Preliminary Development Plan
and Preliminary Plat

RIVIERA

Dublin, Ohio

Developer:

Davidson Phillips
4020 Venture Ct. Suite D
Columbus, OH 43228
Phone: (614) 777-9325
Contact: Charles Ruma

Legal:

Smith and Hale
37 W Broad St, Ste 460
Columbus, OH 43215
Phone: (614) 221-4255
Contact: Jeff Brown or Jack Reynolds

Land Planning/
Landscape Architecture:

The EDGE Group
330 West Spring Street, Suite 350
Columbus, OH 43215
Phone: (614) 486-3343
Contact: Greg Chillog

Engineering:

EMH&T
5500 New Albany Road
Columbus, OH 43054
Phone: (614) 775-4710
Contact: Diane Marin

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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 ±152.0 acres in area.

II. Existing Conditions and Character

A. The site is currently operating as the Riviera Golf Club, a private, full-service golf course with wedding and banquet facilities open to the public. The golf course is an 18-hole championship golf course with tree lined fairways, tees and greens, asphalt cart paths, ponds, driving range and rough areas.

B. 907 trees exist on the site. Of the 907 trees, 658 (73%) are in good or fair condition and 249 (27%) are dead or in poor condition.

C. The site is located in the North Fork Indian Run Watershed. The site generally drains from the west and from the east to a centrally located stream that flows from north to south, outletting into Shannon Glen Park.

D. Portions of the site are located within the 100-year floodplain, which has been indicated on the Preliminary Plat.

E. A preliminary investigation found two (2) jurisdictional streams and no jurisdictional wetlands on the site. The study was performed by Geotechnical Consultants, Inc. in October, 2013. The report, "Preliminary Jurisdictional Waters Determination", has been submitted separately.

F. Sanitary sewer from the clubhouse facility is currently handled by a package plant. On-course restrooms utilize a septic system with a leach field. The plant, septic tanks and leach field will be removed in Phase I.

G. Several wells exist on-site and are used for irrigation. These wells will be capped in accordance with the proper procedures if they cannot be reused as pond recharge wells. Capping or re-use of the wells will occur in Phase I.

H. The site is generally flat; sloping between 1% and 3%. There are no steep slopes. The eastern high point is at the 960 elevation, the western high point is at the 944 elevation and the low point is elevation 920.

I. A large clubhouse, banquet facility, cart barn and parking lot exist at the highpoint near Avery Road. A maintenance facility exists on the southern boundary at the end of Tantallus Drive. Several other small comfort stations and shelters exist around the site.

III. Analysis of Natural Resources for Conservation Design

A. Conservation design practices are based on the natural resources of the site and provide for the preservation of open space. Sites with woods, streams, river frontage, steep slopes and other natural features or which otherwise provide significant open space will be considered as prime candidates for employing conservation design techniques.

B. Primary Conservation Areas

1. Wetlands

a. There are no wetlands on the site, per the "Preliminary Jurisdictional Waters Determination" report.

b. There are no naturally occurring ponds on the site. Several ponds have been created as part of the development of the golf course to serve as irrigation storage, playing hazards and general aesthetics. Ponds have been added or modified in shape over time to accommodate golf course operation.

c. Two jurisdictional streams exist on the site as identified in the "Preliminary Jurisdictional Waters Determination" report.

d. There is no river frontage on this site.

2. Floodplains

a. A 100-year floodplain exists along the two jurisdictional streams identified in the "Preliminary Jurisdictional Waters Determination" report.

b. A Stream Corridor Protection Zone has been placed over the two jurisdictional streams to protect the flood plain.

3. Steep Slopes

a. There are no steep slopes on the site. The site is gently sloping from 1% to 3%.

C. Secondary Conservation Areas

1. Soils

a. The predominant soil types are Blount and Glynwood, a Type C/D soil.

b. On-site sewage disposal is not proposed for this development, eliminating the need to define areas for filtering effluent.

2. Woodlands

a. There are no wooded areas or "woods" on the site. However there are a large number of trees on the site.

b. Areas of original forest cover have been cleared long ago for agricultural purposes. Aerial photography from 1959 shows limited numbers of trees along the streams and fencerows.

c. As the golf course developed over time, several hundred trees were planted to define fairways, influence playability and for general aesthetics. A select number of these trees have become specimens and warrant preservation.

d. A tree survey has been performed, identifying 907 trees in various conditions on the site.

3. Farmland

a. Agricultural land/farmland is not present on this site.

b. Farming of the property ceased with the development of the site as a private golf club in 1970.

4. Views Into and Out from the Site

a. The current clubhouse is located on a highpoint and has prominent views along Avery Road.

b. Significant open space views exist from Shannon Glenn Park along the stream corridors.

5. Significant Wildlife Habitats

a. Habitats of threatened or endangered wildlife species do not exist on the site.

b. Wildlife travel corridors exist along the streams. These corridors are linkages to areas used as food sources, homes and breeding grounds.

6. Historic, Archaeological and Cultural Features

a. There are no buildings, ruins, earthworks, stone walls or other resources with historic, archaeological or cultural significance on the site.

D. The primary and secondary conservation areas are generally located along the stream corridors and within floodplain areas of the site as well as along the property perimeters. With most of the natural resources located within these areas, larger, contiguous development zones are defined east of the streams, west of the streams and between the forks of the streams.

IV. Existing 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 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.

C. 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.

D. Surrounding land uses include: suburban residential low density, suburban residential medium density, suburban/rural residential, civic/public assembly, parks/open space and vacant/undeveloped.

E. Surrounding densities range from 1.41 du/ac. to 3.28 du/ac for residential uses.

F. Portions of the Riviera site are directly adjacent to the Jerome High School stadium. This is a very active facility with year round activities. Any homes near this facility will likely be affected by noise and light that typically accompanies activities at the stadium.

V. Proposed Land Uses

A. Proposed uses are single family residential, parks, open spaces, community gardens and permitted uses as outlined in the R-1, Restricted Suburban Residential District in the Dublin Zoning Code.

B. The proposed zoning classification is PUD – Planned Unit Development. The proposal is to develop the tract with 185 single-family lots oriented around a significant park/open space system.

C. Fee simple single family lots in widths from 60' to 100'+ will provide a range of residential products, from low maintenance, age targeted homes on 7,200 square foot lots, to custom homes on 14,000 square foot lots.

D. Subarea A proposes a minimum fourteen thousand (14,000) square foot, one hundred (100) feet wide fee simple lot with typical setbacks. Custom and semi-custom single family homes will provide a high quality built environment.

E. Subarea 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.

F. Subarea C proposes a minimum seven thousand two hundred (7,200) square foot, sixty (60) feet wide fee simple lot. Single family homes in this sub-area will provide a high quality built environment. Reduced setbacks, first floor master floor plans and common maintenance target a buyer looking to downsize and reduce maintenance.

G. When compared to homes in surrounding neighborhoods, Riviera will provide homes having equal or higher quality and character.

VI. Incorporation of Conservation Design Techniques

A. Provision for a variety of housing styles and designs.

1. Rivera provides three subareas with different housing styles and designs.

2. Subarea A provides custom and semi-custom homes on 14,000 square foot lots.

3. Subarea B provides higher end, traditional single family homes on 9,750 square foot lots.

4. Subarea C provides an age targeted home on 7,200 square foot lots.

B. Preservation of open space and natural resources.

1. Natural resources have been preserved in large, contiguous, visible and accessible open space areas.

2. Open space areas have been distributed throughout the development.

C. Consideration as prime candidates for employing conservation design techniques.

1. Even though this site only exhibits one of the criteria (streams) to be considered a prime candidate for conservation design, conservation design techniques have been employed in the analysis and planning of the site.

D. Conservation layout should generally adhere to the following principles:

1. Conservation design projects should strive for at least 50 percent open space.

a. A total of 76.0 acres preserves 50 percent of the site as open space.

2. Conservation design should strive to have at least 75 percent of the dwelling units directly adjacent to open space areas.

a. 166 of 185 lots are directly adjacent to open space areas. This represents 90 percent of the total units.

3. Conservation design projects should attempt to provide large setbacks from existing streets, especially designated scenic roads.

a. Avery Road has been designated a scenic road. The development has approximately 2,020' of frontage along Avery Road.

b. A 100' wide scenic setback has been provided along Avery Road.

4. Create a separate area identity surrounded with open space areas specifically preserved in the development of these projects.

a. The Riviera site is an infill site. Location and type of development within the site is dictated by bordering developments. Proposed uses are complementary to the adjacent uses.

b. The preservation of 76.0 acres of open space, its location within the project and its programming potential create an identity not only for this site, but for the surrounding area.

5. Whenever possible, the street system should have a curvilinear pattern that will minimize traffic speed, support the housing development pattern and protect natural features.

   a. The Riviera street network provides connections to surrounding neighborhoods at 3 points and provides for 1 new connection. The road layout discourages cut through traffic, speeding and is generally curvilinear in form.

   b. The road network minimizes stream crossings and has been designed to avoid/preserve trees and other natural features.

VII. Parks and Open Space

A. A total of 76.0 acres (50.0%) 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 28.9 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 the City of Dublin and the home owners association.

VIII. 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 funded by the developer and has been submitted separately.

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 81. The analysis was conservatively run with a 10-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 10-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.

IX. 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, connecting to 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 northbound turn lane shall be provided at the Avery Road site access as detailed in the TIS.

X. Phasing

A. This project has been divided into five (5) Phases. Phasing will start with Section 1 and progress in order through Section 4, 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, Avery Road crossing system,

main site access drive, street connection to Tantalus Drive, Reserves A ,B and C, and 39 lots in Subarea A.

C. Phase 2 (Section 2) will include Reserves D, E, F and G, and 43 lots in Subarea B.

D. Phase 3 (Section 3-1) will include Reserves H and I, and 23 lots in Subarea B.

E. Phase 4 (Section 3-2) will include the street connection to Firenza Place, Reserve J, and 29 lots in Subarea C.

F. Phase 5 (Section 4) will include the street connection to Timble Falls Drive, Reserves K, L and M, and 51 lots in Subarea B.

SECTION II-
Development Standards

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 ±152.0 acres in area.

II. Existing Conditions and Character

A. The site is currently operating as the Riviera Golf Club, a private, full-service golf course with wedding and banquet facilities open to the public. The golf course is an 18-hole championship golf course with tree lined fairways, tees and greens, asphalt cart paths, ponds, driving range and rough areas.

B. 907 trees exist on the site. Of the 907 trees, 658 (73%) are in good or fair condition and 249 (27%) are dead or in poor condition.

C. The site is located in the North Fork Indian Run Watershed. The site generally drains from the west and from the east to a centrally located stream that flows from north to south, outletting into Shannon Glen Park.

D. Portions of the site are located within the 100-year floodplain, which has been indicated on the Preliminary Plat.

E. A preliminary investigation found two (2) jurisdictional streams and no jurisdictional wetlands on the site. The study was performed by Geotechnical Consultants, Inc. in October, 2013. The report, "Preliminary Jurisdictional Waters Determination", has been submitted separately.

F. Sanitary sewer from the clubhouse facility is currently handled by a package plant. On-course restrooms utilize a septic system with a leach field. The plant, septic tanks and leach field will be removed in Phase I.

G. Several wells exist on-site and are used for irrigation. These wells will be capped in accordance with the proper procedures if they cannot be reused as pond recharge wells. Capping or re-use of the wells will occur in Phase I.

H. The site is generally flat; sloping between 1% and 3%. There are no steep slopes. The eastern high point is at the 960 elevation, the western high point is at the 944 elevation and the low point is elevation 920.

I. A large clubhouse, banquet facility, cart barn and parking lot exist at the highpoint near Avery Road. A maintenance facility exists on the southern boundary at the end of Tantallus Drive. Several other small comfort stations and shelters exist around the site.

III. Analysis of Natural Resources for Conservation Design

A. Conservation design practices are based on the natural resources of the site and provide for the preservation of open space. Sites with woods, streams, river frontage, steep slopes and other natural features or which otherwise provide significant open space will be considered as prime candidates for employing conservation design techniques.

B. Primary Conservation Areas

1. Wetlands

a. There are no wetlands on the site, per the "Preliminary Jurisdictional Waters Determination" report.

b. There are no naturally occurring ponds on the site. Several ponds have been created as part of the development of the golf course to serve as irrigation storage, playing hazards and general aesthetics. Ponds have been added or modified in shape over time to accommodate golf course operation.

c. Two jurisdictional streams exist on the site as identified in the "Preliminary Jurisdictional Waters Determination" report.

d. There is no river frontage on this site.

2. Floodplains

a. A 100-year floodplain exists along the two jurisdictional streams identified in the "Preliminary Jurisdictional Waters Determination" report.

b. A Stream Corridor Protection Zone has been placed over the two jurisdictional streams to protect the flood plain.

3. Steep Slopes

a. There are no steep slopes on the site. The site is gently sloping from 1% to 3%.

C. Secondary Conservation Areas

1. Soils

a. The predominant soil types are Blount and Glynwood, a Type C/D soil.

b. On-site sewage disposal is not proposed for this development, eliminating the need to define areas for filtering effluent.

2. Woodlands

a. There are no wooded areas or "woods" on the site. However there are a large number of trees on the site.

b. Areas of original forest cover have been cleared long ago for agricultural purposes. Aerial photography from 1959 shows limited numbers of trees along the streams and fencerows.

c. As the golf course developed over time, several hundred trees were planted to define fairways, influence playability and for general aesthetics. A select number of these trees have become specimens and warrant preservation.

d. A tree survey has been performed, identifying 907 trees in various conditions on the site.

3. Farmland

a. Agricultural land/farmland is not present on this site.

b. Farming of the property ceased with the development of the site as a private golf club in 1970.

4. Views Into and Out from the Site

a. The current clubhouse is located on a highpoint and has prominent views along Avery Road.

b. Significant open space views exist from Shannon Glenn Park along the stream corridors.

