



ENLARGED LAYOUT PLAN



PARCEL NUMBER:
85101200
85101100
85101400

CITY OF ZANESVILLE ZONING DISTRICT = O-1

SPECIFIC ZONING REQUIREMENTS:
MINIMUM LOT AREA IN SQUARE FEET 5,000
MINIMUM LOT WIDTH AT FRONT ADJUTANT STREET 30 FEET
FRONT YARD SETBACK 30 FEET
INTERIOR SIDE YARD SETBACK 10 FEET
REAR YARD SETBACK 15 FEET

* THE FRONT SETBACK HAS BEEN REDUCED ON THIS PLAN WHICH WE FEEL CAN BE
ACHIEVED BY NEGOTIATING WITH THE CITY OF ZANESVILLE ZONING
ADMINISTRATOR

PERMITTED USE GROUPS (P) - SEE ZONING SECTION 114.05
CONDITIONAL USE GROUPS (C) - SEE ZONING SECTION 114.06

FLOOR AREA RATIO = 1.0
1,500 SQ. FT. PER 1 LOT
2,500 SQ. FT. ON 1/2 OF LOT AREA
3,500 SQ. FT. ON 1/3 OF LOT AREA

PARKING REQUIREMENTS PER CITY OF ZANESVILLE ZONING:
OFFICE BUILDING 3.5 SPACES PER 1,000 SF.
MEDICAL CLINIC 6.5 SPACES PER 1,000 SF.

* THIS PLAN PROVIDES 6.5 SPACES PER 1,000 SQUARE FEET. WE FEEL THAT THIS CAN
BE REDUCED TO 5.5 SPACES PER 1,000 SQUARE FEET AFTER NEGOTIATIONS WITH THE
CITY OF ZANESVILLE ZONING ADMINISTRATOR.

PLANS SHOWN:
4,000 SQUARE FEET BUILDING
4,000 SQUARE FEET / 1,000 SQUARE FEET = 4:1
4:1.5 SPACES PER 1,000 SQUARE FEET = 26.40 SPACES FOR 27
27 PARKING SPACES SHOWN, INCLUDING 2 MANHOLES APPOINT SPACES



