

PRELIMINARY PLANS

FOR

THE VILLAS AT CANTERWOOD FARMS

IN

TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO

SITE DATA

SITE AREA	35.3509 ACRES
OVERALL PARCEL	35.3509 ACRES
PARCEL A	1.1359 ACRES
NET RCD PARCEL	34.215 ACRES

PARCEL BREAKDOWN	
RIGHT OF WAY	3.56 ACRES
PARCELS	18.23 ACRES
OPEN SPACE	12.42 ACRES
TOTAL	34.21

LOTS	
SINGLE FAMILY	TOTAL 59

OPEN SPACE	TOTAL AREA 12.42 ACRES	PERCENTAGE 36%
OPEN SPACE - LESS LANDSCAPE EASEMENTS	TOTAL AREA 12.34 ACRES	PERCENTAGE 36%

* STORMWATER MANAGEMENT AREAS WILL BE WITHIN DEDICATED EASEMENTS LOCATED IN OPEN SPACE AREAS

ROADWAY LENGTH ±2450 LF

WETLAND DATA

WETLAND	CATEGORY	AREA (ACRES)	DISTURBED (ACRES)
W-A	2	0.43	0.00
W-B	1	0.09	0.01
W-C	2	0.32	0.05
W-D	2	1.37	0.00
TOTAL		2.21	0.06

TOWNSHIP CODIFIED ORDINANCES

CURRENT ZONING DISTRICT: R1 RESIDENTIAL
PROPOSED ZONING DISTRICT: RCD RESIDENTIAL CONSERVATION DISTRICT

CODE	SUBJECT	REQUIRED	PROVIDED
16.22	MIN. PROJECT AREA	20 ACRES	SEE SITE DATA
16.24	PERMITTED DENSITY BASE DENSITY (YIELD PLAN) 55 UNITS DENSITY BONUS (8%) 4 UNITS TOTAL ALLOWABLE 59 UNITS		59 UNITS
16.24(B)	MIN. OPEN SPACE (SEE CRITERIA)	10%	SEE SITE DATA
16.25(B)	MIN. LOT AREA	0.25 ACRES (10,890 SF)	0.25 ACRES (10,890 SF)
16.25(C)	MIN. LOT WIDTH	MAY BE VARIED	
16.25(D)	MIN. FRONT YARD SETBACK	30'	30'
	ACCESSORY STRUCTURE	30'	
	MIN. SIDE YARD SETBACK	10'	10'
	ACCESSORY STRUCTURE	10'	
	MIN. REAR YARD SETBACK	30'	30'
	ACCESSORY STRUCTURE	10'	
16.10(D)	MAX BUILDING HEIGHT	35'	

RIPIARIAN SETBACKS

17.04(B)(1)	STREAMS DRAINING AREA GREATER THAN 20 SQ MILES	120'
17.04(B)(2)	STREAMS DRAINING AREA UP TO 20 SQ MILES	75'
17.04(B)(3)	CLASS III PRIMARY HEADWATER HABITAT STREAM	50'
17.04(B)(4)	STREAMS DRAINING AREA UP TO 1 SQ MILES	25'

WETLAND SETBACKS

17.04(D)(4)	CATEGORY 3 WETLANDS	50'
17.04(D)(4)	CATEGORY 2 WETLANDS	30'
17.04(D)(4)	CATEGORY 1 WETLANDS	NO SETBACK LISTED

LAKE COUNTY, OHIO SUBDIVISION STANDARDS

BELOW ARE ONLY STANDARDS THAT EFFECT PLANNING, THEY ARE NOT ALL INCLUSIVE

SECTION	STANDARD	REQUIREMENT
SEC. 3(D)	MINIMUM HORIZONTAL CURVE RADIUS	200'
	MINIMUM PAVEMENT WIDTH	11' PER LANE
	MINIMUM CURB RADIUS	30'
	MINIMUM TANGENTS BETWEEN REVERSE CURVES	50'
SEC. 3(B)	CUL-DE-SACS	
	MAXIMUM LENGTH W/ AVERAGE SUBLOT < 150'	1000'
	MAXIMUM LENGTH W/ AVERAGE SUBLOT > 150'	2000'
	MIN. PAVEMENT DIAMETER	100'
	MIN. PROPERTY LINE DIAMETER	110'
	MIN. PAVEMENT RADII AT INTERSECTIONS	30'
SEC. 3(B)(3)	MINIMUM INTERSECTION ANGLE	70 DEGREES
SEC. 3(B)(12)	STREET JOGS - MIN. CENTERLINE OFFSETS	200'
SEC. 3(B)(12)	INTERSECTING STREETS - MIN. CENTERLINE OFFSETS	150'
SEC. 3(G)	BLOCKS	
	MAXIMUM LENGTH W/ AVERAGE SUBLOT < 150'	1400'
	MAXIMUM LENGTH W/ AVERAGE SUBLOT > 150'	2100'
SEC. 4(A)	EASEMENTS	
	UTILITY EASEMENT ALONG R/W	15'



VICINITY MAP

SCALE: 1"=1,000'



16.24(C) OPEN SPACE CRITERIA

- CONSERVE SIGNIFICANT NATURAL/HISTORICAL/CULTURAL ELEMENTS
- PRESERVED IN NATURAL STATE
- THE FOLLOWING CAN NOT BE INCLUDED:
 - PUBLIC ROADS
 - PARKING/ACCESS/DRIVE AREAS
 - REQUIRED SETBACKS (B/W BUILDINGS, PARKING, BOUNDARIES)
 - REQUIRED SETBACKS (B/W BUILDINGS & STREETS)
 - PRIVATE YARDS
 - 15' BETWEEN BUILDINGS
 - SMALL, FRAGMENTED OR ISOLATED OPEN SPACE
 - MIN. DIMENSION OF 25' (R-1 DISTRICTS)
 - LESS THAN 1 ACRE IN AREA

APPLICANT/ DEVELOPER:

ALM LAKE PROPERTIES
2167 MENTOR AVE.
PAINESVILLE TOWNSHIP, OHIO 44077
PHONE: (440) 354-5602
ATTN:

WETLAND CONSULTANT:

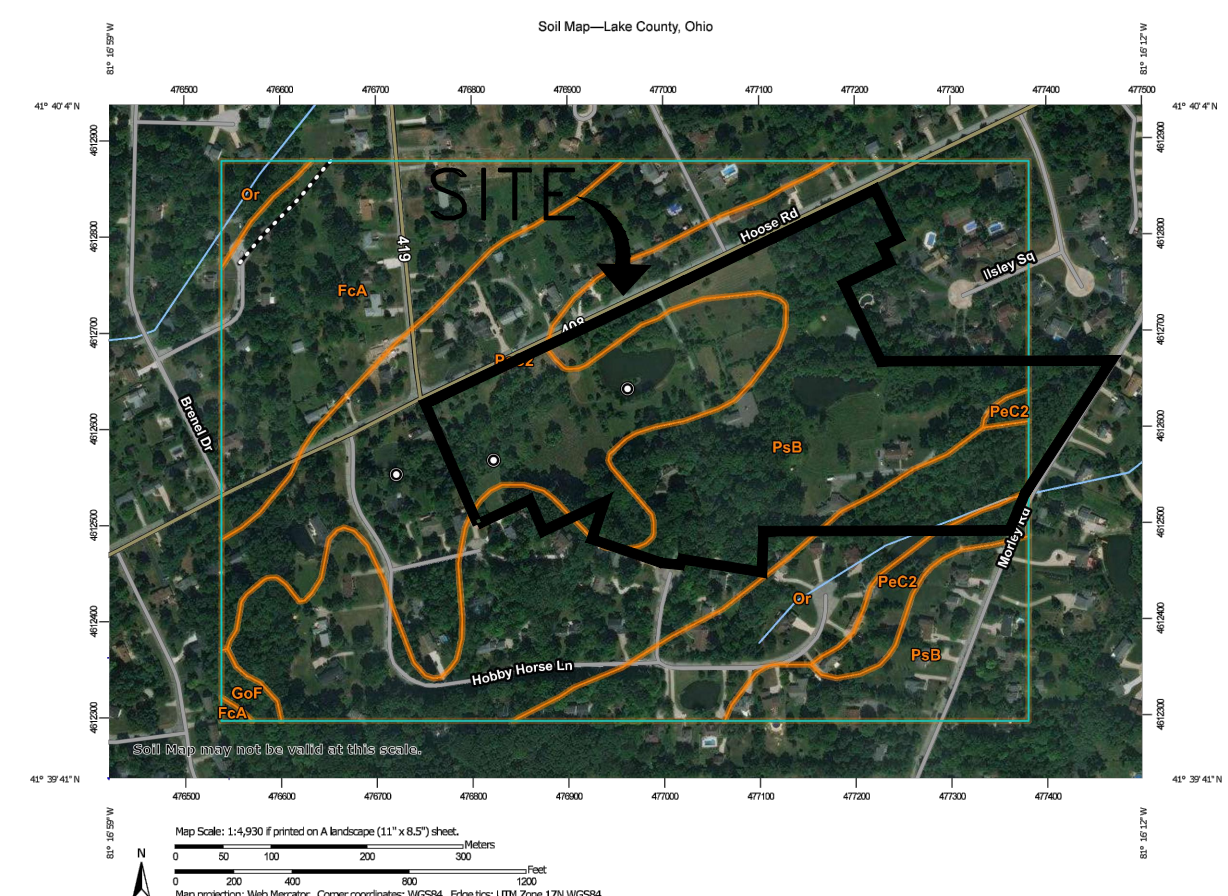
FLICKINGER GEOSERVICES GROUP, LTD.
2063 WILLIAMSTON COURT
AKRON, OHIO 44313
PHONE: (330) 931-9124

CIVIL ENGINEER & SURVEYOR:

NEFF & ASSOCIATES
6405 YORK ROAD
PARMA HEIGHTS, OHIO 44130
PHONE: (440) 884-3100
ATTN: DANIEL J. NEFF, P.E.

LANDSCAPE ARCHITECT:

NEFF & ASSOCIATES
6405 YORK ROAD
PARMA HEIGHTS, OHIO 44130
PHONE: (440) 884-3100
ATTN: BRIAN M. UHLENBROCK,
ASLA, PLA



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FcA	Fitchville silt loam, 1 to 4 percent slopes	17.5	14.4%
GoF	Gospport silty clay loam, 25 to 70 percent slopes	0.8	0.5%
Or	Orville silt loam	12.0	9.9%
Pec2	Pierpont silt loam, 8 to 12 percent slopes, eroded	34.2	28.1%
PsB	Platteau silt loam, 2 to 6 percent slopes	57.4	47.2%
Totals for Area of Interest		121.8	100.0%

SOIL MAP NOT TO SCALE

INDEX TO DRAWINGS:

TITLE SHEET	REVISION #
1	T1.0

SURVEY:

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EXISTING CONDITIONS - TOPO & UTILITIES	30F4
EXISTING CONDITIONS - TOPO & UTILITIES	40F4

YIELD PLAN

R1 YIELD PLAN	Y1.0
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PRELIMINARY RCD PLANS

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SITE LANDSCAPE PLANS

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PRELIMINARY PLAN NOTES

STORMWATER MANAGEMENT TO MEET THE LAKE COUNTY REQUIREMENTS IN ADDITION TO THE OHIO EPA (WHEN APPLICABLE). ANY DETENTION AREA SHOWN ON THIS PLAN IS PRELIMINARY ONLY AND COULD VARY.

THE DESIGN SHOWN IS PRELIMINARY ONLY AND BASED ON SITE INFORMATION AVAILABLE AT THE TIME OF DESIGN.

BOUNDARY INFORMATION HAS BEEN TAKEN FROM A SURVEY PREPARED BY NEFF & ASSOCIATES.

WETLANDS ARE BASED ON A WETLAND DELINEATION PERFORMED BY FLICKINGER GEOSERVICES GROUP, LTD. DATED SEPTEMBER 28, 2020. ARMY CORPS OF ENGINEERS JURISDICTIONAL DETERMINATION LETTER WILL BE PROVIDED WHEN RECEIVED.

THIS DESIGN IS SUBJECT TO THE APPROVAL OF ALL GOVERNING AGENCIES.

EROSION & SEDIMENT CONTROL WILL BE HANDLED BY UTILIZING ALL STORM WATER BASINS AS TEMPORARY SEDIMENT BASINS. ALL DISTURBED AREAS OF THE SITE WILL BE DIRECTED TOWARD THESE SEDIMENT BASINS USING OVERLAND DIVERSIONS AND CHECK DAMS. PERIMETER OF DISTURBED AREA WILL UTILIZE SILT FENCE OR FILTER SOCK TO PREVENT SEDIMENT RUNOFF. ONCE STORM SEWER STRUCTURES ARE INSTALLED, OVERLAND DRAINAGE WILL BE DIRECTED TO INLETS PROTECTED WITH INLET PROTECTION. THE SITE WILL BE STABILIZED USING TEMPORARY AND PERMANENT SEEDING PER THE RAINWATER AND LAND DEVELOPMENT GUIDE PUBLISHED BY THE OHIO DEPARTMENT OF NATURAL RESOURCES. A FULL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE DEVELOPED WITH THE FINAL CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL FOR THIS PROJECT.

FILLING OF EXISTING PONDS

ALL POND FILLS SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. THIS INCLUDES, BUT IS NOT LIMITED TO TESTING, REMOVAL OF ORGANIC/SOFTENED SOILS AND PLACEMENT OF ENGINEERED FILL.

SCHOOL DISTRICTS

THIS SUBDIVISION WILL BE IN TWO SCHOOL DISTRICTS (SEPARATED BY THE LOT LINE BETWEEN ORIGINAL LOT 21 AND ORIGINAL LOT 22). MENTOR PUBLIC SCHOOLS (TAX DISTRICT 10A) AND RIVERSIDE LOCAL SCHOOLS (TAX DISTRICT 08A). SUBLOTS 52, 53, 54, 55 AND 56 WILL BE IN BOTH SCHOOL DISTRICTS. EACH ONE OF THESE PARCELS WILL BE GIVEN TWO PARCEL NUMBERS. ONE BEING WITH 10A AND ONE BEING WITH 08A.

UTILITY NOTES

WATER SUPPLY WILL BE PUBLIC WITH SERVICE FROM AQUA OHIO. THE PRELIMINARY ESTIMATED FIRE AND DOMESTIC PEAK WATER DEMAND IS CALCULATED TO BE APPROXIMATELY 1,500 GPM. SANITARY SERVICE WILL BE PUBLIC WITH SERVICE FROM LAKE COUNTY DEPARTMENT OF PUBLIC UTILITIES.

BUTTON FARM CEMETERY

EXISTING BUTTON FARM CEMETERY IS LOCATED ON SITE. INTENDED TO BE MOVED TO A CEMETERY OR APPROPRIATE BURIAL SITE TO VACATE THE CEMETERY.

FLOODPLAINS

THIS SITE OCCURS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASED ON MAP NUMBER 39085C0117F, EFFECTIVE DATE FEBRUARY 3, 2010.

DATE	REVISION	DESCRIPTION
04/30/21	1	TOWNSHIP SUBMITTAL
05/17/21	2	CLARIFICATION 1
06/09/21	3	COUNTY PC SUBMITTAL
06/11/21	4	COUNTY CLARIFICATION
06/23/21	5	TOWNSHIP COMMENTS
08/12/21	6	TOWNSHIP RESUBMITTAL

*EXCLUDED FROM COUNTY SUBMITTAL



Civil Engineers + Landscape Architects + Planners + Surveyors
6405 York Road | Parma Heights, Ohio 44130
Tel: 440.884.3100 | Fax: 440.884.3104
www.neff-assoc.com

SHEET NO.

