

Tuller Road Townhome Development

Bridge Street District
Dublin, Ohio

PRELIMINARY DEVELOPMENT PLAN




NORTH
VICINITY MAP
NOT TO SCALE

PREPARED FOR:



475 Metro Place
Dublin, Ohio 43017
(614) 376-1000

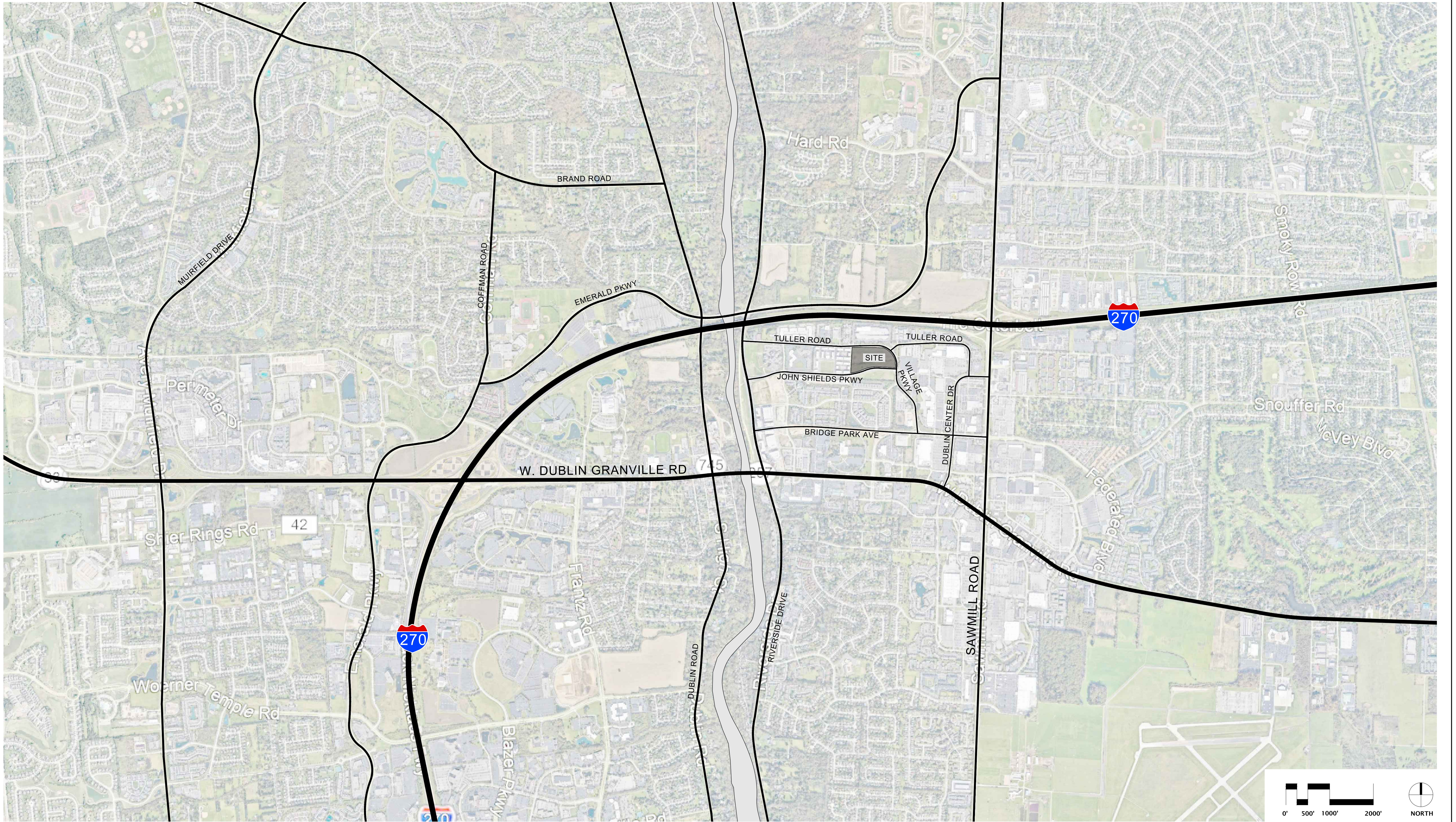
October 1, 2020

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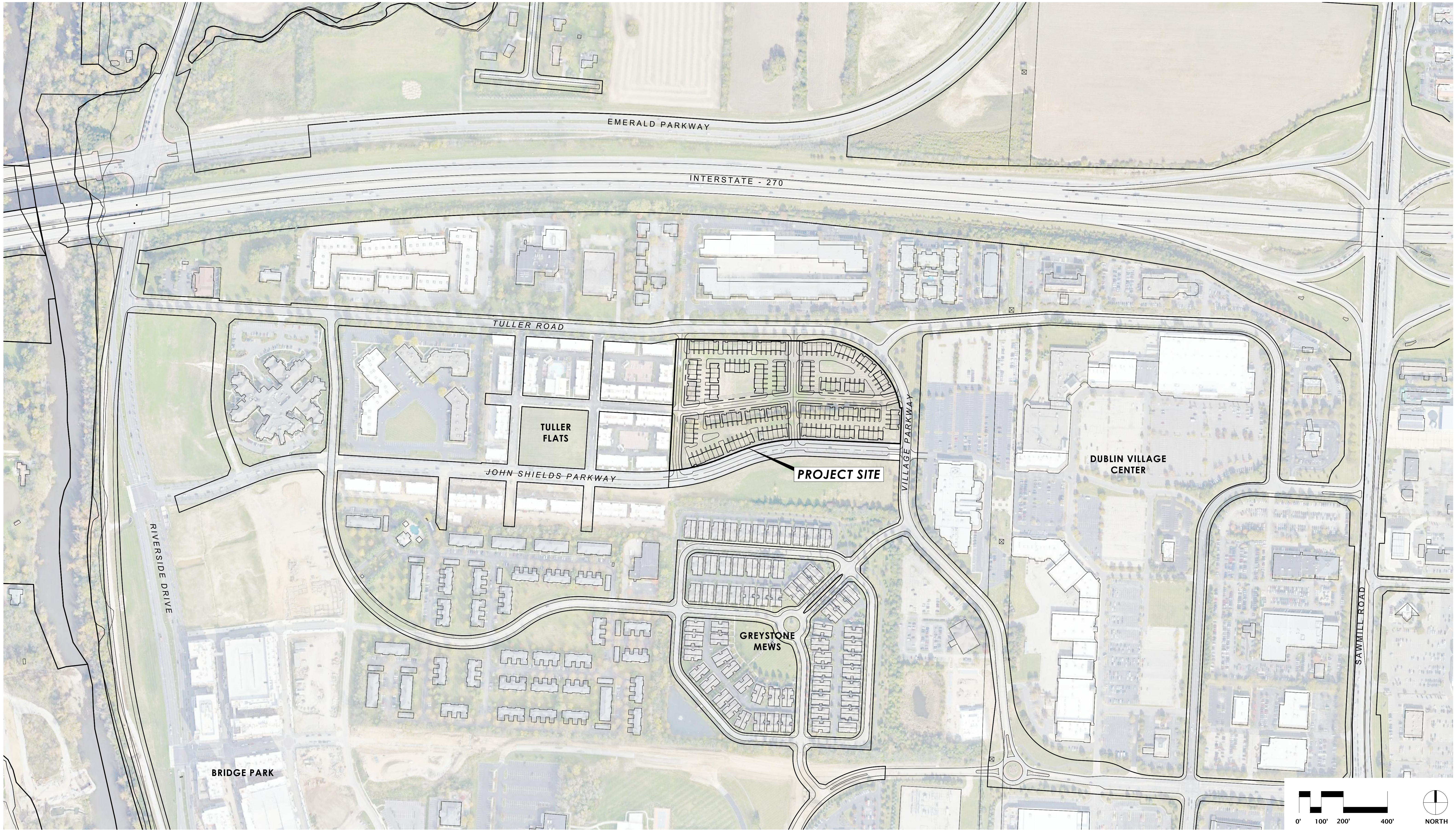


TULLER ROAD TOWNHOME DEVELOPMENT

EXHIBIT A - VICINITY MAP

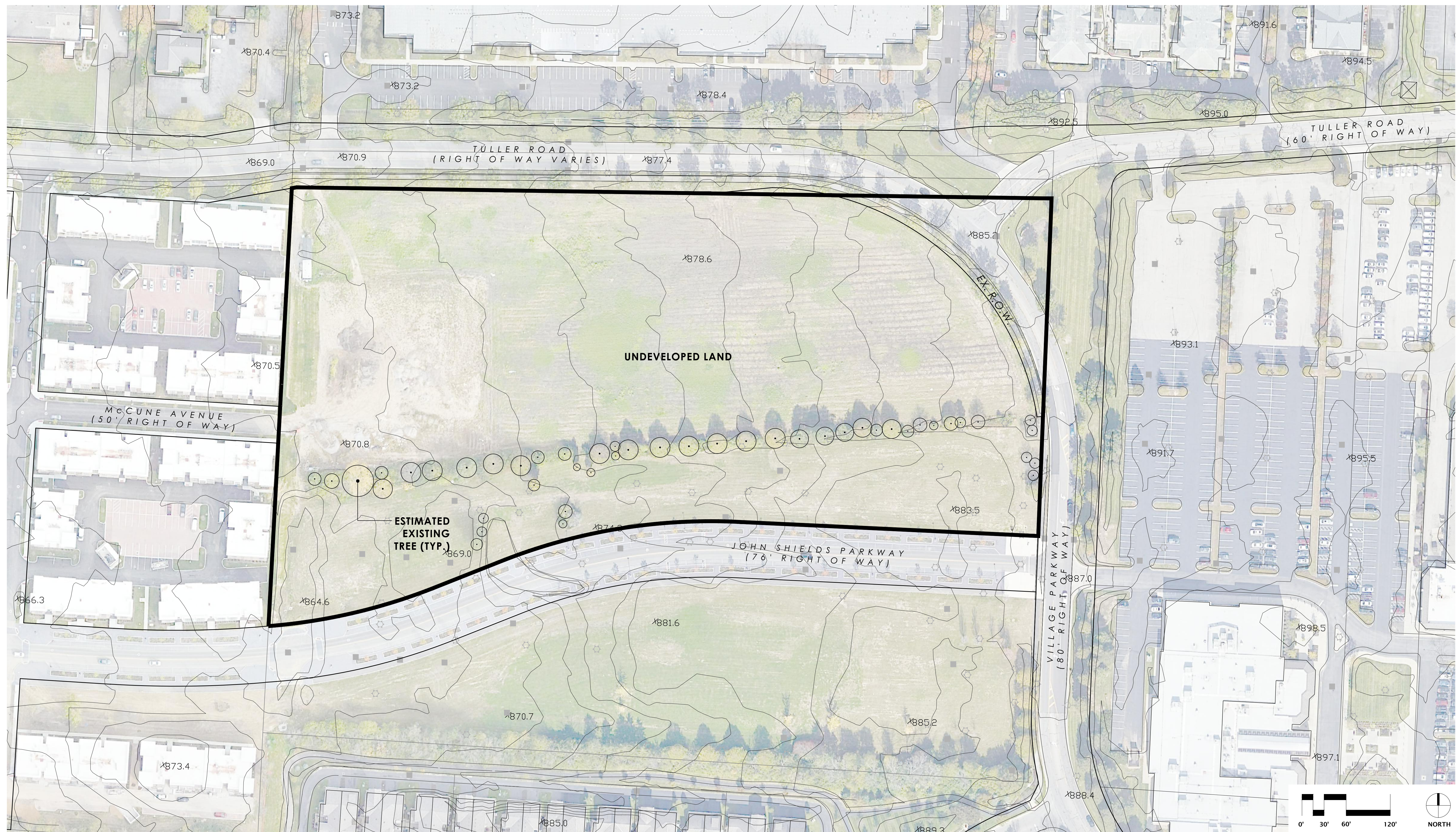
BSD, Dublin, OH

October 1, 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 TOWNHOME DEVELOPMENT **EXHIBIT B - REGIONAL CONTEXT MAP** BSD, Dublin, OH October 1, 2020

