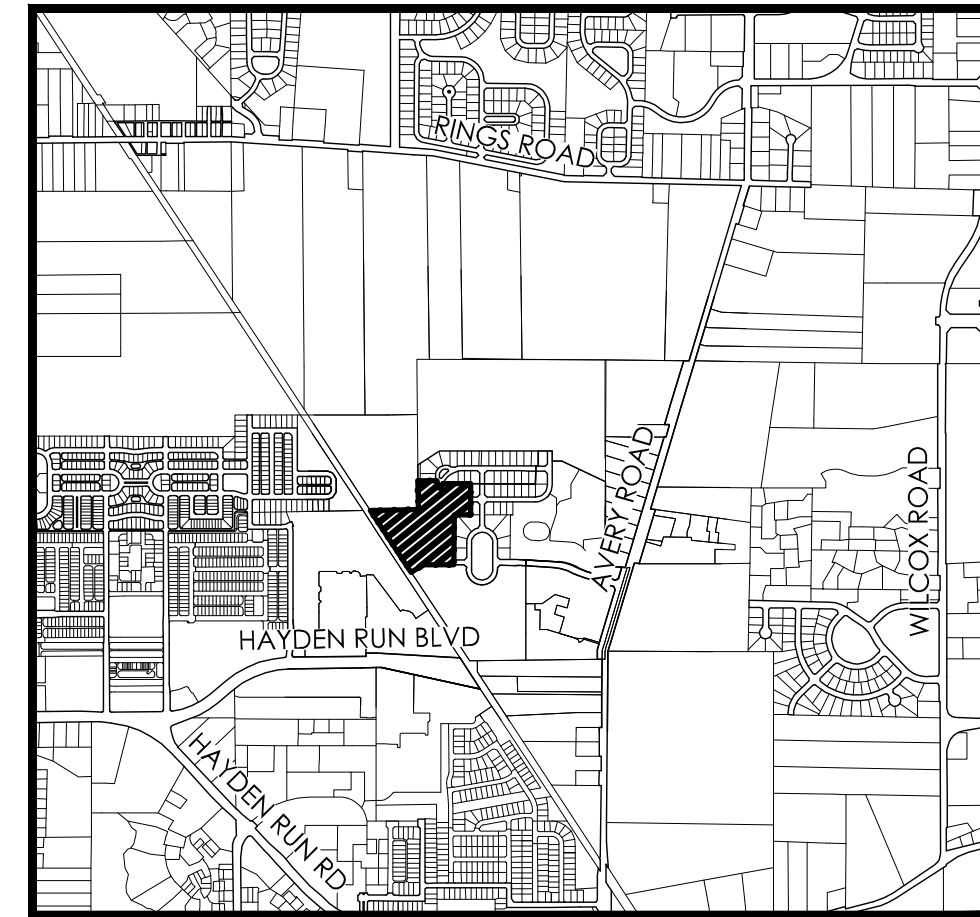


# AVONDALE WOODS SECTION 3

## CITY OF DUBLIN, FRANKLIN COUNTY, OHIO FINAL DEVELOPMENT PLAN



LOCATION MAP  
NO SCALE

### INDEX OF DRAWINGS

1. VICINITY MAP
2. EXISTING CONDITIONS
3. OVERALL SITE PLAN
4. SITE PLAN ENLARGEMENTS
5. TREE SURVEY & REMOVAL PLAN
6. PEDESTRIAN AND BIKE PATH PLAN
7. STREET TREE PLAN & TREE REPLACEMENT PLAN

PREPARED FOR:

HOMWOOD CORPORATION  
2700 E. DUBLIN-GRANVILLE ROAD SUITE 300  
COLUMBUS, OHIO 43231

FIRST SUBMITTAL:  
AUGUST 2024

SECOND SUBMITTAL:  
APRIL 2024

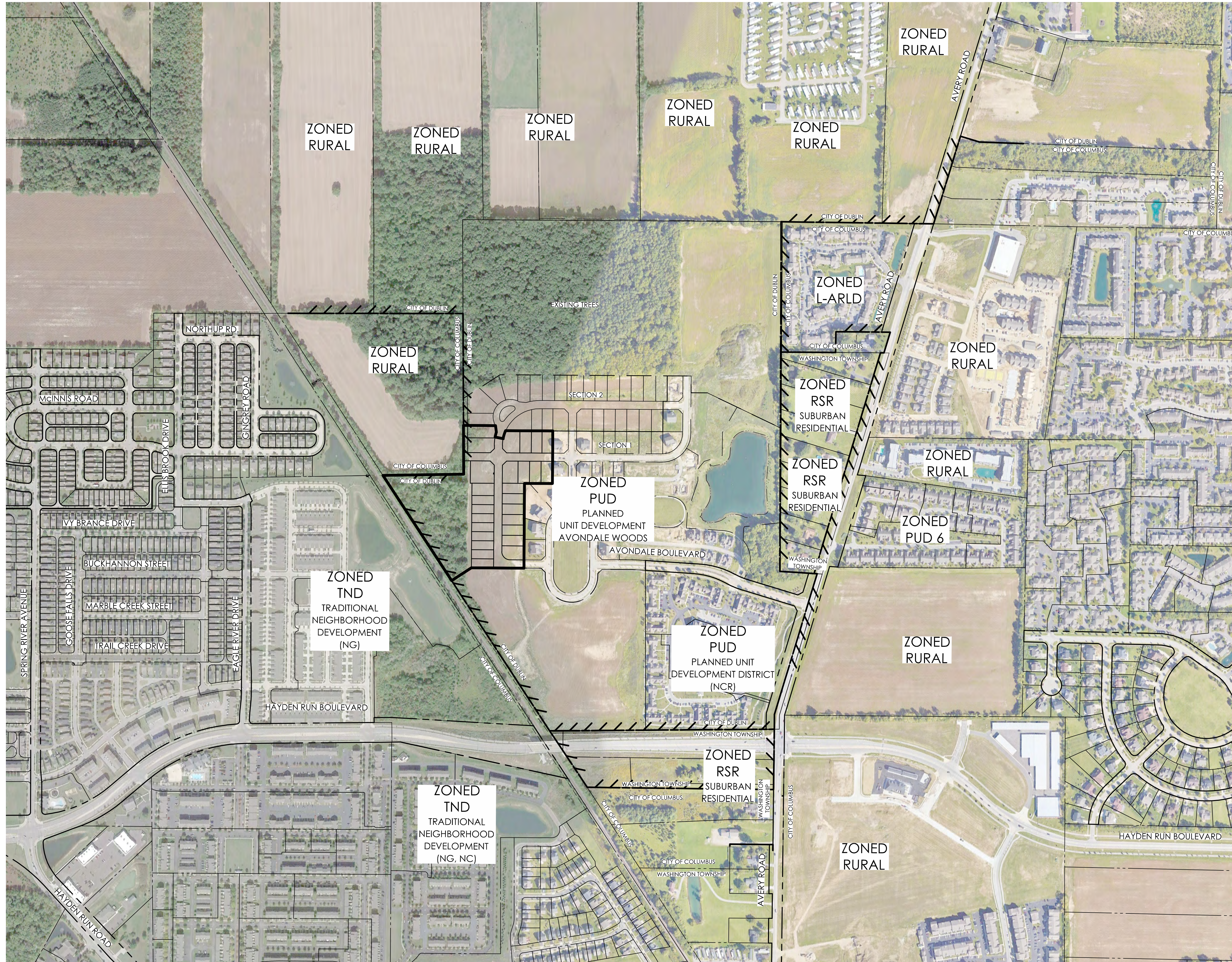
THIRD SUBMITTAL:  
MAY 2024

FOURTH SUBMITTAL:  
AUGUST 2024

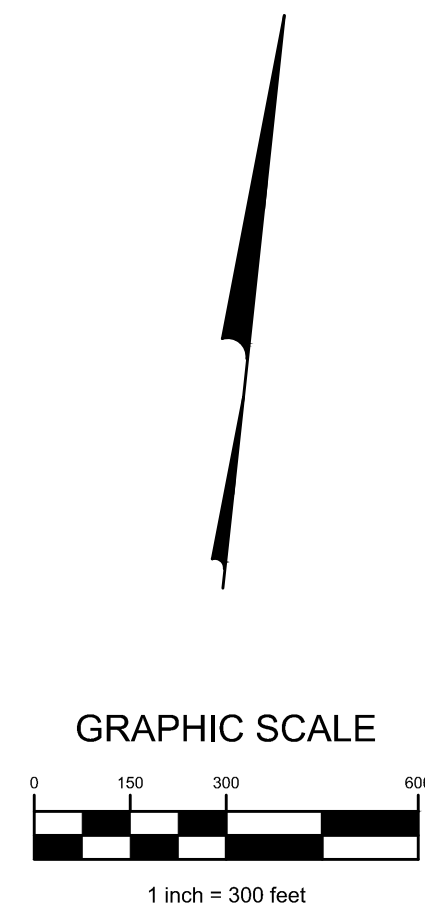


Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3648  
[emht.com](http://emht.com)

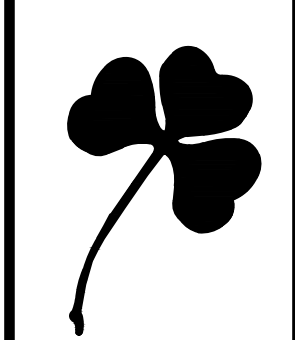
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VICINITY MAP  
SCALE: 1"=300'



MARK	DATE	DESCRIPTION

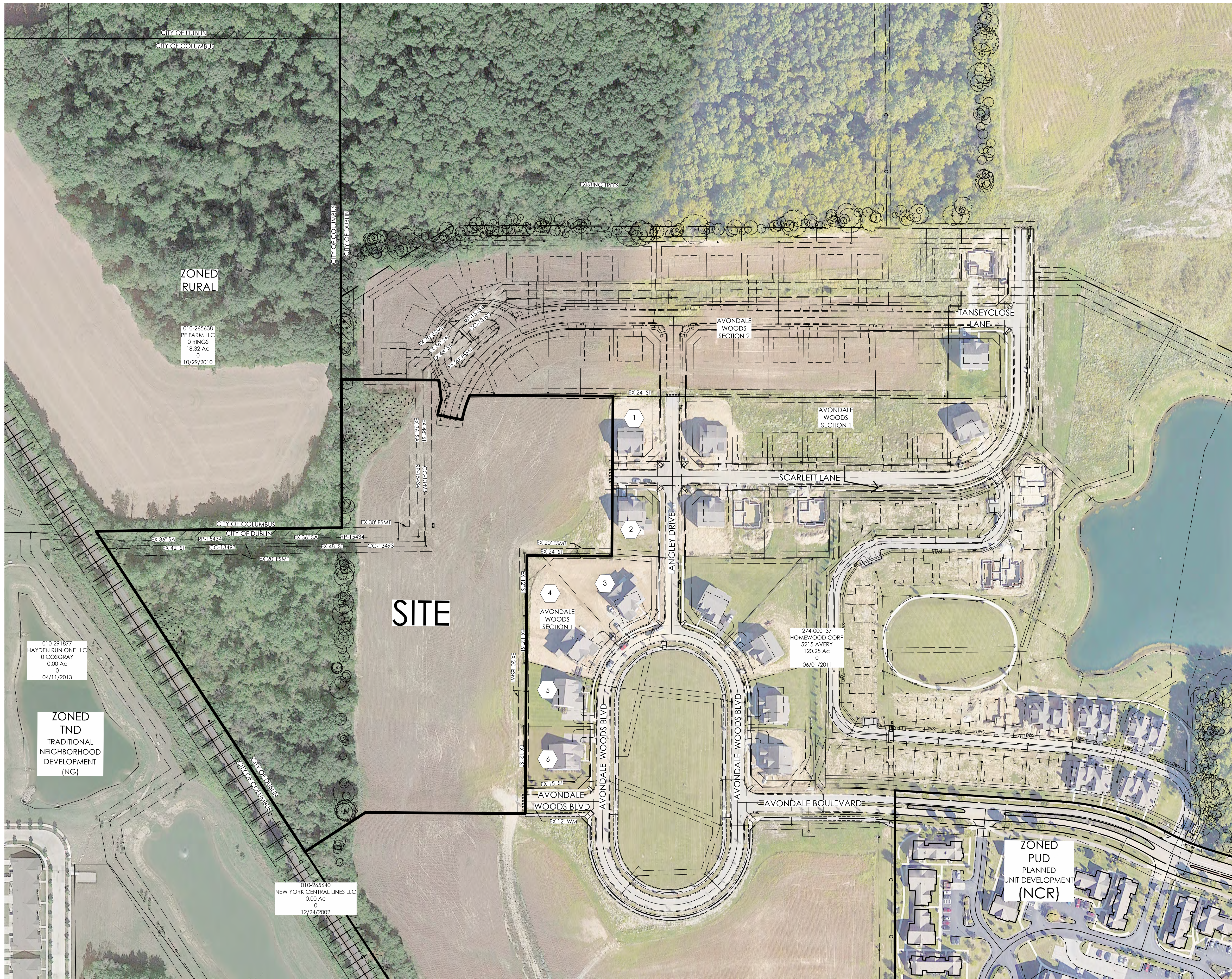


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
FINAL DEVELOPMENT PLAN  
**AVONDALE WOODS SECTION 3**  
VICINITY MAP

**EMHT**  
EMHT Engineering & Architecture, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43254  
Phone: 614.775.5500 Fax: 614.775.5501  
emht.com

DATE	August 2024
SCALE	1" = 300'
JOB NO.	20230604
SHEET	1/7

J:\20230604\Draw\04\Sheets\Final Development Plan\2 Existing Conditions.dwg, Last Saved By: clung, 5/31/2024 11:58 AM, Last Printed By: Udder, Kristen, 8/16/2024 8:24 AM (No Xrefs)



CITY OF DUBLIN  
CITY OF COLUMBUS

**ZONED RURAL**

010-265438  
PF FARM LLC  
0 RINGS  
18.32 Ac  
0  
10/29/2010

010-291877  
HAYDEN RUN ONE LLC  
0 COSGRAY  
0.03 Ac  
0  
04/11/2013

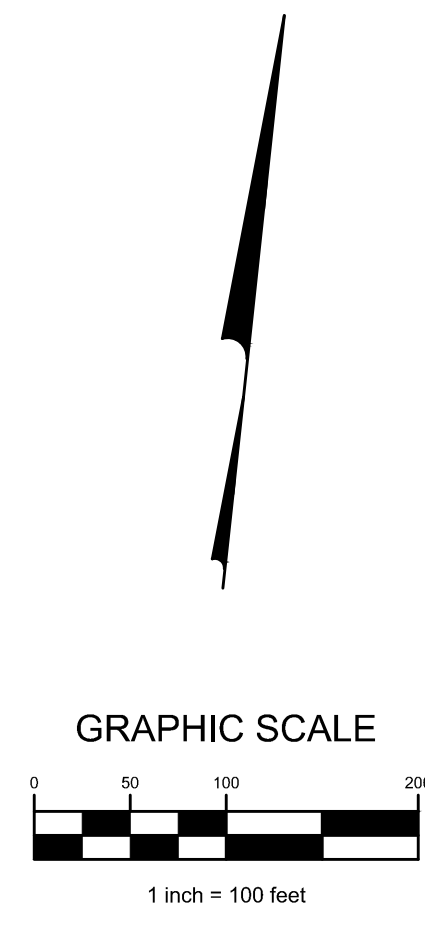
**ZONED TND**  
TRADITIONAL  
NEIGHBORHOOD  
DEVELOPMENT  
(NG)

010-265640  
NEW YORK CENTRAL LINES LLC  
0.00 Ac  
0  
12/24/2002

274-000137  
HOMELAND CORP  
5215 AVERY  
120.25 Ac  
0  
06/01/2011

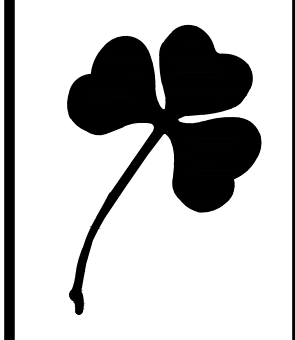
**PROPERTY OWNERS:**

1	274-N090LA Janh Khan Noman Ahmed 6500 Scarlett Lane 0.29 AC
2	274-N090LA Luden Shafiqullah 6503 Scarlett Lane 0.29 AC
3	274-012097 Arifeen Muhammad Zainul Siddiqui Memoona 6324 Avondale Woods Blvd 0.29 AC
4	274-012098 Mohamed Abdi Fadosa Abdi 6330 Avondale Woods Blvd 0.63 AC
5	274-012099 Trinity Home Builders LLC 6336 Avondale Woods Blvd 0.34 AC
6	274-012100 Naseem Mehrosh Khan Asif N 6342 Avondale Woods Blvd 0.37 AC



**REVISIONS**

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
FINAL DEVELOPMENT PLAN  
FOR  
**AVONDALE WOODS SECTION 3**  
EXISTING CONDITIONS

**EMHT**  
EARTH ENGINEERS & ARCHITECTS, INC.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43254  
Phone: 614.775.5500 Fax: 614.775.3616  
emht.com

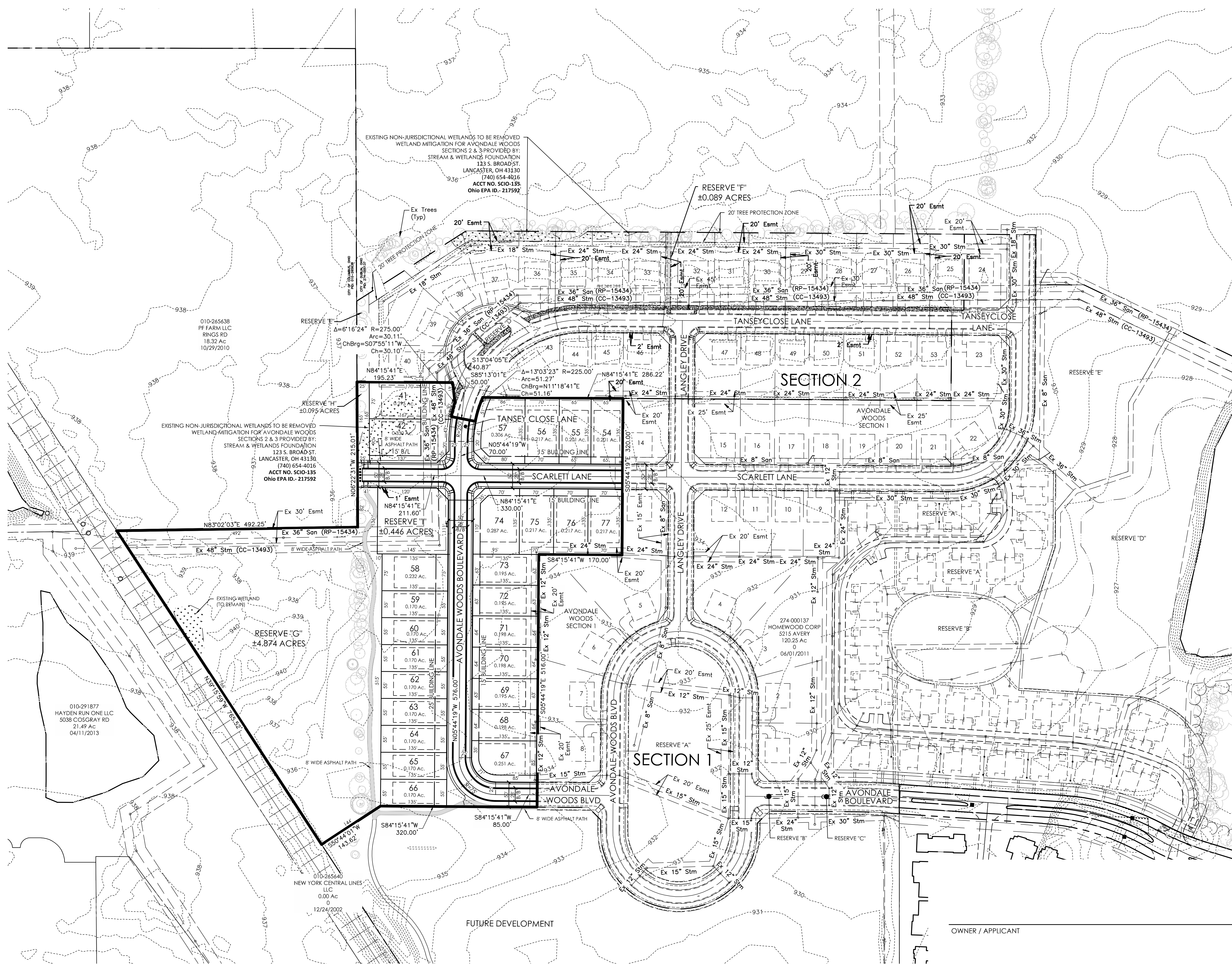
DATE  
August 2024

SCALE  
1" = 100'

JOB NO.  
20230604

SHEET  
2/7

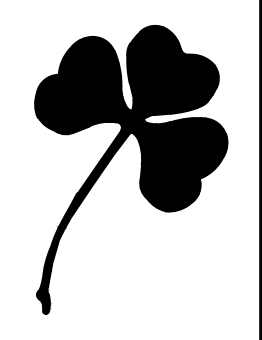
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 S:\xrefs: 20201174-FDP-TBLK, 20201174-CS-BEIR-N, 20201174-CS-BEIR-E, 20201174-US-TOPO-E



**SITE STATISTICS:**  
 SECTION 3: ±12.604 ACRES  
 PROPOSED R/W: ±1.669 ACRES  
 PROPOSED OPEN SPACE: ±5.418 ACRES  
 PROPOSED LOTS: ±5.517 ACRES  
 NUMBER OF LOTS: 26  
 GROSS DENSITY: ±2.06 LOT/ACRE  
 ZONING CLASSIFICATION: PUD

**NOTES:**  
 Lots have been renumbered from the Preliminary Development Plan. Lot 58 on the Preliminary Development Plan is now Reserve "T". Lots 59-78 on the Preliminary Development Plan have been renumbered to Lots 58 - 77.  
 Lot widths for lots 57, 72, 73, and 75 have been revised from the Preliminary Development Plan to provide whole number widths.

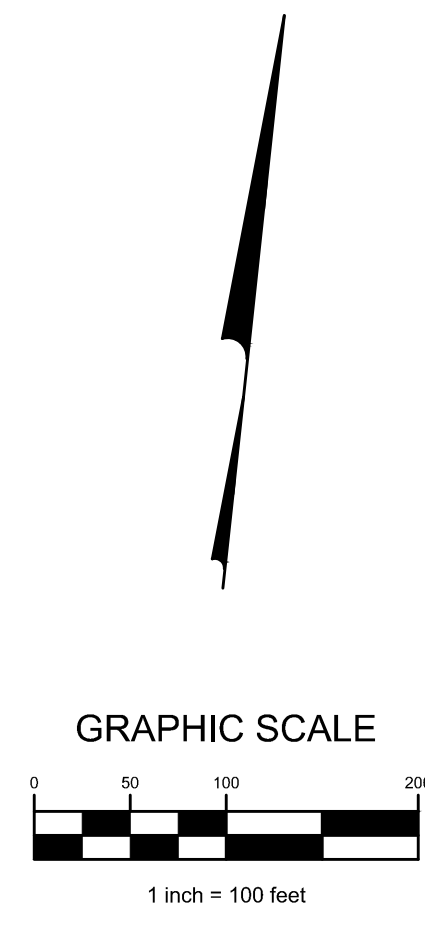
MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 FINAL DEVELOPMENT PLAN  
 FOR  
**AVONDALE WOODS SECTION 3**  
 OVERALL SITE PLAN

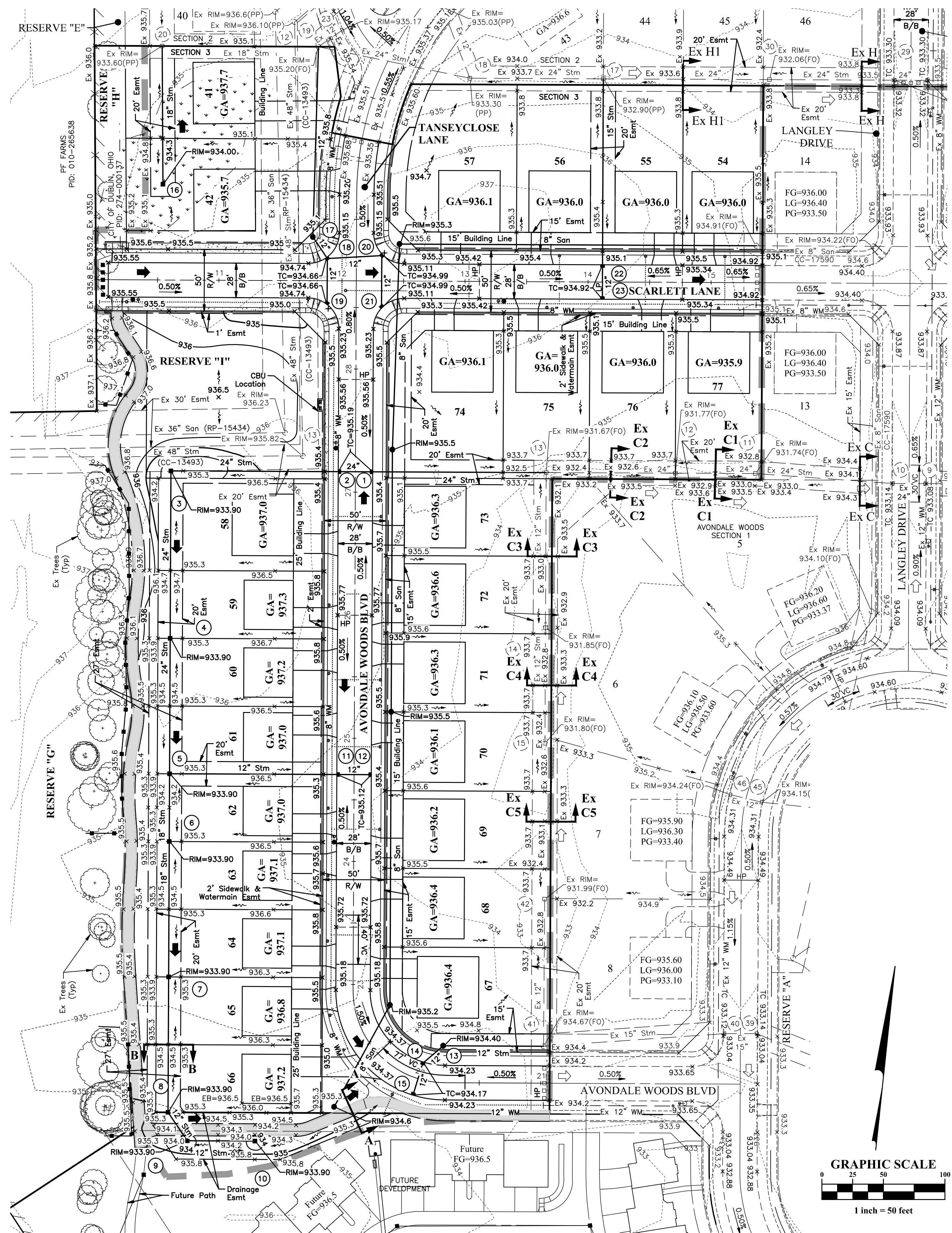
**EMHT**  
 Earth Measurement & Technology, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43254  
 Phone: 614.775.5500 Fax: 614.775.5501  
 emht.com

DATE	August 2024
SCALE	1" = 100'
JOB NO.	20230604
SHEET	3/7



OWNER / APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_  
 ZONING COMMISSION SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

J:\20230604\Drawings\4\_Site Plan Enlargements.dwg, Last Saved By: Udder, Kristen, 8/6/2024 8:25 AM  
S:\xrefs: 20230604-ROAD-GRAD, 20230604-CO-UTIL-REFR-N, 20230604-CS-REFR-E, 20230604-CS-REFR-E, 20201174-FDP-TBLK



**Building Setbacks:**

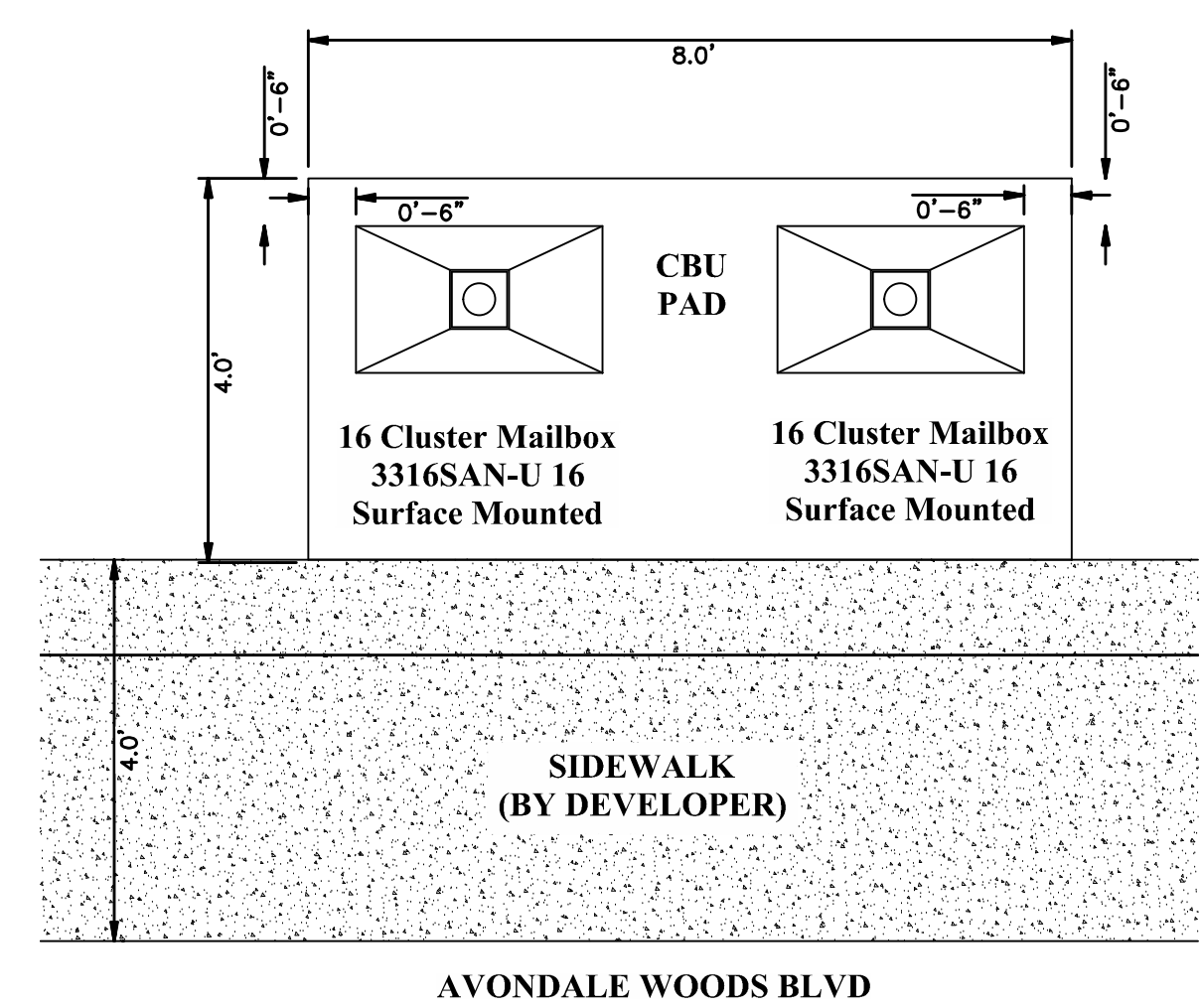
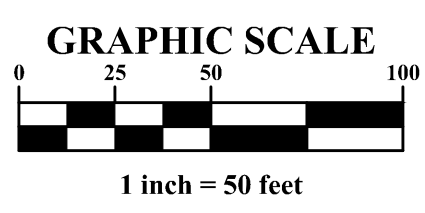
- Front: 15 Feet
- Side: 6 Feet
- Rear: 25 Feet

(A 5 foot encroachment shall be permitted in rear yard for patios and decks)

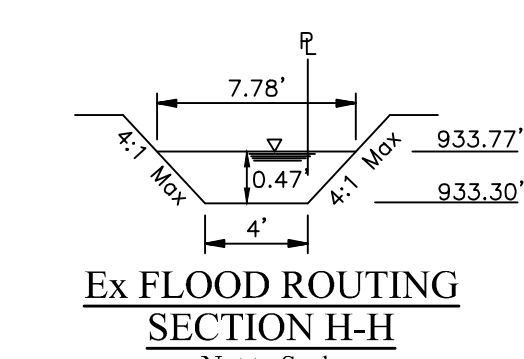
**Pavement Setbacks:**

- Side: 3 Feet

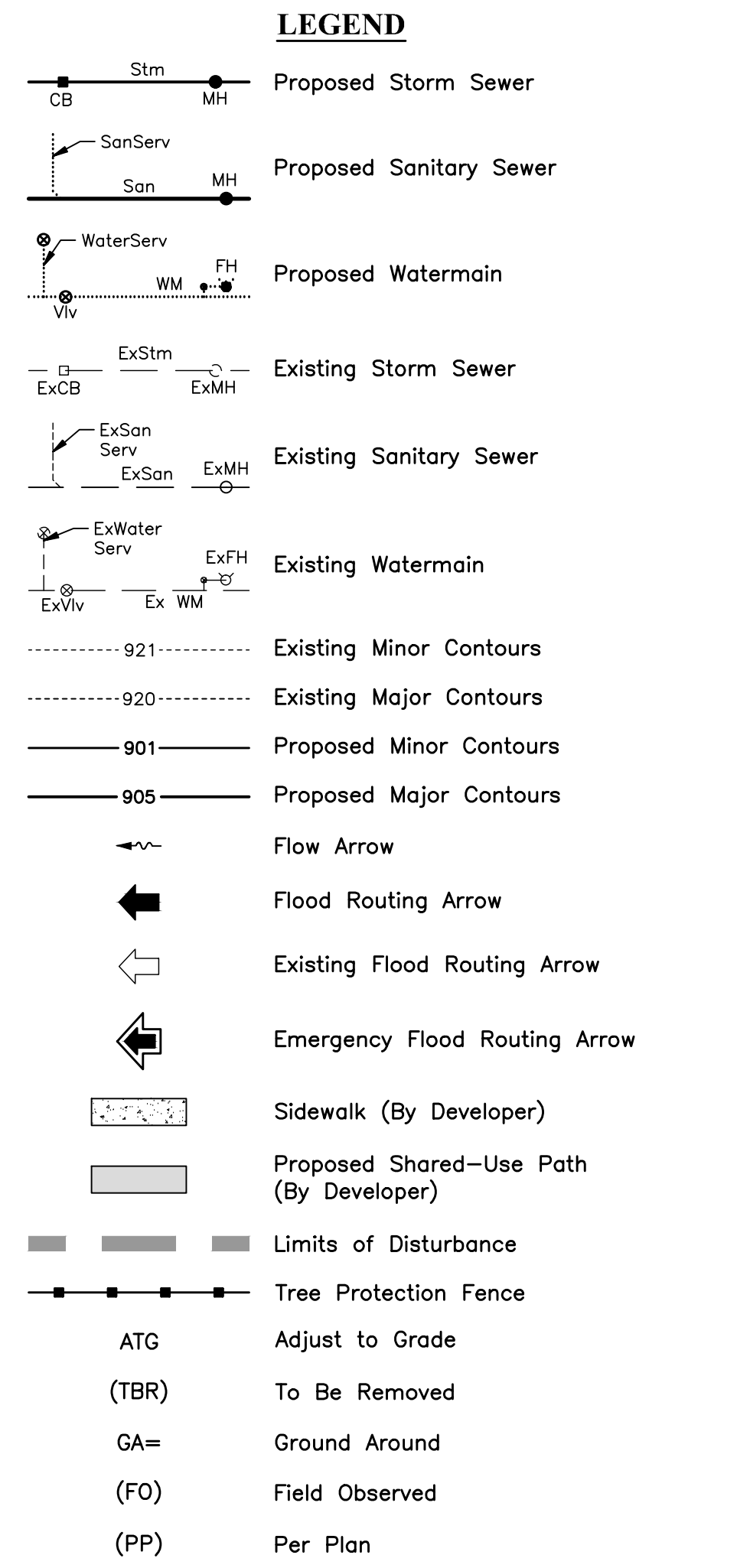
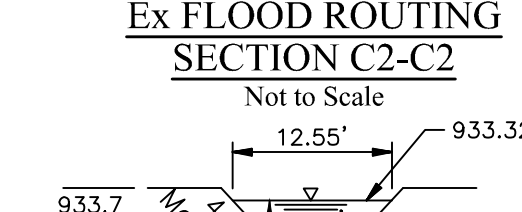
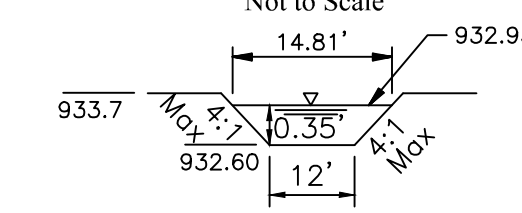
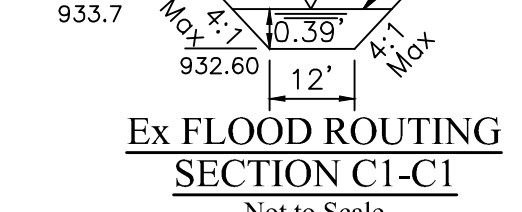
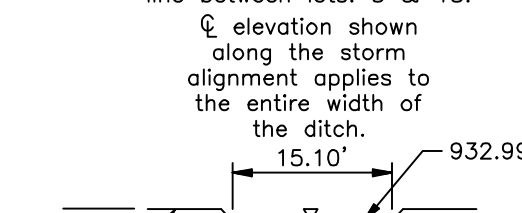
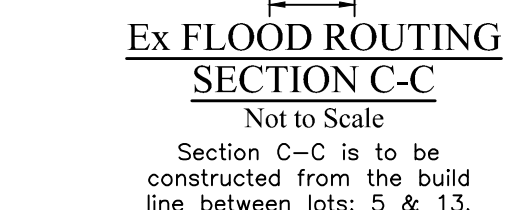
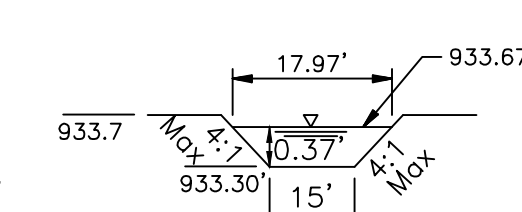
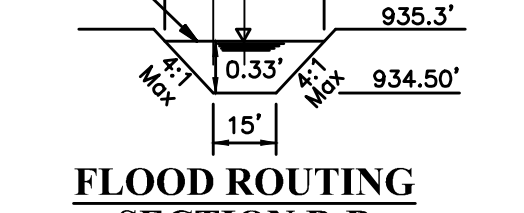
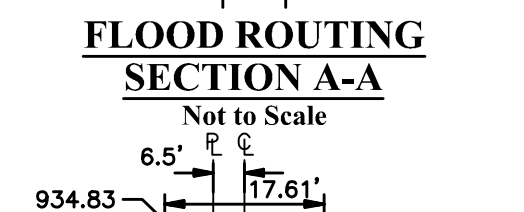
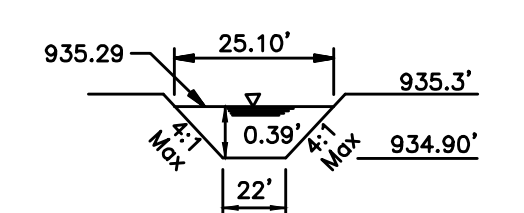
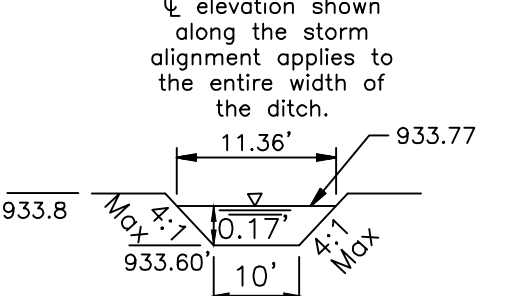
(Not required where 2 lots share a common driveway)



**AVONDALE WOODS BLVD**  
NOTES:  
1. Mail Cluster Units by Cedar Craft Products, Inc.  
P.O. Box 9 776  
Reynoldsburg-New Albany Road Blacklick, OH 43004  
(614)759-1600 - FAX - (614)759-1418  
1.1 16 Cluster Mailbox- Sandstone, Surface Mounted  
3316SAN-U 16.  
Typical of 1.  
1.2 12 Cluster Mailbox- Sandstone Surface Mounted  
3312SAN-U 12.  
Typical of 1.  
2. CBU pad and boxes to be installed per: Dublin Post Master  
(David.M.Huelsbeck@usps.gov) and USPS contact Karen Siefert  
(Karen.E.Siefert@usps.gov).  
3. The CBU specifications (color, type/style, etc.) shall be per approved Final  
Development Plan (Case Number 24-008FDP)  
4. The CBU shall be installed prior to conditional acceptance of the public  
improvements to the satisfaction of the City Engineer and USPS.



This section applies to the rear yard swale across existing lots 43-46.



NOTE: Contractor shall contact engineer for specifics on tree removals.



