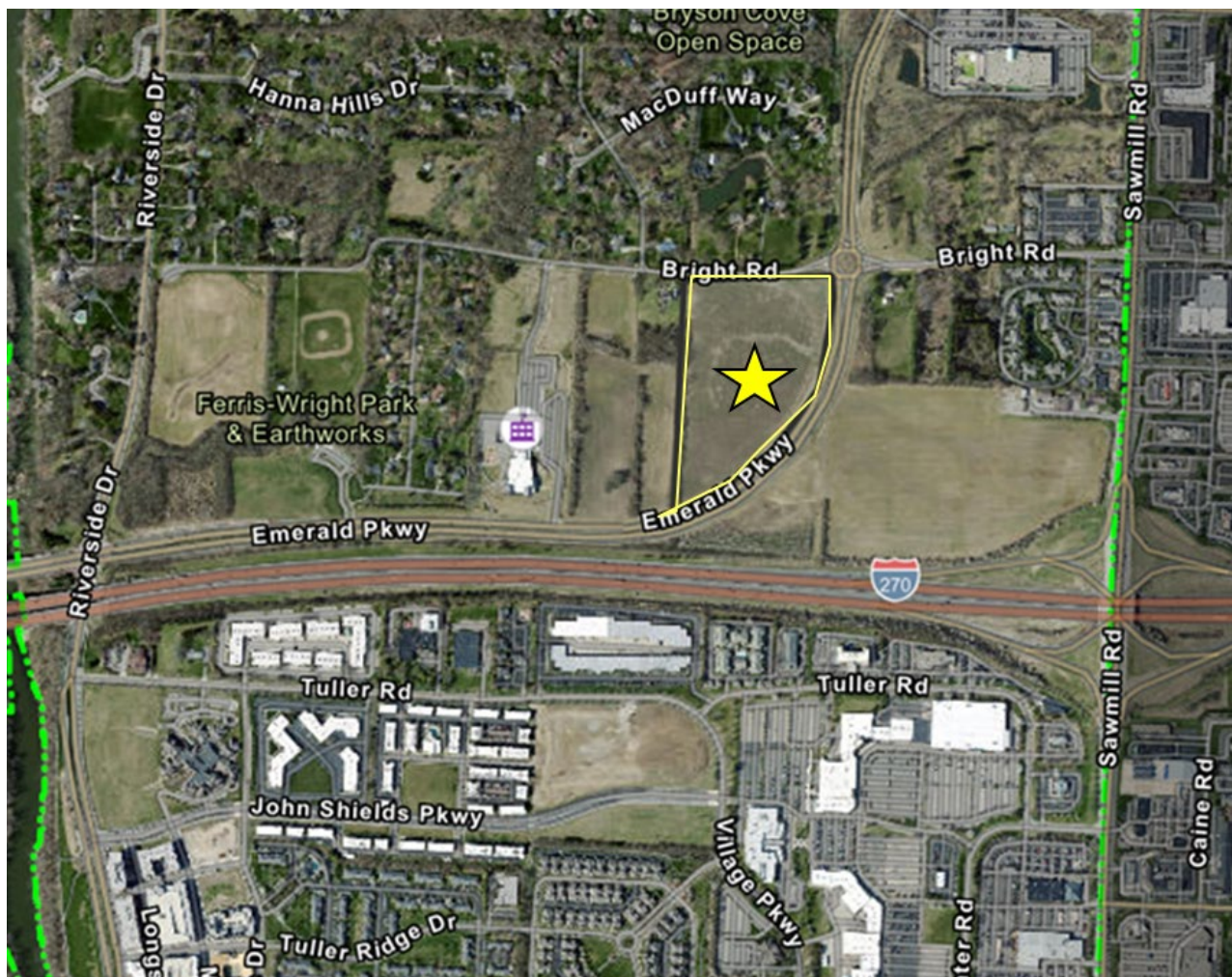


BRC Dublin Project Narrative

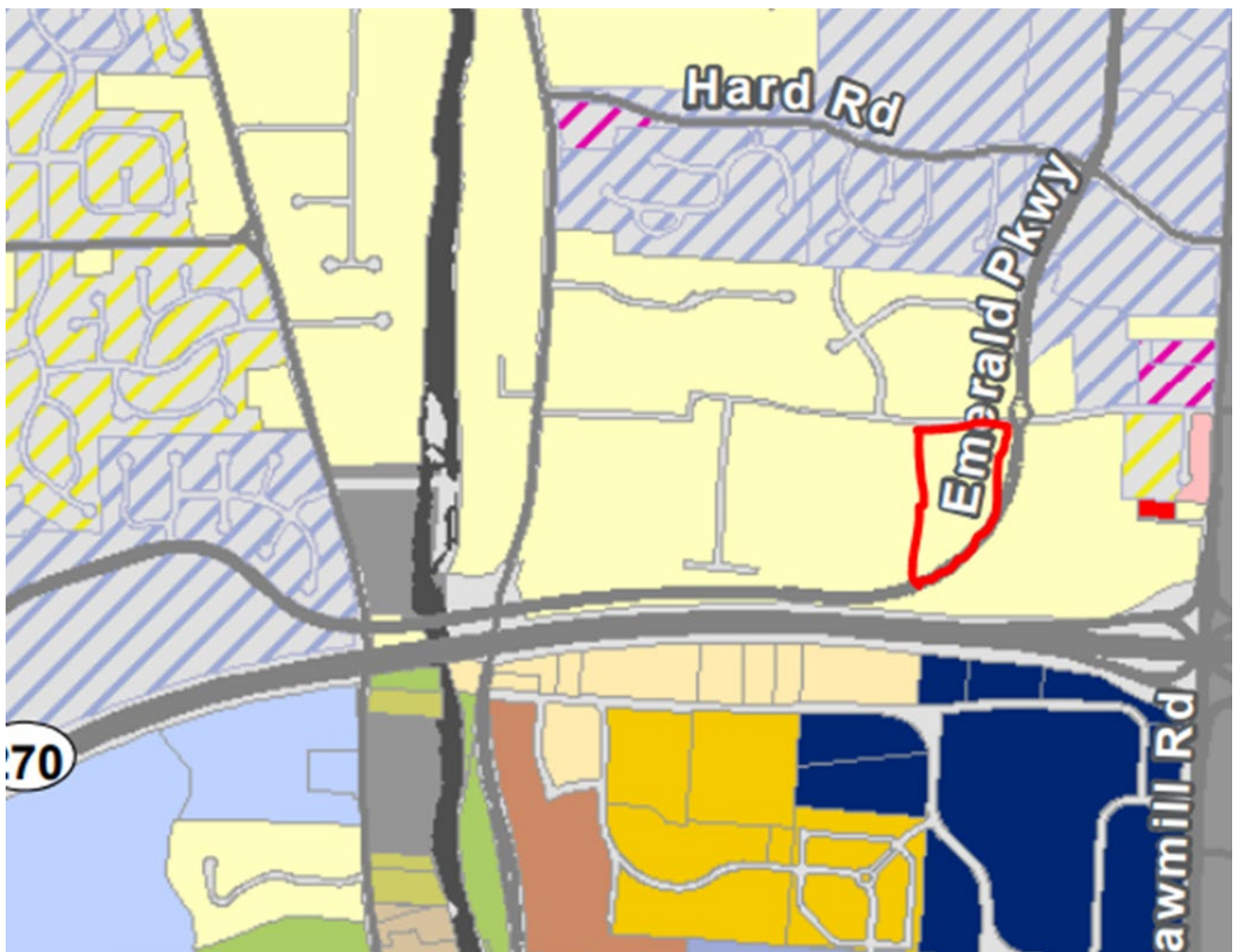
The subject property is approximately 18 acres and is located northwest of Emerald Parkway. The current use of the land is vacant and undeveloped land.

Site Location Map



The property is currently zoned Restricted Suburban Residential District (R-1). The Land Use Plan identifies the area as Standard Office/Institutional. The property is surrounded by rural residential to the north and west, the I270 corridor to the south and undeveloped, but proposed medical facility to the east.

