2016 AMENDED DEVELOPMENT PLAN APPLICATION – Bishops Run / Bishops Crossing HOA

CHARACTER AND BACKGROUND OF AREA

The Parcels in the Project Area contain apx 14 Acres adjacent to the quickly developing Hyland-Croy Corridor just south of Jerome High School and immediately across from the Southern entry into Glacier Ridge Park and the Oak Park Subdivision. A major Bike Path (Coffman/Glacier Ridge) bisects the Common Area and receives heavy use by BR-BC residents as well as others from neighboring developments. The HOA participated in Dublin's (2012) Neighborhood Grant Project and installed (3) Benches along the Bike Path accompanied by native plantings and refitted (1) lighting system to LED fixtures.

A series of improvements is proposed to preserve & enhance the aesthetic integrity of this Neighborhood Gateway as well as provide increased accommodation for HOA & City residents through additional sitting/rest areas and fortification of the Hyland-Croy Road screening (increased tree plantings) to mitigate the effects of increasing vehicular traffic along our western edge. A significant component of the modifications is intended to rectify a poorly performing design concept (Bosque Plantings) originating from the development's inception that involves apx 90 trees. These areas would be transformed into more free flowing plantings of native tree – such as has been introduced recently at the neighboring Park Place / Post Preserve HOA.

PHASES

A Listing of Project Phases is included to further detail the depth and project scope in whole. As the total estimated budget is a large investment expected to be funded by 161 HOA parcels, it is anticipated the Phases will be submitted to the 'Beautify Your Neighborhood Matching Grant' (BYNG) Program to secure additional funds and accelerate completion. Our goal is the project be completed in 3-5 years dependent upon the level of support secured. The Cherry Bosques in "Area Ba" were removed Summer 2016 and their tree rings seeded to turf grass. The new initial plantings are intended to in-fill these Areas by Fall 2017. Our 2016 BYNG will assist installation of the "Area C" Bench Enhancements Fall/Winter 2016. The aesthetics of this area have improved without the Bosques and no negative interim conditions exist. "Area Bb" trees are intended to be addressed during 2017/2018 while "Area D" & "Area E" will be planted in sequential years (2018-2020) to fortify the screening of Hyland Croy Road. Project Phase A (Lighting) will be addressed as the existing lighting system ages – expected to address in 2016/2017. Project Phase "G" (subsurface drainage) will be installed if alternative solutions are ineffective or unfeasible. Poor drainage has affected tree health, to alleviate reoccurrence of these issues water tolerant trees (Bald Cypress) have been planted in the area. Project Phase "F" (benches) will be considered for HOA funded installation pending future site modifications required by further development/widening of Hyland Croy Rd.

A. REFIT LOW VOLTAGE LIGHTING SYSTEM WITH LED FIXTURES
    a. Existing Transformers Remain, apx 36 New Fixtures, Wire & Supplies
B. REMOVE CHERRY TREE BOSQUES & INSTALL MIXED EVERGREENS, NATIVE HARDWOOD & FLOWERING TREES
    a. Tullymore at Hyland-Croy (north & south) – (40) Total Trees in a naturally spaced design
    b. Tullymore at Caraway (east & west) – (8) Total Trees, Q. bicolor or equivalent in formal design
C. ENHANCE 3 EXISTING BENCH SEATING AREAS (from 2012 Dublin Grant project)
    a. Stepping Stones
    b. Additional Slabs for Seating (apx 13 Slabs – 4.5 Ton+/-)
    c. Additional native shrub & perennial plantings
D. INSTALL (30) ADDITIONAL TREES FROM BOSQUE REPLACEMENT
    a. Native Evergreens (Spruce, Fir, Woodland/Shade Trees, Etc. in Hyland-Croy frontage
E. INSTALL (30) ADDITIONAL TREES FROM BOSQUE REPLACEMENT
    a. Native Evergreens (Spruce, Fir, Woodland/Shade Trees, Etc. in Hyland-Croy frontage
F. INSTALL (2) NEW BENCHES – ONE EACH AT NORTH & SOUTH END OF PROPERTY (Optional -with plantings)
    a. One Each At North & South End of Property with Plantings
G. DRAINAGE (optional)
    a. Install Drainage at (2) Poorly Graded Areas That Hold Water
        (8"-12" Subsurface Perforated Drain Tile to Hyland Croy Road Drainage Swale)

