

*Preliminary Development Plan  
and Preliminary Plat*

# RIVIERA

Dublin, Ohio

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SECTION I-  
Development Overview

**I. Location and Size**

- A. The site is located completely within the City of Dublin corporation limits and in three counties, Franklin, Union and Delaware Counties.
- B. The site is located at 8205 North Avery Road, on the west side of Avery Road, approximately 3,175' north of the intersection of Avery Road and Brand Road, immediately north of the Shannon Glen and Belvedere subdivisions. The property is the largest remaining parcel along Avery Road that is undeveloped between the Shannon Glen, Belvedere, Tartan West and Muirfield subdivisions.
- C. There is approximately 2,020' of frontage along Avery Road.
- D. The site measures approximately 4,100' east/west and 2,020' north south and is generally rectangular in shape.
- E. The site is ±167.1 acres in area.

**II. Existing Conditions and Character**

- A. The site is currently operating as the Riviera Golf Club, a private, full-service golf course with wedding and banquet facilities open to the public. The golf course is an 18-hole championship golf course with tree lined fairways, tees and greens, asphalt cart paths, ponds, driving range and rough areas.
- B. 907 trees exist on the site. Of the 907 trees, 658 (73%) are in good or fair condition and 249 (27%) are dead or in poor condition.
- C. The site is located in the North Fork Indian Run Watershed. The site generally drains from the west and from the east to a centrally located stream that flows from north to south, outletting into Shannon Glen Park.
- D. Portions of the site are located within the 100-year floodplain, which has been indicated on the Preliminary Plat.
- E. A preliminary investigation found two (2) jurisdictional streams and no jurisdictional wetlands on the site. The study was performed by Geotechnical Consultants, Inc. in October, 2013. The report, "Preliminary Jurisdictional Waters Determination", has been submitted separately.
- F. Sanitary sewer from the clubhouse facility is currently handled by a package plant. On-course restrooms utilize a septic system with a leach field. The plant, septic tanks and leach field will be removed in Phase I.
- G. Several wells exist on-site and are used for irrigation. These wells will be capped in accordance with the proper procedures if they cannot be

reused as pond recharge wells. Capping or re-use of the wells will occur in Phase I.

- H. The site is generally flat, sloping between 1% and 3%. There are no steep slopes. The eastern high point is at the 960 elevation, the western high point is at the 944 elevation and the low point is elevation 920.
- I. A large clubhouse, banquet facility, cart barn and parking lot exist at the highpoint near Avery Road. A maintenance facility exists on the southern boundary at the end of Tantallus Drive. Several other small comfort stations and shelters exist around the site.

**III. Existing and Proposed Land Uses**

- A. The City of Dublin GIS mapping identifies the site as "parks/open space." The Riviera Golf Club currently operates as a private, full-service golf course with wedding and banquet facilities open to the public.
- B. The site is bordered by the Tartan West Subdivision to the north and west, Deer Run Elementary and Grizzell Middle Schools to the North, Muirfield to the east, Belvedere and Shannon Glen Subdivisions to the south, Shannon Glen Park to the south and Dublin Jerome High School to the south and west.
- C. Surrounding land uses include: suburban residential low density, suburban residential medium density, suburban/rural residential, civic/public assembly, parks/open space and vacant/undeveloped.
- D. Surrounding densities range from 1.41 du/ac. to 3.28 du/ac for residential uses.
- E. Proposed uses are single family residential, parks, open space and community gardens.
- F. The proposed zoning is PUD – Planned Unit Development. The proposal is to develop the tract with 247 single-family lots oriented around a significant park/open space system.
- G. Fee simple single family lots in widths from 55' to 100'+ will provide a range residential products, from low maintenance, age targeted homes to custom homes.
- H. Sub-Area A provides a minimum fourteen thousand (14,000) square foot, one hundred (100) foot wide fee simple lot with typical setbacks. Custom and semi-custom single family homes will provide a high quality built environment, with equal or higher quality and character of those in surrounding neighborhoods.
- I. Sub-Area B provides a minimum nine thousand seven hundred fifty (9,750) square foot, seventy-five (75) feet wide fee simple lot with

typical setbacks. Single family homes in this sub-area will provide a high quality built environment, with equal or higher quality and character of those in surrounding neighborhoods.

- J. Sub-Area C provides a minimum six thousand six hundred (6,600) square foot, fifty-five (55) feet wide fee simple lot. Single family homes in this sub-area will provide a high quality built environment, with equal or higher quality and character of those in surrounding neighborhoods. Reduced setbacks, first floor master floor plans and common maintenance target a buyer looking to downsize with limited maintenance.
- K. The site is currently zoned in two districts. The area situated in Union County is zoned R-Rural District. The area situated in Delaware and Franklin Counties is zoned R1-Restricted Suburban Residential District. Both districts permit 40,000 square foot single family lots.

**IV. Parks and Open Space**

- A. A total of ±61 acres (±36%) of the development will be preserved for parks and open spaces.
- B. The parks and open space system within the Riviera development will be developed around the existing stream corridor and extend to all areas of the development. These areas will function as both passive and active green spaces and designated park areas.
- C. A prominent central park area nearly 40 acres in size becomes the organizing element for the neighborhood. This park provides easy access and visibility to the preserved natural features on the site and areas for programmed park development for the new development as well as surrounding neighborhoods.
- D. A shared-use path system, within the open space areas, will provide access to the greater citywide system, will provide multiple walking/running loops within the development and provide safe alternative access to schools.
- E. The Riviera parks and open space system will complete a significant greenway link in the regional park system, connecting Avery Park to the south to the 1,000 acre Glacier Ridge Metro Park to the northwest.
- F. Parks and open space areas within the development will be owned by the City of Dublin and maintained by both the City of Dublin and the home owners association.

**V. Provision of Utilities****A. General**

1. All utilities, including sanitary sewer, water, telephone, electric, and gas, are available at this site.
2. All utilities will be designed and constructed to meet the standards established by the City of Dublin Engineer, which includes the City of Columbus standards when as required.
3. A comprehensive storm water management system will meet City of Dublin design criteria.
4. All utilities shall be placed in appropriate locations on the lots that will best preserve the existing trees in good or fair condition.

**B. Sanitary Sewer**

1. Sanitary sewer service to Riviera will be provided from two locations.
2. The southeastern portion of the proposed development will be serviced from an existing 8-inch sanitary sewer line that is stubbed to the southern property line at the end of Tantalus Drive in the Belvedere Development and was designed to accommodate approximately 33.9 acres of tributary area
3. The remainder of the development will connect to the existing 18" sanitary sewer line which is located onsite, along Riviera's southern property line and was designed to accommodate the remainder of the site
4. A sanitary sewer analysis, "Capacity Analysis for the North Fork Indian Run Sub-Trunk", determined a capacity deficiency which warrants downstream sewer improvements. This study has been submitted separately.
5. Off-site sanitary sewer improvements and developer percentage contributions shall be identified and included in an infrastructure agreement between the developer and the City.

**C. Water**

1. An existing 16-inch water main along the east side of Avery Road should be adequate to provide service to this site.
2. Public water mains will be constructed along the proposed roadways within the development.
3. The existing 8-inch water mains stubbed at the end of Firenze Place, Timble Falls Drive and Tantalus Drive will be tied into the new public system which will aid in service to this site.

4. The predominant soil types are Blount and Glynwood, a Type C/D soil, corresponding to a pre-developed runoff curve number of 74.

**D. Storm Water – Post Developed**

1. In the post-development condition the site drainage will be handled by four retention basins that will accept drainage from impervious areas such as roadways, driveways, roofs, and sidewalks and some back yard drainage. The total developed tributary area to the basins is approximately 130 acres with a composite runoff curve number of 83. The analysis was conservatively run with a 25-year critical storm. The outlets of the basins drain to the existing stream running through the site. Water quality is provided by the use of the wet basins per Ohio EPA and City of Dublin requirements. The outlet for each basin will be a three-stage outlet, with the first stage providing the required 24 hour water quality drawdown. The second stage controls the 25-year event, and the third stage the 100-year event.
2. Stream corridor protection zones, as required by City of Dublin, have been placed on both jurisdictional streams as indicated on the Preliminary Plat.

**VI. Access, Circulation and Improvements**

- A. Vehicular access to the site will be from a single access point on Avery Road and from 3 existing streets stubbed to the property from the surrounding neighborhoods.
- B. A full service, site access drive from Avery Road will provide primary vehicular access.
- C. Tantalus Drive extends from the Belvedere neighborhood to connect with Riviera.
- D. Timble Falls Drive extends from the Belvedere neighborhood to connect with Riviera.
- E. Firenze Place extends from the Tartan West neighborhood to connect with Riviera.
- F. Primary vehicular circulation through the neighborhood provides easy access to three subareas providing different single family product types while discouraging cut-through circulation.
- G. Pedestrian connections will provide access to the neighboring schools, surrounding bike path network and regional parks/open space network.
- H. A pedestrian crossing at Avery Road and Memorial Drive will be provided.

- I. A northbound turn lane shall be provided at the Avery Road site access as detailed in the TIS.
- J. Off-site traffic improvements and developer percentage contributions, as reflected in the TIS, shall be identified and included in an infrastructure agreement between the developer and the City.

**VII. Phasing**

- A. This project has been divided into seven (7) Phases. Phasing will start with Section 1 and progress in order through Section 5, as indicated on the Preliminary Plat.
- B. Phase 1 (Section 1) will include removal of the clubhouse, parking lot and maintenance facility, wells, sanitary plant, septic system and leach fields and other associated infrastructure, construction of a northbound Avery Road left turn lane, main site access drive, street connection to Tantalus Drive, Reserves A, B and C and 46 lots in Subarea A.
- C. Phase 2 (Section 2-1) will include Reserves D, E and F, and 46 lots in Subarea B.
- D. Phase 3 (Section 2-2) will include Reserves G and H, and 36 lots in Subarea C.
- E. Phase 4 (Section 3-1) will include the street connection to Firenze Place, Reserves I, J and K, and 19 lots in Subarea C.
- F. Phase 5 (Section 3-2) will include Reserve L and 35 lots in Subarea C.
- G. Phase 6 (Section 4) will include the street connection to Timble Falls Drive, Reserve M and 37 lots in Subarea A.
- H. Phase 7 (Section 5) will include Reserves N, O, P and Q, and 28 lots in Subarea B.

SECTION II-  
Development Standards

**I. DEVELOPMENT STANDARDS**

Basic development standards are addressed in this text regarding proposed density, general site issues, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 152 and 153 of the City of Dublin Code shall apply.

**II. PERMITTED USES**

Permitted uses shall include the following:

- A. Single-family detached homes.
- B. Open spaces, related park features and community gardens.

**III. DENSITY**

- A. A maximum unit count of 247 (two hundred forty-seven) residential homes shall be permitted in this PUD.
- B. A maximum gross density of 1.48 dwelling units per acre shall be permitted in this PUD.

**IV. LOT STANDARDS**

Single-family homes within this development will be constructed on traditional lots with fee simple ownership. Specific lot standards shall apply to each of these development types:

**A. Fee simple lots – Sub Area A****1. Lot Size**

- a. Lot Area: Fourteen thousand (14,000) square feet minimum
- b. Lot Width (minimum): One hundred (100) feet at thirty (30) feet from right of way
- c. Lot Depth (minimum): One hundred twenty-five (125) feet

**2. Lot Setbacks**

- a. Front yard: There shall be minimum front yard setback of twenty-five (25) feet. Staggered setbacks on adjacent lots are not required.

- b. Rear yard: There shall be a minimum rear yard setback of twenty-five (25) feet.
- c. Side yard: There shall be a minimum side yard of eight (8) feet for buildings.
- d. Avery Road: There shall be a minimum scenic setback of one hundred (100) feet, as measured from the proposed Avery Road right-of-way. Streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback to enhance the rural character of the Avery Road corridor.

**3. Lot Coverage**

- a. The maximum lot coverage shall be forty-five (45) percent.

**B. Fee simple lots – Sub Area B****1. Lot Size**

- a. Lot Area: Nine thousand seven hundred fifty (9,750) square feet minimum
- b. Lot Width (minimum): Seventy-five (75) feet at thirty (30) feet from right of way
- c. Lot Depth (minimum): One hundred twenty-five (125) feet

**2. Lot Setbacks**

- a. Front yard: There shall be minimum front yard setback of twenty (20) feet. Staggered setbacks on adjacent lots are not required.
- b. Rear yard: There shall be a minimum rear yard setback of twenty-five (25) feet.
- c. Side yard: There shall be a minimum side yard of six (6) feet for buildings.
- d. Avery Road: There shall be a minimum scenic setback of one hundred (100) feet, as measured from the proposed Avery Road right-of-way. Streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback to enhance the rural character of the Avery Road corridor.

**3. Lot Coverage**

- a. The maximum lot coverage shall be forty-five (45) percent.

**C. Fee simple lots – Sub Area C****1. Lot Size**

- a. Lot Area: Six thousand six hundred (6,600) square feet minimum.
- b. Lot Width (minimum): Fifty-five (55) feet at twenty (20) feet from right of way.
- c. Lot Depth (minimum): One hundred ten (110) feet.

**2. Lot Setbacks**

- a. Front yard: There shall be minimum front yard setback of thirteen (13) feet. Staggered setbacks on adjacent lots are not required.
- b. Rear yard: There shall be a minimum rear yard setback of twenty (20) feet.
- c. Side yard: There shall be a minimum side yard of six (6) feet for buildings.

**3. Lot Coverage**

- a. The maximum lot coverage shall be seventy (70) percent.

**V. STREET ACCESS AND/OR IMPROVEMENTS****A. Access****1. Avery Road:**

- a. A full service intersection shall be provided as indicated on the Preliminary Plat.

**2. Tantalus Drive:**

- a. Tantalus Drive shall be extended northward from the Belvedere neighborhood to connect with the Riviera street network as indicated on the Preliminary Plat.

**3. Timble Falls Drive:**

- a. Timble Falls Drive shall be extended northward from the Belvedere neighborhood to connect with the Riviera street network as indicated on the Preliminary Plat.

**4. Firenza Place:**

- a. Firenza Place shall be extended eastward from the Tartan West neighborhood to connect with the Riviera street network as indicated on the Preliminary Plat.

**5. Pedestrian Access to Schools:**

- a. Off-site Pedestrian access to Grizzell Middle School and Dublin Jerome High School shall be provided as permitted by Dublin City Schools.
- b. Any permitted off-site connection points to existing path networks on school properties shall be coordinated with Dublin City Schools.
- c. Final design details of any connections will be provided in the Final Development Plan.

**6. Private Driveways**

- a. Vehicular access shall be limited to one (1) driveway curb-cut per lot.
- b. Corner lots generally should provide driveway access to the anticipated lesser traveled street, except lots 32 and 33 as indicated on the Preliminary Plat. Lots 32 and 33 shall have driveway access limited to Corna Drive.

**B. Improvements****1. Avery Road Site Access:**

- a. A northbound left turn lane shall be provided at the Avery Road site access as detailed in the TIS.

**2. Avery Road Pedestrian Crossing:**

- a. A pedestrian crossing at Avery Road and Memorial Drive shall be provided. Final details of this crossing shall be provided in the Final Development Plan.

**3. Off-Site Traffic Improvements**

- a. Required off-site traffic improvements and developer percentage contributions, as reflected in the findings of the TIS, shall be identified and included in an infrastructure agreement between the developer and the City.

**VI. STREET STANDARDS****A. Public Streets**

1. **Right-of-Way Width:** Fifty (50) feet minimum
2. **Pavement Width:** Twenty-eight (28) feet minimum for all public streets, as measured back-of-curb to back-of-curb
3. **Drive Lanes:** Two (2)
4. **Parking Lanes:** Parking shall be permitted on one side of public streets internal to the PUD opposite the waterline and fire hydrants.
5. **Tree Lawn:** May vary based on existing vegetation, but shall in no case be less than eight (8) feet in width.
6. **Sidewalk:** Four (4) feet wide minimum; sidewalks shall be concrete and located on both sides of the street.
7. **Shared-use path:** Eight (8) feet wide minimum; shared-use paths shall be constructed of asphalt, except when located in front of lots. When located in front of lots the path shall be constructed of concrete.

**VII. UTILITIES****A. Design and Construction**

1. All utilities shall be designed and constructed to meet the standards established by the City of Dublin Engineer, which includes City of Columbus standards as required.

**B. Location**

1. All utilities shall be placed in appropriate locations on the individual home lots that will best preserve the existing trees in good or fair condition.

**VIII. STORM WATER MANAGEMENT****A. Design and Construction**

1. A comprehensive storm water management system shall be developed, following the Ohio EPA and City of Dublin storm water management policies.

**B. Location**

1. Storm water management facilities may be located in any reserve areas. Final design and details will be provided in the Final Development Plan.

**C. Stream Corridor Protection Zone**

1. There shall be a stream corridor protection zone as indicated on the Preliminary Plat.

**IX. TREE PRESERVATION, REMOVAL AND REPLACEMENT****A. Tree Preservation/Removal**

1. It is the intent of the developer to preserve as many good and fair condition trees as possible on site. A good faith effort will be made to preserve existing trees in good and fair condition where appropriate. A Tree Removal and Preservation Plan will be provided as part of the Final Development Plan.

