

# HYLAND GLEN PRELIMINARY PLAT

DUBLIN, OHIO

PREPARED FOR:

THE PARAGON BUILDING GROUP, LTD.

DBA VIRGINIA HOMES

485 METRO PLACE SOUTH

SUITE 350

DUBLIN, OHIO 43017

July 26, 2021

SURVEYOR, CIVIL ENGINEER &  
LANDSCAPE ARCHITECT

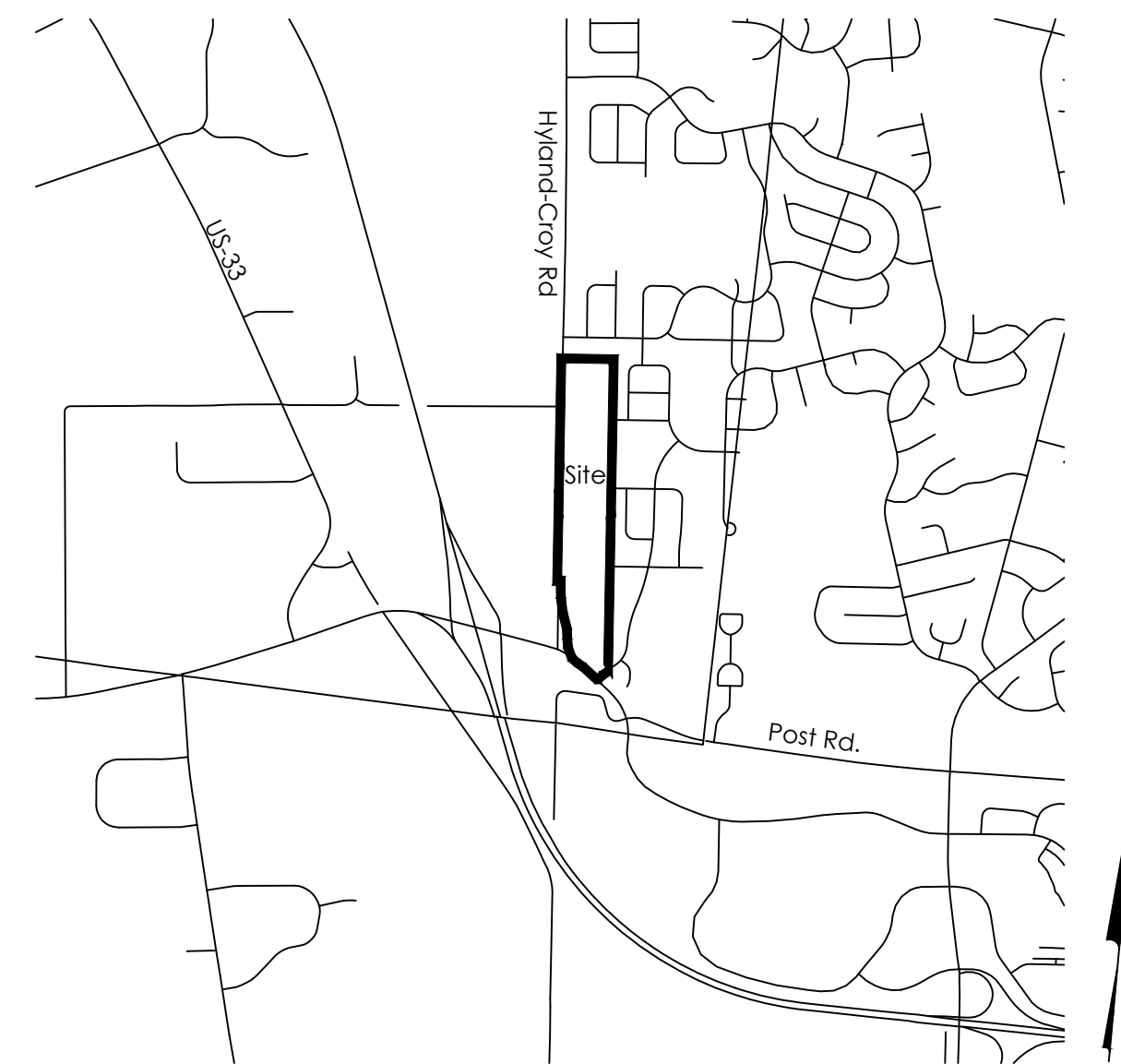


Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3648

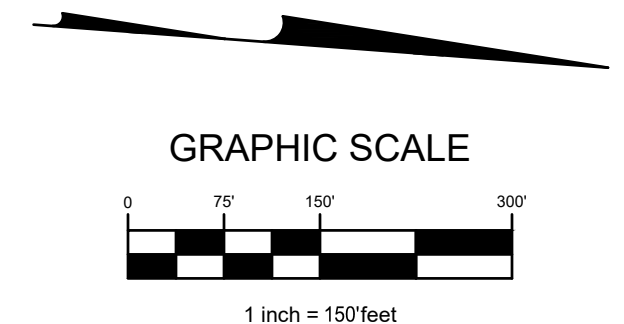
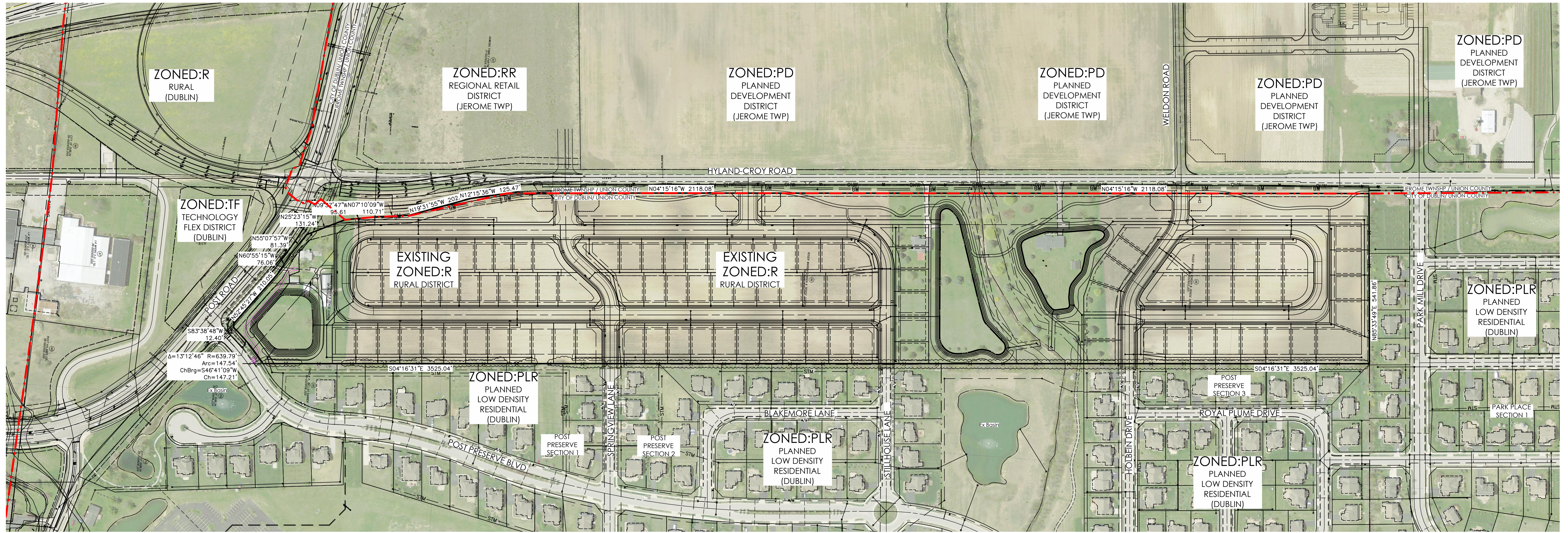
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## INDEX OF DRAWINGS

