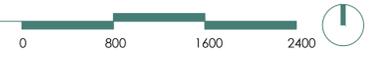


Sunbury Commerce Park - Regional Context

City of Sunbury, Delaware County, Ohio 05.17.2022

Exhibit C-1





Sunbury Commerce Park - Existing Conditions

City of Sunbury, Delaware County, Ohio 05.17.2022

Exhibit C-2

SITE DATA

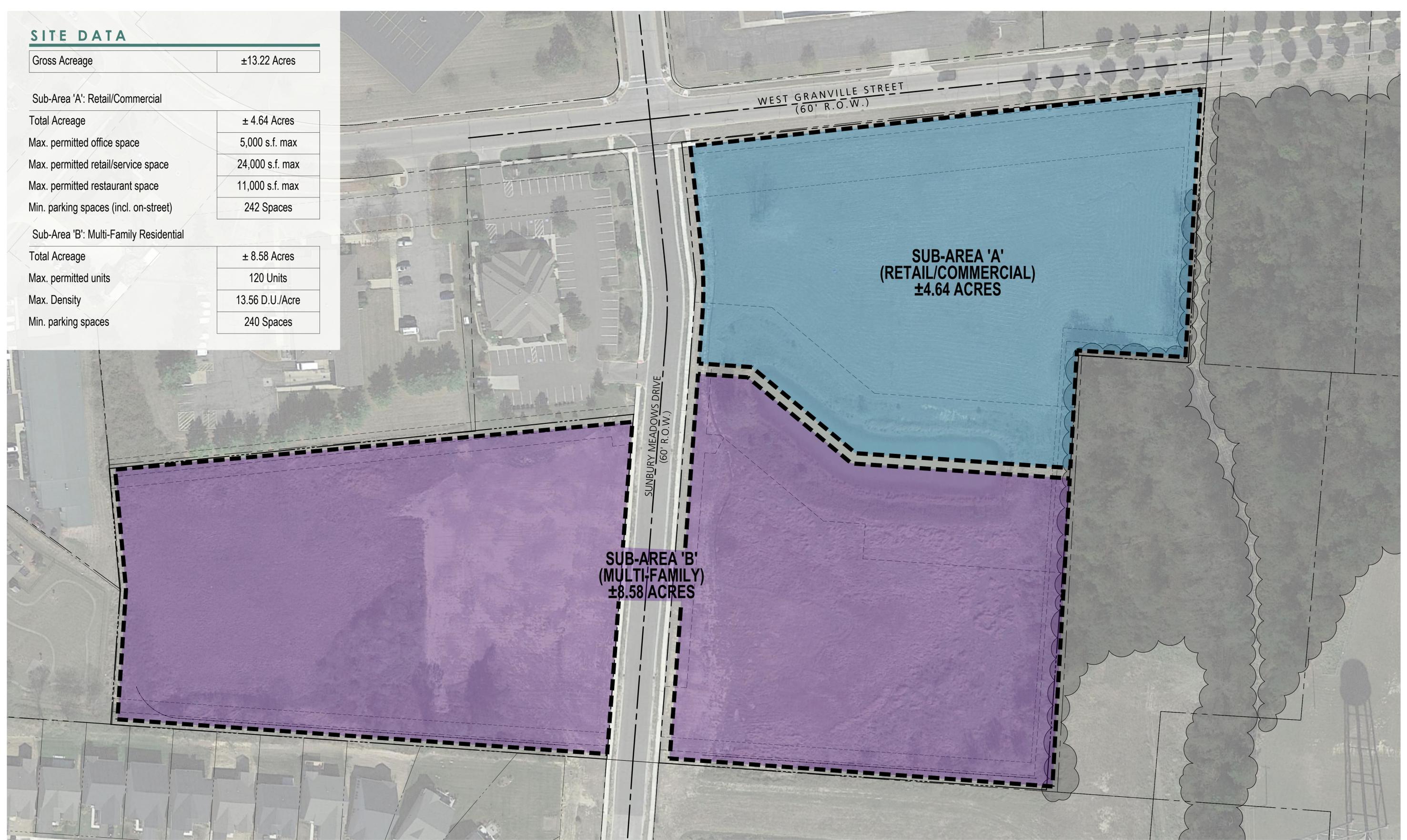
Gross Acreage	±13.22 Acres
---------------	--------------

Sub-Area 'A': Retail/Commercial

Total Acreage	± 4.64 Acres
Max. permitted office space	5,000 s.f. max
Max. permitted retail/service space	24,000 s.f. max
Max. permitted restaurant space	11,000 s.f. max
Min. parking spaces (incl. on-street)	242 Spaces

Sub-Area 'B': Multi-Family Residential

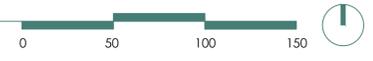
Total Acreage	± 8.58 Acres
Max. permitted units	120 Units
Max. Density	13.56 D.U./Acre
Min. parking spaces	240 Spaces



Sunbury Commerce Park - Sub-Area Plan

City of Sunbury, Delaware County, Ohio 05.17.2022

Exhibit D-1



SITE DATA

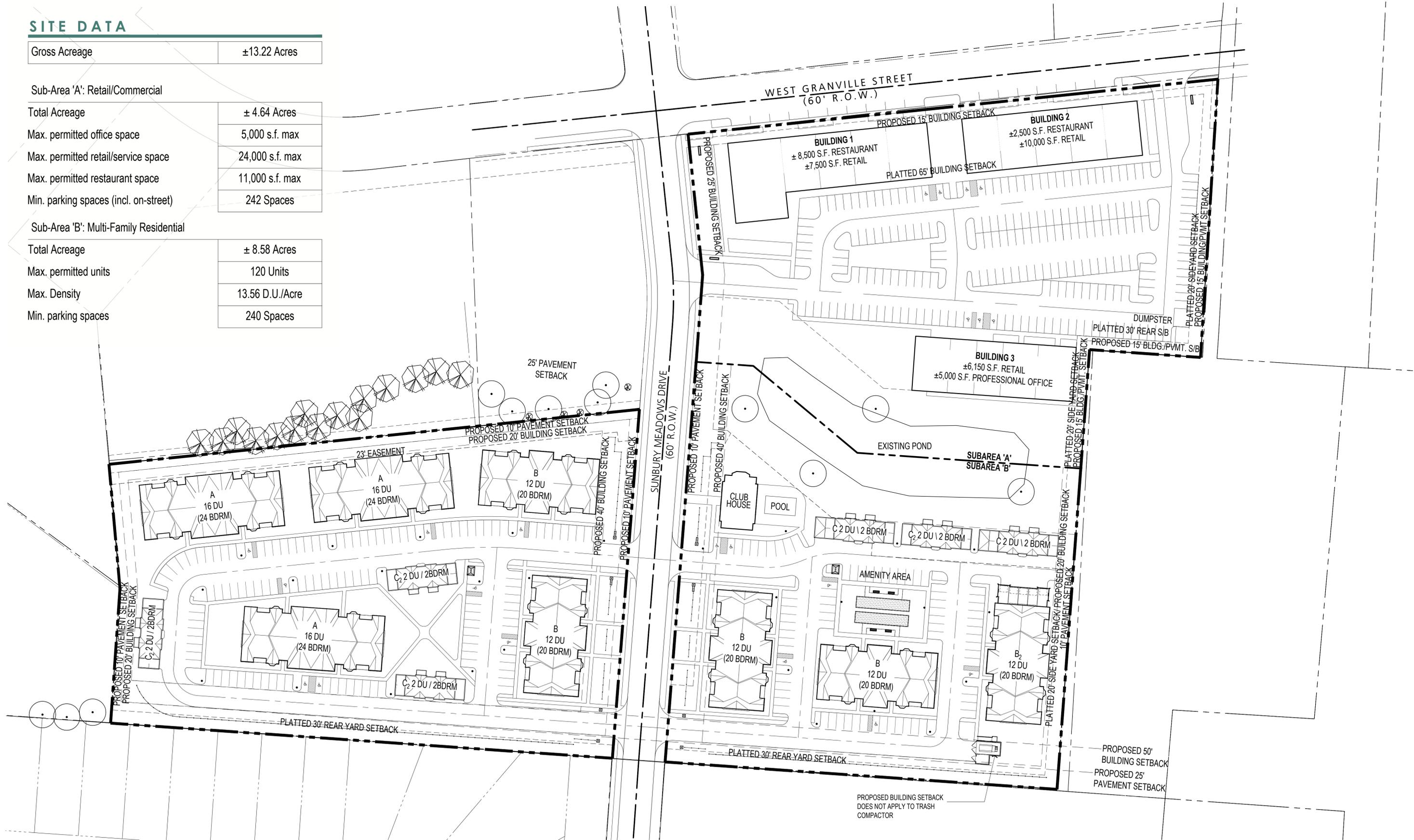
Gross Acreage	±13.22 Acres
---------------	--------------

Sub-Area 'A': Retail/Commercial

Total Acreage	± 4.64 Acres
Max. permitted office space	5,000 s.f. max
Max. permitted retail/service space	24,000 s.f. max
Max. permitted restaurant space	11,000 s.f. max
Min. parking spaces (incl. on-street)	242 Spaces

Sub-Area 'B': Multi-Family Residential

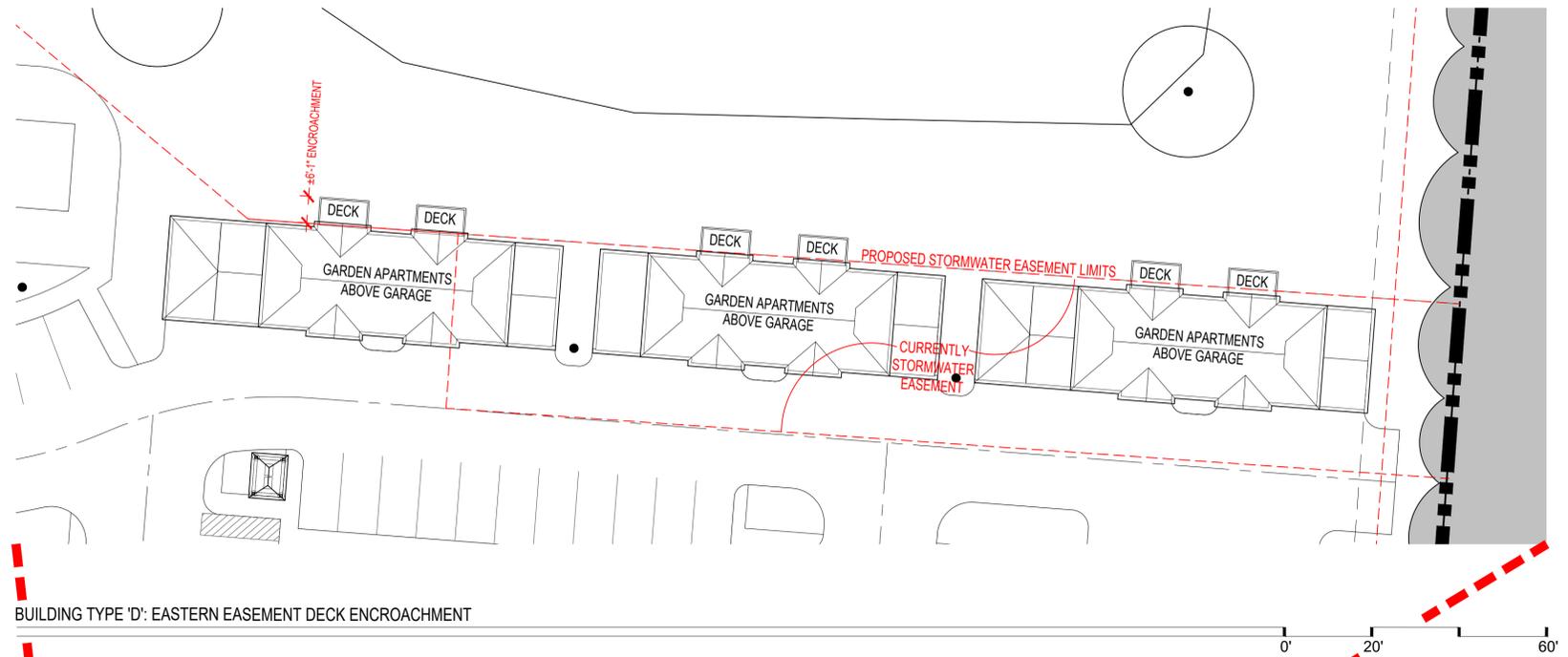
Total Acreage	± 8.58 Acres
Max. permitted units	120 Units
Max. Density	13.56 D.U./Acre
Min. parking spaces	240 Spaces



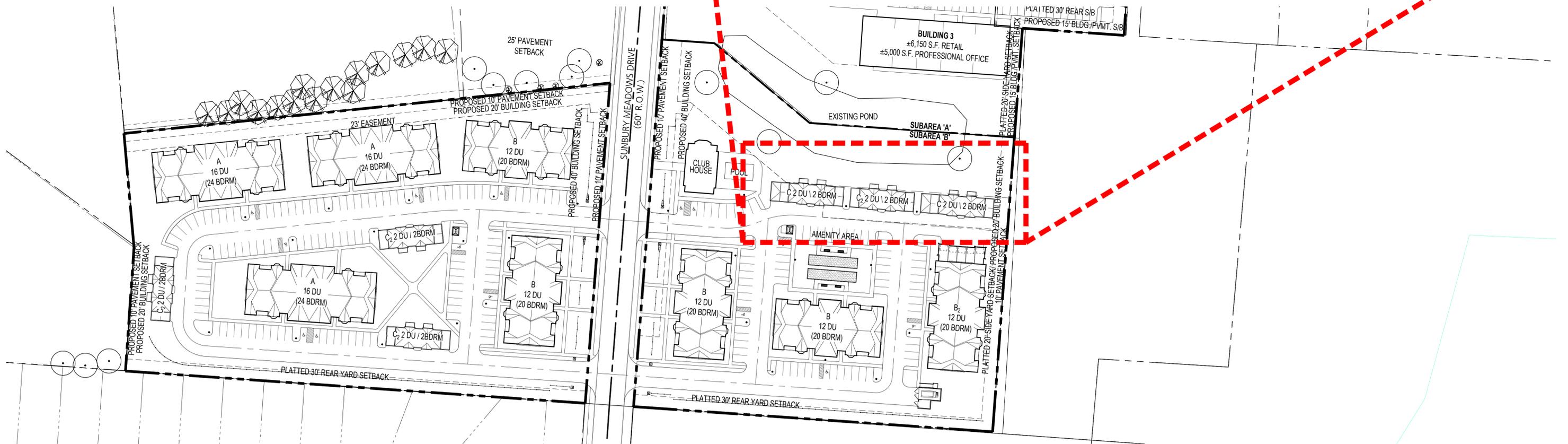
Sunbury Commerce Park - Development Plan

City of Sunbury, Delaware County, Ohio 05.17.2022

Exhibit D-2



BUILDING TYPE 'D': EASTERN EASEMENT DECK ENCROACHMENT



Sunbury Commerce Park - Building Type 'D': Deck Easement Encroachment

City of Sunbury, Delaware County, Ohio 05.17.2022

Exhibit D-2a

SITE DATA

Gross Acreage	±13.22 Acres
---------------	--------------

Total Open Space	
Sub-Area 'A' (Retail/Commercial)	±1.21 Acres (±0.0 Park/Recreation O.S.) (±1.21 Common O.S.)
Sub-Area 'B' (Multi-Family Residential)	±1.63 Acres (±0.47 Park/Recreation O.S.) (±1.16 Common O.S.)
±2.84 Acres (21%) (17% Park/Recreation O.S.) (83% Common O.S.)	



Sunbury Commerce Park - Open Space Plan

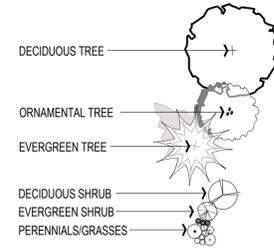
City of Sunbury, Delaware County, Ohio 05.17.2022

Exhibit D-3

CONCEPTUAL PLANT LIST (Contractor is responsible for all plant material shown on plan)

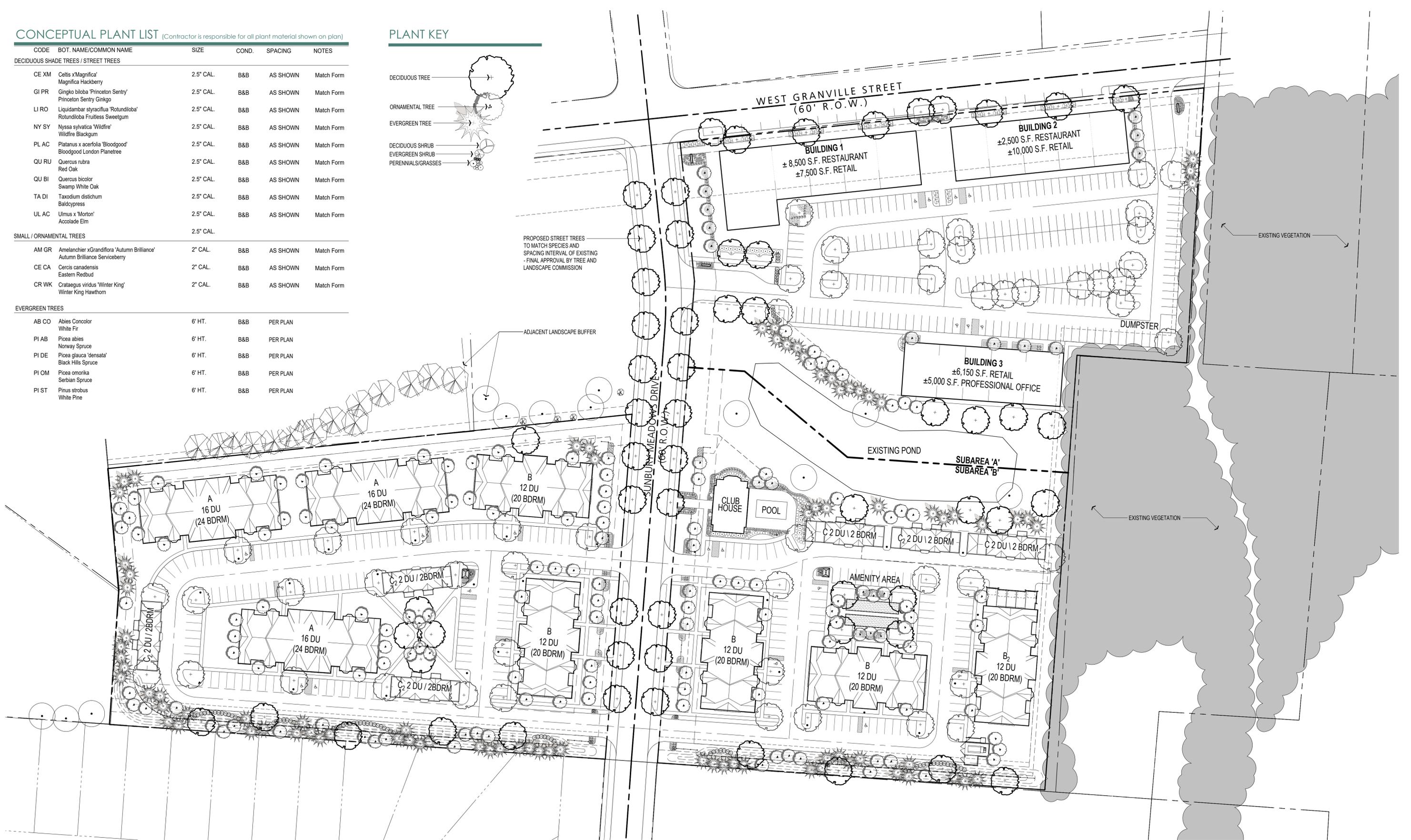
CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
CE XM	Celtis x'Magnifica' Magnifica Hackberry	2.5" CAL.	B&B	AS SHOWN	Match Form
GI PR	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" CAL.	B&B	AS SHOWN	Match Form
LI RO	Liquidambar styraciflua 'Rotundiloba' Rotundiloba Fruitless Sweetgum	2.5" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2.5" CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2.5" CAL.	B&B	AS SHOWN	Match Form
QU RU	Quercus rubra Red Oak	2.5" CAL.	B&B	AS SHOWN	Match Form
QU BI	Quercus bicolor Swamp White Oak	2.5" CAL.	B&B	AS SHOWN	Match Form
TA DI	Taxodium distichum Baldcypress	2.5" CAL.	B&B	AS SHOWN	Match Form
UL AC	Ulmus x 'Morton' Accolade Elm	2.5" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES					
AM GR	Amelanchier xGrandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	2" CAL.	B&B	AS SHOWN	Match Form
CE CA	Cercis canadensis Eastern Redbud	2" CAL.	B&B	AS SHOWN	Match Form
CR WK	Crataegus viridis 'Winter King' Winter King Hawthorn	2" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES					
AB CO	Abies Concolor White Fir	6' HT.	B&B	PER PLAN	
PI AB	Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
PI DE	Picea glauca 'densata' Black Hills Spruce	6' HT.	B&B	PER PLAN	
PI OM	Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
PI ST	Pinus strobus White Pine	6' HT.	B&B	PER PLAN	

