

SITE INFORMATION:

PROJECT LOCATION: JACOBY ROAD, COPLEY, OHIO

PARCEL NUMBERS: 1501734 53.50 AC
1501735 10.44 AC
1503826 0.27 AC

TOTAL PROJECT AREA: 64.21 AC GROSS
- 0.33 AC EXISTING JACOBY ROAD ROW
63.88 AC NET

CURRENT ZONING: R-MD MEDIUM DENSITY RESIDENTIAL

PROPOSED ZONING: R-CD CONSERVATION DEVELOPMENT RESIDENTIAL

DESIGN INFORMATION-CONSERVATION DEVELOPMENT:

PROPOSED AREA: 63.88 AC

PROPOSED UNITS: 133 TOTAL

40 SANIBEL UNITS (52'dx38'w) (PLAN LABEL: S#)
64 CANTERBURY/WINDSOR UNITS (68'dx28'w) (PLAN LABEL: C#)
29 HAVANA UNITS (46.5'dx20'w) (PLAN LABEL: H#)

PROPOSED PRIVATE ACCESS DRIVES: 3,465 LF

PROPOSED EMERGENCY ACCESS DRIVE: 301 LF

ZONING: R-CD CONSERVATION DEVELOPMENT RESIDENTIAL DISTRICT:

	PER CODE	SHOWN
MIN. PROJECT AREA:	25 AC	63.88 AC
MAX. DENSITY:	153 UNITS	133 UNITS
MIN. RESTRICTED OPEN SPACE:	40% (25.6 AC)	45% (29.3 AC)
MIN. SETBACK FROM EX. ROW:	100'	100'
MIN. BOUNDARY SETBACK:	100'	100'
MIN. BUILDING SEPARATION:	15'	20'
MAX. BUILDING HEIGHT:	35'	35'
MIN. WETLAND SETBACK:	35'	35'
MIN. RIPARIAN SETBACK:	50', 75'	50', 75'
MIN. GARAGE FRONT TO EOP:	--	25'
PROPOSED GUEST PARKING:	--	22 SPACES

LEGEND

- RIPARIAN SETBACK PER CODE
- RIPARIAN SETBACK PER 100 YR. FEMA FLOODPLAIN IMPACT
- WETLAND SETBACK PER CODE (35')
- WETLAND SETBACK PER VARIANCE REQUEST (VARIES PER REQUEST)
- EXISTING WETLAND, CATEGORY 2
- EXISTING 100 YEAR FEMA FLOODPLAIN
- PROPOSED WETLAND IMPACT AREA
- PROPOSED RIPARIAN IMPACT AREA/100 YEAR FEMA FLOODPLAIN IMPACT AREA
- EXISTING STREAM
- STREAM IMPACT

VARIANCES REQUESTED:

1. WETLAND SETBACKS: (ARTICLE 3: 3.06 R-CD, G.6.b.ii.)				
No.	WETLAND	REQUIRED SETBACK	REQUESTED SETBACK	VARIANCE
1A	A	35'	0'	35'
1B	D	35'	12'	23'
1C	E	35'	0'	35'

