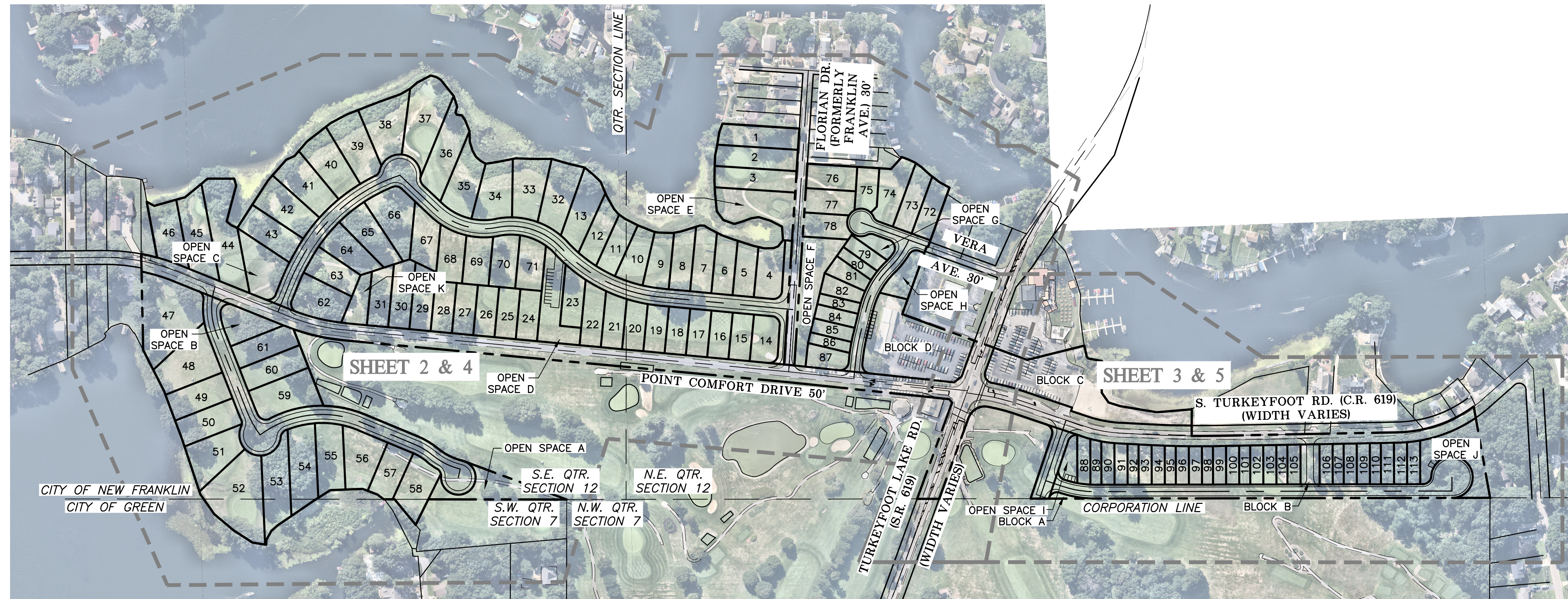


THE WATER 9 ON TURKEYFOOT LAKE

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



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	—ST—	EXISTING SANITARY SEWER		
—WS—	PROPOSED WATER SERVICE	—ST—	PROPOSED STORM SEWER		
—D-W—	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:

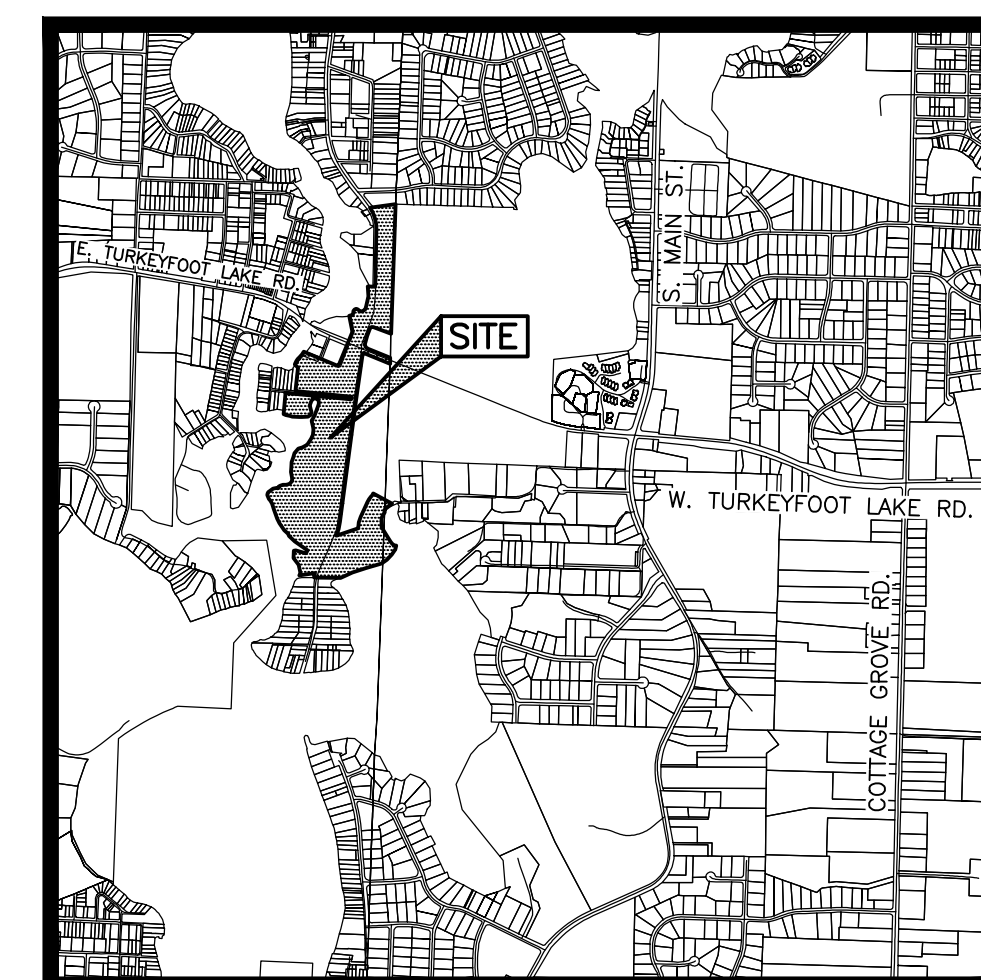
GBC DESIGN, INC.

