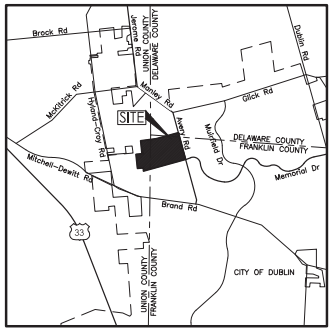
RIVIERA

CITY OF DUBLIN, OHIO

FINAL DEVELOPMENT PLAN



LOCATION MAP
Not to Scale

PREPARED FOR:

M/I HOMES OF CENTRAL OHIO

3 EASTON OVAL

COLUMBUS, OHIO 43219

P: (614) 418-8023

DAVIDSON PHILLIPS

4020 VENTURE CT. SUITE D

COLUMBUS. OH 43228

P: (614) 777-9325

CONTACT: CHARLES RUMA

SUBMITTALS:

SECTIONS 1 & 2 NOVEMBER 6, 2015

CIVIL ENGINEER &
LANDSCAPE ARCHITECT

EMHT

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

INDEX OF DRAWINGS

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2. VICINITY MAP
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18. ENTRY PLAN
19. PEDESTRIAN CIRCULATION PLAN
20. TRELLIS DETAILS
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22. LANDSCAPE DETAILS

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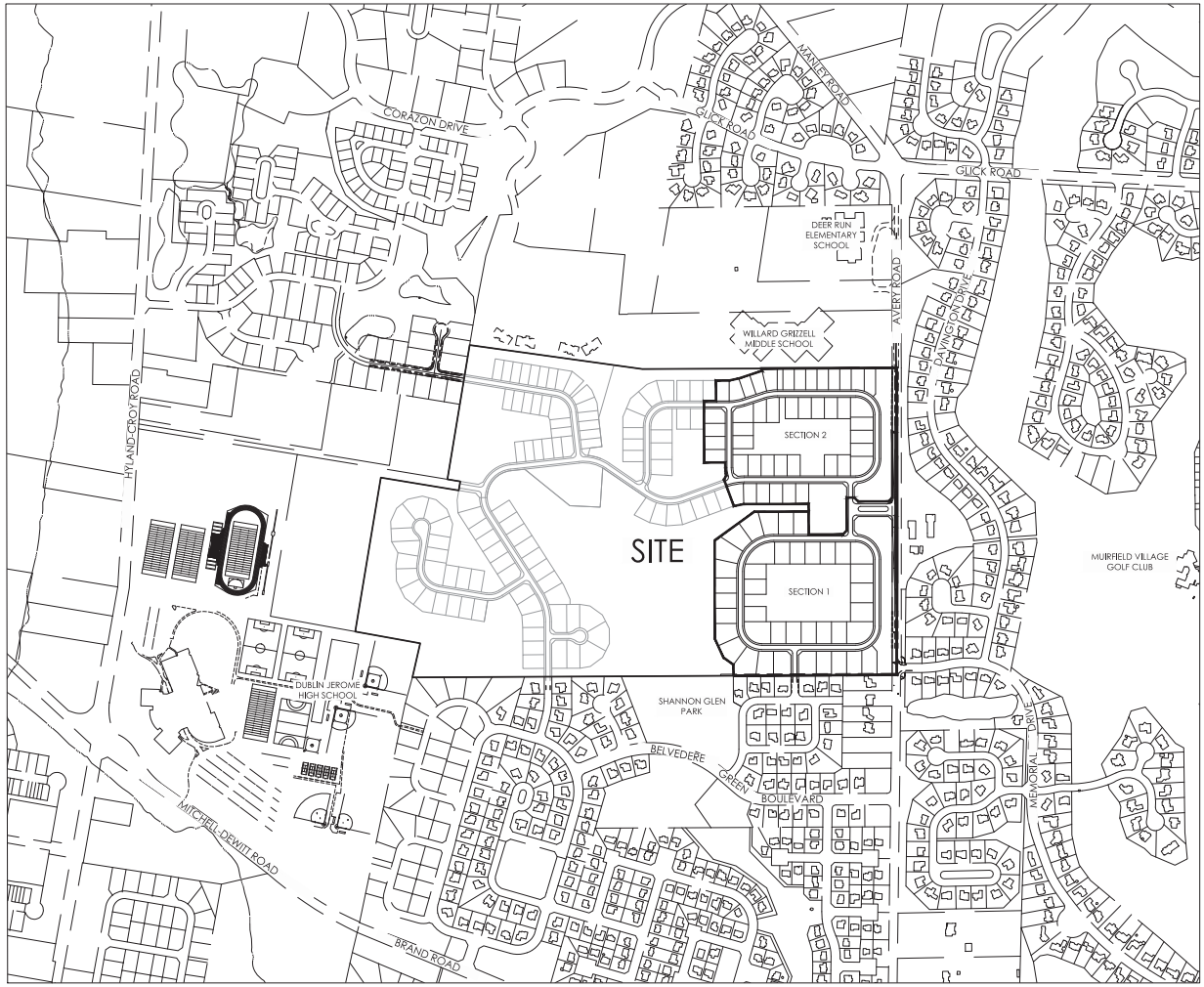

GRAPHIC SCALE

0 200 400 800

1 inch = 400 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA

REGIONAL CONTEXT MAP

EMHT

DATE
November 6, 2015

SCALE
As Noted

JOB NO.
20150910

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1/22

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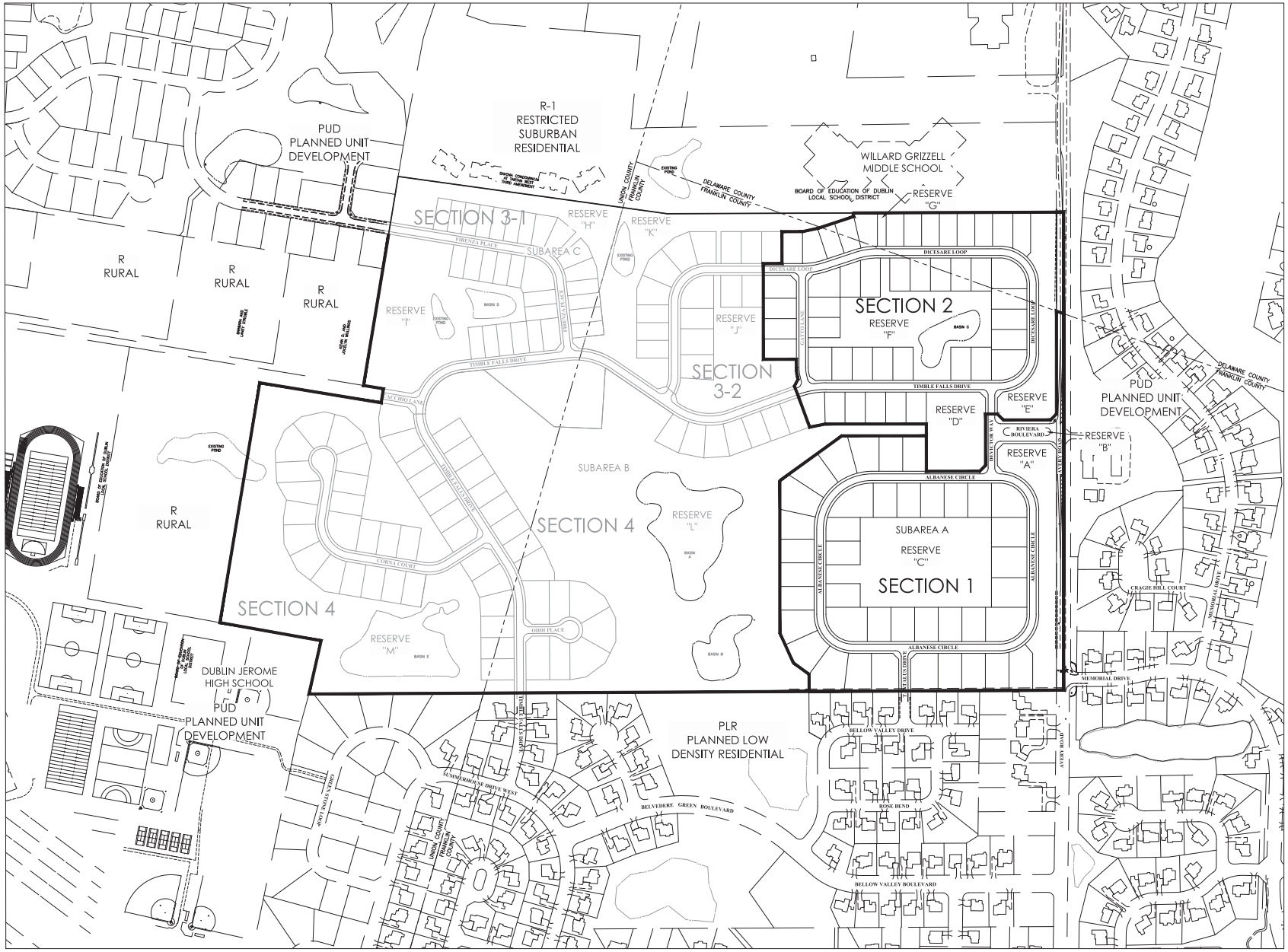

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
VICINITY MAP

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DATE
November 6, 2015

SCALE
As Noted

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2/22

GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR

RIVIERA

EXISTING CONDITIONS PLAN

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Engineers, Architects, Surveyors & Planners, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

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November 6, 2015

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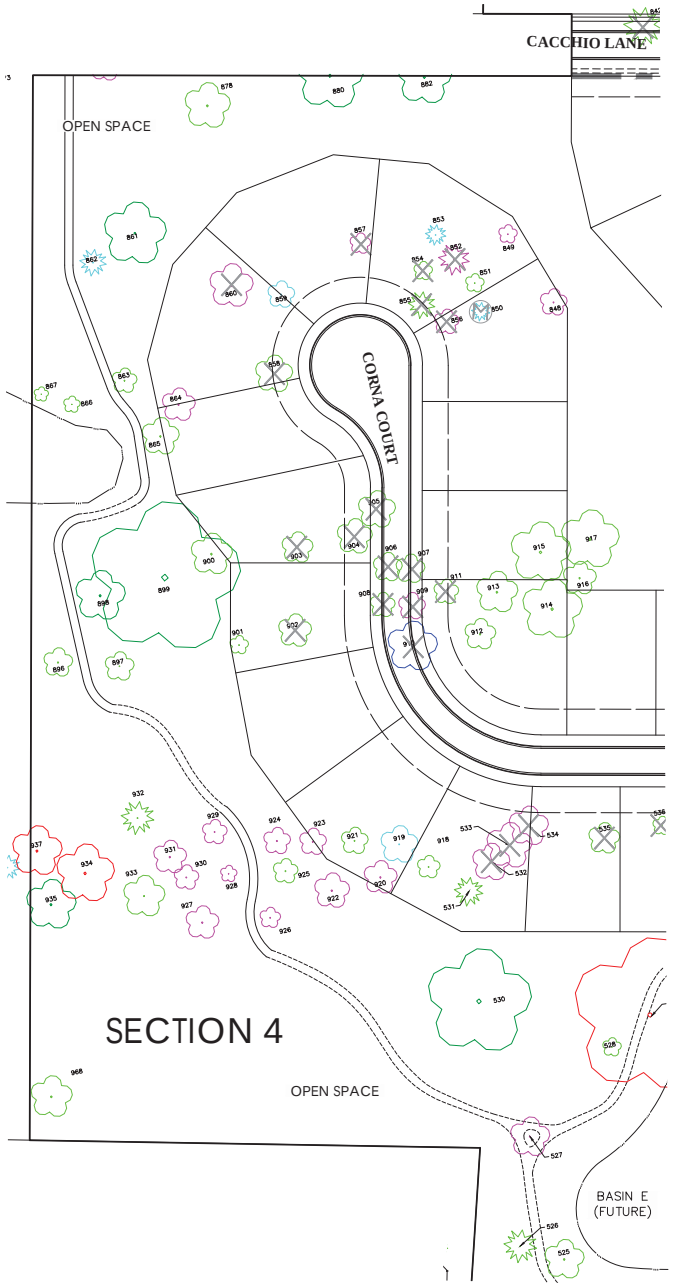

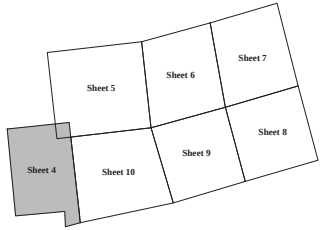

KEY MAP

LEGEND

- Tree to be Moved/Replanted
- Tree to be Removed/Replaced
- Deciduous Tree
- Evergreen Tree