3888 James Court, Suite One
Zanesville, Ohio 43705
Voice (740) 454-3211
Fax (740) 454-1665

PRELIMINARY
DRAWING
17 FEB 12
NOT FOR
CONSTRUCTION

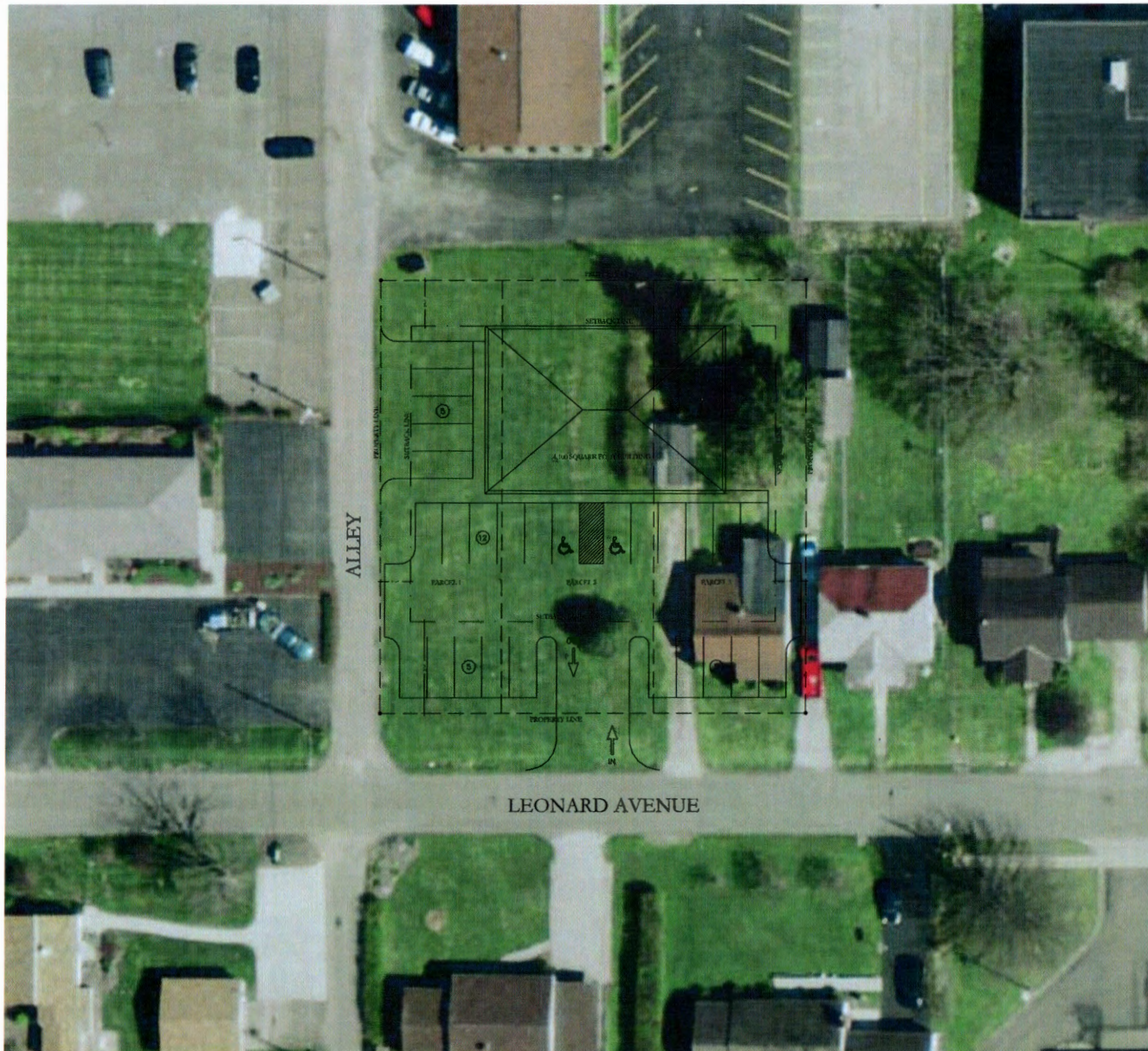
LEONARD AVENUE
PROPERTY
EVALUATION

ENLARGED
LAYOUT PLAN

REVISIONS:		
NO.	DATE:	NOTE:
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JOB # : DATE:
XXXX : 17 FEB 12
SHEET #:

OPT-3



ENLARGED LAYOUT PLAN

1/16"=1'-0"



3808 James Court, Suite One
Zanesville, Ohio 43901
Voice (740) 464-3211
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PRELIMINARY
DRAWING
17 FEB 12
NOT FOR
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LEONARD AVENUE
PROPERTY
EVALUATION

ENLARGED
LAYOUT PLAN

TABLE NUMBERS:
851 801 2000
851 801 3000
851 801 4000

CITY OF ZANESVILLE ZONING ORDINANCE # 031

SPECIFIC C-1 ZONING REQUIREMENTS:
MINIMUM LOT AREA IN SQUARE FEET 5,000
MINIMUM LOT WIDTH INCLUDING DRIVEWAY, DRIVEWAY 200 FEET
FRONT YARD SETBACK 30 FEET
SIDE/REAR YARD SETBACK 15 FEET
REAR YARD SETBACK 15 FEET

* SETBACKS REFLECTED ARE FOR THE STANDARDS SET FORTH ABOVE. WE FEEL THAT THE FRONT AND REAR SETBACKS CAN BE MET FOR APPROXIMATELY 100% OF THE LAND WITH THE CITY OF ZANESVILLE ZONING ADMINISTRATOR'S PERMISSION.

