Basic Plan Submittal

(Combined Development Plan and Site Plan)

Tuller Flats

JANUARY 24, 2014

EMH&T
Engineer, Landscape Planner,
Landscape Architect

CASTO
Applicant

SULLIVAN BRUCK ARCHITECTS
Architect

DRAWING INDEX

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2 – Area Plan – Bridge Street Corridor Vision
3 – Site Aerial
4 – Existing Conditions
5 – Site Plan – Street Extensions and Greenway
6 – Illustrative Color Site Plan
7 – Site Plan
8 – Site Utility Plan
9 – Grading & Storm Sewer Infrastructure Plan
10 – Site Plan – Building Types and Densities
11 – Open Space Plan
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13 – Street Types and Sections
14 – Lighting Concept Plan
15 – Overall Landscape Key Plan
16 – Landscape Details – 1
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E.4 – Building Type 'E' Floor Plans

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F.2 – Building Type 'F' Exterior Elevations
F.3 – Building Type 'F' Floor Plans

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G.2 – Building Type 'G' Exterior Elevations
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CH.1 – Clubhouse Rendering
CH.2 – Clubhouse Plan and Exterior Elevations

REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER ROAD
DRAWING INDEX

EMH&T

DATE
January 24, 2014

SCALE
None

JOB NO.
2013-1546

SHEET

MARK	DATE	DESCRIPTION

REVISIONS

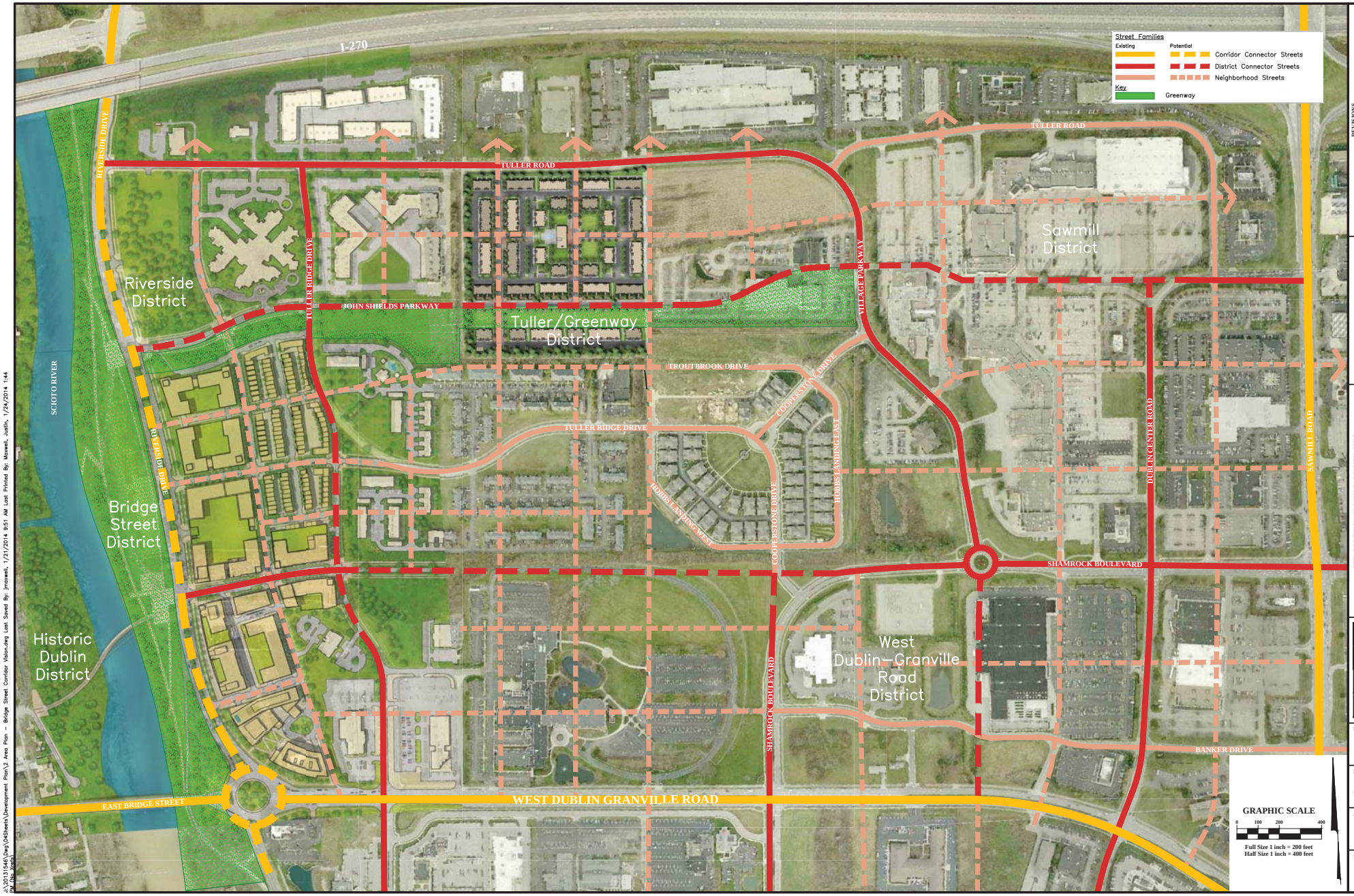
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER ROAD
AREA PLAN - EXISTING

DATE
January 24, 2014

SCALE
Full Size: 1" = 200'
Half Size: 1" = 400'

JOB NO.
2013-1546

SHEET
1/18



REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN

TULLER ROAD
AREA PLAN - BRIDGE STREET CORRIDOR VISION

EMH&T

DATE
January 24, 2014

SCALE
Full Size: 1" = 200'
Half Size: 1" = 400'

JOB NO.
2013-1546

SHEET
2/18

J:\2013\1546\Dwg\04Sheets\Development Plan\2 Area Plan - Bridge Street Corridor Vision.dwg Last Saved By: jmaxwell, 1/21/2014 9:51 AM Last Printed By: Maxwell, Justin, 1/24/2014 1:44 PM (No Xref)

REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER ROAD
SITE AERIAL

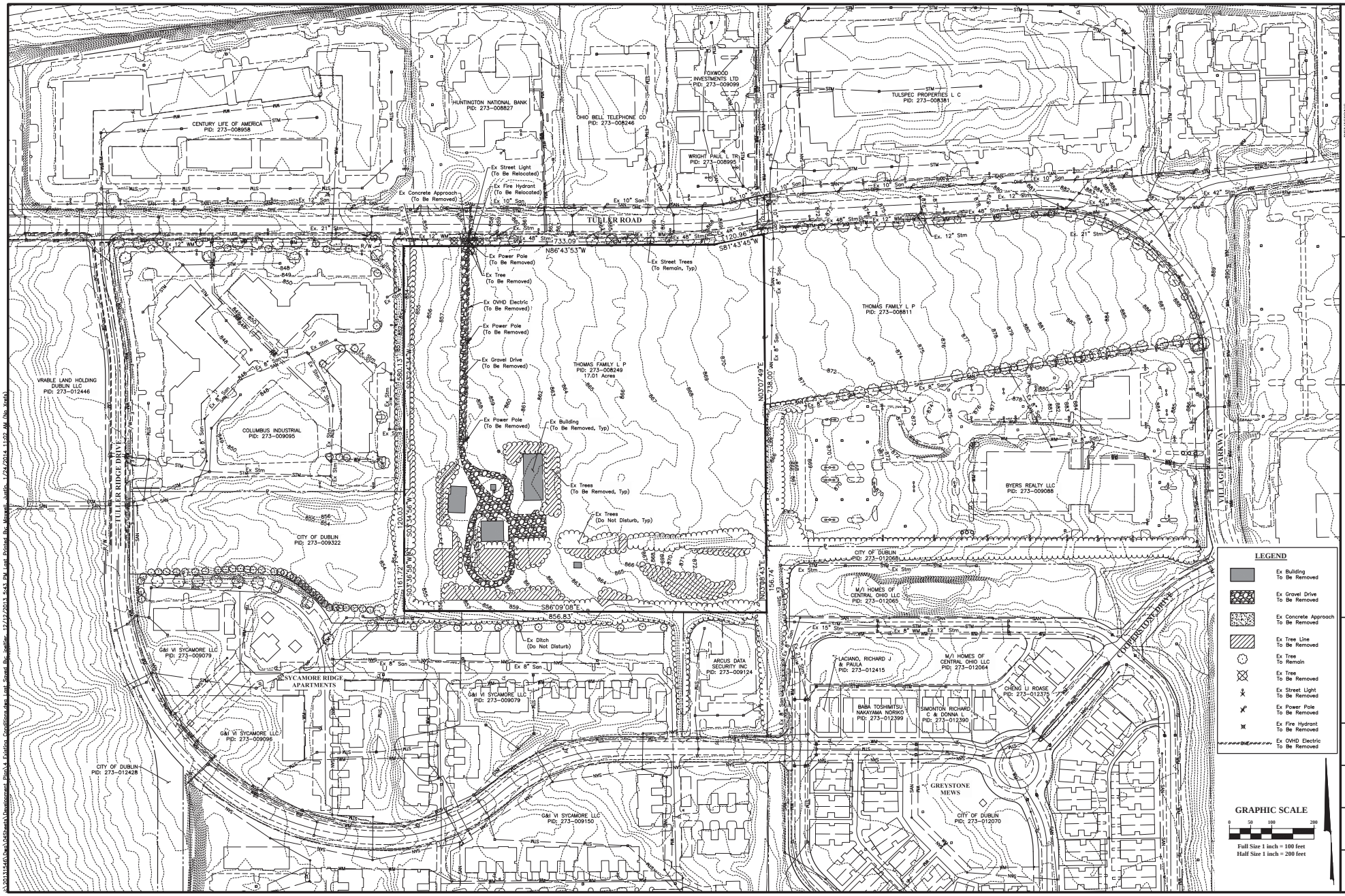
EMHT

DATE
January 24, 2014

SCALE
Full Size: 1" = 100'
Half Size: 1" = 200'

JOB NO.
2013-1546

SHEET
3/18



REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER ROAD
EXISTING CONDITIONS

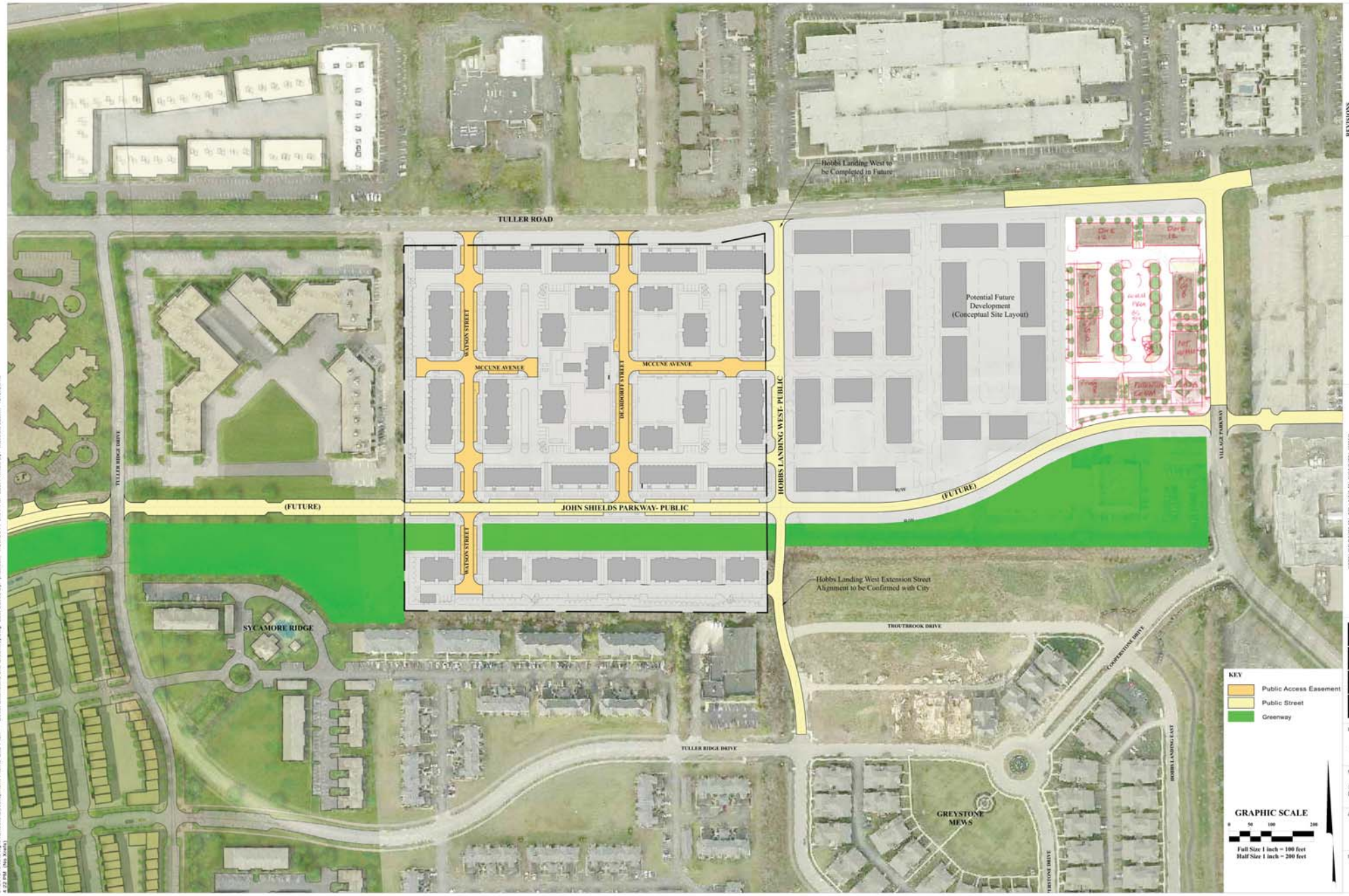
EMHT

DATE
January 24, 2014

SCALE
Full Size: 1" = 100'
Half Size: 1" = 200'

JOB NO.
2013-1546

SHEET
4/18



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REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER ROAD
SITE PLAN - STREET EXTENSIONS AND GREENWAY

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
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DATE
January 24, 2014

SCALE
Full Size: 1" = 100'
Half Size: 1" = 200'

JOB NO.
2013-1546

SHEET
5/18

REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER ROAD
ILLUSTRATIVE COLOR SITE PLAN

