Preliminary Development Plan
and Preliminary Plat

RIVIERA

Dublin, Ohio

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SECTION I –

Development Overview

I.	LOCATION AND SIZE	DO–1
II.	EXISTING CONDITIONS AND CHARACTER	DO–1
III.	EXISTING AND PROPOSED LAND USES	DO–1
IV.	PARKS AND OPEN SPACE	DO–1
V.	PROVISION OF UTILITIES	DO–1
VI.	ACCESS AND CIRCULATION	DO–2

SECTION II –

Development Standards

I.	DEVELOPMENT STANDARDS	DS–1
II.	PERMITTED USES	DS–1
III.	DENSITY	DS–1
IV.	LOT STANDARDS	DS–1
V.	STREET ACCESS AND/OR IMPROVEMENTS	DS–1
VI.	STREET STANDARDS	DS–2
VII.	UTILITIES	DS–2
VIII.	STORM WATER MANAGEMENT	DS–2
IX.	TREE PRESERVATION, REMOVAL AND REPLACEMENT	DS–2
X.	PARKS AND OPEN SPACE	DS–3
XI.	ARCHITECTURE	DS–3
XII.	LANDSCAPING	DS–3
XIII.	HOMEOWNERS ASSOCIATION	DS–4

SECTION III –

Exhibits

PDP–1	REGIONAL CONTEXT MAP
PDP–2	VICINITY MAP
PDP–3	AERIAL PHOTOGRAPH
PDP–4	BOUNDARY MAP/SURVEY
PDP–5	EXISTING CONDITIONS MAP
PDP– 6	SURROUNDING ZONING DISTRICTS MAP
PDP–7	SURROUNDING LAND USE MAP
PDP–8	SURROUNDING DENSITIES MAP
PDP–9	SURROUNDING UTILITIES MAP
1/11	TREE SURVEY
2/11	TREE SURVEY
3/11	TREE SURVEY
4/11	TREE SURVEY
5/11	TREE SURVEY
6/11	TREE SURVEY
7/11	TREE SURVEY
8/11	TREE SURVEY
9/11	TREE SURVEY
10/11	TREE SURVEY
11/11	TREE SURVEY
1/3	PRELIMINARY PLAT – INDEX PLAN
2/3	PRELIMINARY PLAT – SITE PLAN
3/3	PRELIMINARY PLAT – SITE PLAN
1/2	PRELIMINARY ENGINEERING PLAN
2/2	PRELIMINARY ENGINEERING PLAN
PDP–10	PEDESTRIAN CIRCULATION PLAN
PDP–11	OPEN SPACE PLAN
PDP–12	PRELIMINARY LANDSCAPE PLAN

SECTION I-
Development Overview

I. Location and Size

- The site is located completely within the City of Dublin corporation limits and in three counties, Franklin, Union and Delaware Counties.
- 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.
- There is approximately 2,020' of frontage along Avery Road.
- The site measures approximately 4,100' east/west and 2,020' north south.
- The site is ±167.1 acres in area.

II. Existing Conditions and Character

- 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 site is generally rectangular in shape.
- The site currently is an operating, 18-hole championship golf course with tree lined fairways, tees and greens, ponds, driving range and rough areas.
- 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.
- 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.
- Portions of the site are located within the 100-year floodplain.
- There are no existing wetlands on site.
- 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.
- 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

- 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.
- 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.
- Surrounding land uses include: suburban residential low density, suburban residential medium density, suburban/rural residential, civic/public assembly, parks/open space and vacant/undeveloped.
- Surrounding densities range from 1.41 du/ac. to 3.28 du/ac for residential uses.
- Proposed uses are single family residential, parks and open space.
- 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.
- 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.
- The proposed zoning is PUD – Planned Unit Development. The proposal is to develop the tract with 244 single-family lots oriented around a significant park/open space system.

IV. Parks and Open Space

- A total of ±61acres (±36%) of the development will be preserved for parks and open spaces.
- 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.
- 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.
- A 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.
- 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.
- 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

General

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

Sanitary Sewer

- Sanitary sewer service to Riviera will be provided from two locations.
- 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
- 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
- An analysis for the North Fork of Indian Run Sub-trunk determined a capacity deficiency which will warrant downstream sewer improvements.

Water

- An existing 16-inch water main along the east side of Avery Road should be adequate to provide service to this site.
- Public water mains will be constructed along the proposed roadways within the development.
- The existing 8-inch water mains stubbed at the end of Firenza Place, Timble Falls Drive and Tantalus Drive will be tied into the new public system which will aid in service to this site.
- The predominant soil types are Blount and Glynwood, a Type C/D soil, corresponding to a pre-developed runoff curve number of 74.

Storm Water –Post Developed

- 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.

VI. Access, Circulation and Improvements

- 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.
- A new full service, boulevard drive from Avery Road will provide primary vehicular access.
- Tantalus Drive extends from the Belvedere neighborhood to connect with Riviera.
- Timble Falls Drive extends from the Belvedere neighborhood to connect with Riviera.
- Firenza Place extends from the Tartan West neighborhood to connect with Riviera.
- Primary vehicular circulation through the neighborhood provides easy access to three subareas providing different single family product types while discouraging cut-through circulation.
- Pedestrian connections will provide access to the neighboring schools, surrounding bike path network and regional parks/open space network.
- Turn lanes will be constructed with the full service, boulevard drive on Avery Road.

VII. Phasing

- This project has been divided into seven (7) sections. Phasing will start with Section 1 and progress in order through Section 5.
- Removal of the clubhouse, parking lot, maintenance facility and associated infrastructure will occur with Phase 1.
- Phase 1 (Section 1) will include removal of the clubhouse, parking lot and maintenance facility construction of the Avery road turn lanes, main entrance drive, street connection to Tantalus Drive, Reserve A, 46 lots in Subarea A.
- Phase 2 (Section 2-1) will include Reserves B, C and D, and 46 lots in Subarea B.
- Phase 3 (Section 2-2) will include Reserves E and F, and 33 lots in Subarea C.
- Phase 4 (Section 3-1) will include the street connection to Firenza Place, Reserves G, H and I, and 19 lots in Subarea C.
- Phase 5 (Section 3-2) will include Reserve J and 35 lots in Subarea C.
- Phase 6 (Section 4) will include the street connection to Timble Falls Drive, Reserve K and 37 lots in Subarea A.
- Phase 7 (Section 5) will include Reserves L and M, 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 and related park features.

III. Density

A maximum of 244 (two hundred forty-four) residential homes 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 a Build-Zone of fifteen (15) feet starting at twenty (20) feet from the right-of-way line or as shown on the approved preliminary plat. A portion of the home's front elevation must be located within the Build-Zone, which will allow flexibility in staggering of the homes along the street frontage. The requirements of the Subdivision Regulations Chapter 152.019(C)(6) shall not be applicable to this development.

b. Rear yard: There shall be a minimum rear yard setback of twenty-five (25) feet as indicated on the preliminary plat.

c. Side yard: There shall be a minimum side yard of eight (8) feet for buildings, provided, however, that there shall be a minimum of fourteen (14) feet total side yard per lot.

d. Driveways: Driveway pavement shall be permitted within the side yard. Driveway pavement shall be setback a minimum of three (3) feet from the property line.

e. Avery Road: There shall be a minimum scenic setback of one hundred (100) feet from Avery Road, as measured from the proposed right-of-way. Streets, storm water, landscaping, multi-use path, open space, park amenities and an entry feature may be located within this setback to enhance the rural character of the Avery Road corridor.

3. Lot Coverage

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 a Build-Zone of fifteen (15) feet starting at twenty (20) feet from the right-of-way line or as shown on the approved preliminary plat. Homes must be located within the Build-Zone, which will allow flexibility in staggering of the homes along the street frontage. The requirements of the Subdivision Regulations Chapter 152.019(C)(6) shall not be applicable to this development.

b. Rear yard: There shall be a minimum rear yard setback of twenty-five (25) feet as indicated on the preliminary plat.

c. Side yard: There shall be a minimum side yard of six (6) feet for buildings.

d. Driveways: Driveway pavement shall be permitted within the side yard. Driveway pavement shall be setback a minimum of three (3) feet from the property line.

e. Avery Road: There shall be a minimum scenic setback of one hundred (100) feet from Avery Road, as measured from the proposed right-of-way. Streets, storm water, landscaping, multi-use path, open space, park amenities and an entry feature may be located within this setback to enhance the rural character of the Avery Road corridor.

3. Lot Coverage

The maximum lot coverage shall be fifty-five (55) 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 twenty (120) feet

2. Lot Setbacks

a. Front yard: There shall be a Build-Zone of seven (7) feet starting at thirteen (13) feet from the right-of-way line or as shown on the approved preliminary plat. Homes must be located within the Build-Zone, which will allow flexibility in staggering of the homes along the street frontage. The requirements of the Subdivision Regulations Chapter 152.019(C)(6) shall not be applicable to this development.

b. Rear yard: There shall be a minimum rear yard setback of twenty-five (25) feet as indicated on the preliminary plat.

c. Side yard: There shall be a minimum side yard of six (6) feet for buildings.

d. Driveways: Driveway pavement shall be permitted within the side yard. Driveway pavement shall be setback a minimum of three (3) feet from the property line.

3. Lot Coverage

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

V. Street Access and/or Improvements

A. Access

1. **Avery Road:**
   a. A new full service intersection shall be provided.
2. **Tantalus Drive:**
   a. Tantalus Drive shall be extended northward from the Belvedere neighborhood to connect with the Riviera street network.
3. **Timble Falls Drive:**
   a. Timble Falls Drive shall be extended northward from the Belvedere neighborhood to connect with the Riviera street network.
4. **Firenza Place:**
   a. Firenza Place shall be extended eastward from the Tartan West neighborhood to connect with the Riviera street network.
5. **Pedestrian Connections to Schools:**
   a. Pedestrian connections to the abutting elementary, middle and high schools shall be provided.
   b. Pedestrian connections to the abutting elementary, middle and high schools shall be located in coordination with the school administration. Details will be provided in the Final Development Plan.
6. **Avery Road Pedestrian Crossing:**
   a. A pedestrian connection across Avery Road to Memorial Drive shall be provided. Final details of this crossing shall be provided in the Final Development Plan.

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 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. **Multi-use path:** Eight (8) feet wide minimum; multi-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.

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.

IX. Tree Preservation, Removal and Replacement

A. Tree Preservation

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. Any trees six (6) inches of caliper or greater, in good or fair condition, removed during development of the site shall be accounted for per the Tree Replacement Plan standard.

B. Tree Replacement Plan

1. If approved by City Council, tree replacement shall be as outlined below.
   a. Removed trees, in good or fair condition, measuring six (6) inches DBH and up to twenty-four (24) inches DBH shall be replaced tree for tree, or two and one-half (2 ½) caliper inches provided for every qualifying tree.
   b. Removed trees, in good or fair condition, measuring twenty-four (24) inches and greater in caliper shall be replaced “inch per inch”, one replacement inch for every inch removed in good or fair condition.
   c. 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.
   d. The master developer shall be responsible for the replacement of all subject trees affected due to the direct development of the site.
   e. 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.

X. Parks and Open Space

A. Dedication

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

B. Maintenance

1. Reserves A, B, D, E, F, G, H, I, and M shall be maintained by the homeowners association.
2. Reserves C, L, J and K shall be maintained by the City.

C. Programming

1. Reserves C, L, J and K shall be programmed 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.

XI. ARCHITECTURE

A. General Character

3. The character of the development shall be one (1) and two (2) story single-family homes with a variety of two (2) or three (3) car garages that will mimic the quality and character of the surrounding homes in adjacent neighborhoods.

4. 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.

2. Roofing Colors.

   a. Roofing colors shall be from the color range of natural materials: such as, but not limited to wood shakes and black.

   b. 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 both streets on which the home is situated.

G. Lot Diversity Matrix

1. A lot diversity matrix will be presented for approval at the final development plan phase.

H. 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 shall 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 location shall be determined by the City Forester.

C. Fencing

1. No fencing shall be permitted unless it is decorative in nature and does not enclose an area.

2. Fencing around pools shall be permitted that conforms to the requirements in the governing building code.

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 roadway landscape treatment shall be installed in the setback along Avery Road.

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 required number of replacement trees.

4. Pedestrian pathways, multi-use paths, water features and pond access may be provided in this treatment.

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

SHEET	REVISIONS		
	MARK	DATE	DESCRIPTION
PDP			
1			

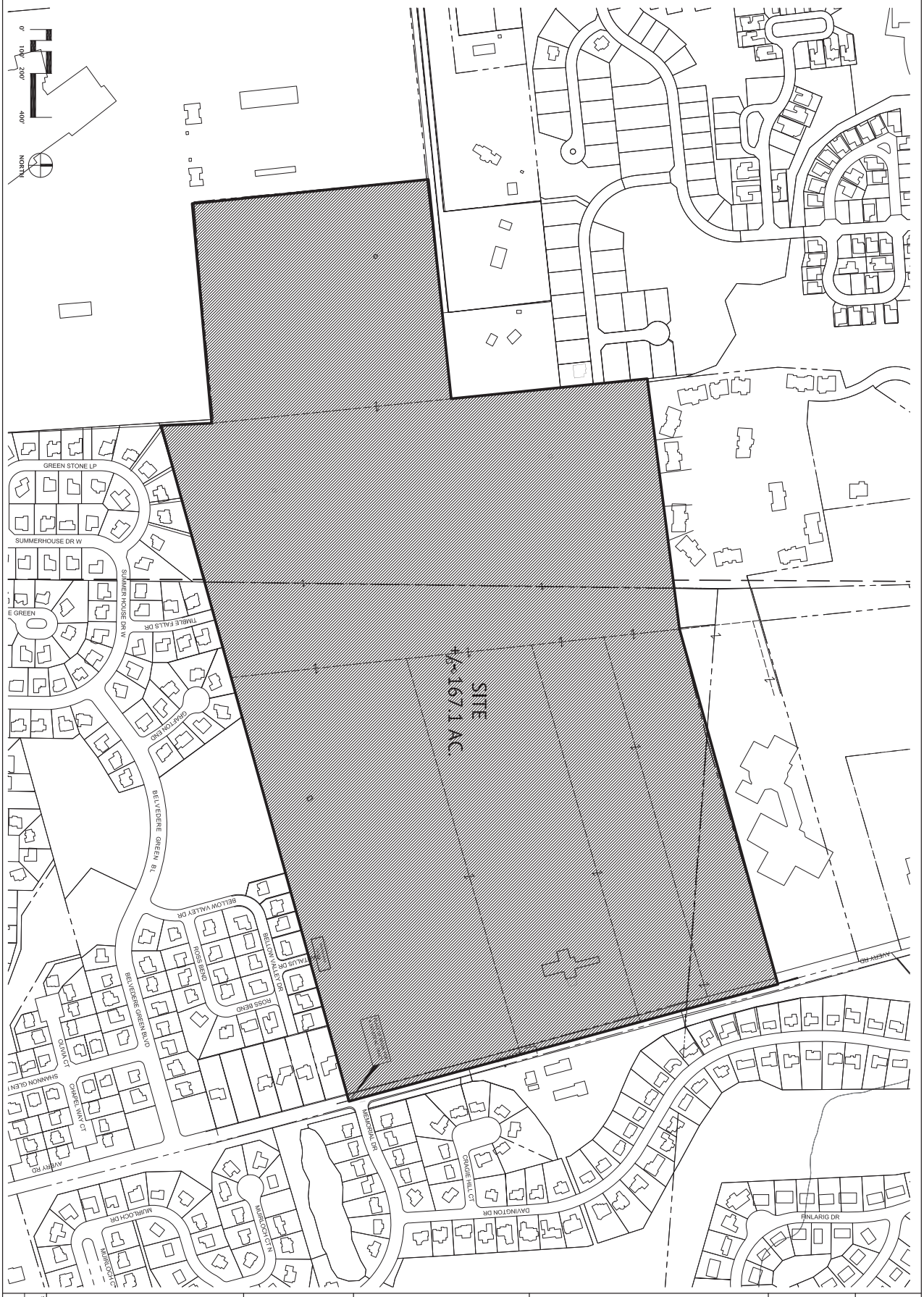
EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN

330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

REGIONAL CONTEXT MAP

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

Date
June 27, 2014
Job No.
13005.1



SHEET	REVISIONS		
	MARK	DATE	DESCRIPTION

PDP

2

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

VICINITY MAP

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR

RIVIERA

Date
June 27, 2014

Job No.
13005.1

SHEET 3	PDP	REVISIONS MARK / DATE / DESCRIPTION	EDGE PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN 330 WEST SPRING STREET, SUITE 350 COLUMBUS, OHIO 43215 614-486-3343	**AERIAL PHOTOGRAPH**	CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR **RIVIERA**	Date: June 27, 2014 Job No.: 13005.1

167.055 ACRES

Situated in the State of Ohio, Counties of Union, Franklin and Delaware, City of Dublin, in Virginia Military Survey Numbers 2925 and 5162, being comprised of all of those tracts of land conveyed to American Italian Golf Association by deeds of record in Deed Book 2600, Page 393 (Franklin County), Deed Book 315, Page 64 (Delaware County), Deed Book 216, Page 68 (Union County) and Deed Book 223, Page 495 Union County), and more particularly bounded and described as follows:

Beginning at the northwesterly corner of the subdivision entitled “Belvedere Section 3”, of record in Plat Book 5, Page 38 (Union 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 234 (Union County);

Thence North 02°21'05" West, with said easterly line, a distance of 230.37 feet to the northeasterly corner thereof;

Thence South 84°57'58" 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 (Union County), a distance of 1003.43 feet to the southeasterly corner of that tract conveyed to The Board of Education of the Dublin City School District by deed of record in Official Record 80, Page 209 (Union County);

Thence North 05°49'46" West, with the easterly line of said School District tract, a distance of 1079.82 feet to the northeasterly corner thereof, in the southerly line of that tract conveyed to Kevin D. and Jocelyn Mullins by deeds of record in Official Records 117, Page 182 (Union County) and 804, Page 218 (Union 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 Mullins tract and the easterly line of the subdivision entitled “Tartan West Section 6 Part 2”, of record in Plat Book 5, Page 218 (Union County), a distance of 896.35 feet to the southwesterly corner of that tract conveyed to Tartan Development Company (West), LLC by deed of record in Official Record 663, Page 741 (Union County);

Thence North 82°37'01" East, with the southerly line of said Tartan Development Company tract, the southerly line of Savona Condominium at Tartan West Third Amendment, of record in Condo Plat Book 5, Page 239 (Union County), the southerly line of Savona Condominium at Tartan West Fifth Amendment, of record in Condo Plat Book 5, Page 264 (Union County), the southerly line of that tract conveyed to Wood Run Partners, LLC by deed of record in Official Record 949, Page 154 (Union County), the southerly line of Savona Condominium at Tartan West Sixth Amendment, of record in Condo Plat Book 5, Page 276 (Union County), and the southerly line of that tract conveyed to The Board of Education of the Dublin City School District by deeds of record in Official Record 8831D10 (Franklin County) and Deed Book 485, Page 379 (Delaware 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 1676.66 feet to a point in the centerline of Avery Road;

Thence South 15°16'07" East, with said centerline, a distance of 2022.21 feet to a point;

Thence South 74°28'46" West, with the northerly line of the subdivision entitled “The Celtic Estates of Avery”, of record in Plat Book 105, Page 30 (Franklin County), a distance of 354.19 feet to the northwesterly corner thereof;

Thence South 74°26'05" West, with the northerly line of the subdivision entitled “Belvedere Section 1”, of record in Plat Book 96, Page 6 (Franklin County), the northerly line of the subdivision entitled “Belvedere Section 2”, of record in Plat Book 98 ,Page 74 (Franklin County), and the northerly line of said Belvedere Section 3, a distance of 2837.44 feet to POINT OF BEGINNING, containing 167.055 acres of land, more or less.

