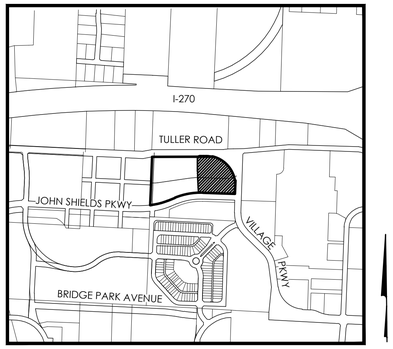


LOCATION MAP
NO SCALE

TOWNS ON THE PARKWAY

CITY OF DUBLIN, OHIO
PRELIMINARY PLAT
SECTION 3

PREPARED FOR:

PULTE HOMES
475 METRO PLACE
DUBLIN, OHIO 43017
PH: (614) 376-1000

(FORMERLY KNOWN AS TULLER RD TOWNHOMES)

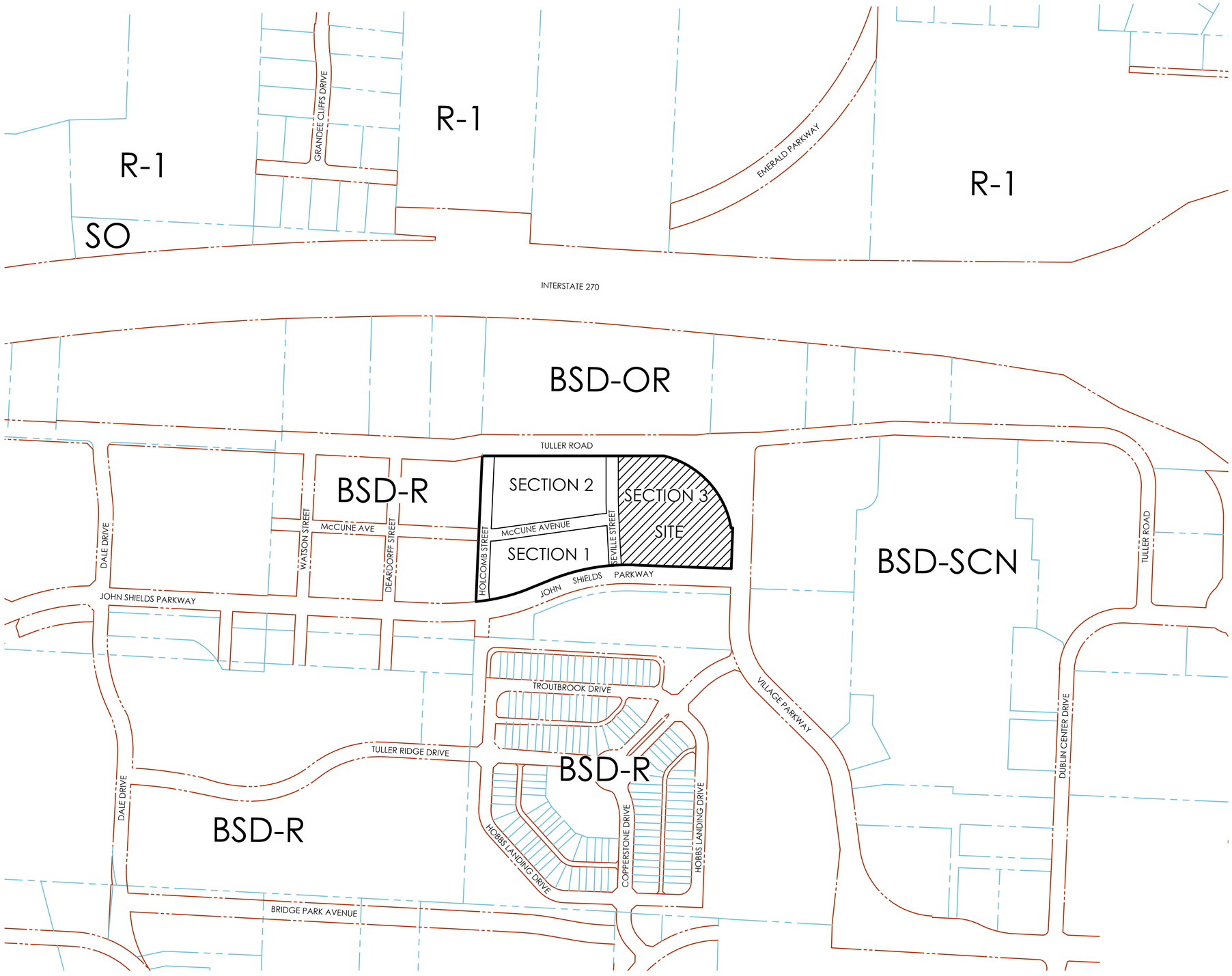
CIVIL ENGINEER

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

INDEX OF DRAWINGS

1. COVER SHEET
2. VICINITY MAP
3. LEGAL DESCRIPTION AND PLAT
4. SITE PLAN
4. PRELIMINARY UTILITY PLAN
5. PRELIMINARY GRADING PLAN
6. TREE SURVEY & REMOVAL PLAN
7. TREE SURVEY LIST

J:\20210247\Dwg\04Sheets\Preliminary Plat Section 3\20210247 - Cover Sheet.dwg, Last Saved By: tsmith, 6/23/2023 9:14 AM Last Printed By: Kungle, Kyle, 9/6/2023 9:51 AM (No Xrefs)



VICINITY MAP
SCALE: 1"=200'

