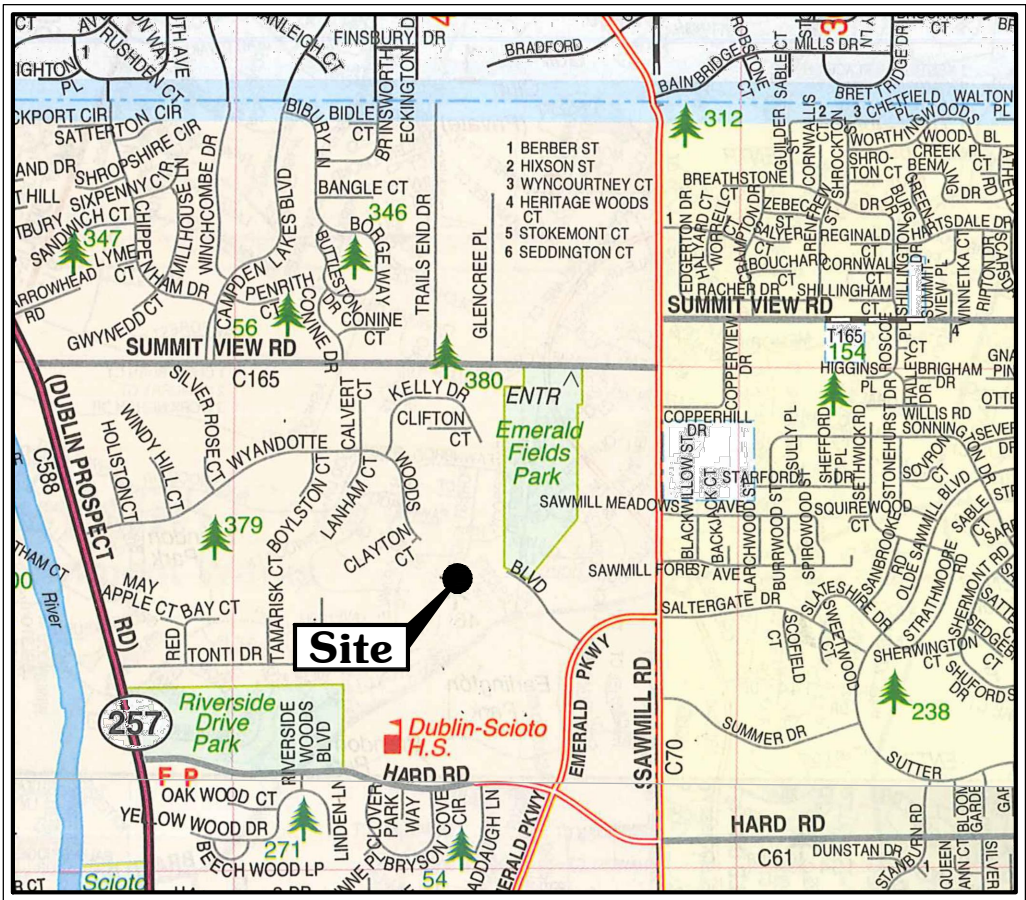


FINAL DEVELOPMENT PLAN
HAWTHORNE COMMONS
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
2016

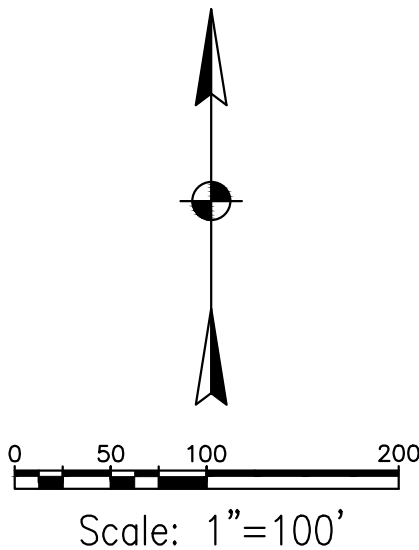


VICINITY MAP
N.T.S.

SHEET INDEX

TITLE SHEET	1
GENERAL NOTES	2
SITE STAKING PLAN	3
UTILITY PLAN	4
GRADING PLAN	5-9
EXISTING CONDITIONS PLAN	10
DETAILS	11-12

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



REVISIONS

NO.	DATE	DESCRIPTION	BY

OHIO
Utilities Protection
SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

SITE DATA TABLE	
AREA CALCULATIONS:	
PRIVATE DEVELOPMENT AREA:	13.43 ACRES
RIGHT-OF-WAY IMPROVEMENTS AREA:	0.04 ACRES
TOTAL IMPROVEMENTS AREA:	12.66 ACRES
BIKE PATH IMPROVEMENTS:	0 ACRES
PERCENTAGE PUBLIC DEDICATED OR RIGHT OF WAY:	0% (0 ACRES)
PUBLIC STREETS:	0 ACRE
COMMON DRIVEWAYS:	2.04± ACRES
OPEN SPACE (LANDSCAPE & PONDS):	6.60 ACRES (49%)
POND ACREAGE:	0.29 ACRES
DWELLING UNITS:	4.09 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:	320
LOADING SPACES PROVIDED:	N/A
REQUIRED PARKING:	
1 BEDROOM UNITS:	20 UNITS @ 1/UNIT = 20
2 BEDROOM UNITS:	39 UNITS @ 2/UNIT = 88
2+ BEDROOM UNITS:	27 UNITS @ 2/UNIT = 54
TOTAL REQUIRED:	172
LOADING SPACES REQUIRED:	N/A
103,778± S.F. TOTAL PAVEMENT	
IMPERVIOUS AREA (BLDG. AND PMT.) =	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 (NAVD88) 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 SALTERRATE 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.

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

CONTACT:

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com



INDEX MAP

Scale: 1"=100'

M:\1087001_HawthorneGroveDublin\DWG\Final Development Plan\FDP_Title.dwg ~GN LAST EDITED BYcpast ON 2/19/16

CITY OF DUBLIN STANDARD NOTES

GENERAL NOTES

1.

City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of Columbus Item Numbers unless otherwise noted.

2.

The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.

3.

The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Ohio EPA Permits to Install (PTI) and Notices of Intent (NOI), Building Permits, etc.

4.

The Contractor shall notify the City of Dublin Division of Engineering in writing at least 3 working days prior to beginning construction.

5.

The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.

6.

Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the Division of Engineering that documents "as-built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.

7.

The Contractor shall restrict construction activity to public right-of-way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.

8.

The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by an Ohio Professional Surveyor as approved by the City Engineer.

9.

Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.

10.

The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.

11.

Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited according to Section 97.38 of the Dublin Code of Ordinances. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.

12.

Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) is not permitted.

13.

All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.

14.

All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.

15.

All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of Columbus. Precast concrete products without proof of inspection shall not be approved for installation.

16.

Backfill within a 1:1 influence line of existing structures (houses, garages, etc.) or public infrastructure (pavement, curbs, sidewalks, bike paths, etc.) shall be compacted granular backfill according to Item 912 of the Standard Specifications or Flowable CDF, Type II according to Item 613. Item 911 of the Standard Specifications shall be used elsewhere.

17.

The Contractor shall submit a copy of the approved construction drawings and a list of proposed precast concrete product manufacturers to the City of Columbus Construction Inspection Division before commencing construction.

Send the information to the following address:

Construction Inspection Division
City of Columbus
1800 East 17th Avenue
Columbus, Ohio 43219

Send a copy of the transmittal letter to the following address:

Division of Engineering
City of Dublin
5800 Shier Rings Road
Dublin, Ohio 43016

18.

All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
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 protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 – inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater. 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 ram devices is not permitted. Permits 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 Density Backfill (Type II) shall 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 1441 Dr. A and applicable City of Dublin standard drawings. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the 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. At the completion 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 channelized.

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 Rye: 60% of weight (2 varieties in equal parts)
Germination Rate: 85%
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 anchor base installation and meet all requirements of ODOT TC-41.20 and applicable City of Dublin 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 TC-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 | 614.883.7832 |
| COLUMBIA GAS | 942 W. GOODALE AVE.
COLUMBUS, OHIO 43212 | 614.460.2338 |
| SBC AMERITECH | 111 N. FOURTH ST.
COLUMBUS, OHIO 43215 | 614.223.4362 |
| FIRE HYDRANTS & SEWERS | CITY OF DUBLIN
5800 SHIER-RINGS RD
DUBLIN, OHIO 43017 | 614.410.4750 |
| WATER FACILITIES | CITY OF COLUMBUS
(DIVISION OF WATER)
910 DUBLIN ROAD
COLUMBUS, OHIO 43215 | 614.645.7788 |
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 are not members of a registered underground protection service. 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 underground utility. The City of Dublin and the City Engineer assumes no responsibility for the accuracy 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. Uniformed, off-duty police officers shall replace flagmen designated 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, Type "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, public water 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 traffic control plan proposed 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 45 days prior to the start of construction and may entitle coverage under the Ohio EPA General Permit for Stormwater Discharges associated with construction activity. A project location map must be submitted with the NOI. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and 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 design of erosion control systems shall follow the requirements of Ohio EPA, Item 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 considered the permittee.

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.

3.

Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.

4.

The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.

5.

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 that are installed shall be maintained until vegetative growth has been established. 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
1.

