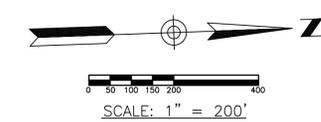
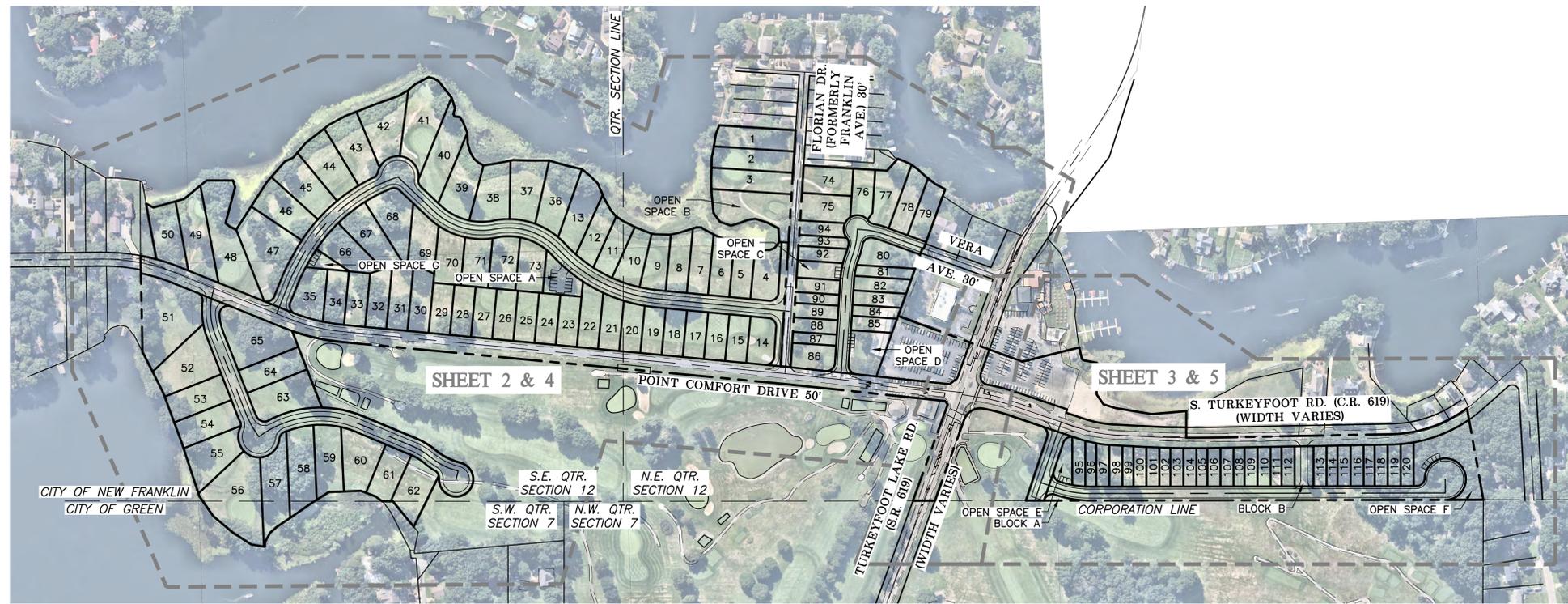


# THE WATER 9 ON TURKEYFOOT LAKE

## 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



**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

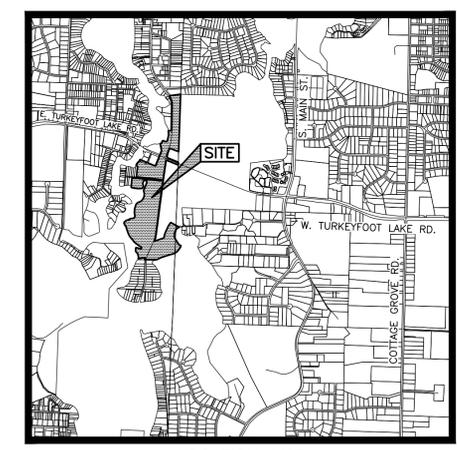
DRAWN BY:  
T.G.W.  
DATE:  
JULY 10, 2024  
PROJECT NO.  
55072E  
DRAWING NO.  
1 OF 7

| 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    |        |                  |
| —DWS—         | PROPOSED DOMESTIC SVC.     | —ST—   | EXISTING STORM SEWER    |        |                  |
| —FW—          | PROPOSED FIRE WATER SVC.   | —X—    | EXISTING FENCE          |        |                  |
| —W—           | EXISTING WATER MAIN        |        |                         |        |                  |
| —WS—          | EXISTING WATER SERVICE     |        |                         |        |                  |

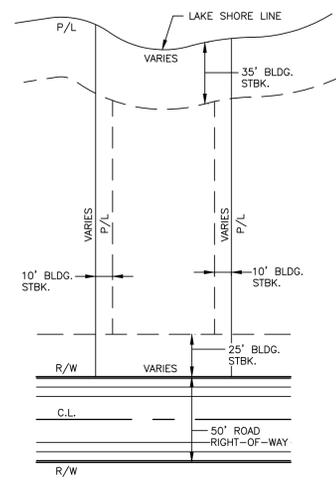
DESIGN ENGINEER:  
**GBC DESIGN, INC.**  
565 White Pond Drive Akron, OH 44320  
Phone 330-958-0228 www.gbcdesign.com

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

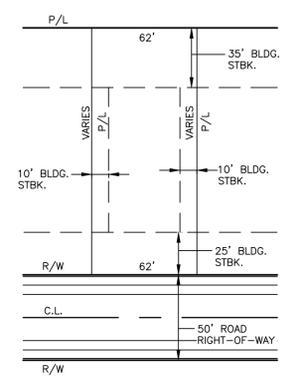
| INDEX            |  |           |
|------------------|--|-----------|
| SHEET NAME       |  | SHEET No. |
| TITLE SHEET      |  | 1         |
| SITE PLAN        |  | 2 & 3     |
| UTILITY PLAN     |  | 4 & 5     |
| GRADING PLAN     |  | 6 & 7     |
| LANDSCAPING PLAN |  | L 1, D    |



