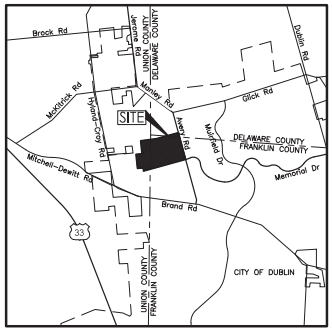
RIVIERA (SECTIONS 3-1& 3-2)

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

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SUBMITTALS:
FEBRUARY 29, 2016
REVISED MAY 12, 2016

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

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2. VICINITY MAP
3. EXISTING CONDITIONS MAP
4-13. TREE SURVEY
14-15. TREE REPLACEMENT PLAN
16. LAWN SEEDING PLAN
17. STREET TREE PLAN
18. STREET TREE PLAN
19. PLAYGROUND LOCATION
20. PLAYGROUND ENLARGEMENT
21. PEDESTRIAN CIRCULATION PLAN
22. LANDSCAPE DETAILS

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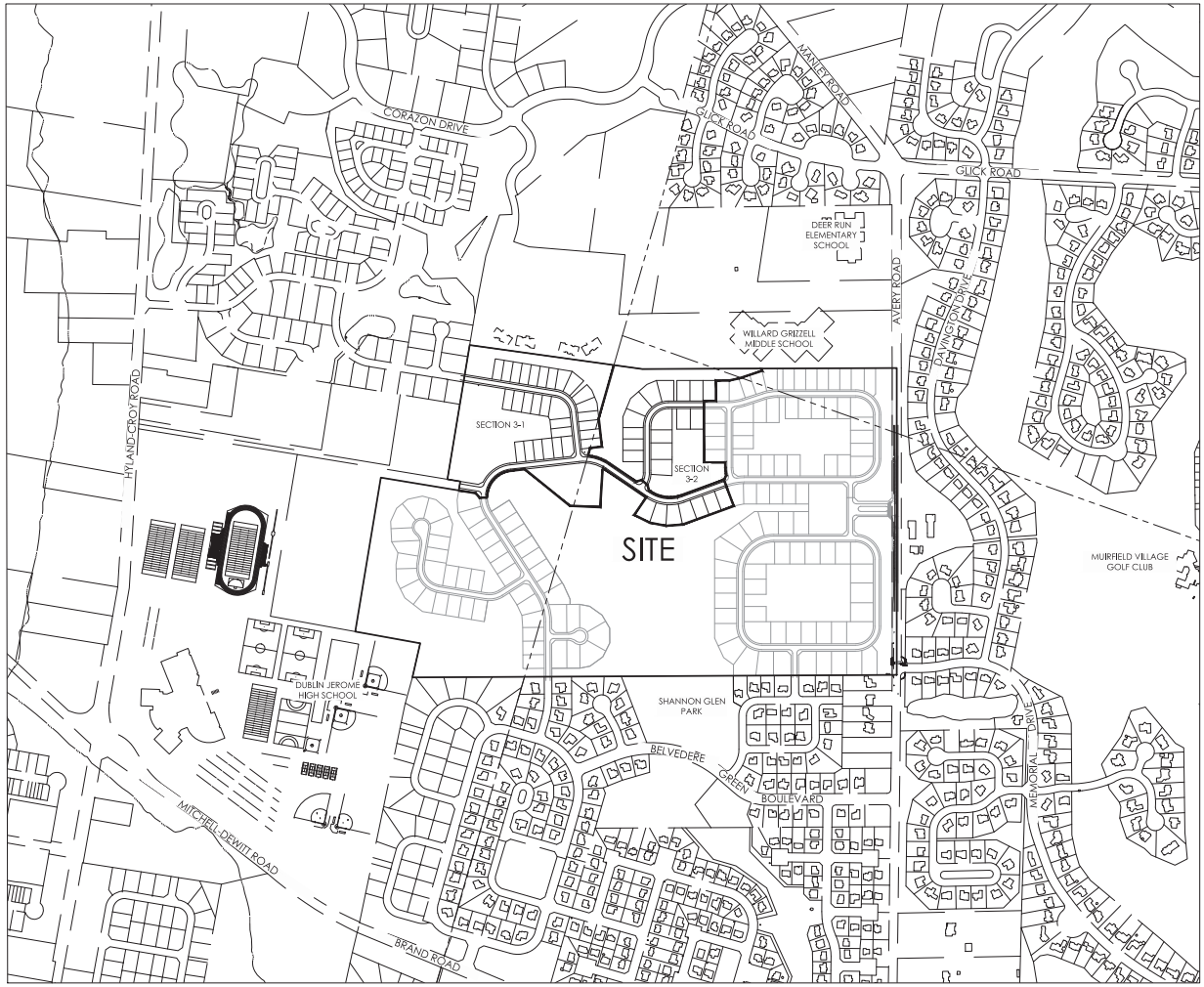

GRAPHIC SCALE

0 200 400 800

1 inch = 400 feet

REVISIONS

MARK	DATE	DESCRIPTION
	06/25/16	Revisions per Staff Comments

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

REGIONAL CONTEXT MAP

EMHT

DATE
December 23, 2015

SCALE
As Noted

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20150917

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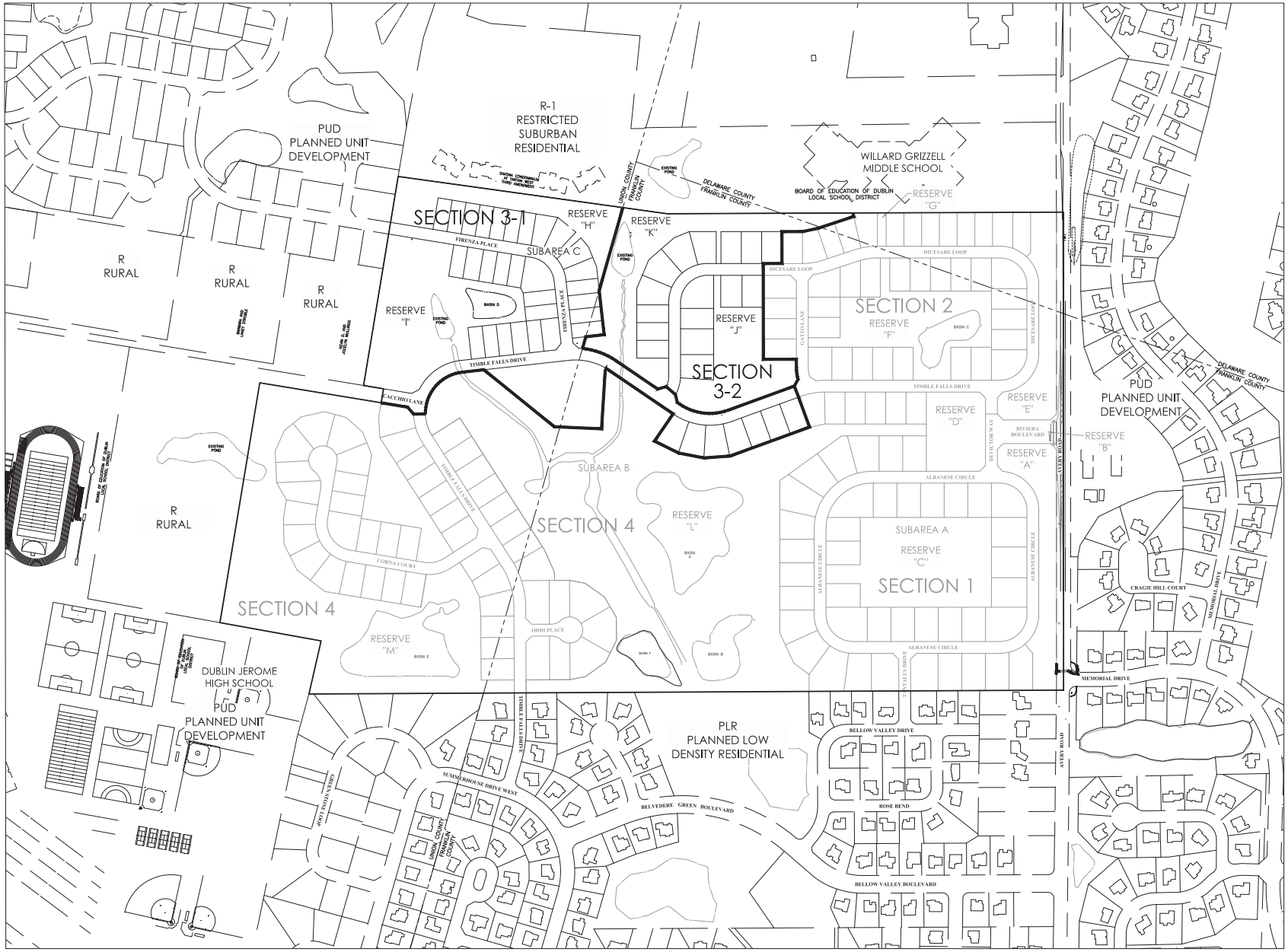
1/22



