

LOCATION MAP  
NO SCALE

# TOWNS ON THE PARKWAY

## CITY OF DUBLIN, OHIO TOWNS ON THE PARKWAY SECTION 2

PREPARED FOR:

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

(FORMERLY KNOWN AS TULLER RD TOWNHOMES)

### INDEX OF DRAWINGS

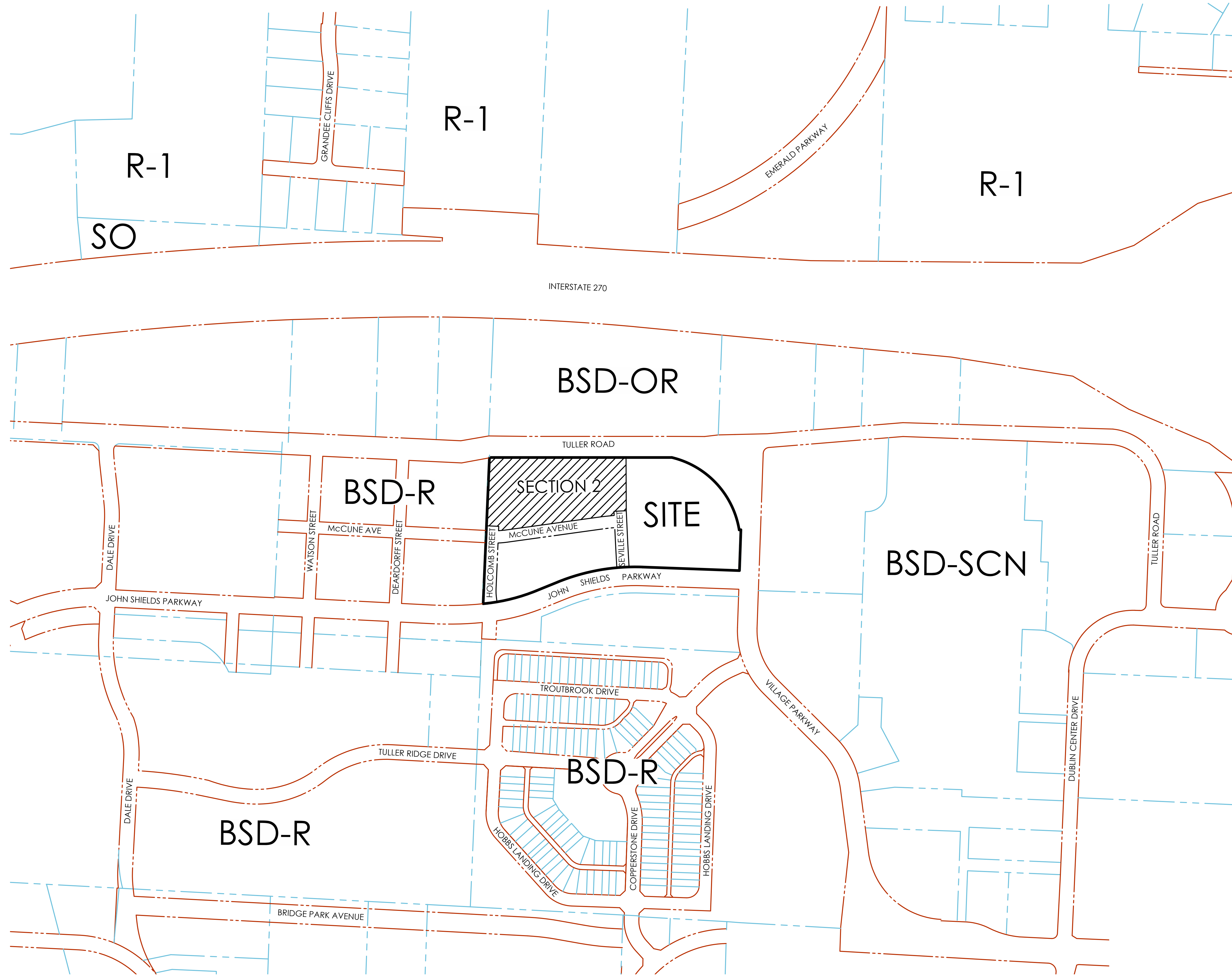
1. VICINITY MAP
2. LEGAL DESCRIPTION AND PLAT
3. SITE PLAN
4. PRELIMINARY UTILITY PLAN
5. PRELIMINARY GRADING PLAN

