

Bridge North Development

Dublin, Ohio

Preliminary Development Plan
August 7, 2025



Owner Representative
Matt Canterbury
Vice President, Development

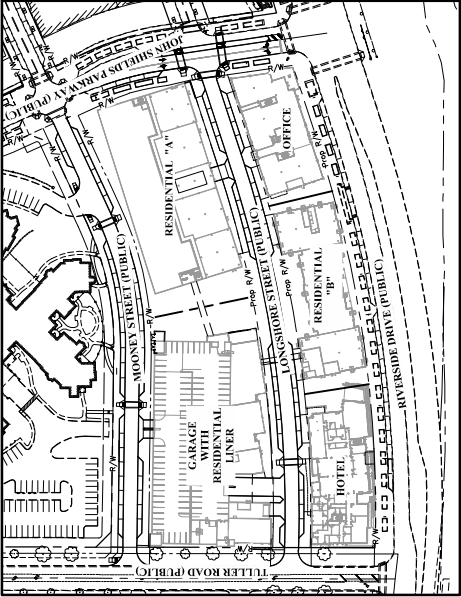
The Daimler Group
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Columbus, Ohio 43204
o. 614.488.4424
e. mattc@daimlergroup.com

Project Representative
Craig Rutkowski
Principal

Moody Nolan
300 Spruce St, Ste 300
Columbus, Ohio 43215
o. 614.461.4664
e. CRutkowski@moodynolan.com

PRELIMINARY DEVELOPMENT PLAN
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
2025

SITE DATA TABLE	
Total Site Area	4.95 Ac.
Pre-Developed Impervious Area - On-Site	0.1 Ac.
Pre-Developed Impervious Area - Within Right of Way	0.44 Ac.
Post-Developed Impervious Area - On-Site	4.77 Ac.
Post-Developed Impervious Area - Within Right of Way	2.28 Ac.
Flood Insurance Rate Map Number	38046C151K
Zone	Zone X
Effective Date	6/17/2008
Base Flood Elevation	N/A



INDEX MAP
Scale: 1" = 100'

ENGINEER	LANDSCAPE ARCHITECT	OFFICE ARCHITECT	RESIDENTIAL "A" "B" & GARAGE ARCHITECT	HOTEL ARCHITECT
Donald Inc. 6000 New Albany Road Dublin, OH 43017 Tel: (614) 775-4000 Fax: (614) 775-4000 www.donaldinc.com	EDGE 330 W. Spring St. Columbus, OH 43215 Tel: (614) 466-3343 Fax: (614) 466-3343 www.edgeinc.com	McCarthy 300 Spruce St. Columbus, OH 43215 Tel: (614) 461-4664 Fax: (614) 461-4664 www.mccarthyinc.com	RESIDENTIAL "A" "B" & GARAGE ARCHITECT 48 E 3rd Ave. Columbus, OH 43215 Tel: (614) 469-7920 Fax: (614) 469-7920 www.brodparish.com	HOTEL ARCHITECT 232 N 3rd St. Suite 200 Columbus, OH 43215 Tel: (614) 221-1943 Fax: (614) 221-1943 www.tonycent.com

PROJECT DESCRIPTION
The project is a 4.95 acre site located north of John Shields Parkway, south of Tuller Road, east of Riverside Drive, west of Moonbay Street, and includes a parking garage with hotel, office, and 2 residential buildings with first floor retail. The project will include the extension of Moonbay Street and Longshore Street through the site.



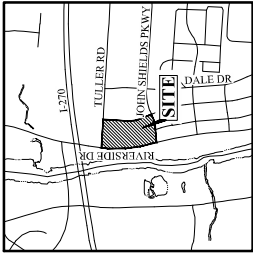
Professional Engineer
No. _____ Date _____

This is to certify that good engineering practices have been utilized in the design of this project and that all of the minimum standards set forth by the City of Dublin, including those standards greater than minimum where in any aspect, they are needed to protect the safety of the public.

