LOCATION MAP
NO SCALE

TULLER
TOWNHOMES

CITY OF DUBLIN, OHIO
PRELIMINARY PLAT

PREPARED FOR:

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

SUBMITTALS:
OCTOBER 1, 2020

CIVIL ENGINEER

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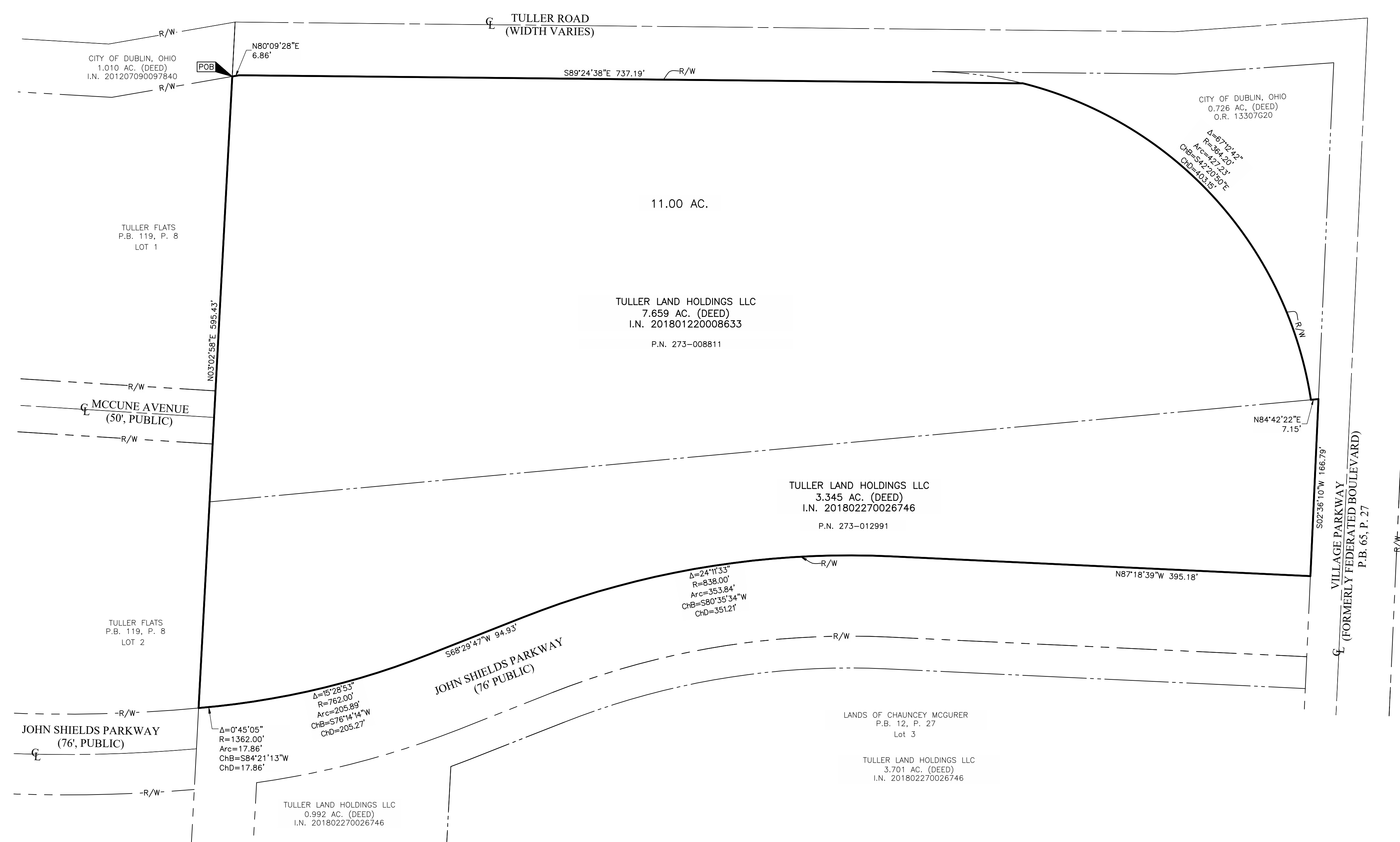
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500   Toll Free: 888.775.3648
emht.com

INDEX OF DRAWINGS

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5. PRELIMINARY GRADING PLAN
6. TREE SURVEY & REMOVAL PLAN
7. TREE SURVEY LIST

R-1

GRANDEE CLIFFS DRIVE

R-1

EMERALD PARKWAY

R-1

INTERSTATE 270

BSC

TULLER ROAD

BSC-R

WATSON STREET

McCUNE AVE

DEARDORFF STREET

DALE DRIVE

SITE

JOHN SHIELDS PARKWAY

BSC-SCN

TULLER ROAD

JOHN SHIELDS PARKWAY

TROUTBROOK DRIVE

VILLAGE PARKWAY

DUBLIN CENTER DRIVE

TULLER RIDGE DRIVE

BSC-R

DALE DRIVE

BSC-R

HOBBS LANDING DRIVE

COPPERSTONE DRIVE

HOBBS LANDING DRIVE

BRIDGE PARK AVENUE

GRAPHIC SCALE

0   100   200   400

1 inch = 200 feet

VICINITY MAP
SCALE: 1"=200'

CITY OF DUBLIN, OHIO
1.010 AC. (DEED)
I.N. 201207090097840

TULLER ROAD
(WIDTH VARIES)

POB
N80°09'28"E 6.86'

S89°24'38"E 737.19'

CITY OF DUBLIN, OHIO
0.726 AC. (DEED)
O.R. 13307G20

Δ=67°12'42"
R=364.20
Arc=427.23'
ChB=S42°20'50"E
ChD=403.15'

