

NOTE:
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE RESEARCH REPORT.

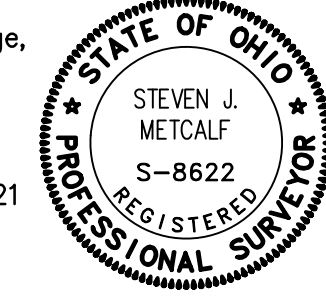
SURVEY CERTIFICATION
This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings for this survey is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only. Field work was performed on 01-27-2021.

I hereby state to the best of my professional knowledge, information and belief, all to be correct.

Steven J. Metcalf
Registered Surveyor No. 8622-Ohio

FEBRUARY 17, 2021
Date



NOTE:
THIS SURVEY WAS PERFORMED UNDER ADVERSE CONDITIONS WHERE ICE, SNOW, AND EXTREME WEATHER EXISTED DURING THE SURVEY WORK PERIOD.
EXISTING UTILITIES SHOWN ARE BASED UPON OBSERVABLE STRUCTURES ONLY. SOME UTILITIES MAY EXIST IN THE SURVEY AREA THAT WERE EITHER NOT OBSERVABLE, MIGHT HAVE BEEN BURIED, OR NOT VISIBLE AT THE TIME THE FIELD SURVEY WAS CONDUCTED.

UTILITIES IN PROJECT AREA:

THE ILLUMINATING COMPANY:
ADDRESS: 7755 Auburn Road
CITY: Concord, Ohio 44077
PHONE: 440-358-4491
CONTACT: Frederick E. Randall

AQUA OHIO:
ADDRESS: 8644 Station Street
CITY: Mentor, Ohio 44114
PHONE: 440-358-3987 x50612
CONTACT: Jessi Potter

LAKE COUNTY DEPT OF UTILITIES:
ADDRESS: 105 Main Street
CITY: Painesville, Ohio 44077
PHONE: 440-350-2652
CONTACT: Angela Keck

CONCORD TOWNSHIP:
ADDRESS: 7229 Ravenna Road
CITY: Concord Township, Ohio 44077
PHONE: 440-354-7510
CONTACT: General

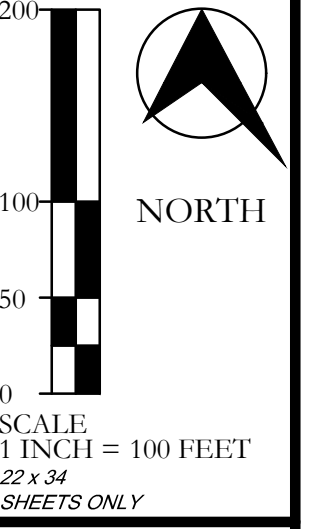
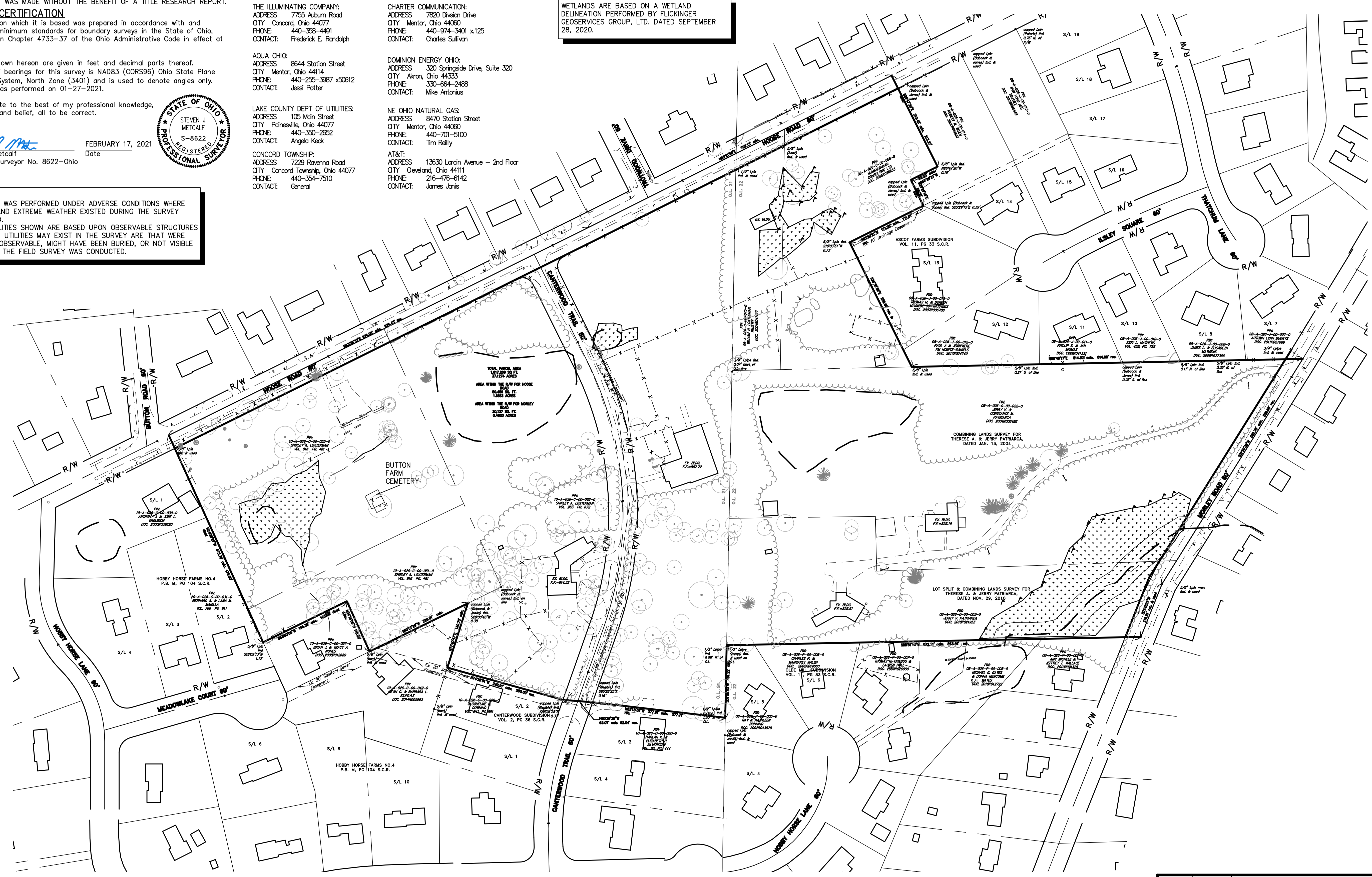
CHARTER COMMUNICATION:
ADDRESS: 7820 Division Drive
CITY: Mentor, Ohio 44060
PHONE: 440-974-3401 x125
CONTACT: Charles Sullivan

DOMINION ENERGY OHIO:
ADDRESS: 320 Springside Drive, Suite 320
CITY: Akron, Ohio 44333
PHONE: 330-664-2488
CONTACT: Mike Antonius

NE OHIO NATURAL GAS:
ADDRESS: 8470 Station Street
CITY: Mentor, Ohio 44060
PHONE: 440-701-5100
CONTACT: Tim Rally

AT&T:
ADDRESS: 13630 Lorain Avenue - 2nd Floor
CITY: Cleveland, Ohio 44111
PHONE: 216-476-6142
CONTACT: James Janis

WETLANDS ARE BASED ON A WETLAND DELINEATION PERFORMED BY FLICKINGER GEOSERVICES GROUP, LTD. DATED SEPTEMBER 28, 2020.



CANTERWOOD FARM SUBDIVISION
OVERALL EXISTING CONDITIONS - BOUNDARY & ESMTS.
TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers, Land Surveyors, Architects, Planners, & Designers
8405 York Road | Parma Heights, Ohio 44130
Tel: 440.884.3100 | Fax: 440.884.3104
www.nesfi-assocs.com

REV NO	DATE	DESCRIPTION
14536-E	02/17/21	Submit to client
DWG NAME	DRAWN BY	CHKD BY
14536-E	JFK/TEW	SJM
		JOB NO
		14536

SHEET NO.
1 OF 4

UTILITIES IN PROJECT AREA:

THE ILLUMINATING COMPANY:
 ADDRESS 7755 Auburn Road
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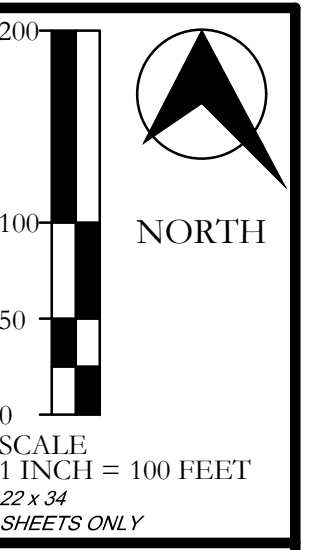
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CANTERWOOD FARM SUBDIVISION
OVERALL EXISTING CONDITIONS - TOPOGRAPHY
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO

OHIO
 Utilities Protection
 SERVICE
 Call Before You Dig
 1-800-362-2764
 A034400778-00A, A034400791-00A,
 & A034400801-00A
 Also call: OGPUPS @ 1-800-925-0988
 (Ohio Oil & Gas Underground
 Protection Service)
 -- or dial 8-1-1 --

BENCH MARKS:	
B.M. #1: TOP OF HYDRANT ON NORTH SIDE OF HOOSE ROAD JUST EAST OF TROTWOOD DRIVE INTERSECTION	ELEV.=813.20 (NAVD88)
B.M. #2: TOP OF HYDRANT ON NORTH SIDE OF HOOSE ROAD AT THE INTERSECTION OF CANTERWOOD TRAIL	ELEV.=810.05 (NAVD88)
B.M. #3: TOP OF HYDRANT ON NORTH SIDE OF HOOSE ROAD WEST OF THE INTERSECTION OF BUTTON ROAD	ELEV.=790.92 (NAVD88)
B.M. #4: TOP OF HYDRANT ON WEST SIDE OF CANTERWOOD TRAIL NEAR THE SOUTH BOUNDARY	ELEV.=820.73 (NAVD88)

ALL VERTICAL BENCH MARK INFORMATION SHOWN PER G.P.S. VRS FIELD OBSERVATIONS DATED JANUARY 21, 2021.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.

