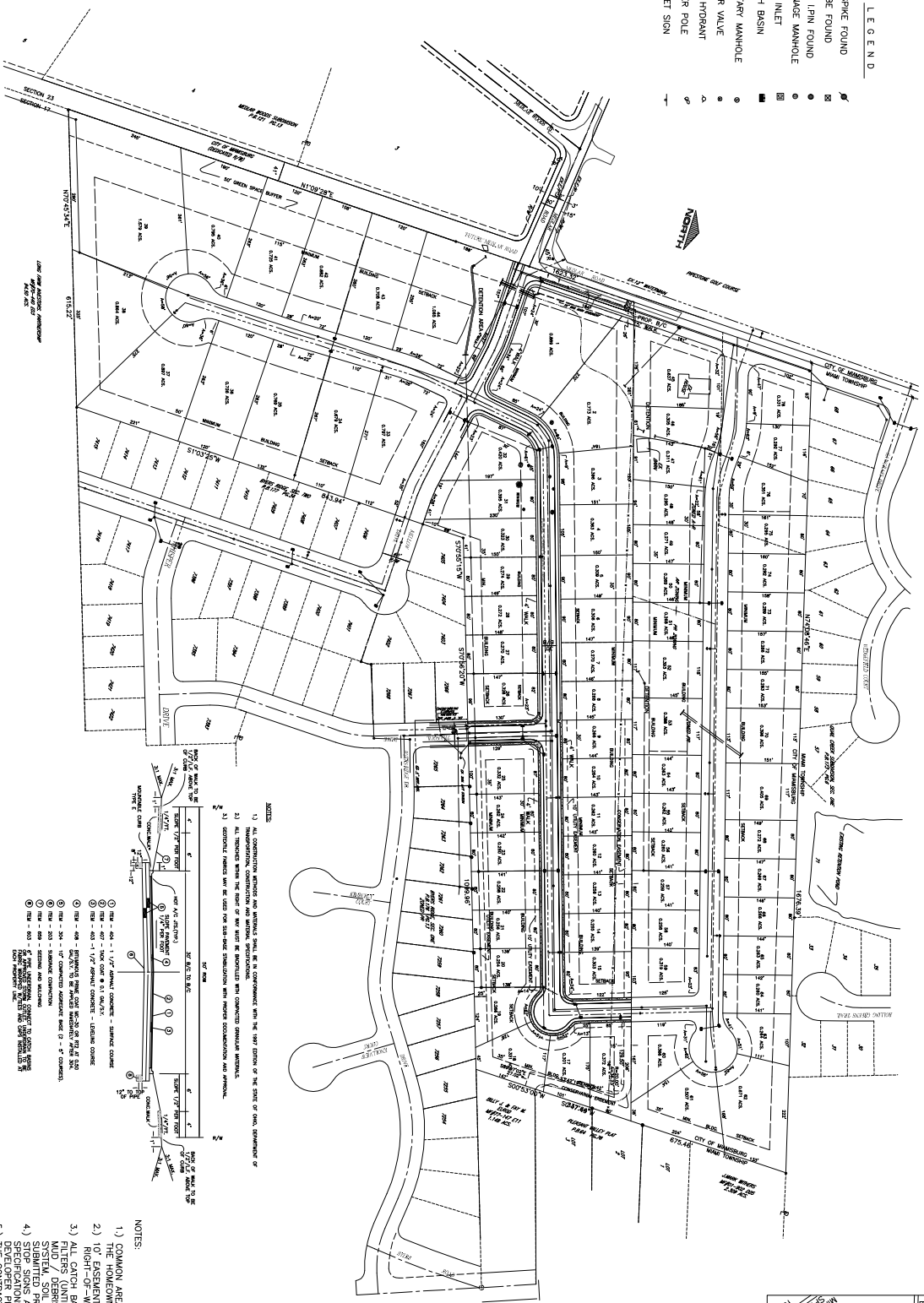


- LEGEND**
- RR SPIKE FOUND
 - SCREBE FOUND
 - 5/8" I.P.N FOUND
 - DRAINAGE MANHOLE
 - DRP INLET
 - CATCH BASIN
 - SANITARY MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - POWER POLE
 - STREET SIGN