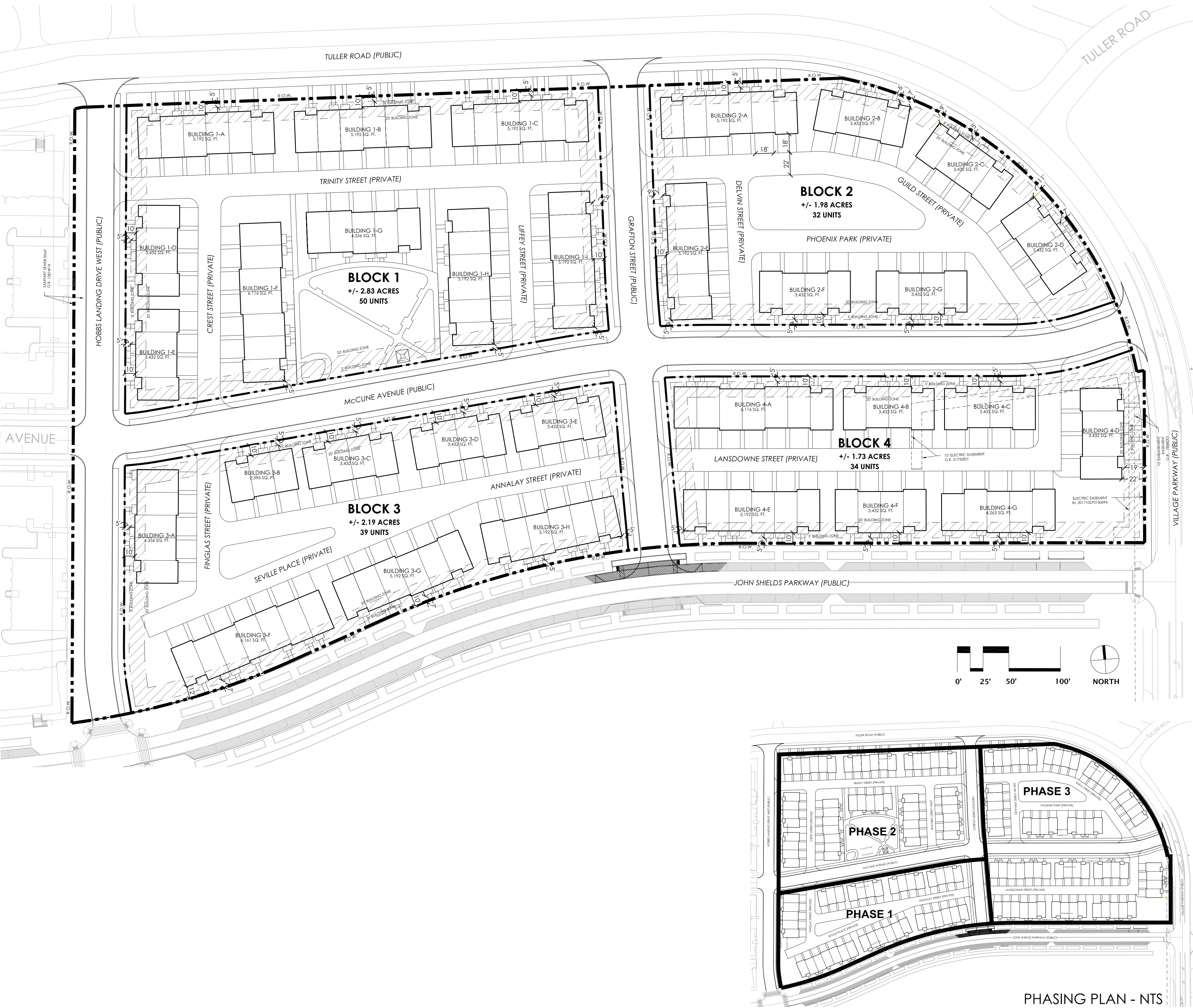


TULLER ROAD TOWNHOME DEVELOPMENT

EXHIBIT C - EXISTING CONDITIONS

BSD, Dublin, OH

October 1, 2020



BLOCK DIMENSIONS							
BLOCK	NORTH	SOUTH	EAST	WEST	ALLOWABLE MAX. LENGTH	PROPOSED PERIMETER	ALLOWABLE MAX. PERIMETER
1	458'	474'	232'	300'	500'	1464'	1750'
2	268'	440'	268'	229'	500'	1205'	1750'
3	476'	505'	164'	240'	500'	1385'	1750'
4	456'	454'	159'	164'	500'	1233'	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'

FRONT PROPERTY LINE COVERAGE ON PRINCIPAL STREETS																		
Minimum 75% coverage within 5'-20' Build To Zone																		
BLOCK	TULLER ROAD						JOHN SHIELDS PARKWAY						VILLAGE PARKWAY					
	FPL	PSL	SWL	OSL	TOT	%	FPL	PSL	SWL	OSL	TOT	%	FPL	PSL	SWL	OSL	TOT	%
1	448'	396'	0'	52'	448'	100%	—	—	—	—	—	—	—	—	—	—	—	—
2	352'	286'	0'	12'	298'	84%	—	—	—	—	—	—	166'	110'	0'	24'	134'	81%
3	—	—	—	—	—	—	495'	418'	0'	58'	458'	96%	—	—	—	—	—	—
4	—	—	—	—	—	—	445'	330'	0'	95'	425'	95%	176'	88'	0'	88'	176'	100%

FPL = Front Property Line Coverage
PSL = Primary Structure Length
SWL = Street Wall Length

OSL = Open Space Length
TOT = Total Coverage Length
% = Percentage Front Property Line Coverage

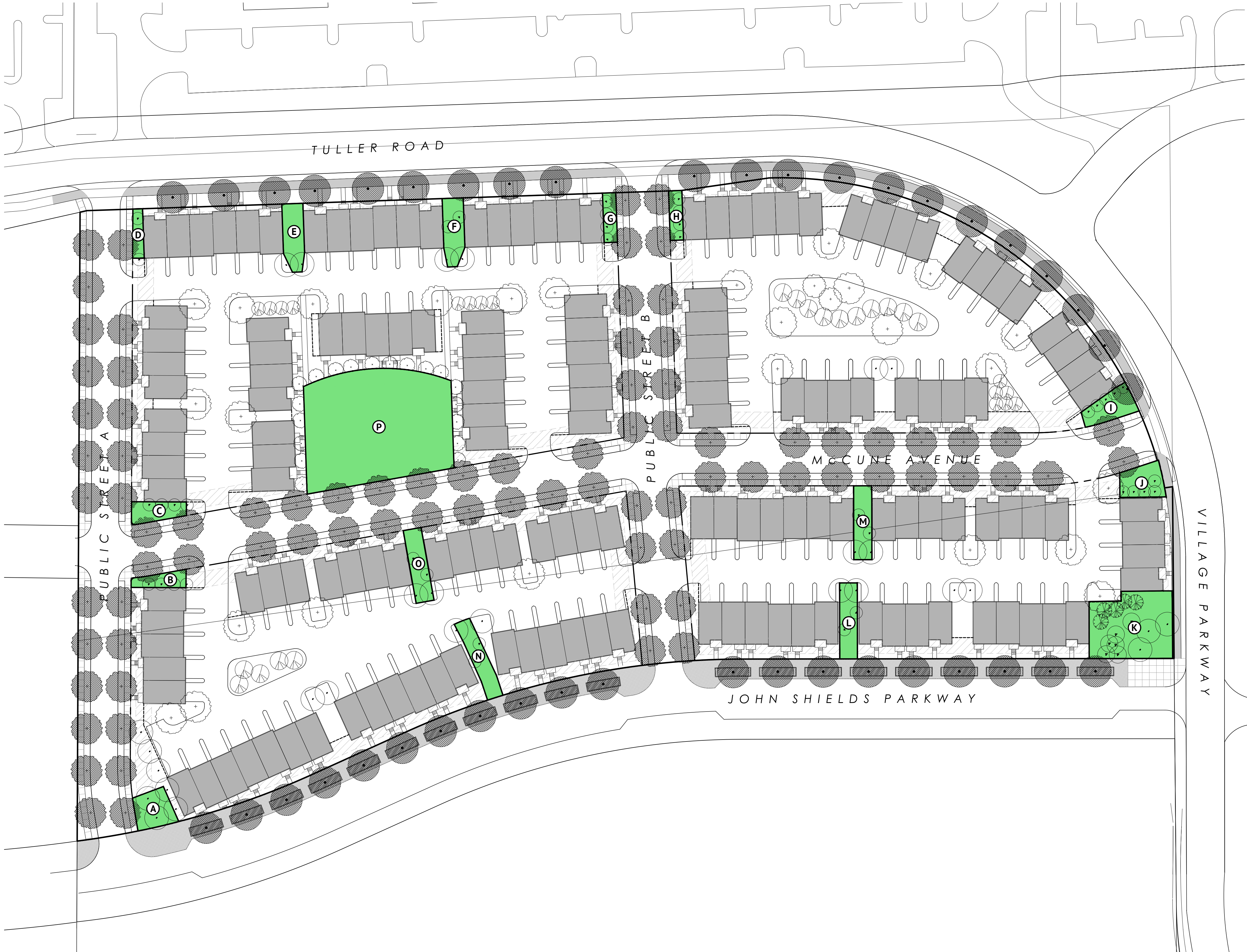
OPEN SPACE Required - 200 sf / Unit				
BLOCK	UNITS	REQUIRED	PROVIDED	TYPE(SIZE)
1	50	10,000 SF	18,645 SF	POCKET PLAZA (4,380); SQUARE (14,265)
2	32	6,400 SF	4,265 SF	POCKET PLAZA (4,265)
3	39	7,800 SF	1,790 SF	POCKET PLAZA (1,790)
4	34	6,800 SF	8,425 SF	POCKET PLAZA (3,600); POCKET PARK (4,825)
TOTAL		31,000 SF	33,125 SF	

TREE REMOVAL (ESTIMATED)	
CALIPER INCHES / TOTAL TREES	+/- 554"/40 TREES

DEVELOPMENT DATA	
Gross Area:	+/-11.00 Acres
Total Units:	155 Units (Townhomes)
Gross Density:	14.09 Du/Ac.
Parking Required: (2 Spaces/Du)	
Provided:	310 Spaces (Garages)

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.