REVISIONS	
DATE	DESCRIPTION

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

PULTE HOMES
475 METRO PLACE
DUBLIN, OHIO 43017
PH: (614) 376-1000

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT- SECTION 3
FOR

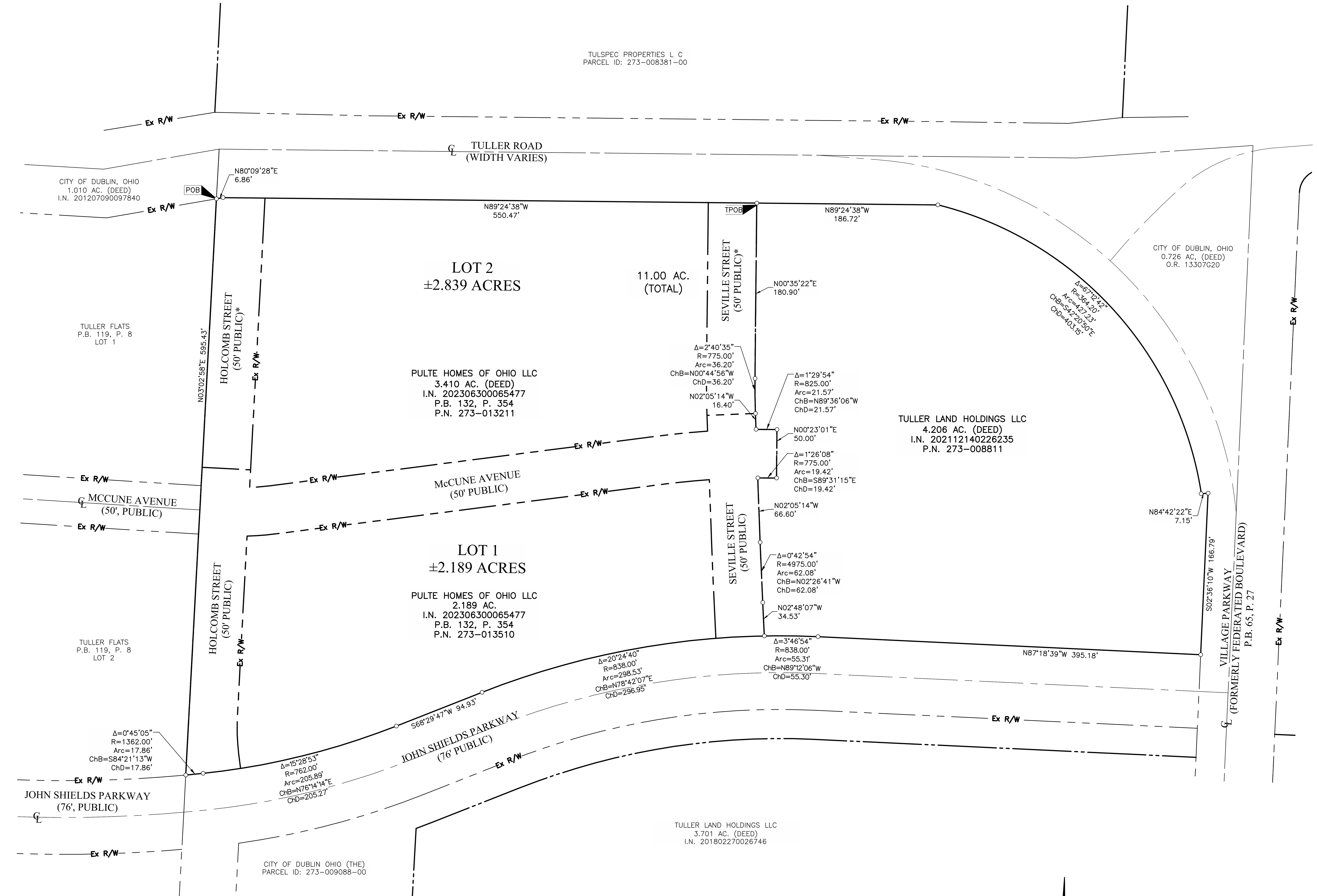
TOWNS ON THE PARKWAY

VICINITY MAP

LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date	Job No.
SEPTEMBER, 2023	20210247
Scale	Sheet
1"=200'	1/7

J:\20210247\Dwg\04Sheets\Preliminary Plat Section 3\20210247 - Vicinity Map.dwg Last Saved By: tsmith, 6/23/2023 9:26 AM



*NOTE: Section 2 right-of-way has not been recorded at the time of this Phase 3 Preliminary Plat. PID 273-013211 incorporates Lot 2, Holcomb Street, and Seville Street right-of-way at the time of this submittal.

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

6.798 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Township 2, Township 2, Range 19, United States Military Lands, being comprised of part of that 7.659 acre tract of land conveyed to Tuller Land Holdings, LLC by deed of record in Instrument Number 201801220008633 and part of that 3.345 acre tract of land conveyed to Tuller Land Holdings, LLC by deed of record in Instrument Number 201802270026746 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the northeasterly corner of Lot 1 of the subdivision entitled "Tuller Flats", of record in Plat Book 119, Page 8, the southeasterly corner of that 1.010 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201207090097840, the southwesterly corner of that 1.083 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201207090097840, in the southerly right of way line of Tuller Road (Variable width);

Thence North 80° 09' 28" East, with said southerly right-of-way line and the southerly line of said 1.083 acre tract, a distance of 6.86 feet to a 3/4 inch iron pin found with cap stamped "BDM2";

Thence South 89° 24' 38" East, with said southerly right-of-way line and the southerly line of said 1.083 acre tract, a distance of 550.47 feet to an iron pin set;

Thence crossing said 7.659 acre and 3.345 acre tracts the following courses and distances:

South 00° 35' 22" West, a distance of 180.90 feet to an iron pin set at a point of curvature to the left;

With the arc of said curve, having a central angle of 02° 40' 35", a radius of 775.00 feet, an arc length of 36.20 feet, a chord bearing of South 00° 44' 56" East and chord distance of 36.20 feet to an iron pin set;

South 02° 05' 14" East, a distance of 16.40 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 01° 29' 54", a radius of 825.00 feet, an arc length of 21.57 feet, a chord bearing of South 89° 36' 06" East and chord distance of 21.57 feet to an iron pin set;

