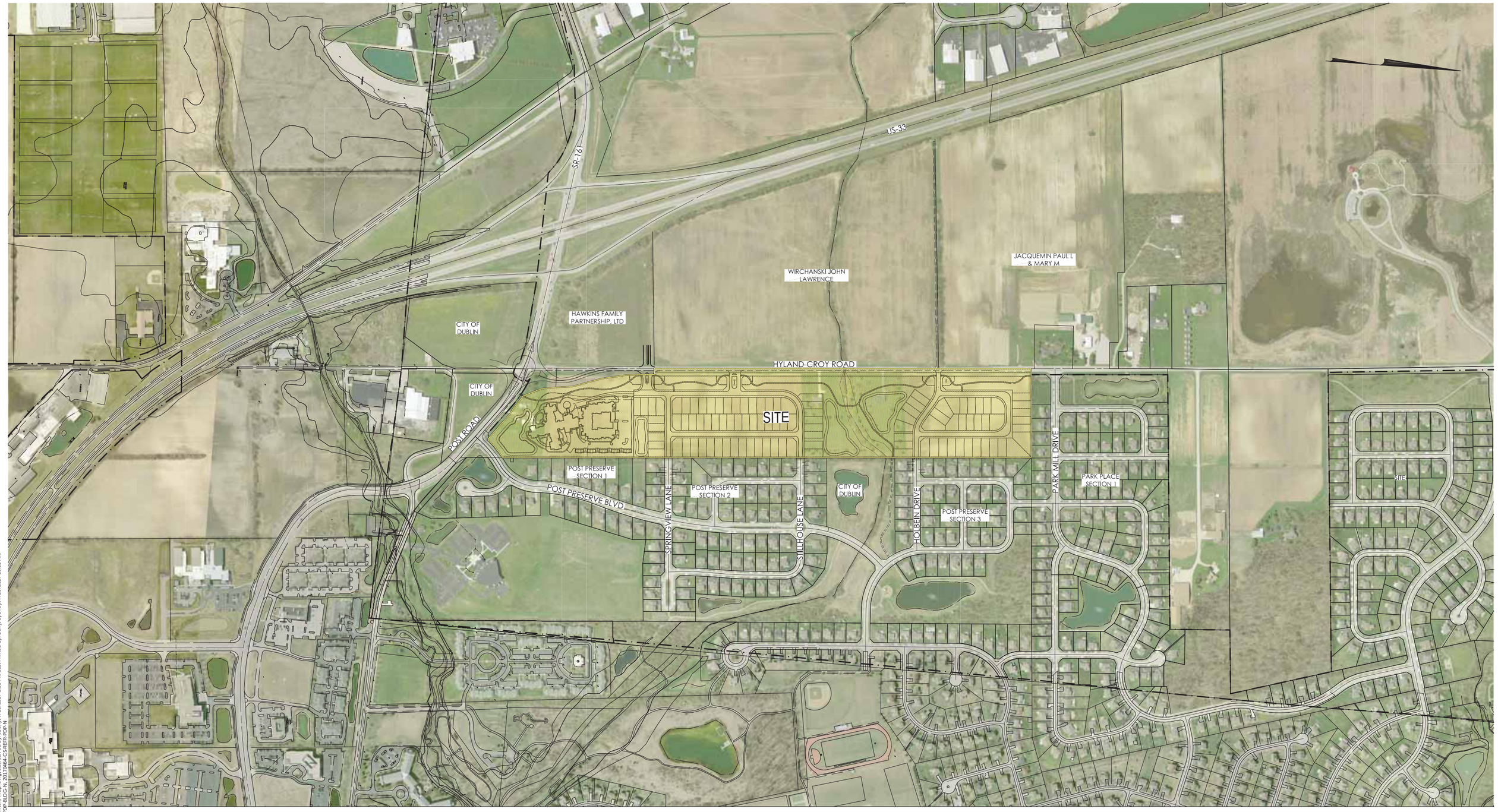

HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

SCHOTTENSTEIN REAL ESTATE GROUP
2 Easton Oval, Suite 150
Columbus, OH 43219

PREPARED BY:

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

REGIONAL CONTEXT PLAN

GRAPHIC SCALE:
300' 0 150' 300' 600' 900'

JULY 20, 2017

SHEET
1 23

HYLAND-CROY GATEWAY EAST

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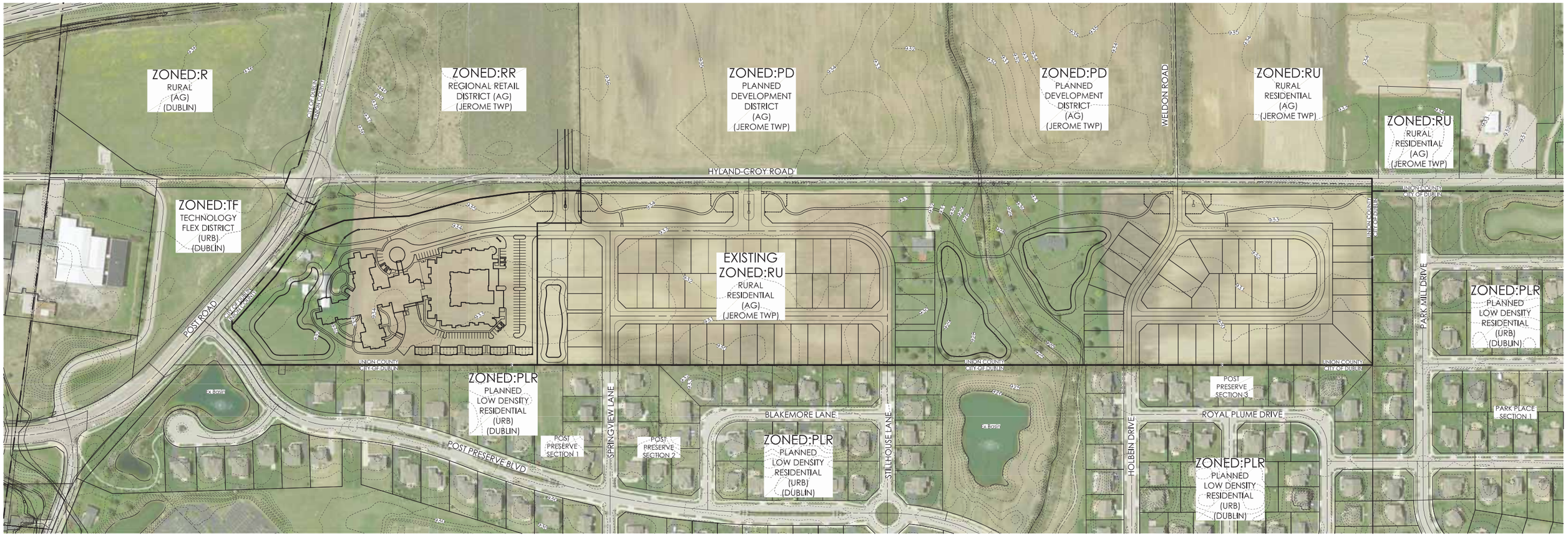

HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

SCHOTTENSTEIN REAL ESTATE GROUP
2 Easton Oval, Suite 150
Columbus, OH 43219

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emht.com

VICINITY MAP

GRAPHIC SCALE:
150' 0 75' 150' 300' 450'

JULY 20, 2017

SHEET
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HYLAND-CROY GATEWAY EAST

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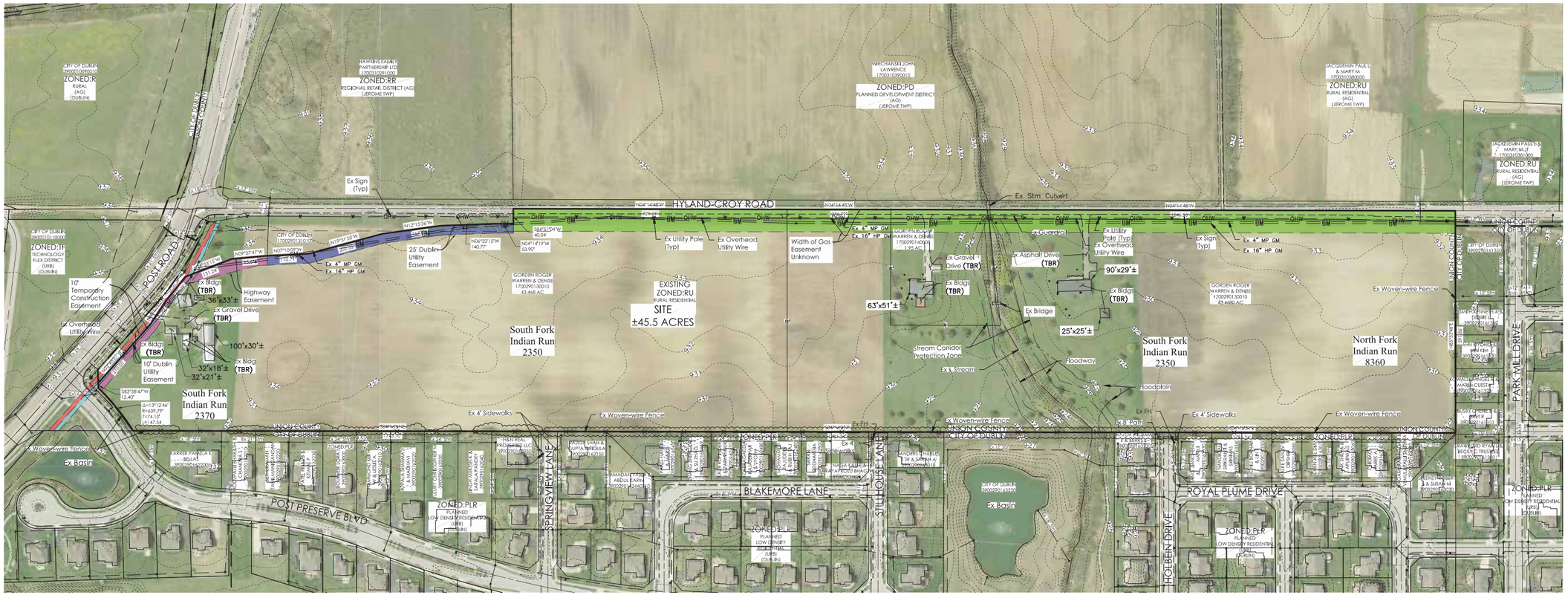
HYLAND-CROY ROAD
POST ROAD
POST PRESERVE BLVD
SPRINGVIEW LANE
BLAKEMORE LANE
STILLHOUSE LANE
ROYAL PLUME DRIVE
HOLBEIN DRIVE
PARK MILL DRIVE
UNION COUNTY
CITY OF DUBLIN
ZONED:RR
REGIONAL RETAIL DISTRICT (AG)
(JEROME TWP)
ZONED:PD
PLANNED DEVELOPMENT DISTRICT
(AG)
(JEROME TWP)
ZONED:RU
RURAL RESIDENTIAL
(AG)
(JEROME TWP)
ZONED:TF
TECHNOLOGY FLEX DISTRICT
(URB)
(DUBLIN)
ZONED:PLR
PLANNED LOW DENSITY RESIDENTIAL
(URB)
(DUBLIN)
EXISTING
ZONED:RU
RURAL RESIDENTIAL
SITE
±45.5 ACRES
South Fork
Indian Run
2350
South Fork
Indian Run
2370
North Fork
Indian Run
8360
Ex Sign
(Typ)
Ex Utility Pole
(Typ)
Ex Overhead
Utility Wire
Width of Gas
Easement
Unknown
Ex Stm Culvert
Ex Guardrail
Ex Asphalt Drive
(TBR)
Ex Gravel
Drive (TBR)
Ex Bldgs
(TBR)
63'x51'±
90'x29'±
25'x25'±
Ex Bridge
Stream Corridor
Protection Zone
Ex Stream
Floodway
Floodplain
Ex Woven-wire Fence
Ex 4' Sidewalks
Ex Barn
Ex Basin
Ex 4" MP GM
Ex 16" HP GM
25' Dublin
Utility
Easement
10' Dublin
Utility
Easement
10'
Temporary
Construction
Easement
Highway
Easement
Ex Gravel Drive
(TBR)
36'x33'±
100'x30'±
32'x18'±
32'x21'±
Ex Bldg
(TBR)
Ex Bldg
(TBR)
S83°38'47"W
12.47'
Δ=13°12'46"
R=639.79'
T=74.10'
L=147.54'
N09°37'47"W
N12°15'36"W
N02°10'00"W
N08°32'15"W
140.77'
N04°14'19"W
53.90'
S84°31'04"W
40.04'
N04°14'48"W
N04°14'48"W
GORDEN ROGER
WARREN & DENISE
17002901300100
43.468 AC
GORDEN ROGER
WARREN & DENISE
17002901300100
43.680 AC
WARREN & DENISE
17002901400100
1.95 AC
WEICHANSKI JOHN
LAWRENCE
17003103290100
JACQUEMIN PAUL L
& MARY M
17003103500200
JACQUEMIN PAUL L &
MARY M. (T)
17003103500100
HAWKINS FAMILY
PARTNERSHIP LTD
17003103290000
CITY OF DUBLIN
NORTH COUNTY
CITY OF DUBLIN
SOUTH COUNTY
CITY OF DUBLIN
17002901180100
CITY OF DUBLIN
17002901180100
CITY OF DUBLIN
17002901610100
CITY OF DUBLIN
17002901610100
CITY OF DUBLIN
17002901610

NOTE:

Future Post Road/Hyland-Croy Road roundabout shown for reference only.

HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

SCHOTTENSTEIN REAL ESTATE GROUP
2 Easton Oval, Suite 150
Columbus, OH 43219

PREPARED BY:

EMH&T
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emht.com

ILLUSTRATIVE PLAN

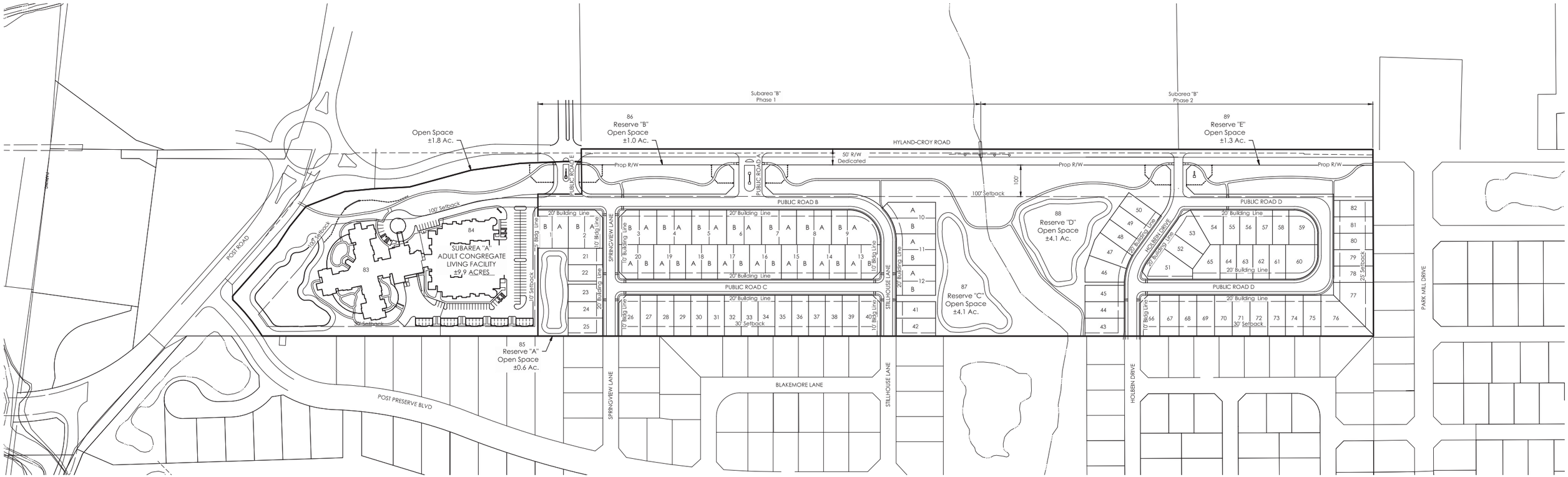
GRAPHIC SCALE:
150 0 75 150 300 450

JULY 20, 2017

SHEET
4 | 23

HYLAND-CROY GATEWAY EAST

20170464



SITE STATISTICS:

TOTAL ACREAGE:	±45.5 ACRES

SUBAREA A:

ACREAGE:	±9.9 ACRES
NUMBER OF BLDGS:	6
RESIDENTIAL:	1
GARAGES:	5
UNITS PERMITTED:	175 UNITS
UNITS PROVIDED:	125 UNITS
GROSS DENSITY:	±12.6 UNITS\ACRE
OPEN SPACE (PROVIDED):	±1.8 ACRES

SUBAREA B:

ACREAGE:	±35.6 ACRES
NUMBER OF UNITS PERMITTED:	110 UNITS
NUMBER OF UNITS PROVIDED:	102 UNITS
ATTACHED UNITS:	40
DETACHED UNITS:	62
GROSS DENSITY:	±2.9 UNITS\ACRE
TOTAL OPEN SPACE/REC FACILITY REQUIRED PHASE 1:	±3.8 ACRES
TOTAL OPEN SPACE/REC FACILITY PROVIDED PHASE 1:	±5.7 ACRES
TOTAL OPEN SPACE/REC FACILITY REQUIRED PHASE 2:	±2.5 ACRES
TOTAL OPEN SPACE/REC FACILITY PROVIDED PHASE 2:	±5.4 ACRES

NOTE:

Future Post Road/Hyland-Croy Road roundabout shown for reference only.

HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

SCHOTTENSTEIN REAL ESTATE GROUP
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emht.com

SITE PLAN

GRAPHIC SCALE:
150' 0 75' 150' 300' 450'

JULY 20, 2017

SHEET
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HYLAND-CROY GATEWAY EAST

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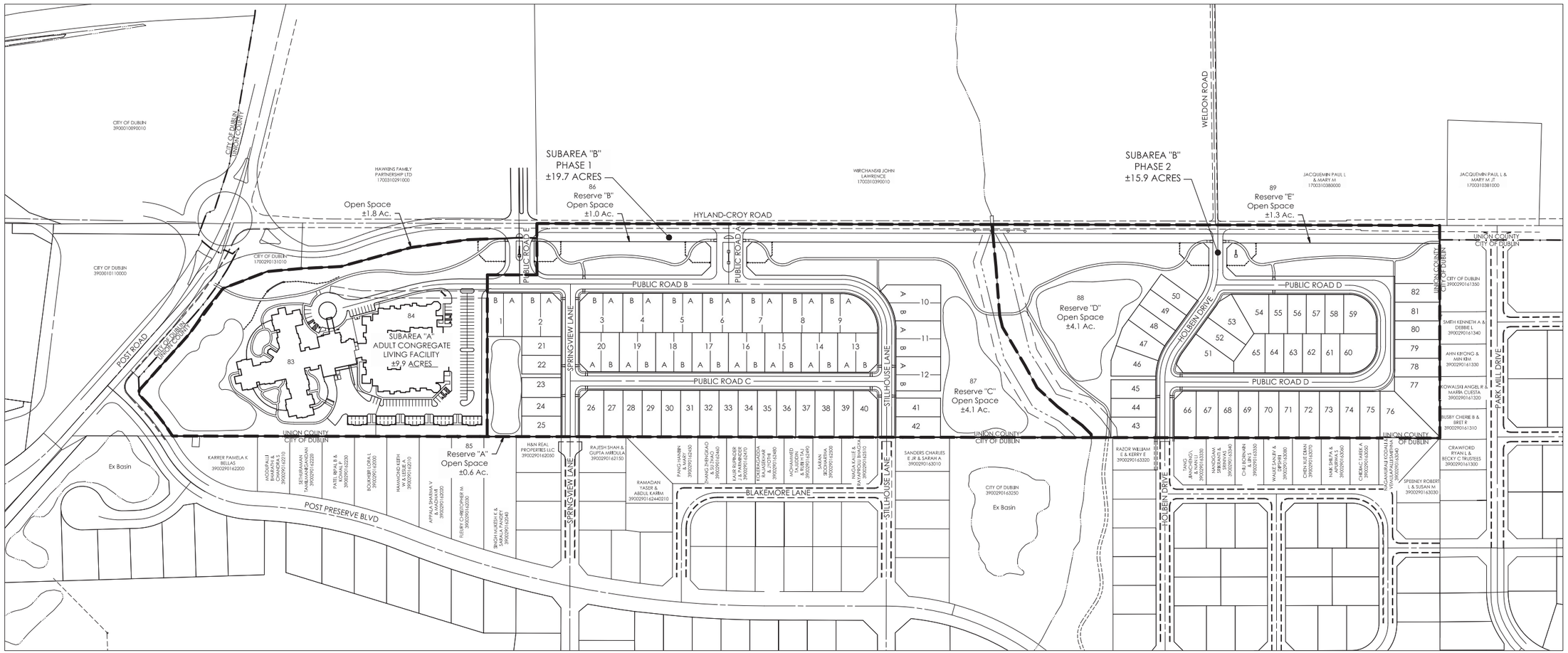

NOTE:

Future Post Road/Hyland-Croy Road roundabout shown for reference only.

HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

SCHOTTENSTEIN REAL ESTATE GROUP
2 Easton Oval, Suite 150
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Phone: 614.775.4500 Fax: 614.775.4800
emht.com

SUBAREA & PHASING PLAN

GRAPHIC SCALE:
150' 0 75' 150' 300' 450'

JULY 20, 2017

SHEET 6 OF 23

HYLAND-CROY GATEWAY EAST

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OPEN SPACE OWNERSHIP DATA		
Open Space	Ownership	Maintained By
Subarea "A"	ACLF	ACLF
Reserve "A"	City	City
Reserve "B"	City	City/HOA
Reserve "C"	City	City/HOA
Reserve "D"	City	City/HOA
Reserve "E"	City	City/HOA

KEY

- 6' PEDESTRIAN PATH (OWNED & MAINTAINED BY CITY)
- 4' SIDEWALK
- OPEN SPACE - AREA TO BE MAINTAINED BY CITY
- OPEN SPACE - AREA TO BE MAINTAINED BY HOA
- OPEN SPACE SUBAREA A

NOTE:

Future Post Road/Hyland-Croy Road roundabout shown for reference only.

OPEN SPACE

SUBAREA A:

ACREAGE:	±9.9 ACRES
OPEN SPACE (PROVIDED):	±1.8 ACRES

SUBAREA B:

ACREAGE:	±35.6 ACRES
TOTAL OPEN SPACE/REC FACILITY REQUIRED PHASE 1:	±3.8 ACRES
TOTAL OPEN SPACE/REC FACILITY PROVIDED PHASE 1:	±5.7 ACRES
TOTAL OPEN SPACE/REC FACILITY REQUIRED PHASE 2:	±2.5 ACRES
TOTAL OPEN SPACE/REC FACILITY PROVIDED PHASE 2:	±5.4 ACRES

HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

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2 Easton Oval, Suite 150
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emht.com

OPEN SPACE & CONNECTIVITY PLAN

GRAPHIC SCALE:
100' 0 50' 100' 200' 400'

JULY 20, 2017

SHEET 7 23

HYLAND-CROY GATEWAY EAST

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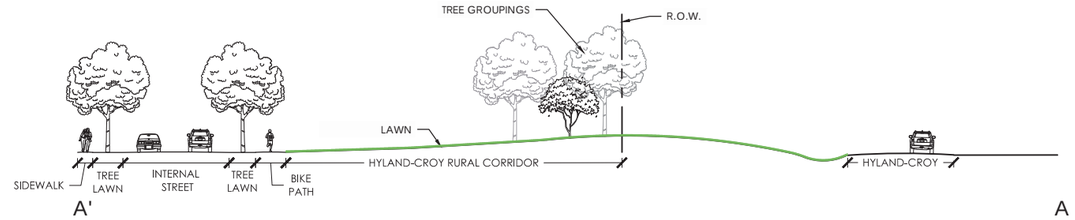
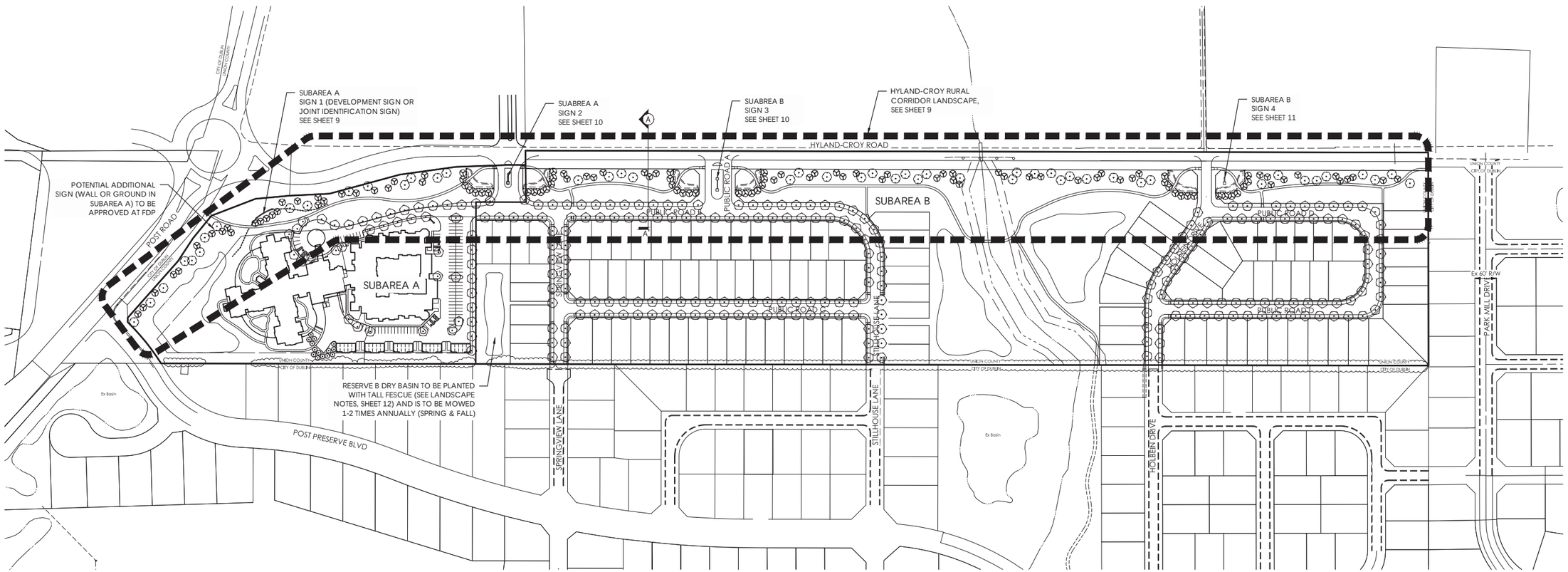


HYLAND-CROY TYPICAL RURAL CORRIDOR SECTION ELEVATION



LANDSCAPE LEGEND

- DECIDUOUS STREET TREE
- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

SCHOTTENSTEIN REAL ESTATE GROUP
2 Easton Oval, Suite 150
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Phone: 614.775.4500 fax: 614.775.4800
emht.com

OVERALL LANDSCAPE PLAN AND SIGNAGE CONCEPT

GRAPHIC SCALE:
150' 0 75' 150' 300' 450'

