# PARTIAL CITY CODE REVIEW

PROJECT NAME: HAPCAP HEADSTART FACILITY
PROPOSED PROPERTY USE: PUBLIC, COMMUNITY & RECREATIONAL
OWNER: HAPCAP COMMUNITY ACTION
ARCHITECT: RVC ARCHITECTS
LOCATION: 30 CONNETT ROAD THE PLAINS, OHIO 45780
LEGAL DESCRIPTION 1: 14-09-00 SEC 24 FRA 114
LEGAL DESCRIPTION 2: 1.9733A 14-22

A. ATHENS TOWNSHIP ZONING: R2
B. ADJOINING ZONES: R2 & R1
C. CITY SET BACK REQUIREMENTS (ACC CHAPTER 23.10; TABLE A)
   FRONT YARD SET BACK: 25'-0"
   SIDE YARD SET BACKS: 8'-0"
   REAR YARD SET BACK: 20'-0"
D. CURRENT LAND USE: R-2 RESIDENTIAL (ONE, TWO & THREE FAMILY) MEDIUM DENSITY RESIDENTIAL DISTRICT

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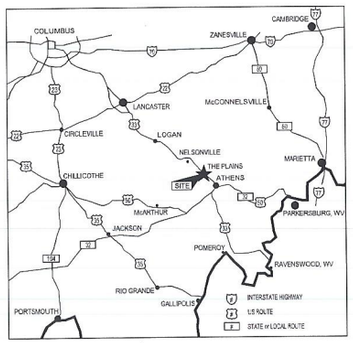
|---|---|
| ACTUAL LOT SIZE: | 68,532.83 SQ.FT. |
| ACTUAL BUILDING SIZE: | 9,255 SQ.FT. |
| ACTUAL LOT WIDTH: | 164'-0" (ON PLANS) |
| ACTUAL LOT DEPTH: | 373'-0" (ON PLANS) |
| MAXIMUM HEIGHT: | 50'-0" |
| MAXIMUM STORIES: | 4 STORIES |
| MAXIMUM LOT COVERAGE: | 40% |
| TOTAL PROPOSED LOT COVERAGE: | 16,060 (24%) |

E. PARKING SPACE REQUIREMENTS AND DIMENSIONS: (SECTION 6.10):
1. EACH OFF-STREET PARKING SPACE SHALL MEASURE EIGHT (8) FEET IN WIDTH BY EIGHTEEN (18) FEET IN LENGTH.
2. PARKING SPACES FOR THE PHYSICALLY HANDICAPPED SHALL MEASURE TWELVE (12) FEET IN WIDTH BY EIGHTEEN (18) FEET IN LENGTH. FOR EVERY 25 SPACES, THERE MUST BE AT LEAST ONE (1) HANDICAPPED ACCESSIBLE SPACE, LABELED AND SIGNED AS SUCH.
3. NO VEHICLE SHALL BE PARKED WITHIN THE RIGHT-OF-WAY.
4. DRIVEWAYS LEVING THE RIGHT-OF-WAY AND ENTERING PROPERTY SHALL BE NO MORE THAN TWENTY (20) FEET IN WIDTH.
5. AREA RESERVED FOR PARKING OF VEHICLES SHALL OCCUPY NO MORE THAN 25% OF TOTAL FRONT YEAR AREA.
6. ALL DIMENSIONS SHALL BE EXCLUSIVE OF DRIVEWAYS, ASLES AN OTHER CIRCULATION AREAS.

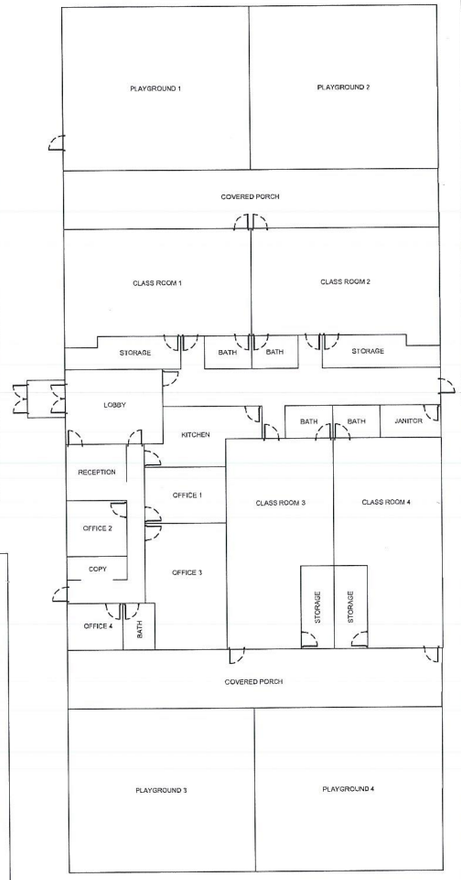



SOUTHEASTERN OHIO
## AREA MAP
N.T.S.