CIVIL ENGINEER

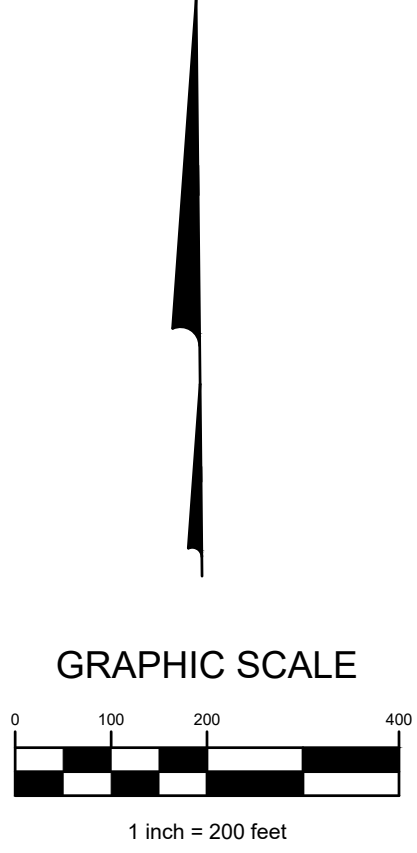


Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3648

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VICINITY MAP  
SCALE: 1"=200'



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REVISIONS	
DATE	DESCRIPTION

**EMHT**  
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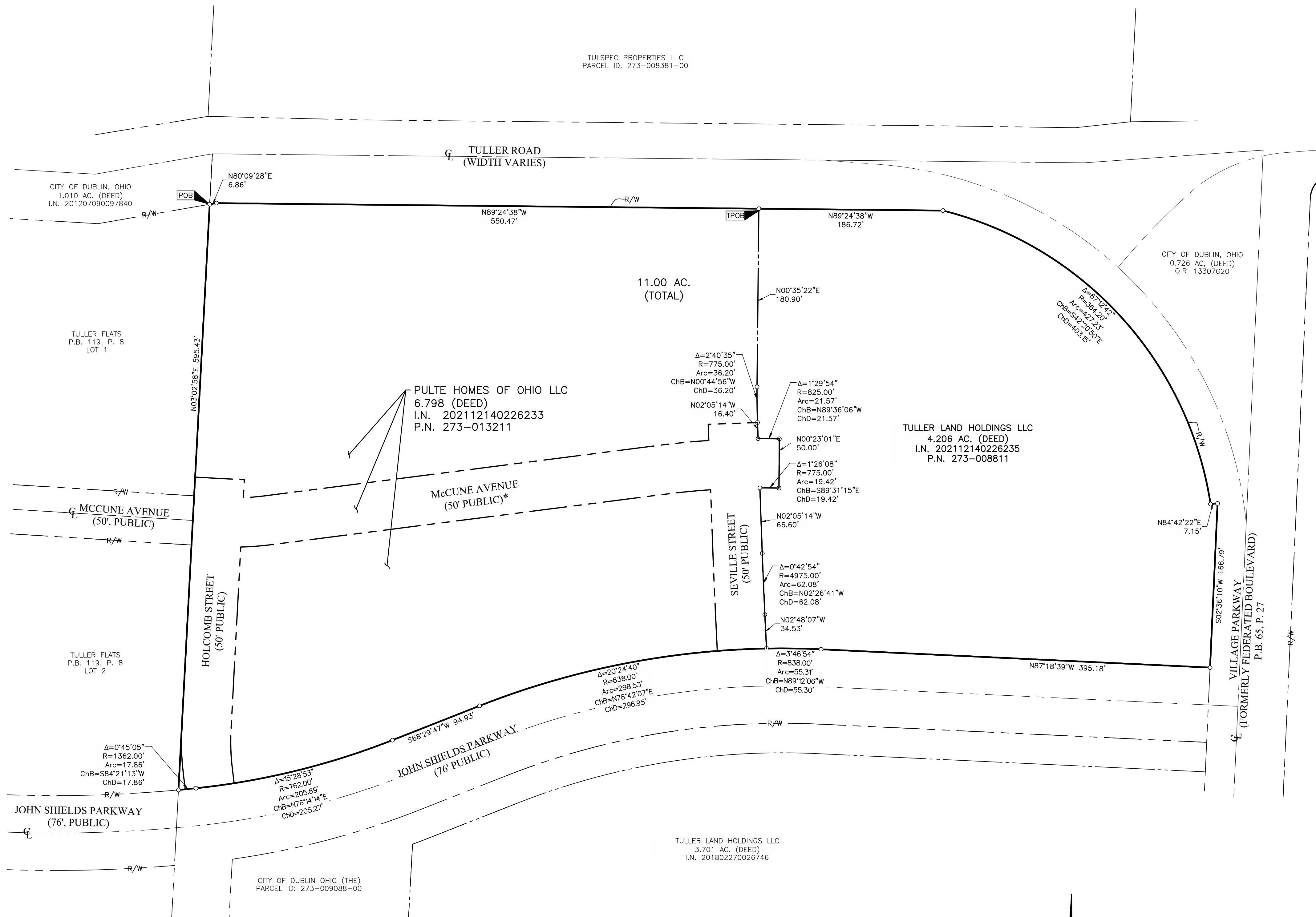
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 PRELIMINARY PLAT- SECTION 2  
 FOR  
**TOWNS ON THE PARKWAY**  
 VICINITY MAP

