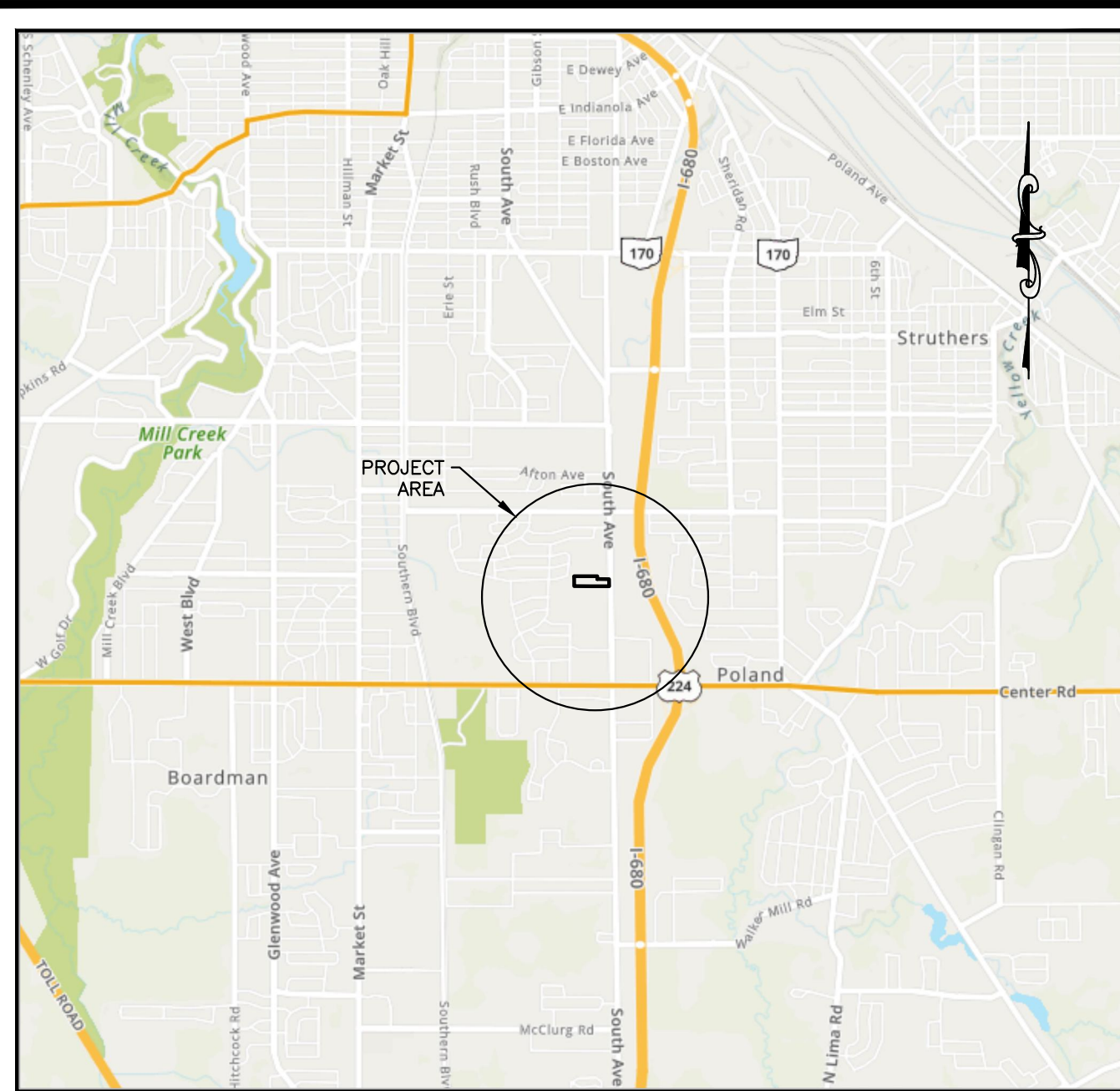


ENCLAVE AT BOARDMAN PRELIMINARY DEVELOPMENT PLAN PLANNED UNIT DEVELOPMENT 6412 SOUTH AVENUE, YOUNGSTOWN, OHIO 44512 BOARDMAN TOWNSHIP, MAHONING COUNTY, OHIO



VICINITY MAP
N.T.S.