1. COVER
2. VICINITY MAP
3. SITE PLAN
4. TREE PRESERVATION PLAN
5. TREE PRESERVATION DATA TABLE



**Vicinity Map**  
Scale: 1" = 2000'



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REVISIONS	
DATE	DESCRIPTION

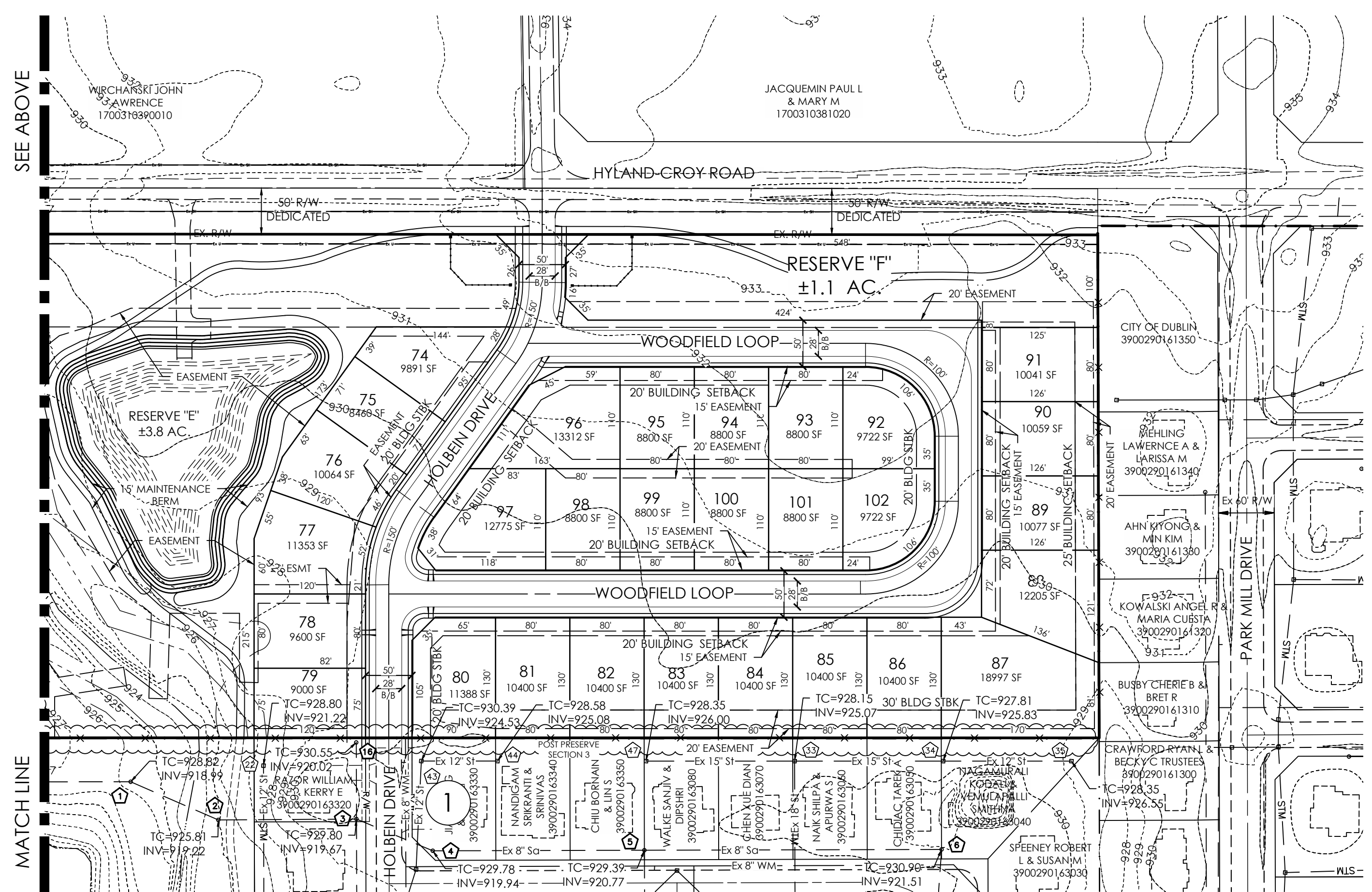
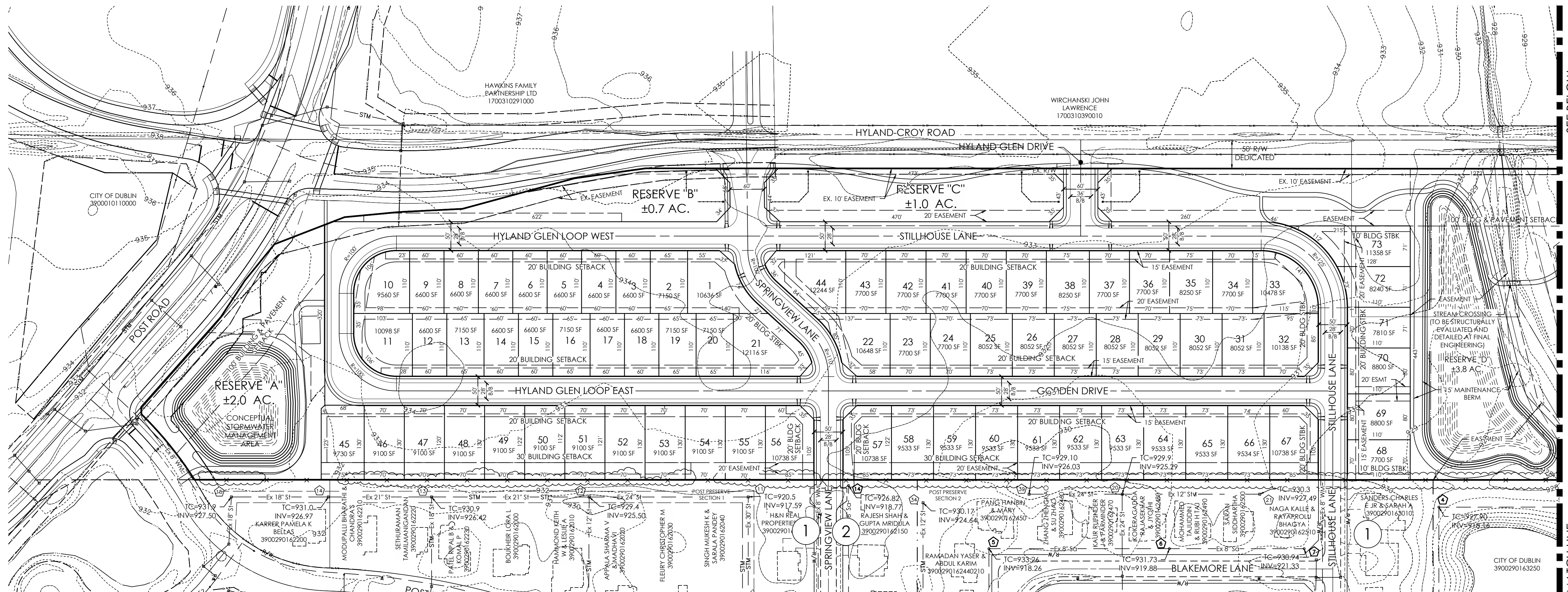
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THE PARAGON BUILDING GROUP LTD.  
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 485 METRO PLACE SOUTH  
 SUITE 350  
 DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 PRELIMINARY PLAT  
 FOR  
**HYLAND GLEN**  
 VICINITY MAP