2016 AMENDED DEVELOPMENT PLAN APPLICATION – Bishops Run / Bishops Crossing HOA

TREE SELECTIONS : SUPPLEMENTAL NOTES

Preference to native species tolerant of existing site conditions and that support wildlife

Installation Sizes: Evergreen (min 6') Deciduous (2.5" caliper)

Recommended Species:

Abies balsamea phaenerolepis	'Canaan' Balsam Fir
Acer saccarum (cultivars)	Sugar Maple
Aesculus pavia	Red Buckeye
Betula nigra 'Dura-Heat'	River Birch 'Dura-Heat'
Carpinus caroliniana	American Hophornbeam
Carya sps	Hickory
Celtis occidentalis 'Chicagoland'	Hackberry cultivars
Cercis Canadensis	Redbud
Chamaecyparis lawsoniana 'Sullivan'	Falsecypress
Chionanthus virginicus	White Fringetree
Cladastrus lutea	American Yellowood
Cornus mas	Cornelian Cherry Dogwood
Corylus colurna	Hazel
Crataegus crusgalli inermis	Thornless Cockspur Hawthorne
Fagus sps.	Beech
Gymnocladus dioicus 'Expresso'	Kentucky Coffeetree
Koelrueteria paniculata	Golden Raintree
Liriodendron tulipifera	Tuliptree cultivars
Magnolia virginiana	Sweetbay
Malus	Crabapple cultivars
Metasequoia glyptostroboides	Dawn Redwood
Nyssa sylvatica	Tupelo
Ostrya virgibiana	American Hop Hornbeam
Phellodendron	Corktree
Picea abies	Norway Spruce
Picea pungens	Colorado Spruce
Pinus flexilus 'Vanderwolf'	Limber Pine cultivar
Platanus acerifolia	Planetree cultivars
Quercus bicolor	Swamp White Oak
Quercus elllipsoidalis	Northern Pin Oak
Quercus imbricaris	Shingle Oak
Quercus macrocarpa	Bur Oak
Quercus prinus	Chestnut Oak
Quercus accutissima	Sawtooth Oak
Quercus phellos	Willow Oak
Taxodium distichum	Bald Cypress
Tilia sps	Basswood
Thuja plicata	Western Arborvitae cultivars
Ulmus sps.	American Elm or hybrids
Viburnum lentago	Nannyberry Viburnum
Viburnum prunifolium	Blackhaw Viburnum

Bishop's Run - Bishop's Crossing HOA

Common Ground Projects

A

A. Refit low voltage lighting system with LED fixtures

a. Existing transformers remain, approximately 36 new fixtures, wire and supplies

Ba **Bb**

B. Remove Cherry Tree Bosques along Tullymore and install (a total of 40 trees) in new design

a. Install (30) Mixed Evergreens, Native Hardwood and Flowering Trees,
Install (10) Oaks inside Tullymore bike path and sidewalk (formal spacing)

b. Install (2) feature shade trees & (6) Columnar Swamp White Oak

C

C. Enhance (3) existing bench seating areas (from 2012 Dublin Grant project)

a. Stepping Stones

b. Additional slabs for seating (13± slabs - 4.5 tons)

c. Additional plantings

D

D. Install 30 additional trees from Bosque replacement

a. Native Evergreens (Spruce Fir Woodland/Shade trees etc, in Hyland-Croy frontage)

E

E. Install 30 additional trees from Bosque replacement

a. Native Evergreens (Spruce Fir Woodland/Shade trees etc, in Hyland-Croy frontage)

