

SITE DATA
 PARCEL NO. 10-094200
 1.68 ACRES
 ZONING: C-3
 DISTRICT: C-3

BUILDING SETBACKS:
 FRONT: 30'
 SIDE: 25' ADJACENT TO RESIDENTIAL, 20' ADJACENT TO NON-RESIDENTIAL
 REAR: 20' ADJACENT TO RESIDENTIAL, 10' ADJACENT TO NON-RESIDENTIAL

PARKING SETBACKS:
 SIDE: 25' ADJACENT TO RESIDENTIAL, 10' ADJACENT TO NON-RESIDENTIAL
 REAR: 10' ADJACENT TO RESIDENTIAL, 16.46' PROVIDED

PROPOSED BUILDING: 7402 S.F.

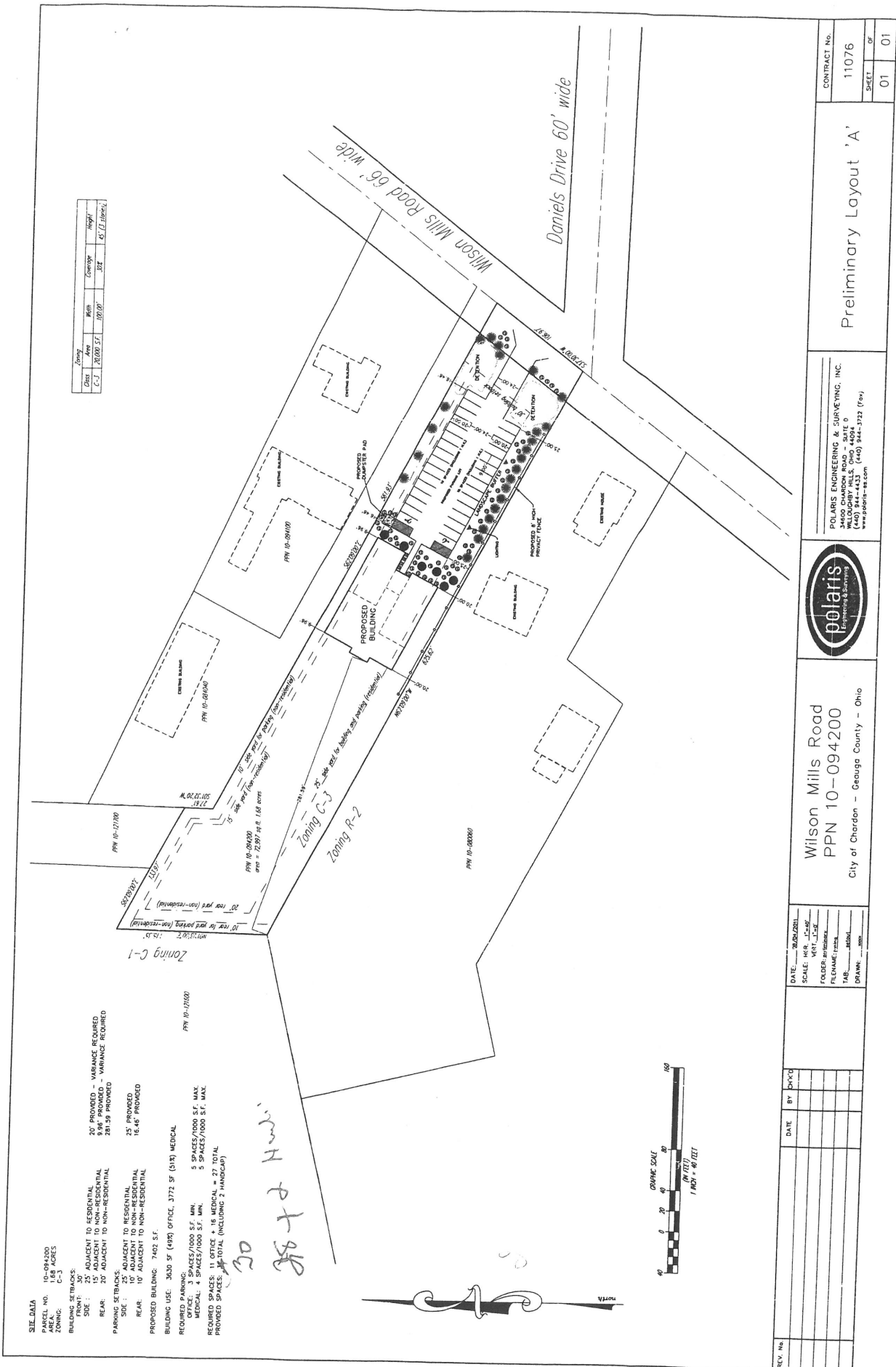
BUILDING USE: 3630 S.F. (49%) OFFICE, 3772 S.F. (51%) MEDICAL

REQUIRED PARKING:
 OFFICE/1000 S.F. MIN. 4 SPACES/1000 S.F. MAX. 5 SPACES/1000 S.F. MAX.
 MEDICAL/1000 S.F. MIN. 4 SPACES/1000 S.F. MAX. 5 SPACES/1000 S.F. MAX.
 REQUIRED SPACES: 11 OFFICE, 15 MEDICAL = 26 TOTAL
 PROVIDED SPACES: 26 TOTAL (INCLUDING 2 HANDICAPPED)

20' PROVIDED - VARIANCE REQUIRED
 9.85' PROVIDED - VARIANCE REQUIRED
 28.39 PROVIDED

25' PROVIDED
 16.46' PROVIDED

| Dist. | Area | Width | Coverage | Height |
|-------|-------------|---------|----------|----------------|
| C-3 | 28,000 S.F. | 100.00' | 50% | 65' (11.8000') |



CONTRACT NO.
11076

SHEET
01 OF 01

Preliminary Layout 'A'

POLARIS ENGINEERING & SURVEYING, INC.
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Wilson Mills Road
 PPN 10-094200
 City of Chardon - Geauga County - Ohio

DATE: 05/02/2011
 SCALE: 1/4" = 1'-0"
 FOLDER: 10-094200
 FILENAME: P10A
 TAB: 01
 DRAWN: JMM

| REV. NO. | DATE | BY | CHK'D |
|----------|------|----|-------|
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