**B. Tree Replacement Plan**

1. Tree Replacement shall be per code, with the following exceptions:
  - a. Replacement trees shall be deciduous or evergreen trees. Deciduous trees shall have a minimum caliper size of two and one-half (2 ½) inches. Evergreen species shall be seven (7) feet in height minimum and count as two and one-half (2 ½) inches.
  - b. Evergreen trees shall be limited to no more than thirty (30) percent of the total caliper replacement requirement.
  - c. All individual lot tree replacement must be completed prior to issuance of an occupancy permit or within six (6) months thereafter, due to unfavorable weather conditions.
2. Replacement trees may be located in all open space reserve areas.

**X. PARKS AND OPEN SPACE****A. Dedication**

1. The open space will meet that which is required under code.
2. The code required open space shall be dedicated to the City

**B. Maintenance**

1. Reserves A, B, C, D, F, G, H, I, J, K, O, P and Q shall be maintained by the homeowners association.

2. Reserves E, L, M and N shall be maintained by the City.

#### C. Programming

1. Reserves E, L, M and N shall be programmed in conjunction with city staff as passive and active areas.
2. The developer shall coordinate with the City on the development of these areas and present details for approval at the Final Development Plan phase.
3. Future design and development of park spaces, after Final Development Plan approval, shall be permitted with administrative approval.

#### D. Shared-Use Path System

1. A shared-use path system shall provide connections between Shannon Glen Park and Tartan West, connections to Grizzell Middle School, Dublin Jerome High School and the Avery Road pathway. It shall also provide multiple internal loop systems within the open space reserves.
2. Portions of the shared-use path system may incorporate sections of the cart paths that currently exist on site. Existing path sections that are to be utilized shall be evaluated and appropriate measures shall be made to meet city standards, if necessary. Evaluations will be performed with each phase of development.
3. The developer shall coordinate with the City on the development of these areas and present details for approval at the Final Development Plan phase.
4. Future development of park spaces shall be permitted with administrative approval.

### XI. ARCHITECTURE

#### A. General Character

1. Single family homes of equal or higher quality and character of those in surrounding neighborhoods shall provide a high quality built environment as recommended in the community plan.
2. All homes on all lots shall adhere to the City of Dublin Residential Appearance Standards Code.

#### B. Permitted Building Height

1. Maximum of thirty-five (35) feet, as measured per code.

#### C. Permitted Exterior Materials

##### 1. Cladding Materials.

- a. The exterior cladding of all structures shall be finished using all natural materials, including brick, stone, manufactured stone, wood, stucco, fiber-cement siding products or any combination thereof.

##### 2. Trim Materials.

- a. Wood, aluminum, vinyl, PVC, urethane foam, EIFS, copper or fiber-cement products. Shutters shall be considered as trim for the purpose of meeting the Residential Appearance Code requirements

##### 3. Roofing Materials.

- a. Dimensional asphalt shingles, wood, slate, concrete, tile or metal.

#### D. Permitted Exterior Colors

##### 1. Cladding Colors.

- a. Natural earth tones and/or warm neutral colors, including white.
- b. High-chroma colors are not permitted.

##### 2. Trim Colors.

- a. Natural earth tones and/or warm neutral colors, including white.
- b. Complementary or contrasting to siding color.

##### 3. Roofing Colors.

- a. Natural earth tones and/or neutral colors, including black.
- a. High-chroma colors are not permitted.

#### E. Architectural Elements

##### 1. Four-sided Architecture

- a. Similar architectural design elements and details shall be consistent throughout all elevations of the structure.
- b. Dublin Residential Appearance Code will be adhered to throughout the entire subdivision unless otherwise stated herein.

##### 2. Chimneys

- a. "Cantilevered" or "through-the-wall" chimneys are not permitted.

- b. All chimneys shall be built on an integral foundation.

- c. All exterior portions of chimney shall be finished masonry, consisting of brick, stone, and/or manufactured stone.

##### 3. Garages

- a. All single-family dwellings shall have an attached or detached garage of sufficient size to accommodate a minimum two (2) standard sized automobiles, side by side.
- b. Side loaded garages are encouraged.
- c. In those instances where a garage is utilized and an auto courtyard is created in the front of the house; a minimum 30" high wall or hedge shall be installed to provide a partial visual buffer along the entire length of the court pavement.
- d. In those instances where a side loaded garage is utilized, a minimum 36" height, 75% opacity hedge shall be installed along the entire length of driveway pavement so as to prevent headlight pollution into the rear of neighboring properties.

#### F. Architectural Diversity

1. The same or similar front elevations shall not be repeated within:
  - a. Two lots on either side of subject lot.
  - b. Three lots directly across the street from subject lot.
  - c. Any lot on a cul-de-sac bulb.
2. Corner lots apply to the street on which the home's front facade is situated.
3. A lot diversity matrix will be presented for approval at the final development plan phase.

#### G. Plan Approval

1. The Master Developer shall retain the right of individual plan approval for all single family homes within the subdivision.

### XII. LANDSCAPING

#### A. Entry Features

1. Entry features may include integrated project signage, landscaping, and irrigation.

2. Final location, design, and standards for entry features and related landscaping and signage details shall be presented and approved during the Final Development Plan phase.
3. All entry features will be owned and maintained by the homeowners association.

#### B. Street Trees

1. Street trees will be installed in accordance with the City of Dublin Code. Final type and location shall be determined by the City Forester.

#### D. Private Sidewalks

1. A minimum three (3) feet wide sidewalk shall be required for every residence. This private side walk shall extend from the front door to the driveway, where applicable, as the driveway may abut the front door.

#### E. Cul-de-Sac Islands

1. Cul-de-sac islands shall be landscaped with lawn and /or plant material.
2. Any lawn and/or plant material located within an island shall be maintained by the HOA.

#### F. Avery Road Landscape Treatment

1. A landscape treatment shall be installed in the scenic setback along Avery Road to enhance the rural character of the corridor.
2. Plantings shall create a natural woodland effect and may consist of deciduous trees and shrubs, ornamental trees, perennials or any combination thereof. This effect shall be installed across the Avery Road frontage.
3. Any trees, meeting the replacement tree standards, planted in this treatment, shall count toward the overall replacement requirement.
4. Masonry piers, stone walls and/or fencing may be included as part of the landscape treatment.
5. Pedestrian pathways, multi-use paths, water features and pond access may be provided in this treatment.
6. Final design and details of the landscape treatment shall be provided for approval as part of the Final Development Plan.

#### G. Mid-Block Shared Use Path Access

1. Shared use paths that are located mid-block between lots shall be landscaped to provide a barrier between the pathway and adjacent private yards.

2. Landscaping shall include lawn, deciduous shrubs, evergreen shrubs, deciduous trees, evergreen trees and fencing or any combination thereof. Design and details shall be provided and approved in the Final Development Plan phase.

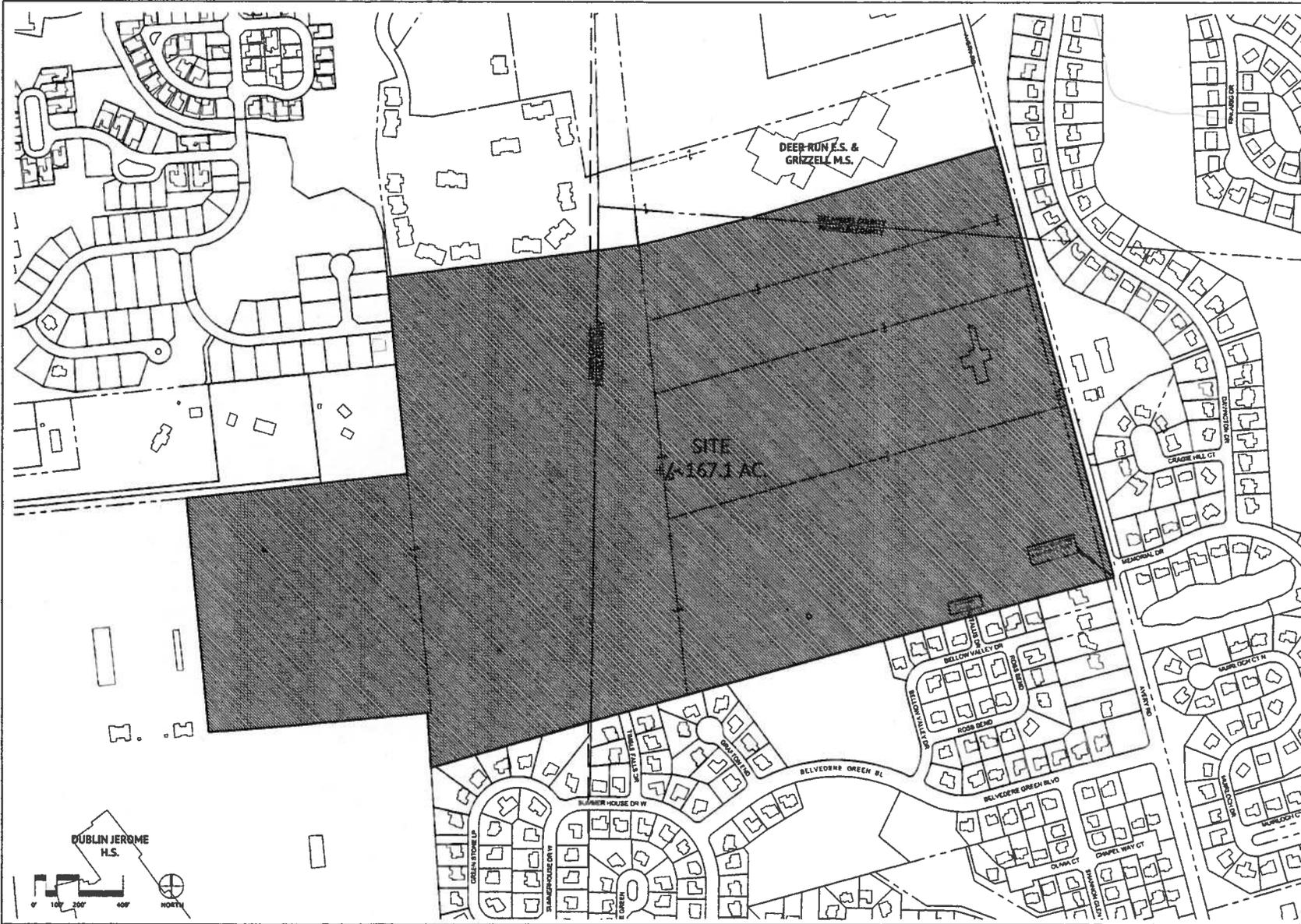
### XIII. HOMEOWNERS ASSOCIATION

All residential property owners located within the Riviera PUD shall be required to join and maintain membership in a forced and funded homeowners association, which will be formed prior to any lots being sold. Homeowners association responsibilities shall be detailed within Declarations of Covenants and Restrictions as approved by the City of Dublin before being duly recorded in the office of the Franklin County Recorder. These Declarations of Covenants and Restrictions shall run with the land and shall include, without limitation, the requirements imposed upon the homeowners association in this text.

SECTION III-  
Exhibits



	<p>CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA</p>												
<p>REGIONAL CONTEXT MAP</p>	<p><b>EDGE</b> ENGINEERING, ARCHITECTURE, PLANNING &amp; LANDSCAPE ARCHITECTURE 222 WEST 12TH STREET, SUITE 200 COLUMBUS, OHIO 43201 614.462.1234</p>												
<table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>REVISIONS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	REVISIONS										<p>PDP 1</p>
DATE	BY	REVISIONS											



DATE: November 13, 2014 SHEET NO.: 100001

CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR <b>RIVIERA</b>
<b>VICINITY MAP</b>
<b>EDGE</b> <small>Engineering &amp; Design, Inc.</small> <small>10000 W. STATE ST., SUITE 100</small> <small>COLUMBUS, OHIO 43240</small> <small>TEL: 614.885.1100</small> <small>WWW.EDGEDESIGN.COM</small>
<b>PDP</b>
<b>2</b>



16/205 ACRES

Situated in the State of Ohio, County of Union, Franklin and Delaware, City of Dublin in Virginia Military Survey Numbers 7923 and 5163, being portions of all of those tracts of land conveyed to American Italian Land Association by deeds of record in Deed Book 2600, Page 393 (Franklin County, Deed Book 115, Page 64 (Delaware County), Deed Book 216, Page 68 (Franklin County) and Deed Book 374, Page 495 (Franklin County), and more particularly bounded and described as follows:

Beginning at the northerly corner of the subdivision entitled "Belvedere Section 7", of record in Plat Book 5, Page 58 (Franklin County), in the easterly line of that tract conveyed to The Board of Education of the Dublin City School District by deed of record in Official Record 78, Page 354 (Franklin County);

Thence North 02°21'05" West, with said easterly line, a distance of 230.17 feet to the northerly corner thereof;

Thence South 84°17'17" West, with the northerly line of said School District tract and with the northerly line of that tract conveyed to The Board of Education of the Dublin City School District by deed of record in Official Record 82, Page 45 (Franklin County), a distance of 1003.43 feet to the southwesterly corner of that tract conveyed to The Board of Education of the Dublin City School District by deed of record in Official Record 85, Page 209 (Franklin County);

Thence North 05°49'46" West, with the easterly line of said School District tract, a distance of 1079.22 feet to the northerly corner thereof, to the southerly line of that tract conveyed to Kardin O. and Sandra Huddle by deeds of record in Official Records 117, Page 182 (Franklin County) and 804, Page 218 (Franklin County);

Thence North 84°04'40" East, with said southerly line, a distance of 1003.05 feet to the southeasterly corner thereof;

Thence North 05°51'20" West, with the easterly line of said Huddle tract and the easterly line of the subdivision entitled "Tara West Section 8 Part 2", of record in Plat Book 5, Page 218 (Franklin County), a distance of 896.25 feet to the northerly corner of that tract conveyed to Tara West Development Company (TWDC), LLC by deed of record in Official Record 665, Page 741 (Franklin County);

Thence North 82°17'01" East, with the southerly line of said Tara West Development Company tract, the southerly line of Tara West Third Amendment, of record in Condo Plat Book 5, Page 239 (Franklin County), the southerly line of Tara West Fourth Amendment, of record in Condo Plat Book 5, Page 244 (Franklin County), the southerly line of that tract conveyed to Tara West Properties, LLC by deed of record in Official Record 945, Page 125 (Franklin County), the southerly line of Tara West Fifth Amendment, of record in Condo Plat Book 5, Page 276 (Franklin County), and the southerly line of that tract conveyed to The Board of Education of the Dublin City School District by deed of record in Official Record 8231210 (Franklin County) and Deed Book 415, Page 319 (Franklin County), a distance of 1148.34 feet to a point;

Thence North 74°30'22" East, with the southerly line of said School District tract, a distance of 827.60 feet to a point in the centerline of Avery Road;

Thence South 14°16'00" East, with said centerline, a distance of 2027.21 feet to a point;

Thence South 74°23'46" West, with the northerly line of the subdivision entitled "The Oaks at Lakes of Aerie", of record in Plat Book 109, Page 50 (Franklin County), a distance of 154.19 feet to the northerly corner thereof;

Thence South 74°28'05" West, with the northerly line of the subdivision entitled "Belvedere Section 1", of record in Plat Book 96, Page 8 (Franklin County), the northerly line of the subdivision entitled "Belvedere Section 2", of record in Plat Book 109, Page 14 (Franklin County), and the northerly line of said Belvedere Section 3, a distance of 2737.44 feet to POINT OF BEGINNING, containing 167,855 acres of land, more or less.

THE SHOWN OR DESCRIBED ARE THE BELIEVED CORRECT BOUNDARIES OF THE TRACTS AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF TITLE.

