

CITY OF DUBLIN, FRANKLIN COUNTY, OH FINAL DEVELOPMENT PLAN FOR TOWNS ON THE PARKWAY 2021

SITE DATA
Site is zoned BSD Scioto River Neighborhood
All buildings are classified as Single Family Attached

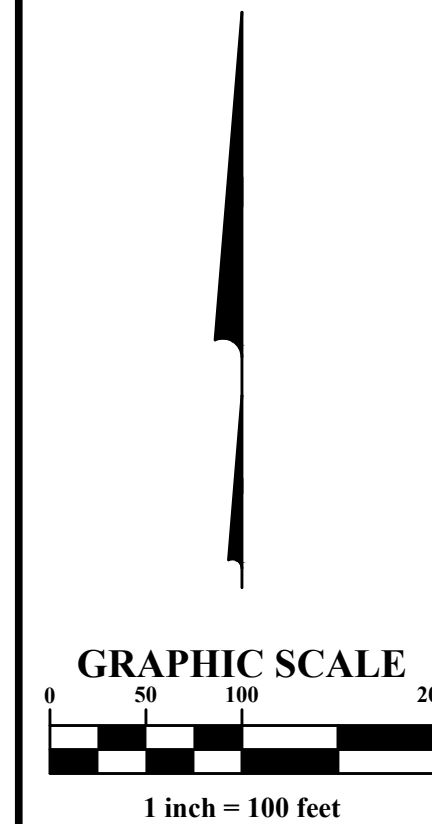
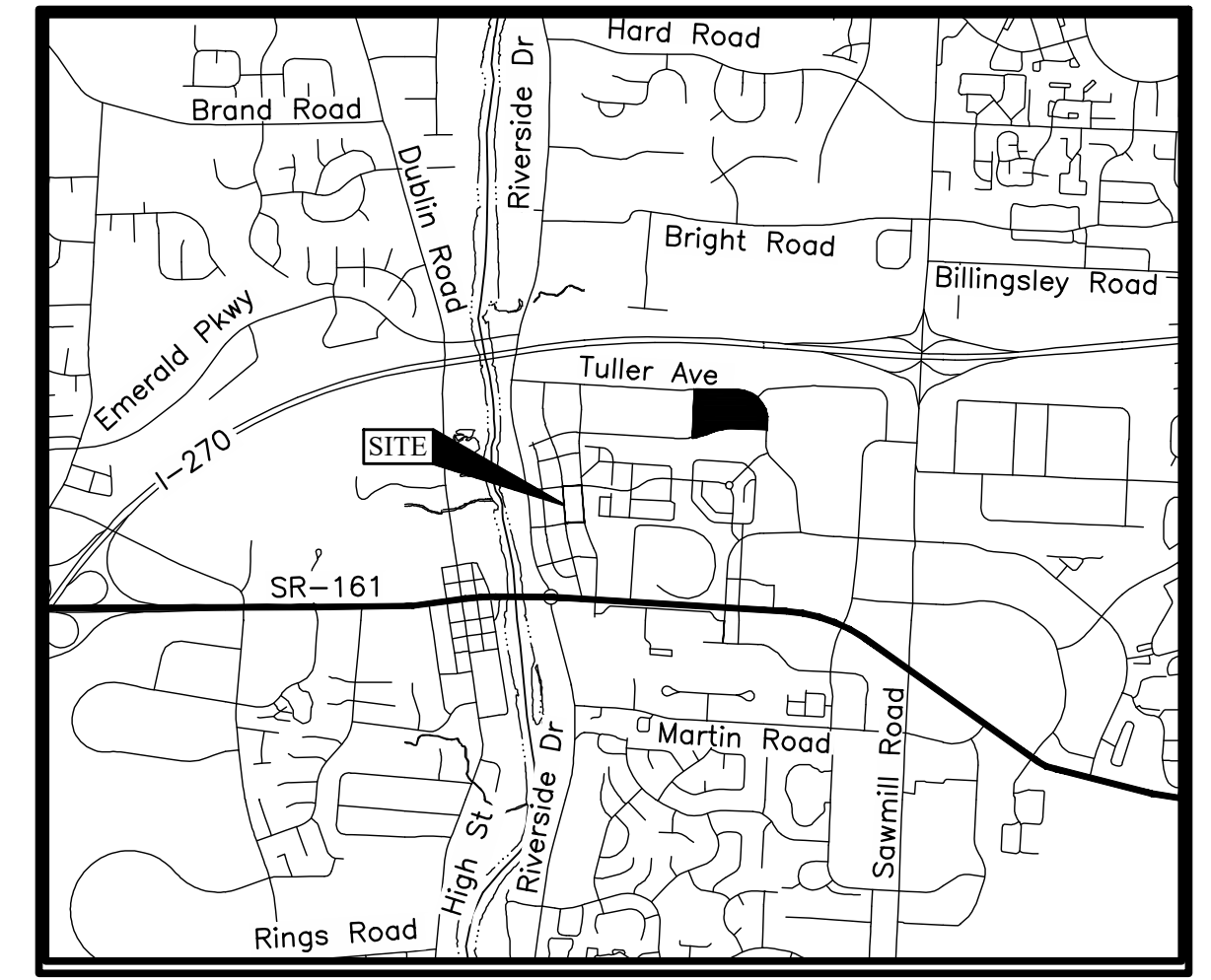
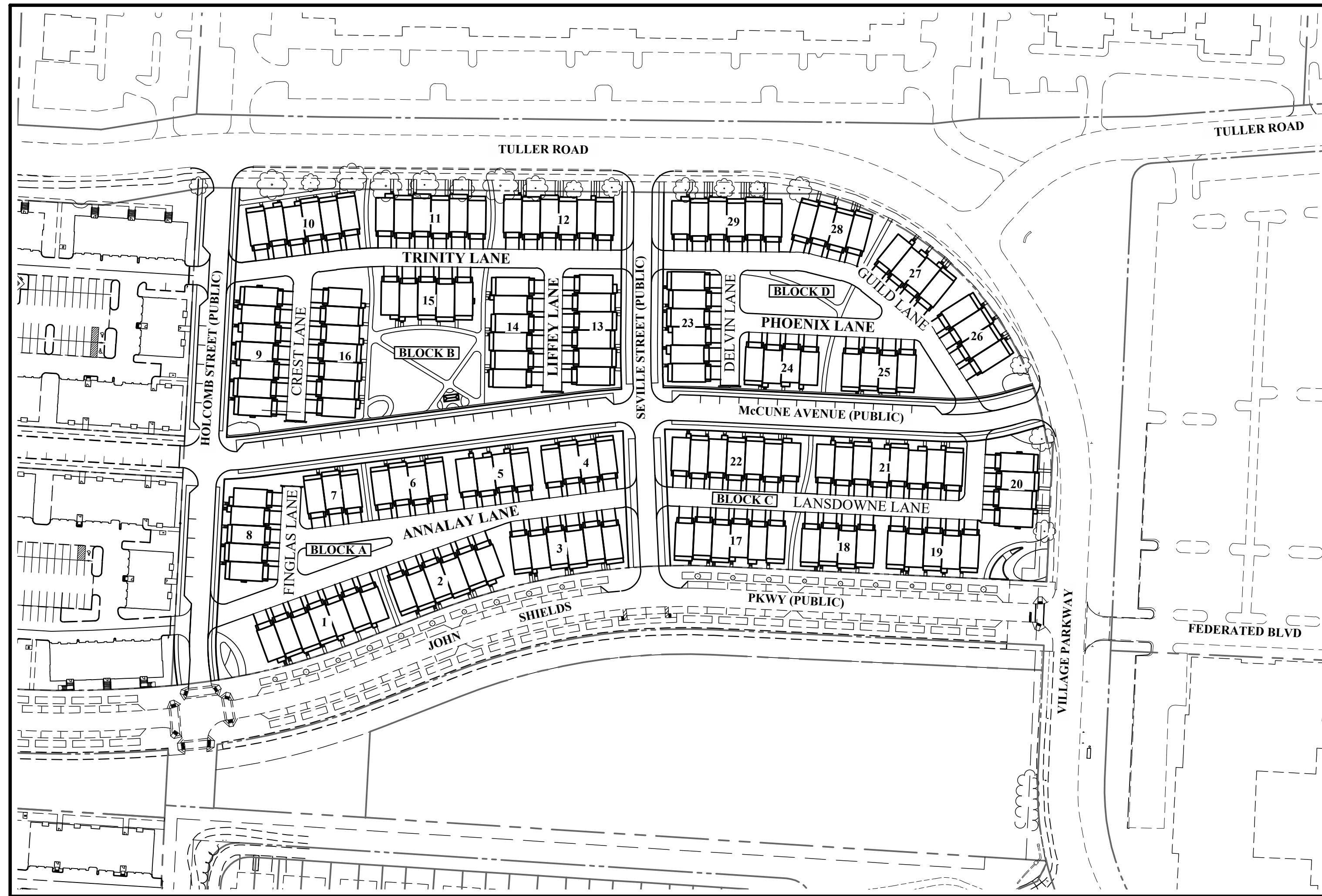
Street Types		
Tuller Road	District Connector Street	86' R/W
John Shields Parkway	District Connector Street	76' R/W
Holcomb Street	Neighborhood Street	50' R/W
Grafton Street	Neighborhood Street	50' R/W
Seville Street	Neighborhood Street	50' R/W

PROPERTY COVERAGE SUMMARY						
	Block A	Block B	Block C	Block D	Public R/W	Total
Total Area (Acres)	2.19	2.84	1.73	1.99	2.26	11.01
Buildings	0.78	1.02	0.66	0.66	0	3.12
Sidewalk	0.05	0.17	0.1	0.13	0.8	1.25
Pavement	0.83	0.91	0.57	0.91	1.15	4.37
Percent Impervious	76%	74%	77%	85%	86%	79%

BUILDING SUMMARY

Building	Building Type	# of Units
1	J	7
2	G	6
3	F	6
4	D	4
5	C	4
6	B	4
7	A	3
8	E	5
9	K	7
10	H	6
11	G	6
12	F	6
13	G	6
14	F	6
15	E	5
16	J	7
17	H	6
18	B	4
19	E*	5
20	B*	4
21	L	8
22	J	7
23	H	6
24	C	4
25	D	4
26	D	4
27	C	4
28	B	4
29	G	6

*Buildings 19 and 20 slightly altered for Gateway Entrance



SHEET INDEX

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OVERALL GRADING & UTILITY PLAN	C600
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STOPPING SITE DISTANCE EXHIBIT	C700
TREE SURVEY & REMOVAL PLAN	C800
TREE SURVEY LIST	C810
LIGHTING PLAN	C900

	Lot Size (Acre)
Ex Site Acreage	11.0
Prop R/W	2.26
Block A	2.19
Block B	2.84
Block C	1.73
Block D	1.99

DEVELOPER/OWNER

Pulte Homes of Ohio, LLC
475 Metro Place South, Suite 200
Dublin, Ohio 43017
Tel: (614) 376-1018
Matthew.Callahan@Pulte.com
Matthew Callahan

ENGINEER

EMH&T Inc.
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4390
Fax: (614) 775-4800
bquackenbush@emht.com
Brian Quackenbush