5. Significant Wildlife Habitats

a. Habitats of threatened or endangered wildlife species do not exist on the site.

b. Wildlife travel corridors exist along the streams. These corridors are linkages to areas used as food sources, homes and breeding grounds.

6. Historic, Archaeological and Cultural Features

a. There are no buildings, ruins, earthworks, stone walls or other resources with historic, archaeological or cultural significance on the site.

D. The primary and secondary conservation areas are generally located along the stream corridors and within floodplain areas of the site as well as along the property perimeters. With most of the natural resources located within these areas, larger, contiguous development zones are defined east of the streams, west of the streams and between the forks of the streams.

IV. Existing 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 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.

C. 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.

D. Surrounding land uses include: suburban residential low density, suburban residential medium density, suburban/rural residential, civic/public assembly, parks/open space and vacant/undeveloped.

E. Surrounding densities range from 1.41 du/ac. to 3.28 du/ac for residential uses.

F. Portions of the Riviera site are directly adjacent to the Jerome High School stadium. This is a very active facility with year round activities. Any homes near this facility will likely be affected by noise and light that typically accompanies activities at the stadium.

V. Proposed Land Uses

A. Proposed uses are single family residential, parks, open spaces, community gardens and permitted uses as outlined in the R-1, Restricted Suburban Residential District in the Dublin Zoning Code.

B. The proposed zoning classification is PUD – Planned Unit Development. The proposal is to develop the tract with 185 single-family lots oriented around a significant park/open space system.

C. Fee simple single family lots in widths from 60' to 100'+ will provide a range of residential products, from low maintenance, age targeted homes on 7,200 square foot lots, to custom homes on 14,000 square foot lots.

D. Subarea A proposes a minimum fourteen thousand (14,000) square foot, one hundred (100) feet wide fee simple lot with typical setbacks. Custom and semi-custom single family homes will provide a high quality built environment.

E. Subarea 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.

F. Subarea C proposes a minimum seven thousand two hundred (7,200) square foot, sixty (60) feet wide fee simple lot. Single family homes in this sub-area will provide a high quality built environment. Reduced setbacks, first floor master floor plans and common maintenance target a buyer looking to downsize and reduce maintenance.

G. When compared to homes in surrounding neighborhoods, Riviera will provide homes having equal or higher quality and character.

VI. Incorporation of Conservation Design Techniques

A. Provision for a variety of housing styles and designs.

1. Rivera provides three subareas with different housing styles and designs.

2. Subarea A provides custom and semi-custom homes on 14,000 square foot lots.

3. Subarea B provides higher end, traditional single family homes on 9,750 square foot lots.

4. Subarea C provides an age targeted home on 7,200 square foot lots.

B. Preservation of open space and natural resources.

1. Natural resources have been preserved in large, contiguous, visible and accessible open space areas.

2. Open space areas have been distributed throughout the development.

C. Consideration as prime candidates for employing conservation design techniques.

1. Even though this site only exhibits one of the criteria (streams) to be considered a prime candidate for conservation design, conservation design techniques have been employed in the analysis and planning of the site.

D. Conservation layout should generally adhere to the following principles:

1. Conservation design projects should strive for at least 50 percent open space.

a. A total of 76.0 acres preserves 50 percent of the site as open space.

2. Conservation design should strive to have at least 75 percent of the dwelling units directly adjacent to open space areas.

a. 166 of 185 lots are directly adjacent to open space areas. This represents 90 percent of the total units.

3. Conservation design projects should attempt to provide large setbacks from existing streets, especially designated scenic roads.

a. Avery Road has been designated a scenic road. The development has approximately 2,020' of frontage along Avery Road.

b. A 100' wide scenic setback has been provided along Avery Road.

4. Create a separate area identity surrounded with open space areas specifically preserved in the development of these projects.

a. The Riviera site is an infill site. Location and type of development within the site is dictated by bordering developments. Proposed uses are complementary to the adjacent uses.

b. The preservation of 76.0 acres of open space, its location within the project and its programming potential create an identity not only for this site, but for the surrounding area.

5. Whenever possible, the street system should have a curvilinear pattern that will minimize traffic speed, support the housing development pattern and protect natural features.

    a. The Riviera street network provides connections to surrounding neighborhoods at 3 points and provides for 1 new connection. The road layout discourages cut through traffic, speeding and is generally curvilinear in form.

    b. The road network minimizes stream crossings and has been designed to avoid/preserve trees and other natural features.

VII. Parks and Open Space

A. A total of 76.0 acres (50.0%) 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 28.9 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 the City of Dublin and the home owners association.

VIII. 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 funded by the developer and has been submitted separately.

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 81. The analysis was conservatively run with a 10-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 10-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.

IX. 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, connecting to 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 northbound turn lane shall be provided at the Avery Road site access as detailed in the TIS.

X. Phasing

A. This project has been divided into five (5) Phases. Phasing will start with Section 1 and progress in order through Section 4, 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, Avery Road crossing system,

main site access drive, street connection to Tantalus Drive, Reserves A ,B and C, and 39 lots in Subarea A.

C. Phase 2 (Section 2) will include Reserves D, E, F and G, and 43 lots in Subarea B.

D. Phase 3 (Section 3-1) will include Reserves H and I, and 23 lots in Subarea B.

E. Phase 4 (Section 3-2) will include the street connection to Firenza Place, Reserve J, and 29 lots in Subarea C.

F. Phase 5 (Section 4) will include the street connection to Timble Falls Drive, Reserves K, L, M and N, and 51 lots in Subarea B.

SECTION III-
Architectural Standards

I. General Character

A. The character within this development shall be traditional in nature. Its vocabulary shall employ Classical, Colonial Revival, Midwestern Vernacular, European Country and American Period Revival styles. Continuity of element and scale and the commonality of building materials between the referenced styles will reinforce an architectural cohesiveness while providing architectural diversity within the site. These styles can be found throughout the neighborhoods surrounding the Riviera development. Incorporating these architectural styles will complement the surrounding development pattern and allow the new homes to "fit in" to the character of the area.

B. Single family homes shall provide a high quality built environment as recommended in the community plan. Homes in Riviera shall have equal or higher quality and character when compared to the homes in neighborhoods immediately surrounding the development.

C. All homes on all lots shall adhere to the City of Dublin Residential Appearance Standards Code unless otherwise stated herein.

II. Permitted Building Height

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

III. Permitted Exterior Materials

A. Cladding Materials.

1. 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. All exposed foundations shall be clad with brick, stone or manufactured stone.

B. Trim Materials.

1. 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

C. Roofing Materials.

1. All homes shall utilize natural dimensional asphalt shingles, wood, slate, concrete, or tile. Standing seam metal roofs are permitted on porches and secondary roofs.

IV. Permitted Exterior Colors

A. Cladding Colors.

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

B. Trim Colors.

1. Natural earth tones and/or warm neutral colors, including white.

2. Complementary or contrasting to siding color.

C. Roofing Colors.

1. Natural earth tones and/or neutral colors, including black.

2. High-chroma colors are not permitted.

V. Configuration of Materials

A. Four-sided architecture shall be required so that similar architectural design elements and details shall be consistent throughout all elevations of the structure. All building elevations shall be articulated with a consistency of detailing.

B. The application of exterior wall materials shall be continuous around corners.

C. Changes in cladding material shall occur at logical locations, typically at interior corners where one building mass meets another. The use of cladding materials shall be consistent on both sides of all exterior corners of the dwelling.

D. When used, wood siding and fiber cement siding products shall be in the pattern of clapboard, dropsiding, tongue and groove, board-and – batten or shingles.

E. Walls shall show no more than two (2) cladding materials (excluding trim) above the water table unless otherwise approved by the Architectural Review Committee. Brick and stone may be combined.

VI. Architectural Elements

A. Four-sided Architecture

1. Similar architectural design elements and details shall be consistent throughout all elevations of the structure.

B. Prominent Facades

1. Corner lots, end lots, pie-shaped lots and lots adjacent to large open spaces present highly-visible, side facades (Lots 1, 15, 16, 31, 32, 42, 43, 54, 55, 59, 70, 71, 82, 83, 87, 88, 110, 111, 121, 135, 136, 146, 153, 162, 163, 170, 171, 184, 185, 202, 203, 214, 215 and 231 as indicated on the preliminary plat). Each street-facing elevation on these lots must contain at least three (3) design elements, in any combination, as defined in the Dublin Zoning Code 153.190.

C. Roofs

1. Primary roof pitches shall have a minimum slope of 7:12 rise over run.

2. Secondary roofs, such as minor gables, dormers and porch pediments shall be permitted to have minimum slope of 4:12 rise over run. When the primary roof pitch is a gable with the pediment end oriented towards the street a less roof pitch shall be permitted.

3. Flat roofs are permitted, but must integrate strong cornice lines.

4. Roof penetrations, including, without limitations, vent stacks, shall not be located on the front roof slope and shall be painted to match the color of roof.

D. Dormers

1. Dormers shall have gabled, hipped, arched, or shed roofs.

2. Dormer windows shall either match the standard window size of the house or smaller.

3. Dormers may be no larger than necessary to hold their windows and framing unless otherwise approved by the Architectural Review Committee.

E. Gutters and Downspouts

1. Traditional half-round gutters and/or ogee gutters with downspouts shall be used and shall be made of aluminum materials that match or compliment the color of the home's trim.

2. Gutter and downspouts shall be placed at the corner of the building that is least visible from nearby streets.

F. 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.

d. The use of stucco, siding and wood shall be prohibited.

G. Garages

1. 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.

2. Side loaded garages are encouraged.

3. All garage doors shall be decorative and upgraded garage doors, similar to "carriage-style" doors.

H. Windows

1. Windows shall be constructed either of wood, painted aluminum, vinyl, fiberglass or composite materials. Painted aluminum clad and vinyl clad windows are permitted.

2. Windows shall be single hung, double hung, operable casement or transoms oriented horizontally with vertically proportioned panes of glass.

3. All double-hung windows shall have the appearance of divided light.

4. Window grids are to be proportionally similar on all windows with vertical orientation.

5. Window surrounds and/or trim appropriate to the architectural character of the home are required.

6. Cantilevered bay windows are not permitted.

I. Shutters

1. Shutters shall be sized to fully cover the adjacent window.

2. Shutters that are operable or appear as such shall utilize appropriate shutter hardware (s-clips and hinges).

3. Shutters shall be constructed of wood, vinyl, PVC or fiber-cement and shall be painted or have integral color.

4. Raised Panel, flat panel, louvered and board-and-batten are permitted shutter styles.

J. Soffit, fascia and eaves

1. Soffit, fascia and trim shall consist of vinyl, aluminum, wood or wood composite materials. Fascia and trim may be capped with vinyl or aluminum. Colors for soffit, fascia, trim and gutter materials shall be compatible with the color of the dwelling.

2. Eaves shall be continuous. Eaves which overhang less than one (1) foot shall have closed soffit.

K. Front Porches

1. Front Porches, when utilized, shall be covered and open. Glass and screen enclosures shall be prohibited.

L. Lighting

1. Each unit shall have a minimum of one (1) approved yard post light near the sidewalk of front entry.

2. Each unit shall have lighting on each side of or above the garage door opening.

VII. Architectural Diversity

A. The same or similar front elevations shall not be repeated within:

1. Two lots on either side of subject lot.

2. Three lots directly across the street from subject lot.

3. Any lot on a cul-de-sac bulb.

B. Corner lots apply to the street on which the home's front facade is situated.

C. Open Space areas may provide similar separation as lots within the influenced area. In this case, the open space area may be considered as influenced lot or lots.

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

E. Themed Communities

1. Themed or architecturally coordinated communities featuring a specific architectural style with one or more builders may be permitted and are not subject to the diversity schedule outlined above. In the event that such a community is proposed, the developer shall file a single final development plan for that community with illustrations of representative building elevations and anticipated product mix for review by the Planning Commission.

4. Administration of Standard

1. Due to the mix of homebuilders to be found in this development, an advance matrix of "substantially similar" building elevations is not possible. Therefore, it will be the responsibility of the Architectural Review Committee to evaluate each house plan in the development for compliance with the diversity standard. Compliance with the diversity requirements shall be required for the approval of the construction of each new dwelling within the PUD.

VIII. Home Plan Approval

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

B. Architectural Review Committee

1. The developer shall form an architectural review committee (ARC) to ensure that all dwellings and accessory structures comply with or exceed the architectural standards set forth in this development text. Prior to filing for a building permit with the City of Dublin for the construction of, or any addition or major alteration to, each primary or accessory residential structure in this development, the owner or builder shall be required to subject the exterior architectural elevations and the site plan to a review by the ARC. The ARC shall undertake a review of these elevations and plans for compliance with the commitments made in the development text such as (but not limited to) setbacks, building heights, diversity, types of materials, and colors. The ARC shall approve only those structures that comply with or exceed the requirements set forth in this development text. The City of Dublin shall not be required to issue a building permit for any affected residential structure in this development without written evidence of approval of such structure from the ARC.

2. Rules and regulations relating to the membership of the ARC and the conduct of its affairs shall be the responsibility of and implemented by the developer. At least one member of the ARC shall be an architect registered in the State of Ohio. The requirement for the ARC review and approval shall be evidenced through the developer recording deed restrictions with appropriate County Recorders prior to the commencing construction on any residential structure in this development. The developer shall ensure that the deed restrictions require adherence to the architectural standards in this text and may choose to implement even stricter architectural requirements than are found herein.

