



To: All Candidates

From: Sara Ott, Sr. Project Manager

Date: August 15, 2013

RE: Public Records Request for Records Regarding Riviera Country Club

Please find attached public records regarding Riviera Country Club requested by a candidate.



**Sara Ott - Community Plan Contact Us [#4]**

---

**From:** "Community Plan Contact Us" <no-reply@wufoo.com>  
**To:** <jgoodwin@dublin.oh.us>  
**Date:** 2/28/2013 2:45 PM  
**Subject:** Community Plan Contact Us [#4]

---

**Name \*** Nicole Jurich  
**e-mail \*** nicolemj71@yahoo.com

**Message \***

I am a Dublin resident, and I am inquiring about what is in the plan for the land on which Riviera Golf Club currently sits. I have heard that it is to be another development, where more homes will be built. My concern for Dublin is that there is so much building going on, and less and less land is being left as green space. On every corner, there seems to be a new housing development.

Is there any chance that this land could be left natural, or made a park for Dublin residents to enjoy, instead of turning it into another housing development?

Thank you for your time.  
Sincerely,  
Nicole Jurich

## Sara Ott - Riviera Inquiry

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**From:** Justin Goodwin  
**To:** McDaniel, Dana  
**Date:** 2/28/2013 3:39 PM  
**Subject:** Riviera Inquiry  
**CC:** Hahn, Fred; Hammersmith, Paul; Langworthy, Steve  
**Attachments:** Community Plan Contact Us [#4]

---

Dana,

The attached inquiry was waiting in my inbox when I returned from our Riviera meeting. This is one item we didn't really discuss today - what the City's standard response will be as these inquiries arise from the public? We had previously discussed this amongst Planning staff and agreed that we would simply respond that we have received inquiries into the development potential for this site as residential development, but no proposals have been submitted. However, that response does not address the request for City acquisition as parkland.

How would you like us to handle this?

**Justin Goodwin, AICP**  
Planner II

**City of Dublin**  
**Planning**  
5800 Shier Rings Road  
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phone 614 410.4600  
direct 614 410.4677

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**Sara Ott - Re: Riviera Inquiry**

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**From:** Dana McDaniel  
**To:** Goodwin, Justin  
**Date:** 2/28/2013 5:44 PM  
**Subject:** Re: Riviera Inquiry  
**CC:** Hahn, Fred; Hammersmith, Paul; Langworthy, Steve

---

Justin: I think you are spot on. Here's some thoughts you may want to consider in your reply. Please check my numbers though:

Thank you for your email. While we too at the City have heard for many years, off and on, that the Riviera Country Club is being considered for redevelopment. We, again, have recently had inquiries by a real estate interest and two developers regarding this possibility. It is our understanding that certain interests may be undertaking feasibility analyses of such a development. However, we have not received an official application to date.

In regards to green space, the City has not identified the Riviera Country Club/golf course for acquisition. The City of Dublin possesses a level of green space per capita that far surpasses all communities in Central Ohio and potentially the State of Ohio. Additionally, the City of Dublin did invest over \$7 million in the Glacier Ridge Metro Park located almost immediately adjacent to this site, securing several hundred acres of green space.

Thanks,

**Dana McDaniel**

Deputy City Manager/Director

**City of Dublin****Economic Development**

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Planner II

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**Sara Ott - Riviera Golf Club**

---

**From:** Justin Goodwin  
**To:** nicolemj71@yahoo.com  
**Date:** 3/1/2013 4:09 PM  
**Subject:** Riviera Golf Club

---

Thank you for your inquiry using the City's new Community Plan website. The 2007 Dublin Community Plan shows this site as undeveloped, with the assumption that it would remain in its current condition as a golf course. We have recently had inquiries by a real estate interest and developers regarding the possibility of residential development at this site. It is our understanding that some of these parties may be undertaking feasibility analyses of such a development. However, we have not received an official application to date. Should the property owner wish to pursue a development proposal, it would require a rezoning process with public review through the Planning and Zoning Commission and City Council. This would also include a request for amendment to the Future Land Use map within the Community Plan.

In regards to green space, any request for residential development would be required to include a dedication of public open space to the City; this would include any ecologically sensitive areas, such as the stream that runs through the site. The City has not identified the Riviera Country Club/golf course for acquisition, but has instead focused on investments toward the creation of the nearby Glacier Ridge Metro Park through partnership with the Columbus/Franklin County Metropolitan Parks District.

Please let me know if you have any other questions or are seeking additional information. If you would like to be notified in the future if the City receives a development application for this site, you are welcome to send me your full contact information.

Sincerely,

**Justin Goodwin, AICP**  
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## Sara Ott - Re: Riviera Golf Club

---

**From:** Dana McDaniel  
**To:** Goodwin, Justin  
**Date:** 3/1/2013 4:30 PM  
**Subject:** Re: Riviera Golf Club

---

Good response.

### Dana McDaniel

Deputy City Manager/Director

### City of Dublin

#### Economic Development

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Sincerely,

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Planner II

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## Sara Ott - Riviera

---

**From:** Barb Cox  
**To:** Goodwin, Justin  
**Date:** 3/13/2013 12:34 PM  
**Subject:** Riviera  
**Attachments:** Riviera Redevelopment.docx

---

Justin -

I had a few minutes today to draft up the Engineering items for this. I thought I'd share before our meeting on this on Friday morning.

- Barb

## **Riviera Redevelopment – Engineering Items**

**3/13/2013**

### **Access/Traffic**

Since this property will need to be rezoned, a traffic impact study will be required. This study will look at the impact of the additional traffic generated by the development on the existing roadway network. This may include (but is not limited to) the need for turn lanes on Avery Road and the impacts to the following intersections: Avery and Brand Roads, Avery and Glick Roads, Hyland-Croy and Brand Roads, Hyland-Croy and McKitrick Roads, Jerome and Manley Roads.

### **Street Connectivity**

New local streets will be built with this development. The entrance(s) to the neighborhood will likely be from Avery Road. Careful consideration will need to be given to the location of this(ese) new access point(s). Connection to the existing streets of the adjacent subdivisions will be required. This includes Tantalus Drive and Timble Falls Drive in Belvedere and Firenza Place in Tartan West. A direct connection to Hyland-Croy Road should also be considered to provide good distribution of the traffic generated by this development to two prominent destinations: Jerome High School and the US 33/SR 161/Post Road interchange.

### **Pedestrian Paths**

Sidewalks will be required on both sides of all new local roadways. At least one street that goes through the bulk of the new neighborhood should have a concrete bike path on one side of the street. An asphalt bike path exists on the west of Avery Road and in the park area along the creek in Belvedere. Any disturbance to the Avery Road path will need to be repaired. An extension of the path in the greenway of Belvedere should be considered as well.

### **Water**

A 12-inch water line exists on the east side of Avery Road. This will be the main connection point for this development to obtain domestic water service. Looping of the water line system will be accomplished along the new streets as well as connecting to the existing 8 inch water lines in the adjacent subdivisions. Also this system should be connected to the existing 16 inch water line on the east side of Hyland-Croy Road. This connection could be accomplished with the street connection.

### **Stormwater**

A tributary for the North Fork of Indian Run provides ample outlet opportunities for managing the stormwater on this property. The latest FEMA maps show that this tributary has a 100-year floodplain on a majority of this site. Adherence to the requirements of Chapter 151 are

expected for this area. At the northern side of the site, an area that is outside of the FEMA designated floodplain, along one of the swales, will need to follow the Stream Corridor Protection Zone regulations. The other developments in this area have arranged their lot layouts to avoid any new lots being created in the designated floodplains. This minimizes the need for flood insurance requirements for future residents.

The development will also be required to follow Chapter 53, the Stormwater Regulations. The existing ponds on the property could be used for this if enough investigation is done and the correct modifications are done so that demonstration of compliance is accomplished.

### **Sanitary**

The North Fork Indian Run sanitary sewer trunk sewer exists along the southern and western boundaries of this property. This was installed to provide service to the land to the northwest of this property. It is an 18-inch sewer line. When this extension was made, an analysis was performed that indicated capacity issues downstream in the trunk sewer with full build out considered for the land in northwest Dublin. This analysis assumed that this property was a golf course.

Due to the proposed change in use of this property from golf course to single family housing, the impact of this change on the City's trunk sewer will need to be studied.

The developer has already engaged EMH&T to perform this sanitary sewer modeling. Engineering has worked with EMH&T on the sewer to be modeled and with data collection. They will analyze the existing conditions, the capacity of the sewer at a build-out scenario that matches the current Community Plan, and the capacity of the sewer at a build-out scenario that matches the current Community Plan with this property included as a single family development. This will demonstrate the impact of the development on the trunk sewer. Once the impact is determined, solutions can be recommended to mitigate the impact and costs for these solutions can be developed.

### **Location Considerations**

This property lies within three counties: Franklin, Union and Delaware. Care should be taken to minimize the number of lots that cross county lines. This will minimize confusion for platting and subsequent property tax issues for future residents.

## Sara Ott - Re: Sewer Study for Riviera

---

**From:** Justin Goodwin  
**To:** Cox, Barb  
**Date:** 3/19/2013 4:33 PM  
**Subject:** Re: Sewer Study for Riviera

---

Sorry - had meant to attend, but couldn't make it.

**Justin Goodwin, AICP**  
Planner II

### City of Dublin

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>>> Barb Cox 3/12/2013 11:51 AM >>>

EMH&T would like to have a kickoff meeting for the sewer study for the proposed Riviera development.

Justin - Please delegate to whomever in Planning needs to attend. Thanks!

## Sara Ott - Re: Sewer Study for Riviera

---

**From:** Barb Cox  
**To:** Goodwin, Justin  
**Date:** 3/19/2013 5:03 PM  
**Subject:** Re: Sewer Study for Riviera

---

That's OK - It went well - not much really happening at the moment. Current schedule is that they will have study and findings ready at the end of May.

>>> Justin Goodwin 3/19/13 4:33 PM >>>  
Sorry - had meant to attend, but couldn't make it.

**Justin Goodwin, AICP**  
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Justin - Please delegate to whomever in Planning needs to attend. Thanks!

## Sara Ott - Re: Riviera

---

**From:** Justin Goodwin  
**To:** Cox, Barb  
**Date:** 3/22/2013 12:19 PM  
**Subject:** Re: Riviera  
**CC:** Willis, Jeannie  
**Attachments:** Memorial Drive Extension.pdf

---

Found a nice little gem regarding the memorial drive extension in LaserFiche - see attached.

**Justin Goodwin, AICP**  
Planner II

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Justin -

I had a few minutes today to draft up the Engineering items for this. I thought I'd share before our meeting on this on Friday morning.

- Barb

# Council nixes plan, fearing ill effect on Riviera club

By **BRITTANY DUNLAP**  
*Villager Staff Writer*

Dublin City Council took swift action when it realized a proposed extension of Memorial Drive eventually could ruin one of Dublin's oldest country clubs.

The Riviera Country Club, which opened in 1970, was in jeopardy of losing its first five holes based on the city's planned extension of Memorial Drive. It is undetermined when the extension would be built.

Council voted 6-0 (John Reiner was absent) last week to approve a motion to remove that portion of the extension to save the club.

"I was pleasantly surprised," said John Bevilacqua, club president. "I was there to make a case and I

thought they would deliberate that and get back to me. ... I was glad to see such quick action."

The Riviera Country Club, owned by the American Italian Golf Association, sits on 165 acres at 8205 Avery Road with a par 72 course.

"That was the impetus of my speech," Bevilacqua said. "So this could be eliminated from the long-range community plan."

Following Bevilacqua's speech, council members immediately sided with him.

Councilwoman Cathy Boring told council she didn't support the excessive use of traffic modeling from the beginning.

"I don't understand why we are

See **RIVIERA**, page A5

Dublin Villager  
3/15/07

ident information

I go and not look back." Ohio Wildlife Center rly 100 birds enter its ince the beginning of y after subzero tem- s and heavy snow fall d havoc on the local pulation. d of those birds arrived nter already dead. The ig ones have since been and released, Burton

Feb. 16, I drove down ld Drive and saw at birds who had been hit " Burton said. "... It y gross." Muirfield Drive, s may have noticed an ly large number of

birds flocked to a tree median that still had rics left on it and were the middle of the road. s so cold that day the ra making the warmth

running tests for something 30 years from now," she said on March 5. "I personally think we should put in the plan that we want that familiar green space and we'll never run a road through there."

City Manager Jane Brautigam said the proposal was a test to see what would happen over a 30-year period but emphasized that it was just a test.

"We are thrilled the Riviera Country Club is part of our community," said councilwoman Amy Salay. "And we apologize for any discomfort, heartburn or any problems this caused you or your golf club. That was never the intent."

Bevilacqua said he couldn't be more pleased with the outcome.

"As a resident, a taxpayer and employer in Dublin, I can't tell you how good I feel about the comments from councilmen (Michael) Keenan, Boring and Mayor Marilee Chinnici-Zuercher," Bevilacqua said. "And how much they seem to value green space in Dublin."

The Riviera Country Club's members are mainly from Dublin, and also come from Hilliard, Upper Arlington, Westerville and Worthington.

Current membership totals around 230, of which



Cathy Boring

Bevilacqua would like to see increase by at least 100 by late spring.

Bevilacqua said rumors have circulated that the club was closing because of the proposed extension.

Attracting new members and retaining current members were proving to be difficult.

"What we didn't need was news articles written that said Memorial Drive would be extended through the Riviera Country Club," Bevilacqua said. "We are not, and I emphasis not, for sale. Developers will come from time to time and make a pitch for the property. But we are not interested."

During the past five years, the club spent more than \$1.5-million on improvements to the course.

"We put in a new sprinkler system and redesigned the holes and sand traps," Bevilacqua said. "It takes time for the greens to heal and come back. These last two years we've seen the fruits of our labors."

bdunlap@thisweeknews.com

# SCHOOL BOARD

## Sara Ott - Re: Riviera CC sewer service

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**From:** Dana McDaniel  
**To:** Aaron Stanford; Barb Cox; Justin Goodwin; Paul Hammersmith; Steve La...  
**Date:** 6/10/2013 10:46 AM  
**Subject:** Re: Riviera CC sewer service

---

All,

Dana asked me to let you know that his meeting immediately prior to this is out of the office so it may be more like 1:30 before he gets back for this one.

Tammy

>>> On 5/30/2013 at 12:23 PM, in message <51A77D14.788 : 198 : 45000>, Barb Cox wrote:

We have the preliminary findings of the sewer study from EMH&T for the NFIR trunk sewer. Ruma has requested direction on this and we have a meeting on June 18th with them on this issue. This meeting is our internal discussion prior to the June 18th meeting.

## Sara Ott - Re: Riviera CC sewer service

---

**From:** Justin Goodwin  
**To:** Cox, Barb  
**Date:** 6/10/2013 10:49 AM  
**Subject:** Re: Riviera CC sewer service

---

Also, FYI - I'm working on the memo right now.

**Justin Goodwin, AICP**  
Planner II

### City of Dublin

#### Planning

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## Sara Ott - Riviera Memo.docx

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**From:** Justin Goodwin  
**To:** Cox, Barb  
**Date:** 6/11/2013 11:35 AM  
**Subject:** Riviera Memo.docx  
**Attachments:** Riviera Memo.docx

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Barb,

Here's a copy of the memo with the info you prepared and additional planning considerations. Some of the 'planning stuff' I've incorporated directly into the topics you drafted. Let me know if you have any thoughts on these (or anything else). Per my voicemail this morning, would you like to incorporate any more recent information about the sewer analysis?

FYI, I was also planning to send this to Steve and Paul prior to sending to Dana, since it's technically set up as coming from them.

Thanks,

**Justin Goodwin, AICP**  
Planner II

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City of Dublin

Land Use and Long Range Planning  
5800 Shier Rings Road • Dublin, OH 43017-1090  
Phone: 614-410-4600 • Fax: 614-410-4747

# Memo

**To:** Dana McDaniel, Deputy City Manager, Deputy City Manager

**From:** Steve Langworthy, Planning Director; Paul Hammersmith, City Engineer

**Date:** June 11, 2013

**Initiated By:** Justin Goodwin, AICP, Planner II; Barb Cox, P.E. Engineering Manager

**Re:** Riviera Country Club Redevelopment

## Background

The potential redevelopment of the Riviera Country Club has been recognized as a sensitive issue within the community for numerous years, with rumors of pending redevelopment efforts circulating from time to time. In January of this year, Planning and Engineering staff met with a developer interested in redeveloping the property as a residential subdivision. Residents of nearby neighborhoods have also contacted City staff in recent months, indicating some degree of knowledge about the current development interests. In anticipation of a potential development application, this memo outlines the relevant planning history and development issues affecting this site that will need to be taken into consideration.

## Site Context

The Riviera Country Club (refer to map on next page) is located at 8205 Avery Road on 165 acres of land with approximately 2,020 feet of frontage on Avery Road. The site is comprised of three parcels, divided along county boundaries, with 93 acres in Franklin County, 66.6 acres in Union County, and 5.7 acres in Delaware County. The site is bounded to the south by the Celtic Estates and Belvedere subdivisions. Muirfield Village is located to the east across Avery Road. Grizzell Middle School and Deer Run Elementary School are located to the north. Single family and multiple family sections of Tartan West are located to the northwest. A series of large lot single family homes are located to the west, accessed from Hyland-Croy Road (only one of these homes shares a property line with the golf course). Dublin Jerome High School is located to the southwest.

