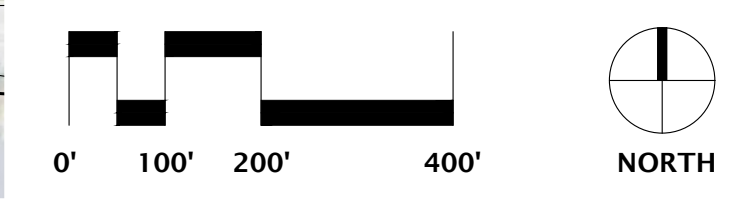
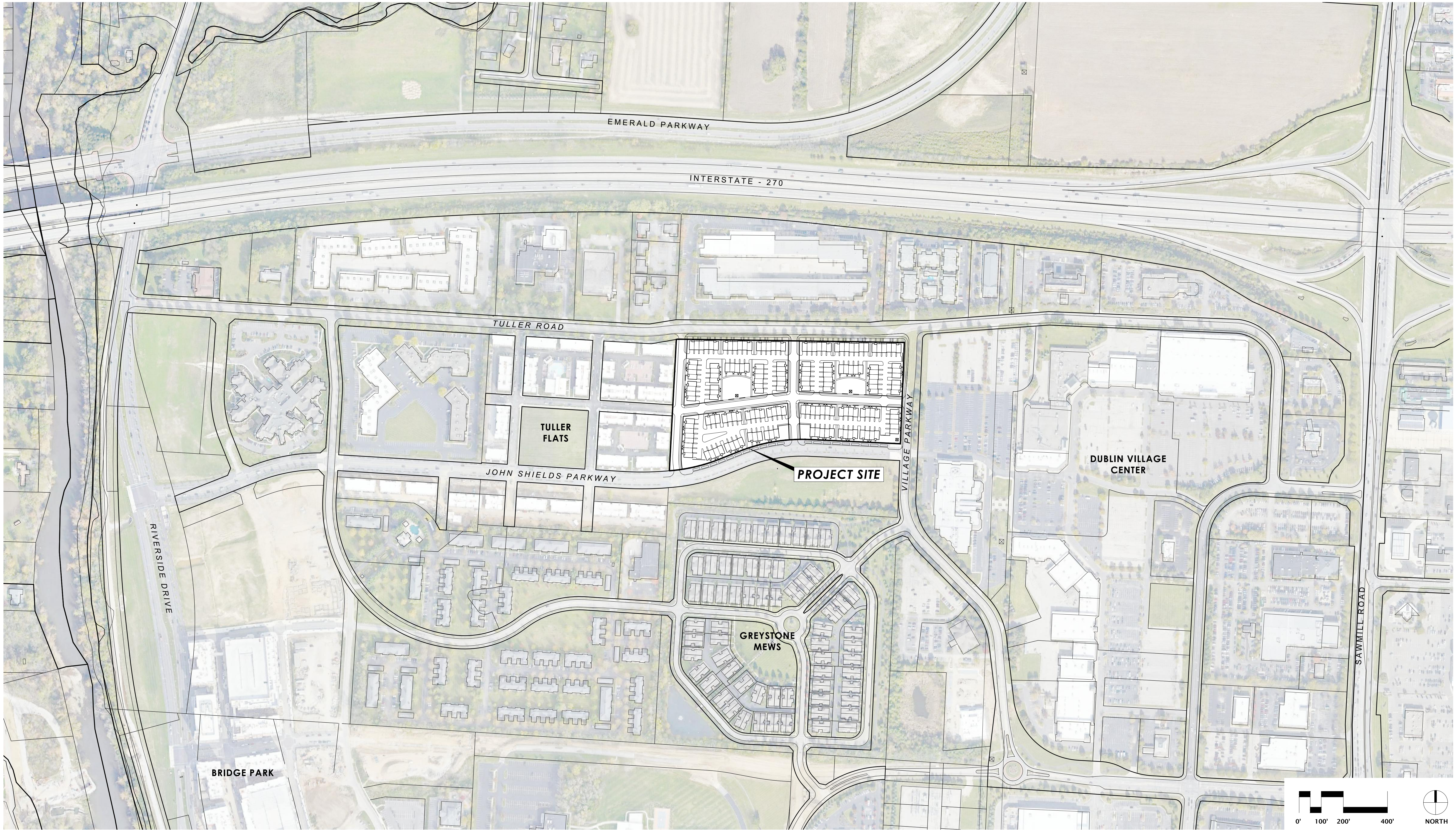


TULLER ROAD TOWNHOMES

BSD - VICINITY MAP

Dublin, OH

February 4, 2020



NOTE: The regional aerial has been included to show current road network and development that has not been updated on County GIS maps.