SECTION IV-
Exhibits

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

REGIONAL CONTEXT MAP

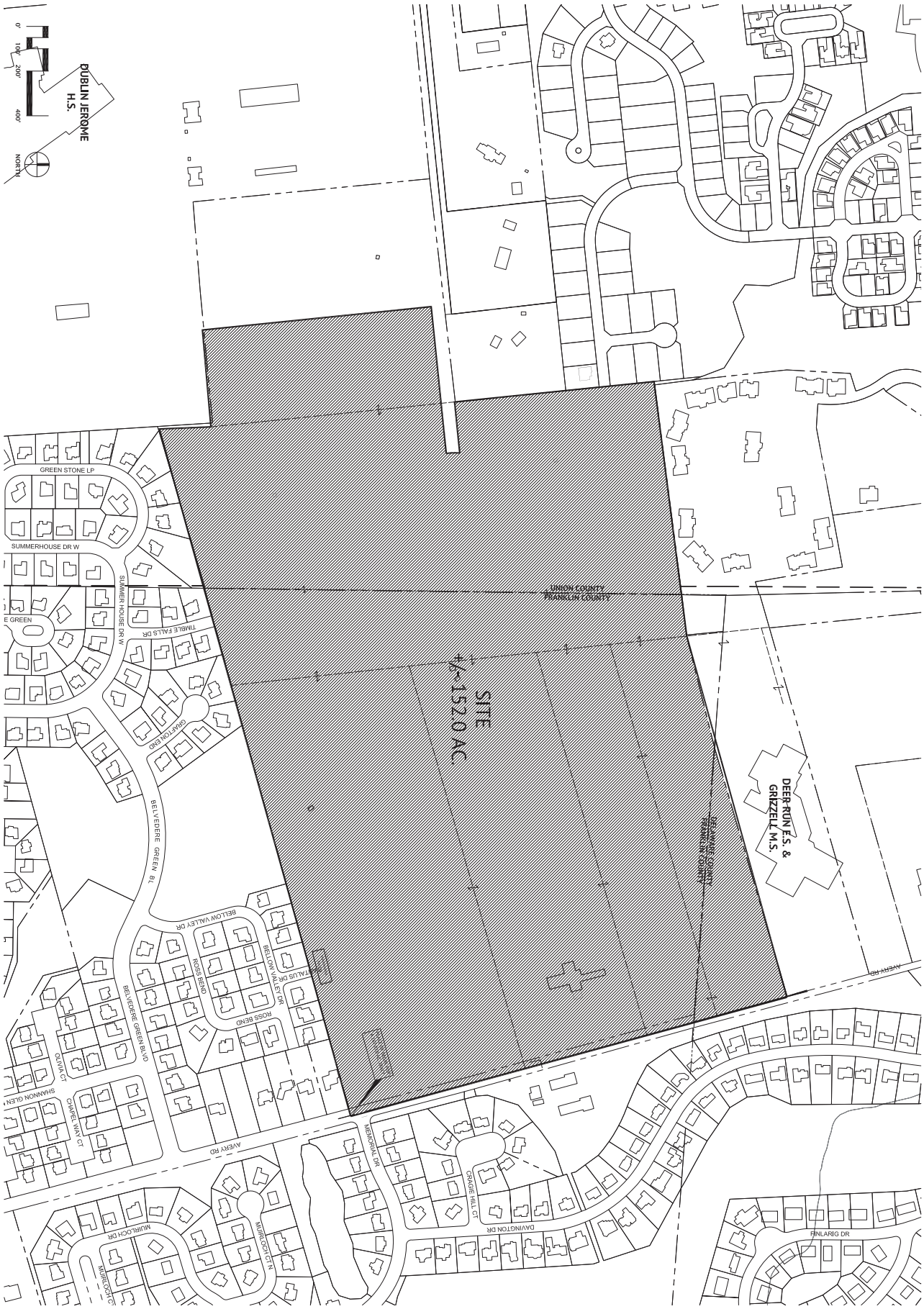
Date: March 5, 2015
Job No.: 13005.1

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

REVISIONS

MARK	DATE	DESCRIPTION

SHEET
PDP
1



SHEET 2	PDP	REVISIONS MARK / DATE / DESCRIPTION	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 March 5, 2015 Job No. 13005.1

SHEET	REVISIONS			EDGE	AERIAL PHOTOGRAPH	CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA		Date March 5, 2015
3	MARK	DATE	DESCRIPTION	PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN 330 WEST SPRING STREET, SUITE 350 COLUMBUS, OHIO 43215 614-486-3343				Job No. 13005.1
PDP								

152.0 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 part 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, a distance of 435.11 feet;

Thence crossing said American Italian Golf Association tracts the following courses and distances:
North 05° 49' 46" West, a distance of 1028.89 feet;
North 84° 07' 22" East, s distance of 660.32 feet;
North 02° 02' 58" West, a distance of 60.25 feet; and
South 84° 06' 53" West, a distance of 229.51 feet to the southeasterly corner 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 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 152.000 acres of land, more or less.

Date March 5, 2015
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

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REVISIONS		
MARK	DATE	DESCRIPTION

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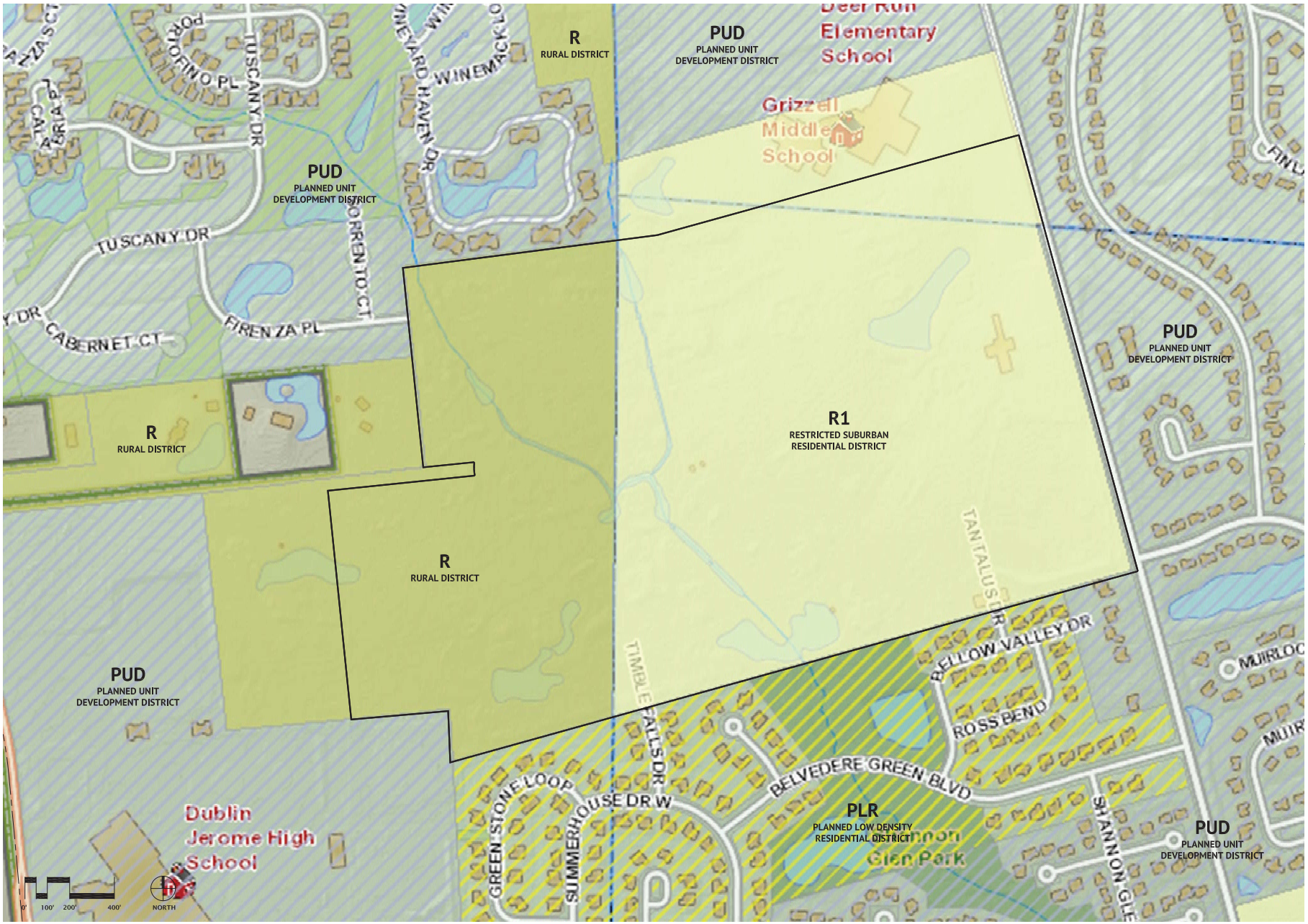
EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

EXISTING CONDITIONS MAP

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

Date
March 5, 2015
Job No.
13005.1



Date March 5, 2015
Job No. 13005.1

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

SURROUNDING ZONING DISTRICTS MAP

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

REVISIONS
MARK | DATE | DESCRIPTION

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Date March 5, 2015
Job No. 13005.1

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

SURROUNDING LAND USE MAP

EDGE

REVISIONS
MARK | DATE | DESCRIPTION

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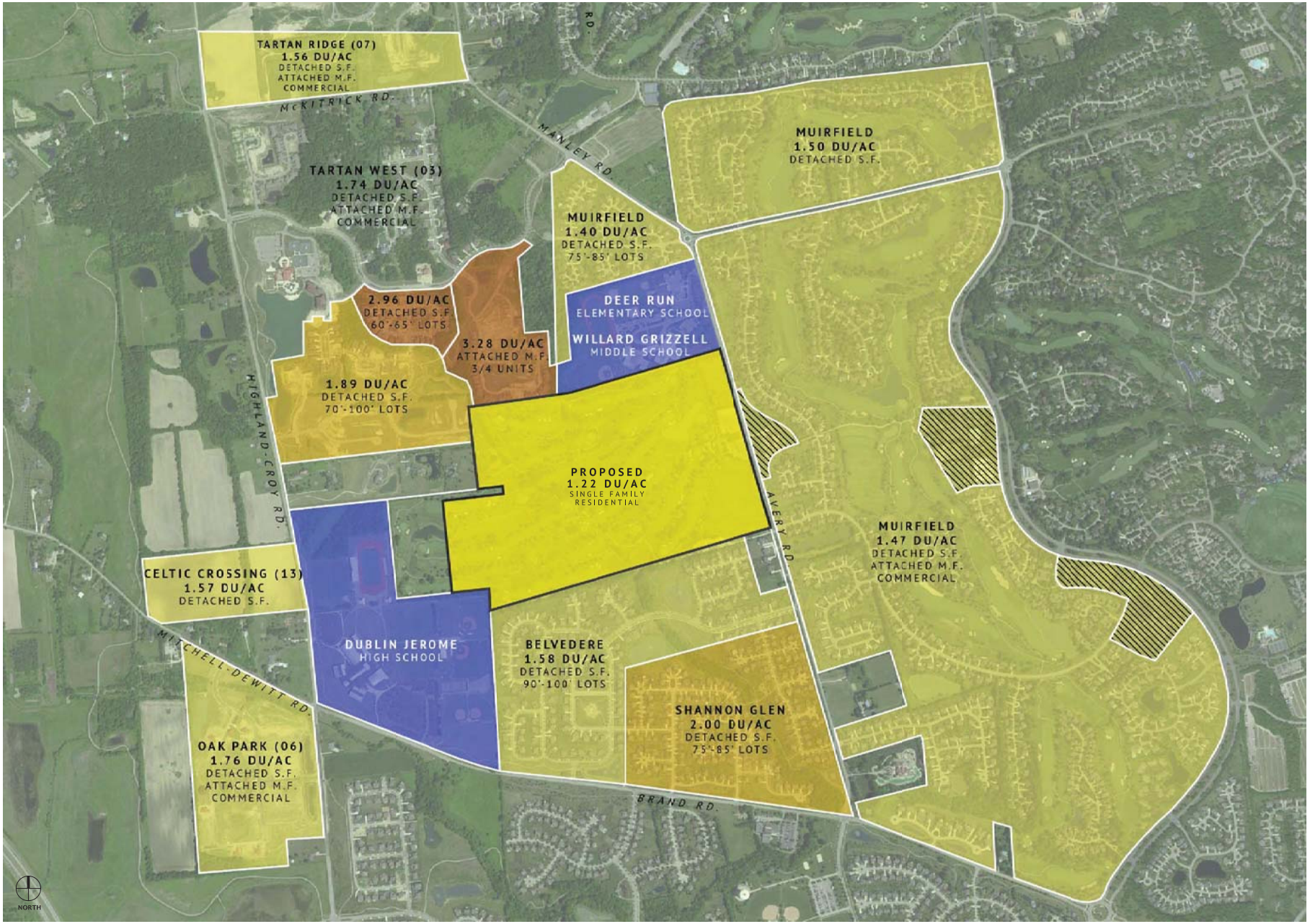
7