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

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
TREE SURVEY

EMHT

DATE
November 6, 2015

SCALE
As Noted

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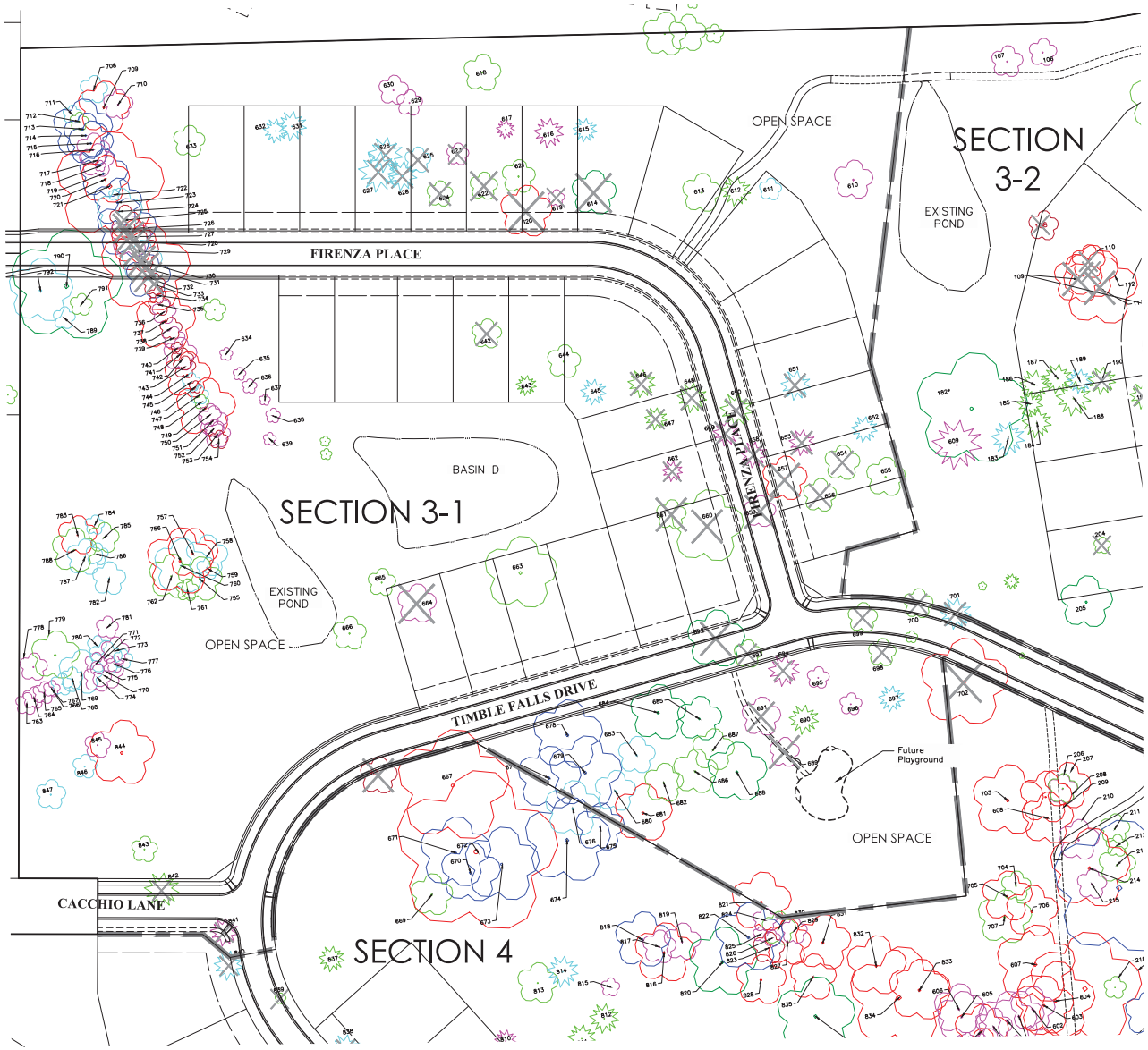

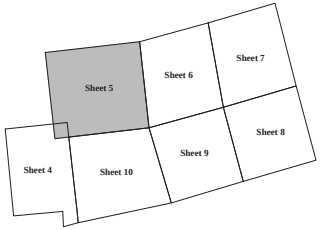

KEY MAP

LEGEND

- (M) Tree to be Moved/Replanted
- Tree to be Removed/Replaced
- Deciduous Tree
- Evergreen Tree

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

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
TREE SURVEY

EMHT

DATE
November 6, 2015

SCALE
As Noted

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20150910

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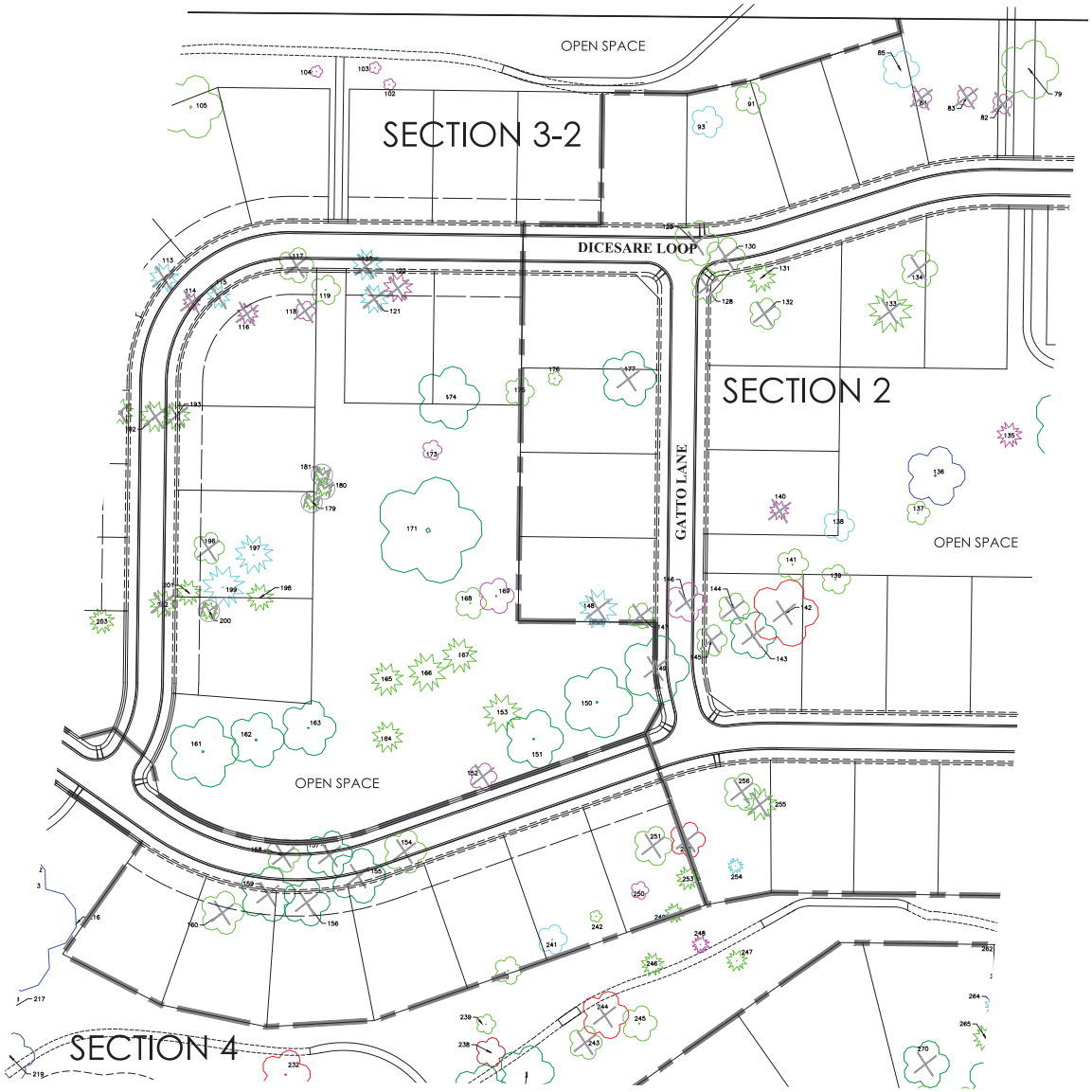

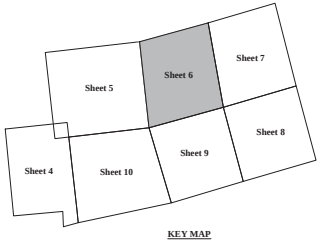

KEY MAP

LEGEND

- Tree to be Moved/Replanted
- Tree to be Removed/Replaced
- Deciduous Tree
- Evergreen Tree

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

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
TREE SURVEY

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DATE
November 6, 2015

SCALE
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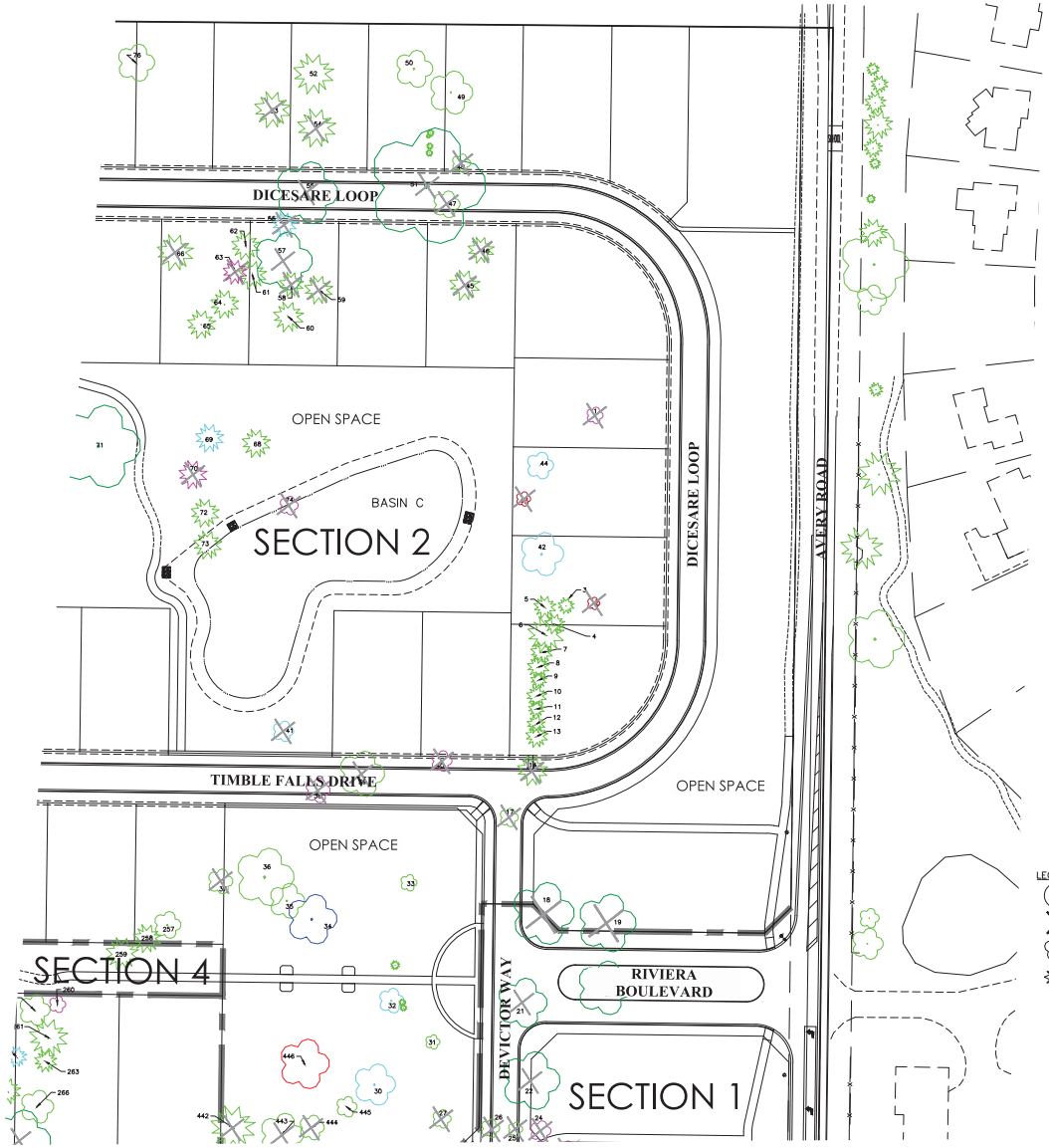
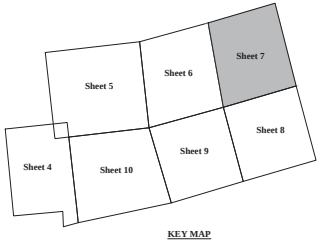
6/22





KEY MAP

LEGEND

- Tree to be Moved/Replanted
- Tree to be Removed/Replaced
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LEGEND = < 24"	
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	Poor
LEGEND = 24" & >	
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GRAPHIC SCALE

0 30 60 120

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REVISIONS

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
TREE SURVEY

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DATE
November 6, 2015

SCALE
As Noted

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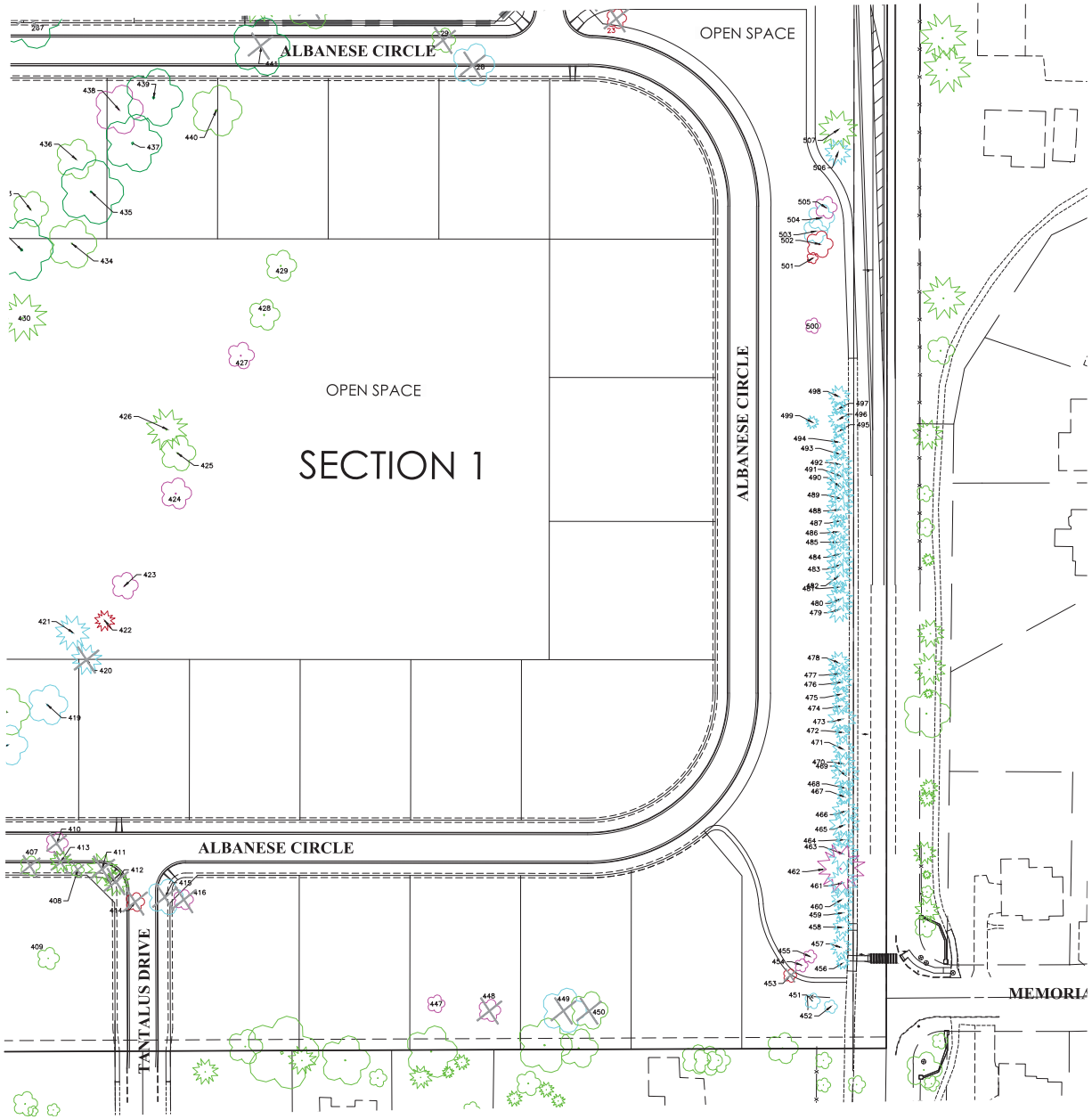

