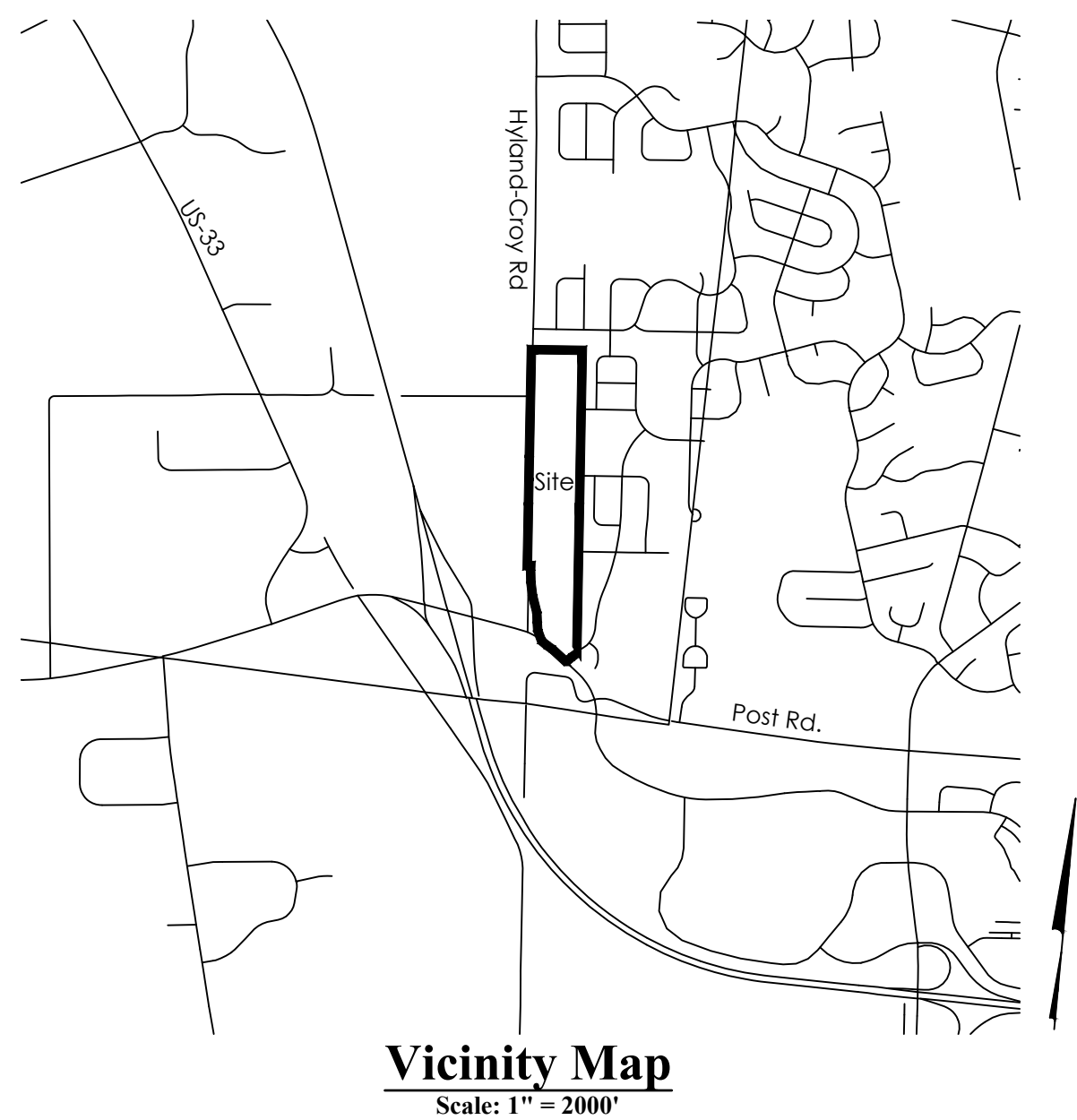


DUBLIN GATEWAY PRELIMINARY PLAT

DUBLIN, OHIO
PRELIMINARY PLAT

INDEX OF DRAWINGS

1. VICINITY MAP
2. PRELIMINARY PLAT
3. PRELIMINARY PLAT
4. PRELIMINARY PLAT



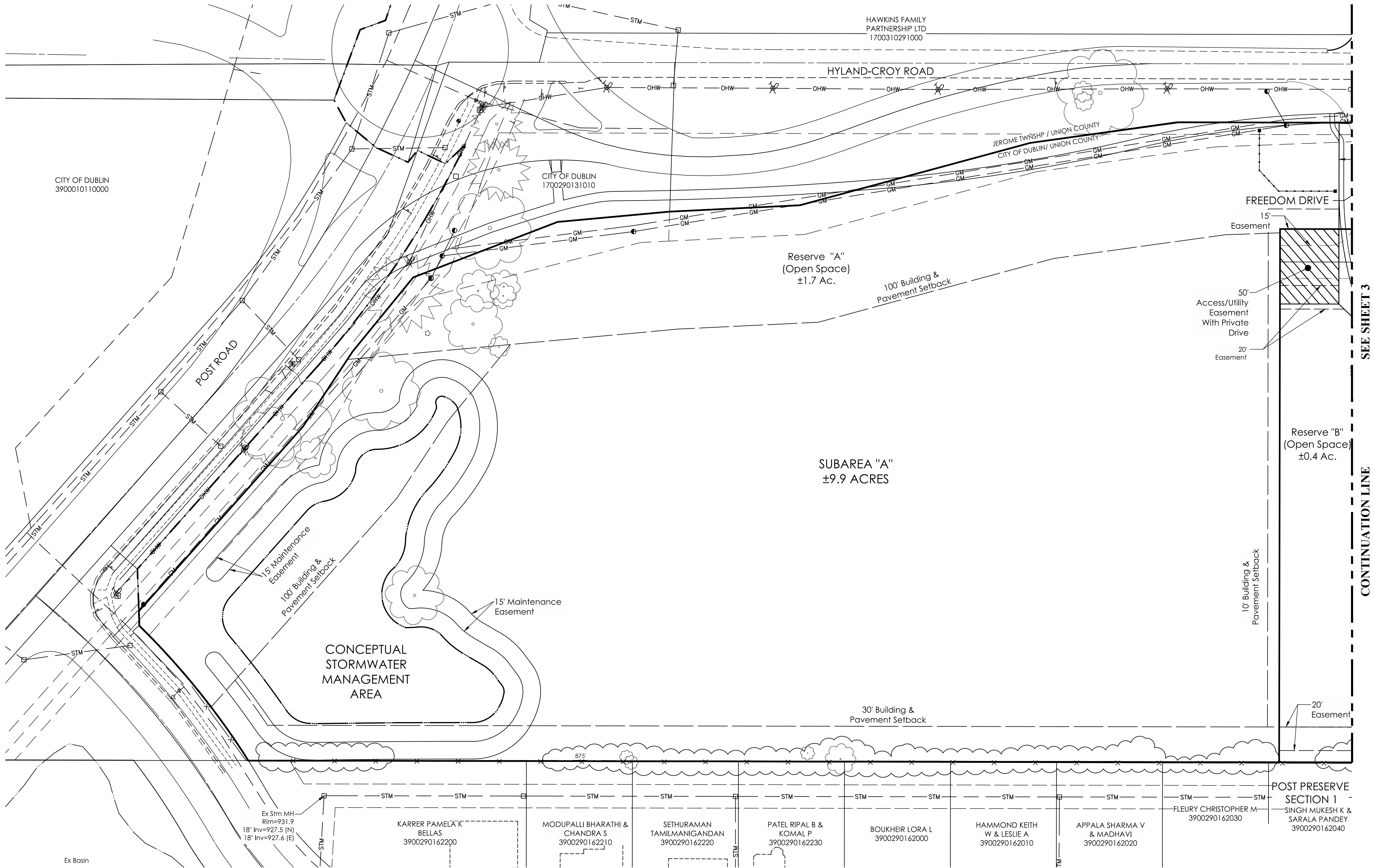
PREPARED FOR:
SCHOTTENSTEIN REAL ESTATE GROUP
2 EASTON OVAL, SUITE 150
COLUMBUS, OH 43219
P : 614.418.8915

DECEMBER 19, 2019

CIVIL ENGINEER &
LANDSCAPE ARCHITECT



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



LEGEND	
Existing Utilities	
STM	Storm Sewer
SAN	Sanitary Sewer
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. BUILDING/PAVEMENT
POST ROAD:	100' MIN. BUILDING/PAVEMENT
EAST:	30' MIN. BUILDING/PAVEMENT
NORTH:	10' MIN. BUILDING/PAVEMENT
INTERIOR:	0'

SUBAREA B:

HYLAND-CROY ROAD:	100' MIN. BUILDING/PAVEMENT
FRONT BUILDING SETBACK:	20' MIN.
REAR BUILDING SETBACK:	
INTERNAL LOTS:	10' MIN.
EAST PROPERTY LINE:	30' MIN.
NORTH PROPERTY LINE:	25' MIN.

