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GRAPHIC SCALE

REVISIONS

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN/ SITE PLAN
TULLER FLATS
SITE LOCATION MAP AND DRAWING INDEX

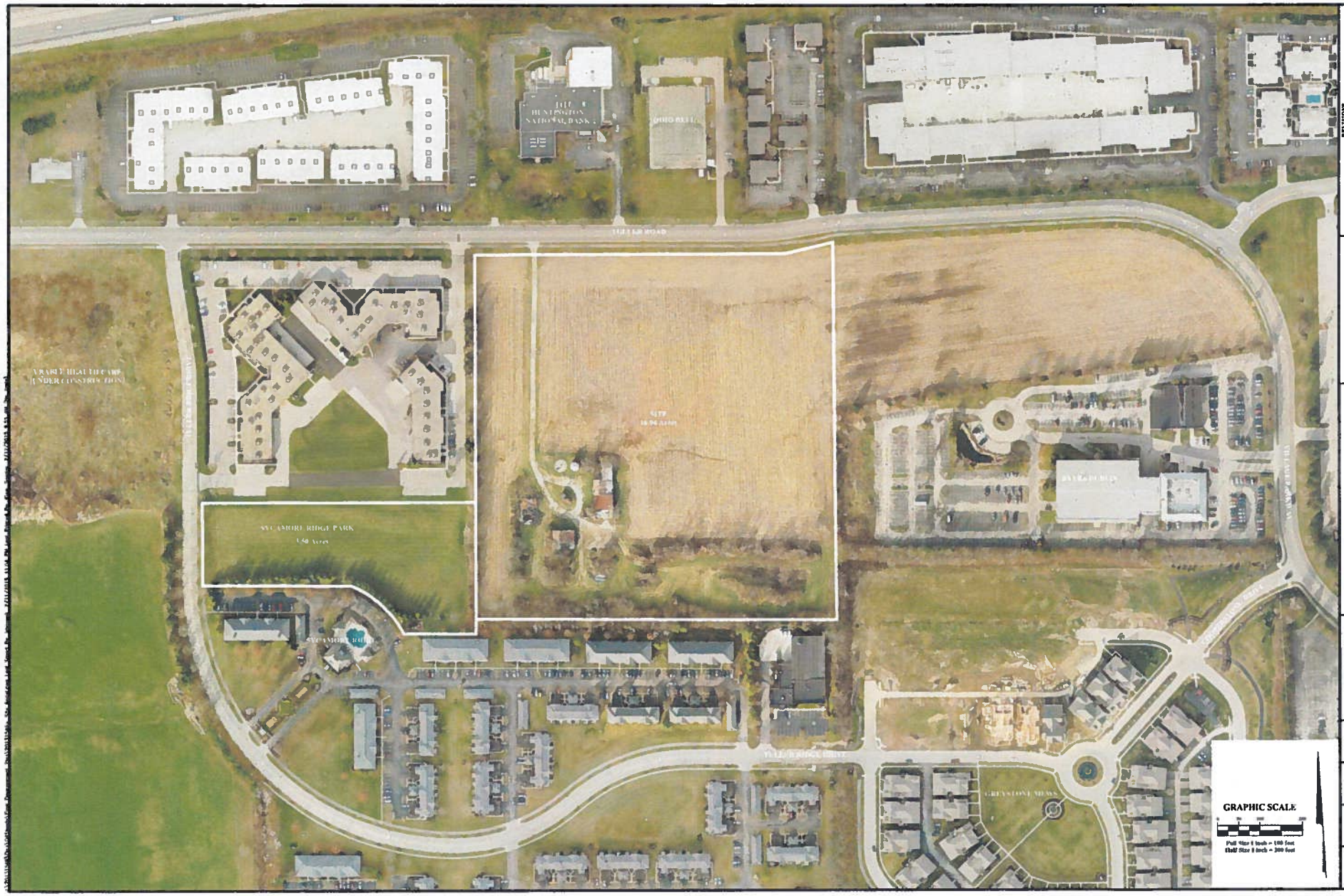
EMHT

DATE
February 12, 2015

SCALE
Full Size: 1" = 500'
Half Size: 1" = 1000'

JOB NO
2013-1546

SHEET



REVISIONS

NUMBER	DATE	DESCRIPTION

CASTO

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

EMH&T
Earth, Water, Heritage & Tech Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
www.emht.com

DATE
February 12, 2019

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

JOB NO.
2013-1546

SHEET
DP-1

CASTO

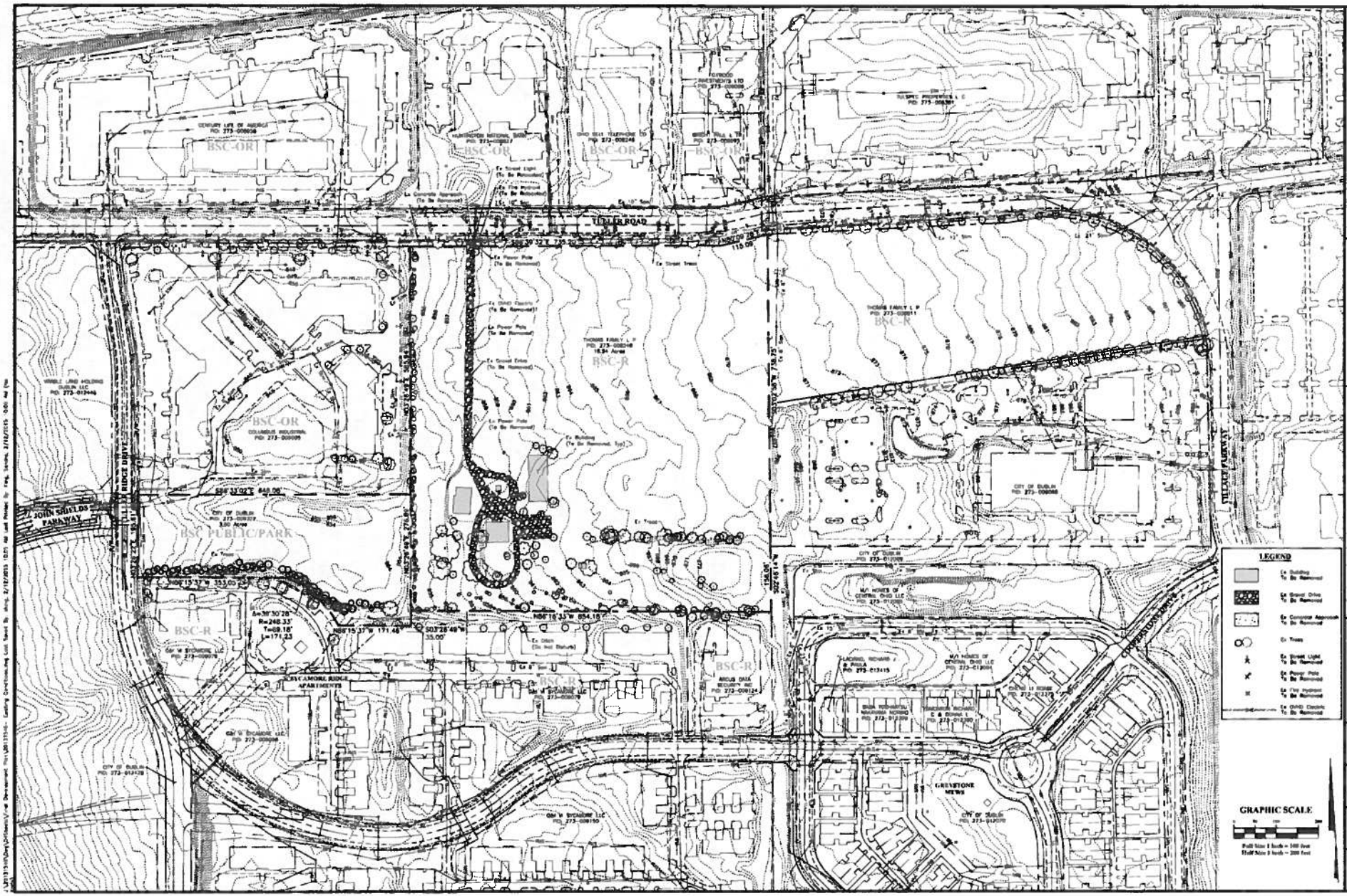
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN-SITE PLAN
TULLER FLATS
ILLUSTRATIVE COLOR SITE PLAN

EMHT

February 12, 2015

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

DP-2



REVISIONS

NO. | DATE | DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN/SITE PLAN
TULLER FLATS
EXISTING CONDITIONS

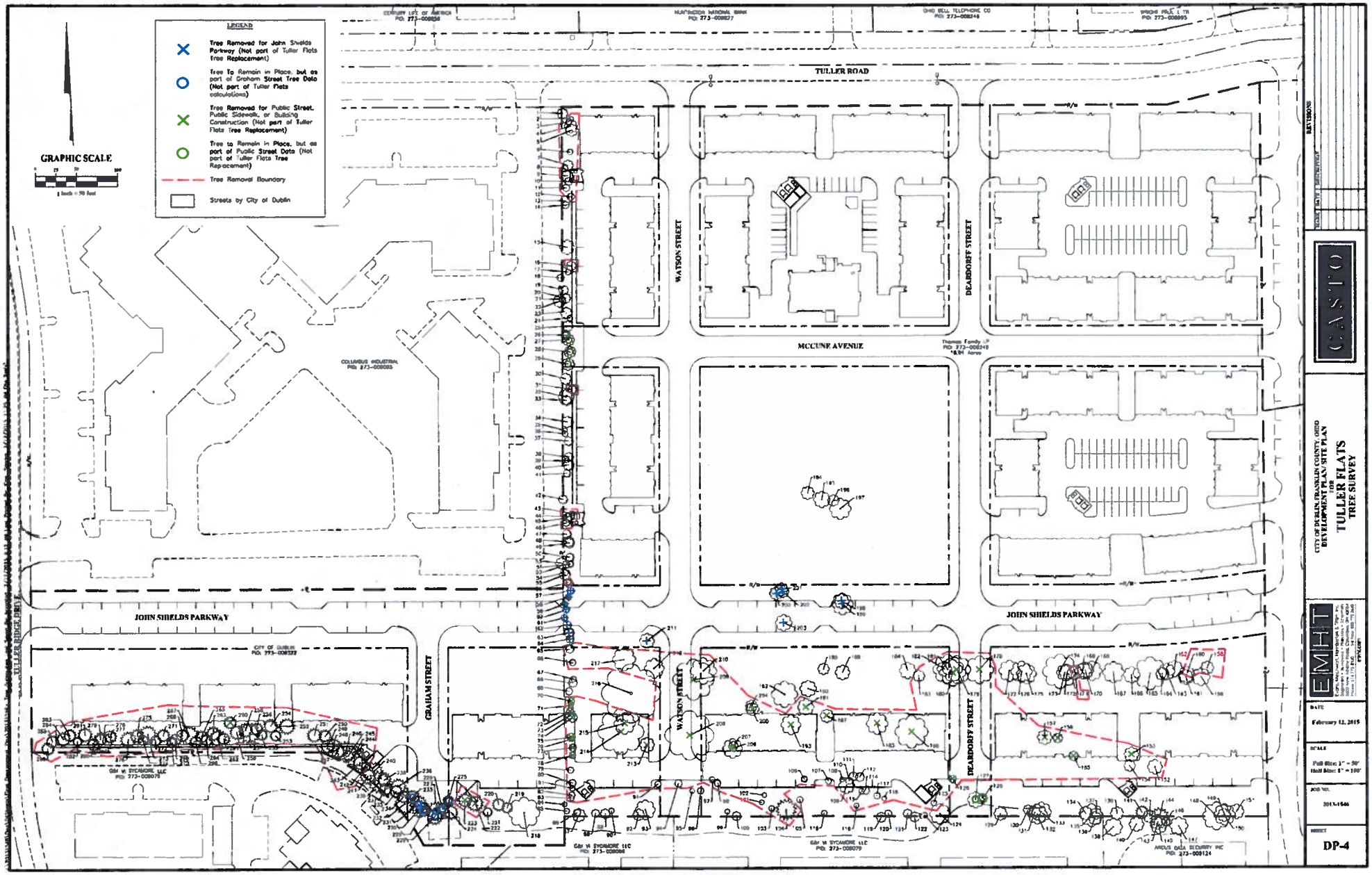
EMH&T

DATE
February 12, 2015

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

JOB NO.
2013-1366

SHEET
DP-3


LEGEND
Tree Removed for John Shields Parkway (Not part of Tuller Flats Tree Replacement)
Tree To Remain in Place, but as part of Graham Street Tree Data (Not part of Tuller Flats calculations)
Tree Removed for Public Street, Public Sidewalk, or Building Construction (Not part of Tuller Flats Tree Replacement)
Tree to Remain in Place, but as part of Public Street Data (Not part of Tuller Flats Tree Replacement)
Tree Removal Boundary
Streets by City of Dublin
GRAPHIC SCALE
TULLER ROAD
WATSON STREET
DEARDORFF STREET
MCCUNE AVENUE
JOHN SHIELDS PARKWAY
GRAHAM STREET
TULLER RIDGE DRIVE
COLUMBUS INDUSTRIAL
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN SITE PLAN
TULLER FLATS
TREE SURVEY
February 12, 2015
DP-4

