

INFORMAL REVIEW SUBMITTAL
TULLER FLATS

DECEMBER 19, 2013

EMH&T

Engineer, Landscape Planner,
Landscape Architect

CASTO

Applicant



SULLIVAN BRUCK
ARCHITECTS
Architect



SITE

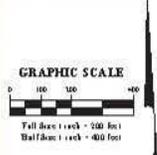
DATE	BY	DESCRIPTION

CASTO

CITY OF DUBLIN, TRAVELER COUNTY, OHIO
DEVELOPMENT PLAN
TULLER ROAD
AREA PLAN - EXISTING

EMHT
 ENGINEERING, MECHANICAL, ARCHITECTURE & INTERIOR DESIGN
 10000 WOODBURN AVENUE, SUITE 100
 DUBLIN, OHIO 43017
 TEL: 614.233.8800
 FAX: 614.233.8801
 WWW.EMHT.COM

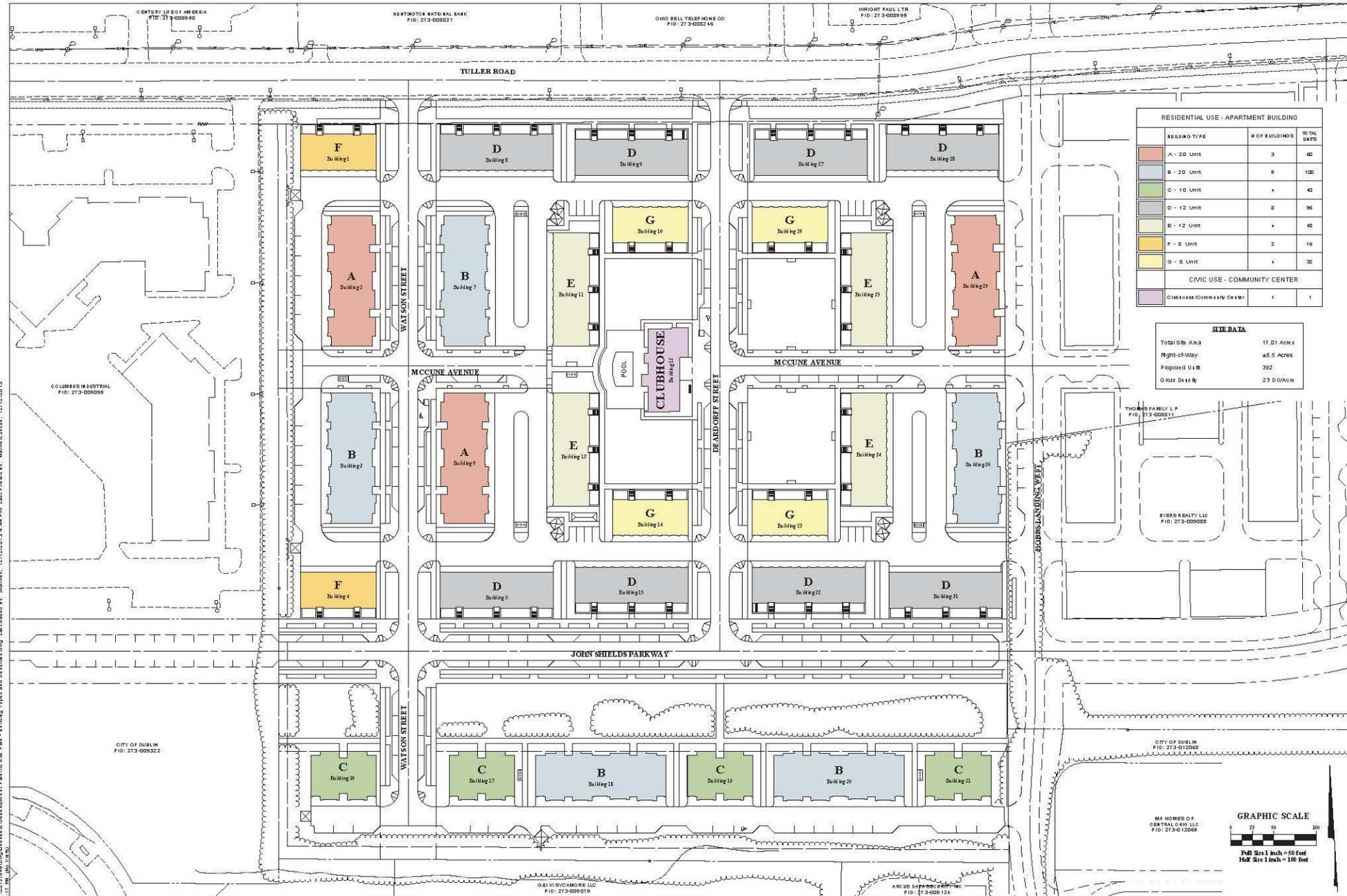
DATE: December 13, 2013



SCALE:
 Tall Boxes: 1" = 100'
 Half Boxes: 1" = 400'