565 White Pond Drive Akron, OH 44320
Phone 330-836-0228 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	8 & 9



LOCATION MAP

0 1000' 2000' 4000'
SCALE: 1" = 2000'

REVISIONS
06/20/2024
11/07/2024

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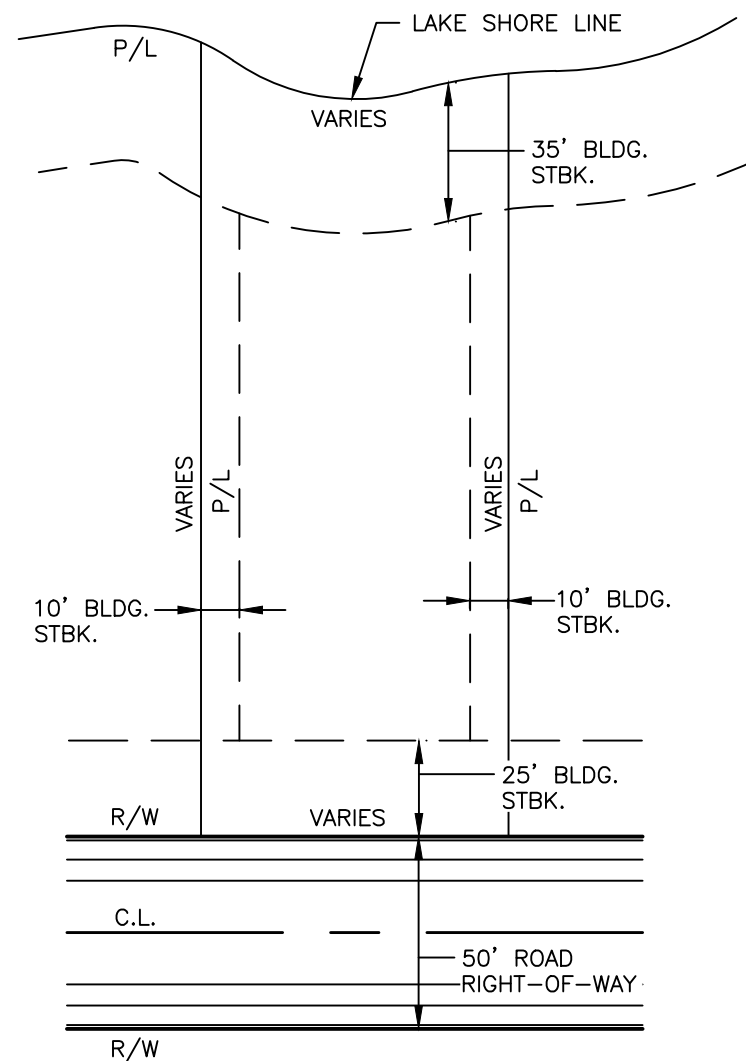
THE WATER 9 ON TURKEYFOOT LAKE
294 & 357 W. TURKEYFOOT LAKE RD.
AKRON, OH 44319
PRELIMINARY PLAN — ALTERNATE

DRAWN BY:
T.G.W.