All water line materials shall be provided and installed according to current specifications of the City of Columbus Division of Water.

2.

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 54. Public water pipe 20 inches in diameter or larger may be prestressed concrete pipe. Private water pipe shall meet the approval of the City of Columbus Division of Water prior to approval of the construction drawings.

3.

Only fire hydrants conforming to City of Columbus standards will be approved for use.

4.

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.

5.

All water lines shall be disinfected according to Item 801.13 of the Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (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 Material Specifications. When water lines are ready for disinfection, the City of Dublin shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of Columbus, Division of Water. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications.

6.

The Contractor shall paint 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 disinfected 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 stationing 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 water service. Interruption 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&D 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 water line. Water lines shall be set deeper at all 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 swales 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 connecting to the public storm sewer 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. 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 as directed by the City Engineer.

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 surfaces.

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 approved by the City Engineer.
- 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.

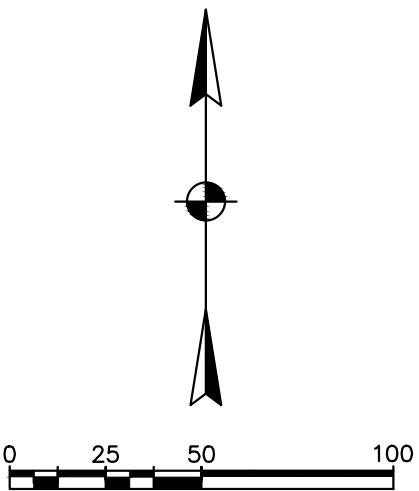
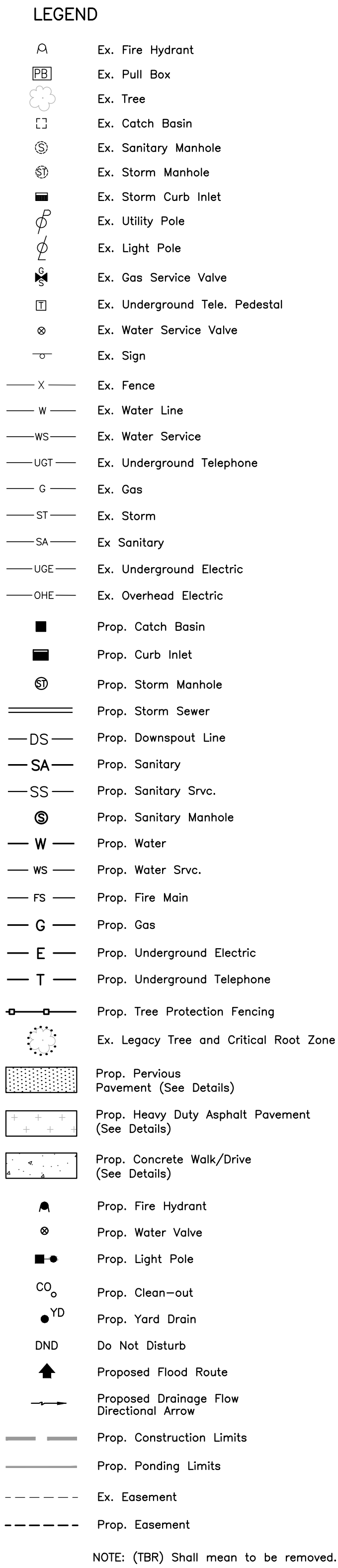
Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.
- USE OF FIRE HYDRANTS
1.

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 Valve to the City of Columbus and has paid all costs arising from the use of the fire hydrants
- | REVISIONS | | | | | DATE | BY | CHK. | <div><div><div>E. P. FERRIS</div><div>AND</div><div>ASSOCIATES</div><div>INC</div></div><div><div>Consulting Civil Engineers and Surveyors</div></div></div> | | CONTACT: | | <div><div>CITY OF DUBLIN, FRANKLIN COUNTY, OHIO</div><div>HAWTHORNE COMMONS</div><div>TREPLUS COMMUNITIES</div></div> | | | JOB NO. 1087.001 | | SCALE:

N/A | | | | | | | | | |
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| | | | | | | | | | | 880 KING AVENUE
COLUMBUS, OHIO 43212 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | (614) 299-2999 | | | | | | | | | | | | | | | | |
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	REVISIONS	DATE	BY	CHK

E. P. FERRIS
AND
ASSOCIATES
INC

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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

SITE STAKING PLAN

SCALE: 1" = 50'	
SHEET NO. 3	OF 12

M:\1087001_HawthorneGroveDublin\DWG\Final Development Plan\FDP_Utility.dwg ~UTIL LAST EDITED By:cpst ON 2/19/16

BOARD OF EDUCATION
WASHINGTON SCHOOL
DISTRICT
PID: 273-008626
D.B. 3265, Pg. 637
10.00 Ac.

BOARD OF EDUCATION OF THE
DUBLIN LOCAL SCHOOL DISTRICT
PID: 273-009140
O.R. 23198, Pg. D13
38.825 Ac.

CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

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

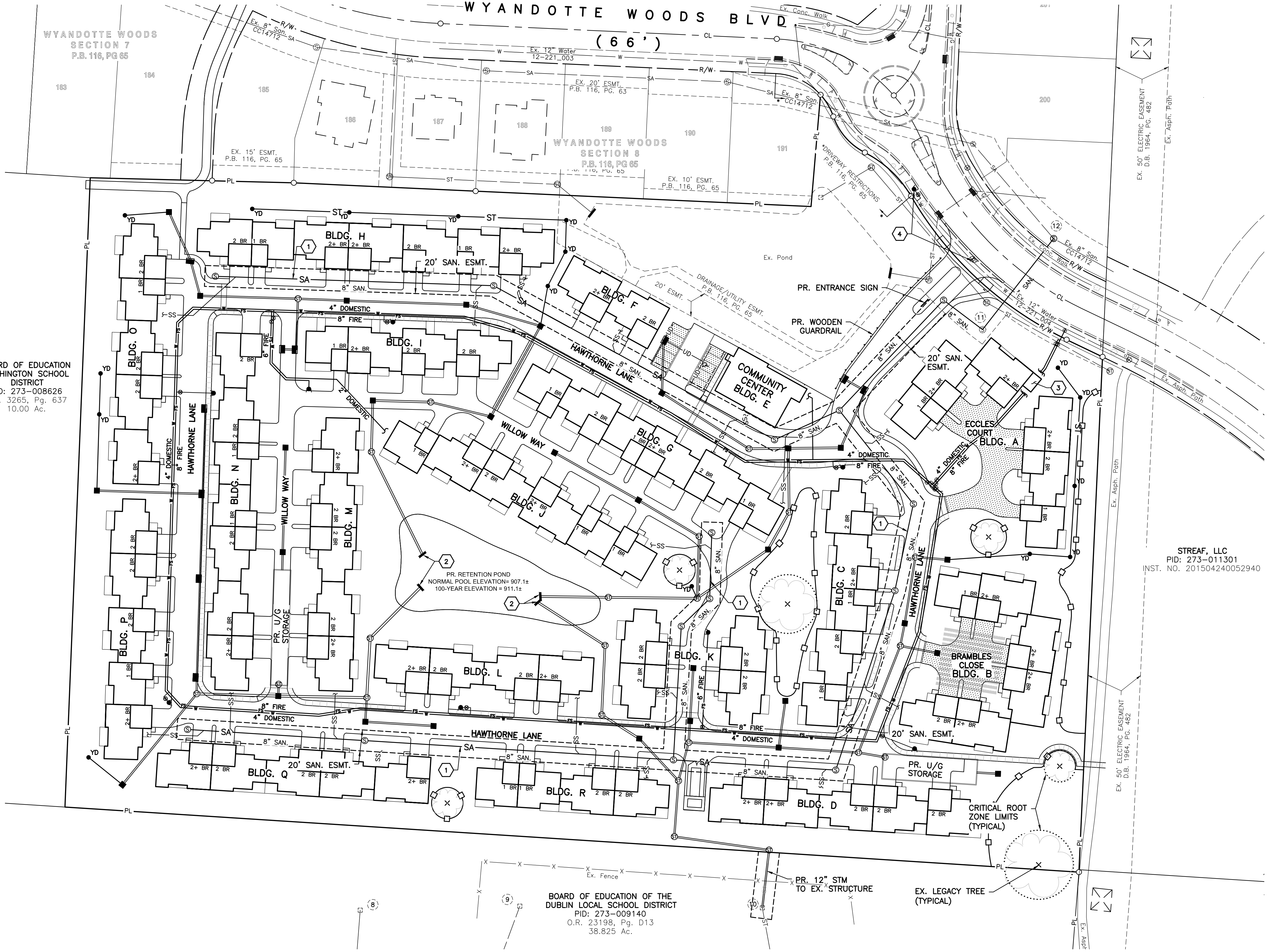
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
HAWTHORNE COMMONS
TREPLUS COMMUNITIES

JOB NO. 1087.001
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APPROVED BY: _____
DATE: 02/19/16

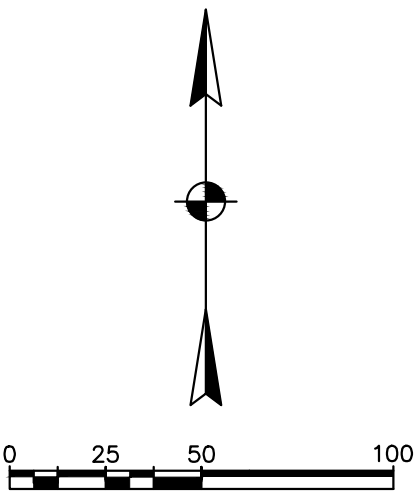
UTILITY PLAN

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

- 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



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



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10.00 Ac.