TULLER FLATS
P.B. 119, P. 8
LOT 1

11.00 AC.

N03°02'58"E 595.43'

TULLER LAND HOLDINGS LLC
7.659 AC. (DEED)
I.N. 201801220008633

P.N. 273-008811

MCCUNE AVENUE
(50', PUBLIC)

N84°42'22"E
7.15'

TULLER LAND HOLDINGS LLC
3.345 AC. (DEED)
I.N. 201802270026746

P.N. 273-012991

S02°36'10"W 166.79'

VILLAGE PARKWAY
(FORMERLY FEDERATED BOULEVARD)
P.B. 65, P. 27

TULLER FLATS
P.B. 119, P. 8
LOT 2

Δ=24°11'33"
R=838.00'
Arc=353.84'
ChB=S80°35'34"W
ChD=351.21'

N87°18'39"W 395.18'

S68°29'47"W 94.93'

JOHN SHIELDS PARKWAY
(76' PUBLIC)

Δ=15°28'53"
R=762.00
Arc=205.89'
ChB=S76°14'14"W
ChD=205.27'

JOHN SHIELDS PARKWAY
(76', PUBLIC)

Δ=0°45'05"
R=1362.00'
Arc=17.86'
ChB=S84°21'13"W
ChD=17.86'

LANDS OF CHAUNCEY MCGURER
P.B. 12, P. 27
Lot 3

TULLER LAND HOLDINGS LLC
3.701 AC. (DEED)
I.N. 201802270026746

TULLER LAND HOLDINGS LLC
0.992 AC. (DEED)
I.N. 201802270026746

ZONING DESCRIPTION OF
11.00 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Lot 16, Quarter Township 2, Township 2, Range 19, United States Military Lands and being all of that 7.659 acre tract as conveyed to Tuller Land Holdings LLC by deed of record in Instrument Number 201801220008633 and that 3.345 acre tract as conveyed to Tuller Land Holdings LLC by deed of record in Instrument Number 201802270026746 (all references, refer to the records of the Recorder's Office, Franklin County, Ohio).

BEGINNING in the southerly right-of-way line of Tuller Road, at the common corner of said 7.659 acre tract and Lot 1 of "Tuller Flats", a subdivision of record in Plat Book 119, Page 8;

Thence with said southerly right-of-way line, the northerly line of said 7.659 acre tract, the following courses and distances:

North 80° 09' 28" East, a distance of 6.86 feet to a point;

South 89° 24' 38" East, a distance of 737.19 feet to a point on the arc of a curve; and

With the arc of a curve to the right, having a central angle of 67° 12' 42", a radius of 364.20 feet, an arc length of 427.23 feet, a chord bearing of South 42° 20' 50" East and chord distance of 403.15 feet to a point in the northerly line of said 3.345 acre tract;

Thence North 84° 42' 22" East, with the northerly line of said 3.345 acre tract, a distance of 7.15 feet to a point in the westerly right of way line of Village Parkway (formerly Federated Boulevard), of record in Plat Book 65, Page 27;

Thence South 02° 36' 10" West, with said westerly right-of-way line, the easterly line of said 3.345 acre tract, a distance of 166.79 feet to the intersection of said westerly right-of-way line with the northerly right-of-way line of John Shields Parkway;

Thence with said northerly right-of-way line, the southerly line of said 3.345 acre tract, the following courses and distances:

North 87° 18' 39" West, a distance of 395.18 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 24° 11' 33", a radius of 838.00 feet, an arc length of 353.84 feet, a chord bearing of South 80° 35' 34" West and a chord distance of 351.21 feet to a point of tangency;

South 68° 29' 47" West, a distance of 94.93 feet to a point of curvature;

With the arc of a curve to the right, 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 a chord distance of 205.27 feet to 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 a chord distance of 17.86 feet to the common corner of said 3.345 acre tract and Lot 2 of said "Tuller Flats";

Thence North 03° 02' 58" East, with the westerly line of said 3.345 acre and 7.659 acre tracts, with the easterly line of said "Tuller Flats", a distance of 595.43 feet to the POINT OF BEGINNING, containing 11.00 acres, more or less.

This description was prepared from record information for zoning purposes only, and is NOT to be used for the transfer of real property.

EVANS, MECHWART, HAMBLETON & TILTON, INC.
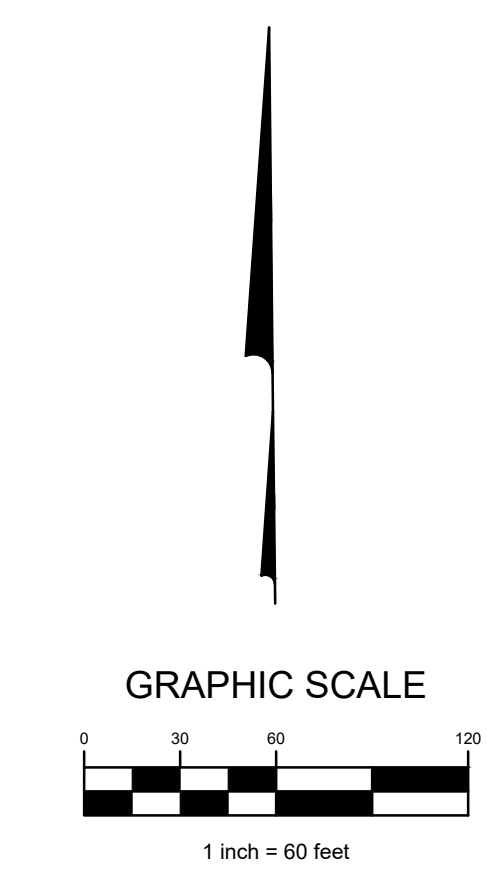
GRAPHIC SCALE
0   30   60   120
1 inch = 60 feet

