

FINAL DEVELOPMENT PLAN

HAWTHORNE COMMONS

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

2016



VICINITY MAP
N.T.S.

SITE DATA TABLE

AREA CALCULATIONS:	
PRIVATE DEVELOPMENT AREA:	13.43 ACRES
RIGHT-OF-WAY IMPROVEMENTS AREA:	0.04 ACRES
TOTAL IMPROVEMENTS AREA:	12.46 ACRES
BIKE PATH IMPROVEMENTS:	0 ACRES
PERCENTAGE PUBLIC DEDICATED OR RIGHT OF WAY:	0% (0 ACRES)
PUBLIC UTILITIES:	
COMMON DRIVEWAYS:	2.04+ ACRES
OPEN SPACE (LANDSCAPE & PONDS):	6.60 ACRES (49%)
POND ACREAGE:	0.29 ACRES
DWELLING UNITS:	409 ACRES
BUILDING AREA: 181,645 S.F. (4.17 ACRES)	
PARKING DATA:	
GARAGE SPACES:	152
APRON SPACES:	152
APRON - STREET SPACES:	168
TOTAL PARKING SPACES PROVIDED:	330
LOADING SPACES PROVIDED:	N/A
REQUIRED PARKING:	
1 BEDROOM UNITS:	20 UNITS @ 1/UNIT = 20
2 BEDROOM UNITS:	39 UNITS @ 2/UNIT = 78
2.5+ BEDROOM UNITS:	27 UNITS @ 2.5/UNIT = 67.5
TOTAL REQUIRED:	177
LOADING SPACES REQUIRED:	N/A
103,778+ S.F. TOTAL PAVEMENT	
IMPERVIOUS AREA (BLDG. AND PAVT.) =	6.55 ACRES (49%)
POND SURFACE AREA =	0.29 ACRES (2%)
TOTAL IMPERVIOUS AREA =	6.84 ACRES (51%)
CODE REFERENCE: SECTION 153.212 OF DUBLIN CITY CODE	

BENCHMARKS:

ALL BENCH MARKS AND ELEVATIONS SHOWN UPON THIS PLAN ARE BASED ON THE (NAVD83) NORTH AMERICAN VERTICAL DATUM OF 1988.

B.M. DESIGNATION "FCGS 7769"
ALUMINUM CAP IN CONCRETE MONUMENT, AT THE CENTERLINE OF CONSTRUCTION INTERSECTION OF SAWMILL ROAD WITH THE CENTERLINE OF RIGHT OF WAY OF SALTGATE DRIVE (STA 143+33.10 1987 PLANS), ACCESS THROUGH F.C. ROAD MONUMENT BOX.
N 774347.09, E 1803483.61
ELEV. 907.70

B.M. # 1
NORTH RIM OF A STORM MANHOLE LOCATED AT THE SOUTH SIDE OF WYANDOTTE WOODS BLVD. APPROXIMATELY 330 FEET SOUTH OF WYANDOTTE WOOD CIRCLE
ELEV. 918.30

B.M. # 2
AN IRON PIPE CAPPED "STANTEC" LOCATED IN THE CENTER OF THE ROUNDABOUT OF WYANDOTTE WOODS BLVD.
ELEV. 922.88

B.M. # 3
THE NORTH RIM OF A SANITARY MANHOLE LOCATED ON THE SOUTH SIDE OF WYANDOTTE WOODS BLVD BETWEEN HOUSE #4087 AND #4095
ELEV. 922.56

B.M. # 4
THE NORTHERN MOST BOLT OF A FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF WYANDOTTE WOODS BLVD AT HOUSE #4119
ELEV. 929.24

HORIZONTAL CONTROL

H.C. #1
AN IRON PIPE CAPPED "STANTEC" LOCATED IN THE CENTER OF THE ROUNDABOUT OF WYANDOTTE WOODS BLVD.
N 775101.50, E 1801696.95

H.C. #2
AN IRON PIN SET APPROXIMATELY 7.5' WEST OF THE NORTHWEST PROPERTY CORNER OF HOMEWOOD CORPORATION.
N 775019.13, E 1800924.95

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS OF THE RECORD PLAT OF "ROADWAY DEDICATION PLAT OF EMERALD PARKWAY, WYANDOTTE WOODS BOULEVARD, SAWMILL ROAD AND VACATION OF 0.086 ACRES OF HARD ROAD" OF RECORD IN PLAT BOOK 107, PAGE 11-13, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

CONTACT:

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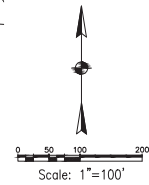
E. P. FERRIS
ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors



BOARD OF EDUCATION OF THE
DUBLIN LOCAL SCHOOL DISTRICT
PID: 273-009140
O.R. 23158, Pg. D13
38.825 Ac.

INDEX MAP
Scale: 1"=100'

STREAF, LLC
PID: 273-011301
INST. NO. 201504240052940



SHEET INDEX

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(WATER SERVICE PLAN UNDER SEPARATE COVER)
(STORMWATER POLLUTION PREVENTION PLAN UNDER SEPARATE COVER)