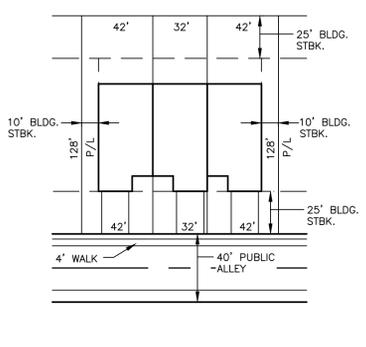
LOCATION MAP  
SCALE: 1" = 2000'



**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'



SCALE: 1" = 100'

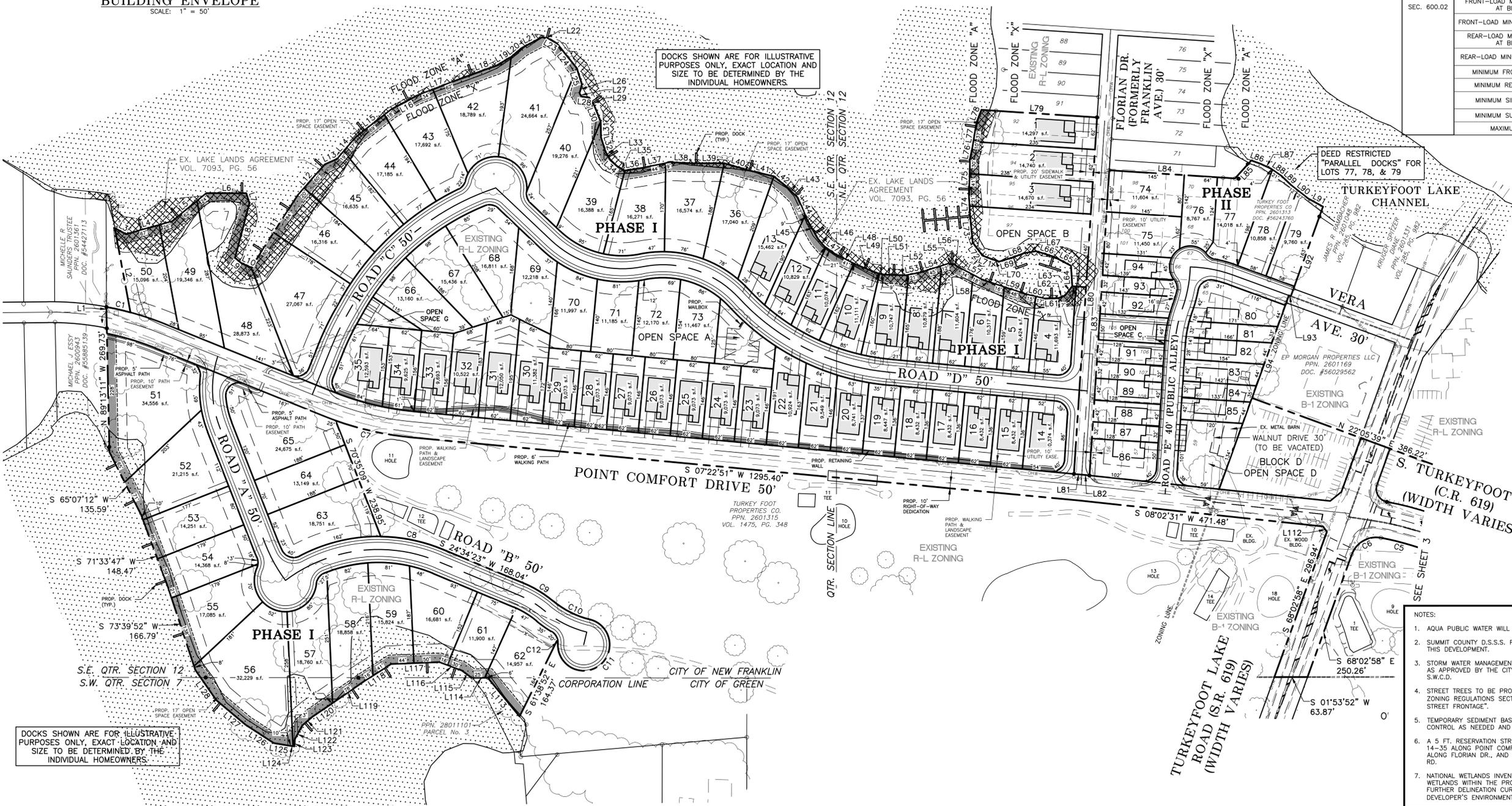
SEE SHEET 3 FOR LINE, CURVE, AND LOT TABLES

**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 391530260F DATED APRIL 19, 2016
- EX. LAKE LANDS AGREEMENT VOL. 7093, PG. 56
- PROP. 17' OPEN SPACE EASEMENT

