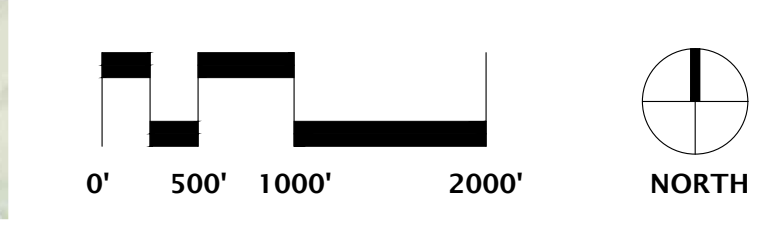


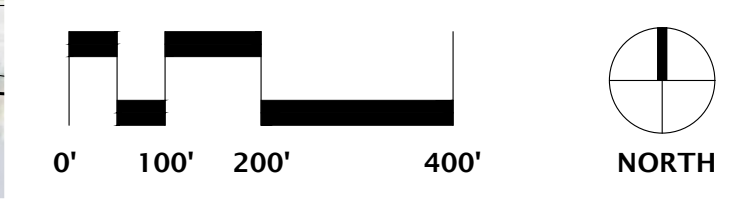
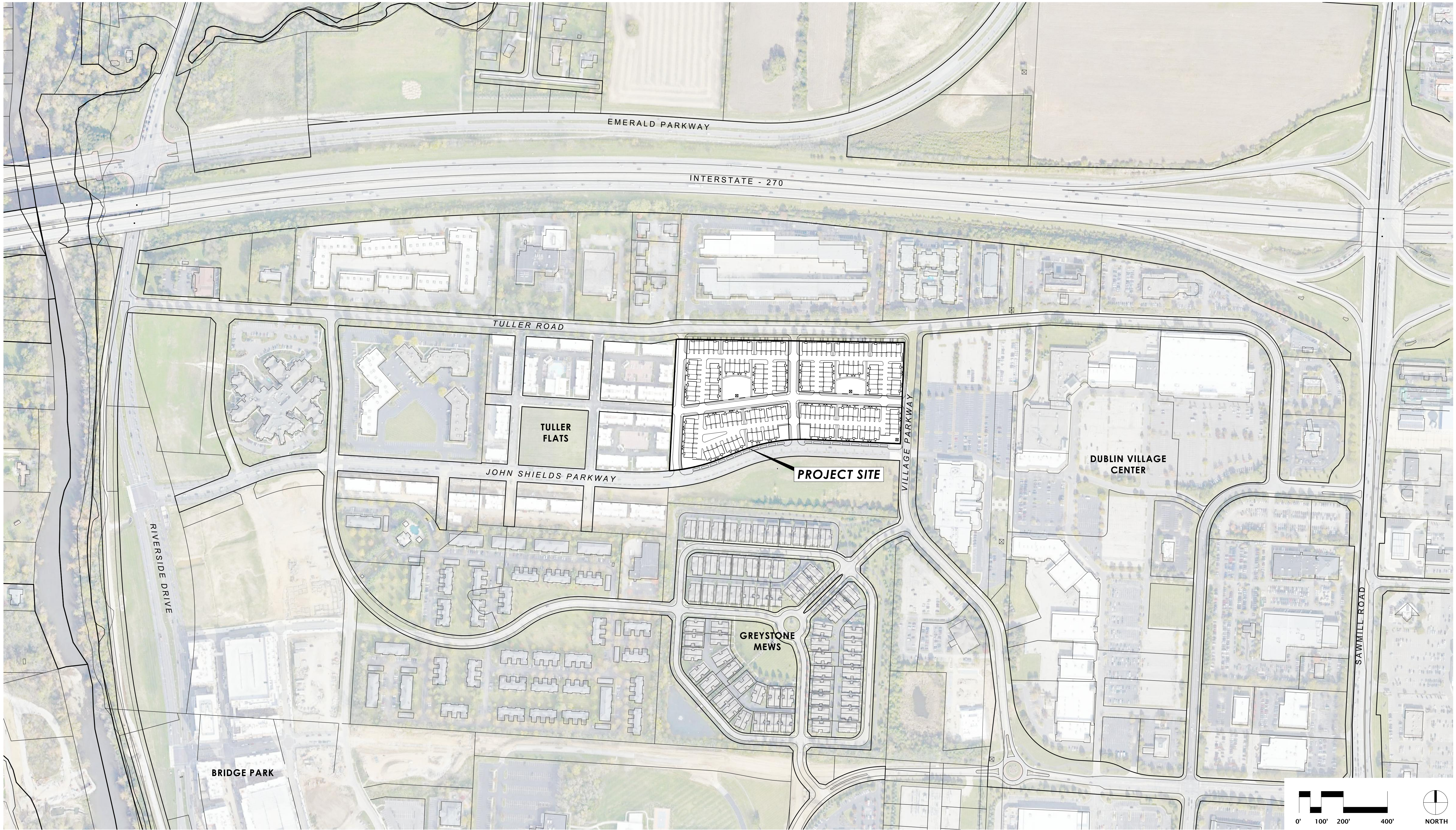
TULLER ROAD TOWNHOMES

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.

