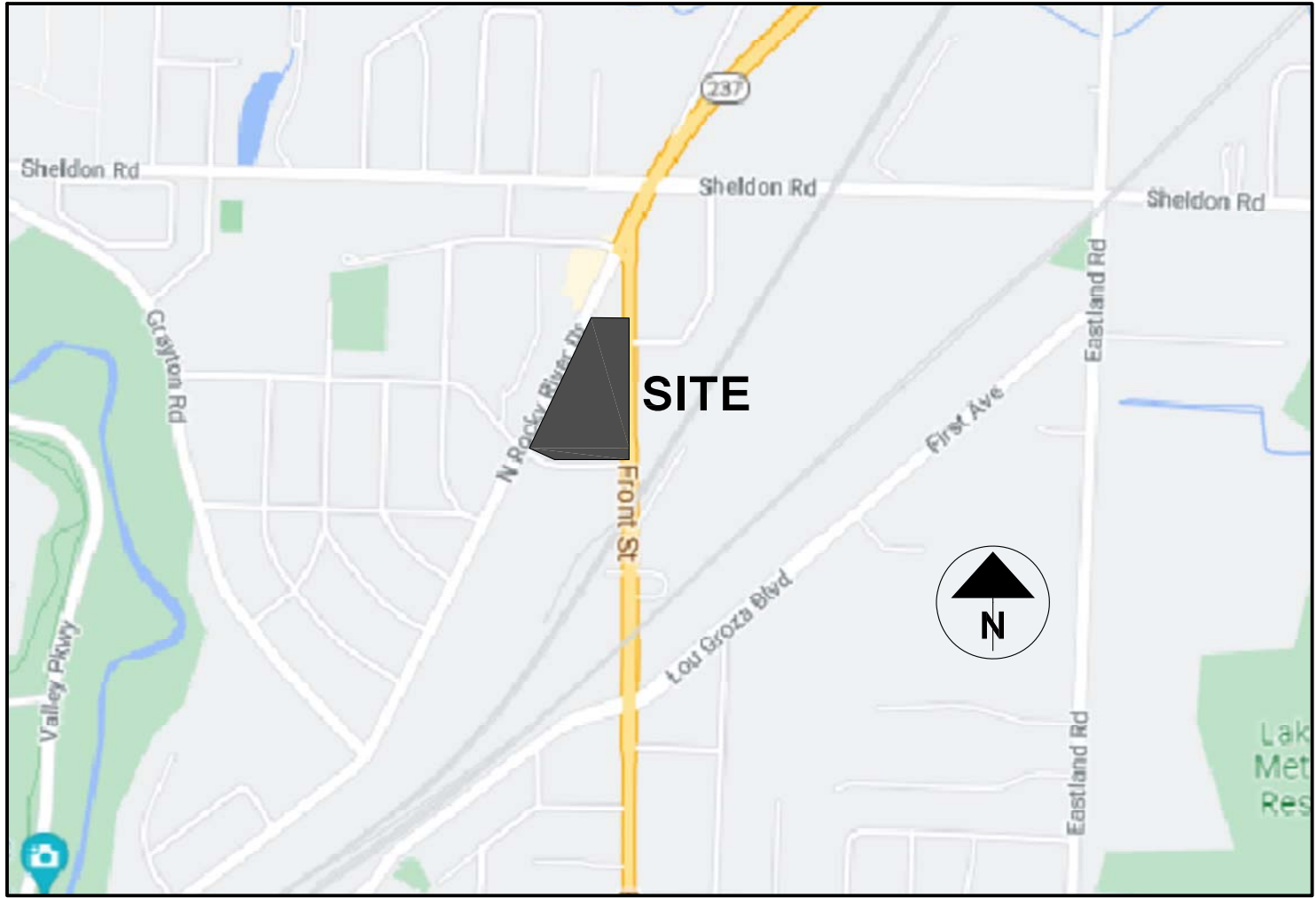
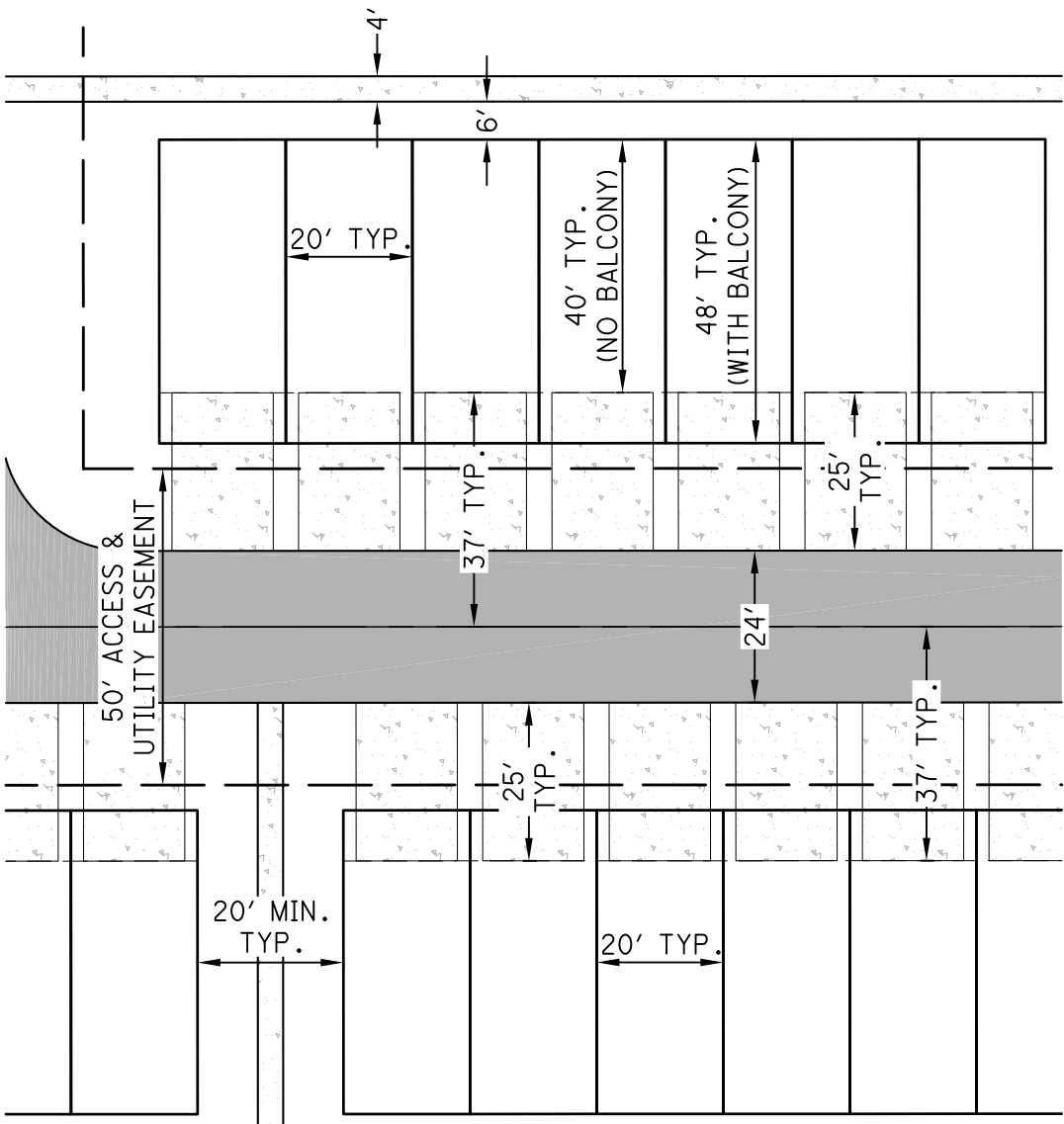




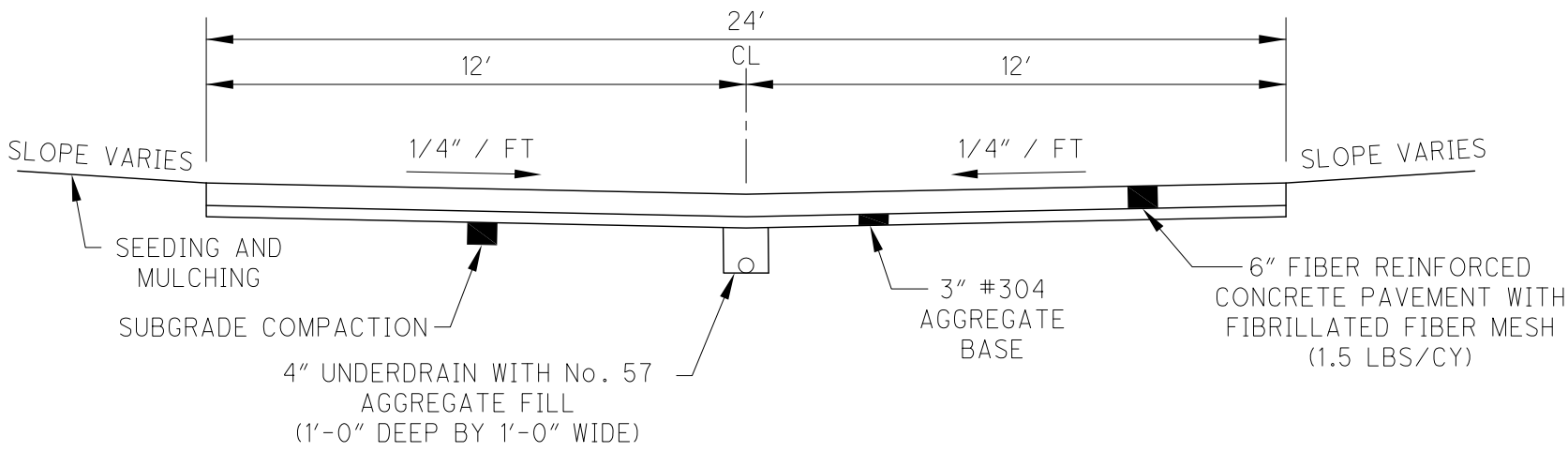
LOCATION MAP

NO SCALE
LATITUDE: 41°23'10.75" LONGITUDE: 81°51'14.52"



PRIVATE STREET TYPICAL DETAIL

SCALE: 1"=30'



TYPICAL PAVEMENT SECTION-PRIVATE STREET

NO SCALE



SITE

SCALE: 1" = 100'

SHEET INDEX:

- SHEET 1 TITLE SHEET
SHEET 2 SITE PLAN (40 SCALE)
SHEET 3 SITE PLAN WITH SOILS MAP OVERLAY

PRELIMINARY
DEVELOPMENT PLAN
FOR
BEREA EMERSON DRIVE
TOWNHOMES
PLANNED UNIT DEVELOPMENT

CITY OF BERA, COUNTY OF CUYAHOGA, STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL MIDDLEBURG TOWNSHIP
LOT No. 5 AND 6, SECTION No. 18

SITE INFORMATION:

PROJECT LOCATION: CITY OF BERA - EMERSON DRIVE, 760 N. ROCKY RIVER DRIVE,
AND 785, 767, 757, 739 & 731 FRONT STREET

PARCEL NUMBERS & ACREAGE:	362-03-014	0.59 AC
	362-03-002	0.33 AC
	362-03-013	0.61 AC
	362-02-009	2.50 AC
	362-02-011	0.53 AC
	362-02-012	0.32 AC
	362-02-014	0.82 AC
	362-02-003	0.50 AC

TOTAL PROJECT AREA: 6.2 AC GROSS
-0.5 AC EXISTING RIGHT-OF-WAY
5.7 AC NET

CURRENT ZONING: UPTOWN DISTRICT (UT)
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD)
THERE ARE NO FEMA FLOODPLAINS WITHIN THE PROJECT AREA.