REVISIONS

MARK	DATE	DESCRIPTION
	06/25/16	Revisions per Staff comments

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

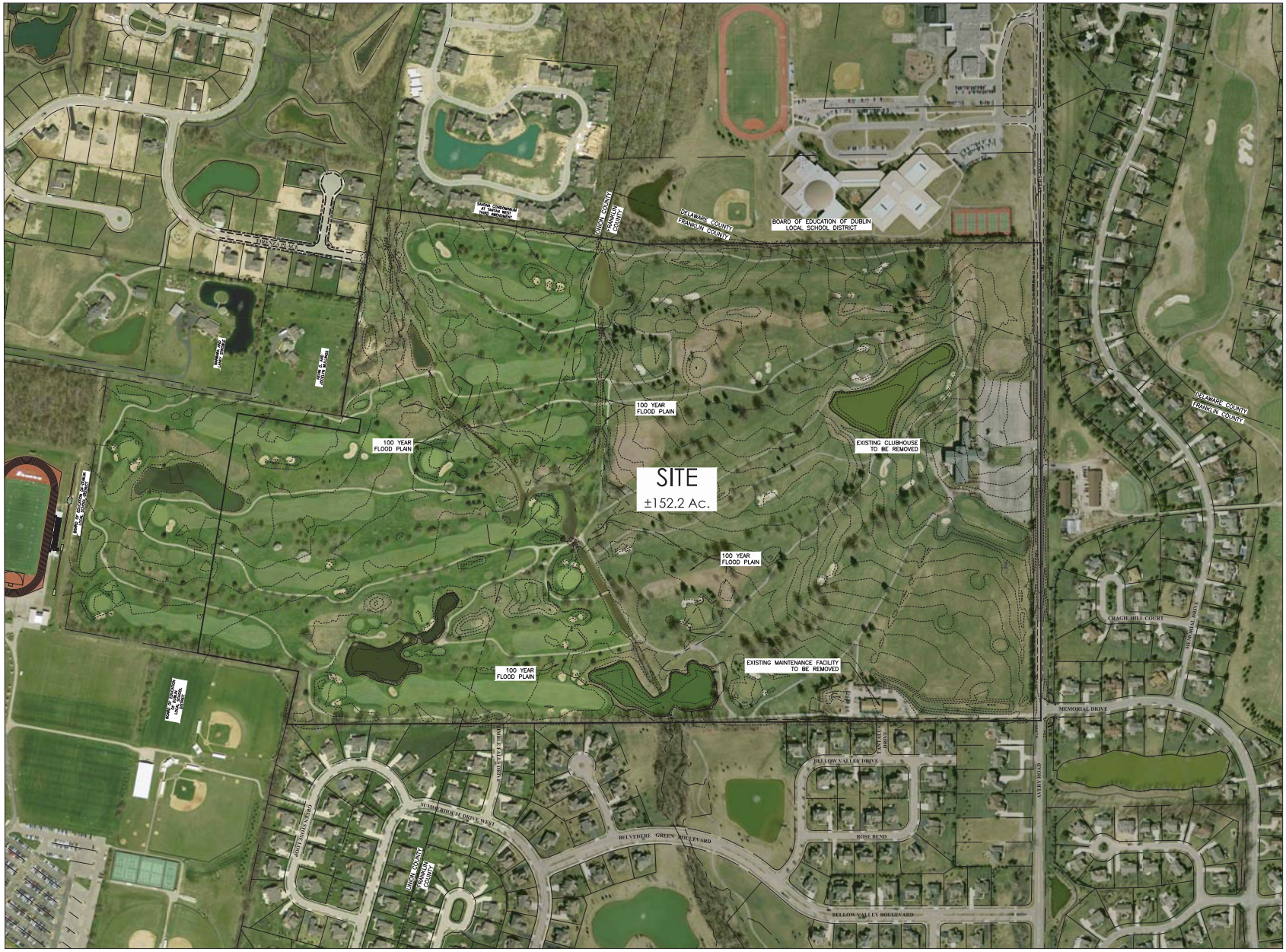
EMHT

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

SHEET
2/22



GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

REVISIONS

MARK	DATE	DESCRIPTION
	05/25/16	Revisions per Staff comments

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

EXISTING CONDITIONS PLAN

EMHT

DATE
December 23, 2015

SCALE
As Noted

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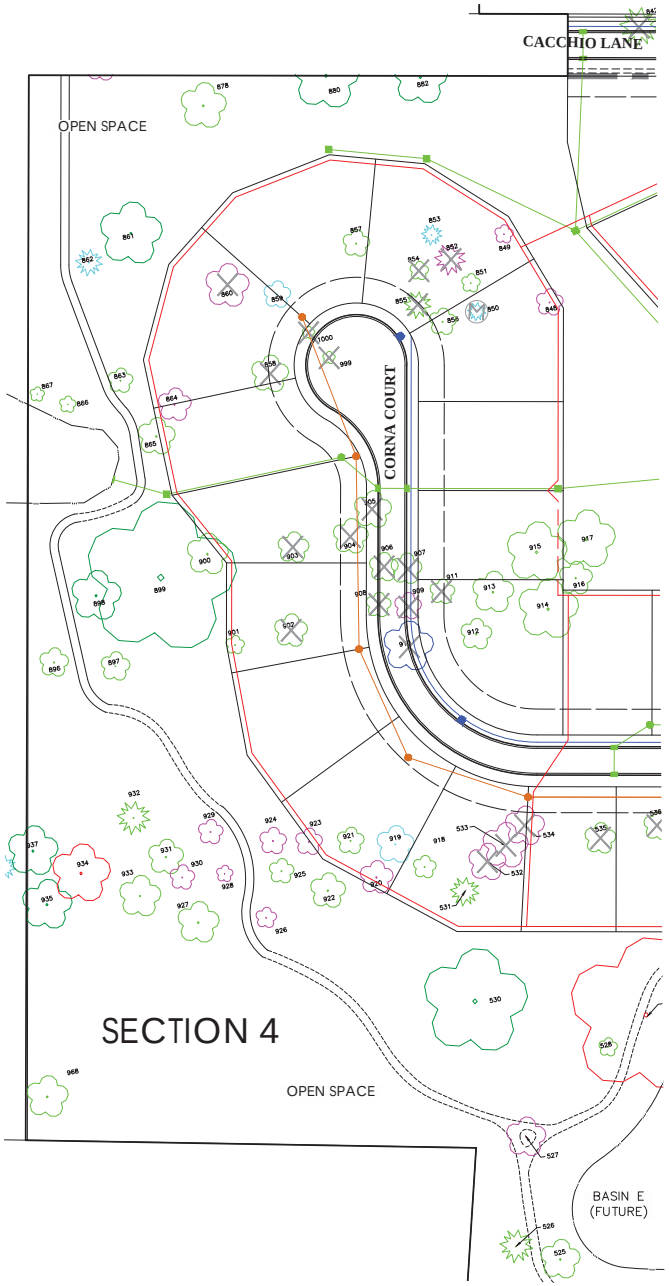
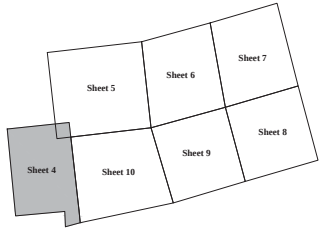
3/22





KEY MAP

LEGEND

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

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

Elec/Cable/Tel will cross Open Space within easements as needed.

- = Elec/Cable/Tel Trenches *
- = Elec/Cable/Tel Trenches (to be avoided if possible)
- = Storm Sewer
- = Waterline
- = Sanitary Sewer

* Exact location to be determined by provider. Developer to work with Utility provider and provide additional easement as necessary to avoid trees.

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION
	02/29/16	Residency/No Tree Waiver
	05/13/16	Residency per Staff comments

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

EMH&T

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

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4/22

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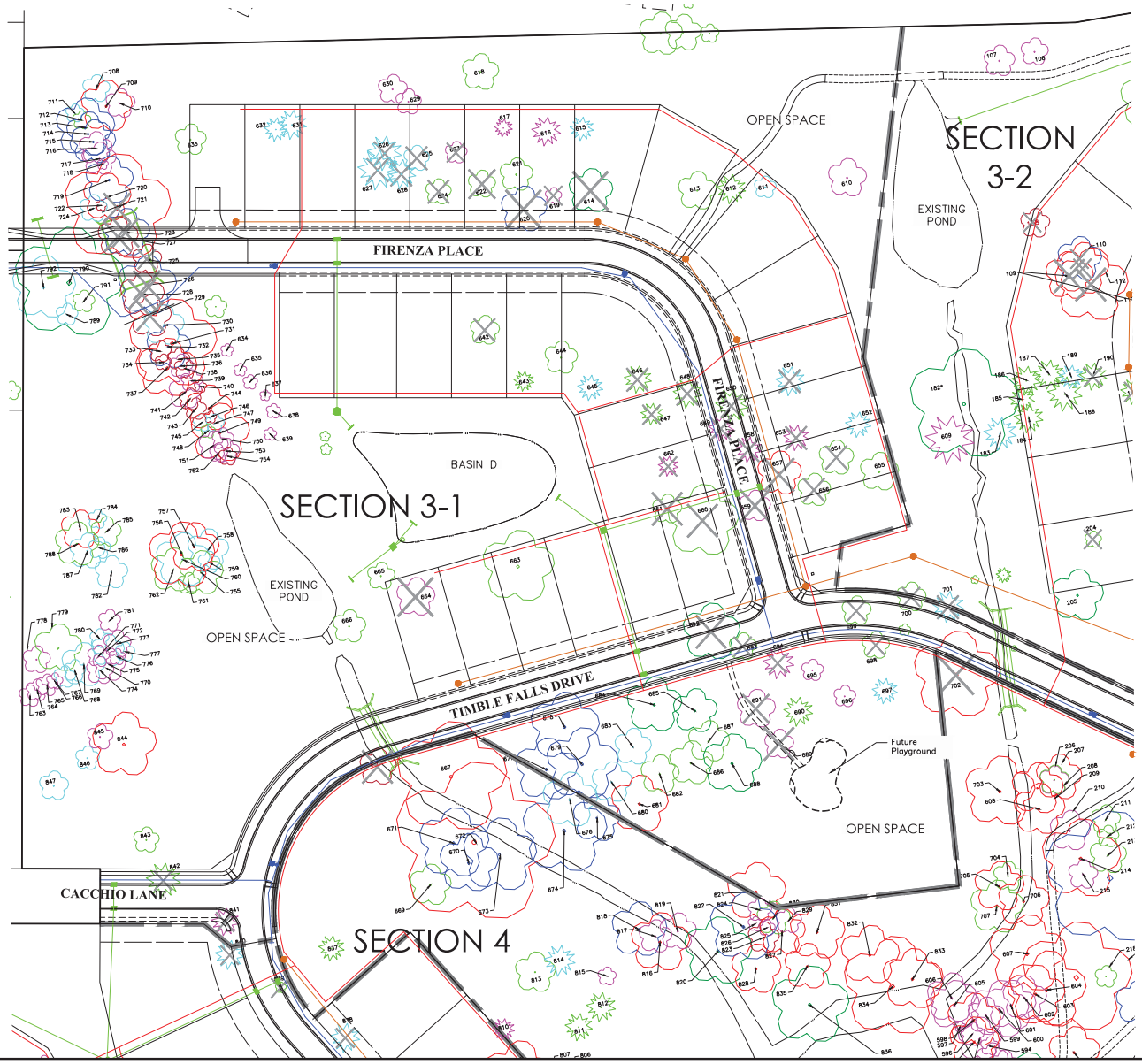

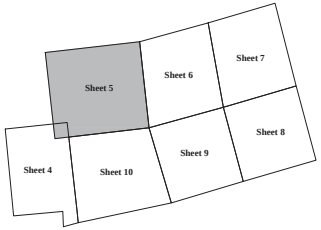

KEY MAP

LEGEND

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

LEGEND = < 24"	
	Good
	Fair
	Poor
LANDMARK = 24" & >	
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1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION
	02/29/16	Revisions/No Tree Waiver
	05/13/16	Revisions per Staff comments

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

EMH&T

DATE
December 23, 2015

SCALE
As Noted

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20150917

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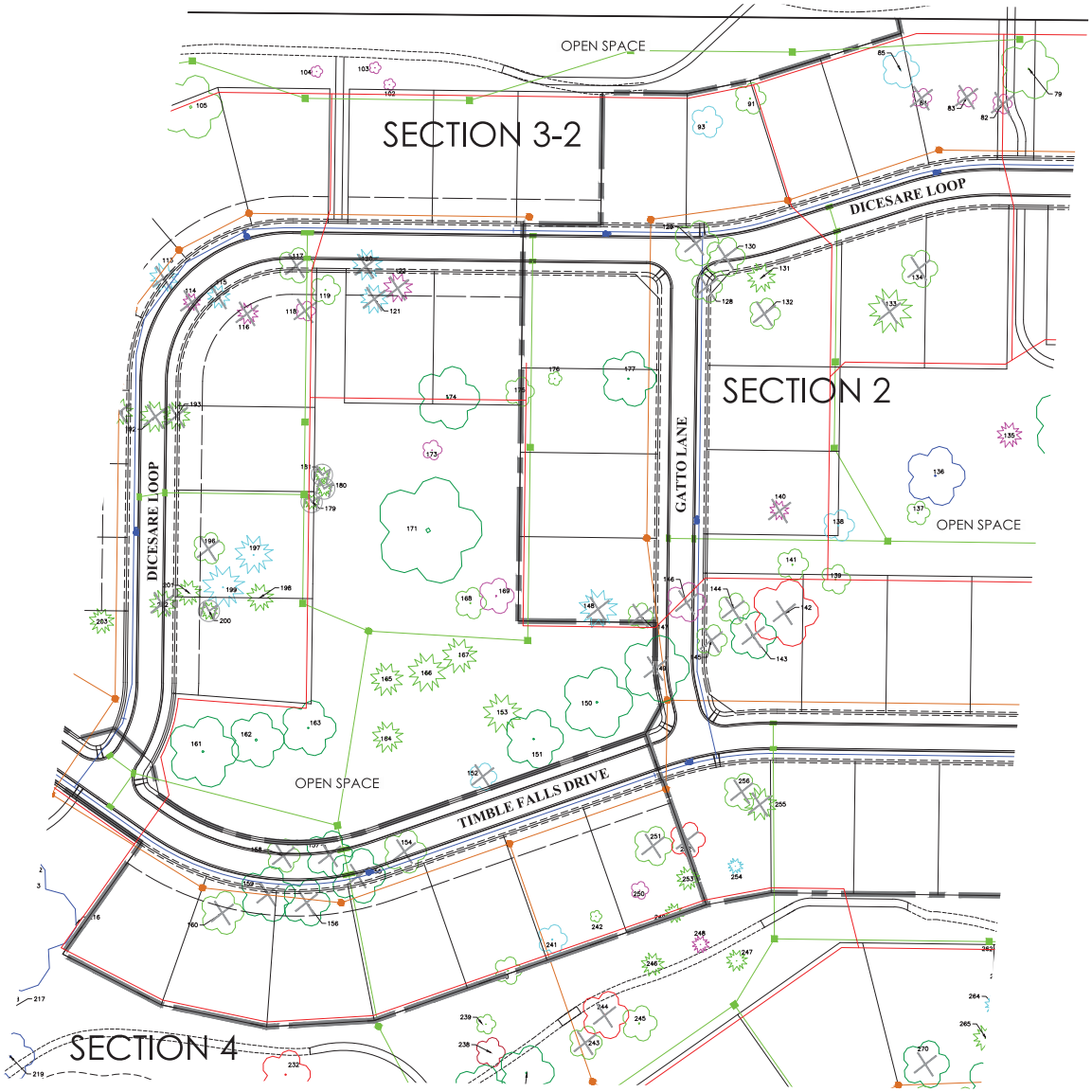
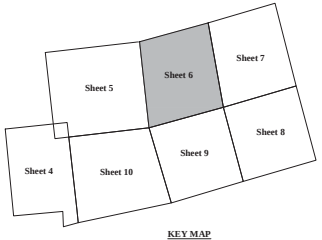
5/22