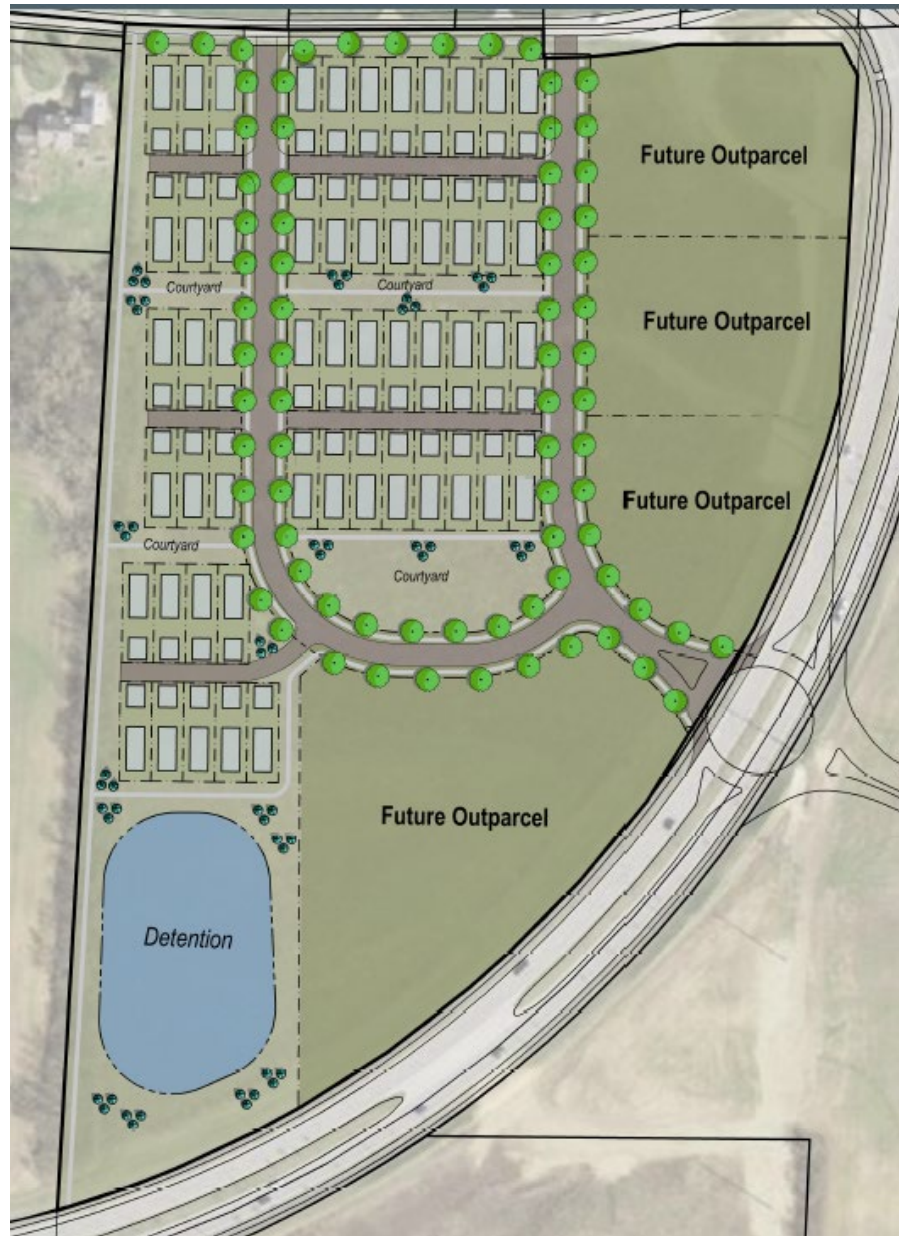
City Map



The conceptual plan proposes fifty-three (53) single-family detached residential homes and four (4) commercial out parcels along Emerald Parkway. The site sets up as an infill site. The layout

proposes a transition in intensity from the rural residential on the west to the more intense medical uses on the east by planning the residential on the more western portion of the site and the commercial outparcels on the eastern side of the site.

Proposed Conceptual Plan



The proposed layout creates an aesthetically pleasing community. It is interconnected with multiple six-foot (6') pathways that are landscaped and incorporated through the community, creating a well-connected and walkable development. Additionally, the community will provide numerous other attractive features including street trees, pocket parks, and seating areas providing pleasant scenery for walks or bike rides. As an infill site close to the Bridge Street District, this location is an excellent fit for the Fischer Homes Uptown Collection.

Examples of Fischer Homes Uptown Collection



MODERN TRADITIONAL ELEVATION



TRADITIONAL ELEVATION



FARMHOUSE ELEVATION



MODERN FARMHOUSE ELEVATION

The community is proposing high end architecture and attractive home elevations that are well-suited for this area. The community architecture will minimize monotony through architectural styles, color schemes, elevations/floorplans, and landscaping packages. All new homes will be governed by a Homeowners Association. All open space and amenities will be owned and maintained by the Association upon completion of the development.