Tree ID	Common Name	Scientific Name	DBH Inches	Trunk Count	Condition
1	Red Mulberry	Morus Rubra	4,4	2	Fair
2	Black Cherry	Prunus Serotina	8	1	Dead
3	Red Mulberry	Morus Rubra	7	1	Fair
4	Hackberry	Celtis Occidentalis	16	1	Fair
5	Red Mulberry	Morus Rubra	15	1	Fair
6	American Elm	Ulmus Americana	7,7,7	3	Poor
7	Red Mulberry	Morus Rubra	13,13	2	Fair
8	Wild Crabapple	Pyrus Coronaria	8,8	2	Poor
9	Hackberry	Celtis Occidentalis	14	1	Poor
10	Hackberry	Celtis Occidentalis	19	1	Fair
11	Hackberry	Celtis Occidentalis	8,9,8,9	4	Good
12	Hackberry	Celtis Occidentalis	9	1	Good
13	Red Mulberry	Morus Rubra	12,12	2	Good
14	Hackberry	Celtis Occidentalis	9	1	Fair
15	Black Cherry	Prunus Serotina	15,10,10	3	Fair
16	Black Cherry	Prunus Serotina	9,11,12	3	Fair
17	Hackberry	Celtis Occidentalis	7	1	Good
18	Hackberry	Celtis Occidentalis	9	1	Good
19	Hackberry	Celtis Occidentalis	12	1	Good
20	Red Mulberry	Morus Rubra	12,11,11	3	Fair
21	Hackberry	Celtis Occidentalis	7	1	Good
22	Black Cherry	Prunus Serotina	15	1	Poor
23	Hackberry	Celtis Occidentalis	14	1	Fair
24	Hackberry	Celtis Occidentalis	7	1	Poor
25	Black Cherry	Prunus Serotina	10	1	Poor
26	Black Cherry	Prunus Serotina	12	1	Poor
27	Hackberry	Celtis Occidentalis	16	1	Good
28	Red Mulberry	Morus Rubra	14,8,10	3	Fair
29	Black Cherry	Prunus Serotina	15,15	2	Poor
30	Black Cherry	Prunus Serotina	14,13	2	Poor
31	Black Cherry	Prunus Serotina	19	1	Poor
32	Hackberry	Celtis Occidentalis	19	1	Fair
33	Hackberry	Celtis Occidentalis	12	1	Fair
34	Hackberry	Celtis Occidentalis	10,14	2	Fair
35	Red Mulberry	Morus Rubra	9	1	Fair
36	Hackberry	Celtis Occidentalis	7	1	Good
37	Hackberry	Celtis Occidentalis	11,9	2	Fair
38	Hackberry	Celtis Occidentalis	11	1	Fair
39	Red Mulberry	Morus Rubra	8	1	Poor
40	Hackberry	Celtis Occidentalis	11	1	Good
41	Black Cherry	Prunus Serotina	9	1	Poor
42	Hackberry	Celtis Occidentalis	11	1	Fair
43	Sugar Maple	Acer Saccharum	7	1	Fair
44	Hackberry	Celtis Occidentalis	11	1	Fair
45	Sugar Maple	Acer Saccharum	11	1	Fair
46	Hackberry	Celtis Occidentalis	9,8	2	Good
47	Red Mulberry	Morus Rubra	11	1	Fair
48	Black Cherry	Prunus Serotina	12	1	Fair
49	Red Mulberry	Morus Rubra	12	1	Fair
50	Black Cherry	Prunus Serotina	10	1	Fair
51	Hackberry	Celtis Occidentalis	7	1	Fair
52	Sugar Maple	Acer Saccharum	8,9,8,8,8,6	6	Fair
53	Hackberry	Celtis Occidentalis	14	1	Good
54	Hackberry	Celtis Occidentalis	9	1	Fair
55	Hackberry	Celtis Occidentalis	11	1	Good
56	Red Mulberry	Morus Rubra	9	1	Poor
57	Hackberry	Celtis Occidentalis	8,8,6	3	Fair
58	Hackberry	Celtis Occidentalis	7	1	Fair
59	Hackberry	Celtis Occidentalis	7	1	Good
60	Black Cherry	Prunus Serotina	8	1	Fair
61	Black Cherry	Prunus Serotina	8,7,7	3	Fair
62	Hackberry	Celtis Occidentalis	11	1	Fair
63	Apple	Pyrus Malus	12	1	Poor
64	Hackberry	Celtis Occidentalis	10,6	2	Good
65	Hackberry	Celtis Occidentalis	19	1	Fair
66	Hackberry	Celtis Occidentalis	8,8	2	Good
67	Black Cherry	Prunus Serotina	7	1	Poor
68	Black Cherry	Prunus Serotina	11	1	Poor
69	Red Mulberry	Morus Rubra	9	1	Fair
70	Red Mulberry	Morus Rubra	8	1	Fair
71	Red Mulberry	Morus Rubra	6	1	Fair
72	Red Mulberry	Morus Rubra	9	1	Good
73	Hackberry	Celtis Occidentalis	9	1	Good
74	Hackberry	Celtis Occidentalis	12	1	Good
75	Hackberry	Celtis Occidentalis	10	1	Fair
76	Hackberry	Celtis Occidentalis	6	1	Fair
77	Hackberry	Celtis Occidentalis	6	1	Fair
78	Hackberry	Celtis Occidentalis	8	1	Fair
79	Hackberry	Celtis Occidentalis	8	1	Fair
80	Hackberry	Celtis Occidentalis	9	1	Fair
81	Hackberry	Celtis Occidentalis	7	1	Fair
82	Hackberry	Celtis Occidentalis	8	1	Fair
83	Hackberry	Celtis Occidentalis	6	1	Fair
84	Hackberry	Celtis Occidentalis	6	1	Poor
85	Hackberry	Celtis Occidentalis	7	1	Fair
86	Hackberry	Celtis Occidentalis	8,8	2	Good
87	Black Cherry	Prunus Serotina	16	1	Fair
88	Hackberry	Celtis Occidentalis	10,9	2	Good
89	Black Cherry	Prunus Serotina	10,12	2	Fair
90	Hackberry	Celtis Occidentalis	7	1	Good
91	Black Cherry	Prunus Serotina	8,8	2	Good
92	Hackberry	Celtis Occidentalis	10,14	2	Fair
93	Hackberry	Celtis Occidentalis	14	1	Fair
94	Red Mulberry	Morus Rubra	9	1	Good
95	Red Mulberry	Morus Rubra	6	1	Fair
96	Hackberry	Celtis Occidentalis	8	1	Fair
97	Black Cherry	Prunus Serotina	7	1	Fair
98	Green Ash	Fraxinus Pennsylvanica	9,6	2	Poor
99	Bradford Pear	Pyrus Calleryana	6,6	2	Poor
100	Hackberry	Celtis Occidentalis	6,7,11	3	Good
101	Green Ash	Fraxinus Pennsylvanica	6,6	2	Dead
102	Black Cherry	Prunus Serotina	6	1	Poor
103	Red Mulberry	Morus Rubra	6,6	2	Dead
104	Box Elder	Acer Negundo	26,28	2	Dead
105	Slippery Elm	Ulmus Rubra	8	1	Good
106	Green Ash	Fraxinus Pennsylvanica	8,7	2	Dead
107	Yellow Buckeye	Aesculus Flava	8,8,6	3	Fair
108	Black Locust	Robinia Pseudoacacia	6	1	Good
109	Black Locust	Robinia Pseudoacacia	19	1	Good
110	Black Locust	Robinia Pseudoacacia	9	1	Fair
111	Black Locust	Robinia Pseudoacacia	11,8	2	Fair
112	Black Locust	Robinia Pseudoacacia	11	1	Fair
113	Hackberry	Celtis Occidentalis	7	1	Good
114	Black Locust	Robinia Pseudoacacia	9	1	Good
115	Hackberry	Celtis Occidentalis	7	1	Fair
116	Box Elder	Acer Negundo	6	1	Fair
117	Black Locust	Robinia Pseudoacacia	8	1	Good
118	Black Locust	Robinia Pseudoacacia	6	1	Good
119	Red Mulberry	Morus Rubra	12	1	Good
120	Wild Crabapple	Pyrus Coronaria	8,9	2	Fair
121	Black Cherry	Prunus Serotina	11	1	Poor
122	Black Cherry	Prunus Serotina	12	1	Poor
123	Hackberry	Celtis Occidentalis	7	1	Good
124	Red Mulberry	Morus Rubra	25	1	Fair
125	Box Elder	Acer Negundo	7	1	Good
126	White Poplar	Populus Alba	9	1	Fair
127	Locust	Robinia Pseudoacacia	13	1	Good
128	Box Elder	Acer Negundo	8	1	Fair
129	Box Elder	Acer Negundo	8	1	Fair
130	Wild Crabapple	Pyrus Coronaria	6,6,6	3	Fair
131	Black Cherry	Prunus Serotina	7	1	Good
132	Red Mulberry	Morus Rubra	12	1	Good
133	Black Cherry	Prunus Serotina	12	1	Good
134	Red Mulberry	Morus Rubra	8,7,6	3	Good
135	Black Cherry	Prunus Serotina	14,16	2	Fair
136	Black Cherry	Prunus Serotina	8	1	Good
137	Red Mulberry	Morus Rubra	7	1	Fair
138	Sugar Maple	Acer Saccharum	11	1	Good
139	Red Mulberry	Morus Rubra	8,8,8,8,8	5	Fair
140	Tulip Tree	Liriodendron Tulipifera	8	1	Good
141			8	1	Good
142	Green Ash	Fraxinus Pennsylvanica	8,6	2	Good
143	Black Cherry	Prunus Serotina	9	1	Fair
144			12	1	Fair
145	Tulip Tree	Liriodendron Tulipifera	12	1	Good
146			6	1	Fair
147	Tulip Tree	Liriodendron Tulipifera	11	1	Poor
148	Red Mulberry	Morus Rubra	17	1	Fair
149	Black Cherry	Prunus Serotina	11	1	Good
150	Hackberry	Celtis Occidentalis	8	1	Good
151	Hackberry	Celtis Occidentalis	9	1	Fair
152	Bradford Pear	Pyrus Calleryana	9	1	Fair
153	Sugar Maple	Acer Saccharum	9,6	2	Fair
154	Box Elder	Acer Negundo	7	1	Fair
155	Box Elder	Acer Negundo	6	1	Fair
156	Box Elder	Acer Negundo	6	1	Fair
157	Red Mulberry	Morus Rubra	9,8	2	Fair
158	Green Ash	Fraxinus Pennsylvanica	8	1	Dead
159	Hackberry	Celtis Occidentalis	11	1	Good
160	Black Cherry	Prunus Serotina	20	1	Dead
161	Wild Crabapple	Pyrus Coronaria	9	1	Poor
162	Red Mulberry	Morus Rubra	10,10,12	3	Poor
163	Red Mulberry	Morus Rubra	15	1	Poor
164	Red Mulberry	Morus Rubra	8	1	Fair
165	Red Mulberry	Morus Rubra	13,10,8	3	Fair
166	Black Cherry	Prunus Serotina	12	1	Poor
167	Hackberry	Celtis Occidentalis	14	1	Fair
168	Hackberry	Celtis Occidentalis	12	1	Fair
169	Hackberry	Celtis Occidentalis	13	1	Fair
170	Red Mulberry	Morus Rubra	15,8,8,12	4	Poor
171	Black Cherry	Prunus Serotina	9	1	Dead
172	Red Mulberry	Morus Rubra	15,15	2	Fair
173	Red Mulberry	Morus Rubra	12	1	Fair
174	Red Mulberry	Morus Rubra	11	1	Fair
175	Black Cherry	Prunus Serotina	16	1	Poor
176	Red Mulberry	Morus Rubra	13,11	2	Poor
177	Hackberry	Celtis Occidentalis	18	1	Fair
178	Red Mulberry	Morus Rubra	17,17,17	3	Fair
179	Black Cherry	Prunus Serotina	17	1	Fair
180	Black Cherry	Prunus Serotina	13,16	2	Fair
181	Red Mulberry	Morus Rubra	19	1	Poor
182	Red Mulberry	Morus Rubra	9	1	Poor
183	Hackberry	Celtis Occidentalis	8	1	Dead
184	Hackberry	Celtis Occidentalis	13	1	Fair
185	Box Elder	Acer Negundo	13	1	Poor
186	Red Mulberry	Morus Rubra	22	1	Poor
187	Red Maple	Acer Rubrum	9	1	Fair
188	Box Elder	Acer Negundo	9	1	Fair
189	Box Elder	Acer Negundo	7	1	Fair
190	Hackberry	Celtis Occidentalis	12	1	Fair
191	Hackberry	Celtis Occidentalis	12	1	Fair
192	Hackberry	Celtis Occidentalis	18	1	Fair
193	Box Elder	Acer Negundo	13	1	Fair
194	Red Mulberry	Morus Rubra	8	1	Fair
195	Red Mulberry	Morus Rubra	8,12,6	3	Fair
196	Hackberry	Celtis Occidentalis	7	1	Fair
197	Sugar Maple	Acer Saccharum	12,11	2	Fair
198	Sugar Maple	Acer Saccharum	9	1	Fair
199	Hackberry	Celtis Occidentalis	19	1	Fair
200	Box Elder	Acer Negundo	8	1	Dead
201	Box Elder	Acer Negundo	8	1	Poor
202	Box Elder	Acer Negundo	7	1	Poor
203	Box Elder	Acer Negundo	10	1	Fair
204	Hackberry	Celtis Occidentalis	7	1	Fair
205	Box Elder	Acer Negundo	9	1	Fair
206	Box Elder	Acer Negundo	11	1	Fair
207	Hackberry	Celtis Occidentalis	6	1	Fair
208	Hackberry	Celtis Occidentalis	10	1	Good
209	Red Mulberry	Morus Rubra	25	1	Poor
210	Hackberry	Celtis Occidentalis	16	1	Fair
211	Hackberry	Celtis Occidentalis	9	1	Fair
212	Box Elder	Acer Negundo	12	1	Fair
213	Hackberry	Celtis Occidentalis	9,7	2	Fair
214	Silver Maple	Acer Saccharinum	29	1	Fair
215	Box Elder	Acer Negundo	13,13	2	Poor
216	Hackberry	Celtis Occidentalis	15	1	Fair
217	Box Elder	Acer Negundo	14	1	Fair
218	Hackberry	Celtis Occidentalis	19	1	Fair
219	White Pine	Pinus strobus	7	1	Good
220	Norway Spruce	Picea abies	8	1	Good
221	Douglas Fir	Pseudotsuga menziesii	6	1	Good
222	Douglas Fir	Pseudotsuga menziesii	10	1	Fair
223	Norway Spruce	Picea abies	9	1	Good
224	Douglas Fir	Pseudotsuga menziesii	9	1	Good
225	White Pine	Pinus strobus	7	1	Fair
226	Norway Spruce	Picea abies	8	1	Good
227	Norway Spruce	Picea abies	12	1	Good
228	Norway Spruce	Picea abies	10	1	Good
229	Norway Spruce	Picea abies	9	1	Good
230	White Pine	Pinus strobus	11	1	Good
231	Norway Spruce	Picea abies	11	1	Good
232	Norway Spruce	Picea abies	13	1	Good
233	Norway Spruce	Picea abies	9	1	Good
234	Norway Spruce	Picea abies	8	1	Good
235	Norway Spruce	Picea abies	8	1	Good
236	Norway Spruce	Picea abies	10,8	2	Good
237	White Pine	Pinus strobus	6	1	Good
238	White Pine	Pinus strobus	9	1	Good
239	Norway Spruce	Picea abies	14	1	Good
240	Norway Spruce	Picea abies	13	1	Good
241	White Pine	Pinus strobus	10	1	Good
242	White Pine	Pinus strobus	6,6	2	Good
243	White Pine	Pinus strobus	9	1	Good
244	White Pine	Pinus strobus	11	1	Good
245	White Pine	Pinus strobus	7	1	Poor
246	White Pine	Pinus strobus	11	1	Good
247	White Pine	Pinus strobus	9	1	Good
248	White Pine	Pinus strobus	9,8	2	Good
249	White Pine	Pinus strobus	8	1	Good
250	White Pine	Pinus strobus	8	1	Good
251	White Pine	Pinus strobus	9	1	Fair
252	White Pine	Pinus strobus	10	1	Good
253	White Pine	Pinus strobus	7	1	Fair
254	Douglas Fir	Pseudotsuga menziesii	9	1	Good
255	White Pine	Pinus strobus	7	1	Good
256	White Pine	Pinus strobus	8	1	Good
257	Norway Spruce	Picea abies	11	1	Good
258	White Pine	Pinus strobus	9	1	Good
259	Norway Spruce	Picea abies	9	1	Good
260	Douglas Fir	Pseudotsuga menziesii	8	1	Good
261	White Pine	Pinus strobus	8	1	Good
262	White Pine	Pinus strobus	11	1	Good
263	White Pine	Pinus strobus	9	1	Good
264	White Pine	Pinus strobus	8	1	Good
265	White Pine	Pinus strobus	8	1	Good
266	White Pine	Pinus strobus	9	1	Good
267	White Pine	Pinus strobus	11	1	Good
268	White Pine	Pinus strobus	8	1	Good
269	White Pine	Pinus strobus	8,6	2	Good
270	White Pine	Pinus strobus	7	1	Good
271	White Pine	Pinus strobus	9	1	Good
272	White Pine	Pinus strobus	7	1	Good
273	White Pine	Pinus strobus	11	1	Good
274	White Pine	Pinus strobus	7	1	Good
275	White Pine	Pinus strobus	9	1	Good
276	White Pine	Pinus strobus	10	1	Good
277	White Pine	Pinus strobus	8	1	Good
278	White Pine	Pinus strobus	13	1	Good
279	White Pine	Pinus strobus	6	1	Good
280	White Pine	Pinus strobus	8	1	Good
281	White Pine	Pinus strobus	9	1	Good
282	White Pine	Pinus strobus	8	1	Good
283	White Pine	Pinus strobus	8	1	Good
284	White Pine	Pinus strobus	8	1	Good
285	Norway Spruce	Picea abies	8	1	Good
286	White Pine	Pinus strobus	8	1	Good

LEGEND

- Trees to Remain
- Trees to be Removed
- Dead Trees
- Tree located in John Shields Parkway or Graham Street R/W (Not part of Tuller Flats Tree Replacement)
- Tree located in other Public Street R/W, or within the building or sidewalk footprint (Not part of Tuller Flats Tree Replacement)

TREE SURVEY DATA

Total Trees:	222 Trees (2,867 Caliper Inches)
Total Trees to be Removed:	105 Trees (1,169 Caliper Inches)
Dead Trees:	9 Trees (126 Caliper Inches)
Living Trees:	96 Trees (1,043 Caliper Inches)
(*Includes Landmark Trees:	1 Tree (45 Caliper Inches)

Note: Tree Survey Data does not include trees in John Shields Parkway Right-of-Way, trees in Graham Street Right-of-Way, trees in all other Public Street Right-of-Ways, and trees in the proposed building and sidewalk footprint.

