
ALM LAKE PROPERTIES, LLC

2167 Mentor Avenue • Painesville Twp., OH 44077

January 11, 2021

Dear Concord Township,:

We are requesting a pre-application review and joint meeting with the Concord Township Trustees and Zoning Commission for the rezoning of 34.324 acres of land located off Hoose Road and Morley Road from R1 to Residential Conservation District. (RCD).

We have designed a yield plan which includes 56 half-acre lots and an RCD plan with 62 quarter-acre lots including a HOA community owned clubhouse and pool. Both plans can be developed with minimal impacts to wetlands.

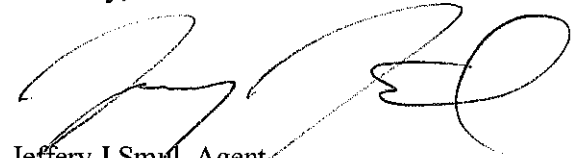
The proposed development under the Residential Conservation Zoning (RCD) has been designed using the following design criteria:

- Maintaining and conserving sensitive natural resource areas including fringe woods, wetlands, streams, riparian corridors and natural drainage areas
- The establishment of buffers to adjacent properties using dedicated green space buffers
- Minimal impacts on wetland areas and the protection of wetlands and streams
- The protection of adjacent properties from post development storm water impacts

The proposed development meets or exceeds all of the requirements as set forth in the Concord Township Zoning requirements for Residential Conservation District.

Please let me know if you need any further information or have any questions. My cell 440-487-9358.

