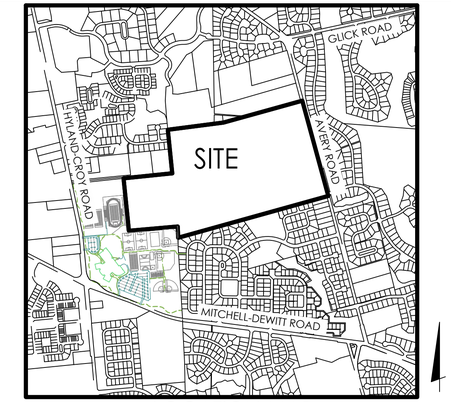


LOCATION MAP
NO SCALE

DEVELOPMENT DATA

TOTAL ACREAGE:	±167.1 AC
NUMBER OF LOTS:	240
GROSS DENSITY:	±1.44 DU/AC
OPEN SPACE PROVIDED:	±60.3 AC
RESERVE "A":	±2.4 AC
RESERVE "B":	±0.1 AC
RESERVE "C":	±2.1 AC
RESERVE "D":	±2.1 AC
RESERVE "E":	±0.6 AC
RESERVE "F":	±1.4 AC
RESERVE "G":	±4.2 AC
RESERVE "H":	±17.0 AC
RESERVE "I":	±3.7 AC
RESERVE "J":	±5.6 AC
RESERVE "K":	±9.0 AC
RESERVE "L": (Potential School):	±15.0 AC

PROPOSED ZONING: PUD

PERMITTED USES:
SINGLE FAMILY RESIDENCES AND OPEN SPACE.

DEVELOPMENT STANDARDS

SUBAREA "A" (Section 1 & 4)

MINIMUM FRONT YARD SETBACK:	25'
MINIMUM SIDE YARD SETBACK:	8'
MINIMUM REAR YARD SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	35'

SUBAREA "B" (Section 2, 3-1, & 5)

MINIMUM FRONT YARD SETBACK:	25'
MINIMUM SIDE YARD SETBACK:	6'
MINIMUM REAR YARD SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	35'

SUBAREA "C" (Section 3-2)

MINIMUM FRONT YARD SETBACK:	20'
MINIMUM SIDE YARD SETBACK:	6'
MINIMUM REAR YARD SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	35'

SUBAREA "D" (Section 5)

MINIMUM BUILDING/ PARKING SETBACK:	20'

NOTES

NOTE "A": HYDRANT LOCATIONS TO BE COORDINATED WITH WASHINGTON TOWNSHIP FIRE DEPARTMENT.

NOTE "B": ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (DATED JUNE 17, 2008), THE SUBJECT PARCEL SHOWN HEREON LIES WITHIN ZONE X COMMUNITY PANEL NO. 39049C0018K.

NOTE "C": POST LAMPS WILL BE INSTALLED ON EACH SINGLE FAMILY LOT.

NOTE "D": RESERVES "A" THRU "C" and "E" THRU "G" WILL BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE RIVIERA HOMEOWNERS ASSOCIATION. RESERVES "D", "H", "I", "J", "K" & "L" TO BE OWNED AND MAINTAINED BY THE CITY OF DUBLIN. RESERVE "H", "I", & "K" WILL ALSO PROVIDE THE NECESSARY STORMWATER FACILITIES FOR THE DEVELOPMENT AS SHOWN HEREON.

NOTE "E": THERE SHALL BE A STREAM CORRIDOR PROTECTION ZONE AS INDICATED ON THE PRELIMINARY PLAT. A DEFINITION IS CONTAINED WITHIN THE CITY OF DUBLIN CODIFIED ORDINANCE SECTION 53.200 FOR THE AREAS DESIGNATED AS "STREAM CORRIDOR PROTECTION ZONES". SECTIONS 53.210 - 53.240

NOTE "F": THE EIGHT FOOT WIDE SHARED USE PATHS SHALL BE CONCRETE WITH SAWCUT JOINTS IN FRONT OF LOTS. IN ALL OTHER LOCATIONS THE SHARED USE PATHS SHALL BE ASPHALT

PHASING PLAN

Total Lots	240
Section 1	55 Lots & Avery Road Turn Lane
Section 2	49
Section 3-1	35
Section 3-2	29
Section 4	24
Section 5	48

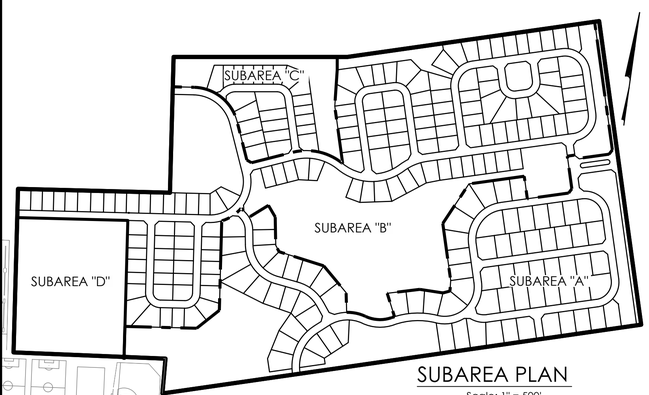
GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

