Bridge North Development

Dublin, Ohio

Final Development Plan
March 24, 2026

Owner Representative
Matt Canterbury
Vice President, Development

The Daimler Group
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FINAL DEVELOPMENT PLAN
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
2026

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

REVISION RECORD				
NO.	DATE	REVISION DESCRIPTION	ENG	DUB

BRIDGE NORTH REQUIRED RESIDENTIAL PARKING

Building	3BR	2BR	1BR	Total
Phase 1 Condominiums	24	94	178	296
Min. Residential Required Parking/Unit	2/unit	1.5/unit	1/unit	
Max. Residential Allowable Parking/Unit	2	2	2	
Min. Residential Parking Required	48	141	178	367
Bicycle Parking Required	1 Space per 2 Dwellings Units Required			148

BRIDGE NORTH REQUIRED COMMERCIAL PARKING

Building	Hotel	Restaurant	Commercial	Office	Total
Office/Commercial	19,035	18,276	43,509	60,787	140,993
Min. Required Parking	2 Per 3 Guests	10/1000 SF	3/1000 SF	3/1000 SF	
Max Allowable	125%	125%	125%	125%	
Max Parking Allowed	125	229	164	229	747
Min Parking Required	100	183	131	183	597
Bicycle Parking Required					55

BRIDGE NORTH PROVIDED PARKING

	On Site	On Street	In Garage	Total
Bridge North Parking		110	628	738
Adjacent Garage Minimum Alailable Spaces				
Total Provided And Available Spaces		110	628	738
Total Bicycle Parking			202	

SURVEY INFORMATION

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 (03Geoid) 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.

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.

Benchmarks:

Provide a source benchmark and minimum of 2 site benchmarks. Benchmarks shall include description and elevation (NAVD 1988). Benchmarks shall appear on the index map. Benchmarks shall not be removed with construction.

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.

Elevation: 801.706

BM#8: Chiseled "X" on the north bolt of the second fire hydrant east of the intersection of Riverside Drive and Tuller Road, said hydrant being on the south side of Tuller Road.

Elevation: 821.18

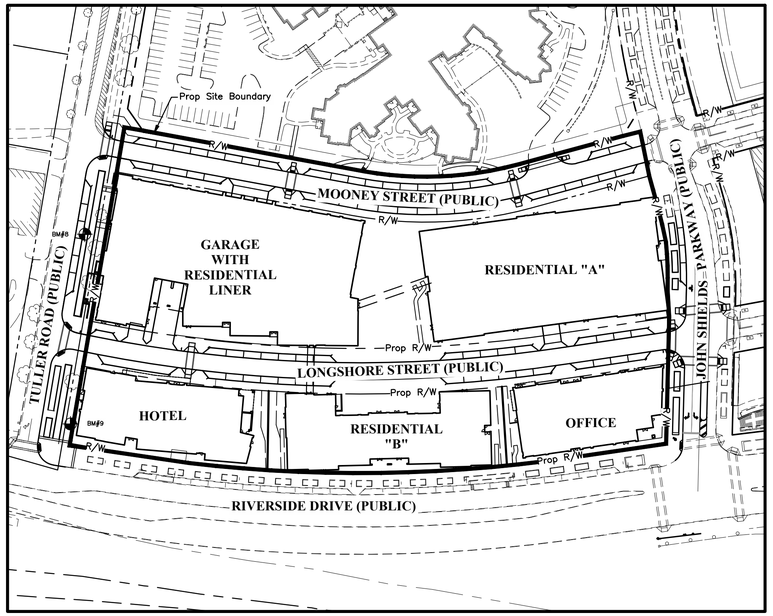
BM#9: Chiseled square on the southwest corner of a concrete telephone pedestal base located 60 feet east of Riverside Drive and 25 feet south of Tuller Road.

Elevation: 802.52

Survey Source:
The topographic and boundary survey for this private site improvement plan was prepared on November 12, 2024 by:
Josh Meyer
EMH&T
614–775–4126
jmeyer@emht.com

SITE DATA TABLE

Total Site Area	7.01 Ac
Private Site Area	4.98 Ac
Proposed R/W Area	1.06 Ac
R/W or City Property To Be Vacated	0.70 Ac
Limits of Disturbance	7.77 Ac
Existing R/W Disturbance	1.70 Ac
Pre–Developed Impervious Area – On–Site	0 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	39049C0151K
Zone	Zone X
Effective Date	6/17/2008
Base Flood Elevation	N/A



INDEX MAP
Scale: 1" = 100'

VICINITY MAP
Scale: 1" = 1000'

SHEET INDEX

SHEET NUMBER		SHEET NAME
1	C001	Title Sheet
2	C002	Typical Sections
3	C003	Existing Conditons Plan
4	C004	Demolition Plan
5	C005	Existing Structure Tables
6	C006	Site Plan
7	C007	Utility Plan
8	C008	Grading Plan
9	C009	Storm Sewer Profiles
10	C010	Storm Sewer Profiles
11	C011	Storm Sewer Profiles
12	C012	Storm Sewer Profiles
13	C013	Storm Sewer Profiles
14	C014	Storm Sewer Profiles
15	C015	Stormwater Underground Detention Plan
15A	C015A	Stormwater Underground Detention Plan
16	C016	Stormwater Underground Detention Details
17	C017	Photometric Plan
18	C018	Street Lighting Details
19	C019	Fire Truck Turning Analysis
20	C020	Open Space Plan
21	C021	Overall Site Plan & Parking Plan

DEVELOPER
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Matt Canterbury

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David Kozar

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Craig Rutkowski

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Brad Parish

HOTEL ARCHITECT
Meyers+Associates
232 N 3rd St Suite 300
Columbus, OH 43215
Tel: (614)–221–9433
Tony Coalt

PROJECT DESCRIPTION

This project includes the development of a 7.01 acre site located North of John Shields Parkway, South of Tuller Road, East of Riverside Drive, West of Mooney Street, and includes a parking garage with hotel, office, and 2 residential buildings with first floor retail. This project will include the extension of Mooney Street and Longshore Street through the site.

Notify OHIO811.org Before You Dig
Notify online using Remote Ticket Entry
To call dial 8-1-1 or 800-362-2764

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

Professional Engineer _____ No. _____ Date _____

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
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FINAL DEVELOPMENT PLAN
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TITLE SHEET

March 24, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C001

SHEET NUMBER
1 OF 21

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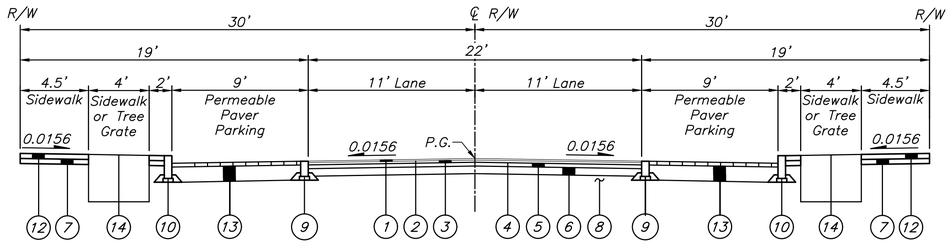
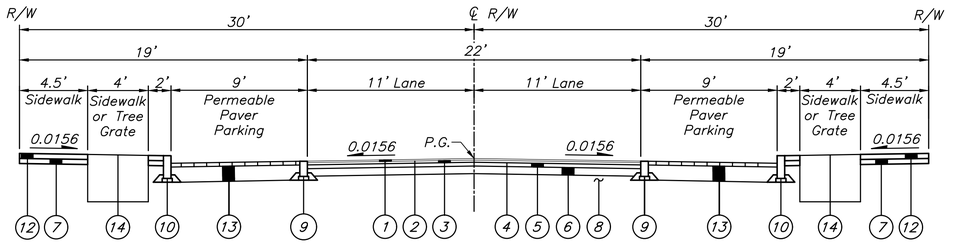


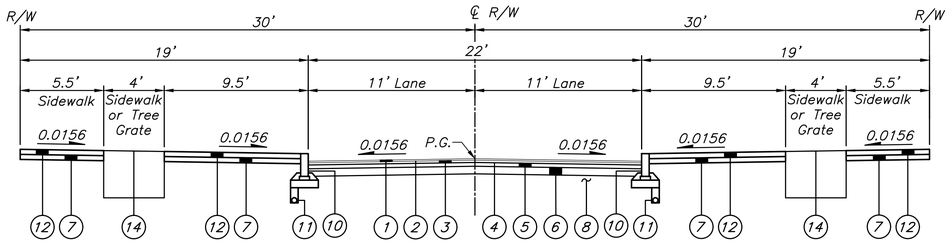
Longshore Street with parking (60' R/W)

Not to Scale



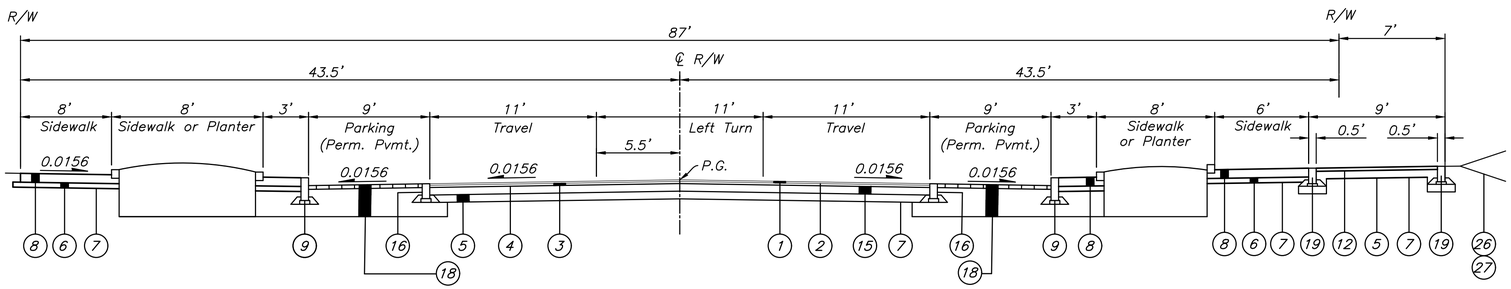
Mooney Street with parking (60' R/W)

Not to Scale



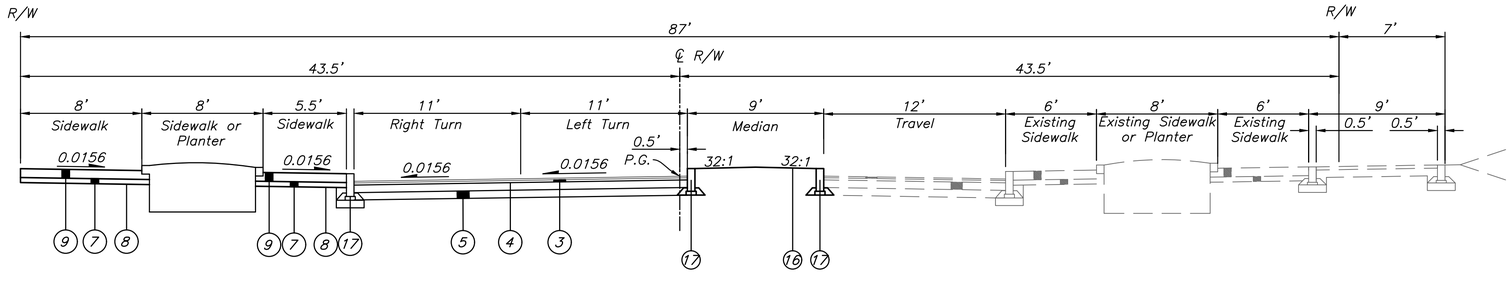
Longshore Street without parking (60' R/W)

Not to Scale



JOHN SHIELDS PKWY WITH LEFT TURN AND PARKING ON BOTH SIDES (87' R/W)

Applies to John Shields from Longshore Street to Mooney Street



JOHN SHIELDS PKWY WITH LEFT TURN AND PARKING ON BOTH SIDES (87' R/W)

Applies to John Shields from Longshore Street to Mooney Street

LEGEND

1. Item 441 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
2. Item 407 – NTSS–1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 441 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64–22
4. Item 407 – NTSS–1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
5. Item 301 – 6" Asphalt Concrete Base, PG64–22
6. Item 304 – 6" Aggregate Base
7. Item 304 – 4" Aggregate Base
8. Item 204 – Subgrade Compaction and Proof Rolling
9. Item 609 – Concrete Band (12" x 6")
10. Item 609 – Granite Curb (18" x 6")
11. Item 605 – 4" Pipe Underdrain
12. Item 608 – 4" Concrete Walk, (RDW–07)
13. Item SPEC – Permeable Pavement (BSD–04)
14. Item SPEC – Tree Grate
15. Item 301 – 9" Asphalt Concrete Base, PG64–22
16. Item SPEC – Brick Paver Walk, See Landscape Plan For Details
17. Item 609 – Straight 18" Curb (See SD RDW–04)
18. Permeable Clay Pavers (T=2 3/4") (Included for Payment with Permeable Paver Roadway)
19. Item SPEC – Geogrid (Place Under No. 2 Stone and above Geotextile Fabric on bottom only)
20. Item 204 – Geotextile Fabric, Type D
21. No. 8 Stone (T=1 1/2") (Included for Pavement with Permeable Paver Roadway)
22. Item SPEC – Aggregate Base (No. 57 Stone) (8" Constructed Thickness, Compacted/Vibrated)
23. Item SPEC – Aggregate Base (No. 2 Stone) (T=12" Min.)
24. Item SPEC – Permeable Paver Roadway (See Detail A This Sheet)
25. Item SPEC – Granite Band (12" X 24")
26. Item 659 – Topsoil (T=6")
27. Item 659 – Seeding & Mulching, As Per Plan

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REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
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FINAL DEVELOPMENT PLAN
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TITLE SHEET

March 24, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C002

SHEET NUMBER
2 OF 21

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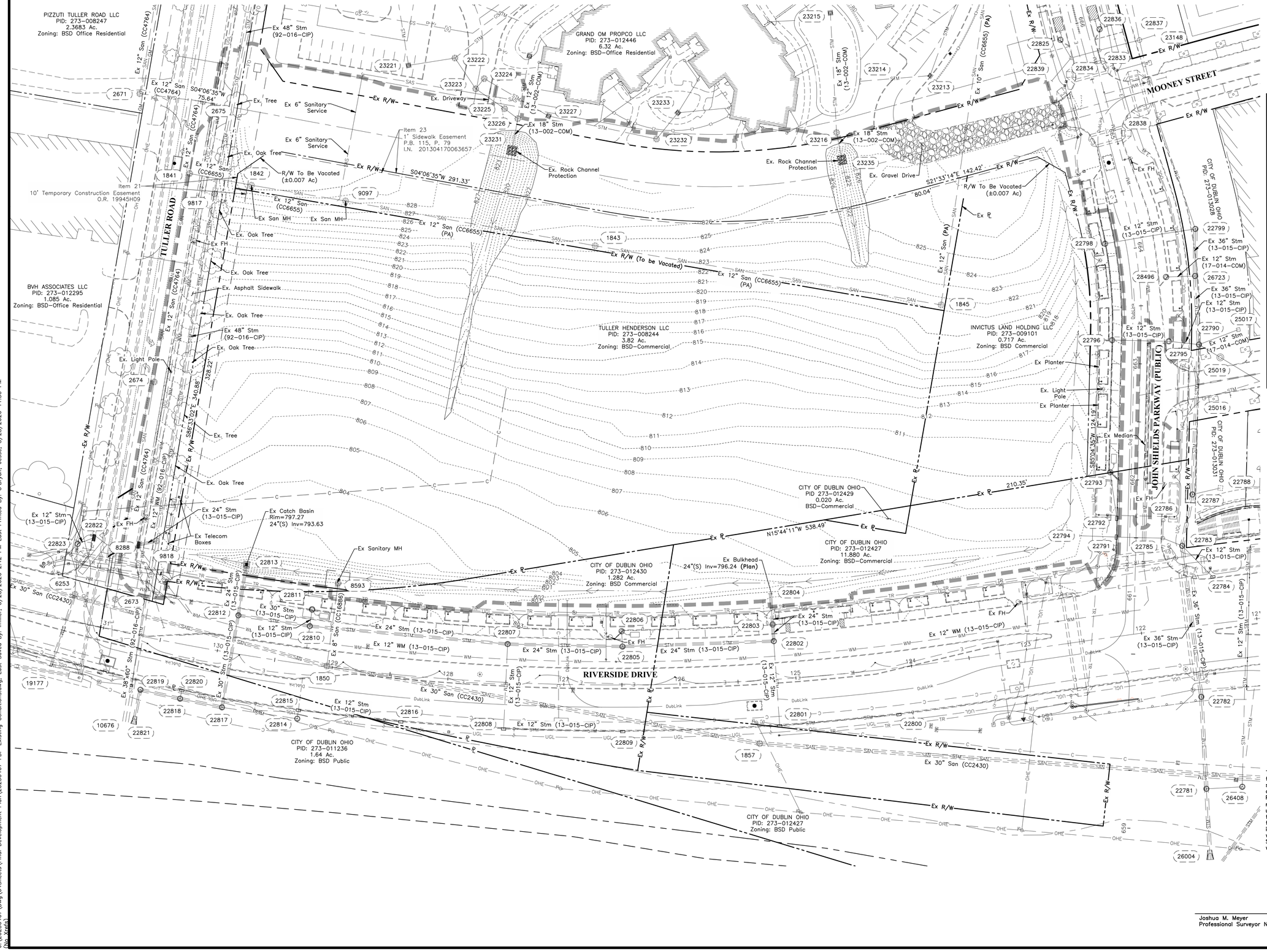

PRELIMINARY
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PLAN SET DATE
May 28, 2026

NO.	DATE	REVISION DESCRIPTION	ENG	DUB
		REVISION RECORD		

LEGEND

- Ex. Storm Sewer (STM)
- Ex. Sanitary Sewer (SAN)
- Ex. Sanitary Service (SAS)
- Ex. Watermain (WM)
- Ex. UNGD Electric (E)
- Ex. OVHD Electric (OHE)
- Ex. Gas (GAS)
- Ex. Electric Duct Bank (EDB)
- Ex. Dublink (DubLink)
- Ex. Communication (C)
- Ex. Cable TV (CATV)
- Ex. Contours (820 / 819)
- Ex. Spot Elevation (×819.80)
- Center Line Ditch
- Curb To Be Removed
- Ex. Gravel Drive (TBR)
- (PA) Previously Abandoned
- Ex. Tree
- Limits of Disturbance

NOTES

1. Signs located inside of right of way are public signs.
2. Signs located on private property are private signs.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

The existing conditions shown hereon is based on a topographic survey performed in November 2024 and a supplemental topographic survey performed in April 2025 by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485. Supplemental GIS and record plan data (topographic and boundary) has been used where field data was not available and do not reflect field verified conditions. The contractor shall be responsible to verify the site conditions and topography prior to the initiation of any site work or disturbance. The demolition work specified on this sheet is not the responsibility of the Surveyor of Record, nor do they represent or warrant this work.

Joshua M. Meyer
Professional Surveyor No. 8485

Date

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

EXISTING CONDITIONS PLAN

March 24, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C003

SHEET NUMBER
3 OF 21

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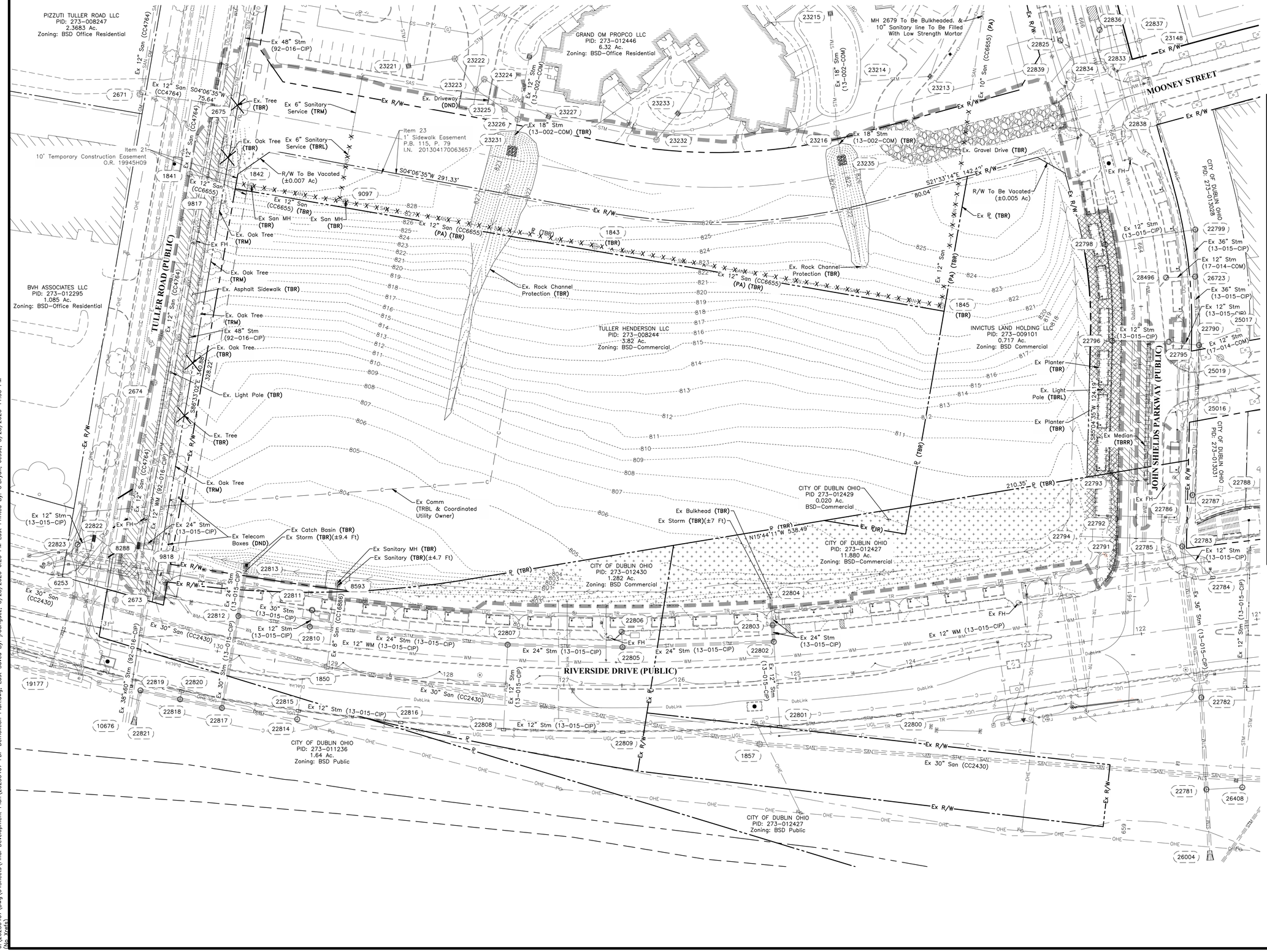

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NO.	DATE	REVISION DESCRIPTION	ENG	DUB

REVISION RECORD

LEGEND

STM	Ex. Storm Sewer
SAN	Ex. Sanitary Sewer
SAS	Ex. Sanitary Service
WM	Ex. Watermain
E	Ex. UNGD Electric
OHE	Ex. OVHD Electric
GAS	Ex. Gas
EDB	Ex. Electric Duct Bank
DubLink	Ex. Dublink
C	Ex. Communication
CATV	Ex. Cable TV
820 / 819	Ex. Contours
×819.80	Ex. Spot Elevation
	Center Line Ditch
	Curb To Be Removed
	Brick Pavers To Be Removed
	Asphalt To Be Removed
	R/W or City Property To Be Vacated ±0.70 Acres Total
	Ex. Gravel Drive (TBR)
(TBR)	To Be Removed
(TBRR)	To Be Removed and Replaced
(TBRL)	To Be Relocated
(TRM)	To Remain
(DND)	Do Not Disturb
(PA)	Previously Abandoned
	Trees To Be Removed
	Limits of Disturbance

GENERAL NOTES

All Oak trees can only be trimmed between November 1st and March 1st. Absolutely no trimming can take place between March and November sue to Oak Wilt.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

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

DEMOLITION PLAN

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C004

SHEET NUMBER
4 OF 21

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EXISTING STORM STRUCTURE TABLE	
STRUCTURE NUMBER	STRUCTURE DESCRIPTION
6253	Ex. Storm Manhole Ex. Rim = 801.26 Ex. 12" (NE) Inv = 798.54 Ex. 24" (W) Inv = 798.16
8288	Ex. Storm Curb & Gutter Inlet Ex. Rim = 801.44 Ex. 24" (SE) Inv = 797.09
9817	Ex. Storm Manhole Ex. Rim = 823.30 Ex. 48" (E) Inv = 816.70 Ex. 48" (W) Inv = 809.84
9818	Ex. Storm Manhole Ex. Rim = 801.89 Ex. 24" (NW) Inv = 796.94 Ex. 48" (E) Inv = 794.97 Ex. 60"x38" (W) Inv = 794.92
10676	Ex. Storm Outlet Headwall Ex. Rim = 793.08 Ex. 38"x60" (E) Inv = 795.29
19177	Ex. Storm Outlet Ex. Rim = 0.00 Ex. 24 (SE) Inv = Unk
22781	Ex. Storm Manhole Ex. Rim = Unknown Ex. 12" (S) Inv = 793.00 Ex. 36" (E) Inv = 793.47 Ex. 36" (W) Inv = 790.40
22782	Ex. Storm Manhole Ex. Rim = 809.53 Ex. 36" (E) Inv = 797.62 Ex. 36" (W) Inv = 793.47
22783	Ex. Storm Manhole Ex. Rim = 809.38 Ex. 18 " (N) Inv = 799.49 Ex. 36" (E) Inv = 799.56 Ex. 36" (E) Inv = 799.56 Ex. 36" (W) Inv = 799.46
22784	Ex. Storm Curb & Gutter Inlet Ex. Rim = 809.80 Ex. 12" (NE) Inv = 804.21
22785	Ex. Storm Manhole Inlet Ex. Rim = 808.69 Ex. 18" (N) Inv = 801.19 Ex. 12" (E) Inv = 803.85 Ex. 18" (S) Inv = 799.67
22786	Ex. Storm Manhole Inlet Ex. Rim = 808.73 Ex. 12" (E) Inv = 804.00
22787	Ex. Storm Manhole Ex. Rim = 809.62 Ex. 36" (E) Inv = 802.76 Ex. 12" (SE) Inv = 801.34 Ex. 36" (NW) Inv = 799.44
22788	Ex. Storm Catch Basin Ex. Rim = 809.00 Ex. 12" (NW) Inv = 802.24
22790	Ex. Storm Manhole Ex. Rim = 815.81 Ex. 24" (N) Inv = 806.43 Ex. 36" (E) Inv = 806.93 Ex. 12" (SE) Inv = 808.92 Ex. 12" (SW) Inv = 806.94 Ex. 36" (W) Inv = 804.16
22791	Ex. Storm Curb & Gutter Inlet Ex. Rim = 808.75 Ex. 15" (N) Inv = 801.85 Ex. 12" (E) Inv = 802.07 Ex. 18" (S) Inv = 800.23
22792	Ex. Storm Curb & Gutter Inlet Ex. Rim = 808.85 Ex. 12" (E) Inv = 802.50 Ex. 12" (W) Inv = 802.40
22793	Ex. Storm Manhole Inlet Ex. Rim = 809.61 Ex. 12" (W) Inv = 802.59
22794	Ex. Storm Bulkhead Ex. Rim = 0.00 Ex. 15" (S) Inv = 802.02