TULLER ROAD TOWNHOME DEVELOPMENT
EXHIBIT D - PRELIMINARY DEVELOPMENT PLAN
BSD, Dublin, OH
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OPEN SPACE				
153,064 (G): Open Space Calculations				
OPEN SPACE	AREA (SF)	TYPE	OWNERSHIP	NOTES
A	1,200 SF	POCKET PLAZA	PRIVATE	
B	667 SF	POCKET PLAZA	PRIVATE	
C	915 SF	POCKET PLAZA	PRIVATE	
D	472 SF	POCKET PLAZA	PRIVATE	
E	1,200 SF	POCKET PLAZA	PRIVATE	
F	1,200 SF	POCKET PLAZA	PRIVATE	
G	594 SF	POCKET PLAZA	PRIVATE	
H	594 SF	POCKET PLAZA	PRIVATE	
I	1,200 SF	POCKET PLAZA	PRIVATE	
J	1,200 SF	POCKET PLAZA	PRIVATE	
K	4,747 SF	POCKET PARK	PRIVATE	
L	1,200 SF	POCKET PLAZA	PRIVATE	
M	1,200 SF	POCKET PLAZA	PRIVATE	
N	1,200 SF	POCKET PLAZA	PRIVATE	
O	1,200 SF	POCKET PLAZA	PRIVATE	
P	14,277 SF	SQUARE	PRIVATE	

TOTAL REQUIRED	31,000 SF	155 DWELLING UNITS X 200 SF = 31,000 SF
TOTAL PROVIDED	33,066 SF	

KEY

PUBLIC PLANTINGS

PRIVATE PLANTINGS

SCREENING TREATMENT

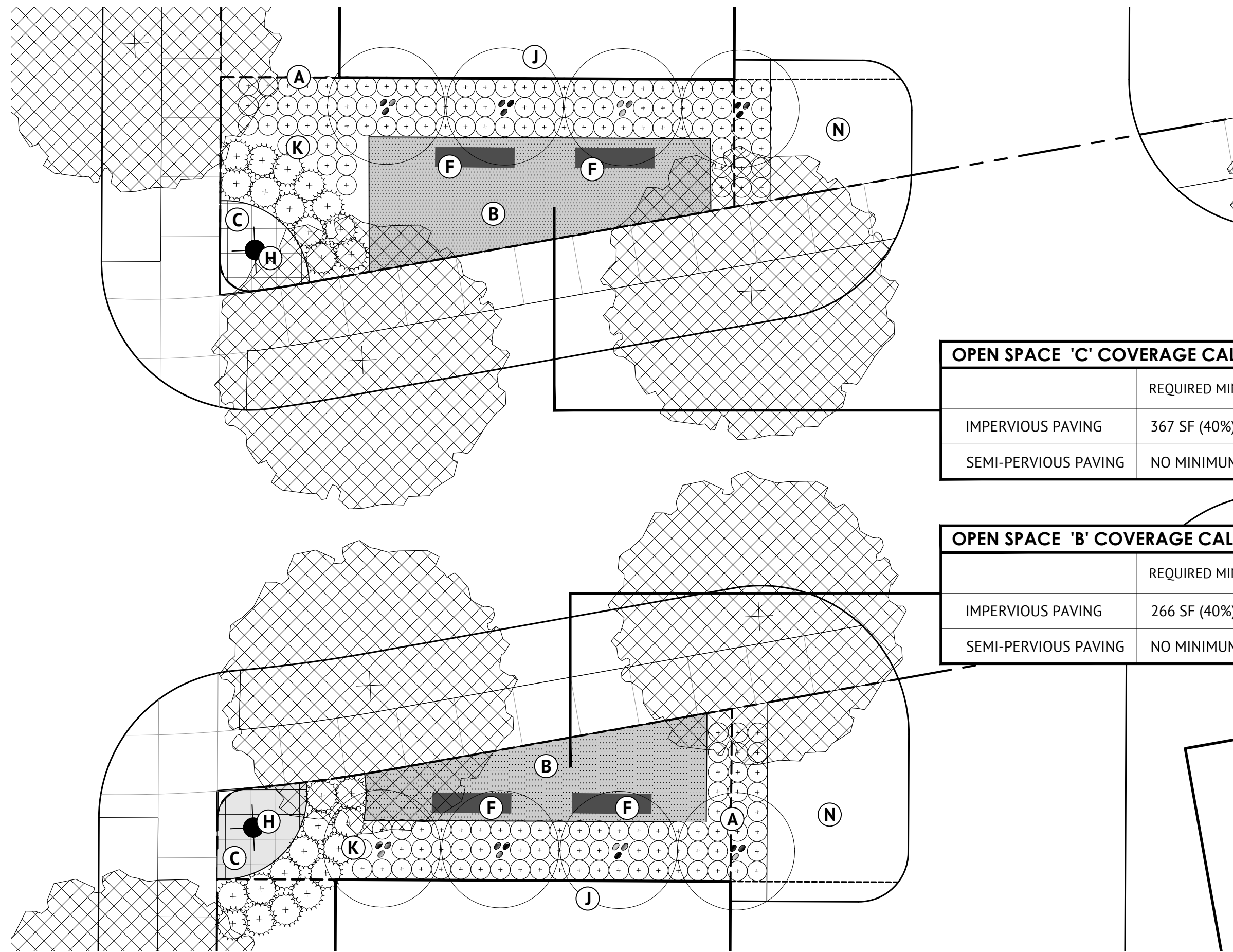


TULLER ROAD TOWNHOME DEVELOPMENT
EXHIBIT E - OVERALL LANDSCAPE & OPEN SPACE PLAN
BSD, Dublin, OH
October 1, 2020



OPEN SPACE COVERAGE CALCULATIONS			
	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
IMPERVIOUS PAVING	480 SF (40%)	960 SF (80%)	494 SF(41%)
SEMI-PERVIOUS PAVING	NO MINIMUM	120 SF (10%)	120 SF (10%)

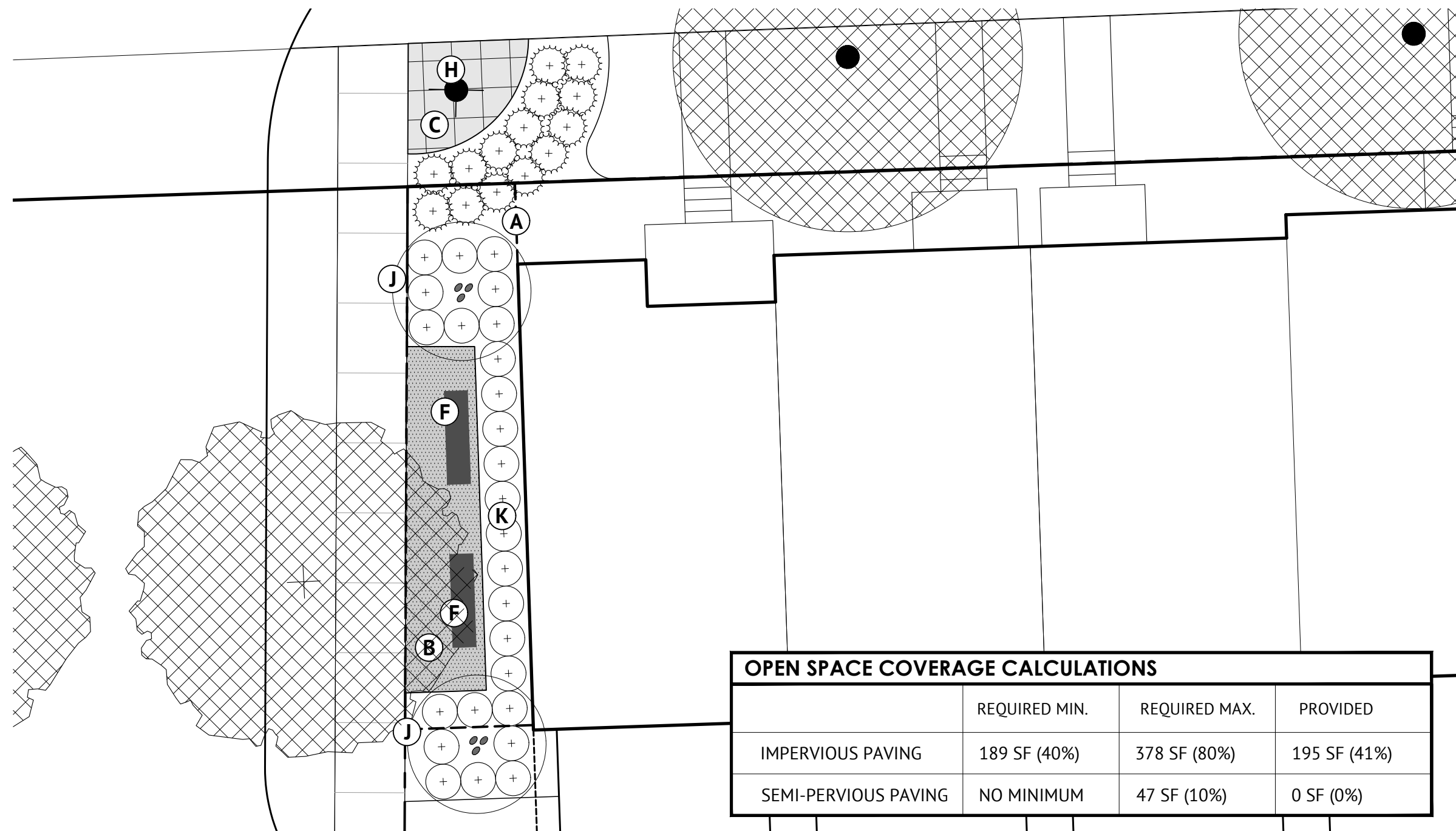
1 OPEN SPACE 'A' ENLARGEMENT PLAN
SCALE: 1"=10'



OPEN SPACE 'C' COVERAGE CALCULATIONS			
	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
IMPERVIOUS PAVING	367 SF (40%)	731 SF (80%)	425 SF (46%)
SEMI-PERVIOUS PAVING	NO MINIMUM	91 SF (10%)	0 SF (8%)