REVISIONS

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN/ SITE PLAN
FOR
TULLER FLATS
TREE SURVEY

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.

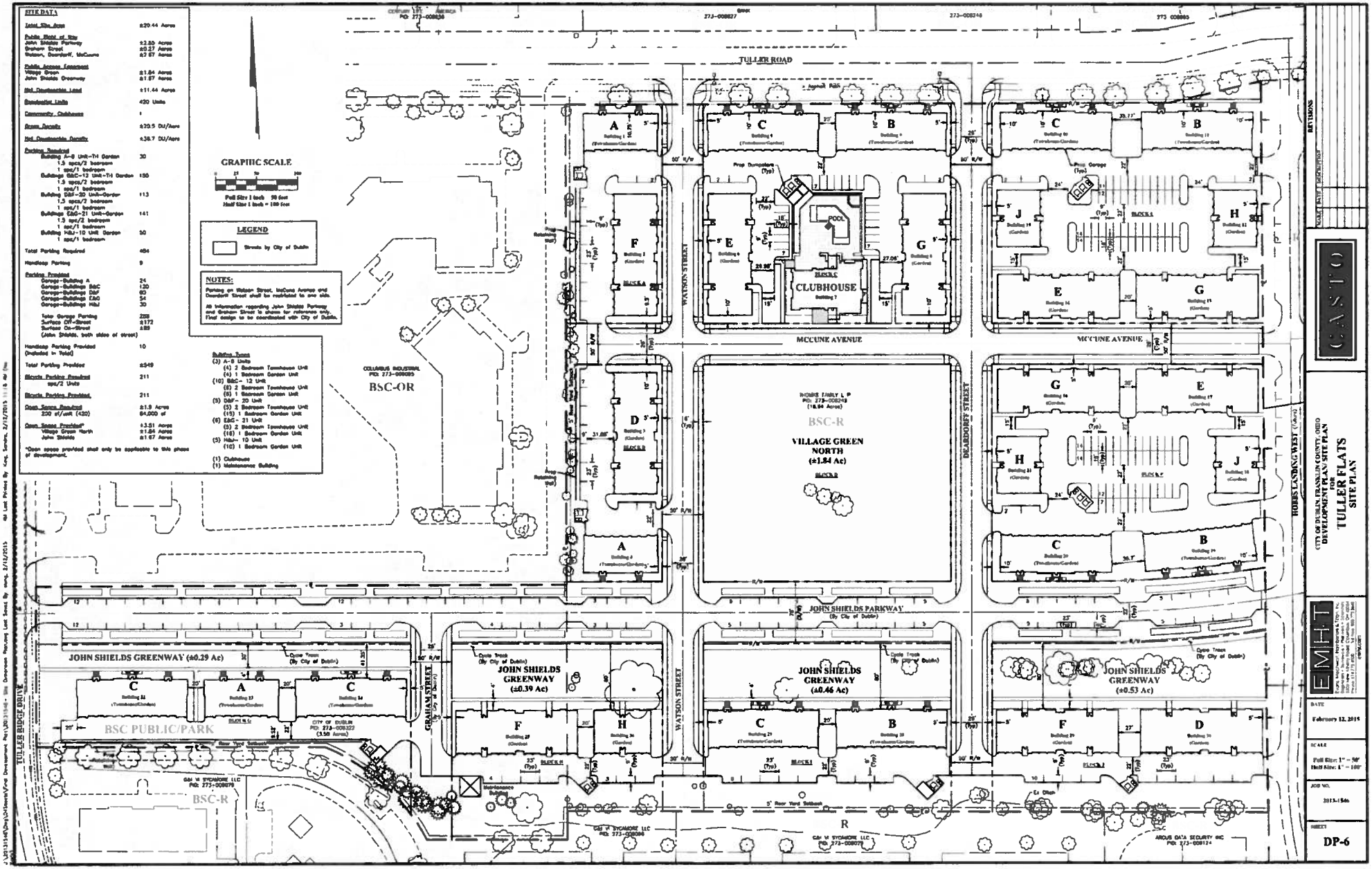
DATE: February 12, 2015

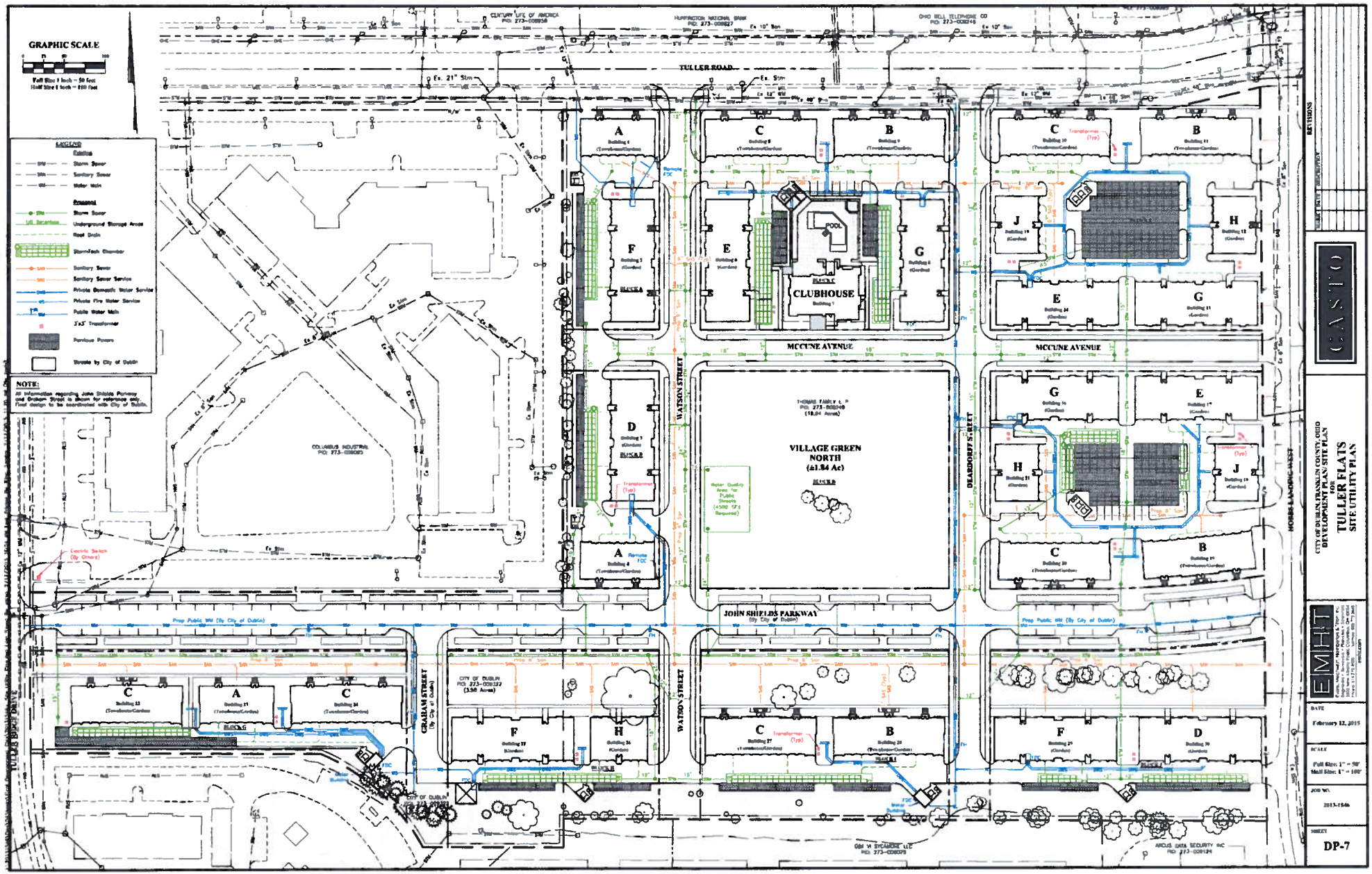
SCALE: None

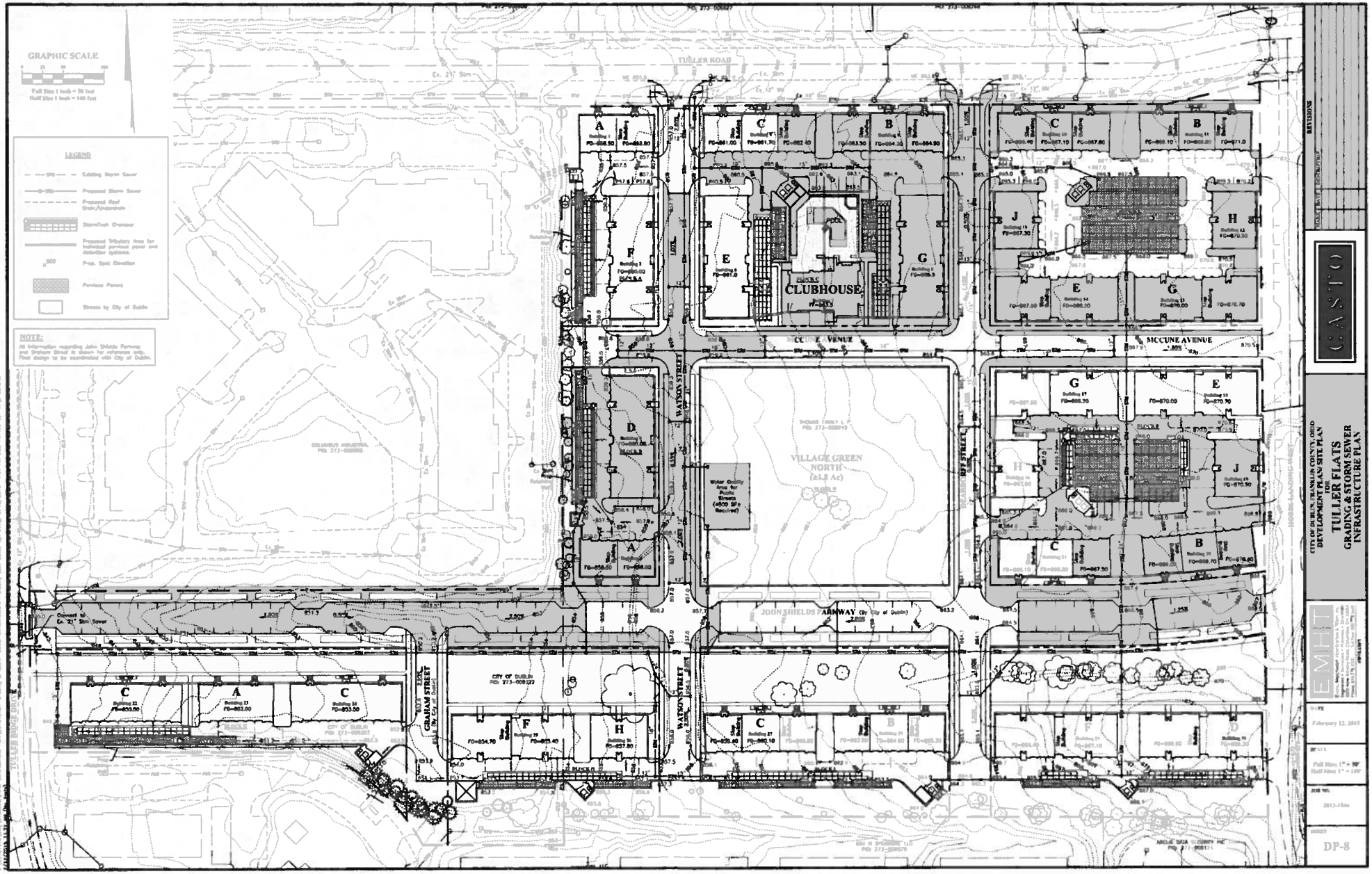
JOB NO. 2013-1546

SHEET: DP-5

J:\20131546\Dwg\Sheets\Final Development Plan\20131546 - Tree Survey.dwg Last Saved By: bcomfort, 2/12/2015 8:49 AM Last Printed By: Comfort, Bethany, 2/12/2015 8:50 AM (No Xref)