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
APRIL 30, 2021

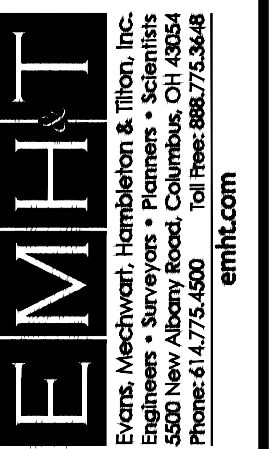
REVISIONS
MARK DATE DESCRIPTION

PULTE HOMES OF OHIO, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OH
FINAL DEVELOPMENT PLAN
FOR

TOWNS ON THE PARKWAY

TITLE SHEET



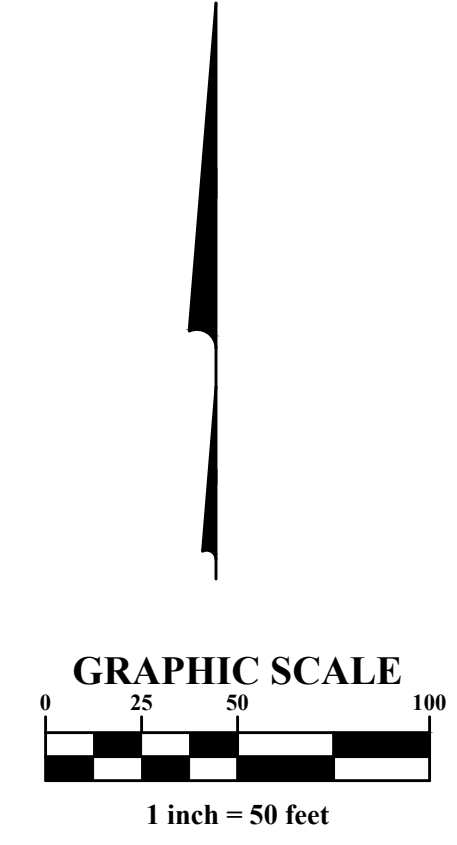
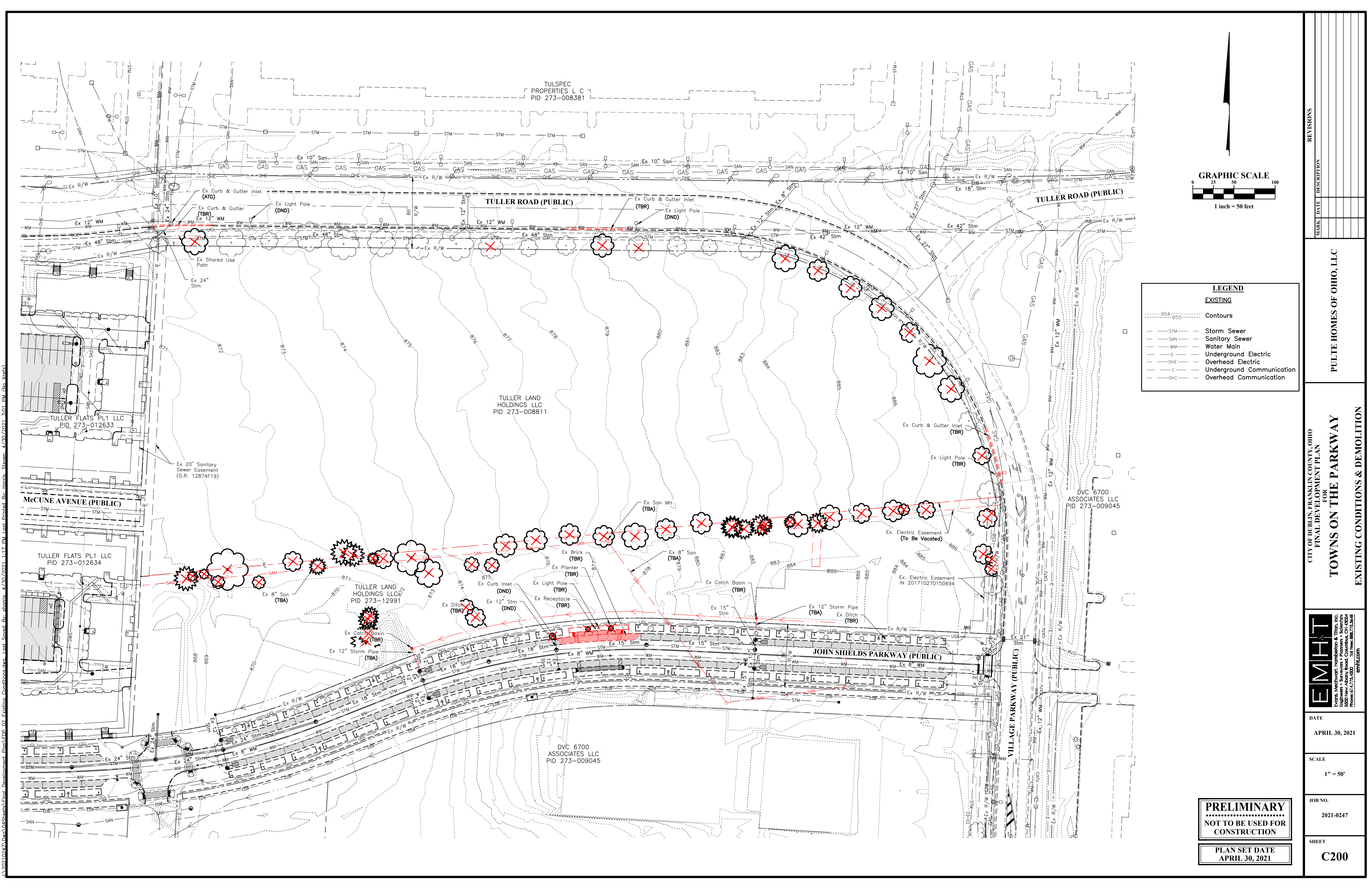
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APRIL 30, 2021

SCALE
AS NOTED

JOB NO.
2021-0247

SHEET
C100

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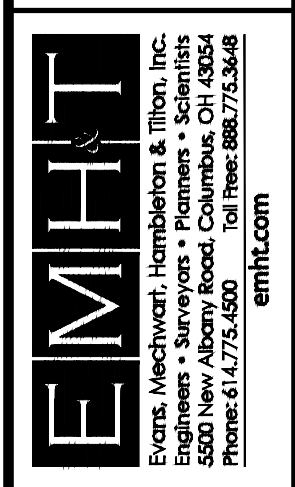
- - - - - 954-955 Contours
- - - - - STM Storm Sewer
- - - - - SAN Sanitary Sewer
- - - - - WM Water Main
- - - - - E Underground Electric
- - - - - OHE Overhead Electric
- - - - - C Underground Communication
- - - - - OHC Overhead Communication

REVISIONS

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PULTE HOMES OF OHIO, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
 FOR
TOWNS ON THE PARKWAY
 EXISTING CONDITIONS & DEMOLITION