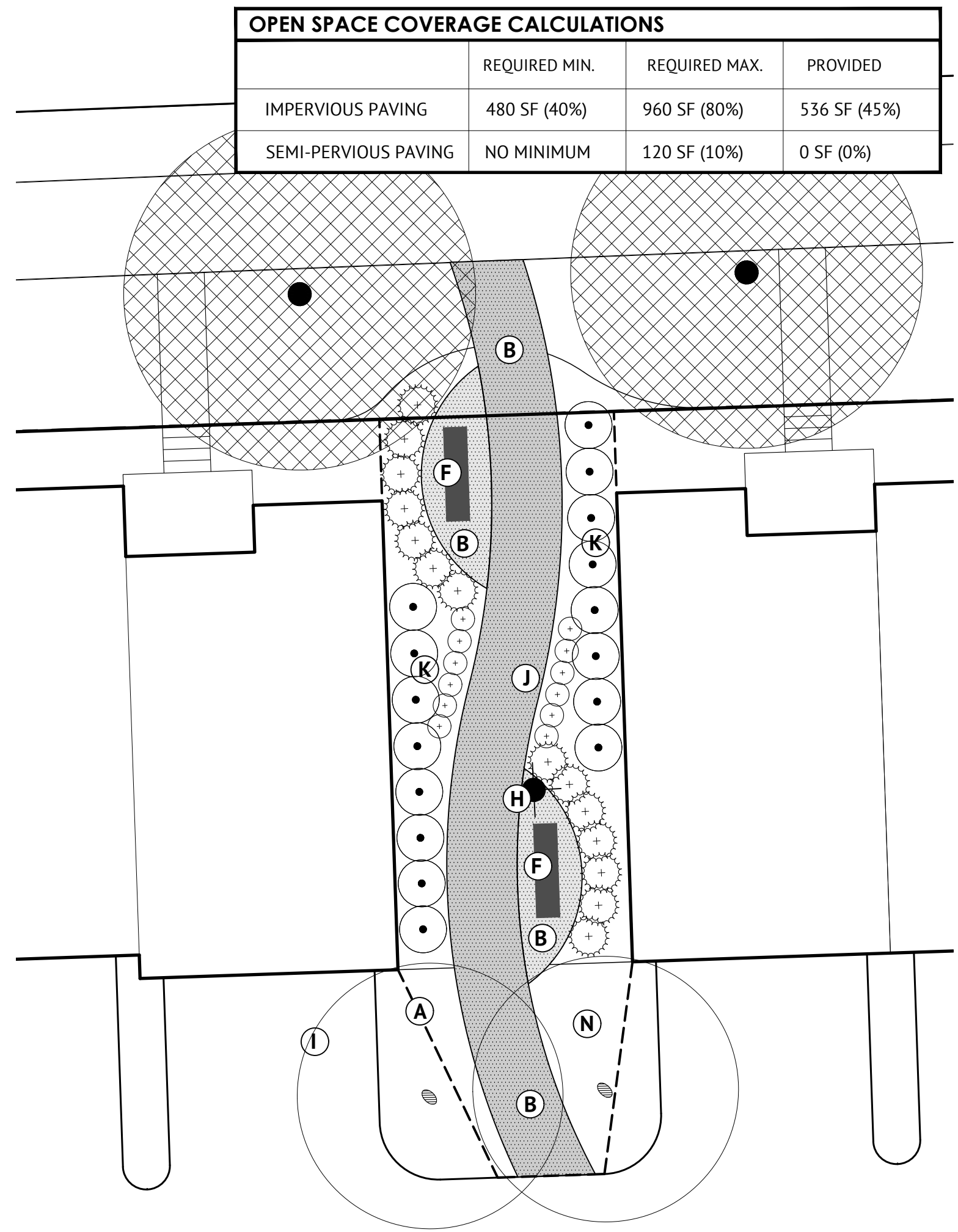
OPEN SPACE 'B' COVERAGE CALCULATIONS			
	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
IMPERVIOUS PAVING	266 SF (40%)	533 SF (80%)	338 SF (51%)
SEMI-PERVIOUS PAVING	NO MINIMUM	67 SF (10%)	0 SF (8%)

2 OPEN SPACE 'B' & 'C' ENLARGEMENT PLAN
SCALE: 1"=10'



OPEN SPACE COVERAGE CALCULATIONS			
	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
IMPERVIOUS PAVING	189 SF (40%)	378 SF (80%)	195 SF (41%)
SEMI-PERVIOUS PAVING	NO MINIMUM	47 SF (10%)	0 SF (0%)

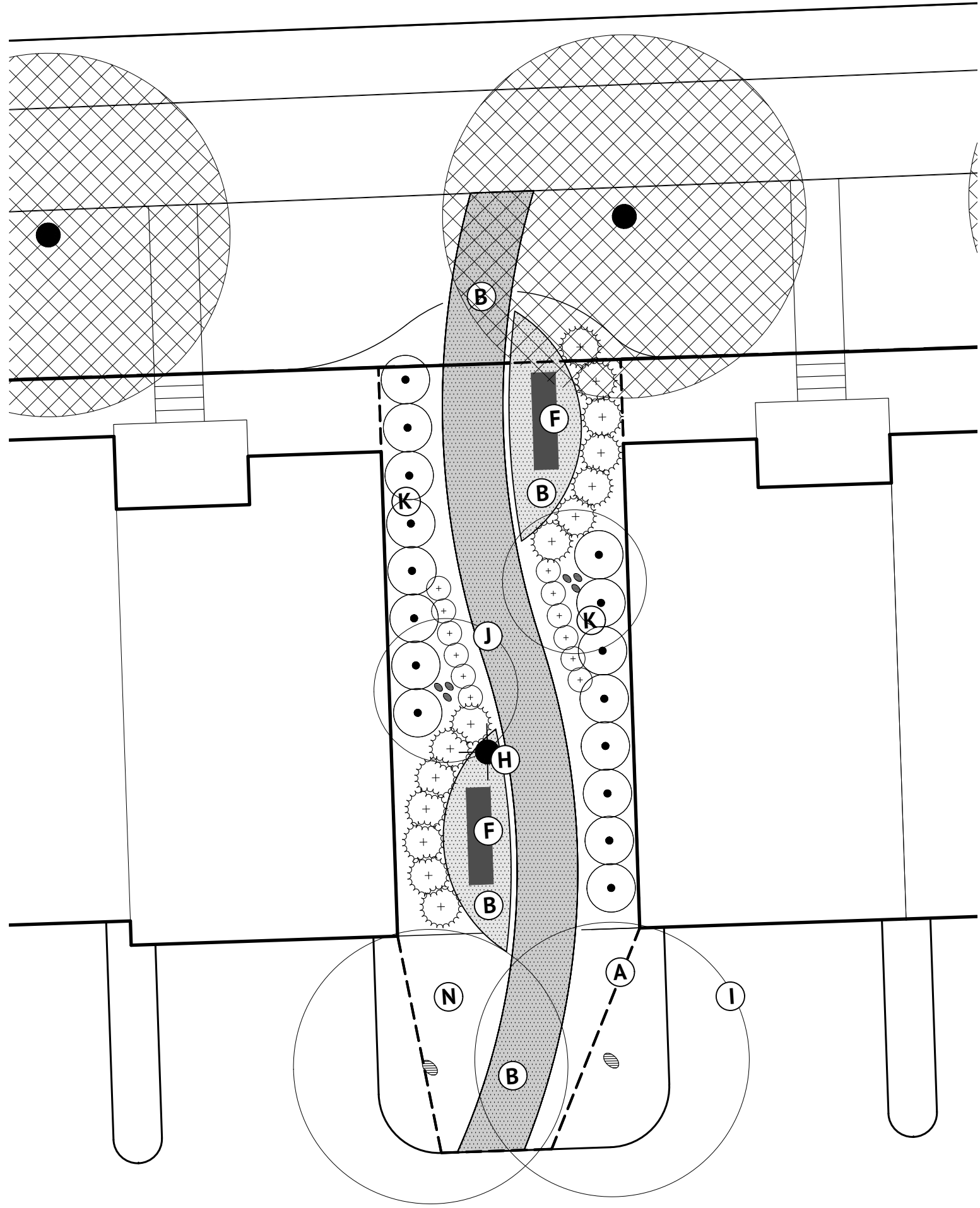
3 OPEN SPACE 'D' ENLARGEMENT PLAN
SCALE: 1"=10'



OPEN SPACE COVERAGE CALCULATIONS			
	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
IMPERVIOUS PAVING	480 SF (40%)	960 SF (80%)	536 SF (45%)
SEMI-PERVIOUS PAVING	NO MINIMUM	120 SF (10%)	0 SF (0%)

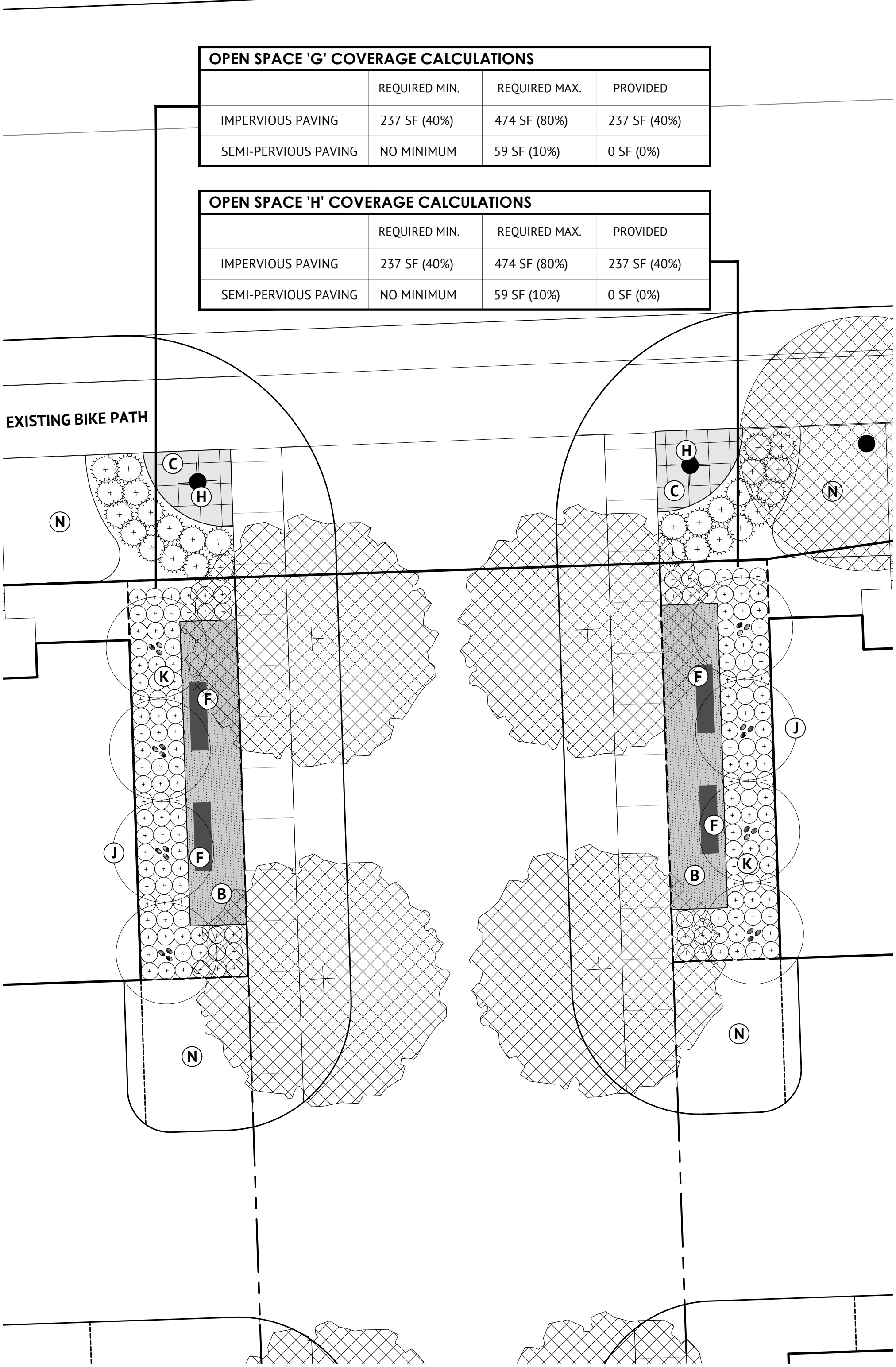
4 OPEN SPACE 'E' ENLARGEMENT PLAN
SCALE: 1"=10'