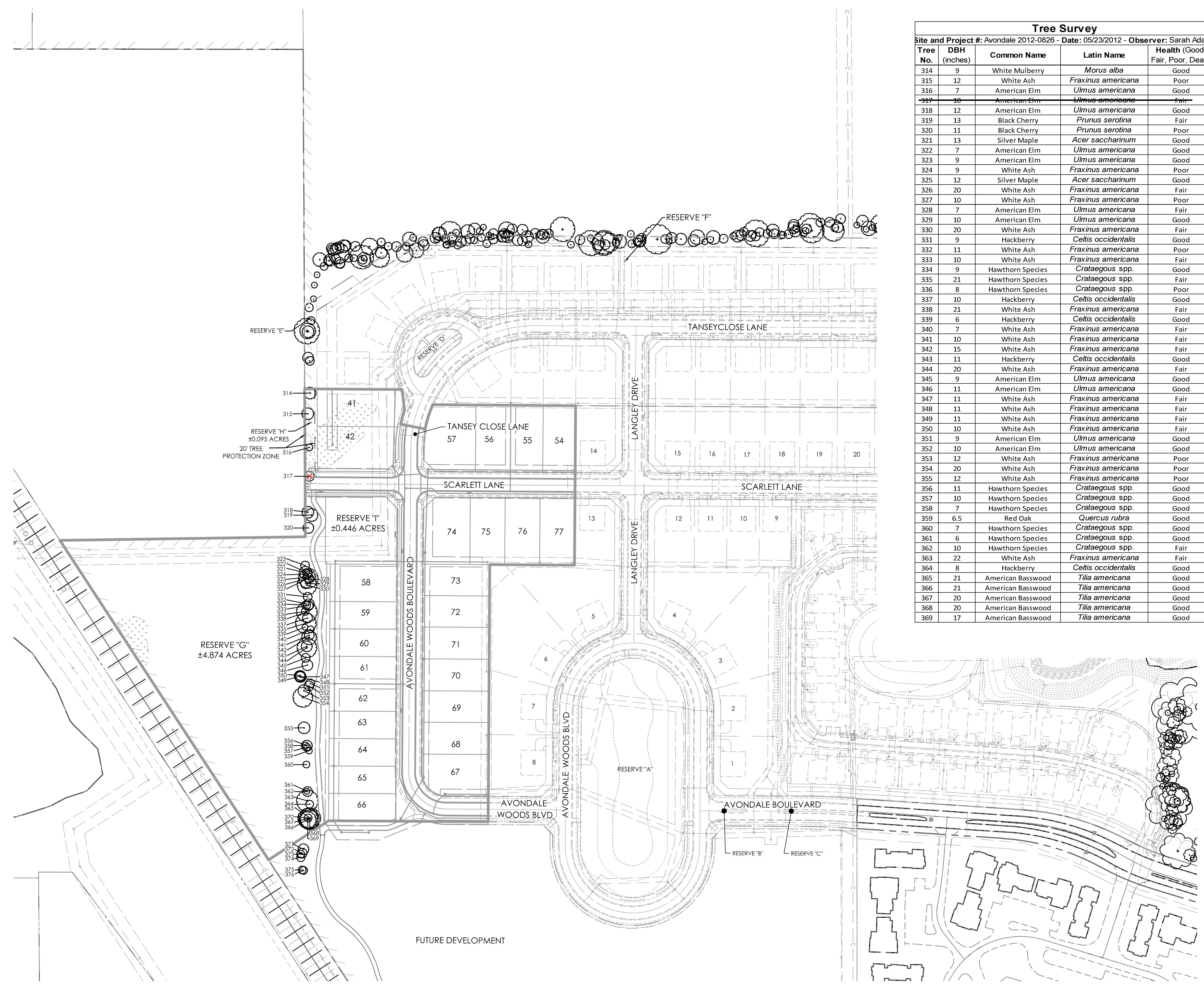
MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
FINAL DEVELOPMENT PLAN  
**AVONDALE WOODS SECTION 3**  
SITE PLAN ENLARGEMENTS

**EMHT**  
Engineering, Surveying, Planning & Architecture  
5800 New Albany Road, Columbus, OH 43254  
Phone: 614.775.5500 Fax: 614.775.3666  
emht.com

DATE	August 2024
SCALE	1" = 50'
JOB NO.	20230604
SHEET	4/7

J:\20230604\Drawings\45Sheets\Final Development Plan\5 Tree Survey & Removal Plan.dwg, Last Saved By: tsmith, 8/2/2024 1:50 PM Last Printed By: Udder, Kristen, 8/6/2024 8:27 AM (No Xrefs)



Tree Survey				
Site and Project #: Avondale 2012-0826 - Date: 05/23/2012 - Observer: Sarah Adam				
Tree No.	DBH (inches)	Common Name	Latin Name	Health (Good, Fair, Poor, Dead)
314	9	White Mulberry	<i>Morus alba</i>	Good
315	12	White Ash	<i>Fraxinus americana</i>	Poor
316	7	American Elm	<i>Ulmus americana</i>	Good
317	10	American Elm	<i>Ulmus americana</i>	Fair
318	12	American Elm	<i>Ulmus americana</i>	Good
319	13	Black Cherry	<i>Prunus serotina</i>	Fair
320	11	Black Cherry	<i>Prunus serotina</i>	Poor
321	13	Silver Maple	<i>Acer saccharinum</i>	Good
322	7	American Elm	<i>Ulmus americana</i>	Good
323	9	American Elm	<i>Ulmus americana</i>	Good
324	9	White Ash	<i>Fraxinus americana</i>	Poor
325	12	Silver Maple	<i>Acer saccharinum</i>	Good
326	20	White Ash	<i>Fraxinus americana</i>	Fair
327	10	White Ash	<i>Fraxinus americana</i>	Poor
328	7	American Elm	<i>Ulmus americana</i>	Fair
329	10	American Elm	<i>Ulmus americana</i>	Good
330	20	White Ash	<i>Fraxinus americana</i>	Fair
331	9	Hackberry	<i>Celtis occidentalis</i>	Good
332	11	White Ash	<i>Fraxinus americana</i>	Poor
333	10	White Ash	<i>Fraxinus americana</i>	Fair
334	9	Hawthorn Species	<i>Crataegous spp.</i>	Good
335	21	Hawthorn Species	<i>Crataegous spp.</i>	Fair
336	8	Hawthorn Species	<i>Crataegous spp.</i>	Poor
337	10	Hackberry	<i>Celtis occidentalis</i>	Good
338	21	White Ash	<i>Fraxinus americana</i>	Fair
339	6	Hackberry	<i>Celtis occidentalis</i>	Good
340	7	White Ash	<i>Fraxinus americana</i>	Fair
341	10	White Ash	<i>Fraxinus americana</i>	Fair
342	15	White Ash	<i>Fraxinus americana</i>	Fair
343	11	Hackberry	<i>Celtis occidentalis</i>	Good
344	20	White Ash	<i>Fraxinus americana</i>	Fair
345	9	American Elm	<i>Ulmus americana</i>	Good
346	11	American Elm	<i>Ulmus americana</i>	Good
347	11	White Ash	<i>Fraxinus americana</i>	Fair
348	11	White Ash	<i>Fraxinus americana</i>	Fair
349	11	White Ash	<i>Fraxinus americana</i>	Fair
350	10	White Ash	<i>Fraxinus americana</i>	Fair
351	9	American Elm	<i>Ulmus americana</i>	Good
352	10	American Elm	<i>Ulmus americana</i>	Good
353	12	White Ash	<i>Fraxinus americana</i>	Poor
354	20	White Ash	<i>Fraxinus americana</i>	Poor
355	12	White Ash	<i>Fraxinus americana</i>	Poor
356	11	Hawthorn Species	<i>Crataegous spp.</i>	Good
357	10	Hawthorn Species	<i>Crataegous spp.</i>	Good
358	7	Hawthorn Species	<i>Crataegous spp.</i>	Fair
359	6.5	Red Oak	<i>Quercus rubra</i>	Good
360	7	Hawthorn Species	<i>Crataegous spp.</i>	Good
361	6	Hawthorn Species	<i>Crataegous spp.</i>	Good
362	10	Hawthorn Species	<i>Crataegous spp.</i>	Fair
363	22	White Ash	<i>Fraxinus americana</i>	Fair
364	8	Hackberry	<i>Celtis occidentalis</i>	Good
365	21	American Basswood	<i>Tilia americana</i>	Good
366	21	American Basswood	<i>Tilia americana</i>	Good
367	20	American Basswood	<i>Tilia americana</i>	Good
368	20	American Basswood	<i>Tilia americana</i>	Good
369	17	American Basswood	<i>Tilia americana</i>	Good

**TREE REPLACEMENT CALCULATIONS:**

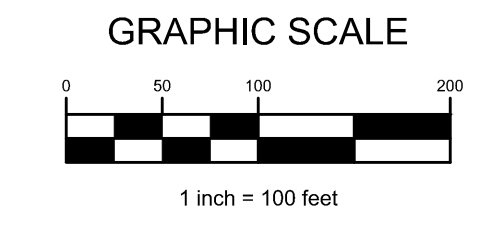
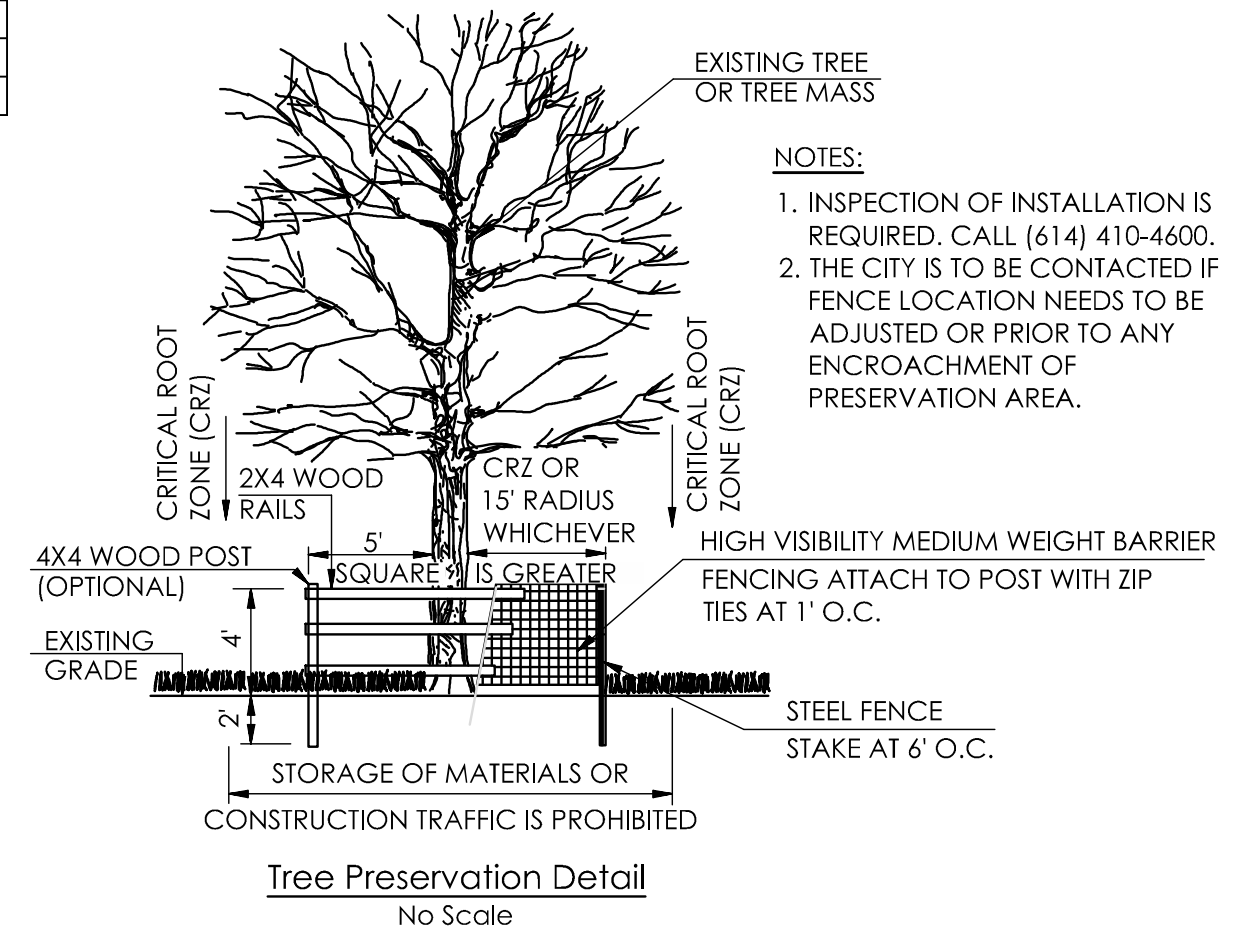
EXISTING GOOD AND FAIR TREES REMOVED ≥24" (LANDMARK)  
 24" DBH (1 TREES) / 3.0' (DIA. TREES REPLACED AT INCH FOR INCH) = 0 REPLACEMENT TREES (AT 3.0' CAL.)

EXISTING GOOD AND FAIR TREES REMOVED 6" TO <24" (PROTECTED)  
 10' DBH (1 TREES) / 3.0 (DIA. TREES REPLACED AT INCH FOR INCH) = 4 REPLACEMENT TREES (AT 3.0 CAL.)

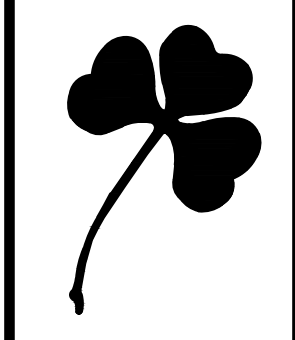
TOTAL REPLACEMENT TREES = 4 TREES (AT 3.0' CAL.)

— TREES TO BE REMOVED

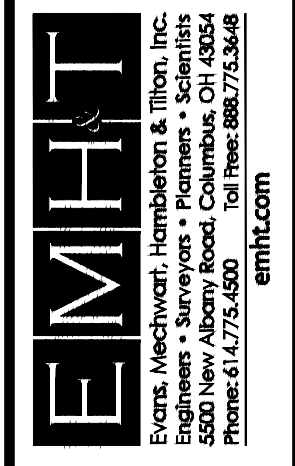
- TREE PRESERVATION GENERAL NOTES**
- THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION AND MAINTENANCE OF TEMPORARY FENCING AROUND TREE PRESERVATION AREAS SO THAT ALL PROTECTED TREES SHALL BE PRESERVED. THE FENCING SHALL BE LOCATED A DISTANCE FROM THE TRUNK THAT EQUALS, AT A MINIMUM, THE DISTANCE OF THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. WHERE PHYSICAL SITE CONSTRAINTS DO NOT ALLOW FOR SUCH INSTALLATION, TREE PROTECTION LOCATIONS AND METHODS SHALL BE DETERMINED ON SITE, WITH THE CONSULTATION OF THE CITY OF DUBLIN LANDSCAPE INSPECTOR. CALL 410-4600 FOR TREE FENCING INSPECTION.
  - FENCING SHALL REMAIN IN PLACE AND BE SECURED IN AN UPRIGHT POSITION DURING THE ENTIRE CONSTRUCTION PERIOD TO PREVENT THE IMPINGEMENT OF CONSTRUCTION VEHICLES, MATERIALS, SPOILS, AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION AREA.
  - TREE PRESERVATION SIGNS, AVAILABLE FROM THE DIVISION OF LAND USE AND LONG RANGE PLANNING, MUST BE LOCATED ALONG THE FENCING. ANY CHANGE IN PROTECTIVE FENCING MUST BE APPROVED BY THE DIRECTOR OF LAND USE AND LONG RANGE PLANNING.
  - THE APPROVED TREE PRESERVATION PLAN SHALL BE AVAILABLE ON THE BUILDING SITE BEFORE WORK COMMENCES AND AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING ALL CONTRACTORS AND UTILITIES.
  - DURING ALL PHASES OF CONSTRUCTION, ALL STEPS TO PREVENT THE DESTRUCTION OR DAMAGE TO PROTECTED TREES SHALL BE TAKEN. NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT, VEHICLES, MATERIALS OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ALL TREES THAT ARE TO BE PRESERVED.
  - NO ATTACHMENTS, INCLUDING BUT NOT LIMITED TO ROPES, NAILS, ADVERTISING POSTERS, SIGNS, FENCES, OR WIRES (OTHER THAN THOSE USED FOR BRACING, GUYING OR WRAPPING) SHALL BE ATTACHED TO ANY TREE.
  - NO GASEOUS LIQUIDS OR SOLID SUBSTANCES WHICH ARE HARMFUL TO TREES SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
  - NO FIRE OR HEAT SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
  - ALL UTILITIES, INCLUDING SERVICE LINES, SHALL BE INSTALLED IN ACCORDANCE WITH THE TREE PRESERVATION PLAN.



MARK	DATE	DESCRIPTION



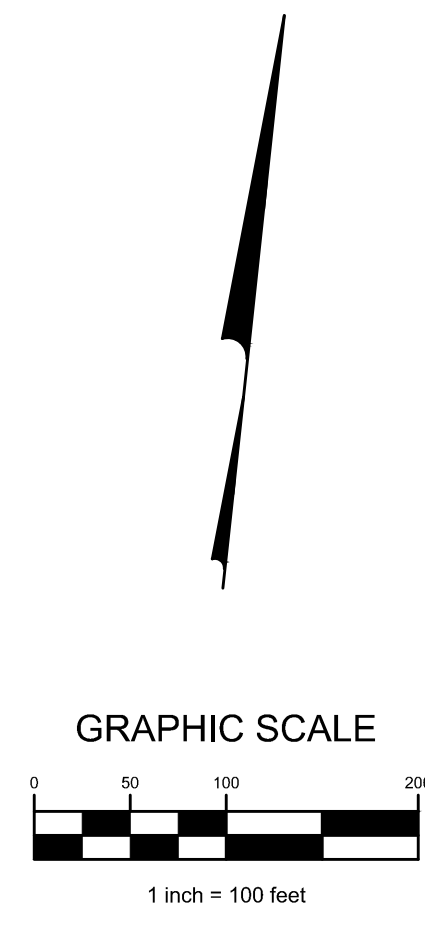
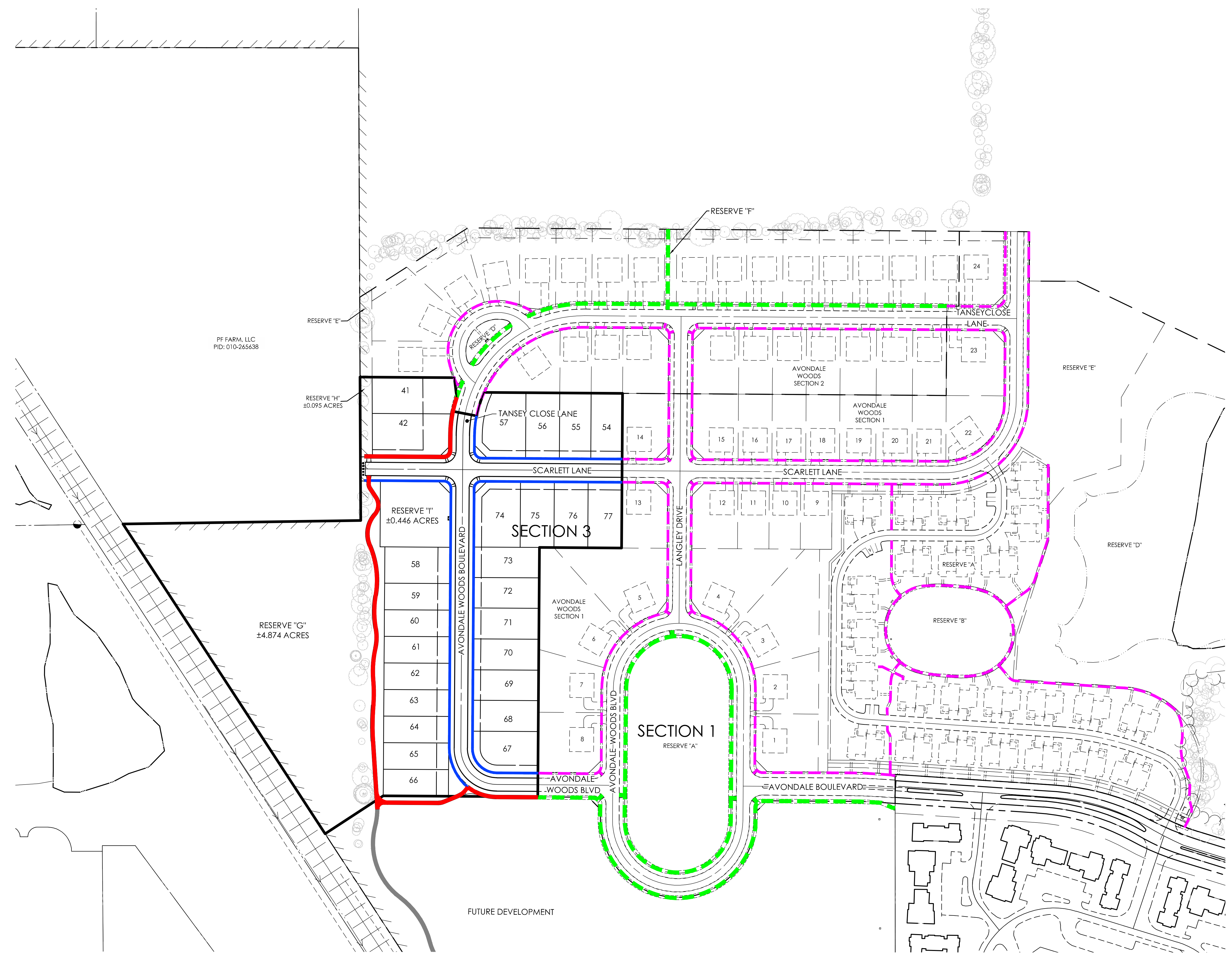
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 FINAL DEVELOPMENT PLAN  
**AVONDALE WOODS SECTION 3**  
 TREE SURVEY & REMOVAL PLAN



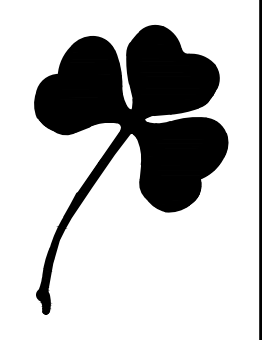
DATE	August 2024
SCALE	1" = 100'
JOB NO.	20230604
SHEET	5/7

J:\20230604\Drawings\45Sheets\Final Development Plan\6 Pedestrian and Bike Path Plan.dwg, Last Saved By: cluna, 5/31/2024 12:01 PM Last Printed By: Udder, Kristen, 8/6/2024 8:28 AM (No Xrefs)

- KEY:**
- PEDESTRIAN TRAILS
  - EXISTING PEDESTRIAN TRAILS
  - SIDEWALKS
  - EXISTING SIDEWALKS
  - FUTURE PEDESTRIAN TRAILS



MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
FINAL DEVELOPMENT PLAN  
FOR  
**AVONDALE WOODS SECTION 3**  
PEDESTRIAN AND BIKE PATH PLAN

**EMHT**  
 Earth & Mechanical, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43254  
 Phone: 614.775.5500 Fax: 614.775.3658  
 emht.com

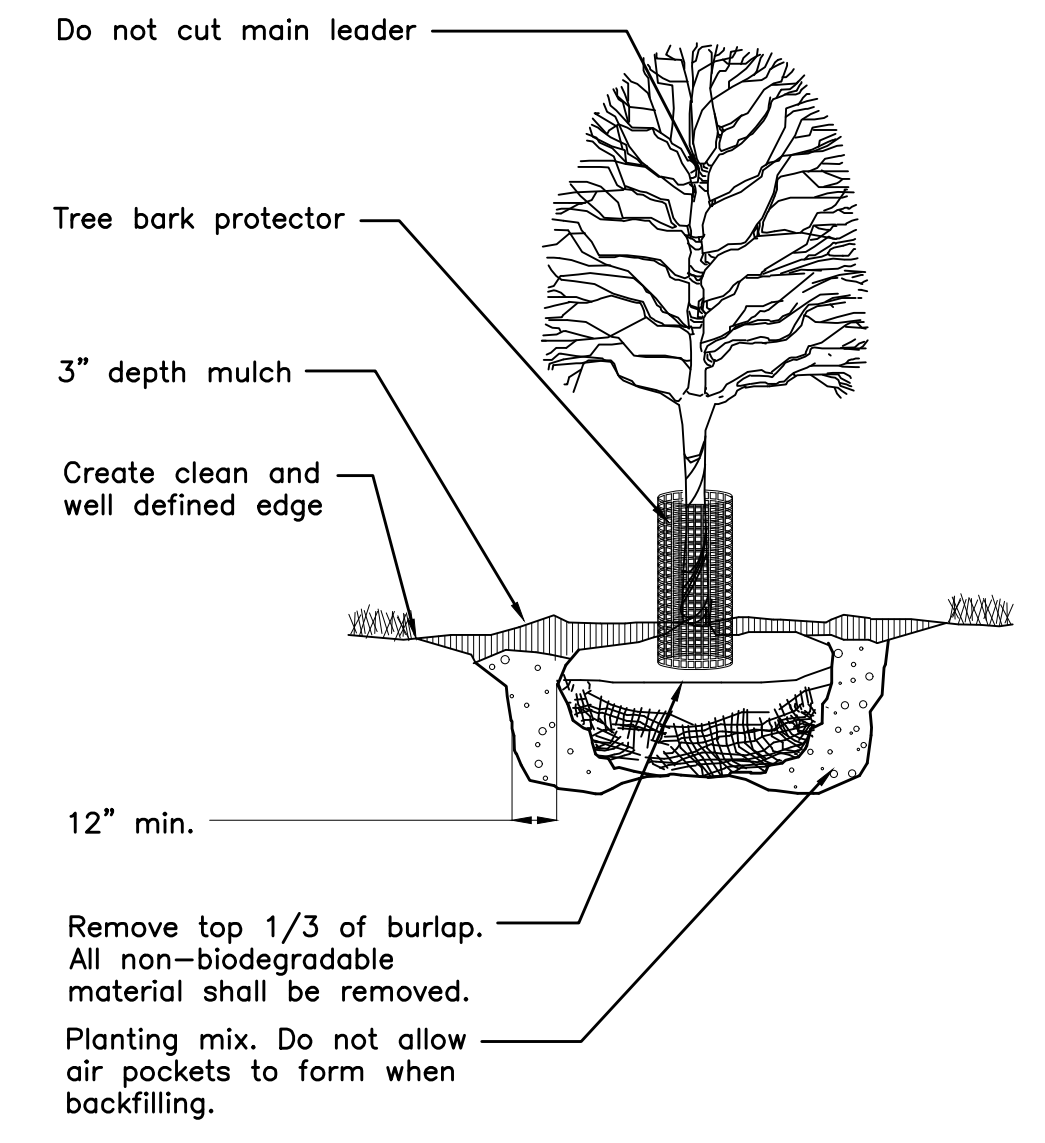
DATE	August 2024
SCALE	1" = 100'
JOB NO.	20230604
SHEET	6/7

PLANT SCHEDULE STREET TREE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	QR	35	Quercus rubra	Red Oak	2.5" Cal.	B&B
	TA	17	Tilia americana	American Linden	2.5" Cal.	B&B

PLANT\_SCHEDULE\_REPLACEMENT\_TREES

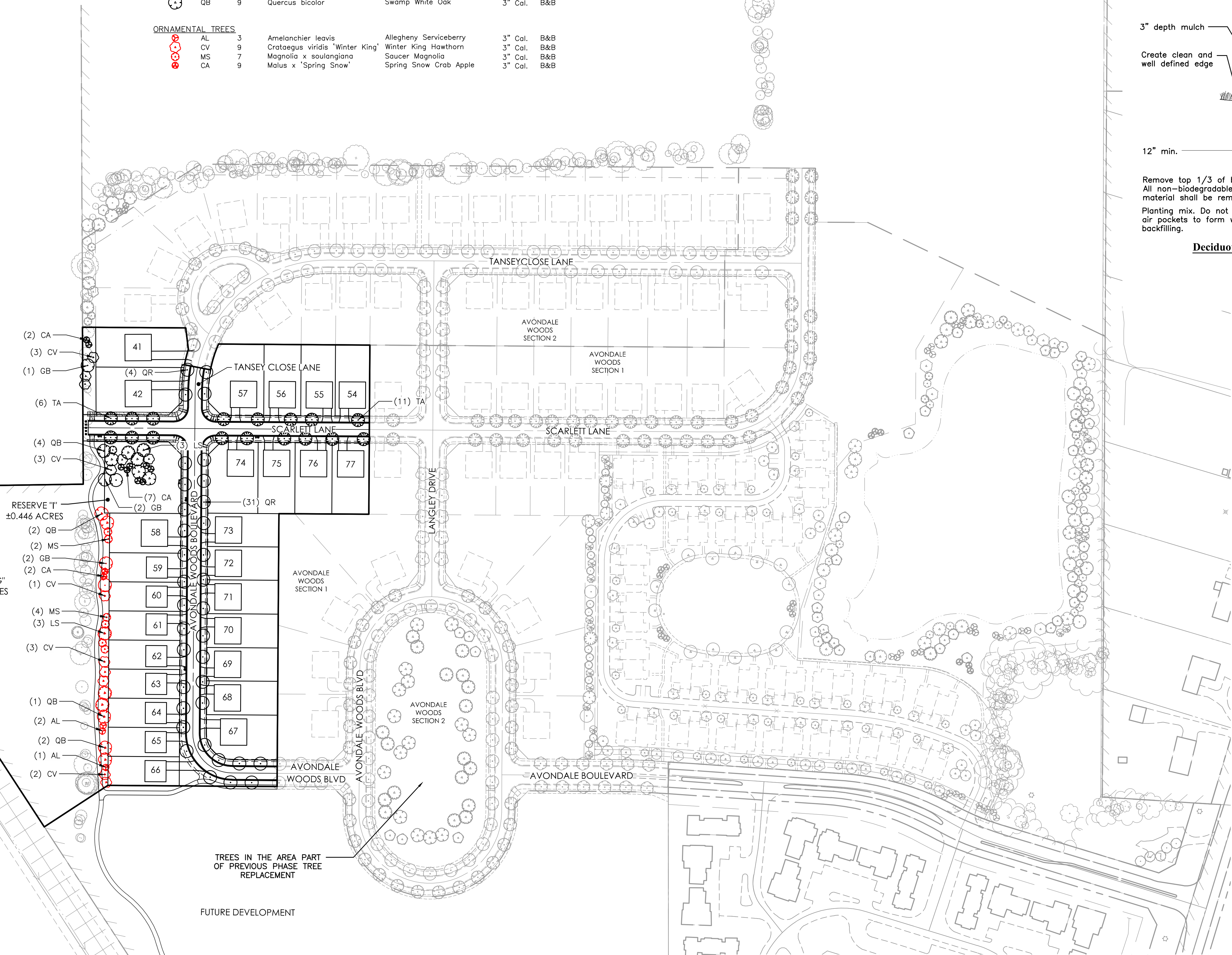
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
<b>DECIDUOUS TREES</b>						
	GB	4	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3" Cal.	B&B
	LS	6	Liquidambar styraciflua	American Sweet Gum	3" Cal.	B&B
	QB	9	Quercus bicolor	Swamp White Oak	3" Cal.	B&B
<b>ORNAMENTAL TREES</b>						
	AL	3	Amelanchier leavis	Allegheny Serviceberry	3" Cal.	B&B
	CV	9	Crataegus viridis 'Winter King'	Winter King Hawthorn	3" Cal.	B&B
	MS	7	Magnolia x soulangiana	Saucer Magnolia	3" Cal.	B&B
	CA	9	Malus x 'Spring Snow'	Spring Snow Crab Apple	3" Cal.	B&B



**Deciduous Tree Planting**  
No Scale

J:\20230604\Draw\04\Sheets\Final Development Plan\7 Street Tree Plan.dwg, Last Saved By: aluna, 5/31/2024, 12:02 PM, Last Printed By: Udder, Kristen, 8/6/2024, 8:29 AM (No Xrefs)

PF FARM, LLC  
PID: 010-265638



- (2) CA
- (3) CV
- (1) GB
- (6) TA
- (4) QB
- (3) CV
- (7) CA
- (2) GB
- (2) QB
- (2) MS
- (2) GB
- (2) CA
- (1) CV
- (4) MS
- (3) LS
- (3) CV
- (1) QB
- (2) AL
- (2) QB
- (1) AL
- (2) CV

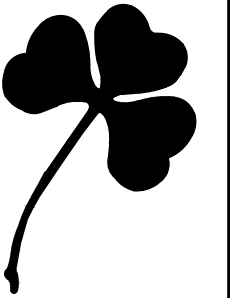
RESERVE "C"  
±4.874 ACRES

RESERVE "I"  
±0.446 ACRES

TREES IN THE AREA PART  
OF PREVIOUS PHASE TREE  
REPLACEMENT

FUTURE DEVELOPMENT

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
FINAL DEVELOPMENT PLAN  
FOR  
**AVONDALE WOODS SECTION 3**  
STREET TREE PLAN &  
TREE REPLACEMENT PLAN

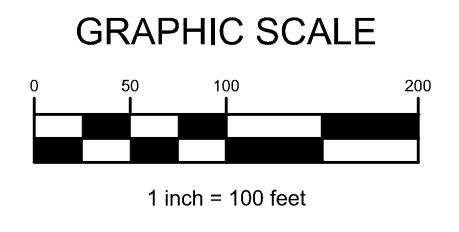
**EMHT**  
ENGINEERS, ARCHITECTS, PLANNERS & SURVEYORS  
5500 New Albany Road, Columbus, OH 43254  
Phone: 614.775.5500 | Fax: 614.775.5501 | emht.com

DATE  
August 2024

SCALE  
1" = 100'

JOB NO.  
20230604

SHEET  
7/7





# CITY OF DUBLIN, FRANKLIN COUNTY, OHIO PUBLIC SANITARY SEWER IMPROVEMENTS FOR **AVONDALE WOODS SECTION 3** 2024

### SHEET INDEX

Title Sheet	1
General Notes, Quantities & Details	2
Plan & Profile	3-4
Sanitary Tributary Area Map	5

### STANDARD CONSTRUCTION DRAWINGS

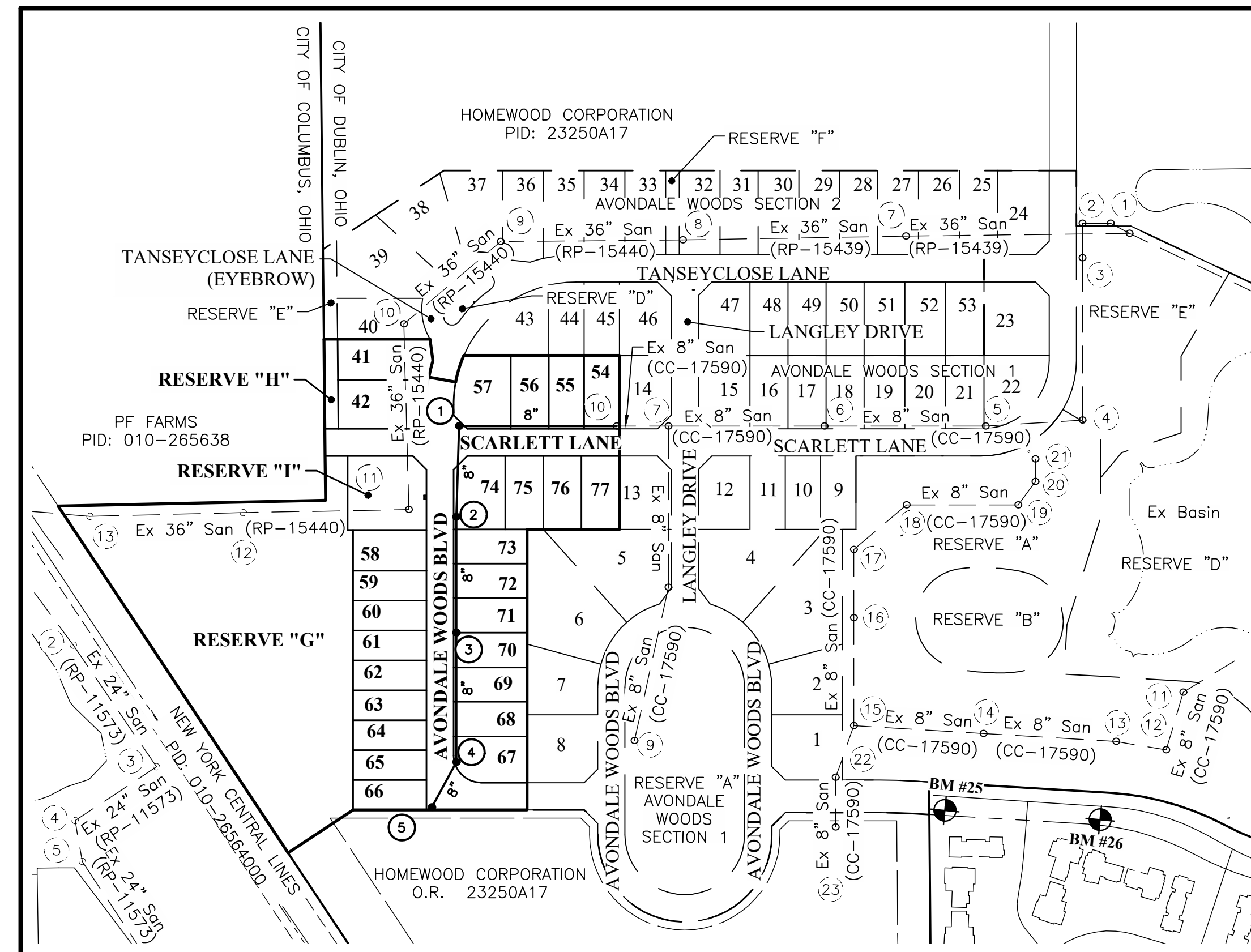
The Standard Construction Drawings listed on these plans are to be considered a part thereof.

CITY OF DUBLIN	CITY OF COLUMBUS
SA-01	AA-S102
SA-02	AA-S106
SA-03	AA-S107
	AA-S111
	AA-S117
	AA-S119
	AA-S149
	AA-S150

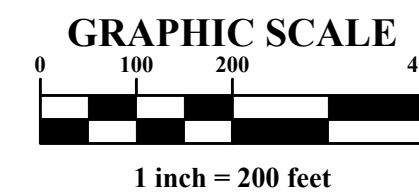
### BENCH MARKS (NAVD 1988)

- Source BM  
FCGS 8847
- Aluminum cap in concrete monument, at the centerline intersection of Avery Road North, Rings Road West and Cara Road East, access through F.C. Road monuments box. Monument replaces a found 2" hollow iron pin 10 inches deep.  
Elev = 923.09
- BM#25
- Chiseled "X" on the north flange bolt of the first fire hydrant west of the intersection of Avondale Woods Boulevard and Channel Lane, being on the south side of Avondale Woods Boulevard.  
Elev = 932.79
- BM#26
- Chiseled "X" on the north flange bolt of the first fire hydrant east of the intersection of Avondale Woods Boulevard and Channel Lane, being on the south side of Avondale Woods Boulevard.  
Elev = 932.13

Survey Date: 12/30/2014



**INDEX MAP**  
Scale: 1" = 200'

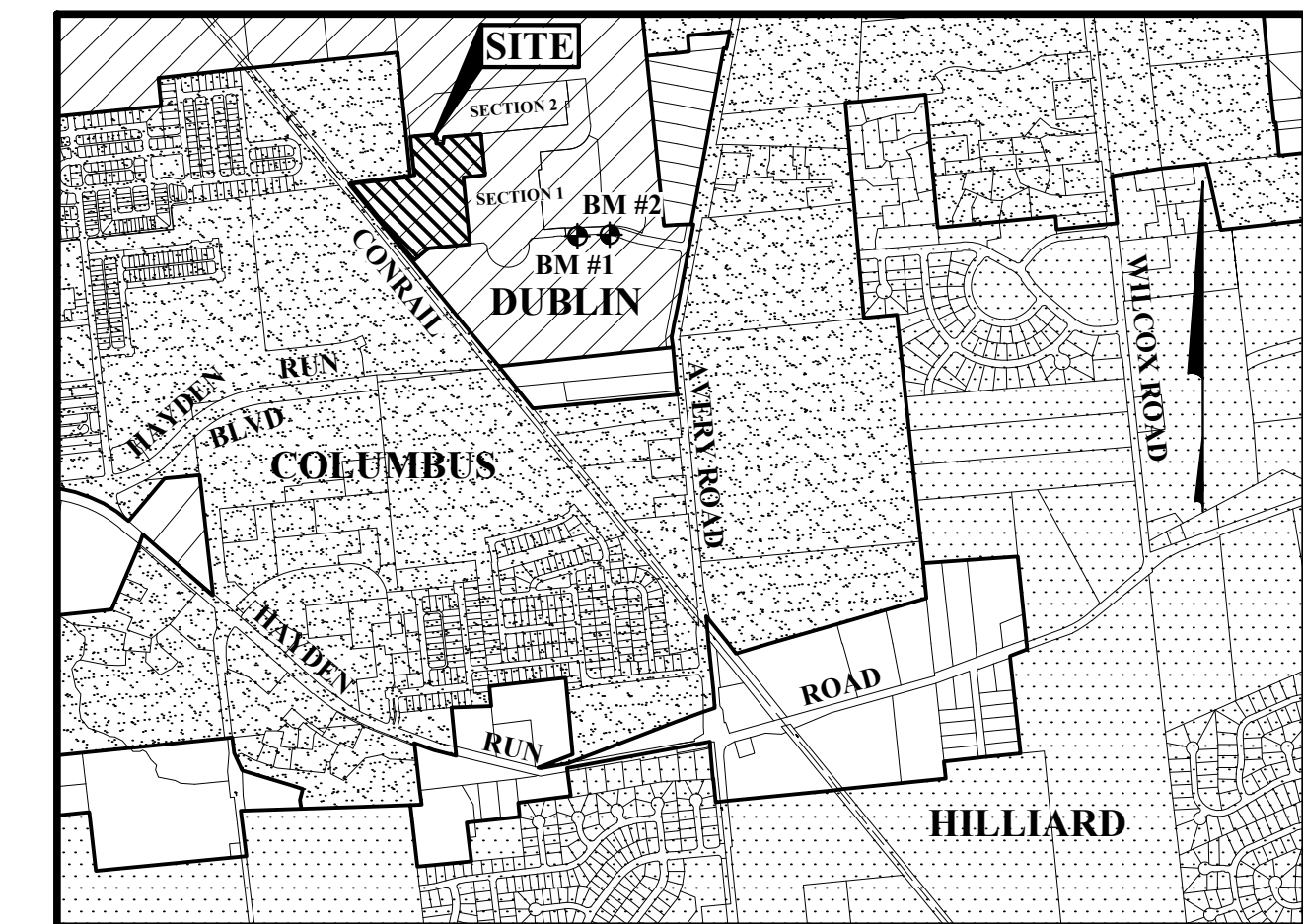


**NOTE TO CONTRACTOR:**  
Inspection by the City of Columbus is required for connection to the existing sewer (RP-15440). Notify City of Columbus Permit Office at 614-645-7490 at least 48 hours in advance.

**SANITARY CONNECTION NOTE:**  
Connection to the City of Columbus Sanitary Sewer RP-15440 cannot be made without a sewer permit, to be obtained from the DPU Permit Office at 111 North Front Street, 1st Floor, 614-645-7490.

**NOTE:**  
RP-15434, 36" subtrunk sewer, was built by the City of Columbus, when taps are made directly to this sewer, front footage fees will be payable to the City of Columbus in accordance with Columbus City Code, Section 1137.01.

**NOTE:**  
THIS SANITARY SEWER MEETS OR EXCEEDS CITY OF COLUMBUS DESIGN STANDARDS (INCLUDING PER CAPITA FLOW, PEAKING FACTOR AND I/I ALLOWANCE) AND MATERIAL SPECIFICATIONS.



**LOCATION MAP**  
Not to Scale

### PLAN DESIGNER

EMH&T Inc.  
John C. Bruno III  
5500 New Albany Road  
Columbus, Ohio 43054  
Tel: (614) 775-4500  
Fax: (614) 775-4804  
Email: jbruno@emht.com

### DEVELOPER/OWNER

Homewood Corporation  
Bill Moorhead  
2700 E. Dublin-Granville Road  
Suite 300  
Columbus, Ohio 43231  
Tel: (614) 898-7200  
Fax: (614) 451-1197

### PREPARED BY:

**EMHT**  
Evars, Mechtort, 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

REGISTERED ENGINEER NO. \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED:**  
SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

**CITY OF DUBLIN:**  
\_\_\_\_\_  
DIRECTOR OF ENGINEERING / CITY ENGINEER, CITY OF DUBLIN, OHIO  
PAUL A. HAMMERSMITH, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF COLUMBUS:**  
APPROVAL ON THE PART OF CITY OF COLUMBUS IS GIVEN PURSUANT TO THE PROVISIONS OF THE SEWER SERVICE AGREEMENT WITH THE CITY OF DUBLIN ON APRIL 13, 1993, ORDINANCE NO. 2692-92, AND ALL SUBSEQUENT AMENDMENTS THEREOF.

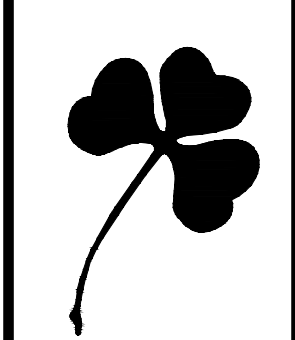
CITY OF COLUMBUS SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN. APPROVAL FOR SANITARY SEWERS ONLY.

\_\_\_\_\_  
DIRECTOR, DEPARTMENT OF PUBLIC UTILITIES  
CITY OF COLUMBUS, OHIO \_\_\_\_\_ DATE \_\_\_\_\_

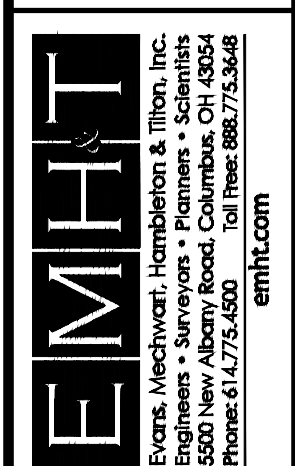
\_\_\_\_\_  
ADMINISTRATOR, DIVISION OF SEWERAGE AND DRAINAGE  
CITY OF COLUMBUS, OHIO \_\_\_\_\_ DATE \_\_\_\_\_

**PRELIMINARY**  
NOT TO BE USED FOR  
CONSTRUCTION  
PLAN SET DATE  
AUGUST, 2024

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PUBLIC SANITARY SEWER IMPROVEMENTS  
FOR  
**AVONDALE WOODS  
SECTION 3**  
TITLE SHEET



DATE  
AUGUST, 2024

SCALE  
AS NOTED

JOB NO.  
2023-0604

SHEET  
1/5

J:\20230604\Draw\04Sheets\SSWR\20230604-SSWR-01-02.dwg, Last Saved By: Ismith, 8/2/2024 1:20 PM, Last Printed By: Udder, Kristen, 8/5/2024 3:57 PM

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 construction 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 and 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 solid 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 products 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
6555 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. Conduct 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:
Columbia Gas of Ohio
Attn: Tammy Schmid
200 Civic Center Dr., 4th Floor
Columbus, Ohio 43215
1-800-440-6111
American Electric Power
Robin Hand
Engineering Liaison Coordinator
850 Tech Center Drive
Gohanna, Ohio 43230-8605
(614) 883-6829
City of Columbus Division of Water
910 Dublin Road, 2nd Floor
Columbus, Ohio 43215
(614) 645-7788
Ohio Edison
Gary Smith
1040 South Prospect Street
Marion, Ohio 43302
(740) 382-7104
Verizon
Bill Muether / Randy Brooks
550 Leamaner St.
Marion, Ohio 43302
(740) 383-0527
Wide Open West
Ken Holderfield
Engineering Manager
3675 Corporate Drive
Columbus, Ohio 43231
(614) 236-3922
City of Dublin Division of Engineering
Paul Hammerstein, P.E.
5800 Shier Rings Road
Dublin, Ohio 43016
(614) 410-4600
Time Warner Cable
Kevin Rich
1266 Dublin Road
Columbus, Ohio 43215
(614) 481-5263

- 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

- 1. Connections to the sanitary sewer will be permitted upon receiving an OEPA Permit to Install (PTI), and upon receiving a satisfactory letter from the design engineer stating that the project has been constructed as per the plans, and all of the conditions of the PTI have been met. The developer is responsible for obtaining all required Ohio EPA approvals and paying review fees.
2. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of Dublin, Ohio EPA, Ohio Department of Health and the current edition of the Great Lakes-Upper Mississippi River Board (Ten States) - Recommended Standards for Wastewater Facilities.
3. The minimum requirements for sanitary sewer pipe with diameters 8 inches to 10 inches shall be PVC sewer pipe ASTM D3034, SDR 35. Pipe for 6 inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of Columbus Construction Inspection Division quality control requirements.
4. The minimum requirements for sanitary sewer pipes with diameters 12 inches to 30 inches shall be PVC sewer pipe, ASTM D3034, SDR 35 or SaniTite HP pipe, ASTM F2736. Sanitary sewer with diameters 30 inches to 60 inches shall be PVC sewer pipe, ASTM D3034, SDR 35 or SaniTite HP pipe, ASTM F2764.
5. All in\_line wye and tee connections in concrete sewers, 18-inch diameter and larger, shall be either Kor\_N\_Tee or Kor\_N\_Seal connections conforming to the manufacturer's recommendations.
6. 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.
7. All manhole lids shall be provided with continuous self\_sealing gaskets. The approved construction drawings shall show where bolt\_down lids are required. Sanitary sewer

manholes shall be precast concrete or as approved by the City Engineer and conform to the City of Dublin sanitary manhole standard drawing. Manhole lids shall include City of Dublin logo.

