

# DUBLIN GATEWAY PRELIMINARY PLAT

DUBLIN, OHIO

# PRELIMINARY PLAT

PREPARED FOR:

SCHOTTENSTEIN REAL ESTATE GROUP

2 EASTON OVAL, SUITE 150

COLUMBUS, OH 43219

P : 614.418.8915

FEBRUARY 4, 2020

CIVIL ENGINEER &  
LANDSCAPE ARCHITECT

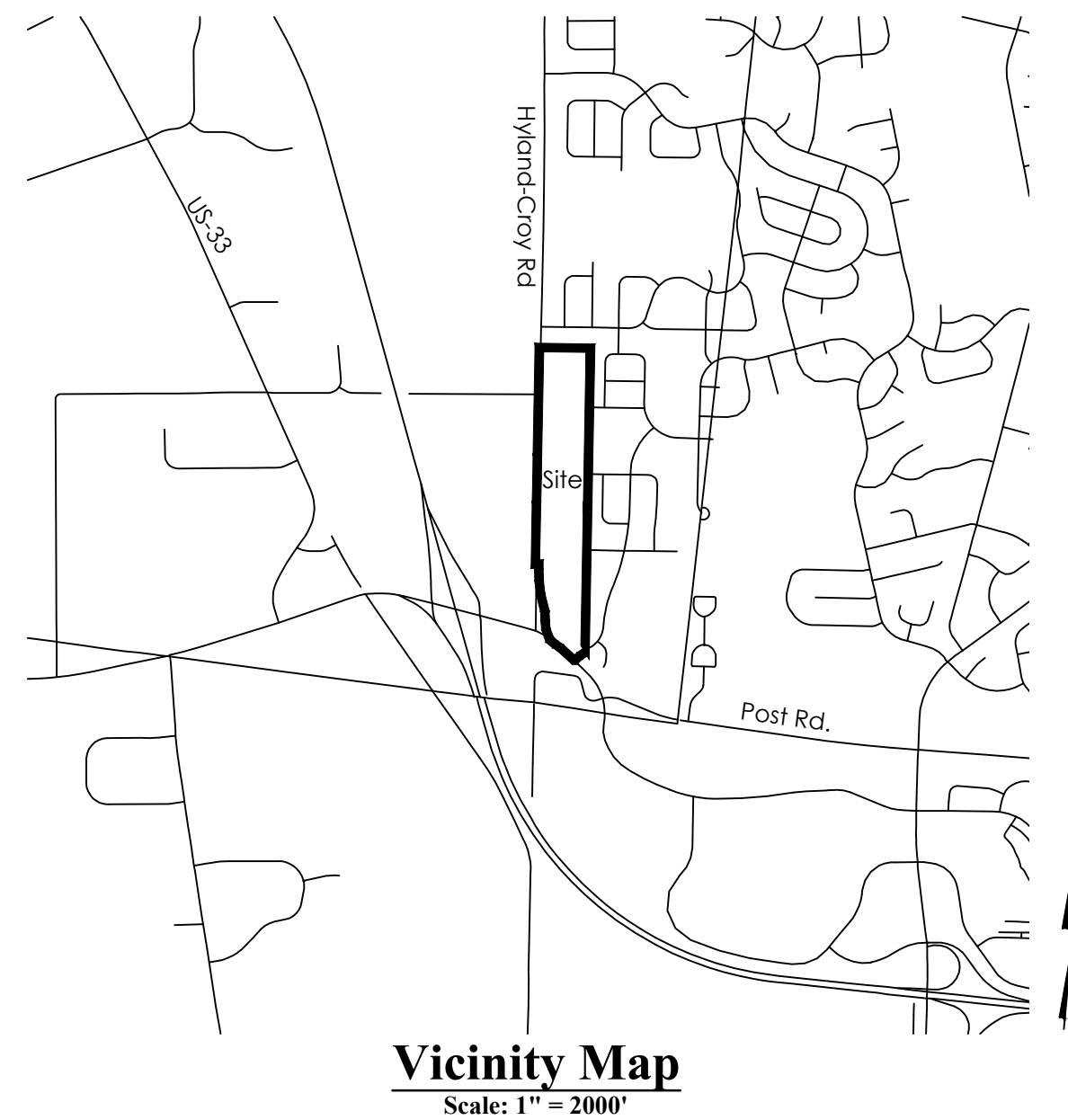


Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
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emht.com

