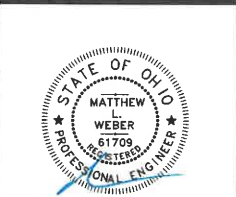


SITE BENCH MARK BENCH MARK #1 MAG NAIL ELEVATION = 662.65	SITE BENCH MARK BENCH MARK #2 MAG NAIL ELEVATION = 675.16	SITE BENCH MARK BENCH MARK #3 MAG NAIL ELEVATION = 674.55
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2555 Hartsville Rd., Suite B
Rootstown, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com



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

JAN DELL REDEVELOPMENT SITE IMPROVEMENTS 19340 DETROIT ROAD, ROCKY RIVER, OH	Issue Date
	02-02-2024
	03-07-2024
	03-11-2024
	03-27-2024
	03-28-2024
	07-25-2024
	09-18-2024
	09-27-2024
	11-18-2024
04-10-2025	
07-07-2025	

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 39035C0152F
EFFECTIVE DATE AUGUST 15, 2019

LEGEND

	REGULAR DUTY ASPHALT
	CONCRETE PAVING

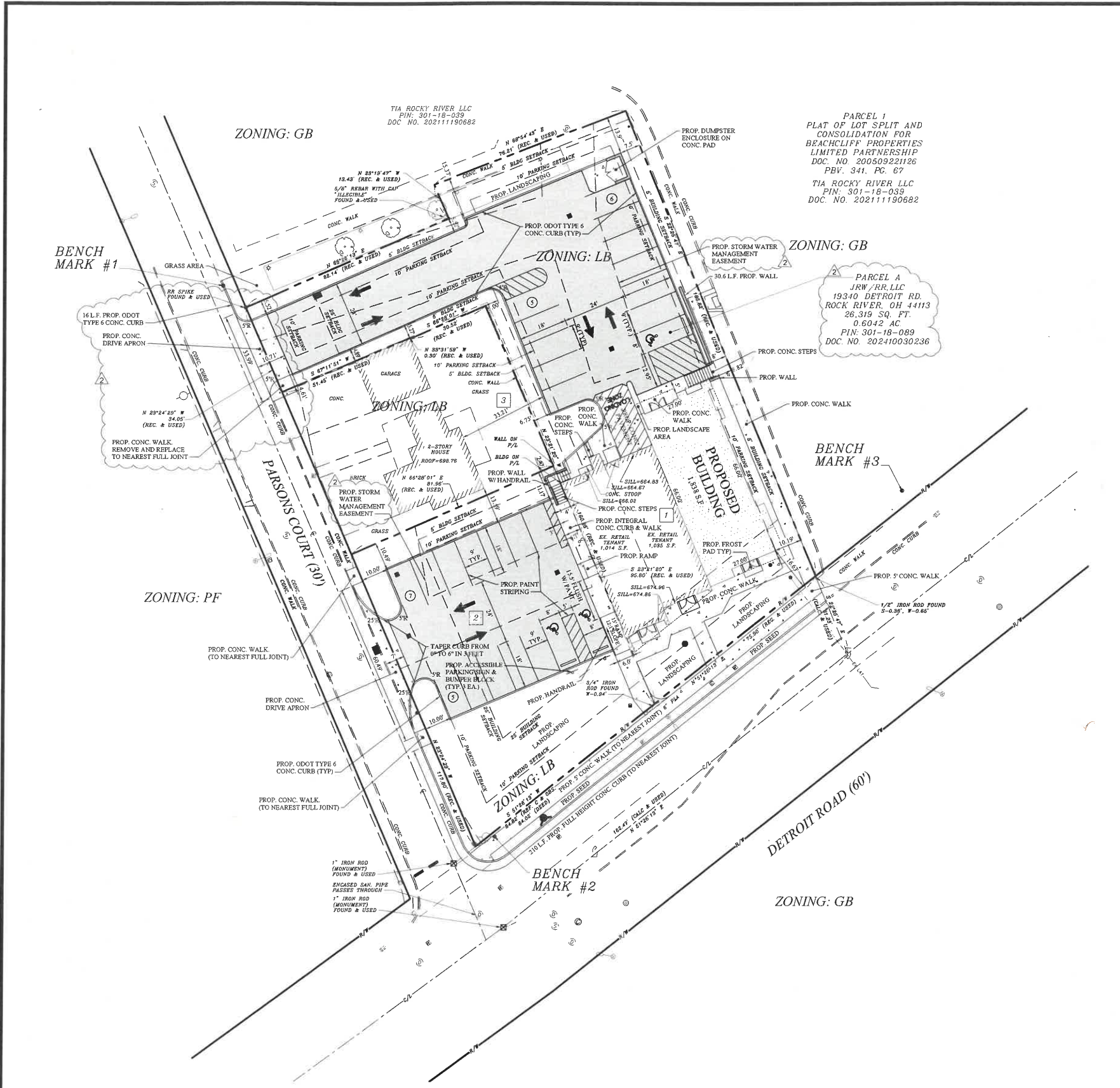
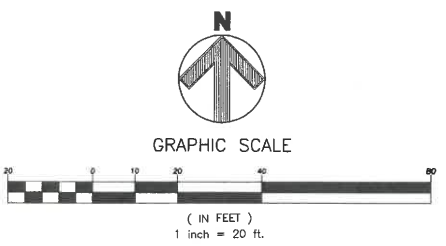
ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

ALL PROPERTY LINES SHALL BE STAKED PRIOR TO BEGINNING CONSTRUCTION.

ALL CONCRETE CURBS AROUND PARKING LOTS SHALL BE 6" UPRIGHT CURB.

- 1 WEST PARKING CONFIGURATION REVISED.
- 2 ADA RAMP FROM WEST PARKING SHORTENED TO 15'.
- 3 DETROIT RD. CURB REPLACEMENT EXTENDED TO RAMP ON PARSONS CT
- 4 5" CONC. WALK REPLACEMENT ALONG DETROIT RD. ADDED.

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



C:\A1_P\proj\2023\2023-326 Rocky River Jan 2023\2023-326_SitePlan.dwg 7/7/2025 11:48:39