REVISIONS			
DATE	DESCRIPTION		

EMHT
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Engineers • Surveyors • Planners • Scientists
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PULTE HOMES
475 METRO PLACE
DUBLIN, OHIO 43017
PH: (614) 376-1000

CITY OF DUBLIN, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR

TULLER TOWNHOMES
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	
OCTOBER 1, 2020	Job No. 20200978
Scale 1"=60'	Sheet 3/7

J:\20200978\Dwg\04Sheets\Preliminary Plat\2 Legal Description and Plat.dwg Last Saved By: tsmith, 10/1/2020 9:51 AM
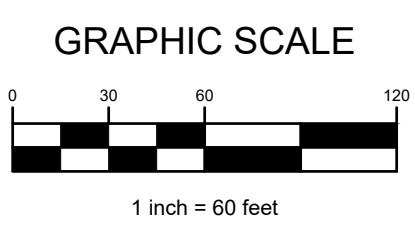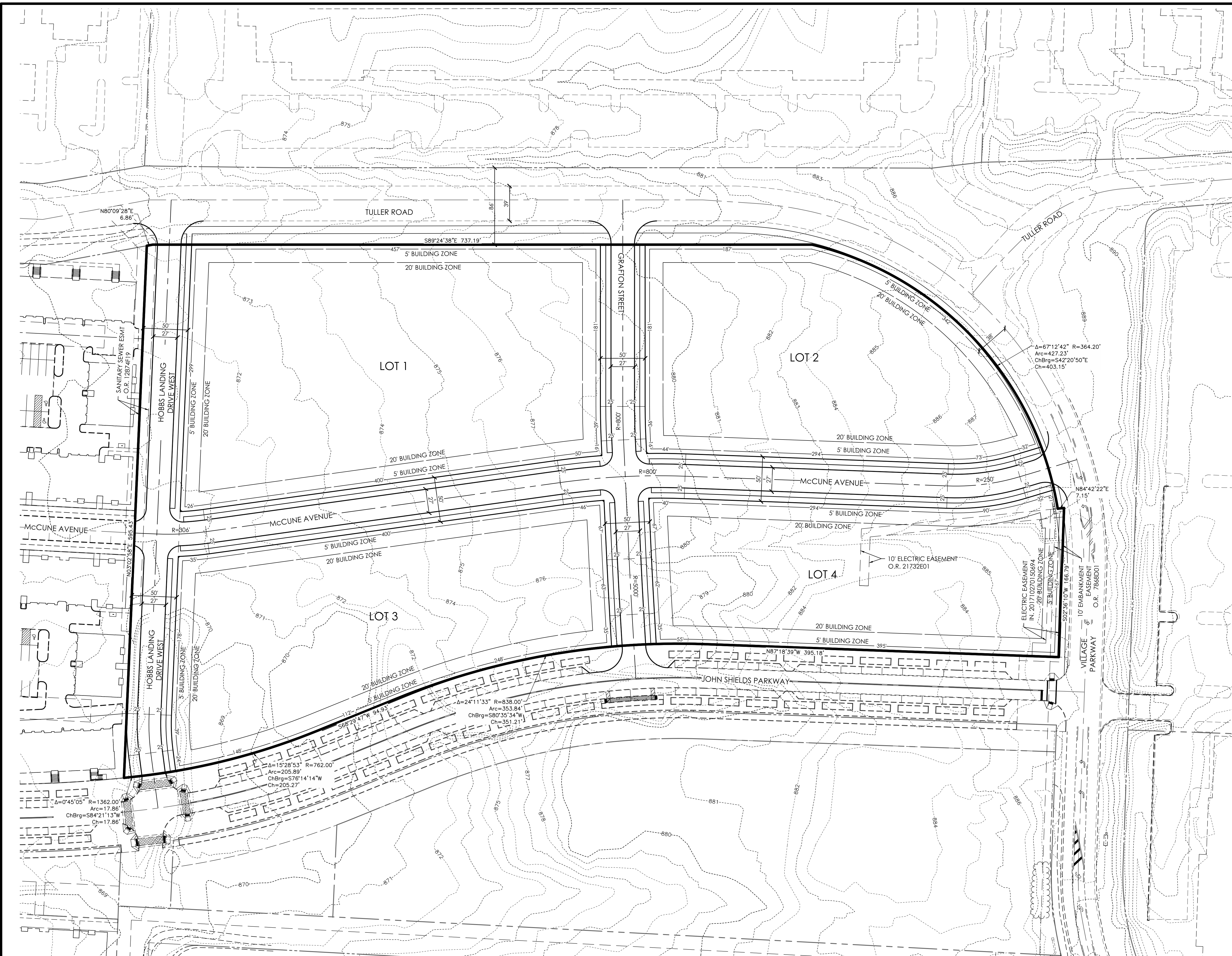
SITE STATISTICS:

TOTAL ACREAGE: ±11.0 ACRES
NUMBER OF LOTS: 4
GROSS DENSITY: ±0.36 LOT\ACRE
OPEN SPACE:
REQUIRED: ±0.785 ACRES
ZONING CLASSIFICATION: BSC-SCN

BENCH MARKS: (NAVD 1988)

SOURCE BM   STATION IS A STAINLESS STEEL ROD DRIVEN TO A DEPTH OF 16 FEET, IN A TRIANGULAR SHAPED GRASS MEDIAN AT THE NORTHWEST CORNER OF THE INTERSECTION OF DUBLIN-GRANVILLE ROAD AND RIVERSIDE DRIVE, 59.9 FEET SOUTHEAST OF THE NORTH CORNER OF THE MEDIAN, 28.4 FEET NORTHWEST OF THE SOUTHEAST CORNER OF THE MEDIAN, 20.2 FEET NORTHEAST OF THE SOUTHWEST CORNER OF THE MEDIAN, 2 FEET NORTH OF A WITNESS POST, ACCESS THROUGH ALUMINUM ACCESS COVER, LEVEL WITH THE SIDEWALK.
ELEVATION = 801.71