BENCHMARKS

BM#1 RAILROAD SPIKE SET IN EAST SIDE OF UTILITY POLE ON WEST SIDE OF JEROME ROAD AND 880.5' +/- NORTH SIDE OF INTERSECTION OF McKITRICK ROAD AND JEROME ROAD. ELEVATION = 1011.72

BM#2 RAILROAD SPIKE SET IN SOUTH SIDE OF 12" TREE, 25' +/- SOUTH SIDE OF SECTION LINE AND 500' +/- WEST SIDE OF JEROME ROAD. ELEVATION = 992.54

BM#3 RAILROAD SPIKE SET IN SOUTH SIDE OF 18" TREE, 1750' +/- EAST SIDE OF HYLAND-CROY ROAD AND 15' +/- NORTH SIDE OF SECTION LINE. ELEVATION = 1002.32



SUBAREA PLAN
Scale: 1" = 500'

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, OHIO
PRELIMINARY PLAT
FOR
RIVIERA
PHASING PLAN

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

DATE
October, 2014

SCALE
As Noted

JOB NO.
2013-1358

SHEET
1/4

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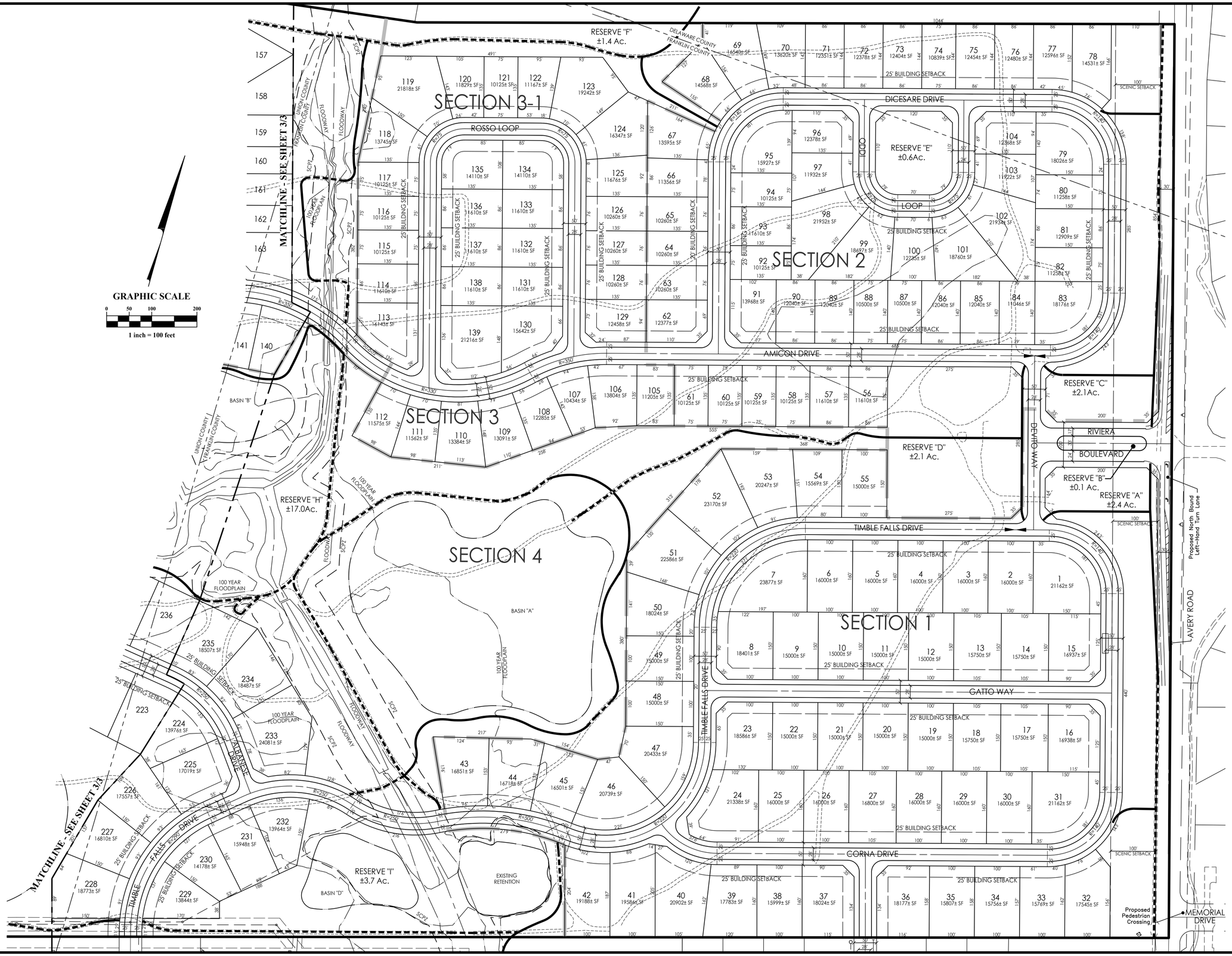