Date June 27, 2014

Job No. 13005.1

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

BOUNDARY MAP/ SURVEY

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

REVISIONS		
MARK	DATE	DESCRIPTION

SHEET
PDP
4

NOTES:

1. THERE ARE NO WETLANDS LOCATED ON SITE.
2. THE 100 YEAR FLOODPLAIN AS SHOWN IS THE CALCULATED FLOODPLAIN AS DEFINED BY EMH&T IN THE STORM WATER MANAGEMENT REPORT

Date June 27, 2014
Job No. 13005.1

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

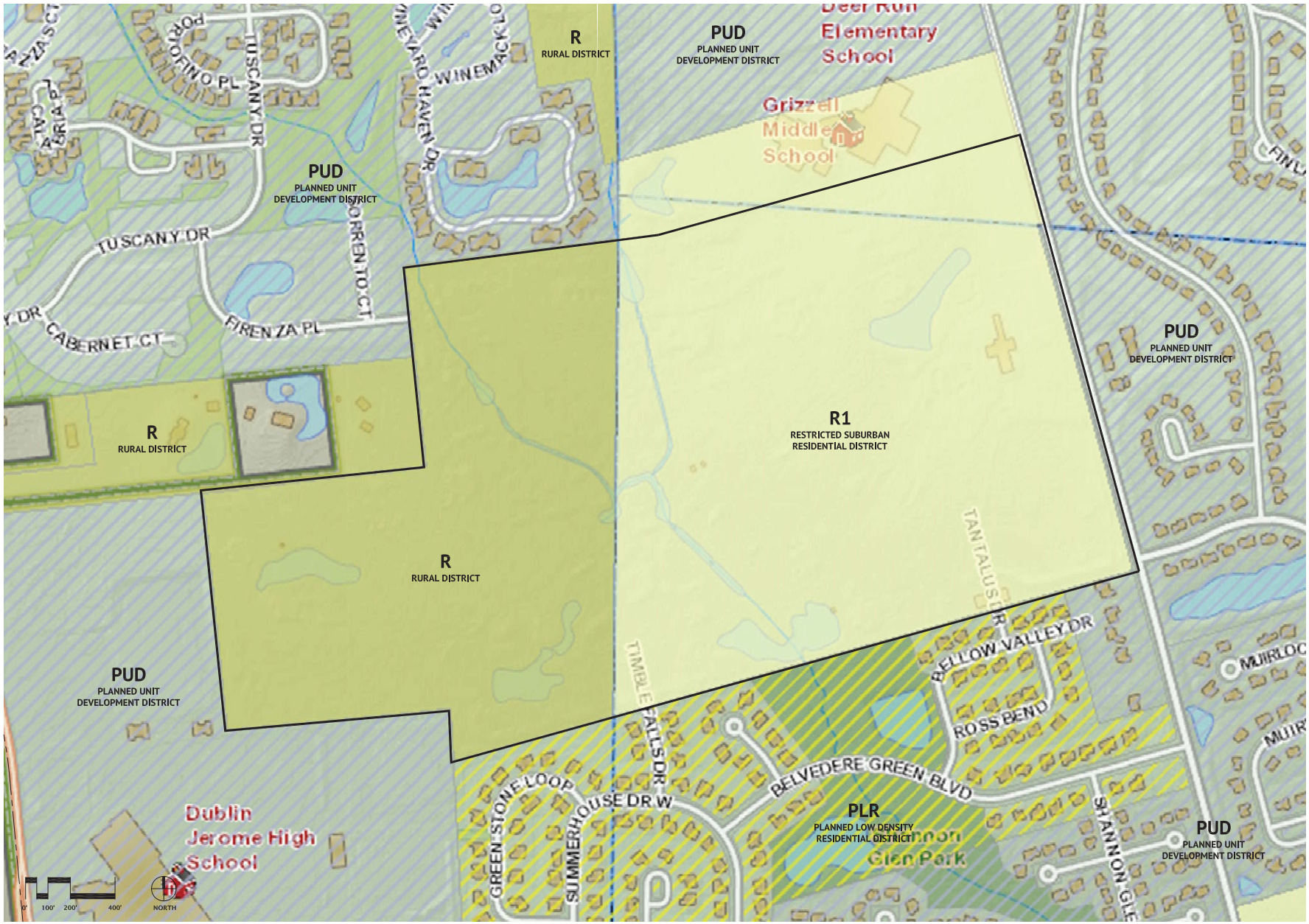
EXISTING CONDITIONS MAP

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

REVISIONS

MARK	DATE	DESCRIPTION

SHEET
PDP
5



Date June 27, 2014

Job No. 13005.1

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

SURROUNDING ZONING DISTRICTS MAP

EDGE
PLANNING • ENGINEERING • ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

REVISIONS

MARK	DATE	DESCRIPTION

SHEET
PDP
6

Date June 27, 2014

Job No. 13005.1

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

SURROUNDING LAND USE MAP

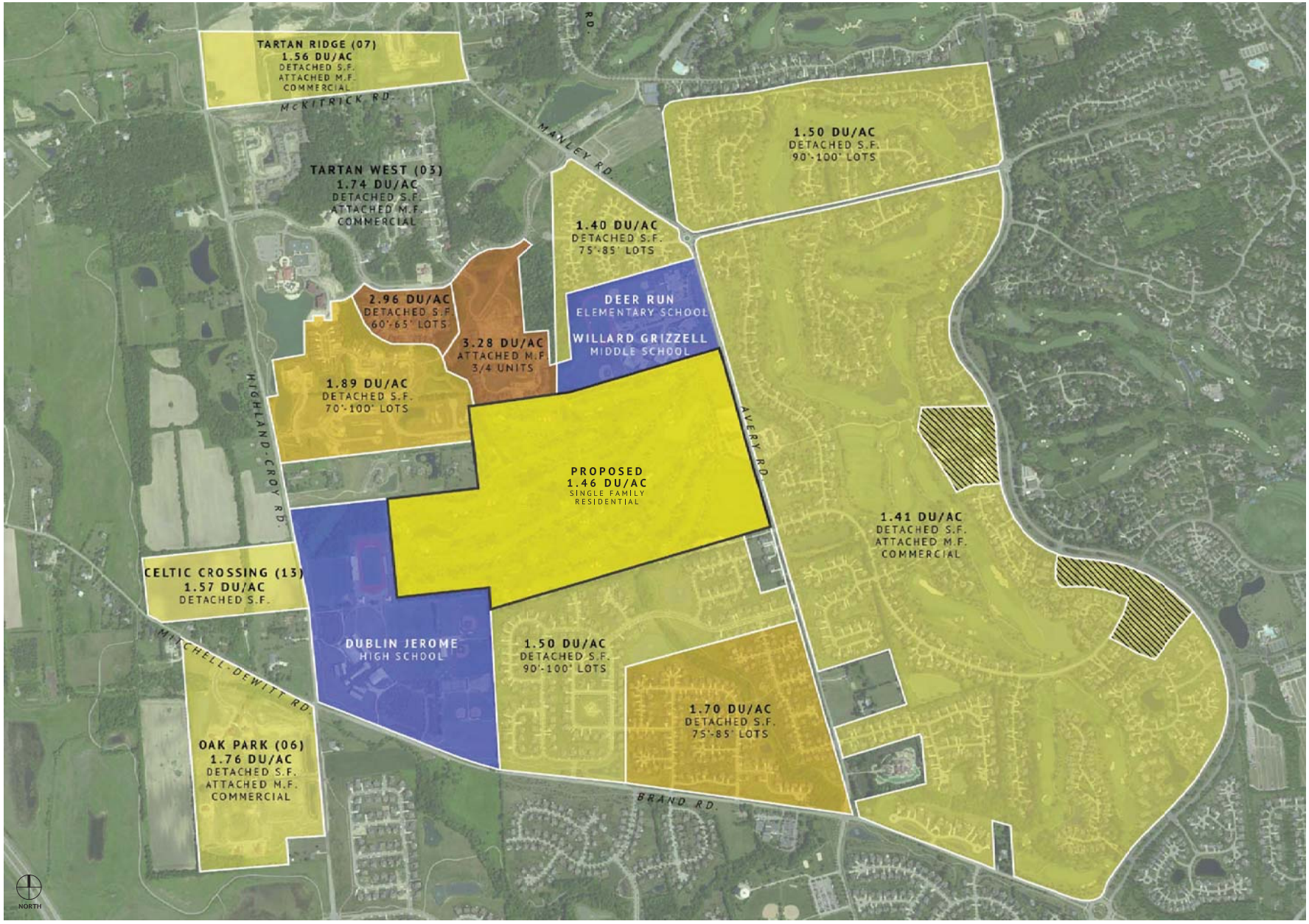
EDGE
PLANNING • ENGINEERING • ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

REVISIONS

MARK	DATE	DESCRIPTION

SHEET PDP

7



Date June 27, 2014

Job No. 13005.1

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

SURROUNDING DENSITIES MAP

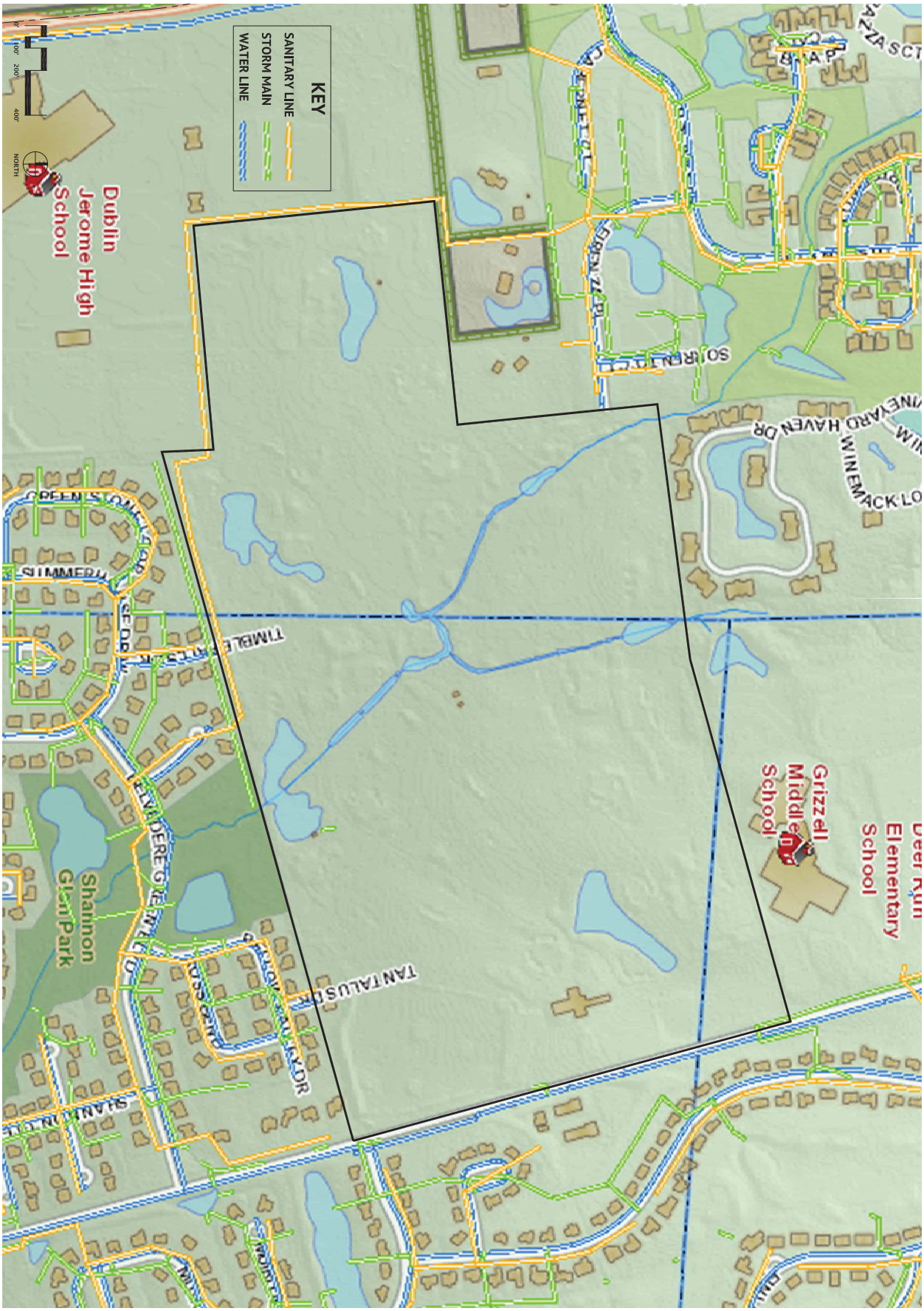
EDGE
PLANNING • ENGAGEMENT • ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-481-3343

REVISIONS

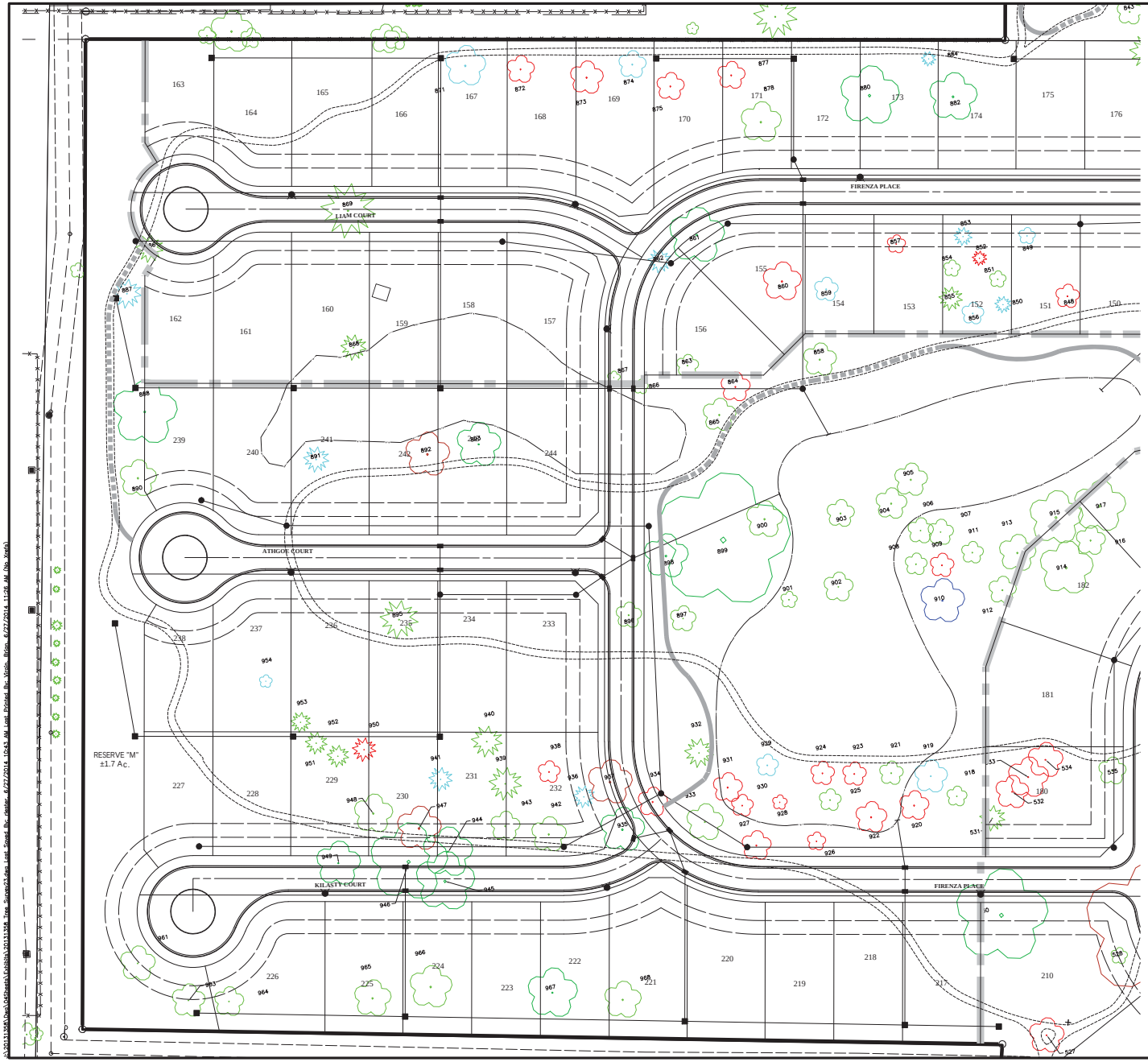
MARK	DATE	DESCRIPTION

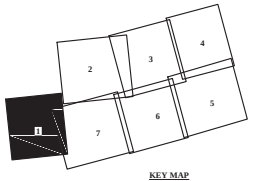
SHEET
PDP

8



9	PDP	REVISIONS MARK / DATE / DESCRIPTION	EDGE PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN 330 WEST SPRING STREET, SUITE 350 COLUMBUS, OHIO 43215 614-486-3343	**SURROUNDING UTILITIES MAP**	CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR **RIVIERA**		Date: June 27, 2014 Job No.: 13005.1