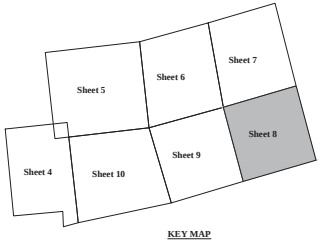

KEY MAP

LEGEND

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- Tree to be Removed/Replaced
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LEGEND = < 24"	
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	Poor
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	Poor

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR

RIVIERA

TREE SURVEY

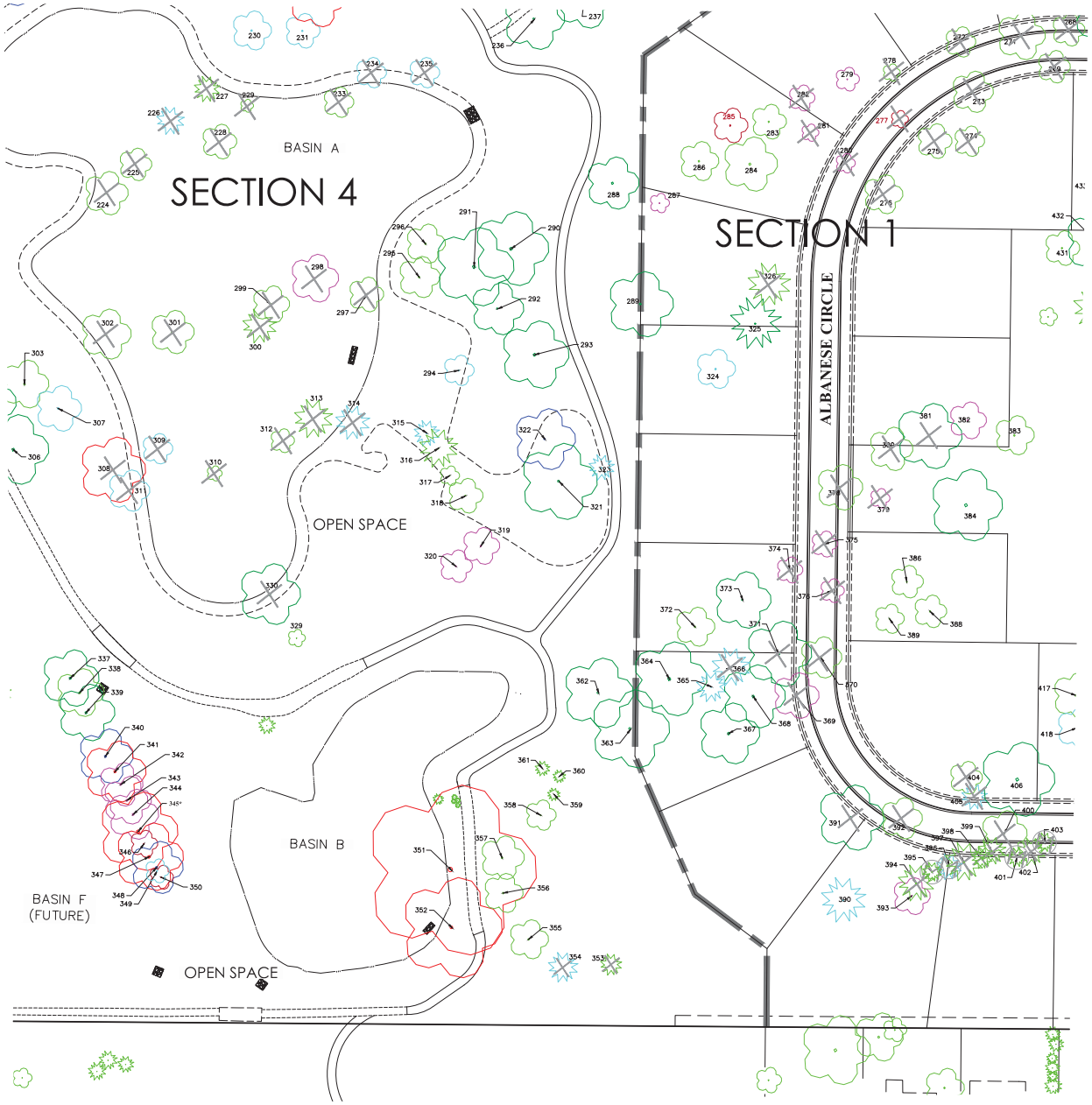
EMH&T

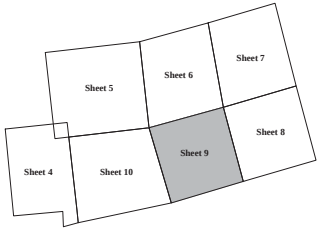
DATE
November 6, 2015

SCALE
As Noted

JOB NO.
20150910

SHEET
8/22





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GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

REVISIONS

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
TREE SURVEY

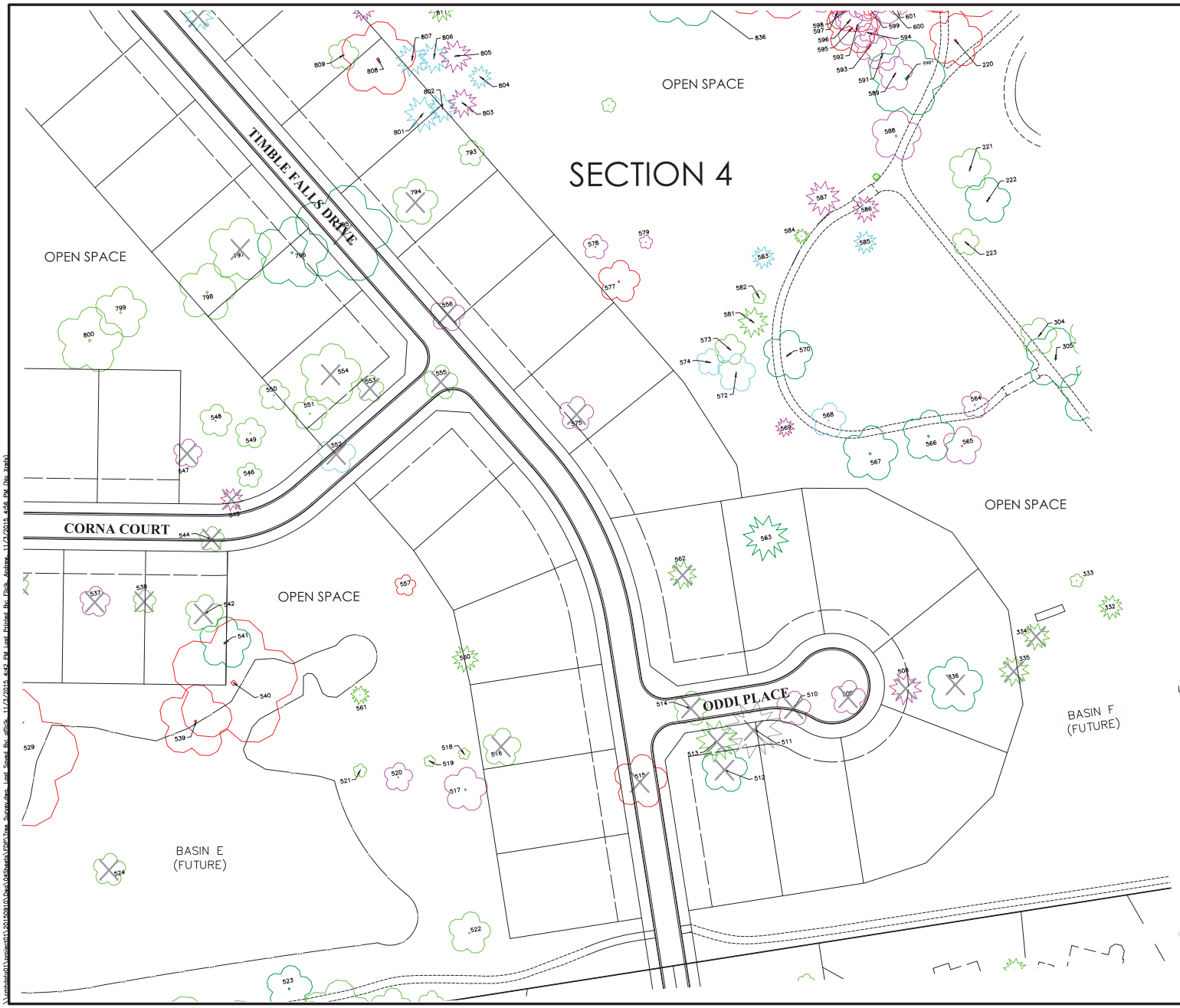
EMH&T

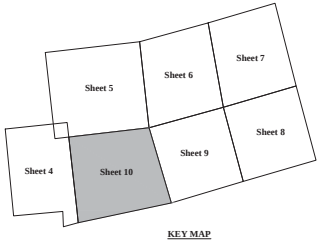
DATE
November 6, 2015

SCALE
As Noted

JOB NO.
20150910

SHEET
9/22





KEY MAP

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LEGEND = < 24"	
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GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

