

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

PRIVATE WATER SERVICE PLAN

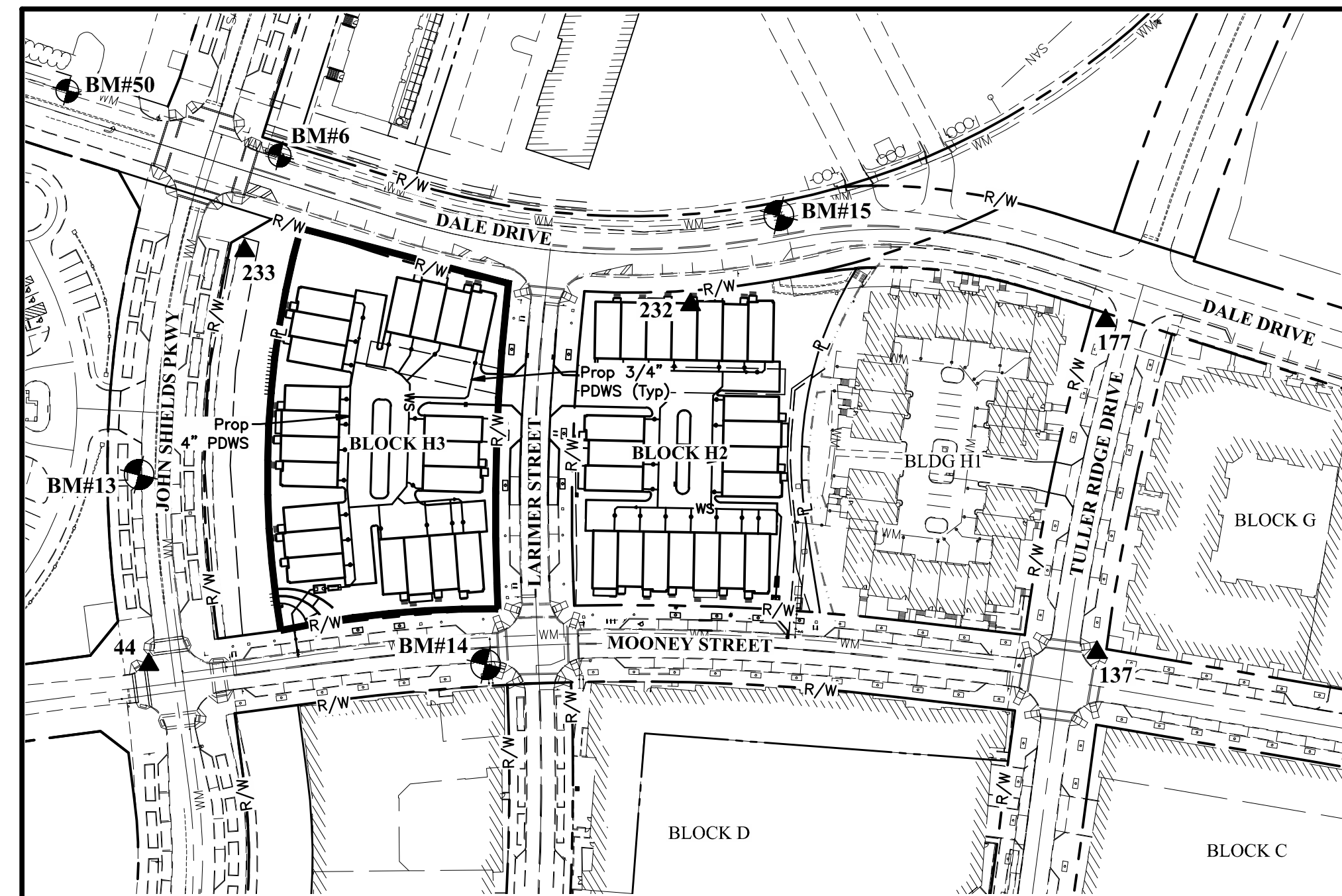
FOR

BRIDGE PARK - BLOCK H3

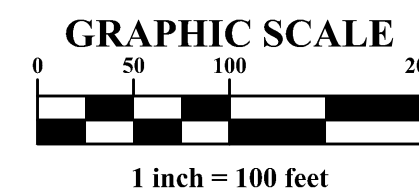
2025



LOCATION MAP



INDEX MAP
Scale: 1" = 100'