TULLER ROAD TOWNHOMES

BSD - REGIONAL CONTEXT MAP

Dublin, OH

February 4, 2020





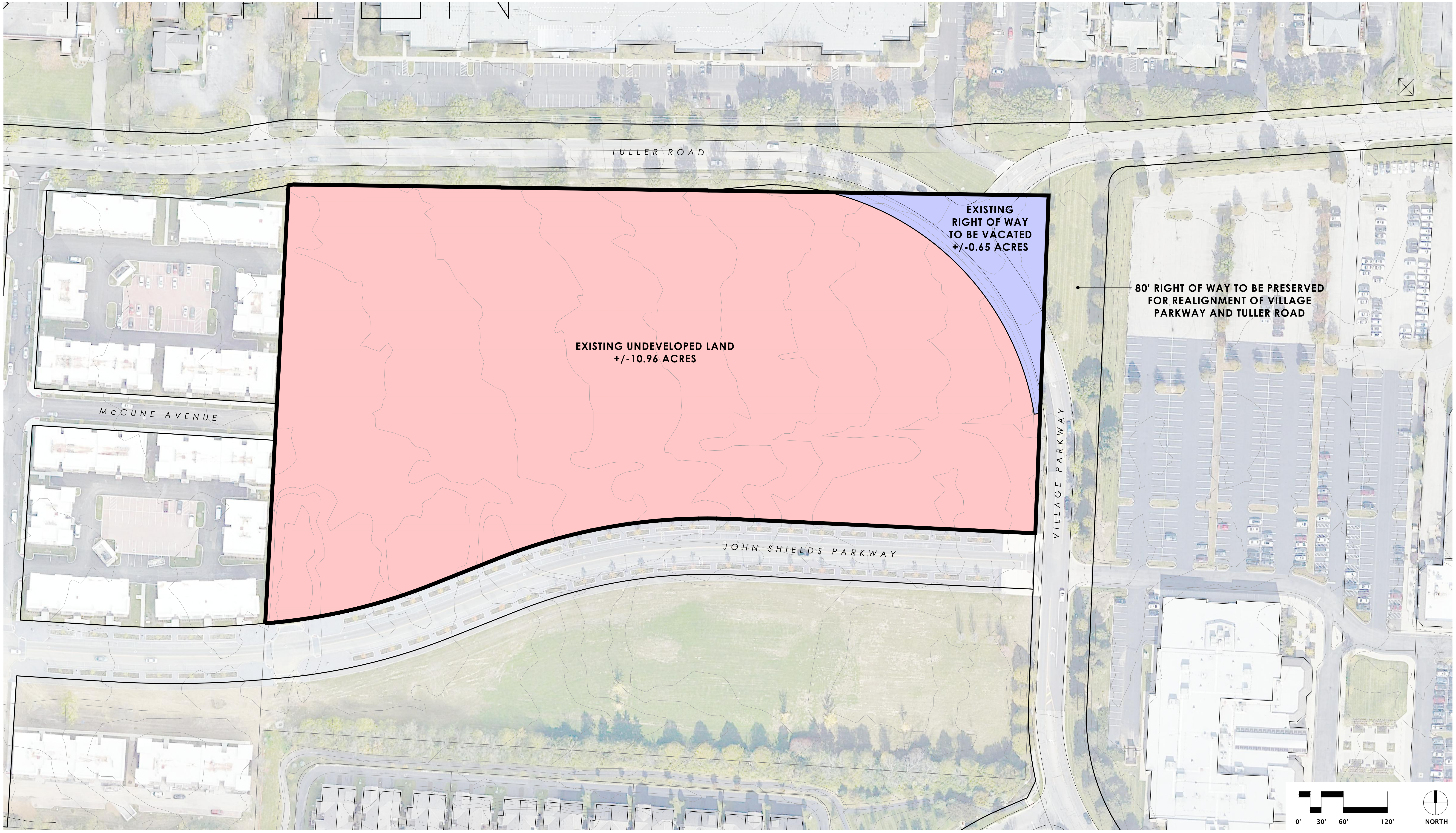
TULLER ROAD TOWNHOMES

BSD - EXISTING CONDITIONS

Dublin, OH

February 4, 2020



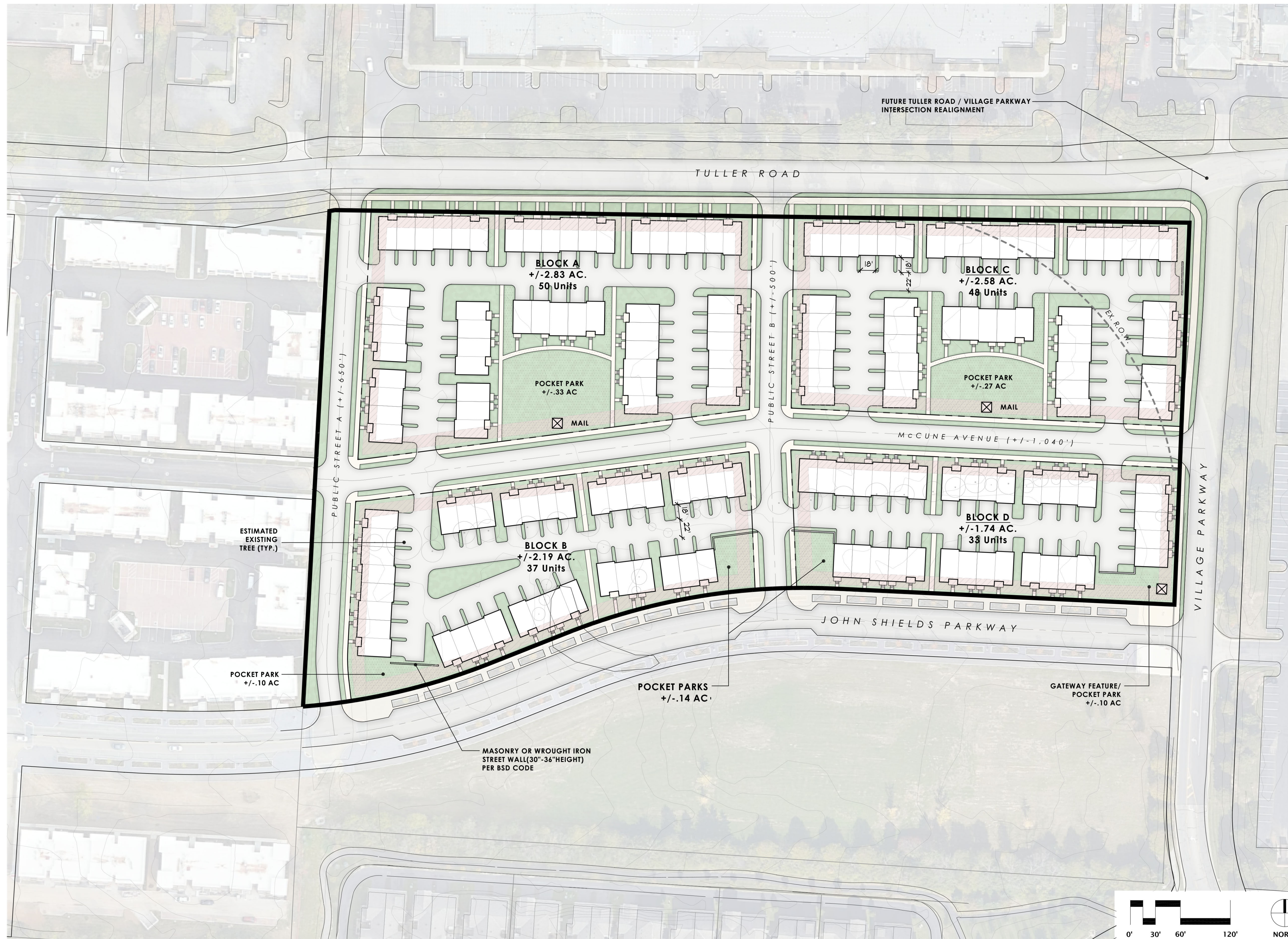


TULLER ROAD TOWNHOMES

BSD - ACREAGE SUMMARY

Dublin, OH

February 4, 2020



BLOCK DIMENSIONS							
BLOCK	NORTH	SOUTH	EAST	WEST	ALLOWABLE MAX LENGTH	PERIMETER	ALLOWABLE MAX PERIMETER
A	458'	474'	232'	300'	500'	1464'	1750'
B	476'	505'	166'	240'	500'	1378'	1750'
C	475'	469'	245'	230'	500'	1419'	1750'
D	468'	454'	164'	164'	500'	1250'	1750'

STREET CLASSIFICATIONS		
STREET	TYPE	ROW (+/-)
TULLER ROAD	PRINCIPAL FRONTAGE STREET	90' - 100'
JOHN SHIELDS PARKWAY	PRINCIPAL FRONTAGE STREET	76'
VILLAGE PARKWAY	PRINCIPAL FRONTAGE STREET	80'
PUBLIC STREET A	NEIGHBORHOOD STREET	50'
PUBLIC STREET B	NEIGHBORHOOD STREET	50'
MCCUNE AVENUE	NEIGHBORHOOD STREET	50'

BUILDING COVERAGE ON PRINCIPAL STREETS			
BLOCK	Build To Zone		
	TULLER ROAD	JOHN SHIELDS PARKWAY	VILLAGE PARKWAY
A	86%	N/A	N/A
B	N/A	88%*	N/A
C	88%	N/A	70%
D	N/A	81%	80%
TOTAL	87%	85%	74%**

* Assumes 124' of coverage from Pocket Park. John Shields Parkway Block B coverage is 63% without it.
 ** Village Parkway frontage requirement is just under 75% when including both blocks C and D

OPEN SPACE				
BLOCK	UNITS	Open Space		
		REQUIRED	PROVIDED	TYPE
A	49	9,800 SF	18,675 SF	POCKET PARK
B	39	7,800 SF	4,533 SF	POCKET PARK
C	47	9,400 SF	15,539 SF	POCKET PARK
D	36	7,200 SF	-	
TOTAL		34,200 SF	38,747 SF	

TREE REMOVAL (ESTIMATED)	
CALIPER INCHES BASED ON ESTIMATED CANOPY CALCULATION	+/- 450" - 550"

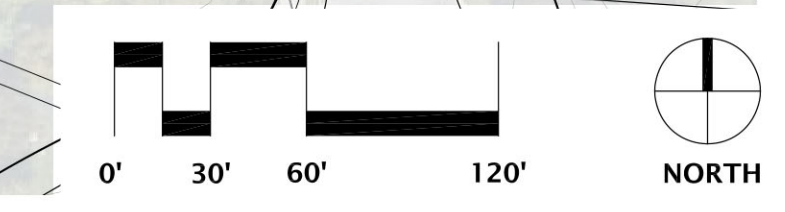
NOTE: Does not include street trees within existing Village Parkway and Tuller Road right of way that would be removed as part of the intersection realignment.

BLOCK	IMPERVIOUS AREA		PERMEABLE PAVEMENT REQUIRED	
	IMPERVIOUS AREA	PERCENTAGE	PERMEABLE AREA	PERCENTAGE
A	83,854 SF	(68%)		
B	68,029 SF	(71%)	1,287 SF	
C	79,463 SF	(71%)	1,000 SF	
D	58,005 SF	(77%)	5,075 SF	
TOTAL	289,351 SF	(71%)		

DEVELOPMENT DATA	
Gross Area:	+/- 11.61 Acres
Net Area:	+/- 9.34 Acres
Total Units:	168 Units (Townhomes)
Gross Density:	14.47 Du/Ac.
Net Density:	17.99 Du/Ac.
Parking Required: (2 Spaces/Du)	342 Spaces
Provided:	342 Spaces (Garage)

NOTE: Provided parking number assumes driveways behind garages would be considered a vehicular maneuvering area and not parking spaces to meet the maximum parking requirement (2 space/du) per code.

NOTE: This concept was developed using Franklin County GIS Mapping and not a surveyed base. All dimensions and site layout are approximate.