| SITE DATA                        |               |
|----------------------------------|---------------|
| LOT AREA (AC.)                   | 30.1293       |
| OPEN SPACE AREA (AC.)            | 1.8561        |
| BLOCK AREA (AC.)                 | 2.2824        |
| RIGHT-OF-WAY AREA (AC.)          | 10.8999       |
| TOTAL DEVELOPMENT AREA (AC.)     | 45.1677       |
| TOTAL NUMBER OF LOTS             | 120           |
| DENSITY PROVIDED                 | 2.7 UNITS/AC. |
| OPEN SPACE CALCULATION           |               |
| OPEN SPACE AREA (AC.)            | 1.8561        |
| 17' OPEN SPACE EASEMENT (AC.)    | 1.6146        |
| 10' LANDSCAPE EASEMENT (AC.)     | 0.1296        |
| TOTAL OPEN SPACE (AC.)           | 3,600.3 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.)     | 440           |
| ROAD F (PUBLIC ALLEY) (L.F.)     | 1,253         |
| ROAD G (L.F.)                    | 240           |
| VERA AVE. (PUBLIC ALLEY) (L.F.)  | 199           |
| TOTAL PUBLIC ALLEY LENGTH (L.F.) | 1,892         |
| TOTAL PUBLIC ROAD LENGTH (L.F.)  | 3,162         |
| TOTAL STREET LENGTH (L.F.)       | 5,054         |

| 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 @ END UNIT   |
| REAR-LOAD MINIMUM LOT FRONTAGE                    |                      | 28 LF @ 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 @ END UNIT   |
| FRONT-LOAD MINIMUM LOT FRONTAGE                   |                      | 32 LF @ END UNIT   |
| REAR-LOAD MINIMUM LOT WIDTH AT BLDG. LINE         |                      | 28 LF @ END UNIT   |
| REAR-LOAD MINIMUM LOT FRONTAGE                    |                      | 28 LF @ 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.        |



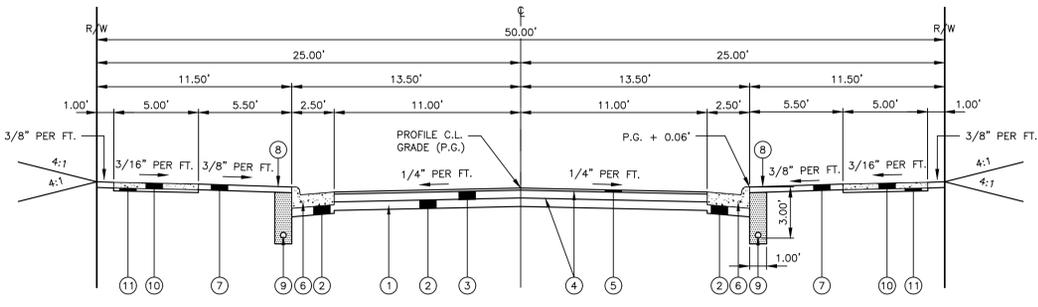
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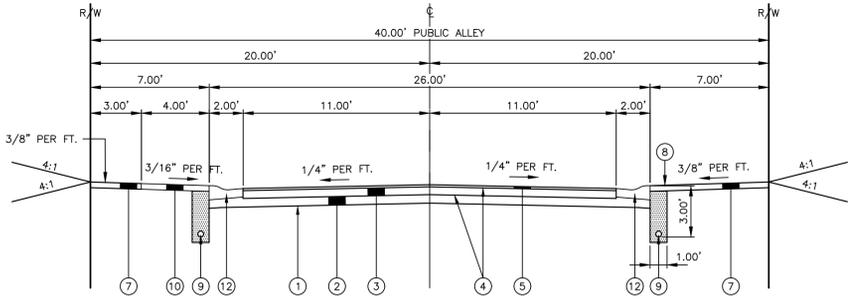
THE WATER 9 ON TURKEYFOOT LAKE  
294 & 357 W. TURKEYFOOT LAKE RD.  
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PRELIMINARY PLAN - ALTERNATE  
SITE PLAN

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2 OF 7

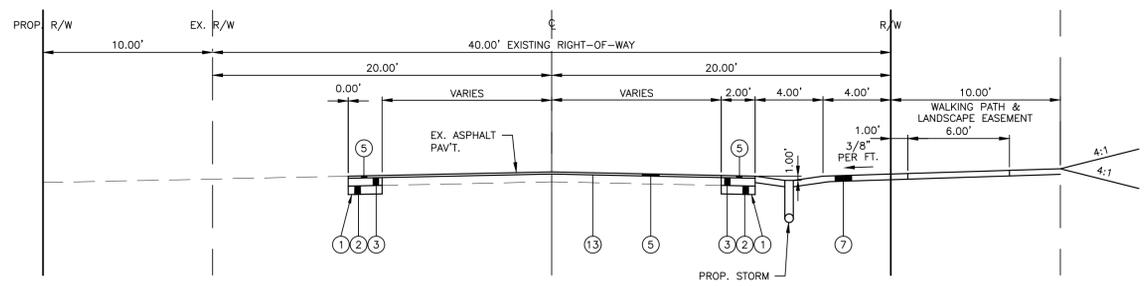
- NOTES:
- AQUA PUBLIC WATER WILL SERVE THIS DEVELOPMENT.
  - SUMMIT COUNTY D.S.S.S. PUBLIC SANITARY SEWER WILL SERVE THIS DEVELOPMENT.
  - STORM WATER MANAGEMENT AND WATER QUALITY TO BE PROVIDED AS APPROVED BY THE CITY OF NEW FRANKLIN AND SUMMIT S.W.C.D.
  - STREET TREES TO BE PROVIDED PER THE CITY 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.
  - 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.