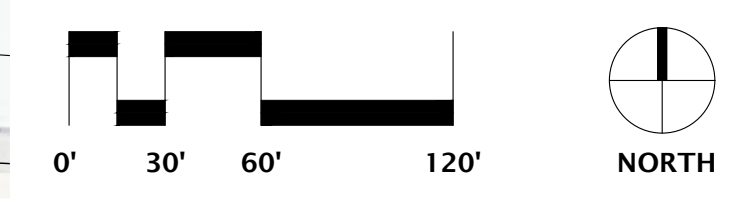
TULLER ROAD TOWNHOMES

BSD - REGIONAL CONTEXT MAP

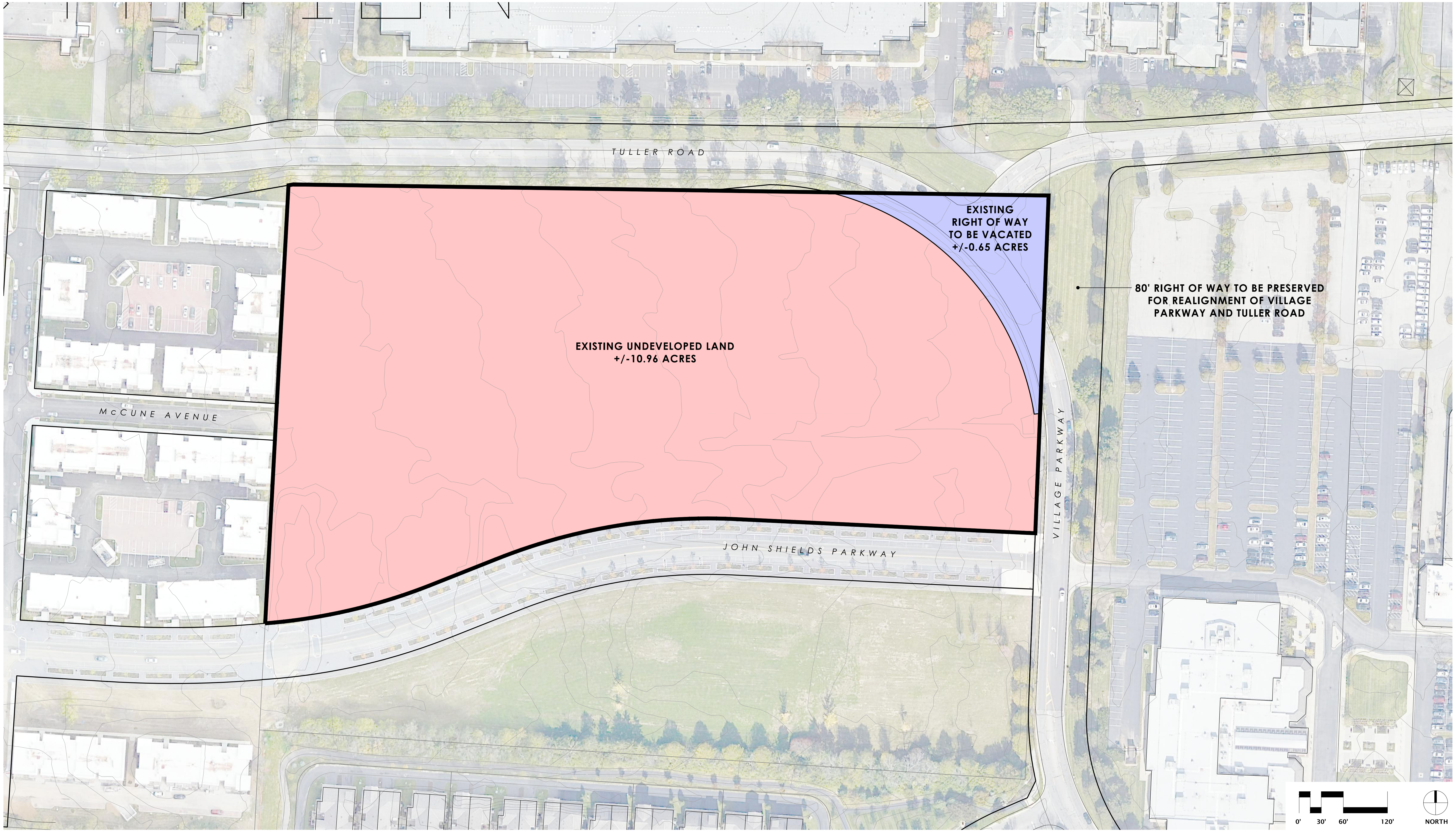
Dublin, OH

February 4, 2020





TULLER ROAD TOWNHOMES
 BSD - EXISTING CONDITIONS
 Dublin, OH
 February 4, 2020

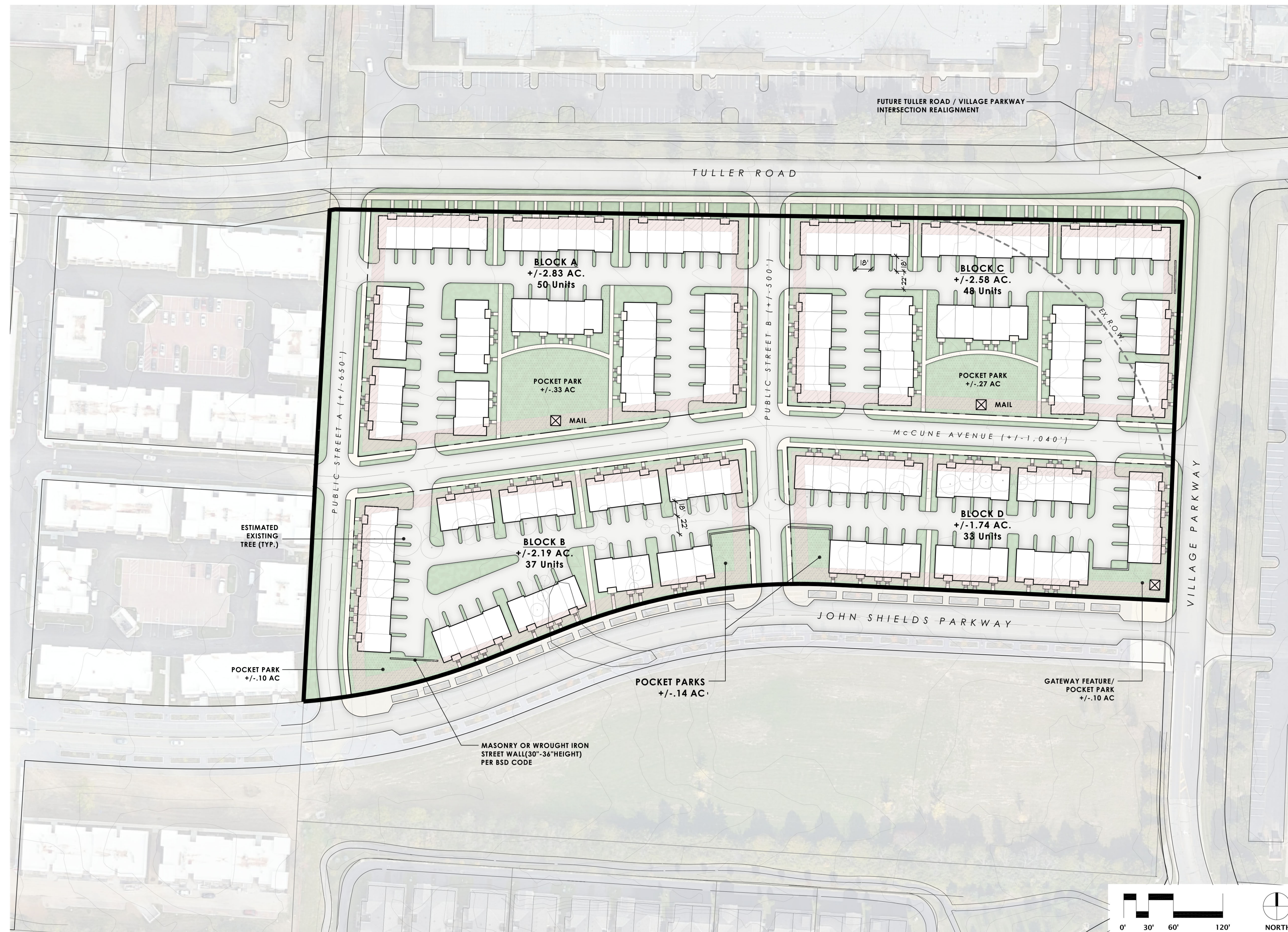


TULLER ROAD TOWNHOMES

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

Bridge Park District, Dublin Ohio

Proposed Architecture

Streetscape Rendering



Presented March 5, 2020



Tuller Road Townhomes



Architecture Concepts of a Signature Series Pulte Community

Bridge Park District in 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”