EXISTING STORM STRUCTURE TABLE	
STRUCTURE NUMBER	STRUCTURE DESCRIPTION
22795	Ex. Storm Manhole Inlet Ex. Rim = 818.32 Ex. 12" (N) Inv = 806.64 Ex. 24" (S) Inv = 806.54
22796	Ex. Storm Manhole Inlet Ex. Rim = 815.61 Ex. 12" (S) Inv = 806.89
22797	Ex. Storm Manhole Inlet Ex. Rim = 820.43 Ex. 12" (N) Inv = 812.37 Ex. 12" (S) Inv = 812.27
22798	Ex. Storm Manhole Inlet Ex. Rim = 820.43 Ex. 12" (S) Inv = 812.85
22799	Ex. Storm Manhole Ex. Rim = 821.53 Ex. 12" (N) Inv = 811.73 Ex. 36" (NE) Inv = 812.31 Ex. 36" (W) Inv = 809.95
22800	Ex. Storm Curb & Gutter Inlet Ex. Rim = 807.36 Ex. 12" (N) Inv = 800.65
22801	Ex. Storm Curb & Gutter Inlet Ex. Rim = 806.03 Ex. 12" (E) Inv = 800.00 Ex. 12" (S) Inv = 800.10
22802	Ex. Storm Manhole Ex. Rim = 805.61 Ex. 24" (N) Inv = 795.35 Ex. 24" (E) Inv = 795.98 Ex. 12" (W) Inv = 800.00
22803	Ex. Storm Manhole Inlet Ex. Rim = 805.87 Ex. 24" (E) Inv = 796.17 Ex. 24" (W) Inv = 796.07
22804	Ex. Storm Bulkhead Ex. Rim = 0.00 Ex. 27" (W) Inv = 796.24
22805	Ex. Storm Manhole Ex. Rim = 803.85 Ex. 24" (N) Inv = 795.25 Ex. 12" (E) Inv = 796.25 Ex. 24" (S) Inv = 795.35
22806	Ex. Storm Manhole Inlet Ex. Rim = 804.16 Ex. 12" (W) Inv = 800.51 Ex. 12" (SW) Inv = 796.46
22807	Ex. Storm Manhole Ex. Rim = 802.49 Ex. 24" (N) Inv = 794.75 Ex, 24" (S) Inv = 794.85 Ex. 12" (W) Inv = 794.85
22808	Ex. Storm Curb & Gutter Inlet Ex. Rim = 802.91 Ex. 12" (E) Inv = 795.17 Ex. 12" (S) Inv = 796.17
22809	Ex. Storm Curb & Gutter Inlet Ex. Rim = 804.25 Ex. 12" (N) Inv = 797.53
22810	Ex. Storm Manhole Ex. Rim = 800.90 Ex. 30" (N) Inv = 793.56 Ex. 12" (E) Inv = 793.66 Ex. 24" (S) Inv = 794.06
22811	Ex. Storm Manhole Inlet Ex. Rim = 801.19 Ex. 12" (W) Inv = 797.27 Ex. 12" (N) Inv = 793.85
22812	Ex. Storm Manhole Ex. Rim = 801.11 Ex. 24" (E) Inv = 793.45 Ex. 30" (S) Inv = 793.45 Ex. 30" (W) Inv = 793.35
22813	Ex. Storm Catch Basin Ex. Rim = 797.29 Ex. 24" (W) Inv = 796.66

EXISTING STORM STRUCTURE TABLE	
STRUCTURE NUMBER	STRUCTURE DESCRIPTION
22814	Ex. Storm Manhole Ex. Rim = 800.88 Ex. 12" (N) Inv = 794.52 Ex. 12" (E) Inv = 795.57
22815	Ex. Storm Curb & Gutter Inlet Ex. Rim = 801.32 Ex. 12" (S) Inv = 795.89 Ex. 12" (W) Inv = 795.79
22816	Ex. Storm Curb & Gutter Inlet Ex. Rim = 801.78 Ex. 12" (N) Inv = 796.78
22817	Ex. Storm Manhole Ex. Rim = 801.09 Ex. 30" (N) Inv = 793.02 Ex. 30" (E) Inv = 793.12 Ex. 12" (S) Inv = 794.52
22818	Ex. Storm Manhole Ex. Rim = 801.57 Ex. 30" (N) Inv = 792.77 Ex. 12" (E) Inv = 794.27 Ex. 30" (S) Inv = 792.87
22819	Ex. Storm Manhole Ex. Rim = 801.75 Ex. 30" (S) Inv = 792.63 Ex. 30" (W) Inv = 791.43
22820	Ex. Storm Curb & Gutter Inlet Ex. Rim = 801.71 Ex. 12" (W) Inv = 794.34
22821	Ex. Storm Outlet Ex. Rim = 0.00 Ex. 30" (E) Inv = 791.13
22822	Ex. Storm Curb & Gutter Inlet Ex. Rim = 801.10 Ex. 12" (N) Inv = 798.98
22823	Ex. Storm Manhole Ex. Rim = 801.91 Ex. 12" (SE) Inv = 798.91 Ex. 12" (W) Inv = 798.81
22833	Ex. Storm Curb & Gutter Inlet Ex. Rim = 826.60 Ex. 12" (NW) Inv = 816.18 Ex. 12" (E) Inv = 819.06 Ex. 18" (SE) Inv = 816.08
22834	Ex. Storm Curb & Gutter Inlet Ex. Rim = 826.60 Ex. 18" (NW) Inv = 816.38 Ex. 12" (NE) Inv = 819.28 Ex. 18" (S) Inv = 816.28
22835	Ex. Storm Curb & Gutter Inlet Ex. Rim = 826.91 Ex. 12" (SW) Inv = 819.64
22836	Ex. Storm Curb & Gutter Inlet Ex. Rim = 826.60 Ex. 12" (W) Inv = 819.42
22837	Ex. Storm Manhole Ex. Rim = 827.37 Ex. 18" (NW) Inv = 815.94 Ex. 36" (E) Inv = 819.34 Ex. 12" (SE) Inv = 817.84 Ex. 36" (SW) Inv = 815.84
22838	Ex. Storm Manhole Ex. Rim = 826.02 Ex. 36" (E) Inv = 813.44 Ex. 15" (SE) Inv = 813.42 Ex. 36" (SW) Inv = 813.42
22839	Ex. Storm Bulkhead Ex. Rim = 0.00 Ex. 18" (SE) Inv = 816.48
23148	Ex. Storm Bulkhead Ex. Rim = 0.00 Ex. 12" (N) Inv = 817.90
23213	Ex. Storm Curb & Gutter Inlet Ex. Rim = 832.85 Ex. 12" (N) Inv = 828.41 Ex. 12" (E) Inv = 828.51

EXISTING STORM STRUCTURE TABLE	
STRUCTURE NUMBER	STRUCTURE DESCRIPTION
23214	Ex. Storm Outlet Headwall Ex. Rim = 829.35 Ex. 12" (S) Inv = 827.50
23215	Ex. Storm Catch Basin Ex. Rim = 827.50 Ex. 18" (W) Inv = 822.50
23216	Ex. Storm Manhole Ex. Rim = 829.30 Ex. 18" (E) Inv = 821.98 Ex. 18" (SW) Inv = 821.88
23221	Ex. Storm Catch Basin Ex. Rim = 831.20 Ex. 12" (E) Inv = 825.25 Ex. 12" (S) Inv = 825.15
23222	Ex. Storm Manhole Ex. Rim = 830.50 Ex. 12" (N) Inv = 824.24 Ex. 12" (SE) Inv = 821.87 Ex. 15" (SW) Inv = 821.77
23223	Ex. Storm Manhole Ex. Rim = 828.20 Ex. 15" (NE) Inv = 821.07 Ex. 12" (NE) Inv = 818.71 Ex. 18" (SW) Inv = 818.59
23224	Ex. Storm Manhole Ex. Rim = 828.62 Ex. 12" (SW) Inv = 818.87 Ex. 12" (NW) Inv = 818.77
23225	Ex. Storm Water Quality Structure Ex. Rim = 829.35 Ex. 18" (NE) Inv = 818.33 Ex. 18" (SW) Inv = 819.33
23226	Ex. Storm Manhole Ex. Rim = 829.30 Ex. 18" (NE) Inv = 819.19 Ex. 12" (E) Inv = 820.71 Ex. 18" (W) Inv = 819.09
23227	Ex. Storm Catch Basin Ex. Rim = 828.20 Ex. 12" (N) Inv = 819.13 Ex. 12" (S) Inv = 823.50
23229	Ex. Storm Outlet Headwall Ex. Rim = 829.40 Ex. 12" (N) Inv = 827.80
23231	Ex. Storm Outlet Headwall Ex. Rim = 821.22 Ex. 18" (E) Inv = 819.05
23232	Ex. Storm Manhole Ex. Rim = 829.70 Ex. 12" (SE) Inv = 823.98 Ex. 12" (N) Inv = 823.88
23233	Ex. Storm Catch Basin Ex. Rim = 828.21 Ex. 12" (NW) Inv = 824.10
23235	Ex. Storm Outlet Headwall Ex. Rim = 824.16 Ex. 18" (E) Inv = 821.83
25016	Ex. Storm Manhole Inlet Ex. Rim = 813.72 Ex. 12" (SE) Inv = 809.00
25017	Ex. Storm Catch Basin Ex. Rim = 813.35 Ex. 12" (NW) Inv = 809.06
25018	Ex. Storm Water Quality Structure Ex. Rim = 813.55 Ex. 12" (W) Inv = 808.19
25019	Ex. Storm Water Quality Structure Ex. Rim = 814.56 Ex. 12" (NE) Inv = 807.11 Ex. 12" (SW) Inv = 807.11

EXISTING STORM STRUCTURE TABLE	
STRUCTURE NUMBER	STRUCTURE DESCRIPTION
25051	Ex. Storm Manhole Inlet Ex. Rim = 825.65 Ex. 12" (E) Inv = 813.55 Ex. 15" (NW) Inv = 813.55
25052	Ex. Storm Manhole Inlet Ex. Rim = 825.65 Ex. 6" (SE) Inv = 813.72 Ex. 12" (SW) Inv = 813.72
25053	Ex. Storm Water Quality Structure Ex. Rim = 825.84 Ex. 15" (SE) Inv = 813.48 Ex. 15" (NW) Inv = 813.48
26004	Ex. Storm Outlet Ex. Rim = 0.00 Ex. 36" (E) Inv = 789.88
26408	Ex. Storm Manhole Ex. Rim = 802.50 Ex. 12" (N) Inv = 793.15 Ex. 12" (E) Inv = 793.25 Ex. 12" (W) Inv = Unk.
26723	Ex. Storm Manhole Ex. Rim = Unknown Ex. 12" (N) Inv = 813.99 Ex. 36" (E) Inv = 808.72 Ex. 36" (W) Inv = 808.72
26742	Ex. Storm Manhole Ex. Rim = 828.50 Ex. 12" (E) Inv = 820.93
26941	Ex. Storm Catch Basin Ex. Rim = 797.06 Ex. 12" (W) Inv = 794.40
28493	Ex. Storm Bulkhead Ex. Rim = 0.00 Ex. 6" (NW) Inv = 815.00
28496	Ex. Storm Manhole Inlet Ex. Rim = 818.78 Ex. 12" (S) Inv = 814.09
28501	Ex. Rim = 0.00 Ex. 12" (N) Inv = Unk
28502	Ex. Rim = 0.00 Ex. 12" (N) Inv = Unk Ex. 12" (E) Inv = Unk

EXISTING SANITARY STRUCTURE TABLE	
STRUCTURE NUMBER	STRUCTURE DESCRIPTION
1841	Ex. Sanitary Manhole Ex. Rim = 823.67 Ex. 12" (E) Inv = 811.53 Ex. 12" (S) Inv = 811.72 Ex. 12" (W) Inv = 811.45
1842	Ex. Sanitary Manhole Ex. Rim = 831.34 Ex. 10" (S) Inv = 815.68 Ex. 10" (N) Inv = 815.62
1843	Ex. Sanitary Manhole (TBR) Ex. Rim = 825.31 Ex. 12" (S) Inv = 816.52 Ex. 12" (N) Inv. 816.52
1845	Ex. Sanitary Manhole (TBR) Ex. Rim = 821.07 Ex. 10" (E) Inv = 817.32 Ex. 10" (N) Inv = 817.42
1850	Ex. Sanitary Manhole Ex. Rim = 799.23 Ex. 30" (N) Inv = 789.71 Ex. 8" (E) Inv = 791.64 Ex. 30" (S) Inv = 789.81
1857	Ex. Sanitary Manhole Ex. Rim = 798.60 Ex. 30" (N) Inv = 790.14 Ex. 30" (S) Inv = 790.14
2671	Ex. Sanitary Manhole Ex. Rim = 830.40 Ex. 12" (E) Inv = 822.93 Ex. 12" (S) Inv = 817.01
2673	Ex. Sanitary Manhole Ex. Rim = 800.98 Ex. 12" (E) Inv = 795.22 Ex. 12" (W) Inv = 794.79
2674	Ex. Sanitary Manhole Ex. Rim = 808.20 Ex. 12" (E) Inv = 801.05 Ex. 12" (W) Inv = 800.92
2675	Ex. Sanitary Manhole Ex. Rim = 828.91 Ex. 12" (N) Inv = 814.97 Ex. 12" (W) Inv = 814.74
8593	Ex. Sanitary Manhole Ex. Rim = 801.75 Ex. 8" (W) Inv = 791.95
8602	Ex. Sanitary Manhole Ex. Rim = 825.41 Ex. 12" (E) Inv = 818.25 Ex. 15" (S) Inv. 816.30
9097	Ex. Sanitary Manhole Ex. Rim = 827.88 Ex. 12" (S) Inv = 817.41 Ex. 12" (N) Inv = 815.98

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

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

EXISTING CONDITIONS PLAN

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C005

SHEET NUMBER
5 OF 21

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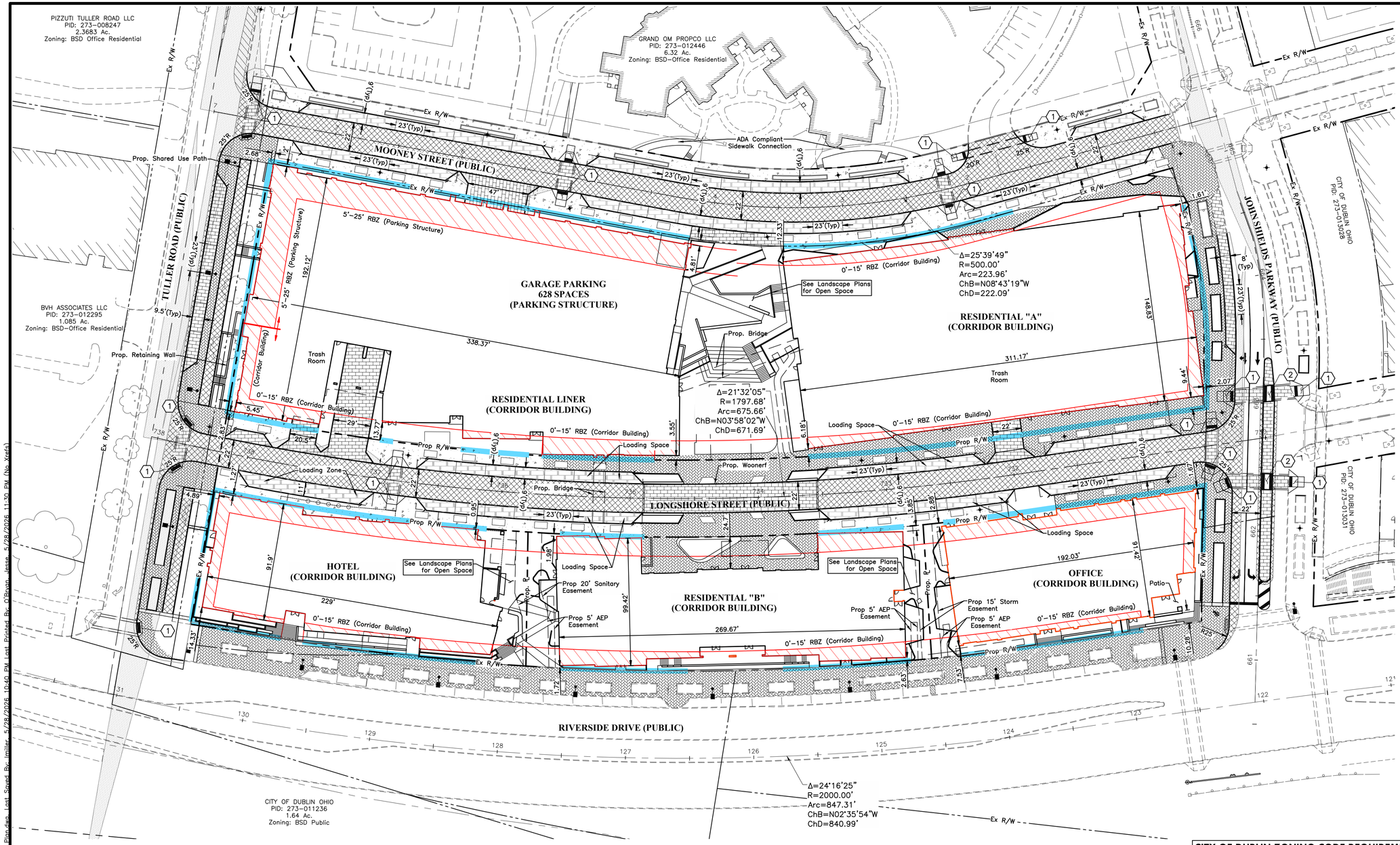

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

LEGEND

- Concrete Sidewalk (See Sheet 2 for Detailed Section Plans)
- Proposed Asphalt Pavement (See Sheet 2 for Detailed Section Plans)
- Brick Paver Sidewalk (See Sheet 2 for Detailed Section Plans)
- Brick Vehicular Pavement (See Sheet 2 for Detailed Section Plans)
- Required Build Zone (RBZ)
- Building in RBZ Zone
- Principle Structure Length (See Table, This Sheet)
- Brick Vehicular Permeable Pavement (See Sheet 2 for Detailed Section Plans)
- Site Distance Triangle

GENERAL NOTES

1. See Landscape Plan for concrete pavement finishing details.

CURB RAMP CODED NOTES

(1) Curb Ramp Type 10/11 (PED-13, PED-14)

(2) Curb Ramp Type 6 (PED-09)

REVISION RECORD

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

SITE PLAN

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C006

SHEET NUMBER
6 OF 21

North Bridge Individual Lot Coverage Calculations

	Parking Garage	Hotel	Office Building	Residential "A"	Residential "B"	Total
Site Area (acre)	1.68	0.61	0.52	1.42	0.75	4.98
Impervious Area (acre)	1.59	0.60	0.50	1.25	0.71	4.65
Impervious Area Lot Coverage (%)	95.0%	98.4%	96.2%	88.0%	94.7%	93.4%
Semi-Impervious Area (acre)	0.00	0.00	0.00	0.12	0.00	0.12
Additional Semi-Pervious Coverage (%)	0.0%	0.0%	0.0%	8.5%	0.0%	2.4%
Building Height	73'	73'	74'	75'	72'	

Front Line Property Line Calculations

Building	Total Length of Front Property Line (Ft)	Principal Structure Length in RBZ	Front Property Line Coverage
Parking Garage	496	460	93%
Residential Liner	477	296	62%
Hotel	615	538	87%
Residential "A"	900	654	73%
Residential "B"	625	331	53%
Office Building	539	417	77%

CITY OF DUBLIN ZONING CODE REQUIREMENTS

Bridge North Building	Parking Garage with Residential*		Hotel	Residential "A"	Residential "B"	Office Building
Building Type	Parking Structure §153.062(O)(12)	Corridor Building §153.062(O)(5)	Corridor Building §153.062(O)(5)	Corridor Building §153.062(O)(5)	Corridor Building §153.062(O)(5)	Corridor Building §153.062(O)(5)
Front Required Build Zone (RBZ)	5-25 ft	0-15 ft	0-15 ft	0-15 ft	0-15 ft	0-15 ft
Corner Required Build Zone (RBZ)	5-25 ft	0-15 ft	0-15 ft	0-15 ft	0-15 ft	0-15 ft
Front Property Line Coverage	Minimum 90%	Minimum 75%	Minimum 75%	Minimum 75%	Minimum 75%	Minimum 75%
Minimum Side Yard Setback	5 ft	5 ft	0 ft	5 ft	5 ft	5 ft
Minimum Rear Yard Setback	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Maximum Building Length	300 ft	N/A	N/A	N/A	N/A	N/A
Maximum Impervious Coverage	80%	80%	80%	80%	80%	80%
Additional Semi-Pervious Coverage	10%	10%	10%	10%	10%	10%
Maximum Height	5 stories	6 stories	6 stories	6 stories	6 stories	6 stories

*The West Frontage is considered a Corridor Building and the North and East frontages are considered a Parking Structure

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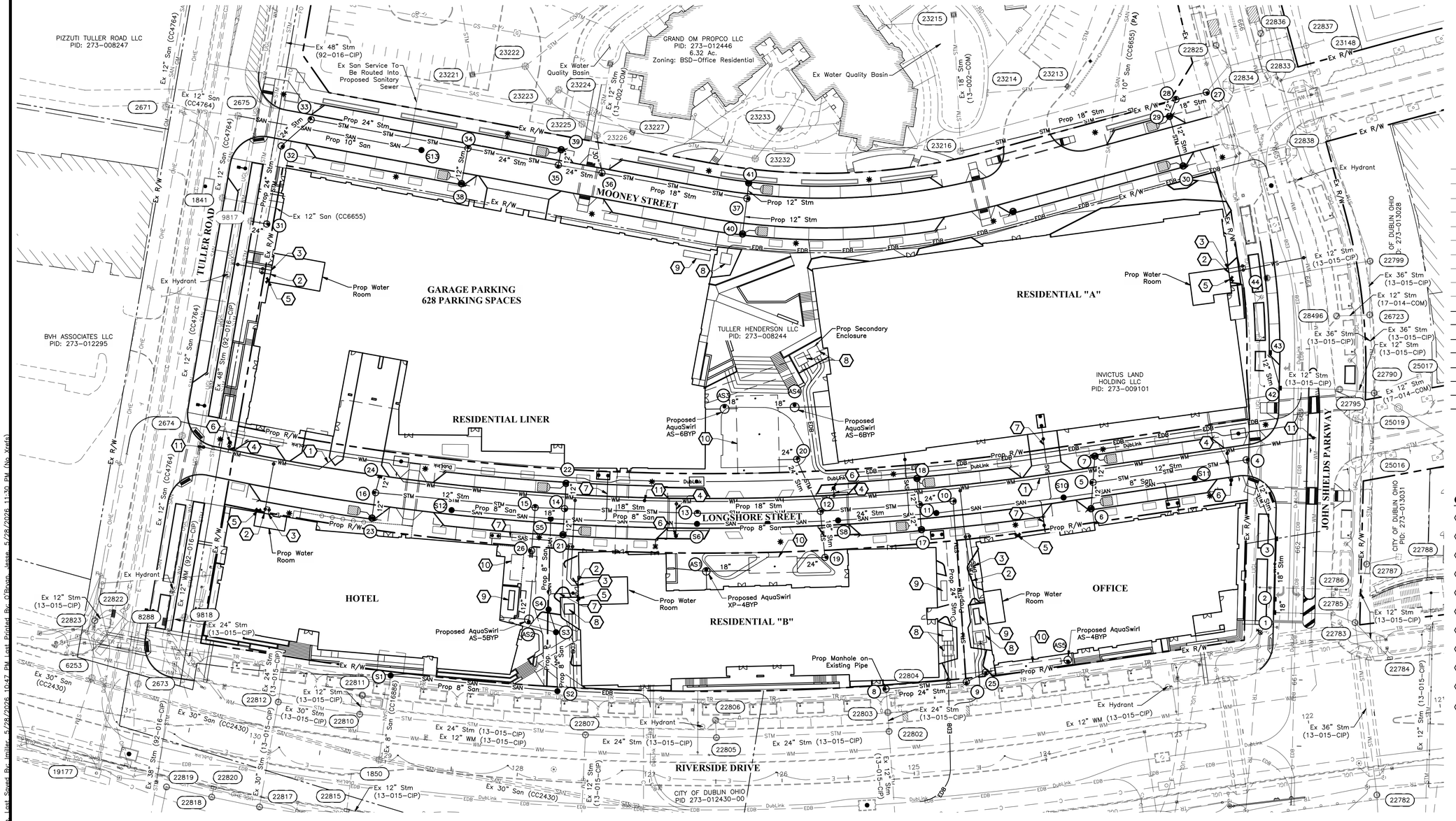

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

REVISION RECORD

LEGEND

- Ex. Storm Sewer
- Ex. Sanitary Sewer
- Ex. Watermain
- Ex. UNGD Electric
- Ex. OVHD Electric
- Ex. Gas
- Ex. Electric Duct Bank
- Ex. Dublink
- Ex. Communication
- Ex. Cable TV
- Prop. Storm Sewer
- Prop. Sanitary Sewer
- Prop. Sanitary Service
- Dublink Duct Bank
- AEP Duct Bank
- Prop. Water Main
- Prop Fire Water Service
- Prop. Domestic Water Service
- Prop Fire Department Connection
- Prop Light Pole

CODED NOTES

1. Proposed 12" Water Main
2. Proposed 6" Fire Water Service
3. Proposed 4" Domestic Water Service
4. Proposed 6" Fire Hydrant Lead
5. Proposed Fire Department Connection
6. Proposed Fire Hydrant
7. Proposed 6" Sanitary Service
8. Proposed Transformer
9. Proposed Generator
10. Proposed Aquabox See Storm Detail Sheets for Details
11. Proposed Water Main Valve

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

NOTES:

Water mains/proposed storm lines crossing each other or within 10 feet of each other, shall be watertight and have watertight joints per City of Columbus construction material specification 901.11 along full pipe length for structure to structure, per EPA standards. (See Storm Profiles for Further Details)

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

UTILITY PLAN

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C007

SHEET NUMBER
7 OF 21

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PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

REVISION RECORD

LEGEND

EXISTING

- 819 820 — Contours
- ×819.80 — Ex. Spot Elevation
- ME — Meet Existing

PROPOSED

- 819 820 — Contours
- ×819.00 — Spot Elevation
- Major Flood Routing
- Grading Limits
- HP — High Point
- LP — Low Point

NOTE:
All spot elevations are edge of pavement unless otherwise noted.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

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

GRADING PLAN

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C008

SHEET NUMBER
8 OF 21

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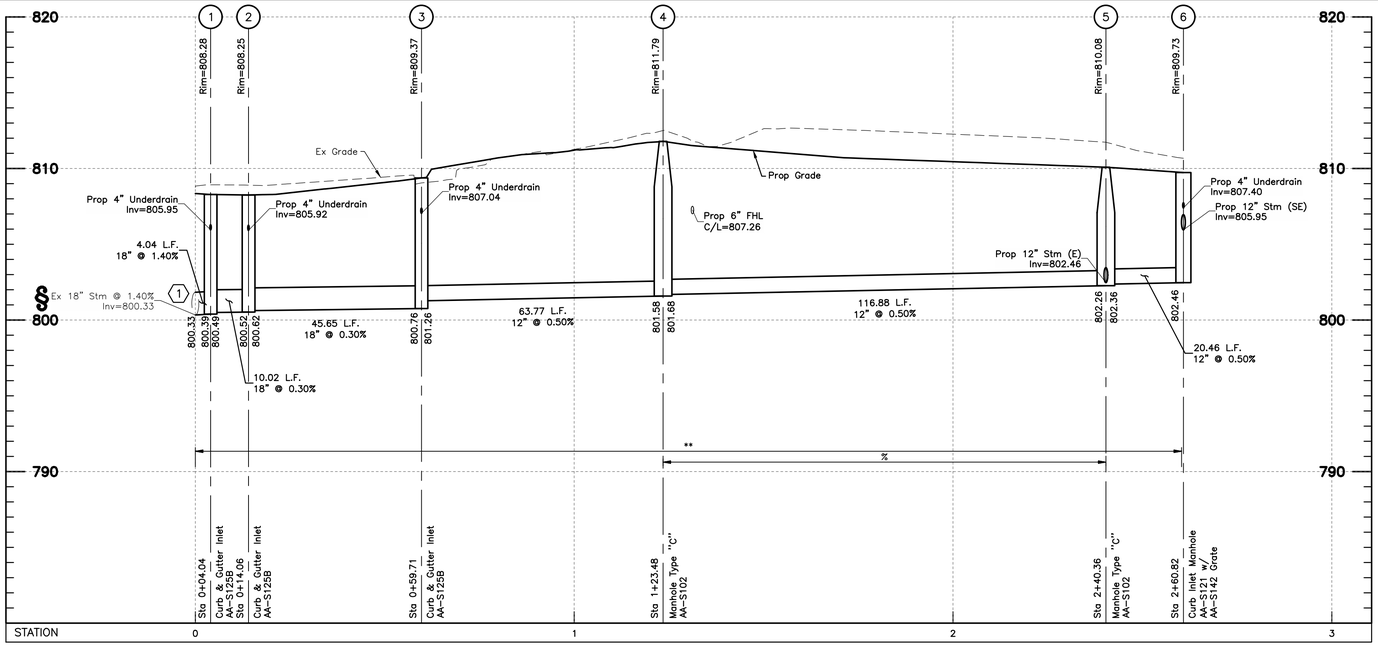
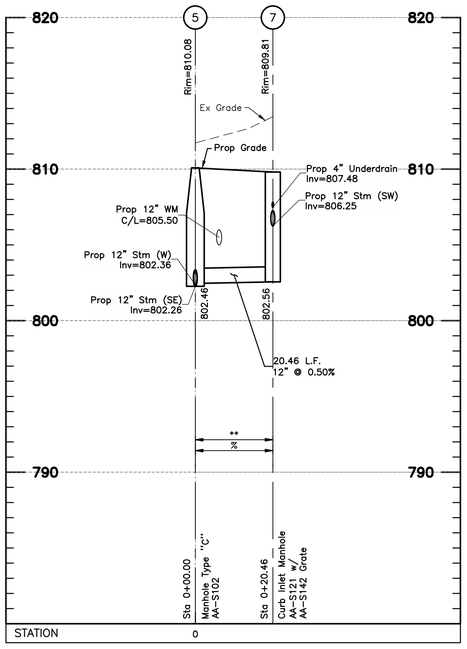


STORM SEWER PROFILE A

Scale: Horiz. 1"=20'
Vert. 1"=5'



STORM SEWER PROFILE B

Scale: Horiz. 1"=20'
Vert. 1"=5'

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

CODED NOTES

(1) Contractor to field verify existing pipe elevation and slope. Tie–in the new expansion pipe using the same slope as the existing pipe.