KEY MAP

LEGEND = < 24"
Good
Fair
Poor
LEGEND = 24" & >
Good
Fair
Poor

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

MARK	DATE	DESCRIPTION
		REVISIONS

CITY OF DUBLIN, FRANKLIN, DELAWARE & UNION COUNTIES, OHIO
TREE-OVERALL- 50 SCALE- ALL TREES
FOR
RIVIERA
TREE SURVEY

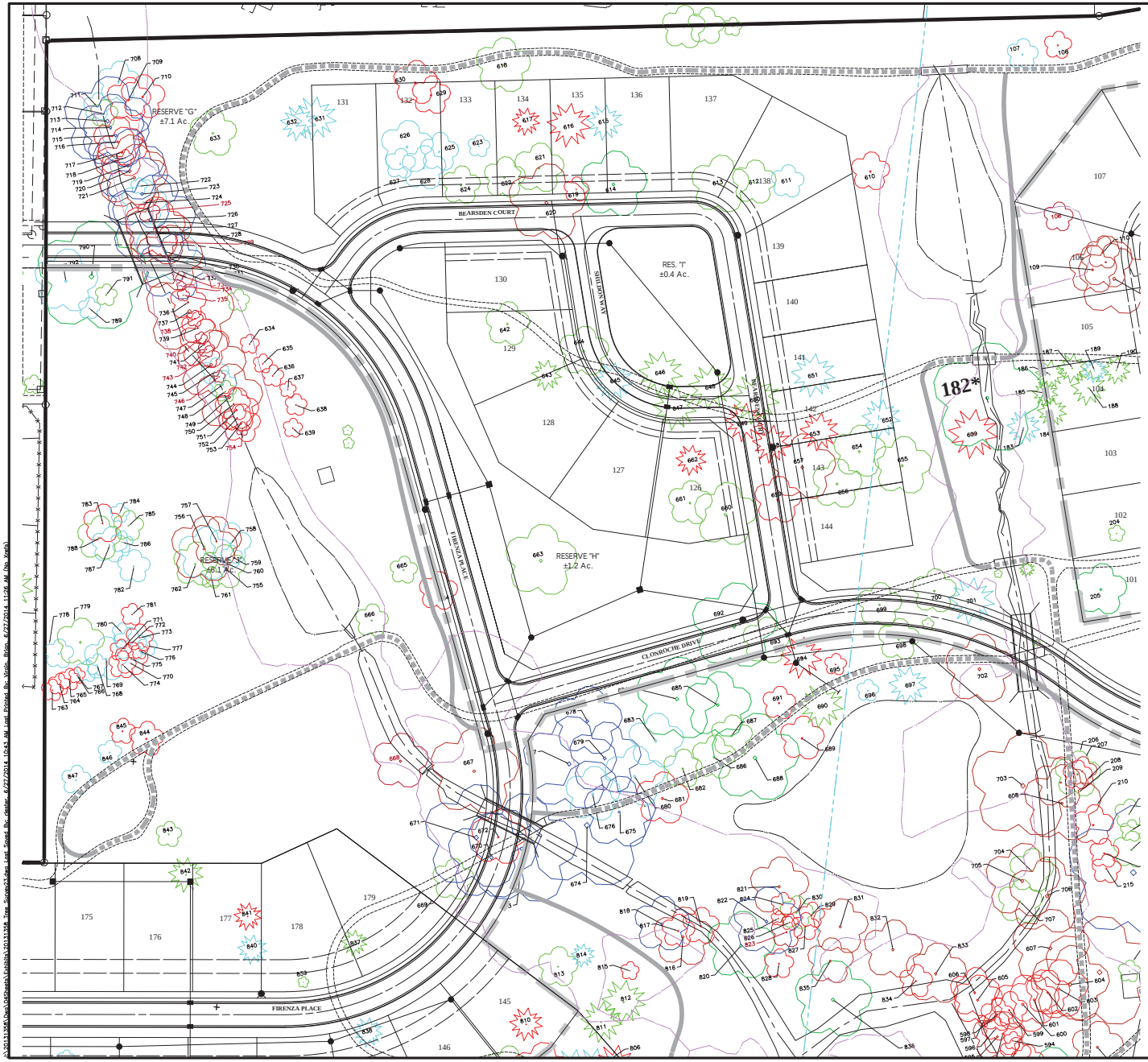
EMH&T
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone 614.775.4500 • Toll Free 888.775.3648
emht.com

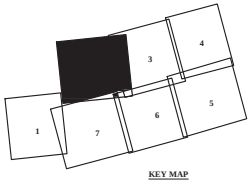
DATE
June 27, 2014

SCALE
1" = 50'

JOB NO.
2013-1358

SHEET
1/11





KEY MAP

LEGEND = < 24"	
	Good
	Fair
	Poor
LEGEND = 24" & >	
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	Fair
	Poor

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

MARK	DATE	DESCRIPTION
		REVISIONS

CITY OF DUBLIN, FRANKLIN, DELAWARE & UNION COUNTIES, OHIO
TREE-OVERALL- 50 SCALE- ALL TREES
FOR
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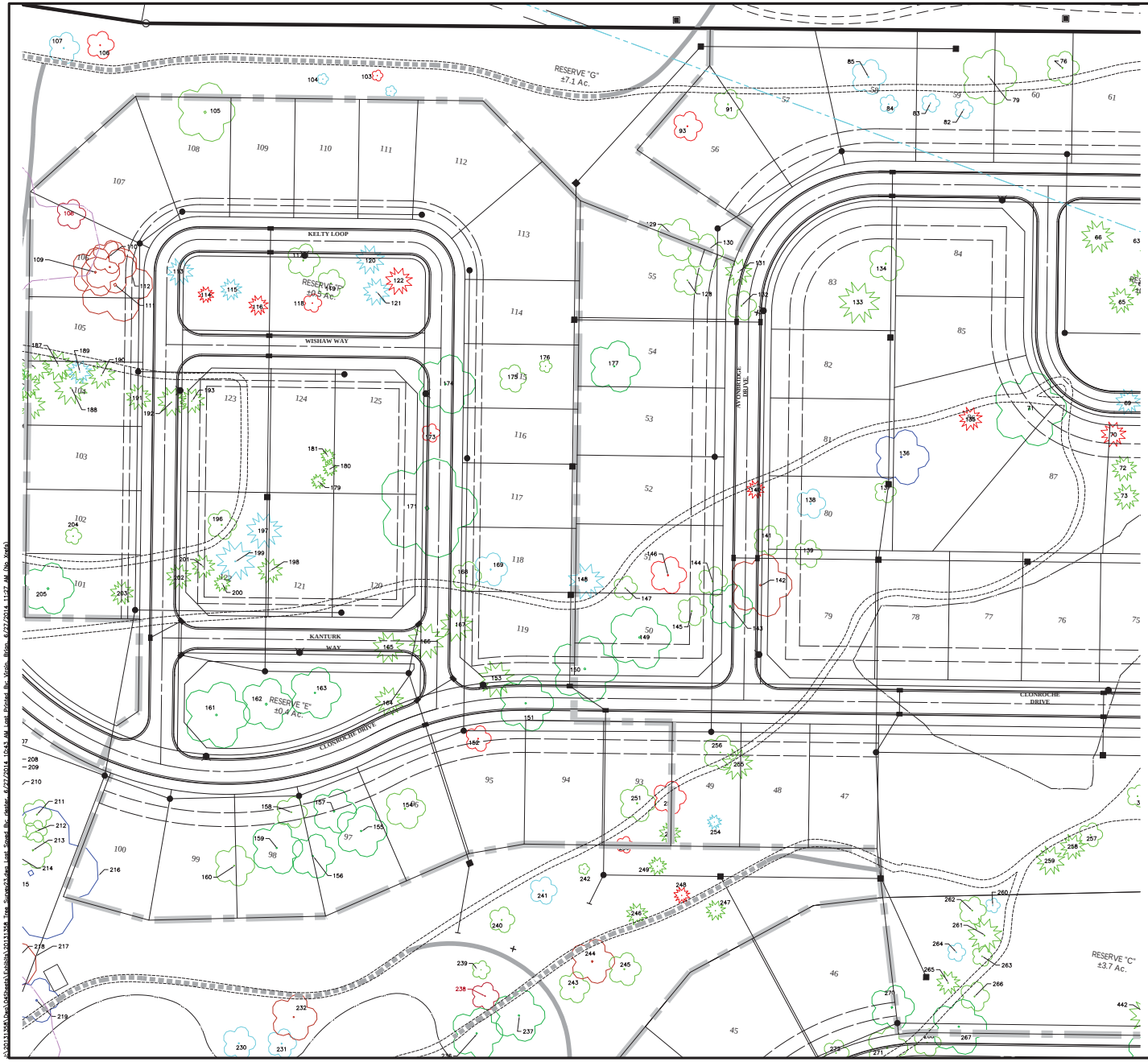
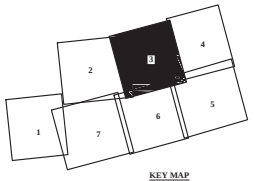
DATE
June 27, 2014

SCALE
1" = 50'

JOB NO.
2013-1358

SHEET
2/11





KEY MAP

LEGEND = < 24"	
	Good
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	Poor
LEGEND = 24" & >	
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	Fair
	Poor

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN, DELAWARE & UNION COUNTIES, OHIO
TREE: OVERALL - 50 SCALE - ALL TREES
FOR
RIVIERA
TREE SURVEY

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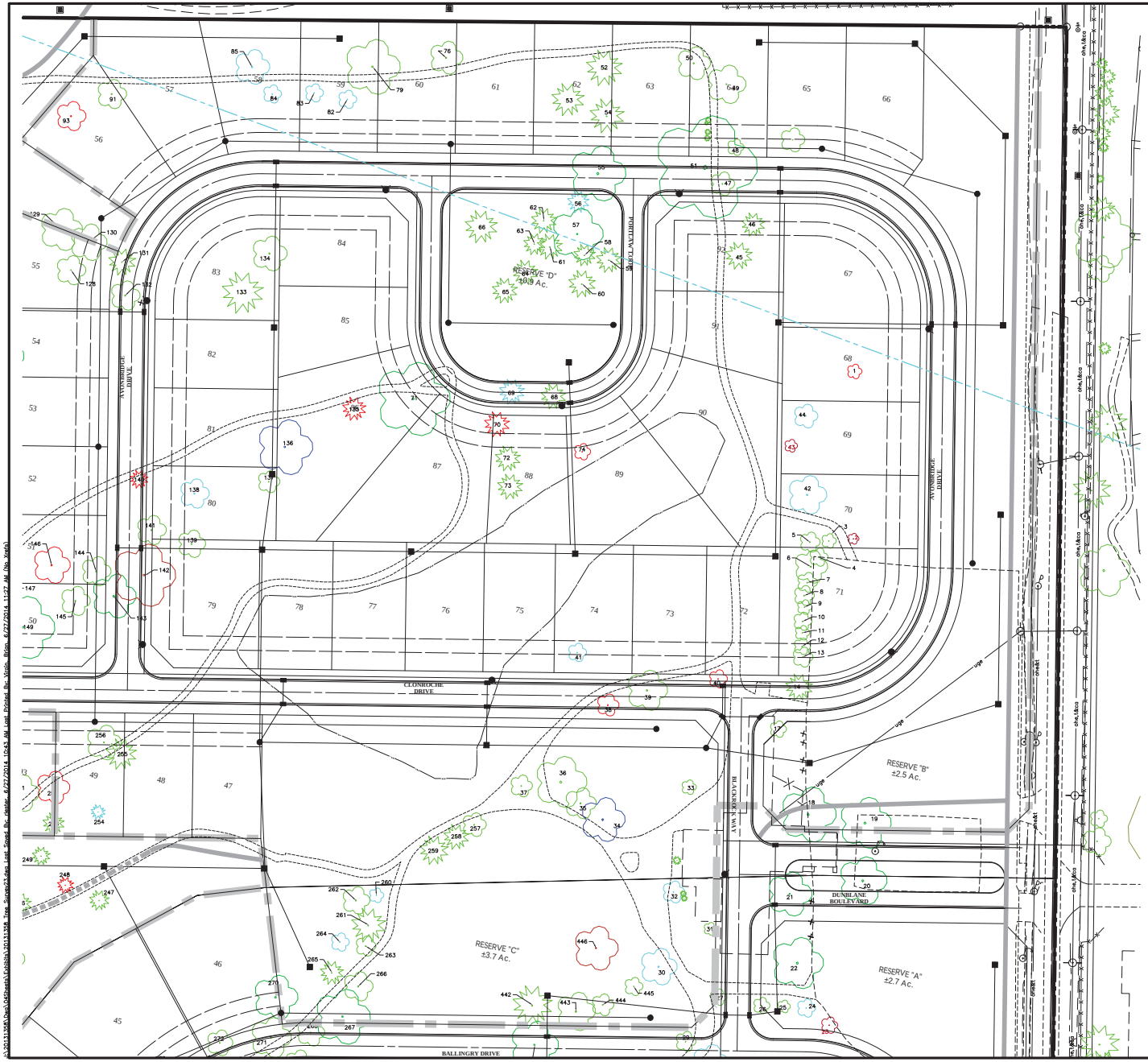
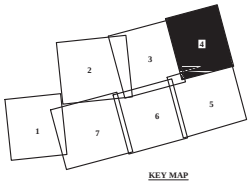
DATE
June 27, 2014

SCALE
1" = 50'

JOB NO.
2013-1358

SHEET
3/11





KEY MAP

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Poor

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN, DELAWARE & UNION COUNTIES, OHIO
TREE: OVERALL - 50 SCALE - ALL TREES
FOR
RIVIERA
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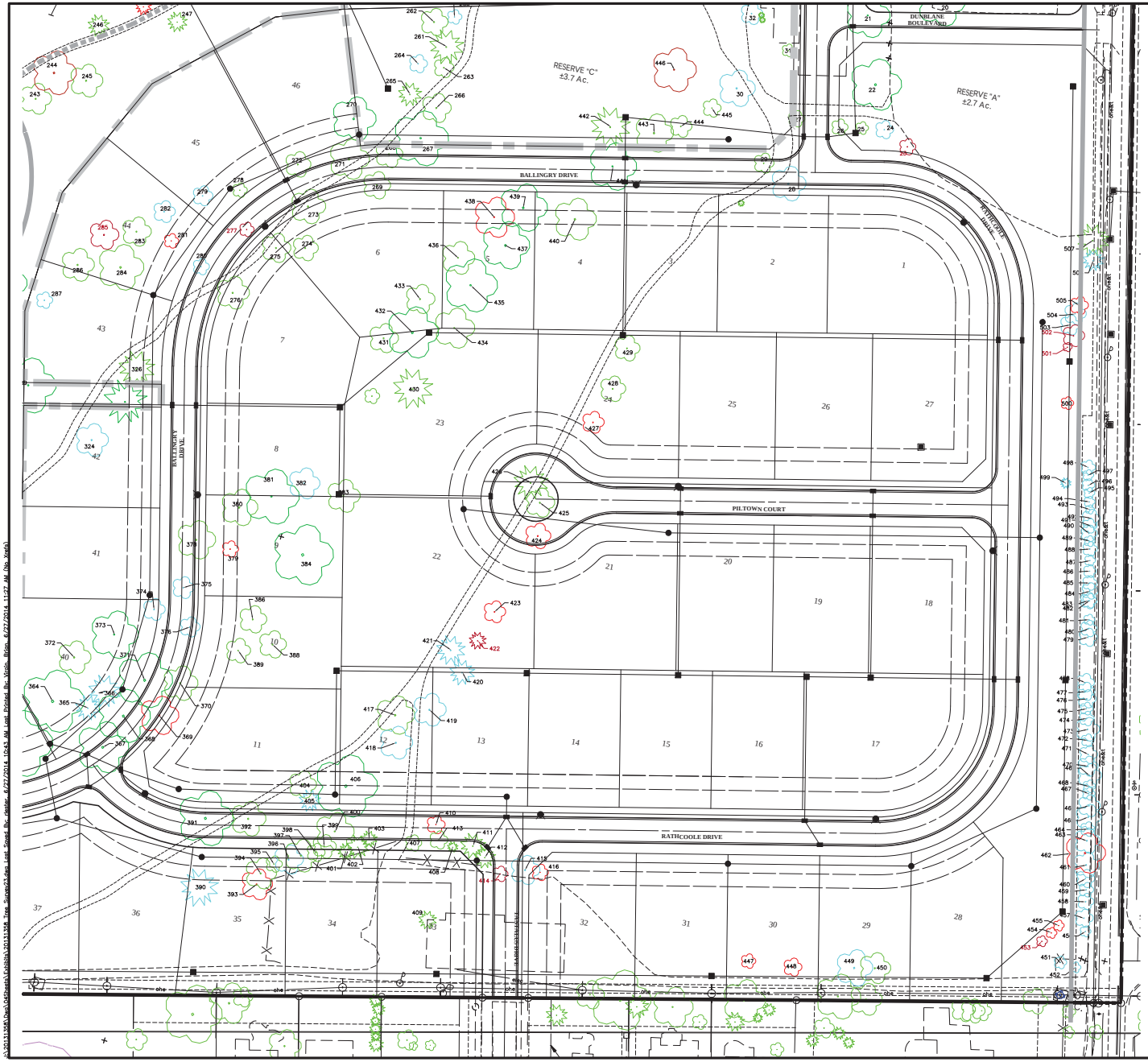
www.emht.com