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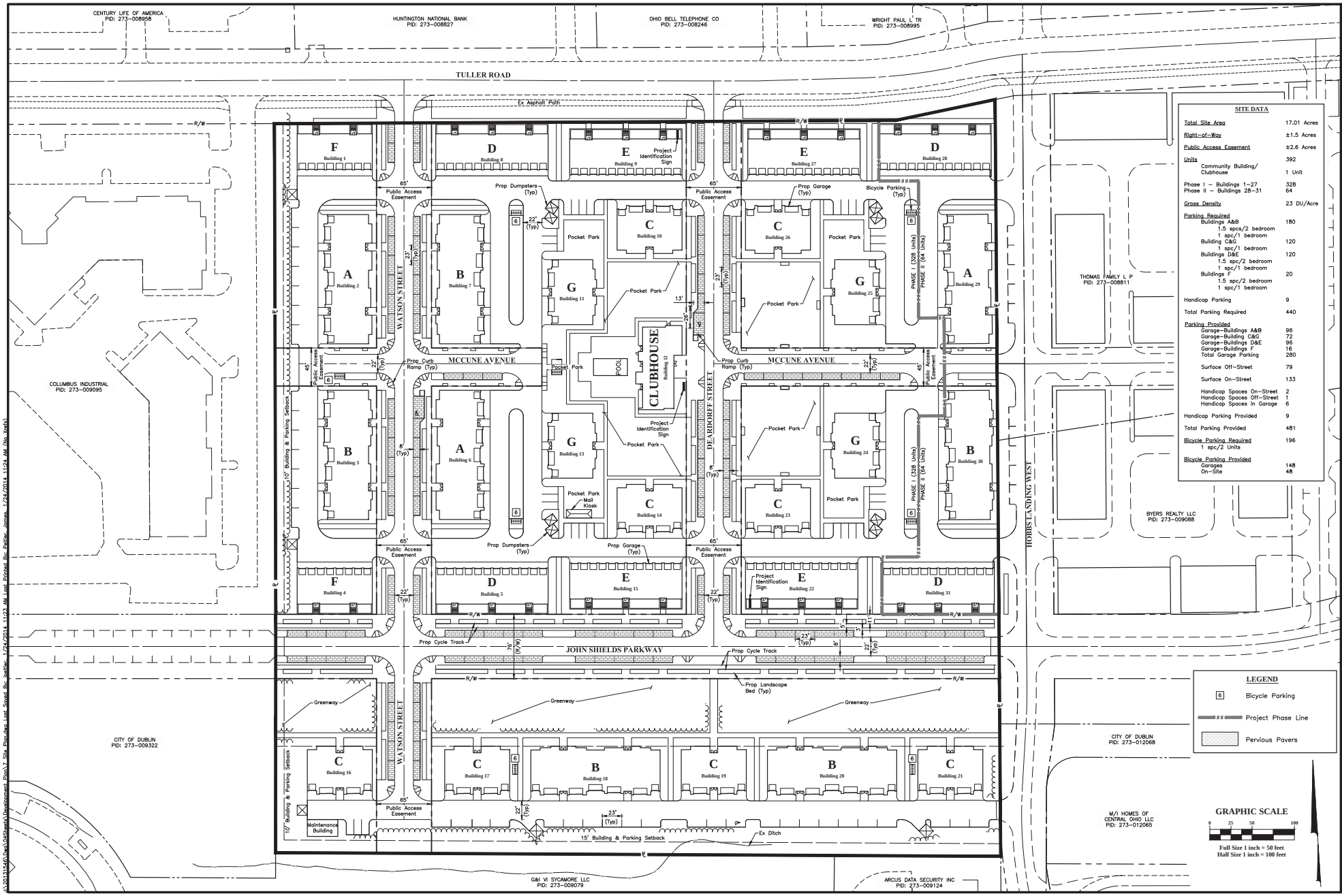
SCALE
1" = 50'

JOB NO.
2013-1546

SHEET
6/18



SITE DATA

Total Site Area	17.01 Acres
Right-of-Way	±1.5 Acres
Public Access Easement	±2.6 Acres
Units	392
Community Building/ Clubhouse	1 Unit
Phase I – Buildings 1–27	328
Phase II – Buildings 28–31	64
Gross Density	23 DU/Acre
Parking Required	
Buildings A&B	180
1.5 spcs/2 bedroom	
1 spc/1 bedroom	
Building C&G	120
1 spc/1 bedroom	
Buildings D&E	120
1.5 spc/2 bedroom	
1 spc/1 bedroom	
Buildings F	20
1.5 spc/2 bedroom	
1 spc/1 bedroom	
Handicap Parking	9
Total Parking Required	440
Parking Provided	
Garage–Buildings A&B	96
Garage–Building C&G	72
Garage–Buildings D&E	96
Garage–Buildings F	16
Total Garage Parking	280
Surface Off-Street	79
Surface On-Street	133
Handicap Spaces On-Street	2
Handicap Spaces Off-Street	1
Handicap Spaces in Garage	6
Handicap Parking Provided	9
Total Parking Provided	481
Bicycle Parking Required	196
1 spc/2 Units	
Bicycle Parking Provided	
Garages	148
On-Site	48