## Community Plan

The adopted Future Land Use Map identifies this site as 'Parks/Open Space,' which includes private golf courses. The land use classification is not proposed to change with the pending Community Plan amendment. A rezoning request to develop another land use will require a recommendation from the Planning and Zoning Commission and City Council approval to also amend the Future Land Use Map.

During the 2007 Community Plan update, the preferred 'Mid-Range' growth scenario assumed that the Riviera Country Club would redevelop under the conservation subdivision land use type (1.5 dwelling units per acre)<sup>1</sup>. Through the public review process, staff was directed by City Council to

<sup>1</sup> This land use type eventually became the 'Mixed Residential – Rural' classification in the adopted Community Plan.



avoid identifying this site for redevelopment on the Future Land Use Map. Prior to the 2007 Plan, the 1997 Future Land Use Map identified the west half of the site as future Metro Park and the east half as 'Residential – Medium Density (1-2 dwelling units per acre).

The transportation analysis conducted as part of the 2007 Plan update assumed an extension of Memorial Drive from Avery Road to Hyland-Croy Road through the Riviera site. At the time, the Riviera Country Club management was concerned that this long range improvement was negatively impacting the success of the business and City Council approved a motion to remove the road extension from the proposed Thoroughfare Plan. The Memorial Drive extension was also opposed by residents of Muirfield Village, who were concerned that a direct connection from Hyland-Croy Road, combined with a proposed Scioto River bridge crossing (also removed from the Plan during the public process), would create excessive traffic volumes through Muirfield.

The decision to classify the site as open space was closely tied to the road extension issue in an effort to assure the property owner and the public that there were no official plans to redevelop the golf course. Some comments from Council indicated a desire that the site remain permanently as 'green space,' assuming that the golf course use would remain indefinitely.

## **Site Planning and Development Considerations**

### *Zoning and Subdivision*

Existing zoning for this site is split along the Franklin/Union County line. Parcels in Franklin and Delaware Counties are zoned R-1 (Restricted Suburban Residential District); the parcel in Union County is zoned R (Rural District). A comprehensive subdivision of the entire site will require rezoning, most likely to a Planned Unit Development District. Because the site lies within three counties, care should be taken to minimize the number of lots that cross county lines. This will minimize confusion for platting and subsequent property tax issues for future residents.

Thus far, development interests have focused on single family lots at no more than 2 dwelling units per acre. By comparison, the surrounding Shannon Glen, Belvedere and Tartan West developments range in density from 1.79 to 1.98 units per acre. Development density for this site will likely be limited by sanitary sewer capacity, discussed later in this memo.

### *Overall Site Design*

While the landscape of the golf course has already been substantially modified from its previous natural state, basic 'conservation design' principles should be considered for this site. Existing trees, ponds, paths and site grading provide opportunities to encourage creative site design that will incorporate these features as amenities rather than treating the site as a blank slate.

Recent statements by City Council members during reviews of other, smaller subdivisions indicate a desire for street network and lot layouts that minimize rear yard adjacency and maximize adjacent open space. These goals are more achievable with a site of this size and shape, although care must be taken to avoid creating unusable or difficult to maintain open space areas. Some Council members expressed a desire for more cul-de-sac streets to achieve this site design objective. Cul-de-sacs will likely be appropriate in some portions of the development due to physical site conditions, but should be balanced with achieving appropriate levels of street connectivity, consistent with the recommendations of the Community Plan.

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It is reasonable to assume that any street connection that is perceived as an extension of Memorial Drive will receive considerable scrutiny from area residents. If a connection to Hyland-Croy Road is pursued, the internal street network will likely need to be designed so that the connection does not function as a direct route to the existing Memorial Drive/Avery Road intersection. Regardless, any extension of Memorial Drive, if proposed, will also be complicated by the presence of existing homes directly adjacent to the south property line of the golf course.

#### *Open Space*

A tributary to the North Fork of Indian Run flows through the site, including two forks that converge in the center of the golf course. The primary stream running through the site extends from a public open space area in Tartan West to Shannon Glen Park in Belvedere, providing a logical greenway connection. The other tributary extends north to a wooded area owned by the Muirfield Association.

A proposed development of this site should strive to maximize useable, publicly accessible open space. To achieve the objectives described previously under *Overall Site Design*, the plans will likely need to incorporate more than the minimum open space requirements of the Subdivision Regulations, which is typical of other large scale residential developments. The additional open space is expected to be a natural result of the site's development capacity, assuming the property is developed with typical single family lot sizes at or below 2 units per acre.

#### *Pedestrian Paths*

Sidewalks will be required on both sides of all new local roadways. At least one street that goes through the bulk of the new neighborhood should have a concrete bike path on one side of the street. An asphalt multi-use path exists on the west side of Avery Road along the site frontage. Any disturbance to the Avery Road path will need to be repaired. Multi-use paths also end near the south edge of the site in Shannon Glen Park and to the northwest of the site at Sorrento Court in Tartan West. A continuous path connection through a public greenway should be pursued with this site development; however, physical and property line constraints to the north of the site may require the use of Firenze Place and Sorrento Court to achieve the connection. Care should be taken to ensure that pedestrian paths and active greenways are located and designed to avoid conflicts with private rear yards.

#### *Water Service*

A 12-inch water line exists on the east side of Avery Road. This will be the main connection point for this development to obtain domestic water service. Looping of the water line system will be accomplished along the new streets as well as connecting to the existing 8-inch water lines in the adjacent subdivisions. This system should also be connected to the existing 16-inch water line on

the east side of Hyland-Croy Road. This connection could be accomplished with a Hyland-Croy Road street extension as described above.

#### *Stormwater Management*

The tributary for the North Fork of Indian Run provides ample outlet opportunities for managing the stormwater on this property. The latest FEMA maps show that this tributary has a 100-year floodplain bisecting the site. Adherence to the requirements of Chapter 151 are expected for this area. At the northern side of the site, an area that is outside of the FEMA designated floodplain, along one of the streams, will need to follow the Stream Corridor Protection Zone (SCPZ) regulations. The other developments in this area have arranged their lot layouts to avoid any new lots being created in the designated floodplains. This minimizes the need for flood insurance requirements for future residents.

The development will also be required to follow Chapter 53, the Stormwater Regulations. The existing ponds on the property could be used for this if enough investigation is done and the correct modifications are implemented to demonstrate compliance.

#### *Sanitary Sewer Service*

The North Fork Indian Run sanitary trunk sewer exists along the southern and western boundaries of this property. This 18-inch sewer line was installed to provide service to the land to the northwest of this site. When the extension was made, an analysis was performed that indicated capacity issues downstream in the trunk sewer with full build-out considered for the land in northwest Dublin. This analysis assumed that this property would remain as a golf course.

Due to the proposed change in use of this property from golf course to single family housing, the impact of this change on the City's trunk sewer will need to be studied. The developer has already engaged EMH&T to perform this sanitary sewer modeling. Engineering has worked with EMH&T on the sewer to be modeled and with data collection. They will analyze the existing conditions, the capacity of the sewer at a build-out scenario that matches the current Community Plan, and the capacity of the sewer at a build-out scenario that matches the current Community Plan, but with this property included as a single family development. This will demonstrate the impact of the development on the trunk sewer. Once the impact is determined, solutions can be recommended to mitigate the impact and the costs for these solutions can be developed.

**Comment [G1]:** This is now complete correct?  
Should we update this section?

#### **Recommendation**

No recommendation. This memo is for information purposes. Planning and Engineering will provide additional information or site analysis as requested.

**Sara Ott - Re: Riviera Memo.docx**

---

**From:** Barb Cox  
**To:** Goodwin, Justin  
**Date:** 6/11/2013 11:58 AM  
**Subject:** Re: Rivlera Memo.docx  
**Attachments:** Riviera Memo Barb's comments.docx

---

Justin - I read through this and made just a couple notations. See attached. If you can, we should get this to Dana today for tomorrow's meeting. - Barb

>>> Justin Goodwin 6/11/13 11:35 AM >>>  
Barb,

Here's a copy of the memo with the info you prepared and additional planning considerations. Some of the 'planning stuff' I've incorporated directly into the topics you drafted. Let me know if you have any thoughts on these (or anything else). Per my voicemail this morning, would you like to incorporate any more recent information about the sewer analysis?

FYI, I was also planning to send this to Steve and Paul prior to sending to Dana, since it's technically set up as coming from them.

Thanks,

**Justin Goodwin, AICP**  
Planner II

**City of Dublin****Planning**

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City of Dublin

Land Use and Long Range Planning  
5800 Shier Rings Road • Dublin, OH 43017-1090  
Phone: 614-410-4600 • Fax: 614-410-4747

# Memo

**To:** Dana McDaniel, Deputy City Manager, Deputy City Manager

**From:** Steve Langworthy, Planning Director; Paul Hammersmith, City Engineer

**Date:** June 11, 2013

**Initiated By:** Justin Goodwin, AICP, Planner II;

Barbara Cox, P.E. Engineering Manager- Development

**Re:** Riviera Country Club Redevelopment

## Background

The potential redevelopment of the Riviera Country Club has been recognized as a sensitive issue within the community for numerous years, with rumors of pending redevelopment efforts circulating from time to time. In January of this year, Planning and Engineering staff met with a developer interested in redeveloping the property as a residential subdivision. Residents of nearby neighborhoods have also contacted City staff in recent months, indicating some degree of knowledge about the current development interests. In anticipation of a potential development application, this memo outlines the relevant planning history and development issues affecting this site that will need to be taken into consideration.

## Site Context

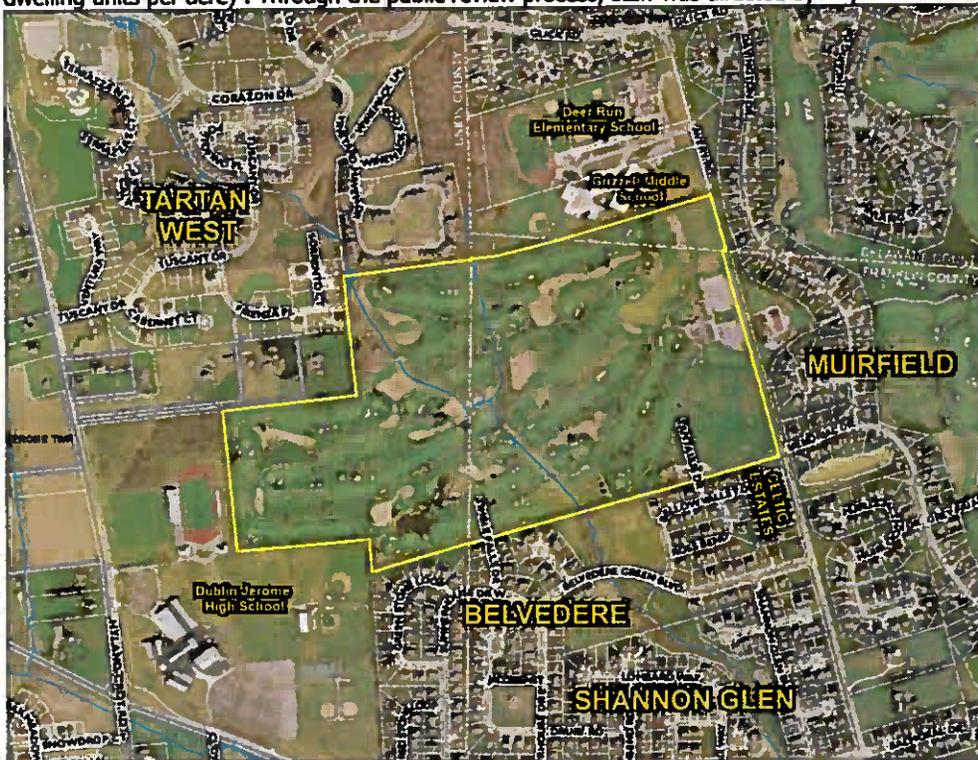
The Riviera Country Club (refer to map on next page) is located at 8205 Avery Road on 165 acres of land with approximately 2,020 feet of frontage on Avery Road. The site is comprised of three parcels, divided along county boundaries, with 93 acres in Franklin County, 66.6 acres in Union County, and 5.7 acres in Delaware County. The site is bounded to the south by the Celtic Estates and Belvedere subdivisions. Mulfield Village is located to the east across Avery Road. Grizzell Middle School and Deer Run Elementary School are located to the north. Single family and multiple family sections of Tartan West are located to the northwest. A series of large lot single family homes are located to the west, accessed from Hyland-Croy Road (only one of these homes shares a property line with the golf course). Dublin Jerome High School is located to the southwest.

## Community Plan

The adopted Future Land Use Map identifies this site as 'Parks/Open Space,' which includes private golf courses. The land use classification is not proposed to change with the pending Community Plan amendment. A rezoning request to develop another land use will require a recommendation from the Planning and Zoning Commission and City Council approval to also amend the Future Land Use Map.

**Comment [BCooc1]:** So is this two actions: 1 - to amend the Land Use Map & 2 - approve the rezoning?

During the 2007 Community Plan update, the preferred 'Mid-Range' growth scenario assumed that the Riviera Country Club would redevelop under the conservation subdivision land use type (1.5 dwelling units per acre)<sup>1</sup>. Through the public review process, staff was directed by City Council to



avoid identifying this site for redevelopment on the Future Land Use Map. Prior to the 2007 Plan, the 1997 Future Land Use Map identified the west half of the site as future Metro Park and the east half as 'Residential – Medium Density (1-2 dwelling units per acre).

The transportation analysis conducted as part of the 2007 Plan update assumed an extension of Memorial Drive from Avery Road to Hyland-Croy Road through the Riviera site. At the time, the Riviera Country Club management was concerned that this long range improvement was negatively impacting the success of the business and City Council approved a motion to remove the road extension from the proposed Thoroughfare Plan. The Memorial Drive extension was also opposed by residents of Muirfield Village, who were concerned that a direct connection from Hyland-Croy Road, combined with a proposed Scioto River bridge crossing (also removed from the Plan during the public process), would create excessive traffic volumes through Muirfield.

<sup>1</sup> This land use type eventually became the 'Mixed Residential – Rural' classification in the adopted Community Plan.

The decision to classify the site as open space was closely tied to the road extension issue in an effort to assure the property owner and the public that there were no official plans to redevelop the golf course. Some comments from Council indicated a desire that the site remain permanently as 'green space,' assuming that the golf course use would remain indefinitely.

#### **Site Planning and Development Considerations**

##### *Zoning and Subdivision*

Existing zoning for this site is split along the Franklin/Union County line. Parcels in Franklin and Delaware Counties are zoned R-1 (Restricted Suburban Residential District); the parcel in Union County is zoned R (Rural District). A comprehensive subdivision of the entire site will require rezoning, most likely to a Planned Unit Development District. Because the site lies within three counties, care should be taken to minimize the number of lots that cross county lines. This will minimize confusion for platting and subsequent property tax issues for future residents.

Thus far, development interests have focused on single family lots at no more than 2 dwelling units per acre. By comparison, the surrounding Shannon Glen, Belvedere and Tartan West developments range in density from 1.79 to 1.98 units per acre. Development density for this site ~~will likely be limited by~~ may be impacted by sanitary sewer capacity, discussed later in this memo.

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While the landscape of the golf course has already been substantially modified from its previous natural state, basic 'conservation design' principles should be considered for this site. Existing trees, ponds, paths and site grading provide opportunities to encourage creative site design that will incorporate these features as amenities rather than treating the site as a blank slate.

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Comment [B Cox2]: I don't understand this concern -- if I wrote it, I don't remember what I meant

#### *Open Space*

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**Comment [G3]:** This is now complete correct? Should we update this section?  
**Comment [BCox4]:** I say to not update at the moment. We need policy direction as to what to do....

**Recommendation**

No recommendation. This memo is for information purposes. Planning and Engineering will provided additional information or site analysis as requested.

Memo re. Riviera Country Club Redevelopment  
June 11, 2013  
Page 6 of 6

## Sara Ott - Re: Riviera Memo.docx

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**From:** Justin Goodwin  
**To:** Cox, Barb  
**Date:** 6/11/2013 12:04 PM  
**Subject:** Re: Riviera Memo.docx

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Thanks. I intended to provide to Dana today. I'll clarify the items you noted. The Muirfield extension complicated by adjacent homes was my point - I'll clarify (it's more a NIMBY Issue than a design issue). Regarding Shannon Glen Park - it actually extends through both Belvedere and the Shannon Glen subdivision.

**Justin Goodwin, AICP**  
 Planner II

### City of Dublin

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>>> Barb Cox 6/11/2013 11:58 AM >>>

Justin - I read through this and made just a couple notations. See attached. If you can, we should get this to Dana today for tomorrow's meeting. - Barb

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## Sara Ott - Riviera Memo.docx

---

**From:** Justin Goodwin  
**To:** Hammersmith, Paul; Langworthy, Steve  
**Date:** 6/11/2013 12:28 PM  
**Subject:** Riviera Memo.docx  
**CC:** Cox, Barb; Stanford, Aaron  
**Attachments:** Riviera Memo.docx

---

Steve and Paul,

In advance of our meeting with Dana tomorrow on the Riviera (and per Dana's request a few months ago now), Barb and I have prepared a memo outlining some relevant history and development considerations. Please review if you are able. Sorry for the short time frame, but we would like to get this to Dana today so he is able to review prior to our meeting.

