

FISCHER HOMES  
FH

Midtown Collection



*Informal Review*

*The Tuller Property*

*Submitted by: Grand Communities, LLC*

The Tuller Property will be developed as a small enclave nestled between John Shields Parkway, Village Parkway and a bike bath located south of the property. The site is located in the highly desired Bridge Street District and a short distance from the heart of Dublin.

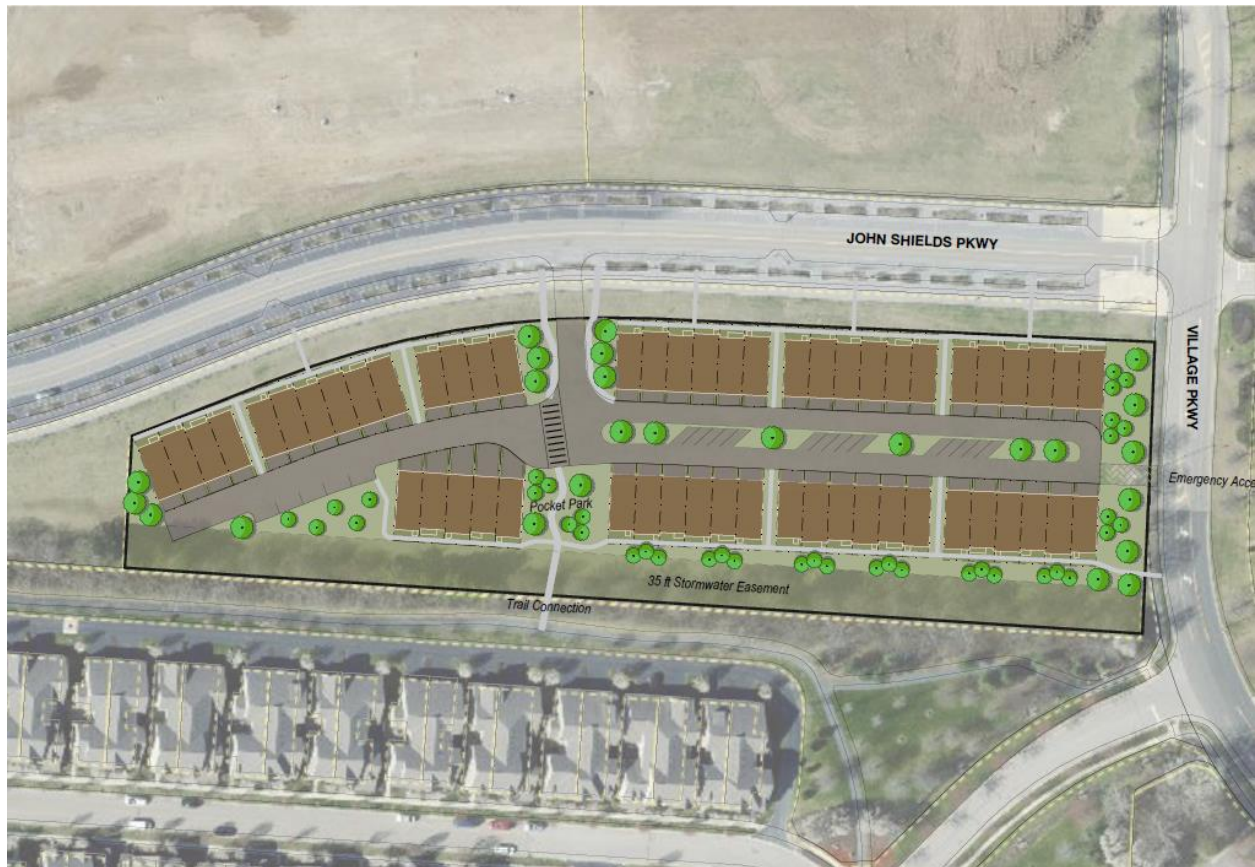
### Bridge Street District



### Dublin Zoning Map



Fischer Homes proposes to build fifty-three (53) rear-entry townhomes that will create a street frontage along John Shields Parkway and scenic walkable courtyards along the southern property line that will preserve the trees along the multi-use bike trail.



The site will be accessed primarily from a full movement intersection at John Shields Parkway and an emergency access along Village Parkway. The internal vehicular access would be a modified alley that would be wide enough to accommodate utilities and any emergency access as well as curbed guest parking and a landscaped median.

In addition, a multi-use path with bike racks will extend into the development to connect the bike path along John Shields Parkway to the bike path south of the site. Additionally, sidewalks are strategically located between buildings and along the fronts of the homes to promote front door access and walkability throughout the community.

The residents will be a short walk or bicycle ride from Dublin Village Center, the Dublin Link and downtown Dublin. Future homeowners will experience lifestyle living in a fee-simple townhome which provides two- car garage parking, outdoor living spaces via a deck, and gathering places for the community in courtyards which will be owned and maintained by the Home Owners Association.