

October 19, 1995

# PUTNAM SQUARE

## PLANNED UNIT DEVELOPMENT

24 Home Street, Athens, Ohio  
Range 14, Town 9, Section 4, Farm Lot 27

PYTNAM SQUARE  
ATHENS CITY  
ENV-467-A

**Owner/Subdivider:**  
**Putnam Square, Inc.**

c/o Aline Paxton  
125 LaMar Drive  
Athens, Ohio 45701  
614/592-3482

**Architect:**  
**Panich, Noel, Dawson + Associates**  
Architects and Engineers

507 Richland Avenue, Suite 301  
Athens, Ohio 45701  
614/592-2420 Fax: 592-3824

**Civil Engineer:**  
**Mara Engineering**

55 E. Second Street  
Logan, Ohio 43138  
614/385-8138

**Surveyor:**  
**Canter Surveying and Mapping**

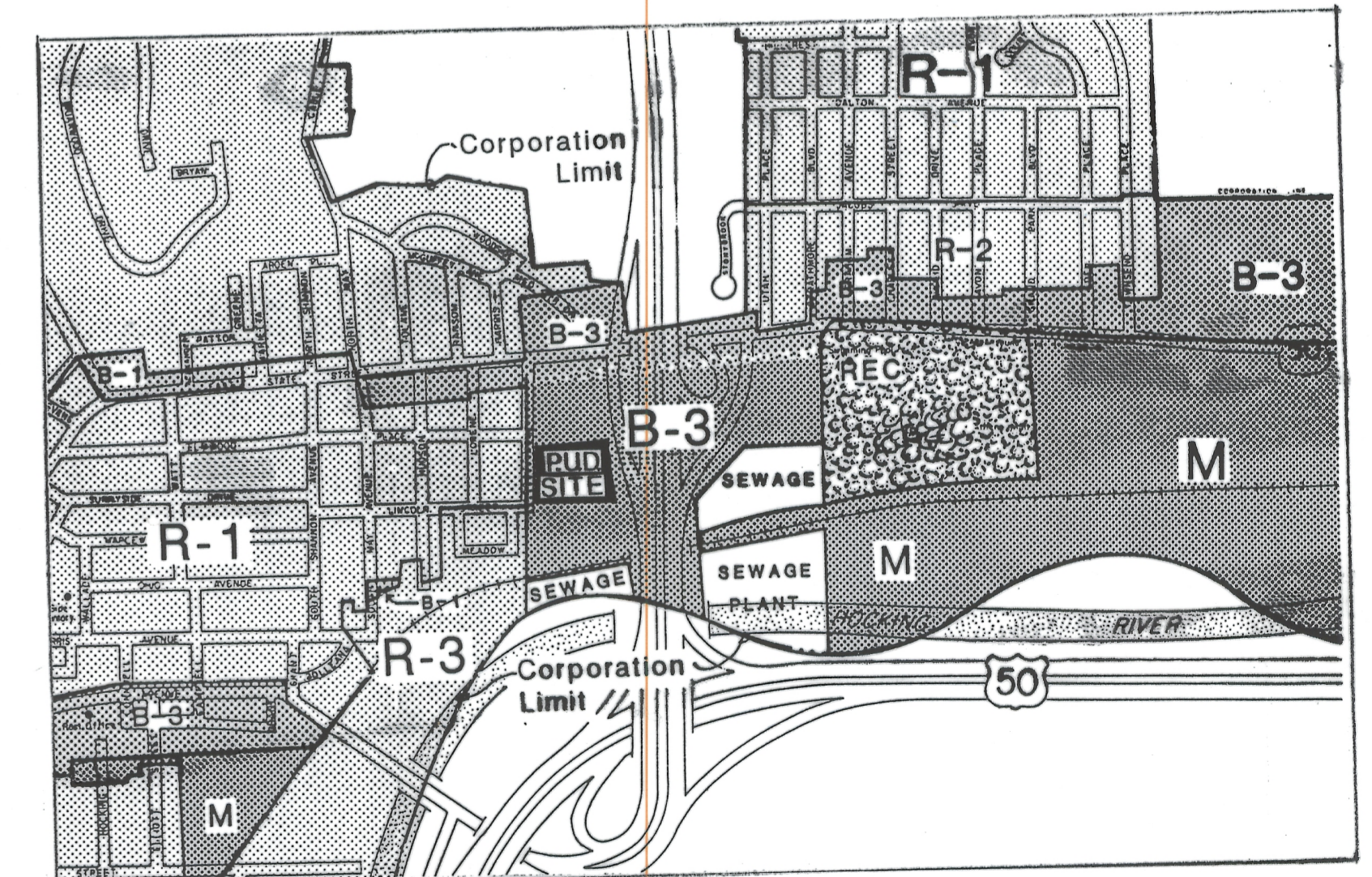
507 Richland Avenue, Suite 102  
Athens, Ohio 45701  
614/592-5706