PERMITTED USE GROUPS (U) - SEE ZONING SECTION 114.03
CONDICIONAL USE GROUPS (C) - SEE ZONING SECTION 114.05

PLANNING AREA (A) = 1.0

1. STREET LIGHTS (S) = 1.0
2. SIGNAGE (S) = 1.0 OF LOT AREA
3. SIGNAGE (S) = 1.0 OF LOT AREA

PARKING SPACE REQUIREMENTS PER CITY OF ZANESVILLE ZONING

OFFICE BUILDING 15 SPACES PER 1,000 S.F.
MEDICAL CLINIC 8.5 SPACES PER 1,000 S.F.

* THIS PLAN REFLECTS 6.5 SPACES PER 1,000 SQUARE FEET. WE FEEL THAT THIS CAN BE ADJUSTED TO 8.5 SPACES PER 1,000 SQUARE FEET APPROXIMATELY WITH THE CITY OF ZANESVILLE ZONING ADMINISTRATOR'S PERMISSION.

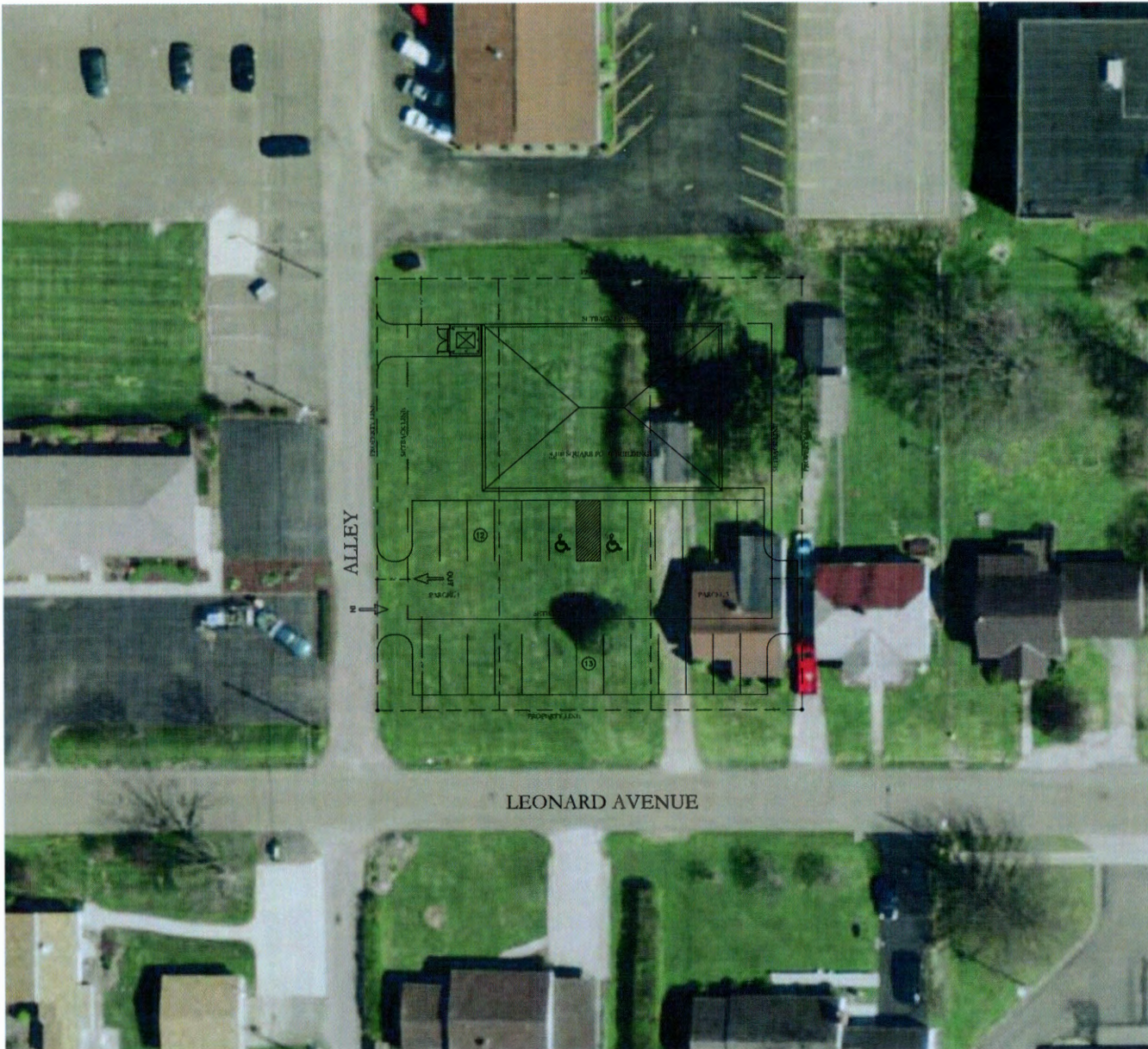
PLAN SHEETS:

4,500 SQUARE FEET BUILDING
4,500 SQUARE FEET / 1,000 SQUARE FEET = 4.5
4.5% SPACES PER 1,000 SQUARE FEET = 0.65 SPACES PER 27
27 PARKING SPACES SHOWN IN LAYOUT HAND-DRAWN SERVICES

REVISIONS:		
NO.	DATE:	NOTE:

JOB #: XXXX	DATE: 17 FEB 12
SHEET #:	

OPT-1



3808 James Court, Suite One
Zanesville, Ohio 43701
Voice (740) 484-3211
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**PRELIMINARY
DRAWING
17 FEB 12
NOT FOR
CONSTRUCTION**

**LEONARD AVENUE
PROPERTY
EVALUATION**

**ENLARGED
LAYOUT PLAN**

PARTIAL NUMBER:
E11511249
E11511200
E11511400

CITY OF ZANESVILLE ZONING DISTRICT # C-1

SPECIFIC C-1 ZONING REQUIREMENTS:
MINIMUM LOT AREA IN SQUARE FEET 5000
MINIMUM LOT WIDTH ALONG ARTERIAL STREET 200 FEET
FRONT YARD SETBACK 30 FEET
INTERIOR SIDE YARD SETBACK 10 FEET
REAR YARD SETBACK 15 FEET

* SETBACKS REFLECTED ARE PER THE STANDARDS SET FORTH ABOVE - WE FEEL THAT THE FRONT AND REAR YARD SETBACKS CAN BE REDUCED AFTER NEGOTIATIONS WITH THE CITY OF ZANESVILLE ZONING ADMINISTRATOR

PERMITTED USE GROUPS PER ZONING SECTION 111.01 (C) CONDITION 1: USE GROUPS R2 - S19 ZONING SECTION 114.05

MAXIMUM HEIGHT = 10
1 STORY ON ENTIRE LOT
2 STORIES ON 1/3 OF LOT AREA
3 STORIES ON 1/3 OF LOT AREA

PARKING REQUIREMENTS PER CITY OF ZANESVILLE ZONING:
OFFICE BUILDING 3.5 SPACES PER 1,000 S.F.
MEDICAL CLINIC 6.5 SPACES PER 1,000 S.F.

* THIS PLAN REFLECTS 6.5 SPACES PER 1,000 SQUARE FEET - HOWEVER, THAT THIS CAN BE REDUCED TO 3.5 SPACES PER 1,000 SQUARE FEET AFTER NEGOTIATIONS WITH THE CITY OF ZANESVILLE ZONING ADMINISTRATOR

PLAN SETBACK:
4.00 SQUARE FEET BUILDING
4.00 SQUARE FEET / 1,000 SQUARE FEET = 4%
4.1% SQUARE FEET PER 1,000 SQUARE FEET = 26.65 SPACES PER 1,000 SQUARE FEET
27 PARKING SPACES IN TOTAL INCLUDING 2 HANDICAPPED SPACES

REVISIONS:	
DATE	NOTE

JOB #: DATE:
XXXX 17 FEB 12
SHEET #:

OPT-2

ENLARGED LAYOUT PLAN