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

Date MARCH 2, 2023	Job No. 20210247
Scale 1"=200'	Sheet 1/5



TULSPEC PROPERTIES L C  
PARCEL ID: 273-008381-00



\*NOTE: Section 1 right-of-way has not been recorded at the time of this Phase 2 Preliminary Plat. PID 273-013211 incorporates Lot 1, Lot 2, Holcomb Street, McCune Avenue, and Seville Street right-of-way at the time of this submittal.

**6.798 ACRES**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**4.206 ACRES**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**6.798 ACRES**

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

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

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

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

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

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

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

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

EVANS, MECHWART, HAMBLETON & TILTON, INC.  
Matthew A. Kirk  
Professional Surveyor No. 7865  
Date 15 Oct 21

PRELIMINARY APPROVAL  
COUNCIL R. ROBERTSON, P.E., P.S.  
BY: J. J. J. J. J.  
DATE: 10/15/2021

DESCRIPTION VERIFIED  
COUNCIL R. ROBERTSON, P.E., P.S.  
BY: J. J. J. J. J.  
DATE: 10/15/2021

No Plot Required  
City of Dublin - Planning

**4.206 ACRES**

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

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

With the arc of a curve to the right, having a central angle of 01° 29' 54", a radius of 775.00 feet, an arc length of 19.42 feet, a chord bearing of South 89° 31' 15" East and chord distance of 19.42 feet to an iron pin set;

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

With the arc of a curve to the left, having a central angle of 01° 26' 08", a radius of 825.00 feet, an arc length of 21.57 feet, a chord bearing of North 89° 36' 06" West and chord distance of 21.57 feet to an iron pin set;

