February 2009

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ☐ Preliminary Development Plan / Rezoning (Section 153.053)
- ☐ Final Development Plan (Section 153.053(E))
- ☐ Amended Final Development Plan (Section 153.053(E))
- ☒ Standard District Rezoning (Section 153.018)
- ☒ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☐ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): Rear of 7250 Coffman Road/Northward extension of Nature Drive	
Tax ID/Parcel Number(s): 270-000762	Parcel Size(s) (Acres): 4.6 acres
Existing Land Use/Development: Vacant pasture/field	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Four lot single family subdivison- requesting R-2 Zoning district
Total acres affected by application: 4.6 acres

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Jay B. Eggsuehler	
Mailing Address: (Street, City, State, Zip Code) 7250 Coffman Road Dublin, OH 43017	
Daytime Telephone: 614-221-5216	Fax: 614-221-5692
Email or Alternate Contact Information: jeggspuehler@wileslaw.com	

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NOV 19 2013
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PLANNING

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Nature Drive, LLC	Applicant is also property owner: yes ☐ no ☑
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code) 41 S. High Street, Suite 3750 South, Columbus Ohio 43215	
Daytime Telephone: 614-221-0101	Fax: 614-221-4409
Email or Alternate Contact Information: Bob Boich 395-8866	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: Ben Hale & Jack Reynolds, c/o Smith & Hale, LLC	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code) 37 W. Broad St., Suite 725, Columbus, OH 43215	
Daytime Telephone: 221-4255	Fax: 221-4409
Email or Alternate Contact Information: jreynolds@smithandhale.com	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I Jay B. Eggspuehler, the owner, hereby authorize Smith & Hale LLC. to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: Jay B Eggspuehler	Date: 10-31-13

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 31st day of October, 20 13

State of Ohio

County of Franklin

Notary Public

STEVEN P. ELLIOTT
Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration
Section 147.03 R.C.

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Jackson B. Reynolds III, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative: Jackson B. Reynolds III	Date: 11/1/13

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I Jackson B. Reynolds III, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

Signature of applicant or authorized representative: Jackson B. Reynolds III Date: 11/1/13

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I Jackson B. Reynolds III, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative: Jackson B. Reynolds III Date: 11/1/13

Subscribed and sworn to before me this 1st day of November, 2013

State of Ohio

County of Franklin

Notary Public Natalie

NOTARIAL SEAL STATE OF OHIO

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

FOR OFFICE USE ONLY			
Amount Received: 2165.00	Application No: 13-115	P&Z Date(s):	P&Z Action:
Receipt No: 47226 ~~476~~	Map Zone: 5	Date Received:	Received By: CDH
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: Rezoning and Preliminary Plat			
N, S, E, W (Circle) Side of: Coffman Rd			
N, S, E, W (Circle) Side of Nearest Intersection: Forest Run Drive			
Distance from Nearest Intersection: 100'			
Existing Zoning District: R (still in township)		Requested Zoning District: R-2	

Rezoning Statement & Plan Approval Criteria
Bremlee Estates
Rural to R-2 (Limited Suburban District)

A. Explain the relationship of the proposed development to existing and future land uses in the surrounding area, the street system, community facilities, open space system, services, and other public improvements.

The proposed rezoning for the 4.6 acres is to the R-2 District for a single family subdivision consisting of four (4) homes. The request is appropriate for the area as the property to the south is developed with single family homes (The Woods at Indian Run Subdivision) subdivision that provided for a stub street into the area proposed to be rezoned (Nature Drive). The owner of the property's home will remain to the west on a tract of land of approximately 2 acres. The proposed subdivision with extend Nature Drive to the north for future possible extensions farther north to serve land to the north. The proposal will extend water and sewer lines north as well as the sidewalk system and provide for buffering of the creek to the east. The subdivision provide for larger lot development with an average of one acre per lot development which is consistent with the Dublin Community Plan (medium density – 1 to 2 units per acre). The proposed single family subdivision is appropriate for the area given the surrounding developments and the Community Plan.