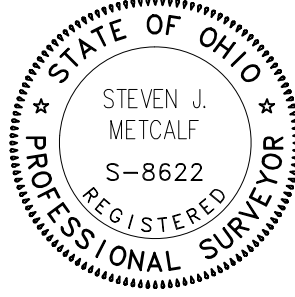
T1.0

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
Steven J. Metcalf
Registered Surveyor No. 8622-Ohio
Date: FEBRUARY 17, 2021



UTILITIES IN PROJECT AREA:

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

CHARTER COMMUNICATION:
ADDRESS: 7620 Dixon Drive
CITY: Mentor, Ohio 44060
PHONE: 440-974-3401 x125
CONTACT: Charles Sullivan

AQUA OHIO:
ADDRESS: 8644 Station Street
CITY: Mentor, Ohio 44114
PHONE: 440-255-3987 x50612
CONTACT: Jessi Potter

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

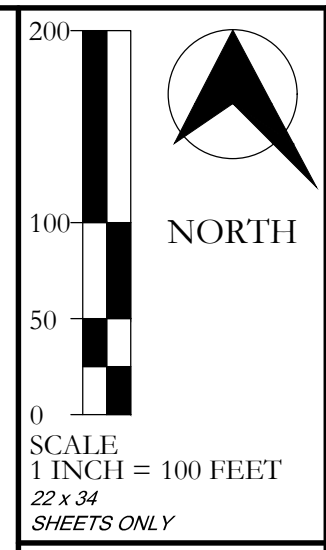
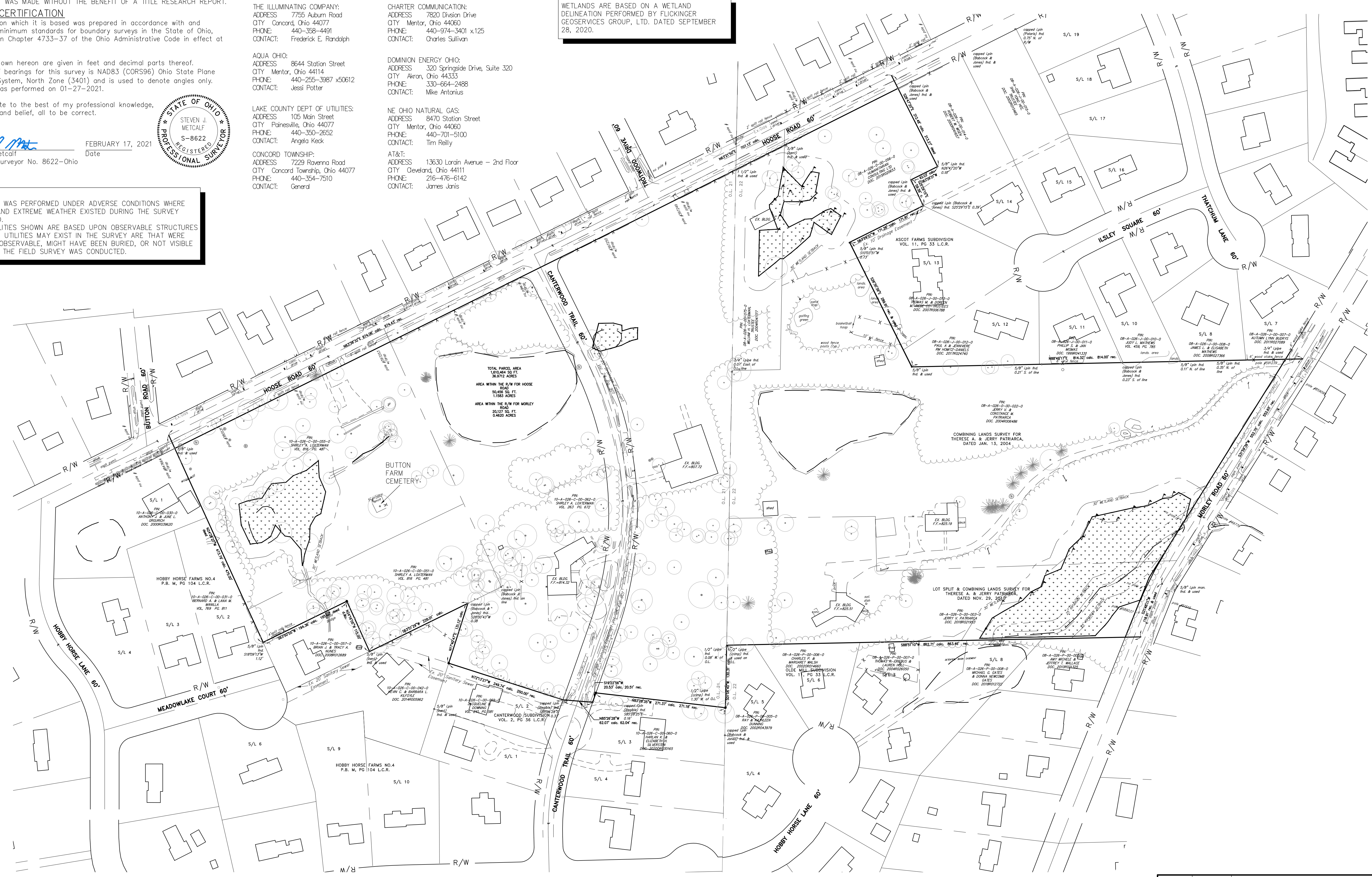
NE OHIO NATURAL GAS:
ADDRESS: 13630 Lorain Avenue - 2nd Floor
CITY: Cleveland, Ohio 44111
PHONE: 216-476-6142
CONTACT: James Janis

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

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

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

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.



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



REV NO	DATE	DESCRIPTION
2	06/09/21	COUNTY PC SUBMITTAL
1	05/17/21	CLARIFICATION 1
	02/17/21	Submit to client

DWG NAME	DRAWN BY	CHKD BY	JOB NO
14536-E	JFK/TEW	SJM	14536

SHEET NO.
1 OF 4

N:\LAND DEVELOPMENT\Proj\14536-E.dwg, OVERALL-SHEET 1 OF 4, 8/12/2021, 4:22:05 PM

UTILITIES IN PROJECT AREA:

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

CHARTER COMMUNICATION:
 ADDRESS 7820 Division Drive
 CITY Mentor, Ohio 44060
 PHONE 440-974-3401 x.125
 CONTACT Charles Sullivan

AQUA OHIO:
 ADDRESS 8644 Station Street
 CITY Mentor, Ohio 44114
 PHONE 440-350-3987 x50612
 CONTACT Jessi Potter

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

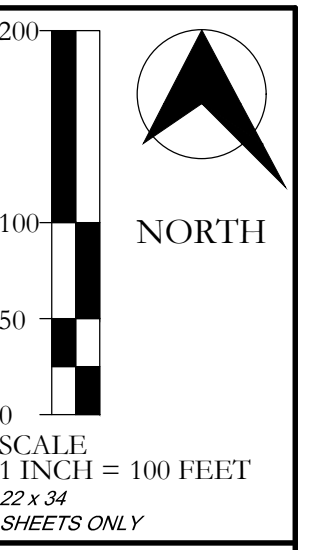
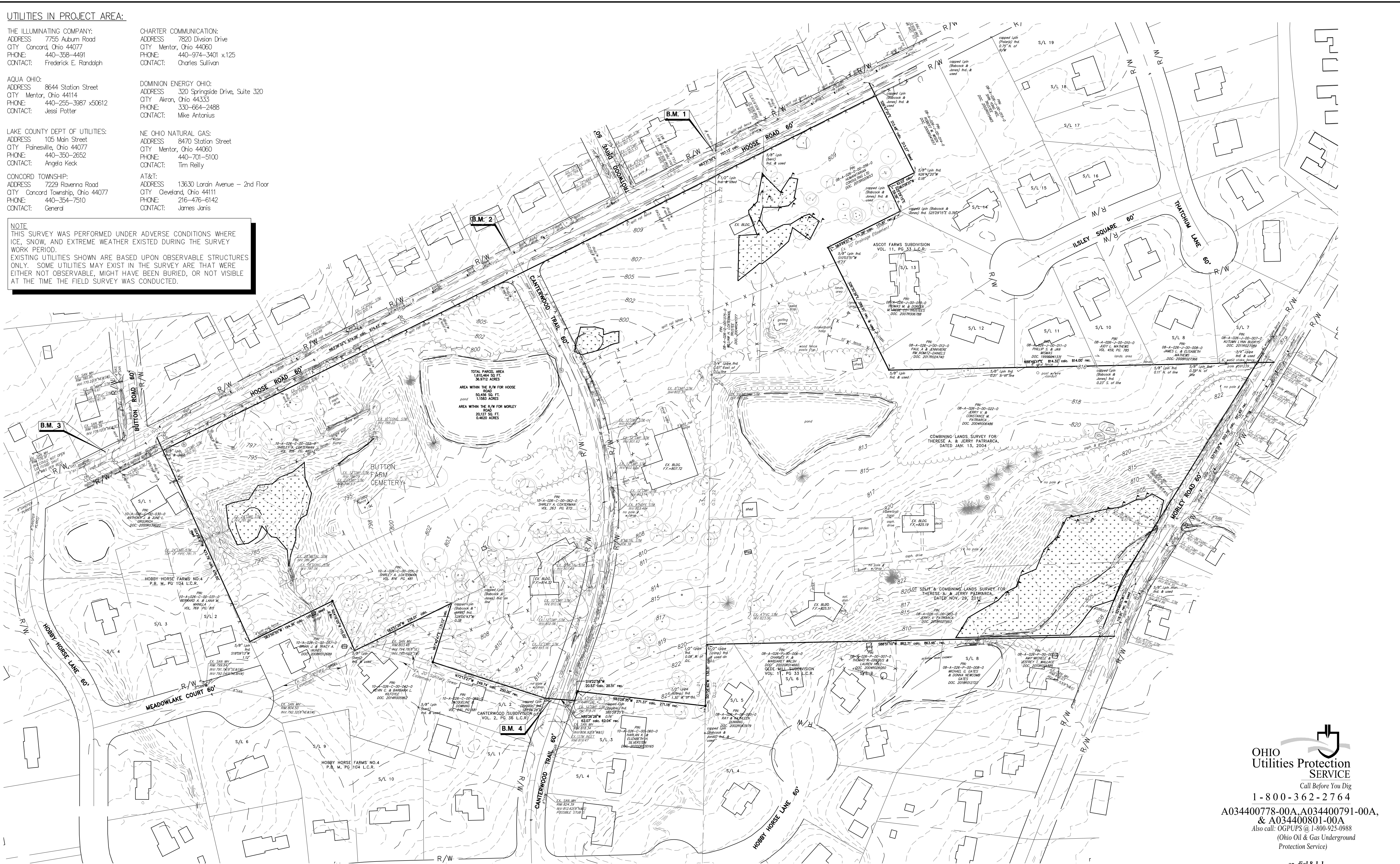
LAKE COUNTY DEPT OF UTILITIES:
 ADDRESS 105 Main Street
 CITY Painesville, Ohio 44077
 PHONE 440-350-2652
 CONTACT Angela Keck

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

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

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

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CANTERWOOD FARM SUBDIVISION
OVERALL EXISTING CONDITIONS - TOPOGRAPHY
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO

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.

OHIO Utilities Protection SERVICE
 Call Before You Dig
 1-800-362-2764
 A034400778-00A, A034400791-00A,
 & A034400801-00A
 Also call: OGPUPS @ 1-800-923-0988
 (Ohio Oil & Gas Underground Protection Service)
 -- or dial 8-1-1 --

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).

REV NO	DATE	DESCRIPTION
2	06/09/21	COUNTY PC SUBMITTAL
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DWG NAME	DRAWN BY	CHKD BY	JOB NO
14536-E	JFK/TEW	SJM	14536

NEFF & ASSOCIATES
 Civil Engineers & Surveyors
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 Tel: 440.884.3100 | Fax: 440.884.3104
 www.neff-assoc.com

SHEET NO.
2 OF 4

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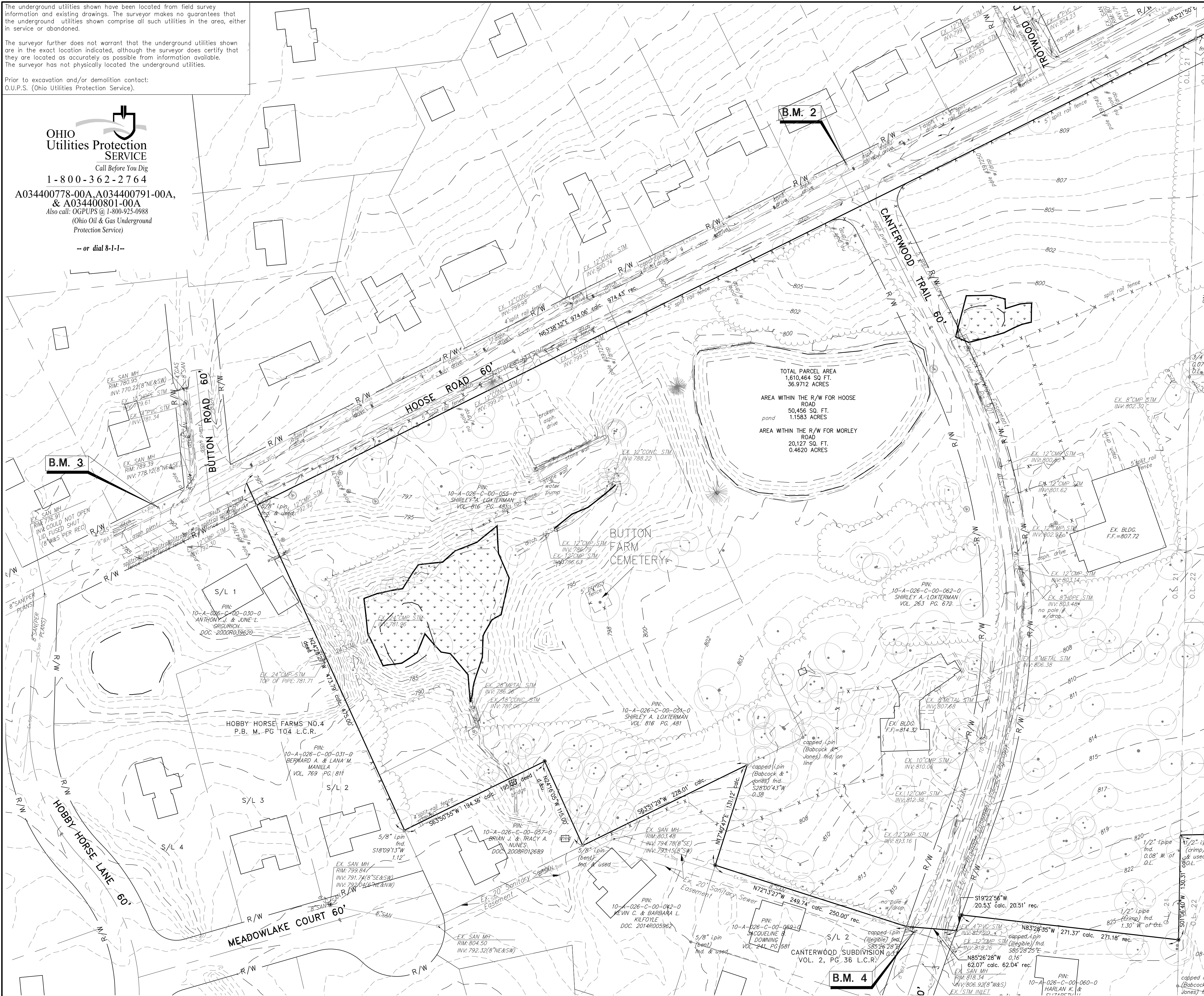
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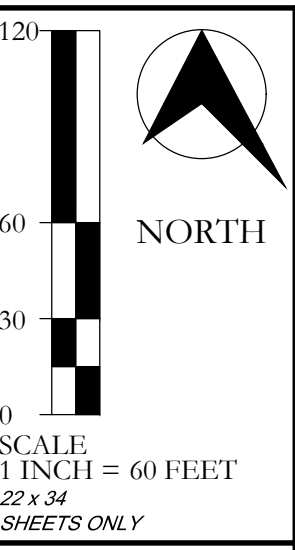


ABBREVIATIONS

- 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.
- PVM..... 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
- CL CONSOLIDATED LOTS
- IP IRON PIN/PIPE FOUND
- IP IRON PIN SET
- MB MONUMENT BOX FOUND
- DH DRILL HOLE FOUND
- DH DRILL HOLE SET
- IN IRON NAIL FOUND
- IN IRON NAIL SET
- EF EXISTING FIRE HYDRANT
- EW EXISTING WATER VALVE
- EG EXISTING GAS VALVE
- IR EXISTING IRRIGATION CONTROL VALVE
- EC EXISTING CLEAN OUT
- ES EXISTING WATER CORP STOP
- EM EXISTING GAS METER
- EW EXISTING WATER METER
- EE EXISTING ELECTRIC METER
- ER EXISTING ROUND INLET BASIN
- EM EXISTING MANHOLE
- EP EXISTING FLAG POLE
- EP EXISTING SIGNAL POLE
- EP EXISTING POWER POLE
- EA EXISTING GUY ANCHOR
- EL EXISTING LIGHT POLE
- EB EXISTING UTILITY BOX (ELEC, TELE)
- ET EXISTING TELEPHONE BOX
- EO EXISTING BOLLARD
- ET EXISTING TRAFFIC SIGN
- EM EXISTING MAILBOX
- ES EX. SANITARY SEWER
- ES EX. STORM SEWER
- EW EX. WATER LINE
- EX EX. FENCE
- EL EX. GAS LINE
- UE EX. UNDERGROUND ELECTRIC
- UT EX. UNDERGROUND TELEPHONE
- OU EX. OVERHEAD UTILITY LINE



