

DEER RUN

DUBLIN, OHIO

FINAL DEVELOPMENT PLAN



LOCATION MAP

NO SCALE

PREPARED FOR:

ROMANELLI AND HUGHES
 148 WEST SCHROCK ROAD
 WESTERVILLE, OHIO 43081
 P: (614) 891-2042

SUBMITTAL: JUNE 26, 2014
 RESUBMITTED: AUGUST 14, 2014
 RESUBMITTED: AUGUST 29, 2014

CIVIL ENGINEER &
 LANDSCAPE ARCHITECT

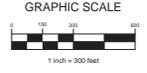


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MARK	DATE	DESCRIPTION
		SCALE REVISED FOR COMMENTS
		DESIGN REVISED FOR DEVELOPMENT

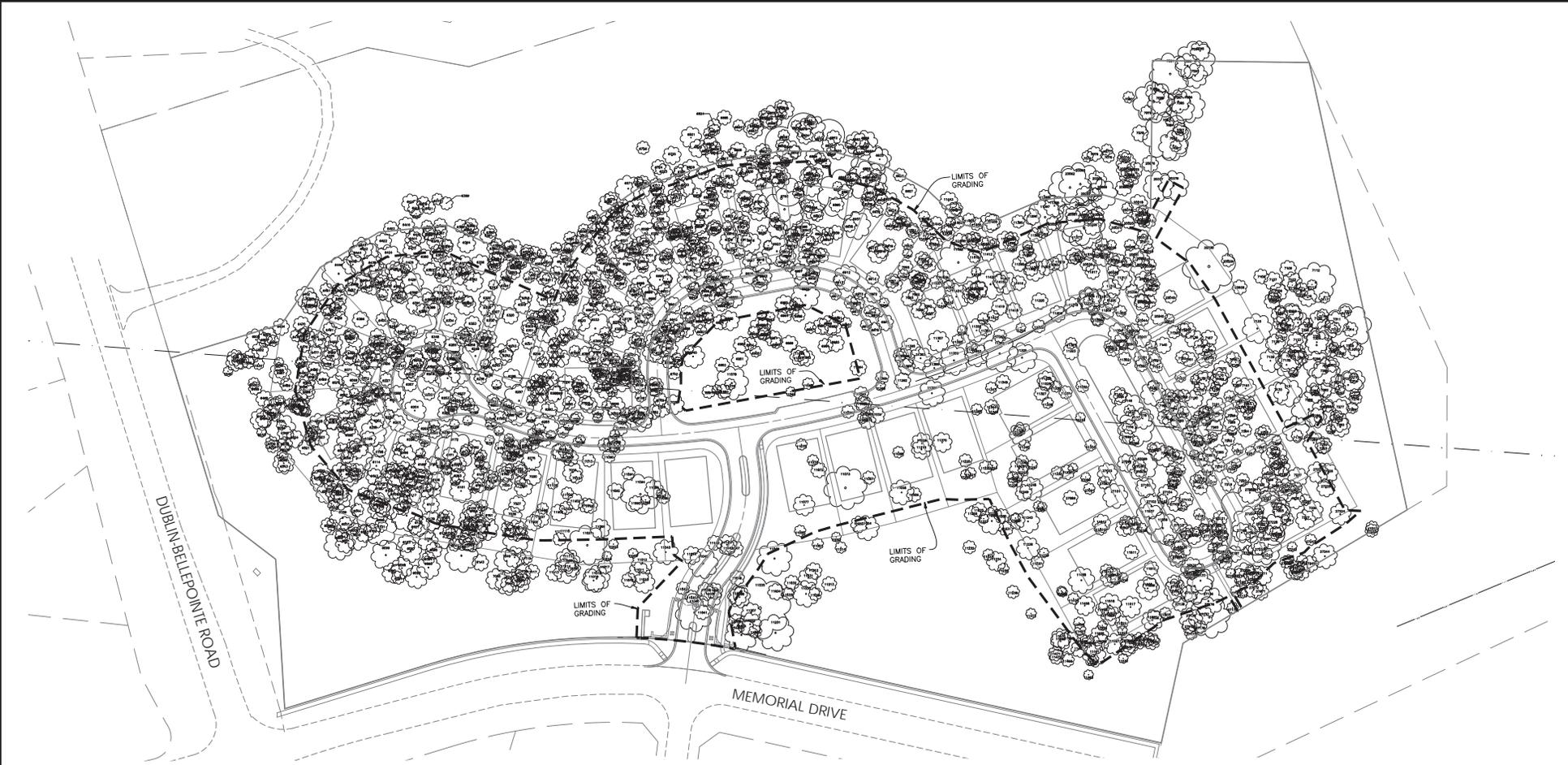


CITY OF DEER RUN, FRANKLIN & DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
DEER RUN
 REGIONAL CONTEXT MAP

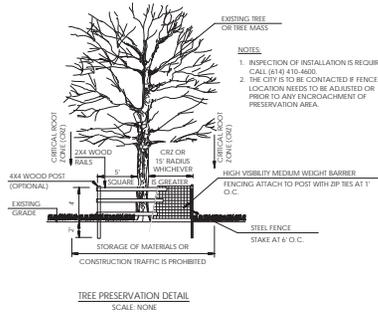


DATE	June 26, 2014
SCALE	1" = 300'
JOB NO.	20140720
SHEET	1/1

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- TREE PRESERVATION GENERAL NOTES**
1. The owner shall be responsible for the construction, erection and maintenance of temporary fencing around tree preservation areas so that all protected trees shall be preserved. The fencing shall be located a distance from the trunk that equals, at a minimum, the distance of the critical root zone or 15 feet, whichever is greater. Similar physical site constraints do not apply for such installation. Tree protection locations and methods shall be determined on site, with the consultation of the City of Dublin Landscape Inspector. Call 418-4600 for tree fencing inspection.
 2. Fencing shall remain in place and be secured in an upright position during the entire construction period to prevent the impingement of construction vehicles, materials, spills, and equipment into or upon the tree preservation area.
 3. Tree preservation signs, available from the Division of Land Use and Long Range Planning, must be located along the fencing. Any change in protective fencing must be approved by the Director of Land Use and Long Range Planning.
 4. The approved tree preservation plan shall be available on the building site before work commences and at all times during construction of the project. The owner shall be responsible for notifying all contractors and utilities.