South 00° 23' 01" West, a distance of 50.00 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 01° 26' 08", a radius of 775.00 feet, an arc length of 19.42 feet, a chord bearing of North 89° 31' 15" West and chord distance of 19.42 feet to an iron pin set;

South 02° 05' 14" East, a distance of 66.60 feet to an iron pin set at a point of curvature to the left;

With the arc of said curve, having a central angle of 00° 42' 54", a radius of 4975.00 feet, an arc length of 62.08 feet, a chord bearing of South 02° 26' 41" East and chord distance of 62.08 feet to an iron pin set; and

South 02° 48' 07" East, a distance of 34.53 feet to an iron pin set in the northerly right-of-way line of John Shields Parkway (Variable width), the northerly line of that 1.959 acre tract to City of Dublin, Ohio by deed of record in Instrument Number 201609010117441;

Thence with said northerly right-of-way line and said northerly line the following courses and distances:

With the arc of a curve to the left, having a central angle of 20° 24' 40", a radius of 838.00 feet, an arc length of 298.53 feet, a chord bearing of South 78° 42' 07" West and chord distance of 296.95 feet to an iron pin set at a point;

South 68° 29' 47" West, a distance of 94.93 feet to an iron pin set at a point of curvature to the right;

With the arc of said curve, having a central angle of 15° 28' 53", a radius of 762.00 feet, an arc length of 205.89 feet, a chord bearing of South 76° 14' 14" West and chord distance of 205.27 feet to an iron pin set at a point of compound curvature; and

With the arc of a curve to the right, having a central angle of 00° 45' 05", a radius of 1362.00 feet, an arc length of 17.86 feet, a chord bearing of South 84° 21' 13" West and chord distance of 17.86 feet to an iron pin set at the southeasterly corner of Lot 2 of said "Tuller Flats";

Thence North 03° 02' 58" East, with the easterly line of said "Tuller Flats", a distance of 595.43 feet to the POINT OF BEGINNING, containing 6.798 acres of land, more or less, of which 4.864 acres are out of parcel number 273-008811 and 1.934 acres are out of parcel number 273-012991.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 174, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, giving a bearing of South 89° 24' 38" East for a portion of the southerly right of way line of Tuller Road.

CRBS

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk (signature) 15 OCT 21

Matthew A. Kirk — Date
Professional Surveyor No. 7865

MAK: jo
5_798 ac 20210247-VS-BNDY-01.doc

PRELIMINARY APPROVAL
Cornell R. Robertson P.E. P.S.
BY: jwiggins
10/15/2021
PENDING ORIGINALS
Submitted via digital format
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink

STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

DESCRIPTION VERIFIED
CORNELL R. ROBERTSON, P.E., P.S.
BY: JRW
DATE: 12/9/2021

No Plat Required
City of Dublin - Planning

4.206 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Township 2, Township 2, Range 19, United States Military Lands, being comprised of part of that 7.659 acre tract of land conveyed to Tuller Land Holdings, LLC by deed of record in Instrument Number 201801220008633 and part of that 3.345 acre tract of land conveyed to Tuller Land Holdings, LLC by deed of record in Instrument Number 201802270026746 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at an iron pin set at the northeasterly corner of Lot 1 of the subdivision entitled "Tuller Flats", of record in Plat Book 119, Page 8, the southeasterly corner of that 1.010 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201207090097840, the southwesterly corner of that 1.083 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201207090097840, in the southerly right of way line of Tuller Road (Variable width);

Thence with said southerly right of way line and said southerly line the following courses and distances:

North 80° 09' 28" East, a distance of 6.86 feet to a 3/4 inch iron pin found with cap stamped "BDM2";

South 89° 24' 38" East, a distance of 550.47 feet to an iron pin set at the TRUE POINT OF BEGINNING for this description; and

South 89° 24' 38" East, a distance of 186.72 feet to an iron pin set in the westerly right-of-way line of Village Parkway (Variable width), the westerly line of that 0.726 acre tract conveyed to City of Dublin, Ohio by deed of record in Official Record 13307G20, at a point of curvature to the right;

Thence with said westerly right-of-way line the following courses and distances:

With the arc of said curve, having a central angle of 67° 12' 42", a radius of 364.20 feet, an arc length of 427.23 feet, a chord bearing and distance of South 42° 20' 50" East, 403.15 feet to an iron pin set;

North 84° 42' 22" East, a distance of 7.15 feet to an iron pin set; and

South 02° 36' 10" West, a distance of 166.79 feet to an iron pin set in the northerly right-of-way line of John Shields Parkway (Variable width), the northerly line of that 1.959 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201609010117441;

Thence with said northerly right-of-way of and with said northerly line the following courses and distances:

North 87° 18' 39" West, a distance of 395.18 feet to an iron pin set at a point of curvature to the left; and

With the arc of said curve, having a central angle of 03° 46' 54", a radius of 838.00 feet, an arc length of 55.31 feet, a chord bearing of North 89° 12' 06" West and chord distance of 55.30 feet to an iron pin set;

Thence crossing said 7.659 acre and 3.345 acre tracts the following courses and distances:

North 02° 48' 07" West, a distance of 34.53 feet to an iron pin set at a point of curvature to the right;

With the arc of said curve, having a central angle of 00° 42' 54", a radius of 4975.00 feet, an arc length of 62.08 feet, a chord bearing of North 02° 26' 41" West and chord distance of 62.08 feet to an iron pin set;

North 02° 05' 14" West, a distance of 66.60 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 01° 26' 08", a radius of 775.00 feet, an arc length of 19.42 feet, a chord bearing of South 89° 31' 15" East and chord distance of 19.42 feet to an iron pin set;