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Date: September 12, 2014  
Scale: 1"=100.00'  
Sheet No: 1



CITY OF DUBLIN, OHIO  
PRELIMINARY DEVELOPMENT PLAN  
FOR  
RIVIERA

BOUNDARY MAP/  
SURVEY

EDGE  
SURVEYING & ENGINEERING  
11111 WILSON ROAD, SUITE 110  
DUBLIN, OHIO 43017  
TEL: 614-233-1111  
WWW.EDGE-SURVEYING.COM

NO.	DATE	DESCRIPTION
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PDP  
4



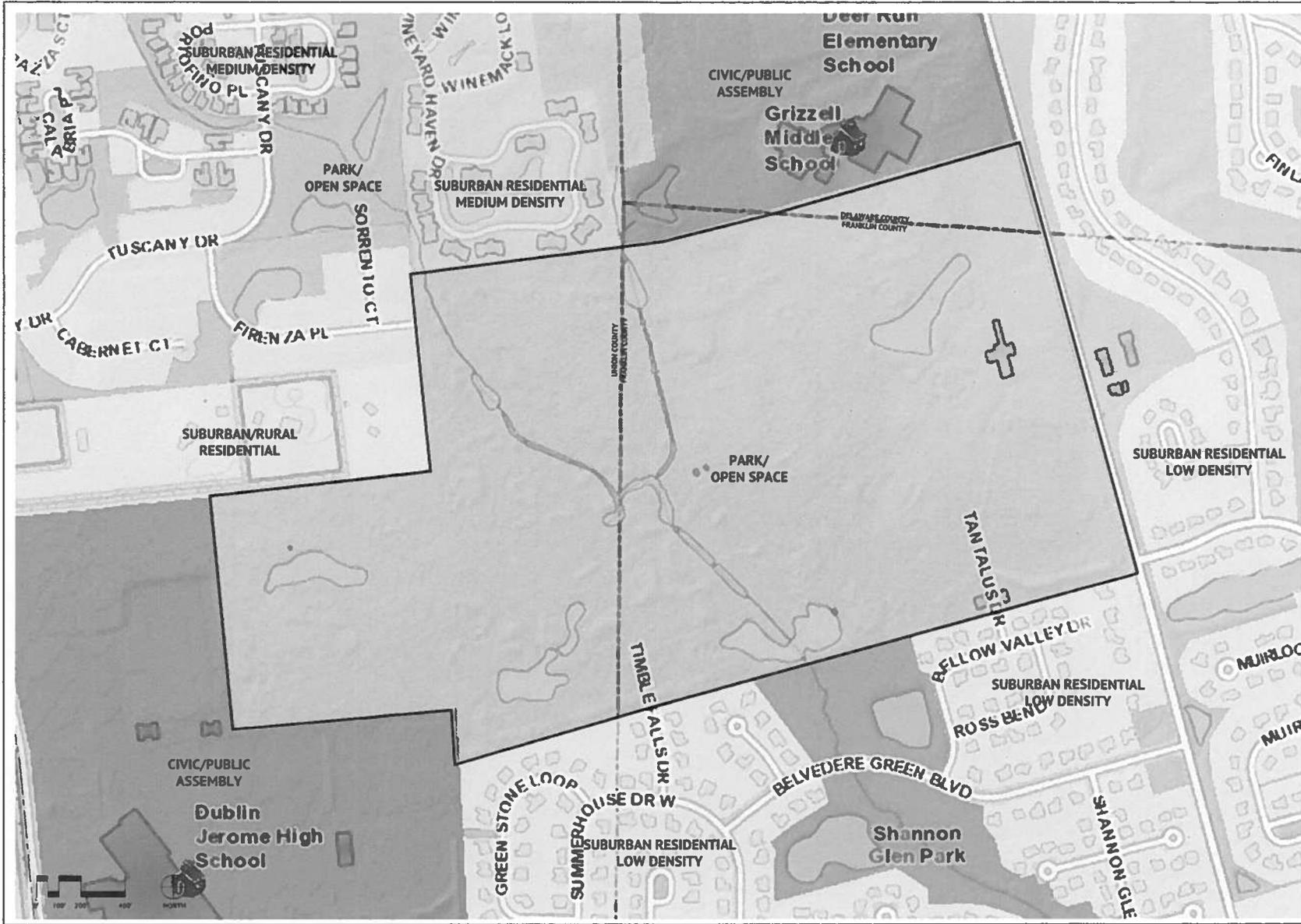
NOTES:  
 1. THERE ARE NO ISLANDS LOCATED ON SITE.  
 2. THE 100 YEAR FLOODPLAIN AS SHOWN IS THE CALCULATED FLOODPLAIN AS DEFINED BY CH-41-17 BY THE STORM WATER MANAGEMENT REPORT



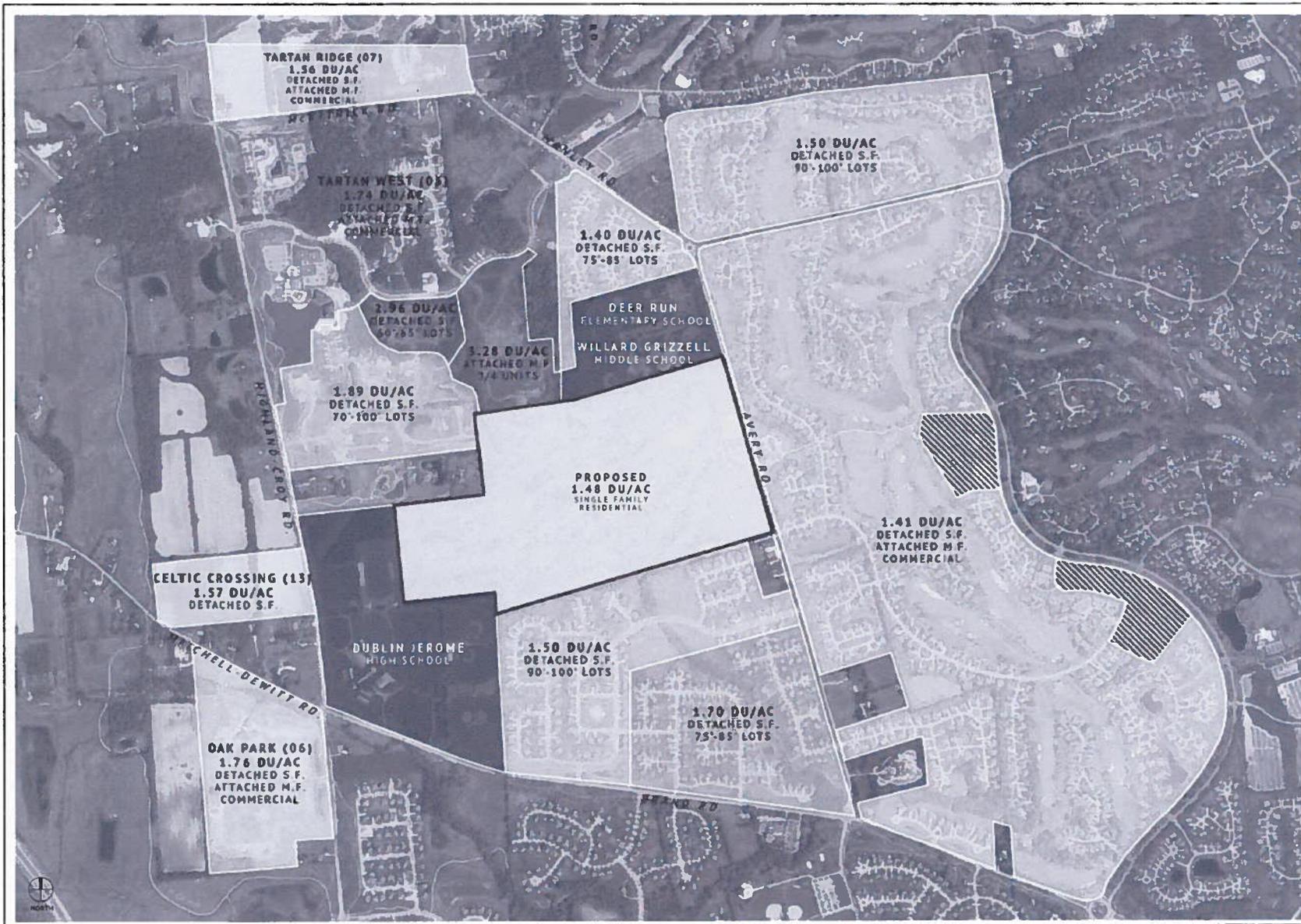
ALL DIMENSIONS OF THIS PLAN ARE IN FEET UNLESS OTHERWISE NOTED

DATE: September 19, 2014 DRAWN BY: [unintelligible] CHECKED BY: [unintelligible]		CITY OF CUBURN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR <b>RIVERIA</b>	<b>EXISTING          CONDITIONS MAP</b>	<b>EDGE</b> <small>ENGINEERING &amp; ARCHITECTURE</small> <small>222 JAMES EARL RAY BLVD. SUITE 200</small> <small>COLUMBUS, OHIO 43260</small>	PDP 5
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CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR <b>RIVERA</b>												
<b>SURROUNDING          LAND USE MAP</b>												
<b>EDGE</b> <small>LAND USE PLANNING &amp; DESIGN</small>												
<table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>REVISION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	REVISION									
DATE	BY	REVISION										
<b>PDP</b> <b>7</b>												



CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR <b>RIVIERA</b>	
<b>SURROUNDING DENSITIES MAP</b>	
PREPARED BY: [Redacted] DATE: [Redacted]	
<b>PDP</b>	
<b>8</b>	

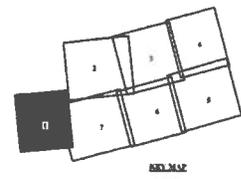
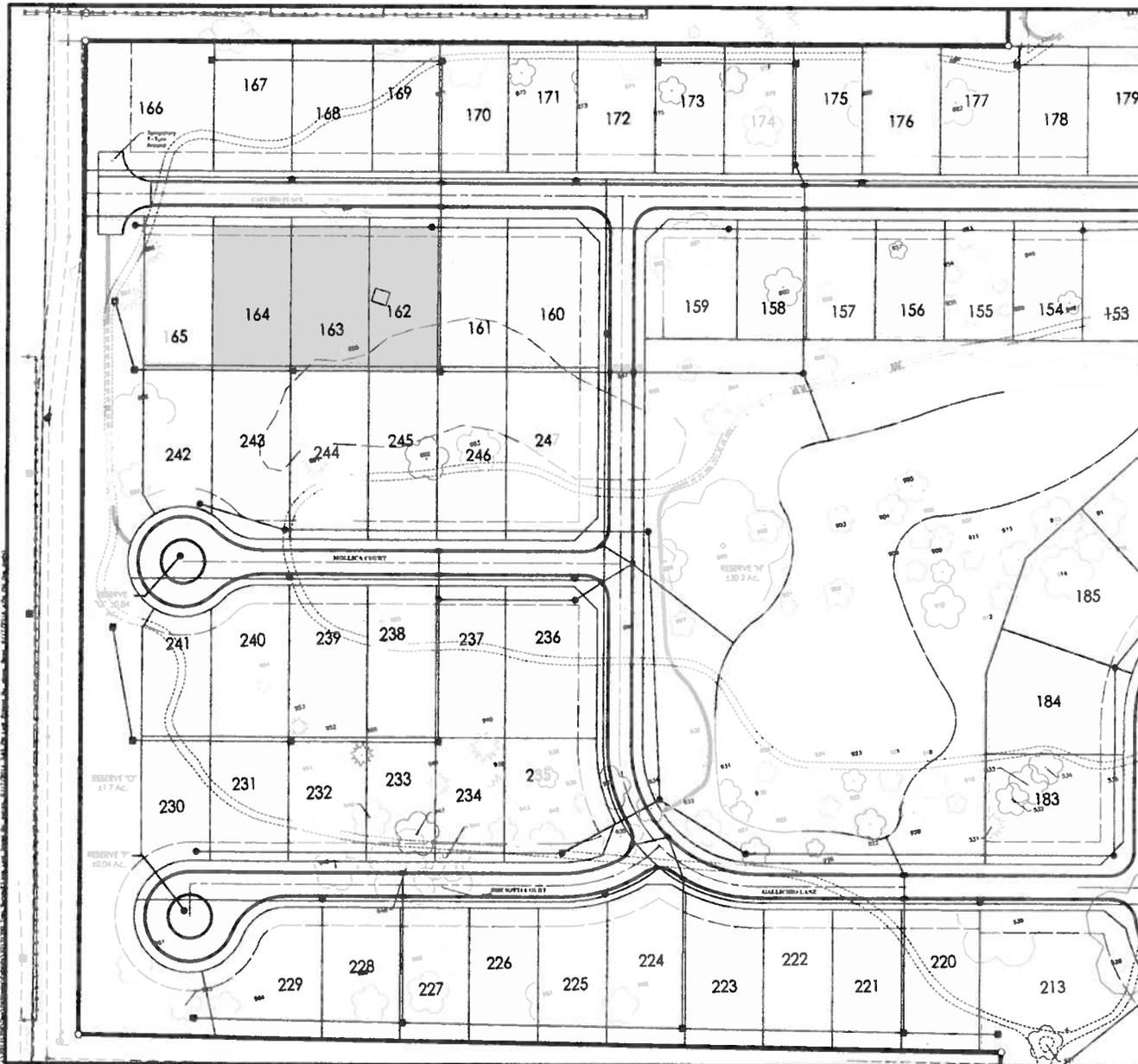






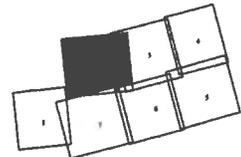
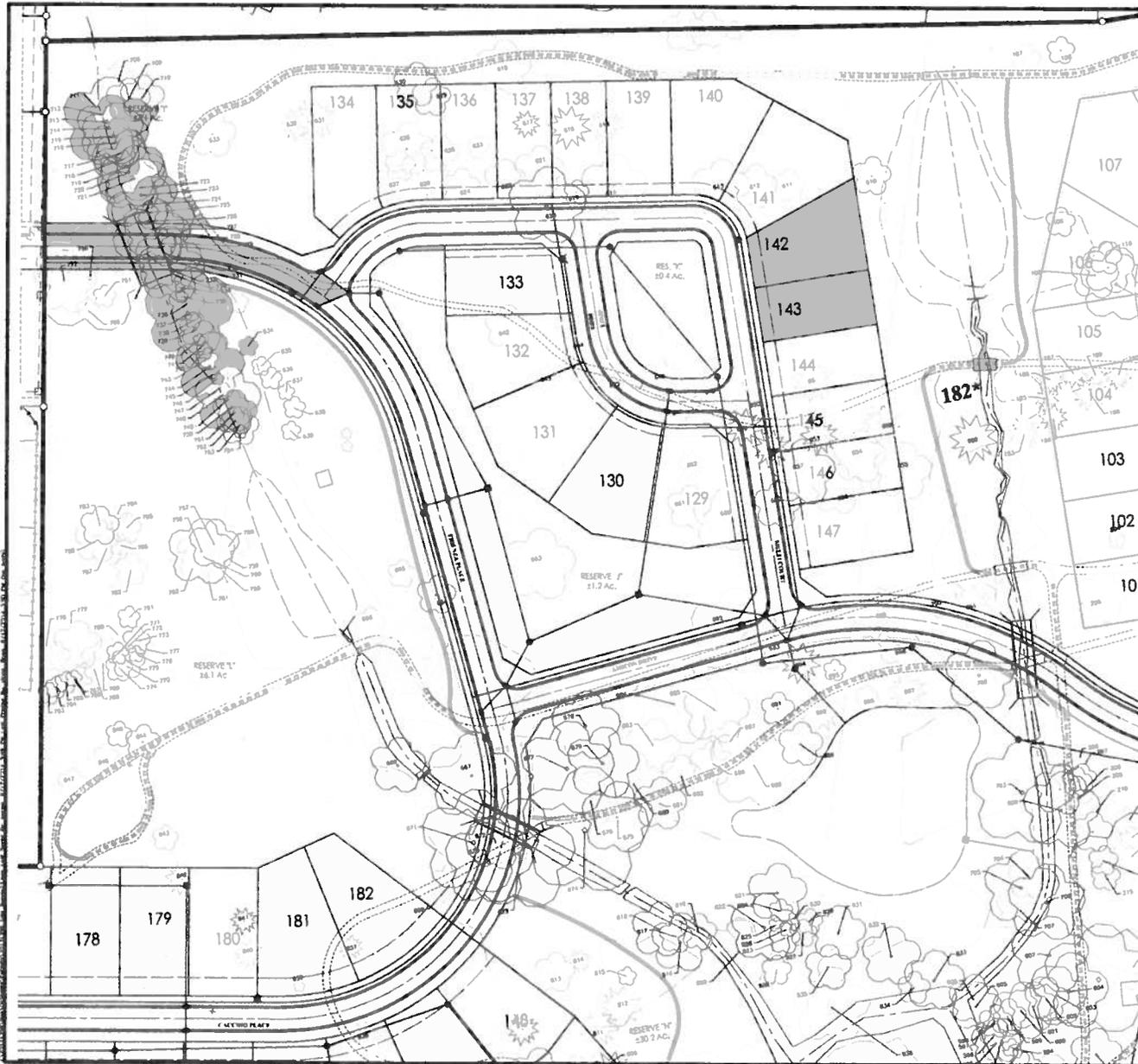






LEGEND - 1/4" = 1'	
[Shaded Box]	Good
[Light Gray Box]	Fair
[Medium Gray Box]	Poor
LEGEND - 1/8" = 1'	
[Dark Gray Box]	Good
[Light Gray Box]	Fair
[Medium Gray Box]	Poor





MEAS

LEGEND - < 74"	
[Lightest Gray]	None
[Light Gray]	Poor
[Medium Gray]	Good
[Dark Gray]	Very Good
[Black]	Excellent
LEGEND - 74" & >	
[Lightest Gray]	None
[Light Gray]	Poor
[Medium Gray]	Good
[Dark Gray]	Very Good
[Black]	Excellent



GRAPHIC SCALE  
1 inch = 50 feet

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
DIVISION OF PUBLIC UTILITIES  
FOR THE  
**RIVIERA TREE SURVEY**

**EMPHIT**  
Engineering, Mapping, Information Technology  
10000 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90210  
Tel: 310.344.0000 Fax: 310.344.0001  
www.emphit.com

DATE: September, 2004

BY: M.A.D.