PLANT KEY



PROPOSED STREET TREES
TO MATCH SPECIES AND
SPACING INTERVAL OF EXISTING
- FINAL APPROVAL BY TREE AND
LANDSCAPE COMMISSION

ADJACENT LANDSCAPE BUFFER



Sunbury Commerce Park - Overall Landscape Plan

City of Sunbury, Delaware County, Ohio 05.17.2022

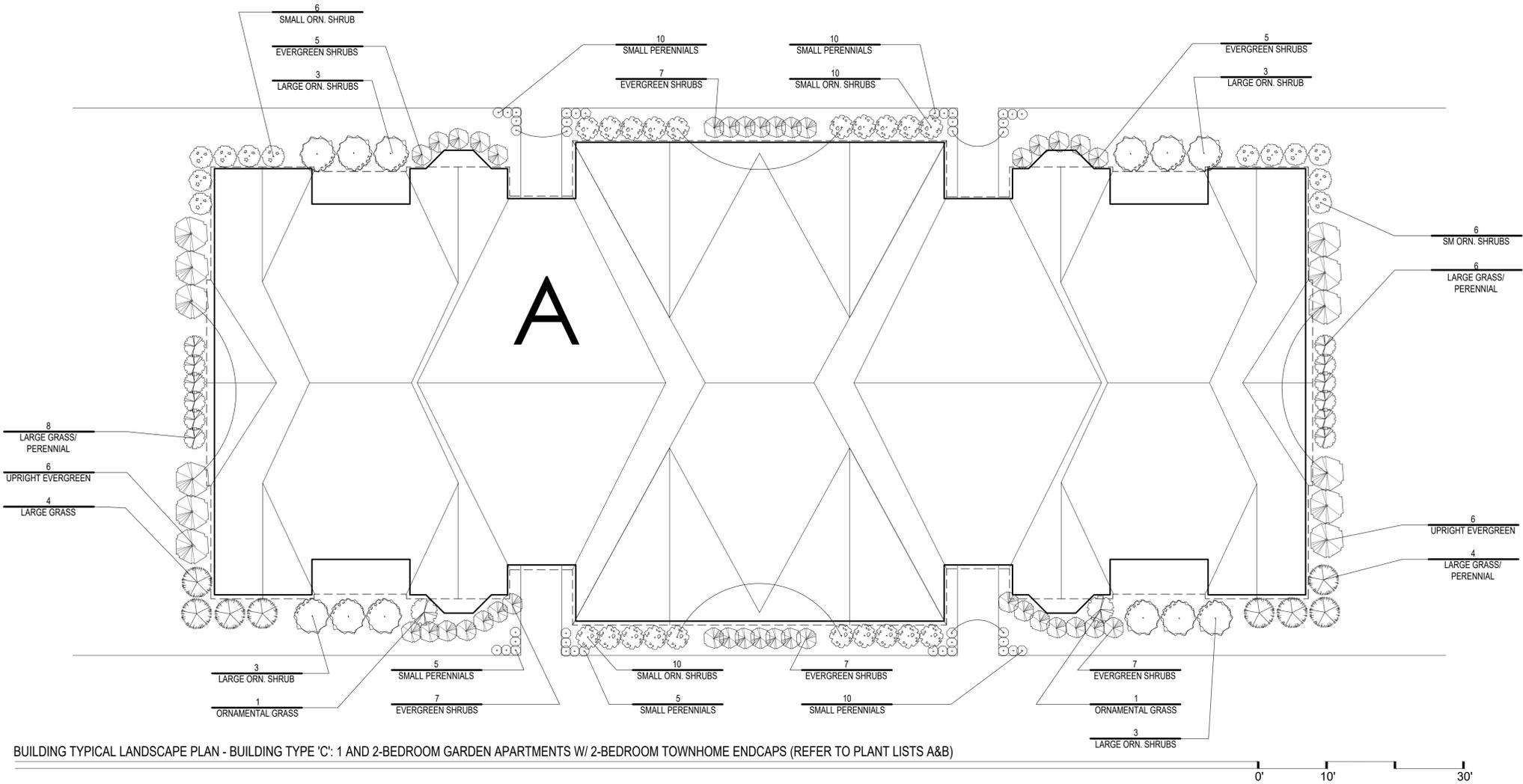
Exhibit G-1

BUILDING TYPICAL PLANT LIST A (Southern and Western Exposures)

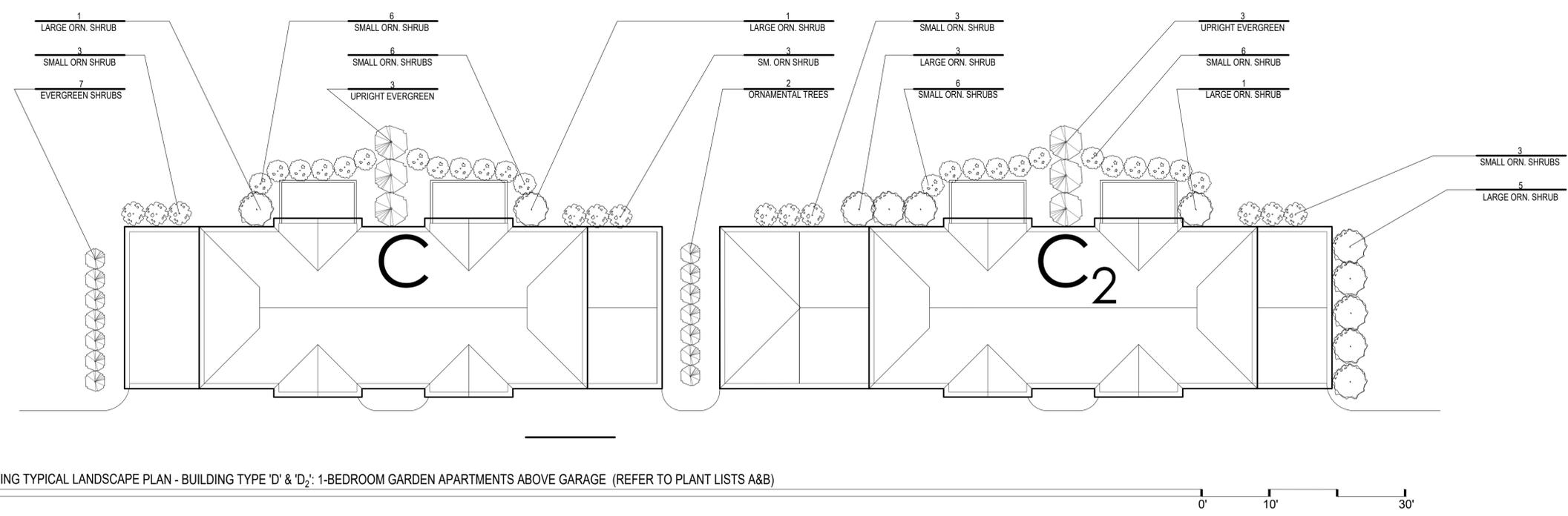
BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
SMALL / ORNAMENTAL TREES				
Malus 'Adirondack' Adirondack Crabapple	1.5"	B&B	AS SHOWN	Match Form
UPRIGHT EVERGREENS				
Juniperus chinensis 'Spartan' Spartan Juniper	30" HT.	B&B	PER PLAN	
EVERGREEN SHRUBS				
Thuja occidentalis 'Bobozam' Mr. Bowling Ball Arborvitae	24" HT.	B&B	PER PLAN	
LARGE FLOWERING / DECIDUOUS SHRUBS				
Viburnum carlesii Koreanspice Viburnum	36" HT.	B&B	PER PLAN	
SMALL FLOWERING / DECIDUOUS SHRUBS				
Rosa x 'Radtko' Double Knock Out Rose	30" HT.	#3 Cont.	PER PLAN	
Spiraea japonica 'Goldmound' Goldmound Spirea	30" HT.	#3 Cont.	PER PLAN	
TALL GRASSES & PERENNIALS				
Calamagrostis acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#2 Cont.	Plant @ 18" O.C.	
Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	-	#2 Cont.	Plant @ 18" O.C.	
Echinacea purpurea 'Magnus' Magnus Coneflower	-	#2 Cont.	Plant @ 18" O.C.	
LARGE GRASSES & PERENNIALS				
Miscanthus sinensis 'Strictus' Porcupine Grass	-	#3 Cont.	Plant @ 36" O.C.	
Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	-	#3 Cont.	Plant @ 30" O.C.	
SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
Hemerocallis 'Tuscanella Tigress' Tuscanella Tigress Daylily	-	#1 Cont.	Plant @ 18" O.C.	
Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass	-	#1 Cont.	Plant @ 24" O.C.	

BUILDING TYPICAL PLANT LIST B (Northern and Eastern Exposures)

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
SMALL / ORNAMENTAL TREES				
Magnolia Virginiana Sweetbay Magnolia	10' HT.	B&B	AS SHOWN	Multi-stem
UPRIGHT EVERGREENS				
Thuja occidentalis 'Holmstrup' Holmstrup Eastern Arborvitae	30" HT.	B&B	PER PLAN	
EVERGREEN SHRUBS				
Taxus x media 'Densiformis' Dense Yew	24" HT.	B&B	PER PLAN	
LARGE FLOWERING / DECIDUOUS SHRUBS				
Viburnum carlesii Koreanspice Viburnum	36" HT.	B&B	PER PLAN	
SMALL FLOWERING / DECIDUOUS SHRUBS				
Fothergilla x 'Mount Airy' Mount Airy Fothergilla	24" HT.	#3 Cont.	PER PLAN	
Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Hydrangea	24" HT.	#3 Cont.	PER PLAN	
TALL GRASSES & PERENNIALS				
Calamagrostis acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#2 Cont.	Plant @ 18" O.C.	
Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	-	#2 Cont.	Plant @ 18" O.C.	
Polygonatum multiflorum Solomon's Seal	-	#2 Cont.	Plant @ 18" O.C.	
LARGE GRASSES & PERENNIALS				
Hosta 'Sun Power' Sun Power Hosta	-	#3 Cont.	Plant @ 36" O.C.	
Osmundastrum cinnamomeum Cinnamon Fern	-	#3 Cont.	Plant @ 36" O.C.	
SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
Heucherella 'Sweet Tea' Sweet Tea Foamy Bells	-	#1 Cont.	Plant @ 18" O.C.	
Carex Pensylvanica Oak Sedge	-	#1 Cont.	Plant @ 12 O.C.	



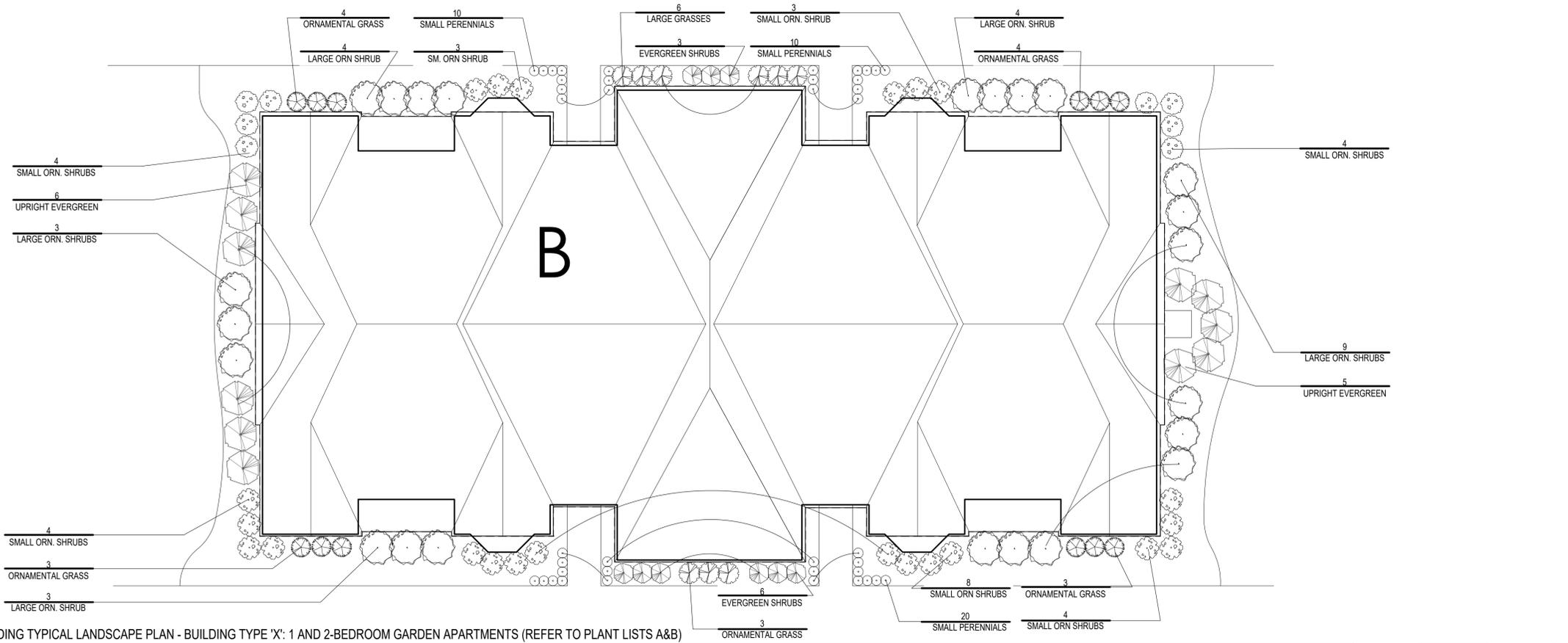
BUILDING TYPICAL LANDSCAPE PLAN - BUILDING TYPE 'C': 1 AND 2-BEDROOM GARDEN APARTMENTS W/ 2-BEDROOM TOWNHOME ENDCAPS (REFER TO PLANT LISTS A&B)



BUILDING TYPICAL LANDSCAPE PLAN - BUILDING TYPE 'D' & 'D2': 1-BEDROOM GARDEN APARTMENTS ABOVE GARAGE (REFER TO PLANT LISTS A&B)

Sunbury Commerce Park - Subarea B (Multi-Family) Bldg. Typical Landscape Plans **Exhibit G-10**

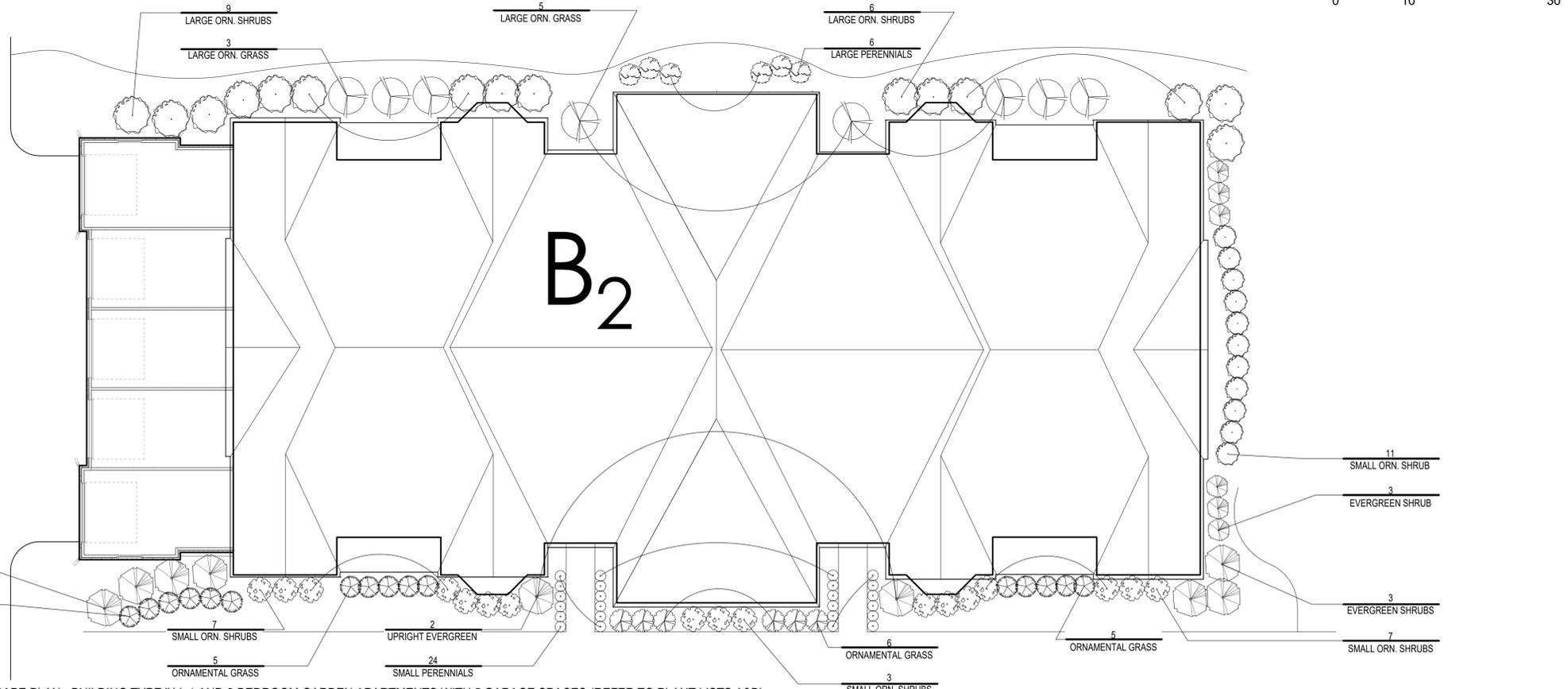
City of Sunbury, Delaware County, Ohio 05.17.2022



BUILDING TYPICAL LANDSCAPE PLAN - BUILDING TYPE 'X': 1 AND 2-BEDROOM GARDEN APARTMENTS (REFER TO PLANT LISTS A&B)

BUILDING TYPICAL PLANT LIST A (Southern and Western Exposures)

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
SMALL / ORNAMENTAL TREES				
Malus 'Adirondack' Adirondack Crabapple	1.5"	B&B	AS SHOWN	Match Form
UPRIGHT EVERGREENS				
Juniperus chinensis 'Spartan' Spartan Juniper	30" HT.	B&B	PER PLAN	
EVERGREEN SHRUBS				
Thuja occidentalis 'Bobozam' Mr. Bowling Ball Arborvitae	24" HT.	B&B	PER PLAN	
LARGE FLOWERING / DECIDUOUS SHRUBS				
Viburnum carlesii Koreanspice Viburnum	36" HT.	B&B	PER PLAN	
SMALL FLOWERING / DECIDUOUS SHRUBS				
Rosa x 'Radtko' Double Knock Out Rose	30" HT.	#3 Cont.	PER PLAN	
Spiraea japonica 'Goldmound' Goldmound Spirea	30" HT.	#3 Cont.	PER PLAN	
TALL GRASSES & PERENNIALS				
Calamagrostis acutiflora 'Kari Foerster' Kari Foerster Feather Reed Grass	-	#2 Cont.	Plant @ 18" O.C.	
Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	-	#2 Cont.	Plant @ 18" O.C.	
Echinacea purpurea 'Magnus' Magnus Coneflower	-	#2 Cont.	Plant @ 18" O.C.	
LARGE GRASSES & PERENNIALS				
Miscanthus sinensis 'Strictus' Porcupine Grass	-	#3 Cont.	Plant @ 36" O.C.	
Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	-	#3 Cont.	Plant @ 30" O.C.	
SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
Hemerocallis 'Tuscawilla Tigress' Tuscawilla Tigress Daylily	-	#1 Cont.	Plant @ 18" O.C.	
Pennisetum alopecuroides 'Hamein' Hamein Dwarf Fountain Grass	-	#1 Cont.	Plant @ 24" O.C.	



