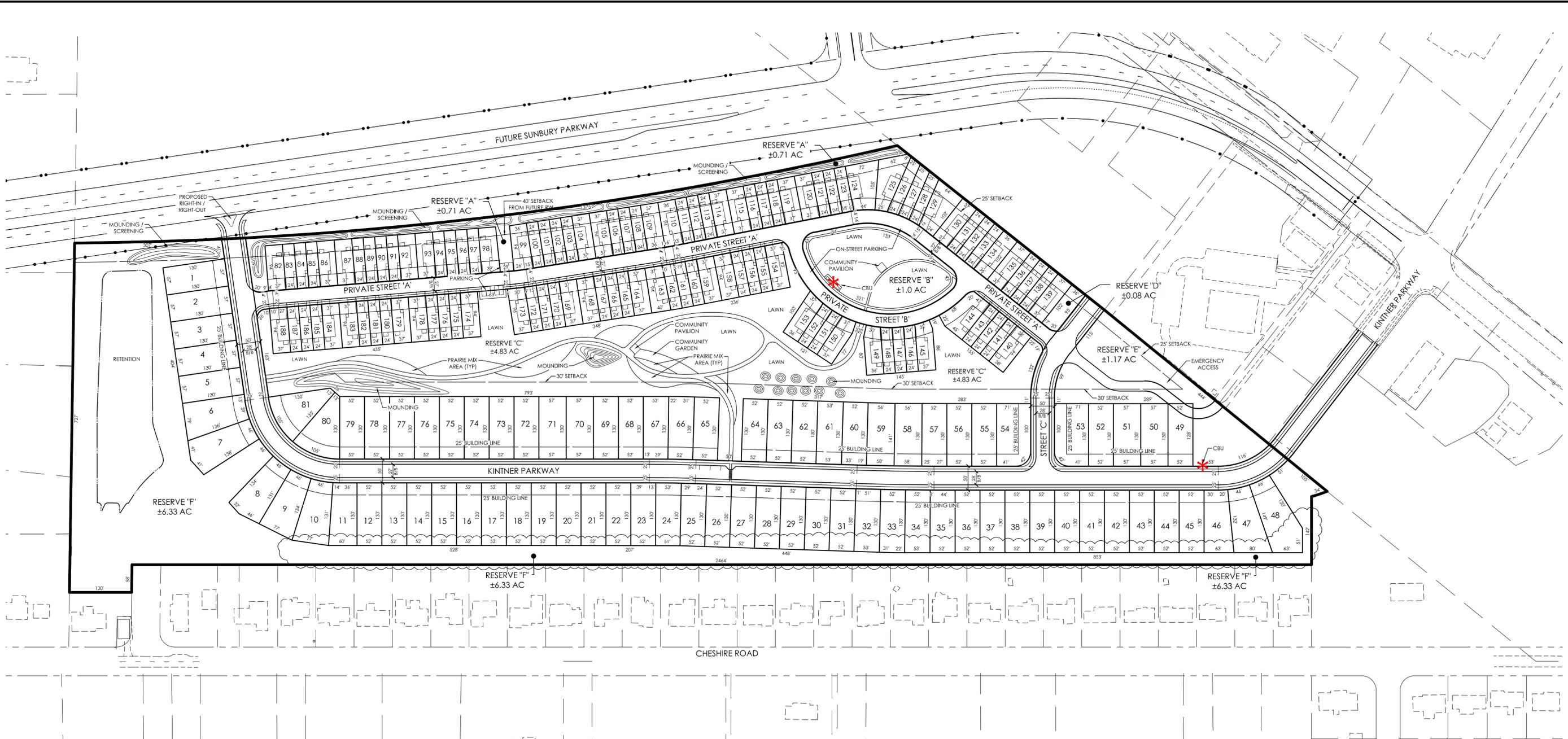


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LOCATION MAP
NO SCALE

SITE STATISTICS:

TOTAL ACREAGE PER DEED:	±39.86 ACRES
PROJECT AREA:	±35.06 ACRES (SEE NOTE 1)
TOTAL NUMBER OF LOTS:	188
EXISTING ZONING:	PRD SUNBURY
GROSS DENSITY:	±4.7 UNITS/ACRE (188 / 39.86 ac)
COMMON OPEN SPACE REQUIRED PER CODE:	20% of Project Area or 7.0 acres (0.2 x 35.06)
COMMON OPEN SPACE PROVIDED:	±7.0 ACRES (20%)
RESERVE "B":	±1.0 ACRES
RESERVE "C":	±4.83 ACRES
RESERVE "E":	±1.17 ACRES
ADDITIONAL OPEN SPACE:	±5.87 ACRES
RESERVE "A":	±0.71 ACRES
RESERVE "D":	±0.08 ACRES
RESERVE "F":	±5.08 ACRES (6.33 - 1.25 pond area)
TOTAL OPEN SPACE PROVIDED:	±12.87 ACRES OR 36% (12.87 / 35.06) SEE NOTE 2

SETBACKS FOR BUILDING AND PARKING. SEE NOTE 3:
 PERIMETER: 30 FEET FROM SUBAREA B
 SUNBURY PARKWAY: 40 FEET
 EAST BOUNDARY: 25 FEET

LEGEND

* CBU LOCATIONS

NOTE 1: PROJECT AREA IS TOTAL LOT AREA MINUS RIGHT-OF-WAY AND ROADS
 39.86 ACRES - 4.8 ACRES = 35.06 ACRES.
 DOES NOT INCLUDE TEMPORARY EMERGENCY ONLY ACCESS

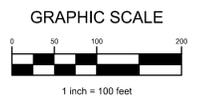
NOTE 2: TOTAL OPEN SPACE DOES NOT INCLUDE PROPOSED POND AREA.

NOTE 3: PATIOS, PORCHES, ETC MAY ENCROACH UP TO 10 FEET INTO PERIMETER SETBACKS

NOTE 4: PARKING SHALL BE ALLOWED ON ONE SIDE OF PUBLIC AND PRIVATE STREETS WHERE PAVEMENT WIDTH IS 26' WIDE OR GREATER, MEASURED FROM FACE OF CURB.

NOTE 5: HEAD-IN VISITOR PARKING SHALL BE ALLOWED WHERE INDICATED ON THIS SHEET ADJACENT PRIVATE STREETS

NOTE 6: KINTNER PARKWAY SHALL NOT REQUIRE A VARIANCE FROM SECTION 403.02 FOR BLOCK LENGTH OVER 1200' DUE TO THE ADDITION OF A MID-BLOCK PEDESTRIAN CROSSING BETWEEN LOTS 64 AND 65.



REVISIONS

MARK	DATE	DESCRIPTION

D.R. HORTON
 America's Builder
 550 POLARIS PARKWAY
 SUITE 200
 WESTERVILLE, OHIO 43082

CITY OF SUNBURY, DELAWARE COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
KINTNER CROSSING
 DEVELOPMENT PLAN

EMHT
 Evans, Meacham, Hambilton & Hill, Inc.
 Engineers • Surveyors • Planners • Geologists
 5500 Polaris Parkway, Suite 200
 Westerville, Ohio 43082
 Phone: 614.775.4500
 emht.com

DATE
MARCH 5, 2024

SCALE
1" = 100'

JOB NO.
20230685

SHEET
4/15