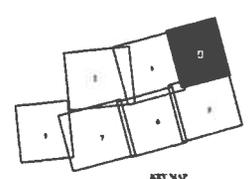
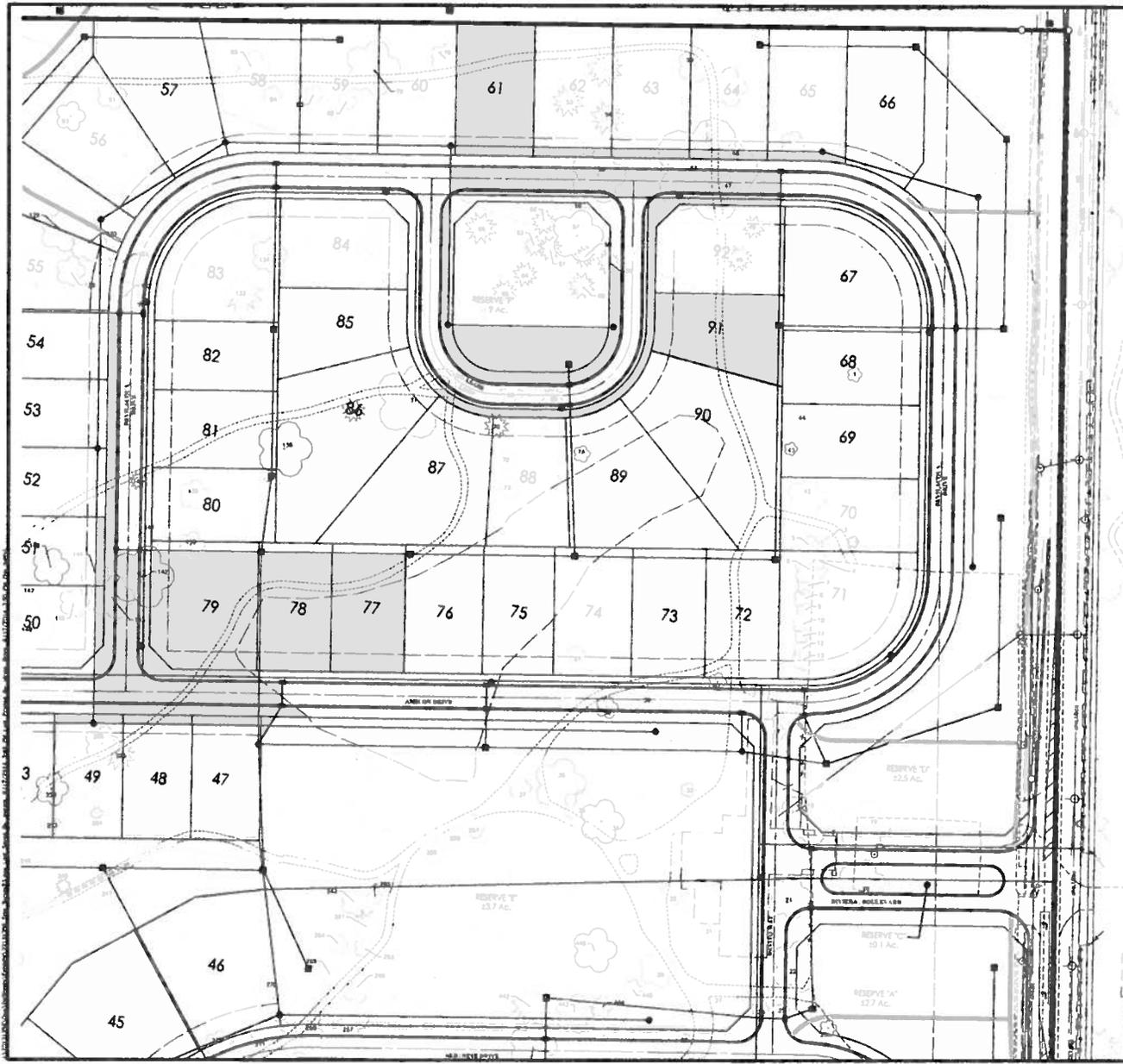
SCALE: 1" = 50'

JOB NO.: 0013-1100

SHEET: 2/11







LEGEND - < 24"	
[Shaded Box]	Good
[Light Gray Box]	Fair
[White Box]	Poor
LEGEND - 24" >	
[Dark Gray Box]	Good
[Medium Gray Box]	Fair
[Light Gray Box]	Poor



REVISED

SCALE: 1" = 50'

CITY OF PALM BEACH, PALM BEACH COUNTY, ANNEA, HUNTER, GARDNER  
THE  
**RIVIERA**  
TREE SURVEY

**EMHIT**  
Engineering, Mapping, and Information Technology, Inc.  
1000 S. Dixie Highway, Suite 100  
West Palm Beach, FL 33411  
Tel: 561-833-1111  
Fax: 561-833-1112  
www.emhit.com

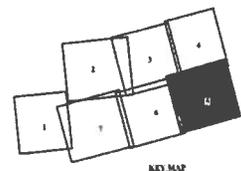
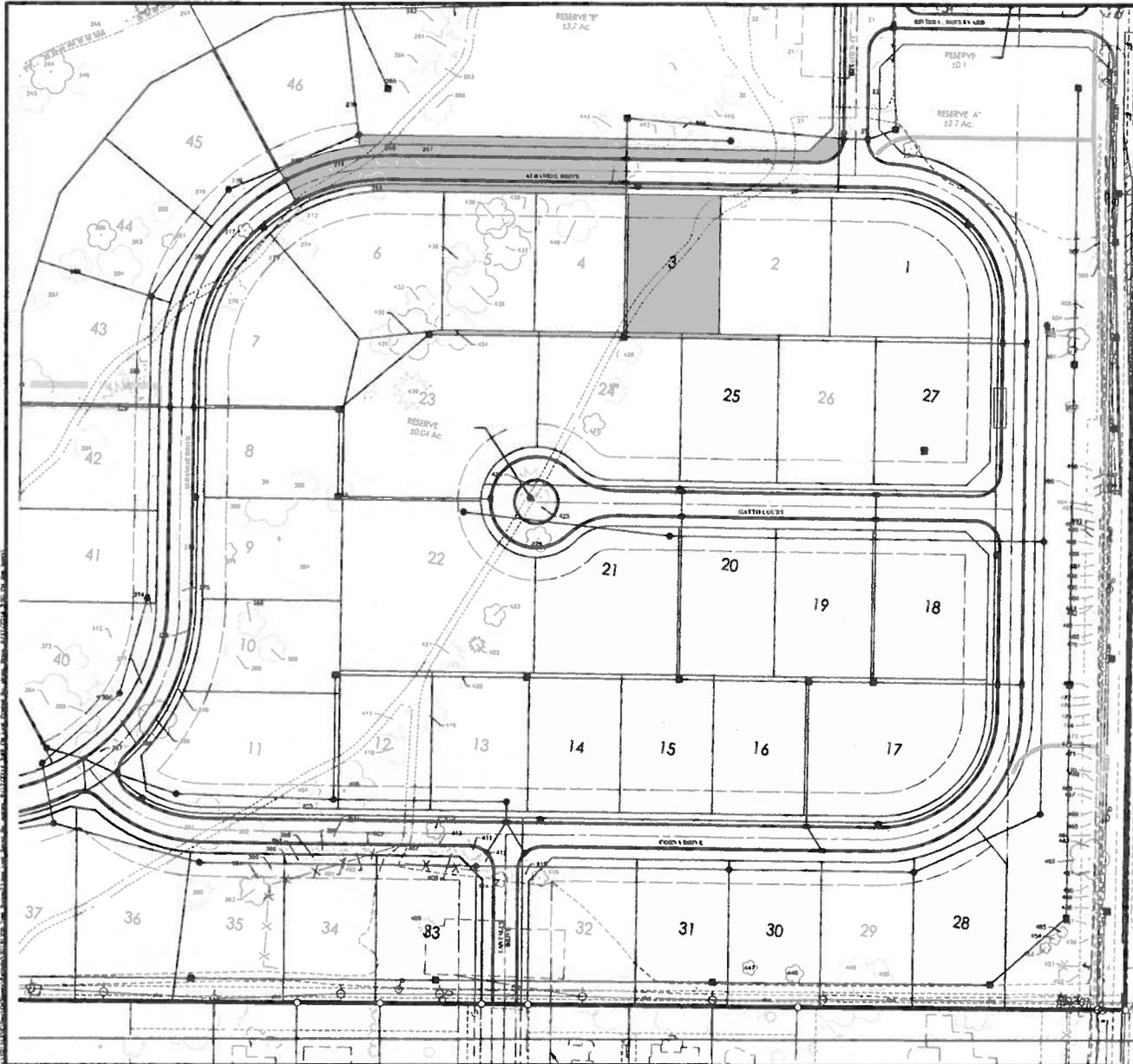
DATE: September, 2004

SCALE: 1" = 50'

DWG NO.: 2014-1100

DATE: 2014-11-00

ISSUE: 4/11



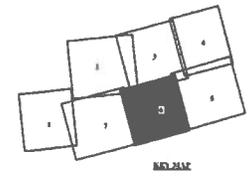
LEGEND - < 24"	
[Light Grey Box]	Good
[Medium Grey Box]	Fair
[Dark Grey Box]	Poor
LEGEND - 24" & >	
[Light Grey Box]	Good
[Medium Grey Box]	Fair
[Dark Grey Box]	Poor



  
 CITY OF PALM BEACH COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
 1100 S. PALM BEACH BLVD., SUITE 200  
 PALM BEACH, FL 33480  
**RIVIERA TREE SURVEY**

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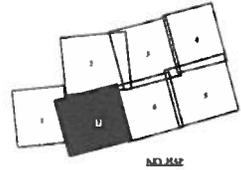
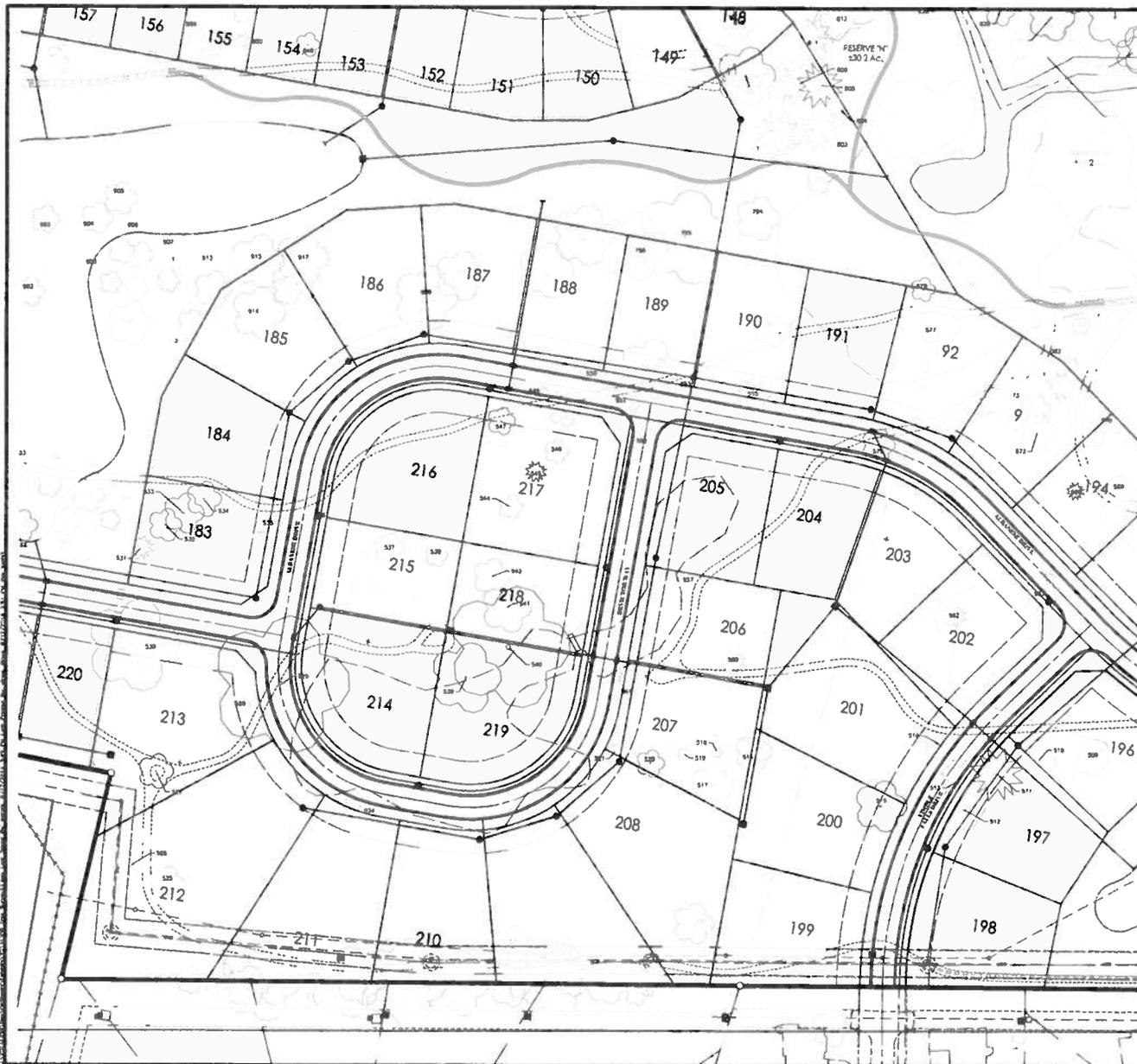
DATE: September, 2014  
 SCALE: 1" = 50'  
 ACD: LMS  
 SHEET: 5/11



LEGEND - < 24"	
[Symbol]	Good
[Symbol]	Fair
[Symbol]	Poor
LEGEND - 24" & >	
[Symbol]	Good
[Symbol]	Fair
[Symbol]	Poor



CITY OF MIAMI, PLANNING DEPARTMENT & DEPARTMENT OF THE ORDINANCE TREE SURVEY FOR ALL-TREE <b>RIVIERA</b> <b>TREE SURVEY</b>
DATE: September, 2014 SCALE: 1" = 50' REV. NO.: 2014-1108 SHEET: 6/11



LEGEND - < 24"	
[Symbol]	Board
[Symbol]	Plan
LEGEND - 24" & >	
[Symbol]	Board
[Symbol]	Plan



DATE	BY



CITY OF PALM BEACH, PALM BEACH COUNTY, FLORIDA  
 TREE-COVERAGE FOR ALEA AT BEES  
**RIVIERA TREE SURVEY**

**EMHIT**  
 Environmental Management & Inspection, Inc.  
 1000 S. Dixie Highway, Suite 100  
 West Palm Beach, FL 33411  
 Phone: 561-833-1111  
 Fax: 561-833-1112  
 Email: info@emhit.com