DESIGN INFORMATION-PLANNED UNIT DEVELOPMENT:

PROPOSED PROJECT AREA: 5.7 AC NET
PROPOSED IMPERVIOUS AREAS: 0.8 AC PAVEMENT
0.3 AC SIDEWALKS
1.3 AC BUILDINGS
0.6 AC DRIVEWAYS
3.0 AC TOTAL IMPERVIOUS AREA (52%)

PROPOSED UNITS: 69 TOTAL
PROPOSED RESIDENTIAL DENSITY: 69 UNITS / 5.7 ACRES = 12.1 UNITS PER ACRE
PROPOSED LINEAR FEET OF PRIVATE STREET: 1,500 LF
PROPOSED GUEST PARKING SPACES: 35 SPACES (9'X18')
ZONING: DESIGNED TO MULTI-FAMILY RESIDENTIAL (MFR) (SECT. 203) UNDER PERMITTED USES FOR
PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD)
PLANNED DEVELOPMENT STANDARDS (TOWNHOUSE):

	PER CODE	SHOWN
RECOMMENDED MINIMUM AREA:	2.0 ACRES	5.7 ACRES
MINIMUM LOT AREA:	5,000 SF	NA
MINIMUM LOT WIDTH:	50'	500'
MINIMUM FRONT YARD SETBACK (FROM CL)	35'	37'
MINIMUM SIDE YARD SETBACK	5' EA., 20' TOTAL	25'
MINIMUM REAR YARD SETBACK	15'	35'
MAXIMUM BUILDING COVERAGE:	30% (1.7 AC)	23% (1.3 AC)
MAXIMUM HEIGHT OF BUILDING	35'	35'
SETBACK FROM PRIVATE ROAD CENTERLINE	30'	37'
SIDE YARD SEPARATION BETWEEN STRUCTURES	20'	20'
MINIMUM COMMON OPEN SPACE:	20% (1.1 AC)	47% (2.7 AC)

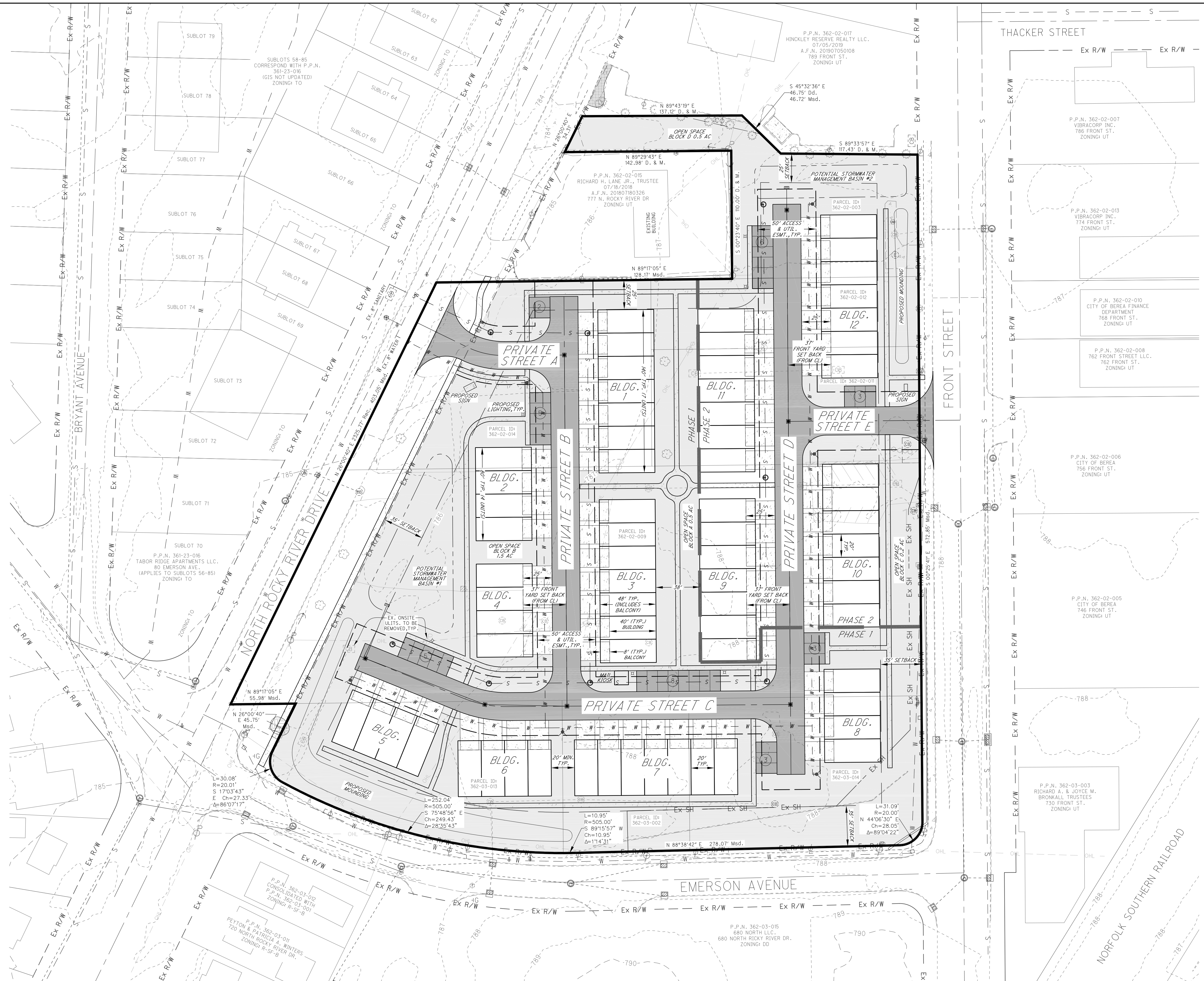
OWNERS:
CITY OF BERA
731 FRONT STREET
BERA, OHIO 44017

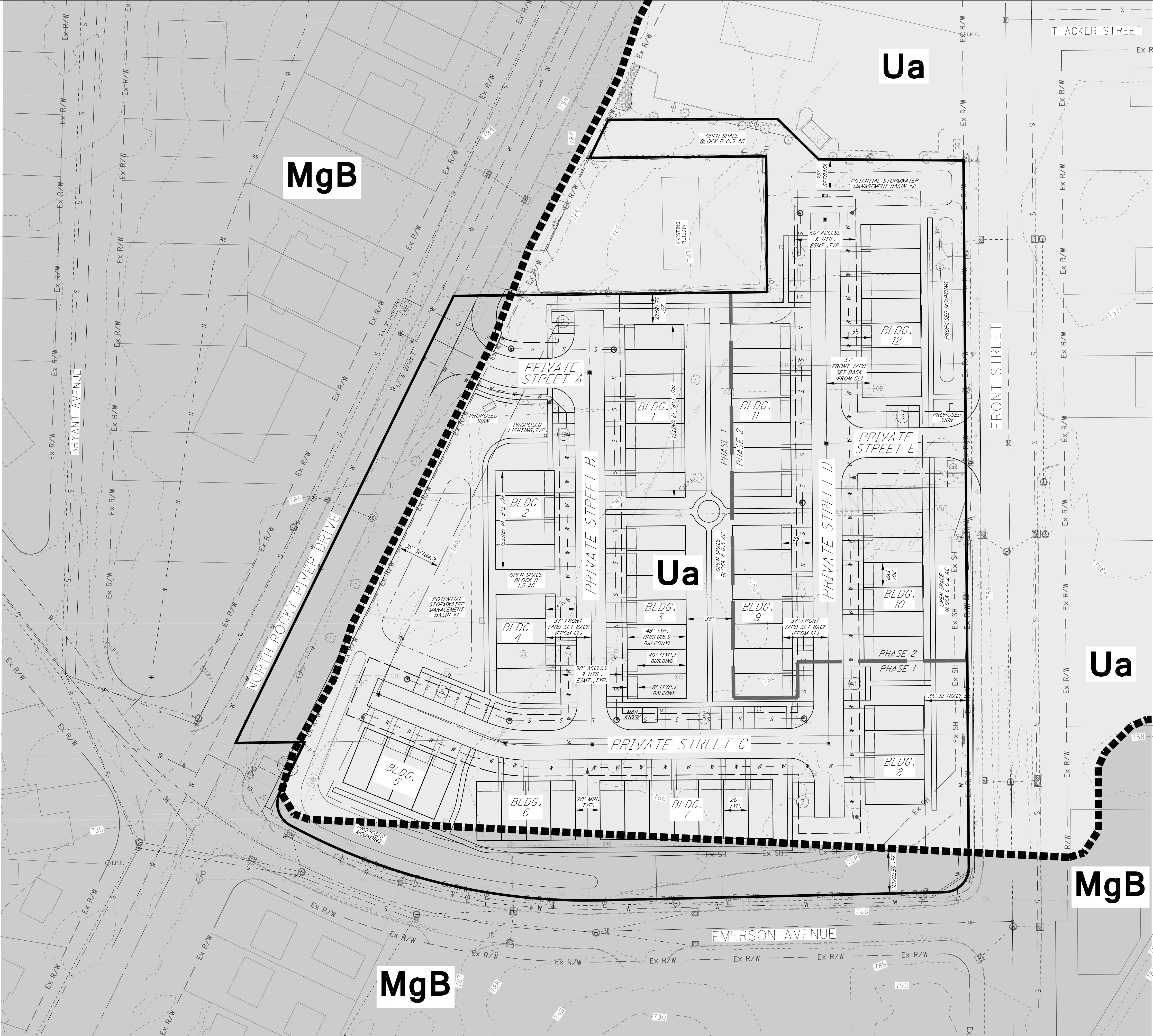
DEVELOPER:
KNEZ HOMES
7555 FREDLE DRIVE
PAINESVILLE, OHIO 44077
GILLIAN HALL, ESQ.
RICK LUNDSTROM
440-710-0711

DESIGN ENGINEER/SURVEYOR:
DAVEY RESOURCE GROUP
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
CHRIS SCHMIDT, P.E.
330-590-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	06/30/2022