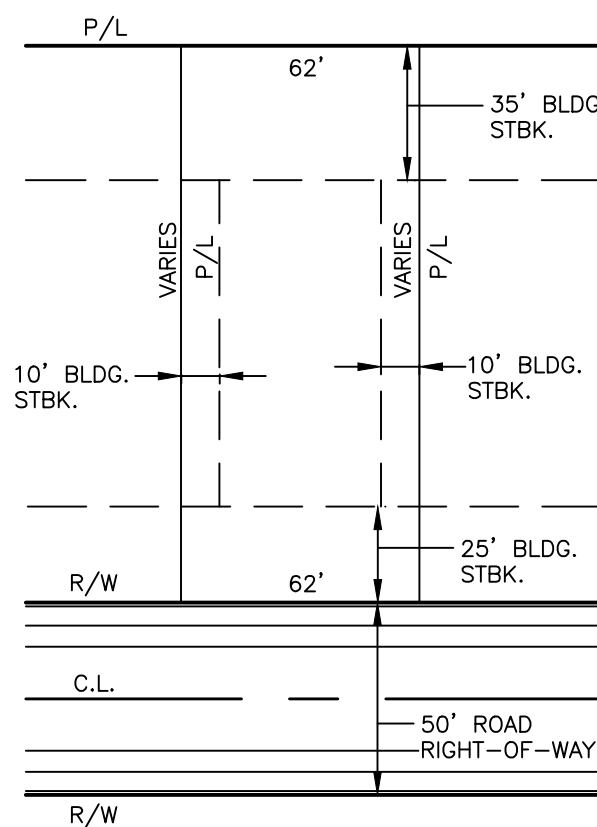
DATE:
JULY 10, 2024

PROJECT NO.
55072E

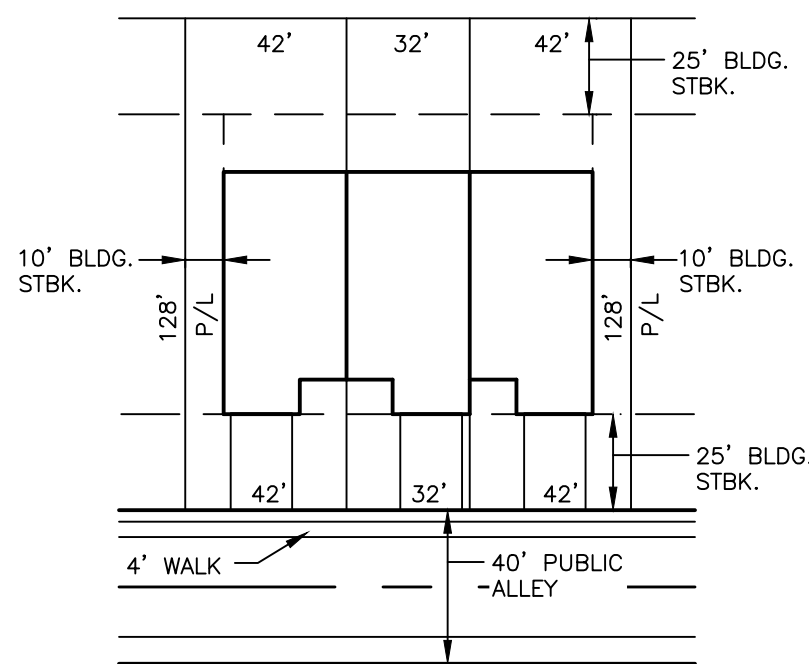
DRAWING NO.
1 OF 7



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

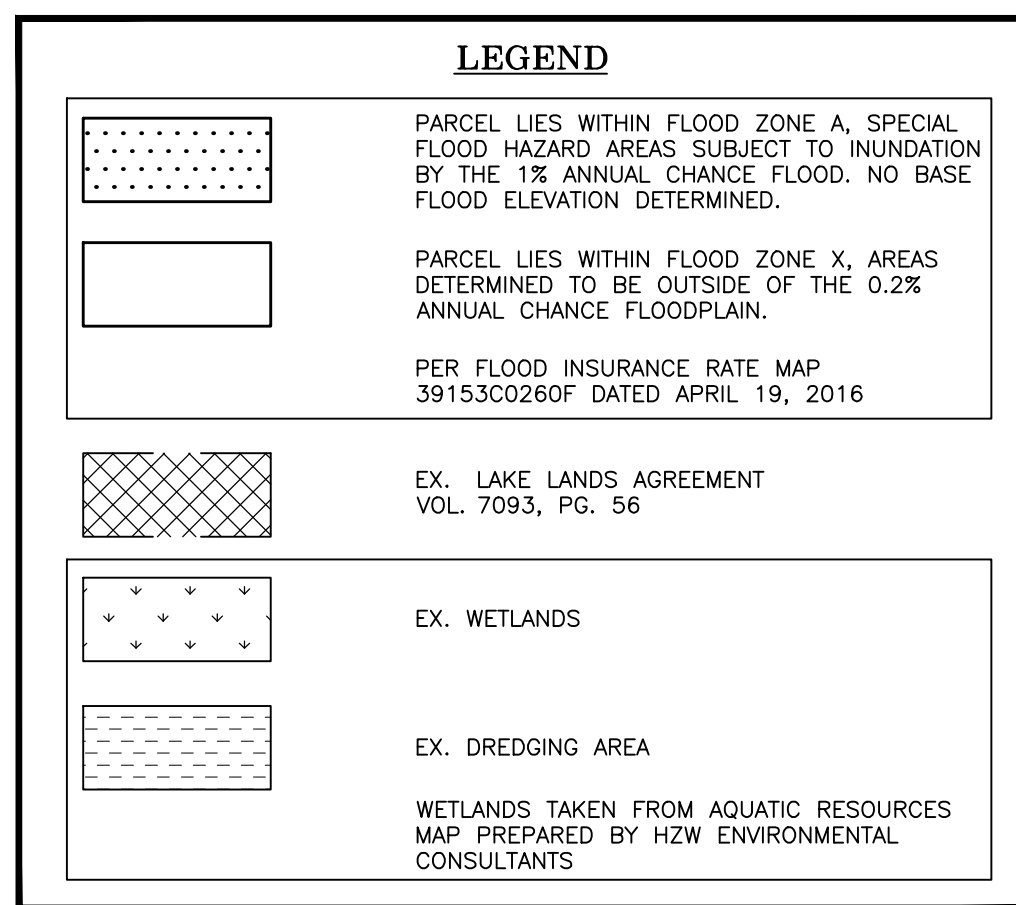
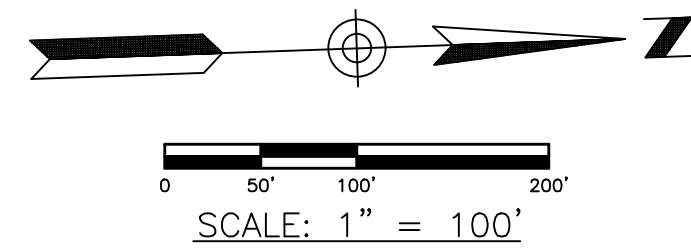


**STANDARD LOTS
BUILDING ENVELOPE**
SCALE: 1" = 50'



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

SEE SHEET 3 FOR LINE,
CURVE, AND LOT TABLES



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 ORDINANCE DESCRIPTION	REQUIRED ORDINANCE
ATTACHED SINGLE FAMILY (NEW LOT)		
SEC. 600.02	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)		
SEC. 600.02	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.
	MINIMUM SUBDIVISION AREA	5 AC.
MAXIMUM DENSITY		8 UNITS/AC.