B. State how the proposed rezoning and development relate to the existing land use character of the vicinity.

The request is to rezone the property to the R-2 District which requires a minimum lot size of 20,000 sq. ft. and the plat submitted for the property which provides for this minimum. The subdivision to the south is zoned in the PUD district with much smaller lots. The proposed development is appropriate in that it transitions from the smaller lots to the south to the larger lots to the north that are still in the Township. The larger lots proposed under the rezoning also preserves larger areas of green space and offers an appropriate buffer to the creek to the east. The proposed housing compliments the housing stock in the area and will provide new housing alternatives in the City.

C. State how the proposed rezoning and development relate to the Dublin Community Plan. If the proposal is inconsistent with the Community Plan, then justify the proposed deviation from the Community Plan.

The proposed rezoning request adheres to the goals of the Community Plan as the future land use plan shows this area as medium density residential development with a density of 1 to 2 units to the acre. The proposed subdivision will have a density of 1.15 units to the area as proposed by the plat. The new subdivision will utilize an existing sub street that provides access to the property. The addition of four (4) single family lots will not over burden the existing street system and all necessary utilities are available to the site. The _____ was an acknowledgment that the subject property would ultimately be developed and in this instance the proposal meshes with the ambitions of the Community Plan.

D. Explain how the proposed rezoning meets the criteria for Planned Districts (Code Section 153.052(B)). (See page 3 for details).

See attached sheet.

E. If a previous application to rezoning the property has been denied by City Council within the last twelve months, list when and state the basis for reconsideration as noted in Code Section 153.234.

N/A

Preliminary Development Plan Approval Criteria

1. The proposed development is consistent with the purpose, intent and applicable standards of the Zoning Code;

   Yes, the proposed R-2 district provides for large lot development which is consistent with the plat submitted with the rezoning request. The proposed layout will provide for large open green yards which will provide a buffer to the creek to the east. The average 1.15 units to the acre is consistent with the density called for in the Community Plan. The proposed single family subdivision as proposed, is consistent with the purpose, intent and applicable standards of the Zoning Code.

2. The proposed development is in conformity with Community Plan, Thoroughfare Plan, Bikeway Plan, and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;

   The proposed single family subdivision is in conformity with the Dublin Community as it plans for a density of 1.15 units to the acre and the Community Plan denotes the area for medium density residential with a density of 1 or 2 units to the acre. The addition of the four (4) homes to Nature Drive and thusly to Forest Run Drive and ultimately to Coffman Road should not negatively impact the Thoroughfare Plan for the community as the proposal will have very limited effect on the flow of traffic in and out of the Woods of Indian Run Subdivision. The subdivision will include sidewalk to connect to The Woods of Indian Run Subdivision to insure pedestrian and bicycle connect ability but otherwise back portion of The Woods of Indian Run is not included in the Bikeway Plan. Given the above findings the proposed subdivision will not unreasonably burden the existing street system.

3. The proposed development advances the general welfare of the city and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;

   Yes, the proposed single family subdivision advances the general welfare of the city and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas as the Community Plan recognizes this site as appropriate for housing, development and it matches the designated density for the area.

4. The proposed uses are appropriately located in the city so that the use and value of property within and adjacent to the area will be safeguarded;

   Yes, the single family subdivision is appropriately located as it utilizes an existing stub street (Nature Drive) to extend the housing development to the south into the subject site. The large lot subdivision will appropriately safeguard the adjacent areas by providing large setbacks and green space which will buffer surrounding properties.

5. Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;

   Yes, there will be sufficient open space provided on the four (4) lots as the average density is 1.15 units per acre. The creek to the east will be properly buffered to insure its protection by providing more than adequate setbacks.

6. The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;

   The site is an open flat field that has been used to pasture horses in the past few years however, there is a creek at the eastern edge of the property that will be protected by adding adequate setbacks.

7. Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;

   Yes, water and sewer lines abut the property and can be easily extended for the necessary services. There is an existing stub street (Nature Drive) that will be extended to provide vehicular access to the site. A bio retention basin will be provided to handle the storm water flow off the site and ultimately outlet into the creek located along the eastern property line.

8. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;

   Yes, adequate measures will be taken to provide the necessary ingress and egress required to serve the new subdivision as Nature Drive will be extended into the subject site to provide the vehicular access to and from the new housing. The four (4) single family lots will not generate a high volume of trips per day and therefore no additional traffic accommodations will have to be made due to the development of the new subdivision. The new subdivision will be served with sidewalks to provide pedestrian access to and from the site into The Woods at Indian Run and then out to Coffman Road. The system provided under the proposed plan will offer a site, convenient circulation system for those in the neighborhood.

9. The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;

   Yes, the layout of the four lots provides for a coordination and integration of this development with the larger community and will maintain the image of Dublin as a quality community.

10. The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plans contribute to the orderly development of land within the city;

    Yes, the development aspects of the proposed single family subdivision have been fully reviewed to insure that the overall attributes will be acceptable and will contribute to the orderly development of the land within the city.

11. Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;

    Adequate provision has been made for stormwater drainage within the site and ultimately off site by providing a catch basin system that directs flow into a bio retention basin that will hold and clean the water and release at a predevelopment rate into the creek which borders the eastern property line.

12. The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;

    There will be deviation from either the standard development regulations of the Zoning Code nor the Subdivision Regulation for the proposed subdivision.

13. The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the city;

    Yes, the homes proposed for the new subdivision will meet or exceed the quality of building designs in the surrounding area and all applicable appearance standards of the city.

14. The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;

    There will only be one phase of development given. There are only four (4) lots and a short extension required for Nature Drive to serve the new subdivision.

15. The proposed development can be adequately services by existing or planned public improvements and not impair the existing public service system for the area;

    Yes, the proposed subdivision can be serviced by the existing public improvements and extensions to serve the four (4) lots will not impair the existing public service system for the area.

16. The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

    The extension of Nature Drive will serve the new subdivision and the impact of the additional four (4) lots will not impair the existing street system as to require additional improvements to the area's thoroughfare system.

boich-naturedr-rezoning.ste (nct)
10/22/13 F:Docs

ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By BB Date 9/3/13

RECEIVED
AUG 30 2013
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

PROPOSED ANNEXATION
4.6+/- ACRES

FROM: WASHINGTON TOWNSHIP

TO: CITY OF DUBLIN

Situated in the State of Ohio, County of Franklin, Township of Washington, lying in Virginia Military Survey Number 2543 and being all of that 4.663 acre tract conveyed to Jay B. Eggspuehler by deed of record in Instrument Number 201308280146516 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING at a common southerly corner to said 4.663 acre tract and that 6.342 acre tract conveyed to Lee A. Jenkins, Trustee and David R. Jenkins Trustee by deed of record in Deed Book 3678, Page 220, being a northerly corner of Lot 12 of that subdivision entitled "The Woods of Indian Run" of record in Plat Book 76, Page 9 and being on an existing northerly City of Dublin Corporation line, as established in Ordinance Number 22-86 and recorded in Official Record 11893C04;

thence westerly, with the southerly line of said 4.663 acre tract, a northerly line of said "The Woods of Indian Run" and said existing Corporation Line (22-86), a distance of approximately 721 feet to a point at the common southerly corner to said 4.663 acre tract and the remainder of that 7.057 acre tract conveyed to Jay B. Eggspuehler by deed of record in Official Record 21629A01;

thence northerly, with a common line to said 4.663 acre tract and the remainder of said 7.057 acre tract, a distance of approximately 310 feet to a point at a common northerly corner to said 4.663 acre tract and the remainder of said 7.057 acre tract and being on the southerly line of that 6.679 acre tract conveyed to Albert A. Gabel Trustee and Lucille A. Gabel Trustee by deed of record in Instrument Number 200206070142618;

thence easterly, with a common line to said 4.663 acre and 6.679 acre tracts, a distance of approximately 733 feet to a point at the common easterly corner to said 4.663 acre and 6.679 acre tracts and being at a westerly corner of said 6.342 acre tract;

thence southerly, with the easterly line of said 4.663 acre tract and a westerly line of said 6.342 acre tract, a distance of approximately 250 feet to the POINT OF BEGINNING, and containing 4.6 acres of land, more or less.