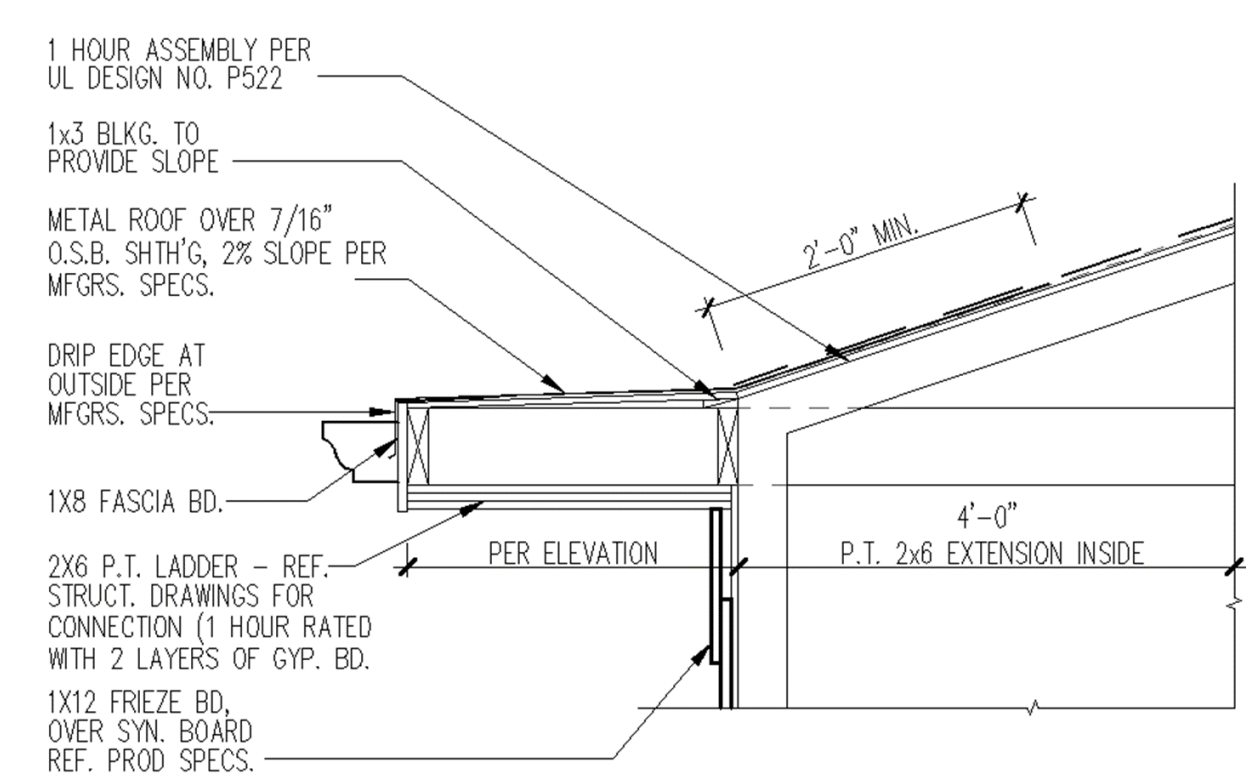
LEFT ELEVATION



FRONT ELEVATION



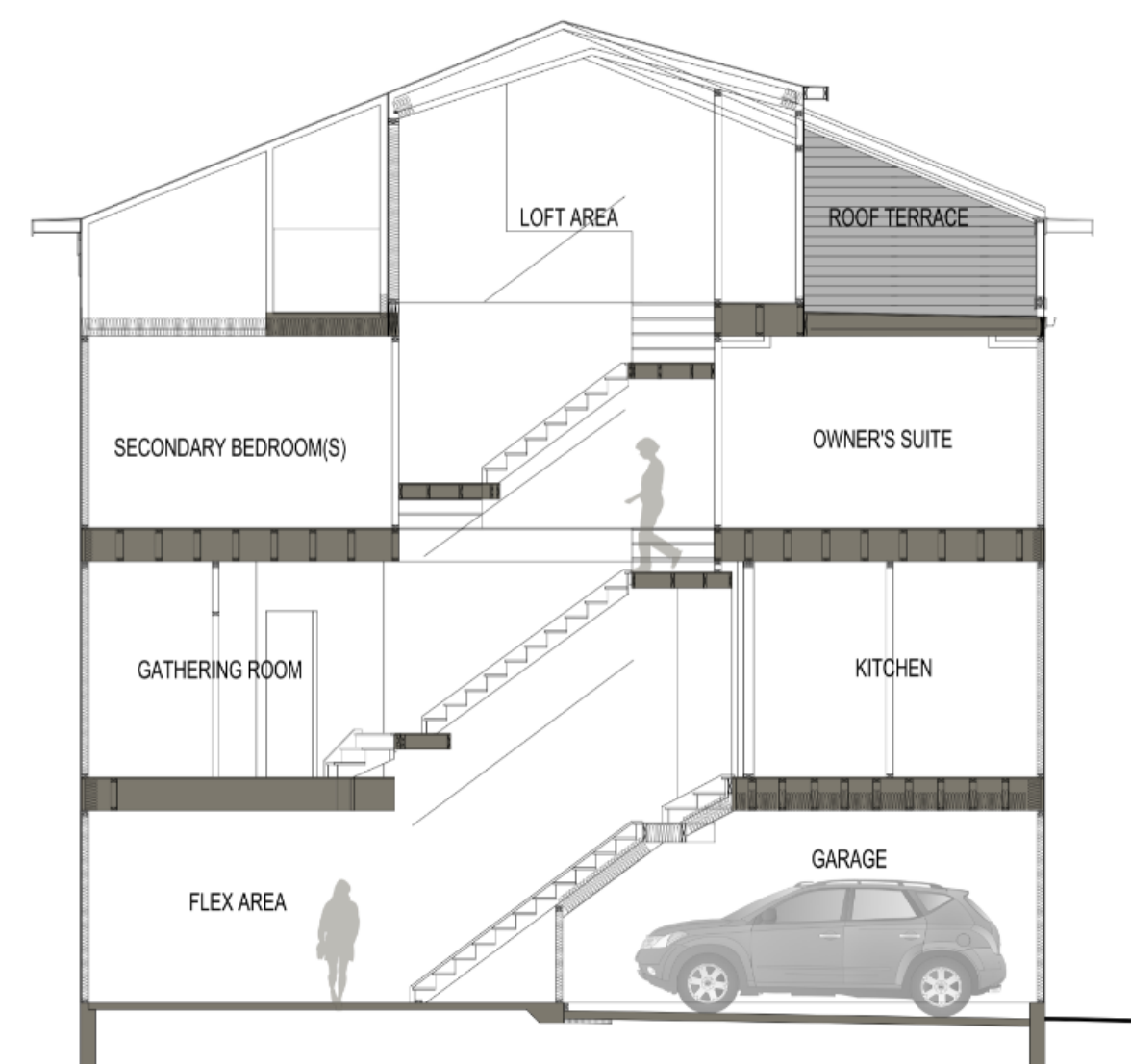
RIGHT ELEVATION



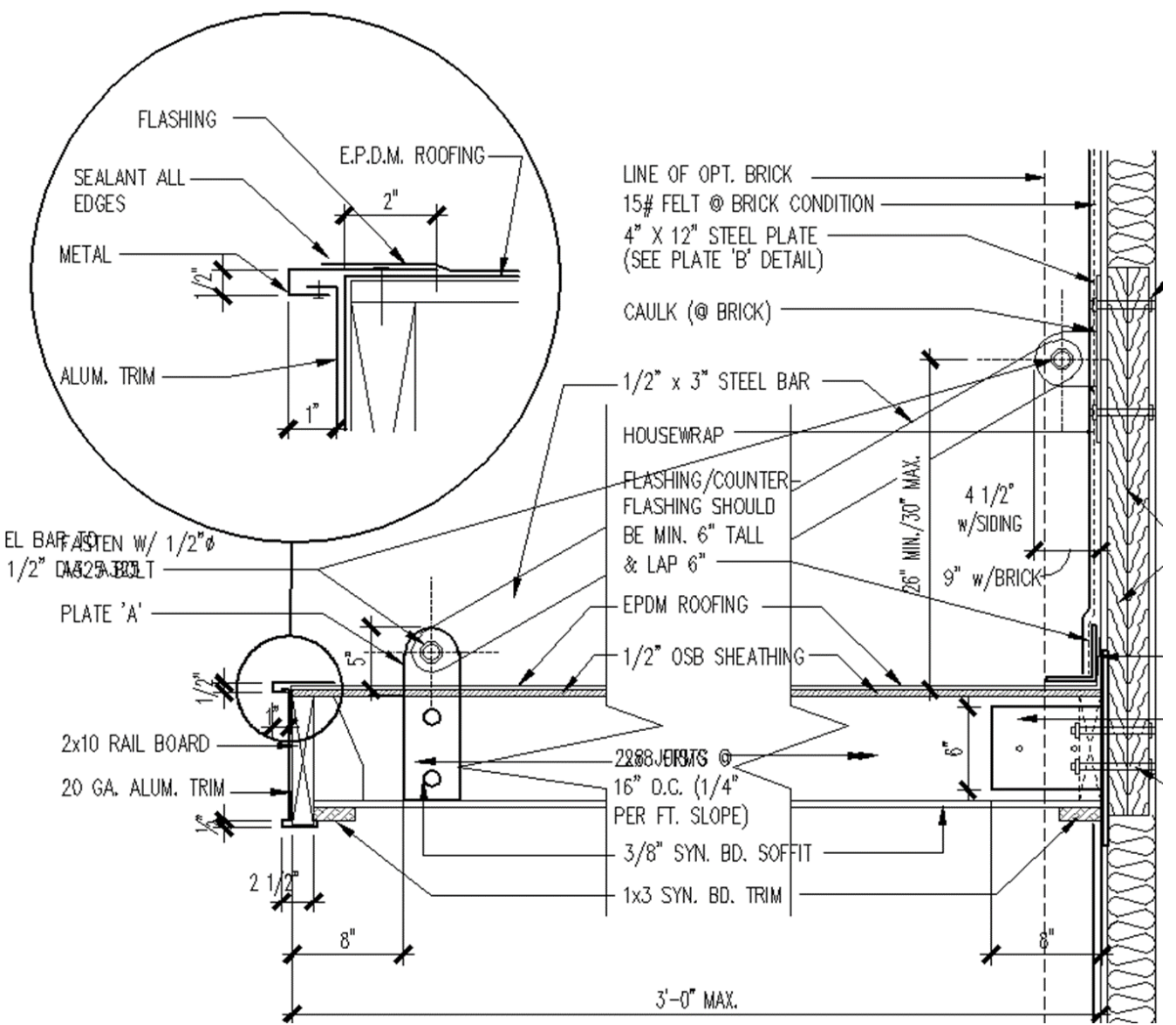
**CONTEMPORARY ROOF OVERHANG
EAVE DETAILING (NTS)**