F

F. Install (2) new benches - one each at north and south end of property (with plantings)

a. One each at north and south end of property with plantings

G

G. Drainage

a. Install drainage at (2) poorly graded areas that hold water

1-23 Union County Parcels - See Attachment for Owner Information

Site Overview

Not To Scale

BBB ACCREDITED BUSINESS

Ohio Nursery & Landscape Association

landscape industry certified technician

EMI

P.O. BOX 175
DUBLIN, OHIO 43017-0175
(614) 876-9988

Bishops Crossing Common Ground Project Phasing Site Overview

North

This design is property of EMI all rights reserved ©

Date: 2016 11 09 1446

Scale: NTS on 24x36

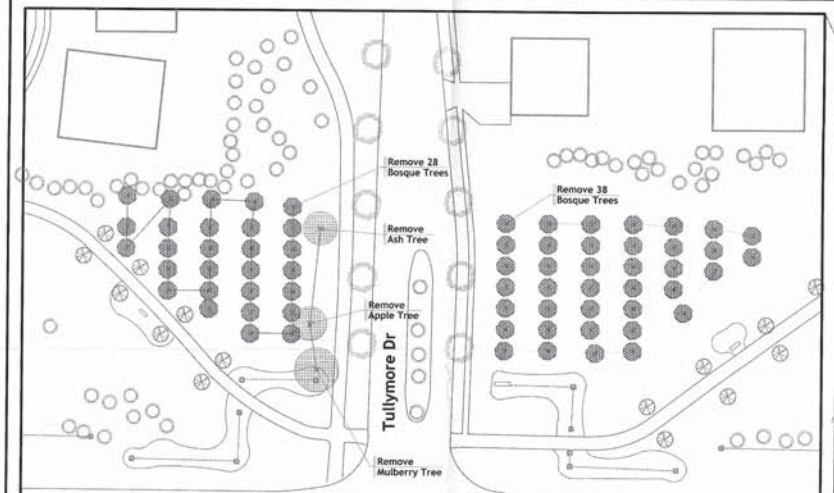
EMI Contact: Kris Miller

Drawn By: EMN

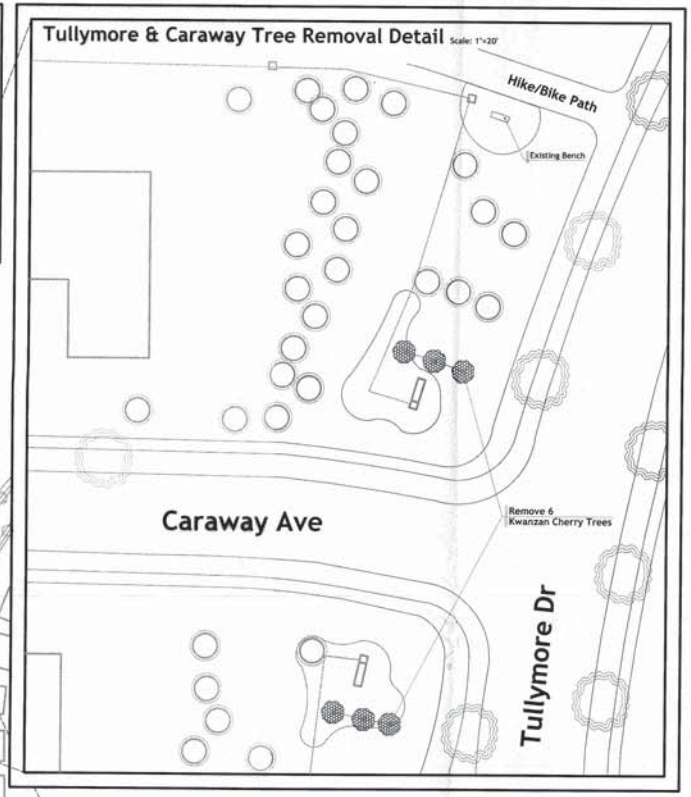
Drawing Number: L1

Legend

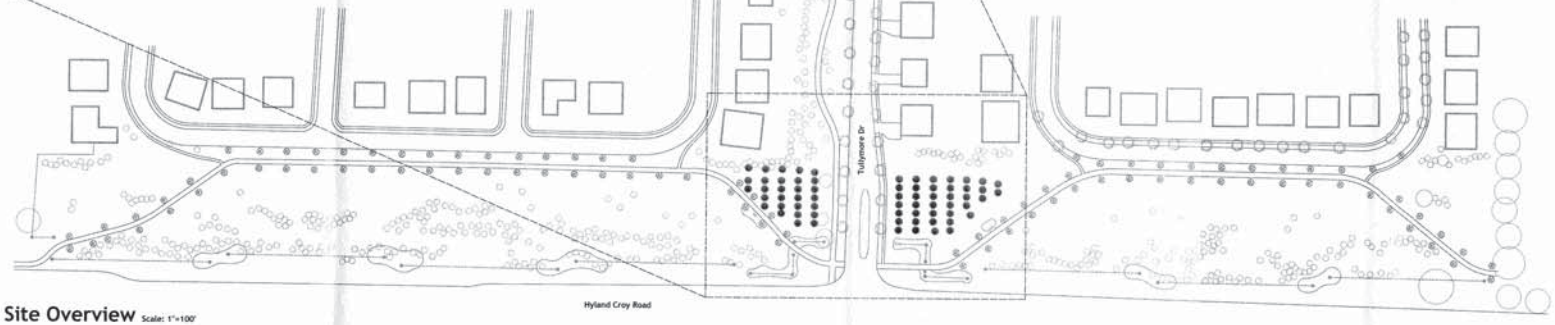
- 3 - Existing Tree to be removed (Total - Ash, Apple & Mulberry)
- 72 - Existing (Bosque) Kwanzan Cherry Tree (&/or root ball) to be removed
- Existing Street Tree - To Remain
- Existing Bike/Hike Pathway Tree - To Remain
- Existing Tree - To Remain



Entry/Bosque Tree Removal Detail Scale: 1"=40'



Tullymore & Caraway Tree Removal Detail Scale: 1"=20'



Site Overview Scale: 1"=100'

BBB ACCREDITED BUSINESS

OHIO NURSERY & LANDSCAPE ASSOCIATION

landscape industry certified technician

EMI
P.O. BOX 176
DUBLIN, OHIO
43017-0176
(614) 516-4988

Bishops Crossing Site Overview & Removal Plan

North

This design is property of EMI all rights reserved ©

Date: 2015 12 07 1012

Scale: Site:1"=100' on 24x36 Details:as noted

Drawn By: EMN

Drawing Number: L1

Legend

New Evergreen Trees:

Spruce
Fir
Green Giant Arborvitae

Existing Street Tree - to remain

Existing Bike/Hike Pathway Tree - to remain

Existing Tree - to remain

40 - New Evergreen Tree

12 - White Swamp Oak (Tullymore)

