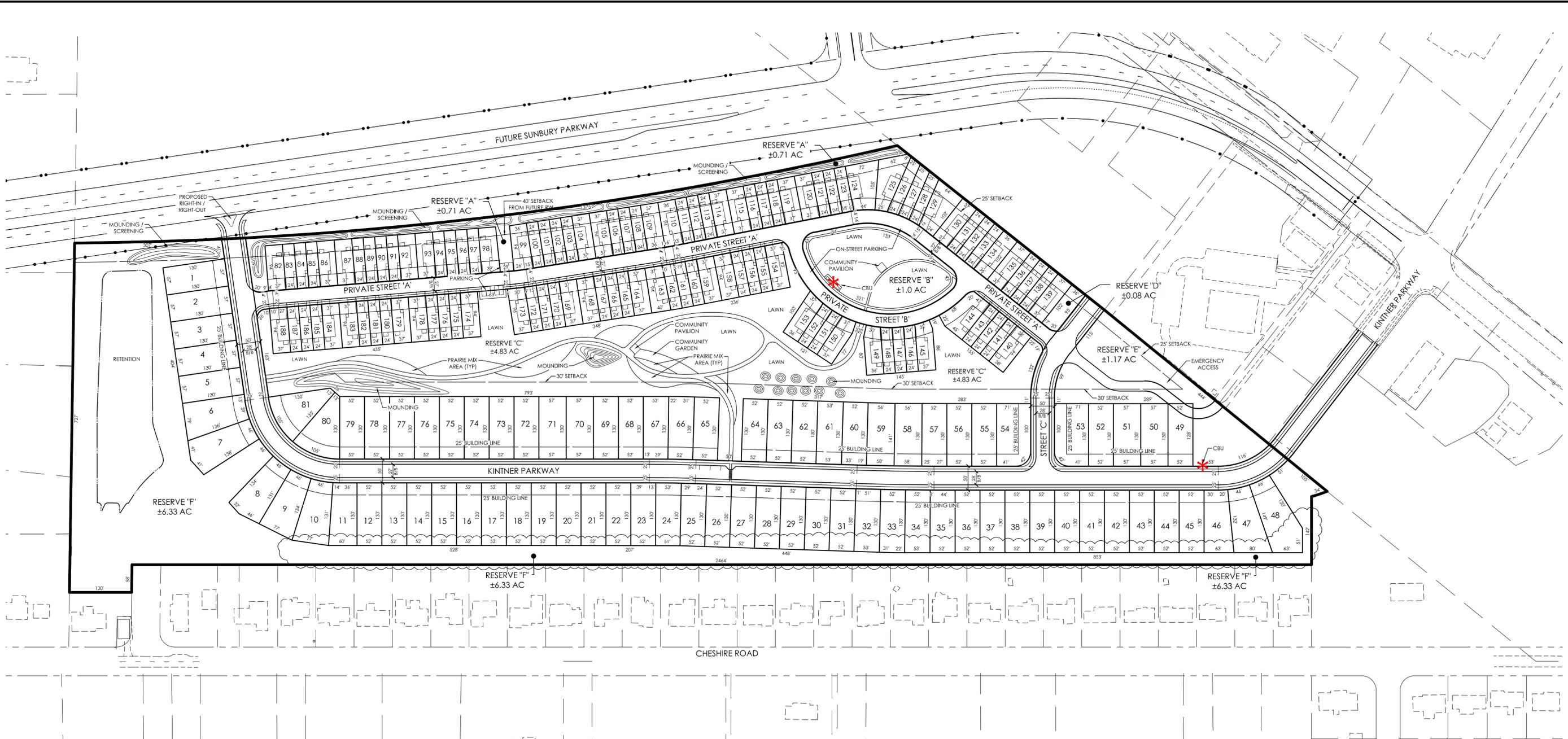


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LOCATION MAP  
NO SCALE

**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

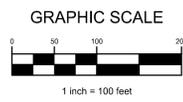
NOTE 2: TOTAL OPEN SPACE DOES NOT INCLUDE PROPOSED POND AREA.

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.



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, Hambelton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Geologists  
 5500 North State Road, Suite 200  
 Columbus, Ohio 43240  
 Phone: 614.775.4500  
 emht.com

DATE  
**MARCH 5, 2024**

SCALE  
**1" = 100'**

JOB NO.  
**20230685**

SHEET  
**4/15**