REVISIONS

NO.	DATE	DESCRIPTION	BY

Ohio
Utilities Protection
SERVICE
800-362-3764 or 614-299-2992
www.ohio-ops.org

SHEET NO. 1 OF 12

DATE: 02/19/16

GENERAL NOTES

19. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be marked with a minimum 15" diameter paint with a minimum 15 feet from the tree trunk. Trees 6" – inches or greater at DBH (Diameter Breast Height) must be fenced with fencing placed at the critical root zone. Trees 6" or greater in diameter. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
20. Conduit must be directionally bored across streets instead of open cut, unless specifically approved by the City Engineer. Use of pneumatic air rod devices is not permitted. Permission to construct in the right-of-way of existing streets must be obtained from the City of Dublin Division of Engineering before commencing construction. Should open cutting of existing pavement be permitted, Controlled Depth Backfill Type A must be used in place of compacted granular backfill, according to item 613 of the Standard Specifications.
21. The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
22. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer. Pavement replacement shall be conducted according to City of Columbus Standard Drawing 1444, Part A. And as required by the City of Dublin Standard Drawing 1444, Part B. The replacement of driveways, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to approved construction drawings and City of Dublin Standard construction drawings.
23. Tree trimming within the construction zone is to be completed by a certified Arborist. The City Engineer, at the discretion of the project, the Arborist is to return and trim any broken branches as needed.
24. Any modification to the work shown on drawings must have prior written approval by the City Engineer, City of Dublin.
25. All inlets shall be channeled.
26. Park areas shall be fine-graded and seeded with the following mixture:
Improved Kentucky Bluegrass: 40% of weight (2 varieties in equal parts)
Improved Perennial Ryegrass: 60% of weight (2 varieties in equal parts)
Seed Rate: 8 lbs per 1000 sq ft
Application Rate: 7 lbs per 1000 sq ft or as directed by the Division of Parks and Recreation, City of Dublin, Ohio.
27. Traffic control and other regulatory signs shall be Type S with a square post and/or cone installation. The minimum requirements of ODOT T-41.20 and applicable City of Dublin City Specifications.
28. Street signs shall meet all City of Dublin specifications with lettering colored in white displayed over a brown background. Sign tubing shall be brown in color and conform with the Type S, square post anchor base installation requirements of ODOT T-41.20.

UTILITIES

1. The following utilities are known to be located within the limits of this project:

UTILITY:	ADDRESS:	TELEPHONE:
AEP	850 TECH CENTER DRIVE GAHANNA, OHIO 43230	614.883.7881
COLUMBIA GAS	942 W. GODDARD AVE. COLUMBUS, OHIO 43212	614.460.2311
SBC AMERITECH	111 N. FOURTH ST. COLUMBUS, OHIO 43215	614.223.4311
FIRE HYDRANTS & SEWERS	CITY OF DUBLIN 5800 SHER-WINDS RD DUBLIN, OHIO 43017	614.410.4711
WATER FACILITIES	CITY OF COLUMBUS (DIVISION OF WATER) 910 DUBLIN ROAD COLUMBUS, OHIO 43215	614.645.7711

2. The Contractor shall give notice of intent to construct to Ohio Utilities Protection Service (telephone number 800-362-2764), Producer's Underground Protection Service (telephone number 614-587-0486), and to owners of underground utilities that may be members of the Ohio Utility Contractors Association. Notice shall be given at least 2 working days before start of construction.
3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the facility. The Contractor, the City Engineer and the City Engineer assumes no responsibility for the occurrence or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.
6. Public street lighting may be in the vicinity of this project. Contact the City of Dublin, Division of Engineering at 410-4637, two days prior to beginning work.

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Ohio Manual of Uniform Traffic Control Devices (OMUTCD), current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer. At all other hours the Contractor shall maintain minimum one-lane two-way traffic. Uniform traffic control devices shall be placed by the Contractor by the OMUTCD, and shall be present whenever one-lane, two-way traffic control is in effect. Police cruisers may be required as directed by the City Engineer.
3. If the City Engineer determines that the Contractor is not providing proper provisions for traffic control, the City Engineer shall assign uniformed, off-duty police officers to the project at no cost to the City.
4. Steady-burning, "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, delivery, and sanitary sewer service, and emergency vehicles. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein. The Contractor shall be approved by the Contractor must be approved by the City Engineer prior to construction.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Ohio EPA. The NOI must be submitted to OEPA _____ days prior to the start of construction and may entitle coverage under the Ohio EPA's Stormwater Permit Program associated with construction activity. A project location map must be submitted with the NOI. A sediment and erosion control plan must be submitted with the NOI. The sediment and erosion control plan must include a description of the erosion control measures to be implemented. Erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times. The project location control plan must be submitted to the Ohio EPA, Room 207 of Ohio Department of Transportation Standard Specifications, and the City Engineer. An individual NPDES Stormwater Discharge Permit may be required. The Contractor shall be responsible for obtaining the permit.
 2. The Contractor shall provide sediment control at all points where storm water runoff leaves the project, including waterways, overland sheet flow, and storm sewers.
- Accepted methods of providing erosion/sediment control include but are not limited to: silt basins, silt fences, sediment check dams, and temporary ground cover. Hay or straw bales are not permitted.
3. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
 4. Disturbed areas that will remain unworked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance. Other sediment controls shall be installed and maintained until the area is stabilized and revegetated. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

BLASTING (If Permitted)

1. The Contractor must obtain a blasting permit from Washington Township Fire Department prior to blasting for rock excavation. The Contractor shall submit blasting reports upon completion of blasting to the City Engineer, the Owner, and the Owner's engineer. Top of rock elevations shall be shown on "as-built" construction drawings.

SANITARY SEWERS - SEE SEPARATE PLANS FOR NOTES

Notes 1 to 20 deleted. Separate Sanitary plans prepared (CC drawings) and submitted to the City of Columbus for approvals.

WATER LINE

4. All water line materials shall be provided and installed according to current specifications of the City of Columbus Division of Water.
5. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 53. Public water pipe 15 inches in diameter or larger shall be Ductile Iron, Class 53. Private water pipe shall meet the approval of the City of Columbus Division of Water prior to approval of the construction drawings.
6. Only fire hydrants conforming to City of Columbus standards will be approved for use.
7. Public water lines shall be disinfected by the City of Columbus Division of Water. Requests for water line chlorination shall be made through the City of Dublin Division of Engineering. The cost for chlorination shall be paid for by the Contractor.
8. All water lines shall be disinfected according to Item 801.13.3 of the Standard specifications. Special attention is directed to applicable sections of American Water Works Association (AWWA) Manual of Water Supply Practices (AWWA Manual Section 5) and for chlorinating valves and fire hydrants (Section 7). Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Materials Specifications. Disinfection of water lines shall be the responsibility of the City of Dublin shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been disinfected in accordance with the City of Columbus Division of Water, Section 801.12. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Disinfecting shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Materials Specifications.
9. The Contractor shall point all fire hydrants according to City of Dublin standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.

7. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfect by the City of Columbus Division of Water and have been accepted by the City Engineer. A tap permit for each water service must be obtained from the City of Dublin and the City of Columbus Division of Water before making any taps into public water lines.
8. The Contractor shall notify the City of Columbus Division of Water at 645-7788 and the City of Dublin Division of Engineering at least 24 hours before tapping into existing water lines.
9. All water main disconnections shall be based on street centerline stationing.
10. All bends, joint deflections and fittings shall be backed with concrete per City of Columbus standards.
11. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of service. The duration of water service shall be minimized and must be approved by the City Engineer.
12. Water meters shall be installed inside proposed structures unless a meter pit installation is approved by the City of Columbus Division of Water. Meter pits must conform to standard drawings L-7103, A&B for 5/8" through 1" meters or L-6317, A, B&C for 1-1/2" or larger meters.
13. Water lines to be installed in embankment areas shall be placed after the embankment has been placed and compacted according to the Standard Specifications.

14. Curb stop boxes shall be located at least 1 foot inside the right-of-way and set at finished grade.
15. If the top of the operating nut of any valve is greater than 36 inches below finished grade, an extension stem shall be furnished to bring the top of the operating nut to within 24 inches of finished grade elevation.
16. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of pipe. Water lines shall be set deeper at other points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.
17. DELETED = NOT APPLICABLE

STORM SEWER

1. All storm water detention and retention areas and major flood routing weoles shall be constructed to finish grade and hydro-seeded and hydro-mulched according to Items 203 and 659 of the Standard Specifications.
2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer shall be constructed to be Reinforced Concrete Pipe according to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 24 inches, Class III for 24 inches and larger. For pipe diameters 24 inches and larger, pipe shall be Class II, unless otherwise shown on the approved construction drawings. Inspection is required by the City of Dublin's Division of Engineering.
3. Granular backfill shall be compacted granular material according to Item 912 of the Standard Specifications or Controlled Density Backfill according to Item 613, Type II of the Standard Specifications.
4. All storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and endwalls shall be required at all storm sewer inlets or outlets to and from stormwater management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or endwalls subject to the City Engineer's approval.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include City of Dublin logo and all curb inlet and catch basin grates shall include engraved lettering: "DUMP NO WASTE; DRAINS TO RIVER."
7. Storm sewer outlets greater than 18 inches in diameter accessible from stormwater management facilities or watercourses shall be provided with safety grates, as required by the City of Dublin.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
2. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

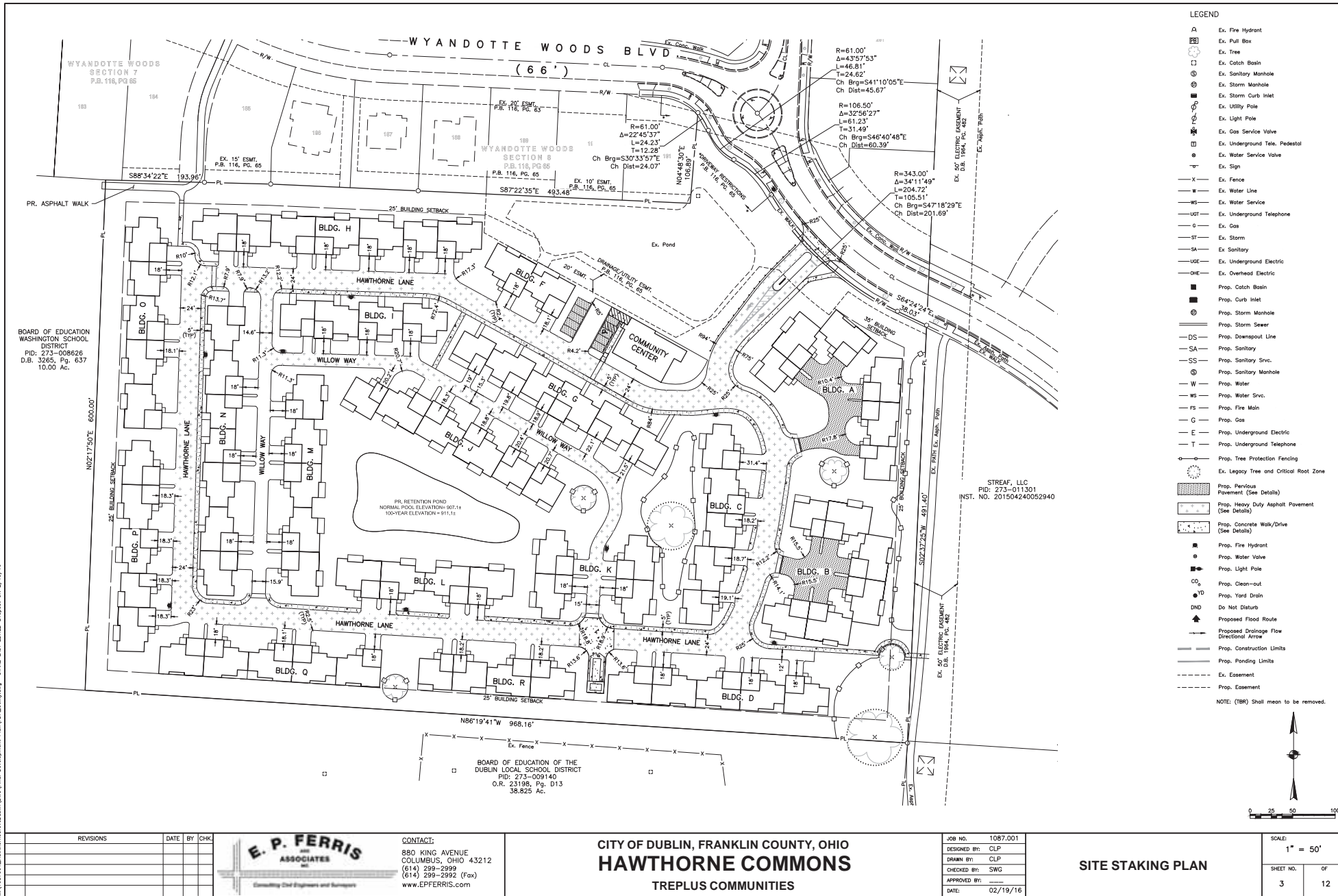
USE OF FIRE HYDRANTS

1. The Contractor shall make proper arrangements with the Dublin Service Department and the Columbus Division of Water for the use of fire hydrants when used for work performed under this contract and provide the city of Dublin a copy of the Hydrant Usage Permit obtained from the City of Columbus. The Contractor shall also send a copies of permits obtained from Dublin and Columbus to the Washington and/or Perry Township Fire Department. Permits shall be kept at the construction site at all times.
2. Before the final estimate is paid, the Contractor shall submit a letter from the City of Columbus Division of Water to the City Engineer stating that the Contractor has returned the Siamese to the City of Columbus and has paid all costs arising from the use of the fire hydrants.