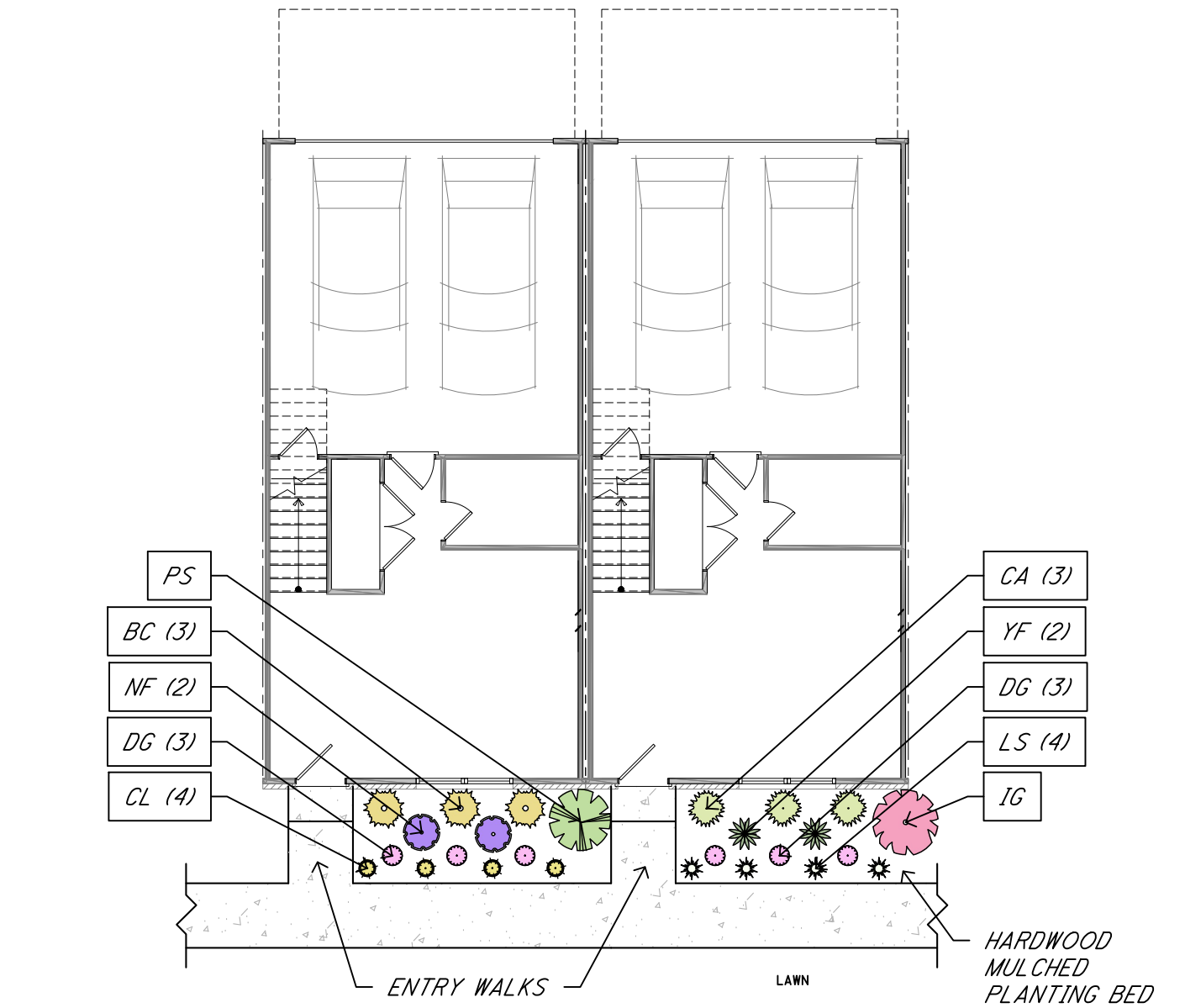




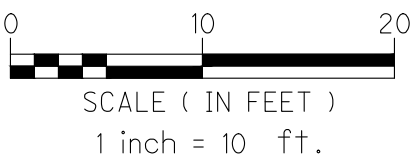


LANDSCAPE PLAN
FOR
BEREA EMERSON DRIVE
TOWNHOMES

PLANNED UNIT DEVELOPMENT
CITY OF BEREA, COUNTY OF CUYAHOGA, STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL MIDDLEBURG TOWNSHIP
LOT No. 5 AND 6, SECTION No. 18



BUILDING FRONTAGE LANDSCAPE EXAMPLE
SCALE: 1" = 20'



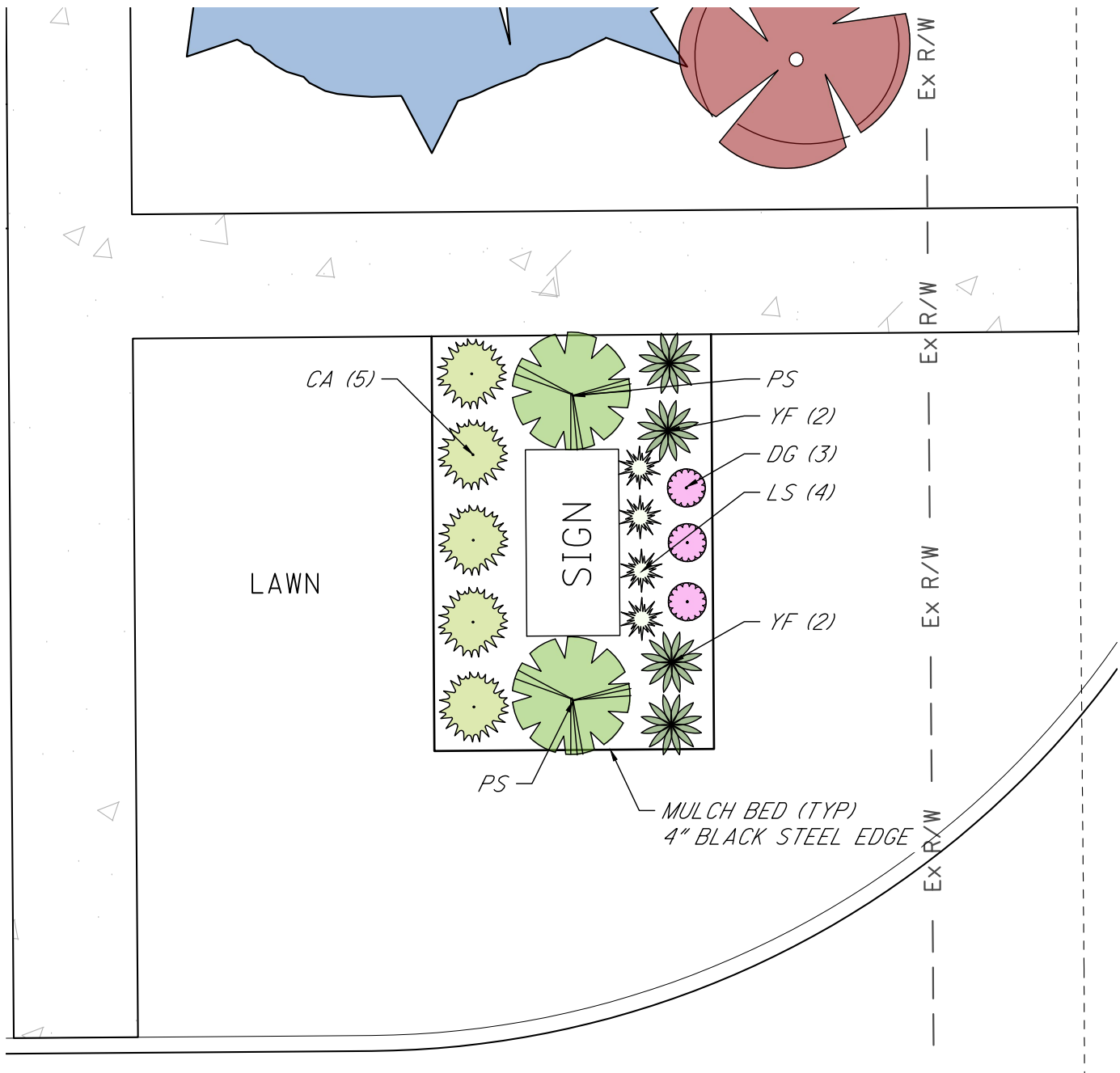
Legend		Size	Botanical Name	Width	Height
Abbrv.	Common Name				
DG	Firewitch Dianthus	1g	<i>Dianthus gratianopolitanus</i> 'Firewitch'	8"	18"
LS	Shasta Daisy	1g	<i>Leucanthemum x superbum</i>	12"	24"
CL	Lance Leaf Coreopsis	1g	<i>Coreopsis lanceolata</i>	12"	12"
YF	Adam's Needle Yucca	3g	<i>Yucca filamentosa</i>	24"	24"
IG	Inkberry	3g	<i>Ilex glabra</i>	48"	48"
PS	Dwarf Eastern White Pine	3g	<i>Pinus strobus</i> 'Nana'	48"	48"
NF	Catmint 'Walkers Low'	3g	<i>Nepeta faassenii</i> 'Walkers Low'	24"	24"
HQ	Oak Leaf Hydrangea 'Snow Queen'	3g	<i>Hydrangea quercifolia</i>	48"	48"
CA	Karl Foerster Reed Grass	3g	<i>Calamagrostis acutiflora</i>	36"	24"
BC	Sideoats Grama Grass	3g	<i>Bouteloua curtipendula</i>	32"	32"
VT	American Cranberrybush	5g	<i>Viburnum trilobum</i>	8"	8"
UP	Lacebark Elm	3" Cal.	<i>Ulmus parvifolia</i>	30"	35"
BN	Heritage River Birch	Multi-stem	<i>Betula nigra</i> 'Heritage'	40"	40"
TC	Littleleaf Linden	3" Cal.	<i>Tilia Cordata</i>	40"	40"
PO	American Sycamore	3" Cal.	<i>Platanus occidentalis</i>	40"	50"
TD	Bald Cypress	3" Cal.	<i>Taxodium distichum</i>	20"	40"
TP	Green Giant Arborvitae	6'	<i>Thuja plicata x standishii</i> 'Green Giant'	10'	15'
PP	Colorado Spruce	8'	<i>Picea pungens</i>	20'	50'
TC	Eastern Hemlock	8'	<i>Tsuga canadensis</i>	25'	40'