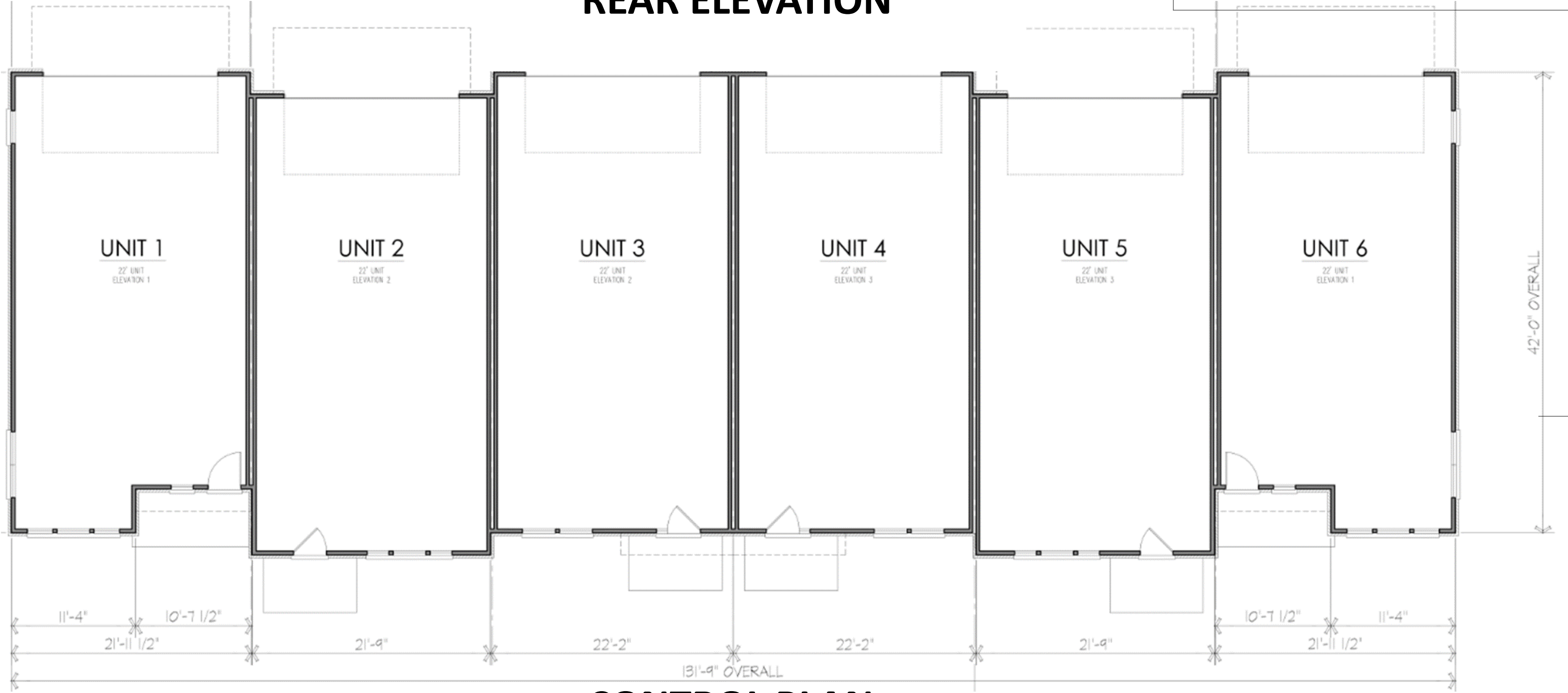
REAR ELEVATION



TYPICAL BUILDING SECTION



CONTEMPORARY ENTRY CANOPY DETAILING (NTS)



CONTROL PLAN

**CONCEPT "A"
PROPOSED ELEVATIONS**

**6-UNIT BUILDING STRING
SAMPLING**



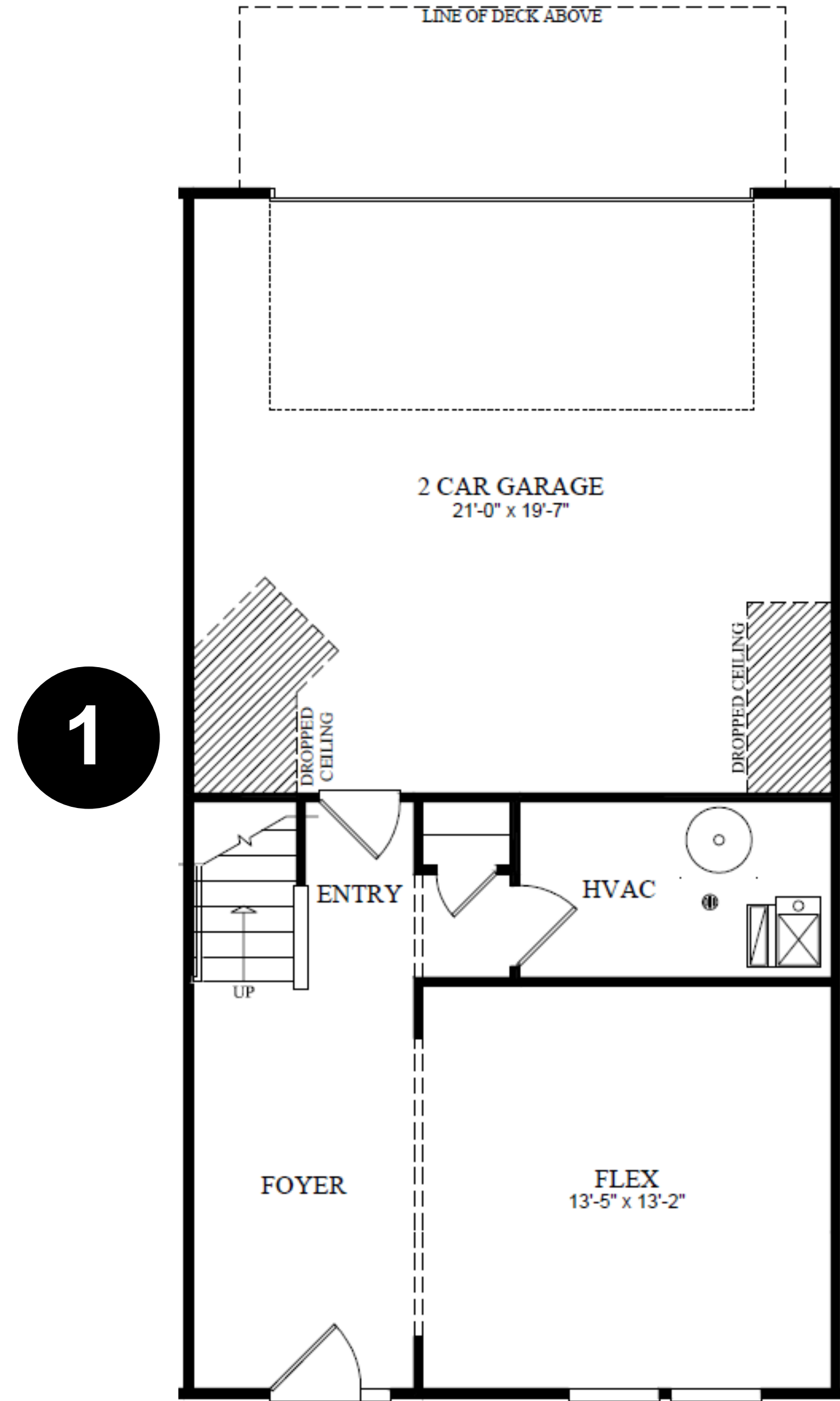
Bridge Park Townhome Streetscape Rendering