North 00° 23' 01" East, a distance of 50.00 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 01° 29' 54", a radius of 825.00 feet, an arc length of 21.57 feet, a chord bearing of North 89° 36' 06" West and chord distance of 21.57 feet to an iron pin set;

North 02° 05' 14" West, a distance of 16.40 feet to an iron pin set at a point of curvature to the right;

With the arc of said curve, having a central angle of 02° 40' 35", a radius of 775.00 feet, an arc length of 36.20 feet, a chord bearing of North 00° 44' 56" West and chord distance of 36.20 feet to an iron pin set; and

North 00° 35' 22" East, a distance of 180.90 feet to the TRUE POINT OF BEGINNING, containing 4.206 acres of land, more or less, of which 2.795 acres are out of parcel number 273-008811 and 1.411 acres are out of parcel number 273-012991.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 174, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, giving a bearing of South 89° 24' 38" East for a portion of the southerly right of way line of Tuller Road.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk (signature) 15 OCT 21

Matthew A. Kirk — Date
Professional Surveyor No. 7865

MAK: jo
4_206 ac 20210247-VS-BNDY-01.doc

PRELIMINARY APPROVAL
Cornell R. Robertson P.E. P.S.
BY: jwiggins
10/15/2021
PENDING ORIGINALS

STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

DESCRIPTION VERIFIED
CORNELL R. ROBERTSON, P.E., P.S.
BY: JRW
DATE: 12/9/2021

No Plat Required
City of Dublin - Planning

REVISIONS	
DATE	DESCRIPTION

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

PULTE HOMES
475 METRO PLACE
DUBLIN, OHIO 43017
PH: (614) 376-1000

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT- SECTION 3
FOR

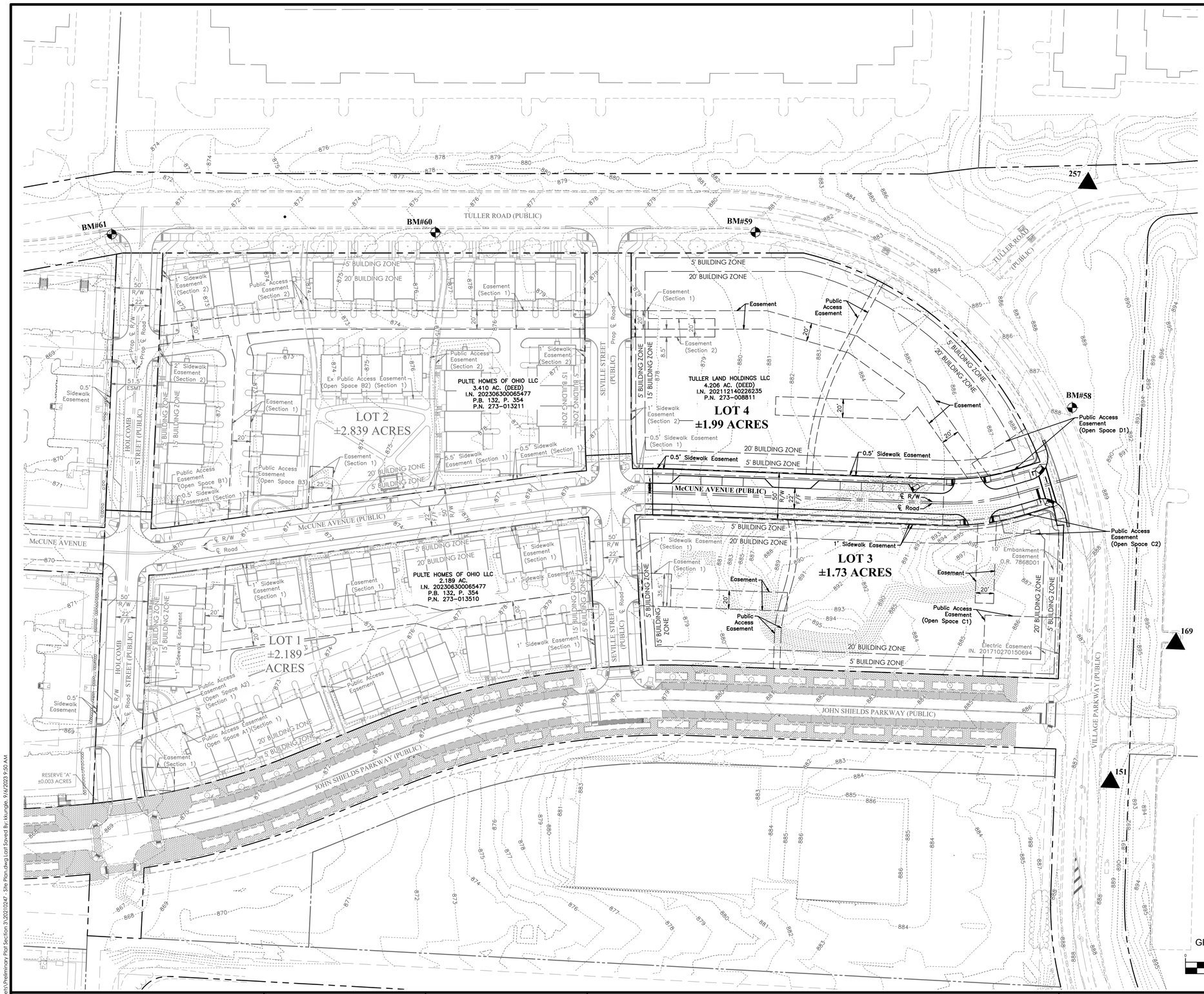
TOWNS ON THE PARKWAY

LEGAL DESCRIPTION AND PLAT

LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date	Job No.
SEPTEMBER, 2023	20210247
Scale	Sheet
1"=60'	2/7

J:\20210247\Dwg\04Sheets\Preliminary Plat Section 3\20210247 - Legal Description and Plat.dwg Last Saved By: bbragg, 7/7/2023 11:11 AM