Date March 5, 2015
Job No. 13005.1

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

SURROUNDING DENSITIES MAP

EDGE

REVISIONS

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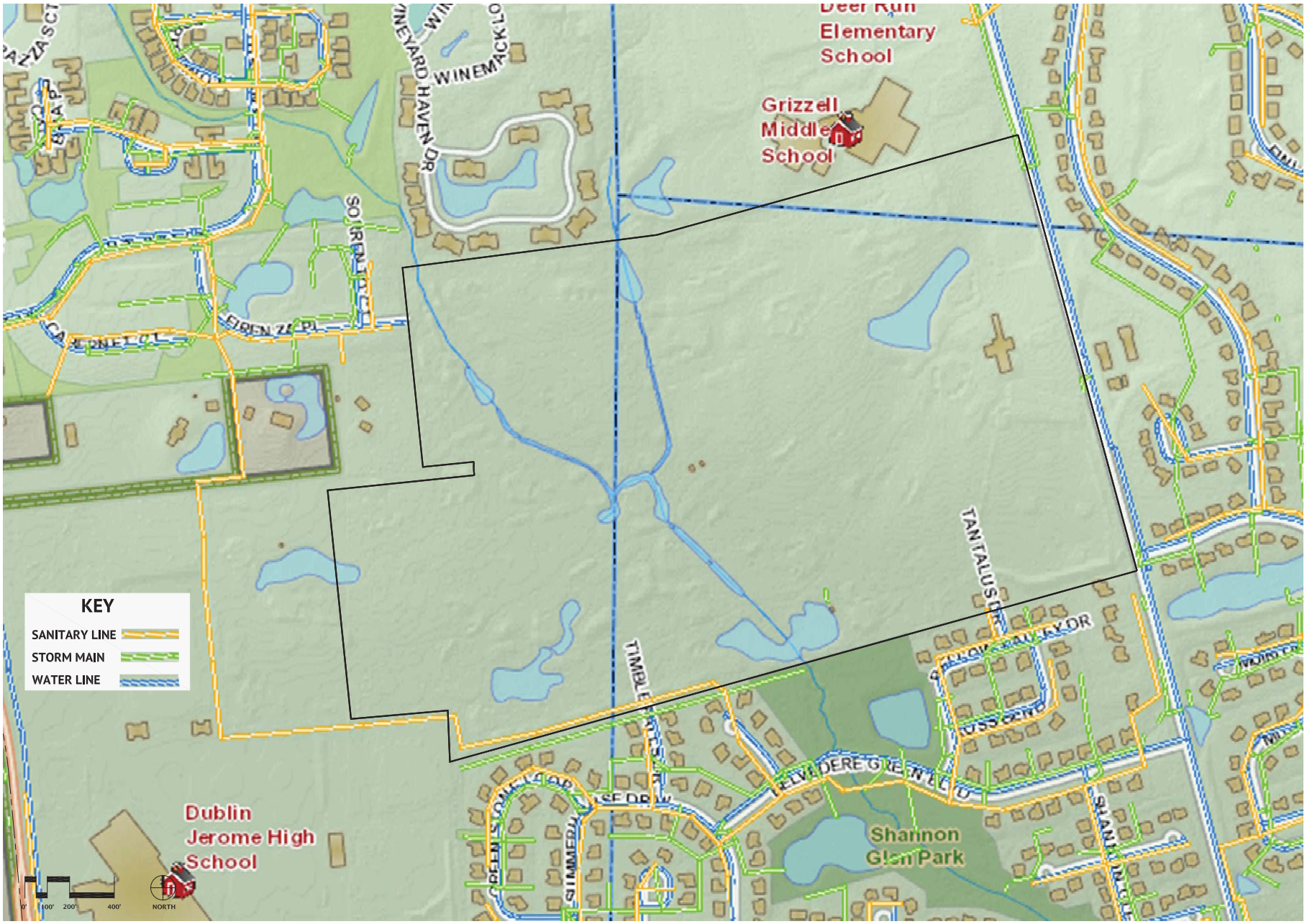

Date March 5, 2015
Job No. 13005-1

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

SURROUNDING UTILITIES MAP

EDGE

REVISIONS
MARK | DATE | DESCRIPTION

SHEET
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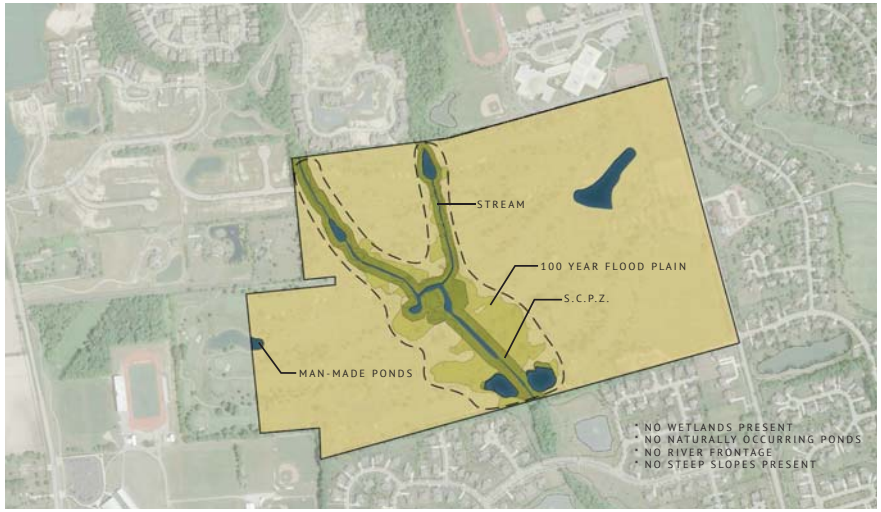

PRIMARY CONSERVATION AREAS

- OPEN SPACE
- 100 YEAR FLOOD PLAIN
- STREAM CORRIDOR PROTECTION ZONE (S.C.P.Z.)

SECONDARY CONSERVATION AREAS

- EXISTING TREE - 25" CALIPER OR GREATER
- EXISTING TREE - 24" CALIPER OR LESS

DEVELOPABLE AREAS

- DEVELOPABLE AREAS

UNIT PLAN

Date: March 5, 2015
Job No.: 13005-1

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

CONSERVATION DESIGN

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

REVISIONS

MARK	DATE	DESCRIPTION

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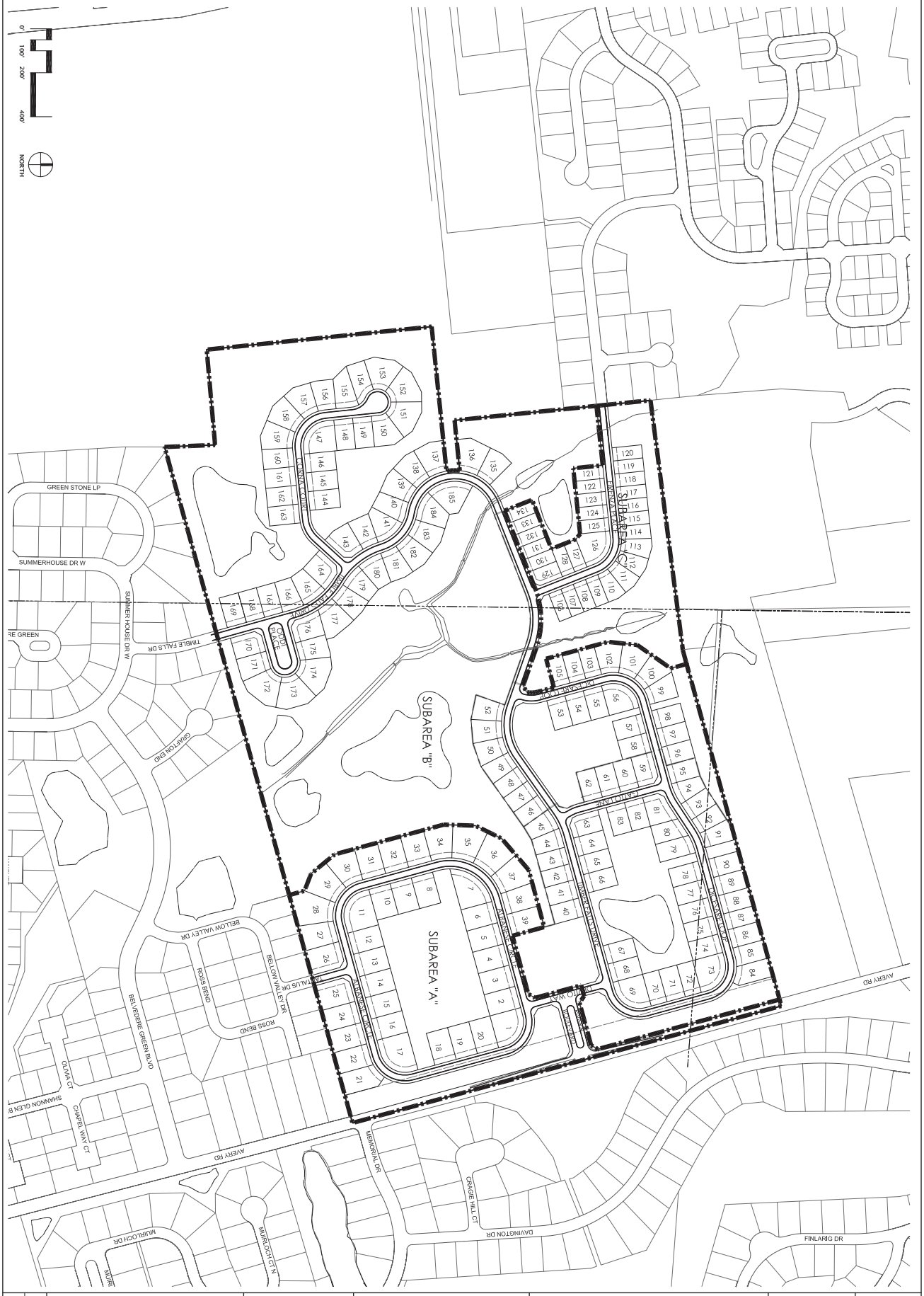
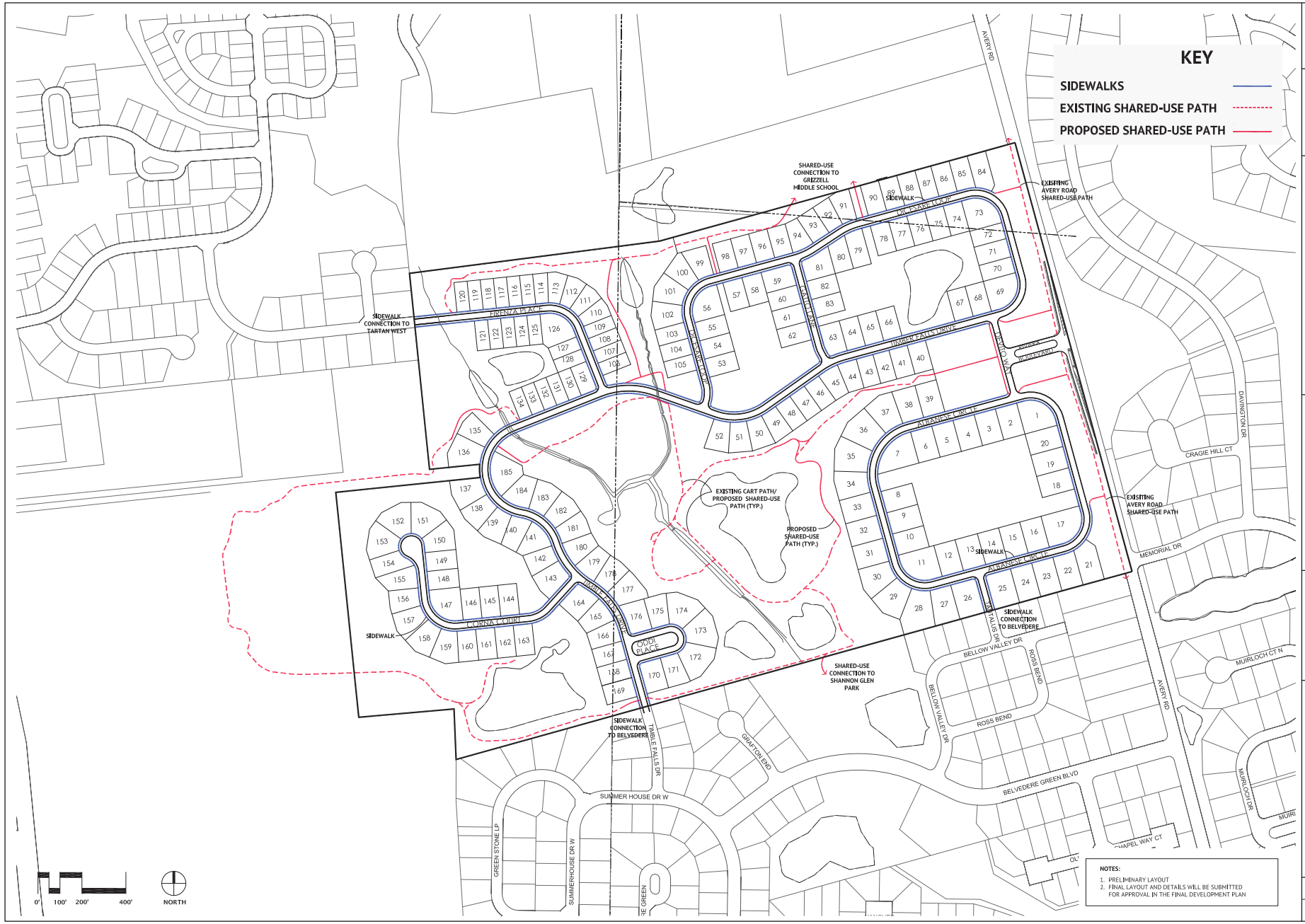


SHEET	REVISIONS			EDGE	SUBAREA PLAN	CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA		Date March 5, 2015
11	MARK	DATE	DESCRIPTION	PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN 330 WEST SPRING STREET, SUITE 350 COLUMBUS, OHIO 43215 614-486-3343				Job No. 13005.1
PDP								



Date March 5, 2015
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
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Reserve	Size	Ownership	Maintenance
A	+/- 2.4 Ac.	City	HOA
B	+/- 0.1 Ac.	City	HOA
C	+/- 5.2 Ac.	City	HOA
D	+/- 2.1 Ac.	City	City
E	+/- 2.1 Ac.	City	HOA
F	+/- 4.4 Ac.	City	HOA
G	+/- 0.1 Ac.	City	HOA
H	+/- 3.0 Ac.	City	HOA
I	+/- 1.1 Ac.	City	HOA
J	+/- 5.9 Ac.	City	HOA
K	+/- 28.9 Ac.	City	City
L	+/- 5.2 Ac.	City	City
M	+/- 15.3 Ac.	City	City
N	+/- 0.2 Ac.	City	HOA

CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

OPEN SPACE PLAN

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

Date: March 5, 2015
Job No.: 13005.1

REVISIONS

MARK	DATE	DESCRIPTION

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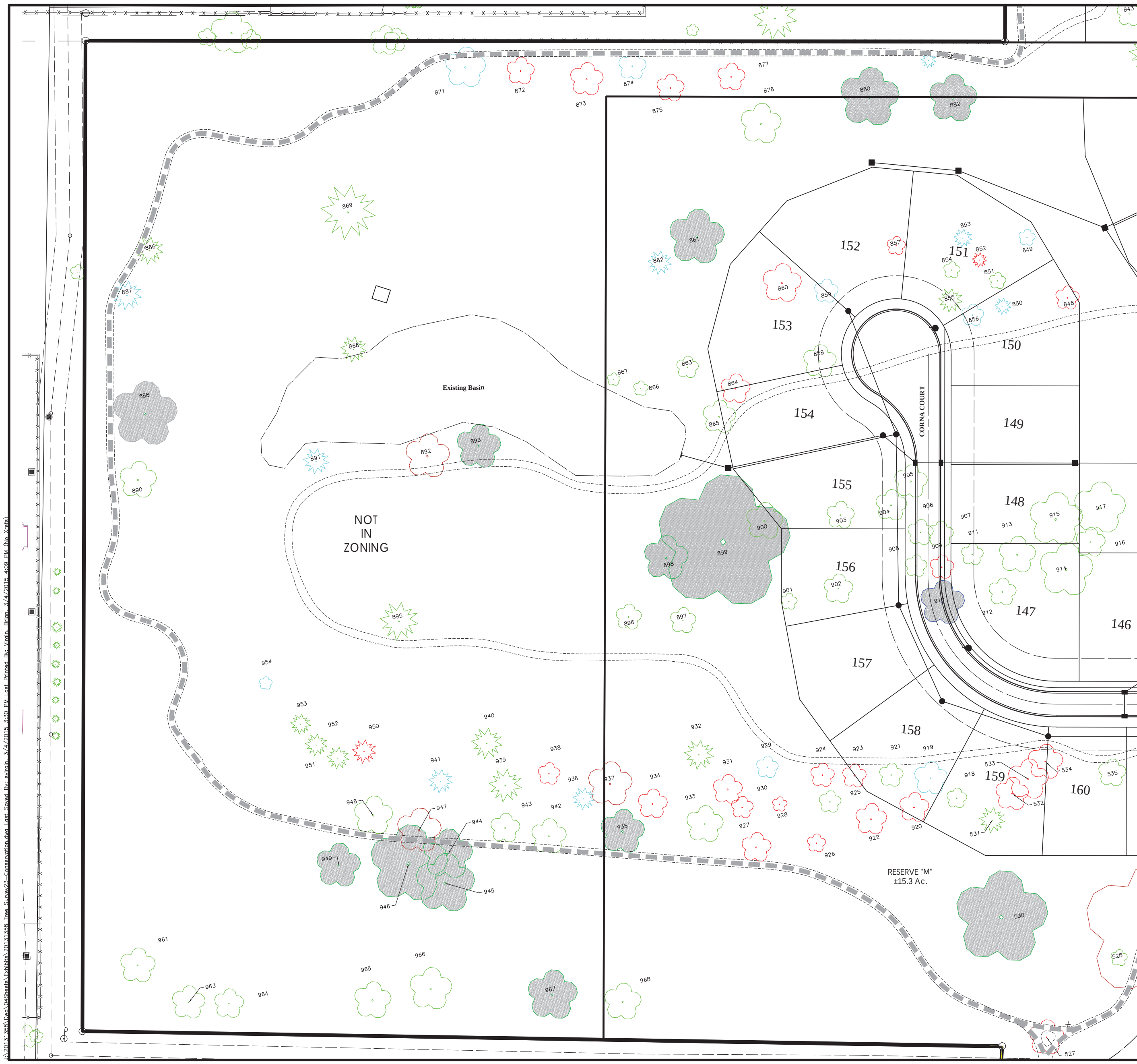
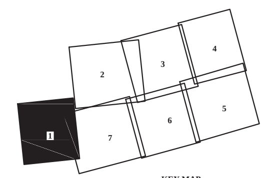
SHEET 14 of PDP	REVISIONS MARK / DATE / DESCRIPTION	EDGE PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN 330 WEST SPRING STREET, SUITE 350 COLUMBUS, OHIO 43215 614-486-3343	**PRELIMINARY LANDSCAPE PLAN**	CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR **RIVIERA**		Date March 5, 2015 Job No. 13005.1





KEY MAP

LEGEND = < 24"	
(green)	Good
(light blue)	Fair
(purple)	Poor
LEGEND = 24" & >	
(dark green)	Good
(blue)	Fair
(red)	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

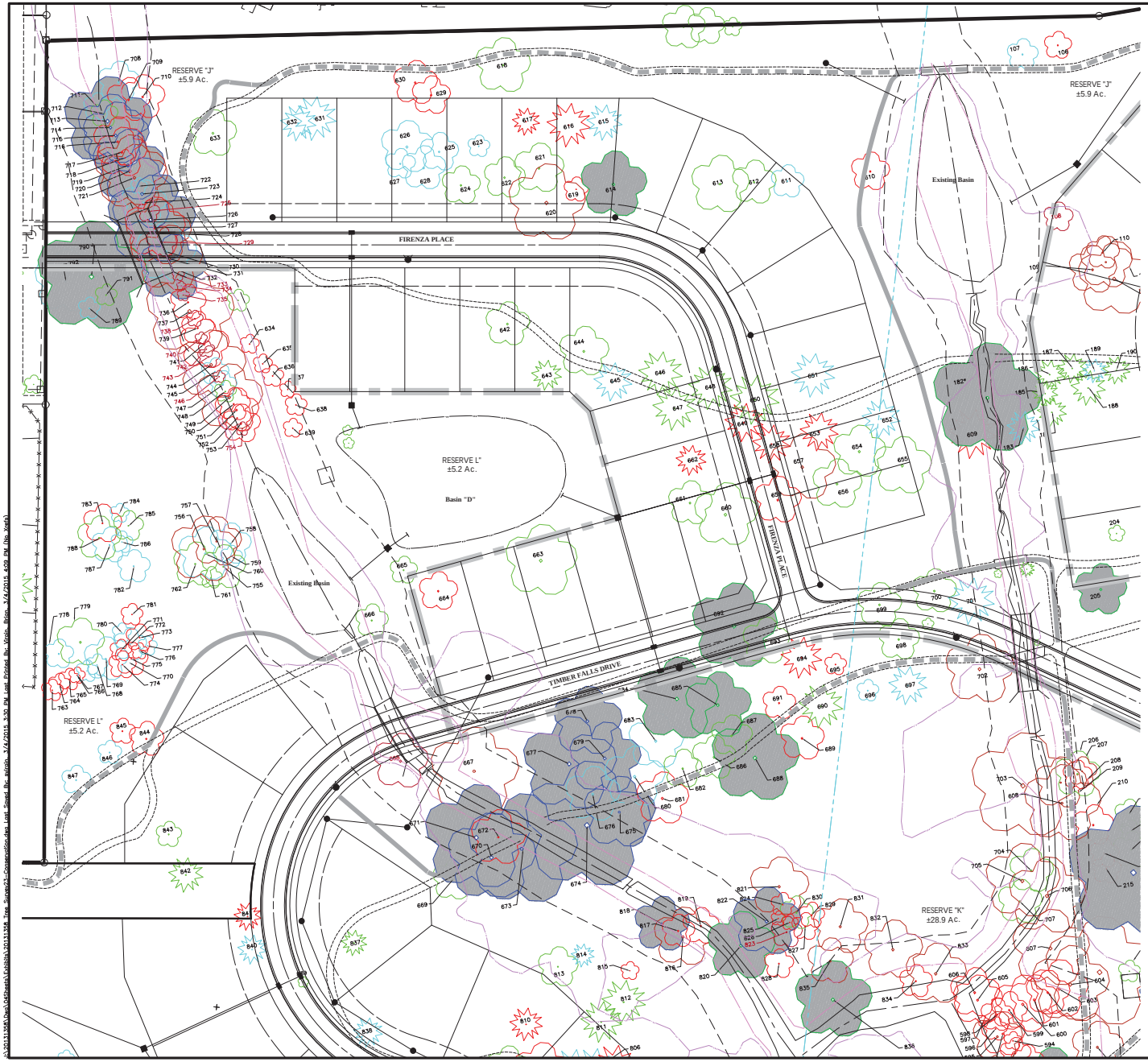
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

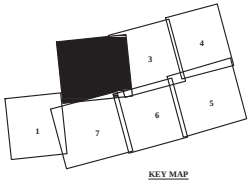
DATE
February, 2015

SCALE
1" = 50'

JOB NO.
2013-1358

SHEET
1/10





KEY MAP

LEGEND = < 24"	
Good	
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

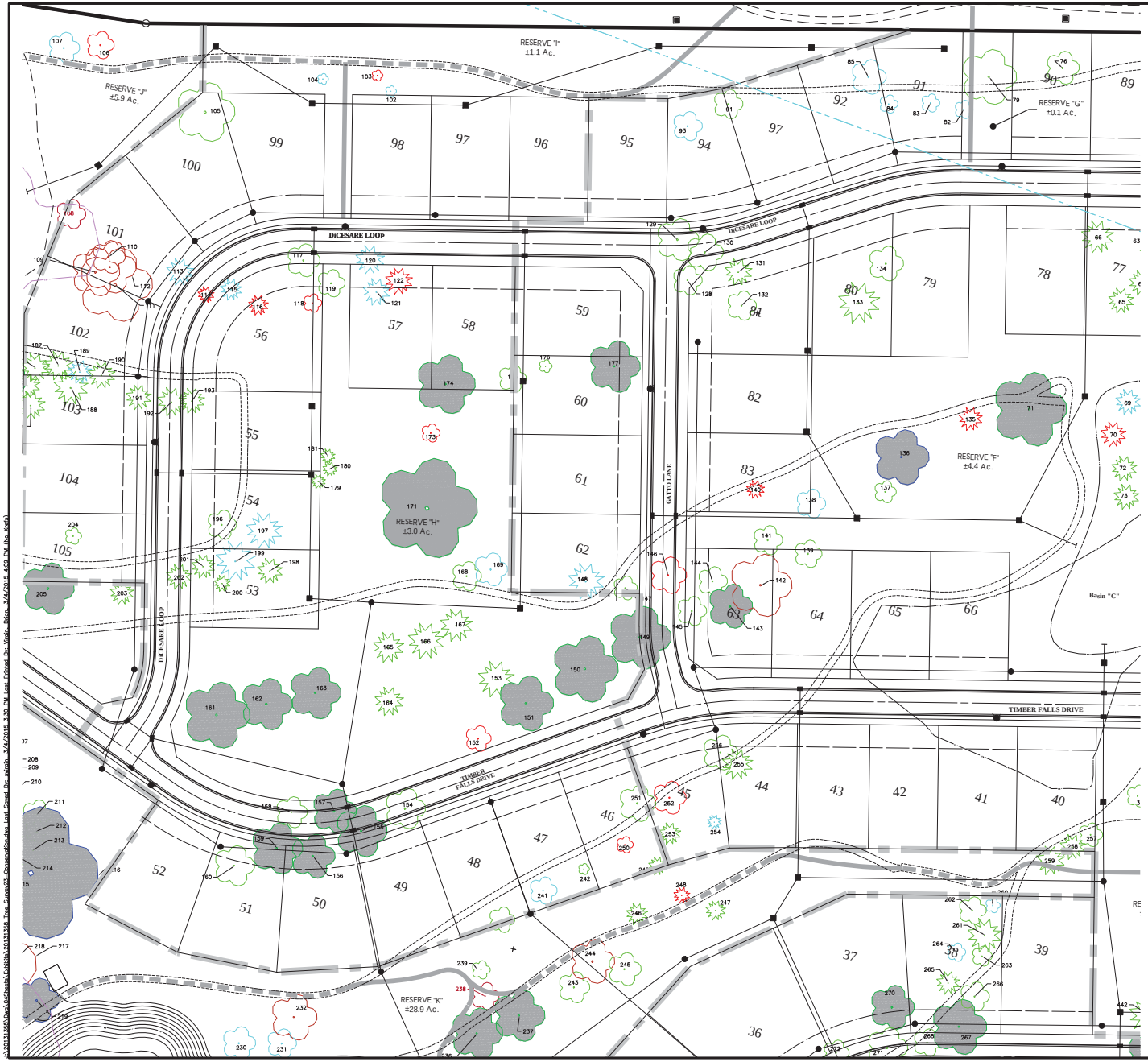
EMH&T
Civil • Mechanical • Irrigation & Utilities
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone 614.775.4500 Toll Free 888.775.3648
emht.com

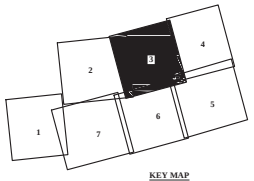
DATE
February, 2015

SCALE
1" = 50'