REVISIONS				DATE	BY	CHK	 <div>E. P. FERRIS and ASSOCIATES INC. Consulting Civil Engineers and Surveyors</div>		CONTACT: 880 KING AVENUE COLUMBUS, OHIO 43212 (614) 299-2999 (614) 299-2992 (Fax) www.EPFERRIS.com		CITY OF DUBLIN, FRANKLIN COUNTY, OHIO HAWTHORNE COMMONS TREPLUS COMMUNITIES				<table><tr><td>JOB NO.</td><td>1087.001</td></tr><tr><td>DESIGNED BY:</td><td>CLP</td></tr><tr><td>DRAWN BY:</td><td>CLP</td></tr><tr><td>CHECKED BY:</td><td>SWG</td></tr><tr><td>APPROVED BY:</td><td></td></tr><tr><td>DATE:</td><td>02/19/16</td></tr></table>		JOB NO.	1087.001	DESIGNED BY:	CLP	DRAWN BY:	CLP	CHECKED BY:	SWG	APPROVED BY:		DATE:	02/19/16	GENERAL NOTES		SCALE: N/A	
JOB NO.	1087.001																															
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CHECKED BY:	SWG																															
APPROVED BY:																																
DATE:	02/19/16																															
														SHEET NO. 2 OF 12																		

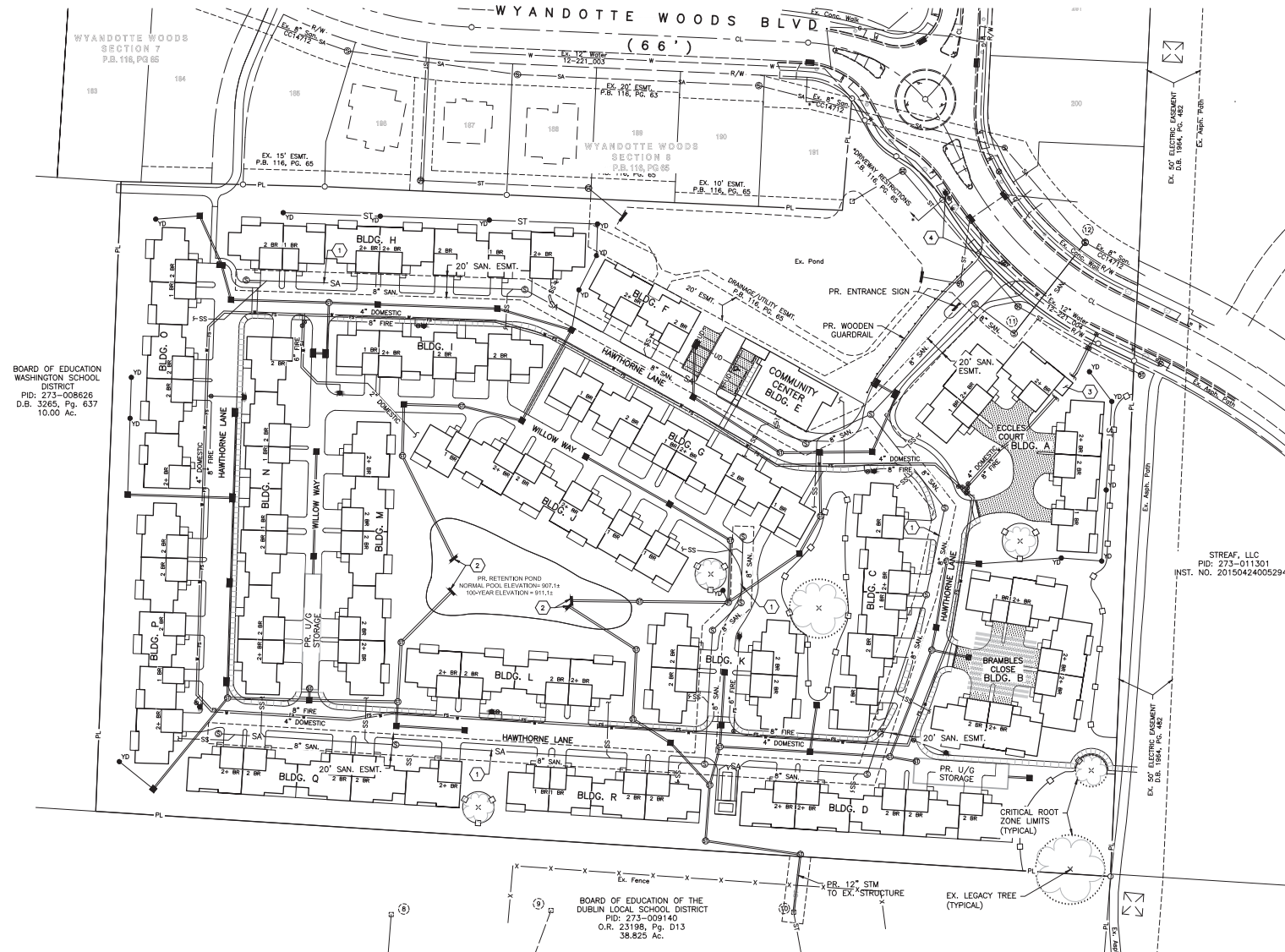
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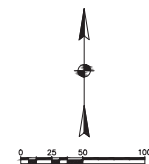


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- CODED NOTES**
- 1 PROPOSED 8" SANITARY
 - 2 PROPOSED SUBMERGED HEADWALL (TYP.)
 - 3 PROPOSED WATER METER ROOM
 - 4 EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED



REVISIONS	DATE	BY	CHK.