- 8. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations. All other requirements shall be according to Item 901.21 of the Standard Specifications.
9. Temporary bulkheads shall be placed in pipes at locations shown on the approved construction drawings and shall remain in place until the Permit to Install (PTI) has been issued by the OEPA and the sewers have been approved for use by the City Engineer. The cost for furnishing, installing, maintaining, and removing bulkheads shall be included in the contract unit bid price for the various sanitary sewer items.
10. All sanitary sewers including sanitary sewer service lines shall be subjected to and pass infiltration or exfiltration tests according to Item 901 of the Standard Specifications and must be approved for use by the City Engineer before any service connections are tapped into sewers.
11. For sanitary sewer infiltration, leakage through joints shall not exceed 100 gallons per inch of tributary sewer diameter per 24 hours per mile of length or the computed equivalent. All sanitary sewers shall be tested.
12. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
13. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
14. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to Section 51.23 of the Dublin Code of Ordinances.
15. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to Item 912 of the Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
16. Service risers shall be installed where the depth from wyes to proposed ground elevation exceeds 10 feet. Tops of risers shall be no less than 9 feet below proposed ground elevation if basement service is intended.
17. Where service risers are not installed, a minimum 5-foot length of sanitary sewer service pipe of the same size as the wye opening shall be installed.
18. The Contractor shall furnish and place, as directed, approved wye poles made of 2 inches x 2 inches lumber at all wye locations, ends of extended services, or at the end of each riser where risers are required. Wye poles shall be visible before acceptance by the City. The cost of these poles shall be included in the contract unit price for the various sewer items.
19. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
20. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes. The sewer pipe to manhole connections for all sanitary sewers shall be flexible and watertight. All holes shall be neatly cored. The sewer pipe barrel at the springline shall not extend more than 1 inch beyond the inside face of the manhole. To maintain flexibility in the connection, a 1-inch space shall be left between the end of the pipe inside the manhole and the concrete channel; this space shall be filled with a waterproof flexible joint filler. Any metal that is used shall be Type 300 Series Stainless Steel. The connection may be any of the following types:
A. Rubber sleeve with stainless steel banding.
1) Kor\_N\_Seal as manufactured by National Pollution Control Systems, Inc.
2) Lock Joint Flexible Manhole Sleeve as manufactured by Interpace Corporation.
3) Or equal as approved by the City Engineer.
B. Rubber gasket compression.
1) Press Wedge II as manufactured by Press\_Seal Gasket Corporation.
2) Dura Seal III as manufactured by Dura Tech, Inc.
3) Link\_Seal as manufactured by Thunderline Corporation.
4) Or equal as approved by the City Engineer.

The cost for this work along with a new channelized base for the manhole shall be included in the unit bid price for the related items of work.

WATERLINE NOTES 1-17 DELETED

STORM SEWER NOTES 1-13 DELETED

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.

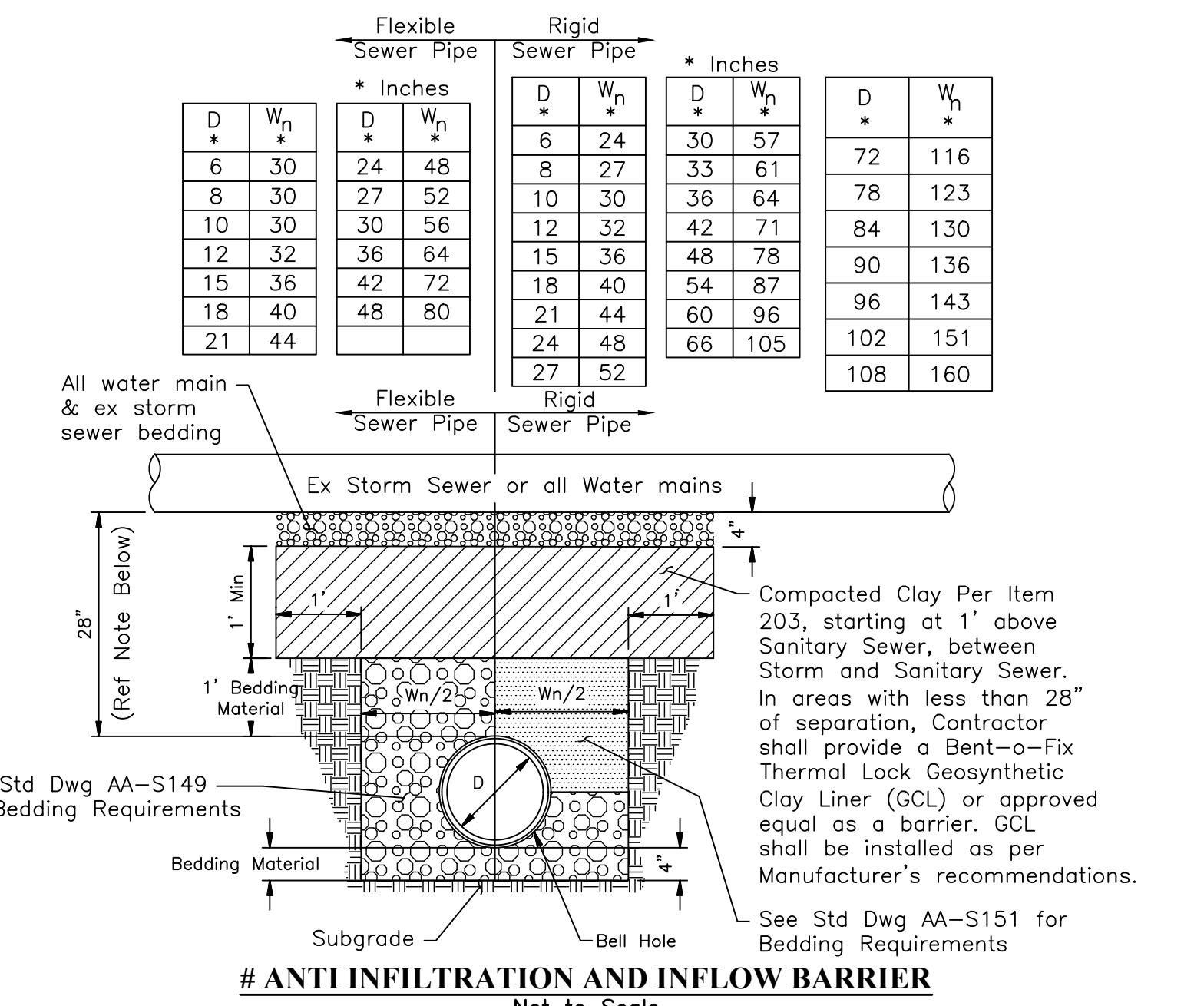
USE OF FIRE HYDRANTS

- 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.

ESTIMATE OF QUANTITIES
Table with 4 columns: ITEM, SECTION 2, UNIT, DESCRIPTION. Includes items for manholes, pipe risers, fittings, and sewer pipe bedding.

\* Length of Riser represents vertical distance between end of service to flowline of mainline.
\*\* Length of Service represents horizontal distance between end of service & mainline.

Calculated By: CRL Date: 05/06/2024 Checked By: JCB Date: 05/11/2024

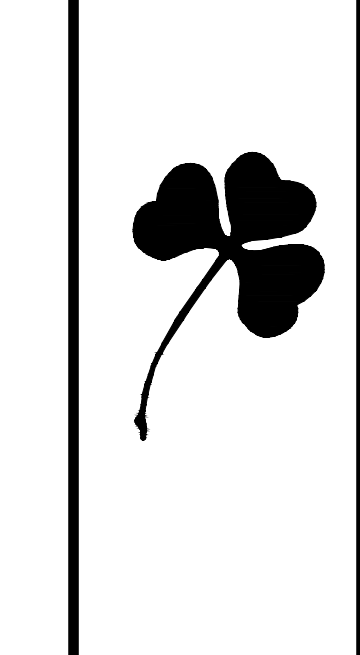


# ANTI INFILTRATION AND INFLOW BARRIER Not to Scale

- NOTE:
1. This detail is required at all sanitary sewer/ services and water main crossings and sanitary sewer/ services and existing storm sewer crossings. If it is disturbed during the construction of the storm sewer or water main it must be restored to the requirements of the detail. This detail is not being used to mitigate crossings where there is less than 18" of vertical distance from outside to outside of pipes.
2. Length of 1/1 Barrier Protection for mainline and laterals shall be 10 feet centered on storm/water main pipe crossing and measured along the sanitary mainline or service lateral. (This length shall be 15' where sanitary lines are crossing two waterlines running parallel.)

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
PLAN SHEET DATE: AUGUST 1, 2024

REVISIONS table with columns: MARK, DATE, DESCRIPTION

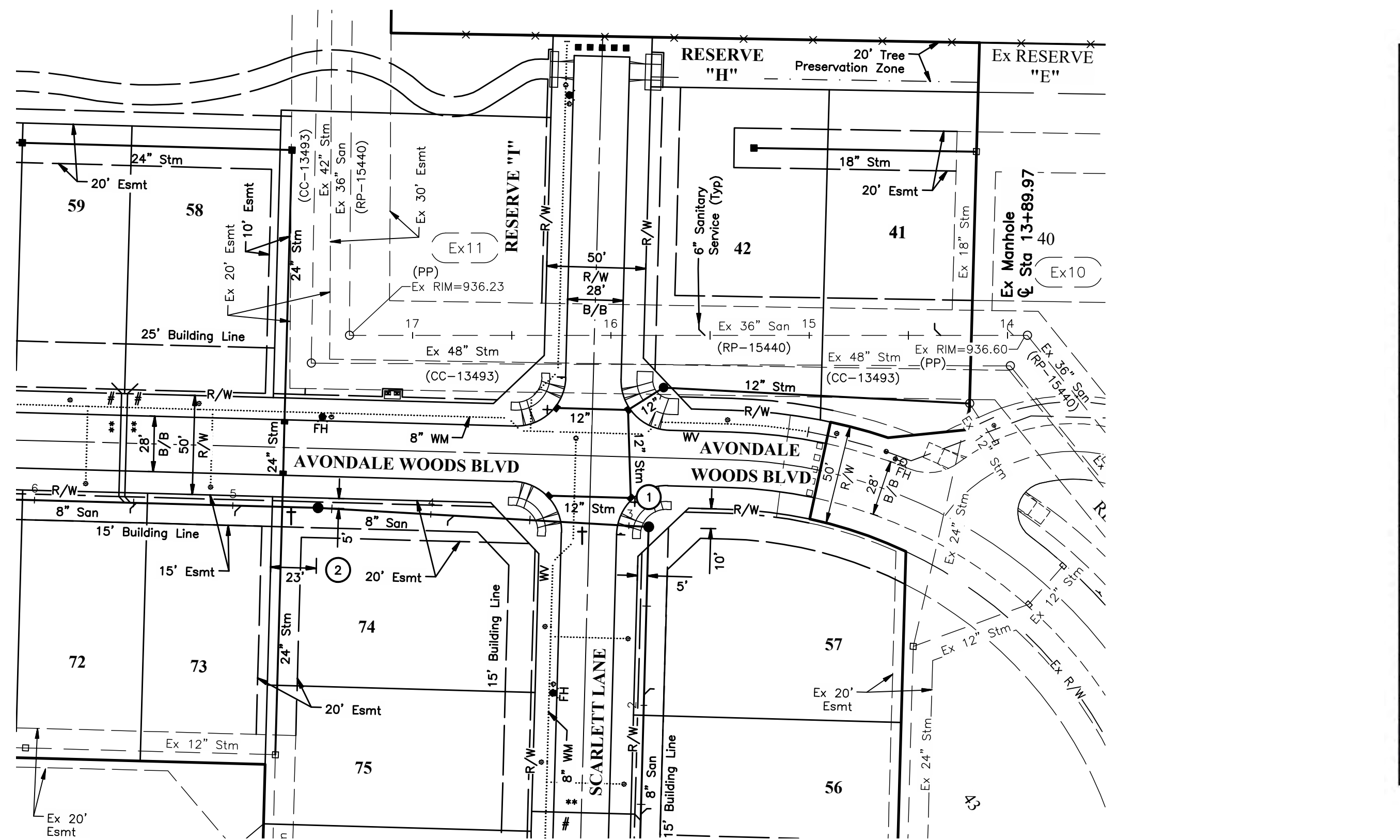


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PUBLIC SANITARY SEWER IMPROVEMENTS
FOR
AVONDALE WOODS
SECTION 3
GENERAL NOTES, QUANTITIES & DETAILS

EMHI logo and contact information for Engineers, Surveyors, Planners, Scientists.

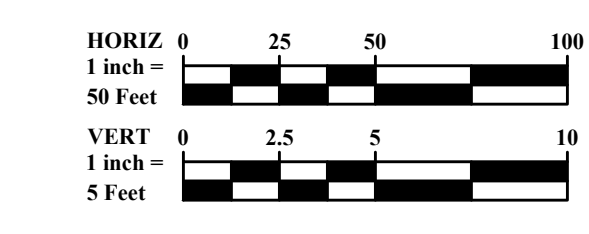
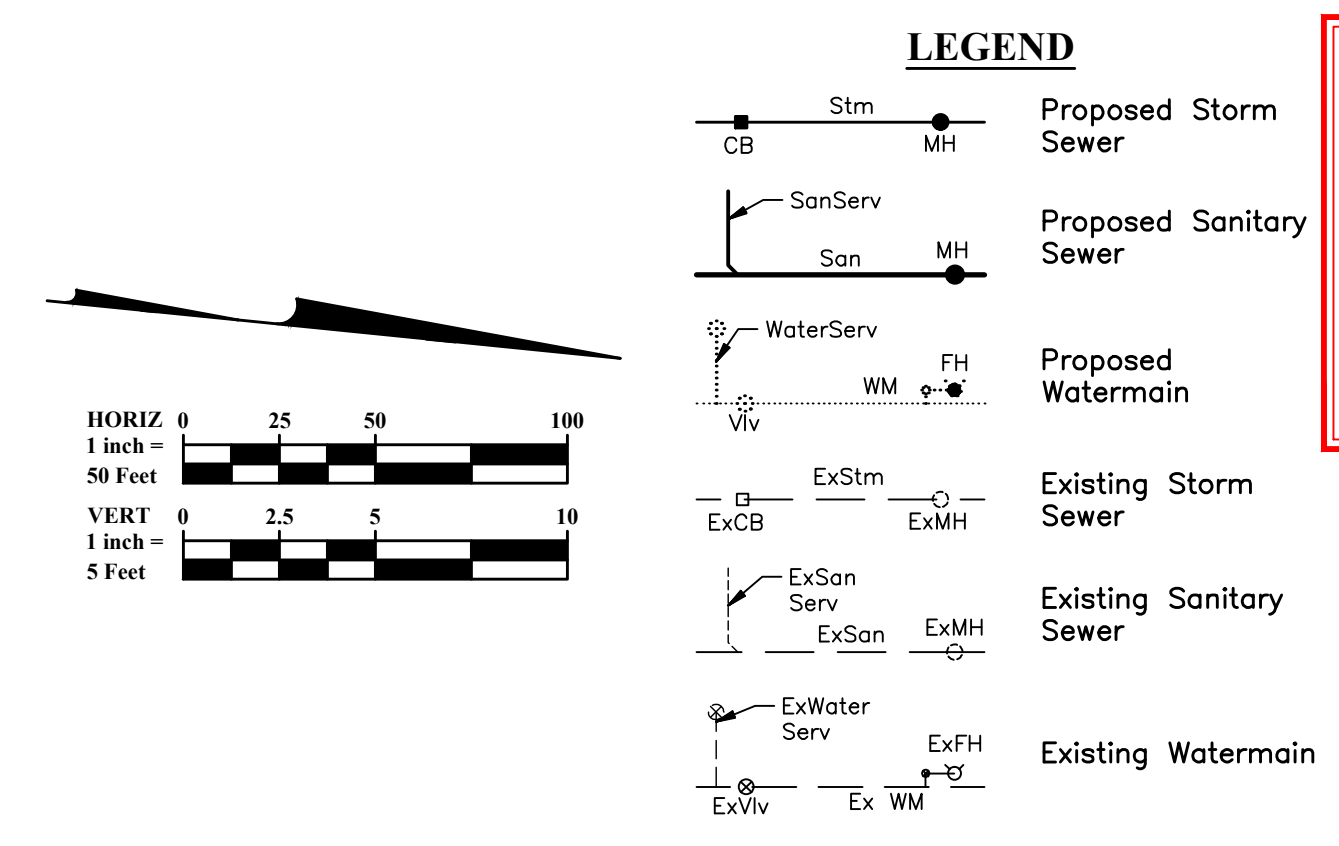
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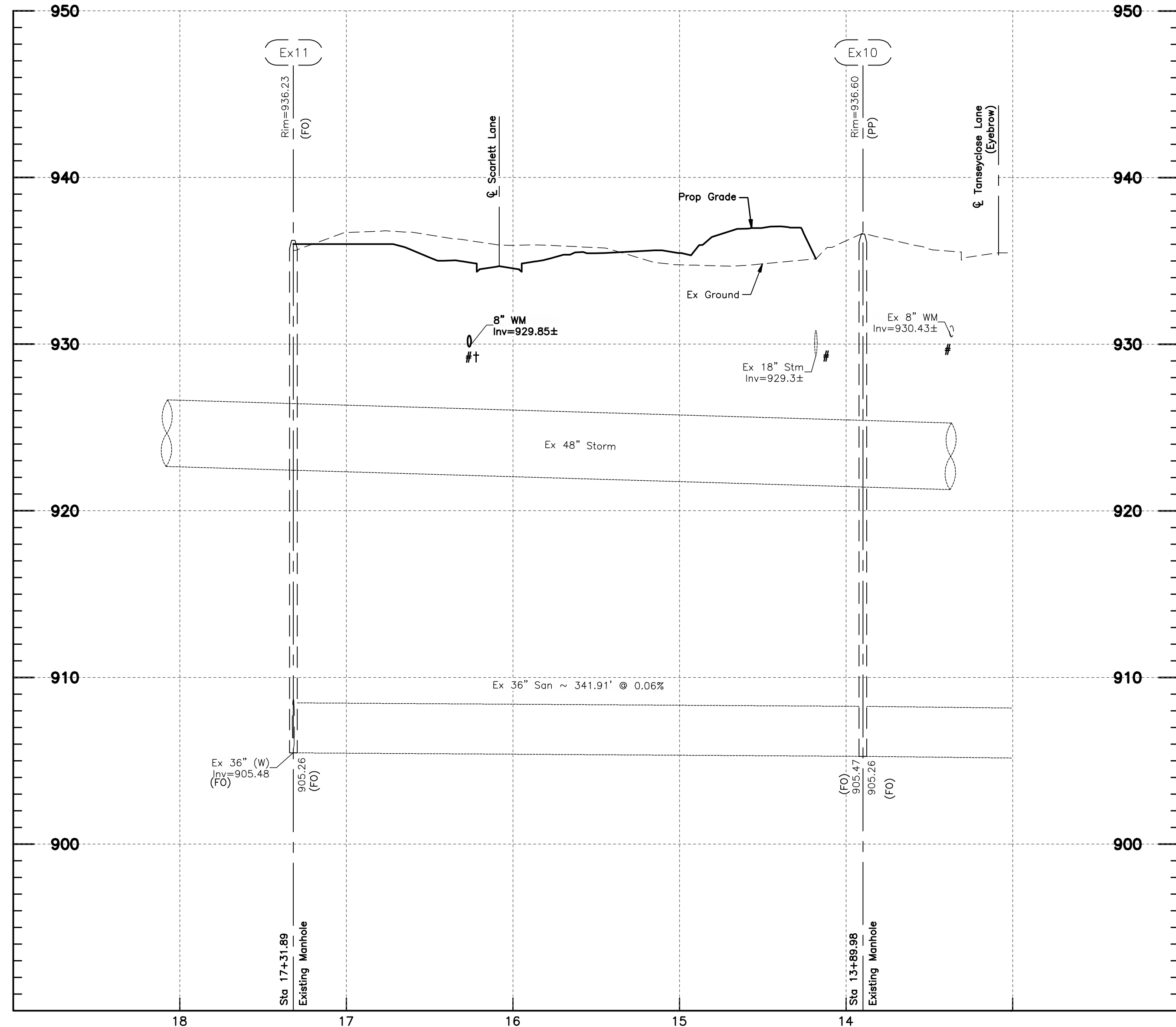
SANITARY SERVICE SCHEDULE											
MH	MH	LOT NO.	WYE STATION		LENGTH OF SERVICE		LENGTH OF RISER		ELEVATION AT END OF SERVICE		PERMIT #
			PLAN	RECORD	PLAN	RECORD	PLAN	RECORD	PLAN	RECORD	
Ex 10	-	1	54	0+10	5	6'	5	6'	925.7		
Ex 10	-	1	77	0+13	55	6'	5	6'	925.7		
Ex 10	-	1	55	1+06	5	6'	5	6'	925.7		
Ex 10	-	1	76	1+11	55	6'	5	6'	925.7		
Ex 10	-	1	75	1+45	55	6'	5	6'	925.7		
Ex 10	-	1	56	1+48	5	5'	5	5'	925.7		
Ex 10	-	1	57	2+08	5	5'	5	5'	926.0		
1	-	2	74	3+91	5	5'	5	5'	926.2		
2	-	3	73	4+99	5	4'	5	4'	926.0		
2	-	3	72	5+52	5	4'	5	4'	926.3		
2	-	3	58	5+55	63	4'	5	4'	926.3		
2	-	3	59	5+58	63	4'	5	4'	926.3		
2	-	3	60	6+56	55	3'	5	3'	926.1		
2	-	3	71	6+59	5	3'	5	3'	926.1		
3	-	4	61	7+09	55	3'	5	3'	925.9		
3	-	4	70	7+12	5	3'	5	3'	925.9		
3	-	4	62	7+33	55	3'	5	3'	925.9		
3	-	4	69	7+48	5	3'	5	3'	925.9		
3	-	4	63	8+30	63	3'	5	3'	926.3		
3	-	4	64	8+33	63	3'	5	3'	926.3		
3	-	4	68	8+36	5	3'	5	3'	926.4		
3	-	4	67	8+99	5	2'	5	2'	925.8		
4	-	5	65	9+31	45	-	5	-	925.7		
4	-	5	66	9+90	18	-	5	-	925.4		
Ex 10	-	Ex 11	41	14+37	6	20'	6	20'	925.6		
Ex 10	-	Ex 11	42	15+56	6	20'	6	20'	925.9		

Length of Service is the horizontal distance from the end of service to the sanitary main.  
 Length of Riser is vertical rise from the invert at the sanitary main to the end of service elevation.  
 Sanitary services shall be a minimum of 2.08%



**NOTES:**

- \* Compacted Backfill, Item 911
- \*\* Compacted Granular Backfill, Item 912. All limits denoted thus:
- # See Anti Infiltration and Inflow Barrier Detail, See Sheet 2
- † Contractor shall maintain a 1.5' minimum clearance from outside of pipe to outside of pipe for all utility crossings unless otherwise noted.
- (PP) Per Plan
- Taps into existing sewers shall be core drilled and inspected by the City of Dublin.
- (FO) Field Observed Elevation
- ATG Adjust to Grade
- Contractor must verify invert and location of existing utility before construction. If there is a discrepancy between the contractors information and the plan information shown, the contractor is to contact the engineer of record prior to starting construction.
- Taps into existing sewer systems are to be core drilled and inspected by the City of Dublin.

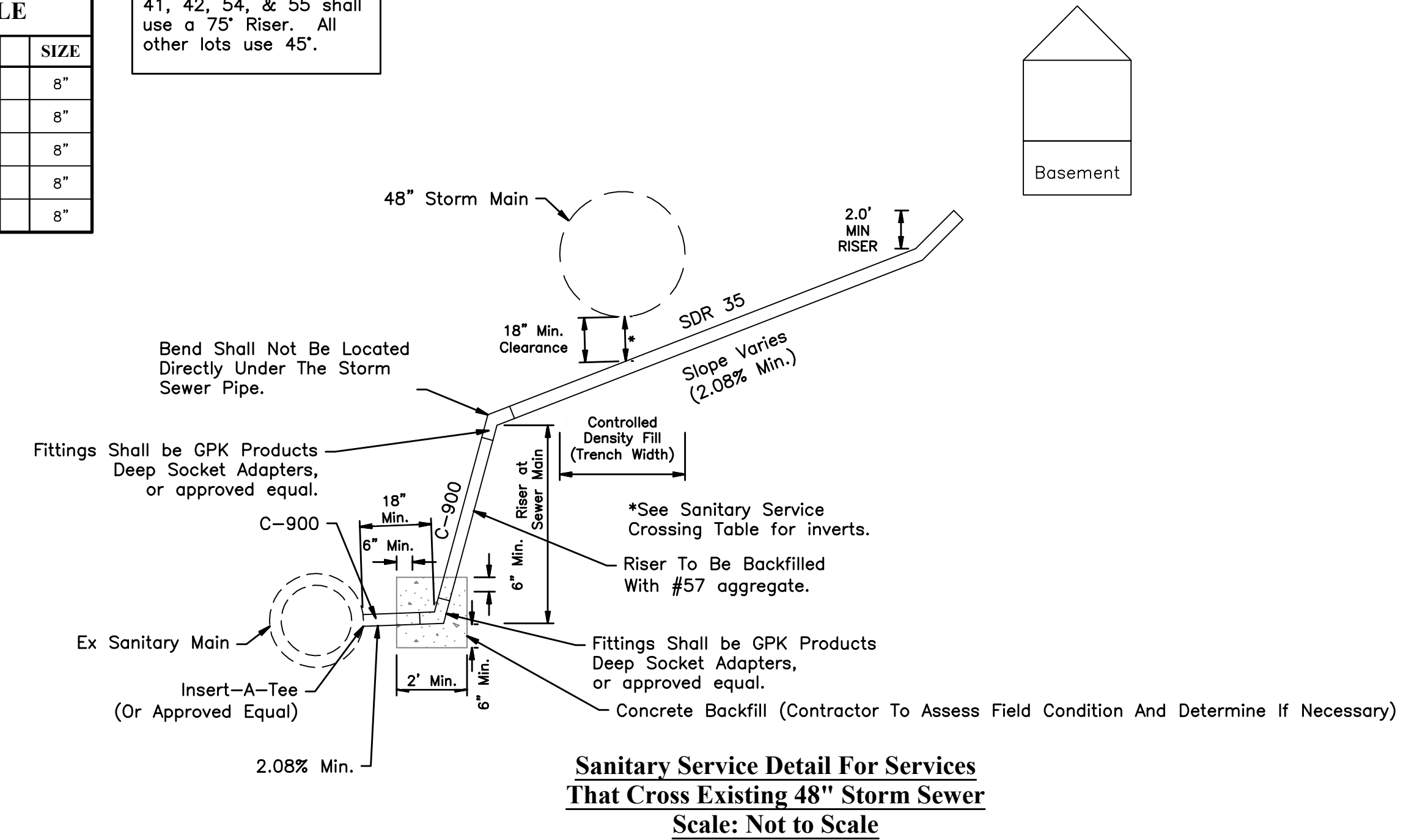


EX STRUCTURE COORDINATES				
STRUCTURE #	NORTHING - PLAN	EASTING - PLAN	NORTHING - AS BUILT	EASTING - AS BUILT
Ex9	754161.6249	1781694.3299		
Ex10	753993.2689	1781531.9019		
Ex11	753654.1399	1781575.4209		

STRUCTURE COORDINATES				
STRUCTURE #	NORTHING - PLAN	EASTING - PLAN	NORTHING - AS BUILT	EASTING - AS BUILT
1	753816.1748	1781652.0435		
2	753649.5118	1781663.7671		
3	753437.5793	1781685.0653		
4	753200.7740	1781708.8631		
5	753113.6884	1781672.3881		

SANITARY SEWER TABLE			
LINE	BEARING	LENGTH	SIZE
10-1	S84°15'41"W	289.99'	8"
1-2	S04°01'25"E	167.07'	8"
2-3	S05°44'19"E	213.00'	8"
3-4	S05°44'19"E	238.00'	8"
4-5	S22°43'33"W	94.42'	8"

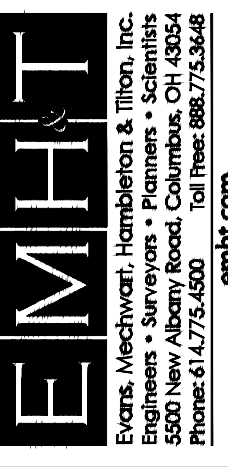
NOTE: Services for Lots 41, 42, 54, & 55 shall use a 75" Riser. All other lots use 45".



**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION  
PLAN SHEET DATE: AUGUST, 2024

REVISIONS

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PUBLIC SANITARY SEWER IMPROVEMENTS  
FOR  
**AVONDALE WOODS SECTION 3**  
PLAN & PROFILE

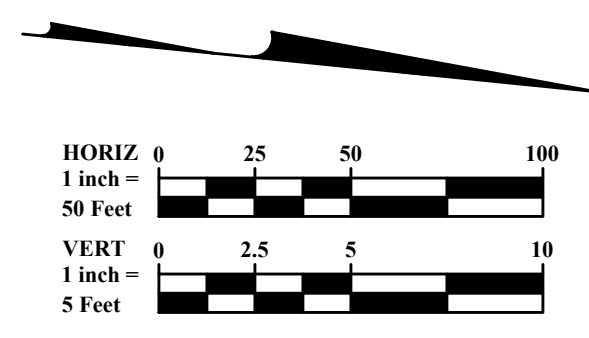
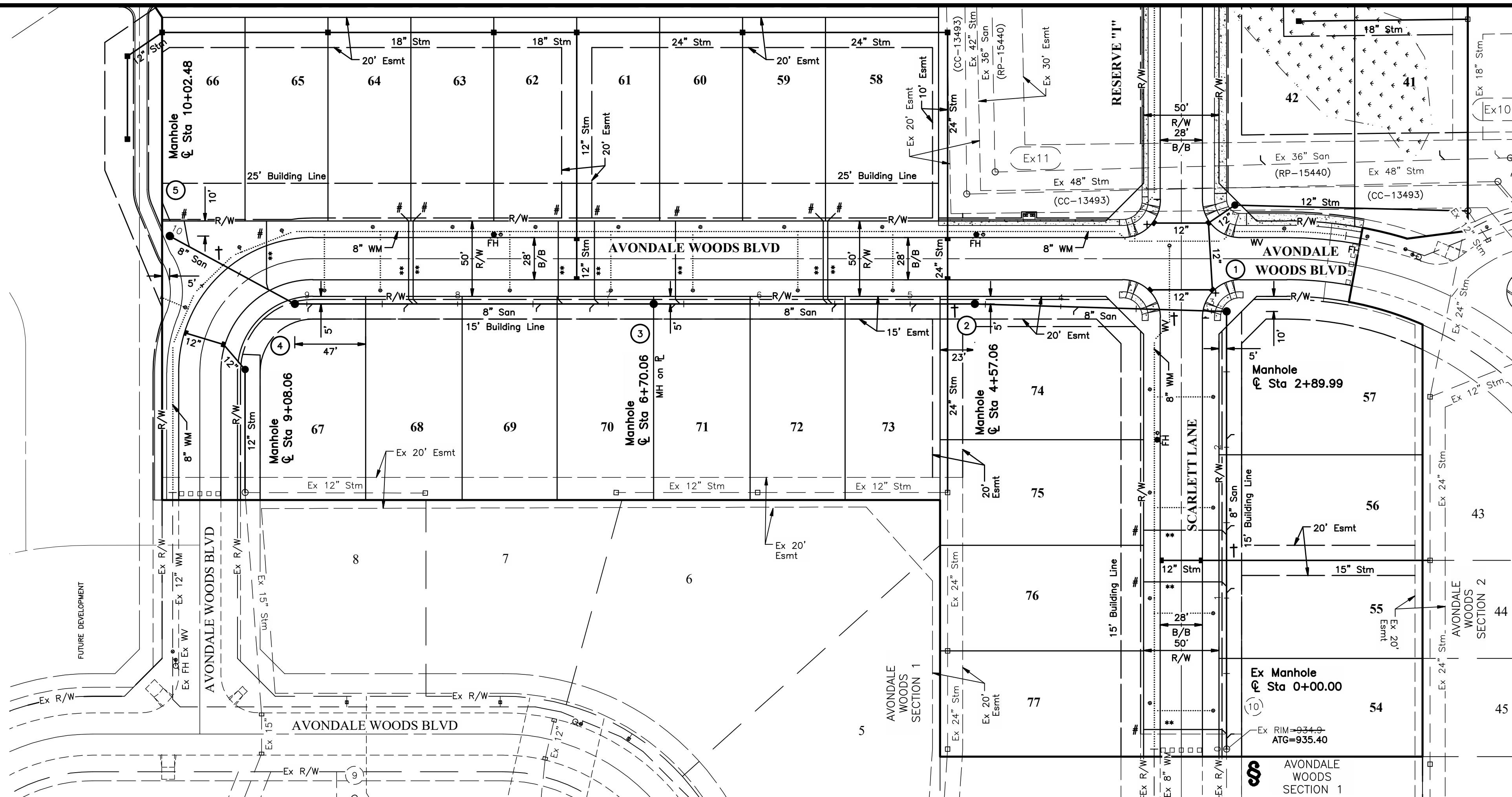
DATE: AUGUST, 2024

SCALE: Horiz: 1" = 50'  
Vert: 1" = 5'

JOB NO.: 2023-0604

SHEET: 3/5

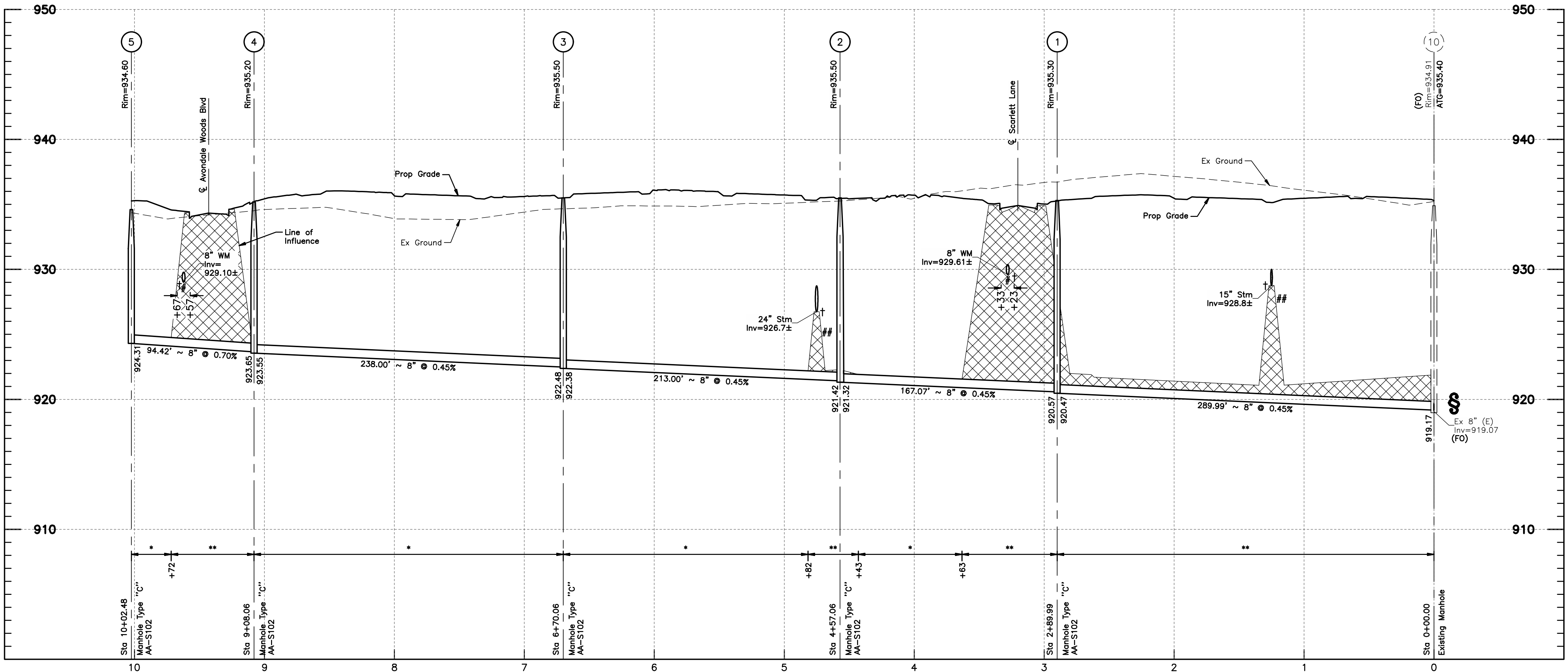
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LEGEND	
	Proposed Storm Sewer
	Proposed Sanitary Sewer
	Proposed Watermain
	Existing Storm Sewer
	Existing Sanitary Sewer
	Existing Watermain

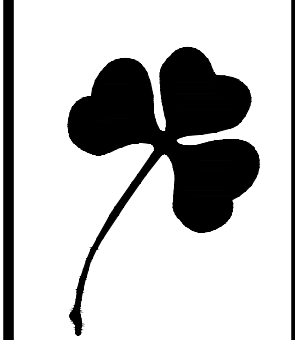
**NOTES:**

- \* Compacted Backfill, Item 911
- \*\* Compacted Granular Backfill, Item 912. All limits denoted thus:
- # See Anti Infiltration and Inflow Barrier Detail, See Sheet 2
- ## See street plan for improvements for barrier protection where storm sewer and sanitary sewer lines are crossing.
- † Contractor shall maintain a 1.5' minimum clearance from outside of pipe to outside of pipe for all utility crossings unless otherwise noted.
- (PP) Per Plan
- Taps into existing sewers shall be core drilled and inspected by the City of Dublin.
- (FO) Field Observed Elevation
- ATG Adjust to Grade
- Contractor must verify invert and location of existing utility before construction. If there is a discrepancy between the contractor's information and the plan information shown, the contractor is to contact the engineer of record prior to starting construction.
- Taps into existing sewer systems are to be core drilled and inspected by the City of Dublin.
- Contractor to verify invert and location of existing utility before construction. If there is a discrepancy between the contractor's information and the plan information shown, the contractor is to contact the engineer of record prior to the start of construction.



PRELIMINARY  
NOT TO BE USED FOR  
CONSTRUCTION  
PLAN SHEET  
AUGUST, 2024

REVISIONS	MARK	DATE	DESCRIPTION

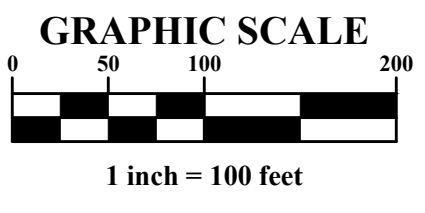
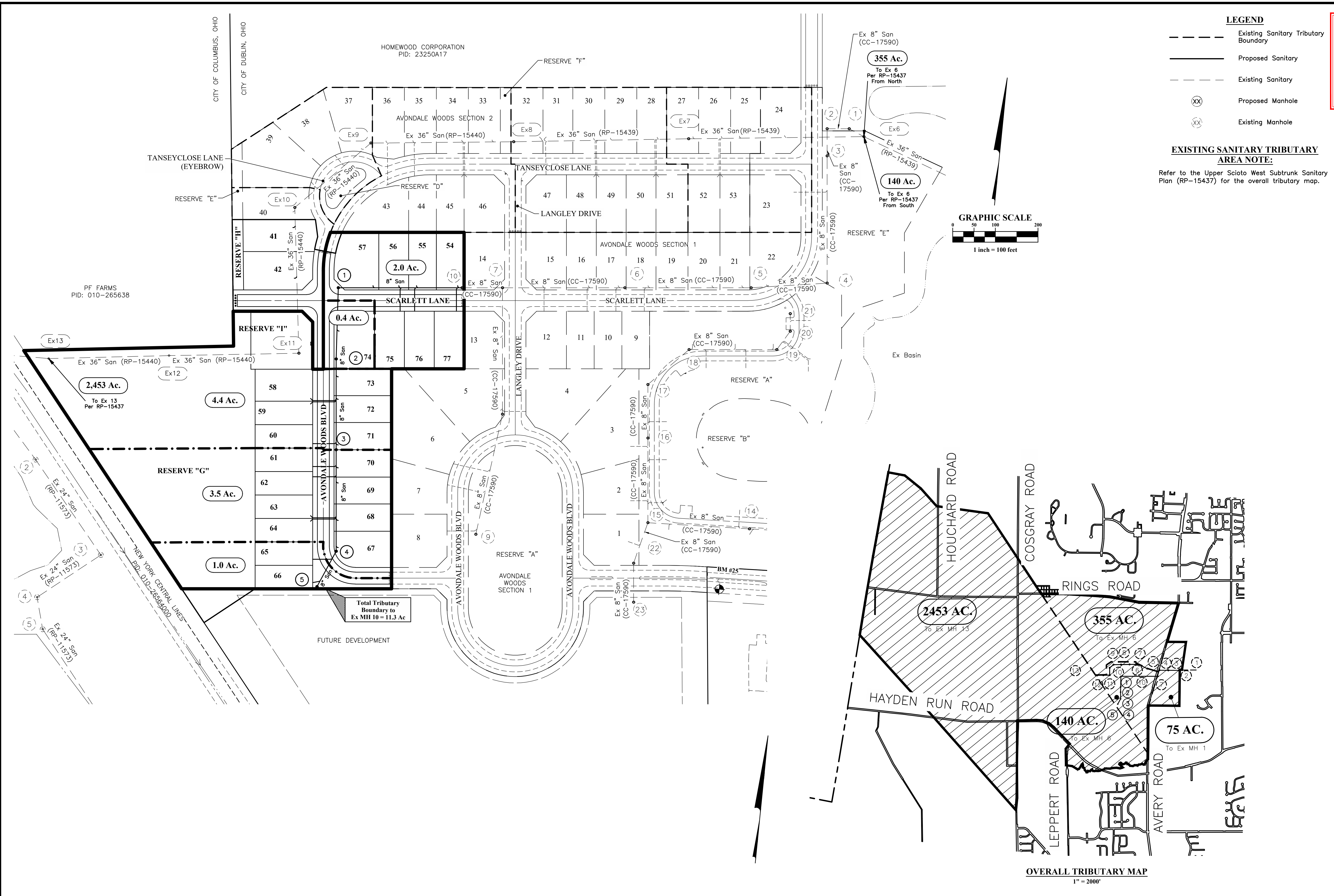


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 PUBLIC SANITARY SEWER IMPROVEMENTS  
 FOR  
**AVONDALE WOODS**  
 SECTION 3  
 PLAN & PROFILE

**EMHT**  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43254  
 Phone: 614.775.5500 Fax: 614.775.5501  
 emht.com

DATE	AUGUST, 2024
SCALE	Horiz: 1" = 50' Vert: 1" = 5'
JOB NO.	2023-0604
SHEET	4/5

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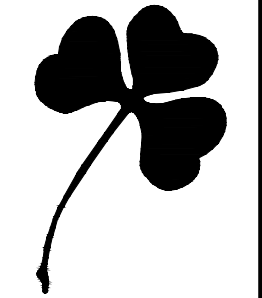
**LEGEND**

- Existing Sanitary Tributary Boundary
- Proposed Sanitary
- - - Existing Sanitary
- (XX) Proposed Manhole
- (XX) Existing Manhole

**EXISTING SANITARY TRIBUTARY AREA NOTE:**  
 Refer to the Upper Scioto West Subtrunk Sanitary Plan (RP-15437) for the overall tributary map.