Legend

x708.00 Spot Elevation
TC Top of Curb

Line Types

- Existing Contours
- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Centerline of Road
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Centerline of Road
- Easement Line

SECTION 3 SITE STATISTICS:

TOTAL ACREAGE:	±4.21 ACRES
RIGHT-OF-WAY ACREAGE:	±0.49 ACRES
LOT 3 ACREAGE:	±1.73 ACRES
LOT 4 ACREAGE:	±1.99 ACRES
NUMBER OF LOTS:	2
GROSS DENSITY:	
LOT 3:	±19.7 UNITS\ACRE
LOT 4:	±16.1 UNITS\ACRE

OVERALL SITE STATISTICS:

OPEN SPACE:	
REQUIRED:	154 UNITS ACROSS ALL FOUR BLOCKS 154 UNITS X 200 SF/UNITS = 30,800 SF (0.71 ACRES)
PROVIDED:	
SECTION 3:	OPEN SPACE C1: 0.124 ACRES OPEN SPACE C2: 0.031 ACRES OPEN SPACE D1: 0.045 ACRES TOTAL: 0.200 ACRES

ZONING CLASSIFICATION: BSD-SCN

VERTICAL DATUM

The Vertical Datum is based on the elevation established by the Franklin County Engineering Department, at monument FRANK 73, being 801.706 feet in elevation. The elevation was transferred from said Franklin County Engineering Department monuments using static GPS procedures (03Geoid) and differential leveling to the site. Monument N45, being 826.994 feet in elevation, and monument A5, being 850.413 feet in elevation were used as vertical checks. The said monuments being source bench marks with elevations that are based on the North American Vertical Datum of 1988.

BENCH MARKS

(NAVD 1988)

BM#58	Chiseled "X" on the west flange bolt of a fire hydrant located on the east side of Village Parkway, being the first fire hydrant south of the intersection with Tuller Road.	Elev. = 890.38
BM#59	Chiseled "X" on the north flange bolt of a fire hydrant located on the south side of Tuller Road, being the first fire hydrant west of the intersection with Village Parkway.	Elev. = 882.63
BM#60	Chiseled "X" on the north flange bolt of a fire hydrant located on the south side of Tuller Road, being the second fire hydrant west of the intersection with Village Parkway.	Elev. = 877.70
BM#61	Chiseled "X" on the north flange bolt of a fire hydrant located on the south side of Tuller Road, being the third fire hydrant west of the intersection with Village Parkway.	Elev. = 872.06

HORIZONTAL DATUM

The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986). Said coordinates originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 73, and FRANK 74. The grid to ground scale factor (1.00001917996982) was applied at the location of monument FRANK 73 (N765366.163, E1797820.341).

▲ Points	Northing (Ground)	Easting (Ground)	Description
108	768221.307	1799666.128	1165 (aka 1008 20171144) MAGS
151	767591.481	1801063.461	1152 IPS w/ Cap
169	767743.871	1801141.293	1165 (aka 5009 20142037) MAGS
257	768244.644	1801049.937	1152 GPS IPS w/ Cap

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

J:\20210247\Dwg\Old\Sect\Preliminary Plat Section 3\20210247 - Site Plan.dwg Last Saved By: kturgin, 9/6/2023 9:50 AM

REVISIONS

DATE	DESCRIPTION

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

PULTE HOMES
475 METRO PLACE
DUBLIN, OHIO 43017
PH: (614) 376-1000

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT- SECTION 3
FOR

TOWNS ON THE PARKWAY

SITE PLAN

LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date	Job No.
SEPTEMBER, 2023	20210247
Scale	Sheet
1"=50'	3/7

LEGEND

- Proposed Storm Sewer
- Proposed Private Fire Water Service
- Proposed Private Domestic Water Service
- Proposed Sanitary Sewer
- Storm Sewer (Previous Section)
- Sanitary Sewer (Previous Section)
- Watermain (Previous Section)
- Private Fire Water Service (Previous Section)
- Private Fire Water Service (Previous Section)

