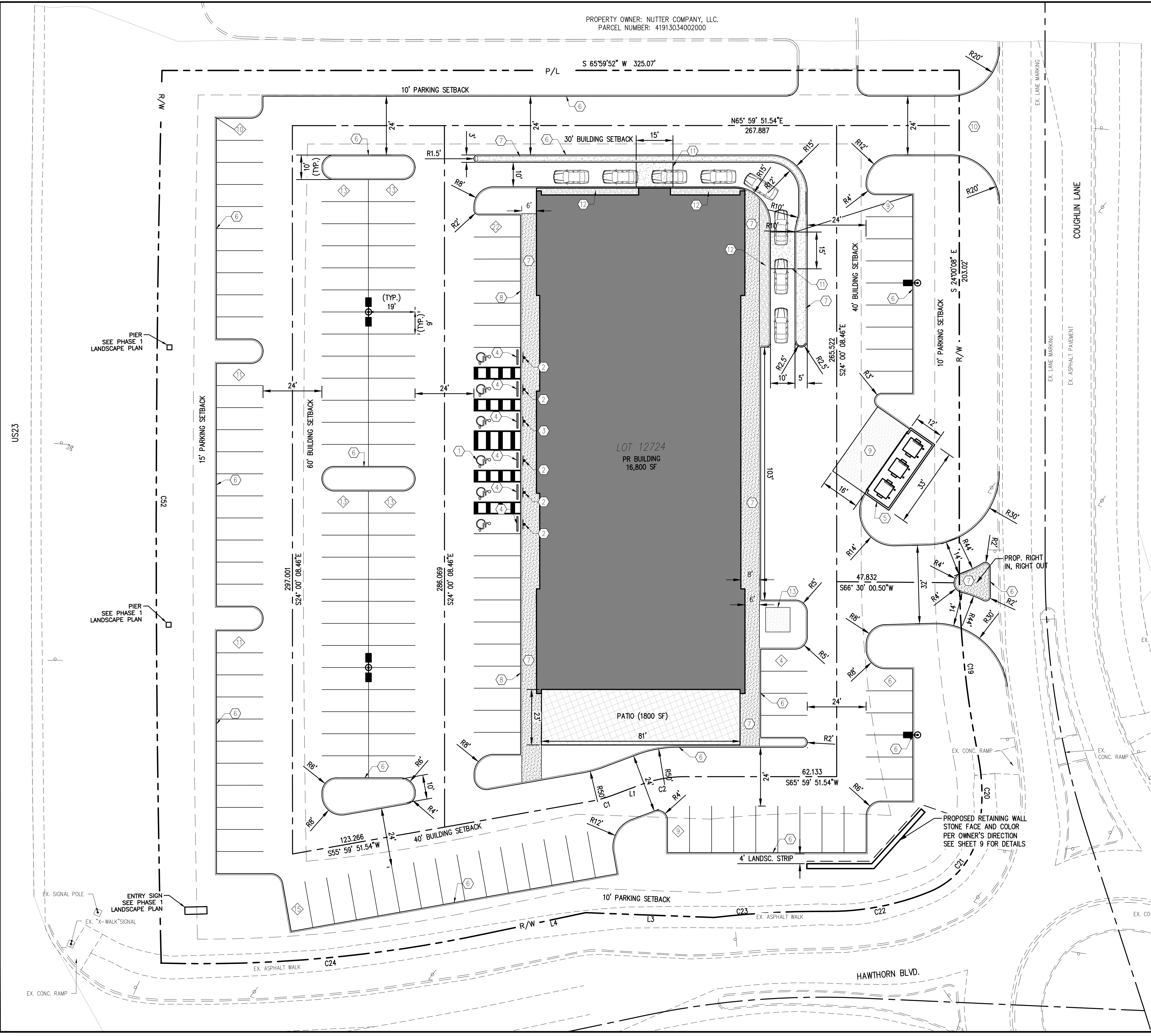


PROPERTY OWNER: NUTTER COMPANY, LLC.  
 PARCEL NUMBER: 41913034002000



**LEGEND**

- PR CURB & PAVEMENT
- P/L- PROPERTY LINE
- R/W- RIGHT OF WAY
- DRIVEWAY CENTERLINE
- PARKING COUNT
- \*CURB RADII ARE 5' UNLESS DIMENSIONED OTHERWISE

