

FLOOD ZONE "C"
 AREA OF MINIMAL FLOODING COMMUNITY
 PANEL 390781-0035B UNINCORPORATED
 AREAS SUMMIT COUNTY.

	20' DETENTION EASEMENT
	20' STORM SEWER EASEMENT
	25' SANITARY SEWER EASEMENT

ACREAGE SUMMARY

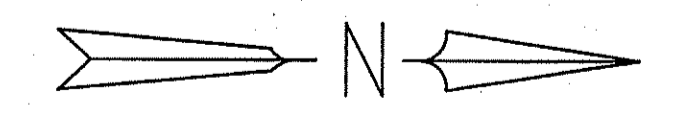
TOTAL PROJECT SITE AREA = 24.0396 ACRES
 TOTAL SUBDIVISION AREA = 10.5329 ACRES
 AREA IN EX. ROADS = 0.2344 ACRES
 AREA IN NEW ROADS = 1.4644 ACRES
 AREA IN LOTS = 8.4800 ACRES
 TOTAL NUMBER OF LOTS = 54

NOTE: TOTAL PROJECT SITE AREA (24.0396 ACRES) SHALL BE A CONSOLIDATION OF PARCELS 1, 2 AND 3, AS DEFINED ON THE ATTACHED PLAT OF SURVEY.

SITE DATA

CURRENT ZONING = RESIDENTIAL
 MIN. LOT AREA = 12,600 SQUARE FEET
 MIN. FRONT YARD SETBACK = 40 FEET
 MIN. REAR YARD SETBACK = 40 FEET
 MIN. SIDE YARD SETBACK = 10 FOOT MIN.
 MIN. LOT WIDTH @ BUILDING LINE = 80 FEET
 MIN. LOT FRONTAGE FOR LOTS ON CURVED STREETS & CUL-DE-SAC TURNAROUNDS = 45 FEET

UTILITY PLAN
 SCALE: 1" = 60'



BENCH MARK 1
 SURVEY SPIKE NAIL SET IN THE NORTH SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF MARION AVENUE ACROSS FROM ADDRESS: 332 MARION AVE.
 ELEVATION = 1145.86'
 BENCH MARK 2
 "R" IN COREY ON A HYDRANT LOCATED ON THE NORTHEAST CORNER OF HERBERT STREET AND DONOVAN AVENUE IN FRONT OF ADDRESS: 151 DONOVAN AVENUE
 ELEVATION = 1164.65'

SPAGNUOLO & ASSOCIATES, LLC 3057 WEST MARKET STREET, SUITE 201 • FAIRLAWN, OH 44133 PHONE: (330) 856-6666 • FAX: (330) 856-6115 EMAIL: dsct@spagnuoloassoc.com	GENERAL UTILITY PLAN	KIDS JABER, LLC LIONS PARK ALLOTMENT & CONDOMINIUMS MARION AVE, SPRINGFIELD TOWNSHIP, OHIO	SCALE HOR: 1" = 60' VER:	DRAWN: _____ CHECKED: _____ DATE: 04-24-15	REVISION DATE
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