DATE	September, 2014
SCALE	1" = 50'
JOB NO.	2014-1100
SHEET	7/11

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
1	Morus spp.	Mulberry	7-8-0-0-4	Poor
2	Fraxinus pennsylvanica	Green ash	12	Good
3	Pinus strobus	White pine	6	Good
4	Pinus strobus	White pine	10	Good
5	Pinus strobus	White pine	11	Good
6	Pinus strobus	White pine	10	Good
7	Pinus strobus	White pine	11	Good
8	Pinus strobus	White pine	11	Good
9	Pinus strobus	White pine	8	Good
10	Pinus strobus	White pine	10	Good
11	Pinus strobus	White pine	8	Good
12	Pinus strobus	White pine	9	Good
13	Pinus strobus	White pine	11	Good
14	Pinus strobus	White pine	10	Good
17	Morus spp.	Mulberry	9	Good
19	Prunus s. americana	London plane	30	Good
19	Quercus bicolor var. borealis	Thornless hollyhock	28	Good
20	Quercus bicolor var. borealis	Thornless hollyhock	28	Good
21	Acer saccharum	Sugar maple	24	Good
22	Prunus s. americana	London plane	28	Good
23	Fraxinus spp.	Ash	18	Good
24	Fraxinus pennsylvanica	Green ash	10	Fair
25	Acer saccharum	Sugar maple	7	Good
26	Quercus rubra	Red oak	9	Good
27	Betula nigra	River birch	8-9-7-0-7	Good
28	Betula nigra	River birch	19	Fair
29	Betula nigra	River birch	11-6	Good
30	Quercus rubra	Red oak	9	Good
31	Quercus rubra	Red oak	7	Good
32	Prunus spp.	Ornamental Cherry	12	Fair
33	Acer glabrum	Amur maple	7-6-8	Good
34	Quercus bicolor var. borealis	Thornless hollyhock	24	Fair
35	Acer rubrum	Red Maple	17	Good
36	Quercus rubra	Red oak	25	Good
37	Acer rubrum	Red Maple	12-7	Good
38	Prunus pennsylvanica	Black cherry	22-21	Good
40	Fraxinus americana	White ash	10	Fair
41	Acer saccharum	Sugar maple	10	Fair
42	Quercus bicolor var. borealis	Thornless hollyhock	21	Fair
43	Fraxinus spp.	Ash	14	Good
44	Quercus bicolor var. borealis	Thornless hollyhock	12-11	Fair
45	Pinus strobus	White pine	13	Good
46	Pinus strobus	White pine	13	Good
47	Tilia americana	Linden	8-4-3	Good
48	Tilia americana	Linden	21	Good
49	Tilia americana	Linden	8-4-3	Good
50	Quercus bicolor var. borealis	Thornless hollyhock	18	Good
51	Quercus rubra	Red oak	28	Good
52	Pinus strobus	White pine	20	Good
53	Pinus strobus	White pine	18	Good
54	Pinus strobus	White pine	18	Good
55	Quercus rubra	Red oak	30	Good
56	Pinus strobus	White pine	12	Fair
57	Quercus rubra	Red oak	28	Good
58	Pinus strobus	White pine	12	Good
59	Pinus strobus	White pine	14	Good
60	Pinus strobus	White pine	18	Good
61	Pinus strobus	White pine	14	Good
62	Pinus strobus	White pine	14	Good
63	Pinus strobus	White pine	12	Good
64	Pinus strobus	White pine	14	Good
65	Pinus strobus	White pine	14	Good
66	Pinus strobus	White pine	18	Good
67	Pinus strobus	White pine	14	Good
68	Pinus strobus	White pine	14	Good
69	Pinus strobus	White pine	14	Fair
70	Pinus strobus	White pine	14	Good
71	Acer saccharum	Sugar maple	40	Good
72	Pinus strobus	White pine	14	Good
73	Pinus strobus	White pine	14	Good
74	Fraxinus spp.	Ash	9	Fair
76	Quercus bicolor var. borealis	Thornless hollyhock	18	Good
77	Quercus bicolor var. borealis	Thornless hollyhock	20	Good
82	Fraxinus pennsylvanica	Green ash	10	Fair
83	Fraxinus pennsylvanica	Green ash	10	Fair
84	Fraxinus pennsylvanica	Green ash	10	Fair
85	Fraxinus pennsylvanica	Green ash	10	Fair
86	Quercus bicolor var. borealis	Thornless hollyhock	18	Fair
87	Liquidambar styraciflua	Sweetgum	18	Good
92	Liquidambar styraciflua	Sweetgum	18	Fair
102	Fraxinus pennsylvanica	Green ash	6	Fair
103	Fraxinus pennsylvanica	Green ash	6	Poor
104	Fraxinus pennsylvanica	Green ash	6	Fair
105	Quercus bicolor var. borealis	Thornless hollyhock	32	Good
106	Fraxinus pennsylvanica	Green ash	15	Poor
107	Fraxinus pennsylvanica	Green ash	17	Fair
108	Fraxinus pennsylvanica	Green ash	23	Def
109	Fraxinus pennsylvanica	Green ash	28	Poor
110	Fraxinus pennsylvanica	Green ash	18-18	Poor
111	Fraxinus pennsylvanica	Green ash	40	Poor
112	Fraxinus pennsylvanica	Green ash	21-21	Poor
113	Pinus strobus	White pine	15	Fair

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
114	Pinus strobus	White pine	9	Poor
115	Pinus strobus	White pine	12	Fair
116	Pinus strobus	White pine	11	Poor
117	Liquidambar styraciflua	Sweetgum	18	Good
118	Fraxinus pennsylvanica	Green ash	10	Poor
119	Acer rubrum	Red Maple	15	Good
120	Acer rubrum	Red Maple	16	Fair
121	Pinus strobus	White pine	15	Fair
122	Pinus strobus	White pine	15	Fair
123	Quercus rubra	Red oak	18	Good
124	Quercus rubra	Red oak	23	Good
125	Liquidambar styraciflua	Sweetgum	20	Good
126	Pinus strobus	White pine	18	Good
127	Tilia americana	Linden	18	Good
128	Pinus strobus	White pine	13	Good
129	Pinus strobus	White pine	13	Good
130	Pinus strobus	White pine	13	Good
131	Pinus strobus	White pine	13	Good
132	Pinus strobus	White pine	13	Good
133	Pinus strobus	White pine	13	Good
134	Pinus strobus	White pine	13	Good
135	Pinus strobus	White pine	13	Good
136	Pinus strobus	White pine	13	Good
137	Pinus strobus	White pine	13	Good
138	Pinus strobus	White pine	13	Good
139	Pinus strobus	White pine	13	Good
140	Pinus strobus	White pine	13	Good
141	Pinus strobus	White pine	13	Good
142	Pinus strobus	White pine	13	Good
143	Pinus strobus	White pine	13	Good
144	Pinus strobus	White pine	13	Good
145	Pinus strobus	White pine	13	Good
146	Pinus strobus	White pine	13	Good
147	Pinus strobus	White pine	13	Good
148	Pinus strobus	White pine	13	Good
149	Pinus strobus	White pine	13	Good
150	Pinus strobus	White pine	13	Good
151	Pinus strobus	White pine	13	Good
152	Pinus strobus	White pine	13	Good
153	Pinus strobus	White pine	13	Good
154	Pinus strobus	White pine	13	Good
155	Pinus strobus	White pine	13	Good
156	Pinus strobus	White pine	13	Good
157	Pinus strobus	White pine	13	Good
158	Pinus strobus	White pine	13	Good
159	Pinus strobus	White pine	13	Good
160	Pinus strobus	White pine	13	Good
161	Pinus strobus	White pine	13	Good
162	Pinus strobus	White pine	13	Good
163	Pinus strobus	White pine	13	Good
164	Pinus strobus	White pine	13	Good
165	Pinus strobus	White pine	13	Good
166	Pinus strobus	White pine	13	Good
167	Pinus strobus	White pine	13	Good
168	Pinus strobus	White pine	13	Good
169	Pinus strobus	White pine	13	Good
170	Pinus strobus	White pine	13	Good
171	Pinus strobus	White pine	13	Good
172	Pinus strobus	White pine	13	Good
173	Pinus strobus	White pine	13	Good
174	Pinus strobus	White pine	13	Good
175	Pinus strobus	White pine	13	Good
176	Pinus strobus	White pine	13	Good
177	Pinus strobus	White pine	13	Good
178	Pinus strobus	White pine	13	Good
179	Pinus strobus	White pine	13	Good
180	Pinus strobus	White pine	13	Good
181	Pinus strobus	White pine	13	Good
182	Pinus strobus	White pine	13	Good
183	Pinus strobus	White pine	13	Good
184	Pinus strobus	White pine	13	Good
185	Pinus strobus	White pine	13	Good
186	Pinus strobus	White pine	13	Good
187	Pinus strobus	White pine	13	Good
188	Pinus strobus	White pine	13	Good
189	Pinus strobus	White pine	13	Good
190	Pinus strobus	White pine	13	Good
191	Pinus strobus	White pine	13	Good
192	Pinus strobus	White pine	13	Good
193	Pinus strobus	White pine	13	Good
194	Pinus strobus	White pine	13	Good
195	Pinus strobus	White pine	13	Good
196	Pinus strobus	White pine	13	Good
197	Pinus strobus	White pine	13	Good
198	Pinus strobus	White pine	13	Good
199	Pinus strobus	White pine	13	Good
200	Pinus strobus	White pine	13	Good
201	Pinus strobus	White pine	13	Good
202	Pinus strobus	White pine	13	Good
203	Pinus strobus	White pine	13	Good
204	Pinus strobus	White pine	13	Good
205	Pinus strobus	White pine	13	Good
206	Pinus strobus	White pine	13	Good
207	Pinus strobus	White pine	13	Good
208	Pinus strobus	White pine	13	Good
209	Pinus strobus	White pine	13	Good
210	Pinus strobus	White pine	13	Good
211	Pinus strobus	White pine	13	Good
212	Pinus strobus	White pine	13	Good
213	Pinus strobus	White pine	13	Good
214	Pinus strobus	White pine	13	Good
215	Pinus strobus	White pine	13	Good
216	Pinus strobus	White pine	13	Good
217	Pinus strobus	White pine	13	Good

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
218	Pinus strobus	White pine	12	Good
219	Acer saccharum	Sugar maple	26	Fair
220	Fraxinus americana	White ash	28	Poor
221	Acer saccharum	Sugar maple	22	Good
222	Acer rubrum	Red Maple	24	Good
223	Acer saccharum	Sugar maple	14	Good
224	Acer saccharum	Sugar maple	20	Good
225	Liquidambar styraciflua	Sweetgum	18	Good
226	Pinus strobus	White pine	13	Fair
227	Pinus strobus	White pine	12	Good
228	Liquidambar styraciflua	Sweetgum	16	Good
229	Pinus strobus	White pine	6	Good
230	Quercus bicolor var. borealis	Thornless hollyhock	18	Fair
231	Acer saccharum	Sugar maple	18	Fair
232	Fraxinus pennsylvanica	Green ash	23	Poor
233	Acer saccharum	Sugar maple	14	Good
234	Quercus bicolor var. borealis	Thornless hollyhock	14	Fair
235	Acer saccharum	Sugar maple	14	Fair
236	Tilia americana	Linden	28-8	Good
237	Tilia americana	Linden	13	Good
238	Fraxinus pennsylvanica	Green ash	18	Good
239	Acer rubrum	Red Maple	10	Good
240	Acer rubrum	Red Maple	14	Good
241	Acer rubrum	Red Maple	15	Fair
242	Pinus strobus	White pine	6	Good
243	Liquidambar styraciflua	Sweetgum	17	Good
244	Fraxinus pennsylvanica	Green ash	34	Poor
245	Liquidambar styraciflua	Sweetgum	18	Good
246	Pinus strobus	White pine	12	Good
247	Pinus strobus	White pine	11	Good
248	Pinus strobus	White pine	9	Poor
249	Pinus strobus	White pine	10	Good
250	Acer rubrum	Red Maple	9	Poor
251	Liquidambar styraciflua	Sweetgum	20	Good
252	Fraxinus pennsylvanica	Green ash	13-18	Poor
253	Pinus strobus	White pine	12	Good
254	Pinus strobus	White pine	8	Fair
255	Pinus strobus	White pine	17	Good
256	Liquidambar styraciflua	Sweetgum	18	Good
257	Acer saccharum	Sugar maple	13	Good
258	Pinus strobus	White pine	16	Good
259	Pinus strobus	White pine	18	Good
260	Fraxinus americana	White ash	8	Fair
261	Pinus strobus	White pine	19	Good
262	Acer rubrum	Red Maple	15	Good
263	Pinus strobus	White pine	11	Good
264	Pinus strobus	White pine	10	Fair
265	Pinus strobus	White pine	12	Good
266	Liquidambar styraciflua	Sweetgum	18	Good
267	Quercus rubra	Red oak	30	Good
268	Liquidambar styraciflua	Sweetgum	15	Good
269	Liquidambar styraciflua	Sweetgum	15	Good
270	Tilia americana	Linden	24	Good
271	Tilia americana	Linden	22	Good
272	Tilia americana	Linden	13-14-12	Good
273	Tilia americana	Linden	18	Good
274	Liquidambar styraciflua	Sweetgum	14	Good
275	Tilia americana	Linden	16	Good
276	Tilia americana	Linden	18	Good
277	Fraxinus americana	White ash	8	Good
278	Liquidambar styraciflua	Sweetgum	0	Good
279	Fraxinus pennsylvanica	Green ash	11	Fair

CITY OF BELLEVILLE, MISSOURI, AND VILLAGE OF RIVIERA  
 TREE SURVEY OF BELLEVILLE, MISSOURI, AND RIVIERA  
 TREE SURVEY

EMHIT  
 Environmental Monitoring & Inspection, Inc.  
 1000 N. 1st St., Suite 100  
 Belleville, MO 63401  
 Phone: 636.337.1111  
 Fax: 636.337.1112

DATE: September, 2024  
 SCALE: 1" = 50'  
 JOB NO.: 2024-100  
 SHEET: 8/11

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
280	<i>Prunus americana</i>	White ash	9	Fair
281	<i>Prunus americana</i>	White ash	8	Poor
282	<i>Prunus americana</i>	White ash	12	Fair
283	<i>Liquidambar styraciflua</i>	Sweetgum	16	Good
284	<i>Viburnum acerifolium</i>	Linden	25	Good
285	<i>Prunus sp.</i>	Ash	16	Good
286	<i>Liquidambar styraciflua</i>	Sweetgum	19	Good
287	<i>Prunus americana</i>	White ash	9	Fair
288	<i>Quercus rubra</i>	Pine oak	24	Good
289	<i>Acer saccharinum</i>	Silver maple	30	Good
290	<i>Quercus prinus</i>	Pine oak	34	Good
291	<i>Quercus prinus</i>	Pine oak	26	Good
292	<i>Quercus prinus</i>	Pine oak	24	Good
293	<i>Quercus rubra</i>	Red oak	31	Good
294	<i>Viburnum acerifolium</i>	Linden	6-10-14	Fair
295	<i>Viburnum acerifolium</i>	Linden	19	Good
296	<i>Liquidambar styraciflua</i>	Sweetgum	10	Good
297	<i>Viburnum acerifolium</i>	Linden	15-13	Good
298	<i>Fraxinus pennsylvanica</i>	Green ash	22	Poor
299	<i>Liquidambar styraciflua</i>	Sweetgum	17	Good
300	<i>Pinus strobus</i>	Scots pine	16	Good
301	<i>Liquidambar styraciflua</i>	Sweetgum	29	Good
302	<i>Salix nigra</i>	River birch	23	Good
303	<i>Viburnum acerifolium</i>	Linden	22	Good
304	<i>Acer saccharinum</i>	Silver maple	19	Good
305	<i>Quercus prinus</i>	Pine oak	32	Good
306	<i>Quercus prinus</i>	Pine oak	32	Good
307	<i>Viburnum acerifolium</i>	Linden	21	Fair
308	<i>Prunus serotina</i>	European ash	18-8-6	Poor
309	<i>Thuja occidentalis</i>	Chinese elm	7-7-6-7-14	Fair
310	<i>Acer rubrum</i>	Red maple	7	Good
311	<i>Pyrus calleryana</i>	Ornamental Pear	18-8-12	Fair
312	<i>Quercus prinus</i>	Pine oak	11	Good
313	<i>Pinus strobus</i>	White pine	18	Good
314	<i>Pinus strobus</i>	White pine	16	Fair
315	<i>Pinus strobus</i>	Blue spruce	12	Fair
316	<i>Pinus strobus</i>	Blue spruce	10	Good
317	<i>Acer rubrum</i>	Red maple	9	Good
318	<i>Quercus prinus</i>	Pine oak	18	Good
319	<i>Fraxinus pennsylvanica</i>	Green ash	17	Poor
320	<i>Fraxinus pennsylvanica</i>	Green ash	16	Poor
321	<i>Viburnum acerifolium</i>	Linden	30	Good
322	<i>Viburnum acerifolium</i>	Linden	28	Fair
323	<i>Pinus strobus</i>	Scots pine	12	Fair
324	<i>Quercus prinus</i>	European ash	18	Fair
325	<i>Pinus strobus</i>	White pine	24	Good
326	<i>Pinus strobus</i>	White pine	20	Good
327	<i>Liquidambar styraciflua</i>	Wald yew	8	Good
328	<i>Pinus strobus</i>	Pine oak	28	Good
329	<i>Pinus strobus</i>	Blue spruce	13	Good
330	<i>Liquidambar styraciflua</i>	Sweetgum	7	Good
331	<i>Pinus strobus</i>	Blue spruce	16	Good
332	<i>Pinus strobus</i>	White pine	16	Good
333	<i>Prunus x corymbosa</i>	Linden	29	Good
334	<i>Pinus strobus</i>	Scots pine	28	Good
335	<i>Pinus strobus</i>	Scots pine	28	Good
336	<i>Pinus strobus</i>	Scots pine	28	Good
337	<i>Pinus strobus</i>	Scots pine	28	Good
338	<i>Pinus strobus</i>	Scots pine	22-20	Good
339	<i>Pinus strobus</i>	Scots pine	20-20	Good
340	<i>Pinus strobus</i>	Scots pine	20-20	Fair
341	<i>Pinus strobus</i>	Scots pine	20	Poor
342	<i>Pinus strobus</i>	Scots pine	20	Poor
343	<i>Pinus strobus</i>	Scots pine	22	Poor
344	<i>Pinus strobus</i>	Scots pine	23	Poor
345	<i>Pinus strobus</i>	Scots pine	20	Poor
346	<i>Pinus strobus</i>	Scots pine	25	Good
347	<i>Pinus strobus</i>	Scots pine	31	Poor
348	<i>Pinus strobus</i>	Scots pine	18-18-24	Good
349	<i>Pinus strobus</i>	Scots pine	22	Good
350	<i>Pinus strobus</i>	Scots pine	24	Good
351	<i>Salix alba</i>	Weeping willow	76	Poor
352	<i>Salix alba</i>	Weeping willow	21-48-42	Poor
353	<i>Pinus strobus</i>	Blue spruce	10	Good
354	<i>Pinus strobus</i>	Blue spruce	14	Fair
355	<i>Liquidambar styraciflua</i>	Sweetgum	18	Good
356	<i>Liquidambar styraciflua</i>	Sweetgum	19	Good
357	<i>Liquidambar styraciflua</i>	Sweetgum	20	Good
358	<i>Liquidambar styraciflua</i>	Sweetgum	14	Good
359	<i>Pinus strobus</i>	White pine	8	Good
360	<i>Pinus strobus</i>	White pine	8	Good
361	<i>Pinus strobus</i>	White pine	7	Good
362	<i>Quercus rubra</i>	Red oak	32	Good
363	<i>Quercus prinus</i>	Pine oak	38	Good
364	<i>Quercus prinus</i>	Pine oak	34	Good
365	<i>Pinus strobus</i>	Blue spruce	14	Fair
366	<i>Pinus strobus</i>	Blue spruce	19	Fair
367	<i>Quercus prinus</i>	Pine oak	28	Good
368	<i>Quercus rubra</i>	Red oak	28	Good
369	<i>Fraxinus pennsylvanica</i>	Green ash	21	Poor
370	<i>Liquidambar styraciflua</i>	Sweetgum	18	Good
371	<i>Quercus prinus</i>	Pine oak	30	Good
372	<i>Viburnum acerifolium</i>	Linden	18	Good
373	<i>Viburnum acerifolium</i>	Linden	30	Good

