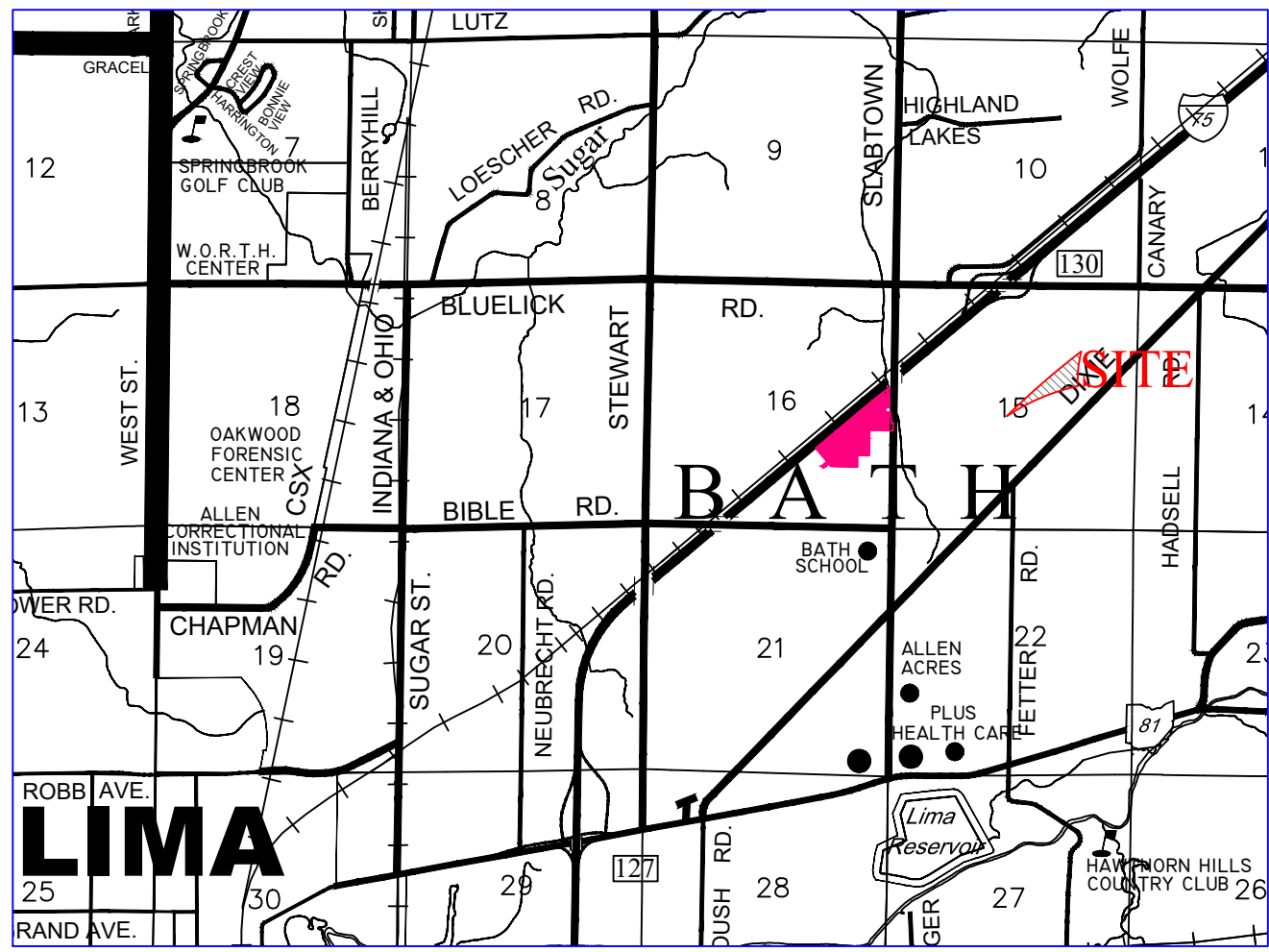


SURVEY CONTROL
HORIZONTAL CONTROL IS OHIO STATE PLANE NORTH COORDINATE SYSTEM.
VERTICAL CONTROL ELEVATION DATUM IS NAVD 1988

AUTUMN LAKE CONDOMINIUM LANDSCAPING PLAN

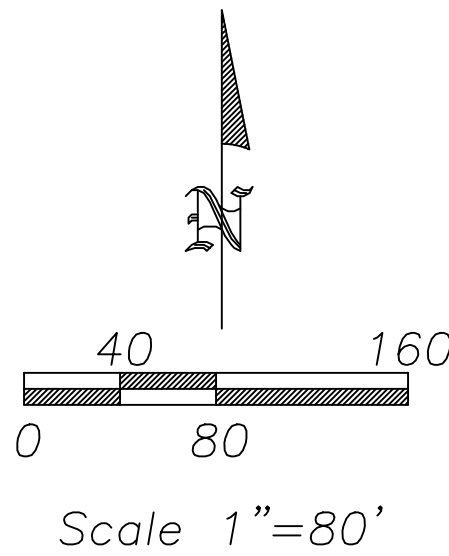
SE¼, SECTION 16, T3S, R7E
BATH TOWNSHIP, ALLEN COUNTY, OHIO



LANDSCAPE PLANT LEGEND

- HYDRANGIA
- EVERGREEN CONIFER
- ARBORVITAE
- HICKS YEW
- BOXWOOD SHRUB
- WEIGELA SHRUB
- EXISTING CONIFER TREE

- ### LEGEND
- STORM WATER CATCH BASIN
 - EXISTING GRADE CONTOUR
 - PROPOSED GRADE CONTOUR
 - ST - STORM SEWER
 - S - SANITARY SEWER
 - W - WATER LINE
 - FIRE HYDRANT
 - SANITARY MANHOLE
 - STORM DRAINAGE MANHOLE
 - UTILITY POLE
 - LIGHT POLE
 - MONUMENT BOX
 - YARD LIGHT



CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	248.66'	228.00'	62°29'12"	N30° 20' 26"W	236.52'
C3	214.70'	188.00'	65°25'54"	N33° 37' 07"E	203.22'
C4	264.05'	387.00'	39°05'32"	S46° 47' 18"W	258.95'
C5	210.72'	188.00'	64°13'12"	N59° 21' 08"E	199.86'
C6	160.72'	188.00'	48°58'59"	S64° 02' 46"E	155.87'
C7	254.87'	163.00'	89°35'23"	S5° 14' 24"W	229.69'
C8	158.85'	150.00'	60°40'30"	S80° 28' 17"W	151.53'
C9	138.75'	400.00'	19°52'27"	N59° 15' 15"W	138.05'
C10	88.63'	100.00'	50°46'45"	N23° 55' 38"W	85.75'
C11	200.50'	168.00'	68°22'52"	S84° 13' 32"W	188.81'

CONDOMINIUM DEVELOPMENT INFORMATION

SUMMARY
PROPOSED CONDOMINIUM DEVELOPMENT CONSISTING OF A TOTAL OF 130 CONDOMINIUM UNITS. TOTAL UNITS COMPRISED OF DUPLEX AND STAND-ALONE PATIO HOMES. THE PROPOSED INTERNAL STREETS WILL BE 24' WIDE WITH PUBLIC SANITARY SEWER, WATER & ELECTRIC SERVICE.

APPLICANT/DEVELOPER

NICKLES HOMES
JERRY NICKLES
701 FLANDERS AVE.
LIMA, OH 45801
PH.: 419-230-0868
EMAIL: JERRY@NICKLESHOMES.COM

DEEDED OWNER

FREDERICK W. & MILENA J. HOWALD
683 WALDO-FULTON RD.
WALDO, OH 43356
PH.: 419-235-4274

DEED VOL. 655, PG. 619

ENGINEER

BACON & ASSOCIATES, LLC
BRIAN T. BACON, PE
750 N. EASTOWN RD.
ELIDA, OH 45807
PH.: 419-999-3756
EMAIL: BRIAN@BACONENGINEER.COM

SITE DATA

LOCATION: PT. SE¼ & PT. NE¼, SECTION 16, T3S, R7E, BATH TOWNSHIP, ALLEN COUNTY, OH
PARCEL NO.: 37-1804-01-002.000

ROAD FRONTAGE ON SLABTOWN RD. AND AUTUMN RIDGE DRIVE

TOTAL SITE DEVELOPMENT AREA = 28.799 ACRES

PROPOSED CONDOMINIUM UNITS

DUPLEX BUILDINGS = 39 TOTAL
FOOTPRINT AREA EACH BUILDING = 2,956 S.F.

STAND-ALONE BUILDINGS = 50 TOTAL
FOOTPRINT AREA EACH BUILDING = 1,916 S.F.

TOTAL CONDOMINIUM UNITS PROPOSED = 128

ZONING

EXISTING: R1, RESIDENTIAL DISTRICT
PROPOSED: R-PUD: RESIDENTIAL PLANNED UNIT DEVELOPMENT

FLOOD PLAIN INFORMATION

FEMA FIRM: 39003C0220D
EFFECTIVE DATE: 5-02-2013
SUBJECT DEVELOPMENT DESIGNATION: ZONE 'X'
(AREA OF MINIMAL FLOOD HAZARD)

WETLAND INFORMATION

PER U.S. FISH AND WILDLIFE SERVICE, NO WETLANDS PRESENT ON SUBJECT PROPERTY.

SANITARY SEWER SERVICE

EXISTING 8" SANITARY SEWER SERVICE IS LOCATED ON THE EAST SIDE OF SLABTOWN ROAD. GRAVITY SANITARY SEWER IS PROPOSED THROUGHOUT THE CONDOMINIUM DEVELOPMENT.

WATER SERVICE

EXISTING 8" WATER MAIN LOCATED ON THE NORTH SIDE OF AUTUMN RIDGE DR. WITH ACCESS TO THE PROPOSED DEVELOPMENT THROUGH A 60' WIDE DEEDED ACCESS FRONTAGE ON AUTUMN RIDGE DR.

STORM WATER

STORM WATER WILL BE MANAGED BY CONVEYING RUNOFF THROUGH A PROPOSED WATER QUALITY BASIN THAT WILL BE LOCATED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY WITH AN OUTLET TO AN EXISTING DRAINAGE DITCH THAT HAS AN OUTLET THROUGH AN EXISTING 84" DIA. RCP CULVERT UNDER I-75.

PARKING

PARKING FOR THE PROPOSED CONDOMINIUM DEVELOPMENT WILL BE ON PRIVATE DRIVEWAYS FOR EACH OF THE CONDOMINIUM UNITS. EACH CONDOMINIUM UNIT WILL HAVE A 2-CAR GARAGE AND ADDITIONAL DRIVEWAY SPACES FOR 2 VEHICLES FOR EACH UNIT. OVERFLOW PARKING SPACES WILL BE PROVIDED IN ADDITION TO TEMPORARY ON-STREET PARKING.

Prepared By:
BACON & ASSOCIATES, LLC
750 N. Eastown Rd., Elida, Ohio 45807
Office: 419-999-3756

OVERALL LANDSCAPING PLAN

AUTUMN LAKE CONDOMINIUM
SE 1/4 & NE 1/4, SEC. 16, T3S, R7E
BATH TWP., ALLEN CO., OH

File:
36-23

Drawn By: BTB Date: 7-01-24