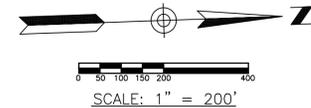
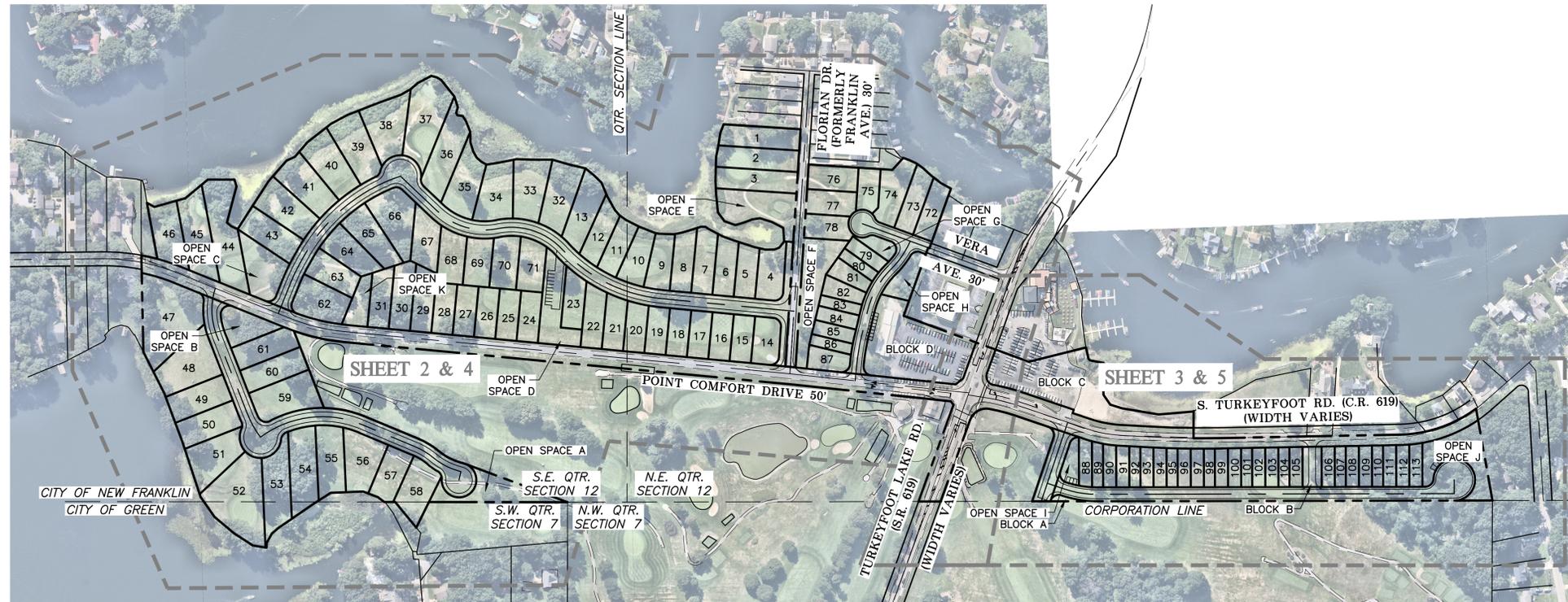


THE WATER 9 ON TURKEYFOOT LAKE

PRELIMINARY PLAN

SITUATED IN THE CITY OF GREEN & CITY OF NEW FRANKLIN, COUNTY OF SUMMIT,
STATE OF OHIO, AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 7,
FORMER GREEN TOWNSHIP AND PARTS OF THE NORTHEAST AND SOUTHEAST
QUARTERS OF SECTION 12, OF FORMER NEW FRANKLIN TOWNSHIP



REVISIONS
06/20/2024
11/07/2024

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320
www.gbcdesign.com
Phone 330-958-0228

ADKINS PLX HOLDINGS, LLC
4602 DUSTY'S CIRCLE
NEW FRANKLIN, OH 44319

THE WATER 9 ON TURKEYFOOT LAKE
294 & 357 W. TURKEYFOOT LAKE RD.
AKRON, OH 44319
PRELIMINARY PLAN - ALTERNATE

DRAWN BY:
T.G.W.

DATE:
JULY 10, 2024

PROJECT NO.
55072E

DRAWING NO.

1 OF 7

LEGEND					
ABBREVIATIONS					
ASPH.	ASPHALT	F.D.C.	FIRE DEPT. CONN.	R.D.	ROOF DRAIN
BLDG.	BUILDING	F.F.	FINISHED FLOOR	REC.	RECORD
B/W	BOTTOM OF WALL	FND.	FOUND	RT.	RIGHT
CAP'D.	CAPPED	F.W.	FIRE WATER	R/W	RIGHT OF WAY
C.B.	CATCH BASIN	H.W.	HEADWALL	SAN.	SANITARY
CBL.	CABLE	INV.	INVERT	SHT.	SHEET
C.L.	CENTER LINE	I.P.	IRON PIN	STA.	STATION
C.O.	CLEAN OUT	LT.	LEFT	STM.	STORM
CONC.	CONCRETE	MEAS.	MEASURED	T.B.D.	TO BE DETERMINED
DOM.	DOMESTIC WATER	M.H.	MANHOLE	TELE.	TELEPHONE
D.W.	DOMESTIC WATER	No.	NUMBER	T/W	TOP OF WALL
EASE.	EASEMENT	O.H.W.	OVERHEAD WIRE	WIN.	WINDOW
ELEC.	ELECTRIC	P/L	PROPERTY LINE	W.M.	WATER MAIN
E/P	EDGE OF PAVEMENT	P.P.	PINCHED PIPE		
EX.	EXISTING	PROP.	PROPOSED		
SYMBOLS					
▲	PROPOSED FIRE HYDRANT	●	PROPOSED MANHOLE		
△	EXISTING FIRE HYDRANT	○	EXISTING MANHOLE		
⊕	FIRE DEPARTMENT CONNECTION	■	PROPOSED CATCH BASIN		
⊕	PROPOSED VALVE	■	EXISTING CATCH BASIN		
⊕	EXISTING VALVE	■	PROPOSED CURB INLET		
⊕	EXISTING LIGHT POLE	□	EXISTING CURB INLET		
⊕	EXISTING POWER POLE				
LINETYPES					
—G—	PROPOSED GAS LINE	—SAN—	PROPOSED SANITARY SEWER		
—G—	EXISTING GAS LINE	—FM—	PROPOSED FORCE MAIN		
—W—	PROPOSED WATER MAIN	—SAN—	EXISTING SANITARY SEWER		
—WS—	PROPOSED WATER SERVICE	—ST—	PROPOSED STORM SEWER		
—DW—	PROPOSED DOMESTIC SVC.	—ST—	EXISTING STORM SEWER		
—FW—	PROPOSED FIRE WATER SVC.	—X—	EXISTING FENCE		
—W—	EXISTING WATER MAIN				
—WS—	EXISTING WATER SERVICE				

DESIGN ENGINEER:

GBC DESIGN, INC.

