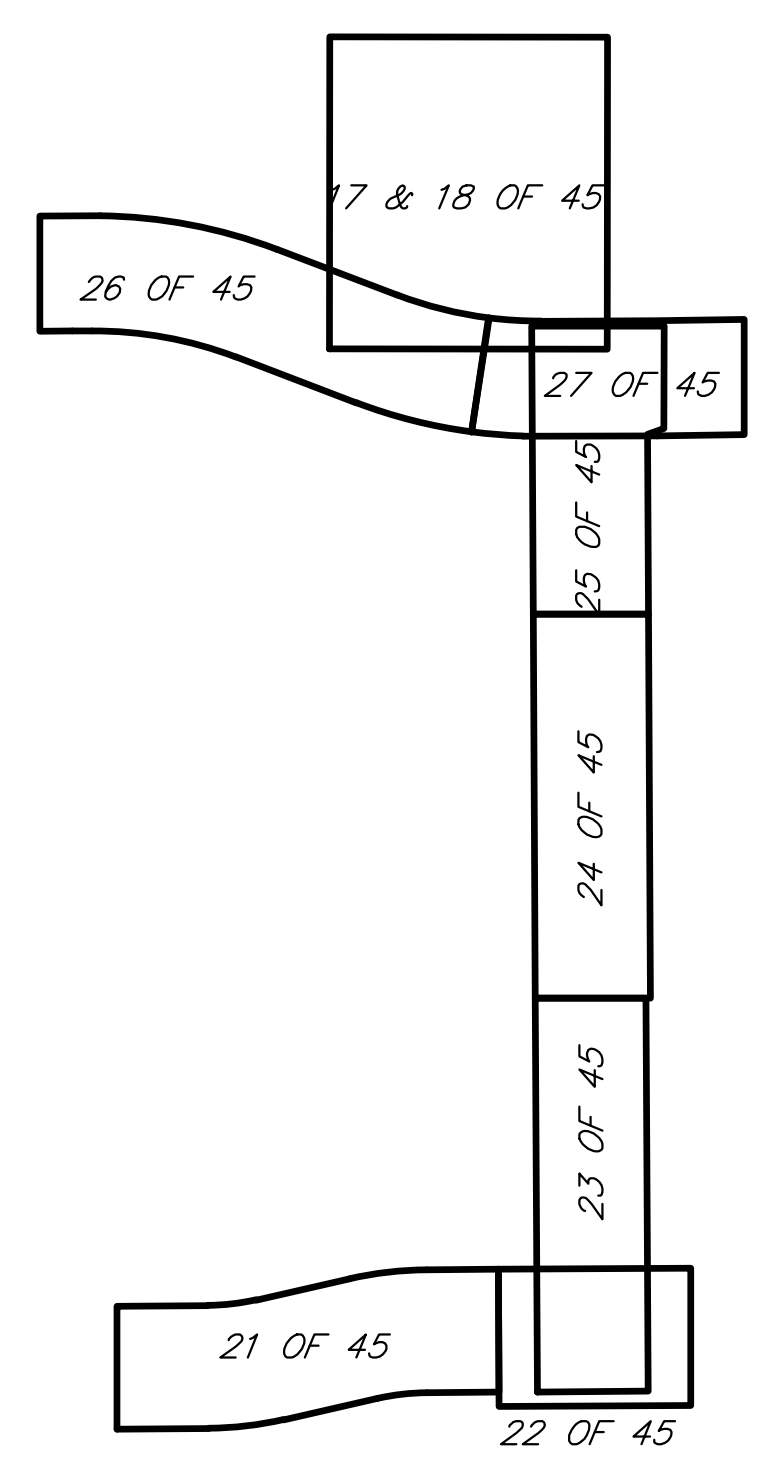
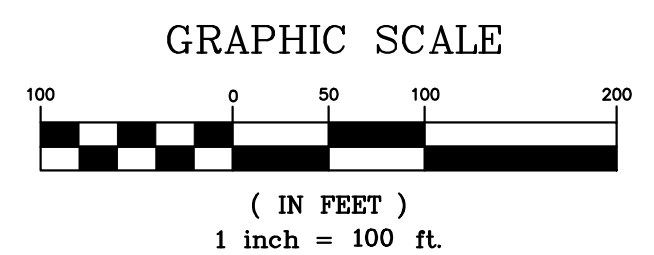


**PLAN & PROFILE SHEET LEGEND**



**NOTE:** DETENTION IS FOR THE ROADWAY SYSTEM ONLY. ALL SUBLLOTS WILL BE REQUIRED TO DESIGN AND INSTALL DETENTION FACILITIES IN ACCORDANCE WITH THE CITY OF WADSWORTH REGULATIONS.