OWNERS:
CITY OF BEREA
731 FRONT STREET
BEREA, OHIO 44017

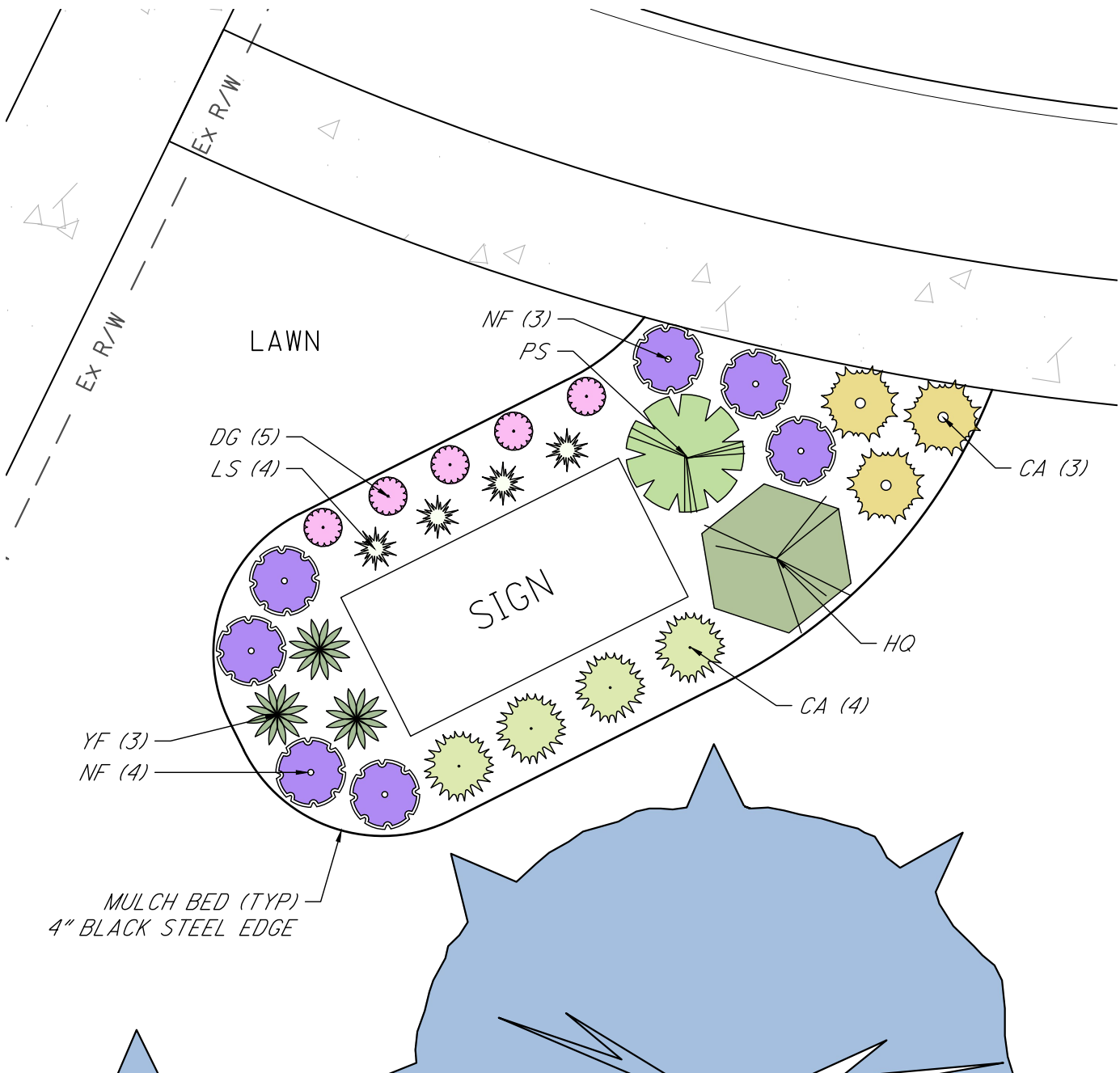
DEVELOPER:
KNEZ HOMES
7555 FREDLE DRIVE
PAINESVILLE, OHIO 44077
GILLIAN HALL, ESQ.
RICK LUNDSTROM
440-710-0711

DESIGN ENGINEER/SURVEYOR:
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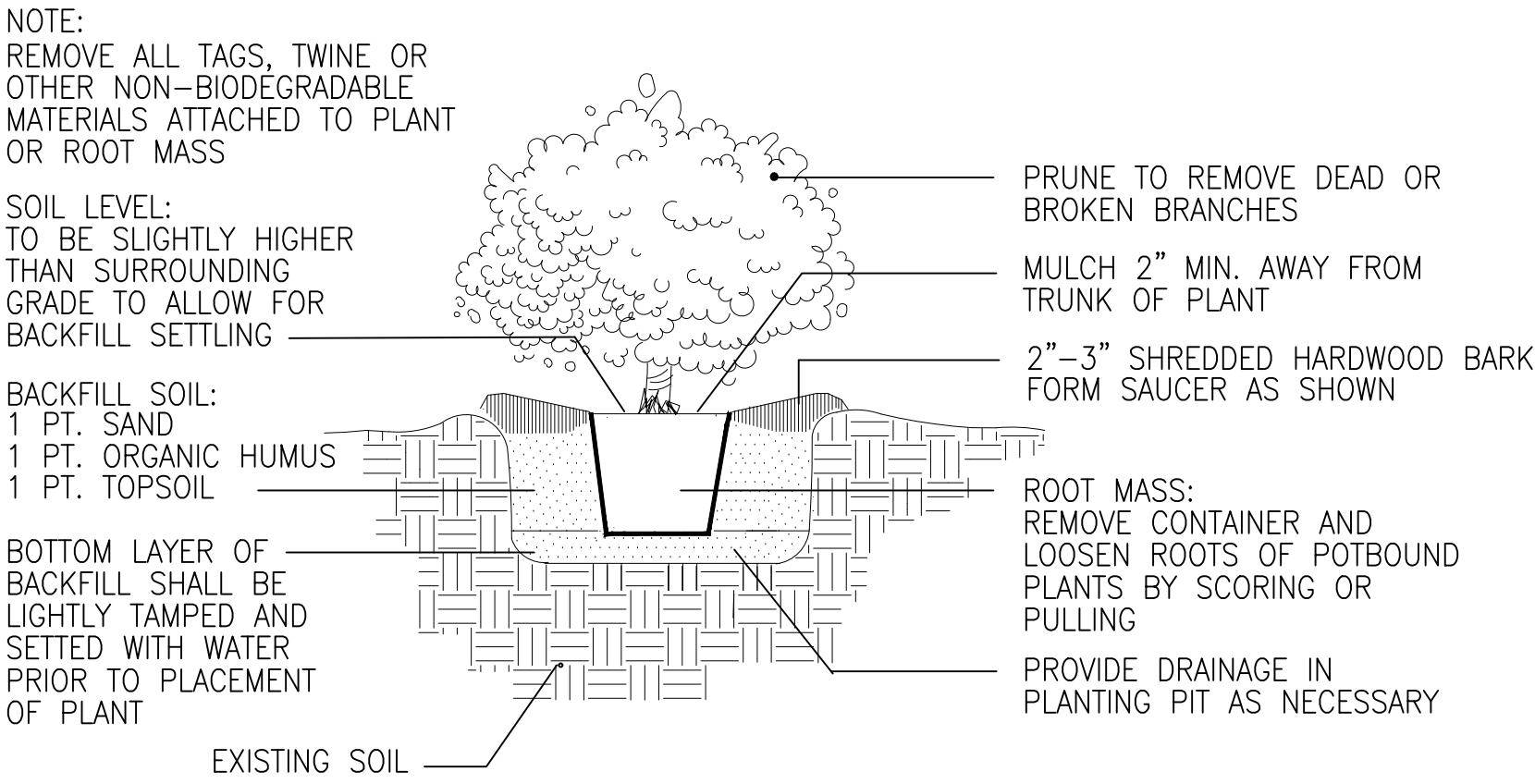


PHASE 2 ENTRY LANDSCAPE DETAIL
SCALE: 1"=5'

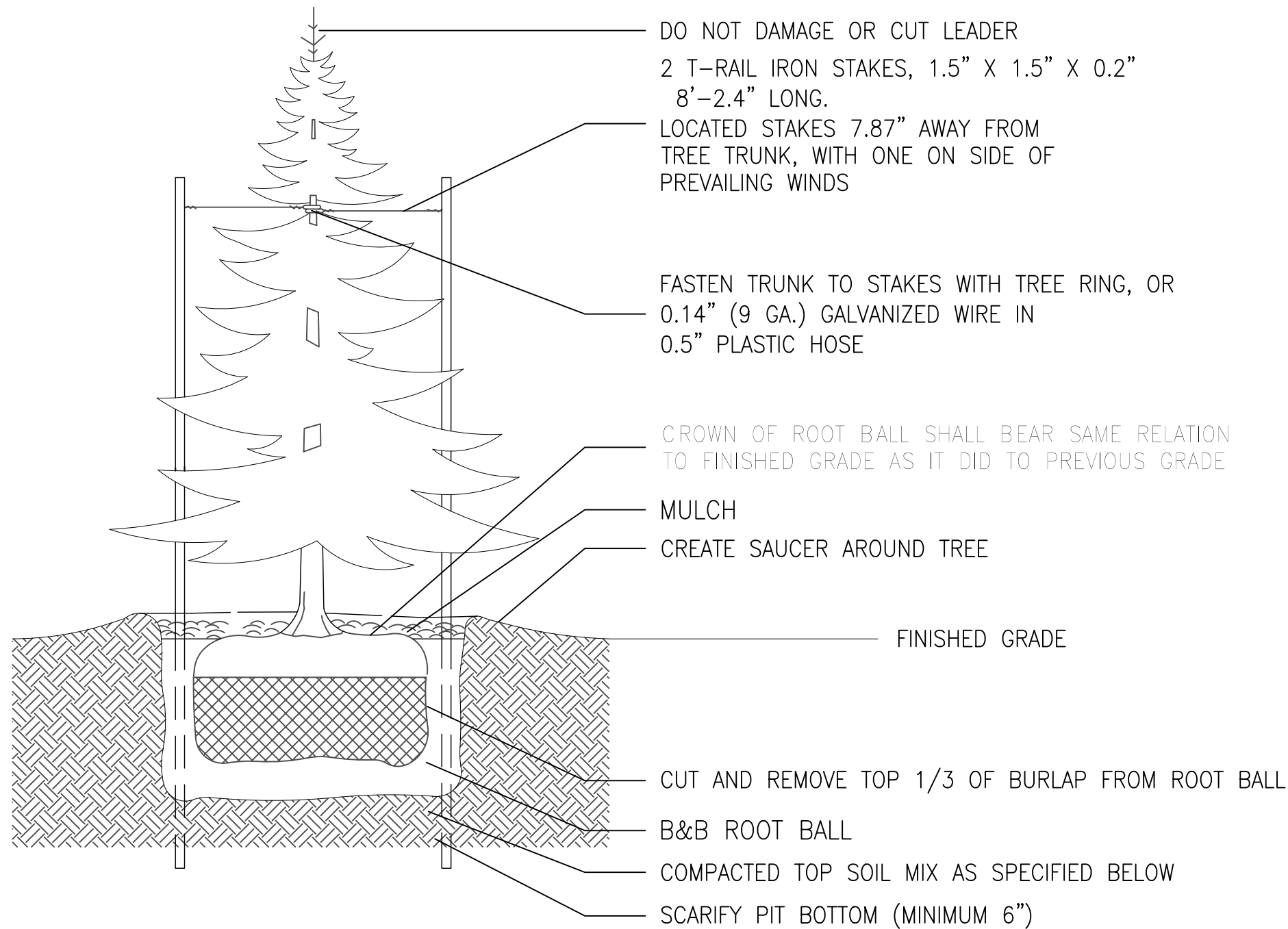


PHASE 1 ENTRY LANDSCAPE DETAIL
SCALE: 1"=5'

