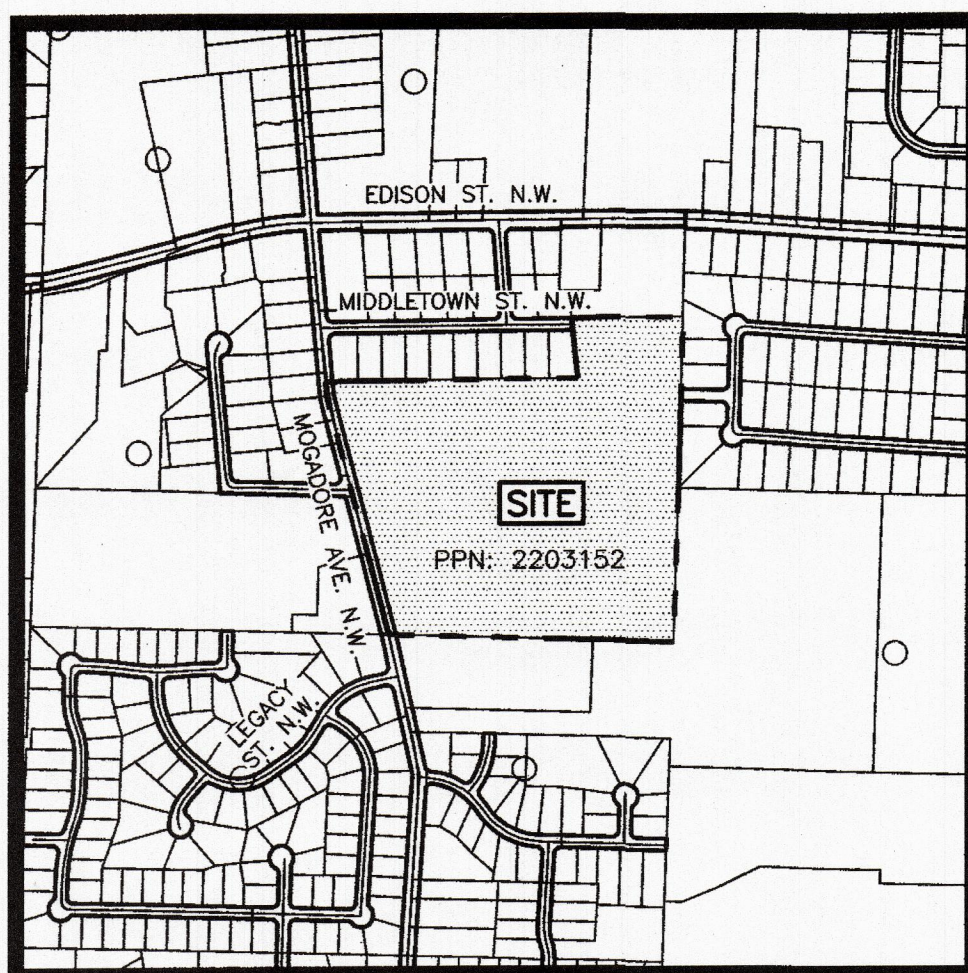


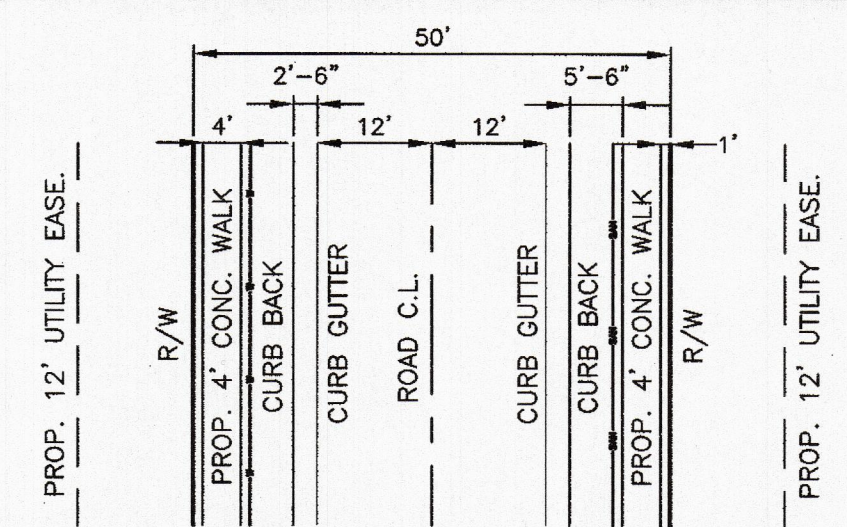
GLEN MEADOWS



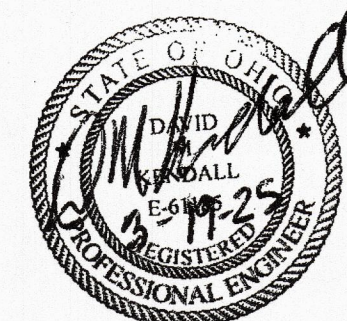
LOCATION MAP
SCALE: 1" = 800'