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REVISIONS

MARK	DATE	DESCRIPTION
	02/29/16	Redlines/No Tree Waiver
	05/13/16	Redlines per Staff comments

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

EMHT

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

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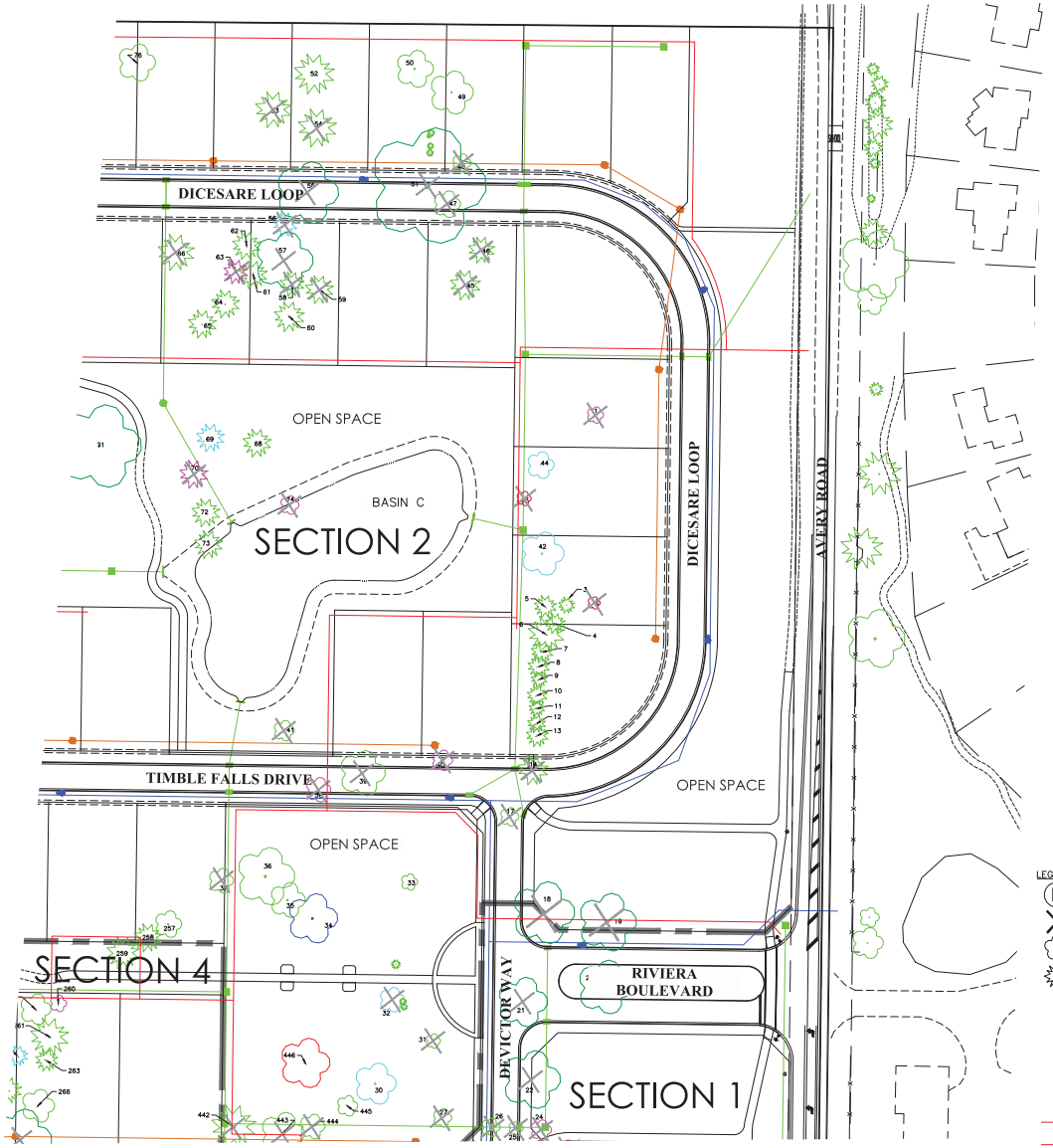

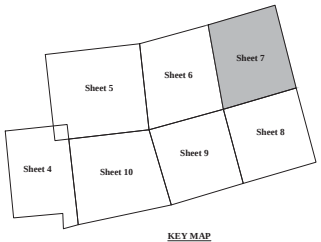

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LEGEND

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REVISIONS

MARK	DATE	DESCRIPTION
	02/29/16	Revisions/No Tree Walker
	05/13/16	Revisions per Staff comments

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

EMH&T

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

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7/22

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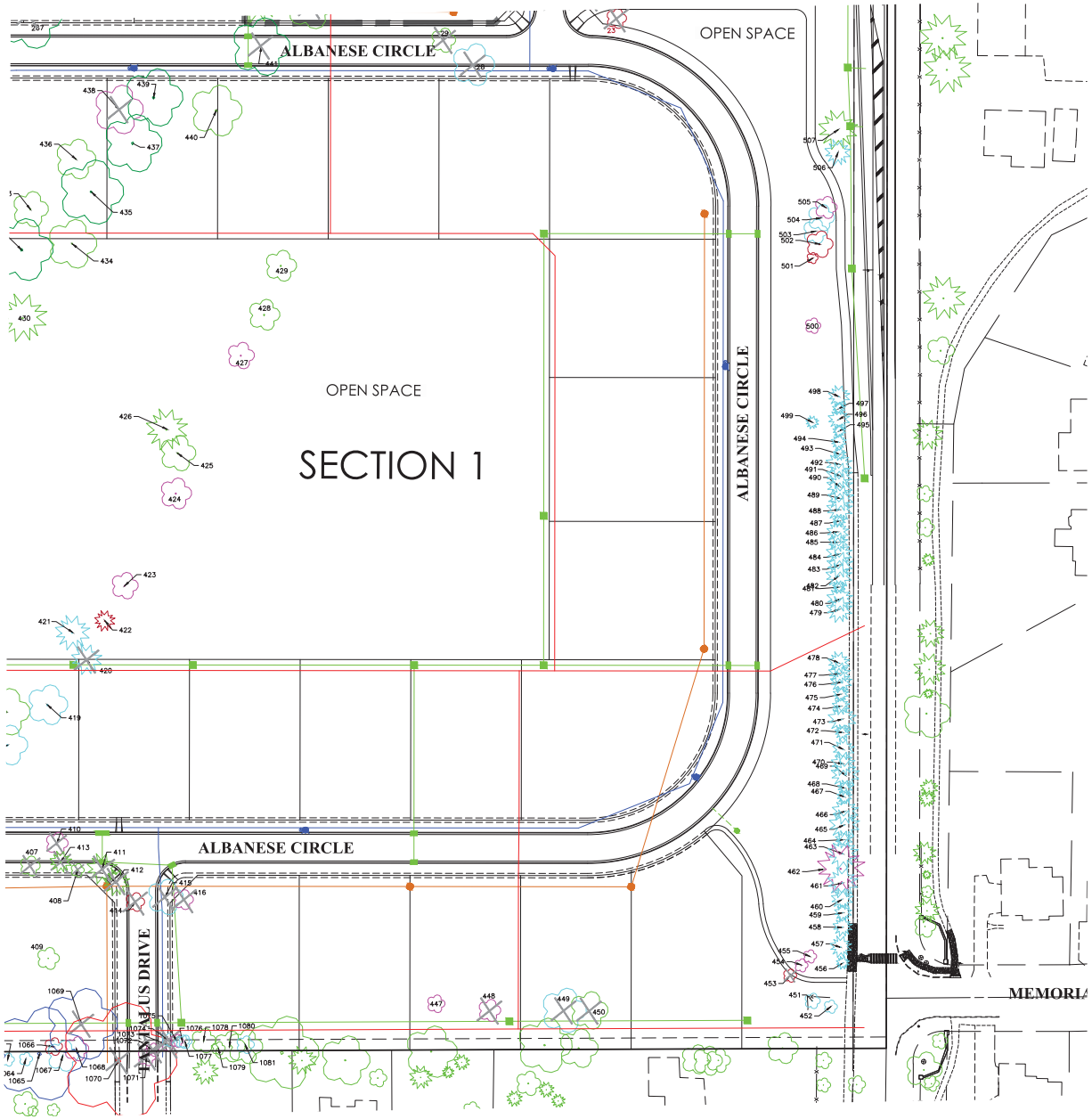

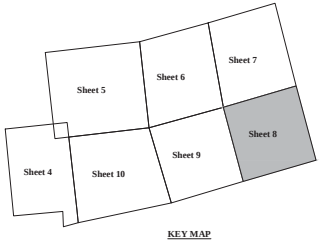

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GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