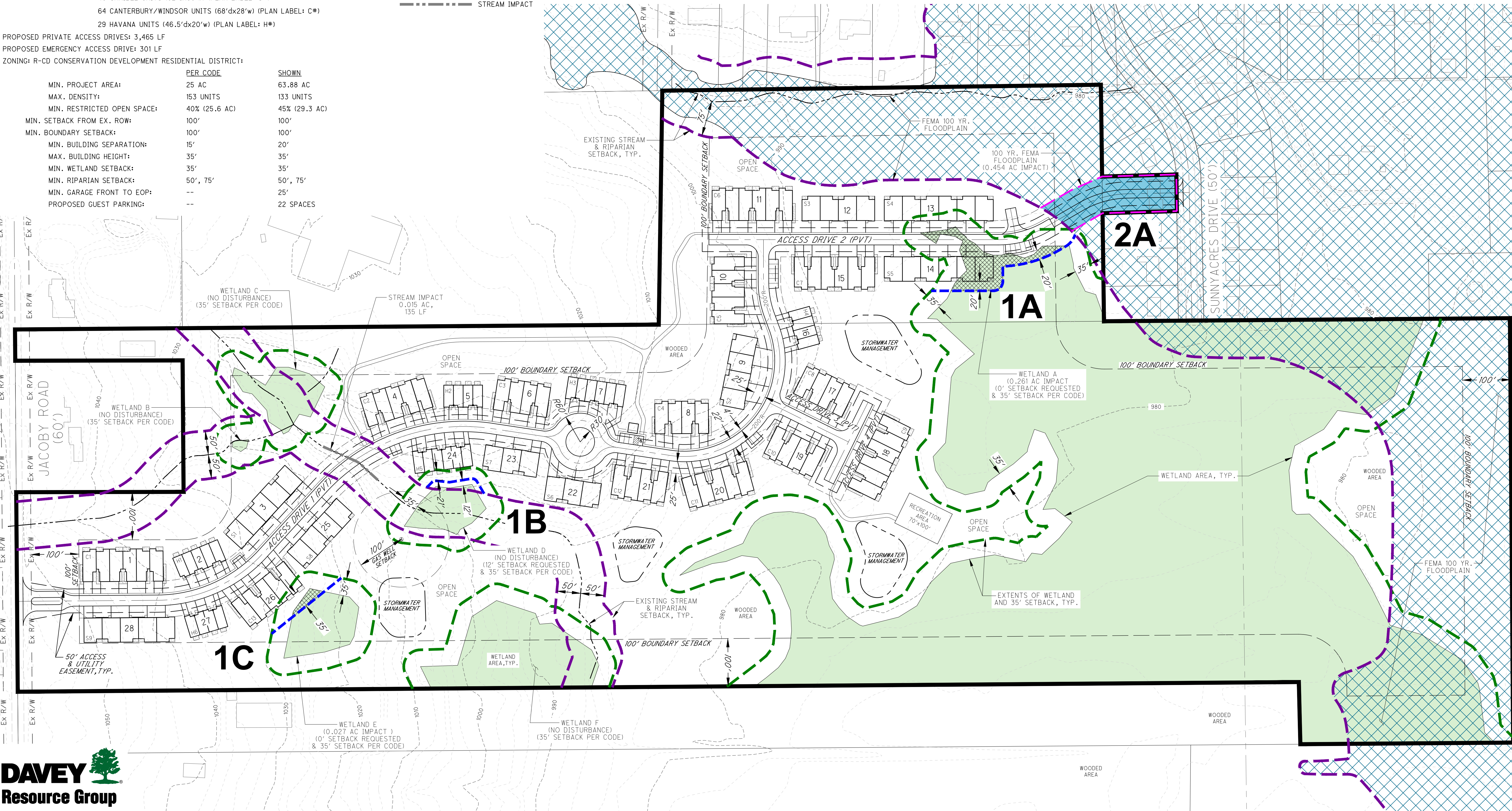
2. RIPARIAN SETBACK: (ARTICLE 15: 15.04 E.1.)				
No.	100 YEAR FEMA FLOODPLAIN IMPACT			
2A	0.454 AC			

