



April 02, 2025

Project Narrative

The redevelopment of 7192 Dublin Rd will consist of redeveloping an existing 12.79-acre single family lot into a 7-lot single family subdivision and 1 open space reserve with shared amenities, associated walks, pavement, and utilities. The proposed redevelopment maintains a consistent look and feel as the surrounding subdivisions in the area. The proposed redevelopment aligns with the Dublin Community plan and follows all applicable standards/resolutions in place. Shared amenities will be provided for the residents of the development as well as public improvements such as widening Dublin Rd to provide a left turn lane at the subdivision entrance and extension of public sidewalk along Dublin Rd. The shared amenities will be owned and maintained by the HOA and will include a proposed gravel path to provide access to a seating area and the waterfront.

The subdivision will connect to the public sewer system and file for a sanitary PTI sewer extension through the OEPA. Water quality treatment will be provided by an underground detention system located beneath the cul-de-sac. An existing ditch along the northern property line that connects an existing 24" culvert under Dublin Rd to the Scioto River will be relocated 30 feet north and will be placed in an 83-foot storm easement. Stormwater will ultimately outlet to the southern property line of lot 5 which is predominantly wooded and flow to the Scioto River. No stormwater detention is required per City of Dublin Stormwater Design Manual section 53.070(D).