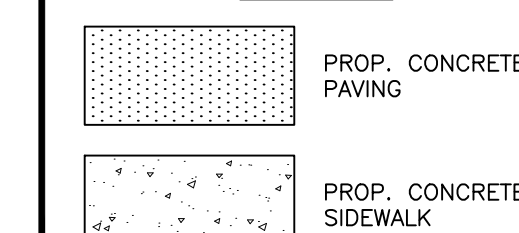


SITUATED IN THE CITY OF HUDSON,  
COUNTY OF SUMMIT, AND STATE OF OHIO  
AND KNOWN AS BEING A PART OF ORIGINAL  
LOT 7 OF ORIGINAL HUDSON TOWNSHIP  
AND FURTHER KNOWN AS BEING A PART  
OF BLOCK "C" OF HUDSON - SOUTH  
COMMERCIAL PARK AS RECORDED IN  
PLAT CABINET B, PAGES 660-664  
OF THE SUMMIT COUNTY RECORDS

**BENCH MARK**

C.L. RIM OF EXISTING SANITARY MANHOLE  
LOCATED AS SHOWN ON PLANS.

ELEVATION = 1106.91'

**LEGEND**

**NOTE:**  
SEE ARCHITECTURAL PLANS FOR EXACT  
LOCATIONS AND DIMENSIONS OF CANOPIES,  
BUILDING UTILITY ENTRANCE LOCATIONS,  
AND PRECISE BUILDING DIMENSIONS.

**CONTRACTOR RESPONSIBLE TO FIELD  
VERIFY LOCATIONS AND ELEVATIONS OF  
EXISTING UTILITY TIE-INS AS SHOWN ON  
SITE PLANS (SANITARY, STORM, WATER,  
GAS, ELECTRIC, PHONE, ETC.) PRIOR TO  
THE START OF CONSTRUCTION. CONTACT  
GBC DESIGN, INC., 330-836-0228,  
WITH ANY CONCERNS PRIOR TO THE  
START OF CONSTRUCTION.**

TOTAL SITE AREA = 142,175 S.F. = 3.254 AC.  
TOTAL IMPERVIOUS AREA = 0.98 AC.  
EXISTING IMPERVIOUS AREA = 24%  
ADDED IMPERVIOUS AREA = 0.2%

**GENERAL SITE NOTES**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE O.D.O.T. CONSTRUCTION & MATERIAL SPECIFICATIONS AND SUMMIT COUNTY.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF CURBS, OR OUTSIDE FACE OF BRICK, BLOCK OR BUILDING FASCIA UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AFTER FINISH GRADING IS COMPLETED UNLESS OTHERWISE NOTED. ALL NEW SEEDED OR SODDED AREAS SHALL HAVE A TOPSOIL LAYER OF 4" MINIMUM. CONTRACTOR SHALL SUPPLY AND PLACE STRAW MULCH WHEREVER GRASS SEED HAS BEEN PLACED.
- CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
- ALL PAINT STRIPING SHALL BE 4" TRAFFIC PAINT IN ACCORDANCE WITH O.D.O.T. ITEM 641 AND SHALL BE WHITE.
- ACCESSIBLE PARKING STRIPING TO MEET A.D.A. STANDARDS.
- SEE SITE ELECTRICAL PLAN FOR NEW SITE LIGHTING BASES AND WIRING.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER MAIN OR LATERAL ARE PROHIBITED.
- KNOX BOX TO BE FURNISHED, COORDINATE WITH ARCH PLANS FOR LOCATION

**ZONING DATA****ZONING (EXISTING)****8-INDUSTRIAL/BUSINESS PARK**

CODIFIED ORDINANCE	CODIFIED ORDINANCE DESCRIPTION	REQUIRED ORDINANCE
<b>BUILDING</b>		
MAXIMUM FLOOR AREA TO LOT AREA RATIO		
OFFICE USES		
1205.11.e.1	STAND-ALONE	0.40 TO 1.0
	AS PART OF A BUSINESS PARK	1.0 TO 1.0
	INDUSTRIAL AND WAREHOUSE USES	
1205.11.e.2	STAND-ALONE	0.40 TO 1.0
	AS PART OF A BUSINESS PARK	1.0 TO 1.0
MINIMUM PARCEL SIZE		
1205.11.e.3.A	OFFICE USES	2 AC.
	OFFICE OR INDUSTRIAL PARK	5 AC.
	INDUSTRIAL USES	2 AC.
MINIMUM FRONT YARD DEPTH		
1205.11.e.3.B	PRINCIPAL AND ACCESSORY BUILDINGS	50 FT.
	PARKING AREAS	25 FT.
MINIMUM SIDE & REAR YARD DEPTH		
1205.11.e.3.B	PRINCIPAL AND ACCESSORY BUILDINGS	50 FT.
	PARKING AREAS	25 FT.

**BASIS OF BEARING**

GRID NORTH BASED UPON THE OHIO STATE  
PLANE COORDINATE SYSTEM (OSPCS),  
NORTH ZONE 3401, NAD-83(2011), AS  
ESTABLISHED BY GNSS OBSERVATIONS  
WITHIN THE ODOT VRS NETWORK.

**TOTAL BUILDING AREA**

EXISTING OFFICE BUILDING = 5,940 S.F.  
NEW STORAGE BUILDING = 4,844 S.F.  
FUTURE STORAGE BUILDINGS = 9,888 S.F.  
TOTAL = 20,472 S.F.

**PARKING TALLY**

REGULAR PARKING 52  
ACCESSIBLE PARKING 3  
TOTAL PARKING 55

**DETAIL "A"**

SCALE: 1" = 20'