MARK	DATE	DESCRIPTION

REVISIONS

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
TREE SURVEY

EMH&T

DATE
November 6, 2015

SCALE
As Noted

JOB NO.
20150910

SHEET
10/22

R=REMOVED

TREE SURVEY

Number	Latin name	Common name	DBH	Condition
1 R	Morus spp.	Mulberry	7-6-6-8-6	Poor
2 R	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 R	Picea pungens	Blue spruce	15	Good
17 R	Malus spp.	Crabapple	9	Good
18 R	Platanus x acerifolia	London planetree	30	Good
19 R	Gleditsia triacanthos var. inermis	Thornless honeylocust	28	Good
20	Gleditsia triacanthos var. inermis	Thornless honeylocust	26	Good
21 R	Acer saccharum	Sugar maple	24	Good
22 R	Platanus x acerifolia	London planetree	28	Good
23	Fraxinus spp.	Ash	18	Dead
24 R	Fraxinus pennsylvanica	Green ash	10	Fair
25 R	Acer saccharum	Sugar maple	7	Good
26 R	Quercus rubra	Red oak	9	Good
27	Betula nigra	River birch	8-8-7-9-7	Good
28 R	Betula nigra	River birch	19	Fair
29 R	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 R	Acer rubrum	Red Maple	12-7	Good
38 R	Pyrus calleryana	Ornamental Pear	12	Poor
39 R	Acer saccharinum	Silver maple	22-21	Good
40 R	Fraxinus americanus	White ash	10	Poor
41 R	Acer saccharum	Sugar maple	10	Fair
42	Gleditsia triacanthos var. inermis	Thornless honeylocust	21	Fair
43 R	Fraxinus spp.	Ash	14	Dead
44	Gleditsia triacanthos var. inermis	Thornless honeylocust	13-11	Fair
45 R	Pinus strobus	White pine	15	Good
46 R	Pinus strobus	White pine	13	Good
47 R	Tilia americana	Linden	13	Good
48 R	Tilia americana	Linden	9-6-8	Good
49	Tilia americana	Linden	21	Good
50	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Good
51 R	Quercus palustris	Pin oak	28	Good
52	Picea abies	Norway spruce	20	Good
53 R	Picea abies	Norway spruce	18	Good
54 R	Picea abies	Norway spruce	19	Good
55 R	Quercus palustris	Pin oak	30	Good
56 R	Picea pungens	Blue spruce	12	Fair
57 R	Quercus palustris	Pin oak	28	Good
58 R	Picea pungens	Blue spruce	12	Good
59 R	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 R	Picea pungens	Blue spruce	12	Poor
64	Picea pungens	Blue spruce	14	Good
65	Picea pungens	Blue spruce	14	Good
66 R	Pinus sylvestris	Scots pine	18	Good
68	Pinus nigra	Austrian pine	14	Good
69	Pinus nigra	Austrian pine	14	Fair
70 R	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 R	Fraxinus spp.	Ash	9	Poor
76	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Good
79	Gleditsia triacanthos var. inermis	Thornless honeylocust	30	Good
82 R	Fraxinus pennsylvanica	Green ash	10	Fair
83 R	Fraxinus pennsylvanica	Green ash	10	Fair
84 R	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	Poor
108 R	Fraxinus pennsylvanica	Green ash	23	Dead
109 R	Fraxinus pennsylvanica	Green ash	26	Poor
110 R	Fraxinus pennsylvanica	Green ash	16-18	Poor
111 R	Fraxinus pennsylvanica	Green ash	40	Poor
112 R	Fraxinus pennsylvanica	Green ash	21-21	Poor
113 R	Picea pungens	Blue spruce	15	Fair
114 R	Picea pungens	Blue spruce	9	Poor
115 R	Picea pungens	Blue spruce	12	Fair
116 R	Picea pungens	Blue spruce	11	Poor
117 R	Liquidambar styraciflua	Sweetgum	18	Good
118 R	Fraxinus pennsylvanica	Green ash	10	Poor
119	Acer rubrum	Red Maple	15	Good
120 R	Picea pungens	Blue spruce	16	Fair
121 R	Picea pungens	Blue spruce	15	Fair
122 R	Picea pungens	Blue spruce	15	Poor
128 R	Quercus palustris	Pin oak	16	Good
129 R	Gleditsia triacanthos var. inermis	Thornless honeylocust	23	Good
130 R	Liquidambar styraciflua	Sweetgum	20	Good
131	Picea pungens	Blue spruce	15	Good
132 R	Tilia americana	Linden	16	Good
133 R	Picea pungens	Blue spruce	23	Good
134 R	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 R	Acer rubrum	Red Maple	16	Fair
139	Liquidambar styraciflua	Sweetgum	15	Good
140 R	Picea pungens	Blue spruce	10	Poor
141	Acer saccharum	Sugar maple	16	Good
142 R	Fraxinus pennsylvanica	Green ash	34	Poor
143 R	Platanus x acerifolia	London planetree	26	Good
144 R	Liquidambar styraciflua	Sweetgum	16	Good
145 R	Liquidambar styraciflua	Sweetgum	16	Good
146 R	Fraxinus pennsylvanica	Green ash	20	Poor
147 R	Acer rubrum	Red Maple	13	Good
148 R	Picea pungens	Blue spruce	20	Fair
149 R	Quercus palustris	Pin oak	34	Good
150	Quercus rubra	Red oak	36	Good
151	Quercus rubra	Red oak	30	Good
152 R	Fraxinus pennsylvanica	Green ash	14	Poor
153	Picea pungens	Blue spruce	20	Good
154 R	Quercus rubra	Red oak	22	Good
155 R	Quercus rubra	Red oak	28	Good
156 R	Quercus rubra	Red oak	24	Good
157 R	Tilia cordata	Littleleaf Linden	24	Good
158 R	Tilia cordata	Littleleaf Linden	17	Good
159 R	Tilia americana	Linden	28	Good
160 R	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 R	Tilia cordata	Littleleaf Linden	28	Good
179 M	Picea pungens	Blue spruce	8	Good
180 M	Picea pungens	Blue spruce	8	Good
181 M	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 R	Picea pungens	Blue spruce	15	Good
191 R	Picea pungens	Blue spruce	14	Good
192 R	Picea pungens	Blue spruce	16	Good
193 R	Picea pungens	Blue spruce	14	Good
196 R	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 M	Pinus sylvestris	Scots pine	9	Good
201	Pinus sylvestris	Scots pine	13	Good
202 R	Pinus sylvestris	Scots pine	14	Good
203	Pinus strobus	White pine	13	Good
204 R	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 R	Acer saccharum	Sugar maple	20	Good
225 R	Liquidambar styraciflua	Sweetgum	15	Good
226 R	Pinus sylvestris	Scots pine	13	Fair
227 R	Pinus sylvestris	Scots pine	12	Good
228 R	Liquidambar styraciflua	Sweetgum	16	Good
229 R	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 R	Acer saccharum	Sugar maple	14	Good
234 R	Gleditsia triacanthos var. inermis	Thornless honeylocust	14	Fair
235 R	Acer saccharum	Sugar maple	14	Fair
236	Tilia americana	Linden	28-8	Good
237	Tilia americana	Linden	28	Good
238	Fraxinus pennsylvanica	Green ash	15	Dead
239	Acer rubrum	Red Maple	10	Good
240	Acer rubrum	Red Maple	14	Good
241	Acer rubrum	Red Maple	15	Fair
242	Platanus x acerifolia	London planetree	6	Good
243 R	Liquidambar styraciflua	Sweetgum	17	Good
244 R	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 R	Liquidambar styraciflua	Sweetgum	20	Good
252 R	Fraxinus pennsylvanica	Green ash	13-18	Poor
253	Picea pungens	Blue spruce	12	Good
254	Picea pungens	Blue spruce	8	Fair
255 R	Picea abies	Norway spruce	17	Good
256 R	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 R	Quercus rubra	Red oak	30	Good
268 R	Liquidambar styraciflua	Sweetgum	15	Good
269 R	Liquidambar styraciflua	Sweetgum	15	Good
270 R	Tilia americana	Linden	24	Good
271 R	Tilia americana	Linden	22	Good
272 R	Tilia americana	Linden	13-14-12	Good
273 R	Tilia americana	Linden	19	Good
274 R	Liquidambar styraciflua	Sweetgum	14	Good
275 R	Tilia americana	Linden	16	Good
276 R	Tilia americana	Linden	18	Good
277 R	Fraxinus americanus	White ash	8	Dead
278 R	Liquidambar styraciflua	Sweetgum	8	Good
279	Fraxinus pennsylvanica	Green ash	11	Fair
280 R	Fraxinus americanus	White ash	9	Fair
281 R	Fraxinus americanus	White ash	8	Poor
282 R	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 R	Tilia americana	Linden	16-13	Good
298 R	Fraxinus pennsylvanica	Green ash	22	Poor
299 R	Liquidambar styraciflua	Sweetgum	17	Good
300 R	Pinus sylvestris	Scots pine	16	Good
301 R	Liquidambar styraciflua	Sweetgum	20	Good
302 R	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 R	Ulmus parvifolia	Chinese elm	7-7-6-7-14	Fair
310 R	Acer rubrum	Red Maple	7	Good
311	Pyrus calleryana	Ornamental Pear	19-8-12	Fair
312 R	Quercus palustris	Pin oak	11	Good
313 R	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 R	Pinus strobus	White pine	20	Good
329	Liriodendron tulipifera	Tulip poplar	8	Good
330 R	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 R	Platanus x acerifolia	London planetree	29	Good
337	Populus deltoides	Cottonwood	26	Good
338	Populus deltoides	Cottonwood	22-20	Good
339	Populus deltoides	Cottonwood	20-26	Good
340	Populus deltoides	Cottonwood	30-25	Fair
341	Populus deltoides	Cottonwood	28	Poor
342	Populus deltoides	Cottonwood	20	Poor
343	Populus deltoides	Cottonwood	22	Poor
344	Populus deltoides	Cottonwood	23	Poor
345 *	Populus deltoides	Cottonwood	36	Poor
346	Populus deltoides	Cottonwood	25	Dead
347 R	Populus deltoides	Cottonwood	31	Poor
348 R	Populus deltoides	Cottonwood	18-18-24	Fair
349 R	Populus deltoides	Cottonwood	22	Fair
350 R	Populus deltoides	Cottonwood	24	Dead
351	Salix alba	Weeping willow	78	Poor
352	Salix alba	Weeping willow	21-46-42	Poor
353 R	Picea pungens	Blue spruce	10	Good
354 R	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 R	Fraxinus pennsylvanica	Green ash	21	Poor
370 R	Liquidambar styraciflua	Sweetgum	19	Good
371 R	Quercus palustris	Pin oak	30	Good
372 R	Tilia cordata	Littleleaf Linden	18	Good
373 R	Tilia cordata	Littleleaf Linden	26	Good
374 R	Fraxinus americanus	White ash	12	Fair
375 R	Fraxinus americanus	White ash	12	Fair
376 R	Fraxinus americanus	White ash	11	Fair
378 R	Quercus rubra	Red oak	21	Good
379 R	Fraxinus pennsylvanica	Green ash	9	Poor
380 R	Liquidambar styraciflua	Sweetgum	20	Good
381 R	Quercus rubra	Red oak	30	Good
382 R	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 R	Quercus palustris	Pin oak	30	Good
392 R	Liquidambar styraciflua	Sweetgum	19	Good
393	Fraxinus americanus	White ash	17	Poor
394 R	Picea abies	Norway spruce	17	Good
395 M	Picea abies	Norway spruce	9	Good
396 M	Picea abies	Norway spruce	8	Fair
397 R	Picea abies	Norway spruce	18	Good
398 R	Picea abies	Norway spruce	10	Good
399 R	Pinus sylvestris	Scots pine	13	Good
400 R	Acer saccharinum	Silver maple	21	Good
401 M	Picea pungens	Blue spruce	9	Good
402 R	Picea pungens	Blue spruce	13	Good
403 M	Picea pungens	Blue spruce	9	Good
404 R	Liquidambar styraciflua	Sweetgum	15	Good
405 R	Pinus sylvestris	Scots pine	12	Fair
406	Quercus palustris	Pin oak	34	Good
407 R	Acer saccharinum	Silver maple	6-9-7-8-7-8	Good
408 R	Gleditsia triacanthos	Honeylocust	6	Good
409	Juniperus spp.	Cedar	10	Good
410 R	Fraxinus pennsylvanica	Green ash	10	Poor
411 R	Picea pungens	Blue spruce	14	Good
412 R	Picea pungens	Blue spruce	12	Good
413 R	Picea abies	Norway spruce	10	Good
414 R	Fraxinus spp.	Ash	17	Dead
415 R	Populus deltoides	Cottonwood	16-16	Fair
416 R	Fraxinus pennsylvanica	Green ash	9	Poor
417 R	Liquidambar styraciflua	Sweetgum	21	Good
418 R	Acer rubrum	Red Maple	18	Fair
419 R	Acer rubrum	Red Maple	18	Fair
420 R	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 R	Quercus rubra	Red oak	26	Good
442 R	Pinus strobus	White pine	22	Good
443 R	Quercus rubra	Red oak	21	Good
444 R	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 R	Malus spp.	Crabapple	10-10	Poor

REVISIONS

MARK | DATE | DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPEMENT PLAN
FOR
RIVIERA
TREE SURVEY NOTES

EMHT

DATE: November 6, 2015

SCALE: As Noted

JOB NO. 20150910

SHEET 11/22

R=REMOVED

TREE SURVEY

Number	Latin name	Common name	DBH	Condition
449 R	Robinia pseudoacacia	Black Locust	20	Fair
450 R	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 R	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 R	Picea pungens	Blue spruce	17	Poor
509 R	Fraxinus americanus	White ash	18	Fair
510 R	Fraxinus americanus	White ash	18	Fair
511 R	Pinus nigra	Austrian pine	30	Fair
512 R	Acer saccharum	Sugar maple	24	Good
513 R	Pinus nigra	Austrian pine	22	Good
514 R	Carya glabra	Pignut hickory	18	Good
515 R	Fraxinus americanus	White ash	28	Fair
516 R	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 R	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 R	Fraxinus pennsylvanica	Green ash	18	Poor
533 R	Fraxinus pennsylvanica	Green ash	22	Poor
534 R	Fraxinus pennsylvanica	Green ash	19	Poor
535 R	Gleditsia triacanthos var. inermis	Thornless honeylocust	15	Good
536 R	Liquidambar styraciflua	Sweetgum	9	Good
537 R	Fraxinus pennsylvanica	Green ash	16	Fair
538 R	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 R	Tilia americana	Linden	20	Good
544 R	Quercus palustris	Pin oak	13	Good
545 R	Picea pungens	Blue spruce	12	Poor
546	Liquidambar styraciflua	Sweetgum	13	Good
547 R	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 R	Liquidambar styraciflua	Sweetgum	20	Fair
553 R	Acer rubrum	Red Maple	14	Good
554 R	Liquidambar styraciflua	Sweetgum	32	Good
555 R	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Good
556 R	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 R	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 R	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 R	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 R	Acer saccharum	Sugar maple	9	Poor
620 R	Fraxinus pennsylvanica	Green ash	28	Poor
621	Liquidambar styraciflua	Sweetgum	18	Good
622 R	Acer saccharum	Sugar maple	15	Good
623 R	Fraxinus americanus	White ash	8	Fair
624 R	Acer saccharum	Sugar maple	14	Good
625 R	Liquidambar styraciflua	Sweetgum	14	Fair
626 R	Pinus nigra	Austrian pine	19	Fair
627 R	Pinus nigra	Austrian pine	11-11	Fair
628 R	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 R	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 R	Picea pungens	Blue spruce	15	Good
647 R	Picea pungens	Blue spruce	12	Good
648 R	Picea pungens	Blue spruce	16	Good
649 R	Picea pungens	Blue spruce	14	Poor
650 R	Picea pungens	Blue spruce	18	Good
651 R	Picea pungens	Blue spruce	16	Fair
652	Picea pungens	Blue spruce	14	Fair
653 R	Picea pungens	Blue spruce	14	Poor
654 R	Liquidambar styraciflua	Sweetgum	19	Good
655	Acer saccharum	Sugar maple	21	Good
656 R	Liquidambar styraciflua	Sweetgum	18	Good
657 R	Acer saccharinum	Silver maple	24	Poor
658 R	Picea pungens	Blue spruce	14	Poor
659 R	Fraxinus pennsylvanica	Green ash	17	Poor

TREE SURVEY

Number	Latin name	Common name	DBH	Condition
660 R	Acer saccharinum	Silver maple	16-23	Good
661 R	Acer saccharum	Sugar maple	16	Good
662 R	Picea pungens	Blue spruce	11	Poor
663	Quercus rubra	Red oak	26	Good
664 R	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 R	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 R	Fraxinus pennsylvanica	Green ash	16	Poor
690	Picea pungens	Blue spruce	16	Good
691 R	Prunus spp.	Ornamental cherry	9-12	Poor
692 R	Quercus palustris	Pin oak	31	Good
693 R	Acer saccharum	Sugar maple	15	Good
694 R	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 R	Quercus palustris	Pin oak	15	Good
699 R	Liquidambar styraciflua	Sweetgum	16	Good
700 R	Liquidambar styraciflua	Sweetgum	16	Good
701	Picea pungens	Blue spruce	17	Fair
702 R	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 R	Fraxinus pennsylvanica	Green ash	16	Dead
726 R	Populus deltoides	Cottonwood	32	Fair
727 R	Populus deltoides	Cottonwood	22	Poor
728 R	Populus deltoides	Cottonwood	24	Poor
729 R	Populus deltoides	Cottonwood	23	Dead
730 R	Populus deltoides	Cottonwood	22	Fair
731 R	Populus deltoides	Cottonwood	24-24	Poor
732 R	Populus deltoides	Cottonwood	24	Fair
733 R	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 R	Platanus x acerifolia	London planetree	16	Good
795 R	Liquidambar styraciflua	Sweetgum	34	Good
796	Acer saccharum	Sugar maple	25	Good
797 R	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 R	Picea pungens	Blue spruce	16	Fair
839 R	Liriodendron tulipifera	Tulip poplar	6	Good
840 R	Picea pungens	Blue spruce	16	Fair
841 R	Picea pungens	Blue spruce	15	Poor
842 R	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 M	Picea pungens	Blue spruce	9	Fair
851	Liquidambar styraciflua	Sweetgum	9	Good
852 R	Picea pungens	Blue spruce	8-7	Poor
853	Picea pungens	Blue spruce	10	Fair
854 R	Liquidambar styraciflua	Sweetgum	9	Good
855 R	Picea pungens	Blue spruce	13	Good
856 R	Fraxinus pennsylvanica	Green ash	12	Fair
857 R	Fraxinus pennsylvanica	Green ash	10	Poor
858 R	Liquidambar styraciflua	Sweetgum	18	Good
859	Acer saccharinum	Silver maple	13-7-7-10	Fair
860 R	Fraxinus americanus	White ash	21	Poor

