

<b>SITE BENCH MARK</b> BENCH MARK #1 TOP NUT ON HYDRANT IN CUL-DE-SAC ON ALLIANCE DRIVE (SEE SHEET C102) ELEVATION = 911.93	<b>SITE BENCH MARK</b> BENCH MARK #2 TOP NUT ON HYDRANT ON DUNHAM ROAD ELEVATION = 952.66
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**SITE DATA**  
LOT CONSOLIDATION REQUIRED

ZONING = R (RESIDENTIAL) CLUSTER DEV.

TOTAL SITE ACREAGE = 972,579.84 S.F. (22.3274 AC.)

NUMBER OF LOTS = 22

SITE DENSITY = 1.0 LOTS / AC.  
ALLOWABLE DENSITY = 1 LOT / AC.

AVERAGE LOT SIZE = 19,955 S.F.  
ALLOWABLE MIN. LOT SIZE = N/A  
FRONT YARD SETBACK = 35'  
SIDE YARD SETBACK = 20' BUILDING SEPARATION

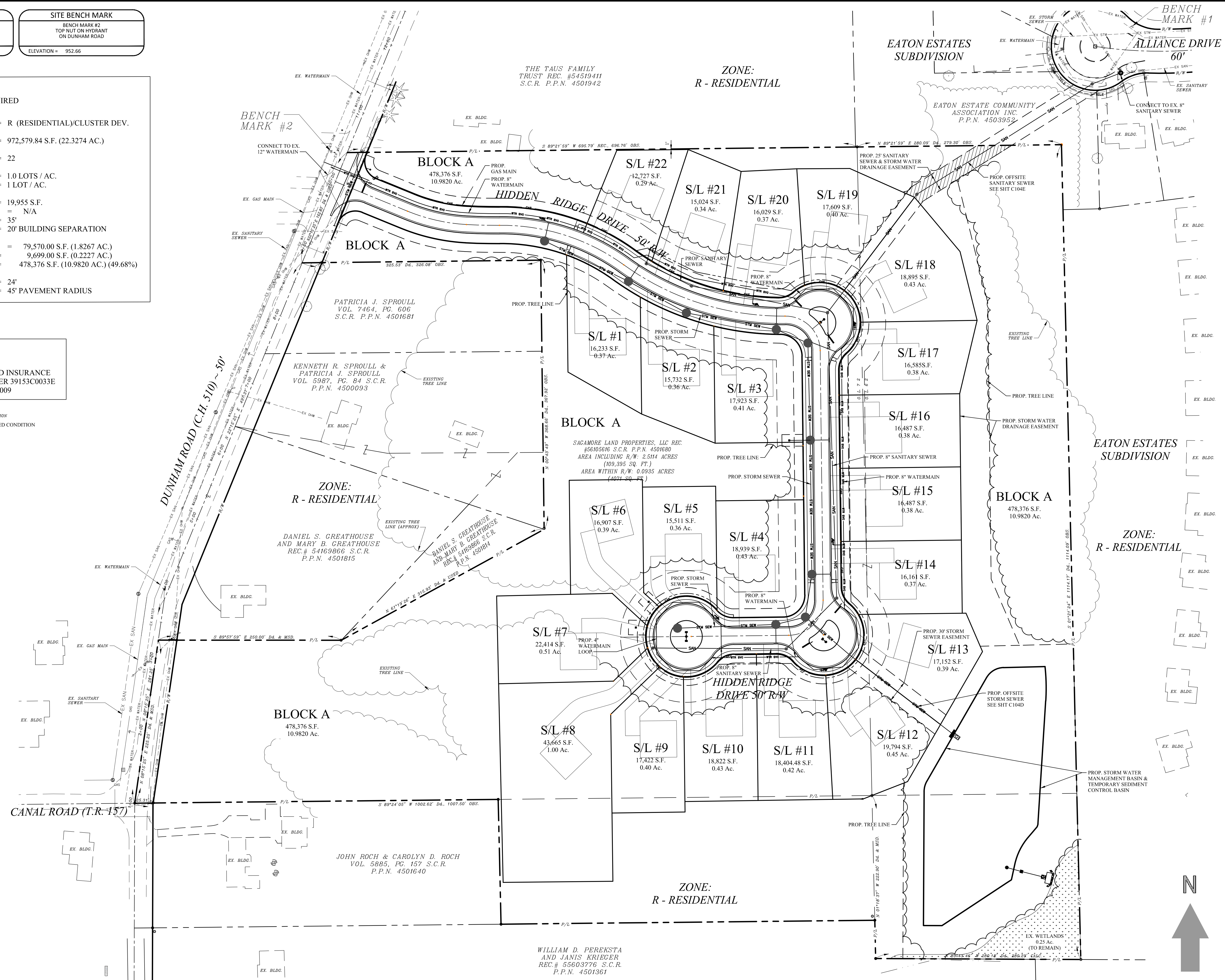
AREA IN SUBDIVISION R/W = 79,570.00 S.F. (1.8267 AC.)  
AREA IN DUNHAM RD R/W = 9,699.00 S.F. (0.2227 AC.)  
AREA IN OPEN SPACE = 478,376 S.F. (10.9820 AC.) (49.68%)

PAVEMENT WIDTH = 24'  
CUL-DE-SAC = 45' PAVEMENT RADIUS

**FLOOD ZONE**

FLOOD ZONE "X" PER FLOOD INSURANCE  
COMMUNITY PANEL NUMBER 39153C0033E  
EFFECTIVE DATE JULY 20, 2009

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



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STATE OF OHIO  
MATTHEW L. WEBER  
61709  
REGISTERED PROFESSIONAL ENGINEER

Reg. No.: 61709

**Dunham Land Properties llc.**

756 Ravenhill Drive  
Sagamore Hills, OH 44067  
Paul Karnow  
Ph.# (330) 468-2892  
Fax# (330) 468-2892

HIDDEN RIDGE  
RESIDENTIAL SUBDIVISION  
DUNHAM ROAD

Issue Date

01-25-2016
02-05-2016
02-11-2016
02-25-2016
06-01-2016
06-29-2016
08-10-2016
09-08-2016
10-03-2016
10-10-2016
03-27-2017

**OVERALL SITE PLAN**

**C103**  
Project No. 2014-226

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