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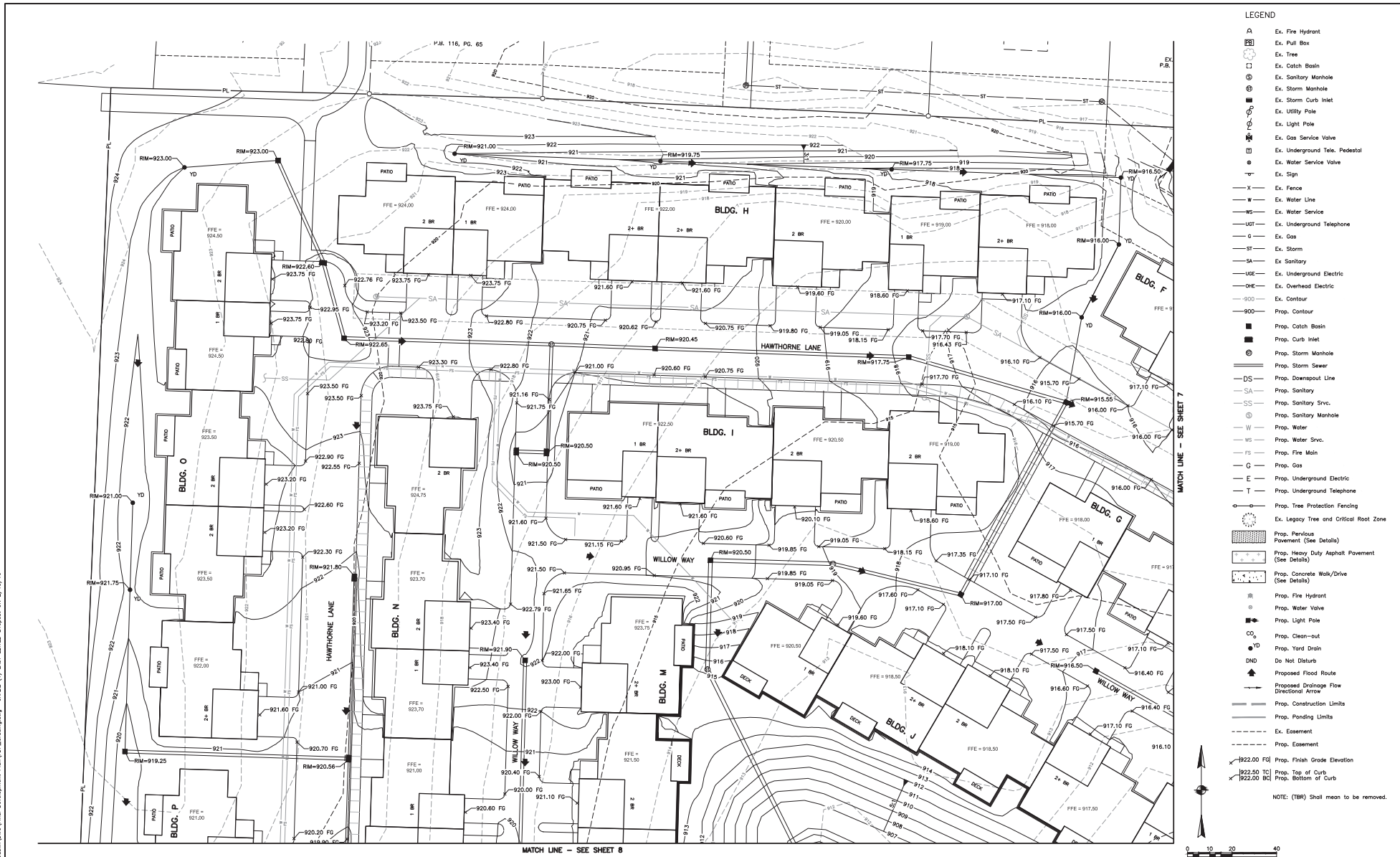
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
HAWTHORNE COMMONS
TREPLUS COMMUNITIES

JOB NO. 1087.001
DESIGNED BY: CLP
DRAWN BY: CLP
CHECKED BY: SWG
APPROVED BY: _____
DATE: 02/19/16

UTILITY PLAN

SCALE: 1" = 50'	
SHEET NO. 4	OF 12

W:\108700 - Hawthorne Commons\DWG\Final Development Plan\VDG_Grading.dwg -SPACE (1) LAST EDITED Project ON 2/19/16