565 White Pond Drive Akron, OH 44320
Phone 330-958-0228 www.gbcdesign.com

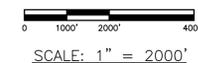
OWNER/DEVELOPER:

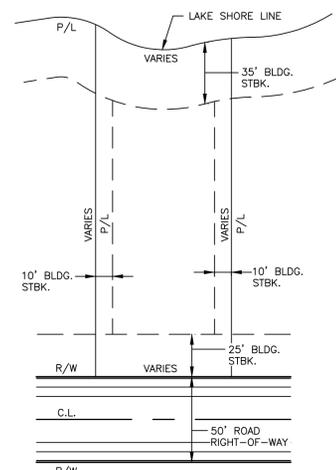
ADKINS PLX HOLDINGS, LLC
4602 DUSTY'S CIRCLE
NEW FRANKLIN, OH 44319
PHONE: 330-958-3200
REP.: TIM ADKINS

INDEX		
SHEET NAME		SHEET No.
TITLE SHEET		1
SITE PLAN		2 & 3
UTILITY PLAN		4 & 5
GRADING PLAN		6 & 7
LANDSCAPING PLAN		L 1, D

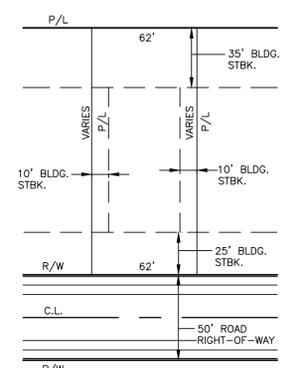


LOCATION MAP

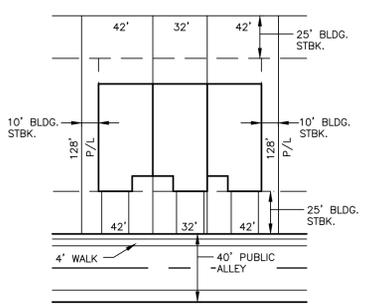




PREMIUM LAKE FRONT LOTS BUILDING ENVELOPE
SCALE: 1" = 50'



STANDARD LOTS BUILDING ENVELOPE
SCALE: 1" = 50'



R-L TOWNHOME LOTS BUILDING ENVELOPE
SCALE: 1" = 50'

SEE SHEET 3 FOR LINE, CURVE, AND LOT TABLES



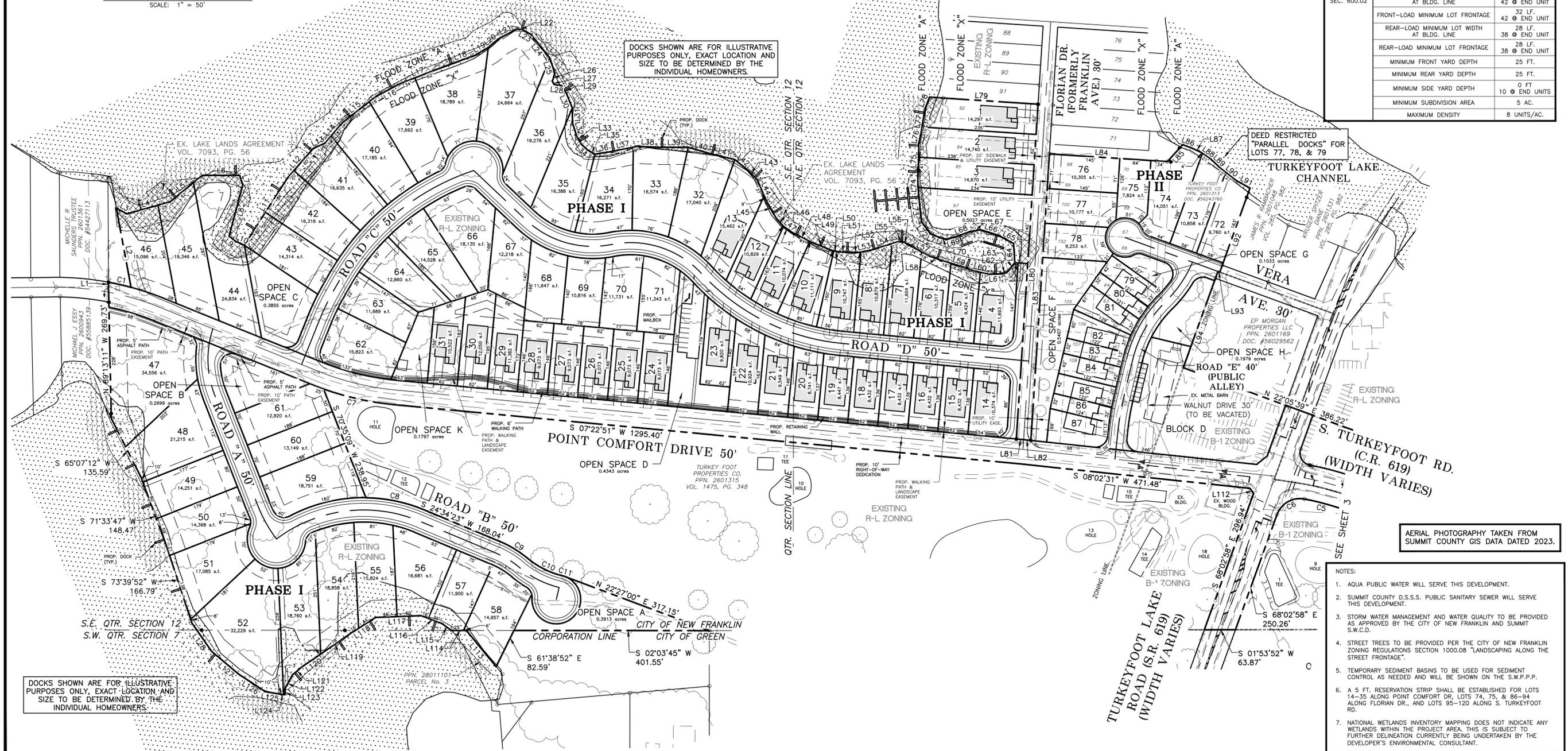
SCALE: 1" = 100'

LEGEND

- PARCEL LIES WITHIN FLOOD ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED.
- PARCEL LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PER FLOOD INSURANCE RATE MAP 3915300260F DATED APRIL 19, 2016
- EX. LAKE LANDS AGREEMENT VOL. 7093, PG. 56
- EX. WETLANDS
- EX. DREDGING AREA
- WETLANDS TAKEN FROM AQUATIC RESOURCES MAP PREPARED BY H2W ENVIRONMENTAL CONSULTANTS