JULY 20, 2017

SHEET 8 23

HYLAND-CROY GATEWAY EAST

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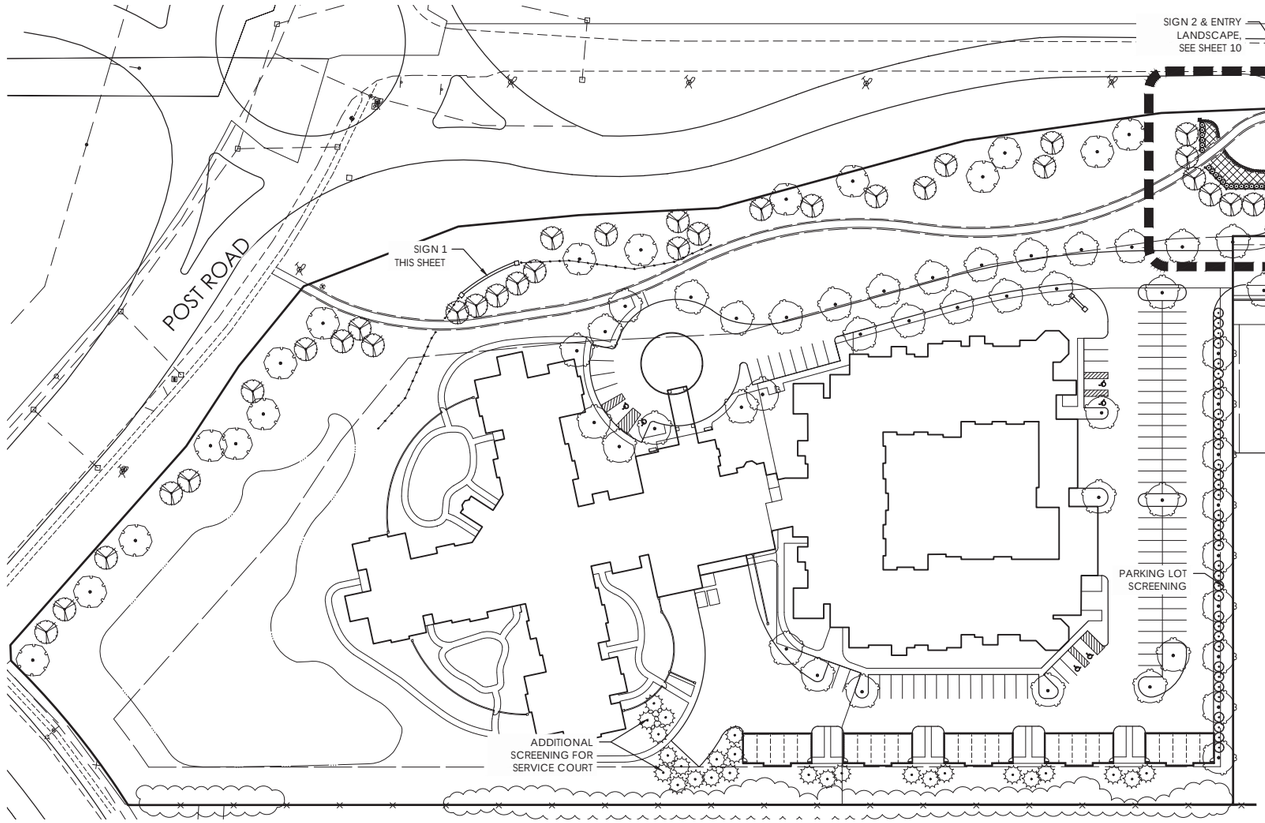
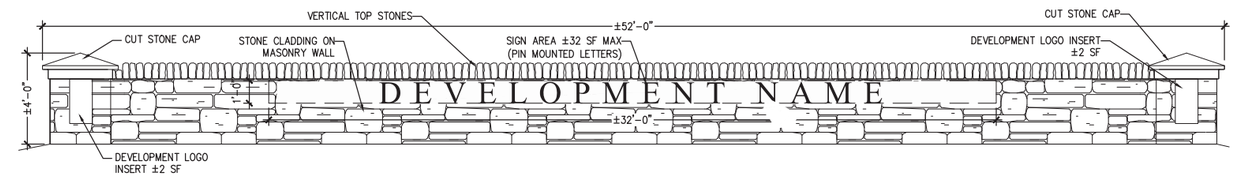
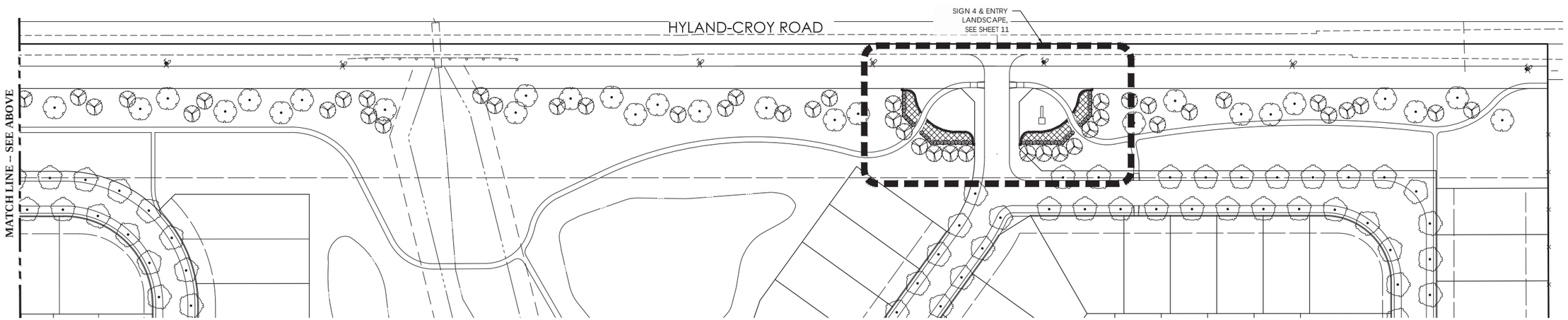


HYLAND-CROY RURAL CORRIDOR
LANDSCAPE ENLARGEMENT



SUBAREA A: SIGN 1 ELEVATION
(DEVELOPMENT SIGN; OPTION 1 - SEE TEXT)
No Scale



HYLAND-CROY RURAL CORRIDOR
LANDSCAPE ENLARGEMENT

LANDSCAPE LEGEND

- DECIDUOUS STREET TREE
- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

SCHOTTENSTEIN REAL ESTATE GROUP
2 Easton Oval, Suite 150
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emht.com

SIGN 1 & HYLAND-CROY RURAL CORRIDOR ENLARGEMENT

GRAPHIC SCALE:
60' 0 30' 60' 120' 180'

JULY 20, 2017

SHEET 9 23

HYLAND-CROY GATEWAY EAST

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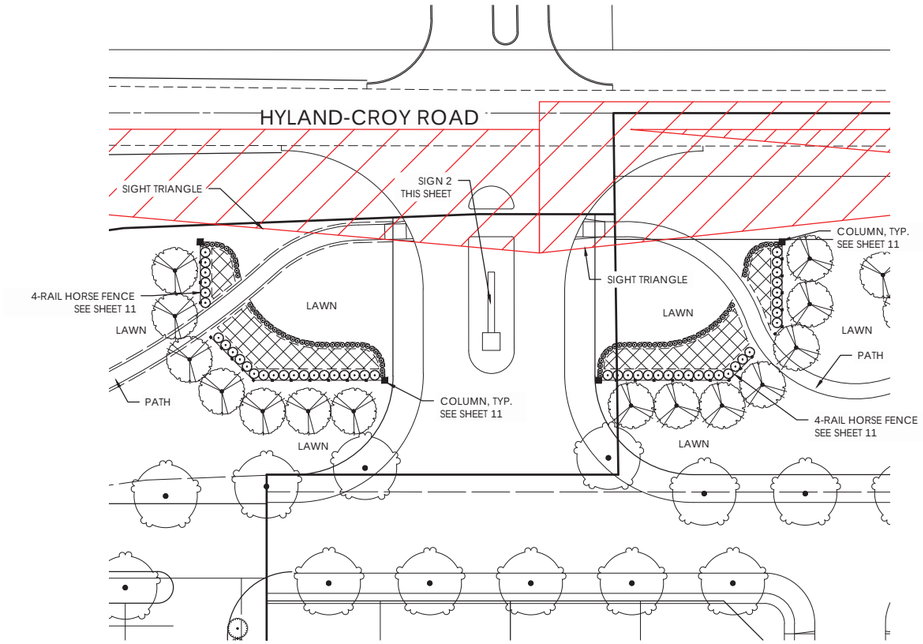
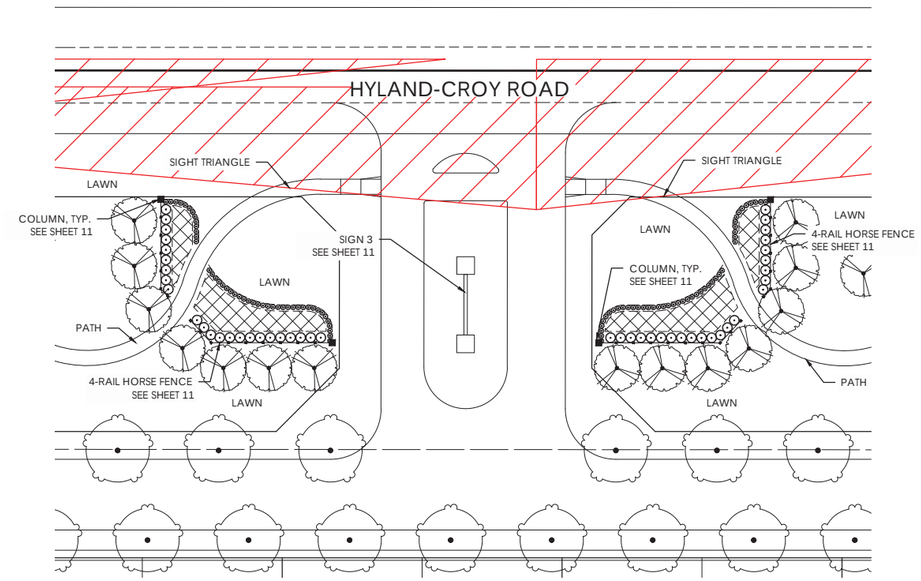


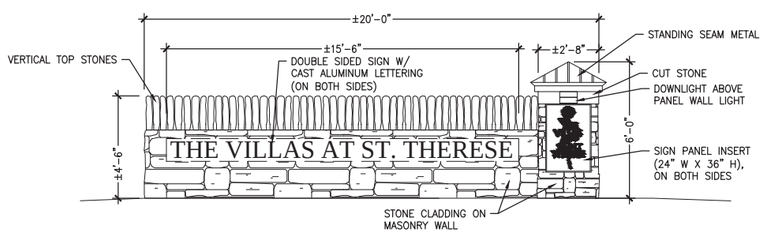
SUBAREA A: SIGN 2
LANDSCAPE ENLARGEMENT PLAN



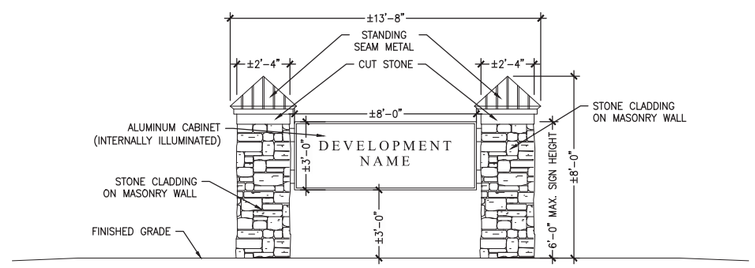
SUBAREA B: SIGN 3
LANDSCAPE ENLARGEMENT PLAN

LANDSCAPE LEGEND

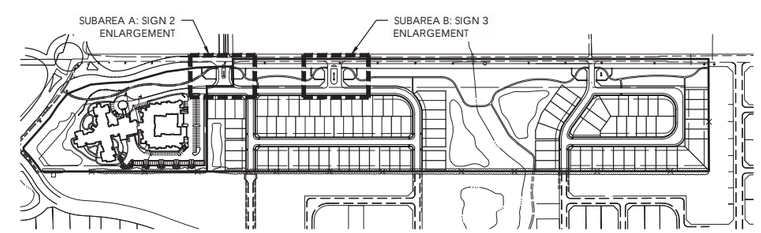
- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- SMALL PERENNIAL/ORNAMENTAL
- MEDIUM/LARGE PERENNIALS OR ORNAMENTAL GRASSES



SUBAREA A: SIGN 2 ELEVATION
DOUBLE SIDED ENTRY GROUND SIGN CONCEPT
No Scale



SUBAREA B: SIGN 3 ELEVATION
DOUBLE SIDED ENTRY GROUND SIGN CONCEPT
No Scale



KEY PLAN

HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

SCHOTTENSTEIN REAL ESTATE GROUP
2 Easton Oval, Suite 150
Columbus, OH 43219

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SIGNS 2 & 3 CONCEPTS & ENLARGEMENT

GRAPHIC SCALE:
30' 0 15' 30' 60' 90'

