



**SITE PLAN**  
SCALE: 1" = 30'

- 100 YEAR OLD FLOOD PLAN
- STORM AND SEWER
- WATER
- ELECTRIC
- EXISTING UTILITIES TO REMAIN

THERE NO NEW ROOF DRAINS.  
THE NEW GUTTERS WILL TIE  
INTO THE EXISTING  
ROOF DRAINS

ALL UTILITIES WILL BE EXTENDED  
FROM THE EXISTING BASEMENT  
INTO THE NEW BASEMENT

PLANNED UNIT DEVELOPMENT (PUD):  
LLEWELLYN FARMS  
R-3: SUBURBAN RESIDENTIAL DISTRICT

ADDITION HEIGHT: 22.6'  
NEW TOTAL FIRST AND SECOND FLOOR  
SQUARE FOOTAGE: 4,549.6 SQUARE FEET

EXISTING LOT COVERAGE:  
LOT AREA: 32,234.0 SQUARE FEET  
EXISTING TWO-STORY RESIDENCE FOOTPRINT:  
1398.1 SQUARE FEET  
EXISTING SHED: 72.0 SQUARE FEET  
EXISTING DEVELOPMENT COVERAGE: 4.6%  
EXISTING PATIO: 400.0 SQUARE FEET  
EXISTING SIDEWALK: 95.7 SQUARE FEET  
EXISTING DRIVEWAY: 976.0 SQUARE FEET  
EXISTING LOT COVERAGE: 9.1%

NEW LOT COVERAGE:  
LIVING AREA ADDITION: 986.6 SQUARE FEET  
GARAGE ADDITION: 603.3 SQUARE FEET  
NEW DEVELOPMENT COVERAGE: 9.5%  
ALLOWABLE DEVELOPMENT COVERAGE: 30.0%  
NEW SIDEWALK/PORCH: 233.9 SQUARE FEET  
REDUCED DRIVEWAY: 45.1 SQUARE FEET  
NEW LOT COVERAGE: 14.6%  
ALLOWABLE LOT COVERAGE: 45.0%

BUILDER TO PROVIDE AND MAINTAIN  
EROSION PROTECTION AND SEDIMENT CONTROL  
DURING ALL PHASES OF CONSTRUCTION.  
BUILDER TO STABILIZE CONSTRUCTION ENTRANCES.

PROVIDE TREE PROTECTION AT ALL EXISTING  
TREES TO BE PRESERVED IN CONSTRUCTION AREA

PROVIDE SILT FENCE AROUND  
NEW CONSTRUCTION

051723	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION
000000	REVISIONS

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