The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Prior to excavation and/or demolition contact:
 O.U.P.S. (Ohio Utilities Protection Service).

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SHEET NO.
2 OF 4

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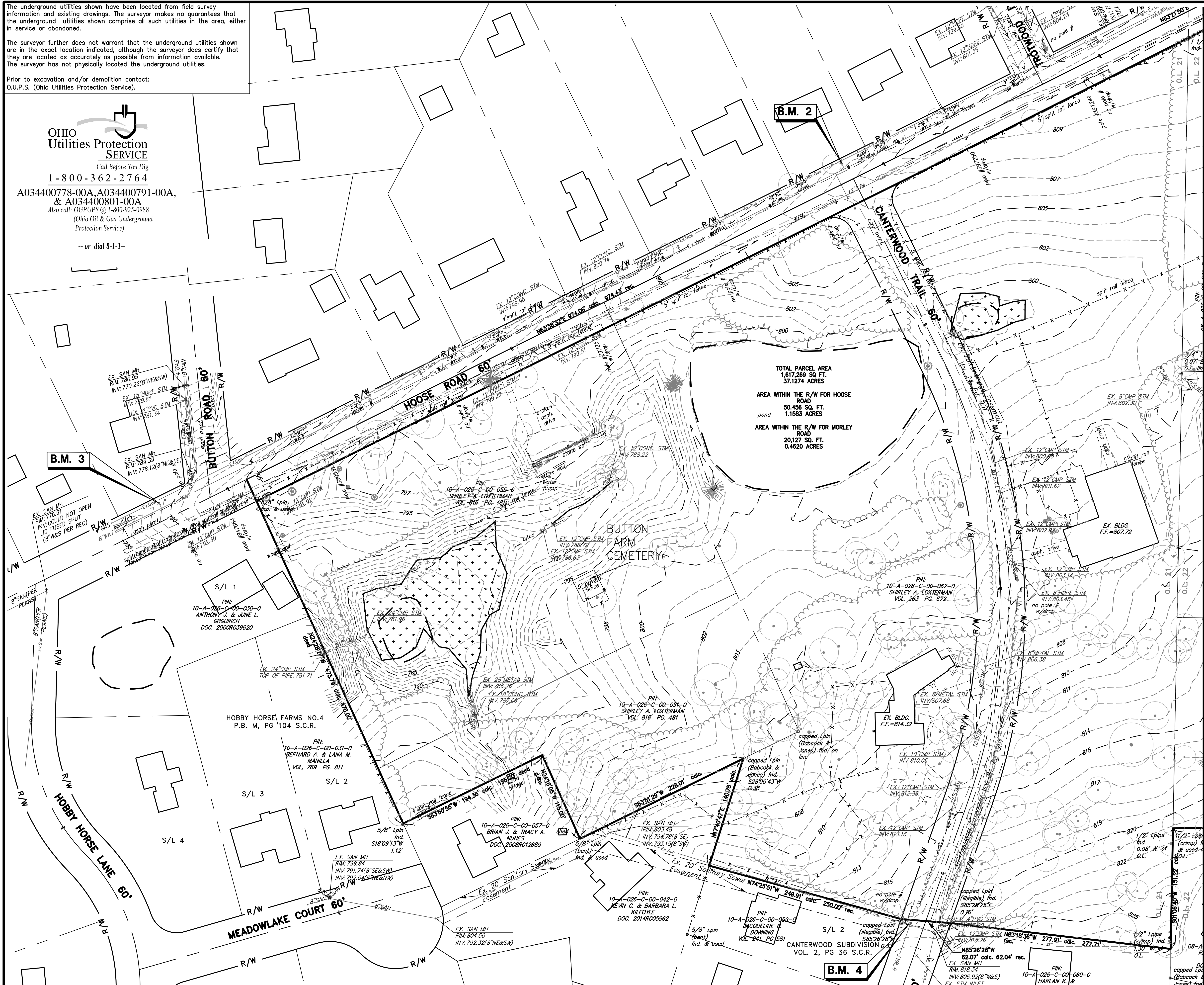
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& A034400801-00A
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TOTAL PARCEL AREA
1,617,289 SQ. FT.
37.1274 ACRES

AREA WITHIN THE R/W FOR HOOSE
ROAD
50,456 SQ. FT.
1.1583 ACRES

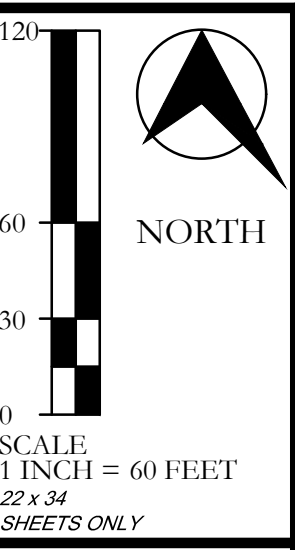
AREA WITHIN THE R/W FOR MORLEY
ROAD
20,127 SQ. FT.
0.4620 ACRES

ABBREVIATIONS

- AFN..... AUTOMATED FILING NO.
- ASPH..... ASPHALT
- C. or CALC..... CALCULATED
- CL..... CENTER LINE
- CONC..... CONCRETE
- C.D.R..... COUNTY DEED RECORD
- C.M.R..... COUNTY MAP RECORD
- D..... DEED
- EX..... EXISTING
- FD..... FOUND
- FF EL..... FINISH FLOOR ELEVATION
- INSTR..... INSTRUMENT
- L/A..... LIMITED ACCESS
- MON..... MONUMENT
- O. or OBS..... OBSERVED
- PG..... PAGE
- P or P/L..... PROPERTY LINE
- PPN..... PERMANENT PARCEL NO.
- PVMT..... PAVEMENT
- R. or REC..... RECORD
- R/W..... RIGHT OF WAY
- U..... USED
- VOL..... VOLUME
- SAN..... SANITARY
- STM..... STORM
- WAT..... WATER
- INV..... INVERT
- PVC..... POLYVINYL CHLORIDE
- VCP..... VITRIFIED CLAY PIPE
- RCP..... REINFORCED CONCRETE PIPE
- CMP..... CORRUGATED METAL PIPE

SYMBOL LEGEND

- CL CENTER LINE
- PL PROPERTY LINE
- CLS CONSOLIDATED LOTS
- IPF IRON PIN/PIPE FOUND
- IPS IRON PIN SET
- MBF MONUMENT BOX FOUND
- DHF DRILL HOLE FOUND
- DHS DRILL HOLE SET
- INF IRON NAIL FOUND
- INS IRON NAIL SET
- EFD EXISTING FIRE HYDRANT
- EWV EXISTING WATER VALVE
- EGV EXISTING GAS VALVE
- EIV EXISTING IRRIGATION CONTROL VALVE
- ECO EXISTING CLEAN OUT
- EWCS EXISTING WATER CORP STOP
- EGM EXISTING GAS METER
- EWMT EXISTING WATER METER
- EEM EXISTING ELECTRIC METER
- ERIB EXISTING ROUND INLET BASIN
- EMH EXISTING MANHOLE
- EFIP EXISTING FLAG POLE
- ESIP EXISTING SIGNAL POLE
- EPPE EXISTING POWER POLE
- EGYA EXISTING GUY ANCHOR
- ELPE EXISTING LIGHT POLE
- EUXB EXISTING UTILITY BOX (ELEC, TELE)
- ETBX EXISTING TELEPHONE BOX
- EBOL EXISTING BOLLARD
- ETRS EXISTING TRAFFIC SIGN
- EMBX EXISTING MAILBOX
- EX-SAN EX. SANITARY SEWER
- EX-SSW EX. STORM SEWER
- EX-WAT EX. WATER LINE
- EX-FG EX. FENCE
- EX-GL EX. GAS LINE
- EX-UE EX. UNDERGROUND ELECTRIC
- EX-UT EX. UNDERGROUND TELEPHONE
- EX-OUL EX. OVERHEAD UTILITY LINE