**TYPICAL PAVEMENT SECTION**  
SCALE: 1" = 5'



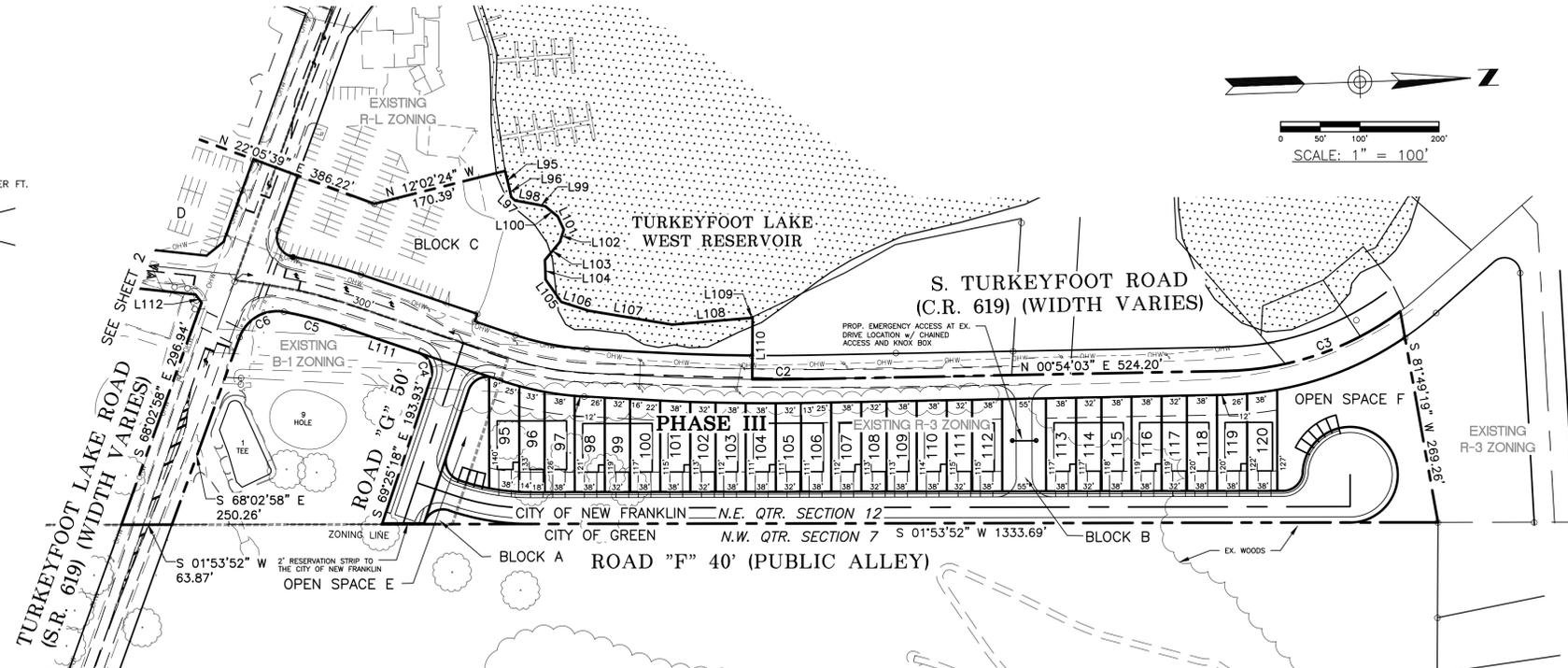
**TYPICAL PAVEMENT SECTION (PUBLIC ALLEY)**  
SCALE: 1" = 5'



**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



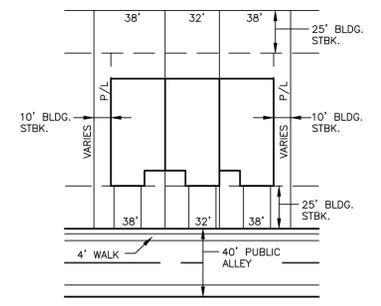
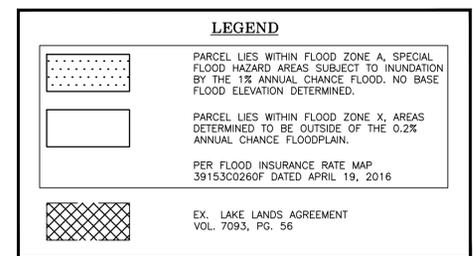
| PARCEL | SQUARE FEET |
|--------|-------------|
| 80     | 11,087      |
| 81     | 5,392       |
| 82     | 6,718       |
| 83     | 6,210       |
| 84     | 4,388       |
| 85     | 5,310       |
| 86     | 9,290       |
| 87     | 4,096       |
| 88     | 5,376       |
| 89     | 5,376       |
| 90     | 4,096       |
| 91     | 5,376       |
| 92     | 5,770       |
| 93     | 4,595       |
| 94     | 5,480       |
| 95     | 5,198       |
| 96     | 4,138       |
| 97     | 4,677       |
| 98     | 4,545       |
| 99     | 3,764       |
| 100    | 4,396       |
| 101    | 4,324       |
| 102    | 3,599       |
| 103    | 4,241       |
| 104    | 4,224       |
| 105    | 3,558       |
| 106    | 4,242       |
| 107    | 4,267       |
| 108    | 3,613       |
| 109    | 4,314       |
| 110    | 4,339       |
| 111    | 3,673       |
| 112    | 4,385       |
| 113    | 4,447       |
| 114    | 3,764       |
| 115    | 4,493       |
| 116    | 4,518       |
| 117    | 3,824       |
| 118    | 4,564       |
| 119    | 4,597       |
| 120    | 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°42'38" 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 | 427.14' |
| 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°48'20" 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   | 226.31' | 50.00'   | 259°19'41" | 60.30'  | 76.98'       | S 34°44'33" E |
| C12   | 7.27'   | 25.00'   | 16°39'41"  | 3.66'   | 7.24'        | S 86°35'27" W |



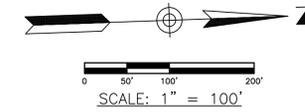
**R-3 TOWNHOME LOTS BUILDING ENVELOPE**  
SCALE: 1" = 50'

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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  
SITE PLAN