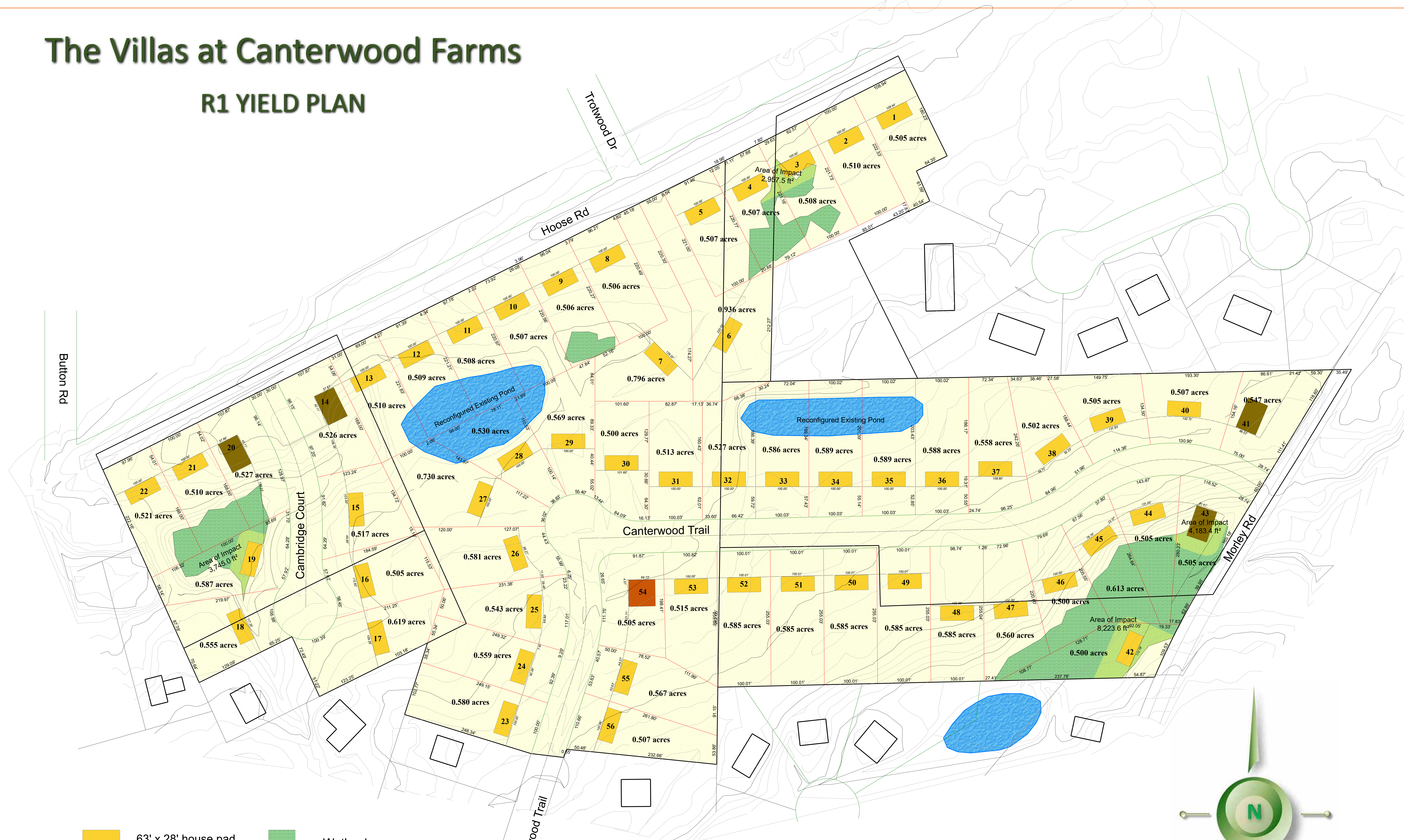
Sincerely,



