SYCAMORE GROVE
SUBAREA A
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
DEVELOPMENT PLAN
(EXHIBIT "A")

PREPARED FOR:
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SUBMITTAL: FEBRUARY 11, 2020

CIVIL ENGINEER

Kimley-Horn

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SITE STATISTICS
TOTAL ACREAGE: ±100.685 ACRES
TOTAL NUMBER OF LOTS: 195
65' X 130': 195
OPEN SPACE REQUIRED: ±15.10 ACRES (15.0%)
GROSS OPEN SPACE PROVIDED: ±41.73 ACRES (41.4%)
OPEN SPACE CALCULATION
RESERVE "A": ±20.89 ACRES
RESERVE "B": ±1.58 ACRES
RESERVE "C": ±7.96 ACRES
RESERVE "D": ±6.06 ACRES
RESERVE "E": ±4.04 ACRES
RESERVE "F": ±1.13 ACRES
RESERVE "G": ±0.07 ACRES
NOT COUNTED AS OPEN SPACE:
BASIN A: ±0.61 ACRES (0.6%)
BASIN B: ±0.38 ACRES (0.4%)
BASIN C: ±0.89 ACRES (0.9%)
BASIN D: ±1.69 ACRES (1.7%)
BASIN E: ±0.50 ACRES (0.5%)
STREAM CORRIDOR: ±6.77 ACRES (6.7%)
WETLAND BUFFERS: ±2.51 ACRES (2.5%)
NET OPEN SPACE PROVIDED: ±28.38 ACRES (28.2%)
RIGHT-OF-WAY: ±16.02 ACRES (15.9%)
ZONING: PLANNED RESIDENTIAL DISTRICT (PD)
GROSS DENSITY: ±1.94 LOTS/ACRE
195 LOTS DIVIDED BY 100.685 GROSS ACRES

DESIGN STANDARDS

LOTS
MINIMUM LOT WIDTH: 65 FEET
MINIMUM LOT AREA: 8,450 SQ. FT.
SETBACKS:
FRONT (BUILDING LINE): 30 FEET
65' LOT SIDE YARD SETBACK: 7.5 FEET (EACH SIDE)
REAR YARD SETBACK: 25 FEET
MAXIMUM BUILDING HEIGHT: 38 FEET

NOTES
1. ALL OF SYCAMORE GROVE SUBAREA A IS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. MAP NUMBER 39045C00400H, EFFECTIVE DATE JULY 19, 2018.
2. RESERVES "A" THROUGH "G" ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION DETAILED WITHIN THE DECLARATION OF COVENANTS WHICH WILL BE RECORDED WITH THE FAIRFIELD COUNTY RECORDER FOR OPEN SPACE AND STORMWATER FACILITIES.
3. STUB STREETS SHALL NOT PERMIT VEHICULAR ACCESS UNTIL SUCH TIME AS THE STREET IS EXTENDED BY PLAT OR DEED.
4. 5' SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL STREETS, UNLESS OTHERWISE NOTED HEREON.
5. WETLANDS, DELINEATED IN ACCORDANCE WITH THE FEDERAL AND/OR STATE AGENCY WITH JURISDICTIONAL AUTHORITY. THE U.S. ARMY CORPS OF ENGINEERS, HUNTINGTON DISTRICT, IS THE AGENCY WITH JURISDICTIONAL AUTHORITY OVER WETLAND AREA DELINEATION AND ALL DELINEATIONS BY THE DEVELOPER MUST BE APPROVED PRIOR TO APPROVAL OF CONSTRUCTION PLANS.