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



WETLAND NOTE:  
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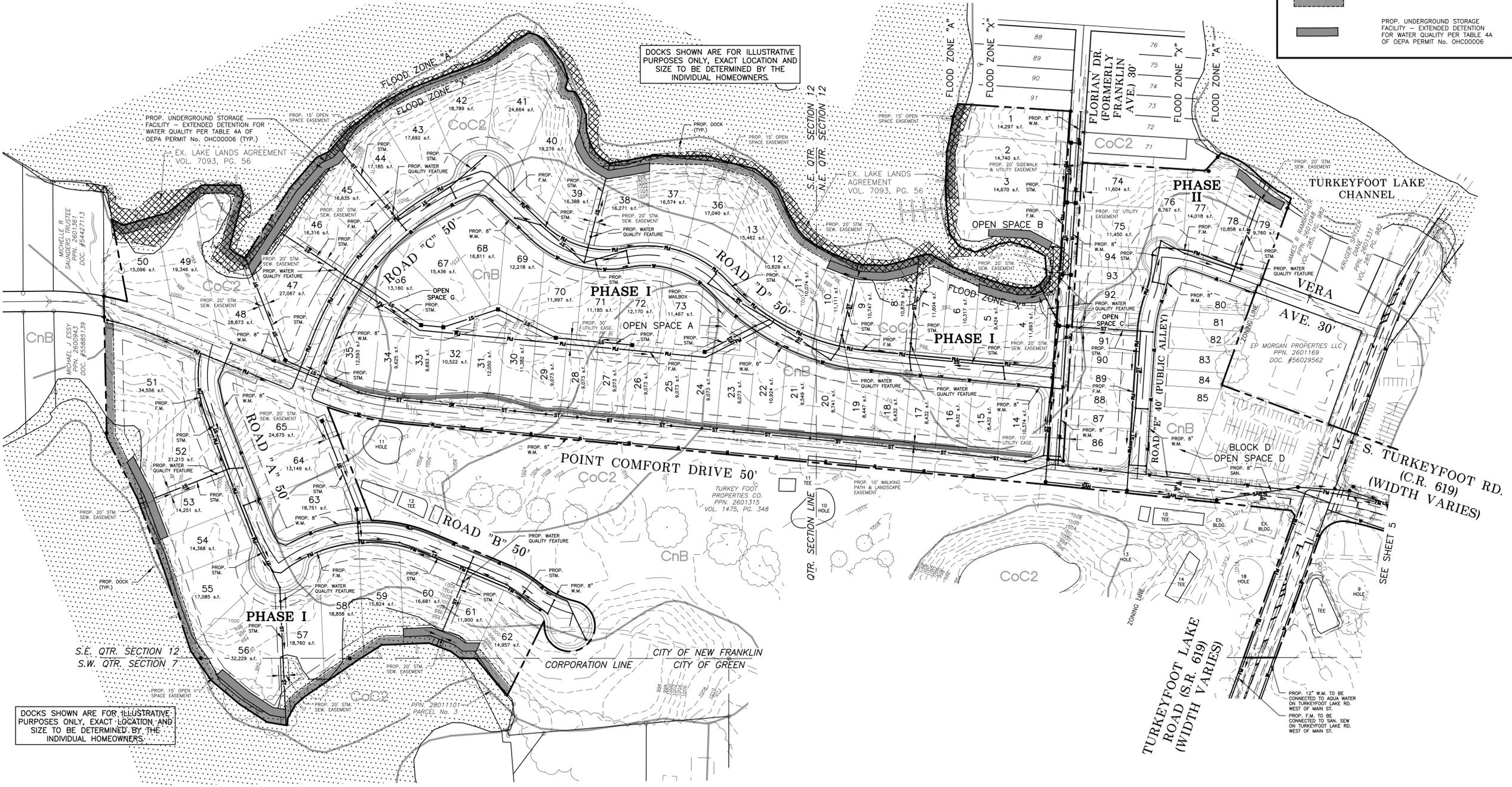
**SOILS MAP LEGEND**

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

**LEGEND**

|  |  |
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|  | 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. 17' OPEN SPACE EASEMENT  |
|  | PROP. UNDERGROUND STORAGE FACILITY - EXTENDED DETENTION FOR WATER QUALITY PER TABLE 4A OF DEPA PERMIT No. OHCO0006                                   |

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



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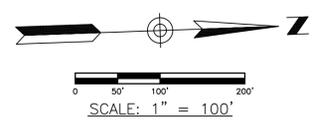
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THE WATER 9 ON TURKEYFOOT LAKE  
294 & 357 W. TURKEYFOOT LAKE RD.  
AKRON, OH 44319  
PRELIMINARY PLAN - ALTERNATE  
UTILITY PLAN

