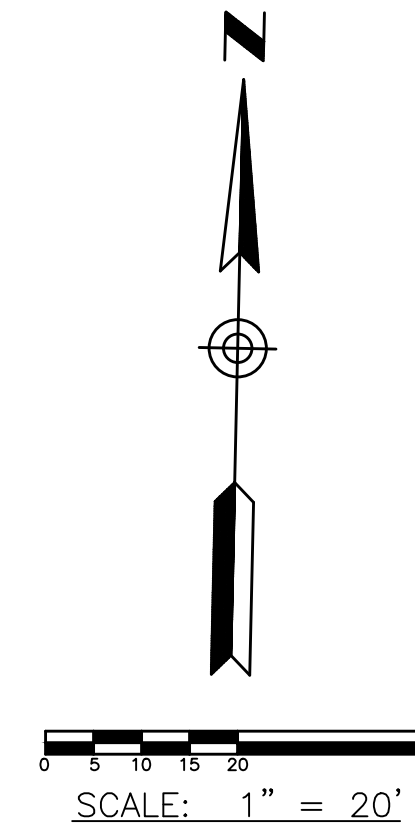




SITUATED IN THE CITY OF GREEN,
COUNTY OF SUMMIT, STATE OF OHIO,
AND KNOWN AS BEING PART OF
SECTION 22 OF THE FORMER GREEN
TOWNSHIP

BENCH MARK
RIM OF EXISTING SANITARY MANHOLE
AS SHOWN ON PLAN
ELEVATION = 1224.61'

LEGEND	
	CONCRETE
	FUTURE PAVEMENT (LAND BANK)
	PROP. ASPHALT PAVEMENT

ZONING	
B-2	
MINIMUM LOT AREA	1.0 AC.
MINIMUM LOT WIDTH AT SETBACK	150 FT.
BUILDING SETBACK	
FRONT YARD	50 FT.
SIDE YARD	25 FT.
REAR YARD	25 FT.
MAXIMUM LOT COVERAGE BY BUILDINGS OR ACCESSORY USES (EXCLUDING PARKING AREAS)	33%
MAXIMUM LOT COVERAGE BY IMPERVIOUS SURFACES	75%
PARKING SETBACK	
FRONT YARD	20 FT.