**Justin Goodwin, AICP**  
Planner II

### **City of Dublin**

#### **Planning**

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**To:** Dana McDaniel, Deputy City Manager, Deputy City Manager  
**From:** Steve Langworthy, Planning Director; Paul Hammersmith, City Engineer  
**Date:** June 11, 2013  
**Initiated By:** Justin Goodwin, AICP, Planner II  
Barbara Cox, P.E. Engineering Manager- Development  
**Re:** Riviera Country Club Redevelopment

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---

<sup>1</sup> There is currently no standard process to consider an amendment to the Future Land Use Map such as this, but Planning has discussed the need to create one, either as a separate action or as part of a zoning approval.



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## **Site Planning and Development Considerations**

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A proposed development of this site should strive to maximize useable, publicly accessible open space. To achieve the objectives described previously under *Overall Site Design*, the plans will likely need to incorporate more than the minimum open space requirements of the Subdivision Regulations, which is typical of other large scale residential developments. The additional open space is expected to be a natural result of the site's development capacity, assuming the property is developed with typical single family lot sizes at or below 2 units per acre.

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Due to the proposed change in use of this property from golf course to single family housing, the impact of this change on the City's trunk sewer will need to be studied. The developer has already engaged EMH&T to perform this sanitary sewer modeling. Engineering has worked with EMH&T on the sewer to be modeled and with data collection. They will analyze the existing conditions, the capacity of the sewer at a build-out scenario that matches the current Community Plan, and the capacity of the sewer at a build-out scenario that matches the current Community Plan, but with this property included as a single family development. This will demonstrate the impact of the development on the trunk sewer. Once the impact is determined, solutions can be recommended to mitigate the impact and the costs for these solutions can be developed.

### **Recommendation**

No recommendation. This memo is for information purposes. Planning and Engineering will provided additional information or site analysis as requested.

## Sara Ott - Riviera Memo.docx

---

**From:** Steve Langworthy  
**To:** Cox, Barb; Goodwin, Justin; Hammersmith, Paul  
**Date:** 6/11/2013 2:34 PM  
**Subject:** Riviera Memo.docx  
**Attachments:** Riviera Memo.docx; Langworthy,Steve.vcf

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My comments

**Steve Langworthy**  
Director

**City of Dublin**  
**Land Use & Long Range Planning**  
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City of Dublin

Land Use and Long Range Planning  
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# Memo

**To:** Dana McDaniel, Deputy City Manager, Deputy City Manager

**From:** Steve Langworthy, Planning Director; Paul Hammersmith, City Engineer

**Date:** June 11, 2013

**Initiated By:** Justin Goodwin, AICP, Planner II

Barbara Cox, P.E. Engineering Manager- Development

**Re:** Riviera Country Club Redevelopment

## Background

The potential redevelopment of the Riviera Country Club has been recognized as a sensitive issue within the community for ~~numerous~~ many years, with ~~occasional~~ rumors of pending redevelopment efforts ~~circulating from time to time~~. In January of this year, Planning and Engineering staff met with a developer interested in redeveloping the property as a residential subdivision. Residents of nearby neighborhoods have also contacted City staff in recent months, indicating some degree of knowledge about the current development interests. In anticipation of a potential development application, this memo outlines the relevant planning history and development issues affecting this site that will need to be taken into consideration.

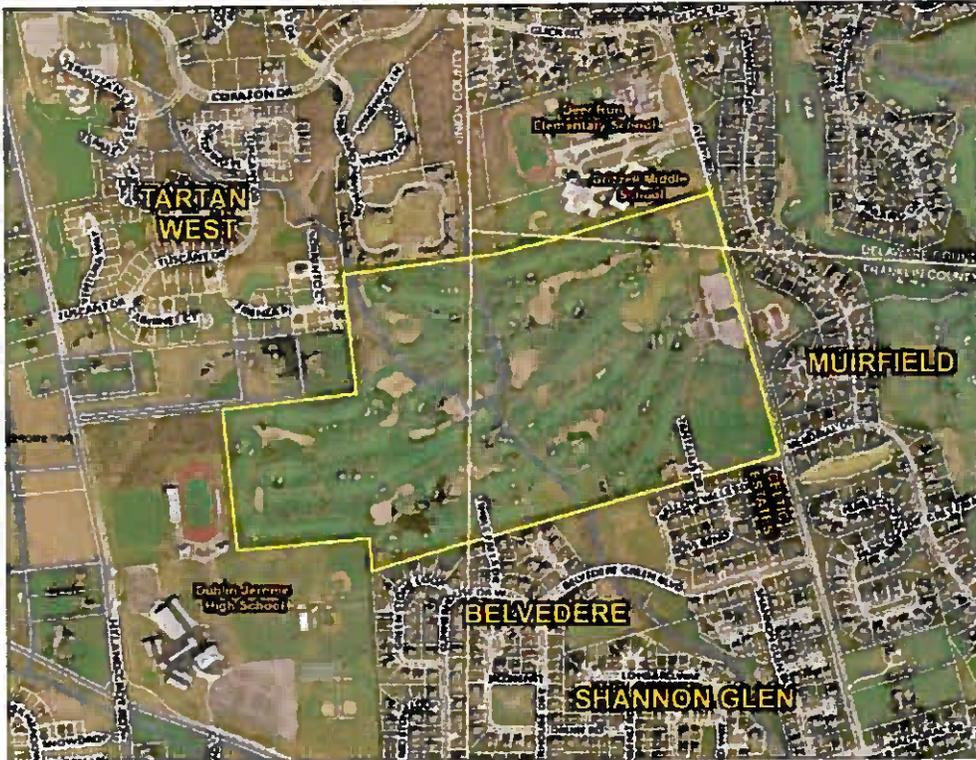
## Site Context

The Riviera Country Club (refer to map on next page) is located at 8205 Avery Road on 165 acres of land with approximately 2,020 feet of frontage on Avery Road. The site is comprised of three parcels, divided along county boundaries, with 93 acres in Franklin County, 66.6 acres in Union County, and 5.7 acres in Delaware County. The site is ~~bounded~~ bordered to the south by the Celtic Estates and Belvedere subdivisions. Muirfield Village is ~~located to the east~~ across Avery Road. Grizzell Middle School and Deer Run Elementary School are ~~located~~ to the north. Single family and multiple family sections of Tartan West are ~~located~~ to the northwest. A series of large lot single family homes are ~~located~~ to the west, accessed from Hyland-Croy Road (only one of these homes shares a property line with the golf course). Dublin Jerome High School is located to the southwest.

## Community Plan

The ~~adopted~~ Future Land Use Map identifies this site as 'Parks/Open Space,' which includes private golf courses. The land use classification is not proposed to change with the pending Community Plan amendment. A rezoning request to develop another land use should include a recommendation from the Planning and Zoning Commission and City Council approval to also amend the Future Land Use Map<sup>1</sup>.

<sup>1</sup> There is currently no standard process to consider an amendment to the Future Land Use Map such as this, but Planning has discussed the need to create one, either as a separate action or as part of a zoning approval.



During the 2007 Community Plan update, the preferred 'Mid-Range' growth scenario assumed that the Riviera Country Club ~~would~~ could redevelop under the conservation subdivision land use type (1.5 dwelling units per acre)<sup>2</sup>. Through the public review process, staff was directed by City Council to avoid identifying this site for redevelopment on the Future Land Use Map. ~~(Prior to the 2007 Plan; the 1997 Future Land Use Map identified the west half of the site as future Metro Park and the east half as 'Residential – Medium Density (1-2 dwelling units per acre)-1.)~~

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The transportation analysis conducted as part of the 2007 Plan update assumed an extension of Memorial Drive from Avery Road to Hyland-Croy Road through the Riviera site. At the time, the Riviera Country Club management was concerned that this long range improvement ~~was~~ would negatively ~~impacting~~ affect the success of the business, ~~and City Council approved a motion to remove the road extension from the proposed Thoroughfare Plan.~~ The Memorial Drive extension was also opposed by residents of Muirfield Village, who were concerned that a direct connection from

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Hyland-Croy Road, combined with a proposed Scioto River bridge crossing (also removed from the Plan during the public process), would create excessive traffic volumes through Muirfield. As a result, City Council approved a motion to remove the road extension from the proposed Thoroughfare Plan.

The decision to classify the site as open space was closely tied to the road extension issue in an effort to assure the property owner and the public that there were no official plans to redevelop the golf course. Some comments from Council indicated a desire that the site remain permanently as 'green space,' assuming that the golf course use would remain indefinitely.

### **Site Planning and Development Considerations**

#### *Zoning and Subdivision*

Existing zoning for this site is split along the Franklin/Union County line. Parcels in Franklin and Delaware Counties are zoned R-1 (Restricted Suburban Residential District); the parcel in Union County is zoned R (Rural District). A comprehensive subdivision of the entire site will require rezoning, most likely to a Planned Unit Development District. Because the site lies within three counties, care should be taken to minimize the number of lots that cross county lines. This will minimize confusion for platting and subsequent property tax issues for future residents.

Thus far, development interests have focused on single family lots at no more than 2 dwelling units per acre. By comparison, the surrounding Shannon Glen, Belvedere and Tartan West developments range in density from 1.79 to 1.98 units per acre. Development density for this site may be impacted by sanitary sewer capacity, discussed later in this memo.

Since the site lies within three counties, care should be taken to minimize the number of lots that cross county lines. This will minimize confusion for platting and subsequent property tax issues for future residents.

#### *Overall Site Design*

While the landscape of the golf course has already been substantially modified from its previous natural state, basic 'conservation design' principles should be considered for this site. Existing trees, ponds, paths and site grading provide opportunities to encourage creative site design that will incorporate these features as amenities rather than treating the site as a blank slate.

Recent statements by City Council ~~members~~ during reviews of other, smaller subdivisions indicate a desire for street network and lot layouts that minimize rear yard adjacency and maximize adjacent open space. These goals are more achievable with a site of this size and shape, although care must be taken to avoid creating unusable or difficult to maintain open space areas. Some Council members expressed a desire for more cul-de-sac streets to achieve this site design objective. Cul-de-sacs will likely be appropriate in some portions of the development due to physical site conditions, but should be balanced with achieving appropriate levels of street connectivity, consistent with the recommendations of the Community Plan.

#### *Access/Traffic*

Memo re. Riviera Country Club Redevelopment  
June 11, 2013  
Page 4 of 8

A traffic impact study will be required with a rezoning request. This study will look at the impact of the additional traffic generated by the development on the existing roadway network. This may include (but is not limited to) the need for turn lanes on Avery Road and the impacts to the following intersections: Avery and Brand Roads, Avery and Glick Roads, Hyland-Croy and Brand Roads, Hyland-Croy and McKittrick Roads, Jerome and Manley Roads.

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### *Street Connectivity*

A new subdivision will include the construction of new local streets. The entrance(s) to the neighborhood will likely be from Avery Road. Careful consideration will need to be given to the location of all new access points. Connection to the existing 'stub' streets of the adjacent subdivisions will be required. This includes Tantalus Drive and Timble Falls Drive in Belvedere and Firenze Place in Tartan West. As is typical of other residential developments, there will likely be opposition to street extensions from residents of the adjacent neighborhoods; however, these connections were anticipated with those developments. Further, these connections are necessary for emergency service and overall vehicular circulation, and are consistent with the recommendations of the Community Plan.

A direct connection to Hyland-Croy Road should also be considered to provide good distribution of the traffic generated by this development to two prominent destinations: Dublin Jerome High School and the US 33/SR 161/Post Road interchange. However, a street connection to Hyland-Croy Road would require right-of-way acquisition from Dublin Jerome High School (through a wooded area including an overhead electric distribution line) and/or residential flag lots (where multiple private driveways connect to Hyland-Croy Road).

It is reasonable to assume that any street connection that is perceived as an extension of Memorial Drive will receive considerable scrutiny from area residents. If a connection to Hyland-Croy Road is pursued, the internal street network will likely need to be designed so that the connection does not function as a direct route to the existing Memorial Drive/Avery Road Intersection. Regardless, any extension of Memorial Drive, if proposed, should take into consideration potential impacts on existing residential lots directly adjacent to the south property line of the golf course.

**Comment [PSL1]:** Overall, how important is a Memorial Drive connection? If we could rule it out early that would significantly reduce the involvement of Muirfield.

### *Open Space*

A tributary to the North Fork of Indian Run flows through the site, including two forks that converge in the center of the golf course. The primary stream running through the site extends from a public open space area in Tartan West to Shannon Glen Park in the Belvedere and Shannon Glen neighborhoods, providing a logical greenway connection. The other tributary extends north to a wooded area owned by the Muirfield Association.

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Memo re. Riviera Country Club Redevelopment  
June 11, 2013  
Page 7 of 8

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Memo re. Riviera Country Club Redevelopment  
June 11, 2013  
Page 8 of 8

**Recommendation**

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## Sara Ott - Riviera Memo.docx

---

**From:** Justin Goodwin  
**To:** McDaniel, Dana  
**Date:** 6/11/2013 4:22 PM  
**Subject:** Riviera Memo.docx  
**CC:** Cox, Barb; Hammersmith, Paul; Langworthy, Steve; Stanford, Aaron  
**Attachments:** Riviera Memo.docx

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Dana,

When we last met to discuss the potential Riviera development, you requested a memo outlining relevant history and development issues. Please find attached in advance of our meeting tomorrow.

**Justin Goodwin, AICP**  
Planner II

### **City of Dublin**

#### **Planning**

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**To:** Dana McDaniel, Deputy City Manager, Deputy City Manager  
**From:** Steve Langworthy, Planning Director; Paul Hammersmith, City Engineer  
**Date:** June 11, 2013  
**Initiated By:** Justin Goodwin, AICP, Planner II  
Barbara Cox, P.E. Engineering Manager- Development  
**Re:** Riviera Country Club Redevelopment

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#### **Recommendation**

Memo re. Riviera Country Club Redevelopment  
June 11, 2013  
Page 6 of 6

No recommendation. This memo is for information purposes. Planning and Engineering will provided additional information or site analysis as requested.

## Sara Ott - Re: Riviera Memo - PDF

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**From:** Justin Goodwin  
**To:** McDaniel, Dana  
**Date:** 6/11/2013 4:29 PM  
**Subject:** Re: Riviera Memo - PDF  
**Attachments:** Riviera Memo.pdf

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In case you're viewing on a smart phone - a PDF might be better.

**Justin Goodwin, AICP**  
Planner II

### City of Dublin

#### Planning

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>>> Justin Goodwin 6/11/2013 4:27 PM >>>  
Dana,

When we last met to discuss the potential Riviera development, you requested a memo outlining relevant history and development issues. Please find attached in advance of our meeting tomorrow.

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**To:** Dana McDaniel, Deputy City Manager, Deputy City Manager  
**From:** Steve Langworthy, Planning Director; Paul Hammersmith, City Engineer  
**Date:** June 11, 2013  
**Initiated By:** Justin Goodwin, AICP, Planner II  
Barbara Cox, P.E. Engineering Manager- Development  
**Re:** Riviera Country Club Redevelopment

## Background

The potential redevelopment of the Riviera Country Club has been recognized as a sensitive issue within the community for many years, with occasional rumors of pending redevelopment efforts. In January of this year, Planning and Engineering staff met with a developer interested in redeveloping the property as a residential subdivision. Residents of nearby neighborhoods have also contacted City staff in recent months, indicating some degree of knowledge about the current development interests. In anticipation of a potential development application, this memo outlines the relevant planning history and development issues affecting this site that will need to be taken into consideration.

## Site Context

The Riviera Country Club (refer to map on next page) is located at 8205 Avery Road on 165 acres of land with approximately 2,020 feet of frontage on Avery Road. The site is comprised of three parcels, divided along county boundaries, with 93 acres in Franklin County, 66.6 acres in Union County, and 5.7 acres in Delaware County. The site is bordered to the south by the Celtic Estates and Belvedere subdivisions. Muirfield Village is east across Avery Road. Grizzell Middle School and Deer Run Elementary School are to the north. Single family and multiple family sections of Tartan West are to the northwest. A series of large lot single family homes are to the west, accessed from Hyland-Croy Road (only one of these homes shares a property line with the golf course). Dublin Jerome High School is located to the southwest.

## Community Plan

The Future Land Use Map identifies this site as 'Parks/Open Space,' which includes private golf courses. The land use classification is not proposed to change with the pending Community Plan amendment. A rezoning request to develop another land use should include a recommendation from the Planning and Zoning Commission and City Council approval to also amend the Future Land Use Map<sup>1</sup>.

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<sup>1</sup> There is currently no standard process to consider an amendment to the Future Land Use Map such as this, but Planning has discussed the need to create one, either as a separate action or as part of a zoning approval.



During the 2007 Community Plan update, the preferred 'Mid-Range' growth scenario assumed that the Riviera Country Club could redevelop under the conservation subdivision land use type (1.5 dwelling units per acre)<sup>2</sup>. Through the public review process, staff was directed by City Council to avoid identifying this site for redevelopment on the Future Land Use Map. (The 1997 Future Land Use Map identified the west half of the site as future Metro Park and the east half as 'Residential – Medium Density' [1-2 dwelling units per acre].)