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
374	<i>Prunus americana</i>	White ash	12	Fair
375	<i>Prunus americana</i>	White ash	12	Fair
376	<i>Prunus americana</i>	White ash	11	Fair
377	<i>Quercus rubra</i>	Red oak	31	Good
378	<i>Fraxinus pennsylvanica</i>	Green ash	9	Poor
379	<i>Liquidambar styraciflua</i>	Sweetgum	20	Good
380	<i>Quercus rubra</i>	Red oak	30	Good
381	<i>Fraxinus pennsylvanica</i>	Green ash	17	Fair
382	<i>Quercus rubra</i>	Red oak	18	Good
383	<i>Quercus rubra</i>	Red oak	33	Good
384	<i>Viburnum acerifolium</i>	Linden	15	Good
385	<i>Liquidambar styraciflua</i>	Sweetgum	18	Good
386	<i>Quercus rubra</i>	Red oak	37	Good
387	<i>Pinus strobus</i>	Norway spruce	21	Fair
388	<i>Quercus prinus</i>	Pine oak	30	Good
389	<i>Liquidambar styraciflua</i>	Sweetgum	19	Good
390	<i>Fraxinus americana</i>	White ash	17	Poor
391	<i>Pinus strobus</i>	Norway spruce	17	Good
392	<i>Pinus strobus</i>	Norway spruce	9	Good
393	<i>Pinus strobus</i>	Norway spruce	8	Fair
394	<i>Pinus strobus</i>	Norway spruce	10	Good
395	<i>Pinus strobus</i>	Norway spruce	9	Good
396	<i>Pinus strobus</i>	Norway spruce	8	Fair
397	<i>Pinus strobus</i>	Norway spruce	10	Good
398	<i>Pinus strobus</i>	Norway spruce	8	Fair
399	<i>Pinus strobus</i>	Norway spruce	8	Fair
400	<i>Pinus strobus</i>	Norway spruce	8	Fair
401	<i>Pinus strobus</i>	Norway spruce	8	Fair
402	<i>Pinus strobus</i>	Norway spruce	8	Fair
403	<i>Pinus strobus</i>	Norway spruce	8	Fair
404	<i>Pinus strobus</i>	Norway spruce	8	Fair
405	<i>Pinus strobus</i>	Norway spruce	8	Fair
406	<i>Pinus strobus</i>	Norway spruce	8	Fair
407	<i>Pinus strobus</i>	Norway spruce	8	Fair
408	<i>Pinus strobus</i>	Norway spruce	8	Fair
409	<i>Pinus strobus</i>	Norway spruce	8	Fair
410	<i>Pinus strobus</i>	Norway spruce	8	Fair
411	<i>Pinus strobus</i>	Norway spruce	8	Fair
412	<i>Pinus strobus</i>	Norway spruce	8	Fair
413	<i>Pinus strobus</i>	Norway spruce	8	Fair
414	<i>Pinus strobus</i>	Norway spruce	8	Fair
415	<i>Pinus strobus</i>	Norway spruce	8	Fair
416	<i>Pinus strobus</i>	Norway spruce	8	Fair
417	<i>Pinus strobus</i>	Norway spruce	8	Fair
418	<i>Pinus strobus</i>	Norway spruce	8	Fair
419	<i>Pinus strobus</i>	Norway spruce	8	Fair
420	<i>Pinus strobus</i>	Norway spruce	8	Fair
421	<i>Pinus strobus</i>	Norway spruce	8	Fair
422	<i>Pinus strobus</i>	Norway spruce	8	Fair
423	<i>Pinus strobus</i>	Norway spruce	8	Fair
424	<i>Pinus strobus</i>	Norway spruce	8	Fair
425	<i>Pinus strobus</i>	Norway spruce	8	Fair
426	<i>Pinus strobus</i>	Norway spruce	8	Fair
427	<i>Pinus strobus</i>	Norway spruce	8	Fair
428	<i>Pinus strobus</i>	Norway spruce	8	Fair
429	<i>Pinus strobus</i>	Norway spruce	8	Fair
430	<i>Pinus strobus</i>	Norway spruce	8	Fair
431	<i>Pinus strobus</i>	Norway spruce	8	Fair
432	<i>Pinus strobus</i>	Norway spruce	8	Fair
433	<i>Pinus strobus</i>	Norway spruce	8	Fair
434	<i>Pinus strobus</i>	Norway spruce	8	Fair
435	<i>Pinus strobus</i>	Norway spruce	8	Fair
436	<i>Pinus strobus</i>	Norway spruce	8	Fair
437	<i>Pinus strobus</i>	Norway spruce	8	Fair
438	<i>Pinus strobus</i>	Norway spruce	8	Fair
439	<i>Pinus strobus</i>	Norway spruce	8	Fair
440	<i>Pinus strobus</i>	Norway spruce	8	Fair
441	<i>Pinus strobus</i>	Norway spruce	8	Fair
442	<i>Pinus strobus</i>	Norway spruce	8	Fair
443	<i>Pinus strobus</i>	Norway spruce	8	Fair
444	<i>Pinus strobus</i>	Norway spruce	8	Fair
445	<i>Pinus strobus</i>	Norway spruce	8	Fair
446	<i>Pinus strobus</i>	Norway spruce	8	Fair
447	<i>Pinus strobus</i>	Norway spruce	8	Fair
448	<i>Pinus strobus</i>	Norway spruce	8	Fair
449	<i>Pinus strobus</i>	Norway spruce	8	Fair
450	<i>Pinus strobus</i>	Norway spruce	8	Fair
451	<i>Pinus strobus</i>	Norway spruce	8	Fair
452	<i>Pinus strobus</i>	Norway spruce	8	Fair
453	<i>Pinus strobus</i>	Norway spruce	8	Fair
454	<i>Pinus strobus</i>	Norway spruce	8	Fair
455	<i>Pinus strobus</i>	Norway spruce	8	Fair
456	<i>Pinus strobus</i>	Norway spruce	8	Fair
457	<i>Pinus strobus</i>	Norway spruce	8	Fair
458	<i>Pinus strobus</i>	Norway spruce	8	Fair
459	<i>Pinus strobus</i>	Norway spruce	8	Fair
460	<i>Pinus strobus</i>	Norway spruce	8	Fair
461	<i>Pinus strobus</i>	Norway spruce	8	Fair
462	<i>Pinus strobus</i>	Norway spruce	8	Fair
463	<i>Pinus strobus</i>	Norway spruce	8	Fair
464	<i>Pinus strobus</i>	Norway spruce	8	Fair
465	<i>Pinus strobus</i>	Norway spruce	8	Fair
466	<i>Pinus strobus</i>	Norway spruce	8	Fair
467	<i>Pinus strobus</i>	Norway spruce	8	Fair
468	<i>Pinus strobus</i>	Norway spruce	8	Fair
469	<i>Pinus strobus</i>	Norway spruce	8	Fair
470	<i>Pinus strobus</i>	Norway spruce	8	Fair

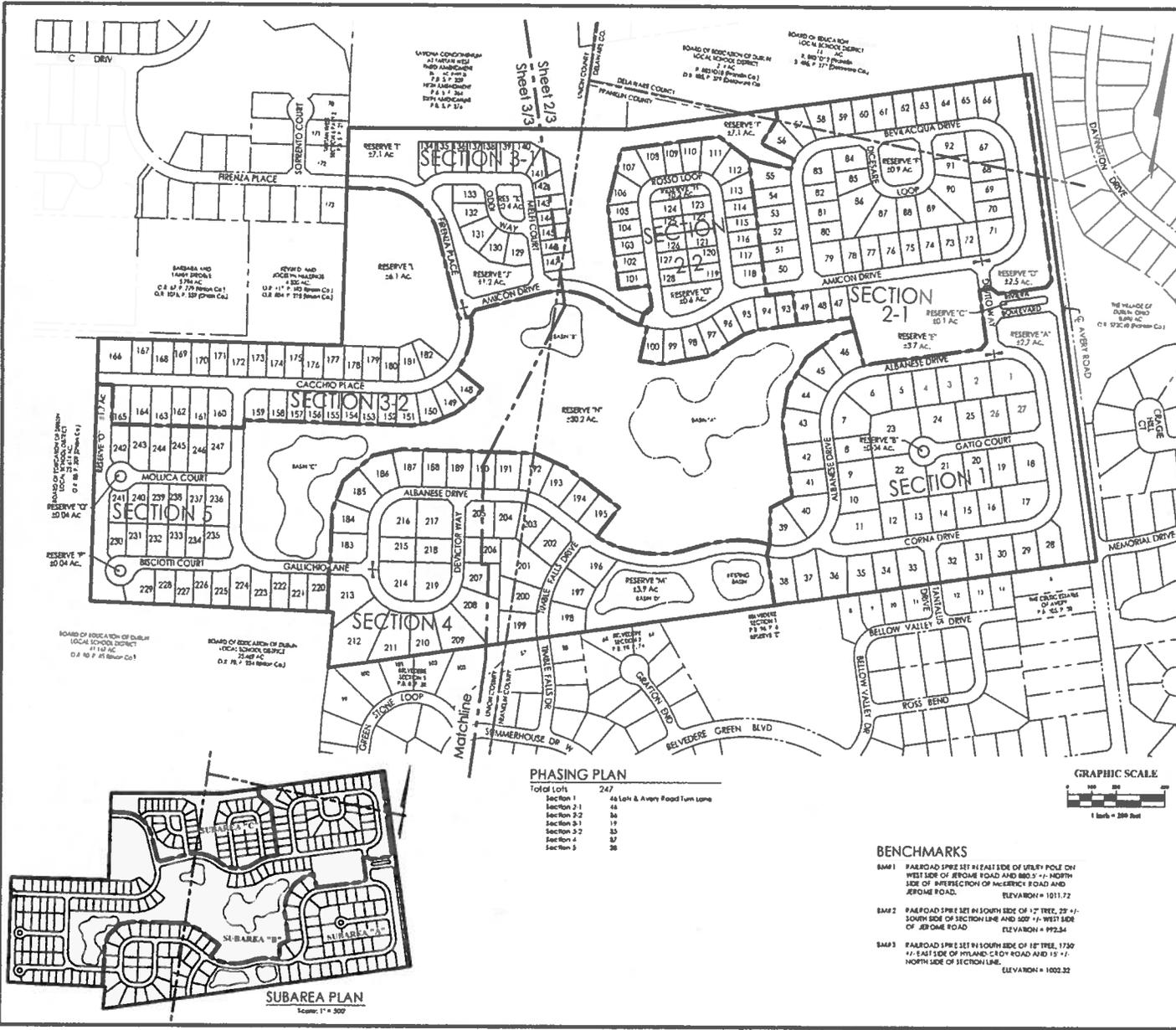
TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
470	<i>Pinus strobus</i>	Norway spruce	11	Fair
471	<i>Pinus strobus</i>	Norway spruce	10	Fair
472	<i>Pinus strobus</i>	Norway spruce	7	Fair
473	<i>Pinus strobus</i>	Norway spruce	13	Fair
474	<i>Pinus strobus</i>	Norway spruce	8	Fair
475	<i>Pinus strobus</i>	Norway spruce	7	Fair
476	<i>Pinus strobus</i>	Norway spruce	10	Fair
477	<i>Pinus strobus</i>	Norway spruce	10	Fair
478	<i>Pinus strobus</i>	Norway spruce	10	Fair
479	<i>Pinus strobus</i>	Norway spruce	10	Fair
480	<i>Pinus strobus</i>	Norway spruce	9	Fair
481	<i>Pinus strobus</i>	Norway spruce	6	Fair
482	<i>Pinus strobus</i>	Norway spruce	8	Fair
483	<i>Pinus strobus</i>	Norway spruce	6	Fair
484	<i>Pinus strobus</i>	Norway spruce	9	Fair
485	<i>Pinus strobus</i>	Norway spruce	6	Fair
486	<i>Pinus strobus</i>	Norway spruce	7	Fair
487	<i>Pinus strobus</i>	Norway spruce	6	Fair
488	<i>Pinus strobus</i>	Norway spruce	6	Fair
489	<i>Pinus strobus</i>	Norway spruce	6	Fair
490	<i>Pinus strobus</i>	Norway spruce	6	Fair
491	<i>Pinus strobus</i>	Norway spruce	6	Fair
492	<i>Pinus strobus</i>	Norway spruce	6	Fair
493	<i>Pinus strobus</i>	Norway spruce	6	Fair
494	<i>Pinus strobus</i>	Norway spruce	6	Fair
495	<i>Pinus strobus</i>	Norway spruce	6	Fair
496	<i>Pinus strobus</i>	Norway spruce	6	Fair
497	<i>Pinus strobus</i>	Norway spruce	6	Fair
498	<i>Pinus strobus</i>	Norway spruce	6	Fair
499	<i>Pinus strobus</i>	Norway spruce	6	Fair
500	<i>Pinus strobus</i>	Norway spruce	6	Fair
501	<i>Pinus strobus</i>	Norway spruce	6	Fair
502	<i>Pinus strobus</i>	Norway spruce	6	Fair
503	<i>Pinus strobus</i>	Norway spruce	6	Fair
504	<i>Pinus strobus</i>	Norway spruce	6	Fair
505	<i>Pinus strobus</i>	Norway spruce	6	Fair
506	<i>Pinus strobus</i>	Norway spruce	6	Fair
507	<i>Pinus strobus</i>	Norway spruce	6	Fair
508	<i>Pinus strobus</i>	Norway spruce	6	Fair
509	<i>Pinus strobus</i>	Norway spruce	6	Fair
510	<i>Pinus strobus</i>	Norway spruce	6	Fair
511	<i>Pinus strobus</i>	Norway spruce	6	Fair
512	<i>Pinus strobus</i>	Norway spruce	6	Fair
513	<i>Pinus strobus</i>	Norway spruce	6	Fair
514	<i>Pinus strobus</i>	Norway spruce	6	Fair
515	<i>Pinus strobus</i>	Norway spruce	6	Fair
516	<i>Pinus strobus</i>	Norway spruce	6	Fair
517	<i>Pinus strobus</i>	Norway spruce	6	Fair
518	<i>Pinus strobus</i>	Norway spruce	6	Fair
519	<i>Pinus strobus</i>	Norway spruce	6	Fair
520	<i>Pinus strobus</i>	Norway spruce	6	Fair
521	<i>Pinus strobus</i>	Norway spruce	6	Fair
522	<i>Pinus strobus</i>	Norway spruce	6	Fair
523	<i>Pinus strobus</i>	Norway spruce	6	Fair
524	<i>Pinus strobus</i>	Norway spruce	6	Fair
525	<i>Pinus strobus</i>	Norway spruce	6	Fair
526	<i>Pinus strobus</i>	Norway spruce	6	Fair
527	<i>Pinus strobus</i>	Norway spruce	6	Fair
528	<i>Pinus strobus</i>	Norway spruce	6	Fair
529	<i>Pinus strobus</i>	Norway spruce	6	Fair
530	<i>Pinus strobus</i>	Norway spruce	6	Fair
531	<i>Pinus strobus</i>	Norway spruce	6	Fair
532	<i>Pinus strobus</i>	Norway spruce	6	Fair
533				