REVISIONS

MARK | DATE | DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPEMENT PLAN
FOR
RIVIERA
TREE SURVEY NOTES

EMHT
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
November 6, 2015

SCALE
As Noted

JOB NO.
20150910

SHEET
12/22

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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
878	*Liquidambar styraciflua*	Sweetgum	22	Good
880	*Acer saccharinum*	Silver maple	32	Good
882	*Quercus rubra*	Red oak	26	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 R	*Pyrus calleryana*	Ornamental Pear	16	Good
903 R	*Liquidambar styraciflua*	Sweetgum	15	Good
904 R	*Liquidambar styraciflua*	Sweetgum	17	Good
905 R	*Liquidambar styraciflua*	Sweetgum	18	Good
906 R	*Quercus palustris*	Pin oak	14	Good
907 R	*Quercus palustris*	Pin oak	12	Good
908 R	*Quercus palustris*	Pin oak	12	Good
909 R	*Fraxinus pennsylvanica*	Green ash	13	Poor
910 R	*Pyrus calleryana*	Ornamental Pear	14-24	Fair
911 R	*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
937	*Fraxinus americanus*	White ash	24	Poor
968	*Gleditsia triacanthos var. inermis*	Thornless honeylocust	20	Good

R=REMOVED

TREE REPLACEMENT CALCULATIONS:

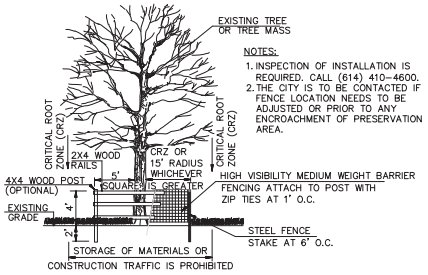
EXISTING TREES REMOVED ≥24"
1,308" DBH / 2.5" (DIA. TREES REPLACED AT INCH FOR INCH) =
524 REPLACEMENT TREES (AT 2.5" CAL.)

EXISTING TREES REMOVED <24"
152 REMOVED = 152 REPLACEMENT TREES (AT 2.5" CAL.)

TOTAL REPLACEMENT TREES = 676 TREES

TREE PRESERVATION GENERAL NOTES

1. THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION AND MAINTENANCE OF TEMPORARY FENCING AROUND TREE PRESERVATION AREAS SO THAT ALL PROTECTED TREES SHALL BE PRESERVED. THE FENCING SHALL BE LOCATED A DISTANCE FROM THE TRUNK THAT EQUALS, AT A MINIMUM, THE DISTANCE OF THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. WHERE PHYSICAL SITE CONSTRAINTS DO NOT ALLOW FOR SUCH INSTALLATION, TREE PROTECTION LOCATIONS AND METHODS SHALL BE DETERMINED ON SITE, WITH THE CONSULTATION OF THE CITY OF DUBLIN LANDSCAPE INSPECTOR. CALL 410-4600 FOR TREE FENCING INSPECTION.
2. FENCING SHALL REMAIN IN PLACE AND BE SECURED IN AN UPRIGHT POSITION DURING THE ENTIRE CONSTRUCTION PERIOD TO PREVENT THE IMPINGEMENT OF CONSTRUCTION VEHICLES, MATERIALS, SPOILS, AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION AREA.
3. TREE PRESERVATION SIGNS, AVAILABLE FROM THE DIVISION OF LAND USE AND LONG RANGE PLANNING, MUST BE LOCATED ALONG THE FENCING. ANY CHANGE IN PROTECTIVE FENCING MUST BE APPROVED BY THE DIRECTOR OF LAND USE AND LONG RANGE PLANNING.
4. THE APPROVED TREE PRESERVATION PLAN SHALL BE AVAILABLE ON THE BUILDING SITE BEFORE WORK COMMENCES AND AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING ALL CONTRACTORS AND UTILITIES.
5. DURING ALL PHASES OF CONSTRUCTION, ALL STEPS TO PREVENT THE DESTRUCTION OR DAMAGE TO PROTECTED TREES SHALL BE TAKEN. NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT, VEHICLES, MATERIALS OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ALL TREES THAT ARE TO BE PRESERVED.
6. NO ATTACHMENTS, INCLUDING BUT NOT LIMITED TO ROPES, NAILS, ADVERTISING POSTERS, SIGNS, FENCES, OR WIRES (OTHER THAN THOSE USED FOR BRACING, GUYING OR WRAPPING) SHALL BE ATTACHED TO ANY TREE.
7. NO GASEOUS LIQUIDS OR SOLID SUBSTANCES WHICH ARE HARMFUL TO TREES SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
8. NO FIRE OR HEAT SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
9. ALL UTILITIES, INCLUDING SERVICE LINES, SHALL BE INSTALLED IN ACCORDANCE WITH THE TREE PRESERVATION PLAN.



NOTES:

1. INSPECTION OF INSTALLATION IS REQUIRED. CALL (614) 410-4600.
2. THE CITY IS TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED OR PRIOR TO ANY ENCROACHMENT OF PRESERVATION AREA.

Tree Preservation Detail
No Scale

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
TREE SURVEY NOTES

EMH&T

DATE
November 6, 2015

SCALE
As Noted

JOB NO.
20150910

SHEET
13/22

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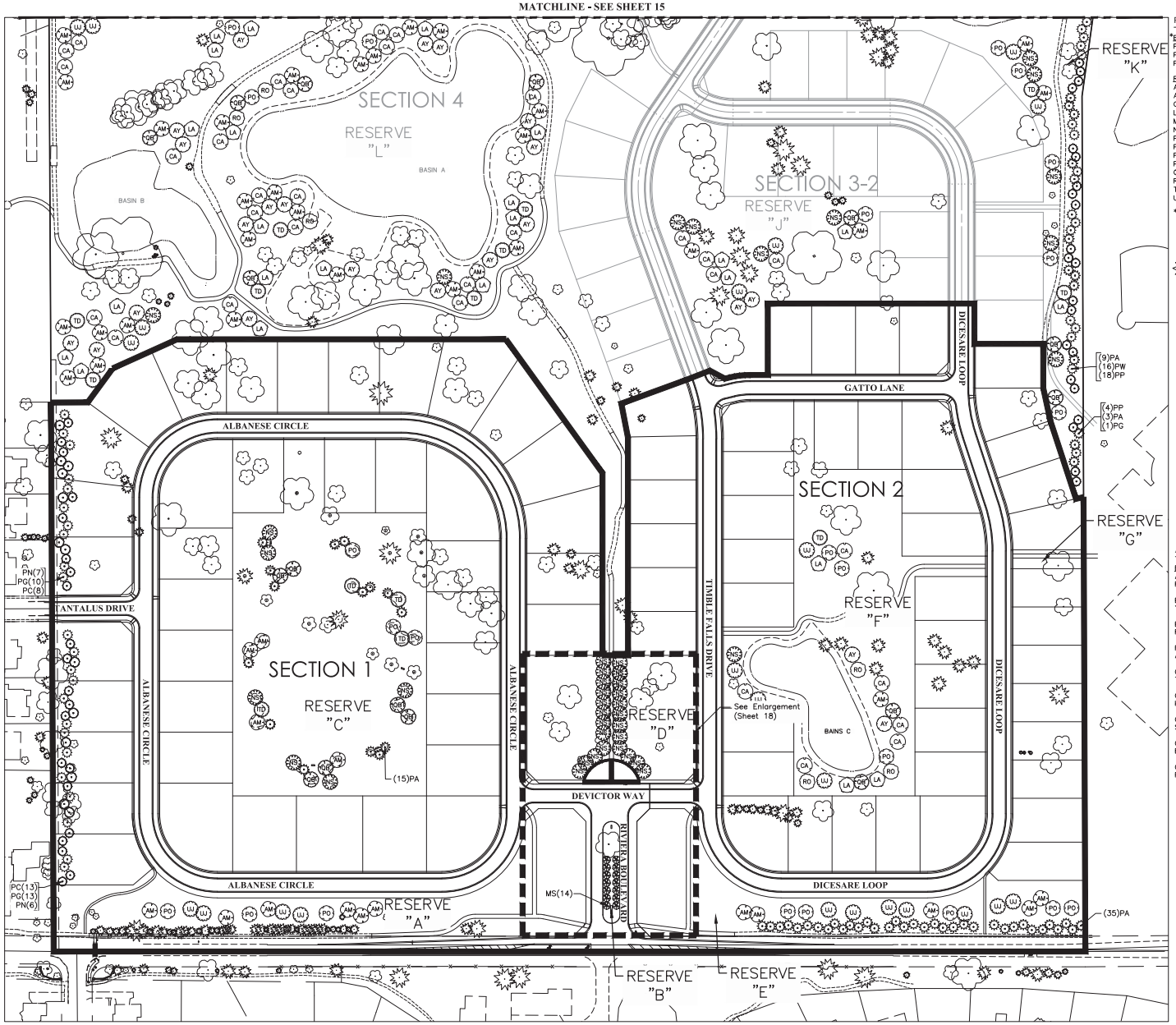

PLANT SCHEDULE (BUFFER AND REPLACEMENT TREES)

*BUFFER TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
PN	13	Picea abies	Norway Spruce	6' Ht.	B&B
PG	24	Picea glauca	White Spruce	6' Ht.	B&B
PC	21	Picea pungens	Colorado Spruce	6' Ht.	B&B

REPLACEMENT TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AM	63	Acer saccharum	Sugar Maple	2.5" Cal.	B&B
AY	54	Aesculus flava	Yellow Buckeye	2.5" Cal.	B&B
CA	54	Carpinus caroliniana	American Hornbeam	2.5" Cal.	B&B
LA	53	Liquidambar styraciflua	American Sweet Gum	2.5" Cal.	B&B
MS	14	Malus x 'Spring Snow'	Spring Snow Crab Apple	2.5" Cal.	B&B
NS	61	Nyssa sylvatica 'Wildfire'	Black Gum	2.5" Cal.	B&B
PA	77	Picea abies	Norway Spruce	6' Ht.	B&B
PW	34	Picea glauca	White Spruce	6' Ht.	B&B
PP	39	Picea pungens	Colorado Spruce	6' Ht.	B&B
PO	54	Platanus occidentalis	American Sycamore	2.5" Cal.	B&B
QB	51	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
RO	45	Quercus rubra	Red Oak	2.5" Cal.	B&B
TD	44	Taxodium distichum	Bald Cypress	2.5" Cal.	B&B
UJ	33	Ulmus americana 'Jefferson'	Jefferson American Elm	2.5" Cal.	B&B

*Buffer Trees within Section 1 South property line not included in Replacement Calculations

Legend:

Existing Evergreen Tree (To Remain)

Existing Deciduous Tree (To Remain)

Notes:

1. Existing Trees in Reserve C shall be mulched with 3" of Shredded Hardwood Mulch. ±24" minimum from outside of trunk.
2. In Reserve C groupings of Existing and Proposed Trees shall be mulched in continuous beds of Shredded Hardwood Mulch 3" thick. ±24" from outside of trunk.
3. Trees will be planted and replaced in each section of development as a part of the construction of the infrastructure at said section.
4. Trees to be removed included with Tree Survey Sheets (Sheets 4–13).
5. All Reserves shall be owned by the City. Reserves A,B,C,D,E,G,H,I, and J shall be maintained by the Home Owner's Association. All other Reserves shall be maintained by the City.

Tree Replacement Calculations:

676 total trees to be replaced per calculations on Sheet 13.

Trees that are in poor condition, dead, or an Ash Tree are not counted toward Replacement Calculations.

ALTERNATE REPLACEMENT TREES

BOTANICAL/COMMON NAME	SIZE	CONDITION
Acer rubrum Red Maple	2.5" Cal.	B&B
Betula alleghaniensis Yellow Birch	2.5" Cal.	B&B
Betula nigra River Birch	2.5" Cal.	B&B
Fagus grandifolia American Beech	2.5" Cal.	B&B
Gleditsia triacanthos inermis Thornless Common Honeylocust	2.5" Cal.	B&B
Gymnocladus dioica Kentucky Coffee Tree	2.5" Cal.	B&B
Quercus coccinea Scarlet Oak	2.5" Cal.	B&B
Quercus macrocarpa Burr Oak	2.5" Cal.	B&B
Quercus palustris Pin Oak	2.5" Cal.	B&B

Note:

Trees from the Alternate Tree Replacement List may be substituted for specified trees if specified trees are not available in sufficient quantities. Contractor shall submit substitution requests in writing to owner for approval prior to purchasing.

