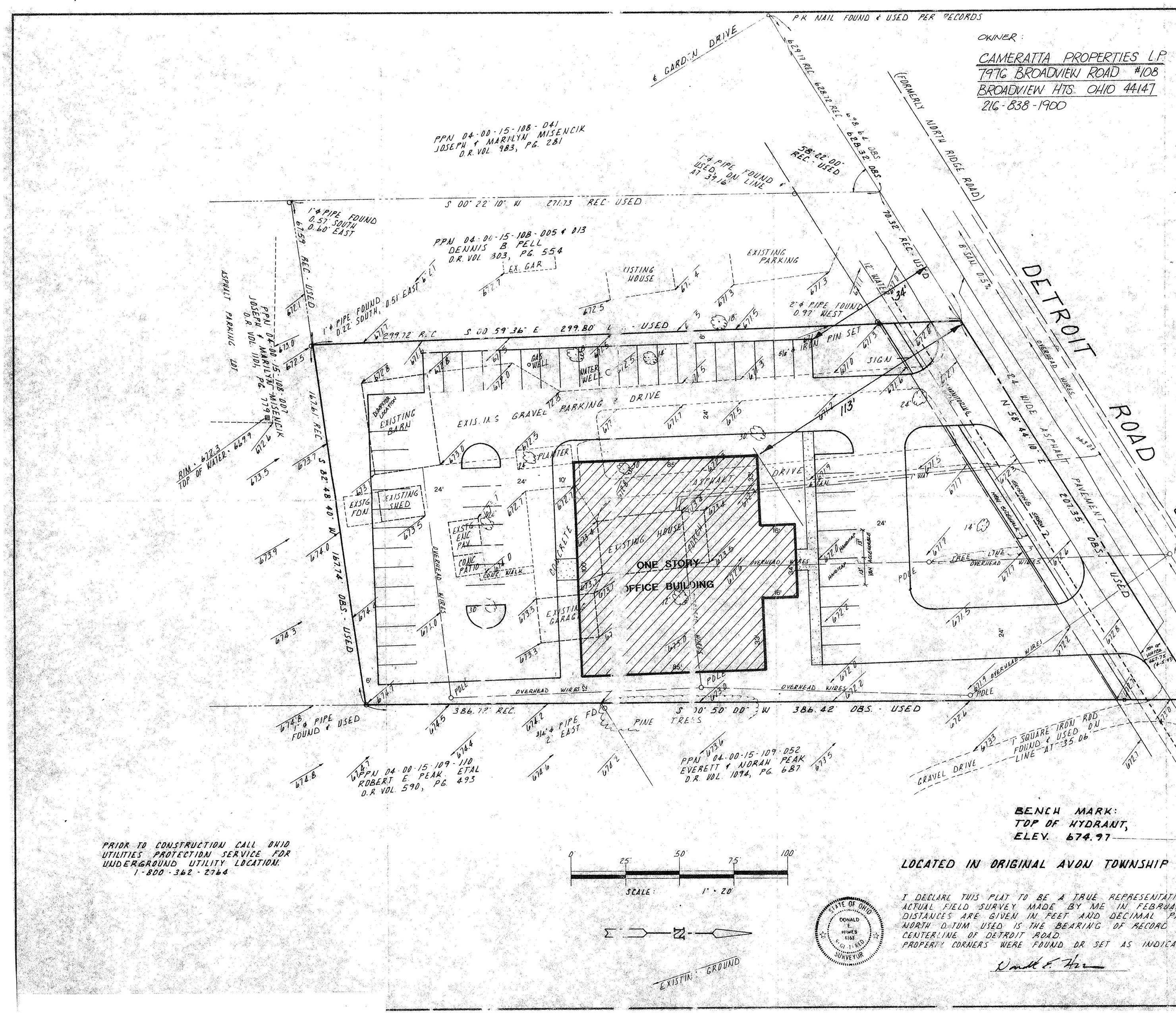


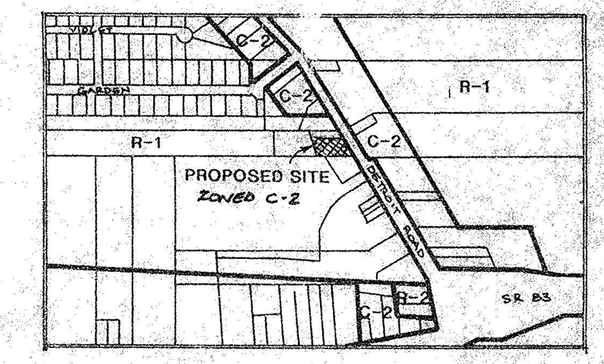
OWNER:

CAMERATTA PROPERTIES L.P.
7976 BROADVIEW ROAD #108
BROADVIEW HTS. OHIO 44147
216-838-1900

C-2 REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
MAX. DEVELOPMENT AREA	10 ACRES	13 ACRES
MAX. BUILDING COVERAGE	25%	16%
MAX. BUILDING SIZE	20,000 S.F.	9044 S.F.
MIN. LANDSCAPE AREA	20%	35%
MIN. LOT AREA	15,000 S.F.	58,628 S.F.
MAX. BLDG. LENGHT W/O 5' OFFSET	120'	85'
MIN. LOT WIDTH	100'	170'
MAX. HEIGHT	3 STORY-45'	1 STORY
FRONT BLDG. SETBACK	100'-C/L	113'
SIDE BLDG. SETBACK	12'	12'
REAR BLDG. SETBACK	15'	100'
FRONT PARKING SETBACK	30'	34'
SIDE PARKING SETBACK	5'	6'
REAR PARKING SETBACK	5'	6'
PARKING STALL SIZE	9'x18'	9'x18'
REQUIRED PARKING 37	1/200 S.F. NET	50

SUBMITTAL DATE: JULY 10, 1998



ZONING AND LOCATION MAP

BENCH MARK:
TOP OF HYDRANT,
ELEV. 674.97

PRIOR TO CONSTRUCTION CALL OHIO UTILITIES PROTECTION SERVICE FOR UNDERGROUND UTILITY LOCATION.
1-800-362-2764

SCALE: 1" = 20'

LOCATED IN ORIGINAL AVON TOWNSHIP SECTION 15

I DECLARE THIS PLAT TO BE A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE BY ME IN FEBRUARY, 1997. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NORTH DATUM USED IS THE BEARING OF RECORD FOR THE CENTERLINE OF DETROIT ROAD.
PROPERTY CORNERS WERE FOUND OR SET AS INDICATED.

STATE OF OHIO
DONALD E. HIMES
6163
REGISTERED SURVEYOR

ZWICK ASSOCIATES, INC.
engineers • surveyors
8750 Stearns Road • Olmsted Township, Ohio 44138-1743 (216) 235-2729

CAMERATTA PROPERTIES, L.P.
BOUNDARY & TOPOGRAPHIC SURVEY
OF 36311 DETROIT ROAD
CITY OF AVON, LORAIN COUNTY, OHIO

DESIGNED	DRAWN	CHECKED
D.E.H.	D.E.H.	P.C.Z.
2-10-97	REVISED	SCALE 1" = 20'