SITE DATA	
LOT AREA (AC.)	28.2991
OPEN SPACE AREA (AC.)	3.6450
BLOCK AREA (AC.)	2.6830
RIGHT-OF-WAY AREA (AC.)	10.9319
TOTAL DEVELOPMENT AREA (AC.)	45.5590
TOTAL NUMBER OF LOTS	113
DENSITY PROVIDED (UNITS/AC.)	2.5
OPEN SPACE CALCULATION	
TOTAL OPEN SPACE (AC.)	3,6450 8.0%
ROAD A (L.F.)	460
ROAD B (L.F.)	654
ROAD C (L.F.)	553
ROAD D (L.F.)	1,255
ROAD E (PUBLIC ALLEY) (L.F.)	444
ROAD F (PUBLIC ALLEY) (L.F.)	1,223
ROAD G (L.F.)	240
VERA AVE. (PUBLIC ALLEY) (L.F.)	203
TOTAL PUBLIC ALLEY LENGTH (L.F.)	1,870
TOTAL PUBLIC ROAD LENGTH (L.F.)	3,162
TOTAL STREET LENGTH (L.F.)	5,032

ZONING DATA		
ZONING (EXISTING)		
AMENDED 10-18-2023		
R3 RESIDENTIAL (HIGH DENSITY) DISTRICT		
CODIFIED ORDINANCE	CODIFIED DESCRIPTION	REQUIRED ORDINANCE
ATTACHED SINGLE FAMILY (NEW LOT)		
MINIMUM LOT AREA		3,500 S.F.
REAR-LOAD MINIMUM LOT WIDTH AT BLDG. LINE		28 LF. 38 @ END UNIT
REAR-LOAD MINIMUM LOT FRONTAGE		28 LF. 38 @ END UNIT
MINIMUM FRONT YARD DEPTH		25 FT.
MINIMUM REAR YARD DEPTH		25 FT.
MINIMUM SIDE YARD DEPTH		10 @ END UNITS
MINIMUM SUBDIVISION AREA		5 AC.
MAXIMUM DENSITY		8 UNITS/AC.
R-L RESIDENTIAL LAKEFRONT (HIGH DENSITY DISTRICT)		
SINGLE FAMILY (NEW LOT)		
MINIMUM LOT AREA		7,000 S.F.
MINIMUM LOT WIDTH AT BLDG. LINE		55 FT.
MINIMUM LOT FRONTAGE		55 FT.
MINIMUM FRONT YARD DEPTH		25 FT.
MINIMUM REAR YARD DEPTH		35 FT.
MINIMUM SIDE YARD DEPTH		10 FT.
ATTACHED SINGLE FAMILY (NEW LOT)		
MINIMUM LOT AREA		3,500 S.F.
FRONT-LOAD MINIMUM LOT WIDTH AT BLDG. LINE		32 LF. 42 @ END UNIT
FRONT-LOAD MINIMUM LOT FRONTAGE		32 LF. 42 @ END UNIT
REAR-LOAD MINIMUM LOT WIDTH AT BLDG. LINE		28 LF. 38 @ END UNIT
REAR-LOAD MINIMUM LOT FRONTAGE		28 LF. 38 @ END UNIT
MINIMUM FRONT YARD DEPTH		25 FT.
MINIMUM REAR YARD DEPTH		25 FT.
MINIMUM SIDE YARD DEPTH		10 @ END UNITS
MINIMUM SUBDIVISION AREA		5 AC.
MAXIMUM DENSITY		8 UNITS/AC.



DOCKS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, EXACT LOCATION AND SIZE TO BE DETERMINED BY THE INDIVIDUAL HOMEOWNERS.

AERIAL PHOTOGRAPHY TAKEN FROM SUMMIT COUNTY GIS DATA DATED 2023.

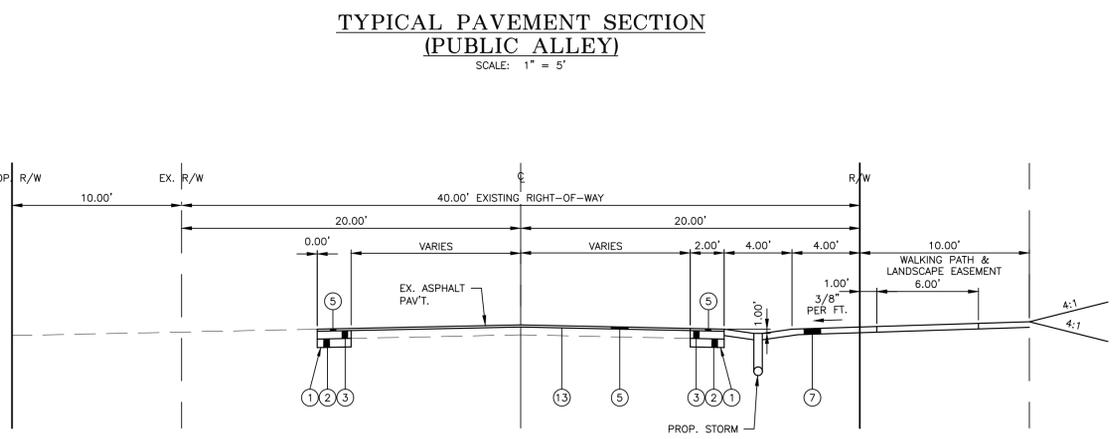
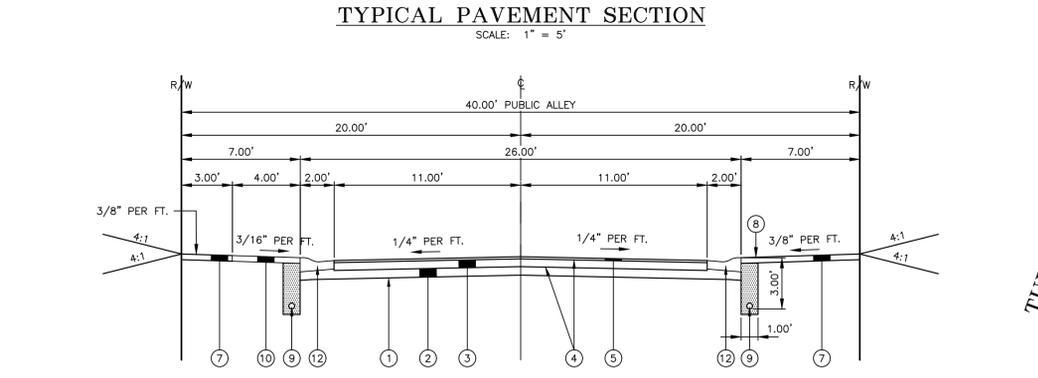
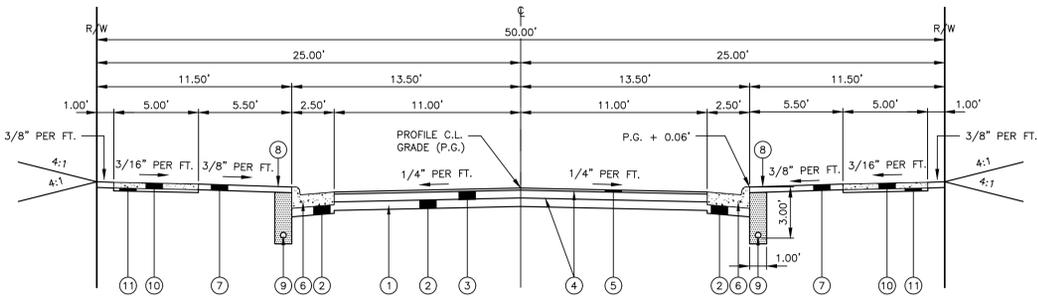
- NOTES:
- AQUA PUBLIC WATER WILL SERVE THIS DEVELOPMENT.
 - SUMMIT COUNTY D.S.S.S. PUBLIC SANITARY SEWER WILL SERVE THIS DEVELOPMENT.
 - STORM WATER MANAGEMENT AND WATER QUALITY TO BE PROVIDED AS APPROVED BY THE CITY OF NEW FRANKLIN AND SUMMIT S.W.C.D.
 - STREET TREES TO BE PROVIDED PER THE CITY OF NEW FRANKLIN ZONING REGULATIONS SECTION 1000.08 "LANDSCAPING ALONG THE STREET FRONTAGE".
 - TEMPORARY SEDIMENT BASINS TO BE USED FOR SEDIMENT CONTROL AS NEEDED AND WILL BE SHOWN ON THE S.W.P.P.P.
 - A 5 FT. RESERVATION STRIP SHALL BE ESTABLISHED FOR LOTS 14-35 ALONG POINT COMFORT DR., LOTS 74, 75, & 86-94 ALONG FLORIAN DR., AND LOTS 95-120 ALONG S. TURKEYFOOT RD.
 - NATIONAL WETLANDS INVENTORY MAPPING DOES NOT INDICATE ANY WETLANDS WITHIN THE PROJECT AREA. THIS IS SUBJECT TO FURTHER DELINEATION CURRENTLY BEING UNDERTAKEN BY THE DEVELOPER'S ENVIRONMENTAL CONSULTANT.