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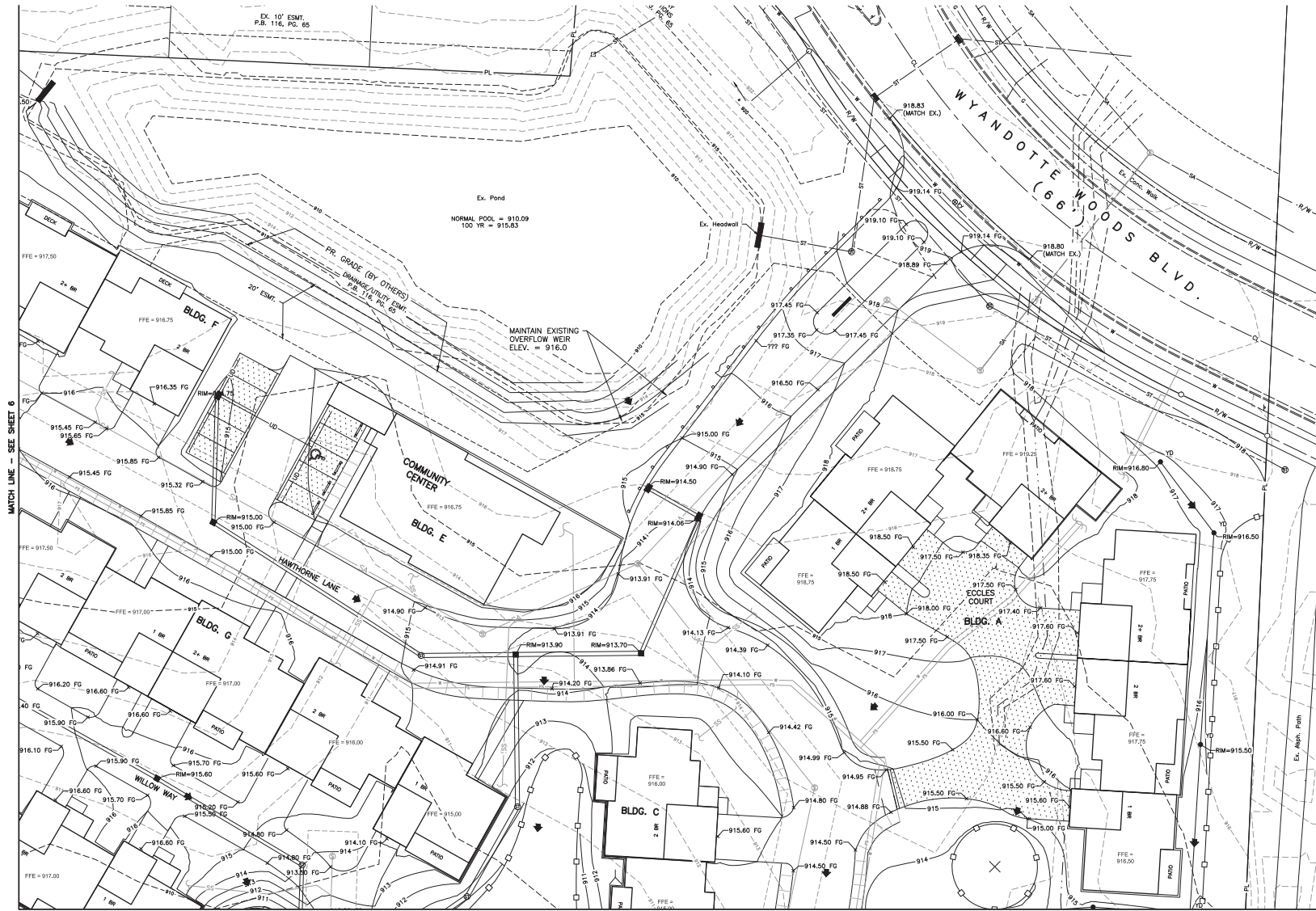
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
HAWTHORNE COMMONS
TREPLUS COMMUNITIES

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DRAWN BY:	CLP
CHECKED BY:	SWG
APPROVED BY:	
DATE:	02/19/16

DETAILED GRADING PLAN

SCALE:	1" = 20'
SHEET NO.	OF
6	12

W:\108700 - Hawthorne Commons\DWG\Final Development Plan\DTG_Conding.dwg --GRADE (3) LAST EDITED Project ON 2/19/16



LEGEND

- Ex. Fire Hydrant
- Ex. Pull Box
- Ex. Tree
- Ex. Catch Basin
- Ex. Sanitary Manhole
- Ex. Storm Curb Inlet
- Ex. Utility Pole
- Ex. Light Pole
- Ex. Gas Service Valve
- Ex. Underground Tele. Pedestal
- Ex. Water Service Valve
- Ex. Sign
- Ex. Fence
- Ex. Water Line
- Ex. Water Service
- Ex. Underground Telephone
- Ex. Gas
- Ex. Storm
- Ex. Sanitary
- Ex. Underground Electric
- Ex. Overhead Electric
- Ex. Contour
- Prop. Contour
- Prop. Catch Basin
- Prop. Curb Inlet
- Prop. Storm Manhole
- Prop. Storm Sewer
- Prop. Downspout Line
- Prop. Sanitary
- Prop. Sanitary Svc.
- Prop. Sanitary Manhole
- Prop. Water
- Prop. Water Svc.
- Prop. Fire Main
- Prop. Gas
- Prop. Underground Electric
- Prop. Underground Telephone
- Prop. Tree Protection Fencing
- Ex. Legacy Tree and Critical Root Zone
- Prop. Pervious Pavement (See Details)
- Prop. Heavy Duty Asphalt Pavement (See Details)
- Prop. Concrete Walk/Drive (See Details)
- Prop. Fire Hydrant
- Prop. Water Valve
- Prop. Light Pole
- Prop. Clean-out
- Prop. Yard Drain
- Do Not Disturb
- Proposed Flood Route
- Proposed Drainage Flow Directional Arrow
- Prop. Construction Limits
- Prop. Paving Limits
- Ex. Easement
- Prop. Easement
- Prop. Finish Grade Elevation
- Prop. Top of Curb
- Prop. Bottom of Curb

NOTE: (TBR) Shall mean to be removed.

0 10 20 40

REVISIONS	DATE	BY	CHK.



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COLUMBUS, OHIO 43212
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO HAWTHORNE COMMONS TREPLUS COMMUNITIES