DATE
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SCALE
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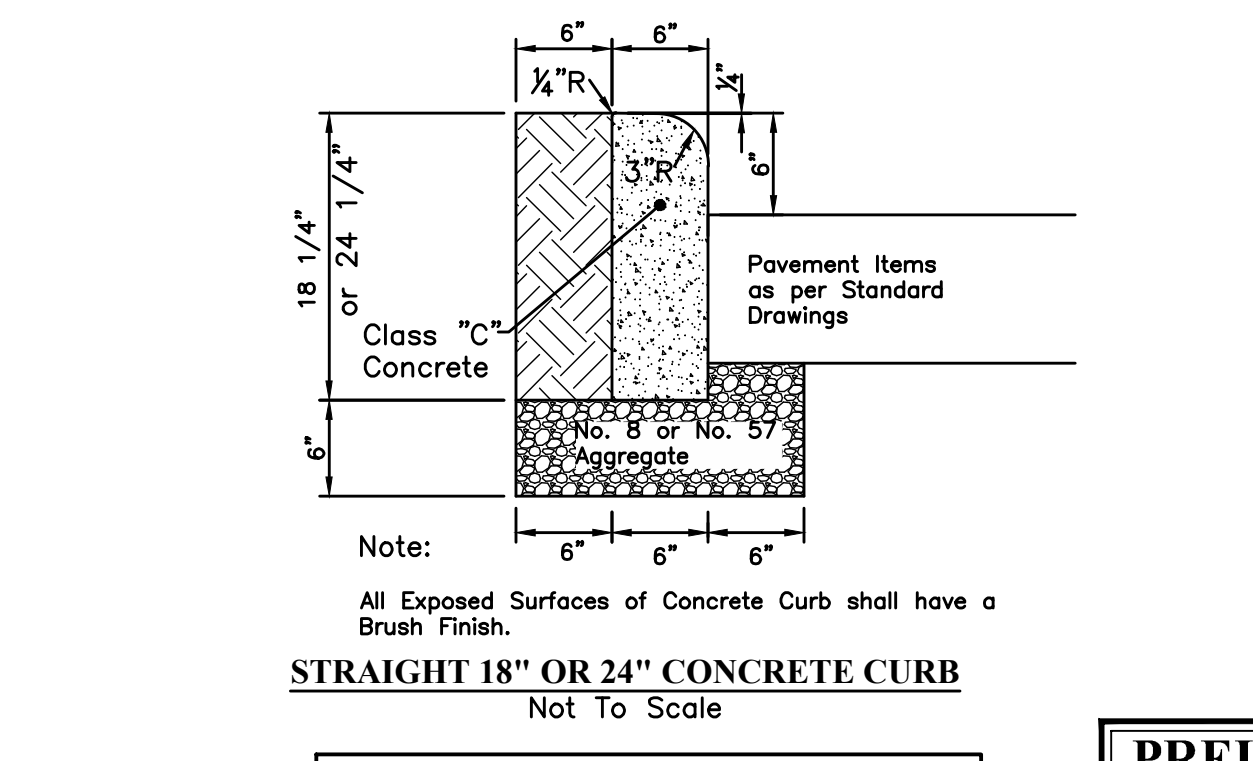
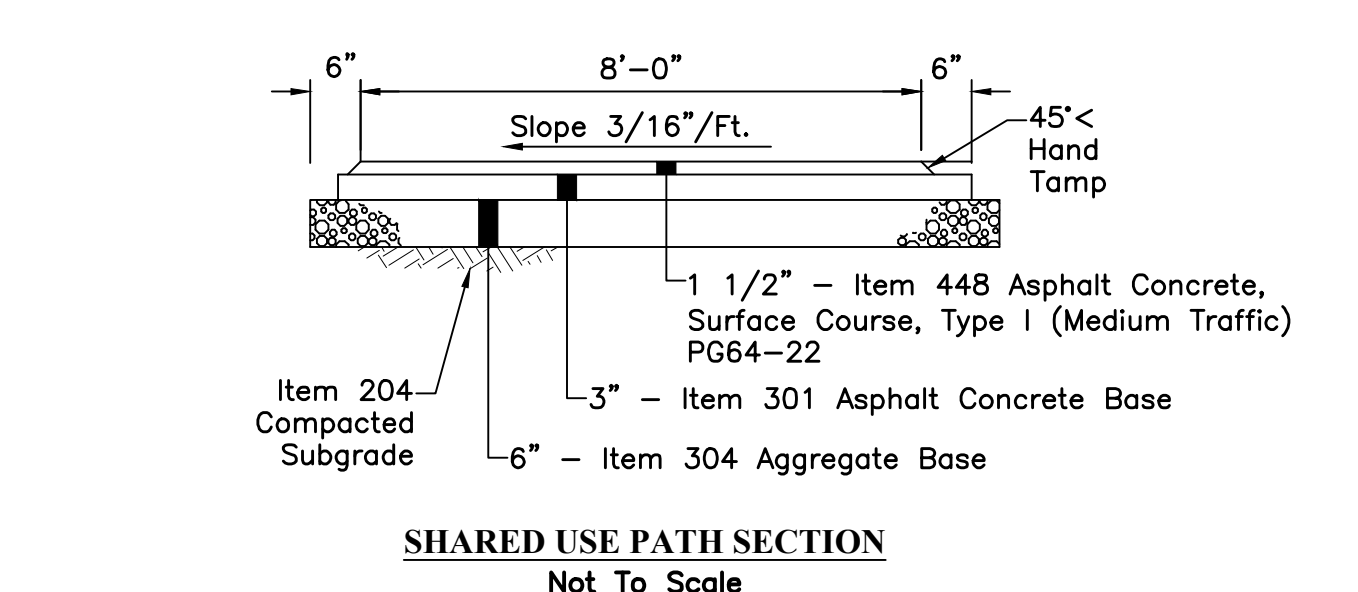
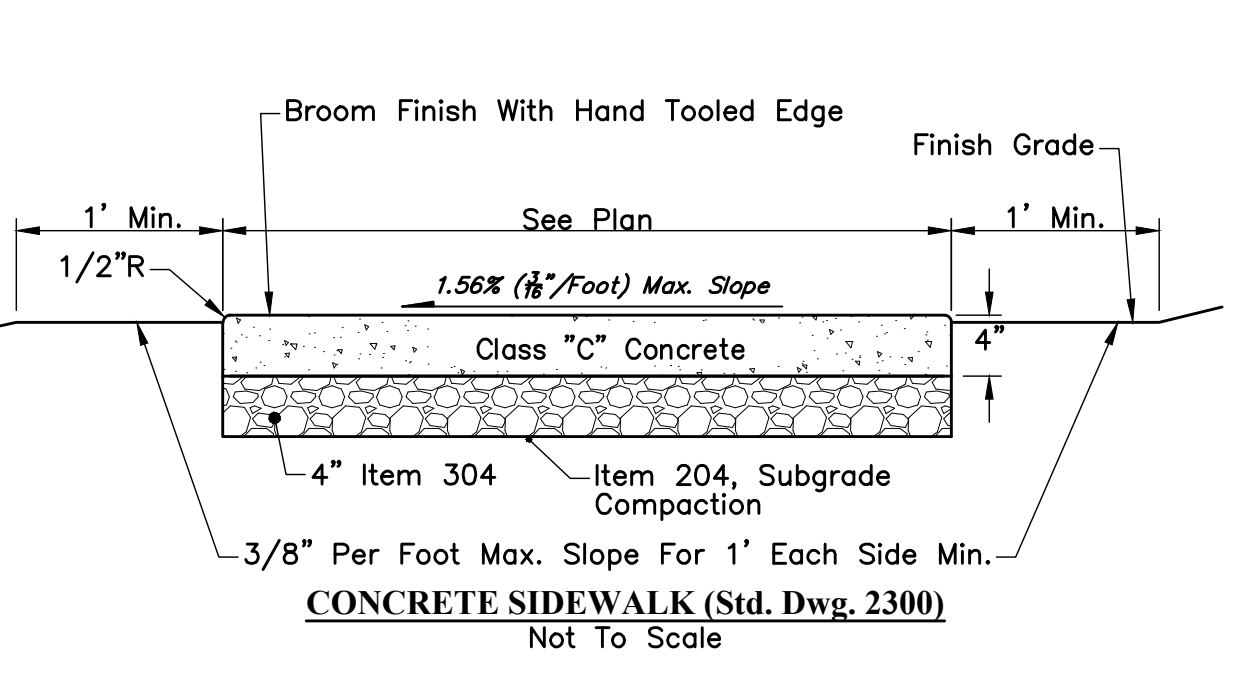
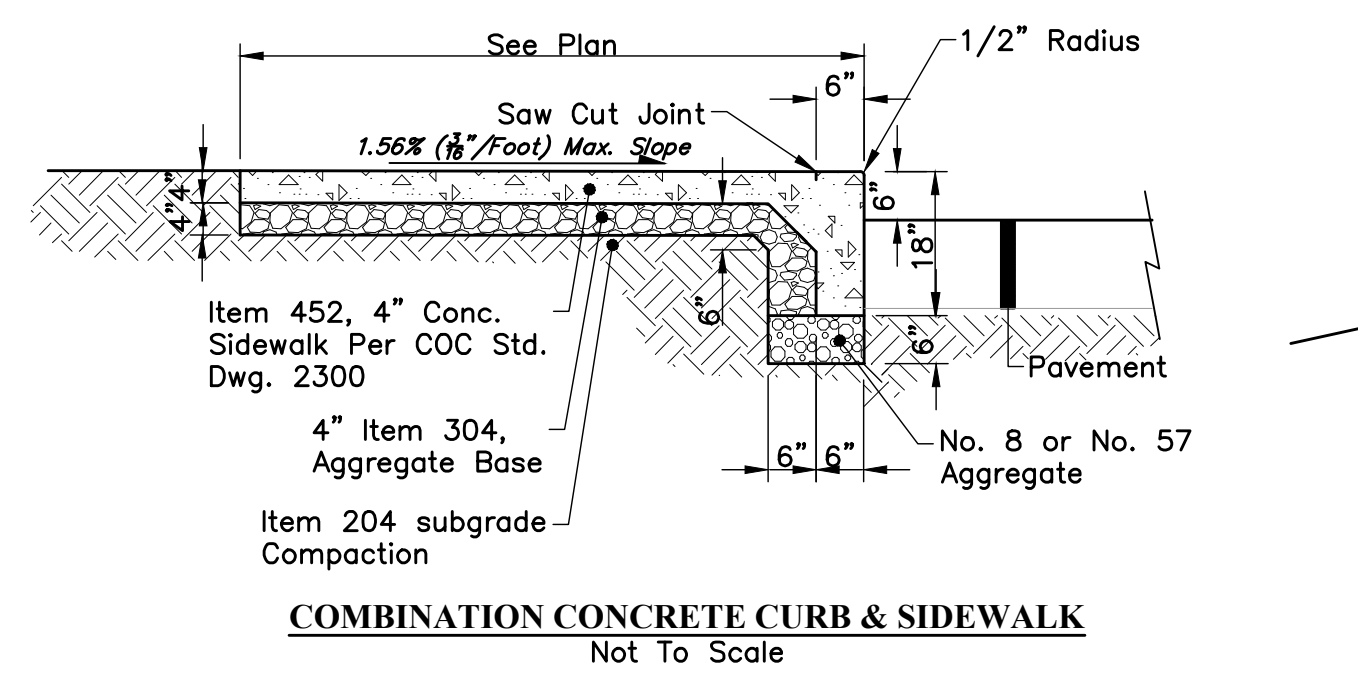
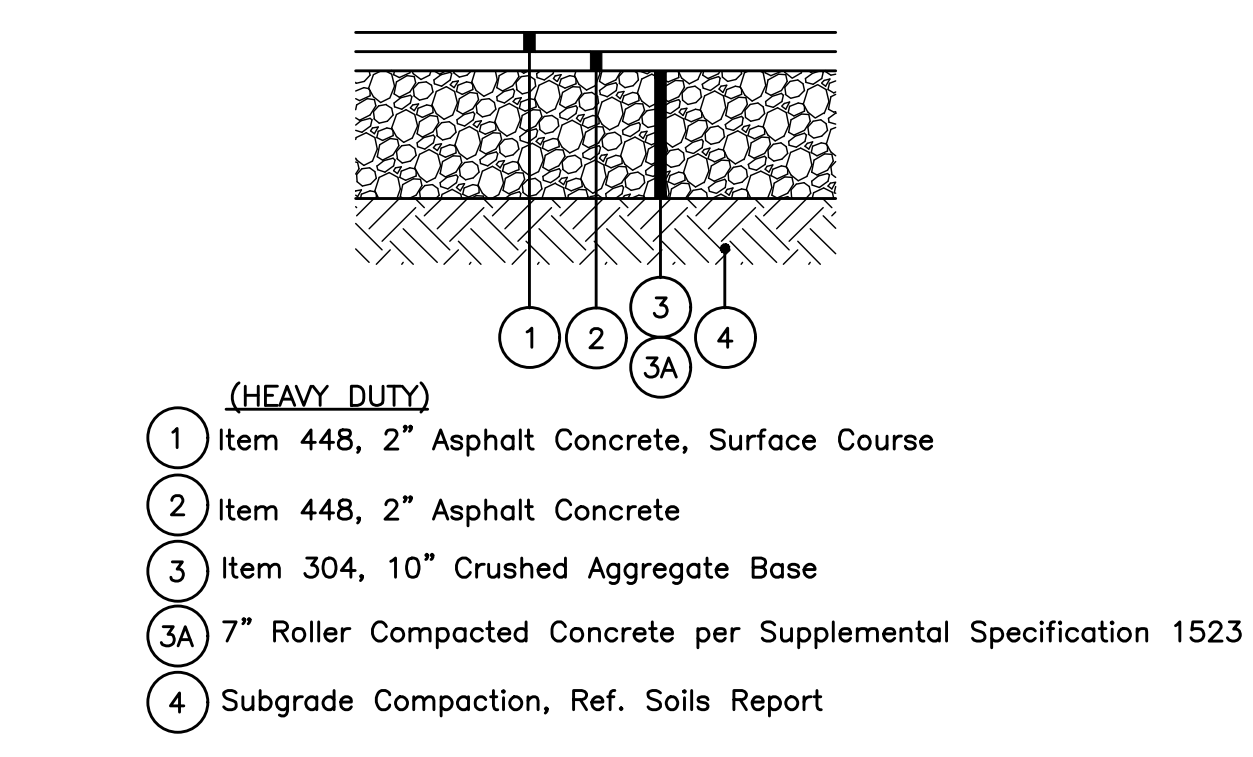
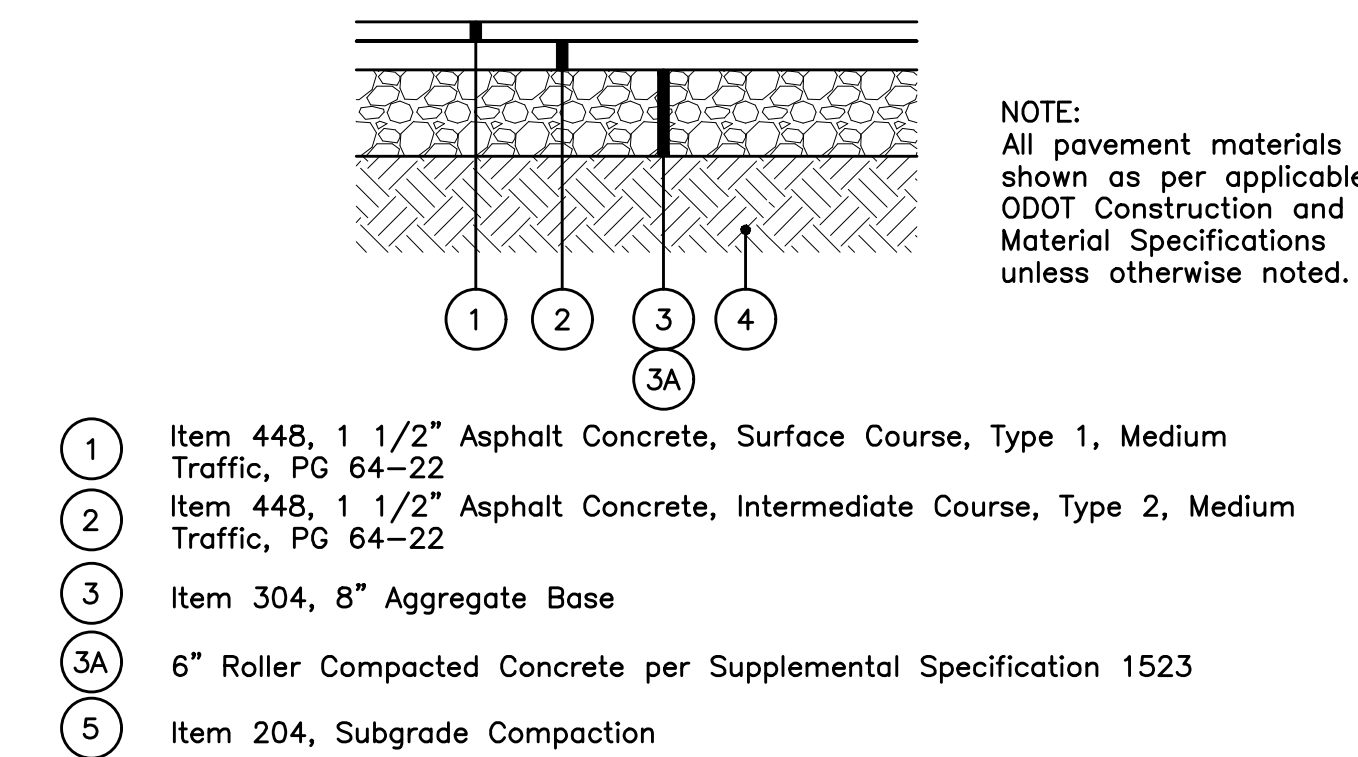
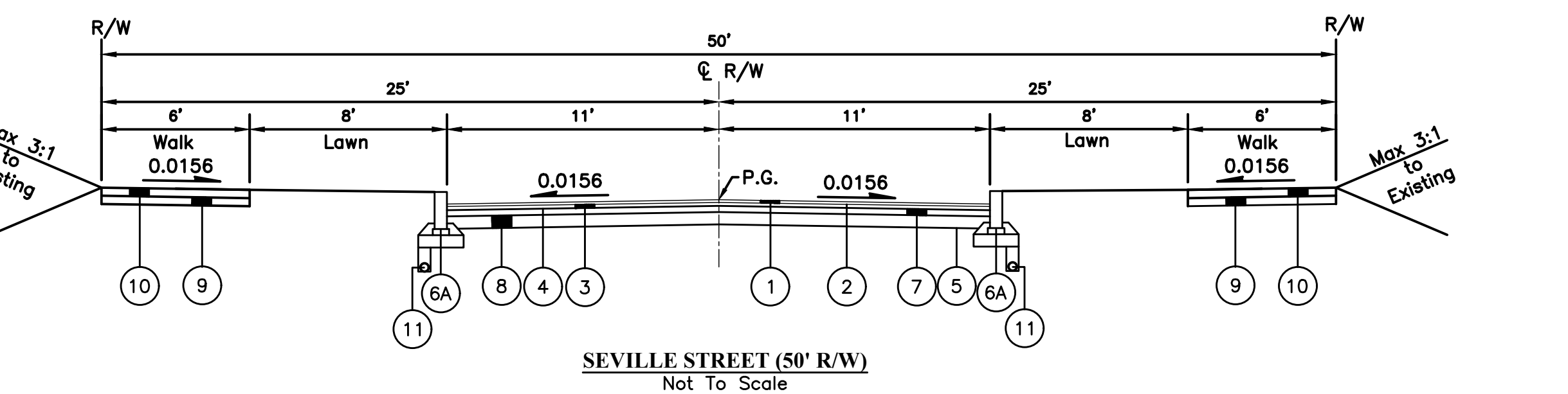
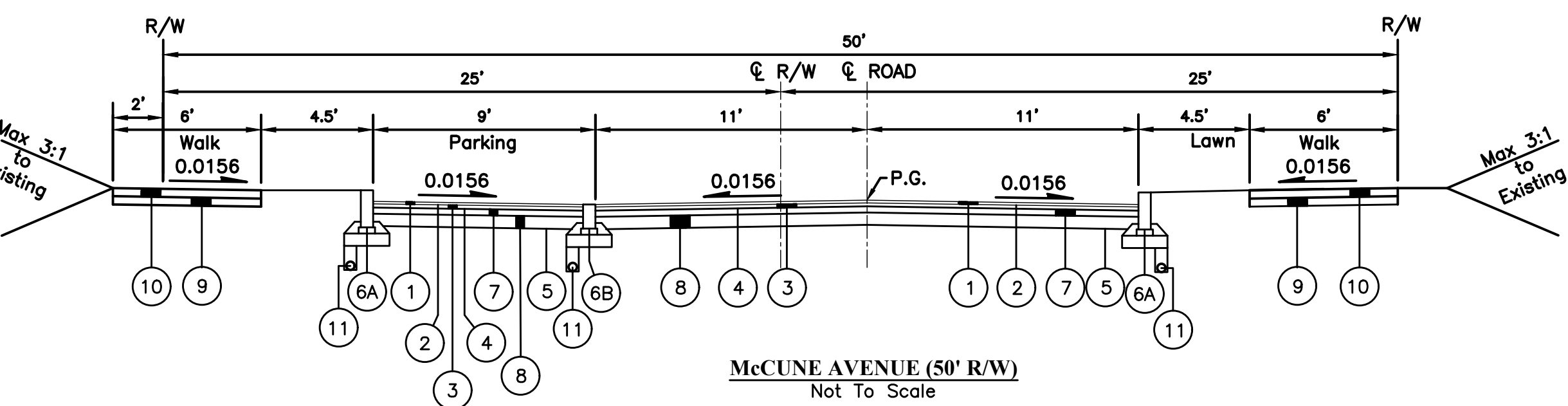
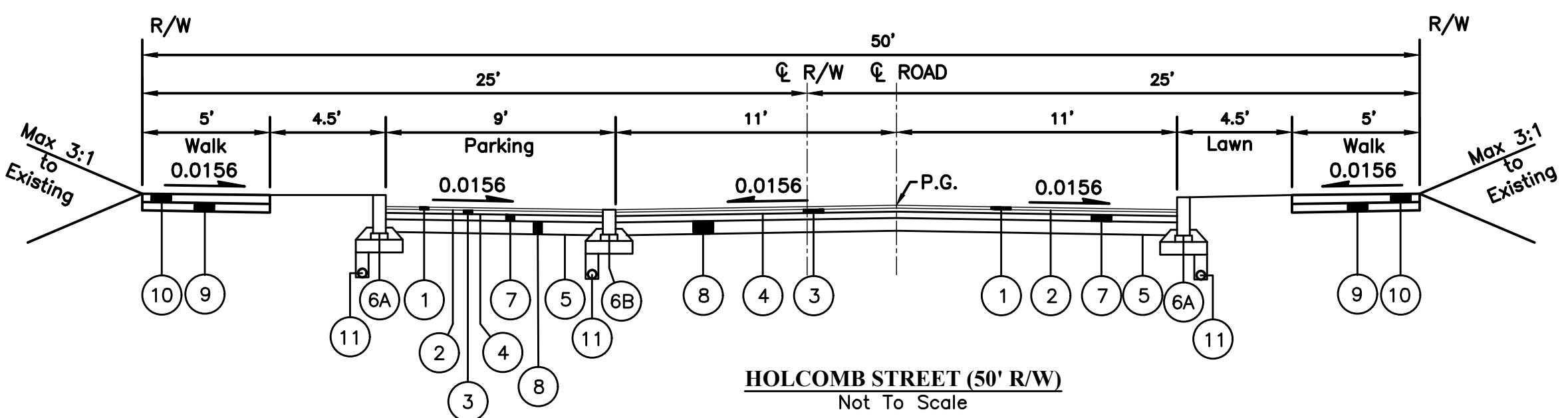
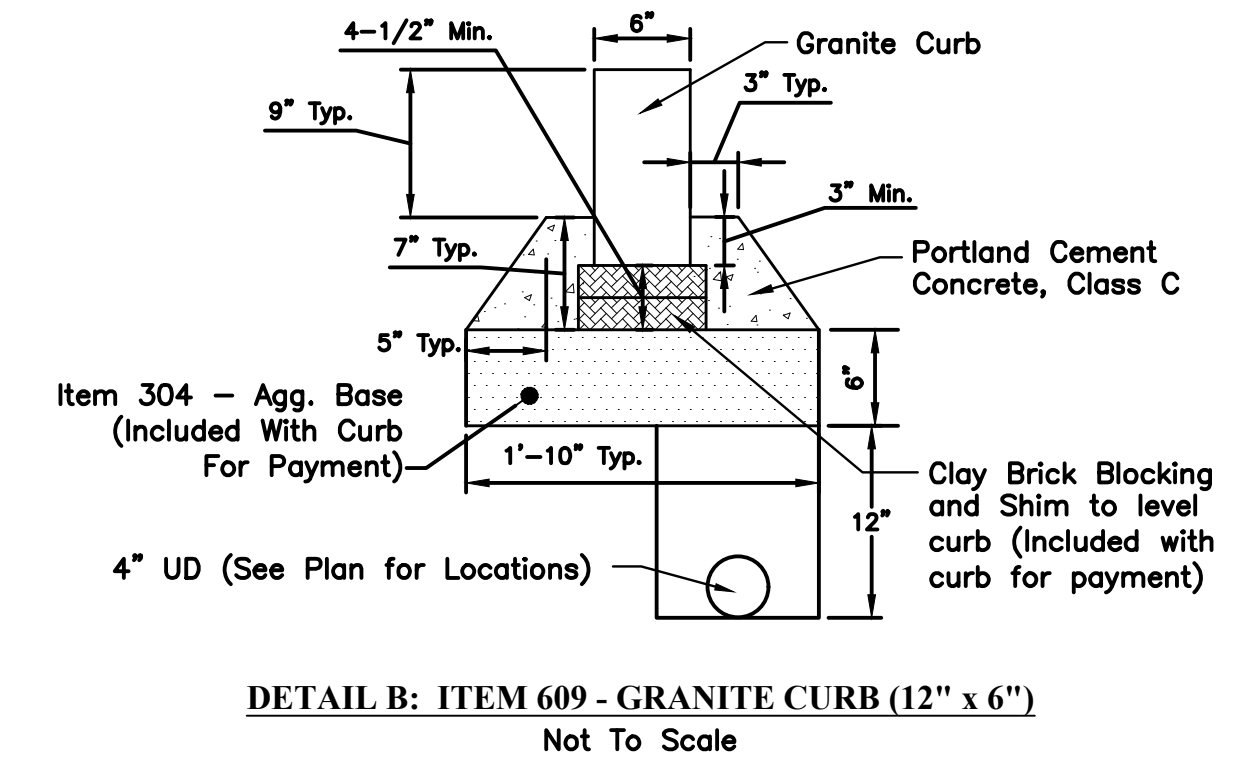
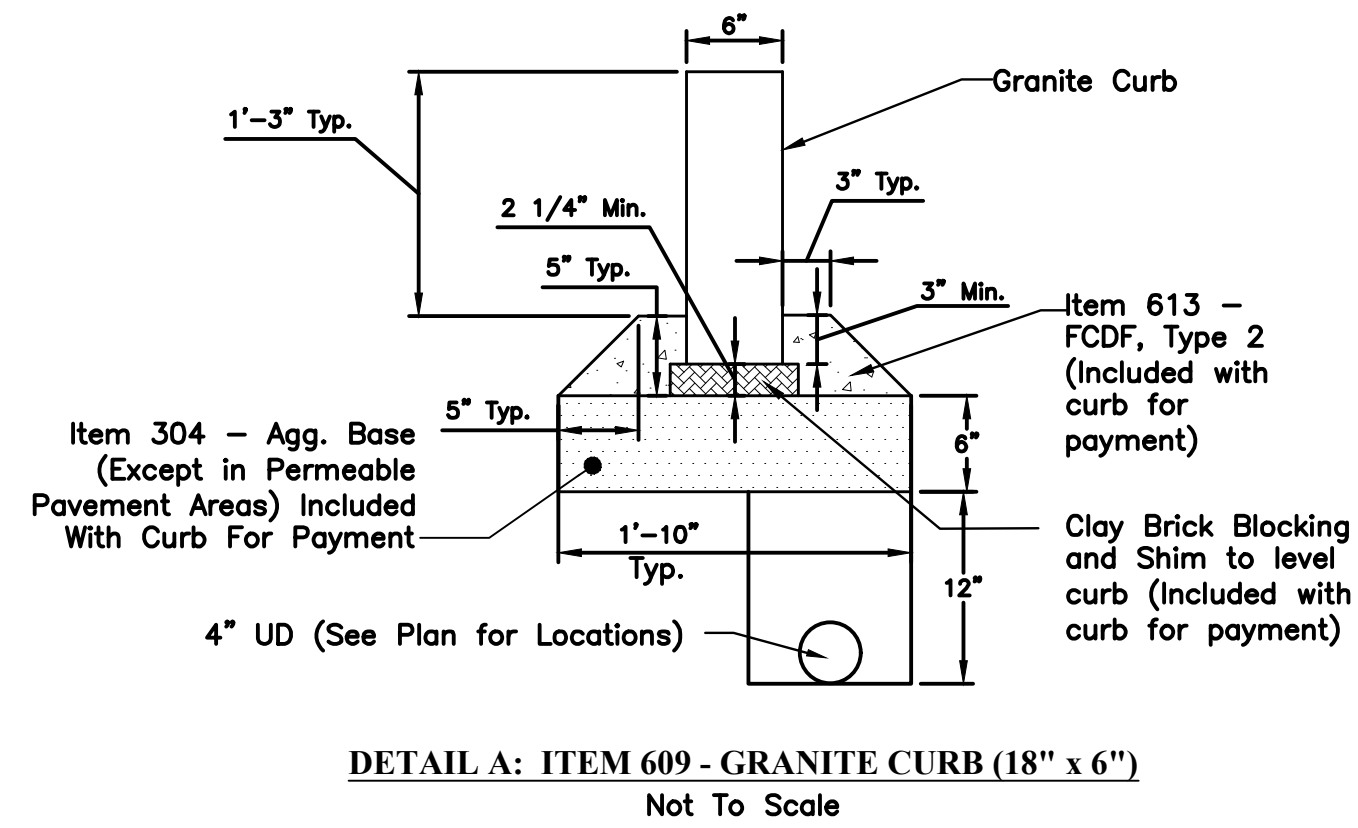
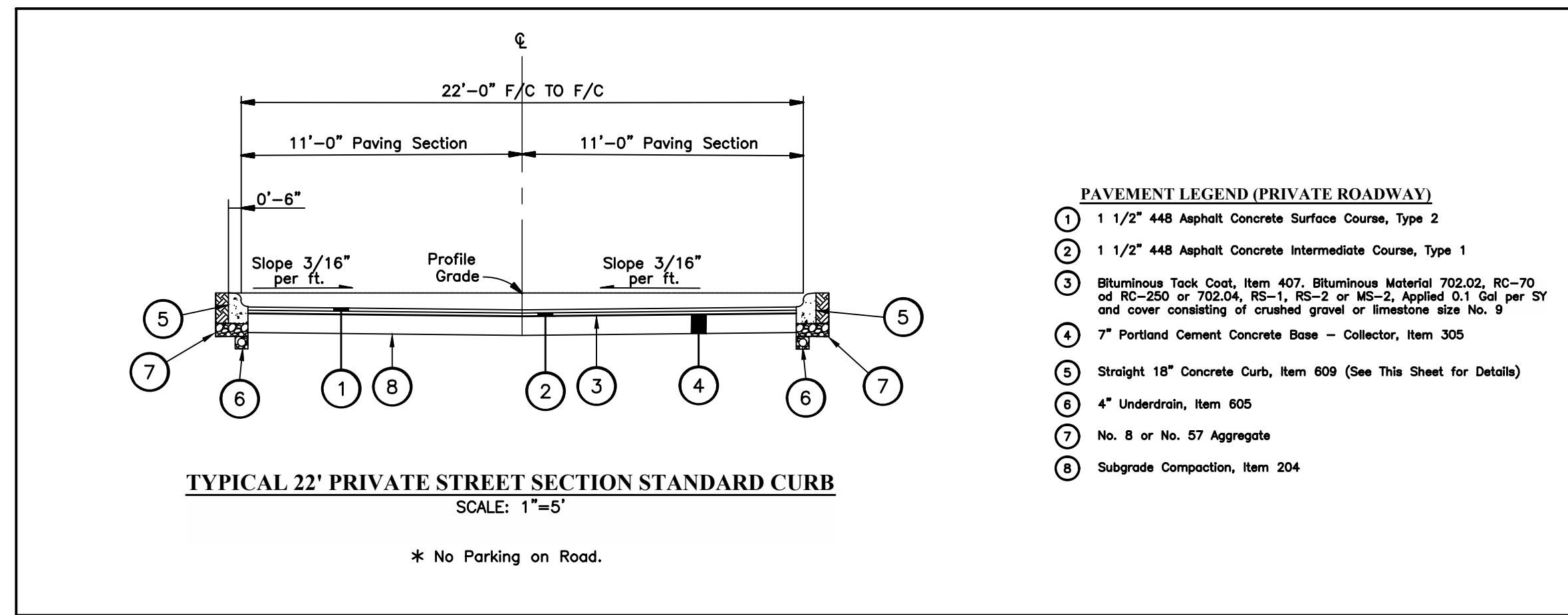
JOB NO.
 2021-0247