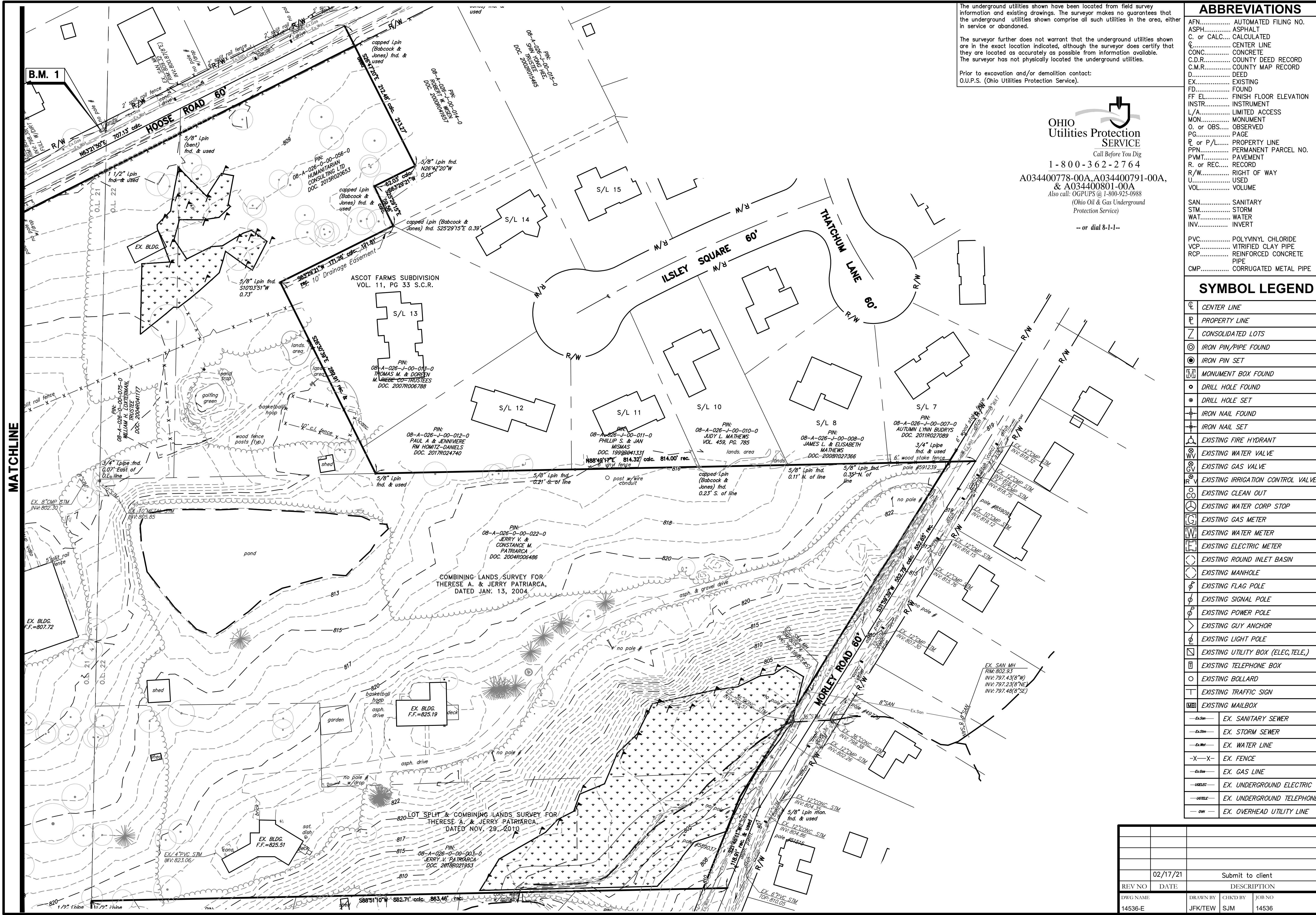


CANTERWOOD FARM SUBDIVISION
 EXISTING CONDITIONS - TOPO & UTILITIES
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO

NEFF
& ASSOCIATES
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SHEET NO.
3 OF 4

REV NO	DATE	DESCRIPTION
02/17/21		Submit to client
DWG NAME	DRAWN BY	CHECKED BY
14536-E	JFK/TEW	SJM
	JOB NO	
	14536	



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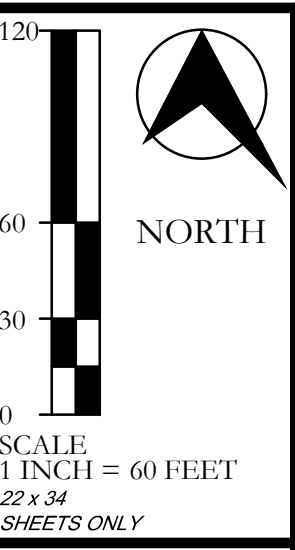
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O. or OBS.....	OBSERVED
PG.....	PAGE
P. or P/L.....	PROPERTY LINE
PPN.....	PERMANENT PARCEL NO.
PVM.....	PAVEMENT
R. or REC.....	RECORD
R/W.....	RIGHT OF WAY
U.....	USED
VOL.....	VOLUME
SAN.....	SANITARY
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SYMBOL LEGEND	
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	PROPERTY LINE
	CONSOLIDATED LOTS
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	IRON PIN SET
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	DRILL HOLE FOUND
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	IRON NAIL FOUND
	IRON NAIL SET
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	EXISTING GAS VALVE
	EXISTING IRRIGATION CONTROL VALVE
	EXISTING CLEAN OUT
	EXISTING WATER CORP STOP
	EXISTING GAS METER
	EXISTING WATER METER
	EXISTING ELECTRIC METER
	EXISTING ROUND INLET BASIN
	EXISTING MANHOLE
	EXISTING FLAG POLE
	EXISTING SIGNAL POLE
	EXISTING POWER POLE
	EXISTING GUY ANCHOR
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	EXISTING UTILITY BOX (ELEC, TELE)
	EXISTING TELEPHONE BOX
	EXISTING BOLLARD
	EXISTING TRAFFIC SIGN
	EXISTING MAILBOX
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATER LINE
	EX. FENCE
	EX. GAS LINE
	EX. UNDERGROUND ELECTRIC
	EX. UNDERGROUND TELEPHONE
	EX. OVERHEAD UTILITY LINE



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14536-E	JFK/TEW	SJM
		JOB NO
		14536

CITY CODIFIED ORDINANCES

CURRENT ZONING DISTRICT: R1 RESIDENTIAL

CODE	SUBJECT	REQUIRED	PROVIDED
15.04-1	MIN. LOT AREA	22,000 SF (0.505 ACRES)	22,000 SF
	MIN. LOT WIDTH	100'	100'
	MIN. LOT FRONTAGE	50'	50'
	MIN. FRONT BUILDING SETBACK	50'	50'
	MIN. SIDE YARD	15'	50'
	MIN. REAR YARD	40'	40'