This description was prepared for annexation purposes only, and is NOT to be used for deed transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Daniel A. Neer
Registered Surveyor No. 8533

8/30/13
Date

DAN
4_6 ac 20130856-VS-ANNX

STATE OF OHIO

PROPERTY OWNER

Jay B Eggspuehler
7250 Coffman Road
Dublin, OH 43017
270-000297

SURROUNDING PROPERTY OWNERS

David R & Lee A Jenkins
5071 Brand Road
Dublin, OH 43017
270-000025

Lucille A & Albert A Gabel
7190 Coffman Road
Dublin, OH 43017
270-000274

Don Herron
1305 State Route 533
Zanesfield, OH 43360
273-004536

Scott T & Rachael Binder
5294 Forest Run Drive
Dublin, OH 43017
273-005987

Todd M & Denise A Howe
5288 Forest Run Drive
Dublin, OH 43017
273-005988

Donald J & Sharon L Filibeck
5282 Forest Run Drive
Dublin, OH 43017
273-005989

Robert A III & Holly M Judson
5276 Forest Run Drive
Dublin, OH 43017
273-005990

Daniel C & Amy E Skuce
5270 Forest Run Drive
Dublin, OH 43017
273-005991

Joseph A & Kathryn A Malagisi
5264 Forest Run Drive
Dublin, OH 43017
273-005992

Mukaddes & Erdem Gun
5258 Forest Run Drive
Dublin, OH 43017
273-005993

Joan M Wintermantel
5252 Forest Run Drive
Dublin, OH 43017
273-005994

Munjal R & Rupa M Sanghavi
5246 Forest Run Drive
Dublin, OH 43017
273-005995

Andrew Paul & Carly Marie Dendinger
5240 Forest Run Drive
Dublin, OH 43017
273-005996

Dennis D Liston
5234 Forest Run Drive
Dublin, OH 43017
273-005997

Balakrishna Reddy
5228 Forest Run Drive
Dublin, OH 43017
273-005998

Colleen M & Jonathan L Reynolds
5222 Forest Run Drive
Dublin, OH 43017
273-005999

Theresa M Luken
5216 Forest Run Drive
Dublin, OH 43017
273-006000

Thomas C Snide
5211 Forest Run Drive
Dublin, OH 43017
273-006021

Nathaniel W & Wendy L Berndt
5217 Forest Run Drive
Dublin, OH 43017
273-006022

Linda M Dreier
5223 Forest Run Drive
Dublin, OH 43017
273-006023

Lei Zhang
5235 Forest Run Drive
Dublin, OH 43017
273-006024

Chad P & Kara A Blankenhorn
7152 Timberview Drive
Dublin, OH 43017
273-006025

Abdulkarim M Saadallah
7145 Timberview Drive
Dublin, OH 43017
273-006063

John M & Patricia M Buckley
7153 Timberview Drive
Dublin, OH 43017
273-006064

Benjamin W & Joanna H Ross
7152 Forest Run Court
Dublin, OH 43017
273-006065

Kevin B & Ann E Nicol
7144 Forest Run Court
Dublin, OH 43017
273-006066

Thomas A & Theresa A Woodward
7145 Forest Run Court
Dublin, OH 43017
273-006074

Wenjun Peng
7153 Forest Run Court
Dublin, OH 43017
273-006075

Robert M Vanvliet
L Beihl Demaris
7124 Starkeys Court
Dublin, OH 43017
273-006076