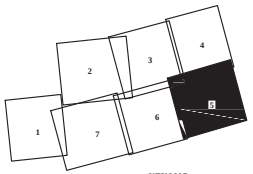
DATE
June 27, 2014

SCALE
1" = 50'

JOB NO.
2013-1358

SHEET
4/11





KEY MAP

LEGEND = < 24"	
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	Fair
	Poor
LEGEND = 24" & >	
	Good
	Fair
	Poor

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN, DELAWARE & UNION COUNTIES, OHIO
TREE-OVERALL- 50 SCALE- ALL TREES
FOR
RIVIERA TREE SURVEY

EMH&T
Evans, Mechwart, Hambleton, & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
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emht.com

DATE
June 27, 2014

SCALE
1" = 50'

JOB NO.
2013-1358

SHEET
5/11

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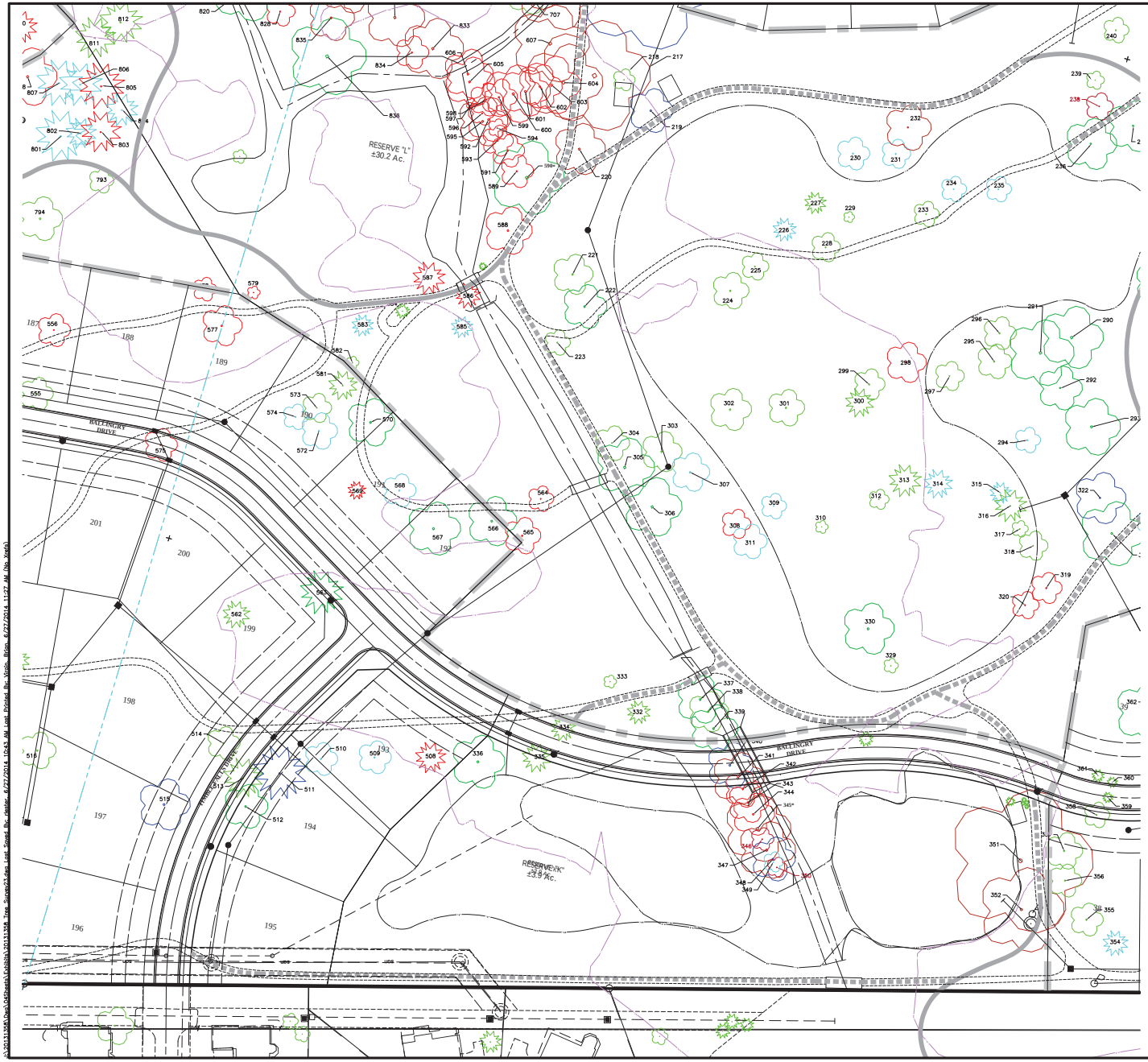

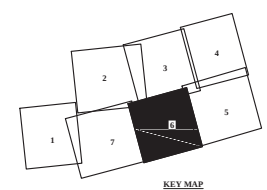

KEY MAP

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LEGEND = 24" & >	
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	Poor

GRAPHIC SCALE

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REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN, DELAWARE & UNION COUNTIES, OHIO
TREE-OVERALL- 50 SCALE- ALL TREES
FOR
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TREE SURVEY

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JOB NO.
2013-1358

SHEET
6/11

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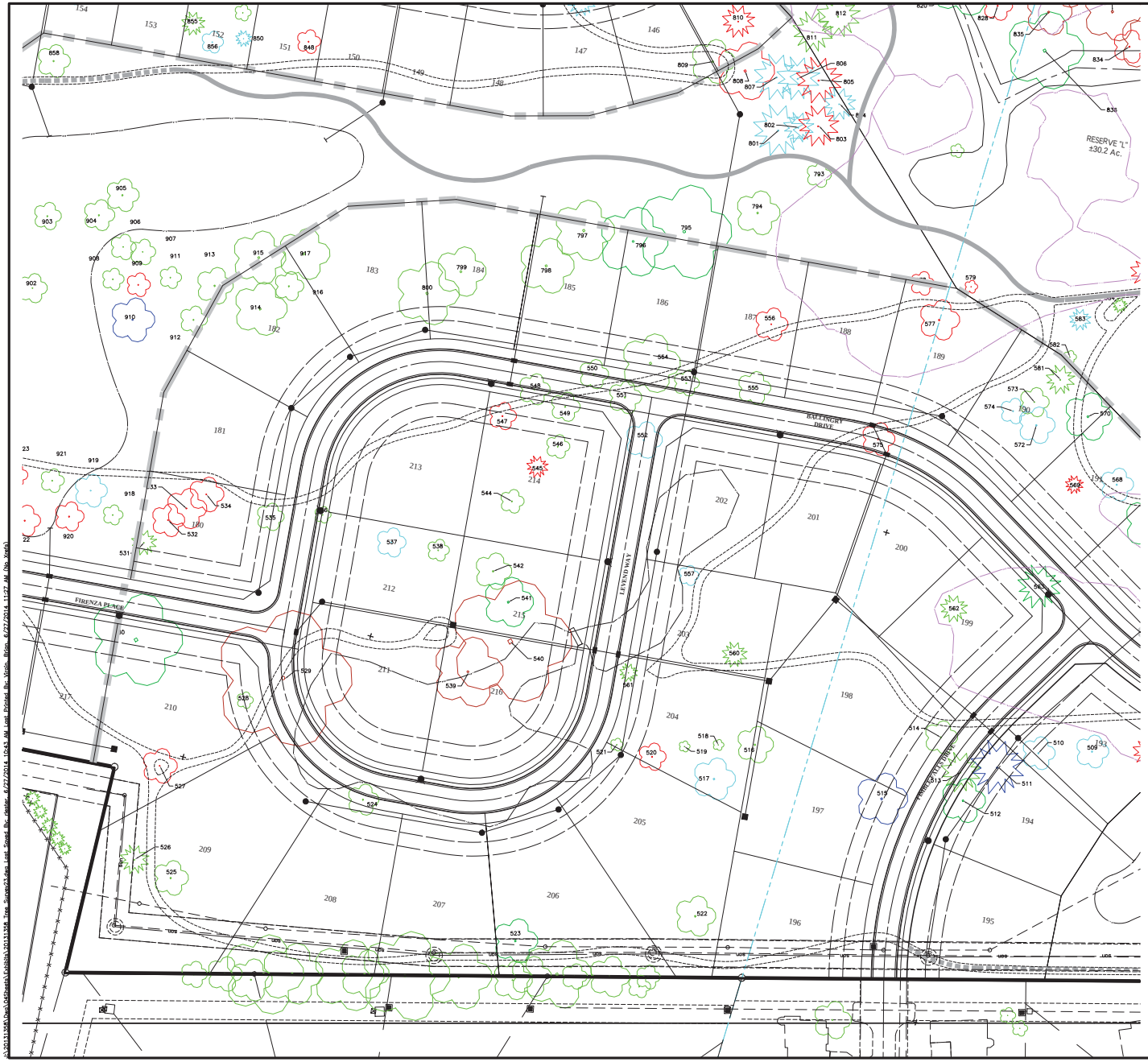

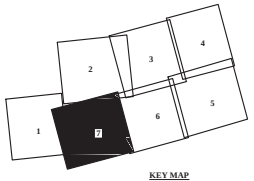

KEY MAP

LEGEND = < 24"	
	Good
	Fair
	Poor
LEGEND = 24" & >	
	Good
	Fair
	Poor

GRAPHIC SCALE

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1 inch = 50 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN, DELAWARE & UNION COUNTIES, OHIO
TREE-OVERALL- 50 SCALE- ALL TREES
FOR
RIVIERA
TREE SURVEY

EMH&T
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SCALE
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JOB NO.
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SHEET
7/11

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TREE SURVEY

Number	Latin name	Common name	DBH	Condition
1	Morus spp.	Mulberry	7–6–6–8–6	Poor
2	Fraxinus pennsylvanica	Green ash	12	Dead
3	Pinus strobus	White pine	8	Good
4	Pinus strobus	White pine	10	Good
5	Pinus strobus	White pine	11	Good
6	Pinus strobus	White pine	18	Good
7	Pinus strobus	White pine	11	Good
8	Pinus strobus	White pine	11	Good
9	Pinus strobus	White pine	8	Good
10	Picea omorika	Serbian spruce	10	Good
11	Pinus strobus	White pine	8	Good
12	Pinus strobus	White pine	9	Good
13	Pinus strobus	White pine	11	Good
14	Picea pungens	Blue spruce	15	Good
17	Malus spp.	Crabapple	9	Good
18	Platanus x acerifolia	London planetree	30	Good
19	Gleditsia triacanthos var. inermis	Thornless honeylocust	28	Good
20	Gleditsia triacanthos var. inermis	Thornless honeylocust	26	Good
21	Acer saccharum	Sugar maple	24	Good
22	Platanus x acerifolia	London planetree	28	Good
23	Fraxinus spp.	Ash	18	Dead
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	8–8–7–9–7	Good
28	Betula nigra	River birch	19	Fair
29	Betula nigra	River birch	11–9	Good
30	Gleditsia triacanthos var. inermis	Thornless honeylocust	20	Fair
31	Crataegus spp.	Hawthorn	7	Good
32	Prunus spp.	Ornamental Cherry	12	Fair
33	Acer ginnala	Amur maple	7–6–8	Good
34	Gleditsia triacanthos var. inermis	Thornless honeylocust	24	Fair
35	Acer rubrum	Red Maple	17	Good
36	Quercus rubra	Red oak	28	Good
37	Acer rubrum	Red Maple	12–7	Good
38	Pyrus calleryana	Ornamental Pear	12	Poor
39	Acer saccharinum	Silver maple	22–21	Good
40	Fraxinus americanus	White ash	10	Poor
41	Acer saccharum	Sugar maple	10	Fair
42	Gleditsia triacanthos var. inermis	Thornless honeylocust	21	Fair
43	Fraxinus spp.	Ash	14	Dead
44	Gleditsia triacanthos var. inermis	Thornless honeylocust	13–11	Fair
45	Pinus strobus	White pine	15	Good
46	Pinus strobus	White pine	13	Good
47	Tilia americana	Linden	13	Good
48	Tilia americana	Linden	9–6–8	Good
49	Tilia americana	Linden	21	Good
50	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Good
51	Quercus palustris	Pin oak	28	Good
52	Picea abies	Norway spruce	20	Good
53	Picea abies	Norway spruce	18	Good
54	Picea abies	Norway spruce	19	Good
55	Quercus palustris	Pin oak	30	Good
56	Picea pungens	Blue spruce	12	Fair
57	Quercus palustris	Pin oak	28	Good
58	Picea pungens	Blue spruce	12	Good
59	Picea pungens	Blue spruce	14	Good
60	Picea pungens	Blue spruce	15	Good
61	Picea pungens	Blue spruce	14	Good
62	Picea pungens	Blue spruce	14	Good
63	Picea pungens	Blue spruce	12	Poor
64	Picea pungens	Blue spruce	14	Good
65	Picea pungens	Blue spruce	14	Good
66	Pinus sylvestris	Scots pine	18	Good
68	Pinus nigra	Austrian pine	14	Good
69	Pinus nigra	Austrian pine	14	Fair
70	Pinus nigra	Austrian pine	14	Poor
71	Acer saccharinum	Silver maple	40	Good
72	Picea pungens	Blue spruce	14	Good
73	Picea pungens	Blue spruce	14	Good
74	Fraxinus spp.	Ash	9	Poor
76	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Good
79	Gleditsia triacanthos var. inermis	Thornless honeylocust	30	Good
82	Fraxinus pennsylvanica	Green ash	10	Fair
83	Fraxinus pennsylvanica	Green ash	10	Fair
84	Fraxinus pennsylvanica	Green ash	10	Fair
85	Gleditsia triacanthos var. inermis	Thornless honeylocust	19	Fair
91	Liquidambar styraciflua	Sweetgum	16	Good
93	Liquidambar styraciflua	Sweetgum	16	Fair
102	Fraxinus pennsylvanica	Green ash	6	Fair
103	Fraxinus pennsylvanica	Green ash	6	Poor
104	Fraxinus pennsylvanica	Green ash	6	Fair
105	Gleditsia triacanthos var. inermis	Thornless honeylocust	32	Good
106	Fraxinus pennsylvanica	Green ash	15	Poor
107	Fraxinus pennsylvanica	Green ash	17	Fair
108	Fraxinus pennsylvanica	Green ash	23	Dead
109	Fraxinus pennsylvanica	Green ash	26	Poor
110	Fraxinus pennsylvanica	Green ash	16–18	Poor
111	Fraxinus pennsylvanica	Green ash	40	Poor
112	Fraxinus pennsylvanica	Green ash	21–21	Poor
113	Picea pungens	Blue spruce	15	Fair

TREE SURVEY

Number	Latin Name	Common Name	DBH	Condition
114	Picea pungens	Blue spruce	9	Poor
115	Picea pungens	Blue spruce	12	Fair
116	Picea pungens	Blue spruce	11	Poor
117	Liquidambar styraciflua	Sweetgum	18	Good
118	Fraxinus pennsylvanica	Green ash	10	Poor
119	Acer rubrum	Red Maple	15	Good
120	Picea pungens	Blue spruce	16	Fair
121	Picea pungens	Blue spruce	15	Fair
122	Picea pungens	Blue spruce	15	Poor
128	Quercus palustris	Pin oak	16	Good
129	Gleditsia triacanthos var. inermis	Thornless honeylocust	23	Good
130	Liquidambar styraciflua	Sweetgum	20	Good
131	Picea pungens	Blue spruce	15	Good
132	Tilia americana	Linden	16	Good
133	Picea pungens	Blue spruce	23	Good
134	Platanus x acerifolia	London planetree	19	Good
135	Picea pungens	Blue spruce	13	Poor
136	Pyrus calleryana	Ornamental Pear	30	Fair
137	Acer saccharum	Sugar maple	12	Good
138	Acer rubrum	Red Maple	16	Fair
139	Liquidambar styraciflua	Sweetgum	15	Good
140	Picea pungens	Blue spruce	10	Poor
141	Acer saccharum	Sugar maple	16	Good
142	Fraxinus pennsylvanica	Green ash	34	Poor
143	Platanus x acerifolia	London planetree	26	Good
144	Liquidambar styraciflua	Sweetgum	16	Good
145	Liquidambar styraciflua	Sweetgum	16	Good
146	Fraxinus pennsylvanica	Green ash	20	Poor
147	Acer rubrum	Red Maple	13	Good
148	Picea pungens	Blue spruce	20	Fair
149	Quercus palustris	Pin oak	34	Good
150	Quercus rubra	Red oak	36	Good
151	Quercus rubra	Red oak	30	Good
152	Fraxinus pennsylvanica	Green ash	14	Poor
153	Picea pungens	Blue spruce	20	Good
154	Quercus rubra	Red oak	22	Good
155	Quercus rubra	Red oak	28	Good
156	Quercus rubra	Red oak	24	Good
157	Tilia cordata	Littleleaf Linden	24	Good
158	Tilia cordata	Littleleaf Linden	17	Good
159	Tilia americana	Linden	28	Good
160	Tilia americana	Linden	22	Good
161	Quercus palustris	Pin oak	36	Good
162	Quercus rubra	Red oak	28	Good
163	Quercus rubra	Red oak	28	Good
164	Picea pungens	Blue spruce	16	Good
165	Picea pungens	Blue spruce	17	Good
166	Picea pungens	Blue spruce	20	Good
167	Picea pungens	Blue spruce	18	Good
168	Acer rubrum	Red Maple	16	Good
169	Fraxinus pennsylvanica	Green ash	18	Fair
171	Quercus rubra	Red oak	54	Good
173	Fraxinus pennsylvanica	Green ash	10	Poor
174	Quercus rubra	Red oak	32	Good
175	Quercus rubra	Red oak	15	Good
176	Acer rubrum	Red Maple	7	Good
177	Tilia cordata	Littleleaf Linden	28	Good
179	Picea pungens	Blue spruce	8	Good
180	Picea pungens	Blue spruce	8	Good
181	Picea pungens	Blue spruce	8	Good
182*	Populus deltoides	Cottonwood	60–16–40–28	Fair
183	Picea pungens	Blue spruce	18	Fair
184	Picea pungens	Blue spruce	16	Good
185	Picea pungens	Blue spruce	14	Good
186	Picea pungens	Blue spruce	16	Good
187	Picea pungens	Blue spruce	16	Good
188	Picea pungens	Blue spruce	19	Good
189	Picea pungens	Blue spruce	13	Fair
190	Picea pungens	Blue spruce	15	Good
191	Picea pungens	Blue spruce	14	Good
192	Picea pungens	Blue spruce	16	Good
193	Picea pungens	Blue spruce	14	Good
196	Gleditsia triacanthos var. inermis	Thornless honeylocust	16	Good
197	Pinus sylvestris	Scots pine	20	Fair
198	Pinus sylvestris	Scots pine	14	Good
199	Pinus sylvestris	Scots pine	22	Fair
200	Pinus sylvestris	Scots pine	9	Good
201	Pinus sylvestris	Scots pine	13	Good
202	Pinus sylvestris	Scots pine	14	Good
203	Pinus strobus	White pine	13	Good
204	Gleditsia triacanthos var. inermis	Thornless honeylocust	9	Good
205	Tilia americana	Linden	28	Good
206	Carya ovata	Shagbark hickory	16	Good
207	Fraxinus pennsylvanica	Green ash	25	Poor
208	Fraxinus pennsylvanica	Green ash	16	Poor
209	Fraxinus pennsylvanica	Green ash	28	Poor
210	Fraxinus pennsylvanica	Green ash	22	Poor
211	Carya ovata	Shagbark hickory	16	Good
212	Carya ovata	Shagbark hickory	12	Good
213	Quercus rubra	Red oak	20	Good
214	Fraxinus pennsylvanica	Green ash	14–13–16	Poor
215	Fraxinus pennsylvanica	Green ash	16	Poor
216	Quercus bicolor	Swamp white oak	72	Fair
217	Fraxinus pennsylvanica	Green ash	25–60	Poor

