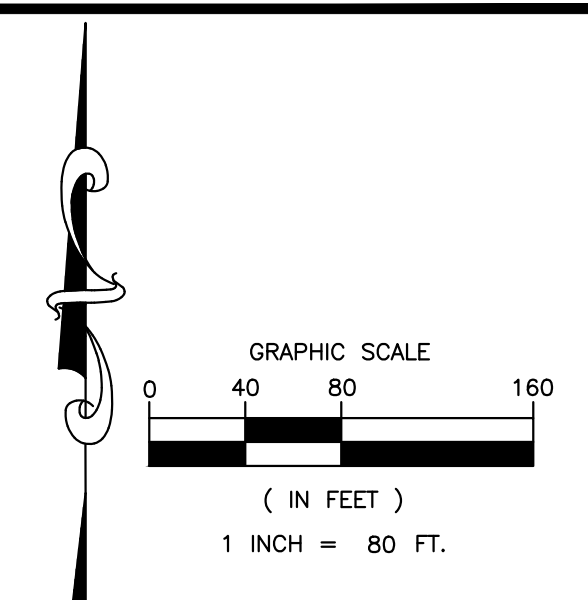


TIPPECANOE CROSSING

PRELIMINARY DEVELOPMENT PLAN

PLANNED UNIT DEVELOPMENT

BOARDMAN TOWNSHIP, MAHONING COUNTY, OHIO



PREPARED BY:
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 CIVIL DESIGN, LLC
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 P.O. Box 283
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 Phone 330-549-9051 Fax 330-549-9053

PREPARED FOR:
UNIVERSAL DEVELOPMENT
 C/O MR. RON ANDERSON
 1607 MOTOR INN DRIVE, SUITE ONE
 GIRARD, OHIO 44420
 PH 330-759-7017

REVISIONS

1)	05-19-2022	RIPARIAN STBCK
2)	06-07-2022	ADD POLLINATOR
3)		
4)		
5)		

DESIGNED BY: JMG
 DRAWN BY: TGB
 CHECKED BY: JMG
 JOB NUMBER: 0984-21
 DWG FILE: 0984-GIS-Prelim-PUD.dwg
 DATE: 03-29-2022

TIPPECANOE CROSSING
 PRELIMINARY SITE PLAN
 PLANNED UNIT DEVELOPMENT
 PRELIMINARY LAYOUT

SCALE
 1" = 80'
 SHEET NUMBER
 1 OF 3

CALCULATIONS:

ITEM	REQUIRED	PROVIDED
LOT ACREAGE:	5.0-AC	50-AC+
DWELLING UNITS (DU)	N/A	180± (44-FOUR-PLEX) (2-DUPLEX)
SETBACK ALONG PUBLIC R/W	25-FT	25-FT+
MINIMUM DISTANCE BETWEEN BLDGS.	15-FT	15-FT+
BUILDING HEIGHT	VARIABLES	26-FT±
DWELLING UNIT DENSITY	14-UNITS/AC(MAX)	3.6-UNITS/AC±
OPEN SPACE(<4 DU/AC)	5% (MIN.) (2.6-AC MIN.)	53%± (26-AC±)
IMPERVIOUS SURFACE AREA	80% (MAX.) (40.8-AC MAX.)	36%± (18-AC±)
AGGREGATE FLOOR AREA	60% (MAX.) (30.6-AC MAX.)	19%± (9.4-AC±)
OFF-STREET PARKING	1.5 SPACES/UNIT	4 SPACES/UNIT±
LANDSCAPED AREA	20% (MIN.)	20%±



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