REVISIONS RECORDED	
NO.	DATE
1	10/1/2025
2	10/1/2025
3	10/1/2025
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100	10/1/2025



SHEET INDEX	
SHEET NUMBER	SHEET NAME
1	0001 Title Sheet
2	0002 Overall Site Plan & Parking Plan
3	0003 Existing Conditions & Demolition Plan
4	0004 Site Plan
5	0005 John Shields Parkway Median Detail
6	0006 Preliminary Utility Plan
7	0007 Preliminary Grading Plan
8	0008 Open Space Plan
9	0009 Fire Truck Turning Analysis



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BRIDGE NORTH
PRELIMINARY DEVELOPMENT PLAN

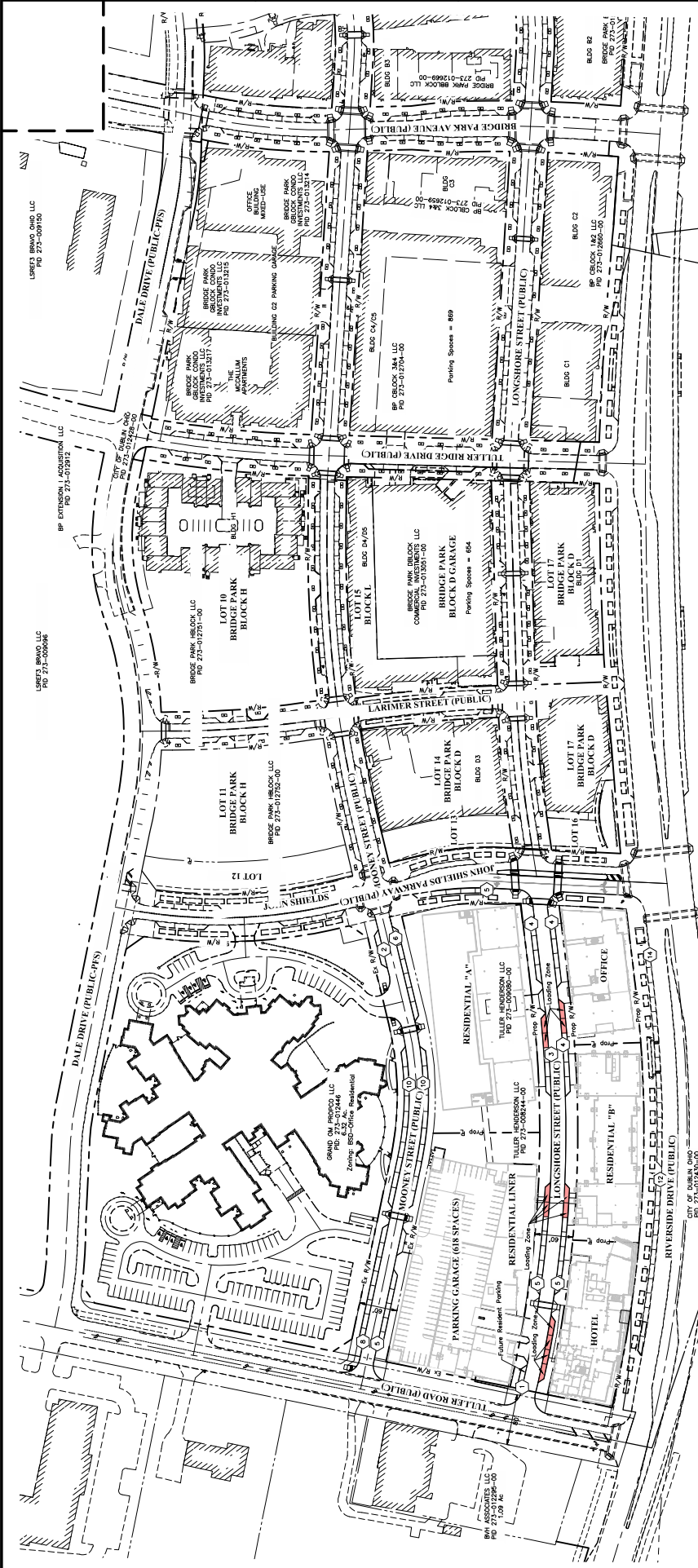
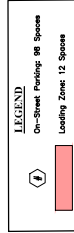
TITLE SHEET
August 20, 2025

