



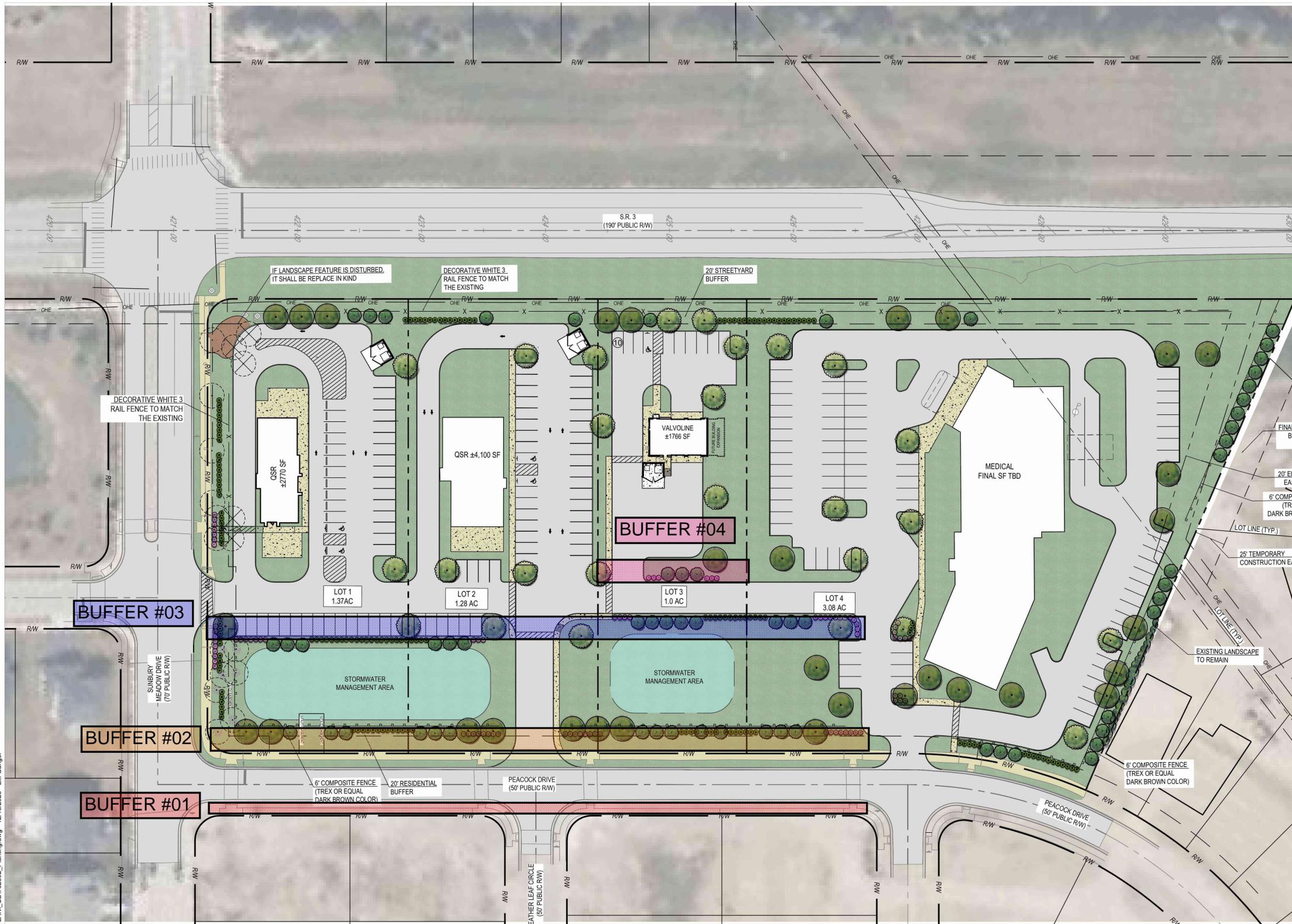
CESO
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BLUESTONE SINGLE TENANT PROPERTIES

SUNBURY MEADOWS

STATE ROUTE 3 & SUNBURY MEADOWS DRIVE
SUNBURY, OHIO 43074



FINAL GRADING OF AREA TO BE DETERMINED DURING FINAL ENGINEERING

20' ELECTRIC EASEMENT

6' COMPOSITE FENCE (TREX OR EQUAL DARK BROWN COLOR)

LOT LINE (TYP.)