SIDE YARD:	
INTERNAL LOTS:	5' MIN.
PERIMETER LOTS (THAT BACK TO EAST AND NORTH PROP. LINE):	7.5' MIN.
PERIMETER LOTS (THAT SIDE TO EAST PROP. LINE)	10' MIN.

RESERVE OWNERSHIP/MAINTENANCE PLANS

	Ownership	Maintained By
Reserve "A"	ACLF	ACLF
Reserve "B"	HOA	HOA
Reserve "C"	ACLF	ACLF
Reserve "D"	HOA	HOA
Reserve "E"	HOA	HOA
Reserve "F"	HOA	City/HOA*
Reserve "G"	HOA	City/HOA*
Reserve "H"	HOA	HOA

* The City Shall Maintain Storm Water Management Basins and Appurtenances thereto which Serve Storm Water Functionality

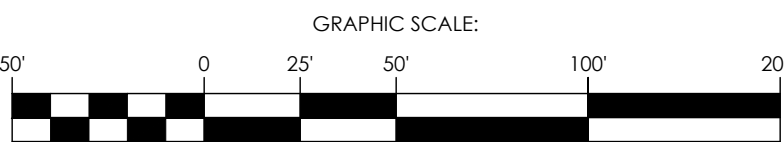
DUBLIN GATEWAY
CITY OF DUBLIN, UNION COUNTY, OHIO
PRELIMINARY PLAT

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

PREPARED BY:



PRELIMINARY PLAT



SEE SHEET 3

CONTINUATION LINE

WIRCHANSKI JOHN
LAWRENCE
1700310390010

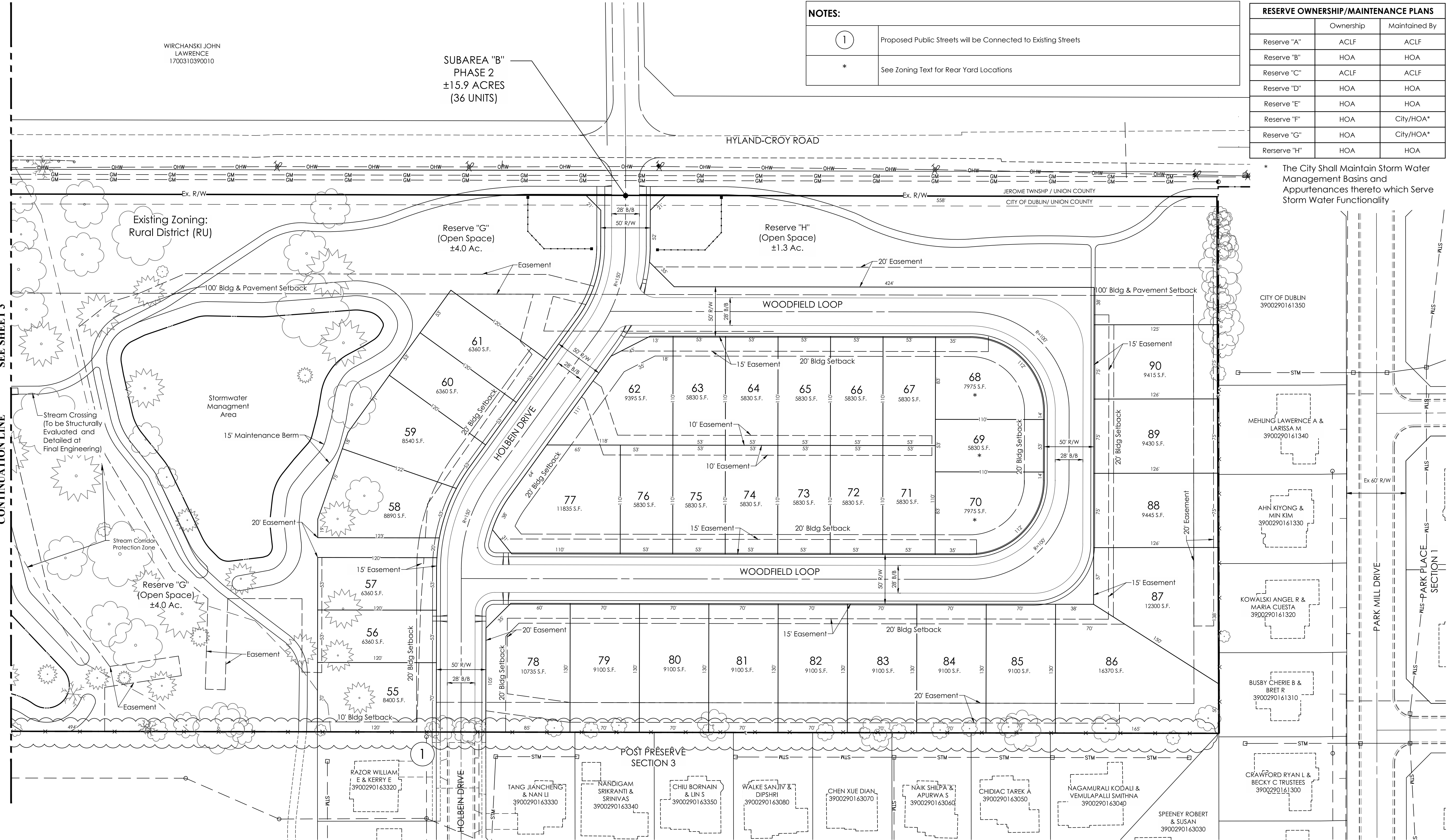
SUBAREA "B"
PHASE 2
±15.9 ACRES
(36 UNITS)