SHEET
C200

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 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 APRIL 30, 2021

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- 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
 - 6A Item 609 - Granite Curb (18" x 6")
 - 6B Item 609 - Granite Curb (12" 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

Note:
18" straight curb to be used at all private site curb unless bordering pervious pavement. 24" straight curb to be used around pervious pavement areas.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
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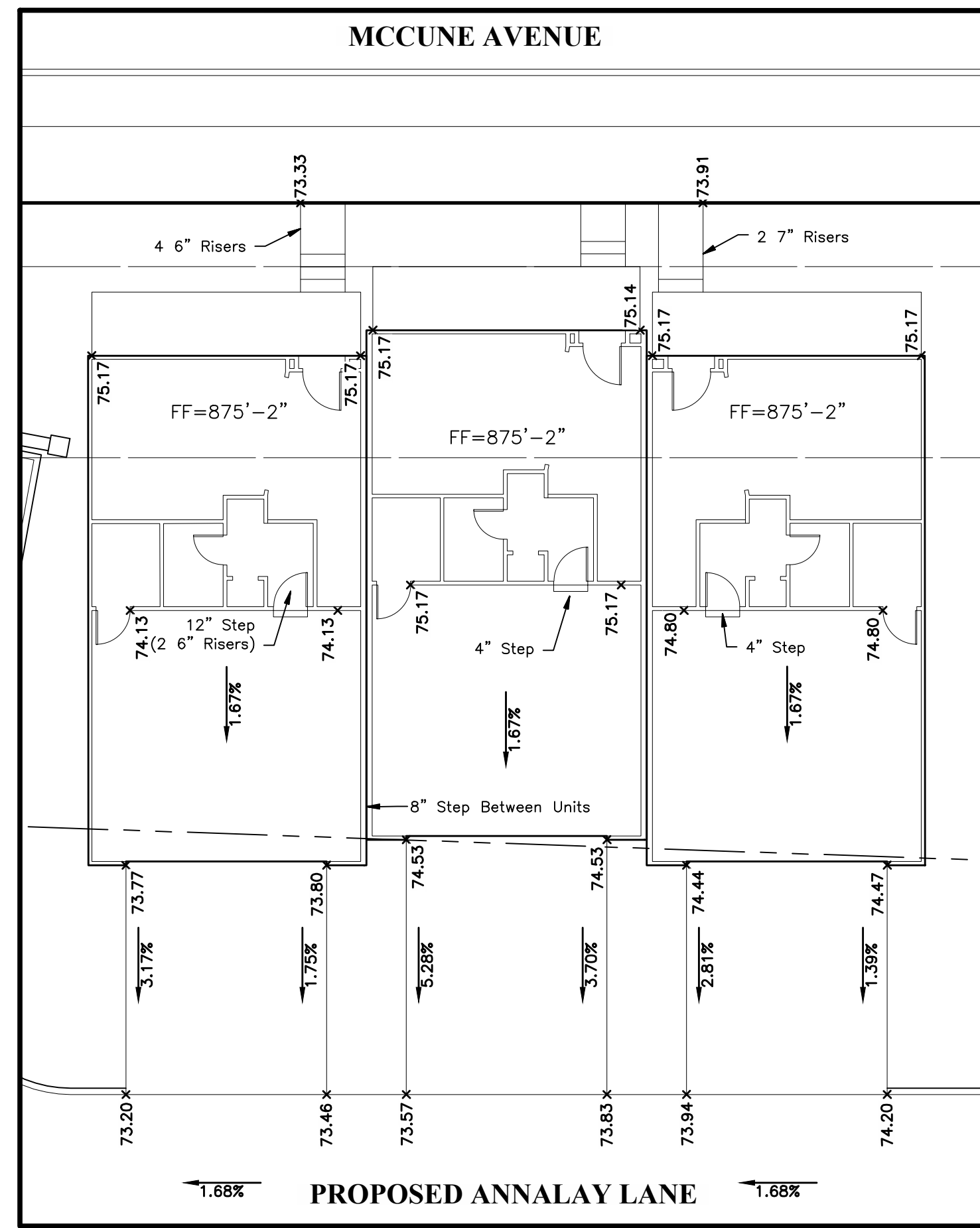
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PULTE HOMES OF OHIO, LLC