- NOTES:
1. AQUA PUBLIC WATER WILL SERVE THIS DEVELOPMENT.
 2. SUMMIT COUNTY D.S.S. PUBLIC SANITARY SEWER WILL SERVE THIS DEVELOPMENT.
 3. STORM WATER MANAGEMENT AND WATER QUALITY TO BE PROVIDED AS APPROVED BY THE CITY OF NEW FRANKLIN AND SUMMIT S.W.C.D.
 4. STREET TREES TO BE PROVIDED PER THE CITY OF NEW FRANKLIN ZONING REGULATIONS SECTION 1000.08 "LANDSCAPING ALONG THE STREET FRONTAGE".
 5. TEMPORARY SEDIMENT BASINS TO BE USED FOR SEDIMENT CONTROL AS NEEDED AND WILL BE SHOWN ON THE S.W.P.P.P.
 6. 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.
 7. 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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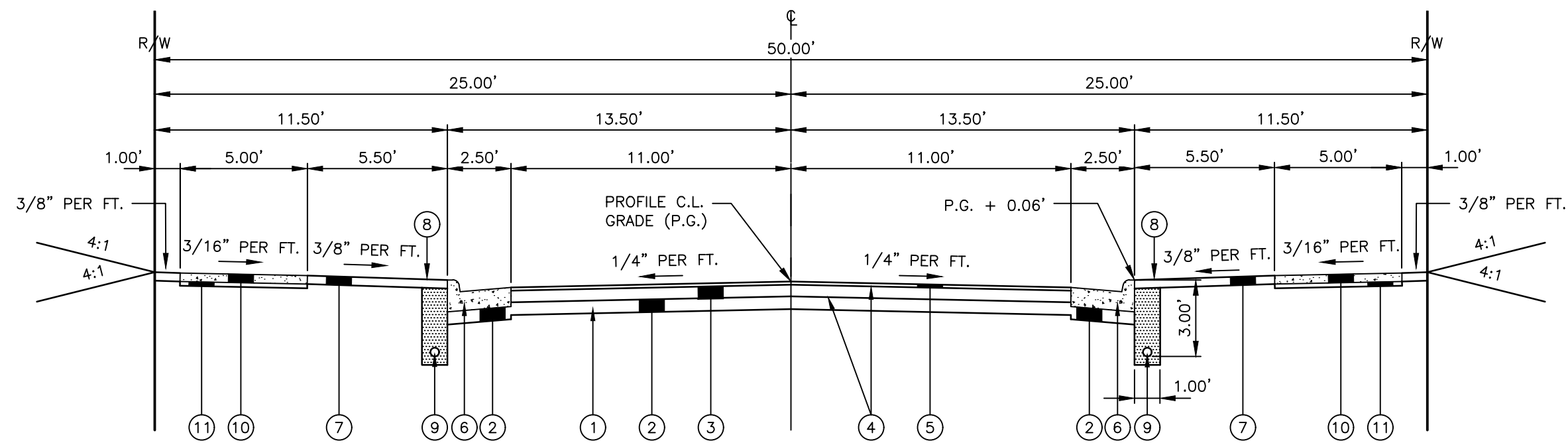
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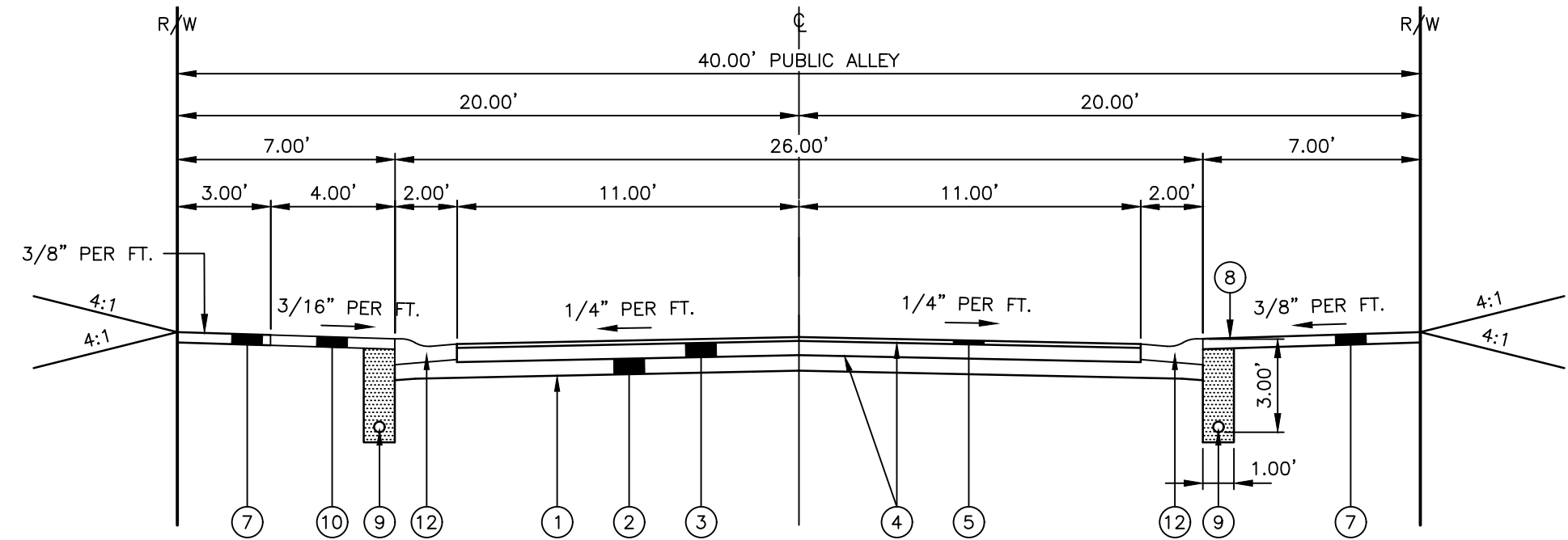
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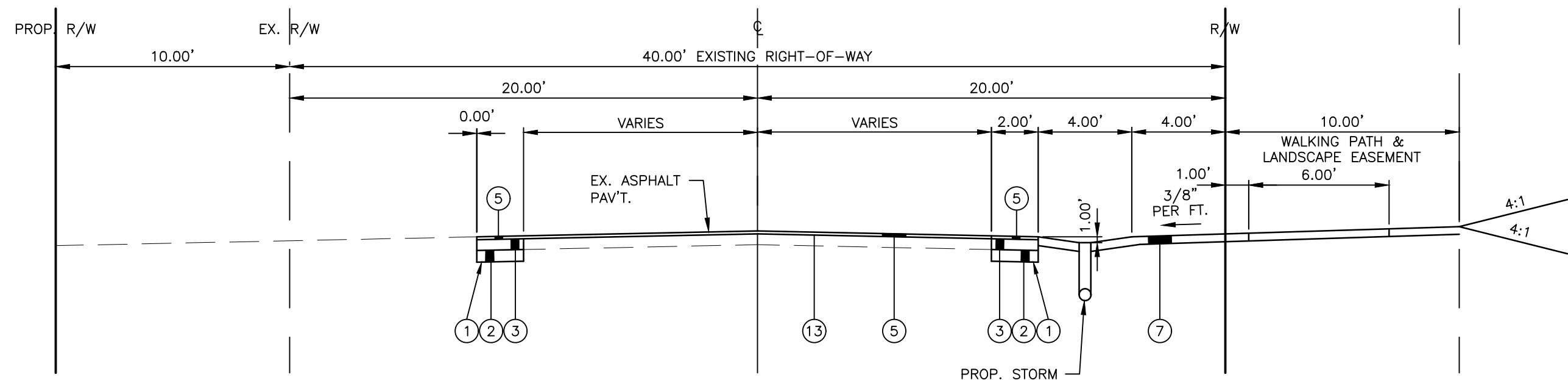
DRAWING NO.
2 OF 7



TYPICAL PAVEMENT SECTION
SCALE: 1" = 5'



