

*Preliminary Development Plan
and Preliminary Plat*

RIVIERA

D u b l i n , O h i o

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SECTION I-
Development Overview

I. Location and Size

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

II. Existing Conditions and Character

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

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

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

III. Existing and Proposed Land Uses

- A. The City of Dublin GIS mapping identifies the site as "parks/open space." The Riviera Golf Club currently operates as a private, full-service golf course with wedding and banquet facilities open to the public.
- B. The site is bordered by the Tartan West Subdivision to the north and west, Deer Run Elementary and Grizzell Middle Schools to the North, Muirfield to the east, Belvedere and Shannon Glen Subdivisions to the south, Shannon Glen Park to the south and Dublin Jerome High School to the south and west.
- C. Surrounding land uses include: suburban residential low density, suburban residential medium density, suburban/rural residential, civic/public assembly, parks/open space and vacant/undeveloped.
- D. Surrounding densities range from 1.41 du/ac to 3.28 du/ac for residential uses.
- E. Proposed uses are single family residential, parks, open spaces, community gardens and a school.
- F. The proposed zoning is PUD – Planned Unit Development. The proposal is to develop the tract with 240 single-family lots oriented around a significant park/open space system with an integrated potential future school site.
- G. Fee simple single family lots in widths from 55' to 100' + will provide a range residential products, from low maintenance, age targeted homes to custom homes.
- H. Sub-Area A proposes a minimum fourteen thousand (14,000) square foot, one hundred (100) foot wide fee simple lot with typical setbacks. Custom and semi-custom single family homes will provide a high quality built environment, with equal or higher quality and character of those in surrounding neighborhoods.

- I. Sub-Area B proposes a minimum nine thousand seven hundred fifty (9,750) square foot, seventy-five (75) feet wide fee simple lot with typical setbacks. Single family homes in this sub-area will provide a high quality built environment, with equal or higher quality and character of those in surrounding neighborhoods.
- J. Sub-Area C proposes a minimum six thousand six hundred (6,600) square foot, fifty-five (55) feet wide fee simple lot. Single family homes in this sub-area will provide a high quality built environment, with equal or higher quality and character of those in surrounding neighborhoods. Reduced setbacks, first floor master floor plans and common maintenance target a buyer looking to downsize with limited maintenance.
- K. Sub-Area D proposes approximately 1.5 acres of land next to the high school stadium that may be developed as a large park or school site.
- L. 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, schools and parks.

IV. Parks and Open Space

- A. A total of ±60 acres (±36%) of the development will be preserved for parks and open spaces.
- B. The parks and open space system within the Riviera development will be developed around the existing stream corridor and extend to all areas of the development. These areas will function as both passive and active green spaces and designated park areas.
- C. A prominent central park area nearly 30 acres in size becomes the organizing element for the neighborhood. This park provides easy access and visibility to the preserved natural features on the site and areas for programmed park development for the new development as well as surrounding neighborhoods.
- D. A shared-use path system, within the open space areas, will provide access to the greater citywide system, will provide multiple walking/running loops within the development and provide safe alternative access to schools.
- E. The Riviera parks and open space system will complete a significant greenway link in the regional park system, connecting Avery Park to the south to the 1,000 acre Glacier Ridge Metro Park to the northwest.
- F. Parks and open space areas within the development will be owned by the City of Dublin and maintained by both the City of Dublin and the home owners association.

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

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

B. Sanitary Sewer

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

C. Water

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

D. Storm Water –Pre Developed

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

E. Storm Water –Post Developed

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

VI. Access, Circulation and Improvements

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

H. A pedestrian crossing at Avery Road and Memorial Drive will be provided.

- I. A northbound turn lane shall be provided at the Avery Road site access as detailed in the TIS.
- J. Required off-site traffic improvements and developer percentage contributions, based on the findings of the TIS, shall be identified and included in an infrastructure agreement between the developer and the City of Dublin, as approved by City Council.

VII. Phasing

- A. This project has been divided into six (6) Phases. Phasing will start with Section 1 and progress in order through Section 5, as indicated on the Preliminary Plat.
- B. Phase 1 (Section 1) will include removal of the clubhouse, parking lot and maintenance facility, wells, sanitary plant, septic system and leach fields and other associated infrastructure, construction of a northbound Avery Road left turn lane, main site access drive, street connection to Tantalus Drive, Reserves A and B and 55 lots in Subarea A.
- C. Phase 2 (Section 2) will include Reserves C, D and E, and 49 lots in Subarea B.
- D. Phase 3 (Section 3-1) will include Reserve F and 35 lots in Subarea C.
- E. Phase 4 (Section 3-2) will include the street connection to Firenza Place, Reserve G, and 29 lots in Subareas B and C.
- F. Phase 5 (Section 4) will include the street connection to Timble Falls Drive, Reserves H, I and K, and 24 lots in Subarea A.
- G. Phase 6 (Section 5) will include Reserves J and L, and 48 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**A. Subareas A, B and C**

1. Single-family detached homes
2. Parks, open spaces and community gardens

B. Subarea D

1. Parks, open spaces and community gardens
2. Uses permitted in Section 153.020 (A) of the Dublin Zoning Code

III. DENSITY

- A. A maximum of two hundred forty (240) residential dwelling units shall be permitted in this PUD.
- B. A maximum gross density of 1.45 dwelling units per acre shall be permitted in this PUD.

IV. LOT STANDARDS**A. Subarea A****1. General Character**

- a. Dwellings may be custom and semi-custom single family homes on traditional lots with fee simple ownership.
- b. The homes in this sub-area will provide a high quality built environment, with equal or higher quality and character of those in surrounding neighborhoods.

2. Lot Size

- a. Lot Area: Fourteen thousand (14,000) square feet minimum.
- b. Lot Width: One hundred (100) feet minimum.

- c. Lot Depth: One hundred twenty-five (125) feet minimum.

3. Lot Setbacks

- a. Front yard: Twenty-five (25) feet minimum. Staggered setbacks on adjacent lots are not required.
- b. Rear yard: Twenty-five (25) feet minimum.
- c. Side yard: Eight (8) feet minimum.
- d. Avery Road: There shall be a minimum building setback of one hundred (100) feet, as measured from the proposed Avery Road right-of-way. Streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback to enhance the rural character of the Avery Road corridor.

B. Subarea B**1. General Character**

- a. Dwellings may be single family homes on traditional lots with fee simple ownership.
- b. The homes in this sub-area will provide a high quality built environment, with equal or higher quality and character of those in surrounding neighborhoods.

2. Lot Size

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

3. Lot Setbacks

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

C. Subarea C**1. General Character**

- a. Dwellings may be single family homes on traditional lots with fee simple ownership. Reduced setbacks, first floor master floor plans and common maintenance target a buyer looking to downsize with limited maintenance.
- b. The homes in this Subarea will provide a high quality built environment, with equal or higher quality and character of those in surrounding neighborhoods.

2. Lot Size

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

3. Lot Setbacks

- a. Front yard: Twenty (20) feet minimum. Staggered setbacks on adjacent lots are not required.
- b. Rear yard: Twenty (20) feet minimum.
- c. Side yard: Six (6) feet minimum.

4. Lot Coverage

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

D. Subarea D**1. Lot Setbacks**

- a. Parking: Thirty-five (35) feet minimum.
- b. Building: Thirty-five (35) feet minimum.

E. On-Lot Stream Corridor Protection Zone

1. Portions of the Stream Corridor Protection Zone may be platted on individual lots.
2. 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 an "On Lot Stream Corridor Protection 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.

3. No tree may be removed from the "On Lot Stream Corridor Protection Zone" except for the removal of dead, diseased, decayed, or noxious trees and other understory vegetation or as may be required for conservation or in keeping with good forest management practices. Areas without trees or understory vegetation on the lot may be maintained as lawn.

V. STREET ACCESS AND/OR IMPROVEMENTS

A. Access

1. Avery Road:

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

2. Tantalus Drive:

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

3. Timble Falls Drive:

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

4. Firezza Place:

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

5. Pedestrian Access to Schools:

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

6. Private Driveways

- a. Vehicular access shall be limited to one (1) driveway curb-cut per lot.

- b. Corner lots generally should provide driveway access to the anticipated lesser traveled street, except lots 36 and 37 as indicated on the Preliminary Plat. Lots 36 and 37 shall have driveway access limited to Corna Drive.

B. Improvements

1. Avery Road Site Access:

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

2. Avery Road Pedestrian Crossing:

- a. A pedestrian crossing across Avery Road shall be provided and coordinated with the City Engineer. Final details of this crossing shall be provided in the Final Development Plan.

3. Off-Site Traffic Improvements

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

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 site opposite the waterline and fire hydrants.
5. **Tree Lawn:** May vary based on existing vegetation, but shall in no case be less than eight (8) feet in width.
6. **Sidewalk:** Four (4) feet wide minimum; sidewalks shall be concrete and located on both sides of the street.
7. **Shared-use path:** Eight (8) feet wide minimum; shared-use paths shall be constructed of asphalt, except when located in front of lots. When located in front of lots, the path shall be constructed of concrete with sawcut joints.

VII. UTILITIES

A. Design and Construction

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

B. Location

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

VIII. STORM WATER MANAGEMENT

A. Design and Construction

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

B. Location

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

C. Stream Corridor Protection Zone

1. There shall be a Stream Corridor Protection Zone as indicated on the Preliminary Plat. A definition is contained within the City of Dublin Codified Ordinance Section 53.200 for the areas designated as "Stream Corridor Protection Zones". Sections 53.210 – 53.240 describe uses and facilities that are permitted and prohibited within the Stream Corridor Protection Zone.

IX. TREE PRESERVATION, REMOVAL AND REPLACEMENT

A. Tree Preservation/Removal

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

B. Tree Replacement Plan

1. Tree Replacement shall be per code, with the following exceptions.

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

X. PARKS AND OPEN SPACE

A. Dedication

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

B. Maintenance

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

C. Programming

1. All reserves shall be programmed in conjunction with city staff as passive and active areas at the time of anticipated open space development. It is the intent of the developer to consult residents in open space programming decisions.
2. Open space programming may include the following options and amenities:
 - a. Reserve A, C and F: multi-use path, trash/recycling/bike racks, bench seating, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee or prairie)
 - b. Reserve B: Landscaping
 - c. Reserve D: gathering plaza, gazebo/shelter, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee or prairie)
 - d. Reserves E and G: bench seating, landscaping, multi-use path and/or HOA maintained gardens (bird/butterfly/honeybee or prairie)

c. Reserve H: multi-use path, trash/recycling/bike racks, bench seating, picnic grove/ tables, public art, playground, shelter/gazebo, climbing structure, outdoor fitness equipment, labyrinth, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee, meditation or prairie)

f. Reserve I: bench seating, landscaping, multi-use path, trash/recycling/bike racks, and/or HOA maintained gardens (bird/butterfly/honeybee or prairie)

g. Reserve J: basketball/tennis court, playground, shelter/gazebo, climbing structure, outdoor fitness equipment, labyrinth, public art, multi-use path, trash/recycling/bike racks, bench seating, picnic grove/ tables, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee, meditation or prairie)

h. Reserve K: playground, shelter/gazebo, climbing structure, outdoor fitness equipment, labyrinth, public art, multi-use path, trash/recycling/bike racks, bench seating, picnic grove/ tables, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee, meditation or prairie)

i. Reserve L: potential elementary school and all associated site improvements, parking, restrooms, platform tennis/basketball/tennis court, HOA run/maintained community garden, obstacle course, meditation garden, labyrinth, fishing pier/dock, open play fields, bocce, cricket field, lacrosse/soccer field, playground, rental shelter, shelter/gazebo, climbing structure, outdoor fitness equipment, multi-use path, trash/recycling/bike racks, bench seating, picnic grove/ tables, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee, Japanese or prairie)

3. Future design and development of parks and open spaces shall be permitted with administrative approval based on the above programming standards.

D. Shared-Use Path System

1. A shared-use path system shall provide connections between Shannon Glen Park and Tartan West, connections to Grizzell Middle School, Dublin Jerome High School and the Avery Road pathway. It shall also provide multiple internal loop systems within the open space reserves.
2. Portions of the shared-use path system may incorporate sections of the cart paths that currently exist on site. Existing path sections that are to be utilized shall be evaluated and appropriate measures shall be made to meet city standards, if necessary. Evaluations will be performed with each phase of development and to the satisfaction of the City Engineer.

XI. ARCHITECTURE

A. General Character

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

B. Permitted Building Height

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

C. Permitted Exterior Materials

1. Cladding Materials
 - a. The exterior cladding of all structures shall be finished using all natural materials, including brick, stone, manufactured stone, wood, stucco, fiber-cement siding products or any combination thereof.
2. Trim Materials
 - a. Wood, aluminum, vinyl, PVC, urethane foam, EIFS, copper or fiber-cement products. Shutters shall be considered as trim for the purpose of meeting the Residential Appearance Code requirements.
3. Roofing Materials
 - a. Dimensional asphalt shingles, wood, slate, concrete, tile or metal.

D. Permitted Exterior Colors

1. Cladding Colors
 - a. Natural earth tones and/or warm neutral colors, including white.
 - b. High-chroma colors are not permitted.
2. Trim Colors
 - a. Natural earth tones and/or warm neutral colors, including white.
 - b. Complementary or contrasting to siding color.
3. Roofing Colors
 - a. Natural earth tones and/or neutral colors, including black.

- 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 and maintained to provide a partial visual buffer along the entire length of the court pavement.

F. Architectural Diversity

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

G. Plan Approval

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

XII. LANDSCAPING

A. Entry Features

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

B. Street Trees

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

C. 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.

D. 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.

E. Avery Road Landscape Treatment

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

6. Final design and details of the landscape treatment shall be provided for approval as part of the Final Development Plan.

