GREENWOOD OF SAGAMORE HILLS

FINAL DEVELOPMENT PLAN

PHASE III

AREA "A" & SUMMARY

WHEELER & MELENA
CONSULTING ENGINEERS & SURVEYORS
SCALE: 1" = 100' DATE: JUNE, 1970

Subdivision 3

SUMMARY

DWELLING TYPE	NO. UNITS	NO OF BEDROOMS 1	2	3	& BR	REQUIRED GROSS AREA	MIN COMMON LAND AREA
PHASE I							
S.F.D.	71	—	—	—	—	35.5000	14.2000
S.F.A.	60	10	20	30	190	13.0854	5.2342
G.A.	138	52	86	—	224	21.7631	8.7052
MIDRISE APT.	120	50	90	10	260	25.9412	10.3765
SUB TOTALS	419	112	196	40	674	96.2897	38.5159
PHASE II							
S.F.A.	85	—	60	25	195	17.9063	7.1625
G.A.	422	163	221	38	719	69.7658	27.9063
SUB TOTALS	507	163	281	63	914	87.6721	35.0688
PHASE III							
S.F.D.	40	—	29	11	91	8.8568	3.5427
MIDRISE APT.	200	83	93	24	341	33.0160	13.2064
SUB TOTALS	240	83	122	35	432	41.8728	16.7491
GRAND TOTALS	1166	356	599	138	1970	226.5866	90.2346

DWELLING UNITS PER ACRE = 1166 ÷ 51.2882 ACRES
AVERAGE BEDROOMS PER UNIT = 1970 ÷ (1166 - 71) = 1.7991

GROSS AREA RECORDED, SUBD. NO. 1 = 99.2424 ACRES
GROSS AREA PHASE II = 84.3330 ACRES
GROSS AREA PHASE III = 47.6840 ACRES
TOTAL GROSS AREA = 231.4594 ACRES

COMMON LAND RECORDED, SUBD. NO 1 = 47.9720 ACRES
COMMON LAND PHASE II = 26.2344 ACRES
COMMON LAND PHASE III = 31.3195 ACRES
TOTAL COMMON LAND = 105.6259 ACRES

THE AREAS AS INDICATED HEREON ARE IN AGREEMENT WITH THE LAND REQUIREMENTS OF THE ZONING CODE, ALL OF WHICH I CERTIFY TO BE CORRECT.

WHEELER & MELENA, INC.
CONSULTING ENGINEER

Robert E. Fabordeau
ROBERT E. FABORDEAU, P.E.
REG NO 25656

APPROVAL

THE ZONING BOARD OF APPEALS OF SAGAMORE HILLS TOWNSHIP HEREBY APPROVE THIS FINAL DEVELOPMENT PLAN WHICH IS SUBSTANTIALLY IN ACCORDANCE WITH THE ORIGINAL PLAN AND THERE HAS BEEN NO CHANGE IN SUCH PLAN SO AS TO VIOLATE THE SPECIAL REQUIREMENTS FOR A PLANNED DEVELOPMENT DISTRICT. MEETS ALL THE REQUIREMENTS OF SECTION 17.G OF THE ZONING RESOLUTION ON _____, 19____, BY THE ACTION OF SAID BOARD.