JOB NO:
 2013-1546

SHEET:
 1/10



RESIDENTIAL USE - APARTMENT BUILDING		
BUILDING TYPE	# OF BUILDINGS	TOTAL UNITS
A - 20 Unit	3	60
B - 20 Unit	5	100
C - 10 Unit	4	40
D - 12 Unit	8	96
E - 12 Unit	4	48
F - 8 Unit	2	16
G - 8 Unit	4	32
CIVIC USE - COMMUNITY CENTER		
Clubhouse/Community Center	1	1

SITE DATA	
Total Site Area	17.01 Acres
Right-of-Way	45.5 Acres
Proposed Units	392
Gross Density	23 DU/ACR

REVISIONS



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN
 TULLER ROAD
 SITE PLAN - BUILDING TYPES AND DENSITIES



DATE
 December 13, 2013
 SCALE
 Full Size: 1" = 50'
 Half Size: 1" = 100'
 JOB NO.
 2013-1546
 SHEET

J:\2013\1546\GIS\Site\Development\Plan\Site Plan - Building Types and Densities.dwg, LastSavedBy: mbarlow_12/12/2013 4:44 PM, LastPrintedBy: mbarlow_12/12/2013 4:44 PM, Plot Date: 12/12/2013 4:44 PM, Plot File: 1546.dwg

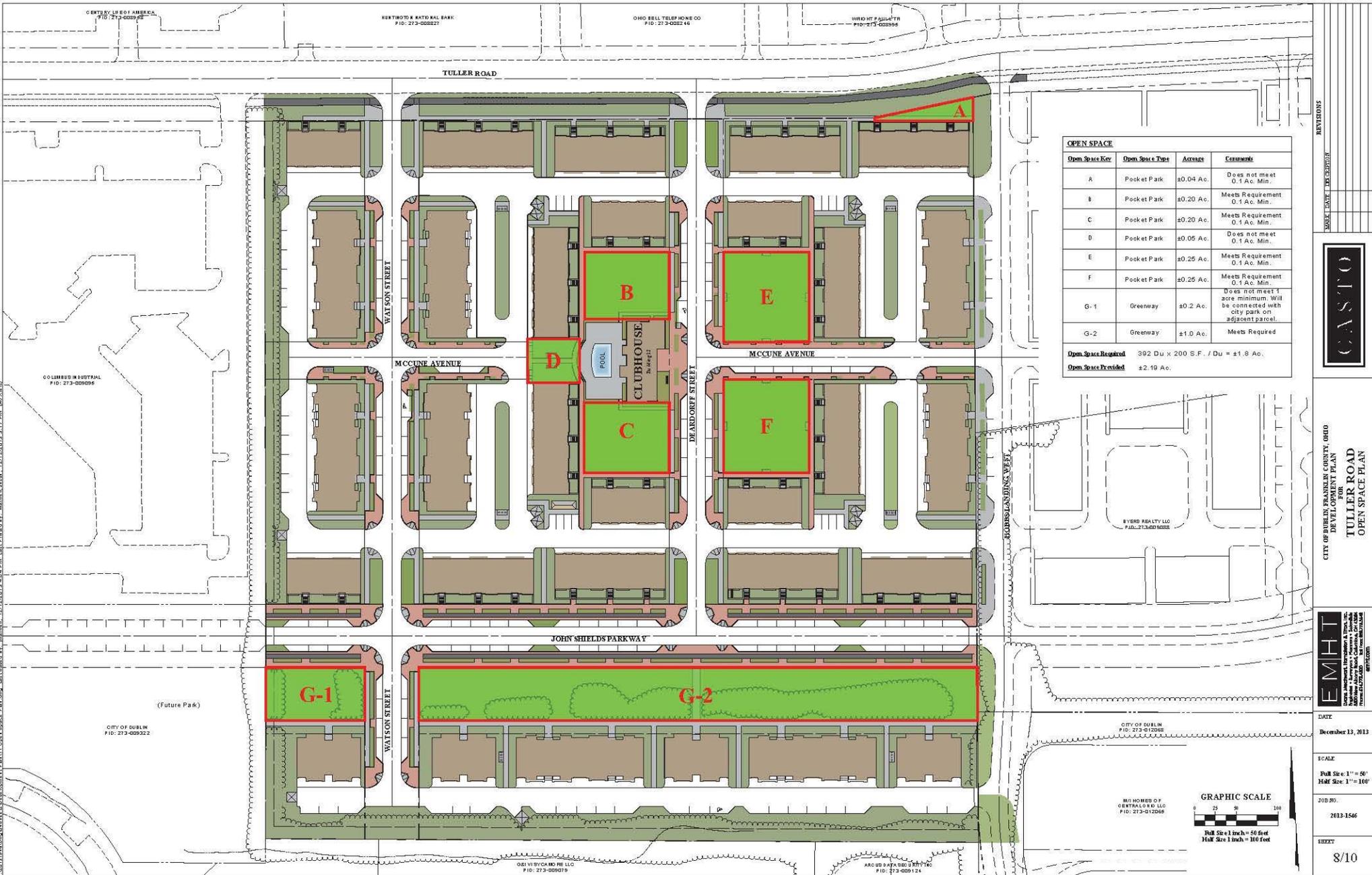
CENTURY LIFE OF AMERICA PLO: 273-002950
 WESTMOTOR NATIONAL BANK PLO: 273-002827
 OHIO BELL TELEPHONE CO PLO: 273-002849
 WRIGHT PAUL LTD PLO: 273-002958