Jon L & Miriam Y Clingman
7116 Starkeys Court
Dublin, OH 43017
273-006077

Shannon M Wells
7125 Starkeys Court
Dublin, OH 43017
273-006082

City of Dublin
5200 Emerald Parkway
Dublin, OH 43017
273-006083

Dublin Baptist Church
7195 Coffman Road
Dublin, OH 43017
273-012132

boich-naturedr-parcel#.lbl (nct)
9/30/13 F:Docs/s&hlabels/2013

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: jbr **DATE: 9/27/13**

Scale =200

Grid North

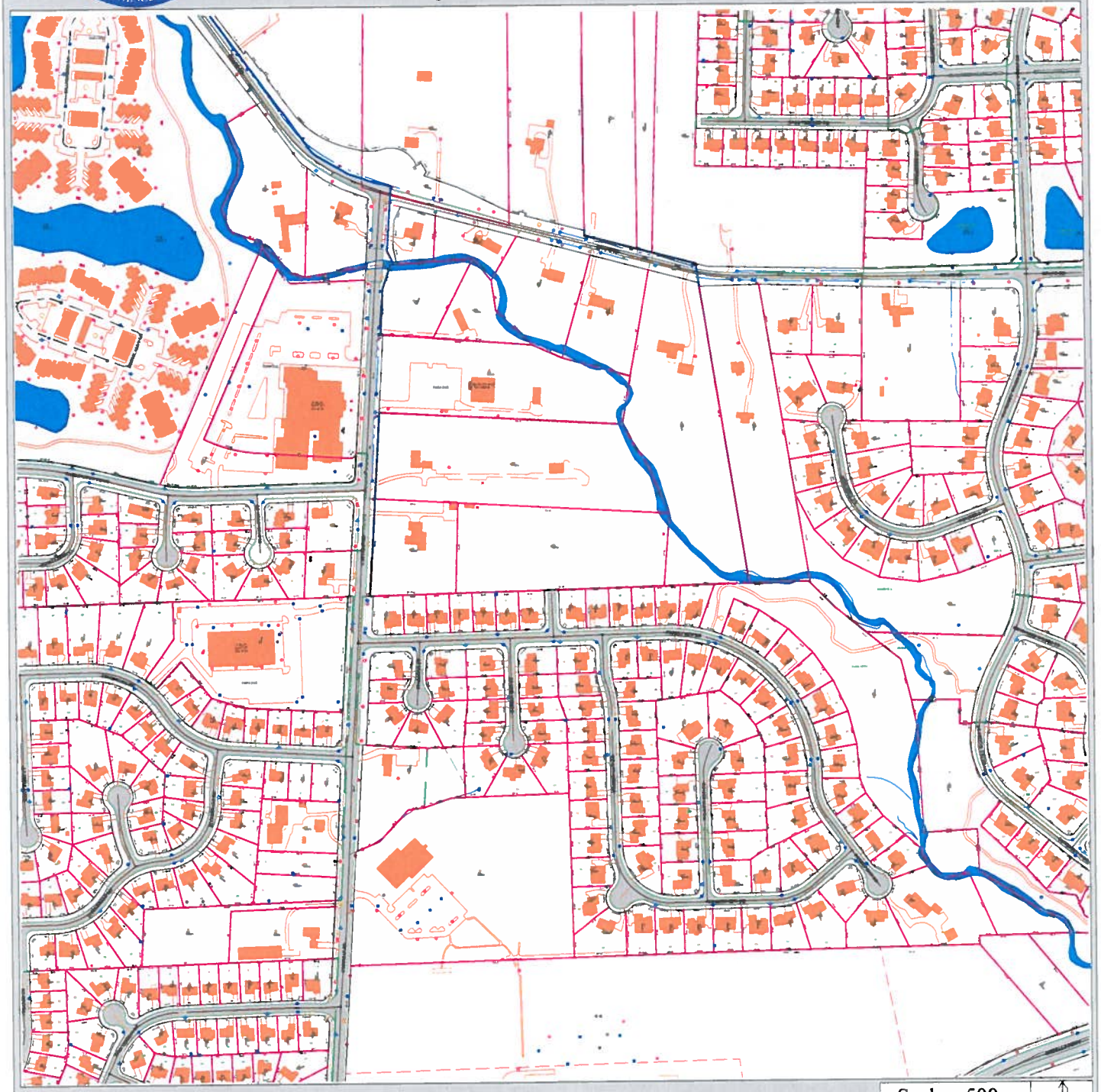
Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: jbr **DATE:** 9/27/13