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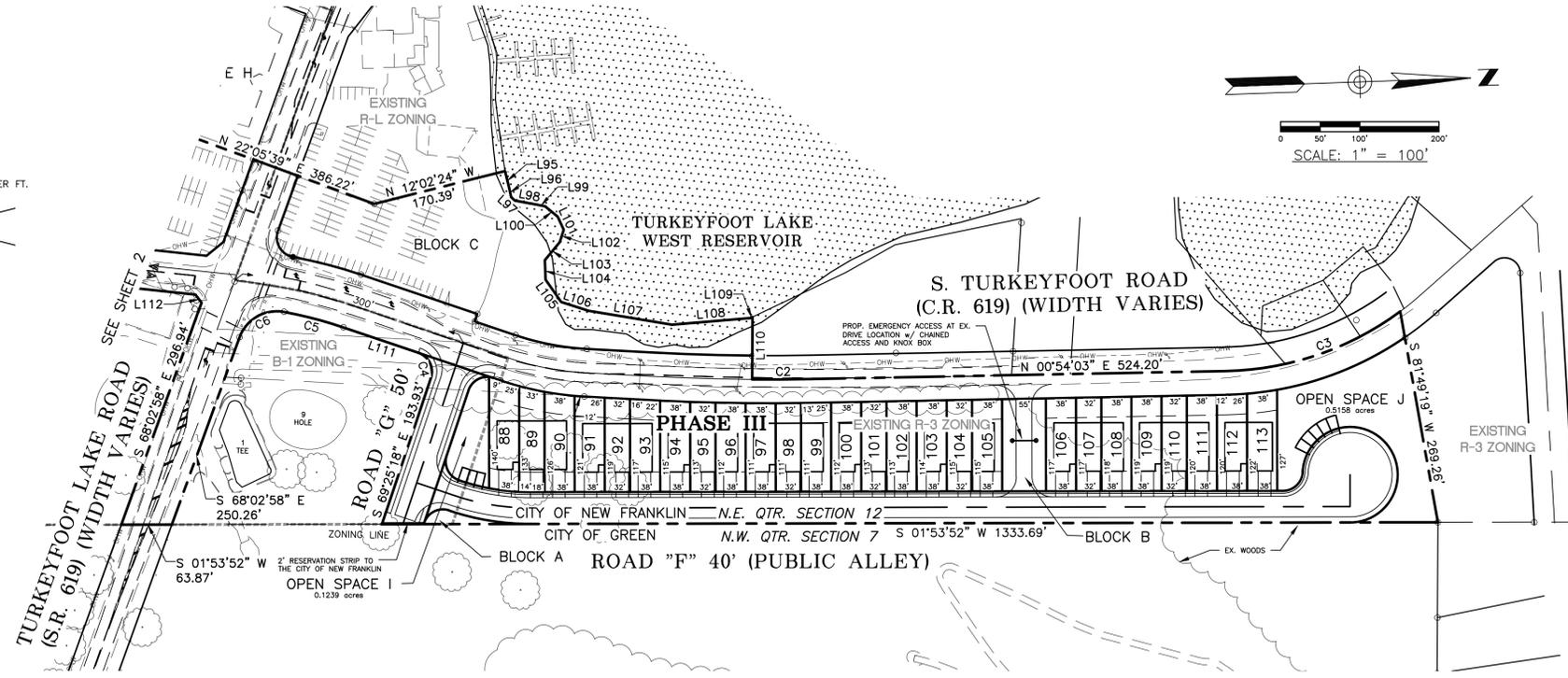
DRAWN BY:
T.G.W.
DATE:
JULY 10, 2024
PROJECT NO.
55072E
DRAWING NO.
2 OF 7



TYPICAL PAVEMENT SECTION
POINT COMFORT DRIVE
SCALE: 1" = 5'