The transportation analysis conducted as part of the 2007 Plan update assumed an extension of Memorial Drive from Avery Road to Hyland-Croy Road through the Riviera site. At the time, the Riviera Country Club management was concerned that depicting this long range improvement in the Plan would negatively affect the success of the business. The Memorial Drive extension was also opposed by residents of Muirfield Village, who were concerned that a direct connection from Hyland-Croy Road, combined with a proposed Scioto River bridge crossing (also removed from the Plan during the public process), would create excessive traffic volumes through Muirfield. As a result, City Council approved a motion to remove the road extension from the proposed Thoroughfare Plan.

<sup>2</sup> This land use type eventually became the 'Mixed Residential – Rural' classification in the adopted Community Plan.

The decision to classify the site as open space was closely tied to the road extension issue in an effort to assure the property owner and the public that there were no official plans to redevelop the golf course. Some comments from Council indicated a desire that the site remain permanently as 'green space,' assuming that the golf course use would remain indefinitely.

## **Site Planning and Development Considerations**

### *Zoning and Subdivision*

Existing zoning for this site is split along the Franklin/Union County line. Parcels in Franklin and Delaware Counties are zoned R-1 (Restricted Suburban Residential District); the parcel in Union County is zoned R (Rural District). A comprehensive subdivision of the entire site will require rezoning, most likely to a Planned Unit Development District.

Thus far, development interests have focused on single family lots at no more than 2 dwelling units per acre. By comparison, the surrounding Shannon Glen, Belvedere and Tartan West developments range in density from 1.79 to 1.98 units per acre. Development density for this site may be impacted by sanitary sewer capacity, discussed later in this memo.

Since the site lies within three counties, care should be taken to minimize the number of lots that cross county lines. This will minimize confusion for platting and subsequent property tax issues for future residents.

### *Site Design*

While the landscape of the golf course has already been substantially modified from its previous natural state, basic 'conservation design' principles should be considered for this site. Existing trees, ponds, paths and site grading provide opportunities to encourage creative site design that will incorporate these features as amenities rather than treating the site as a blank slate.

Recent statements by City Council during reviews of other, smaller subdivisions indicate a desire for street network and lot layouts that minimize rear yard adjacency and maximize adjacent open space. These goals are more achievable with a site of this size and shape, although care must be taken to avoid creating unusable or difficult to maintain open space areas. Some Council members expressed a desire for more cul-de-sac streets to achieve this site design objective. Cul-de-sacs will likely be appropriate in some portions of the development due to physical site conditions, but should be balanced with achieving appropriate levels of street connectivity, consistent with the recommendations of the Community Plan.

### *Access/Traffic*

A traffic impact study will be required with a rezoning request. This study will look at the impact of the additional traffic generated by the development on the existing roadway network. This may include (but is not limited to) the need for turn lanes on Avery Road and the impacts to the following intersections: Avery and Brand Roads, Avery and Glick Roads, Hyland-Croy and Brand Roads, Hyland-Croy and McKittrick Roads, Jerome and Manley Roads.

### *Street Connectivity*

A new subdivision will include the construction of new local streets. The entrance(s) to the neighborhood will likely be from Avery Road. Careful consideration will need to be given to the location of all new access points. Connection to the existing 'stub' streets of the adjacent subdivisions will be required. This includes Tantalus Drive and Timble Falls Drive in Belvedere and Firenza Place in Tartan West. As is typical of other residential developments, there will likely be opposition to street extensions from residents of the adjacent neighborhoods; however, these connections were anticipated with those developments. Further, these connections are necessary for emergency service and overall vehicular circulation, and are consistent with the recommendations of the Community Plan.

A direct connection to Hyland-Croy Road should also be considered to provide good distribution of the traffic generated by this development to two prominent destinations: Dublin Jerome High School and the US 33/SR 161/Post Road interchange. However, a street connection to Hyland-Croy Road would require right-of-way acquisition from Dublin Jerome High School (through a wooded area including an overhead electric distribution line) and/or residential flag lots (where multiple private driveways connect to Hyland-Croy Road).

It is reasonable to assume that any street connection that is perceived as an extension of Memorial Drive will receive considerable scrutiny from area residents. If a connection to Hyland-Croy Road is pursued, the internal street network will likely need to be designed so that the connection does not function as a direct route to the existing Memorial Drive/Avery Road intersection. Regardless, any extension of Memorial Drive, if proposed, should take into consideration potential impacts on existing residential lots directly adjacent to the south property line of the golf course. Site design options that avoid extending Memorial drive should be considered, but will require an analysis of intersection spacing relative to the number of Avery road access points proposed.

### *Open Space*

A tributary to the North Fork of Indian Run flows through the site, including two forks that converge in the center of the golf course. The primary stream running through the site extends from a public open space area in Tartan West to Shannon Glen Park in the Belvedere and Shannon Glen neighborhoods, providing a logical greenway connection. The other tributary extends north to a wooded area owned by the Muirfield Association.

A proposed development of this site should strive to maximize useable, publicly accessible open space. To achieve the objectives described previously under *Site Design*, the plans will likely need to incorporate more than the minimum open space requirements of the Subdivision Regulations, as has typically occurred with other large scale residential developments. The additional open space is expected to be a natural result of the site's development capacity, assuming the property is developed with typical single family lot sizes at or below 2 units per acre.

### *Pedestrian Paths*

Sidewalks will be required on both sides of all new local roadways. At least one street that goes through the bulk of the new neighborhood should have a concrete bike path on one side of the street. An asphalt multi-use path exists on the west side of Avery Road along the site frontage. Any disturbance to the Avery Road path will need to be repaired. Multi-use paths also end near the

south edge of the site in Belvedere and to the northwest of the site at Sorrento Court in Tartan West. A continuous path connection through a public greenway should be pursued with this site development; however, physical and property line constraints to the north of the site may require the use of Firenze Place and Sorrento Court to achieve the connection. Care should be taken to ensure that pedestrian paths and active greenways are located and designed to avoid conflicts with private rear yards.

#### *Water Service*

A 12-inch water line is on the east side of Avery Road. This will be the main connection point for this development to obtain domestic water service. Looping of the water line system will be accomplished along the new streets as well as connecting to the existing 8-inch water lines in the adjacent subdivisions. This system should also be connected to the existing 16-inch water line on the east side of Hyland-Croy Road. This connection could be accomplished with a Hyland-Croy Road street extension as described above.

#### *Stormwater Management*

The tributary for the North Fork of Indian Run provides ample outlet opportunities for managing the stormwater on this property. The latest FEMA maps show that this tributary has a 100-year floodplain bisecting the site. Adherence to the requirements of Chapter 151 is expected for this area. At the northern side of the site, an area that is outside of the FEMA designated floodplain, along one of the streams, will need to follow the Stream Corridor Protection Zone (SCPZ) regulations. The other developments in this area have arranged their lot layouts to avoid any new lots being created in the designated floodplains. This minimizes the need for flood insurance requirements for future residents.

The development will also be required to follow Chapter 53, the Stormwater Regulations. The existing ponds on the property could be used for this if enough investigation is done and the correct modifications are implemented to demonstrate compliance.

#### *Sanitary Sewer Service*

The North Fork Indian Run sanitary trunk sewer exists along the southern and western boundaries of this property. This 18-inch sewer line was installed to provide service to the land to the northwest of this site. When the extension was made, an analysis was performed that indicated capacity issues downstream in the trunk sewer with full build-out considered for the land in northwest Dublin. This analysis assumed that this property would remain as a golf course.

Due to the proposed change in use of this property from golf course to single family housing, the impact of this change on the City's trunk sewer will need to be studied. The developer has already engaged EMH&T to perform this sanitary sewer modeling. Engineering has worked with EMH&T on the sewer to be modeled and with data collection. They will analyze the existing conditions, the capacity of the sewer at a build-out scenario that matches the current Community Plan, and an alternative that includes this property as a single family development. This will demonstrate the impact of the development on the trunk sewer. Once the impact is determined, solutions can be recommended to mitigate the impact and the costs for these solutions can be developed.

**Recommendation**

No recommendation. This memo is for Information purposes. Planning and Engineering will provided additional information or site analysis as requested.

## Sara Ott - Re: Riviera Memo - PDF

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**From:** Dana McDaniel  
**To:** Goodwin, Justin  
**Date:** 6/11/2013 7:44 PM  
**Subject:** Re: Riviera Memo - PDF

---

Thanks Justin for both items. Very helpful.

### Dana McDaniel

Deputy City Manager/Director

### City of Dublin

#### Economic Development

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>>> Justin Goodwin 6/11/2013 4:29 PM >>>

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## Sara Ott - Riviera Memo

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**From:** Barb Cox  
**To:** Goodwin, Justin  
**Date:** 6/14/2013 1:55 PM  
**Subject:** Riviera Memo  
**Attachments:** Riviera Memo 06 14 13.docx

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Justin -

I add the updated sanitary sewer information. Were you going to add something about the schools? I can't remember where that left off. If not, can you send this out again? Thanks!

- Barb

**To:** Dana McDaniel, Deputy City Manager, Deputy City Manager

**From:** Steve Langworthy, Planning Director; Paul Hammersmith, PE, City Engineer

**Date:** June 14, 2013

**Initiated By:** Justin Goodwin, AICP, Planner II

Barbara Cox, P.E. Engineering Manager- Development

**Re:** Riviera Country Club Redevelopment

## Background

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## Site Context

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#### *Water Service*

A 12-inch water line is on the east side of Avery Road. This will be the main connection point for this development to obtain domestic water service. Looping of the water line system will be accomplished along the new streets as well as connecting to the existing 8-inch water lines in the adjacent subdivisions. This system should also be connected to the existing 16-inch water line on the east side of Hyland-Croy Road. This connection could be accomplished with a Hyland-Croy Road street extension as described above.

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Due to the proposed change in use of this property from golf course to single family housing, the impact of this change on the City's trunk sewer will need to be studied. The developer EMH&T to perform this sanitary sewer modelling. Engineering worked with EMH&T on the sewer to be modeled and with data collection. They analyzed the existing conditions, the capacity of the sewer at a build-out scenario that matches the current Community Plan, and an alternative that includes this property as a single-family development. This effort demonstrated the impact of the development on the trunk sewer. The original deficiency remained.

In their preliminary findings, EMH&T offered three solutions to correct the deficiency: add a parallel (express) sewer approximately 1700 feet in length; upsize approximately 1800 feet of sewer from 24-inch pipe to 36-inch pipe; provide inline storage by upsizing pipe for approximately 1500 feet (increase pipe size to 60-inch from 24-inch). EMH&T did not formally calculate cost estimates for these alternatives yet. During our meeting to discuss the findings of the study, we discussed preliminary cost estimates of the parallel sewer. The group thought this cost may be approximately \$800,000.

Engineering has another meeting with the developer on June 18. We hope to understand from them what their plan regarding the sewer mitigation might be and what schedule they might have for pursuing this development. .

### **Recommendation**

No recommendation. This memo is for information purposes. Planning and Engineering will provide additional information or site analysis as requested.

## Sara Ott - Re: Riviera Memo

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**From:** Justin Goodwin  
**To:** Cox, Barb  
**Date:** 6/14/2013 2:54 PM  
**Subject:** Re: Riviera Memo

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Yeah, I'll take this version and add a school impacts section, then resend.

Thanks,

**Justin Goodwin, AICP**  
Planner II

### **City of Dublin**

#### **Planning**

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**Date:** June 11, 2013  
**Initiated By:** Justin Goodwin, AICP, Planner II  
Barbara Cox, P.E. Engineering Manager- Development  
**Re:** Riviera Country Club Redevelopment

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**Recommendation**

No recommendation. This memo is for information purposes. Planning and Engineering will provided additional information or site analysis as requested.



**Land Use and Long Range Planning**

5800 Shier Rings Road • Dublin, OH 43017-1090

Phone: 614-410-4600 • Fax: 614-410-4747

# Memo

**To:** Dana McDaniel, Deputy City Manager, Deputy City Manager  
**From:** Steve Langworthy, Planning Director; Paul Hammersmith, City Engineer  
**Date:** June 11, 2013  
**Initiated By:** Justin Goodwin, AICP, Planner II  
Barbara Cox, P.E. Engineering Manager- Development  
**Re:** Riviera Country Club Redevelopment

## Background

The potential redevelopment of the Riviera Country Club has been recognized as a sensitive issue within the community for many years, with occasional rumors of pending redevelopment efforts. In January of this year, Planning and Engineering staff met with a developer interested in redeveloping the property as a residential subdivision. Residents of nearby neighborhoods have also contacted City staff in recent months, indicating some degree of knowledge about the current development interests. In anticipation of a potential development application, this memo outlines the relevant planning history and development issues affecting this site that will need to be taken into consideration.

## Site Context

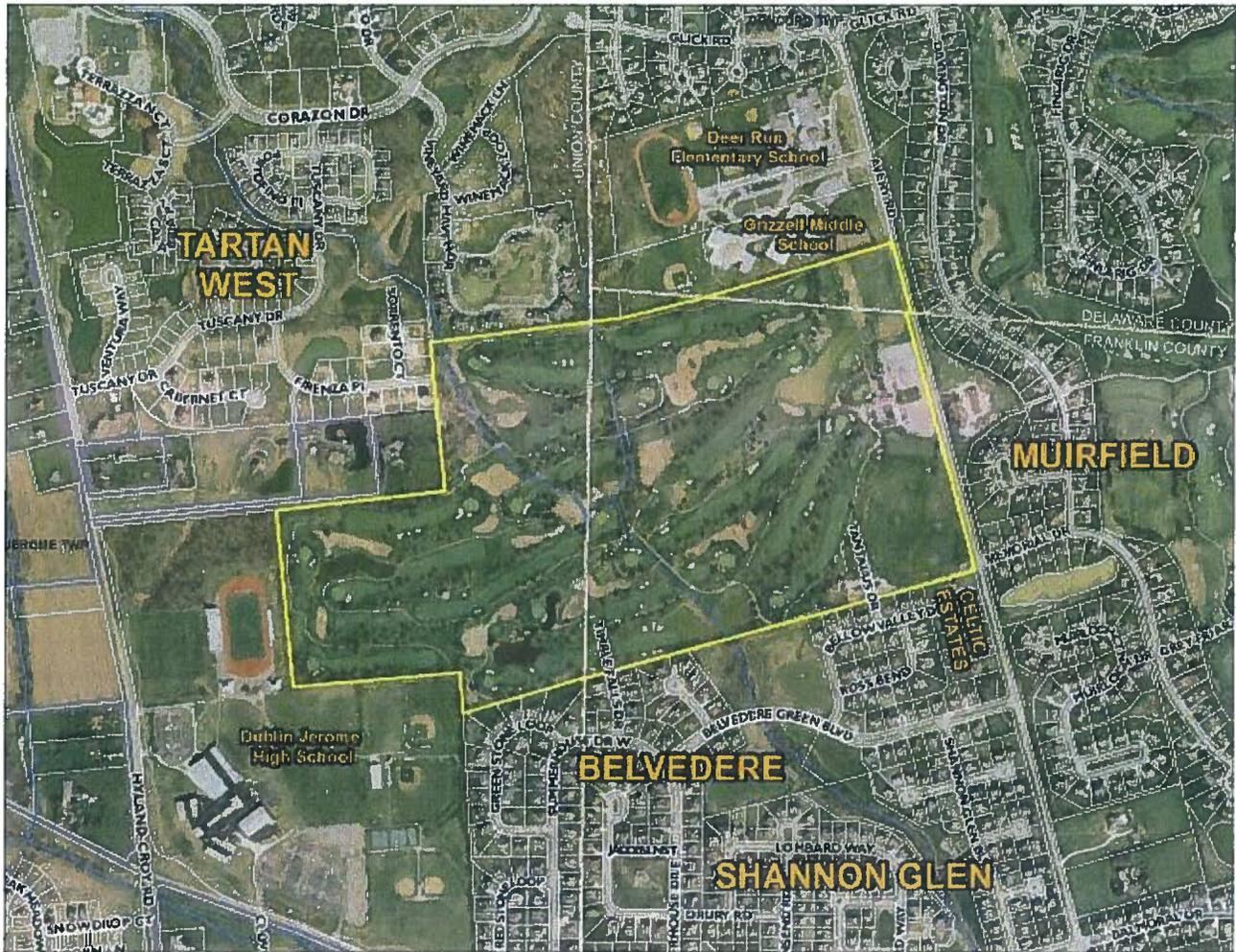
The Riviera Country Club (refer to map on next page) is located at 8205 Avery Road on 165 acres of land with approximately 2,020 feet of frontage on Avery Road. The site is comprised of three parcels, divided along county boundaries, with 93 acres in Franklin County, 66.6 acres in Union County, and 5.7 acres in Delaware County. The site is bordered to the south by the Celtic Estates and Belvedere subdivisions. Muirfield Village is east across Avery Road. Grizzell Middle School and Deer Run Elementary School are to the north. Single family and multiple family sections of Tartan West are to the northwest. A series of large lot single family homes are to the west, accessed from Hyland-Croy Road (only one of these homes shares a property line with the golf course). Dublin Jerome High School is located to the southwest.

## Community Plan

The Future Land Use Map identifies this site as 'Parks/Open Space,' which includes private golf courses. The land use classification is not proposed to change with the pending Community Plan amendment. A rezoning request to develop another land use should include a recommendation from the Planning and Zoning Commission and City Council approval to also amend the Future Land Use Map<sup>1</sup>.