Scale = 500

Grid North

Disclaimer

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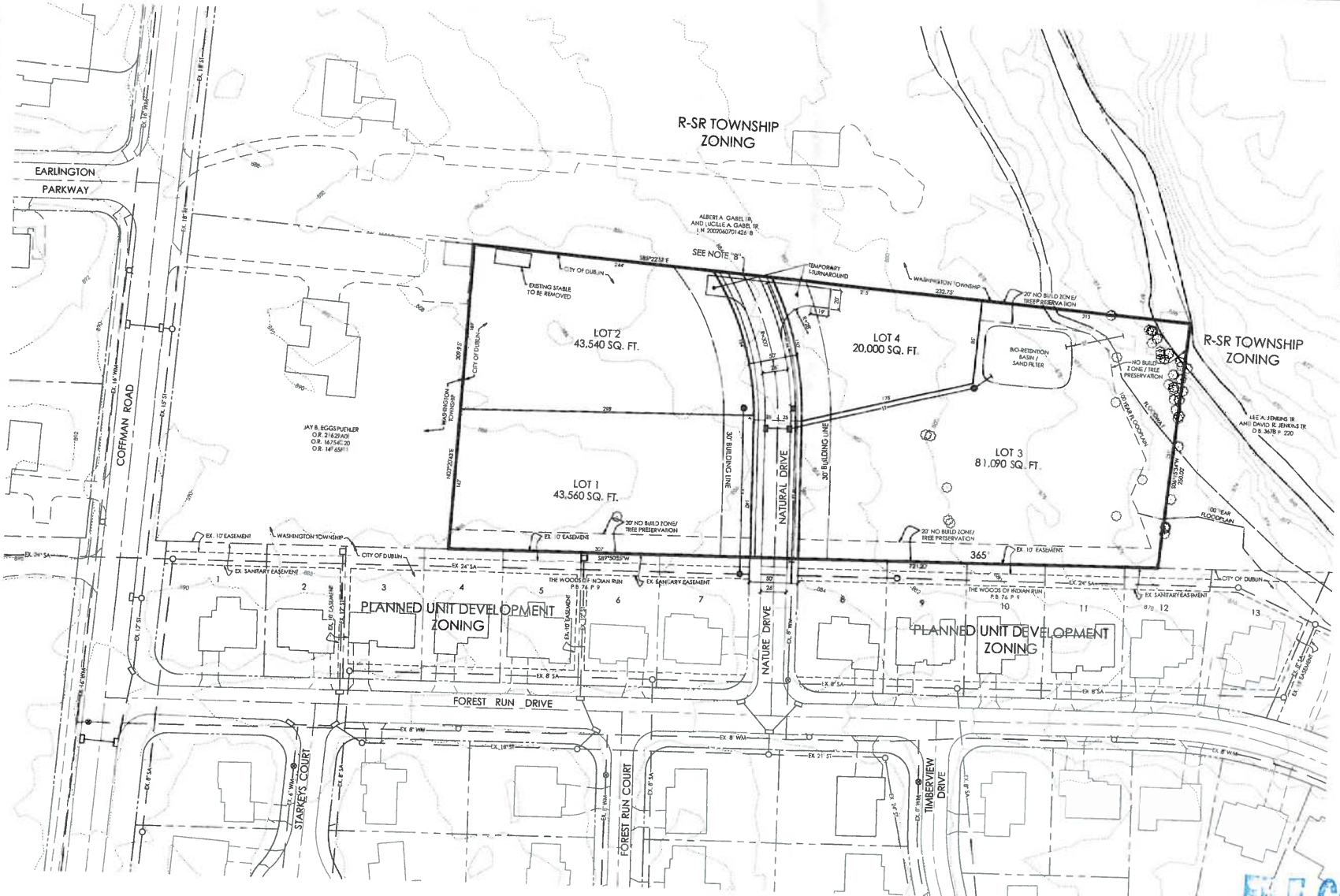
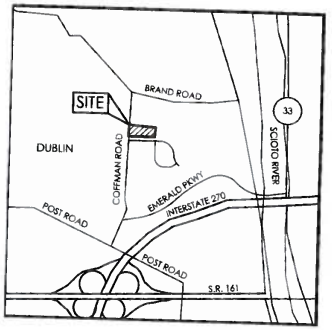
Real Estate / GIS Department





LOCATION MAP
NO SCALE

SITE STATISTICS:

Total Acreage:	±4.663 Acres
Number of Lots:	4 Lots
Gross Density:	±0.85 Lots / Acre
Open Space:	
Required:	±0.32 Acres
Provided:	±0.00 Acres
Zoning:	
Current:	Rural
Proposed:	Limited Suburban Residential District

NOTES:

NOTE "A": All of Bremlee Estates is in the Flood Hazard Zone A, AE and X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39049C0132 K, effective date June 17, 2008.