LOCATED IN:  
 VIRGINIA MILITARY SURVEY NUMBER 3452  
 STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME

Date	Job No.
JULY 26, 2021	20210326
Scale	Sheet
1"=150'	2/5



**SITE STATISTICS: (OVERALL)**

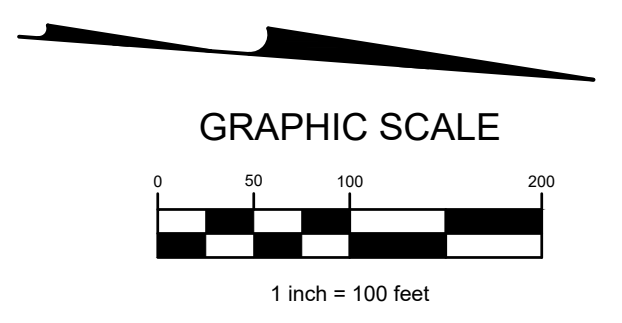
EXISTING ZONING:	R
PROPOSED ZONING:	PUD
TOTAL ACREAGE:	42.5 ACRES
TOTAL NUMBER OF LOTS:	102
GROSS DENSITY:	2.4 LOTS/ACRE
TOTAL OPEN SPACE REQUIRED:	6.46 ACRES/(15.2%)
- LAND DEDICATION:	
- 42.55 X .02 = 0.85 / ACRES	
- .03 X 102 LOTS = 3.06 ACRES	
	3.91 ACRES
- RECREATIONAL FACILITIES:	
- 0.025 X 102 = 2.55 ACRES	
TOTAL OPEN SPACE PROVIDED:	±12.4 ACRES/(29.1%)

RESERVE OWNERSHIP/MAINTENANCE PLANS		
	Ownership	Maintained By
Reserve "A"	CITY	CITY
Reserve "B"	CITY	HOA
Reserve "C"	CITY	HOA
Reserve "D"	CITY	City/HOA*
Reserve "E"	CITY	City/HOA*
Reserve "F"	CITY	HOA*

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

**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



REVISIONS	
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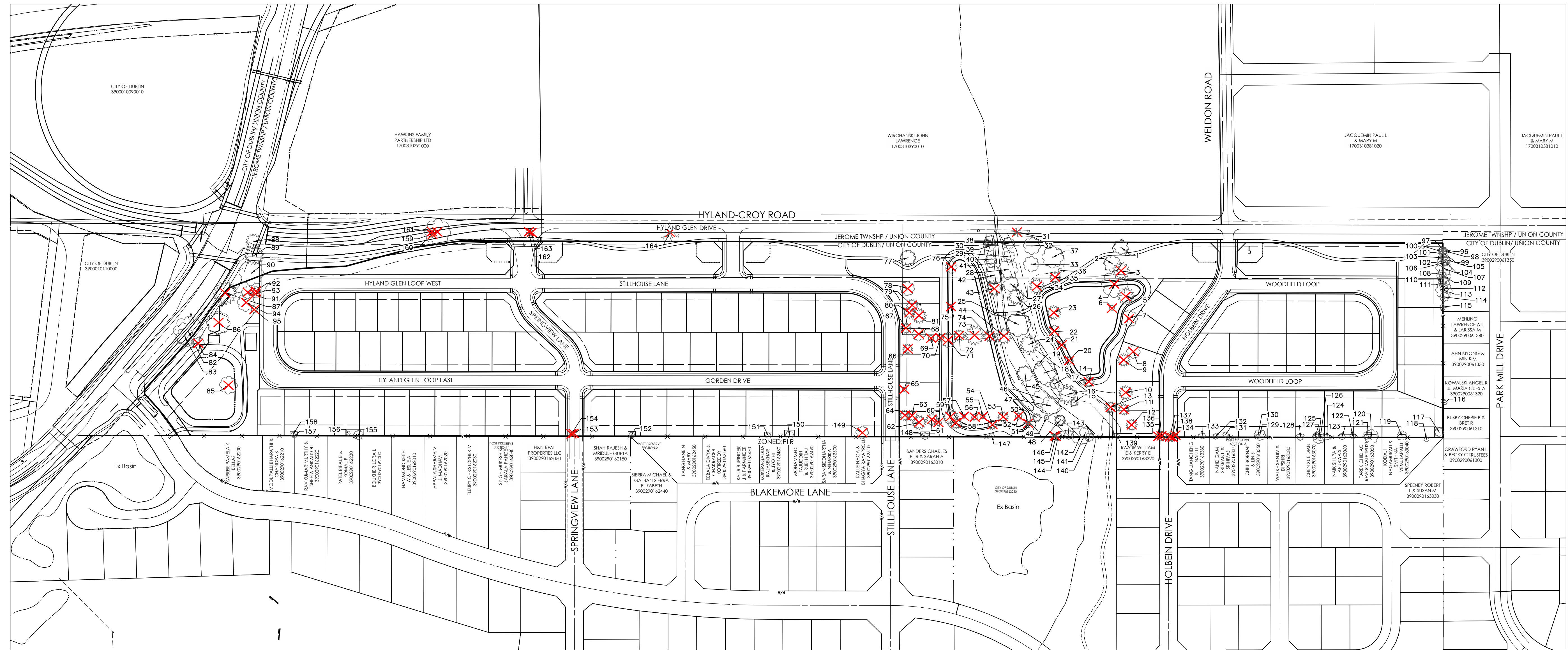


