

SITE INFORMATION

TOTAL SITE DEVELOPED AREA: 6.96 ACRES
TOTAL NUMBER OF UNITS: 41 UNITS
TOTAL NUMBER OF PARKING SPACES: 48 SPACES
PROPOSED ZONING: NO CHANGE (PUD)

SETBACKS:
BUILDING SETBACK FROM RESIDENTIAL: 25 FEET (701.12)(4)(B);
* ALL UNITS ARE 2 BEDROOMS AND 2 BATHS

DENSITY CALCULATIONS

EXISTING
TOTAL PUD AREA: 275.55 ACRES
TOTAL AREA IN RIGHT-OF-WAY: 25.14 ACRES
TOTAL AREA USED IN DENSITY CALCULATION: 250.41 ACRES
NUMBER OF DWELLINGS: 269 HOMES
DENSITY: 1.07 HOME/ACRE

PROPOSED
TOTAL PUD AREA: 275.55 ACRES
TOTAL AREA IN RIGHT-OF-WAY: 25.14 ACRES
TOTAL AREA USED IN DENSITY CALCULATION: 250.41 ACRES
NUMBER OF DWELLINGS: 310 HOMES
DENSITY: 1.23 HOME/ACRE

COVERAGE CALCULATIONS

PARCEL 15-00-035-000-054
AREA: 3.00 ACRES
BUILDING: 0.64 ACRES
COVERAGE: 21.3%

PARCEL 15-00-035-000-060
AREA: 1.88 ACRES
BUILDING: 0.42 ACRES
COVERAGE: 22.3%

PARCEL 15-00-035-000-202
AREA: 2.08 ACRES
BUILDING: 0.54 ACRES
COVERAGE: 25.9%

ALL PARCELS
TOTAL AREA: 6.96 ACRES
TOTAL BUILDING: 1.60 ACRES
TOTAL COVERAGE: 23.0%

EXISTING SANITARY STRUCTURE TABLE			
STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-SMH-1	RIM 813.57	8" PVC (W) INV.: 806.87 8" PVC (E) INV.: 806.87 8" PVC (S) INV.: 807.57	N: 576319.23 E: 2073365.28
EX-SMH-2	RIM 812.69	8" PVC (W) INV.: 805.89 8" PVC (E) INV.: 805.19 8" PVC (S) INV.: 805.19 8" PVC (N) INV.: 805.19	N: 576319.53 E: 2073575.93
EX-SMH-3	RIM 811.27	8" PVC (W) INV.: 803.72 8" PVC (E) INV.: 803.67 6" PVC (N) INV.: 803.87	N: 576320.62 E: 2073974.82
EX-SMH-4	RIM 812.28	8" PVC (W) INV.: 802.98 8" PVC (SE) INV.: 802.88	N: 576316.06 E: 2074184.88

EXISTING STORM STRUCTURE TABLE			
STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-CB-1	RIM 811.95	12" HDPE (NE) INV.: 809.20	N: 576323.89 E: 2073579.92
EX-CB-2	RIM 811.98	15" HDPE (S) INV.: 808.88 15" HDPE (N) INV.: 808.98	N: 576357.83 E: 2073582.95
EX-CB-3	RIM 810.55	12" HDPE (S) INV.: 808.55	N: 576358.61 E: 2073874.85
EX-CB-4	RIM 810.55	12" HDPE (N) INV.: 808.25 12" HDPE (E) INV.: 808.25	N: 576333.45 E: 2073874.95
EX-CB-5	RIM 811.65	24" HDPE (S) INV.: 806.45 12" HDPE (W) INV.: 806.55 18" HDPE (N) INV.: 806.45	N: 576323.04 E: 2074178.05
EX-CB-6	RIM 809.47	24" HDPE (S) INV.: 806.27 24" HDPE (N) INV.: 806.27	N: 576155.43 E: 2074114.36
EX-STMH-1	RIM 812.16	15" HDPE (N) INV.: 808.66 12" HDPE (SW) INV.: 808.66 24" HDPE (S) INV.: 808.66	N: 576326.98 E: 2073584.66
EX-STMH-2	RIM 812.09	24" HDPE (N) INV.: 808.34 24" HDPE (S) INV.: 808.24 8" PVC (W) INV.: 808.69	N: 576169.84 E: 2073582.08
EX-STMH-3	RIM 813.26	8" PVC (E) INV.: 808.76 24" HDPE (W) INV.: 808.76	N: 576169.64 E: 2073563.98
EX-STMH-4	RIM 811.88	FILLED WITH DIRT	N: 576159.52 E: 2073571.98

- NOTES:
- AERIAL PHOTOGRAPH IS BASED ON THE LATEST AVAILABLE INFORMATION AS OF JANUARY 2019 FROM THE LORAIN COUNTY AUDITORS SITE.
 - REQUIRED BUILDING SEPARATIONS NEED TO BE VERIFIED BY THE ARCHITECT.
 - EXACT ROUTING FOR UNDERGROUND ELECTRIC AND TELEPHONE/CABLE CONDUITS ARE UNKNOWN.