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

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

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

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

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

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City of Dublin - Planning

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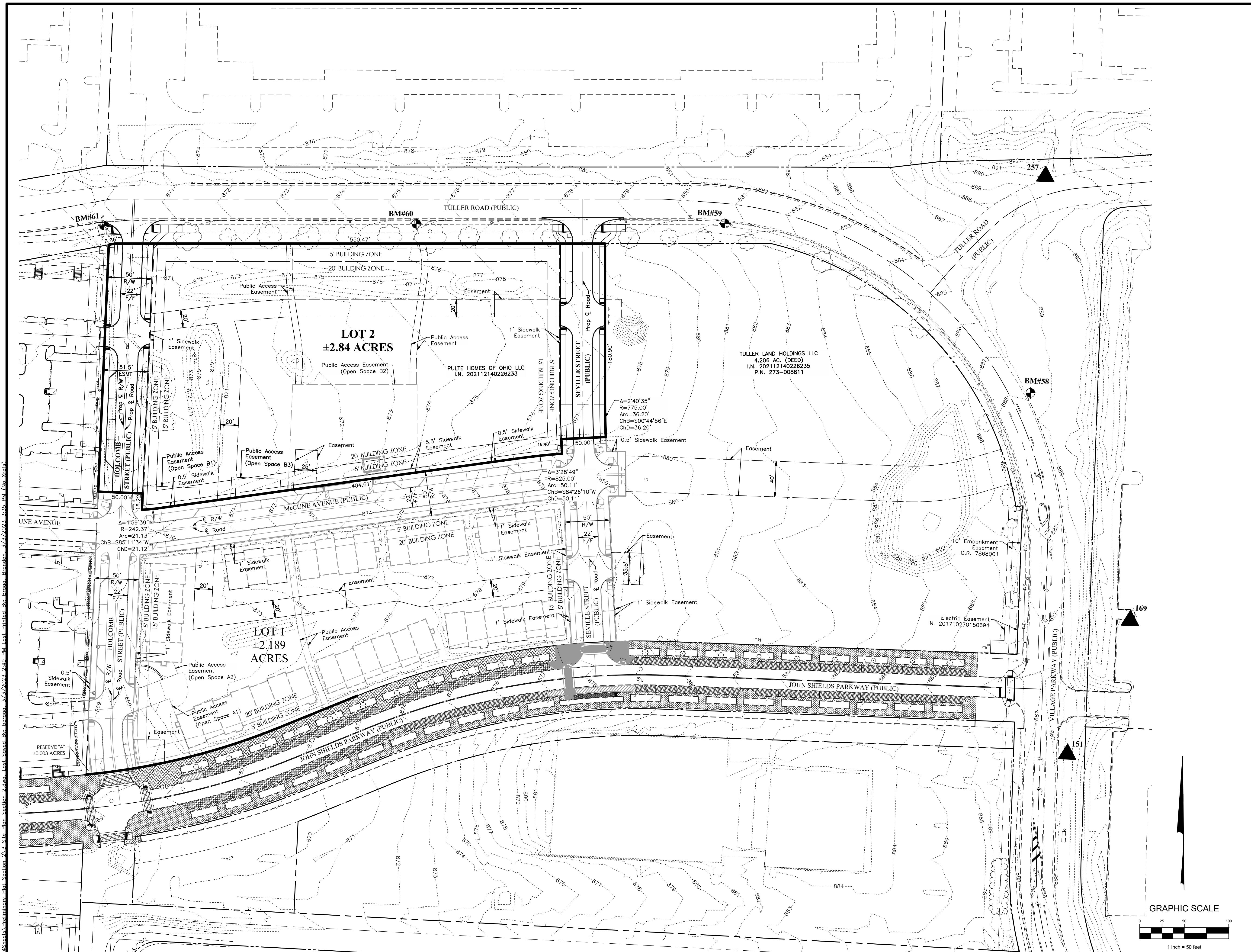
PULTE HOMES  
475 METRO PLACE  
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PRELIMINARY PLAT- SECTION 2  
FOR  
**TOWNS ON THE PARKWAY**  
LEGAL DESCRIPTION AND PLAT

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

Date	MARCH 2, 2023	Job No.	20210247
Scale	1"=60'	Sheet	2/5





Legend	
x708.00	Spot Elevation
TC	Top of Curb
Line Types	
---XXI---	Existing Contours
---	Existing Property Line
---	Existing R/W Line
---	Existing R/W Centerline
⊕---	Existing Centerline of Road
---	Existing Easement Line
---	Subdivision Boundary Line
---	Lot Line
---	R/W Line
---	R/W Centerline
⊕---	Centerline of Road
---	Easement Line

**SECTION 1 SITE STATISTICS:**

TOTAL ACREAGE:	±3.388 ACRES
RIGHT-OF-WAY ACREAGE:	±1.196 ACRES
LOT 1 ACREAGE:	±2.189 ACRES
RESERVE "A" ACREAGE:	±0.003 ACRES
NUMBER OF LOTS:	1
GROSS DENSITY:	±17.8 UNITS/ACRE

**SECTION 2 SITE STATISTICS:**

TOTAL ACREAGE:	±3.41 ACRES
RIGHT-OF-WAY ACREAGE:	±0.57 ACRES
LOT 2 ACREAGE:	±2.84 ACRES
NUMBER OF LOTS:	1
GROSS DENSITY:	±17.25 UNITS/ACRE

**OVERALL SITE STATISTICS:**

OPEN SPACE:	REQUIRED:	39 UNITS X 200 SF/UNITS = 7,800 SF (0.18 ACRES)
SECTION 1:	49 UNITS X 200 SF/UNITS = 9,800 SF (0.22 ACRES)	
SECTION 2:	98 UNITS X 200 SF/UNITS = 19,600 SF (0.42 ACRES)	
TOTAL:		17,800 SF (0.42 ACRES)
PROVIDED:		
SECTION 1:	OPEN SPACE A1: 0.081 ACRES	
	OPEN SPACE A2: 0.023 ACRES	
	OPEN SPACE B2: 0.349 ACRES	
TOTAL:		0.453 ACRES
SECTION 2:	OPEN SPACE B1: 0.032 ACRES	
	OPEN SPACE B3: 0.024 ACRES	
TOTAL:		0.056 ACRES
TOTAL:		0.509 ACRES

**ZONING CLASSIFICATION:** BSD-SCN

**VERTICAL DATUM**

The Vertical Datum is based on the elevation established by the Franklin County Engineering Department, at monument FRANK 73, being 801.706 feet in elevation. The elevation was transferred from said Franklin County Engineering Department monuments using static GPS procedures (O3Geod) and differential leveling to the site. Monument N45, being 826.994 feet in elevation, and monument A5, being 850.413 feet in elevation were used as vertical checks. The said monuments being source bench marks with elevations that are based on the North American Vertical Datum of 1988.