BUILDING TYPICAL LANDSCAPE PLAN - BUILDING TYPE 'X2': 1 AND 2-BEDROOM GARDEN APARTMENTS WITH 5 GARAGE SPACES (REFER TO PLANT LISTS A&B)

BUILDING TYPICAL PLANT LIST B (Northern and Eastern Exposures)

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
SMALL / ORNAMENTAL TREES				
Magnolia Virginiana Sweetbay Magnolia	10' HT.	B&B	AS SHOWN	Multi-stem
UPRIGHT EVERGREENS				
Thuja occidentalis 'Holmstrup' Holmstrup Eastern Arborvitae	30" HT.	B&B	PER PLAN	
EVERGREEN SHRUBS				
Taxus x media 'Densiformis' Dense Yew	24" HT.	B&B	PER PLAN	
LARGE FLOWERING / DECIDUOUS SHRUBS				
Viburnum carlesii Koreanspice Viburnum	36" HT.	B&B	PER PLAN	
SMALL FLOWERING / DECIDUOUS SHRUBS				
Fothergilla x 'Mount Airy' Mount Airy Fothergilla	24" HT.	#3 Cont.	PER PLAN	
Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Hydrangea	24" HT.	#3 Cont.	PER PLAN	
TALL GRASSES & PERENNIALS				
Calamagrostis acutiflora 'Kari Foerster' Kari Foerster Feather Reed Grass	-	#2 Cont.	Plant @ 18" O.C.	
Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	-	#2 Cont.	Plant @ 18" O.C.	
Polygonatum multiflorum Solomon's Seal	-	#2 Cont.	Plant @ 18" O.C.	
LARGE GRASSES & PERENNIALS				
Hosta 'Sun Power' Sun Power Hosta	-	#3 Cont.	Plant @ 36" O.C.	
Osmundastrum cinnamomeum Cinnamon Fern	-	#3 Cont.	Plant @ 36" O.C.	
SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
Heucherella 'Sweet Tea' Sweet Tea Foamy Bells	-	#1 Cont.	Plant @ 18" O.C.	
Carex Pensylvanica Oak Sedge	-	#1 Cont.	Plant @ 12 O.C.	

Sunbury Commerce Park - Subarea B (Multi-Family) Bldg. Typical Landscape Plans **Exhibit G-11**

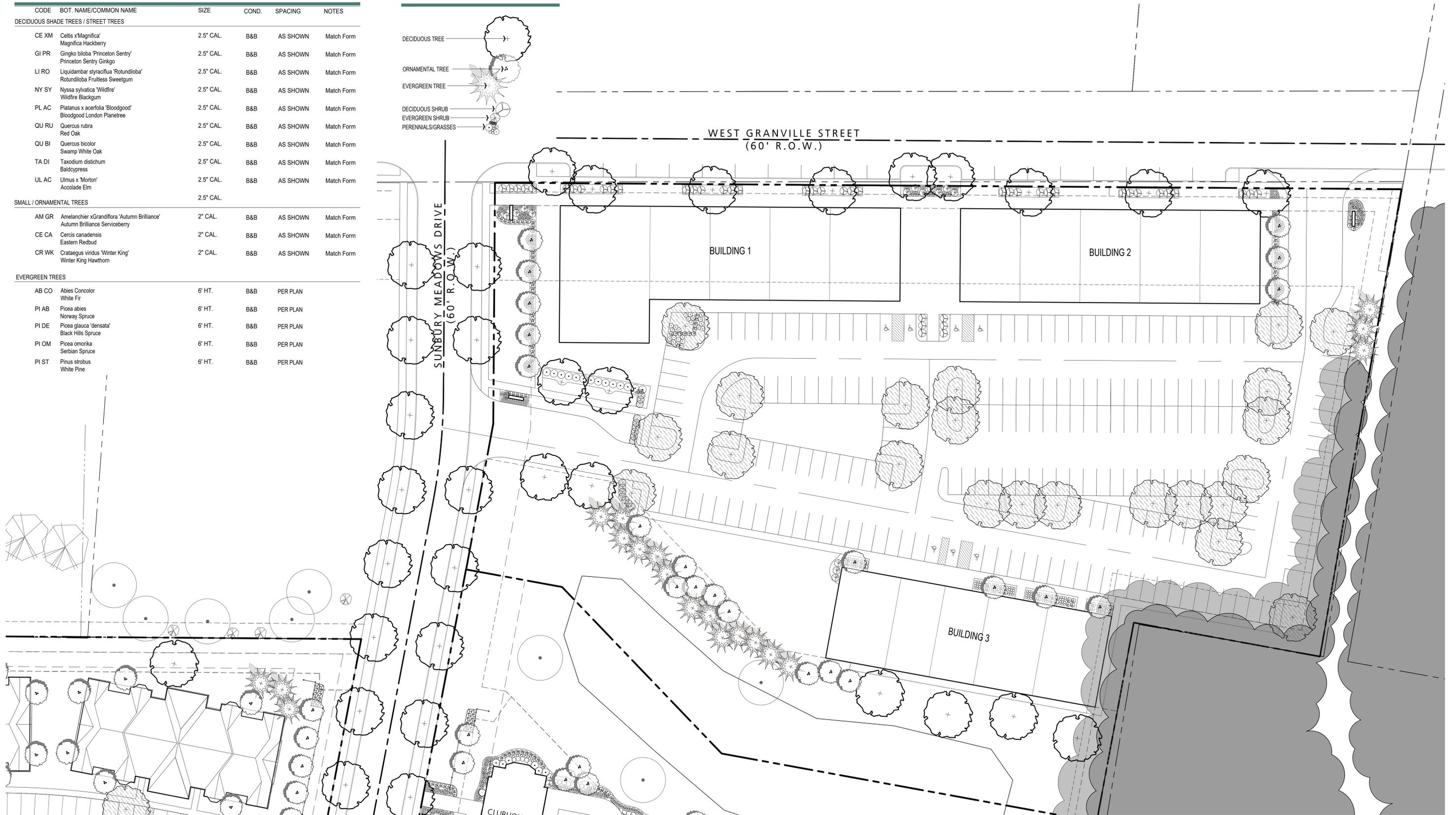
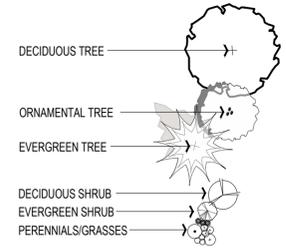
City of Sunbury, Delaware County, Ohio 05.17.2022



CONCEPTUAL PLANT LIST (Contractor is responsible for all plant material shown on plan)

CODE	BOT. NAME/Common Name	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
CE XM	Celtis x'Magnifica' Magnifica Hackberry	2.5' CAL.	B&B	AS SHOWN	Match Form
GI PR	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5' CAL.	B&B	AS SHOWN	Match Form
LI RO	Liquidambar styraciflua 'Rotundiloba' Rotundiloba Fruitless Sweetgum	2.5' CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2.5' CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2.5' CAL.	B&B	AS SHOWN	Match Form
QU RU	Quercus rubra Red Oak	2.5' CAL.	B&B	AS SHOWN	Match Form
QU BI	Quercus bicolor Swamp White Oak	2.5' CAL.	B&B	AS SHOWN	Match Form
TA DI	Taxodium distichum Baldcypress	2.5' CAL.	B&B	AS SHOWN	Match Form
UL AC	Ulmus x 'Morton' Accolade Elm	2.5' CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES					
AM GR	Amelanchier xGrandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	2' CAL.	B&B	AS SHOWN	Match Form
CE CA	Cercis canadensis Eastern Redbud	2' CAL.	B&B	AS SHOWN	Match Form
CR WK	Crataegus viridis 'Winter King' Winter King Hawthorn	2' CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES					
AB CO	Abies Concolor White Fir	6' HT.	B&B	PER PLAN	
PI AB	Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
PI DE	Picea glauca 'densata' Black Hills Spruce	6' HT.	B&B	PER PLAN	
PI OM	Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
PI ST	Pinus strobus White Pine	6' HT.	B&B	PER PLAN	

PLANT KEY



Sunbury Commerce Park - Subarea A (Commercial) Landscape Plan

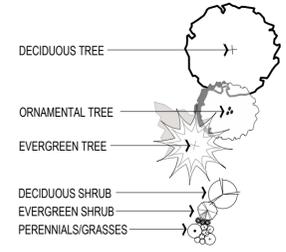
City of Sunbury, Delaware County, Ohio 05.17.2022

Exhibit G-2

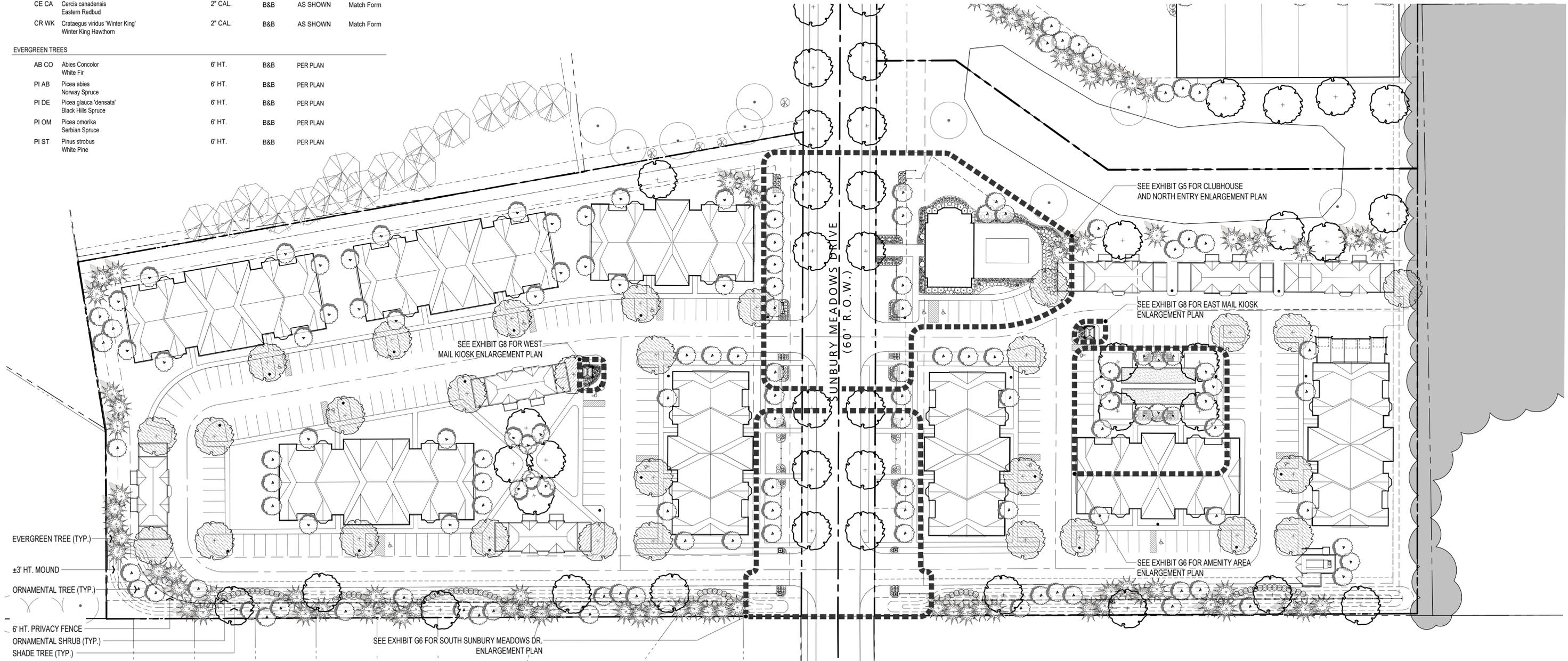
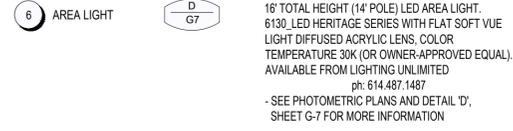
CONCEPTUAL PLANT LIST (Contractor is responsible for all plant material shown on plan)

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
CE XM	Celtis x'Magnifica' Magnifica Hackberry	2.5' CAL.	B&B	AS SHOWN	Match Form
GI PR	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5' CAL.	B&B	AS SHOWN	Match Form
LI RO	Liquidambar styraciflua 'Rotundiloba' Rotundiloba Fruitless Sweetgum	2.5' CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2.5' CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2.5' CAL.	B&B	AS SHOWN	Match Form
QU RU	Quercus rubra Red Oak	2.5' CAL.	B&B	AS SHOWN	Match Form
QU BI	Quercus bicolor Swamp White Oak	2.5' CAL.	B&B	AS SHOWN	Match Form
TA DI	Taxodium distichum Baldcypress	2.5' CAL.	B&B	AS SHOWN	Match Form
UL AC	Ulmus x 'Morton' Accolade Elm	2.5' CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES					
AM GR	Amelanchier xGrandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	2' CAL.	B&B	AS SHOWN	Match Form
CE CA	Cercis canadensis Eastern Redbud	2' CAL.	B&B	AS SHOWN	Match Form
CR WK	Crataegus viridis 'Winter King' Winter King Hawthorn	2' CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES					
AB CO	Abies Concolor White Fir	6' HT.	B&B	PER PLAN	
PI AB	Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
PI DE	Picea glauca 'densata' Black Hills Spruce	6' HT.	B&B	PER PLAN	
PI OM	Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
PI ST	Pinus strobus White Pine	6' HT.	B&B	PER PLAN	

PLANT KEY



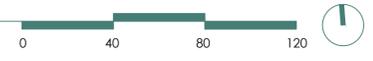
CODED LAYOUT AND MATERIALS NOTES

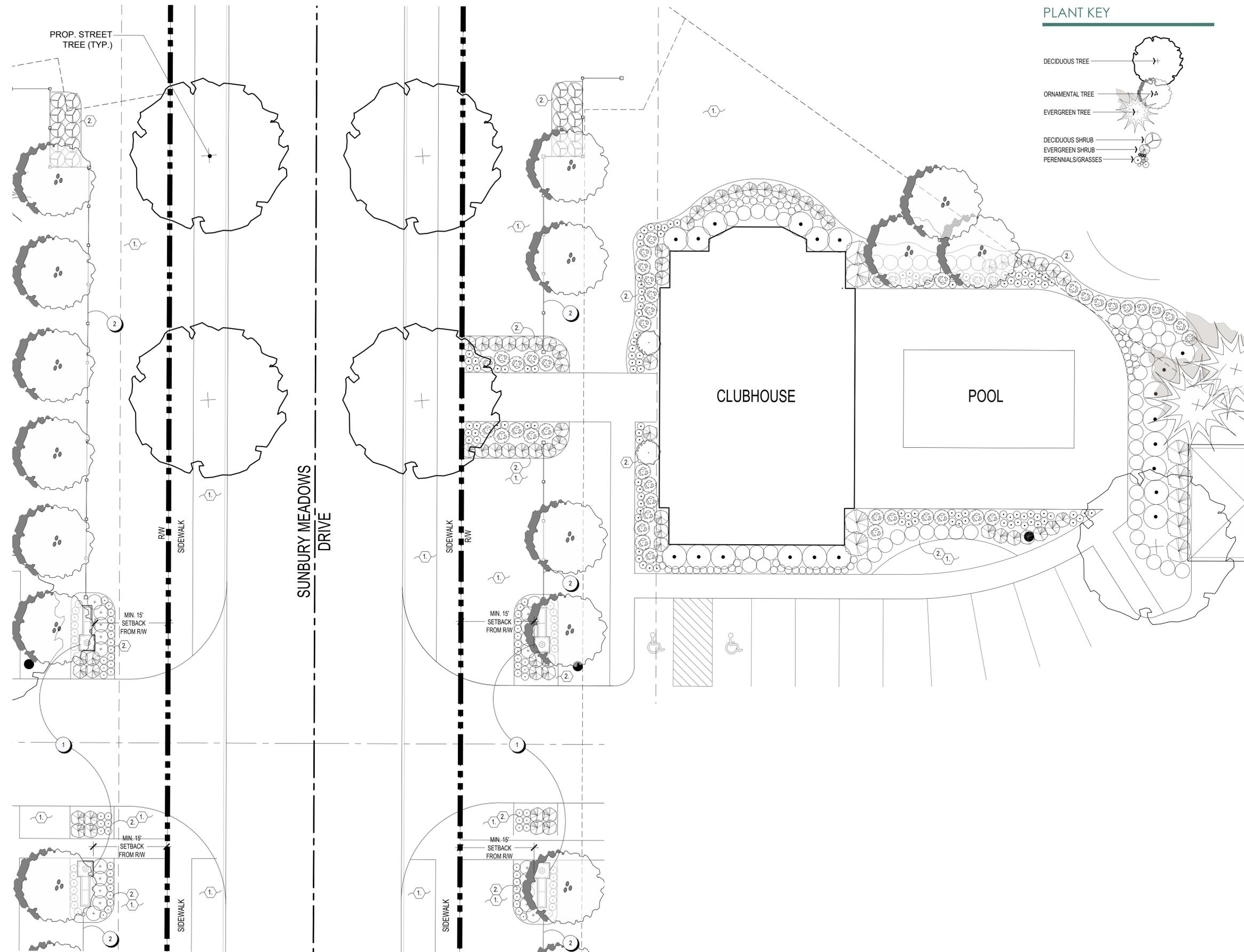


Sunbury Commerce Park - Subarea B (Multi-Family) Site Landscape Plan

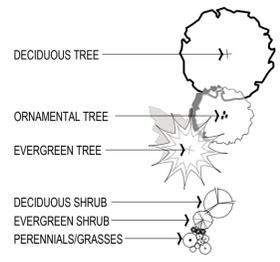
Exhibit G-4

City of Sunbury, Delaware County, Ohio 05.17.2022





PLANT KEY



TYPICAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
SMALL / ORNAMENTAL TREES				
Malus 'Adirondack' Adirondack Crabapple	1.5"	B&B	AS SHOWN	Match Form
Cercis canadensis Eastern Redbud	1.5"	B&B	AS SHOWN	
UPRIGHT EVERGREENS				
Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	36" HT.	B&B	PER PLAN	
EVERGREEN SHRUBS				
Thuja occidentalis 'Bobozam' Mr. Bowling Ball Arborvitae	24" HT.	B&B	PER PLAN	
Buxus x 'Green Velvet' Green Velvet Boxwood	18" HT.	B&B	PER PLAN	
LARGE FLOWERING / DECIDUOUS SHRUBS				
Viburnum carlesii Koreanspice Viburnum	36" HT.	B&B	PER PLAN	
SMALL FLOWERING / DECIDUOUS SHRUBS				
Fothergilla x 'Mount Airy' Mount Airy Fothergilla	24" HT.	#3 Cont.	PER PLAN	
Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Hydrangea	24" HT.	#3 Cont.	PER PLAN	
Rosa x 'Radiko' Double Knock Out Rose				
Spiraea japonica 'Goldmound' Goldmound Spirea	30" HT.	#3 Cont.	PER PLAN	
TALL GRASSES & PERENNIALS				
Calamagrostis acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#2 Cont.	Plant @ 18" O.C.	
Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	-	#2 Cont.	Plant @ 18" O.C.	
Echinacea purpurea 'Magnus' Magnus Coneflower	-	#2 Cont.	Plant @ 18" O.C.	
LARGE GRASSES & PERENNIALS				
Miscanthus sinensis 'Strictus' Porcupine Grass	-	#3 Cont.	Plant @ 36" O.C.	
Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	-	#3 Cont.	Plant @ 30" O.C.	
SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
Heucherella 'Sweet Tea' Sweet Tea Foamy Bells	-	#1 Cont.	Plant @ 18" O.C.	
Salvia x sylvestris 'Snow Hill' Snow Hill Meadow Sage	-	#1 Cont.	Plant @ 12 O.C.	
Hemerocallis 'Tuscawilla Tigress' Tuscawilla Tigress Daylily	-	#1 Cont.	Plant @ 12 O.C.	
Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass	-	#1 Cont.	Plant @ 24" O.C.	