### PROJECT SUMMARY

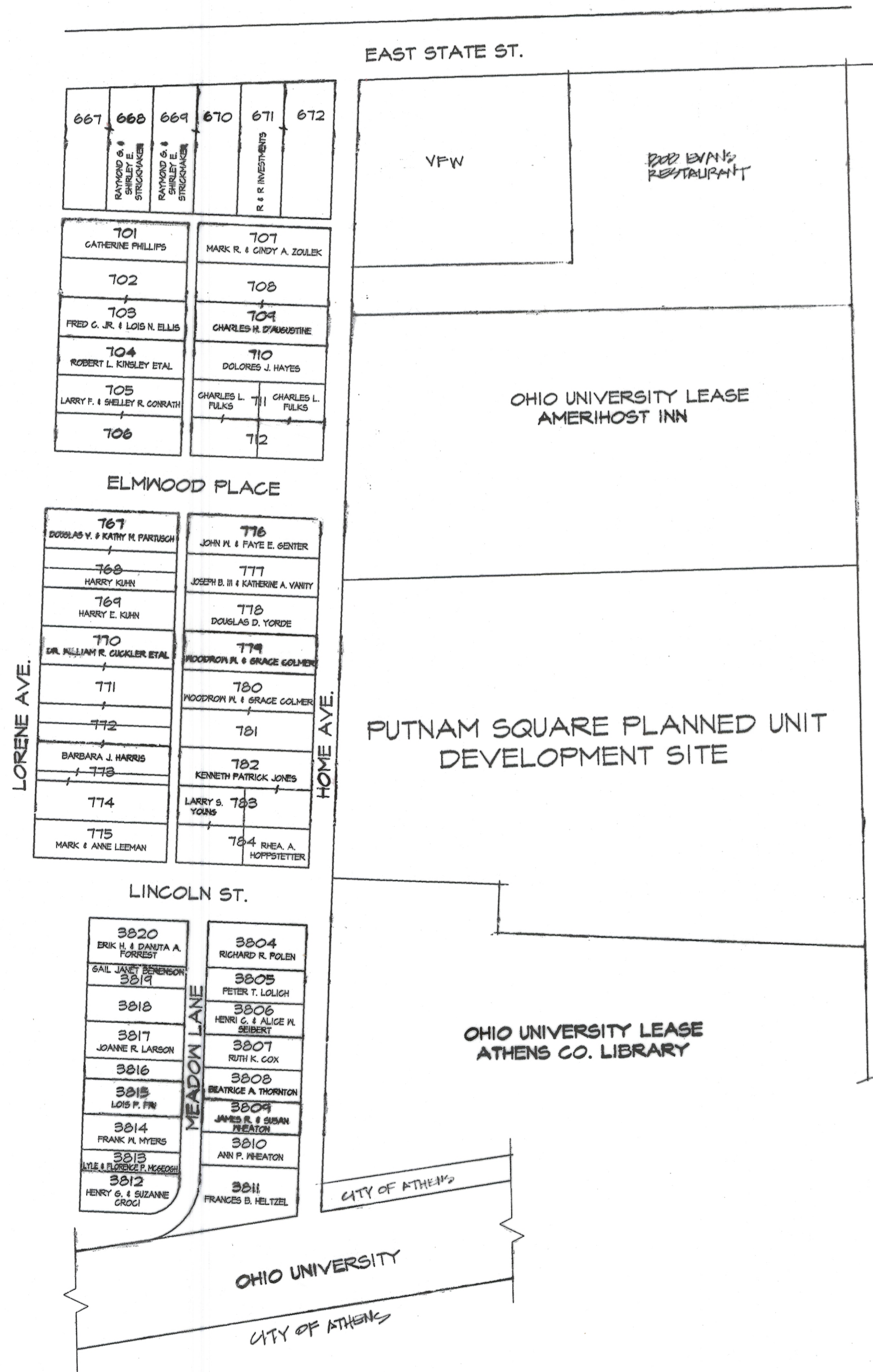
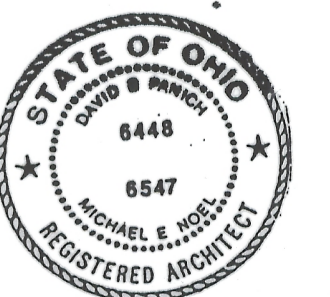
Lot Area:	195,994 square feet
Minimum Lot Area/Unit:	1,250 square feet
Actual Lot Area/Unit:	2,450 square feet
Permitted Number of Units:	156
Actual Number of Units:	80
Number of Accessible Units:	28 (12 1-bedroom, 16 2-bedroom)
Number of Bedrooms:	136
Number of Parking Spaces:	137
Number of Buildings:	13 (12 residential plus maintenance)
Permitted Lot Coverage:	40 percent
Actual Lot Coverage:	21 percent
Open Space Required:	2,900 square feet
Actual Open Space:	9,150 square feet
Permitted Min. Lot Area:	2 acres
Actual Lot Area:	4.5 acres
Permitted Max. Building Ht:	3 1/2 stories
Actual Building Heights:	2 stories/1 story at maint. bldg.

