

SITE BENCH MARK	
BENCH MARK #1 MAG NAIL	ELEVATION = 662.65

SITE BENCH MARK	
BENCH MARK #2 MAG NAIL	ELEVATION = 675.16

SITE BENCH MARK	
BENCH MARK #3 MAG NAIL	ELEVATION = 674.55

WEBER ENGINEERING SERVICES
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Roostown, OH 44272
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330-329-2037
matt@webercivil.com

STATE OF OHIO
MATTHEW WEBER
61709 REGISTERED PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT:
WXZ

22720 Fairview Center Drive
SUITE 150
Fairview Park, Ohio 44126
Phone: (440) 801-1690

OWNER:
JRW/RR, LLC

22720 FAIRVIEW CENTER DR.
SUITE 150
Fairview Park, Ohio 44126

Issue Date
02-02-2024
03-07-2024
03-11-2024
03-27-2024
03-28-2024

JAN DELL REDEVELOPMENT
SITE IMPROVEMENTS
19340 DETRIOT AVENUE ROCKY RIVER, OH

SITE PLAN

C102
Project No. 2023-326

SITE DATA

USE DISTRICT	=	LB - LOCAL BUSINESS
SITE AREA	=	0.6042 AC. (TOTAL)
PROP. BUILDING AREA	=	1,880 S.F.
EX. BUILDING AREA	=	2,200 S.F.
TOTAL BUILDING AREA	=	4,080 S.F. (FOOTPRINT)
BUILDING SETBACKS:		
FRONT YARD	=	25' (FROM R/W)
SIDE YARD	=	5'
REAR YARD	=	5'
PARKING SETBACKS:		
FRONT YARD	=	10'
SIDE YARD	=	10'
REAR YARD	=	10'
NUMBER OF PARKING SPACES:		
REGULAR PARKING SPACES	=	23
HANDICAP PARKING SPACES	=	3
TOTAL PARKING SPACES	=	26
REQUIRED SPACES PER CODE	=	24

FLOOD ZONE

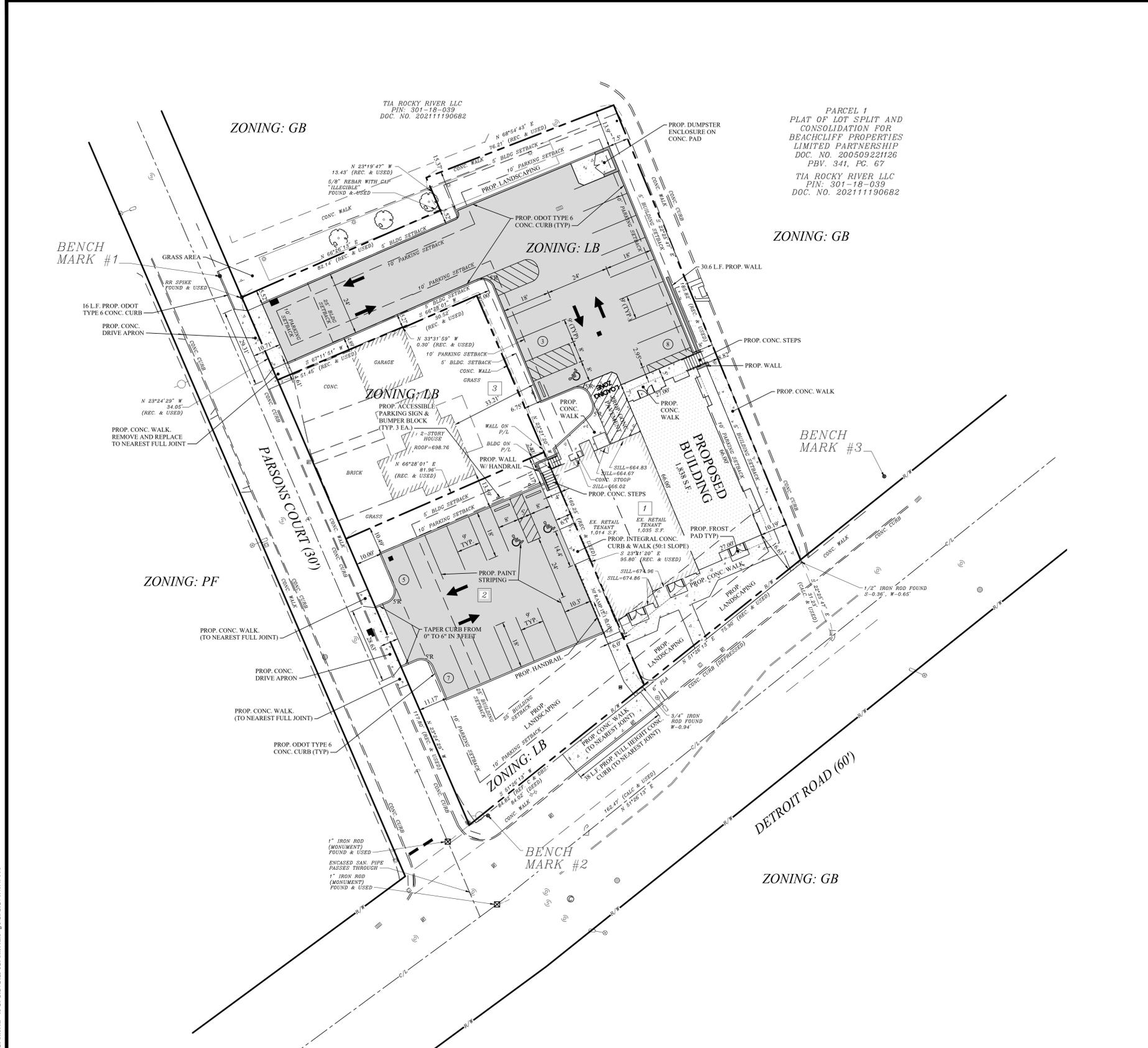
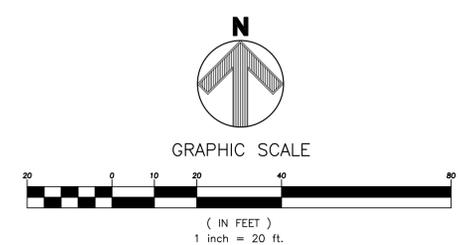
FLOOD ZONE "X" PER FLOOD INSURANCE
RATE MAP NUMBER 3903C0152F
EFFECTIVE DATE AUGUST 15, 2019

LEGEND

	REGULAR DUTY ASPHALT
	CONCRETE PAVING

ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

- 1 PPN: 301-18-083
JR/W/RR LLC
19340 DETROIT RD.
DOC. # 202310110090
- 2 PPN: 301-18-038
JR/W/RR LLC
19364 DETROIT RD.
DOC. # 202311160090
- 3 PIN: 301-18-081
ANNA M. SMITH &
APRIL W. SAMPSON
1325 PARSONS CT.
DOC. # 200107250778



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