**REVISIONS**

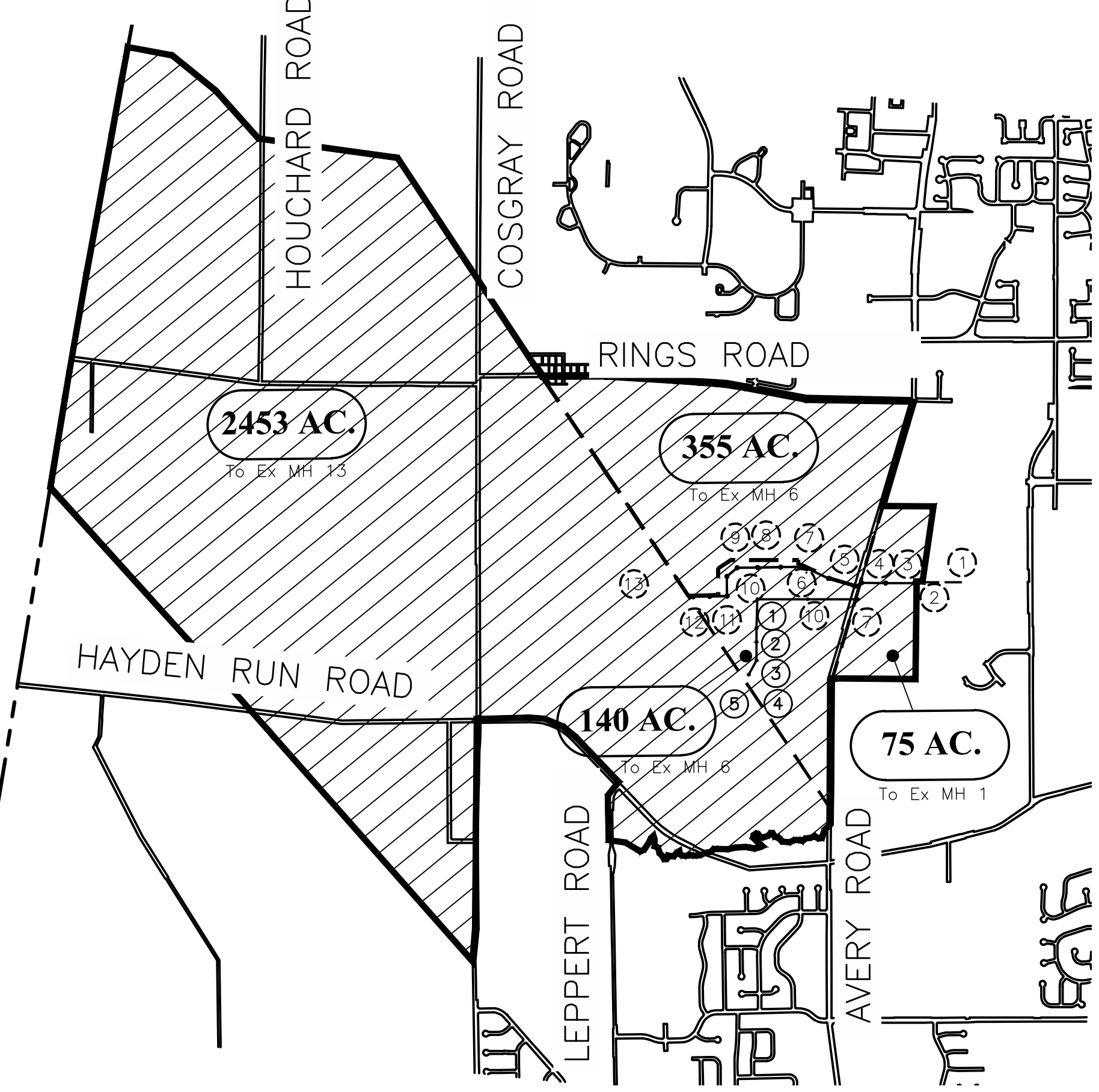
MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 PUBLIC SANITARY SEWER IMPROVEMENTS  
 FOR  
**AVONDALE WOODS SECTION 3**  
 SANITARY TRIBUTARY AREA MAP

**EMHT**  
 Stone, McWhorter, Hershberger & Thies, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43254  
 Phone: 614.775.5500 Fax: 614.775.3666  
 emht.com

DATE	AUGUST, 2024
SCALE	AS NOTED
JOB NO.	2023-0604
SHEET	5/5



**OVERALL TRIBUTARY MAP**  
 1" = 2000'

**SHEET INDEX**

Title Sheet	1
General Notes	2
Details & Typical Sections	3
Quantities & Water Coordinate Tables	4
Intersection & Curb Ramp Details	5
Plan & Profile	6-7
Storm Sewer Profiles	8
Storm Sewer Coordinate Tables	9
Grading Plan	10
Erosion Control Plan	11
Erosion Control Notes & Details	12-13
Tree Survey & Removal Plan	14
Street Tree Plan	15

# CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

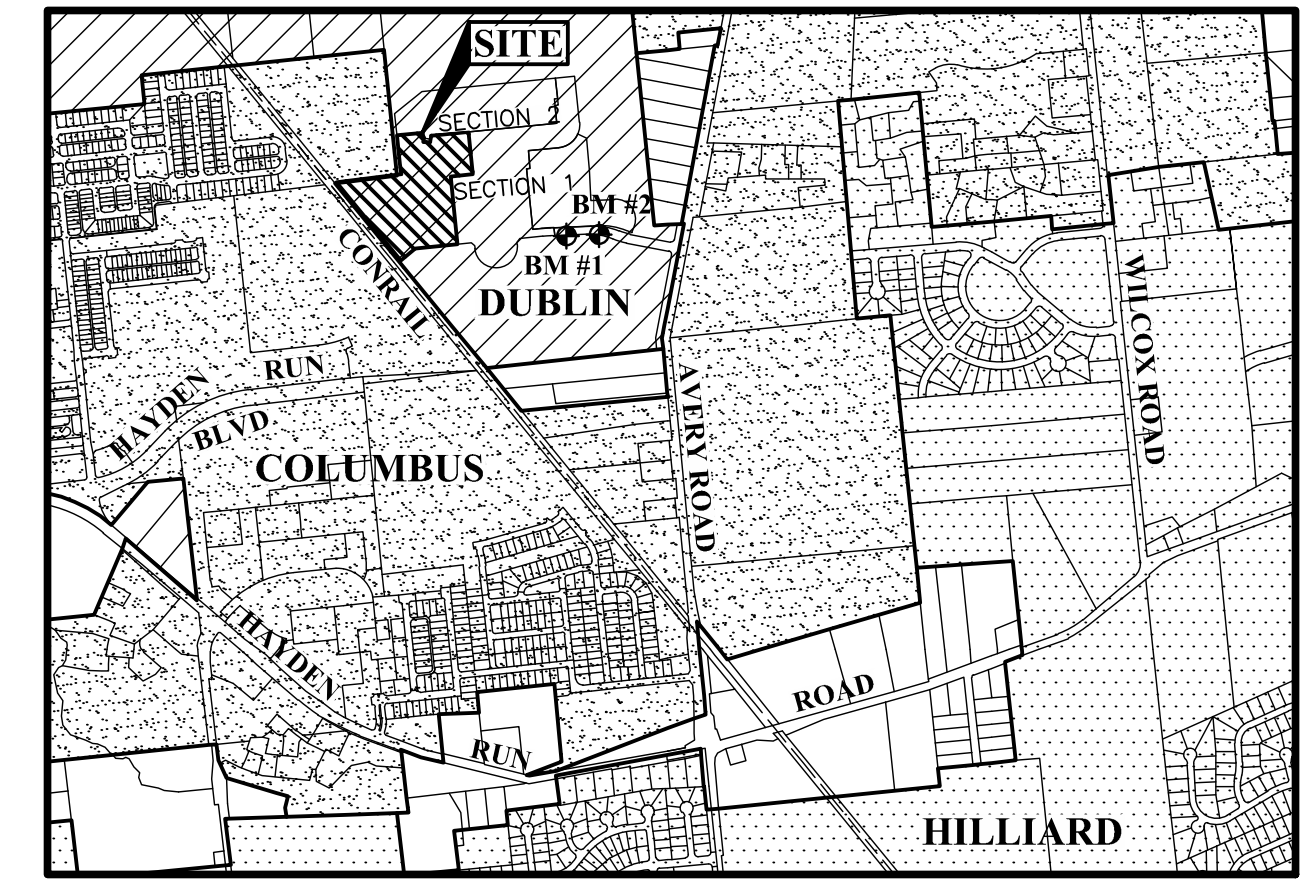
## PUBLIC STREET, STORM, & WATER IMPROVEMENTS

# FOR

# AVONDALE WOODS

## SECTION 3

### 2024

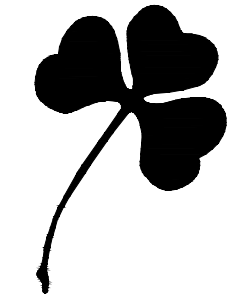


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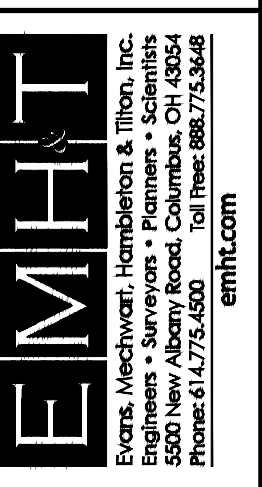
**NOT TO BE USED FOR CONSTRUCTION**

**PLAN SET DATE: AUGUST, 2024**

REVISIONS	MARK	DATE	DESCRIPTION
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
FOR  
**AVONDALE WOODS SECTION 3**  
TITLE SHEET



DATE	AUGUST, 2024
SCALE	AS NOTED
JOB NO.	2023-0604
SHEET	1/15

**PROJECT SUMMARY**

Project Area.....12.60 Ac  
 Right-of-way Area.....1.67 Ac  
 Number of Lots.....26

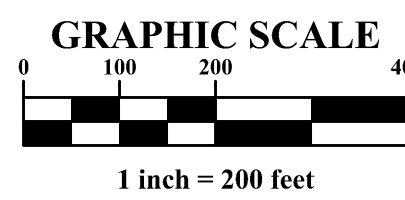
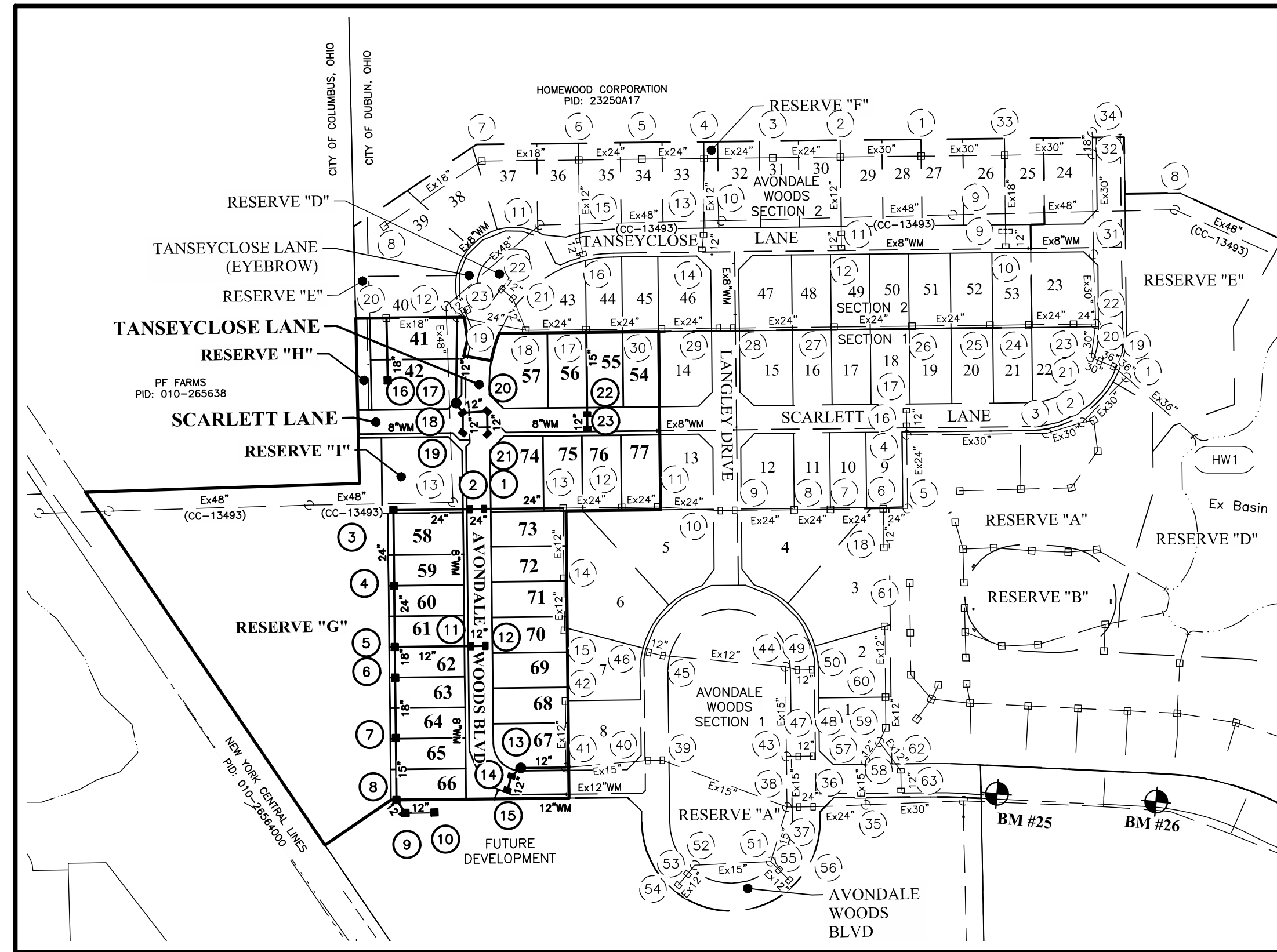
**STANDARD CONSTRUCTION DRAWINGS**

The Standard Construction Drawings listed on these plans are to be considered a part thereof.

CITY OF DUBLIN (2020)	CITY OF COLUMBUS	
RD-01 ST-03 AA-S102 AA-S128 L-1001	L-1001	1441
RD-02 ST-04 AA-S106 AA-S133 L-6309 A,B,&E	L-6309 A,B,&E	2190
RD-03 ST-06 AA-S107 AA-S134 L-6310	L-6310	
RD-05 SL-03 AA-S112 AA-S139 L-6311	L-6311	
RD-06 SL-03 AA-S117 AA-S149 L-6312	L-6312	
RD-07 SL-04 AA-S119 AA-S150 L-6316A	L-6316A	
RD-10 WA-01 AA-S125 AA-S151 L-6409A	L-6409A	
	L-6637A	
PD-01	L-6640	
PD-02	L-7001	
PD-03	L-9901	
PD-04		

**BENCH MARKS**  
(NAVD 1988)

- Source BM  
FCGS 8847  
Aluminum cap in concrete monument, at the centerline intersection of Avery Road North, Rings Road West and Cara Road East, access through F.C. Road monuments box. Monument replaces a found 2" hollow iron pin 10 inches deep.  
Elev = 923.09
  - BM#25  
Chiseled "X" on the north flange bolt of the first fire hydrant west of the intersection of Avondale Woods Boulevard and Channel Lane, being on the south side of Avondale Woods Boulevard.  
Elev = 932.79
  - BM#26  
Chiseled "X" on the north flange bolt of the first fire hydrant east of the intersection of Avondale Woods Boulevard and Channel Lane, being on the south side of Avondale Woods Boulevard.  
Elev = 932.13
- Survey Date: 12/30/2014



**DEVELOPER/OWNER**  
 Homewood Corporation  
 Bill Moorhead  
 2700 E. Dublin-Granville Road  
 Suite 300  
 Columbus, Ohio 43231  
 Tel: (614) 898-7200  
 Fax: (614) 451-1197

**PREPARED BY:**  
**EMHT**  
 Evans, Mechwart, Hambleton & Titon, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43254  
 Phone: 614.775.4500 Toll Free: 888.775.3648  
 emht.com

Registered Engineer No. \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED:**

**CITY OF DUBLIN:**  
 SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

Director of Engineering/City Engineer, City of Dublin, Ohio \_\_\_\_\_ Date \_\_\_\_\_  
 Paul A. Hammersmith, P.E.

**CITY OF COLUMBUS:**  
 APPROVAL ON THE PART OF THE CITY OF COLUMBUS IS GIVEN PURSUANT TO THE PROVISIONS OF THE WATER SERVICE AGREEMENT BETWEEN THE CITY OF DUBLIN, OHIO AND THE CITY OF COLUMBUS, OHIO, ON APRIL 13, 1993 AND ALL SUBSEQUENT AMENDMENTS THEREOF.

Director, Department of Public Utilities \_\_\_\_\_ Date \_\_\_\_\_  
 City of Columbus, Ohio

Administrator, Division of Water \_\_\_\_\_ Date \_\_\_\_\_  
 City of Columbus, Ohio

**GPS HORIZONTAL AND VERTICAL NOTES**

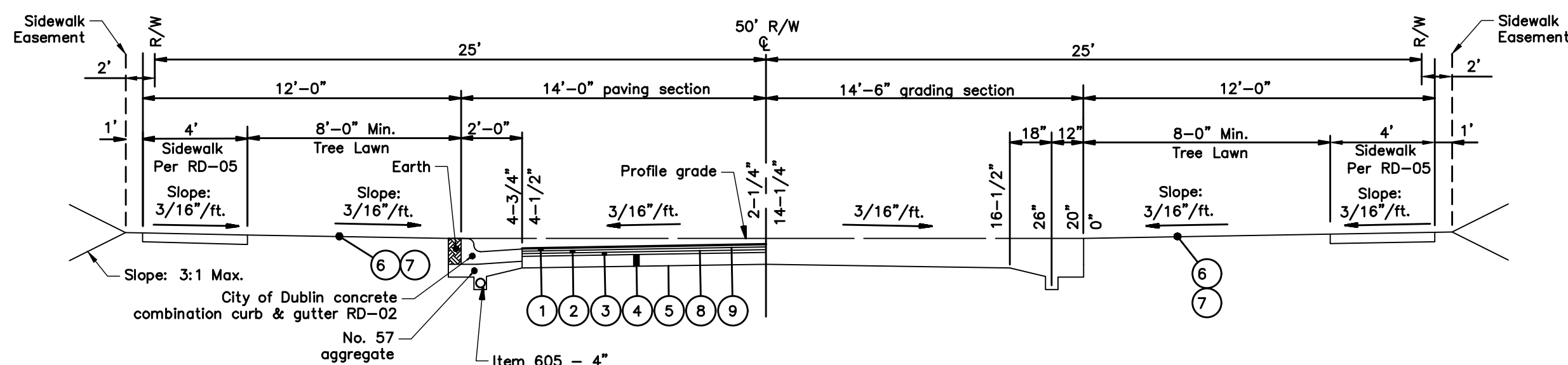
**OPUS/NGS Horizontal**  
 The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said coordinates originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations at traverse control points numbered 18 and 22 and observations of selected CORS base stations in the National Spatial Reference System. The grid to ground scale factor (1.00003332397595) was applied at the location of point number 22.

**Vertical**  
 The Vertical Datum is based on the elevation established by the Franklin County Engineering Department at monument 8847, being 923.095 feet in elevation, and at monument 8855, being 927.054 feet in elevation. The said elevations were transferred from Franklin County Engineering Department monuments using differential leveling procedures to the site, from Job # 20051807. The said monuments being source benchmarks with elevations that are based on the North American Vertical Datum of 1988.



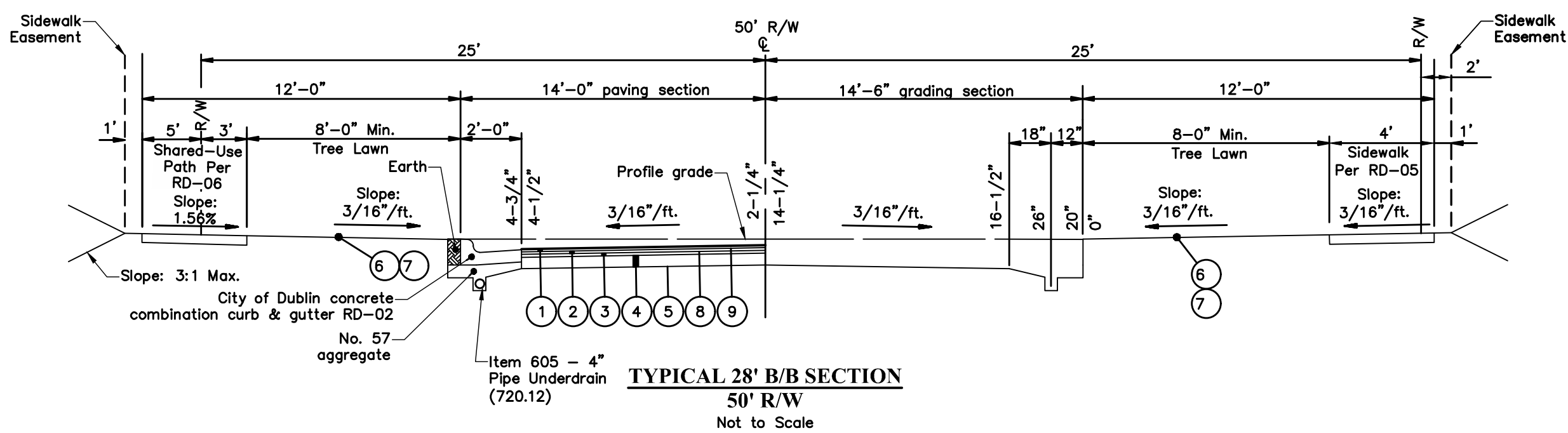
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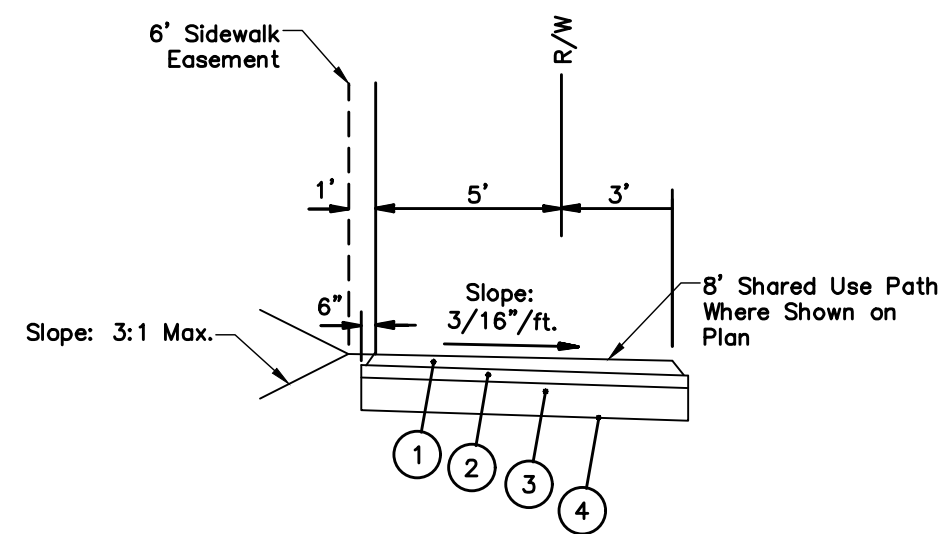


Pvmt Section per City of Dublin Typical Section, Standard Drawing RD-01.

SCARLET LANE - @STA 12+50.60 to @STA 15+41.60  
 AVONDALE WOODS BOULEVARD - @STA 22+20.69 to @STA 28+32.59



SCARLET LANE - @STA 10+10.00 to @STA 11+72.60  
 AVONDALE WOODS BLVD - @STA 20+92.78 to @STA 22+20.69  
 TANSEYCLOSE LANE - @STA 0+39.00 to @STA 1+15.91



**PARTIAL SHARED USE PATH SECTION PER RD-06**

**SHARED USE PATH LEGEND**

- ① Item 448, 1.25" Asphalt Concrete, Surface Course, Type 1, Pg 64-22, Medium Traffic
- ② Item 301, 3" Asphalt Concrete Base
- ③ Item 304, 6" Aggregate Base
- ④ Item 204, Subgrade Compaction

**PAVEMENT LEGEND**

- ① Item 441, 1.25" Asphalt Concrete, Surface Course, Type 1, Pg 64-22, Medium Traffic
- ② Item 441, 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, Class 1
- ⑧ Item 407, Non-Tracking Tack Coat for Intermediate Course (0.075 gal per sq. yd.)
- ⑨ Item 407, Non-Tracking Tack Coat (0.10 gal per sq. yd.)

Note: 441 Surface Course to be installed within 7 days of intermediate course or provide Tack Coat (407) @ 0.15 gal per sq. yd. at Contractors expense.

**NOTES:**

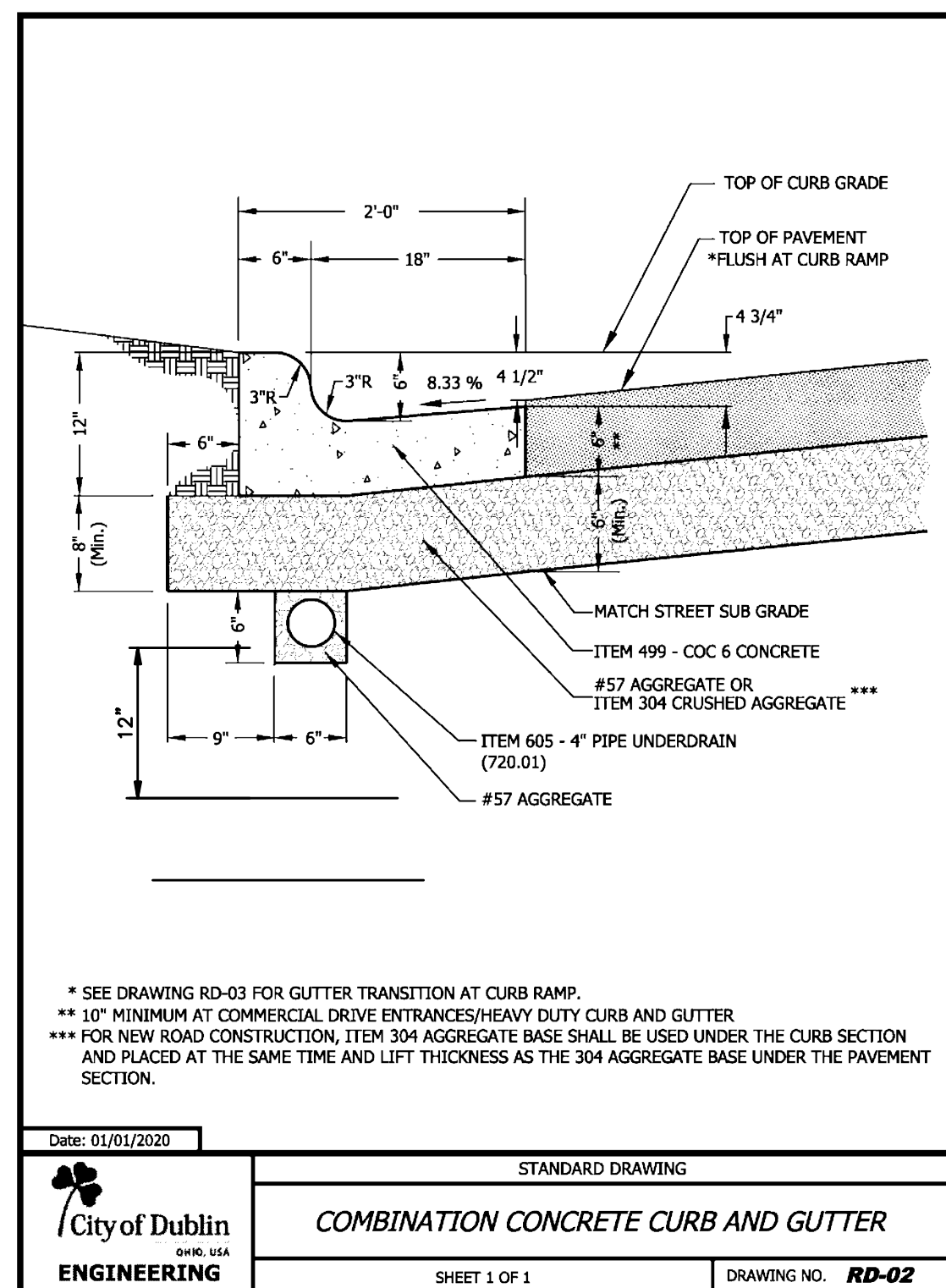
1. Mail Cluster Units by Cedar Craft Products, Inc. P.O. Box 9 776 Reynoldsburg--New Albany Road Blacklick, OH 43004 (614)759-1600 - FAX - (614)759-1418
  - 1.1 16 Cluster Mailbox-- Sandstone, Surface Mounted 3316SAN-U 16. Typical of 1.
  - 1.2 12 Cluster Mailbox-- Sandstone Surface Mounted 3312SAN-U 12. Typical of 1.
2. CBU pad and boxes to be installed per: Dublin Post Master (David.M.Huelsbeck@usps.gov) and USPS contact Karen Siefert (Karen.E.Siefert@usps.gov).
3. The CBU specifications (color, type/style, etc.) shall be per approved Final Development Plan (Case Number 24-008FDP)
4. The CBU shall be installed prior to conditional acceptance of the public improvements to the satisfaction of the City Engineer and USPS.



16 UNIT CBU (TYPICAL OF 1)  
Not to Scale

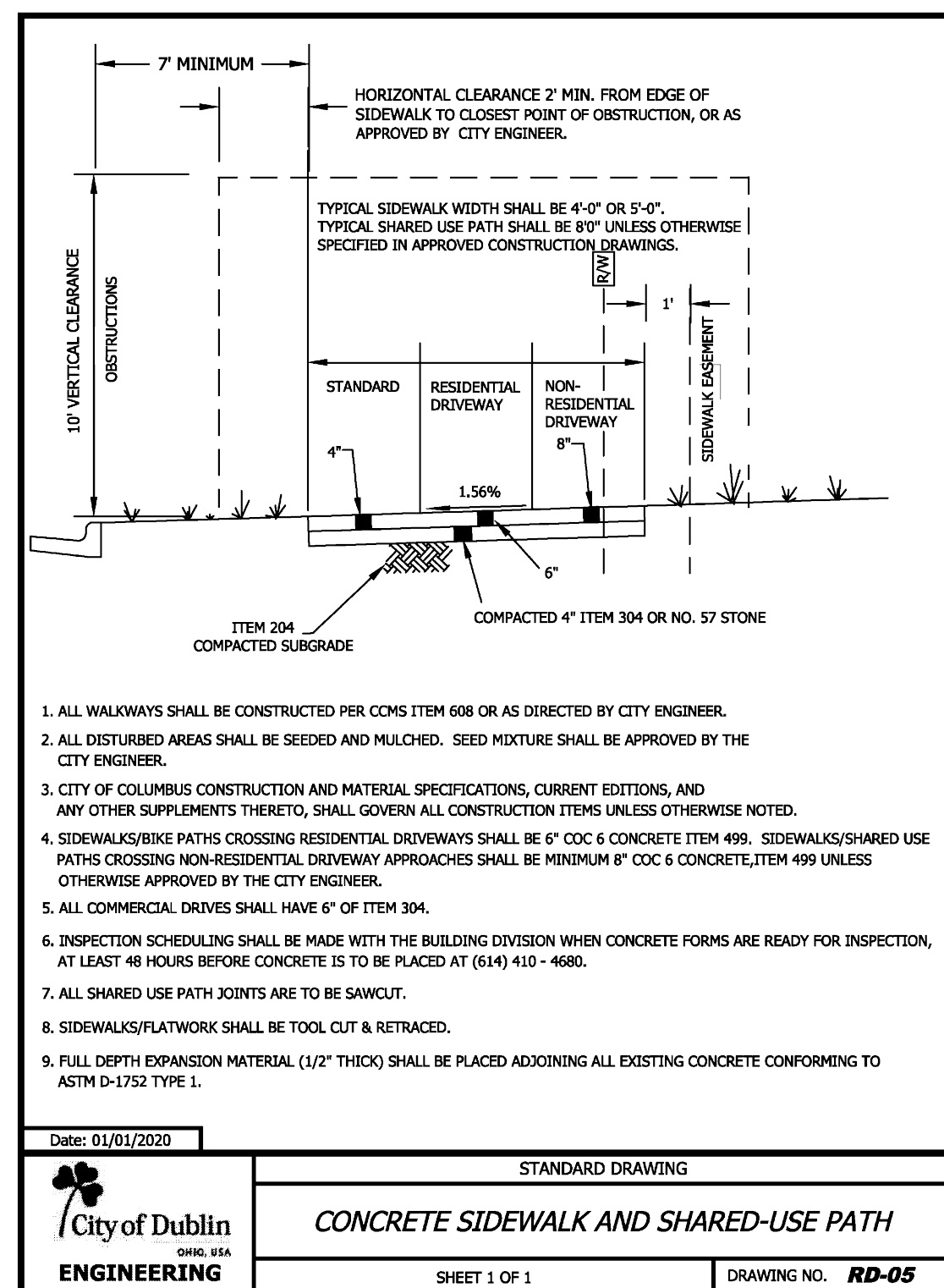


12 UNIT CBU (TYPICAL OF 1)  
Not to Scale



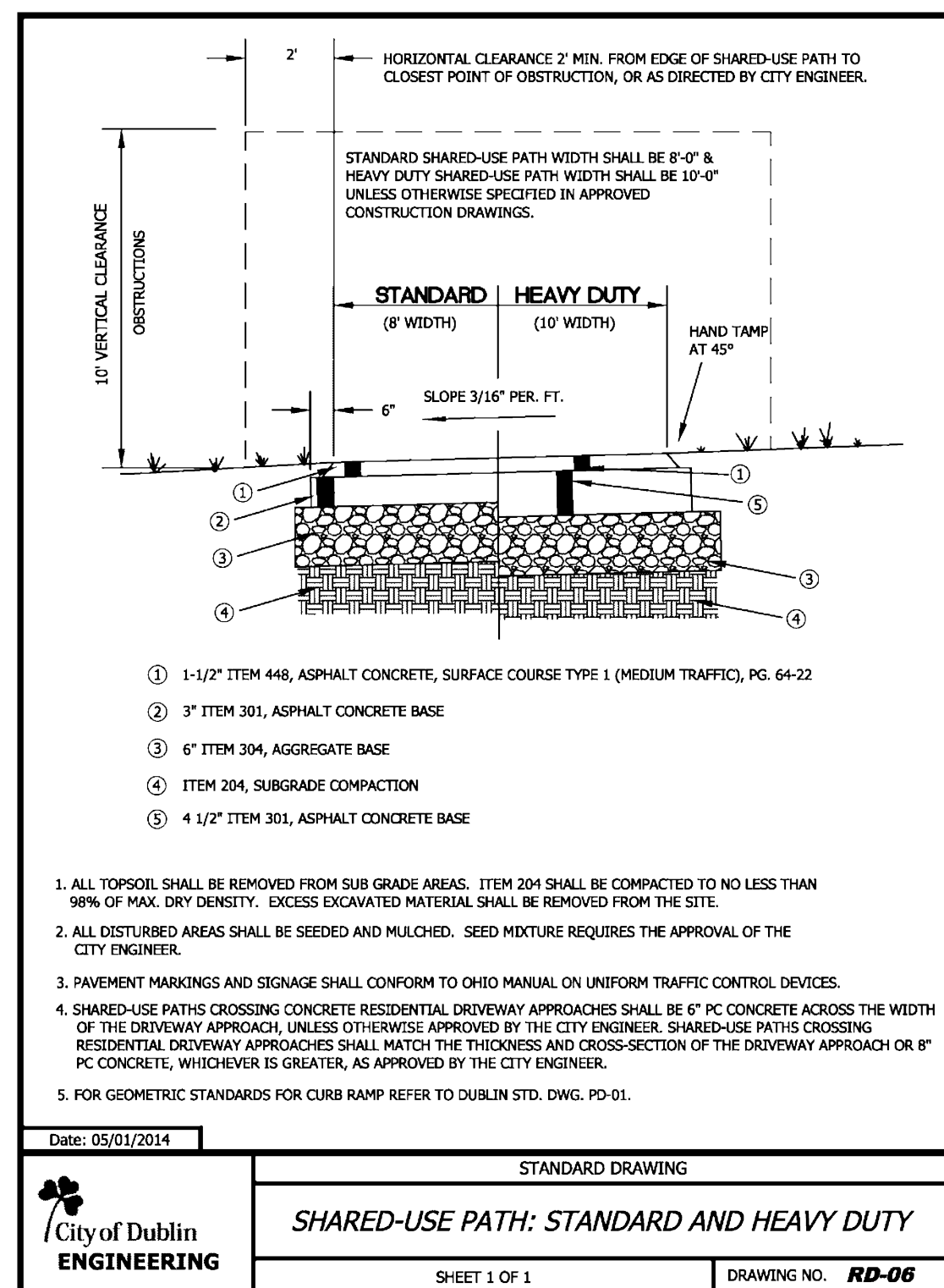
\* SEE DRAWING RD-03 FOR GUTTER TRANSITION AT CURB RAMP.  
 \*\* 10" MINIMUM AT COMMERCIAL DRIVE ENTRANCES/HEAVY DUTY CURB AND GUTTER  
 \*\*\* FOR NEW ROAD CONSTRUCTION, ITEM 304 AGGREGATE BASE SHALL BE USED UNDER THE CURB SECTION AND PLACED AT THE SAME TIME AND LIFT THICKNESS AS THE 304 AGGREGATE BASE UNDER THE PAVEMENT SECTION.

Date: 01/01/2020  
 STANDARD DRAWING  
**City of Dublin ENGINEERING**  
 COMBINATION CONCRETE CURB AND GUTTER  
 SHEET 1 OF 1 DRAWING NO. RD-02



1. ALL WALKWAYS SHALL BE CONSTRUCTED PER CONS ITEM 608 OR AS DIRECTED BY CITY ENGINEER.
2. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. SEED MIXTURE SHALL BE APPROVED BY THE CITY ENGINEER.
3. CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY OTHER SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED.
4. SIDEWALKS/BIKE PATHS CROSSING RESIDENTIAL DRIVEWAYS SHALL BE 6" COC 6 CONCRETE ITEM 499. SIDEWALKS/SHARED USE PATHS CROSSING NON-RESIDENTIAL DRIVEWAY APPROACHES SHALL BE MINIMUM 8" COC 6 CONCRETE, ITEM 499 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. ALL COMMERCIAL DRIVES SHALL HAVE 6" OF ITEM 304.
6. INSPECTION SCHEDULING SHALL BE MADE WITH THE BUILDING DIVISION WHEN CONCRETE FORMS ARE READY FOR INSPECTION, AT LEAST 48 HOURS BEFORE CONCRETE IS TO BE PLACED AT (614) 410-4680.
7. ALL SHARED USE PATH JOINTS ARE TO BE SAWCUT.
8. SIDEWALKS/FLATWORK SHALL BE TOOL CUT & RETRADED.
9. FULL DEPTH EXPANSION MATERIAL (1/2" THICK) SHALL BE PLACED ADJOINING ALL EXISTING CONCRETE CONFORMING TO ASTM D-1752 TYPE 1.

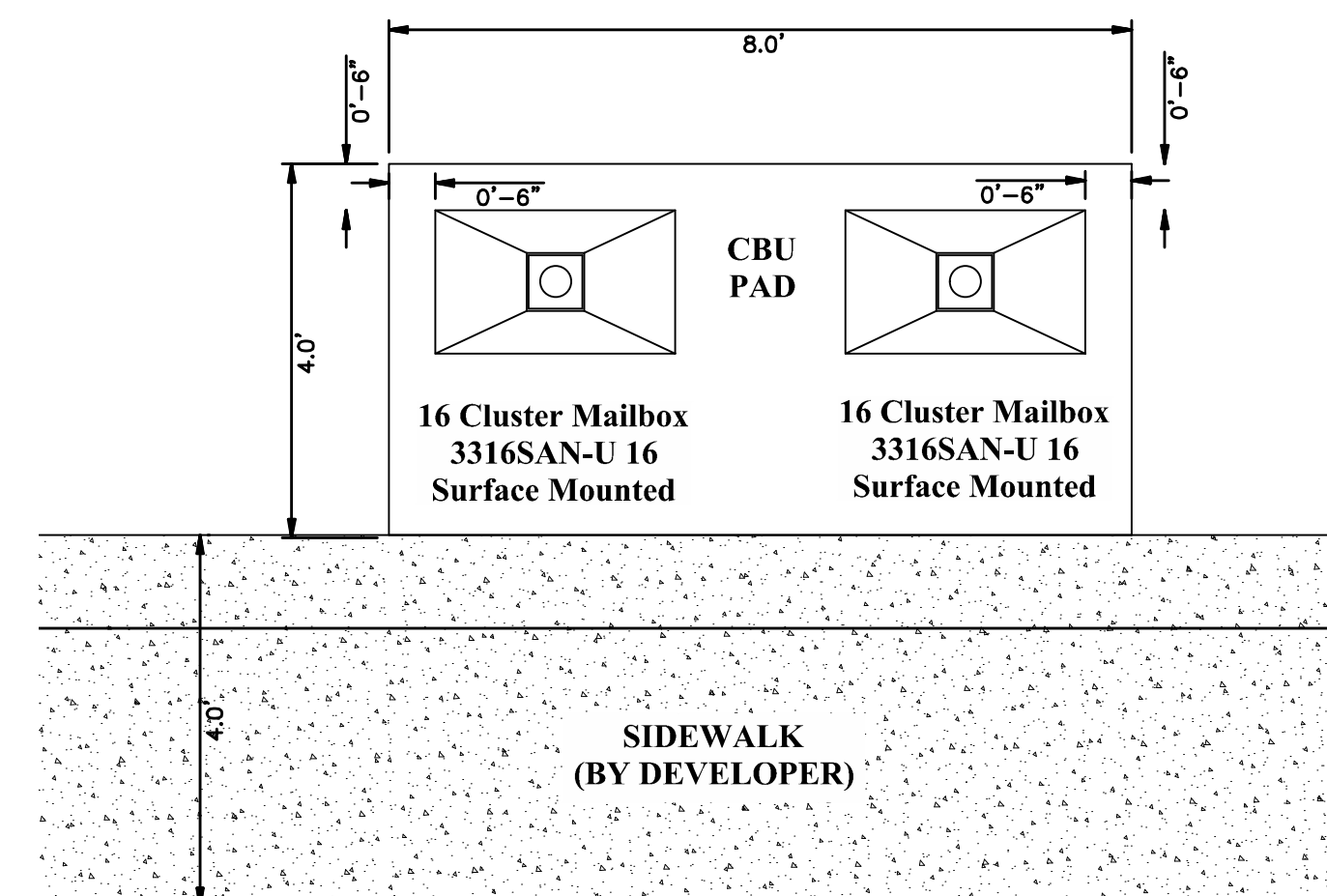
Date: 01/01/2020  
 STANDARD DRAWING  
**City of Dublin ENGINEERING**  
 CONCRETE SIDEWALK AND SHARED-USE PATH  
 SHEET 1 OF 1 DRAWING NO. RD-05



- ① 1-1/2" ITEM 448, ASPHALT CONCRETE, SURFACE COURSE TYPE 1 (MEDIUM TRAFFIC), PG. 64-22
- ② 3" ITEM 301, ASPHALT CONCRETE BASE
- ③ 6" ITEM 304, AGGREGATE BASE
- ④ ITEM 204, SUBGRADE COMPACTION
- ⑤ 4 1/2" ITEM 301, ASPHALT CONCRETE BASE

1. ALL TOPSOIL SHALL BE REMOVED FROM SUB GRADE AREAS. ITEM 204 SHALL BE COMPACTED TO NO LESS THAN 98% OF MAX. DRY DENSITY. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
2. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. SEED MIXTURE REQUIRES THE APPROVAL OF THE CITY ENGINEER.
3. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO OHIO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. SHARED-USE PATHS CROSSING CONCRETE RESIDENTIAL DRIVEWAY APPROACHES SHALL BE 6" PC CONCRETE ACROSS THE WIDTH OF THE DRIVEWAY APPROACH, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SHARED-USE PATHS CROSSING RESIDENTIAL DRIVEWAY APPROACHES SHALL MATCH THE THICKNESS AND CROSS-SECTION OF THE DRIVEWAY APPROACH OR 8" PC CONCRETE, WHICHEVER IS GREATER, AS APPROVED BY THE CITY ENGINEER.
5. FOR GEOMETRIC STANDARDS FOR CURB RAMP REFER TO DUBLIN STD. DWG. PD-01.