REVISIONS

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

EMHT

DATE
December 23, 2015

SCALE
As Noted

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20150917

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8/22

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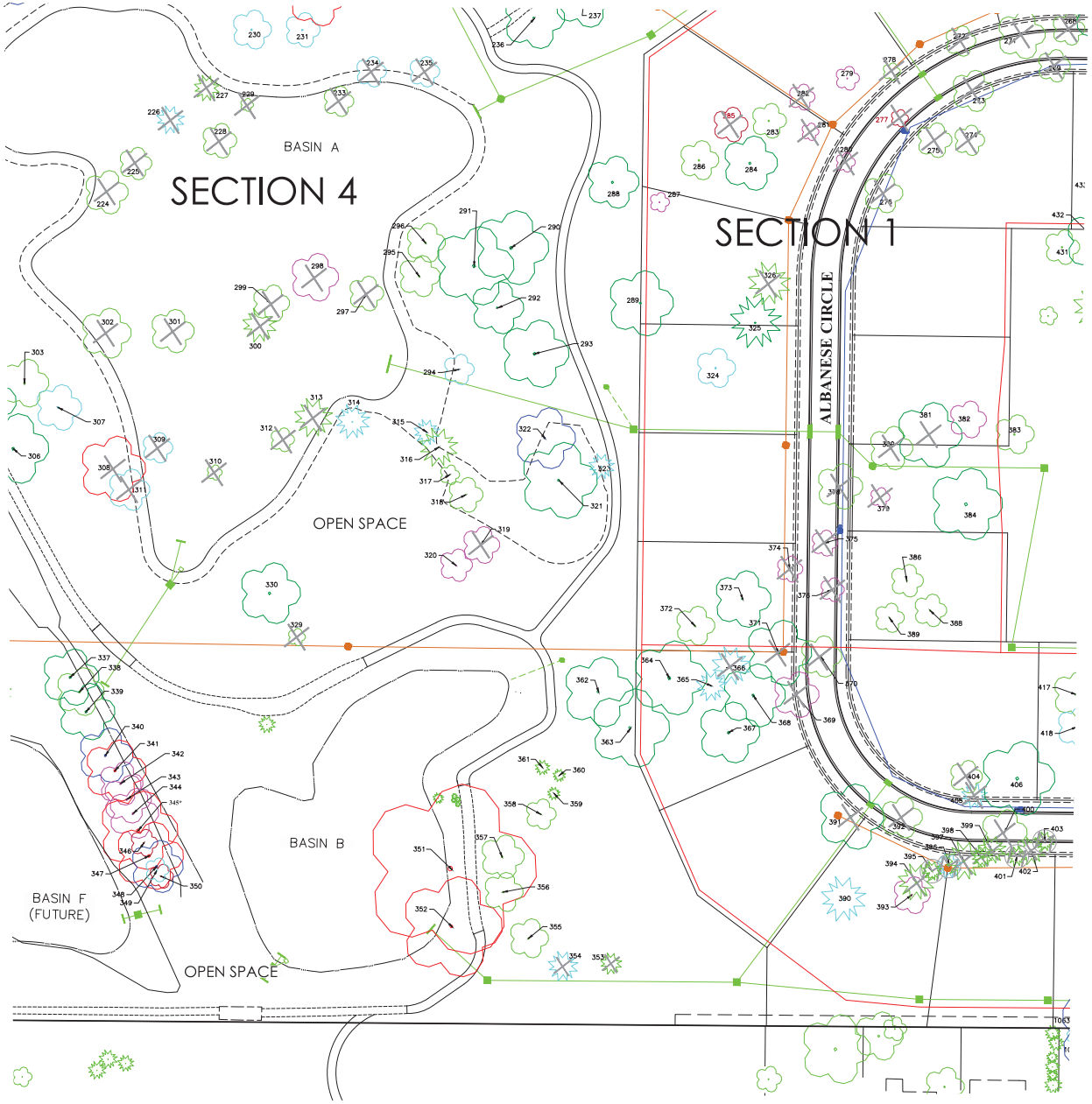

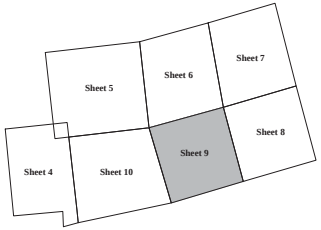

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REVISIONS

MARK	DATE	DESCRIPTION
	02/29/16	Redlines/No Tree Waiver
	05/12/16	Redlines per Staff comments

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

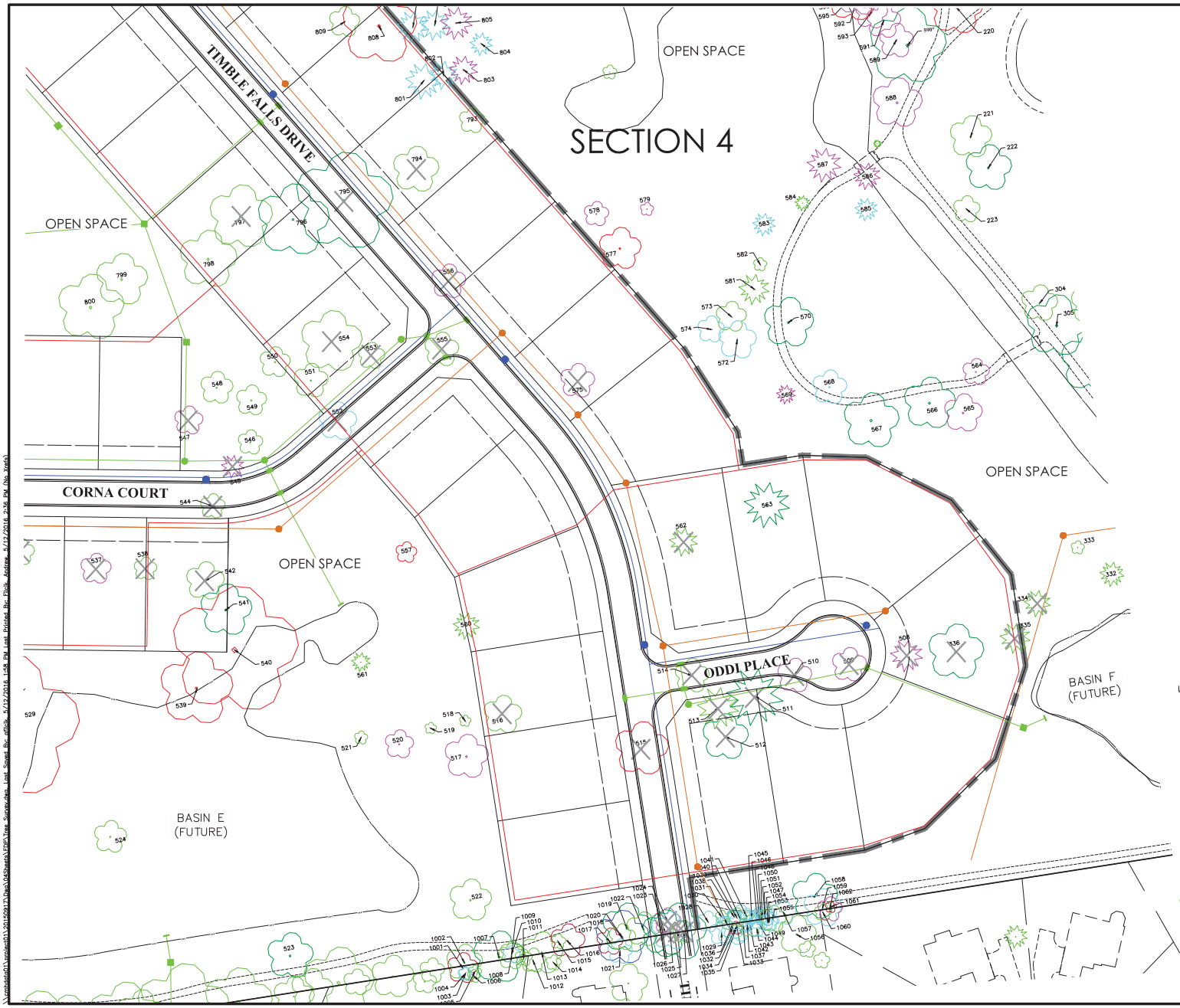
EMH&T

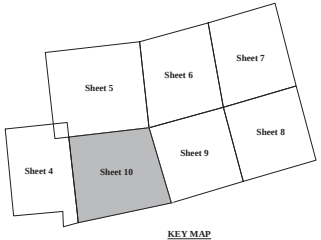
DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

SHEET
9/22





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1 inch = 50 feet

REVISIONS

MARK	DATE	DESCRIPTION
	02/29/16	Revisions/No Tree Walker
	05/13/16	Revisions per Staff comments

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

EMH&T

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

SHEET
10/22

TREE SURVEY

R=REMOVED

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 R	*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 R	*Crataegus spp.*	Hawthorn	7	Good
32 R	*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	Good
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	24	Fair
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

TREE SURVEY

Number	Latin name	Common name	DBH	Condition
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	*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	13	Fair
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	*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

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 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 R	*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 R	*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 R	*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 R	*Picea pungens*	Blue spruce	14	Good
335 R	*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

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 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	*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
	02/29/16	Revisions/No Tree Waiver
	05/12/16	Revisions per Staff comments

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

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

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	*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	14	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	25	Fair
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 R	*Populus deltoides*	Cottonwood	24-24-10	Poor
722	*Populus deltoides*	Cottonwood	6	Dead
723 R	*Populus deltoides*	Cottonwood	26	Fair
724	*Populus deltoides*	Cottonwood	11	Fair
725 R	*Fraxinus pennsylvanica*	Green ash	16	Dead
726 R	*Populus deltoides*	Cottonwood	44	Fair
727 R	*Populus deltoides*	Cottonwood	22	Dead
728 R	*Populus deltoides*	Cottonwood	24	Dead
729 R	*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 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	*Fraxinus pennsylvanica*	Green ash	13	Good
857	*Fraxinus pennsylvanica*	Green ash	13	Good
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
	02/29/16	Revisions/No Tree Waiver
	05/12/16	Revisions per Staff comments

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

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.

DATE: December 23, 2015

SCALE: As Noted

JOB NO. 20150917

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 muehlenbergii*	Chinkapin 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	15	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	Good
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	20	Good
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	17	Good
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	Good
968	*Gleditsia triacanthos var. inermis*	Thornless honeylocust	20	Good
999 R	*Acer Rubrum*	Red Maple	6	Good
1000 R	*Fraxinus spp.*	Ash	6	Good
1001	*Juglans nigra*	Black walnut	14-16	Dead
1002	*Quercus macrocarpa*	Bur oak	19	Good
1003	*Celtis occidentalis*	Hackberry	7	Fair
1004	*Celtis occidentalis*	Hackberry	7	Fair
1005	*Celtis occidentalis*	Hackberry	7	Good
1006	*Quercus sp.*	Oak	7	Good
1007	*Quercus muehlenbergii*	Chinkapin oak	12-27	Good
1008	*Celtis occidentalis*	Hackberry	14	Good
1009	*Celtis occidentalis*	Hackberry	12-12	Good
1010	*Celtis occidentalis*	Hackberry	9	Fair
1011	*Carya ovata*	Shagbark hickory	9	Good
1012	*Tilia americana*	Basswood	9-11-8-7-10-8-13-10	Good
1013	*Juglans nigra*	Black walnut	19-22-14-20-18	Good
1014	*Celtis occidentalis*	Hackberry	8	Good
1015	*Tilia americana*	Basswood	6-8-8	Good
1016	*Fraxinus sp.*	Ash	18	Dead
1017	*Prunus serotina*	Black cherry	14	Dead
1018	*Quercus macrocarpa*	Bur oak	28	Fair
1019	*Quercus macrocarpa*	Bur oak	26	Good
1020	*Celtis occidentalis*	Hackberry	14-13	Good
1021	*Celtis occidentalis*	Hackberry	13	Fair
1022	*Carya ovata*	Shagbark hickory	16-18-18	Good
1023 R	*Quercus macrocarpa*	Bur oak	24-13	Good
1024 R	*Quercus macrocarpa*	Bur oak	7-14-10	Poor
1025 R	*Quercus macrocarpa*	Bur oak	30	Good
1026 R	*Quercus macrocarpa*	Bur oak	14-20	Fair
1027 R	*Carya ovata*	Shagbark hickory	10-12	Good
1028	*Celtis occidentalis*	Hackberry	11	Fair
1029	*Celtis occidentalis*	Hackberry	13	Fair
1030	*Carya cordiformis*	Bitternut hickory	7	Good
1031	*Carya ovata*	Shagbark hickory	6	Good
1032	*Celtis occidentalis*	Hackberry	18	Fair
1033	*Celtis occidentalis*	Hackberry	10-8	Fair
1034	*Celtis occidentalis*	Hackberry	7	Dead
1035	*Celtis occidentalis*	Hackberry	10-16	Fair
1036	*Celtis occidentalis*	Hackberry	14	Fair
1037	*Celtis occidentalis*	Hackberry	6	Fair
1038	*Celtis occidentalis*	Hackberry	8	Fair