BM#1   CHISELED SQUARE ON THE SOUTHEAST CORNER OF A STORM CURB AND GUTTER INLET LOCATED EAST SIDE OF THE TULLER RIDGE DRIVE, 1100 FEET SOUTH OF THE INTERSECTION OF TULLER RIDGE DRIVE AND TULLER ROAD.
ELEVATION = 884.07

BM#2   CHISELED "X" ON THE WEST FLANGE BOLT OF A FIRE HYDRANT LOCATED ON THE EAST SIDE OF VILLAGE PARKWAY, 270 FEET NORTH OF THE INTERSECTION OF VILLAGE PARKWAY AND COOPERSTONE DRIVE.
ELEVATION = 890.10

BM#3   CHISELED "X" ON THE NORTH FLANGE BOLT OF A FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF TULLER ROAD, 1700 FEET EAST OF THE INTERSECTION OF TULLER ROAD AND TULLER RIDGE DRIVE.
ELEVATION = 858.87

LOT 1
LOT 2
LOT 3
LOT 4

TULLER ROAD
TULLER ROAD
GRAFTON STREET
McCUNE AVENUE
McCUNE AVENUE
HOBBS LANDING DRIVE WEST
VILLAGE PARKWAY
JOHN SHIELDS PARKWAY

5' BUILDING ZONE
20' BUILDING ZONE

S89°24'38"E 737.19'
N80°09'28"E 6.86'

Δ=67°12'42" R=364.20'
Arc=427.23'
ChBrg=S42°20'50"E
Ch=403.15'

R=800'
R=306'
R=250'
R=5000'

N84°42'22"E 7.15'
S02°36'10"W 166.79'

10' ELECTRIC EASEMENT
O.R. 21732E01

ELECTRIC EASEMENT
IN. 201710270150694

10' EMBANKMENT EASEMENT
O.R. 7868D01

SANITARY SEWER ESMT
O.R. 1282#F9

N87°18'39"W 395.18'

Δ=24°11'33" R=838.00'
Arc=353.84'
ChBrg=S80°35'34"W
Ch=351.21'

Δ=15°28'53" R=762.00'
Arc=205.89'
ChBrg=S76°14'14"W
Ch=205.27'

Δ=0°45'05" R=1362.00'
Arc=17.86'
ChBrg=S84°21'13"W
Ch=17.86'

GRAPHIC SCALE
0   30   60   120
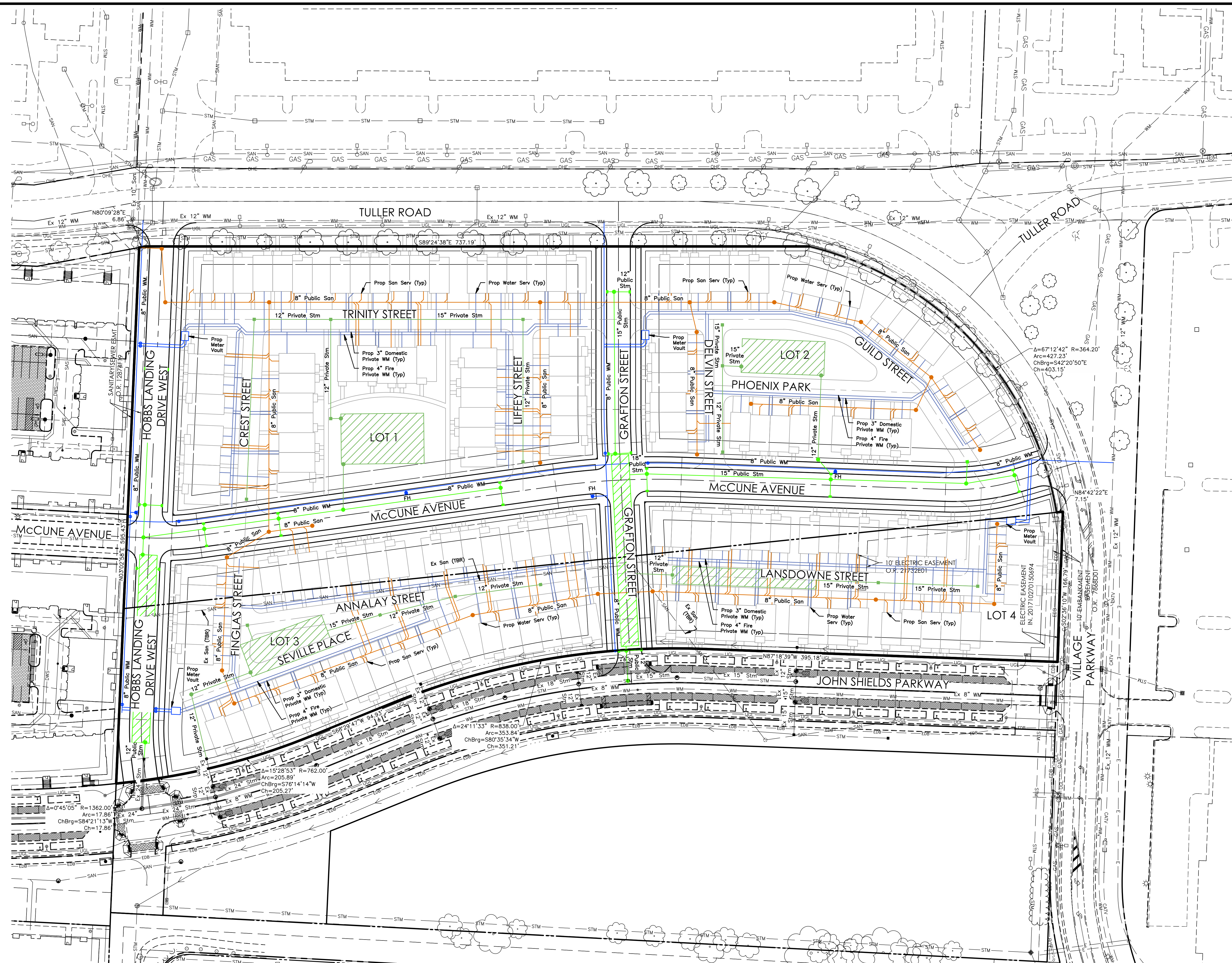1 inch = 60 feet