NOTES:

All elevations on this plan are based on NAVD 1988 datum, unless otherwise noted.

All backfill shall be compacted to the density of the existing ground unless otherwise noted:

Backfill to be placed and compacted per Item 203 to minimum 30" above storm sewer pipe prior to storm sewer installation in accordance with Item 901.04 as necessary.

* **Compacted Backfill, Per Item 911**

** **Compacted Granular Backfill, Per Item 912**

† **Contractor shall maintain a 1.5' minimum clearance from outside of pipe to outside of pipe for all utility crossings unless otherwise noted.**

% **Water mains/proposed storm lines crossing each other or within 10 feet of each other, shall be watertight and have watertight joints per City of Columbus construction material specification 901.11 along full pipe length for structure to structure, per EPA standards.**

§§ **Contractor to verify invert and location of existing utility before construction.**

All stationing is to the ℄ of the Structure unless otherwise noted

See sheet 17 for Public Street A Underground Detention details

Place fill per Item 203 prior to construction of storm sewer. (min 2.5' above top of Pipe)

Denoted thus:

HORIZ 1 inch = 20 — 0, 10, 20, 40
VERT 1 inch = 5 — 0, 2.5, 5, 10

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

STORM SEWER PROFILES

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C009

SHEET NUMBER
9 OF 21

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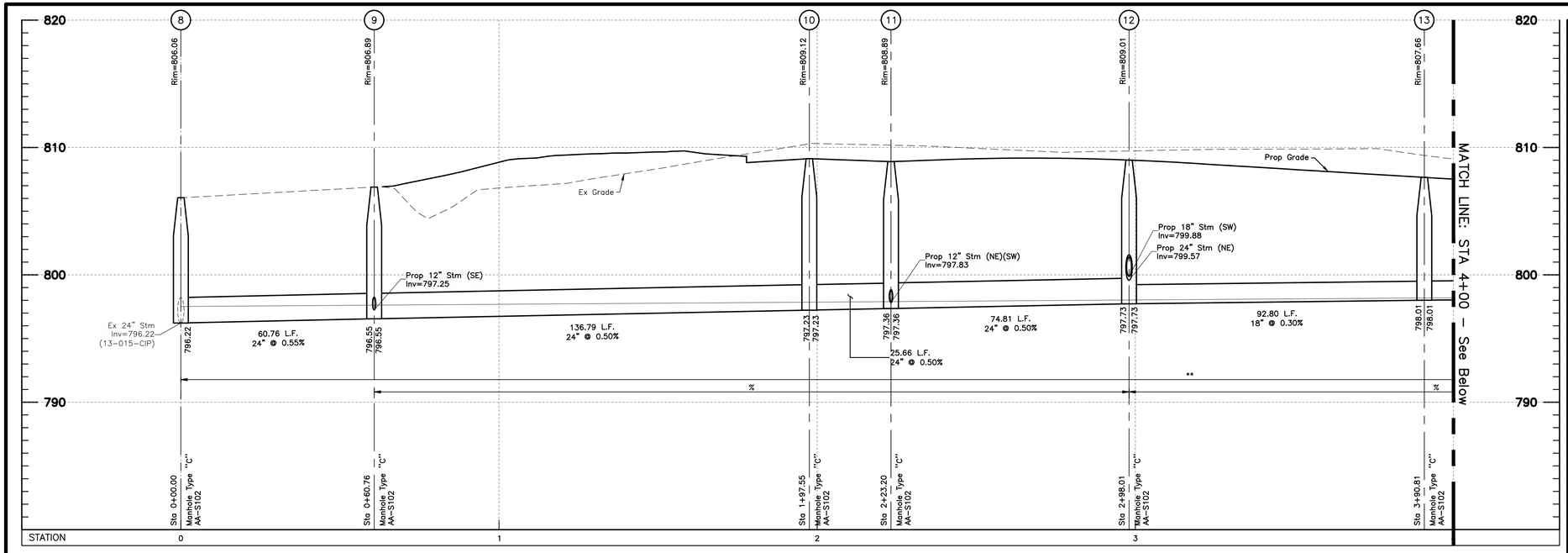

STORM SEWER PROFILE C
Scale: Horiz. 1"=20'
Vert. 1"=5'

NOTES:

All elevations on this plan are based on NAVD 1988 datum, unless otherwise noted.

All backfill shall be compacted to the density of the existing ground unless otherwise noted:

Backfill to be placed and compacted per Item 203 to minimum 30" above storm sewer pipe prior to storm sewer installation in accordance with Item 901.04 as necessary.

* Compacted Backfill, Per Item 911

** Compacted Granular Backfill, Per Item 912

† Contractor shall maintain a 1.5' minimum clearance from outside of pipe to outside of pipe for all utility crossings unless otherwise noted.

Water mains/proposed storm lines crossing each other or within 10 feet of each other, shall be watertight and have watertight joints per City of Columbus construction material specification 901.11 along full pipe length for structure to structure, per EPA standards.

§ Contractor to verify invert and location of existing utility before construction.

All stationing is to the ℄ of the Structure unless otherwise noted

See sheet 17 for Public Street A Underground Detention details

Place fill per Item 203 prior to construction of storm sewer. (min 2.5' above top of Pipe)

Denoted thus:

PRELIMINARY
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PLAN SET DATE
May 28, 2026

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

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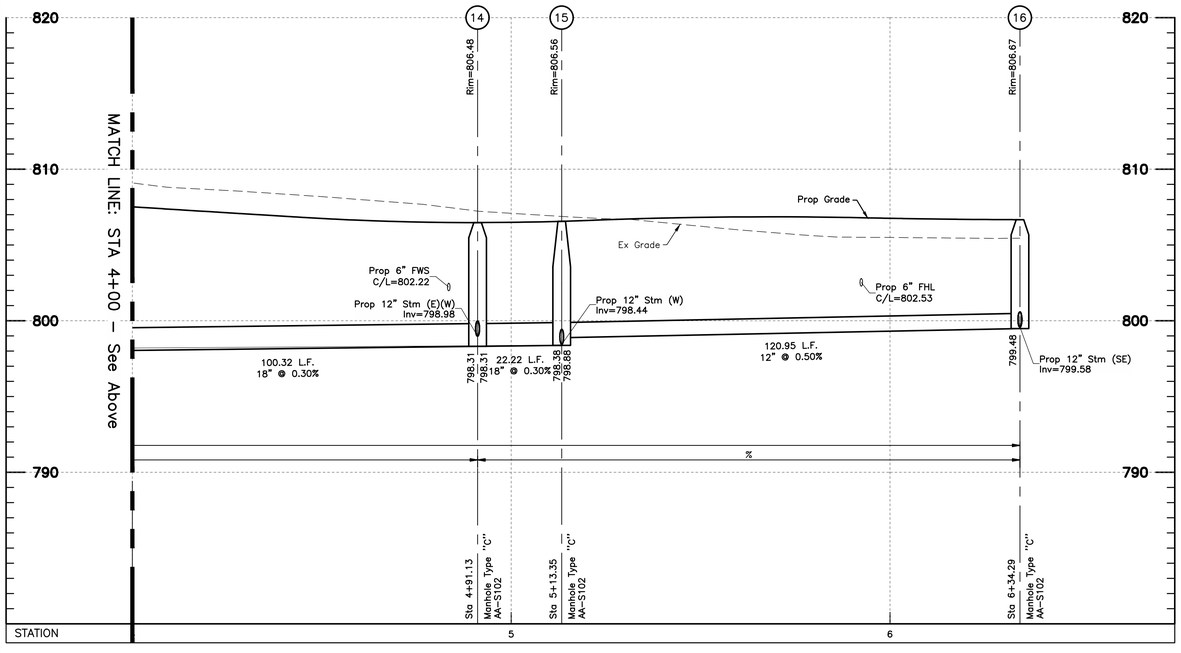

STORM SEWER PROFILE C
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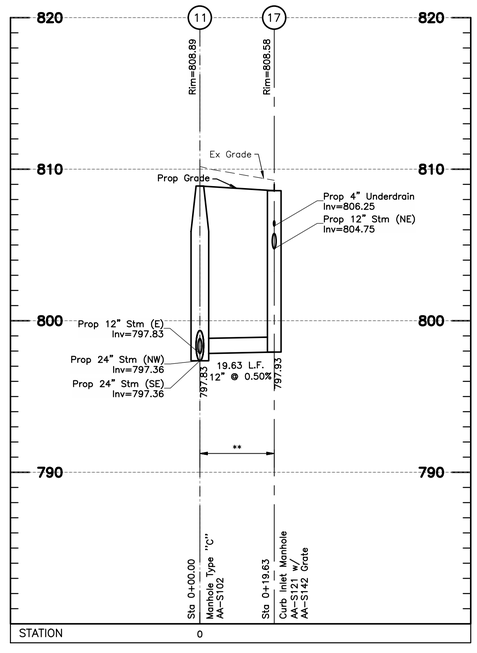
Vert. 1"=5'



STORM SEWER PROFILE D
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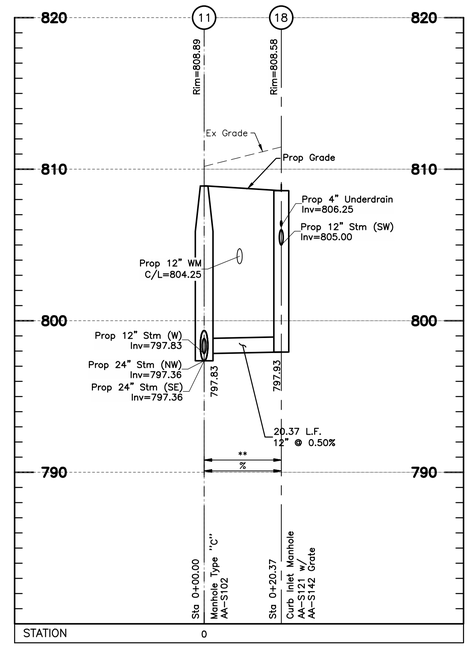
Vert. 1"=5'



STORM SEWER PROFILE E
Scale: Horiz. 1"=20'
Vert. 1"=5'

HORIZ 1 inch = 20 (0, 10, 20, 40)
VERT 1 inch = 5 (0, 2.5, 5, 10)

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

STORM SEWER PROFILES

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C010

SHEET NUMBER
10 OF 21

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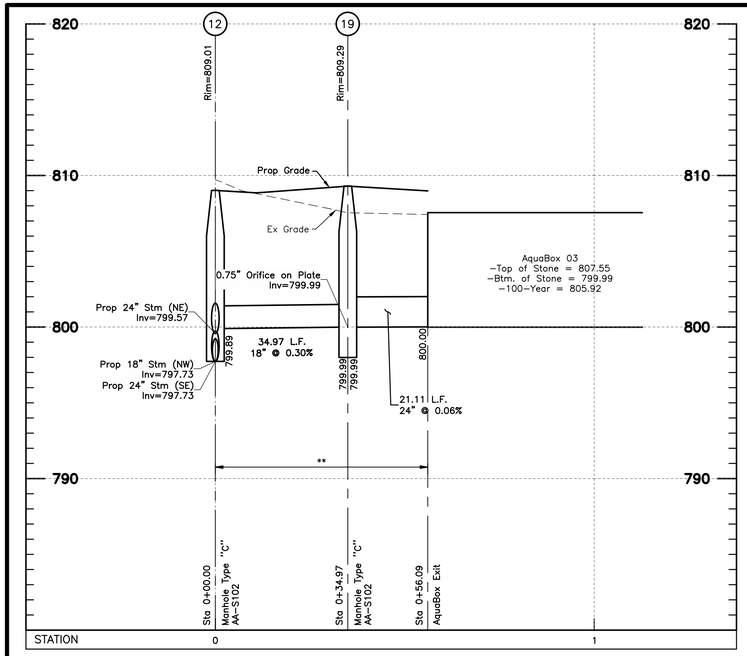
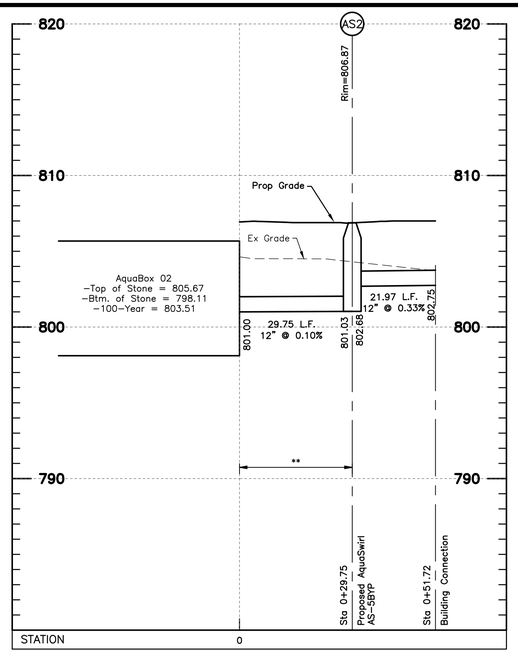
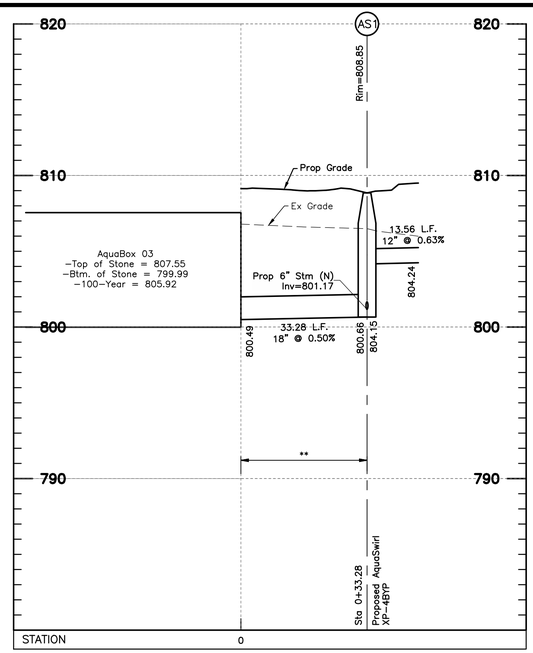


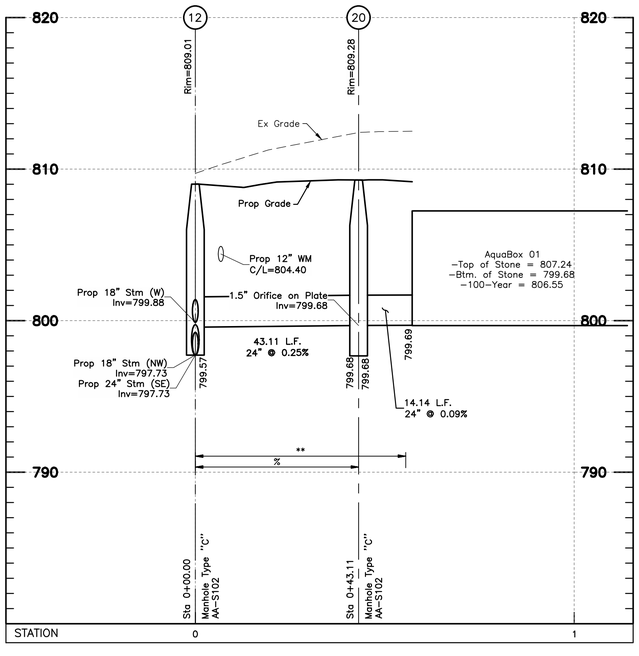
STORM SEWER PROFILE F
Scale: Horiz. 1"=20'
Vert. 1"=5'



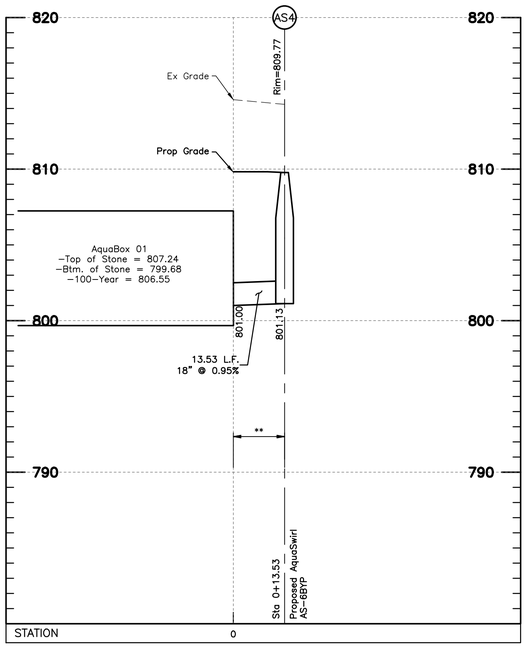
STORM SEWER PROFILE G
Scale: Horiz. 1"=20'
Vert. 1"=5'



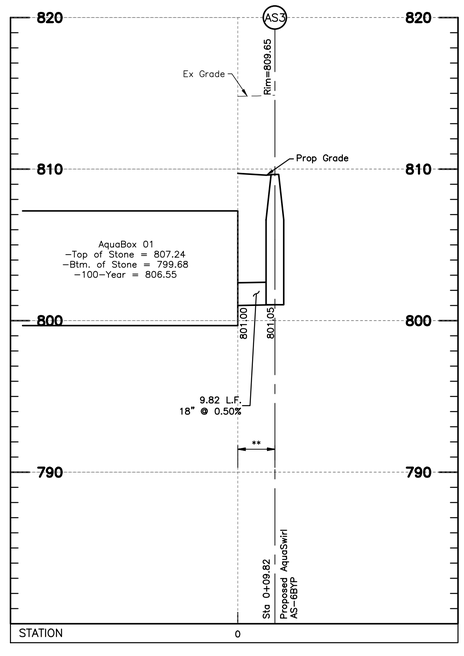
STORM SEWER PROFILE H
Scale: Horiz. 1"=20'
Vert. 1"=5'



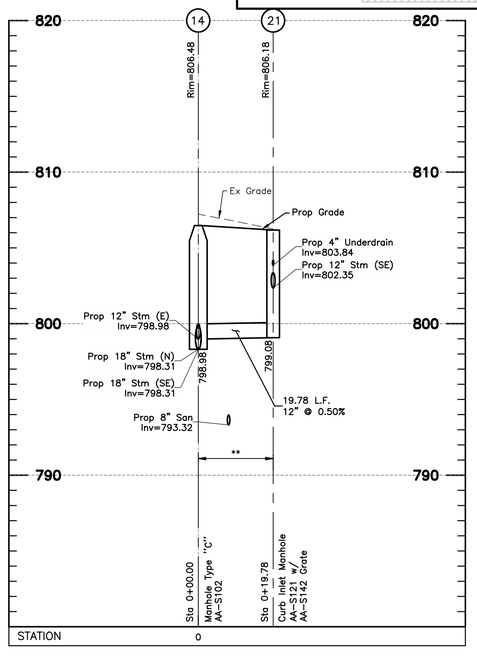
STORM SEWER PROFILE I
Scale: Horiz. 1"=20'
Vert. 1"=5'



STORM SEWER PROFILE J
Scale: Horiz. 1"=20'
Vert. 1"=5'



STORM SEWER PROFILE K
Scale: Horiz. 1"=20'
Vert. 1"=5'



STORM SEWER PROFILE L
Scale: Horiz. 1"=20'
Vert. 1"=5'

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

NOTES:

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All backfill shall be compacted to the density of the existing ground unless otherwise noted:

Backfill to be placed and compacted per Item 203 to minimum 30" above storm sewer pipe prior to storm sewer installation in accordance with Item 901.04 as necessary.

* Compacted Backfill, Per Item 911

** Compacted Granular Backfill, Per Item 912

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Water mains/proposed storm lines crossing each other or within 10 feet of each other, shall be watertight and have

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§ Contractor to verify invert and location of existing utility before construction.

All stationing is to the ℄ of the Structure unless otherwise noted

See sheet 17 for Public Street A Underground Detention details

Place fill per Item 203 prior to construction of storm sewer. (min 2.5' above top of Pipe)

Denoted thus:

NO.	DATE	REVISION DESCRIPTION	ENG	DJB
		REVISION RECORD		

EMH&T
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Engineers Surveyors Planners Scientists
5500 New Albany Road, Columbus, OH 43054
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emht.com

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

STORM SEWER PROFILES

May 28, 2026

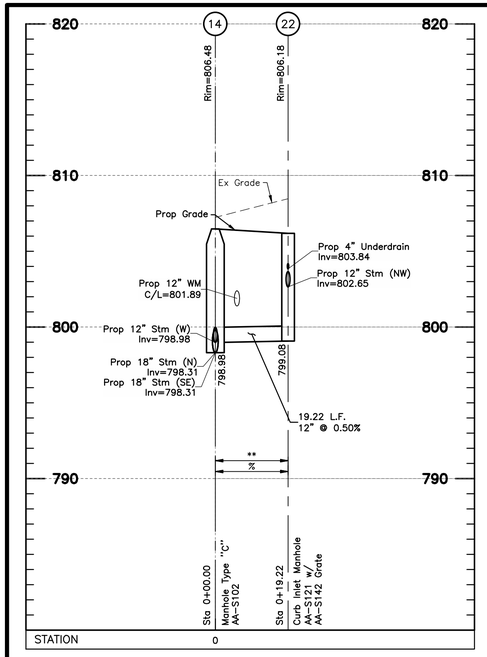
CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C011

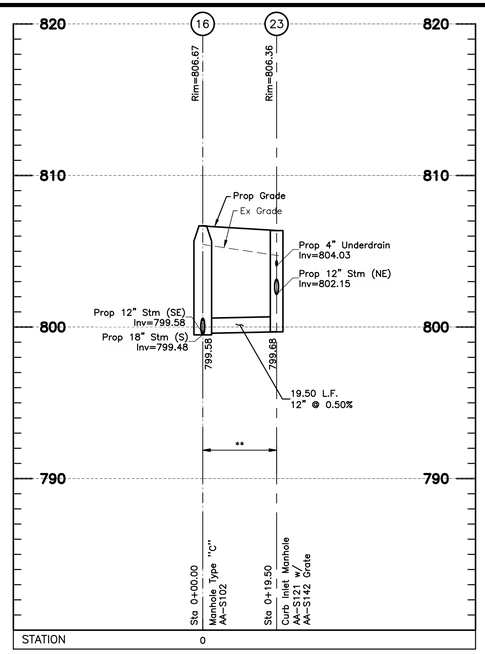
SHEET NUMBER
11 OF 21

HORIZ 1 inch = 20 — 0 10 20 40
VERT 1 inch = 5 — 0 2.5 5 10

J:\20250467\Dwg\04Sheets\Final Development Plan\20250467 FDP Storm Sewer Profiles.dwg, Last Saved By: jrodriguez, 5/28/2026 6:55 PM Last Printed By: O'Bryon, Jesse, 5/28/2026 11:31 PM (No Xref)



STORM SEWER PROFILE M
Scale: Horiz. 1"=20'
Vert. 1"=5'



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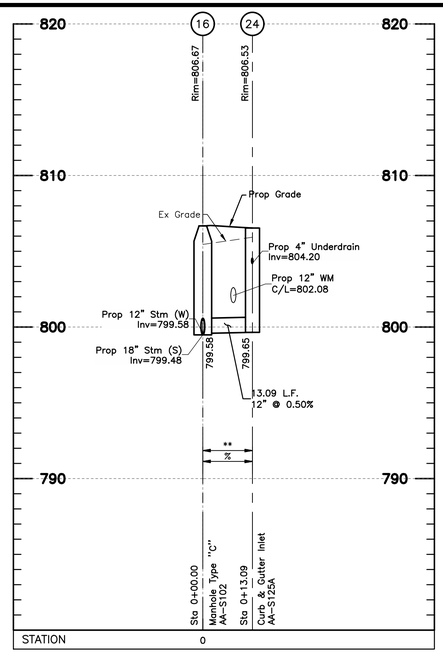
Scale: Horiz. 1"=20'
Vert. 1"=5'



STORM SEWER PROFILE O
Scale: Horiz. 1"=20'
Vert. 1"=5'

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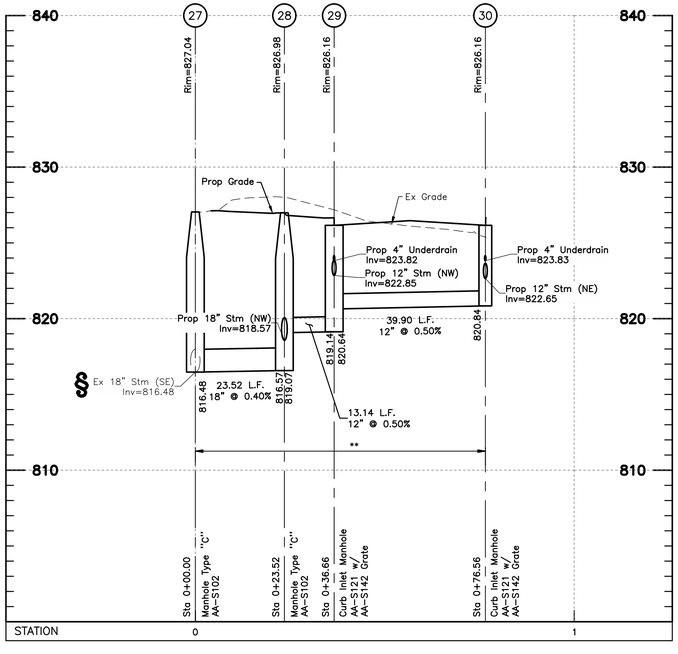
See sheet 17 for Public Street A Underground Detention details

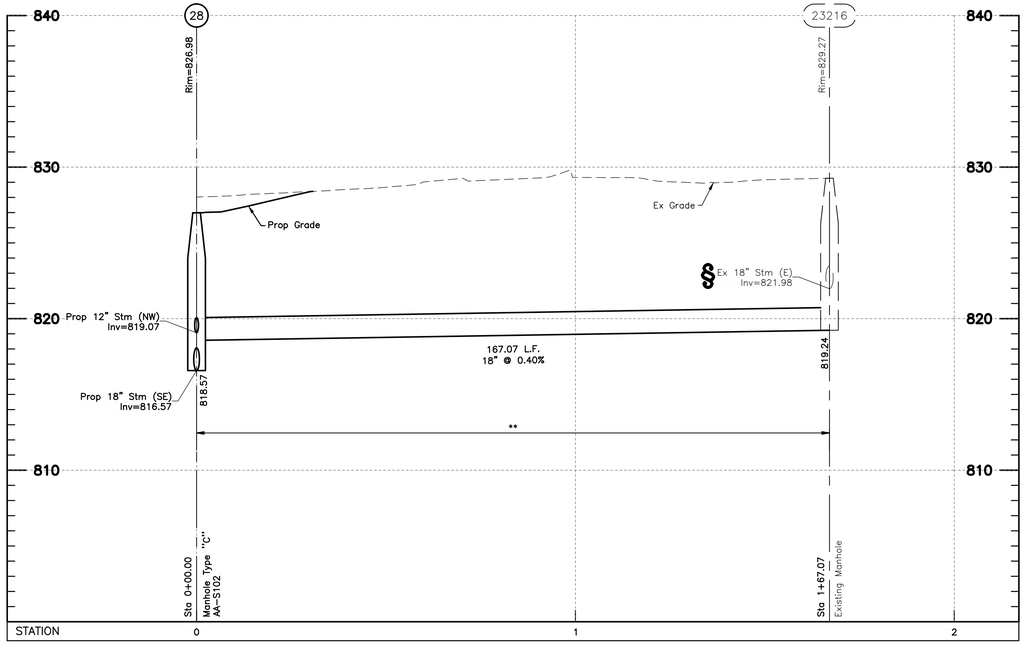
Place fill per Item 203 prior to construction of storm sewer. (min 2.5' above top of Pipe)