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

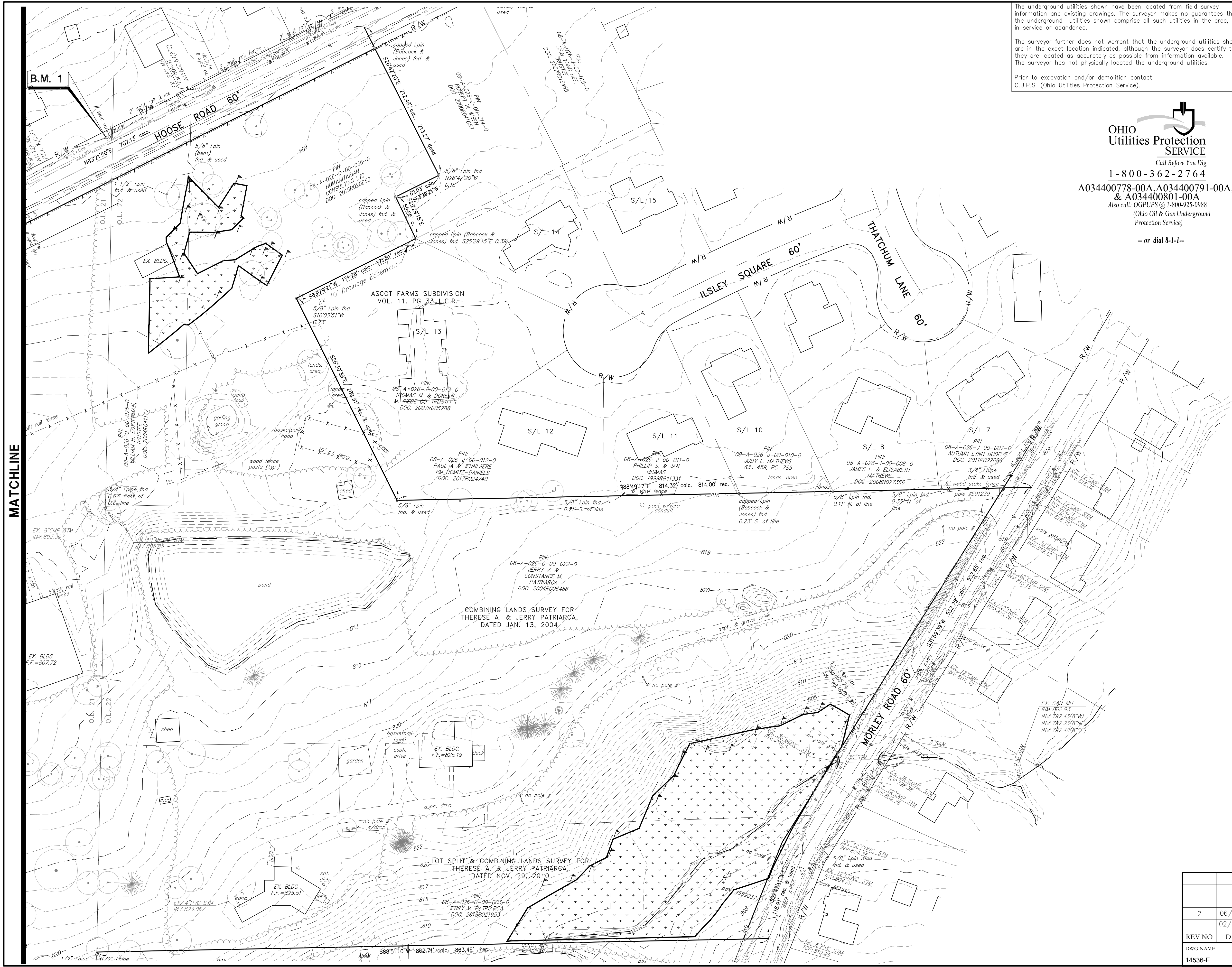


SHEET NO.
3 OF 4

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DWG NAME	DRAWN BY	CHKD BY	JOB NO
14536-E	JFK/TEW	SJM	14536

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**OHIO
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SERVICE**

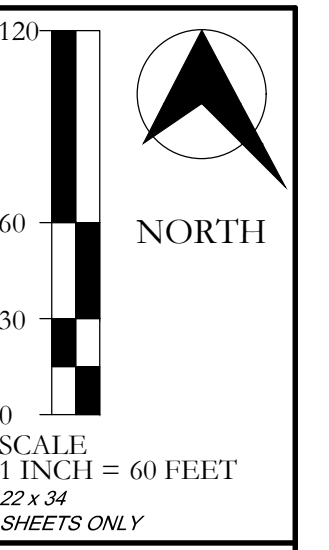
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-- or dial 8-1-1 --

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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	
	CENTER LINE
	PROPERTY LINE
	CONSOLIDATED LOTS
	IRON PIN/PIPE FOUND
	IRON PIN SET
	MONUMENT BOX FOUND
	DRILL HOLE FOUND
	DRILL HOLE SET
	IRON NAIL FOUND
	IRON NAIL SET
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	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
	EXISTING LIGHT POLE
	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



MATCHLINE

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

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www.neff-associates.com

2	06/09/21	COUNTY PC SUBMITTAL
	02/17/21	Submit to client
REV NO	DATE	DESCRIPTION
DWG NAME	DRAWN BY	CHKD BY
14536-E	JFK/TEW	SJM
		JOB NO
		14536

SHEET NO.
4 OF 4

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 35.3509 ACRES
 PARCEL A 1.1359 ACRES
 NET ROD PARCEL 34.215 ACRES

LOTS
 SINGLE FAMILY 55
 TOTAL 55

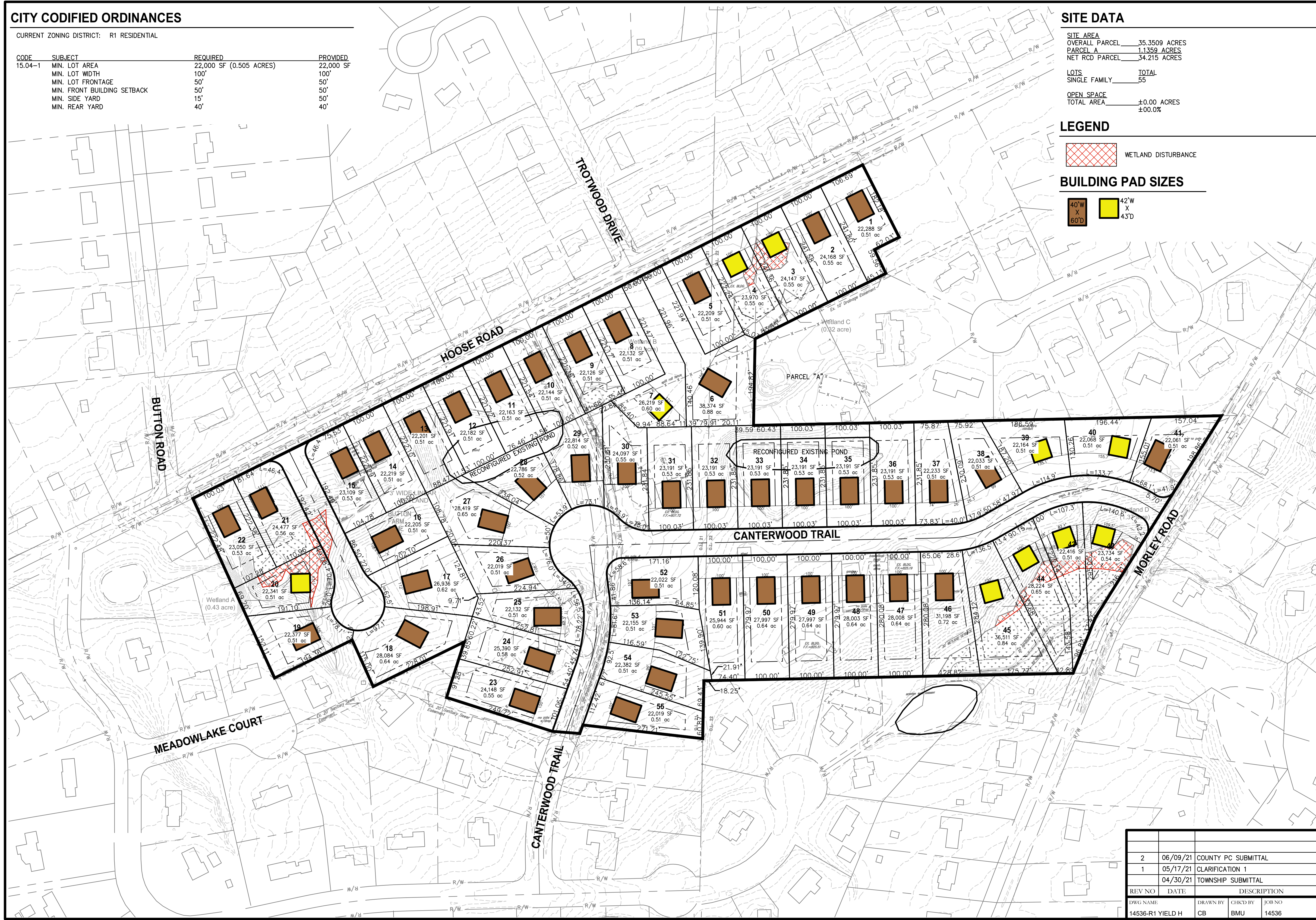
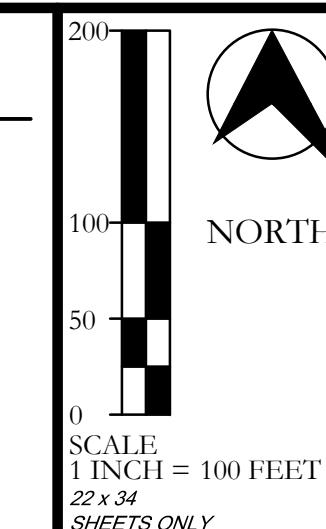
OPEN SPACE
 TOTAL AREA ±0.00 ACRES
 ±00.0%

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

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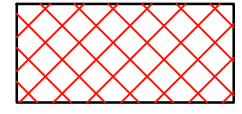

REV NO	DATE	DESCRIPTION
2	06/09/21	COUNTY PC SUBMITTAL
1	05/17/21	CLARIFICATION 1
	04/30/21	TOWNSHIP SUBMITTAL

DWG NAME	DRAWN BY	CHKD BY	JOB NO
14536-R1 YIELD H	CB	BMU	14536

SHEET NO.
Y1.0

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LEGEND

-  OPEN SPACE
-  WETLAND DISTURBANCE
-  LANDSCAPE EASEMENT

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 AND PARKING
- 6 REMOVE DECK, CHANGE FRONT DOOR AND GARAGE DOOR LOCATIONS
- 7 STRUCTURE TO BE REMOVED
- 8 EXISTING DRIVEWAY TO BE RECONFIGURED
- 9 MODIFY EXISTING CUL-DE-SAC, DESIGN PENDING
- 10 PROPOSED FENCING, MONUMENT SIGN AND LANDSCAPING TO MAINTAIN EXISTING CHARACTER
- 11 REMOVE EXISTING DRIVE AND MAINTAIN EXISTING VEGETATION ALONG MORLEY ROAD
- 12 PARCEL A TO BE CONSOLIDATED WITH ADJACENT PARCEL (PIN 08-A-026-J-00-013-0)

SITE DATA

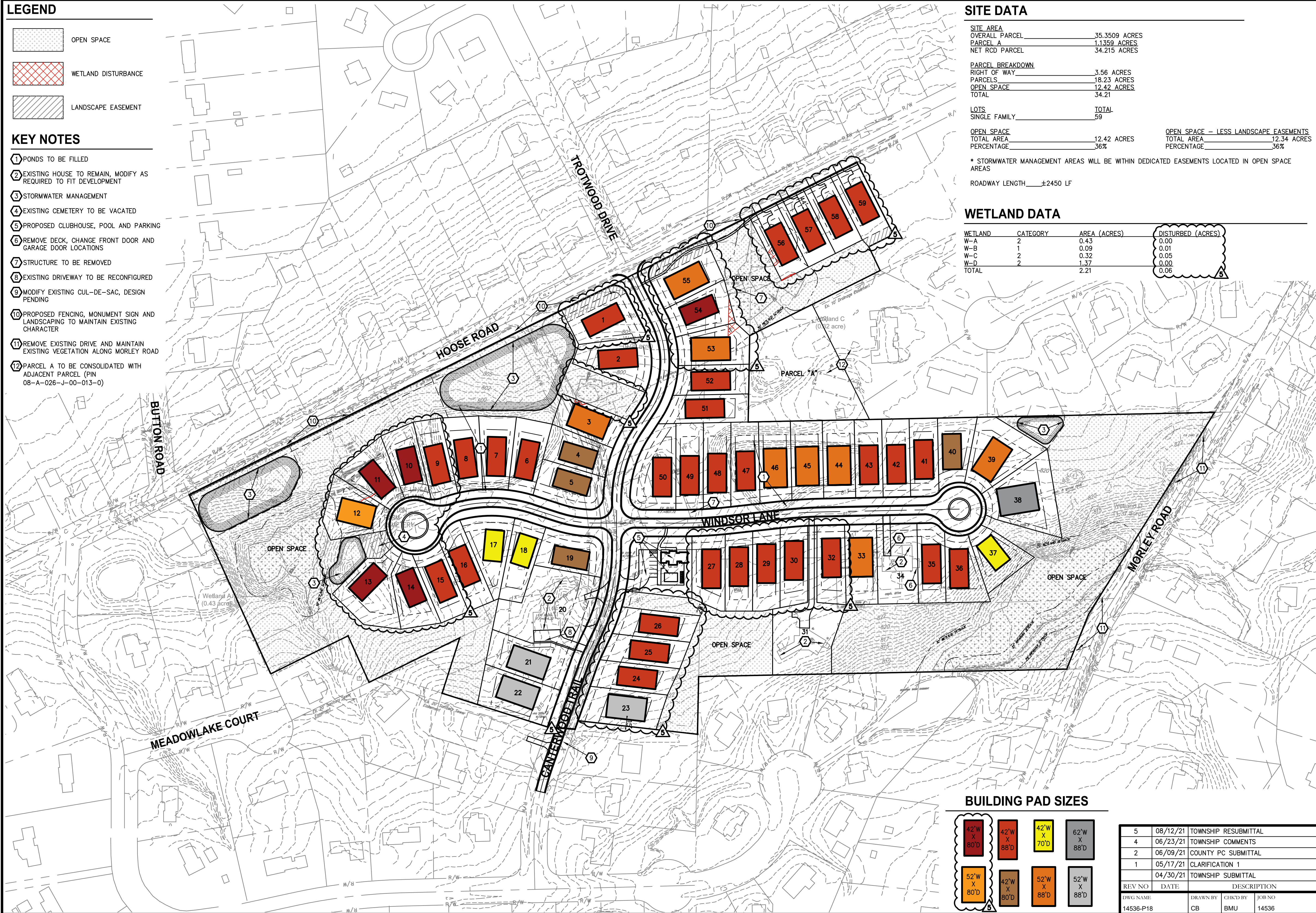
SITE AREA	
OVERALL PARCEL	35.3509 ACRES
PARCEL A	1.1359 ACRES
NET RCD PARCEL	34.215 ACRES
PARCEL BREAKDOWN	
RIGHT OF WAY	3.56 ACRES
PARCELS	18.23 ACRES
OPEN SPACE	12.42 ACRES
TOTAL	34.21
LOTS	
SINGLE FAMILY	TOTAL 59
OPEN SPACE	
TOTAL AREA	12.42 ACRES
PERCENTAGE	36%
OPEN SPACE - LESS LANDSCAPE EASEMENTS	
TOTAL AREA	12.34 ACRES
PERCENTAGE	36%

* STORMWATER MANAGEMENT AREAS WILL BE WITHIN DEDICATED EASEMENTS LOCATED IN OPEN SPACE AREAS

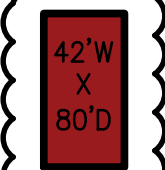
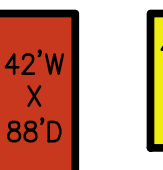
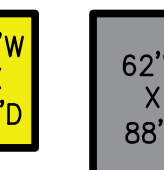

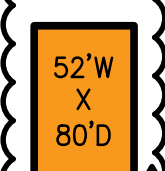

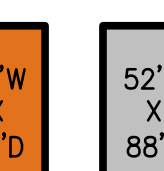

ROADWAY LENGTH ±2450 LF

WETLAND DATA

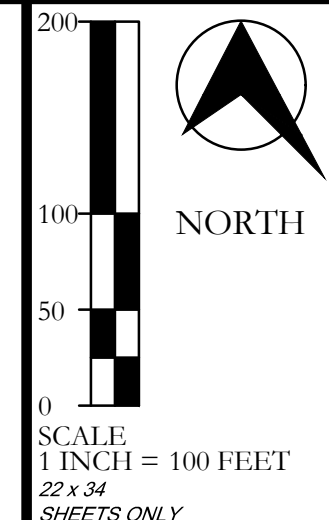
WETLAND	CATEGORY	AREA (ACRES)	DISTURBED (ACRES)
W-A	2	0.43	0.00
W-B	1	0.09	0.01
W-C	2	0.32	0.05
W-D	2	1.37	0.00
TOTAL		2.21	0.06



BUILDING PAD SIZES

5	08/12/21	TOWNSHIP RESUBMITTAL
4	06/23/21	TOWNSHIP COMMENTS
2	06/09/21	COUNTY PC SUBMITTAL
1	05/17/21	CLARIFICATION 1
	04/30/21	TOWNSHIP SUBMITTAL
REV NO	DATE	DESCRIPTION
DWG NAME	DRAWN BY	CHKD BY
14536-P18	CB	BMU
		JOB NO
		14536



