



**The Arcus Group, Inc.**  
A R C H I T E C T S

May 28, 2008

Kim Wenger, City Planner  
City of North Olmsted  
Planning & Design Commission  
5200 Dover Center Road  
North Olmsted, Ohio 44070

Re: **Biddulph Trail**  
Cluster Development  
Butternut Ridge Road  
North Olmsted, Ohio

Ms. Wenger,

The Planning & Design Commission during the last meeting on May 14<sup>th</sup> requested additional information for the next submittal to the Commission. I have attached the motion as it was emailed over to me along with our response to each item.

Mr. Lasko moved, seconded by Mr. Malone to table COMS07-0026: Biddulph Trail of 25747 Butternut Ridge Road their proposal which consists of a cluster home development plan noting the applicant's agreement to extend the cities review period so that the following requirements may be met:

- The commission will meet and compile a draft report for City Council.
- New site, elevations and landscaping plans are to be consistent with page SK 4 plans dated received April 30, 2008

The drawings have been revised to be consistent with the site plan on SK-4 of the last submittal (dated 4-3-08). SK-4 has been revised to include the Mail Kiosk in lieu of the partial site plan. SK-1, which has the overall site plan now, has the updated. The engineering plans are in the process of being revised and will be submitted prior to the June 11<sup>th</sup> meeting.

- Landscape recommendations are to be incorporated per Mr. Malone and a detailed plant key/listing added.

The landscape plans have been revised to include the detailed plant key/ listing.

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NORTH OLMSTED  
BUILDING DEPT.

Biddulph Trail  
Cluster Development  
Planning & Design Commission  
May 28, 2008

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- The association rules/bylaws are to be submitted to the law Department.

Attached is an example Homeowners Associations Rules/ By Laws for the Biddulph Trails Cluster Development.

- Plat maps identify easements including potential option in the engineers report (12/17/07) pertaining to the un-sewer area on Columbia Road.

All of the easements and restrictions are listed on the submitted site plans submitted and will be included in the final plat for the development. The plat map for the development will be completed once the final approvals for the development and rezoning of the property to the Cluster Development (RC) zoning are finalized in the City of North Olmsted.

- Letter documenting owner has control of all parcels related to the proposal.

The letter documenting the ownership and control of all the parcels associated in the submittal will be issued prior to the June 11<sup>th</sup> meeting.

- Storm water management calculations the City Engineer requires.

The storm water calculations were submitted to the City of North Olmsted's Engineering Department with the October 24, 2007 submittal. Attached is a copy of the storm water calculations.

Attached with this letter are:

12 sets of the development drawings  
1 copy of the revised Design Review Form  
1 copy of the Storm Water Calculations  
1 copy of the Homeowners Association Documents

Feel free to contact me if you need any additional information or any questions.

Sincerely,



The Arcus Group, Inc.  
Cc: Ron DeLorenzo

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