CALCULATIONS:		
ITEM	REQUIRED	PROVIDED
LOT ACREAGE:	5.0-AC	6.56-AC+
DWELLING UNITS (DU)	N/A	48 UNITS± (8-SIX-PLEX BLDGS)
SETBACK ALONG PUBLIC R/W	25-FT	72-FT+
MINIMUM DISTANCE BETWEEN BLDGS.	15-FT	22-FT+
BUILDING HEIGHT	VARIES	26-FT±
DWELLING UNIT DENSITY	14-UNITS/AC(MAX)	7-UNITS/AC±
OPEN SPACE(>8 DU/AC)	15% (MIN.) (1.0-AC MIN.)	78%± (5.1-AC±)
IMPERVIOUS SURFACE AREA	80% (MAX.) (5.44-AC MAX.)	32%± (2.1-AC±)
AGGREGATE FLOOR AREA	60% (MAX.) (4.1-AC MAX.)	15%± (0.95-AC±)
OFF-STREET PARKING	1.5 SPACES/UNIT	3.1 SPACES/UNIT± (1 PER GARAGE, 1 PER DRIVEWAY, 52 STREET SPACES)
LANDSCAPED AREA	20% (MIN.) (1.36-AC MIN.)	53%± (3.5-AC±)

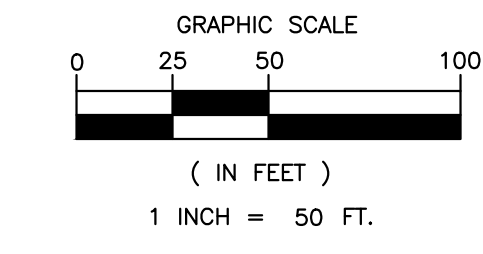
PREPARED BY:
BUCKEYE
CIVIL DESIGN, LLC
"A Civil Engineering and Land Planning Company"
P.O. Box 283
North Lima, Ohio 44452
Phone 330-549-9051
Fax 330-549-9053