KEY	
(A)	OPEN SPACE LIMITS
(B)	PLAZA PAVING (IMPERVIOUS)
(C)	SPECIALTY PAVING (SEMI-PERVIOUS)
(D)	SEAT WALL
(E)	SCREENING WALL
(F)	BENCH
(G)	TABLE SEATING
(H)	PEDESTRIAN LIGHT
(I)	SHADE TREE
(J)	ORNAMENTAL TREE
(K)	UNDERSTORY PLANTINGS
(L)	EVERGREEN TREE
(M)	SCREENING PLANTINGS
(N)	LAWN



OPEN SPACE COVERAGE CALCULATIONS			
	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
IMPERVIOUS PAVING	480 SF (40%)	960 SF (80%)	536 SF (45%)
SEMI-PERVIOUS PAVING	NO MINIMUM	120 SF (10%)	0 SF (0%)

1 OPEN SPACE 'F' ENLARGEMENT PLAN
SCALE: 1"=10'

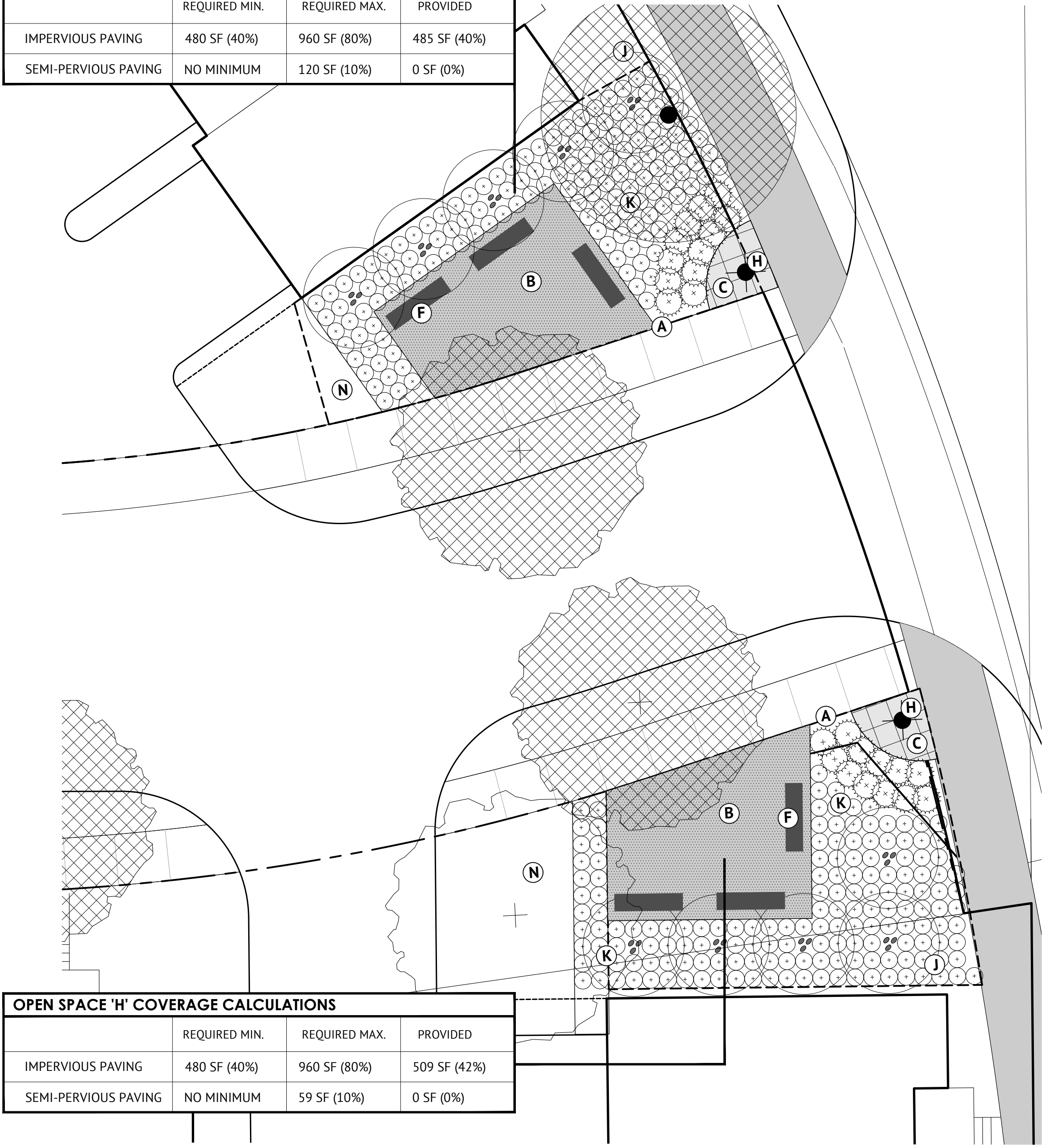


OPEN SPACE 'G' COVERAGE CALCULATIONS			
	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
IMPERVIOUS PAVING	237 SF (40%)	474 SF (80%)	237 SF (40%)
SEMI-PERVIOUS PAVING	NO MINIMUM	59 SF (10%)	0 SF (0%)

OPEN SPACE 'H' COVERAGE CALCULATIONS			
	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
IMPERVIOUS PAVING	237 SF (40%)	474 SF (80%)	237 SF (40%)
SEMI-PERVIOUS PAVING	NO MINIMUM	59 SF (10%)	0 SF (0%)

2 OPEN SPACE 'G' & 'H' ENLARGEMENT PLAN
SCALE: 1"=10'

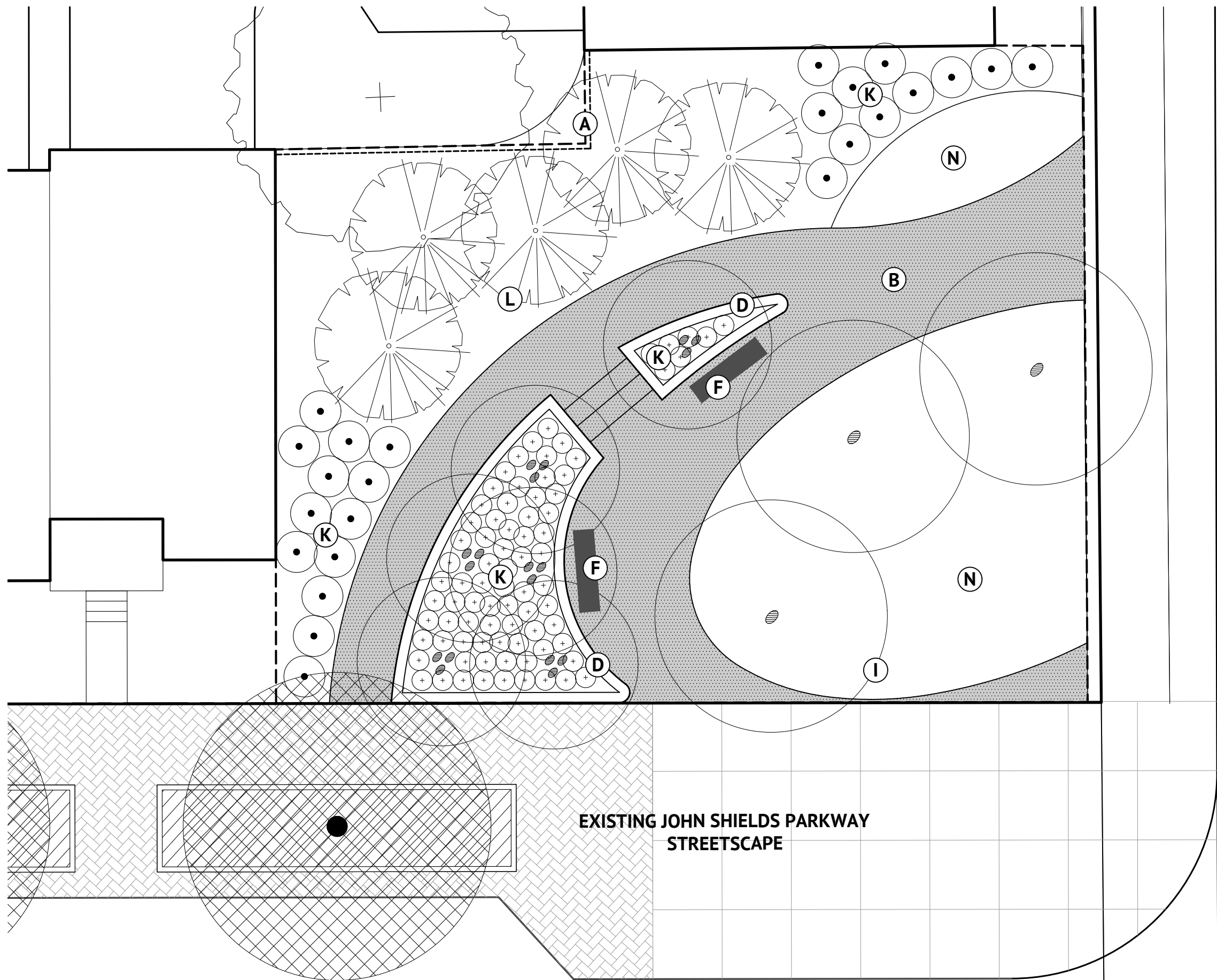
OPEN SPACE 'I' COVERAGE CALCULATIONS			
	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
IMPERVIOUS PAVING	480 SF (40%)	960 SF (80%)	485 SF (40%)
SEMI-PERVIOUS PAVING	NO MINIMUM	120 SF (10%)	0 SF (0%)



