LEGEND

STACKED FLATS

WETLANDS

PARKING GARAGE

OPENSPACE

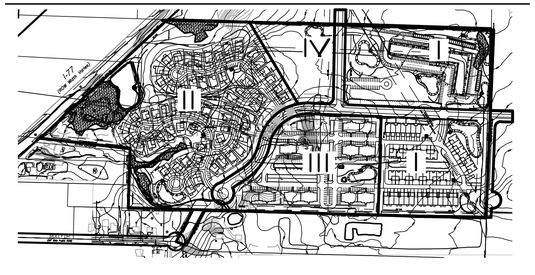
CLUSTER HOMES

ONE-STORY RANCHES

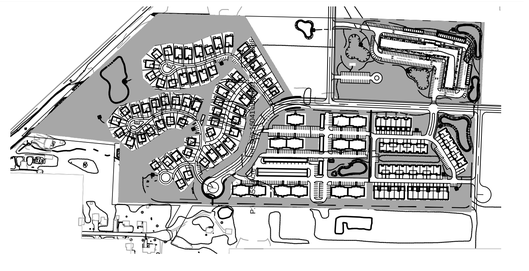
GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION PROVIDED BY AERIAL MAPPING, PROVIDED BY AEROCON, DATED 01-27-17.
2. WETLAND DELINEATION INFORMATION PROVIDED BY BL COMPANIES, DATED 01-30-17.
3. BOUNDARY SURVEY INFORMATION PROVIDED BY BL COMPANIES, DATED 02-24-17.
4. ALL STORMWATER MANAGEMENT PONDS ARE RETENTION PONDS AND WILL BE TREATED AS SITE AMENITIES.
5. FIRE SERVICE STANDPIPES WILL BE INCORPORATED IN THE 4-STORY SENIOR APARTMENTS, AND FIRE HYDRANTS WILL BE INSTALLED ALONG ALL ROADWAYS IN ACCORDANCE WITH THE CITY OF GREEN DESIGN REQUIREMENTS.
6. SIGHT DISTANCE CALCULATIONS WILL BE VERIFIED ONCE ROADWAY CENTERLINES HAVE BEEN ESTABLISHED..
7. AUTO-TURN ANALYSIS WILL BE PERFORMED WITH THE SUBMISSION OF EACH COMPONENT'S FINAL PLAN TO DRB/PZC.
8. THE CITY WILL RECEIVE A COPY OF THE RESERVE STUDY, ONCE COMPLETED, FOR THE CLUSTER HOMES AND THAT ADEQUATE FUNDING IS PROVIDED FOR FUTURE IMPROVEMENTS, ESPECIALLY FOR THE UPKEEP AND MAINTENANCE OF PRIVATE ROADWAYS.

KEY MAP: PHASING

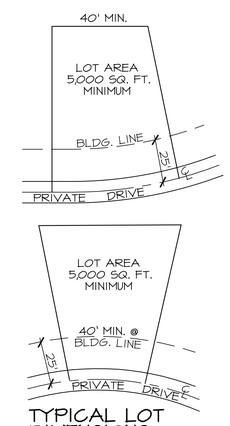


KEY MAP: OPEN SPACE



SITE DATA

TOTAL SITE	50.90 ACRES
OFFICE/COMMERCIAL SITE	3.40 ACRES
STACKED FLATS SITE	8.50 ACRES
STACKED FLATS	13 BUILDINGS
TOTAL UNITS	156 UNITS
TOTAL GARAGES	5 BUILDINGS (94 SPACES)
SURFACE PARKING	235 SPACES
TOTAL PARKING	329 SPACES (2.10 PER UNIT)
INDEPENDENT LIVING SITE	6.25 ACRES
INDEPENDENT LIVING	127 UNITS
TOTAL OPEN/GARAGE PARKING	169 SPACES (1.33 PER UNIT)
TOTAL LANDBANKED PARKING	85 SPACES (0.67 PER UNIT)
TOTAL PARKING	254 SPACES (2.00 PER UNIT)
ONE-STORY RANCH SITE	7.10 ACRES
ONE-STORY RANCHES	6 BUILDINGS
TOTAL UNITS	43 UNITS
TOTAL PARKING	86 SPACES (2.0 PER UNIT)
CLUSTER HOMES SITE	19.70 ACRES
CLUSTER HOMES	61 UNITS
TOTAL OVERALL UNITS	387 UNITS
GROSS DENSITY	7.60 DU/AC
TOTAL OPEN SPACE	20.22 ACRES (39.7% OF SITE)



TYPICAL LOT DIMENSIONS

NO SCALE

STATE OF OHIO
CRAIG E. CAWRSE
354
REGISTERED
LANDSCAPE ARCHITECT

CAWRSE & ASSOCIATES, INC.
Landscape Architecture · Land Planning
549 E. Washington Street · Chagrin Falls, OH 44022
440-247-7003/fax 440-247-7143

GENERAL DEVELOPMENT PLAN

GREEN, OHIO

PREPARED FOR:
BAYSIDE INVESTMENT GROUP, LTD
844 REDWOOD DR.
AKRON, OH 44132

Date	Notes
07-28-16	DRAWN
03-15-17	SUBMITTAL
04-03-17	REVISED
05-02-17	REVISED
05-08-17	REVISED
06-21-17	REVISED

Job No: 16041

File: Green concept Plan.dwg

SP-1

Sheet 1 of 1

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