SITE DATA

SITE AREA
 OVERALL PARCEL 35.5071 ACRES
 PARCEL A 1.1359 ACRES
 NET ROD PARCEL 34.3712 ACRES

LOTS
 SINGLE FAMILY 55
 TOTAL 55

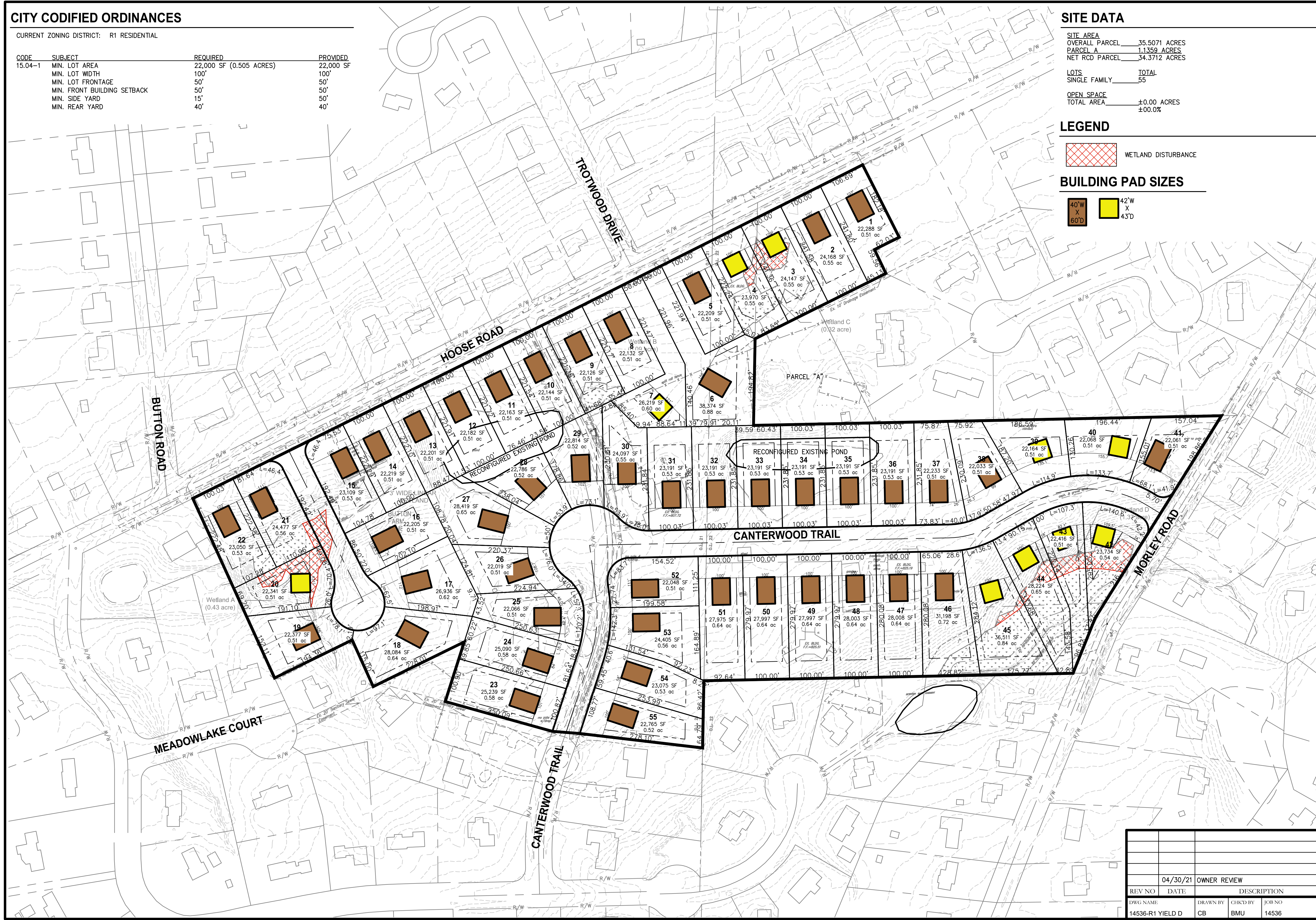
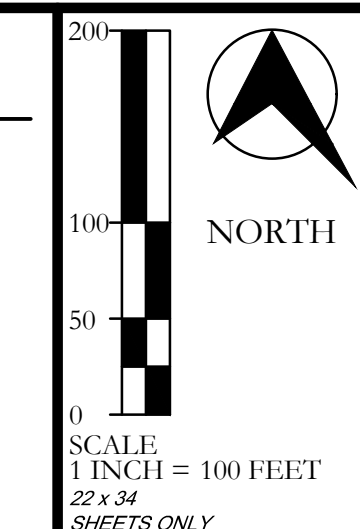
OPEN SPACE
 TOTAL AREA ±0.00 ACRES
 ±00.0%

LEGEND

WETLAND DISTURBANCE

BUILDING PAD SIZES

40'W X 60'D
 42'W X 43'D



THE VILLAS AT CANTERWOOD FARM SUBDIVISION
R1 YIELD PLAN
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO



NEFF & ASSOCIATES
 Civil Engineers • Landscape Architects • Planners • Surveyors
 6405 N. 44th Street, Suite 400, Dayton, OH 45424
 Tel: 937.233.8800 Fax: 937.233.8801
 www.neff-assoc.com

SHEET NO.
Y1.0

REV NO	DATE	DESCRIPTION	
	04/30/21	OWNER REVIEW	
DWG NAME	DRAWN BY	CHKD BY	JOB NO
14536-R1 YIELD D	CB	BMU	14536

N:\LAND DEVELOPMENT\Proj\14536 20th Century-Concord Twp\AutoCAD\Pre\14536-R1 Yield Plan D.dwg, 4/30/2021 11:54:07 AM, CBERK

LEGEND

-  OPEN SPACE
-  WETLAND DISTURBANCE

KEY NOTES

- 1 PONDS TO BE FILLED
- 2 EXISTING HOUSE TO REMAIN, MODIFY AS REQUIRED TO FIT DEVELOPMENT
- 3 STORMWATER MANAGEMENT
- 4 EXISTING CEMETERY TO BE VACATED
- 5 PROPOSED CLUBHOUSE, POOL, PARKING, AND CENTRAL MAILBOX UNIT
- 6 REMOVE DECK, CHANGE FRONT DOOR AND GARAGE DOOR LOCATIONS
- 7 STRUCTURE TO BE REMOVED
- 8 EXISTING DRIVEWAY TO BE RECONFIGURED
- 9 REMOVE EXISTING CUL-DE-SAC AND REPLACE WITH TYPICAL ROADWAY SECTION
- 10 PROPOSED FENCING, MONUMENT SIGN AND LANDSCAPING TO MAINTAIN EXISTING CHARACTER
- 11 REMOVE EXISTING DRIVE AND MAINTAIN EXISTING VEGETATION ALONG MORLEY ROAD

SITE DATA

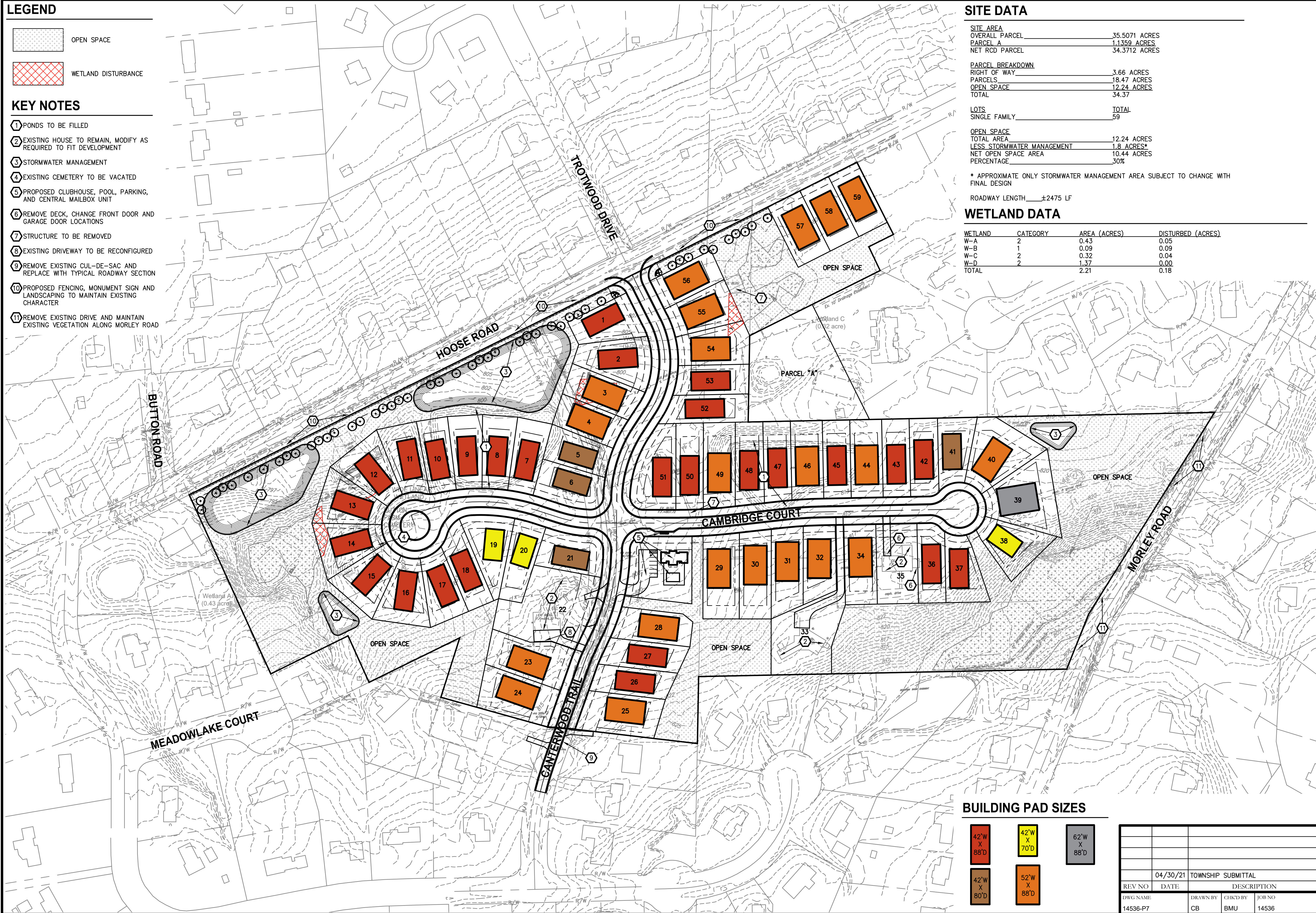
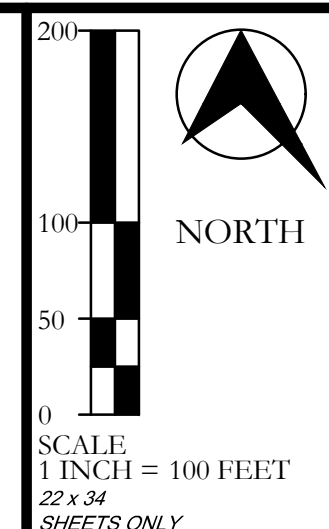
SITE AREA	
OVERALL PARCEL	35.5071 ACRES
PARCEL A	1.1359 ACRES
NET RCD PARCEL	34.3712 ACRES
PARCEL BREAKDOWN	
RIGHT OF WAY	3.66 ACRES
PARCELS	18.47 ACRES
OPEN SPACE	12.24 ACRES
TOTAL	34.37
LOTS	
SINGLE FAMILY	TOTAL 59
OPEN SPACE	
TOTAL AREA	12.24 ACRES
LESS STORMWATER MANAGEMENT	1.8 ACRES*
NET OPEN SPACE AREA	10.44 ACRES
PERCENTAGE	30%