### DRAWING INDEX

- Title, Signatures, Adjacent Property Owner Diagram, & Area Zoning.
- Property Survey
- Site Drainage and Utilities
- Landscape Site Development Plan
- Floor Plans, Type "A" Building
- Floor Plans, Type "B" Building
- Floor Plans, Type "C" & "D" Building
- Exterior Building Elevations



**AREA ZONING**  
NOT TO SCALE



ADJACENT PROPERTY OWNER DIAGRAM

1" = 100'-0"



LIMITED ACCESS  
RIGHT OF WAY

### APPROVALS:

Approved this 19<sup>th</sup> day of October, 1995

*Wayne C. Key*  
Service Director Athens, OH

Approved this 17<sup>th</sup> day of October, 1995

*Joanne D. Pridemore*  
Planning Commission Athens, OH

Approved and accepted this 29<sup>th</sup> day of November, 1995 by Ordinance No. 0-116-95  
wherein the attached plat is accepted as such by Council, for the City of Athens, Ohio.

In witness thereof, I have hereunto set my hand and affixed my seal this 10<sup>th</sup> day of January, 1996.

*Robert J. Salter*  
Clerk of Council Athens, Ohio

Approved this 6<sup>th</sup> day of February, 1996

*Charles H. Staley*  
Athens County Engineer

Transferred this 6<sup>th</sup> day of January, 1996  
Not necessary

*Daniel A. Smith*  
Auditor Athens County

Filed for Record this 6 day of Feb, 1996, at 3:01 P.M. Fee: \$129.60/100

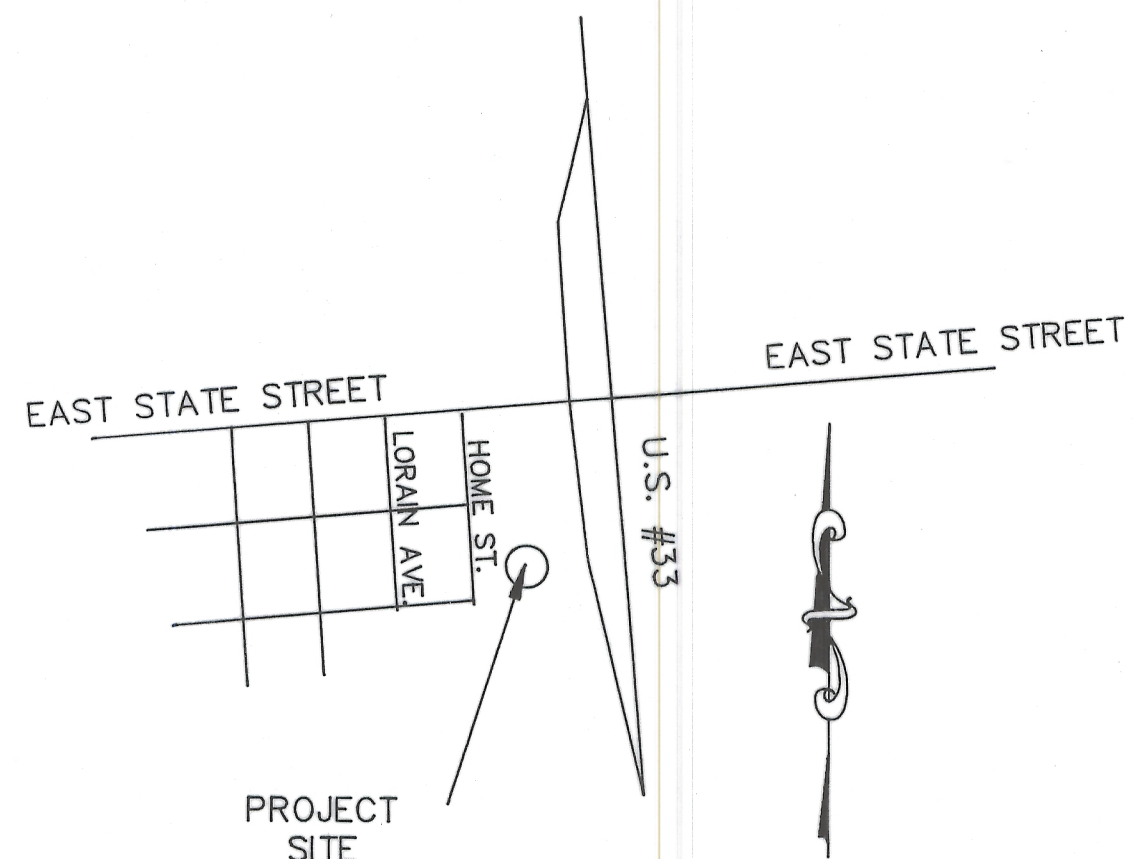
*Julia Michael Scott*  
Recorder Athens County