SCPZ = Stream Corridor Protection Zone, See Note E

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, OHIO
PRELIMINARY PLAT
FOR
RIVIERA
SITE PLAN

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Engineers • Surveyors • Planners • Scientists
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Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
October, 2014

SCALE
1"=100'

JOB NO.
2013-1358

SHEET
2/4

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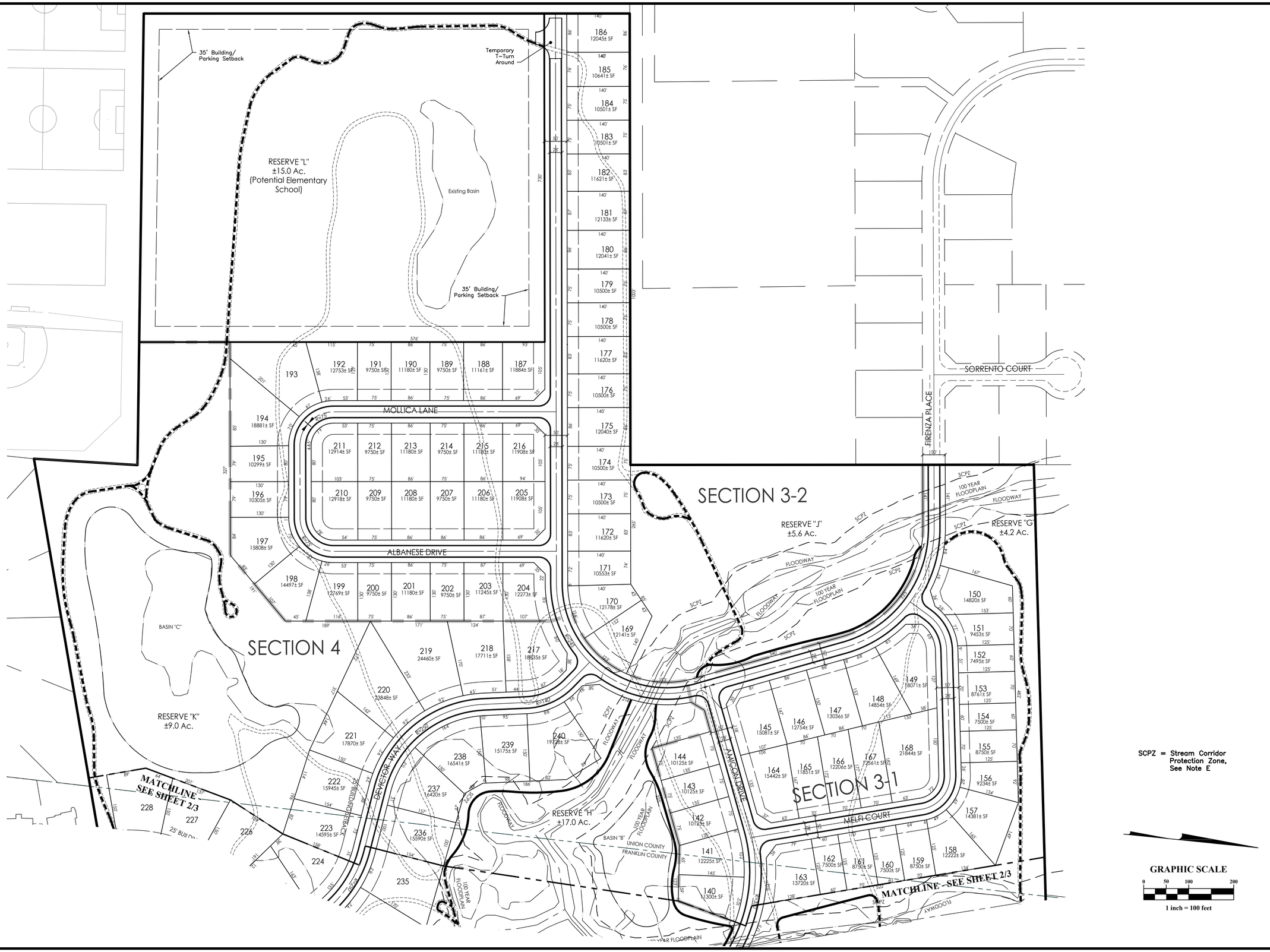