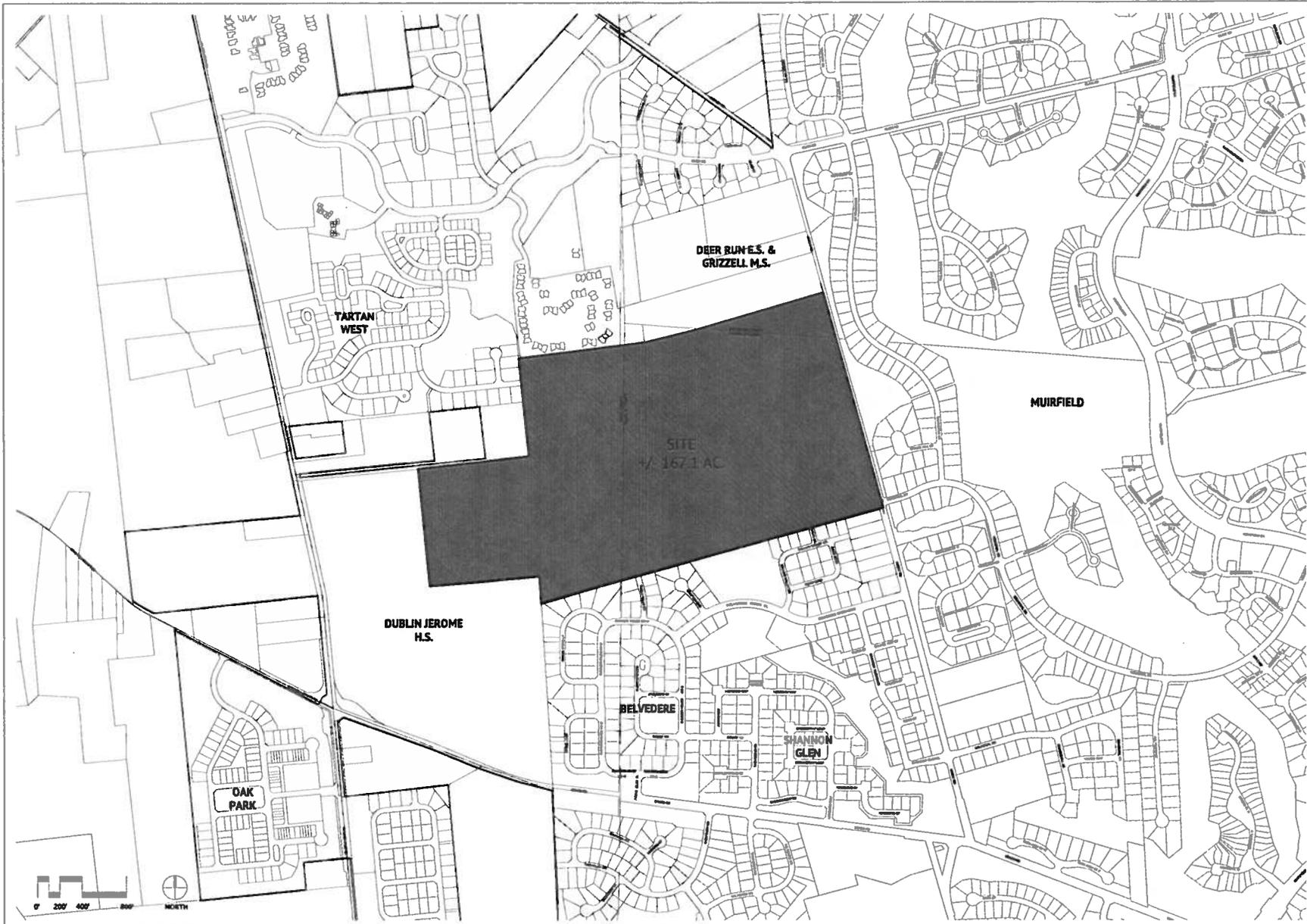
F. Mid-Block Shared Use Path Access

1. Shared use paths that are located mid-block between lots shall be landscaped to provide a barrier between the pathway and adjacent private yards.
2. Landscaping shall include lawn, deciduous shrubs, evergreen shrubs, deciduous trees, evergreen trees and fencing or any combination thereof. Design and details shall be provided and approved in the Final Development Plan phase.
3. The final locations where shared-use paths cross public streets will be evaluated by the City Engineer to minimize mid-block crossings and included in the appropriate final development plan.

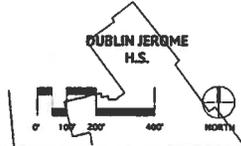
XIII. HOMEOWNERS ASSOCIATION

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

SECTION III-
Exhibits



 <p>City of Dublin, Ohio Planning Department 15000 Dublin, Ohio 43017</p>	<p>October 2014 15000</p>															
<p>CITY OF DUBLIN, OHIO PLANNING DEPARTMENT PLAN FOR RIVIERA</p>																
<p>EDGE 220 WEST BROAD STREET, SUITE 300 COLUMBUS, OHIO 43215</p>																
<p>REGIONAL CONTEXT MAP</p> <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>PDP</p> <p>1</p>		NO.	DATE	DESCRIPTION												
NO.	DATE	DESCRIPTION														



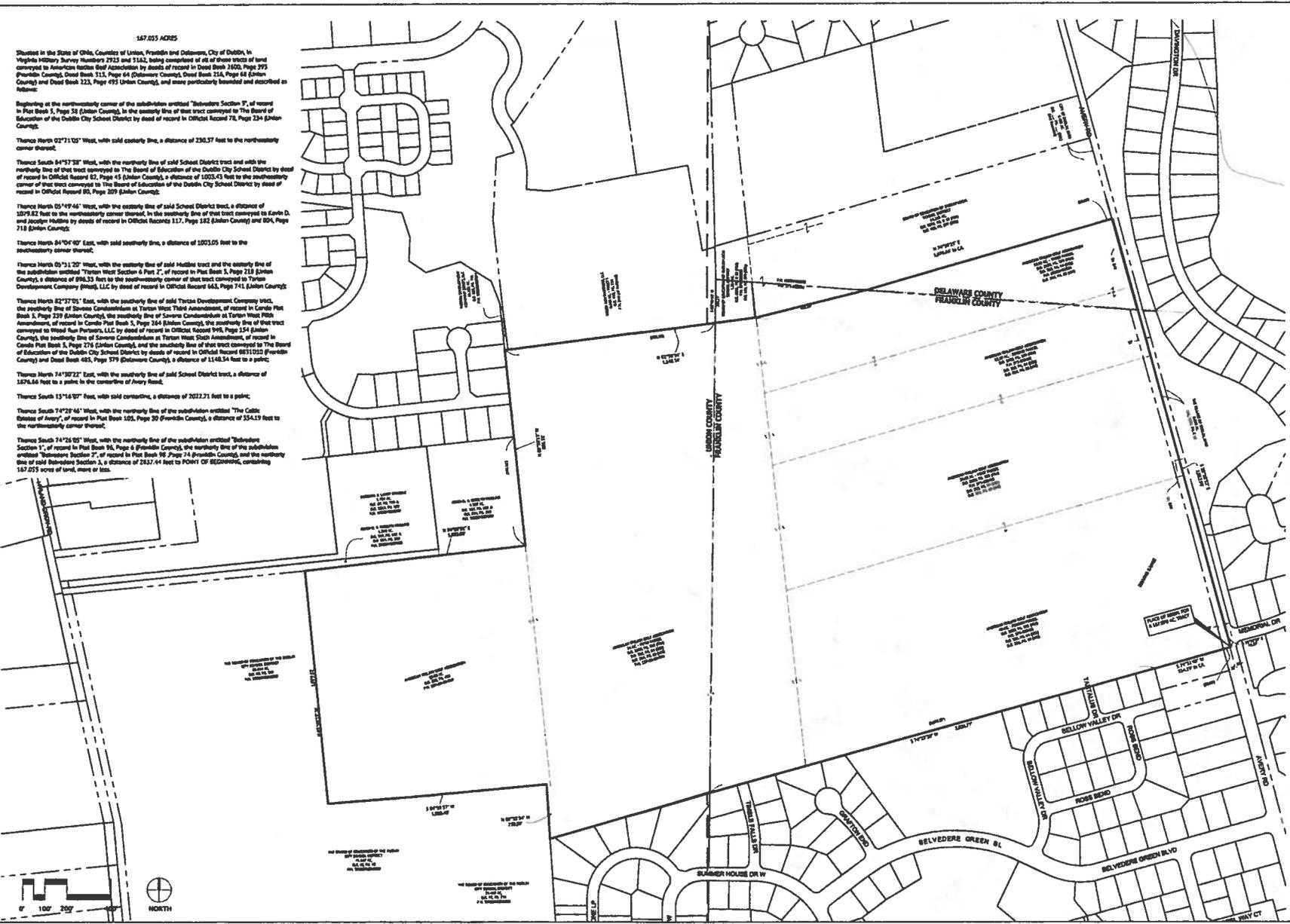
CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA
VICINITY MAP
PDP 2

DATE: October 23, 2014
 SHEET NO. 1 OF 1

EDGE
 ENGINEERING & ARCHITECTURE
 10000 W. STATE ST. SUITE 100
 COLUMBUS, OHIO 43240
 PH: 614.261.1111



<p>Date: October 23, 2014 Job No. 1400001 Sheet 1</p> 												
<p>CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA</p>												
<p>AERIAL PHOTOGRAPH</p>												
<p>EDGE ENGINEERING & ARCHITECTURE 1200 W. 12TH ST., SUITE 210 COLUMBUS, OH 43260 614-462-1300</p> <table border="1" data-bbox="1915 1079 2005 1339"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>PDP 3</p>	NO.	DATE	REVISIONS									
NO.	DATE	REVISIONS										



167.025 ACRES

Situated in the State of Ohio, Counties of Union, Franklin and Delaware, City of Dublin, in Virginia Military Survey Numbers 7921 and 5162, being comprised of all of those tracts of land conveyed to American Institute Real Associates by deeds of record in Deed Book 3400, Page 293 (Franklin County), Deed Book 313, Page 64 (Delaware County), Deed Book 216, Page 48 (Franklin County) and Deed Book 213, Page 493 (Union County), and more particularly hereinafter described as follows:

Beginning at the northwesterly corner of the subdivision entitled "Belvedere Section 1", of record in Plat Book 3, Page 38 (Franklin County), in the southerly line of that tract conveyed to The Board of Education of the Dublin City School District by deed of record in Official Record 78, Page 254 (Franklin County);

Thence North 02°11'05" West, with said southerly line, a distance of 230.57 feet to the northwesterly corner thereof;

Thence South 84°57'30" West, with the northerly line of said School District tract and with the northerly line of that tract conveyed to The Board of Education of the Dublin City School District by deed of record in Official Record 82, Page 45 (Franklin County), a distance of 1003.45 feet to the southerly 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 (Franklin County);

Thence North 05°49'46" West, with the southerly line of said School District tract, a distance of 1279.82 feet to the westerly corner thereof, in the southerly line of that tract conveyed to Eavin D. and Josephine Mullins by deeds of record in Official Records 117, Page 182 (Franklin County) and 804, Page 718 (Franklin County);

Thence North 84°04'00" East, with said southerly line, a distance of 1003.05 feet to the northwesterly corner thereof;

Thence North 02°11'05" West, with the southerly line of said Mullins tract and the southerly line of the subdivision entitled "Tortoise West Section 4 Part 2", of record in Plat Book 3, Page 213 (Franklin County), a distance of 896.33 feet to the southerly corner of that tract conveyed to Tortoise Development Company (P) LLC by deed of record in Official Record 643, Page 741 (Franklin County);

Thence North 82°37'01" East, with the southerly line of said Tortoise Development Company tract, the southerly line of Stone Condominium at Tortoise West Association, of record in Plat Book 3, Page 239 (Franklin County), the southerly line of Stone Condominium at Tortoise West PDB Association, of record in Plat Book 3, Page 264 (Franklin County), the southerly line of that tract conveyed to Wood Run Partners, LLC by deed of record in Official Record 546, Page 154 (Franklin County), the southerly line of Stone Condominium at Tortoise West South Association, of record in Plat Book 3, Page 276 (Franklin 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 8831023 (Franklin County) and Deed Book 485, Page 579 (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 1276.66 feet to a point in the centerline of Avery Road;

Thence South 13°14'00" West, with said centerline, a distance of 2023.71 feet to a point;

Thence South 74°28'48" West, with the northerly line of the subdivision entitled "The Celtic Estates of Avery", of record in Plat Book 103, Page 20 (Franklin County), a distance of 354.19 feet to the northwesterly corner thereof;

Thence South 74°28'05" West, with the northerly line of the subdivision entitled "Belvedere Section 1", of record in Plat Book 3, 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 A, a distance of 2812.44 feet to a POINT OF BEGINNING, comprising 167.025 acres of land, more or less.

October 23, 2014
 10:00 AM
 100001

CITY OF DUBLIN, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
 RIVIERA

BOUNDARY MAP/
 SURVEY

EDGE
 ENGINEERING & SURVEYING, LLC
 10000 WILSON AVENUE, SUITE 100
 COLUMBUS, OHIO 43240-1000
 PH: 614.885.1100
 WWW.EDGEENGINEERINGANDSURVEYING.COM

PROVISIONS

PDP

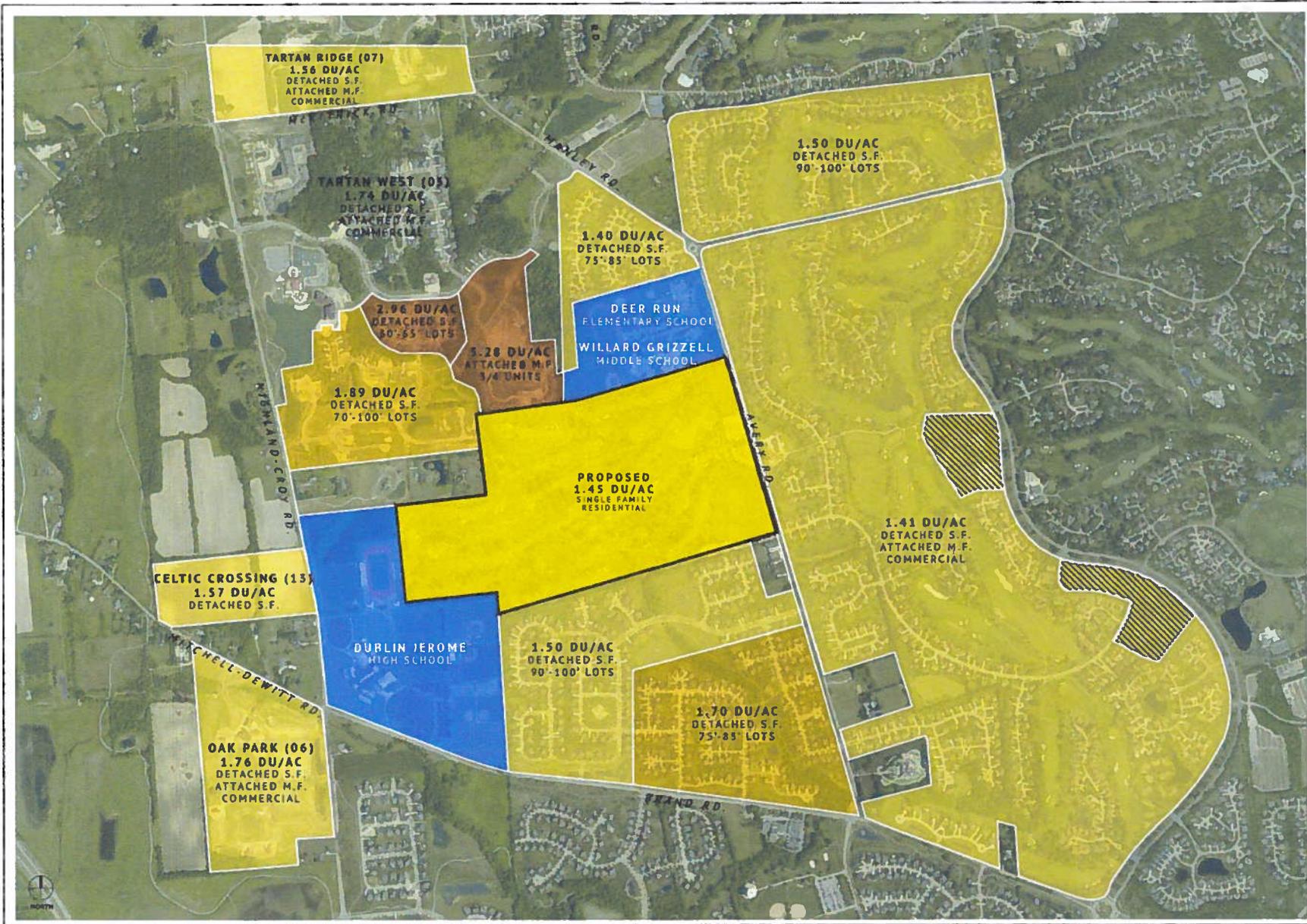
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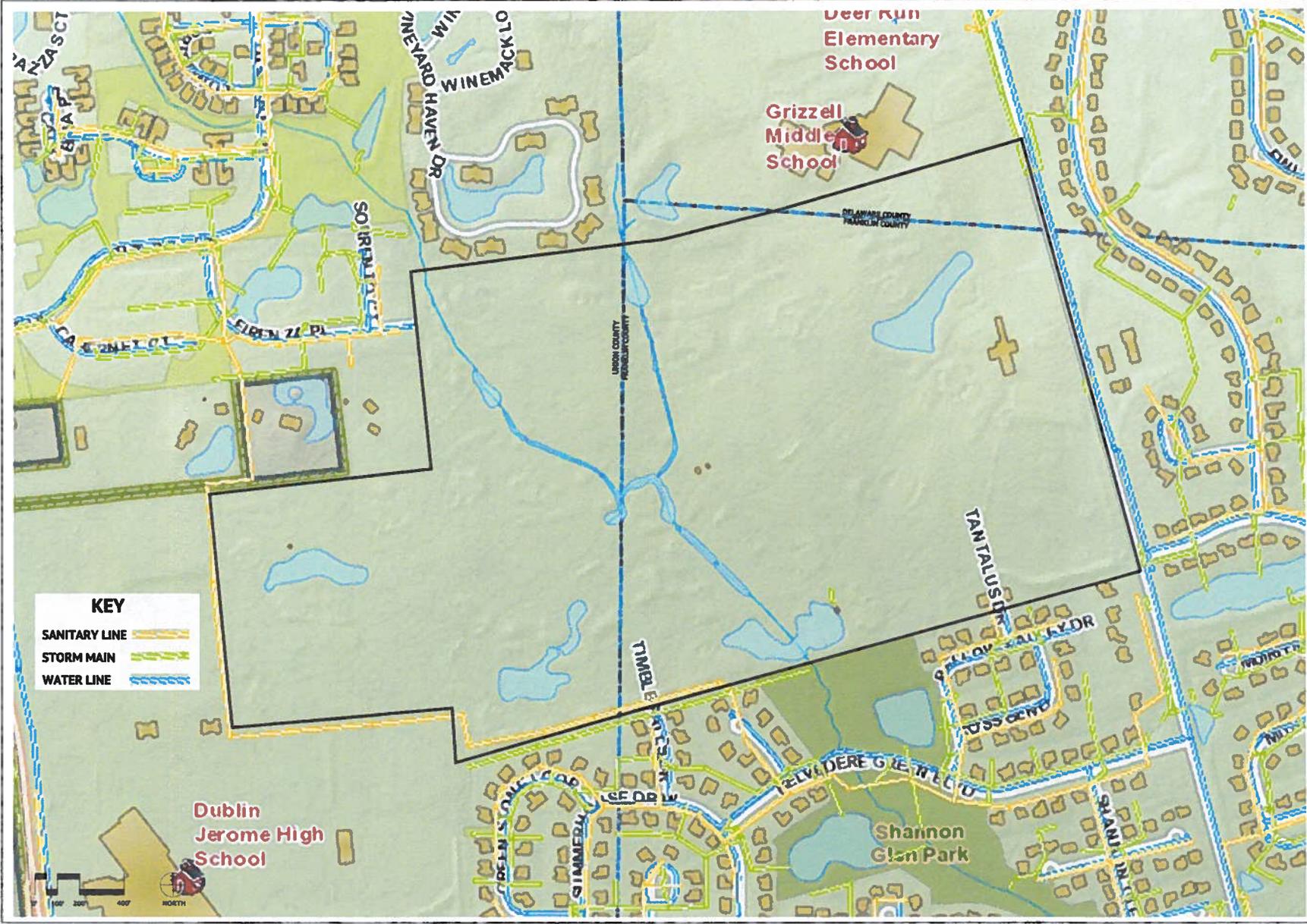
NOTES:
 1. THERE ARE NO WETLANDS LOCATED ON SITE.
 2. THE 100-YEAR FLOODPLAIN AS SHOWN IS THE CALCULATED FLOODPLAIN AS DEFINED BY 8-4-85-ET IN THE STORM WATER MANAGEMENT REPORT.