JULY 20, 2017

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HYLAND-CROY GATEWAY EAST

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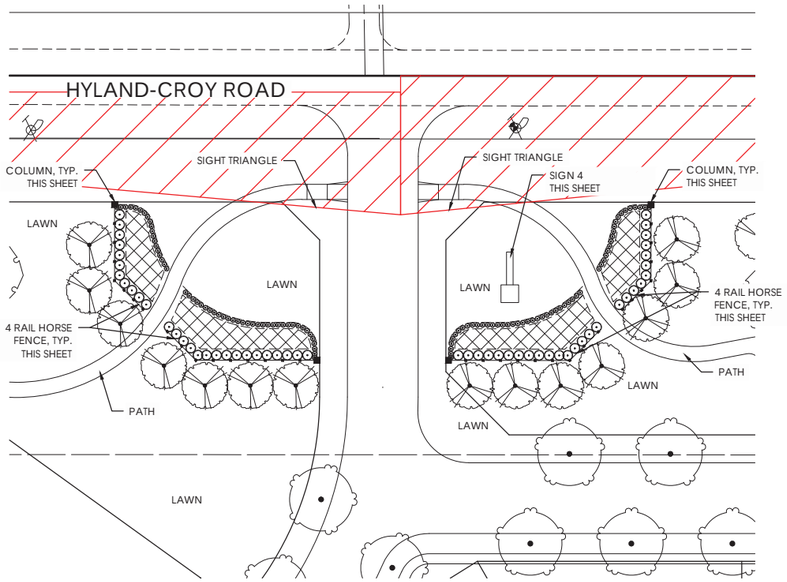
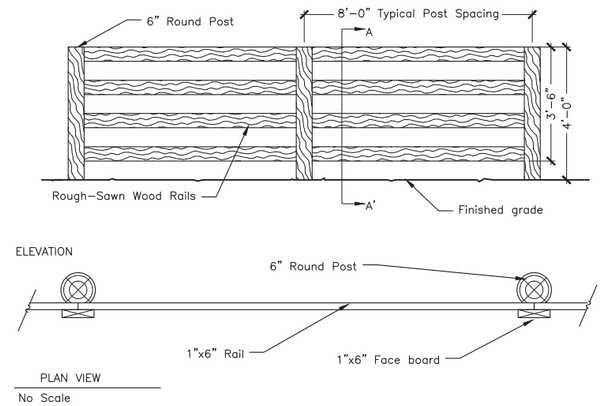
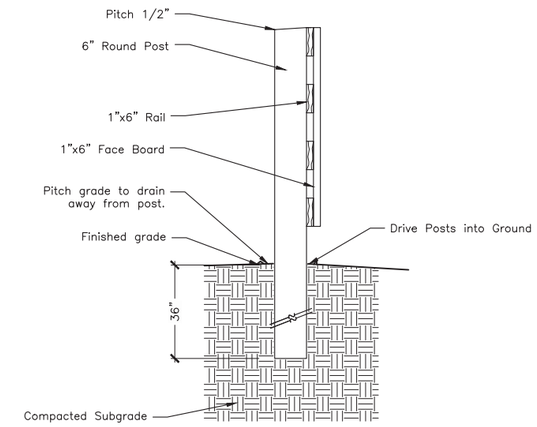


SUBAREA B: SIGN 4
LANDSCAPE ENLARGEMENT PLAN

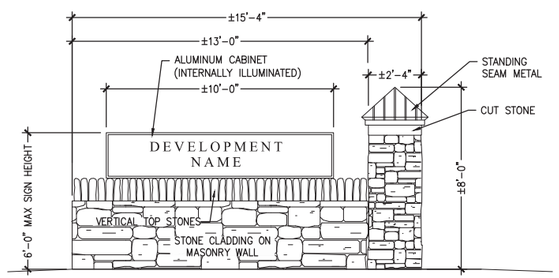




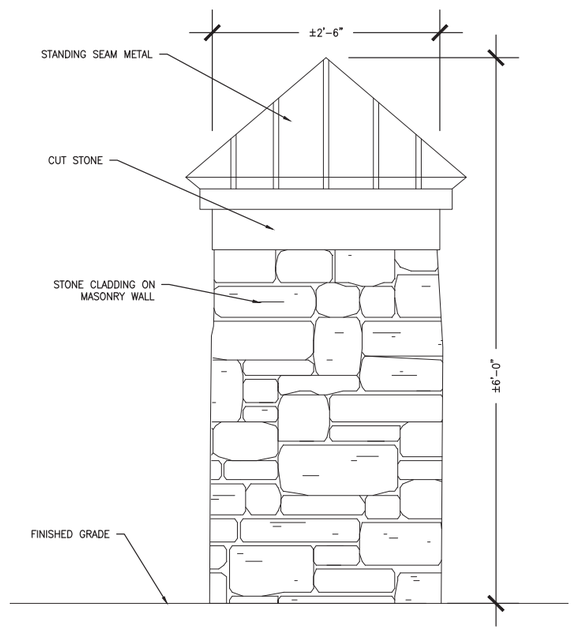
Section "A-A"
No Scale

NOTE
1. All fence rails and face boards to be attached to post with 3 1/2" hot dipped galvanized fence nails.
2. Fence & Posts to be finished Black.

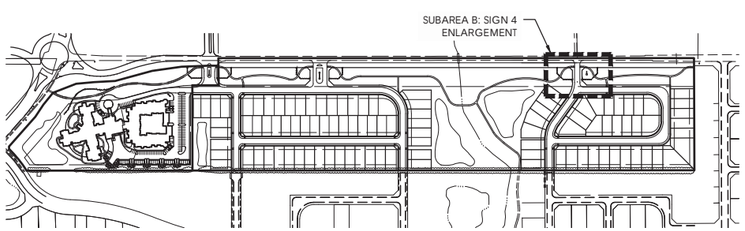
4 RAIL FENCE DETAIL
NO SCALE



SUBAREA B: SIGN 4 ELEVATION
DOUBLE SIDED ENTRY GROUND SIGN CONCEPT
No Scale



STONE COLUMN DETAIL
NO SCALE



KEY PLAN

HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

SCHOTTENSTEIN REAL ESTATE GROUP
2 Easton Oval, Suite 150
Columbus, OH 43219

PREPARED BY:

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SIGN 4 & DETAILS

GRAPHIC SCALE:
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JULY 20, 2017

SHEET
11 23

HYLAND-CROY GATEWAY EAST

20170464

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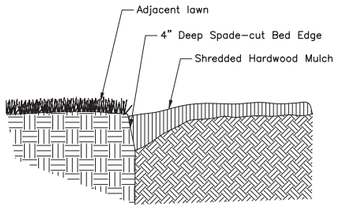

Planting Bed Edge
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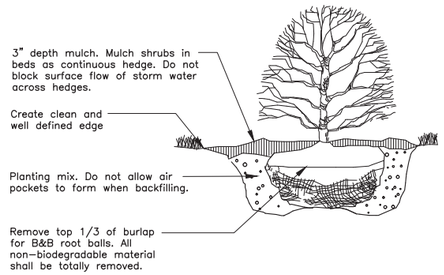

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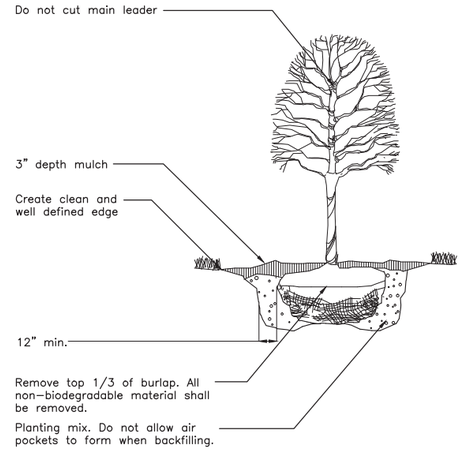

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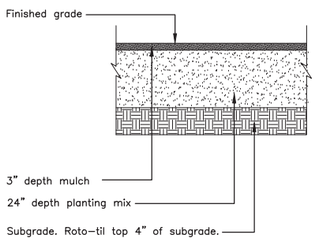

Planting Area Establishment
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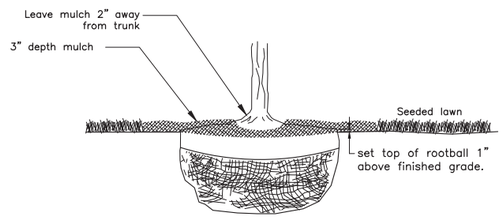

Rootball Setting
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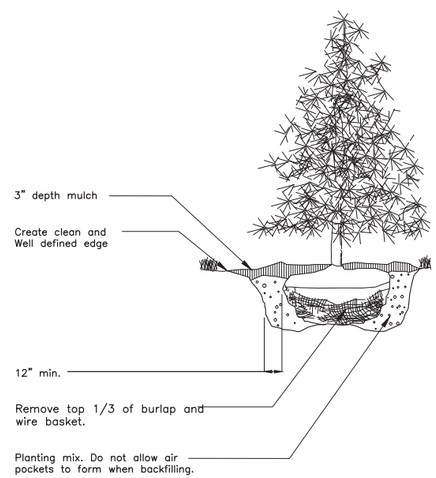

Evergreen Tree Planting
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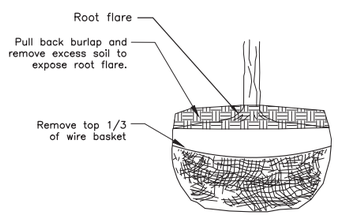

Rootball Preparation
No Scale

GENERAL NOTES

1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor present.
6. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
7. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
8. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
9. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
10. Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
11. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
12. Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
13. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
14. Install all plants in accordance with planting details and specifications.
15. Parking lot and street trees shall have a clear canopy height of 6' min.
16. Trees shall be placed a minimum of 3' from sidewalks and curbs.
17. Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts.
18. Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi.
19. Excavate planting beds to a depth of 24 inches, unless otherwise indicated. Roto-til subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subrade. Place remaining Planting Mix in settled 6 inch lifts.
20. Planting beds, including mulch, shall be no higher than 6 inches above adjacent grade and shall not impede surface drainage.
21. Lawn areas shall be backfilled with Planting Mix to a minimum settled thickness of 6 inches. Roto-Til subgrade below lawns to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
22. All trees and shrubs shall be fertilized with controlled release tablets of 20-10-5 composition. Size and number of tablets shall be per manufacturer's instructions.
23. Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form.
24. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
25. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
26. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
27. All annuals to be provided by Contractor from available seasonal stock.
28. Lawn seed mix shall proportioned by weight as follows: 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns; 10 percent Caddieshack or GoalKeeper Perennial Ryegrass; 10 percent NuBlue or Blue Chip Kentucky Bluegrass. Seeding rate shall be 8-10 pounds per 1000 square feet.
29. Lawn seed shall not have less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed.

HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

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LANDSCAPE NOTES & DETAILS

GRAPHIC SCALE:
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JULY 20, 2017

SHEET
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HYLAND-CROY GATEWAY EAST

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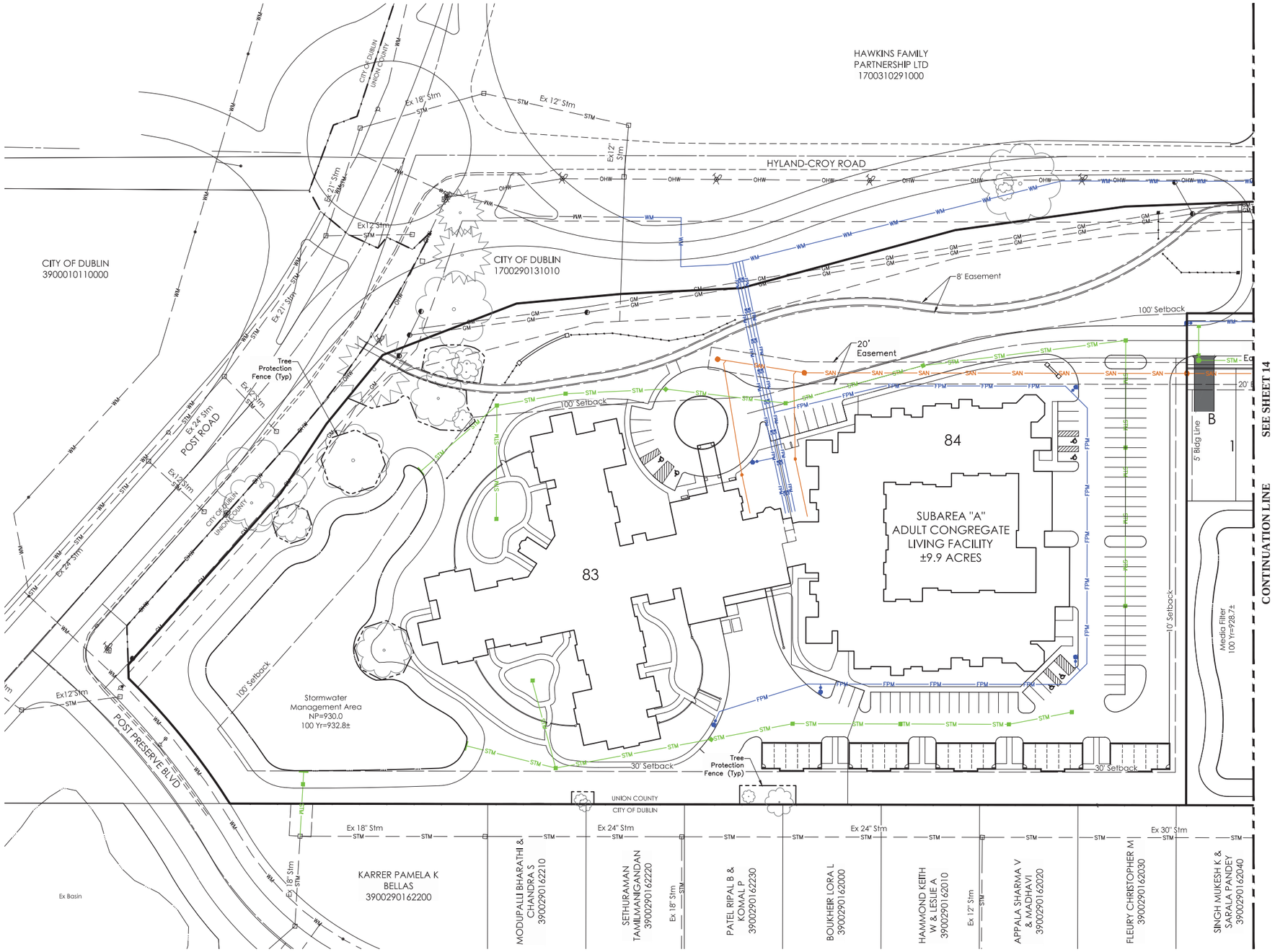

LEGEND

Existing Utilities

- STM — Storm Sewer
- SAN — Sanitary Sewer
- WM — Water
- E — Underground Electric
- C — Underground Communication
- GM — Gas
- UGL — Underground Street Lighting
- OHW — Overhead Electric/Communication

Proposed Utilities

- STM — Storm Sewer
- SAN — 8" Sanitary Sewer Main
- WM — Public Water Main
- WS — Private Domestic Water Service
- FPM — Private Fire Protection Main

HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

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UTILITY PLAN

GRAPHIC SCALE:
50' 0 25' 50' 100' 200'