PREPARED FOR:
GOLDENEYE DEVELOPERS, LLC
C/O MALIN AMIN
247 WEST STREET
EDISON, NEW JERSEY 08820
PH 848-219-0211

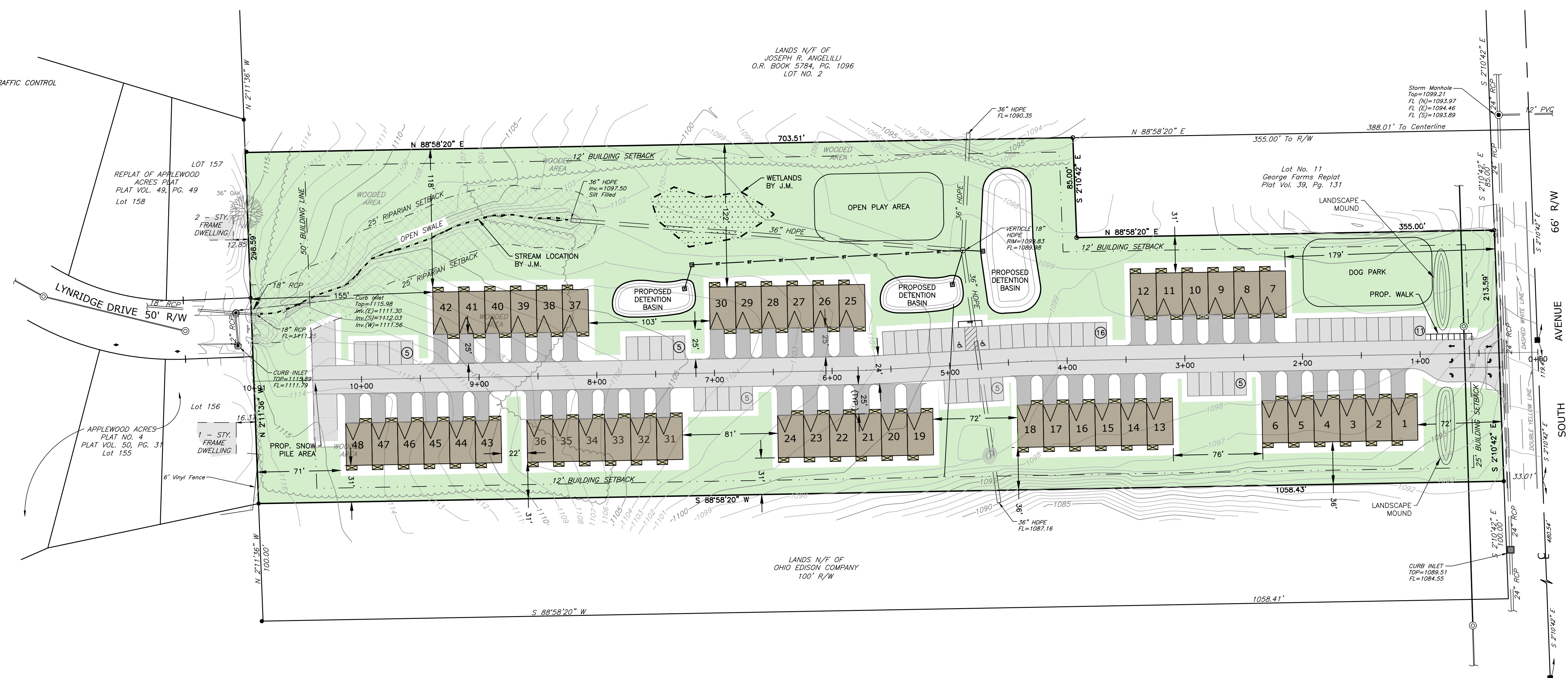
- SYMBOL LEGEND**
- - IRON PIN FOUND (AS NOTED)
 - - MONUMENT BOX FOUND (AS NOTED) - LIDS STUCK
 - - 30" LONG 5/8" REBAR W/I.D. CAP SET
 - CONTROL POINT
 - ⊙ - STORM MANHOLE
 - ⊙ - SANITARY MANHOLE
 - SIGN
 - ⚡ - WATER SERVICE VALVE
 - - CATCHBASIN
 - ⊕ - FIRE HYDRANT
 - ⚡ - WATER VALVE
 - ⚡ - VENT PIPES
 - ⊙ - ELECTRIC HANDHOLE TRAFFIC CONTROL
 - ⊙ - 6" BOLLARD
 - ⊙ - POWER POLE
 - ⊙ - GUY WIRE
 - E - OVERHEAD LINES
 - △ - GAS SERVICE VALVE
 - G - TREE
 - W - WATERLINE
 - G - GASLINE

NOTES:

1. THE DEVELOPMENT WILL BE SERVED BY PUBLIC SANITARY SEWER AND WATER.
2. THE DEVELOPMENTS STORM SEWER AND DRIVES/ROAD WILL BE PRIVATE AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



EXISTING CONDITIONS SURVEY PROVIDED BY:
MATTHEW HART, PS
ADVANCED LAND MEASUREMENT, INC
7097 WARREN-SHARON ROAD
BROOKFIELD, OHIO 44403
330-448-6280



OVERALL PLAN
1"=50'