* APPROXIMATE ONLY STORMWATER MANAGEMENT AREA SUBJECT TO CHANGE WITH FINAL DESIGN

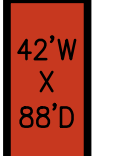
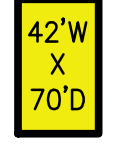

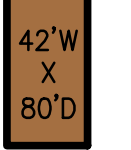
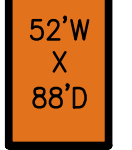
ROADWAY LENGTH ±2475 LF

WETLAND DATA

WETLAND	CATEGORY	AREA (ACRES)	DISTURBED (ACRES)
W-A	2	0.43	0.05
W-B	1	0.09	0.09
W-C	2	0.32	0.04
W-D	2	1.37	0.00
TOTAL		2.21	0.18



BUILDING PAD SIZES

-  42'W X 88'D
-  42'W X 70'D
-  62'W X 88'D
-  42'W X 80'D
-  52'W X 88'D

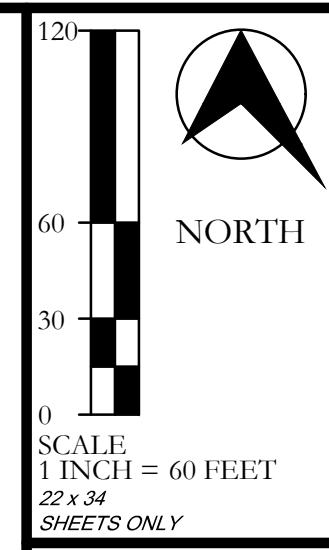
REV NO	DATE	DESCRIPTION
	04/30/21	TOWNSHIP SUBMITTAL
DWG NAME	DRAWN BY	CHK'D BY
14536-P7	CB	BMU
JOB NO	14536	

THE VILLAS AT CANTERWOOD FARM SUBDIVISION
OVERALL PRELIMINARY PLAN
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO

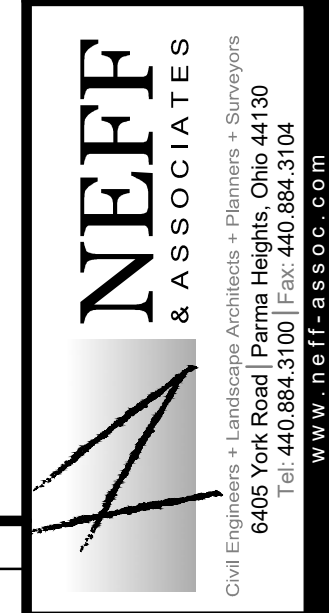


SHEET NO.
P1.0

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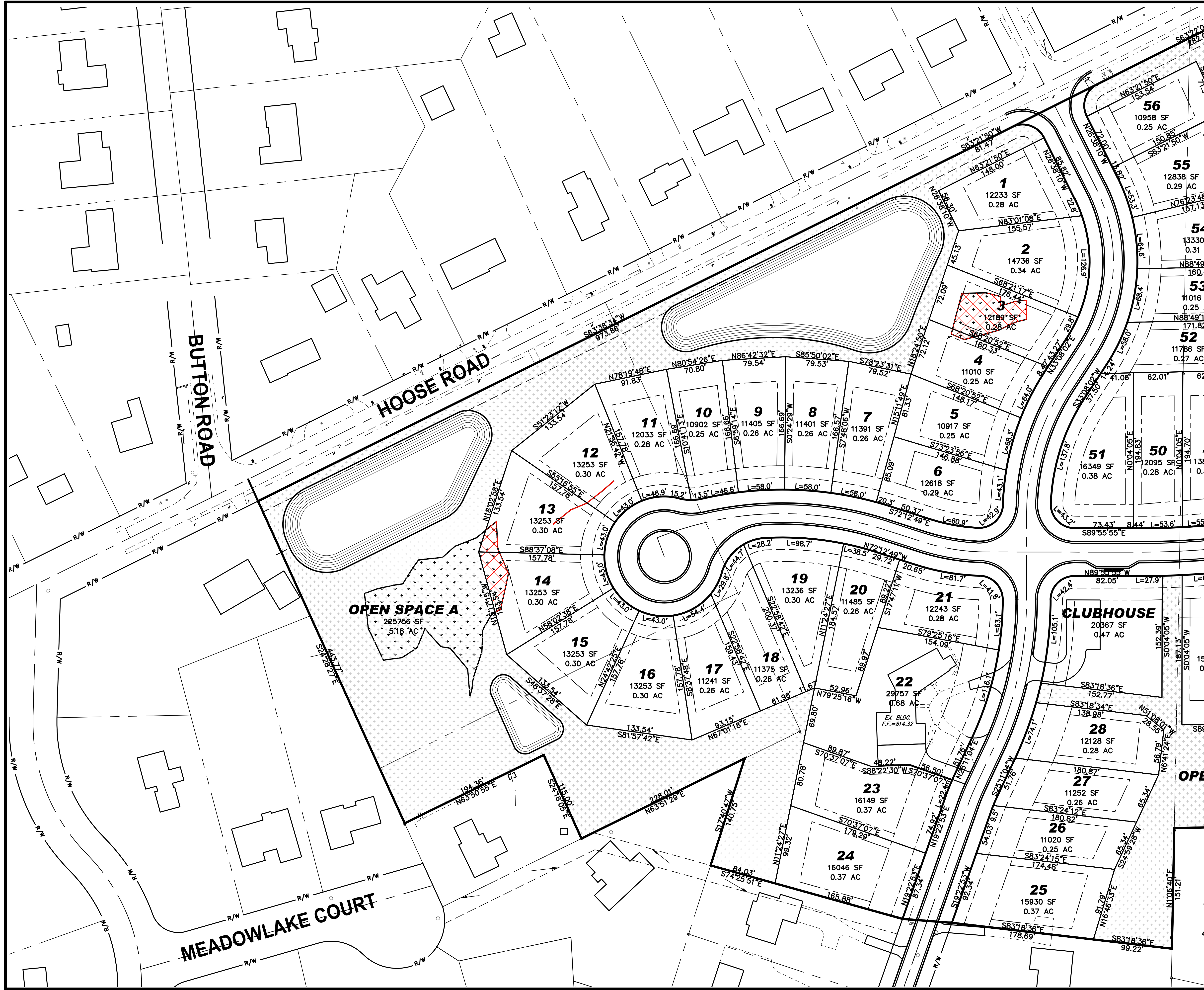


THE VILLAS AT CANTERWOOD FARM SUBDIVISION
PRELIMINARY SITE GEOMETRIC PLAN
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO



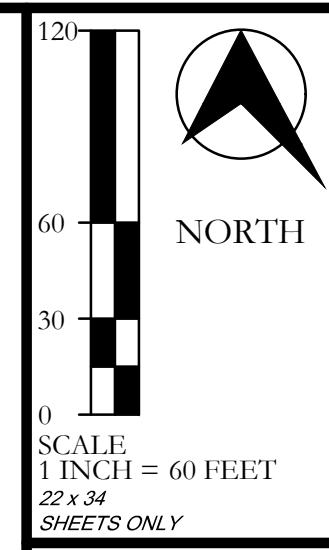
SHEET NO.
P2.0

REV NO	DATE	DESCRIPTION
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DWG NAME	DRAWN BY	CHKD BY
14536-P7	CB	BMU
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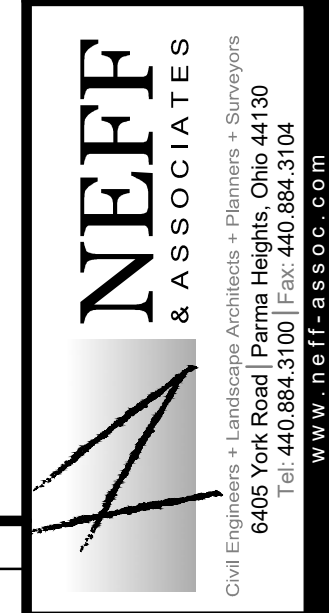


MATCHLINE

N:\LAND DEVELOPMENT\Proj\14536 20th Century-Concord Twp\AutoCAD\Pre\14536-P7.dwg, 4/30/2021 11:59:02 AM, CBERK