SITE DATA
Total Site Area ±29.44 Acres
Public Right of Way
John Shields Parkway ±2.80 Acres
Graham Street ±0.27 Acres
Watson, Deardorff, McCune ±2.87 Acres
Public Access Easement
Village Green ±1.84 Acres
John Shields Greenway ±1.87 Acres
Net Developable Land ±11.44 Acres
Dwelling Units 420 Units
Community Clubhouse 1
Gross Density ±20.5 DU/Acre
Net Developable Density ±36.7 DU/Acre
Parking Required
Building A-8 Unit-TH Garden 30
1.5 spc/2 bedroom
1 spc/1 bedroom
Building B&C-13 Unit-TH Garden 156
1.5 spc/2 bedroom
1 spc/1 bedroom
Building D&F-20 Unit-Garden 113
1.5 spc/2 bedroom
1 spc/1 bedroom
Building E&G-21 Unit-Garden 141
1.5 spc/2 bedroom
1 spc/1 bedroom
Building H&J-10 Unit Garden 50
1 spc/1 bedroom
Total Parking Required 494
Handicap Parking 9
Parking Provided
Garage-Buildings A 24
Garage-Buildings B&C 120
Garage-Buildings D&F 60
Garage-Buildings E&G 54
Garage-Buildings H&J 30
Total Garage Parking 288
Surface Off-Street ±172
Surface On-Street ±89
(John Shields, both sides of street)
Handicap Parking Provided (included in Total) 10
Total Parking Provided ±549
Bicycle Parking Required spc/2 Units 211
Bicycle Parking Provided 211
Open Space Required ±1.9 Acres
200 sf/unit (420) 84,000 sf
Open Space Provided* ±3.51 Acres
Village Green North ±1.84 Acres
John Shields ±1.67 Acres
*Open space provided shall only be applicable to this phase of development.
GRAPHIC SCALE
Full Size 1 inch 50 feet
Half Size 1 inch = 100 feet
LEGEND
Streets by City of Dublin
NOTES:
Parking on Watson Street, McCune Avenue and Deardorff Street shall be restricted to one side.
All information regarding John Shields Parkway and Graham Street is shown for reference only. Final design to be coordinated with City of Dublin.
Building Types
(3) A-8 Units
(4) 2 Bedroom Townhouse Unit
(4) 1 Bedroom Garden Unit
(10) B&C- 13 Unit
(8) 2 Bedroom Townhouse Unit
(5) 1 Bedroom Garden Unit
(5) D&F- 20 Unit
(5) 2 Bedroom Townhouse Unit
(15) 1 Bedroom Garden Unit
(6) E&G - 21 Unit
(5) 2 Bedroom Townhouse Unit
(16) 1 Bedroom Garden Unit
(5) H&J- 10 Unit
(10) 1 Bedroom Garden Unit
(1) Clubhouse
(1) Maintenance Building
TULLER ROAD
WATSON STREET
MCCUNE AVENUE
DEARDORFF STREET
HOBBS LANDING WEST
JOHN SHIELDS PARKWAY
GRAHAM STREET
TULLER RIDGE DRIVE
COLUMBUS INDUSTRIAL
BSC-OR
BSC-R
VILLAGE GREEN NORTH
(±1.84 Ac)
CLUBHOUSE
POOL
JOHN SHIELDS GREENWAY (±0.29 Ac)
JOHN SHIELDS GREENWAY (±0.39 Ac)
JOHN SHIELDS GREENWAY (±0.46 Ac)
JOHN SHIELDS GREENWAY (±0.53 Ac)
BSC PUBLIC/PARK
CITY OF DUBLIN
(3.50 Acres)
Maintenance Building
CASTO
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN-SITE PLAN
FOR
TULLER FLATS
SITE PLAN
EMHT
DATE
February 12, 2015
SCALE
Full Size: 1" = 50'
Half Size: 1" = 100'
JOB NO.
2013-156
SHEET
DP-6

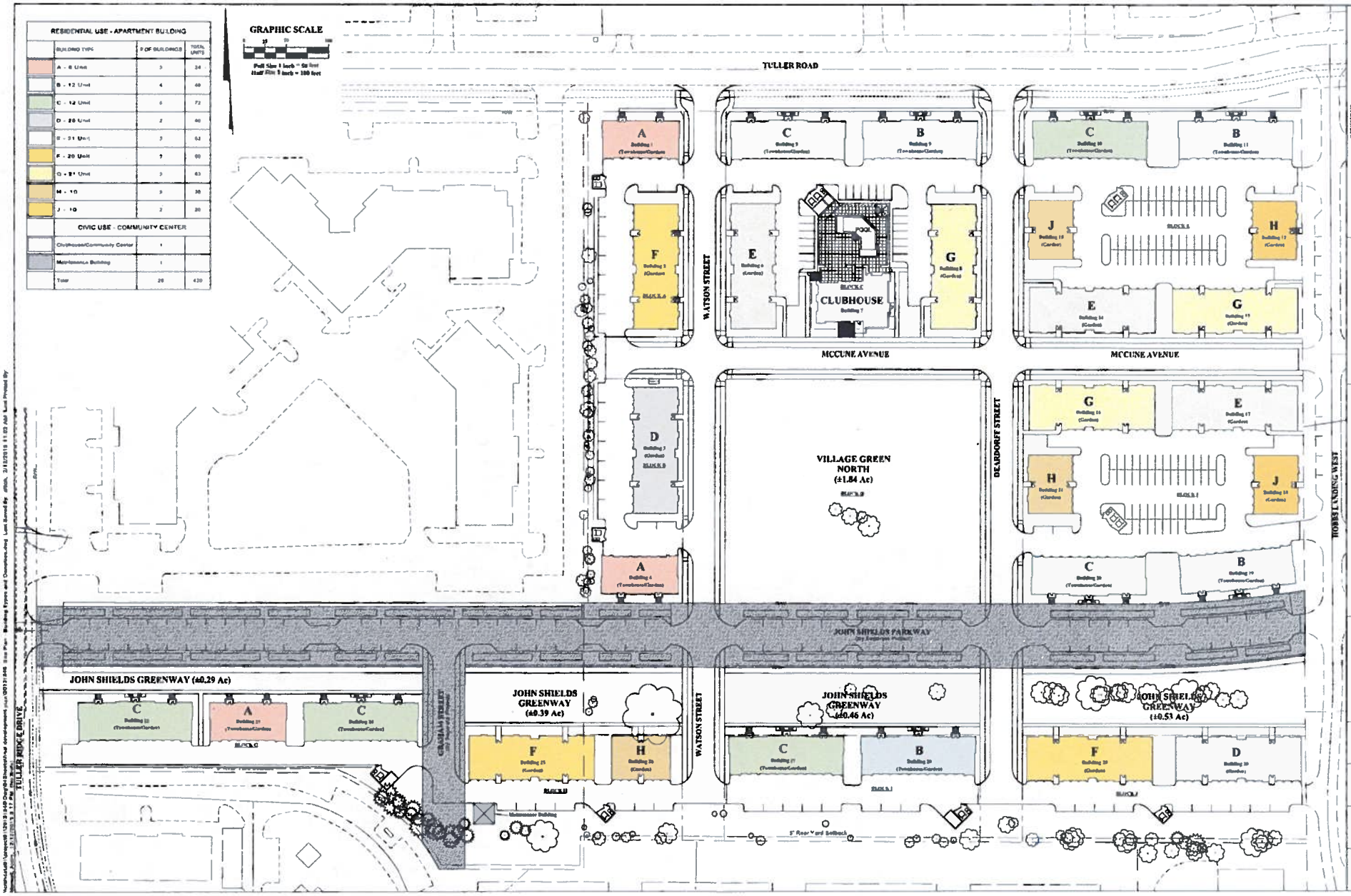

GRAPHIC SCALE
LEGEND
NOTE:
TULLER ROAD
MCCUNE AVENUE
WATSON STREET
DEARDORFF STREET
HOBBS LANDING WEST
JOHN SHIELDS PARKWAY
GRAHAM STREET
TULLER RIDGE DRIVE
CLUBHOUSE
POOL
VILLAGE GREEN NORTH (±1.84 Ac)
COLUMBUS INDUSTRIAL
CITY OF DUBLIN
CASTO
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN-SITE PLAN
FOR
TULLER FLATS
SITE UTILITY PLAN
EMHT
DATE
February 12, 2015
SCALE
Full Size: 1" = 50'
Half Size: 1" = 100'
JOB NO.
2013-1546
SHEET
DP-7


GRAPHIC SCALE
LEGEND
NOTE:
TULLER ROAD
CLUBHOUSE
POOL
VILLAGE GREEN NORTH (±1.8 Ac)
WATSON STREET
RITY STREET
MCCUNE AVENUE
JOHN SHIELDS PARKWAY (By City of Dublin)
GRAHAM STREET
CITY OF DUBLIN
CASTO
EMH&T
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN/SITE PLAN
FOR
TULLER FLATS
GRADING & STORM SEWER
INFRASTRUCTURE PLAN
February 12, 2015
DP-8

RESIDENTIAL USE - APARTMENT BUILDING		
BUILDING TYPE	# OF BUILDINGS	TOTAL UNITS
A - 6 Unit	3	24
B - 12 Unit	4	48
C - 12 Unit	6	72
D - 20 Unit	2	40
E - 21 Unit	3	63
F - 20 Unit	3	60
G - 21 Unit	3	63
H - 10	3	30
J - 10	2	20
CIVIC USE - COMMUNITY CENTER		
Clubhouse/Community Center	1	
Maintenance Building	1	
Total	28	420

GRAPHIC SCALE

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



REVISIONS

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN/ SITE PLAN
TULLER FLATS
SITE PLAN - BUILDING TYPES

EMHT

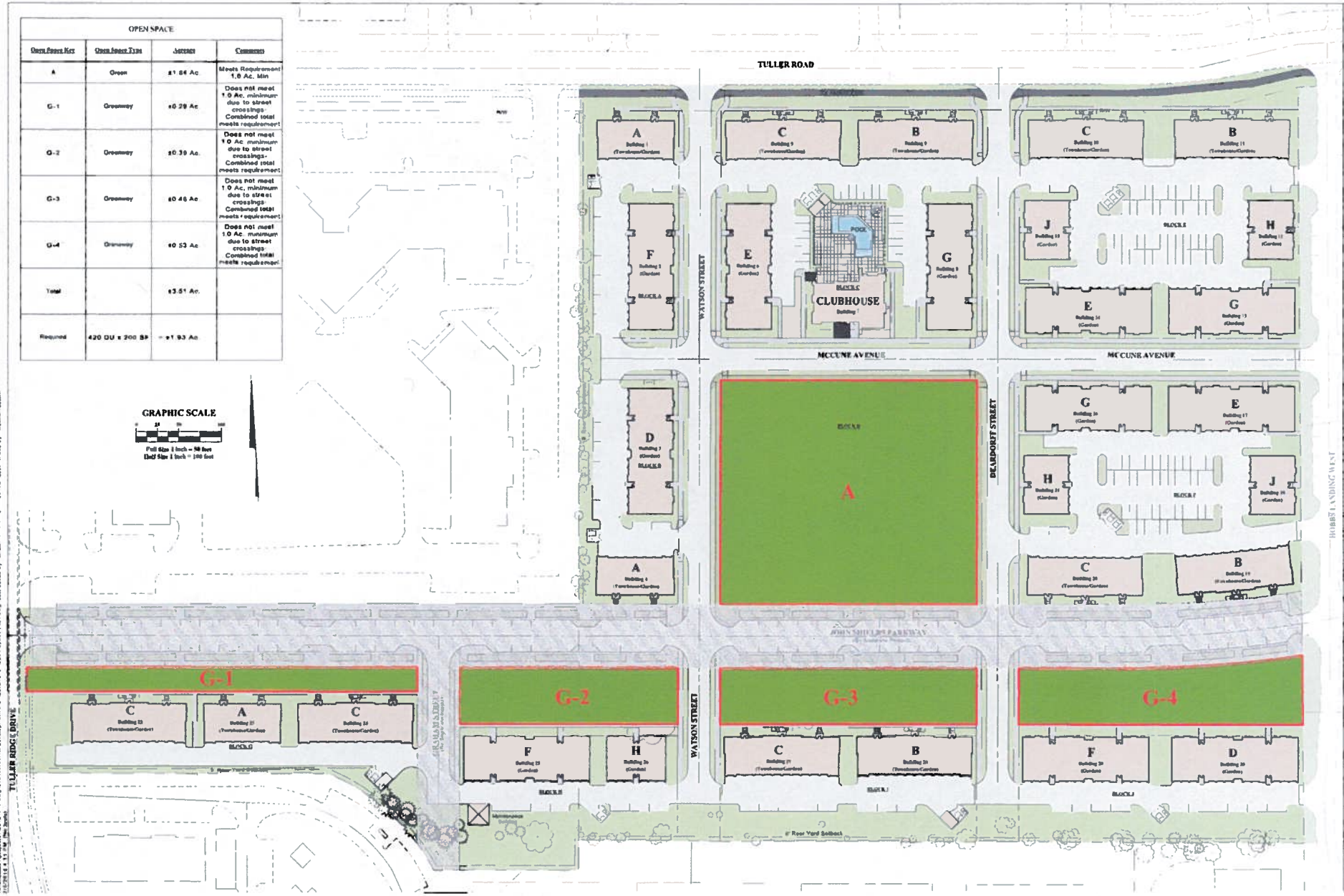
DATE
February 12, 2015

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

JOB NO.
2013-1546

SHEET
DP-9

OPEN SPACE			
Open Space Key	Open Space Type	Acreage	Comments
A	Green	±1.84 Ac	Meets Requirement 1.0 Ac. Min
G-1	Greenway	±0.29 Ac	Does not meet 1.0 Ac. minimum due to street crossings. Combined total meets requirement
G-2	Greenway	±0.39 Ac.	Does not meet 1.0 Ac. minimum due to street crossings. Combined total meets requirement
G-3	Greenway	±0.46 Ac	Does not meet 1.0 Ac. minimum due to street crossings. Combined total meets requirement
G-4	Greenway	±0.53 Ac	Does not meet 1.0 Ac. minimum due to street crossings. Combined total meets requirement
Total		±3.51 Ac.	
Required	420 DU x 200 SF	= ±1.93 Ac	



CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN/SITE PLAN
TULLER FLATS
OPEN SPACE PLAN

EMHT

DATE
February 12, 2015

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

JOB NO.
2013-1546

SHEET
DP-10

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 completed with adjacent parcel development
C	Mid Block Access	±300	±1132	Meets Requirements
D	Village Green North	±300	±1139	No Block Access Required
E	Mid Block Access	±330	±1222	Meets Requirements
F	Mid Block Access	±335	±1180	Meets Requirements
G	Mid Block Access	±500	±1200	Partial block- To be completed with adjacent parcel development
H	Mid Block Access	±250	±995	Partial block- To be completed with adjacent parcel development
I	Mid Block Access	±300	±1010	Partial block- To be completed with adjacent parcel development
J	Mid Block Access	±335	±1100	Partial block- To be completed with adjacent parcel development

PERCENT BUILDING COVERAGE ON PRINCIPAL STREETS		
BLOCK	John Shields Drive	Tuller Road
A	N/A	79%
B	79%	N/A
C	N/A	90%
E	N/A	82%
F	81%	N/A
G	79%	N/A
H	83%	N/A
I	81%	N/A
J	88%	N/A

PERCENT IMPERVIOUS COVERAGE		
BLOCK	Impervious Total % (Max 70%)	Pervious Pavement % (Max 20%)
A	66%	9%
B	64%	5%
C	94%	3%
E	69%	12%
F	71%	9%
G	48%	4%
H	38%	3%
I	38%	3%
J	39%	3%