JOB NO.
2013-1358

SHEET
2/10





LEGEND = < 24"
Good
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

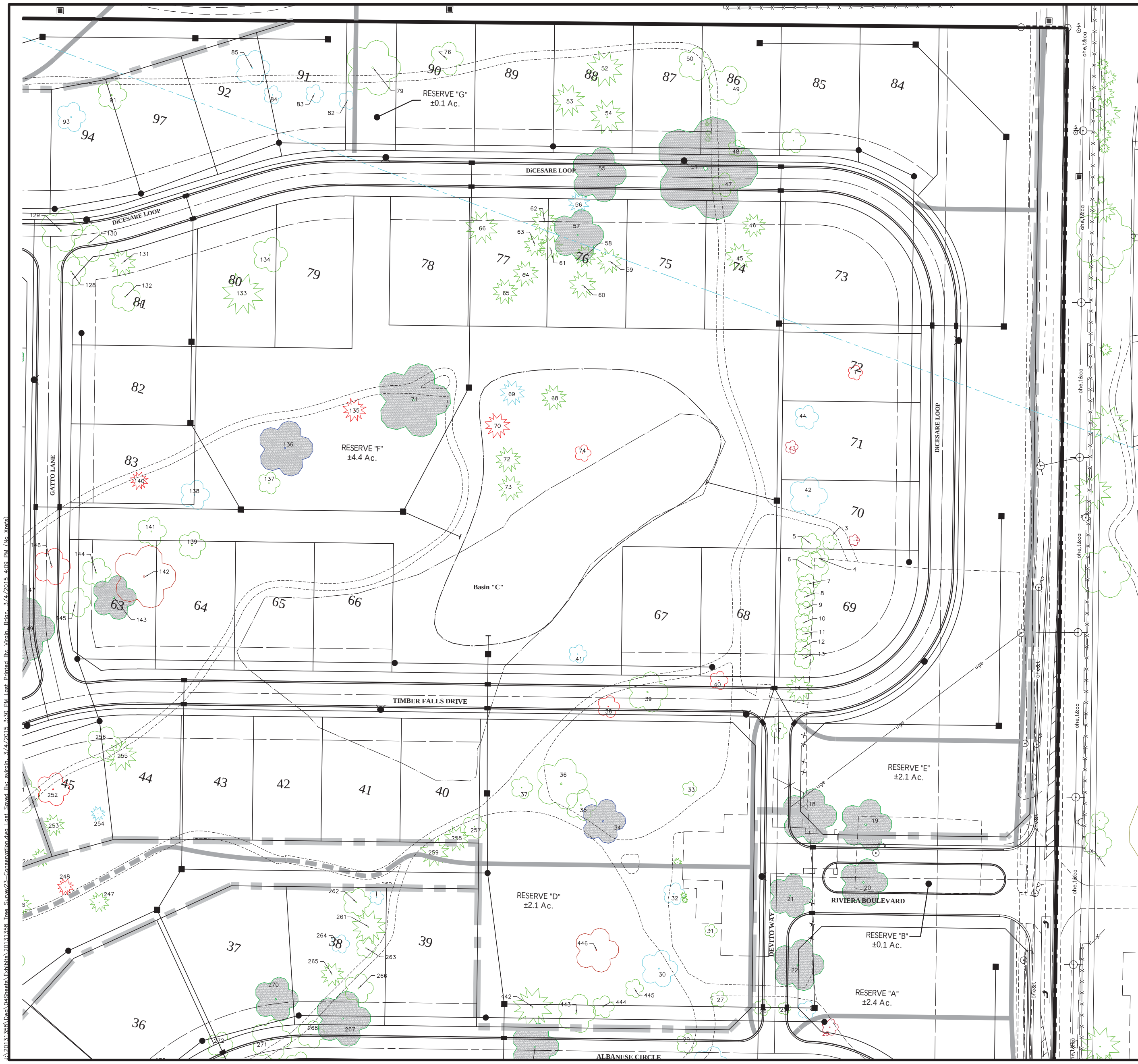
EMH&T
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone 614.775.4500 Toll free 888.775.3648
emht.com

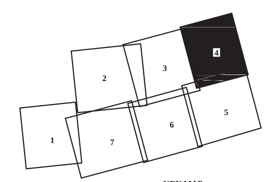
DATE
February, 2015

SCALE
1" = 50'

JOB NO.
2013-1358

SHEET
3/10





KEY MAP

LEGEND = < 24"	
	Good
	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.
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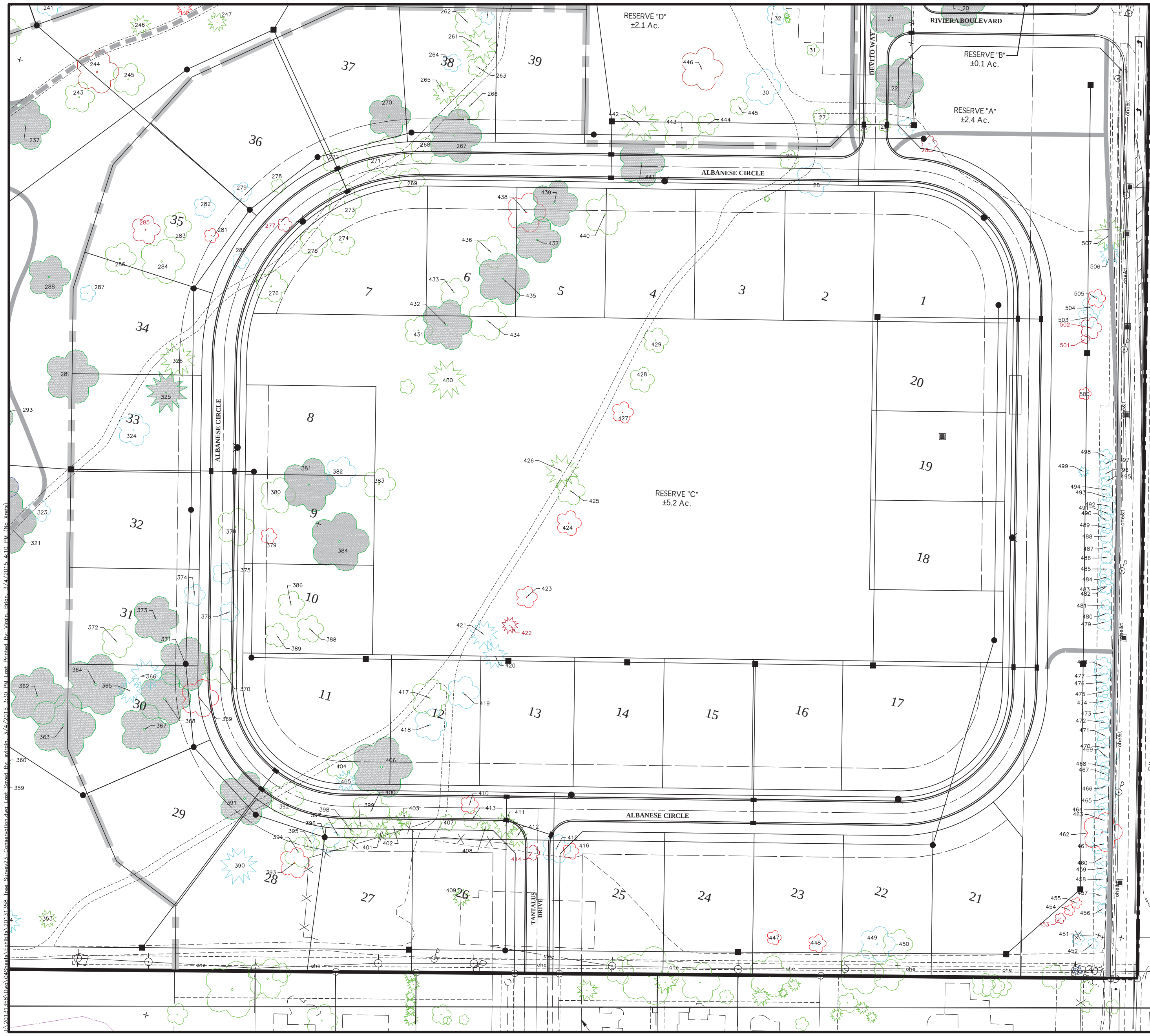
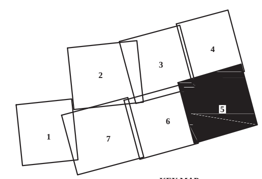
SCALE
1" = 50'

JOB NO.
2013-1358

SHEET
4/10





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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

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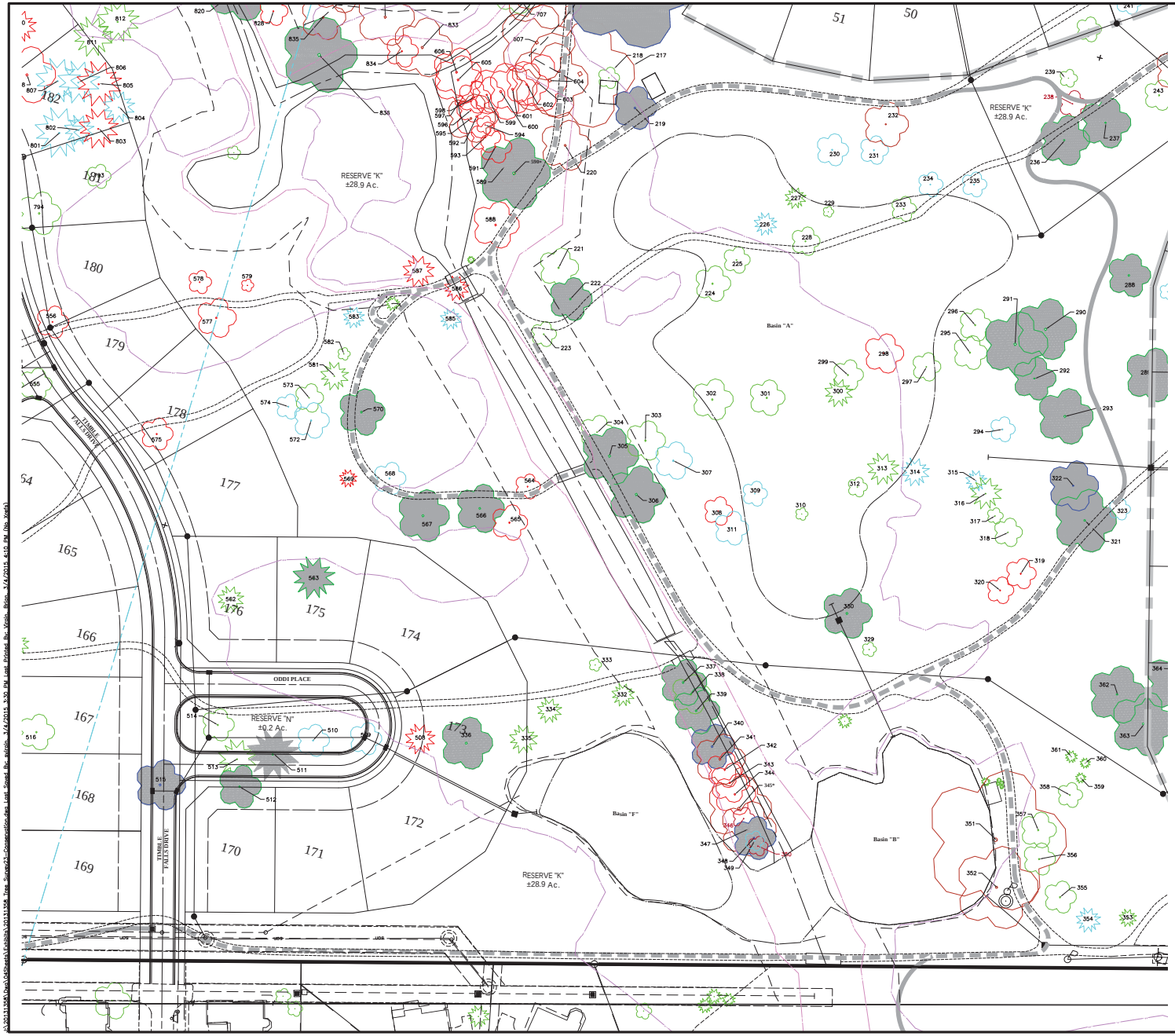
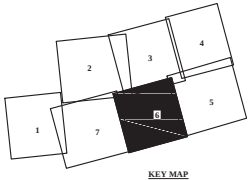
DATE: February, 2015

SCALE: 1" = 50'

JOB NO.: 2013-1358

SHEET: 5/10





KEY MAP

LEGEND = < 24"
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Fair
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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

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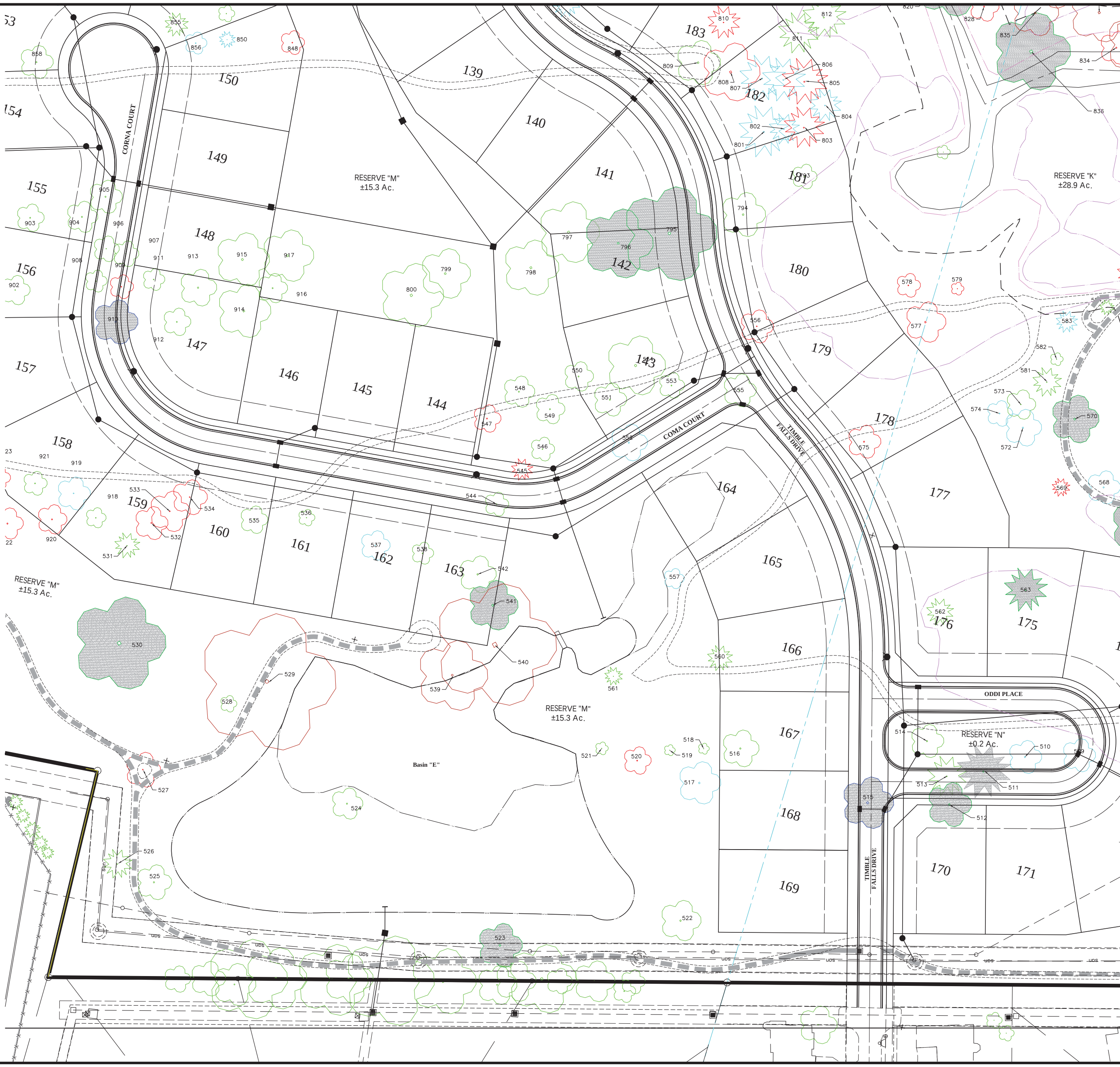
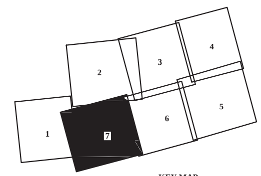
DATE
February, 2015