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

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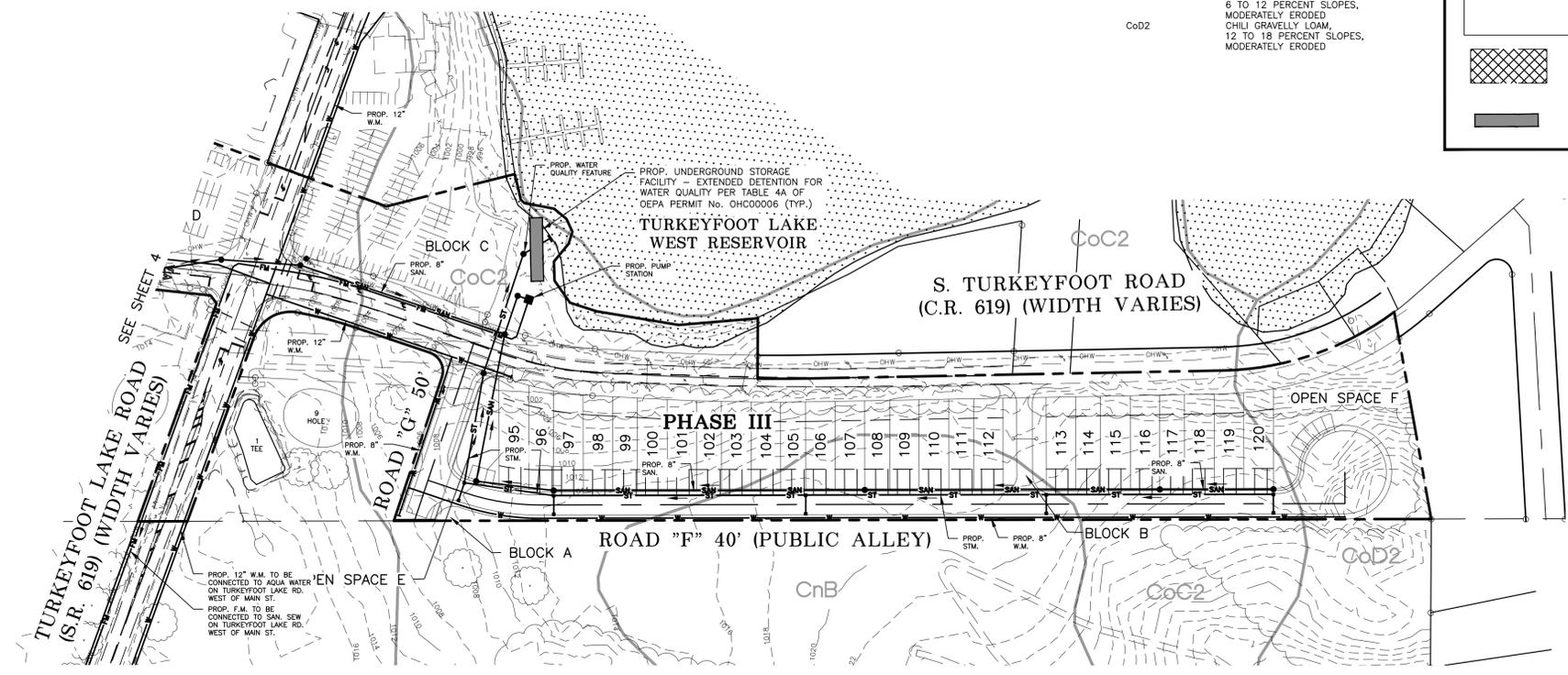


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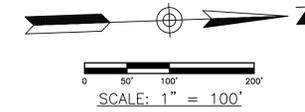
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55072E

