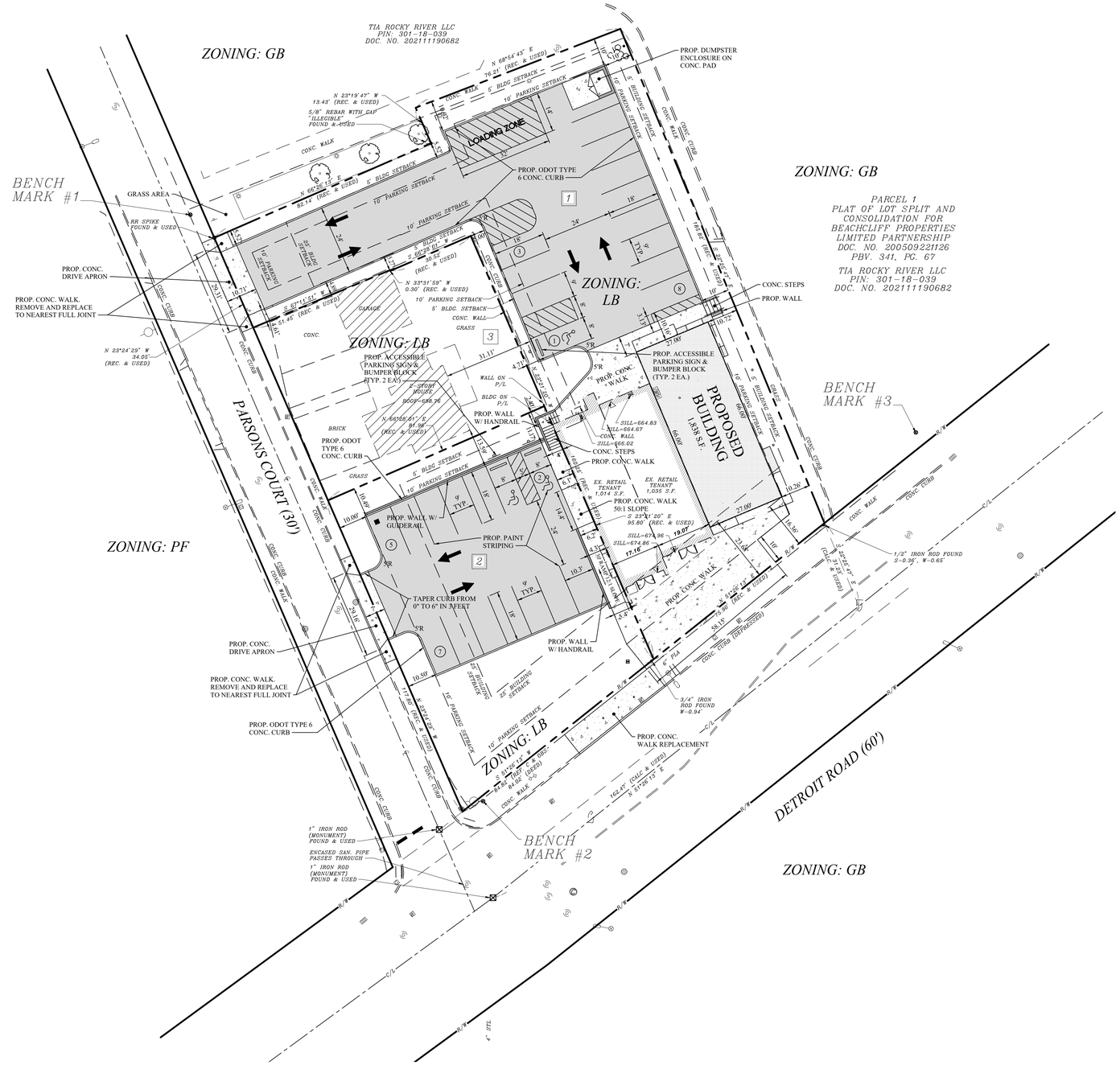
SITE BENCH MARK	SITE BENCH MARK	SITE BENCH MARK
BENCH MARK #1 MAG NAIL	BENCH MARK #2 MAG NAIL	BENCH MARK #3 MAG NAIL
ELEVATION = 662.65	ELEVATION = 675.16	ELEVATION = 674.55



SITE DATA

USE DISTRICT	=	LB - LOCAL BUSINESS GB - GENERAL BUSINESS
SITE AREA	=	0.6042 AC. (TOTAL)
PROP. BUILDING AREA	=	1,838 S.F.
EX. BUILDING AREA	=	1,014 + 1,035 = 2049 S.F.
TOTAL BUILDING AREA	=	3,887 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

FLOOD ZONE

FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 39035C0152F
EFFECTIVE DATE AUGUST 15, 2019

LEGEND

REGULAR DUTY ASPHALT

CONCRETE PAVING

ITALICS TEXT REPRESENTS EXISTING CONDITION

NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

1 — *JRW/RR LLC PPN: 301-18-083 19340 DETROIT RD.*

2 — *JRW/RR LLC PPN: 301-18-038 19340 DETROIT RD.*

3 — *ANNA M. SMITH & APRIL W. SAMPSON PIN: 301-18-081 DOC. NO. 200107250778*

N

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com

STATE OF OHIO — MATTHEW L. WEBER — 61709 — REGISTERED — PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT:

OWNER:

JAN DELL
SITE IMPROVEMENTS
ROCKY RIVER, OHIO

Issue Date
02-02-2024

SITE PLAN

C102
Project No. 2023-326

OHIO811.org Before You Dig

W:\A-1 Projects\2023 Projects\2023-326 Rocky River\2023-326 Dwg\2023-326 Site01B - 02-02-2024\2023-326 Site01B.dwg 2/6/2024 10:39:23 AM