Denoted thus:

HORIZ 1 inch = 20: 0, 10, 20, 40
VERT 1 inch = 5: 0, 2.5, 5, 10



STORM SEWER PROFILE P
Scale: Horiz. 1"=20'
Vert. 1"=5'



STORM SEWER PROFILE Q
Scale: Horiz. 1"=20'
Vert. 1"=5'

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

REVISION RECORD

EMH&T
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FINAL DEVELOPMENT PLAN
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

STORM SEWER PROFILES

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C012

SHEET NUMBER
12 OF 21

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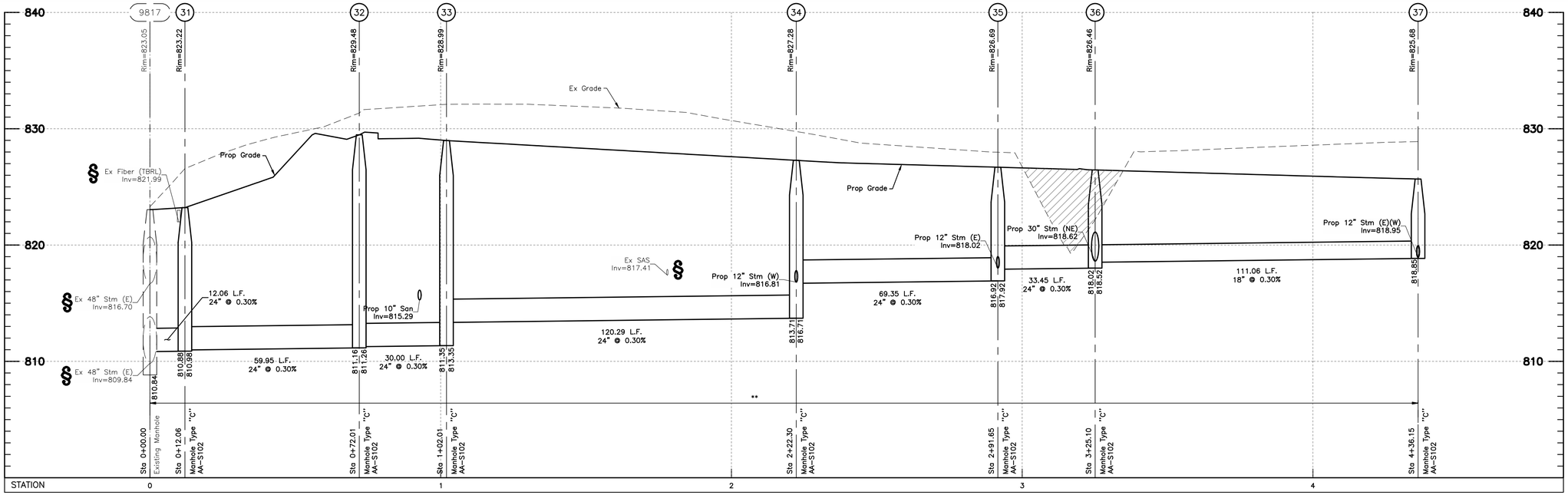

STORM SEWER PROFILE R
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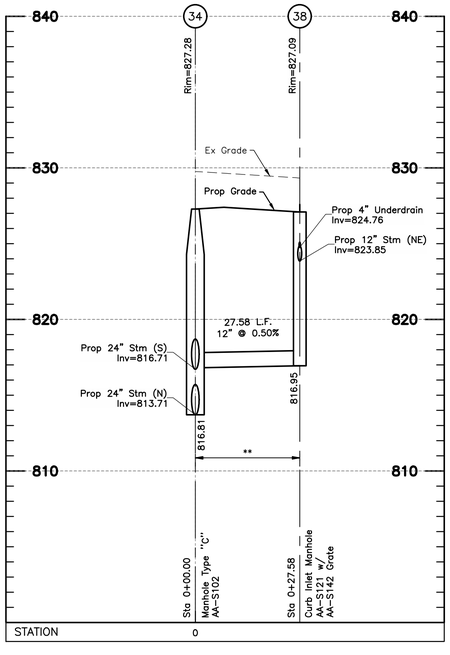
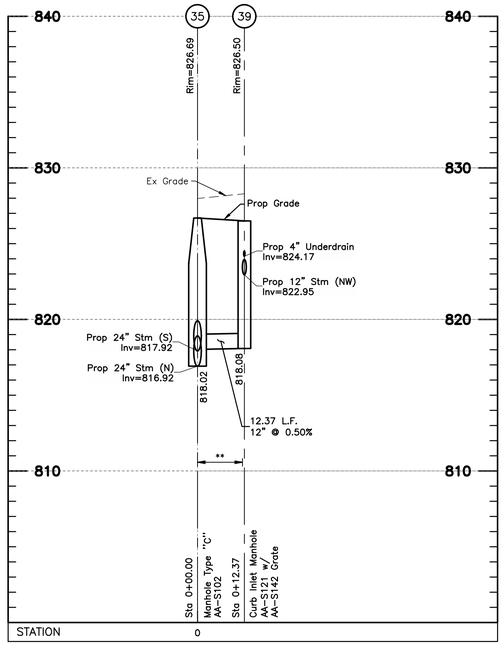
Vert. 1"=5'



STORM SEWER PROFILE S
Scale: Horiz. 1"=20'
Vert. 1"=5'



STORM SEWER PROFILE T
Scale: Horiz. 1"=20'
Vert. 1"=5'

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PLAN SET DATE
May 28, 2026

REVISION RECORD

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

STORM SEWER PROFILES

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C013

SHEET NUMBER
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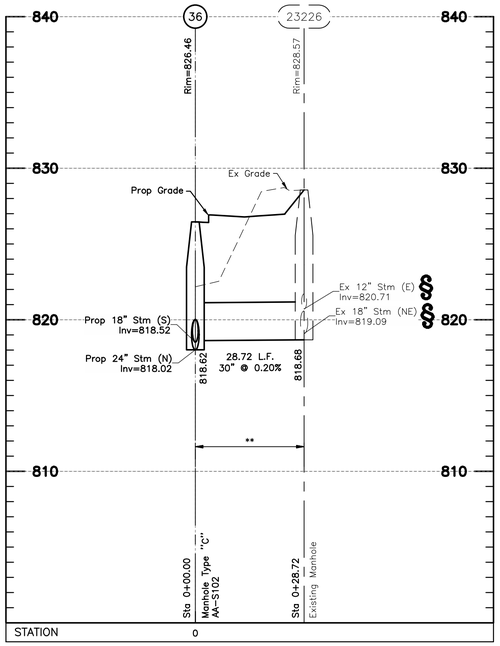
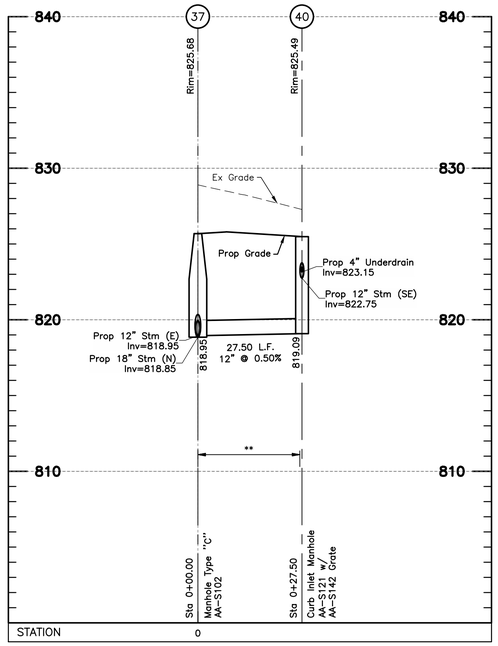


STORM SEWER PROFILE U
Scale: Horiz. 1"=20'
Vert. 1"=5'



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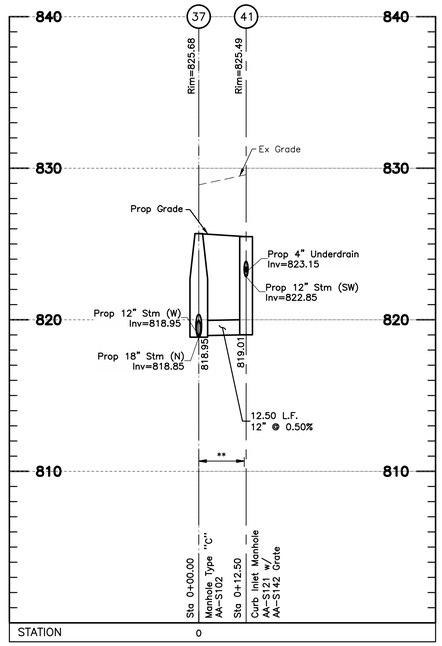
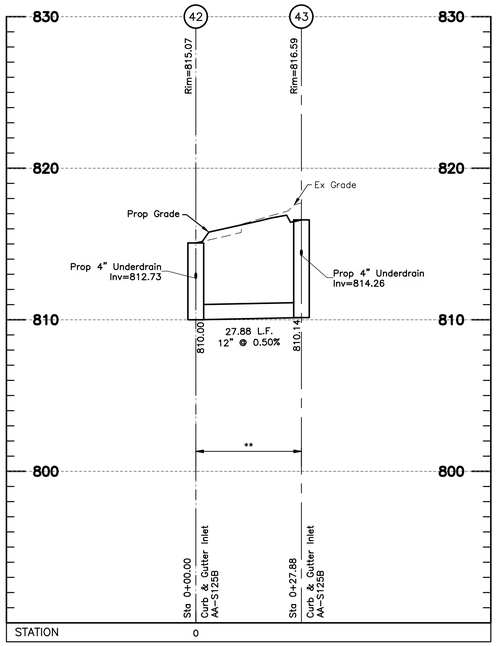
Scale: Horiz. 1"=20'
Vert. 1"=5'



STORM SEWER PROFILE W
Scale: Horiz. 1"=20'
Vert. 1"=5'



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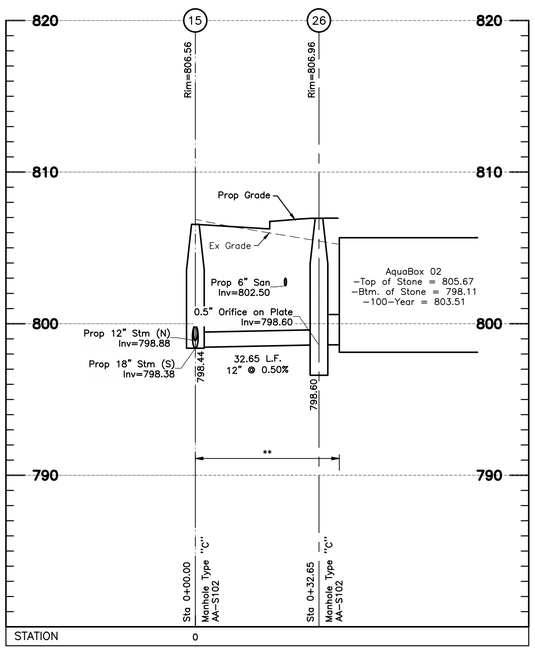
Vert. 1"=5'



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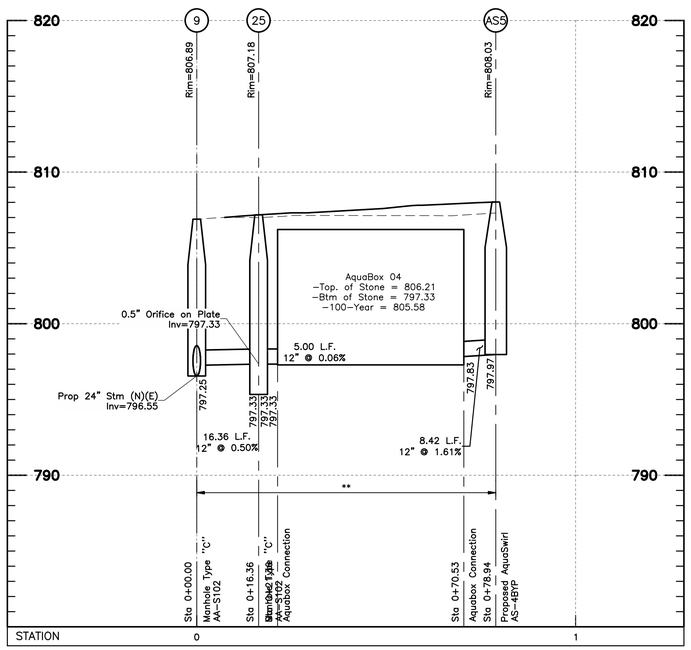
Vert. 1"=5'



STORM SEWER PROFILE Z
Scale: Horiz. 1"=20'
Vert. 1"=5'

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

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NO.	DATE	REVISION DESCRIPTION	ENG	DUB

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

STORM SEWER PROFILES

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C014

SHEET NUMBER
14 OF 21

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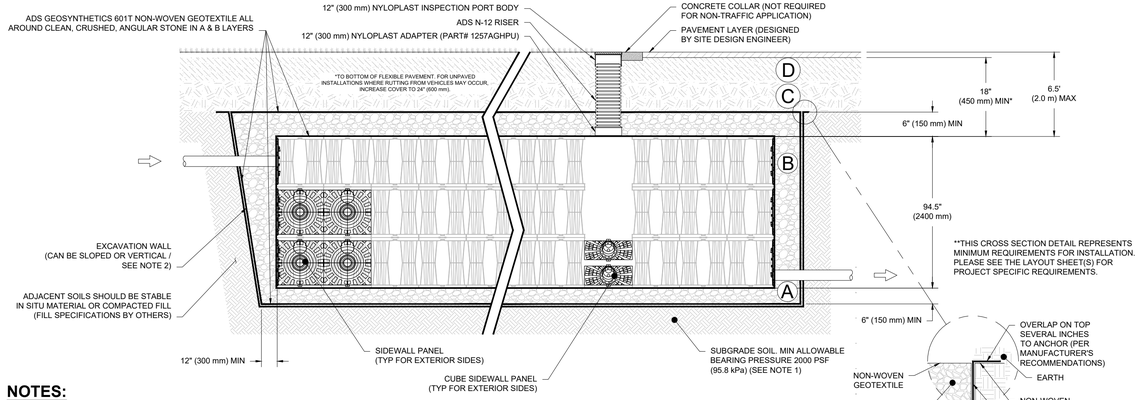
ACCEPTABLE FILL MATERIALS : AQUABOX-3

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE AQUABOX MODULES. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE AQUABOX MODULES IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**PERIMETER STONE:** FILL SURROUNDING THE AQUABOX MODULES FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW AQUABOX MODULES FROM THE SUBGRADE UP TO THE BOTTOM OF THE AQUABOX MODULE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

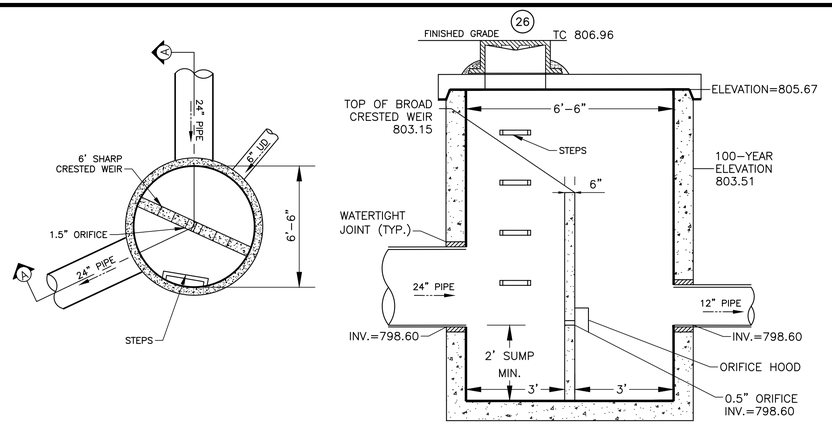
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #57 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 57 (AASHTO M43) STONE".
2. ADS AQUABOX COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT ADS FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



THERMOPLASTIC LINER DETAIL

NOTES:

1. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE PERFORMANCE CHARACTERISTICS OF THE SUBGRADE SOILS WITH CONSIDERATION FOR THE RANGE OF EXPECTED MOISTURE CONDITIONS. SUBGRADE PREPARATION AND/OR IMPROVEMENT SHOULD BE SPECIFIED BY THE DESIGN ENGINEER AS NECESSARY TO MEET THE PERFORMANCE REQUIREMENTS OF THE ADS AQUABOX SYSTEM.
2. EXCAVATION WALL SHOULD BE COMPLIANT WITH OSHA SAFETY STANDARDS. DEEPER EXCAVATIONS AND MULTI-LAYER AQUABOX SYSTEMS MAY REQUIRE SLOPED OR BENCHED EXCAVATIONS. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL.

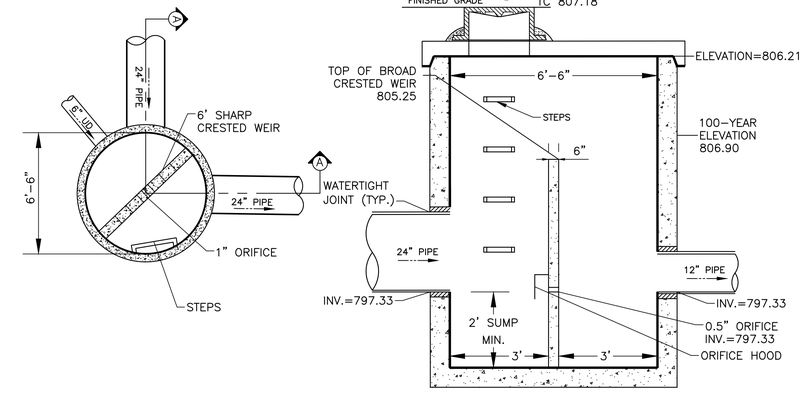


PLAN STRUCTURE (26)
Manhole AA-S102 (Modified)

SECTION A-A STRUCTURE
Manhole AA-S102 (Modified)

A DETAIL
AQUABOX OUTLET STRUCTURE

Not to Scale



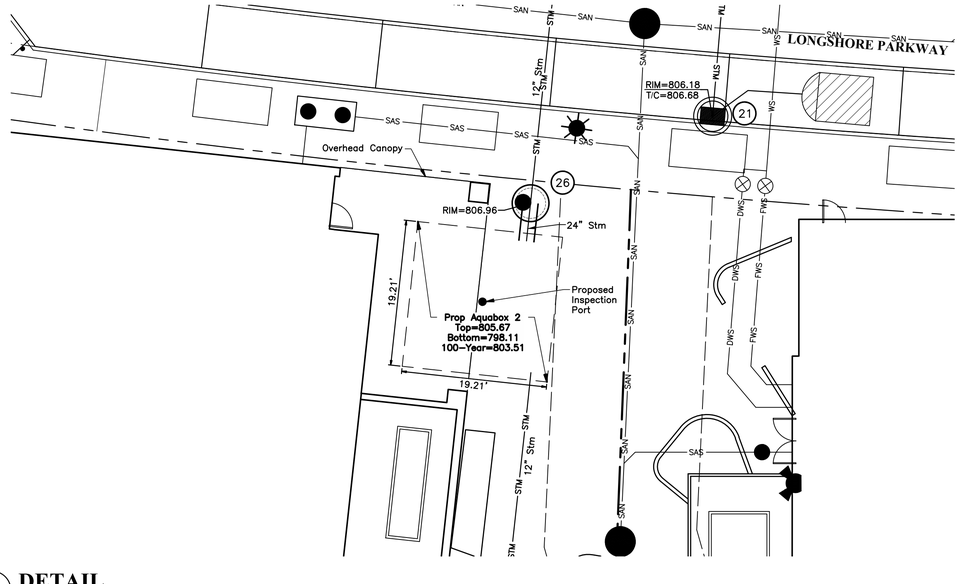
PLAN STRUCTURE (25)
Manhole AA-S102 (Modified)

SECTION A-A STRUCTURE
Manhole AA-S102 (Modified)

B DETAIL
AQUABOX OUTLET STRUCTURE

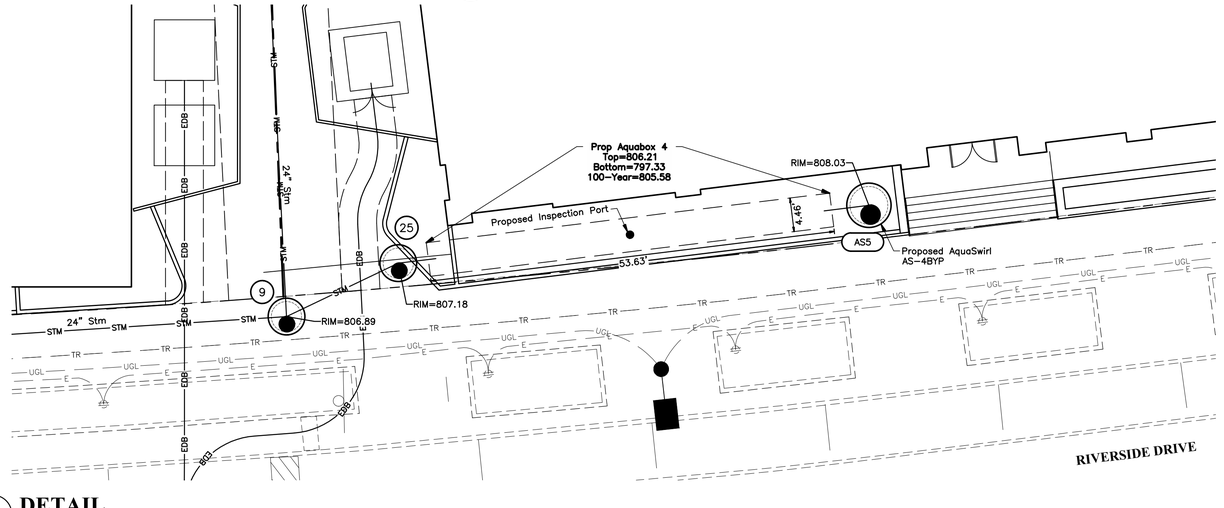
Not to Scale

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet



A DETAIL
HOTEL AQUABOX 2.5

1" = 10'



B DETAIL
OFFICE AQUABOX 3.0

1" = 10'

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STORMWATER UNDERGROUND DETENTION PLAN

May 28, 2026

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C015A

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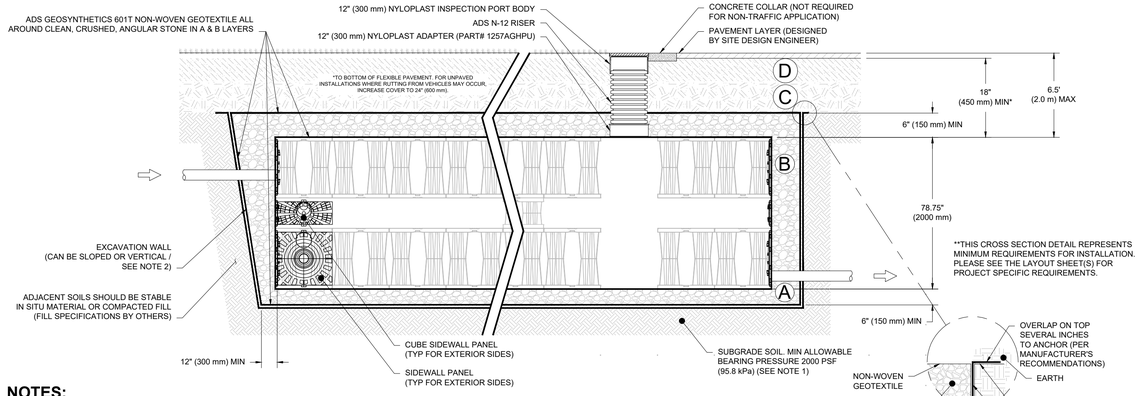
ACCEPTABLE FILL MATERIALS : AQUABOX-2.5

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE AQUABOX MODULES. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE AQUABOX MODULES IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**PERIMETER STONE:** FILL SURROUNDING THE AQUABOX MODULES FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW AQUABOX MODULES FROM THE SUBGRADE UP TO THE BOTTOM OF THE AQUABOX MODULE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

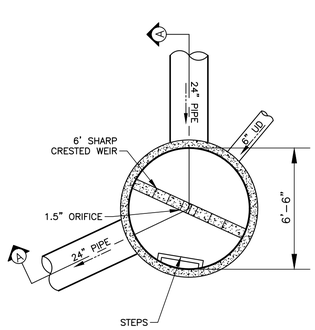
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #57 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 57 (AASHTO M43) STONE".
2. ADS AQUABOX COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT ADS FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

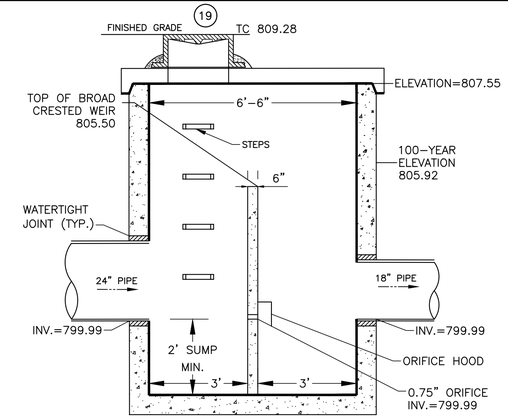


THERMOPLASTIC LINER DETAIL

NOTES:

1. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE PERFORMANCE CHARACTERISTICS OF THE SUBGRADE SOILS WITH CONSIDERATION FOR THE RANGE OF EXPECTED MOISTURE CONDITIONS. SUBGRADE PREPARATION AND/OR IMPROVEMENT SHOULD BE SPECIFIED BY THE DESIGN ENGINEER AS NECESSARY TO MEET THE PERFORMANCE REQUIREMENTS OF THE ADS AQUABOX SYSTEM.
2. EXCAVATION WALL SHOULD BE COMPLIANT WITH OSHA SAFETY STANDARDS. DEEPER EXCAVATIONS AND MULTI-LAYER AQUABOX SYSTEMS MAY REQUIRE SLOPED OR BENCHED EXCAVATIONS. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL.