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5 OF 7

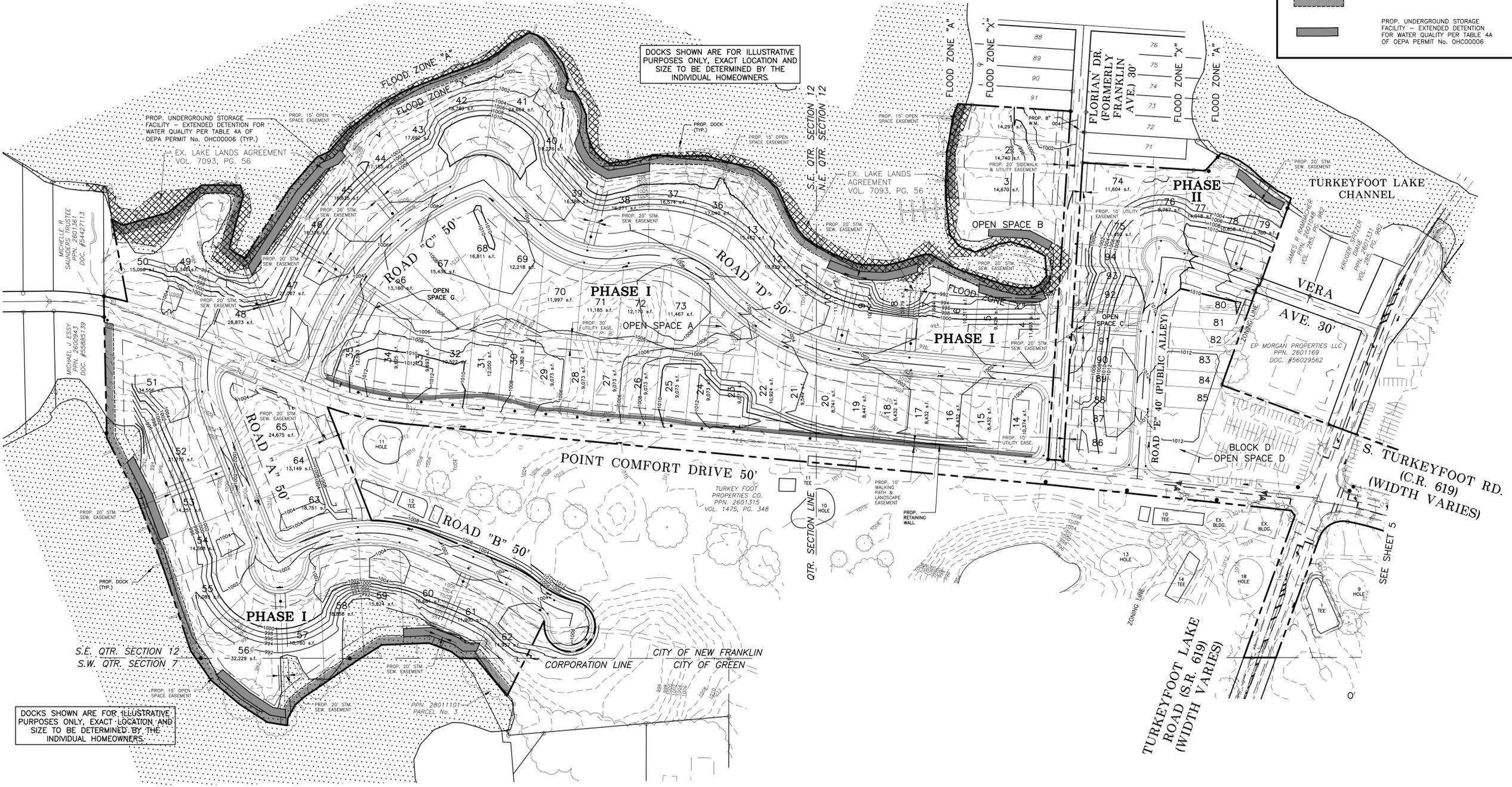


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-  PER FLOOD INSURANCE RATE MAP 39153C0260F DATED APRIL 19, 2016
-  EX. LAKE LANDS AGREEMENT VOL. 7093, PG. 56
-  PROP. 17' OPEN SPACE EASEMENT
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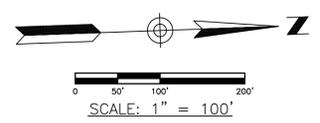
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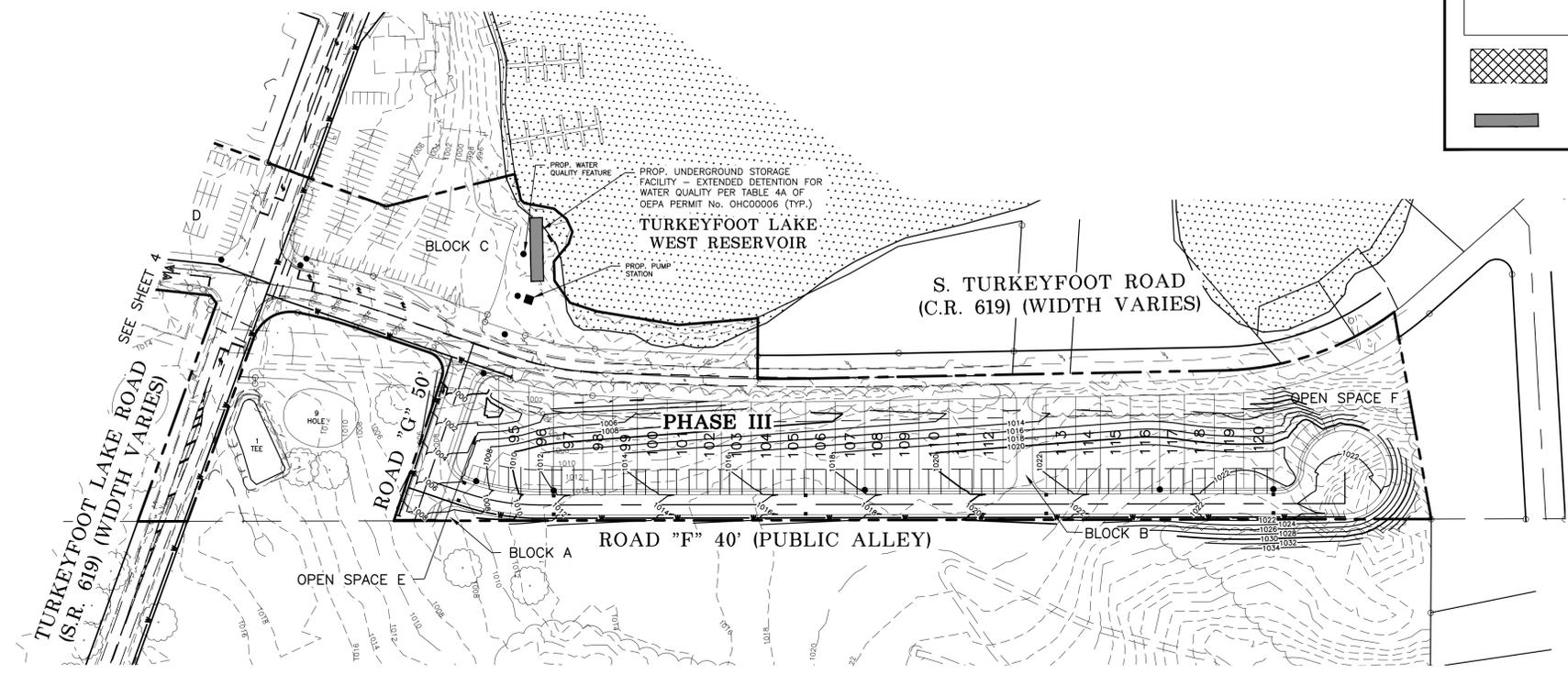
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DATE:  
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**6 OF 7**

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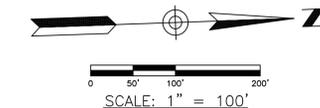
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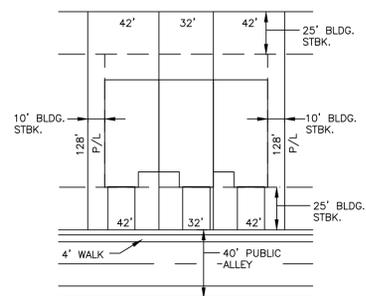
DRAWING NO.  
7 OF 7

James S. McKnight  
LANDSCAPE ARCHITECTURE  
P.O. Box 14158  
Cleveland, Ohio 44114  
(216) 952 2408  
jkm@mcknightla.com