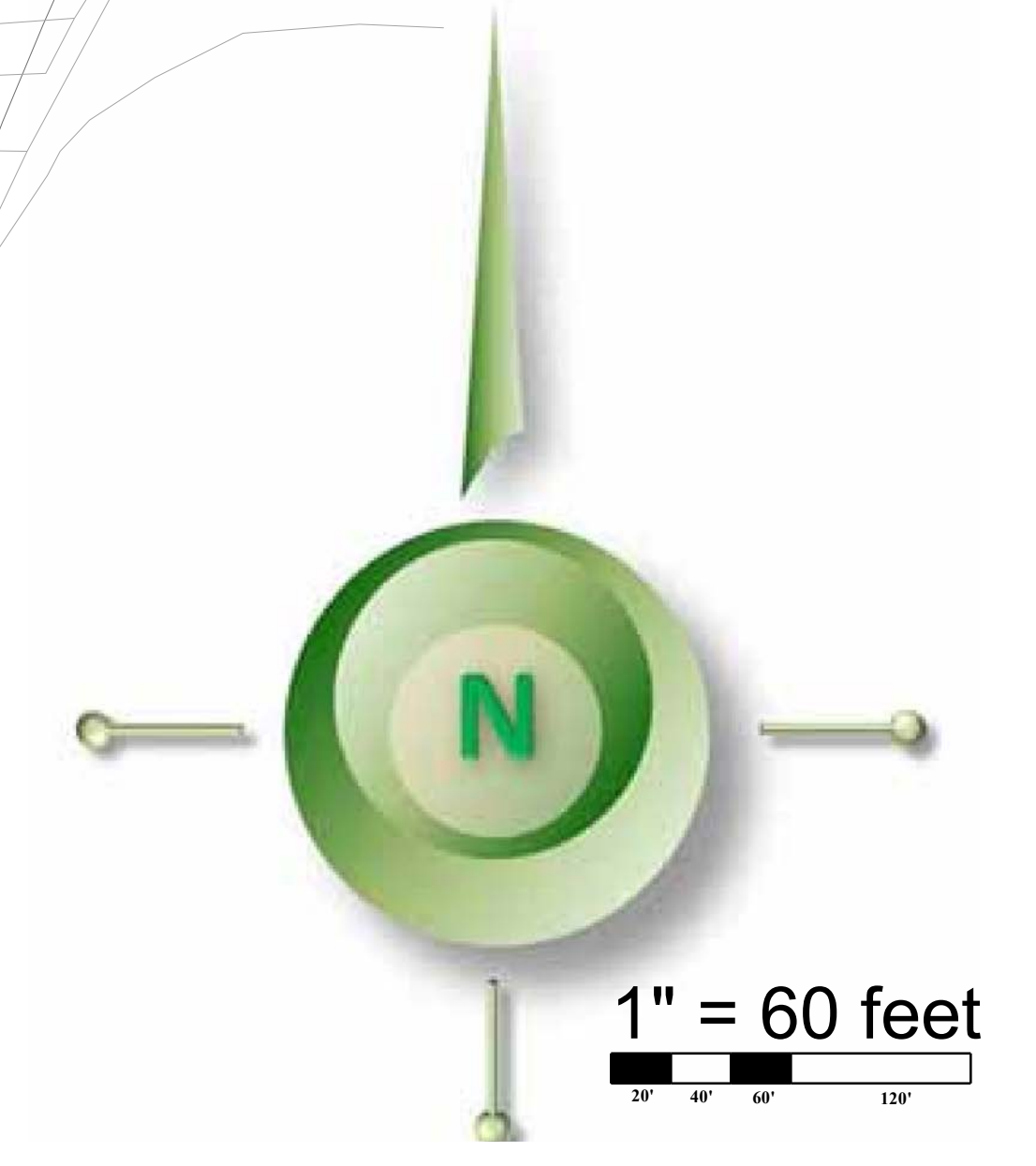
Jeffery J Smul, Agent
ALM Properties, LLC