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER ROAD
SITE PLAN

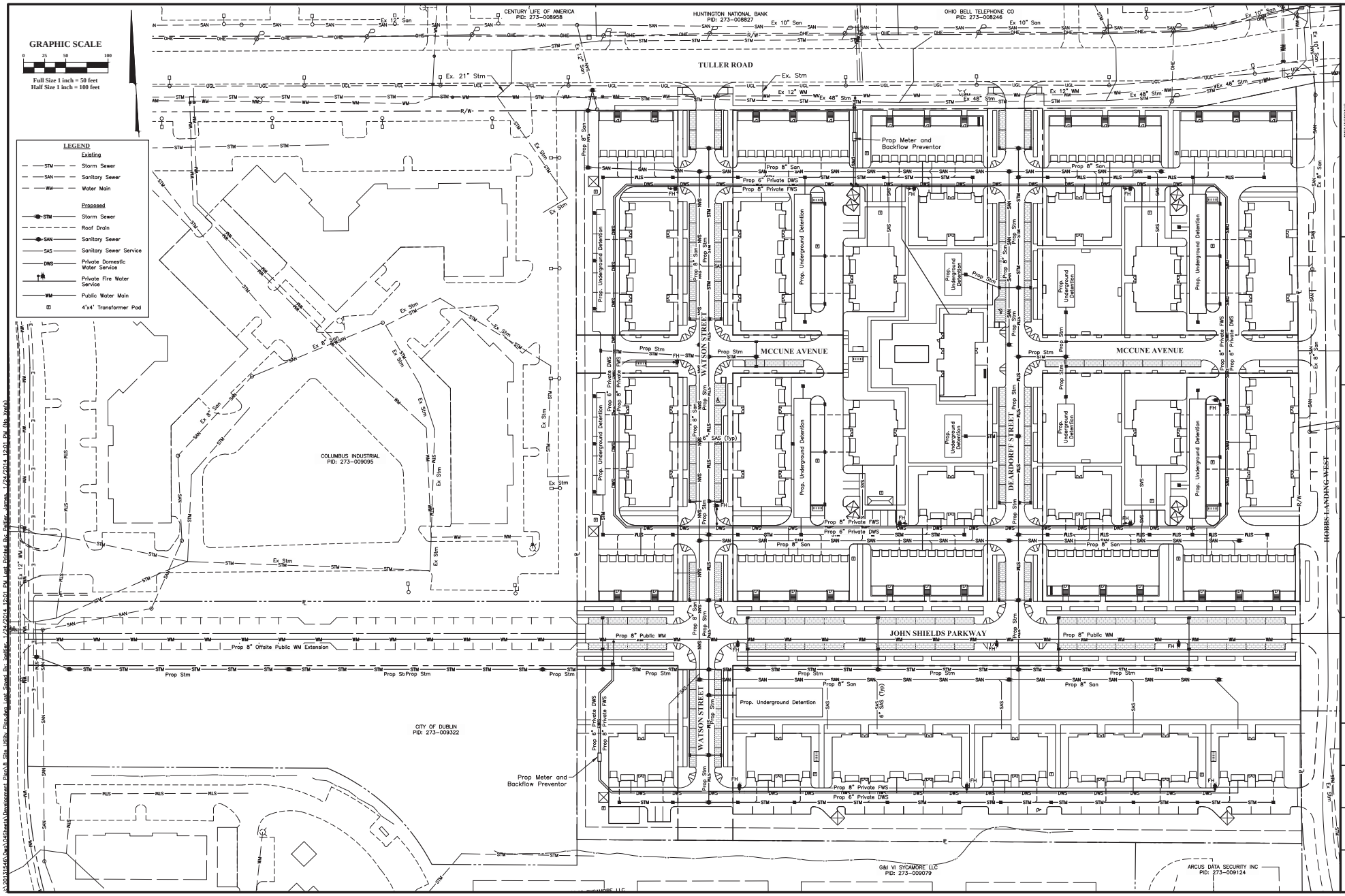
DRAFT

DATE
January 24, 2014

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

JOB NO.
2013-1546

SHEET
7/18



MARK	DATE	DESCRIPTION

REVISIONS

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER ROAD
SITE UTILITY PLAN

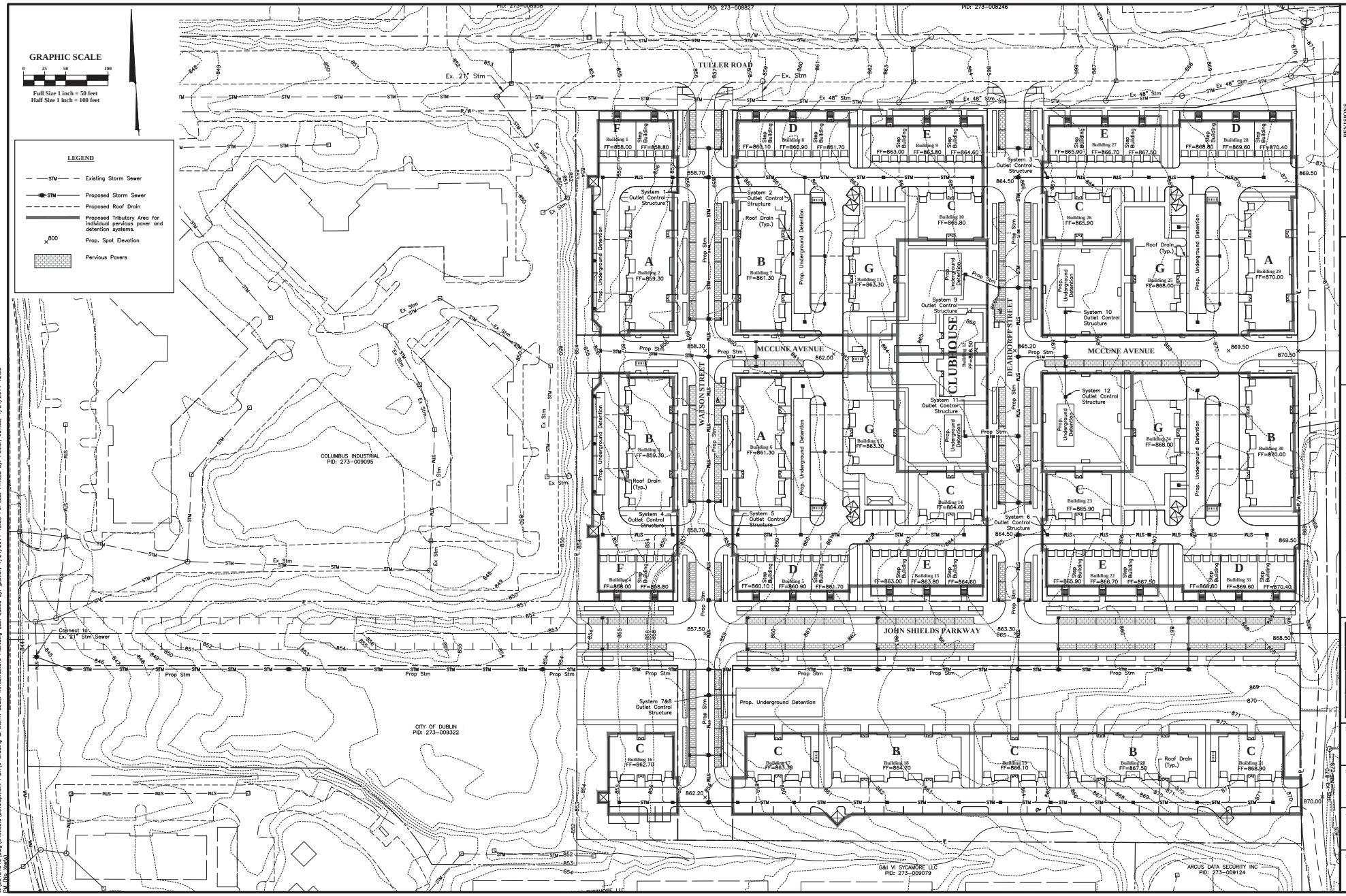
EMHT

DATE
January 24, 2014

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

JOB NO.
2013-1546

SHEET
8/18



REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR

TULLER ROAD
GRADING & STORM SEWER INFRASTRUCTURE PLAN

EMH&T

DATE
January 24, 2014

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

JOB NO.
2013-1546

SHEET
9/18

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RESIDENTIAL USE - APARTMENT BUILDING			
	BUILDING TYPE	# OF BUILDINGS	TOTAL UNITS
	A - 20 Unit	3	60
	B - 20 Unit	5	100
	C - 10 Unit	8	80
	D - 12 Unit	4	48
	E - 12 Unit	4	48
	F - 8 Unit	2	16
	G - 10 Unit	4	40
	CIVIC USE - COMMUNITY CENTER		
	Clubhouse/Community Center	1	1
	Maintenance Building	1	1

SITE DATA

Total Site Area	17.01 Acres
Right-of-Way	±5.5 Acres
Proposed Units	392
Gross Density	23 DU/Acre

REVISIONS

MARK	DATE	DESCRIPTION

CASTO

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

EMHT
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5500 New Albany Road, Columbus, OH 43054
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January 24, 2014

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

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2013-1546

SHEET
10/18

J:\20131546\Dwg\04Sheets\Development Plan\10 Site Plan - Building Types and Densities.dwg Last Saved By: jmaxwell, 1/23/2014 9:07 PM Last Printed By: Maxwell, Justin, 12/12/2013 3:17 PM (No Xrefs)

OPEN SPACE

Open Space Key	Open Space Type	Acreage	Comments
A	Pocket Park	±0.04 Ac.	Does not meet 0.1 Ac. Min.
B	Pocket Park	±0.2 Ac.	Meets Requirement 0.1 Ac. Min.
C	Pocket Park	±0.3 Ac.	Meets Requirement 0.1 Ac. Min.
D	Pocket Park	±0.3 Ac.	Meets Requirement 0.1 Ac. Min.
E	Pocket Park	±0.2 Ac.	Meets Requirement 0.1 Ac. Min.
F	Pocket Park	±0.1 Ac.	Meets Requirement 0.1 Ac. Min.
G-1	Greenway	±0.18 Ac.	Does not meet 1 acre minimum. Will be connected with city park on adjacent parcel.
G-2	Greenway	±1.0 Ac.	Meets Required
H	Pocket Park	±0.08 Ac.	Does not meet 0.1 Ac. Min.
I	Pocket Park	±0.08 Ac.	Does not meet 0.1 Ac. Min.
J	Pocket Park	±0.08 Ac.	Does not meet 0.1 Ac. Min.
K	Pocket Park	±0.08 Ac.	Does not meet 0.1 Ac. Min.

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

Open Space Provided ±2.64 Ac.

