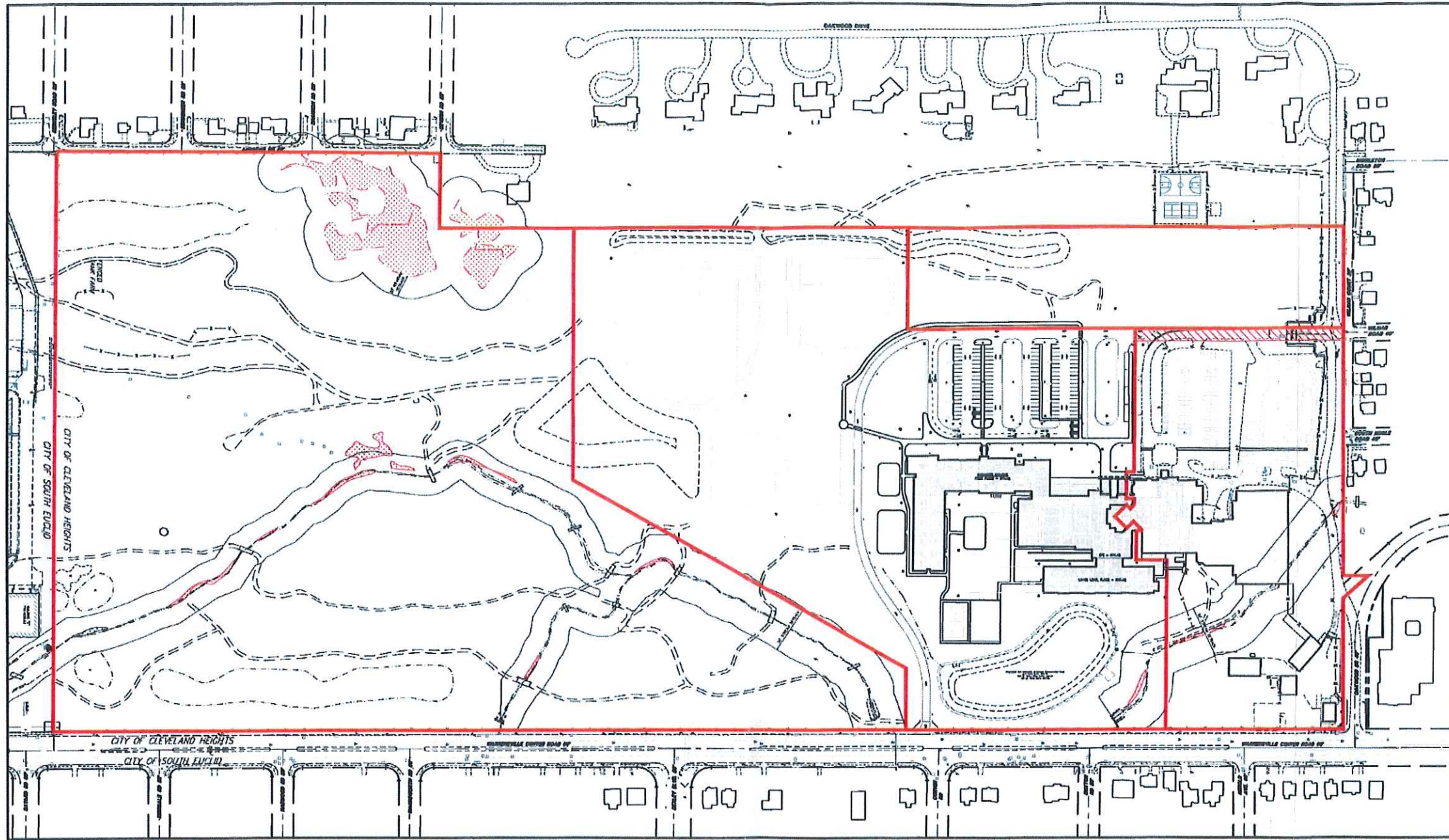


CAL NU
3502



HEBREW ACADEMY
 SITE LAYOUT PLAN - LOT SPLIT EXHIBIT - OVERALL
 CITY OF CLEVELAND HEIGHTS, CUYAHOGA COUNTY, STATE OF OHIO