CITY OF DUBLIN
PROJECT NUMBER
25-XXX-COM
DRAWING NUMBER
C001
SHEET NUMBER
1 OF 9

PARKING CALCULATION			REQUIRED
USE	SQUARE FOOTAGE/UNITS		
Dwellings, Studios Multi-Unit Residential / 1 Bedroom	175 units		175 units
Dwellings, Studios Multi-Unit Residential / 2 Bedroom	95 units		1.5/units=143
Dwellings, Studios Multi-Unit Residential / 3 Bedroom	24 units		2/units=48
Multi-Purpose Facility 3	43,509 sf		1800 sf = 131
Retail, General	17,662 sf		1800 sf = 127
Eating and Drinking	150 guest rooms		2 per 3 guest rooms = 100
Hotel	60,287 sf		1800 sf = 183
Office, General	N/A		N/A
Parking, Structure	Total Required		718 Total
	Provided Parking (On Street/In Garage)		(89/618)
Required ADA Parking	Provided ADA Parking (Van/Standard)		15 Total (3/12)
ADA Parking Provided (Van/Standard)	ADA Parking Provided (Van/Standard)		16 Total (6/10)
Provided Bicycle Parking			202
Required Bicycle Parking			1 space/2 dwelling units (147) + 1 space/100 parking spaces (155) = 202

Note A: All required parking spaces and parking plan will be completed during 2022.

Note: A UII shared parking analysis and parking plan. Final Development Plan.

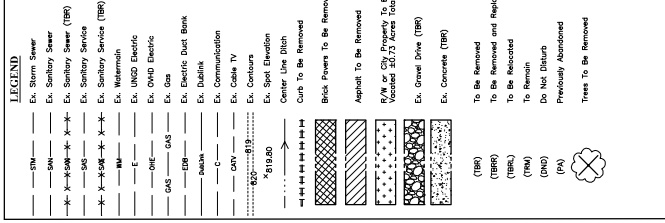


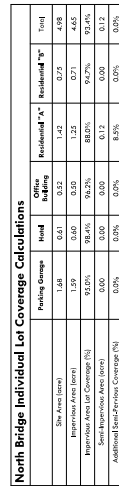
EMHT
EYON, MECHWORT, HODSDON & TILLO, INC.
5000 NW ALBERT ROAD COLUMBIA, OR 97331
Phone: 517.775.6000
emht.com
101 Hwy. 88E 775.6040

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

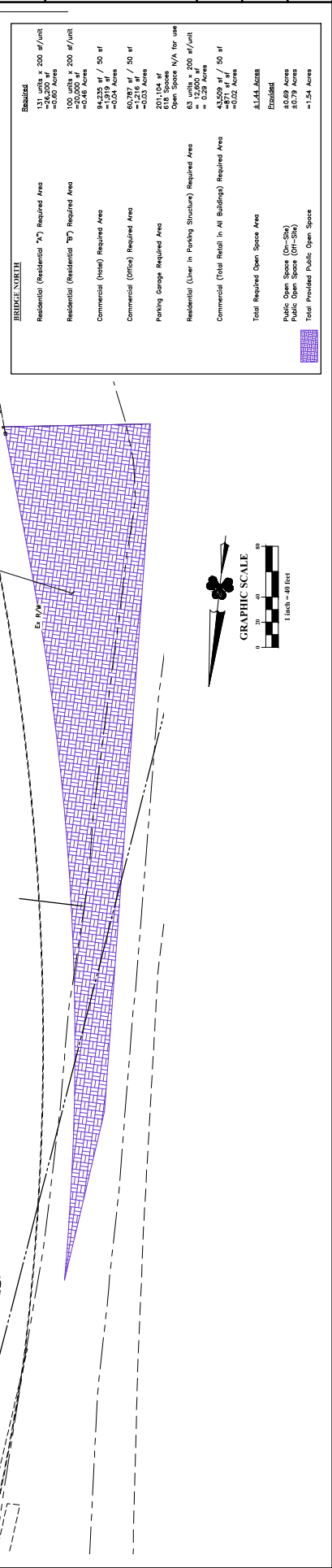
August 20, 2025

C003	SHEET NUMBER 3 OF 9
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North Bridge Individual Lot Coverage Calculations