Date: 05/01/2014  
 STANDARD DRAWING  
**City of Dublin ENGINEERING**  
 SHARED-USE PATH: STANDARD AND HEAVY DUTY  
 SHEET 1 OF 1 DRAWING NO. RD-06

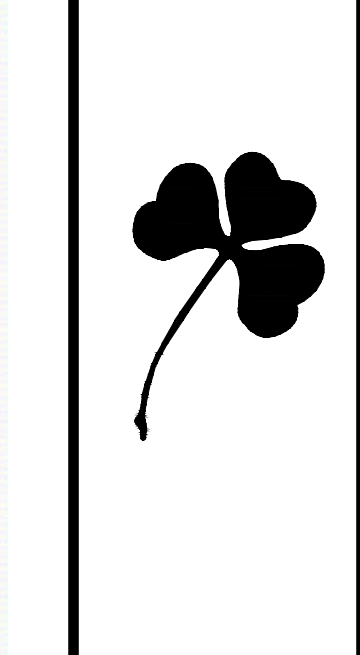


AVONDALE WOODS BLVD

CBU LAYOUT  
1" = 2"

**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION  
 PLAN-SUBMIT DATE: AUGUST, 2024

REVISION	MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
 FOR  
**AVONDALE WOODS SECTION 3**  
 DETAILS & TYPICAL SECTIONS

**EMHT**  
 Steve Mackinnon, Michael S. Thon, Inc.  
 Engineers + Surveyors + Planners + Scientists  
 5800 New Albany Road, Columbus, OH 43254  
 Phone: 614.775.5500 Fax: 614.775.5501  
 emht.com

DATE: AUGUST, 2024  
 SCALE: NONE  
 JOB NO.: 2023-0604  
 SHEET: 3/15



J:\20230604\Draw\04Sheets\ROAD\20230604-ROAD-02-04.dwg, Last Saved By: kudder, 8/5/2024 3:38 PM, Last Printed By: Udder, Kristen, 8/6/2024 7:23 AM  
 2 Years: 20230604-ROAD-TLB, 20230604-CS-REFER-N

SCARLETT LANE					
SHEET	STATION	ITEM	AS-BUILT NORTHING	AS-BUILT EASTING	AS-BUILT C/L ELEVATION
6/15	10+03.00	8" Plug & Thrust Block			
6/15	10+25.00	8" Valve			
6/15	10+30.00	8"x6" FH Tee			
6/15	10+34.50	6" 90° Horizontal Bend			
6/15	10+34.50	FH, Type "B" Modified			
6/15	11+69.60	8" 45° Horizontal Bend			
6/15	11+77.75	8" Vertical Deflection (Joint)			
6/15	11+82.60	8" 45° Horizontal Bend			
6/15	11+99.94	8"x8" Tee			
6/15	12+02.94	8" Valve			
6/15	12+24.95	8" Vertical Deflection (22.5' Bend)			
6/15	12+39.34	8" Vertical Deflection (22.5' Bend)			
6/15	12+55.46	8" 45° Horizontal Bend			
6/15	12+65.46	8" 45° Horizontal Bend			
6/15	12+98.21	3/4" Short Water Service (74)			
6/15	13+03.21	3/4" Long Water Service (57)			
6/15	13+27.10	8"x6" FH Tee			
6/15	13+31.60	6" 90° Horizontal Bend			
6/15	13+31.60	FH, Type "B" Modified			
6/15	13+66.60	3/4" Short Water Service (75)			
6/15	13+76.60	3/4" Long Water Service (56)			
6/15	14+11.60	8" Vertical Deflection (Joint)			
6/15	14+36.65	3/4" Short Water Service (76)			
6/15	14+46.60	3/4" Long Water Service (55)			
6/15	15+06.10	3/4" Short Water Service (77)			
6/15	15+11.10	3/4" Long Water Service (54)			
6/15	15+36.60	Ex. 8" Plug & Thrust Block (TBR)			

TANSEYCLOSE LANE					
SHEET	STATION	ITEM	AS-BUILT NORTHING	AS-BUILT EASTING	AS-BUILT C/L ELEVATION
7/15	00+27.00	8" 45° Horizontal Bend (Rotate To Grade)			
7/15	00+33.34	8" 45° Horizontal Bend			
7/15	00+68.16	3/4" Short Water Service (42)			
7/15	00+70.00	8" Horizontal Defl. (Use Joint Bend)			
7/15	01+06.58	Ex. 8" Plug & Thrust Block (TBR)			
7/15	01+19.70	3/4" Short Water Service (41)			

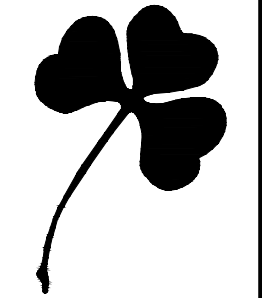
AVONDALE WOODS BLVD					
SHEET	STATION	ITEM	AS-BUILT NORTHING	AS-BUILT EASTING	AS-BUILT C/L ELEVATION
7/15	20+97.79	Ex. 8" Plug & Thrust Block (TBR)			
7/15	21+92.13	8" 22.5° Horizontal Bend			
7/15	22+12.82	12"x12" Tee			
7/15	22+21.87	8" 22.5° Horizontal Bend			
7/15	22+28.12	12"x8" Reducer			
7/15	22+43.10	8" Vertical Deflection (Joint)			
7/15	22+50.34	8" 22.5° Horizontal Bend			
7/15	22+55.08	3/4" Short Water Service (66)			
7/15	22+79.71	3/4" Short Water Service (65)			
7/15	22+85.23	8" 22.5° Horizontal Bend			
7/15	23+02.37	8" Vertical Deflection (Joint)			
7/15	23+03.09	3/4" Long Water Service (67)			
7/15	23+35.16	3/4" Short Water Service (64)			
7/15	23+40.16	3/4" Long Water Service (68)			
7/15	23+88.09	3/4" Short Water Service (63)			
7/15	24+15.59	FH, Type "B" Modified			
7/15	24+20.09	8"x6" FH Tee			
7/15	24+20.09	6" 90° Horizontal Bend			
7/15	24+26.09	3/4" Long Water Service (69)			
7/15	24+43.09	3/4" Short Water Service (62)			
7/15	24+56.43	8" Vertical Deflection (22.5' Bend)			
7/15	24+65.60	8" Vertical Deflection (22.5' Bend)			
7/15	24+75.60	8" Vertical Deflection (22.5' Bend)			
7/15	24+84.75	8" Vertical Deflection (22.5' Bend)			
7/15	24+93.09	3/4" Long Water Service (70)			
7/15	24+98.09	3/4" Short Water Service (61)			
7/15	25+47.48	3/4" Long Water Service (71)			
7/15	25+52.48	3/4" Short Water Service (60)			
7/15	26+08.09	3/4" Short Water Service (59)			
7/15	26+17.09	3/4" Long Water Service (72)			
7/15	26+73.09	3/4" Short Water Service (58)			
7/15	26+80.09	3/4" Long Water Service (73)			
7/15	26+97.22	8" Vertical Deflection (22.5' Bend)			
7/15	27+10.59	8" Vertical Deflection (22.5' Bend)			
7/15	27+22.59	8" Vertical Deflection (22.5' Bend)			
7/15	27+34.78	8" Vertical Deflection (22.5' Bend)			
7/15	27+35.59	FH, Type "B" Modified			
7/15	27+40.09	8"x6" FH Tee			
7/15	27+40.09	6" 90° Horizontal Bend			
7/15	28+29.25	8" 45° Horizontal Bend			
7/15	28+35.59	8" 45° Horizontal Bend			
7/15	28+40.59	8"x8" Tee			
7/15	28+63.59	8"x8" Tee			

LEG "A"					
SHEET	STATION	ITEM	AS-BUILT NORTHING	AS-BUILT EASTING	AS-BUILT C/L ELEVATION
7/15	00+00.00	12"x12" Tee			
7/15	00+02.00	12" Valve			
7/15	00+19.52	12" Plug & Thrust Block			

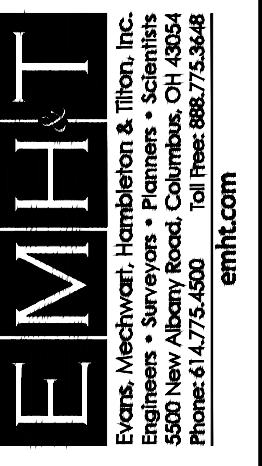
ESTIMATE OF QUANTITIES			
The Quantities Have Been Established As A Means For The City To Estimate The Necessary Development Fees. The Contractor Shall Be Solely Responsible For Determining The Required Bid Quantities Necessary For The Completion Of The Plan Improvements			
ITEM	QUANTITY	UNIT	DESCRIPTION
<b>SECTION 3</b>			
<b>STREET</b>			
201	Lump	Sum	Clearing & Grubbing
203	Lump	Sum	Excavation Including Embankment Construction
204	4880	SY	Subgrade Compaction
301	318	CY	3" Bituminous Aggregate Base Course
304	635	CY	6" Aggregate Base
407	286	GAL	Tack Coat for Intermediate Course (Applied at 0.075 Gal/SY)
407	381	GAL	Tack Coat (Applied at 0.10 Gal/SY)
441	133	CY	1-1/4" Asphalt Concrete, Surface Course, Type 1, PG 64-22, Medium Traffic
441	186	CY	1-3/4" Asphalt Concrete, Intermediate Course, Type 2, PG 64-22, Medium Traffic
605	2701	LF	4" Pipe Underdrain
608	12	Each	Curb Ramps w/Detectable Warnings
608	1628	SF	4" Concrete Sidewalk
609	2701	LF	Concrete Curb & Gutter
653	486	CY	3" Topsoil Furnished and Placed
659	5826	SY	Permanent Seeding and Mulching (RW & Reserves)
659	29962	SY	Temporary Seeding and Mulching
<b>SHARED-USE PATH</b>			
204	1538	SY	Subgrade Compaction
301	93	CY	3" Asphalt Concrete Base
304	186	CY	6" Aggregate Base
441	39	CY	1-1/4" Asphalt Concrete, Surface Course, Type 1, PG 64-22, Medium Traffic
<b>STORM SEWER</b>			
604	2	Each	Manhole Type "C" (AA-S102 & ST-03)
604	10	Each	Curb and Gutter Inlet (AA-S125A & ST-04)
604	2	Each	Curb Inlet Manhole (AA-S121 w/ AA-S142 Grate)
604	6	Each	Catch Basin (AA-S133A)
604	3	Each	Catch Basin (AA-S133B)
901	562	LF	12" Reinforced Concrete Pipe
901	137	LF	12" Reinforced Concrete Pipe w/Joints per ASTM C-443
901	110	LF	15" Reinforced Concrete Pipe
901	152	LF	15" Reinforced Concrete Pipe w/Joints per ASTM C-443
901	278	LF	18" Reinforced Concrete Pipe
901	272	LF	24" Reinforced Concrete Pipe
901	279	LF	24" Reinforced Concrete Pipe w/Joints per ASTM C-443
<b>WATER</b>			
801	26	LF	6" Water Pipe & Fittings (Hydrant Leads)
801	1328	LF	8" Water Pipe & Fittings
801	162	LF	12" Water Pipe & Fittings
802	4	Each	6" Valve (Hydrants) & Appurtenances
802	4	Each	8" Valve & Appurtenances
802	1	Each	12" Valve & Appurtenances
805	11	Each	3/4" Water Tap-Long
805	15	Each	3/4" Water Tap-Short
809	4	Each	Fire Hydrant Type B (Including Appurtenances)
SPEC	Lump	Sum	Survey Coordinates
<b>EROSION AND SEDIMENT CONTROL</b>			
207	19	Each	Inlet Protection (Dandy Bag)
207	16	Each	Inlet Protection (Dandy Curb Bag)
207	1070	LF	Silt Fence
207	1	Each	Construction Entrance
SPEC	1	Each	Concrete Washout
<b>SIGNAGE</b>			
801	2	Each	Street Name Sign, Complete per Dublin Std Dwg R-10
801	2	Each	Stop Sign, Complete per Dublin Std Dwg R-10
SPEC	1	Each	Temporary Barricade
SPEC	3	Each	Temporary Barricade To Be Removed

Calculated By: CRL Date: 07/23/2024 Checked By: JCB Date: 07/25/2024

**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION  
 PLAN SET DATE: AUGUST, 2024



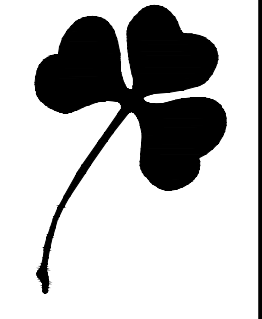
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
 FOR  
**AVONDALE WOODS SECTION 3**  
 QUANTITIES & WATER COORDINATE TABLES



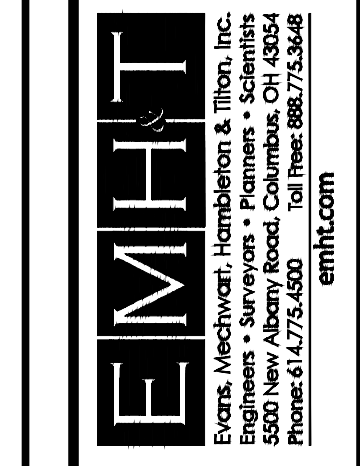
DATE: AUGUST, 2024  
 SCALE: NONE  
 JOB NO.: 2023-0604  
 SHEET: 4/15

**PRELIMINARY**  
**NOT TO BE USED FOR CONSTRUCTION**  
 PLAN SET DATE: AUGUST, 2024

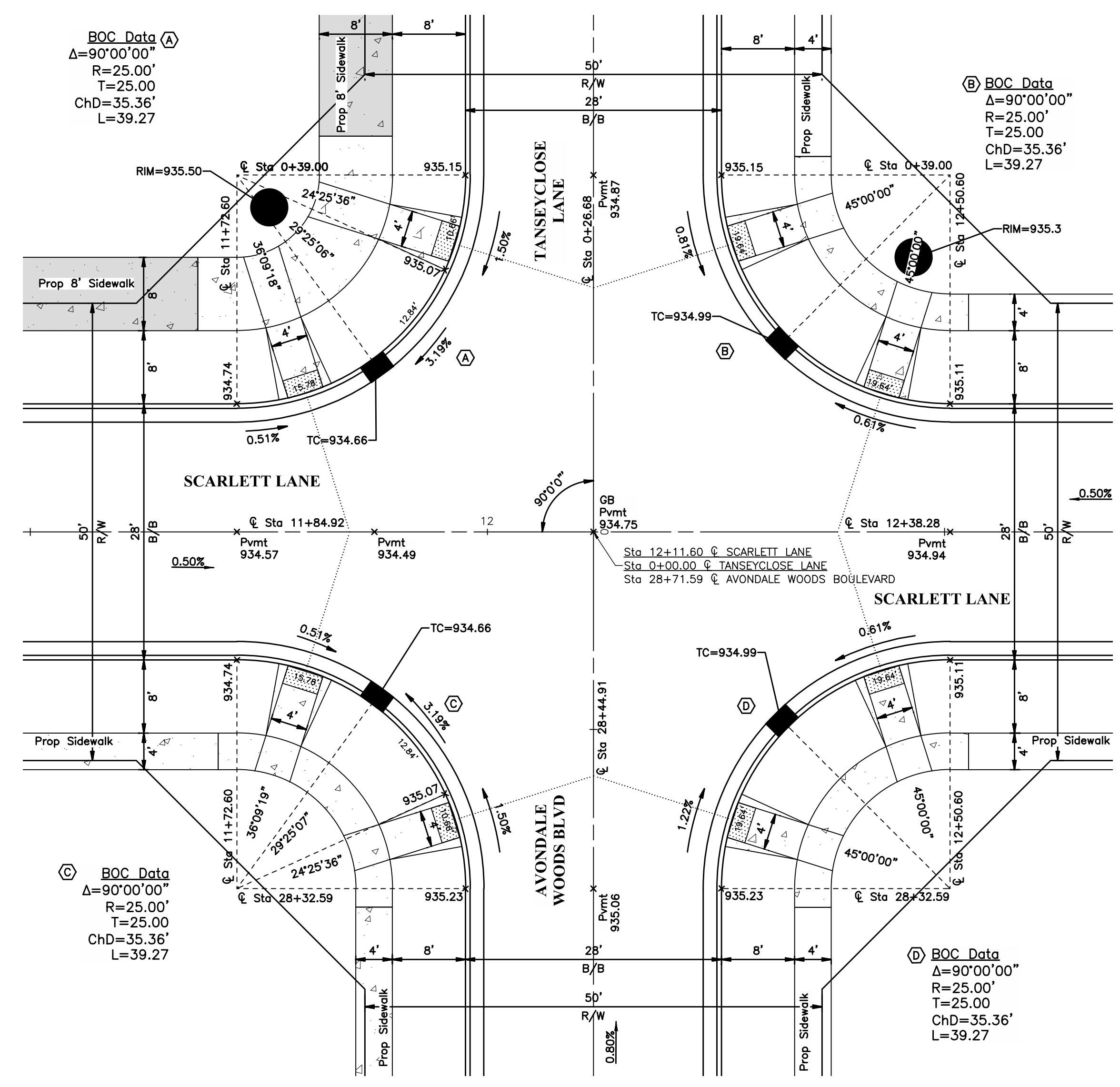
MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
 FOR  
**AVONDALE WOODS SECTION 3**  
**INTERSECTION & CURB RAMP DETAILS**



DATE	AUGUST, 2024
SCALE	1" = 10'
JOB NO.	2023-0604
SHEET	5/15



**INTERSECTION DETAIL**  
 Scale: 1" = 10'  
 Scarlett Lane  
 & Avondale Woods Boulevard  
 & Tansyclose Lane



- LEGEND**
- Existing Multi-Use Path
  - Prop Multi-Use Path, Concrete, By Homeowner
  - Sidewalk (By Developer)
- NOTE:**  
 All elevations are top of curb unless otherwise noted.  
 PVMT Top of Pavement

**\*\* Ramp slope (5.0% min. - 7.69% max.) is designed @ 7.12% unless otherwise noted.**

**\*\*\* Top landing slope shall not exceed 1.56%**

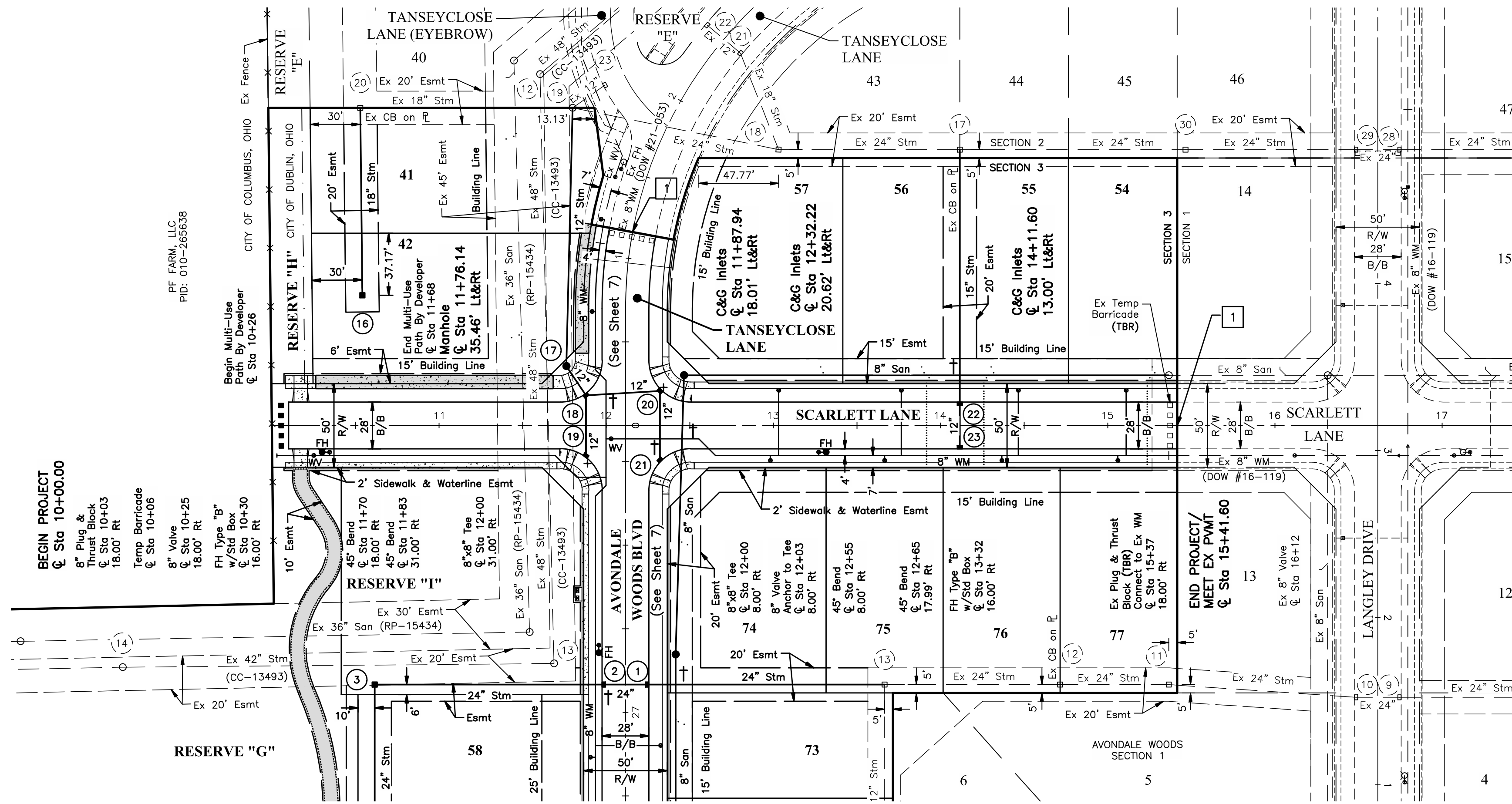
**Notes:**  
 Detectable Warnings shall be provided wherever a curb ramp crosses a vehicular way, excluding unsignalized driveway crossings.

All detectable warnings shall be ADA Solutions Tactile Warning Surface Mats - Replaceable Wet-Set Composite Tactile with a dome spacing of 2.35 inches, manufacturer part number 2448REP. Brick red color shall be used in most locations unless otherwise noted. The cost of this work will be paid at the unit price bid per each, and shall be in addition to any overlapping payments per square foot for sidewalk or pedestrian path.

Refer to Dublin Standard Drawings PD-01, 02, 03, 04, and 06 for curb ramp requirements & RD-03 for typical curb section.

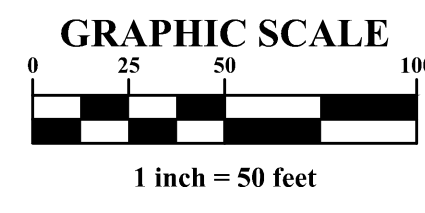
**HANDICAP RAMP DETAILS**  
 Not to Scale

J:\20230604\Drawings\04Sheets\ROAD\20230604-ROAD-05.dwg, Last Saved By: Udder, Kristen, 8/6/2024 7:23 AM  
 3 Years: 20230604-ROAD-TLB, 20230604-ROAD-TLB-REF, 20230604-ROAD-TLB-REF-N, 20230604-ROAD-TLB-REF-N



**LEGEND**

	Proposed Storm Sewer
	Proposed Sanitary Sewer
	Proposed Watermain
	Existing Storm Sewer
	Existing Sanitary Sewer
	Existing Watermain
	Proposed Street Signs
	Existing Multi-Use Path
	Proposed Multi-Use Path, Concrete (By Developer)
	Prop Multi-Use Path, Concrete, By Homeowner
	Proposed Multi-Use Path, Asphalt (By Developer)
	Sidewalk (By Developer)
	Sidewalk (By Home Owner)
	Temp Barricade
	To Be Removed
	Per Plan

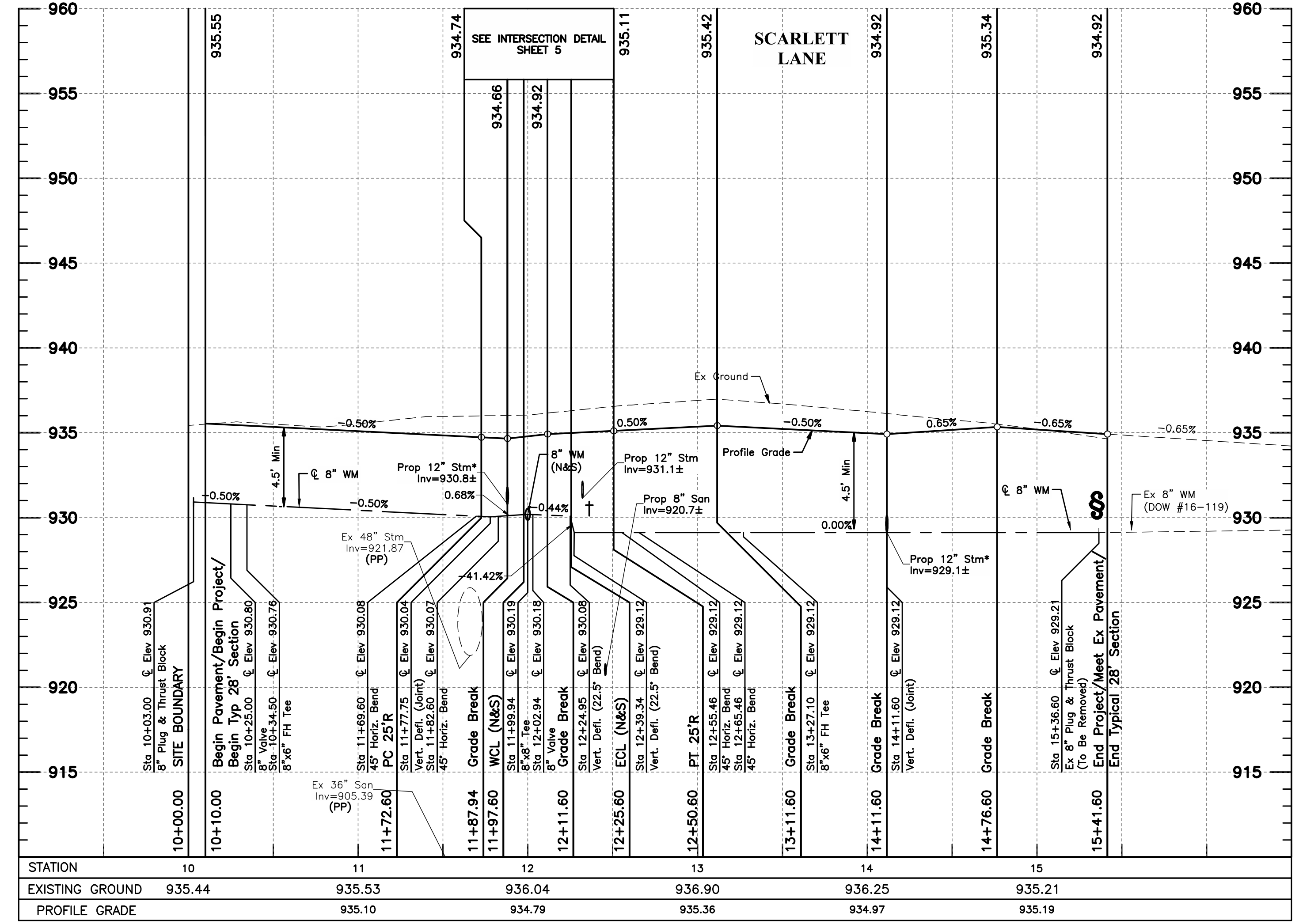


**NOTES:**

- † Maintain eighteen (18) inches vertical and ten (10) feet horizontal separation out to out between any sanitary or storm sewer piping and structures and all proposed water mains.
- \* Storm and Watermain do not cross.
- § Contractor must verify invert and location of existing utility before construction. If there is a discrepancy between the contractors information and the plan information shown, the contractor is to contact the engineer of record prior to starting construction.
- Required signs can be manufactured by the City of Dublin or Developer. If the City of Dublin fabricates and installs the signs, please contact John Babyak (614-410-4718) for coordination and provide a detailed sign plan to the City. If Developer manufactures the signs, the City requires shop drawing approvals prior to installation of signs.
- 1 Match existing pavement using butt joint per ODOT Standard Drawing BP-3.1 as required

**CLUSTER BOX UNITS NOTE:**

CBU pad and boxes to be installed per Dublin Post Master (David.M.Huelsbeck@usps.gov) and USPS contact Karen Siefert (Karen.E.Siefert@usps.gov). The CBU specifications (color, type/style, etc.) shall be per approved Final Development Plan (Case Number 24-008FDP) The CBU shall be installed prior to conditional acceptance of the public improvements to the satisfaction of the City Engineer and USPS.



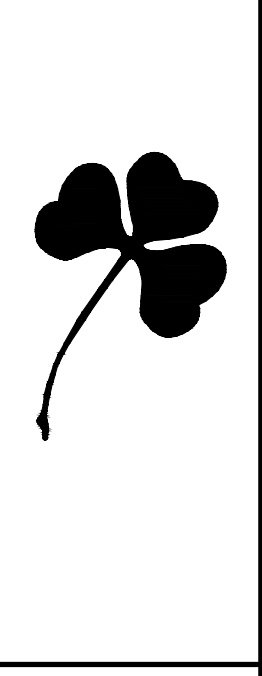
STATION	10	11	12	13	14	15
EXISTING GROUND	935.44	935.53	936.04	936.90	936.25	935.21
PROFILE GRADE		935.10	934.79	935.36	934.97	935.19

**PRELIMINARY**

**NOT TO BE USED FOR CONSTRUCTION**

**PLAN SET DATE: AUGUST, 2024**

REVISIONS	MARK	DATE	DESCRIPTION

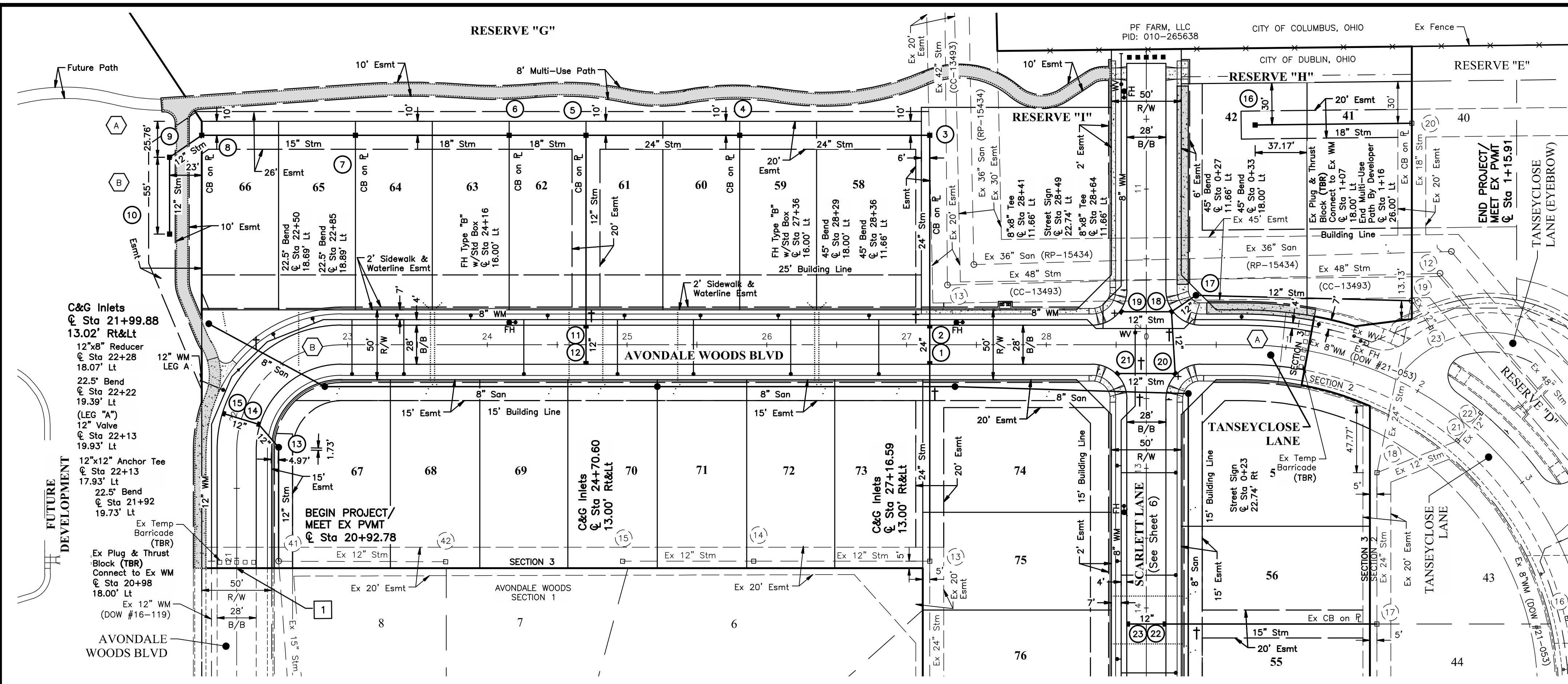


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
FOR  
**AVONDALE WOODS SECTION 3**  
PLAN & PROFILE

**E.M.H.T.**  
Steve McWhorter, Christopher A. Thibault, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43254  
Phone: 614.775.5500 Fax: 614.775.3666  
emht.com

DATE	AUGUST, 2024
SCALE	AS NOTED
JOB NO.	2023-0604

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**NOTES:**

† Maintain eighteen (18) inches vertical and ten (10) feet horizontal separation out to out between any sanitary or storm sewer piping and structures and all proposed water mains.

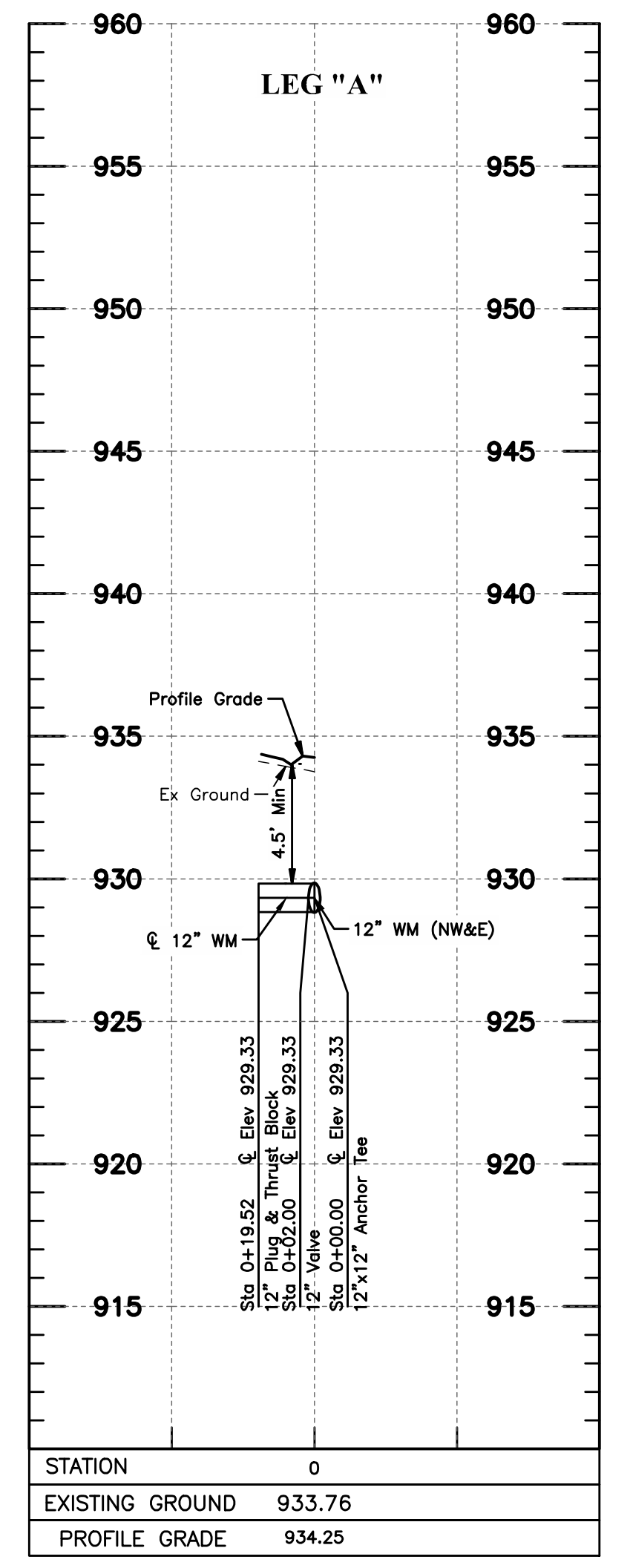
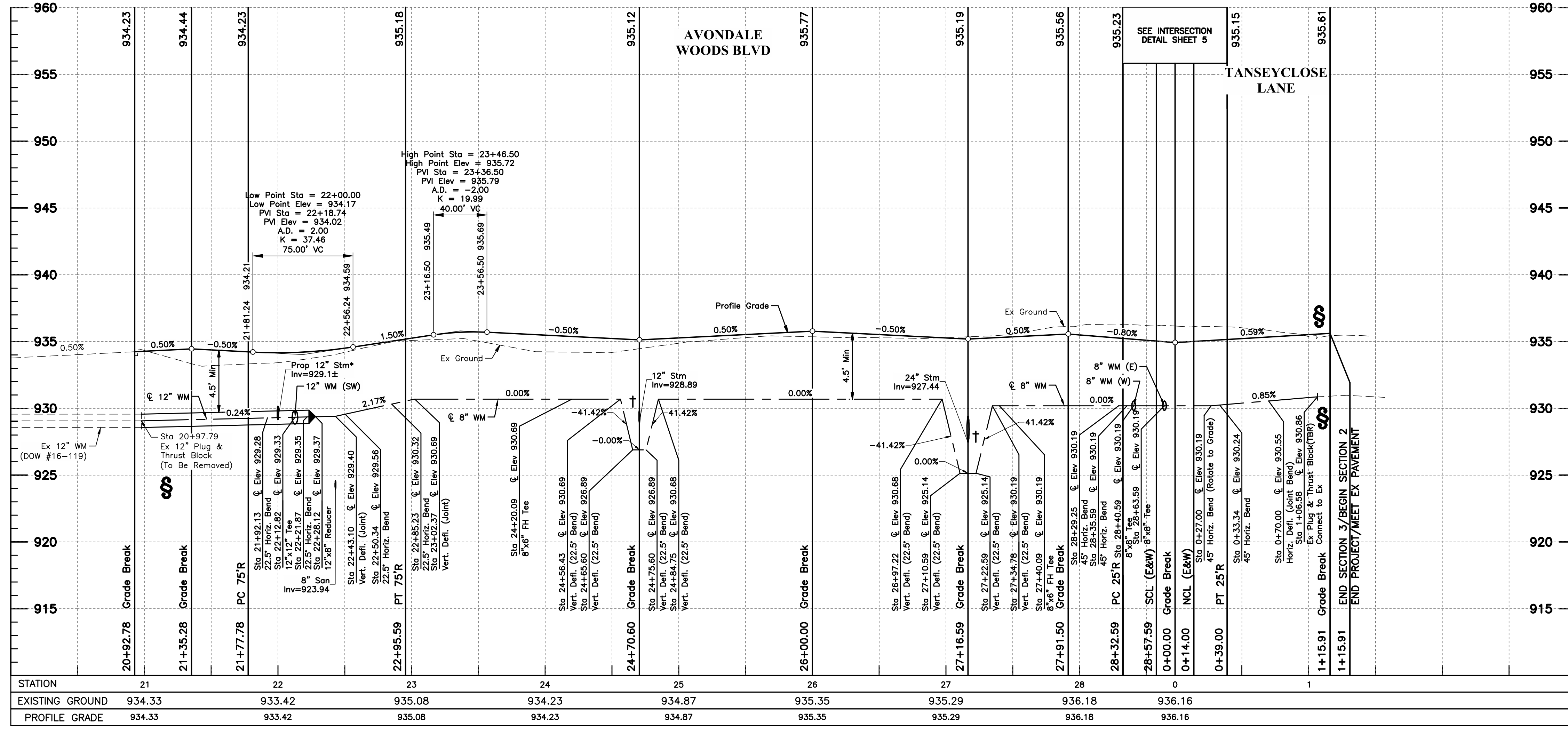
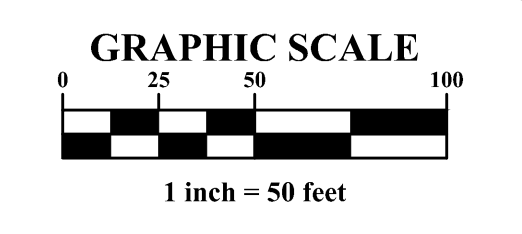
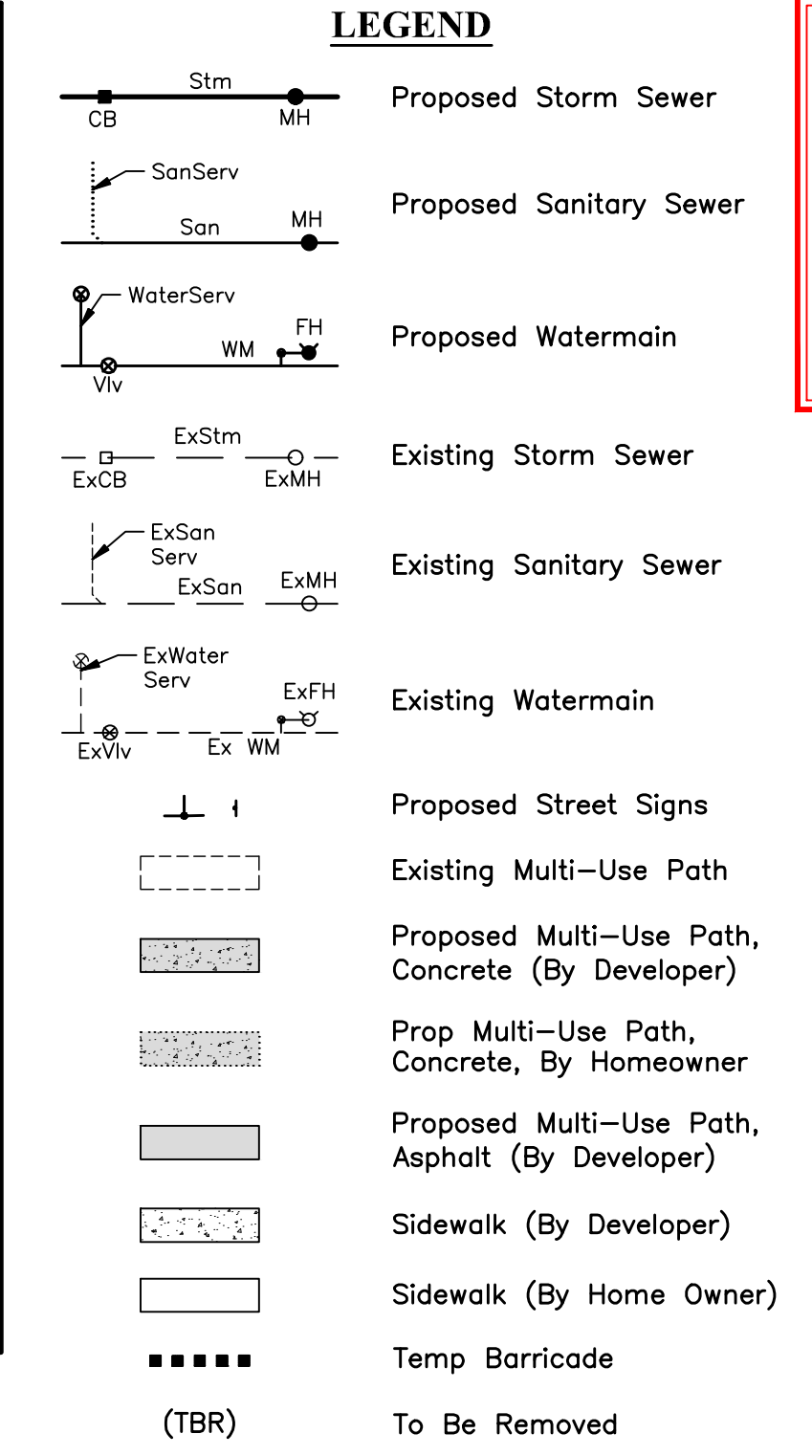
\* Storm and Watermain do not cross.

Contractor must verify invert and location of existing utility before construction. If there is a discrepancy between the contractor's information and the plan information shown, the contractor is to contact the engineer of record prior to starting construction.

Required signs can be manufactured by the City of Dublin or Developer. If the City of Dublin fabricates and installs the signs, please contact John Babyak (614-410-4718) for coordination and provide a detailed sign plan to the City. If Developer manufactures the signs, the City requires shop drawing approvals prior to installation of signs.

Match existing pavement using butt joint per ODOT Standard Drawing BP-3.1 as required

**CLUSTER BOX UNITS NOTE:**  
CBU pad and boxes to be installed per Dublin Post Master (David.M.Huelsbeck@usps.gov) and USPS contact Karen Siefert (Karen.F.Siefert@usps.gov). The CBU specifications (color, type/style, etc.) shall be per approved Final Development Plan (Case Number 24-008FDP). The CBU shall be installed prior to conditional acceptance of the public improvements to the satisfaction of the City Engineer and USPS.



**PRELIMINARY**  
**NOT TO BE USED FOR CONSTRUCTION**  
**PLAN SET DATE: AUGUST, 2024**

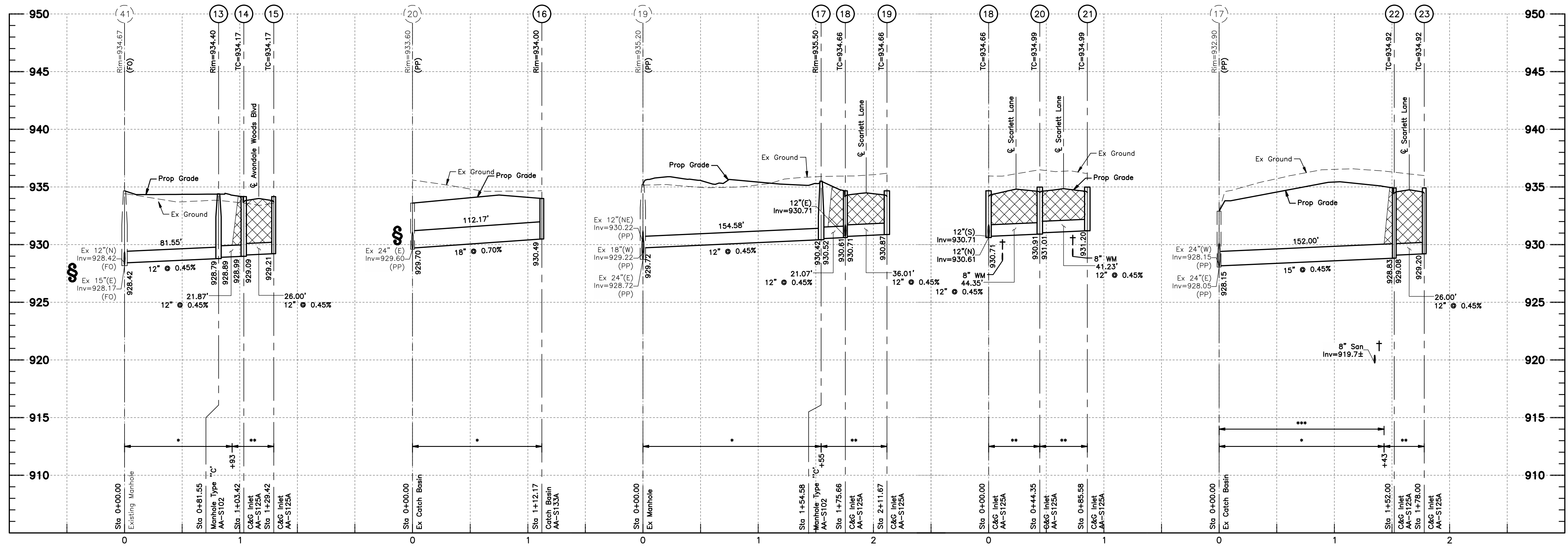
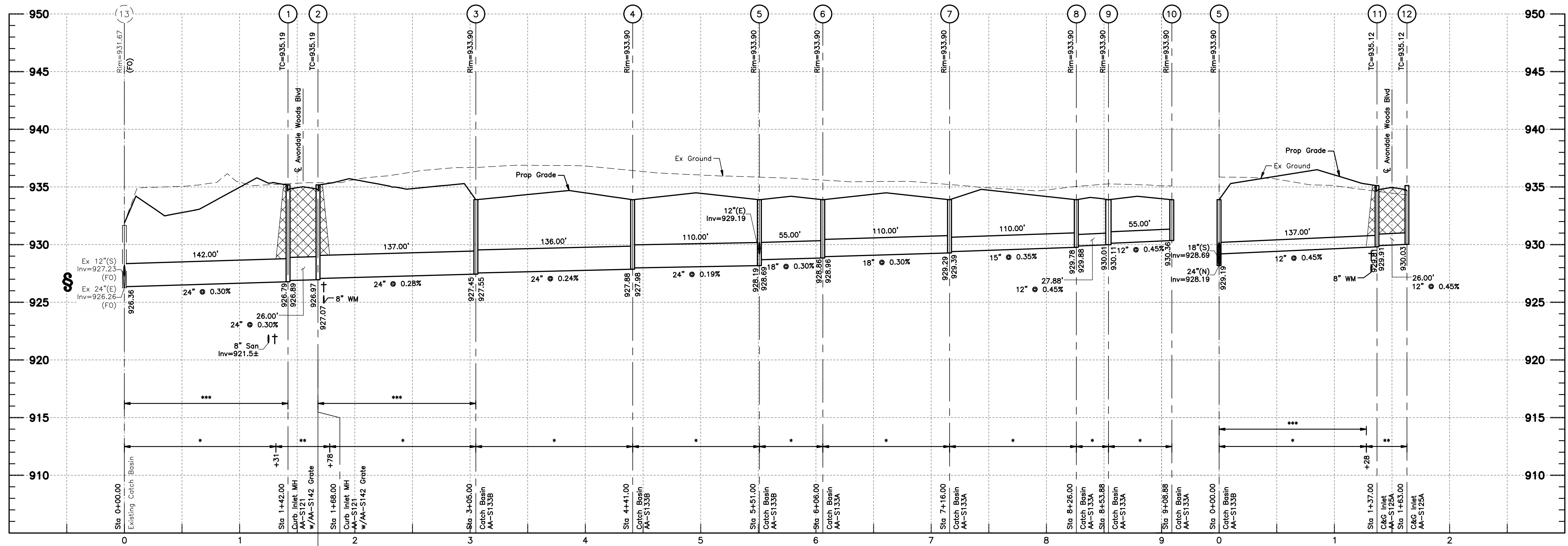
REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
FOR  
**AVONDALE WOODS SECTION 3**  
PLAN & PROFILE

**EMHT**  
Suzanne M. Hunsberger, P.E., P.S.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43254  
Phone: 614.775.5500 Fax: 614.775.3868 emht.com

DATE: AUGUST, 2024  
SCALE: AS NOTED  
JOB NO.: 2023-0604  
SHEET: 7/15



**NOTES:**

- † Maintain eighteen (18) inches vertical and ten (10) feet horizontal separation out to out between any sanitary or storm sewer piping and structures and all proposed water mains.
- (TC) Top Casting
- (FO) Field Observed
- (PP) Per Plan
- ATG Adjust to Grade

Contractor must verify invert and location of existing utility before construction. If there is a discrepancy between the contractors information and the plan information shown, the contractor is to contact the engineer of record prior to starting construction.