NOTE:
THE PLAN AS SHOWN IS CONCEPTUAL IN NATURE AND IS PROVIDED TO ILLUSTRATE THE DESIRED LAYOUT AND QUALITY OF THE PROJECT. FINAL LAYOUT AND LANDSCAPING ARE SUBJECT TO CHANGE.

FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

CODED LANDSCAPE NOTES

- (1) TURF
- (2) LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIALS NOTES

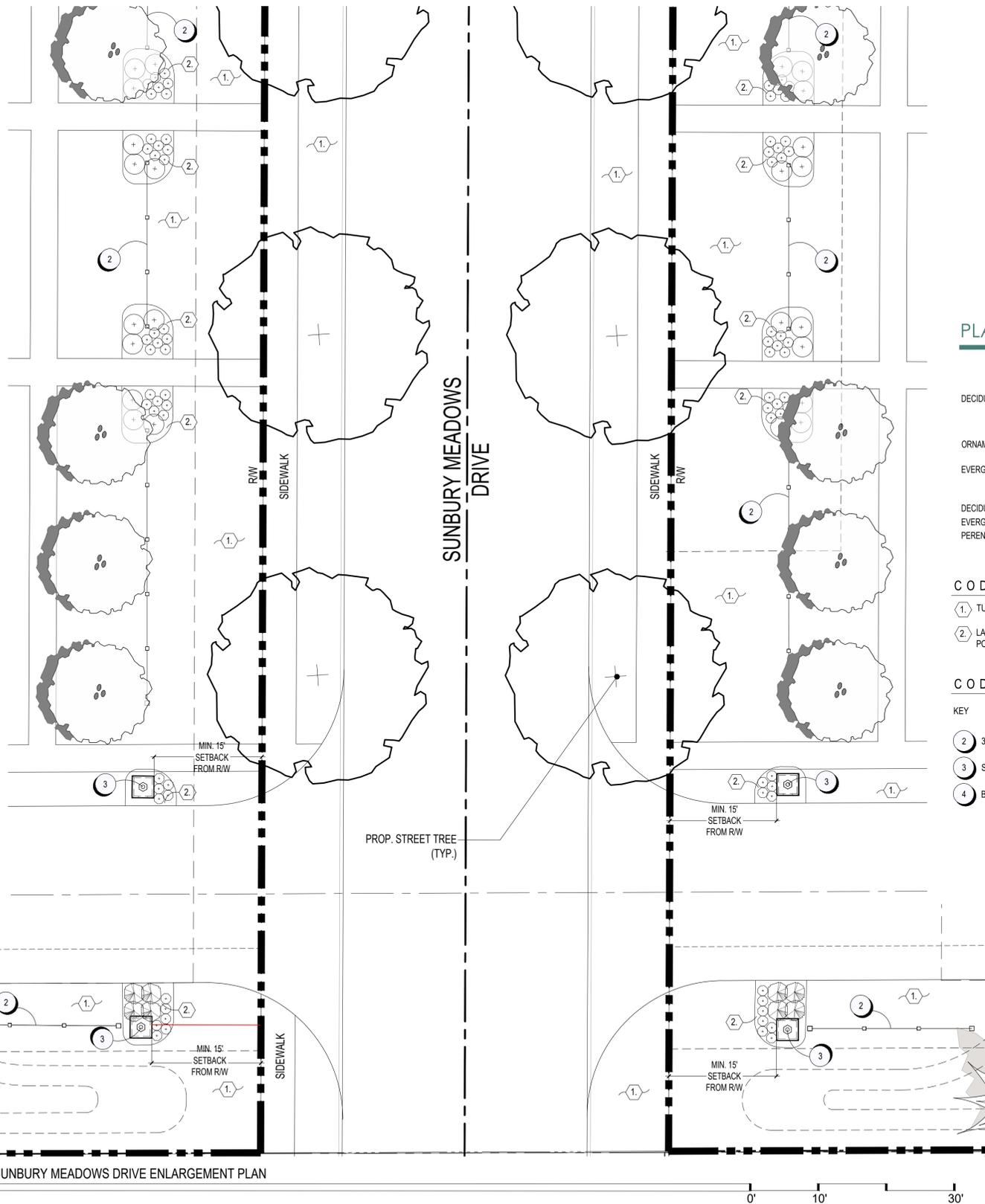
KEY	ITEM	REFERENCE	NOTES
(1)	ENTRY SIGN	B G7	MULTIFAMILY ENTRY SIGN, SEE DETAIL B, EXHIBIT G7
(2)	3-RAIL FENCE	A G7	3-RAIL FENCE, PAINTED MATTE BLACK SEE DETAIL A, EXHIBIT G7 FOR MORE INFORMATION

Sunbury Commerce Park - Subarea B (Multi-Family) Clubhouse & Entry Landscape Plan

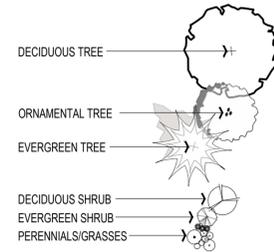
Exhibit G-5

City of Sunbury, Delaware County, Ohio 05.17.2022





PLANT KEY

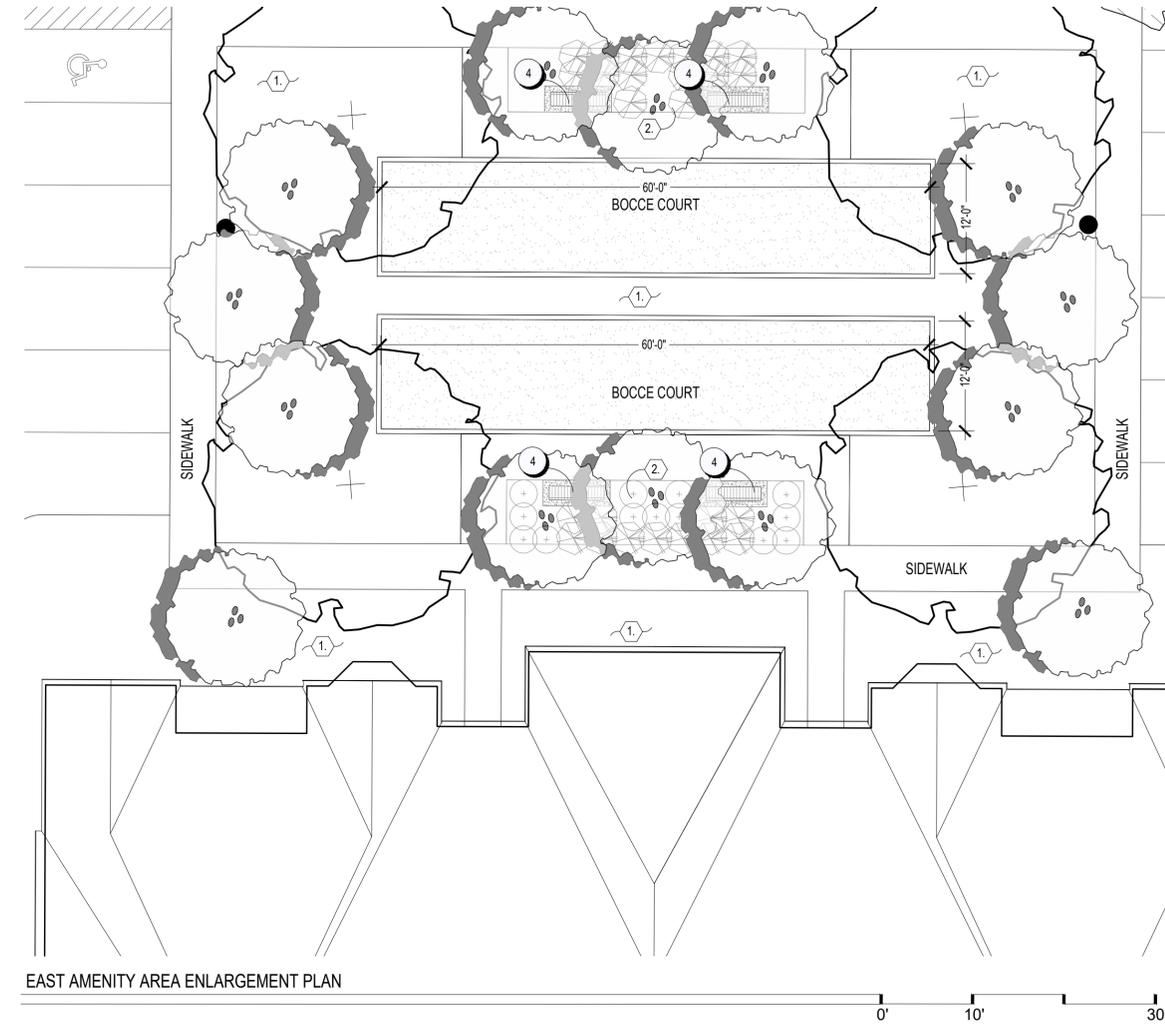


CODED LANDSCAPE NOTES

- ① TURF
- ② LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
②	3-RAIL FENCE	A G7	3-RAIL FENCE, PAINTED MATTE BLACK. SEE DETAIL A, EXHIBIT G7 FOR MORE INFORMATION
③	STONE COLUMN	C G7	STONE COLUMN. SEE DETAIL C, EXHIBIT G7 FOR MORE INFORMATION
④	BENCH SEATING		6' LENGTH BENCH, BY OWNER



TYPICAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
EVERGREEN SHRUBS				
Thuja occidentalis 'Bobozam' Mr. Bowling Ball Arborvitae	24" HT.	B&B	PER PLAN	
Buxus x 'Green Velvet' Green Velvet Boxwood	18" HT.	B&B	PER PLAN	
SMALL FLOWERING / DECIDUOUS SHRUBS				
Fothergilla x 'Mount Airy' Mount Airy Fothergilla	24" HT.	#3 Cont.	PER PLAN	
Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Hydrangea	24" HT.	#3 Cont.	PER PLAN	
Rosa x 'Radiko' Double Knock Out Rose	24" HT.	#3 Cont.	PER PLAN	
Spiraea japonica 'Goldmound' Goldmound Spirea	30" SPRD.	#3 Cont.	PER PLAN	
TALL GRASSES & PERENNIALS				
Calamagrostis acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#2 Cont.	Plant @ 18" O.C.	
Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	-	#2 Cont.	Plant @ 18" O.C.	
Echinacea purpurea 'Magnus' Magnus Coneflower	-	#2 Cont.	Plant @ 18" O.C.	

LARGE GRASSES & PERENNIALS			
Miscanthus sinensis 'Strictus' Porcupine Grass	-	#3 Cont.	Plant @ 36" O.C.
Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	-	#3 Cont.	Plant @ 30" O.C.
SMALL GRASSES, PERENNIALS, GROUNDCOVERS, & VINES			
Heucherella 'Sweet Tea' Sweet Tea Foamy Bells	-	#1 Cont.	Plant @ 18" O.C.
Salvia x sylvestris 'Snow Hill' Snow Hill Meadow Sage	-	#1 Cont.	Plant @ 12" O.C.
Hemerocallis 'Tuscanilla Tigress' Tuscanilla Tigress Daylily	-	#1 Cont.	Plant @ 12" O.C.
Pennisetum alopecuroides 'Hamel' Hamel Dwarf Fountain Grass	-	#1 Cont.	Plant @ 24" O.C.

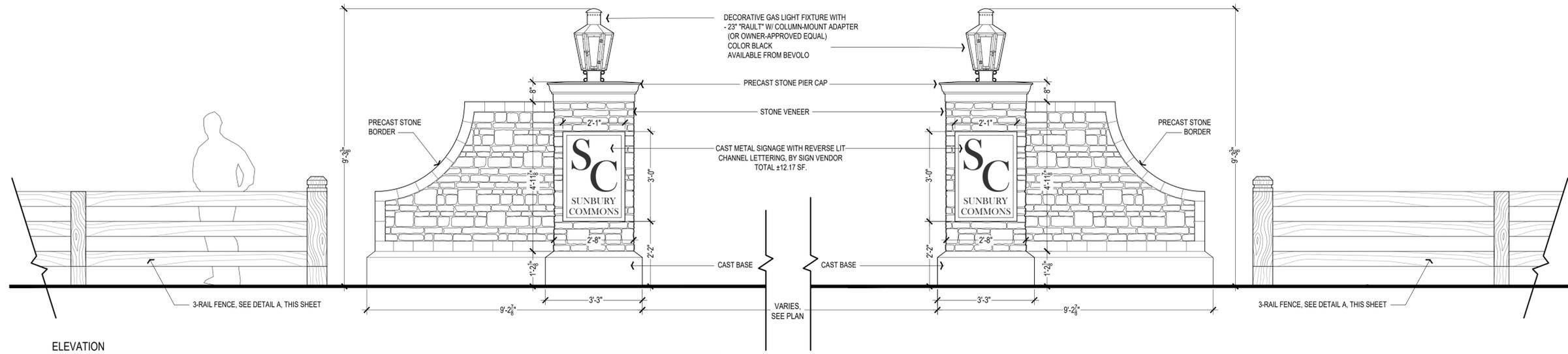
NOTE:
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FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

Sunbury Commerce Park - Subarea B (Multi-Family) South Entry/East Amenity Area

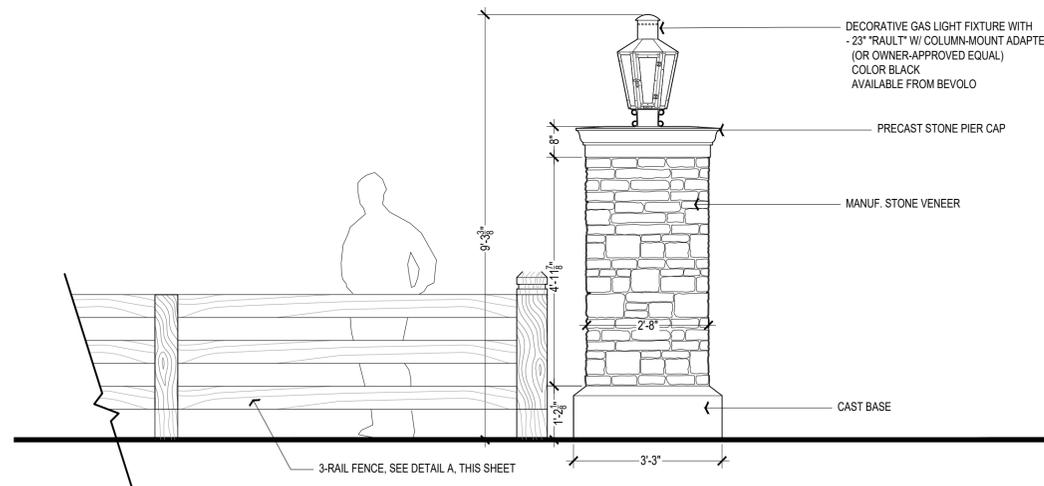
City of Sunbury, Delaware County, Ohio 05.17.2022

Exhibit G-6



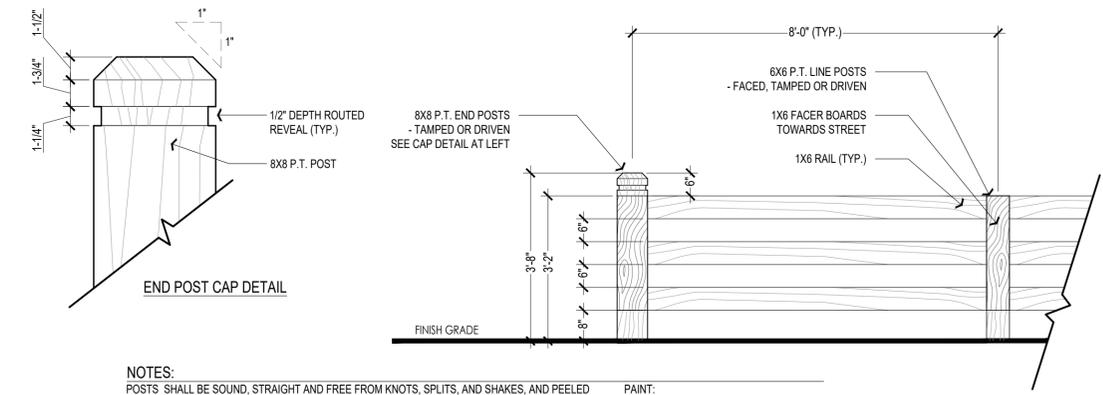
ELEVATION

B ENTRY SIGN
SCALE: 1/2" = 1'-0"



ELEVATION

C ENTRY COLUMN
SCALE: 1/2" = 1'-0"



END POST CAP DETAIL

NOTES:
POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELLED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE
FENCE BOARDS:
BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED.
THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