Legend					
Abbr.	Common Name	Size	Botanical Name	Width	Height
DG	Firewitch Dianthus	1g	<i>Dianthus gratianopolitanus</i> 'Firewitch'	8"	18"
LS	Shasta Daisy	1g	<i>Leucanthemum x superbum</i>	12"	24"
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YF	Adam's Needle Yucca	3g	<i>Yucca filamentosa</i>	24"	24"
IG	Inkberry	3g	<i>Ilex glabra</i>	48"	48"
PS	Dwarf Eastern White Pine	3g	<i>Pinus strobus</i> 'Nana'	48"	48"
NF	Catmint 'Walkers Low'	3g	<i>Nepeta faassenii</i> 'Walkers Low'	24"	24"
HQ	Oak Leaf Hydrangea 'Snow Queen'	3g	<i>Hydrangea quercifolia</i>	48"	48"
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UP	Lacebark Elm	3" Cal.	<i>Ulmus parvifolia</i>	30'	35'
BN	Heritage River Birch	Multi-stem	<i>Betula nigra</i> 'Heritage'	40'	40'
TC	Littleleaf Linden	3" Cal.	<i>Tilia Cordata</i>	40'	40'
PO	American Sycamore	3" Cal.	<i>Platanus occidentalis</i>	40'	50'
TD	Bald Cypress	3" Cal.	<i>Taxodium distichum</i>	20'	40'
TP	Green Giant Arborvitae	6'	<i>Thuja plicata x standishii</i> 'Green Giant'	10'	15'
PP	Colorado Spruce	8'	<i>Picea pungens</i>	20'	50'
TC	Eastern Hemlock	8'	<i>Tsuga canadensis</i>	25'	40'

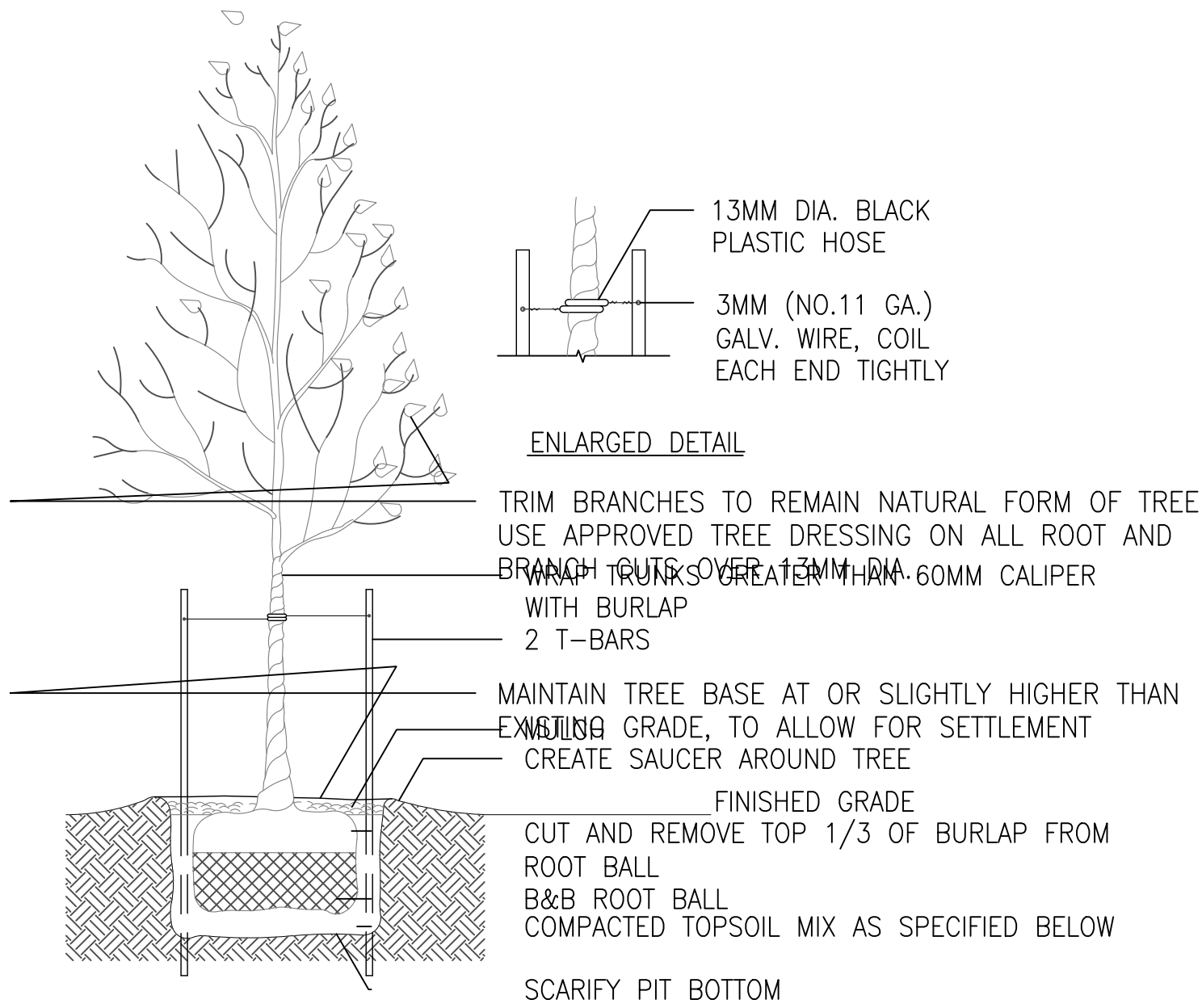


CONTAINER SHRUB DETAIL



- SPECIFICATIONS:**
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 - WATER THOROUGHLY AFTER INSTALLATION.
 - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
 - PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 - TOPSOIL MIX, SEE SPEC.

CONIFEROUS TREE DETAIL



- SPECIFICATIONS:**
- TOPSOIL MIX
 - DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 - WATER THOROUGHLY AFTER INSTALLATION.
 - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
 - PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.

DECIDUOUS TREE DETAIL

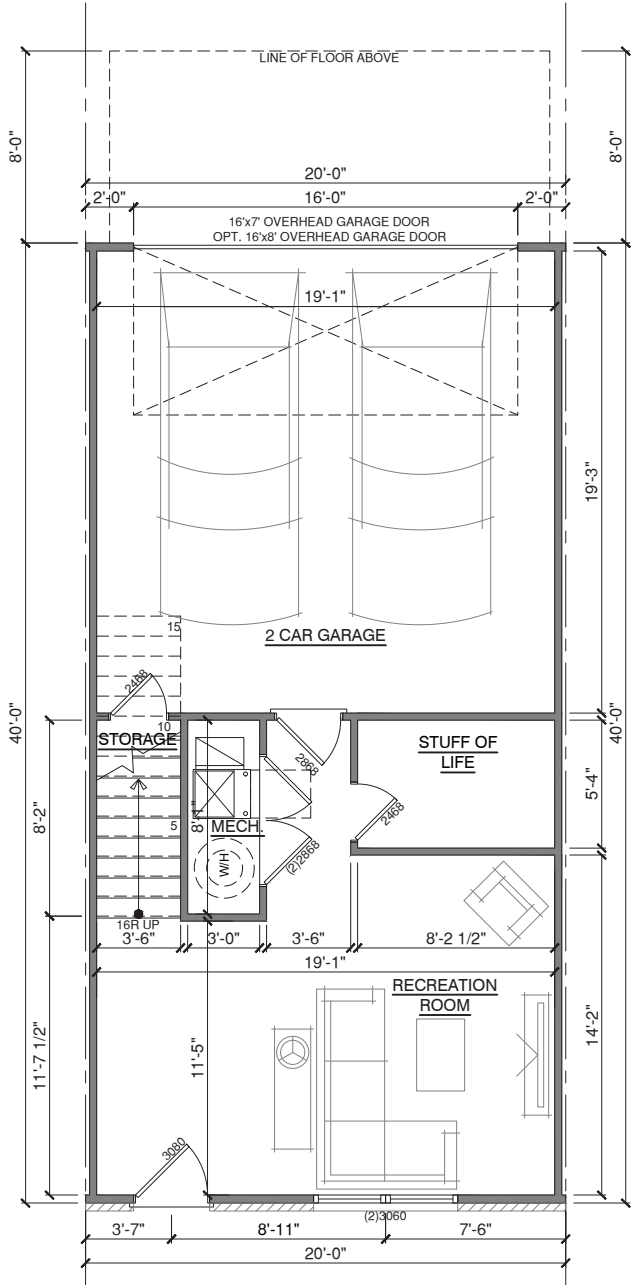
- GENERAL NOTES**
- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLAN OR NOT.
 - EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
 - CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
 - ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS
 - FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES AND DEPRESSIONS.
 - CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN
 - ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A STANDARD FOR NURSERY STOCK
 - ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS
 - FINAL PLACEMENT OF PLANT MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A STAKE OR FLAG INDICATING VARIETY AND TREE SIZE
 - ALL PLANT TOTALS ARE TO BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO PLANTING
 - NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE PRIOR TO BID DATE IN WRITING.
 - ALL NEW LANDSCAPE PLANTING SHALL BE GUARANTEED FOR FOR A PERIOD OF 1 YEAR FOLLOWING FINAL INSPECTION BY OWNER'S REPRESENTATIVE. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
 - A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SEEDED AND 12" FOR PLANTING BEDS. USE SUITABLE TOPSOIL FROM STOCKPILED SITE STRIPPING OR OTHER SOURCE WITH APPROVAL FROM OWNER'S AGENT. TOPSOIL SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE
 - IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY A LICENSED PROFESSIONAL (IF APPLICABLE)

Kempton I
2005 SQFT :: 20' x 40'