## INDEX OF DRAWINGS

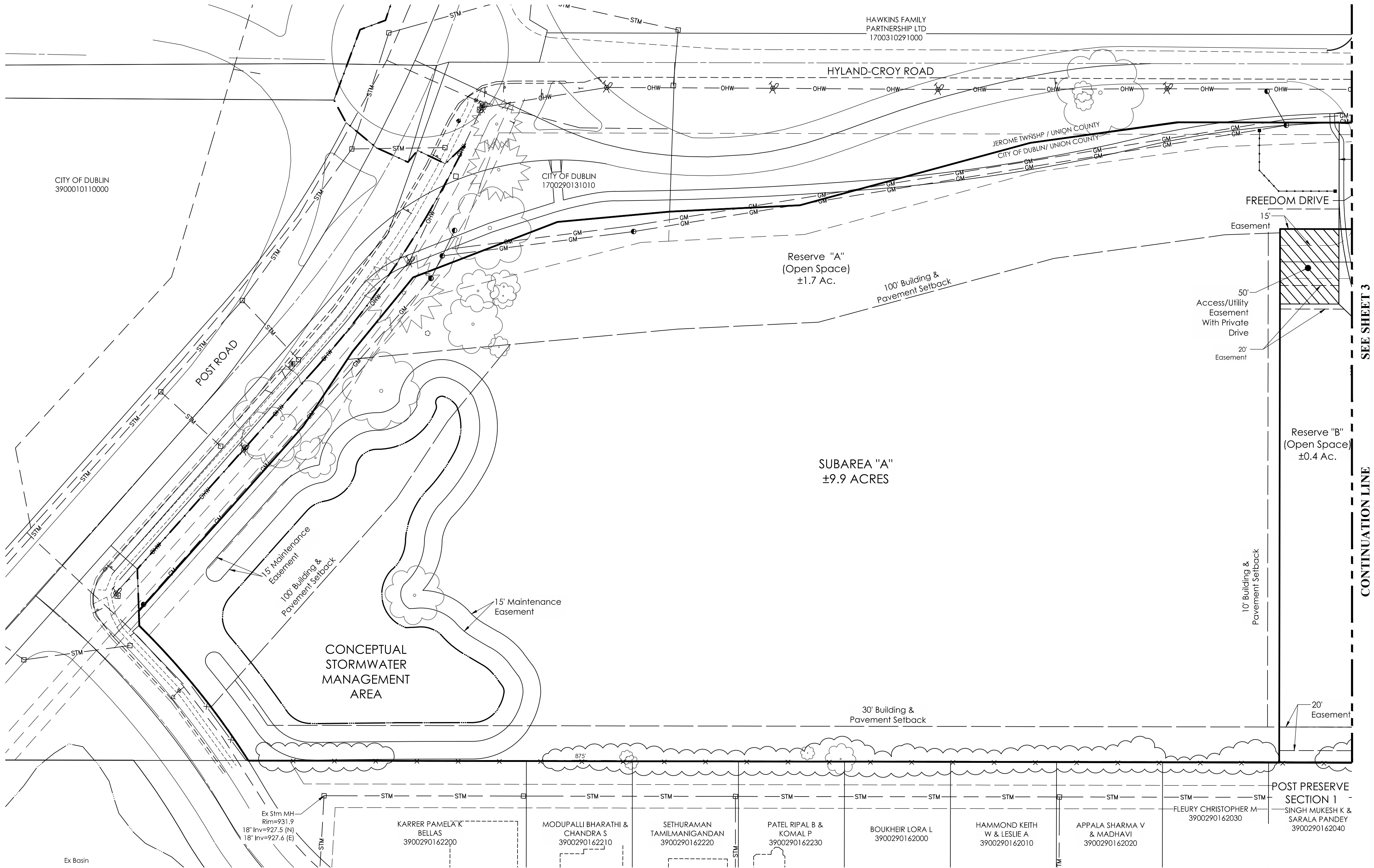
1. VICINITY MAP
2. PRELIMINARY PLAT
3. PRELIMINARY PLAT
4. PRELIMINARY PLAT











| 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"                         | ACLIF     | ACLIF         |
| Reserve "B"                         | CITY      | HOA           |
| Reserve "C"                         | CITY      | ACLIF         |
| Reserve "D"                         | CITY      | HOA           |
| Reserve "E"                         | CITY      | HOA           |
| Reserve "F"                         | CITY      | City/HOA*     |
| Reserve "G"                         | CITY      | City/HOA*     |
| Reserve "H"                         | CITY      | HOA           |

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

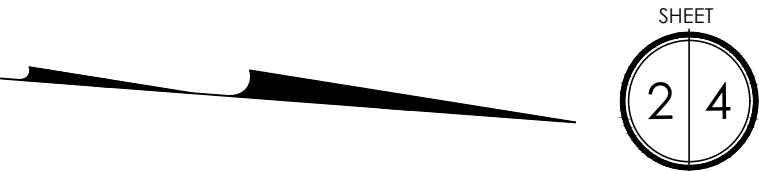
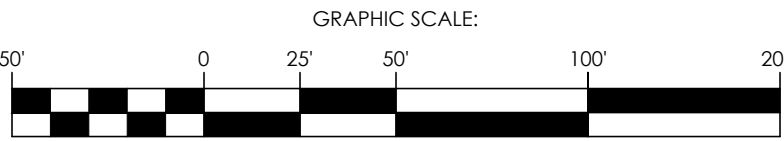
DUBLIN GATEWAY  
CITY OF DUBLIN, UNION COUNTY, OHIO  
PRELIMINARY PLAT

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

PREPARED BY:



PRELIMINARY PLAT





WIRCHANSKI JOHN  
LAWRENCE  
1700310390010

HYLAND-CROY ROAD

SEE SHEET 2

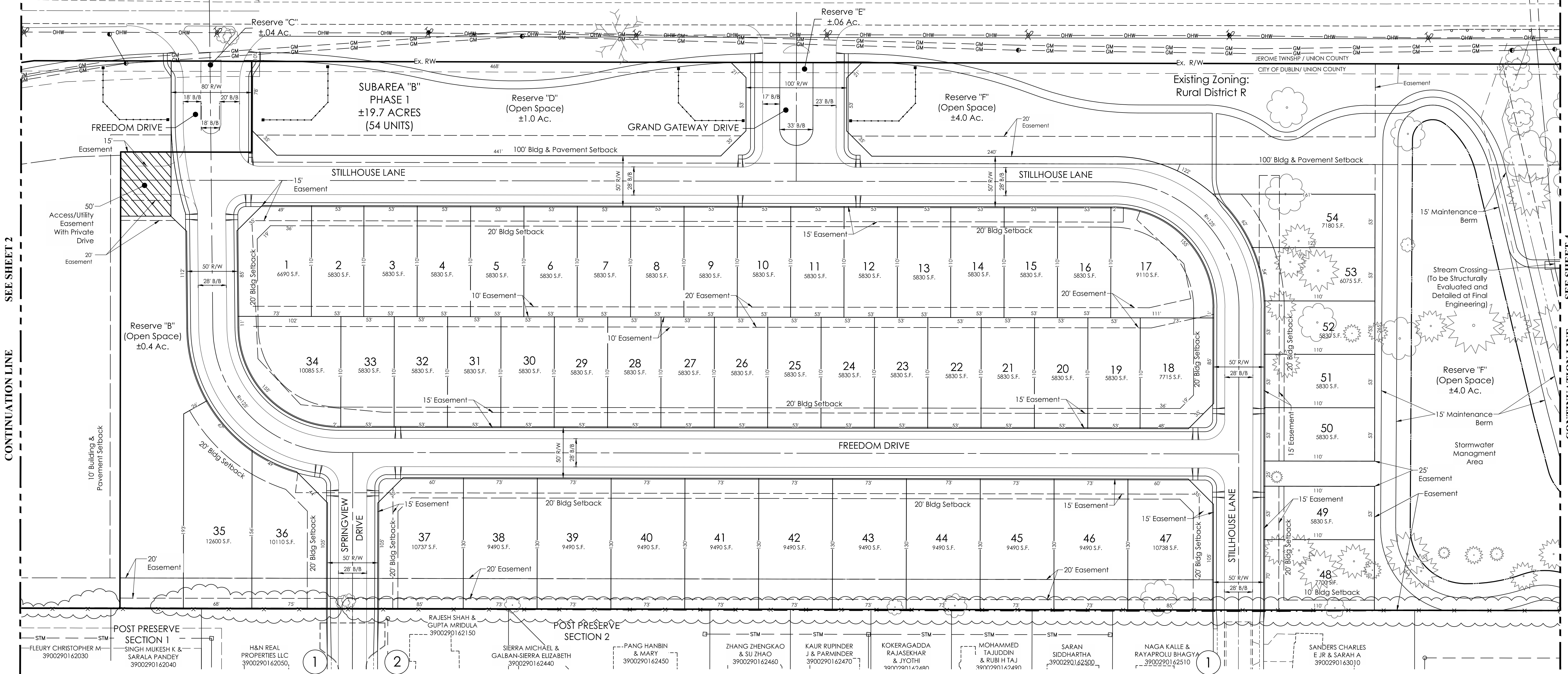
CONTINUATION LINE

SEE SHEET 2

CONTINUATION LINE

SEE SHEET 4

CONTINUATION LINE



NOTES:

1

Proposed Public Streets will be Connected to Existing Streets

2

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" | CITY      | HOA           |
| Reserve "C" | CITY      | ACLF          |
| Reserve "D" | CITY      | HOA           |
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CITY OF DUBLIN, UNION COUNTY, OHIO

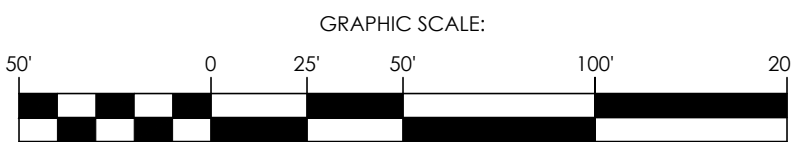
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DUBLIN GATEWAY

