

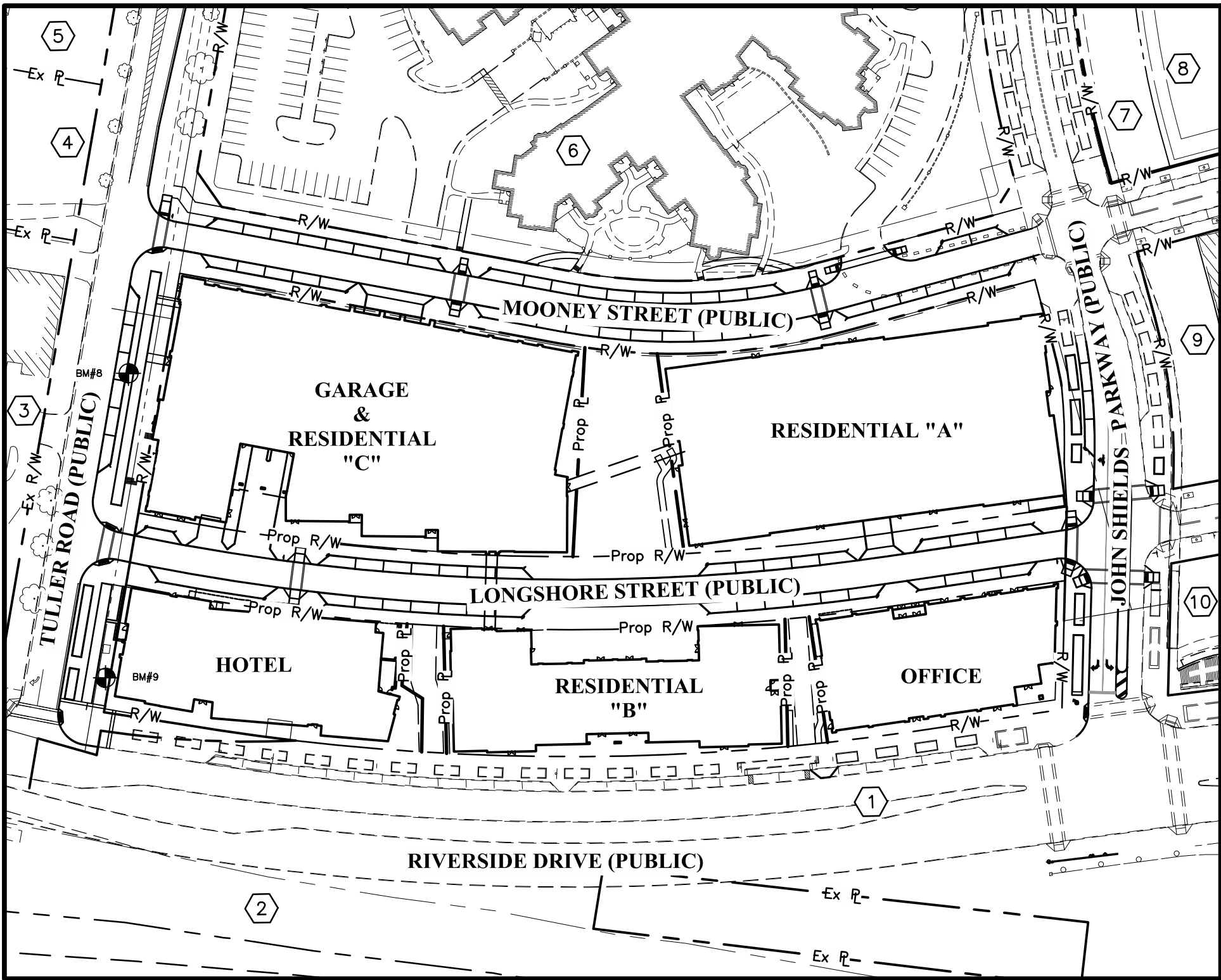
PRELIMINARY PLAT
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
2026

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	8.02 Ac
Existing R/W Disturbance	2.63 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