GRAPHIC SCALE

0 25 50 100

Full Size 1 inch = 50 feet
Half Size 1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

CASTO

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

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January 24, 2014

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

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2013-1546

SHEET
11/18

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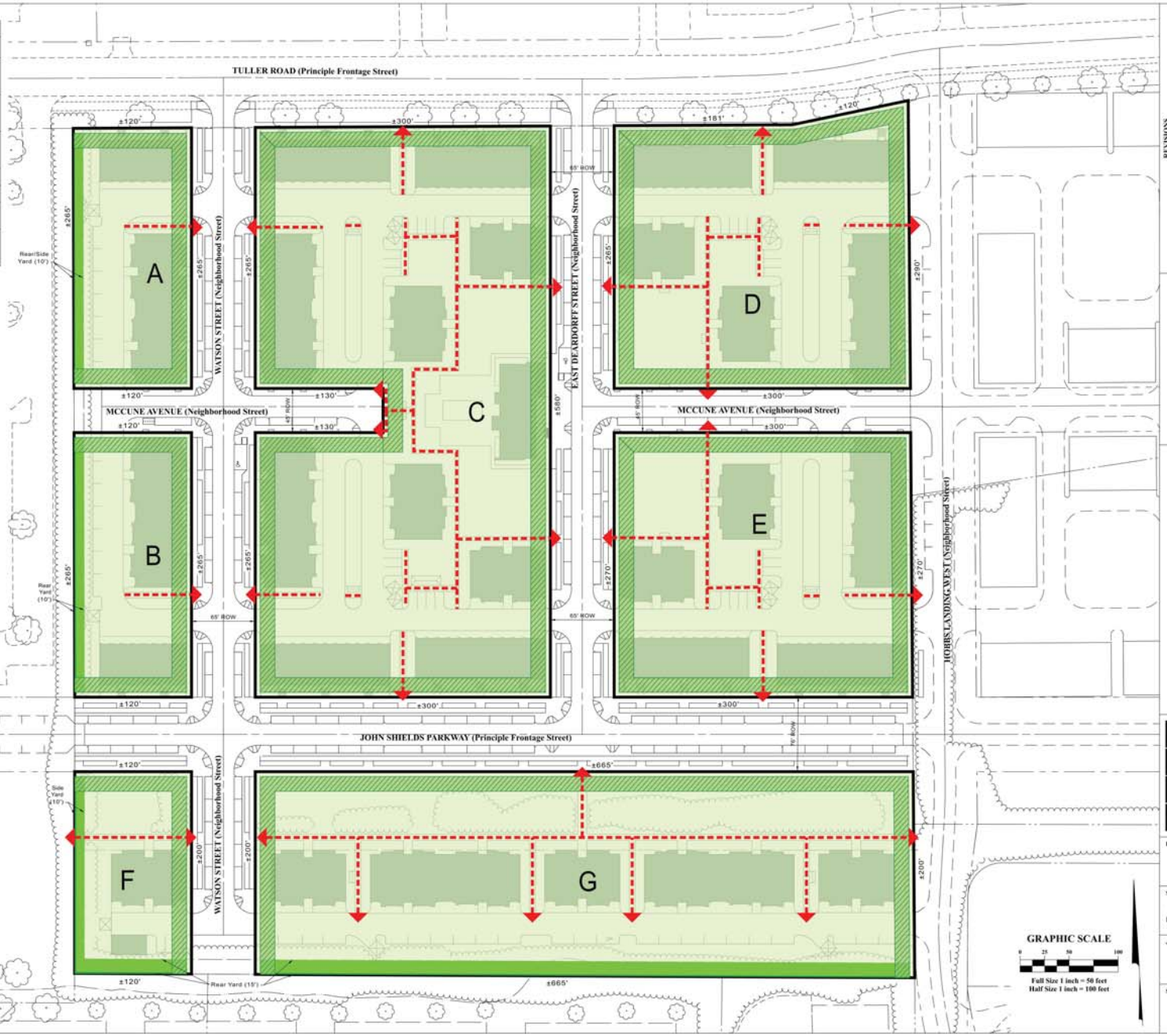
BLOCK KEY				
BLOCK	BLOCK TYPE	MAX BLOCK LENGTH	BLOCK PERIMETER	COMMENTS
A	Modified "T"	±265	±770	Partial block- To be completed with adjacent parcel development
B	Modified "T"	±265	±770	Partial block- To be combined with adjacent parcel development
C	Modified "H"	±580	±2015	*Modified block *Exceeds max block length and perimeter
D	"T" Configuration	±300	±1156	Meets Requirements
E	"T" Configuration	±300	±1140	Meets Requirements
F	Non Conforming	±200	±640	Partial block- Non conforming access
G	Non Conforming	±665	±1730	Partial block- *Exceeds block length and perimeter *Non Conforming

PERCENT BUILDING COVERAGE ON PRINCIPLE STREETS		
BLOCK	John Shields Drive	Tuller Road
A	N/A	84%
B	84%	N/A
C	90%	90%
D	N/A	88%
E	88%	N/A
F	71%	N/A
G	79%	N/A

KEY

- RBZ= 5'-20'
- Mid Block Pedestrian Way
- Rear Yard



REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER ROAD
BLOCK PLAN

EMH&T
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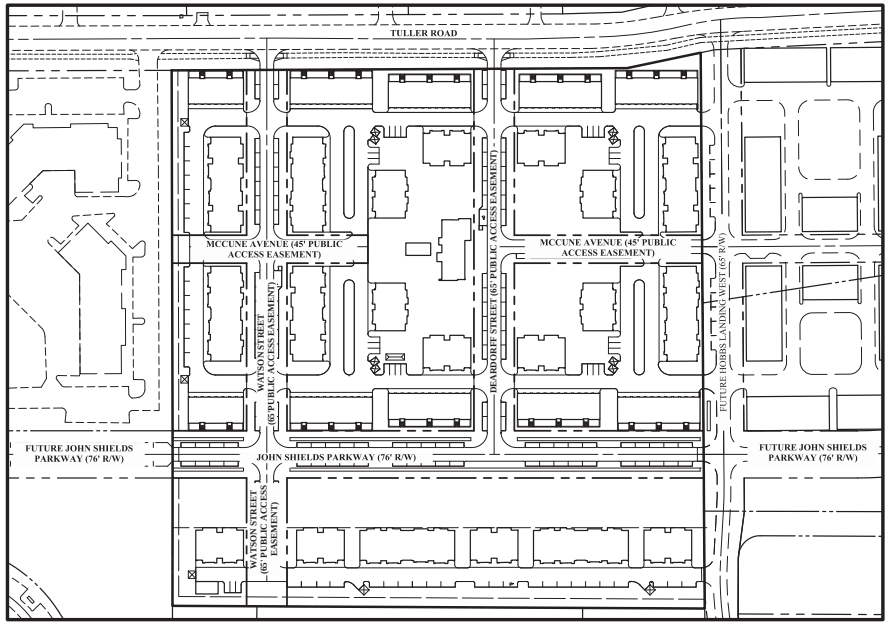
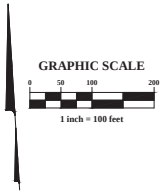
DATE
January 24, 2014

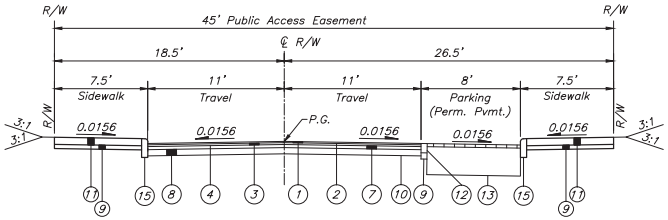
SCALE
Full Size: 1" = 50'
Half Size: 1" = 100'

