



MEMO

Date: July 14, 2017
To: Aaron Stanford, PE, City of Dublin
From: Scott Shaffer, PE, EMH&T
Subject: Dublin – Kaufman Homes Development
Copies: Brian Suiter, Kaufman Development

This memo has been prepared to summarize the availability of necessary utilities at the site of the future Kaufman multi-family and detached condominium home development.

Sanitary Sewer Extensions and Taps

An existing 12” sanitary sewer main terminates at a manhole located at the northwest corner of the Eiterman Road and Shier Rings Road intersection. Approximately 1,025 LF of offsite sanitary sewer main set along the north side of Shier Rings Road will be required in order to connect this existing manhole to the southeast corner of the Kaufman site. Sanitary sewer service will extend from this one location within the proposed development, and flow from all of the multi-family and condominium homes will be directed to this extension.

Storm Sewer Outlet

Storm sewer pipes and structures will be put in place to convey the runoff from the development to the proposed stormwater management facilities located throughout the site. The various BMPs will be designed with a total storage volume of approximately 16.8 acre-feet, which will accommodate the proposed site’s water quality and peak flow rate requirements and provide 1’ of freeboard.

Due to both the Dublin watershed boundaries as well as the constraints of the existing site topography, there is only one outlet point that can be utilized to discharge runoff from the proposed stormwater management facilities – the Cosgray Ditch. Approximately 420 LF of offsite storm sewer will need to extend from the Cosgray Ditch west to the southeast corner of the Kaufman site. The site stormwater will ultimately be conveyed through this extension and to the Cosgray Ditch.

Water Mains, Services and Taps

Water service to the development will be provided by connecting to existing water mains in two locations. An offsite 12” water main extension of approximately 2,950 feet along the south side of



Engineers, Surveyors, Planners, Scientists

Shier-Rings Road from the southwest corner of Eiterman Road to Cosgray Road is required. A proposed public water main will connect to the proposed 12' watermain on Shier-Rings Road and to the existing 16" water main on the east side of Cosgray Road. Public water main will be constructed along the site's three public roads (Streets A, B and D) and will also provide fire protection through fire hydrants for these roads. The public water main will be sized to meet jurisdictional requirements.

Water service to the multi-family and the condominium sections of the development will be provided through private services. A master meter and backflow preventer will be constructed in three different locations:

- 1) On the northeast corner of the intersection of Street A and Street E. This will serve the multi-family buildings located north of Street A in Subarea B.
- 2) On the southeast corner of the intersection of Street A and Street E. This will serve the multi-family buildings located south of Street A in Subarea B, the clubhouse located in Subarea C, and condominium homes located east of Street D (Public) and north of Street B (Public).
- 3) On the northwest corner of the site north of Alley 1. This will serve the condominium homes located west of Street D (Public) and south of Street B (Public).

The proposed private water main will connect to the proposed public main previously mentioned.