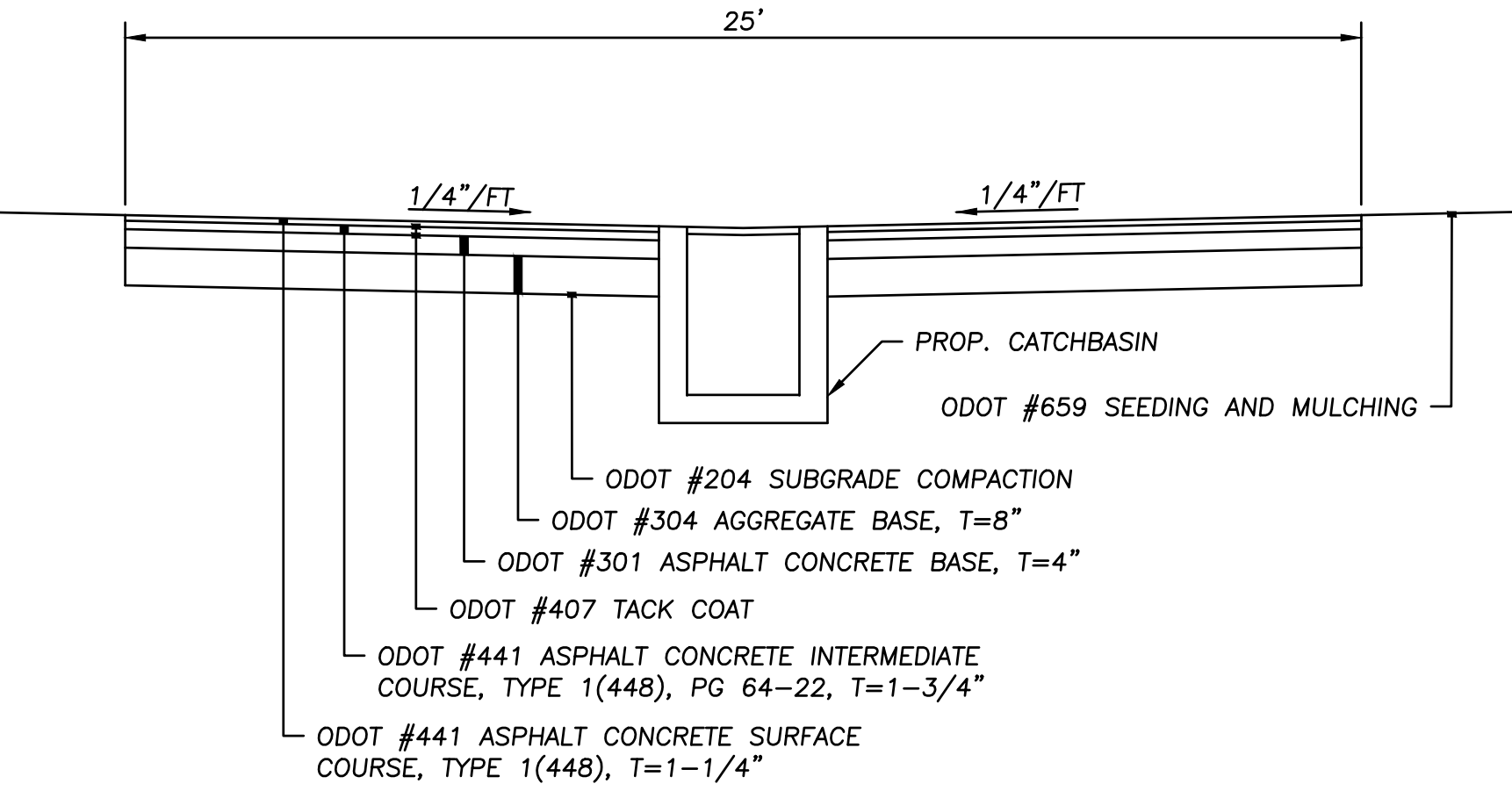
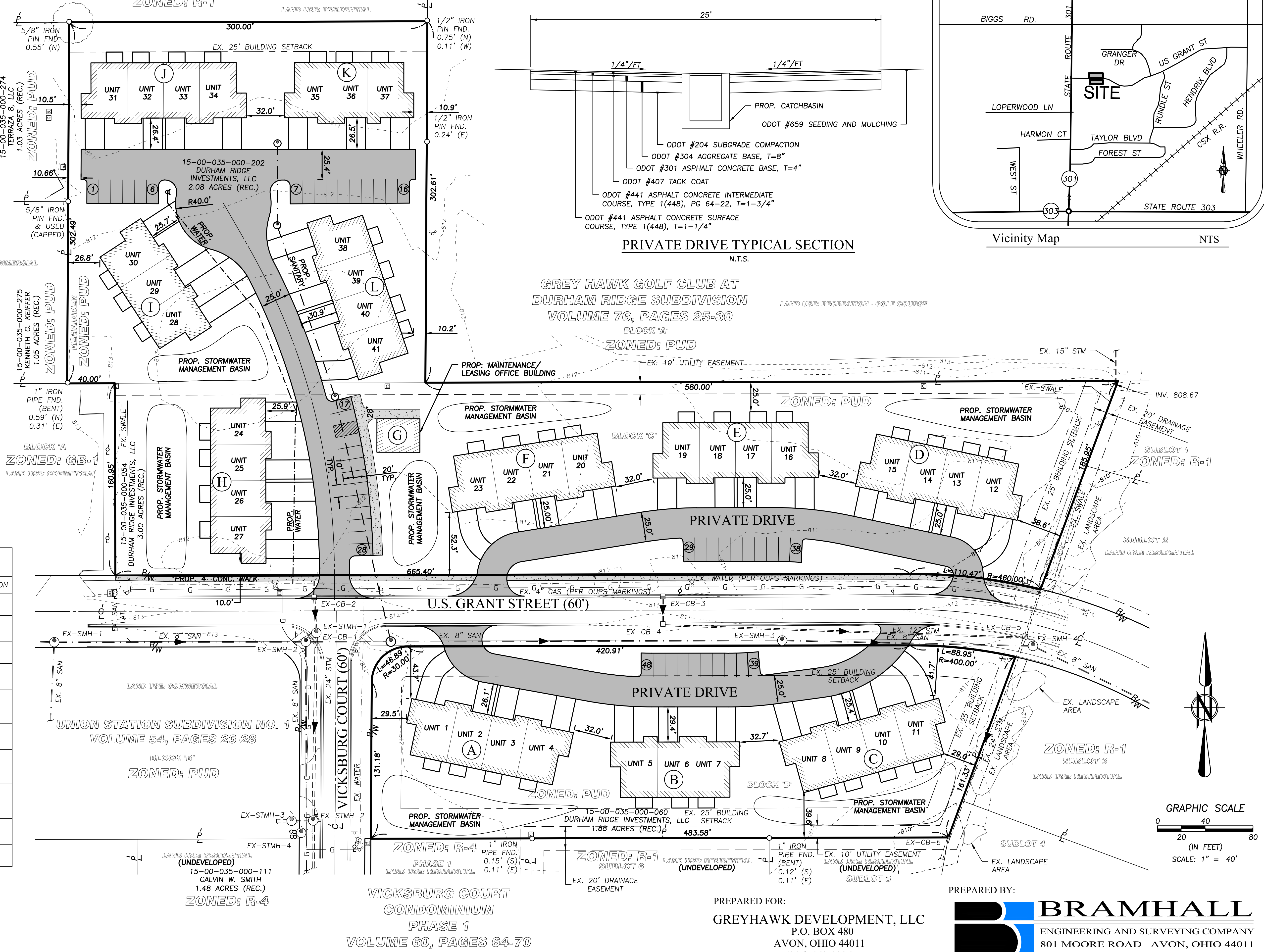
LOCATION:

- PROJECT SITE IS LOCATED APPROXIMATELY 750 FEET EAST OF THE INTERSECTION OF U.S. GRANT STREET AND STATE ROUTE 301 (A.K.A. N. CENTER STREET).

PRELIMINARY PLAN

15-00-035-000-035
KATHERINE G. WALKER
2.76 ACRES (REC.) AND KNOWN AS BEING PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NO. 35
ZONED: R-1

VILLAGE OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO



GREY HAWK GOLF CLUB AT
DURHAM RIDGE SUBDIVISION
VOLUME 76, PAGES 25-30
BLOCK "A"

UNION STATION SUBDIVISION NO. 1
VOLUME 54, PAGES 26-28
BLOCK "B"

VICKSBURG COURT
CONDOMINIUM
PHASE 1
VOLUME 60, PAGES 64-70

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JOB NO. 18-5025

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