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<sup>1</sup> There is currently no standard process to consider an amendment to the Future Land Use Map such as this, but Planning has discussed the need to create one, either as a separate action or as part of a zoning approval.



During the 2007 Community Plan update, the preferred 'Mid-Range' growth scenario assumed that the Riviera Country Club could redevelop under the conservation subdivision land use type (1.5 dwelling units per acre)<sup>2</sup>. Through the public review process, staff was directed by City Council to avoid identifying this site for redevelopment on the Future Land Use Map. (The 1997 Future Land Use Map identified the west half of the site as future Metro Park and the east half as 'Residential – Medium Density' [1-2 dwelling units per acre].)

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## North Fork Indian Run Trunk Sewer Capacity Analysis

### Agenda

1. System characterization
2. Flow monitoring
3. Hydraulic Model
  - a. Model calibration
  - b. Scenario 1: Current conditions
  - c. Scenario 2: Build-out conditions
4. ID deficiency
5. Alternative analysis
6. Q/A



**System Characterization:**

Total Area = 3,439 acre

**1. Current Conditions**

Total area: Existing area = 2,497 acre

- Single Family area = 1,192 acre @ density ranges 1.47 – 3.35 units/acre
- Multifamily area = 165 acre
- Commercial = 255 acre
- Schools = 158 acre for 3 schools (Dublin Jerome, Henry Karrer, John Sells)
- Open = 543 acre
- Vacant (vacant sites within single family subdivision) = 185 acre

**2. Build-out conditions:**

Total Future areas for development = 543 acre. See Table below:

Location	Acres	Receiving MH
	ac	
Brock & Jerome	160.7	5558
McKitrick Rd & Jerome Rd	16.8	5339
Riviera country club	165.9	4097
Hyland(Four areas by Hyland)	101	1511
Avery & Touraco Dr	4.2	1997
Brand & Earlington Park	16.0	2012
Brand & Lutheran Church	12.0	691
Brand & Wellington Park	26.5	2506
Coffman & Brand	40.1	2505
Total	543	

**Flow Monitoring:**

Rainfall: Rain Gauge, Columbus RG1 @ 5800 Post Rd (Coffman Park)

Flow data: Four (4) Flow meters (March 8, 2013– May 2013)

Flow meter 1:MH 2525

**Location**



**Manhole**

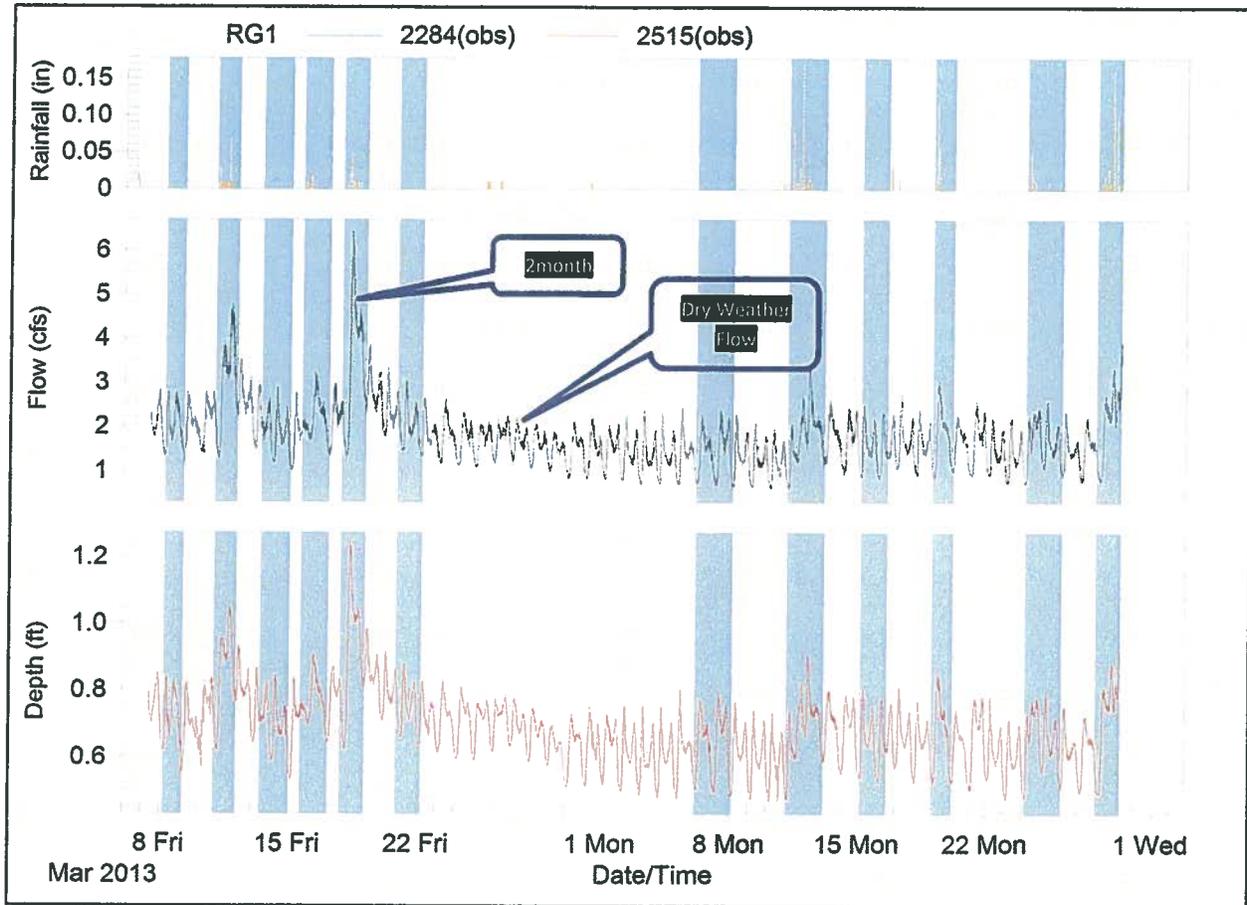


**Upstream Pipe**



**Downstream Pipe**





**Flow components:**

Dry weather flow:      Number of Household x 236 gal/unit  
                                  Hourly flow pattern: varies between 0.5 – 1.3

Wet Weather Flow:      Unit hydrograph

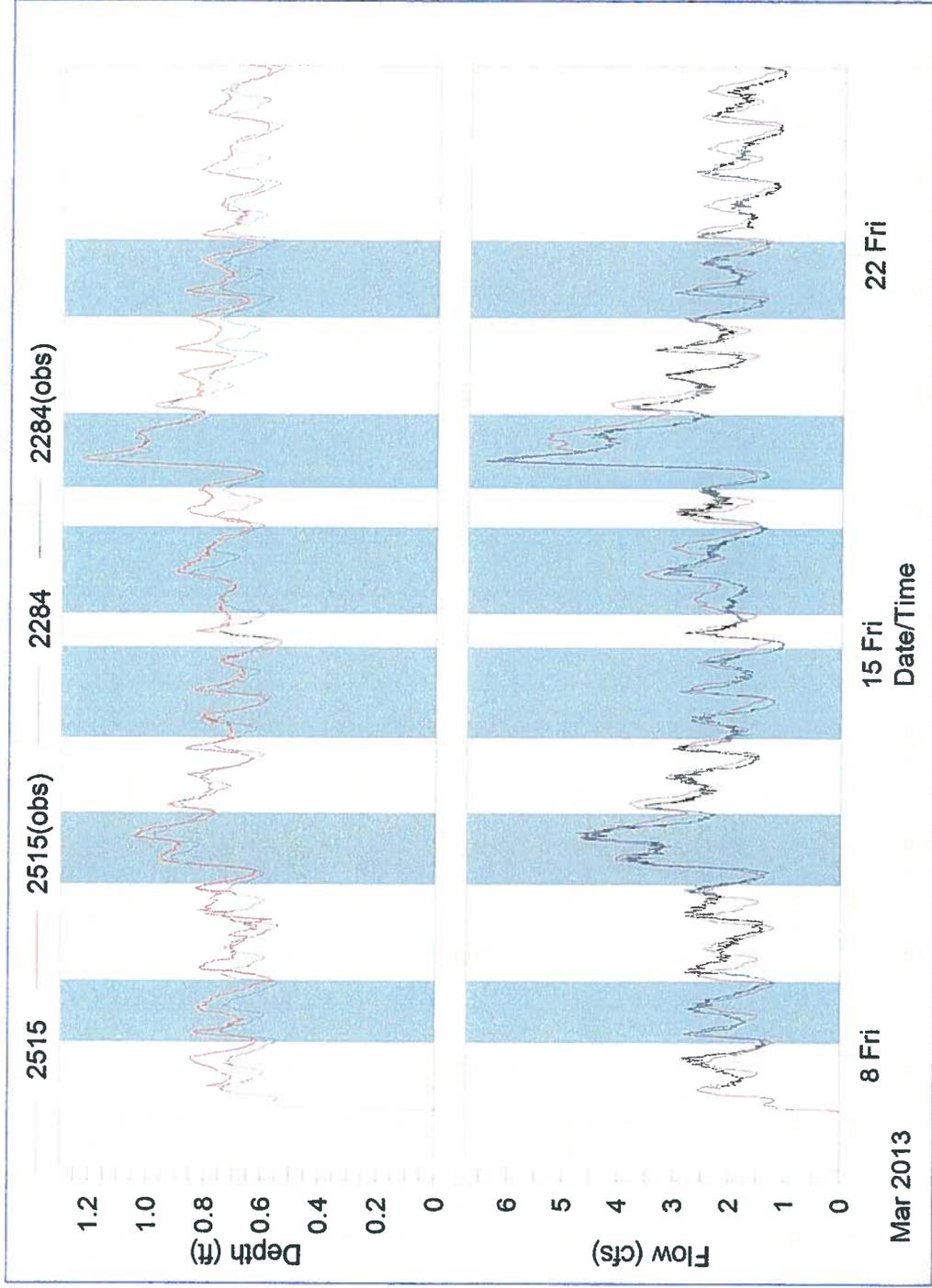
Design storm:            25-yr, 6-hr Huff distribution (3.48-in)

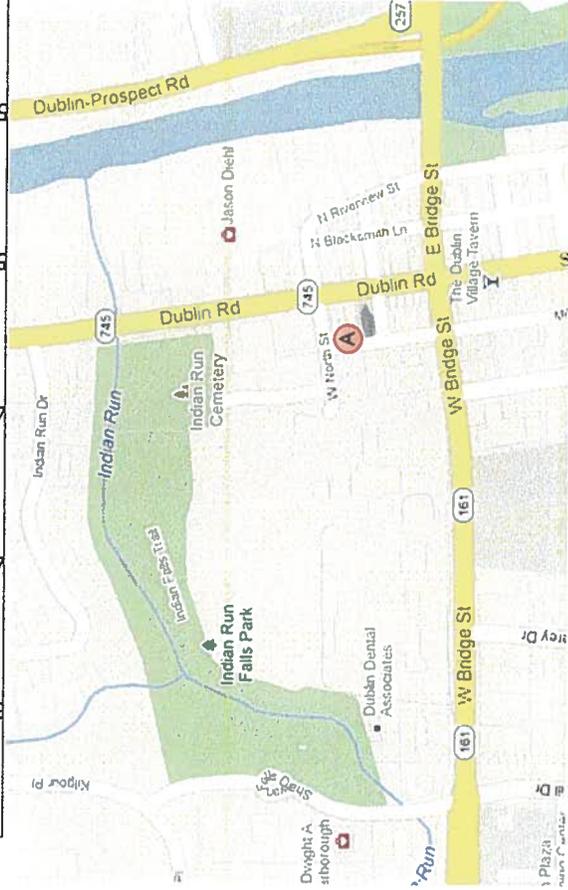
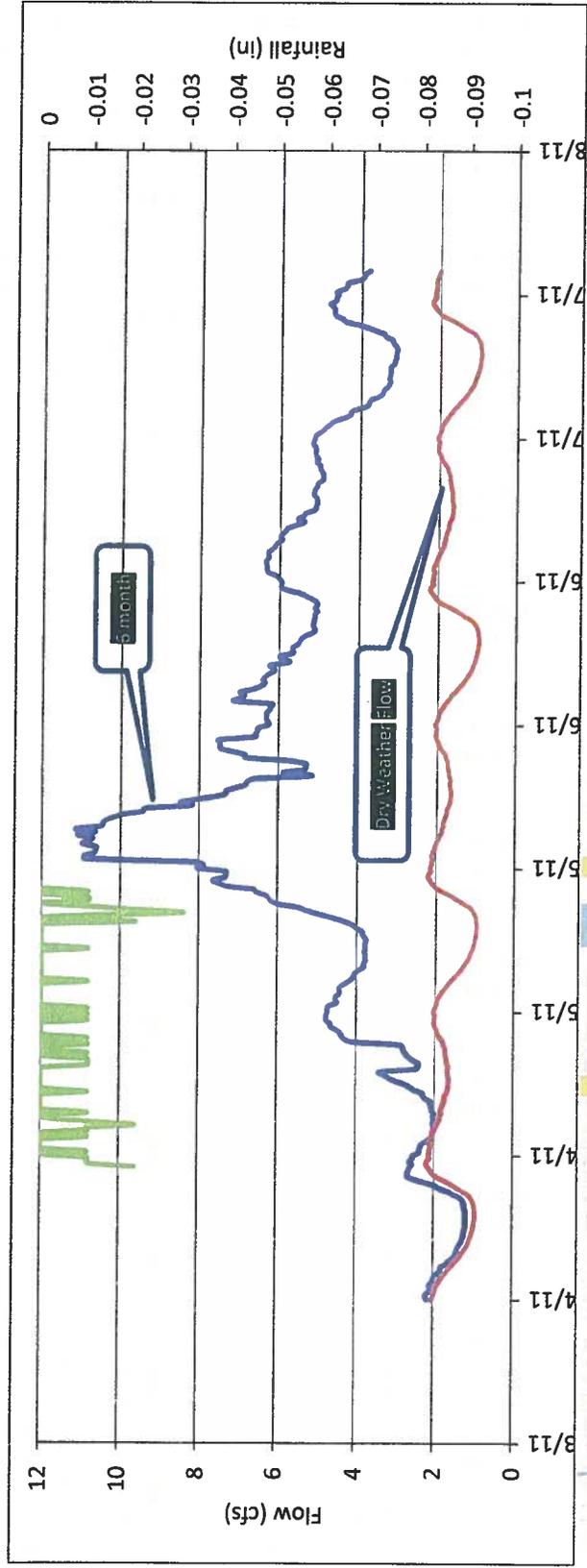
Future areas: 12 people /acre