PAINT:
MATTE BLACK
FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

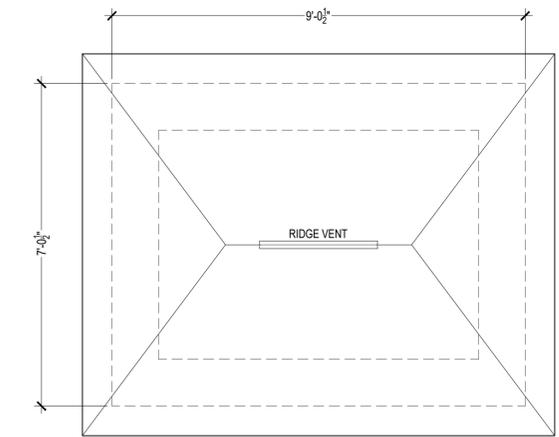
A 3-RAIL BOARD FENCE
SCALE: 1/2" = 1'-0"

D 16' TOTAL HT. AREA LIGHT (COLOR BLK)
(STERNBERG 6130_LED HERITAGE SERIES OR OWNER-APPROVED EQUAL)

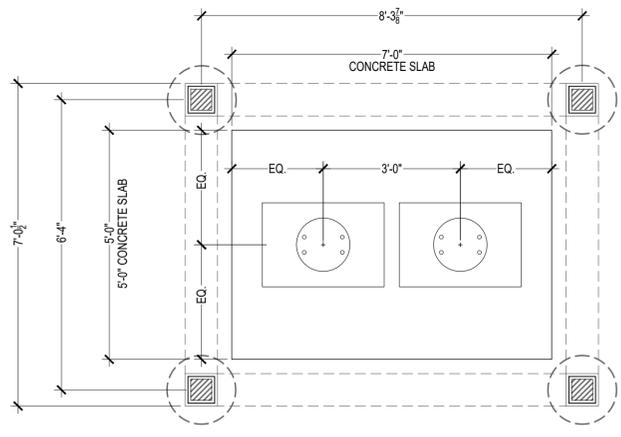
Sunbury Commerce Park - Subarea B (Multi-Family) Site Details I

City of Sunbury, Delaware County, Ohio 05.17.2022

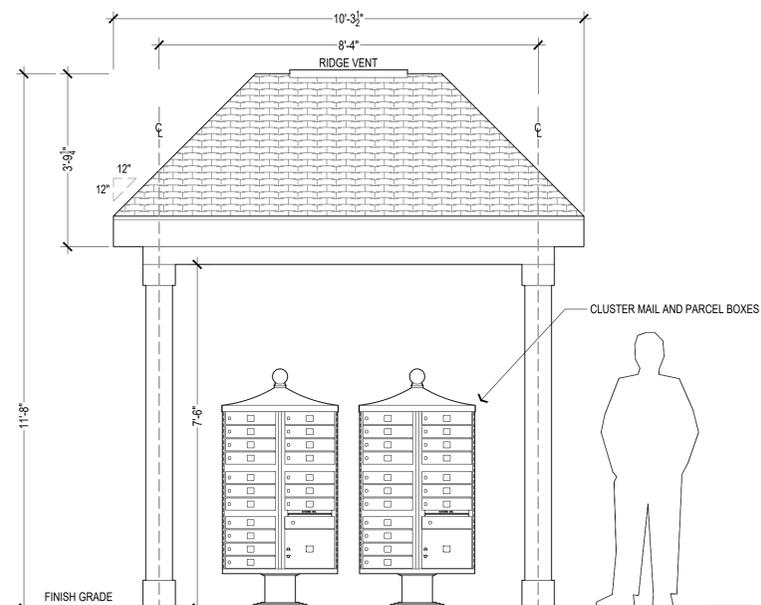
Exhibit G-7



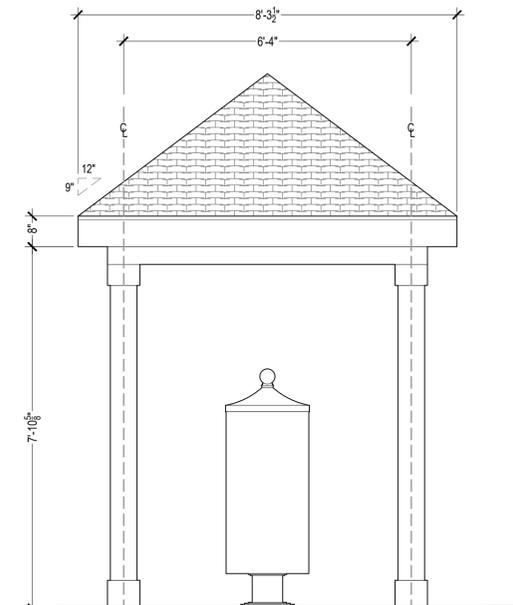
ROOF PLAN



FLOOR PLAN

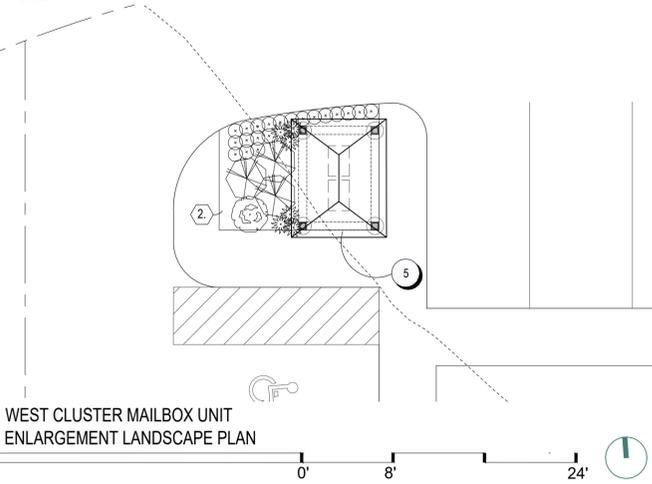


FRONT ELEVATION

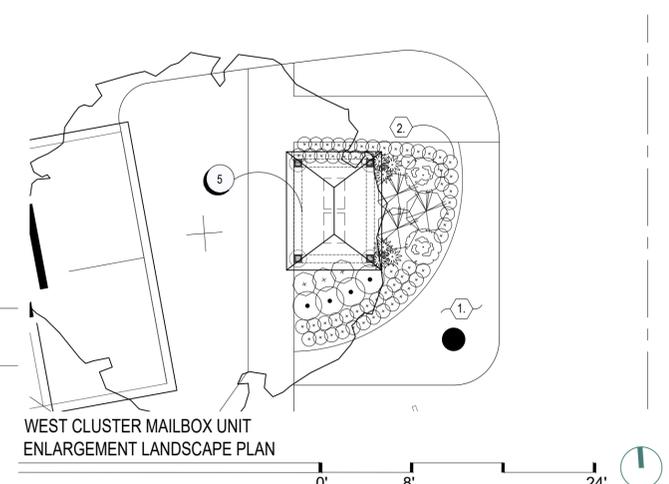


SIDE ELEVATION

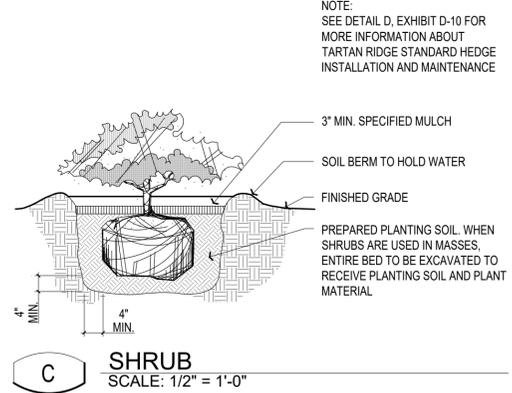
E MAIL KIOSK (FINAL DETAIL BY ARCHITECT)
SCALE: 1/2" = 1'-0"



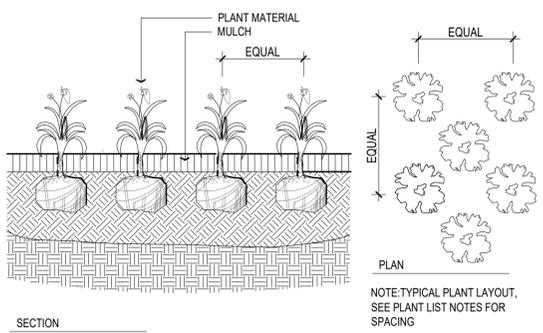
WEST CLUSTER MAILBOX UNIT ENLARGEMENT LANDSCAPE PLAN



WEST CLUSTER MAILBOX UNIT ENLARGEMENT LANDSCAPE PLAN

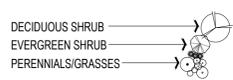


C SHRUB
SCALE: 1/2" = 1'-0"



D PERENNIALS & GROUNDCOVERS
SCALE: 1" = 1'-0"

PLANT KEY



CODED LANDSCAPE NOTES

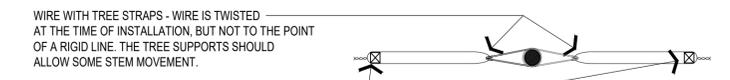
- 1. TURF
- 2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
5	MAIL KIOSK	E/G8	CBU LOCATIONS SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER

TYPICAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
EVERGREEN SHRUBS				
Juniperus chinensis 'Spartan' Spartan Juniper	4-5' HT.	B&B	PER PLAN	
FLOWERING/DECIDUOUS SHRUBS				
Hydrangea paniculata 'Jane' Little Lime Hydrangea	36" HT.	CONT.	PER PLAN	
Spiraea x bumalda 'Goldflame' Goldflame Spiraea	24" HT.	CONT.	PER PLAN	
GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
Echinacea purpurea 'Magnus' Magnus Coneflower	-	CONT.	PER PLAN	
Hemerocallis 'Stella d'Oro' Stella d'Oro Daylily	-	CONT.	PER PLAN	
Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	-	CONT.	PER PLAN	
Schizachyrium scoparium 'MinnblueA' Blue Heaven Little Bluestem	-	CONT.	PER PLAN	



2" X 2" X 8" OPPOSING WOOD STAKES IN LINE WITH PREVAILING SUMMER WIND

STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2-3" ABOVE FINISH GRADE

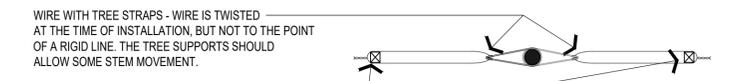
*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

WIRE WITH TREE STRAPS. TWO STRAPS PER TREE. ATTACH 1/3 OF THE DISTANCE FROM GROUND TO FIRST BRANCH - SEE PLAN DETAIL ABOVE

2" X 2" X 8" WOOD STAKE, - SEE PLAN DETAIL ABOVE

SET ROOT BALL ON RAISED PEDESTAL OF COMPACTED OR UNDISTURBED SOIL

A DECIDUOUS TREE
SCALE: 1/2" = 1'-0"



2" X 2" X 8" OPPOSING WOOD STAKES IN LINE WITH PREVAILING SUMMER WIND

STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2-3" ABOVE FINISH GRADE

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WIRE WITH TREE STRAPS. TWO STRAPS PER TREE, ATTACH AT 1/3 THE HEIGHT OF TREE

2" X 2" X 8" WOOD STAKE, - SEE PLAN DETAIL ABOVE

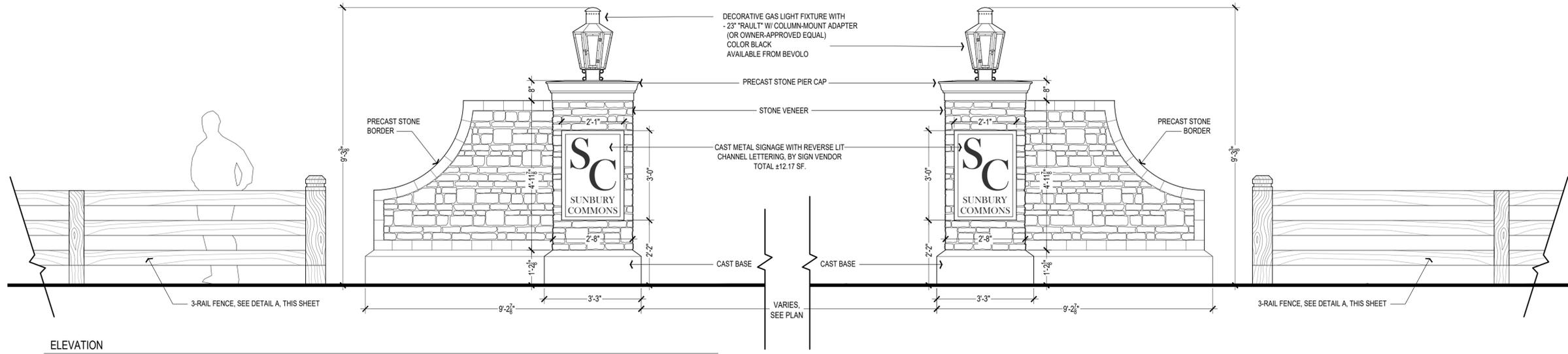
SET ROOT BALL ON RAISED PEDESTAL OF COMPACTED OR UNDISTURBED SOIL

B EVERGREEN TREE
SCALE: 1/2" = 1'-0"

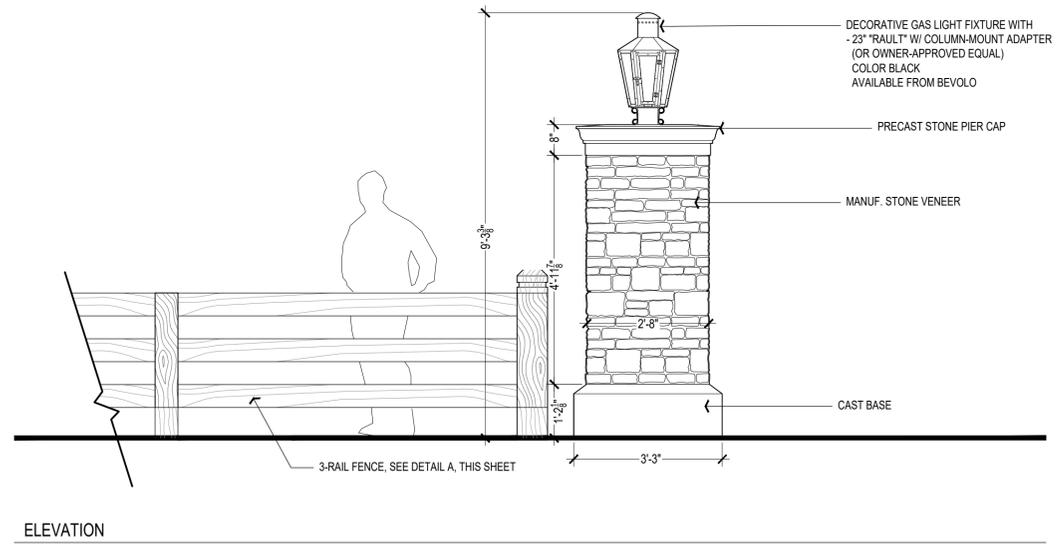
Sunbury Commerce Park - Subarea B (Multi-Family) Site Details II

City of Sunbury, Delaware County, Ohio 05.17.2022

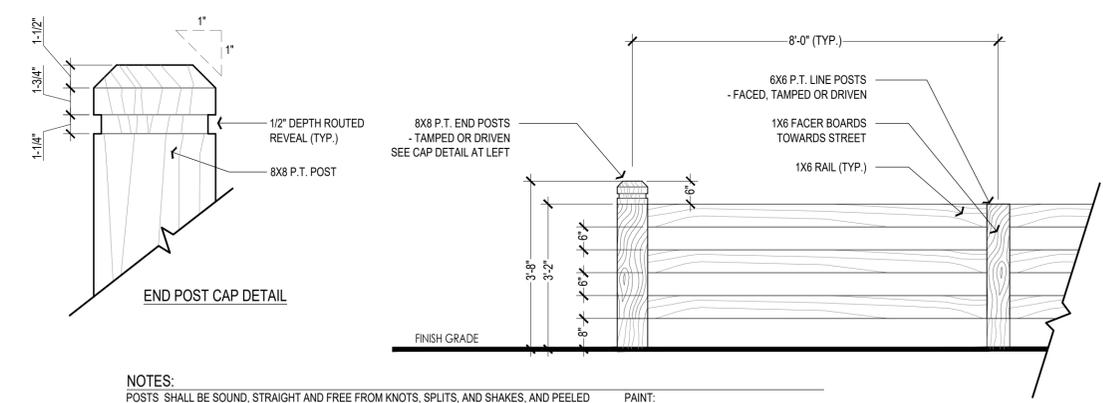
Exhibit G-8



B ENTRY SIGN
SCALE: 1/2" = 1'-0"



C ENTRY COLUMN
SCALE: 1/2" = 1'-0"



NOTES:
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PAINT:
MATTE BLACK

FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

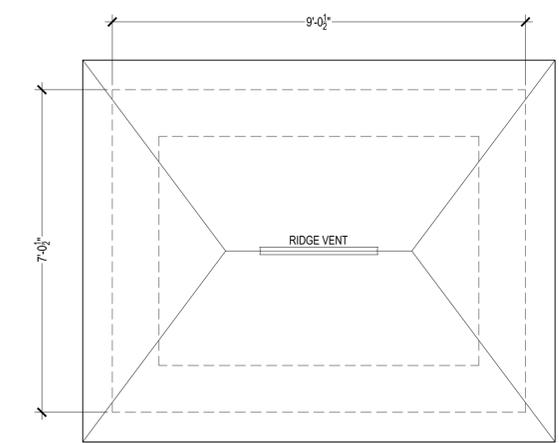
A 3-RAIL BOARD FENCE
SCALE: 1/2" = 1'-0"

D 16' TOTAL HT. AREA LIGHT (COLOR BLK)
(STERNBERG 6130_LED HERITAGE SERIES OR OWNER-APPROVED EQUAL)

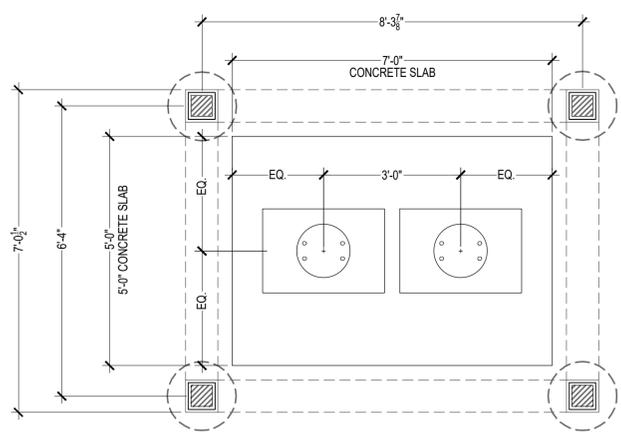
Sunbury Commerce Park - Subarea B (Multi-Family) Site Details I