JOB NO.
2013-1546

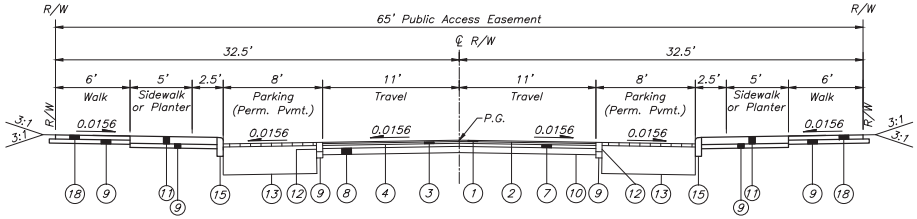
SHEET
12/18



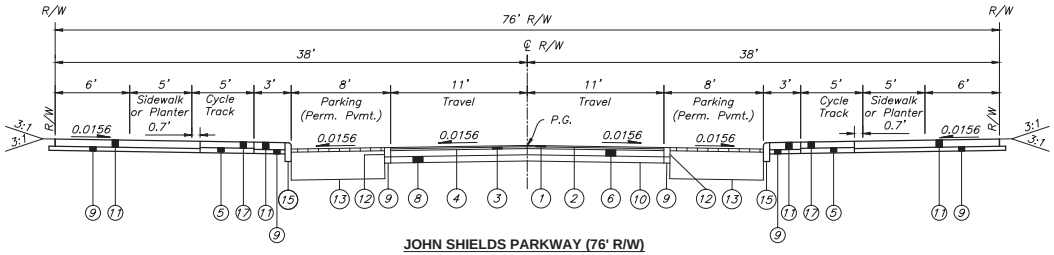




MCCUNE AVENUE (45' PUBLIC ACCESS EASEMENT)



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



JOHN SHIELDS PARKWAY (76' R/W)

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course, Type 1, PG64–22
2. Item 407 – Tack Coat for Intermediate Course (0.04 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course, Type 1, PG64–22
4. Item 407 – Tack Coat (0.075 Gal./Sq. Yd.)
5. Item 304 – 5" Aggregate Base
6. Item 301 – 6" Asphalt Concrete Base, PG64–22
7. Item 301 – 3" Asphalt Concrete Base, PG64–22
8. Item 304 – 6" Aggregate Base
9. Item 304 – 4" Aggregate Base
10. Item 204 – Subgrade Compaction and Proof Rolling
11. Item SPEC – Brick Sidewalk
12. Item SPEC– 6" x 9" Concrete Band
13. Item SPEC– Permeable Pavement
14. Not Used
15. Item 609 – Curb, Straight 18"
16. Not Used
17. Item 608 – 6" Concrete Walk, As Per Plan
18. Item 608 – 4" Concrete Walk, As Per Plan

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER ROAD
STREET TYPES AND SECTIONS

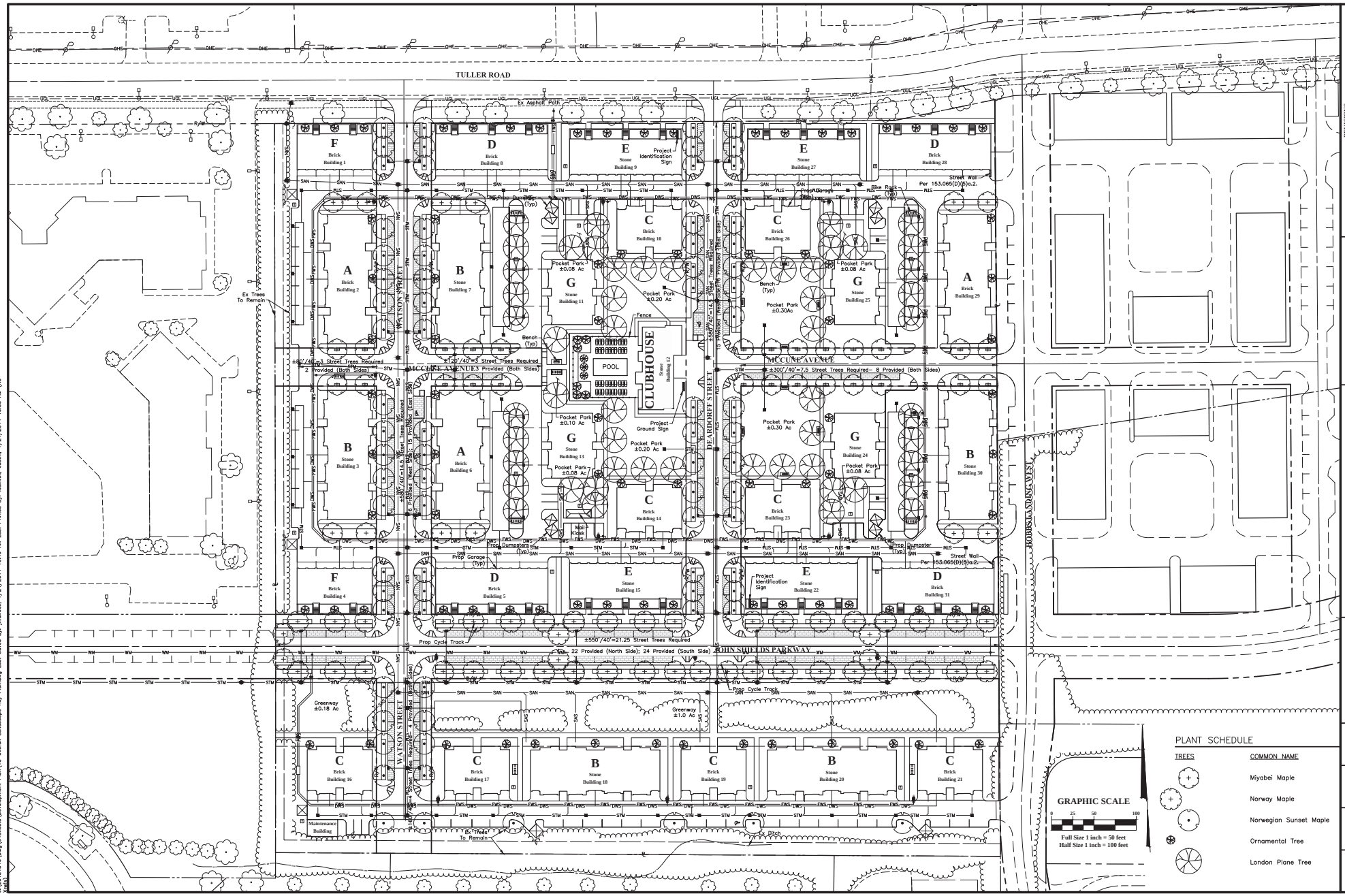
EMH&T

DATE
January 24, 2014

SCALE
As Noted

JOB NO.
2013-1546

SHEET
13/18



PLANT SCHEDULE

TREES	COMMON NAME
	Miyabei Maple
	Norway Maple
	Norwegian Sunset Maple
	Ornamental Tree
	London Plane Tree

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER ROAD
OVERALL LANDSCAPE KEY PLAN

EMH&T

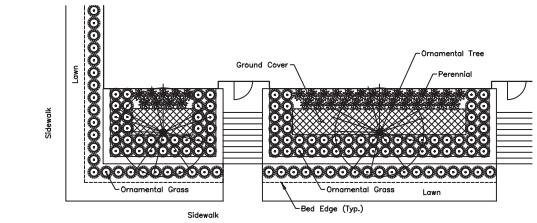
DATE
January 24, 2014

SCALE
1" = 50'