CLEVELAND HEIGHTS ZONING CODE

PARCEL IS CURRENTLY ZONED AA-SINGLE FAMILY

CHAP.	DESCRIPTION	REQUIRED	PROVIDED
1121.04c	CONDITIONALLY PERMITTED USES	ELEMENTARY, JUNIOR, & SENIOR HIGH SCHOOLS	YES
115.03	MINIMUM LOT AREA	1 ACRE	85.2 ACRES (WITHOUT R/W AREA) PENDING NEIGHBOR OPINIONS
115.03	MINIMUM LOT WIDTH	150'	2,991'
115.03	MIN. YARD DIMENSIONS		
	FRONT YARD*	50'	831'
	SIDE YARD*	50'	8,970'
	REAR YARD*	10'	8,525'
115.04	SUPPLEMENTAL HEIGHT REGULATIONS	SHALL NOT EXCEED 75'	32'
1121.12	(1) FENCES/WALLS (FRONT YARD)	SHALL NOT EXCEED 3' EXCEPT WITHIN 10' OF AN INTERSECTION (SEE 1165.03a)	3' (VARIANCE REQUIRED)
	(2) FENCES/WALLS (SIDE & REAR)	SHALL NOT EXCEED 7', NO CLOSER TO PRINCIPAL BUILDING THAN HEIGHT OF FENCE/WALL	3'
	(3) FENCES/WALLS (SIDE YARD)	IF GREATER THAN 10' IN LENGTH AND VISIBLE FROM THE STREET, REQUIRES LANDSCAPING	3'
	(4) FENCES/WALLS (CORNER SIDE)	MAXIMUM HEIGHT OF 3'	3' (VARIANCE REQUIRED)
	(7) FENCE TYPE	NO CHAIN LINK, MESH, WIRE FENCE, OR BANDA WIRE IN FRONT YARD OR CORNER SIDE YARD	ORNAMENTAL FENCES
1161.055	PARKING MAXIMUMS	SURFACE PARKING AREAS MAY NOT EXCEED 125% OF THE REQUIRED MINIMUM NUMBER OF VEHICLE PARKING SPACES.	SEE PARKING DATA
1165.03a	WSBUITY AT INTERSECTIONS	AT THE INTERSECTION OF EVERY DRIVEWAY WITH A PUBLIC OR PRIVATE STREET, THERE SHALL BE NO MATERIAL IMPAIRMENT TO VISIBILITY BETWEEN 3'-8" WITHIN THE SIGHT TRIANGLE ESTABLISHED IN 1165.03c.	SIGHT TRIANGLES SHOWN ON PLAN
1166.11a	TREE PRESERVATION	PRESERVATION OF ALL TREES WITH A DBH OF OVER 4" IS REQUIRED	REFER TO TREE PRESERVATION PLAN
1166.11a	TREE PRESERVATION	A TREE THAT IS REMOVED MUST BE REPLACED WITH A TREE OF A COMPARABLE SPECIES.	A LANDSCAPE PLAN

** - IF THE BUILDING IS SET BACK FROM EACH FRONT, SIDE AND REAR YARD LINE AS REQUIRED HEREIN AT LEAST ONE (1) FOOT FOR EACH FOOT OF ADDITIONAL BUILDING HEIGHT ABOVE THE HEIGHT LIMIT OTHERWISE PERMITTED IN THE DISTRICT IN WHICH THE BUILDING IS BUILT.

AGREEMENT TERMS

MEMORANDUM OF AGREEMENT BETWEEN THE OAKWOOD CLUB AND THE OAKWOOD DRIVE ASSOCIATION

"IN THE EVENT ALL OF ANY OF SAID RIGHTS TO PURCHASE ARE NOT EXERCISED BY THE OWNERS OF SUBLOTS OR PORTIONS THEREOF IN SAID OAKWOOD CLUB'S PROPOSED SUBDIVISION OR BY THE OAKWOOD DRIVE ASSOCIATION, THEN THE OAKWOOD CLUB, UPON SALE OR LEASE OF THE PROPERTY, SHALL, ON ANY FUTURE LEASE, GRANT, OR DEED OF CONVEYANCE, INSERT A COVENANT RESTRICTING ITS LESSEE OR GRANTEE FROM ERECTING ANY BUILDING OR OTHER STRUCTURE WITHIN (60) FEET OF THE SOUTHERLY LINE OF SUBLOTS 4 AND 5 IN SAID OAKWOOD CLUB'S PROPOSED SUBDIVISION AND WITHIN SIXTY (60) FEET OF THE EASTERLY LINE OF SUBLOTS NUMBER 8 THROUGH 15, INCLUSIVE, AND BLOCK "B" IN SAID OAKWOOD CLUB'S PROPOSED SUBDIVISION"

OAKWOOD DRIVE FENCE NOTE

CONTINUOUS 7' BLACK CHAIN LINK FENCE IS PROPOSED ALONG THE WESTERN PROPERTY BOUNDARY BETWEEN THE PROPOSED HEBREW ACADEMY AND THE EXISTING OAKWOOD DRIVE RESIDENCES. AN OPTION TO PURCHASE LAND IN THIS AREA HAS BEEN EXTENDED TO THE OAKWOOD DRIVE PROPERTY OWNERS. IF ANY OF THE ADJACENT OWNERS DECLINE TO EXTEND THEIR PROPERTY TO THE FIRST RIGHT OF OPTION LINE, THE HEBREW ACADEMY RESERVES THE RIGHT TO INSTALL THE PROPOSED FENCE WITH JOBS, AS REQUIRED, IN ORDER TO FOLLOW THE FINAL PROPERTY LINE LOCATION.

KEY NOTES

SCHOOL PARKING DATA

AREA TYPE	CLASSROOMS	PARKING PER UNIT	REQUIRED
ELEMENTARY	18	2 PER CLASSROOM	36
EARLY CHILDHOOD		1 PER STAFF + 2 PICKUP/DROPOFF	30
AUDITORIUM+GYMNASIUM	789 SEATS	1 PER 15 SEATS	53
TOTAL REQUIRED PARKING			119
			+7 DROPOFF

TOTAL PROVIDED PARKING: 114
+2 DROPOFF (5 DEFERRED)

BIKE RACK DATA

AREA TYPE	CLASSROOMS	PARKING PER UNIT	REQUIRED
ELEMENTARY	18	2 PER CLASSROOM	36
TOTAL PROVIDED			36

REV. NO.	DATE	DESCRIPTION
1340410-C	04/21/20	ISSUED FOR PERMIT

NEFF ASSOCIATES

ARCHITECTS

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SHEET NO.
C5.00