NOTES:

①	Proposed Public Streets will be Connected to Existing Streets
*	See Zoning Text for Rear Yard Locations

RESERVE OWNERSHIP/MAINTENANCE PLANS		
	Ownership	Maintained By
Reserve "A"	ACLF	ACLF
Reserve "B"	HOA	HOA
Reserve "C"	ACLF	ACLF
Reserve "D"	HOA	HOA
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DUBLIN GATEWAY

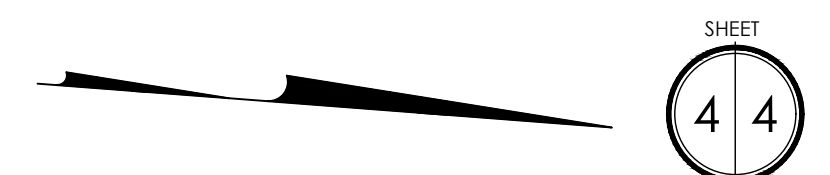
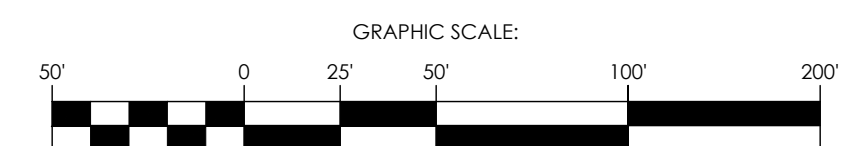
CITY OF DUBLIN, UNION COUNTY, OHIO
PRELIMINARY PLAT