**OVERALL PLAN FOR PARK CENTER COMMONS CITY OF WADSWORTH**

⇒ INDICATES 100 YEAR FLOOD ROUTE  
 - - - INDICATES RIPARIAN SETBACK LINE

**ZONING DATA**  
 ZONING DISTRICT = C-3  
 INTENSIVE COMMERCIAL DISTRICT

MIN. LOT SIZE = 35,000 SQ. FT.  
 MIN. FRONT YARD BLDG. SETBACK = 60 FT.  
 MIN. SIDE YARD BLDG. SETBACK = 25 FT.  
 MIN. REAR YARD BLDG. SETBACK = 40 FT.  
 MAX. ALLOWABLE BUILDING HEIGHT = 40 FT.

**SITE DATA**  
 AREA IN 6 SUBLOTS: 41.63 ACRES  
 AREA IN RIGHT OF WAY: 6.74 ACRES  
 TOTAL AREA: 48.37 ACRES

**OWNER / DEVELOPER**  
 WADSWORTH FARMS LLC  
 SEAN LEATHERMAN  
 200 SMOKERISE DRIVE, SUITE 300  
 WADSWORTH, OHIO 44281  
 1-(330)-336-6684

**CIVIL ENGINEER / SURVEYOR**  
 LEWIS LAND PROFESSIONALS, INC.  
 JASON BRENNER  
 8691 WADSWORTH ROAD, SUITE 100  
 WADSWORTH, OHIO 44281  
 1-(330)-335-8232

**SYMBOLS**

- WATER SYMBOLS**
- ⊕ - EXISTING WATER HYDRANT
  - ⊕ - EXISTING WATER VALVE
  - ⊕ - EXISTING WATER SHUTOFF VALVE
- STORM SYMBOLS**
- - EXISTING STORM MANHOLE
  - - EXISTING STORM CURB BASIN
  - - EXISTING STORM CATCH BASIN
  - - PROPOSED STORM CATCH BASIN
- SANITARY SYMBOLS**
- - EXISTING SANITARY MANHOLE
  - - EXISTING SANITARY MANHOLE
- MISCELLANEOUS SYMBOLS**
- - TELEPHONE PEDESTAL
  - ⊗ - ELECTRIC BOX
  - ⊗ - CABLE PEDESTAL
  - ⊗ - ELECTRIC METER
  - ⊗ - GAS METER
  - ⊗ - GAS LINE MARKER
  - ⊗ - GAS VALVE
  - ⊗ - MAILBOX
  - ⊗ - LIGHT POST
  - ⊗ - POWER/TELEPHONE POLE
  - ⊗ - POWER POLE
  - ⊗ - SIGN
  - ⊗ - TREE
  - ⊗ - BENCHMARK

REV: 12/16/15  
 REV: 10/29/2015  
 REV: 9/10/2015  
 DATE: 6/19/2015

RESCALB/8/10/16  
 REV: 2/3/2016  
 DRAWN BY: TAW  
 CHECKED BY: DHL



OVERALL PLAN

2015-518  
 PARK CENTER COMMONS

13  
 45

— PLAN PREPARED BY —  
**LEWIS LAND PROFESSIONALS INC.**

CIVIL ENGINEERING LAND SURVEYING  
 8691 WADSWORTH ROAD SUITE 100  
 WADSWORTH, OH 44281 (330) 335-8232

**BENCHMARK:**  
 EXISTING SANITARY MANHOLE M.C.S.E. GIS# 10288  
 STA. 14+51.22, 32.28' RT. SMOKERISE DRIVE  
 RIM = 1249.19'

M.C.S.E PROJECT #S-900/00-54.1