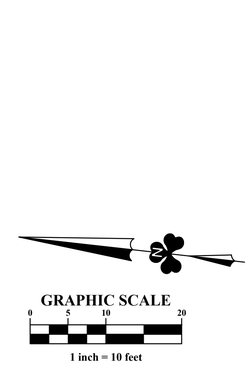


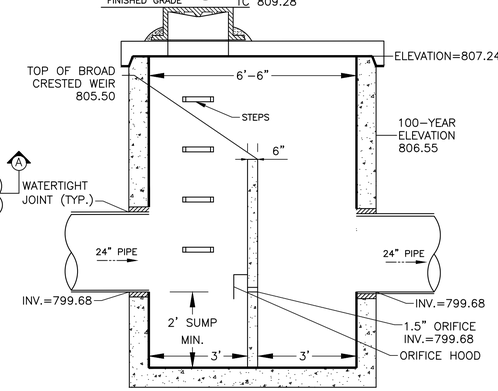
PLAN STRUCTURE (19)
Manhole AA-S102 (Modified)

SECTION A-A STRUCTURE
Manhole AA-S102 (Modified)

A DETAIL
AQUABOX OUTLET STRUCTURE

Not to Scale

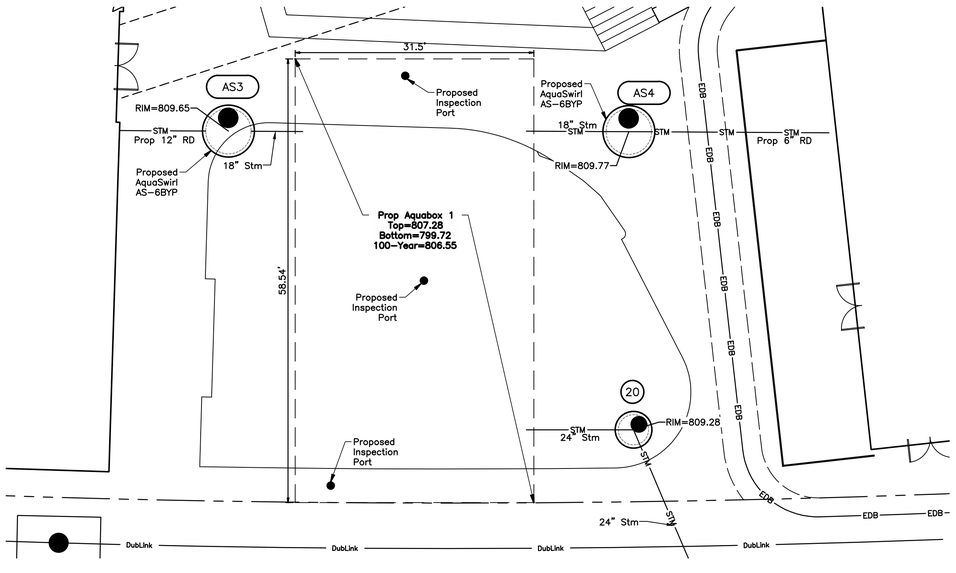




PLAN STRUCTURE (20)
Manhole AA-S102 (Modified)

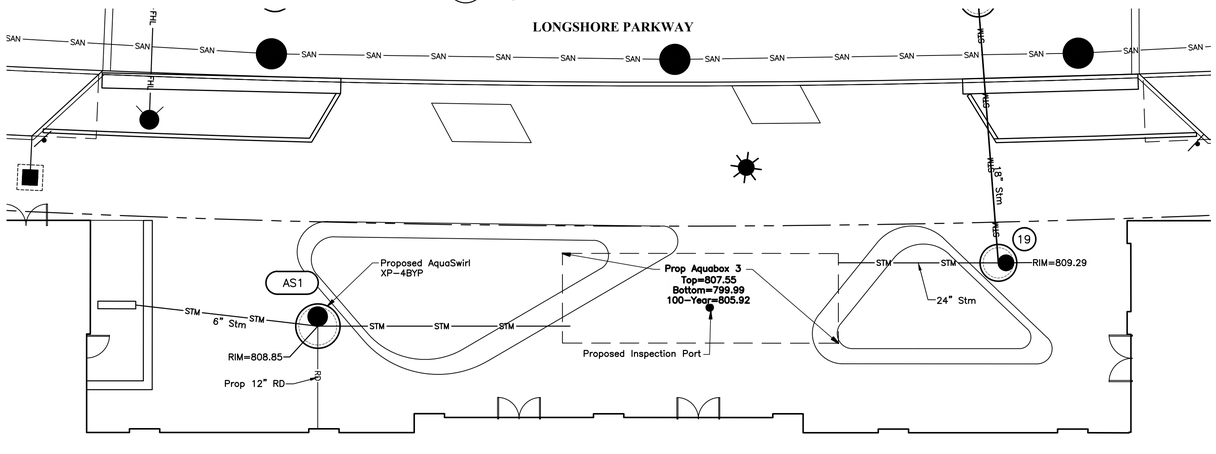
SECTION A-A STRUCTURE
Manhole AA-S102 (Modified)

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet



A DETAIL
AQUABOX EAST

1" = 10'



B DETAIL
AQUABOX OUTLET STRUCTURE

Not to Scale

B DETAIL
AQUABOX WEST

1" = 10'

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DLB

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers, Surveyors, Planners, Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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

STORMWATER UNDERGROUND DETENTION PLAN

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C015

SHEET NUMBER
15 OF 21

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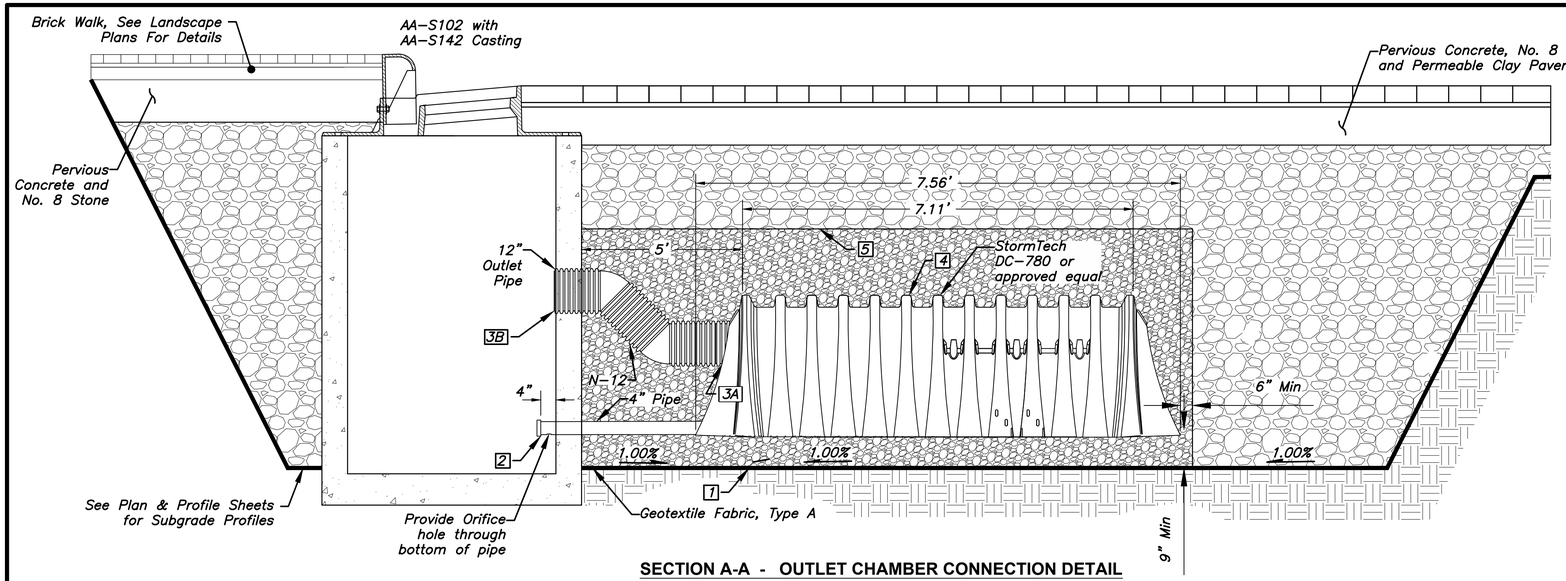
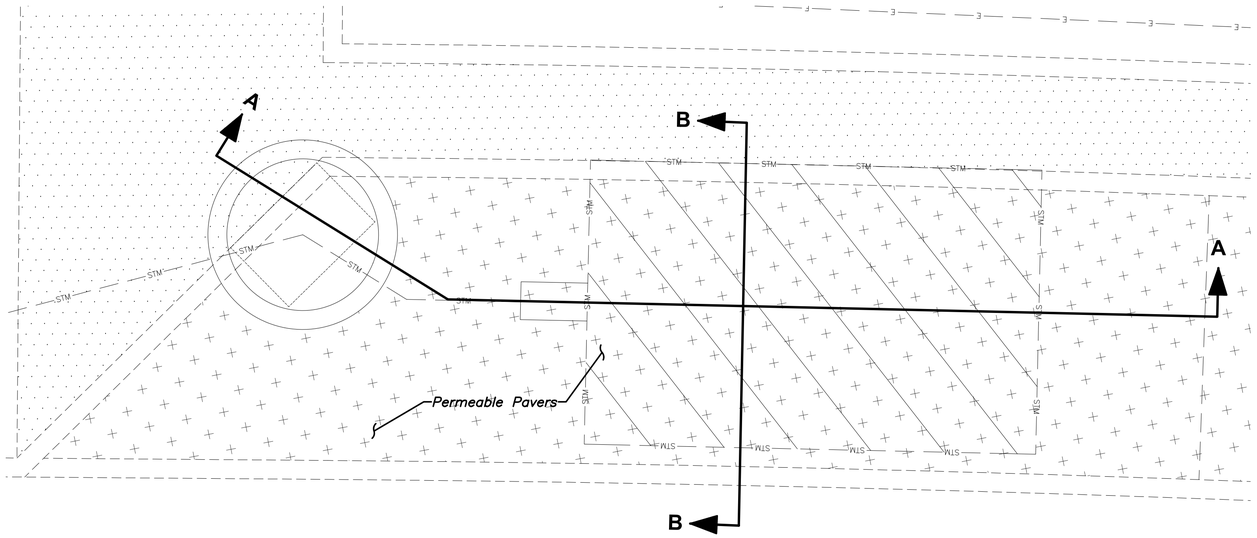


SECTION A-A - OUTLET CHAMBER CONNECTION DETAIL

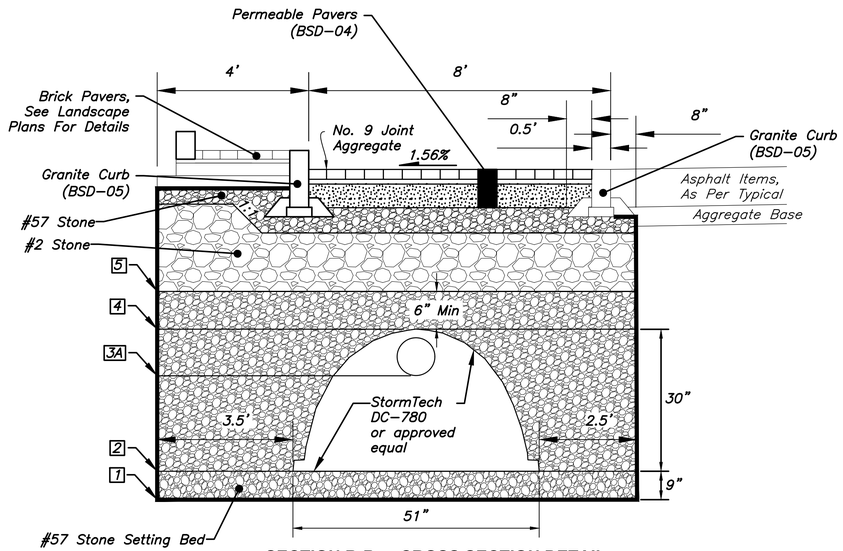
Not to scale

BMP STRUCTURE DETAIL TABLE							
Structure Number	1	2		3A	3B	4	5
	Bottom Of Setting Bed	4" UD Invert	Orifice Size	12" Pipe Invert	12" Pipe Invert	Top Of DC–780	Top Of #57 Stone
6	804.23	804.98	3"	806.40	805.95	807.48	807.98
7	804.31	805.06	3"	806.48	806.25	807.56	808.06
17	803.08	803.83	3"	805.25	804.75	806.33	806.83
18	803.08	803.83	6"	805.25	805.00	806.33	806.83
21	800.67	801.42	6"	802.84	802.35	803.92	804.42
22	800.67	801.42	6"	802.84	802.65	803.92	804.42
23	800.85	801.60	3"	803.02	802.15	804.10	804.60
29	820.66	821.41	3"	822.83	822.85	823.91	824.41
30	820.66	821.41	3"	822.83	822.65	823.91	824.41
38	822.09	822.84	3"	824.26	823.85	825.34	825.84
39	821.00	821.75	3"	823.17	822.95	824.25	824.75
40	819.99	820.74	6"	822.16	822.75	823.24	823.74
41	819.99	820.74	6"	822.16	822.85	823.24	823.74

PERVIOUS PAVEMENT & CONTROL STRUCTURE–MAINTENANCE AND INSPECTION		
Inspection Item	Maintenance Procedures	Frequency
Pervious Pavers	• Inspect and replace any cracked or damaged pavers.	Inspect once a year
Joint Aggregate	• Inspect Joint Aggregate for settlement – top dress if 50% has settled more than 1/2" • Inspect Joint Aggregate for clogging–greater than 40% clogged, vacuum and re–chip.	Inspect 1 year after Construction



PERVIOUS PAVEMENT OUTLET DETAIL



SECTION B-B - CROSS SECTION DETAIL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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

STORMWATER UNDERGROUND DETENTION DETAILS

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C016

SHEET NUMBER
16 OF 21

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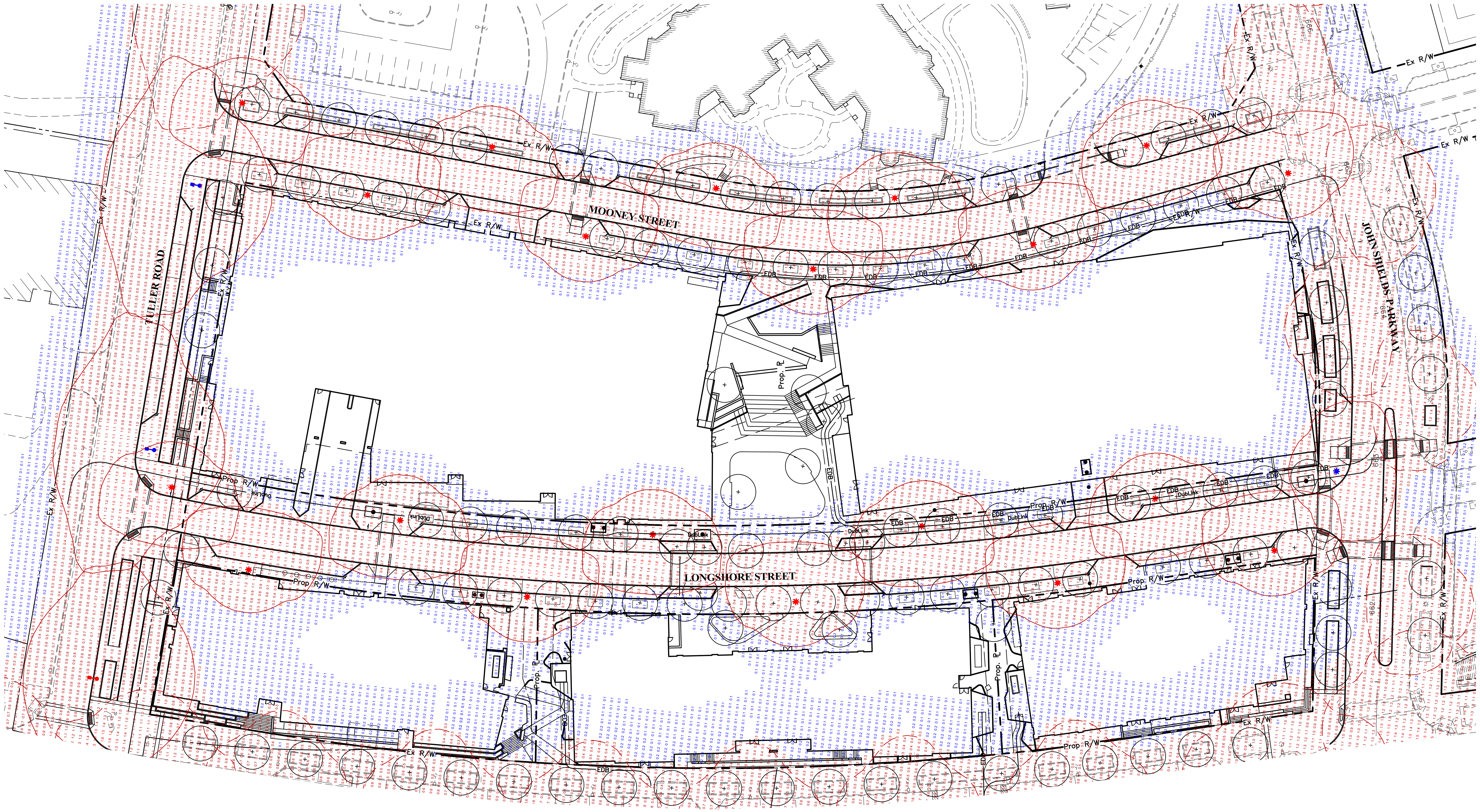
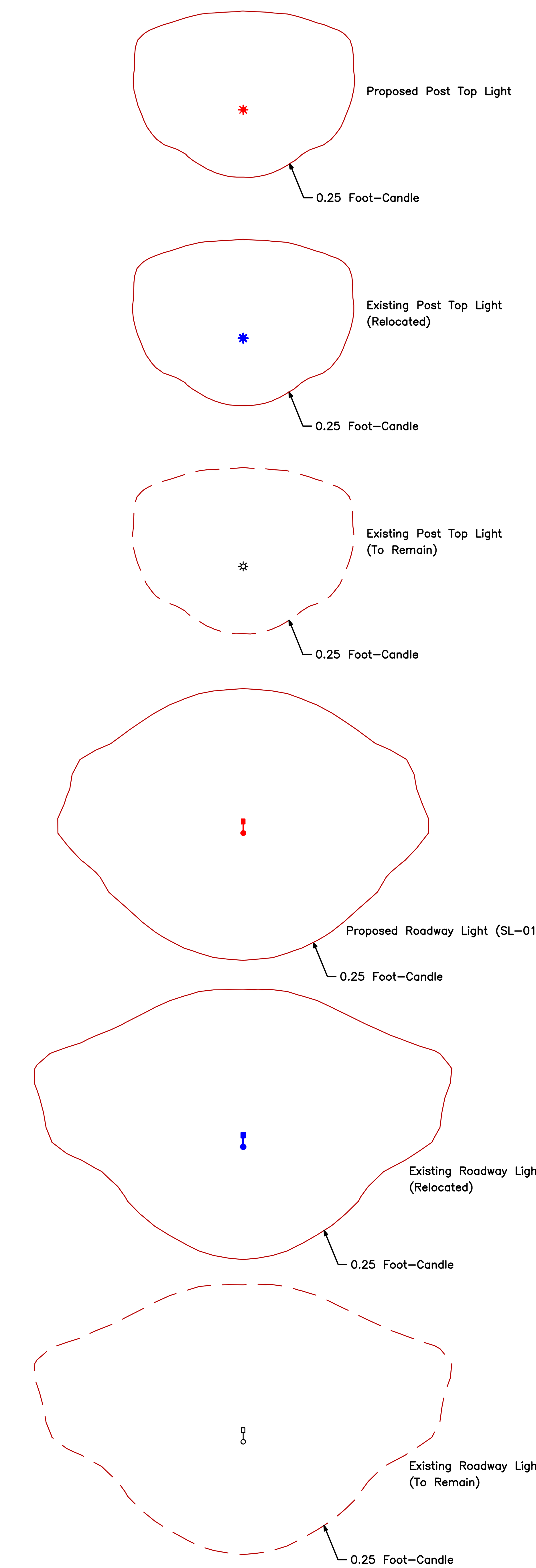
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026



PHOTOMETRIC LEGEND



0.1 - 0.2 Foot–Candles
0.3 - 1.4 Foot–Candles
1.5 & Greater Foot–Candles

PHOTOMETRIC STATISTICS

Description	Avg	Max	Min	Avg/Min	Max/Min
Ex. John Shields Parkway*	0.9 fc	1.8 fc	0.2 fc	4.5:1	9.0:1
Mooney Street	1.1 fc	2.6 fc	0.4 fc	2.8:1	6.5:1
Longshore Street	1.1 fc	2.5 fc	0.4 fc	2.8:1	6.3:1
Ex. Tuller Road*	0.9 fc	2.1 fc	0.4 fc	2.3:1	5.3:1

* Street lighting for existing streets have been designed to match existing lighting conditions.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

REVISION RECORD				
NO.	DATE	REVISION DESCRIPTION	ENG	DUB

EMH&T
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FINAL DEVELOPMENT PLAN
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

PHOTOMETRIC PLAN

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C017

SHEET NUMBER
17 OF 21

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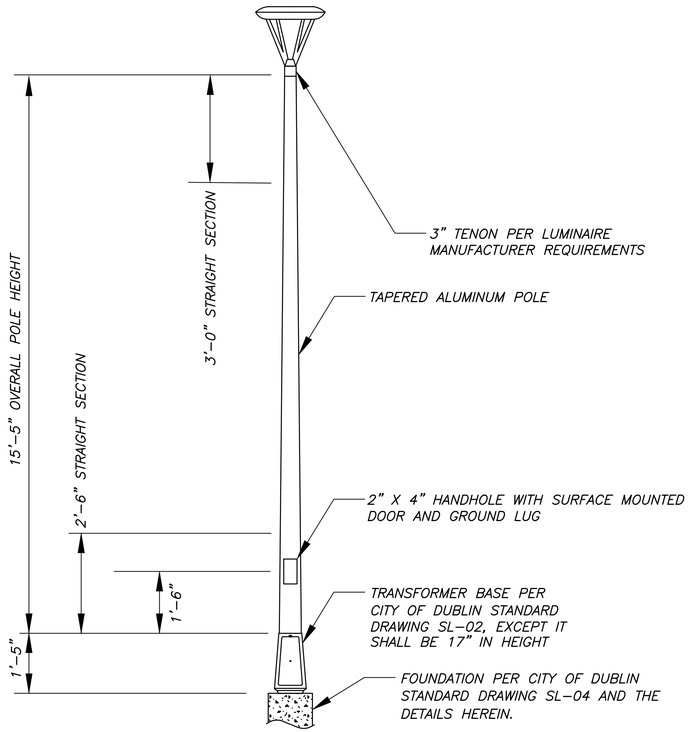
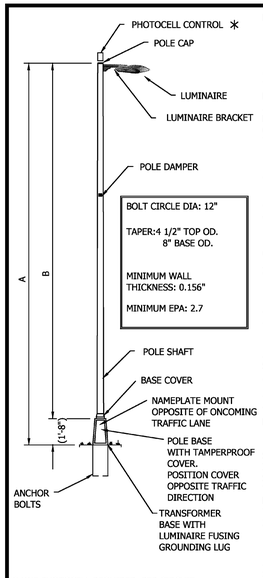




* ONE PHOTOCELL REQUIRED PER CIRCUIT

POLE DIMENSION	A	B
TYPE 1	36'-8"	35'-0"
TYPE 2	31'-8"	30'-0"
TYPE 3	26'-8"	25'-0"

GENERAL DESCRIPTION - ALUMINUM ROUND TAPERED ANCHOR BASE WITH FINISH: COLOR SHALL BE FEDERAL STANDARD #595-C, COLOR 20040 AS APPROVED BY THE CITY ENGINEER. THE PAINT SHALL BE A POWDER PAINT FINISHED TO A GLOSS OF 35% (AT 60 DEGREES) SPUN ALUMINUM FINISH WITH POLE CAP, TRANSFORMER BASE, BASE COVER AND BOLT COVERS.

POLE CAP - PROVIDE AN ORNAMENTAL ALUMINUM ALLOY CAP FASTENED VIA STAINLESS STEEL SCREWS.

POLE DAMPER - PROVIDE A SECOND MODE VIBRATION DAMPER ATTACHED TO MIDPOINT VIA WELDING. LOCATE INSIDE POLE. FACTORY INSTALLED.

BASE FLANGE - PROVIDE A ONE PIECE CAST SOCKET OF ALUMINUM ALLOY 356 THE FLANGE SHALL BE JOINED TO THE SHAFT BY MEANS OF CONTINUOUS WELD EXTERNALLY AND INTERNALLY.

BASE COVER - PROVIDE BOLT COVERS OF ALUMINUM ALLOY 43 AND STAINLESS STEEL SCREWS FOR ATTACHMENT.

MISCELLANEOUS HARDWARE - ALL NUTS, BOLTS, AND WASHERS USED IN THE FABRICATION OF THE POLE SHALL BE GRADE 18-8 STAINLESS STEEL EXCEPT FOR ANCHORAGE HARDWARE.

WRAPPING - EACH POLE SHAFT SHALL BE WRAPPED WITH PROTECTIVE PAPER SECURED IN PLACE. ALL PARTS SHALL BE BOXED AND/OR BANDED.

POLE SHAFT - THE SHAFT SHALL BE ONE-PIECE SEAMLESS WITH A MINIMUM WALL THICKNESS OF 0.156 INCHES, ROUND TAPERED TUBE OF ALLOY 6063 AND SHALL BE FULL-LENGTH TEMPERED AFTER WELDING ON TOP BASE FLANGE TO PRODUCE THE T6 TEMPER. THE ENTIRE POLE ASSEMBLY SHALL BE RATED @ 90 MPH WITH A 30% GUST FACTOR FOR AN EPA. MINIMUM OF 2.7 TEMPLATE CUT FOR LUMINAIRE.

APPROVED MANUFACTURER - HAPCO SERIES 52, LEXINGTON/VALMONT OR APPROVED EQUAL.