Native Hardwood Mix
Species to be Approved by City of Dublin

8 - Large Deciduous Replacement Tree

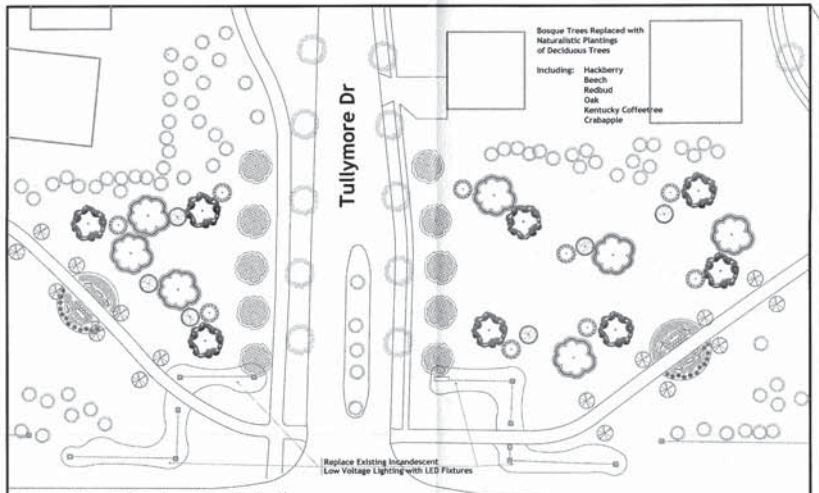
9 - Large Deciduous Replacement Tree

6 - Medium Deciduous Replacement Tree

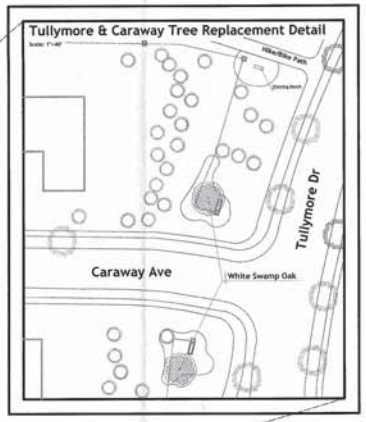
6 - Medium Deciduous Replacement Tree

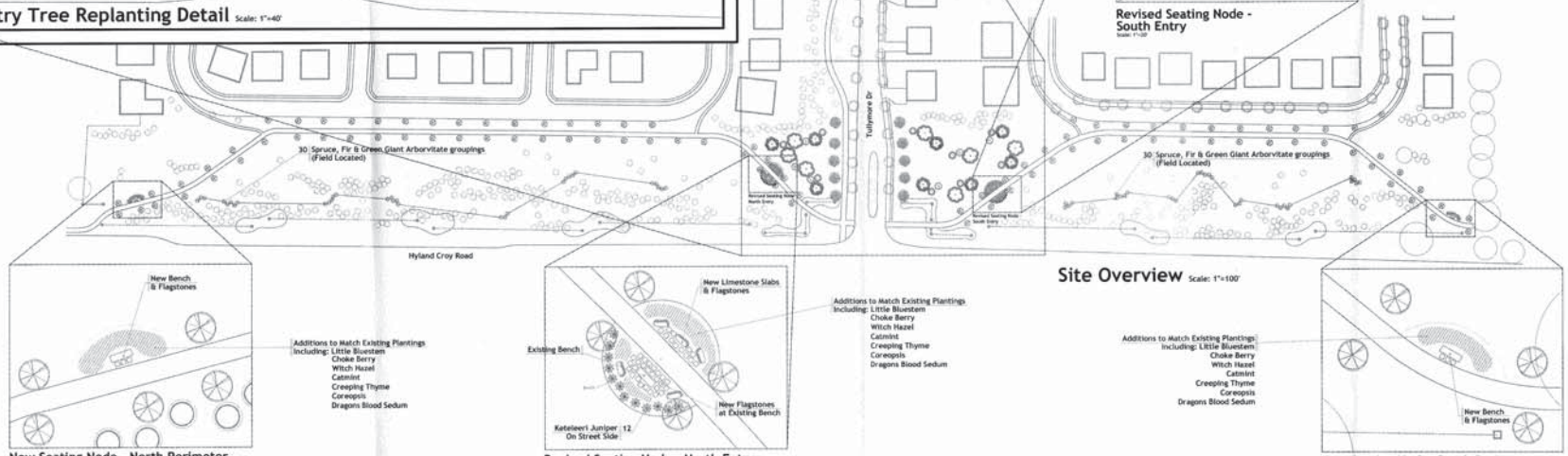
Bosque Trees Replaced with Naturalistic Plantings of Deciduous Trees

Including: Hackberry
Beech
Redbud
Oak
Kentucky Coffeetree
Crabapple



Entry Tree Replanting Detail Scale: 1"=40'





Revised Seating Node - South Entry

Site Overview Scale: 1"=100'

New Seating Node - North Perimeter

Revised Seating Node - North Entry

New Seating Node -South Perimeter

BBB Accredited Business
Ohio Nursery & Landscape Association
landscape industry certified technician

EMI
P.O. BOX 175
DUBLIN, OHIO
43017-0175
(614) 816-9988

Bishops Crossing Plant Replacement Plan & Detailled Seating Areas Plantings

North

This design is property of EMI all rights reserved ©

Date: 2016 01 08 1453

Scale: Site:1"=100' on 24x36
Details: various scales as noted

Drawn By: EMN

Drawing Number: L2