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

REVISIONS	
DATE	DESCRIPTION

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

PULTE HOMES
475 METRO PLACE
DUBLIN, OHIO 43017
PH: (614) 376-1000

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT- SECTION 3
FOR

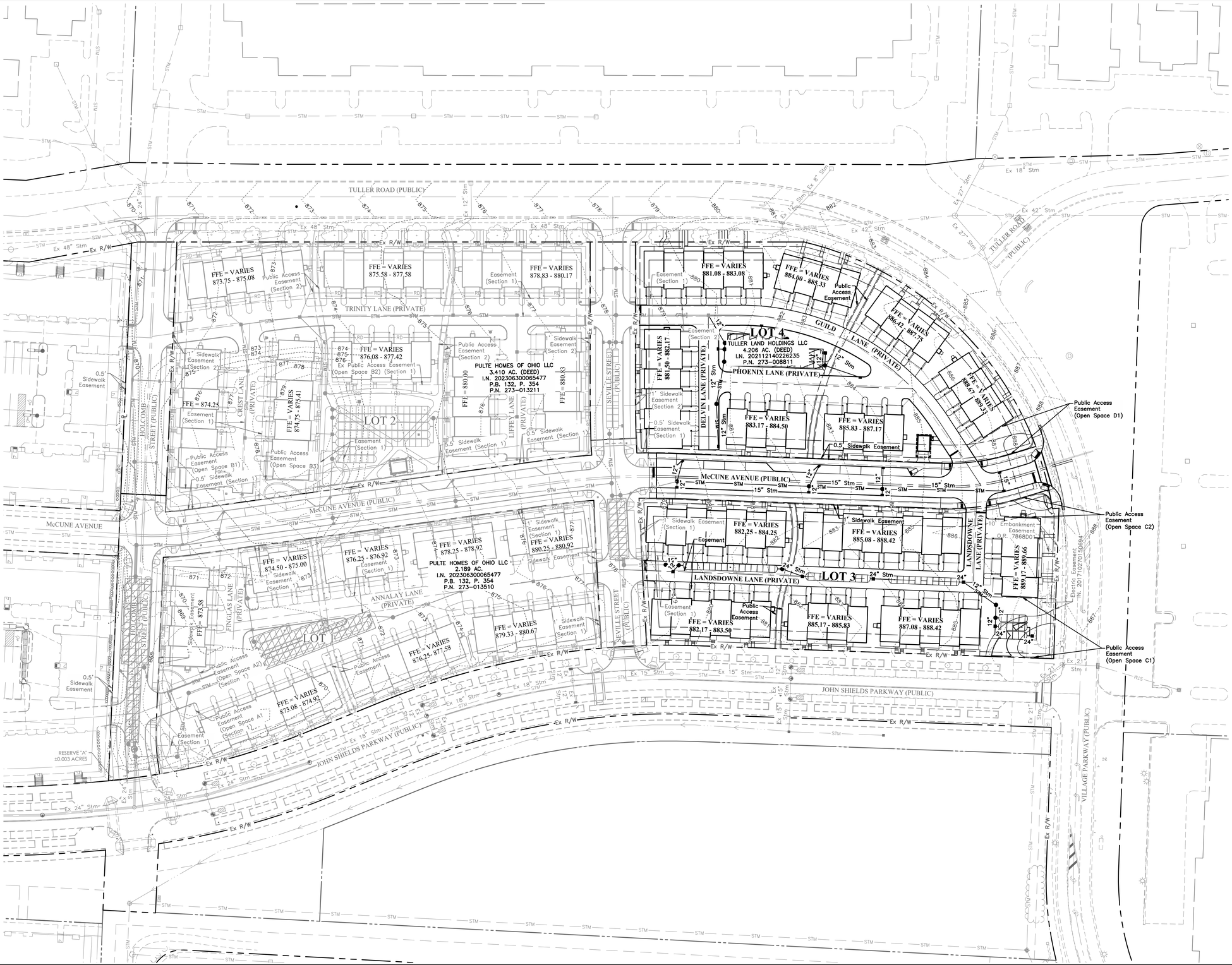
TOWNS ON THE PARKWAY

PRELIMINARY UTILITY PLAN

LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date	Job No.
SEPTEMBER, 2023	20210247
Scale	Sheet
1"=50'	4/7

J:\20210247\Dwg\04Sheets\Preliminary Plat Section 3\20210247 - Preliminary Utility Plan.dwg Last Saved By: kkungle, 9/5/2023 4:43 PM



LEGEND

Stm — CB — MH	Proposed Storm Sewer
ExStm — ExCB — ExMH	Existing Storm Sewer
921	Existing Minor Contours
920	Existing Major Contours
901	Proposed Minor Contours
905	Proposed Major Contours
×708.00	Spot Elevation
1.83%	Proposed Drainage Arrows
RIM	Top of Grate
TC	Top of Curb
Prv	Private Storm