REVISIONS
DATE   DESCRIPTION

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

CITY OF DUBLIN, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR

TULLER TOWNHOMES
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
OCTOBER 1, 2020

Job No.
20200978

Scale
1"=60'

Sheet
3/7

PRELIMINARY PLAT FOR TULLER TOWNHOMES

Proposed Storm Sewer

Proposed Private Storm Sewer

Proposed Sanitary Sewer

Proposed Watermain

Proposed Private Watermain
3" Domestic
4" Fire

TULLER ROAD

Ex 12" WM

N80°09'28"E 6.86'

S89°24'38"E 737.19'

TRINITY STREET

12" Private Stm   15" Private Stm

Prop San Serv (Typ)   Prop Water Serv (Typ)

8" Public San

Prop Meter Vault

Prop 3" Domestic Private WM (Typ)

Prop 4" Fire Private WM (Typ)

CREST STREET

LIFFEY STREET

LOT 1

GRAFTON STREET

12" Public Stm

15" Public Stm

Prop Meter Vault

DELVIN STREET

Prop San Serv (Typ)   Prop Water Serv (Typ)

8" Public San

GUILD STREET

LOT 2

PHOENIX PARK

15" Private Stm

12" Private Stm

8" Public San

Prop 3" Domestic Private WM (Typ)

Prop 4" Fire Private WM (Typ)

Δ=67°12'42" R=364.20'
Arc=427.23'
ChBrg=S42°20'50"E
Ch=403.15'

N84°42'22"E 7.15'

8" Public WM

18" Public Stm

15" Public Stm

FH

McCUNE AVENUE

8" Public WM

Prop Meter Vault

McCUNE AVENUE

8" Public WM

8" Public San

FH

10' Electric Easement O.R. 21752E01

LANSDOWNE STREET

15" Private Stm   15" Private Stm

8" Public San

LOT 4

12" Private Stm

ANNALAY STREET

Ex San (TBR)

12" Private Stm

8" Public San

Prop Water Serv (Typ)

FINGLAS STREET

LOT 3

SEVILLE PLACE

15" Private Stm   12" Private Stm

8" Public San

Prop San Serv (Typ)

Prop Meter Vault

12" Private Stm

Prop 3" Domestic Private WM (Typ)

Prop 4" Fire Private WM (Typ)

Prop 3" Domestic Private WM (Typ)

Prop 4" Fire Private WM (Typ)

Prop Water Serv (Typ)

Prop San Serv (Typ)

Electric Easement IN 201710270150694

10' Embankment Easement OR 758001

VILLAGE PARKWAY

Ex 12" WM

S02°36'10"W 166.79'

HOBBS LANDING DRIVE WEST

8" Public WM

McCUNE AVENUE

8" Public WM

Ex San (TBR)

JOHN SHIELDS PARKWAY

Δ=15°28'53" R=762.00'
Arc=205.89'
ChBrg=S76°14'14"W
Ch=205.27'

Δ=24°11'33" R=838.00'
Arc=353.84'
ChBrg=S80°35'34"W
Ch=351.21'

Δ=0°45'05" R=1362.00'
Arc=17.86'
ChBrg=S84°21'13"W
Ch=17.86'

N87°18'39"W 395.18'

GRAPHIC SCALE

0   25   50   100

1 inch = 50 feet

CITY OF DUBLIN, UNION COUNTY, OHIO
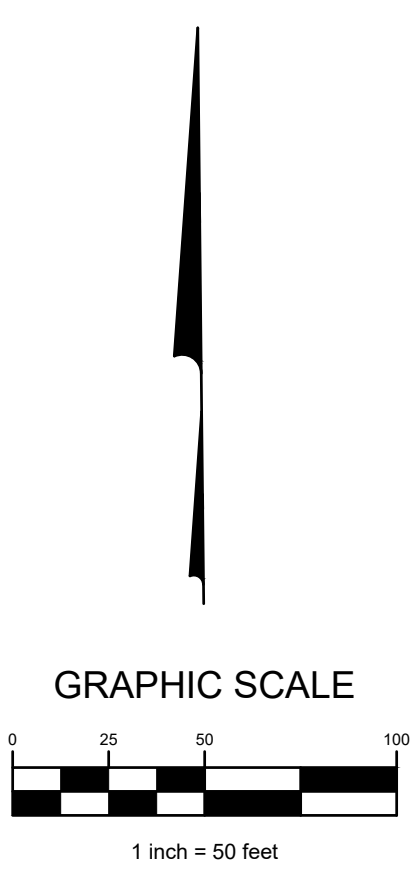PRELIMINARY PLAT
FOR

TULLER TOWNHOMES
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: OCTOBER 1, 2020

Job No.: 20200978

Scale: 1"=50'