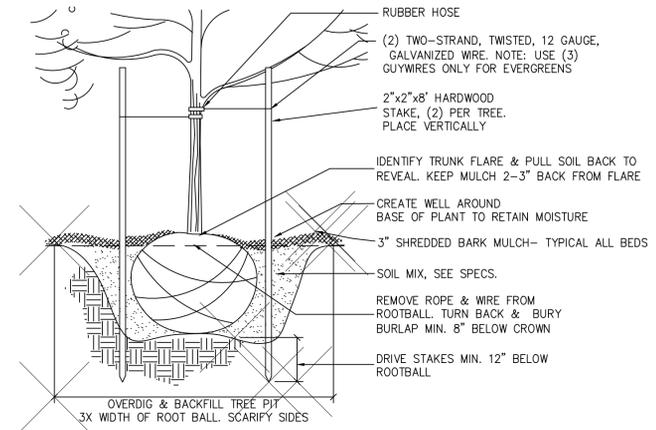


SCALE: 1" = 100'  
SEE SHEET 3 FOR LINE, CURVE, AND LOT TABLES

| ALTERNATE Plant Schedule w Walking Path |     |  |          |       |            |
|---|-----|--|----------|-------|------------|
| Key                                     | Qty | Botanical / Common Name                              | Size     | Cond. | Spacing    |
| <b>Trees</b>                            |     |  |          |       |            |
| ACR                                     | 11  | Amelanchier canadensis "Robinhood" / Serviceberry    | 2" cal.  | B&B   | 50" O.C.   |
| CC                                      | 8   | Cercis canadensis / Redbud                           | 7" Clump | B&B   | SEE PLAN   |
| TP                                      | 15  | Thuja plicata / Western Cedar                        | 8" Ht.   | B&B   | 15' O.C.   |
| <b>Shrubs</b>                           |     |  |          |       |            |
| BGM                                     | 70  | Buxus "Green Mountain" / Medium Boxwood              | 30"      | No. 3 | 3'-0" O.C. |
| LIG                                     | 40  | Ligustrum vulgaris "Sunshine" / Golden Privet        | 30"      | No. 5 | 4'-0" O.C. |
| VD                                      | 45  | Viburnum dentatum "Blue Muffin" / Arrowwood Viburnum | 30"      | No. 3 | 4'-0" O.C. |
| <b>Seed for Lawn</b>                    |     |  |          |       |            |



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

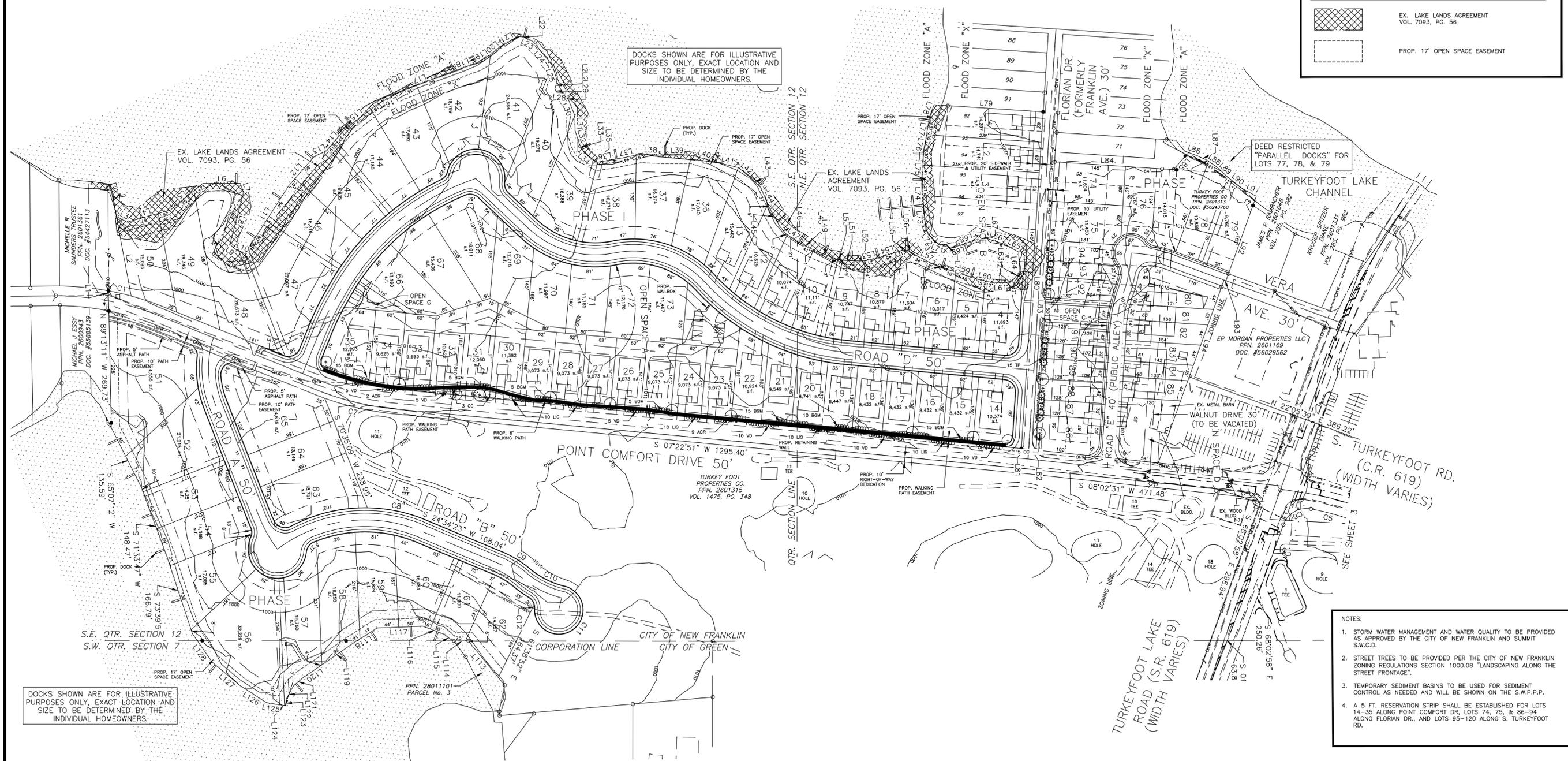


TREE PLANTING & STAKING  
NOT TO SCALE

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PER FLOOD INSURANCE RATE MAP 39153C0260F DATED APRIL 19, 2016



- NOTES:**
- 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.

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