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

REVISIONS	
DATE	DESCRIPTION

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

PULTE HOMES
475 METRO PLACE
DUBLIN, OHIO 43017
PH: (614) 376-1000

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT- SECTION 3
FOR

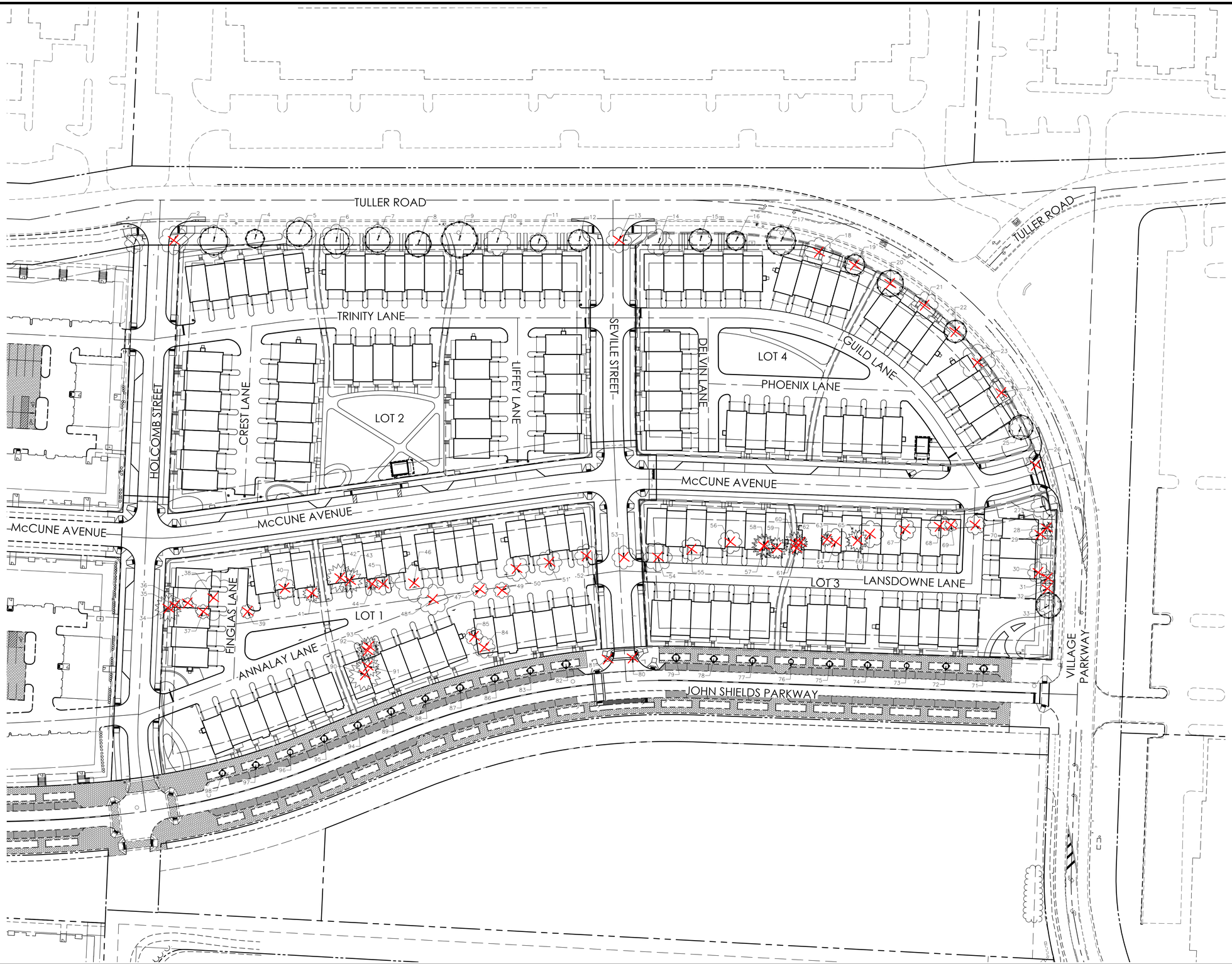
TOWNS ON THE PARKWAY

PRELIMINARY GRADING PLAN

LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

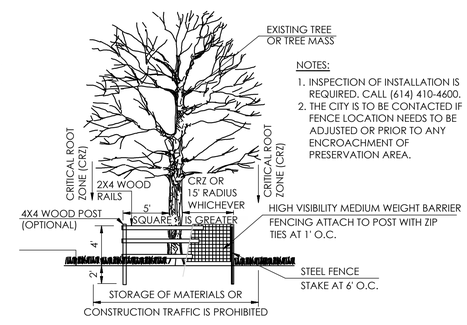
Date	Job No.
SEPTEMBER, 2023	20210247
Scale	Sheet
1"=50'	5/7

J:\20210247\Dwg\Addendum\Preliminary Plat Section 3\20210247 - Preliminary Grading Plan.dwg Last Saved By: kturgle, 9/5/2023 4:43 PM



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

TREE FENCE

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet

REVISIONS

DATE	DESCRIPTION

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

PULTE HOMES
475 METRO PLACE
DUBLIN, OHIO 43017
PH: (614) 376-1000

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT- SECTION 3
FOR
TOWNS ON THE PARKWAY
TREE SURVEY & REMOVAL PLAN

LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date	Job No.
SEPTEMBER, 2023	20210247
Scale	Sheet
1"=200'	6/7

J:\20210247\Dwg\04Sheets\Preliminary Plat Section 3\20210247 - Tree Survey, Removal Plan & Tree Survey List.dwg Last Saved By: bbragg, 8/18/2023 2:41 PM