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

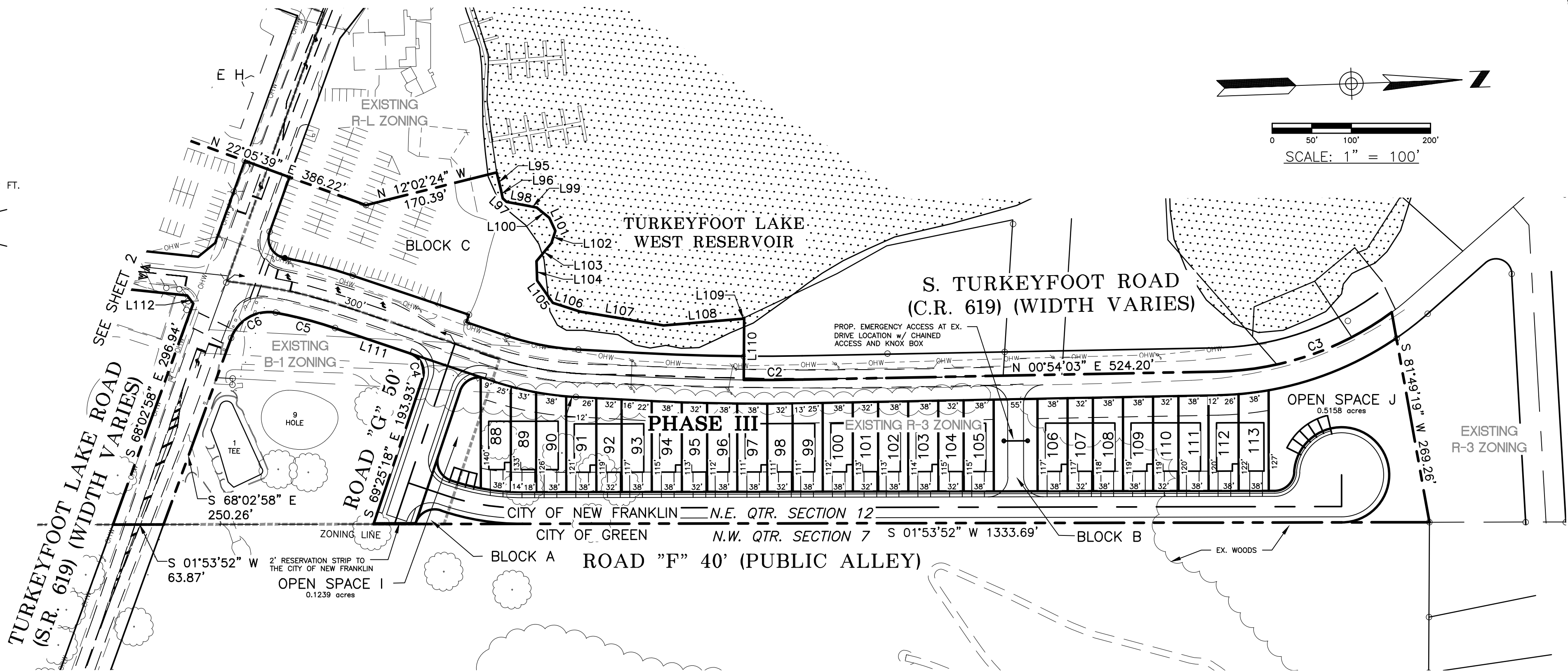


**TYPICAL PAVEMENT SECTION
POINT COMFORT DRIVE**
SCALE: 1" = 5'

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



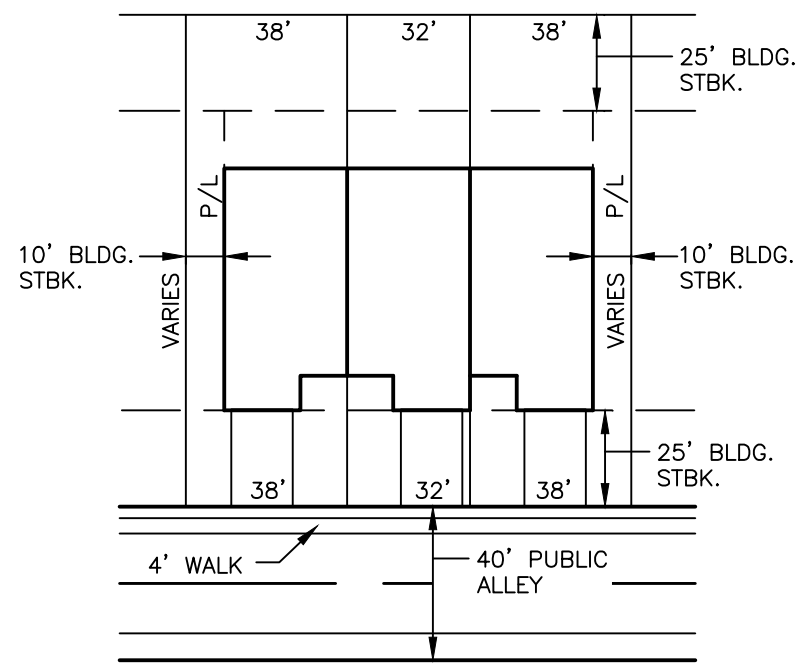
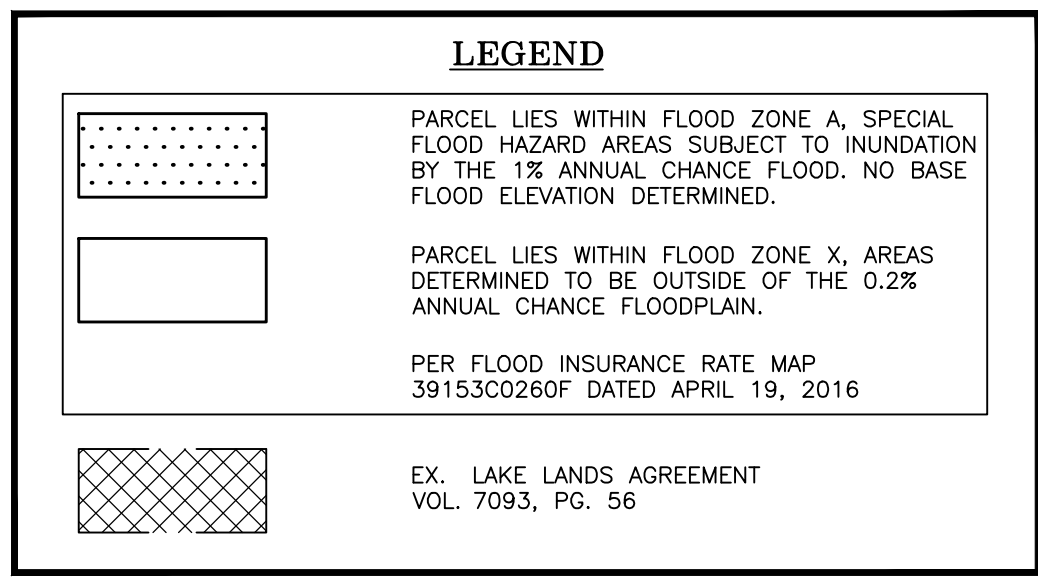
PARCEL	SQUARE FEET
79	5,200
80	3,877
81	6,041
82	6,030
83	3,894
84	5,109
85	5,112
86	3,940
87	7,407
88	5,198
89	4,138
90	4,677
91	4,545
92	3,764
93	4,396
94	4,324
95	3,599
96	4,241
97	4,224
98	3,558
99	4,242
100	4,267
101	3,613
102	4,314
103	4,339
104	3,673
105	4,385
106	4,447
107	3,764
108	4,493
109	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	S 14°33'24" E	25.38'
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