TREE SURVEY				
Number	Latin name	Common name	DBH	Condition
1039	*Celtis occidentalis*	Hackberry	10	Good
1040	*Celtis occidentalis*	Hackberry	14	Fair
1041	*Celtis occidentalis*	Hackberry	7-8	Fair
1042	*Celtis occidentalis*	Hackberry	6	Fair
1043	*Celtis occidentalis*	Hackberry	12	Good
1044	*Celtis occidentalis*	Hackberry	8-6	Fair
1045	*Celtis occidentalis*	Hackberry	7	Fair
1046	*Celtis occidentalis*	Hackberry	8	Fair
1047	*Celtis occidentalis*	Hackberry	12	Fair
1048	*Celtis occidentalis*	Hackberry	11	Fair
1049	*Celtis occidentalis*	Hackberry	13	Fair
1050	*Celtis occidentalis*	Hackberry	6	Fair
1051	*Celtis occidentalis*	Hackberry	6	Fair
1052	*Celtis occidentalis*	Hackberry	10	Fair
1053	*Celtis occidentalis*	Hackberry	10	Fair
1054	*Celtis occidentalis*	Hackberry	8-10	Fair
1055	*Celtis occidentalis*	Hackberry	14	Good
1056	*Celtis occidentalis*	Hackberry	20	Good
1057	*Juglans nigra*	Black walnut	6-6-13	Fair
1058	*Carya cordiformis*	Bitternut hickory	24	Good
1059	*Juglans nigra*	Black walnut	20	Fair
1060	*Juglans nigra*	Black walnut	9	Good
1061	*Fraxinus sp.*	Ash	6	Dead
1062	*Fraxinus sp.*	Ash	13	Poor
1063	*Juglans nigra*	Black walnut	6	Fair
1064	*Celtis occidentalis*	Hackberry	6	Fair
1065	*Quercus alba*	White oak	42-6	Fair
1066	*Fraxinus sp.*	Ash	8	Dead
1067	*Quercus alba*	White oak	14	Fair
1068	*Quercus alba*	White oak	11	Poor
1069 R	*Quercus rubra*	Red oak	32-12	Fair
1070 R	*Quercus rubra*	Red oak	52	Poor
1071 R	*Picea pungens*	Blue spruce	8	Poor
1072 R	*Picea pungens*	Blue spruce	6	Poor
1073 R	*Picea pungens*	Blue spruce	6	Poor
1074 R	*Gleditsia triacanthos var. inermis*	Thornless honeylocust	6	Fair
1075	*Picea abies*	Norway spruce	6	Poor
1076	*Gleditsia triacanthos var. inermis*	Thornless honeylocust	6	Fair
1077	*Gleditsia triacanthos var. inermis*	Thornless honeylocust	6	Fair
1078	*Celtis occidentalis*	Hackberry	11	Good
1079	*Crataegus sp.*	Hawthorn	6	Good
1080	*Quercus rubra*	Red oak	14	Good
1081	*Fraxinus pennsylvanica*	Green ash	8	Fair

R=REMOVED

TREE REPLACEMENT CALCULATIONS:

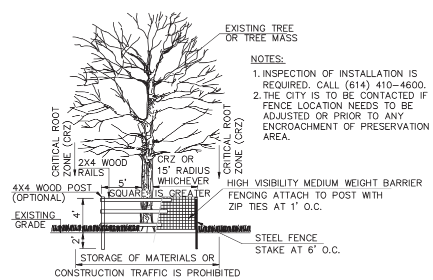
EXISTING GOOD AND FAIR TREES REMOVED ≥24" (LANDMARK)
1,433" DBH (45 TREES) / 2.5" (DIA. TREES REPLACED AT INCH FOR INCH)
= 574 REPLACEMENT TREES (AT 2.5" CAL.)

EXISTING GOOD AND FAIR TREES REMOVED 6" TO <24" (PROTECTED)
2,449" DBH (158 TREES) / 2.5" (DIA. TREES REPLACED AT INCH FOR INCH)
= 980 REPLACEMENT TREES (AT 2.5" CAL.)

TOTAL REPLACEMENT TREES = 1,553 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.



Tree Preservation Detail
No Scale

MARK	DATE	DESCRIPTION
	02/29/16	Revisions/No Tree Waiver
	05/12/16	Revisions per Staff comments

REVISIONS

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

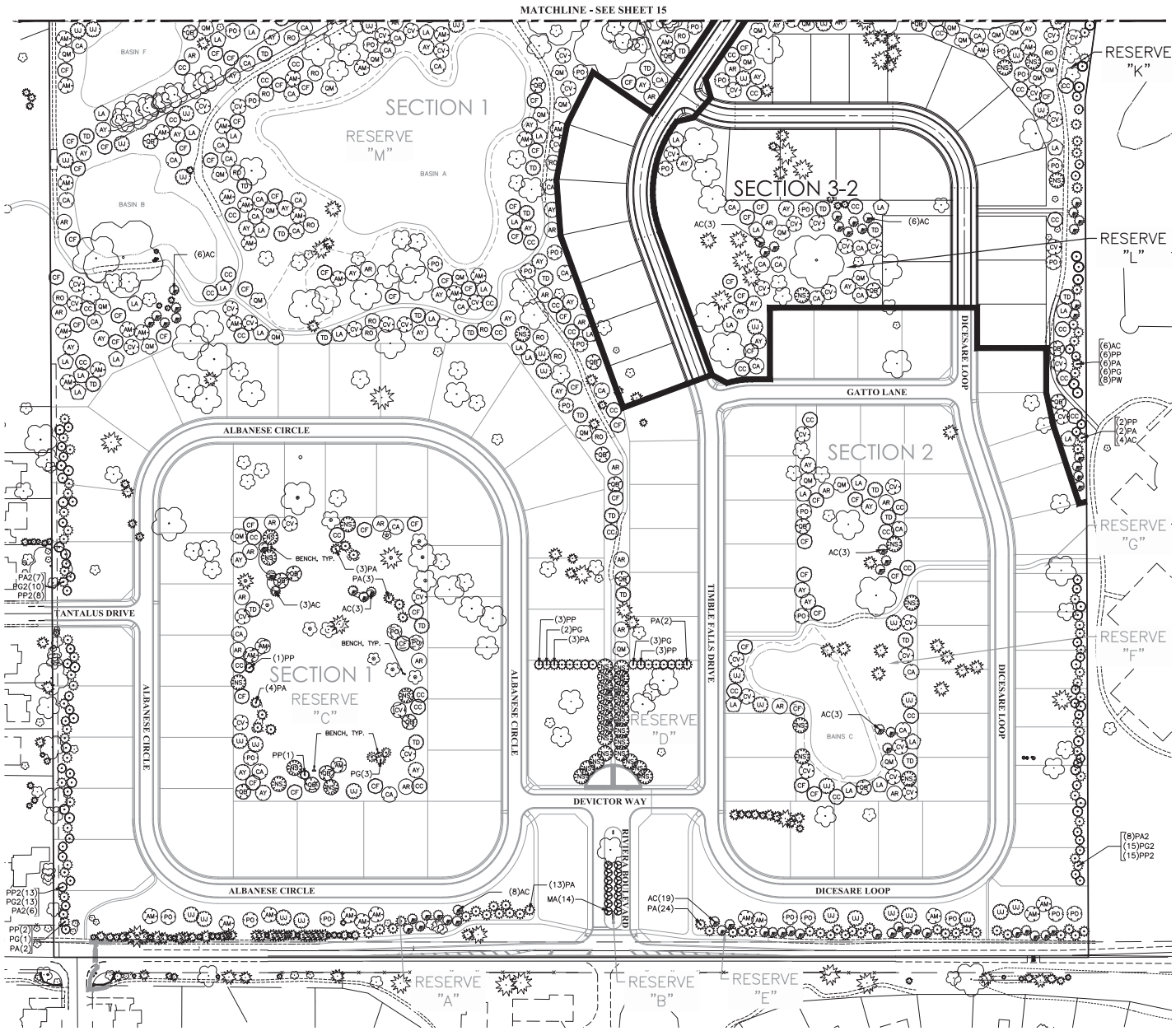
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

SHEET
13/22



REPLACEMENT TREES

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AR	84	Acer rubrum	Red Maple	2.5" Cal.	B&B
AM	81	Acer saccharum	Sugar Maple	2.5" Cal.	B&B
AY	72	Aesculus flava	Yellow Buckeye	2.5" Cal.	B&B
CA	74	Carpinus caroliniana	American Hornbeam	2.5" Cal.	B&B
LA	77	Liquidambar styraciflua	American Sweet Gum	2.5" Cal.	B&B
NS	86	Nyssa sylvatica 'Wildfire'	Black Gum	2.5" Cal.	B&B
PO	86	Platanus occidentalis	American Sycamore	2.5" Cal.	B&B
QB	75	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
QM	78	Quercus macrocarpa	Burr Oak	2.5" Cal.	B&B
RO	85	Quercus rubra	Red Oak	2.5" Cal.	B&B
TD	74	Taxodium distichum	Bald Cypress	2.5" Cal.	B&B
UJ	81	Ulmus americana 'Jefferson'	Jefferson American Elm	2.5" Cal.	B&B

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AC	94	Abies concolor	White Fir	7' Ht.	B&B
PA	76	Picea abies	Norway Spruce	7' Ht.	B&B
PG	25	Picea glauca	White Spruce	7' Ht.	B&B
PP	26	Picea pungens	Colorado Spruce	7' Ht.	B&B
PW	20	Pinus alba	White Pine	7' Ht.	B&B

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
CC	104	Cercis canadensis	Eastern Redbud	2.5" Cal.	B&B
CF	122	Cornus florida 'Cherokee Brave'	Cherokee Brave Dogwood	2.5" Cal.	B&B
CV	119	Crataegus viridis 'Winter King'	'Winter King' Hawthorn	2.5" Cal.	B&B
MA	14	Malus x 'Adirondack'	Adirondack Crabapple	2.5" Cal.	B&B

*BUFFER TREES

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
PA2	21	Picea abies	Norway Spruce	6' Ht.	B&B
PG2	38	Picea glauca	White Spruce	6' Ht.	B&B
PP2	36	Picea pungens	Colorado Spruce	6' Ht.	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 A, B, C, D, E, & F 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 L shall be maintained by the Home Owner's Association. All other Reserves F, J, K, M and N shall be maintained by the City.

Tree Replacement Calculations:

1,553 total trees to be replaced per calculations on Sheet 13.

Trees that are in poor condition or dead are not counted toward Replacement Calculations.

ALTERNATE REPLACEMENT TREES

BOTANICAL/COMMON NAME	SIZE	CONDITION
Betula alleghaniensis Yellow Birch	2.5" Cal.	B&B
Betula nigra River Birch	2.5" Cal.	B&B
Cladrastis kentukea American Yellowwood	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 palustris Pin Oak	2.5" Cal.	B&B

*Use only in Reserve Areas

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 and City of Dublin zoning for approval prior to purchasing.