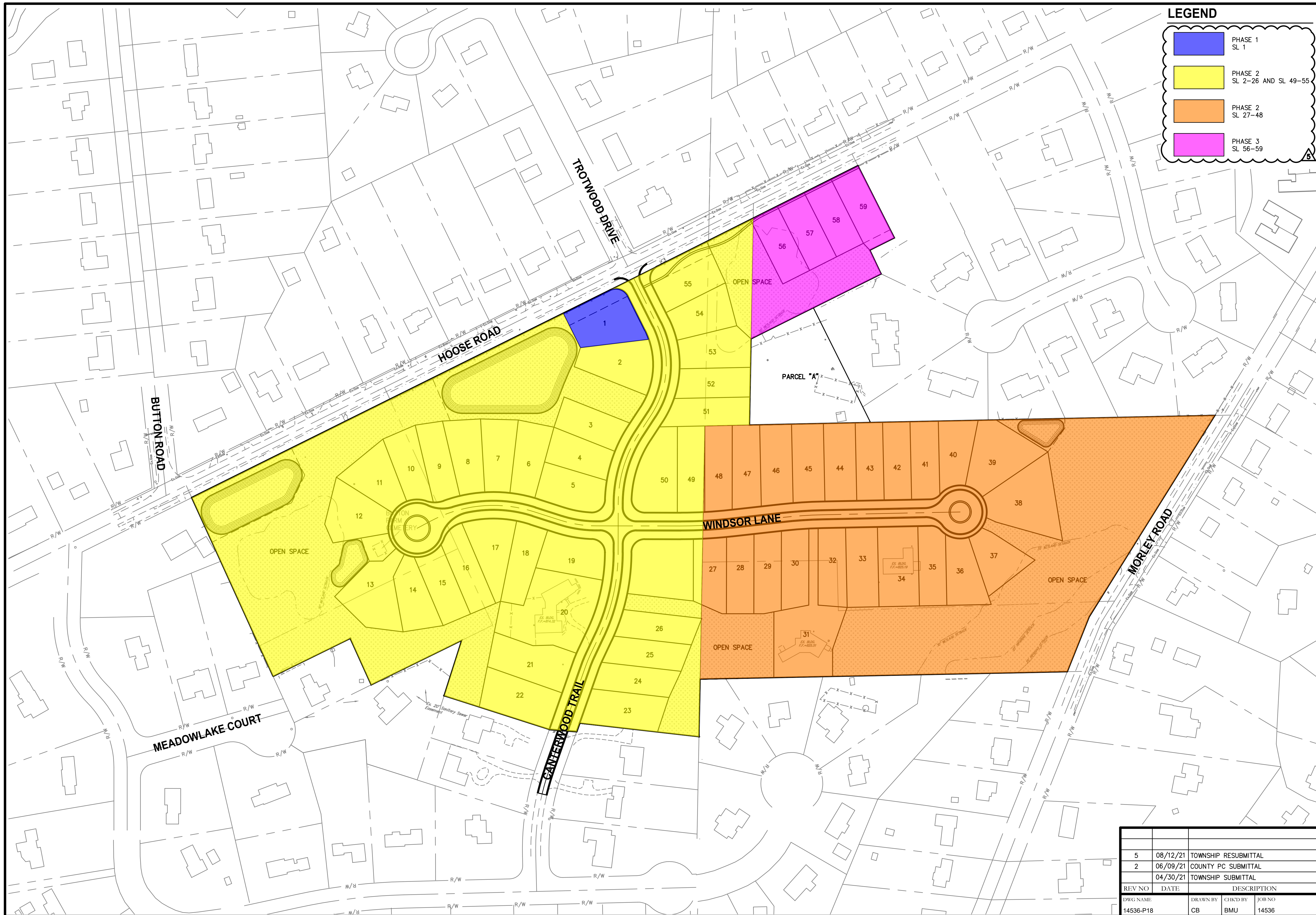
THE VILLAS AT CANTERWOOD FARM SUBDIVISION
OVERALL PRELIMINARY PLAN
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO



SHEET NO.
P1.0

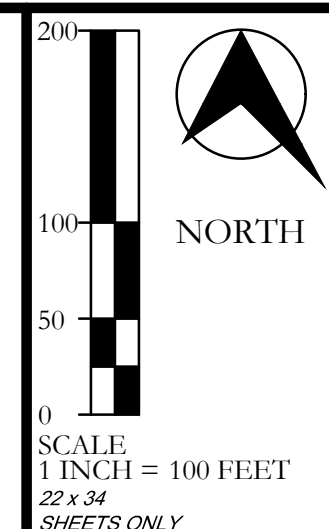
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LEGEND

- PHASE 1
SL 1
- PHASE 2
SL 2-26 AND SL 49-55
- PHASE 2
SL 27-48
- PHASE 3
SL 56-59



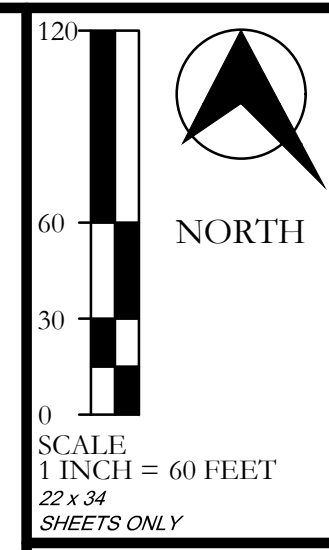
THE VILLAS AT CANTERWOOD FARM SUBDIVISION
PHASING MAP
TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO

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REV NO	DATE	DESCRIPTION
5	08/12/21	TOWNSHIP RESUBMITTAL
2	06/09/21	COUNTY PC SUBMITTAL
	04/30/21	TOWNSHIP SUBMITTAL

DWG NAME	DRAWN BY	CHKD BY	JOB NO
14536-P18	CB	BMU	14536

SHEET NO.
P1.0A



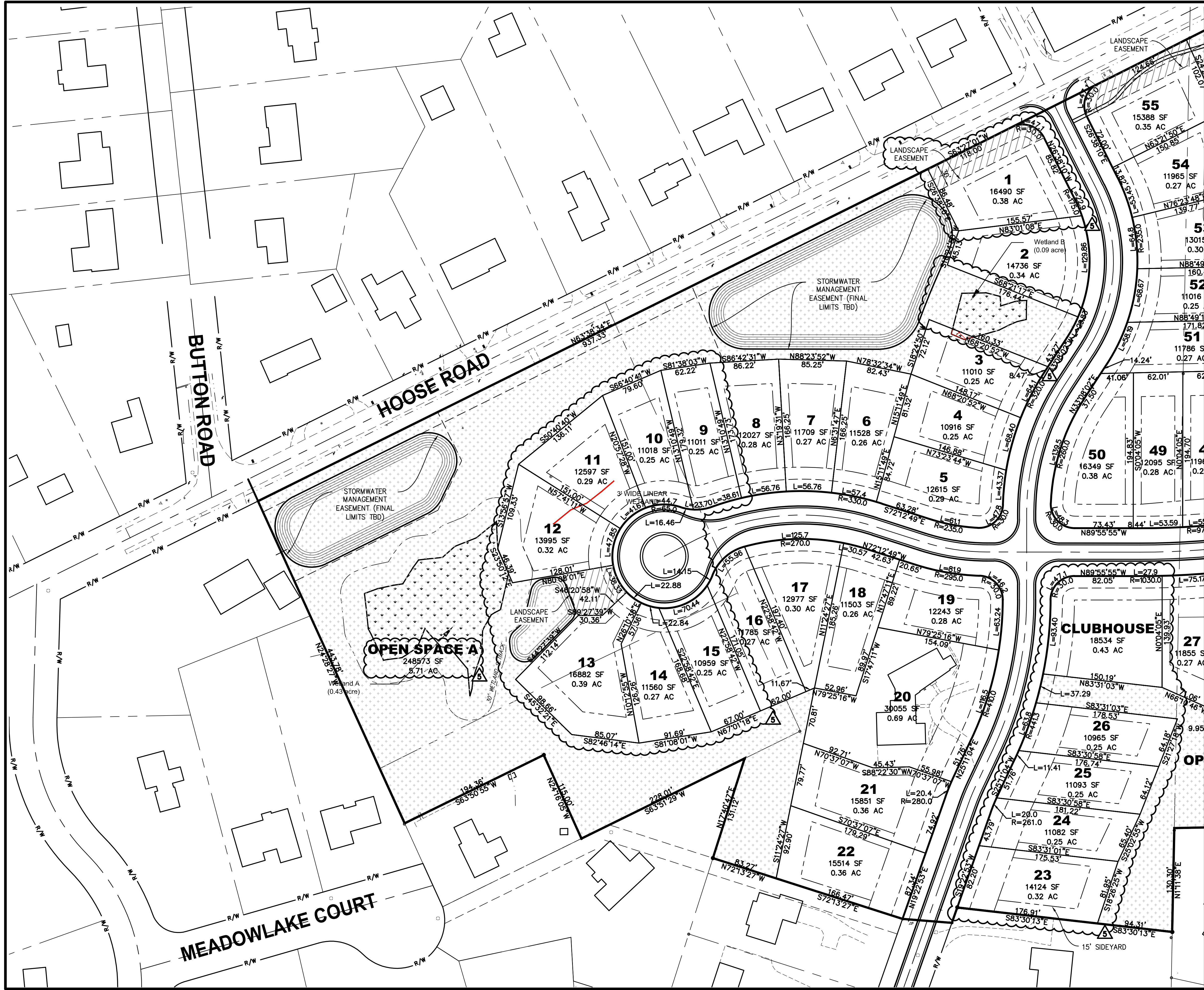
THE VILLAS AT CANTERWOOD FARM SUBDIVISION
PRELIMINARY SITE GEOMETRIC PLAN
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO



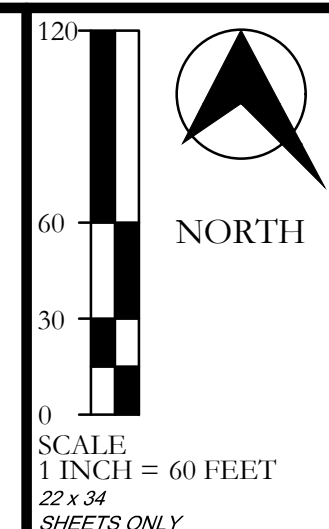
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REV NO	DATE	DESCRIPTION
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2	06/09/21	COUNTY PC SUBMITTAL
1	05/17/21	CLARIFICATION 1
	04/30/21	TOWNSHIP SUBMITTAL

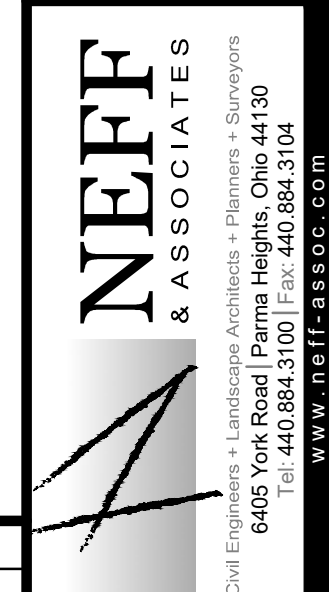
DWG NAME	DRAWN BY	CHKD BY	JOB NO
14536-P18	CB	BMU	14536



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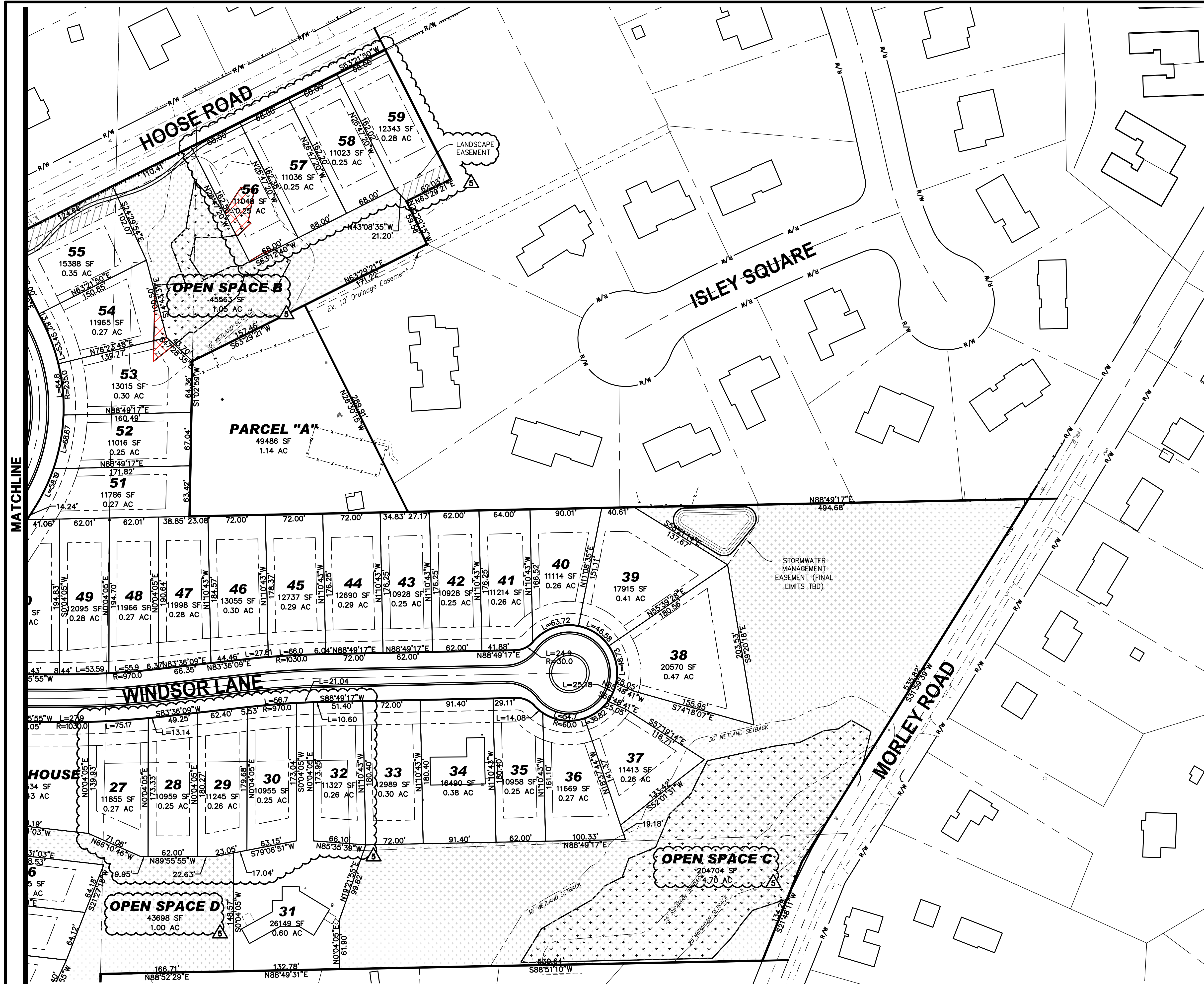
THE VILLAS AT CANTERWOOD FARM SUBDIVISION
PRELIMINARY SITE GEOMETRIC PLAN
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO



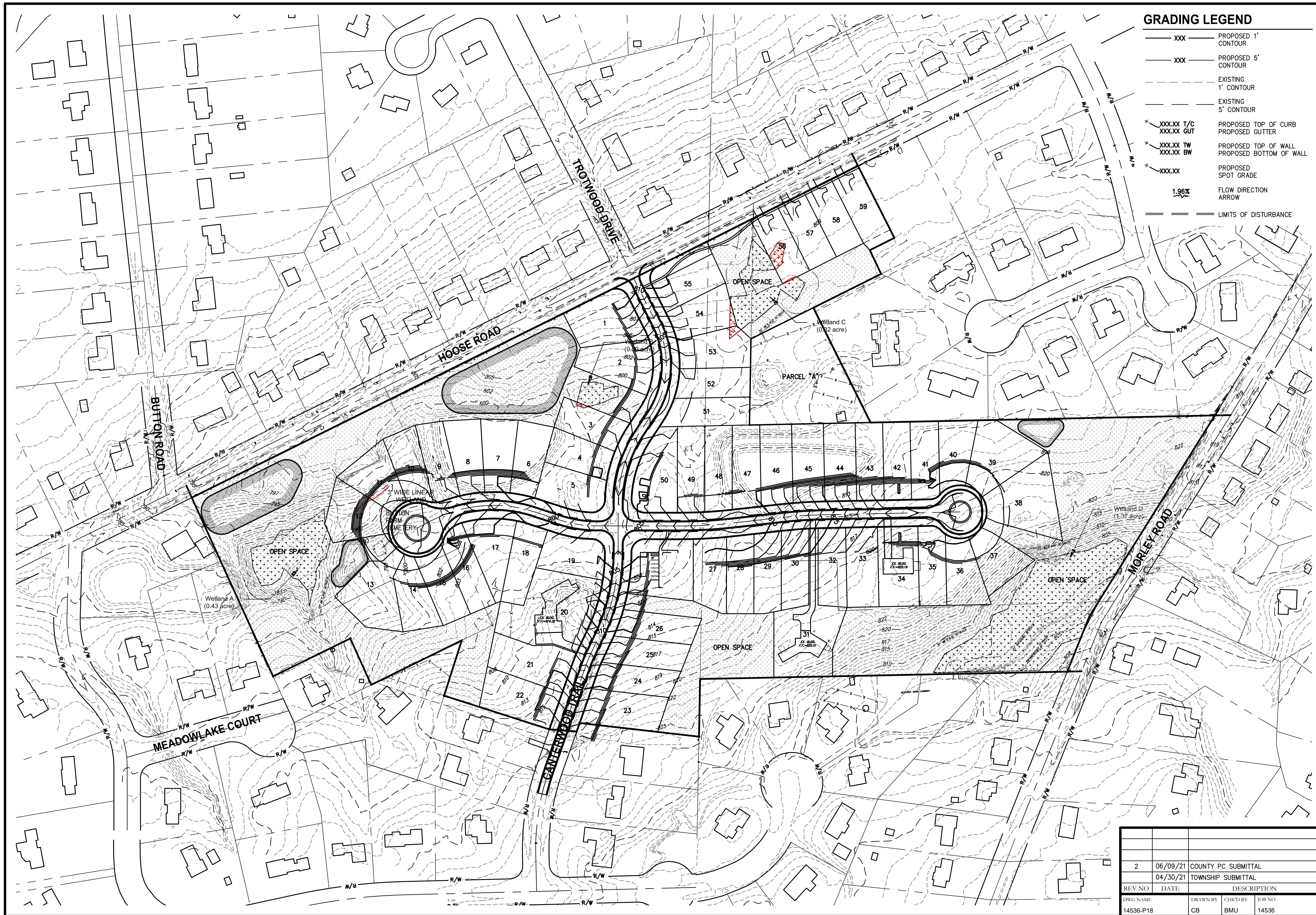
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REV NO	DATE	DESCRIPTION
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2	06/09/21	COUNTY PC SUBMITTAL
1	05/17/21	CLARIFICATION 1
	04/30/21	TOWNSHIP SUBMITTAL