- \* Compacted Backfill, Item 911.
- \*\* Compacted Granular Material Per Item 912 (Type 1 only). All Limits of Compacted Granular Denoted thus:

☒

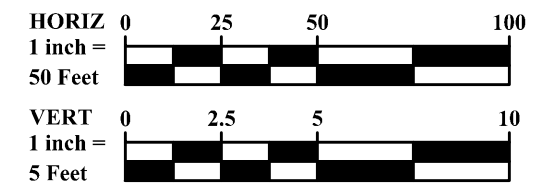
For all storm sewer pipe along the side yard of a lot, contractor shall use reinforced concrete pipe (ASTM C-76) with "O" ring rubber gasket joints (ASTM C-136) with no aggregate backfill or HP stormpipe with gasketed integral bell and spigot joint (ASTM F2881) with standard bedding and backfill. Per City of Dublin Std Dwg ST-06.

See Storm Sewer Tables, Sheet 9.

Taps into existing sewer systems are to be cone drilled and inspected by the City of Dublin.

All Manholes to have lid per City of Dublin Standard Drawing ST-03.

All curb and gutter inlets to have tops per City of Dublin Standard Drawing ST-04.

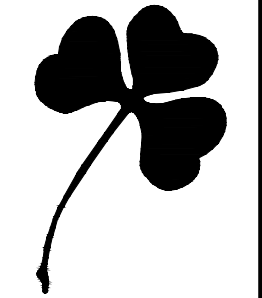


**PRELIMINARY**

**NOT TO BE USED FOR CONSTRUCTION**

**PLAN SET DATE: AUGUST, 2024**

REVISIONS	MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
FOR  
**AVONDALE WOODS SECTION 3**  
STORM SEWER PROFILES



DATE: AUGUST, 2024

SCALE: Horiz: 1" = 50'  
Vert: 1" = 5'

JOB NO.: 2023-0604

SHEET

STRUCTURE COORDINATES				
STRUCTURE #	NORTHING - PLAN	EASTING - PLAN	NORTHING - AS BUILT	EASTING - AS BUILT
1	753629.9021	1781648.6521		
2	753627.3024	1781622.7825		
3	753613.6035	1781486.4691		
4	753478.2851	1781500.0679		
5	753368.8364	1781511.0670		
6	753314.1121	1781516.5665		
8	753095.2146	1781538.5646		
9	753073.9053	1781556.5407		
10	753079.4048	1781611.2650		
11	753382.5352	1781647.3804		
12	753385.1524	1781673.2483		
13	753172.2821	1781755.3953		
14	753156.3999	1781740.3569		
15	753130.8983	1781735.2908		
16	753844.5229	1781455.7629		
17	753814.5660	1781581.3858		
18	753798.3762	1781594.8759		
19	753762.5429	1781598.4769		
22	753815.7586	1781817.9164		
23	753789.8889	1781820.5162		
41	753180.4364	1781836.5365		
Ex13	753644.1009	1781789.9405		
Ex17	753966.9968	1781802.7177		
Ex19	753968.7125	1781569.7684		
Ex20	753956.0037	1781443.3069		

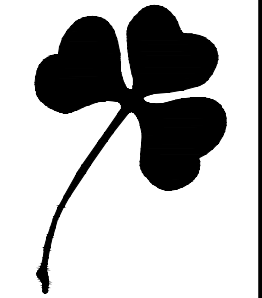
NOTE: The coordinates shown for the existing structures are from engineering plan information. As-built locations of existing structures may differ slightly and may change the bearing and distance of the sewer line. Please contact the Engineer of record if there are major discrepancies between plan and as-built locations.

STORM SEWER TABLE			
LINE	BEARING	LENGTH	SIZE
Ex13-1	S84°15'41"W	142.00'	24"
1-2	S84°15'41"W	26.00'	24"
2-3	S84°15'41"W	137.00'	24"
3-4	S05°44'19"E	136.00'	24"
4-5	S05°44'19"E	110.00'	24"
5-6	S05°44'19"E	55.00'	18"
6-7	S05°44'19"E	110.00'	18"
8-9	S40°09'01"E	27.88'	12"
9-10	N84°15'41"E	55.00'	12"
5-11	N84°15'41"E	137.00'	12"
11-12	N84°13'23"E	26.00'	12"
41-13	S84°15'41"W	81.55'	12"
13-14	S43°26'13"W	21.87'	12"
14-15	S11°14'10"W	26.00'	12"
Ex20-16	S06°22'31"E	112.17'	18"
Ex19-17	S04°18'36"E	154.58'	12"
17-18	S39°48'10"E	21.07'	12"
18-19	S05°44'19"E	36.01'	12"
Ex17-22	S05°44'19"E	152.00'	15"
22-23	S05°44'19"E	26.00'	12"

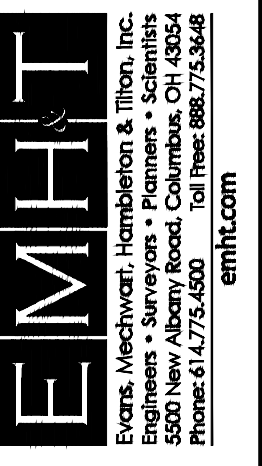
**PRELIMINARY**

**NOT TO BE USED FOR CONSTRUCTION**

**PLAN SET DATE: AUGUST, 2024**



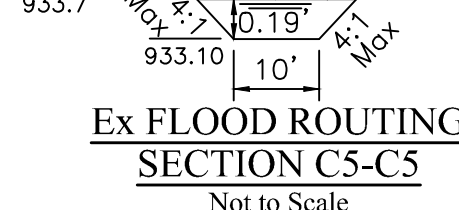
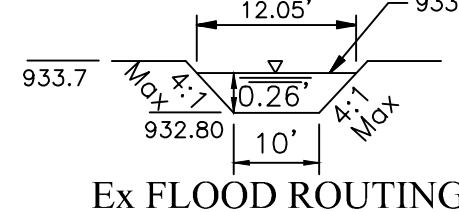
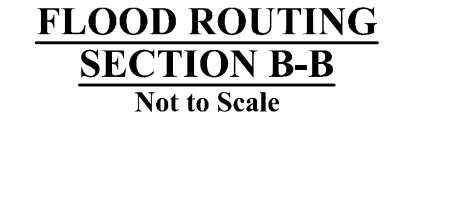
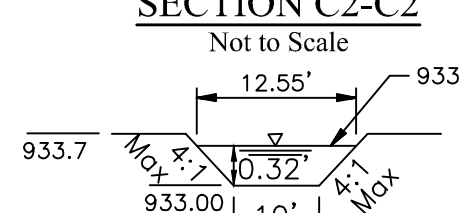
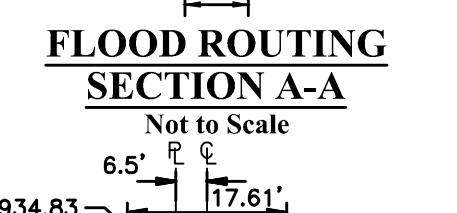
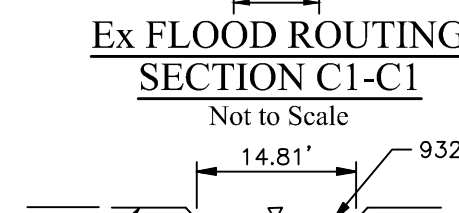
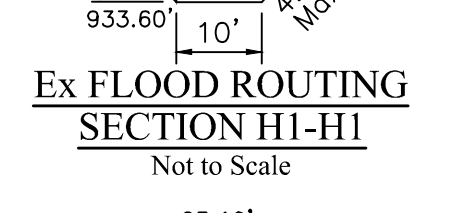
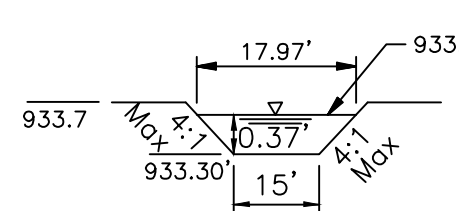
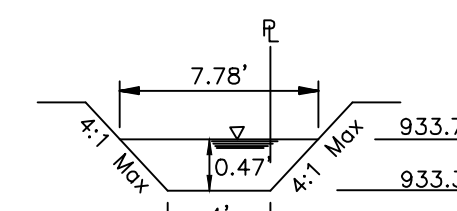
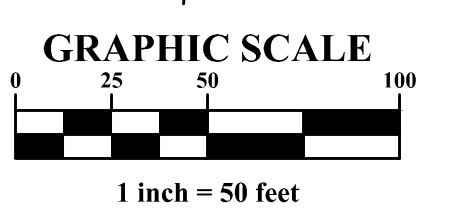
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
FOR  
**AVONDALE WOODS SECTION 3**  
STORM SEWER COORDINATE TABLES



DATE	AUGUST, 2024
SCALE	NONE
JOB NO.	2023-0604
SHEET	9/15

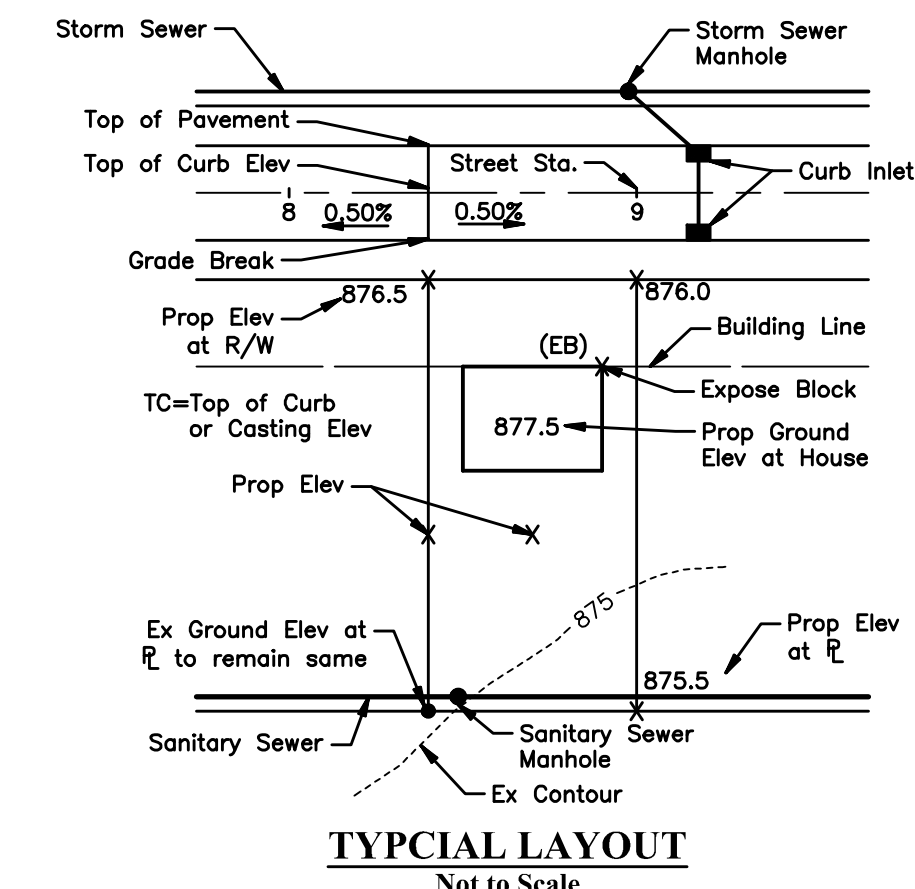
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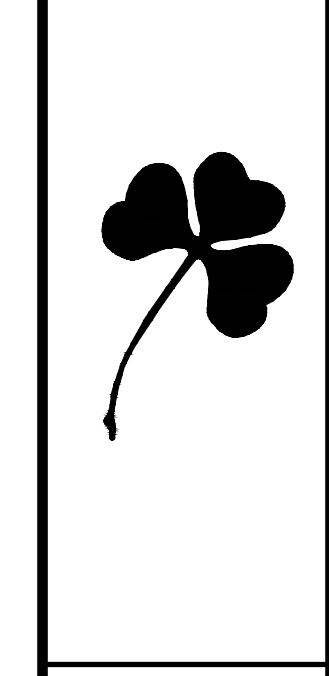
- LEGEND**
- Proposed Storm Sewer
  - Proposed Sanitary Sewer
  - Proposed Watermain
  - Existing Storm Sewer
  - Existing Sanitary Sewer
  - Existing Watermain
  - Existing Minor Contours
  - Existing Major Contours
  - Proposed Minor Contours
  - Proposed Major Contours
  - Flow Arrow
  - Flood Routing Arrow
  - Existing Flood Routing Arrow
  - Sidewalk (By Homeowner)
  - Sidewalk (By Developer)
  - Proposed Multi-Use Path, Asphalt (By Developer)
  - Prop Multi-Use Path, Concrete (By Homeowner)
  - Limits of Disturbance
  - Tree Protection Fence
  - ATG Adjust to Grade
  - (TBR) To Be Removed
  - GA= Ground Around

NOTE: Contractor shall refer to Final Development Plan for specifics on tree removals. Contact Engineer for information.



**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION  
 PLAN SET DATE: AUGUST, 2024

REVISIONS	MARK	DATE	DESCRIPTION

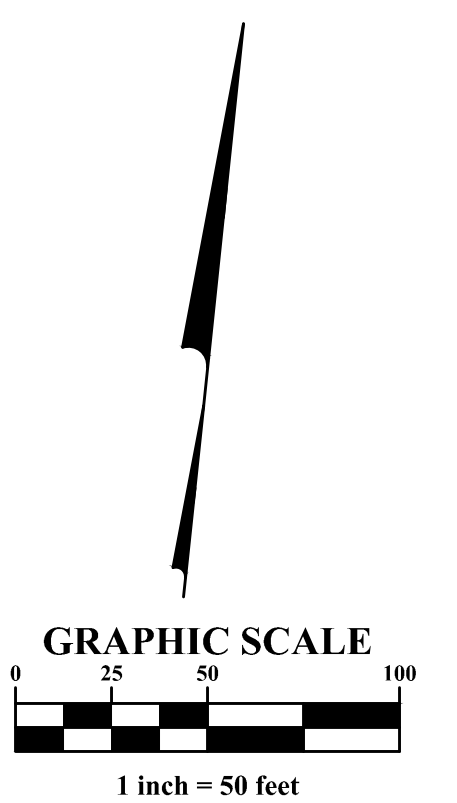
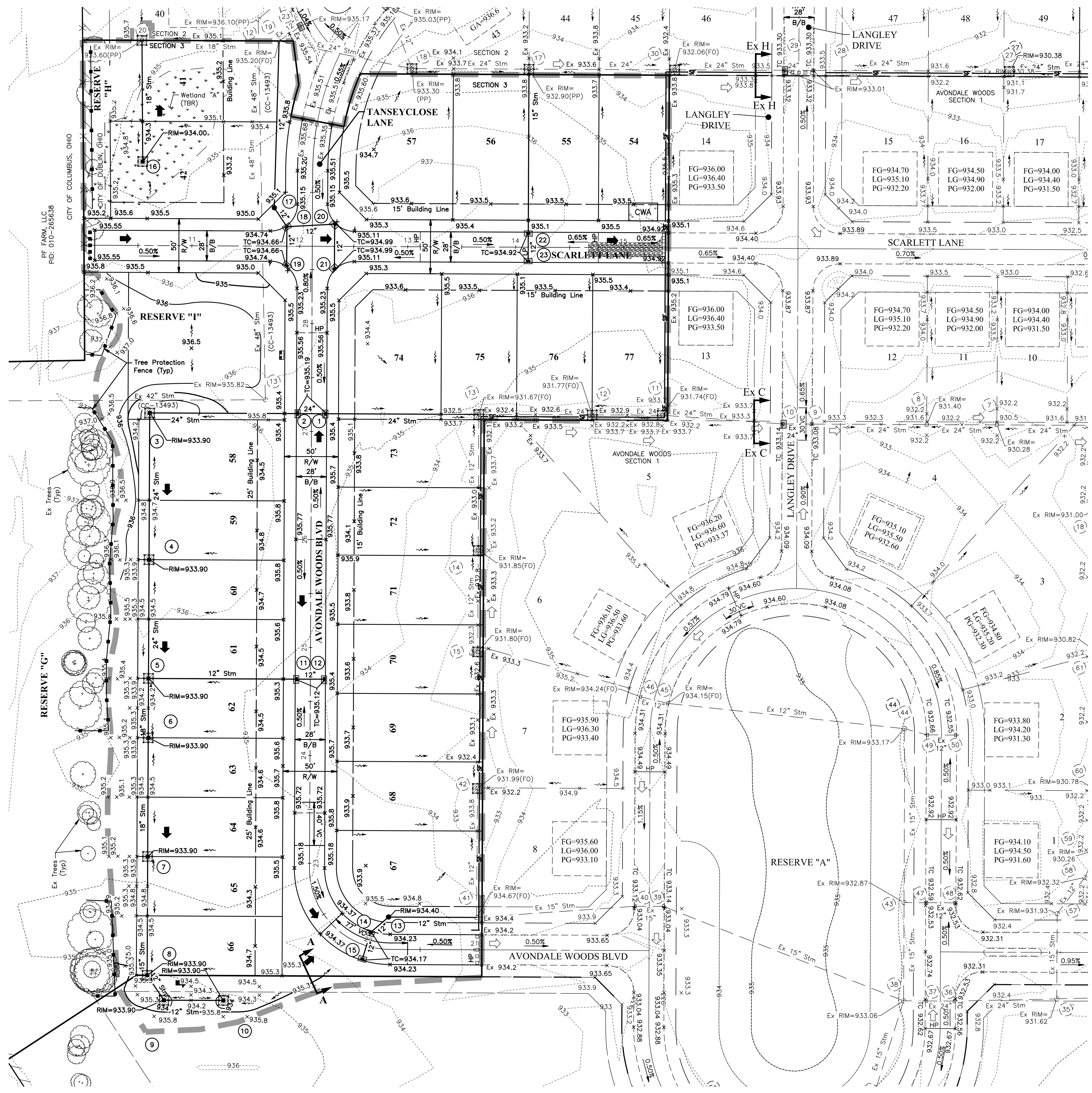


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
 FOR  
**AVONDALE WOODS SECTION 3**  
 GRADING PLAN

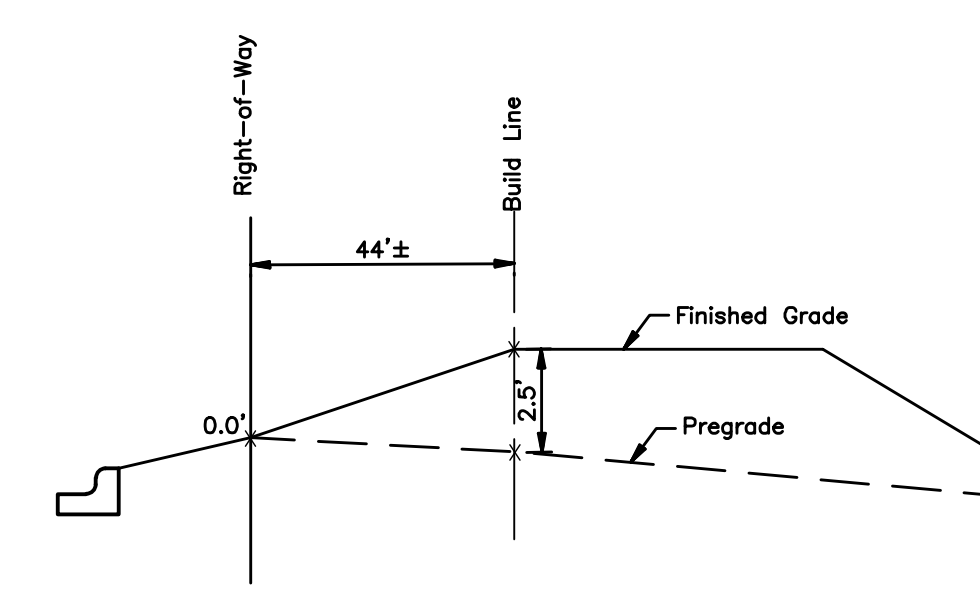
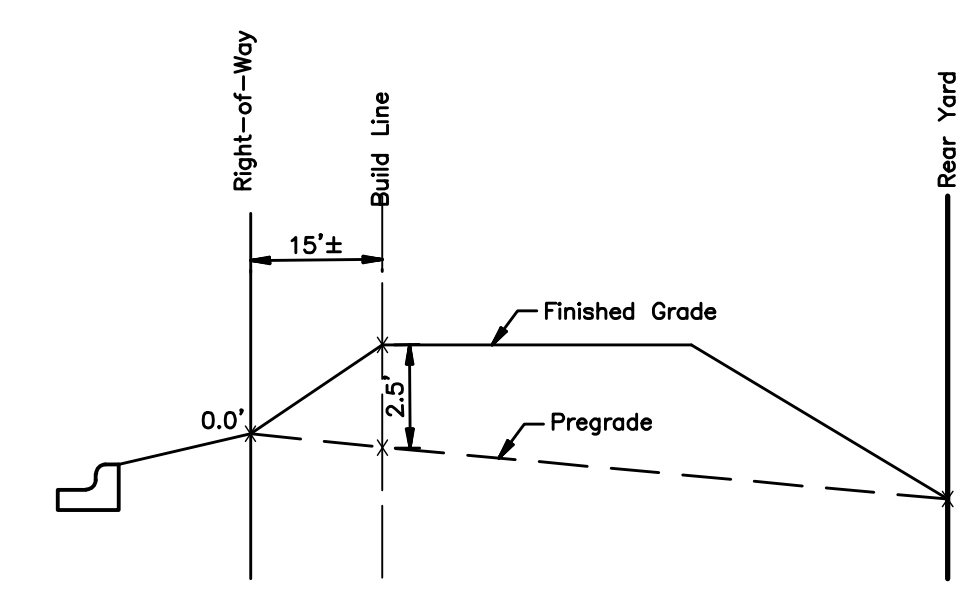
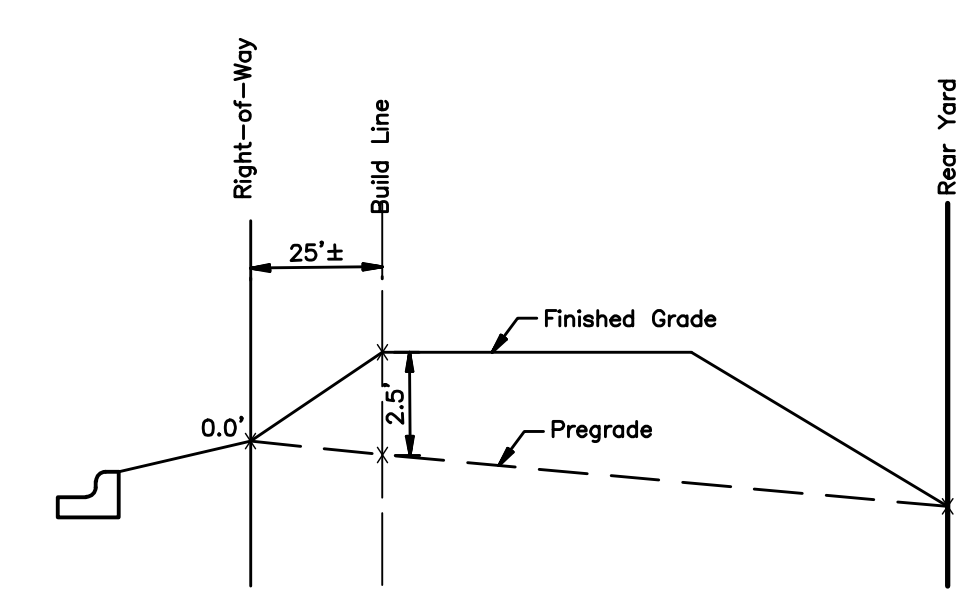
**E.M.H.T.**  
 Steve McWhorter, Nicholas S. Thon, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5800 New Albany Road, Columbus, OH 43244  
 Phone: 614.757.5500 Fax: 614.757.5505  
 emt.com

DATE	AUGUST, 2024
SCALE	1" = 50'
JOB NO.	2023-0604
SHEET	10/15

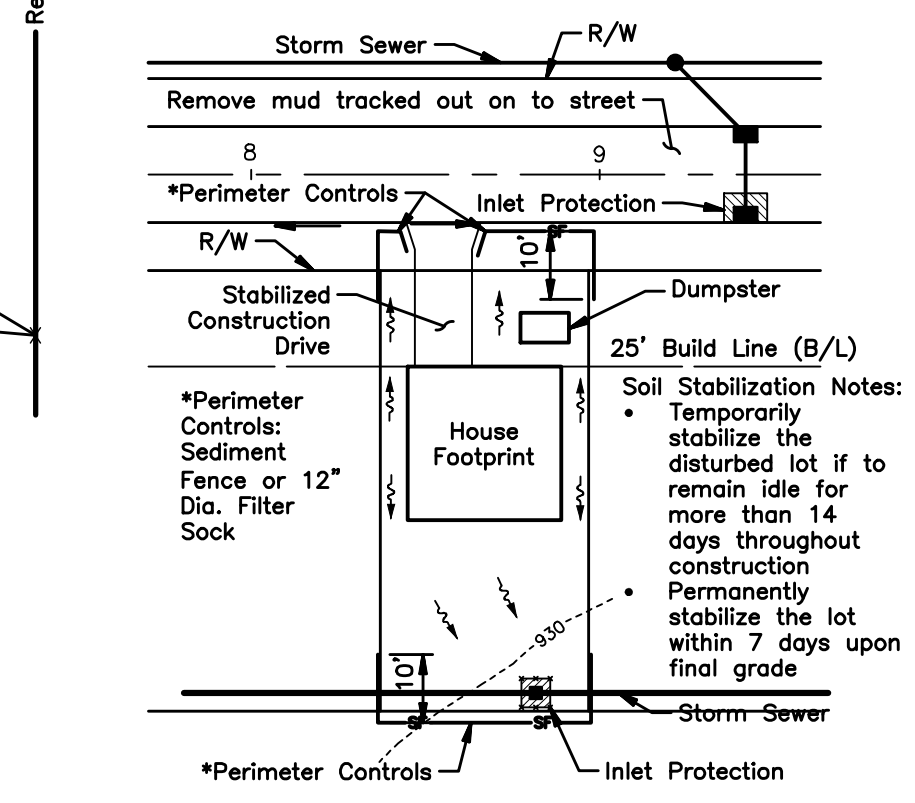
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- ### LEGEND
- Stm MH Proposed Storm Sewer
  - ExStm ExMH Existing Storm Sewer
  - 921 Existing Minor Contours
  - 920 Existing Major Contours
  - 901 Proposed Minor Contours
  - 905 Proposed Major Contours
  - Flow Arrow
  - Flood Routing Arrow
  - Existing Flood Routing Arrow
  - Limits of Disturbance
  - Tree Protection Fence
  - ATG Adjust to Grade
  - (TBR) To Be Removed
  - Sediment Fence installation should be at edge of disturbance. Do not remove trees to facilitate installation. Actual placement should be determined by Construction Manager in the field. (See Detail Sheet 13)
  - Stabilized Construction Entrance (See Detail Sheet 13)
  - CWA Concrete Washout Area (See Detail Sheet 13)
  - Dandy Curb Bag Inlet Protection (See Detail, Sheet 13)
  - Filter Fabric Inlet Protection (See Detail, Sheet 13)

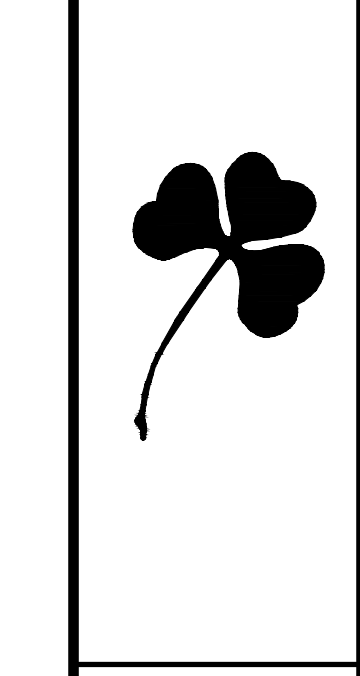


**NOTES:**  
Erosion Control Quantities are shown on Sheet 4.  
Sediment Fence line shown is for graphic purposes. Sediment Fence installation should be at edge of disturbance. See note in legend.

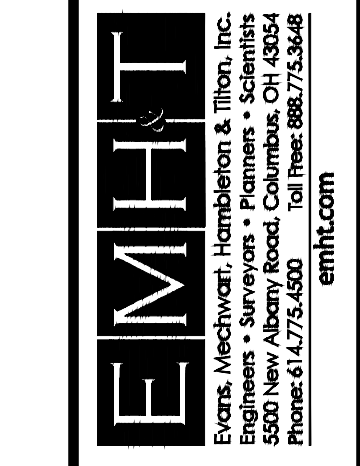


**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION  
PLAN SET DATE: AUGUST, 2024

REVISIONS	MARK	DATE	DESCRIPTION



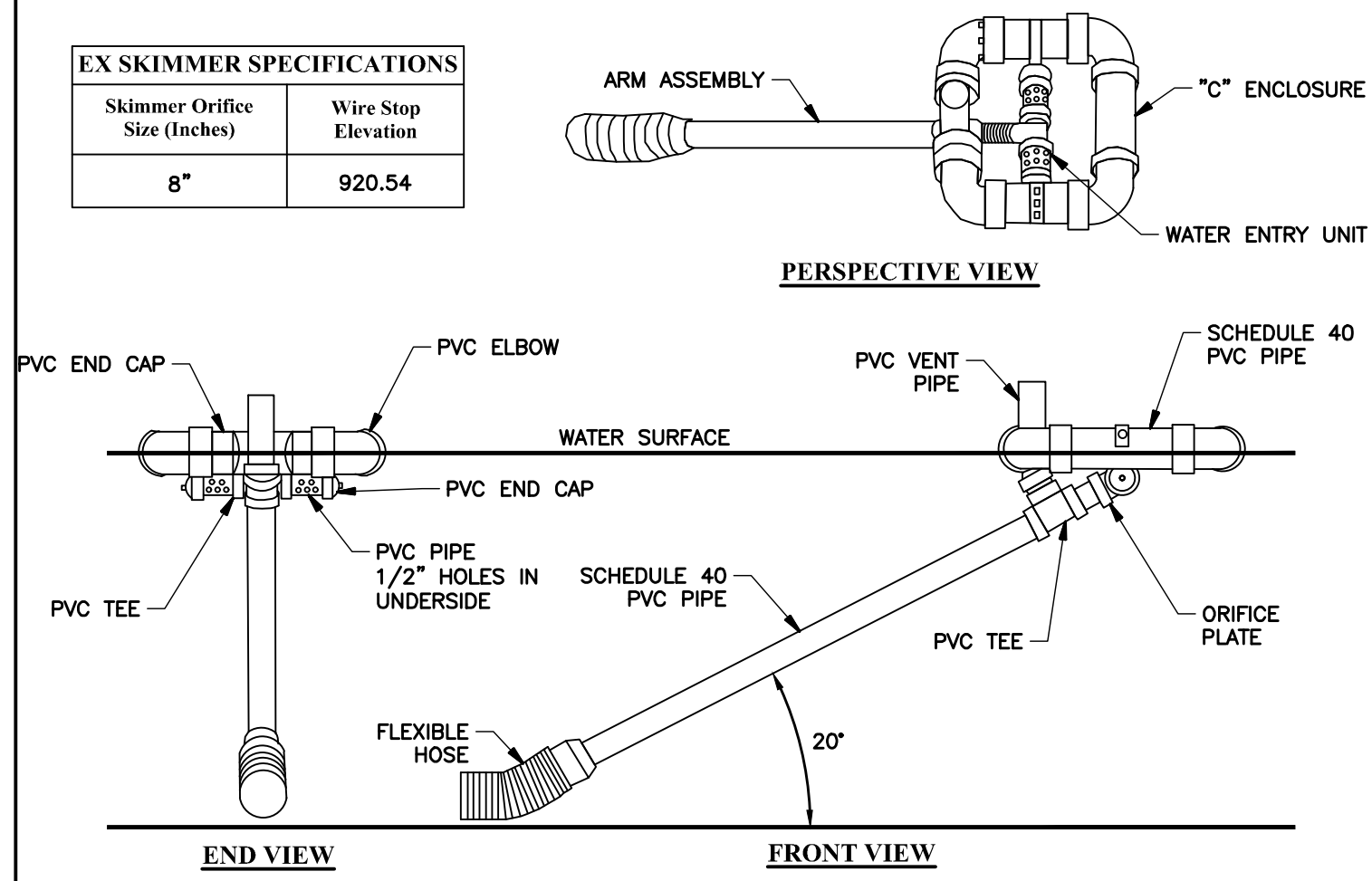
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
FOR  
**AVONDALE WOODS SECTION 3**  
EROSION CONTROL PLAN



DATE	AUGUST, 2024
SCALE	1" = 50'
JOB NO.	2023-0604
SHEET	11/15



EX SKIMMER SPECIFICATIONS	
Skimmer Orifice Size (Inches)	Wire Stop Elevation
8"	920.54



**TEMPORARY SKIMMER**  
Not to Scale

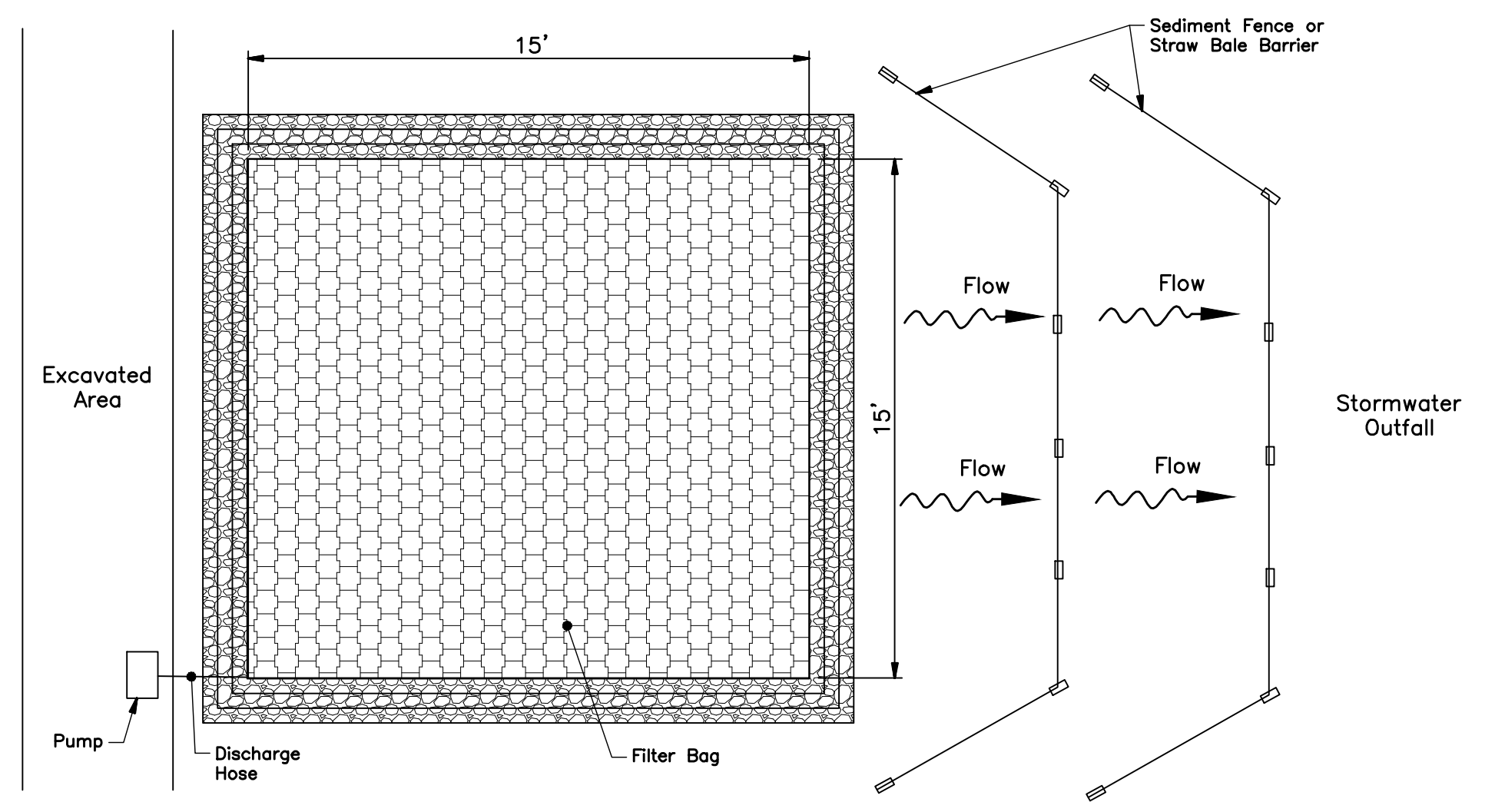
- NOTES:**
- SEDIMENT CLEANOUT:** Sediment shall be removed and the sediment basin restored to its original dimensions when the sediment has filled to one-half the sediment storage zone. Sediment removed from the basin shall be placed so that it will not erode and stabilized similar to other fill material placed on the site.
  - FINAL REMOVAL:** The sediment control structure shall be removed only after the upstream drainage area is stabilized, and upon approval from City of Dublin. Dewatering and removal shall not cause sediment to be discharged. Accumulated sediment within the proposed basin shall be removed upon completion of construction.

EXISTING TEMPORARY SEDIMENT CONTROL BASIN DATA						
BASIN	TRIBUTARY ACREAGE	DISTURBED ACREAGE	REQUIRED BASIN DEWATERING VOLUME (67 CY/AC)	PROVIDED BASIN DEWATERING VOLUME	REQUIRED SEDIMENT STORAGE VOLUME (37 CY DISTURBED AC)	PROVIDED SEDIMENT STORAGE VOLUME
01	140.981 Ac	90.344 Ac	5.85 Ac-Ft	6.28 Ac-Ft	2.07 Ac-Ft	33.15 Ac-Ft

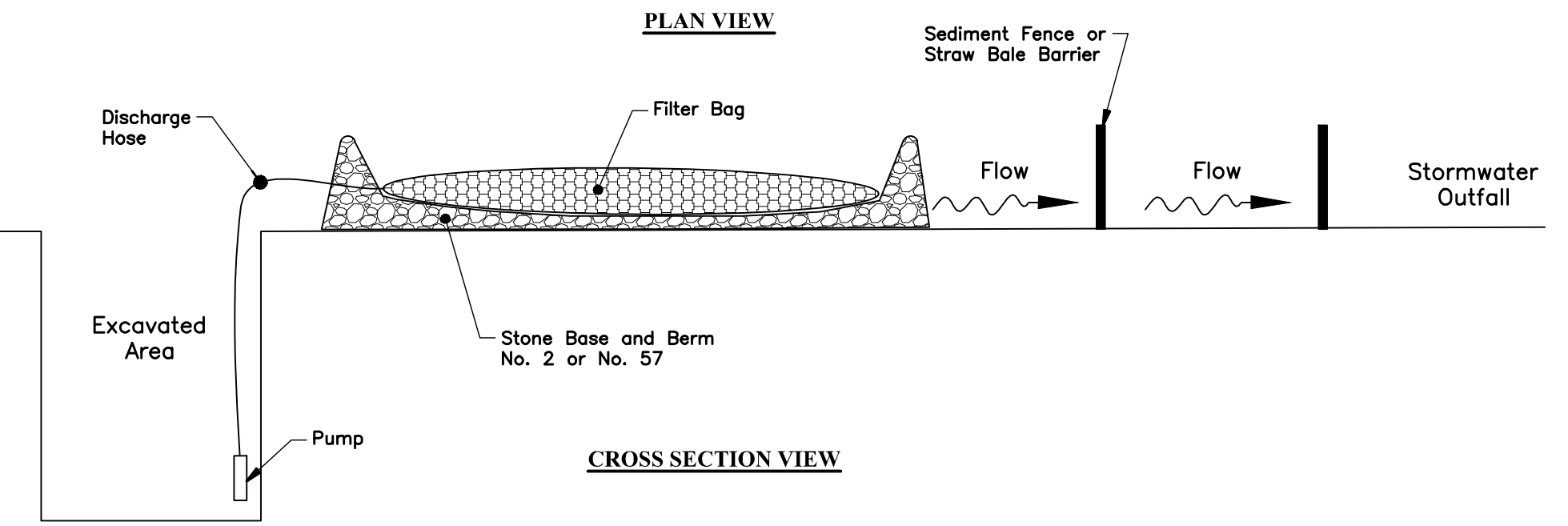
Required Dewatering Volume Drawdown > 48 Hrs.

STORMWATER MANAGEMENT SUMMARY TABLE							
	1-YEAR	2-YEAR	5-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR
Pre-Developed Q	31.92	49.15	76.33	100.22	135.37	165.50	197.87
Post-Developed Q*	123.62	164.72	224.92	275.20	346.32	405.56	467.92
Allowable Release	<9.62	<9.62	<9.62	<9.62	9.62	<24.85	24.85
Actual Release	1.26	1.50	3.01	5.16	8.04	9.83	15.29
Control Measure Depth/Elevation	921.04	921.77	922.74	923.19	923.99	924.72	925.32

\*From the combined hydrograph of Subareas 01-04



**PLAN VIEW**

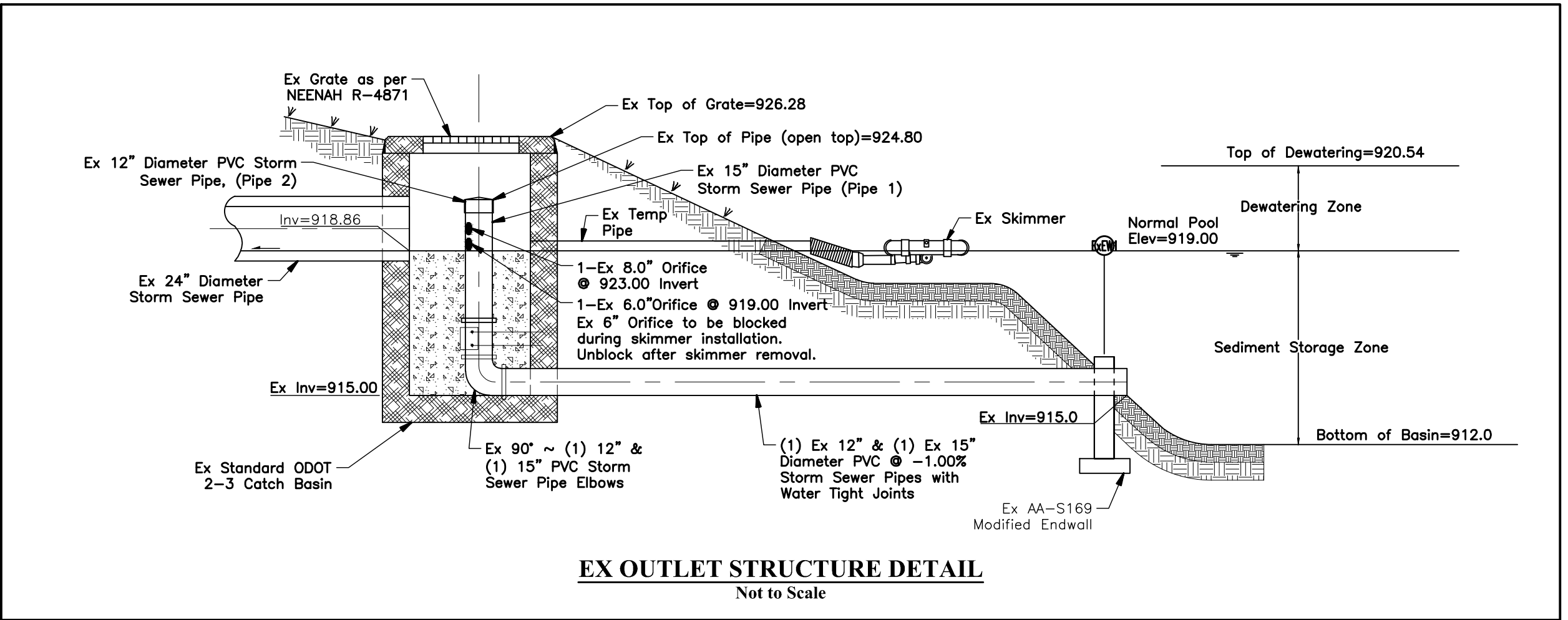


**CROSS SECTION VIEW**

- Installation:**
- The Contractor shall pump muddy water encountered within the excavated areas into a filter fabric bag. The bag shall be placed within a level undisturbed area as far away from the stormwater outfall as possible. The bag shall be placed on top of an aggregate pad. Additionally, a perimeter aggregate berm shall be constructed around the bag. Perimeter controls such as straw bale barriers or sediment fence shall be utilized along the downstream side of the bag. The perimeter controls shall be installed to ensure that the water flowing out of the bag does not flow around the ends of the controls. Upon completion, the bag shall be removed to an area away from the stormwater outfall and opened. The accumulated sediment shall be spread out to allow to dry and stabilized with vegetation. Filterbag shall be JMD Enviro-Protection Filter Bag, size is 15'x15' or approved equal.