**CODED NOTES**

- 1 ADA ACCESSIBLE PARKING. SEE GRADING DETAILS FOR DIMENSIONS.
- 2 ADA ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET 3.
- 3 ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET 3.
- 4 WHEEL STOP PER DETAIL ON SHEET 3.
- 5 TRASH CORRAL ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 6 PR 18" CURB PER STANDARD DRAWING RDWD-22.0.
- 7 PR SIDEWALK. SEE SECTION ON SHEET 3.
- 8 INTEGRAL CURB AND WALK SEE DETAIL ON SHEET 3.
- 9 TRASH CORRAL CONCRETE PAD. SEE DETAIL ON SHEET 3.
- 10 DRIVE ENTRANCE PER STANDARD DRAWING RDWD-10.0.
- 11 DRIVE THRU CONCRETE PAD SEE DETAIL ON SHEET 3.
- 12 2" RIVER ROCK. SEE LANDSCAPE PLAN.
- 13 ELECTRIC TRANSFORMER PAD.

**SITE DATA**

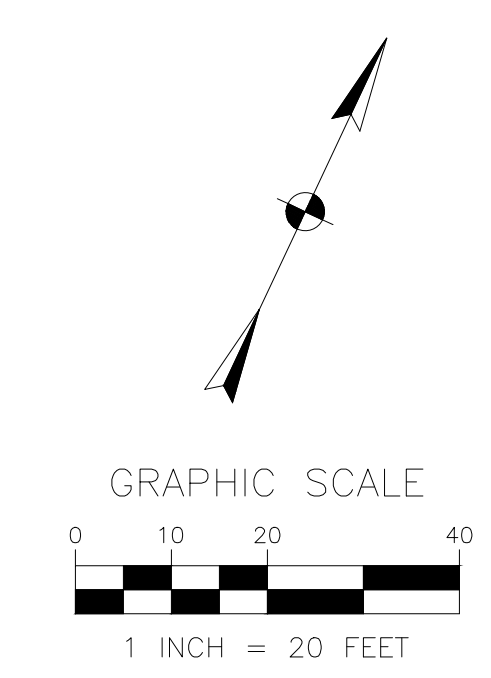
PARCEL NUMBER: 41913034005000  
 TOTAL AREA: 2.64 AC  
 PERVIOUS AREA: 0.61 AC  
 IMPERVIOUS AREA: 2.03 AC  
 BUILDING SF: 16,000  
 PARKING REQUIRED: 146  
 PARKING PROVIDED: 148  
 ZONING: PMU

CENTERLINE LINE TABLE		
NO.	LENGTH	BEARING
L1	12.86	S45°29'58.95"W

CENTERLINE CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	9.16	50	010°29'53"	9.15	S50° 44' 55.24"W
C2	17.89	50	020°29'53"	17.79	S55° 44' 55.24W

PROPERTY LINE/RIGHT OF WAY LINE TABLE		
NO.	LENGTH	BEARING
L3	52.38	S68°08'07"W
L4	42.22	S54°07'05"W

PROPERTY LINE/RIGHT OF WAY CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C19	75.87	385	011°17'29"	75.75	S29° 38' 53"E
C20	30.43	82	021°11'10"	30.26	S24° 19' 51E
C21	33.15	33	057°33'13"	31.77	S14° 59' 41"W
C22	42.64	108	022°37'15"	42.36	S55° 04' 56"W
C23	46.44	385	006°54'40"	46.41	S62° 56' 13"W
C24	132.79	557	013°39'03"	132.48	S60° 52' 25"W
C52	364.04	7564	002°45'27"	364.01	N23° 56' 16"W