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION
	02/29/16	Redlines/Per Tree Walker
	05/12/16	Redlines per Staff comments

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

TREE REPLACEMENT PLAN

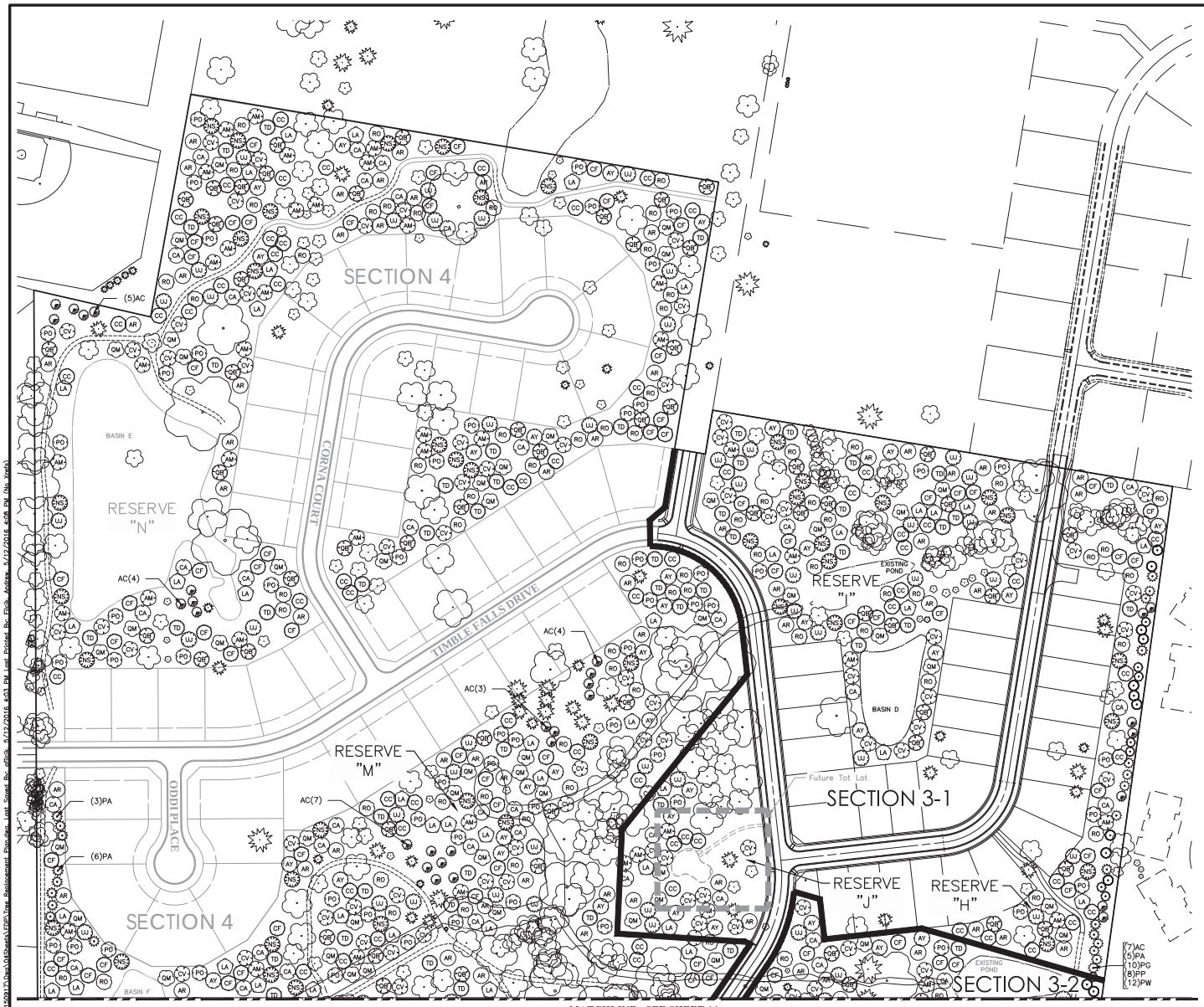
EMH&T

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

SHEET
14/22



MATCHLINE - SEE SHEET 14

Legend:

Existing Evergreen Tree (To Remain)

Existing Deciduous Tree (To Remain)

Notes:

1. Existing Trees in Reserve A, B, C, D, E, & F 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 L shall be maintained by the Home Owner's Association. All other Reserves F, J, K, M and N shall be maintained by the City.

Tree Replacement Calculations:

1,553 total trees to be replaced per calculations on Sheet 13.

Trees that are in poor condition or dead are not counted toward Replacement Calculations.

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION
	02/29/16	Revisions/No Tree Waiver
	06/13/16	Revisions per Staff comments

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

TREE REPLACEMENT PLAN

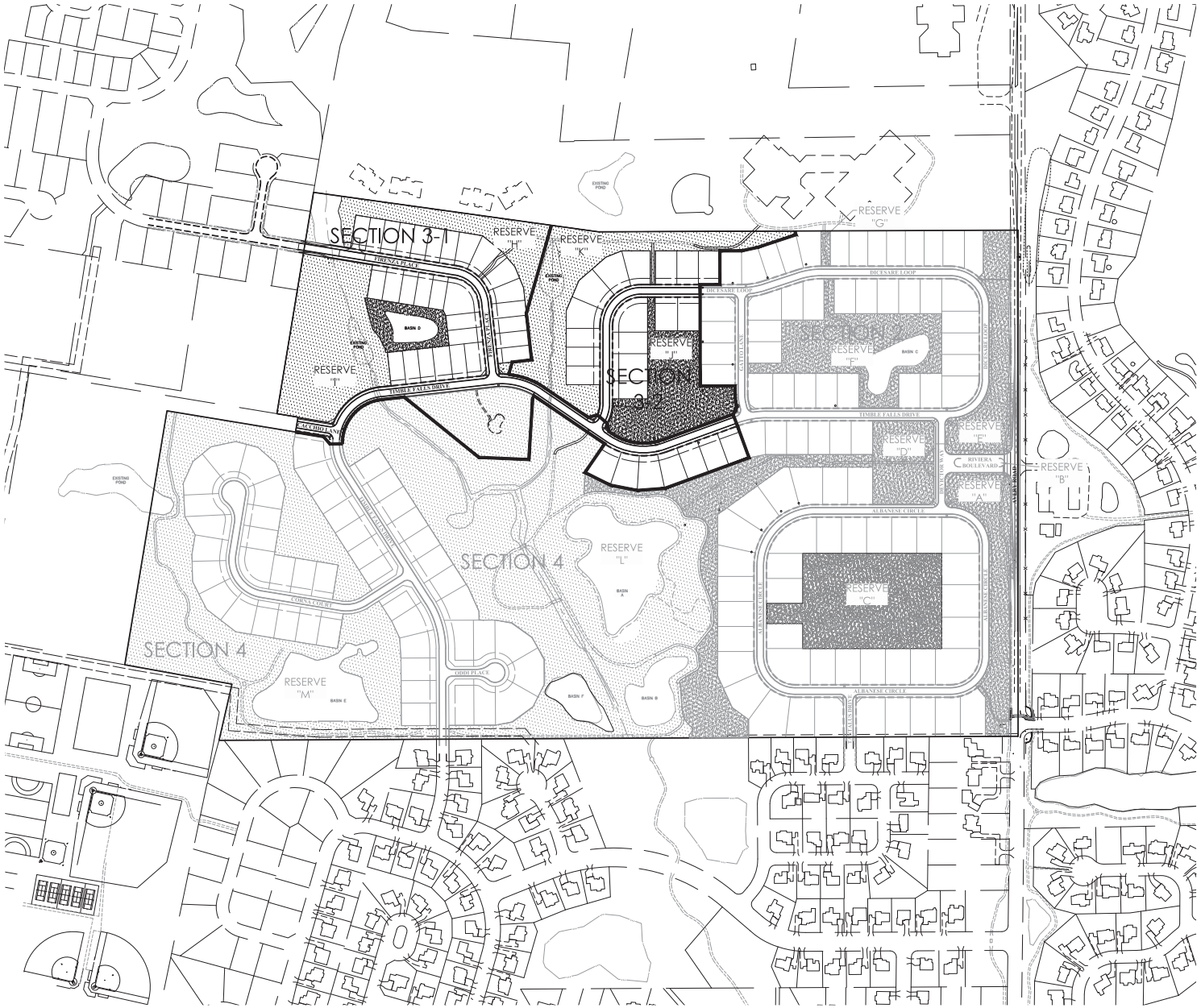
EMH&T

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

SHEET
15/22



Legend:

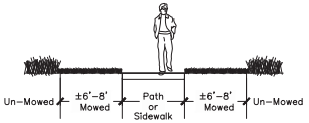
- Naturalized Turf Grass, un-mowed
- Mowed Lawn
- Existing 8' Shared Use Path
- Proposed 8' Shared Use Path

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
	05/25/16	Revisions per Staff comments

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

EMH&T

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

SHEET
16/22

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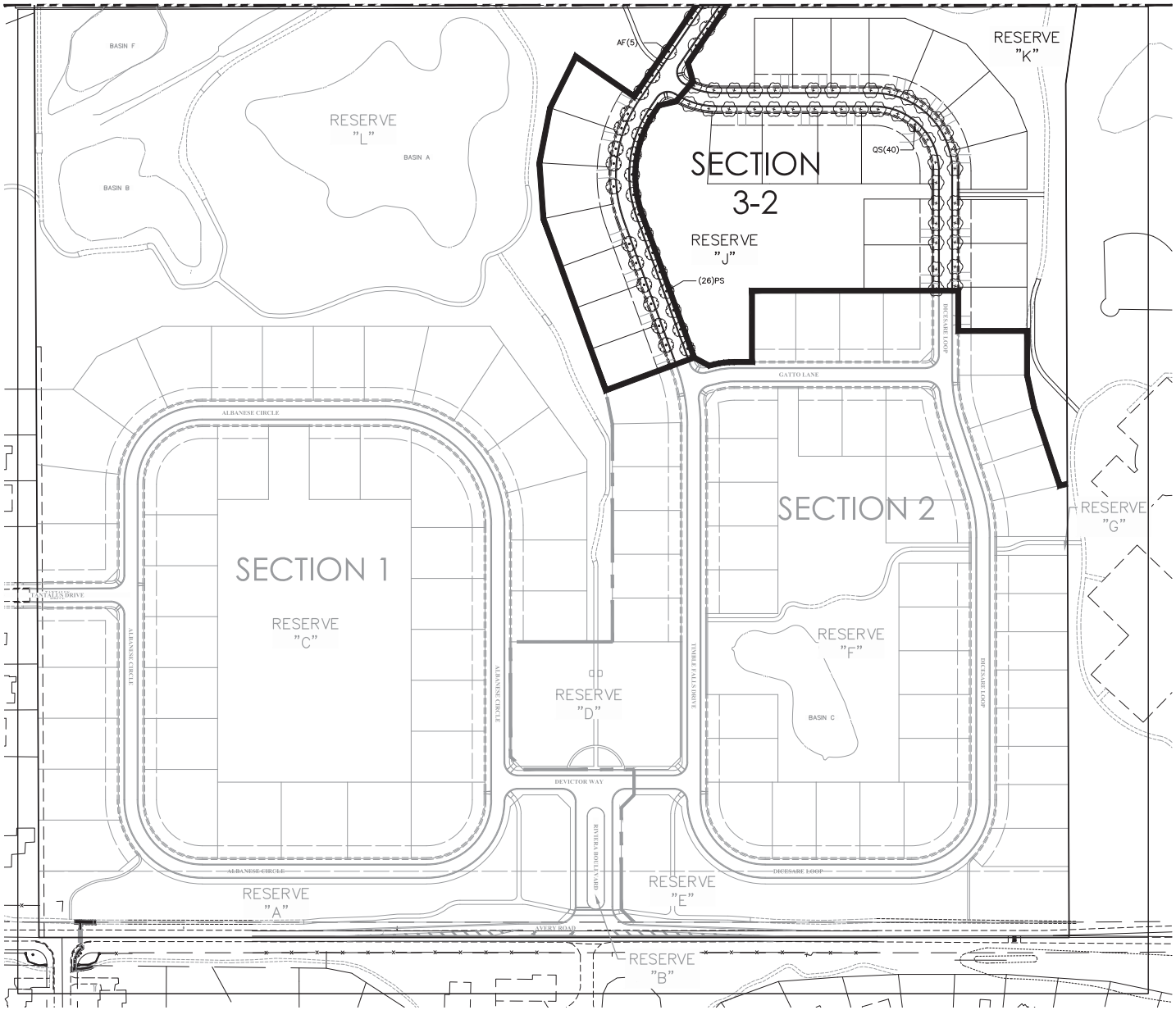
MATCHLINE - SEE SHEET 18



PLANT SCHEDULE (STREET TREES)

STREET TREES	CODE	QTY	BOTANICAL NAME	SIZE	CONDITION
	AF	52	Acer freemanii 'Autumn Fantasy' Autumn Fantasy Freeman Maple	2.5" Cal.	B&B
	PS	83	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" Cal.	B&B
	QR	61	Quercus rubra Red Oak	2.5" Cal.	B&B
	QS	40	Quercus shumardii Shumard Red Oak	2.5" Cal.	B&B
	TR	46	Tilia americana 'Redmond' Redmond American Linden	2.5" Cal.	B&B
	UP	19	Ulmus parvifolia 'Allee' Allee Elm	2.5" Cal.	B&B