NOTE "B": No Vehicular Access to be in effect until such time as the public right of way is extended by plat or deed.

NOTE "C": All contours shown hereon are set at two foot intervals.

NOTE "D": SETBACKS:
Front yard: 30' min.
Side yard: 8 min. (total of 20)
Rear yard: 20% lot depth maximum 50 feet

NOTE "E": Bremlee Estates will be serviced by Central sewer and water by the City of Dublin.

NOTE "F": The developer, Nature Drive LLC, is requesting to pay a fee in lieu of the required open space. The fee in lieu of will be determined by the required 0.32 Acres of open space.

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PLANNING

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GRAPHIC SCALE
1 inch = 50 feet

REVISIONS	
No. DATE	DESCRIPTION

EMHT
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

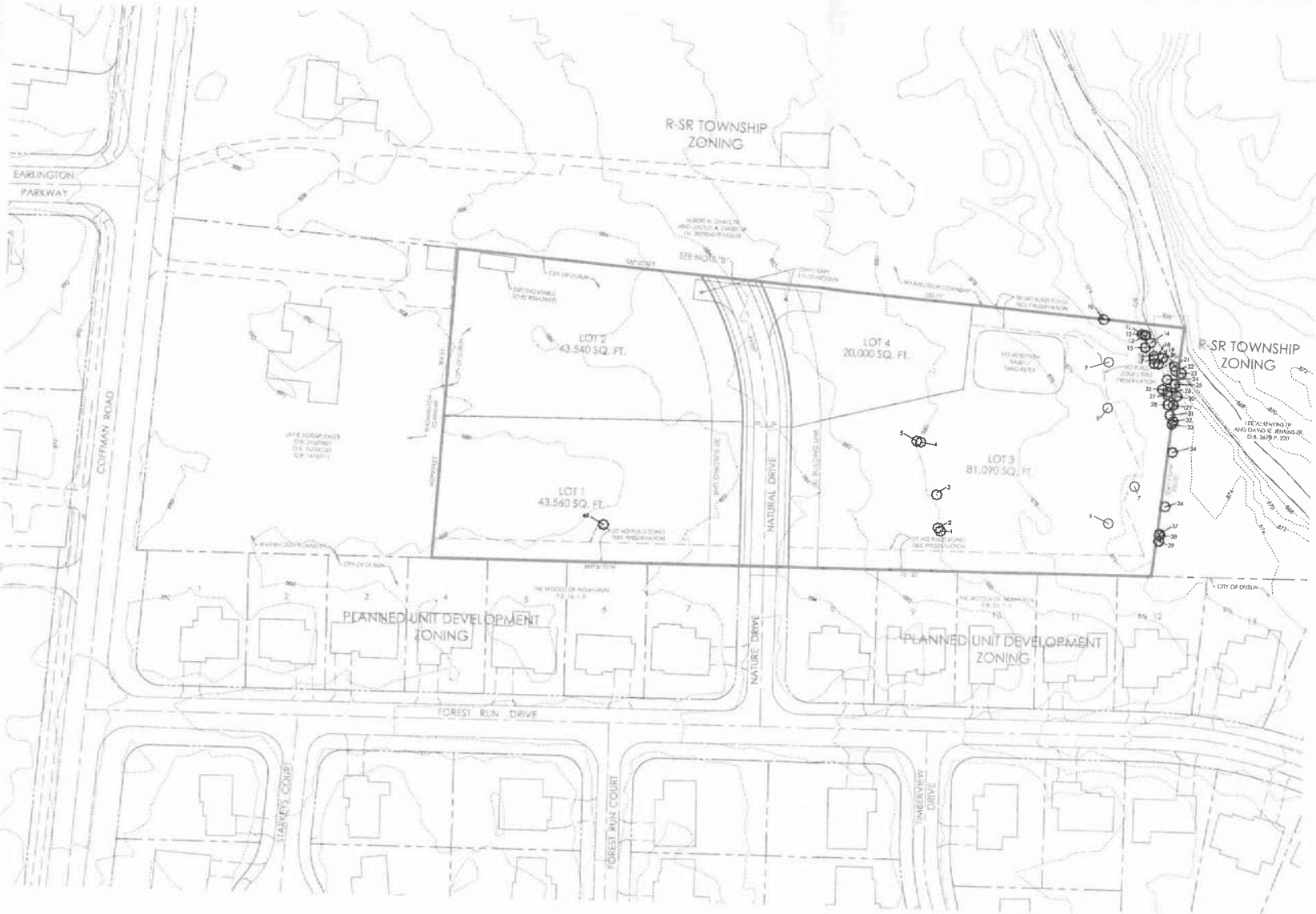
NATURE DRIVE LLC.
41 SOUTH HIGH STREET
SUITE 3750 SOUTH
COLUMBUS, OHIO 43215

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BREMLEE ESTATES

LOCATED IN:
VIRGINIA MILITYAR SURVEY NO. 2543
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date	Job No.
OCTOBER 22, 2013	2013-0856
Scale	Sheet
1"=50'	1/1

PRELIMINARY PLAT FOR BREMLEE ESTATES



Number	Latin name	Common name	DBH	Condition
1	Juglans nigra	Black walnut	23	Good
2	Prunus serotina	Black cherry	18	Good
3	Juglans nigra	Black walnut	30	Good
4	Gleditsia triacanthos	Honeylocust	32	Good
5	Gleditsia triacanthos	Honeylocust	28	Good
6	Juglans nigra	Black walnut	17	Fair
7	Juglans nigra	Black walnut	22	Good
8	Juglans nigra	Black walnut	22	Fair
9	Juglans nigra	Black walnut	28	Dead