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
960	<i>Fraxinus pennsylvanica</i>	Blue spruce	14	Good
961	<i>Fraxinus pennsylvanica</i>	Blue spruce	10	Good
962	<i>Fraxinus pennsylvanica</i>	Blue spruce	15	Good
963	<i>Fraxinus pennsylvanica</i>	Blue spruce	24	Good
964	<i>Acer rubrum</i>	Red maple	14	Fair
965	<i>Fraxinus americana</i>	White oak	23	Good
966	<i>Quercus rubra</i>	Red oak	27	Good
967	<i>Quercus prinus</i>	Pin oak	23	Good
968	<i>Liquidambar styraciflua</i>	Sweetgum	18	Fair
969	<i>Fraxinus pennsylvanica</i>	Blue spruce	10	Good
970	<i>Acer saccharinum</i>	Silver maple	25	Good
971	<i>Populus deltoides</i>	Cottonwood	20-30	Fair
972	<i>Populus deltoides</i>	Cottonwood	16-18-19	Good
973	<i>Quercus rubra</i>	Red oak	14	Fair
974	<i>Fraxinus americana</i>	White oak	18	Good
975	<i>Fraxinus pennsylvanica</i>	Green oak	22-23	Good
976	<i>Fraxinus pennsylvanica</i>	Green oak	13	Good
977	<i>Fraxinus americana</i>	White oak	7	Good
978	<i>Fraxinus pennsylvanica</i>	Blue spruce	18	Good
979	<i>Ficus asplenifolia</i>	Ornamental Pear	6-7-7	Good
980	<i>Fraxinus pennsylvanica</i>	Blue spruce	12	Fair
981	<i>Fraxinus pennsylvanica</i>	Blue spruce	8	Good
982	<i>Fraxinus pennsylvanica</i>	Blue spruce	12	Fair
983	<i>Fraxinus pennsylvanica</i>	Blue spruce	14	Fair
984	<i>Fraxinus pennsylvanica</i>	Blue spruce	18	Good
985	<i>Fraxinus pennsylvanica</i>	Green oak	20-10-14-12-3	Good
986	<i>Fraxinus pennsylvanica</i>	Green oak	32	Good
987	<i>Quercus rubra</i>	Red oak	46	Good
988	<i>Fraxinus pennsylvanica</i>	Green oak	16	Good
989	<i>Fraxinus pennsylvanica</i>	Green oak	18	Good
990	<i>Fraxinus pennsylvanica</i>	Green oak	17	Good
991	<i>Fraxinus pennsylvanica</i>	Green oak	10	Good
992	<i>Fraxinus pennsylvanica</i>	Green oak	24	Fair
993	<i>Fraxinus pennsylvanica</i>	Green oak	13	Good
994	<i>Fraxinus pennsylvanica</i>	Green oak	15	Good
995	<i>Fraxinus pennsylvanica</i>	Green oak	11-18	Good
996	<i>Fraxinus pennsylvanica</i>	Green oak	20	Good
997	<i>Fraxinus pennsylvanica</i>	Green oak	21	Good
998	<i>Fraxinus pennsylvanica</i>	Green oak	18	Good
999	<i>Fraxinus pennsylvanica</i>	Green oak	18	Good
1000	<i>Fraxinus pennsylvanica</i>	Green oak	16	Good
1001	<i>Fraxinus pennsylvanica</i>	Green oak	12-31	Good
1002	<i>Fraxinus pennsylvanica</i>	Green oak	29	Good
1003	<i>Fraxinus pennsylvanica</i>	Green oak	18	Good
1004	<i>Fraxinus pennsylvanica</i>	Green oak	18	Good
1005	<i>Fraxinus pennsylvanica</i>	Green oak	25	Good
1006	<i>Fraxinus pennsylvanica</i>	Green oak	25	Good
1007	<i>Fraxinus pennsylvanica</i>	Green oak	14	Good
1008	<i>Fraxinus pennsylvanica</i>	Green oak	12	Good
1009	<i>Acer glabrum</i>	Marble maple	12	Fair
1010	<i>Fraxinus pennsylvanica</i>	Blue spruce	18	Good
1011	<i>Quercus rubra</i>	Red oak	21	Fair
1012	<i>Liquidambar styraciflua</i>	Sweetgum	24	Good
1013	<i>Fraxinus pennsylvanica</i>	Blue spruce	13	Fair
1014	<i>Fraxinus pennsylvanica</i>	Blue spruce	10	Good
1015	<i>Fraxinus pennsylvanica</i>	Blue spruce	10	Good
1016	<i>Acer rubrum</i>	Red maple	9	Good
1017	<i>Fraxinus pennsylvanica</i>	Green oak	28	Good
1018	<i>Liquidambar styraciflua</i>	Sweetgum	16	Good
1019	<i>Acer saccharum</i>	Sugar maple	15	Good
1020	<i>Fraxinus americana</i>	White oak	9	Fair
1021	<i>Acer saccharum</i>	Sugar maple	14	Good
1022	<i>Liquidambar styraciflua</i>	Sweetgum	14	Fair
1023	<i>Fraxinus pennsylvanica</i>	Blue spruce	18	Fair
1024	<i>Fraxinus pennsylvanica</i>	Blue spruce	10	Good
1025	<i>Fraxinus pennsylvanica</i>	Blue spruce	18	Fair
1026	<i>Fraxinus pennsylvanica</i>	Blue spruce	17	Fair
1027	<i>Fraxinus pennsylvanica</i>	Blue spruce	18	Fair
1028	<i>Fraxinus pennsylvanica</i>	Blue spruce	17	Fair
1029	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Fair
1030	<i>Fraxinus pennsylvanica</i>	Blue spruce	17	Fair
1031	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Fair
1032	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Fair
1033	<i>Fraxinus pennsylvanica</i>	Blue spruce	14	Fair
1034	<i>Fraxinus pennsylvanica</i>	Blue spruce	14	Fair
1035	<i>Fraxinus pennsylvanica</i>	Blue spruce	18	Good
1036	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Fair
1037	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Fair
1038	<i>Fraxinus pennsylvanica</i>	Blue spruce	14	Fair
1039	<i>Fraxinus pennsylvanica</i>	Blue spruce	14	Fair
1040	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Good
1041	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Good
1042	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Good
1043	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Good
1044	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Good
1045	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Good
1046	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Good
1047	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Good
1048	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Good
1049	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Good
1050	<i>Fraxinus pennsylvanica</i>	Blue spruce	16	Good

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
850	<i>Acer saccharum</i>	Sugar maple	21	Good
851	<i>Liquidambar styraciflua</i>	Sweetgum	18	Good
852	<i>Acer saccharum</i>	Sugar maple	26	Good
853	<i>Fraxinus pennsylvanica</i>	Blue spruce	14	Good
854	<i>Fraxinus pennsylvanica</i>	Green oak	17	Good
855	<i>Acer saccharum</i>	Sugar maple	18-23	Good
856	<i>Acer saccharum</i>	Sugar maple	18	Good
857	<i>Fraxinus pennsylvanica</i>	Blue spruce	11	Good
858	<i>Quercus rubra</i>	Red oak	28	Good
859	<i>Fraxinus pennsylvanica</i>	Green oak	14	Good
860	<i>Liquidambar styraciflua</i>	Sweetgum	10	Good
861	<i>Acer rubrum</i>	Red maple	12	Good
862	<i>Fraxinus pennsylvanica</i>	Blue spruce	22-28	Good
863	<i>Fraxinus pennsylvanica</i>	Blue spruce	32	Good
864	<i>Liquidambar styraciflua</i>	Sweetgum	15	Good
865	<i>Populus deltoides</i>	Cottonwood	32	Fair
866	<i>Populus deltoides</i>	Cottonwood	28	Fair
867	<i>Fraxinus pennsylvanica</i>	Green oak	16-17-19-20-1	Good
868	<i>Populus deltoides</i>	Cottonwood	40	Fair
869	<i>Populus deltoides</i>	Cottonwood	48	Fair
870	<i>Populus deltoides</i>	Cottonwood	28	Fair
871	<i>Populus deltoides</i>	Cottonwood	28	Fair
872	<i>Fraxinus pennsylvanica</i>	Green oak	7	Good
873	<i>Populus deltoides</i>	Cottonwood	40	Fair
874	<i>Populus deltoides</i>	Cottonwood	48	Fair
875	<i>Populus deltoides</i>	Cottonwood	28	Fair
876	<i>Populus deltoides</i>	Cottonwood	20	Fair
877	<i>Populus deltoides</i>	Cottonwood	24	Fair
878	<i>Populus deltoides</i>	Cottonwood	28	Fair
879	<i>Populus deltoides</i>	Cottonwood	12	Fair
880	<i>Populus deltoides</i>	Cottonwood	22	Fair
881	<i>Fraxinus pennsylvanica</i>	Green oak	12-18	Good
882	<i>Liquidambar styraciflua</i>	Sweetgum	16	Good
883	<i>Fraxinus pennsylvanica</i>	Green oak	20	Good
884	<i>Populus deltoides</i>	Cottonwood	30	Good
885	<i>Populus deltoides</i>	Cottonwood	24	Good
886	<i>Acer saccharum</i>	Sugar maple	18	Good
887	<i>Liquidambar styraciflua</i>	Sweetgum	15	Good
888	<i>Acer saccharum</i>	Sugar maple	22	Good
889	<i>Fraxinus pennsylvanica</i>	Green oak	18	Good
890	<i>Fraxinus pennsylvanica</i>	Blue spruce	18	Good
891	<i>Fraxinus pennsylvanica</i>	Green oak	31	Good
892	<i>Quercus rubra</i>	Red oak	8	Good
893	<i>Acer saccharum</i>	Sugar maple	15	Good
894	<i>Fraxinus pennsylvanica</i>	Blue spruce	17	Good
895	<i>Fraxinus americana</i>	White oak	8	Good
896	<i>Fraxinus americana</i>	White oak	8	Good
897	<i>Fraxinus pennsylvanica</i>	Blue spruce	14	Fair
898	<i>Quercus prinus</i>	Pin oak	15	Good
899	<i>Liquidambar styraciflua</i>	Sweetgum	16	Good
900	<i>Liquidambar styraciflua</i>	Sweetgum	18	Good
901	<i>Fraxinus pennsylvanica</i>	Blue spruce	17	Fair
902	<i>Fraxinus pennsylvanica</i>	Green oak	22-25	Good
903	<i>Fraxinus pennsylvanica</i>	Green oak	38	Good
904	<i>Coryx ovata</i>	Shagbark Hickory	18	Good
905	<i>Fraxinus pennsylvanica</i>	Green oak	27	Good
906	<i>Fraxinus pennsylvanica</i>	Green oak	28	Good
907	<i>Coryx ovata</i>	Shagbark Hickory	15-18	Good
908	<i>Quercus nigra</i>	Black oak	18	Good
909	<i>Fraxinus pennsylvanica</i>	Green oak	12-16	Good
910	<i>Juniperus nigra</i>	Black oak	16	Good
911	<i>Juniperus nigra</i>	Black oak	10	Fair
912	<i>Juniperus nigra</i>	Black oak	10	Good
913	<i>Populus deltoides</i>	Cottonwood	32	Fair
914	<i>Populus deltoides</i>	Cottonwood	24	Fair
915	<i>Populus deltoides</i>	Cottonwood	24	Fair
916	<i>Populus deltoides</i>	Cottonwood	18	Good
917	<i>Populus deltoides</i>	Cottonwood	18	Good
918	<i>Ulmus americana</i>	American elm	6	Good
919	<i>Populus deltoides</i>	Cottonwood	28	Fair
920	<i>Populus deltoides</i>	Cottonwood	28	Fair
921	<i>Populus deltoides</i>	Cottonwood	24-24-10	Good
922	<i>Populus deltoides</i>	Cottonwood	6	Fair
923	<i>Populus deltoides</i>	Cottonwood	26	Fair
924	<i>Populus deltoides</i>	Cottonwood	11	Fair
925	<i>Fraxinus pennsylvanica</i>	Green oak	18	Good
926	<i>Fraxinus pennsylvanica</i>	Green oak	32	Fair
927	<i>Populus deltoides</i>	Cottonwood	22	Good
928	<i>Populus deltoides</i>	Cottonwood	21	Good
929	<i>Populus deltoides</i>	Cottonwood	23	Good
930	<i>Populus deltoides</i>	Cottonwood	22	Fair
931	<i>Populus deltoides</i>	Cottonwood	24-24	Good
932	<i>Populus deltoides</i>	Cottonwood	24	Fair
933	<i>Populus deltoides</i>	Cottonwood	12	Good
934	<i>Populus deltoides</i>	Cottonwood	9	Good
935	<i>Populus deltoides</i>	Cottonwood	12	Good
936	<i>Populus deltoides</i>	Cottonwood	13	Good
937	<i>Populus deltoides</i>	Cottonwood	12	Good
938	<i>Populus deltoides</i>	Cottonwood	12	Good
939	<i>Populus deltoides</i>	Cottonwood	12	Good
940	<i>Populus deltoides</i>	Cottonwood	9	Good
941	<i>Populus deltoides</i>	Cottonwood	16	Good
942	<i>Populus deltoides</i>	Cottonwood	16	Good
943	<i>Populus deltoides</i>	Cottonwood	16	Good
944	<i>Populus deltoides</i>	Cottonwood	12	Good
945	<i>Populus deltoides</i>	Cottonwood	16	Good
946	<i>Populus deltoides</i>	Cottonwood	16	Good
947	<i>Populus deltoides</i>	Cottonwood	16	Good
948	<i>Populus deltoides</i>	Cottonwood	16	Good
949	<i>Populus deltoides</i>	Cottonwood	16	Good
950	<i>Populus deltoides</i>	Cottonwood	16	Good
951	<i>Populus deltoides</i>	Cottonwood	16	Good
952	<i>Populus deltoides</i>	Cottonwood	16	Good
953	<i>Populus deltoides</i>	Cottonwood	16	Good
954	<i>Populus deltoides</i>	Cottonwood	16	Good

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
748	<i>Ulmus americana</i>	American elm	8	Good
749	<i>Populus deltoides</i>	Cottonwood	24-8	Good
750	<i>Salis sp.</i>	Willow	12	Good
751	<i>Populus deltoides</i>	Cottonwood	16	Good
752	<i>Populus deltoides</i>	Cottonwood	10	Good
753	<i>Populus deltoides</i>	Cottonwood	14	Good
754	<i>Populus deltoides</i>	Cottonwood	10	Good
755	<i>Populus deltoides</i>	Black Locust	10	Good
756	<i>Madonia pennsylvanica</i>	Orange orange	20-16	Good
757	<i>Populus deltoides</i>	Cottonwood	18	Good
758	<i>Populus deltoides</i>	Black Locust	18	Good
759	<i>Acer rubrum</i>	Red maple	8	Fair
760	<i>Populus deltoides</i>	Cottonwood	16	Fair
761	<i>Populus deltoides</i>	Black Locust	8	Good
762	<i>Populus deltoides</i>	Black Locust	6-8	Good
763	<i>Maris sp.</i>	Hollyhock	8	Good
764	<i>Maris sp.</i>	Hollyhock	8-8-8	Good
765	<i>Maris sp.</i>	Hollyhock	8	Good
766	<i>Maris sp.</i>	Hollyhock	8-8	Good
767	<i>Maris sp.</i>	Hollyhock	8	Fair
768	<i>Maris sp.</i>	Hollyhock	8	Fair
769	<i>Maris sp.</i>	Hollyhock	16	Good
770	<i>Madonia pennsylvanica</i>	Orange orange	8-8-8	Good
771	<i>Populus deltoides</i>	Cottonwood	8-8-8	Good
772	<i>Madonia pennsylvanica</i>	Orange orange	12-8-8	Good
773	<i>Madonia pennsylvanica</i>	Orange orange	10	Good
774	<i>Madonia pennsylvanica</i>	Orange orange	10	Good
775	<i>Madonia pennsylvanica</i>	Orange orange	12-7	Good
776	<i>Madonia pennsylvanica</i>	Orange orange	8	Good
777	<i>Madonia pennsylvanica</i>	Orange orange	8-7	Good
778	<i>Fraxinus pennsylvanica</i>	Green oak	7-8	Good
779	<i>Coryx ovata</i>	Shagbark Hickory	13	Good
780	<i>Populus deltoides</i>	Cottonwood	7	Fair
781	<i>Fraxinus pennsylvanica</i>	Green oak	8	Good
782	<i>Populus deltoides</i>	Cottonwood	12	Fair
783	<i>Fraxinus pennsylvanica</i>	Green oak	14-12	Fair
784	<i>Acer saccharum</i>	Sugar maple	8-7	Good
785	<i>Acer saccharum</i>	Sugar maple	11	Good
786	<i>Acer saccharum</i>	Sugar maple	6	Fair
787	<i>Acer saccharum</i>	Sugar maple	13-6	Good
788	<i>Acer saccharum</i>	Sugar maple	18-10	Good
789	<i>Populus deltoides</i>	Cottonwood	8	Fair
790	<i>Quercus rubra</i>	Red oak	40-12	Good
791	<i>Acer saccharum</i>	Sugar maple	8	Good
792	<i>Coryx ovata</i>	Shagbark Hickory	23	Good
793	<i>Acer rubrum</i>	Red maple	8	Good
794	<i>Populus deltoides</i>	Cottonwood	17	Good
795	<i>Liquidambar styraciflua</i>	Sweetgum	34	Good
796	<i>Acer saccharum</i>	Sugar maple	25	Good
797	<i>Liquidambar styraciflua</i>	Sweetgum	22	





**DEVELOPMENT DATA**

TOTAL ACRES:	2167.1 AC
NUMBER OF LOTS:	247
GROSS DENSITY:	21.48 DU/AC
OPEN SPACE PROVIDED:	147.4 AC
RESERVE "A":	102.6 AC
RESERVE "B":	101.1 AC
RESERVE "C":	12.3 AC
RESERVE "D":	13.7 AC
RESERVE "E":	10.9 AC
RESERVE "F":	10.4 AC
RESERVE "G":	10.2 AC
RESERVE "H":	27.1 AC
RESERVE "I":	11.2 AC
RESERVE "J":	10.4 AC
RESERVE "K":	14.1 AC
RESERVE "L":	13.8 AC
RESERVE "M":	18.2 AC
RESERVE "N":	11.7 AC
RESERVE "O":	10.6 AC
RESERVE "P":	10.8 AC

**PROPOSED ZONING: PUD**

PERMITTED USES:  
SINGLE FAMILY RESIDENCES AND OPEN SPACE.