 <p>City of Palm Bay, Florida PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA</p>	<p>DATE: October 23, 2014 SHEET NO.: 100001.1</p>															
<p>EXISTING CONDITIONS MAP</p>	<p>EDGE ENGINEERING 100 WEST BAY STREET, SUITE 100 PALM BEACH, FLORIDA 33480 PHONE: 561-850-0000 FAX: 561-850-0001 WWW.EDGEENGINEERING.COM</p> <p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>PDP 5</p>	NO.	DATE	DESCRIPTION												
NO.	DATE	DESCRIPTION														



DATE: October 23, 2014 DRAWN BY: [Name] CHECKED BY: [Name]	
CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA	
SURROUNDING DENSITIES MAP	
PROJECT NO. [Number] SHEET NO. [Number] OF [Total]	
PDP 8	



KEY

SANITARY LINE 

STORM MAIN 

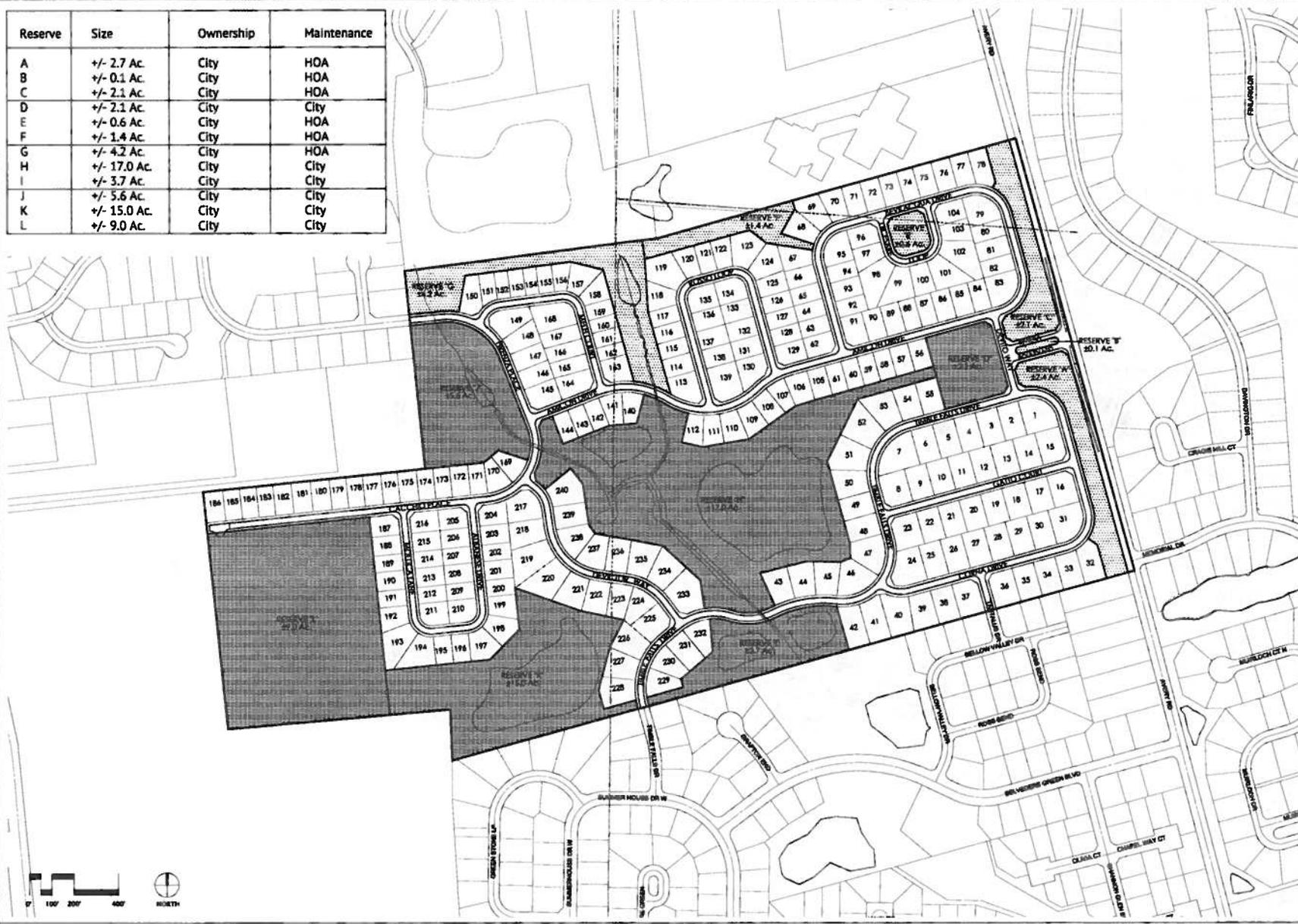
WATER LINE 



October 23, 2014 Job No. 150861

CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA
SURROUNDING UTILITIES MAP
 <small>EDGE ENGINEERING, INC. 12500 WOODBURN AVENUE, SUITE 100 COLUMBUS, OHIO 43240 PH: 614.891.8200</small>
PDP 9

Reserve	Size	Ownership	Maintenance
A	+/- 2.7 Ac.	City	HOA
B	+/- 0.1 Ac.	City	HOA
C	+/- 2.1 Ac.	City	HOA
D	+/- 2.1 Ac.	City	City
E	+/- 0.6 Ac.	City	HOA
F	+/- 1.4 Ac.	City	HOA
G	+/- 4.2 Ac.	City	HOA
H	+/- 17.0 Ac.	City	City
I	+/- 3.7 Ac.	City	City
J	+/- 5.6 Ac.	City	City
K	+/- 15.0 Ac.	City	City
L	+/- 9.0 Ac.	City	City

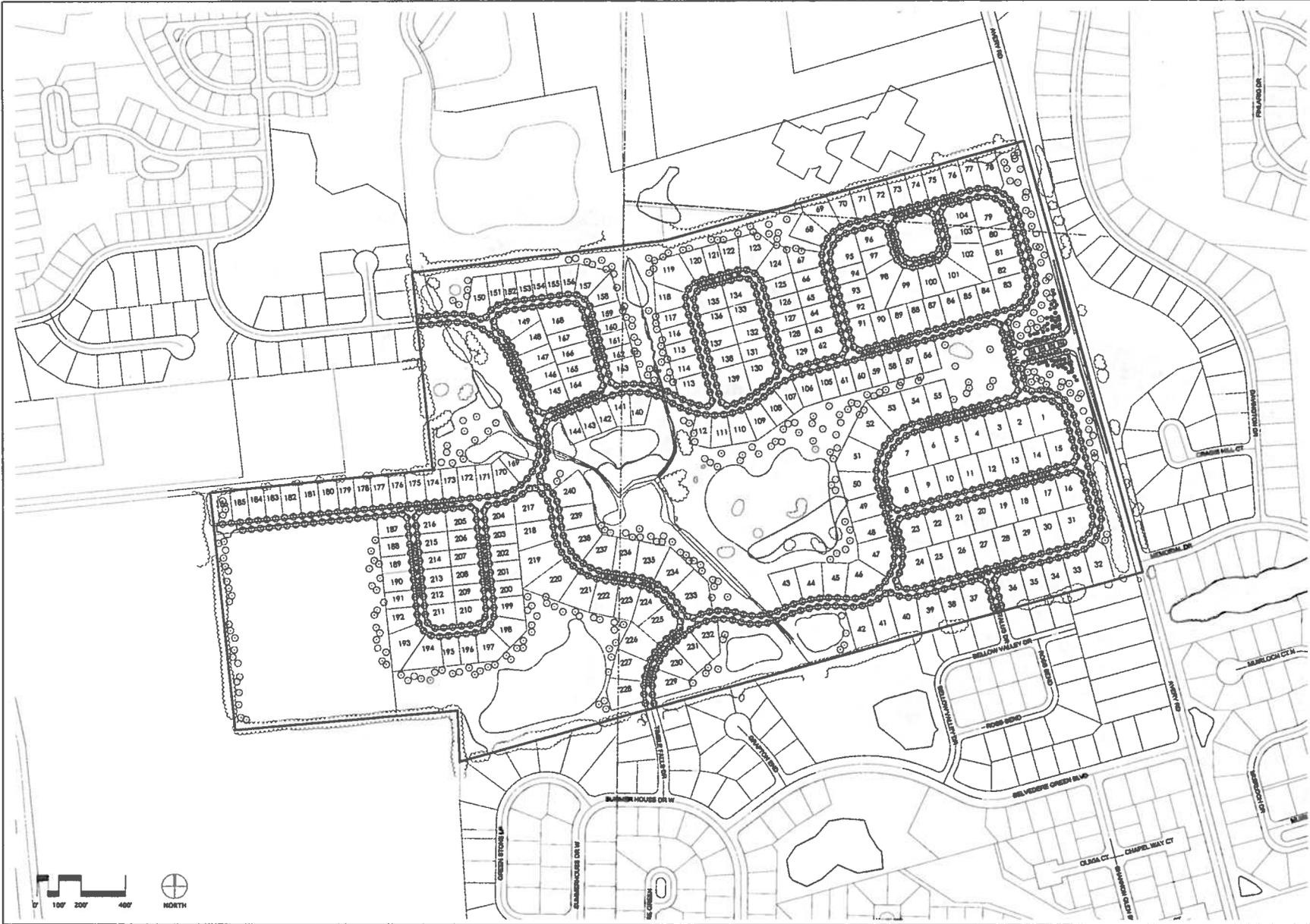


City of Dublin, Ohio
 Preliminary Development Plan
 for
RIVIERA

OPEN SPACE PLAN

EDGE
 ENGINEERS
 10000 W. STATE ST., SUITE 100
 COLUMBUS, OHIO 43240
 TEL: 614.885.1100
 FAX: 614.885.1101

PDP
 12



Date: October 23, 2014
 File No.: 15081.1



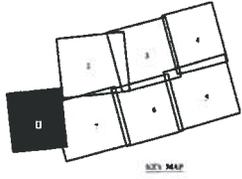
CITY OF IRVINE, CA
 PRELIMINARY LANDSCAPE PLAN FOR
 RIVIERA

**PRELIMINARY
 LANDSCAPE PLAN**

EDGE
 200 WEST BOND STREET, SUITE 200
 COSTA MESA, CA 92626

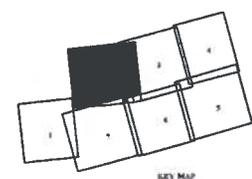
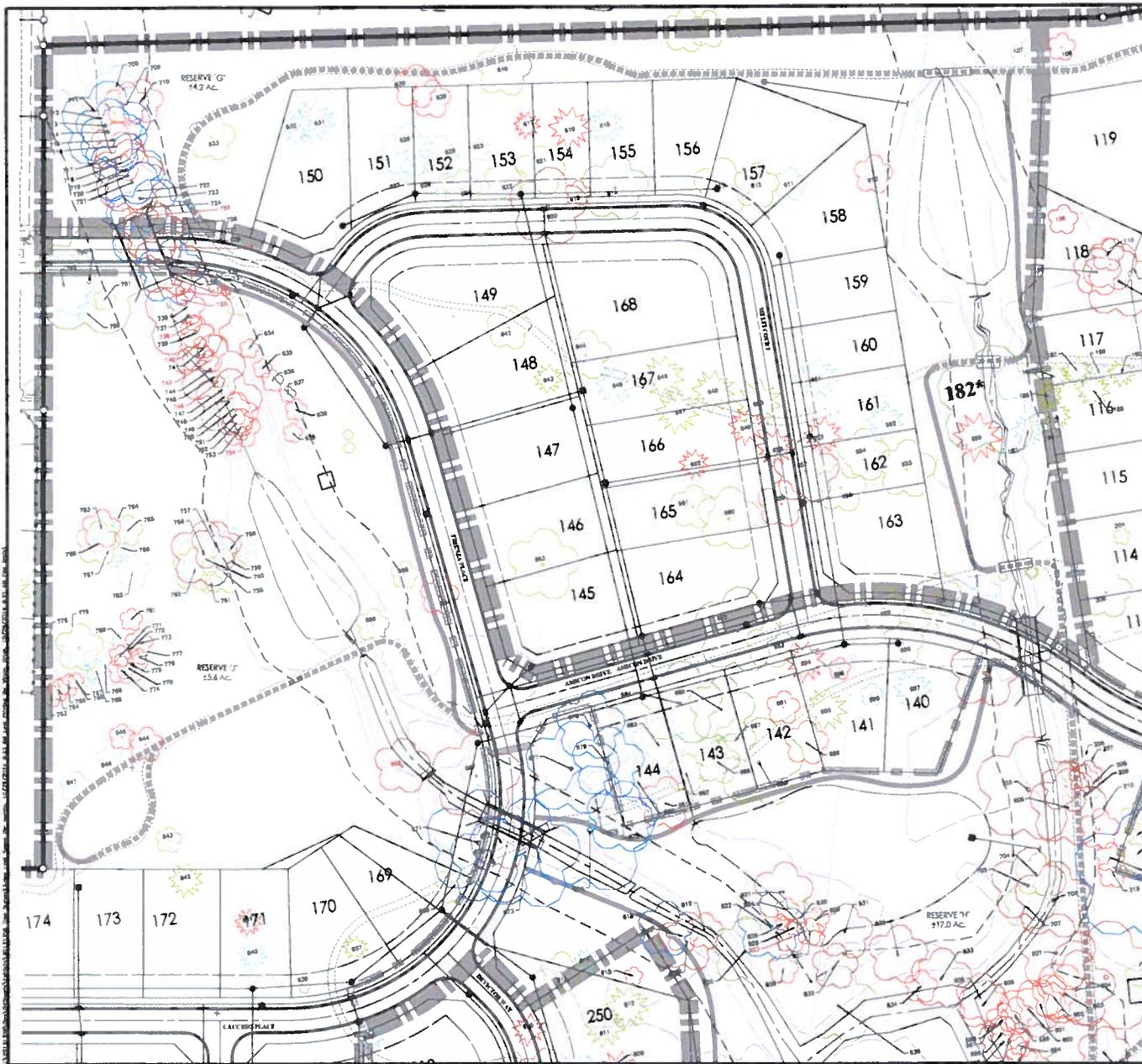
NO.	DATE	REVISIONS