Date: 01/01/2020

City of Dublin
OHIO, USA
ENGINEERING

STANDARD DRAWING

LIGHT POLE

SHEET 1 OF 1 | DRAWING NO. **SL-03**

THE EDGE® Series

LED Area Luminaire – Round

Rev. Date: V14 06/25/2024

Product Description

THE EDGE® Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment, spun vented cover, high performance aluminum heat sinks and leaf/debris guard.
Applications: Auto Dealerships, parking lots, campuses, facade lighting and general site lighting applications

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 25,065

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/-300K), 4000K (+/-300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years for luminaire/10 years for Colorfast DeltaGuard® finish / up to 5 years for Synapse® accessories/1 year for accessories

*See https://www.creelighting.com/resources/warranties/ for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

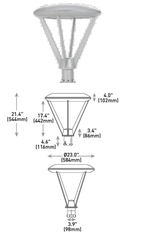
Accessories

Field-Installed

Bird Spikes
XA-BRDSPK
Synapse® SimplySnap 10V Interface
DIM10-220F
- 120V-277V
- Requires other Synapse components to complete system
- Refer to DIM10-220F spec sheet for details

Backlight Control Shields
XA-20BLS-4
- Four-pack
- Unpainted stainless steel
Shorting Cap
XA-XSLSHRT
NEMA® 3-Pin Photocell
C-ACC-A-PCELL-NEMA3-LV
- On/off functionality only
- Available with UL voltage only

R3 Mount
- Fits over 2-3/8" to 3" O.D. Tenon



LED Count (x10)	Weight
04	33.8 lbs. (15.3kg)
06	35.2 lbs. (15.9kg)
08	37.0 lbs. (16.8kg)
10	40.7 lbs. (18.5kg)
12	42.4 lbs. (19.3kg)

R4/R5 Mount - see page 14 for weight & dimensions

Ordering Information

Example: ARE-EDR-2M-R3-12-E-UL-SV-350

ARE-EDR					E				
Family	**Optic**		**Mounting***	**LED Count (x10)**	**Series**	**Voltage**	**Finish**	**Drive Current**	**Options**
ARE-EDR	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/ Partial BLS **3M** Type III Medium **3MB** Type III Medium w/BLS	**3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS **4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short	**R3** Spider, Center Tenon, Fits over 2-3/8" to 3" OD Tenon **R4** Spider, Center Direct, Fits inside 4" Square Pole **R5** Spider, Center Direct, Fits inside 5" Round Pole	**04**** **06**** **08** **10** **12**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 40-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML options **F Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **HL Hi/Low (Dual Circuit Input)** - Refer to HL spec sheet for details - Sensor not included **P Button Photocell** - Available with UL voltage only **PML Programmable Multi-Level, 20-40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **R NEMA® 3-Pin Photocell Receptacle** - 3-pin receptacle per ANSI C136.10 - Not available with SA mount - Intended for downlight applications with maximum 45° tilt - Requires photocell or shorting cap by others - Refer to PML spec sheet for availability with PML options **30K 3000K Color Temperature** - Minimum 80 CRI - Color temperature per luminaire **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire **50K 5000K Color Temperature** - Minimum 90 CRI - Color temperature per luminaire **TRL Amber Turtle Friendly LEDs** - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance
FLD-EDG	**2S** 25° Flood **4D** 40° Flood	**7D** 70° Flood **SN** Sign	**N4** NEMA® 6						

			AA Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm						
			AA Adjustable Arm **SA** Side Arm - Available with 20-60 LEDs						

* Reference EPA and pole configuration suitability data on page 14
** Consists of multiple 20 LED light bars. 40, 60, and 80 LED units use blanks as needed in place of populated light bars

THE EDGE® Series

LED Area/Flood Luminaire

Rev. Date: V14 06/24/2024

Product Description

THE EDGE® Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 33,946 lumens

Input Power: 19 - 263 Watts

CRI: Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years for luminaire/10 years for Colorfast DeltaGuard® finish/5 years for PML sensors/1 year on accessories

*See https://www.creelighting.com/resources/warranties/ for warranty terms

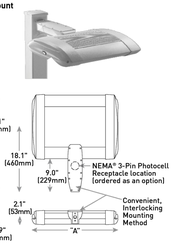
Accessories

Field-Installed

Bird Spikes
XA-BRDSPK
Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Backlight Control Shields
XA-20BLS-4
- Four-pack
- Unpainted stainless steel
Shorting Cap
XA-XSLSHRT
NEMA® 3-Pin Photocell
C-ACC-A-PCELL-NEMA3-LV
- On/off functionality only
- Available with UL voltage only

DA Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Family	Optic	Mounting*	LED Count (x10)	Series	Voltage	Finish	Drive Current	Options
ARE-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/ Partial BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS **4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short	**AA** Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm **SA** Side Arm - Available with 20-60 LEDs	**02** **04** **06** **08** **10** **12** **14** **16**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML options **F Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **HL Hi/Low (Dual Circuit Input)** - Refer to HL spec sheet for details - Sensor not included **P Button Photocell** - Refer to PML spec sheet for availability with PML options - Available with UL voltage only **PML Programmable Multi-Level, 20-40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **R NEMA® 3-Pin Photocell Receptacle** - 3-pin receptacle per ANSI C136.10 - Not available with SA mount - Intended for downlight applications with maximum 45° tilt - Requires photocell or shorting cap by others - Refer to PML spec sheet for availability with PML options **30K 3000K Color Temperature** - Minimum 80 CRI - Color temperature per luminaire **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire **50K 5000K Color Temperature** - Minimum 90 CRI - Color temperature per luminaire **TRL Amber Turtle Friendly LEDs** - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance

* Reference EPA and pole configuration suitability data beginning on page 19

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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

STREET LIGHTING DETAILS

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C018

SHEET NUMBER
18 OF 21

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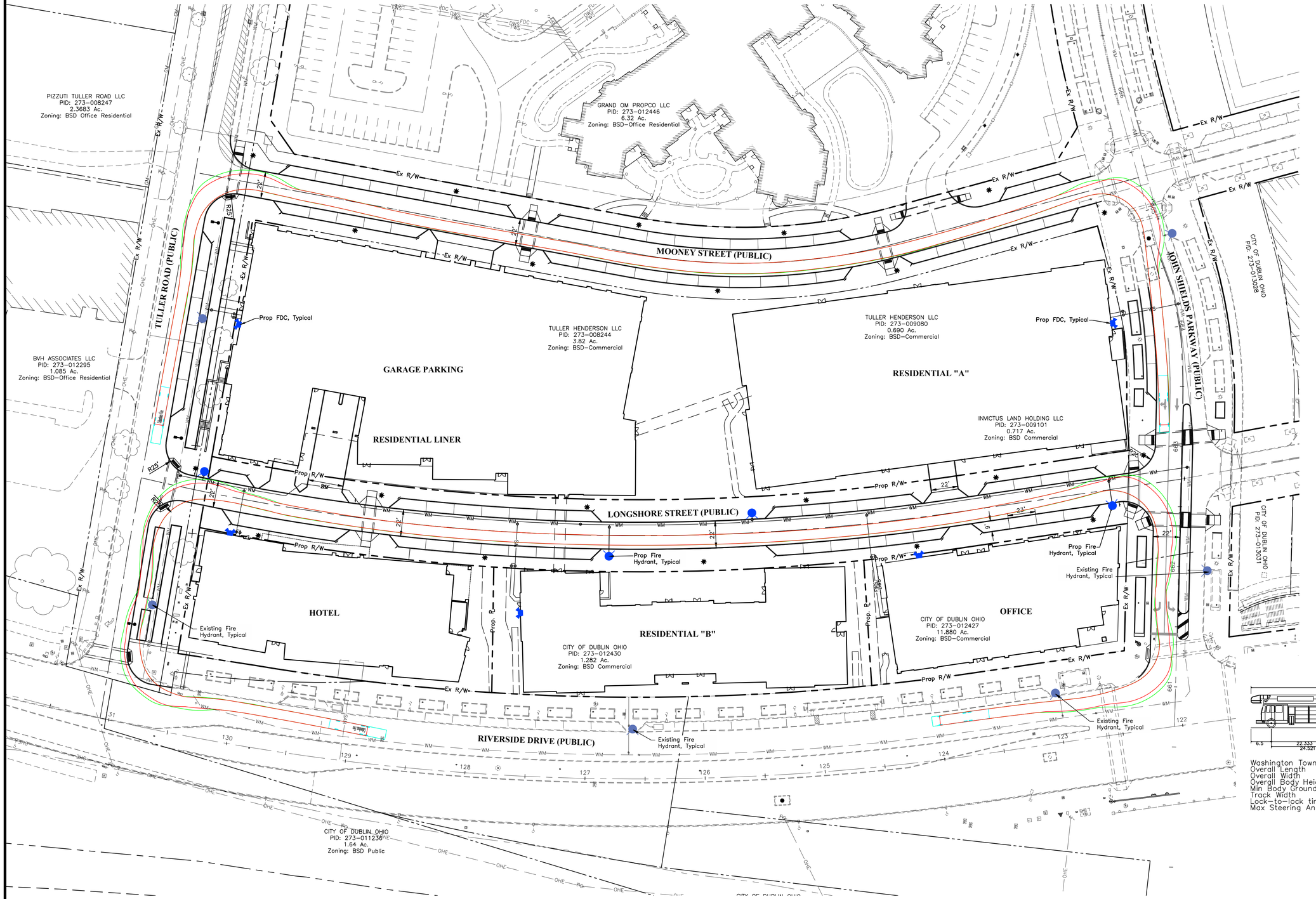

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

LEGEND

- Wheel Path – Forward
- Footprint of Truck Body – Forward
- Wheel Path – Reverse
- Footprint of Truck Body – Reverse

Washington Township Ladder Fire Truck

Overall Length	47.000ft
Overall Width	9.500ft
Overall Body Height	10.490ft
Min Body Ground Clearance	0.920ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	34.50°

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

FIRE TRUCK TURNING ANALYSIS

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C019

SHEET NUMBER
19 OF 21

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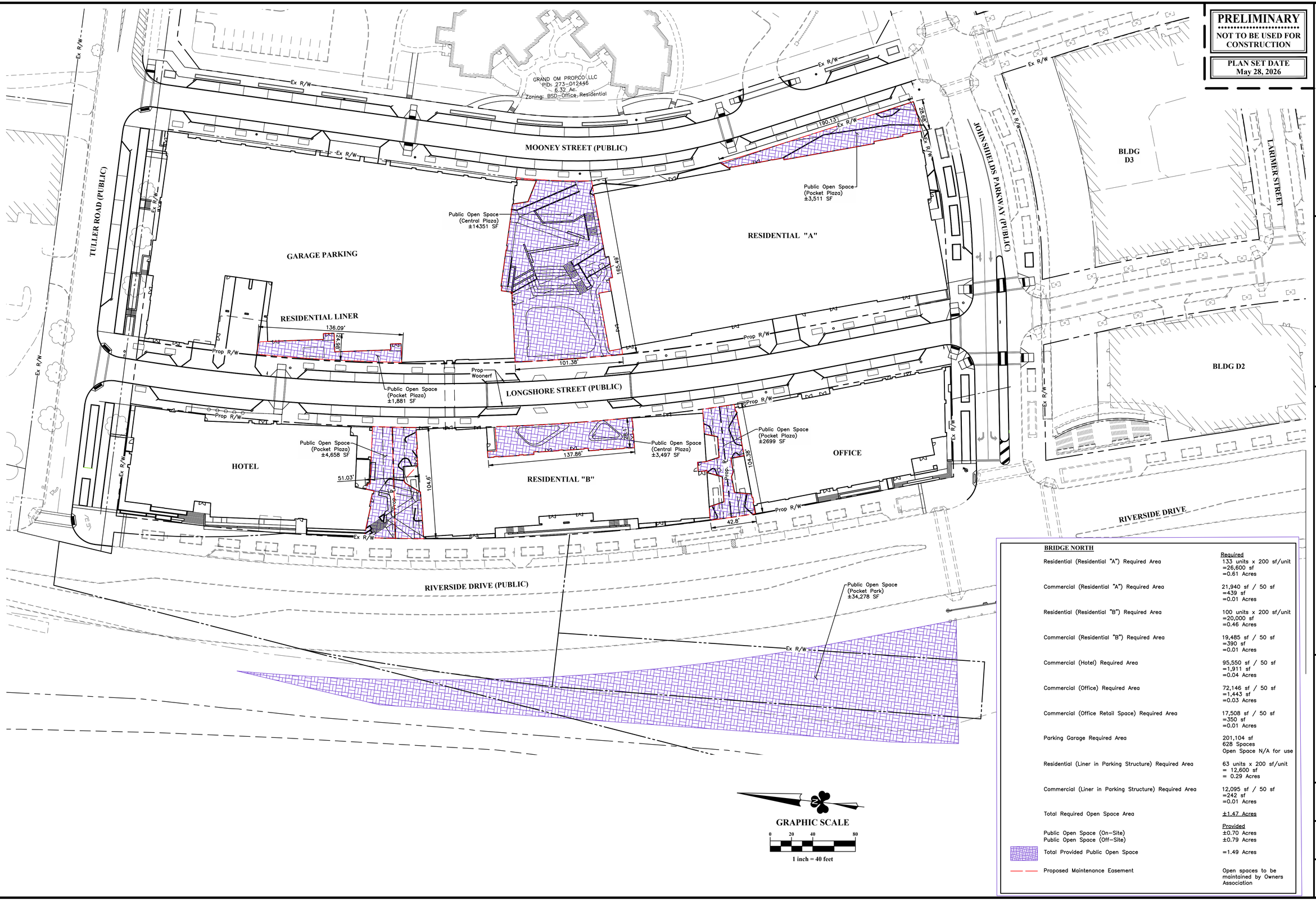

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NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

REVISION RECORD

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers Surveyors Planners Landscape Architects
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

BRIDGE NORTH

	Required
Residential (Residential "A") Required Area	133 units x 200 sf/unit =26,600 sf =0.61 Acres
Commercial (Residential "A") Required Area	21,940 sf / 50 sf =439 sf =0.01 Acres
Residential (Residential "B") Required Area	100 units x 200 sf/unit =20,000 sf =0.46 Acres
Commercial (Residential "B") Required Area	19,485 sf / 50 sf =390 sf =0.01 Acres
Commercial (Hotel) Required Area	95,550 sf / 50 sf =1,911 sf =0.04 Acres
Commercial (Office) Required Area	72,146 sf / 50 sf =1,443 sf =0.03 Acres
Commercial (Office Retail Space) Required Area	17,508 sf / 50 sf =350 sf =0.01 Acres
Parking Garage Required Area	201,104 sf 628 Spaces Open Space N/A for use
Residential (Liner in Parking Structure) Required Area	63 units x 200 sf/unit = 12,600 sf = 0.29 Acres
Commercial (Liner in Parking Structure) Required Area	12,095 sf / 50 sf =242 sf =0.01 Acres
Total Required Open Space Area	±1.47 Acres
	Provided
Public Open Space (On-Site)	±0.70 Acres
Public Open Space (Off-Site)	±0.79 Acres
Total Provided Public Open Space	=1.49 Acres
Proposed Maintenance Easement	Open spaces to be maintained by Owners Association

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

OPEN SPACE PLAN

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C020

SHEET NUMBER
20 OF 21

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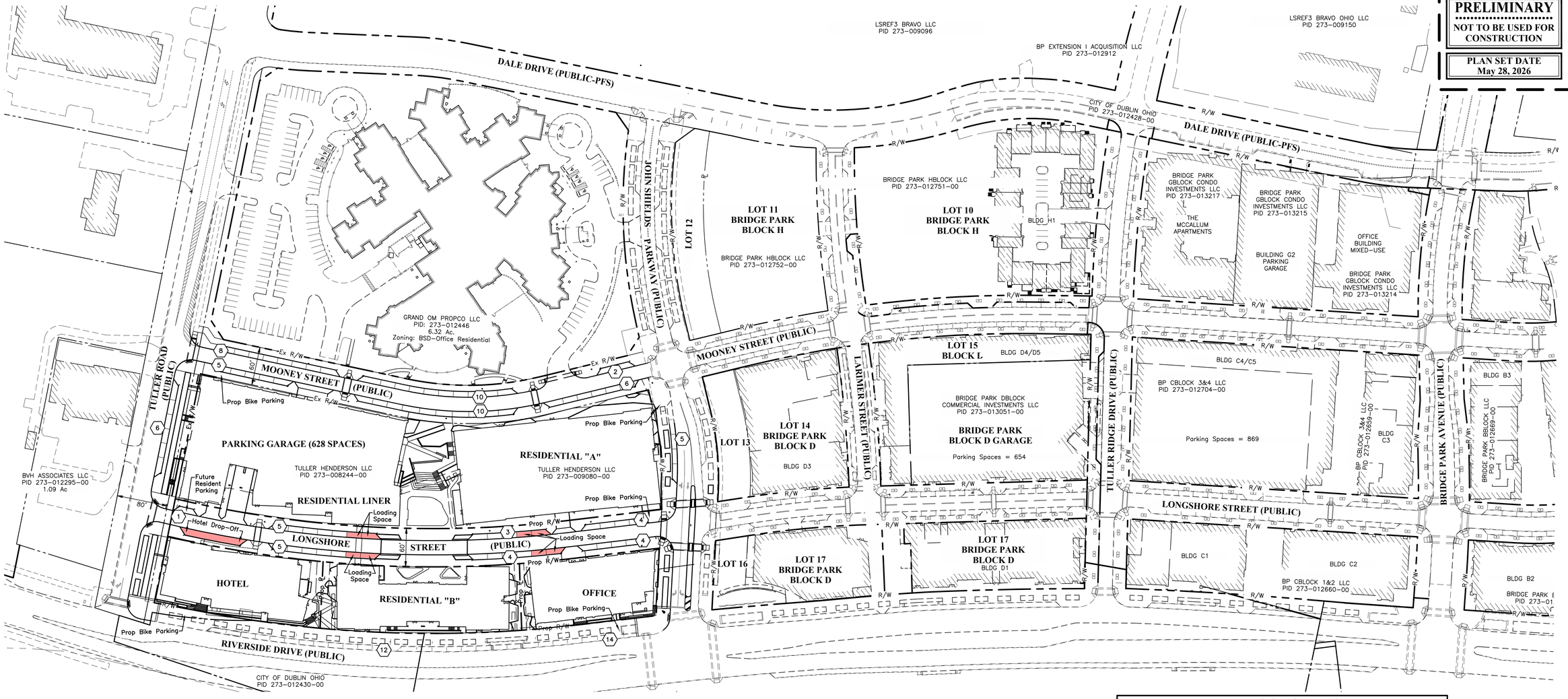

LEGEND

On-Street Parking: 110 Spaces

Loading Spaces: 8 Spaces

GRAPHIC SCALE

0 40 80 160

1 inch = 80 feet

PARKING CALCULATION

USE	SQUARE FOOTAGE/UNITS	REQUIRED
Dwelling, Multiple-Family Studio / 1 Bedroom	175 units	1/unit=175
Dwelling, Multiple-Family 2 Bedroom	95 units	1.5/unit=143
Dwelling, Multiple-Family 3 Bedroom	24 units	2/unit=48
Retail, General	43,509 sf	3/1000 sf = 131
Eating and Drinking	17,662 sf	10/1000 sf = 177
Hotel	150 guest rooms	2 per 3 guest rooms = 100
Hotel Accessory	19,035 sf	4/1000 sf = 77
Office, General	60,787 sf	3/1000 sf = 183
Parking, Structure	309,092 sf	N/A
Total Required		957
Provided Parking (On Street/In Garage)		738 Total (110/628)
Required ADA Parking (Van/Standard)		15 Total (3/12)
ADA Parking Provided (Van/Standard)		16 Total (6/10)
Provided Bicycle Parking		202 (In Garage)
Required Bicycle Parking		1 space/2 dwelling units (147) + 1 space/10 commercial parking spaces (55) = 202

Note: A ULI shared parking analysis and parking plan will be completed during Final Development Plan.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 28, 2026

REVISION RECORD

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EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers Surveyors Planners Scientists
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Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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

OVERALL SITE PLAN & PARKING PLAN

May 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25-026-COM

DRAWING NUMBER
C021

SHEET NUMBER
21 OF 21

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FINAL DEVELOPMENT
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
MAY 28, 2026

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

ZONE 1
BUILDING C

ZONE 2

ZONE 3
BUILDING A

ZONE 4
HOTEL

ZONE 5
BUILDING B

ZONE 6
OFFICE

MOONEY STREET
LONGSHORE STREET
RIVERSIDE DRIVE
TULLER ROAD
JOHN SHIELDS PARKWAY
3 ADA VAN
UP
DN

0 15' 30' 60'
SCALE: 1" = 30'-0"

EDGE
330 W. Spring Street, Suite 350
Columbus, OH 43215
614.486.3343
www.edgeltd.com

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

OVERALL SITE PLAN
MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

DRAWING NUMBER
L1.01

SHEET NUMBER
OF

Symbol	Qty	Label	LLF	Lumen Lumens	[MISSING]	Description	Filename	Lumens Watts	Mounting Height
	7	A	0.900	653	LEDS ENGINES	19674BA30MD40HBSHA4C_730	19674BA30MD40HBSHA4C_730.ies	9.5	2.8
	44	C	0.900	770		19674BA30MD40HBSHA4C_730 Glare	19674BA30MD40HBSHA4C_730.ies	9.5	2.8
	46	D	0.900	1000	2024	30000_2024_IES	30000_2024_IES.ies	25	1, 2, 3, 4, 5, 7
	175	E	0.900	290	1x1 LMCv4 / 18.02.2011 / n/a	PREPRA-175 PREPRA_220714 1713.0mm	PREPRA-220714 1713.0mm.ies	3	0.8
	12	F	0.900	4430	Lanthaus Forma	GLDS-3-040-30K-7x4RG-SWW3-F1-DM	GLDS-3-040-30K-7x4RG-SWW3-F1-DM.ies	44	14
	2	G	0.900	6406	Lanthaus Forma	GLDX-5-SSO-30K-7x7RG-BDK3KIT HF FD 20FT PCKD	GLDX-5-SSO-30K-7x7RG-BDK3KIT HF FD 20FT PCKD.ies	62	14
	2	G1	0.900	6406	Lanthaus Forma	GLDX-5-SSO-30K-7x7RG-BDK3KIT 1.7 FLDFT PCKD	GLDX-5-SSO-30K-7x7RG-BDK3KIT 1.7 FLDFT PCKD.ies	62	12

PHOTOMETRIC STUDY
Scale: 1/16" = 1' - 0"

FINAL DEVELOPMENT
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
MAY 28, 2026

REVISION RECORD

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EDGE
330 W. Spring Street, Suite 350
Columbus, OH 43215
614.486.3343
www.edgela.com

FINAL DEVELOPMENT PLAN

BRIDGE NORTH

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

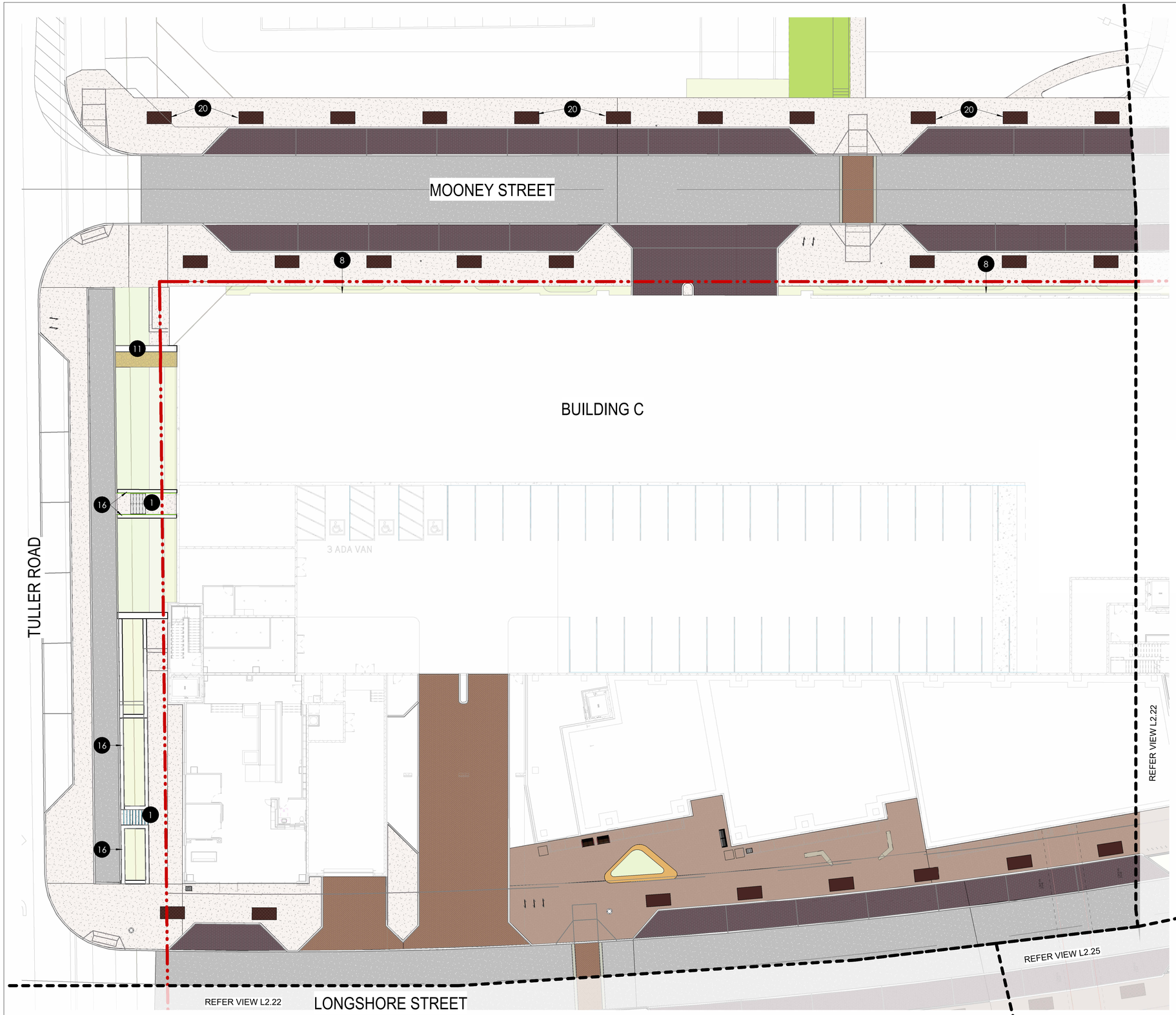
LIGHTING PLAN

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

DRAWING NUMBER
L1.02

SHEET NUMBER
OF



CODED NOTES

1. CAST IN PLACE STAIRS W. GALVANIZED STEEL HAND RAILING
2. WATER FEATURE
3. PRECAST CONCRETE STAIRS W. GALVANIZED STEEL HAND RAILING
4. AMPHITHEATER SEATING
   - PRECAST CONCRETE WITH WOOD TOPPING
   - DECORATIVE REVEAL LIGHTING
5. ILLUMINATED HANDRAIL
6. POLE LIGHTS
7. UTILITY ENCLOSURE
8. TRELLIS
   -MFR: CITYSCAPES
   -PRODUCT: NATURESCREEN DMT
   -SIZE: 4' x 10'
   -MATERIAL: EXTRUDED ALUMINUM POWDERCOATED MESH
9. SEAT WALLS
10. CORTEN PLANTER
11. LIMESTONE BLOCK SEATING
12. ON GRADE CUSTOM SEATING WITH PLANTING
13. CURBED PLANTERS
14. SCREENING PANELS
    -SEE SHEET L3.01
15. GLASS RAILING
16. SITE WALL
17. OVERLOOK WALL
18. FLUSH GRANITE BANDING
19. STEEL EDGING
20. TREE GRATE
21. DECORATIVE GRAVEL
22. DECORATIVE PANEL
23. STEPPING STONE

FINAL DEVELOPMENT
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
MAY 28, 2026

MATERIALS LEGEND

- **CONCRETE PAVING - PEDESTRIAN**
  -FINE BROOM FINISH
- **AGGREGATE**
  -STABILIZED DECOMPOSED GRANITE
- **BRICK PAVING - PEDESTRIAN**
  -MFR: ENDICOTT CLAY PRODUCTS
  -PRODUCT: 50/50 BLEND OF DARK IRONSPOT & MEDIUM #46 IRONSPOT
  -SIZE: 4" x 8" x 2-1/4"
  -RUNNING BOND
- **BRICK PAVING - VEHICULAR**
  -MFR: ENDICOTT CLAY PRODUCTS
  -PRODUCT: EQUAL MIX OF DARK IRONSPOT, MEDIUM #46 IRONSPOT, AND MANGANESE IRONSPOT
  -SIZE: 4" x 8" x 2-5/8"
  -RUNNING BOND
- **BRICK PARKING LANE**
  -MFR: ENDICOTT CLAY PRODUCTS
  -PRODUCT: MANGANESE IRONSPOT
  -SIZE: 4" x 8" x 2-1/4"
  -RUNNING BOND
- **CONCRETE PAVER**
  -MFR: UNILOCK
  - PRODUCT: SERIES 3000 W/ 2 DIFFERENT AGGREGATE MIXES
- **NATURAL STONE PAVING**
  -2" THICKNESS
- **ASPHALT**

NOTE:
- LEGENDS FOR REFERENCE PURPOSES ONLY.
- NOT ALL ITEMS LISTED BELOW ARE USED ON EACH SHEET.
- FOR SITE FURNISHINGS REFER TO SPECS.