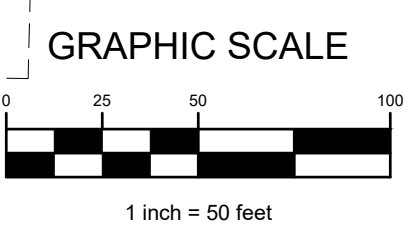
**BENCH MARKS**

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

**HORIZONTAL DATUM**

The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986). Said coordinates originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 73, and FRANK 74. The grid to ground scale factor (1.00001917996982) was applied at the location of point #273.

Points	Northing (Ground)	Easting (Ground)	Elevation	Description
108	768221.3070	1799666.1280	0.00	1165 (aka 1008 20171144) MAGS
151	767591.4810	1801063.4610	887.60	1152 IPS w/ Cap
169	767743.8710	1801141.2930	892.57	1165 (aka 5009 20142037) MAGS
257	768244.6440	1801049.9370	888.95	1152 GPS IPS w/ Cap



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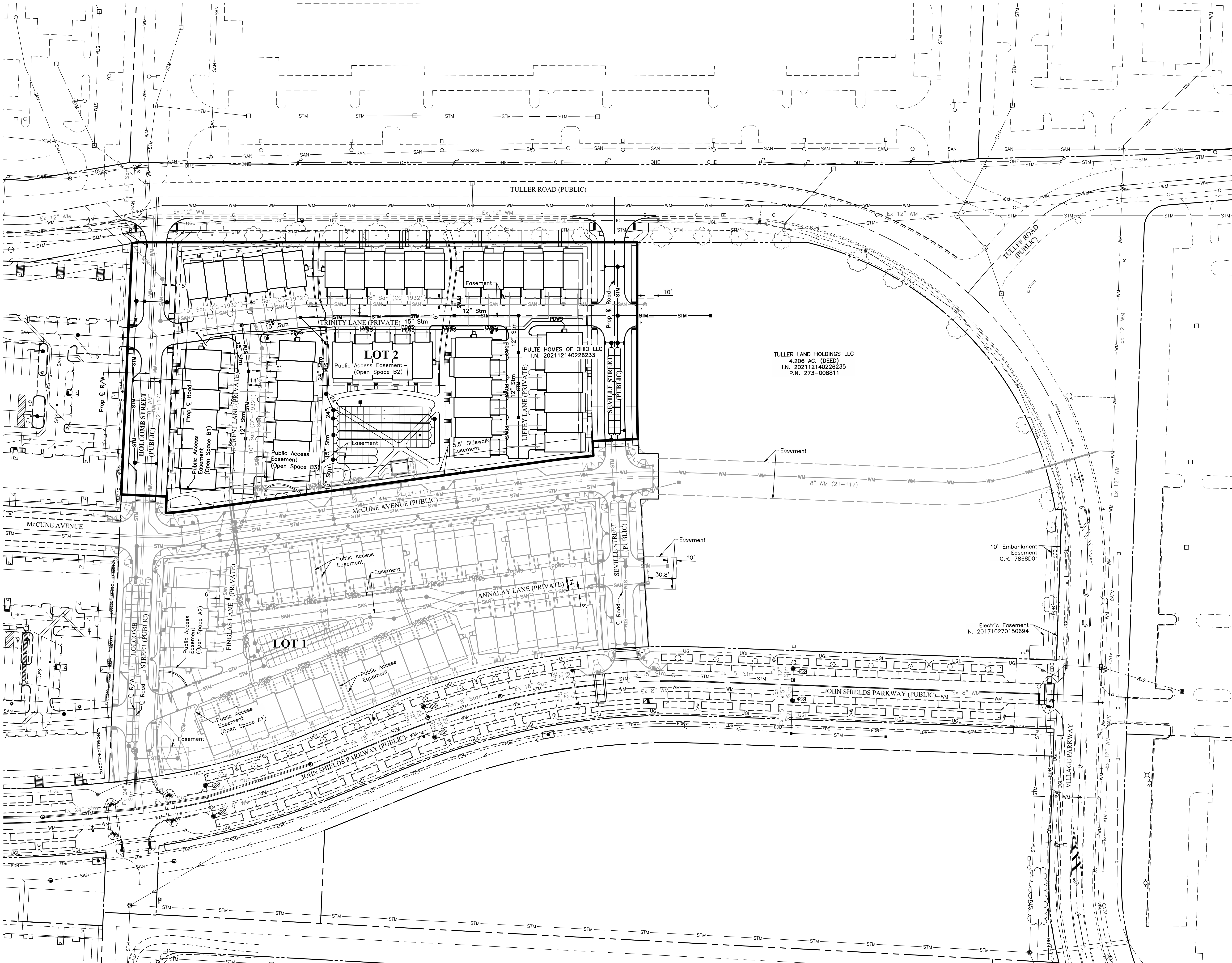
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 PRELIMINARY PLAT - SECTION 2  
 FOR  
**TOWNS ON THE PARKWAY**  
 SITE PLAN