PDP
 13



LEGEND - < 24"	
Green	Decid
Light Blue	Foli
Purple	Palm
LEGEND - 24" >	
Dark Green	Decid
Blue	Foli
Red	Palm





LEGEND - < 2"	
Green	Open
Light Blue	Pop
Purple	Pop
LEGEND - 2" & >	
Green	Open
Light Blue	Pop
Red	Pop

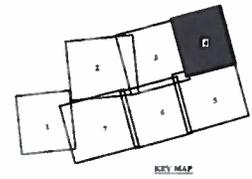
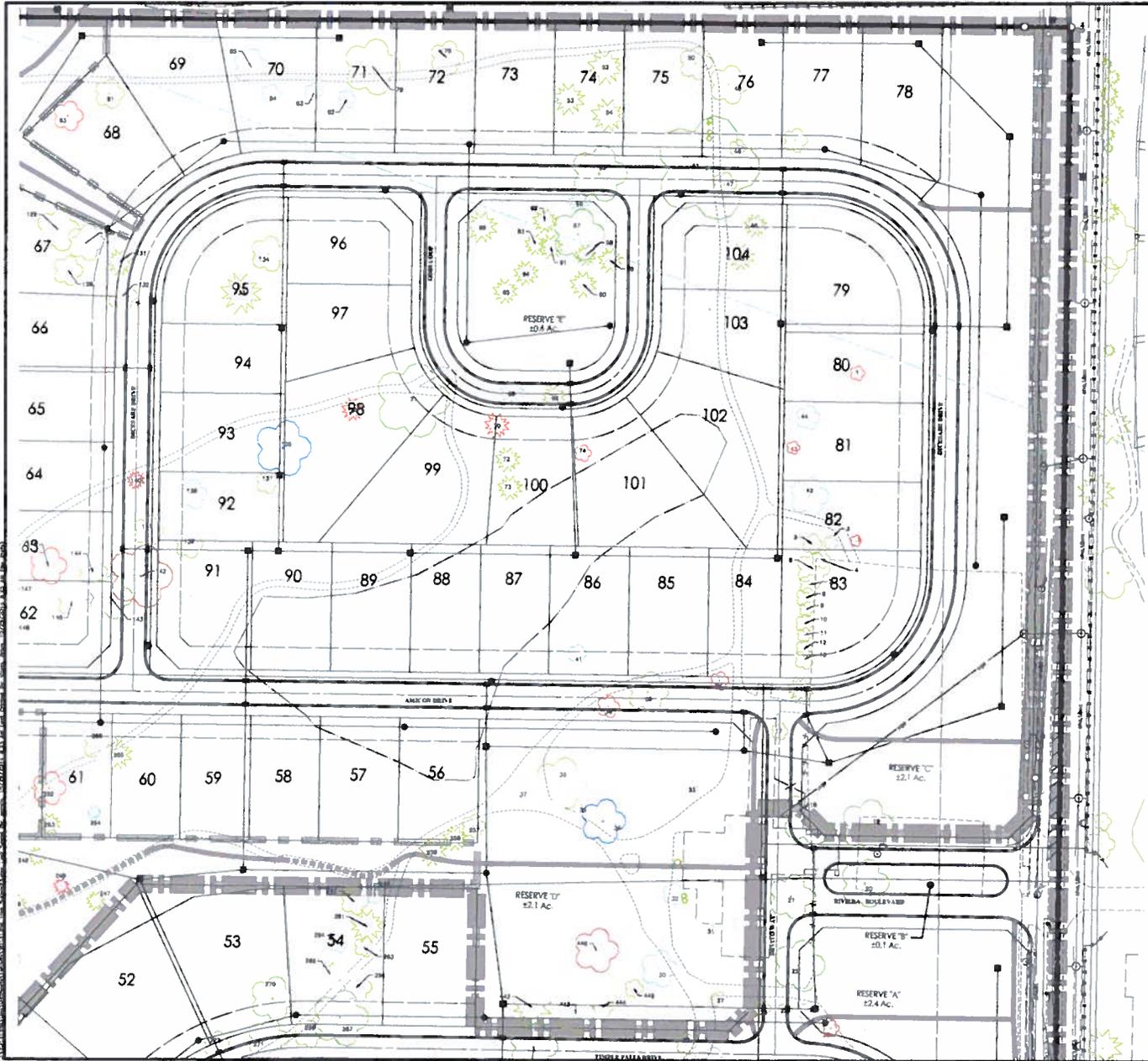



RIVIERA TREE SURVEY

CITY OF BURLINGTON, OHIO
 TREE SURVEY FOR
 THE OVERALL PROJECT

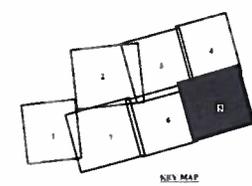
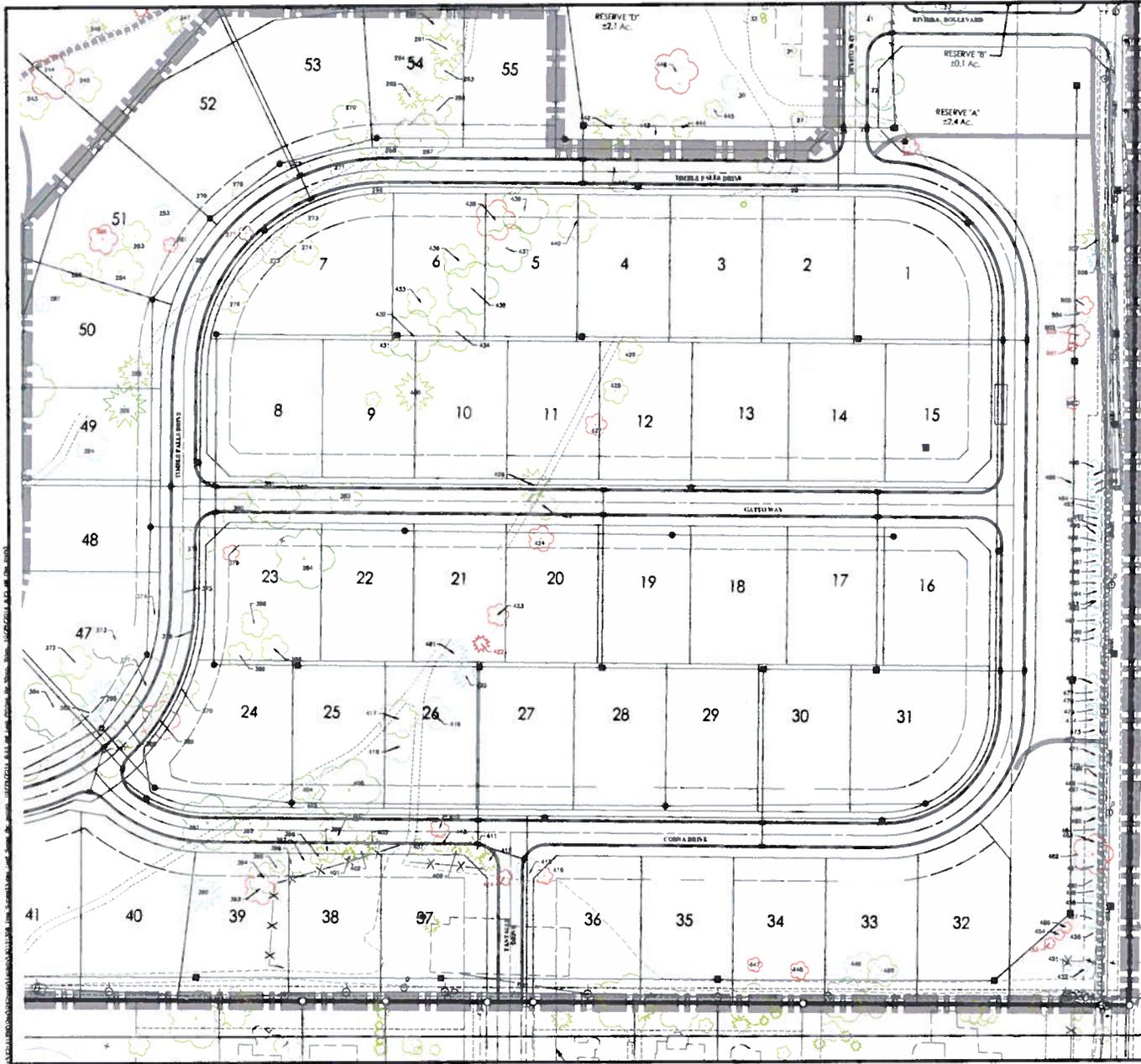
EMHIT
Engineering, Mapping, and Information Technology
 10000 W. 12th Street, Suite 100
 Overland Park, KS 66213
 Phone: 913.241.1100
 Fax: 913.241.1101
 Email: info@emhit.com

DATE: September, 2014
 SCALE: 1" = 30'
 JOB NO.: 2014 120
 SHEET: 2/11



LEGEND - < 24"	
	Shrub
	Flr
	Pfwr
LEGEND - 24" & >	
	Shrub
	Flr
	Pfwr





LEGEND - < 24"	
[Green]	Broad
[Light Green]	Fair
[Yellow]	Poor
LEGEND - 24" >	
[Dark Green]	Broad
[Light Green]	Fair
[Red]	Poor



REVISIONS

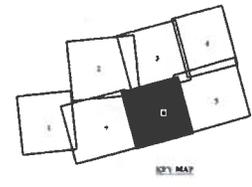
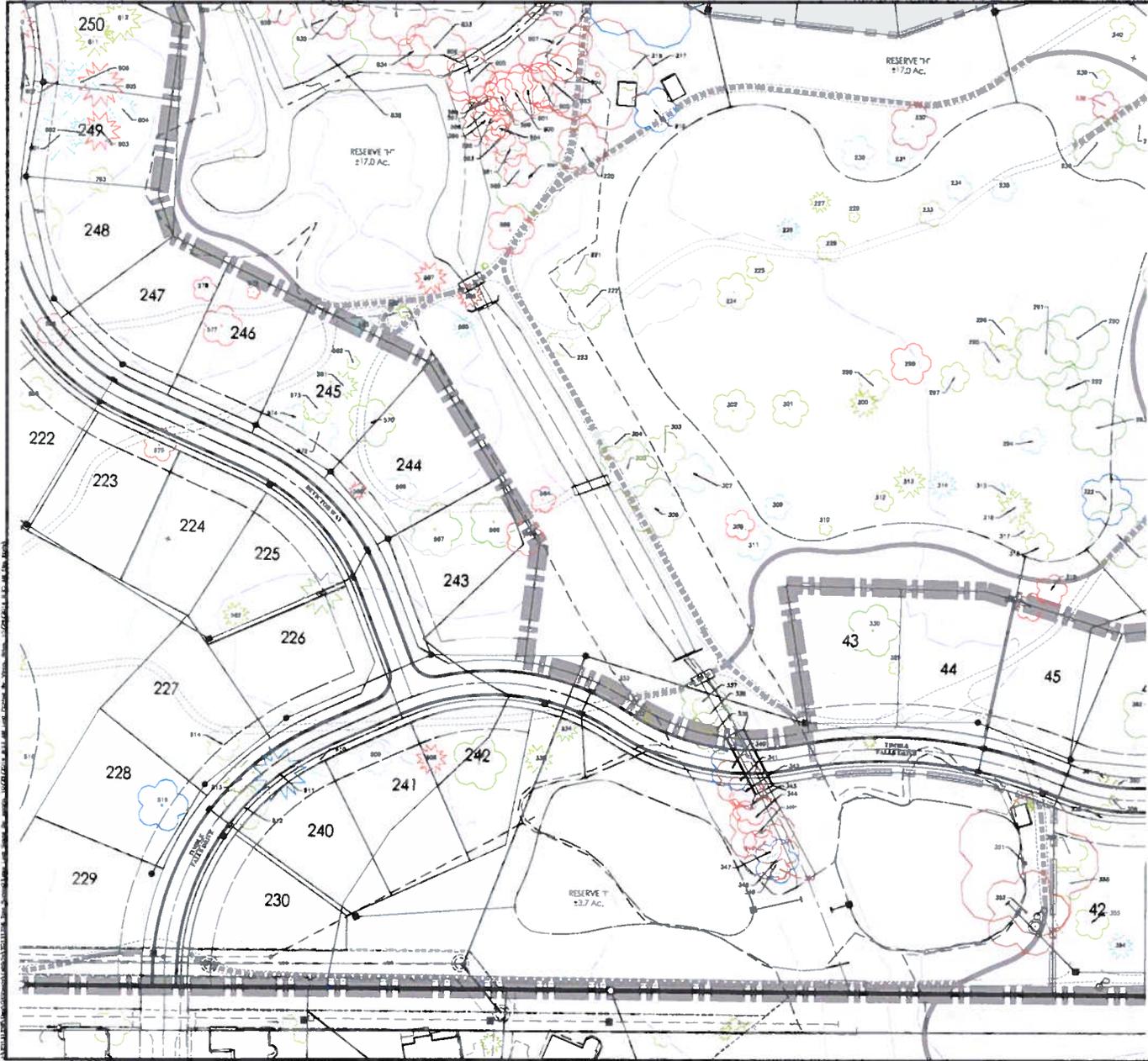
NO.	DATE	DESCRIPTION



CITY OF BELLAIR, RANDALL, DELANEY & UNION COUNTIES, OREGON
 TREE-OUTRIGGER - SCALE ALL TREES
RIVIERA TREE SURVEY



DATE	September, 2014
SCALE	1" = 20'
JOB NO.	2013-1220
DRAWN BY	
CHECKED BY	
DATE	5/11



LEGEND - < 24"

