

May 29, 2019

Mr. Chase J. Ridge, Planner I
Planning Department
City of Dublin
5800 Shier-Rings Road
Dublin, Ohio 43016

Subject: Riviera West

Dear Mr. Ridge,

On behalf of our client, Davidson and Phillips, Inc., we have revised the preliminary plat for Riviera West incorporating most of the staff comment and have the following response.

General

1. Propose a street name.
The proposed street name, Bova Court has been added as requested.
2. Please explore connecting to the shared-use path in Riviera reserve "N2" between Lots 8 and 9. The path connection should be located within a 20-foot wide reserve, to be maintained by the HOA. The connection should be asphalt between Lots 8 and 9 and should continue along the frontage of Lots 9, 10 and 11 as a concrete shared-use path. This should connect to the Cacchio Lane shared-use path.
After some consideration the developer does not want to install a pedestrian path the connects from Riviera Section 4 Part 2 between lots 8 and 9 and north to Cacchio Lane. There is a concern that the path may lead to people parking on the cul-de-sac for athletic events.
3. Please correct the lot numbers along Corna Court in Riviera Section 4-2 (see attached plat).
They have been corrected.
4. Label the county lines on the vicinity map.
The county line has been added to the vicinity map as requested
5. Please label the total lot width at the building line for Lots 5, 6 and 7.
The width of the lots at the building line for lots 5, 6 and 7 have been added to the preliminary plat.
6. Consider a 35-foot building line for Lots 6 and 9.
Lots 6 and 9 building lines have been changed to 35 feet as requested.
7. The setback lines along Cacchio Lane for Lots 1 and 11 should be 35-feet (half of the right-of-way of 70 feet for Cacchio Lane).
The building line along Cacchio Lane for Lots 1 and 11 have been revised to 35 feet as requested.
8. Please include a note on the plat requiring the establishment of a forced and funded Homeowner's Association for Riviera West.
Note "A" on the preliminary plat has been modified to include the requested language.

Engineering

9. Engineering comments can be found on the City's ftp site. In order to access the files, you will need to go to <http://ftp.dublin.oh.us> and type in "ftpguest" as both the username and password. The files are saved under "EMH&T/Riviera West/Preliminary Plat – Engineering Comments 04-25-2019.

Many of the comments from the engineering department relate to final engineering and the final plat. However, we have addressed the following concerns as a part of the preliminary plat.

- **The survey information shown on page 2/5 is the residual acreage from the original survey for Riviera consisting of 167.055 acres.**
- **The size of the cul-de-sac pavement radius and right-of-way has been revised on the preliminary plat as requested.**
- **Note "C" has been added to the preliminary plat requiring NO PARKING signs along both sides of Bova Court.**
- **The Lot numbers for Riviera Section 4 part 2 have been revised as requested.**
- **All easements for public and quasi-public utilities will be shown on the construction drawings and final plat. We have added the sanitary and storm water easements.**
- **The right-of-way returns for the cul-de-sac at Cacchio Lane are required to be a minimum straight-line segment based on a twenty-five foot radius, which is shown on the preliminary plat.**
- **Bearing and distances to a hundredth of a foot and all associated curve data will be shown on the final plat as required by the City of Dublin.**
- **As a part of the final engineering drawings, contours will be one- foot intervals.**
- **The proposed cul-de-sac will have a four-foot sidewalk and a nine-foot tree lawn with a four-foot sidewalk easement. See Note "D" on the revised preliminary plat.**
- **We have included a supplement sheet showing the proposed sanitary and storm sewer alignments.**

Fire

10. Comments from the Washington Township Fire Department are forthcoming.
No comments provided.

Landscaping

11. The development of the lots (grading, utilities, footprint) will cause the removal of the following trees: 9, 10, 13, 14, 27, 28. Incorporate these inches in the replacement plan.
The developer agrees trees 10 and 27 should be included in the tree replacement requirement. However, due to the size of the lots, a minimum of 150 feet in width and approximately 254 feet in depth, there is enough flexibility in the location of the building pads to save trees 9, 13, 14 and 28.
12. Tree 11, 15 and 24 are in poor condition and need to be removed but not replaced.
Understood. The tree replacement calculations have been revised.
13. Grading and construction activity will need to accommodate the preservation of trees 18-20, 33 and 34.
Trees 33 and 34 have been removed. If additional trees are removed based on the final engineering and / or construction they will be replaced.

14. Provide a tree preservation plan showing the location of tree fencing. Tree fencing needs to be placed outside of the critical root zone where possible. Impacts to the critical root zone may trigger removal and replacement requirements.

As a part of the Tree Survey and Removal Plan, we have added the required tree fencing around the intended trees to be saved.

15. Substitute Concolor fir, and Green Giant Arborvitae for the Colorado spruce. Staff recommends using at least three different evergreen species within the buffer.

The Colorado Spruce has been replaced with the Concolor Fir and Green Giant Arborvitae as requested.

16. Code does not permit evergreen trees to be used to fulfill the tree replacement requirement. It is not clear if the intent is to use evergreen trees to satisfy the tree replacement requirement, it is not permitted per Code.

The total caliper inches of trees being removed for the development is 233. The developer will replace 81 caliper inches with 27 (3) inch caliper trees, as shown within the landscape buffer on sheet 5. The remaining 152 caliper inches will be a fee in lieu of \$100 per caliper inch, \$15,200.

17. Provide language for the landscape buffer on the plat, such as: "The property owner shall be responsible for maintaining the buffer in compliance with the approved plans. No healthy, existing trees shall be removed from this area. Additional landscaping is permitted provided it does not impact existing trees."

Note "B" has been added to the preliminary plat addressing the maintenance of the forty-foot landscape buffer / no build zone.

Should you have any questions or require additional information, please do not hesitate to contact me directly at (614) 775-4700.

Sincerely,

Jeffrey Adam Strung, PLA, ASLA
Vice President

Copies: Ms. Claudia Husak, AICP
Mr. Charlie Ruma. Davidson Phillips, Inc.