JULY 20, 2017

SHEET
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HYLAND-CROY GATEWAY EAST

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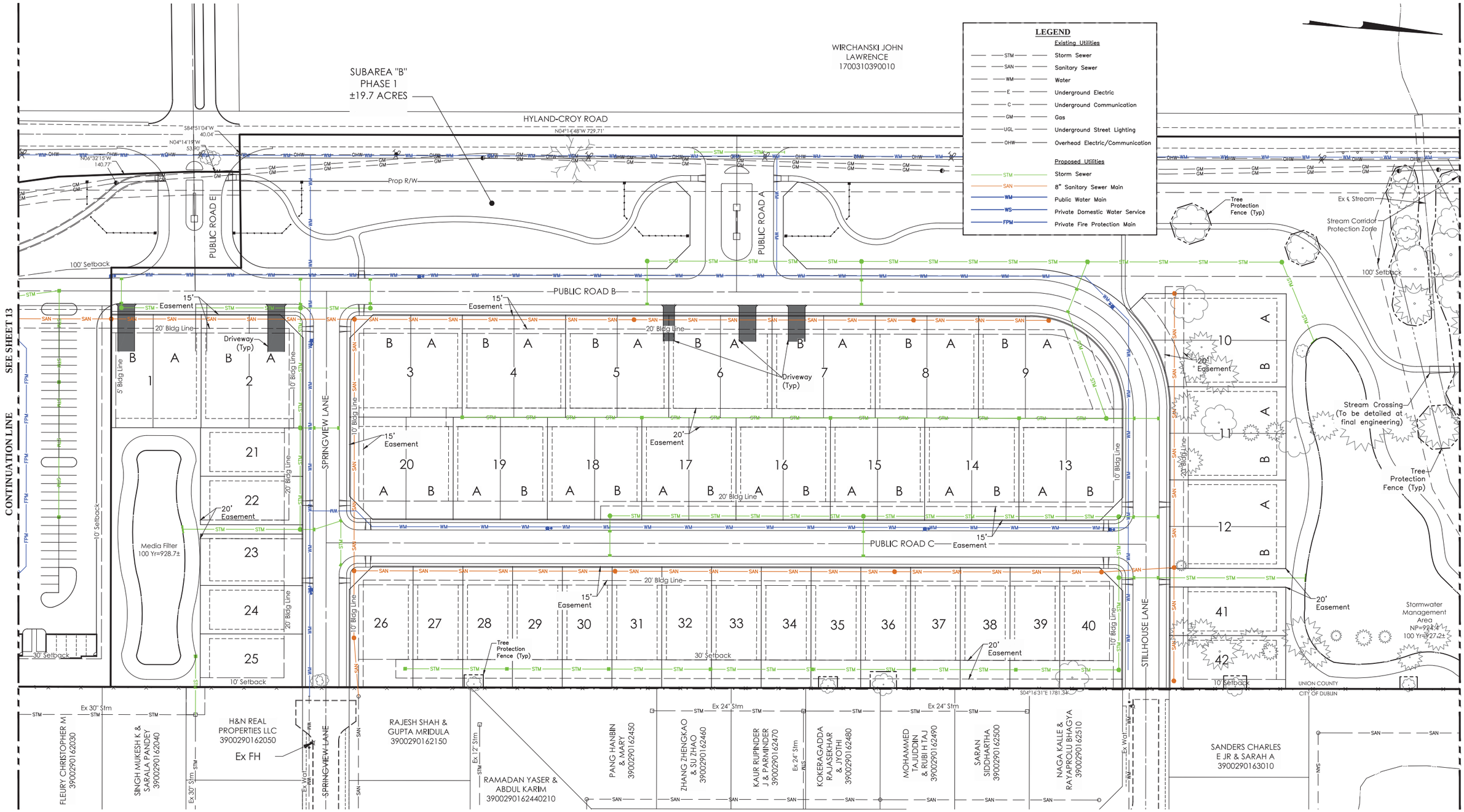

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UTILITY PLAN

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JULY 20, 2017

SHEET 14 OF 23

HYLAND-CROY GATEWAY EAST

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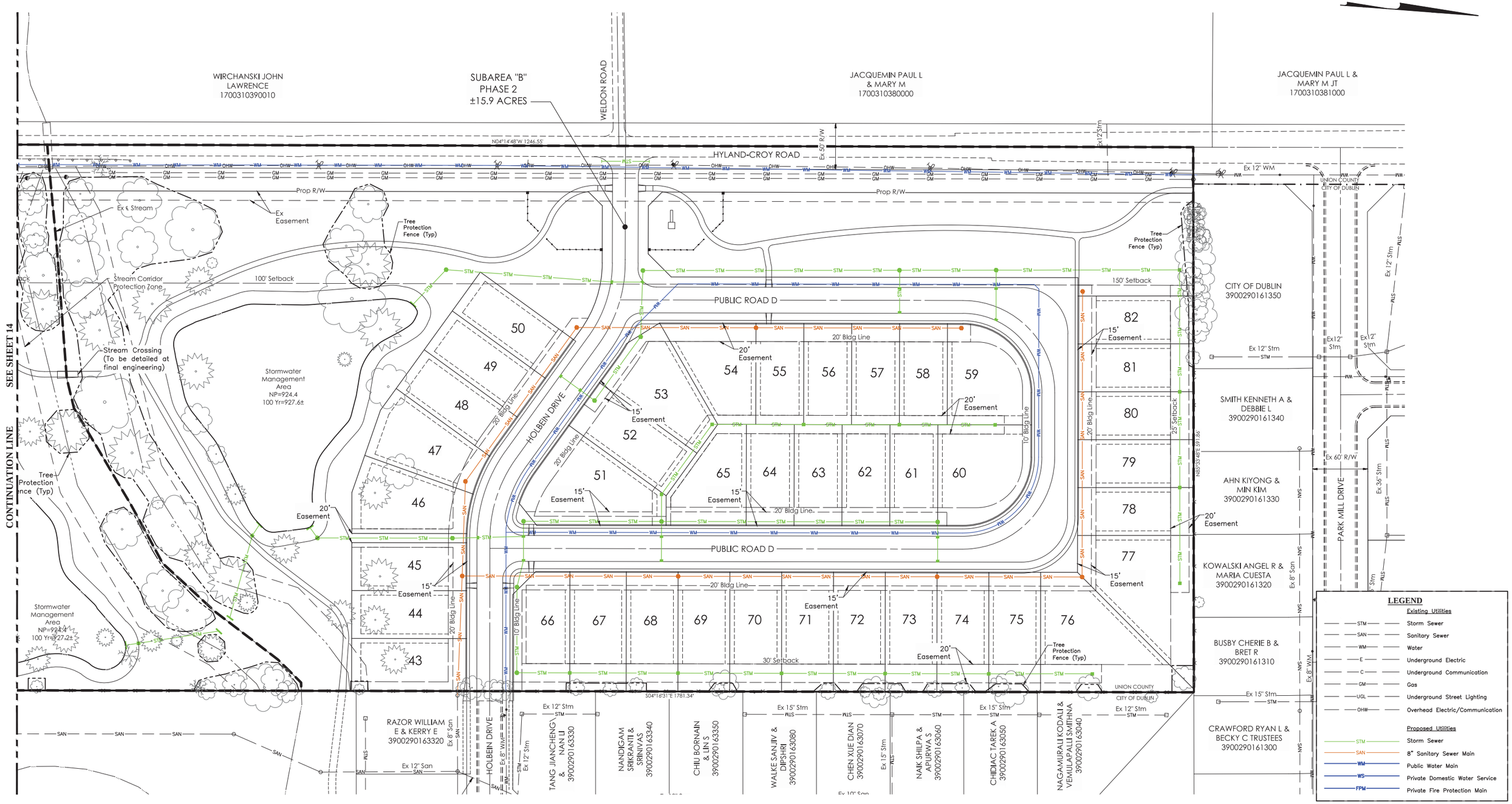

HYLAND-CROY GATEWAY EAST

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UTILITY PLAN

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JULY 20, 2017

SHEET 15 OF 23

HYLAND-CROY GATEWAY EAST

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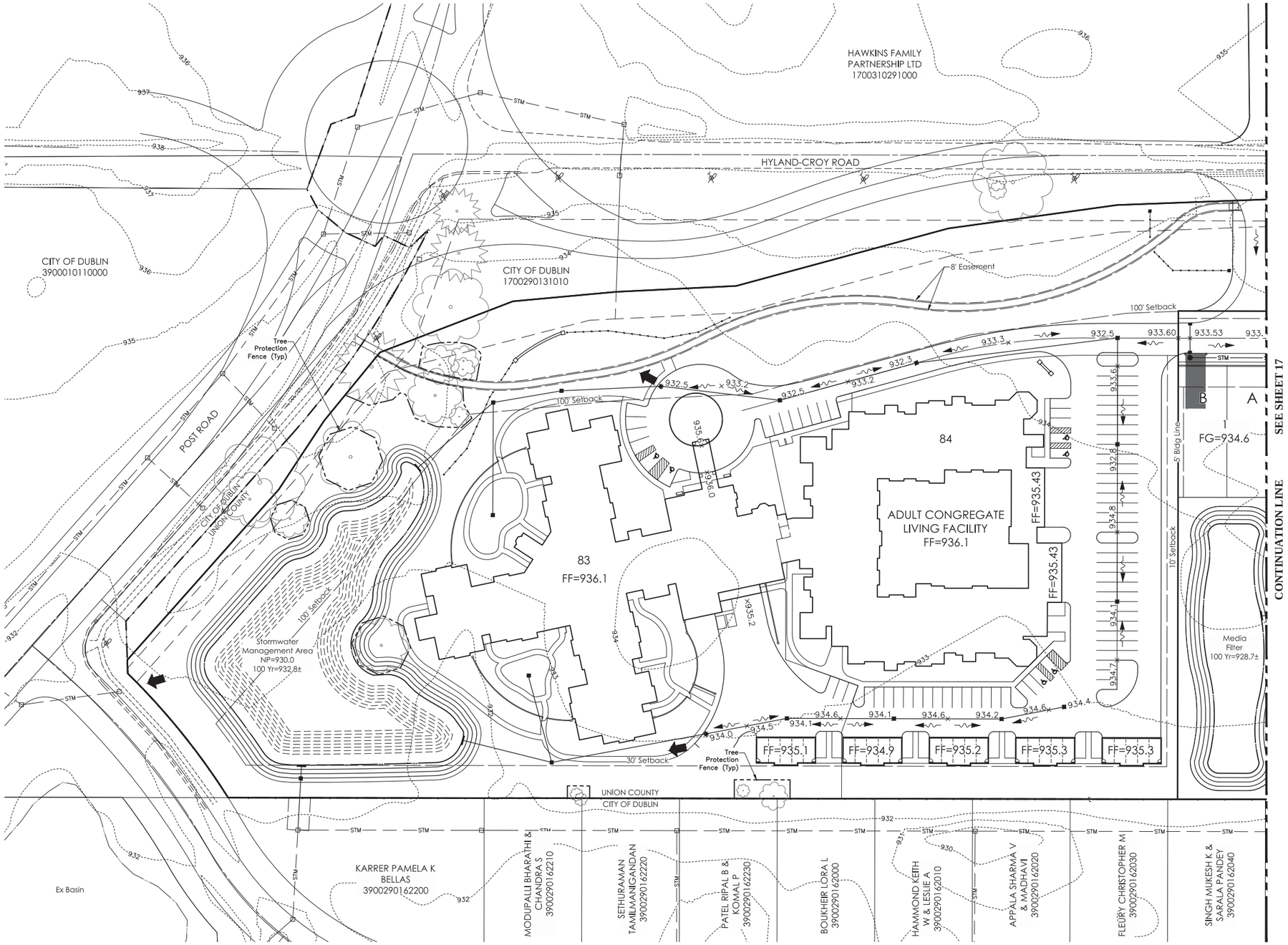

SEE SHEET 17
CONTINUATION LINE

HYLAND-CROY GATEWAY EAST

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GRADING PLAN

GRAPHIC SCALE:
50' 0 25' 50' 100' 200'

JULY 20, 2017

SHEET
16 23

HYLAND-CROY GATEWAY EAST

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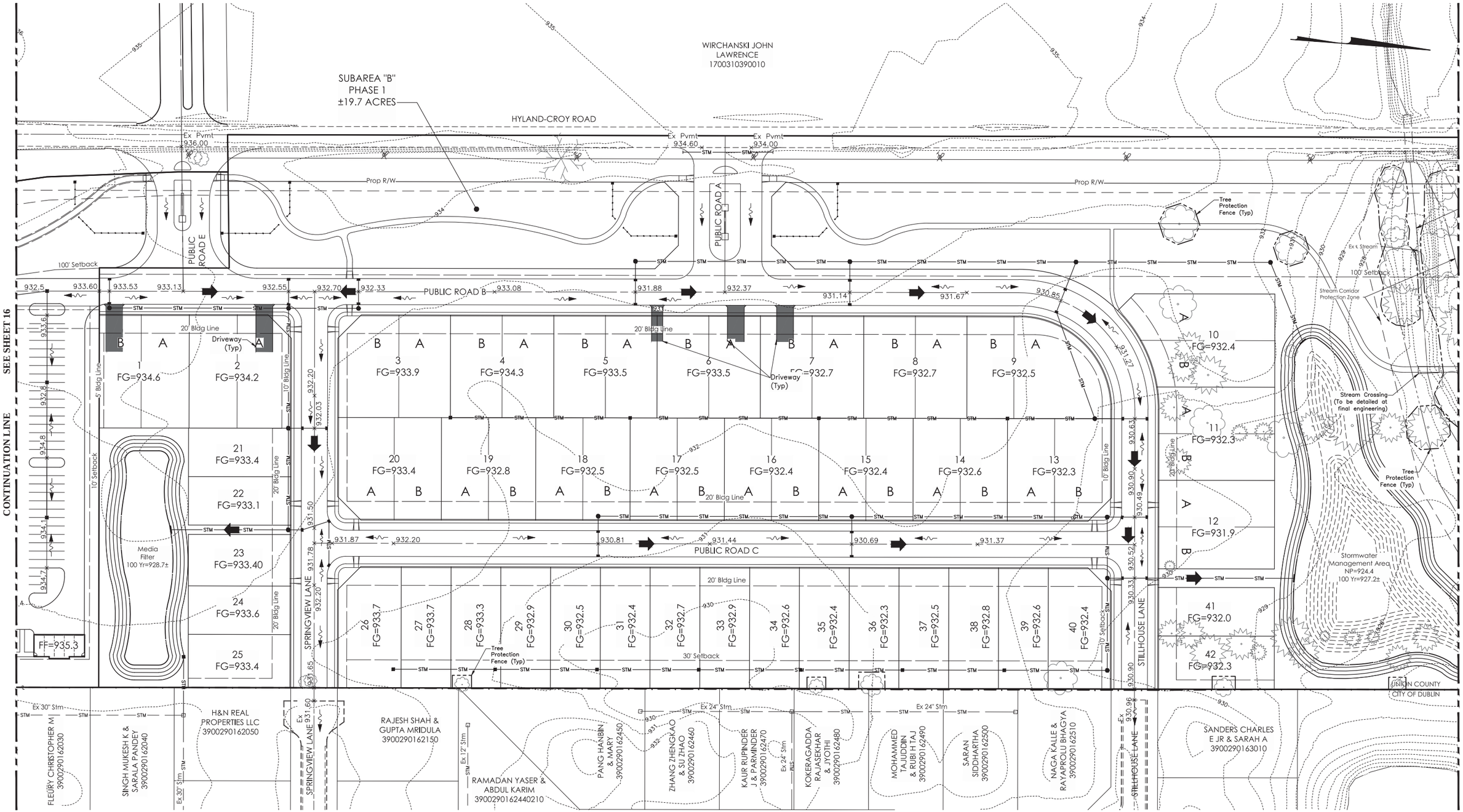