BRIDGE NORTH REQUIRED RESIDENTIAL PARKING				
Bedroom	3BR	2BR	1BR	Total
Residential Units	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	150 Rooms	20,599	35,673	78,601	134,873
Min. Required Parking	2 Per 3 Rooms	10/1000 SF	3/1000 SF	3/1000 SF	
Max Allowable	125%	125%	125%	125%	
Max Parking Allowed	125	258	134	295	812
Min Parking Required	100	206	107	236	649
Bicycle Parking Required	1 Space per 10 Commercial Parking Spaces				55

BRIDGE NORTH PROVIDED PARKING				
	On Site	On Street	In Garage	Total
Bridge North Parking		103	620	723
Adjacent Garage Minimum Available Spaces				
Total Provided And Available Spaces		103	620	723
Total Bicycle Parking			148	



DEVELOPER

The Daimler Group
1533 Lake Shore Dr.
Columbus, Ohio 43204
Tel: (614) 571-9766
Matt Canterbury

OWNER

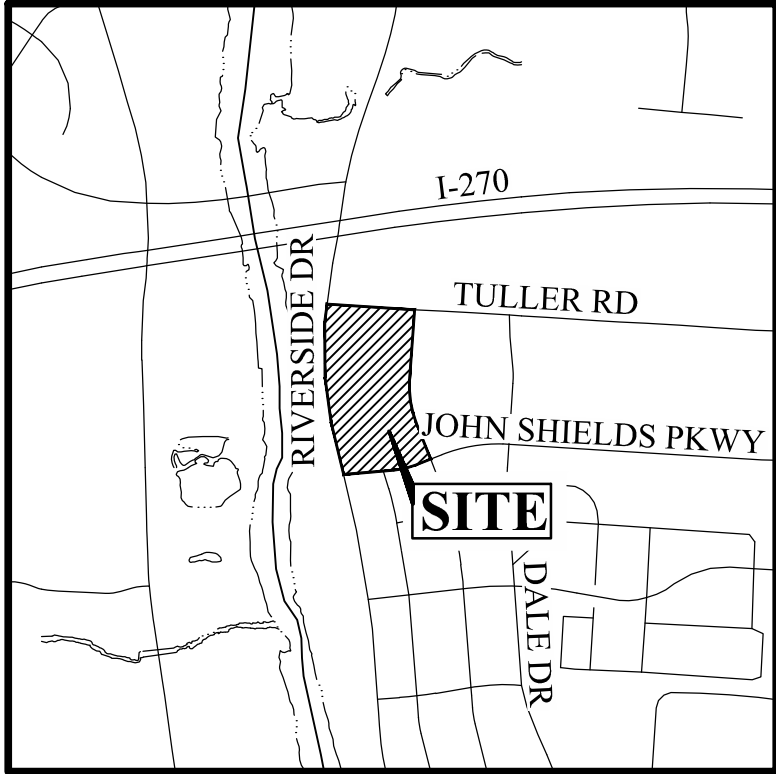
Tuller Henderson LLC
10208 Wellington Blvd
Powell, OH 43065

ENGINEER

EMHT Inc.
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 989-8751
anagy@emht.com
Amy Nagy

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.



VICINITY MAP
Scale: 1" = 1000'

SHEET INDEX		
SHEET NUMBER	SHEET NAME	
1	C001	Title Sheet
2	C002	Regional Map
3	C003	Preliminary Plat
4	C101	Site Plan
5	C102	Utility Plan
6	C201	Overall Grading Plan

OWNERSHIP LEGEND

- 1 CITY OF DUBLIN OHIO
PID: 273-012427
11.880 Ac.
Zoning: BSD-SRN/BSO-P

2 CITY OF DUBLIN OHIO
PID: 273-011236
1.64 Ac.
Zoning: BSD-P

3 BVH ASSOCIATES LLC
PID: 273-012295
1.085 Ac.
Zoning: BSD-OR

4 PIZZUTTI TULLER ROAD LLC
PID: 273-008247
2.3663 Ac.
Zoning: BSD-OR

5 PIZZUTTI TULLER ROAD LLC
PID: 273-008908
1.458 Ac.
Zoning: BSD-OR
- 6 GRAND OM PROPCO LLC
PID: 273-012446
6.32 Ac.
Zoning: BSD-OR

7 CITY OF DUBLIN OHIO
PID: 273-012753
0.371 Ac.
Zoning: BSD-SRN

8 BRIDGE PARK HBLOCK LLC
PID: 273-012752
1.15 Ac.
Zoning: BSD-SRN

9 CITY OF DUBLIN OHIO
PID: 273-013028
0.23 Ac.
Zoning: BSD-SRN

10 CITY OF DUBLIN OHIO
PID: 273-013031
0.162 Ac.
Zoning: BSD-SRN



This is to certify that the 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
Amy Nagy
E-77298
10/15/26

E-77298

No.