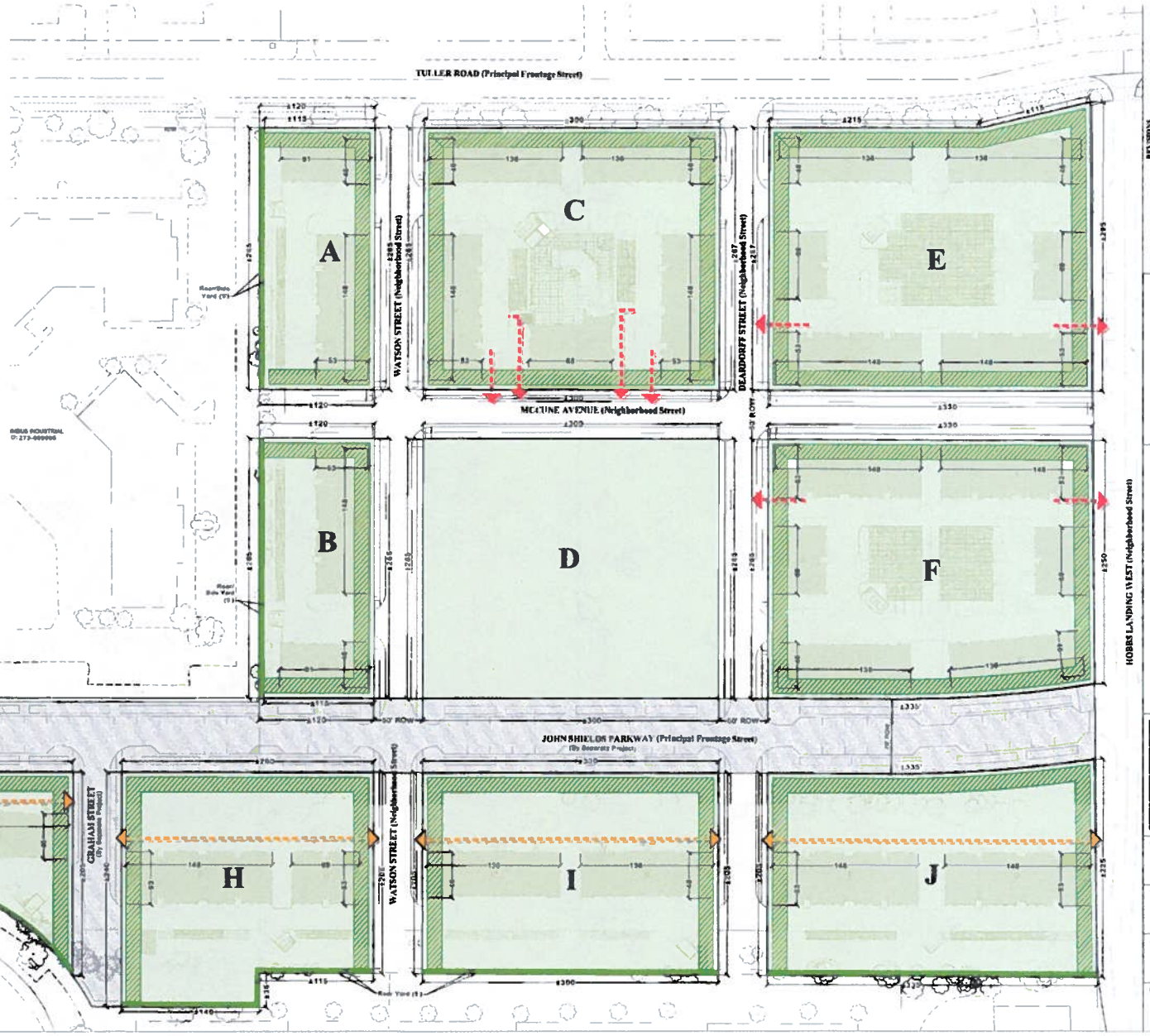
KEY

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

GRAPHIC SCALE

0 25 50 100

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



CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN/SITE PLAN
FOR
TULLER FLATS
BLOCK PLAN

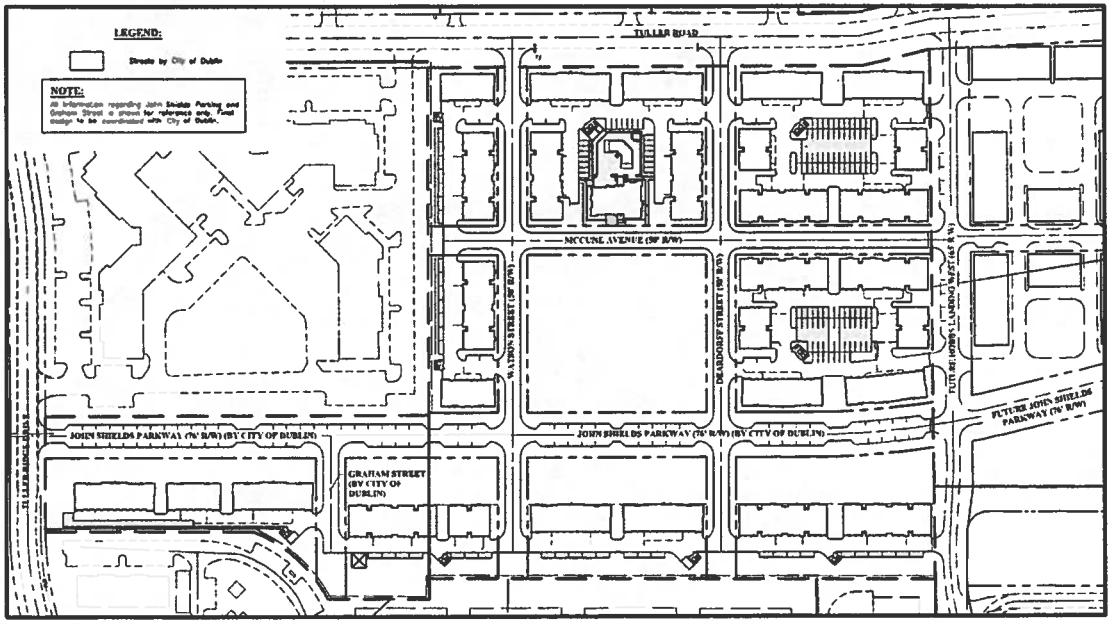
EMHT

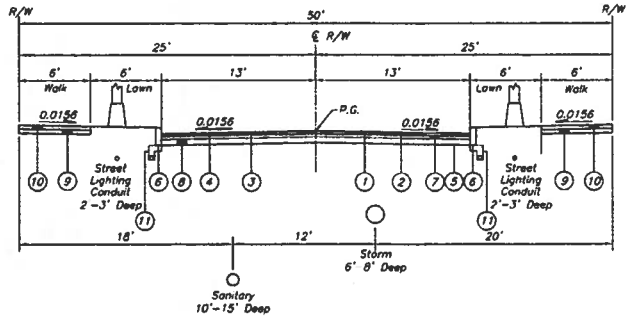
DATE
February 12, 2015

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

JOB NO.
2013-1546

SHEET
DP-11





Watson, Deardorff, McCune, & Graham* (50' R/W)

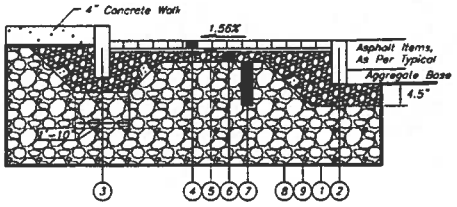
* All information regarding Graham Street is shown for reference only. Final design to be coordinated with City of Dublin.

GRAPHIC SCALE

1 inch = 100 feet

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64-22
2. Item 407 – NTSS-1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64-22
4. Item 407 – NTSS-1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
5. Item 204 – Subgrade Compaction and Proof Rolling
6. Item 609 – Granite Curb (18" x 6")
7. Item 301 – 3" Asphalt Concrete Base, PG64-22
8. Item 304 – 6" Aggregate Base
9. Item 304 – 4" Aggregate Base
10. Item 608 – 4" Concrete Walk
11. Item 605 – 4" Underdrain

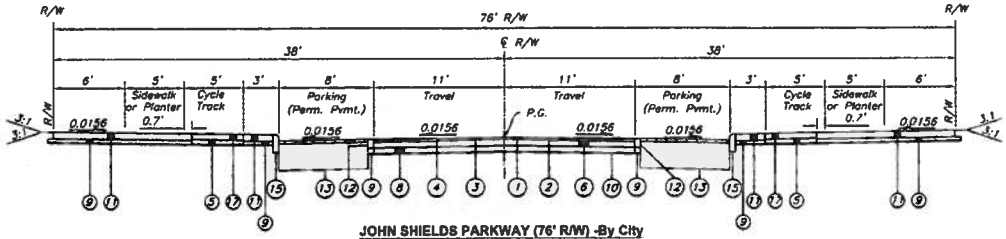


PERMEABLE PAVEMENT DETAIL

Not to scale

LEGEND

1. Item 204 – Subgrade Compaction and Proof Rolling
2. Item 609 – Concrete Curb
3. Item 609 – Flush Concrete Curb
4. Permeable Pavers
5. No. 8 Stone (T=1 1/2") (Included for Payment with Permeable Paver Roadway)
6. Item SPEC – Aggregate Base (No. 57 Stone) (4" Constructed Thickness)
7. Item SPEC – Aggregate Base (No. 2 Stone) (T=16" Min.)
8. Item SPEC – Geogrid (Place Under No. 2 Stone and above Geotextile Fabric on bottom only)
9. Item 204 – Geotextile Fabric, Type D



JOHN SHIELDS PARKWAY (76' R/W) -By City

All information regarding John Shields Parkway is shown for reference only. Final design to be coordinated with City of Dublin.

REVISIONS

NO.	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN-SITE PLAN
FOR
TULLER FLATS
STREET TYPES AND SECTIONS

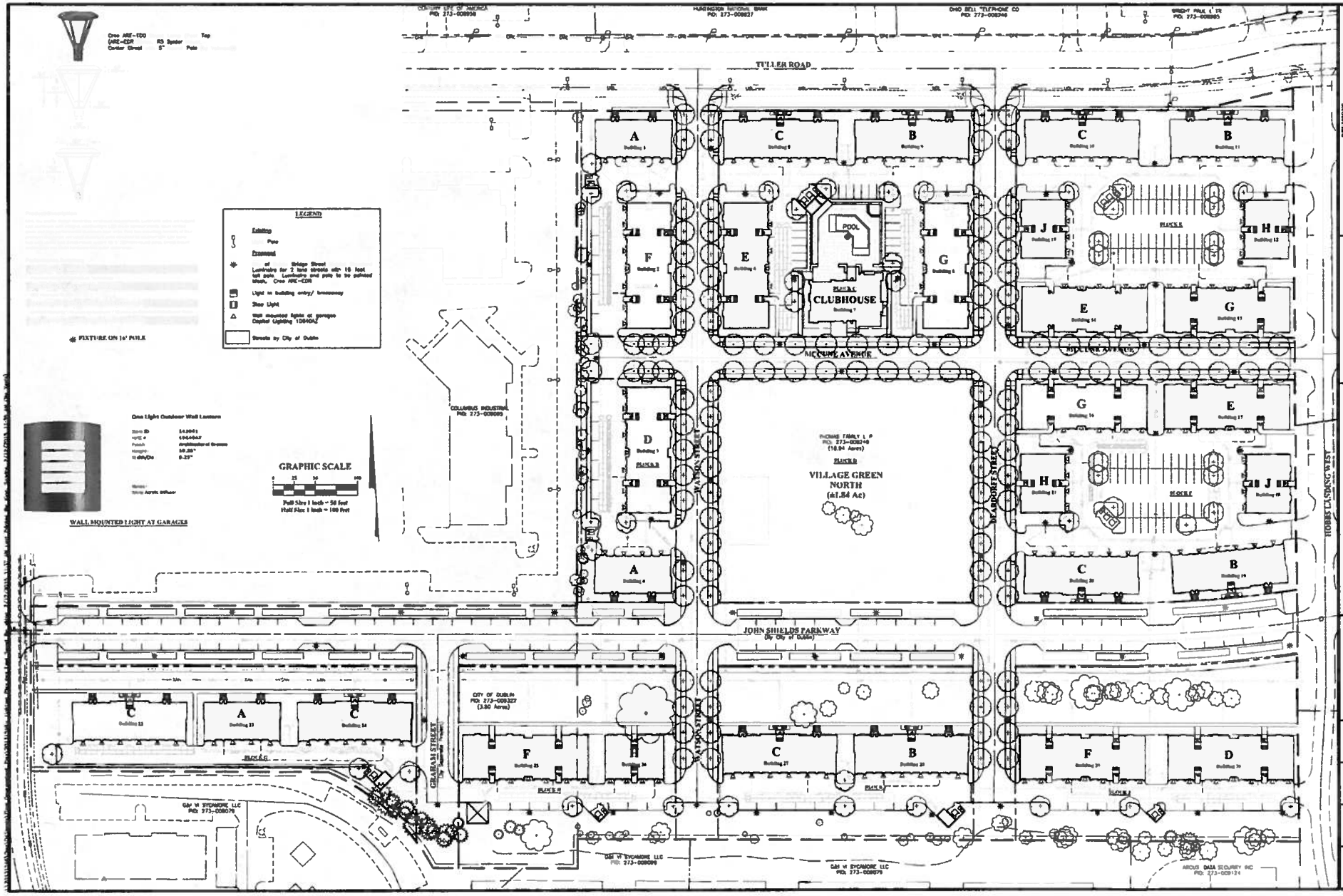
EMHT

DATE
February 12, 2015

SCALE
As Noted

JOB NO.
2015-1566

SHEET
DP-12



REVISIONS

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN/SITE PLAN

TULLER FLATS
LIGHTING PLAN

EMHT

DATE
February 12, 2015

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

JOB NO.
2013-1506

SHEET
DP-13

153.065(D)(3): Street Tree Calculations (Min. 1 Tree Per 40')			
Street	Length	Req. Trees Per Side (1/40')	Provided
Watson Street (North)	±580'	15	15 West, 17 East
Watson Street (South)	±180'	4	4 West, 4 East
East Deardorff Street (North)	±550'	15	17 West, 15 East
East Deardorff Street (South)	±160'	4	4 West, 4 East
Mccune Avenue (West)	±90'	3	3 North, 3 South
Mccune Avenue (Central)	±300	8	8 North, 8 South
Mccune Avenue (East)	±330	9	9 North, 9 South