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

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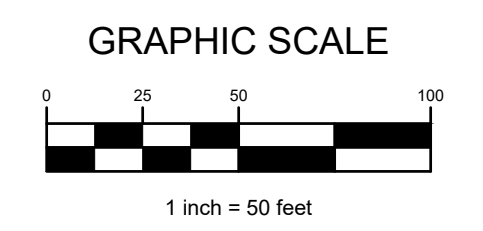
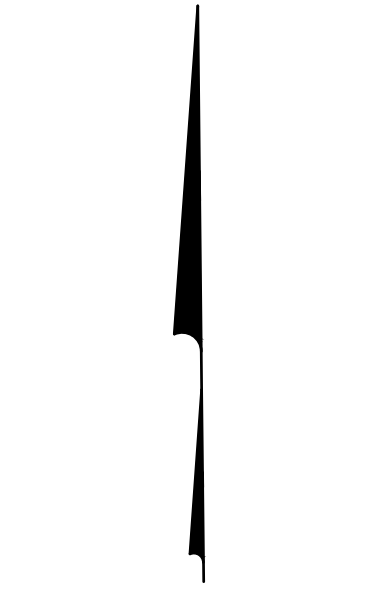


- LEGEND**
- Proposed Storm Sewer
  - Proposed Private Storm Sewer
  - Proposed Sanitary Sewer
  - Proposed Watermain
  - Proposed Private Watermain
  - 3" Domestic  
4" Fire

TULLER LAND HOLDINGS LLC  
 4.206 AC. (DEED)  
 I.N. 202112140226235  
 P.N. 273-008811

10' Embankment  
 Easement  
 O.R. 7868D01

Electric Easement  
 I.N. 201710270150694



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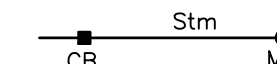
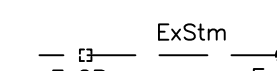

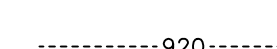


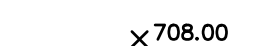
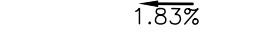
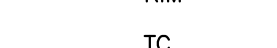
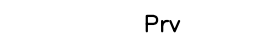

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 PRELIMINARY PLAT- SECTION 2  
 FOR  
**TOWNS ON THE PARKWAY**  
 PRELIMINARY UTILITY PLAN

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

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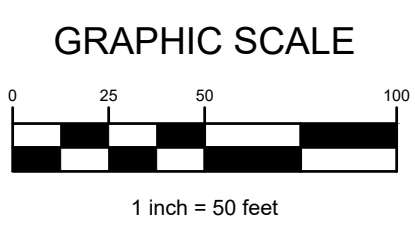
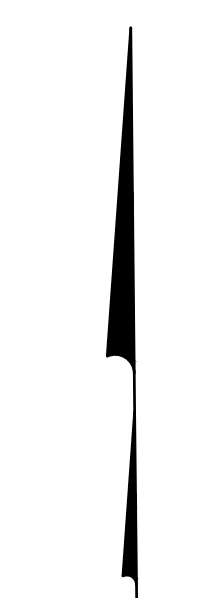


**LEGEND**

-  Proposed Storm Sewer
-  Existing Storm Sewer
-  Existing Minor Contours
-  Existing Major Contours
-  Proposed Minor Contours
-  Proposed Major Contours
-  Spot Elevation
-  Proposed Drainage Arrows
-  Top of Grate
-  Top of Curb
-  Private Storm



TULLER LAND HOLDINGS LLC  
4.206 AC. (DEED)  
I.N. 202112140226235  
P.N. 273-008811



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