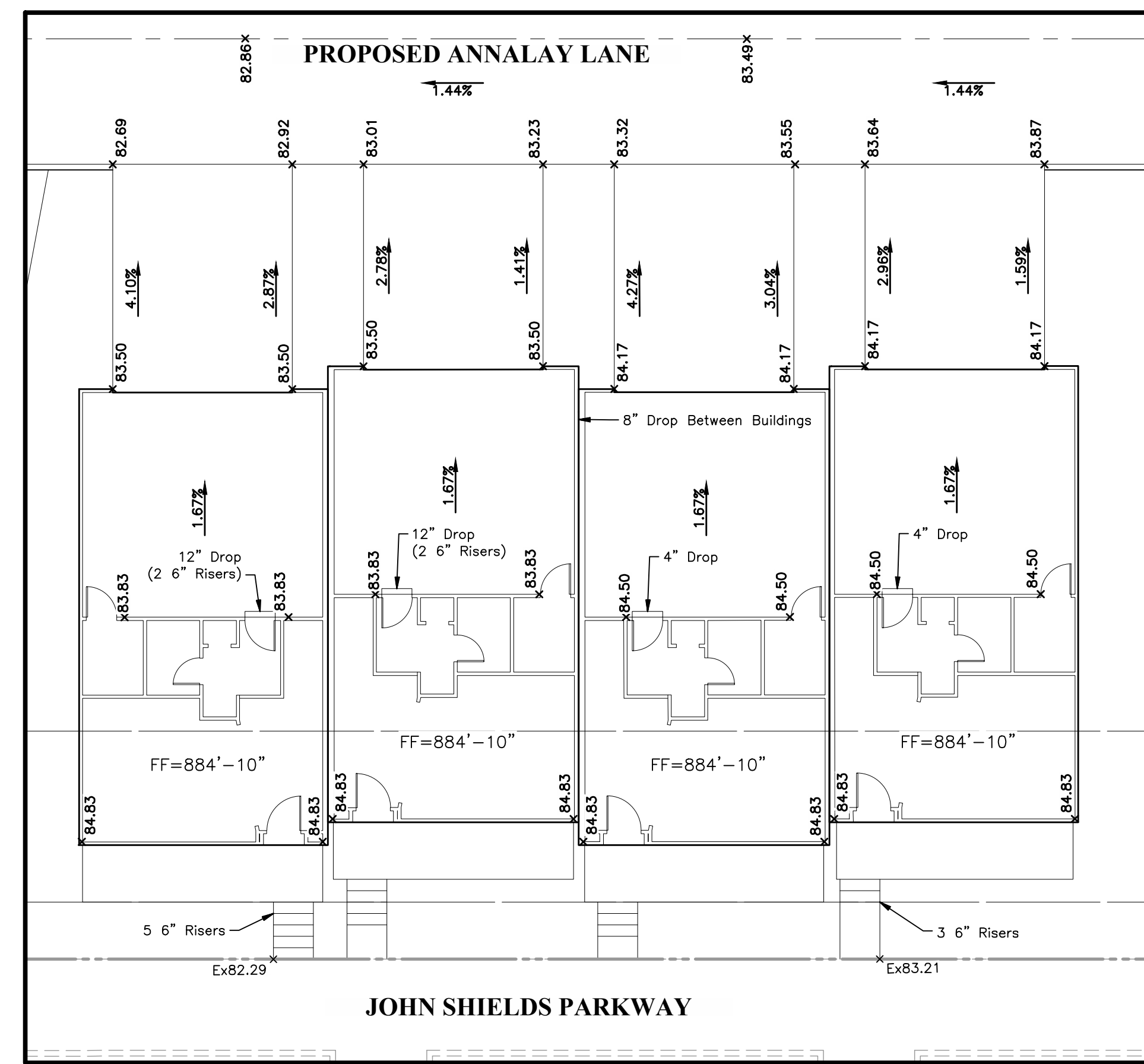
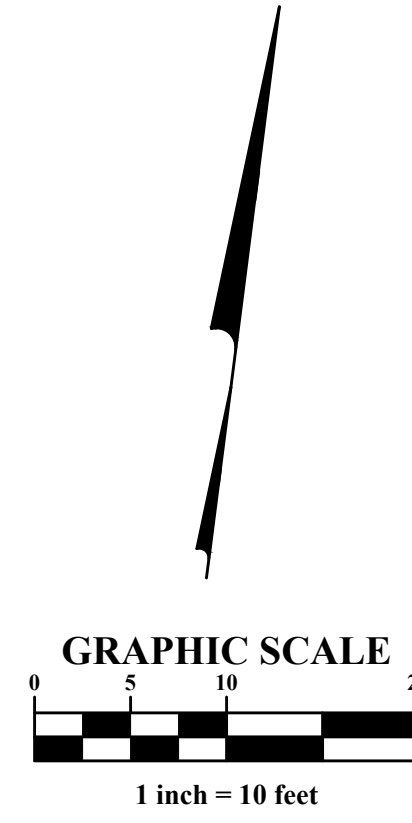
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
TOWNS ON THE PARKWAY
SITE DETAILS & TYPICAL SECTIONS

EMHT
Surveying • Engineering • Planning • Architecture
5500 New Albany Road, Columbus, OH 43254
Phone: 614.752.5500 Fax: 614.752.5501 emht.com

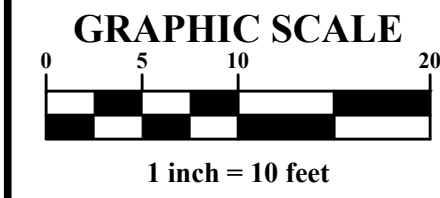
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JOB NO.	2021-0247
SHEET	C300



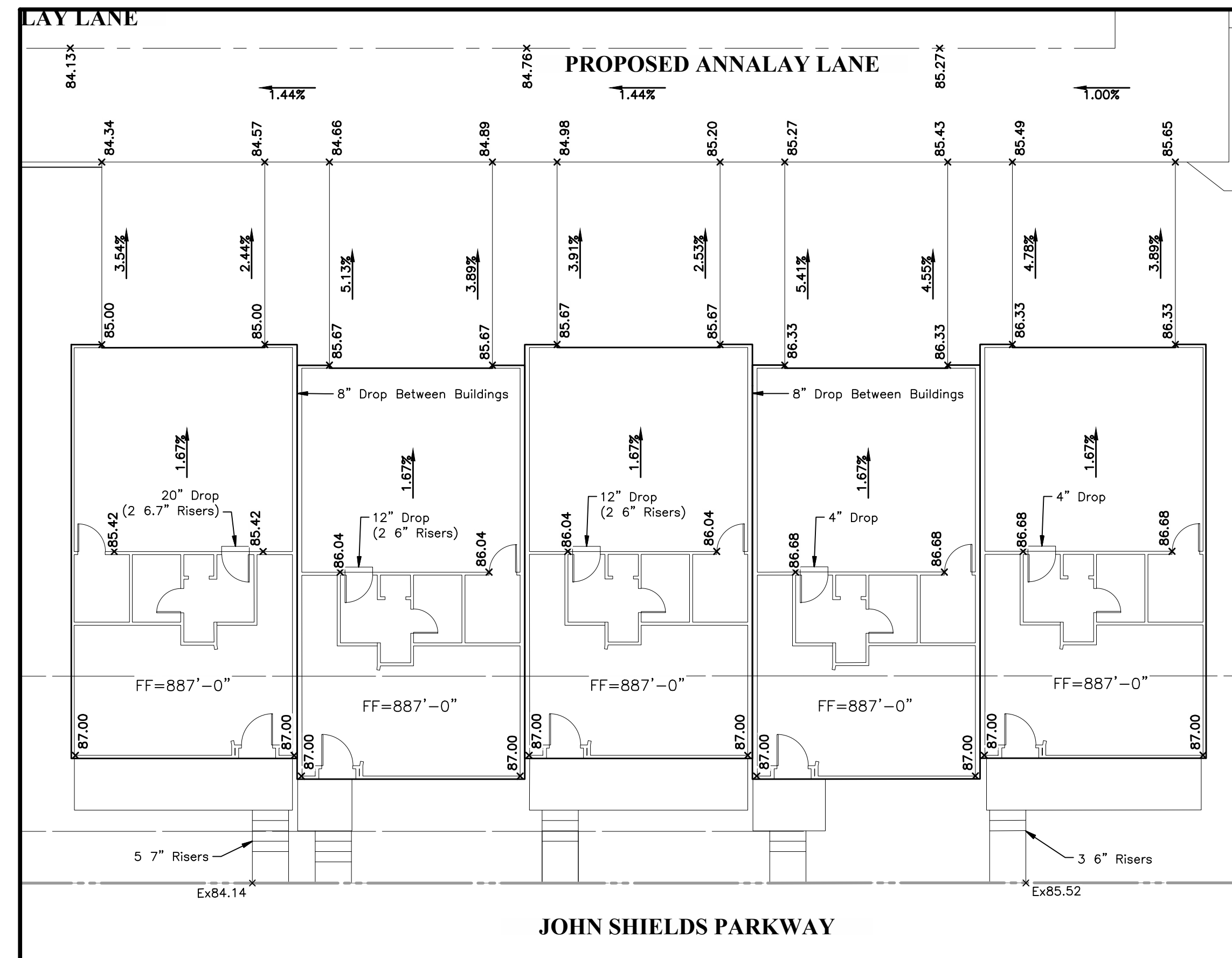
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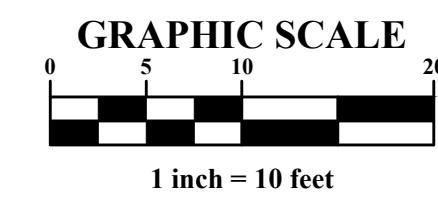
TYPICAL GRADING DETAIL - 4 UNIT BUILDING



NOTE
Number/Height of Risers in Front of Townhomes Varies by Location.



TYPICAL GRADING DETAIL - 5 UNIT BUILDING



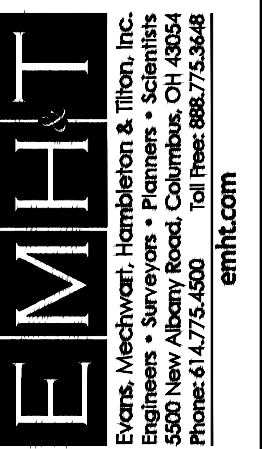
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PULTE HOMES OF OHIO, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OH
FINAL DEVELOPMENT PLAN
FOR
TOWNS ON THE PARKWAY
TYPICAL BUILDING GRADING DETAILS