*A Pulte Signature Series
at Bridge Park in Dublin, Ohio*



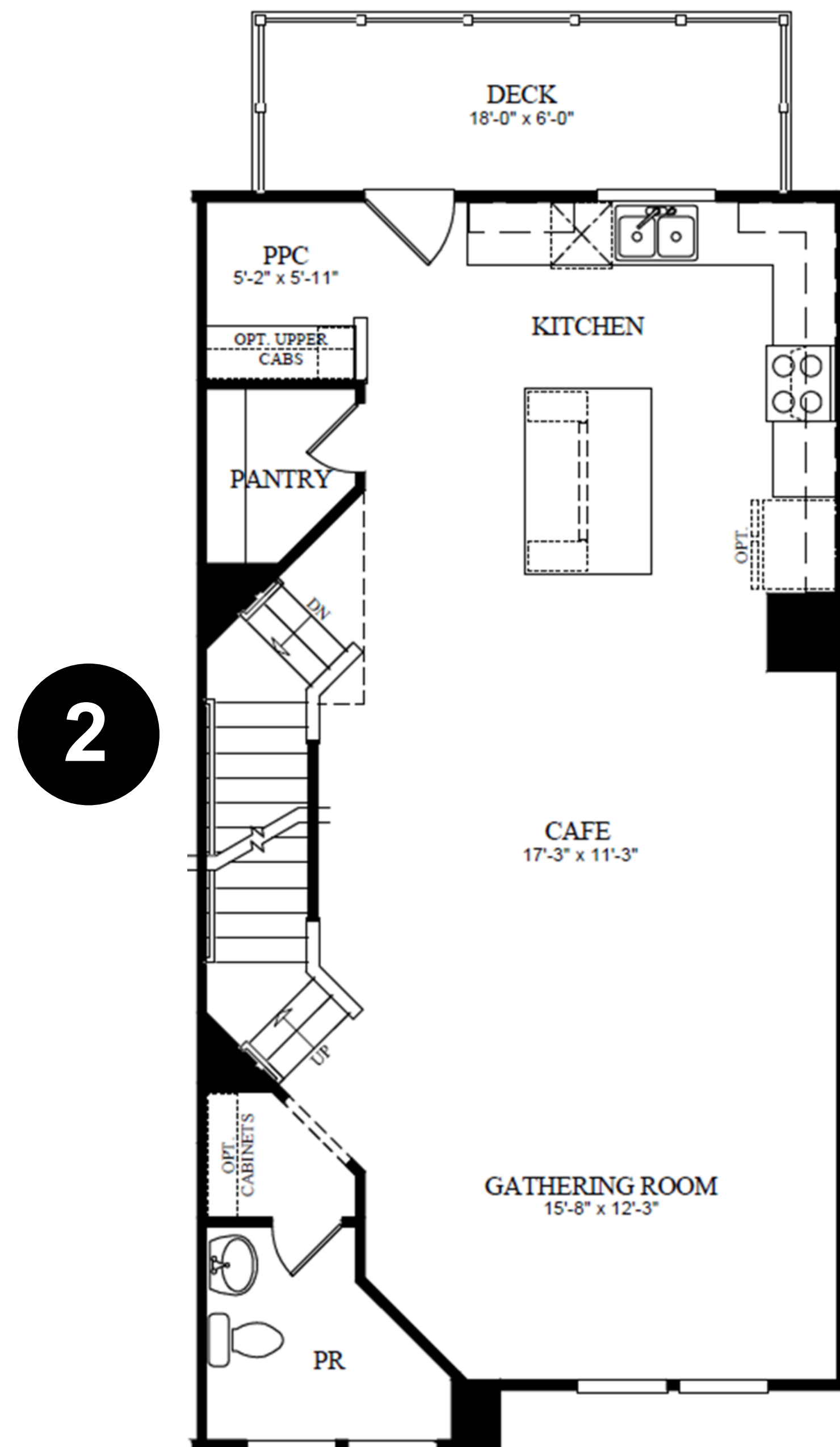
March 5, 2020

Preliminary Concept



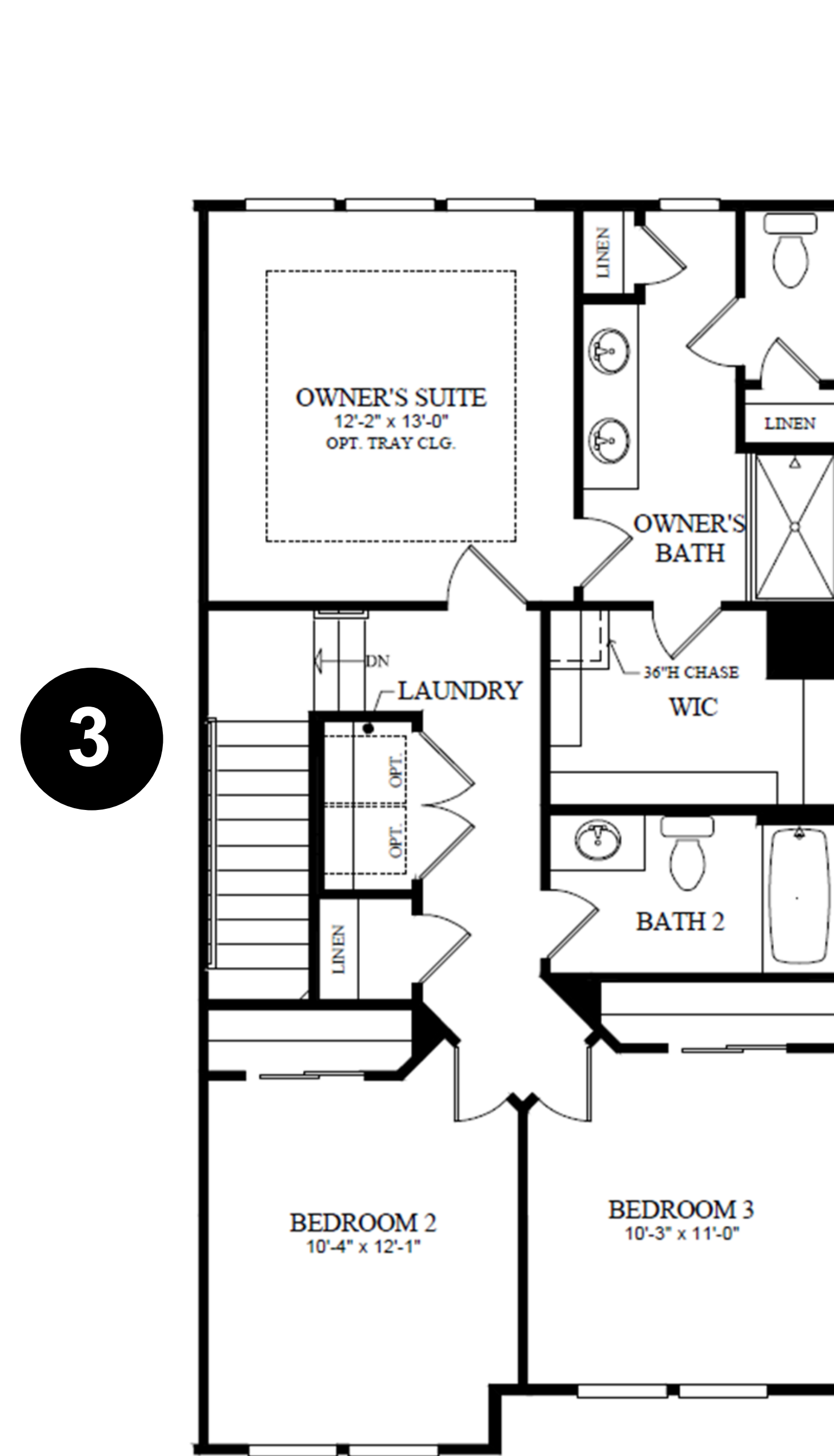
GROUND LEVEL FLOOR

433 SQFT (VARIES WITHIN BUILDING STRING, PER ELEVATION)