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
TREE REPLACEMENT PLAN

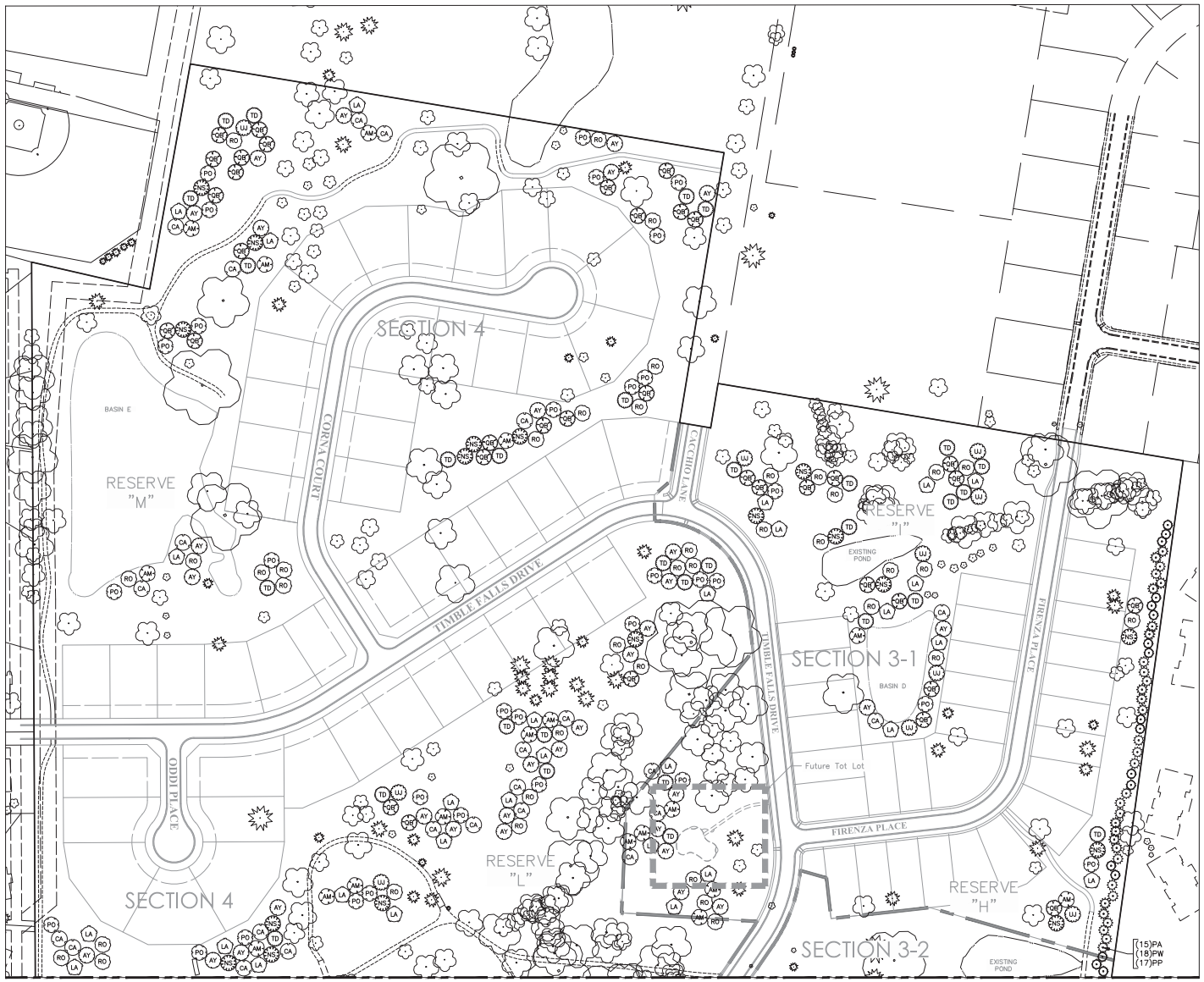
EMH&T

DATE
November 6, 2015

SCALE
As Noted

JOB NO.
20150910

SHEET
14/22



MATCHLINE - SEE SHEET 14

Legend:

Existing Evergreen Tree (To Remain)

Existing Deciduous Tree (To Remain)

Notes:

1. Trees will be planted and replaced in each section of development as a part of the construction of the Infrastructure at said section.
2. Trees to be removed included with Tree Survey Sheets (Sheets 4–13)
5. All Reserves shall be owned by the City. Reserves A,B,C,D,E,G,H,I, and J shall be maintained by the Home Owner's Association. All other Reserves shall be maintained by the City.

Tree Replacement Calculations:

676 total trees to be replaced per calculations on Sheet 13.

Trees that are in poor condition, dead, or an Ash Tree are not counted toward Replacement Calculations.

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
TREE REPLACEMENT PLAN

EMHT

DATE
November 6, 2015

SCALE
As Noted

JOB NO.
20150910

SHEET
15/22

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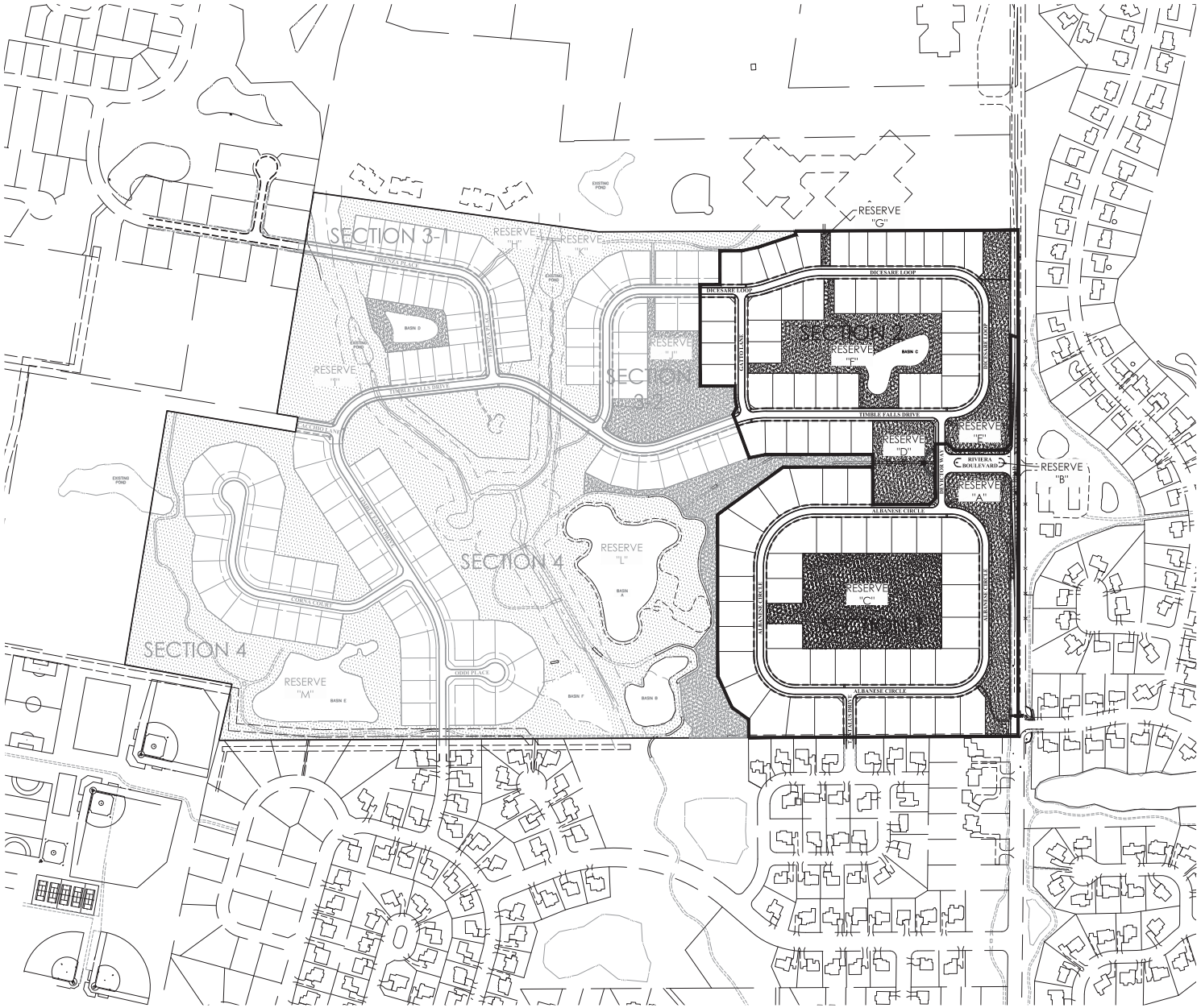


Legend:

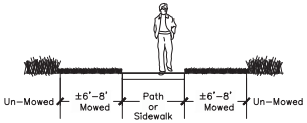
- Naturalized Turf Grass, un-mowed
- Mowed Lawn
- Existing 8' Shared Use Path
- Proposed 8' Shared Use Path

Seed Mix Note:

Seed mix for mowed and unmowed areas shall be a mixture of genetically improved varieties of Tall Fescue, Perennial Ryegrass and Kentucky Bluegrass. The mixture shall be proportioned by weight as follows: 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2); 10 percent Caddieshack or GoalKeeper Perennial Ryegrass; 10 percent NuBlue or Blue Chip Kentucky Bluegrass. Seed mix shall be installed per ODOT Item 659 and the seeding rate shall be 300 pounds per acre (7 pounds per 1000 square feet).

Note:

All Reserves shall be owned by the City. Reserves A,B,C,D,E,G,H,I, and J shall be maintained by the Home Owner's Association. All other Reserves shall be maintained by the City.



Path/ Sidewalk Detail within Naturalized Turf Grass, Un-mowed

No Scale

GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
LAWN SEEDING PLAN

EMH&T

DATE
November 6, 2015

SCALE
As Noted

JOB NO.
20150910

SHEET
16/22

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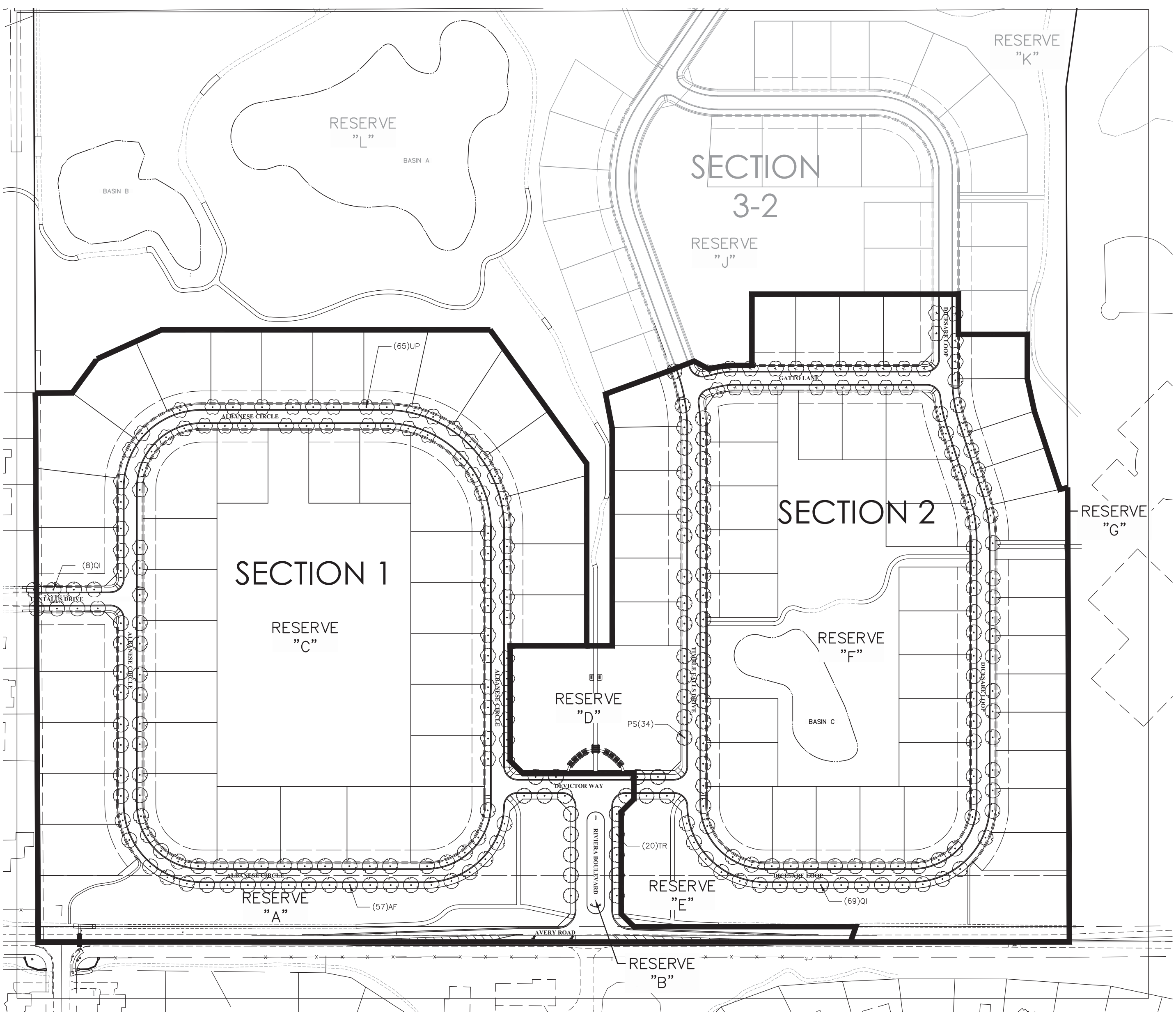
PLANT SCHEDULE (STREET TREES)

STREET TREES	CODE	QTY	BOTANICAL NAME	SIZE	CONDITION
	AF	57	Acer freemanii 'Autumn Fantasy' Autumn Fantasy Freeman Maple	2.5" Cal.	B&B
	PS	34	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" Cal.	B&B
	QI	77	Quercus imbricaria Shingle Oak	2.5" Cal.	B&B
	QS	25	Quercus shumardii Shumard Red Oak	2.5" Cal.	B&B
	TR	20	Tilia americana 'Redmond' Redmond American Linden	2.5" Cal.	B&B
	UP	65	Ulmus parvifolia 'Allee' Allee Elm	2.5" Cal.	B&B



GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS		
MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPEMENT PLAN
FOR
RIVIERA
STREET TREE PLAN