10/15/26

Date

TITLE SHEET

October 15, 2026

PRELIMINARY PLAT
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

CITY OF DUBLIN
PROJECT NUMBER

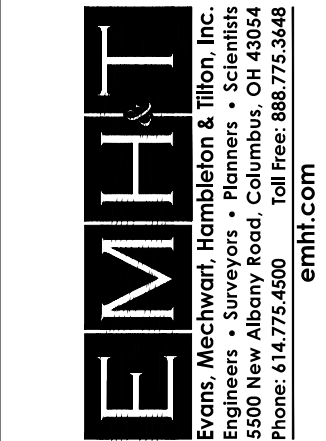
25-026-COM

DRAWING NUMBER

C001

SHEET NUMBER

1 OF 6

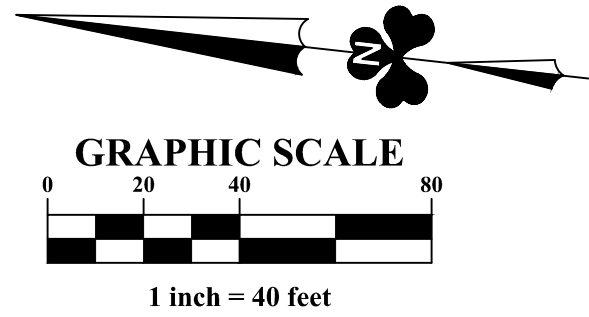


REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

BVH ASSOCIATES LLC
PID: 273-012295
1.085 Ac.
Zoning: BSD-OR

GRAND OM PROPCO LLC
PID: 273-012446
6.32 Ac.
Zoning: BSD-OR

[illegible]

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

PRELIMINARY PLAT

June 18, 2026

CITY OF DUBLIN
PROJECT NUMBER
25-026-COM

DRAWING NUMBER

C003

SHEET NUMBER

3 OF 6

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	
C1	19°56'24"	1797.68'	625.62'	S 04°45'54" E	622.47'	
C2	1°35'43"	1797.68'	50.05'	S 06°00'09" W	50.01'	
C3	2°13'09"	1827.68'	70.79'	S 13°37'32" E	70.78'	
C4	8°48'26"	1827.68'	280.95'	S 07°29'12" E	280.67'	
C5	7°19'09"	1827.68'	233.48'	S 01°30'59" W	233.32'	
C6	11°39'15"	1767.68'	359.55'	S 00°35'33" E	358.93'	
C7	5°20'53"	1767.68'	165.00'	S 12°03'40" E	164.94'	
C8	0°58'20"	1932.00'	32.78'	S 12°08'59" E	32.78'	
C9	0°36'27"	1932.00'	20.48'	S 03°01'44" E	20.48'	
C10	5°54'06"	1932.00'	199.00'	S 00°13'32" W	198.91'	
C11	5°31'10"	356.50'	34.34'	N 71°12'23" E	34.33'	
C12	7°36'06"	474.80'	62.99'	N 81°44'15" E	62.95'	
C13	11°06'37"	356.50'	69.13'	N 79°31'16" E	69.02'	
C14	16°49'51"	530.00'	155.69'	S 13°08'18" E	155.13'	
C15	2°21'56"	530.00'	21.88'	S 02°55'37" W	21.88'	
C16	8°19'51"	1932.00'	280.92'	S 07°29'53" E	280.67'	
C17	2°05'57"	1932.00'	70.79'	S 13°41'08" E	70.78'	
C18	6°28'02"	530.00'	58.82'	S 01°29'22" E	59.79'	
C19	2°58'03"	1767.68'	91.55'	S 07°54'11" E	91.54'	
C20	0°56'23"	1827.68'	29.98'	S 12°36'47" E	29.98'	
C21	0°37'32"	1827.68'	19.96'	S 12°12'11" E	19.96'	