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION
	06/15/16	Revisions per Staff Comments

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

EMHT

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

SHEET
17/22

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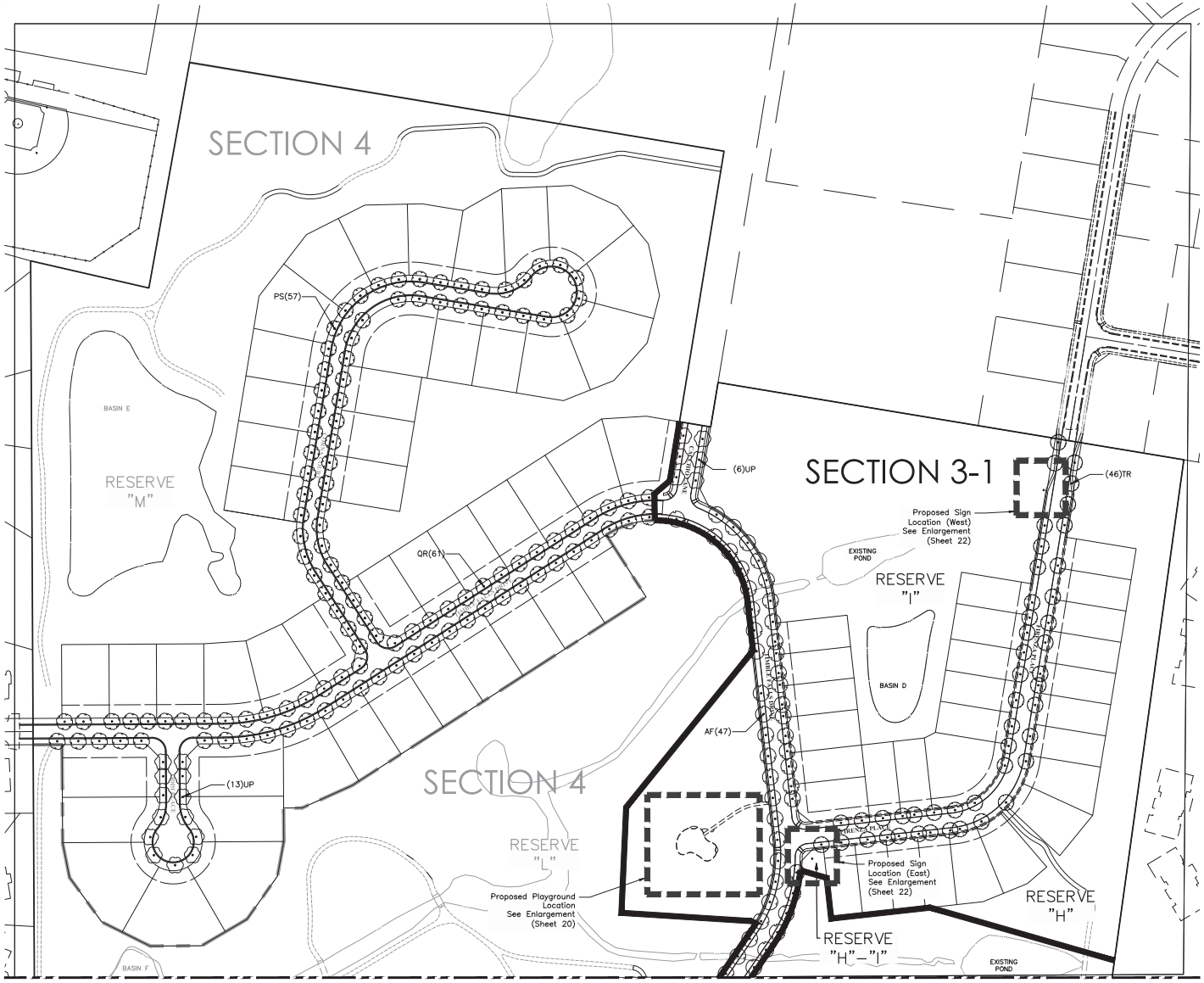

MATCHLINE - SEE SHEET 17

STREET TREE KEY (SECTIONS 3-1 & 3-2)

STREET TREES	CODE	BOTANICAL NAME
	AF	Acer freemanii 'Autumn Fantasy' Autumn Fantasy Freeman Maple
	PS	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo
	QR	Quercus rubra Red Oak
	QS	Quercus shumardii Shumard Red Oak
	TR	Tilia americana 'Redmond' Redmond American Linden
	UP	Ulmus parvifolia 'Allee' Allee Elm

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION
	05/12/16	Revisions per Staff comments

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

EMH&T

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

SHEET
18/22

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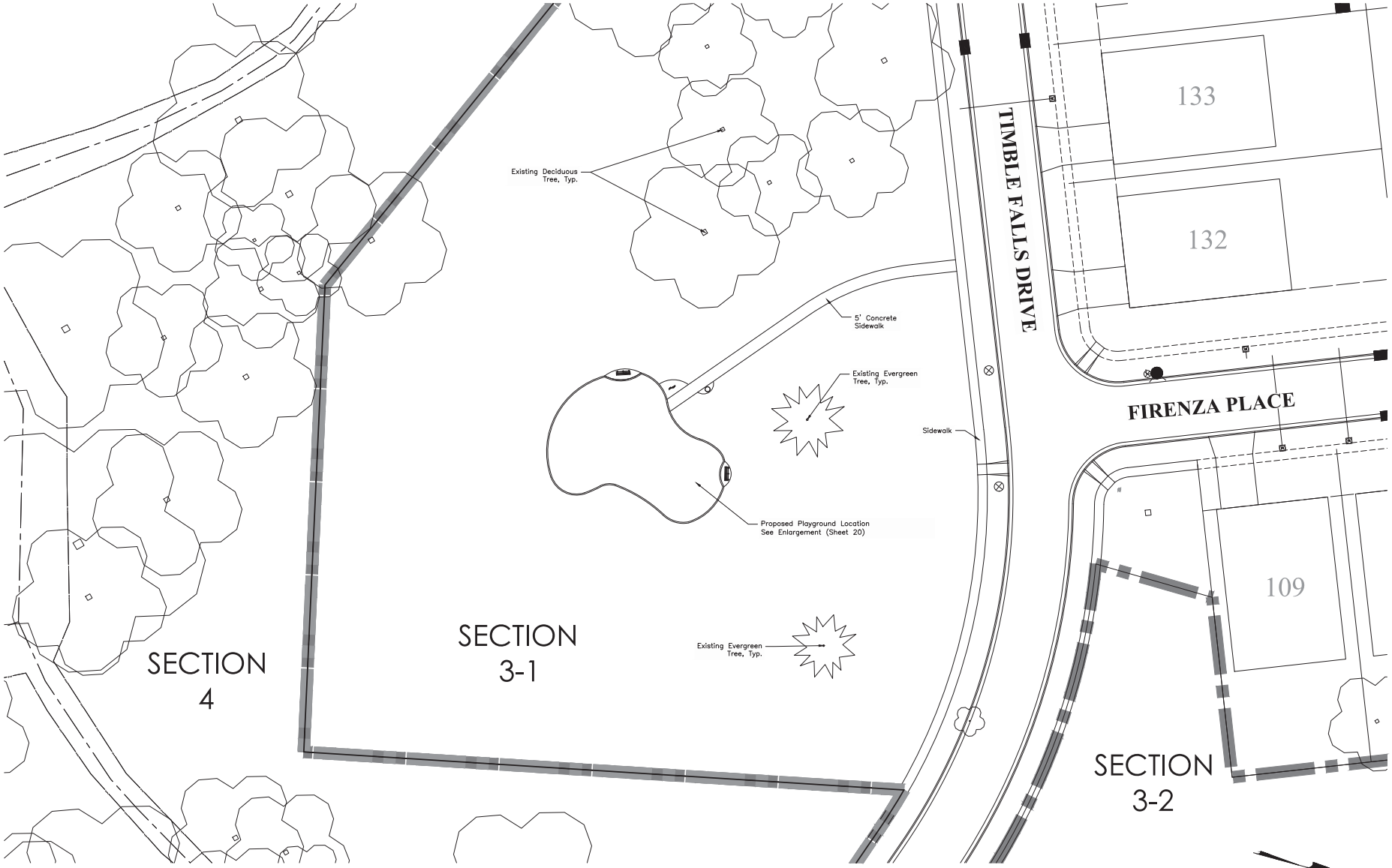

Playground Site Plan
Scale: 1" = 20'

GRAPHIC SCALE
0 2.5 5 10
1 inch = 5 feet

REVISIONS

MARK	DATE	DESCRIPTION
	05/12/16	Revisions per Staff comments

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

EMH&T

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

SHEET
19/22

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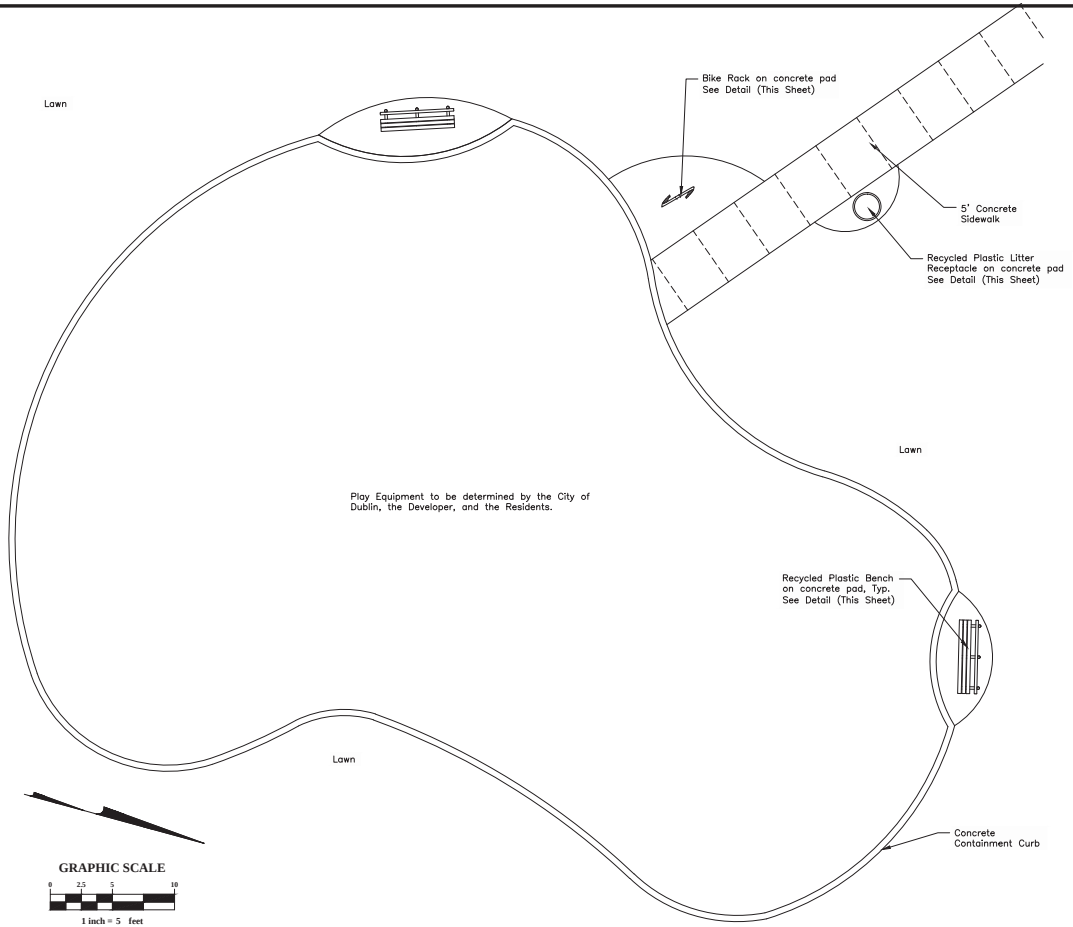
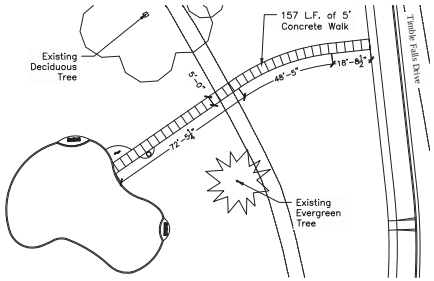