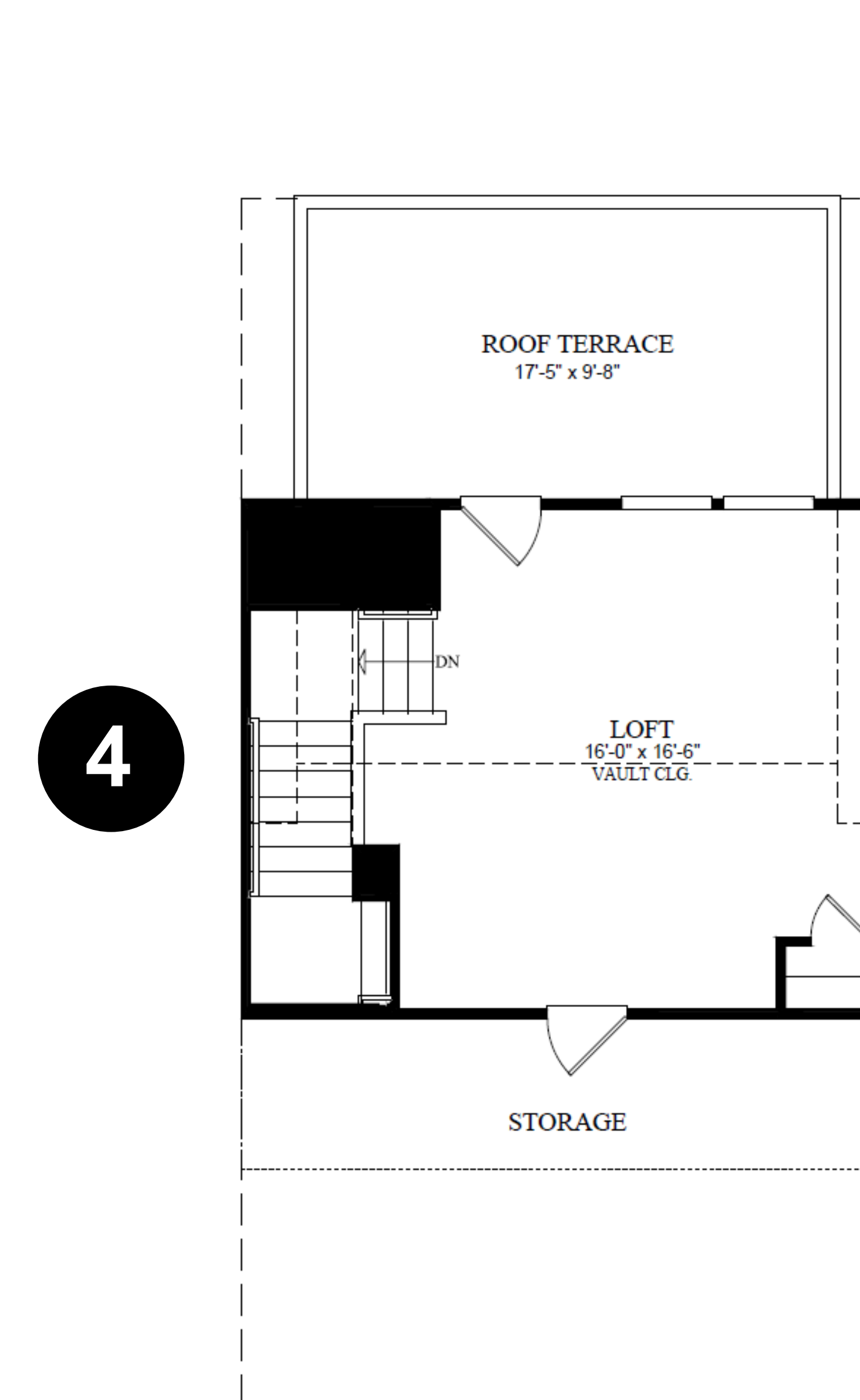
SECOND LEVEL FLOOR

867 SQFT (VARIES WITHIN BUILDING STRING)



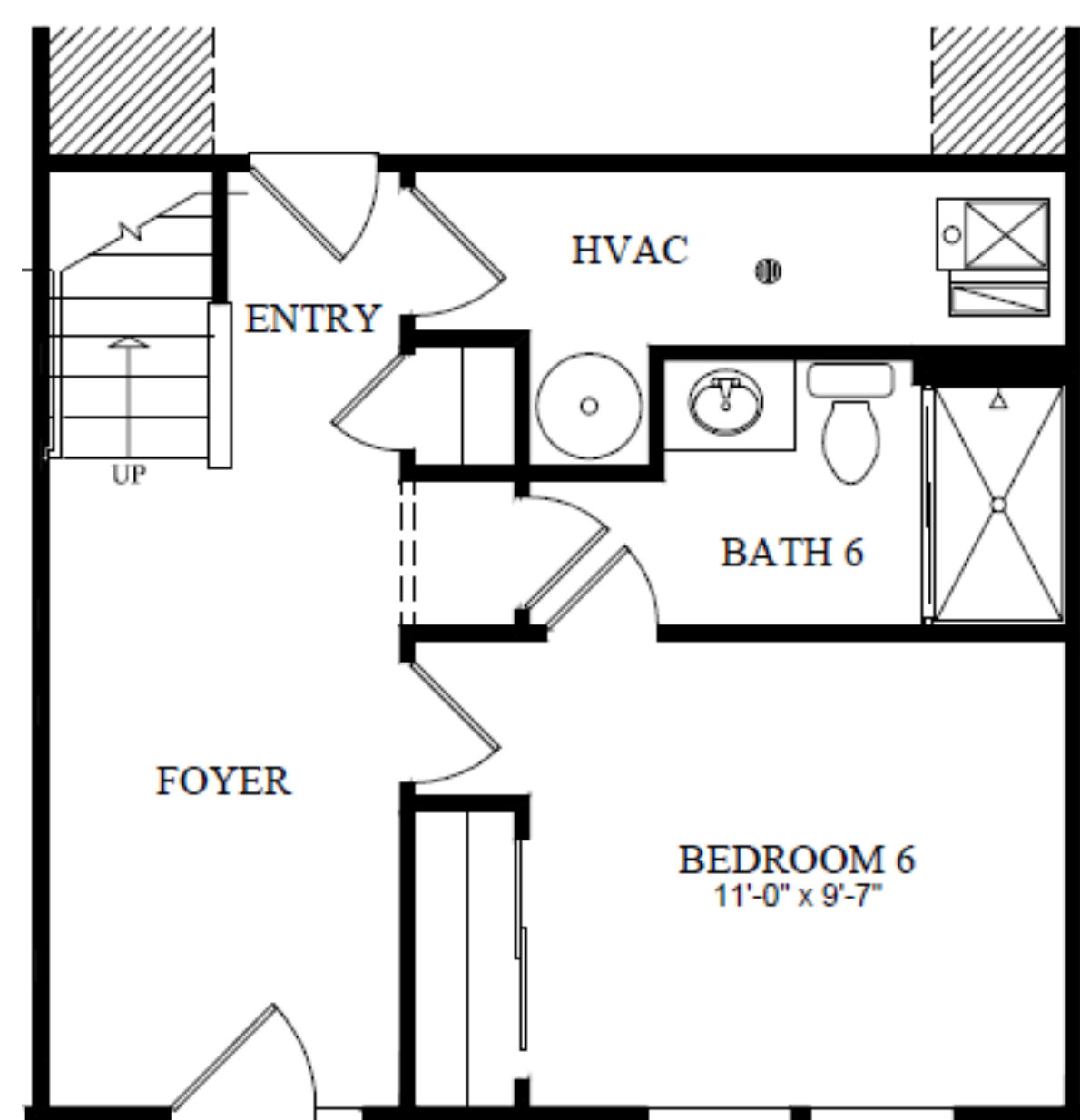
THIRD LEVEL FLOOR

755 –854 SQFT (VARIES WITHIN BUILDING STRING)