TREE SURVEY

Number	Latin Name	Common Name	DBH	Condition
218	Prunus serotina	Black cherry	12	Good
219	Acer saccharinum	Silver maple	24	Fair
220	Fraxinus americanus	White ash	28	Poor
221	Acer saccharinum	Silver 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	15	Good
226	Pinus sylvestris	Scots pine	13	Fair
227	Pinus sylvestris	Scots pine	12	Good
228	Liquidambar styraciflua	Sweetgum	16	Good
229	Platanus x acerifolia	London planetree	6	Good
230	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Fair
231	Acer saccharum	Sugar maple	16	Fair
232	Fraxinus pennsylvanica	Green ash	25	Poor
233	Acer saccharum	Sugar maple	14	Good
234	Gleditsia triacanthos var. inermis	Thornless honeylocust	14	Fair
235	Acer saccharum	Sugar maple	14	Fair
236	Tilia americana	Linden	28–8	Good
237	Tilia americana	Linden	28	Good
238	Fraxinus pennsylvanica	Green ash	15	Dead
239	Acer rubrum	Red Maple	10	Good
240	Acer rubrum	Red Maple	14	Good
241	Acer rubrum	Red Maple	15	Fair
242	Platanus x acerifolia	London planetree	6	Good
243	Liquidambar styraciflua	Sweetgum	17	Good
244	Fraxinus pennsylvanica	Green ash	24	Poor
245	Liquidambar styraciflua	Sweetgum	18	Good
246	Picea pungens	Blue spruce	12	Good
247	Picea pungens	Blue spruce	11	Good
248	Picea pungens	Blue spruce	9	Poor
249	Picea pungens	Blue spruce	10	Good
250	Acer rubrum	Red Maple	9	Poor
251	Liquidambar styraciflua	Sweetgum	20	Good
252	Fraxinus pennsylvanica	Green ash	13–18	Poor
253	Picea pungens	Blue spruce	12	Good
254	Picea pungens	Blue spruce	8	Fair
255	Picea abies	Norway spruce	17	Good
256	Liquidambar styraciflua	Sweetgum	19	Good
257	Acer saccharum	Sugar maple	13	Good
258	Picea pungens	Blue spruce	14	Good
259	Pinus strobus	White pine	16	Good
260	Fraxinus americanus	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	13	Good
266	Liquidambar styraciflua	Sweetgum	16	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	19	Good
274	Liquidambar styraciflua	Sweetgum	14	Good
275	Tilia americana	Linden	16	Good
276	Tilia americana	Linden	18	Good
277	Fraxinus americanus	White ash	8	Dead
278	Liquidambar styraciflua	Sweetgum	8	Good
279	Fraxinus pennsylvanica	Green ash	11	Fair

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN, DELAWARE & UNION COUNTIES, OHIO
TREE-OVERALL- 50 SCALE- ALL TREES
FOR
RIVIERA
TREE SURVEY

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
June 27, 2014

SCALE
1" = 50'

JOB NO.
2013-1358

SHEET
8/11

TREE SURVEY

Number	Latin name	Common name	DBH	Condition
280	Fraxinus americanus	White ash	9	Fair
281	Fraxinus americanus	White ash	8	Poor
282	Fraxinus americanus	White ash	12	Fair
283	Liquidambar styraciflua	Sweetgum	16	Good
284	Tilia americana	Linden	25	Good
285	Fraxinus spp.	Ash	16	Dead
286	Liquidambar styraciflua	Sweetgum	18	Good
287	Fraxinus americanus	White ash	9	Fair
288	Quercus palustris	Pin oak	24	Good
289	Acer saccharinum	Silver maple	30	Good
290	Quercus palustris	Pin oak	34	Good
291	Quercus palustris	Pin oak	36	Good
292	Quercus palustris	Pin oak	24	Good
293	Quercus rubra	Red oak	31	Good
294	Tilia americana	Linden	9–10–14	Fair
295	Tilia americana	Linden	19	Good
296	Liquidambar styraciflua	Sweetgum	18	Good
297	Tilia americana	Linden	16–13	Good
298	Fraxinus pennsylvanica	Green ash	22	Poor
299	Liquidambar styraciflua	Sweetgum	17	Good
300	Pinus sylvestris	Scots pine	16	Good
301	Liquidambar styraciflua	Sweetgum	20	Good
302	Betula nigra	River birch	23	Good
303	Tilia americana	Linden	22	Good
304	Acer saccharum	Sugar maple	19	Good
305	Quercus palustris	Pin oak	32	Good
306	Quercus palustris	Pin oak	32	Good
307	Tilia americana	Linden	21	Fair
308	Fraxinus excelsior 'Hessei'	European ash	16–9–5	Poor
309	Ulmus parvifolia	Chinese elm	7–7–6–7–14	Fair
310	Acer rubrum	Red Maple	7	Good
311	Pyrus calleryana	Ornamental Pear	19–8–12	Fair
312	Quercus palustris	Pin oak	11	Good
313	Pinus strobus	White pine	18	Good
314	Picea pungens	Blue spruce	16	Fair
315	Picea pungens	Blue spruce	12	Fair
316	Picea pungens	Blue spruce	18	Good
317	Acer rubrum	Red Maple	9	Good
318	Quercus palustris	Pin oak	16	Good
319	Fraxinus pennsylvanica	Green ash	17	Poor
320	Fraxinus pennsylvanica	Green ash	15	Poor
321	Tilia americana	Linden	35	Good
322	Tilia americana	Linden	28	Fair
323	Pinus sylvestris	Scots pine	12	Fair
324	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Fair
325	Pinus strobus	White pine	24	Good
326	Pinus strobus	White pine	20	Good
329	Liriodendron tulipifera	Tulip poplar	8	Good
330	Quercus palustris	Pin oak	28	Good
332	Picea pungens	Blue spruce	13	Good
333	Liquidambar styraciflua	Sweetgum	7	Good
334	Picea pungens	Blue spruce	14	Good
335	Pinus strobus	White pine	16	Good
336	Platanus x acerifolia	London planetree	29	Good
337	Populus deltoides	Cottonwood	26	Good
338	Populus deltoides	Cottonwood	22–20	Good
339	Populus deltoides	Cottonwood	20–26	Good
340	Populus deltoides	Cottonwood	30–25	Fair
341	Populus deltoides	Cottonwood	28	Poor
342	Populus deltoides	Cottonwood	20	Poor
343	Populus deltoides	Cottonwood	22	Poor
344	Populus deltoides	Cottonwood	23	Poor
345*	Populus deltoides	Cottonwood	36	Poor
346	Populus deltoides	Cottonwood	25	Dead
347	Populus deltoides	Cottonwood	31	Poor
348	Populus deltoides	Cottonwood	18–18–24	Fair
349	Populus deltoides	Cottonwood	22	Fair
350	Populus deltoides	Cottonwood	24	Dead
351	Salix alba	Weeping willow	78	Poor
352	Salix alba	Weeping willow	21–46–42	Poor
353	Picea pungens	Blue spruce	10	Good
354	Picea pungens	Blue spruce	14	Fair
355	Liquidambar styraciflua	Sweetgum	18	Good
356	Liquidambar styraciflua	Sweetgum	18	Good
357	Liquidambar styraciflua	Sweetgum	20	Good
358	Liquidambar styraciflua	Sweetgum	14	Good
359	Pinus strobus	White pine	6	Good
360	Pinus strobus	White pine	6	Good
361	Pinus strobus	White pine	7	Good
362	Quercus rubra	Red oak	32	Good
363	Quercus palustris	Pin oak	36	Good
364	Quercus palustris	Pin oak	34	Good
365	Picea pungens	Blue spruce	14	Fair
366	Picea pungens	Blue spruce	18	Fair
367	Quercus palustris	Pin oak	28	Good
368	Quercus rubra	Red oak	29	Good
369	Fraxinus pennsylvanica	Green ash	21	Poor
370	Liquidambar styraciflua	Sweetgum	19	Good
371	Quercus palustris	Pin oak	30	Good
372	Tilia cordata	Littleleaf Linden	18	Good
373	Tilia cordata	Littleleaf Linden	26	Good

TREE SURVEY

Number	Latin Name	Common Name	DBH	Condition
374	Fraxinus americanus	White ash	12	Fair
375	Fraxinus americanus	White ash	12	Fair
376	Fraxinus americanus	White ash	11	Fair
378	Quercus rubra	Red oak	21	Good
379	Fraxinus pennsylvanica	Green ash	9	Poor
380	Liquidambar styraciflua	Sweetgum	20	Good
381	Quercus rubra	Red oak	30	Good
382	Fraxinus pennsylvanica	Green ash	17	Fair
383	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Good
384	Quercus rubra	Red oak	33	Good
386	Tilia cordata	Littleleaf Linden	15	Good
388	Liquidambar styraciflua	Sweetgum	15	Good
389	Quercus rubra	Red oak	27	Good
390	Picea abies	Norway spruce	21	Fair
391	Quercus palustris	Pin oak	30	Good
392	Liquidambar styraciflua	Sweetgum	19	Good
393	Fraxinus americanus	White ash	17	Poor
394	Picea abies	Norway spruce	17	Good
395	Picea abies	Norway spruce	9	Good
396	Picea abies	Norway spruce	8	Fair
397	Picea abies	Norway spruce	18	Good
398	Picea abies	Norway spruce	10	Good
399	Pinus sylvestris	Scots pine	13	Good
400	Acer saccharinum	Silver maple	21	Good
401	Picea pungens	Blue spruce	9	Good
402	Picea pungens	Blue spruce	13	Good
403	Picea pungens	Blue spruce	9	Good
404	Liquidambar styraciflua	Sweetgum	15	Good
405	Pinus sylvestris	Scots pine	12	Fair
406	Quercus palustris	Pin oak	34	Good
407	Acer saccharinum	Silver maple	6–9–7–8–7–8	Good
408	Gleditsia triacanthos	Honeylocust	6	Good
409	Juniperus spp.	Cedar	10	Good
410	Fraxinus pennsylvanica	Green ash	10	Poor
411	Picea pungens	Blue spruce	14	Good
412	Picea pungens	Blue spruce	12	Good
413	Picea abies	Norway spruce	10	Good
414	Fraxinus spp.	Ash	17	Dead
415	Populus deltoides	Cottonwood	16–16	Fair
416	Fraxinus pennsylvanica	Green ash	9	Poor
417	Liquidambar styraciflua	Sweetgum	21	Good
418	Acer rubrum	Red Maple	18	Fair
419	Acer rubrum	Red Maple	18	Fair
420	Picea abies	Norway spruce	14	Fair
421	Picea abies	Norway spruce	16	Fair
422	Picea abies	Norway spruce	19	Dead
423	Fraxinus americanus	White ash	12	Poor
424	Fraxinus americanus	White ash	14	Poor
425	Quercus palustris	Pin oak	16	Good
426	Pinus sylvestris	Scots pine	19	Good
427	Fraxinus americanus	White ash	12	Poor
428	Acer rubrum	Red Maple	14	Good
429	Acer saccharum	Sugar maple	14	Good
430	Picea abies	Norway spruce	22	Good
431	Acer saccharum	Sugar maple	16	Good
432	Quercus palustris	Pin oak	28	Good
433	Liquidambar styraciflua	Sweetgum	16	Good
434	Tilia cordata	Littleleaf Linden	22–17	Good
435	Tilia cordata	Littleleaf Linden	29	Good
436	Liquidambar styraciflua	Sweetgum	18	Good
437	Quercus palustris	Pin oak	26	Good
438	Fraxinus americanus	White ash	22	Poor
439	Quercus palustris	Pin oak	26	Good
440	Quercus palustris	Pin oak	23	Good
441	Quercus rubra	Red oak	26	Good
442	Pinus strobus	White pine	22	Good
443	Quercus rubra	Red oak	21	Good
444	Acer rubrum	Red Maple	12–8–12–9	Good
445	Acer rubrum	Red Maple	10	Good
446	Fraxinus americanus	White ash	24	Poor
447	Malus spp.	Crabapple	6–7–8	Poor
448	Malus spp.	Crabapple	10–10	Poor
449	Robinia pseudoacacia	Black Locust	20	Fair
450	Robinia pseudoacacia	Black Locust	17–11	Good
451	Gleditsia triacanthos var. inermis	Thornless honeylocust	7	Fair
452	Gleditsia triacanthos var. inermis	Thornless honeylocust	6	Fair
453	Fraxinus pennsylvanica	Green ash	6	Dead
454	Fraxinus pennsylvanica	Green ash	6	Poor
455	Fraxinus pennsylvanica	Green ash	6	Poor
456	Picea abies	Norway spruce	6	Fair
457	Picea abies	Norway spruce	10	Fair
458	Picea abies	Norway spruce	9	Fair
459	Picea abies	Norway spruce	8	Fair
460	Picea abies	Norway spruce	10	Fair
461	Picea abies	Norway spruce	14	Fair
462	Picea pungens	Blue spruce	11	Poor
463	Picea abies	Norway spruce	14	Fair
464	Picea abies	Norway spruce	8	Fair
465	Picea abies	Norway spruce	14	Fair
466	Picea abies	Norway spruce	12	Fair
467	Picea abies	Norway spruce	7	Fair
468	Picea abies	Norway spruce	7	Fair
469	Picea abies	Norway spruce	13	Fair

TREE SURVEY

Number	Latin Name	Common Name	DBH	Condition
470	Picea abies	Norway spruce	11	Fair
471	Picea abies	Norway spruce	10	Fair
472	Picea abies	Norway spruce	7	Fair
473	Picea abies	Norway spruce	13	Fair
474	Picea abies	Norway spruce	8	Fair
475	Picea abies	Norway spruce	7	Fair
476	Picea abies	Norway spruce	10	Fair
477	Picea abies	Norway spruce	10	Fair
478	Picea abies	Norway spruce	10	Fair
479	Picea abies	Norway spruce	10	Fair
480	Picea abies	Norway spruce	9	Fair
481	Picea abies	Norway spruce	6	Fair
482	Picea abies	Norway spruce	8	Fair
483	Picea abies	Norway spruce	9	Fair
484	Picea abies	Norway spruce	9	Fair
485	Picea abies	Norway spruce	8	Fair
486	Picea abies	Norway spruce	7	Fair
487	Picea abies	Norway spruce	6	Fair
488	Picea abies	Norway spruce	8	Fair
489	Picea abies	Norway spruce	6	Fair
490	Picea abies	Norway spruce	9	Fair
491	Picea abies	Norway spruce	8	Fair
492	Picea abies	Norway spruce	10	Fair
493	Picea abies	Norway spruce	5	Fair
494	Picea abies	Norway spruce	6	Fair
495	Picea abies	Norway spruce	6	Fair
496	Picea abies	Norway spruce	7	Fair
497	Picea abies	Norway spruce	6	Fair
498	Picea abies	Norway spruce	8	Fair
499	Picea abies	Norway spruce	6	Fair
500	Salix alba	Weeping willow	7	Poor
501	Pyrus calleryana	Ornamental Pear	10	Dead
502	Pyrus calleryana	Ornamental Pear	12	Dead
503	Pyrus calleryana	Ornamental Pear	11	Fair
504	Pyrus calleryana	Ornamental Pear	12	Fair
505	Pyrus calleryana	Ornamental Pear	10	Poor
506	Picea abies	Norway spruce	12	Fair
507	Picea abies	Norway spruce	18	Good
508	Picea pungens	Blue spruce	17	Poor
509	Fraxinus americanus	White ash	18	Fair
510	Fraxinus americanus	White ash	18	Fair
511	Pinus nigra	Austrian pine	30	Fair
512	Acer saccharum	Sugar maple	24	Good
513	Pinus nigra	Austrian pine	22	Good
514	Carya glabra	Pignut hickory	18	Good
515	Fraxinus americanus	White ash	28	Fair
516	Acer x freemanii	Freeman maple	20	Good
517	Fraxinus americanus	White ash	23	Fair
518	Acer saccharum	Sugar maple	6	Good
519	Acer rubrum	Red Maple	6	Good
520	Fraxinus pennsylvanica	Green ash	15	Poor
521	Acer saccharum	Sugar maple	7	Good
522	Acer saccharinum	Silver maple	22	Good
523	Acer saccharinum	Silver maple	24	Good
524	Acer saccharum	Sugar maple	17	Good
525	Liquidambar styraciflua	Sweetgum	19	Good
526	Picea pungens	Blue spruce	16	Good
527	Fraxinus pennsylvanica	Green ash	19–16–17	Poor
528	Acer rubrum	Red Maple	9	Good
529	Salix alba	Weeping willow	74–52	Poor
530	Quercus bicolor	Swamp white oak	50	Good
531	Picea pungens	Blue spruce	14	Good
532	Fraxinus pennsylvanica	Green ash	18	Poor
533	Fraxinus pennsylvanica	Green ash	22	Poor
534	Fraxinus pennsylvanica	Green ash	19	Poor
535	Gleditsia triacanthos var. inermis	Thornless honeylocust	15	Good
536	Liquidambar styraciflua	Sweetgum	9	Good
537	Fraxinus pennsylvanica	Green ash	16	Fair
538	Liquidambar styraciflua	Sweetgum	12	Good
539	Salix alba	Weeping willow	38	Poor
540	Salix alba	Weeping willow	66	Poor
541	Tilia americana	Linden	27	Good
542	Tilia americana	Linden	20	Good
544	Quercus palustris	Pin oak	13	Good
545	Picea pungens	Blue spruce	12	Poor
546	Liquidambar styraciflua	Sweetgum	13	Good
547	Liquidambar styraciflua	Sweetgum	15	Poor
548	Liquidambar styraciflua	Sweetgum	17	Good
549	Acer rubrum	Red Maple	16	Good
550	Liquidambar styraciflua	Sweetgum	16	Good
551	Acer rubrum	Red Maple	18	Good
552	Liquidambar styraciflua	Sweetgum	20	Fair
553	Acer rubrum	Red Maple	14	Good
554	Liquidambar styraciflua	Sweetgum	32	Good
555	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Good
556	Fraxinus pennsylvanica	Green ash	18	Poor
557	Fraxinus pennsylvanica	Green ash	11	Fair