SCALE
1" = 50'

JOB NO.
2013-1358

SHEET
6/10





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LEGEND = < 24"	
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GRAPHIC SCALE

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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

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DATE: February, 2015

SCALE: 1" = 50'

JOB NO.: 2013-1358

SHEET: 7/10

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
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

TREE SURVEY

Number	Latin name	Common name	DBH	Condition
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
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

TREE SURVEY

Number	Latin name	Common name	DBH	Condition
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
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

TREE SURVEY

Number	Latin name	Common name	DBH	Condition
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
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

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 February, 2015

SCALE 1" = 50'

JOB NO. 2013-1358

SHEET 8/10

TREE SURVEY

Number	Latin name	Common name	DBH	Condition
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
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

TREE SURVEY

Number	Latin name	Common name	DBH	Condition
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
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
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

TREE SURVEY

Number	Latin name	Common name	DBH	Condition
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	Dead
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
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

TREE SURVEY

Number	Latin name	Common name	DBH	Condition
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
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

REVISIONS

MARK | DATE | DESCRIPTION

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

EMH&T

DATE
February, 2015

SCALE
1" = 50'

JOB NO.
2013-1358

SHEET
9/10

TREE SURVEY

Number	Latin name	Common name	DBH	Condition
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
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

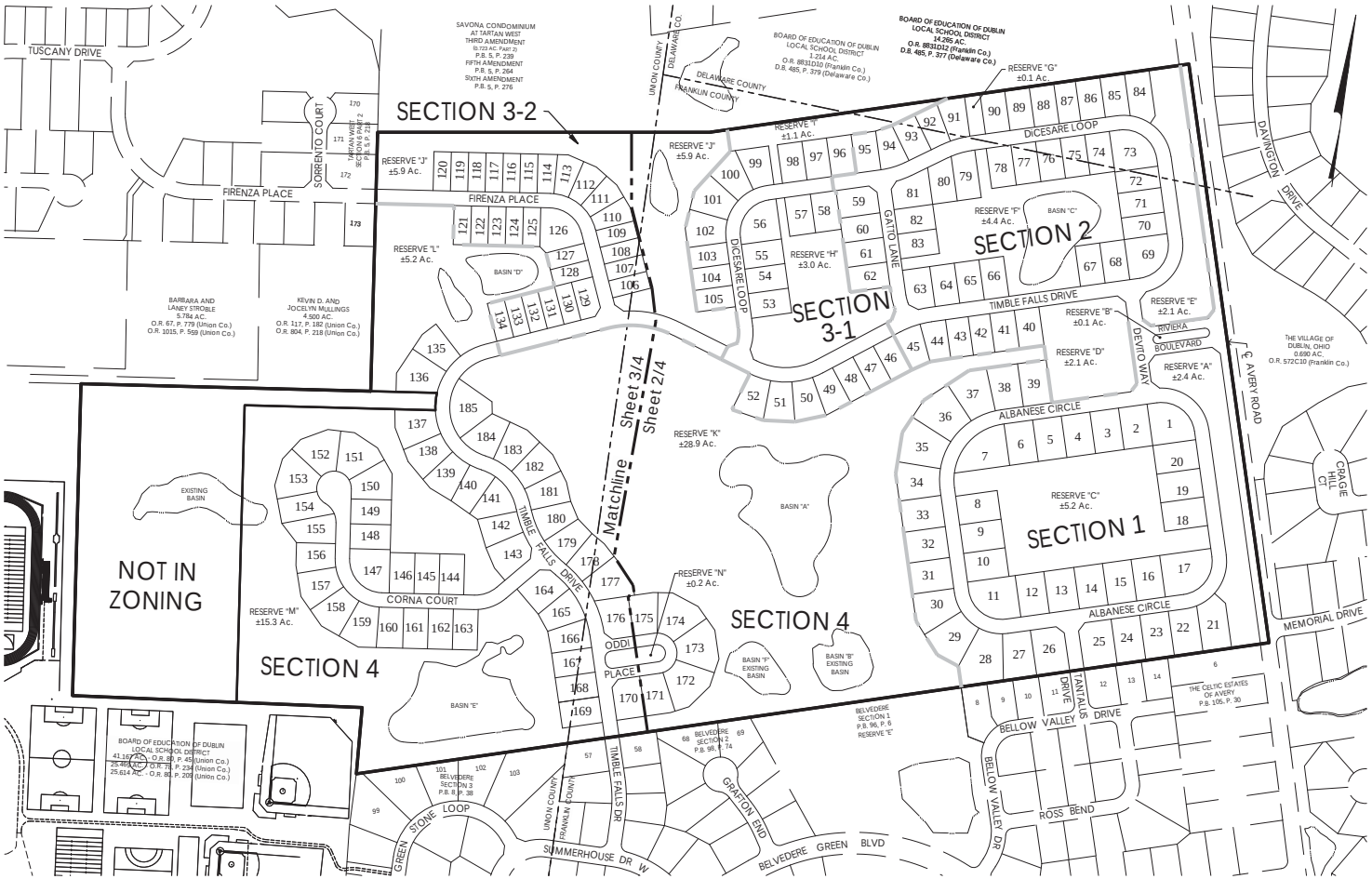
EMH&T
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Toll Free 888.775.3648
emht.com

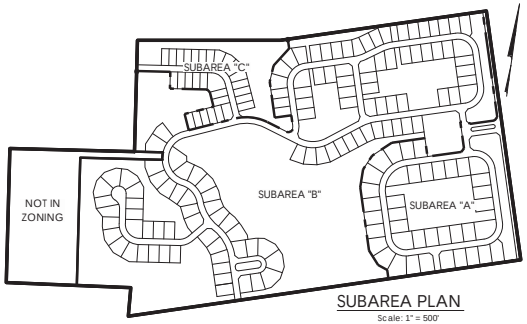
DATE
February, 2015

SCALE
1" = 50'

JOB NO.
2013-1358

SHEET
10/10





SUBAREA PLAN

Scale: 1" = 500'

PHASING PLAN

Total Lots	185
Section 1	39 Lots & Avery Road Turn Lane
Section 2	43
Section 3-1	23
Section 3-2	29
Section 4	51

GRAPHIC SCALE

0 100 200 400

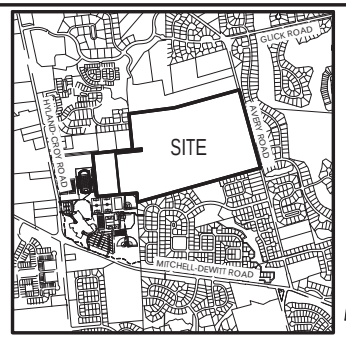
1 inch = 200 feet

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



LOCATION MAP

NO SCALE

DEVELOPMENT DATA

TOTAL ACREAGE:	±152.0 AC
NUMBER OF LOTS:	185
GROSS DENSITY:	±1.22 DU/AC
OPEN SPACE PROVIDED:	±76.0 AC (50.0%)
RESERVE "A":	±2.4 AC
RESERVE "B":	±0.1 AC
RESERVE "C":	±5.2 AC
RESERVE "D":	±2.1 AC
RESERVE "E":	±2.1 AC
RESERVE "F":	±4.4 AC
RESERVE "G":	±0.1 AC
RESERVE "H":	±3.0 AC
RESERVE "I":	±1.1 AC
RESERVE "J":	±5.9 AC
RESERVE "K":	±28.9 AC
RESERVE "L":	±5.2 AC
RESERVE "M":	±15.3 AC
RESERVE "N":	±0.2 AC

PROPOSED ZONING: PUD

PERMITTED USES:

SINGLE FAMILY DETACHED HOMES, PARKS, OPEN SPACES AND COMMUNITY GARDENS. PERMITTED USES AS OUTLINED IN THE R-1, RESTRICTED SUBURBAN RESIDENTIAL DISTRICT IN THE DUBLIN ZONING CODE.

DEVELOPMENT STANDARDS

SUBAREA "A" (Section 1)	
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, & 4)	
MINIMUM FRONT YARD SETBACK:	25'
MINIMUM SIDE YARD SETBACK:	6'
MINIMUM REAR YARD SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	35'
SUBAREA "C" (Section 3-2)	
MINIMUM FRONT YARD SETBACK:	20'
MINIMUM SIDE YARD SETBACK:	6'
MINIMUM REAR YARD SETBACK:	15'
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 "C", "E" THROUGH "J" & "N" WILL BE OWNED BY THE CITY OF DUBLIN AND MAINTAINED BY THE RIVIERA HOMEOWNERS ASSOCIATION. RESERVES "D", "K", "L" AND "M" TO BE OWNED AND MAINTAINED BY THE CITY OF DUBLIN. RESERVE "I", "K", "L" & "M" 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 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

NOTE "F": THE EIGHT FOOT WIDE SHARED USE PATHS SHALL BE CONCRETE WITH SAWCUT JOINTS IN FRONT OF LOTS. IN ALL OTHER LOCATIONS THE SHARED USE PATHS SHALL BE ASPHALT AND VARY IN WIDTH (5' MIN.) TO MATCH EXISTING CART PATHS

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, OHIO

PRELIMINARY PLAT-CONSERVATION

FOR

RIVIERA

PHASING PLAN

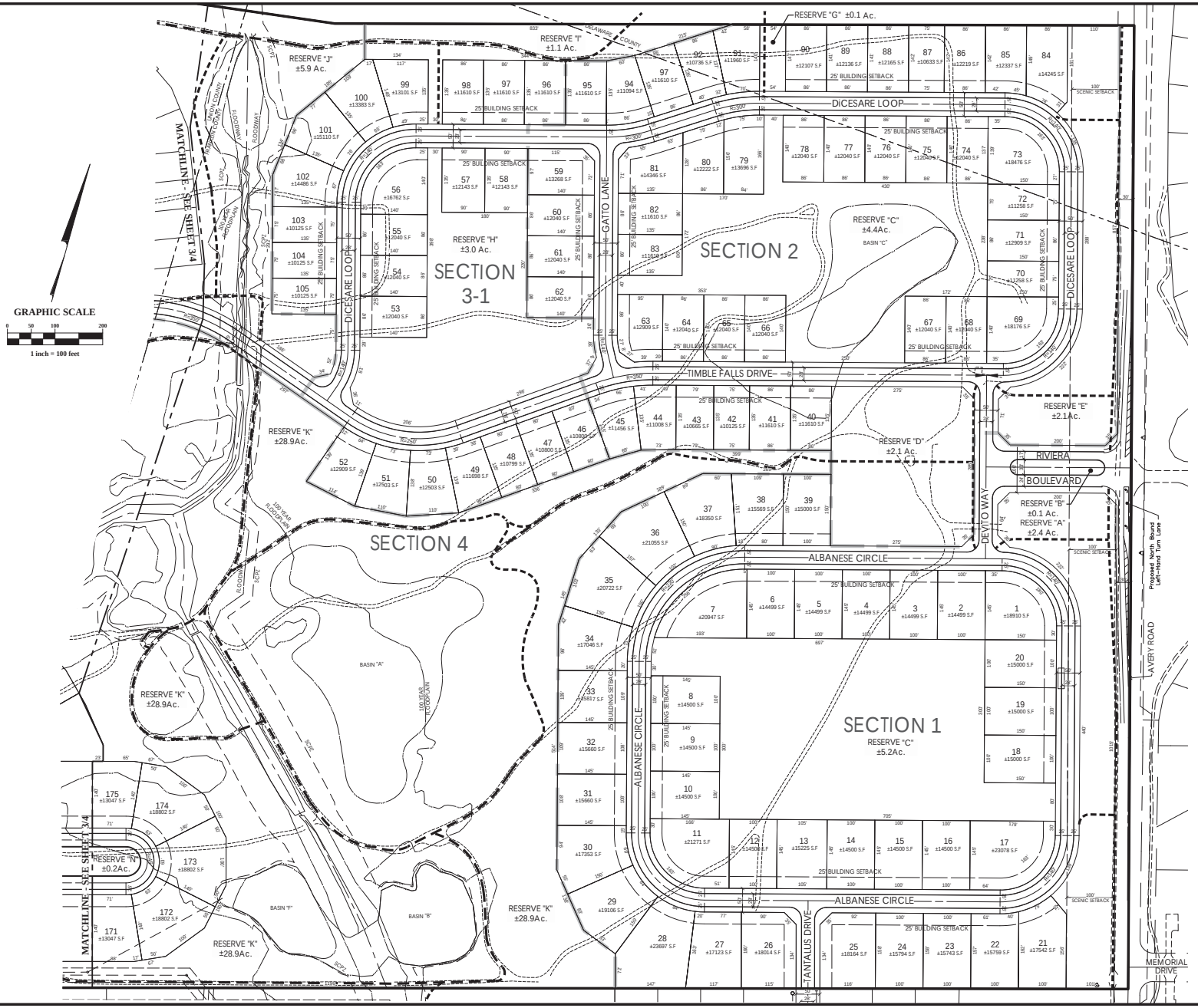
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Toll free 888.775.3648
emht.com