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DUBLIN LOCAL SCHOOL DISTRICT
PID: 273-009140
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SEE SHEET 9
LEGACY TREE TO BE
PRESERVED. CRITICAL
ROOT ZONE SHOWN
(TYPICAL)

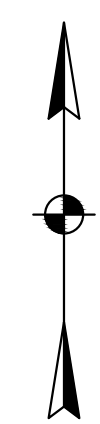
STREAF, LLC
PID: 273-011301
INST. NO. 201504240052940

- 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. 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. Ponding Limits
 - Ex. Easement
 - Prop. Easement
 - Prop. Finish Grade Elevation
 - Prop. Top of Curb
 - Prop. Bottom of Curb
- NOTE: (TBR) Shall mean to be removed.

NOTE: EXISTING CONTOURS ESTABLISHED FROM A
FIELD SURVEY CONDUCTED ON 12/29/15 THRU
01/05/16 BY E.P. FERRIS AND ASSOCIATES.

NOTE: GRADING NEAR EXISTING POND TO BE
COORDINATED WITH STANTEC'S PUBLIC STREET,
STORM & WATER IMPROVEMENTS FOR WYANDOTTE
WOODS SECTION 9 & 10.

0 25 50 100



REVISIONS	DATE	BY	CHK.

E. P. FERRIS
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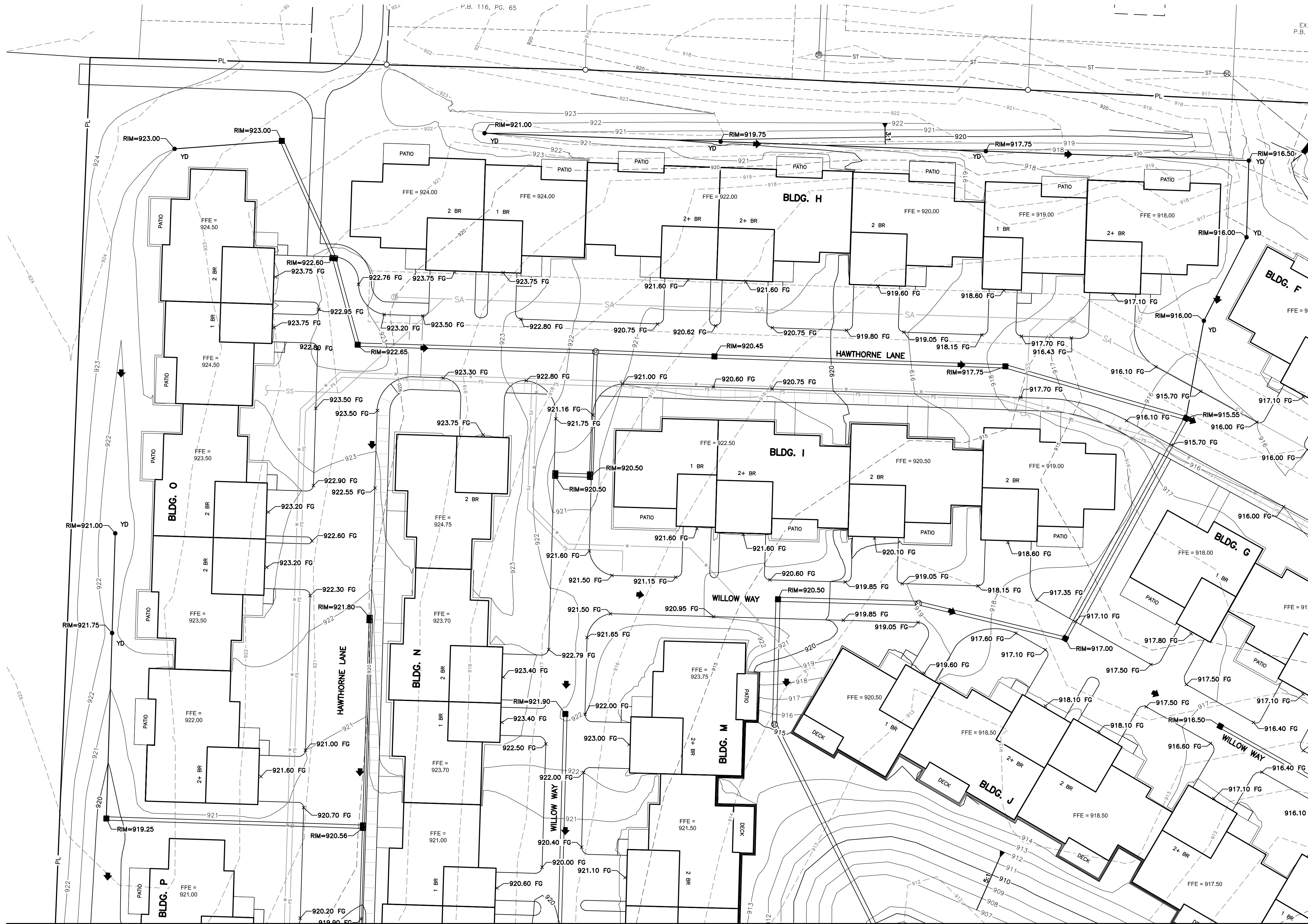
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
HAWTHORNE COMMONS
TREPLUS COMMUNITIES

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

GRADING PLAN

SCALE:	1" = 50'
SHEET NO.	OF
5	12

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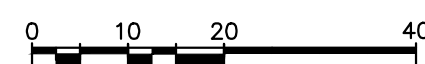
MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 8

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
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- Ex. Water Service Valve
- Ex. Sign
- Ex. Fence
- Ex. Water Line
- Ex. Water Service
- Ex. Underground Telephone
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- Ex. Storm
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- Prop. Contour
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- Prop. Sanitary Svc.
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- Ex. Easement
- Prop. Easement
- Prop. Finish Grade Elevation
- Prop. Top of Curb
- Prop. Bottom of Curb

NOTE: (TBR) Shall mean to be removed.



REVISIONS	DATE	BY	CHK.