TULLER ROAD TOWNHOMES

BSD - CONCEPT PLAN
 Dublin, OH
 February 4, 2020





UNIT 1
22' UNIT
ELEVATION 1

UNIT 2
22' UNIT
ELEVATION 3

UNIT 3
22' UNIT
ELEVATION 3

UNIT 4
22' UNIT
ELEVATION 1

UNIT 1
22' UNIT
ELEVATION 1

UNIT 2
22' UNIT
ELEVATION 2

UNIT 3
22' UNIT
ELEVATION 2

UNIT 4
22' UNIT
ELEVATION 3

UNIT 5
22' UNIT
ELEVATION 3

UNIT 6
22' UNIT
ELEVATION 1

UNIT 1
22' UNIT
ELEVATION 1

UNIT 2
22' UNIT
ELEVATION 2

UNIT 3
22' UNIT
ELEVATION 2

UNIT 4
22' UNIT
ELEVATION 3

UNIT 5
22' UNIT
ELEVATION 3

UNIT 6
22' UNIT
ELEVATION 1

Tuller Road Townhomes

Dublin Ohio

Proposed Architecture

Streetscape Rendering



Presented March 5, 2020



Tuller Road Townhomes



Architecture Concepts of a Signature Series Pulte Community

Dublin, Ohio

Preliminary Architecture Proposal

Prepared for March 5, 2020

Planning Commission Meeting



Tuller Flats



Crawford Condos



Outdoor Living & Entertainment

Pedestrian friendly

Walkable and Inviting

The Grand (Traditional Character)

“Connecting Tradition with a vision for the future”