Village of Sunbury, Delaware County, Ohio 10.05.2021

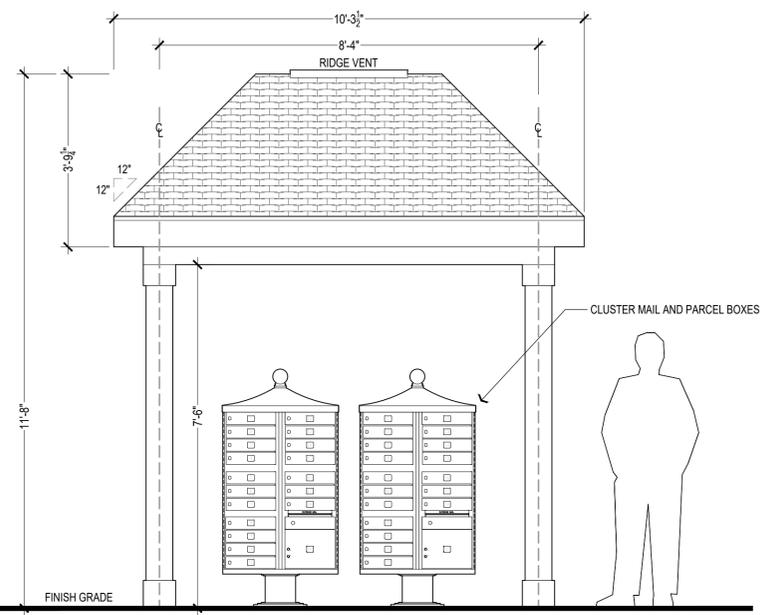
Exhibit G-7



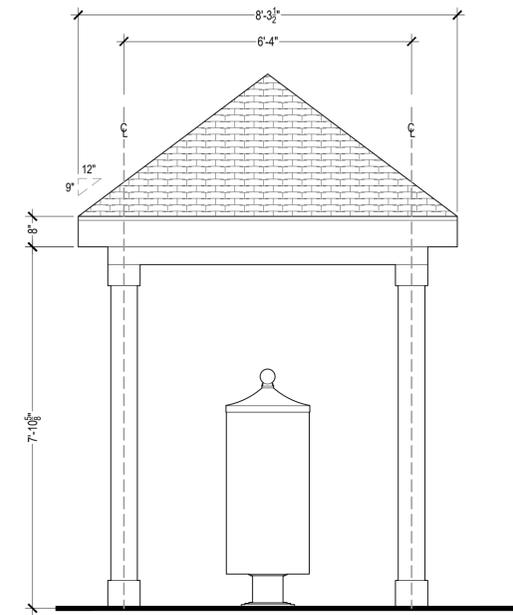
ROOF PLAN



FLOOR PLAN

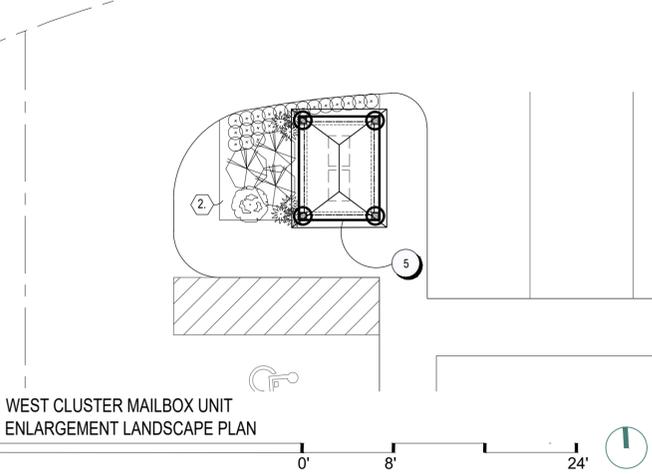


FRONT ELEVATION

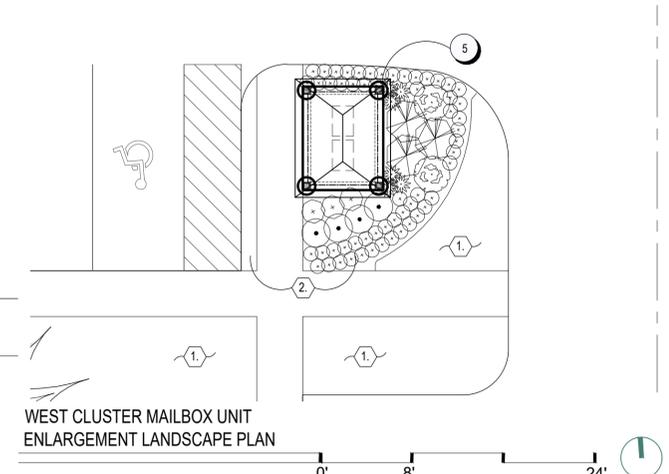


SIDE ELEVATION

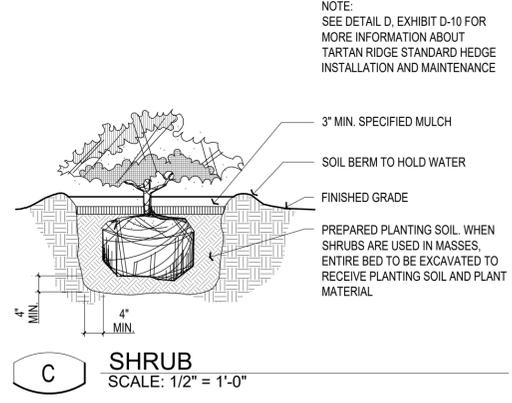
E MAIL KIOSK (FINAL DETAIL BY ARCHITECT)
SCALE: 1/2" = 1'-0"



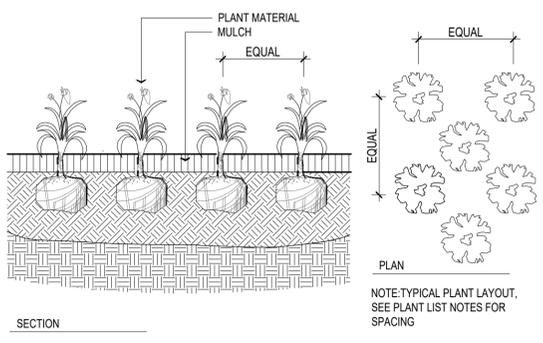
WEST CLUSTER MAILBOX UNIT ENLARGEMENT LANDSCAPE PLAN



WEST CLUSTER MAILBOX UNIT ENLARGEMENT LANDSCAPE PLAN

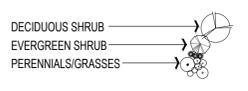


C SHRUB
SCALE: 1/2" = 1'-0"



D PERENNIALS & GROUNDCOVERS
SCALE: 1" = 1'-0"

PLANT KEY



CODED LANDSCAPE NOTES

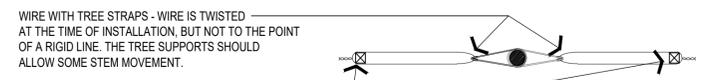
- 1. TURF
- 2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
5	MAIL KIOSK	E/G8	CBU LOCATIONS SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER

TYPICAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
EVERGREEN SHRUBS				
Juniperus chinensis 'Spartan' Spartan Juniper	4-5' HT.	B&B	PER PLAN	
FLOWERING/DECIDUOUS SHRUBS				
Hydrangea paniculata 'Jane' Little Lime Hydrangea	36" HT.	CONT.	PER PLAN	
Spiraea x bumalda 'Goldflame' Goldflame Spirea	24" HT.	CONT.	PER PLAN	
GRASSES, PERENNIALS, GROUNDCOVERS, & VINES				
Echinacea purpurea 'Magnus' Magnus Coneflower	-	CONT.	PER PLAN	
Hemerocallis 'Stella d'Oro' Stella d'Oro Daylily	-	CONT.	PER PLAN	
Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	-	CONT.	PER PLAN	
Schizachyrium scoparium 'MinnblueA' Blue Heaven Little Bluestem	-	CONT.	PER PLAN	



2" X 2" X 8" OPPOSING WOOD STAKES IN LINE WITH PREVAILING SUMMER WIND

STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2-3" ABOVE FINISH GRADE

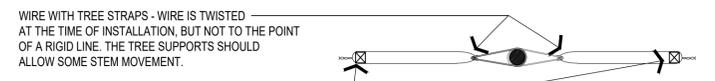
*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

WIRE WITH TREE STRAPS. TWO STRAPS PER TREE. ATTACH 1/3 OF THE DISTANCE FROM GROUND TO FIRST BRANCH - SEE PLAN DETAIL ABOVE

2" X 2" X 8" WOOD STAKE, - SEE PLAN DETAIL ABOVE

SET ROOT BALL ON RAISED PEDESTAL OF COMPACTED OR UNDISTURBED SOIL

A DECIDUOUS TREE
SCALE: 1/2" = 1'-0"



2" X 2" X 8" OPPOSING WOOD STAKES IN LINE WITH PREVAILING SUMMER WIND

STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2-3" ABOVE FINISH GRADE

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WIRE WITH TREE STRAPS. TWO STRAPS PER TREE, ATTACH AT 1/3 THE HEIGHT OF TREE

2" X 2" X 8" WOOD STAKE, - SEE PLAN DETAIL ABOVE

SET ROOT BALL ON RAISED PEDESTAL OF COMPACTED OR UNDISTURBED SOIL

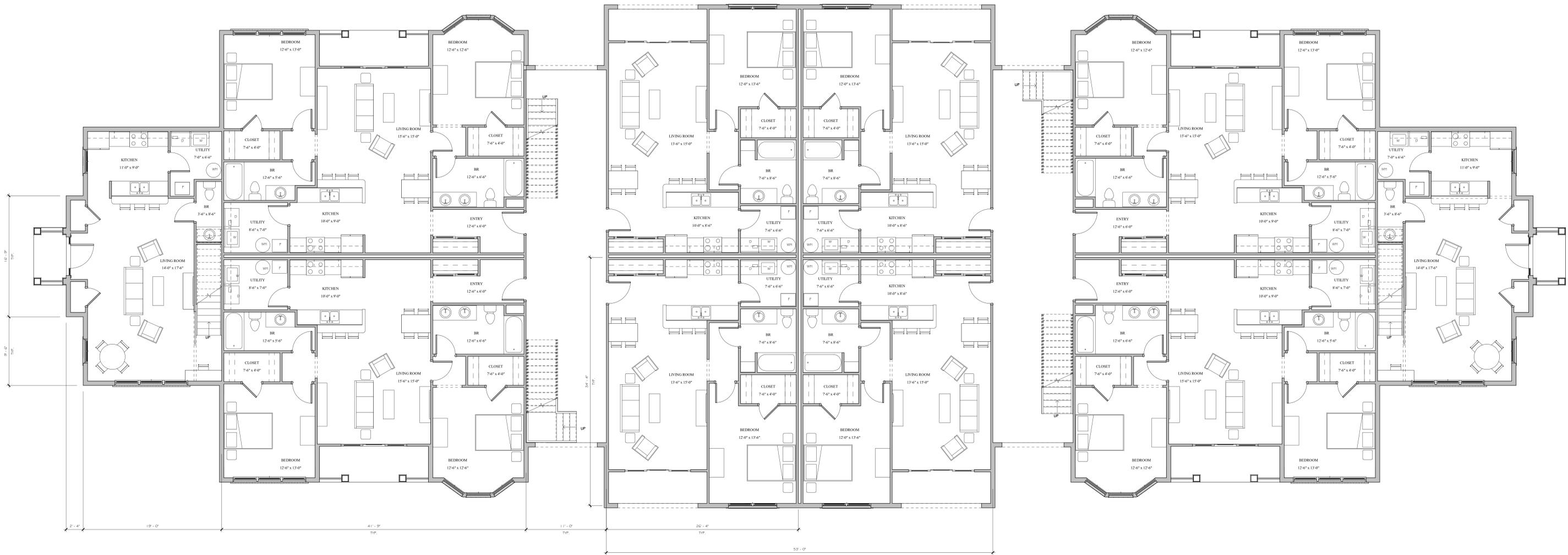
B EVERGREEN TREE
SCALE: 1/2" = 1'-0"

Sunbury Commerce Park - Subarea B (Multi-Family) Site Details II

Village of Sunbury, Delaware County, Ohio 10.05.2021

Exhibit G-8

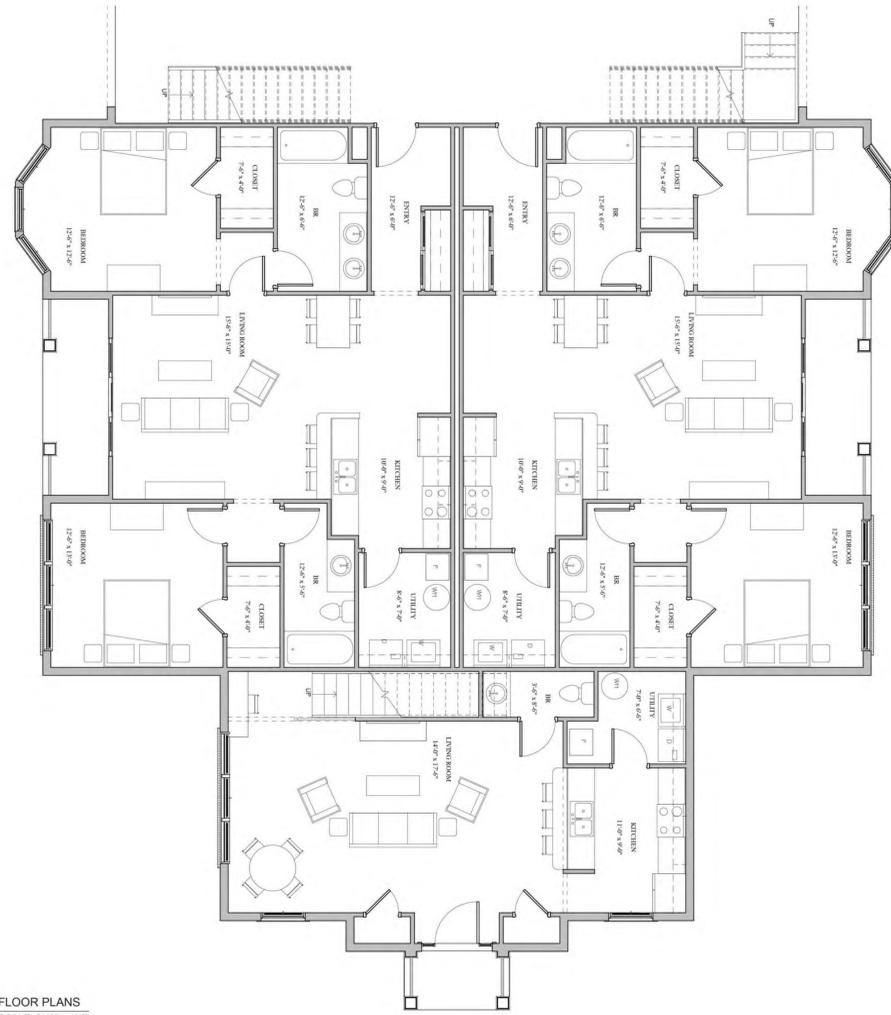




FLOOR PLANS
SCALE: 3/16" = 1'-0"



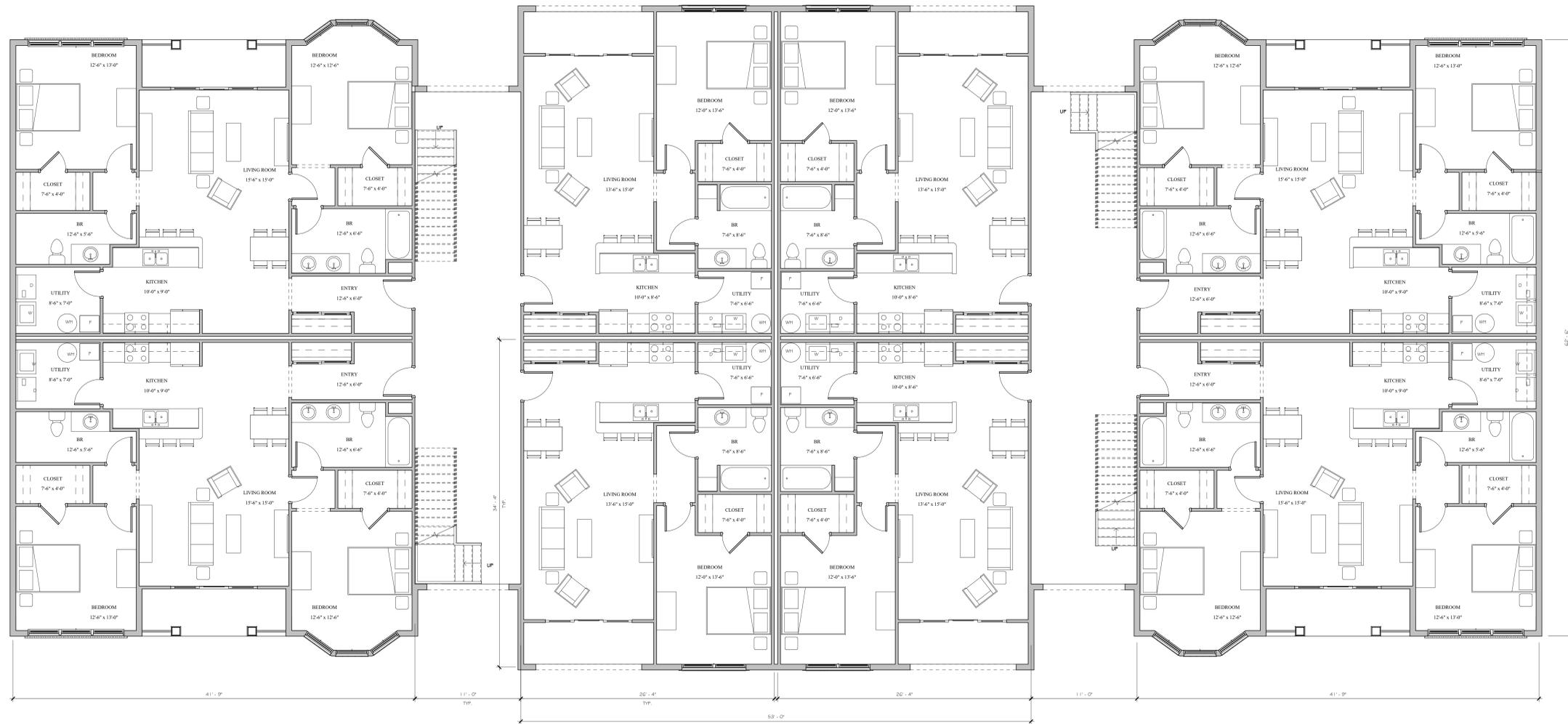
ELEVATION
SCALE: 3/16" = 1'-0"



FLOOR PLANS
SCALE: 3/16" = 1'-0"



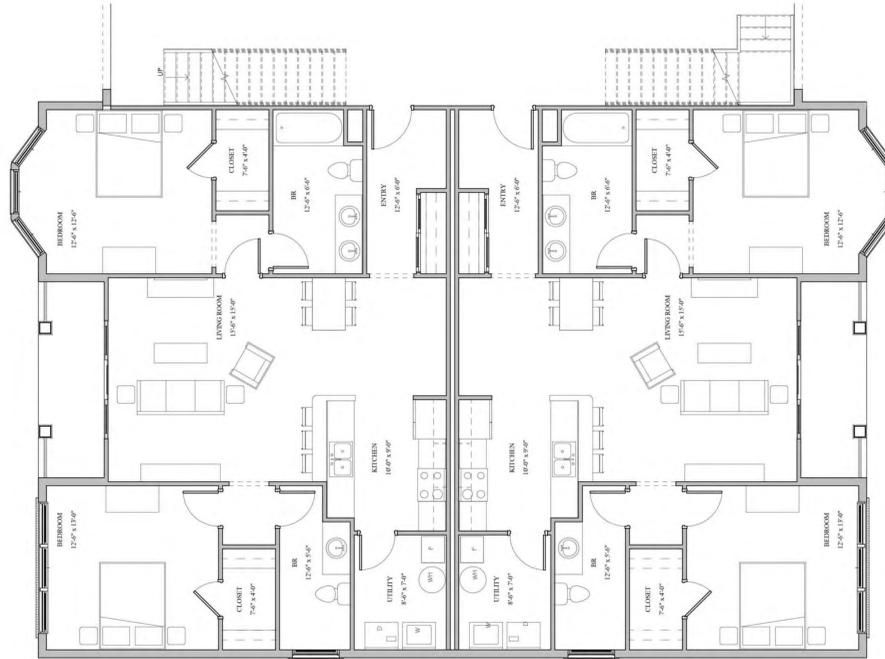
ELEVATION
SCALE: 3/16" = 1'-0"



