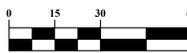


**GRAPHIC SCALE**



**SITE NOTES**

- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PRIVATE PAVEMENT MARKINGS SHALL BE WHITE UNLESS OTHERWISE NOTED.
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**LEGEND**

- PAVEMENT SECTION, SEE DETAIL SHEET 3 (1.5" ASPHALT, 6" RCC)
- CONCRETE PAVEMENT SECTION, SEE DETAIL SHEET 3 (DUMPSTER PAD - ITEM 451)
- COMMERCIAL DRIVEWAY APPROACH, PER COL STD DWG 2202
- CONCRETE SIDEWALK, SEE DETAIL SHEET 3
- ACCESSIBLE ROUTE

**SUB-SUMMARY OF TRAFFIC MARKINGS**

LOCATION (SECTION)	CROSSWALK LINE 12" WHITE (L.F.)	YIELD LINE WHITE (L.F.)
39+93		16
40+51	3.3	
40+58	3.3	
40+78		16
66		32

**LEGEND**

- CW CROSSWALK LINE - 12" WHITE
- YL YIELD LINE

**NOTES:**  
 1. ALL SIGNS AND SIGN SUPPORTS SHALL CONFORM TO THE LATEST EDITION OF THE OMUTCD, ODOT STANDARD CONSTRUCTION DRAWINGS, AND THE 2019 ODOT CMS. ANY DEVIATIONS FROM THE ABOVE REQUIREMENTS FOR SIGNS AND/OR SUPPORTS WITHIN THE SUBDIVISION, SHALL REQUIRE WRITTEN APPROVAL FROM THE CITY.  
 2. SEE THIS SHEET FOR SUB-SUMMARY ITEMS.

**SUB-SUMMARY OF TRAFFIC SIGNS AND SUPPORTS**

LOCATION	CODE	SIZE	FLAT SHEET (S.F.)	SIGN POST (L.F.)
SUNBURY MEADOWS DRIVE				
39+93	R1-5	36x36	9	14
40+78	R1-5	36x36	9	14
			18.00	28

**CODED NOTES**

- (A) EXTRUDED CURB, SEE DETAIL SHEET 3
  - (B) COMBINED CURB AND WALK, SEE DETAIL SHEET 3
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  - (D) PARKING BLOCK, SEE DETAIL SHEET 3
  - (E) EV CHARGING STATION
  - (F) LANDSCAPE FENCING, SEE LANDSCAPE PLAN
  - (G) LANDSCAPE/OPEN SPACE, SEE LANDSCAPE PLANS
  - (H) ACCESSIBLE PARKING SPACE, SEE DETAILS SHEET 3
  - (I) ACCESSIBLE PARKING SIGN, SEE DETAIL SHEET 3
  - (J) CONCRETE DUMPSTER PAD, SEE DETAIL SHEET 3
  - (K) 12" WHITE CROSSWALK LINE PAVEMENT MARKINGS
  - (L) CONCRETE STEPS PER COL STD DWG 2328
- (32) NUMBER OF PARKING SPACES IN ROW

**SITE STATISTICS**

**SITE LOCATION:** SUNBURY MEADOWS DRIVE, CITY OF SUNBURY, OHIO  
**SUB-AREA 'B' - SUNBURY COMMERCE PARK APARTMENTS**  
**PARCEL NUMBERS:** 41741202001016 & 41741202001017  
**GROSS ACREAGE:** ±8.575 AC.  
**MAX PERMITTED UNITS:** 120 UNITS  
**MIN. PARKING SPACES:** 222

**WEST LOT (41741202001016)**  
**ACREAGE:** ±4.586 AC.  
**UNITS:** 78 UNITS  
**PARKING PROVIDED:** 105 SURFACE SPACES & 25 GARAGE SPACES  
 INCLUDES 7 ACCESSIBLE SPACES (1 VAN ACCESSIBLE)

**EAST LOT (41741202001017)**  
**ACREAGE:** ±3.989 AC.  
**UNITS:** 42 UNITS  
**PARKING PROVIDED:** 67 SURFACE SPACES & 25 GARAGE SPACES  
 INCLUDES 6 ACCESSIBLE SPACES (1 VAN ACCESSIBLE)

**TOTAL ACTUAL DWELLING UNITS:** 120 UNITS  
**PARKING PROVIDED:** 222 SPACES (1.85/D.U.)  
 INCLUDES 13 ACCESSIBLE SPACES (2 VAN ACCESSIBLE)  
 • 50 GARAGE SPACES  
 • 172 SURFACE SPACES