FEBRUARY 4, 2020

20170464

SHEET  
3 4



SEE SHEET 3  
CONTINUATION LINE

WIRCHANSKI JOHN  
LAWRENCE  
1700310390010

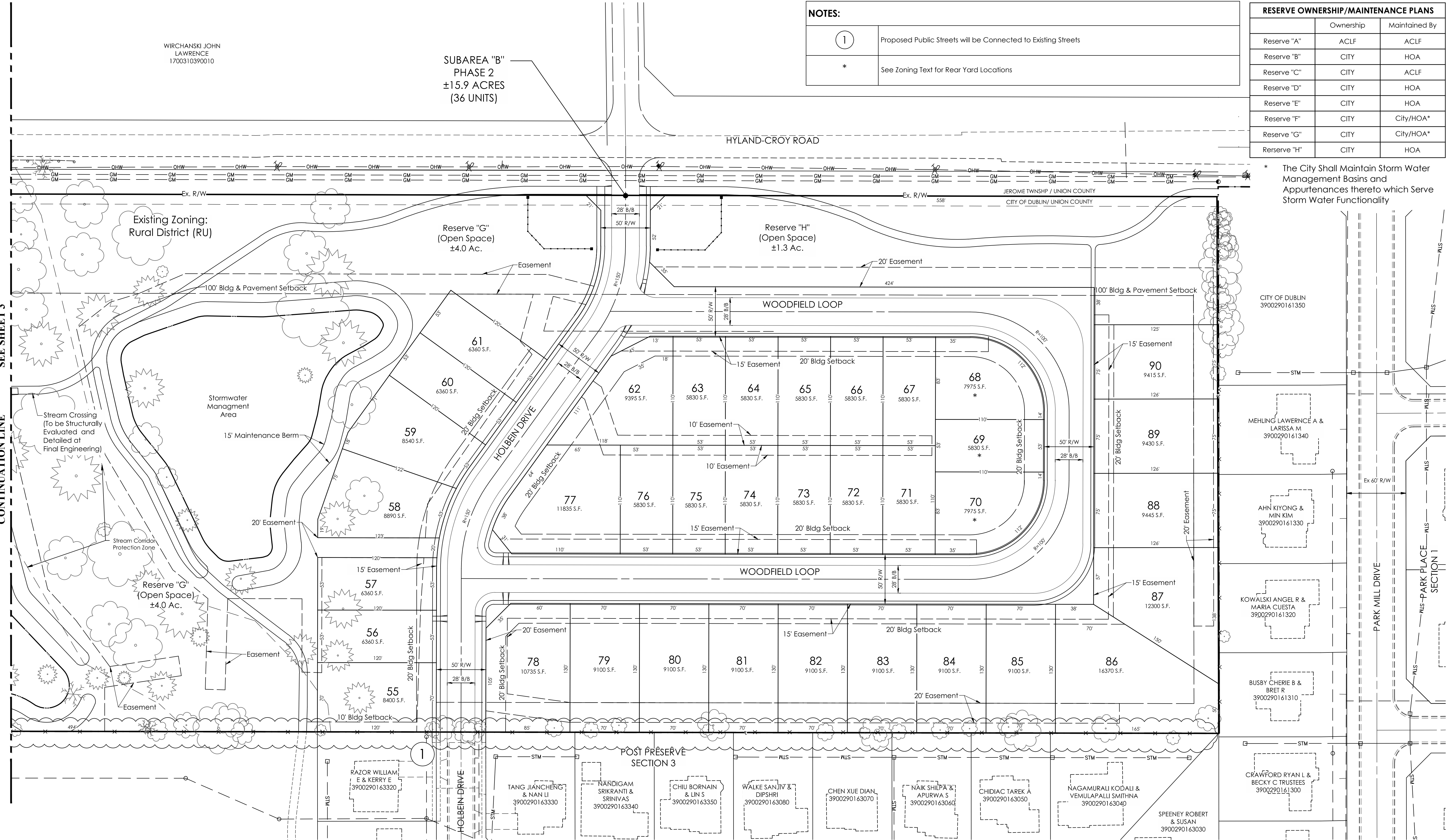
SUBAREA "B"  
PHASE 2  
±15.9 ACRES  
(36 UNITS)

NOTES:

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

| RESERVE OWNERSHIP/MAINTENANCE PLANS |           |               |
|-------------------------------------|-----------|---------------|
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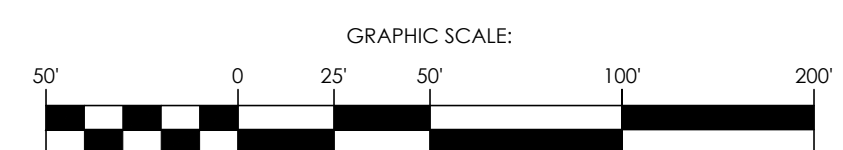
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