GRAPHIC SCALE

0 25 50 100

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

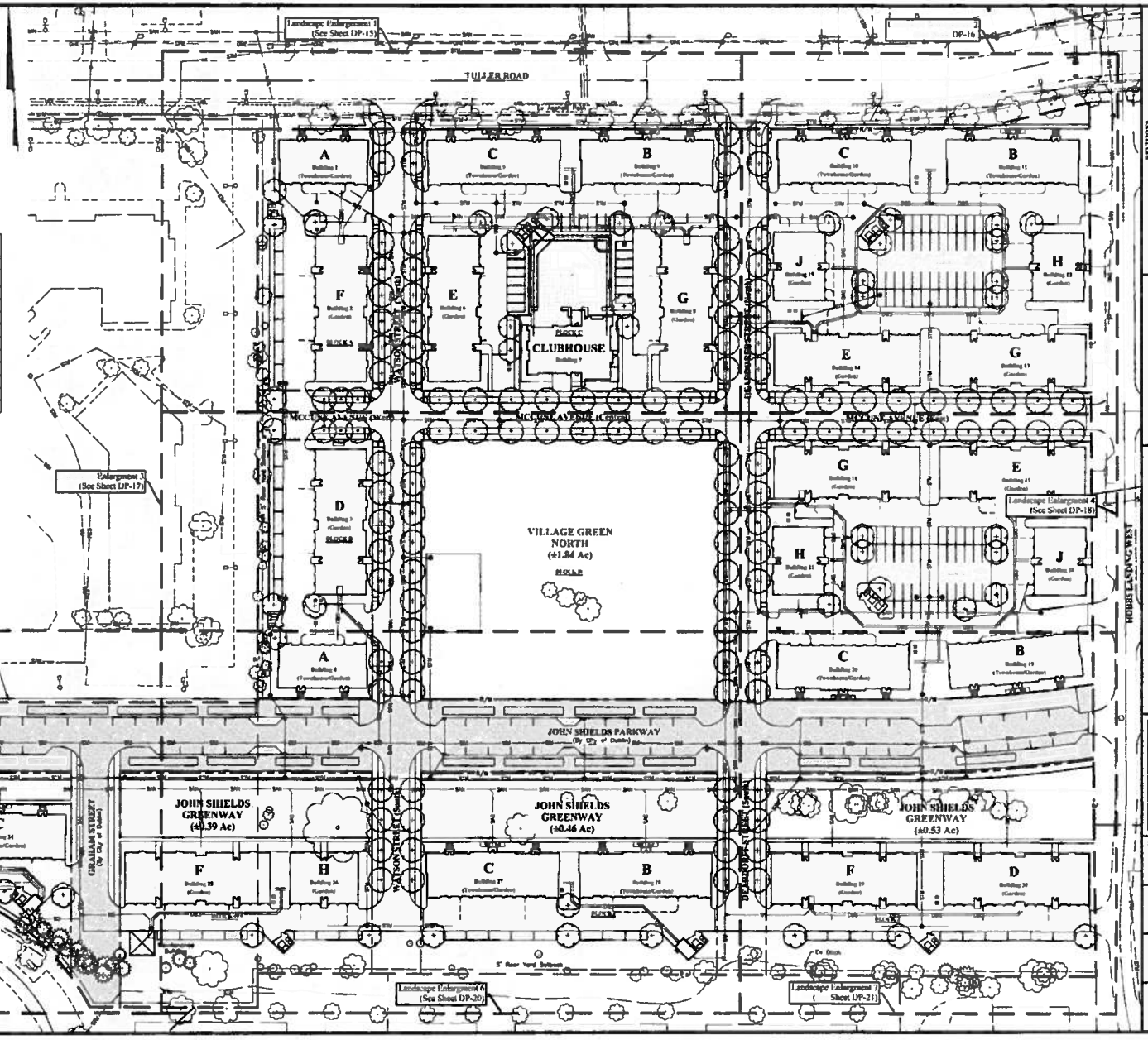
153.065(D)(5)(c): Interior Landscape Calculations (Min. 5%)					
Block	Pavement Area (Sq. Ft.)	Landscape Area Required (Sq. Ft.)	Landscape Area Provided (Sq. Ft.)	Total Parking Spaces	Trees Provided (Req. 1 Tree/ 12 Spaces)
A	10,595	530	545	7	3
B	10,621	531	602	7	3
C	21994	1100	1218	28	8
D	N/A	N/A	N/A	N/A	N/A
E	35,739	1,787	1,884	54	10
F	33,297	1,665	2,057	49	8
G	12,655	633	654	N/A	N/A
H	8,629	431	448	7	2
	12,463	623	670	8	4
J	11,266	563	616	10	3

KEY

Acer saccharinum — Silver Maple

Quercus bicolor — Swamp White Oak

Trees shown along John Shields Parkway and Graham Street are for illustrative purposes only and are not included as part of this plan. These streets will be constructed by the City of Dublin.



REVISIONS

NOTE	DATE	DESCRIPTION

CASTO

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

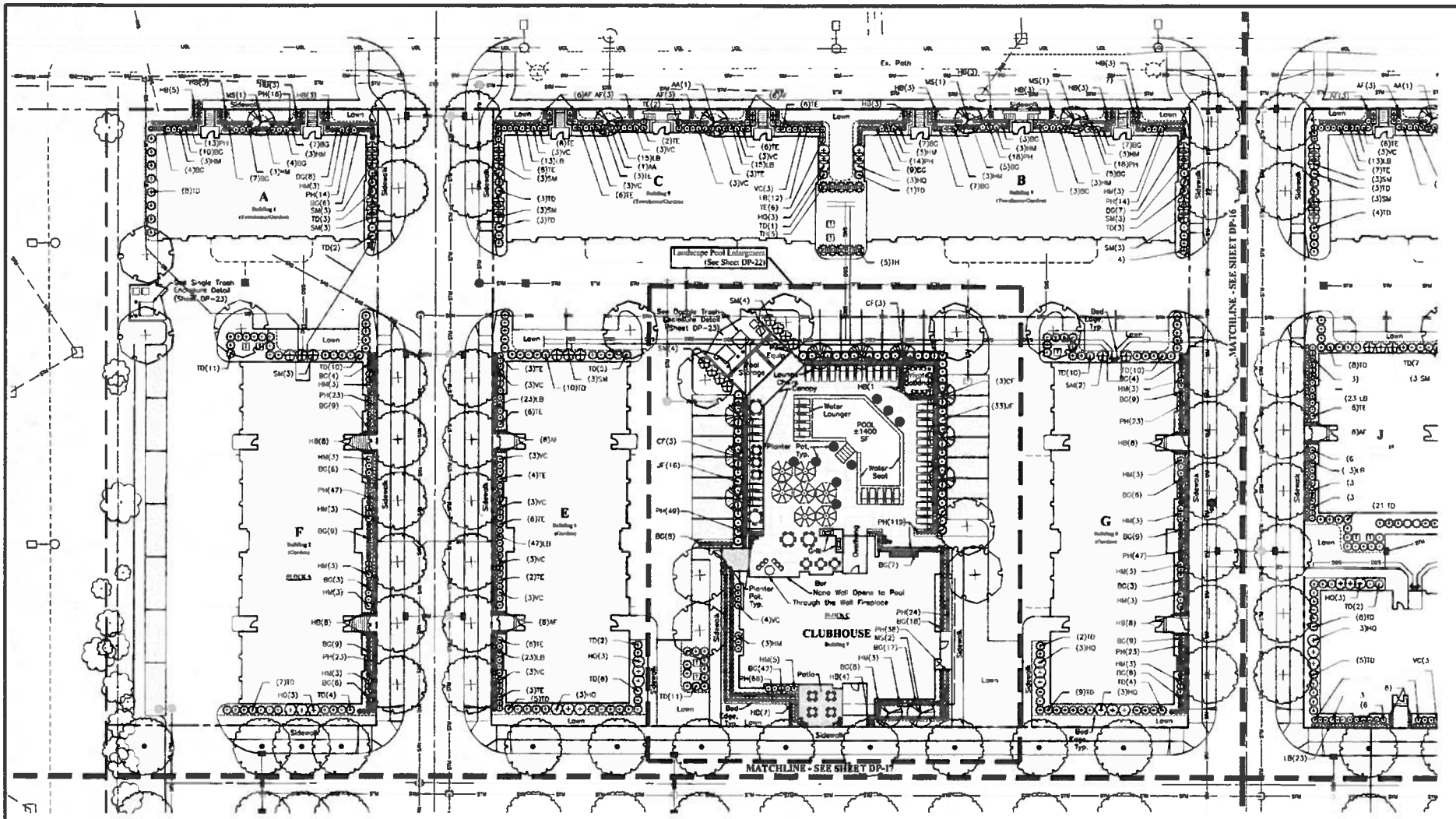
EMH&T

DATE
February 12, 2015

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

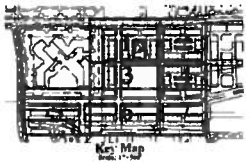
JOB NO
2013-1446

SHEET
DP-14



Landscape Enlargement 1
Scale: 1"=30'

GRAPHIC SCALE



REVISIONS		
MONTH	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN SITE PLAN
PUD

TULLER FLATS
LANDSCAPE ENLARGEMENT 1

EMH&T

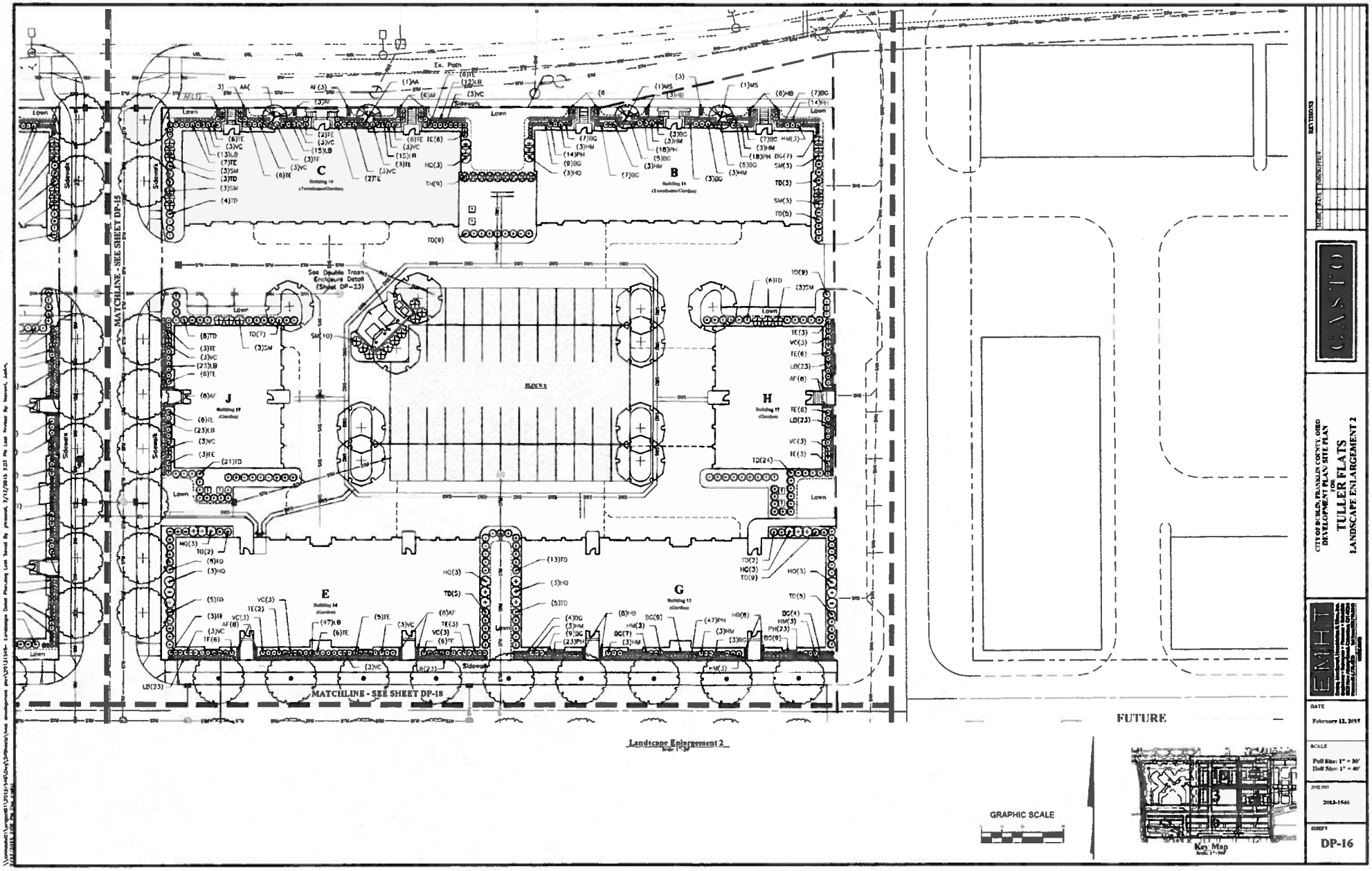
TE

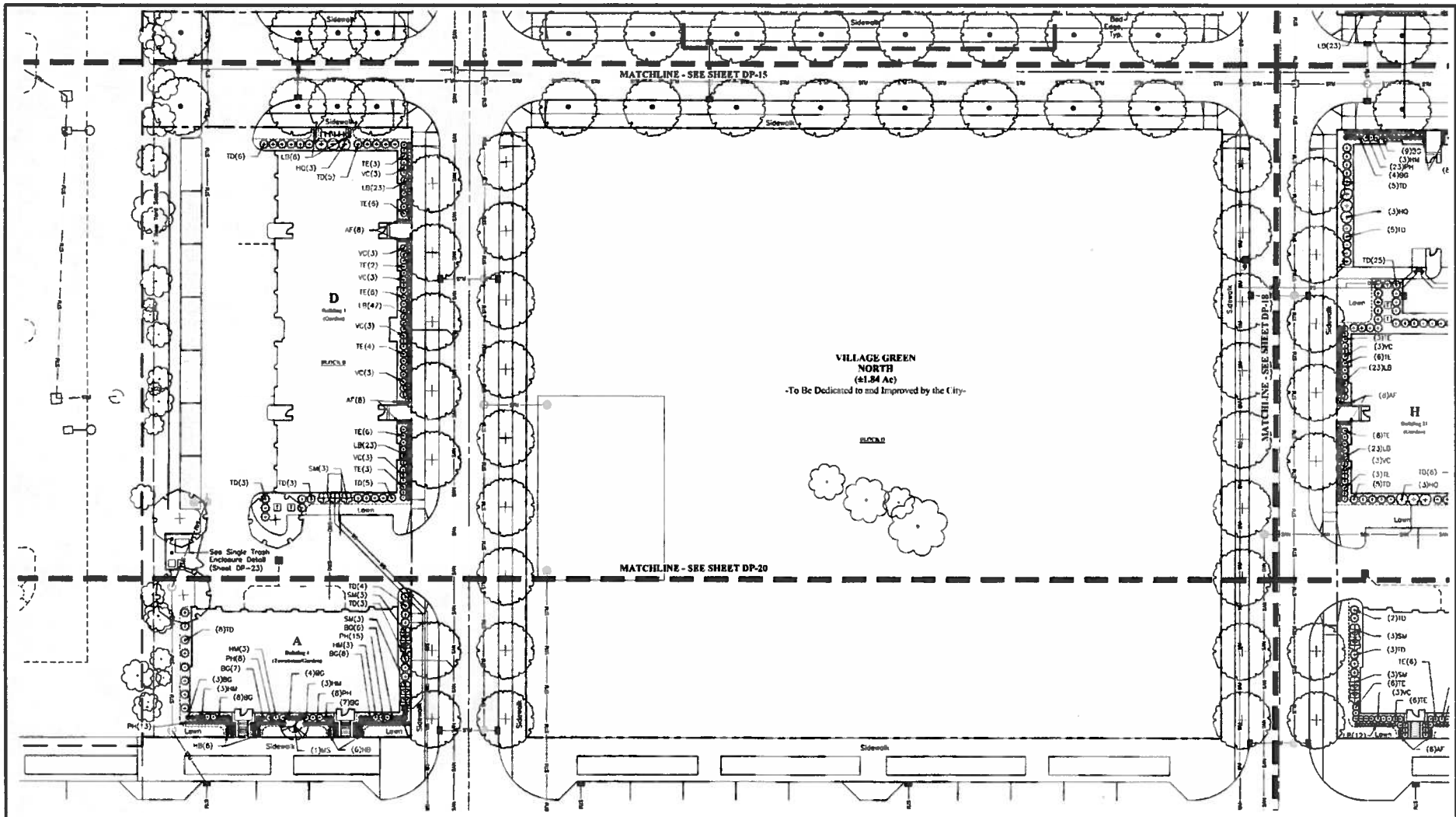
February 12, 2015

SCALE
Full Size: 1" = 30'
Half Size: 1" = 60'