FLOOR PLANS
SCALE: 3/16" = 1'-0"



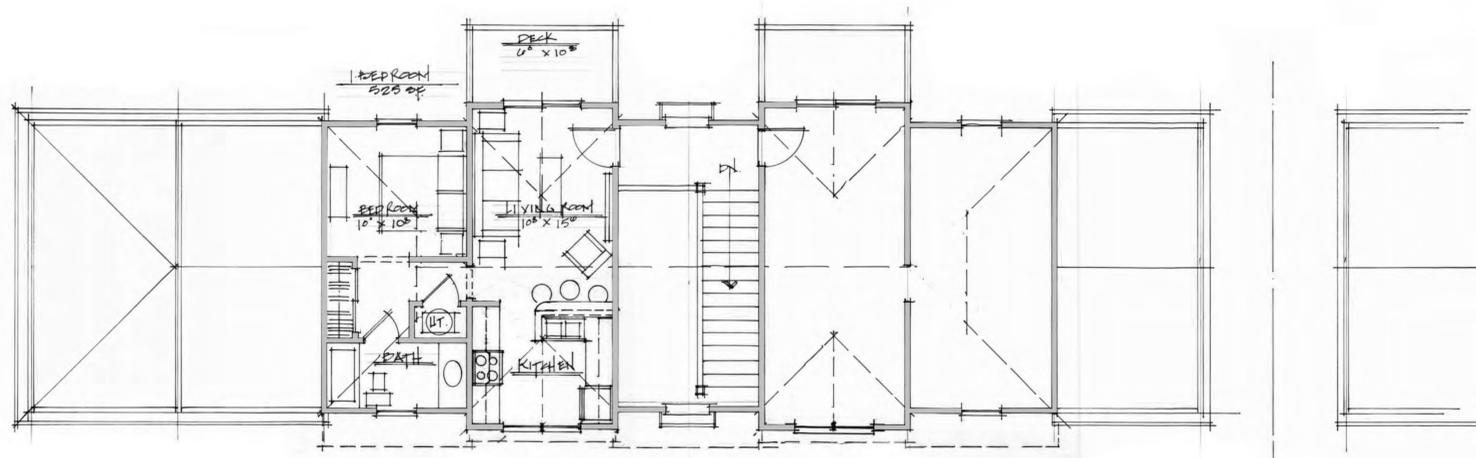
ELEVATION
SCALE: 3/16" = 1'-0"



FLOOR PLANS
SCALE: 3/16" = 1'-0"



ELEVATION
SCALE: 3/16" = 1'-0"



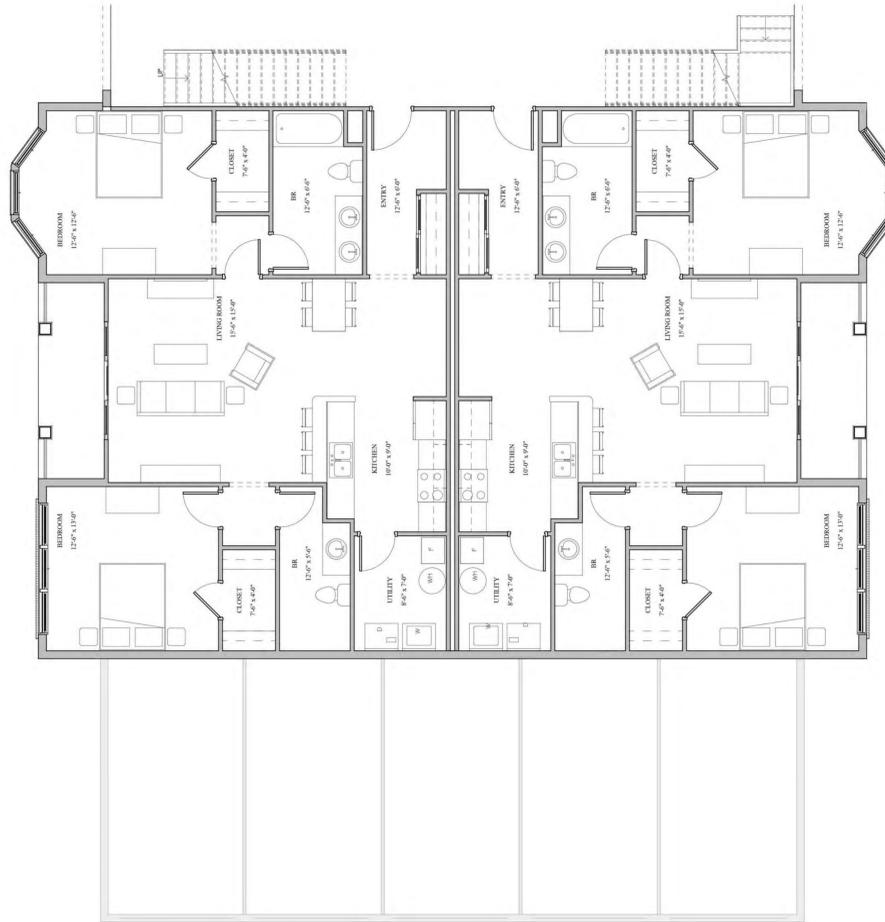
PLAN & ELEVATION
SCALE: 3/16" = 1'-0"



FLOOR PLANS
SCALE: 3/16" = 1'-0"



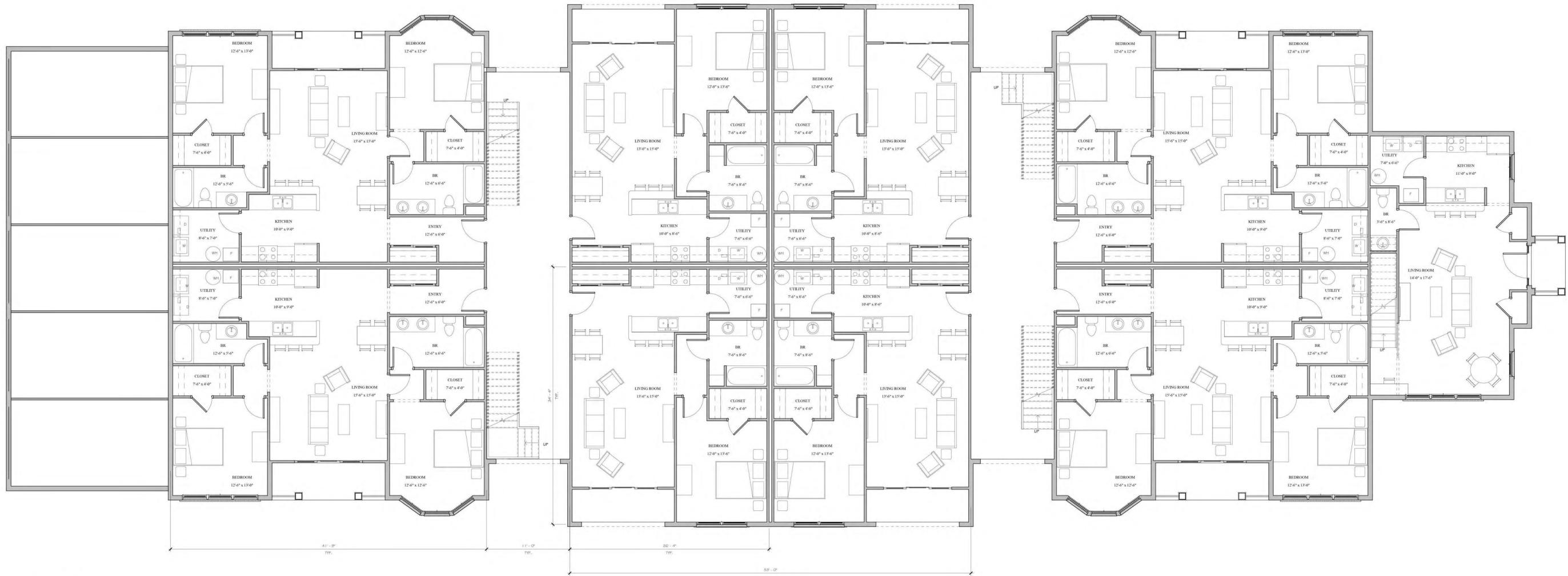
ELEVATION
SCALE: 3/16" = 1'-0"



FLOOR PLANS
SCALE: 3/16" = 1'-0"



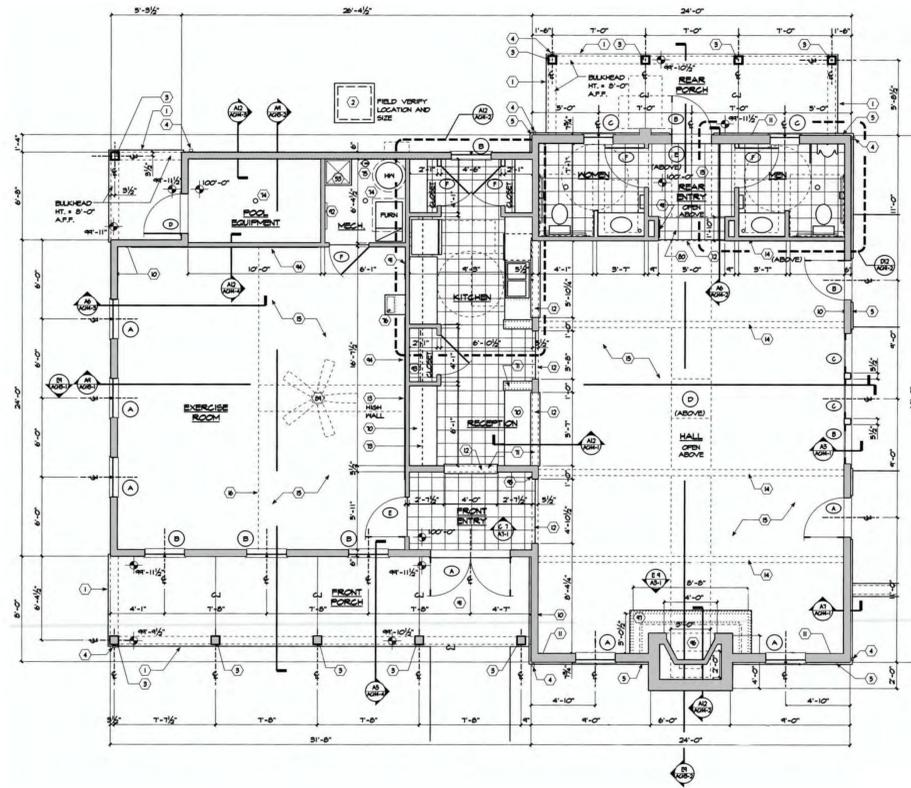
ELEVATION
SCALE: 3/16" = 1'-0"



FLOOR PLANS
SCALE: 3/16" = 1'-0"



ELEVATION
SCALE: 3/16" = 1'-0"



FLOOR PLAN
SCALE: 3/16" = 1'-0"

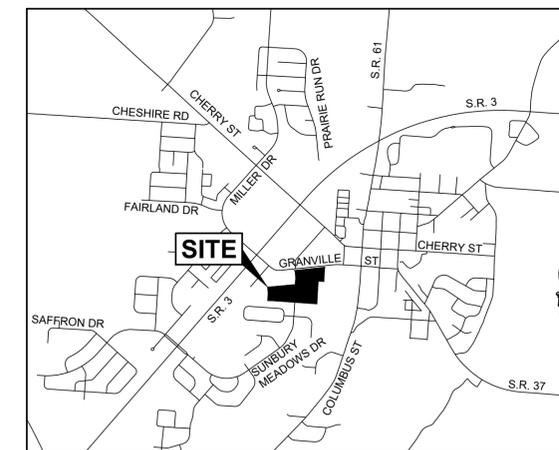


ELEVATIONS
SCALE: 3/16" = 1'-0"



PRELIMINARY DEVELOPMENT PLAN FOR SUNBURY COMMERCE PARK

VILLAGE OF SUNBURY, DELAWARE COUNTY, OHIO
RANGE 17, TOWNSHIP 4, SECTION 4, FARM LOT 10
UNITED STATES MILITARY LANDS
2022



VICINITY MAP
SCALE: 1"=2,000'

SHEET INDEX

TITLE SHEET	1
EXISTING CONDITIONS PLAN	2
PRELIMINARY UTILITY PLAN	3

ARCHITECT

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ENGINEER & SURVEYOR

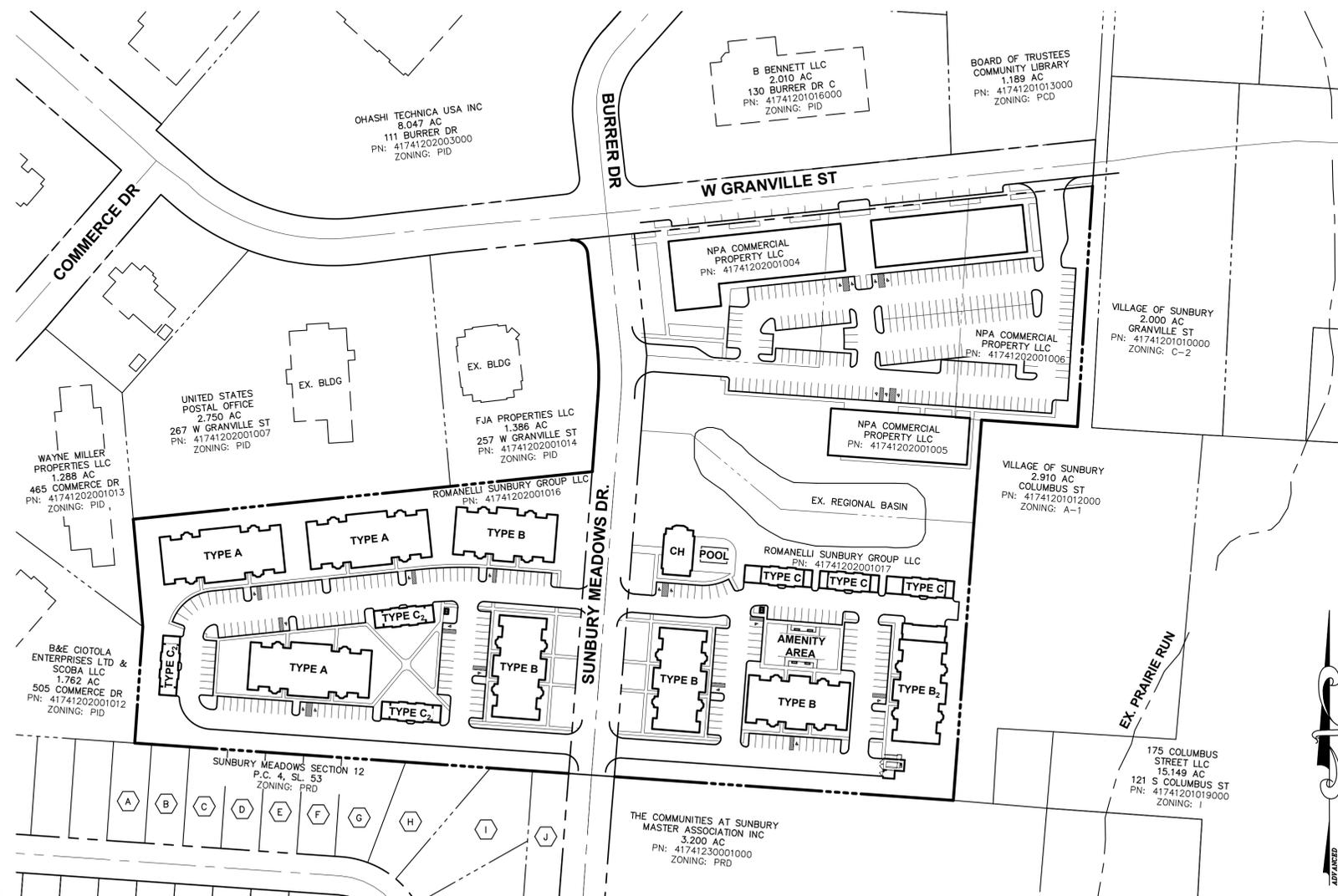
ADVANCED CIVIL DESIGN, INC.
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FAX: 614-428-7755
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ATTORNEY

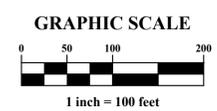
KEPHART FISHER LLC
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DAVID FISHER
davidfisher@kephartfisher.com

OWNERS

ROMANELLI SUNBURY GROUP LLC
NPA COMMERCIAL PROPERTY LLC



INDEX MAP
SCALE: 1"=100'



FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM); VILLAGE OF SUNBURY, DELAWARE COUNTY, OHIO, PANEL 0276, MAP 39041C, SUFFIX K, EFFECTIVE DATE (APRIL 16, 2009).



UTILITY & SERVICE CONTACTS

ELECTRIC	AEP OHIO 700 MORRISON ROAD GAHANNA, OHIO 43230 ATTN: ERIK SCHAAS (614) 883-7963	FIRE	B&G FIRE DISTRICT 350 WEST CHERRY STREET SUNBURY, OHIO 43074 ATTN: CHIEF CHRISTOPHER KOVACH (740) 965-3841
GAS	COLUMBIA GAS OF OHIO 3550 JOHNNY APPLESEED COURT COLUMBUS, OHIO 43231 ATTN: TODD SCHWARZ (614) 280-7500	SANITARY SEWERS	VILLAGE OF SUNBURY (CT CONSULTANTS) 7965 NORTH HIGH STREET, SUITE 340 COLUMBUS, OHIO 43235 ATTN: DAVID PARKINSON (614) 779-0016
PHONE/CATV	SPECTRUM (CHARTER) 3760 INTERCHANGE ROAD COLUMBUS, OHIO 43204 ATTN: KEVIN RICH (614) 481-5263	WATER MAINS	DEL-CO WATER 6658 OLENTANGY RIVER ROAD DELAWARE, OHIO 43015 ATTN: SHANE CLARK (740) 548-7746

CONSOLIDATED COOPERATIVE
4993 STATE ROUTE 521
DELAWARE, OHIO 43015
ATTN: DAN AMAIO
(740) 363-2641

LUMEN (CENTURYLINK)
6185 HUNTLEY ROAD, SUITE E
COLUMBUS, OHIO 43229
ATTN: STEVE KAUFFMAN
(614) 255-2112

OWNERSHIP INFORMATION

A	WILLIAMSON ERIK J & JUDY A 0.152 AC. 2362 COMMON BENT DR PN: 41741231011000	F	GLASS MARIE A TRUSTEE 0.152 AC. 2412 COMMON BENT DR PN: 41741231006000
B	ZULEGER MARJORIE L 0.152 AC. 2372 COMMON BENT DR PN: 41741231010000	G	DUNAVANT LAURA MICHELLE & SMITH MICHAEL SLOAN 0.198 AC. 2422 COMMON BENT DR PN: 41741231005000
C	BUTLER ANITA D 0.152 AC. 2382 COMMON BENT DR PN: 41741231009000	H	MEADE LARRY E & LISA I 0.270 AC. 2432 COMMON BENT DR PN: 41741231004000
D	MCKOWN JOHN C JR & NINA I 0.152 AC. 2392 COMMON BENT DR PN: 41741231008000	I	TROWBRIDGE WILLIAM D JR & CYNTHIA A 0.359 AC. 2442 COMMON BENT DR PN: 41741231003000
E	VANHOUTEN BETH 0.152 AC. 2402 COMMON BENT DR PN: 41741231007000	J	THE COMMUNITIES AT SUNBURY MASTER ASSOCIATION INC 0.502 AC. PN: 41741231001000

PLAN PREPARED BY:
ROMANELLI & HUGHES
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ENGINEERS & SURVEYORS
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VILLAGE OF SUNBURY, DELAWARE COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
SUNBURY COMMERCE PARK
TITLE SHEET

No.	Revision	Date	Approved

Date: 07/22/2022
Scale: AS NOTED

Drawn By: JDB
Checked By: TMW

Project Number:
18-0029-149

Drawing Number:
1 / 3

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SOIL MAP UNIT LEGEND	
SYMBOL	SOIL NAME
BeB	Bennington silt loam, 2 to 6 percent slopes
Crd1C2	Cardington silt loam, 6 to 12 percent slopes, eroded
LsA	Lobdell, channery substratum-Sloan, till substratum complex, 0 to 2 percent slopes, occasionally flooded
PwA	Pewama silty clay loam, 0 to 1 percent slopes
UdB	Udorthents, clayey-Urban land complex, undulating

A REVIEW OF DELAWARE SOIL AND WATER CONSERVATION DISTRICT RECORDS REVEALED NO EVIDENCE OF FIELD TILES ON THE SUBJECT PROPERTY.

