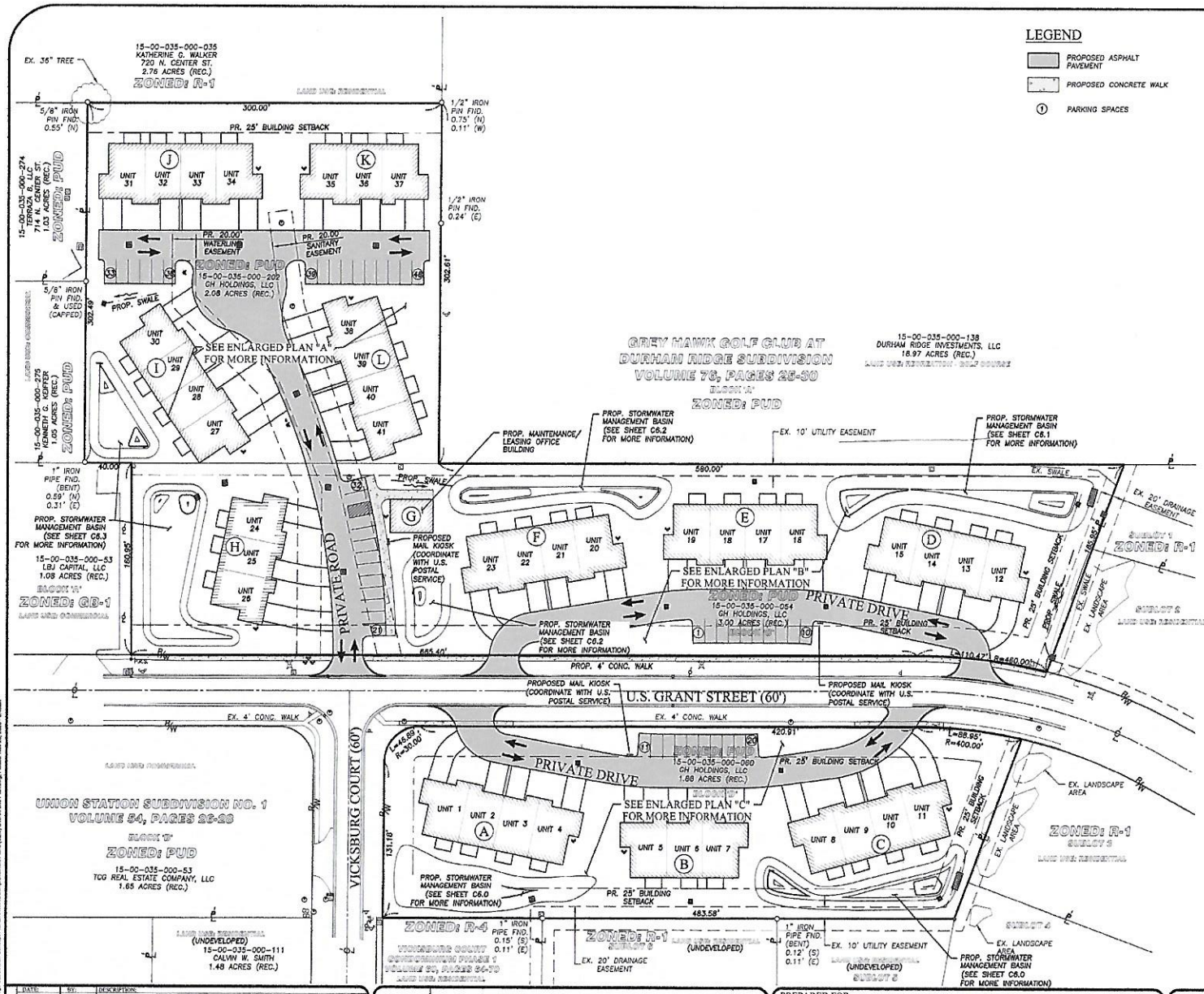

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE WALK
- (1) PARKING SPACES

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%

NOTES:

1. ALL DIMENSIONS TO THE BACK OF CURB, FACE OF BUILDING, & FACE OF WALL UNLESS OTHERWISE STATED.
2. ALL PAVEMENT AND SITE WORK SHALL CONFORM TO O.D.O.T. AND VILLAGE OF LAGRANGE STANDARD CONSTRUCTION DRAWINGS.
3. ALL EARTHWORK, SUBGRADE PREPARATION, & BACKFILL REQUIREMENTS SHALL BE MONITORED BY A CERTIFIED GEOTECHNICAL ENGINEER.
4. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
5. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
6. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON PRIOR TO CONSTRUCTION.
8. CONTRACTOR TO NOTIFY VILLAGE OF LAGRANGE AND SITE OWNERS AUTHORIZED REPRESENTATIVE A MINIMUM OF TWENTY-FOUR (24) HOURS BEFORE BEGINNING CONSTRUCTION.
9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY BOTH PRIVATE & PUBLIC PROTECTED FROM DAMAGE.
10. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO ANY EXISTING ITEMS AND/OR MATERIALS INSIDE OR OUTSIDE CONTRACT LIMITED DUE TO CONSTRUCTION OPERATIONS.
11. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE/MAY BE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACE OR REPAIRED IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
12. ALL PAVEMENT MARKINGS & SYMBOLS TO BE ODOT 642 TRAFFIC PAINT.
13. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE, AND LOCAL CODE.
14. PARKING STALLS TO BE 10'x20' MINIMUM.
15. THERE ARE NO EXISTING OR PROPOSED DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE DEVELOPMENT.
16. ALL LANDSCAPING AND LIGHTING TO BE DESIGNED AND SUBMITTED BY OTHERS.
17. PROPOSED SIGNAGE TO BE SUBMITTED UNDER A SEPARATE COVER AT A LATER DATE.
18. THE PROPOSED DEVELOPMENT WILL BE THE CONSTRUCTION OF RESIDENTIAL TOWNHOMES. THIS INCLUDES THE CONSTRUCTION BUILDINGS, ACCESS DRIVE AND PARKING AREAS.
19. ALL PRIVATE UTILITIES WILL BE DESIGNED AND WILL NOT CONFLICT WITH THE PROPOSED SANITARY, STORM OR WATER.
20. THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

GRAPHIC SCALE
0 20 40 80
(IN FEET)
SCALE: 1" = 40'

REVISION	DATE:	BY:	DESCRIPTION:
	09-17-2020	CLH	ISSUE TO VILLAGE
	11-20-2020	CLH	ISSUE TO VILLAGE

DRAWN BY: SJM
CHECKED BY: CLH

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
GREYHAWK DEVELOPMENT, LLC
P.O. BOX 480
AVON, OHIO 44011
(216) 469-0286

CEDAR CREEK COVE IMPROVEMENT PLANS
OVERALL SITE PLAN
VILLAGE OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO

SHEET C2.0
JOB NO. 18-5025