NOTE: ITEMS 1 & 2 TO BE COMPLETED BY CITY OF NEW FRANKLIN

- LEGEND**
- ① O.D.O.T. ITEM 204 - SUBGRADE COMPACTION / PROOF ROLLING
 - ② O.D.O.T. ITEM 304 - AGGREGATE BASE (6" THICK)
 - ③ O.D.O.T. ITEM 301 - ASPHALT CONCRETE BASE (5 1/2" THICK) (2-3" LIFTS)
 - ④ O.D.O.T. ITEM 407 - TACK COAT (0.1 GAL/S.Y.)
 - ⑤ O.D.O.T. ITEM 448 - ASPHALT CONCRETE SURFACE COURSE, TYPE 1 (1 1/2" THICK)
 - ⑥ O.D.O.T. ITEM 609 - O.D.O.T. CONCRETE CURB & GUTTER TYPE 2
 - ⑦ O.D.O.T. ITEM 653 - TOPSOIL (4" THICK)
 - ⑧ O.D.O.T. ITEM 659 - SEEDING & MULCHING
 - ⑨ O.D.O.T. ITEM 605 - 6" UNCLASSIFIED UNDERDRAIN (PVC)
 - ⑩ O.D.O.T. ITEM 608 - CONCRETE SIDEWALK (4" THICK) (6" THICK @ DRIVE)
 - ⑪ O.D.O.T. ITEM 304 - 2" THICK AGGREGATE BASE, NO. 57 STONE, (4" THICK @ DRIVE)
 - ⑫ O.D.O.T. ITEM 609 - MODIFIED TYPE 3 CONCRETE CURB AND GUTTER (T=6")
 - ⑬ O.D.O.T. ITEM 254 - 1 1/2" PAVEMENT PLAIN



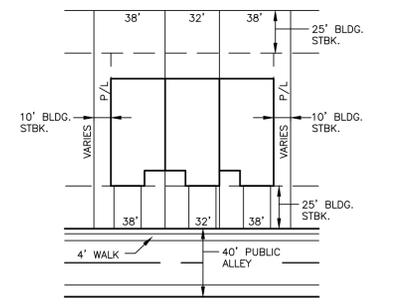
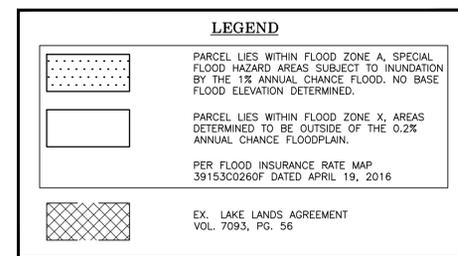
PARCEL	SQUARE FEET
79	5,200
80	3,877
81	6,041
82	6,030
83	3,894
84	5,109
85	5,112
86	3,940
87	7,407
88	5,198
89	4,138
90	4,677
91	4,545
92	3,764
93	4,396
94	4,324
95	3,599
96	4,241
97	4,224
98	3,558
99	4,242
100	4,267
101	3,613
102	4,314
103	4,339
104	3,673
105	4,385
106	4,447
107	3,764
108	4,493
109	4,518
110	3,824
111	4,564
112	4,597
113	4,714

LINE	DIRECTION	LENGTH
L1	N 88°15'41" W	8.92'
L2	S 81°23'09" W	164.97'
L3	N 31°04'05" E	24.71'
L4	N 13°29'54" W	92.30'
L5	N 37°15'34" W	85.62'
L6	N 02°00'25" E	76.82'
L7	N 74°25'57" E	20.46'
L8	S 73°02'51" E	108.19'
L9	N 41°18'52" E	17.00'
L10	N 25°55'10" E	19.71'
L11	N 55°06'58" W	164.34'
L12	N 46°43'07" W	79.78'
L13	N 21°58'47" W	26.26'
L14	N 47°22'20" W	55.75'
L15	N 35°41'41" W	86.93'
L16	N 26°18'01" W	53.88'
L17	N 19°09'00" W	96.50'
L18	N 17°47'07" W	69.10'
L19	N 28°27'18" W	32.56'
L20	N 38°04'48" W	27.11'
L21	N 25°52'40" W	43.82'
L22	N 17°05'19" E	16.93'
L23	N 32°45'45" E	14.44'
L24	N 53°14'25" E	61.23'
L25	N 74°14'28" E	32.52'
L26	S 72°26'10" E	17.85'
L27	N 61°24'06" E	7.12'
L28	N 09°03'59" E	15.18'
L29	N 59°14'18" E	17.83'
L30	N 70°06'53" E	33.32'
L31	S 89°25'00" E	30.85'
L32	N 74°51'22" E	27.95'
L33	N 61°27'06" E	19.96'
L34	N 43°55'16" E	16.59'
L35	N 31°35'23" E	17.61'
L36	N 06°50'14" W	35.71'
L37	N 09°12'44" W	53.11'
L38	N 04°24'17" E	45.36'
L39	N 01°49'51" E	58.91'
L40	N 18°02'52" E	50.98'
L41	N 15°21'42" E	47.98'
L42	N 41°03'08" E	30.53'
L43	N 45°44'49" E	30.62'
L44	N 68°55'16" E	45.75'
L45	N 62°23'20" E	42.81'
L46	N 51°57'29" E	19.40'
L47	N 37°14'16" E	24.46'
L48	N 29°03'15" E	42.62'
L49	N 23°47'52" E	48.19'
L50	N 13°47'23" E	12.58'

LINE	DIRECTION	LENGTH
L51	N 04°05'25" E	27.61'
L52	N 02°59'19" E	15.87'
L53	N 08°55'16" W	25.09'
L54	N 15°16'55" W	56.52'
L55	N 02°27'45" E	13.39'
L56	N 40°40'58" E	8.23'
L57	N 29°42'39" E	51.17'
L58	N 21°10'28" E	30.55'
L59	N 19°59'15" E	64.35'
L60	N 14°46'20" E	32.76'
L61	N 00°34'04" E	27.04'
L62	N 19°35'12" W	14.00'
L63	N 50°12'02" W	22.54'
L64	S 88°23'00" W	39.34'
L65	S 29°32'26" W	37.21'
L66	S 19°14'32" W	35.99'
L67	S 07°09'33" E	22.68'
L68	S 18°19'04" E	25.98'
L69	S 14°33'24" E	25.38'
L70	S 20°26'58" W	16.68'
L71	S 22°44'44" W	17.47'
L72	S 55°08'53" W	31.49'
L73	S 86°28'16" W	58.40'
L74	S 89°42'49" W	32.29'
L75	N 86°32'13" W	71.27'
L76	N 75°46'25" W	22.96'
L77	N 78°44'02" W	46.91'
L78	N 66°34'52" W	25.92'
L79	N 05°41'44" E	223.45'
L80	S 84°16'23" E	686.06'
L81	N 07°22'51" E	16.21'
L82	N 08°02'31" E	13.81'
L83	N 84°16'23" W	587.14'
L84	N 05°41'44" E	242.99'
L85	N 45°47'03" W	46.62'
L86	N 21°48'05" E	18.26'
L87	N 26°33'34" E	22.36'
L88	N 36°52'12" E	25.00'
L89	N 45°00'00" E	28.28'
L90	N 39°48'20" E	39.05'
L91	N 30°33'58" E	32.75'
L92	S 68°07'46" E	182.75'
L93	S 21°57'17" W	4.11'
L94	S 68°07'46" E	209.30'
L95	N 78°28'23" E	22.95'
L96	N 80°03'55" E	10.62'
L97	N 44°28'04" E	6.68'
L98	N 12°32'08" E	28.65'
L99	N 12°51'19" E	10.09'
L100	N 41°36'34" E	20.55'