The Villas at Canterwood Farms

R1 YIELD PLAN



- 63' x 28' house pad
- 40' x 60' house pad
- 50' x 50' house pad
- Wetlands
- Wetlands Impact 0.496 Acres



R-1 ZONING - REQUIREMENTS

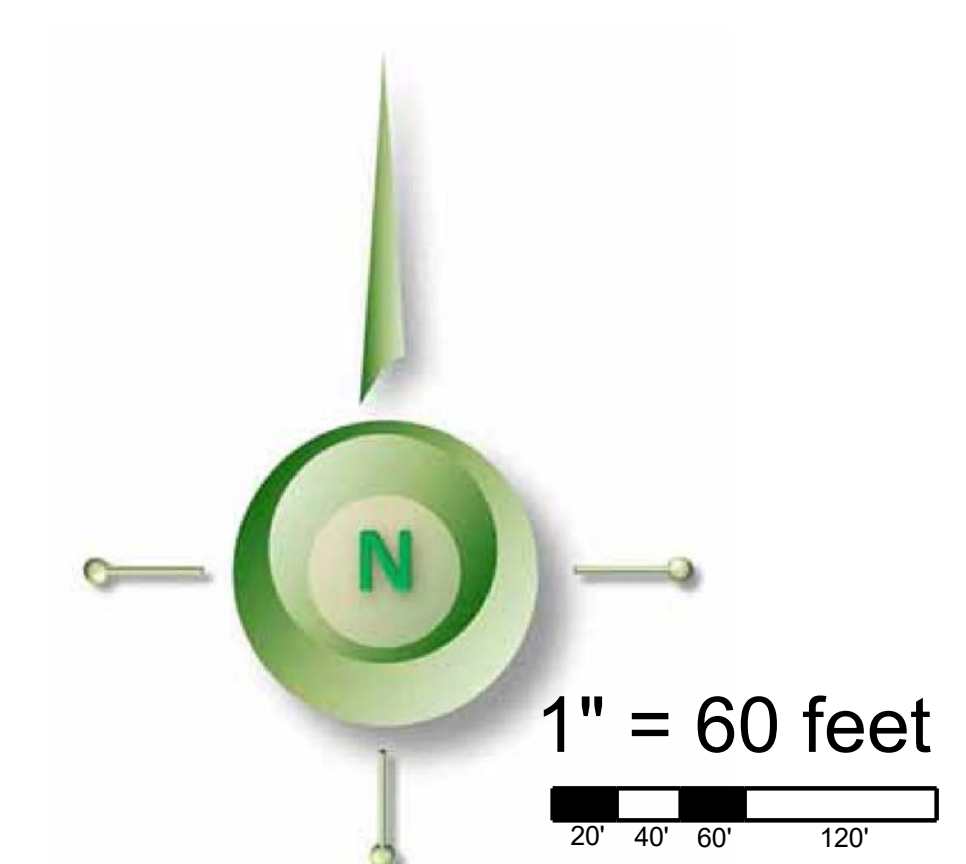
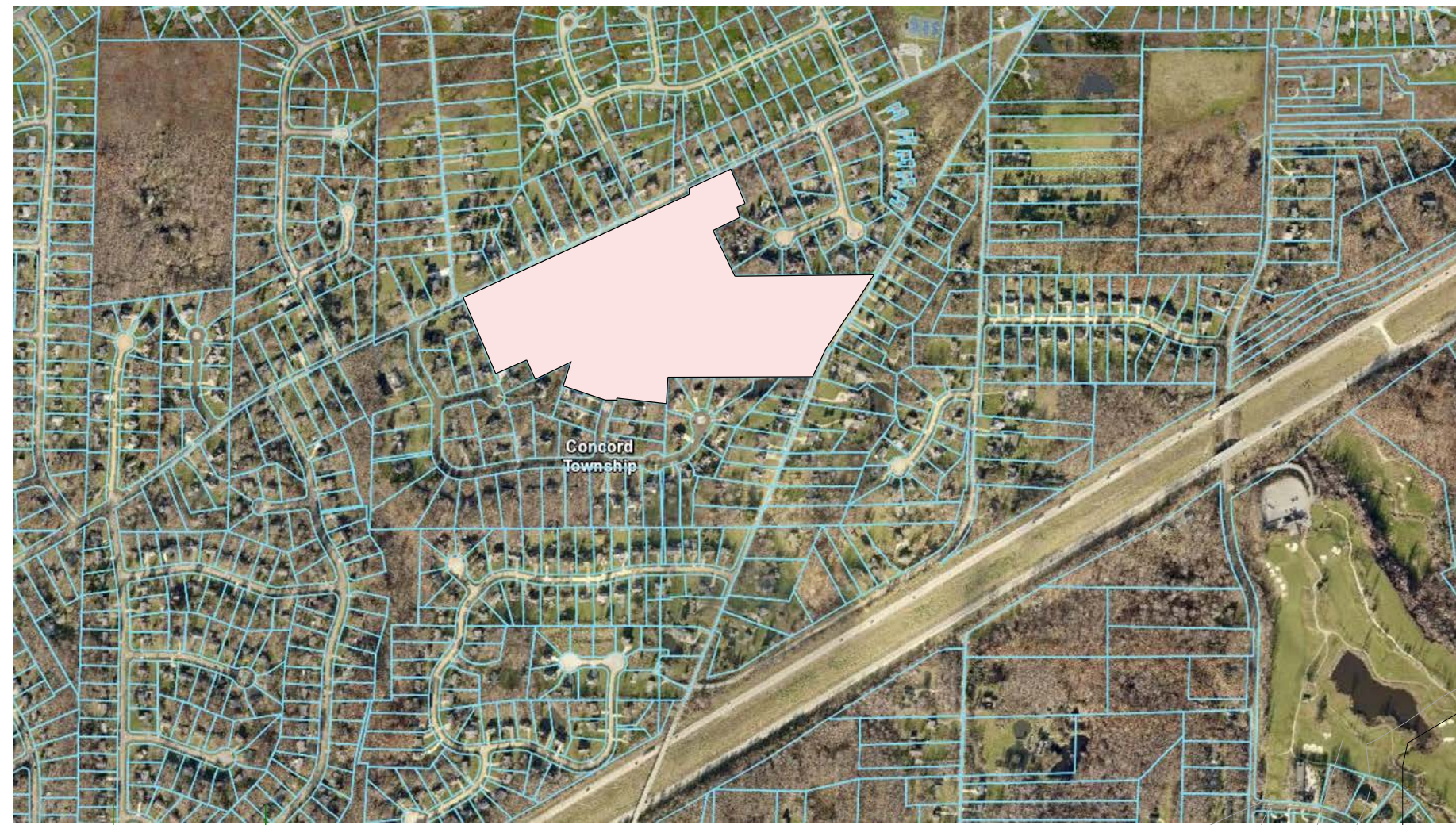
MINIMUM SETBACK = 50'
 MINIMUM SIDEYARD = 15'
 MINIMUM REAR YARD = 40'
 MINIMUM AREA = 22,000 SF (0.505 AC)
 MINIMUM LOT FRONTAGE = 50'
 MINIMUM LOT WIDTH = 100'