ZONING DATA		
ZONING (PROPOSED)		
EFFECTIVE DATE: 12/15/16		
(PR) PLANNED RESIDENTIAL DISTRICT		
CODIFIED ORDINANCE	CODIFIED ORDINANCE DESCRIPTION	REQUIRED ORDINANCE
304.B.5	MINIMUM DEVELOPMENT AREA	10 AC.
304.D.1.a	MINIMUM OPEN SPACE (GROSS LAND AREA EXCLUDING EXISTING ROADWAYS)	40%
304.D.2	MAXIMUM GROSS DENSITY	6.0 UNITS/AC.
304.D.4.a	MINIMUM LOT FRONTAGE	35 FT.
304.D.4.b	MINIMUM LOT WIDTH @ BLDG. LINE	60 FT.
304.D.4.c.i	MINIMUM BUILDING SETBACK FROM EXISTING PUBLIC RIGHT-OF-WAY	50 FT.
304.D.4.c.ii	MINIMUM BUILDING SETBACK FROM PROJECT BOUNDARY	25 FT.
304.D.4.c.iii	MINIMUM BUILDING SETBACK FROM ANY NEW PUBLIC RIGHT-OF-WAY	25 FT.
304.D.4.c.iv	MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OR EDGE OF EASEMENT OF ANY PRIVATE ROAD	20 FT.
304.D.4.c.v	MINIMUM DISTANCE BETWEEN BUILDINGS	15 FT.
304.D.4.c.vi	MINIMUM SIDE YARD SETBACK	APPROVED WITH DEVELOPMENT PLAN
304.D.4.d.i	MINIMUM LOT AREA	6,000 S.F.

TYPICAL PAVEMENT SECTION
NOT TO SCALE



SECTION LINE
S.W. QTR. SEC. 5
N.W. QTR. SEC. 8
N. 480,257.417
E. 2,275,711.672
S.E. QTR. SEC. 5
N.E. QTR. SEC. 8
LAKO36 BRASS DISK MONUMENT FND. & USED



SCALE: 1" = 100'

BASIS OF BEARING
GRID NORTH BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (SPCS), NAD83(1983), NORTH ZONE(401) BASED ON THE STARK COUNTY GEODETIC REFERENCE SYSTEM (SCGRS). THE SCGRS POINTS USED AS REFERENCE STATIONS TO ESTABLISH THE DATUM ARE DESIGNATED AS LAKO36, LAKO37, & LAKO43. ALL BEARINGS SHOWN ARE BASED ON GRID NORTH. ALL DISTANCES SHOWN ARE GROUND DISTANCE. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED SCALE FACTOR (PCF) OF 0.99895054.

FLOOD ZONE
PARCEL LIES IN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP No. 39151C0057E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF STARK, AND STATE OF OHIO AND KNOWN AS BEING A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 12 (LAKE), RANGE 8

LEGEND	
MONUMENTS	
● 5/8" CAPPED REBAR TO BE SET, (GBC DESIGN, INC.)	
○ IRON PIN FOUND (TYPE AND SIZE AS INDICATED)	
SYMBOLS	
▲ PROPOSED FIRE HYDRANT	— CHW — EXISTING OVERHEAD WIRE
▲ EXISTING FIRE HYDRANT	— G — EXISTING GAS LINE
▲ PROPOSED VALVE	— SAN — EXISTING SANITARY SEWER
▲ EXISTING VALVE	— SAN — PROPOSED SANITARY SEWER
● PROPOSED MANHOLE	— ST — EXISTING STORM SEWER
● EXISTING MANHOLE	— ST — PROPOSED STORM SEWER
▲ PROPOSED CATCH BASIN	— W — EXISTING WATER MAIN
▲ EXISTING CATCH BASIN	— W — PROPOSED WATER MAIN
▲ PROPOSED CURB INLET	— X — EXISTING FENCE
▲ EXISTING CURB INLET	
▲ EXISTING LIGHT POLE	
▲ EXISTING POWER POLE	
EX. CATEGORY 1 WETLANDS (BASED ON AQUATIC RESOURCES MAP PREPARED BY HZW ENVIRONMENTAL CONSULTANTS)	
SEWAGE DISPOSAL	STARK COUNTY SANITARY SEWER
WATER SUPPLY	STARK COUNTY STORM SEWER
DRAINAGE FACILITIES	ASPHALT CONCRETE WITH CONCRETE CURB & GUTTER
PAVEMENT	

SITE DATA	
LOT AREA (AC.)	16.56
RIGHT-OF-WAY AREA (AC.)	4.60
EXISTING RIGHT-OF-WAY AREA (AC.)	0.78
OPEN SPACE AREA (AC.)	14.18
TOTAL DEVELOPMENT AREA (AC.)	36.10
GROSS LAND AREA (AC.) (EXCLUDING EX. RIGHT-OF-WAY AREA)	35.34
TOTAL OPEN SPACE PERCENTAGE (EXCLUDING EXISTING RIGHT-OF-WAY)	40%
TOTAL NUMBER OF LOTS	83
TOTAL DENSITY (UNITS/AC.) (TOTAL LOTS/LOT AREA)	5.0
TOTAL LENGTH OF STREET	3,896 LF.
TYPICAL LOT SIZE	60'x125'

AERIAL PHOTOGRAPHY TAKEN FROM STARK COUNTY GIS DATA DATED 2018.

