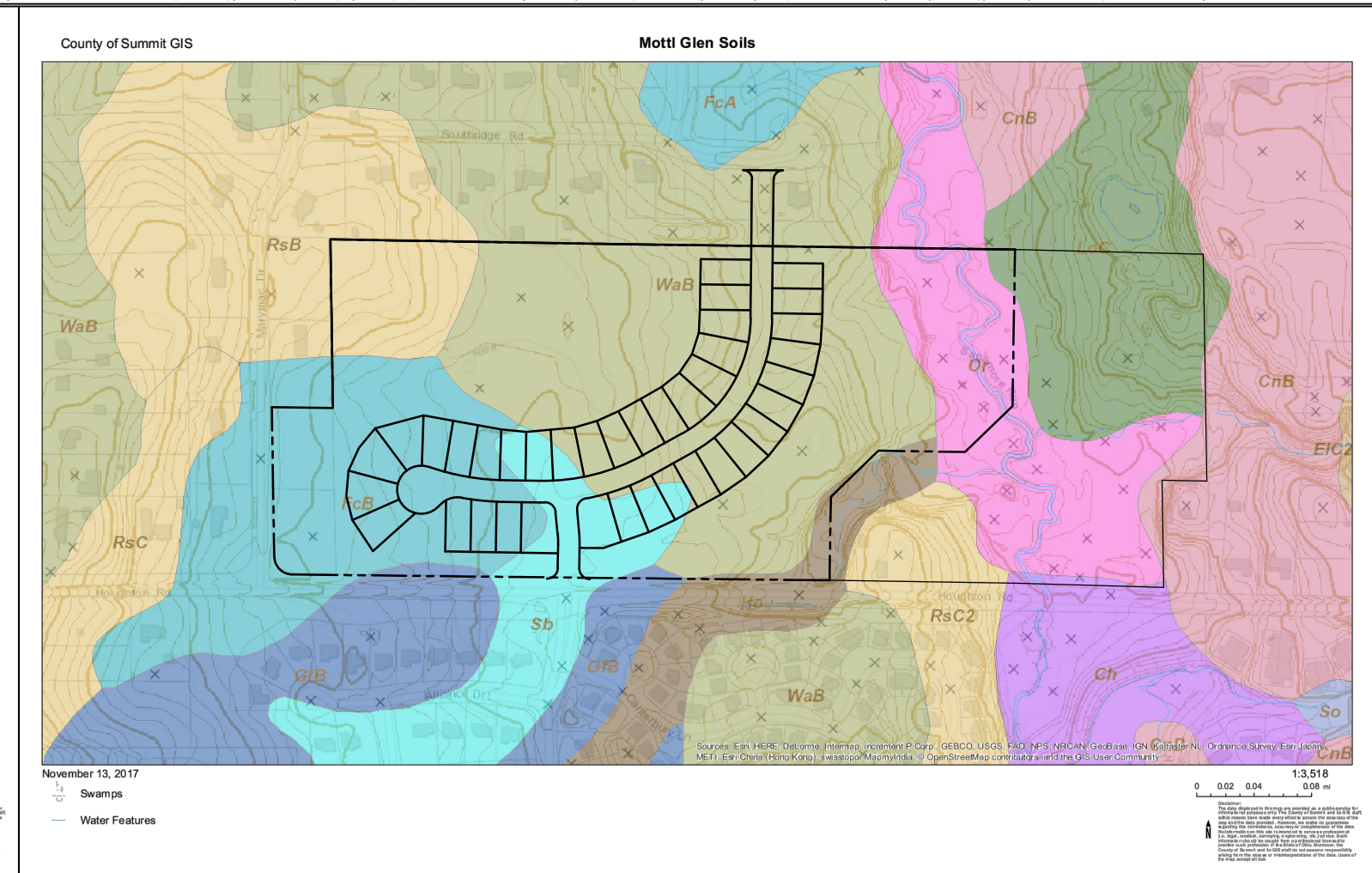
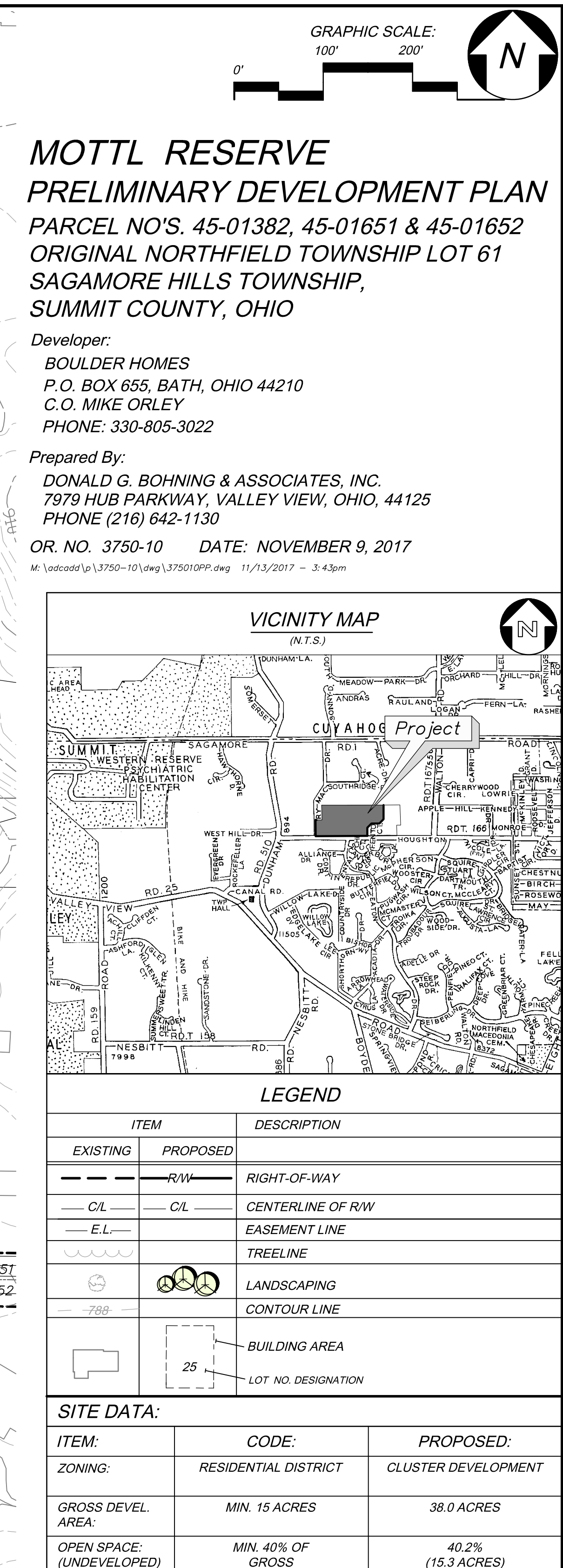




- NOTES:
1. ADJACENT PARCELS ZONED "R" RESIDENTIAL DISTRICT.
 2. PUBLIC WATER AND SANITARY SEWER SERVICE VIA EXTENSION OF EXISTING LINES IN BLOCK "B" OF SOUTHRIDGE ESTATES CLUSTER DEVELOPMENT.
 3. THE PREMISES IS LOCATED IN FLOOD ZONE "X" -AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP FOR SUMMIT COUNTY, OHIO & INCORPORATED AREAS; MAP NUMBER 39153C0031E, (NOT PRINTED) EFFECTIVE JULY 20, 2009.
 4. DELINEATED WETLANDS SHOWN PER APPROVED JURISDICTIONAL DETERMINATION FOR DEPARTMENT OF THE ARMY APPLICATION NO. 2014-01047, DATED NOVEMBER 25, 2014. WATER RESOURCE QUALITY CATEGORIES BY CHAGRIN VALLEY ENGINEERING.