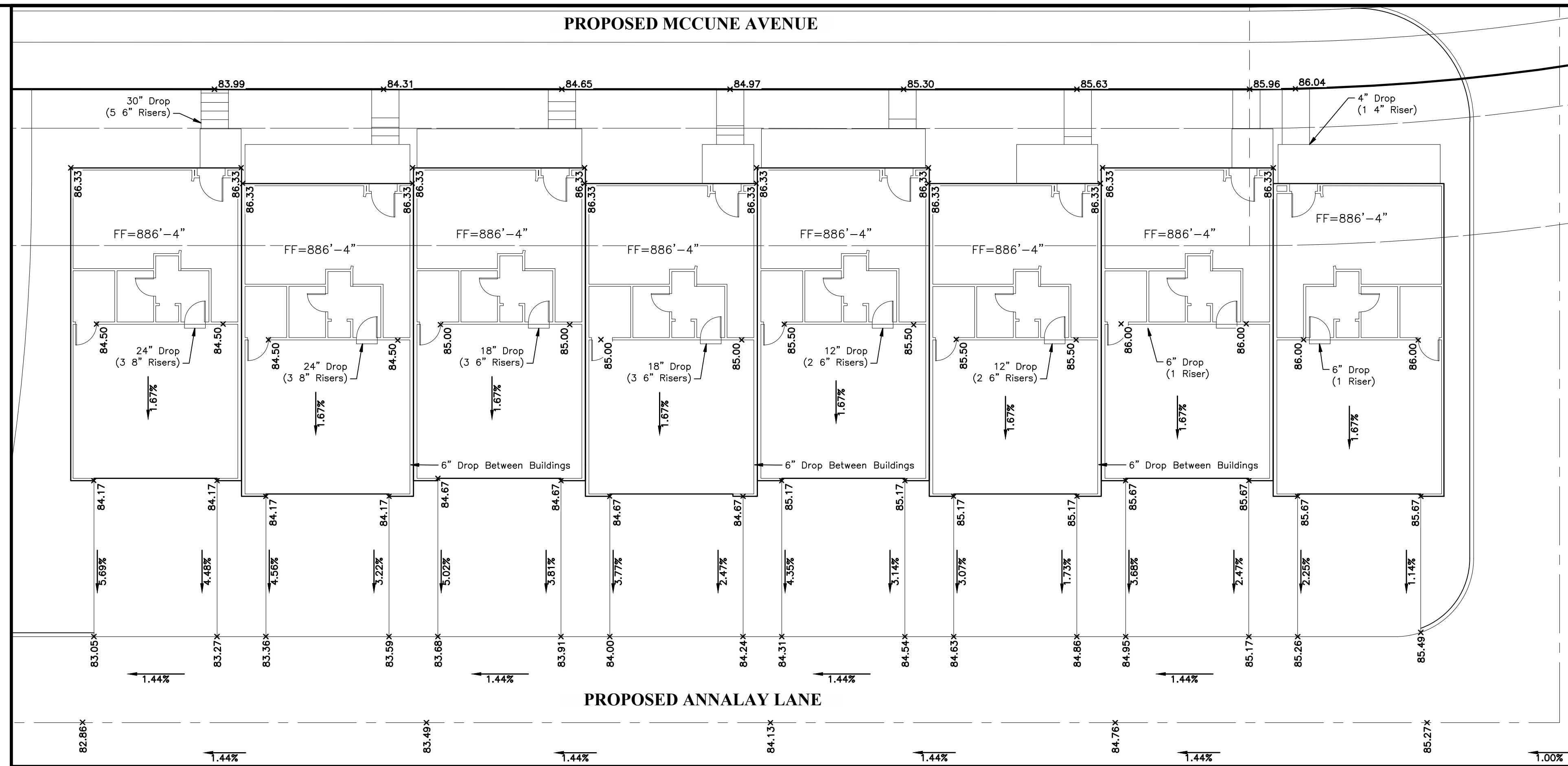
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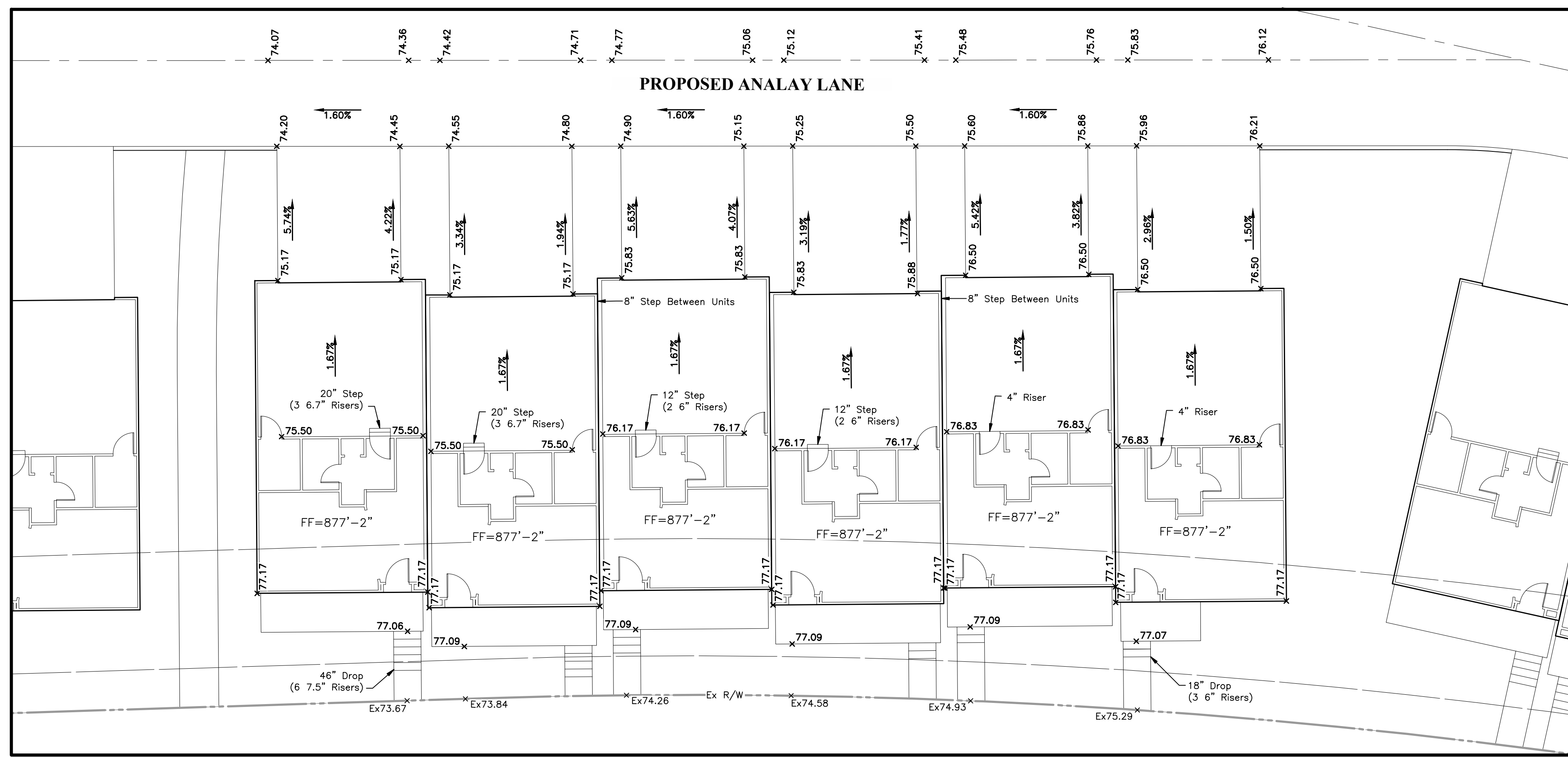
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2021-0247

SHEET
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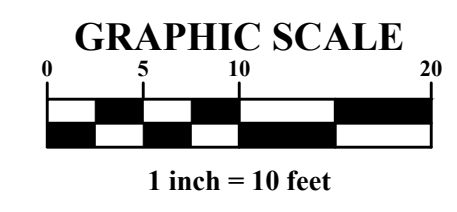
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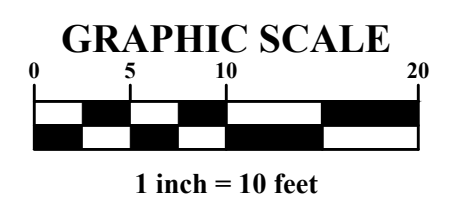
TYPICAL GRADING DETAIL - 8 UNIT BUILDING



TYPICAL GRADING DETAIL - 6 UNIT BUILDING



NOTE
Number/Height of Risers in Front of Townhomes Varies by Location.



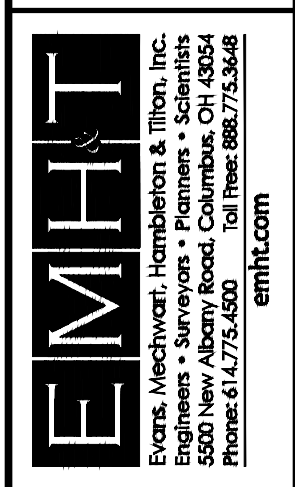
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APRIL 30, 2021

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PULTE HOMES OF OHIO, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OH
FINAL DEVELOPMENT PLAN
FOR
TOWNS ON THE PARKWAY
TYPICAL BUILDING GRADING DETAILS



DATE
APRIL 30, 2021

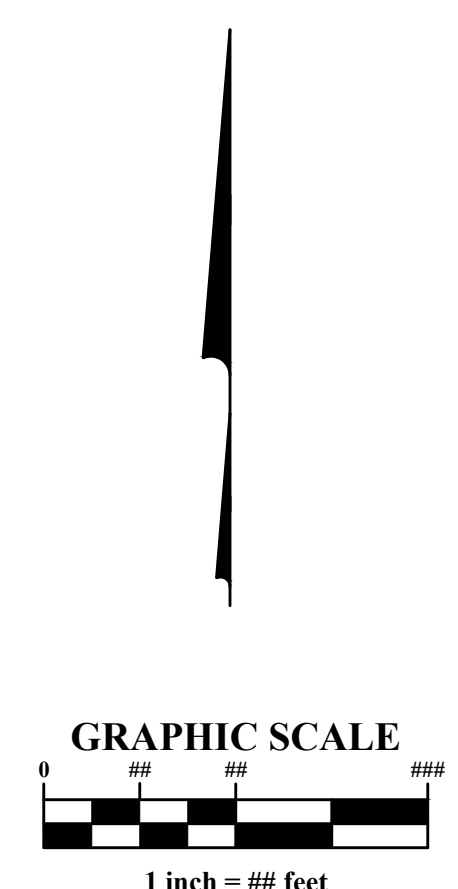
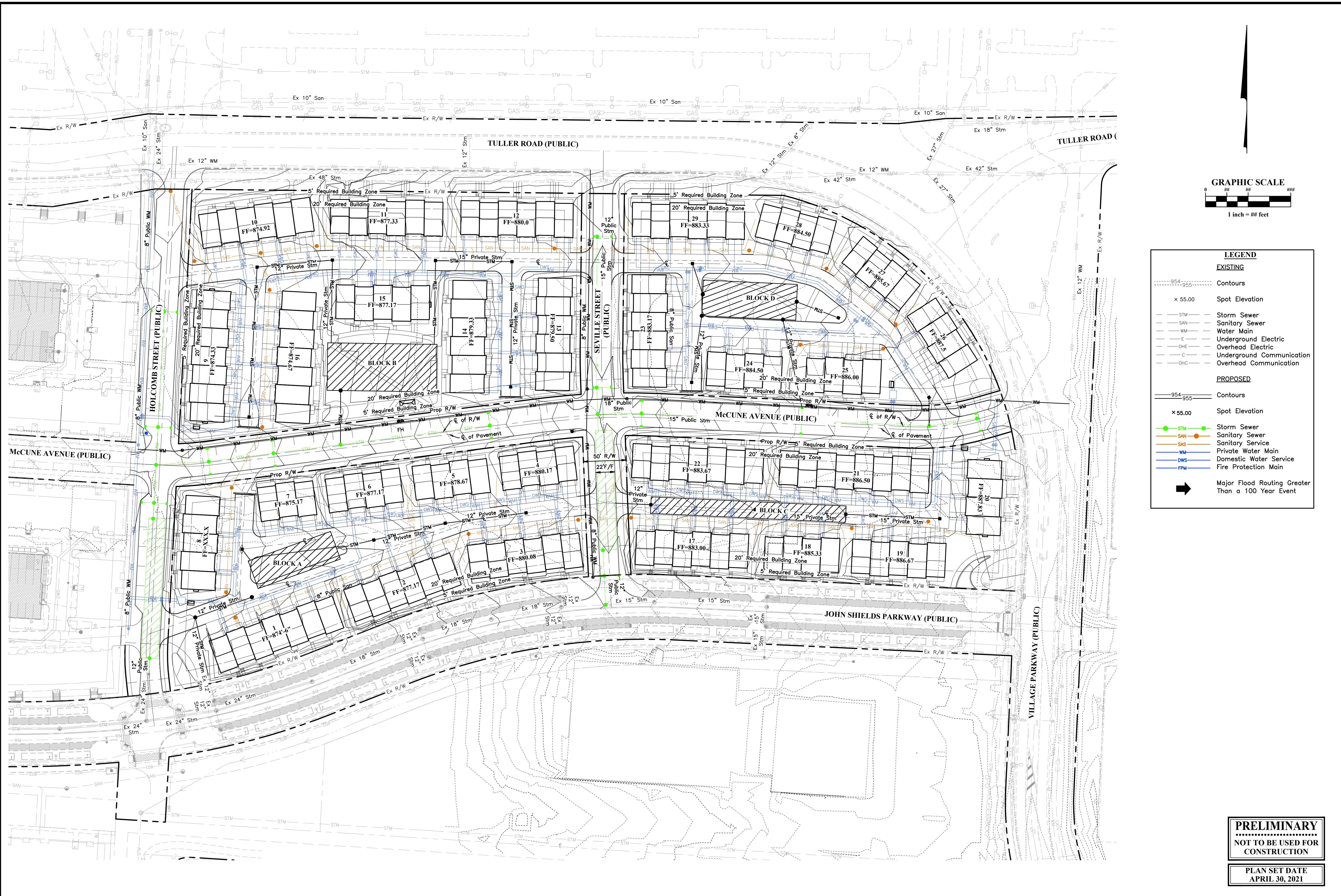
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JOB NO.
2021-0247

SHEET
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LEGEND

EXISTING

- Contours
- x 55.00 Spot Elevation
- STM Storm Sewer
- SAN Sanitary Sewer
- WM Water Main
- E Underground Electric
- OHE Overhead Electric
- C Underground Communication
- OHC Overhead Communication

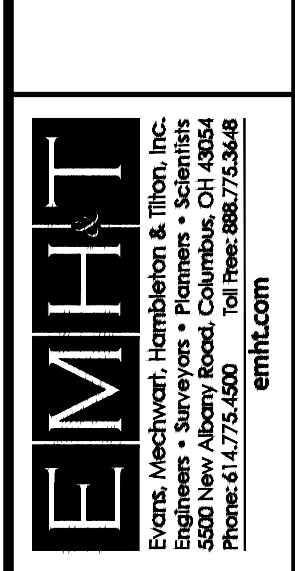
PROPOSED

- Contours
- x 55.00 Spot Elevation
- STM Storm Sewer
- SAN Sanitary Sewer
- SAS Sanitary Service
- WM Private Water Main
- DWS Domestic Water Service
- FPM Fire Protection Main
- ➔ Major Flood Routing Greater Than a 100 Year Event

MARK	DATE	DESCRIPTION

PULTE HOMES OF OHIO, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
TOWNS ON THE PARKWAY
OVERALL GRADING & UTILITY PLAN



DATE
APRIL 30, 2021

SCALE
1" = 50'

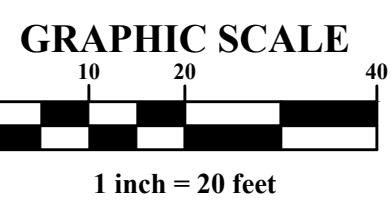
JOB NO.
2021-0247

SHEET
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PLAN SET DATE
APRIL 30, 2021