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

REVISIONS
06/20/2024
11/07/2024

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PRELIMINARY PLAN - ALTERNATE
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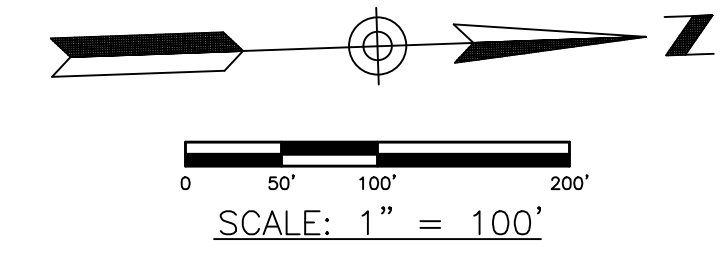
DRAWN BY:
T.G.W.

DATE:
JULY 10, 2024

PROJECT NO.
55072E

DRAWING NO.
3 OF 7

WETLAND NOTE:
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.



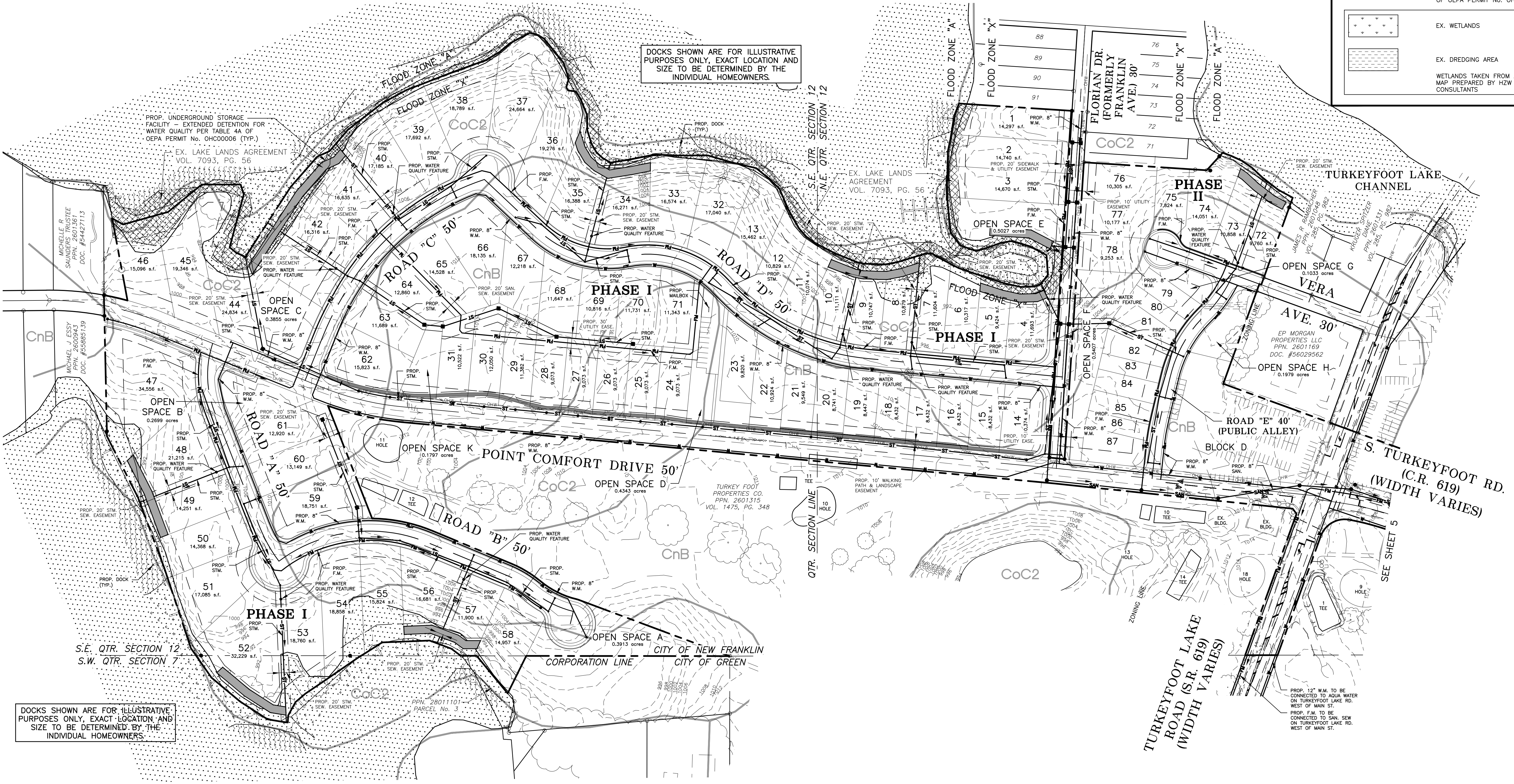
SOILS MAP LEGEND

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

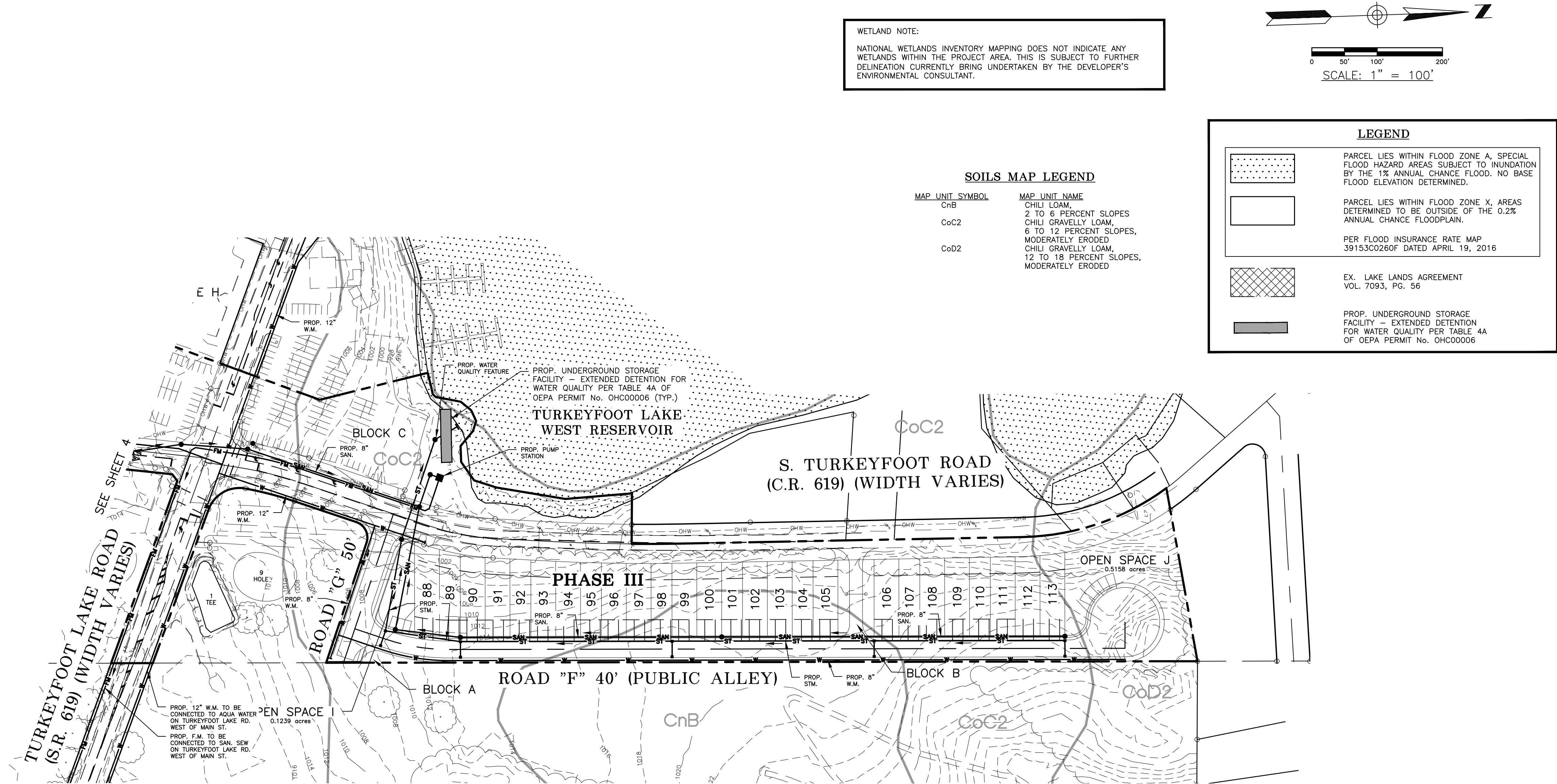
	PARCEL LIES WITHIN FLOOD ZONE A. SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED.
	PARCEL LIES WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