Recorded this 6 day of Feb, 1996

*Julia Michael Scott*  
Recorder Athens County

Plat Book ENV 467A Page

5294318



LOCATION MAP 1" approx. = 1000'

*SITE PLAN for  
Ohio University parcel, Athens, Ohio, for  
Panich & Noel Architects*

PUTNAM SQUARE  
ATHENS CITY  
ENV. 467-A

OHIO UNIVERSITY  
D.R. VOL.229, PG.320

Situate in Farm Lot No. 27, Section 4, Town 9, Range 14 of the Ohio Company's Purchase, Athens County, Ohio.

Being a part of the Ohio University parcel as described in Deed Records Vol. 229, Page 320, Athens County Recorder's Office, and being more fully described as follows:

POINT-OF-BEGINNING being the northwest corner of a 0.6335 acre easement for ingress & egress, said Point-of-Beginning being S 03°01'27" W 3520.44 feet, thence N 81°13'50" E 30.57 feet, thence N 03°01'27" E 307.00 feet from the northwest corner of Farm Lot 27 (reference: iron pin set N 03°01'27" E 10.00 feet and S 86°45'26" E 10.00 feet);

Thence from this Point-of-Beginning N 03°01'27" E 308.61 feet to an iron pin set;

Thence N 89°22'19" E 532.99 feet to an iron pin set;

Thence S 00°04'24" E 395.25 feet to an iron pin set (reference: iron pins found at 345.17 feet and 533.16 feet);

Thence N 86°45'27" W 382.52 feet to an iron pin set;

Thence N 03°01'27" E 50.00 feet to an iron pin set;

Thence N 86°45'26" W 170.75 feet to the Point-of-Beginning.