STANDARD CONSTRUCTION DRAWINGS

The Standard Drawings listed on these plans shall be considered a part thereof:

L-1001	L-6311	L-6640	1441
L-6306	L-6312	L-9002 A-G	1500
L-6309 A	L-6316	L-9901	
L-6309 B	L-6317 C, D		

Sanitary Sewer Plan No.: CC20547
H2 Private Water Service Plan No.: WSP7593
H2 Private Site Improvement Plan No.: 18-006-COM

HORIZONTAL DATUM

The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986). Said coordinates originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 73, and FRANK 74. The grid to ground scale factor (1.00001917996982) was applied at the location of point #273.

HORIZONTAL REFERENCE POINTS (OHIO SOUTH ZONE)*			
POINT	DESCRIPTION	NORTHING	EASTING
▲ 44	1165 MAGS	767570.068	1798039.384
▲ 137	1165 TOPO MAGS	766849.337	1798229.124
▲ 177	1165 TOPO MAGS	766905.987	1798483.918
▲ 232	1157 RTK IRSw/cap	767225.358	1798416.864
▲ 233	1173 RTK Tri w/punch	767575.789	1798373.291

* Horizontal reference datum = NAD 83 (1986 adj)
(See Index Map for reference point locations)

VERTICAL DATUM

The Vertical Datum is based on the elevation established by the Franklin County Engineering Department, at monument FRANK 73, being 801.706 feet in elevation. The elevation was transferred from said Franklin County Engineering Department monuments using static GPS procedures (03Ceoid) and differential leveling to the site. Monument N45, being 826.994 feet in elevation, and monument A5, being 850.413 feet in elevation were used as vertical checks. The said monuments being source bench marks with elevations that are based on the North American Vertical Datum of 1988.

BENCH MARKS
All benchmarks and elevations shown upon this plan are based on the (NAVD 88) North American Vertical Datum of 1988 (U.S. Survey Feet):

SOURCE BM FRANK 73	Station is a stainless steel rod driven to a depth of 16 feet, in the northwest quadrant of the roundabout at Dublin-Granville Road and Riverside Drive, in the area between the brick sidewalk and the curb, 49.0 feet southeast of the center of a stone pillar, 11.8 feet north of the back of the curb, 1.5 feet south of a witness post, 24 inches below ground, access through a 6 inch plastic pipe with a lid. Elev. = 801.706	
BM#13	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of John Shields Parkway, being the first hydrant (250 feet) west of the intersection with Dale Drive. Elev. = 834.90	
BM#14	Chiseled "X" on the east flange bolt of a fire hydrant located at the northwest corner of the intersection of Mooney Street and Larimer Street. Elev. = 832.74	
BM#15	Chiseled "X" on the west flange bolt of a fire hydrant located on the east side of Dale Drive, being the first hydrant (425 feet) south of the intersection with Larimer Street. Elev. = 843.63	

SHEET INDEX

Title Sheet	1
General Notes & Details	2
Water Service Plan & Profile	3

OWNER

Bridge Park HBlock LLC
555 Metro Place N, Suite #600
Dublin, Ohio 43017

DEVELOPER

Crawford Haying Development Partners
6640 Riverside Drive, Suite 500
Dublin, Ohio 43017
Tel: (614) 335-2020
Fax: (614) 850-9191
Don Brogan

ENGINEER

EMHT Inc.
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4500
Fax: (614) 775-4800
Sarah Wilson



This development is to be a Planned Community pursuant to Ohio Revised Code Chapter 5312. Please provide the applicable chapter as needed.