COLLEGE INDUSTRIAL PLO: 273-002956
 CITY OF DUBLIN PLO: 273-002322

CITY OF DUBLIN PLO: 273-002322
 THE HOMES OF CENTRAL OHIO LLC PLO: 273-012065
 OMI WYCHAMORE LLC PLO: 273-002018
 ANDERSON PARKWAY DEVELOPMENT PLO: 273-002124

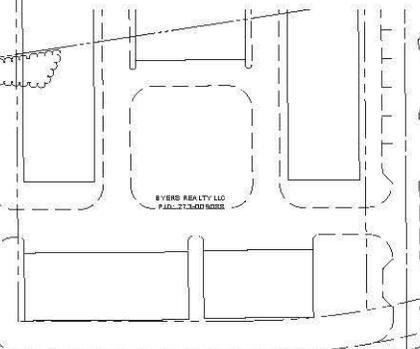
THOMAS FAMILY LP PLO: 273-002811
 EVERS REALTY LLC PLO: 273-002808





OPEN SPACE			
Open Space Key	Open Space Type	Acres	Comments
A	Pocket Park	±0.04 Ac.	Does not meet 0.1 Ac. Min.
B	Pocket Park	±0.20 Ac.	Meets Requirement 0.1 Ac. Min.
C	Pocket Park	±0.20 Ac.	Meets Requirement 0.1 Ac. Min.
D	Pocket Park	±0.05 Ac.	Does not meet 0.1 Ac. Min.
E	Pocket Park	±0.25 Ac.	Meets Requirement 0.1 Ac. Min.
F	Pocket Park	±0.25 Ac.	Meets Requirement 0.1 Ac. Min.
G-1	Greenway	±0.2 Ac.	Does not meet 1 acre minimum. Will be connected with city park on adjacent parcel.
G-2	Greenway	±1.0 Ac.	Meets Requirement

Open Space Required: 392 Du x 200 S.F. / Du = ±1.8 Ac.
 Open Space Provided: ±2.19 Ac.



REVISIONS

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN
 TULLER ROAD
 OPEN SPACE PLAN