Containing 4.50 acres as surveyed May, 1995 by Robert C. Canter, P.S. 7226.

Subject to all legal easements and right of ways.

Iron pins set are 5/8"x30" rebar with plastic cap stamped "CANTER P.S. 7226".

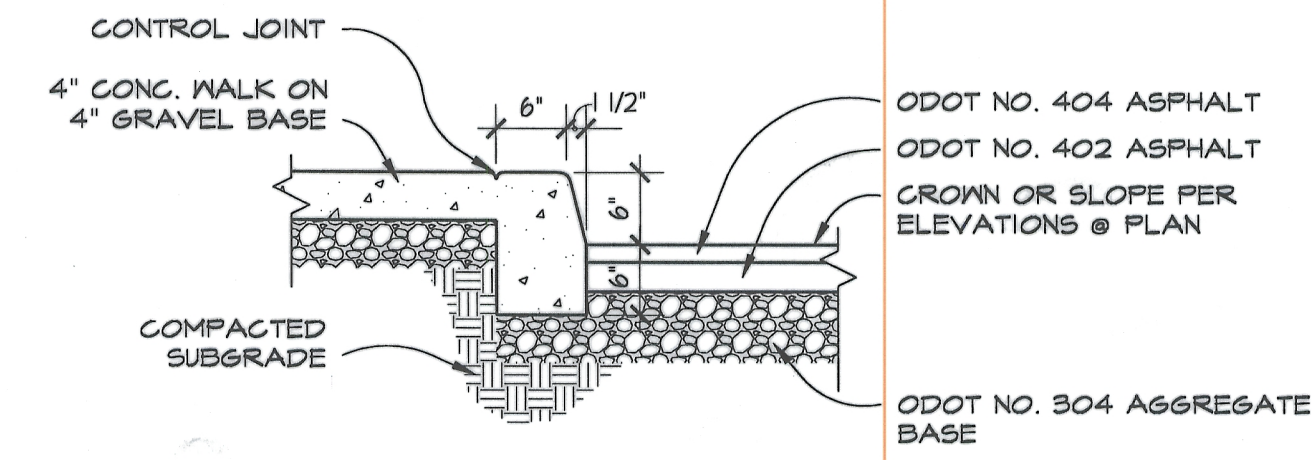
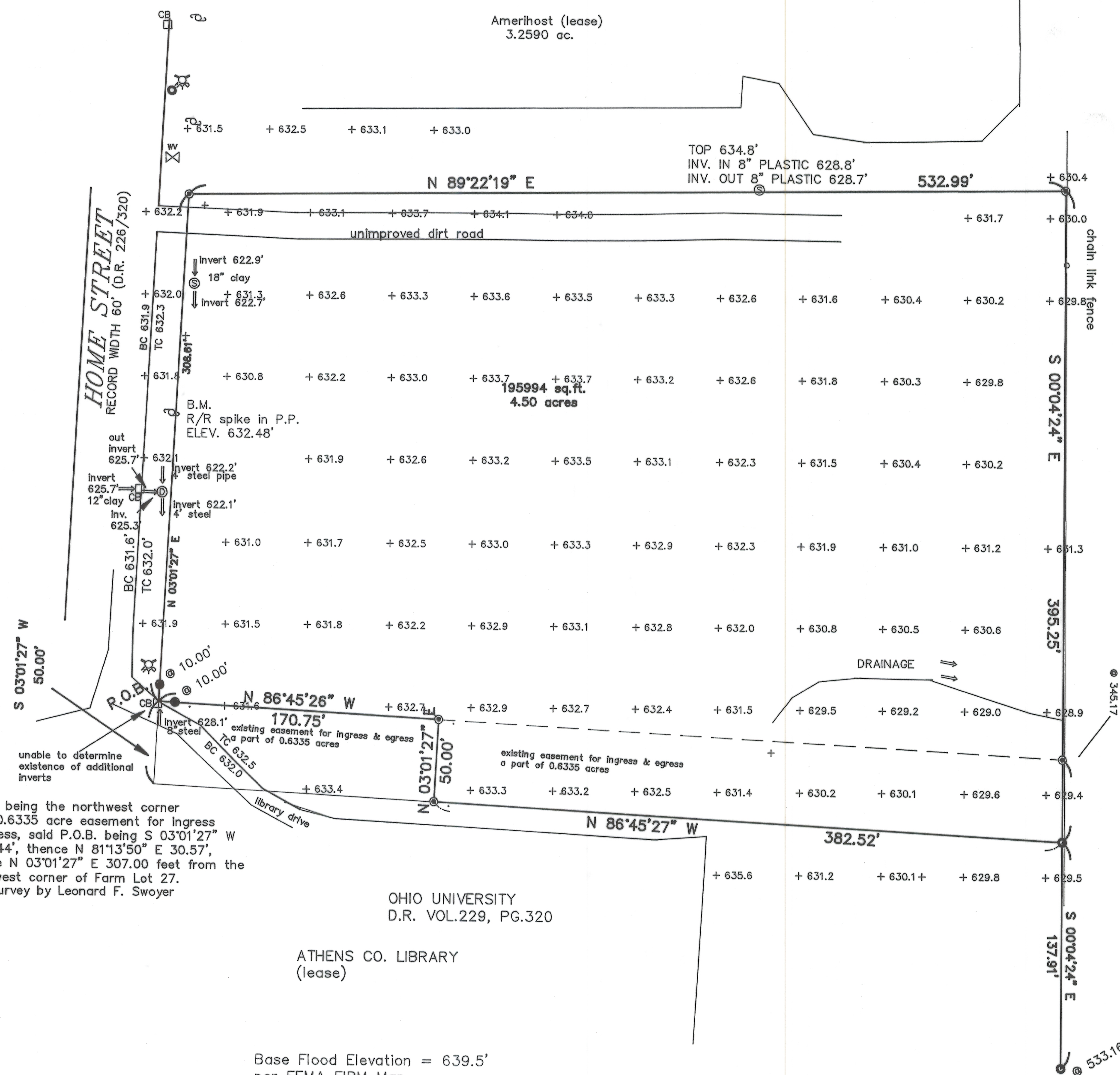
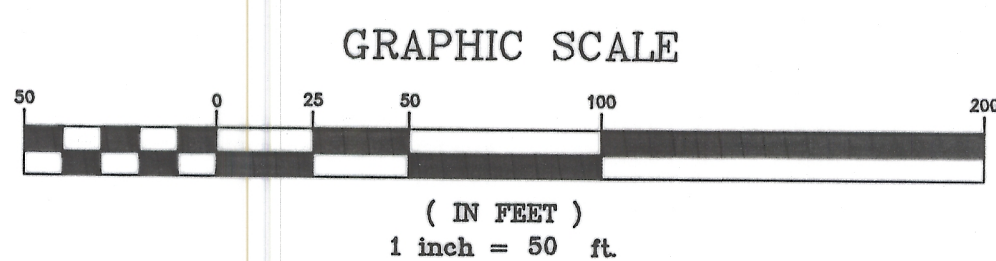
Basis of Bearings: West line of Farm Lot 27 being S 03°01'27" W. Bearings are used to denote angular relationships only.