 5. During all phases of construction, all steps to prevent the destruction or damage to protected trees shall be taken. No construction activity, movement and/or placement of equipment, vehicles, materials or spoil storage shall be permitted within the tree preservation area. No access, soil, additional fill, liquids, or construction debris shall be placed within the critical root zone of all trees that are to be preserved.
 6. No attachments, including but not limited to signs, advertising posters, signs, fences, or wires (other than those used for bracing, guying or wrapping) shall be attached to any tree.
 7. No gaseous liquids or solid substances, which are harmful to trees, shall be permitted within the tree preservation area.
 8. No fire or heat shall be permitted within the tree preservation area.
 9. All utilities, including service lines, shall be installed in accordance with the tree preservation plan.

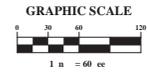


- NOTES**
1. INSPECTION OF INSTALLATION IS REQUIRED. CALL 418-4600.
 2. THE CITY IS TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED OR PRIOR TO ANY ENCROACHMENT OF PRESERVATION AREA.

LEGEND

— Limits of Grading (Trees to be Removed)

Tree Survey was prepared only for those areas anticipated for tree removal.



REVISIONS

NO.	DATE	DESCRIPTION



CITY OF DUBLIN, HANSHAN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
DEER RUN
TREE SURVEY
TREE PRESERVATION PLAN



DATE
June 26, 2014

SCALE
1" = 60'

JOB NO.
20140720

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Table with 5 columns: Survey Point #, Common name, Latin Name, DBH, Condition, To Be Removed. Rows 1-100.

Table with 5 columns: Survey Point #, Common name, Latin Name, DBH, Condition, To Be Removed. Rows 101-200.

Table with 5 columns: Survey Point #, Common name, Latin Name, DBH, Condition, To Be Removed. Rows 201-300.

Table with 5 columns: Survey Point #, Common name, Latin Name, DBH, Condition, To Be Removed. Rows 301-400.