OPEN SPACE 'H' COVERAGE CALCULATIONS			
	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
IMPERVIOUS PAVING	480 SF (40%)	960 SF (80%)	509 SF (42%)
SEMI-PERVIOUS PAVING	NO MINIMUM	59 SF (10%)	0 SF (0%)

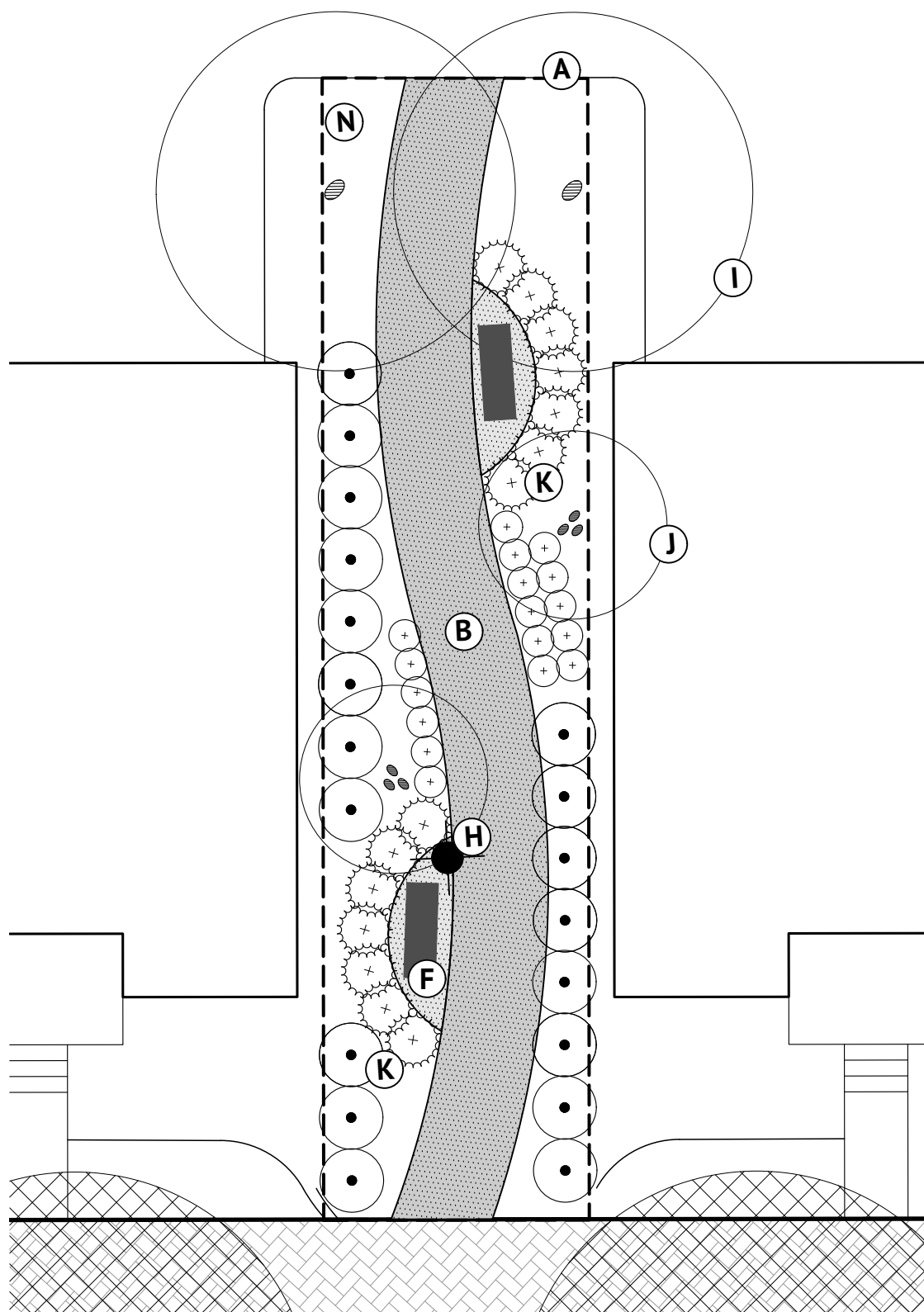
3 OPEN SPACE 'I' & 'J' ENLARGEMENT PLAN
SCALE: 1"=10'

KEY	
(A)	OPEN SPACE LIMITS
(B)	PLAZA PAVING (IMPERVIOUS)
(C)	SPECIALTY PAVING (SEMI-PERVIOUS)
(D)	SEAT WALL
(E)	SCREENING WALL
(F)	BENCH
(G)	TABLE SEATING
(H)	PEDESTRIAN LIGHT
(I)	SHADE TREE
(J)	ORNAMENTAL TREE
(K)	UNDERSTORY PLANTINGS
(L)	EVERGREEN TREE
(M)	SCREENING PLANTINGS
(N)	LAWN

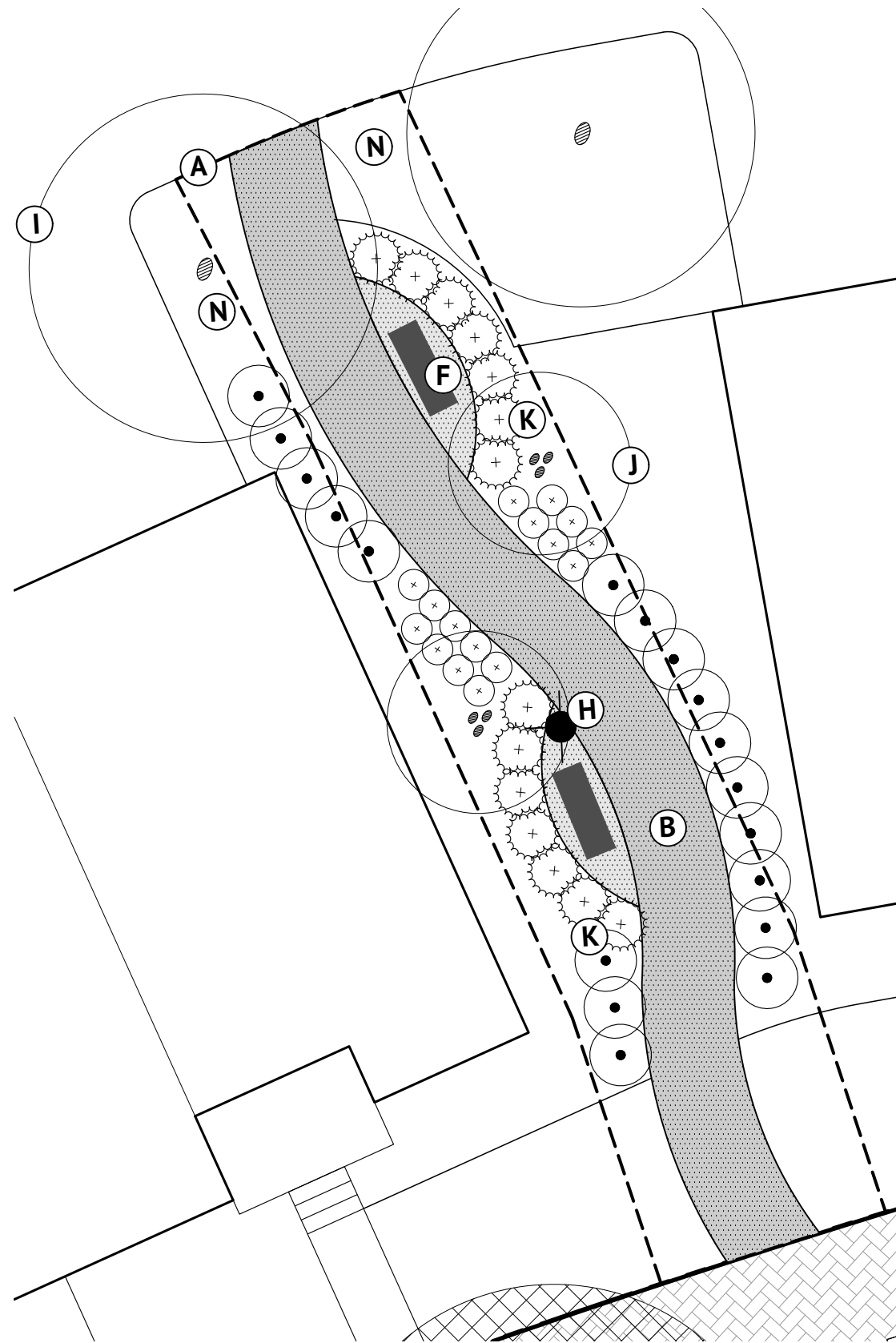


OPEN SPACE COVERAGE CALCULATIONS		
	REQUIRED	PROVIDED
IMPERVIOUS PAVING	480 SF (30% max.)	494 SF (41%)
SEMI-PERVIOUS PAVING	120 SF (10% max.)	120 SF (10%)