Sheet: 4/7

PRELIMINARY PLAT FOR TULLER TOWNHOMES

LEGEND
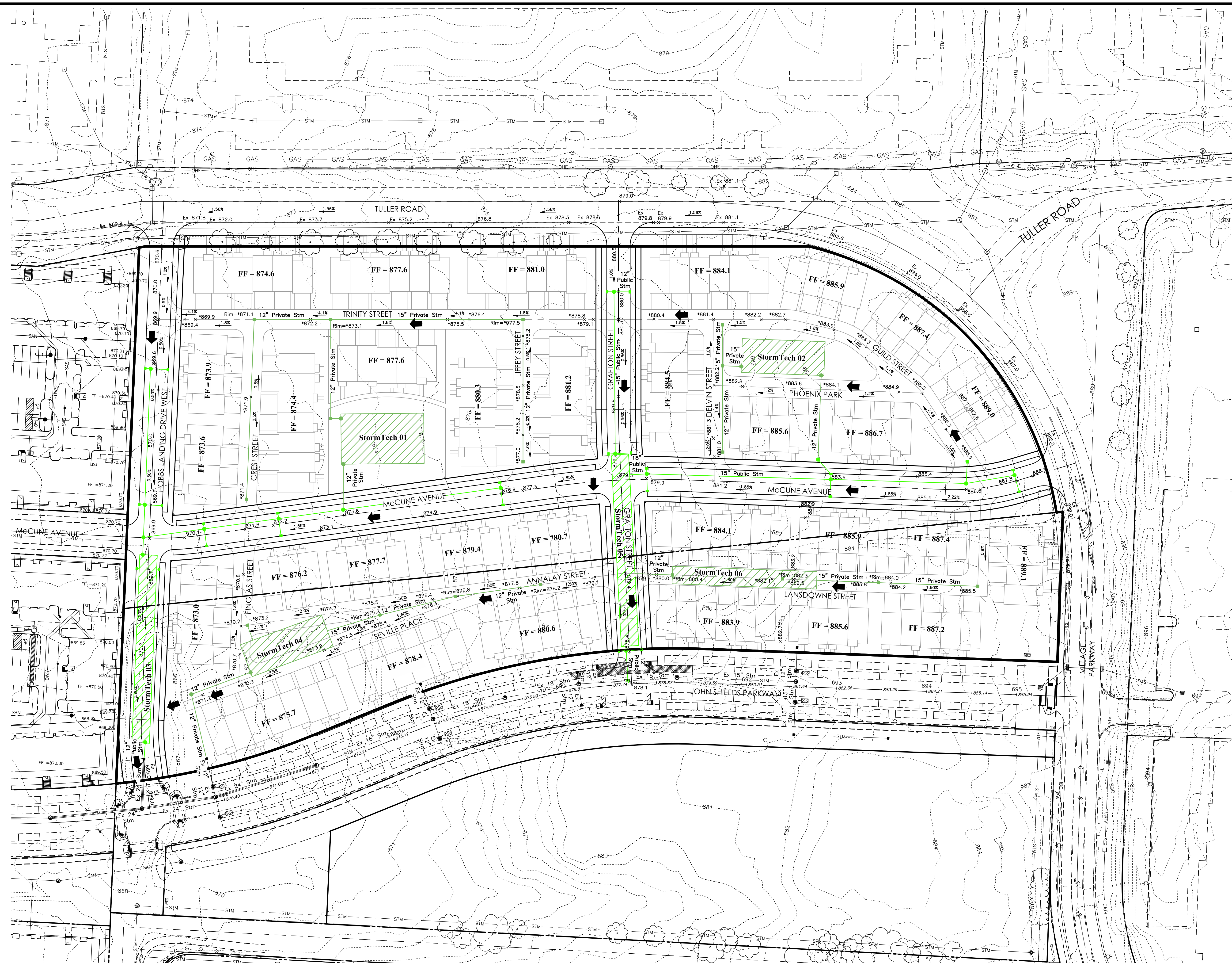
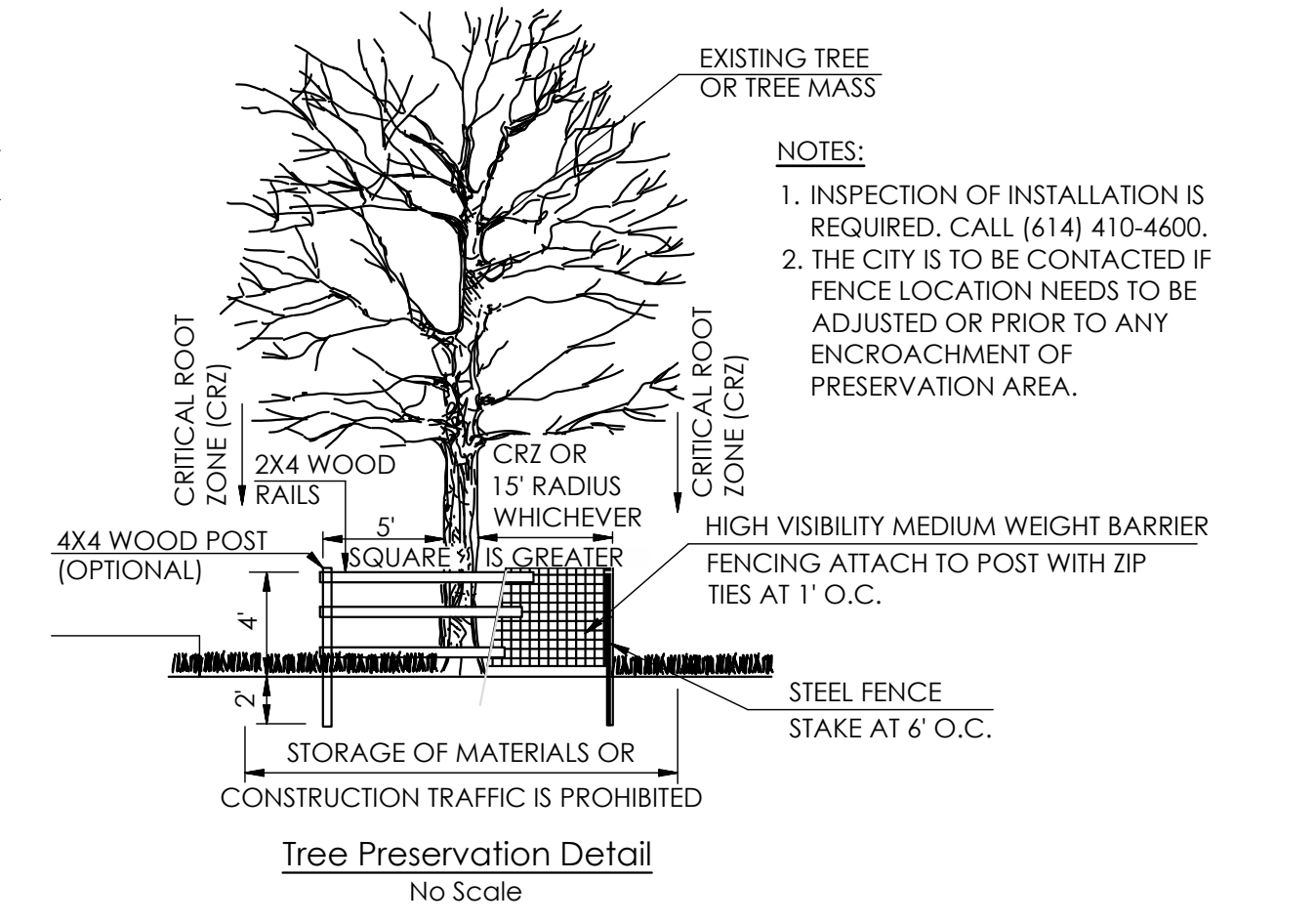| Symbol	Description
Stm CB —— MH	Proposed Storm Sewer
Stm CB —— MH	Proposed Private Storm Sewer
ExStm ExCB —— ExMH	Existing Storm Sewer
SanServ ExSan / ExMH	Existing Sanitary Sewer
ExWater Serv / ExFH, ExWM, ExVlv	Existing Watermain
921	Existing Minor Contours
920	Existing Major Contours
901	Proposed Minor Contours
905	Proposed Major Contours
GA=	Ground Around Elevation
(TBR)	To Be Removed