SCHOTTENSTEIN REAL ESTATE GROUP
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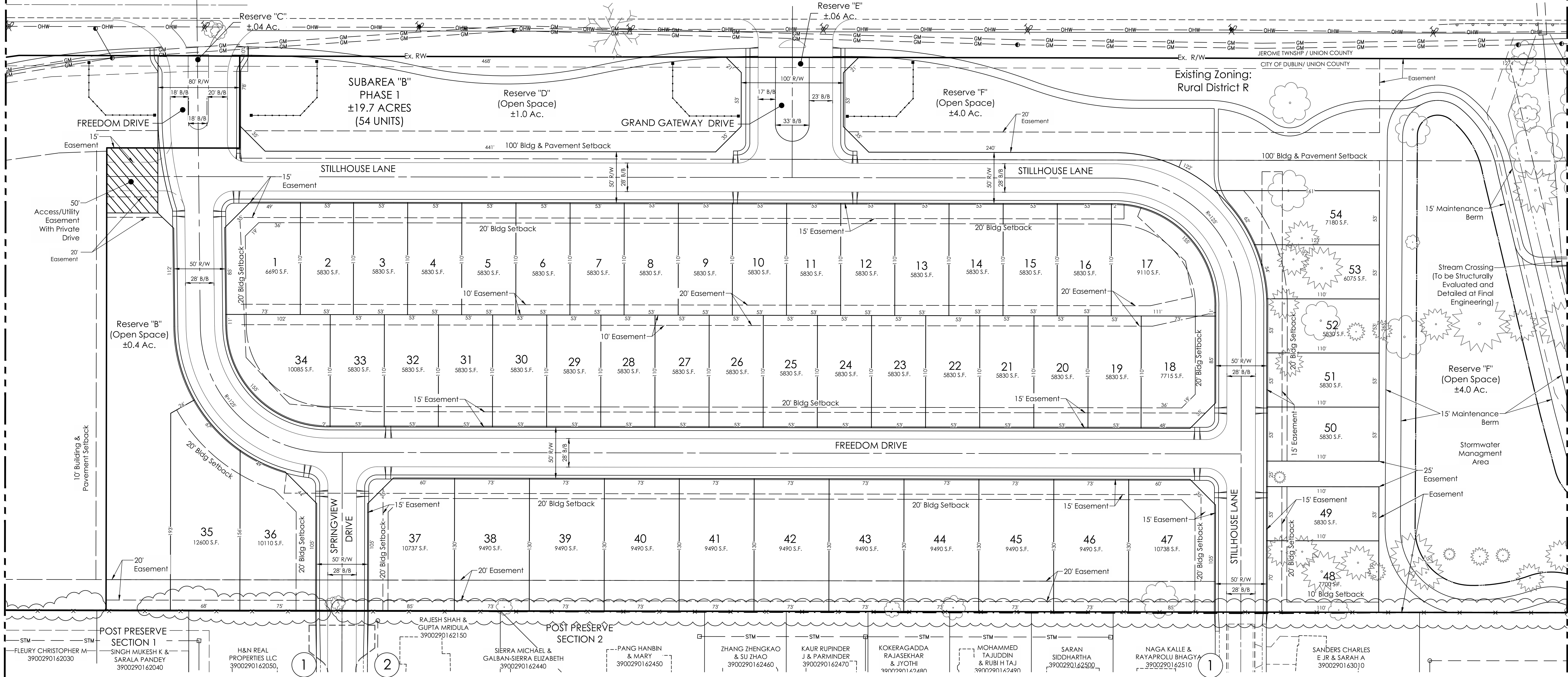


SEE SHEET 2

CONTINUATION LINE

WIRCHANSKI JOHN
LAWRENCE
1700310390010

HYLAND-CROY ROAD



SEE SHEET 4

CONTINUATION LINE

NOTES:

- Proposed Public Streets will be Connected to Existing Streets
- Existing Hammerhead at Springview Lane to be Removed: as Existing Easements Allow, with Street Connection to Proposed Development

RESERVE OWNERSHIP/MAINTENANCE PLANS		
	Ownership	Maintained By
Reserve "A"	ACLF	ACLF
Reserve "B"	HOA	HOA
Reserve "C"	ACLF	ACLF
Reserve "D"	HOA	HOA
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DUBLIN GATEWAY

CITY OF DUBLIN, UNION COUNTY, OHIO

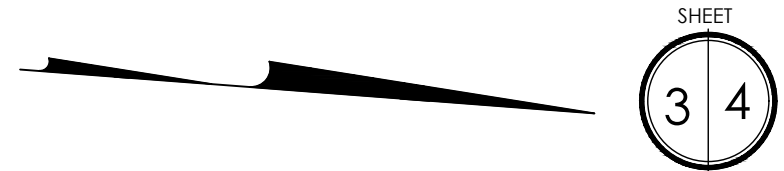
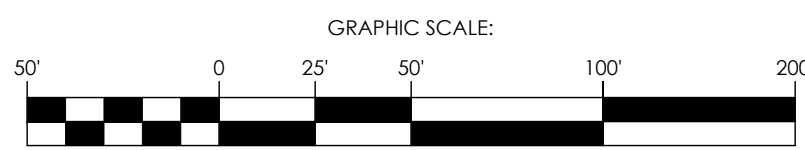
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DUBLIN GATEWAY

DECEMBER 19, 2019

20170464