FURNISHINGS LEGEND

- **SITE BENCH B1**
  -MFR: LANDSCAPE FORMS
  -PRODUCT: ESCOFET LINE
  - MILENIO
  - TWIG
- **SITE BENCH B2**
  -MFR: STREETLIFE
  -PRODUCT: DRIFTER BENCH
- **SITE BENCH B3**
  -MFR: LANDSCAPE FORMS
  -PRODUCT: AUSTIN BENCH
- **BISTRO SET**
  -MFR: FERMOB
  -PRODUCT: BISTRO
  -30.5" ROUND TABLE
  -METAL POWDERCOATED CHAIR
- **ROCKING CHAIR**
  -MFR: FERMOB
  -PRODUCT: LUXEMBOURG
- **LOUNGE CHAIR**
  -MFR: SITEPIECES
  -PRODUCT: ALPINE
  -46ER DOUBLEWIDE
  -CASCADE DOUBLEWIDE
  -CASCADE
- **LITTER**
  -MFR: SITE PIECES
  -PRODUCT: MONOLINE 36 GAL. EDGE LITTER BIN
- **SEAT TOPPER**
  -MFR: SITE PIECES
  -PRODUCT: MONOLINE SEAT TOPPER
- **BIKE RACK**
  -MFR: SITE PIECES
  -PRODUCT: MONOLINE CORE BIKE RACK
- **TREE GRATE**
  -BRIDGE PARK STANDARD
  -CUSTOM CAST IRON TREE GRATE
  -SIZE: 4' x 8'
  -24" STRUCTURAL SOIL DEPTH AND EXTEND PAST TREE GRATE EXTENTS
- **SCULPTURAL SEATING**
  -MFR: METALCO
  -PRODUCT: STONE
- **BOLLARD**
  -MFR: HESSAMERICA
  -PRODUCT: REGOR 900
- **PLANTER**
  -MFR: TOURNESOL
  -PRODUCT: WS - 3600, WR - 6000, WR - 601824

0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"

REVISION RECORD

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EDGE
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FINAL DEVELOPMENT PLAN

BRIDGE NORTH

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

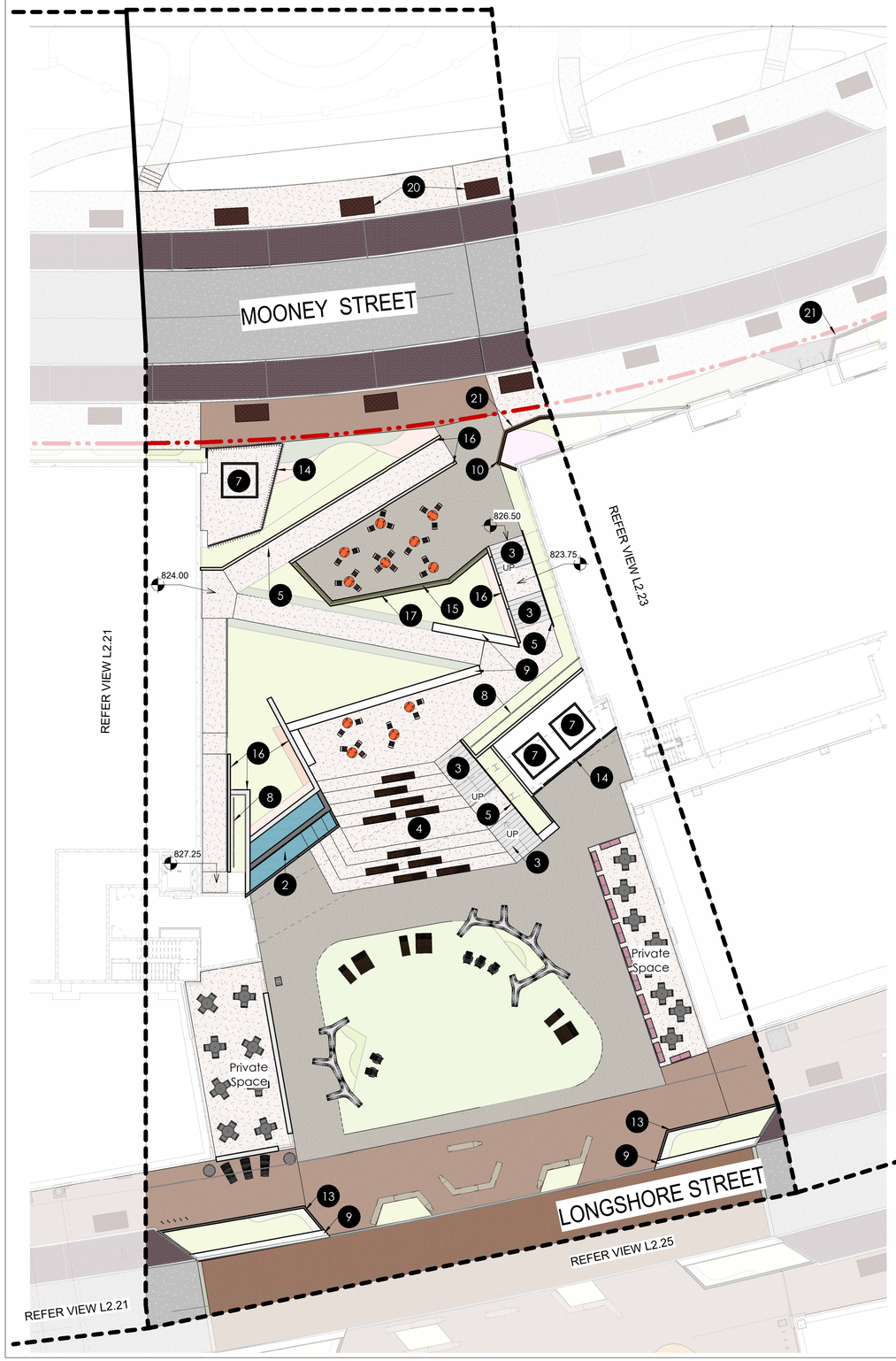
SITE MATERIALS PLAN - ZONE 1

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

DRAWING NUMBER
L2.21

SHEET NUMBER
OF



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2. WATER FEATURE
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SCALE: 1/16" = 1'-0"

FINAL DEVELOPMENT
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
MAY 28, 2026

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

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www.edgela.com

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

SITE MATERIALS PLAN - ZONE 2

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

DRAWING NUMBER
L2.22

SHEET NUMBER
OF

CODED NOTES

1. CAST IN PLACE STAIRS W. GALVANIZED STEEL HAND RAILING
2. WATER FEATURE
3. PRECAST CONCRETE STAIRS W. GALVANIZED STEEL HAND RAILING
4. AMPHITHEATER SEATING
   - PRECAST CONCRETE WITH WOOD TOPPING
   - DECORATIVE REVEAL LIGHTING
5. ILLUMINATED HANDRAIL
6. POLE LIGHTS
7. UTILITY ENCLOSURE
8. TRELLIS
   -MFR: CITYSCAPES
   -PRODUCT: NATURESCREEN DMT
   -SIZE: 4' x 10'
   -MATERIAL: EXTRUDED ALUMINUM POWDERCOATED MESH
9. SEAT WALLS
10. CORTEN PLANTER
11. LIMESTONE BLOCK SEATING
12. ON GRADE CUSTOM SEATING WITH PLANTING
13. CURBED PLANTERS
14. SCREENING PANELS
    -SEE SHEET L3.01
15. GLASS RAILING
16. SITE WALL
17. OVERLOOK WALL
18. FLUSH GRANITE BANDING
19. STEEL EDGING
20. TREE GRATE
21. DECORATIVE GRAVEL
22. DECORATIVE PANEL
23. STEPPING STONE

FINAL DEVELOPMENT
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
MAY 28, 2026

MATERIALS LEGEND

- **CONCRETE PAVING - PEDESTRIAN**
  -FINE BROOM FINISH
- **AGGREGATE**
  -STABILIZED DECOMPOSED GRANITE
- **BRICK PAVING - PEDESTRIAN**
  -MFR: ENDICOTT CLAY PRODUCTS
  -PRODUCT: 50/50 BLEND OF DARK IRONSPOT & MEDIUM #46 IRONSPOT
  -SIZE: 4" x 8" x 2-1/4"
  -RUNNING BOND
- **BRICK PAVING - VEHICULAR**
  -MFR: ENDICOTT CLAY PRODUCTS
  -PRODUCT: EQUAL MIX OF DARK IRONSPOT, MEDIUM #46 IRONSPOT, AND MANGANESE IRONSPOT
  -SIZE: 4" x 8" x 2-5/8"
  -RUNNING BOND
- **BRICK PARKING LANE**
  -MFR: ENDICOTT CLAY PRODUCTS
  -PRODUCT: MANGANESE IRONSPOT
  -SIZE: 4" x 8" x 2-1/4"
  -RUNNING BOND
- **CONCRETE PAVER**
  -MFR: UNILOCK
  - PRODUCT: SERIES 3000 W/ 2 DIFFERENT AGGREGATE MIXES
- **NATURAL STONE PAVING**
  -2" THICKNESS
- **ASPHALT**

NOTE:
- LEGENDS FOR REFERENCE PURPOSES ONLY.
- NOT ALL ITEMS LISTED BELOW ARE USED ON EACH SHEET.
- FOR SITE FURNISHINGS REFER TO SPECS.

FURNISHINGS LEGEND

- **SITE BENCH B1**
  -MFR: LANDSCAPE FORMS
  -PRODUCT: ESCOFET LINE
  - MILENIO
  - TWIG
- **SITE BENCH B2**
  -MFR: STREETLIFE
  -PRODUCT: DRIFTER BENCH
- **SITE BENCH B3**
  -MFR: LANDSCAPE FORMS
  -PRODUCT: AUSTIN BENCH
- **BISTRO SET**
  -MFR: FERMOB
  -PRODUCT: BISTRO
  -30.5" ROUND TABLE
  -METAL POWDERCOATED CHAIR
- **ROCKING CHAIR**
  -MFR: FERMOB
  -PRODUCT: LUXEMBOURG
- **LOUNGE CHAIR**
  -MFR: SITEPIECES
  -PRODUCT: ALPINE
  -46ER DOUBLEWIDE
  -CASCADE DOUBLEWIDE
  -CASCADE
- **LITTER**
  -MFR: SITE PIECES
  -PRODUCT: MONOLINE 36 GAL. EDGE LITTER BIN
- **SEAT TOPPER**
  -MFR: SITE PIECES
  -PRODUCT: MONOLINE SEAT TOPPER
- **BIKE RACK**
  -MFR: SITE PIECES
  -PRODUCT: MONOLINE CORE BIKE RACK
- **TREE GRATE**
  -BRIDGE PARK STANDARD
  -CUSTOM CAST IRON TREE GRATE
  -SIZE: 4' x 8'
  -24" STRUCTURAL SOIL DEPTH AND EXTEND PAST TREE GRATE EXTENTS
- **SCULPTURAL SEATING**
  -MFR: METALCO
  -PRODUCT: STONE
- **BOLLARD**
  -MFR: HESSAMERICA
  -PRODUCT: REGOR 900
- **PLANTER**
  -MFR: TOURNESOL
  -PRODUCT: WS - 3600, WR - 6000, WR - 601824

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

EDGE
330 W. Spring Street, Suite 350
Columbus, OH 43215
614.486.3343
www.edgeltd.com

FINAL DEVELOPMENT PLAN

BRIDGE NORTH

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

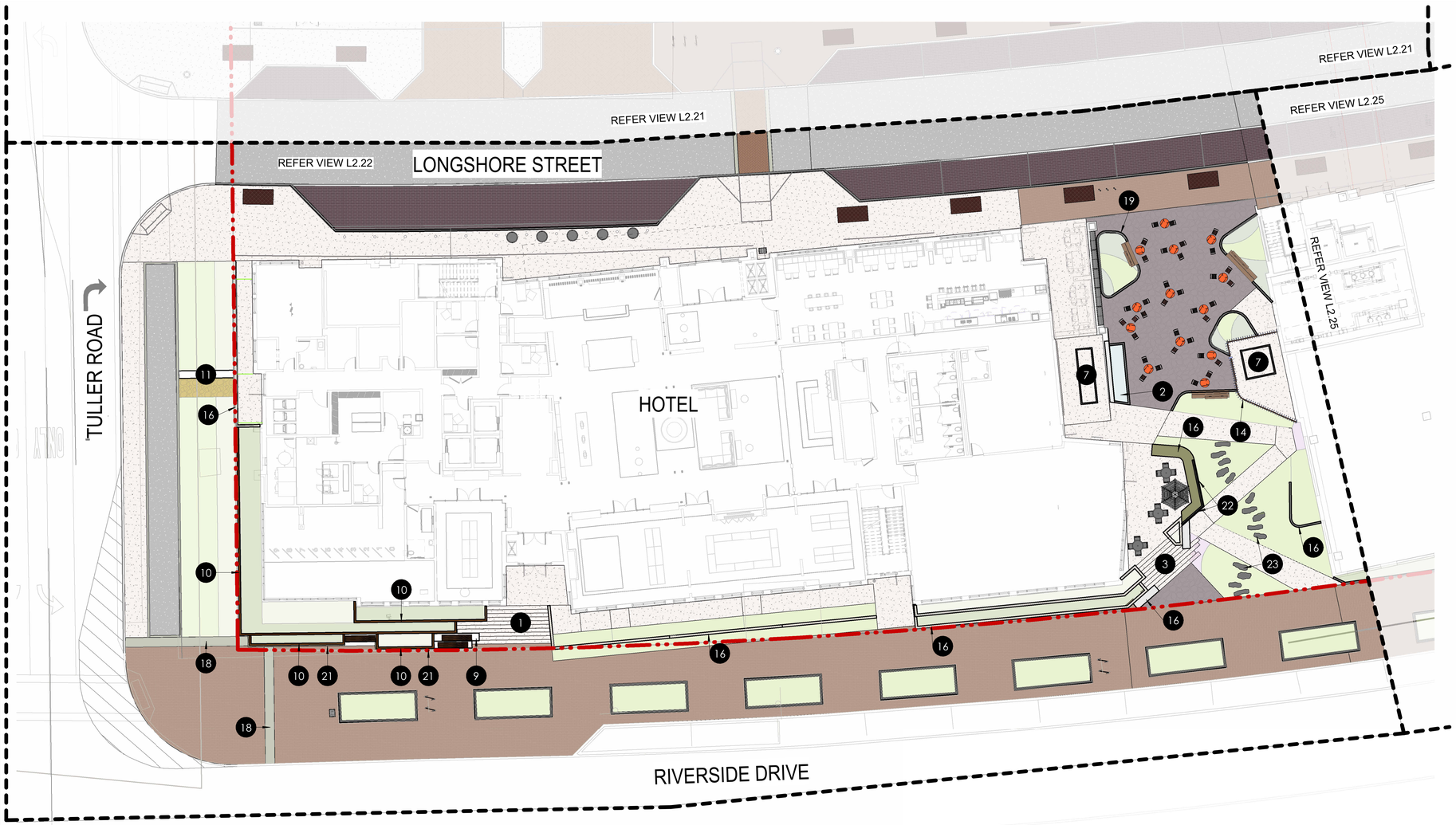
SITE MATERIALS PLAN - ZONE 3

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

DRAWING NUMBER
L2.23

SHEET NUMBER
OF



CODED NOTES

1. CAST IN PLACE STAIRS W. GALVANIZED STEEL HAND RAILING
2. WATER FEATURE
3. PRECAST CONCRETE STAIRS W. GALVANIZED STEEL HAND RAILING
4. AMPHITHEATER SEATING
   - PRECAST CONCRETE WITH WOOD TOPPING
   - DECORATIVE REVEAL LIGHTING
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6. POLE LIGHTS
7. UTILITY ENCLOSURE
8. TRELLIS
   -MFR: CITYSCAPES
   -PRODUCT: NATURESCREEN DMT
   -SIZE: 4' x 10'
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9. SEAT WALLS
10. CORTEN PLANTER
11. LIMESTONE BLOCK SEATING
12. ON GRADE CUSTOM SEATING WITH PLANTING
13. CURBED PLANTERS
14. SCREENING PANELS
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22. DECORATIVE PANEL
23. STEPPING STONE

FINAL DEVELOPMENT
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
MAY 28, 2026

MATERIALS LEGEND

- **CONCRETE PAVING - PEDESTRIAN**
  -FINE BROOM FINISH
- **AGGREGATE**
  -STABILIZED DECOMPOSED GRANITE
- **BRICK PAVING - PEDESTRIAN**
  -MFR: ENDICOTT CLAY PRODUCTS
  -PRODUCT: 50/50 BLEND OF DARK IRONSPOT & MEDIUM #46 IRONSPOT
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- **BRICK PARKING LANE**
  -MFR: ENDICOTT CLAY PRODUCTS
  -PRODUCT: MANGANESE IRONSPOT
  -SIZE: 4" x 8" x 2-1/4"
  -RUNNING BOND
- **CONCRETE PAVER**
  -MFR: UNILOCK
  - PRODUCT: SERIES 3000 W/ 2 DIFFERENT AGGREGATE MIXES
- **NATURAL STONE PAVING**
  -2" THICKNESS
- **ASPHALT**

NOTE:
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FURNISHINGS LEGEND

- **SITE BENCH B1**
  -MFR: LANDSCAPE FORMS
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  - TWIG
- **SITE BENCH B2**
  -MFR: STREETLIFE
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- **SITE BENCH B3**
  -MFR: LANDSCAPE FORMS
  -PRODUCT: AUSTIN BENCH
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  -PRODUCT: BISTRO
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  -PRODUCT: LUXEMBOURG
- **LOUNGE CHAIR**
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  -PRODUCT: ALPINE
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  -CASCADE DOUBLEWIDE
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- **LITTER**
  -MFR: SITE PIECES
  -PRODUCT: MONOLINE 36 GAL. EDGE LITTER BIN
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  -PRODUCT: MONOLINE SEAT TOPPER
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  -MFR: METALCO
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  -MFR: HESSAMERICA
  -PRODUCT: REGOR 900
- **PLANTER**
  -MFR: TOURNESOL
  -PRODUCT: WS - 3600, WR - 6000, WR - 601824

0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"

REVISION RECORD

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EDGE
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www.edgelc.com

FINAL DEVELOPMENT PLAN

BRIDGE NORTH

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

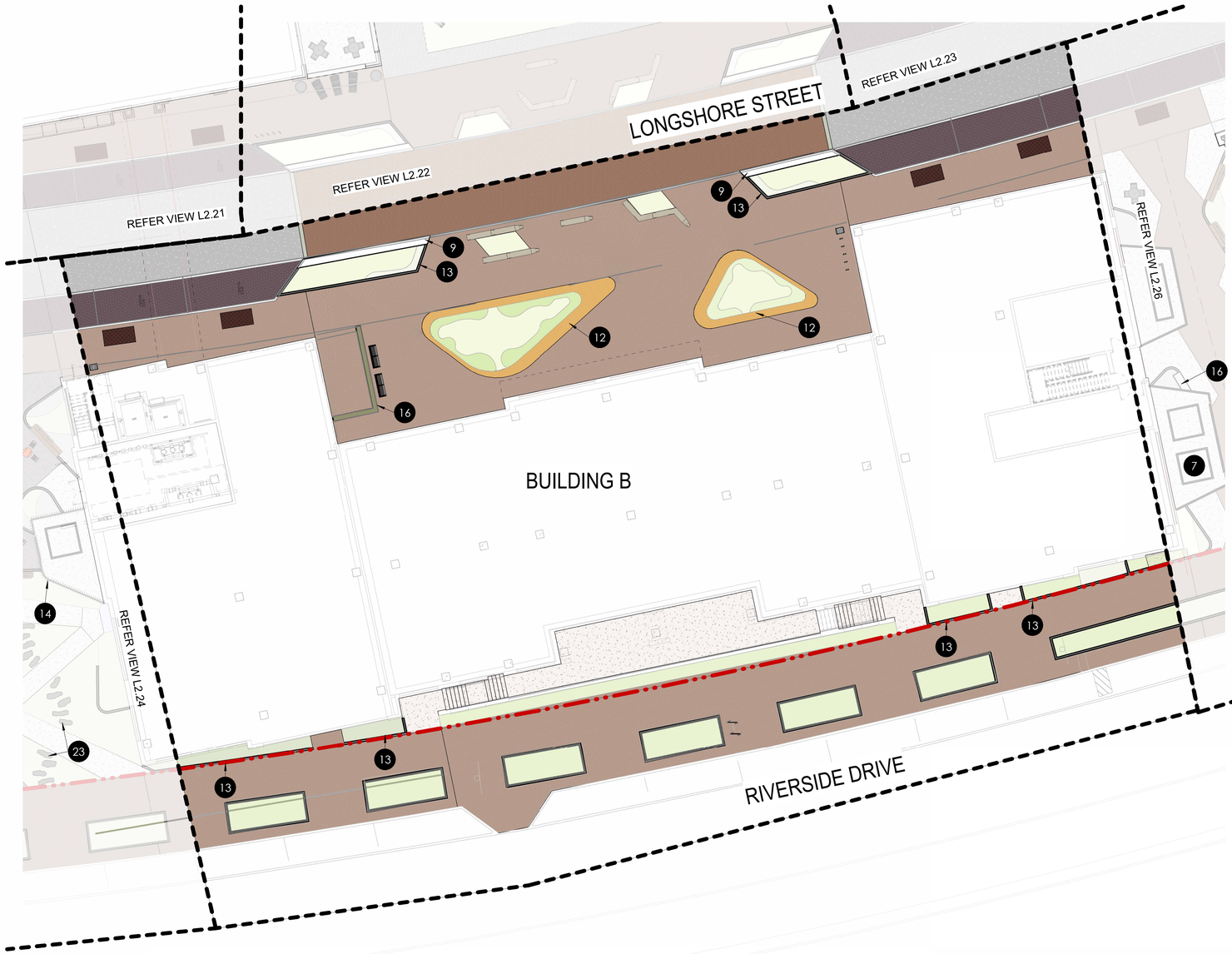
SITE MATERIALS PLAN - ZONE 4

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

DRAWING NUMBER
L2.24

SHEET NUMBER
OF



CODED NOTES

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   -MFR: CITYSCAPES
   -PRODUCT: NATURESCREEN DMT
   -SIZE: 4' x 10'
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FINAL DEVELOPMENT
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
MAY 28, 2026

MATERIALS LEGEND

- CONCRETE PAVING - PEDESTRIAN
  -FINE BROOM FINISH
- AGGREGATE
  -STABILIZED DECOMPOSED GRANITE
- BRICK PAVING - PEDESTRIAN
  -MFR: ENDICOTT CLAY PRODUCTS
  -PRODUCT: 50/50 BLEND OF DARK IRONSPOT & MEDIUM #46 IRONSPOT
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  -MFR: ENDICOTT CLAY PRODUCTS
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  -2" THICKNESS
- ASPHALT

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  -PRODUCT: STONE
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  -MFR: HESSAMERICA
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  -PRODUCT: WS - 3600, WR - 6000, WR - 601824

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REVISION RECORD

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EDGE
330 W. Spring Street, Suite 350
Columbus, OH 43215
614.486.3343
www.edgeltd.com

FINAL DEVELOPMENT PLAN

BRIDGE NORTH

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SITE MATERIALS PLAN - ZONE 5

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

DRAWING NUMBER
L2.25

SHEET NUMBER
OF

CODED NOTES

1. CAST IN PLACE STAIRS W. GALVANIZED STEEL HAND RAILING
2. WATER FEATURE
3. PRECAST CONCRETE STAIRS W. GALVANIZED STEEL HAND RAILING
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7. UTILITY ENCLOSURE
8. TRELLIS
   -MFR: CITYSCAPES
   -PRODUCT: NATURESCREEN DMT
   -SIZE: 4' x 10'
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22. DECORATIVE PANEL
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MATERIALS LEGEND

- CONCRETE PAVING - PEDESTRIAN
  -FINE BROOM FINISH
- AGGREGATE
  -STABILIZED DECOMPOSED GRANITE
- BRICK PAVING - PEDESTRIAN
  -MFR: ENDICOTT CLAY PRODUCTS
  -PRODUCT: 50/50 BLEND OF DARK IRONSPOT & MEDIUM #46 IRONSPOT
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- BRICK PAVING - VEHICULAR
  -MFR: ENDICOTT CLAY PRODUCTS
  -PRODUCT: EQUAL MIX OF DARK IRONSPOT, MEDIUM #46 IRONSPOT, AND MANGANESE IRONSPOT
  -SIZE: 4" x 8" x 2-5/8"
  -RUNNING BOND
- BRICK PARKING LANE
  -MFR: ENDICOTT CLAY PRODUCTS
  -PRODUCT: MANGANESE IRONSPOT
  -SIZE: 4" x 8" x 2-1/4"
  -RUNNING BOND
- CONCRETE PAVER
  -MFR: UNILOCK
  - PRODUCT: SERIES 3000 W/ 2 DIFFERENT AGGREGATE MIXES
- NATURAL STONE PAVING
  -2" THICKNESS
- ASPHALT

NOTE:
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FURNISHINGS LEGEND

- SITE BENCH B1
  -MFR: LANDSCAPE FORMS
  -PRODUCT: ESCOFET LINE
  - MILENIO
  - TWIG
- SITE BENCH B2
  -MFR: STREETLIFE
  -PRODUCT: DRIFTER BENCH
- SITE BENCH B3
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  -MFR: FERMOB
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  -PRODUCT: MONOLINE 36 GAL. EDGE LITTER BIN
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  -MFR: SITE PIECES
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  -PRODUCT: MONOLINE CORE BIKE RACK
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  -CUSTOM CAST IRON TREE GRATE
  -SIZE: 4' x 8'
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- PLANTER
  -MFR: TOURNESOL
  -PRODUCT: WS - 3600, WR - 6000, WR - 601824

0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"

FINAL DEVELOPMENT
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
MAY 28, 2026

REVISION RECORD

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EDGE
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FINAL DEVELOPMENT PLAN

BRIDGE NORTH

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

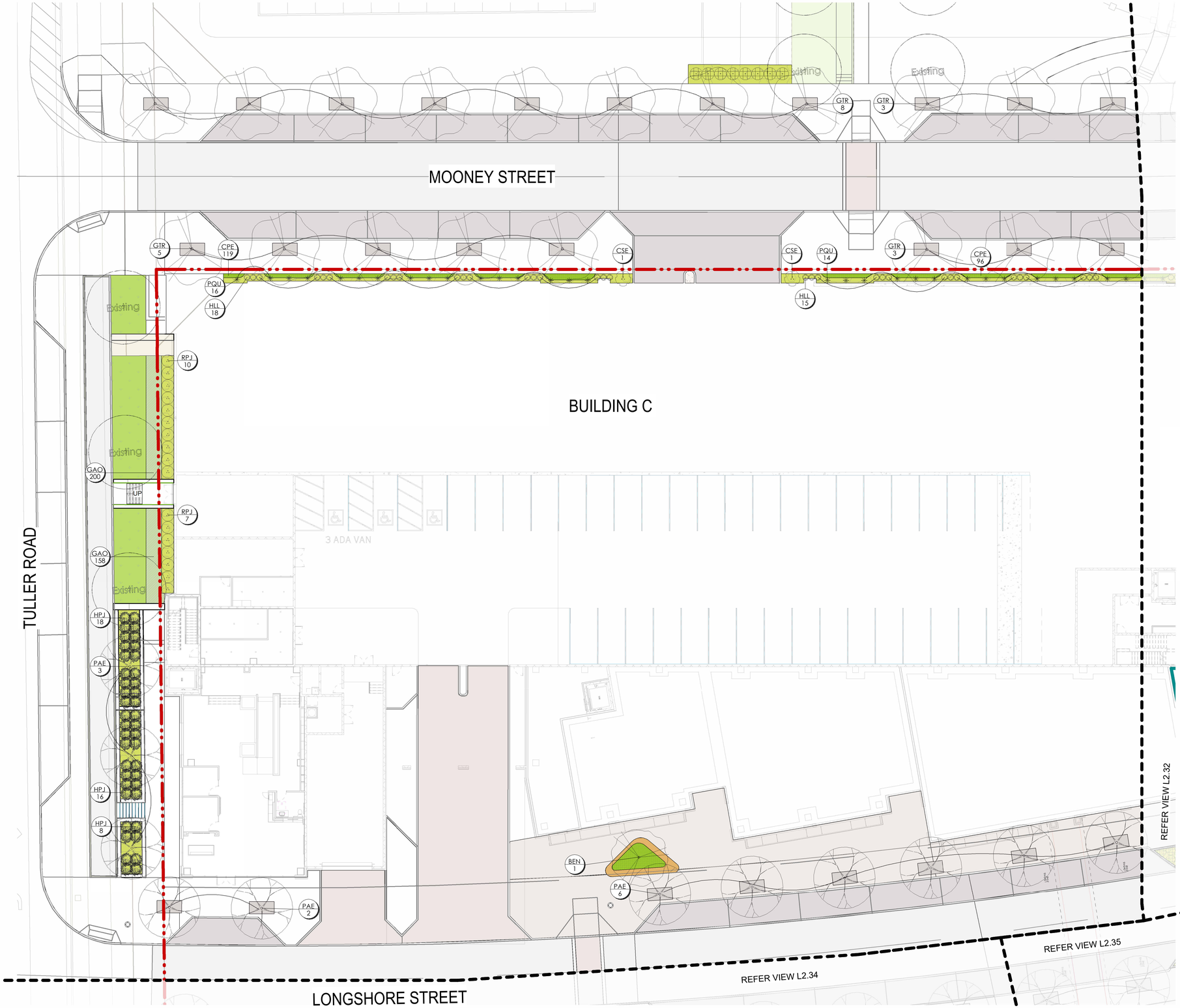
SITE MATERIALS PLAN - ZONE 6

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

DRAWING NUMBER
L2.26

SHEET NUMBER
OF



0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"

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EDGE
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FINAL DEVELOPMENT PLAN