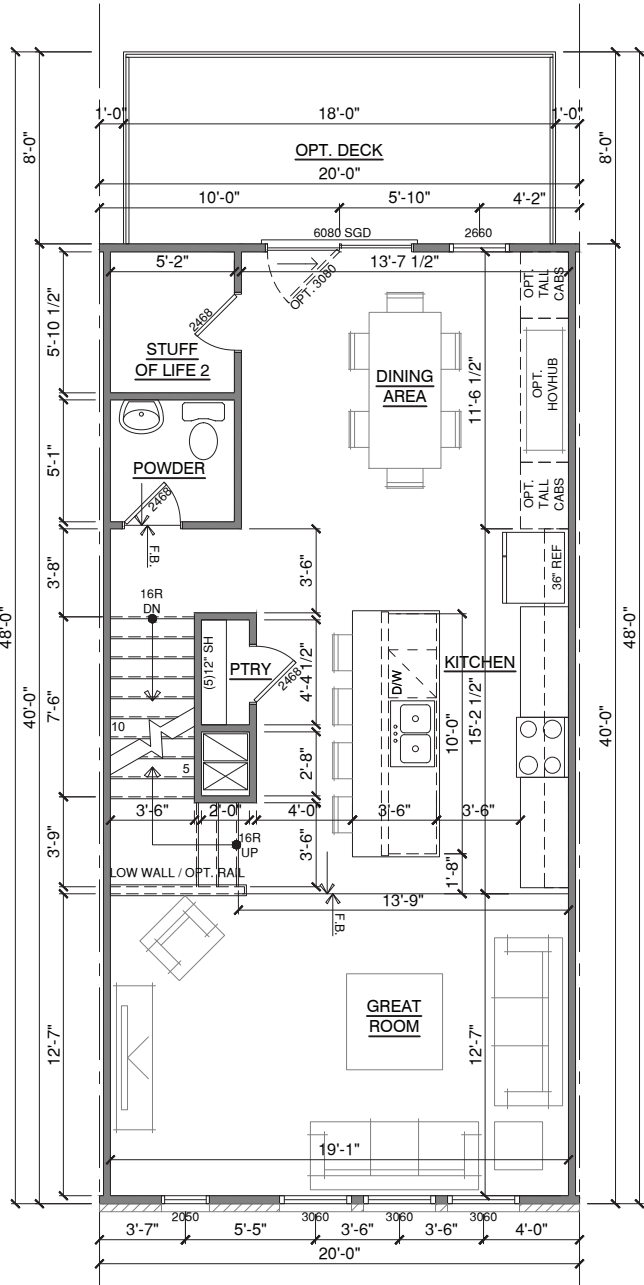


KEMPTON I
BUILDING STRING :: FRONT ELEVATION

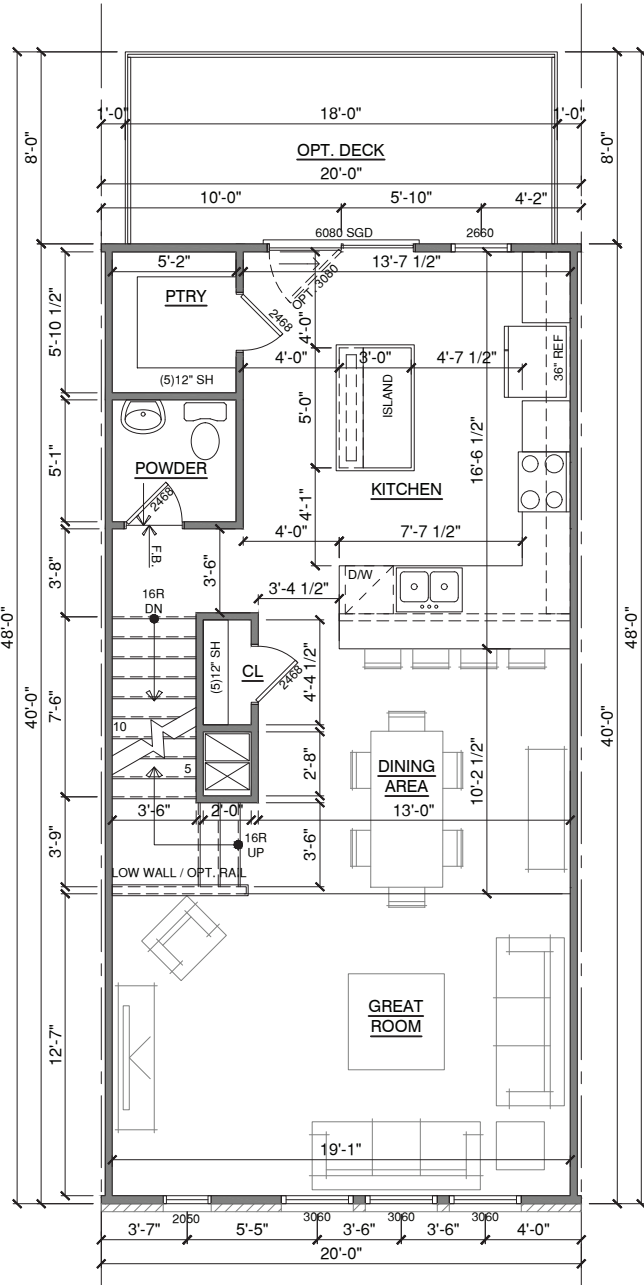
Kempton I
2005 SQFT :: 20' x 40'