P.O.B. being the northwest corner of a 0.6335 acre easement for ingress & egress, said P.O.B. being S 03°01'27" W 3520.44', thence N 81°13'50" E 30.57', thence N 03°01'27" E 307.00 feet from the northwest corner of Farm Lot 27. ref: survey by Leonard F. Swoyer

OHIO UNIVERSITY  
D.R. VOL.229, PG.320

ATHENS CO. LIBRARY  
(lease)

Base Flood Elevation = 639.5'  
per FEMA FIRM Map  
Community Panel # 390016 0005B.

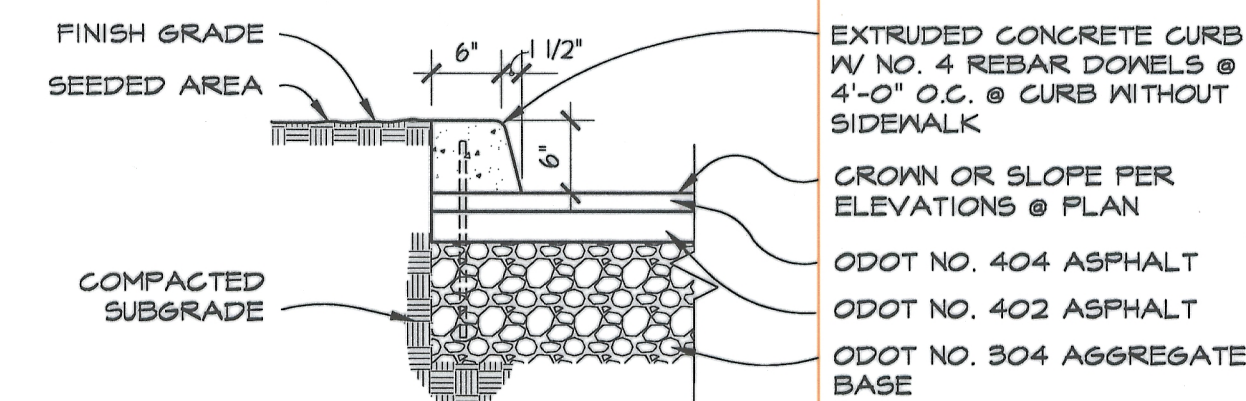


PAVEMENT & CURB @ SIDEWALK

3/4" = 1'-0"

PAVEMENT SCHEDULE

	TYPE I PVMT.	TYPE II PVMT.
ODOT 404	1 1/2"	1 1/2"
ODOT 402	1 1/2"	2 1/2"
ODOT 904	6"	10"

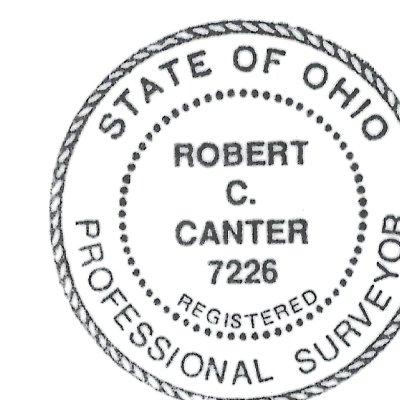


PAVEMENT & CURB W/O SIDEWALK

3/4" = 1'-0"

- = iron pin set
- = iron pin found
- ⊙ = utility pole
- ⊕ = hydrant
- = catch basin
- ⊗ = storm sewer
- ⊙ = sanitary sewer
- ⊕ = water valve

REFERENCES: SURVEY FOR BOB EVANS PROPERTY DATED JULY, 1987 BY EVANS, MECHWART, HAMBLETON & TILTON, INC. SURVEY FOR AMERIHOST, UNDATED, BY EVANS, MECHWART, HAMBLETON & TILTON, INC. SURVEY DATED 09-05-1991 BY SOUTHEAST LAND SURVEYS

