

# **RESOLUTION 2004 – 05**

## **Design Standards for Permanent Cul-de-Sacs**

**WHEREAS**, in 1986 the Concord Board of Trustees enacted Resolution 86-23, which required open (solid) cul-de-sacs; and in 1987 the Trustees enacted Resolution 87-17 as an alternative to the previous one, which allowed cul-de-sacs to have landscaped islands.

**NOW, THEREFORE BE IT RESOLVED** that all Concord Township subdivision cul-de-sacs shall meet the design standards set forth in the Lake County Subdivision Regulations, the Lake County Engineer's Standards and Specifications for subdivisions in Unincorporated Areas of Lake County and any other pertinent rules and/or regulations.

For the purpose of this Resolution there are three (3) acceptable types of cul-de-sacs in Concord Township:

1. Completely paved with no landscaping or natural attributes
2. Landscaped
3. Environmentally natural – left in its original state

All cul-de-sacs shall be designed with mountable curbs and a turnaround with an outside pavement diameter of at least one hundred-ten (110) feet and a street property right-of-way line of at least one hundred-twenty (120) feet to provide for fire truck, school bus and snow plow truck navigation.

If a developer chooses to design a landscaped or environmentally natural cul-de-sac island within any public subdivision:

1. Preliminary Subdivision Plans and Preliminary Improvement Plans with the following specification guidelines (also see attached) shall be submitted to the Lake County Engineer, Lake County Planning Commission and the Concord Township Board of Trustees for review.
2. Landscaped Cul-de-sac islands shall be designed with the lowest point on the island being its center, with underdrains placed around its perimeter that moves water to the center drain, which directs it to the main storm water drain line.
3. Cul-de-sac islands left in an environmentally natural state shall also be designed to ensure that runoff from the cul-de-sac cannot breach perimeter island drains and that water must drain to the main storm water drain line.
4. Cul-de-sacs islands shall have a graveled area (using #8 or #57 stone) that is a minimum of twenty-five (25) feet wide with a fifteen (15) foot radius at the road entrance to the island for the primary purpose of providing an area for the Service Department to place excess snow.

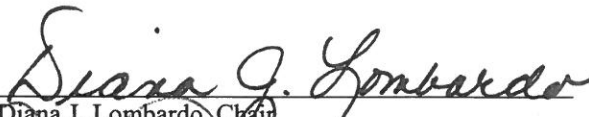
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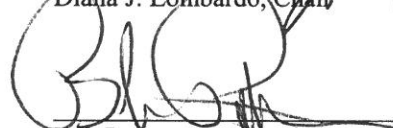
## Design Standards for Permanent Cul-de-Sacs


5. Landscaped Cul-de-sac islands shall be completed by the developer after at least fifty (50) percent of the properties fronting the cul-de-sac have been constructed and are occupied, and no later than the time at which all the properties fronting the cul-de-sac are constructed and occupied.
6. Cul-de-sac islands shall be maintained in perpetuity by the property owners whose properties front the cul-de-sac and shall be governed by deed restrictions, or by the homeowners association through their bylaws. The Concord Board of Trustees will not maintain the cul-de-sac islands under any circumstances. An easement on the graveled area shall be granted so the Service Department can deposit snow, keep it clear of landscape growth and maintain the gravel that may be disturbed or displaced by snow plows.
7. A maintenance easement shall be placed onto the subdivision plat over the cul-de-sac island. Language regarding delegation of responsibility for maintenance of the cul-de-sac islands shall be outlined on the cover sheet.

Adopted this Third Day of March, 2004.

Vote:   3   Ayes  
  0   Nays

  
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Diana J. Lombardo, Chair

  
\_\_\_\_\_  
Bob Patterson, Vice Chair

  
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Caroline N. Luhta, Trustee

### CLERK'S CERTIFICATE

I, Peggy A. Cusick, duly elected Clerk of Concord Township, Lake County, State of Ohio, do hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the Concord Township Board of Trustees on March 3, 2004.

WITNESS MY HAND this Seventh day of March 3, 2004, in Concord Township, Lake County, Ohio.

  
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Peggy A. Cusick, Clerk/Treasurer

PERMANENT CUL-DE-SAC DESIGN  
Concord Township