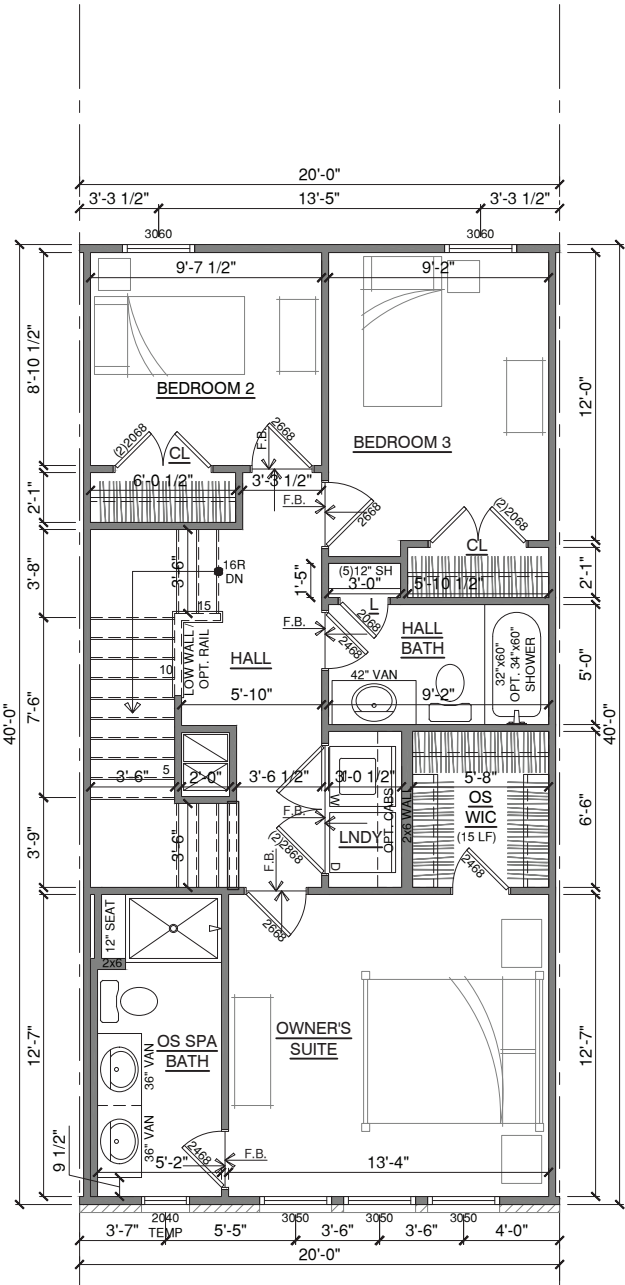
FIRST FLOOR :: 405 SQFT
BASE PLAN



SECOND FLOOR :: 800 SQFT
BASE PLAN :: MIDDLE KITCHEN

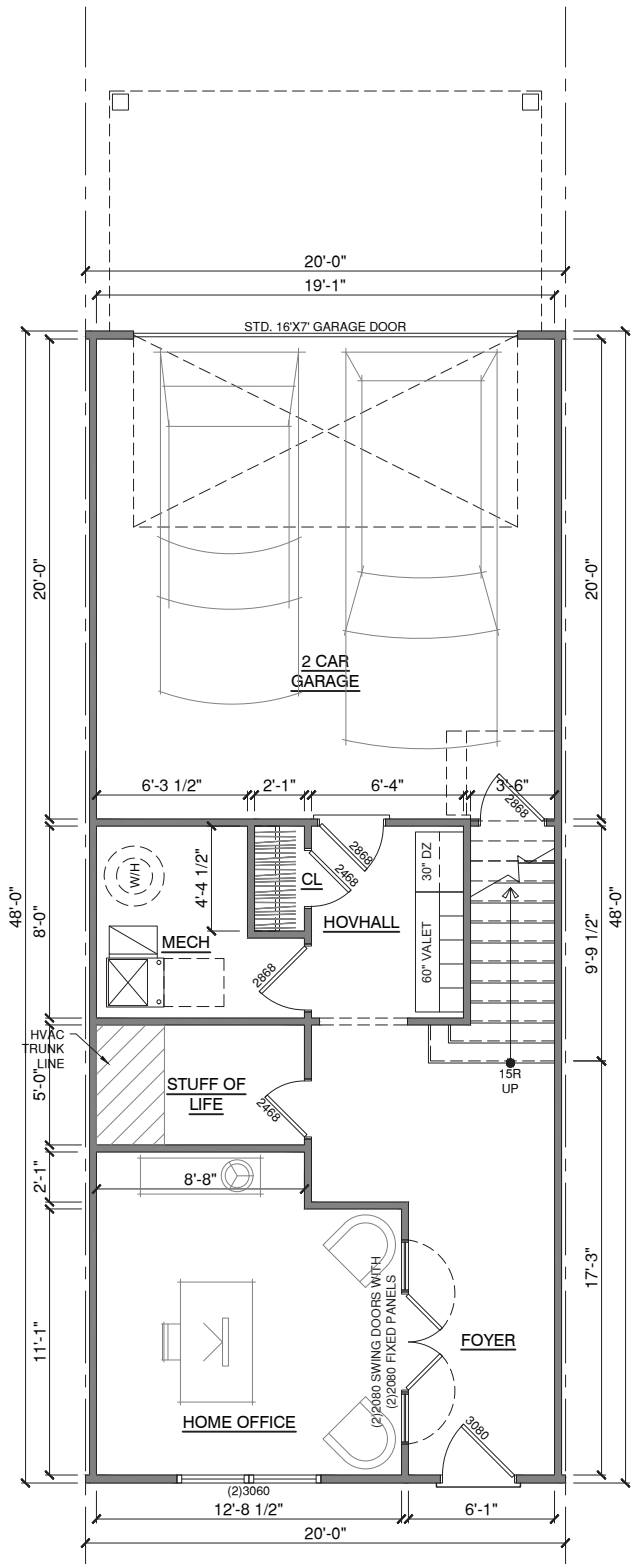


SECOND FLOOR :: 800 SQFT
FORM A :: REAR KITCHEN

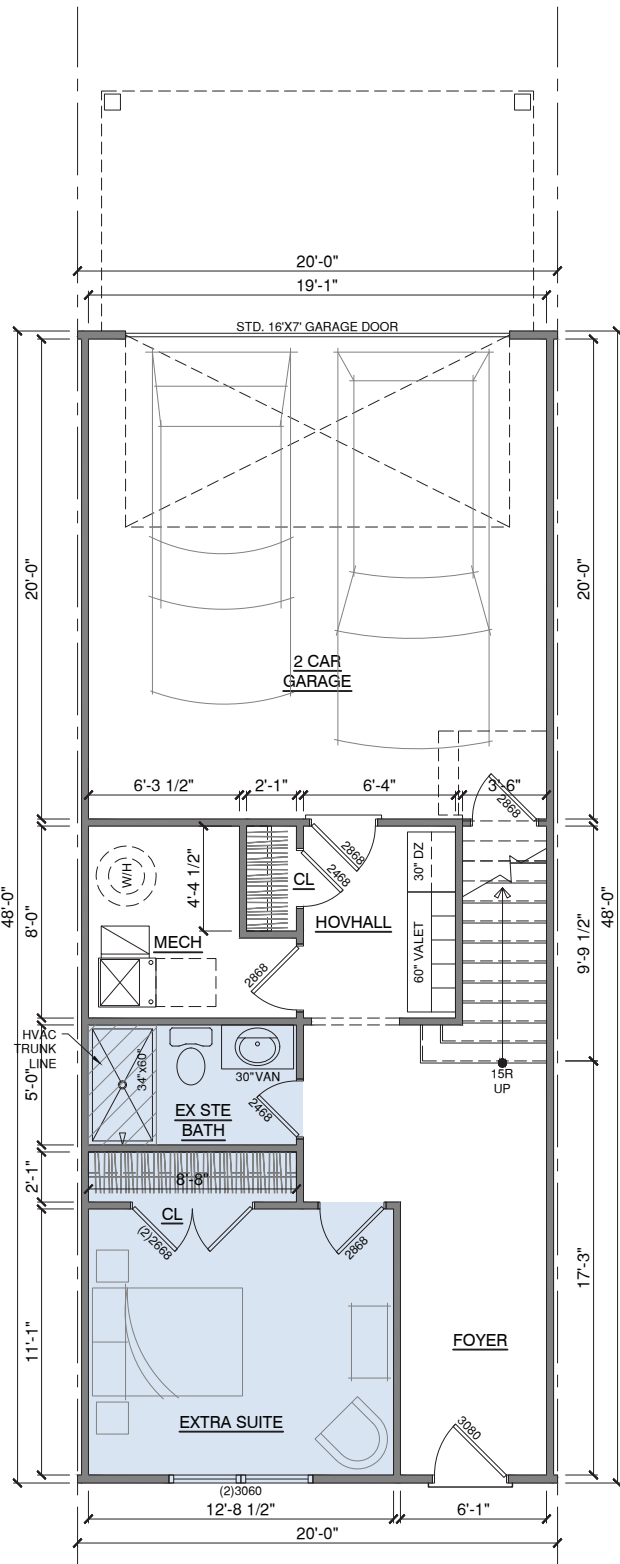


THIRD FLOOR :: 800 SQFT
BASE PLAN
KEMPTON I

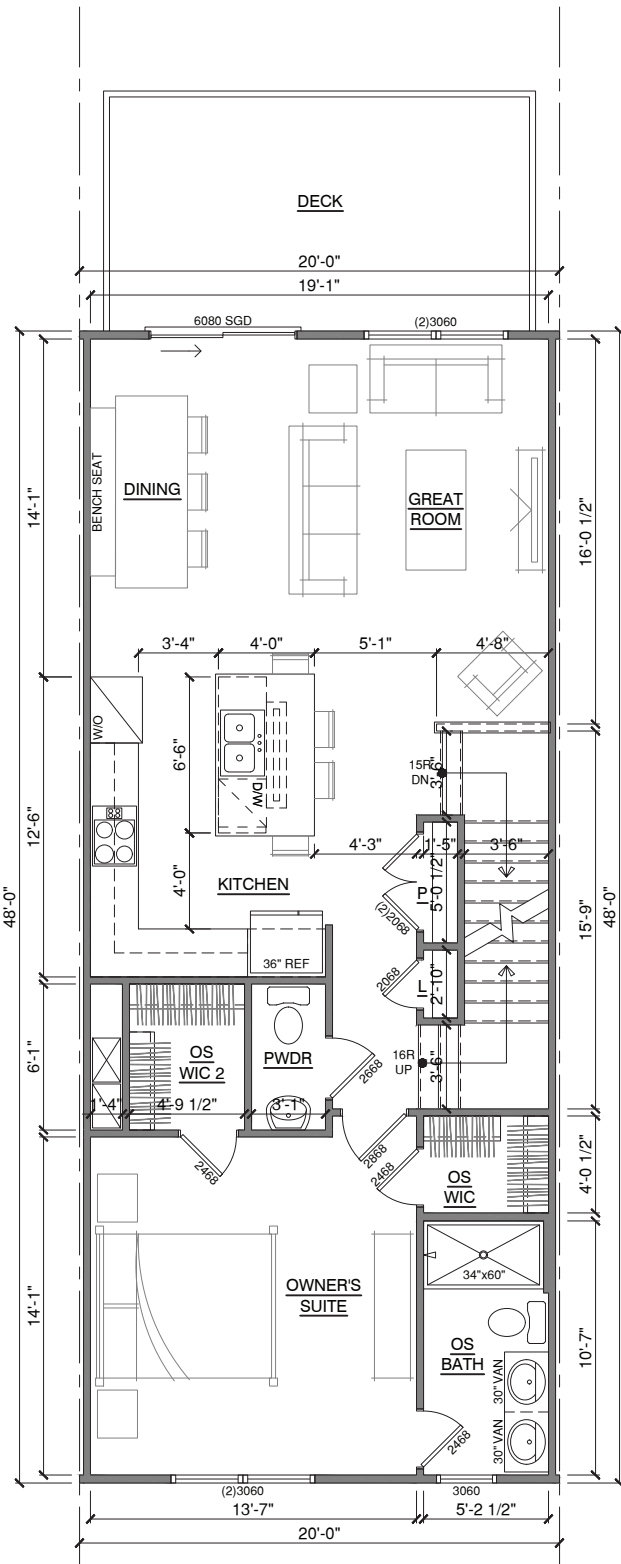
Master on the Main
2253 SQFT :: 20' x 40'



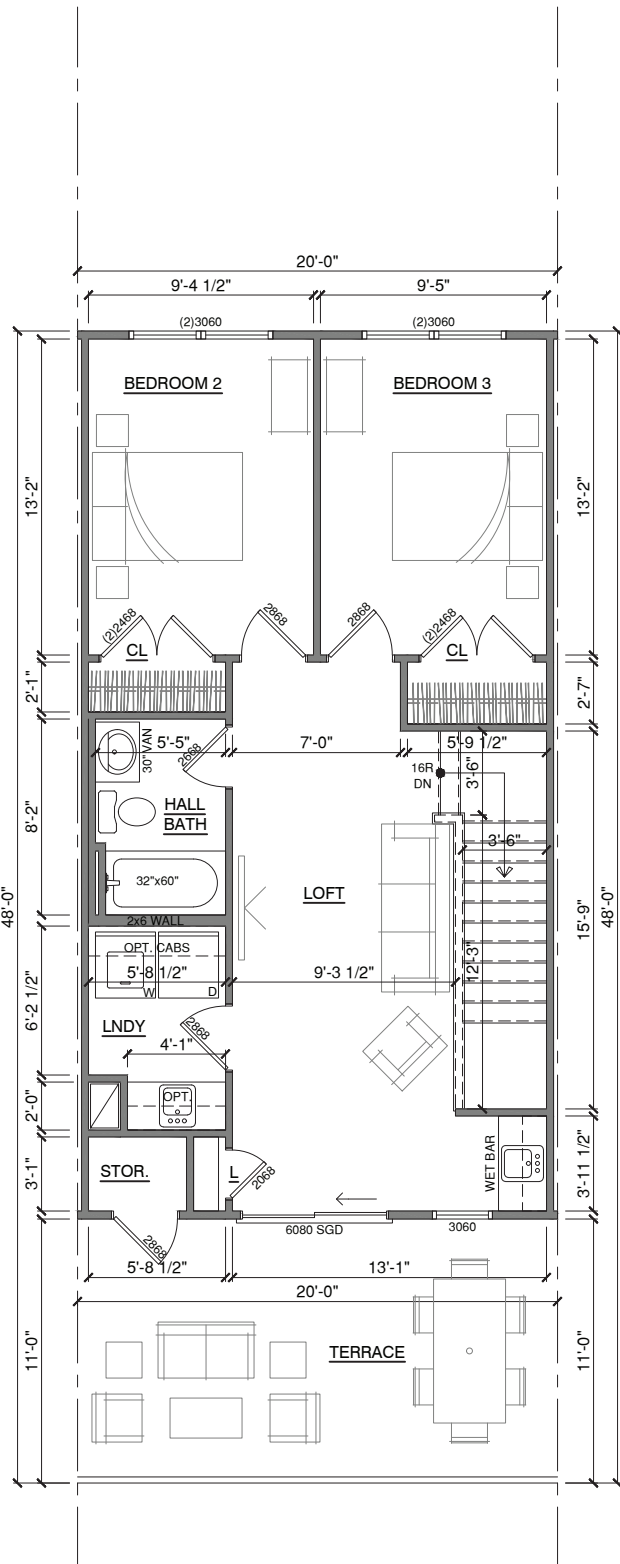
FIRST FLOOR - 553 SQFT
BASE PLAN



FIRST FLOOR - 553 SQFT
OPT. EXTRA SUITE



SECOND FLOOR - 960 SQFT
BASE PLAN



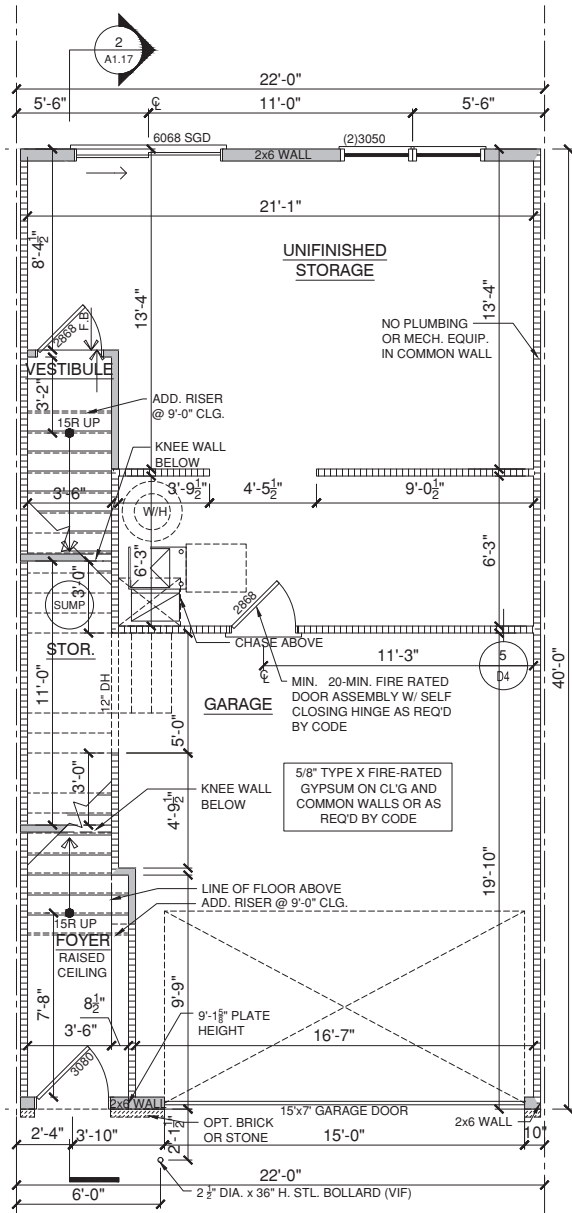
THIRD FLOOR - 740 SQFT
BASE PLAN

Master on the Main
2253 SQFT :: 20' x 40'