**DEVELOPMENT STANDARDS**

Subarea	Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Building Height
Subarea "A" (Section 1 & 4)	20'	5'	5'	32'
Subarea "B" (Section 2-1, 3-2, & 5)	20'	5'	5'	32'
Subarea "C" (Section 2-2 & 3-1)	12'	5'	5'	32'

**NOTES**

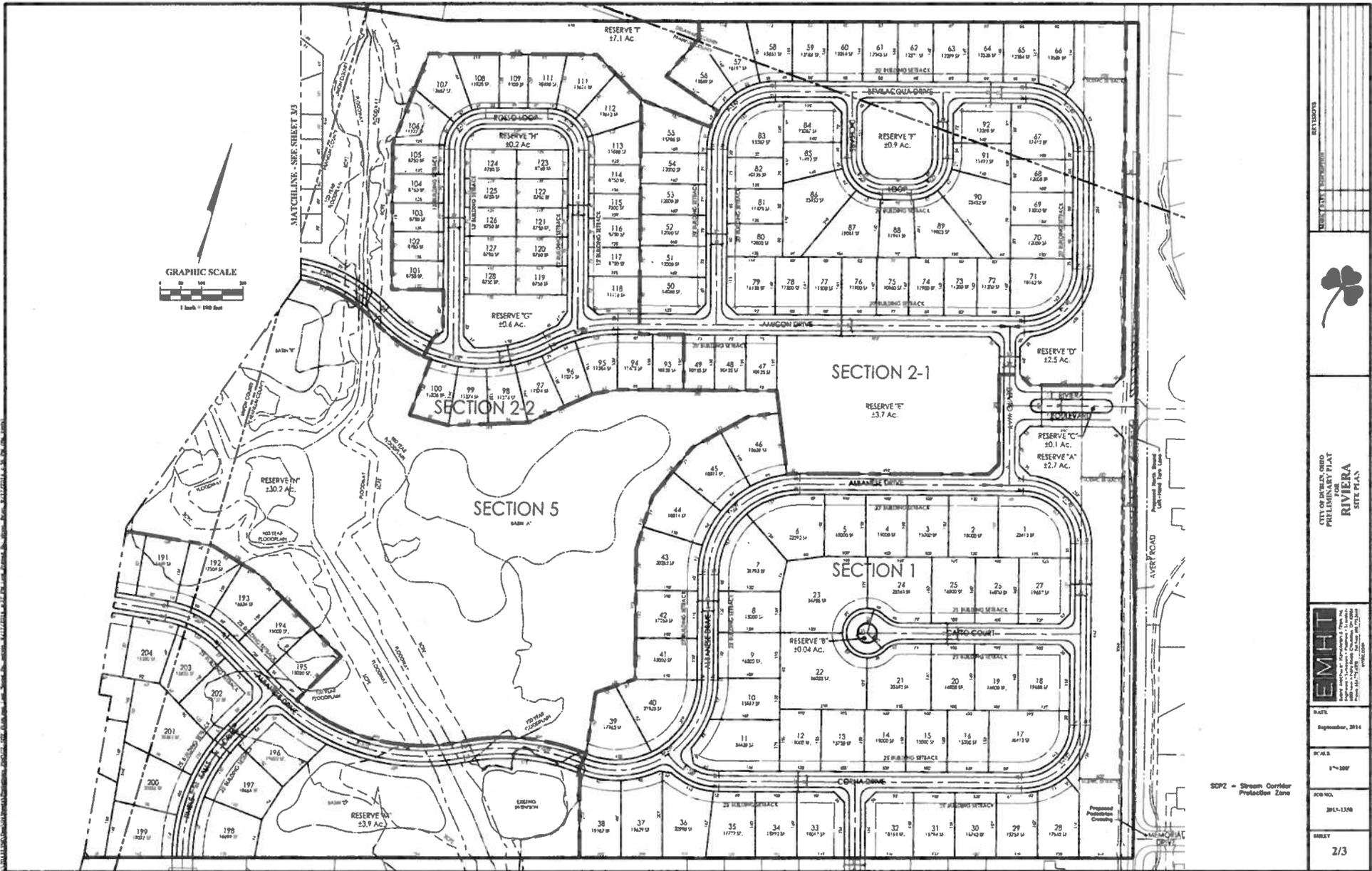
- NOTE "A": HYDRANT LOCATIONS TO BE COORDINATED WITH WASHINGTON TOWNSHIP FIRE DEPARTMENT.
- NOTE "B": ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (DATED APRIL 11, 2006), THE SUBJECT PARCEL SHOWN HEREIN IS LOCATED IN COMMUNITY FLOOD HAZARD ZONE.
- NOTE "C": POST LAMPS WILL BE INSTALLED ON EACH SINGLE FAMILY LOT.
- NOTE "D": RESERVES "A" THRU "O", "P" THRU "T" & "U" THRU "V" WILL BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE RIVERA HOMEOWNERS ASSOCIATION. RESERVES "L", "M" & "N" TO BE OWNED AND MAINTAINED BY THE CITY OF DUBLIN. RESERVES "P" AND "V" WILL ALSO PROVIDE THE NECESSARY STORMWATER FACILITIES FOR THE DEVELOPMENT AS SHOWN HEREON.
- NOTE "E": TREE PRESERVATION ZONE: NO BUILDING, STRUCTURE, FENCE, PATIO, REMOVAL OF ASPHALT FACILITY, OR ANY OTHER IMPROVEMENT OF ANY KIND MAY BE PLACED TEMPORARILY OR PERMANENTLY UPON OR UNDER THE AREA DESIGNATED HEREON AS A TREE PRESERVATION ZONE NOR SHALL ANY WORK BE PERFORMED THEREON WHICH WOULD ALTER THE NATURAL STATE OF THE ZONE OR DAMAGE ANY OF THE TREES OR VEGETATION THEREIN. DISTURBANCE OF ANY PART OF THE ZONE IS TO BE OWNED AND MAINTAINED AS NEARLY AS PRACTICABLE TO THE ORIGINAL CONDITION. NO TREE OR VEGETATION MAY BE REMOVED FROM THE ZONE EXCEPT FOR THE REMOVAL OF DEAD, DISEASED, DECAYED, OR HAZARDOUS TREES AND OTHER VEGETATION OR AS MAY BE REQUIRED FOR CONSERVATION OF AESTHETIC PURPOSES. REMOVAL OF UNDERBRUSH IS ACCEPTABLE OF IT IS PERFORMED WITH GOOD FOREST MANAGEMENT PRACTICES.
- NOTE "F": THE EIGHT FOOT WIDE SHARED USE PATHS SHALL BE CONCRETE WITH SAWCUT JOINTS AT FRONT OF LOTS. IN ALL OTHER LOCATIONS THE SHARED USE PATHS SHALL BE ASPHALT.

**BENCHMARKS**

- BMA#1: PAVEROAD SP#E SET IN EAST SIDE OF UTILITY POOL ON WEST SIDE OF JEROME ROAD AND 880.3 +/- NORTH SIDE OF INTERSECTION OF MCGEEBRY ROAD AND JEROME ROAD. ELEVATION = 1011.72
- BMA#2: PAVEROAD SP#E SET IN SOUTH SIDE OF 12" TREE, 22 +/- SOUTH SIDE OF SECTION LINE AND 507 +/- WEST SIDE OF JEROME ROAD. ELEVATION = 992.34
- BMA#3: PAVEROAD SP#E SET IN SOUTH SIDE OF 12" TREE, 1750 +/- EAST SIDE OF HYLAND CLOV ROAD AND 15 +/- NORTH SIDE OF SECTION LINE. ELEVATION = 1002.32



CITY OF DUBLIN, OHIO  
 PRELIMINARY PLAN  
**RIVERA**  
 PHASING PLAN  
 August 2014  
 1/3

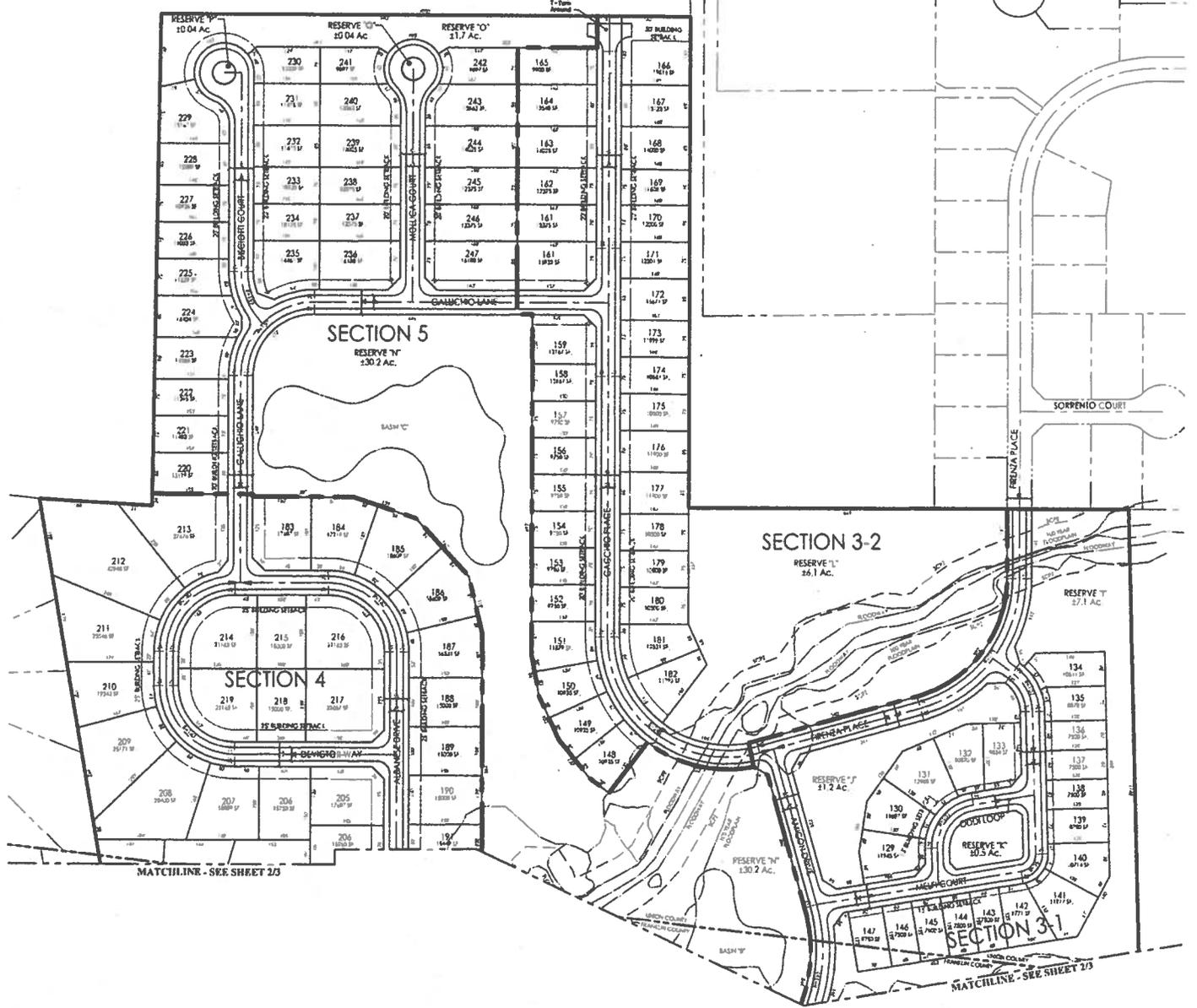


CITY OF DUBLIN, OHIO  
 PRELIMINARY PLAT  
**RIVIERA**  
 SITE PLAN

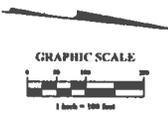


DATE: September, 2014  
 BY: E.S.  
 1"=600'  
 JOB NO.: DR-1348  
 SHEET: 2/3

SCPZ = Stream Corridor Protection Zone



SCPZ = Stream Corridor Protection Zone



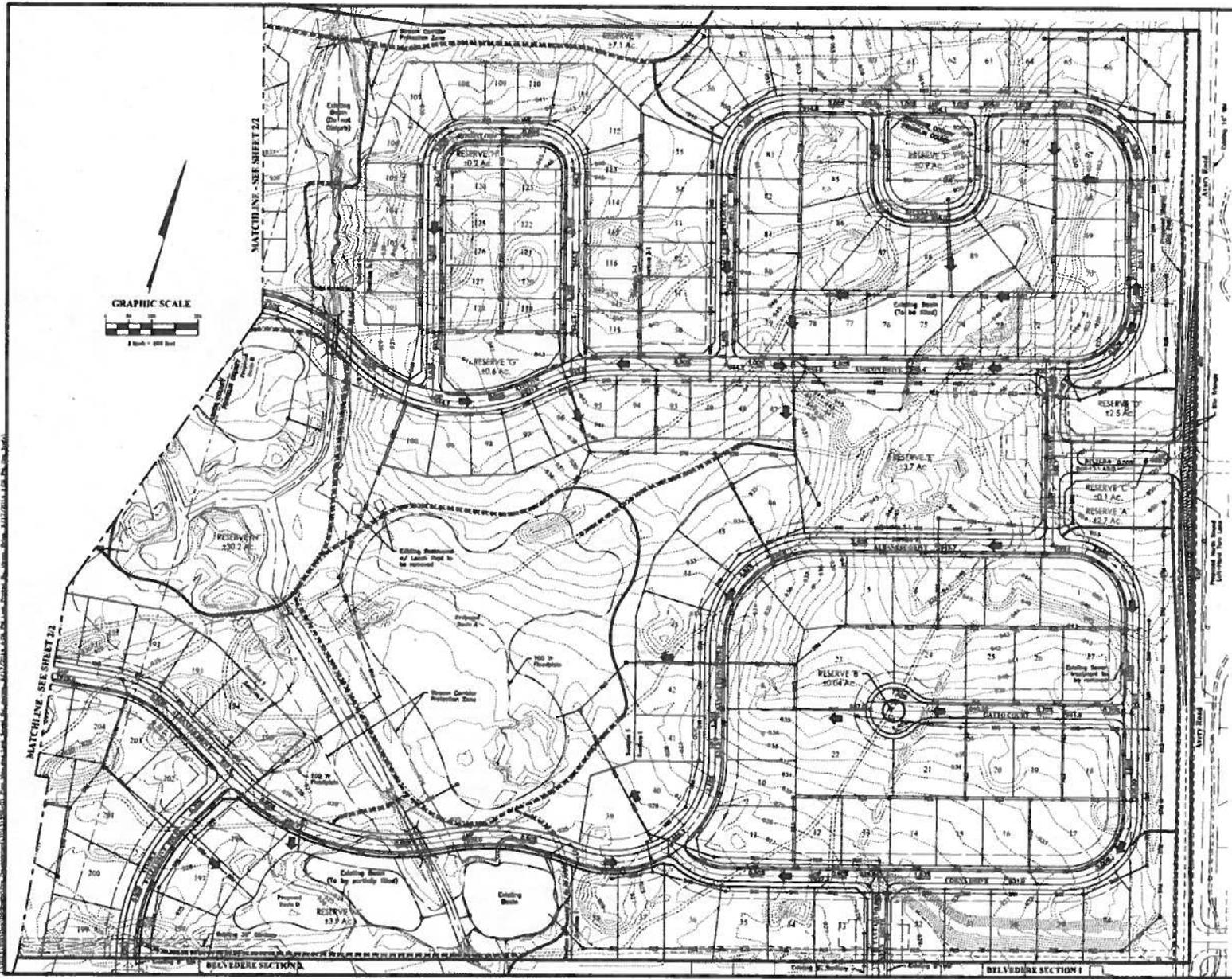
REVISIONS  
DATE  
BY



CITY OF BURLINGHAM  
PRELIMINARY PLAN  
RIVIERA  
SITE PLAN

EMHT  
Engineering, Mapping, and  
Technology, Inc.  
1000 North 10th Street, Suite 100  
Burlington, NC 27217  
Phone: 781-336-7777  
Fax: 781-336-7778  
www.emht.com

DATE: June 27, 2014  
SCALE: 1" = 100'  
JOB NO.: 2014-1330  
SHEET: 3/3



Note:  
 This plan is based on field notes and is subject to change and approval by City of Davis.

DATE	REVISION



STATE OF CALIFORNIA  
 PRELIMINARY DEVELOPMENT PLAN  
 FOR  
**RIVIERA**  
 PRELIMINARY ENGINEERING PLAN  
 PLAN VIEW

**EMHT**  
 ENGINEERING, MECHANICAL, AND ARCHITECTURAL  
 CONSULTANTS, INC.  
 1000 S. G STREET, SUITE 100, DAVIS, CA 95618  
 (530) 756-1111

DATE	September, 2014
SCALE	1" = 100'
SHEET NO.	3042310
PROJECT	1/2

**DRAFT**  
 FOR APPROVAL