EASEMENT REFERENCE

REVISIONS

BID SET
.....
NOT TO BE USED FOR CONSTRUCTION
.....
PLAN SET DATE
August 15, 2025

REGISTERED ENGINEER NO. DATE

CITY OF COLUMBUS DIVISION OF WATER APPROVAL

SIGNATURE BELOW SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

DATE

BRIDGE PARK - BLOCK H3
PID #273-012752
TITLE SHEET

WSP5900

SHEET:

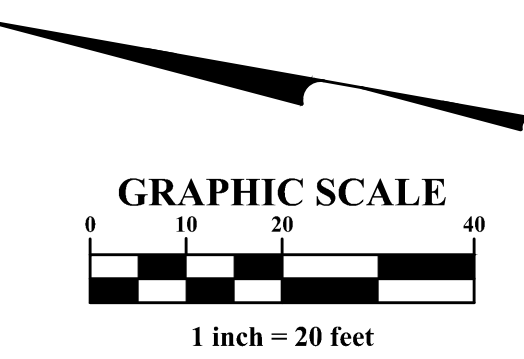
1 / 3



BLOCK H2 - WATER SERVICE PLAN
Scale: 1" = 20'

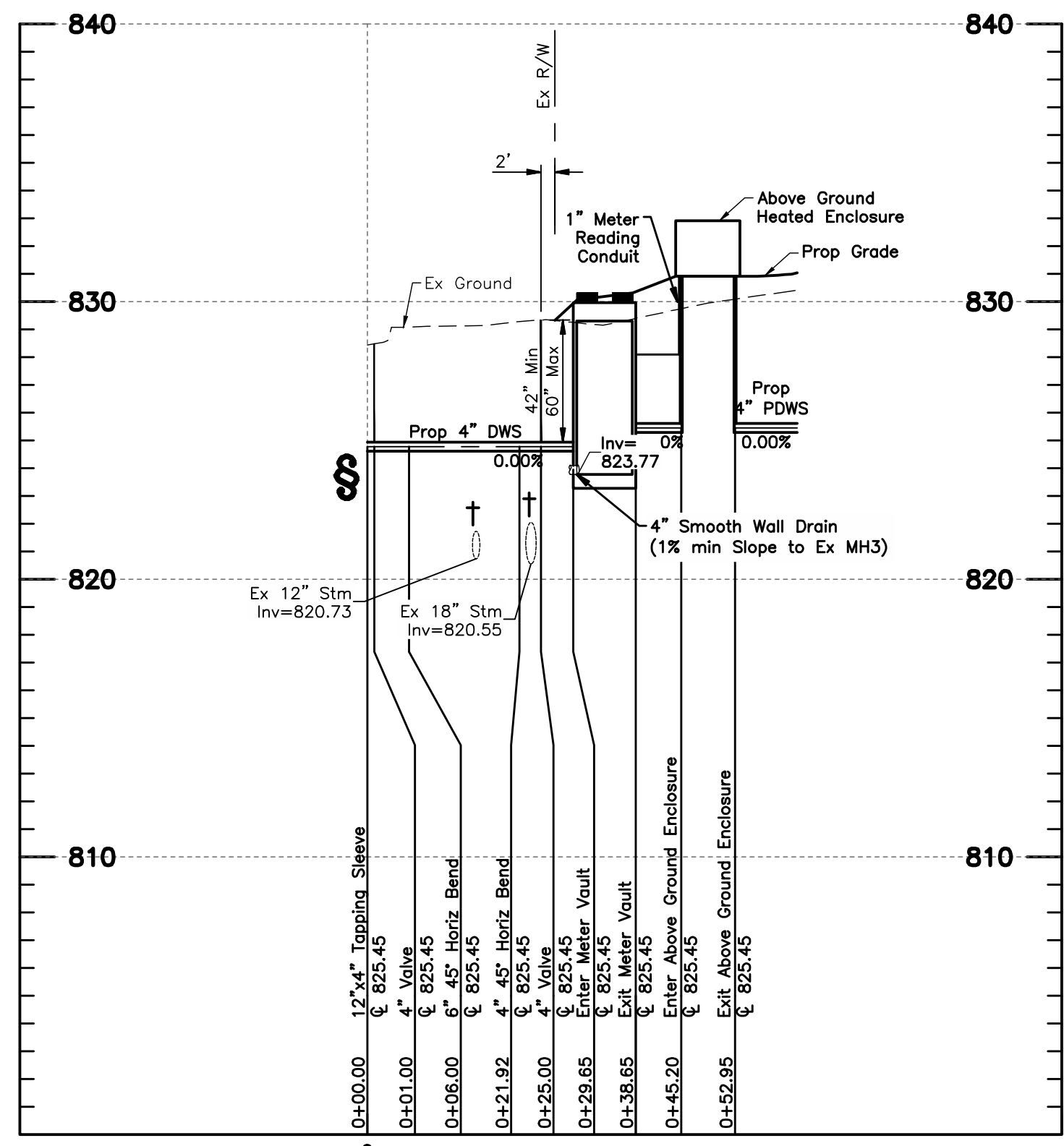
PROPOSED POINT TABLE			
POINT NO	DESC	NORTHING	EASTING
1	6"x4" Reducer	767458.6434	1798076.5505
2	4" Valve	767459.3164	1798078.1680
3	4" Valve	767462.8003	1798086.5021
4	3" Valve (TBR)	767465.0161	1798091.8014
5	4" 45° Horiz Bend	767470.7008	1798105.4058
6	4" 45° Horiz Bend	767461.3266	1798126.9445
7	Enter Meter Vault	767458.4886	1798127.9245
8	Exit Meter Vault	767449.9812	1798130.8621
9	Enter Above Ground Heated Enclosure	767447.5221	1798131.7112
10	Exit Above Ground Heated Enclosure	767440.1964	1798134.2408
11	4" 45° Horiz Bend	767431.9162	1798137.1000
12	4" 45° Horiz Bend	767428.8220	1798143.4581
13	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767432.7127	1798154.7256
14	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767439.1657	1798173.4137
15	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767445.6187	1798192.1018
16	4" Tee	767447.4127	1798197.2972
17	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767425.1409	1798204.7266
18	4" 45° Horiz Bend	767415.1758	1798208.0508
19	4" Tee	767412.2052	1798214.1548
20	4" 45° Horiz Bend	767407.2396	1798224.3584
21	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767407.8594	1798227.1993
22	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767414.3997	1798257.1740
23	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767418.6143	1798276.4899
24	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767422.2601	1798293.1992
25	4" 45° Horiz Bend	767424.3977	1798302.9960