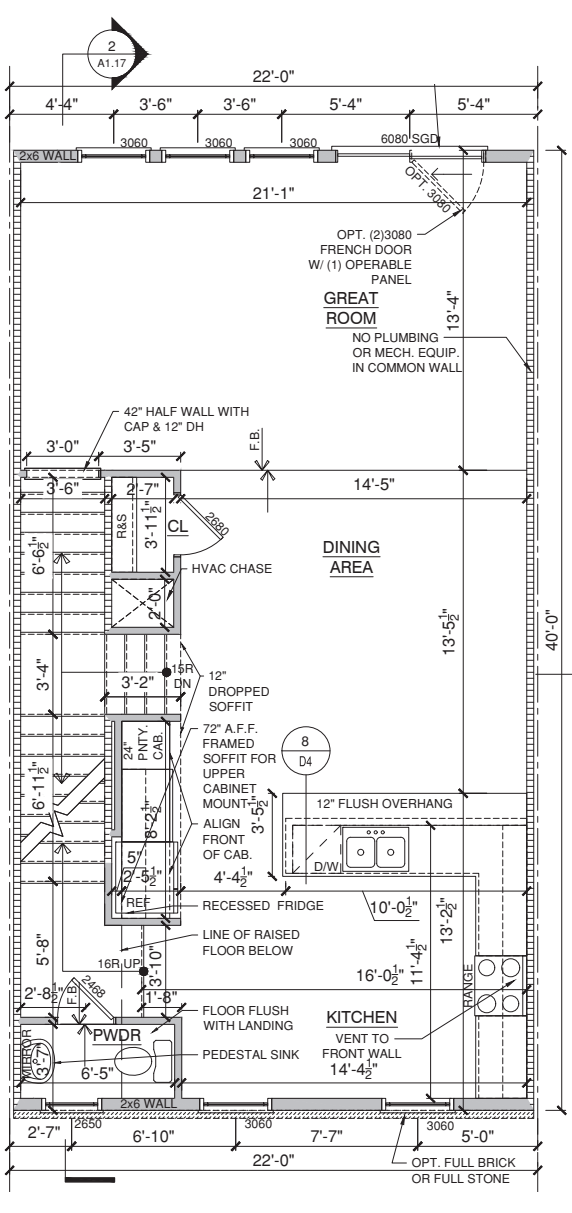


MASTER ON THE MAIN
BUILDING STRING :: FRONT ELEVATION

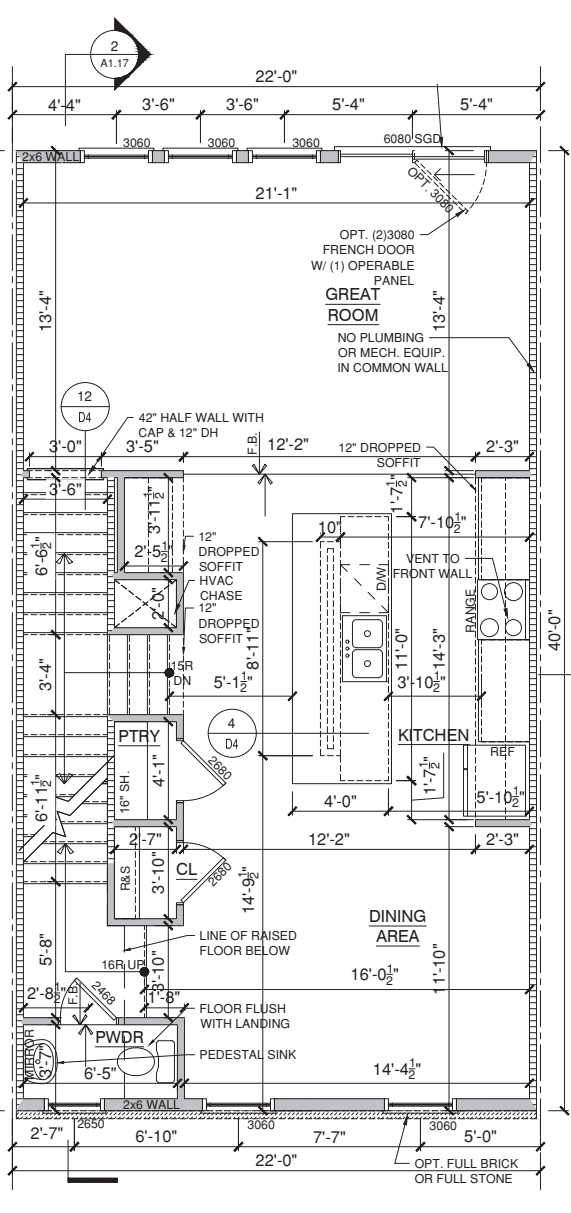
Garrett I
2295 SQFT :: 22' x 40'



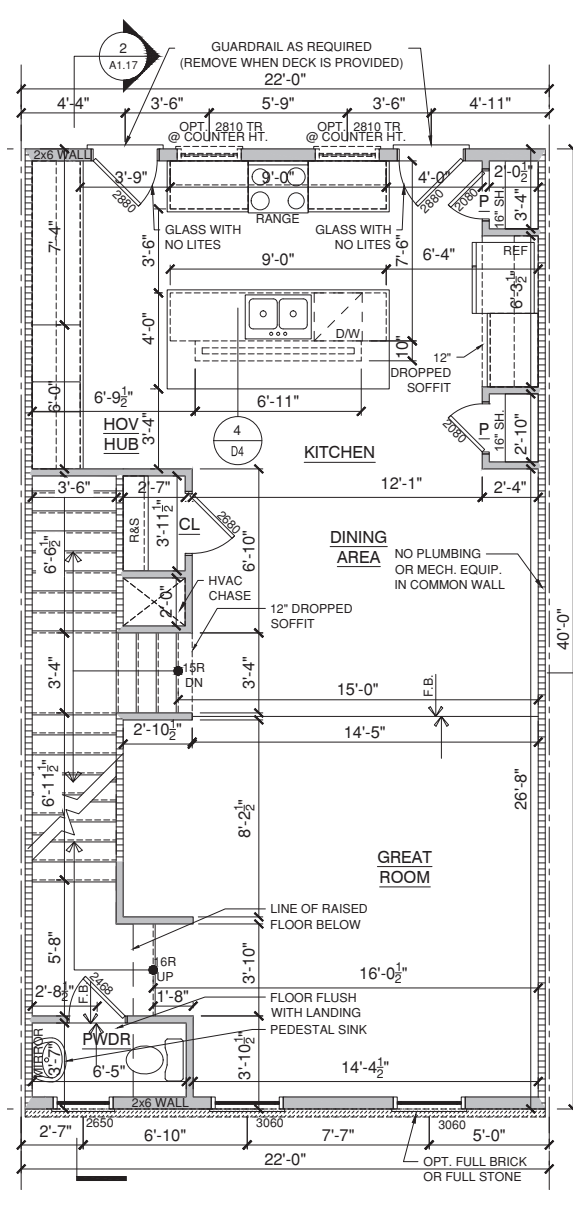
FIRST FLOOR :: 535 SQFT
BASE PLAN



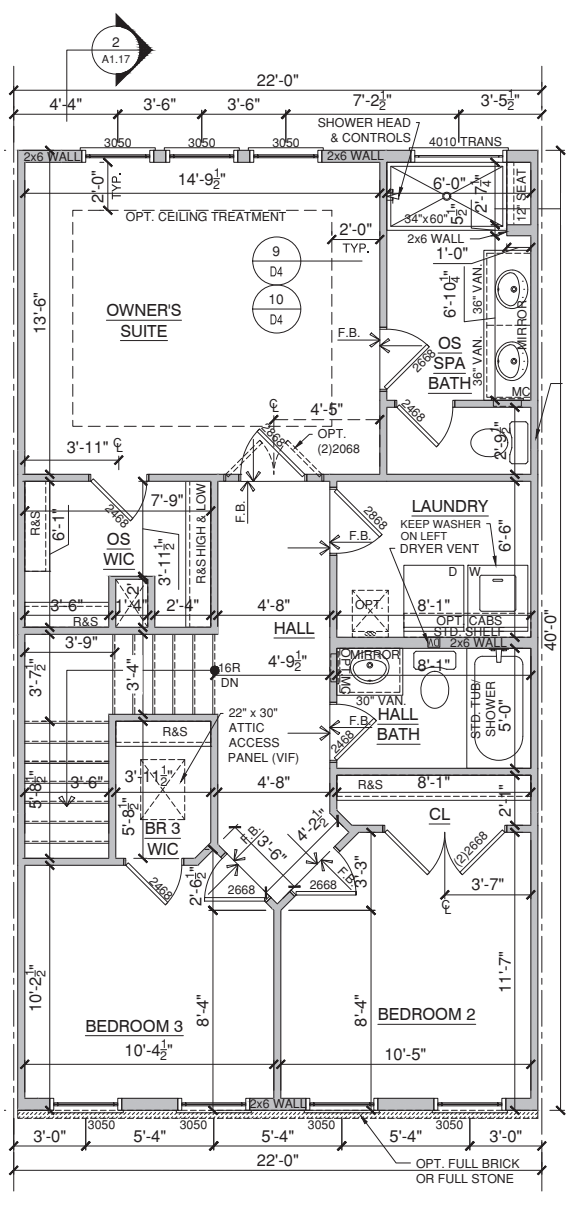
SECOND FLOOR :: 880 SQFT
BASE PLAN :: FRONT KITCHEN



SECOND FLOOR :: 880 SQFT
BASE PLAN :: MIDDLE KITCHEN



SECOND FLOOR :: 880 SQFT
BASE PLAN :: REAR KITCHEN



THIRD FLOOR :: 880 SQFT
BASE PLAN :: FRONT KITCHEN

Garrett I
2295 SQFT :: 22' x 40'



GARRETT I
BUILDING STRING :: FRONT ELEVATION