JOB NO.	1087.001
DESIGNED BY:	CLP
DRAWN BY:	CLP
CHECKED BY:	SWG
APPROVED BY:	
DATE:	02/19/16

DETAILED GRADING PLAN

SCALE:	1" = 20'
SHEET NO.	OF
7	12

MATCH LINE - SEE SHEET 6

LEGEND

- Ex. Fire Hydrant
- Ex. Pull Box
- Ex. Tree
- Ex. Catch Basin
- Ex. Sanitary Manhole
- Ex. Storm Manhole
- Ex. Storm Curb Inlet
- Ex. Utility Pole
- Ex. Light Pole
- Ex. Gas Service Valve
- Ex. Undergrad Tele. Pedestal
- Ex. Water Service Valve
- Ex. Sign
- Ex. Fence
- Ex. Water Line
- Ex. Water Service
- Ex. Undergrad Telephone
- Ex. Gas
- Ex. Storm
- Ex. Sanitary
- Ex. Undergrad Electric
- Ex. Overhead Electric
- Ex. Contour
- Prop. Contour
- Prop. Catch Basin
- Prop. Curb Inlet
- Prop. Storm Manhole
- Prop. Storm Sewer
- Prop. Downspout Line
- Prop. Sanitary
- Prop. Sanitary Svc.
- Prop. Sanitary Manhole
- Prop. Water
- Prop. Water Svc.
- Prop. Fire Main
- Prop. Gas
- Prop. Undergrad Electric
- Prop. Undergrad Telephone
- Prop. Tree Protection Fencing
- Ex. Legacy Tree and Critical Root Zone
- Prop. Pervious Pavement (See Details)
- Prop. Heavy Duty Asphalt Pavement (See Details)
- Prop. Concrete Walk/Drive (See Details)
- Prop. Fire Hydrant
- Prop. Water Valve
- Prop. Light Pole
- Prop. Clean-out
- Prop. Yard Drain
- Do Not Disturb
- Proposed Flood Route
- Proposed Drainage Flow Directional Arrow
- Prop. Construction Limits
- Prop. Easement Limits
- Ex. Easement
- Prop. Easement
- Prop. Finish Grade Elevation
- Prop. Top of Curb
- Prop. Bottom of Curb

NOTE: (TBR) Shall mean to be removed.

MATCH LINE - SEE SHEET 9

W:\1087001_HawthorneCommons\DWG\Final Development Plan\VDI_Grading.dwg -GRADE (S) LAST EDITED Project ON 2/19/16

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
HAWTHORNE COMMONS
TREPLUS COMMUNITIES

JOB NO.	1087.001
DESIGNED BY:	CLP
DRAWN BY:	CLP
CHECKED BY:	SWG
APPROVED BY:	
DATE:	02/19/16

DETAILED GRADING PLAN

SCALE:	1" = 20'
SHEET NO.	8
OF	12

W:\1087001_HawthorneCommons\DWG\Final Development Plan\VDI_Gradings.dwg --GRADE (G) LAST EDITED Project ON 2/19/16



- LEGEND**
- Ex. Fire Hydrant
 - Ex. Pull Box
 - Ex. Tree
 - Ex. Catch Basin
 - Ex. Sanitary Manhole
 - Ex. Storm Curb Inlet
 - Ex. Utility Pole
 - Ex. Light Pole
 - Ex. Gas Service Valve
 - Ex. Underground Tele. Pedestal
 - Ex. Water Service Valve
 - Ex. Sign
 - Ex. Fence
 - Ex. Water Line
 - Ex. Water Service
 - Ex. Underground Telephone
 - Ex. Gas
 - Ex. Storm
 - Ex. Sanitary
 - Ex. Underground Electric
 - Ex. Overhead Electric
 - Ex. Contour
 - Prop. Contour
 - Prop. Catch Basin
 - Prop. Curb Inlet
 - Prop. Storm Manhole
 - Prop. Storm Sewer
 - Prop. Downspout Line
 - Prop. Sanitary
 - Prop. Sanitary Svc.
 - Prop. Sanitary Manhole
 - Prop. Water
 - Prop. Water Svc.
 - Prop. Fire Main
 - Prop. Gas
 - Prop. Underground Electric
 - Prop. Underground Telephone
 - Prop. Tree Protection Fencing
 - Ex. Legacy Tree and Critical Root Zone
 - Prop. Pervious Pavement (See Details)
 - Prop. Heavy Duty Asphalt Pavement (See Details)
 - Prop. Concrete Walk/Drive (See Details)
 - Prop. Fire Hydrant
 - Prop. Water Valve
 - Prop. Light Pole
 - Prop. Clean-out
 - Prop. Yard Drain
 - DO NOT DISTURB
 - Proposed Flood Route
 - Proposed Drainage Flow Directional Arrow
 - Prop. Construction Limits
 - Prop. Pending Limits
 - Ex. Easement
 - Prop. Easement
 - 922.00 FG Prop. Finish Grade Elevation
 - 922.50 TC Prop. Top of Curb
 - 922.00 BC Prop. Bottom of Curb
- NOTE: (TBR) Shall mean to be removed.

0 10 20 40

REVISIONS	DATE	BY	CHK.



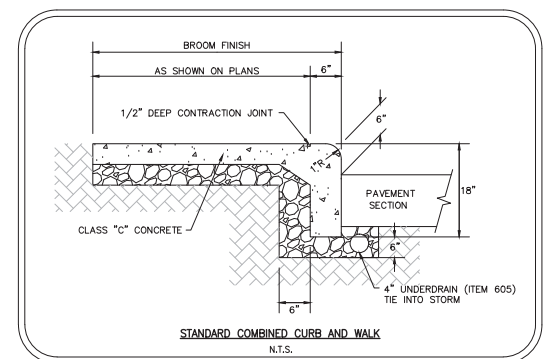
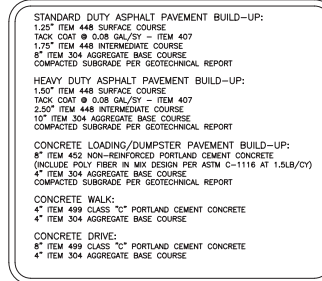
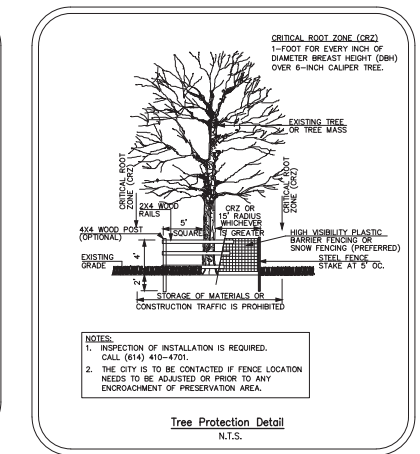
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
HAWTHORNE COMMONS
TREPLUS COMMUNITIES