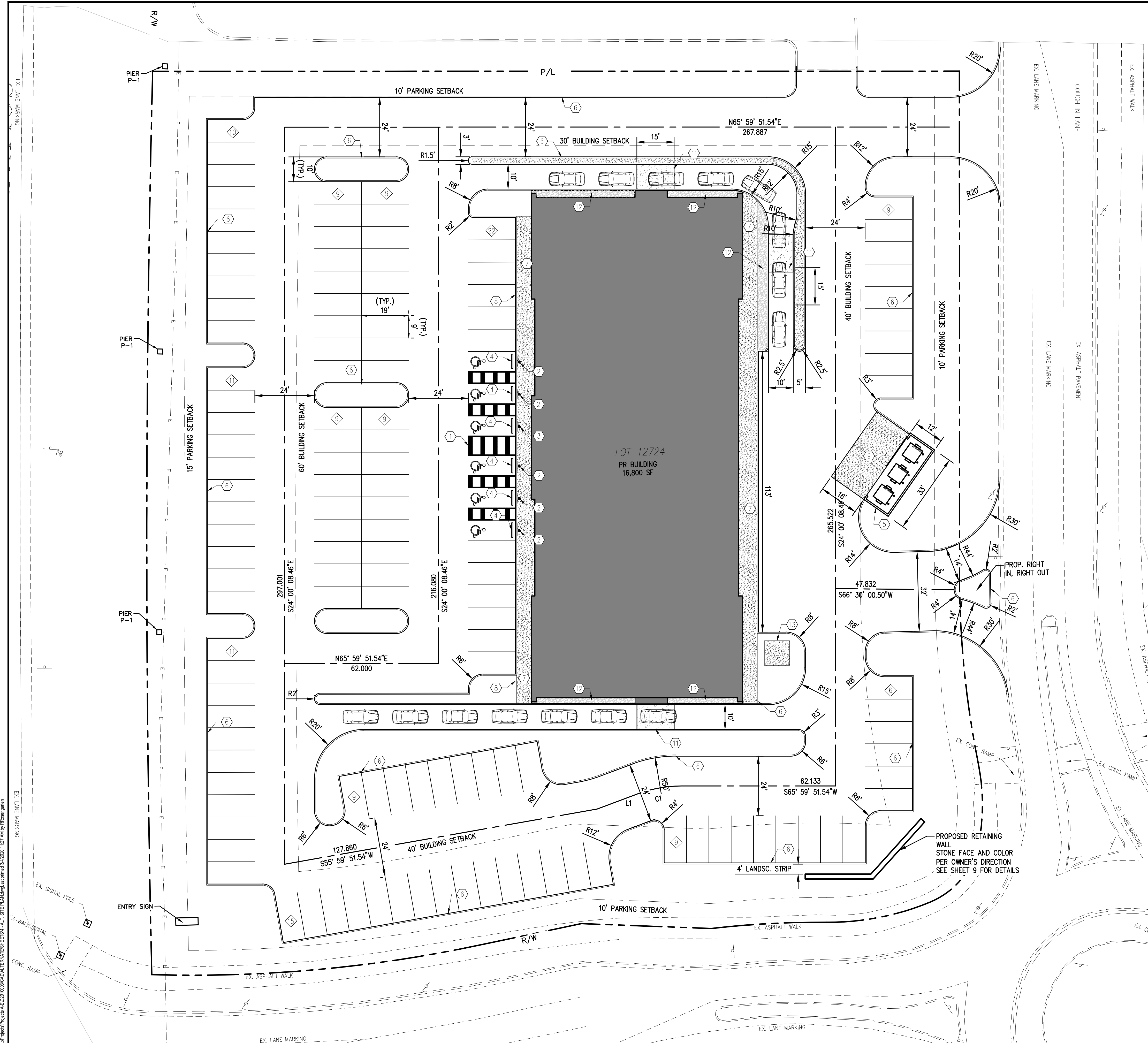


PREPARED FOR: DELAWARE DEVELOPMENT LTD  
 FINAL DEVELOPMENT PLAN FOR COUGHLIN'S CROSSING PHASE 2 LOT 12724 CITY OF DELAWARE, OHIO  
 SITE PLAN  
 4  
 14