JOB NO
2013-1546

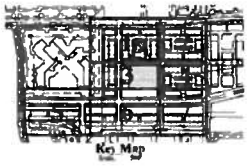
SHEET
DP-15


MATCHLINE - SEE SHEET DP-15
MATCHLINE - SEE SHEET DP-18
FUTURE
GRAPHIC SCALE
Key Map
Landscape Enlargement 2
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN SITE PLAN
FOR
TULLER FLATS
LANDSCAPE ENLARGEMENT 2
DATE
February 12, 2015
SCALE
Full Size: 1" = 30'
Half Size: 1" = 60'
2013-1546
SHEET
DP-16



Landscape Enlargement 3
Scale: 1"=20'

GRAPHIC SCALE



REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN/SITE PLAN
TULLER FLATS
LANDSCAPE ENLARGEMENT 3

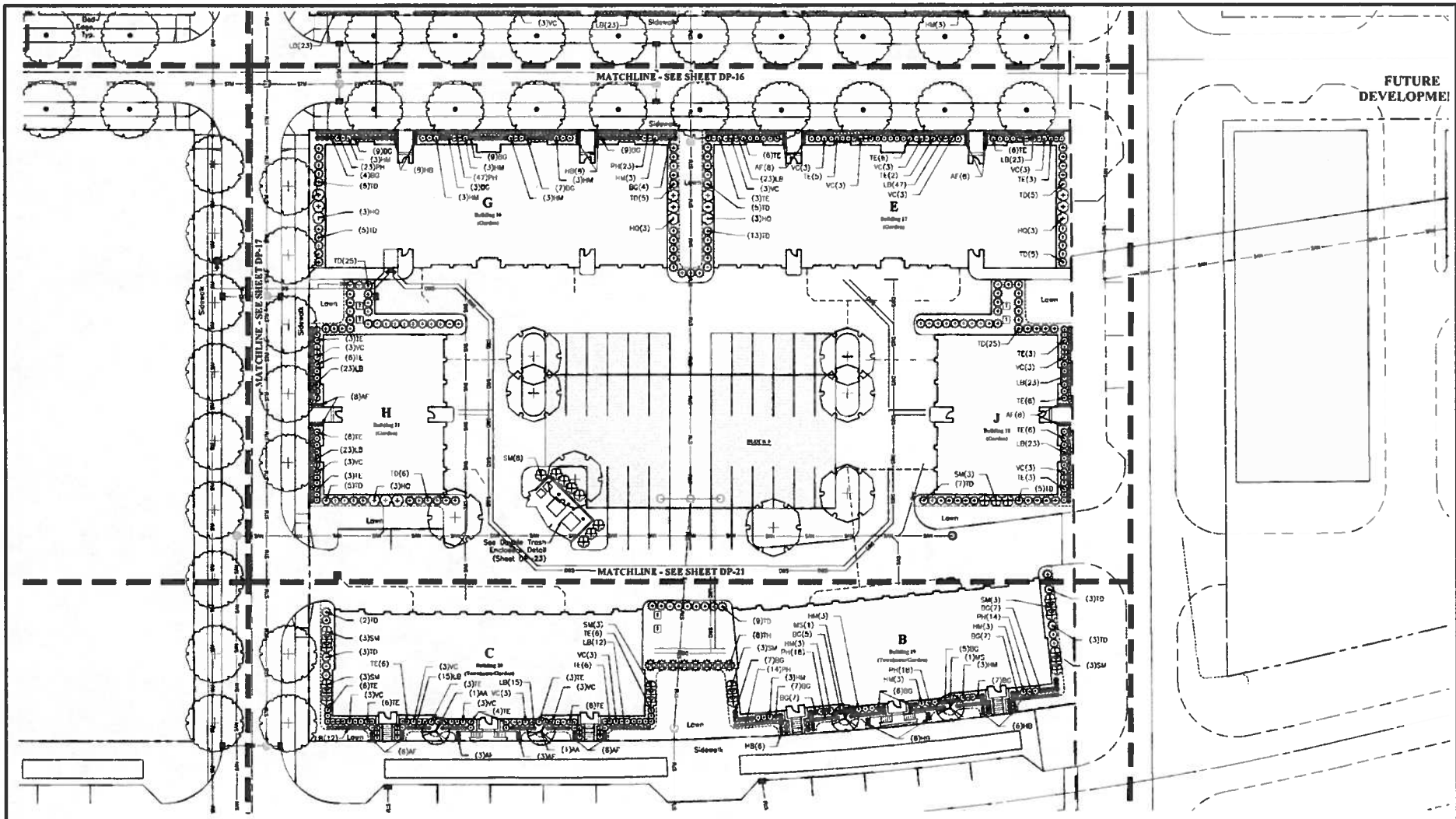
EMHT

DA
February 12, 2015

SCALE
Full Size: 1" = 20'
Half Size: 1" = 40'

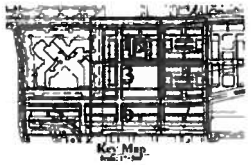
JOB NO
2013-1566

SHEET
DP-17



Landscape Enlargement 4
Scale: 1"=20'

GRAPHIC SCALE



REVISIONS		
SCALE	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN/SITE PLAN
FOR
TULLER FLATS
LANDSCAPE ENLARGEMENT 4

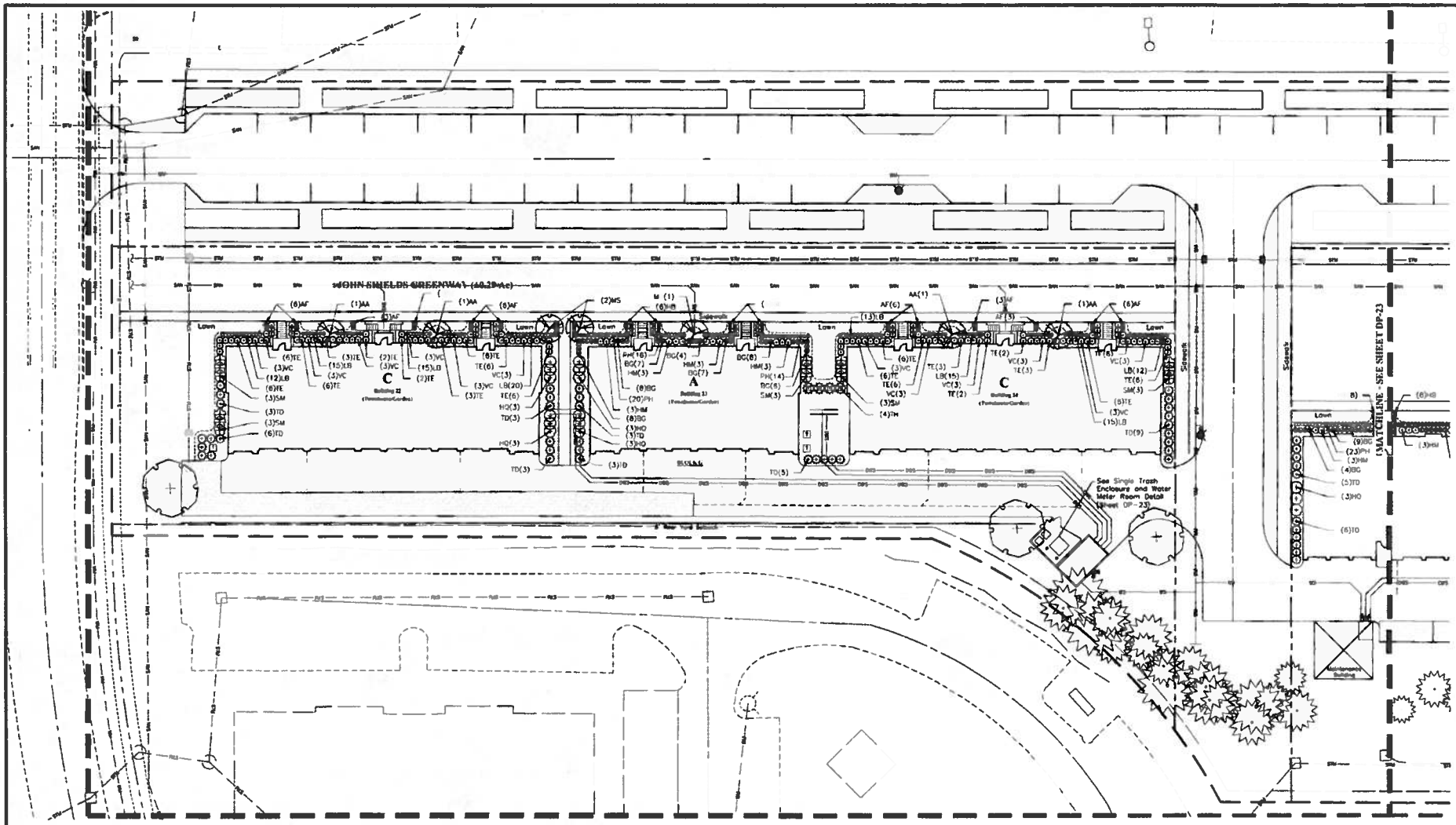
EMH&T

DATE
February 12, 2015

SCALE
Full Size: 1" = 20'
Half Size: 1" = 40'

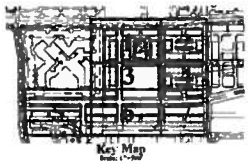
Job No.
2013-1546

SHEET
DP-18



Landscape Enlargement 5
Scale: 1"=20'

GRAPHIC SCALE



Key Map
Scale: 1"=200'

REVISIONS

NUMBER	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN/SITE PLAN
FOR
TULLER FLATS
LANDSCAPE ENLARGEMENT 5

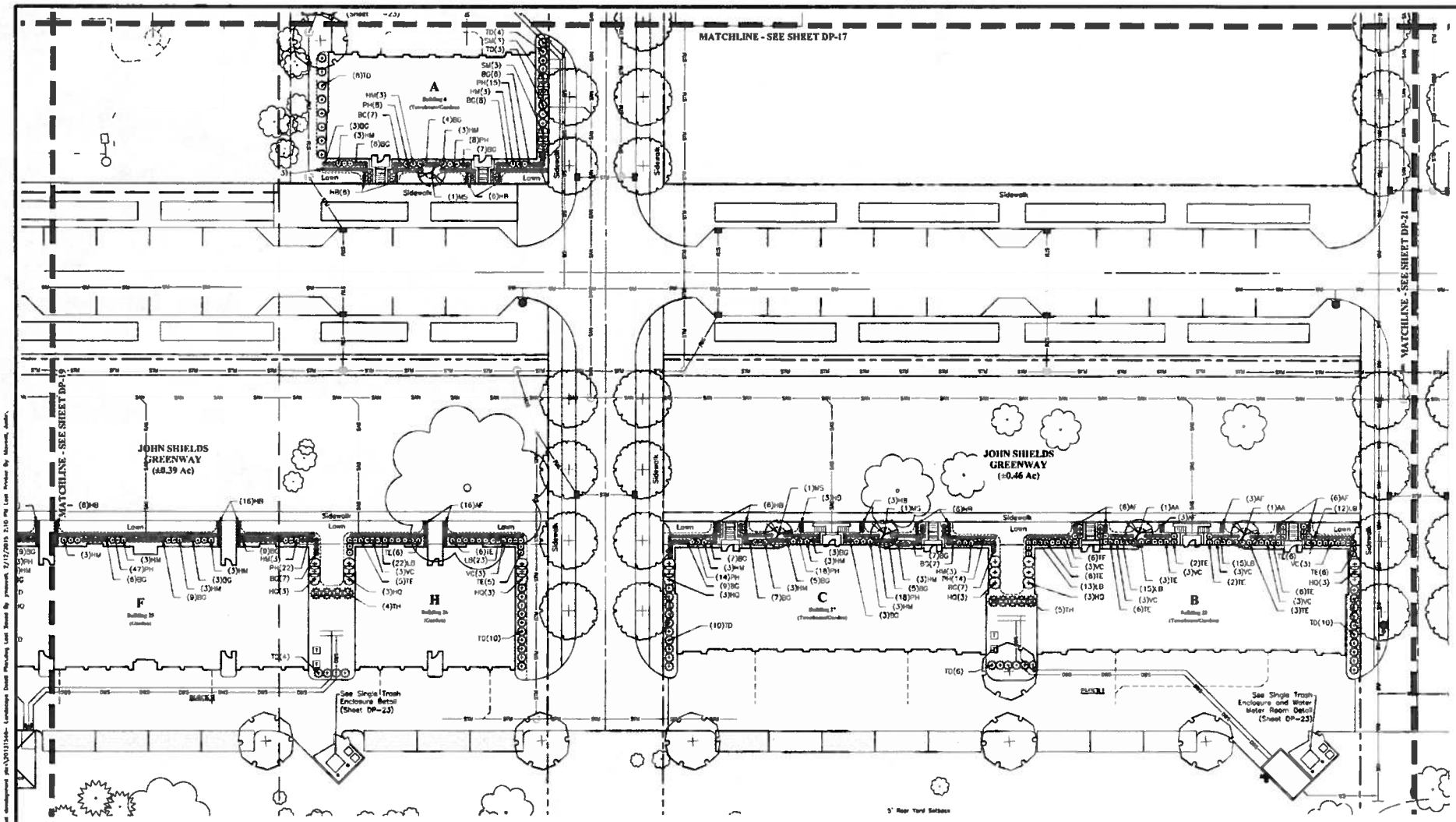
EMHT

DATE
February 12, 2015

SCALE
Full Size: 1" = 20'
Half Size: 1" = 40'

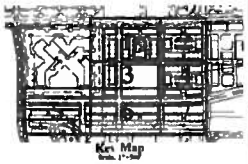
JOB NO.
2013-1546

SHEET
DP-19



Landscape Enlargement 6
Scale: 1"=20'