	PER FLOOD INSURANCE RATE MAP 39153C0260F DATED APRIL 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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PROP. 12" W.M. TO BE CONNECTED TO AQUA WATER ON TURKEYFOOT LAKE RD. WEST OF MAIN ST.
PROP. F.M. TO BE CONNECTED TO SAN. SEW ON TURKEYFOOT LAKE RD. WEST OF MAIN ST.



REVISIONS
06/20/2024
11/07/2024

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320
Phone 880-886-0228
www.gbcdesign.com

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

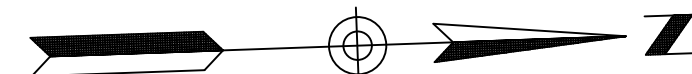
THE WATER 9 ON TURKEYFOOT LAKE
294 & 357 W. TURKEYFOOT LAKE RD.
AKRON, OH 44319
PRELIMINARY PLAN - ALTERNATE
UTILITY PLAN

DRAWN BY:
T.G.W.

DATE:
JULY 10, 2024

PROJECT NO.
55072E

DRAWING NO.
5 OF 7



0 50' 100' 200'
SCALE: 1" = 100'

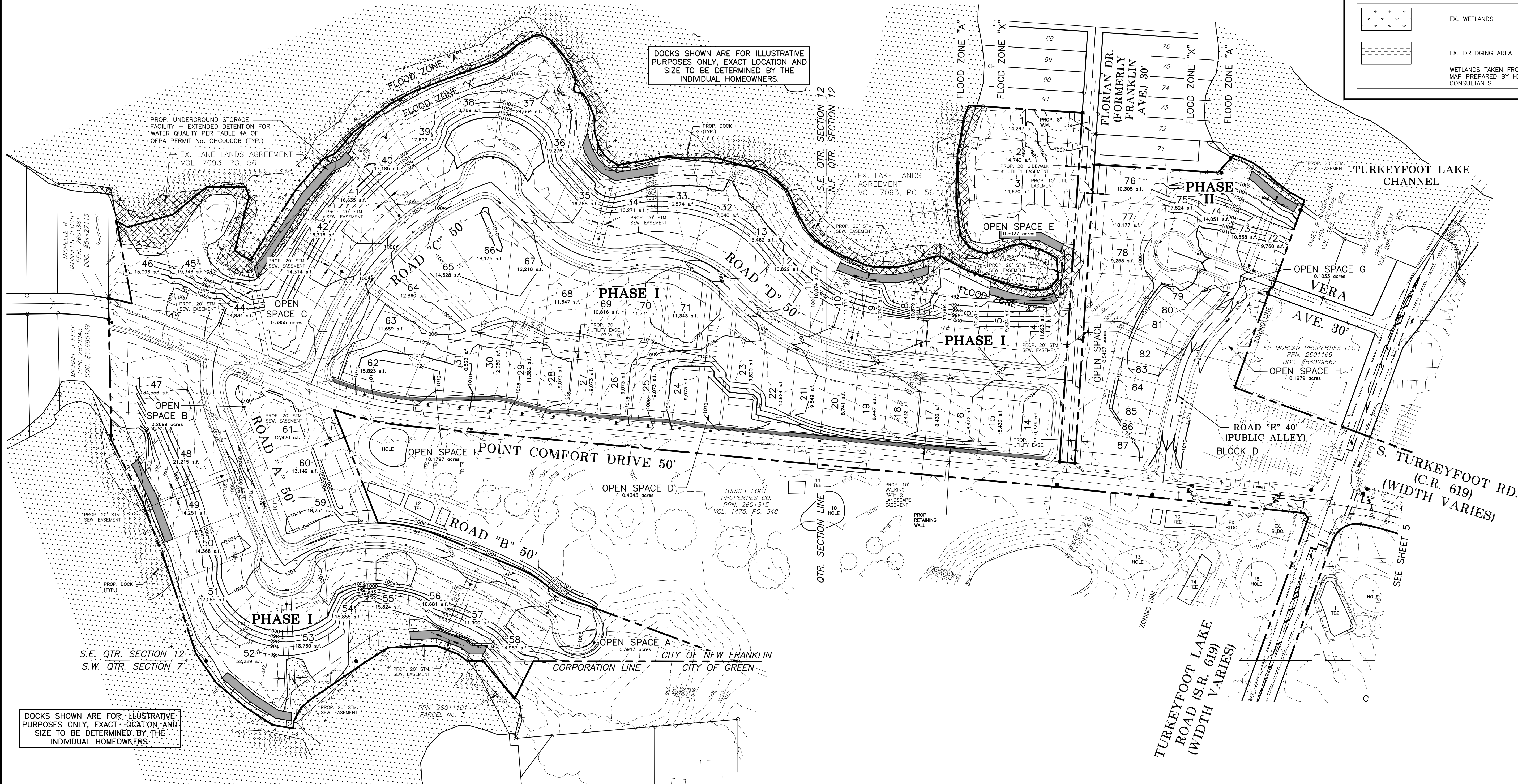
WETLAND NOTE:

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.

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. OHCD0006
- EX. WETLANDS
- EX. DREDGING AREA
- WETLANDS TAKEN FROM AQUATIC RESOURCES MAP PREPARED BY HZW ENVIRONMENTAL CONSULTANTS

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

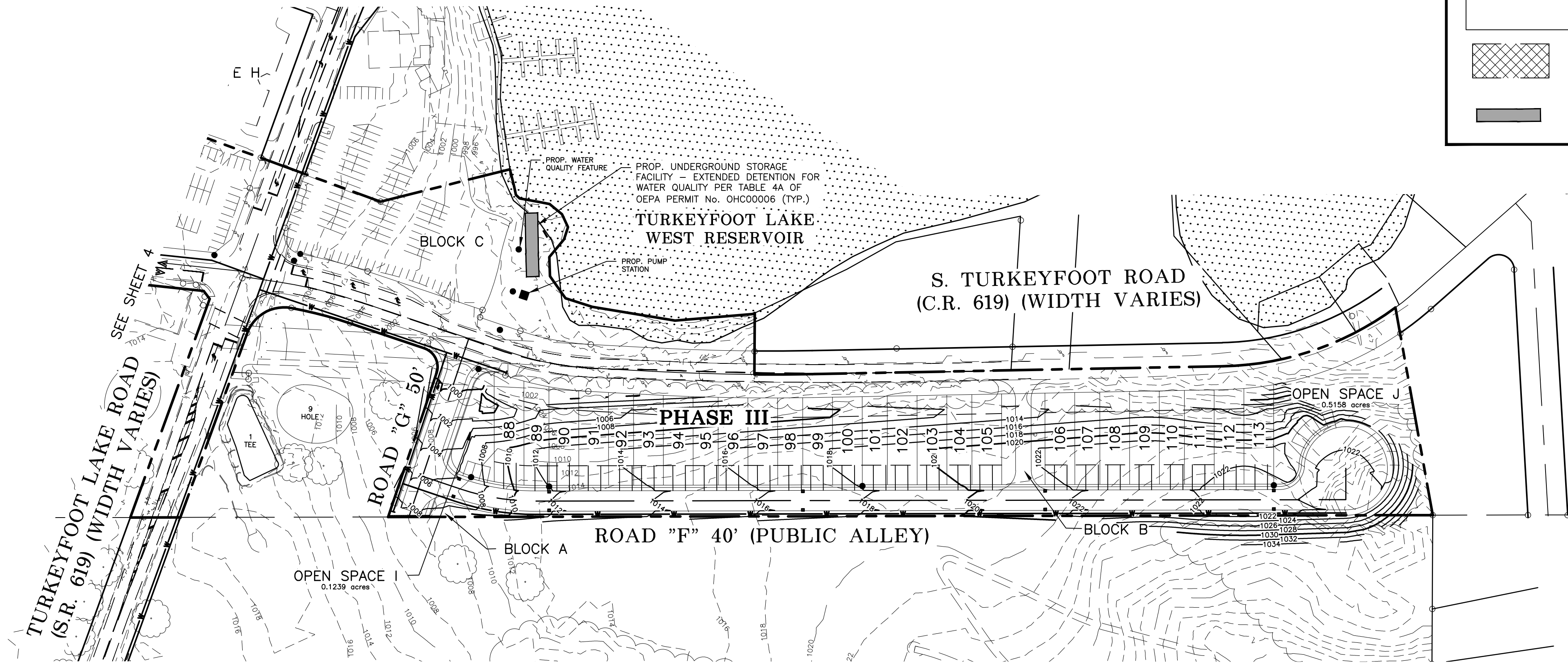
DRAWN BY:
T.G.W.

DATE:
JULY 10, 2024

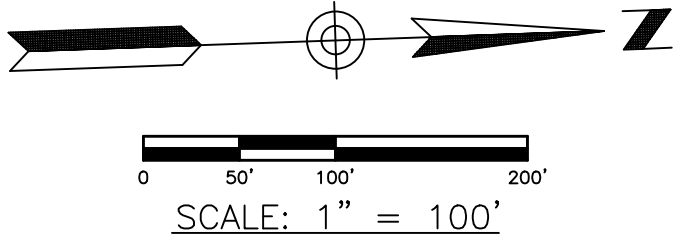
PROJECT NO.
55072E

DRAWING NO.

6 OF 7



WETLAND NOTE:
NATIONAL WETLANDS INVENTORY MAPPING DOES NOT INDICATE ANY WETLANDS WITHIN THE PROJECT AREA. THIS IS SUBJECT TO FURTHER DELINEATION CURRENTLY BRING UNDERTAKEN BY THE DEVELOPER'S ENVIRONMENTAL CONSULTANT.



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	EX. LAKE LANDS AGREEMENT VOL. 7093, PG. 56
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DRAWN BY:
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DATE:
JULY 10, 2024

PROJECT NO.
55072E

DRAWING NO.

7 OF 7