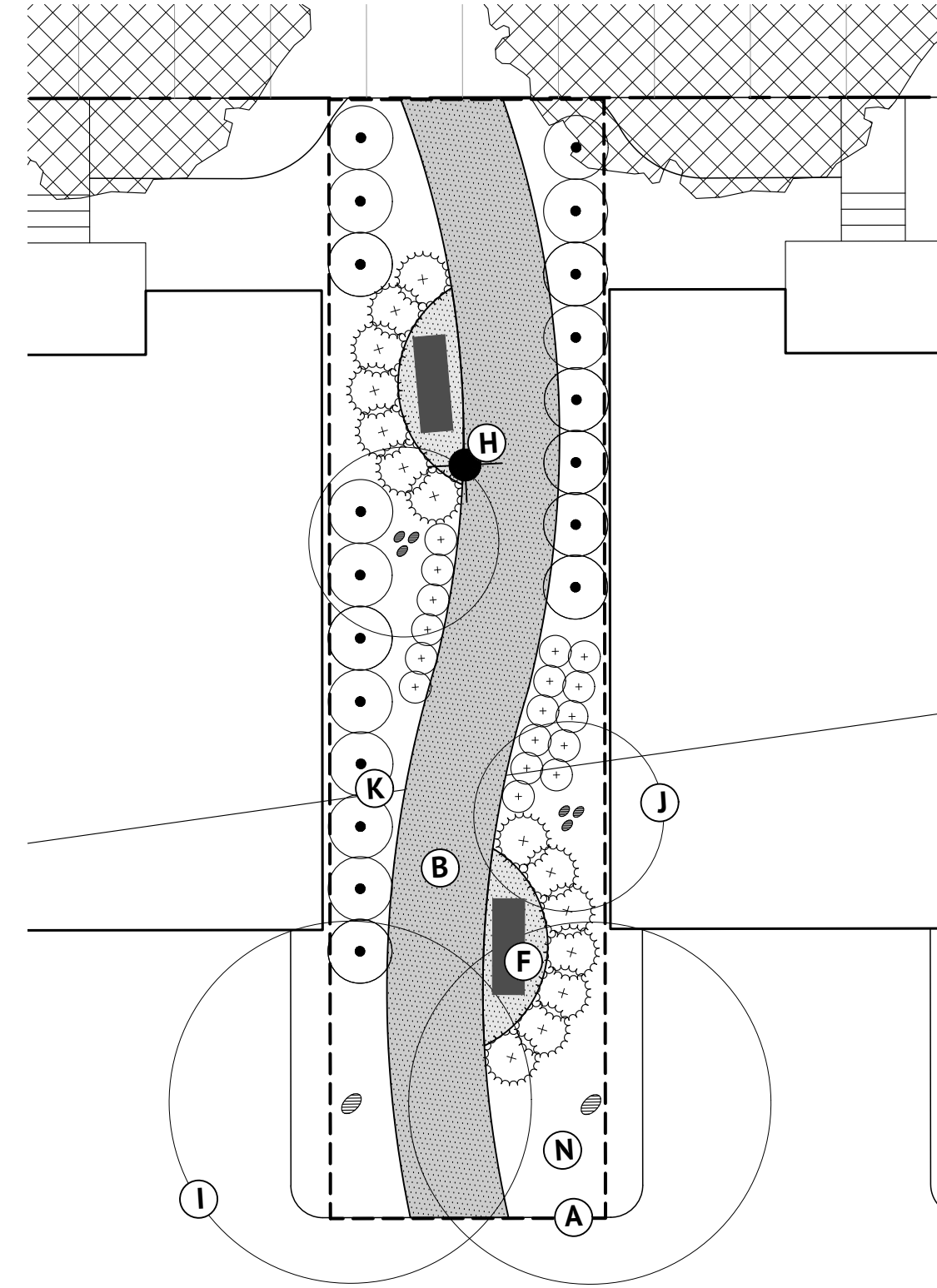
1 OPEN SPACE 'K' ENLARGEMENT PLAN
SCALE: 1"=10'



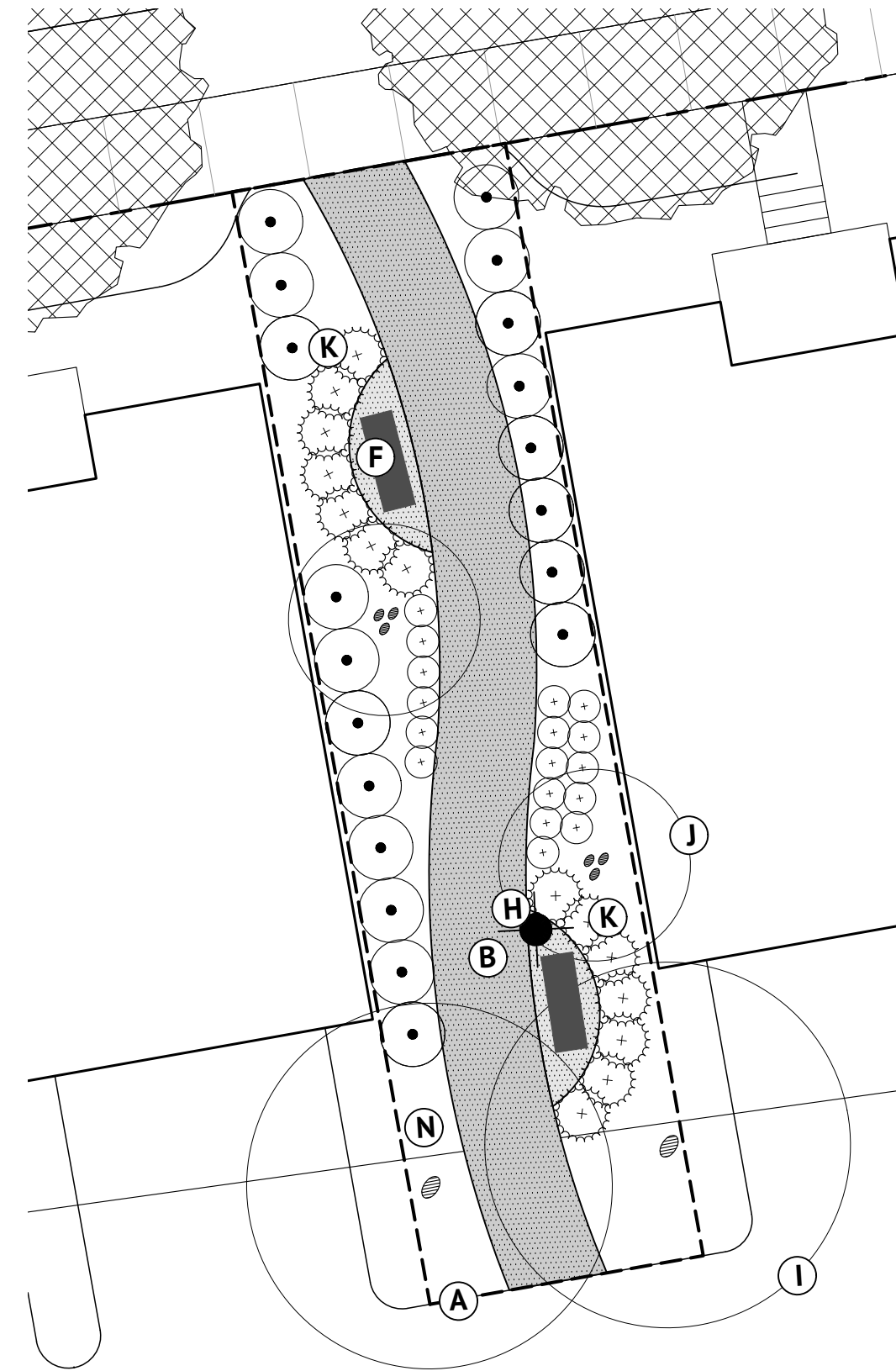
2 OPEN SPACE 'L' ENLARGEMENT PLAN
SCALE: 1"=10'



4 OPEN SPACE 'N' ENLARGEMENT PLAN
SCALE: 1"=10'



3 OPEN SPACE 'M' ENLARGEMENT PLAN
SCALE: 1"=10'



5 OPEN SPACE 'O' ENLARGEMENT PLAN
SCALE: 1"=10'

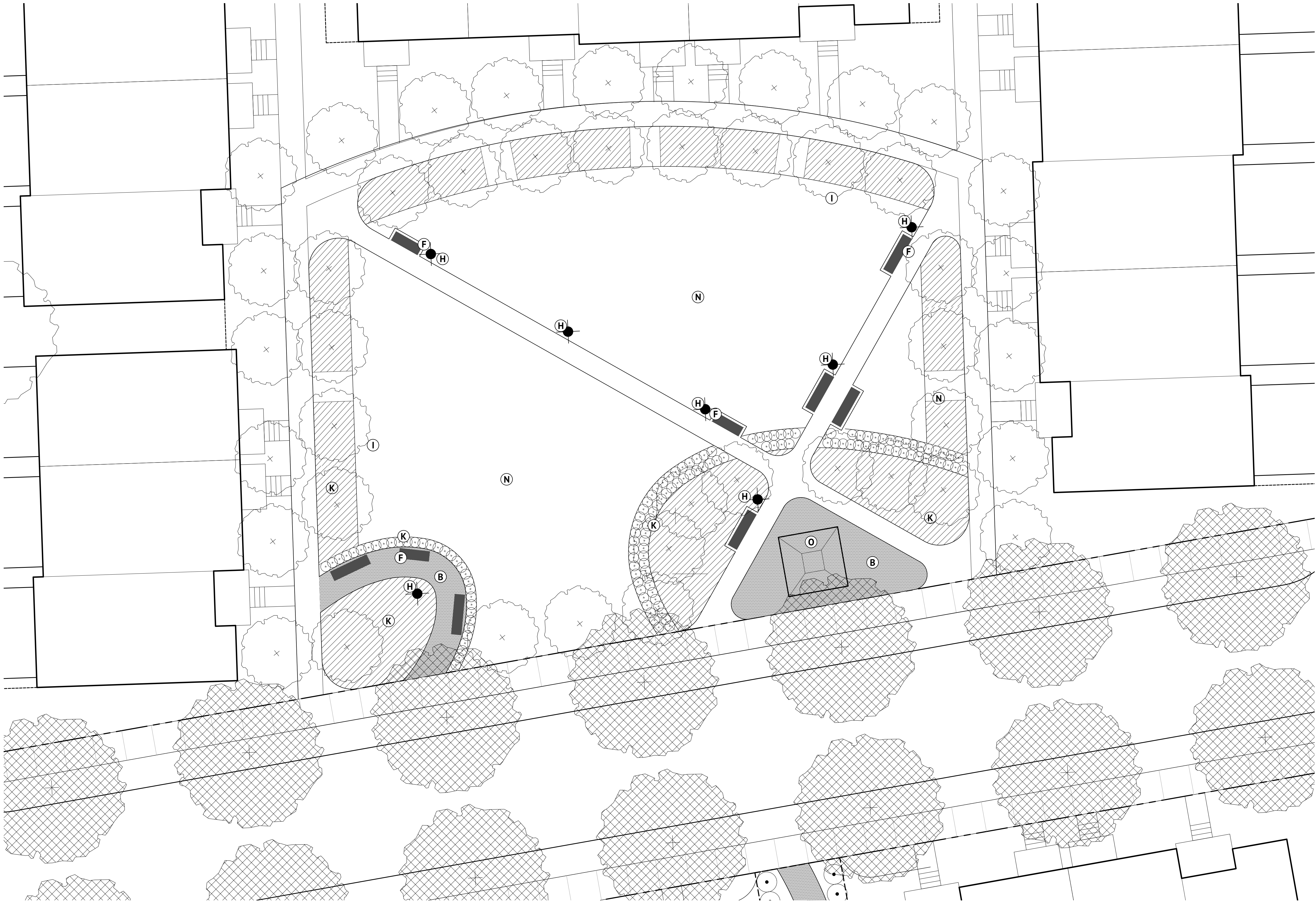
OPEN SPACE 'L' COVERAGE CALCULATIONS			
	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
IMPERVIOUS PAVING	480 SF (40%)	960 SF (80%)	508 SF (42%)
SEMI-PERVIOUS PAVING	NO MINIMUM	120 SF (10%)	0 SF (0%)