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GRADINGPLAN

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SHEET
17 / 23

HYLAND-CROY GATEWAY EAST

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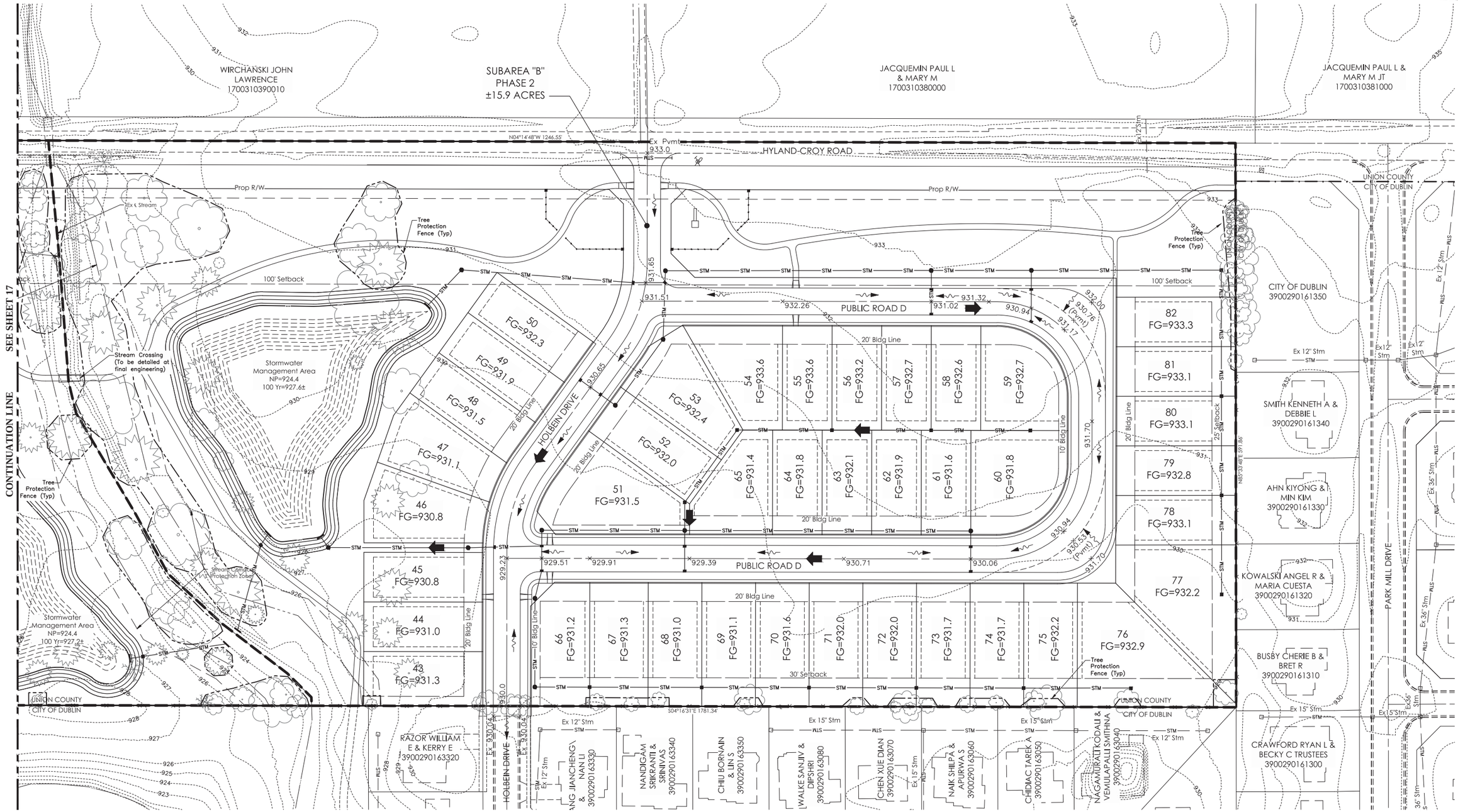

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GRADING PLAN

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50' 0 25' 50' 100' 200'

JULY 20, 2017

SHEET 18 OF 23

HYLAND-CROY GATEWAY EAST

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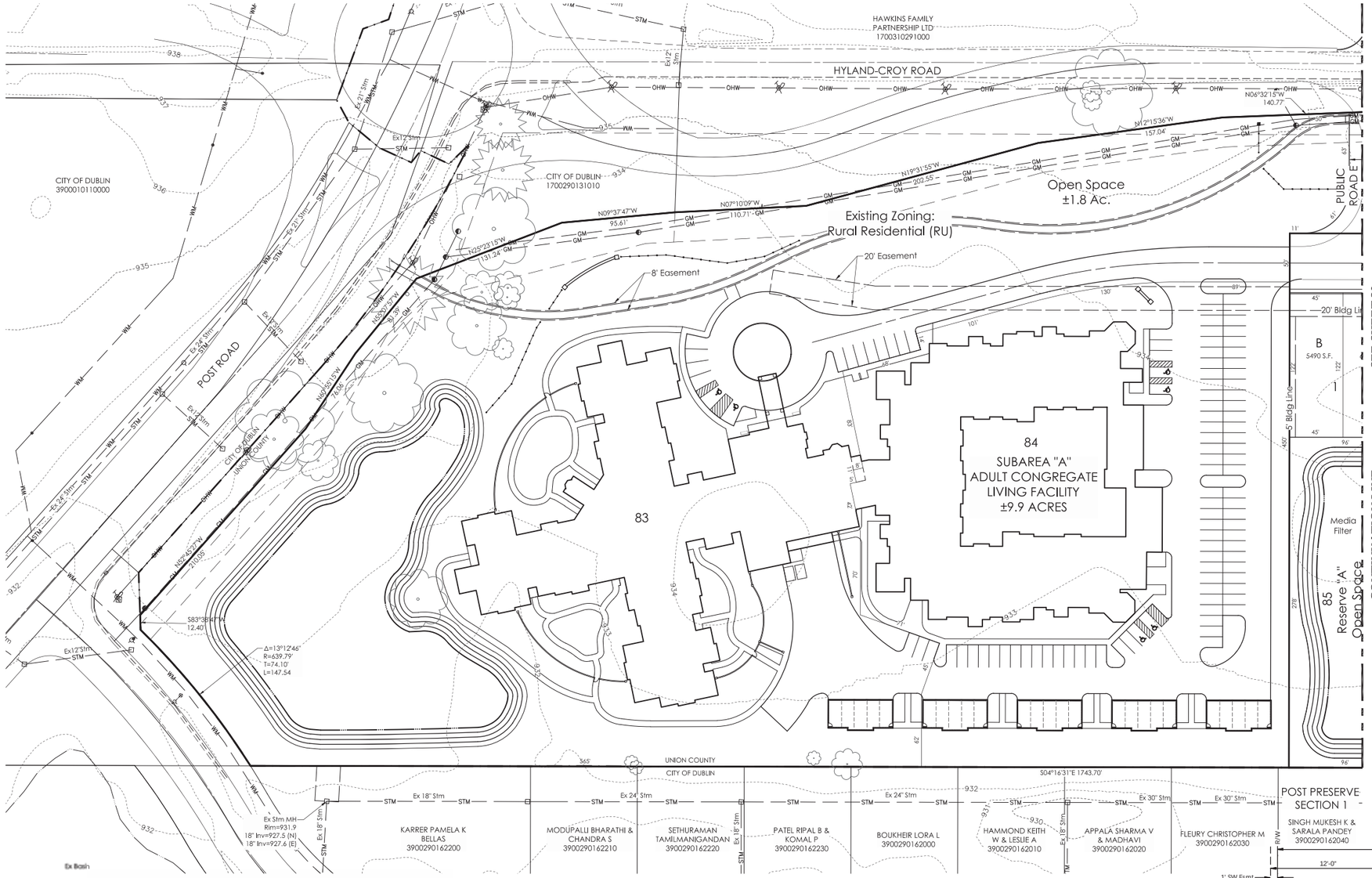

LEGEND

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- WM — Water
- E — Underground Electric
- C — Underground Communication
- GM — Gas
- UGL — Underground Street Lighting
- OHW — Overhead Electric/Communication

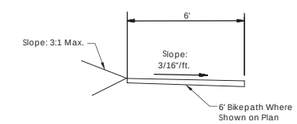
SETBACKS

SUBAREA A:

HYLAND-CROY ROAD:	100' MIN. PARKING/BUILDING
POST ROAD:	100' MIN. PARKING/BUILDING
EAST:	30' MIN. PARKING/BUILDING
NORTH:	10' MIN. PARKING/BUILDING
INTERIOR:	0'

SUBAREA B:

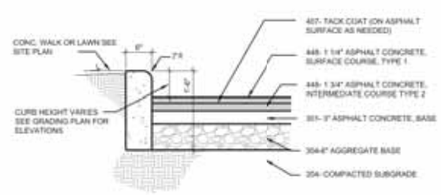
HYLAND-CROY ROAD:	100' MIN. PARKING/BUILDING
FRONT YARD:	20' MIN.
REAR YARD:	10' MIN.
EAST PROPERTY LINE:	30' MIN.
NORTH PROPERTY LINE:	25' MIN.
SIDE YARD (SINGLE FAMILY):	5' MIN.
EAST PROPERTY LINE:	10' MIN.
SIDE YARD (TWIN-SINGLE FAMILY):	5' MIN. (0' BETWEEN UNITS CONTAINED WITHIN THE SAME STRUCTURE)



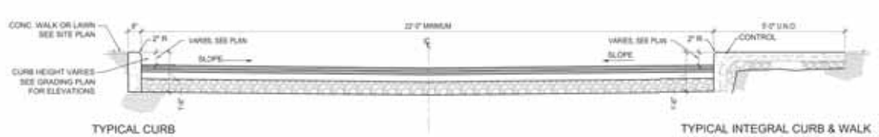
PARTIAL BIKEPATH SECTION

PAVEMENT LEGEND

1. Item 448, 1.25" Asphalt Concrete, Surface Course, Type 1, Pg 64-22, Medium Traffic. *
2. Item 448, 1.75" Asphalt Concrete, Intermediate Course, Type 2, Pg 64-22, Medium Traffic.
3. Item 301, 3" Bituminous Aggregate Base Course
4. Item 304, 6" Aggregate Base
5. Item 204, Subgrade Compaction
6. Item 653 - 3" Topsoil Furnished And Placed
7. Item 659, Seeding And Mulching



TYPICAL CURB SECTION
Not to Scale



TYPICAL 22' PRIVATE PAVEMENT SECTION
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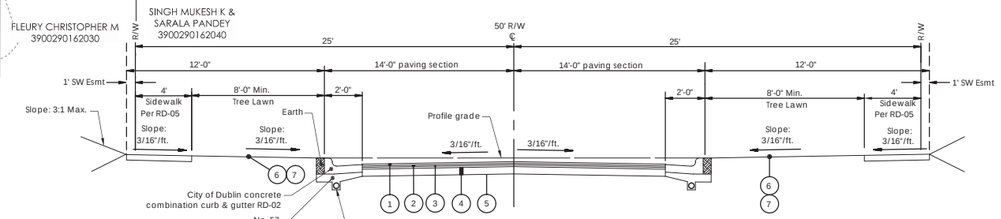

TYPICAL 28' B/B SECTION
50' R/W
Not to Scale

Public Road B	Springview Lane
Public Road C	Stillhouse Lane
Public Road D	Holbein Drive

HYLAND-CROY GATEWAY EAST

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PRELIMINARY PLAT

GRAPHIC SCALE: 50' 0 25' 50' 100' 200'