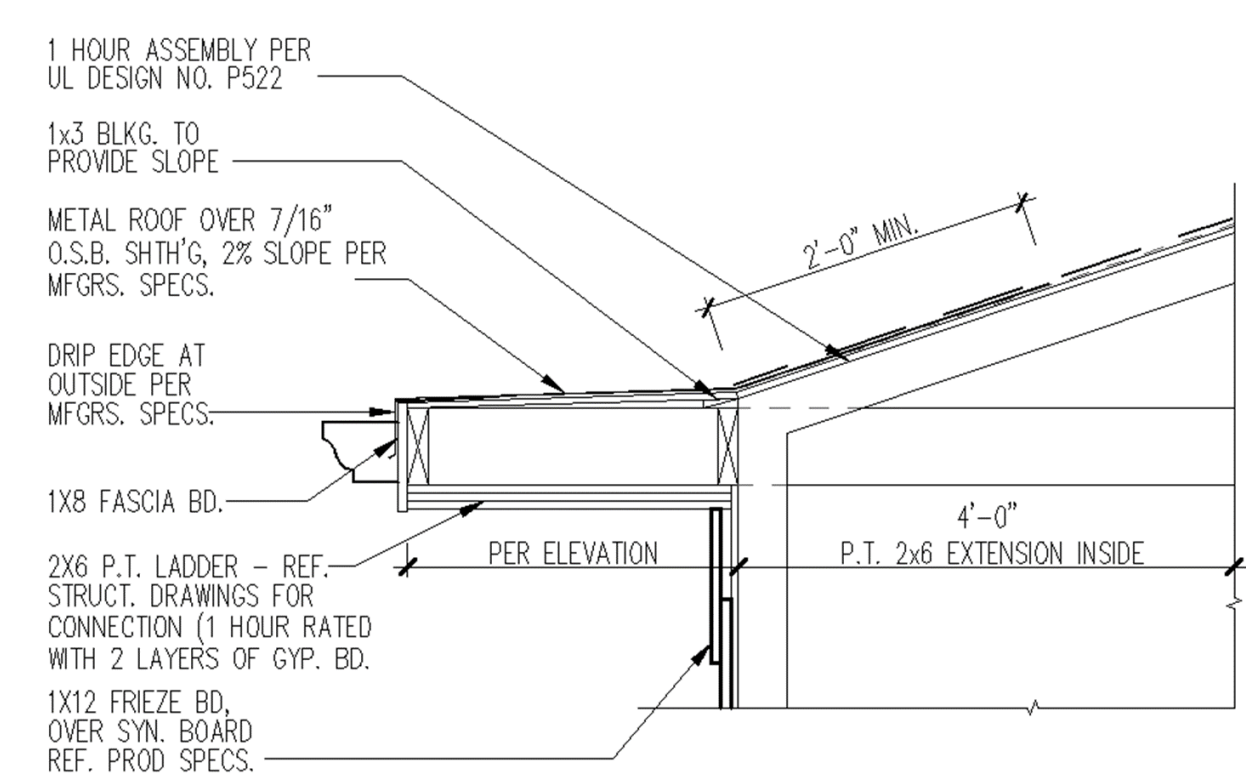
LEFT ELEVATION



FRONT ELEVATION



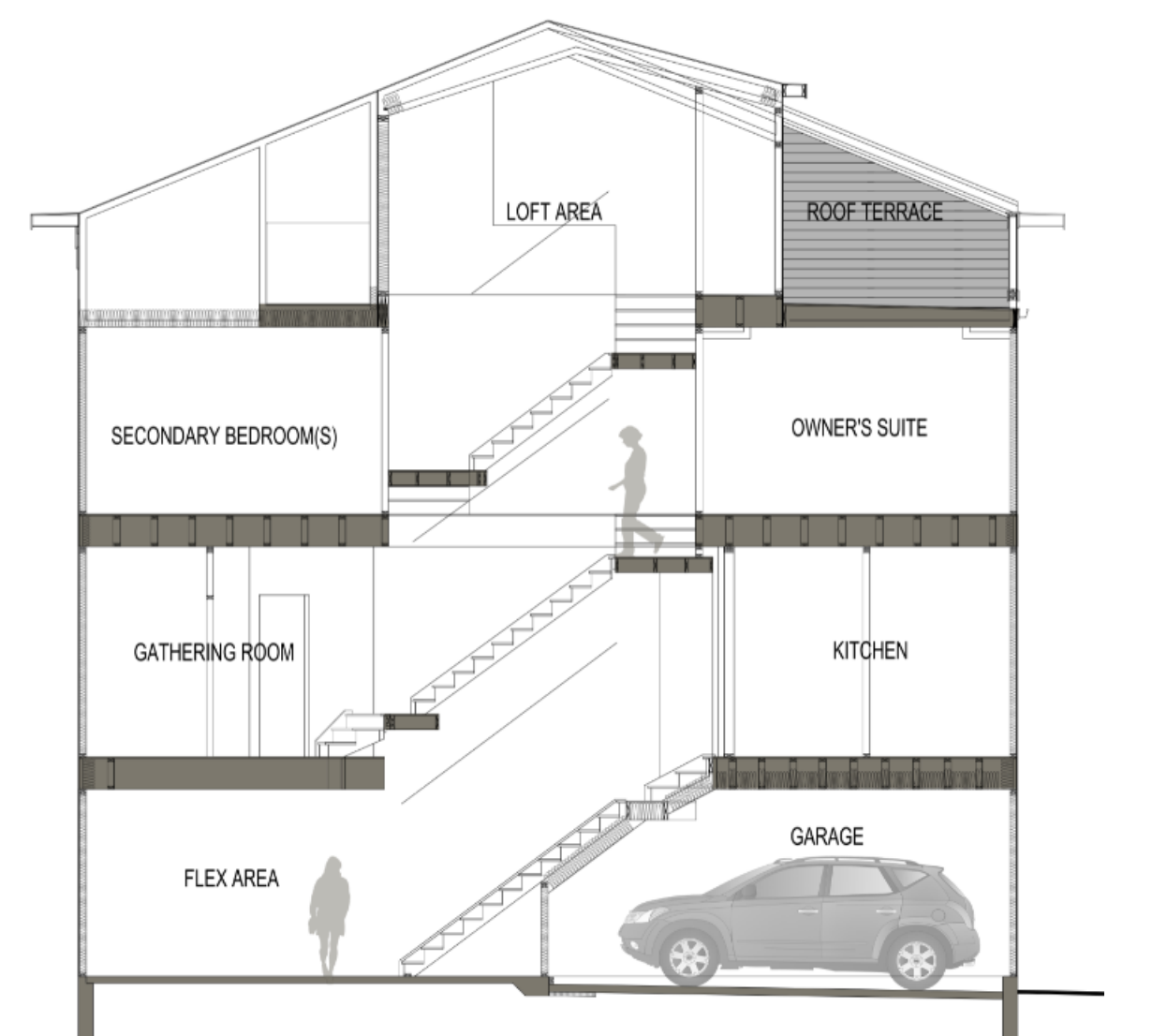
RIGHT ELEVATION



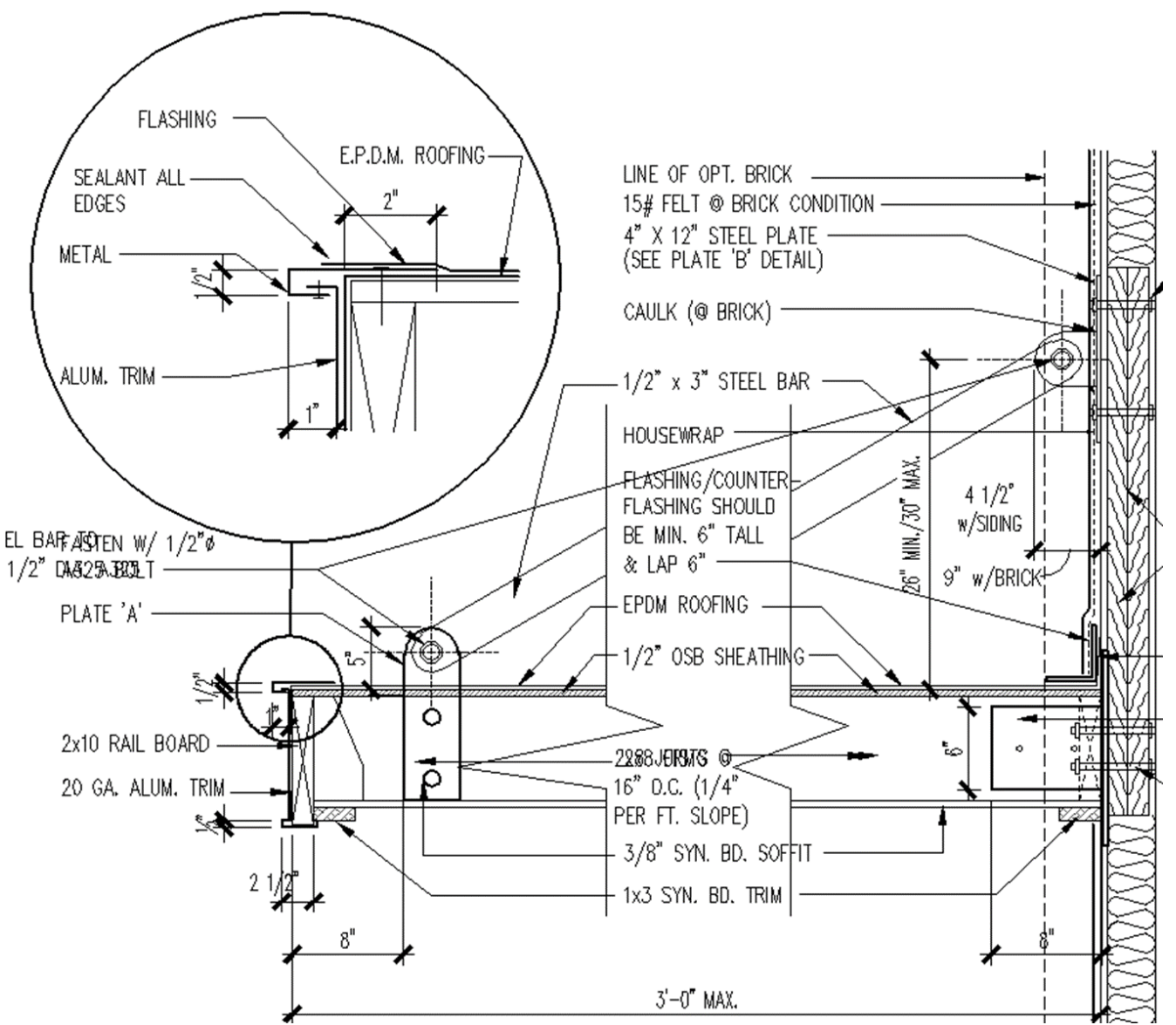
**CONTEMPORARY ROOF OVERHANG
EAVE DETAILING (NTS)**



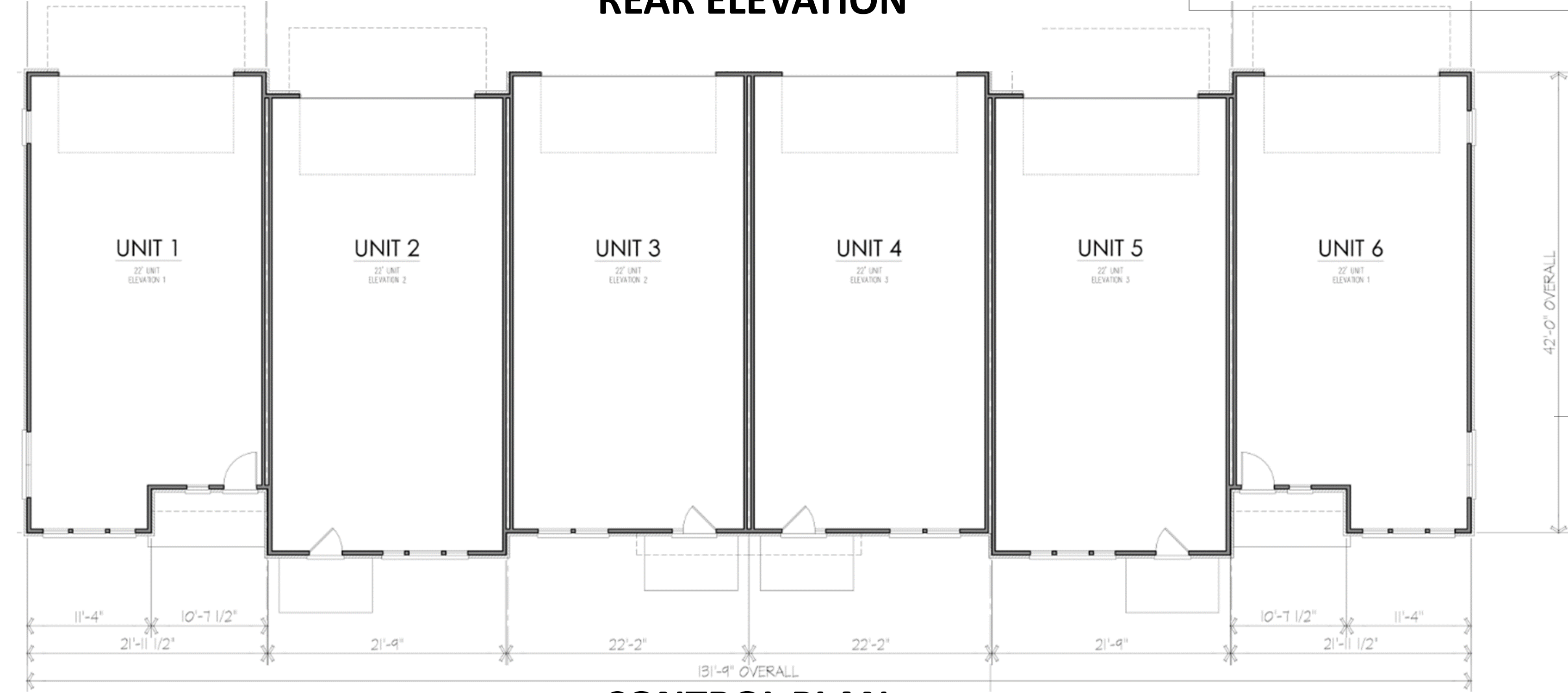
REAR ELEVATION



TYPICAL BUILDING SECTION



CONTEMPORARY ENTRY CANOPY DETAILING (NTS)



