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

PREPARED FOR:
PALMIERI BUILDERS, INC
DAVE WAGER
5201 RICHMOND ROAD, SUITE 1
BEDFORD HEIGHTS, OH 44146
P: (440) 498-9411

SUBMITTAL: FEBRUARY 11, 2020

CIVIL ENGINEER

Kimley-Horn

KIMLEY-HORN & ASSOCIATES, INC.
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INDEX OF DRAWINGS
EXISTING CONDITIONS
RECORD SURVEY
SITE PLAN
UTILITY PLAN
1 OF 4 (EXHIBIT "A-1")
2 OF 4 (EXHIBIT "A-2")
3 OF 4 (EXHIBIT "A-3")
4 OF 4 (EXHIBIT "A-4")

SITE STATISTICS
TOTAL ACREAGE: ±36.814 ACRES
TOTAL NUMBER OF LOTS: 74
65' X 120'
74
OPEN SPACE REQUIRED: ±5.52 ACRES (15.0%)
GROSS OPEN SPACE PROVIDED: ±16.94 ACRES (46.0%)
RESERVE "H": ±9.22 ACRES
RESERVE "I": ±1.30 ACRES
RESERVE "J": ±2.92 ACRES
RESERVE "K": ±1.12 ACRES
RESERVE "L": ±2.38 ACRES
NET OPEN SPACE PROVIDED: ±13.98 ACRES (38.0%)
RIGHT-OF-WAY: ±5.39 ACRES (14.6%)
ZONING: PLANNED RESIDENTIAL DISTRICT (PD)
GROSS DENSITY: ±2.01 LOTS/ACRE
74 LOTS DIVIDED BY 36.814 GROSS ACRES

NOTES
1. ALL OF SYCAMORE GROVE SUBAREA B IS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. MAP NUMBER 39045C0040H, EFFECTIVE DATE JULY 19, 2018.
2. RESERVES "H" THROUGH "K" 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.

DESIGN STANDARDS
LOTS
MINIMUM LOT WIDTH: 65 FEET
MINIMUM LOT AREA: 7,800 SQ. FT.
SETBACKS:
FRONT (BUILDING LINE): 30 FEET
SIDE YARD SETBACK: 7.5 FEET (EACH SIDE)
REAR YARD SETBACK: 25 FEET
MAXIMUM BUILDING HEIGHT: 38 FEET