**Hydraulic Model:**

**Model Calibration:**

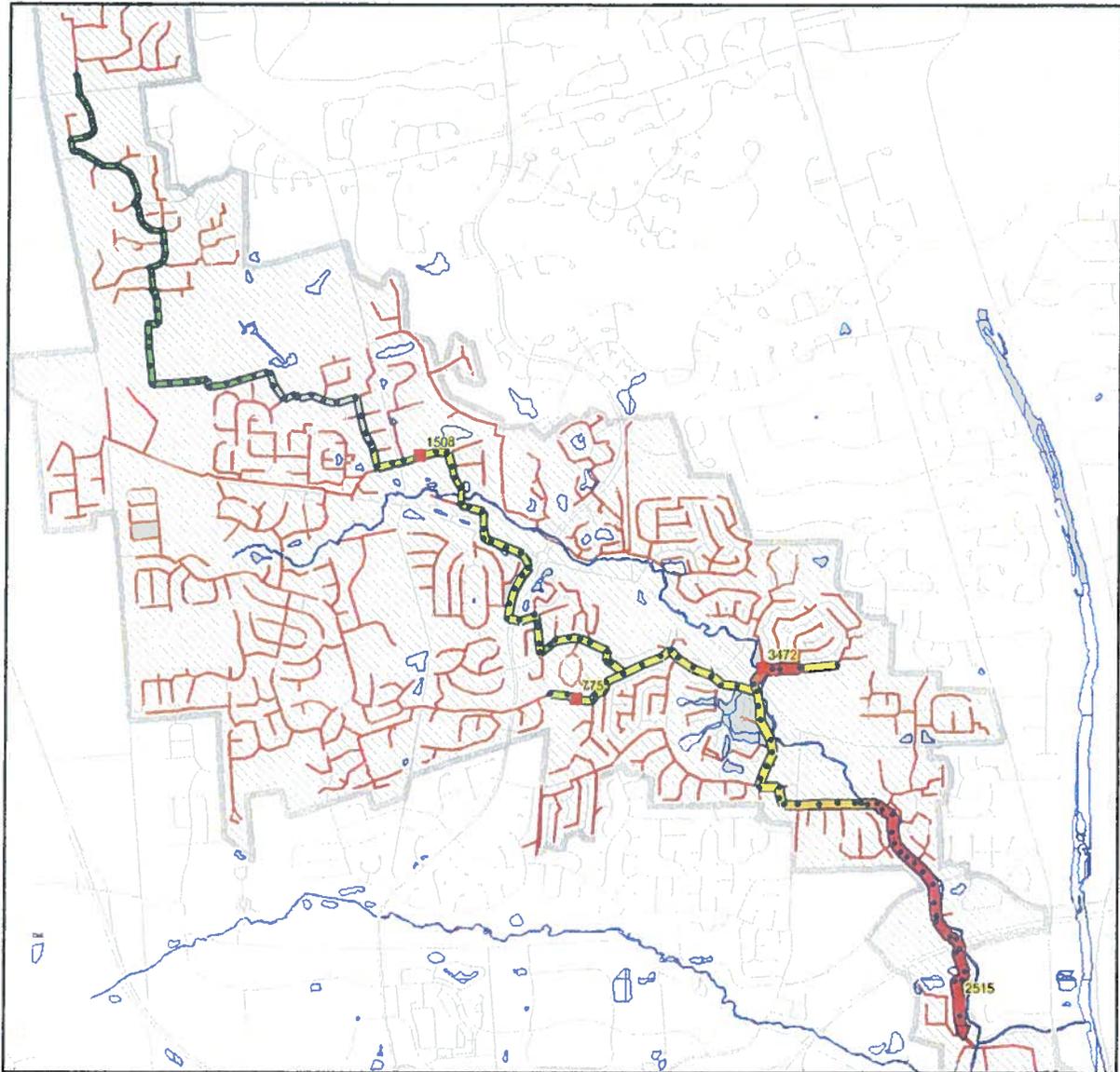




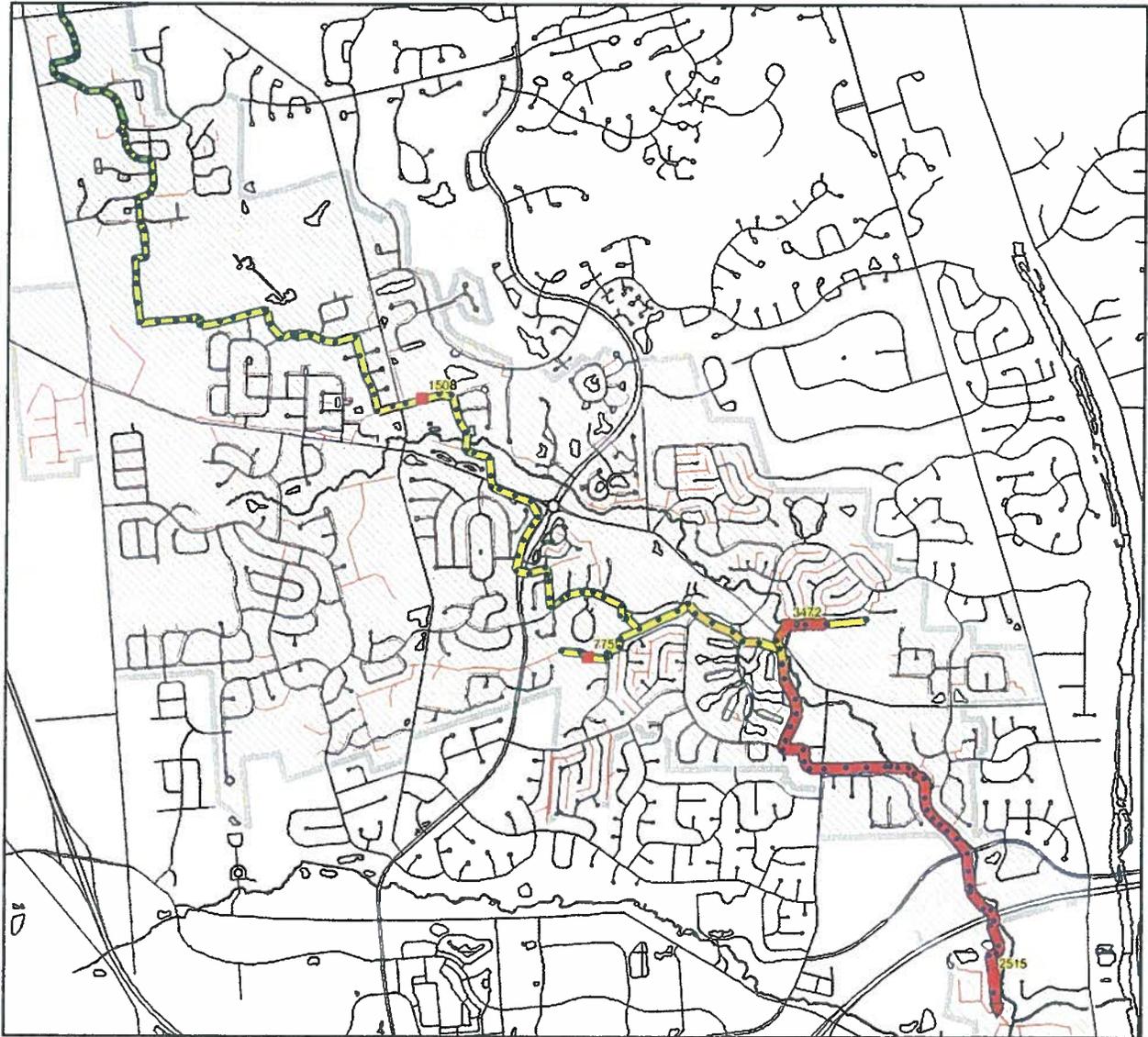
1875 Darby St, near Dublin Rd

*Handwritten notes:*  
 R.C.  
 1.8 cfs at 11 ft W/B  
 11 ft cfs

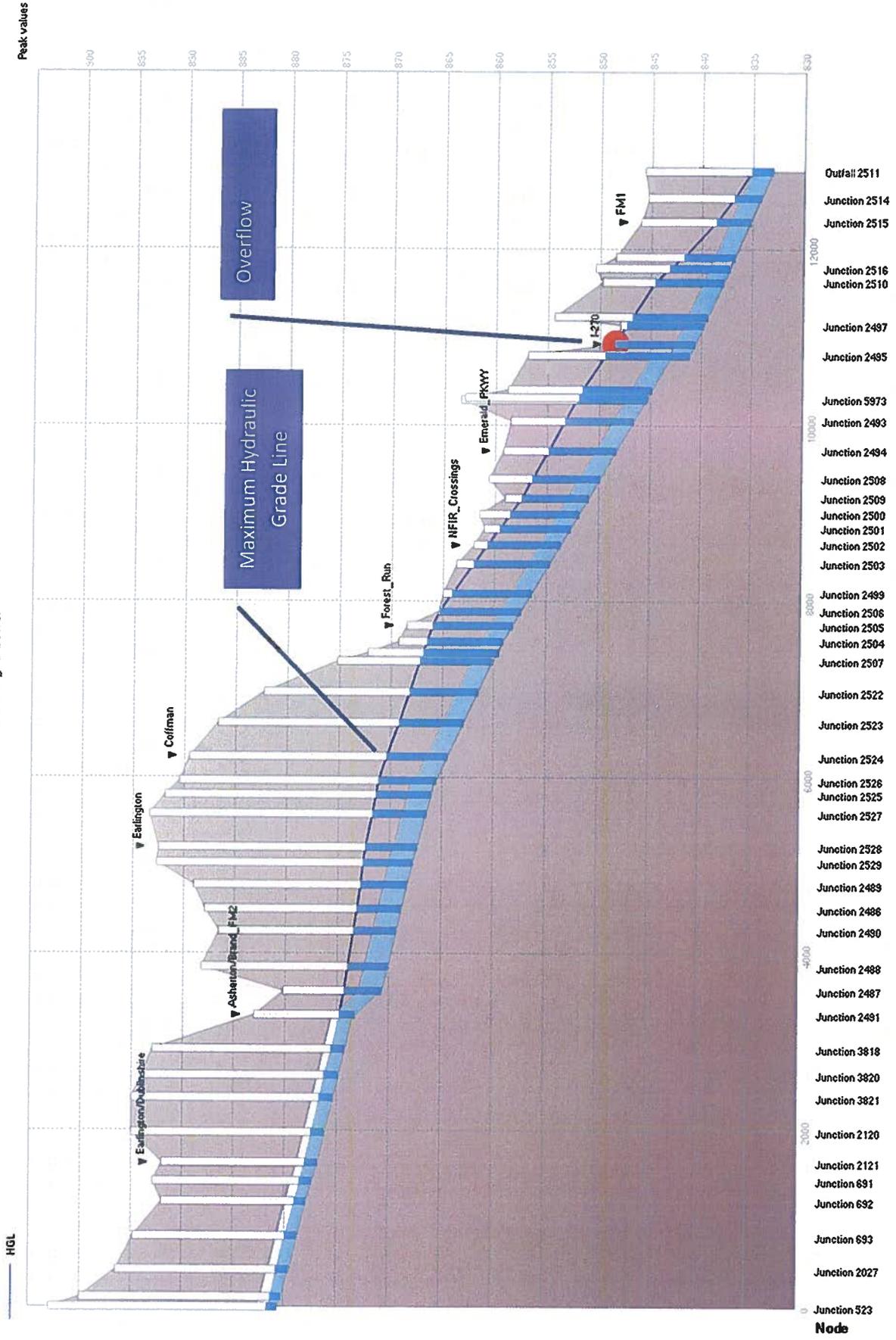
Scenario 1: Current conditions

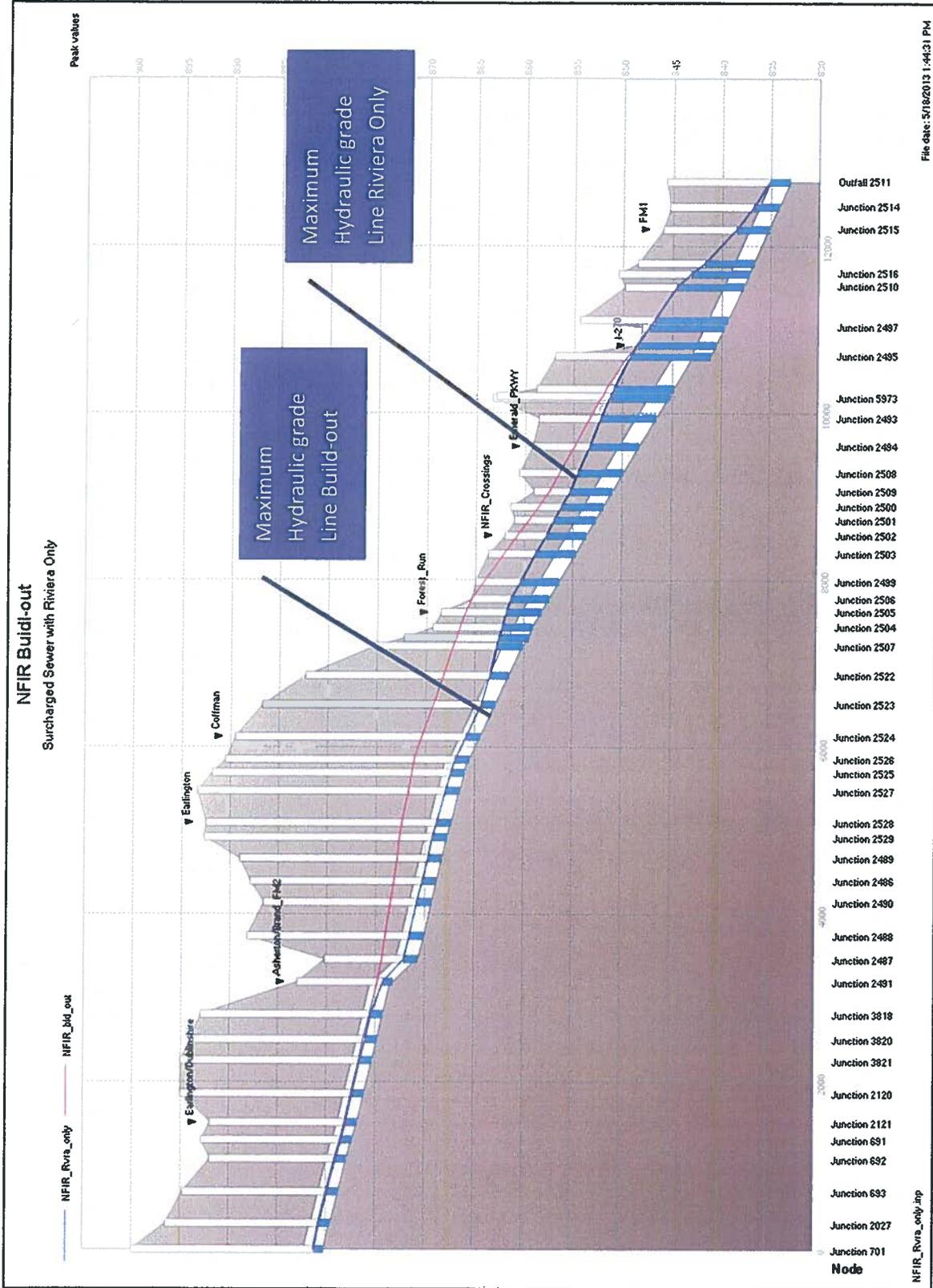


Scenario 2: Build-out conditions:



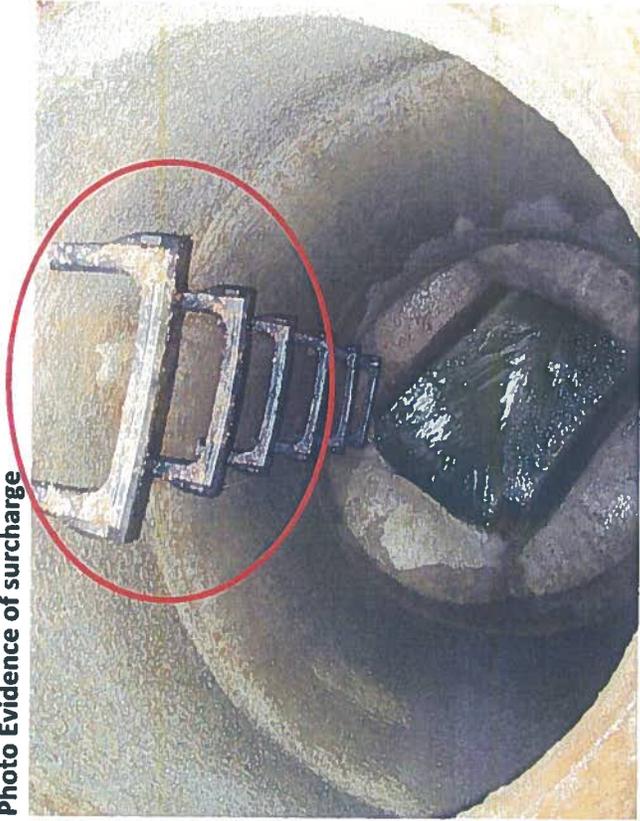
## NFIR Build-out Surcharged Sewer





**Comparison between Build-out and Riviera only**

**Photo Evidence of surcharge**



**MH 2513, Debris on highest step**

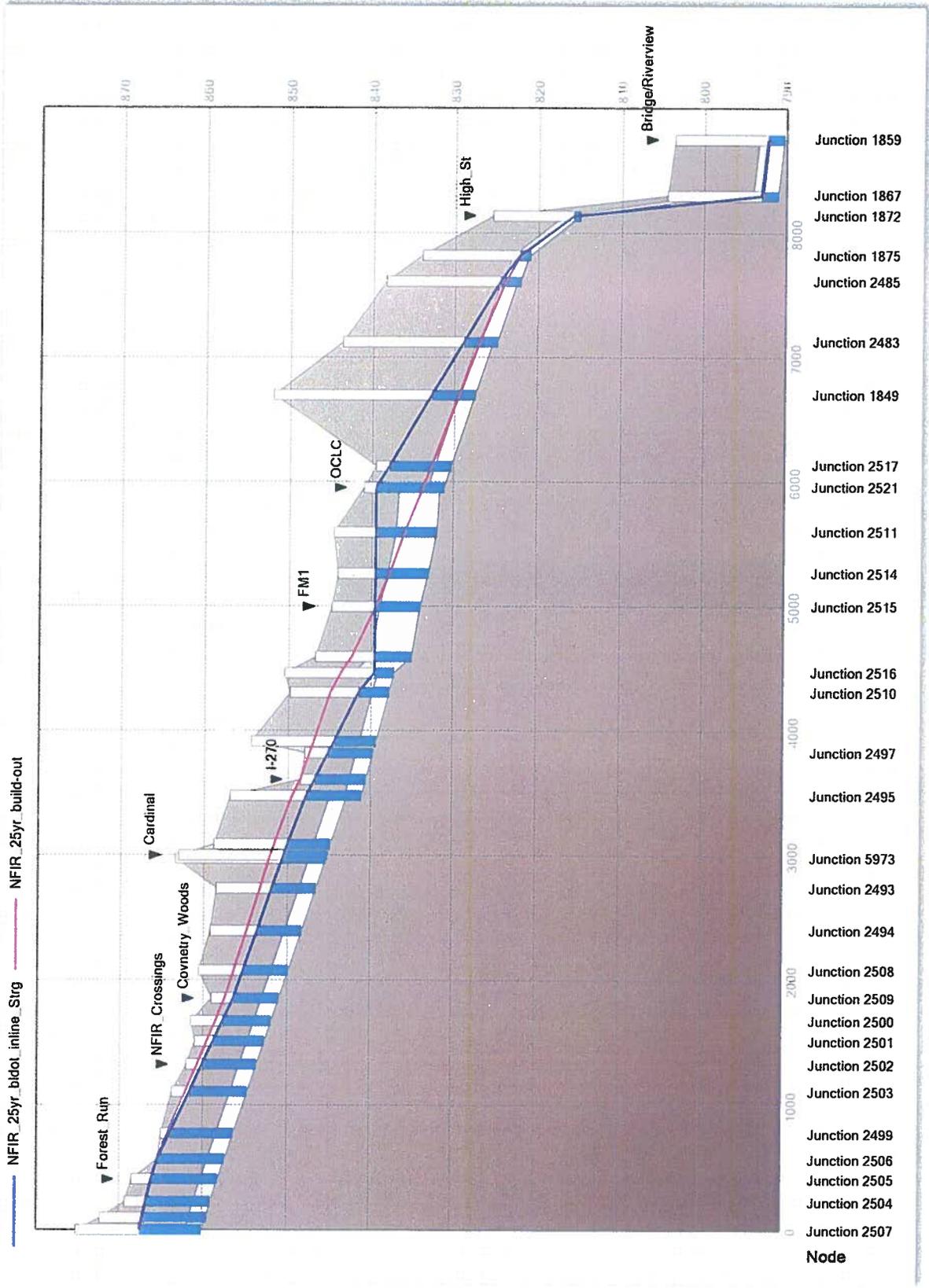


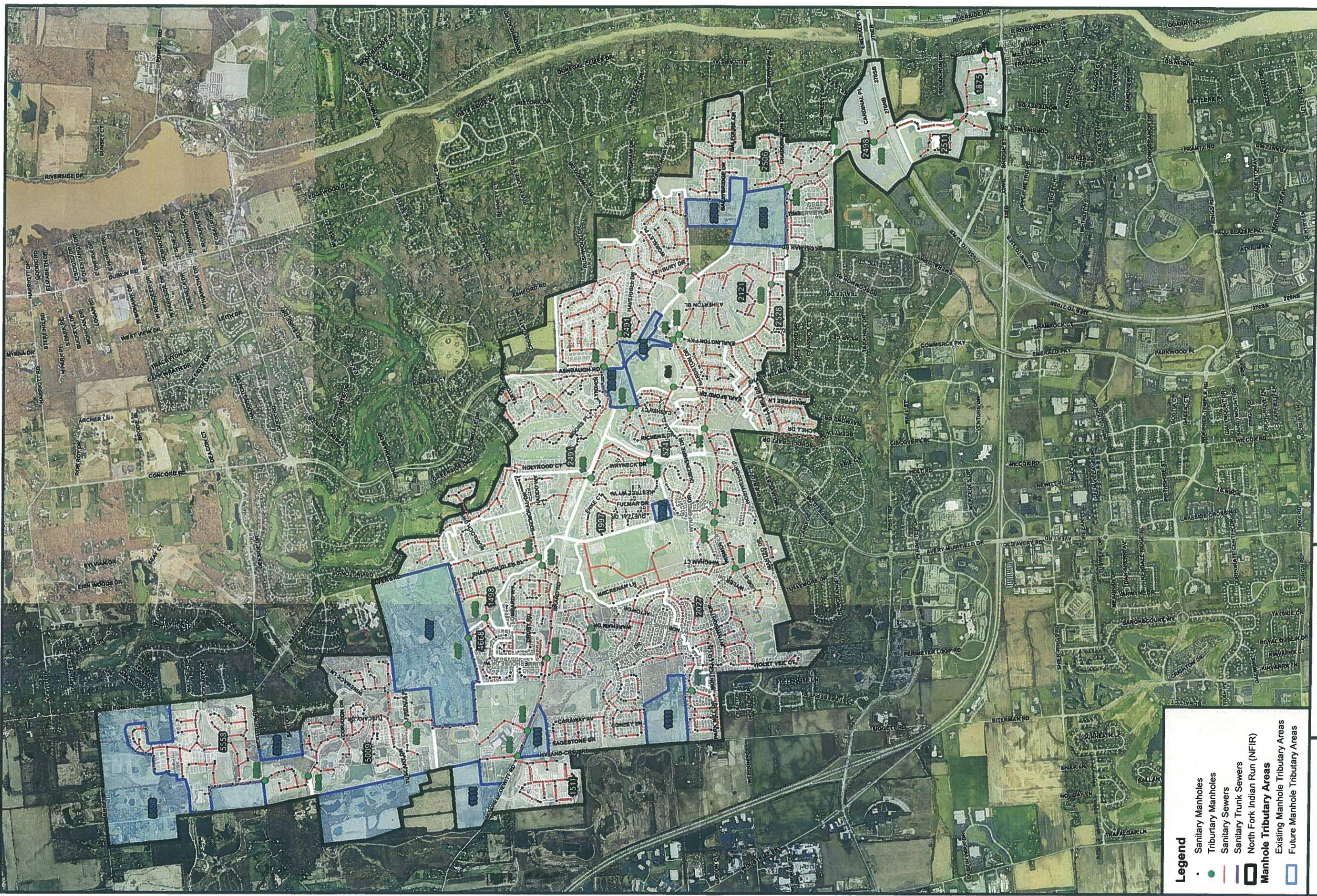
**MH 2516, Debris on highest step**



Alternatives

Alternative	Name	Description	Cost \$\$\$\$
1	Express sewer	24-inch @ 0.6%, 1,692-ft, depth varies 12- to 24-ft deep, from MH # 2510 to MH# 1849	
2	Upsize sewer segments	Upsize from 24-inch to 36-inch @ same slope 0.34%, 1,814-ft, depth varies 12- to 13-ft, from MH# 2510 to MH # 2517 (High school)	
3	Inline storage	Upsize from 24-inch to 60-inch @ slope 0.25%, 1,486-ft, depth varies 12- to 13-ft, from MH 2516 to MH# 2521 (OCLC)	





**Date:** March, 2013  
**Scale:** Not To Scale  
**Job No.:** 2013-0137

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
**North Fork Indian Run  
 Tributary Areas Location Map  
 Exhibit**



*Acrylic  
 4/10/13*

- Legend**
- Sanitary Manholes
  - Tributary Manholes
  - Sanitary Sewers
  - Sanitary Trunk Sewers
  - North Fork Indian Run (NFIR)
  - Manhole Tributary Areas**
  - Existing Manhole Tributary Areas
  - Future Manhole Tributary Areas

**Rosalinde Childers**

**From:** Bohning, Craig  
**Sent:** Friday, June 14, 2013 11:27 AM  
**To:** cjruma@aol.com; 'Rosalinde Childers'  
**Subject:** Riviera - North Fork sewer upgrades  
**Attachments:** 0779\_001.pdf

I have attached the following:

- Plan and profile of the Indian Run sewer to be upgraded with a relief sewer on the OCLC property
- Overall map
- Example plan for sewer replacement in Powell that the Delaware County Sanitary Engineer did.

This replacement is in a little different location than what Taymour showed because we needed to start further upstream from the school in order to not have to deal with the aerial sewer over the existing ravine. He will need to validate the location that I chose when he gets back, but getting pricing on this scenario will at least give us an order of magnitude of cost and a price per foot.

Paul indicated in our meeting that he thought that we would destroy the manholes in the process of coring them, which is why he was reticent to endorse this option. I asked Jack Smelker if that was an issue when they did their Powell work, and he said that it went smoothly and they didn't have any issues. Obviously, we will need to get into further detail if this is actually the design concept that is chosen, but my conversation with Jack leads me to believe it is a good option to pursue.

2000' of 24" pipe (I would price PVC), 14 manhole cores, surface restoration.

**CONFIDENTIALITY NOTICE:** This e-mail message is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. If you are the intended recipient but do not wish to receive communications through this medium, please so advise the sender immediately.

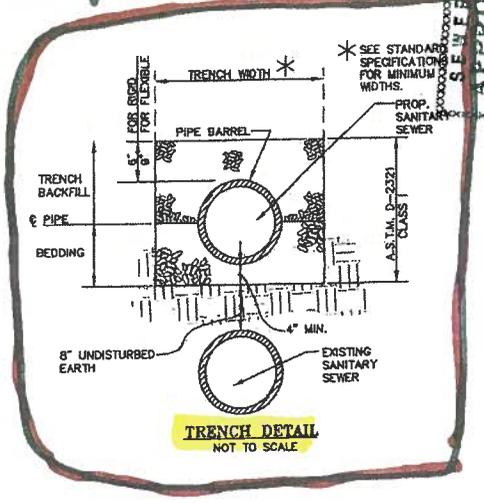
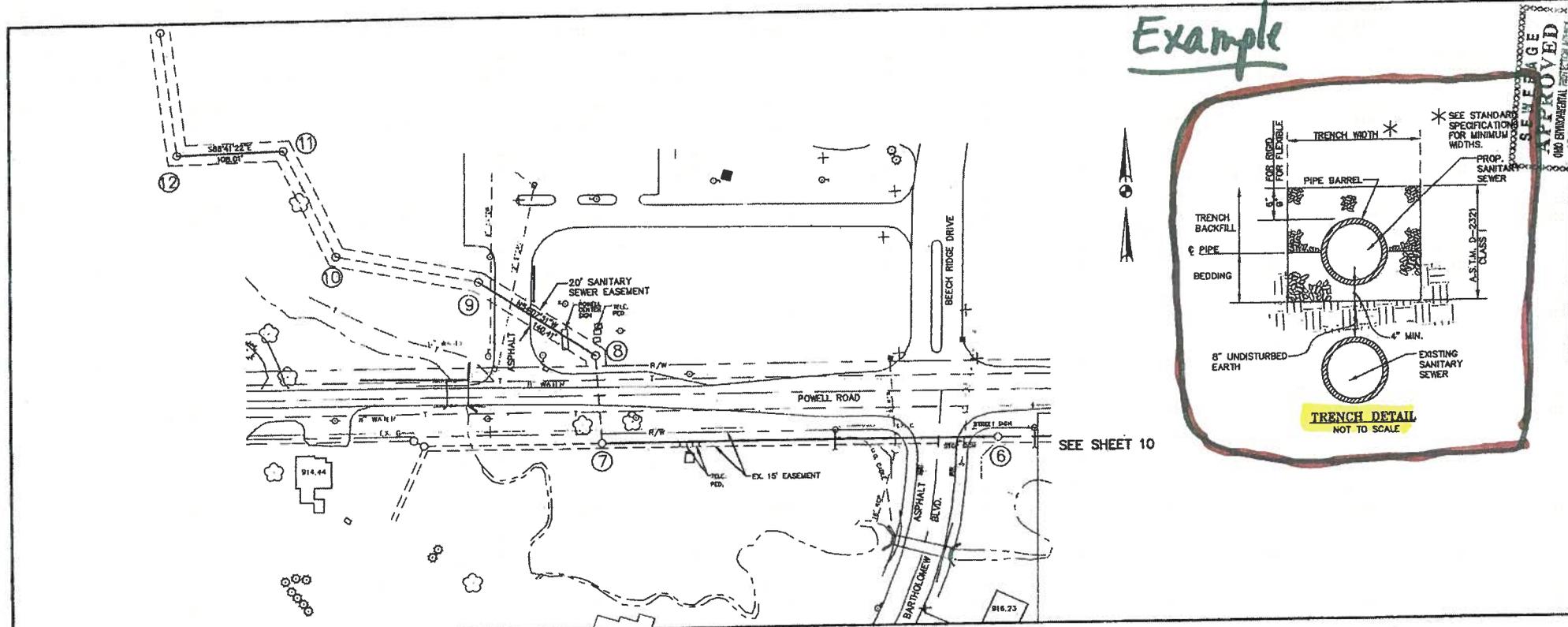
*offering to do  
of your reimbursement*

*Bid Estimate | 6/14/13*

*\$310,000*

*inc. wages  
preparation  
exc. wages  
tree cleanup  
& disposal*

Example



APPROVED  
SEWERAGE  
AND ENVIRONMENTAL  
ENGINEERING, INC.

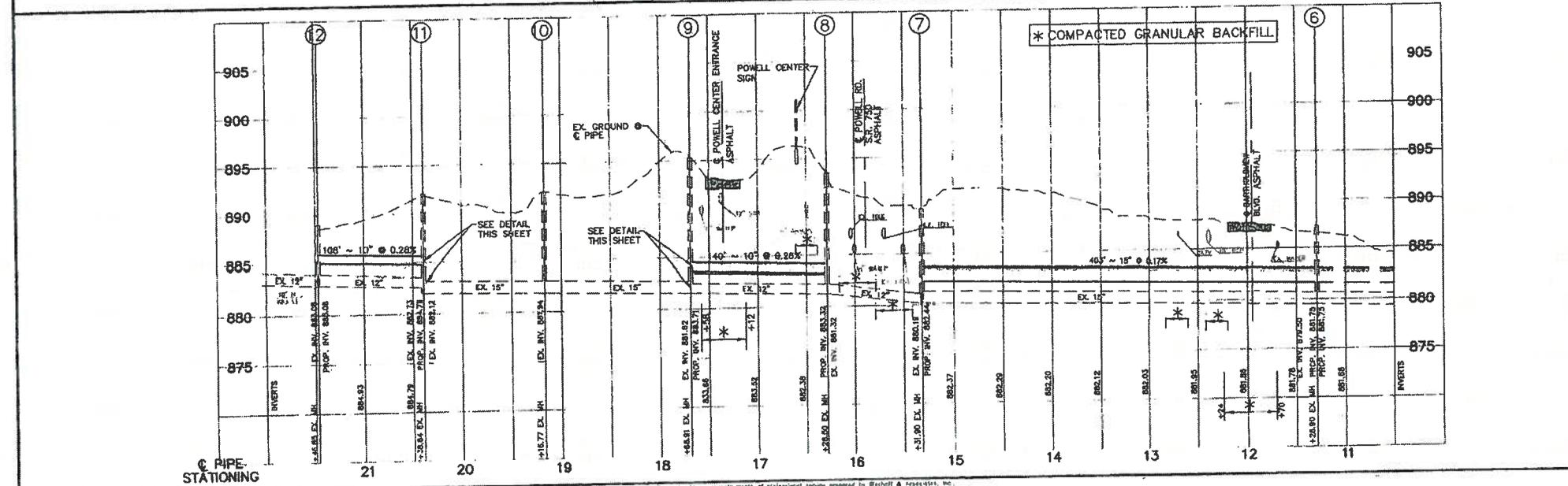
PROJECT NO. 10480  
1 OF 14

DELAWARE COUNTY, OHIO  
VILLAGE OF POWELL  
POWELL ROAD SANITARY  
SEWER IMPROVEMENTS  
SANITARY SEWER UPGRADE  
STA. 14+50 TO STA. 22+00

REVISIONS	
BY	DESCRIPTION

DATE

IF BEFORE YOU DIG  
CALL THE PRO 800-362-8704  
and a Licensed Professional Engineer



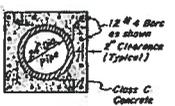
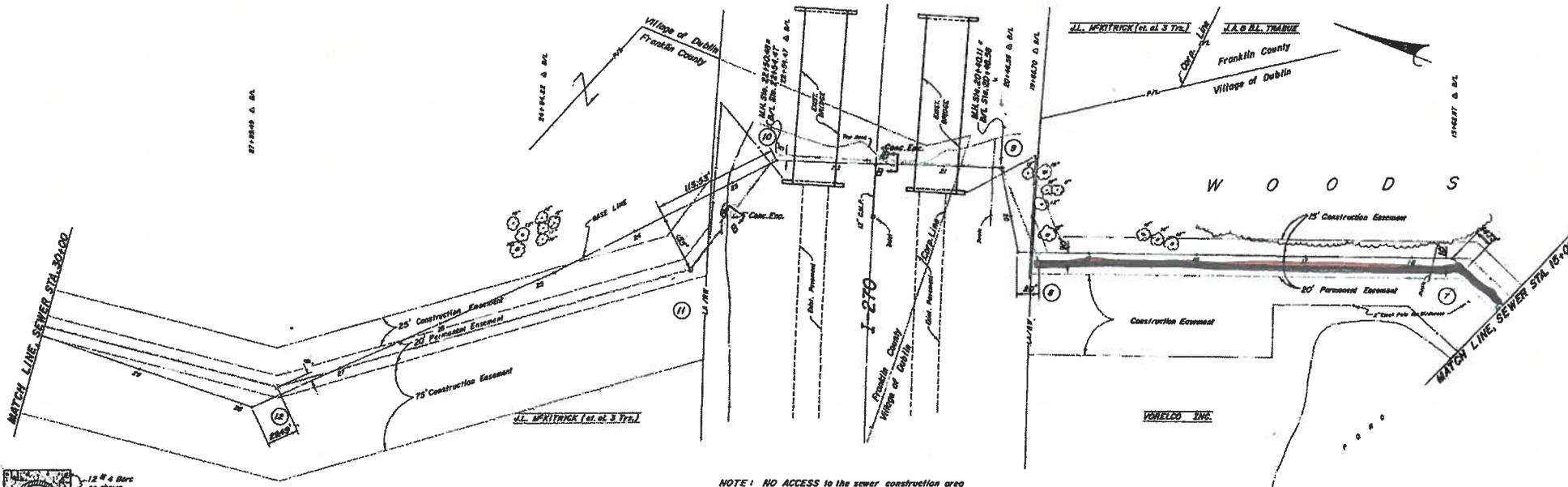
**BISCHOFF & ASSOCIATES, INC.**  
Professional Engineers  
1877 JENNIFER ROAD  
COLUMBUS, OHIO 43212-1121