SCPZ = Stream Corridor Protection Zone, See Note E

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, OHIO
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DATE
October, 2014

SCALE
1" = 100'

JOB NO.
2013-1358

SHEET
3/4

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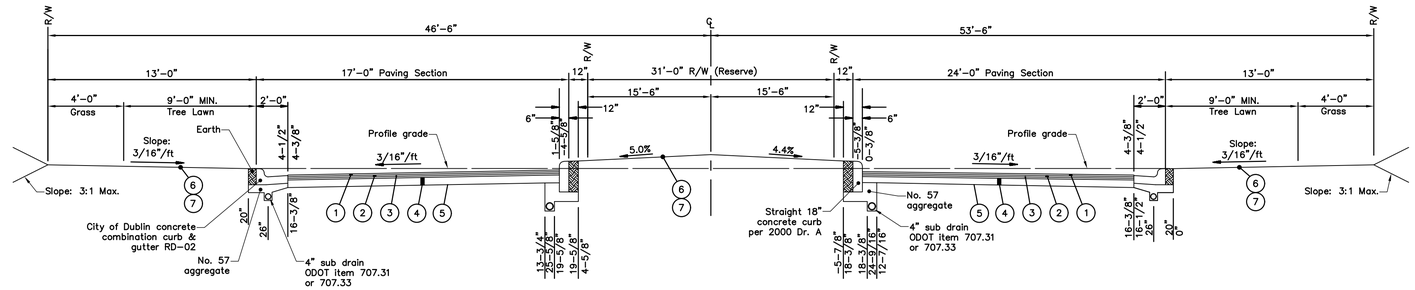
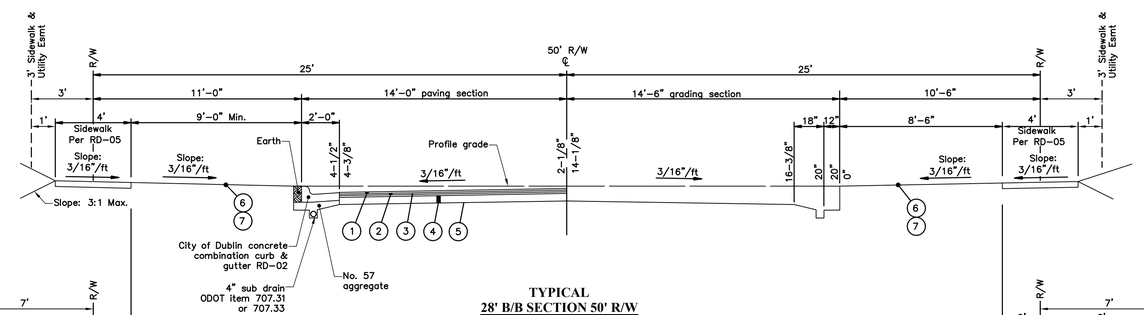
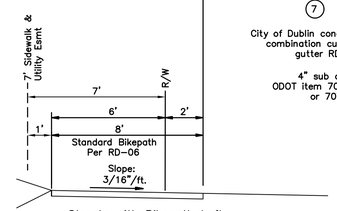


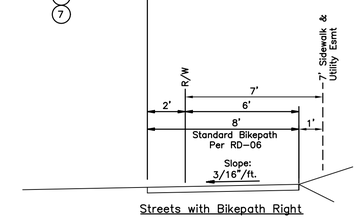
ENTRANCE
TYPICAL BOULEVARD SECTION
Not to Scale



TYPICAL
28' B/B SECTION 50' R/W
Not to Scale



Streets with Bikepath Left



Streets with Bikepath Right

PAVEMENT LEGEND

1. Item 448, 1.25" Asphalt Concrete, Surface Course, Type 1, Pg 64-22, Medium Traffic. *
2. Item 448, 1.75" Asphalt Concrete, Intermediate Course, Type 2, Pg 64-22, Medium Traffic.
3. Item 301, 3" Bituminous Aggregate Base Course.
4. Item 304, 6" Aggregate Base.
5. Item 204, Subgrade Compaction.
6. Item 653 – 3" Topsoil Furnished And Placed.
7. Item 659, Seeding And Mulching.

* NOTE: 448 Surface course to be installed within 7 days of intermediate course or provide tack coat (407) @ 0.15 gal per sq. yd. at contractor's expense.

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, OHIO
PAVEMENT SECTIONS
FOR
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SITE PLAN

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DATE
October, 2014

SCALE
None

JOB NO.
2013-1358

SHEET
4/4

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