

# LOT SPLIT FOR PPN 364-35-009

FOR  
BEREA SMITH SCHOOL, LLC

SITUATED IN THE CITY OF BEREA, COUNTY OF CUYAHOGA AND  
STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL OLMSTED  
TOWNSHIP TRACT NO. 3.

HATCHED AREAS INDICATE RIGHT-OF-WAY  
STUBS TO BE VACATED BY CITY.

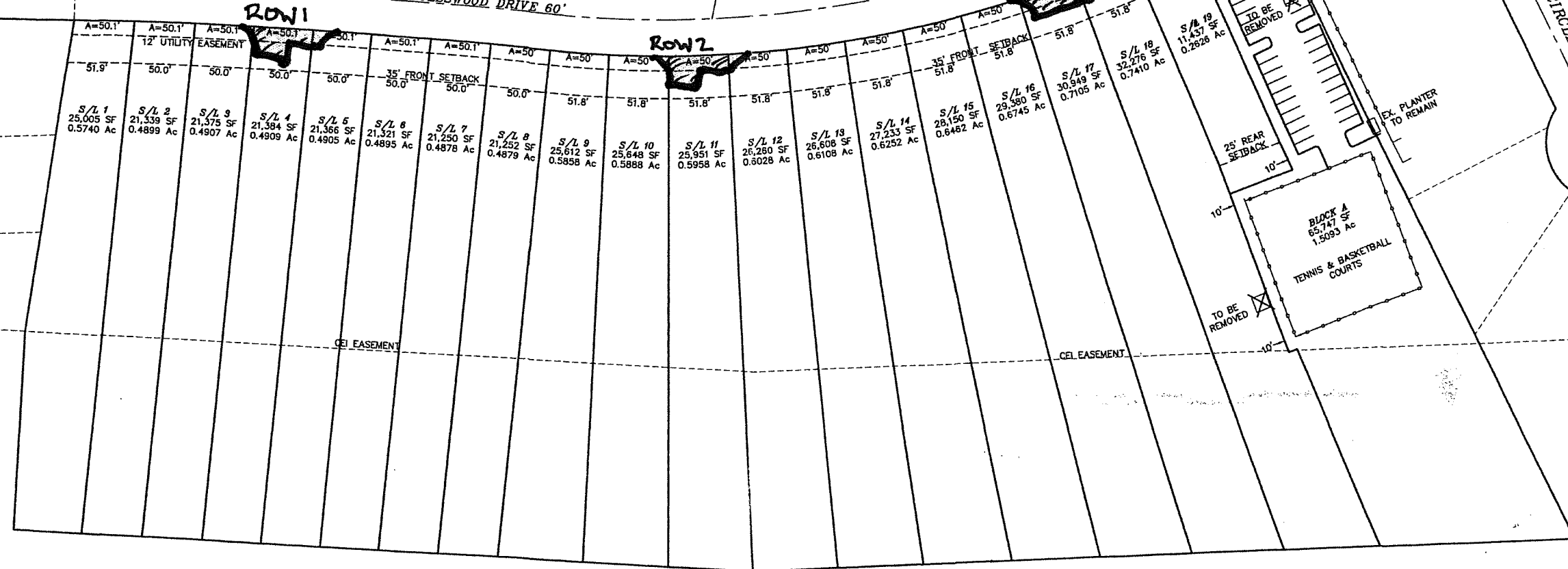
CROSSBROOK  
DRIVE 60'

WATERBURY  
DRIVE 60'

VALLEYFORD  
DRIVE 60'

WYLESWOOD DRIVE 60'

CRANSTON CIRCLE 50'



CROSSBROOK  
DRIVE 60'

TAULAN  
DRIVE 60'

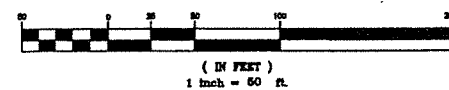
TABLE 2: BEREA ZONING CODE  
R-SF-B ZONING DISTRICT DEVELOPMENT  
STANDARDS DEVELOPMENT STANDARDS

R-SF-B MINIMUM LOT AREA (SQUARE FEET)	CODE	BEREA SMITH SCHOOL LLC PROPOSED
MINIMUM LOT WIDTH (FEET)	6,500 SF	RANGE 11,420 SF-32,888 SF
MINIMUM FRONT YARD SETBACK OF PRINCIPAL BUILDING (FEET)	50'	50'+
MINIMUM SIDE YARD SETBACK OF PRINCIPAL BUILDING (FEET)	35' (E)	35'
MINIMUM REAR YARD SETBACK OF PRINCIPAL BUILDING (FEET)	5'	5'
MINIMUM SIDE YARD SETBACK FOR ACCESSORY STRUCTURES (FEET)	25'	25'+
MINIMUM REAR YARD SETBACK FOR ACCESSORY STRUCTURES (FEET)	5' (F)	5'
MAXIMUM LOT COVERAGE RATIO (FOR PRINCIPAL BUILDING)	5' (F)	5'
MAXIMUM REAR YARD LOT COVERAGE RATIO (FOR ACCESSORY STRUCTURES)	30%	TBD NOTE (A)
MAXIMUM HEIGHT OF PRINCIPAL BUILDING (FEET)	25%	TBD NOTE (A)
MAXIMUM HEIGHT OF ACCESSORY USE STRUCTURE (FEET)	35'	35'
MINIMUM LIVABLE FLOOR AREA OF A ONE STORY DWELLING (SQUARE FEET)	15'	15'
MINIMUM LIVABLE FLOOR AREA OF A TWO STORY DWELLING (SQUARE FEET)	1,000 SF (H)	1,400 SF
	1,200 SF (H)	1,400 SF
(A) DUE TO LARGE LOT SIZE, MAXIMUM LOT COVERAGE IS EXPECTED TO BE FAR LESS THAN MAXIMUMS SET BY CODE, ESTIMATED LESS THAN 15%.		
(B) THE MINIMUM SIDE AND REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE IS 5 FEET UNLESS PROVIDED OTHERWISE IN THIS CODE.		
(C) THE CALCULATION OF MINIMUM LIVABLE FLOOR AREA SHALL BE EXCLUSIVE OF GARAGES, CORNICES, EAVES, GUTTERS, PORCHES, BALCONIES, TERRACES, OUTSIDE ENCLOSURES OR BASEMENTS NOT MEETING THE INGRESS/EGRESS REQUIREMENTS OF THE BUILDING CODE.		

MERRIMACK DRIVE 60'

Exhibit "D"

GRAPHIC SCALE



GUTOSKEY & ASSOCIATES INC.  
Civil Engineers, Surveyors and Land Planners

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11-8-23  
2-15-24

CONTRACT No.  
23-3871