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN, DELAWARE & UNION COUNTIES, OHIO
TREE-OVERALL- 50 SCALE- ALL TREES
FOR
RIVIERA
TREE SURVEY

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE: June 27, 2014

SCALE: 1" = 50'

JOB NO.: 2013-1358

SHEET: 9/11

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TREE SURVEY

Number	Latin name	Common name	DBH	Condition
560	Picea pungens	Blue spruce	14	Good
561	Picea pungens	Blue spruce	10	Good
562	Picea pungens	Blue spruce	15	Good
563	Picea pungens	Blue spruce	24	Good
564	Acer rubrum	Red Maple	14	Poor
565	Fraxinus americanus	White ash	20	Poor
566	Quercus rubra	Red oak	27	Good
567	Quercus palustris	Pin oak	29	Good
568	Liquidambar styraciflua	Sweetgum	18	Fair
569	Picea pungens	Blue spruce	10	Poor
570	Acer saccharinum	Silver maple	26	Good
572	Populus deltoides	Cottonwood	20–20	Fair
573	Populus deltoides	Cottonwood	16–16–16	Good
574	Quercus rubra	Red oak	14	Fair
575	Fraxinus americanus	White ash	18	Poor
577	Fraxinus pennsylvanica	Green ash	22–22	Poor
578	Fraxinus pennsylvanica	Green ash	13	Poor
579	Fraxinus americanus	White ash	7	Poor
581	Picea pungens	Blue spruce	16	Good
582	Pyrus calleryana	Ornamental Pear	6–7–7	Good
583	Picea pungens	Blue spruce	12	Fair
584	Picea pungens	Blue spruce	8	Good
585	Picea pungens	Blue spruce	12	Fair
586	Picea pungens	Blue spruce	14	Poor
587	Picea pungens	Blue spruce	18	Poor
588	Fraxinus pennsylvanica	Green ash	20–10–14–12–26–13	Poor
589	Fraxinus pennsylvanica	Green ash	32	Poor
590*	Quercus rubra	Red oak	48	Good
591	Fraxinus pennsylvanica	Green ash	14	Poor
592	Fraxinus pennsylvanica	Green ash	18	Poor
593	Fraxinus pennsylvanica	Green ash	17	Poor
594	Fraxinus pennsylvanica	Green ash	10	Poor
595	Fraxinus pennsylvanica	Green ash	24	Poor
596	Fraxinus pennsylvanica	Green ash	13	Poor
597	Fraxinus pennsylvanica	Green ash	6	Poor
598	Fraxinus pennsylvanica	Green ash	11–18	Poor
599	Fraxinus pennsylvanica	Green ash	20	Poor
600	Fraxinus pennsylvanica	Green ash	21	Poor
601	Fraxinus pennsylvanica	Green ash	18	Poor
602	Fraxinus pennsylvanica	Green ash	16	Poor
603	Fraxinus pennsylvanica	Green ash	12–21	Poor
604	Fraxinus pennsylvanica	Green ash	28	Poor
605	Fraxinus pennsylvanica	Green ash	18	Poor
606	Fraxinus pennsylvanica	Green ash	18	Poor
607	Fraxinus pennsylvanica	Green ash	28	Poor
608	Fraxinus pennsylvanica	Green ash	28	Poor
609	Picea pungens	Blue spruce	18	Poor
610	Fraxinus pennsylvanica	Green ash	14	Poor
611	Acer platanoides	Norway maple	12	Fair
612	Picea pungens	Blue spruce	16	Good
613	Quercus rubra	Red oak	21	Good
614	Liquidambar styraciflua	Sweetgum	24	Good
615	Picea pungens	Blue spruce	13	Fair
616	Picea pungens	Blue spruce	16	Poor
617	Picea pungens	Blue spruce	10	Poor
618	Quercus rubra	Red oak	20	Good
619	Acer saccharum	Sugar maple	9	Poor
620	Fraxinus pennsylvanica	Green ash	28	Poor
621	Liquidambar styraciflua	Sweetgum	18	Good
622	Acer saccharum	Sugar maple	15	Good
623	Fraxinus americanus	White ash	8	Fair
624	Acer saccharum	Sugar maple	14	Good
625	Liquidambar styraciflua	Sweetgum	14	Fair
626	Pinus nigra	Austrian pine	19	Fair
627	Pinus nigra	Austrian pine	11–11	Fair
628	Pinus nigra	Austrian pine	16	Fair
629	Fraxinus pennsylvanica	Green ash	14	Poor
630	Fraxinus pennsylvanica	Green ash	16	Poor
631	Picea pungens	Blue spruce	16	Fair
632	Picea pungens	Blue spruce	13	Fair
633	Liquidambar styraciflua	Sweetgum	17	Good
634	Fraxinus pennsylvanica	Green ash	7	Poor
635	Fraxinus pennsylvanica	Green ash	7	Poor
636	Fraxinus pennsylvanica	Green ash	8	Poor
637	Fraxinus pennsylvanica	Green ash	6	Poor
638	Fraxinus pennsylvanica	Green ash	8	Poor
639	Fraxinus pennsylvanica	Green ash	7	Poor
642	Liquidambar styraciflua	Sweetgum	16	Good
643	Picea pungens	Blue spruce	11	Good
644	Liquidambar styraciflua	Sweetgum	18	Good
645	Picea pungens	Blue spruce	14	Fair
646	Picea pungens	Blue spruce	15	Good
647	Picea pungens	Blue spruce	12	Good
648	Picea pungens	Blue spruce	16	Good
649	Picea pungens	Blue spruce	14	Poor
650	Picea pungens	Blue spruce	18	Good
651	Picea pungens	Blue spruce	16	Fair
652	Picea pungens	Blue spruce	14	Fair
653	Picea pungens	Blue spruce	14	Poor
654	Liquidambar styraciflua	Sweetgum	19	Good

TREE SURVEY

Number	Latin Name	Common Name	DBH	Condition
655	Acer saccharum	Sugar maple	21	Good
656	Liquidambar styraciflua	Sweetgum	18	Good
657	Acer saccharinum	Silver maple	24	Poor
658	Picea pungens	Blue spruce	14	Poor
659	Fraxinus pennsylvanica	Green ash	17	Poor
660	Acer saccharinum	Silver maple	16–23	Good
661	Acer saccharum	Sugar maple	16	Good
662	Picea pungens	Blue spruce	11	Poor
663	Quercus rubra	Red oak	26	Good
664	Fraxinus pennsylvanica	Green ash	14	Poor
665	Liquidambar styraciflua	Sweetgum	10	Good
666	Acer rubrum	Red Maple	12	Good
667	Fraxinus pennsylvanica	Green ash	32–28	Poor
668	Salix spp.	Willow	20	d
669	Liquidambar styraciflua	Sweetgum	15	Good
670	Populus deltoides	Cottonwood	32	Fair
671	Populus deltoides	Cottonwood	38	Fair
672	Fraxinus pennsylvanica	Green ash	18–17–15–20–17	Poor
673	Populus deltoides	Cottonwood	40	Fair
674	Populus deltoides	Cottonwood	46	Fair
675	Populus deltoides	Cottonwood	26	Fair
676	Populus deltoides	Cottonwood	20	Fair
677	Populus deltoides	Cottonwood	34	Fair
678	Populus deltoides	Cottonwood	25	Fair
679	Populus deltoides	Cottonwood	26	Fair
680	Populus deltoides	Cottonwood	22	Fair
681	Fraxinus pennsylvanica	Green ash	12–19	Poor
682	Liquidambar styraciflua	Sweetgum	14	Good
683	Populus deltoides	Cottonwood	20	Fair
684	Populus deltoides	Cottonwood	30	Good
685	Populus deltoides	Cottonwood	24	Good
686	Acer saccharum	Sugar maple	16	Good
687	Liquidambar styraciflua	Sweetgum	15	Good
688	Acer saccharinum	Silver maple	32	Good
689	Fraxinus pennsylvanica	Green ash	16	Poor
690	Picea pungens	Blue spruce	16	Good
691	Prunus spp.	Ornamental cherry	9–12	Poor
692	Quercus palustris	Pin oak	31	Good
693	Acer saccharum	Sugar maple	15	Good
694	Picea pungens	Blue spruce	17	Poor
695	Fraxinus americanus	White ash	8	Poor
696	Fraxinus americanus	White ash	8	Fair
697	Picea pungens	Blue spruce	14	Fair
698	Quercus palustris	Pin oak	15	Good
699	Liquidambar styraciflua	Sweetgum	16	Good
700	Liquidambar styraciflua	Sweetgum	16	Good
701	Picea pungens	Blue spruce	17	Fair
702	Fraxinus pennsylvanica	Green ash	22–25	Poor
703	Fraxinus pennsylvanica	Green ash	38	Poor
704	Carya ovata	Shagbark hickory	16	Good
705	Fraxinus pennsylvanica	Green ash	27	Poor
706	Fraxinus pennsylvanica	Green ash	28	Poor
707	Carya ovata	Shagbark hickory	13–16	Good
708	Juglans nigra	Black walnut	15	Fair
709	Fraxinus pennsylvanica	Green ash	12–16	Poor
710	Juglans nigra	Black walnut	16	Poor
711	Juglans nigra	Black walnut	10	Fair
712	Juglans nigra	Black walnut	10	Good
713	Populus deltoides	Cottonwood	32	Fair
714	Populus deltoides	Cottonwood	24	Poor
715	Populus deltoides	Cottonwood	24	Fair
716	Populus deltoides	Cottonwood	18	Poor
717	Populus deltoides	Cottonwood	18	Poor
718	Ulmus americana	American elm	6	Poor
719	Populus deltoides	Cottonwood	26	Fair
720	Populus deltoides	Cottonwood	26	Poor
721	Populus deltoides	Cottonwood	24–24–10	Poor
722	Populus deltoides	Cottonwood	6	Fair
723	Populus deltoides	Cottonwood	26	Fair
724	Populus deltoides	Cottonwood	11	Fair
725	Fraxinus pennsylvanica	Green ash	16	Dead
726	Populus deltoides	Cottonwood	32	Fair
727	Populus deltoides	Cottonwood	22	Poor
728	Populus deltoides	Cottonwood	24	Poor
729	Populus deltoides	Cottonwood	23	Dead
730	Populus deltoides	Cottonwood	22	Fair
731	Populus deltoides	Cottonwood	24–24	Poor
732	Populus deltoides	Cottonwood	24	Fair
733	Populus deltoides	Cottonwood	12	Dead
734	Populus deltoides	Cottonwood	9	Dead
735	Populus deltoides	Cottonwood	12	Dead
736	Populus deltoides	Cottonwood	13	Poor
737	Populus deltoides	Cottonwood	32	Poor
738	Populus deltoides	Cottonwood	12	Dead
739	Populus deltoides	Cottonwood	12	Poor
740	Populus deltoides	Cottonwood	9	Dead
741	Populus deltoides	Cottonwood	18	Poor
742	Populus deltoides	Cottonwood	12	Dead
743	Populus deltoides	Cottonwood	16	Dead
744	Populus deltoides	Cottonwood	25	Poor
745	Populus deltoides	Cottonwood	10	Fair
746	Populus deltoides	Cottonwood	9	Dead
747	Populus deltoides	Cottonwood	10	Fair

TREE SURVEY

Number	Latin Name	Common Name	DBH	Condition
748	Ulmus americana	American elm	8	Good
749	Populus deltoides	Cottonwood	24–8	Poor
750	Salix spp.	Willow	12	Poor
751	Populus deltoides	Cottonwood	16	Poor
752	Populus deltoides	Cottonwood	10	Poor
753	Populus deltoides	Cottonwood	14	Poor
754	Populus deltoides	Cottonwood	10	Dead
755	Robinia pseudoacacia	Black Locust	16	Good
756	Maclura pomifera	Osage orange	26–14	Poor
757	Populus deltoides	Cottonwood	18	Poor
758	Robinia pseudoacacia	Black Locust	15	Fair
759	Acer rubrum	Red Maple	8	Fair
760	Populus deltoides	Cottonwood	16	Fair
761	Robinia pseudoacacia	Black Locust	8	Good
762	Robinia pseudoacacia	Black Locust	6–6	Good
763	Morus spp.	Mulberry	8	Poor
764	Morus spp.	Mulberry	8–6–6	Poor
765	Morus spp.	Mulberry	8	Poor
766	Morus spp.	Mulberry	8–6	Poor
767	Morus spp.	Mulberry	6	Fair
768	Morus spp.	Mulberry	8	Fair
769	Morus spp.	Mulberry	16	Fair
770	Maclura pomifera	Osage orange	6–8–6	Poor
771	Populus deltoides	Cottonwood	8–8–6	Poor
772	Maclura pomifera	Osage orange	12–8–6	Fair
773	Maclura pomifera	Osage orange	10	Poor
774	Maclura pomifera	Osage orange	10	Poor
775	Maclura pomifera	Osage orange	12–7	Poor
776	Maclura pomifera	Osage orange	6	Poor
777	Maclura pomifera	Osage orange	6–7	Fair
778	Fraxinus pennsylvanica	Green ash	7–8	Poor
779	Carya cordiformis	Bitternut hickory	13	Good
780	Populus deltoides	Cottonwood	7	Fair
781	Fraxinus pennsylvanica	Green ash	8	Poor
782	Populus deltoides	Cottonwood	12	Fair
783	Fraxinus pennsylvanica	Green ash	14–12	Poor
784	Acer saccharinum	Silver maple	6–7	Fair
785	Acer saccharinum	Silver maple	11	Good
786	Acer saccharinum	Silver maple	8	Fair
787	Acer saccharinum	Silver maple	13–6	Fair
788	Acer saccharinum	Silver maple	16–10	Good
789	Populus deltoides	Cottonwood	8	Fair
790	Quercus rubra	Red oak	40–12	Good
791	Acer saccharinum	Silver maple	8	Good
792	Carya ovata	Shagbark hickory	23	Fair
793	Acer rubrum	Red Maple	9	Good
794	Platanus x acerifolia	London planetree	16	Good
795	Liquidambar styraciflua	Sweetgum	34	Good
796	Acer saccharum	Sugar maple	25	Good
797	Liquidambar styraciflua	Sweetgum	22	Good
798	Liquidambar styraciflua	Sweetgum	20	Good
799	Liquidambar styraciflua	Sweetgum	18	Good
800	Liquidambar styraciflua	Sweetgum	23	Good
801	Picea pungens	Blue spruce	19	Fair
802	Picea pungens	Blue spruce	15	Fair
803	Picea pungens	Blue spruce	15	Poor
804	Picea pungens	Blue spruce	12	Fair
805	Picea pungens	Blue spruce	17	Poor
806	Picea pungens	Blue spruce	16	Fair
807	Picea pungens	Blue spruce	17	Fair
808	Fraxinus pennsylvanica	Green ash	18–21	Poor
809	Gleditsia triacanthos var. inermis	Thornless honeylocust	16	Good
810	Picea pungens	Blue spruce	12	Poor
811	Picea pungens	Blue spruce	15	Good
812	Picea pungens	Blue spruce	16	Good
813	Liquidambar styraciflua	Sweetgum	22	Good
814	Picea pungens	Blue spruce	17	Fair
815	Malus spp.	Crabapple	10–7–6	Poor
816	Populus deltoides	Cottonwood	32	Poor
817	Salix spp.	Willow	18	Poor
818	Populus deltoides	Cottonwood	30	Fair
819	Salix alba	Weeping willow	20	Poor
820	Populus deltoides	Cottonwood	37	Good
821	Fraxinus pennsylvanica	Green ash	32	Poor
822	Populus deltoides	Cottonwood	32	Fair
823	Fraxinus pennsylvanica	Green ash	34	Dead
824	Fraxinus pennsylvanica	Green ash	13	Poor
825	Fraxinus pennsylvanica	Green ash	8	Poor
826	Fraxinus pennsylvanica	Green ash	9	Poor
827	Fraxinus pennsylvanica	Green ash	15–10	Poor
828	Fraxinus pennsylvanica	Green ash	14–13	Poor
829	Fraxinus pennsylvanica	Green ash	18	Poor
830	Quercus prinus	Chestnut oak	14	Good
831	Fraxinus pennsylvanica	Green ash	30	Poor
832	Fraxinus americanus	White ash	32	Poor
833	Fraxinus pennsylvanica	Green ash	38	Poor
834	Fraxinus pennsylvanica	Green ash	18–18–18	Poor
835	Fraxinus pennsylvanica	Green ash	25	Poor