OPEN SPACE 'M' COVERAGE CALCULATIONS			
	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
IMPERVIOUS PAVING	480 SF (40%)	960 SF (80%)	496 SF (41%)
SEMI-PERVIOUS PAVING	NO MINIMUM	120 SF (10%)	0 SF (0%)

OPEN SPACE 'N' COVERAGE CALCULATIONS			
	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
IMPERVIOUS PAVING	480 SF (40%)	960 SF (80%)	568 SF (47%)
SEMI-PERVIOUS PAVING	NO MINIMUM	120 SF (10%)	0 SF (0%)

OPEN SPACE 'O' COVERAGE CALCULATIONS			
	REQUIRED MIN.	REQUIRED MAX.	PROVIDED
IMPERVIOUS PAVING	480 SF (40%)	960 SF (80%)	496 SF (41%)
SEMI-PERVIOUS PAVING	NO MINIMUM	120 SF (10%)	0 SF (0%)

KEY	
(A)	OPEN SPACE LIMITS
(B)	PLAZA PAVING (IMPERVIOUS)
(C)	SPECIALTY PAVING (SEMI-PERVIOUS)
(D)	SEAT WALL
(E)	SCREENING WALL
(F)	BENCH
(G)	TABLE SEATING
(H)	PEDESTRIAN LIGHT
(I)	SHADE TREE
(J)	ORNAMENTAL TREE
(K)	UNDERSTORY PLANTINGS
(L)	EVERGREEN TREE
(M)	SCREENING PLANTINGS
(N)	LAWN



KEY	
(A)	OPEN SPACE LIMITS
(B)	PLAZA PAVING (IMPERVIOUS)
(C)	SPECIALTY PAVING (SEMI-PERVIOUS)
(D)	SEAT WALL
(E)	SCREENING WALL
(F)	BENCH
(G)	TABLE SEATING
(H)	PEDESTRIAN LIGHT
(I)	SHADE TREE
(J)	ORNAMENTAL TREE
(K)	UNDERSTORY PLANTINGS
(L)	EVERGREEN TREE
(M)	SCREENING PLANTINGS
(N)	LAWN
(O)	COMMUNITY MAILBOX

1 OPEN SPACE 'P' ENLARGEMENT PLAN
SCALE: 1"=10'

NEIGHBORING SITE FURNISHINGS / PAVEMENT STANDARDS



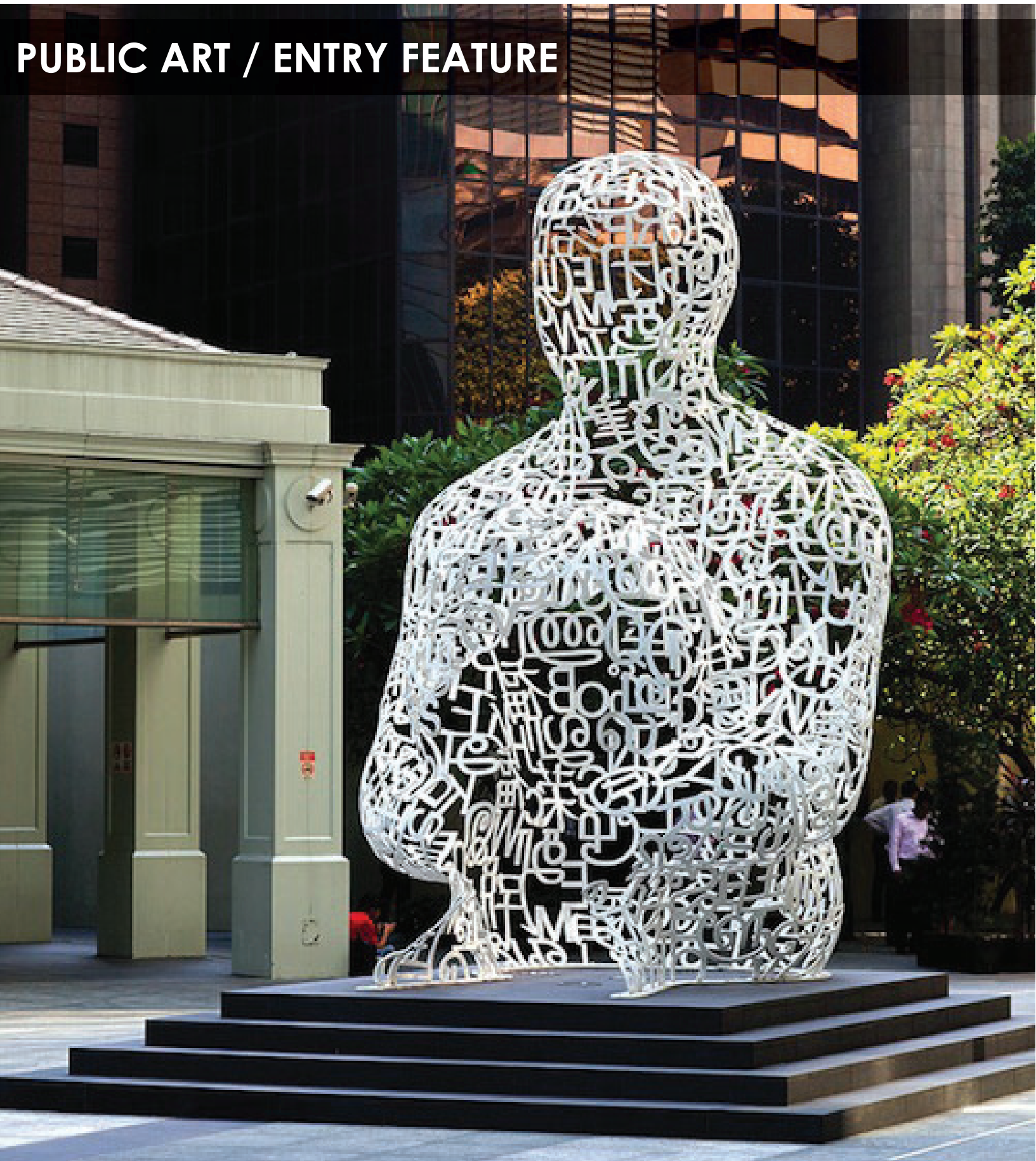
TULLER ROAD TOWNHOME DEVELOPMENT
EXHIBIT J - CHARACTER IMAGERY
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DROUGHT TOLERANT PLANTING PALETTE

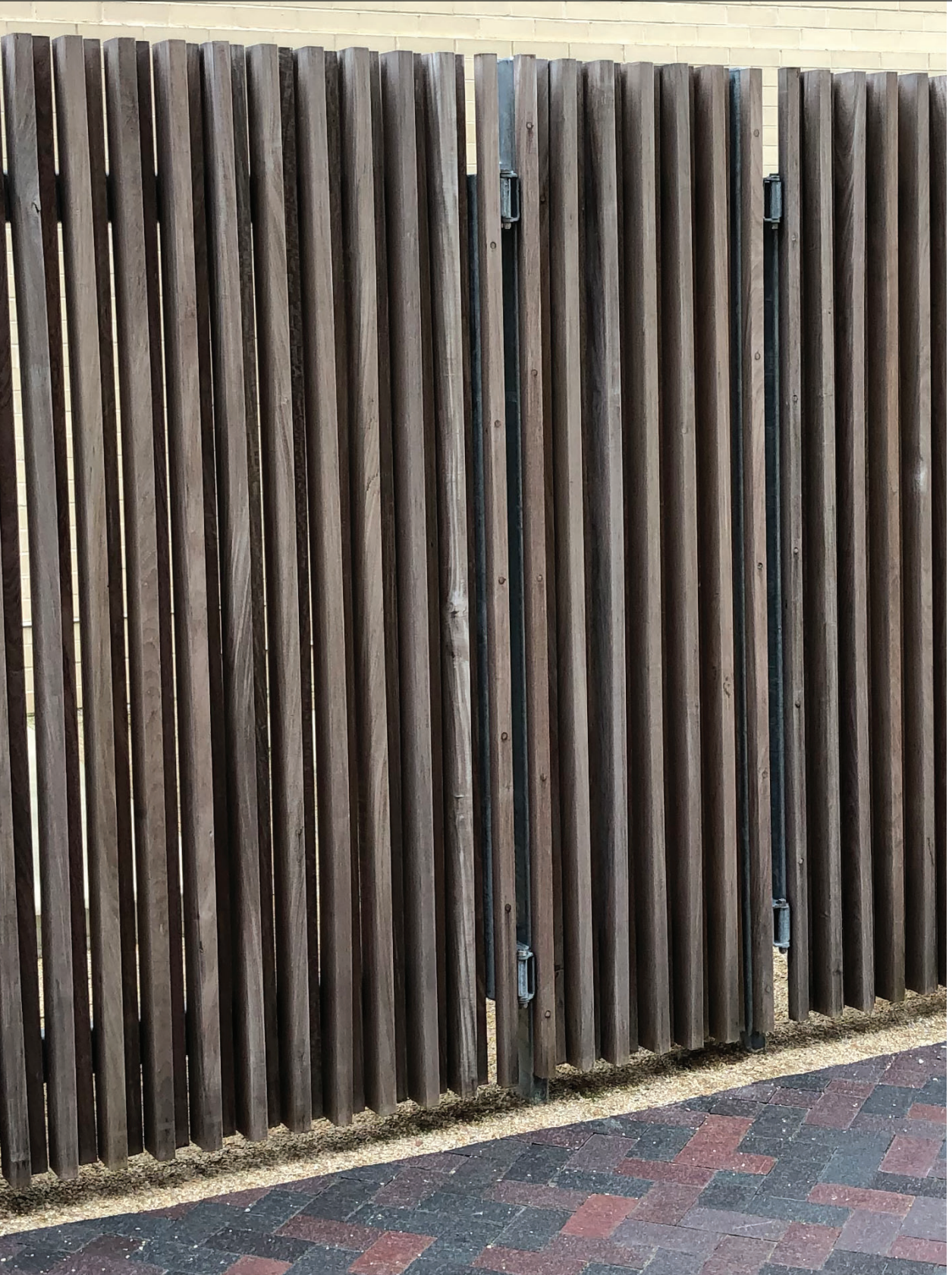


TULLER ROAD TOWNHOME DEVELOPMENT
EXHIBIT K - CHARACTER IMAGERY
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PUBLIC ART / ENTRY FEATURE



PRIVACY AND UTILITY SCREENING



TULLER ROAD TOWNHOME DEVELOPMENT

EXHIBIT L - CHARACTER IMAGERY

BSD, Dublin, OH

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