PROPOSED POINT TABLE			
POINT NO	DESC	NORTHING	EASTING
78	Lot H3-01 Curb Box	767448.1328	1798329.1642
79	Lot H3-02 Curb Box	767429.9946	1798329.7855
80	Lot H3-03 Curb Box	767411.2072	1798330.3083
81	Lot H3-04 Curb Box	767378.6319	1798331.5449
82	Lot H3-05 Curb Box	767473.0074	1798344.6075
83	Lot H3-06 Curb Box	767474.0297	1798324.9732
84	Lot H3-07 Curb Box	767472.7974	1798306.2010
85	Lot H3-08 Curb Box	767470.0063	1798279.1876
86	Lot H3-09 Curb Box	767465.7917	1798259.8718
87	Lot H3-10 Curb Box	767461.5281	1798240.3310
88	Lot H3-11 Curb Box	767456.4299	1798216.9652
89	Lot H3-12 Curb Box	767448.5137	1798191.1022
90	Lot H3-13 Curb Box	767442.0606	1798172.4141
91	Lot H3-14 Curb Box	767435.6076	1798153.7260
92	Lot H3-15 Curb Box	767414.0494	1798277.4859
93	Lot H3-16 Curb Box	767409.8349	1798258.1701
94	Lot H3-17 Curb Box	767402.8465	1798226.2552
95	Lot H3-18 Curb Box	767419.2555	1798187.0835
96	Lot H3-19 Curb Box	767384.6992	1798198.6108
97	Lot H3-20 Curb Box	767365.7270	1798204.9396
98	Lot H3-21 Curb Box	767357.6481	1798207.6346