- Notes:**
- ENTIRE PROJECT AREA AND SURROUNDING PARCELS ARE CURRENTLY ZONED R-1 RESIDENTIAL
 - THE MAJORITY OF THE PROJECT AREA IS CURRENTLY WOODED
 - EXISTING WOODED AREAS DO NOT APPEAR TO HAVE ANY ENVIRONMENTALLY SENSITIVE AREAS BEYOND THE WETLANDS AS SHOWN
 - WATER SUPPLY WILL BE PUBLIC WITH SERVICE FROM PAINESVILLE WATER
 - SANITARY SERVICE WILL BE PUBLIC WITH SERVICE FROM LCDU
 - THERE ARE NO KNOWN CEMETERIES, HISTORICAL OR ARCHEOLOGICAL SITES ON THE PROPERTY

The Villas at Canterwood Farms

PRELIMINARY RCD PLAN

DEVELOPED BY:
 ALM LAKE PROPERTIES
 2167 MENTOR AVENUE
 PAINESVILLE TOWNSHIP, OH 44077
 PHONE: 440-354-5602



- 42' x 70' house pad
- 42' x 77' house pad
- 65' x 48' house pad
- Existing house structure
- Wetlands
- Wetlands Impact 0.180 Acres
- Open Space

SITE SUMMARY

TOTAL AREA OF SITE:	34.324 ACRES
TOTAL AREA OF PROPOSED R.O.W.	3.675 ACRES
TOTAL AREA OF OPEN SPACE:	13.741 ACRES
TOTAL AREA OF PROPOSED LOTS:	16.908 ACRES

13.741 / 34.324 = 40% OPEN SPACE REQUIRED
 DENSITY INCREASE = 1.11% (PER SECTION 16.24 CONCORD ZONING CODE)
 1.11 X 56 (# OF YIELD LOTS) = 62 RCD LOTS

RCD REQUIREMENTS

- MINIMUM PROJECT AREA = 20 ACRES (34.324 ACRES PROVIDED)
- MINIMUM SETBACK = 30' (PROVIDED ON ALL LOTS)
- MINIMUM SIDEYARD = 10'
- MINIMUM REAR YARD = 30'
- MINIMUM AREA = 10,890 S.F. - 0.2500 ACRES (PROVIDED ON ALL LOTS)
- MINIMUM LOT WIDTH = VARIED (62 FEET PROVIDED ON ALL LOTS AT SETBACK)

R-1 ZONING - REQUIREMENTS

- MINIMUM SETBACK = 50'
- MINIMUM SIDEYARD = 15'
- MINIMUM REAR YARD = 40'
- MINIMUM AREA = 22,000 SF (0.505 AC)
- MINIMUM LOT FRONTAGE = 50'
- MINIMUM LOT WIDTH = 100'

Notes:

- ENTIRE PROJECT AREA AND SURROUNDING PARCELS ARE CURRENTLY ZONED R-1 RESIDENTIAL
- THE MAJORITY OF THE PROJECT AREA IS CURRENTLY WOODED
- EXISTING WOODED AREAS DO NOT APPEAR TO HAVE ANY ENVIRONMENTALLY SENSITIVE AREAS BEYOND THE WETLANDS AS SHOWN
- WATER SUPPLY WILL BE PUBLIC WITH SERVICE FROM PAINESVILLE WATER
- SANITARY SERVICE WILL BE PUBLIC WITH SERVICE FROM LCDU
- THERE ARE NO KNOWN CEMETERIES, HISTORICAL OR ARCHEOLOGICAL SITES ON THE PROPERTY