DWG NAME	DRAWN BY	CHKD BY	JOB NO
14536-P18	CB	BMU	14536

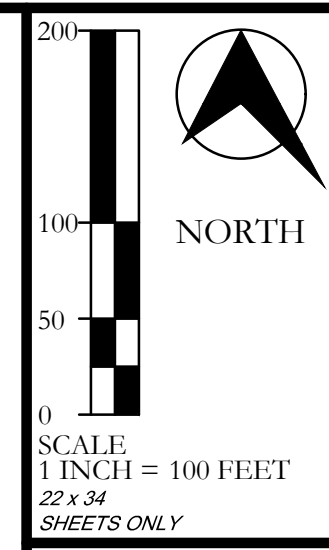


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GRADING LEGEND

---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



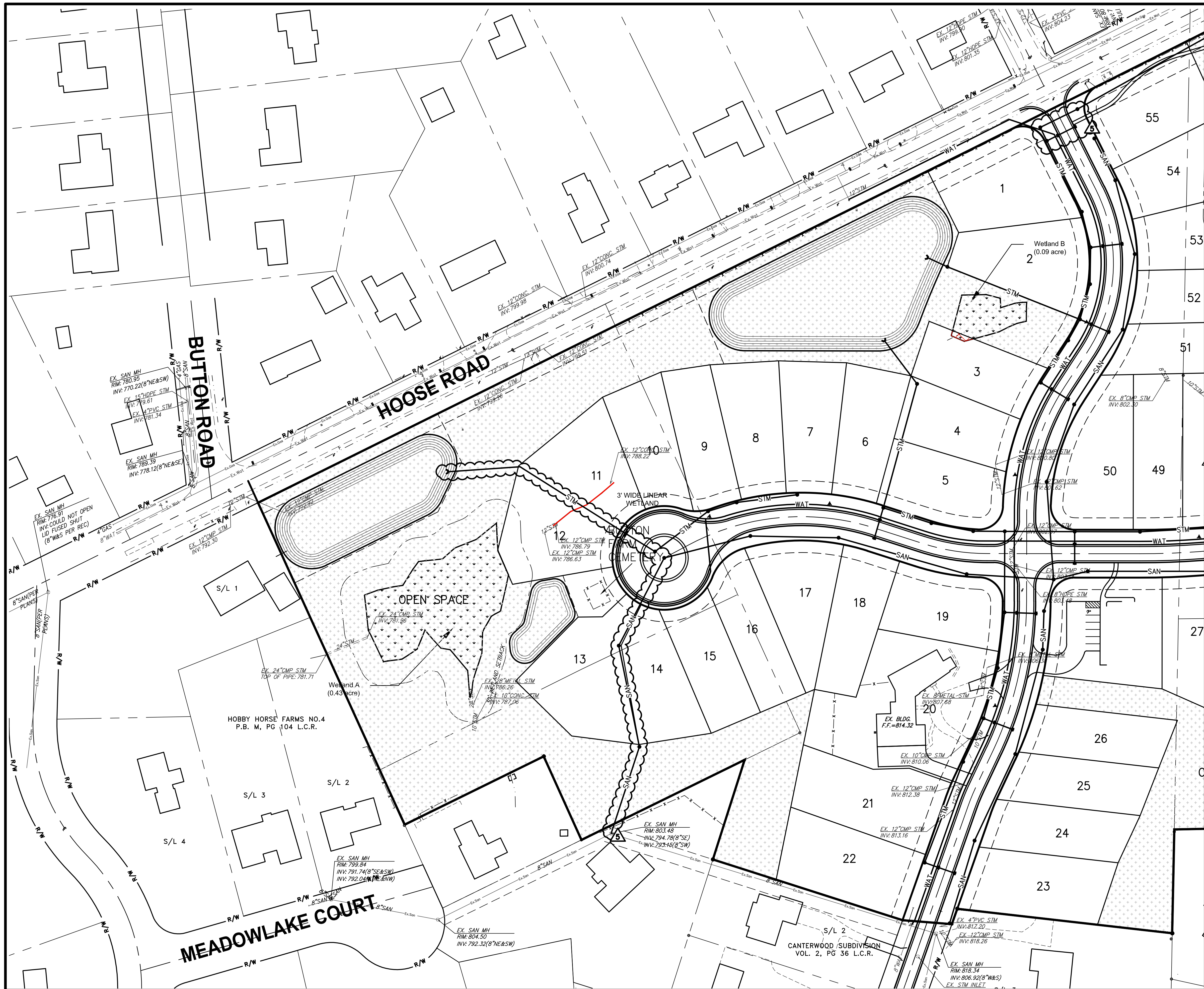
THE VILLAS AT CANTERWOOD FARM SUBDIVISION
PRELIMINARY SITE GRADING
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO

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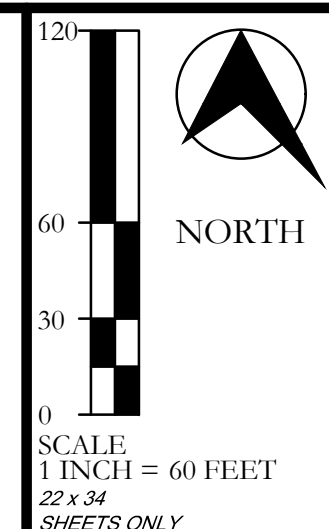
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	04/30/21	TOWNSHIP SUBMITTAL	
REV NO	DATE	DESCRIPTION	
DWG NAME	DRAWN BY	CHKD BY	JOB NO
14536-P18	CB	BMU	14536

SHEET NO.
P4.0

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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

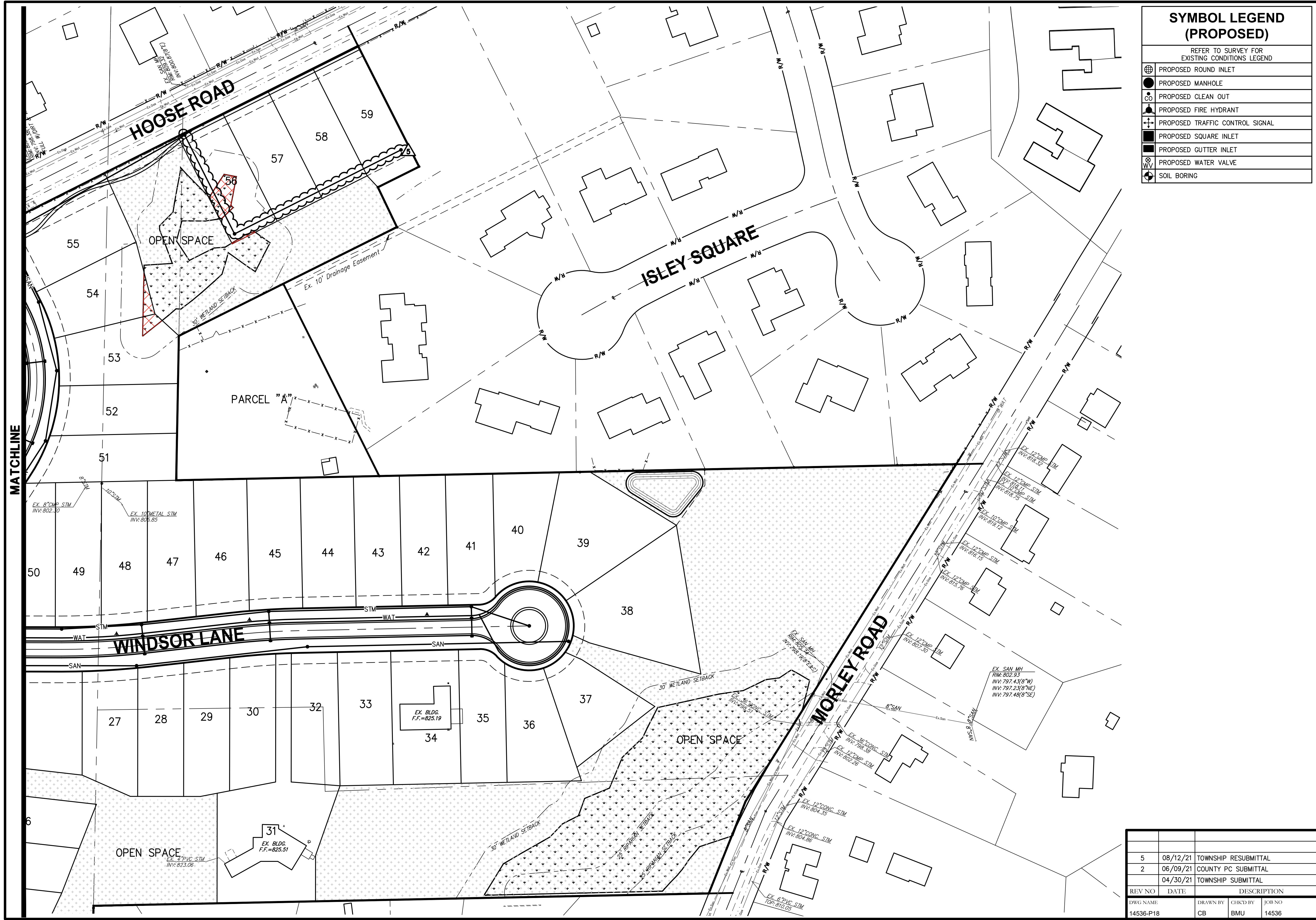
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2	06/09/21	COUNTY PC SUBMITTAL
	04/30/21	TOWNSHIP SUBMITTAL

DWG NAME	DRAWN BY	CHKD BY	JOB NO
14536-P18	CB	BMU	14536

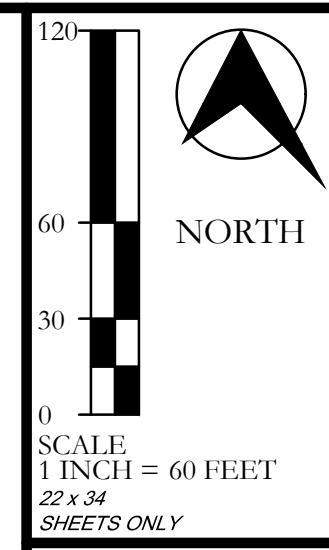
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SHEET NO.
P5.0

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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



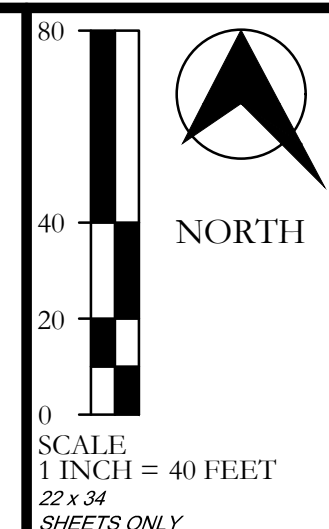
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2	06/09/21	COUNTY PC SUBMITTAL
	04/30/21	TOWNSHIP SUBMITTAL

DWG NAME	DRAWN BY	CHKD BY	JOB NO
14536-P18	CB	BMU	14536

SHEET NO.
P6.0

MATCHLINE

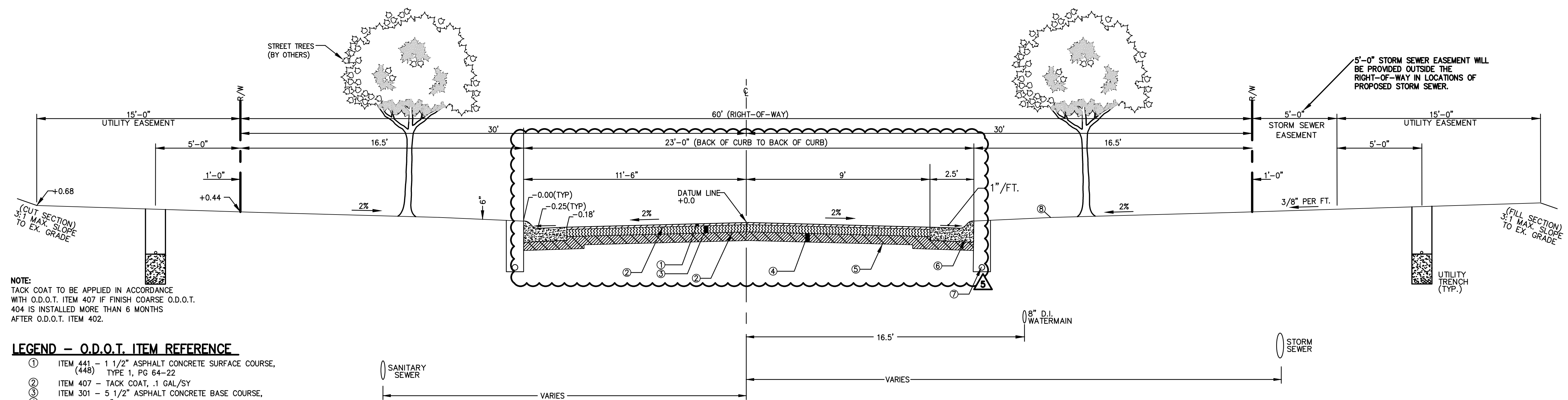
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THE VILLAS AT CANTERWOOD FARM SUBDIVISION
PRELIMINARY ROAD SECTION AND TYPICAL LOTS
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO



SHEET NO.
P7.0

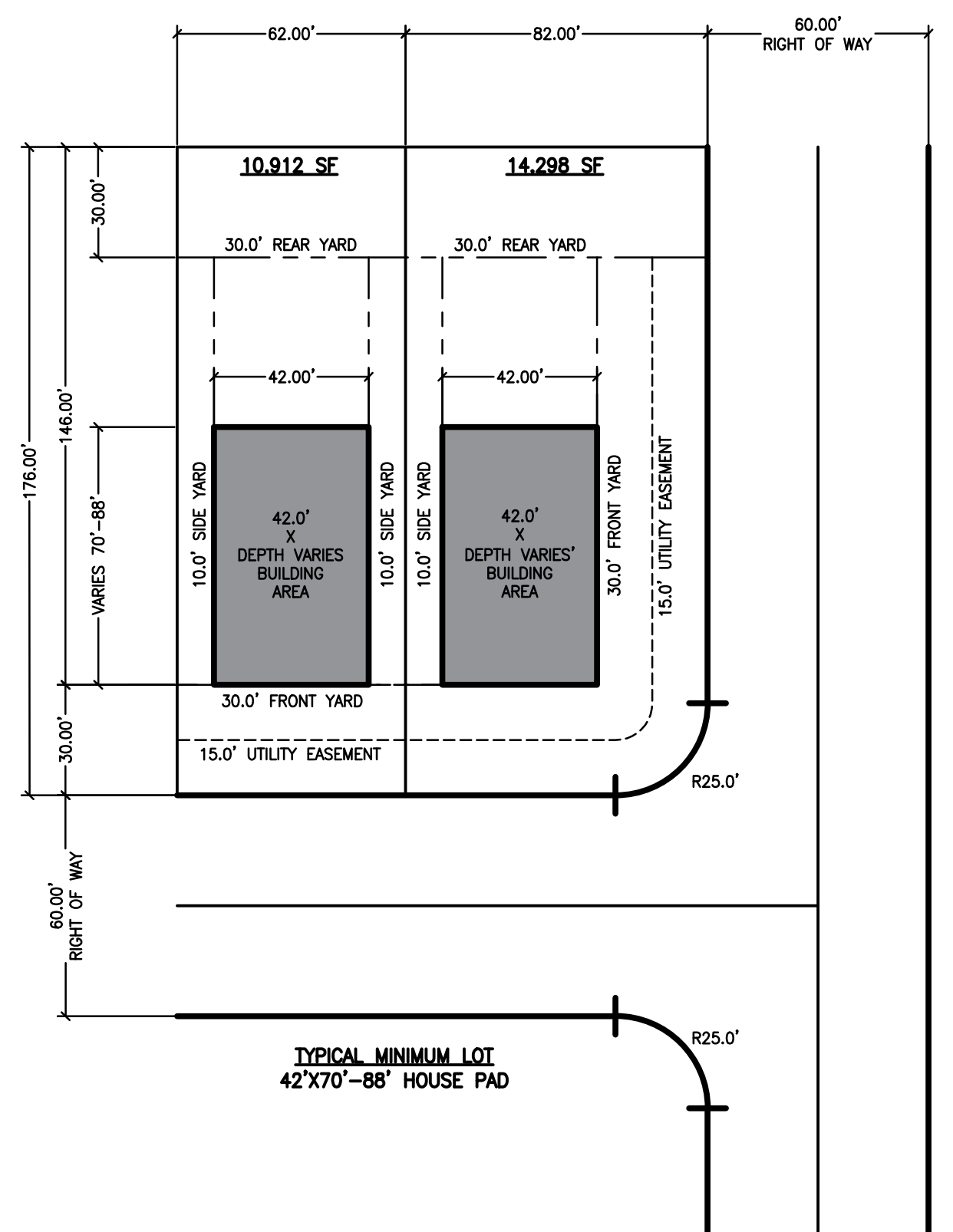
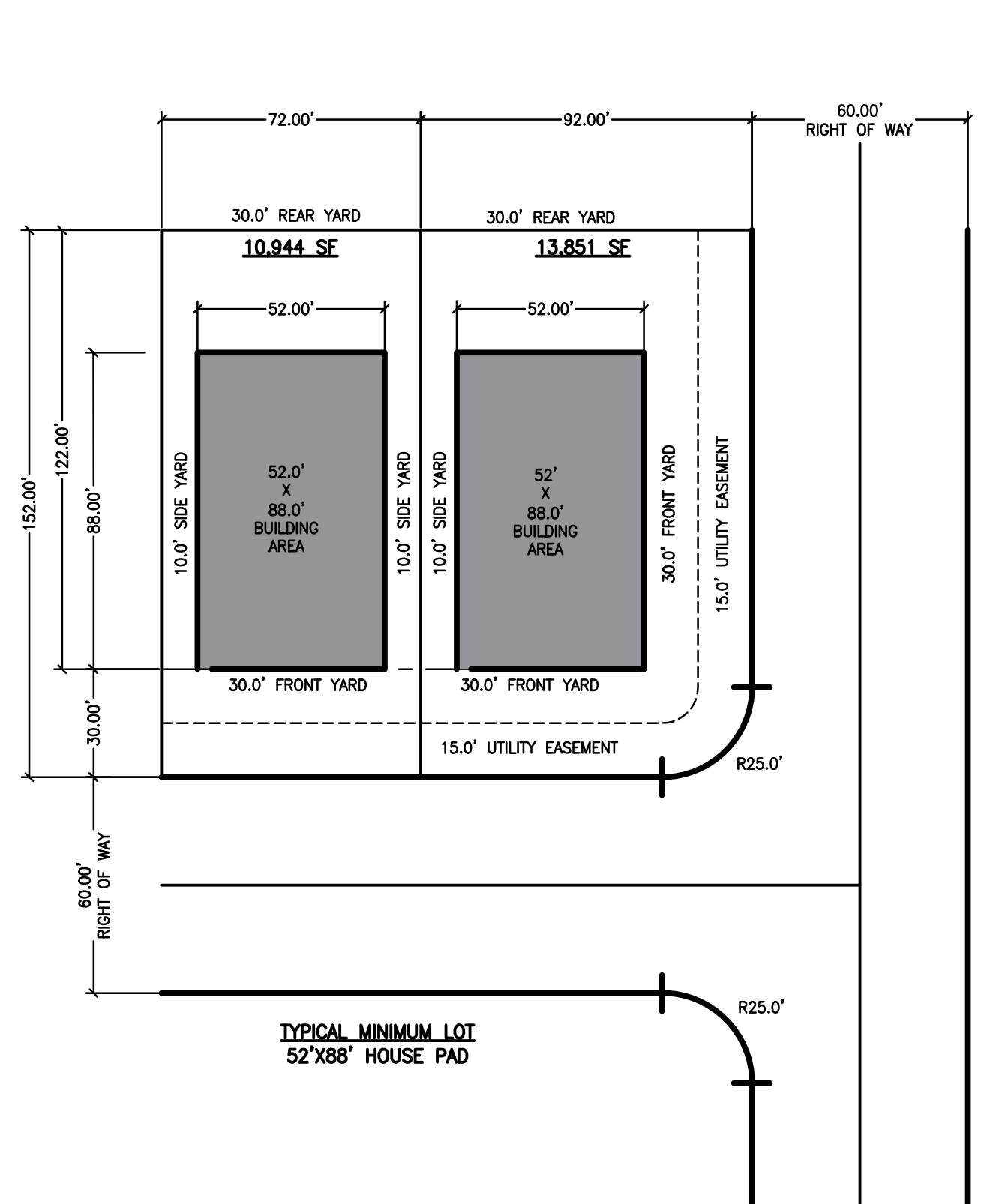
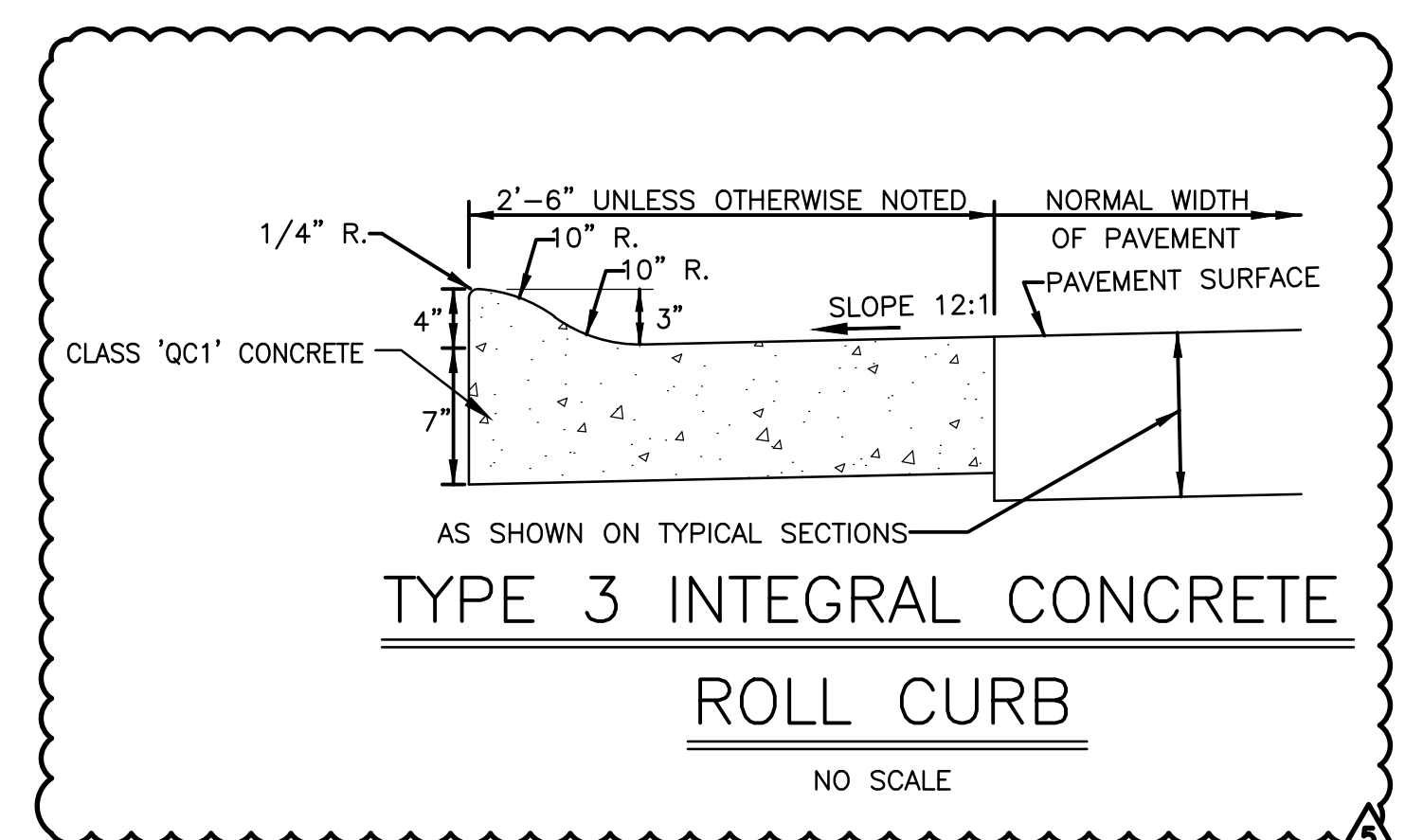


NOTE:
 TACK COAT TO BE APPLIED IN ACCORDANCE WITH O.D.O.T. ITEM 407 IF FINISH COARSE O.D.O.T. 404 IS INSTALLED MORE THAN 6 MONTHS AFTER O.D.O.T. ITEM 402.

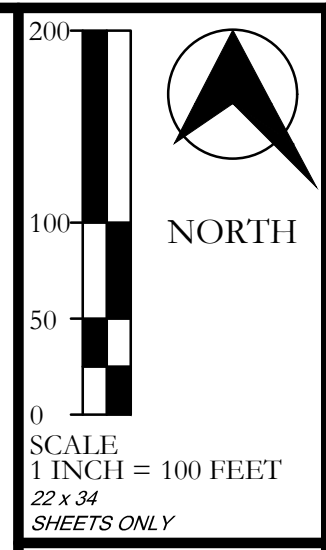
LEGEND - O.D.O.T. ITEM REFERENCE

- 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 ODOT TYPE 3 INTEGRAL CONCRETE ROLL CURB (SEE DETAIL THIS SHEET)
- ⑦ ITEM 605 - 6" UNDERDRAINS
- ⑧ ITEM 659 - SEEDING AND MULCHING

TYPICAL ROADWAY SECTION
 NOT TO SCALE

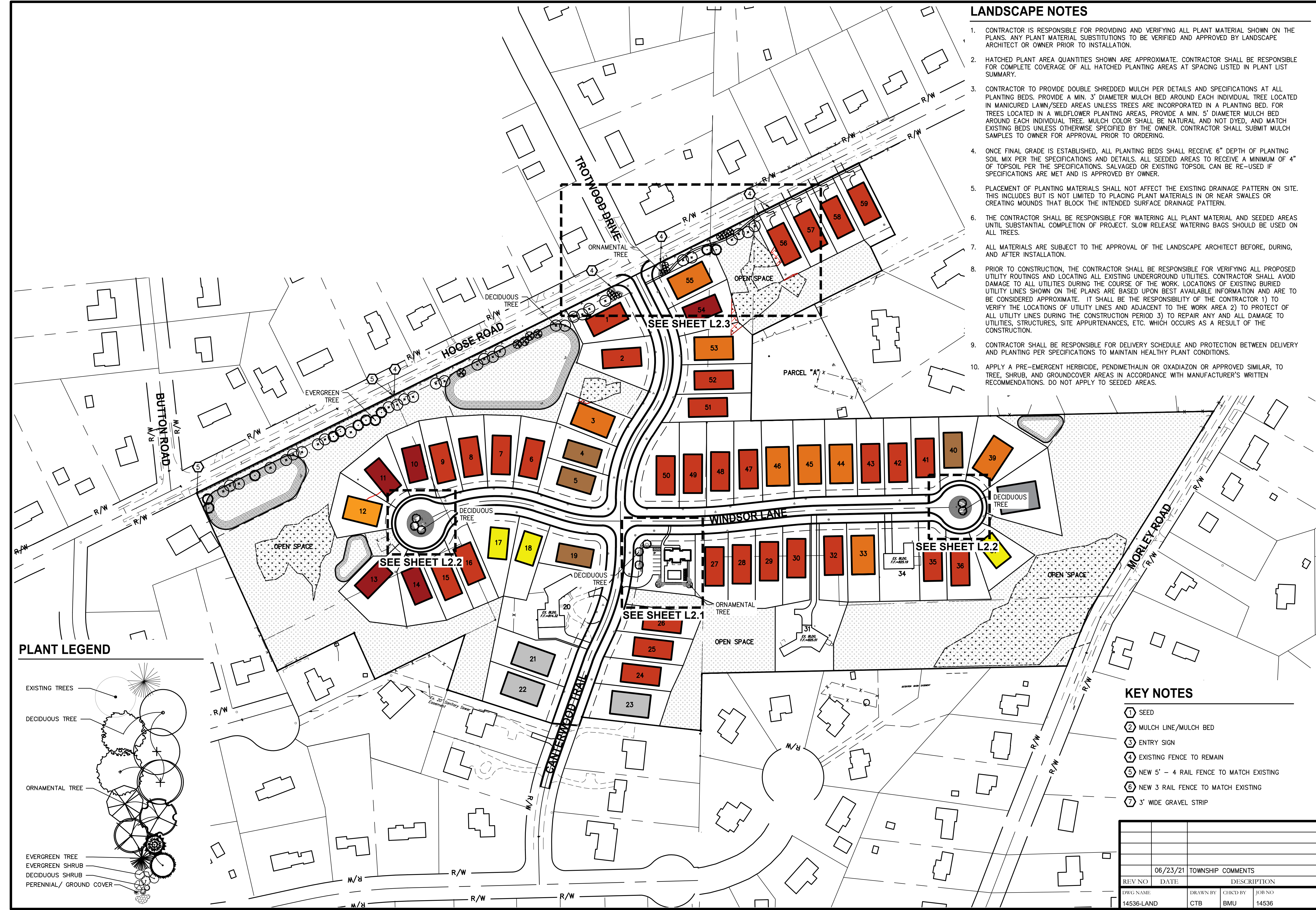


REV NO	DATE	DESCRIPTION	
5	08/12/21	TOWNSHIP RESUBMITTAL	
2	06/09/21	COUNTY PC SUBMITTAL	
	04/30/21	TOWNSHIP SUBMITTAL	
DWG NAME	DRAWN BY	CHKD BY	JOB NO
14536-P18	CB	BMU	14536

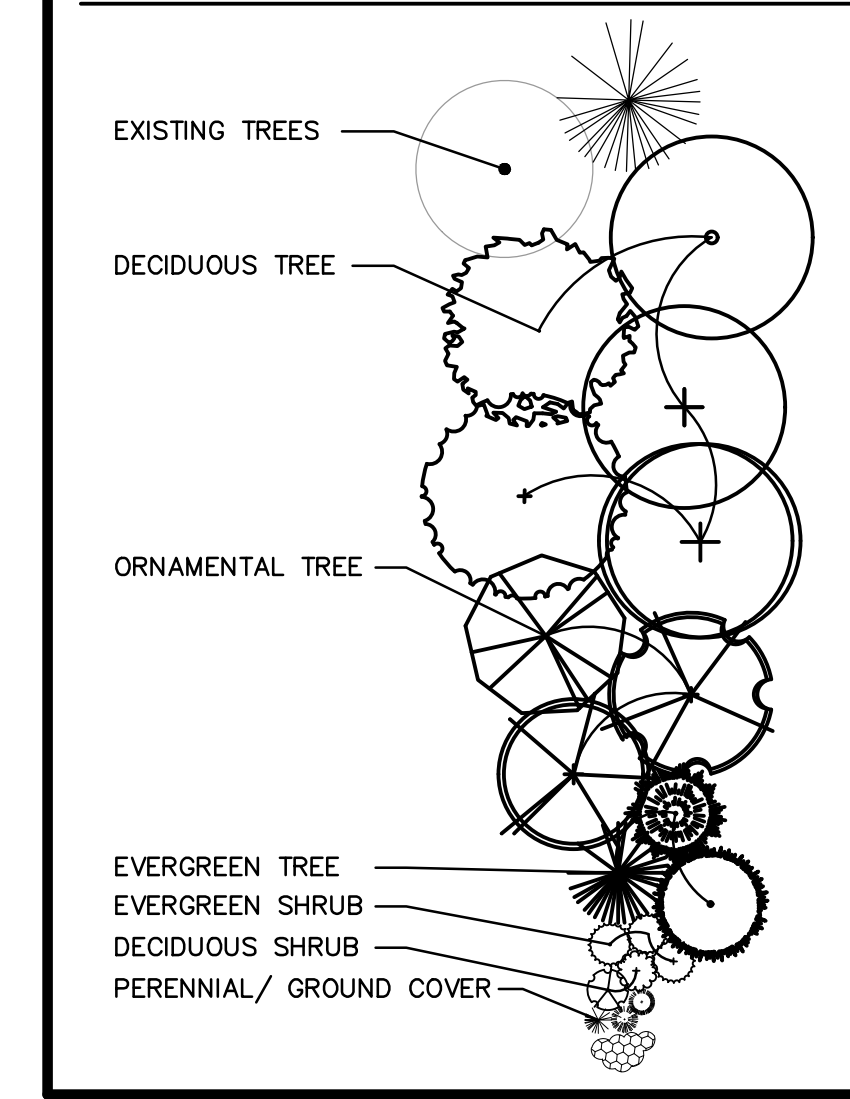


LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND VERIFYING ALL PLANT MATERIAL SHOWN ON THE PLANS. ANY PLANT MATERIAL SUBSTITUTIONS TO BE VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
2. HATCHED PLANT AREA QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL HATCHED PLANTING AREAS AT SPACING LISTED IN PLANT LIST SUMMARY.
3. CONTRACTOR TO PROVIDE DOUBLE SHREDDED MULCH PER DETAILS AND SPECIFICATIONS AT ALL PLANTING BEDS. PROVIDE A MIN. 3' DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE LOCATED IN MANICURED LAWN/SEED AREAS UNLESS TREES ARE INCORPORATED IN A PLANTING BED. FOR TREES LOCATED IN A WILDFLOWER PLANTING AREAS, PROVIDE A MIN. 5' DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE. MULCH COLOR SHALL BE NATURAL AND NOT DYED, AND MATCH EXISTING BEDS UNLESS OTHERWISE SPECIFIED BY THE OWNER. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
4. ONCE FINAL GRADE IS ESTABLISHED, ALL PLANTING BEDS SHALL RECEIVE 6" DEPTH OF PLANTING SOIL MIX PER THE SPECIFICATIONS AND DETAILS. ALL SEEDED AREAS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PER THE SPECIFICATIONS. SALVAGED OR EXISTING TOPSOIL CAN BE RE-USED IF SPECIFICATIONS ARE MET AND IS APPROVED BY OWNER.
5. PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE EXISTING DRAINAGE PATTERN ON SITE. THIS INCLUDES BUT IS NOT LIMITED TO PLACING PLANT MATERIALS IN OR NEAR SWALES OR CREATING MOUNDS THAT BLOCK THE INTENDED SURFACE DRAINAGE PATTERN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL AND SEEDED AREAS UNTIL SUBSTANTIAL COMPLETION OF PROJECT. SLOW RELEASE WATERING BAGS SHOULD BE USED ON ALL TREES.
7. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED UTILITY ROUTINGS AND LOCATING ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. APPLY A PRE-EMERGENT HERBICIDE, PENDIMETHALIN OR OXADIAZON OR APPROVED SIMILAR, TO TREE, SHRUB, AND GROUND COVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.