10	Juglans nigra	Black walnut	10	Good
11	Celtis occidentalis	Hackberry	8	Good
12	Celtis occidentalis	Hackberry	9	Good
13	Celtis occidentalis	Hackberry	16	Good
14	Ulmus rubra	Slippery elm	8	Fair
15	Celtis occidentalis	Hackberry	8	Good
16	Celtis occidentalis	Hackberry	9	Good
17	Acer saccharum	Sugar maple	6	Good
18	Celtis occidentalis	Hackberry	7	Good
19	Gleditsia triacanthos	Honeylocust	11	Fair
20	Celtis occidentalis	Hackberry	10	Good
21	Celtis occidentalis	Hackberry	8	Good
22	Acer saccharum	Sugar maple	10	Good
23	Celtis occidentalis	Hackberry	9	Good
24	Gleditsia triacanthos	Honeylocust	7	Dead
25	Gleditsia triacanthos	Honeylocust	7	Good
26	Celtis occidentalis	Hackberry	6	Good
27	Gleditsia triacanthos	Honeylocust	34	Good
28	Prunus serotina	Black cherry	11	Good
29	Celtis occidentalis	Hackberry	8	Fair
30	Acer saccharum	Sugar maple	6	Good
31	Celtis occidentalis	Hackberry	11	Good
32	Acer saccharum	Sugar maple	10	Good
33	Gleditsia triacanthos	Honeylocust	13	Good
34	Acer saccharum	Sugar maple	6	Fair
35	Celtis occidentalis	Hackberry	8	Good
36	Gleditsia triacanthos	Honeylocust	17	Fair
37	Gleditsia triacanthos	Honeylocust	32	Good
38	Gleditsia triacanthos	Honeylocust	15	Good
39	Celtis occidentalis	Hackberry	14	Fair
40	Fraxinus americana	American ash	6	Fair

GRAPHIC SCALE

1 inch = 50 feet

REVISIONS

DATE	DESCRIPTION

EMHT
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
TREE SURVEY
FOR
BREMLEE ESTATES

LOCATED IN:
VIRGINIA MILITARY SURVEY NO. 2543
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date	Job No.
OCTOBER 22, 2013	2013-0856
Scale	Sheet
1"=50'	1/1

TREE SURVEY FOR BREMLEE ESTATES