BRIDGE NORTH

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

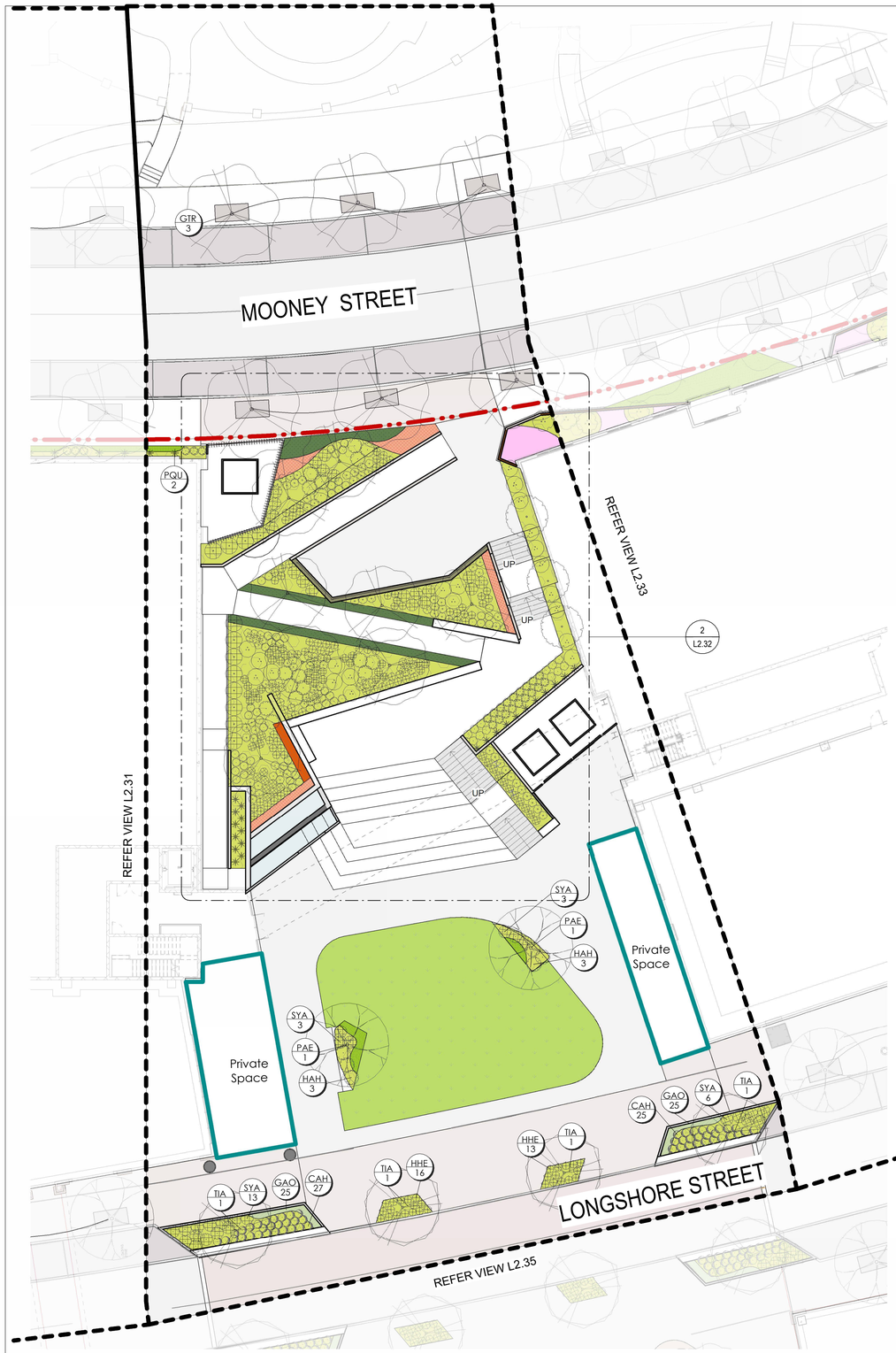
SITE PLANTING PLAN - ZONE 1

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

DRAWING NUMBER
L2.31

SHEET NUMBER
OF

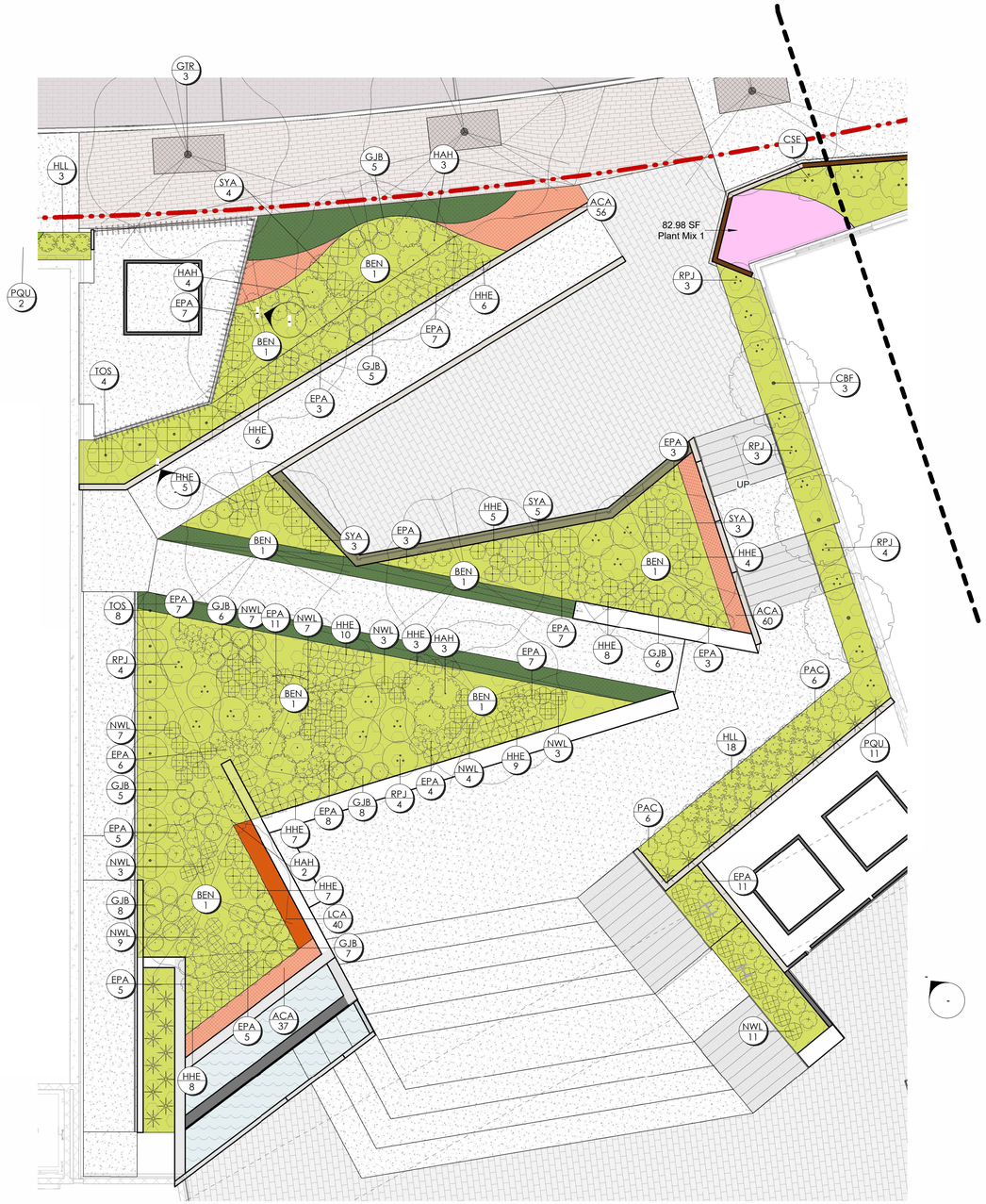


1 Planting - Zone 2

1/16" = 1'-0"

0 8'-0" 16'-0" 32'-0"

SCALE: 1/16" = 1'-0"



2 Planting - Zone 2 Enlargement

1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

FINAL DEVELOPMENT
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
MAY 28, 2026

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FINAL DEVELOPMENT PLAN

BRIDGE NORTH

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SITE PLANTING PLAN - ZONE 2

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

DRAWING NUMBER
L2.32

SHEET NUMBER
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FINAL DEVELOPMENT
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MOONEY STREET

JOHN SHIELDS PARKWAY

LONGSHORE STREET

BUILDING A

GTR 3
GTR 3
GTR 6
GTR 3
CSE 3
31.18 SF Plant Mix 1
CSE 3
163.83 SF Plant Mix 1
SJG 7
HAH 3
SJG 5
HAH 3
SJG 2
SJG 5
SEA 356
802.70 SF Plant Mix 1
SJG 5
CPE 33
SJG 7
SJG 9
CSE 2
CCA 7
GTR 4
HHE 8
SYA 9
EPA 9
CSE 3
HHE 8
CPE 666
SYA 4
HAH 2
RPA 69
SYA 8
RPA 92
HAH 3
SYA 4
PAE 4
PAE 4
UP
UP
UP
DN
DN
REFER VIEW L2.32
Private Space

0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"

FINAL DEVELOPMENT PLAN

BRIDGE NORTH

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

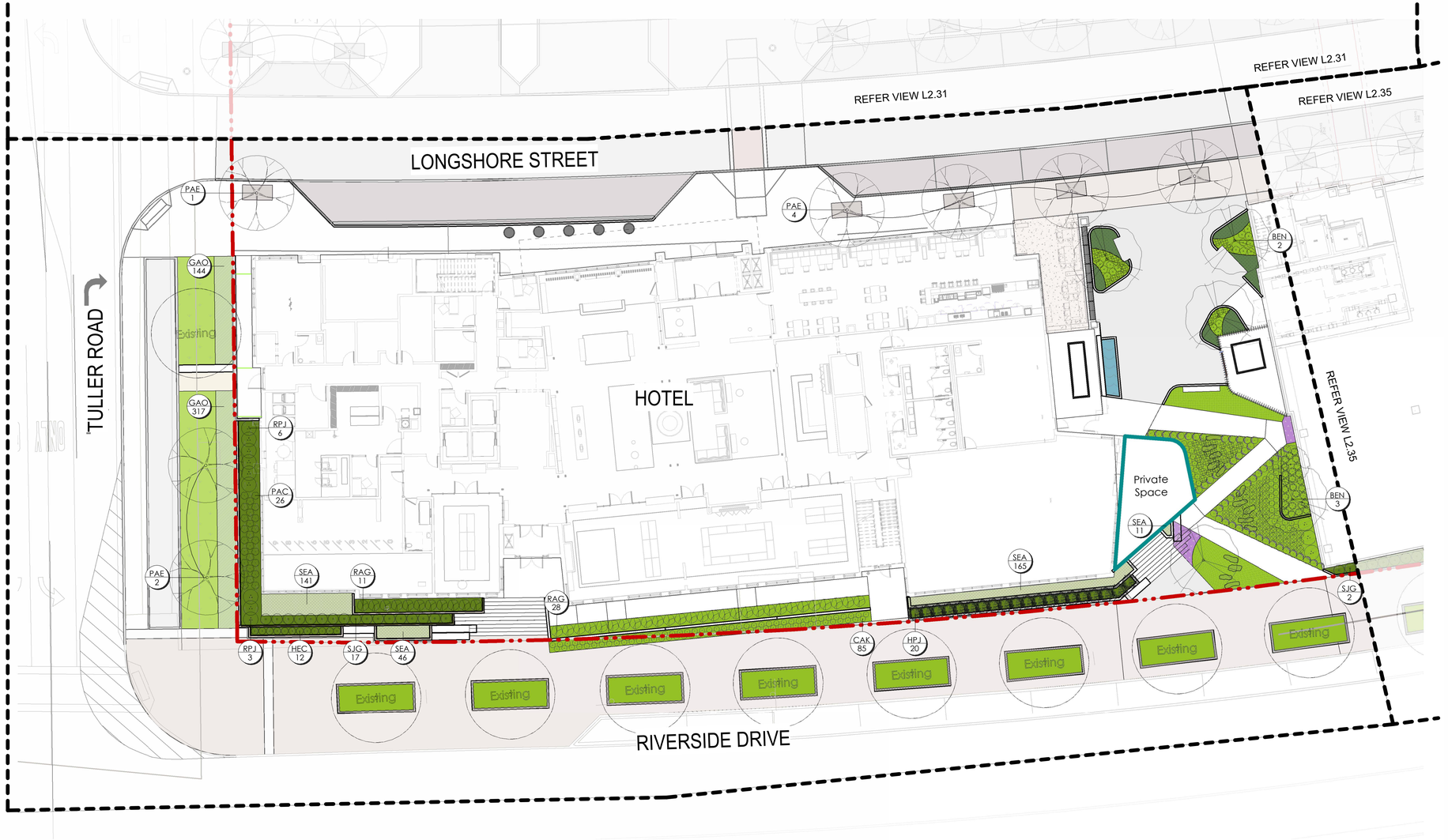
SITE PLANTING PLAN - ZONE 3

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

DRAWING NUMBER
L2.33

SHEET NUMBER
OF



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MAY 28, 2026

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

EDGE
330 W. Spring Street, Suite 350
Columbus, OH 43215
614.486.3343
www.edgeltd.com

FINAL DEVELOPMENT PLANTING PLAN

BRIDGE NORTH

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SITE PLANTING PLAN - ZONE 4

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

DRAWING NUMBER
L2.34

SHEET NUMBER
OF

0 8'-0" 16'-0" 32'-0"

SCALE: 1/16" = 1'-0"

FINAL DEVELOPMENT
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
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FINAL DEVELOPMENT PLAN

BRIDGE NORTH

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

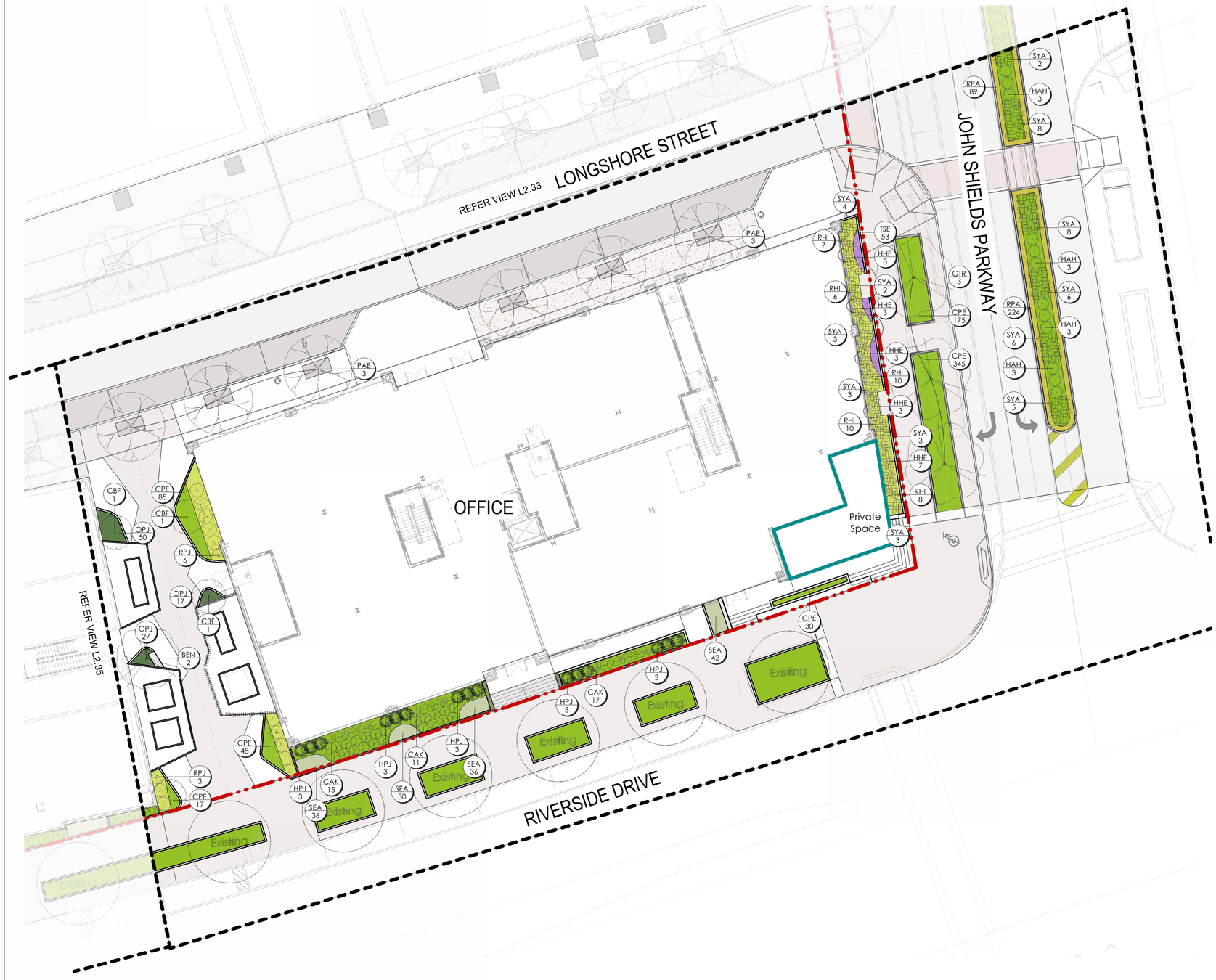
SITE PLANTING PLAN - ZONE 5

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

DRAWING NUMBER
L2.35

SHEET NUMBER
OF



0 8'-0" 16'-0" 32'-0"

SCALE: 1/16" = 1'-0"

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FINAL DEVELOPMENT PLAN

BRIDGE NORTH

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

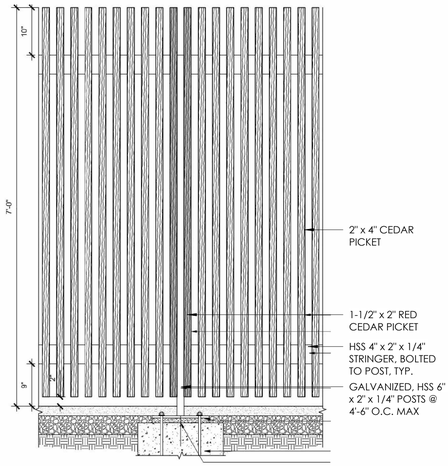
SITE PLANTING PLAN - ZONE 6

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

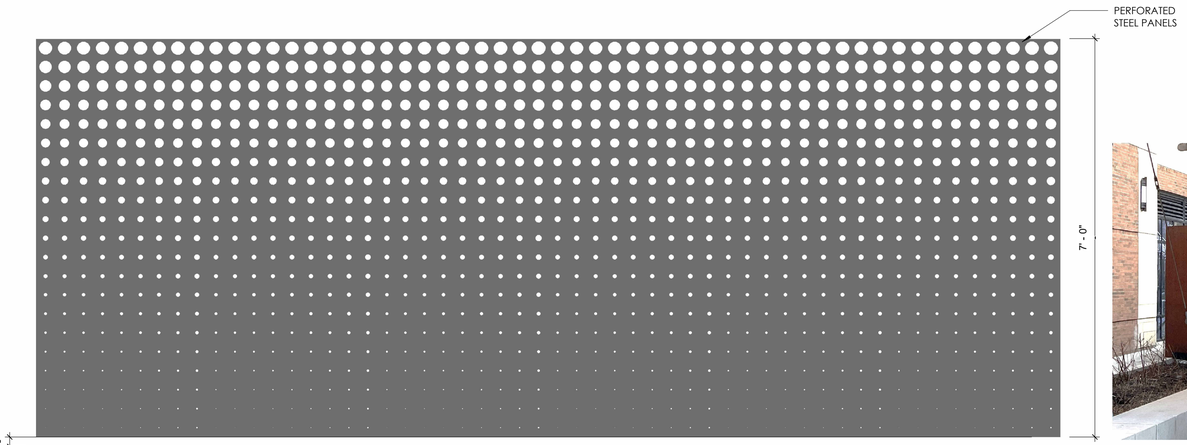
DRAWING NUMBER
L2.36

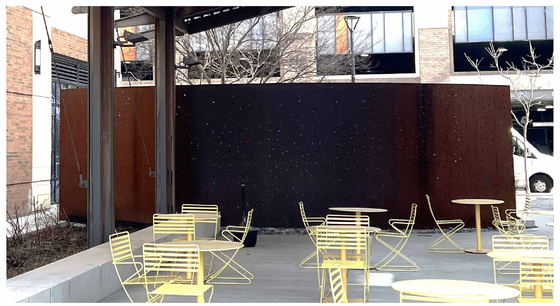
SHEET NUMBER
OF



1 WOODEN SLAT PRIVACY PANEL STANDARD

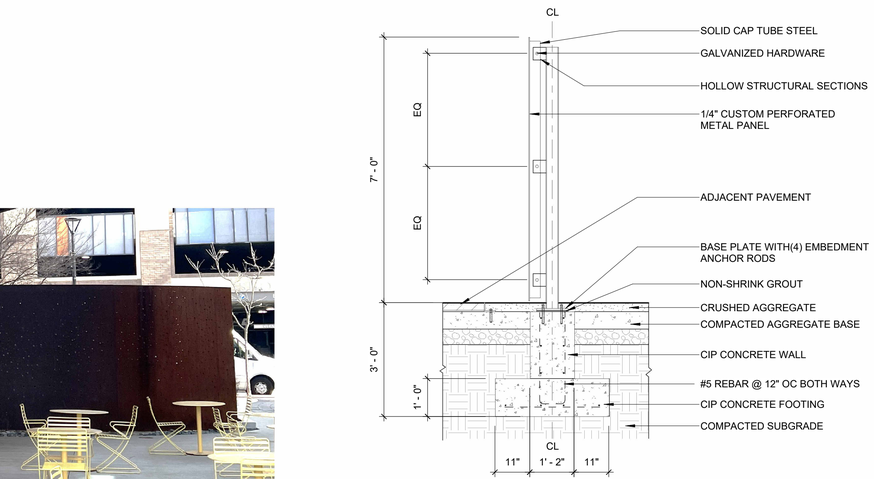
NOT TO SCALE





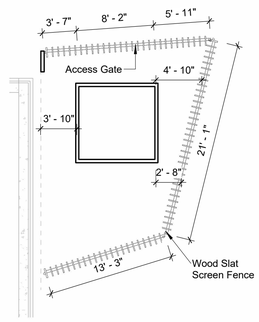
2 Perforated Metal Privacy Panel - Standard

NOT TO SCALE



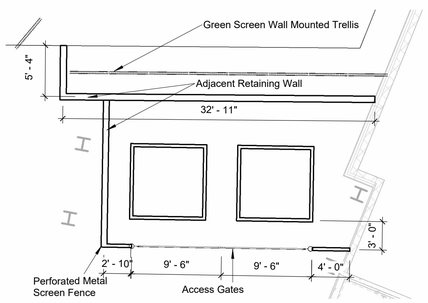
9 SCREEN PANEL SECTION

1/2" = 1'-0"



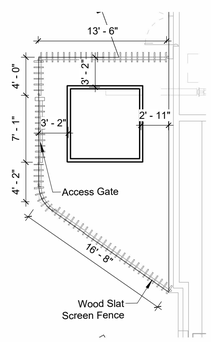
3 Main Utility 1A

1/8" = 1'-0"



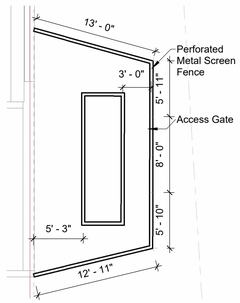
4 Main Utility 1B

1/8" = 1'-0"



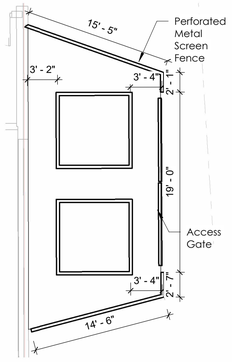
5 Hotel Utility 2A

1/8" = 1'-0"



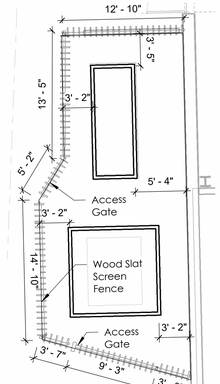
6 Screen 3A

1/8" = 1'-0"



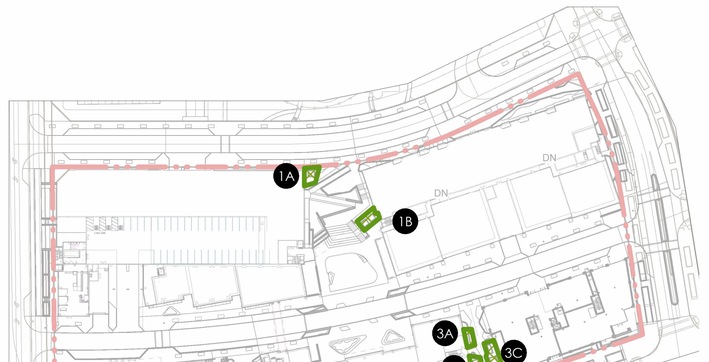
7 Screen 3B

1/8" = 1'-0"



8 Screen 3C

1/8" = 1'-0"



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FINAL DEVELOPMENT PLAN

BRIDGE NORTH

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SCREENING DETAILS 1

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
25039

DRAWING NUMBER
L3.01

SHEET NUMBER
OF

Plant Schedule - Reduced						
Plant Code	Botanical Name	Common Name	Size	Spacing	Container	URL
Deciduous Trees						
CBF	Carpinus betulus `Fastigiata`	Upright European Hornbeam	3" Cal.		B&B	4
TIA	Tilia americana	American Linden	3" Cal.		B&B	4
Ornamental Trees						
CCA	Cercis canadensis	Eastern Redbud	#3		B&B	7
Trees						
BEN	Betula nigra	River Birch Multi-Trunk	3" Cal.	Per Plan	B&B	17
GTR	Gleditsia triacanthos	Honey Locust	3" Cal.		B&B	47
PAE	Platanus x acerifolia `Exclamation`	Exclamation London Plane Tree	3" Cal.		B&B	38
Evergreen Shrubs						
TOS	Thuja occidentalis `Smaragd`	Emerald Green Arborvitae	#3		Cont.	12
Perennials / Grasses / Groundcovers						
CAH	Cenchrus alopecuroides `Hameln`	Hameln Fountain Grass	#1		Cont.	90
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	#1	24" O.C.	Cont.	150
EPA	Echinacea purpurea	Coneflower	#1		Cont.	70
GJB	Geranium x `Johnson`s Blue`	Johnson`s Blue Geranium	#1		Cont.	25
HEC	Heuchera x `Caramel`	Caramel Coral Bells	#1		Cont.	15
HHE	Hylotelephium x `Herbstfreude`	Autumn Joy Stonecrop	#1		Cont.	100
HLL	Hosta x `Lemon Lime`	Lemon Lime Hosta	#1		Cont.	40
HSC	Heuchera x `Southern Comfort`	Southern Comfort Coral Bells	#1		Cont.	20
NWL	Nepeta x `Walker`s Low`	Walker`s Low Catmint	#1		Cont.	70
PAC	Polystichum acrostichoides	Christmas Fern	#1		Cont.	20
RHI	Rudbeckia hirta	Black-eyed Susan	#1		Cont.	20
SYA	Salvia yangii	Russian Sage	#2		Cont.	80
Shrubs						
CSE	Cornus sericea	Red Twig Dogwood	#3		Cont.	10
HAH	Clethra alnifolia `Hummingbird`	Hummingbird Summersweet	#3		Cont.	30
HPJ	Hydrangea paniculata `Jane`	Little Lime® Panicle Hydrangea	#3	48" O.C.	Cont.	45
RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	#3	PER PLAN	Cont.	35
RPJ	Rhododendron x `P.J.M.`	PJM Rhododendron	#3		Cont.	30
SJG	Spiraea japonica `Goldmound`	Goldmound Japanese Spirea	#3		Cont.	30
Vine/Espalier						
PQU	Parthenocissus quinquefolia	Virgina Creeper	#1		Cont.	25

Groundcover Schedule Reduced					
Symbol	Plant Code	Botanical Name	Common Name	Spacing	Number
Grasses					
	CPE	Carex pensylvanica	Pennsylvania Sedge	12 in	1000
Ground Covers					
	ACA	Aquilegia canadensis	Eastern Columbine	12 in	160
	GAO	Galium odoratum	Sweet Woodruff	12 in	450
	LCA	Lobelia cardinalis	Cardinal Flower	12 in	20
	OPJ	Ophiopogon japonicus	Mondo Grass	12 in	150
	RPA	Petrosedum rupestre `Angelina`	Angelina Stonecrop	12 in	200
	SEA	Sesleria autumnalis	Autumn Moor Grass	12 in	450
	TSE	Thymus serpyllum	Creeping Thyme	12 in	25

Plant Mix Schedule Reduced					
NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT / CONT.	SPACING
Plant Mix 1					
175	ARKANSAS BLUE STAR	AMSONIA HUBRICHTII	#1	CONT.	33% @ 12" O.C.
175	CARDINAL FLOWER	LOBELIA CARDINALIS	#1	CONT.	33% @ 12" O.C.
175	LENTEN ROSE	HELLEBORE x HYBRIDIS	#1	CONT.	33% @ 12" O.C.

GENERAL NOTES - PLANTING:

1. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS AND TOPSOIL QUALITY AND DEPTHS PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
2. CONFIRM LOCATION OF ALL UTILITIES AND SUB-SURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
3. FINISHED LAWN AREAS AND PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
4. IRRIGATION SYSTEM, SHALL BE COMPLETE AND OPERATIONAL PRIOR TO LANDSCAPE PLANTING.
5. FIELD LOCATE ALL PLANTINGS W/ APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. INSTALL ALL PLANTS IN ACCORDANCE WITH PLANTING DETAILS AND SPECIFICATIONS.
7. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 7'-0" MIN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
10. CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
11. SEE SPECIFICATION FOR LAWN SEED MIXES.

0 - Planting General Notes
1" = 20'-0"

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BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

PLANT SCHEDULE - REDUCED

MAY 28, 2026

CITY OF DUBLIN PROJECT NUMBER
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L2.37

SHEET NUMBER
OF