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LEGEND

EXISTING

- 954 -955 Contours
- x 55.00 Spot Elevation
- STM Storm Sewer
- SAN Sanitary Sewer
- WM Water Main
- E Underground Electric
- OHE Overhead Electric
- C Underground Communication
- OHC Overhead Communication

PROPOSED

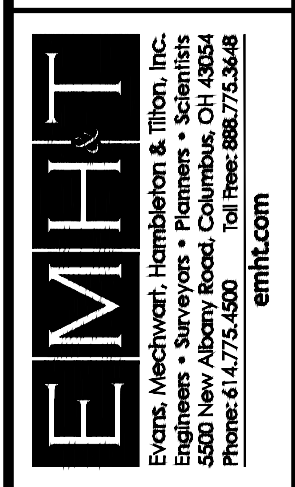
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- x 55.00 Spot Elevation
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- FPM Fire Protection Main

Major Flood Routing Greater Than a 100 Year Event

MARK	DATE	DESCRIPTION

PULTE HOMES OF OHIO, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OH
FINAL DEVELOPMENT PLAN
 FOR
TOWNS ON THE PARKWAY
 SITE GRADING & UTILITY PLAN - NW BLOCK



DATE
APRIL 30, 2021

SCALE
1" = 30'

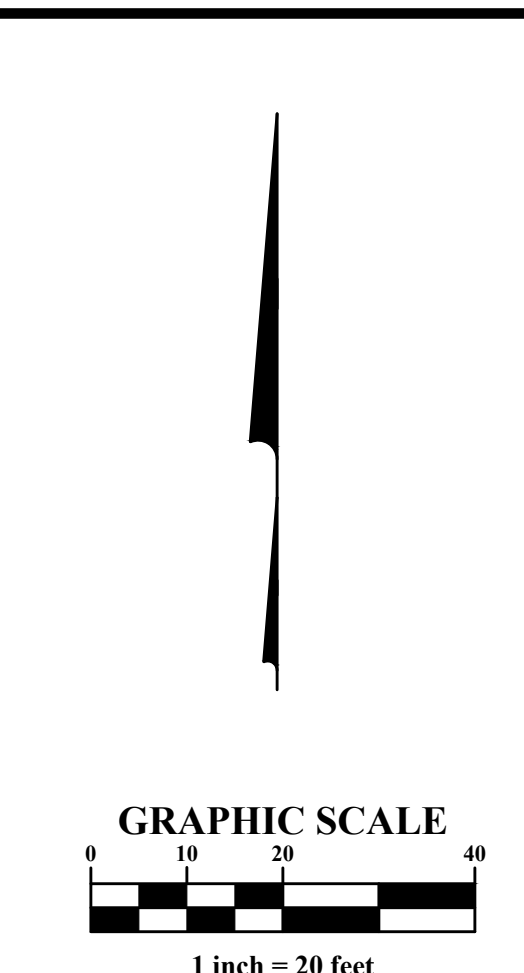
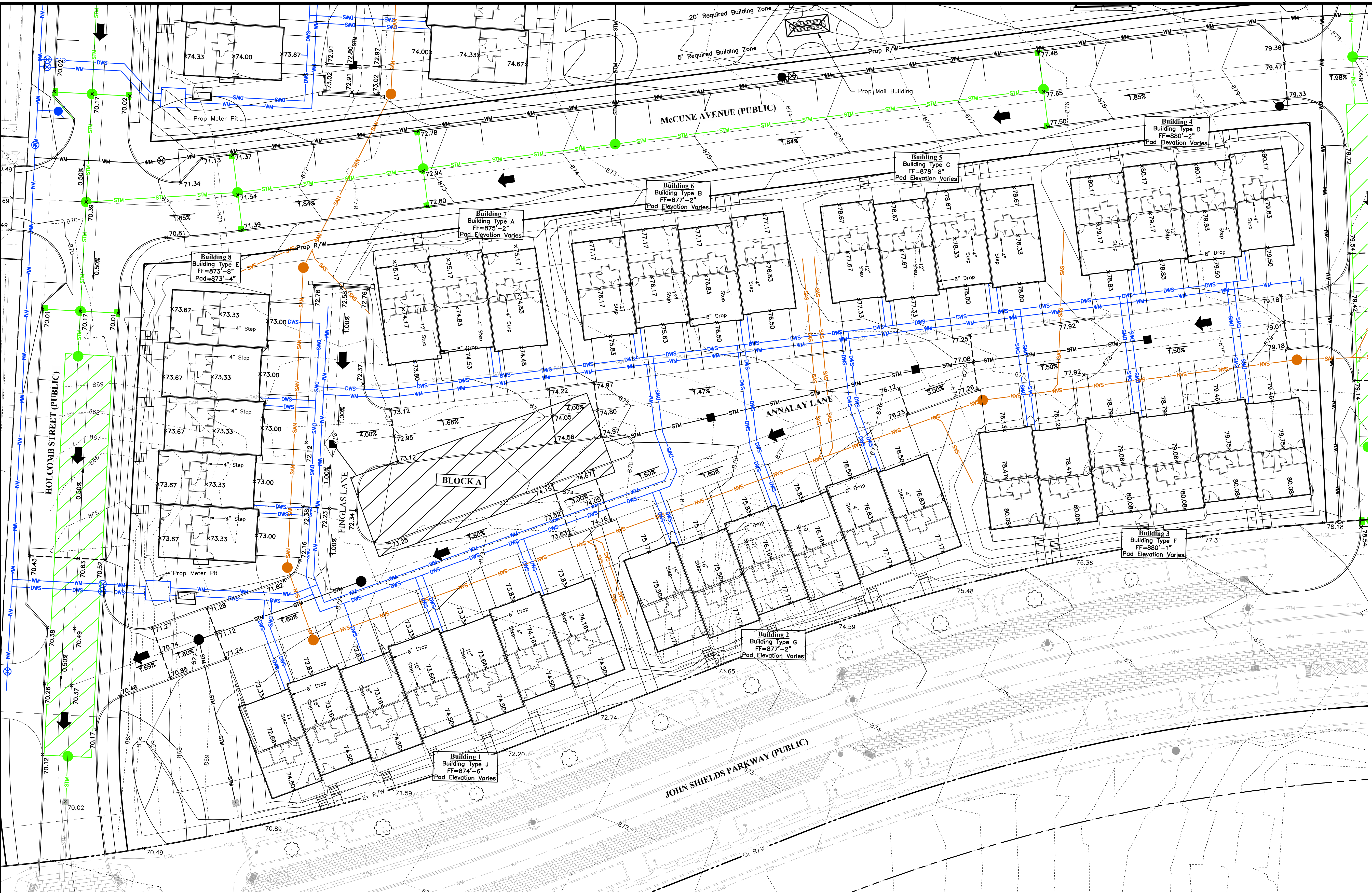
JOB NO.
2021-0247

SHEET
C610

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EXISTING		LEGEND		PROPOSED	
--- 954 --- 955 ---	Contours	--- 954 --- 955 ---	Contours	--- 954 --- 955 ---	Contours
x 55.00	Spot Elevation	x 55.00	Spot Elevation	x 55.00	Spot Elevation
---	STM	---	Storm Sewer	---	Storm Sewer
---	SAN	---	Sanitary Sewer	---	Sanitary Sewer
---	WM	---	Water Main	---	Water Main
---	E	---	Underground Electric	---	Underground Electric
---	OHE	---	Overhead Electric	---	Overhead Electric
---	C	---	Underground Communication	---	Underground Communication
---	OHC	---	Overhead Communication	---	Overhead Communication
---		---	FPM	---	Fire Protection Main
		---	Major Flood Routing Greater Than a 100 Year Event		

MARK	DATE	DESCRIPTION

PULTE HOMES OF OHIO, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OH
 FINAL DEVELOPMENT PLAN
 FOR
TOWNS ON THE PARKWAY
 SITE GRADING & UTILITY PLAN - SW BLOCK



DATE
 APRIL 30, 2021

SCALE
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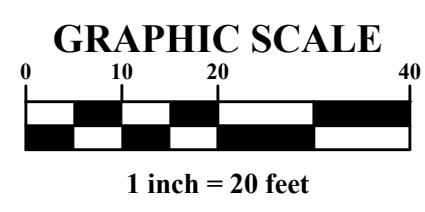
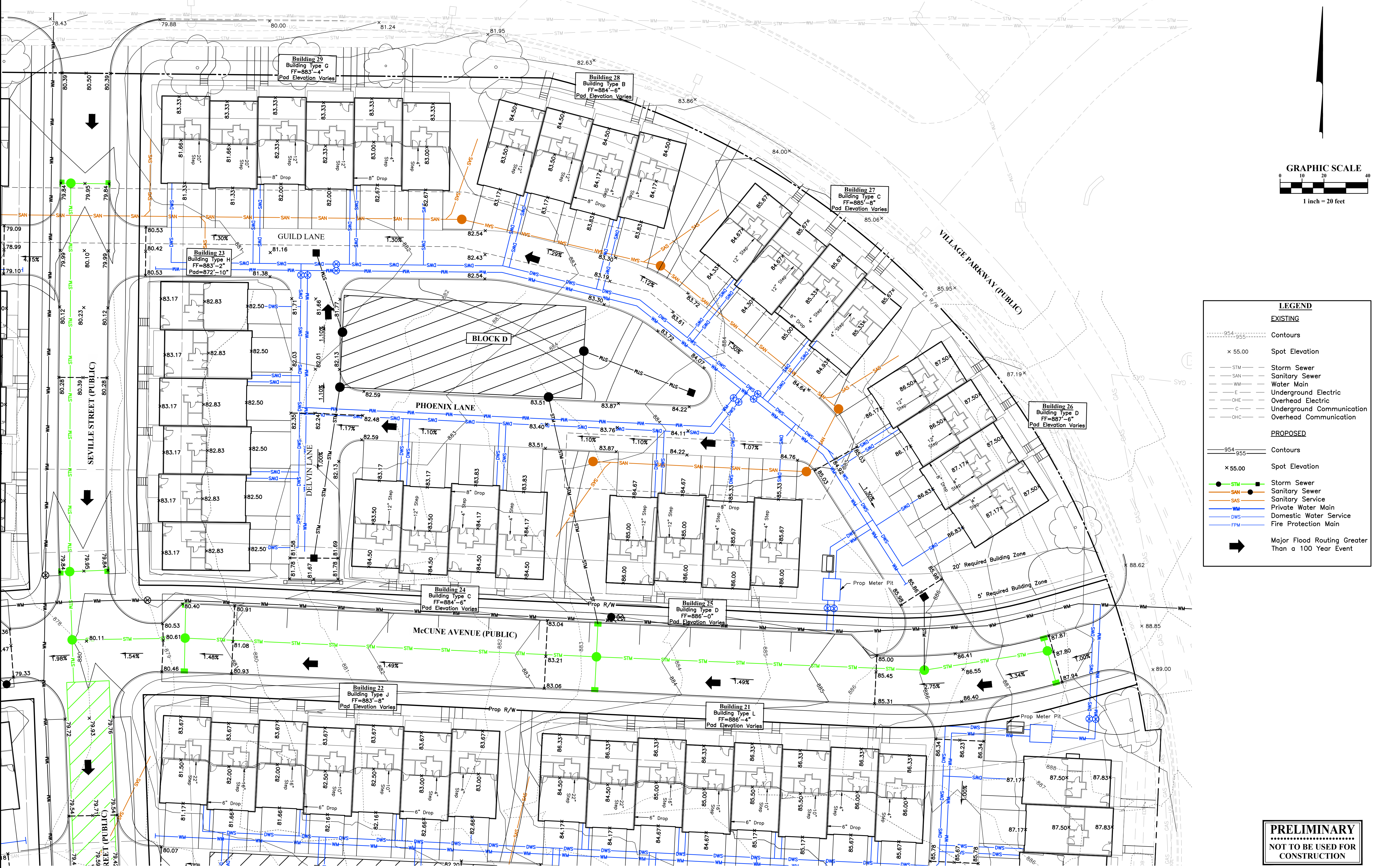
JOB NO.
 2021-0247

SHEET
C620

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TULLER ROAD (PUBLIC)



LEGEND

EXISTING

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- x 55.00 Spot Elevation
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PROPOSED

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➔ Major Flood Routing Greater Than a 100 Year Event

MARK	DATE	DESCRIPTION

PULTE HOMES OF OHIO, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OH
 FINAL DEVELOPMENT PLAN
 FOR
TOWNS ON THE PARKWAY
 SITE GRADING & UTILITY PLAN - NE BLOCK

DATE
APRIL 30, 2021

SCALE
1" = 30'