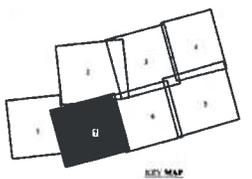
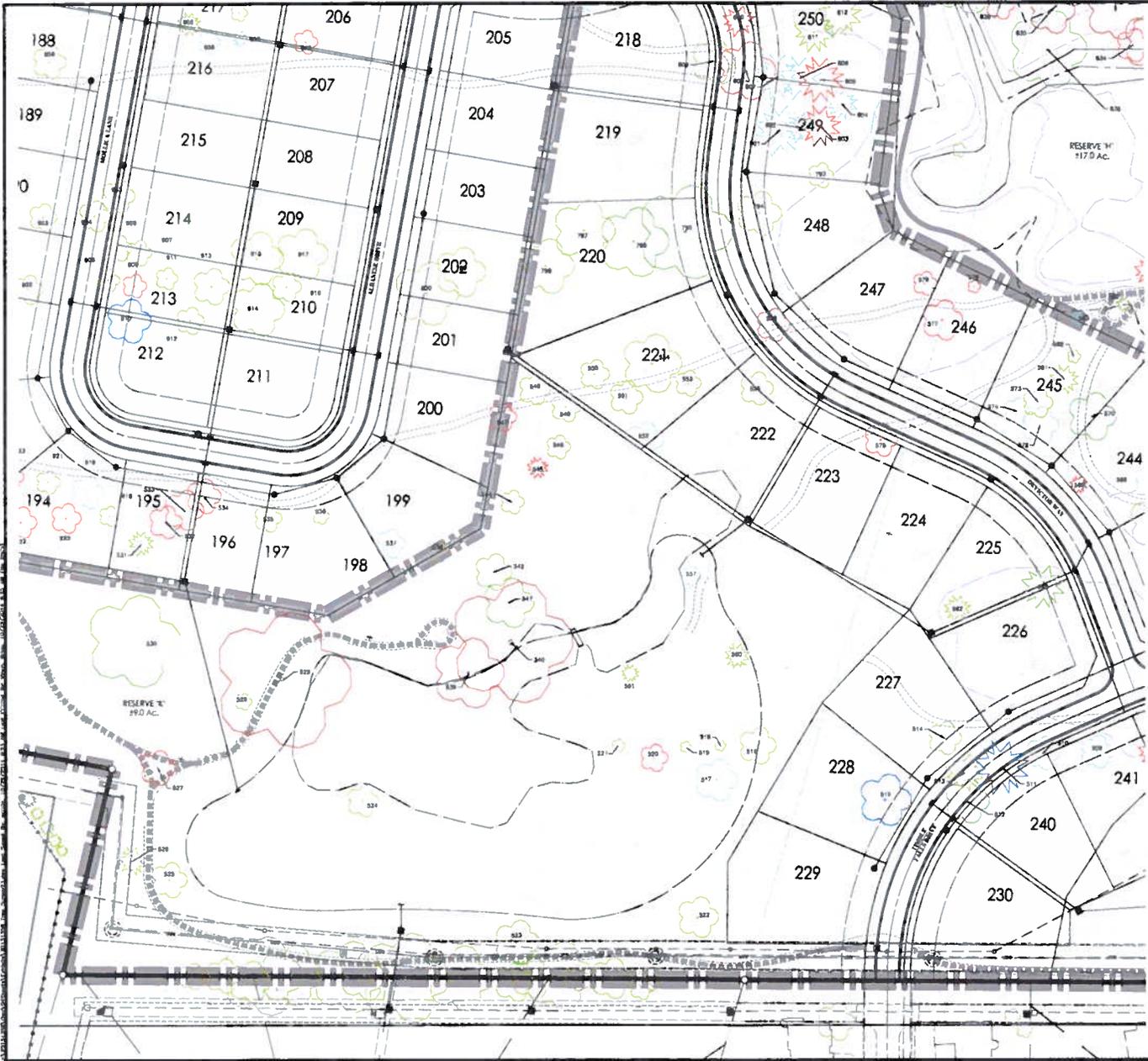
Green	Good
Blue	Fair
Purple	Poor

LEGEND - 24" & >

Green	Good
Blue	Fair
Red	Poor



RETURN TO: NAME: _____ ADDRESS: _____ CITY: _____
CITY OF DUBLIN, IRELAND, 12140 WILLOW AVE, DUBLIN, ONTARIO, L3R 9V9 TREE OFFICIAL - 90 SCALE - ALL TREES RIVIERA TREE SURVEY
DATE: September, 2014 SCALE: 1" = 50' JOB NO.: 2014-1206 SHEET: 6/11



LEGEND - 1/4" = 1' - 0"	
	Dead
	Fair
	Poor
LEGEND - 1/4" = 1' - 0"	
	Dead
	Fair
	Poor



TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
1	Malus spp.	Malus	7-8-8-8-6	Peer
2	Fraxinus pennsylvanica	Green ash	12	Dead
3	Pinus strobus	White pine	8	Dead
4	Pinus strobus	White pine	10	Dead
5	Pinus strobus	White pine	11	Dead
6	Pinus strobus	White pine	10	Dead
7	Pinus strobus	White pine	11	Dead
8	Pinus strobus	White pine	11	Dead
9	Pinus strobus	White pine	8	Dead
10	Pinus strobus	White pine	10	Dead
11	Pinus strobus	White pine	8	Dead
12	Pinus strobus	White pine	8	Dead
13	Pinus strobus	White pine	11	Dead
14	Pinus pungens	Blue spruce	13	Dead
17	Salix spp.	Cottonwood	9	Dead
18	Platanus x occidentalis	London plane	30	Dead
19	Quercus bicolor var. inermis	Thornless hophornbeam	28	Dead
20	Quercus bicolor var. inermis	Thornless hophornbeam	28	Dead
21	Acer saccharum	Sugar maple	24	Dead
22	Platanus x occidentalis	London plane	28	Dead
23	Fraxinus spp.	Ash	18	Dead
24	Fraxinus pennsylvanica	Green ash	10	Fair
25	Acer saccharum	Sugar maple	7	Dead
26	Quercus rubra	Red oak	9	Dead
27	Betula nigra	Beech bark	8-9-7-8-7	Dead
28	Betula nigra	Beech bark	10	Fair
29	Betula nigra	Beech bark	11-9	Dead
30	Quercus bicolor var. inermis	Thornless hophornbeam	20	Fair
31	Crataegus spp.	Hawthorn	7	Dead
32	Prunus spp.	Ornamental Cherry	12	Fair
33	Acer glabrum	American maple	7-8-8	Dead
34	Quercus bicolor var. inermis	Thornless hophornbeam	24	Fair
35	Acer rubrum	Red maple	17	Dead
36	Quercus rubra	Red oak	28	Dead
37	Acer rubrum	Red maple	12-7	Dead
38	Pinus edulis	Ornamental Pear	10	Peer
39	Acer saccharum	Sugar maple	22-21	Dead
40	Fraxinus americana	White ash	10	Peer
41	Acer saccharum	Sugar maple	10	Fair
42	Quercus bicolor var. inermis	Thornless hophornbeam	21	Fair
43	Fraxinus spp.	Ash	14	Dead
44	Quercus bicolor var. inermis	Thornless hophornbeam	13-11	Fair
45	Pinus strobus	White pine	13	Dead
46	Pinus strobus	White pine	13	Dead
47	Tilia americana	Linden	13	Dead
48	Tilia americana	Linden	8-8-8	Dead
49	Tilia americana	Linden	21	Dead
50	Quercus bicolor var. inermis	Thornless hophornbeam	18	Dead
51	Quercus rubra	Red oak	28	Dead
52	Pinus strobus	White pine	20	Dead
53	Pinus strobus	White pine	18	Dead
54	Pinus strobus	White pine	19	Dead
55	Quercus rubra	Red oak	30	Dead
56	Pinus pungens	Blue spruce	12	Fair
57	Quercus rubra	Red oak	28	Dead
58	Pinus pungens	Blue spruce	12	Dead
59	Pinus pungens	Blue spruce	14	Dead
60	Pinus pungens	Blue spruce	13	Dead
61	Pinus pungens	Blue spruce	14	Dead
62	Pinus pungens	Blue spruce	14	Dead
63	Pinus pungens	Blue spruce	12	Peer
64	Pinus pungens	Blue spruce	14	Dead
65	Pinus pungens	Blue spruce	14	Dead
66	Pinus strobus	White pine	18	Dead
67	Pinus strobus	White pine	14	Dead
68	Pinus strobus	White pine	14	Fair
69	Pinus strobus	White pine	14	Peer
70	Pinus strobus	White pine	14	Peer
71	Acer saccharum	Sugar maple	40	Dead
72	Pinus pungens	Blue spruce	14	Dead
73	Pinus pungens	Blue spruce	14	Dead
74	Fraxinus spp.	Ash	9	Peer
75	Quercus bicolor var. inermis	Thornless hophornbeam	18	Dead
76	Quercus bicolor var. inermis	Thornless hophornbeam	30	Dead
77	Fraxinus pennsylvanica	Green ash	10	Fair
78	Fraxinus pennsylvanica	Green ash	10	Fair
79	Fraxinus pennsylvanica	Green ash	10	Fair
80	Fraxinus pennsylvanica	Green ash	10	Fair
81	Quercus bicolor var. inermis	Thornless hophornbeam	19	Fair
82	Quercus bicolor var. inermis	Thornless hophornbeam	18	Dead
83	Liquidambar styraciflua	Sweetgum	18	Dead
84	Liquidambar styraciflua	Sweetgum	18	Fair
85	Fraxinus pennsylvanica	Green ash	9	Fair
86	Fraxinus pennsylvanica	Green ash	8	Peer
87	Fraxinus pennsylvanica	Green ash	6	Fair
88	Quercus bicolor var. inermis	Thornless hophornbeam	32	Dead
89	Fraxinus pennsylvanica	Green ash	18	Peer
90	Fraxinus pennsylvanica	Green ash	17	Fair
91	Fraxinus pennsylvanica	Green ash	23	Dead
92	Fraxinus pennsylvanica	Green ash	28	Peer
93	Fraxinus pennsylvanica	Green ash	18-18	Peer
94	Fraxinus pennsylvanica	Green ash	40	Peer
95	Fraxinus pennsylvanica	Green ash	21-21	Peer
96	Pinus pungens	Blue spruce	13	Fair

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
114	Pinus pungens	Blue spruce	9	Peer
115	Pinus pungens	Blue spruce	12	Fair
116	Pinus pungens	Blue spruce	11	Peer
117	Liquidambar styraciflua	Sweetgum	18	Dead
118	Fraxinus pennsylvanica	Green ash	10	Peer
119	Acer rubrum	Red maple	15	Dead
120	Pinus pungens	Blue spruce	18	Fair
121	Pinus pungens	Blue spruce	15	Fair
122	Pinus pungens	Blue spruce	15	Peer
123	Quercus rubra	Red oak	18	Dead
124	Quercus rubra	Red oak	18	Dead
125	Quercus rubra	Red oak	18	Dead
126	Quercus rubra	Red oak	18	Dead
127	Quercus rubra	Red oak	18	Dead
128	Quercus rubra	Red oak	18	Dead
129	Quercus rubra	Red oak	18	Dead
130	Quercus rubra	Red oak	18	Dead
131	Pinus pungens	Blue spruce	15	Dead
132	Tilia americana	Linden	18	Dead
133	Pinus pungens	Blue spruce	23	Dead
134	Pinus x scottiana	London plane	19	Dead
135	Pinus pungens	Blue spruce	13	Peer
136	Pinus edulis	Ornamental Pear	30	Fair
137	Acer saccharum	Sugar maple	12	Dead
138	Acer rubrum	Red maple	16	Fair
139	Liquidambar styraciflua	Sweetgum	15	Dead
140	Pinus pungens	Blue spruce	10	Peer
141	Acer saccharum	Sugar maple	18	Dead
142	Fraxinus pennsylvanica	Green ash	34	Peer
143	Pinus x scottiana	London plane	26	Dead
144	Liquidambar styraciflua	Sweetgum	16	Dead
145	Liquidambar styraciflua	Sweetgum	18	Dead
146	Fraxinus pennsylvanica	Green ash	28	Dead
147	Acer rubrum	Red maple	13	Dead
148	Pinus pungens	Blue spruce	20	Fair
149	Quercus rubra	Red oak	34	Dead
150	Quercus rubra	Red oak	38	Dead
151	Quercus rubra	Red oak	30	Dead
152	Fraxinus pennsylvanica	Green ash	14	Dead
153	Pinus pungens	Blue spruce	20	Dead
154	Quercus rubra	Red oak	22	Dead
155	Quercus rubra	Red oak	28	Dead
156	Quercus rubra	Red oak	24	Dead
157	Tilia americana	Linden	24	Dead
158	Tilia americana	Linden	17	Dead
159	Tilia americana	Linden	25	Dead
160	Tilia americana	Linden	22	Dead
161	Quercus rubra	Red oak	38	Dead
162	Quercus rubra	Red oak	28	Dead
163	Quercus rubra	Red oak	28	Dead
164	Pinus pungens	Blue spruce	18	Dead
165	Pinus pungens	Blue spruce	17	Dead
166	Pinus pungens	Blue spruce	20	Dead
167	Pinus pungens	Blue spruce	18	Dead
168	Acer rubrum	Red maple	18	Dead
169	Fraxinus pennsylvanica	Green ash	16	Fair
170	Fraxinus pennsylvanica	Green ash	54	Dead
171	Fraxinus pennsylvanica	Green ash	10	Peer
172	Fraxinus pennsylvanica	Green ash	18	Dead
173	Fraxinus pennsylvanica	Green ash	15	Dead
174	Fraxinus pennsylvanica	Green ash	15	Dead
175	Fraxinus pennsylvanica	Green ash	15	Dead
176	Acer rubrum	Red maple	7	Dead
177	Tilia americana	Linden	28	Dead
178	Pinus pungens	Blue spruce	9	Dead
179	Pinus pungens	Blue spruce	8	Dead
180	Pinus pungens	Blue spruce	9	Dead
181	Pinus pungens	Blue spruce	8	Dead
182	Pinus pungens	Blue spruce	8-10-10-28	Fair
183	Pinus pungens	Blue spruce	18	Fair
184	Pinus pungens	Blue spruce	18	Dead
185	Pinus pungens	Blue spruce	14	Dead
186	Pinus pungens	Blue spruce	18	Dead
187	Pinus pungens	Blue spruce	18	Dead
188	Pinus pungens	Blue spruce	18	Dead
189	Pinus pungens	Blue spruce	15	Dead
190	Pinus pungens	Blue spruce	14	Dead
191	Pinus pungens	Blue spruce	14	Dead
192	Pinus pungens	Blue spruce	18	Dead
193	Pinus pungens	Blue spruce	14	Dead
194	Quercus bicolor var. inermis	Thornless hophornbeam	18	Dead
195	Pinus strobus	White pine	20	Fair
196	Pinus strobus	White pine	14	Dead
197	Pinus strobus	White pine	22	Fair
198	Pinus strobus	White pine	9	Dead
199	Pinus strobus	White pine	13	Dead
200	Pinus strobus	White pine	13	Dead
201	Pinus strobus	White pine	13	Dead
202	Pinus strobus	White pine	13	Dead
203	Pinus strobus	White pine	13	Dead
204	Quercus bicolor var. inermis	Thornless hophornbeam	9	Dead
205	Tilia americana	Linden	28	Dead
206	Coryla avellana	Shagbark Hickory	18	Dead
207	Fraxinus pennsylvanica	Green ash	25	Peer
208	Fraxinus pennsylvanica	Green ash	10	Peer
209	Fraxinus pennsylvanica	Green ash	32	Peer
210	Fraxinus pennsylvanica	Green ash	22	Peer
211	Coryla avellana	Shagbark Hickory	18	Dead
212	Coryla avellana	Shagbark Hickory	13	Dead
213	Quercus rubra	Red oak	20	Dead
214	Fraxinus pennsylvanica	Green ash	14-13-18	Peer
215	Fraxinus pennsylvanica	Green ash	18	Peer
216	Quercus rubra	Red oak	72	Fair
217	Fraxinus pennsylvanica	Green ash	33-80	Peer