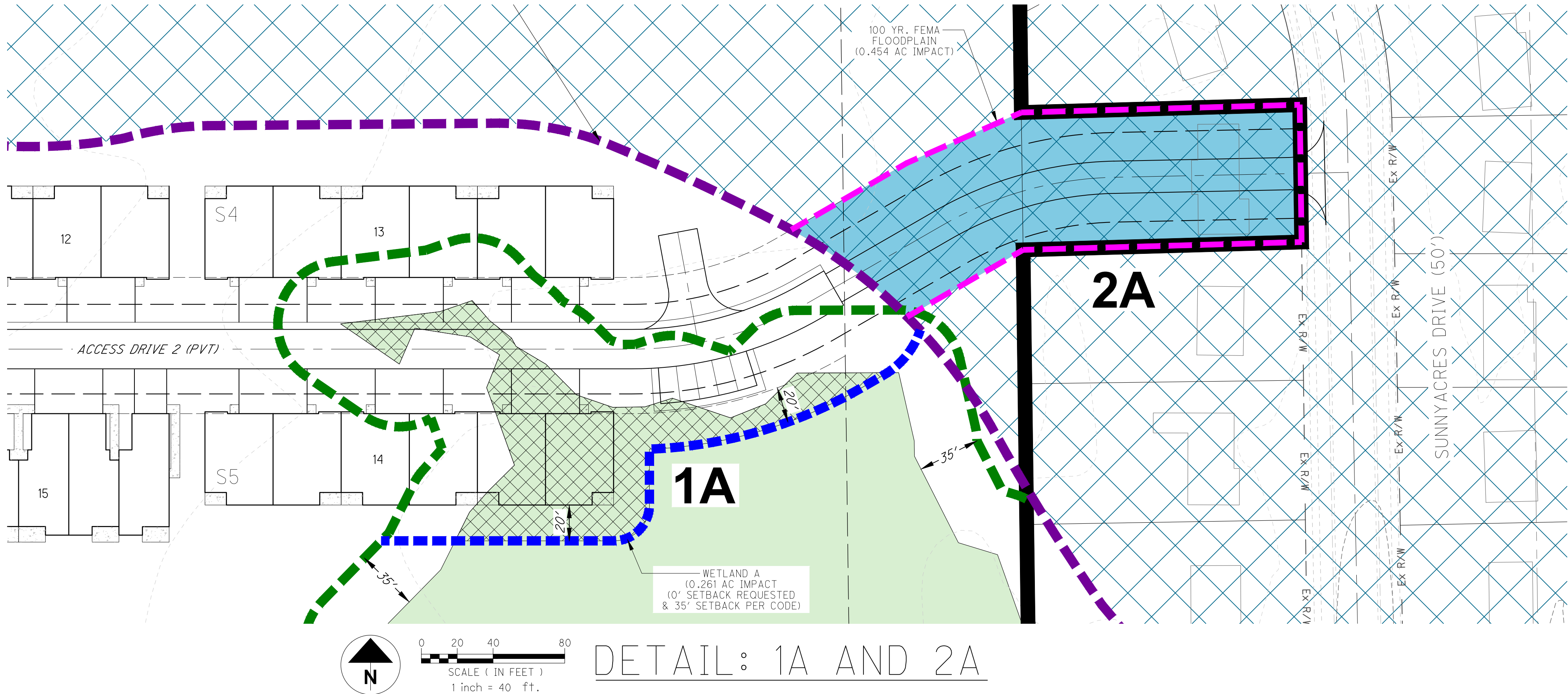
IMPACT DATA:

WETLAND IMPACT:
0.015 AC STREAM IMPACT (135 LF)
0.288 AC WETLAND IMPACT
0.303 AC TOTAL IMPACT
RIPARIAN-100 YEAR FEMA FLOODPLAIN IMPACT: 0.454 AC

IMPACT MAP
GENERAL DEVELOPMENT PLAN
FOR
JACOBY ROAD

TOWNSHIP OF COPLEY, COUNTY OF SUMMIT, STATE OF OHIO





VARIANCES REQUESTED:

1. WETLAND SETBACKS: (ARTICLE 3: 3.06 R-CD.G.6.b.ii.)				
No.	WETLAND	REQUIRED SETBACK	REQUESTED SETBACK	VARIANCE
1A	A	35'	0'	35'
1B	D	35'	12'	23'
1C	E	35'	0'	35'

2. RIPARIAN SETBACK: (ARTICLE 15: 15.04.E.1.)

RIPARIAN SETBACK SHALL EXTEND TO THE OUTER EDGE OF THE 100-YEAR FLOODPLAIN

No.	100 YEAR FEMA FLOODPLAIN IMPACT
2A	0.454 AC

IMPACT DATA:

WETLAND IMPACT:
0.015 AC STREAM IMPACT (135 LF)
0.288 AC WETLAND IMPACT
0.303 AC TOTAL IMPACT

RIPARIAN-100 YEAR FEMA FLOODPLAIN IMPACT: 0.454 AC

LEGEND

- RIPARIAN SETBACK PER CODE
- RIPARIAN SETBACK PER 100 YR. FEMA FLOODPLAIN IMPACT
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- WETLAND SETBACK PER VARIANCE REQUEST (VARIES PER REQUEST)
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- PROPOSED WETLAND IMPACT AREA
- PROPOSED RIPARIAN IMPACT AREA/100 YEAR FEMA FLOODPLAIN IMPACT AREA
- EXISTING STREAM
- STREAM IMPACT