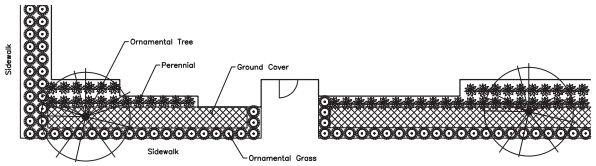
JOB NO.
2013-1546

SHEET
15/18

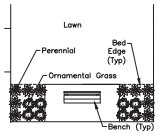
J:\20131546\Dwg\04Sheets\Development Plan\15 Overall Landscape Key Plan.dwg Last Saved By: jmcxwell, 1/24/2014 10:49 AM Last Printed By: Maxwell, Justin, 1/24/2014 10:50 AM (No Name)



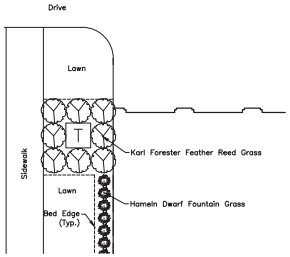
Typ. Elevated Planter (Buildings D,E, and F)
Scale: 1"=10'



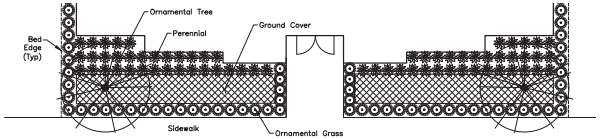
Typ. Bench Planting Detail
Scale: 1"=10'



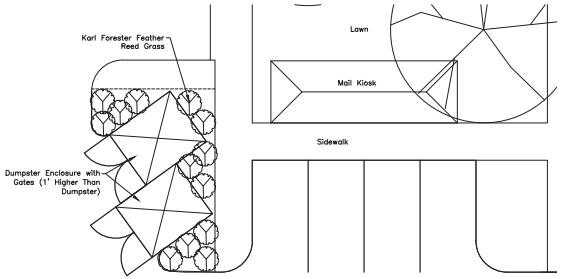
Typical Planting Bed (Buildings A and B)
Scale: 1"=10'



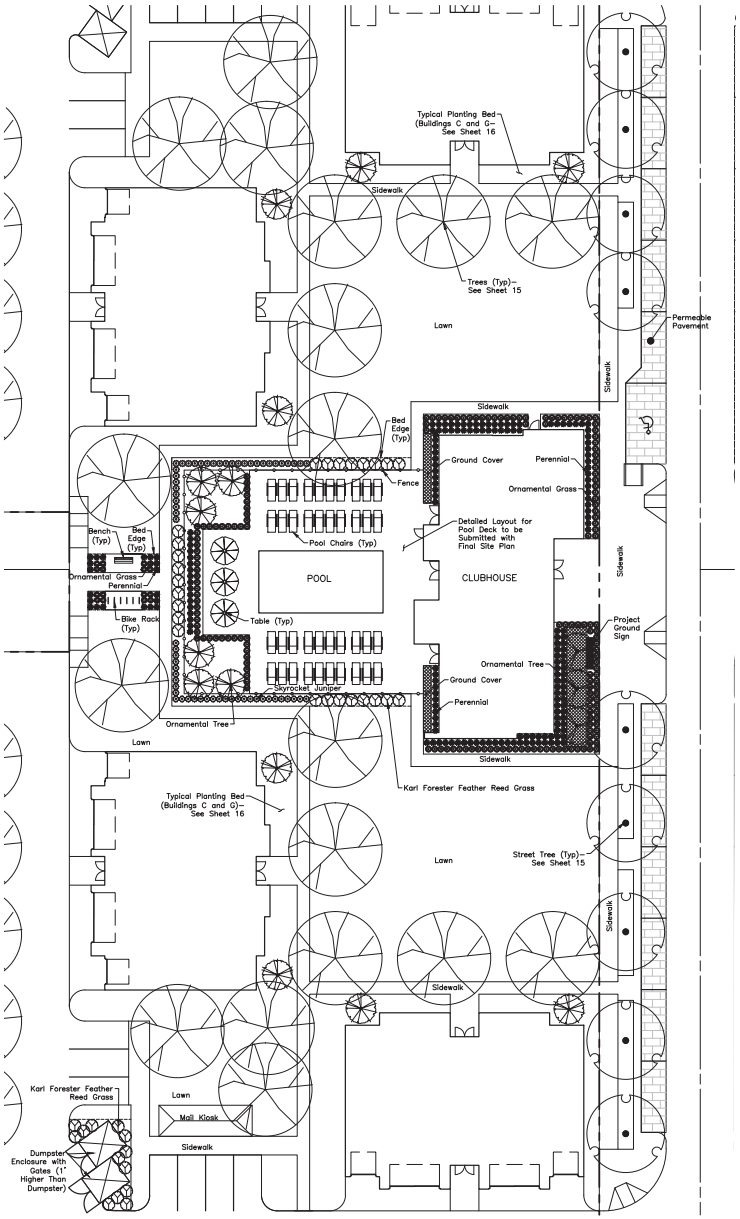
Typ. Transformer Planting Detail
Scale: 1"=10'



Typical Planting Bed (Buildings C and G)
Scale: 1"=10'



Typ. Dumpster and Mail Kiosk Detail
Scale: 1"=10'



Community Building and Pocket Parks
Scale: 1"=20'

PLANT SCHEDULE OPTION 1– SUN OR SHADE

ORNAMENTAL TREES	COMMON NAME
Magnolia stellata	Star Magnolia
ORNAMENTAL GRASSES	COMMON NAME
Liriope muscari 'Big Blue'	Big Blue Liriope
PERENNIALS	COMMON NAME
Veronica x 'Sunny Border Blue'	Sunny Border Blue Speedwell
GROUND COVERS	COMMON NAME
Lamium maculatum 'Beacon Silver'	Beacon Silver Lamium
Vinca minor	Common Periwinkle

PLANT SCHEDULE OPTION 2– SUN OR SHADE

ORNAMENTAL TREES	COMMON NAME
Acer ginnala 'Flame'	Flame Amur Maple
ORNAMENTAL GRASSES	COMMON NAME
Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass
PERENNIALS	COMMON NAME
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue
Sedum x 'Autumn Joy'	Autumn Joy Sedum
GROUND COVERS	COMMON NAME
Sedum rupestre 'Angelina'	Angelina Sedum
Sedum spurium 'Dragon's Blood'	Dragon's Blood Stone Crop

PLANT SCHEDULE OPTION 3– SHADE

ORNAMENTAL TREES	COMMON NAME
Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry
ORNAMENTAL GRASSES	COMMON NAME
Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge
PERENNIALS	COMMON NAME
Astilbe x arendsii 'Flamingo'	Astilbe
Hosta x 'Blue Cadet'	Blue Cabet Hosta
GROUND COVERS	COMMON NAME
Pachysandra terminalis	Pachysandra

COMMUNITY BUILDING PLANT SCHEDULE

SHRUBS	COMMON NAME
Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
GRASSES	COMMON NAME
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass

*Refer to Plant Schedule Options 1, 2, and 3 for Typical Ornamental Trees, Ornamental Grasses, Perennials, and Ground Covers.