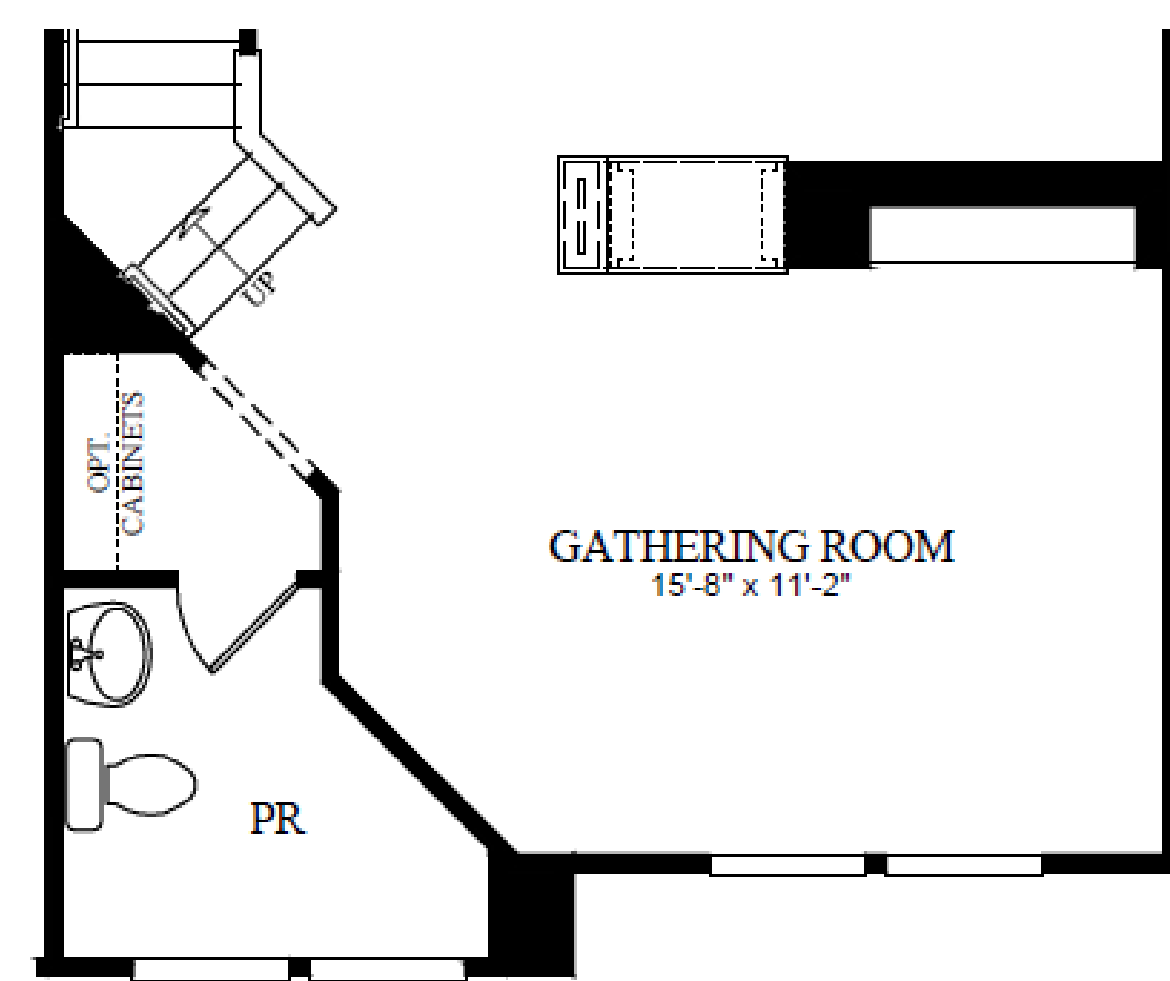


OPT. HABITABLE ATTIC W/ TERRACE

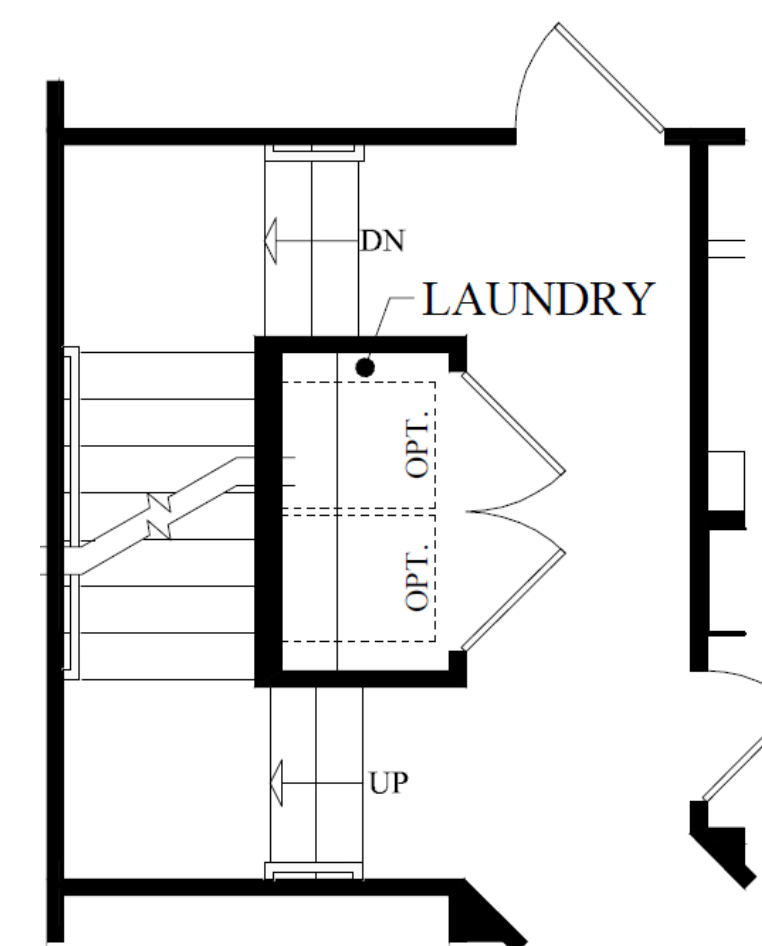
399 SQFT (VARIES DEPENDENT ON OPTION W/ BEDROOM SELECTION(S))