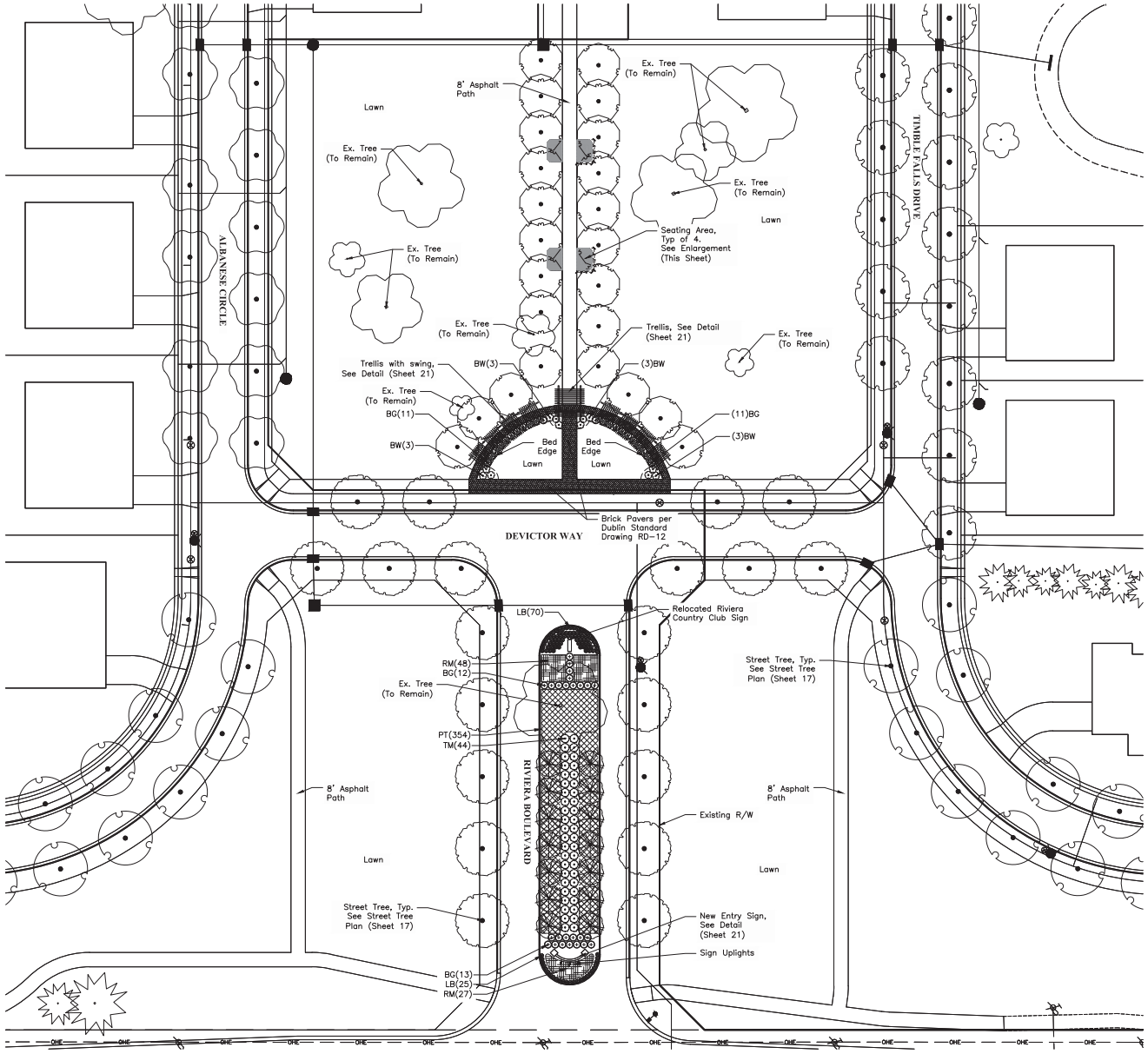
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE: November 6, 2015

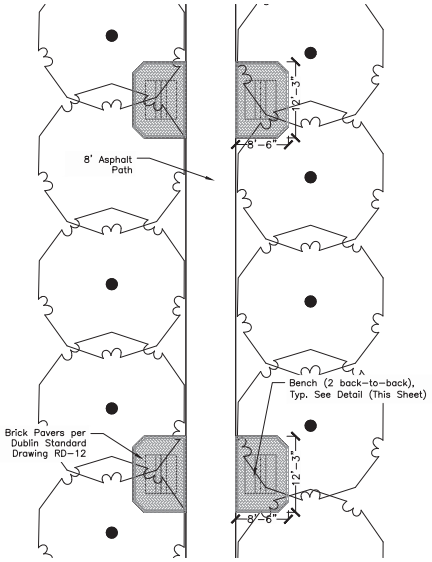
SCALE: As Noted

JOB NO.: 20150910

SHEET: 17/22



Entry Plan
Scale: 1"=30'



Seating Areas
Scale: 1"=10'

Bench

Weatherly Garden Bench by Highwood, USA
Color: White
Size: 64"
Mount to Paver/Concrete Slab with Stainless Steel Angle Brackets

PLANT SCHEDULE (ENTRY)

SHRUBS	QTY	BOTANICAL NAME	SIZE	CONDITION	
BW	12	Buxus microphylla 'Winter Gem' Winter Gem Boxwood	#5	Cont.	
BG	47	Buxus x 'Green Gem' Green Gem Boxwood	24" Ht.	Cont.	
TM	44	Taxus x media 'Densiformis' Dense Yew	24" Ht.	B&B or Cont.	
PERENNIALS	QTY	BOTANICAL NAME	SIZE	CONDITION	
LB	95	Liriope muscari 'Big Blue' Big Blue Liriope	24" Ht.	Cont.	
SHRUB AREAS	QTY	BOTANICAL NAME	SIZE	CONDITION	SPACING
PT	354	Pachysandra terminalis Japanese Spurge	#1	Cont.	36" o.c.
RM	75	Rosa 'Red Meidiland' Red Meidiland Rose	#3	Cont.	36" o.c.

*Trees in Entry Plan counted toward Replacement Calculations. For Quantities (See Sheet 14)

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
ENTRY PLAN

EMH&T

DATE
November 6, 2015

SCALE
As Noted

JOB NO.
20150910

SHEET
18/22

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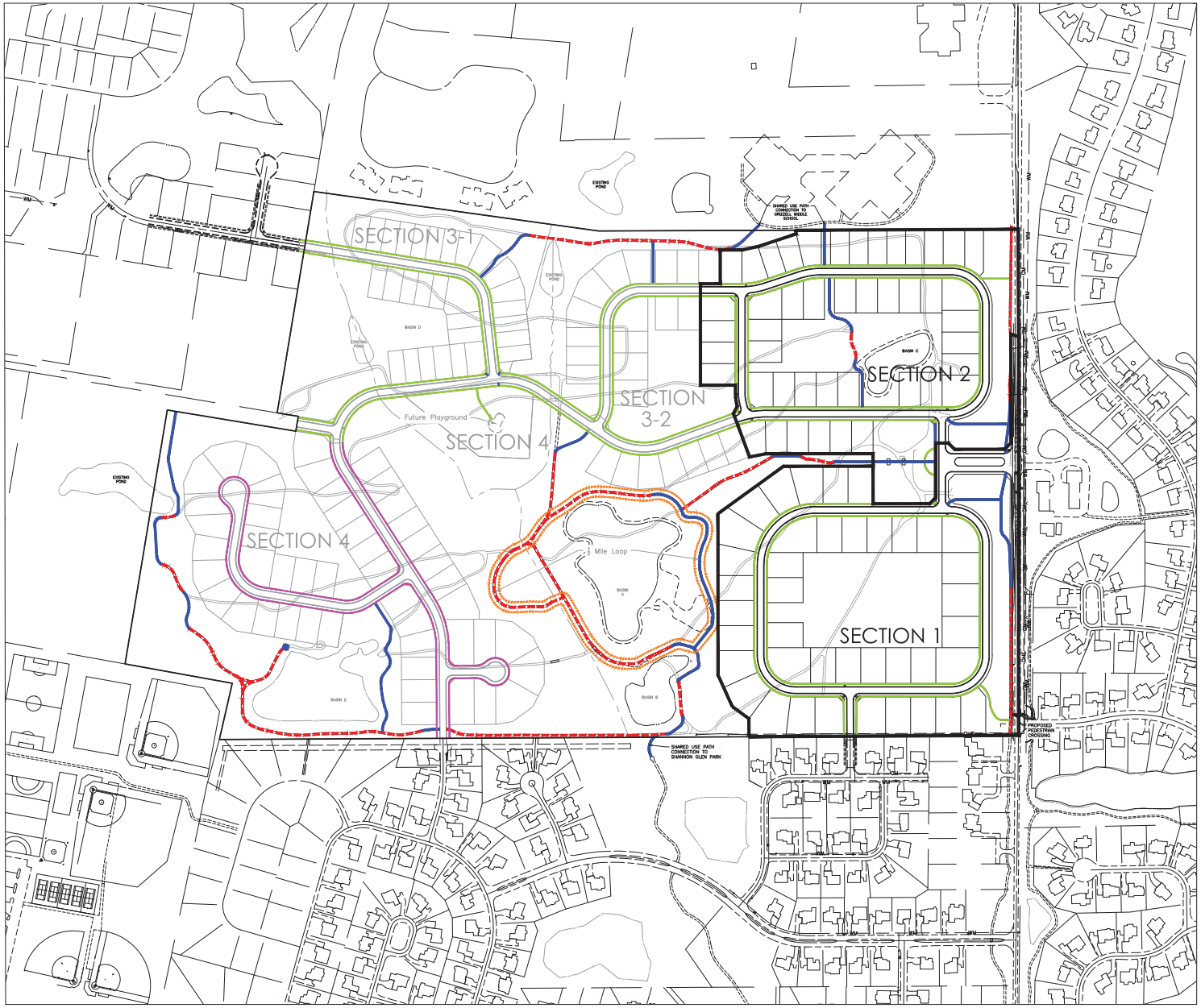

LEGEND

- Proposed 4' Concrete Sidewalk
- Future 4' Concrete Sidewalk
- Proposed 8' Shared-Use Path
- Existing Cart Path (To Remain)
- Existing Cart Path (To Be Removed)
- ½ Mile Loop (Around Basin A)

GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
PEDESTRIAN CIRCULATION PLAN

EMH&T

DATE
October, 2015

SCALE
As Noted

JOB NO.
20150910

SHEET
20/22

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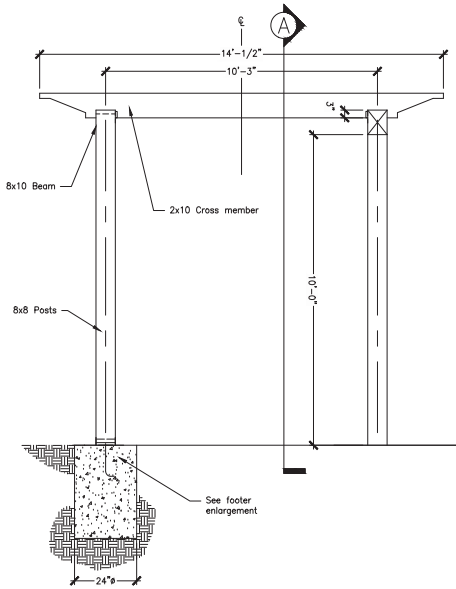
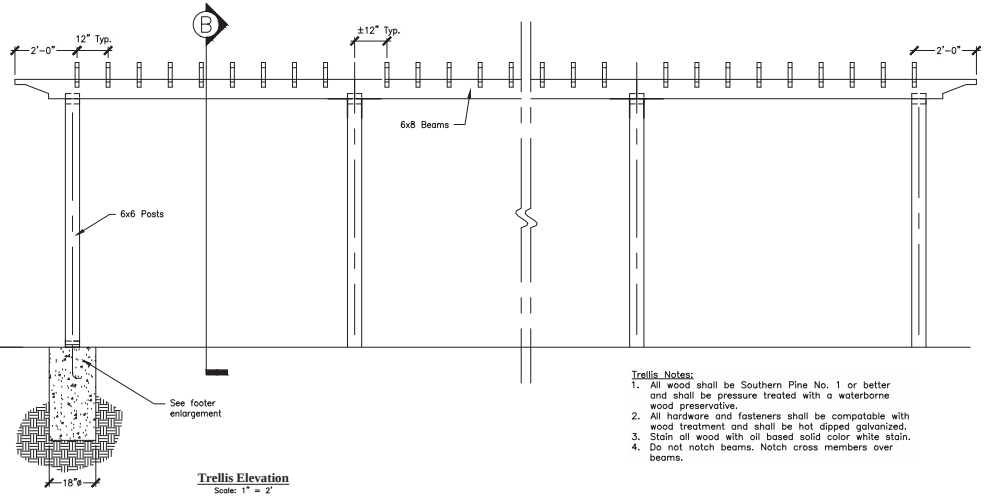
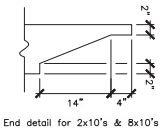


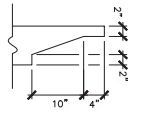


Trellis Elevation
Scale: 1" = 2'

Trellis Notes:
1. All wood shall be Southern Pine No. 1 or better and shall be pressure treated with a waterborne wood preservative.
2. All hardware and fasteners shall be compatable with wood treatment and shall be hot dipped galvanized.
3. Stain all wood with oil based solid color white stain.
4. Do not notch beams. Notch cross members over beams.