PLANT LEGEND



KEY NOTES

- ① SEED
- ② MULCH LINE/MULCH BED
- ③ ENTRY SIGN
- ④ EXISTING FENCE TO REMAIN
- ⑤ NEW 5' - 4 RAIL FENCE TO MATCH EXISTING
- ⑥ NEW 3 RAIL FENCE TO MATCH EXISTING
- ⑦ 3' WIDE GRAVEL STRIP

REV NO	DATE	DESCRIPTION
	06/23/21	TOWNSHIP COMMENTS
DWG NAME	DRAWN BY	CHKD BY
14536-LAND	CTB	BMU
		JOB NO
		14536

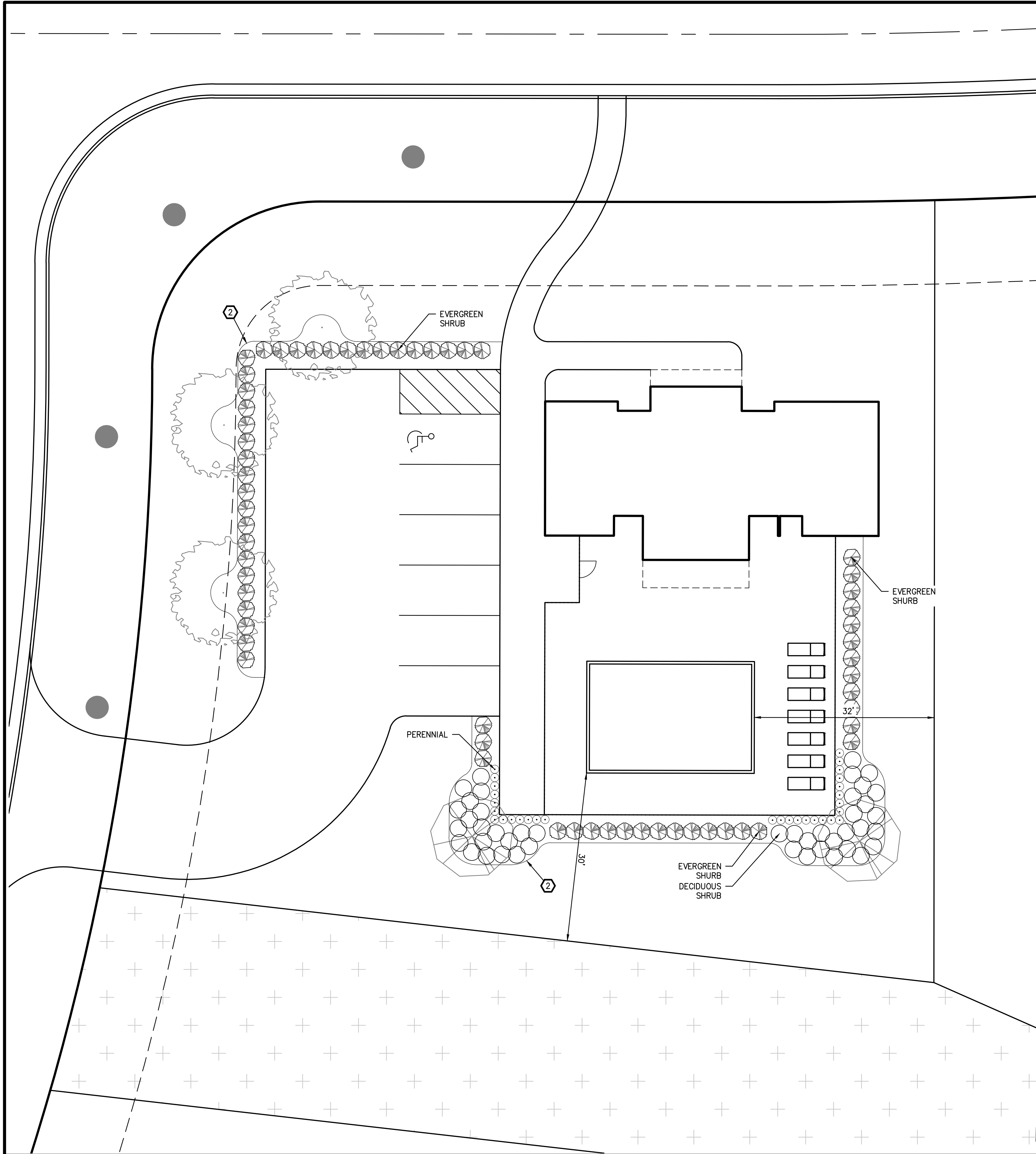
THE VILLAS AT CANTERWOOD FARM SUBDIVISION
SITE LANDSCAPE PLAN
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO

NEFF & ASSOCIATES
 Civil Engineers, Landscape Architects, Planners & Surveyors
 6405 York Road | Parma Heights, Ohio 44130
 Tel: 440.884.3100 | Fax: 440.884.3104
 www.neff-assoc.com

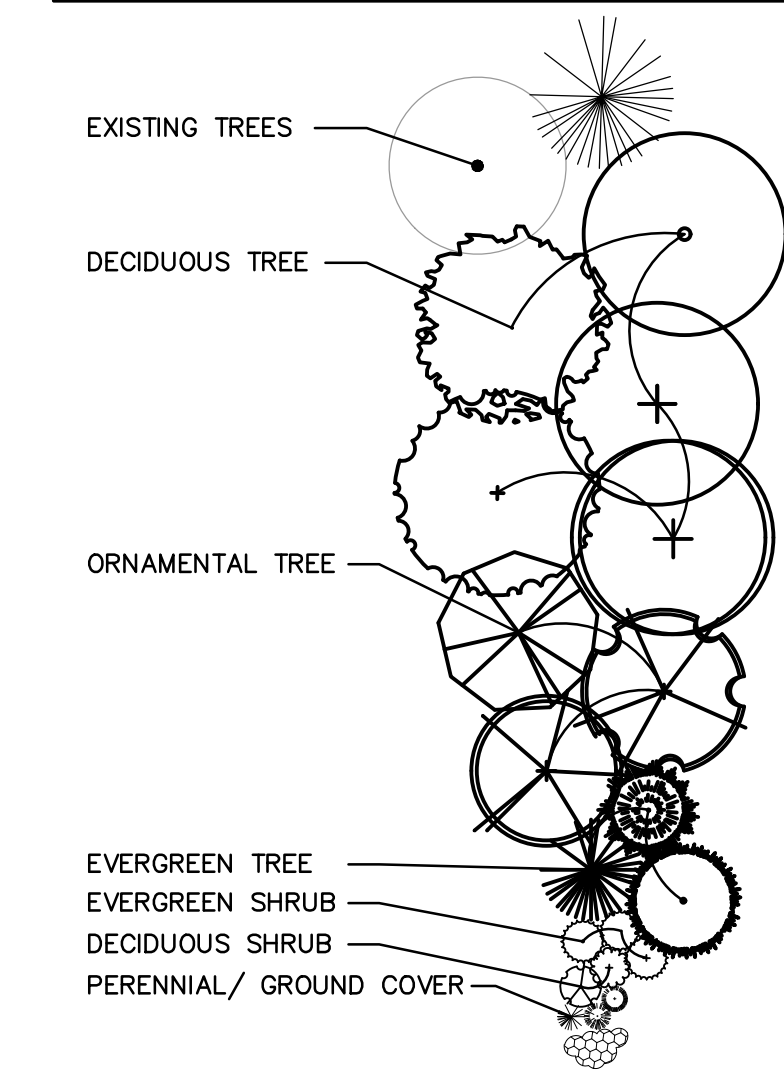
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L2.0

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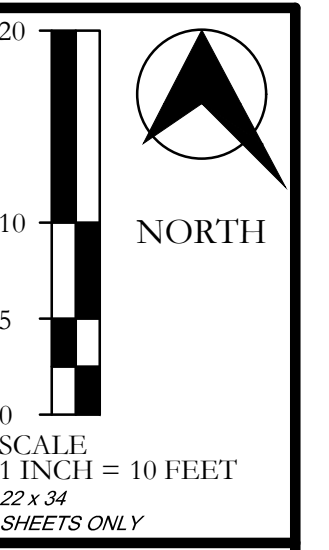
PLANT LEGEND



KEY NOTES

- ① SEED
- ② MULCH LINE/MULCH BED
- ③ ENTRY SIGN
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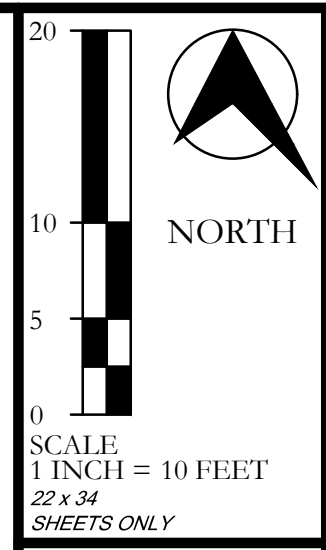
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	06/23/21	TOWNSHIP COMMENTS	
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14536-LAND	CTB	BMU	14536



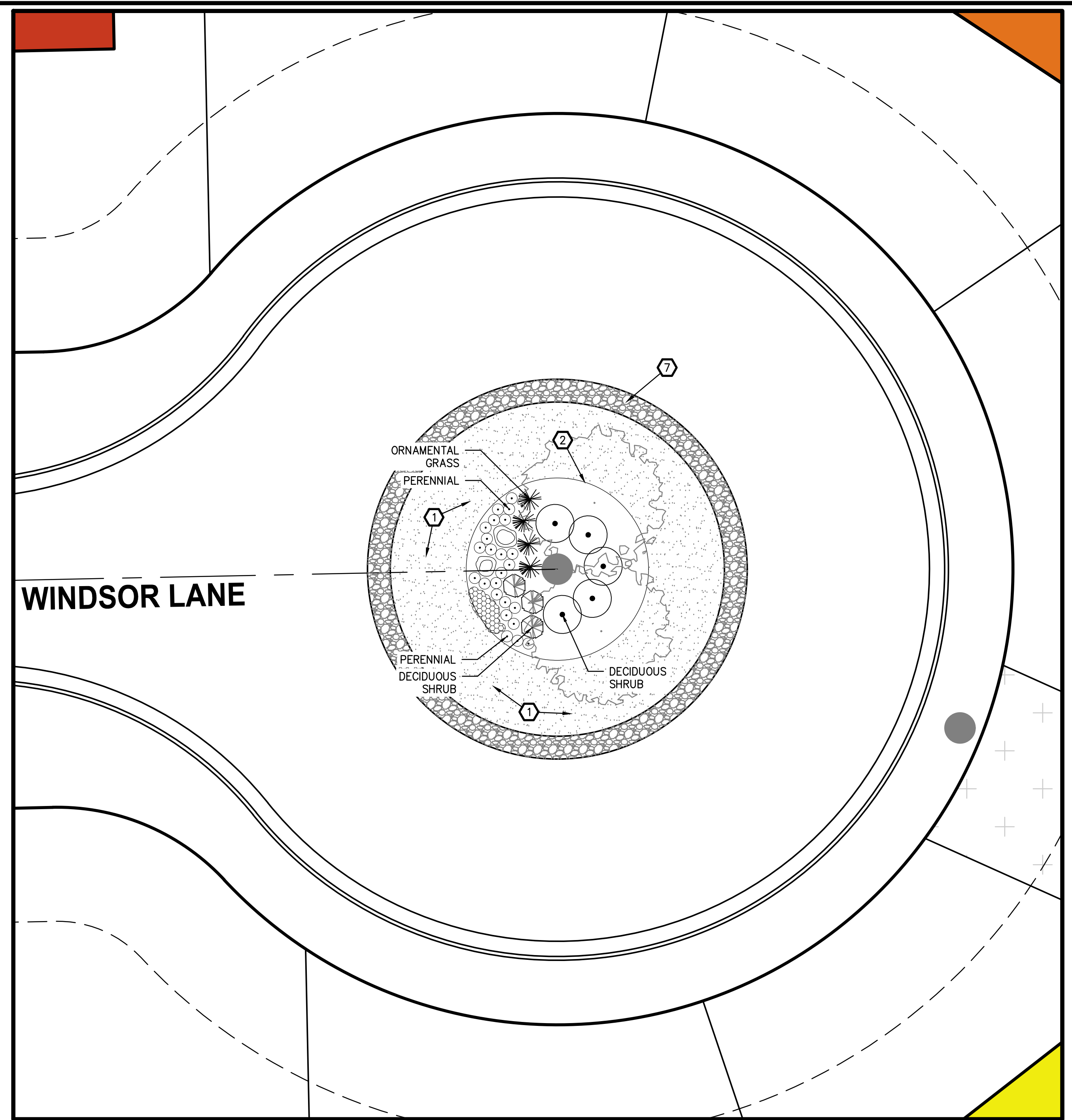
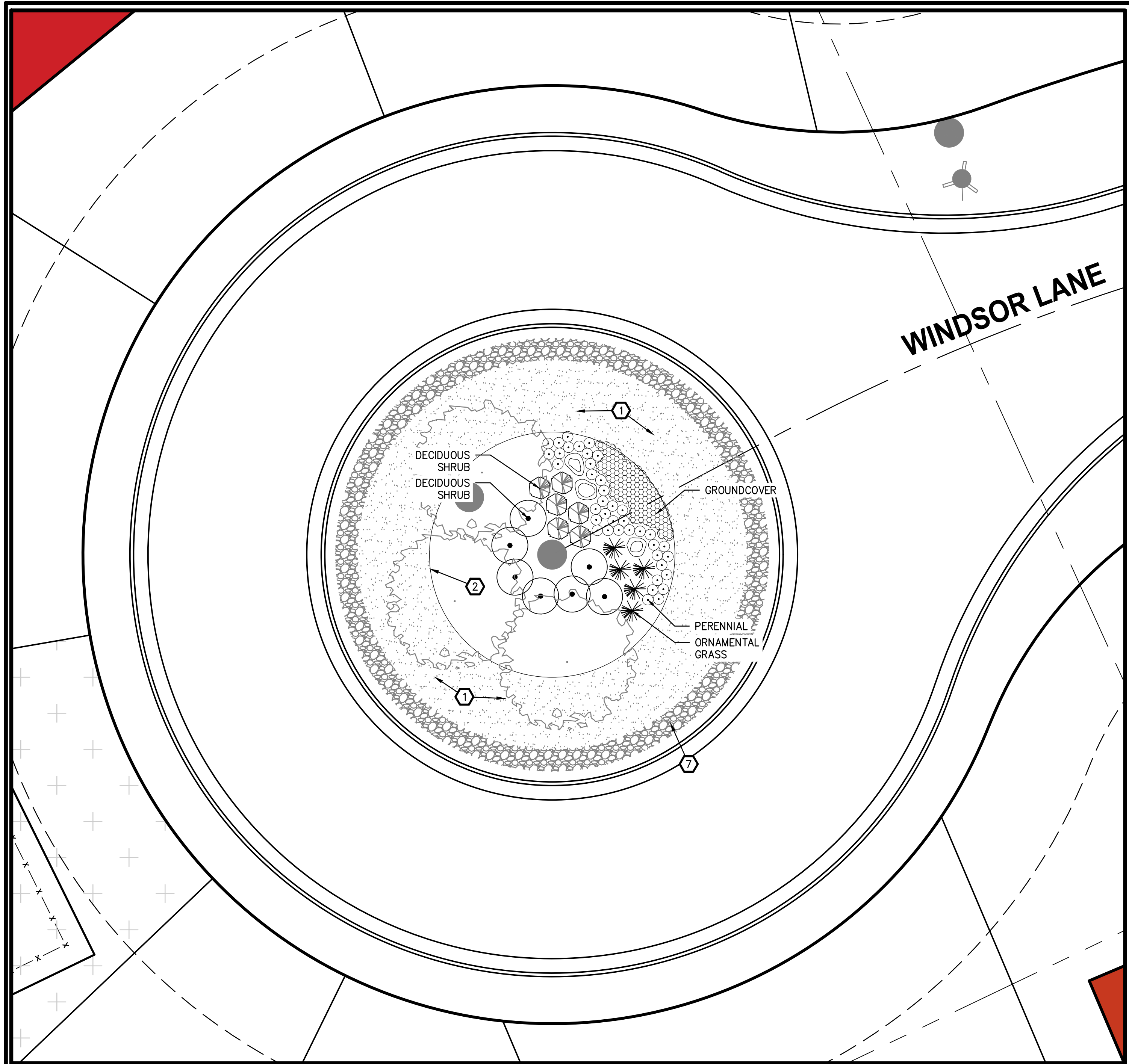
THE VILLAS AT CANTERWOOD FARM SUBDIVISION
SITE LANDSCAPE PLAN - CLUBHOUSE ENLARGEMENT
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO

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L2.1



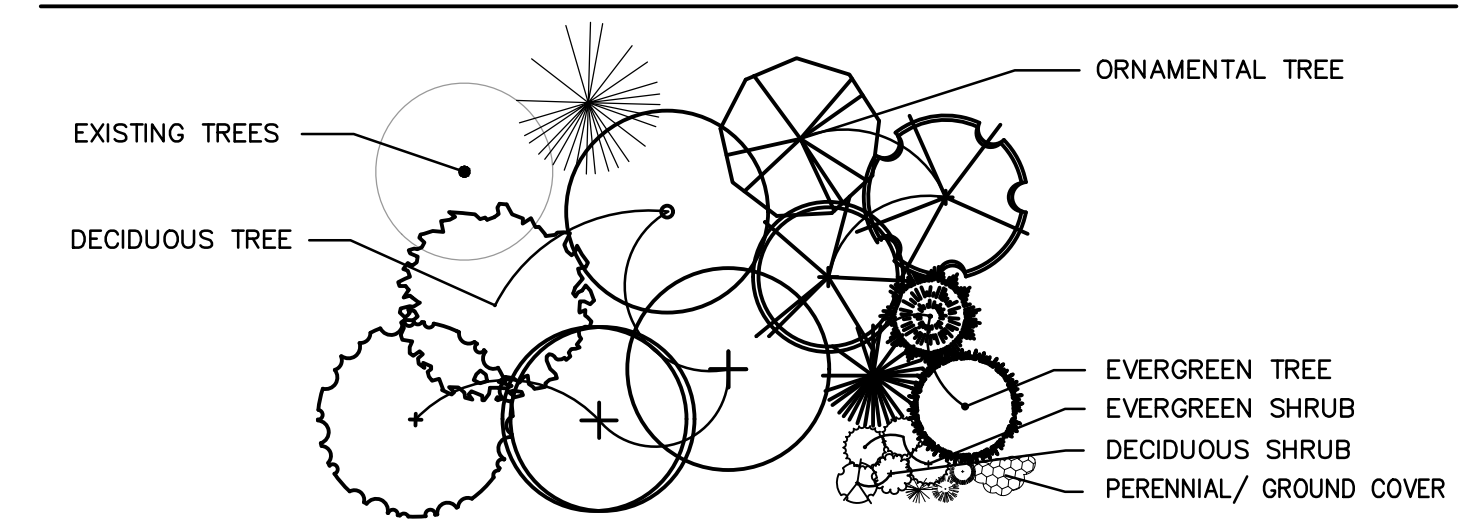
THE VILLAS AT CANTERWOOD FARM SUBDIVISION
SITE LANDSCAPE PLAN - CUL-DE-SAC ENLARGEMENT
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO