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REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN, DELAWARE & UNION COUNTIES, OHIO
TREE-OVERALL- 50 SCALE- ALL TREES
FOR
RIVIERA
TREE SURVEY

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE June 27, 2014

SCALE 1" = 50'

JOB NO. 2013-1358

SHEET 10/11

TREE SURVEY

Number	Latin name	Common name	DBH	Condition
836	Populus deltoides	Cottonwood	42	Good
837	Picea pungens	Blue spruce	14	Good
838	Picea pungens	Blue spruce	16	Fair
839	Liriodendron tulipifera	Tulip poplar	6	Good
840	Picea pungens	Blue spruce	16	Fair
841	Picea pungens	Blue spruce	15	Poor
842	Picea pungens	Blue spruce	19	Good
843	Liriodendron tulipifera	Tulip poplar	7	Good
844	Fraxinus pennsylvanica	Green ash	19–16	Poor
845	Gleditsia triacanthos var. inermis	Thornless honeylocust	14	Poor
846	Gleditsia triacanthos var. inermis	Thornless honeylocust	13	Fair
847	Gleditsia triacanthos var. inermis	Thornless honeylocust	16	Fair
848	Fraxinus americanus	White ash	13	Poor
849	Fraxinus pennsylvanica	Green ash	9	Fair
850	Picea pungens	Blue spruce	9	Fair
851	Liquidambar styraciflua	Sweetgum	9	Good
852	Picea pungens	Blue spruce	8–7	Poor
853	Picea pungens	Blue spruce	10	Fair
854	Liquidambar styraciflua	Sweetgum	9	Good
855	Picea pungens	Blue spruce	13	Good
856	Fraxinus pennsylvanica	Green ash	12	Fair
857	Fraxinus pennsylvanica	Green ash	10	Poor
858	Liquidambar styraciflua	Sweetgum	18	Good
859	Acer saccharinum	Silver maple	13–7–7–10	Fair
860	Fraxinus americanus	White ash	21	Poor
861	Quercus palustris	Pin oak	30	Good
862	Picea pungens	Blue spruce	13	Fair
863	Gleditsia triacanthos var. inermis	Thornless honeylocust	12	Good
864	Fraxinus americanus	White ash	16	Poor
865	Platanus x acerifolia	London planetree	18	Good
866	Taxodium distichum	Bald cypress	8	Good
867	Taxodium distichum	Bald cypress	7	Good
868	Picea abies	Norway spruce	14	Good
869	Picea pungens	Blue spruce	30	Good
871	Quercus rubra	Red oak	22	Fair
872	Fraxinus americanus	White ash	15	Poor
873	Fraxinus americanus	White ash	18	Poor
874	Fraxinus americanus	White ash	15	Fair
875	Fraxinus americanus	White ash	15	Poor
877	Fraxinus americanus	White ash	15	Poor
878	Liquidambar styraciflua	Sweetgum	22	Good
880	Acer saccharinum	Silver maple	32	Good
882	Quercus rubra	Red oak	26	Good
884	Picea pungens	Blue spruce	8	Fair
886	Picea pungens	Blue spruce	15	Good
887	Picea pungens	Blue spruce	16	Fair
888	Quercus rubra	Red oak	35	Good
890	Platanus occidentalis	Sycamore	20	Good
891	Picea pungens	Blue spruce	14	Fair
892	Platanus x acerifolia	London planetree	15–24	Poor
893	Platanus x acerifolia	London planetree	24	Good
895	Picea pungens	Blue spruce	21	Good
896	Pyrus calleryana	Ornamental Pear	14	Good
897	Pyrus calleryana	Ornamental Pear	14	Good
898	Quercus palustris	Pin oak	24	Good
899	Quercus prinus	Chestnut oak	72	Good
900	Quercus rubra	Red oak	20	Good
901	Acer rubrum	Red Maple	9	Good
902	Pyrus calleryana	Ornamental Pear	16	Good
903	Liquidambar styraciflua	Sweetgum	15	Good
904	Liquidambar styraciflua	Sweetgum	17	Good
905	Liquidambar styraciflua	Sweetgum	18	Good
906	Quercus palustris	Pin oak	14	Good
907	Quercus palustris	Pin oak	12	Good
908	Quercus palustris	Pin oak	12	Good
909	Fraxinus pennsylvanica	Green ash	13	Poor
910	Pyrus calleryana	Ornamental Pear	14–24	Fair
911	Quercus palustris	Pin oak	12	Good
912	Carya ovata	Shagbark hickory	15	Good
913	Gleditsia triacanthos var. inermis	Thornless honeylocust	20	Good
914	Populus deltoides	Cottonwood	29	Good
915	Populus deltoides	Cottonwood	29	Good
916	Acer rubrum	Red Maple	16	Good
917	Populus deltoides	Cottonwood	28	Good
918	Liquidambar styraciflua	Sweetgum	11	Good
919	Fraxinus pennsylvanica	Green ash	18	Fair
920	Fraxinus pennsylvanica	Green ash	16	Poor
921	Liquidambar styraciflua	Sweetgum	13	Good
922	Fraxinus pennsylvanica	Green ash	17	Poor
923	Fraxinus americanus	White ash	13	Poor
924	Fraxinus americanus	White ash	13	Poor
925	Liquidambar styraciflua	Sweetgum	12	Good
926	Fraxinus americanus	White ash	10	Poor
927	Fraxinus americanus	White ash	16	Poor
928	Fraxinus americanus	White ash	8	Poor
929	Fraxinus americanus	White ash	12	Fair
930	Fraxinus americanus	White ash	12	Poor
931	Fraxinus americanus	White ash	16	Poor
932	Picea pungens	Blue spruce	16	Good
933	Quercus rubra	Red oak	20	Good
934	Fraxinus americanus	White ash	12–16	Poor

TREE SURVEY

Number	Latin Name	Common Name	DBH	Condition
935	Gleditsia triacanthos var. inermis	Thornless honeylocust	24	Good
936	Picea pungens	Blue spruce	12	Fair
937	Fraxinus americanus	White ash	24	Poor
938	Fraxinus americanus	White ash	12	Poor
939	Picea pungens	Blue spruce	18	Good
940	Picea pungens	Blue spruce	17	Good
941	Picea pungens	Blue spruce	13	Fair
942	Liquidambar styraciflua	Sweetgum	19	Good
943	Liquidambar styraciflua	Sweetgum	16	Good
944	Quercus palustris	Pin oak	27	Good
945	Quercus palustris	Pin oak	32	Good
946	Acer saccharinum	Silver maple	42	Good
947	Fraxinus pennsylvanica	Green ash	24	Poor
948	Gleditsia triacanthos var. inermis	Thornless honeylocust	21	Good
949	Gleditsia triacanthos var. inermis	Thornless honeylocust	24	Good
950	Picea pungens	Blue spruce	13	Poor
951	Pinus nigra	Austrian pine	12	Good
952	Pinus nigra	Austrian pine	12	Good
953	Pinus nigra	Austrian pine	11	Good
954	Malus spp.	Crabapple	7	Fair
961	Betula nigra	River birch	19	Good
963	Betula nigra	River birch	18	Good
964	Betula nigra	River birch	12–16	Good
965	Gleditsia triacanthos var. inermis	Thornless honeylocust	20	Good
966	Acer saccharum	Sugar maple	23	Good
967	Platanus x acerifolia	London planetree	27	Good
968	Gleditsia triacanthos var. inermis	Thornless honeylocust	20	Good

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN, DELAWARE & UNION COUNTIES, OHIO
TREE- OVERALL- 50 SCALE- ALL TREES
FOR
RIVIERA
TREE SURVEY

EMH&T
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Toll Free 888.775.3648
emht.com

DATE
June 27, 2014

SCALE
1" = 50'

JOB NO.
2013-1358

SHEET
11/11

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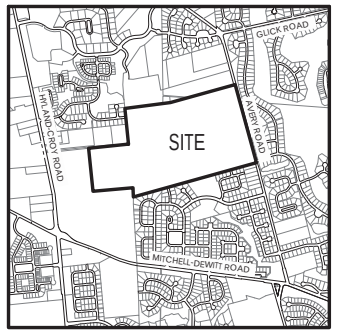


LOCATION MAP
NO SCALE

DEVELOPMENT DATA

TOTAL ACREAGE:	±167.1 AC
NUMBER OF LOTS:	244
GROSS DENSITY:	±1.46 DU/AC
OPEN SPACE PROVIDED:	±61.3 AC
RESERVE "A":	±2.7 AC
RESERVE "B":	±2.5 AC
RESERVE "C":	±3.7 AC
RESERVE "D":	±0.9 AC
RESERVE "E":	±0.4 AC
RESERVE "F":	±0.5 AC
RESERVE "G":	±7.1 AC
RESERVE "H":	±1.2 AC
RESERVE "I":	±0.4 AC
RESERVE "J":	±6.1 AC
RESERVE "K":	±3.9 AC
RESERVE "L":	±30.2 AC
RESERVE "M":	±1.7 AC

PROPOSED ZONING: PUD

PERMITTED USES:
SINGLE FAMILY RESIDENCES AND OPEN SPACE.

DEVELOPMENT STANDARDS

SUBAREA "A" (Section 1 & 4)

FRONT YARD SETBACK:	20'-35'
MINIMUM SIDE YARD SETBACK:	8'
MINIMUM REAR YARD SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	35'

SUBAREA "B" (Section 2-1, 3-2, & 5)

FRONT YARD SETBACK:	20'-30'
MINIMUM SIDE YARD SETBACK:	6'
MINIMUM REAR YARD SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	35'

SUBAREA "C" (Section 2-2 & 3-1)

FRONT YARD SETBACK:	13'-20'
MINIMUM SIDE YARD SETBACK:	6'
MINIMUM REAR YARD SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	35'

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 JUNE 17, 2008), THE SUBJECT PARCEL SHOWN HEREON LIES WITHIN ZONE X COMMUNITY PANEL NO. 39049C0018K.

NOTE "C": POST LAMPS WILL BE INSTALLED ON EACH SINGLE FAMILY LOT.

NOTE "D": RESERVES "A" THROUGH "M" WILL BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE RIVIERA HOMEOWNERS ASSOCIATION. RESERVE "K" AND "L" WILL ALSO PROVIDE THE NECESSARY STORMWATER FACILITIES FOR THE DEVELOPMENT AS SHOWN HEREON.

NOTE "E": TREE PRESERVATION ZONE: NO BUILDING, STRUCTURE, FENCE, PATIO, RECREATIONAL OR ATHLETIC FACILITY, OR ANY OTHER IMPROVEMENT OF ANY KIND MAY BE PLACED TEMPORARILY OR PERMANENTLY UPON, IN 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 BY MAINTENANCE SHALL BE RESTORED 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 NOXIOUS TREES AND OTHER VEGETATION OR AS MAY BE REQUIRED FOR CONSERVATION OR AESTHETIC PURPOSES (REMOVAL OF UNDERBRUSH IS ACCEPTABLE) OR IN KEEPING WITH GOOD FOREST MANAGEMENT PRACTICES.

NOTE "F": THE EIGHT FOOT WIDE BIKE PATH SHALL BE CONCRETE WITH SAWCUT JOINTS IN FRONT OF LOTS. IN ALL OTHER LOCATIONS THE BIKE PATH SHALL BE ASPHALT

PHASING PLAN

Total Lots	244
Section 1	46 Lots & Avery Road Turn Lane
Section 2-1	46
Section 2-2	33
Section 3-1	19
Section 3-2	35
Section 4	37
Section 5	28

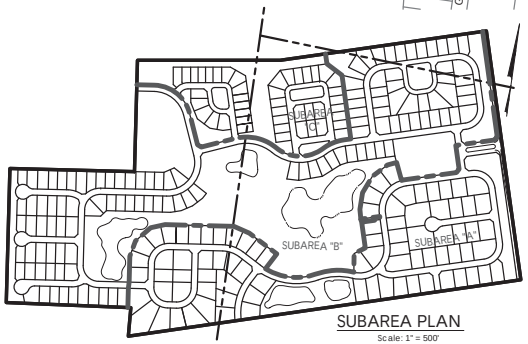
GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

BENCHMARKS

BM#1 RAILROAD SPIKE SET IN EAST SIDE OF UTILITY POLE ON WEST SIDE OF JEROME ROAD AND 880.5 +/- NORTH SIDE OF INTERSECTION OF McKITRICK ROAD AND JEROME ROAD. ELEVATION = 1011.72

BM#2 RAILROAD SPIKE SET IN SOUTH SIDE OF 12" TREE, 25' +/- SOUTH SIDE OF SECTION LINE AND 500' +/- WEST SIDE OF JEROME ROAD. ELEVATION = 992.54

BM#3 RAILROAD SPIKE SET IN SOUTH SIDE OF 18" TREE, 1750' +/- EAST SIDE OF HYLAND-CROY ROAD AND 15' +/- NORTH SIDE OF SECTION LINE. ELEVATION = 1002.32



SUBAREA PLAN
Scale: 1" = 500'

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, OHIO
PRELIMINARY PLAT
FOR
RIVIERA
PHASING PLAN

EMH&T
Engineers, Architects, Planners & Surveyors
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
June 27, 2014

SCALE
1" = 200'

JOB NO.
2013-1358

SHEET
1/#

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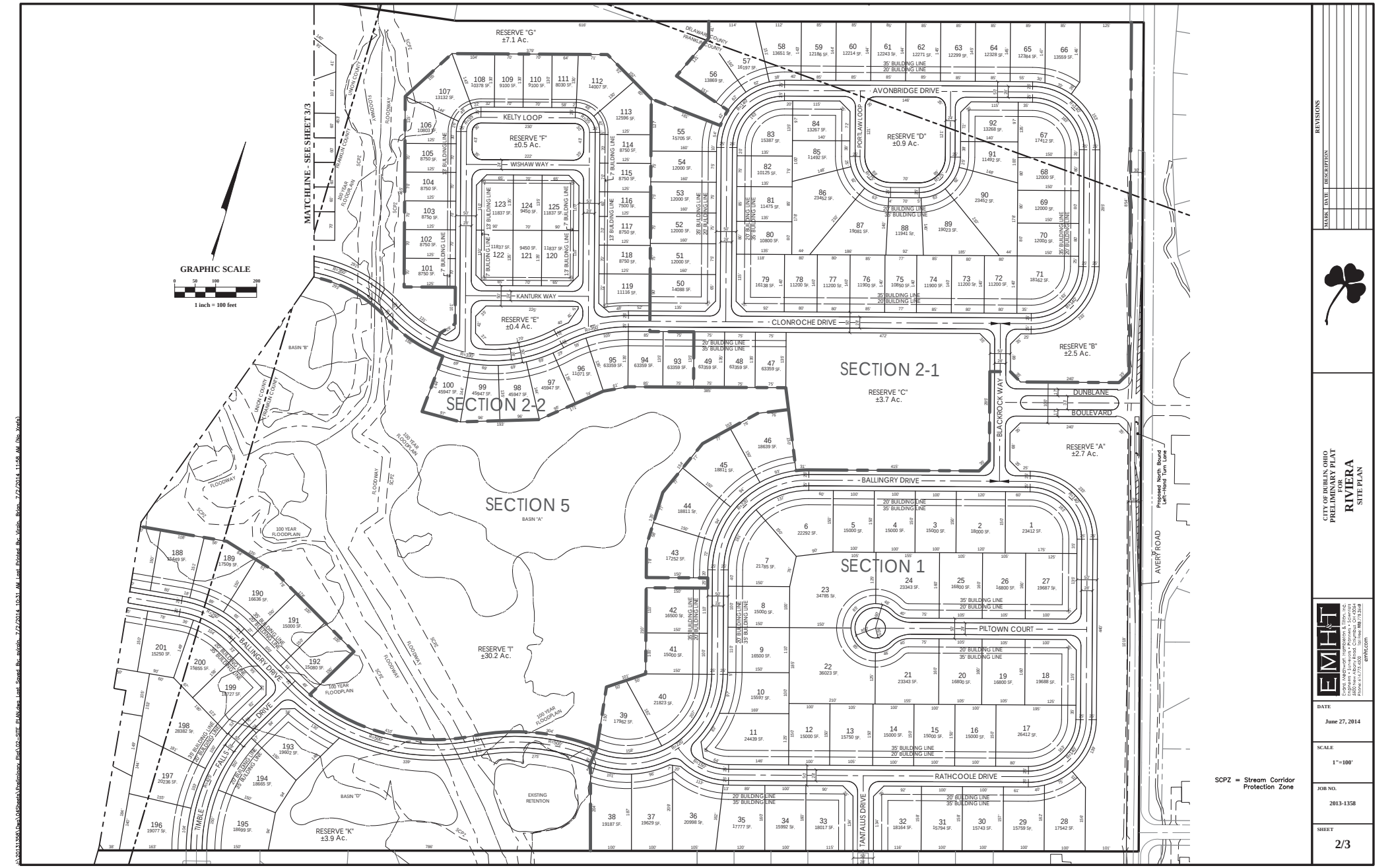

SCPZ = Stream Corridor Protection Zone

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, OHIO
PRELIMINARY PLAT
FOR
RIVIERA
SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

DATE
June 27, 2014

SCALE
1"=100'