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
218	Prunus serotina	Black cherry	12	Dead
219	Acer saccharum	Sugar maple	24	Fair
220	Fraxinus americana	White ash	28	Peer
221	Acer saccharum	Sugar maple	22	Dead
222	Acer rubrum	Red maple	24	Dead
223	Acer saccharum	Sugar maple	16	Dead
224	Acer saccharum	Sugar maple	20	Dead
225	Liquidambar styraciflua	Sweetgum	15	Dead
226	Pinus strobus	White pine	13	Fair
227	Pinus strobus	White pine	12	Dead
228	Liquidambar styraciflua	Sweetgum	18	Dead
229	Platanus x occidentalis	London plane	5	Dead
230	Quercus bicolor var. inermis	Thornless hophornbeam	18	Fair
231	Acer saccharum	Sugar maple	18	Fair
232	Fraxinus pennsylvanica	Green ash	25	Peer
233	Acer saccharum	Sugar maple	16	Dead
234	Quercus bicolor var. inermis	Thornless hophornbeam	14	Fair
235	Acer saccharum	Sugar maple	14	Fair
236	Tilia americana	Linden	28-8	Dead
237	Tilia americana	Linden	28	Dead
238	Fraxinus pennsylvanica	Green ash	18	Dead
239	Acer rubrum	Red maple	10	Dead
240	Acer rubrum	Red maple	14	Dead
241	Acer rubrum	Red maple	18	Fair
242	Platanus x occidentalis	London plane	6	Dead
243	Liquidambar styraciflua	Sweetgum	17	Dead
244	Fraxinus pennsylvanica	Green ash	24	Peer
245	Liquidambar styraciflua	Sweetgum	18	Dead
246	Pinus pungens	Blue spruce	12	Dead
247	Pinus pungens	Blue spruce	11	Dead
248	Pinus pungens	Blue spruce	9	Peer
249	Pinus pungens	Blue spruce	10	Dead
250	Acer rubrum	Red maple	9	Peer
251	Liquidambar styraciflua	Sweetgum	20	Dead
252	Fraxinus pennsylvanica	Green ash	13-18	Peer
253	Pinus pungens	Blue spruce	12	Dead
254	Pinus pungens	Blue spruce	8	Fair
255	Pinus strobus	White pine	17	Dead
256	Liquidambar styraciflua	Sweetgum	18	Dead
257	Acer saccharum	Sugar maple	13	Dead
258	Pinus pungens	Blue spruce	14	Dead
259	Pinus strobus	White pine	18	Dead
260	Fraxinus americana	White ash	8	Fair
261	Pinus strobus	White pine	19	Dead
262	Acer rubrum	Red maple	15	Dead
263	Pinus strobus	White pine	11	Dead
264	Pinus strobus	White pine	10	Fair
265	Pinus strobus	White pine	13	Dead
266	Liquidambar styraciflua	Sweetgum	18	Dead
267	Quercus rubra	Red oak	30	Dead
268	Liquidambar styraciflua	Sweetgum	15	Dead
269	Liquidambar styraciflua	Sweetgum	15	Dead
270	Tilia americana	Linden	24	Dead
271	Tilia americana	Linden	22	Dead
272	Tilia americana	Linden	13-14-12	Dead
273	Tilia americana	Linden	19	Dead
274	Liquidambar styraciflua	Sweetgum	14	Dead
275	Tilia americana	Linden	18	Dead
276	Tilia americana	Linden	18	Dead
277	Fraxinus americana	White ash	8	Dead
278	Liquidambar styraciflua	Sweetgum	8	Dead
279	Fraxinus pennsylvanica	Green ash	11	Fair

CITY OF BURLINGTON, ILLINOIS
 TREE-GOVERNMENT-SCALE: ALL TREES
 RIVERA
 TREE SURVEY
 EMHT
 8/11

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
280	Fraxinus americana	White ash	9	Fair
281	Fraxinus americana	White ash	8	Poor
282	Fraxinus americana	White ash	12	Fair
283	Liquidambar styraciflua	Sweetgum	18	Good
284	Tilia americana	Linden	25	Good
285	Fraxinus spp.	Ash	16	Good
286	Liquidambar styraciflua	Sweetgum	18	Good
287	Fraxinus americana	White ash	9	Fair
288	Quercus pedunculata	Pin oak	24	Good
289	Acer saccharinum	Silver maple	30	Good
290	Quercus pedunculata	Pin oak	34	Good
291	Quercus pedunculata	Pin oak	36	Good
292	Quercus pedunculata	Pin oak	24	Good
293	Quercus rubra	Red oak	31	Good
294	Tilia americana	Linden	9-10-14	Fair
295	Tilia americana	Linden	10	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 strobus	Scots pine	16	Good
301	Liquidambar styraciflua	Sweetgum	20	Good
302	Thuja sibirica	Blue cedar	23	Good
303	Tilia americana	Linden	22	Good
304	Acer saccharum	Sugar maple	18	Good
305	Quercus pedunculata	Pin oak	32	Good
306	Quercus pedunculata	Pin oak	32	Good
307	Tilia americana	Linden	21	Fair
308	Fraxinus americana	White ash	18-8-8	Good
309	Ulmus parviflorus	Chinese elm	7-7-8-7-14	Fair
310	Acer rubrum	Red maple	7	Good
311	Pyrus calleryana	Ornamental Pear	18-8-12	Fair
312	Quercus pedunculata	Pin oak	11	Good
313	Pinus strobus	Scots pine	18	Good
314	Pinus pungens	Blue spruce	16	Fair
315	Pinus pungens	Blue spruce	12	Fair
316	Pinus pungens	Blue spruce	18	Good
317	Acer rubrum	Red maple	9	Good
318	Quercus pedunculata	Pin oak	18	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 strobus	Scots pine	18	Fair
324	Quercus bicolor	White oak	18	Fair
325	Pinus strobus	White pine	24	Good
326	Pinus strobus	White pine	20	Good
327	Liquidambar styraciflua	Sweetgum	8	Good
328	Quercus pedunculata	Pin oak	28	Good
329	Pinus pungens	Blue spruce	13	Good
330	Liquidambar styraciflua	Sweetgum	7	Good
331	Pinus pungens	Blue spruce	14	Good
332	Pinus strobus	White pine	18	Good
333	Populus x canadensis	Lemon poplar	29	Good
334	Populus deltoides	Oldfield poplar	28	Good
335	Populus deltoides	Oldfield poplar	22-20	Good
336	Populus deltoides	Oldfield poplar	20-28	Good
337	Populus deltoides	Oldfield poplar	30-25	Fair
338	Populus deltoides	Oldfield poplar	28	Poor
339	Populus deltoides	Oldfield poplar	20	Poor
340	Populus deltoides	Oldfield poplar	22	Poor
341	Populus deltoides	Oldfield poplar	23	Poor
342	Populus deltoides	Oldfield poplar	22	Poor
343	Populus deltoides	Oldfield poplar	22	Poor
344	Populus deltoides	Oldfield poplar	23	Poor
345	Populus deltoides	Oldfield poplar	36	Poor
346	Populus deltoides	Oldfield poplar	25	Good
347	Populus deltoides	Oldfield poplar	31	Poor
348	Populus deltoides	Oldfield poplar	18-18-24	Fair
349	Populus deltoides	Oldfield poplar	22	Fair
350	Populus deltoides	Oldfield poplar	24	Good
351	Salix alba	Weeping willow	78	Good
352	Salix alba	Weeping willow	21-44-42	Poor
353	Pinus pungens	Blue spruce	10	Good
354	Pinus pungens	Blue spruce	14	Fair
355	Liquidambar styraciflua	Sweetgum	18	Good
356	Liquidambar styraciflua	Sweetgum	20	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 pedunculata	Pin oak	36	Good
364	Quercus pedunculata	Pin oak	34	Good
365	Pinus pungens	Blue spruce	14	Fair
366	Pinus pungens	Blue spruce	18	Fair
367	Quercus pedunculata	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 pedunculata	Pin oak	30	Good
372	Tilia cordata	Littleleaf Linden	18	Good
373	Tilia cordata	Littleleaf Linden	28	Good

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

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
470	Pinus strobus	Scots pine	11	Fair
471	Pinus strobus	Scots pine	10	Fair
472	Pinus strobus	Scots pine	7	Fair
473	Pinus strobus	Scots pine	13	Fair
474	Pinus strobus	Scots pine	6	Fair
475	Pinus strobus	Scots pine	7	Fair
476	Pinus strobus	Scots pine	10	Fair
477	Pinus strobus	Scots pine	10	Fair
478	Pinus strobus	Scots pine	10	Fair
479	Pinus strobus	Scots pine	10	Fair
480	Pinus strobus	Scots pine	6	Fair
481	Pinus strobus	Scots pine	6	Fair
482	Pinus strobus	Scots pine	8	Fair
483	Pinus strobus	Scots pine	8	Fair
484	Pinus strobus	Scots pine	8	Fair
485	Pinus strobus	Scots pine	8	Fair
486	Pinus strobus	Scots pine	7	Fair
487	Pinus strobus	Scots pine	8	Fair
488	Pinus strobus	Scots pine	8	Fair
489	Pinus strobus	Scots pine	8	Fair
490	Pinus strobus	Scots pine	8	Fair
491	Pinus strobus	Scots pine	8	Fair
492	Pinus strobus	Scots pine	10	Fair
493	Pinus strobus	Scots pine	5	Fair
494	Pinus strobus	Scots pine	6	Fair
495	Pinus strobus	Scots pine	6	Fair
496	Pinus strobus	Scots pine	7	Fair
497	Pinus strobus	Scots pine	6	Fair
498	Pinus strobus	Scots pine	8	Fair
499	Pinus strobus	Scots pine	8	Fair
500	Salix alba	Weeping willow	7	Good
501	Pyrus calleryana	Ornamental Pear	10	Good
502	Pyrus calleryana	Ornamental Pear	12	Good
503	Pyrus calleryana	Ornamental Pear	11	Fair
504	Pyrus calleryana	Ornamental Pear	12	Fair
505	Pyrus calleryana	Ornamental Pear	10	Poor
506	Pinus strobus	Scots pine	12	Fair
507	Pinus strobus	Scots pine	10	Good
508	Pinus pungens	Blue spruce	17	Poor
509	Fraxinus americana	White ash	18	Fair
510	Fraxinus americana	White ash	16	Fair
511	Pinus strobus	Scots pine	30	Fair
512	Acer saccharum	Sugar maple	24	Good
513	Pinus strobus	Scots pine	22	Good
514	Coryx glabra	Pignut Hickory	18	Good
515	Fraxinus americana	White ash	23	Fair
516	Acer x fraxinoides	Fraxinoid maple	20	Good
517	Fraxinus americana	White ash	28	Fair
518	Acer saccharum	Sugar maple	6	Good
519	Acer rubrum	Red maple	6	Good
520	Fraxinus pennsylvanica	Green ash	18	Poor
521	Acer saccharum	Sugar maple	7	Good
522	Acer saccharum	Sugar maple	22	Good
523	Acer saccharum	Sugar maple	24	Good
524	Acer saccharum	Sugar maple	17	Good
525	Liquidambar styraciflua	Sweetgum	19	Good
526	Pinus pungens	Blue spruce	18	Good
527	Fraxinus pennsylvanica	Green ash	19-16-17	Poor
528	Acer rubrum	Red maple	8	Good
529	Salix alba	Weeping willow	76-52	Poor
530	Quercus bicolor	White oak	50	Good
531	Pinus 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	Quercus bicolor	White oak	13	Good
536	Liquidambar styraciflua	Sweetgum	6	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	60	Poor
541	Tilia americana	Linden	27	Good
542	Tilia americana	Linden	20	Good
543	Quercus pedunculata	Pin oak	13	Good
544	Pinus strobus	Scots pine	12	Poor
545	Liquidambar styraciflua	Sweetgum	13	Good
546	Liquidambar styraciflua	Sweetgum	15	Poor
547	Liquidambar styraciflua	Sweetgum	17	Good
548	Acer rubrum	Red maple	16	Good
549	Liquidambar styraciflua	Sweetgum	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	Quercus bicolor	White oak	18	Good
556	Fraxinus pennsylvanica	Green ash	10	Poor
557	Fraxinus pennsylv			