TULLER ROAD

TRINITY STREET
TULLER ROAD

FF = 874.6   FF = 877.6   FF = 881.0   FF = 884.1   FF = 885.9   FF = 887.4

GRAFTON STREET
LIFFEY STREET
CREST STREET
HOBBS LANDING DRIVE WEST
GUILD STREET
DELVIN STREET

StormTech 01
StormTech 02
Phoenix Park

FF = 877.6   FF = 880.3   FF = 881.2   FF = 884.5   FF = 884.1   FF = 887.4   FF = 889.0

FF = 873.9   FF = 874.4   FF = 885.6   FF = 886.7   FF = 888.6

FF = 873.6

McCUNE AVENUE
McCUNE AVENUE

FF = 876.2   FF = 877.7   FF = 879.4   FF = 780.7   FF = 884.1   FF = 885.9   FF = 887.4

StormTech 05
StormTech 06
ANNALAY STREET
LANSDOWNE STREET
FINGLAS STREET
VILLAGE PARKWAY

FF = 873.0   StormTech 04   FF = 880.6   FF = 885.6   FF = 889.1

SEVILLE PLACE

FF = 883.9   FF = 885.6   FF = 887.2

FF = 878.4

FF = 875.7

JOHN SHIELDS PARKWAY

StormTech 03

GRAPHIC SCALE

0 — 25 — 50 — 100

1 inch = 50 feet

REVISIONS

DATE | DESCRIPTION

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

CITY OF DUBLIN, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR

TULLER TOWNHOMES

PRELIMINARY GRADING PLAN

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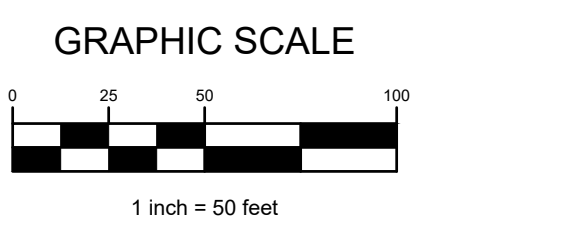CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date: OCTOBER 1, 2020
Job No.: 20200978
Scale: 1"=50'
Sheet: 5/7