SITE DATA:		
ITEM:	CODE:	PROPOSED:
ZONING:	RESIDENTIAL DISTRICT	CLUSTER DEVELOPMENT
GROSS DEVEL. AREA:	MIN. 15 ACRES	38.0 ACRES
OPEN SPACE: (UNDEVELOPED)	MIN. 40% OF GROSS DEVEL. AREA	40.2% (15.3 ACRES)
DENSITY:	MAX. 1 UNIT / ACRE GROSS DEVEL. AREA	1 UNIT / ACRE GROSS DEVEL. AREA (38 LOTS)
SETBACK:	35' BUILDING LINE	35'
SIDEYARD:	10' TO PROPERTY LINE	10'
PARKING:	2 OFF-STREET PER UNIT	2 MIN. IN DRIVEWAY
AREA DATA:		
ITEM:	ACRES	
STREET RIGHT-OF-WAY	2.5 Ac.	
SUBLOTS	9.4 Ac.	
OPEN SPACE (NON-BUILDABLE)	10.8 Ac.	
* OPEN SPACE (UNDEVELOPED)	15.3 Ac.	
TOTAL:	38.0 Ac.	
* MIN. (UNDEVELOPED) OPEN SPACE REQUIRED: 40% OF GROSS DEV. AREA = 15.2 Ac.		