JOB NO.
2013-1358

SHEET
2/3

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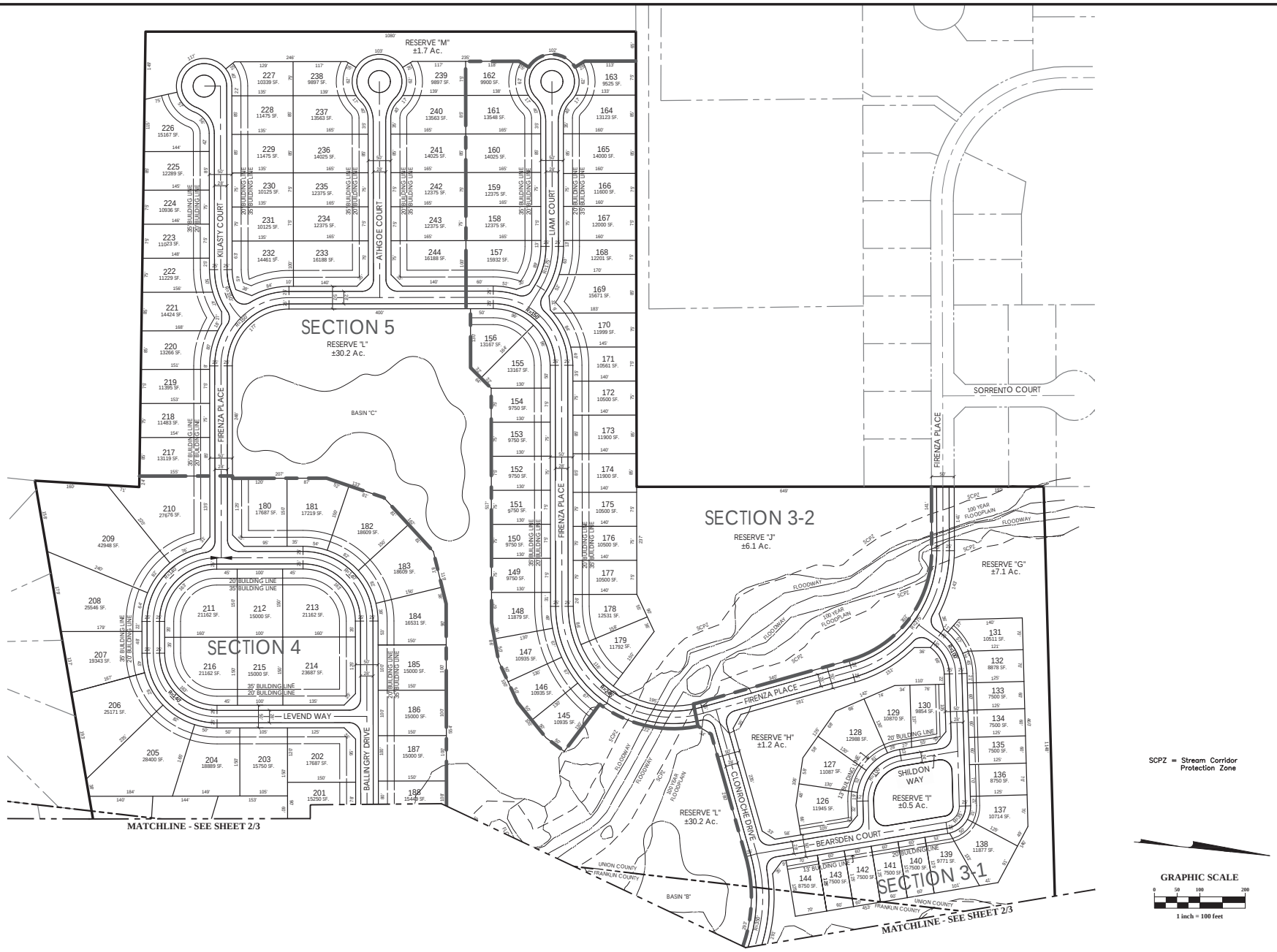

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, OHIO
PRELIMINARY PLAT
FOR
RIVIERA
SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

DATE
June 27, 2014

SCALE
1" = 100'

JOB NO.
2013-1358

SHEET
3/3

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Note:

Floodplain shown is based on EMH&T studied analysis utilizing field survey data and subject to Review and Approval by City of Dublin.

DRAFT

FOR APPROVAL

MARK	DATE	DESCRIPTION

REVISIONS

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA
PRELIMINARY ENGINEERING PLAN
PLAN VIEW

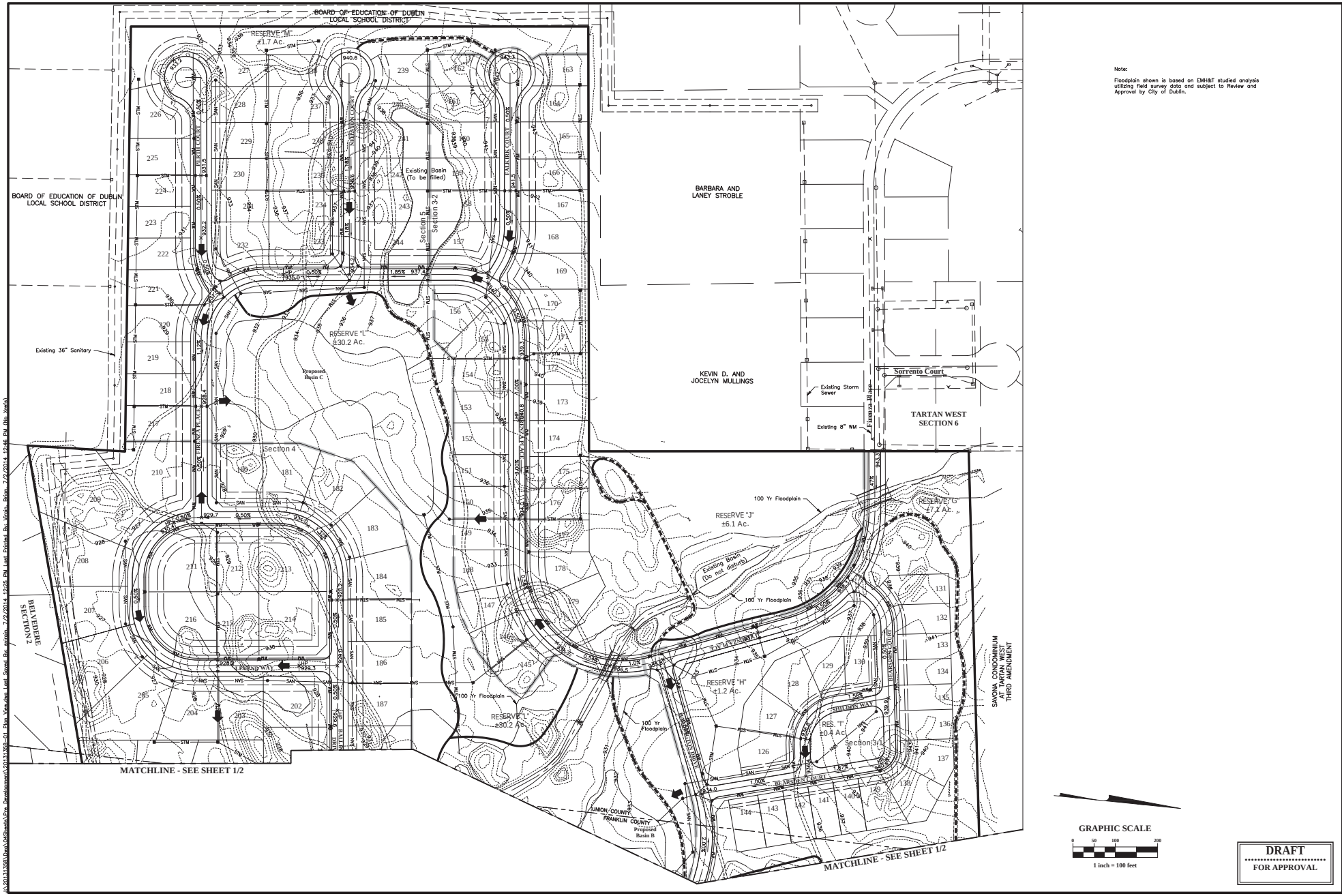
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

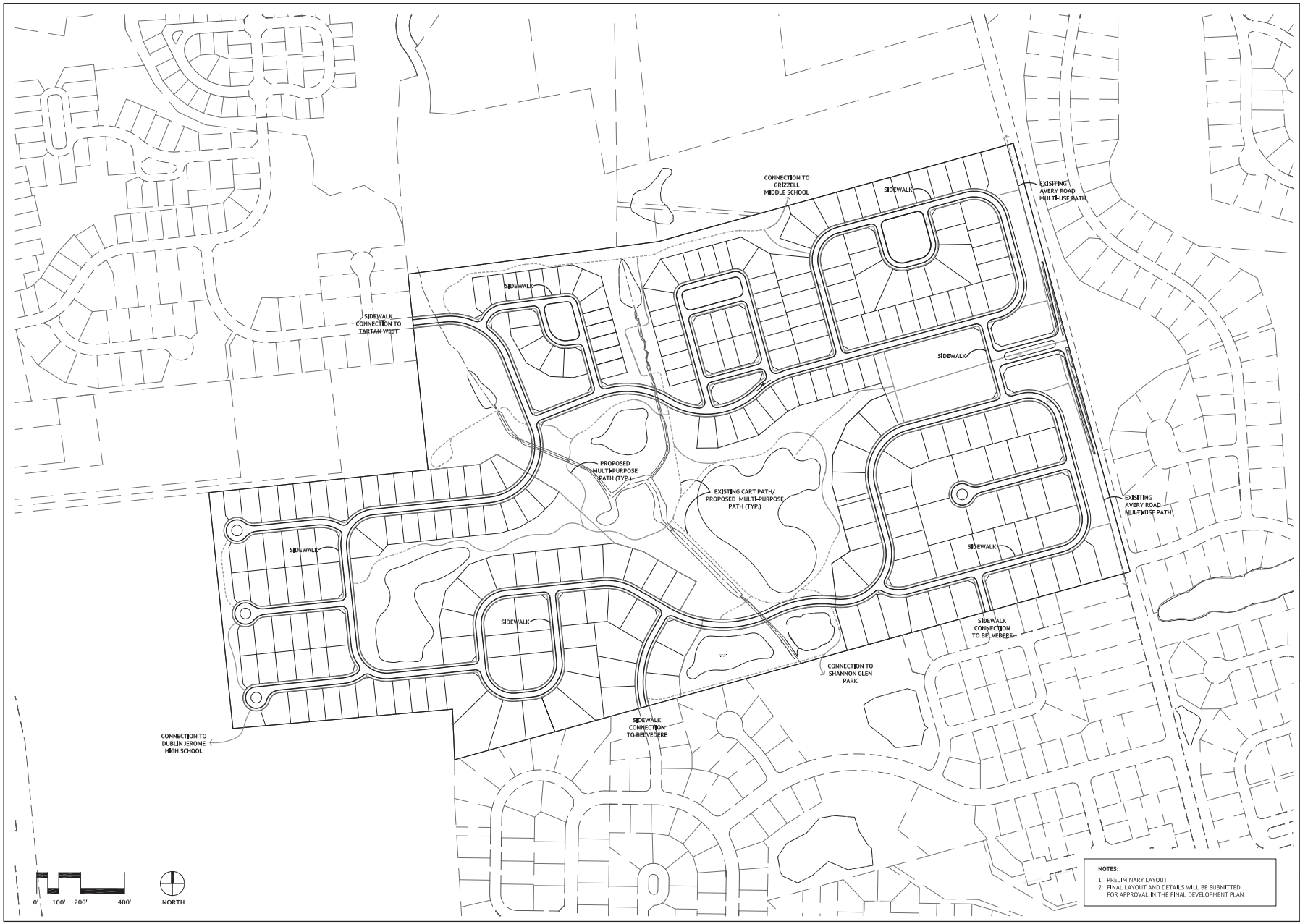
DATE
June 27, 2014

SCALE
1" = 100'

JOB NO.
20131358

SHEET
1/2


BOARD OF EDUCATION OF DUBLIN LOCAL SCHOOL DISTRICT
RESERVE "M" ±1.7 Ac.
BOARD OF EDUCATION OF DUBLIN LOCAL SCHOOL DISTRICT
BARBARA AND LANEY STROBLE
KEVIN D. AND JOCELYN MULLINGS
TARTAN WEST SECTION 6
Sorrento Court
Existing Storm Sewer
Existing 8" WM
Fiorano Place
Existing 36" Sanitary
Existing Basin (To be filled)
Proposed Basin C
RESERVE "L" ±30.2 Ac.
Section 5
Section 3-2
Section 4
Section 3-1
RESERVE "J" ±6.1 Ac.
RESERVE "G" ±7.1 Ac.
RESERVE "H" ±1.2 Ac.
RES. "I" ±0.4 Ac.
Existing Basin (Do not disturb)
100 Yr Floodplain
BELVEDERE SECTION 2
SAVONA CONDOMINIUM AT TARTAN WEST THIRD AMENDMENT
MATCHLINE - SEE SHEET 1/2
MATCHLINE - SEE SHEET 1/2
UNION COUNTY
FRANKLIN COUNTY
Proposed Basin B
Note:
Floodplain shown is based on EMH&T studied analysis utilizing field survey data and subject to Review and Approval by City of Dublin.
GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet
DRAFT
FOR APPROVAL
REVISIONS
MARK | DATE | DESCRIPTION
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA
PRELIMINARY ENGINEERING PLAN
PLAN VIEW
EMH&T
DATE
June 27, 2014
SCALE
1" = 100'
JOB NO.
20131358
SHEET
2/2



NOTES:

1. PRELIMINARY LAYOUT
2. FINAL LAYOUT AND DETAILS WILL BE SUBMITTED FOR APPROVAL IN THE FINAL DEVELOPMENT PLAN

Date June 27, 2014

Job No. 13005.1

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

PEDESTRIAN CIRCULATION PLAN

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

REVISIONS

MARK	DATE	DESCRIPTION

SHEET PDP

10

Reserve	Size	Ownership	Maintenance
A	+/-2.7 Ac.	City	HOA
B	+/-2.5 Ac.	City	HOA
C	+/-3.7 Ac.	City	City
D	+/-0.9 Ac.	City	HOA
E	+/-0.4 Ac.	City	HOA
F	+/-0.5 Ac.	City	HOA
G	+/-7.1 Ac.	City	HOA
H	+/-1.2 Ac.	City	HOA
I	+/-0.4 Ac.	City	HOA
J	+/-6.1 Ac.	City	City
K	+/-3.9 Ac.	City	City
L	+/-30.2 Ac.	City	City
M	+/-1.7 Ac.	City	HOA

Date June 27, 2014
Job No. 13005.1

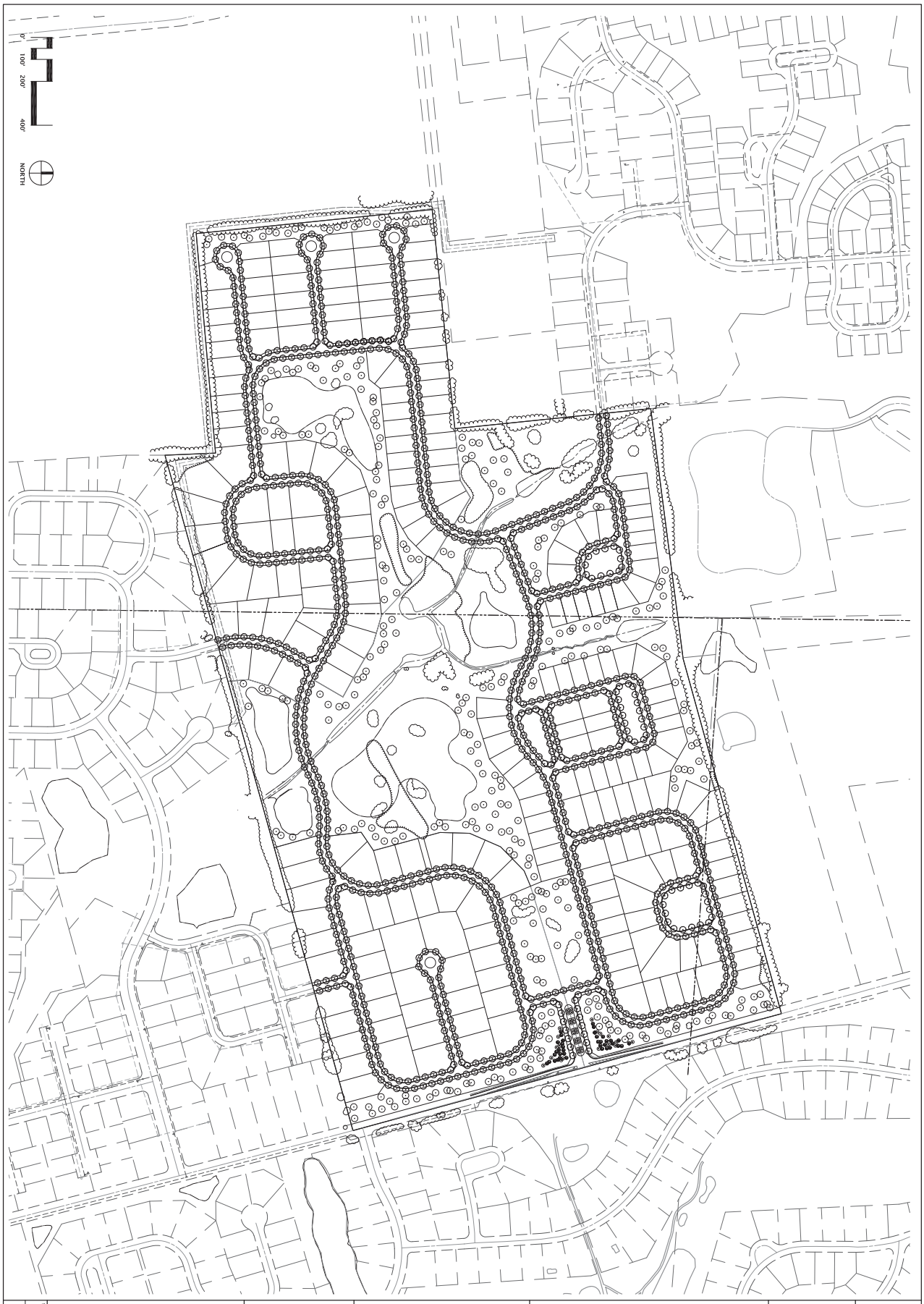
CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

OPEN SPACE PLAN

EDGE
280 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

MARK	DATE	REVISIONS DESCRIPTION

SHEET
PDP
11



12	PDP	REVISIONS MARK / DATE / DESCRIPTION	EDGE PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN 330 WEST SPRING STREET, SUITE 350 COLUMBUS, OHIO 43215 614-486-3343	**PRELIMINARY LANDSCAPE PLAN**	CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR **RIVIERA**	Date: June 27, 2014 Job No.: 13005.1