CONTROL PLAN

**CONCEPT "A"
PROPOSED ELEVATIONS**

**6-UNIT BUILDING STRING
SAMPLING**

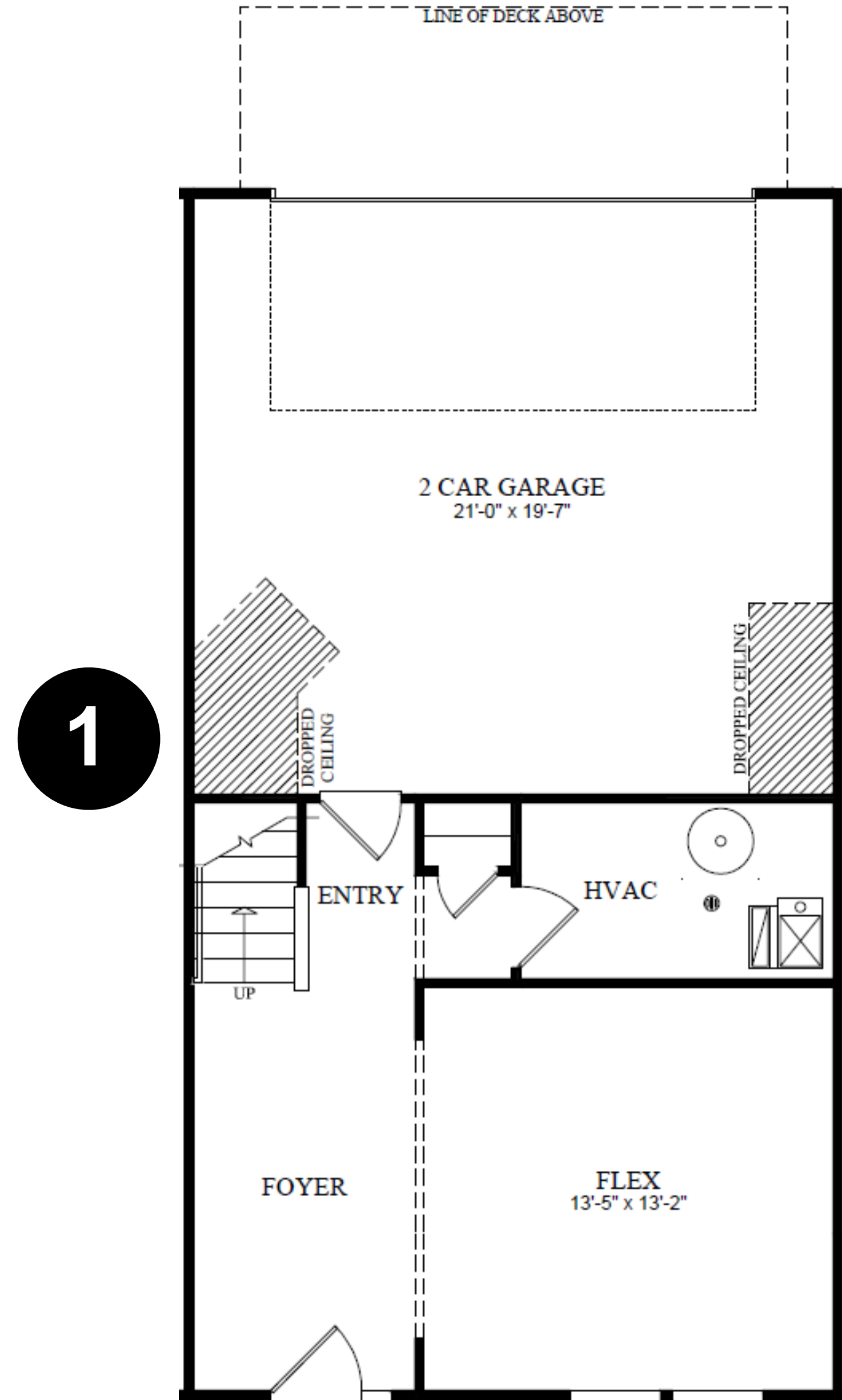


Bridge Street Townhome Streetscape Rendering

*A Pulte Signature Series
in Dublin, Ohio*

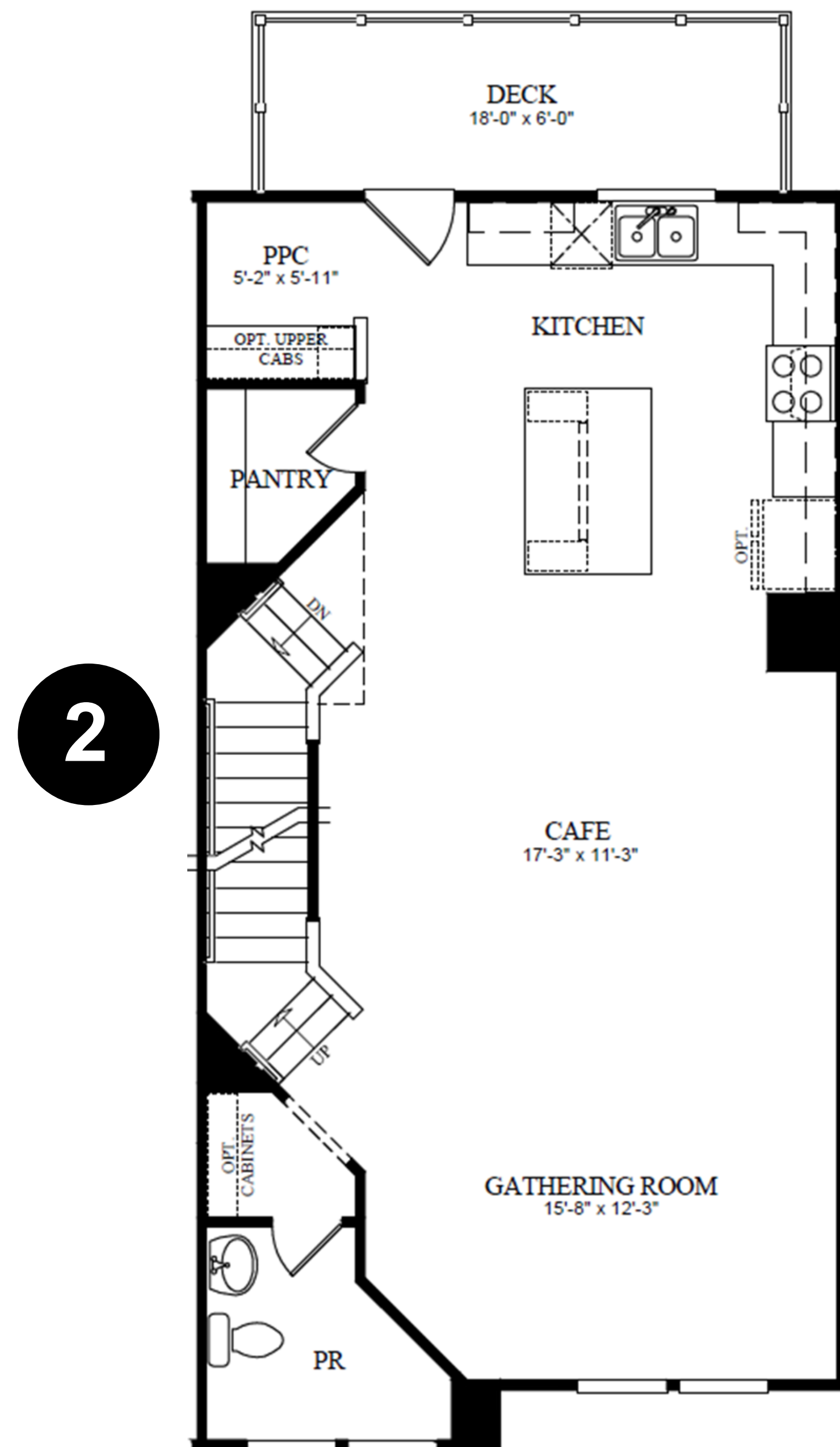


March 5, 2020
Preliminary Concept