Table with 5 columns: Survey Point #, Common name, Latin Name, DBH, Condition, To Be Removed. Rows 401-500.

TREES TO BE REMOVED AND REPLACED TBR R

22 Trees (514 inches) = Trees in Fair or Good condition greater than 18 inch being removed requiring replacement on inch-for-inch basis

0 Trees = Trees in Fair or Good condition between 6 inch and 18 inch being removed requiring replacement on tree for tree basis

22 Trees (514 inches) Total Number of Trees to be Replaced at a minimum tree size of 2.0 caliper inch

TREES TO BE REMOVED TBR = Additional trees being removed either in poor or dead condition or between 6 inch and 18 inch per tree waiver

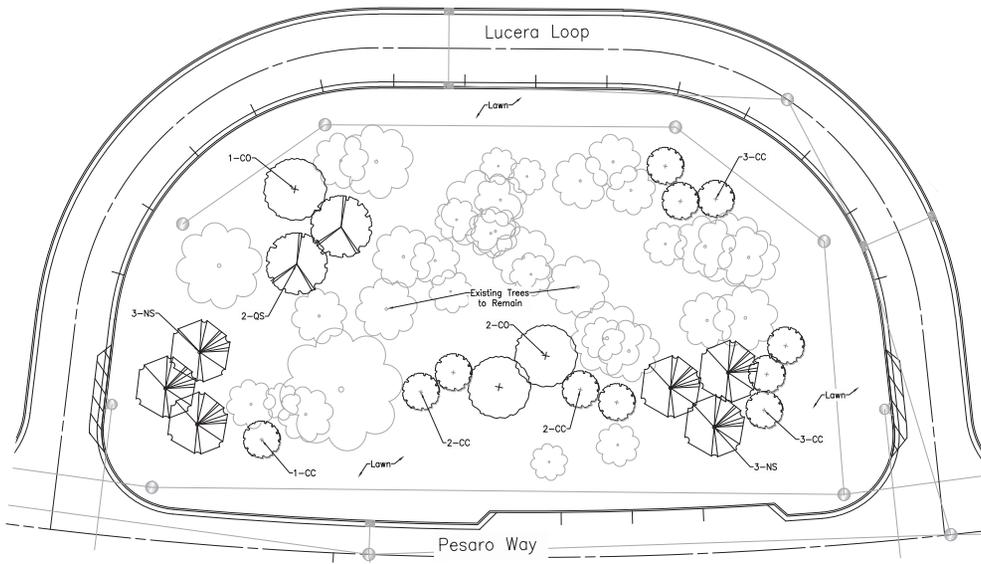
TREE REMOVAL NOTES

- 1. Where practical, dead trees or trees in poor condition, that are outside the limits of disturbance will be subject to removal.
2. The Builder is responsible for removing any unhealthy trees prior to the construction of the tree protection fence.

LEGEND
TBR = To Be Removed
TBR-R = To Be Removed and Replaced

Vertical sidebar containing project information: CITY OF URBAN FRANKLIN COUNTY, OHIO, FINAL DEVELOPMENT PLAN, DEER RUN TREE SURVEY, TREE INVENTORY LIST, REPLACEMENT REQUIREMENTS, and a date stamp of June 26, 2014.

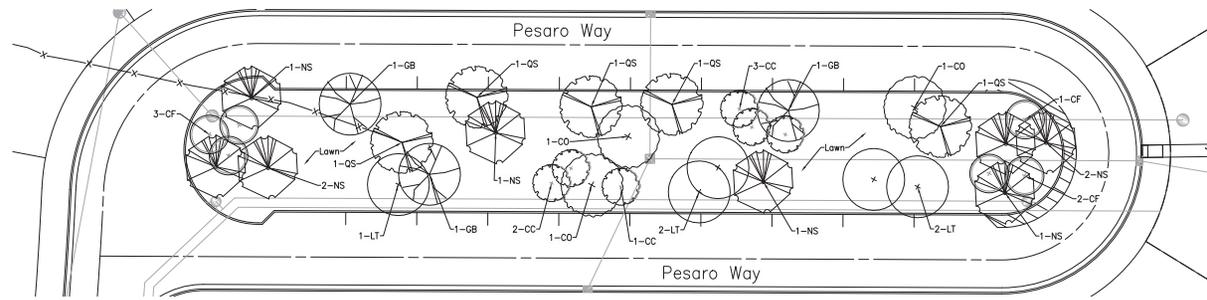
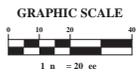




