



Engineers, Surveyors, Planners, Scientists

## MEMO

Date: March 22, 2023  
To: City of Dublin  
From: EMH&T  
Subject: Towns on the Parkway – Section 2 Preliminary Plat 23-023PP

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### Towns on the Parkway - Section 2 – Preliminary Plat Statement

The Towns on the Parkway Section 2 Plat is being prepared and submitted to establish the proposed public right of way for two (2) roads (Holcomb Street and Seville Street north extensions) and Lot 2 (Block B) within the Towns on the Parkway project. The public right of way area will be utilized to construct public infrastructure improvements that will support the private sites within the overall development. The site falls within the BSD-SCN, Bridge Street District Sawmill Center Neighborhood district.

The proposed private site development is anticipating that Lot 2 (Block B) will consist of 49 attached single-family residential units across the 8 proposed buildings that fall within Lot 2 (Block B) project boundary. Each building will vary in size, the smallest building having only 5 units being attached to one single building structure to the biggest building consisting of 7 total units. The Section 2 plat will also be responsible to dedicate the necessary utility, sidewalk, and public access easements to facilitate this development project including a new public access easement located within Block B which corresponds to the new Open Space Area B3.

The overall project area falls within the Bridge Street District and is located directly to the east of a multi-family development referred to as the Tuller Flats Apartment Site. This proposed development is yet another extension of the urban development projects that are within the Bridge Street District, creating a very high density living environment. The overall development will follow the Dublin's standards which will be consistent with the character and visualization of the area to align with the City's Community Plan.