LINE	DIRECTION	LENGTH
L101	N 67°05'55" E	18.19'
L102	S 70°11'05" E	16.20'
L103	S 48°21'15" E	29.41'
L104	S 89°41'14" E	24.49'
L105	N 56°52'57" E	34.54'
L106	N 19°39'49" E	36.03'
L107	N 11°24'24" E	106.95'
L108	N 02°49'11" W	99.54'
L109	N 24°02'36" W	2.92'
L110	S 87°35'36" E	78.43'
L111	S 20°34'42" W	100.00'
L112	S 54°52'41" W	12.68'
L113	S 52°26'20" W	96.14'
L114	S 02°03'45" W	31.29'
L115	S 38°40'35" W	23.40'
L116	S 22°45'07" W	45.94'
L117	S 00°19'39" E	93.61'
L118	S 30°22'29" E	57.55'
L119	S 32°34'29" E	81.88'
L120	S 31°49'43" E	42.50'
L121	S 38°39'45" E	25.81'
L122	S 58°56'10" E	30.05'
L123	S 84°40'11" E	14.09'
L124	S 09°47'43" W	12.31'
L125	S 11°35'42" W	28.08'
L126	S 34°55'34" W	65.05'
L127	S 41°59'07" W	73.18'
L128	S 56°59'04" W	70.77'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	47.55'	592.96'	4°35'41"	23.79'	47.54'	N 14°46'20" E
C2	74.25'	2799.51'	1°31'11"	37.13'	74.25'	N 01°39'38" E
C3	236.34'	383.11'	35°20'43"	122.06'	232.61'	N 16°46'19" W
C5	77.61'	555.00'	8°00'44"	38.87'	77.55'	S 16°34'20" W
C6	70.35'	50.00'	80°36'56"	42.41'	64.69'	S 27°44'30" E
C7	149.16'	602.96'	14°10'27"	74.96'	148.78'	S 14°28'05" W
C8	123.17'	325.00'	21°42'50"	62.33'	122.43'	N 13°42'58" E
C9	67.08'	225.00'	17°04'52"	33.79'	66.83'	N 33°06'49" E
C10	79.60'	175.00'	26°03'39"	40.50'	78.91'	N 28°37'26" E
C11	5.98'	50.00'	6°51'24"	3.00'	5.98'	N 19°01'18" E

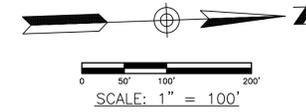


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WETLAND NOTE:
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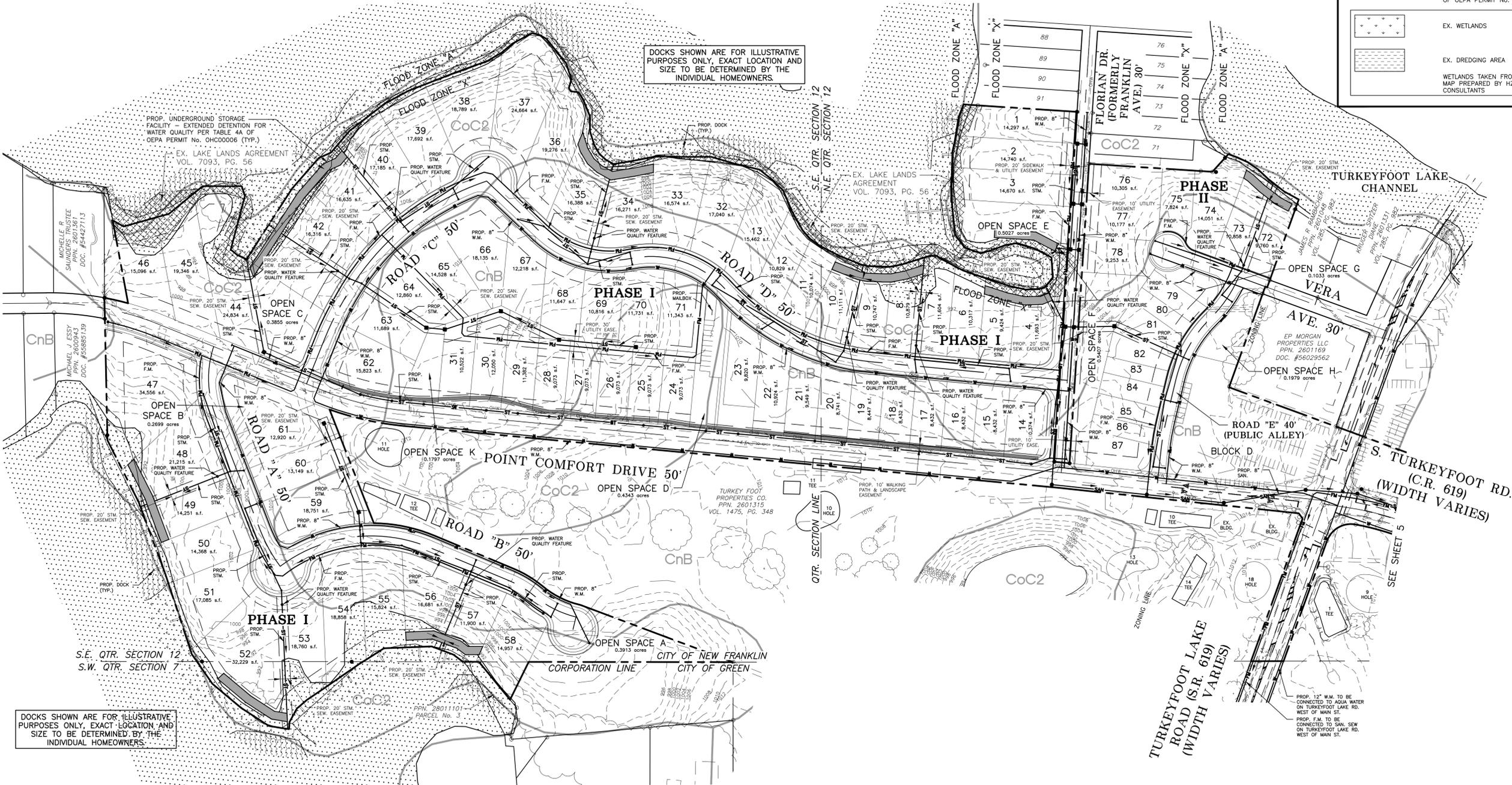
SOILS MAP LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME
CnB	CHILI LOAM, 2 TO 6 PERCENT SLOPES
CoC2	CHILI GRAVELLY LOAM, 6 TO 12 PERCENT SLOPES, MODERATELY ERODED
CoD2	CHILI GRAVELLY LOAM, 12 TO 18 PERCENT SLOPES, MODERATELY ERODED

