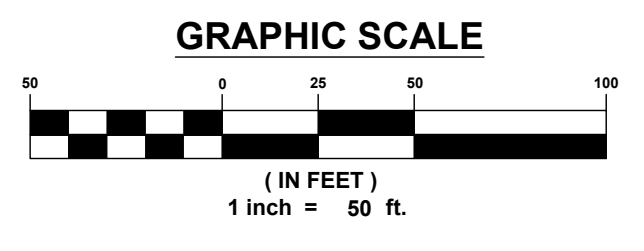
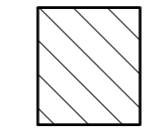
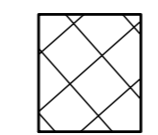
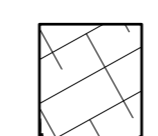




- CLEARING LIMITS TO BE DELINEATED WITH CAUTION TAPE
- TREE PRESERVATION AREA
- HONEYLOCUST TREE (OR SIMILAR PER CITY OF MENTOR APPROVAL)

NOTE:  
1. WALKING PATH TO BE 4' WIDE AND CONSIST OF 2.5" OF GRAVEL BASE AND 2" OF ASPHALT.  
2. TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED DELINEATING THE WETLAND AREAS AND ALONG THE WEST LINE OF THE SITE.



-  EXCLUSIVE USE AREA
-  PROTECTED WETLAND AREA
-  FLOOD HAZARD ZONE

**ROAD LENGTHS**  
 DOVE LANE = 798.63  
 KINGFISHER COURT = 857.25

**SITE ACERAGE = 14.5 AC**  
**OPEN SPACE = 5.4322 AC (37%)**  
**PAVEMENT WIDTH - 24'**  
**CUL-DE-SAC PAVEMENT RADIUS - 100'**  
**FRONT SETBACK FROM RIGHT OF WAY - 20'**  
**FRONT SETBACK FROM PAVEMENT - 38'**  
**MINIMUM SIDEYARD - 9.5'**  
**MINIMUM BUILDING ENVELOPE WIDTH - 40'**  
**RIPARIAN SETBACK - 25'**  
**NUMBER OF BUILDING ENVELOPES - 30**  
**ALLOWABLE DENSITY - 2.5 UNITS/ACRE = 36 UNITS**  
**PROPOSED DENSITY = 2.0 UNITS/ACRE = 30 UNITS**  
**PUBLIC RIGHT OF WAY WITH 5' SIDEWALK**

**ADJACENT OWNERS**

- ADJACENT PROPERTY OWNERS
- (A) 16-D-107-C-00-046-0  
5837 TANAGER  
Documents: 1009/0182; 2009R021767  
Owner: SIMIC KATHY L
  - (B) 16-D-107-C-00-045-0  
5842 TANAGER  
Documents: ; 2013R037146  
Owner: ZUPANCIC FRANK E & DIANE P
  - (C) 16-D-107-C-00-040-0  
5835 ORIOLE  
Documents:  
Owner: DORSEY TIMOTHY J & KAREN J
  - (D) 16-D-107-C-00-039-0  
5840 ORIOLE CT  
Documents: 2001R021519  
Owner: MAZZOCCO RICHARD & JODEE M ADAMS
  - (E) 16-D-107-C-00-031-0  
5841 MALLARD  
Documents: 0142/1207; 1999R017810 ; 2018R010821  
Owner: PIKE GREGORY II
  - (F) 16-D-107-C-00-030-0  
5849 MALLARD  
Documents: 0726/0608; 2006R001679; 2009R006433  
Owner: PARKER LAUREL A
  - (G) 16-D-107-C-00-029-0  
5855 MALLARD CT  
Documents: 0790/0261; 2005R029182; 2013R007329  
Owner: THOMAS JAMES RICHARD II
  - (H) 16-D-107-C-00-028-0  
5871 MALLARD CT  
Documents:  
Owner: ERBAUGH TOM H & SHARON B
  - (I) 16-D-107-C-00-027-0  
5879 MALLARD  
Documents: 0393/0678; 2009R006785; 2017R033985  
Owner: SAVAGE JEFFREY
  - (J) 16-D-107-C-00-026-0  
5885 MALLARD  
Documents: 1016/1136; 2005R024837  
Owner: MERCER JEFFREY S & DENISE
  - (K) 16-D-107-C-00-025-0  
5893 MALLARD CT  
Documents: 2009R028985  
Owner: CHANT ALICE J TRUSTEE @ (3)
  - (L) 16-D-107-C-00-024-0  
5901 MALLARD  
Documents: 2005R053957; 2014R031161  
Owner: SIMMONS GERALD A & MOYA
  - (M) 16-D-107-C-00-023-0  
5909 MALLARD CT  
Documents:  
Owner: PELTZ MICHAEL P & JACQUELINE P

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