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	18	Good
563	Picea pungens	Blue spruce	24	Good
564	Fraxinus americana	White ash	14	Peer
565	Fraxinus americana	White ash	20	Peer
566	Quercus rubra	Red oak	27	Good
567	Quercus pedunculata	Pin oak	39	Good
568	Liquidambar styraciflua	Sweetgum	10	Fair
569	Picea pungens	Blue spruce	10	Peer
570	Acer saccharinum	Silver maple	28	Good
571	Populus deltoides	Cottonwood	20-20	Fair
572	Populus deltoides	Cottonwood	16-18-18	Good
573	Quercus rubra	Red oak	14	Fair
574	Fraxinus americana	White ash	18	Peer
575	Fraxinus pennsylvanica	Green ash	22-22	Peer
576	Fraxinus pennsylvanica	Green ash	13	Peer
577	Fraxinus americana	White ash	7	Peer
578	Picea pungens	Blue spruce	10	Good
579	Picea pungens	Blue spruce	12	Fair
580	Picea pungens	Blue spruce	8	Good
581	Picea pungens	Blue spruce	12	Fair
582	Picea pungens	Blue spruce	14	Peer
583	Fraxinus americana	White ash	18	Peer
584	Fraxinus pennsylvanica	Green ash	20-10-14-12-2	Peer
585	Fraxinus pennsylvanica	Green ash	6-13	Peer
586	Quercus rubra	Red oak	48	Good
587	Fraxinus americana	White ash	14	Peer
588	Fraxinus pennsylvanica	Green ash	18	Peer
589	Fraxinus pennsylvanica	Green ash	17	Peer
590	Fraxinus pennsylvanica	Green ash	10	Peer
591	Fraxinus pennsylvanica	Green ash	24	Peer
592	Fraxinus pennsylvanica	Green ash	13	Peer
593	Fraxinus pennsylvanica	Green ash	6	Peer
594	Fraxinus pennsylvanica	Green ash	11-18	Peer
595	Fraxinus pennsylvanica	Green ash	20	Peer
596	Fraxinus pennsylvanica	Green ash	21	Peer
597	Fraxinus pennsylvanica	Green ash	18	Peer
598	Fraxinus pennsylvanica	Green ash	18	Peer
599	Fraxinus pennsylvanica	Green ash	18	Peer
600	Fraxinus pennsylvanica	Green ash	12-21	Peer
601	Fraxinus pennsylvanica	Green ash	28	Peer
602	Fraxinus pennsylvanica	Green ash	28	Peer
603	Fraxinus pennsylvanica	Green ash	18	Peer
604	Fraxinus pennsylvanica	Green ash	18	Peer
605	Fraxinus pennsylvanica	Green ash	28	Peer
606	Fraxinus pennsylvanica	Green ash	28	Peer
607	Picea pungens	Blue spruce	28	Peer
608	Picea pungens	Blue spruce	18	Peer
609	Fraxinus americana	White ash	21	Peer
610	Fraxinus americana	White ash	21	Peer
611	Acer palmatum	Norway maple	12	Fair
612	Picea pungens	Blue spruce	18	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	18	Peer
617	Picea pungens	Blue spruce	10	Peer
618	Quercus rubra	Red oak	20	Good
619	Acer saccharum	Sugar maple	8	Peer
620	Fraxinus americana	White ash	28	Peer
621	Liquidambar styraciflua	Sweetgum	18	Good
622	Acer saccharum	Sugar maple	15	Good
623	Fraxinus americana	White ash	8	Fair
624	Acer saccharum	Sugar maple	14	Good
625	Liquidambar styraciflua	Sweetgum	14	Fair
626	Picea nigra	Austrian pine	19	Fair
627	Picea nigra	Austrian pine	11-11	Fair
628	Picea nigra	Austrian pine	16	Fair
629	Fraxinus pennsylvanica	Green ash	14	Peer
630	Fraxinus pennsylvanica	Green ash	18	Peer
631	Picea pungens	Blue spruce	18	Fair
632	Picea pungens	Blue spruce	13	Fair
633	Liquidambar styraciflua	Sweetgum	17	Good
634	Fraxinus pennsylvanica	Green ash	7	Peer
635	Fraxinus pennsylvanica	Green ash	7	Peer
636	Fraxinus pennsylvanica	Green ash	8	Peer
637	Fraxinus pennsylvanica	Green ash	8	Peer
638	Fraxinus pennsylvanica	Green ash	8	Peer
639	Fraxinus pennsylvanica	Green ash	7	Peer
640	Liquidambar styraciflua	Sweetgum	18	Good
641	Picea pungens	Blue spruce	11	Good
642	Liquidambar styraciflua	Sweetgum	18	Good
643	Picea pungens	Blue spruce	14	Fair
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	18	Good
649	Picea pungens	Blue spruce	14	Peer
650	Picea pungens	Blue spruce	18	Good
651	Picea pungens	Blue spruce	18	Fair
652	Picea pungens	Blue spruce	14	Fair
653	Picea pungens	Blue spruce	14	Peer
654	Liquidambar styraciflua	Sweetgum	18	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 saccharum	Sugar maple	24	Peer
658	Picea pungens	Blue spruce	14	Peer
659	Fraxinus pennsylvanica	Green ash	17	Peer
660	Acer saccharum	Sugar maple	18-23	Good
661	Acer saccharum	Sugar maple	10	Good
662	Picea pungens	Blue spruce	11	Peer
663	Quercus rubra	Red oak	28	Good
664	Fraxinus pennsylvanica	Green ash	14	Peer
665	Liquidambar styraciflua	Sweetgum	10	Good
666	Acer rubrum	Red maple	18	Good
667	Fraxinus pennsylvanica	Green ash	22-28	Peer
668	Salis app.	Willow	30	d
669	Liquidambar styraciflua	Sweetgum	19	Good
670	Populus deltoides	Cottonwood	33	Fair
671	Populus deltoides	Cottonwood	26	Fair
672	Fraxinus pennsylvanica	Green ash	18-17-18-20-1	Peer
673	Populus deltoides	Cottonwood	40	Fair
674	Populus deltoides	Cottonwood	48	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	28	Fair
680	Populus deltoides	Cottonwood	22	Fair
681	Fraxinus pennsylvanica	Green ash	12-18	Peer
682	Liquidambar styraciflua	Sweetgum	14	Good
683	Populus deltoides	Cottonwood	20	Fair
684	Populus deltoides	Cottonwood	32	Good
685	Populus deltoides	Cottonwood	24	Good
686	Acer saccharum	Sugar maple	18	Good
687	Liquidambar styraciflua	Sweetgum	15	Good
688	Acer saccharum	Sugar maple	32	Good
689	Fraxinus pennsylvanica	Green ash	18	Peer
690	Picea pungens	Blue spruce	16	Good
691	Prunus spp.	Ornamental cherry	9-12	Peer
692	Quercus pedunculata	Pin oak	31	Good
693	Acer saccharum	Sugar maple	15	Good
694	Picea pungens	Blue spruce	17	Peer
695	Fraxinus americana	White ash	8	Peer
696	Fraxinus americana	White ash	6	Fair
697	Picea pungens	Blue spruce	14	Fair
698	Quercus pedunculata	Pin oak	18	Good
699	Liquidambar styraciflua	Sweetgum	18	Good
700	Liquidambar styraciflua	Sweetgum	18	Good
701	Picea pungens	Blue spruce	17	Fair
702	Fraxinus pennsylvanica	Green ash	22-28	Peer
703	Fraxinus pennsylvanica	Green ash	28	Peer
704	Carya ovata	Shagbark hickory	18	Good
705	Fraxinus pennsylvanica	Green ash	14	Peer
706	Fraxinus pennsylvanica	Green ash	28	Peer
707	Carya ovata	Shagbark hickory	13-16	Good
708	Juglans nigra	Black walnut	18	Fair
709	Fraxinus pennsylvanica	Green ash	12-16	Peer
710	Juglans nigra	Black walnut	18	Peer
711	Juglans nigra	Black walnut	10	Good
712	Juglans nigra	Black walnut	10	Good
713	Populus deltoides	Cottonwood	32	Fair
714	Populus deltoides	Cottonwood	24	Peer
715	Populus deltoides	Cottonwood	24	Fair
716	Populus deltoides	Cottonwood	18	Peer
717	Populus deltoides	Cottonwood	18	Peer
718	Ulmus americana	American elm	6	Peer
719	Populus deltoides	Cottonwood	26	Fair
720	Populus deltoides	Cottonwood	26	Peer
721	Populus deltoides	Cottonwood	24-24-10	Peer
722	Populus deltoides	Cottonwood	6	Fair
723	Populus deltoides	Cottonwood	26	Fair
724	Populus deltoides	Cottonwood	11	Fair
725	Fraxinus pennsylvanica	Green ash	18	Good
726	Populus deltoides	Cottonwood	32	Fair
727	Populus deltoides	Cottonwood	22	Peer
728	Populus deltoides	Cottonwood	24	Peer
729	Populus deltoides	Cottonwood	23	Good
730	Populus deltoides	Cottonwood	7	Fair
731	Populus deltoides	Cottonwood	24-24	Peer
732	Populus deltoides	Cottonwood	24	Fair
733	Populus deltoides	Cottonwood	12	Good
734	Populus deltoides	Cottonwood	8	Good
735	Populus deltoides	Cottonwood	12	Good
736	Populus deltoides	Cottonwood	13	Peer
737	Populus deltoides	Cottonwood	32	Peer
738	Populus deltoides	Cottonwood	12	Good
739	Populus deltoides	Cottonwood	12	Peer
740	Populus deltoides	Cottonwood	9	Good
741	Populus deltoides	Cottonwood	18	Peer
742	Populus deltoides	Cottonwood	12	Good
743	Populus deltoides	Cottonwood	18	Good
744	Populus deltoides	Cottonwood	25	Peer
745	Populus deltoides	Cottonwood	14	Fair
746	Populus deltoides	Cottonwood	9	Good
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	Peer
750	Salix spp.	Willow	12	Peer
751	Populus deltoides	Cottonwood	18	Peer
752	Populus deltoides	Cottonwood	10	Peer
753	Populus deltoides	Cottonwood	18	Good
754	Populus deltoides	Cottonwood	10	Good
755	Rubus pennsylvanicus	Black Locust	14	Good
756	Maclura pumila	Osgood orange	28-14	Peer
757	Populus deltoides	Cottonwood	18	Peer
758	Rubus pennsylvanicus	Black Locust	13	Fair
759	Acer rubrum	Red maple	6	Peer
760	Populus deltoides	Cottonwood	18	Fair
761	Rubus pennsylvanicus	Black Locust	8	Good
762	Rubus pennsylvanicus	Black Locust	8-9	Good
763	Maclura spp.	Malberry	8	Peer
764	Maclura spp.	Malberry	8-8-8	Peer
765	Maclura spp.	Malberry	8	Peer
766	Maclura spp.	Malberry	6	Peer
767	Maclura spp.	Malberry	8	Peer
768	Maclura spp.	Malberry	8	Fair
769	Maclura spp.	Malberry	16	Fair
770	Maclura pumila	Osgood orange	8-8-8	Peer
771	Populus deltoides	Cottonwood	8-8-8	Peer
772	Maclura pumila	Osgood orange	12-8-8	Fair
773	Maclura pumila	Osgood orange	10	Peer
774	Maclura pumila	Osgood orange	10	Peer
775	Maclura pumila	Osgood orange	12-7	Peer
776	Maclura pumila	Osgood orange	6	Peer
777	Maclura pumila	Osgood orange	6-7	Peer
778	Fraxinus pennsylvanica	Green ash	7-8	Peer
779	Carya ovata	Shagbark hickory	12	Good
780	Populus deltoides	Cottonwood	7	Fair
781	Fraxinus pennsylvanica	Green ash	8	Peer
782	Populus deltoides	Cottonwood	12	Fair
783	Fraxinus pennsylvanica	Green ash	14-12	Peer
784	Acer saccharum	Sugar maple	6-7	Fair
785	Acer saccharum	Sugar maple	11	Good
786	Acer saccharum	Sugar maple	8	Fair
787	Acer saccharum	Sugar maple	13-8	Fair
788	Acer saccharum	Sugar maple	18-10	Good
789	Populus deltoides	Cottonwood	8	Fair
790	Quercus rubra	Red oak	40-12	Good
791	Acer saccharum	Sugar maple	8	Good
792	Carya ovata	Shagbark hickory	23	Fair
793	Acer rubrum	Red maple	9	Good
794	Platanus x occidentalis	London plane	16	Good
795	Liquidambar styraciflua	Sweetgum	14	Good
796	Acer saccharum	Sugar maple	23	Good
797	Liquidambar styraciflua	Sweetgum	22	Good
798	Liquidambar styraciflua	Sweetgum	20	Good
799	Liquidambar styraciflua	Sweetgum	23	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	Peer
804	Picea pungens	Blue spruce	12	Fair
805	Picea pungens	Blue spruce	17	Peer
806	Picea pungens	Blue spruce	18	Fair
807	Picea pungens	Blue spruce	17	Fair
808	Fraxinus pennsylvanica	Green ash	18-21	Peer
809	Thuja occidentalis var. borealis	Thornless juniper	18	Good
810	Picea pungens	Blue spruce	12	Peer
811	Picea pungens	Blue spruce	18	Good
812	Picea pungens	Blue spruce	18	Good
813	Liquidambar styraciflua	Sweetgum	22	Good
814	Picea pungens	Blue spruce	10-7-6	Peer
815	Maclura spp.	Malberry	32	Peer
816	Populus deltoides	Cottonwood	17	Peer
817	Salix spp.	Willow	18	Peer
818	Populus deltoides	Cottonwood	30	Fair
819	Salix spp.	Weeping willow	20	Peer
820	Populus deltoides	Cottonwood	17	Good
821	Fraxinus pennsylvanica	Green ash	32	Peer
822	Populus deltoides	Cottonwood	32	Fair
823	Fraxinus pennsylvanica	Green ash	34	Good
824	Fraxinus pennsylvanica	Green ash	13	Peer
825	Fraxinus pennsylvanica	Green ash	8	Peer
826	Fraxinus pennsylvanica	Green ash	8	Peer
827	Fraxinus pennsylvanica	Green ash	15-10	Peer
828	Fraxinus pennsylvanica	Green ash	14-13	Peer
829	Fraxinus pennsylvanica	Green ash	18	Peer
830	Quercus prinus	Chinkapin oak	14	Good
831	Fraxinus pennsylvanica	Green ash	30	Peer
832	Fraxinus americana	White ash	32	Peer

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	18	Fair
839	Liquidambar styraciflua	Tupelo	8	Good
840	Picea pungens	Blue spruce	18	Fair
841	Picea pungens	Blue spruce	18	Poor
842	Picea pungens	Blue spruce	19	Good
843	Liquidambar styraciflua	Tupelo	7	Good
844	Fraxinus pennsylvanica	Green ash	19-16	Poor
846	Thuja occidentalis var. horizontalis	Thuja	14	Poor
846	Thuja occidentalis var. horizontalis	Thuja	13	Fair
847	Thuja occidentalis var. horizontalis	Thuja	18	Fair
848	Fraxinus americana	White ash	13	Poor
849	Fraxinus pennsylvanica	Green ash	9	Fair
850	Picea pungens	Blue spruce	9	Fair
851	Liquidambar styraciflua	Sweetgum	8	Good
852	Picea pungens	Blue spruce	6-7	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 americana	White ash	21	Poor
861	Quercus pubescens	Pin oak	30	Good
862	Picea pungens	Blue spruce	13	Fair
863	Thuja occidentalis var. horizontalis	Thuja	12	Good
864	Fraxinus americana	White ash	18	Poor
865	Platanus x acerifolia	London plane	18	Good
866	Yucca filamentosa	Bald cypress	8	Good
867	Yucca filamentosa	Bald cypress	7	Good
868	Picea abies	Norway spruce	14	Good
869	Picea pungens	Blue spruce	20	Good
871	Quercus rubra	Red oak	22	Fair
872	Fraxinus americana	White ash	18	Poor
873	Fraxinus americana	White ash	18	Poor
874	Fraxinus americana	White ash	18	Fair
875	Fraxinus americana	White ash	15	Poor
877	Fraxinus americana	White ash	15	Poor
878	Liquidambar styraciflua	Sweetgum	22	Good
880	Acer saccharinum	Silver maple	32	Good
882	Quercus rubra	Red oak	28	Good
884	Picea pungens	Blue spruce	8	Fair
886	Picea pungens	Blue spruce	15	Good
887	Picea pungens	Blue spruce	18	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 plane	15-24	Poor
893	Platanus x acerifolia	London plane	24	Good
895	Picea pungens	Blue spruce	21	Good
896	Ficus caroliniana	Ornamental Pear	14	Good
897	Ficus caroliniana	Ornamental Pear	14	Good
898	Quercus pubescens	Pin oak	24	Good
899	Quercus prinus	Chinkapin oak	72	Good
900	Quercus rubra	Red oak	20	Good
901	Acer rubrum	Red Maple	9	Good
902	Ficus caroliniana	Ornamental Pear	18	Good
903	Liquidambar styraciflua	Sweetgum	19	Good
904	Liquidambar styraciflua	Sweetgum	17	Good
905	Liquidambar styraciflua	Sweetgum	18	Good
906	Quercus pubescens	Pin oak	14	Good
907	Quercus pubescens	Pin oak	12	Good
908	Quercus pubescens	Pin oak	12	Good
909	Fraxinus pennsylvanica	Green ash	13	Poor
910	Ficus caroliniana	Ornamental Pear	14-24	Fair
911	Quercus pubescens	Pin oak	12	Good
912	Carya ovata	Shagbark Hickory	15	Good
913	Thuja occidentalis var. horizontalis	Thuja	20	Good
914	Populus deltoides	Cottonwood	28	Good
915	Populus deltoides	Cottonwood	29	Good
916	Acer rubrum	Red Maple	18	Good
917	Populus deltoides	Cottonwood	28	Good
918	Liquidambar styraciflua	Sweetgum	11	Good
918	Fraxinus pennsylvanica	Green ash	18	Fair
920	Fraxinus pennsylvanica	Green ash	18	Poor
921	Liquidambar styraciflua	Sweetgum	13	Good
922	Fraxinus pennsylvanica	Green ash	17	Poor
923	Fraxinus americana	White ash	15	Poor
924	Fraxinus americana	White ash	13	Poor
925	Liquidambar styraciflua	Sweetgum	12	Good
926	Fraxinus americana	White ash	10	Poor
927	Fraxinus americana	White ash	16	Poor
928	Fraxinus americana	White ash	8	Poor
929	Fraxinus americana	White ash	12	Fair
930	Fraxinus americana	White ash	12	Poor
931	Fraxinus americana	White ash	18	Poor
932	Picea pungens	Blue spruce	18	Good
933	Quercus rubra	Red oak	30	Good
934	Fraxinus americana	White ash	12-18	Poor