25' TEMPORARY CONSTRUCTION EASEMENT

EXISTING LANDSCAPE TO REMAIN

LOT LINE (TYP.)

EXISTING LANDSCAPE TO REMAIN



6' COMPOSITE TREX FENCE FOR REFERENCE



DECORATIVE 3 RAIL FENCE FOR REFERENCE

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	26	CANOPY TREE A - 30' MATURE HT	---
	31	CANOPY TREE B - 30' MATURE HT	---
	60	EVERGREEN TREE - 12' MATURE HT	---
SHRUBS			
	84	DECIDUOUS SHRUB	---
	160	EVERGREEN SHRUB	---

LEGEND

	RW	RIGHT OF WAY LINE
		PROPERTY BOUNDARY LINE
		EASEMENT LINE
	OHE	OVERHEAD POWER LINE
	STM	STORM DRAIN
	SSW	SANITARY SEWER
	W	WATER LINE
	G	GAS LINE
	UGT	UNDERGROUND TELEPHONE LINE
	UGE	UNDERGROUND ELECTRIC LINE
		EXISTING LANDSCAPE TO REMAIN
	100	MAJOR EXISTING CONTOUR
	102	MINOR EXISTING CONTOUR
		EXISTING STREET TREES TO REMAIN
		EXISTING STREET TREES TO BE REMOVED

LANDSCAPE REQUIREMENTS

BUFFERS

US 3 HWY:
REQUIRED SCREENING MAY CONSIST OF A COMBINATION OF SHRUBS, EVERGREEN AND DECIDUOUS TREES

SUNBURY MEADOWS DRIVE:
REQUIRED SCREENING MAY CONSIST OF A COMBINATION OF SHRUBS, EVERGREEN AND DECIDUOUS TREES

ADJACENT TO RESIDENTIAL HOMES:
REQUIRED SCREENING MAY CONSIST OF A COMBINATION OF SHRUBS, EVERGREEN AND DECIDUOUS TREES

INTERIOR LANDSCAPING

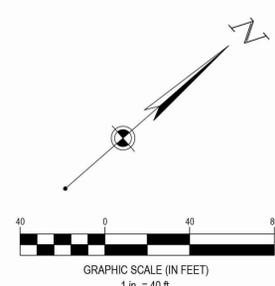
REQUIRED TREES: 26 (1 TREE PER LANDSCAPE ISLAND)
PROPOSED TREES: 26

TREE REQUIREMENTS

TOTAL IMPERVIOUS AREA: 163,350 SF
REQUIRED CANOPY TREES: 33 TREES (1 CANOPY TREE PER 5,000 SF OF GROUND COVERAGE- BUILDINGS & VUA)
PROPOSED CANOPY TREES: 62 TREES (44 PROPOSED TREES AND 18 EXISTING TREES)

GENERAL NOTES:

- PARKING LOT TREES ARE SHOWN FOR REFERENCE, FINAL LOCATION AND QUANTITY TO BE DETERMINED DURING FINAL ENGINEERING
- TRASH ENCLOSURE SHALL BE SCREENED WITH WALLS, FENCING, OR SHRUBBERY THAT IS A MINIMUM OF 6' TALL. WALL MATERIAL SHALL BE COMPLIMENTARY TO THE BUILDING MATERIALS. FENCING MATERIAL SHALL BE OPAQUE.
- MONUMENT SIGNS SHALL BE LANDSCAPED IN ACCORDANCE WITH CITY OF SUNBURY ZONING REQUIREMENTS.



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Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.
Project Number: 762892
Scale: 1"=40'
Drawn By: EG
Checked By: EAB
Date: 12/17/2025
Issue: CONCEPT

Overall Title:
OVERALL LANDSCAPE CONCEPT PLAN

L1.0