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

HAWTHORNE COMMONS

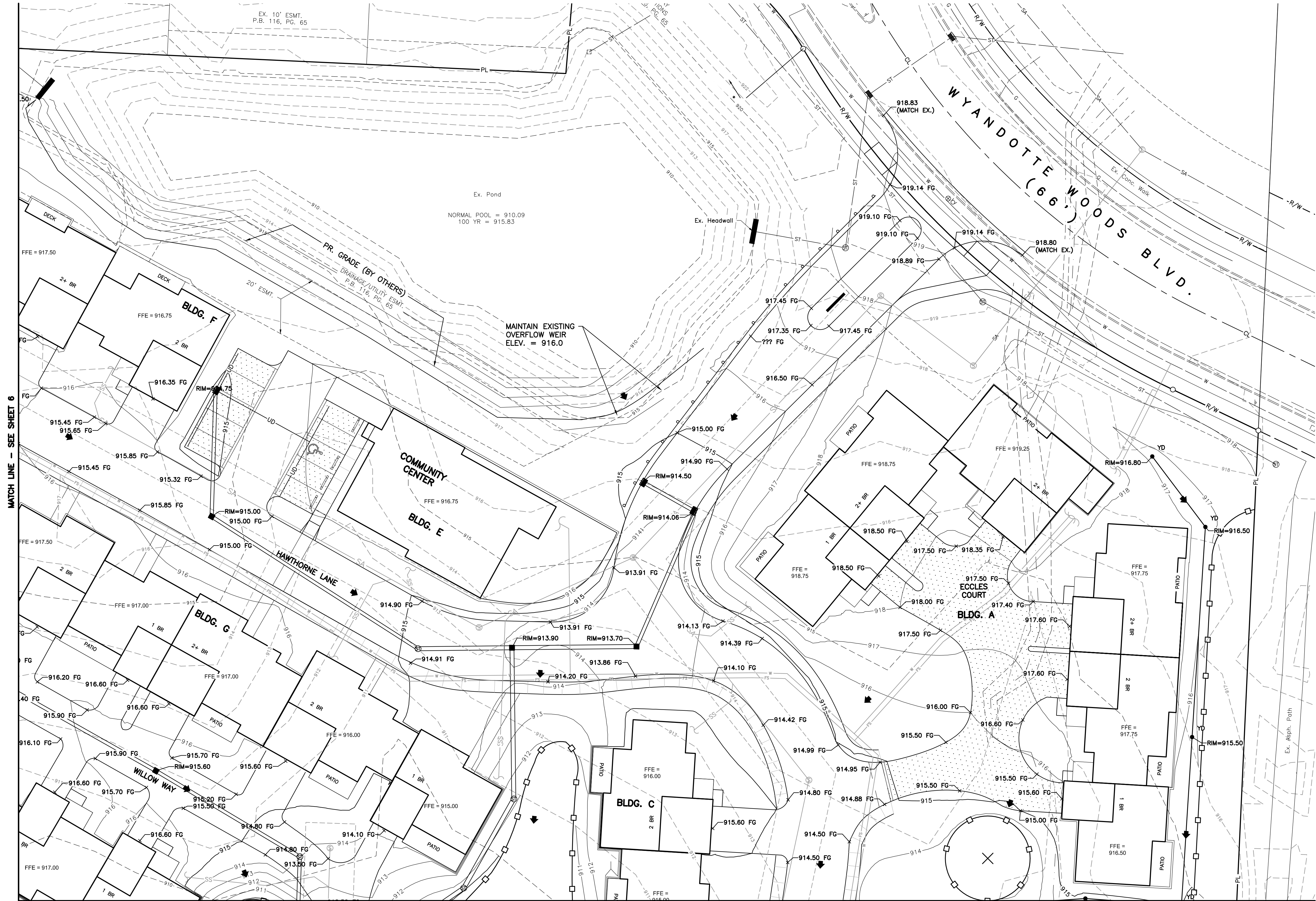
TREPLUS COMMUNITIES

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

DETAILED GRADING PLAN

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

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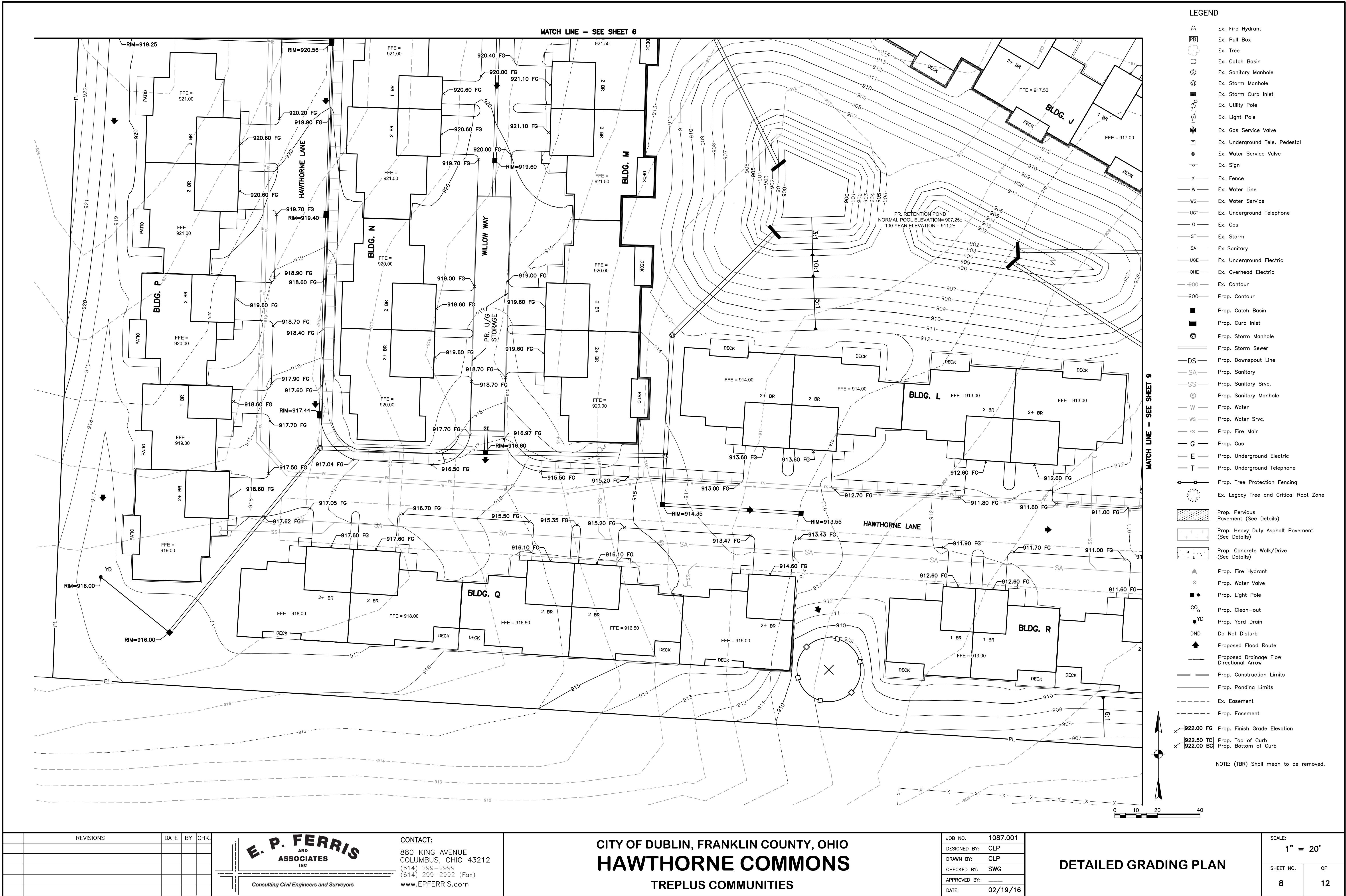
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
HAWTHORNE COMMONS
TREPLUS COMMUNITIES

JOB NO.	1087.001
DESIGNED BY:	CLP
DRAWN BY:	CLP
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DETAILED GRADING PLAN

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

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MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 7



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
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NOTE: (TBR) Shall mean to be removed.

REVISIONS

DATE BY CHK.

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DETAILED GRADING PLAN

SCALE:

1" = 20'

SHEET NO. OF

9 12

LEGEND

- A Ex. Fire Hydrant
- PB 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. Underground Tele. Pedestal
- Ex. Water Service Valve
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- Ex. Underground Telephone
- Ex. Gas
- Ex. Storm
- Ex. Sanitary
- Ex. Underground Electric
- Ex. Overhead Electric
- Do Not Disturb
- Ex. Easement
- Corp. Line

NOTE: (TBR) Shall mean to be removed.

STORM/SANITARY SEWER SCHEDULE

STORM

- Headwall
- 1 Ex. 36" Inv. E = 911.32
- Rim = 920.65
- 2 Ex. 36" Inv. W = 911.55
- Ex. 30" Inv. N = 912.55
- Rim = 918.79
- 3 Ex. 30" Inv. S = 912.88
- Ex. 30" Inv. NE = 912.89
- Rim = 918.63
- 4 Ex. 30" Inv. SW = 913.33
- Ex. 30" Inv. E = 913.33
- Rim = 921.00
- 5 Ex. 30" Inv. SW = 909.00
- Ex. 30" Inv. SE = 909.00
- Rim = 919.12
- 6 Ex. 30" Inv. NW = 908.79
- Ex. 24" Inv. SE = 908.82
- Rim = 918.33
- 7 Ex. 24" Inv. NW = 908.43
- Ex. 36" Inv. SE = 908.43
- Rim = 904.16
- 8 Ex. 8" Inv. S = 902.26
- Rim = 902.23
- 9 Ex. 8" Inv. S = 899.08
- Rim = 901.29
- 10 Ex. 12" Inv. S = 899.19
- Ex. 6" Inv. N = 899.19

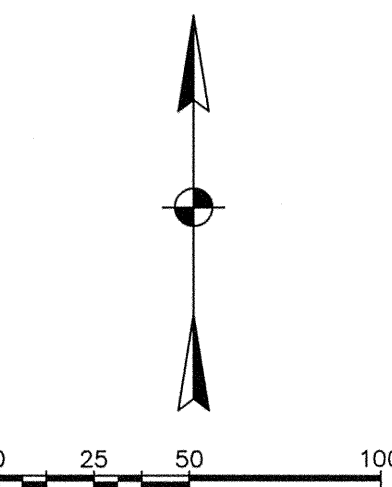
SANITARY

- Rim = 918.71
- 11 Ex. 10" Inv. NE = 899.11
- Rim = 920.35
- 12 Ex. 12" Inv. SW = 898.74
- Ex. 12" Inv. NW = 899.34
- Ex. 12" Inv. SE = 898.70

NOTE:
SEE TREE PRESERVATION PLAN AND TREE SURVEY ON EMI
DRAWINGS FOR DETAILS PERTAINING TO EXISTING TREES.