NO.	DATE	BY	DESCRIPTION

PROJECT NO: 03/04/2020  
 PROJECT DATE: 03/04/2020  
 DRAWN BY: DJJ  
 CHECKED BY: RLV

1160 DUBLIN ROAD  
 SUITE 100  
 COLUMBUS, OH 43215  
 TEL: 614.441.4222  
 FAX: 614.441.4222  
 TECHNICAL SKILL: CREATIVE SPIRIT.  
**Mannik Smith GROUP**  
 www.MannikSmithGroup.com



**LEGEND**

- PR CURB & PAVEMENT
  - P/L- - PROPERTY LINE
  - R/W- - RIGHT OF WAY
  - DRIVEWAY CENTERLINE
  - ◇ PARKING COUNT
- \*CURB RADII ARE 5' UNLESS DIMENSIONED OTHERWISE

**CODED NOTES**

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- ⑪ DRIVE THRU CONCRETE PAD SEE DETAIL ON SHEET 3.
- ⑫ 2" RIVER ROCK. SEE LANDSCAPE PLAN.
- ⑬ ELECTRIC TRANSFORMER PAD.

**SITE DATA**

PARCEL NUMBER: 41913034005000  
 TOTAL AREA: 2.64 AC  
 PERVIOUS AREA: 0.61 AC  
 IMPERVIOUS AREA: 2.03 AC  
 BUILDING SF: 16,800  
 PARKING REQUIRED: 146  
 PARKING PROVIDED: 123  
 ZONING: PMU

**LINE TABLE**

NO.	LENGTH	BEARING
L1	17.45	S45°29'58.95"W

**CURVE TABLE**

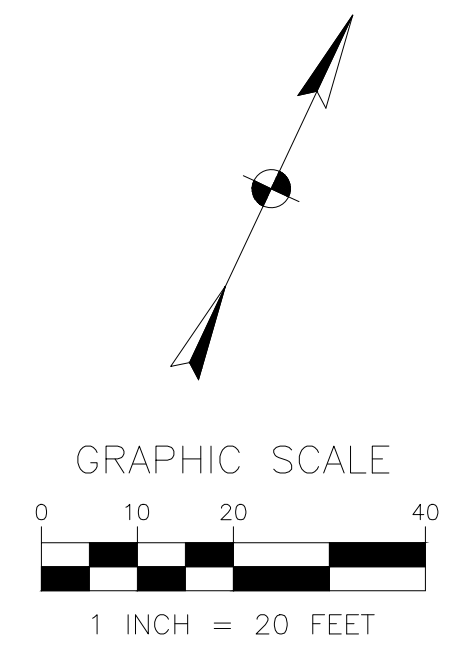
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	17.89	50	20°29'53"	17.79	S55° 44' 55.24"W

**PROPERTY LINE/RIGHT OF WAY LINE TABLE**

NO.	LENGTH	BEARING
L3	52.38	S68°08'07"W
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**PROPERTY LINE/RIGHT OF WAY CURVE TABLE**

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FINAL DEVELOPMENT PLAN FOR  
**COUGHLIN'S CROSSING  
 PHASE 2**  
 LOT 12724  
 CITY OF DELAWARE, OHIO

PREPARED FOR:  
**DELAWARE  
 DEVELOPMENT LTD**

TECHNICAL SKILL:  
**CREATIVE SPIRIT.**

**Mannik  
 Smith  
 GROUP**  
 www.MannikSmithGroup.com

DESCRIPTION

NO.	DATE	BY

1160 DUBLIN ROAD  
 SUITE 100  
 COLUMBUS, OH 43215  
 TEL: 614.441.4222  
 FAX: 888.488.7340

PROJECT NO: 03/04/2020  
 PROJECT DATE: 03/04/2020  
 DRAWN BY: DJJ  
 CHECKED BY: RLV

ALTERNATE  
 SITE PLAN

14  
 14