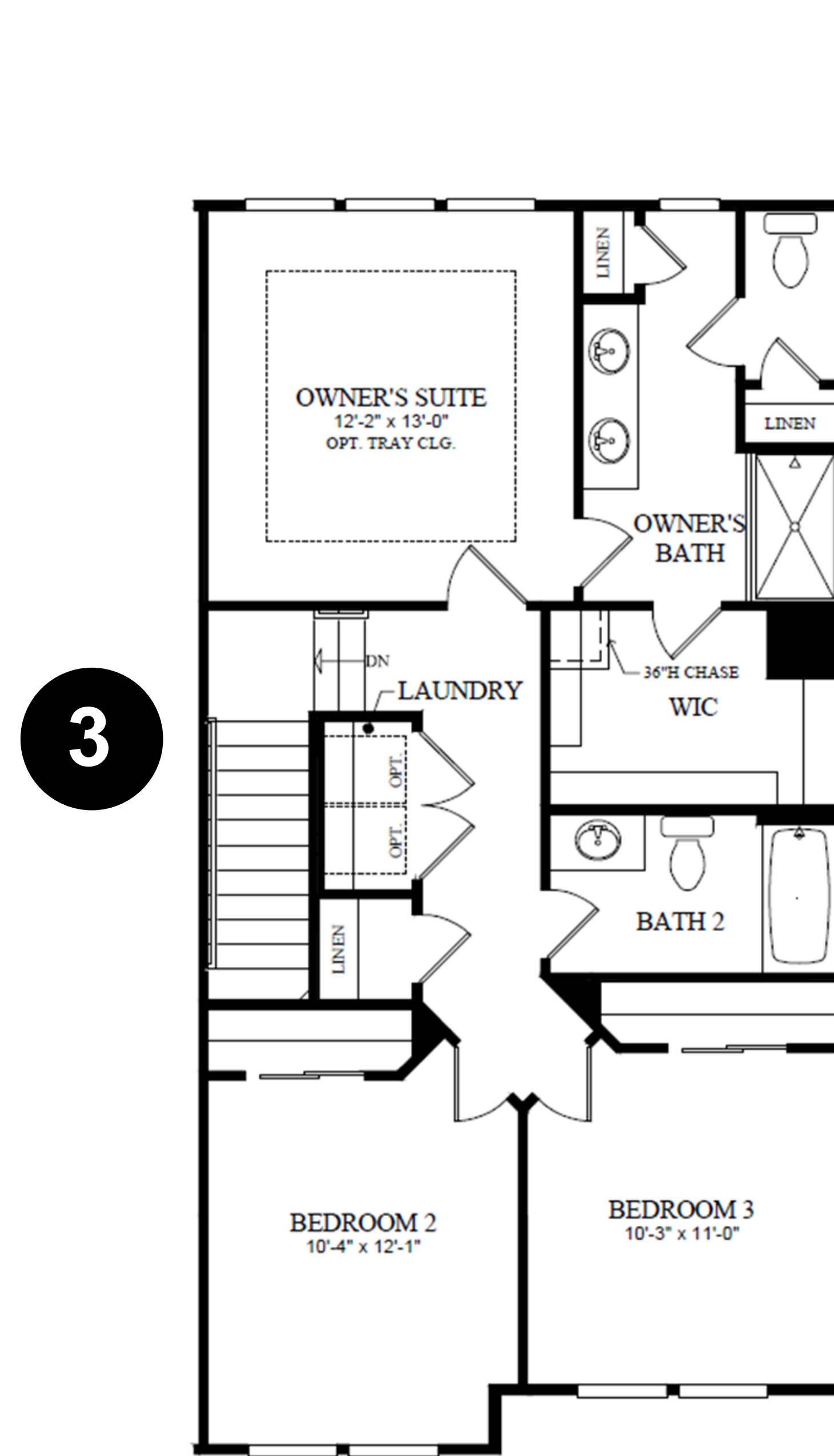
GROUND LEVEL FLOOR

433 SQFT (VARIES WITHIN BUILDING STRING, PER ELEVATION)



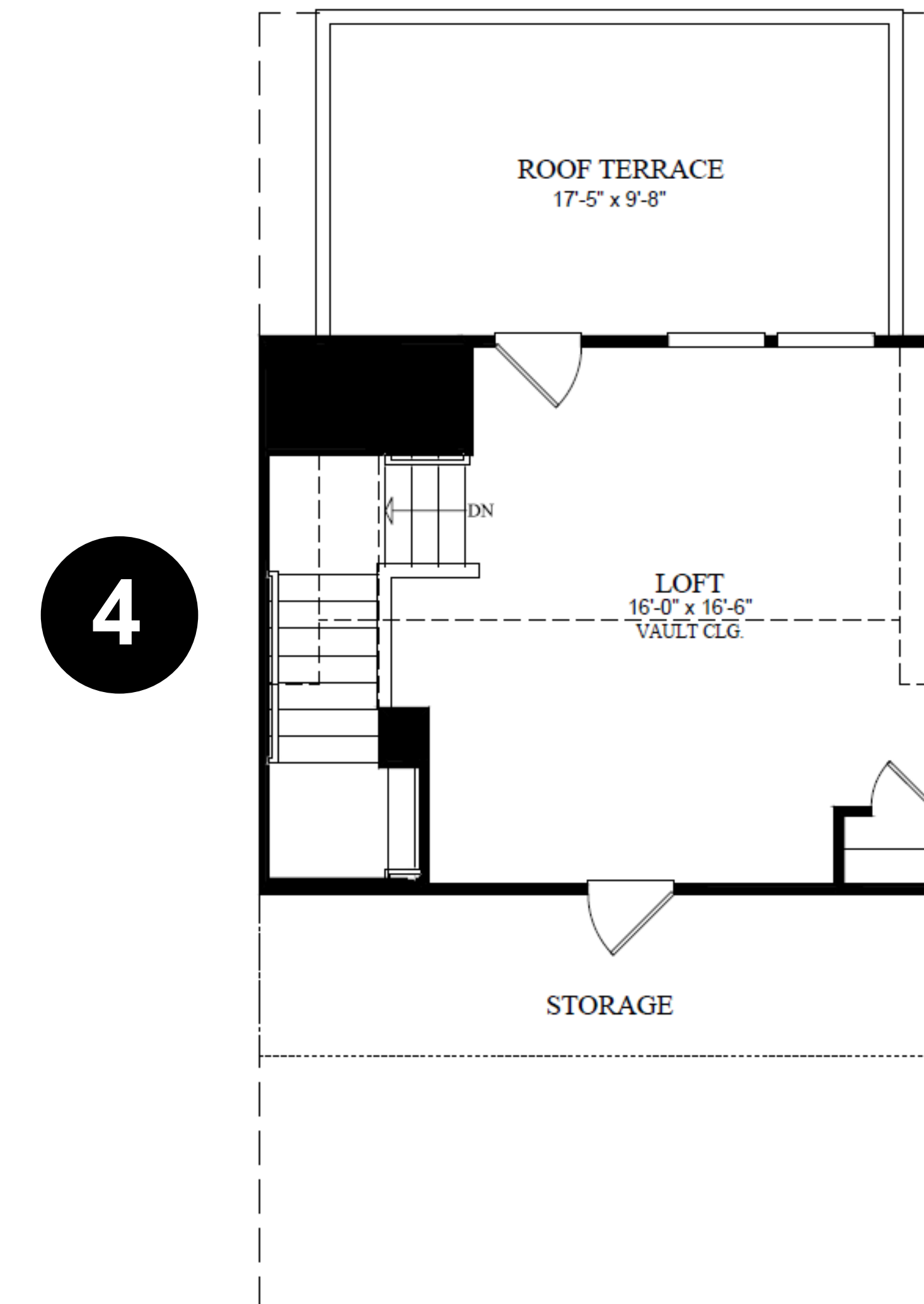
SECOND LEVEL FLOOR

867 SQFT (VARIES WITHIN BUILDING STRING)



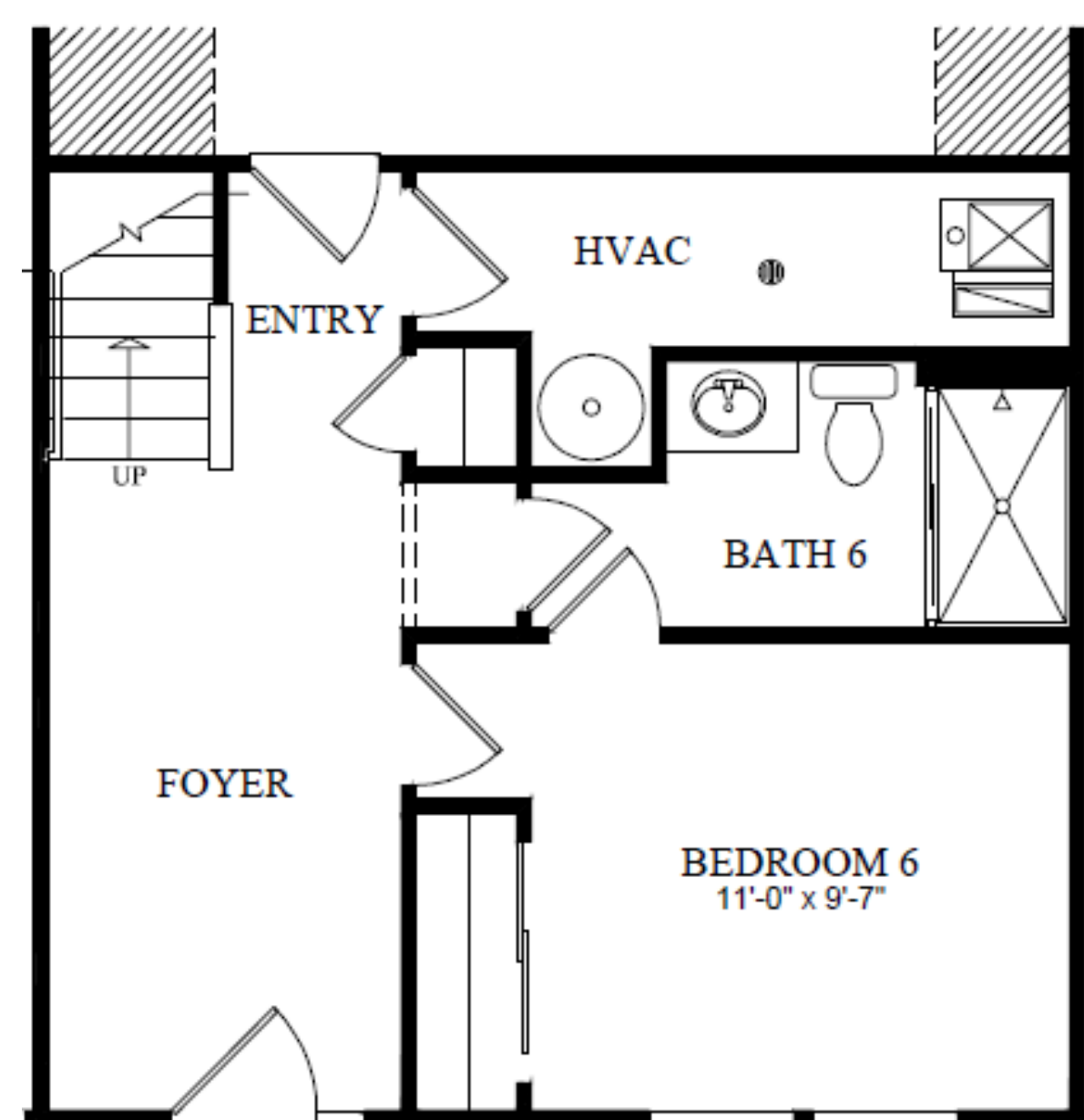
THIRD LEVEL FLOOR

755 – 854 SQFT (VARIES WITHIN BUILDING STRING)

