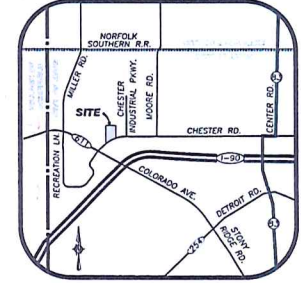


**SPECIAL USE REQUEST**  
**OVERALL SITE PLAN**

THIS PLAN REPRESENTS THE CITY OF AVONS REQUIREMENTS FOR SPECIAL USE APPROVAL ONLY, AND AS SUCH, DOES NOT REPRESENT FINAL ENGINEERING DESIGN  
CITY OF AVONS, COUNTY OF LORAIN, STATE OF OHIO



**ZONING CLASSIFICATION**

THE SUBJECT PREMISES IS LOCATED WITHIN ZONE "C-4 GENERAL BUSINESS DISTRICT" AS SHOWN ON THE ZONE MAP OF THE CITY OF AVONS. FIGURES IN PARENTHESES ARE REFERENCE TO THE SECTIONS IN THE CODIFIED ORDINANCES OF AVONS - PLANNING AND ZONING CODE; OTHERWISE, ZONING REQUIREMENTS SHOWN ARE OBTAINED FROM THE AFOREMENTIONED ZONE MAP.

<b>PROPOSED LOT USE:</b>	CONCRETE CARE/ASSISTED LIVING FACILITIES (1270.03)(c)(9)
	"SU" SPECIAL USE
<b>LOT REQUIREMENTS (C-4):</b>	1 ACRE (1270.04)(a)(2)
MINIMUM LOT AREA:	150 FEET (1270.04)(a)(3)
MINIMUM LOT WIDTH (AT RIGHT OF WAY):	25% OF LOT AREA (1270.04)(a)(4)
PROVIDED LANDSCAPED OPEN SPACE:	5%
MINIMUM SETBACK FROM STREET RIGHT-OF-WAY:	60 FEET (1270.05)(a)(1)
MINIMUM SETBACK FROM CENTERLINE (COLLECTOR ST.):	100 FEET (1270.05)(a)(1)(a)
MINIMUM SETBACK FROM SIDE OR REAR LOT:	15 FEET (1270.05)(a)(2)(a)
NON-RESIDENTIAL DISTRICT:	35 FEET (1270.05)(a)(2)(b)
RESIDENTIAL DISTRICT:	30 FEET (1270.05)(a)(3)
MINIMUM BUILDING SEPARATION ON SAME LOT	45 FEET (1270.05)(a)(4)
MINIMUM BUILDING HEIGHT:	
<b>LOT REQUIREMENTS (SPECIAL USE):</b>	
MINIMUM LOT AREA:	5 ACRES (1280.05)(i)
PROVIDED RECORD LOT AREA:	7.23 ACRES
MINIMUM LOT WIDTH (AT RIGHT OF WAY):	350 FEET (1280.05)(j)
PROVIDED LOT WIDTH (AT RIGHT OF WAY):	558.91 FEET

**CONCRETE CARE/ASSISTED LIVING FACILITY (1280.06(h)):**  
(4) THE MAXIMUM NUMBER OF UNITS OR BEDS PERMITTED PER ACRE IS SET FORTH IN THE FOLLOWING TABLE:

CONTINUING CARE RETIREMENT COMMUNITY	17 DWELLING UNITS
ASSISTED LIVING WITH NURSING CARE	17 DWELLING UNITS
NURSING CARE	29 BEDS

(5) WHEN LOCATED IN A C-4 DISTRICT, ALL REGULATIONS SET FORTH IN CHAPTER 1270 SHALL APPLY.