GENERAL SITE NOTES

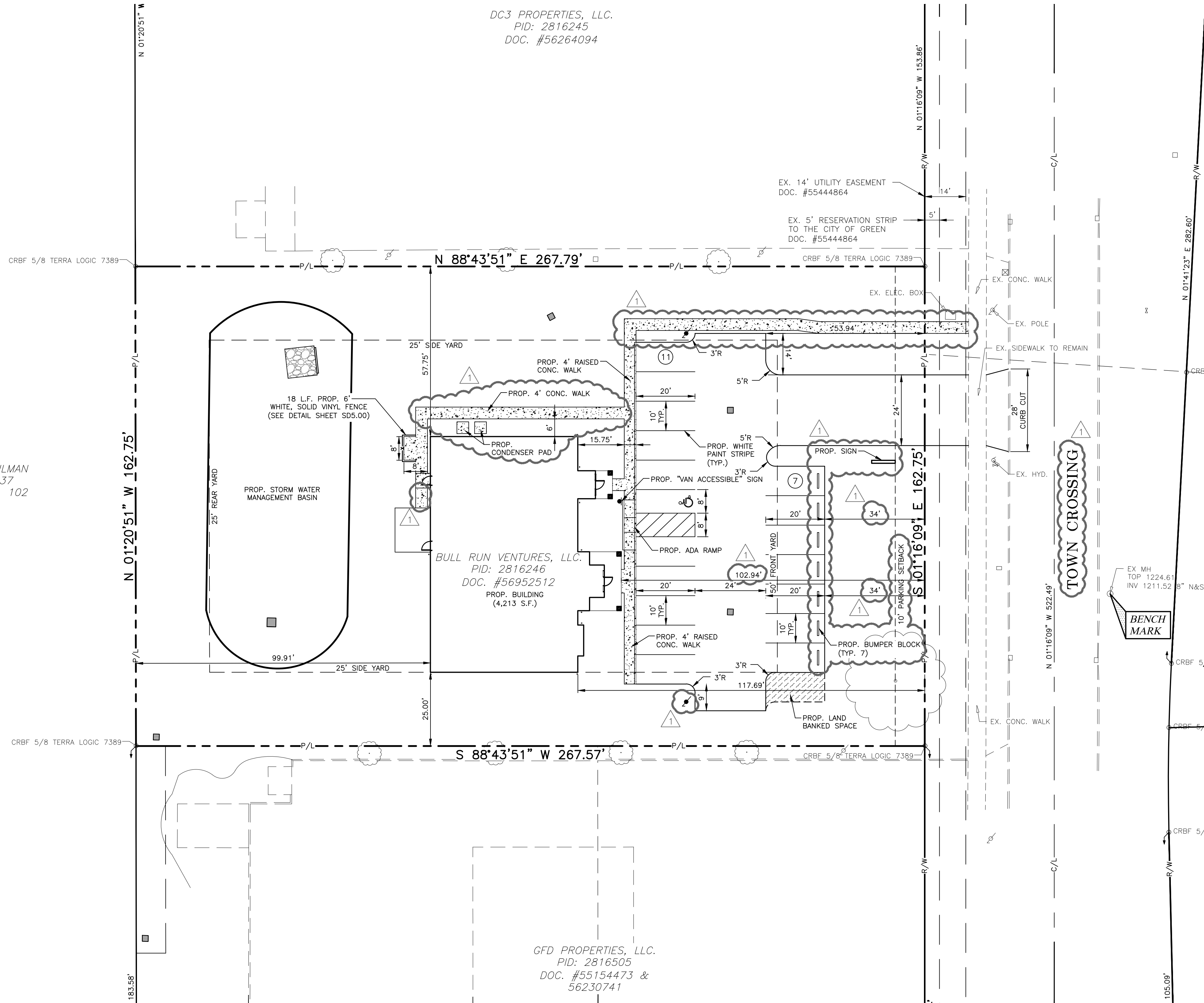
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE O.D.O.T. CONSTRUCTION & MATERIAL SPECIFICATIONS.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF CURBS, OR OUTSIDE FACE OF BRICK, BLOCK OR BUILDING FASCIA UNLESS OTHERWISE INDICATED.
- THE BUILDING AND PARKING FACILITIES ARE PARALLEL WITH OR PERPENDICULAR TO THE BUILDING.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AFTER FINISH GRADING IS COMPLETED UNLESS OTHERWISE NOTED. ALL NEW SEEDED OR SODDED AREAS SHALL HAVE A TOPSOIL LAYER OF 4" MINIMUM. CONTRACTOR SHALL SUPPLY AND PLACE STRAW MULCH WHEREVER GRASS SEED HAS BEEN PLACED.
- CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER OR LATERAL ARE PROHIBITED.

SITE DATA TABLE	
ZONING:	B-2
TOTAL SITE AREA:	1.00 AC.
PROPOSED BUILDING AREA:	4,213 S.F.
BUILDING COVERAGE ON LOT:	10%
IMPERVIOUS SURFACE AREA:	14,149 S.F.
IMPERVIOUS COVERAGE OF LOT:	32%
PARKING PROVIDED @ 10'X20':	18 SPACES (1 LAND BANK)
PARKING REQUIRED:	
OFFICE: 3/1,000 S.F. (2767 S.F.)	8 SPACES
MEDICAL OFFICES: 5/1,000 S.F. (1446 S.F.)	7 SPACES

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT
LOCATIONS AND DIMENSIONS OF
CANOPIES, PORCHES, VESTIBULE,
BUILDING UTILITY ENTRANCE LOCATIONS,
AND PRECISE BUILDING DIMENSIONS.

PARKING TALLY

REGULAR PARKING SPACES	= 17
ACCESSIBLE PARKING SPACES	= 1
TOTAL PARKING SPACES	= 18



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