- Maintenance:**
- The filter bag shall be replaced when the bag is half filled with sediment.
  - The Contractor shall contact the project Engineer for consultative services if dewatering activities overwhelm the filter bag and perimeter controls.

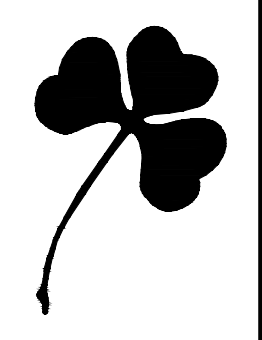
**DEWATERING FILTER BAG**  
Not to Scale



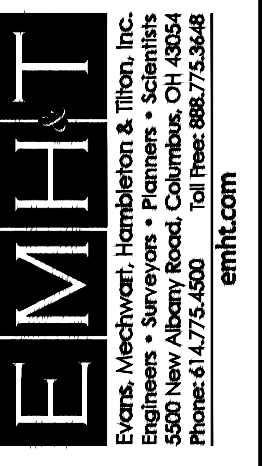
**EX OUTLET STRUCTURE DETAIL**  
Not to Scale

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION  
PLAN SHEET DATE: AUGUST, 2024

REVISION	MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
FOR  
**AVONDALE WOODS**  
SECTION 3  
EROSION CONTROL NOTES & DETAILS



DATE: AUGUST, 2024

SCALE: NONE

JOB NO.: 2023-0604

SHEET: 12/15

J:\2023\0604\Drawings\AS\Drawings\ROAD\20230604-ROAD-12-13.dwg, Last Saved By: Udder, Kristen, 8/5/2024, 7:24 AM

**SITE DATA**

OWNER/DEVELOPER: HOMEWOOD CORPORATION  
 Bill Moorhead  
 2700 E. Dublin-Granville Road  
 Suite 300  
 Columbus, Ohio 43231  
 Phone: (614) 898-7200  
 Fax: (614) 451-1197

PLAN DESIGNER: EMH&T, Inc.  
 5500 New Albany Road  
 Columbus, Ohio 43054  
 Phone: 614-775-4500  
 Fax: 614-775-4800

DEVELOPMENT TYPE: Single Family  
 SITE ACREAGE: 12.60± Acres  
 DISTURBED ACREAGE: 8.58± Acres  
 OHIO EPA NPDES PERMIT NO. TBD  
 EXISTING SITE AREA: The existing site consists of farm land.  
 ADJACENT AREAS: The site is bordered by Avondale Woods Section 2 to the north, future development to the south, to the east by Avondale Woods Section 1, and future development to the west.

STORM WATER: Site stormwater drains via storm sewer to existing Detention Basin constructed with Section 1.

STORM WATER QUALITY: Existing Detention Basin constructed with Section 1.

**SEQUENCE OF CONSTRUCTION**

- Ensure that a copy of the NOI, Ohio EPA approval letter, and the SWPPP are available on-site during working hours.
- Establish the construction exit, concrete washout area, temporary staging and parking area.
- Install perimeter sediment fence and tree protection fence as indicated on the erosion and sediment control plan.
- Inspect the existing regional basin outlet structure and confirm the existing skimmer is installed.
- Install utilities and storm sewer inlet protection.
- Commence with construction of the single family homes and install individual lot sediment controls.
- Disturbed areas shall be stabilized according to temporary and permanent seeding requirements.
- Temporary sediment controls shall be removed upon permanent stabilization of the site. Remove temporary skimmer from the existing basin outlet structure, permanently block hole at catch basin, and unblock 6.0" orifice on riser pipe.

**TEMPORARY AND PERMANENT SEEDING**

The limits of seeding and mulching are as shown within the plan as indicated by the limits of disturbance. All areas not designated to be seeded shall remain under natural ground cover. Those areas disturbed outside the seeding limits shall be seeded and mulched at the Contractor's expense.

**TEMPORARY SEEDING**

Any area which will be left dormant (undisturbed) for more than 14 days shall be seeded within 7 days of terminated work. Disturbed areas within 50 feet of a stream, first order or larger, shall be stabilized within 2 days of inactivity. Temporary seeding consists of seedbed preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if lime is necessary.

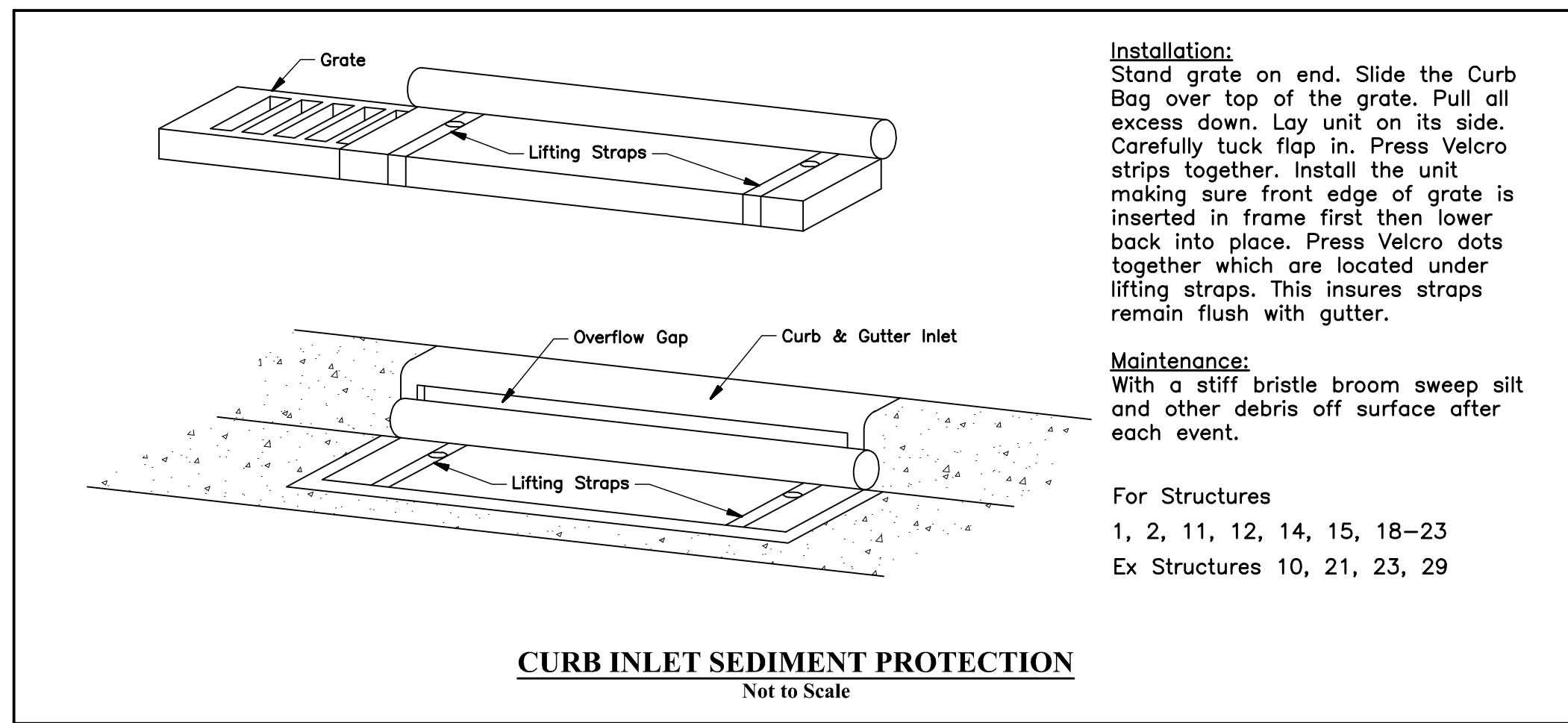
Fertilizer 12-12-12	25 lb/1000 sq. ft.
Straw Mulch	2 tons/acre
Water	300 G/1000 sq. ft.

TEMPORARY SEEDING			
SEEDING DATES	SPECIES	lb./1000 sq. ft.	Per acre
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
August 16 to November 1	Annual Ryegrass	1	40 lb.
	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 bushel
Nov. 1 to Spring Seeding	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
Nov. 1 to Spring Seeding: Use mulch only, sodding practices or dormant seeding			

**PERMANENT SEEDING**

Any area that is at final grade shall be seeded within 7 days of terminated work. Permanent seeding consists of seedbed preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if lime is necessary. Ideal conditions for permanent seeding are from March 1-May 31 and August 1-October 15.

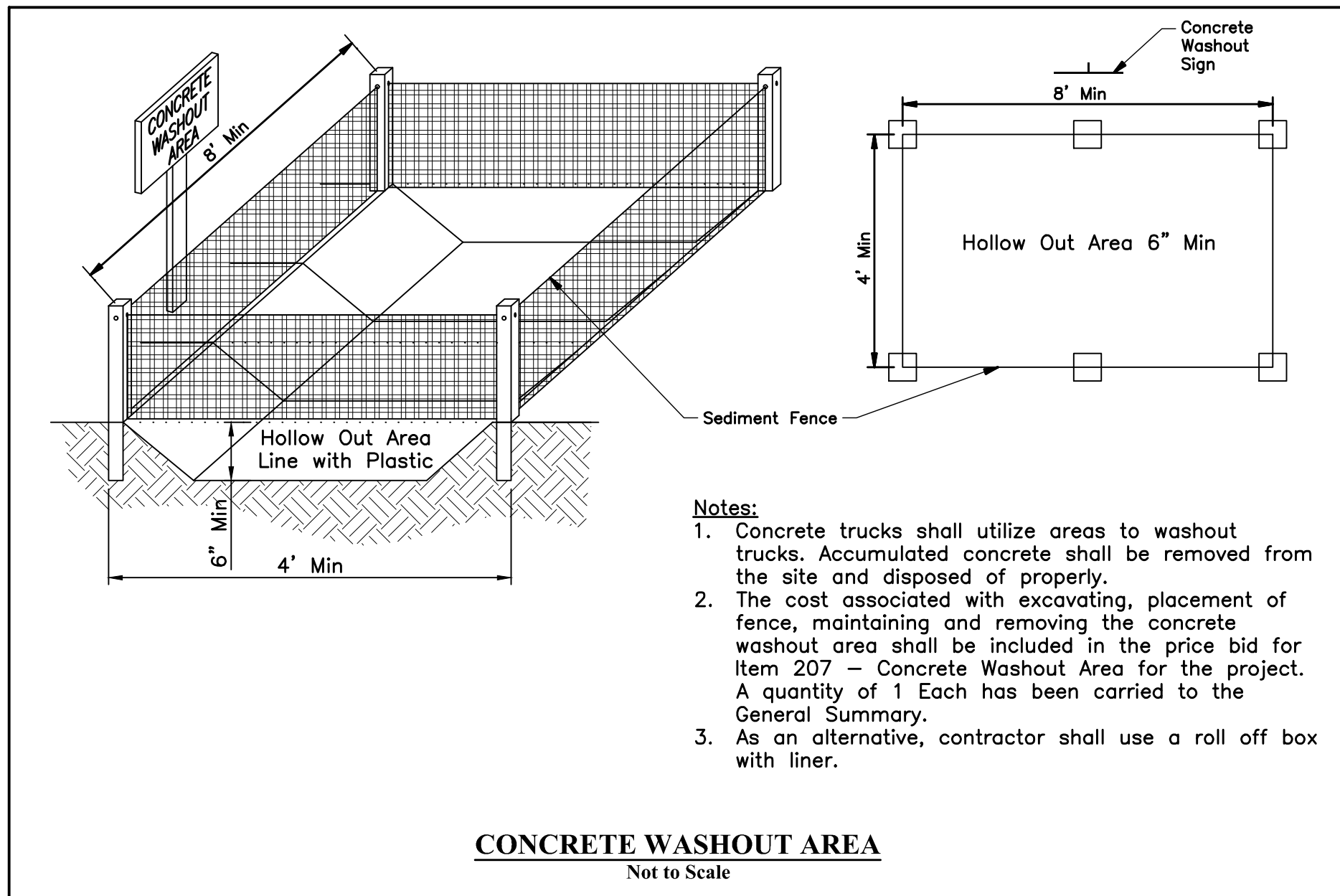
PERMANENT SEEDING		
SEED MIX	SEEDING RATE lb./1000 sq.ft.	NOTES
GENERAL USE		
Creeping Red Fescue	1.6	
Kentucky Bluegrass	1.6	
Annual Ryegrass	0.8	



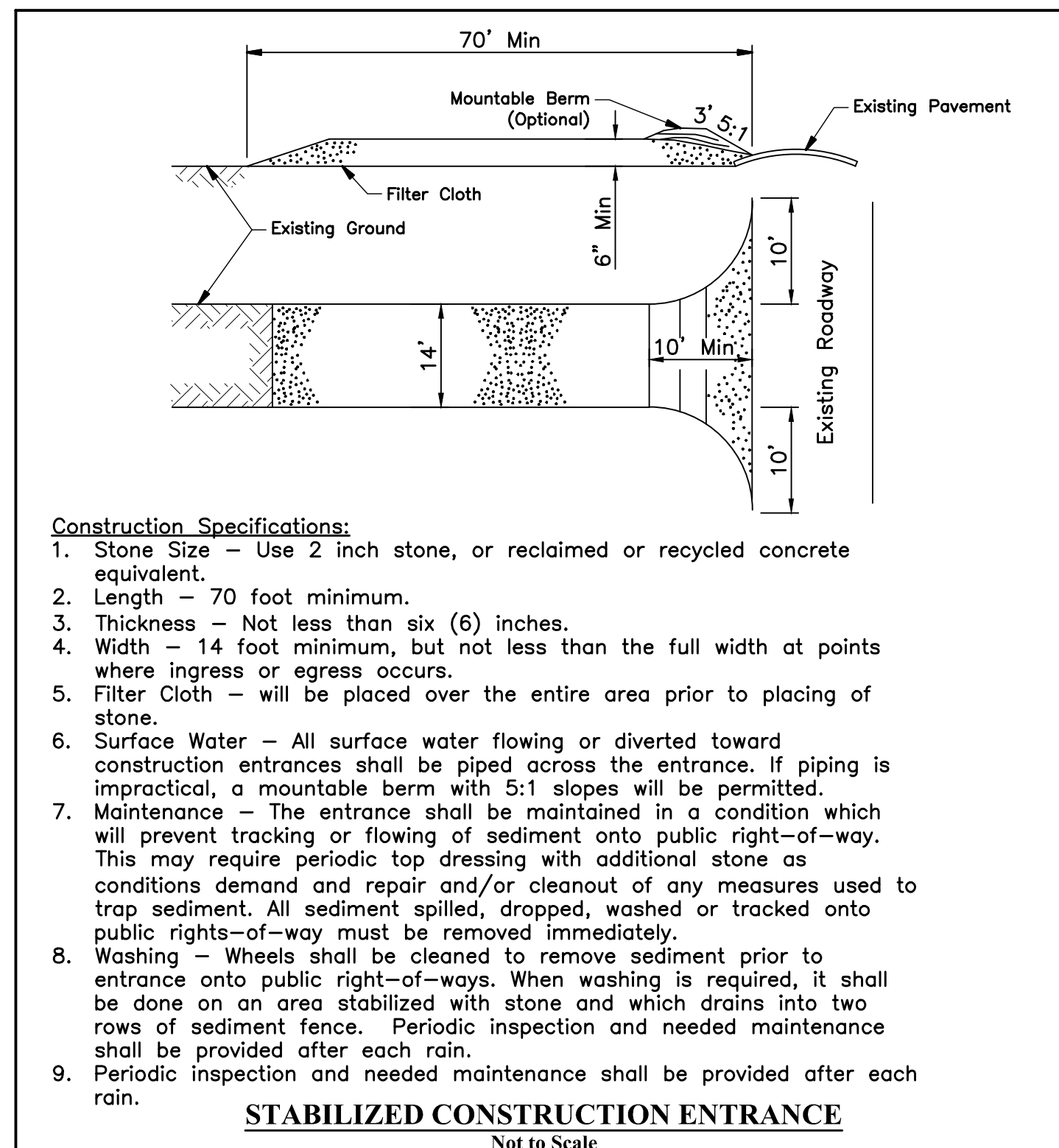
**Installation:**  
 Stand grate on end. Slide the Curb Bag over top of the grate. Pull all excess down. Lay unit on its side. Carefully tuck flap in. Press Velcro strips together. Install the unit making sure front edge of grate is inserted in frame first then lower back into place. Press Velcro dots together which are located under lifting straps. This insures straps remain flush with gutter.

**Maintenance:**  
 With a stiff bristle broom sweep silt and other debris off surface after each event.

For Structures: 1, 2, 11, 12, 14, 15, 18-23  
 Ex Structures: 10, 21, 23, 29



- Notes:**
- Concrete trucks shall utilize areas to washout trucks. Accumulated concrete shall be removed from the site and disposed of properly.
  - The cost associated with excavating, placement of fence, maintaining and removing the concrete washout area shall be included in the price bid for Item 207 - Concrete Washout Area for the project. A quantity of 1 Each has been carried to the General Summary.
  - As an alternative, contractor shall use a roll off box with liner.



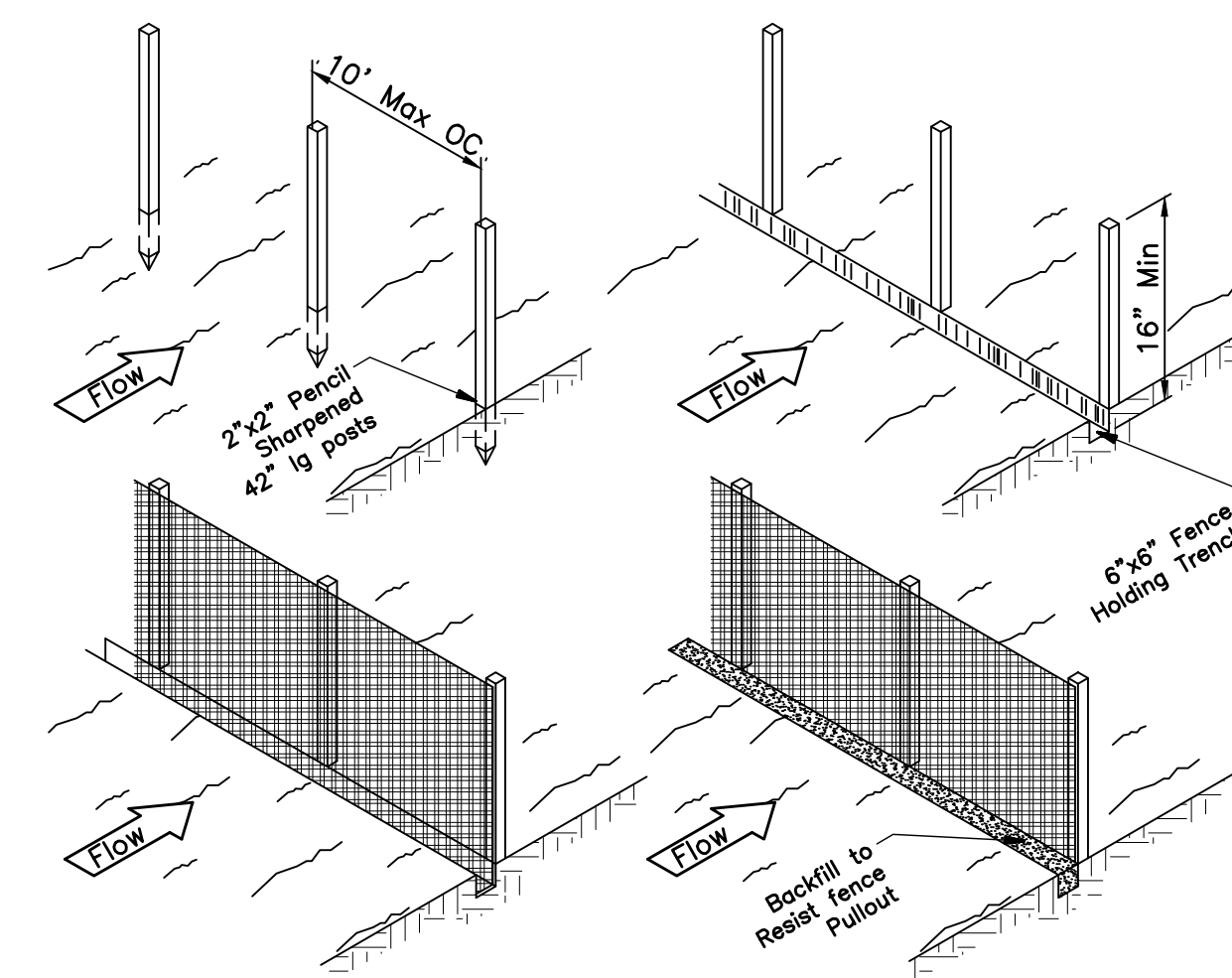
- Construction Specifications:**
- Stone Size - Use 2 inch stone, or reclaimed or recycled concrete equivalent.
  - Length - 70 foot minimum.
  - Thickness - Not less than six (6) inches.
  - Width - 14 foot minimum, but not less than the full width at points where ingress or egress occurs.
  - Filter Cloth - will be placed over the entire area prior to placing of stone.
  - Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
  - Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
  - Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public right-of-ways. When washing is required, it shall be done on an area stabilized with stone and which drains into two rows of sediment fence. Periodic inspection and needed maintenance shall be provided after each rain.
  - Periodic inspection and needed maintenance shall be provided after each rain.

**Material Properties:**

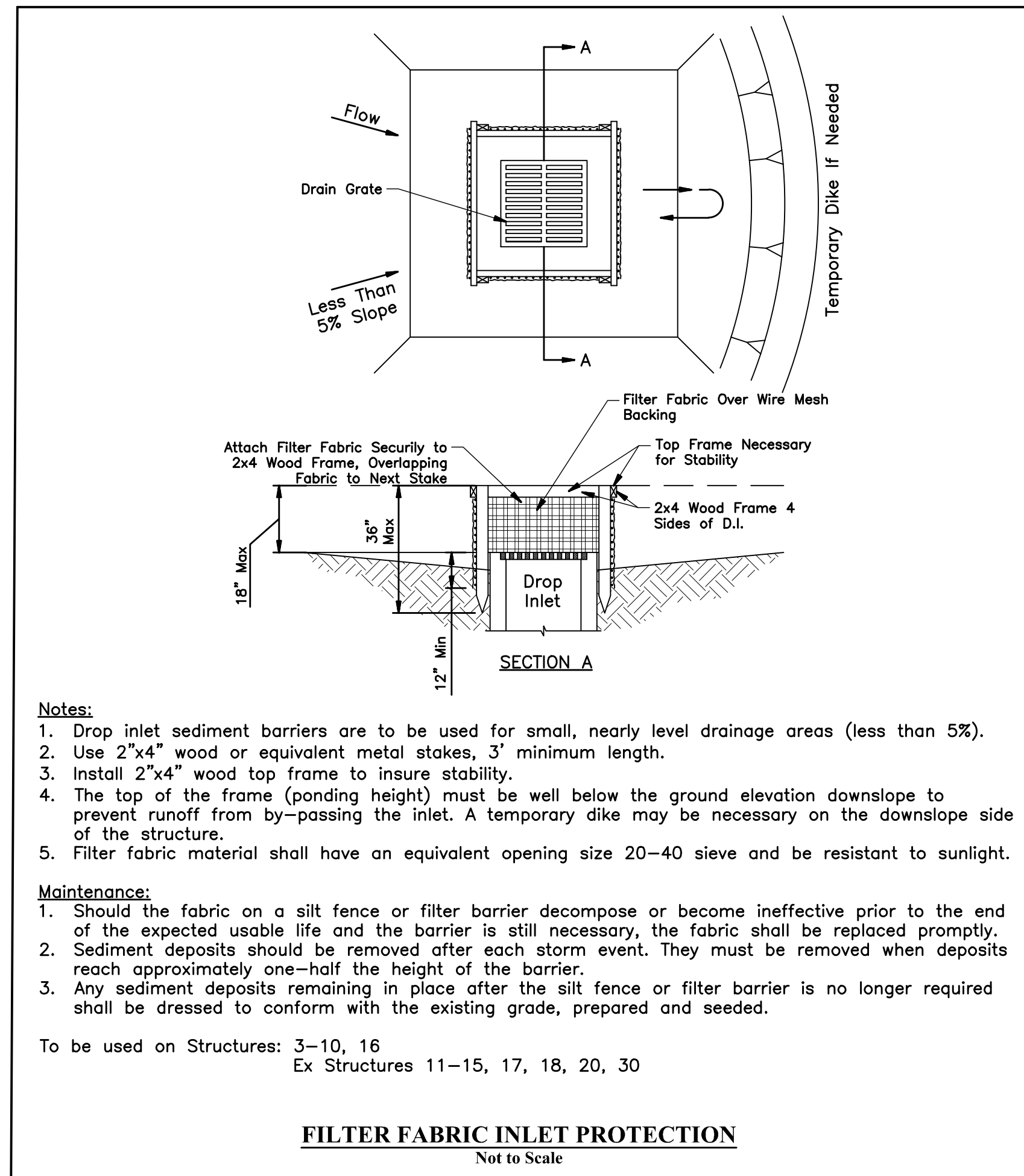
- The height of a silt fence shall not exceed 36-inches (higher fences may impound volumes of water sufficient to cause failure of the structure).
- The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum of a 6 inch overlap, and securely sealed.
- Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 16-inches). Wood posts will be a minimum of 42" long.
- A trench shall be excavated approximately 6-inches wide and 6 inches deep along the line of posts and upslope from the barrier.
- The standard strength filter fabric shall be stapled or wired to the fence, and 8-inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36-inches above the original ground surface.
- Filter fabric shall not be stapled to existing trees.
- The trench shall be backfilled and soil compacted over the filter fabric.
- Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.
- Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
- To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upslope so that the ends are at a higher elevation.

**Maintenance:**

- Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.
- Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.



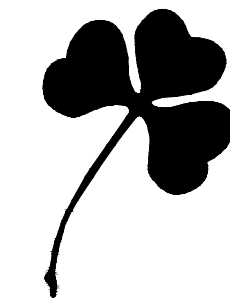
**Note:** The use of straw wattles has proven to be a versatile and effective ESC BMP, especially in residential settings. Straw wattles may be substituted for silt fence in linear installation.  
 For minimum criteria for the Silt Fence Fabric, reference ODOT 712.09, Type C.



- Notes:**
- Drop inlet sediment barriers are to be used for small, nearly level drainage areas (less than 5%).
  - Use 2"x4" wood or equivalent metal stakes, 3' minimum length.
  - Install 2"x4" wood top frame to insure stability.
  - The top of the frame (ponding height) must be well below the ground elevation downslope to prevent runoff from by-passing the inlet. A temporary dike may be necessary on the downslope side of the structure.
  - Filter fabric material shall have an equivalent opening size 20-40 sieve and be resistant to sunlight.
- Maintenance:**
- Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.
  - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
  - Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.
- To be used on Structures: 3-10, 16  
 Ex Structures 11-15, 17, 18, 20, 30

**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION  
 PLAN SET DATE: AUGUST, 2024

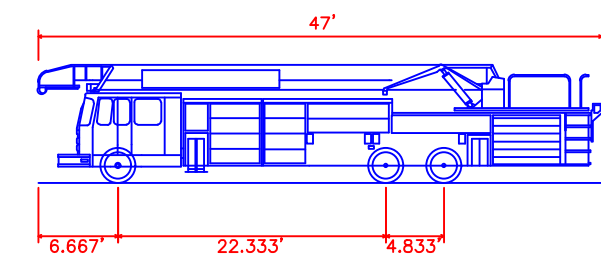
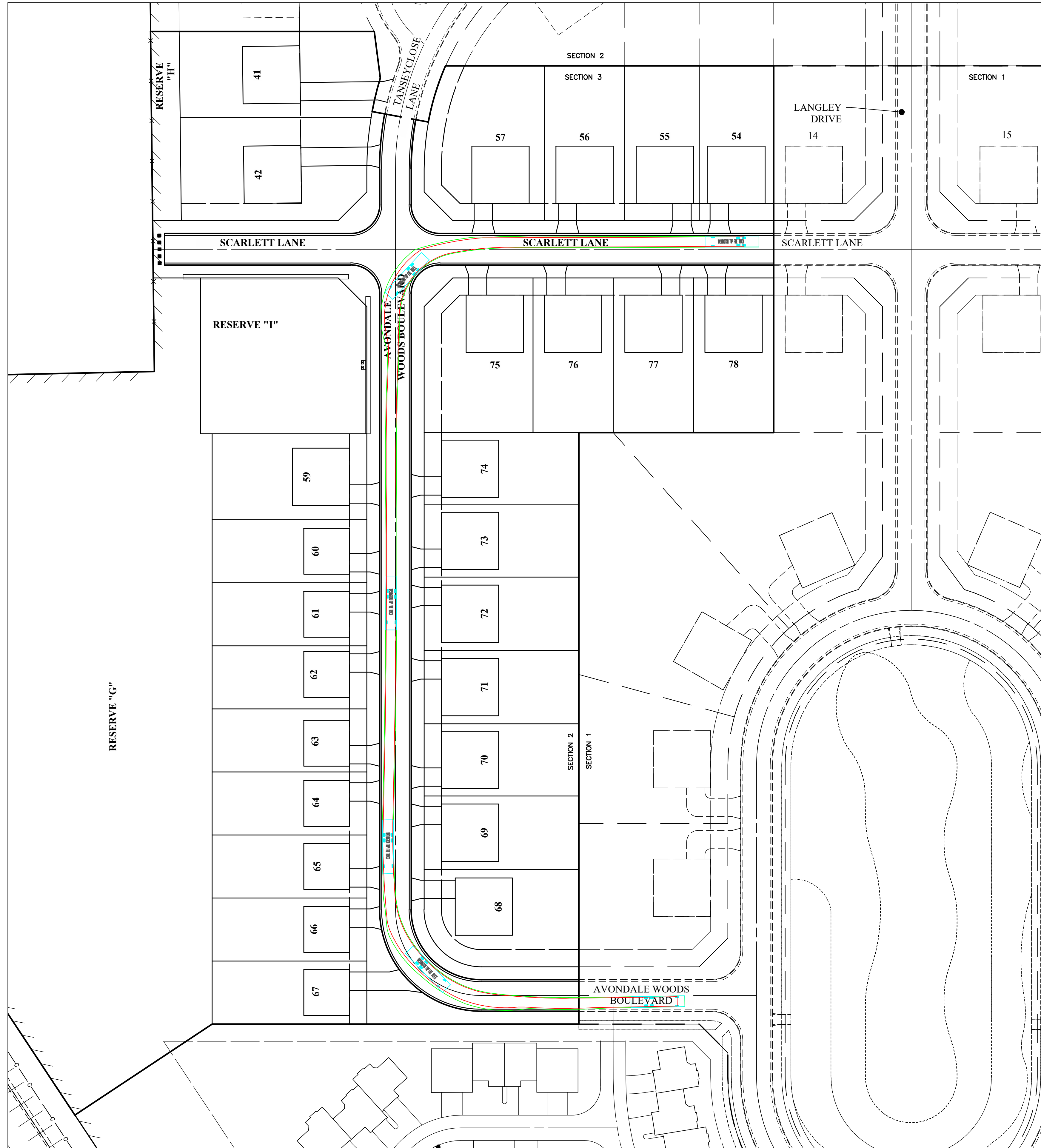
REVISIONS	MARK	DATE	DESCRIPTION



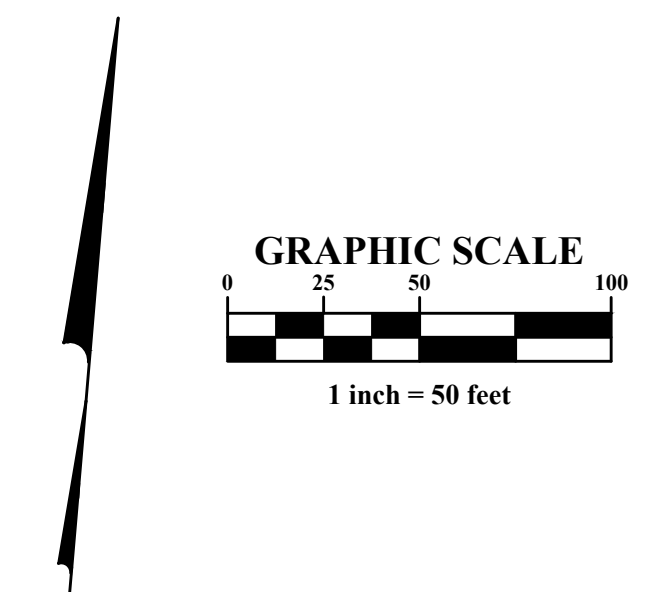
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
 FOR  
**AVONDALE WOODS SECTION 3**  
 EROSION CONTROL NOTES & DETAILS

**EMH&T**  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.5500 Fax: 614.775.3666  
 emht.com

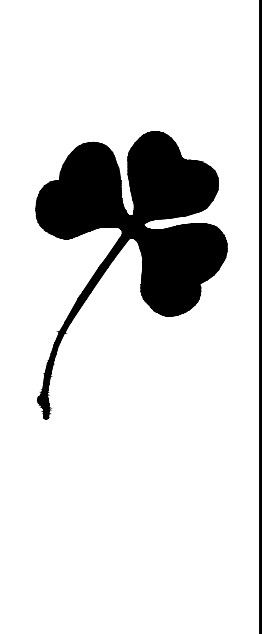
DATE	AUGUST, 2024
SCALE	NONE
JOB NO.	2023-0604
SHEET	13/15



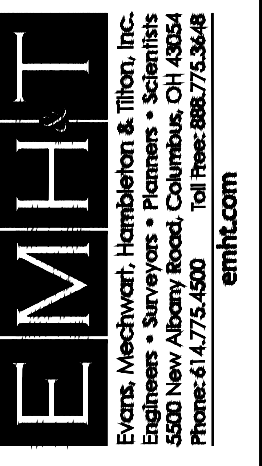
WASHINGTON TWP FIRE TRUCK  
 Overall Length 47.000ft  
 Overall Width 6.660ft  
 Overall Body Height 22.333ft  
 Min Body Ground Clearance 4.830ft  
 Track Width 6.906ft  
 Lock-to-lock time 6.250ft  
 Max Wheel Angle 33.30°



MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 EXHIBIT  
**AVONDALE WOODS**  
 SECTION 3  
 VEHICLE TRACKING EXHIBIT



DATE  
 JANUARY 31, 2024

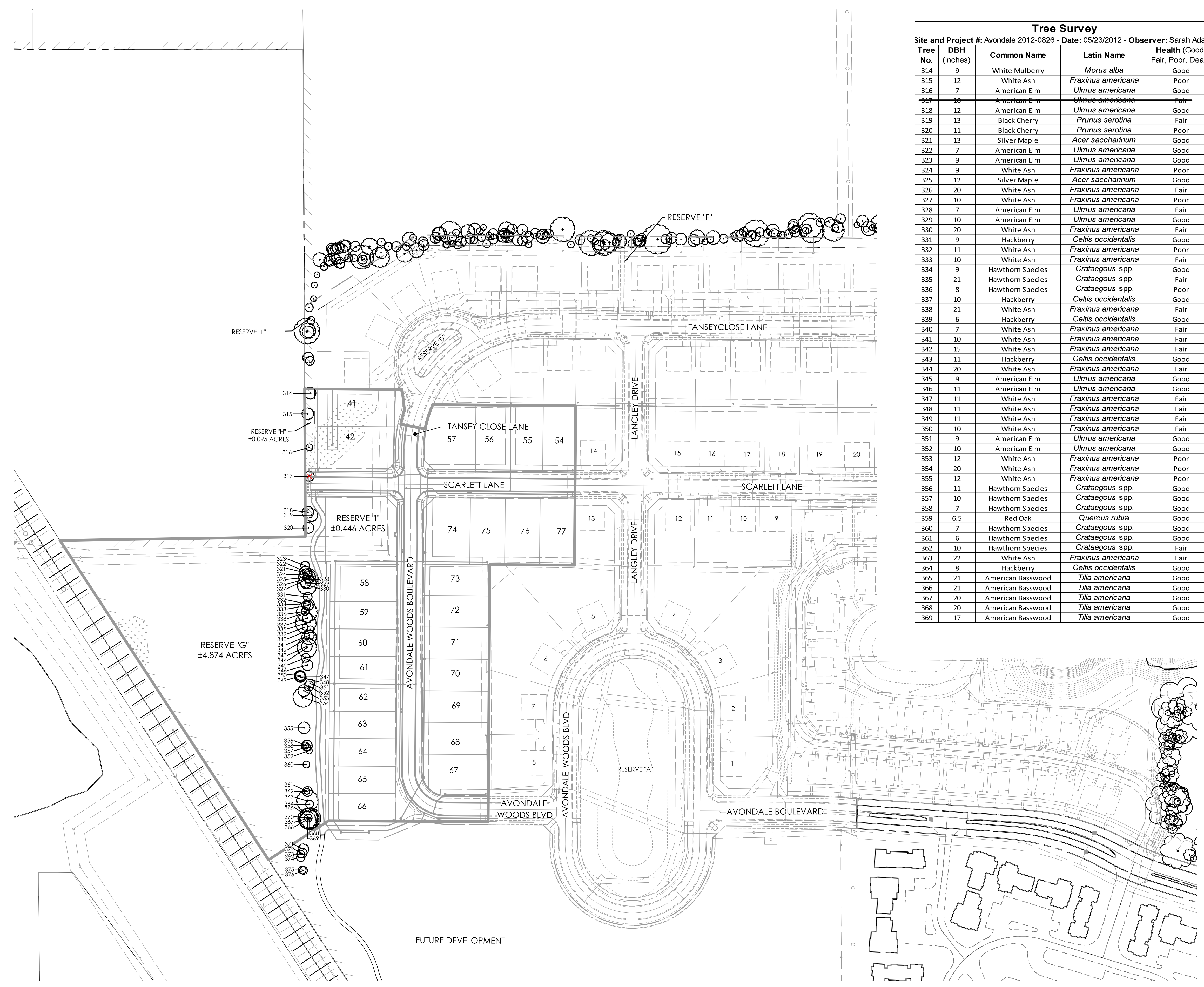
SCALE  
 1" = 50'

JOB NO.  
 2023-0604

SHEET  
 1/1

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 4 Xrefs: 20201174-LS-REFR-E, 20201174-CS-REFR-E, 20201174-CS-REFR-N, 20230604-ROAD-TTB



### Tree Survey

Site and Project #: Avondale 2012-0826 - Date: 05/23/2012 - Observer: Sarah Adam

Tree No.	DBH (inches)	Common Name	Latin Name	Health (Good, Fair, Poor, Dead)
314	9	White Mulberry	<i>Morus alba</i>	Good
315	12	White Ash	<i>Fraxinus americana</i>	Poor
316	7	American Elm	<i>Ulmus americana</i>	Good
317	10	American Elm	<i>Ulmus americana</i>	Fair
318	12	American Elm	<i>Ulmus americana</i>	Good
319	13	Black Cherry	<i>Prunus serotina</i>	Fair
320	11	Black Cherry	<i>Prunus serotina</i>	Poor
321	13	Silver Maple	<i>Acer saccharinum</i>	Good
322	7	American Elm	<i>Ulmus americana</i>	Good
323	9	American Elm	<i>Ulmus americana</i>	Good
324	9	White Ash	<i>Fraxinus americana</i>	Poor
325	12	Silver Maple	<i>Acer saccharinum</i>	Good
326	20	White Ash	<i>Fraxinus americana</i>	Fair
327	10	White Ash	<i>Fraxinus americana</i>	Poor
328	7	American Elm	<i>Ulmus americana</i>	Fair
329	10	American Elm	<i>Ulmus americana</i>	Good
330	20	White Ash	<i>Fraxinus americana</i>	Fair
331	9	Hackberry	<i>Celtis occidentalis</i>	Good
332	11	White Ash	<i>Fraxinus americana</i>	Poor
333	10	White Ash	<i>Fraxinus americana</i>	Fair
334	9	Hawthorn Species	<i>Crataegous spp.</i>	Good
335	21	Hawthorn Species	<i>Crataegous spp.</i>	Fair
336	8	Hawthorn Species	<i>Crataegous spp.</i>	Poor
337	10	Hackberry	<i>Celtis occidentalis</i>	Good
338	21	White Ash	<i>Fraxinus americana</i>	Fair
339	6	Hackberry	<i>Celtis occidentalis</i>	Good
340	7	White Ash	<i>Fraxinus americana</i>	Fair
341	10	White Ash	<i>Fraxinus americana</i>	Fair
342	15	White Ash	<i>Fraxinus americana</i>	Fair
343	11	Hackberry	<i>Celtis occidentalis</i>	Good
344	20	White Ash	<i>Fraxinus americana</i>	Fair
345	9	American Elm	<i>Ulmus americana</i>	Good
346	11	American Elm	<i>Ulmus americana</i>	Good
347	11	White Ash	<i>Fraxinus americana</i>	Fair
348	11	White Ash	<i>Fraxinus americana</i>	Fair
349	11	White Ash	<i>Fraxinus americana</i>	Fair
350	10	White Ash	<i>Fraxinus americana</i>	Fair
351	9	American Elm	<i>Ulmus americana</i>	Good
352	10	American Elm	<i>Ulmus americana</i>	Good
353	12	White Ash	<i>Fraxinus americana</i>	Poor
354	20	White Ash	<i>Fraxinus americana</i>	Poor
355	12	White Ash	<i>Fraxinus americana</i>	Poor
356	11	Hawthorn Species	<i>Crataegous spp.</i>	Good
357	10	Hawthorn Species	<i>Crataegous spp.</i>	Good
358	7	Hawthorn Species	<i>Crataegous spp.</i>	Good
359	6.5	Red Oak	<i>Quercus rubra</i>	Good
360	7	Hawthorn Species	<i>Crataegous spp.</i>	Good
361	6	Hawthorn Species	<i>Crataegous spp.</i>	Good
362	10	Hawthorn Species	<i>Crataegous spp.</i>	Fair
363	22	White Ash	<i>Fraxinus americana</i>	Fair
364	8	Hackberry	<i>Celtis occidentalis</i>	Good
365	21	American Basswood	<i>Tilia americana</i>	Good
366	21	American Basswood	<i>Tilia americana</i>	Good
367	20	American Basswood	<i>Tilia americana</i>	Good
368	20	American Basswood	<i>Tilia americana</i>	Good
369	17	American Basswood	<i>Tilia americana</i>	Good

#### TREE REPLACEMENT CALCULATIONS:

EXISTING GOOD AND FAIR TREES REMOVED ≥24" (LANDMARK)  
 24" DBH (1 TREES) / 3.0' (DIA. TREES REPLACED AT INCH FOR INCH) = 0 REPLACEMENT TREES (AT 3.0' CAL.)

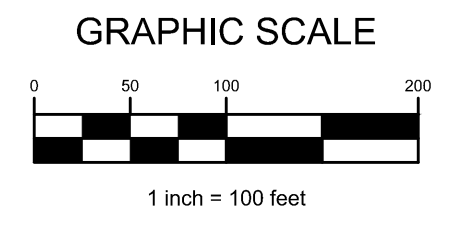
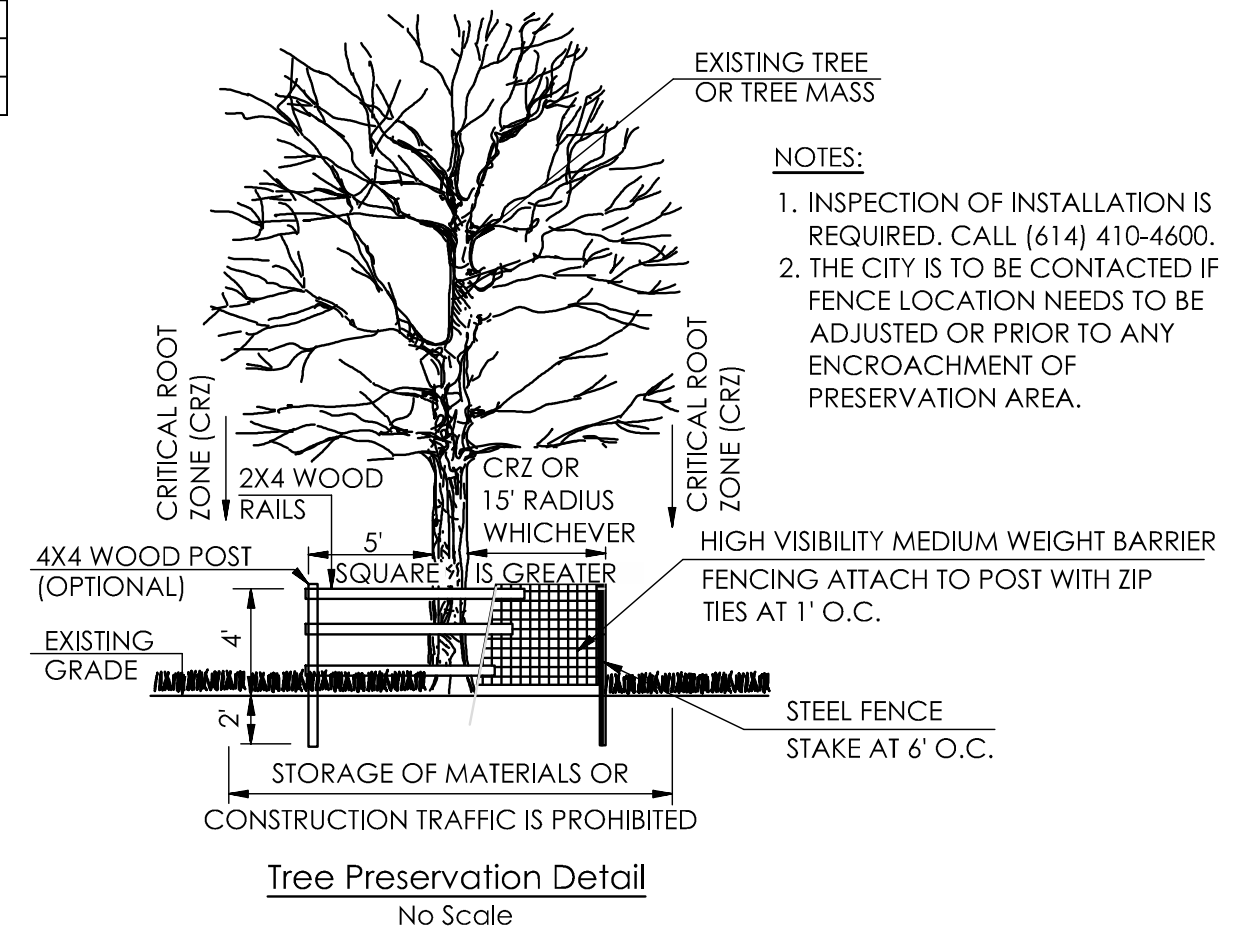
EXISTING GOOD AND FAIR TREES REMOVED 6" TO <24" (PROTECTED)  
 10' DBH (1 TREES) / 3.0 (DIA. TREES REPLACED AT INCH FOR INCH) = 4 REPLACEMENT TREES (AT 3.0 CAL.)