GRAPHIC SCALE



REVISIONS

NO.	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN/SITE PLAN
FOR
TULLER FLATS
LANDSCAPE ENLARGEMENT 6

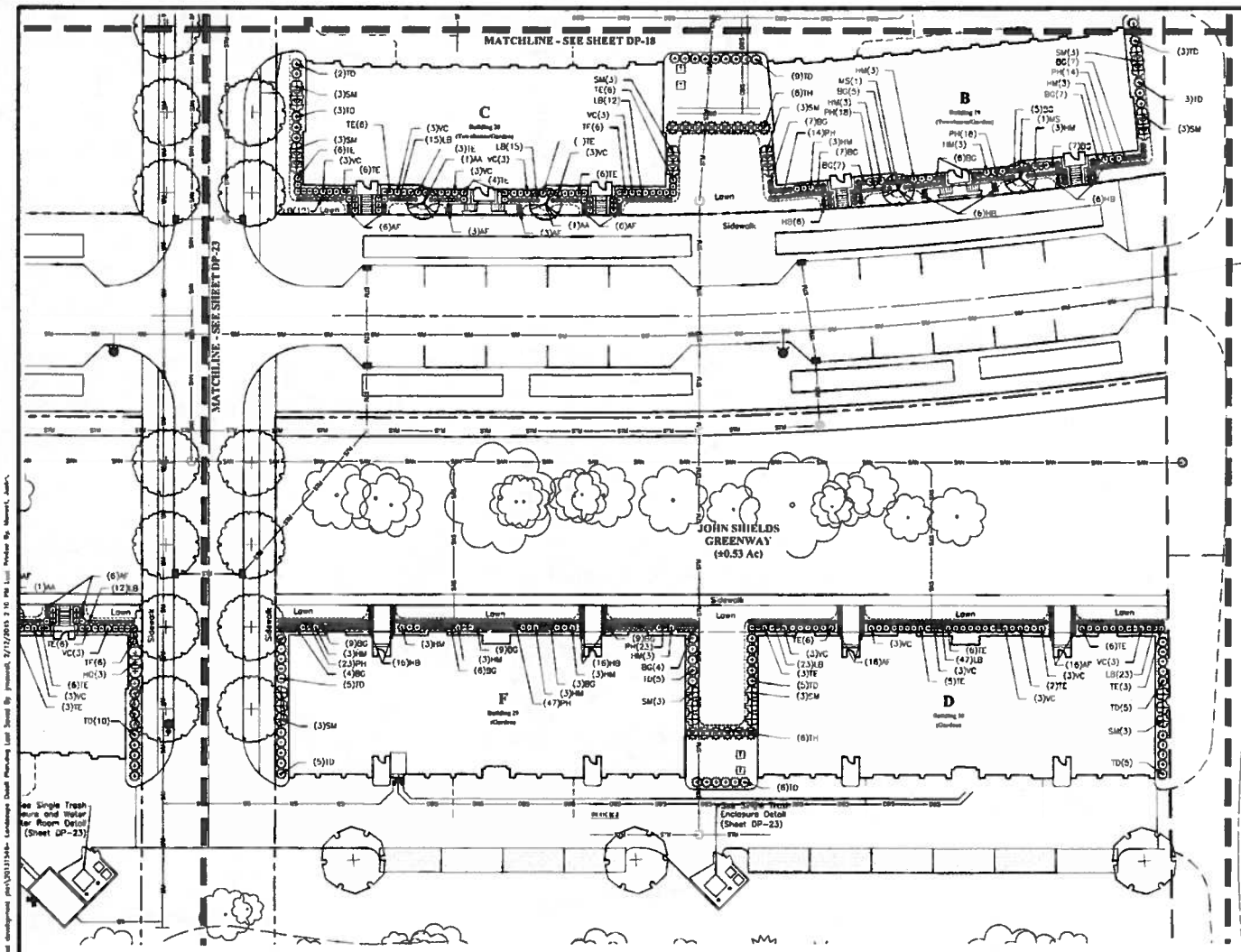
EMHT

DATE
February 12, 2015

SCALE
Full Sheet 1" = 20'
Half Sheet 1" = 40'

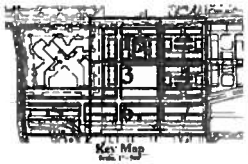
JOB NO.
2013-1646

SHEET
DP-20



Landscape Enlargement 7
Scale: 1"=30'

GRAPHIC SCALE



REVISIONS

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN/ SITE PLAN
TULLER FLATS
LANDSCAPE ENLARGEMENT 7

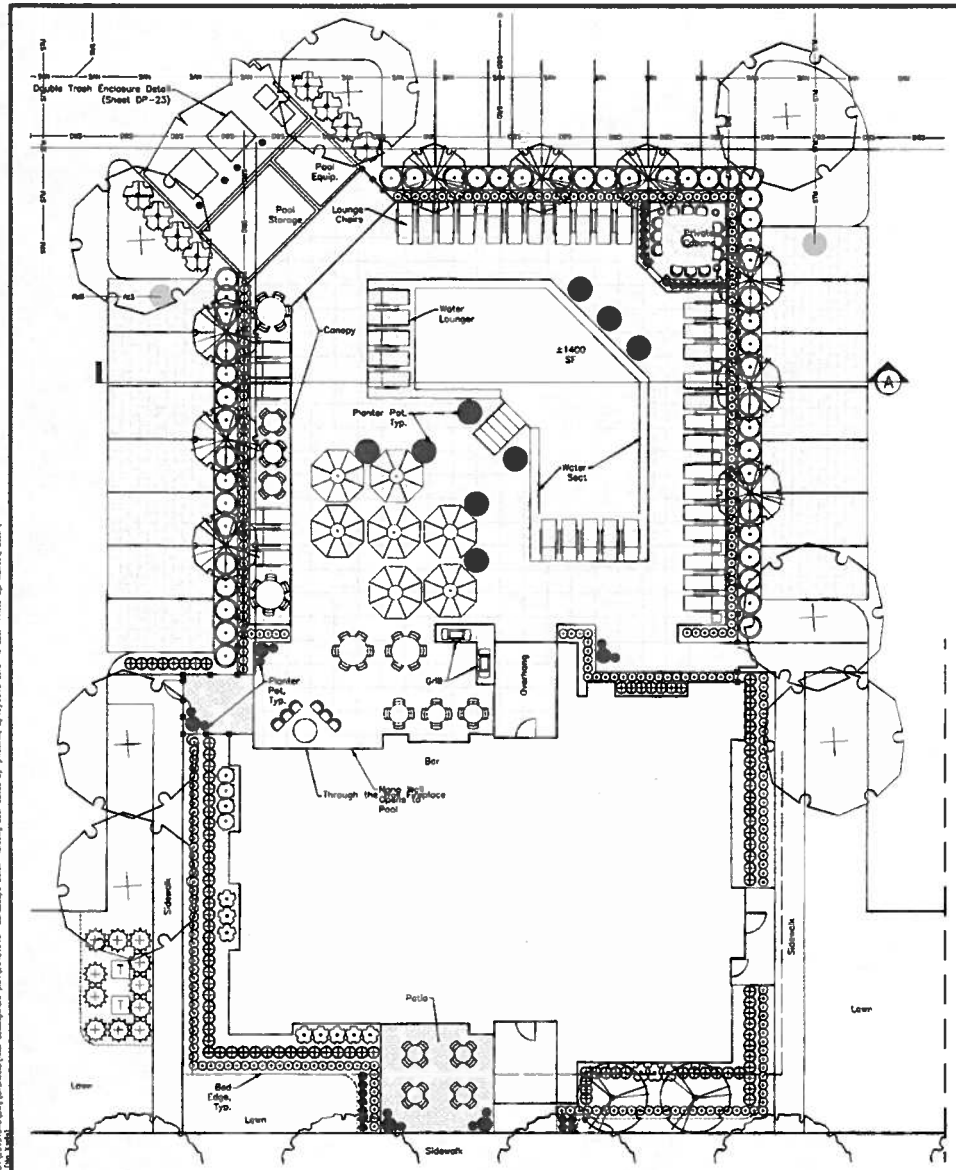
EMHT

DATE
February 12, 2015

SCALE
Full Size: 1" = 30'
Half Size: 1" = 60'

JOB NO.
2013-1566

SHEET
DP-21



Landscape Pool Enlargement
Scale 1"=10'

Section A- Pool Area
Scale 1"=10'

GRAPHIC SCALE

REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN/SITE PLAN
FOR
TULLER FLATS
LANDSCAPE POOL ENLARGEMENT

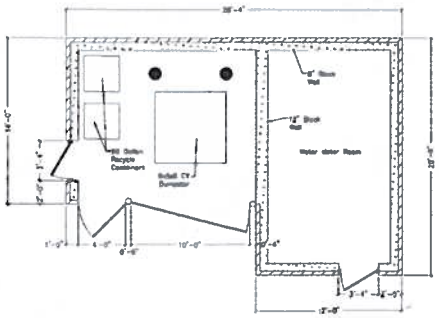
EMHT

DATE
February 12, 2015

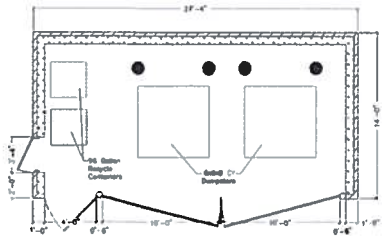
SCALE
Full Size: 1" = 10'
Half Size: 1" = 40'

JOB NO
2013-1566

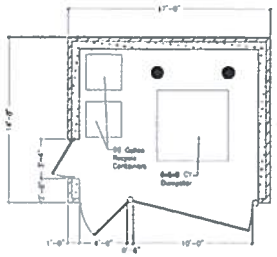
SHEET
DP-22



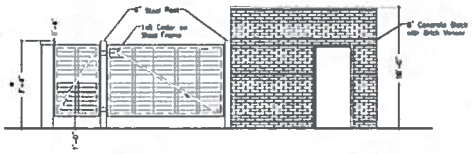
SINGLE TRASH ENCLOSURE & WATER METER ROOM - PLAN
Scale: 1"=5'



DOUBLE TRASH ENCLOSURE - PLAN
Scale: 1"=5'

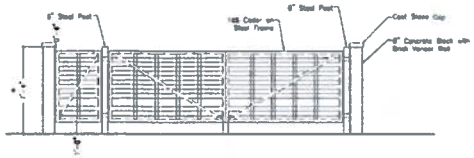


SINGLE TRASH ENCLOSURE - PLAN
Scale: 1"=5'

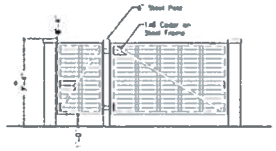


SINGLE TRASH ENCLOSURE & WATER METER ROOM - ELEVATION
Scale: 1"=5'

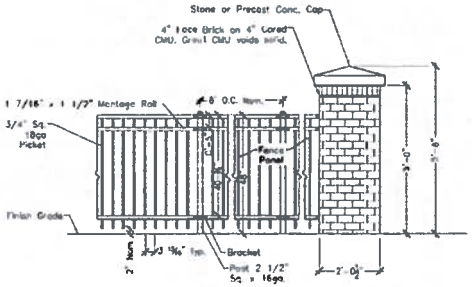
*Height of enclosure wall shall be 1' taller than height of dumpster to be screened.



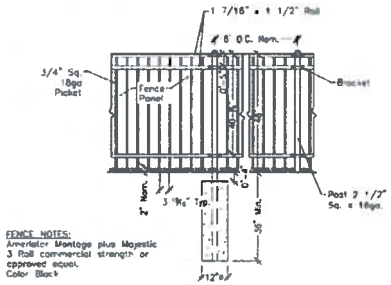
DOUBLE TRASH ENCLOSURE - ELEVATION
Scale: 1"=5'



SINGLE TRASH ENCLOSURE - ELEVATION
Scale: 1"=5'



Pool Fence and Brick Column Detail
Scale: 1"=2'



FENCE NOTES:
Ameristar Montage plus Majestic 3 Rail commercial strength or approved equal.
Color: Black

Pool Fence Detail
Scale: 1"=2'

Stair Railing Detail
Superior Heavy-Duty Aluminum Railing or Equal

- Series 900
- Style A
- 2" Wide x 1 3/4" High Top Rail
- Color: Black

REVISIONS

DATE	DESCRIPTION

CASTO

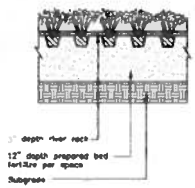
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN SITE PLAN
FOR
TULLER FLATS
LANDSCAPE DETAILS

EMH&T
Earth Technology Formerly Known as E. Miller, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
www.emht.com

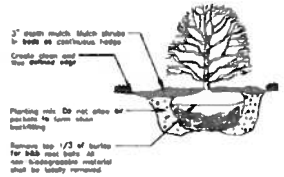
DATE: February 12, 2015
SCALE: As Noted
JOB NO: 2003-1566
SHEET: DP-23

GENERAL NOTES

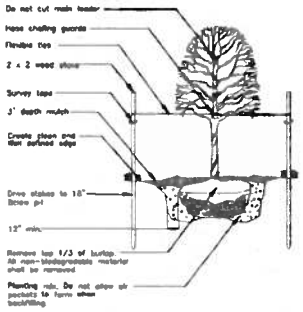
1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall 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 meet 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, seed 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 8 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 bid quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
25. Any turf 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 bluffton or Blue Chip Kentucky Bluegrass; 10 percent Caddieshack or Geolicoper Perennial Ryegrass; 80 percent Quest, Inferno, Avki 3 and/or Pure Tall Fescue (select 3). Sodded lawns shall match seeded lawns.
29. Lawn seed shall not have less than 85 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed.



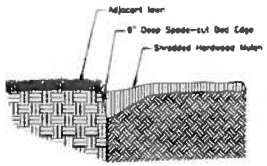
PERENNIAL AND GROUNDCOVER PLANTING
No Scale



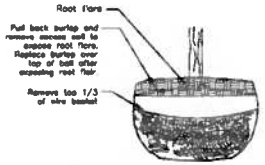
SHRUB PLANTING
No Scale



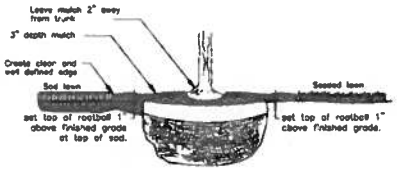
DECIDUOUS TREE PLANTING
No Scale



PLANTING BED EDGE
No Scale



ROOTBALL PREPARATION
No Scale



ROOTBALL SETTING
No Scale

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AS	43	Acer miyabei 'State Street'	Miyabei Maple	2.5" Cal.	B&B
CF	9	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2" Cal.	B&B
QR	42	Quercus rubra	Red Oak	2.5" Cal.	B&B
TB	90	Tilia americana 'Boulevard'	Boulevard American Linden	2.5" Cal.	B&B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AA	17	Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry	2" Cal.	B&B
MS	15	Magnolia stellata 'Royal Star'	Royal Star Magnolia	2" Cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
BG	748	Buxus x 'Green Gem'	Green Gem Boxwood	24" Ht.	Cont.
HM	227	Hydrangea macrophylla 'Endless Summer'	Bailmer Hydrangea	24" Ht.	#3 Cont.
HO	99	Hydrangea quercifolia	Oakleaf Hydrangea	24" Ht.	#3 Cont.
JK	49	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Ht.	B&B or Cont.
SM	127	Syringa patula 'Miss Kim'	Miss Kim Lilac	24" Ht.	#3 Cont.
TD	584	Taxus x media 'Densiformis'	Dense Yew	24" Ht.	B&B
TE	524	Taxus x media 'Everlow'	Yew	18" Ht.	B&B
TH	46	Taxus x media 'Hicksii'	Hicks Yew	36" Ht.	B&B
VC	232	Viburnum carlesii	Korean Spice Viburnum	24" Ht.	#3 Cont.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
LB	1,038	Liriope muscari 'Big Blue'	Big Blue Liriope	#1	Cont.
PH	1,248	Pennisetum alopecuroides 'Hameln'	Hamelin Dwarf Fountain Grass	#2	Cont.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AF	252	Astilbe x arendsii 'Flamingo'	Astilbe	#2	Cont.
HB	265	Hosta x 'Blue Cadet'	Blue Cadet Hosta	#2	Cont.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
AN	117	Annual Color		Annual	

REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN SET PLAN
FOR
TULLER FLATS
LANDSCAPE DETAILS AND PLANT SCHEDULE

EMHT

DATE
February 12, 2015

SCALE
As Noted

JOB NO
2013-1566

SHEET
DP-24