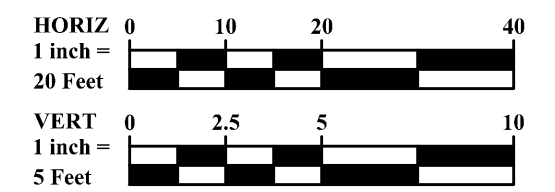


PROPOSED POINT TABLE			
POINT NO	DESC	NORTHING	EASTING
26	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767427.4702	1798304.9678
27	4" 11.25° Horiz Bend	767432.1732	1798307.9861
28	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767435.3800	1798309.1180
29	4" 22.5° Horiz Bend	767441.1495	1798311.1545
30	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767447.5016	1798310.7375
31	4" Tee	767470.6841	1798309.2157
32	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767470.4961	1798306.3520
33	4" 11.25° Horiz Bend	767469.4069	1798289.7598
34	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767467.2322	1798279.7929
35	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767463.0176	1798260.4771
36	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767458.7540	1798240.9363
37	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767453.6557	1798217.5705
38	4" 11.25° Horiz Bend	767452.3556	1798211.6118
39	4" 45° Horiz Bend	767405.9715	1798211.1212
40	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767390.5846	1798216.2539
41	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767371.6124	1798222.5827
42	4" x 3/4" Reducer	767368.7665	1798223.5320
43	3/4" Deflection	767365.4307	1798224.6448
44	3/4" Deflection	767362.9006	1798223.3804
45	Lot H3-21 WS Connection	767354.9896	1798199.6651
46	4" MJ Cap w/ 3/4" Outlet Corp Stop & 3/4" Tap	767471.7284	1798325.1243
47	4" x 3/4" Reducer	767471.9249	1798328.1178
48	3/4" Deflection	767473.5881	1798353.4534
49	3/4" Deflection	767475.7148	1798355.3181
50	Lot H3-05 WS Connection	767482.4107	1798354.8785

PROPOSED POINT TABLE			
POINT NO	DESC	NORTHING	EASTING
51	Lot H3-14 WS Connection	767440.2745	1798152.1145
52	Lot H3-13 WS Connection	767446.7276	1798170.8026
53	Lot H3-12 WS Connection	767453.1806	1798189.4907
54	Lot H3-18 WS Connection	767416.5970	1798179.1141
55	Lot H3-19 WS Connection	767382.0408	1798190.6414
56	Lot H3-20 WS Connection	767363.0685	1798196.9702
57	3/4" Deflection	767405.7377	1798227.6622
58	3/4" Deflection	767399.7023	1798224.7251
59	Lot H3-17 WS Connection	767394.7515	1798225.8053
60	Lot H3-16 WS Connection	767402.1778	1798259.8408
61	Lot H3-15 WS Connection	767406.3923	1798279.1566
62	3/4" Deflection	767379.6058	1798302.5060
63	3/4" Deflection	767377.7203	1798304.9312
64	Lot H3-04 WS Connection	767378.9641	1798341.2433
65	3/4" Deflection	767408.7389	1798334.1544
66	Lot H3-03 WS Connection	767408.9466	1798340.2163
67	3/4" Deflection	767429.8256	1798324.8541
68	Lot H3-02 WS Connection	767430.3268	1798339.4839
69	Lot H3-01 WS Connection	767448.4650	1798338.8626
70	Lot H3-06 WS Connection	767480.4200	1798324.5537
71	Lot H3-07 WS Connection	767479.1876	1798305.7815
72	Lot H3-08 WS Connection	767474.8499	1798278.1307
73	Lot H3-09 WS Connection	767470.6051	1798258.8215
74	Lot H3-10 WS Connection	767466.3109	1798239.2874
75	Lot H3-11 WS Connection	767461.1761	1798215.9297



BLOCK H3 - WATER SERVICE PROFILE
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'



NOTES:

- All Valves include Standard Valve Boxes unless otherwise noted.
- All streets in this development are publicly owned and maintained, and located within the City of Dublin.
- DWS Domestic Water Service
- PDWS Private Domestic Water Service
- † Water Service and Water line to be lowered a minimum of 1.5' below storm sewer/underdrain in case of conflict. See COC Std Detail L-7401.
- § Contractor to verify elevation and location of existing utility before construction.

EASEMENT REFERENCE

REVISIONS

BID SET
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE
August 15, 2025

PRIVATE WATER SERVICE PLAN

BRIDGE PARK - BLOCK H3
PID #273-012752
WATER SERVICE PLAN & PROFILE

WSP5900
SHEET:

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