LEGEND

	PARCEL LIES WITHIN FLOOD ZONE A. SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED.
	PARCEL LIES WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
	PER FLOOD INSURANCE RATE MAP 39153C0260F DATED APRIL 19, 2016
	EX. LAKE LANDS AGREEMENT VOL. 7093, PG. 56
	PROP. UNDERGROUND STORAGE FACILITY - EXTENDED DETENTION FOR WATER QUALITY PER TABLE 4A OF OEPA PERMIT No. OHC00006
	EX. WETLANDS
	EX. DREDGING AREA
	WETLANDS TAKEN FROM AQUATIC RESOURCES MAP PREPARED BY HZW ENVIRONMENTAL CONSULTANTS

DOCKS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, EXACT LOCATION AND SIZE TO BE DETERMINED BY THE INDIVIDUAL HOMEOWNERS.



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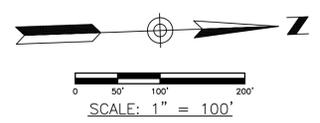
GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320
Phone 330-886-0228
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ADKINS PLX HOLDINGS, LLC
4602 DUSTY'S CIRCLE
NEW FRANKLIN, OH 44319

THE WATER 9 ON TURKEYFOOT LAKE
294 & 357 W. TURKEYFOOT LAKE RD.
AKRON, OH 44319
PRELIMINARY PLAN - ALTERNATE
UTILITY PLAN

DRAWN BY:
T.G.W.
DATE:
JULY 10, 2024
PROJECT NO.
55072E
DRAWING NO.
4 OF 7

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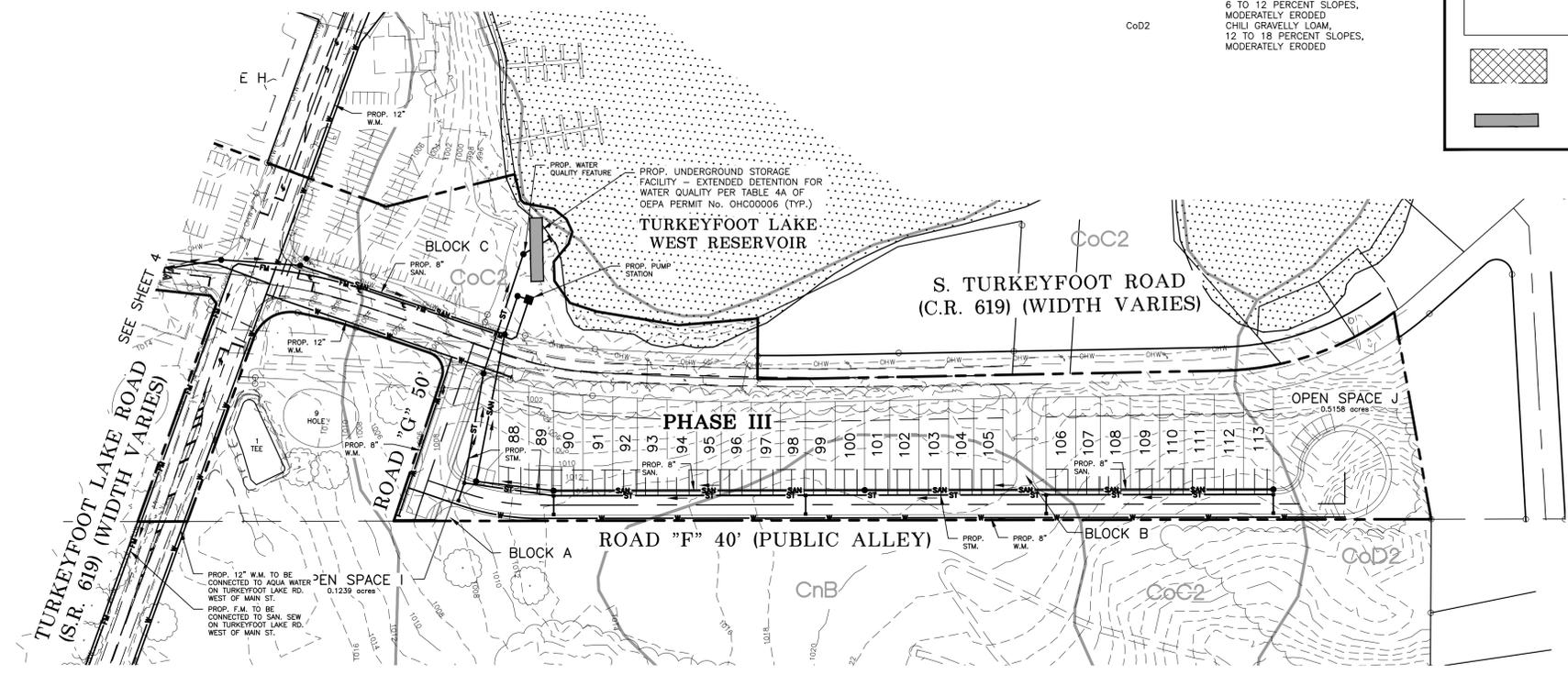


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	PROP. UNDERGROUND STORAGE FACILITY - EXTENDED DETENTION FOR WATER QUALITY PER TABLE 4A OF OEPA PERMIT No. OHCO0006



