



Engineers, Surveyors, Planners, Scientists

MEMO

Date: May 31, 2024
To: City of Dublin
From: EMH&T
Subject: Avondale Woods Section 3 – Final Development Plan (24-008FDP) and Final Plat (24-009FP)

Avondale Woods Section 3 – Final Development Plan and Final Plat Statement

The Avondale Woods Section 3 Plat is being prepared and submitted to establish the proposed public right of way for three (3) roads (Tanseclose Lane, Scarlett Lane, and Avondale Woods Boulevard) and twenty-six (26) lots (Lots 41, 42, and 54-77) within the Avondale Woods project. The public right-of-way area will provide associated public and private infrastructure improvements and site access as needed within the overall improvements. The site falls within the PUD: Planned Unit Development District.

The proposed development will consist of 26 detached single-family homes across the site. As this development progressed from the Preliminary Development Plan, there were various changes made regarding lot numbering, reserve naming, and lot widths. Lot 58 as shown on the Preliminary Development Plan is no longer a lot. As a result, Lots 59 – 78 on the Preliminary Development Plan have been renumbered to Lots 58 – 77. Reserve “D”, Reserve “F”, Reserve “H”, Reserve “I” and Reserve “K” as shown on the Preliminary Development Plan have been renamed to Reserve “G”, Reserve “J”, Reserve “O”, Reserve “K” and Reserve “I” respectively. The southernmost portion of Reserve “C” as shown on the Preliminary Development Plan behind lots 41 and 42 has been renamed Reserve “H”. Please see Subarea and Reserve Map exhibit. Lot widths for Lots 57, 72, 73, and 75 have been revised from the Preliminary Development Plan to provide whole number widths. The Section 3 Plat and Final Development Plan will be responsible for these lot number, reserve naming, and lot width changes. The Section 3 plat will also be responsible to dedicate the necessary utility, sidewalk, and public access easements to facilitate this development project as.

The overall project area falls within the PUD: Planned Unit Development District and is located north of Hayden Run Boulevard, west of Avery road, and east of the Conrail Railroad Line. The overall development will follow the City of Dublin’s standards which will be consistent with the character and visualization of the area to align with the City’s Community Plan.