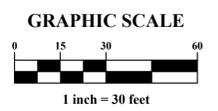
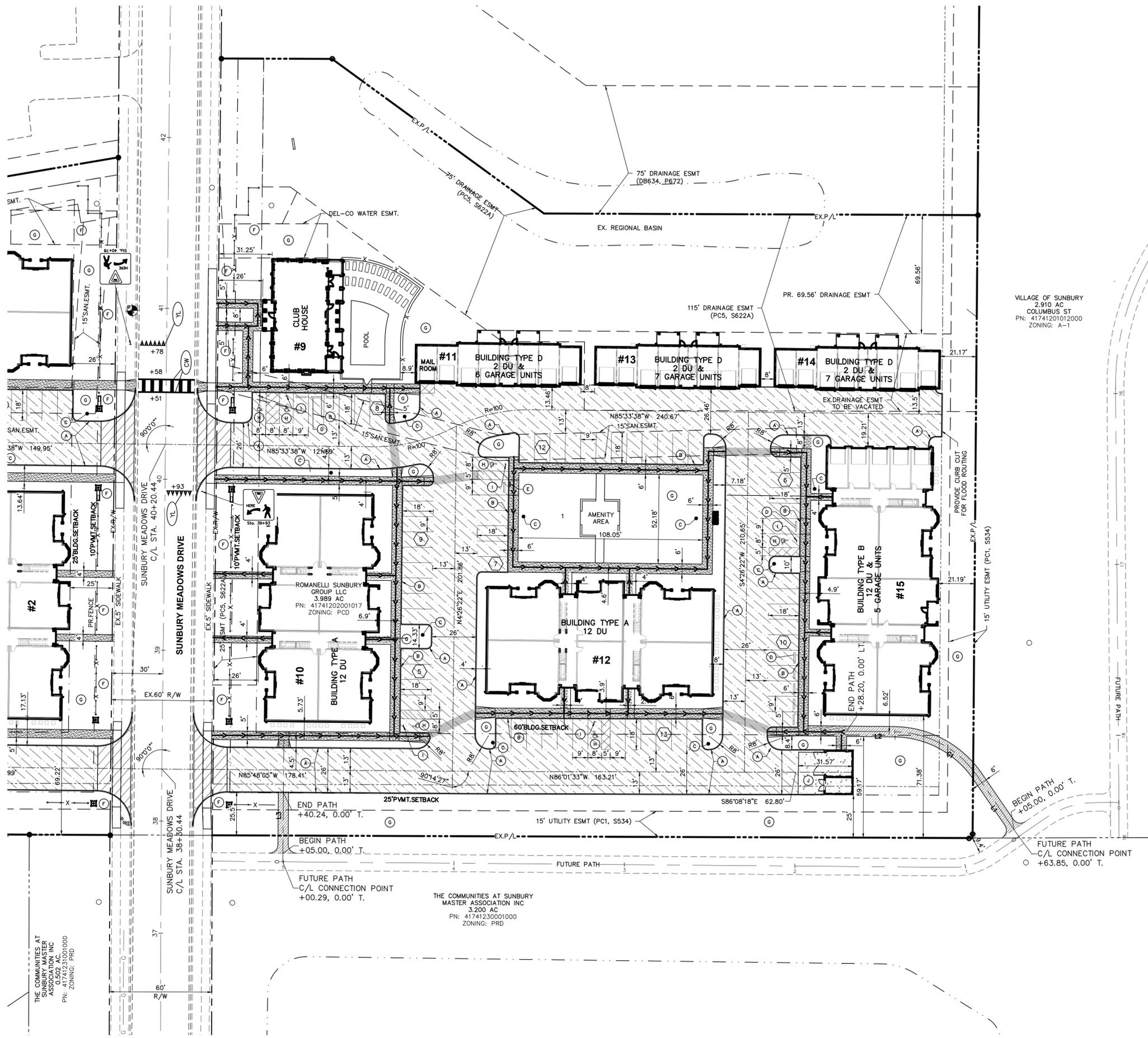
PLAN PREPARED BY: **ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS**  
 781 Science Blvd., Suite 100  
 Gahanna, Ohio 43230  
 PH 614.428.7750  
 FAX 614.428.7755

PLAN PREPARED FOR: **Romanelli & Hughes**  
 Romanelli & Hughes  
 148 E. Sunbury Road  
 Sunbury, Ohio 43081  
 PH 614.591-5252  
 FAX 614.591-5252

CITY OF SUNBURY, DELAWARE COUNTY, OHIO  
**PRIVATE SITE IMPROVEMENT PLAN**  
**FOR**  
**SUNBURY COMMERCE PARK**  
**APARTMENTS**  
**SITE DIMENSION PLAN**

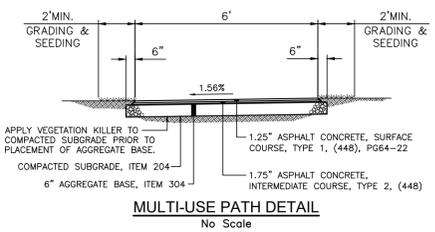
No.	Revision	Date	Approved
1	REVISED AMENITY SPACES		

**Date:** 09/20/2023  
**Scale:** 1"=30'  
**Drawn By:** CLE  
**Checked By:** DDD  
**Project Number:** 18-0029-149  
**Drawing Number:** 5 / 22



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  - CONCRETE SIDEWALK, SEE DETAIL SHEET 3
  - ACCESSIBLE ROUTE
  - ASPHALT PATH, SEE DETAIL THIS SHEET



**LINE TABLE**

LINE	DISTANCE	BEARING
L1	37.85'	N30°43'47"W
L2	27.93'	N85°33'38"W
L3	35.24'	N04°09'23"E

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	054°49'51"	60.00'	57.42'	N58°08'43"W	55.25'

- CODED NOTES**
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CITY OF SUNBURY, DELAWARE COUNTY, OHIO  
**PRIVATE SITE IMPROVEMENT PLAN FOR SUNBURY COMMERCE PARK APARTMENTS**

No.	Revision	Date	Approved
1	REVISED AMENITY SPACES		

Date: 09/20/2023  
 Scale: 1"=30'

Drawn By: CLE  
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Project Number: 18-0029-149  
 Drawing Number: 6 / 22