BY: *Matthew E. Ferris* 01.14.16
Matthew E. Ferris, P.E., P.S.
Registered Surveyor No. 8230



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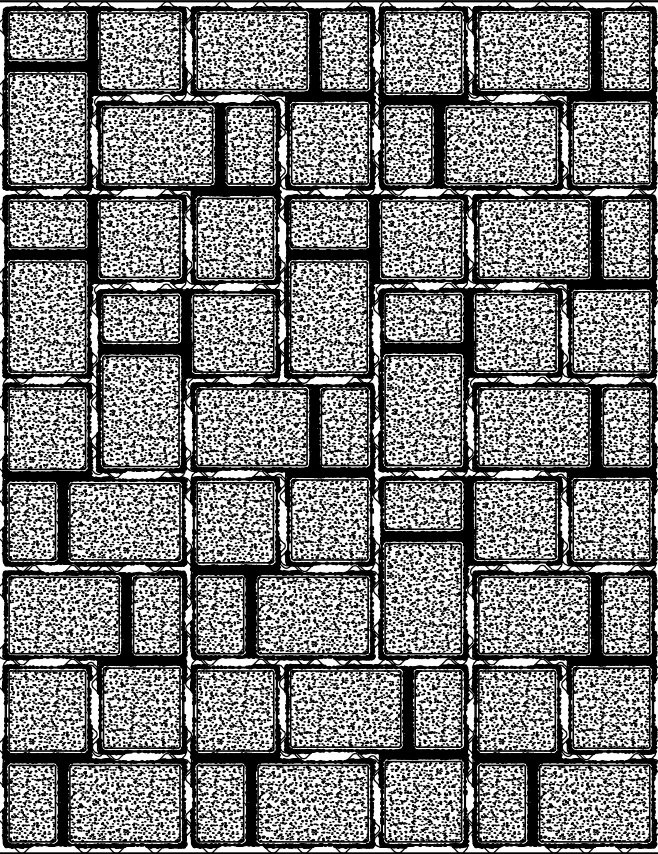
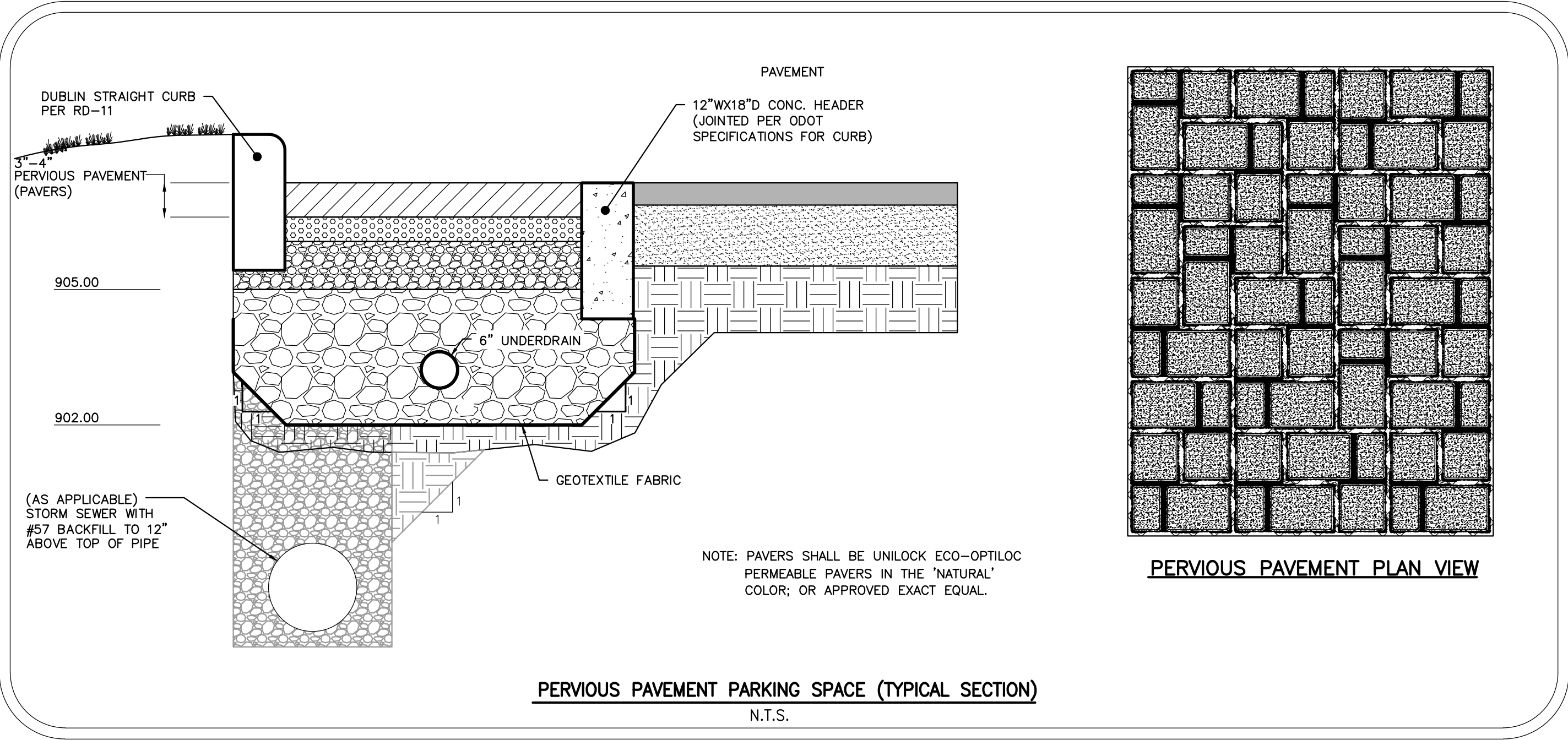
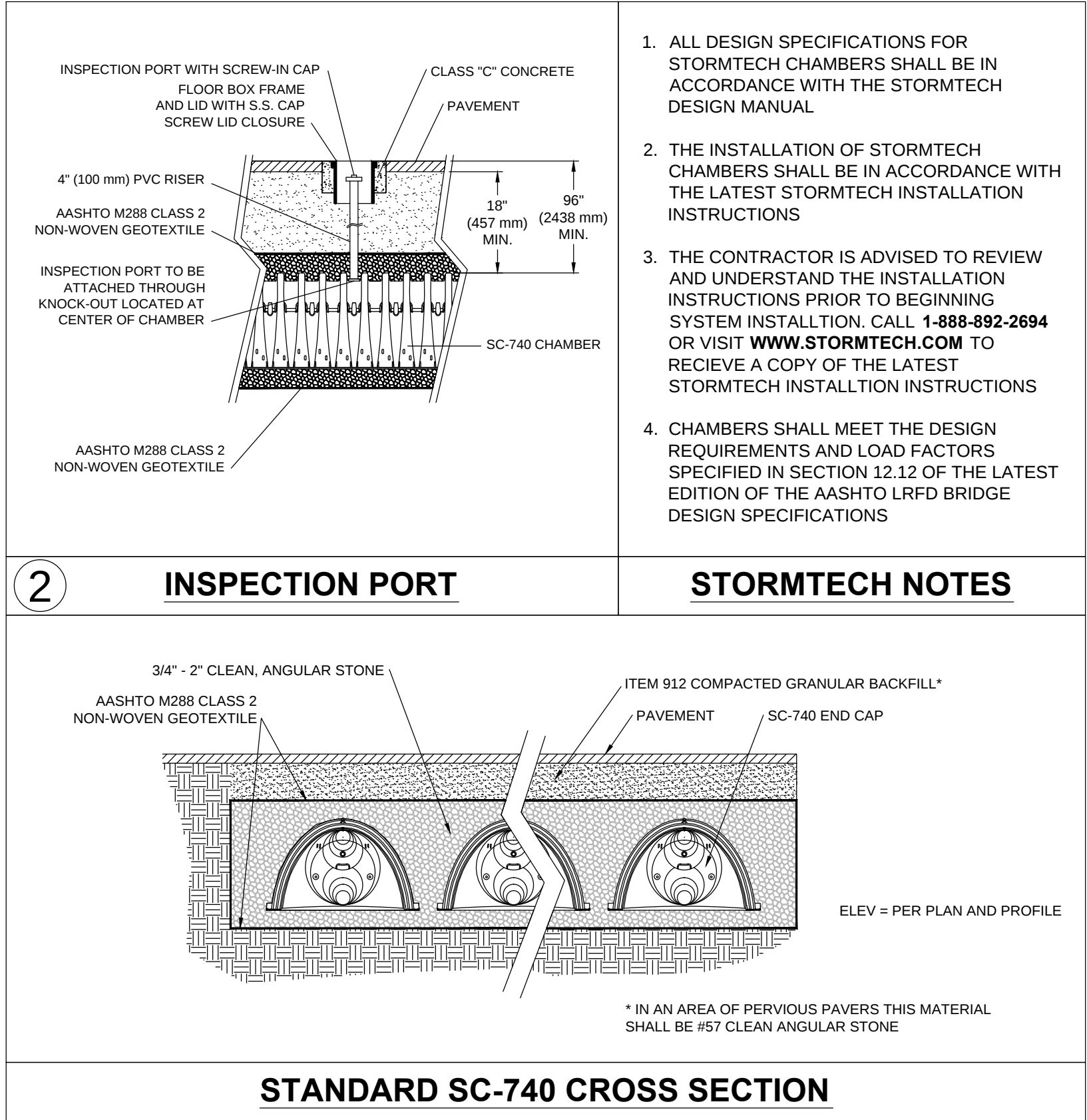
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
HAWTHORNE COMMONS
TREPLUS COMMUNITIES