**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”

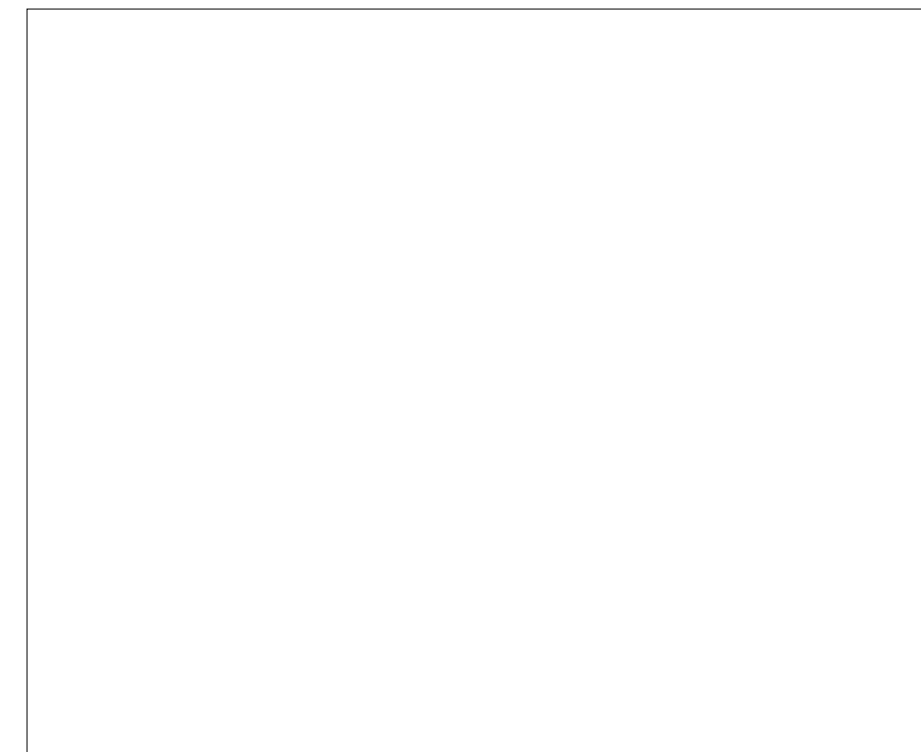
NEUTRAL PALETTE



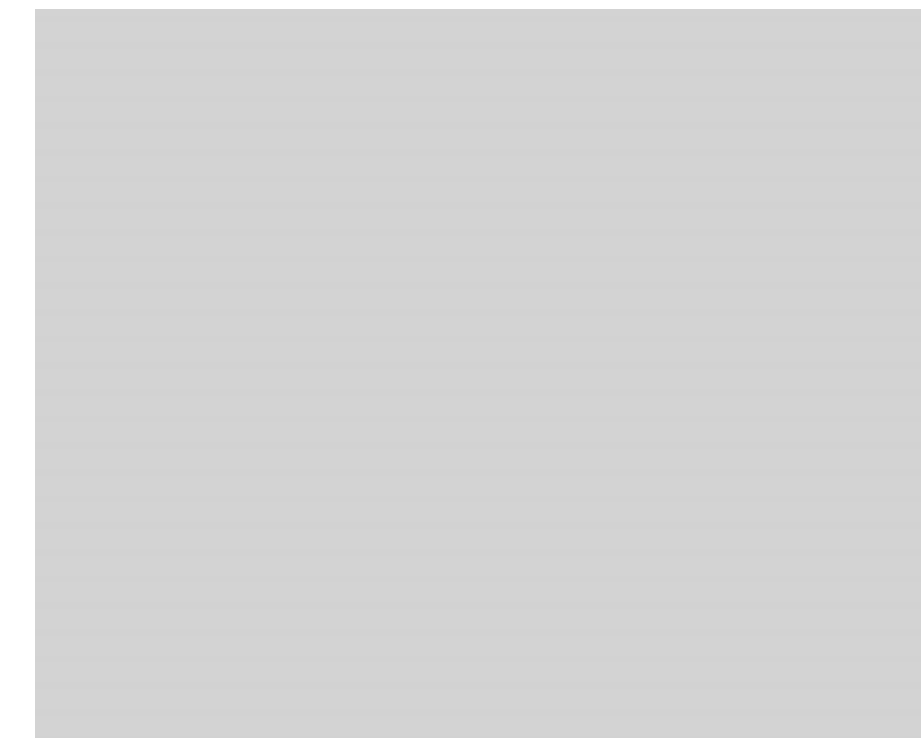
Belden Brick—Ashberry Velour



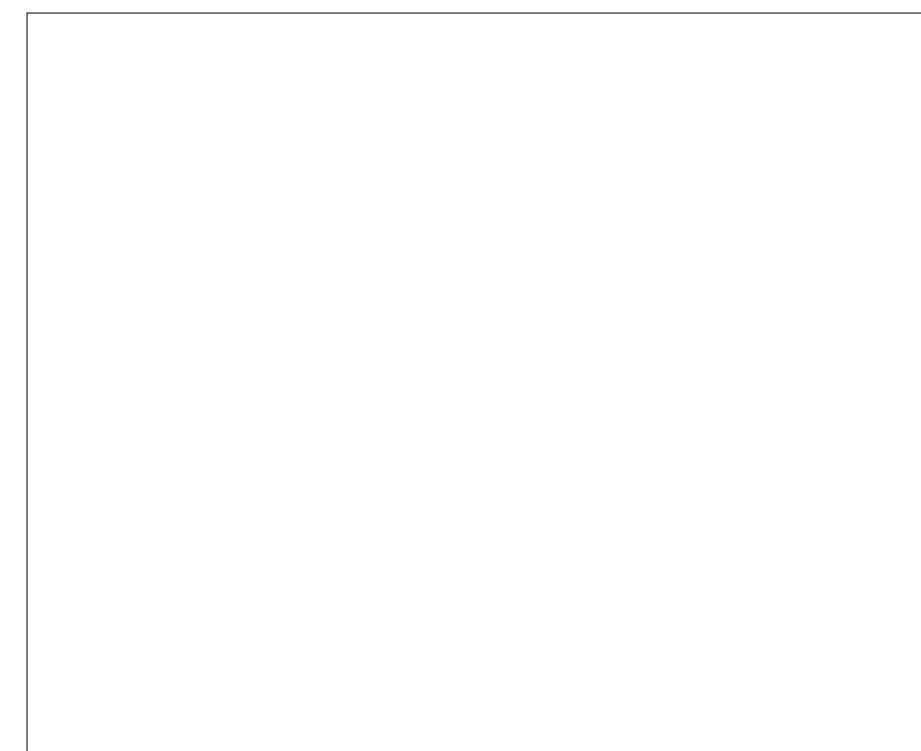
Brick Craft —Coral Blend



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



LEFT ELEVATION



FRONT ELEVATION

TYPICAL 4 UNIT DWELLING SAMPLING

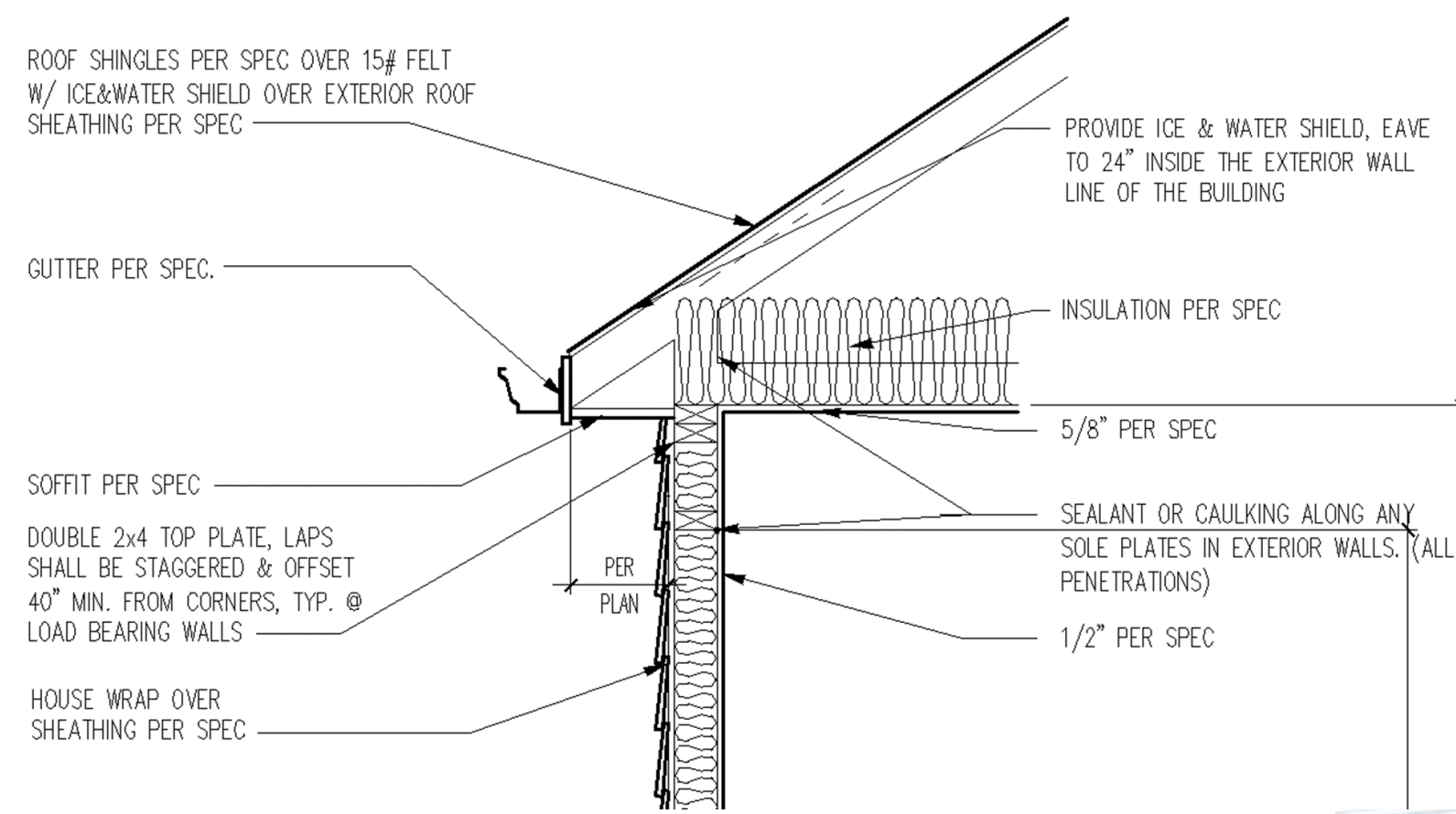


RIGHT ELEVATION



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*