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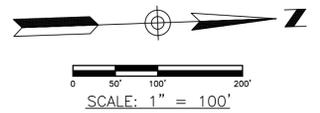
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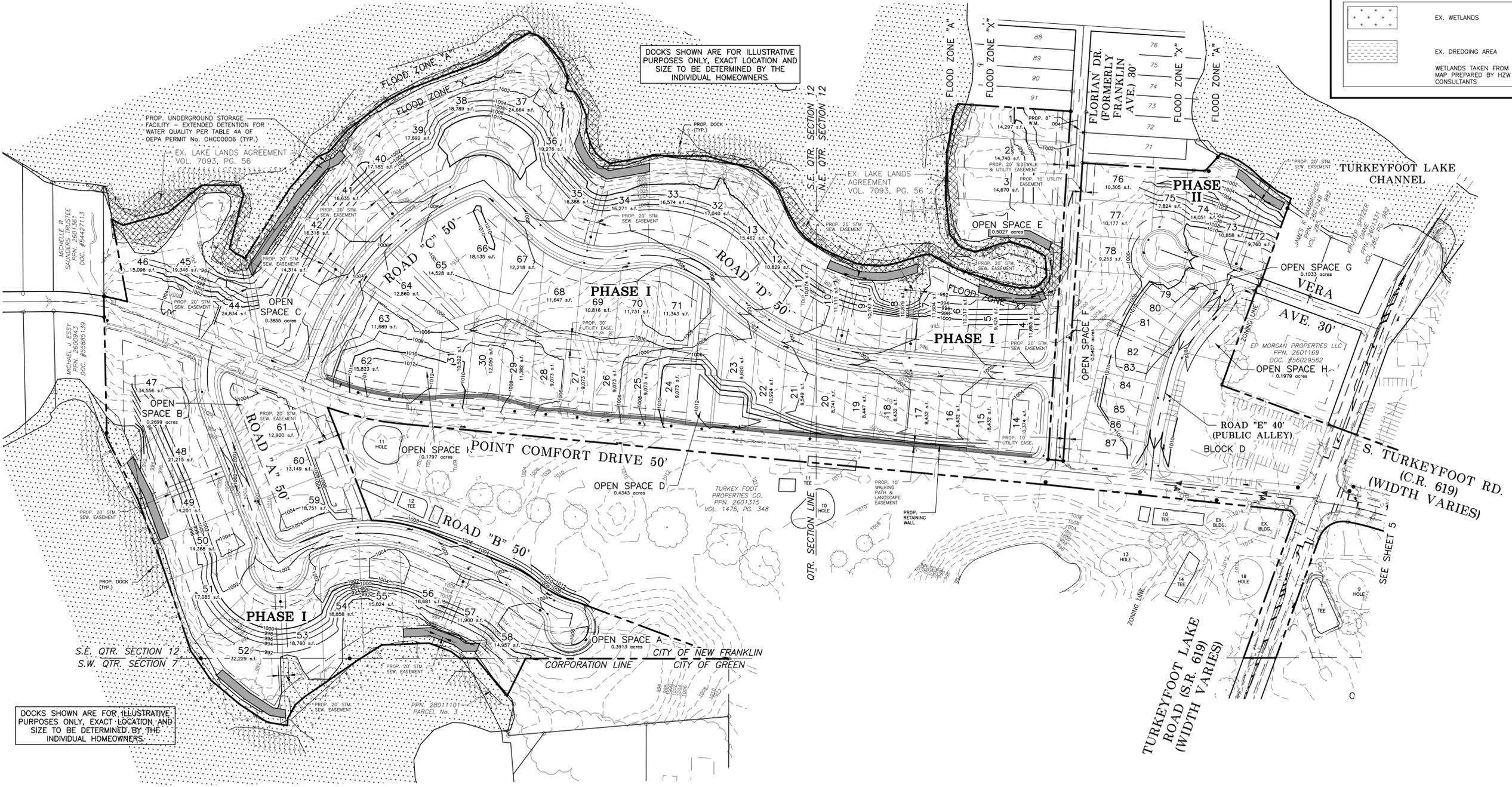


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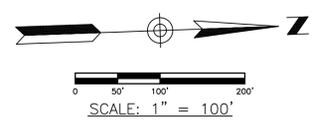
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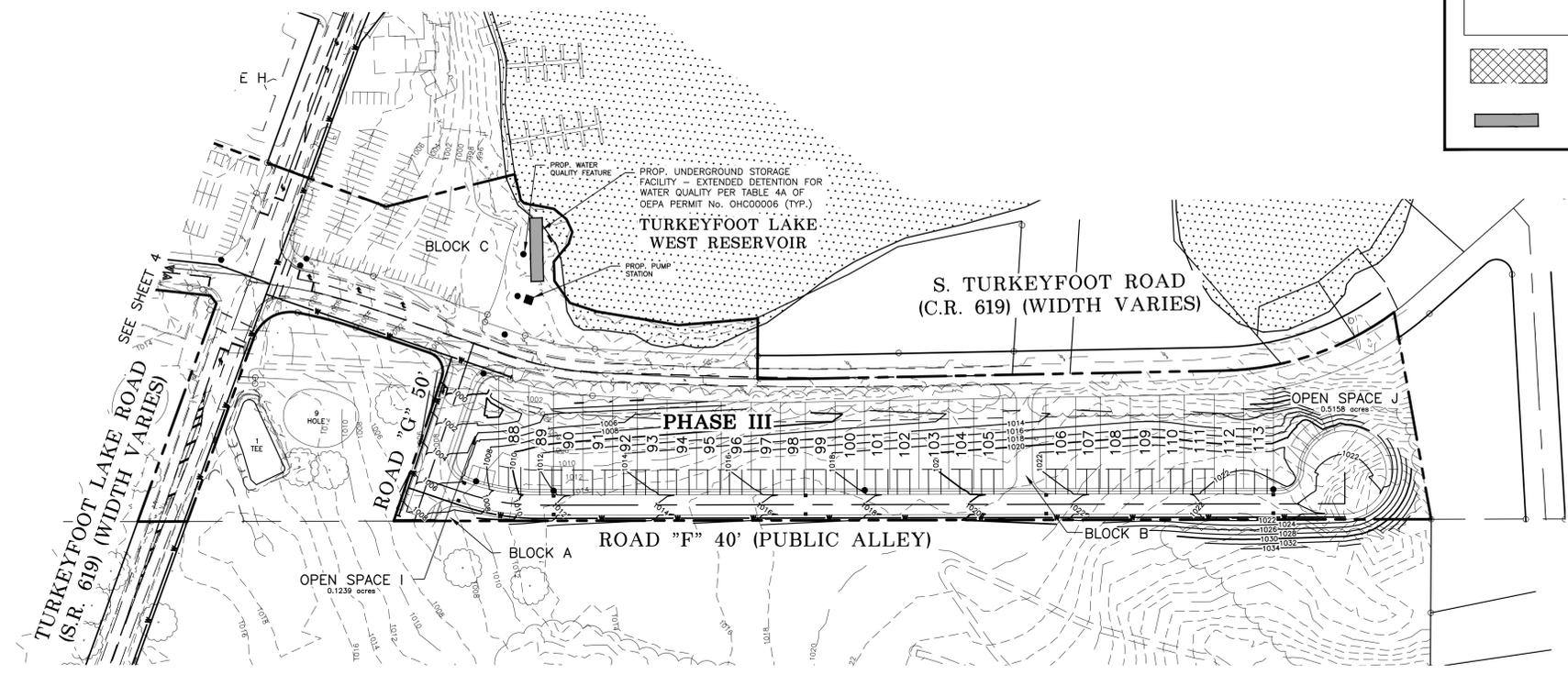
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