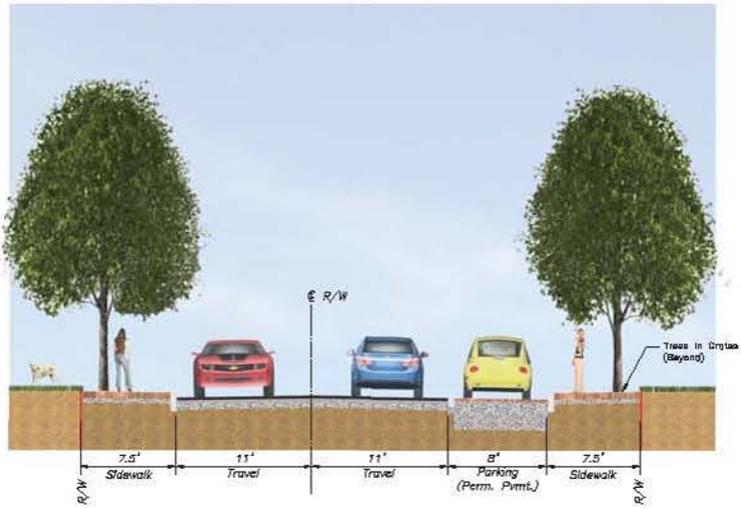
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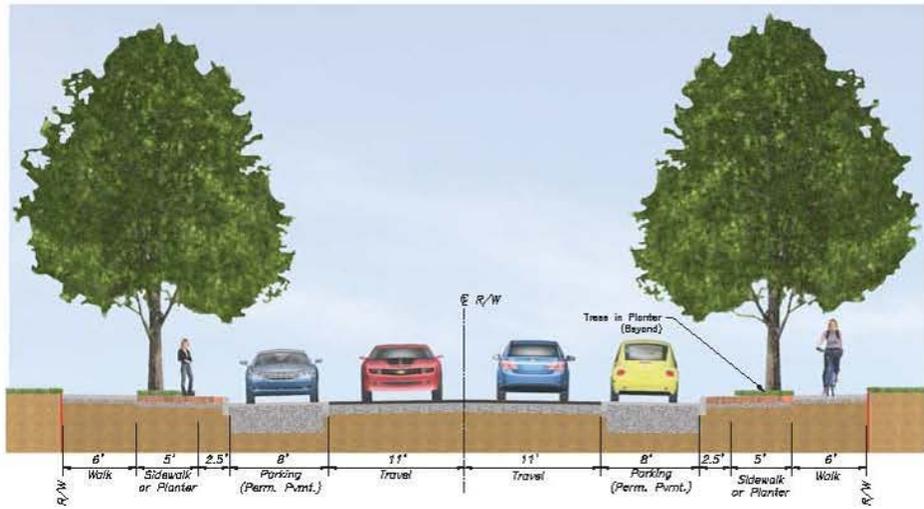
SCALE
 Full Size 1" = 50'
 Half Size 1" = 100'

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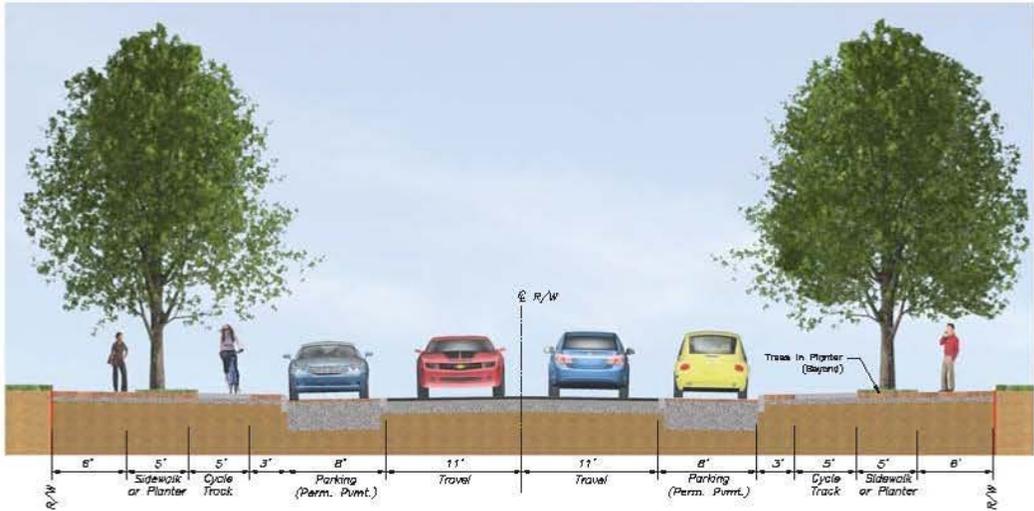
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MCCUNE AVENUE (45' PUBLIC ACCESS EASEMENT)



WATSON STREET & DEARDORFF STREET (65' PUBLIC ACCESS EASEMENT)



JOHN SHIELDS PARKWAY (76' R/W)



DATE	DATE	DESCRIPTION



CITY OF DUBLIN, TRAVELER ROAD DEVELOPMENT PLAN
 TULLER ROAD
 ILLUSTRATIVE STREET SECTIONS



DATE
 December 13, 2013

SCALE
 1" = 5'

JOB NO.
 2013-1546

SHEET
 10/10

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