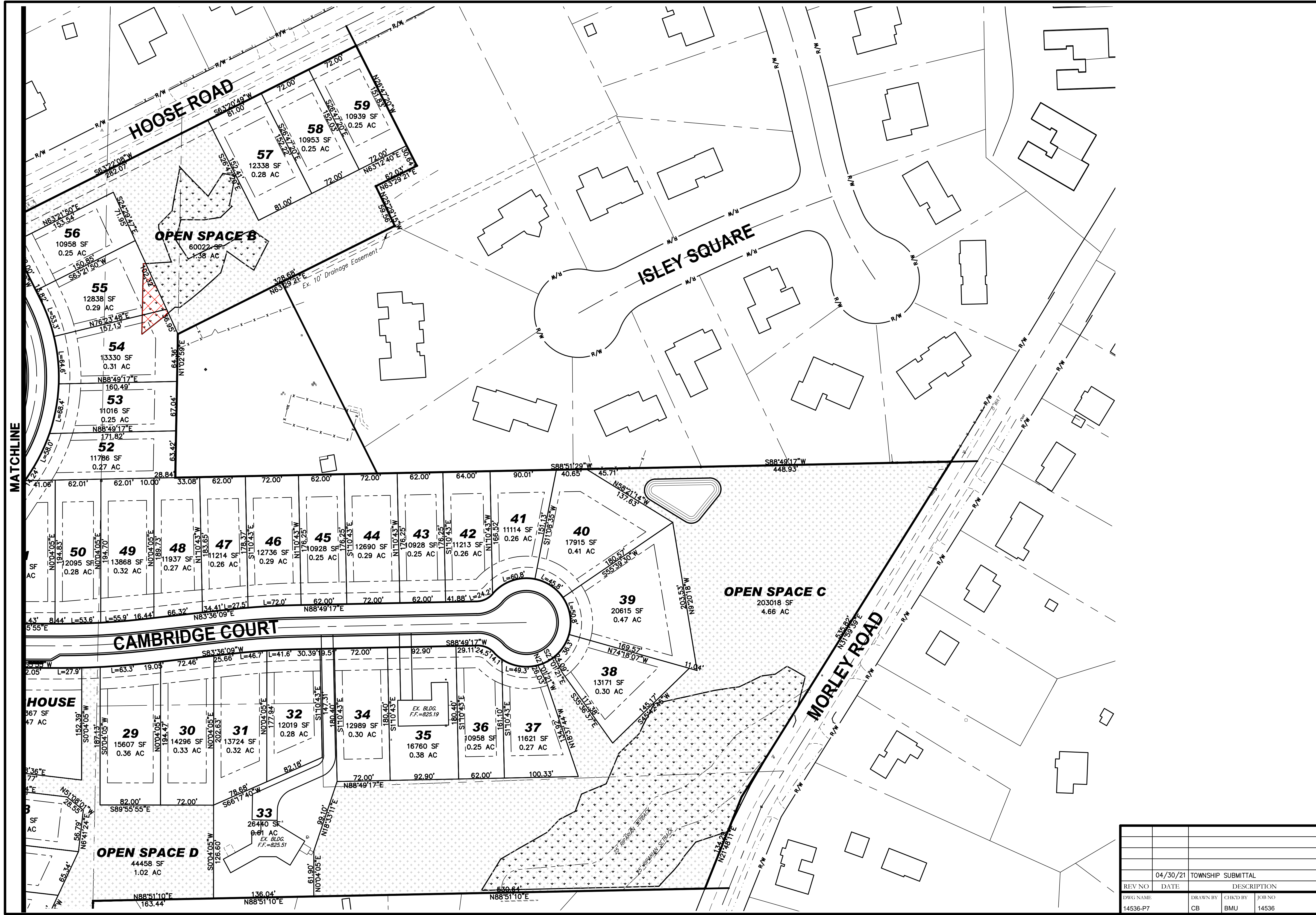


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PRELIMINARY SITE GEOMETRIC PLAN
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO



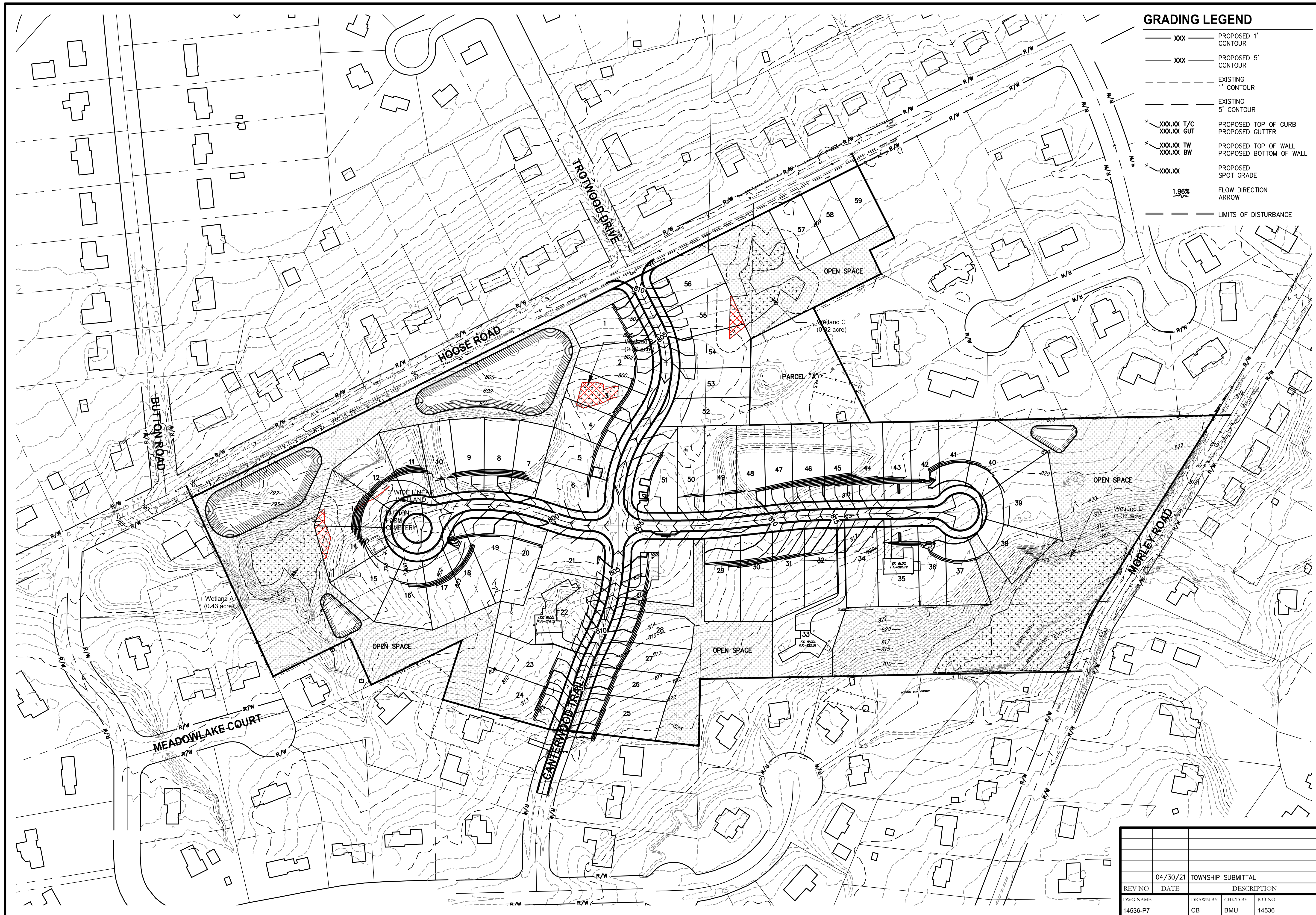
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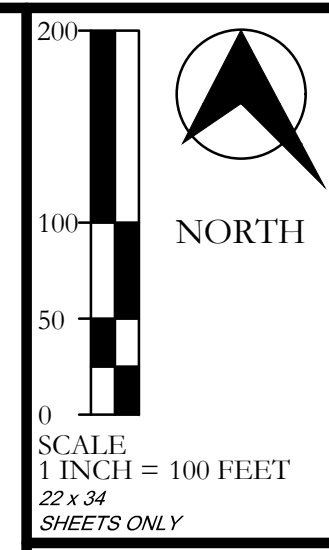
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GRADING LEGEND

- XXX PROPOSED 1' CONTOUR
- XXX PROPOSED 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- XXX.XX T/C PROPOSED TOP OF CURB
- XXX.XX GUT PROPOSED GUTTER
- XXX.XX TW PROPOSED TOP OF WALL
- XXX.XX BW PROPOSED BOTTOM OF WALL
- XXX.XX PROPOSED SPOT GRADE
- 1.96% FLOW DIRECTION ARROW
- LIMITS OF DISTURBANCE