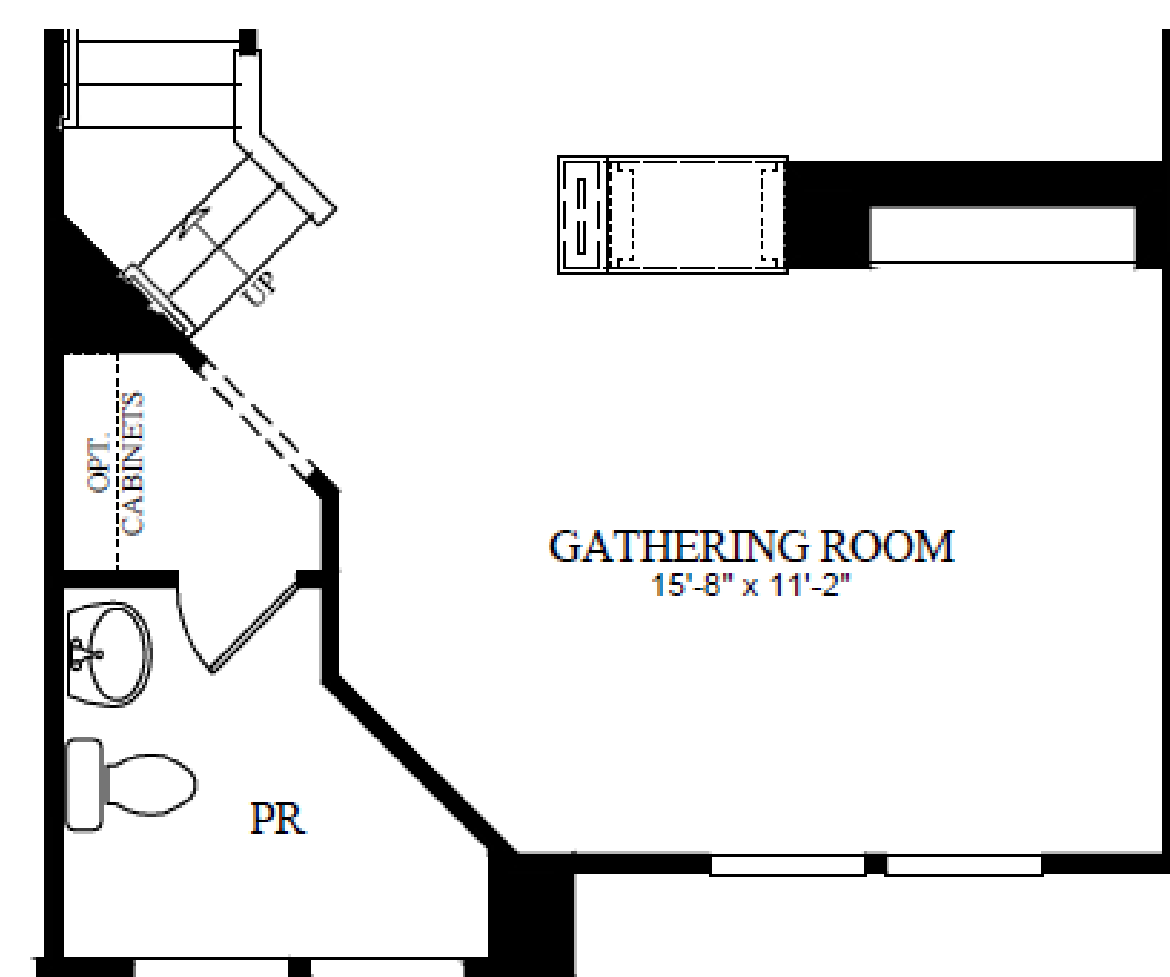


OPT. HABITABLE ATTIC W/ TERRACE

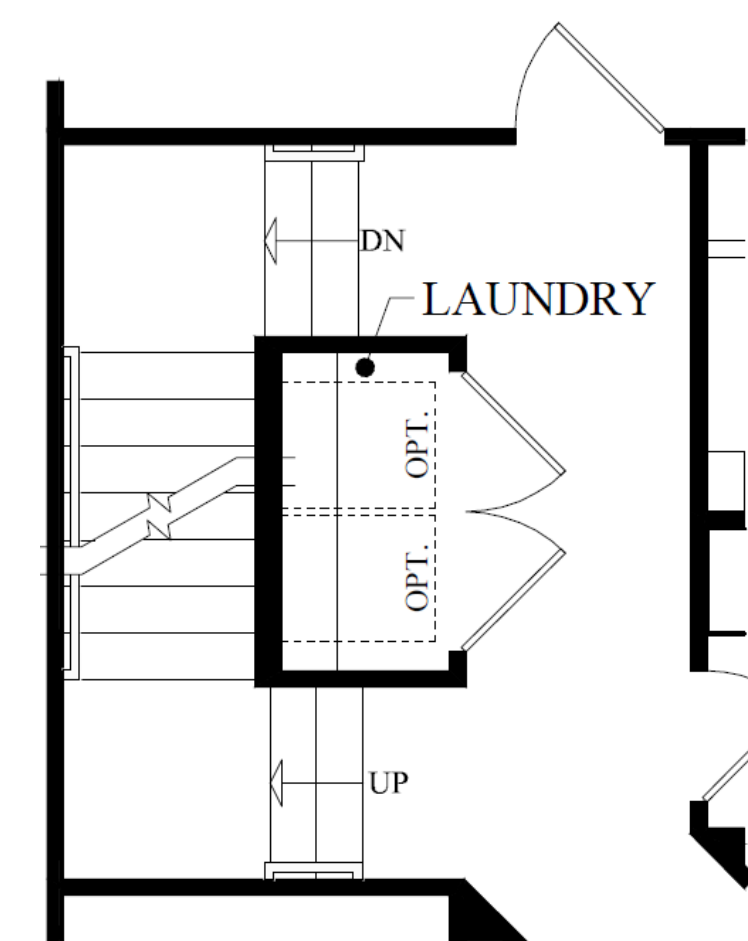
399 SQFT (VARIES DEPENDENT ON OPTION W/ BEDROOM SELECTION(S))



**OPT. BEDROOM + BATH
@ GROUND LEVEL FLOOR**



OPT. SEE—THROUGH FIREPLACE



MAIN STAIR W/ OPT. ROOF TERRACE

“SKYLINE”

PROPOSED 22 FT WIDE FLOOR PLAN
INDIVIDUAL DWELLING SAMPLE

2,144—2,543 SQFT

COLOR COLLECTION—CONCEPT “A”