PRELIMINARY PLAT FOR TULLER TOWNHOMES
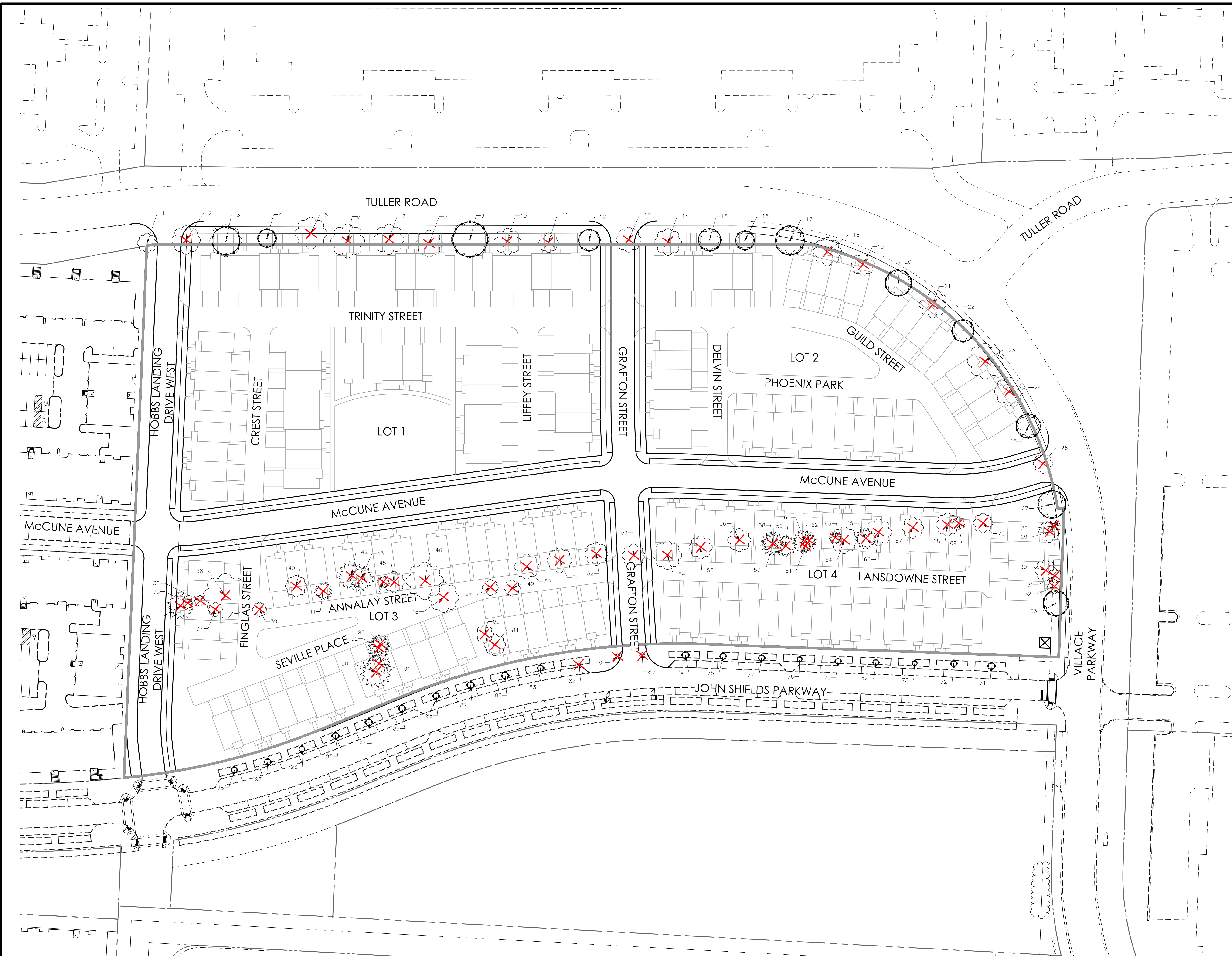
TREE PRESERVATION GENERAL NOTES

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.

Site Plan Labels

TULLER ROAD

TRINITY STREET

LOT 1

LOT 2

PHOENIX PARK

GUILD STREET

CREST STREET

LIFFEY STREET

GRAFTON STREET

DELVIN STREET

HOBBS LANDING DRIVE WEST

McCUNE AVENUE

McCUNE AVENUE

LANSDOWNE STREET

LOT 4

FINGLAS STREET

ANNALAY STREET

LOT 3

SEVILLE PLACE

GRAFTON STREET

JOHN SHIELDS PARKWAY

VILLAGE PARKWAY

Tree Preservation Detail

EXISTING TREE OR TREE MASS

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.

CRITICAL ROOT ZONE (CRZ)

2X4 WOOD RAILS

CRZ OR 15' RADIUS WHICHEVER IS GREATER

CRITICAL ROOT ZONE (CRZ)

4X4 WOOD POST (OPTIONAL)

2" SQUARE

HIGH VISIBILITY MEDIUM WEIGHT BARRIER FENCING ATTACH TO POST WITH ZIP TIES AT 1' O.C.

STEEL FENCE STAKE AT 6' O.C.

STORAGE OF MATERIALS OR CONSTRUCTION TRAFFIC IS PROHIBITED

Tree Preservation Detail
No Scale

TREE FENCE

Graphic Scale

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

Title Block

REVISIONS

DATE | DESCRIPTION

EMHT

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Engineers • Surveyors • Planners • Scientists
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Phone: 614.775.4500   Toll Free: 888.775.3648
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475 METRO PLACE
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PH: (614) 376-1000

CITY OF DUBLIN, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR

TULLER TOWNHOMES

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: OCTOBER 1, 2020
Job No.: 20200978

Scale: 1"=50'

Sheet: 6/7

PRELIMINARY PLAT FOR TULLER TOWNHOMES

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

Tree ID	Common Name	Scientific Name	DBH (in)	Trunks	Condition
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 CALCULATIONS:

EXISTING GOOD AND FAIR TREES REMOVED ≥24" (LANDMARK)
49" DBH (2 TREES) / 3.0" (DIA. TREES REPLACED AT INCH FOR INCH) = 17 REPLACEMENT TREES (AT 3.0" CAL.)

EXISTING GOOD AND FAIR TREES REMOVED 6" TO <24" (PROTECTED)
505" DBH (38 TREES) / 3.0 (DIA. TREES REPLACED AT INCH FOR INCH) = 169 REPLACEMENT TREES (AT 3.0 CAL.)

TOTAL REPLACEMENT TREES = 186 TREES (AT 3.0" CAL.)

☐ TREES TO BE REMOVED

⬜ TREES 37 AND 40 ARE ASH TREES AND ARE NOT COUNTED TOWARDS THE TREE REPLACEMENT REQUIREMENTS
TREES 10, 28-32, 41-44, 57-60, 62-63, 65, 67, 84-85 AND 91-93 ARE DEAD OR IN POOR CONDITION AND ARE NOT COUNTED TOWARDS THE TREE REPLACEMENT REQUIREMENTS