

THE HOMESTEAD **Aurora, Portage County**



Date Completed:

Phase I-2008

Phase II - under construction

Description: The Homestead is an example of conservation development practices; smaller housing lots and greater density allow for over 50% of the land to be used as shared open space. These development principles result in higher land values, better stormwater management, preservation of native plant species and open space, as well as economic savings for landscaping and property maintenance.

Project Size: 119 lots on 44 cluster home sites encompassing 256 acres of land.



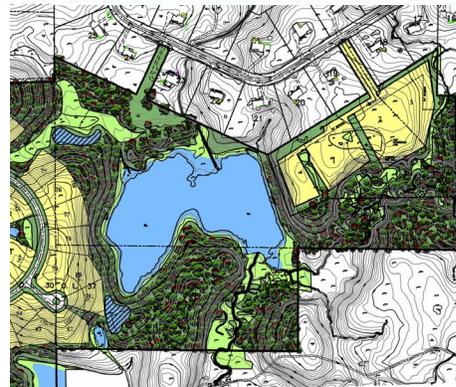
THE HOMESTEAD

Aurora, Ohio

Our non-traditional land plan for this rural open space community incorporated many conservation development principles. Under the current zoning, we created a yield plan to serve as the approximate density basis for the project. In order to achieve the desired density and maximize the amount of open space, half-acre to three-quarter acre lots were used. Building setbacks were modified from the original zoning to allow houses to be closer together and to be placed on smaller lots. As a result, over fifty percent of the site remained open space and will be protected through the use of conservation easements and deed restrictions. An innovative approach to stormwater management was applied as well, creating a combination of wetland retention basins, and alternative storage methods. Careful construction management and planning practices resulted in saving existing trees and vegetation by carefully locating utilities, minimizing infrastructure, minimizing clearing for the road right-of-way and home sites, and providing narrow roads with swales.

Awards:

2003 Smart Growth Community Excellence Award



LEGEND:



SITE DATA

SITE ZONING DIST
 TOTAL SITE ACRE
 TOTAL NUMBER G
 TOTAL NUMBER G
 TOTAL NUMBER G
 TOTAL OPEN SPAC
 TOTAL OPEN SPAC
 AVERAGE LOT SIZ
 GROSS DENSITY
 SUBLOT AND CON
 R.O.W. SITE COVER



Developer: Classic Homes

Designer/Consultant:

Cawrse & Associates
547 E. Washington Street
Chagrin Falls, Ohio 44022
www.cawrse.com

Key Features: The project was voter approved and preserves 50% of its acreage as natural open space.

Project Cost: Not available

Sewer & Utility Costs: Not available

Maintenance Cost: Not available.

Funding Sources / Incentives: Bank

Applicable Zoning Regulations: Modifications to zoning where approved by Aurora voters to allow conservation type development and reduce lot sizes to 3/4 of an acre.