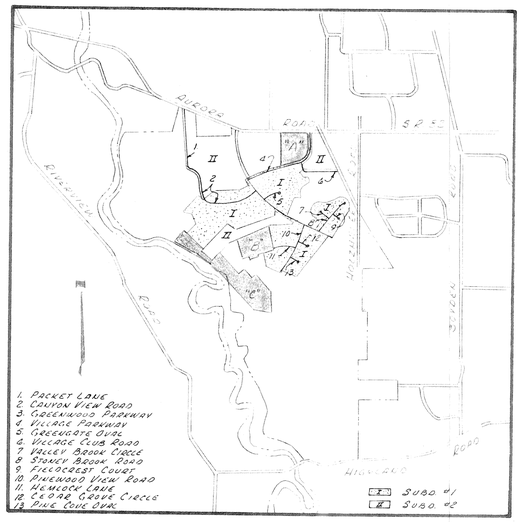
CHAIRMAN

MEMBER

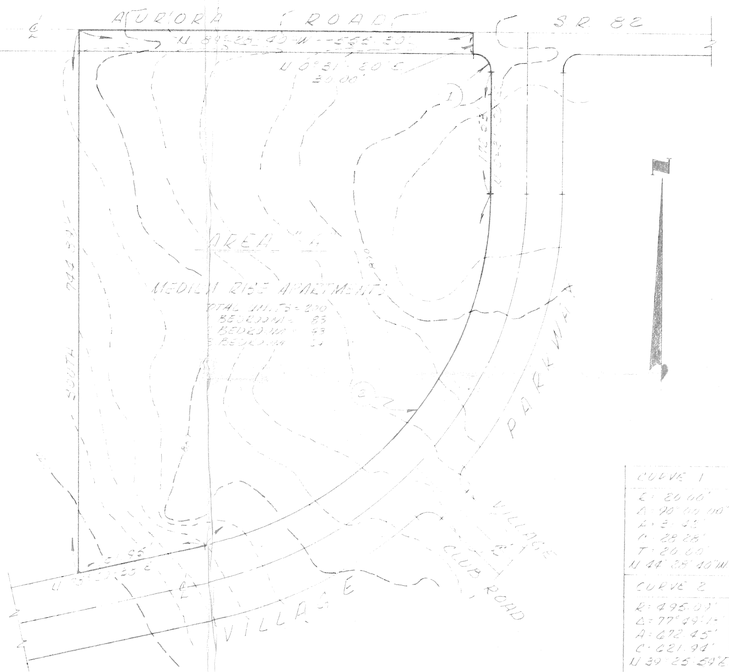
MEMBER

MEMBER

MEMBER



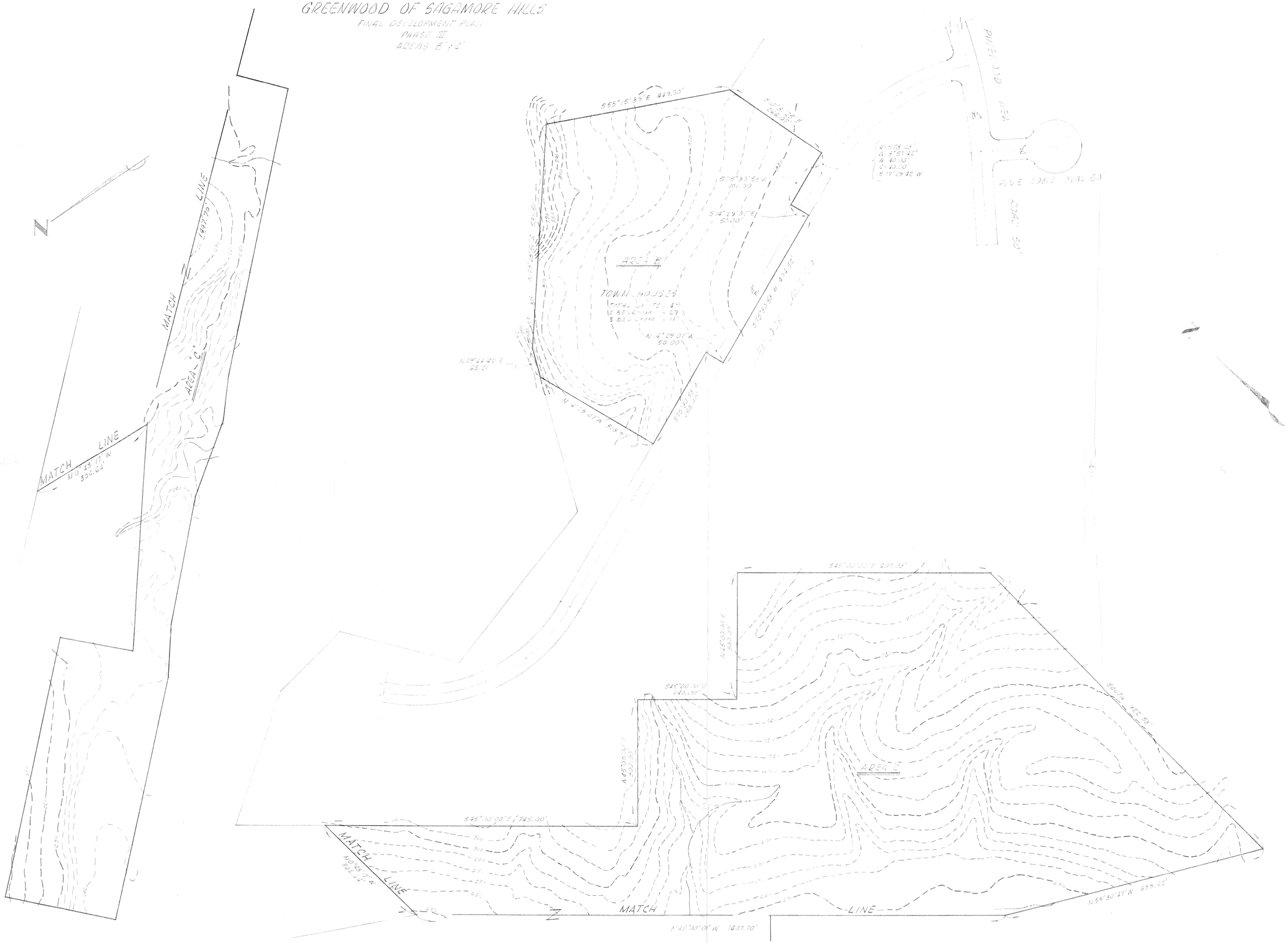
LOCATION PLAN
NO SCALE



CURVE 1
L = 26.66'
R = 90.00'
Δ = 16°-58'-10"
A = 2.33
P = 25.26
T = 13.40
N 44°-28'-40" W

CURVE 2
R = 495.37'
L = 77.44'
Δ = 8°-57'-45"
C = 621.98'
N 39°-28'-26" E

CHAGRIN VALLEY ENGR.
SCAN DATE:
SCAN FILE: X:\NORTH HILLS WATER DISTRICT\HEMLOCK LANE
JOB#:

GREENWOOD OF SAGAMORE HILLS

FINAL DEVELOPMENT PLAN
PHASE III
AREAS B & C