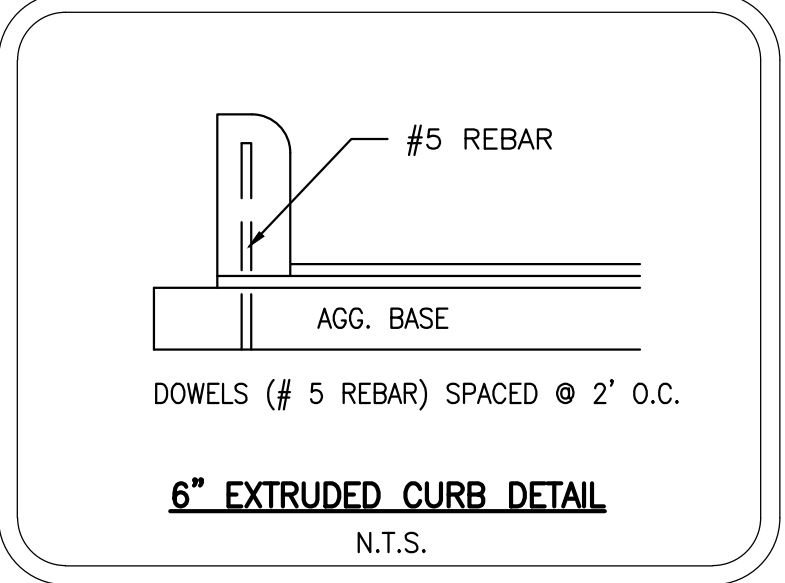
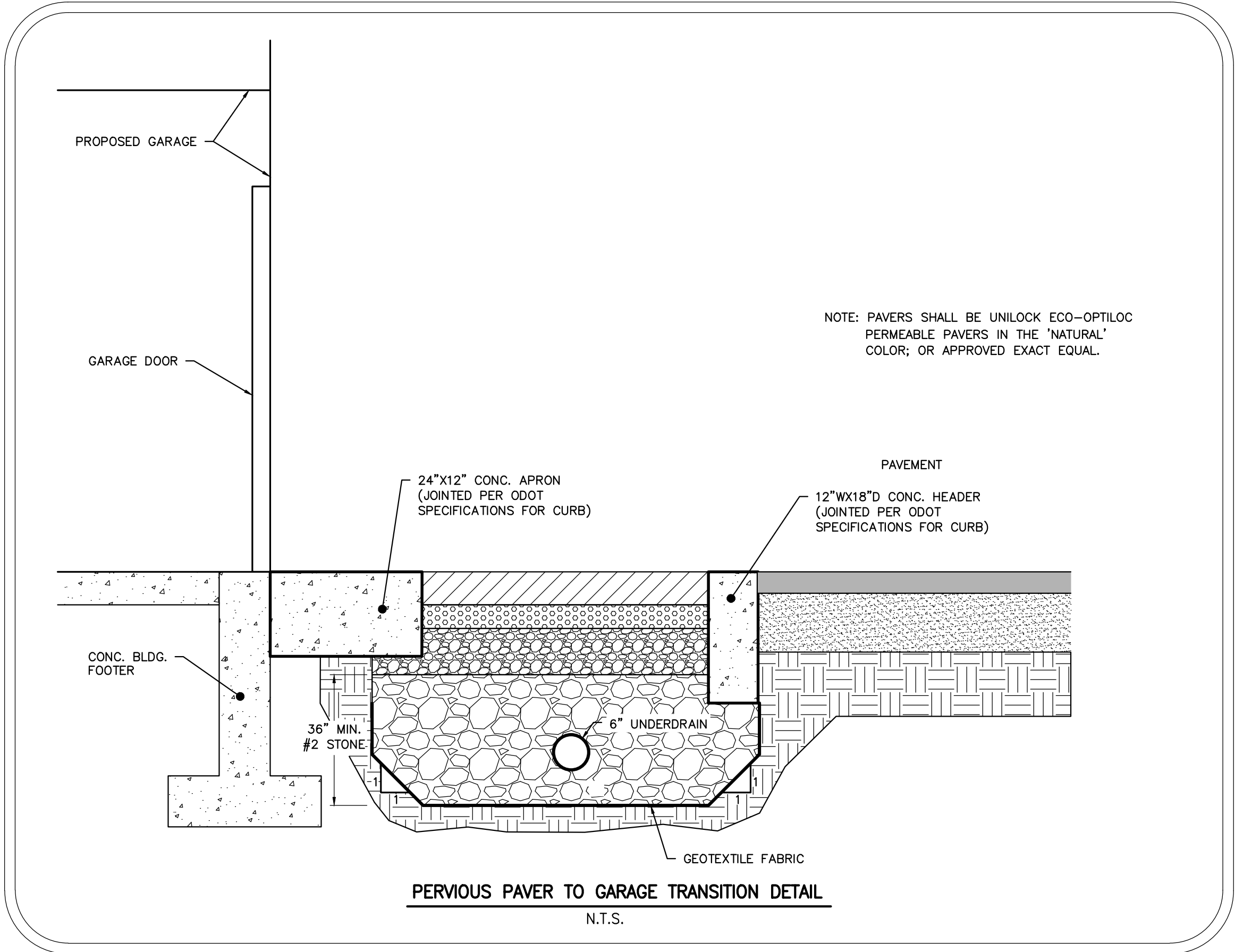
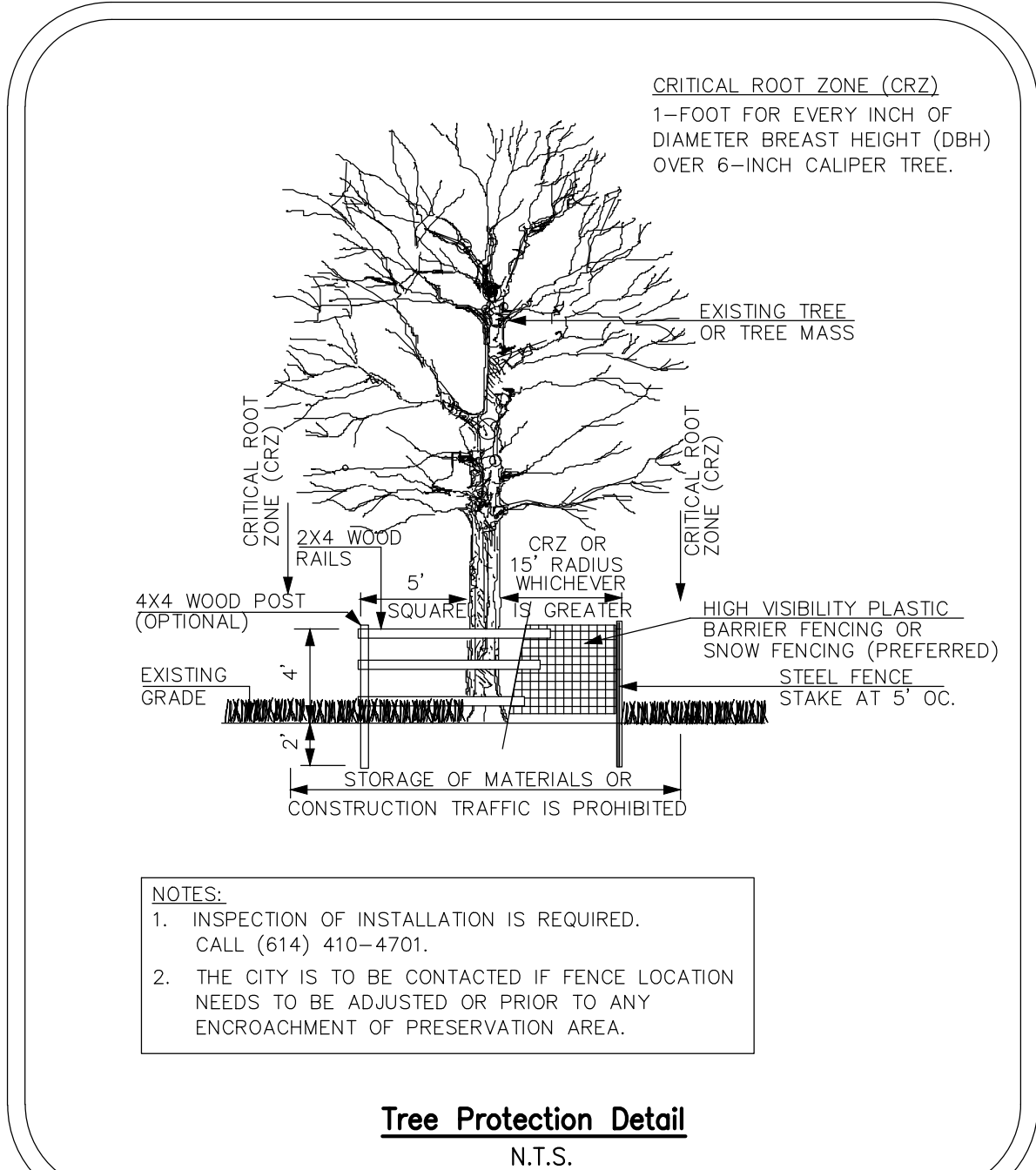
JOB NO. 1087.001
DESIGNED BY: MJO
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APPROVED BY: _____
DATE: 01/14/16

EXISTING CONDITIONS

SCALE:
1" = 50'
SHEET NO. 16 OF 18



PERVIOUS PAVEMENT PLAN VIEW



STANDARD DUTY ASPHALT PAVEMENT BUILD-UP:

1.25" ITEM 448 SURFACE COURSE
TACK COAT @ 0.08 GAL/SY - ITEM 407
1.75" ITEM 448 INTERMEDIATE COURSE
8" ITEM 304 AGGREGATE BASE COURSE
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

HEAVY DUTY ASPHALT PAVEMENT BUILD-UP:

1.50" ITEM 448 SURFACE COURSE
TACK COAT @ 0.08 GAL/SY - ITEM 407
2.50" ITEM 448 INTERMEDIATE COURSE
10" ITEM 304 AGGREGATE BASE COURSE
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

CONCRETE LOADING/DUMPSTER PAVEMENT BUILD-UP:

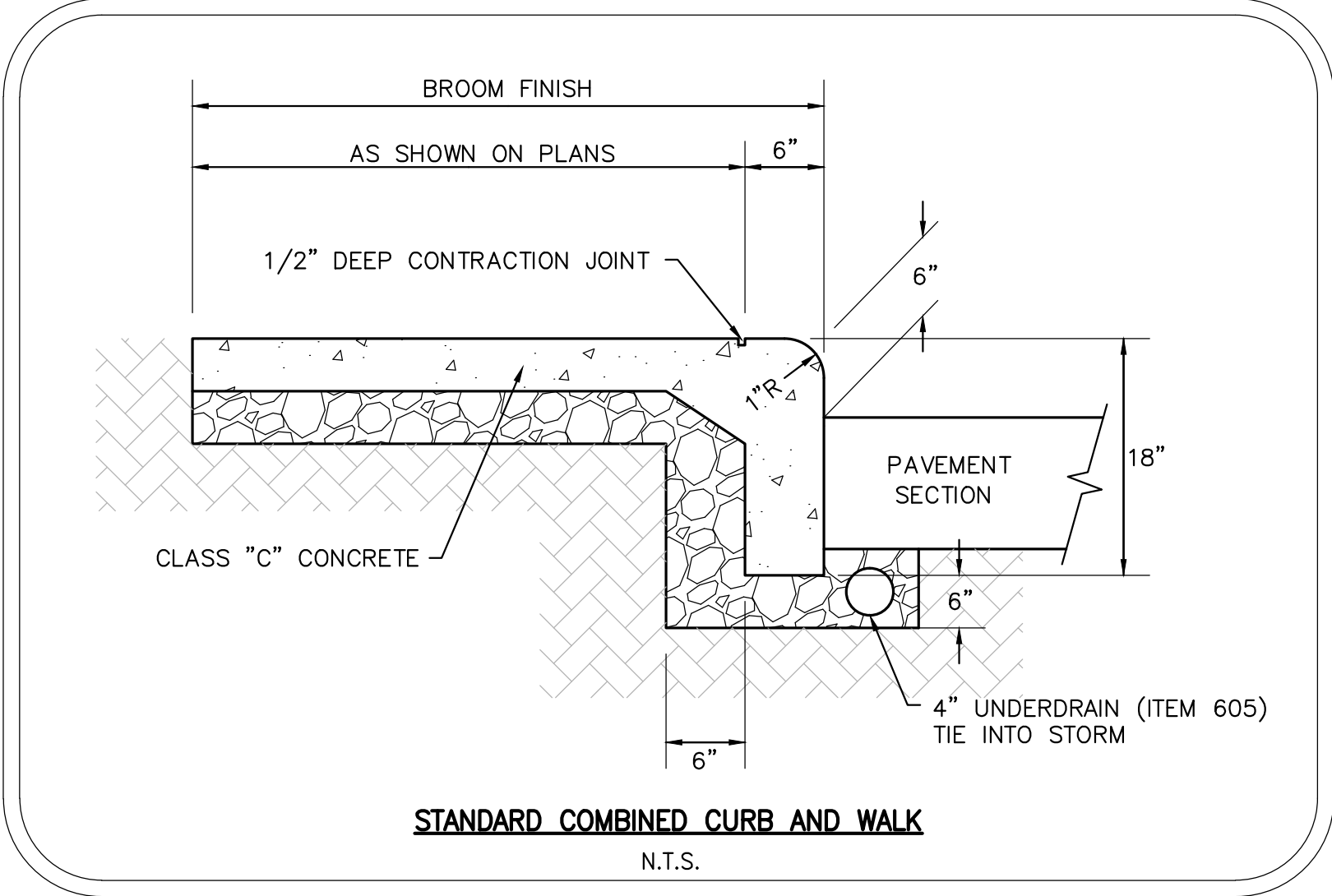
8" ITEM 452 NON-REINFORCED PORTLAND CEMENT CONCRETE (INCLUDE POLY FIBER IN MIX DESIGN PER ASTM C-1116 AT 1.5LB/CY)
4" ITEM 304 AGGREGATE BASE COURSE
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

CONCRETE WALK:

4" ITEM 499 CLASS "C" PORTLAND CEMENT CONCRETE
4" ITEM 304 AGGREGATE BASE COURSE

CONCRETE DRIVE:

8" ITEM 499 CLASS "C" PORTLAND CEMENT CONCRETE
4" ITEM 304 AGGREGATE BASE COURSE



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REVISIONS					DATE	BY	CHK.

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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
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DETAILS		SCALE: 1" = 50'
SHEET NO. 11	OF 12	

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REVISIONS	DATE	BY	CHK.

E. P. FERRIS

AND

ASSOCIATES

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Consulting Civil Engineers and Surveyors