JOB NO.	1087.001
DESIGNED BY:	CLP
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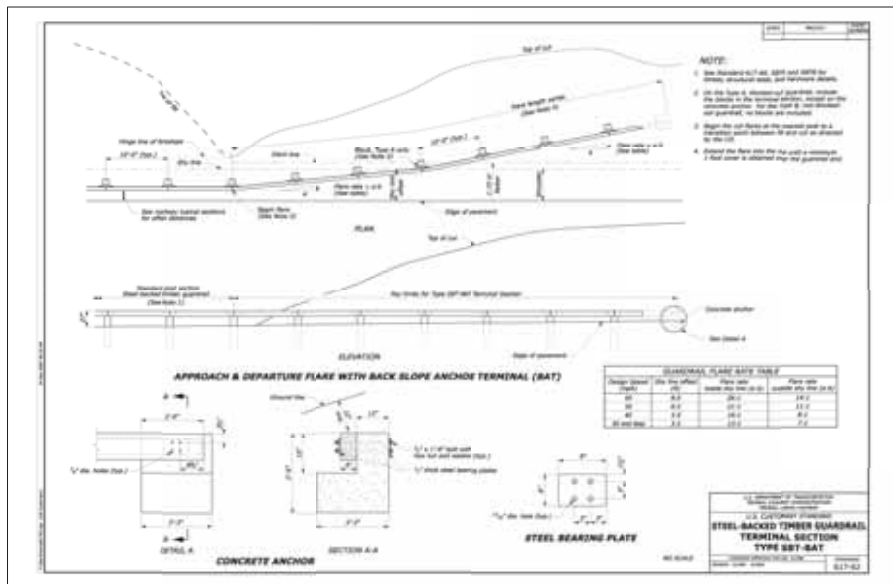
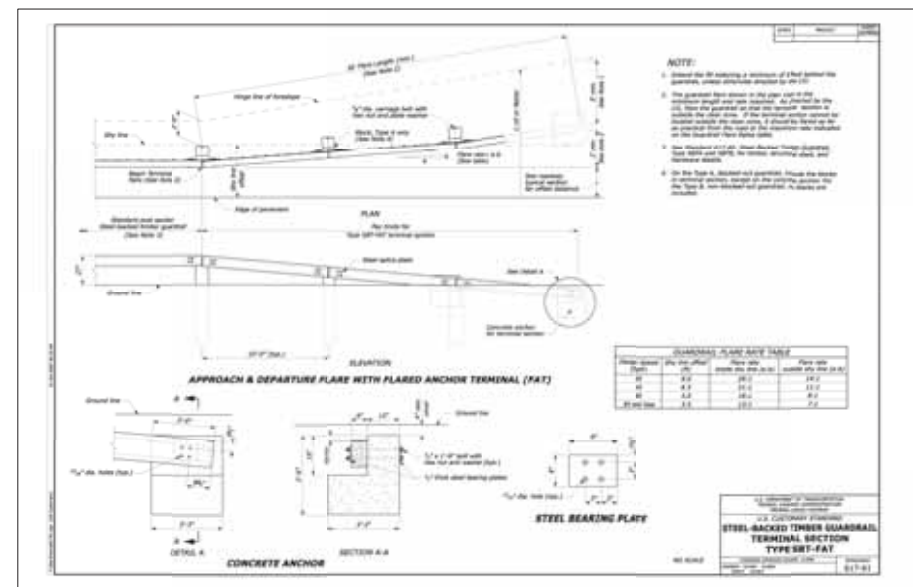
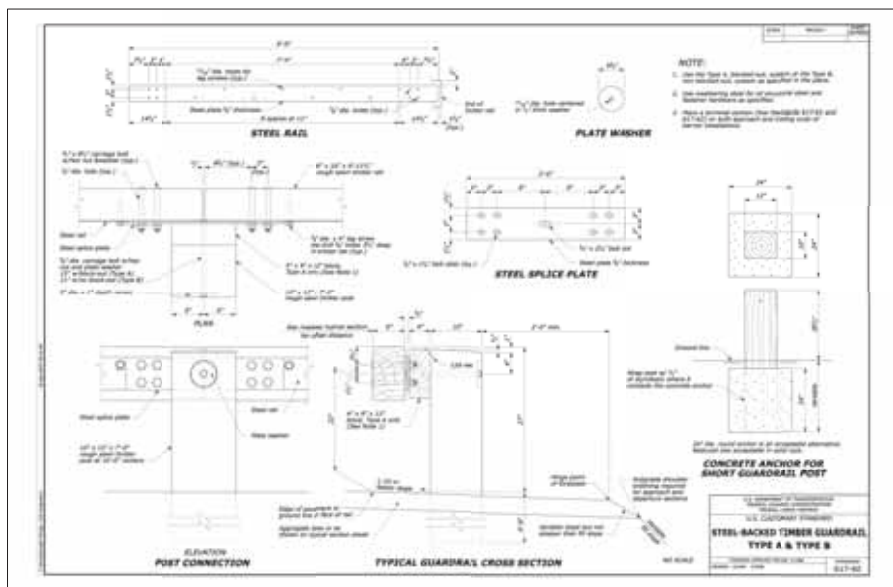
DETAILED GRADING PLAN

SCALE:	1" = 20'
SHEET NO.	OF
9	12



REVISIONS		DATE	BY	CHK.	 <p>E. P. FERRIS ASSOCIATES INC. Consulting Civil Engineers and Surveyors</p>	<p>CONTACT:</p> <p>880 KING AVENUE COLUMBUS, OHIO 43212 (614) 299-2999 (614) 299-2992 (Fax) www.EPFERRIS.com</p>	<p>CITY OF DUBLIN, FRANKLIN COUNTY, OHIO</p> <p>HAWTHORNE COMMONS</p> <p>TREPLUS COMMUNITIES</p>		<p>JOB NO. 1087.001</p> <p>DESIGNED BY: CLP</p> <p>DRAWN BY: CLP</p> <p>CHECKED BY: SWG</p> <p>APPROVED BY: _____</p> <p>DATE: 02/19/16</p>	<p>SCALE:</p> <p>1" = 50'</p>	<p>SHEET NO. 11</p> <p>OF 12</p>

W:\08700 - Hawthorne Commons\DWG\Draw Development Plan\VDI_Details.dwg -DETAILS - LAST EDITED: 02/19/16



REVISIONS	DATE	BY	CHK.



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DETAILS

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SHEET NO.	OF
12	12