Tree ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition
1	Swamp White Oak	*Quercus bicolor*	11	1	Good
2	Bur Oak	*Quercus macrocarpa*	16	1	Good
3	White Oak	*Quercus alba*	18	1	Good
4	Chestnut Oak	*Quercus prinus*	11	1	Fair
5	Bur Oak	*Quercus macrocarpa*	18	1	Good
6	Bur Oak	*Quercus macrocarpa*	19	1	Good
7	Bur Oak	*Quercus macrocarpa*	17	1	Good
8	Bur Oak	*Quercus macrocarpa*	15	1	Good
9	Bur Oak	*Quercus macrocarpa*	21	1	Good
10	Swamp White Oak	*Quercus bicolor*	15	1	Poor
11	Swamp White Oak	*Quercus bicolor*	11	1	Fair
12	Bur Oak	*Quercus macrocarpa*	12	1	Good
13	Bur Oak	*Quercus macrocarpa*	14	1	Good
14	Bur Oak	*Quercus macrocarpa*	15	1	Good
15	Bur Oak	*Quercus macrocarpa*	12	1	Good
16	Swamp White Oak	*Quercus bicolor*	10	1	Good
17	Bur Oak	*Quercus macrocarpa*	15	1	Good
18	Bur Oak	*Quercus macrocarpa*	16	1	Good
19	Swamp White Oak	*Quercus bicolor*	13	1	Good
20	English Oak	*Quercus robur*	14	1	Good
21	Bur Oak	*Quercus macrocarpa*	15	1	Good
22	Bur Oak	*Quercus macrocarpa*	12	1	Good
23	Bur Oak	*Quercus macrocarpa*	20	1	Good
24	Bur Oak	*Quercus macrocarpa*	16	1	Good
25	Swamp White Oak	*Quercus bicolor*	12	1	Fair
26	Bur Oak	*Quercus macrocarpa*	11	1	Good
27	Bur Oak	*Quercus macrocarpa*	15	1	Good
~~28~~	~~Crabapple sp.~~	~~*Malus sp.*~~	~~7~~	~~1~~	~~Dead~~
~~29~~	~~Crabapple sp.~~	~~*Malus sp.*~~	~~12~~	~~1~~	~~Poor~~
~~30~~	~~Crabapple sp.~~	~~*Malus sp.*~~	~~12~~	~~1~~	~~Poor~~
~~31~~	~~Crabapple sp.~~	~~*Malus sp.*~~	~~8,5~~	~~2~~	~~Poor~~
~~32~~	~~Crabapple sp.~~	~~*Malus sp.*~~	~~8,6~~	~~2~~	~~Poor~~
33	American Basswood	*Tilia americana*	13.5	1	Good
34	Norway Spruce	*Picea abies*	15	1	Fair
35	Bradford Pear	*Pyrus calleryana*	6	1	Good
36	American Plum	*Prunus americana*	6,5,6,2	4	Good
~~37~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~8,6,4~~	~~3~~	~~Fair~~
38	Eastern Cottonwood	*Populus deltoides*	25	1	Good
39	Sycamore	*Platanus occidentalis*	8,6,6	3	Good
~~40~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~12,10,6~~	~~3~~	~~Poor~~
~~41~~	~~Austrian Pine~~	~~*Pinus nigra*~~	~~10,5~~	~~2~~	~~Poor~~
~~42~~	~~Austrian Pine~~	~~*Pinus nigra*~~	~~16~~	~~1~~	~~Poor~~
~~43~~	~~Austrian Pine~~	~~*Pinus nigra*~~	~~14~~	~~1~~	~~Poor~~
~~44~~	~~Austrian Pine~~	~~*Pinus nigra*~~	~~7,6~~	~~2~~	~~Poor~~
45	American Basswood	*Tilia americana*	12,12	2	Good
46	American Basswood	*Tilia americana*	21	1	Good
47	Silver Maple	*Acer saccharinum*	9	1	Fair
48	Silver Maple	*Acer saccharinum*	17	1	Fair
49	Silver Maple	*Acer saccharinum*	9	1	Fair
50	American Basswood	*Tilia americana*	14	1	Good
51	American Basswood	*Tilia americana*	14	1	Good
52	American Basswood	*Tilia americana*	13	1	Good
53	American Basswood	*Tilia americana*	13	1	Good
54	American Basswood	*Tilia americana*	16	1	Good
55	American Basswood	*Tilia americana*	13	1	Good
56	American Basswood	*Tilia americana*	13	1	Good
~~57~~	~~Austrian Pine~~	~~*Pinus nigra*~~	~~13,5~~	~~1~~	~~Poor~~
~~58~~	~~Austrian Pine~~	~~*Pinus nigra*~~	~~12~~	~~1~~	~~Poor~~
~~59~~	~~Austrian Pine~~	~~*Pinus nigra*~~	~~12~~	~~1~~	~~Poor~~
~~60~~	~~Austrian Pine~~	~~*Pinus nigra*~~	~~13~~	~~1~~	~~Poor~~
61	Black Cherry	*Prunus serotina*	6	1	Fair
~~62~~	~~Austrian Pine~~	~~*Pinus nigra*~~	~~8~~	~~1~~	~~Poor~~
~~63~~	~~Austrian Pine~~	~~*Pinus nigra*~~	~~7,6~~	~~2~~	~~Poor~~
64	American Basswood	*Tilia americana*	15	1	Good
~~65~~	~~Austrian Pine~~	~~*Pinus nigra*~~	~~12~~	~~1~~	~~Poor~~
66	American Basswood	*Tilia americana*	15	1	Good
~~67~~	~~American Basswood~~	~~*Tilia americana*~~	~~12~~	~~1~~	~~Poor~~
68	American Basswood	*Tilia americana*	13	1	Good
69	Bradford Pear	*Pyrus calleryana*	7	1	Good
70	American Basswood	*Tilia americana*	11	1	Fair
71	Sugar Maple	*Acer saccharum*	3.5	1	Good
72	Sugar Maple	*Acer saccharum*	3	1	Good
73	Sugar Maple	*Acer saccharum*	2.5	1	Good
74	Sugar Maple	*Acer saccharum*	3	1	Good
75	Sugar Maple	*Acer saccharum*	3	1	Good
76	Sugar Maple	*Acer saccharum*	2.5	1	Good
77	Sugar Maple	*Acer saccharum*	3	1	Good
78	Sugar Maple	*Acer saccharum*	3	1	Good
79	Sugar Maple	*Acer saccharum*	3.5	1	Good
80	Sugar Maple	*Acer saccharum*	3	1	Good
81	Sugar Maple	*Acer saccharum*	3	1	Good
82	Sugar Maple	*Acer saccharum*	4	1	Good
83	Sugar Maple	*Acer saccharum*	3	1	Good
~~84~~	~~American Plum~~	~~*Prunus americana*~~	~~12~~	~~1~~	~~Poor~~
~~85~~	~~American Plum~~	~~*Prunus americana*~~	~~10~~	~~1~~	~~Poor~~
86	Sugar Maple	*Acer saccharum*	3.5	1	Good
87	Sugar Maple	*Acer saccharum*	3.5	1	Good
88	Sugar Maple	*Acer saccharum*	3	1	Good
89	Sugar Maple	*Acer saccharum*	3.5	1	Good
90	Austrian Pine	*Pinus nigra*	18	1	Fair
~~91~~	~~Austrian Pine~~	~~*Pinus nigra*~~	~~13~~	~~1~~	~~Poor~~
~~92~~	~~Austrian Pine~~	~~*Pinus nigra*~~	~~12~~	~~1~~	~~Poor~~
~~93~~	~~Austrian Pine~~	~~*Pinus nigra*~~	~~11~~	~~1~~	~~Poor~~
94	Sugar Maple	*Acer saccharum*	3.5	1	Good
95	Sugar Maple	*Acer saccharum*	3.5	1	Good
96	Sugar Maple	*Acer saccharum*	3	1	Good
97	Sugar Maple	*Acer saccharum*	3.5	1	Good
98	Sugar Maple	*Acer saccharum*	3	1	Good

TREE REPLACEMENT LEGEND CALCULATIONS:

TREES TO BE REMOVED

J:\20210247\Dwg\04Sheets\Preliminary Plat Section 3\20210247 - Tree Survey, Removal Plan & Tree Survey List.dwg Last Saved By: hbraga, 8/18/2023 7:41 PM

REVISIONS

DATE	DESCRIPTION

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

PULTE HOMES
475 METRO PLACE
DUBLIN, OHIO 43017
PH: (614) 376-1000

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT- SECTION 3
FOR

TOWNS ON THE PARKWAY

TREE SURVEY LIST

LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date	Job No.
SEPTEMBER, 2023	20210247
Scale	Sheet
	7/7