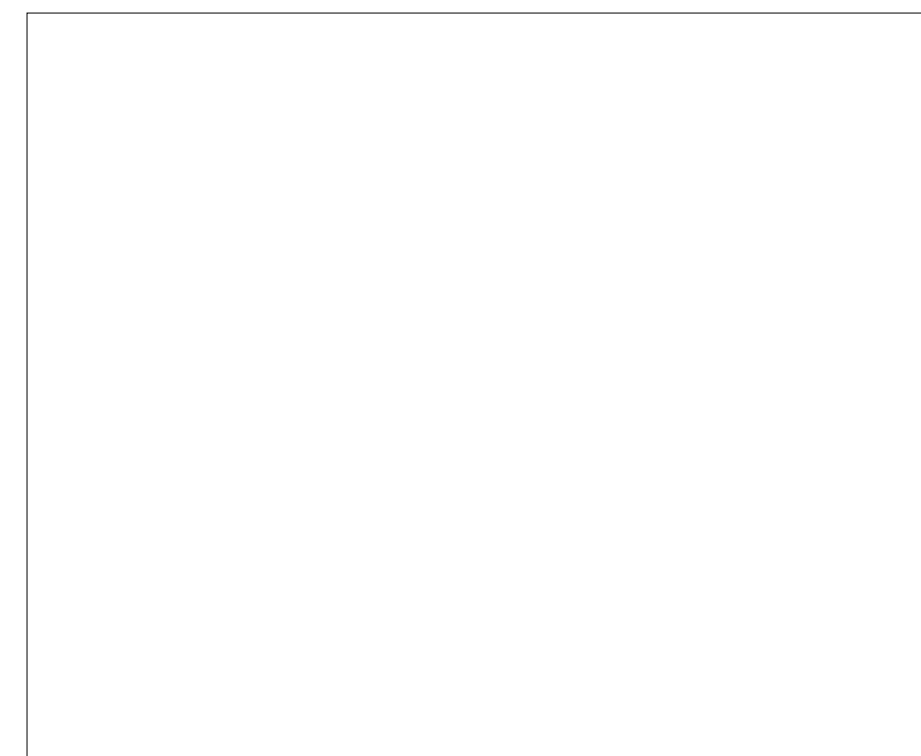
NEUTRAL PALETTE



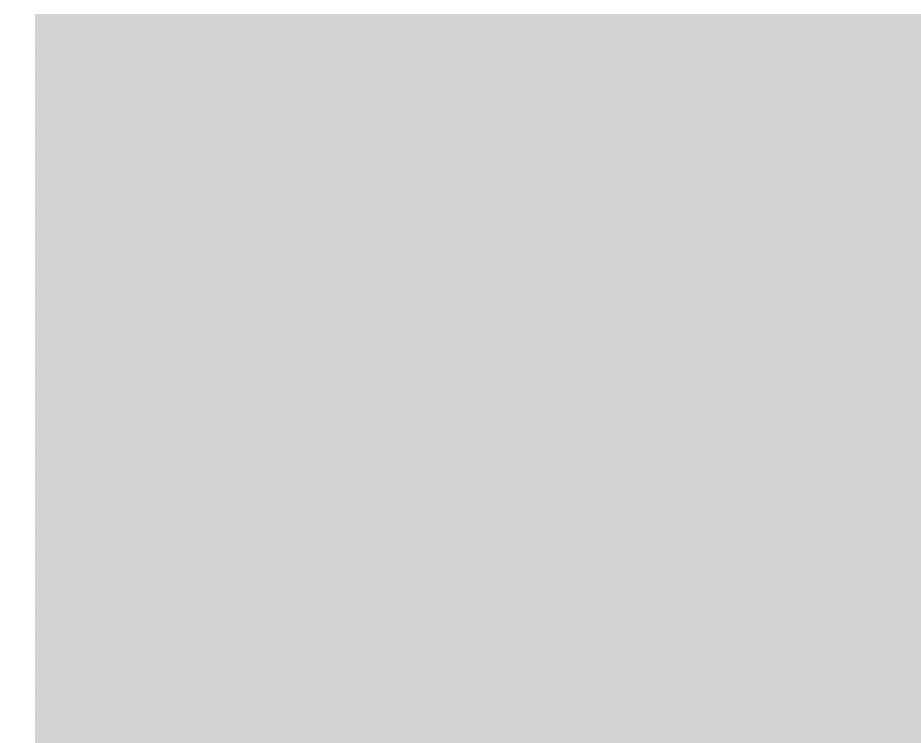
Belden Brick—Ashberry Velour



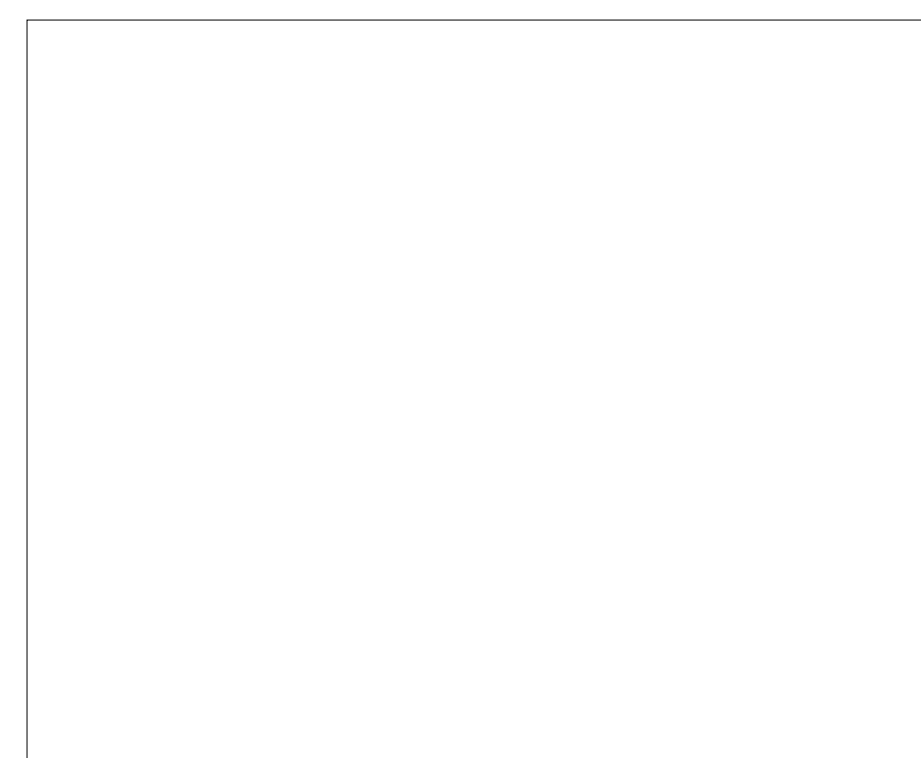
Brick Craft —Coral Blend



Siding (Light)
Sherwin-Williams
SW7006 Extra White



Siding (Dark)
Sherwin-Williams
SW7661 Reflection



Trim
Sherwin-Williams
SW7006 Extra White



Accents/Doors
Sherwin-Williams
SW2848 Roycroft Pewter

NOTE: MAIN SIDING/TRIM APPLICATION(S) TO BE OF CEMENTIOUS MATERIAL, SUCH AS HARDI PLANK AND/OR ALLURA.



LEFT ELEVATION



FRONT ELEVATION

TYPICAL 4 UNIT DWELLING SAMPLING

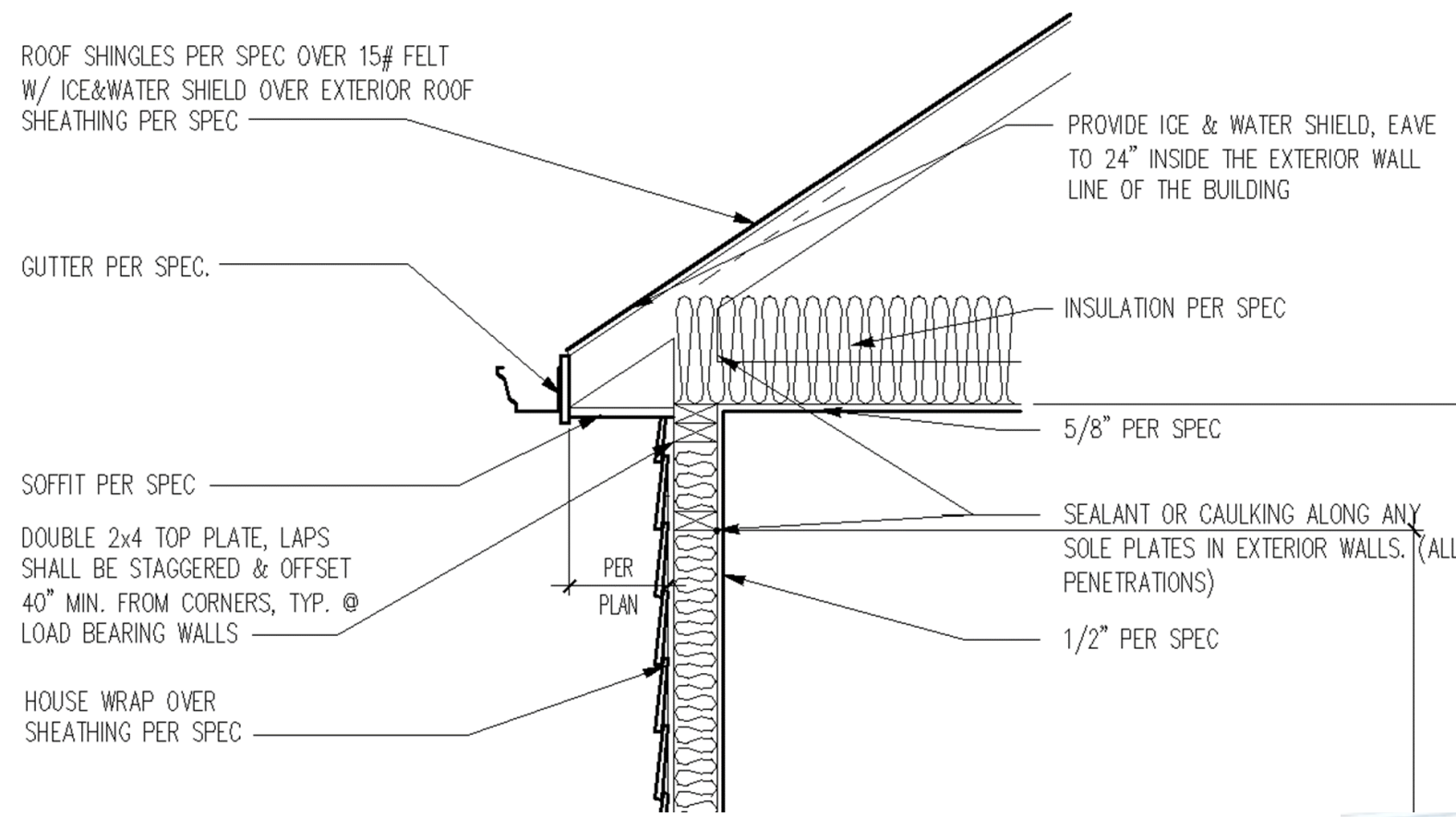


RIGHT ELEVATION



FRONT ELEVATION

TYPICAL 5 UNIT DWELLING SAMPLING



**TRADITIONANL ROOF OVERHANG
EAVE DETAILING (NTS)**

**CONCEPT "B"
ALTERNATE
PROPOSED ELEVATIONS**

*4 and 5 UNIT BUILDING STRING
SAMPLINGS*