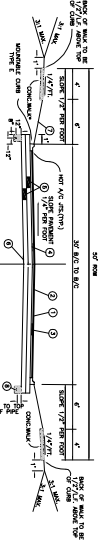


CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

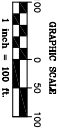
**SYDNEY'S BEND DR. & TRANQUIL DR.
LOCAL STREET SECTION**

SEE TO SHEET

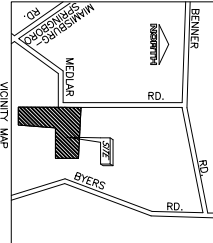
- NOTES:**
- 1) ALL CONNECTIONS BETWEEN AND UTILITIES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF OHIO, DEPARTMENT OF PUBLIC SAFETY, DIVISION OF FIRE PREVENTION AND INSPECTION, SECTION 1073.01, AND THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA 70, NATIONAL ELECTRICAL CODE.
 - 2) ALL UTILITIES SHALL BE SHOWN AT THE POINT OF ENTRY AND SHALL BE IDENTIFIED WITH APPROPRIATE SYMBOLS AND LABELS.
 - 3) ALL UTILITIES SHALL BE SHOWN AT THE POINT OF ENTRY AND SHALL BE IDENTIFIED WITH APPROPRIATE SYMBOLS AND LABELS.



- NOTES:**
- 1) COMMON AREAS SHOWN SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - 2) RIGHT-OF-WAY LINES PLACED ALONG ALL STREET FILTERS (UNTIL ROADWAY ACCEPTANCE TO PREVENT UTILITY DAMAGES FROM EXCESSIVE TRUCK TRAILER WATER SUBMITTED PRIOR TO STARTING CONSTRUCTION).
 - 3) STOP SIGNS AND STREET SIGNS TO MEET CITY DEVELOPER PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN QUALITY CREEK AND SURROUNDING AREAS DURING CONSTRUCTION AND DEVELOPMENT.



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ACREAGE SUMMARY:

EXISTING TRACTS
 SHORT PROPERTY 13.376 ACS.
 HEINZ PROPERTY 11.176 ACS.
 TOTAL ACREAGE 37.942 ACS.

SITE DATA:

ZONING INFORMATION
 PROPERTIES ARE ZONED PR PLANNED RESIDENTIAL

BUILDING SETBACKS
 SETBACKS ARE AS LABELED ON DRAWING. MIN. 4.30' FRONT YARD SETBACK HAVE A 7.5' MIN. SIDEYARD SETBACK. FRONT YARD SETBACK HAVE A 12' MIN. SIDEYARD SETBACK.

LOT DENSITY
 OVERALL DENSITY FOR THE ENTIRE PROJECT (37.942 ACS.) = 2.05 UNITS / ACRE.

OWNER/DEVELOPER
 SYDNEY'S BEND, LLC
 14 SCOTT WOLFEL
 1000 W. MAIN ST.
 MANSFIELD, OH 44832
 (937) 859-8483

FLOOD STATEMENT
 PROPERTY IS LOCATED IN FLOODZONE "C" (AREAS OF MINIMAL FLOODING) AS DESIGNATED ON FIRM COMMUNITY PANEL #390775 0040 B DATED DECEMBER 15, 1981.

SCALE	Revision	Date
Horz. 1"=100'		
Date 6/16/04		
Design: KMB		
Drawn: JAW		
Checked: JTB		

PREPARED BY:
BURKHARDT ENGINEERING COMPANY
 105 BYERS ROAD
 SUITE 202
 MANSFIELD, OHIO 44832
 PHONE: (937) 388-0060
 FAX: (937) 388-0062

FINAL PLAN
SYDNEY'S BEND SUBDIVISION
 SECTIONS 1 THRU 5
 SECTION 17, TOWN 2, RANGE 5.M.Rs.
 CITY OF MANSFIELD MONTGOMERY COUNTY, OHIO

SHEET NO.
1 OF 1