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	1.3 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.	56,628 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

P.K. NAIL FOUND & USED PER RECORDS

(FORMERLY NORTH RIDGE ROAD)

DETROIT ROAD (S.R. 254)

PPN 04-00-15-108-041
JOSEPH & MARILYN MISENCIK
O.R. VOL. 983, PG. 281

PPN 04-00-15-108-005 & 013
DENNIS B. PELL
O.R. VOL. 303, PG. 554

PPN 04-00-15-108-007
JOSEPH & MARILYN MISENCIK
O.R. VOL. 1101, PG. 779

PPN 04-00-15-109-110
ROBERT E. PEAK ETAL
O.R. VOL. 590, PG. 493

PPN 04-00-15-109-052
EVERETT & NORAH PEAK
O.R. VOL. 1092, PG. 687

ONE STORY OFFICE BUILDING

EXISTING BARN

EXISTING SHED

EXISTING GARAGE

EXISTING HOUSE

EXISTING PARKING

EXIS. IAS GRAVEL PARKING & DRIVE

ASPHALT PARKING LOT

CONCRETE PATIO

CONC. WALK

CONCRETE

PLANTER

DUMPSTER LOCATION

GAS WELL

WATER WELL

SIGN

TREE LINE

OVERHEAD WIRES

POLE

MANHOLE

HANDICAP

24' WIDE ASPHALT PAVEMENT

GRAVEL DRIVE

T SQUARE IRON ROD FOUND & USED ON LINE AT 35.06

1" & PIPE FOUND 0.57 SOUTH 0.60 EAST

1" & PIPE FOUND 0.22 SOUTH, 0.51 EAST

2" & PIPE FOUND 0.97 WEST

1" & PIPE FOUND & USED

3/4" & PIPE FD 2' EAST

1 PIN MON FOUND & USED

PINE TREES

RIM: 672.3
TOP OF WATER: 667.9

S 00° 22' 10" W 271.73 REC. USED

S 00° 59' 36" E 299.80' REC. - USED

299.72' REC.

S 82° 48' 40" W 167.74' OBS. - USED

167.74' REC.

S 00° 50' 00" W 386.42' OBS. - USED

386.72' REC.

628.17' REC.
628.32' OBS.

S8° 22' 00" E REC. USED

70.32' REC. USED

207.35' OBS. - USED

N 58° 44' 10" E

66'

34'

113'

12" WATER

8" SAN. D.S.

OVERHEAD WIRES

27" STORM EXIST'G 27" R.C. 666.00

18" STORM EX. STORM

27" STORM

ZIM 671.35
INV 668.01

BENCH MARK:
TOP OF HYDRANT,
ELEV. 674.97

LOCATED IN ORIGINAL AVON TOWNSHIP SECTION 15

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

SCALE: 1" = 20'

EXISTING GROUND

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

ZONING AND LOCATION MAP

PROPOSED SITE
ZONED C-2

R-1
C-2
SR 83

RECEIVED
JUL 1998
ZWICK ASSOC. INC.

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