

02 EXISTING CONDITIONS SURVEY AS NOTED

Neuman Residence
 2607 Sherwood Rd
 Bexley, OH 43209

R6 HIGH DENSITY RESIDENTIAL SHERWOOD RD BEXLEY 35% LOT COVERAGE W/ STRUCTURE, GARAGES, DECKS AND HOUSE
 ADD HARDSCAPE WILL BE 60% DEVELOPED TOTAL HARDSCAPE + STRUCTURE

8FT SIDEYARD SETBACK
 25' REAR SETBACK
 10' MINIMUM SEPERATION BETWEEN HOUSE AND DETACHED GARAGE

LOT SIZE 0.229 ACRES = 9,975.24 SF

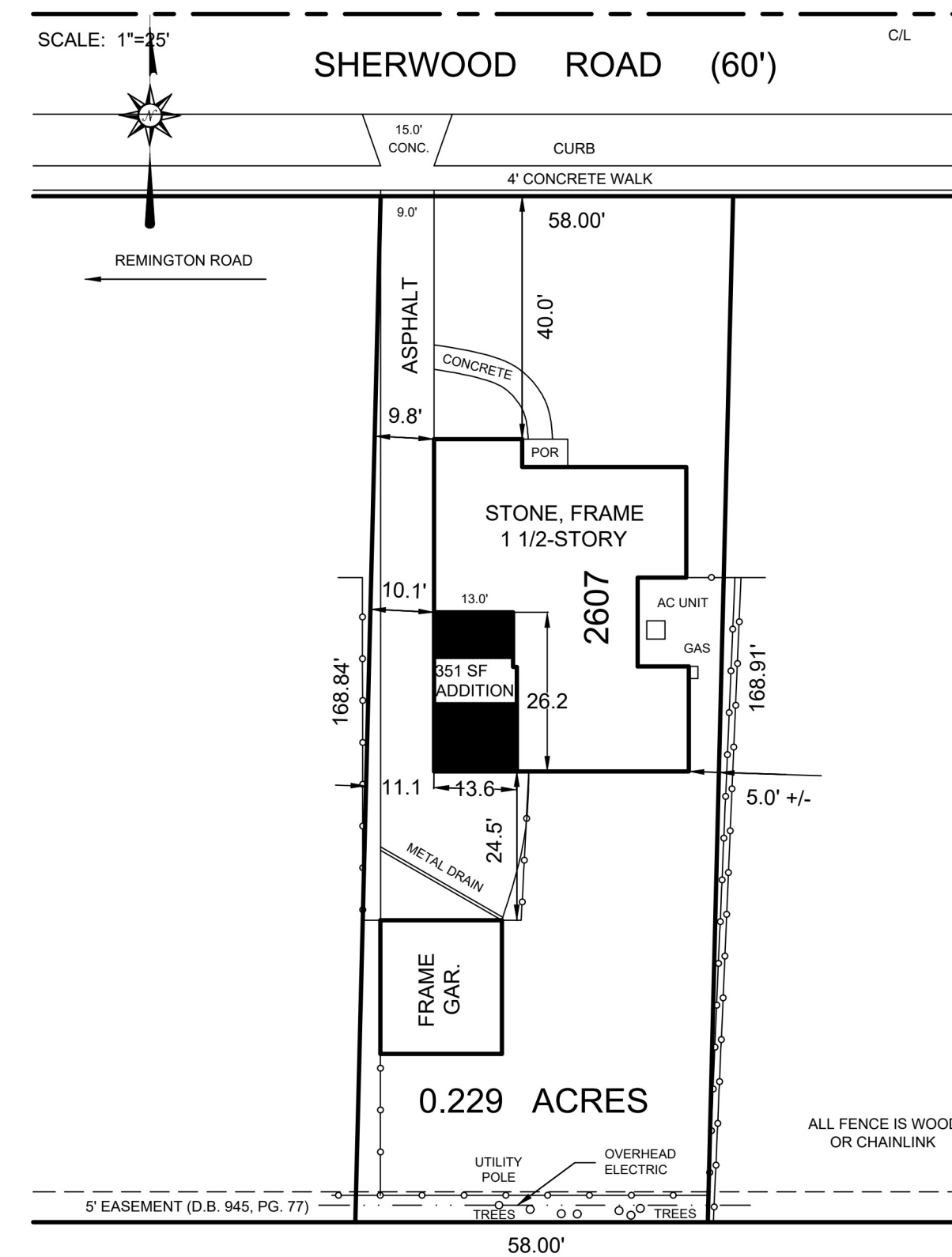
EXISTING STRUCTURES	
1ST FLR FOOTPRINT	1,539 SF
GARAGE	440 SF
TOTAL EXISTING	1,979 SF

PROPOSED STRUCTURES	
NEW 1ST FLOOR	2,036 SF
GARAGE	440 SF
NEW TOTAL STRUCTURES	2,476 SF

LOT COVERAGE <30%	
2,476 / 9,975.24	= 24.85%

HARDSCAPE TOTAL 1,537 SF

TOTAL DEVELOPED <60%	
2,476 + 1,537 = 4,013 SF	4,013 / 9,975.24 = 40.23%



01 SITE PLAN 1"=25'



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DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

5/9/2024

REVISION:
 DATE:
 SCALE: AS NOTED
 TITLE: EXISTING FOUNDATION PLAN

SITE PLAN

BUILDER TO VERIFY ALL DIMENSIONS IN FIELD AND INFORM DESIGN TEAM OF ANY DISCREPANCIES BEFORE STARTING ALL WORK
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