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
935	Thuja occidentalis var. horizontalis	Thuja	24	Good
936	Picea pungens	Blue spruce	12	Fair
937	Fraxinus americana	White ash	24	Poor
938	Fraxinus americana	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	18	Good
944	Quercus pubescens	Pin oak	27	Good
945	Quercus pubescens	Pin oak	32	Good
946	Acer saccharinum	Silver maple	42	Good
947	Fraxinus pennsylvanica	Green ash	24	Poor
948	Thuja occidentalis var. horizontalis	Thuja	21	Good
949	Thuja occidentalis var. horizontalis	Thuja	24	Good
950	Picea pungens	Blue spruce	13	Poor
951	Picea nigra	Austrian pine	12	Good
952	Picea nigra	Austrian pine	12	Good
953	Picea nigra	Austrian pine	11	Good
954	Morus spp.	Crotonapple	7	Fair
955	Salix nigra	River birch	18	Good
956	Salix nigra	River birch	18	Good
957	Salix nigra	River birch	12-18	Good
958	Thuja occidentalis var. horizontalis	Thuja	20	Good
959	Acer saccharum	Sugar maple	23	Good
960	Platanus x acerifolia	London plane	27	Good
960	Thuja occidentalis var. horizontalis	Thuja	20	Good

CITY OF DENVER, BRANIFF DENVER AIR & GROUND CENTER, DENVER
TREE-COUNTY-SCALE - ALL TREES
RIVIERA
TREE SURVEY



EMVI
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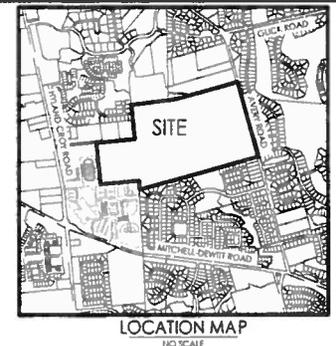
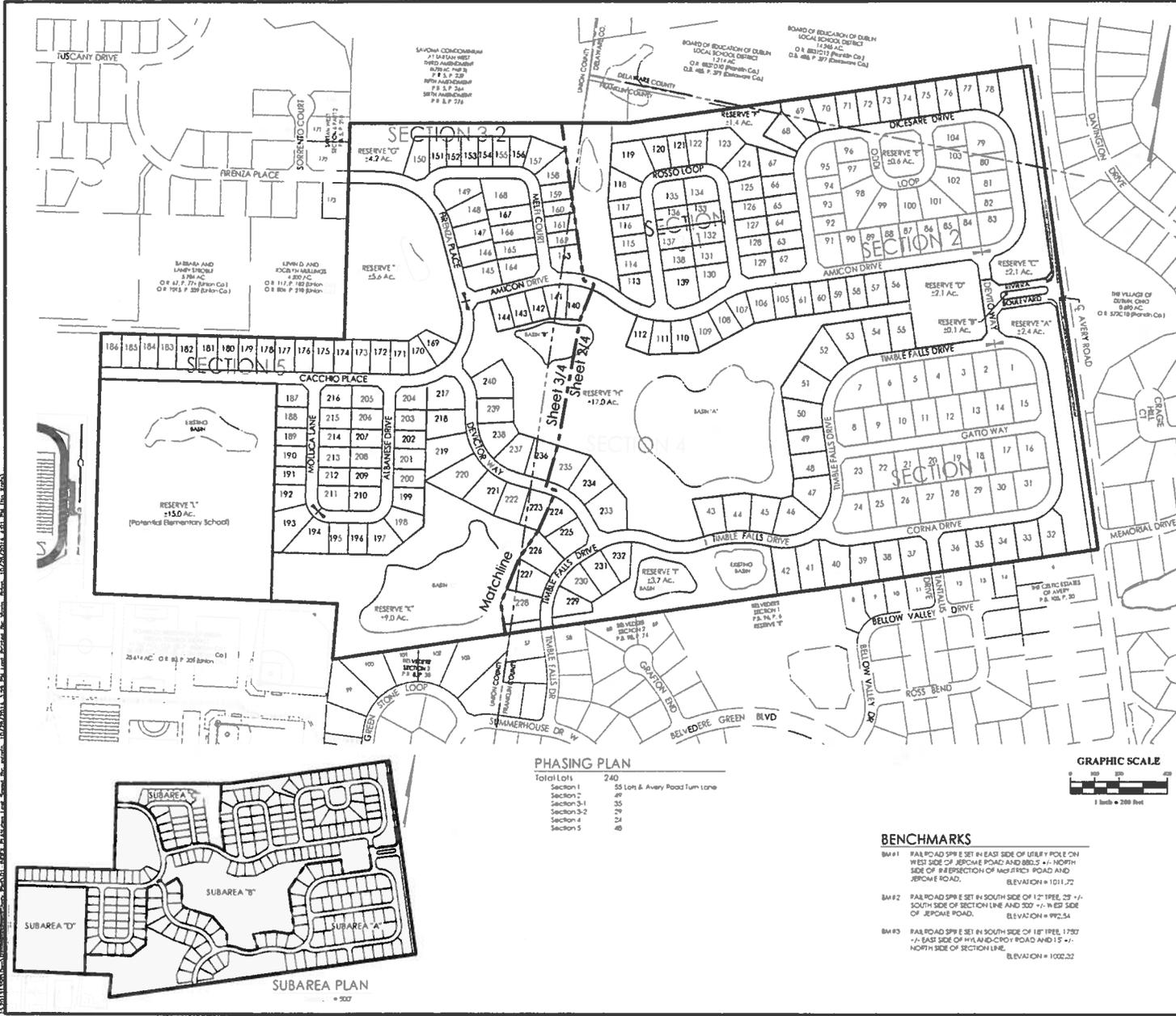
DATE: September, 2014

BY: JLB

1" = 50'

JOB NO.: 131310

DATE: 11/11



DEVELOPMENT DATA

TOTAL ACREAGE:	1167.1 AC
NUMBER OF LOTS:	240
GROSS DENSITY:	1:1.44 DU/AC
OPEN SPACE PROVIDED:	160.3 AC
RESERVE "A":	12.8 AC
RESERVE "B":	60.1 AC
RESERVE "C":	12.1 AC
RESERVE "D":	12.1 AC
RESERVE "E":	20.6 AC
RESERVE "F":	11.4 AC
RESERVE "G":	14.2 AC
RESERVE "H":	117.8 AC
RESERVE "I":	13.7 AC
RESERVE "J":	15.8 AC
RESERVE "K": (Potential Schools)	11.8 AC

PROPOSED ZONING: PUD

PERMITTED USES:
SINGLE FAMILY RESIDENCES AND OPEN SPACE.

DEVELOPMENT STANDARDS

SUBAREA "A" (Section 1 & 4)	
MINIMUM FRONT YARD SETBACK:	25'
MINIMUM SIDE YARD SETBACK:	8'
MINIMUM REAR YARD SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	35'
SUBAREA "B" (Section 2, 3-1, & 5)	
MINIMUM FRONT YARD SETBACK:	25'
MINIMUM SIDE YARD SETBACK:	8'
MINIMUM REAR YARD SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	35'
SUBAREA "C" (Section 3-2)	
MINIMUM FRONT YARD SETBACK:	25'
MINIMUM SIDE YARD SETBACK:	8'
MINIMUM REAR YARD SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	35'
SUBAREA "D" (Section 5)	
MINIMUM BUILDING/PAVING SETBACK:	25'

- NOTES**
- NOTE "A": HYDRANT LOCATIONS TO BE COORDINATED WITH WASHINGTON TOWNSHIP FIRE DEPARTMENT.
 - NOTE "B": ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD RESISTANCE RATE MAP DATED JUNE 17, 2008, THE SUBJECT PARCELS SHOWN HEREON LIES WITHIN ZONE 1, COMMUNITY PANEL NO. 300400001B.
 - NOTE "C": POST LAMPS WILL BE INSTALLED ON EACH SINGLE FAMILY LOT.
 - NOTE "D": RESERVES "A" THRU "C" AND "E" THRU "G" WILL BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE RIVERA HOMEOWNERS ASSOCIATION. RESERVES "D", "H", "I", "J", "K", "L", "M" TO BE OWNED AND MAINTAINED BY THE CITY OF DUBLIN. RESERVE "N", "O", "P" WILL ALSO PROVIDE THE NECESSARY STORMWATER FACILITIES FOR THE DEVELOPMENT AS SHOWN HEREON.
 - NOTE "E": THERE SHALL BE A STREAM CORRIDOR PROTECTION ZONE AS INDICATED ON THE PRELIMINARY PLAN. A DEFINITION IS CORRELATED WITHIN THE CITY OF DUBLIN CORRIDOR PROTECTION SECTION 53.030 FOR THE AREAS DESIGNATED AS "STREAM CORRIDOR PROTECTION ZONES" SECTIONS 53.010, 53.040.
 - NOTE "F": THE BENCH MARK LOCATIONS SHALL BE CONCRETE WITH SAWN CUT JOISTS IN FRONT OF LOTS. IN ALL OTHER LOCATIONS THE SHARED USE LOCATIONS SHALL BE ASPHALT.

- BENCHMARKS**
- BM #1: PAVEMENT SPINE SET IN EAST SIDE OF USLEY POLE ON WEST SIDE OF JEROME ROAD AND 880.5 +/- NORTH SIDE OF INTERSECTION OF HASTINGS ROAD AND JEROME ROAD. ELEVATION = 1011.72
 - BM #2: PAVEMENT SPINE SET IN SOUTH SIDE OF 12' TREE, 25' +/- SOUTH SIDE OF SECTION LINE AND 200' +/- WEST SIDE OF JEROME ROAD. ELEVATION = 992.54
 - BM #3: PAVEMENT SPINE SET IN SOUTH SIDE OF 18' TREE, 175' +/- EAST SIDE OF HILAND CROFT ROAD AND 15' +/- NORTH SIDE OF SECTION LINE. ELEVATION = 1002.22

REVISIONS

NO. DATE BY

1 01/20/2014 JLM

2 02/20/2014 JLM

3 03/20/2014 JLM

4 04/20/2014 JLM

5 05/20/2014 JLM

6 06/20/2014 JLM

7 07/20/2014 JLM

8 08/20/2014 JLM

9 09/20/2014 JLM

10 10/20/2014 JLM

11 11/20/2014 JLM

12 12/20/2014 JLM

13 01/20/2015 JLM

14 02/20/2015 JLM

15 03/20/2015 JLM

16 04/20/2015 JLM

17 05/20/2015 JLM

18 06/20/2015 JLM

19 07/20/2015 JLM

20 08/20/2015 JLM

21 09/20/2015 JLM

22 10/20/2015 JLM

23 11/20/2015 JLM

24 12/20/2015 JLM

25 01/20/2016 JLM

26 02/20/2016 JLM

27 03/20/2016 JLM

28 04/20/2016 JLM

29 05/20/2016 JLM

30 06/20/2016 JLM

31 07/20/2016 JLM

32 08/20/2016 JLM

33 09/20/2016 JLM

34 10/20/2016 JLM

35 11/20/2016 JLM

36 12/20/2016 JLM

37 01/20/2017 JLM

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39 03/20/2017 JLM

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42 06/20/2017 JLM

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44 08/20/2017 JLM

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51 03/20/2018 JLM

52 04/20/2018 JLM

53 05/20/2018 JLM

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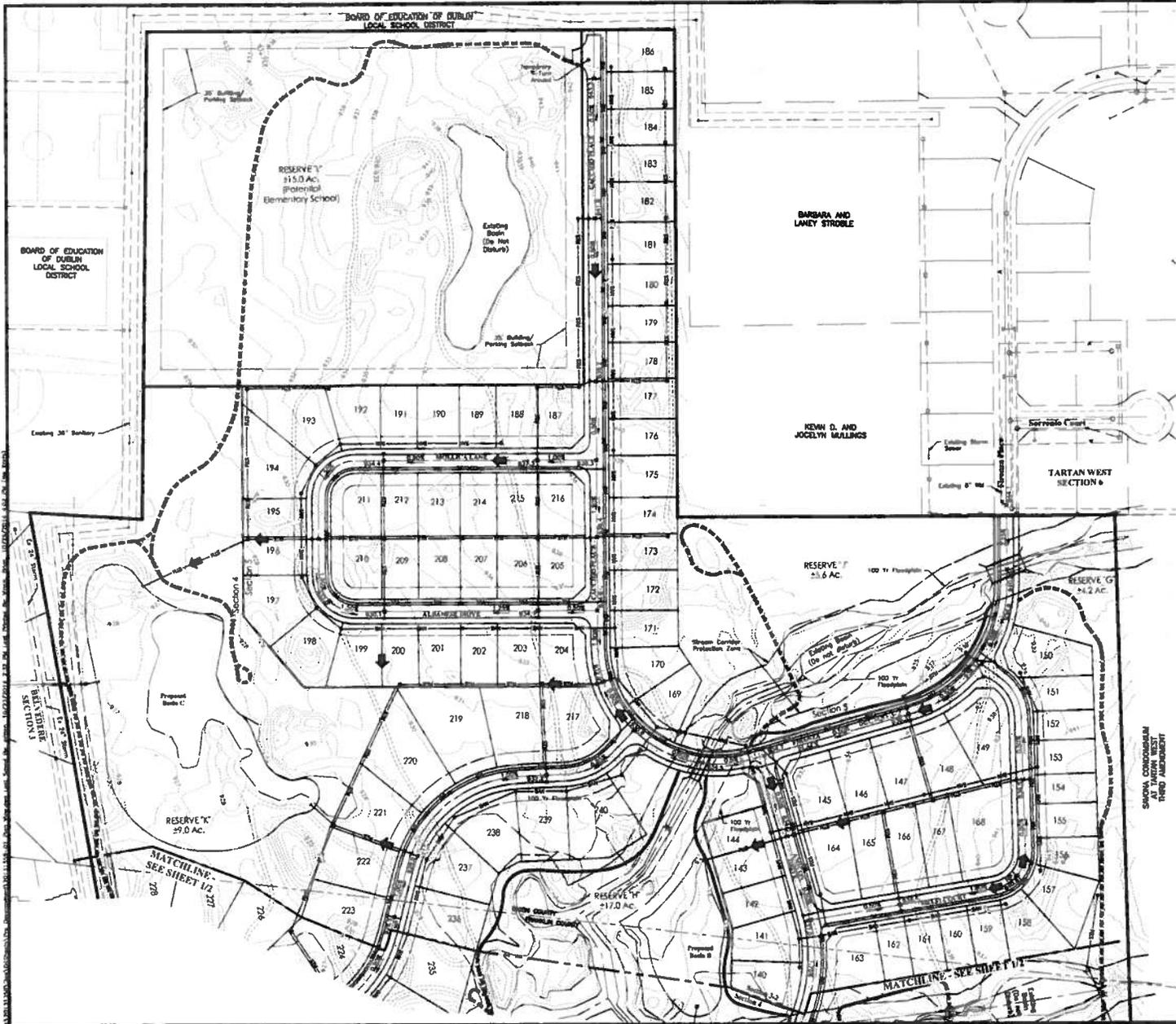
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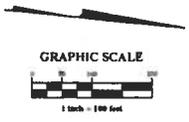
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Note:
Elevation shown is based on GINTY studied analysis utilizing field survey data and subject to Review and Approval by City of Dublin.



DRAFT
FOR APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION



CITY OF DUBLIN PLANNING DEPARTMENT
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA
PRELIMINARY ENGINEERING PLAN
PLAN VIEW

DATE: September, 2014

SCALE: 1" = 100'

JOB NO.: 200 31320

SHEET: 2/2

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