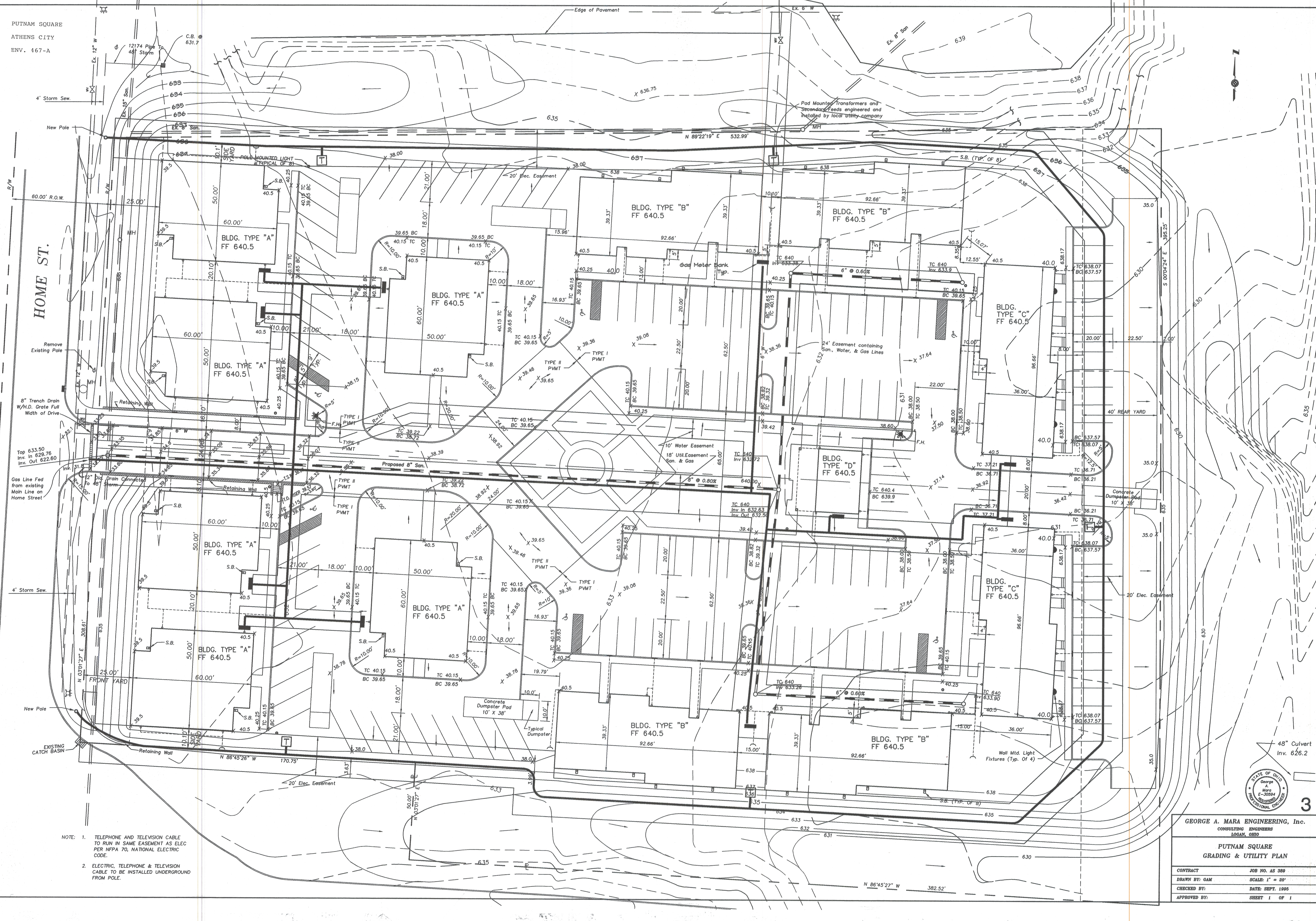


REVISD 09-29-95 REVSD. PARCEL -RCC  
REVISD 09-12-95 ADD. SUP. SPOT ELEV. -RCC

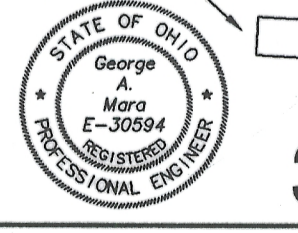
**CANTER SURVEYING & MAPPING**  
Robert C. Canter, P.S.  
507 Richland Avenue  
Athens, OH 45701  
(614) 592-5706

5294118

PUTNAM SQUARE  
ATHENS CITY  
ENV. 467-A



NOTE: 1. TELEPHONE AND TELEVISION CABLE TO RUN IN SAME EASEMENT AS ELEC PER NFPA 70, NATIONAL ELECTRIC CODE.  
2. ELECTRIC, TELEPHONE & TELEVISION CABLE TO BE INSTALLED UNDERGROUND FROM POLE.



3

GEORGE A. MARA ENGINEERING, Inc.  
CONSULTING ENGINEERS  
LOGAN, OHIO

PUTNAM SQUARE  
GRADING & UTILITY PLAN

CONTRACT	JOB NO. AS 389
DRAWN BY: GAM	SCALE: 1" = 20'
CHECKED BY:	DATE: SEPT. 1995
APPROVED BY:	SHEET 1 OF 1