LEGEND	
-----1048	EXISTING 2' MINOR CONTOUR
-----1050	EXISTING 10' MAJOR CONTOUR
-----	EXISTING SOILS LINE
---ST---	EXISTING STORM SEWER
---SA---	EXISTING SANITARY SEWER
---WA---	EXISTING WATER MAIN

PLAN PREPARED BY:
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VILLAGE OF SUNBURY, DELAWARE COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
 FOR
SUNBURY COMMERCE PARK
EXISTING CONDITIONS

No.	Revision	Date	Approved

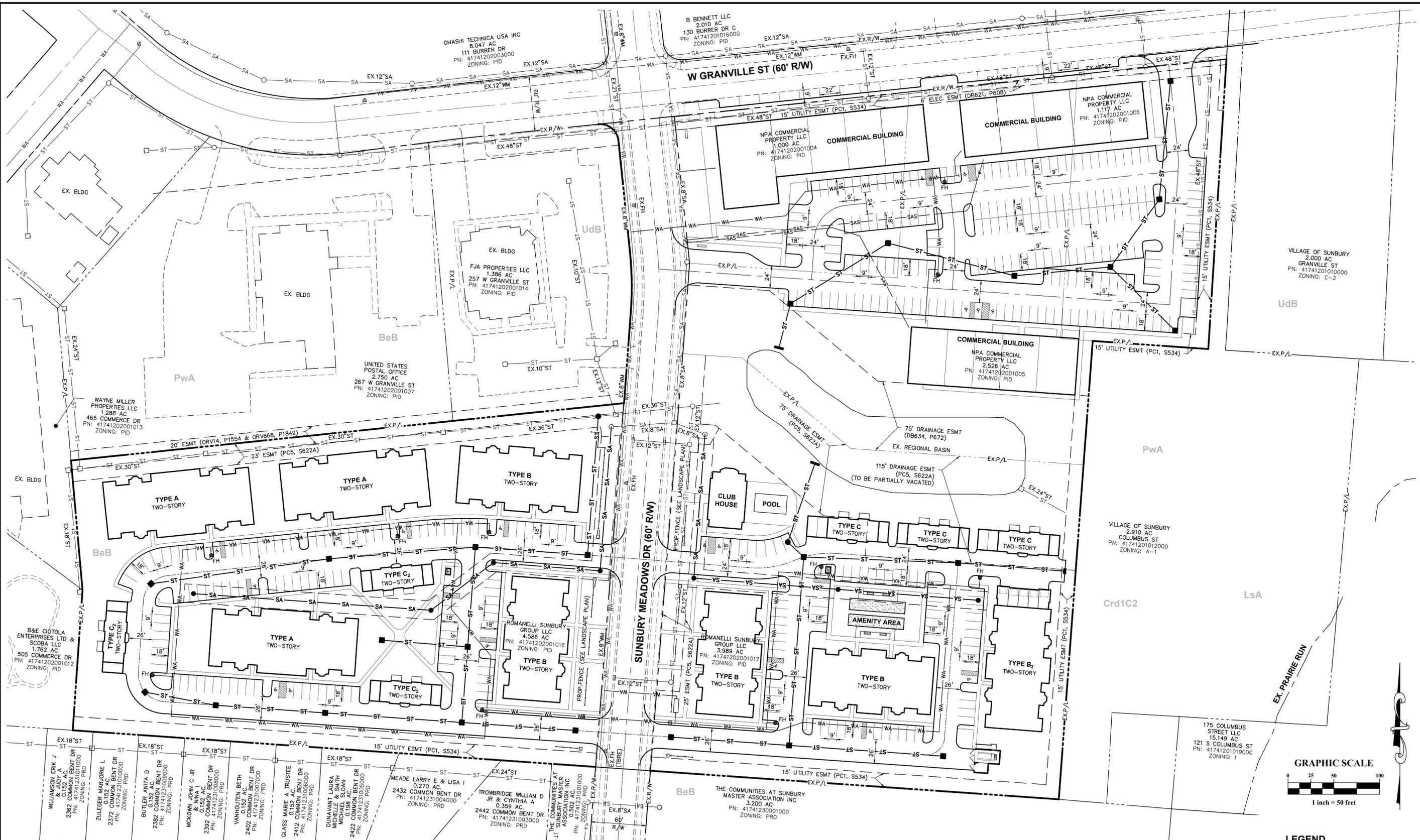
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Drawn By: JDB Checked By: TWM

Project Number:
18-0029-149

Drawing Number:
2 / 3

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NO.	REVISION	DATE	APPROVED

SOIL MAP UNIT LEGEND

SYMBOL	SOIL NAME
BeB	Bennington silt loam, 2 to 6 percent slopes
Crd1C2	Cardington silt loam, 6 to 12 percent slopes, eroded
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UdB	Udorthents, clayey-Urban land complex, undulating

LEGEND

---	EXISTING SOILS LINE
○-□	EXISTING STORM SEWER
○-SA	EXISTING SANITARY SEWER
—	EXISTING WATER MAIN
●-ST	PROPOSED STORM SEWER
●-SA	PROPOSED SANITARY SEWER
—SAS	PROPOSED SANITARY SERVICE
—WA	PROPOSED PRIVATE WATER MAIN

GRAPHIC SCALE

0 25 50 100
1 inch = 50 feet

A REVIEW OF DELAWARE SOIL AND WATER CONSERVATION DISTRICT RECORDS REVEALED NO EVIDENCE OF FIELD TILES ON THE SUBJECT PROPERTY.

PLAN PREPARED BY:

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PLAN PREPARED FOR:

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WESTERVILLE, OH 43081

VILLAGE OF SUNBURY, DELAWARE COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

FOR

SUNBURY COMMERCE PARK

PRELIMINARY UTILITY PLAN

Date: 07/22/2022
Scale: 1"=50'

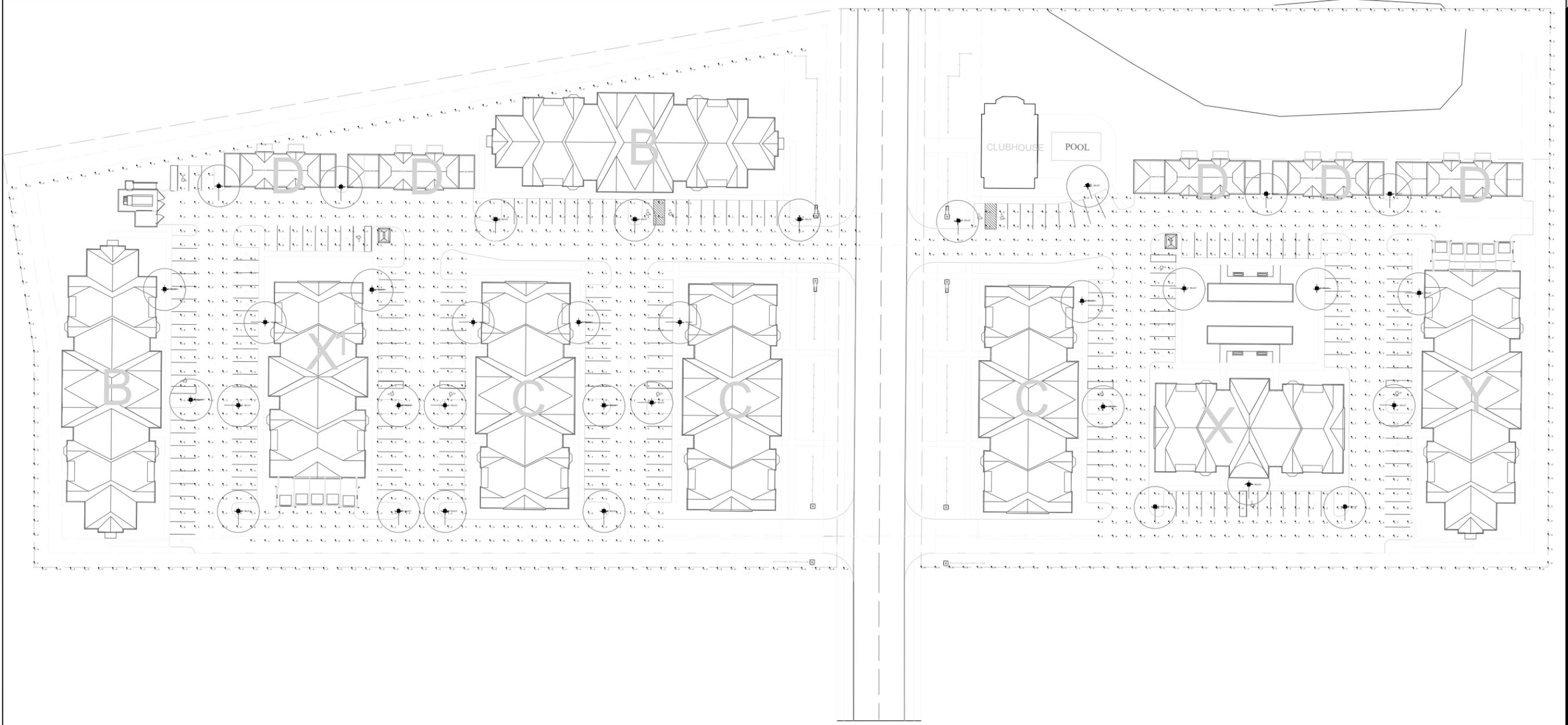
Drawn By: JDB Checked By: TMM

Project Number:
18-0029-149

Drawing Number:
3 / 3

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	34	T3-BLOC	Single	6130CLED-24L27T3-MDL014-SV1-BLOC, 14' Pole 16' MH	16' MH	0.950	5217	86.4	2937.6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1 Left Area	Illuminance	Fc	1.20	4.4	0.1	12.00	44.00
CalcPts_1a Left Area Prop Line	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.
CalcPts_2 Right Area	Illuminance	Fc	1.03	3.0	0.1	10.30	30.00
CalcPts_2a Right Area Prop Line	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.



Not to Scale

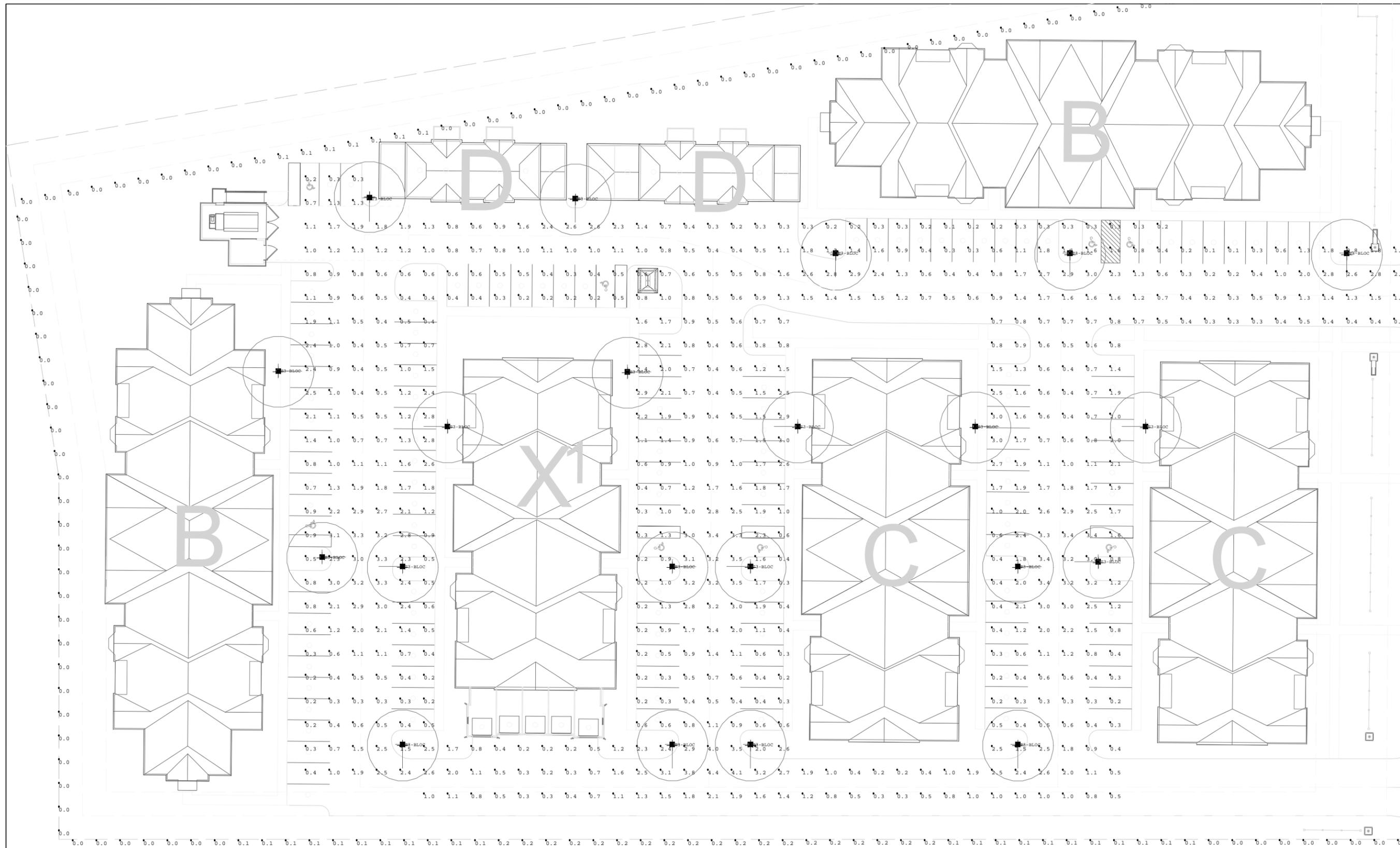


#	Date	Comments

Revisions

Drawn By: VPE D
Drawing #: 3883
Date: 10/05/2021
Scale:

Sunbury Commerce Park
Sunbury, OH



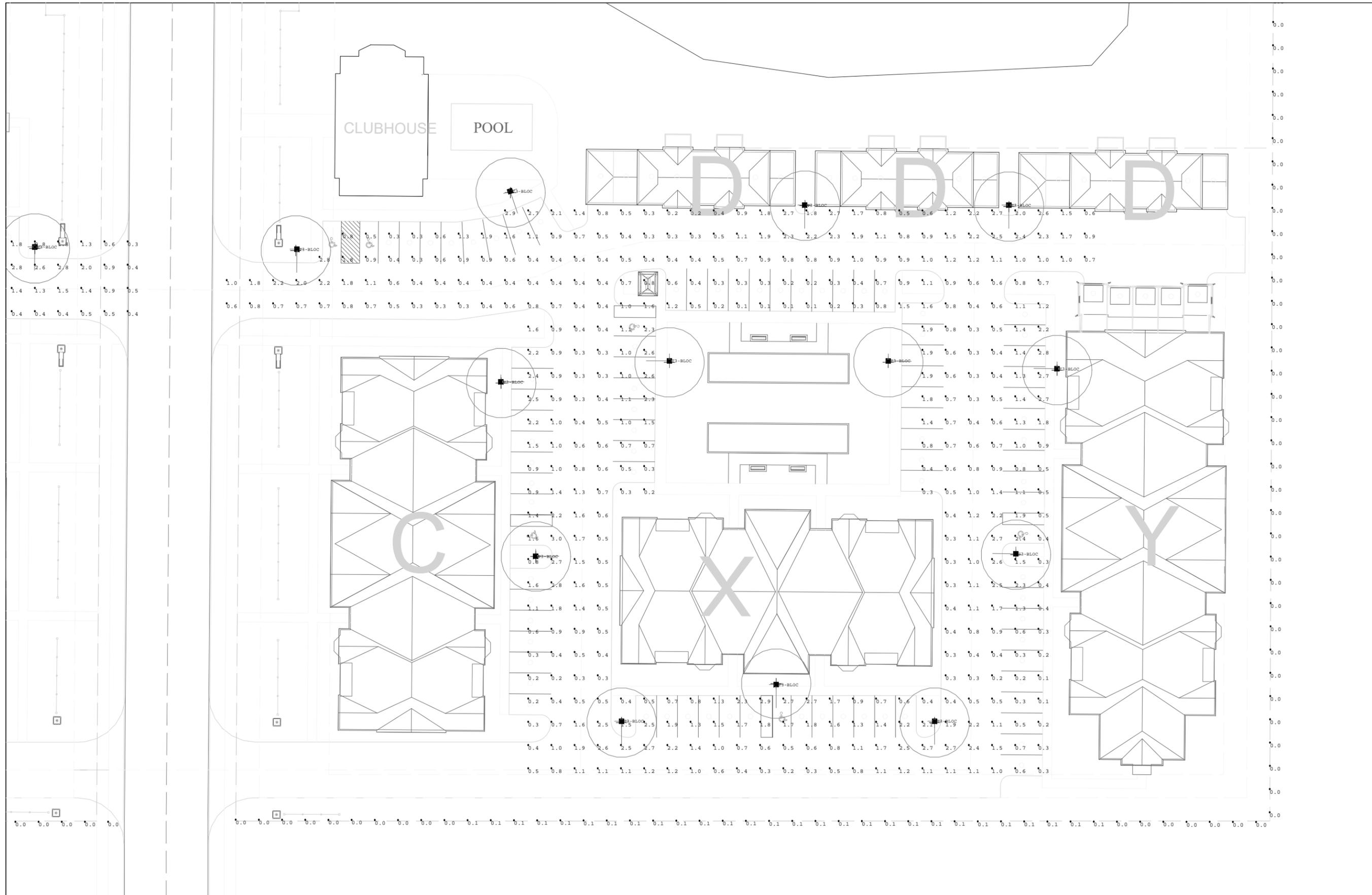
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#	Date	Comments

Revisions

Drawn By: VPE
Drawing #: 3883
Date: 10/05/2021
Scale:

Sunbury Commerce Park
Sunbury, OH



Scale: 1 inch= 40 Ft.

#	Date	Comments

Revisions		

Drawn By: VPE
Drawing #: 3883
Date: 10/05/2021
Scale:

Sunbury Commerce Park
Sunbury, OH