JULY 20, 2017

SHEET 19 OF 23

HYLAND-CROY GATEWAY EAST

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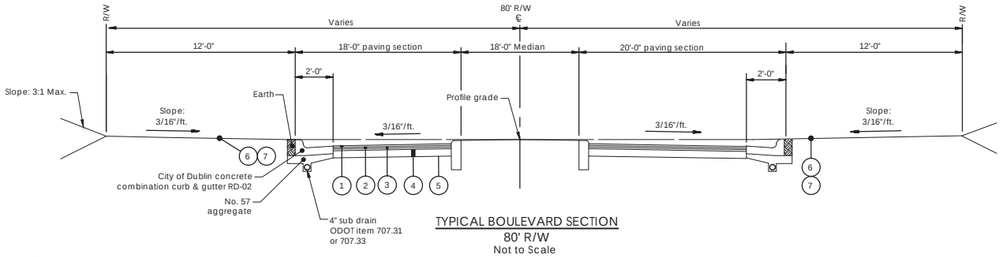
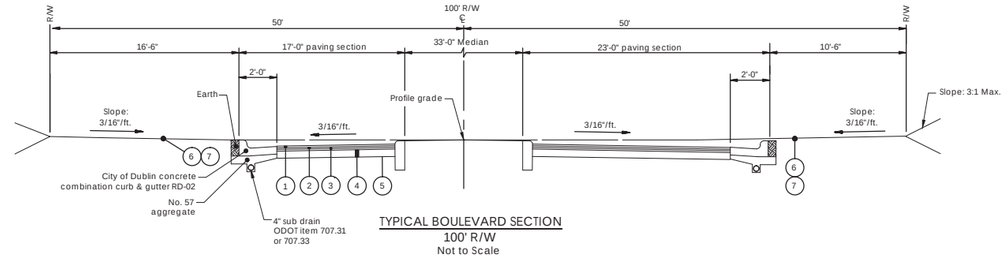


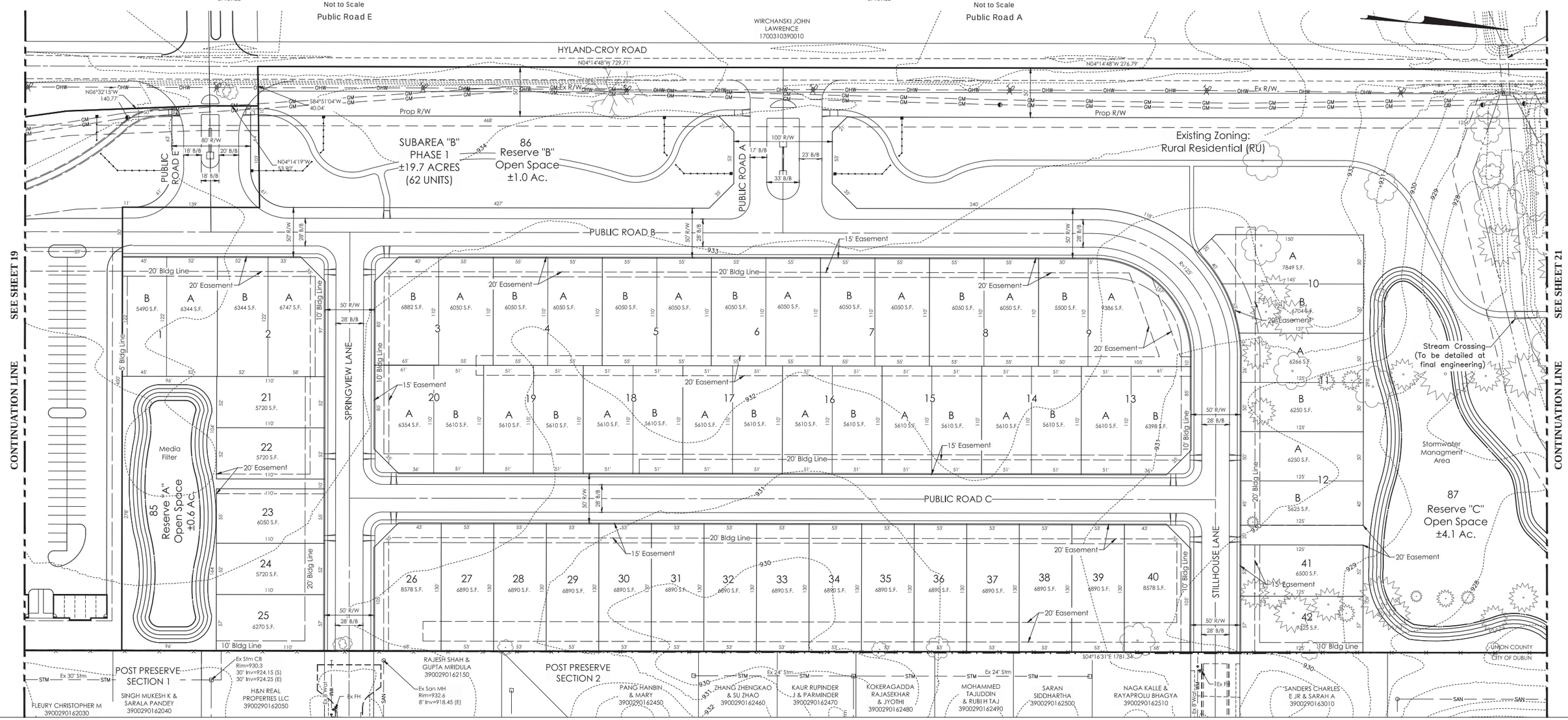
TYPICAL BOULEVARD SECTION
80' R/W
Not to Scale



TYPICAL BOULEVARD SECTION
100' R/W
Not to Scale

PAVEMENT LEGEND

1. Item 448, 1.25" Asphalt Concrete, Surface Course, Type 1, Pg 64-22, Medium Traffic. *
2. Item 448, 1.75" Asphalt Concrete, Intermediate Course, Type 2, Pg 64-22, Medium Traffic.
3. Item 301, 3" Bituminous Aggregate Base Course
4. Item 304, 6" Aggregate Base
5. Item 204, Subgrade Compaction
6. Item 653 - 3" Topsoil Furnished And Placed
7. Item 659, Seeding And Mulching



HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

SCHOTTENSTEIN REAL ESTATE GROUP
2 Easton Oval, Suite 150
Columbus, OH 43219

PREPARED BY:

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

PRELIMINARY PLAT

GRAPHIC SCALE:
100' 0 25' 50' 100' 200'

JULY 20, 2017

SHEET 20 OF 23

HYLAND-CROY GATEWAY EAST

20170464

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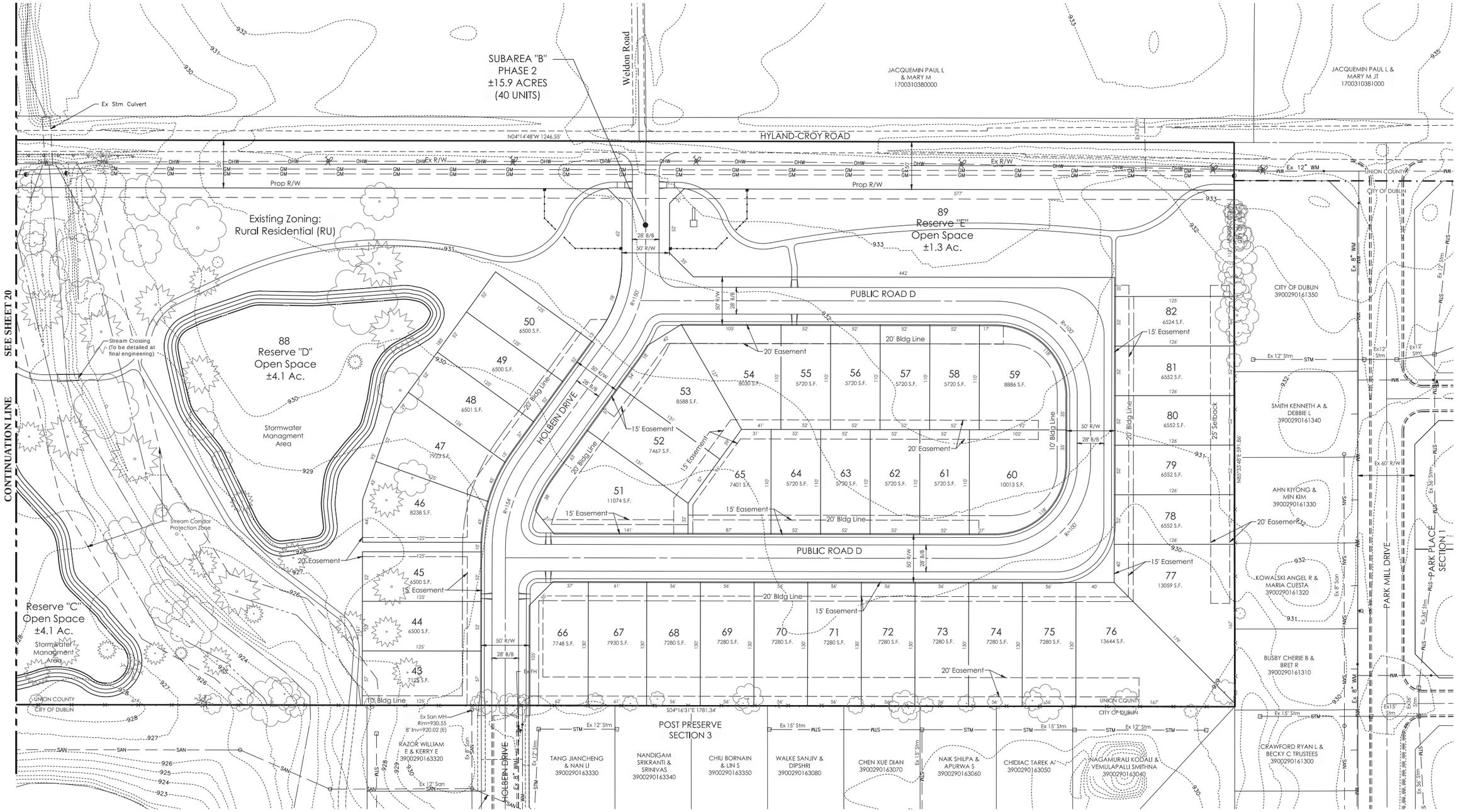
4 Xrefs: 20170464-PDVP-TB, 20170464-CS-REFR-E, 20170464-CS-REFR-PDP-BLDG-N, 20170464-CS-REFR-PDP-N



HYLAND-CROY GATEWAY EAST

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PRELIMINARY PLAT

GRAPHIC SCALE:
50' 0 25' 50' 100' 200'

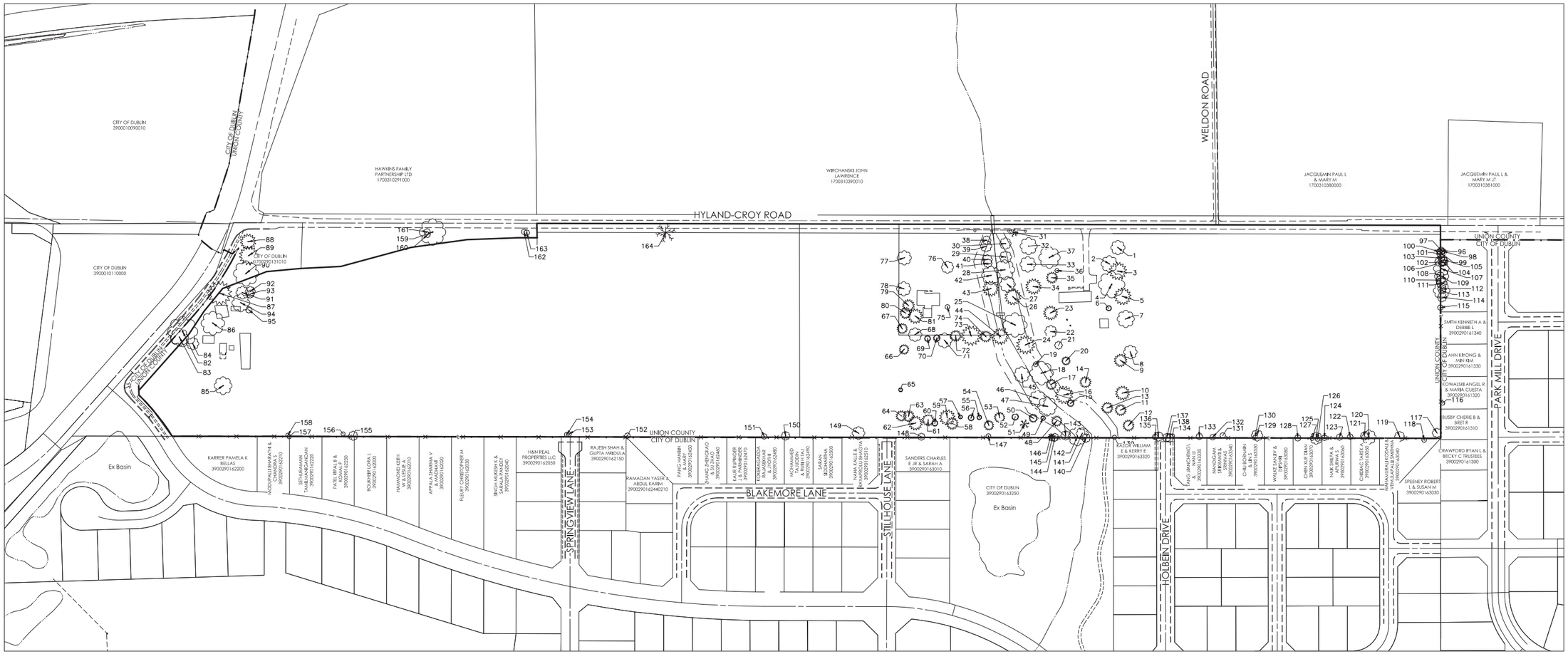
JULY 20, 2017

SHEET
21 23

HYLAND-CROY GATEWAY EAST

20170464

J:\20170464\Dwg\04Sheets\PDVP\20170464-PDVP-19-21-Preliminary Plat.dwg, Last Saved By: sberry, 7/20/2017 10:25 AM Last Printed By: Berry, Sydney, 7/20/2017 10:39 AM
4 Xrefs: 20170464-PDVP-Tb, 20170464-CS-REFR-E, 20170464-CS-REFR-PDP-BLDG-N, 20170464-CS-REFR-PDP-N



HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

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emht.com

Existing Tree Survey

GRAPHIC SCALE:
150' 0 75' 150' 300' 450'