CENTRAL GREEN
Scale: 1"=20'

PLANT LIST (Contractor is responsible for all plant quantities shown on plan)					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ENTRY PLANTINGS					
10	BN	Betula nigra Heritage	Heritage Birch	14' Ht	B&B Multi-Stem
11	CD	Cornus drummondii	Giant Gray Dogwood	4' Ht	B&B Match Form
4	CO	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3.0' Cal	B&B
11	PV	Fraxinus virginiana 'Canada Red'	Canada Red Greenhoney	3.0' Cal	B&B
60	RP	Rosa 'Peach Drift'	Peach Drift Rose	#3 Cont.	15" O.C.
5	UA	Ulmus americana 'Jefferson'	Jefferson Elm	3.0' Cal	B&B
14	VO	Viburnum dentatum 'Autumn Jazz'	Arrowwood Viburnum	4' Ht	B&B
5	VN	Viburnum nudum 'Winecol'	Smooth Winecol	3.0' Cal	B&B
LOOP STREET PLANTINGS					
6	CC	Cercis canadensis 'Appalachian Red'	Appalachian Redbud	2.5' Cal	B&B
6	CF	Cornus florida 'Cherokee Brave'	Cherokee Brave Dogwood	2.5' Cal	B&B
3	CO	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3.0' Cal	B&B
3	GB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3.0' Cal	B&B
5	LT	Liriodendron tulipifera	Tulip Tree	3.0' Cal	B&B
9	NS	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2.5' Cal	B&B
5	GS	Quercus shumardii	Shumard Oak	3.0' Cal	B&B
CENTRAL GREEN					
11	CC	Cercis canadensis 'Appalachian Red'	Appalachian Redbud	2.5' Cal	B&B
3	CO	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3.0' Cal	B&B
6	NS	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2.5' Cal	B&B
2	GS	Quercus shumardii	Shumard Oak	3.0' Cal	B&B

* A total of 20 trees at a minimum of 3.0 caliper inches have been provided within the entry plantings and 10 trees within the entry island at a minimum height of 14 feet, 2.5 caliper inch equivalent per tree (total of 85 caliper inches). An additional 16 trees at a minimum of 3.0 caliper inches and 20 trees at a minimum of 2.5 caliper inches (total of 98 caliper inches) have been provided within the loop street plantings. The central green area also has 5 trees at a minimum of 3.0 caliper inches and 17 trees at a minimum of 2.5 caliper inches (total of 57.5 caliper inches). The total number of caliper inches being replaced is 240.5.
The remaining 273.5 caliper inches will be met by a per caliper inch fee or additional plantings on site.



LOOP STREET PLANTINGS
Scale: 1"=20'



NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITS
2		ISSUED FOR PERMITS

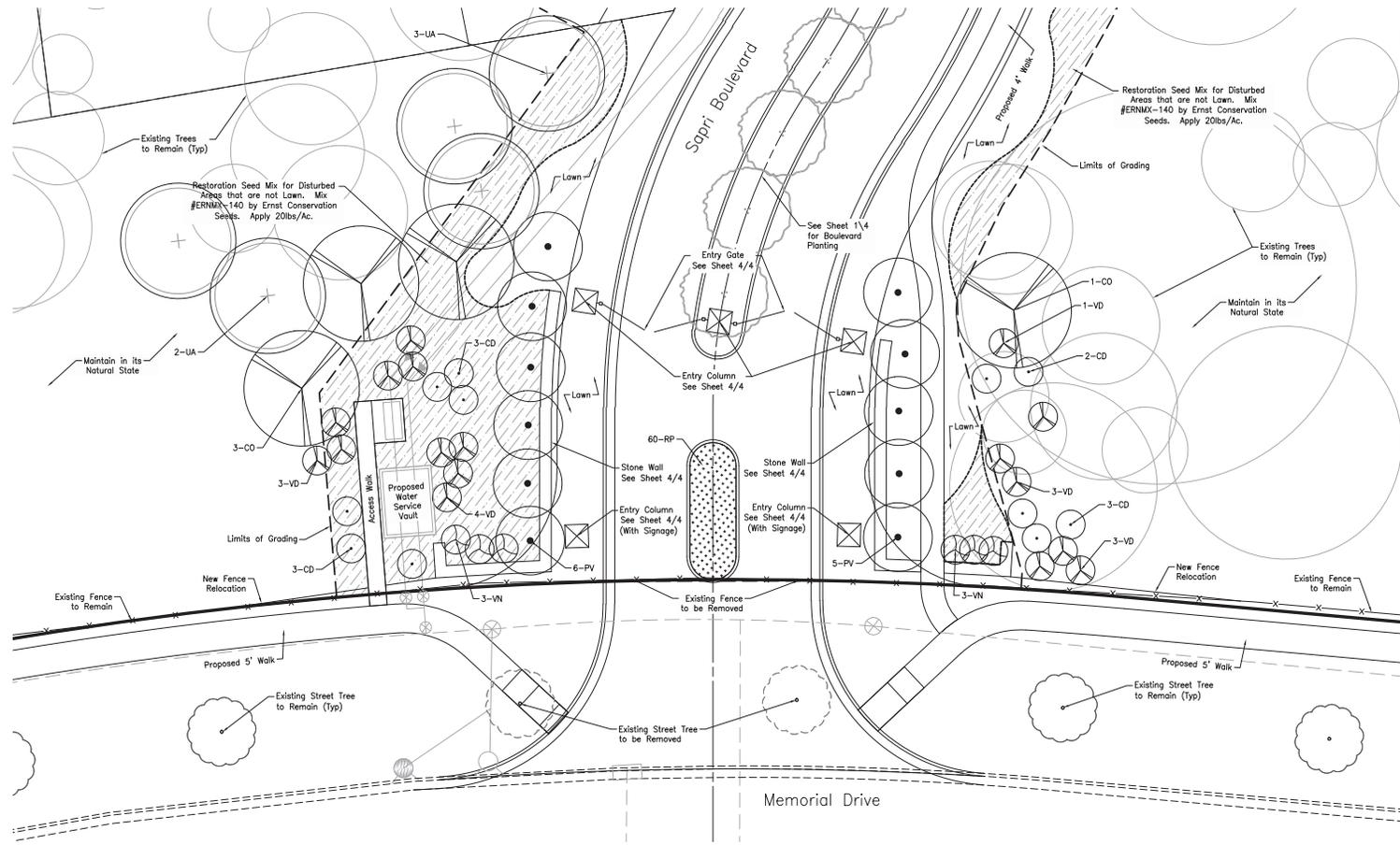


CITY OF PUBLIK, FRANKLIN & DELAWARE COUNTY, OHIO
FOR
DEER RUN
LANDSCAPE ENLARGEMENTS



DATE	June 26, 2014
SCALE	A N E
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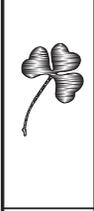
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ENTRY PLANTINGS
Scale: 1"=10'



NO.	DATE	DESCRIPTION	BY
1		REVISIONS	
2		REVISIONS	
3		REVISIONS	
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5		REVISIONS	
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9		REVISIONS	
10		REVISIONS	



CITY OF DUBLIN, FRANKLIN & DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
 FOR
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 LANDSCAPE ENLARGEMENTS



DATE	June 26, 2014
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DUBLIN RD

AUTUMNWOOD WAY

MEMORIAL DRIVE

MARK	DATE	DESCRIPTION	REVISIONS



CITY OF DUBLIN, IRANSHAH & DELAWARE COUNTY, OHIO
 FOR
CORTONA
 ILLUSTRATIVE SITE PLAN



DATE: August 26, 2014
 SCALE: 1" = 50'
 JOB NO: 20140720
 SHEET: 1/1