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
August 1, 2025

SHEET
1/1

PROJECT NO.
20250467

SCALE
1" = 50'

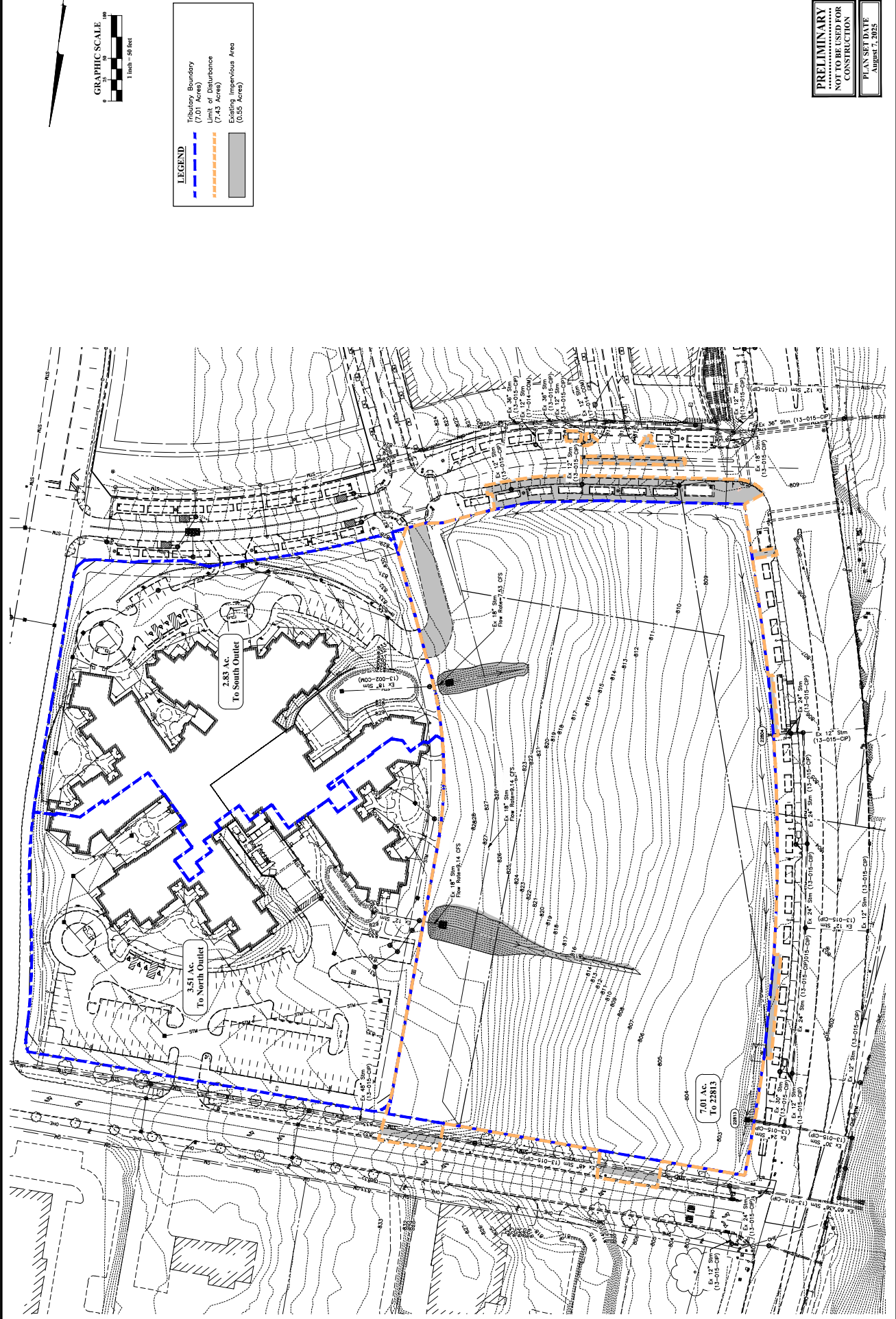
DATE
August 1, 2025

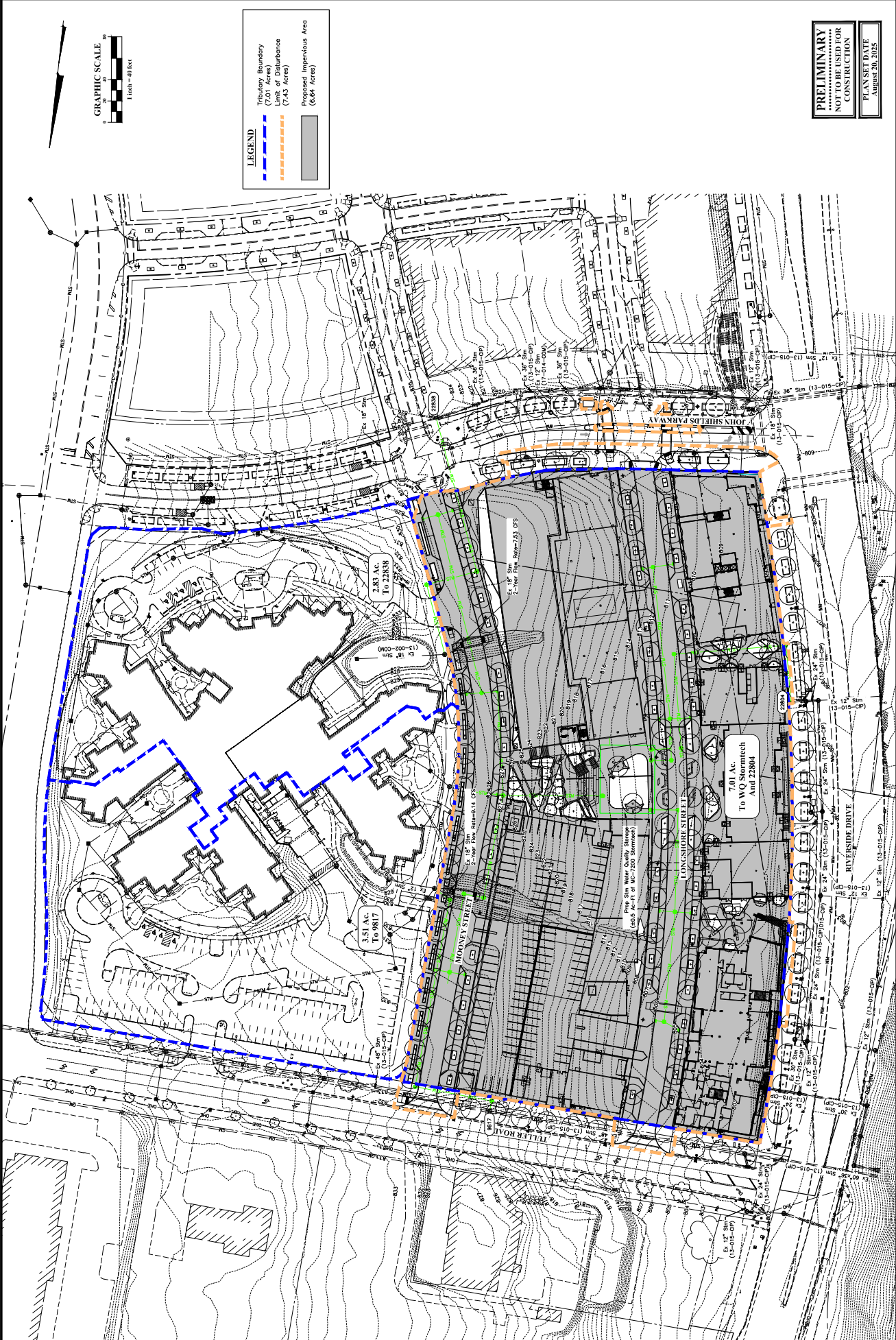
FMH1
Foster McHugh
Engineers & Surveyors • Planning • Architecture
200 West 10th Street, Suite 200
Cincinnati, OH 45202
Phone 616.775.4000 Fax 616.775.4001
www.fmh1.com

PRE-DEVELOPED CONDITION
BRIDGE NORTH
STORM TRIBUTARY MAP
FOR

INDUS HOTELS
DAIMLER GROUP

REVISIONS	DATE	DESCRIPTION





PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLANNED DATE
August 20, 2025