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER ROAD
LANDSCAPE DETAIL - 1

EMH&T

DATE
January 24, 2014

SCALE
As Noted

JOB NO.
2013-1546

SHEET
16/18

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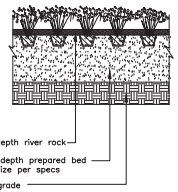

PERENNIAL AND GROUNDCOVER PLANTING
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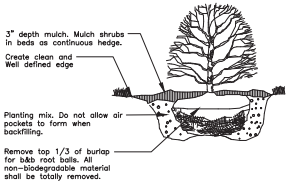

SHRUB PLANTING
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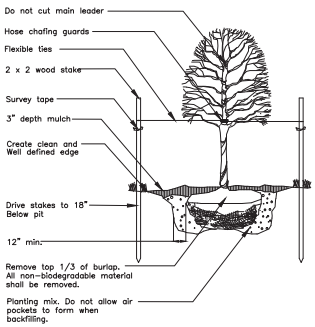

DECIDUOUS TREE PLANTING
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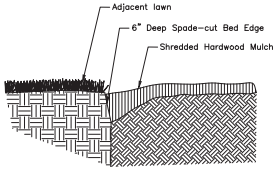

PLANTING BED EDGE
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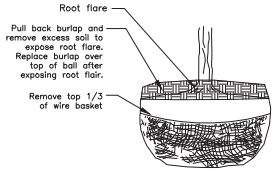
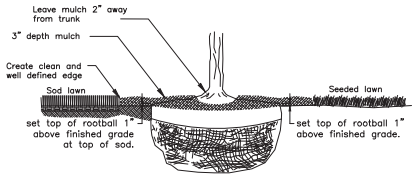


ROOTBALL PREPARATION
No Scale



ROOTBALL SETTING
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, 2004. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
4. 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.
5. Confirm location of all utilities and subsurface drain lines prior to plant installation.
6. A pre-installation conference shall be conducted prior to planting operations with Owner, Contractor, and Landscape Architect present.
7. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
8. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
9. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
10. 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.
11. 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.
12. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
13. All planting beds shall be covered with mesh weed barrier. Impervious plastic is not acceptable.
14. 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.
15. 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.
16. Install all plants in accordance with planting details and specifications.
17. Parking lot and street trees shall have a clear canopy height of 6' min.
18. Tree shall be placed a minimum of 3' from sidewalks and curbs.
19. All planting beds to be tilled and backfilled with prepared planting mix to a minimum depth of 12 inches unless otherwise indicated. All individually planted trees and shrubs to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil: ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Source separated yard waste compost from an Ohio EPA rated class IV compost facility.
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.
27. All annuals to be provided by Owner. OR All annuals to be selected from available seasonal stock. Submit annual planting plan to Landscape Architect for approval prior to installation.
28. Lawn seed mix shall proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Caddieshack or GoalKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns.
29. Lawn seed shall not have less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed.

GRAPHIC SCALE

0 ## ## ##

1 inch = ## feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER ROAD
LANDSCAPE DETAIL - 2

DATE
January 24, 2014

SCALE
As Noted

JOB NO.
2013-1546

SHEET
17/18

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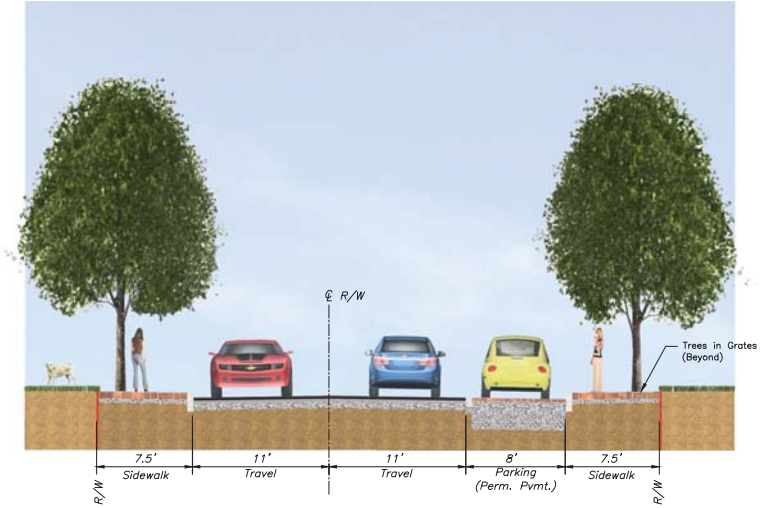
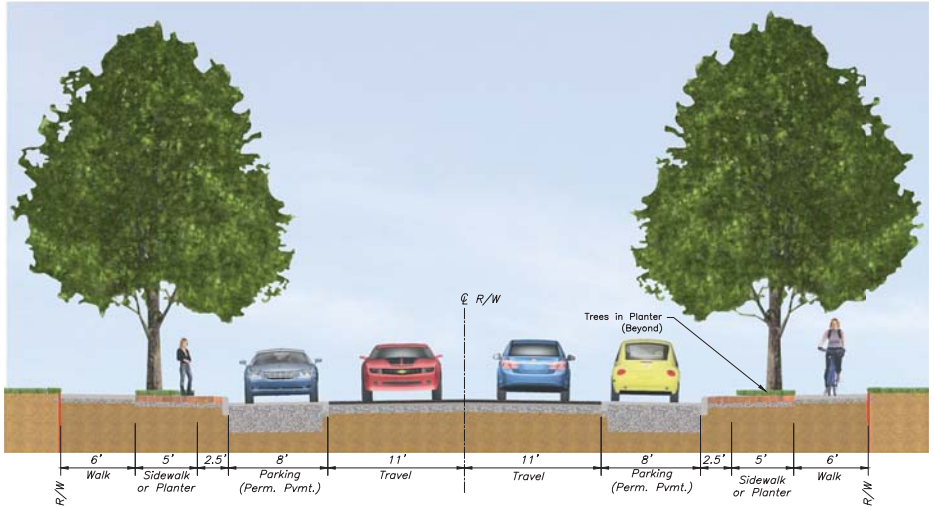
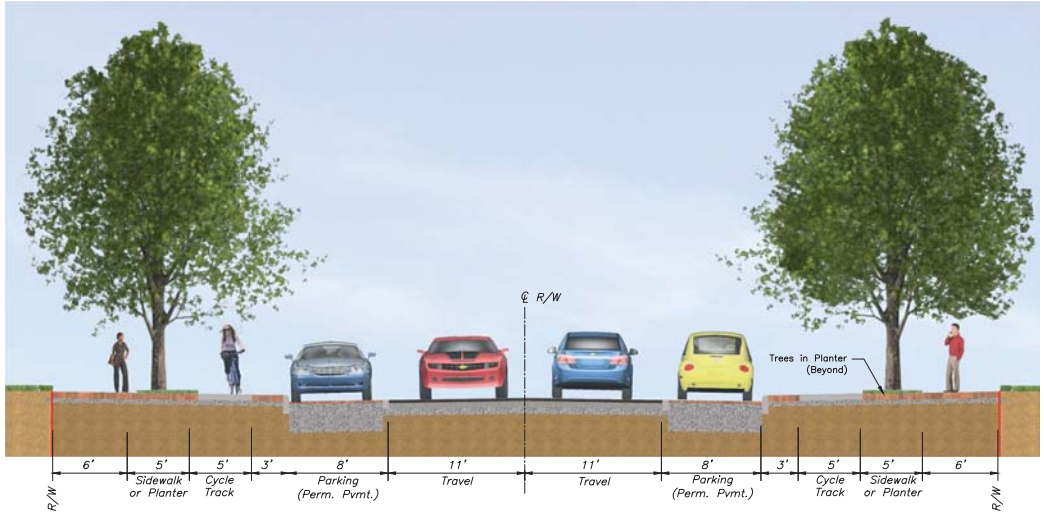


MCCUNE AVENUE (45' PUBLIC ACCESS EASEMENT)



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



JOHN SHIELDS PARKWAY (76' R/W)

GRAPHIC SCALE

0 2.5' 5' 10'

1 inch = 5' feet

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
TULLER ROAD
ILLUSTRATIVE STREET SECTIONS

EMH&T

DATE
January 24, 2014

SCALE
1" = 5'

JOB NO.
2013-1546

SHEET
18/18