TOPOGRAPHIC DATA TAKEN FROM STARK COUNTY GIS DATA DATED 2016.

- NOTES:**
- ALL LOT DISTANCES ARE SCALED AND ARE SUBJECT TO MINOR CHANGES ON THE RECORD PLAT.
 - RADIUS AT ALL STREET INTERSECTIONS ARE 25' UNLESS OTHERWISE NOTED.
 - ENTIRE ALLOTMENT TO BE SERVICED BY SANITARY SEWER.
 - STORM SEWERS OUTSIDE RIGHT OF WAY TO BE WITHIN A 20' PUBLIC DRAINAGE EASEMENT.
 - POND TO BE WITHIN A PUBLIC STORM WATER RUNOFF CONTROL STRUCTURE EASEMENT AND WATER QUALITY RETENTION BASIN AREA AND WILL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.

OWNER:
DELBERTS GLEN FAMILY LIMITED
6135 RONALD ST. N.W.
CANTON, OH 44718
234-521-1586

DEVELOPER:
PULTE HOMES OF OHIO, LLC
387 MEDINA RD., SUITE 1700
MEDINA, OH 44256
330-849-3497

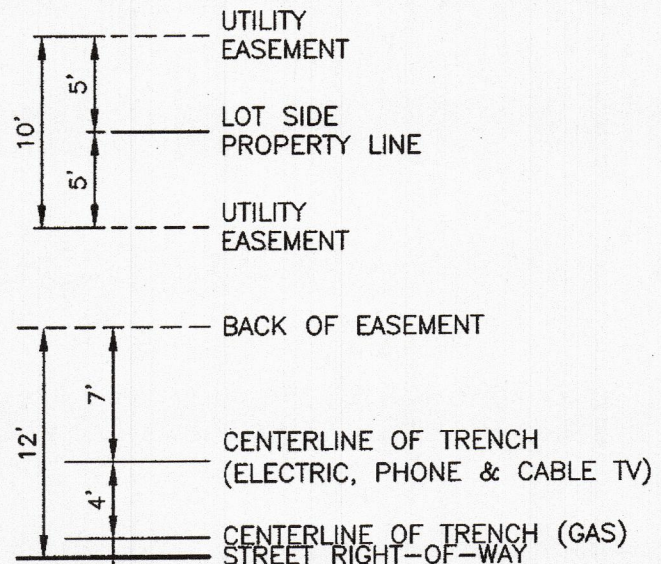
PREPARED BY:
GBC DESIGN, INC.
565 WHITE POND DR.
AKRON, OH 44320
330-836-0228

APPROVED BY THE LAKE TOWNSHIP ZONING INSPECTOR
THIS DAY OF April, 2024
Michael Wilson
LAKE TOWNSHIP ZONING INSPECTOR

GBC DESIGN, INC.
PULTE HOMES OF OHIO, LLC
387 MEDINA RD., SUITE 1700
MEDINA, OHIO 44256

GLEN MEADOWS
LAKE TOWNSHIP, OHIO
STARK COUNTY, OHIO
PRELIMINARY PLAN
REZONING EXHIBIT

DRAWN BY:
J.D.D.
DATE:
AUG. 16, 2024
PROJECT NO.
57089
DRAWING NO.
1 OF 2



UTILITY EASEMENT
IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A FIVE (5) FOOT WIDE EASEMENT ON EACH SIDE OF EACH LOT AND A TWELVE (12) FOOT WIDE EASEMENT AT THE FRONT OF EACH LOT IS RESERVED FOR THE CABLE TV, GAS, ELECTRIC, AND TELEPHONE UTILITY SERVICES. EASEMENT TO BE USED FOR INSTALLING, OPERATING, MAINTAINING, AND SERVICING OF UNDERGROUND LINES AND ALL INCIDENTAL APPURTENANCES SUCH AS PAD MOUNTED TRANSFORMERS, VALVE BOXES, JUNCTION BOXES, ETC. SAID EASEMENT SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES, LANDSCAPING INCLUDING LAWNS, SHRUBBERY OR FLOWERS WITHIN THE EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SUCH SERVICES AND THE RIGHT OF ACCESS FOR THE EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