TOTAL REPLACEMENT TREES = 4 TREES (AT 3.0' CAL.)

— TREES TO BE REMOVED

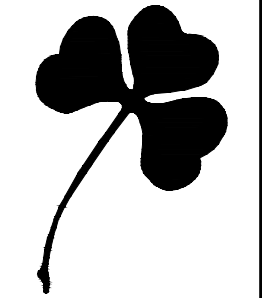
#### TREE PRESERVATION GENERAL NOTES

1. THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION AND MAINTENANCE OF TEMPORARY FENCING AROUND TREE PRESERVATION AREAS SO THAT ALL PROTECTED TREES SHALL BE PRESERVED. THE FENCING SHALL BE LOCATED A DISTANCE FROM THE TRUNK THAT EQUALS, AT A MINIMUM, THE DISTANCE OF THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. WHERE PHYSICAL SITE CONSTRAINTS DO NOT ALLOW FOR SUCH INSTALLATION, TREE PROTECTION LOCATIONS AND METHODS SHALL BE DETERMINED ON SITE, WITH THE CONSULTATION OF THE CITY OF DUBLIN LANDSCAPE INSPECTOR. CALL 410-4600 FOR TREE FENCING INSPECTION.
2. FENCING SHALL REMAIN IN PLACE AND BE SECURED IN AN UPRIGHT POSITION DURING THE ENTIRE CONSTRUCTION PERIOD TO PREVENT THE IMPINGEMENT OF CONSTRUCTION VEHICLES, MATERIALS, SPOILS, AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION AREA.
3. TREE PRESERVATION SIGNS, AVAILABLE FROM THE DIVISION OF LAND USE AND LONG RANGE PLANNING, MUST BE LOCATED ALONG THE FENCING. ANY CHANGE IN PROTECTIVE FENCING MUST BE APPROVED BY THE DIRECTOR OF LAND USE AND LONG RANGE PLANNING.
4. THE APPROVED TREE PRESERVATION PLAN SHALL BE AVAILABLE ON THE BUILDING SITE BEFORE WORK COMMENCES AND AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING ALL CONTRACTORS AND UTILITIES.
5. DURING ALL PHASES OF CONSTRUCTION, ALL STEPS TO PREVENT THE DESTRUCTION OR DAMAGE TO PROTECTED TREES SHALL BE TAKEN. NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT, VEHICLES, MATERIALS OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ALL TREES THAT ARE TO BE PRESERVED.
6. NO ATTACHMENTS, INCLUDING BUT NOT LIMITED TO ROPES, NAILS, ADVERTISING POSTERS, SIGNS, FENCES, OR WIRES (OTHER THAN THOSE USED FOR BRACING, GUYING OR WRAPPING) SHALL BE ATTACHED TO ANY TREE.
7. NO GASEOUS LIQUIDS OR SOLID SUBSTANCES WHICH ARE HARMFUL TO TREES SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
8. NO FIRE OR HEAT SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
9. ALL UTILITIES, INCLUDING SERVICE LINES, SHALL BE INSTALLED IN ACCORDANCE WITH THE TREE PRESERVATION PLAN.



**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION  
 PLAN SET DATE: AUGUST, 2024

REVISIONS	MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
 FOR  
**AVONDALE WOODS SECTION 3**  
 TREE SURVEY & REMOVAL PLAN



DATE: AUGUST, 2024

SCALE: 1" = 100'

JOB NO.: 2023-0604

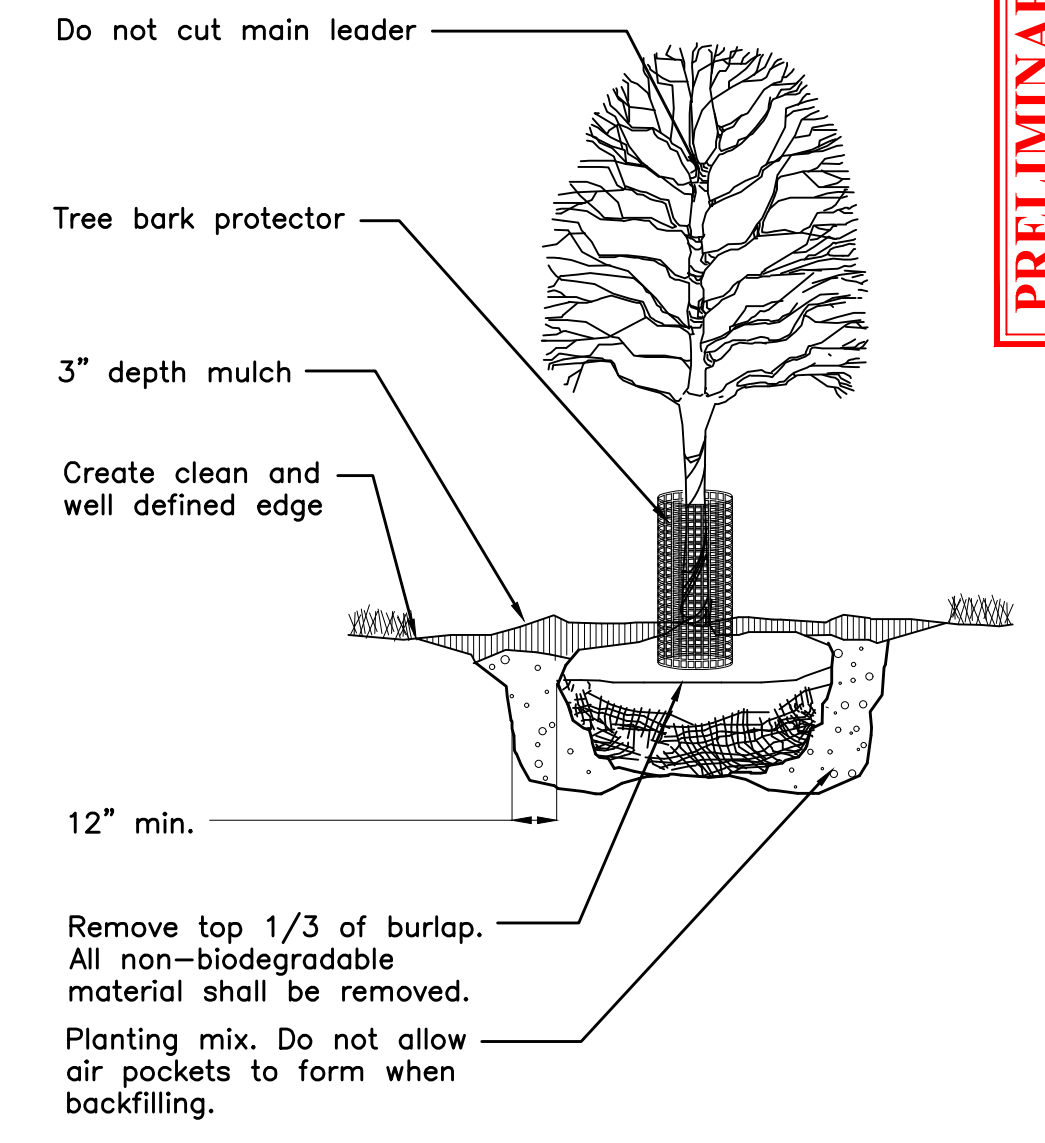
SHEET: 14/15

PLANT SCHEDULE STREET TREE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	QR	35	Quercus rubra	Red Oak	2.5" Cal.	B&B
	TA	17	Tilia americana	American Linden	2.5" Cal.	B&B

PLANT\_SCHEDULE\_REPLACEMENT\_TREES

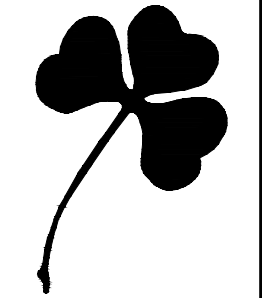
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
<b>DECIDUOUS TREES</b>						
	GB	4	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3" Cal.	B&B
	LS	6	Liquidambar styraciflua	American Sweet Gum	3" Cal.	B&B
	QB	9	Quercus bicolor	Swamp White Oak	3" Cal.	B&B
<b>ORNAMENTAL TREES</b>						
	AL	3	Amelanchier leavis	Allegheny Serviceberry	3" Cal.	B&B
	CV	9	Crataegus viridis 'Winter King'	Winter King Hawthorn	3" Cal.	B&B
	MS	7	Magnolia x soulangiana	Saucer Magnolia	3" Cal.	B&B
	CA	9	Malus x 'Spring Snow'	Spring Snow Crab Apple	3" Cal.	B&B



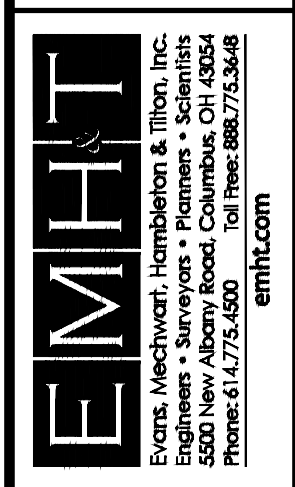
**Deciduous Tree Planting**  
No Scale

PRELIMINARY  
NOT TO BE USED FOR  
CONSTRUCTION  
PLAN SET DATE  
AUGUST, 2024

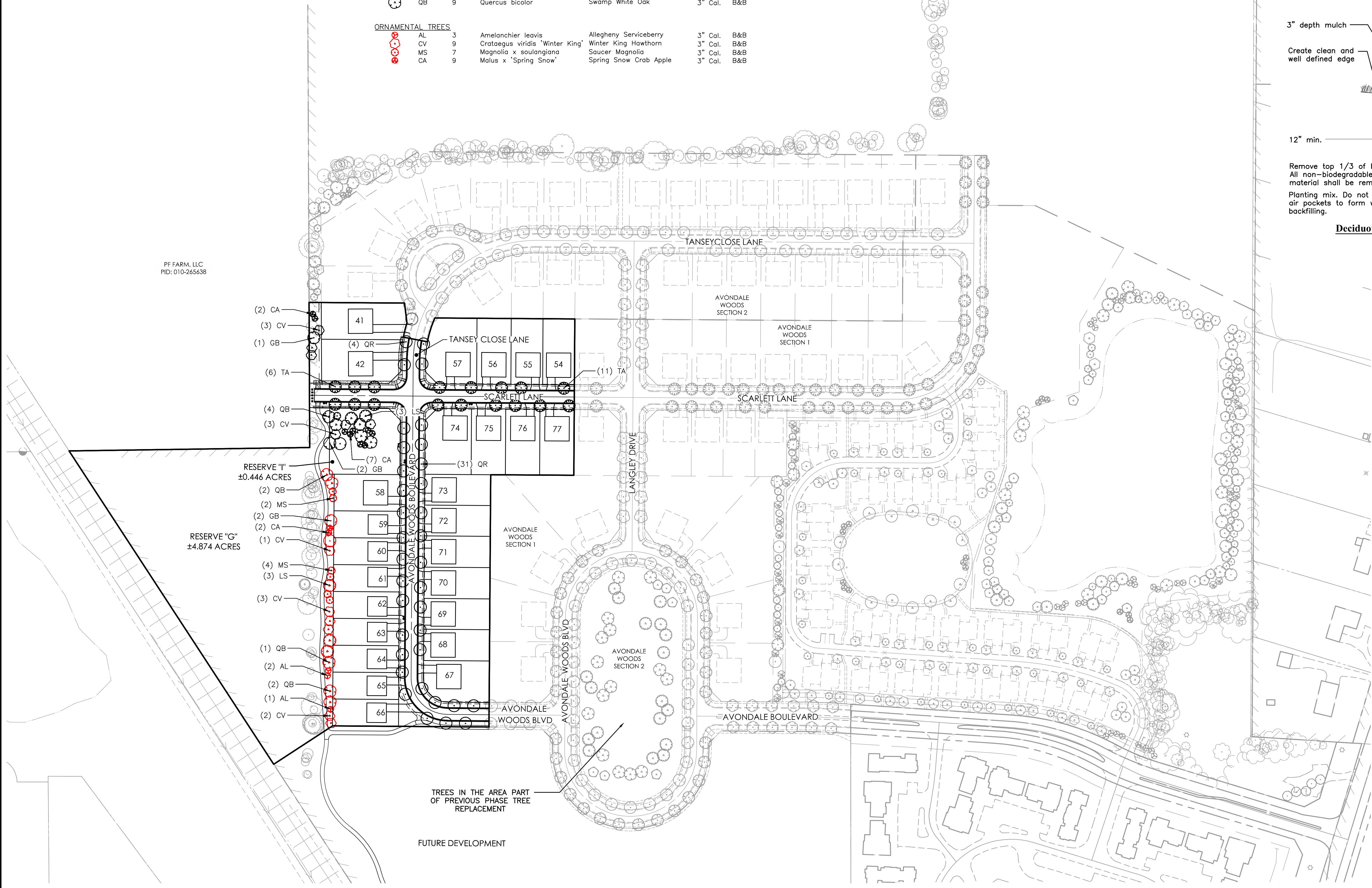
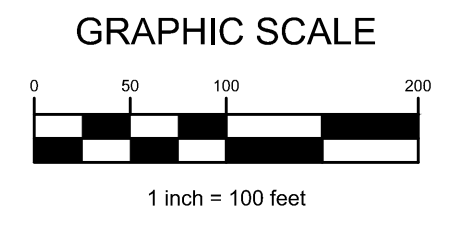
MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
FOR  
**AVONDALE WOODS SECTION 3**  
STREET TREE PLAN

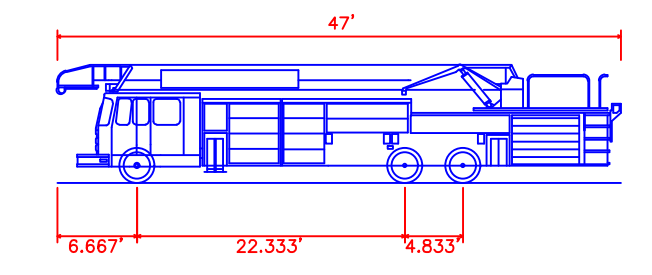
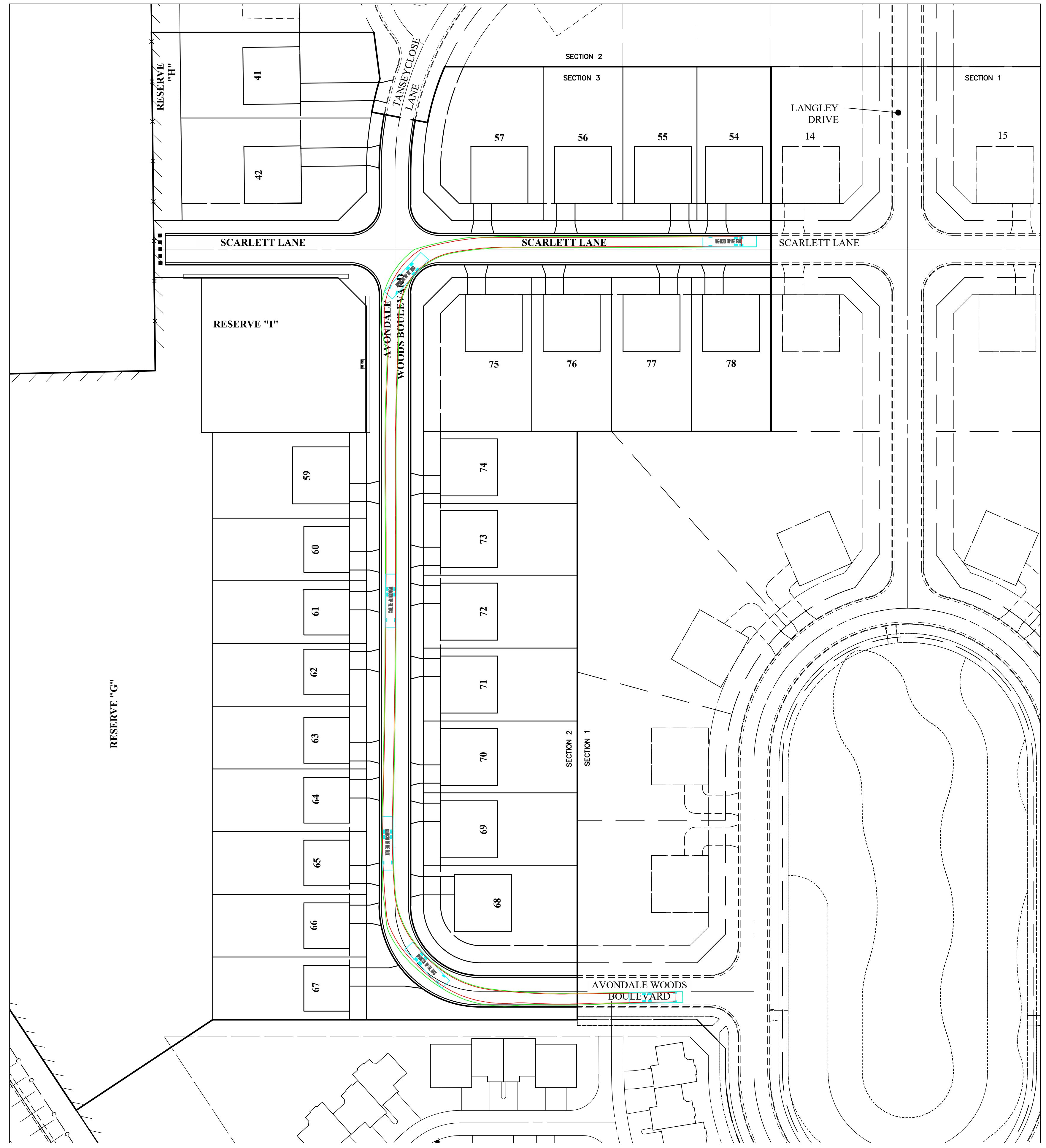


DATE	AUGUST, 2024
SCALE	1" = 100'
JOB NO.	2023-0604
SHEET	15/15

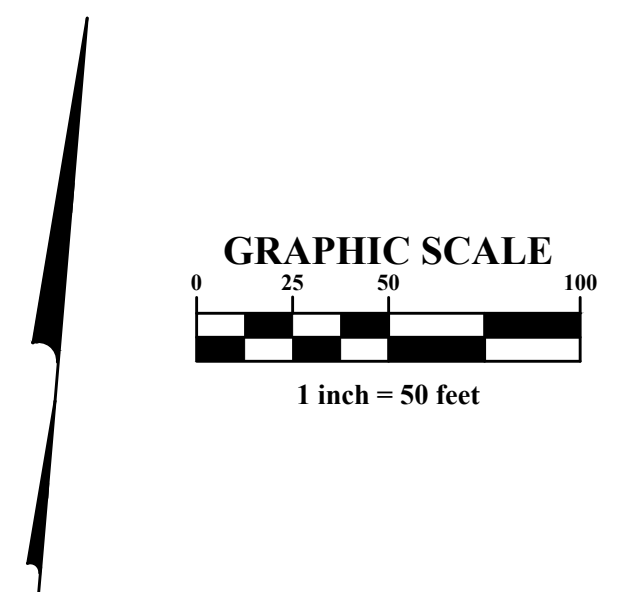


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7 Xrefs: 20201174\_CS-REFR-E, 20201174\_LS-REFR-E, 20201174\_CS-REFR-E-2, Tree Replacement, 20201174\_CS-REFR-N, 20230604-ROAD-TLB, 7 Street Tree Plan

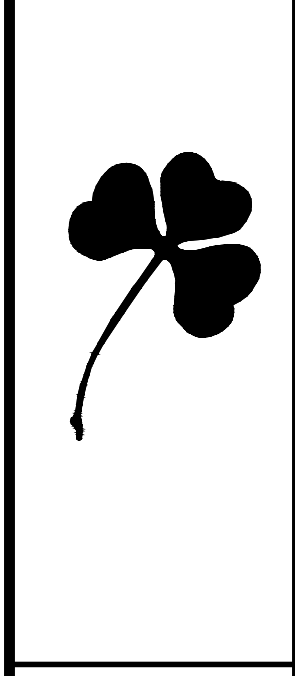
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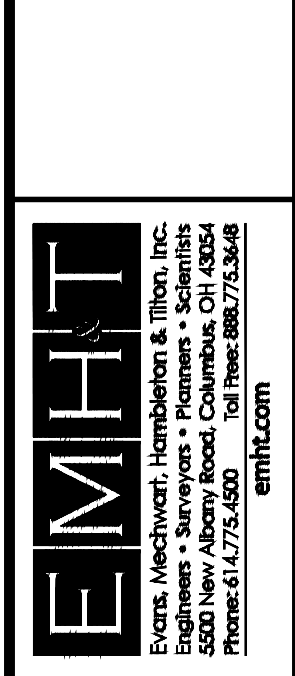
WASHINGTON TWP FIRE TRUCK  
 Overall Length 47.000ft  
 Overall Width 6.667ft  
 Overall Body Height 22.333ft  
 Min Body Ground Clearance 4.806ft  
 Track Width 6.250ft  
 Lock-to-lock time 6.00s  
 Max Wheel Angle 33.30°



MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 EXHIBIT  
**AVONDALE WOODS**  
 SECTION 3  
 VEHICLE TRACKING EXHIBIT



DATE  
JANUARY 31, 2024

SCALE  
1" = 50'

JOB NO.  
2023-0604

SHEET  
1/1

**LEGEND**

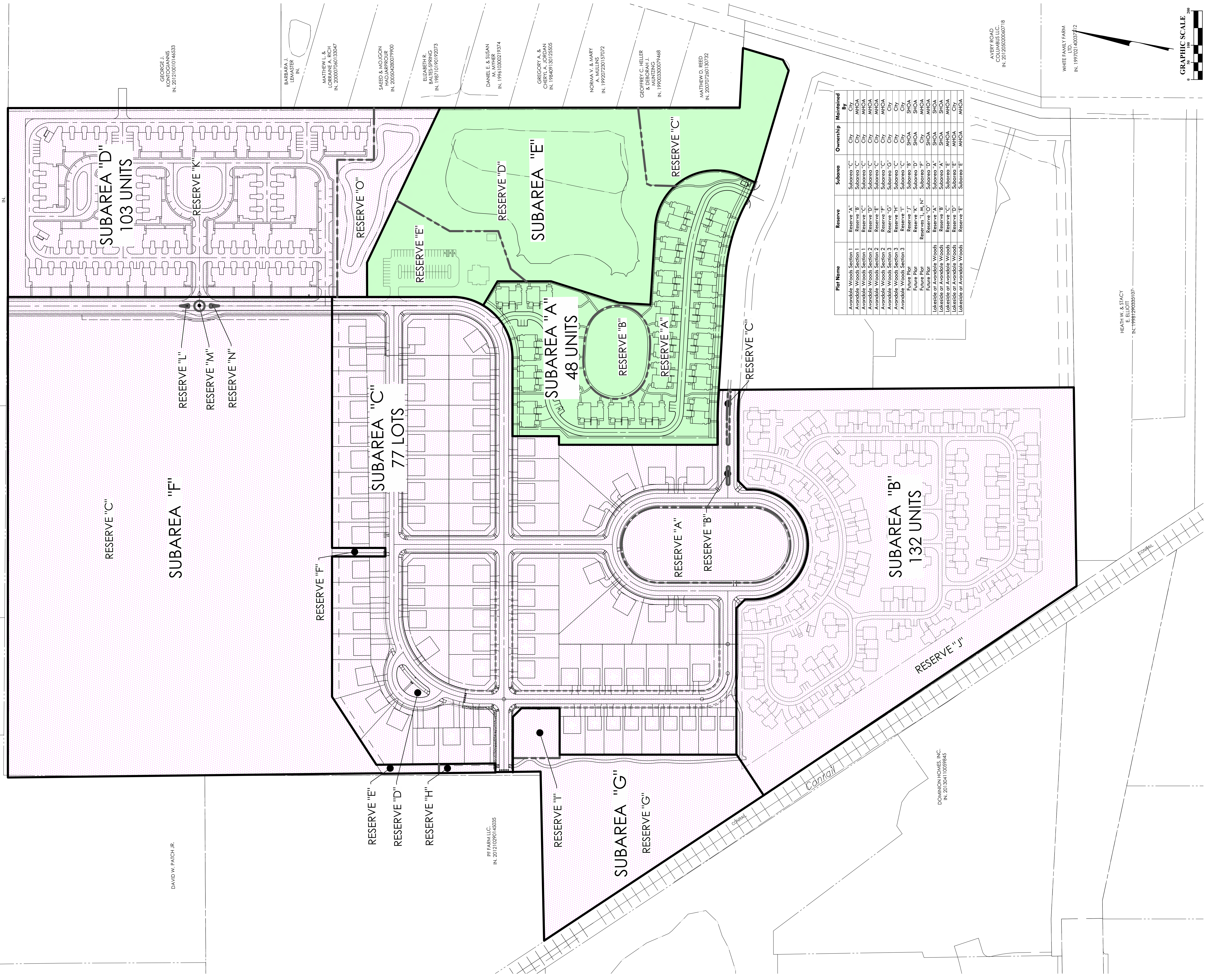
LAKESIDE AT AVONDALE WOODS

AVONDALE WOODS

PAUL & CELESTE  
IN. 200111220300288

JAMES A.  
D. ALLEN  
IN. 200211220300288

ANGELO J. DALLAS  
JR. ET AL.  
IN.



Plot Name	Reserve	Subarea	Ownership	Maintained by
Avondale Woods Section 1	Reserve "A"	Subarea "C"	City	City
Avondale Woods Section 1	Reserve "B"	Subarea "C"	City	AMHOA
Avondale Woods Section 1	Reserve "C"	Subarea "C"	City	AMHOA
Avondale Woods Section 2	Reserve "D"	Subarea "C"	City	AMHOA
Avondale Woods Section 2	Reserve "E"	Subarea "C"	City	AMHOA
Avondale Woods Section 2	Reserve "F"	Subarea "C"	City	AMHOA
Avondale Woods Section 3	Reserve "G"	Subarea "C"	City	City
Avondale Woods Section 3	Reserve "H"	Subarea "C"	City	City
Avondale Woods Section 3	Reserve "I"	Subarea "C"	City	City
Future Plat	Reserve "J"	Subarea "B"	SHOA	SHOA
Future Plat	Reserve "K"	Subarea "D"	SHOA	SHOA
Future Plat	Reserve "L", "M", "N"	Subarea "D"	City	AMHOA
Future Plat	Reserve "O"	Subarea "D"	City	AMHOA
Lakeside at Avondale Woods	Reserve "A"	Subarea "A"	SHOA	SHOA
Lakeside at Avondale Woods	Reserve "B"	Subarea "A"	SHOA	SHOA
Lakeside at Avondale Woods	Reserve "C"	Subarea "E"	AMHOA	AMHOA
Lakeside at Avondale Woods	Reserve "D"	Subarea "E"	AMHOA	City
Lakeside at Avondale Woods	Reserve "E"	Subarea "E"	AMHOA	City
Lakeside at Avondale Woods	Reserve "F"	Subarea "E"	AMHOA	City
Lakeside at Avondale Woods	Reserve "G"	Subarea "E"	AMHOA	City
Lakeside at Avondale Woods	Reserve "H"	Subarea "E"	AMHOA	City
Lakeside at Avondale Woods	Reserve "I"	Subarea "E"	AMHOA	City
Lakeside at Avondale Woods	Reserve "J"	Subarea "E"	AMHOA	City
Lakeside at Avondale Woods	Reserve "K"	Subarea "E"	AMHOA	City
Lakeside at Avondale Woods	Reserve "L"	Subarea "E"	AMHOA	City
Lakeside at Avondale Woods	Reserve "M"	Subarea "E"	AMHOA	City
Lakeside at Avondale Woods	Reserve "N"	Subarea "E"	AMHOA	City
Lakeside at Avondale Woods	Reserve "O"	Subarea "E"	AMHOA	City

HEATH W. & STACY  
E. ELLIOTT  
IN. 1998179035167

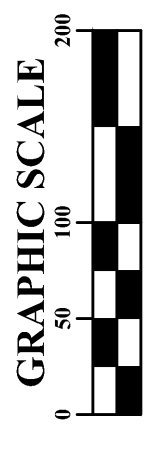
AVENY ROAD  
COLUMBIUS, OHIO  
IN. 201205202606718

WHITE FAMILY FARM  
IN. 19970216003712

DOMINION HOMES, INC.  
IN. 201304110059645

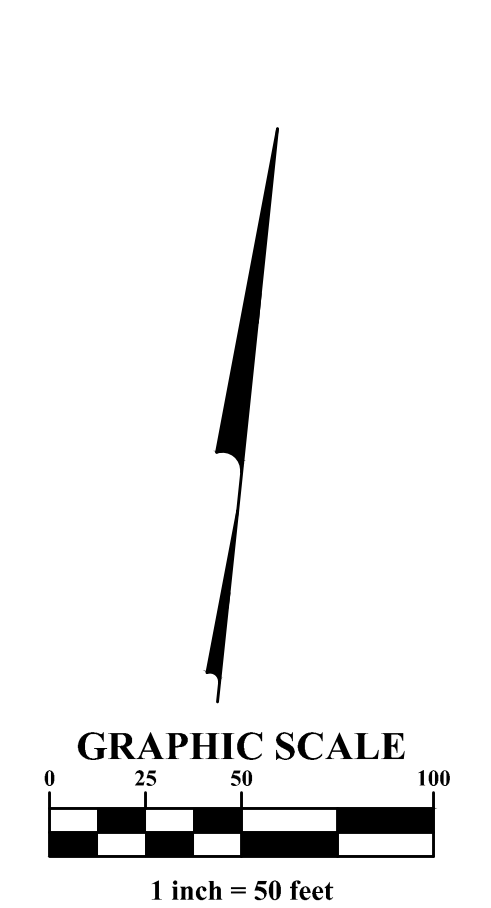
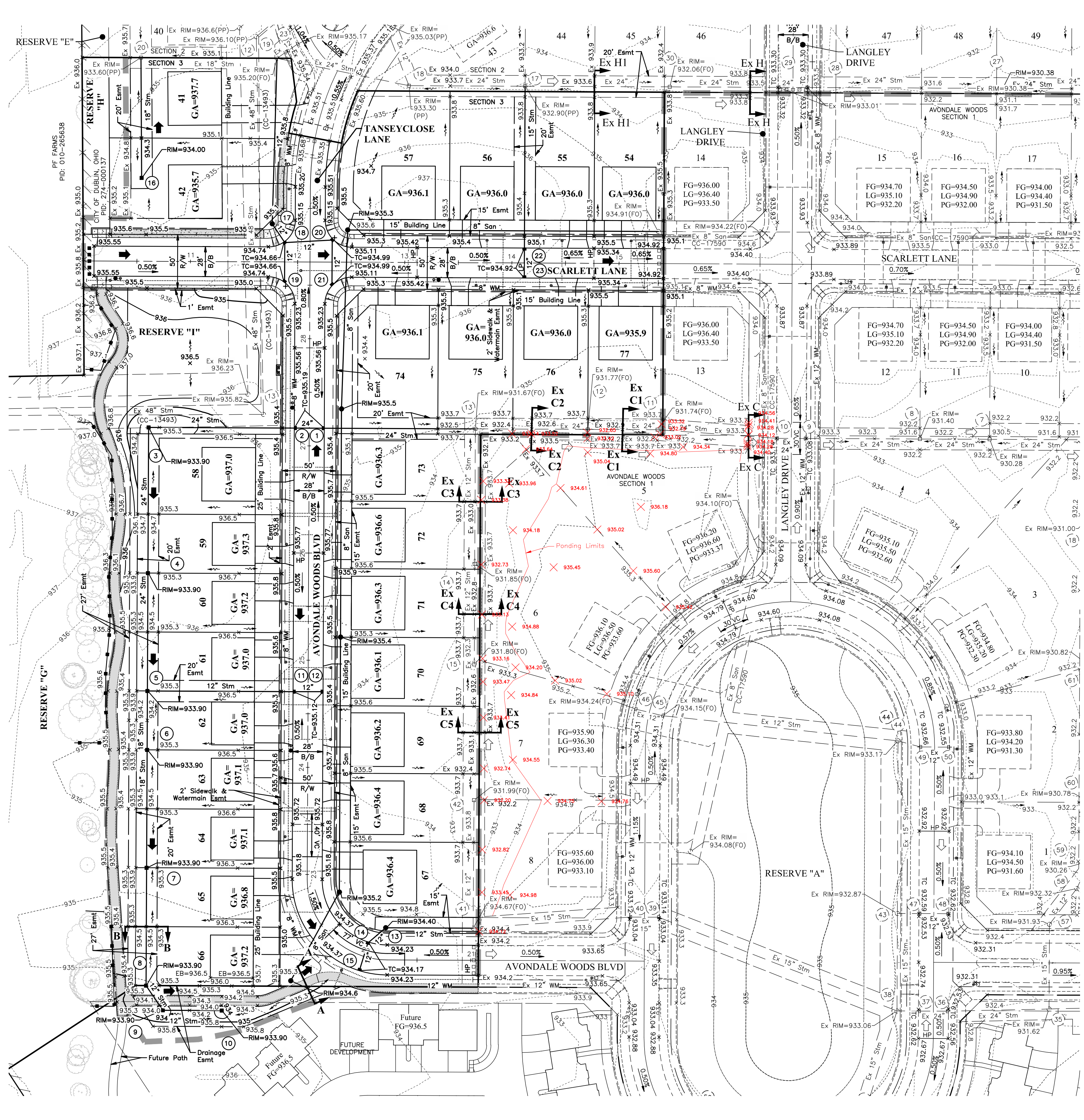
PF FARM LLC  
IN. 201210290145605

DAVID W. PATCH, JR.

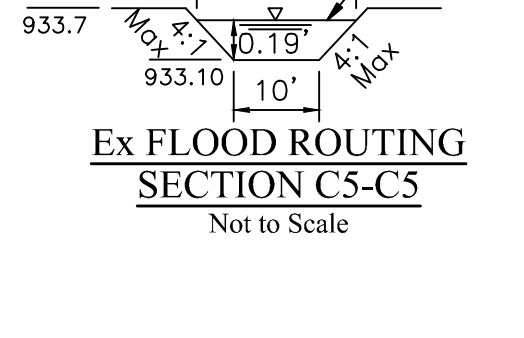
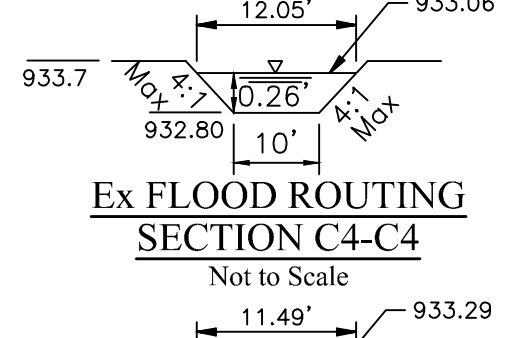
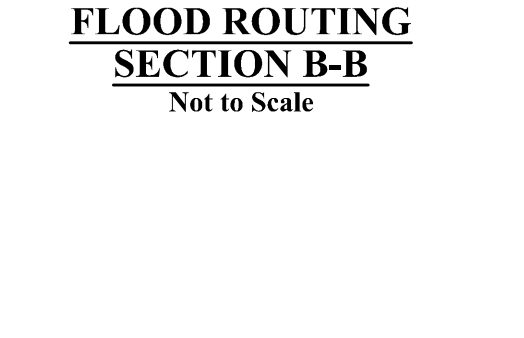
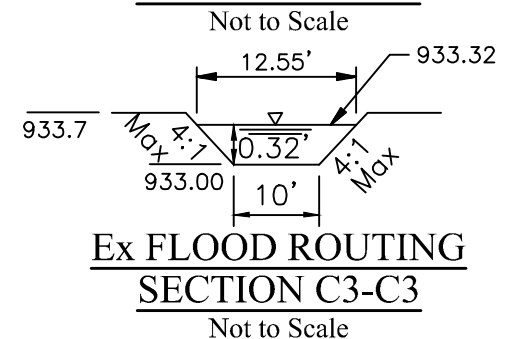
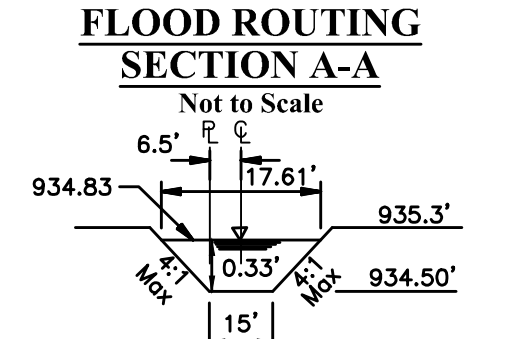
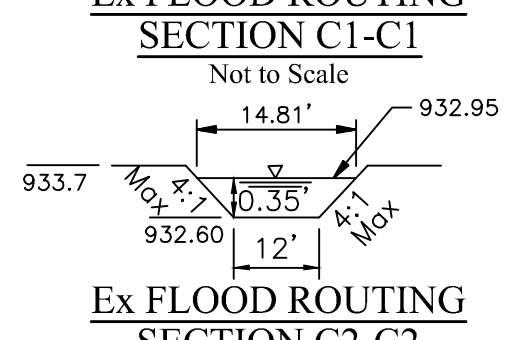
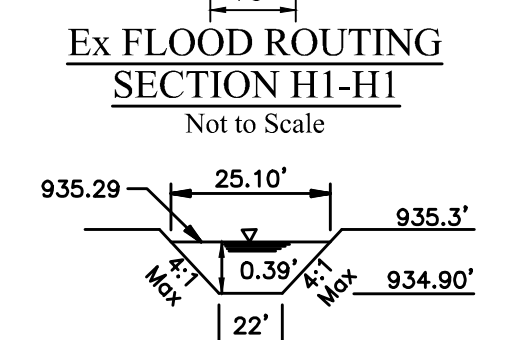
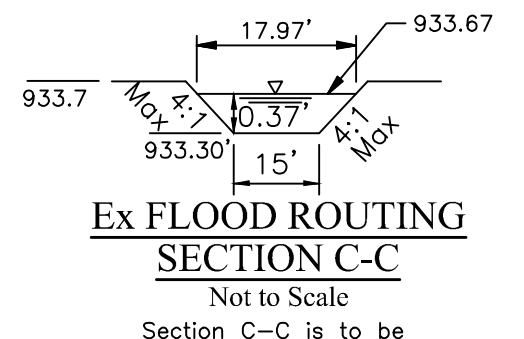
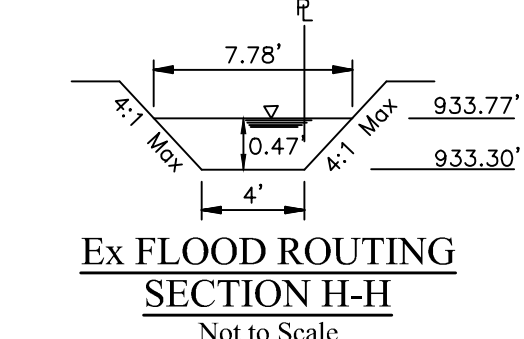


DATE	August 2024	JOB NO.	2024-0604
SCALE	1" = 100'	SHEET	1/1
<b>AVONDALE WOODS</b> <b>SUBAREA AND RESERVE MAP</b>			
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO EXHIBIT FOR			
<b>AVONDALE WOODS</b> <b>SUBAREA AND RESERVE MAP</b>			
<b>HOMEWOOD</b>			
EMHT	FROM: Michael Hamilton & Tibon, Inc. 1500 New Albany Road, Columbus, OH 43204 Phone: 614.275.6565 Fax: 614.275.6566 www.emht.com		
REVISIONS	DESCRIPTION		

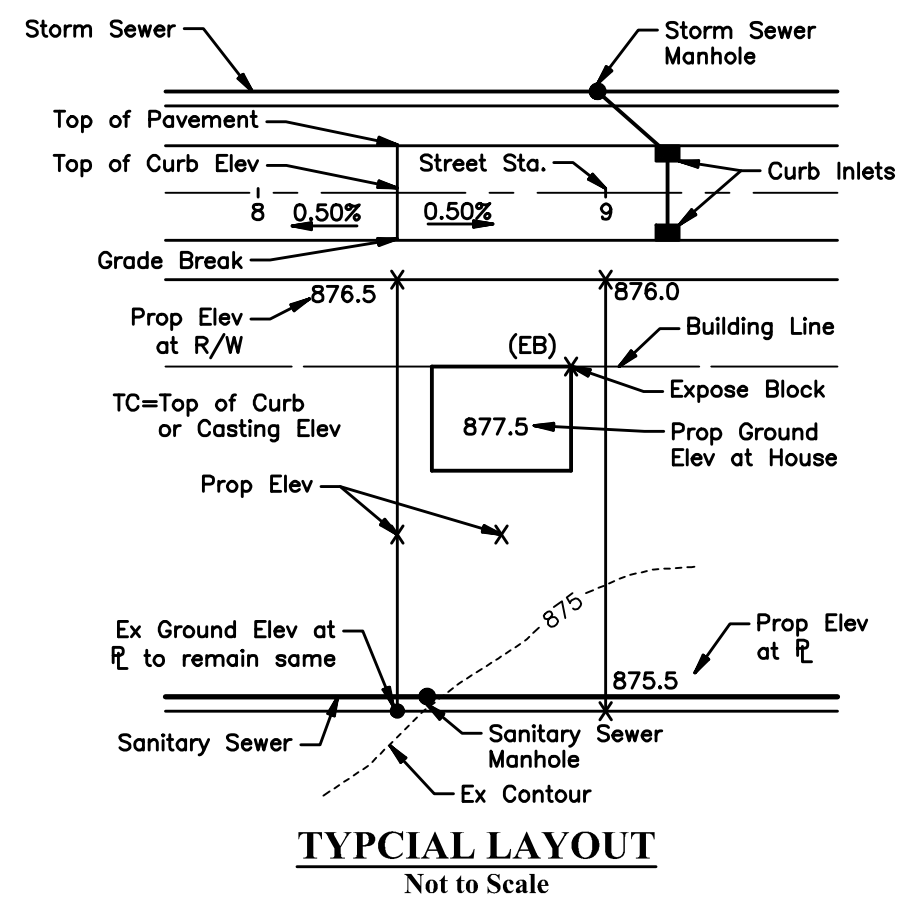
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- LEGEND**
- Proposed Storm Sewer
  - Proposed Sanitary Sewer
  - Proposed Watermain
  - Existing Storm Sewer
  - Existing Sanitary Sewer
  - Existing Watermain
  - Existing Minor Contours
  - Existing Major Contours
  - Proposed Minor Contours
  - Proposed Major Contours
  - Flow Arrow
  - Flood Routing Arrow
  - Existing Flood Routing Arrow
  - Sidewalk (By Homeowner)
  - Sidewalk (By Developer)
  - Proposed Multi-Use Path, Asphalt (By Developer)
  - Prop Multi-Use Path, Concrete (By Homeowner)
  - Limits of Disturbance
  - Tree Protection Fence
  - ATG Adjust to Grade
  - TBR To Be Removed
  - GA= Ground Around



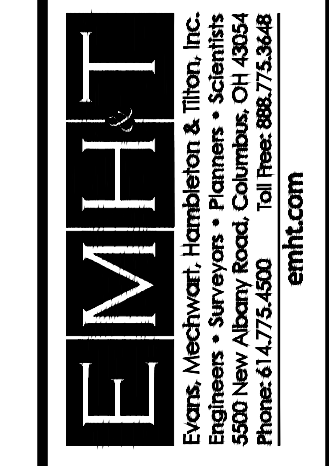
NOTE: Contractor shall refer to Final Development Plan for specifics on tree removals. Contact Engineer for information.



**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION  
PLAN SET DATE: MAY, 2024

REVISIONS	MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PUBLIC STREET, STORM, & WATER IMPROVEMENTS  
FOR  
**AVONDALE WOODS SECTION 3**  
GRADING PLAN



DATE	MAY, 2024
SCALE	1" = 50'
JOB NO.	2023-0604
SHEET	10/15