JULY 20, 2017

SHEET
22 23

HYLAND-CROY GATEWAY EAST

20170464

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4 Xrefs: 20121422-VG-TREE-INVT-E(SouthZone), 20121422-CNP-TB, 20170464-PDVP-TB, 20170464-CS-REF-E

TREE SURVEY DATA TABLE

TREE NO.	COMMON NAME	SCIENTIFIC NAME	SIZE (IN)	STEMS PER TREE	CONDITION	INDICATOR
1	Silver Maple	Acer saccharinum	20	1	Good	Deciduous
2	Sweetgum	Liquidambar styraciflua	23	1	Fair	Deciduous
3	White Pine	Pinus strobus	25	1	Fair	Coniferous
4	White Ash	Fraxinus americana	37	1	Poor	Deciduous
5	White Pine	Pinus strobus	24	1	Fair	Coniferous
6	Blue Spruce	Picea pungens	8	1	Good	Coniferous
7	Red Maple	Acer rubrum	24	1	Fair	Deciduous
8	Sweetgum	Liquidambar styraciflua	19	1	Good	Deciduous
9	Blue Spruce	Picea pungens	18	1	Good	Coniferous
10	Blue Spruce	Picea pungens	20	1	Good	Coniferous
11	Blue Spruce	Picea pungens	16	1	Good	Coniferous
12	Noway Spruce	Picea abies	16	1	Good	Coniferous
13	Blue Spruce	Picea pungens	16	1	Poor	Coniferous
14	Blue Spruce	Picea pungens	16	1	Fair	Coniferous
15	Noway Spruce	Picea abies	10,14	2	Fair	Coniferous
16	Blue Spruce	Picea pungens	25	1	Good	Coniferous
17	Noway Spruce	Picea abies	15	1	Fair	Coniferous
18	White Ash	Fraxinus americana	33	1	Poor	Deciduous
19	Black Cherry	Prunus serotina	7	1	Fair	Deciduous
20	Blue Spruce	Picea pungens	12	1	Good	Coniferous
21	Red Maple	Acer rubrum	11	1	Good	Deciduous
22	Red Maple	Acer rubrum	17	1	Fair	Deciduous
23	Blue Spruce	Picea pungens	20	1	Good	Coniferous
24	Blue Spruce	Picea pungens	26	1	Poor	Coniferous
25	Red Maple	Acer rubrum	34	1	Fair	Deciduous
26	Blue Spruce	Picea pungens	23	1	Fair	Coniferous
27	Red Maple	Acer rubrum	22	1	Good	Deciduous
28	Red Maple	Acer rubrum	28	1	Fair	Deciduous
29	Black Locust	Robinia pseudoacacia	17	1	Good	Deciduous
30	Red Maple	Acer rubrum	16	1	Fair	Deciduous
~~31~~	~~White Ash~~	~~Fraxinus americana~~	~~12,10,6~~	~~3~~	~~Dead~~	~~Dead~~
32	Red Maple	Acer rubrum	24	1	Good	Deciduous
33	Red Maple	Acer rubrum	22	1	Fair	Deciduous
34	Blue Spruce	Picea pungens	22	1	Fair	Coniferous
35	Blue Spruce	Picea pungens	16	1	Good	Coniferous
36	Red Maple	Acer rubrum	6	1	Good	Deciduous
37	Red Maple	Acer rubrum	30	1	Fair	Deciduous
38	Wild Crabapple	Malus coronaria	12	1	Fair	Deciduous
39	Sweetgum	Liquidambar styraciflua	16	1	Good	Deciduous
40	White Poplar	Populus alba	14,12	2	Good	Deciduous
41	Paper Birch	Betula papyrifera	12,10,8	3	Good	Deciduous
42	Bitternut Hickory	Carya cordiformis	26	1	Good	Deciduous
43	Noway Spruce	Picea abies	22	1	Fair	Coniferous
44	Blue Spruce	Picea pungens	23	1	Good	Coniferous
45	Red Maple	Acer rubrum	22	1	Good	Deciduous
46	Sugar Maple	Acer saccharum	23	1	Fair	Deciduous
47	Sugar Maple	Acer saccharum	27	1	Fair	Deciduous
48	Blue Spruce	Picea pungens	15	1	Fair	Coniferous
49	Norway Spruce	Picea abies	7,7	2	Good	Coniferous
50	White Pine	Pinus strobus	12	1	Poor	Coniferous
~~51~~	~~White Pine~~	~~Pinus strobus~~	~~13~~	~~1~~	~~Dead~~	~~Dead~~
52	White Pine	Pinus strobus	10,6	2	Poor	Coniferous
53	White Pine	Pinus strobus	15	1	Poor	Coniferous
54	White Pine	Pinus strobus	14	1	Poor	Coniferous
55	Blue Spruce	Picea pungens	7	1	Good	Coniferous
56	Norway Spruce	Picea abies	9	1	Good	Coniferous
57	Blue Spruce	Picea pungens	6	1	Good	Coniferous
58	White Pine	Pinus strobus	17	1	Poor	Coniferous
59	White Pine	Pinus strobus	22	1	Fair	Coniferous
60	Blue Spruce	Picea pungens	9	1	Good	Coniferous
61	White Pine	Pinus strobus	17	1	Fair	Coniferous
62	White Pine	Pinus strobus	20	1	Fair	Coniferous
63	White Pine	Pinus strobus	16	1	Fair	Coniferous
64	Blue Spruce	Picea pungens	15	1	Good	Coniferous
65	Blue Spruce	Picea pungens	6	1	Good	Coniferous
66	Blue Spruce	Picea pungens	14	1	Good	Coniferous
67	White Pine	Pinus strobus	15	1	Good	Coniferous
68	Red Maple	Acer rubrum	19	1	Good	Deciduous
69	Blue Spruce	Picea pungens	9	1	Good	Coniferous
70	Blue Spruce	Picea pungens	10	1	Good	Coniferous
71	Red Maple	Acer rubrum	21	1	Good	Deciduous
72	Blue Spruce	Picea pungens	16	1	Good	Coniferous
73	Blue Spruce	Picea pungens	28	1	Good	Coniferous
74	Norway Spruce	Picea abies	16	1	Fair	Coniferous
75	Red Maple	Acer rubrum	7	1	Good	Deciduous
76	Red Maple	Acer rubrum	17	1	Fair	Deciduous
77	Sugar Maple	Acer saccharum	20	1	Good	Deciduous
78	Black Locust	Robinia pseudoacacia	20	1	Poor	Deciduous
79	Blue Spruce	Picea pungens	17	1	Good	Coniferous
80	Norway Spruce	Picea abies	16	1	Fair	Coniferous
81	Blue Spruce	Picea pungens	21	1	Fair	Coniferous
82	Tulip Tree Magnolia	Magnolia lilliflora	42	1	Fair	Deciduous
83	Red Maple	Acer rubrum	25	1	Poor	Deciduous
84	Bitternut Hickory	Carya cordiformis	17	1	Fair	Deciduous

TREE SURVEY DATA TABLE

TREE NO.	COMMON NAME	SCIENTIFIC NAME	SIZE (IN)	STEMS PER TREE	CONDITION	INDICATOR
85	Red Oak	Quercus rubra	25	1	Good	Deciduous
86	Red Maple	Acer rubrum	33	1	Good	Deciduous
87	Norway Spruce	Picea abies	34	1	Poor	Coniferous
88	Virginia Pine	Pinus virginiana	22	1	Fair	Coniferous
89	Norway Spruce	Picea abies	27	1	Fair	Coniferous
90	Red Oak	Quercus rubra	35	1	Fair	Deciduous
91	Sugar Maple	Acer saccharum	18	1	Poor	Deciduous
92	Sugar Maple	Acer saccharum	14,7	2	Poor	Deciduous
93	Sugar Maple	Acer saccharum	11,7	2	Fair	Deciduous
94	Black Locust	Robinia pseudoacacia	25	1	Fair	Deciduous
95	Silver Maple	Acer saccharinum	9,7,9,13,9,9	6	Poor	Deciduous
96	Hackberry	Celtis occidentalis	8	1	Good	Deciduous
97	Hackberry	Celtis occidentalis	8	1	Good	Deciduous
98	Black Locust	Robinia pseudoacacia	8	1	Good	Deciduous
99	Hackberry	Celtis occidentalis	8,6	2	Good	Deciduous
100	Hackberry	Celtis occidentalis	6,6	2	Good	Deciduous
101	Hackberry	Celtis occidentalis	11	1	Good	Deciduous
102	Black Locust	Robinia pseudoacacia	15	1	Poor	Deciduous
103	Black Locust	Robinia pseudoacacia	10,10	2	Fair	Deciduous
104	Black Locust	Robinia pseudoacacia	14	1	Fair	Deciduous
105	Red Mulberry	Morus rubra	9	1	Fair	Deciduous
106	Black Locust	Robinia pseudoacacia	8	1	Good	Deciduous
107	Black Locust	Robinia pseudoacacia	22	1	Fair	Deciduous
108	Black Cherry	Prunus serotina	10	1	Poor	Deciduous
109	Black Locust	Robinia pseudoacacia	20	1	Fair	Deciduous
110	Bitternut Hickory	Carya cordiformis	13	1	Poor	Deciduous
111	Black Locust	Robinia pseudoacacia	15	1	Fair	Deciduous
112	Black Locust	Robinia pseudoacacia	12	1	Fair	Deciduous
113	Black Locust	Robinia pseudoacacia	23	1	Fair	Deciduous
114	Black Locust	Robinia pseudoacacia	13,13,10	3	Poor	Deciduous
115	Bitternut Hickory	Carya cordiformis	8	1	Good	Deciduous
116	Bitternut Hickory	Carya cordiformis	6	1	Good	Deciduous
117	Red Oak	Quercus rubra	13	1	Good	Deciduous
118	Red Maple	Acer rubrum	7	1	Good	Deciduous
119	Hackberry	Celtis occidentalis	14	1	Good	Deciduous
120	Red Maple	Acer rubrum	20	1	Good	Deciduous
121	Black Cherry	Prunus serotina	11	1	Poor	Deciduous
122	Black Cherry	Prunus serotina	8	1	Fair	Deciduous
123	Black Cherry	Prunus serotina	9	1	Good	Deciduous
124	Black Cherry	Prunus serotina	8	1	Fair	Deciduous
125	Hackberry	Celtis occidentalis	17,9,9,9	4	Good	Deciduous
126	Black Cherry	Prunus serotina	7	1	Fair	Deciduous
127	Black Cherry	Prunus serotina	6	1	Fair	Deciduous
128	Black Cherry	Prunus serotina	9	1	Fair	Deciduous
129	Hackberry	Celtis occidentalis	16	1	Good	Deciduous
130	Hackberry	Celtis occidentalis	6	1	Good	Deciduous
131	Wild Crabapple	Malus coronaria	8	1	Fair	Deciduous
132	Black Cherry	Prunus serotina	8	1	Poor	Deciduous
133	Black Cherry	Prunus serotina	9	1	Fair	Deciduous
134	Red Mulberry	Morus rubra	6,6	2	Poor	Deciduous
135	Black Cherry	Prunus serotina	8	1	Fair	Deciduous
136	Black Cherry	Prunus serotina	13	1	Poor	Deciduous
137	Black Cherry	Prunus serotina	12,6	2	Fair	Deciduous
138	Bitternut Hickory	Carya cordiformis	12,12,8,6	4	Good	Deciduous
139	Black Walnut	Juglans nigra	6	1	Good	Deciduous
140	Hackberry	Celtis occidentalis	12	1	Good	Deciduous
141	Black Walnut	Juglans nigra	17	1	Good	Deciduous
142	Hackberry	Celtis occidentalis	26	1	Good	Deciduous
143	Black Locust	Robinia pseudoacacia	13	1	Poor	Deciduous
144	Red Mulberry	Morus rubra	11	1	Fair	Deciduous
~~145~~	~~Black Locust~~	~~Robinia pseudoacacia~~	~~8~~	~~1~~	~~Dead~~	~~Dead~~
~~146~~	~~Black Locust~~	~~Robinia pseudoacacia~~	~~7~~	~~1~~	~~Dead~~	~~Dead~~
147	Black Cherry	Prunus serotina	7	1	Fair	Deciduous
148	Black Cherry	Prunus serotina	10	1	Fair	Deciduous
149	Red Mulberry	Morus rubra	18	1	Fair	Deciduous
150	Hackberry	Celtis occidentalis	12	1	Fair	Deciduous
151	Hackberry	Celtis occidentalis	8	1	Fair	Deciduous
152	Black Cherry	Prunus serotina	8	1	Poor	Deciduous
153	Red Mulberry	Morus rubra	7	1	Fair	Deciduous
154	Black Cherry	Prunus serotina	7	1	Poor	Deciduous
155	Hackberry	Celtis occidentalis	13	1	Good	Deciduous
156	Wild Crabapple	Malus coronaria	6	1	Poor	Deciduous
157	Hackberry	Celtis occidentalis	6	1	Good	Deciduous
158	Black Cherry	Prunus serotina	6	1	Good	Deciduous
159	Red Mulberry	Morus rubra	37,19,13,10	4	Poor	Deciduous
160	Red Mulberry	Morus rubra	8,8,8	3	Fair	Deciduous
161	Red Mulberry	Morus rubra	9	1	Poor	Deciduous
162	Hackberry	Celtis occidentalis	8,7	2	Poor	Deciduous
163	Red Mulberry	Morus rubra	8,8,8,6	4	Poor	Deciduous
~~164~~	~~White Ash~~	~~Fraxinus americana~~	~~28~~	~~1~~	~~Dead~~	~~Dead~~

LEGEND

~~Dead~~ Dead Trees

Offsite Trees

HYLAND-CROY GATEWAY EAST

CITY OF DUBLIN, UNION COUNTY, OHIO

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Existing Tree Data Table

GRAPHIC SCALE:

JULY 20, 2017

SHEET 23 23

HYLAND-CROY GATEWAY EAST

20170464

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4 Xrefs: 20170464-PDVP-TB, 20170464-CS-REFE, 20170464-CS-REFR-PDP-BLDG-N, 20170464-CS-REFR-PDP-N