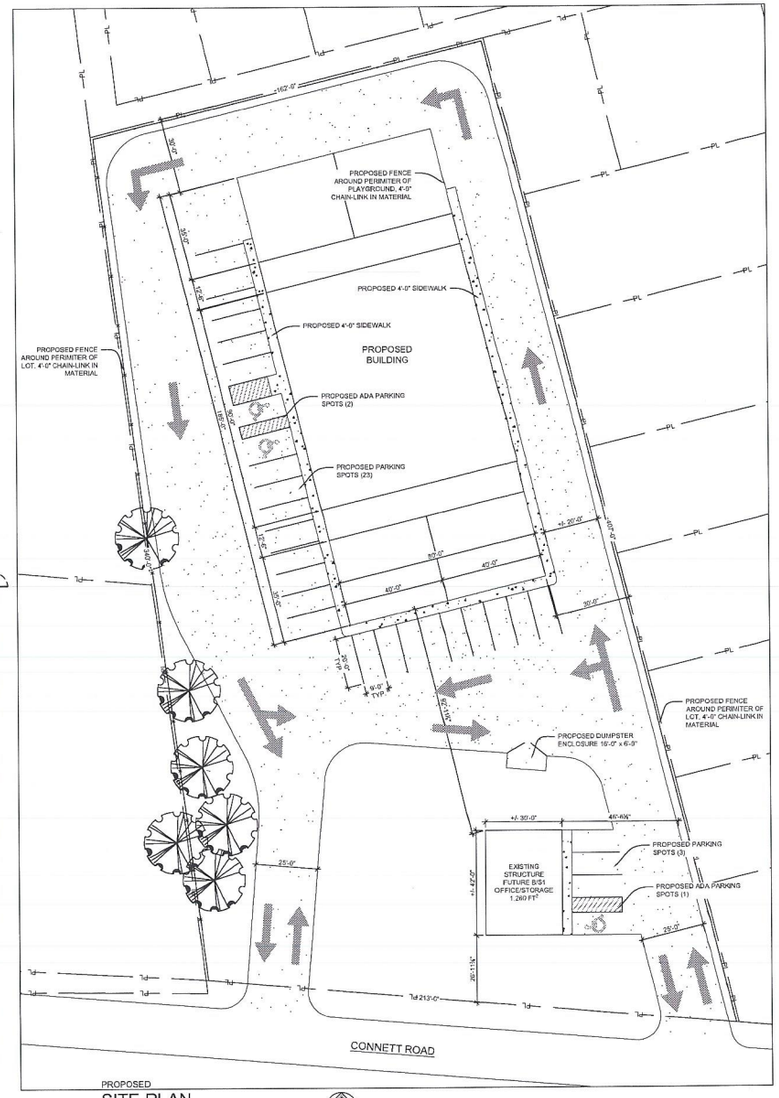
OHIO
## LOCATION MAP
N.T.S.

## SITE PLAN SYMBOLS:

- PROPERTY LINE (1.973 ACRES)
- PROPOSED 4'-0" HIGH CHAIN-LINK FENCE (1,325 FT)
- PROPOSED SIDEWALK AREAS (1,725 FT²)
- PROPOSED ASPHALT DRIVE/PARKING AREAS (35,189 FT²)




PROPOSED
## FLOOR PLAN
3/32" = 1'-0"




PROPOSED
## SITE PLAN
1" = 20'-0"


ARCHITECTS
131 WEST STATE STREET
ATHENS, OHIO 45701
(740) 597-1615
rvcarchitects.com



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| DRAWN BY: | DAJ |
| CHECKED BY: | JWS |
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# HAPCAP
HEADSTART FACILITY
30 CONNETT ROAD
THE PLAINS, OHIO 45780


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