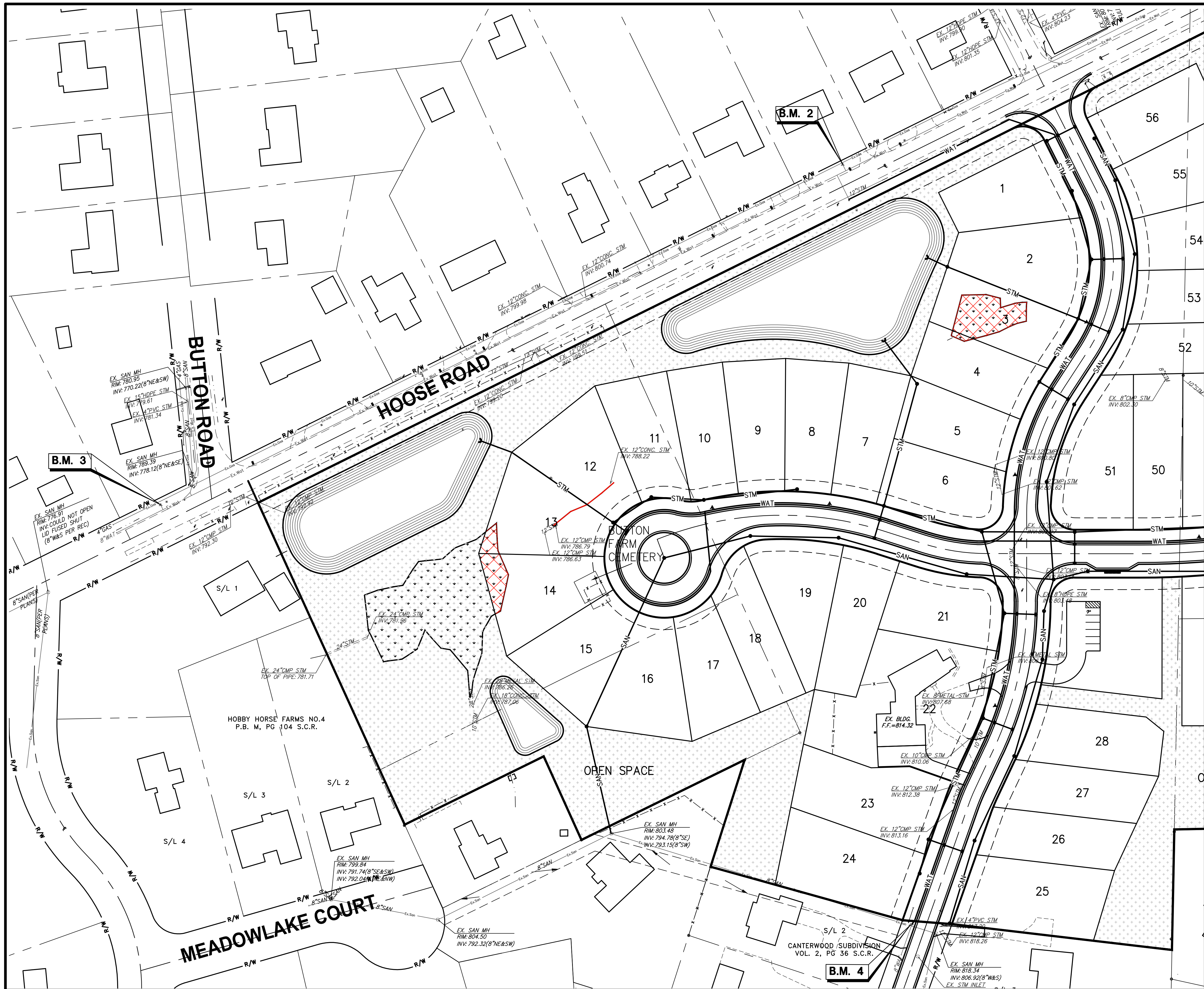


THE VILLAS AT CANTERWOOD FARM SUBDIVISION
PRELIMINARY SITE GRADING
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO

NEFF
 & ASSOCIATES
 Civil Engineers • Landscape Architects • Planners • Surveyors
 6405 N. 440th St., Suite 100
 Concord, OH 44025
 Tel: 440.884.5100 Fax: 440.884.5102
 www.neff-assoc.com

REV NO	DATE	DESCRIPTION
	04/30/21	TOWNSHIP SUBMITTAL
DWG NAME	DRAWN BY	CHK'D BY
14536-P7	CB	BMU
		JOB NO
		14536

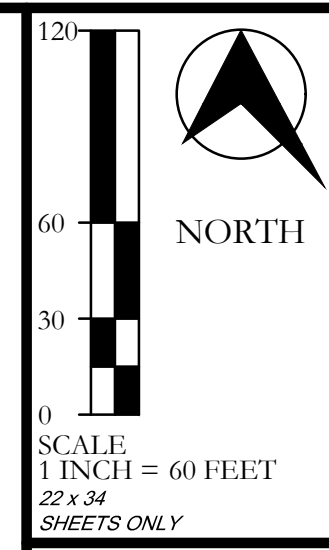
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SYMBOL LEGEND (PROPOSED)

REFER TO SURVEY FOR EXISTING CONDITIONS LEGEND

	PROPOSED ROUND INLET
	PROPOSED MANHOLE
	PROPOSED CLEAN OUT
	PROPOSED FIRE HYDRANT
	PROPOSED TRAFFIC CONTROL SIGNAL
	PROPOSED SQUARE INLET
	PROPOSED GUTTER INLET
	PROPOSED WATER VALVE
	SOIL BORING



THE VILLAS AT CANTERWOOD FARM SUBDIVISION
PRELIMINARY SITE UTILITY PLAN
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO

MATCHLINE

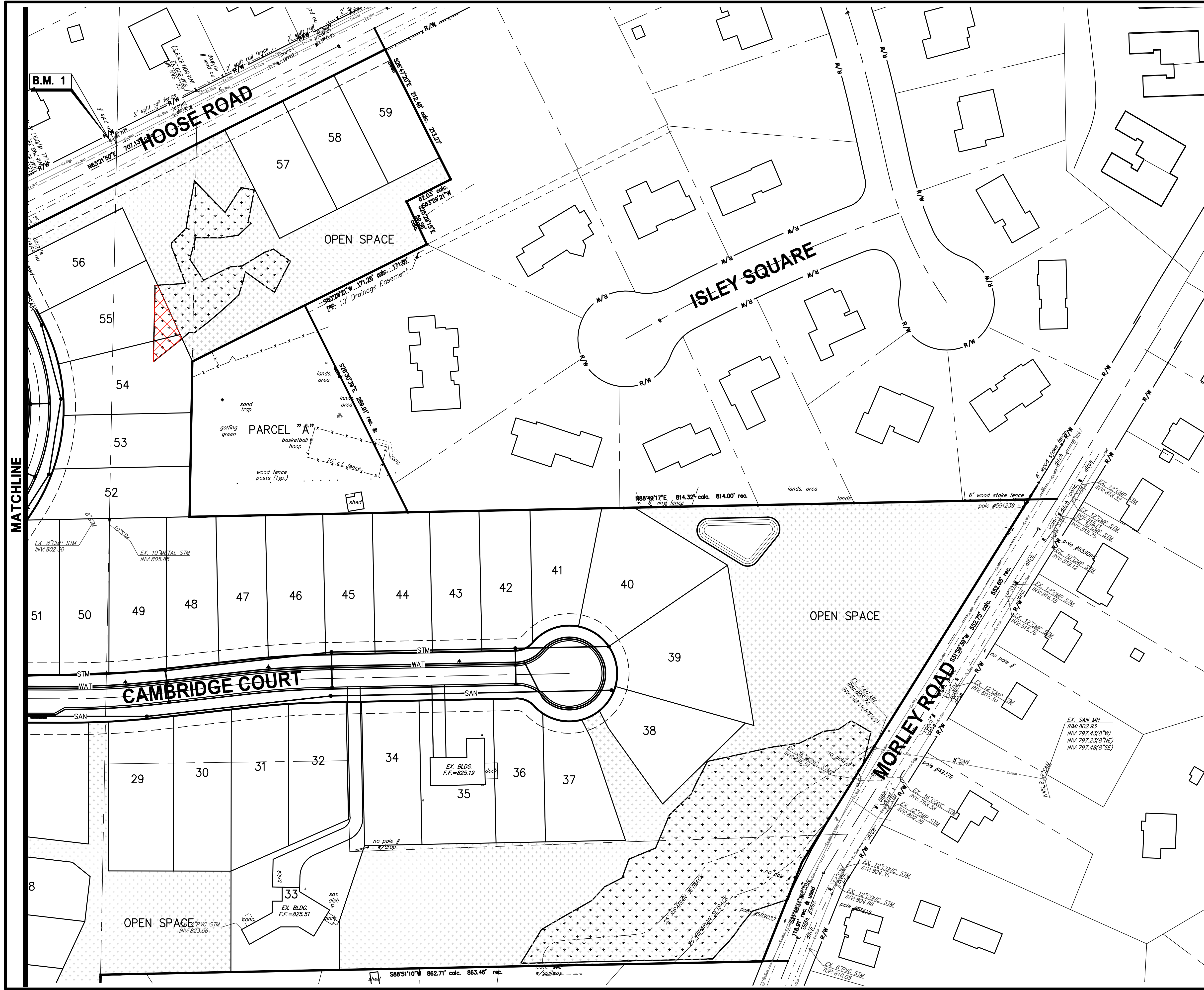
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14536-P7	CB	BMU
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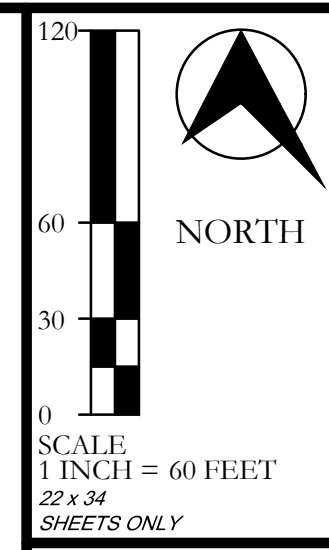
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SYMBOL LEGEND (PROPOSED)	
REFER TO SURVEY FOR EXISTING CONDITIONS LEGEND	
	PROPOSED ROUND INLET
	PROPOSED MANHOLE
	PROPOSED CLEAN OUT
	PROPOSED FIRE HYDRANT
	PROPOSED TRAFFIC CONTROL SIGNAL
	PROPOSED SQUARE INLET
	PROPOSED GUTTER INLET
	PROPOSED WATER VALVE
	SOIL BORING