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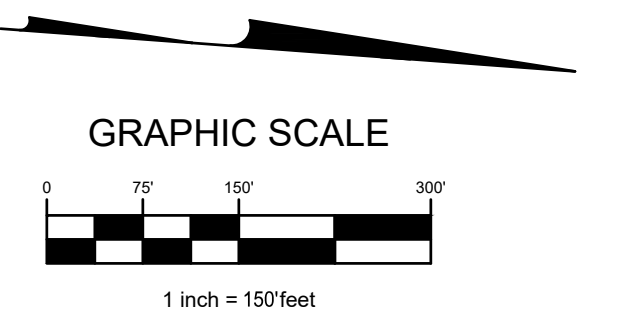
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PRELIMINARY PLAT  
FOR  
**HYLAND GLEN**  
SITE PLAN

LOCATED IN:  
VIRGINIA MILITARY SURVEY NUMBER 3452  
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME

Date	JULY 26, 2021	Job No.	20210326
Scale	1"=100'	Sheet	3/5



✗ ANTICIPATED TREES TO BE REMOVED



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REVISIONS	
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 DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 PRELIMINARY PLAT  
 FOR  
**HYLAND GLEN**  
 TREE PRESERVATION PLAN

LOCATED IN:  
 VIRGINIA MILITARY SURVEY NUMBER 3452  
 STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME

Date	Job No.
JULY 26, 2021	20210326
Scale	Sheet
1"=150'	4/5

Table with 11 columns: #, Common Name, Scientific Name, Size (in), Stems per Tree, Condition, Indicator, Remove Tree, Inches Removed, Inches to Replace. Contains 84 rows of tree data including species like Silver Maple, Sweetgum, White Pine, etc.

Table with 11 columns: #, Common Name, Scientific Name, Size (in), Stems per Tree, Condition, Indicator, Remove Tree, Inches Removed, Inches to Replace. Contains 64 rows of tree data, including rows 85-164 with various species and their removal/replacement status.

TREE CHART

TOTAL TREES 164 TREES / 2871 CAL. IN
TREES REMOVED 69 TREES / 1223 CAL. IN
- POOR / DEAD 23 TREES / 475 CAL. IN
- GOOD/FAIR 46 TREES / 748 CAL. IN
TREES TO BE REPLACED 299 TREES / 748 CAL. IN

\* ASSUMES MIN REPLACEMENT SIZE 2.5"
\*\*NOTE: ALL TREE REMOVAL AND REPLACEMENT TO BE CONFIRMED WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING.

LEGEND
Dead (with 'x' symbol) Dead Trees
Offsite Trees (with grey box symbol)

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Table with 2 columns: REVISIONS, DATE, DESCRIPTION. Includes header and empty rows for revision tracking.

EMHT logo and contact information for Evans, Mechwart, Hamilton & Tillon, Inc. including address and phone numbers.

THE PARAGON BUILDING GROUP LTD. DBA VIRGINIA HOMES, 485 METRO PLACE SOUTH, SUITE 350, DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO PRELIMINARY PLAT FOR HYLAND GLEN TREE PRESERVATION DATA TABLE

LOCATED IN: VIRGINIA MILITARY SURVEY NUMBER 3452 STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME

Table with 2 columns: Date (JULY 26, 2021), Job No. (20210326), Scale (NONE), Sheet (5/5)