**PARKING REQUIREMENTS:**

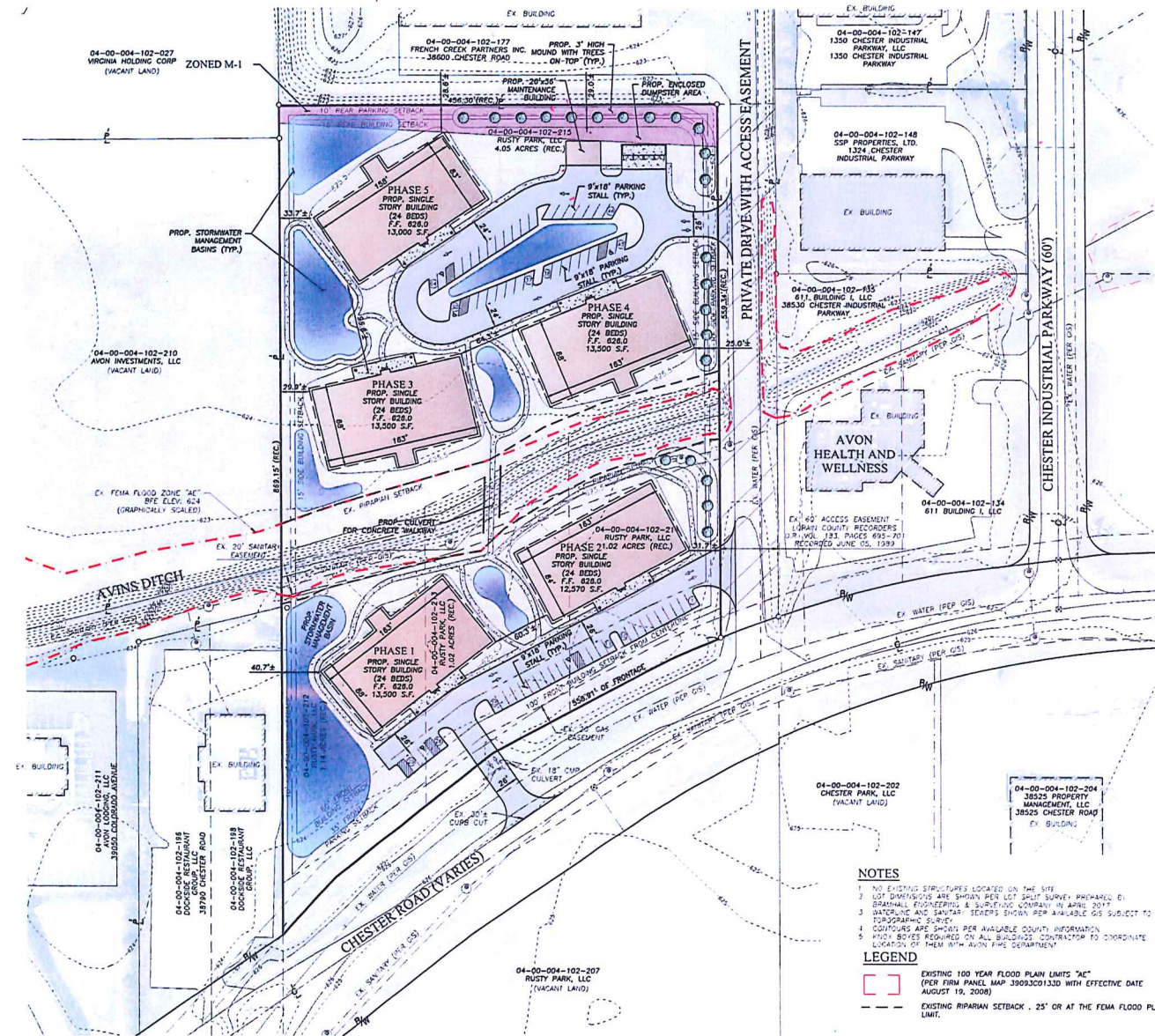
CONCRETE CARE FACILITIES/ ASSISTED LIVING: (24 BEDS/BUILDING)	ONE SPACE PER EVERY TWO BEDS OCCUPIED AT MAXIMUM CAPACITY (1292.04)(a)(6)
---	---

<b>REQUIRED PARKING SPACES:</b>	60
<b>PROVIDED PARKING SPACES:</b>	64 (5 ADA INCLUDED)
<b>MINIMUM SETBACK FROM STREET RIGHT-OF-WAY:</b>	35 FEET (1270.06)(a)(1)
<b>MINIMUM SETBACK FROM SIDE OR REAR LOT:</b>	10 FEET (1270.06)(a)(2)(A)
<b>NON-RESIDENTIAL DISTRICT:</b>	10 FEET (1270.06)(a)(2)(B)
<b>RESIDENTIAL DISTRICT:</b>	30 FEET (1270.06)(a)(3)(B)

PREPARED FOR: **BEEHIVE HOMES OF NR OHIO, LLC**

PREPARED BY: **BRAMHALL ENGINEERING AND SURVEYING COMPANY**  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

DATE PREPARED: 11-15-2021 JOB NO. 21-5621



**NOTES**

- NO EXISTING STRUCTURES LOCATED ON THE SITE
- LOT DIMENSIONS ARE SHOWN PER LOT SURVEY PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN APRIL 2017
- DRAINAGE AND SANITARY SERVICES SHOWN PER AVAILABLE GIS SUBJECT TO TOPOGRAPHIC SURVEY
- CONTOURS ARE SHOWN PER AVAILABLE COUNTY INFORMATION
- UTILITY BOXES REQUIRED ON ALL BUILDINGS. CONTRACTOR TO COORDINATE LOCATIONS OF THEM WITH AVON FIRE DEPARTMENT

**LEGEND**

- EXISTING 100 YEAR FLOOD PLAN LIMITS "A" (PER FIRM PANEL MAP 39033C013SD WITH EFFECTIVE DATE AUGUST 19, 2008)
- EXISTING RIPARIAN SETBACK - 25' OR AT THE FEMA FLOOD PLAN LIMIT.

J:\31031\Bramhall\Drawings\2021\SpecialUse\Plan\_Overall\_Site\_Plan.dwg Plot Date: 11/15/2021 11:23:01 AM