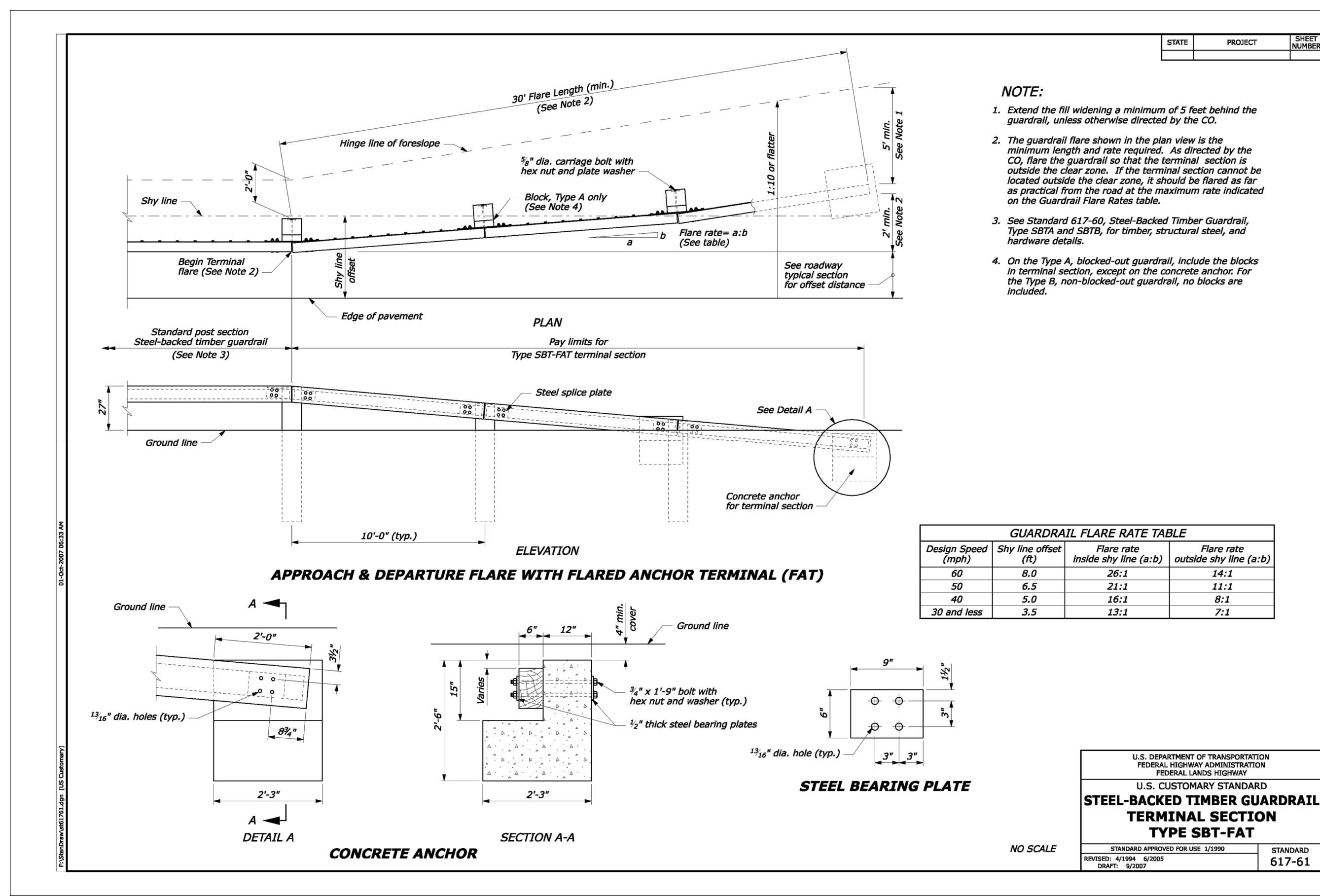
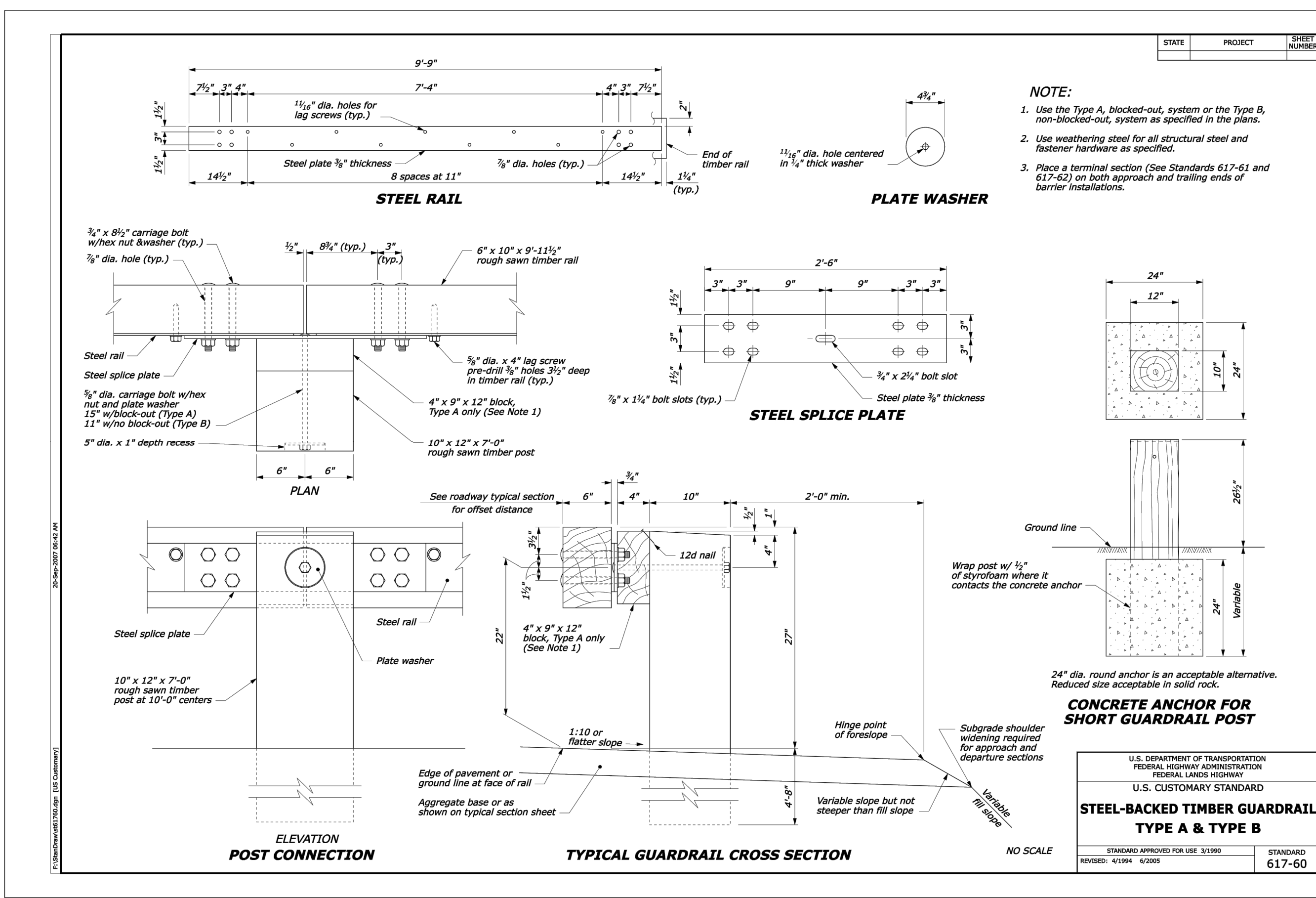
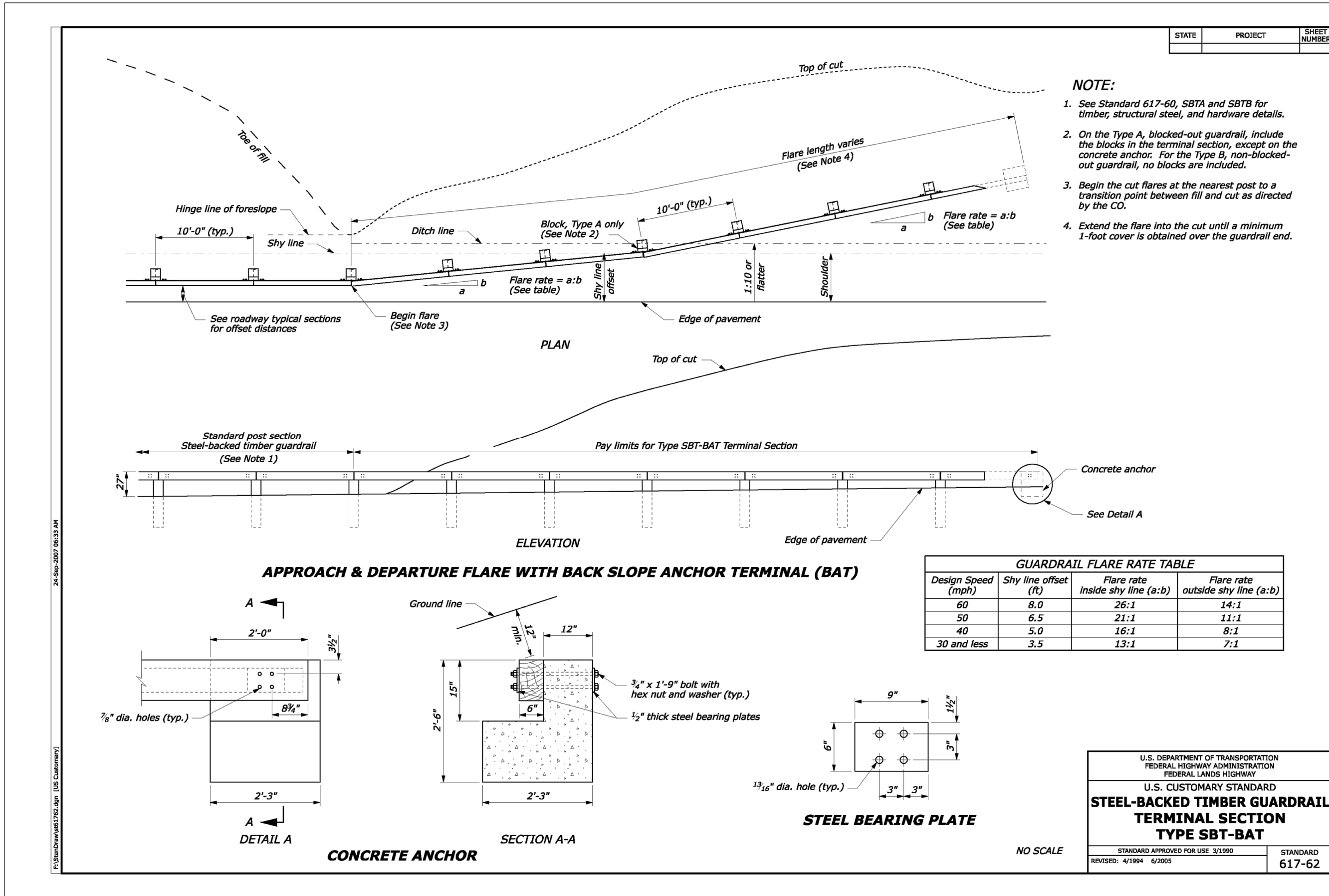
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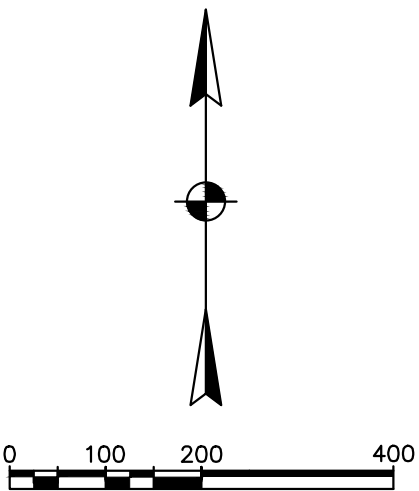
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DETAILS

SHEET NO.		OF
12		12



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REVISIONS	DATE	BY	CHK.

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

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TREPLUS COMMUNITIES

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REGIONAL CONTEXT MAP

SHEET NO.	OF
2	2

February 19, 2016

Michael Hendershot, P.E.
City of Dublin – Engineering Department
5800 Shier-Rings Road
Dublin, Ohio 43016

Re: **Hawthorne Commons**
Storm Water Management
Plan Revision

Dear Mr. Hendershot,

As we have discussed, the site plan for the subject project has been slightly modified to meet the setback requirements of the zoning text for the property. The site layout revision does not adversely affect the storm water management calculations dated January 13, 2016. The impervious area decreased on the new site plan in comparison to the previous plan.

We have maintained the same strategy for managing storm water as in the prior application. We will work with review staff to maintain the same outfall discharge rates as stated in the January 13th report utilizing the same types of practices in our previous application. Those practices are the open air retention pond, underground storage, and pervious pavers; all to be located in the same general areas as in our prior application.

Should you have any questions regarding our proposed plan, please direct them to my attention and I will be happy to discuss the changes with you in greater detail.

Very truly yours,
E. P. FERRIS & ASSOCIATES, INC.



Sean W. Gillilan, P.E.
Project Manager

CC: File Copy
Jennifer Rausch, City of Dublin
Jane Arthur Roslovic, Treplus
Glen Dugger, Smith & Hale

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