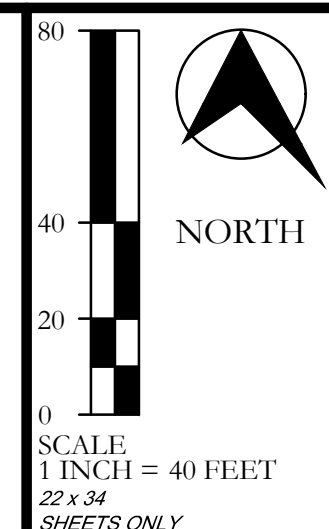


THE VILLAS AT CANTERWOOD FARM SUBDIVISION
PRELIMINARY SITE UTILITY PLAN
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO



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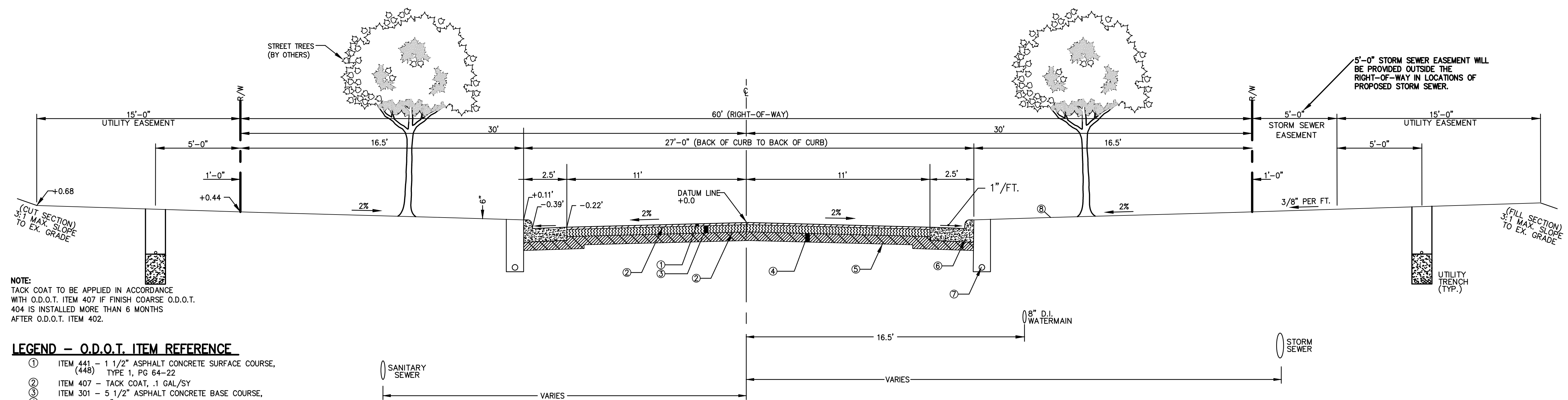
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	04/30/21	TOWNSHIP SUBMITTAL
DWG NAME	DRAWN BY	CHKD BY
14536-P7	CB	BMU
JOB NO	14536	



THE VILLAS AT CANTERWOOD FARM SUBDIVISION
PRELIMINARY ROAD SECTION AND TYPICAL LOTS
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO

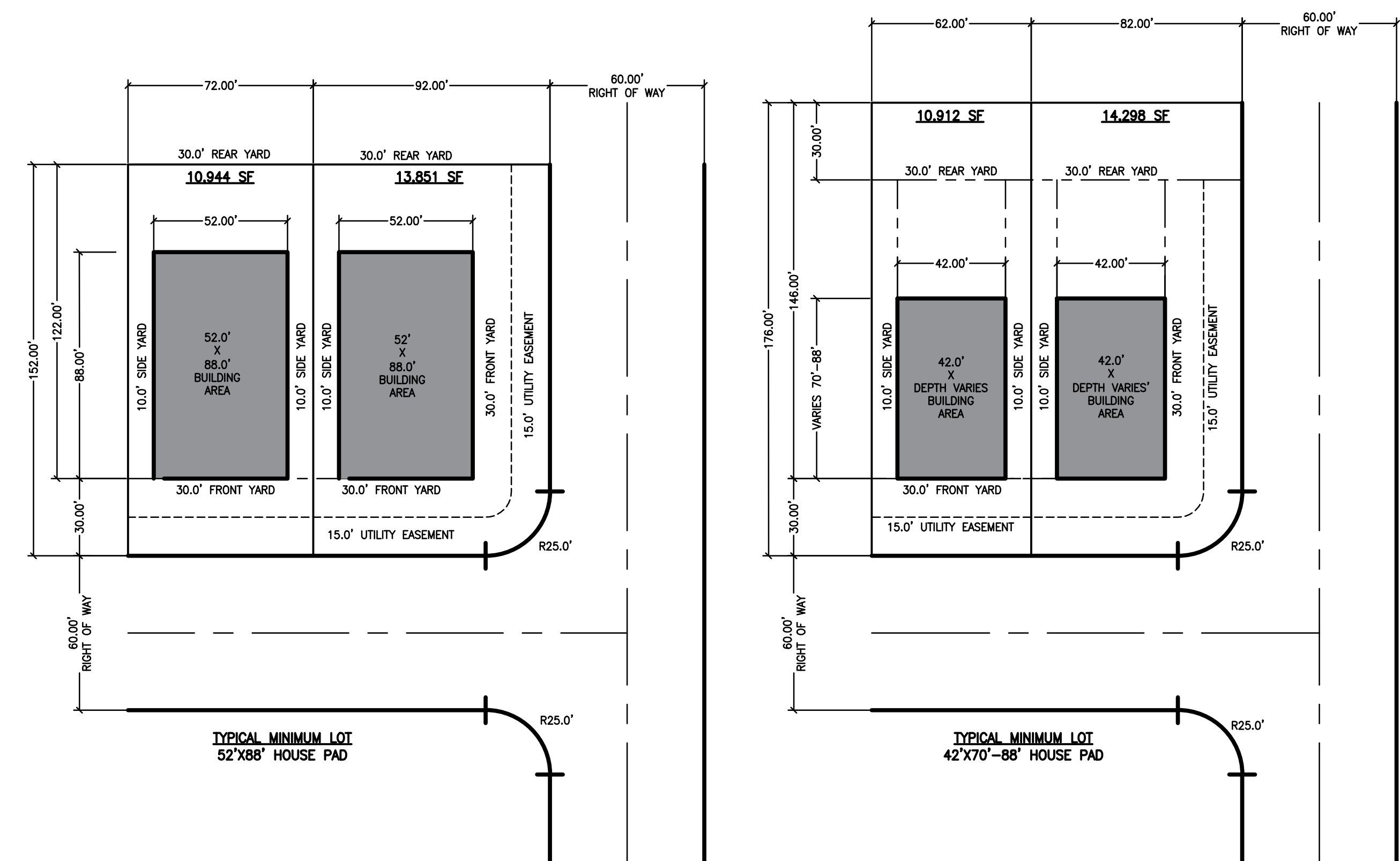


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- NOTE:**
 TACK COAT TO BE APPLIED IN ACCORDANCE WITH O.D.O.T. ITEM 407 IF FINISH COARSE O.D.O.T. 404 IS INSTALLED MORE THAN 6 MONTHS AFTER O.D.O.T. ITEM 402.
- LEGEND - O.D.O.T. ITEM REFERENCE**
- ① ITEM 441 - 1 1/2" ASPHALT CONCRETE SURFACE COURSE, (448) TYPE 1, PG 64-22
 - ② ITEM 407 - TACK COAT, .1 GAL/SY
 - ③ ITEM 301 - 5 1/2" ASPHALT CONCRETE BASE COURSE,
 - ④ ITEM 304 - 6" AGGREGATE BASE
 - ⑤ ITEM 204 - SUBGRADE COMPACTION
 - ⑥ ITEM 609 - ODOT CURB AND GUTTER, TYPE 2
 - ⑦ ITEM 605 - 6" UNDERDRAINS
 - ⑧ ITEM 659 - SEEDING AND MULCHING

TYPICAL ROADWAY SECTION
 NOT TO SCALE



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		14536

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