SCALE  
Horizontal: 1" = 50'  
Vertical: 1" = 5'

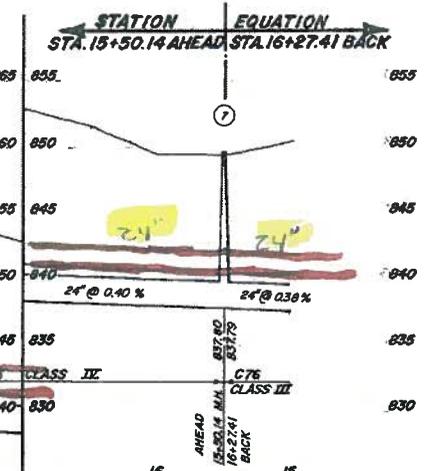
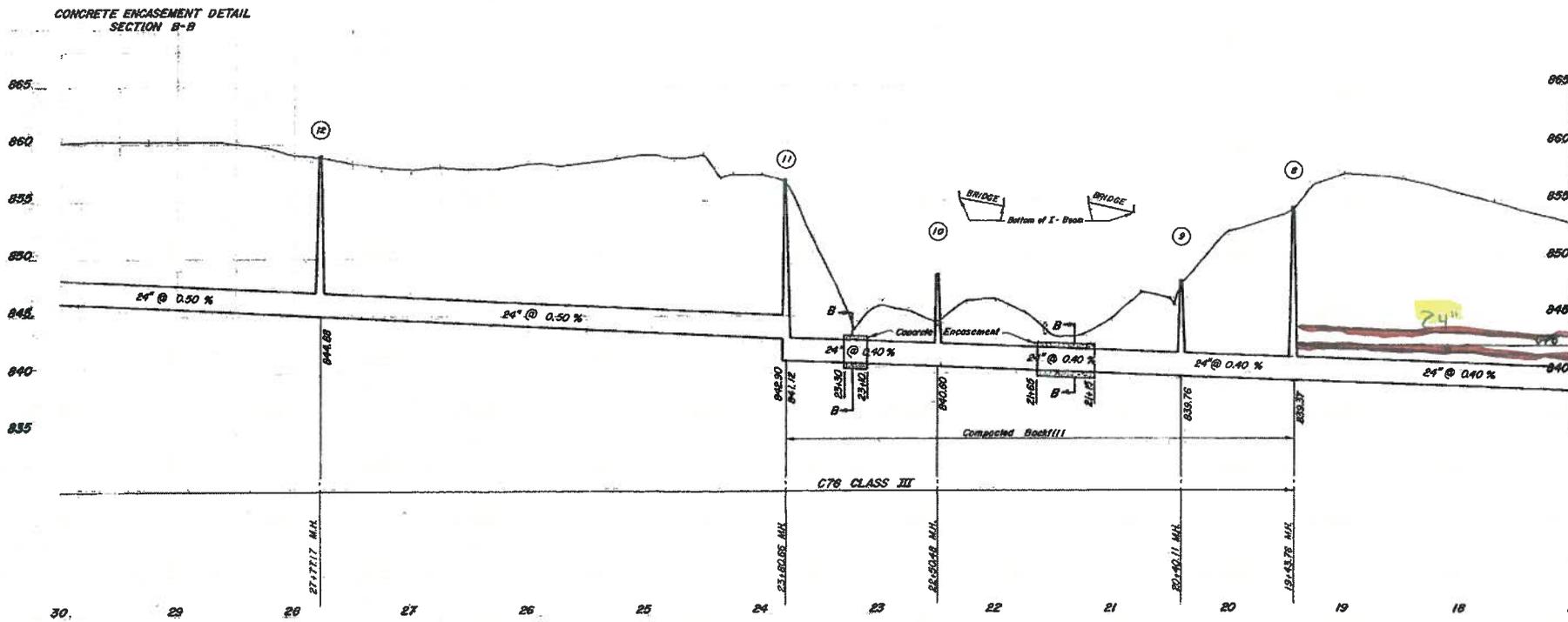
Design: RJS  
Drawn: RJS  
Checked:

ADO FILE: D480SH10  
PLOT FILE: 0480

These drawings are instruments of professional service prepared by Bischoff & Associates, Inc. for the principal of project. Bischoff & Associates, Inc. assumes no liability for any unauthorized use of these drawings, specifications, and instruments.



NOTE: NO ACCESS to the sewer construction area will be allowed from I-270.

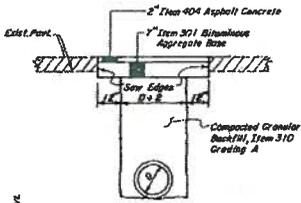


VILLAGE OF DUBLIN, OHIO  
 SANITARY SEWER IMPROVEMENT  
 NORTH FORK INDIAN RUN  
 SANITARY TRUNK SEWER

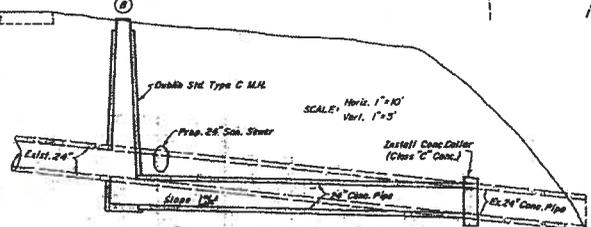
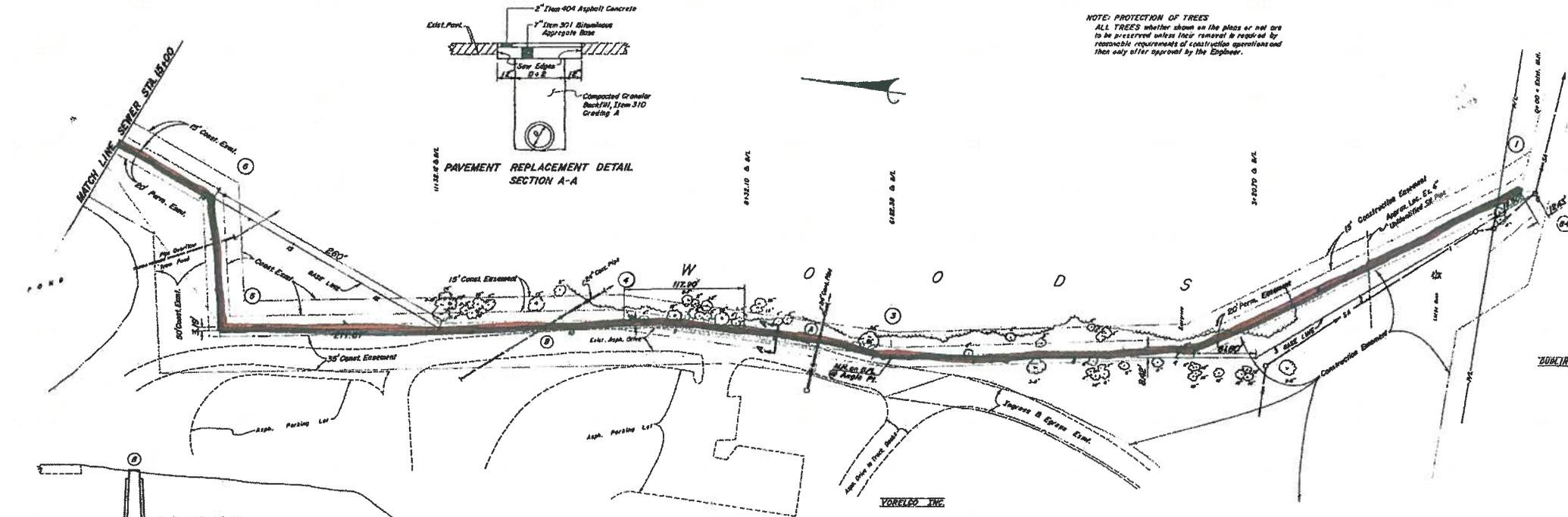
SCALE: Horiz. 1"=50'  
 Vert. 1"=5'  
 Nov. 1980  
 EVANS, MEYHART, HAMILTON & TILTON, INC.  
 CONSULTING ENGINEERS, SURVEYORS

3  
 12

**NOTE: PROTECTION OF TREES**  
 ALL TREES whether shown on the plans or not are to be preserved unless their removal is required by reasonable requirements of construction operations and then only after approval by the Engineer.

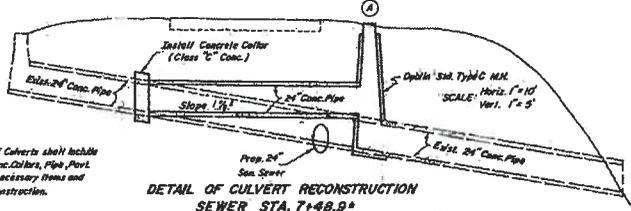


PAVEMENT REPLACEMENT DETAIL SECTION A-A

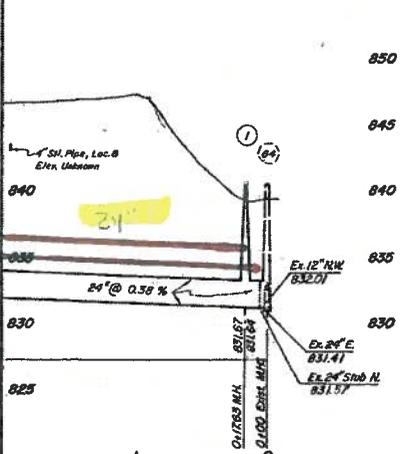
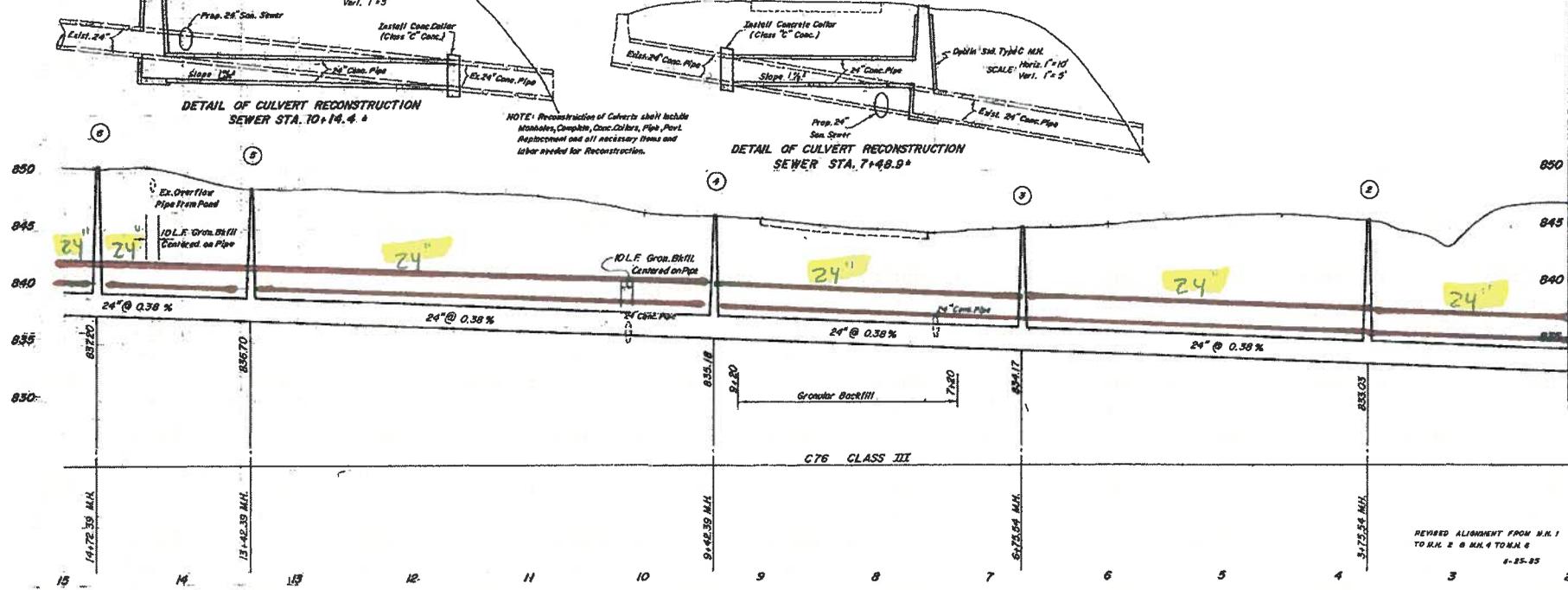


DETAIL OF CULVERT RECONSTRUCTION SEWER STA. 10+14.4

NOTE: Reconstruction of Culverts shall include Manholes, Collars, Conc. Collars, Pipe, Joint Replacement and all necessary items and labor needed for Reconstruction.



DETAIL OF CULVERT RECONSTRUCTION SEWER STA. 7+48.9

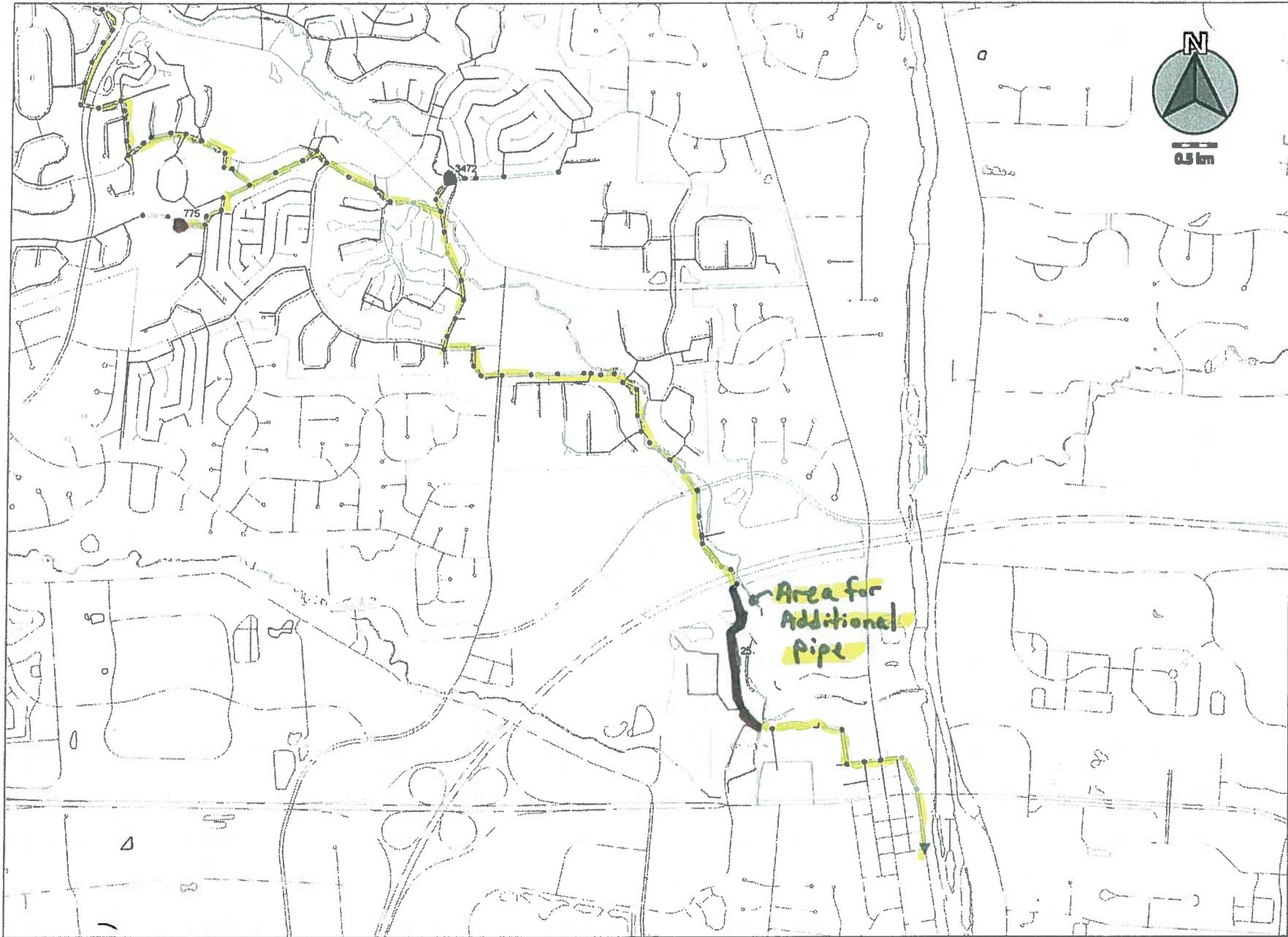


VILLAGE OF DUBLIN, OHIO  
**SANITARY SEWER IMPROVEMENT**  
**NORTH FORK INDIAN RUN**  
**SANITARY TRUNK SEWER**

SCALE, Horiz. 1" = 30'  
 Vert. 1" = 5'  
 Mon., 1980  
 EVANS, MCGHEE, HAMBLYTON & TILTON, INC.  
 CONSULTING ENGINEERS, SURVEYORS



81-008-CIP  
 01/22/80  
 1 of 13



**LEGEND**

- NFIR\_Area\_Dublin\_San\_Sew
- NFIR\_Area\_Sewer\_Shed
- Water
- Streets
- Conduits
- Outfalls
- Junctions
- Flow\_Meters