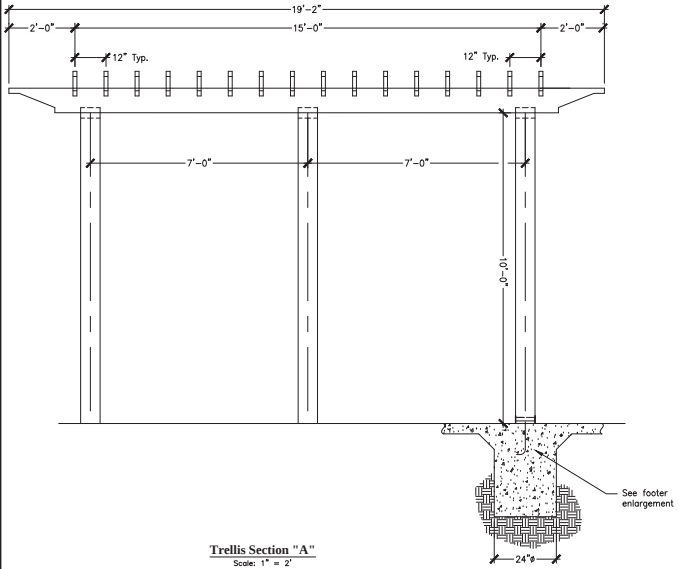
End detail for 2x10's & 8x10's



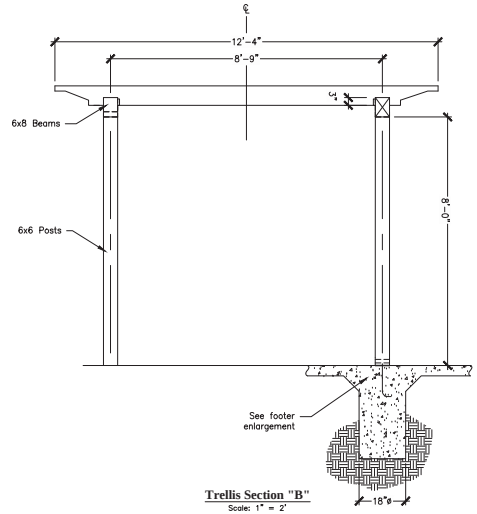
End detail for 2x8's & 6x8's

Trellis End Details
Scale: 1" = 1'

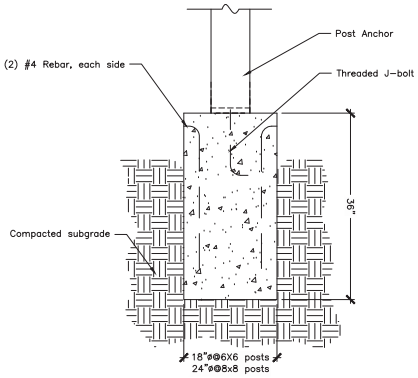
Note:
Details have been included to show design intent only and shall not be used for construction.



Trellis Section "A"
Scale: 1" = 2'



Trellis Section "B"
Scale: 1" = 2'



Footer Enlargement
Scale: 1" = 1'

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
TRELLIS DETAILS

EMHT

DATE
November 6, 2015

SCALE
As Noted

JOB NO.
20150910

SHEET
20/22

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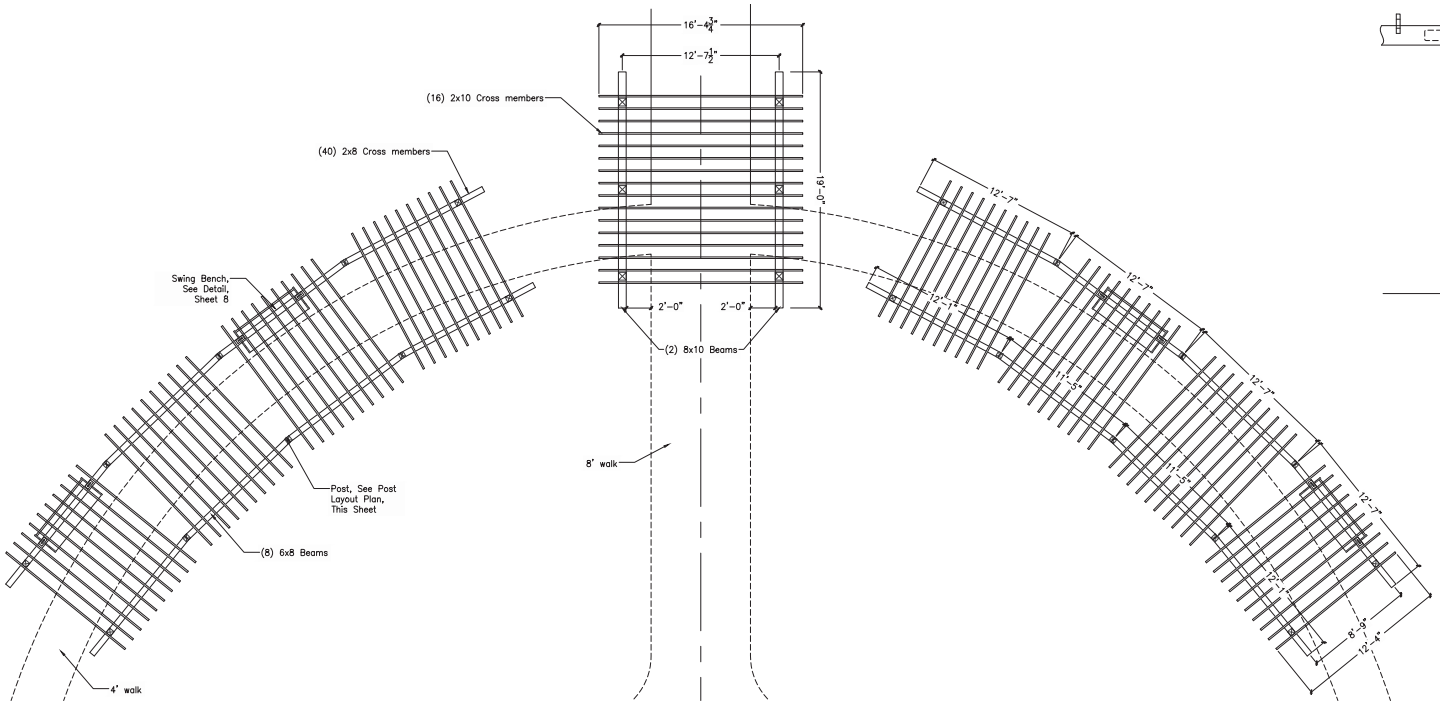
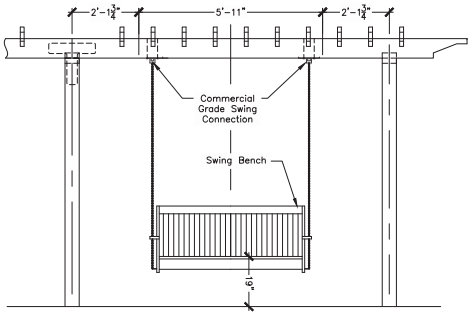
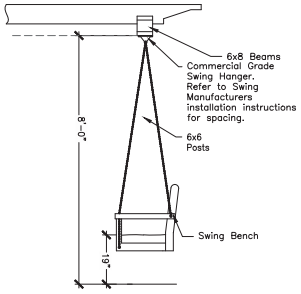


Trellis Framing Plan
Scale: 1" = 5'



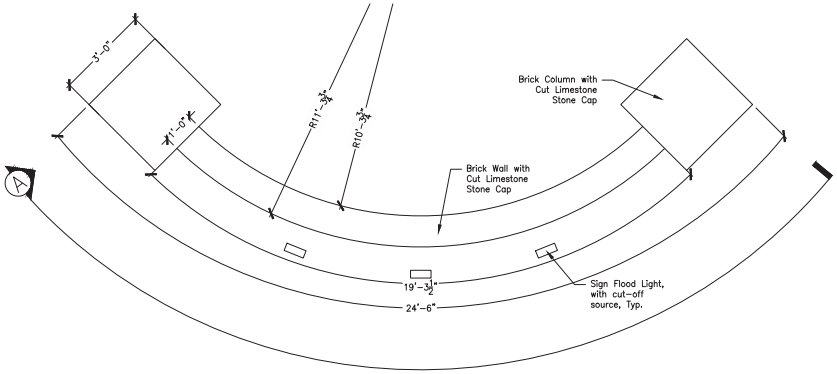
Front Elevation



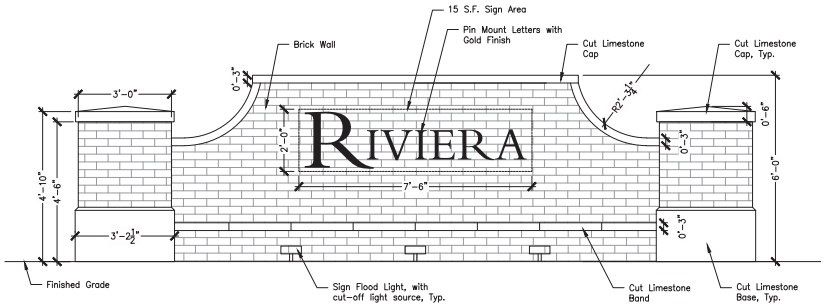
Side Elevation

Swing Bench
Scale: 1" = 2'

Swing Bench
Weathering porch swing by Highwood, USA
Color: White
Size: 52" Wide



Entry Sign-Plan View
Scale: 1" = 2'



Entry Sign-Section A
Scale: 1" = 2'

Note:
Details have been included to show design intent only and shall not be used for construction.

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
TRELLIS DETAILS

EMHT

DATE
November 6, 2015

SCALE
As Noted

JOB NO.
20150910

SHEET
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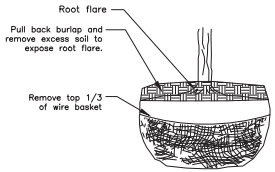
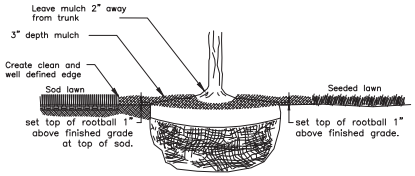
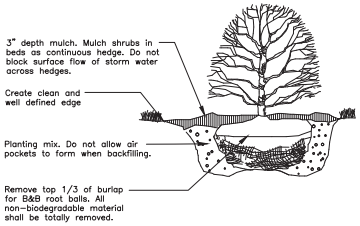


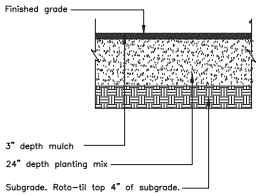
Rootball Preparation
No Scale



Rootball Setting
No Scale



Shrub Planting
No Scale



Planting Area Establishment
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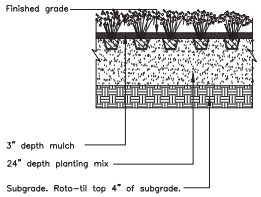
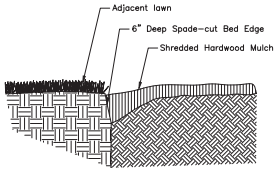
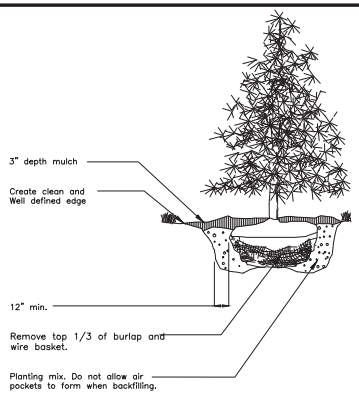


Perennial & Groundcover Planting
No Scale



Planting Bed Edge
No Scale



Evergreen Tree Planting
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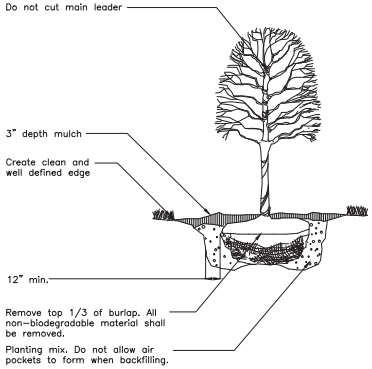
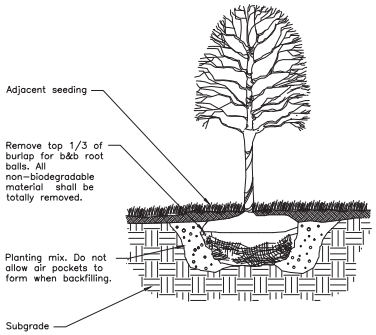


Deciduous Tree Planting in Mowed Lawn
No Scale



Tree Planting in Unmowed Lawn
No Scale

GENERAL NOTES

1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall be permitted with notification and written approval from the Landscape Architect. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. A pre-installation conference shall be conducted prior to planting operations with Owner, Contractor, and Landscape Architect present.
6. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
7. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
8. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
9. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
10. Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
11. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
12. Bed edge shall be smooth, consistent, hand trenched 6" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
13. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
14. Install all plants in accordance with planting details and specifications.
15. Parking lot and street trees shall have a clear canopy height of 6' min.
16. Trees shall be placed a minimum of 3' from sidewalks and curbs.
17. Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts.
18. Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing at least 5300 spores per lb (0.45 kg) of vesicular-arbuscular mycorrhizal fungi and 95 million spores per lb (0.45 kg) of ectomycorrhizal fungi, 33 percent hydrogel, and a maximum of 5.5 percent inert material.
19. Roto-Til subgrade below Planting Mix to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
20. Raised beds, including mulch, shall be no higher than 6 inches above adjacent grade.
21. Lawn areas to be backfilled with topsoil to a minimum settled thickness of 6 inches.
22. All trees, shrubs, groundcover, and lawns to be fertilized with a commercial grade fertilizer consisting of fast and slow release nitrogen.
23. Composition and application rate of fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit test results and amendment recommendations to Landscape Architect. Fertilizer shall be in a dry granular form for lawns and granular or tablet form for plants.
24. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
25. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
26. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
RIVIERA
LANDSCAPE DETAILS

EMHT
EVANS, MECHWART, HAMBLETON & TILTON, INC.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
Registered in Ohio, Kentucky, Indiana, Tennessee, Virginia, West Virginia, Pennsylvania, Delaware, Maryland, New Jersey, New York, Florida, Georgia, North Carolina, South Carolina, Texas, Illinois, Wisconsin, Minnesota, Iowa, Missouri, Kansas, Oklahoma, Arizona, Nevada, Utah, Colorado, California, Washington, Alaska

DATE
November 6, 2015

SCALE
As Noted

JOB NO.
20150910

SHEET
22/22

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