JOB NO.
2021-0247

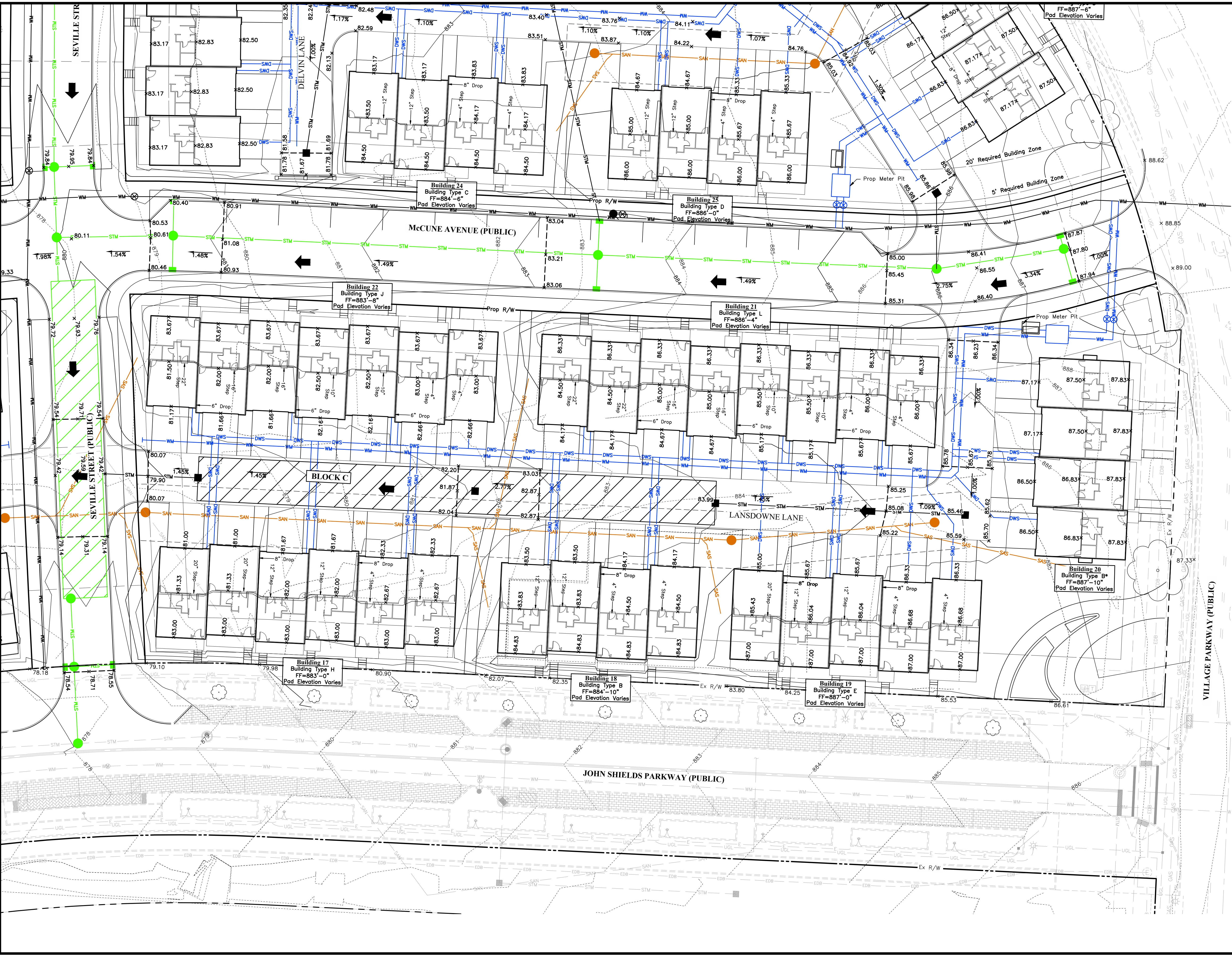
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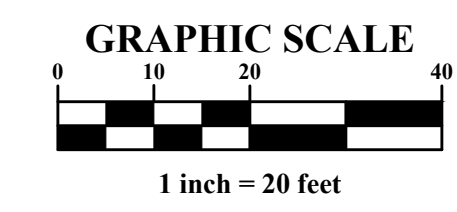
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REVISIONS

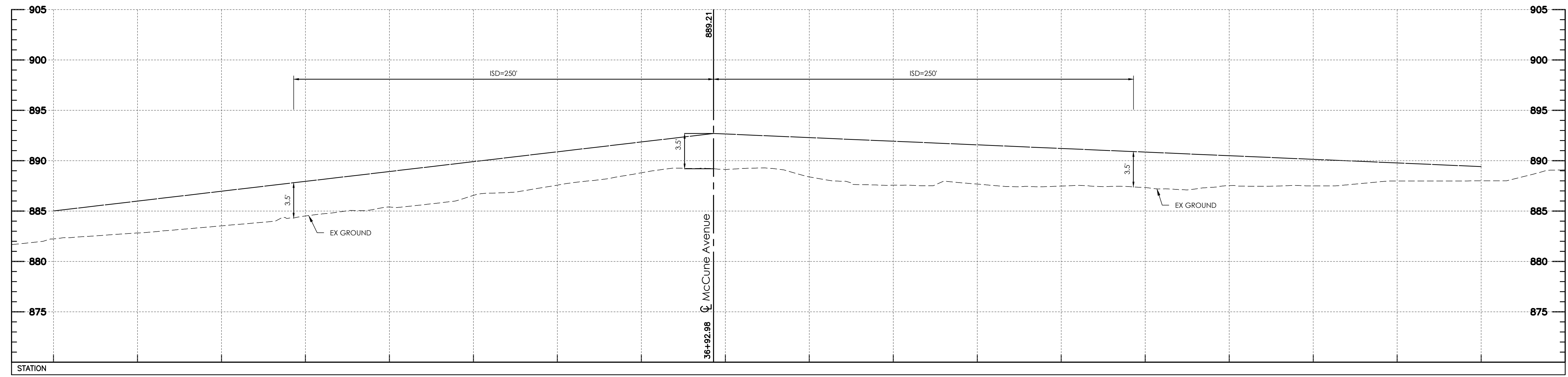
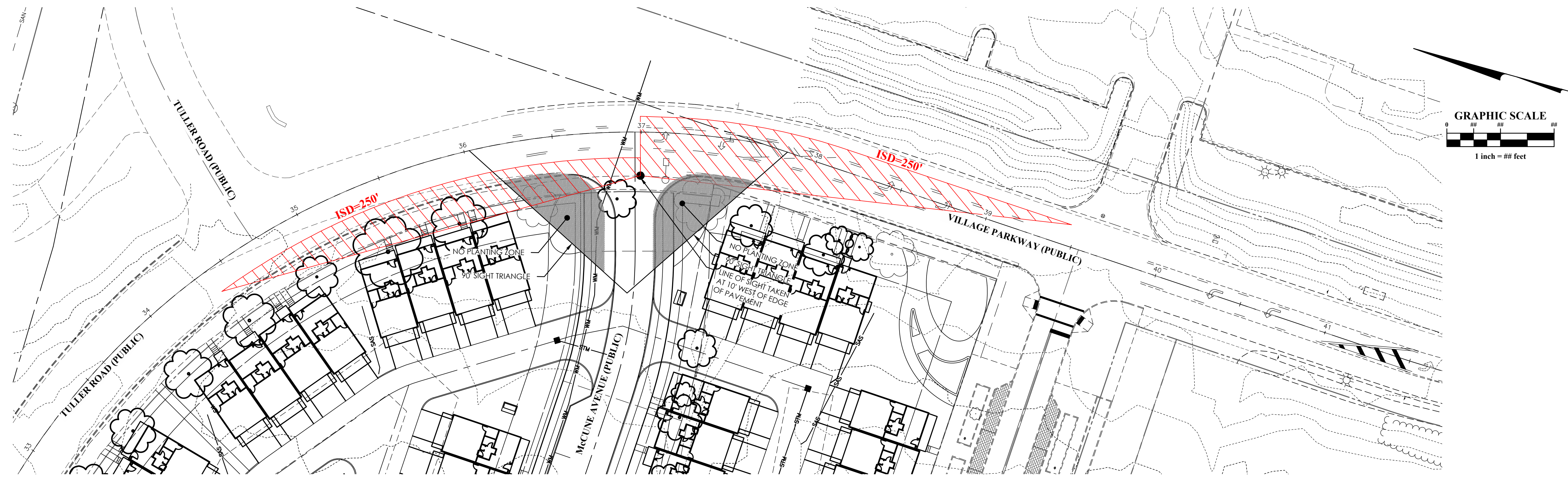
MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OH
FINAL DEVELOPMENT PLAN
 FOR
TOWNS ON THE PARKWAY
 SITE GRADING & UTILITY PLAN - SE BLOCK

EMHT
 Survey, Mechanical, Electrical & Plumbing Engineers
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.752.5500 Fax: 614.752.3668
 emht.com

DATE	APRIL 30, 2021
SCALE	1" = 30'
JOB NO.	2021-0247
SHEET	C640

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 APRIL 30, 2021



MARK	DATE	DESCRIPTION

PULTE HOMES OF OHIO, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
TOWNS ON THE PARKWAY
 STOPPING SITE DISTANCE EXHIBIT

EMHT
 Survey, Mapping, Urban Planning & Design, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.752.5500 Fax: 614.752.3468
 emht.com

DATE
 APRIL 30, 2021

SCALE
 1" = 30'

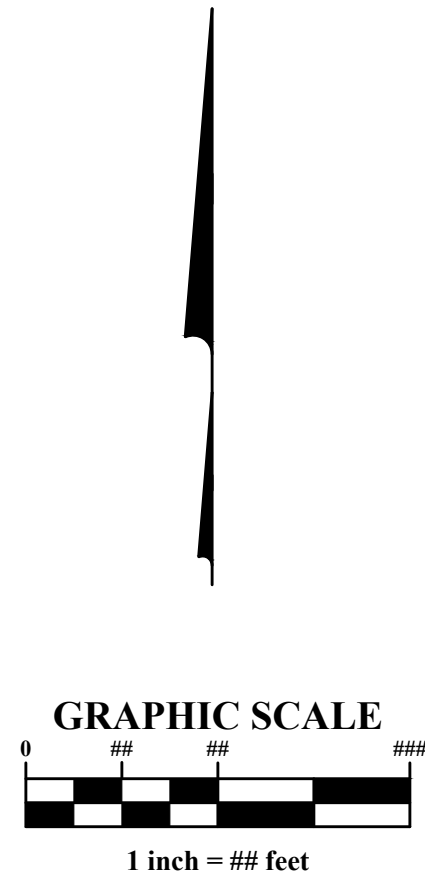
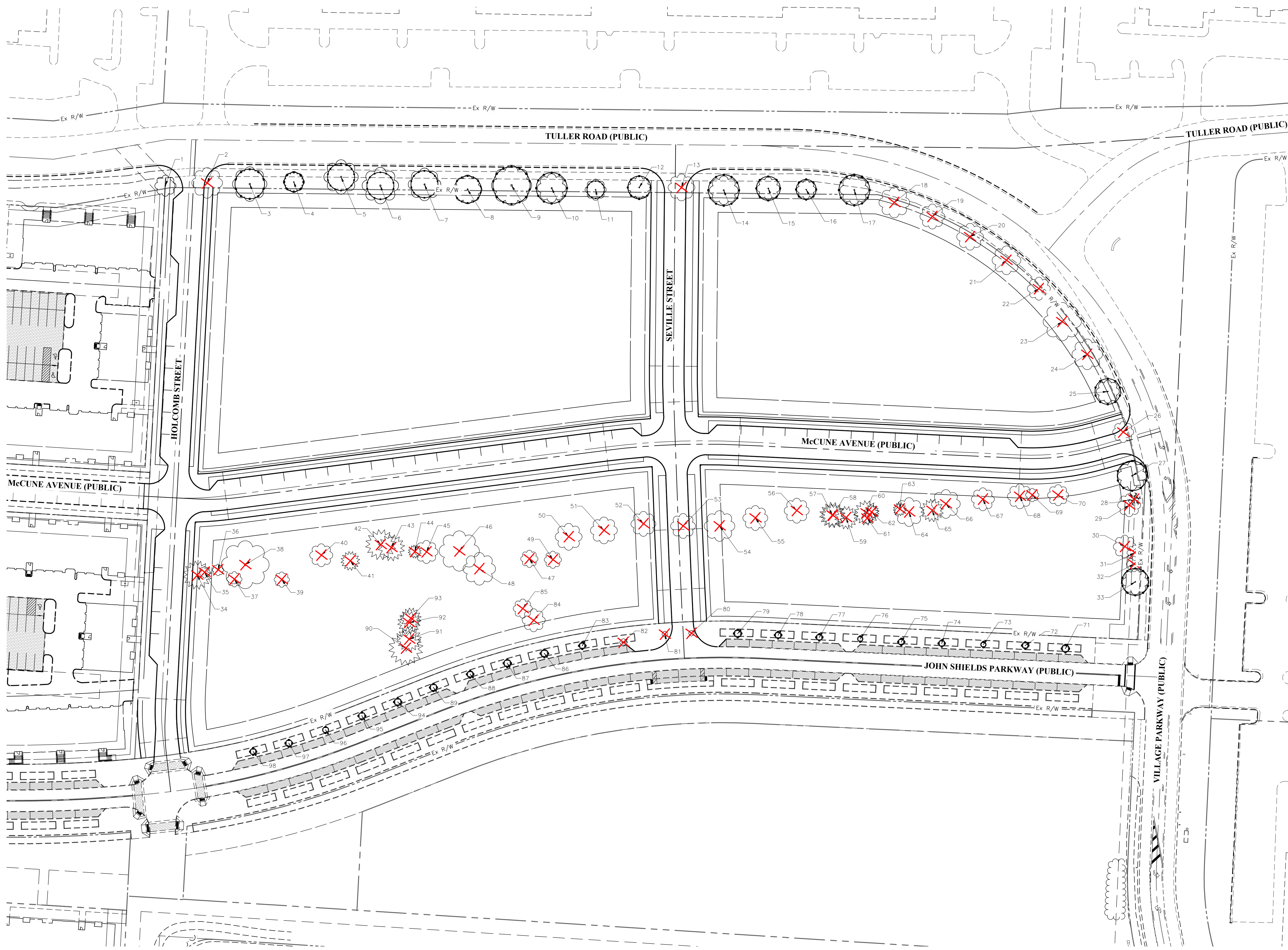
JOB NO.
 2021-0247

SHEET
C700

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 APRIL 30, 2021

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MARK	DATE	DESCRIPTION

PULTE HOMES OF OHIO, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
TOWNS ON THE PARKWAY
 TREE SURVEY & REMOVAL PLAN

DATE
APRIL 30, 2021

SCALE
1" = 30'

JOB NO.
2021-0247

SHEET
C800

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
APRIL 30, 2021

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