DATE: February, 2015

SCALE: As Noted

JOB NO.: 2013-1358

SHEET: 1/4



REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, OHIO
PRELIMINARY PLAT
FOR
RIVIERA
SITE PLAN

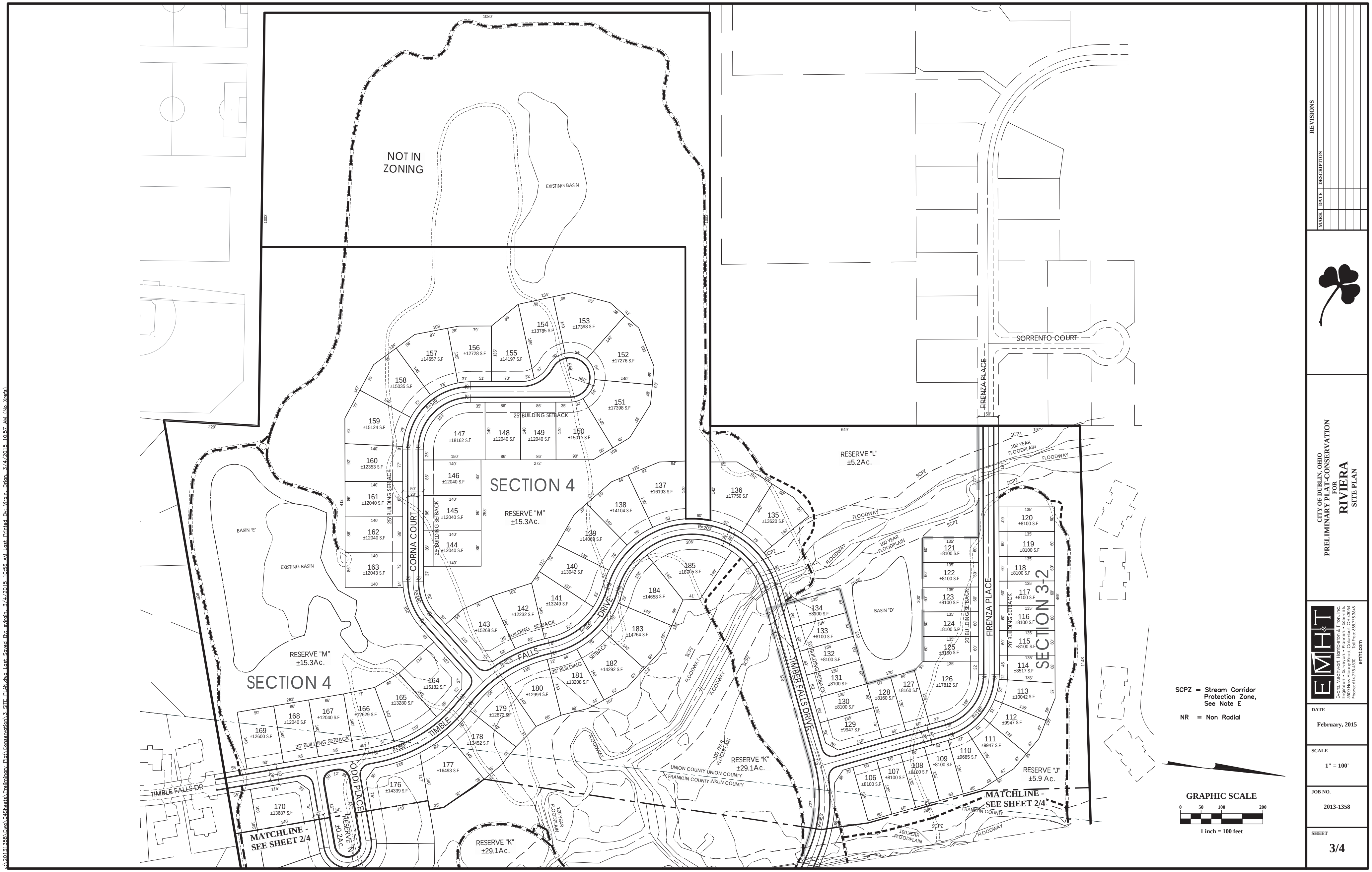
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Toll Free 866.775.3648
emht.com

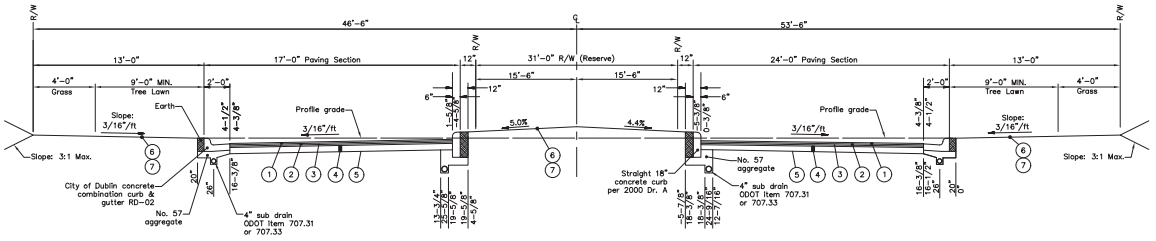
DATE
February, 2015

SCALE
1"=100'

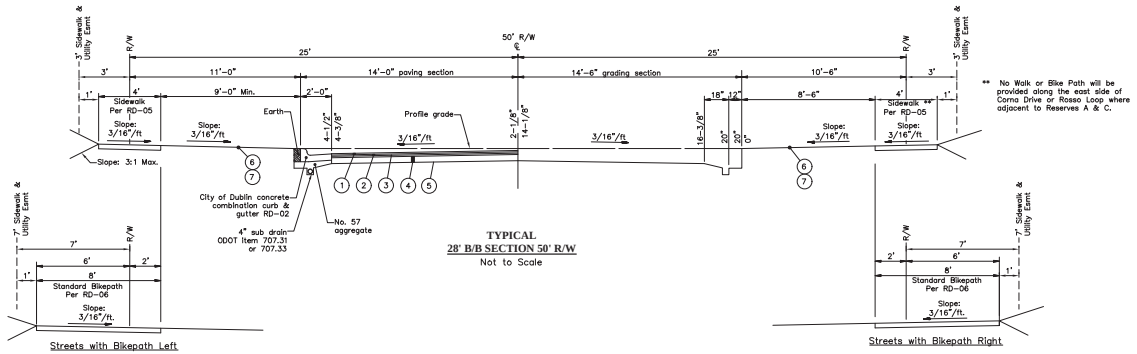
JOB NO.
2013-1358

SHEET
2/4


NOT IN ZONING
EXISTING BASIN
SECTION 4
RESERVE "M" ±15.3Ac.
BASIN "E"
EXISTING BASIN
RESERVE "L" ±5.2Ac.
RESERVE "K" ±29.1Ac.
RESERVE "J" ±5.9 Ac.
RESERVE "N" ±0.2Ac.
BASIN "D"
SECTION 3-2
SORRENTO COURT
FIRENZA PLACE
CORNA COURT
TIMBLE FALLS DRIVE
TIMBLE FALLS DR
TIMBER FALLS DRIVE
ODDI PLACE
25' BUILDING SETBACK
20' BUILDING SETBACK
FLOODWAY
100 YEAR FLOODPLAIN
UNION COUNTY
FRANKLIN COUNTY
MATCHLINE - SEE SHEET 2/4
SCPZ = Stream Corridor Protection Zone, See Note E
NR = Non Radial
GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet
REVISIONS
MARK DATE DESCRIPTION
CITY OF DUBLIN, OHIO
PRELIMINARY PLAT-CONSERVATION
FOR
RIVIERA
SITE PLAN
EMHT
DATE
February, 2015
SCALE
1" = 100'
JOB NO.
2013-1358
SHEET
3/4



ENTRANCE
TYPICAL BOULEVARD SECTION
Not to Scale



TYPICAL
28' B/B SECTION 50' R/W
Not to Scale

** No Walk or Bike Path will be provided along the east side of Corna Drive or Rosso Loop where adjacent to Reserves A & C.

PAVEMENT LEGEND

1. Item 448, 1.25" Asphalt Concrete, Surface Course, Type 1, Pg 64-22, Medium Traffic. *
2. Item 448, 1.75" Asphalt Concrete, Intermediate Course, Type 2, Pg 64-22, Medium Traffic.
3. Item 301, 3" Bituminous Aggregate Base Course.
4. Item 304, 6" Aggregate Base.
5. Item 204, Subgrade Compaction.
6. Item 653 – 3" Topsoil Furnished And Placed.
7. Item 659, Seeding And Mulching.

* NOTE: 448 Surface course to be installed within 7 days of intermediate course or provide tack coat (407) @ 0.15 gal per sq. yd. at contractor's expense.

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, OHIO
PAVEMENT SECTIONS
FOR THE
RIVIERA
SITE PLAN

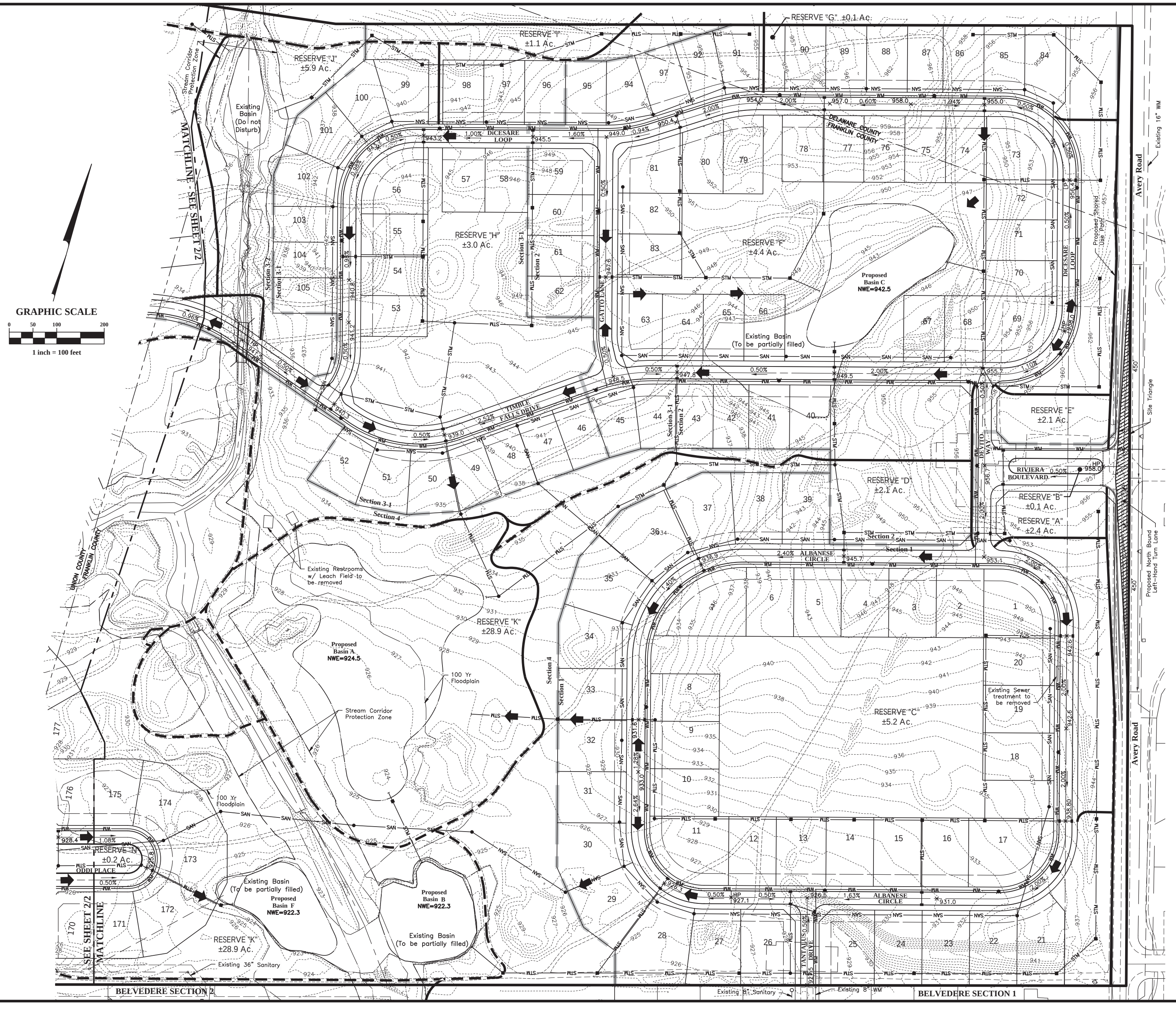
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

DATE
February, 2015

SCALE
None

JOB NO.
2013-1358

SHEET
4/4



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

REVISIONS
MARK | DATE | DESCRIPTION

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
February, 2014

SCALE
1" = 100'

JOB NO.
20131358

SHEET
1/2

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, OHIO

PRELIMINARY DEVELOPMENT PLAN

FOR

RIVIERA

PRELIMINARY ENGINEERING PLAN

PLAN VIEW

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

DATE

February, 2014

SCALE

1" = 100'

JOB NO.

20131358

SHEET

2/2