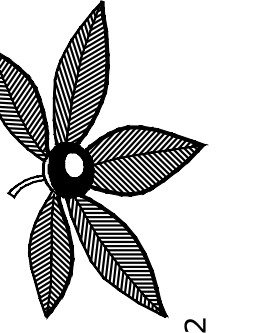
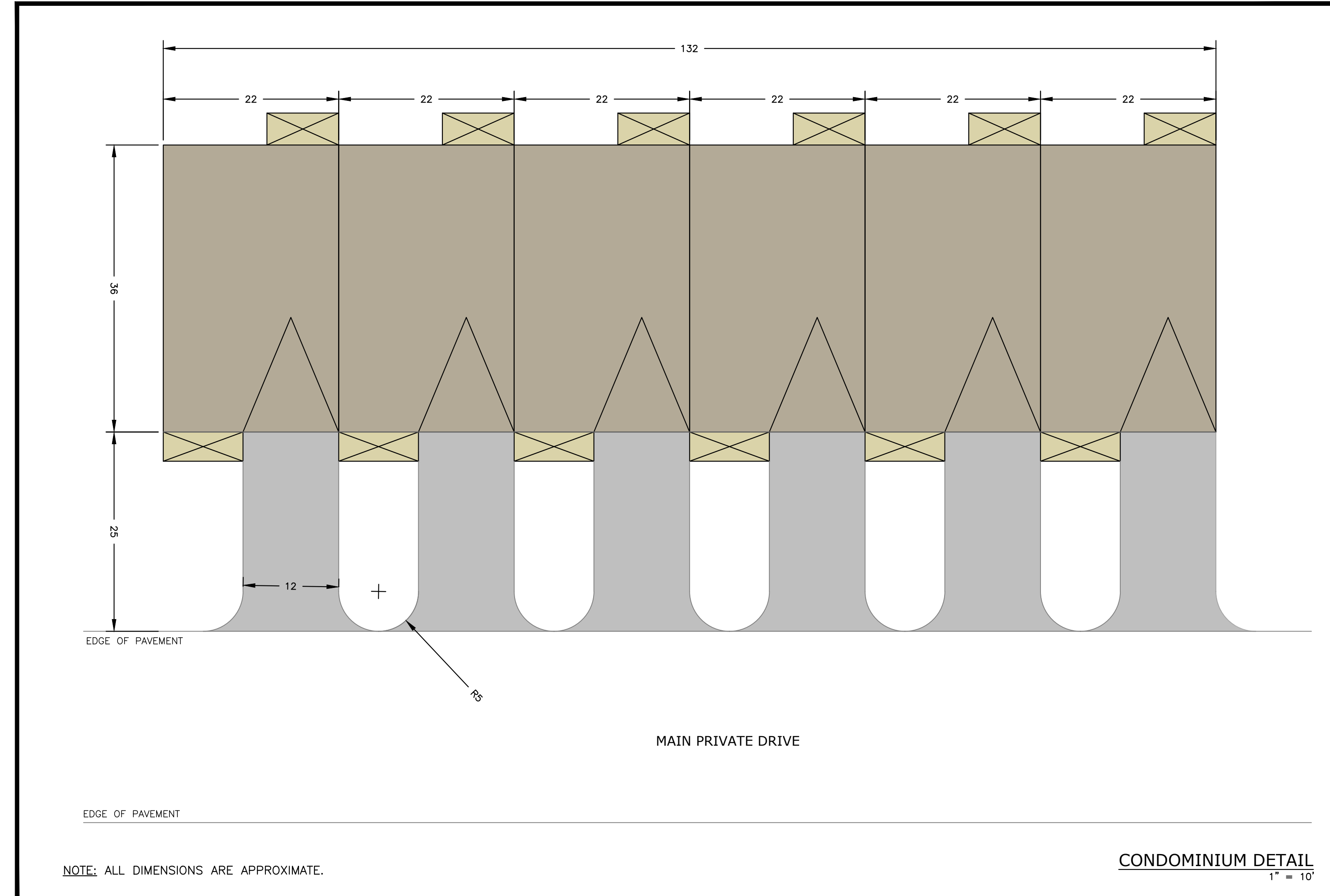
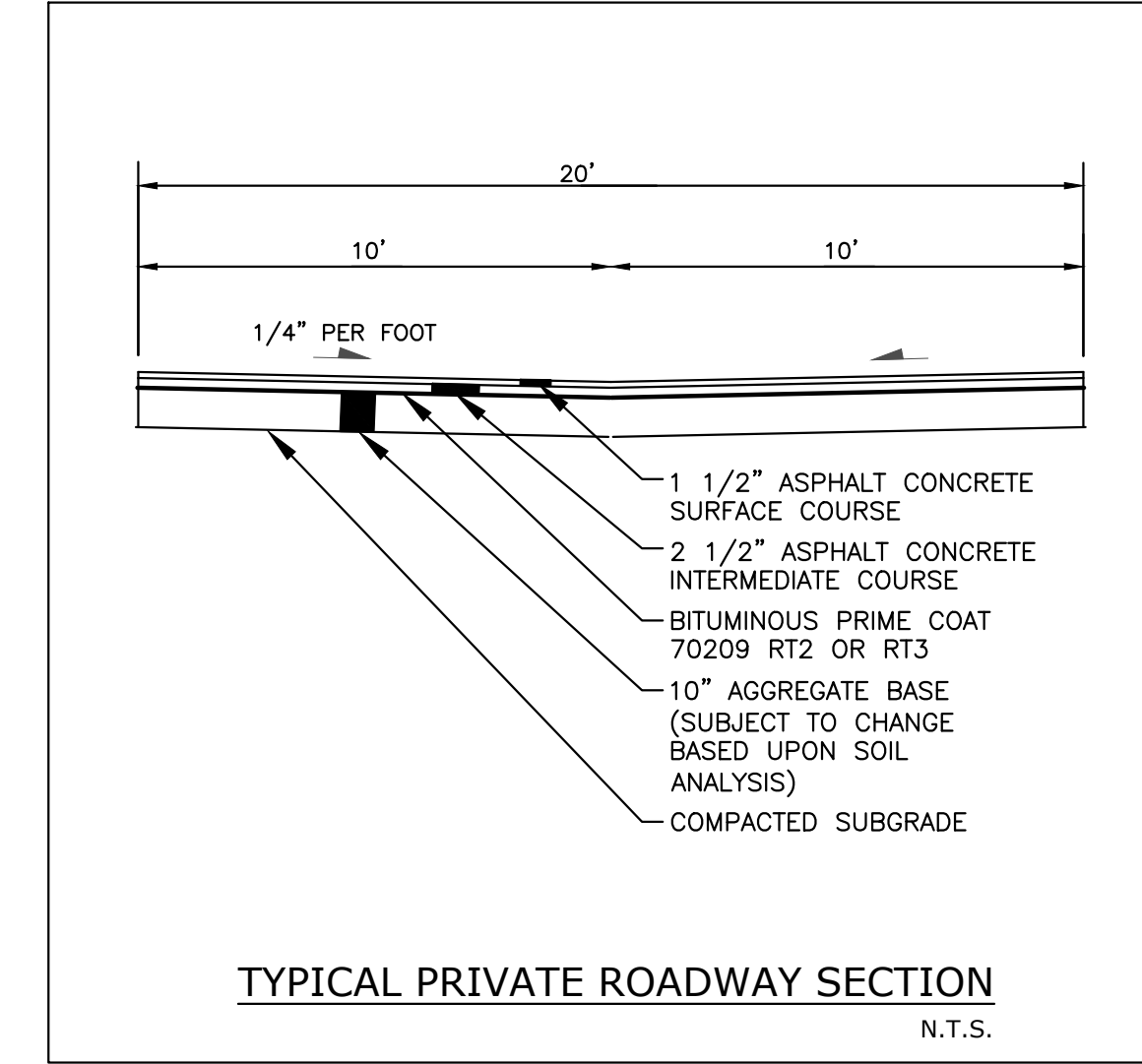
REVISIONS

NO.	DATE	DESCRIPTION
1)	01-21-2022	TOWNSHIP COMMENTS
2)	01-25-2022	TOWNSHIP COMMENTS
3)	02-18-2022	PER OWNER
4)		
5)		

DESIGNED BY: JMG
DRAWN BY: JMT
CHECKED BY: JMG
JOB NUMBER: 0978-21
DWG FILE: 0978-Base
DATE: 11-23-2021

ENCLAVE AT BOARDMAN
PRELIMINARY DEVELOPMENT PLAN
OVERALL PLAN

SCALE
1" = 50'
SHEET NUMBER
1 OF 2



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REVISIONS	
1)	
2)	
3)	
4)	
5)	

DESIGNED BY: JMG
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JOB NUMBER: 0978-21
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DATE: 11-23-2021

ENCLAVE AT BOARDMAN
PRELIMINARY DEVELOPMENT PLAN
NOTES AND DETAILS

SCALE
1" = 50'

SHEET NUMBER
2 OF 2