GRAPHIC SCALE

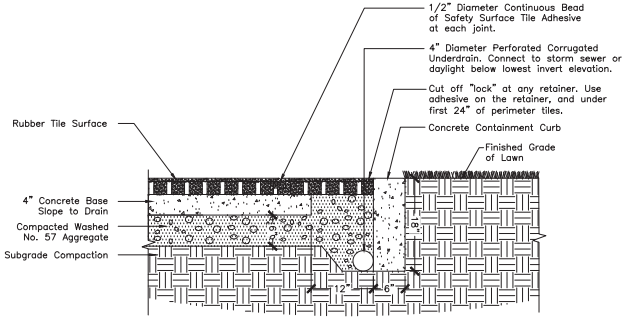
0 2.5 5 10

1 inch = 5 feet

Playground Site Plan
Scale: 1"=5'



Playground Site Plan with Sidewalk
Scale: 1"=30'



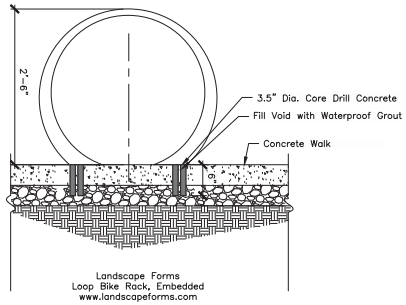
NOTES:

1. Test concrete surface grade using a Water Flood Coat. Repair areas of standing water in excess of thickness of 1/4" (6mm).
2. Install Tiles per Manufacturer's Specifications
3. DuraSAFE Premium tile by SofTILE. Random Pattern of 50% MultiGrain, 50% Sandy Lane. 4.25" Thickness & 8'-0" Critical Height.

Rubber Tile Surface
No Scale

Recycled Plastic Litter Receptacle
No Scale

Recycled Plastic Bench
No Scale



Bike Rack
No Scale

REVISIONS

MARK	DATE	DESCRIPTION
	06/15/16	Revisions per Staff comments

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

DRAFT

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

SHEET
20/22

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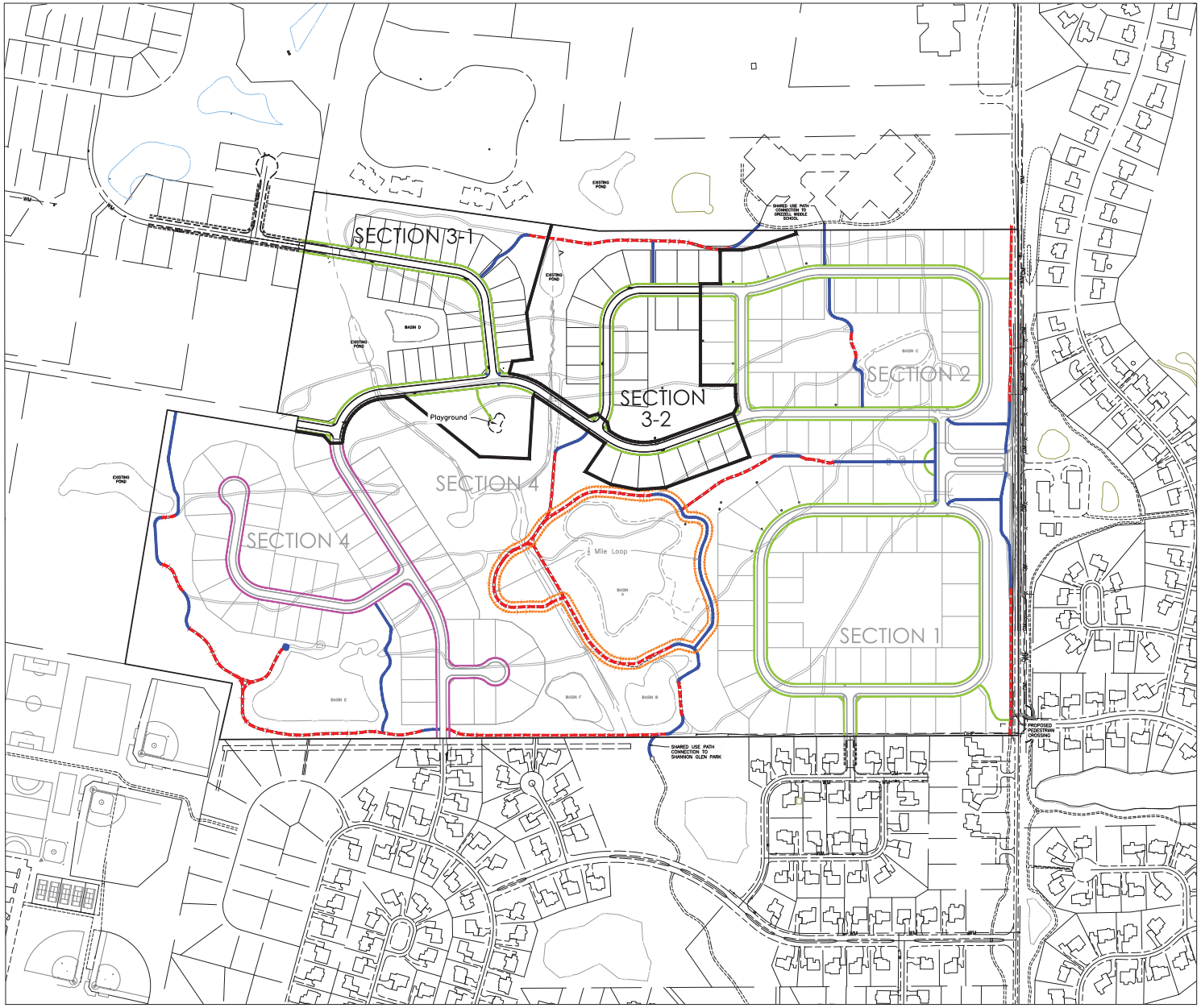

LEGEND

- 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
	06/15/16	Revisions per Staff comments

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

EMH&T

DATE
December 23, 2015

SCALE
As Noted

JOB NO.
20150917

SHEET
21/22

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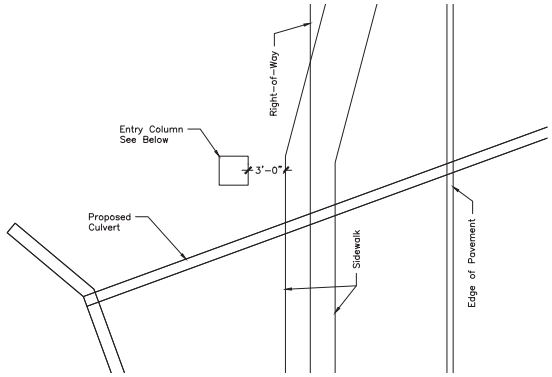
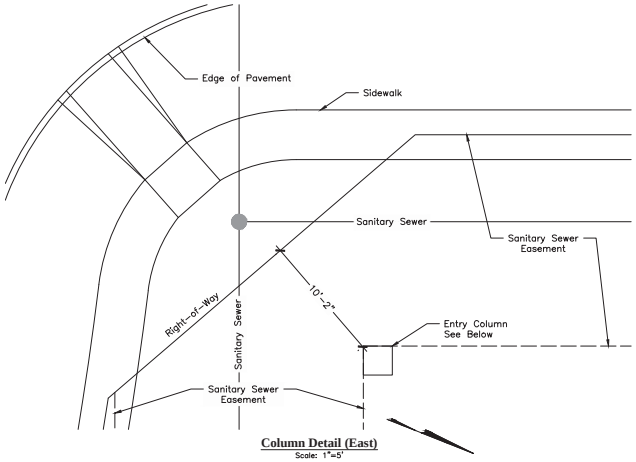
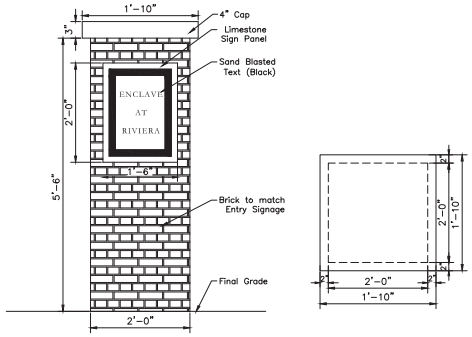


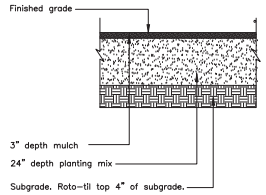
Column Detail (West)
Scale: 1"=5'



Column Detail (East)
Scale: 1"=5'



Column Detail
No Scale



Planting Area Establishment
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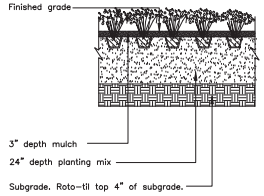

Perennial & Groundcover Planting
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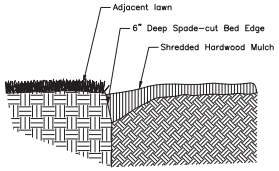
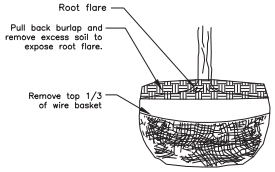
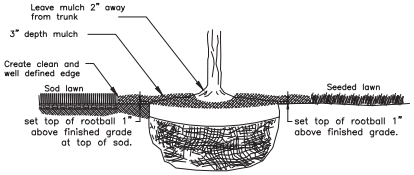


Planting Bed Edge
No Scale



Rootball Preparation
No Scale



Rootball Setting
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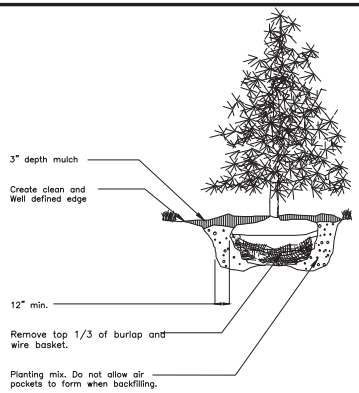

Evergreen Tree Planting
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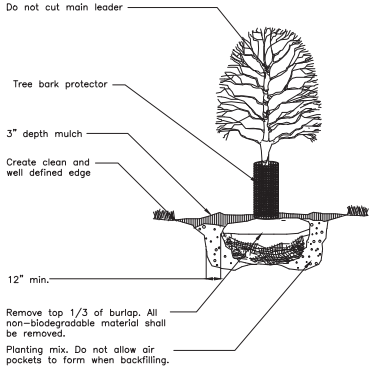
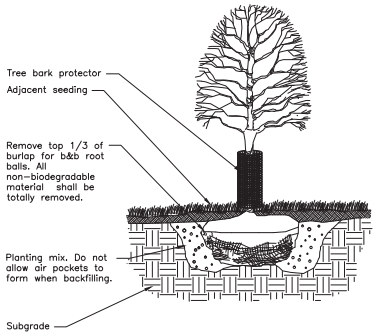


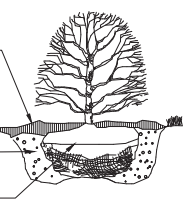
Deciduous Tree Planting in Mowed Lawn
No Scale



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.



Shrub Planting
No Scale

REVISIONS

MARK	DATE	DESCRIPTION
	06/12/16	Revisions per Staff comments

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

EMHT

DATE
December 23, 2015

SCALE
As Noted

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