1 EAST CUL-DE-SAC
1"=10'

2 WEST CUL-DE-SAC
1"=10'

PLANT LEGEND



KEY NOTES

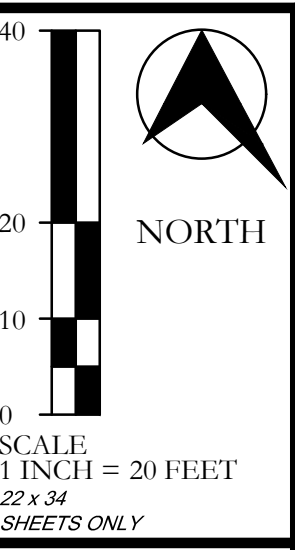
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- ② MULCH LINE/MULCH BED
- ③ ENTRY SIGN
- ④ EXISTING FENCE TO REMAIN
- ⑤ NEW 5' - 4 RAIL FENCE TO MATCH EXISTING
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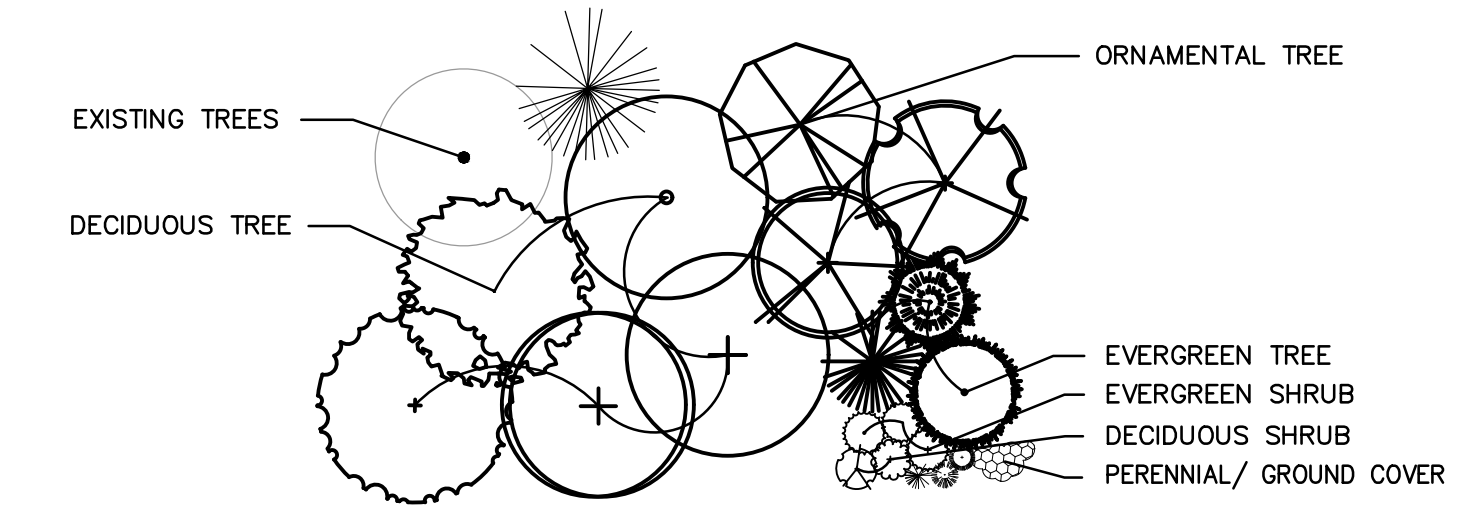
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1 ENTRANCE SIGN ENLARGEMENT
1"=5'

PLANT LEGEND



KEY NOTES

- ① SEED
- ② MULCH LINE/MULCH BED
- ③ ENTRY SIGN
- ④ EXISTING FENCE TO REMAIN
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- ⑥ NEW 3 RAIL FENCE TO MATCH EXISTING
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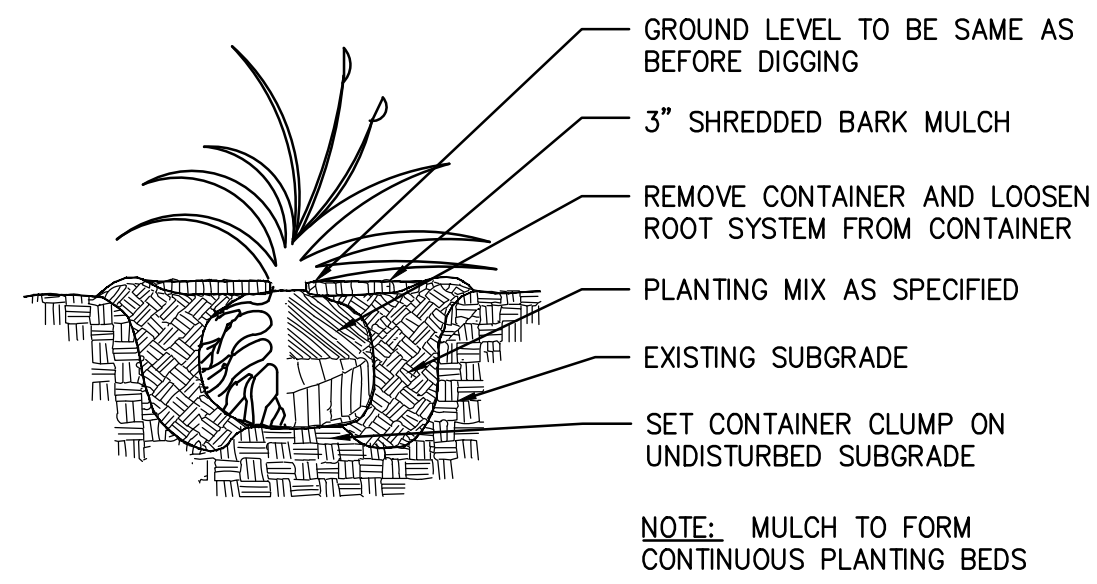
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	06/23/21	TOWNSHIP COMMENTS
14536-LAND	CTB	BMU 14536

THE VILLAS AT CANTERWOOD FARM SUBDIVISION
SITE LANDSCAPE PLAN - ENTRY ENLARGEMENT
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO

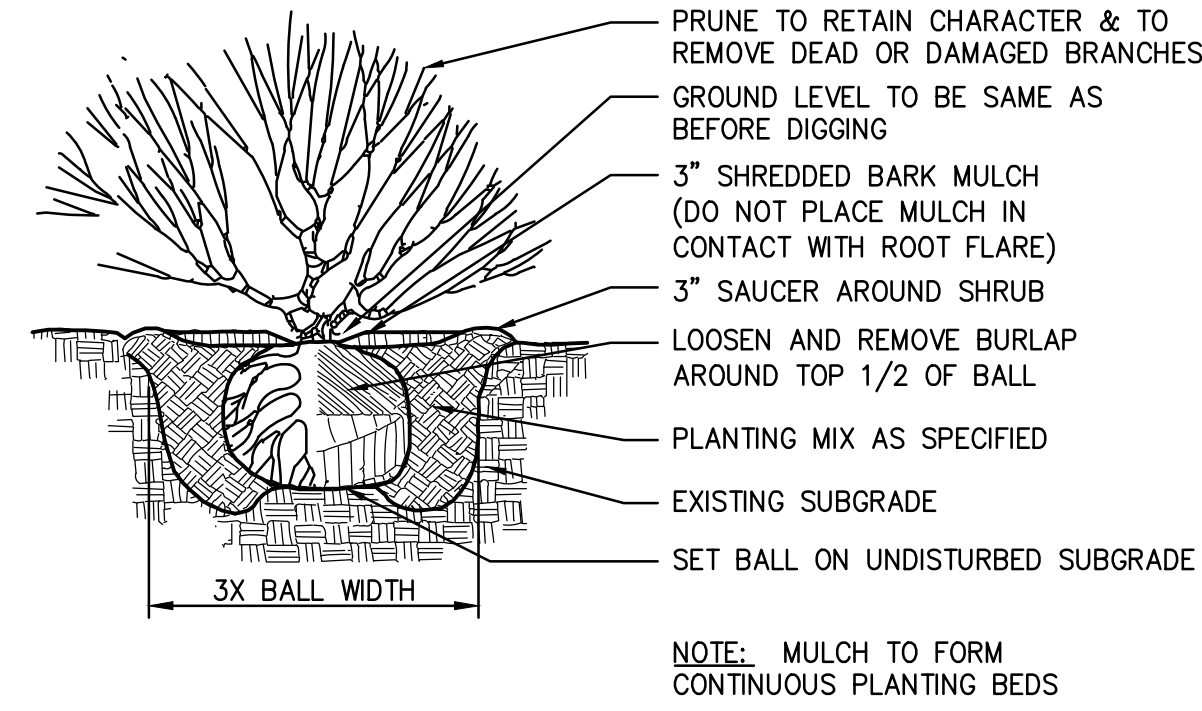


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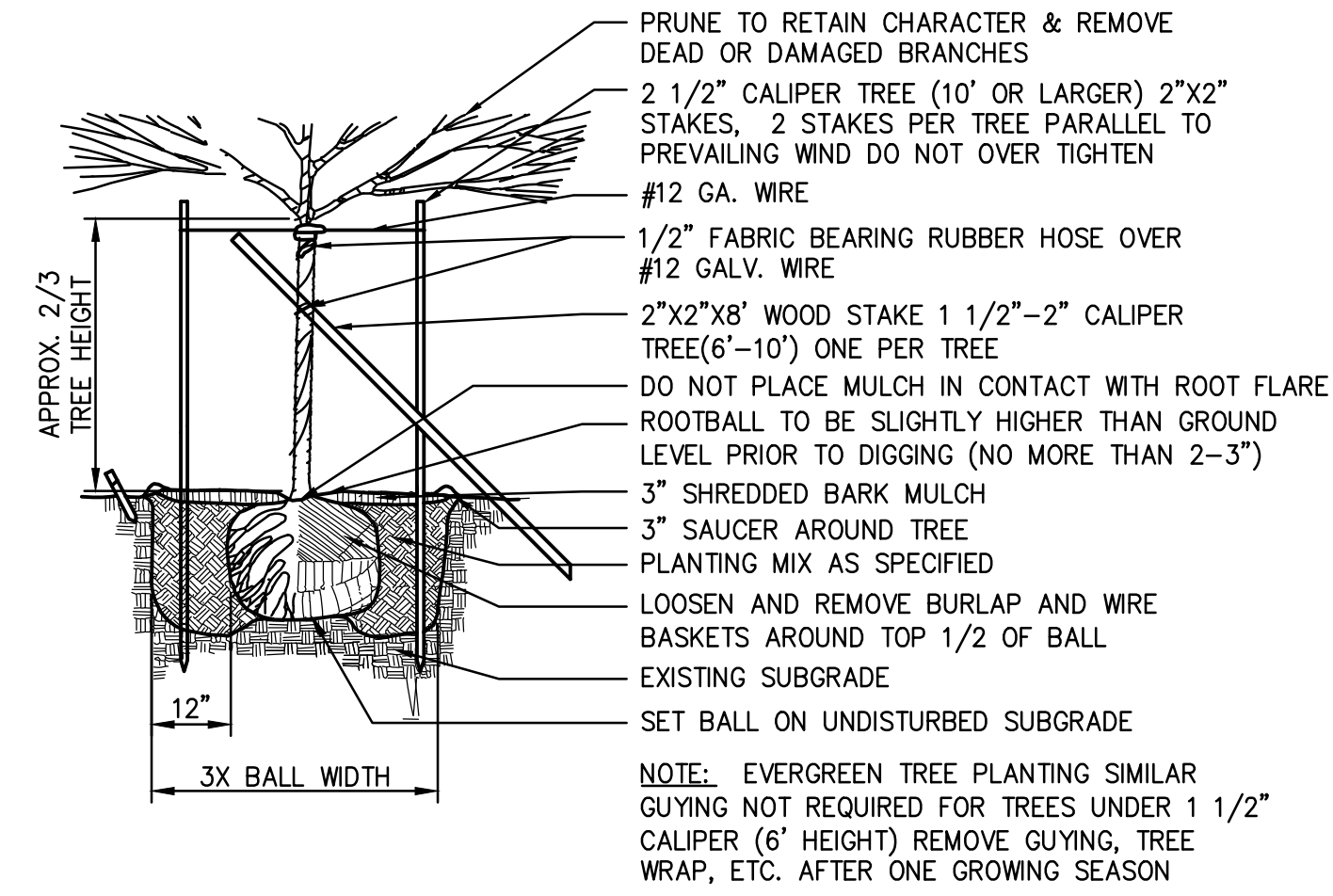
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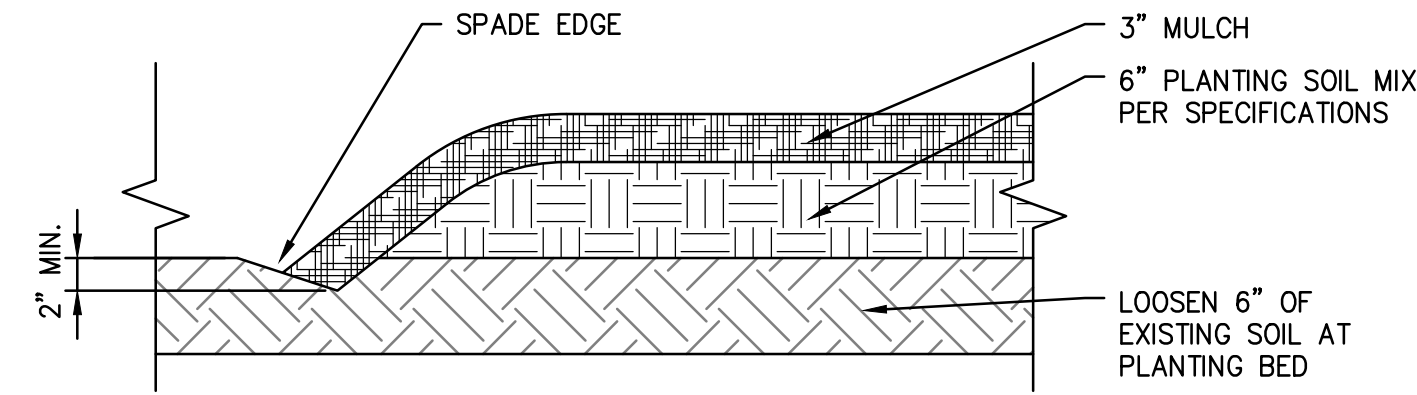
1 TYPICAL PERENNIAL PLANTING DETAIL
NOT TO SCALE



2 TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



3 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE

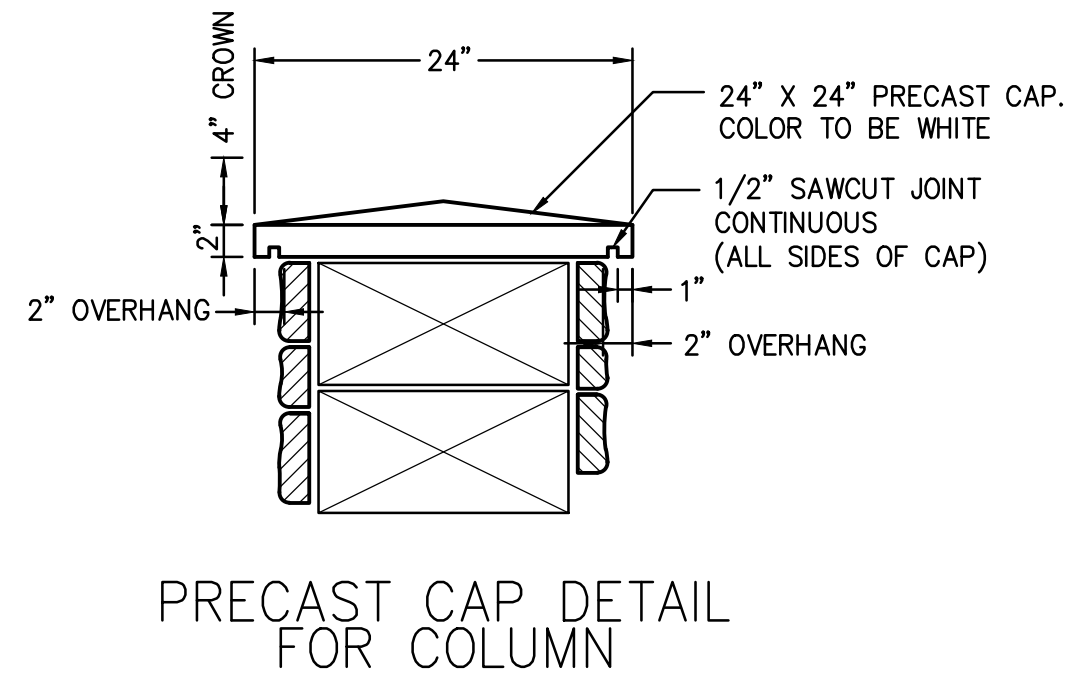
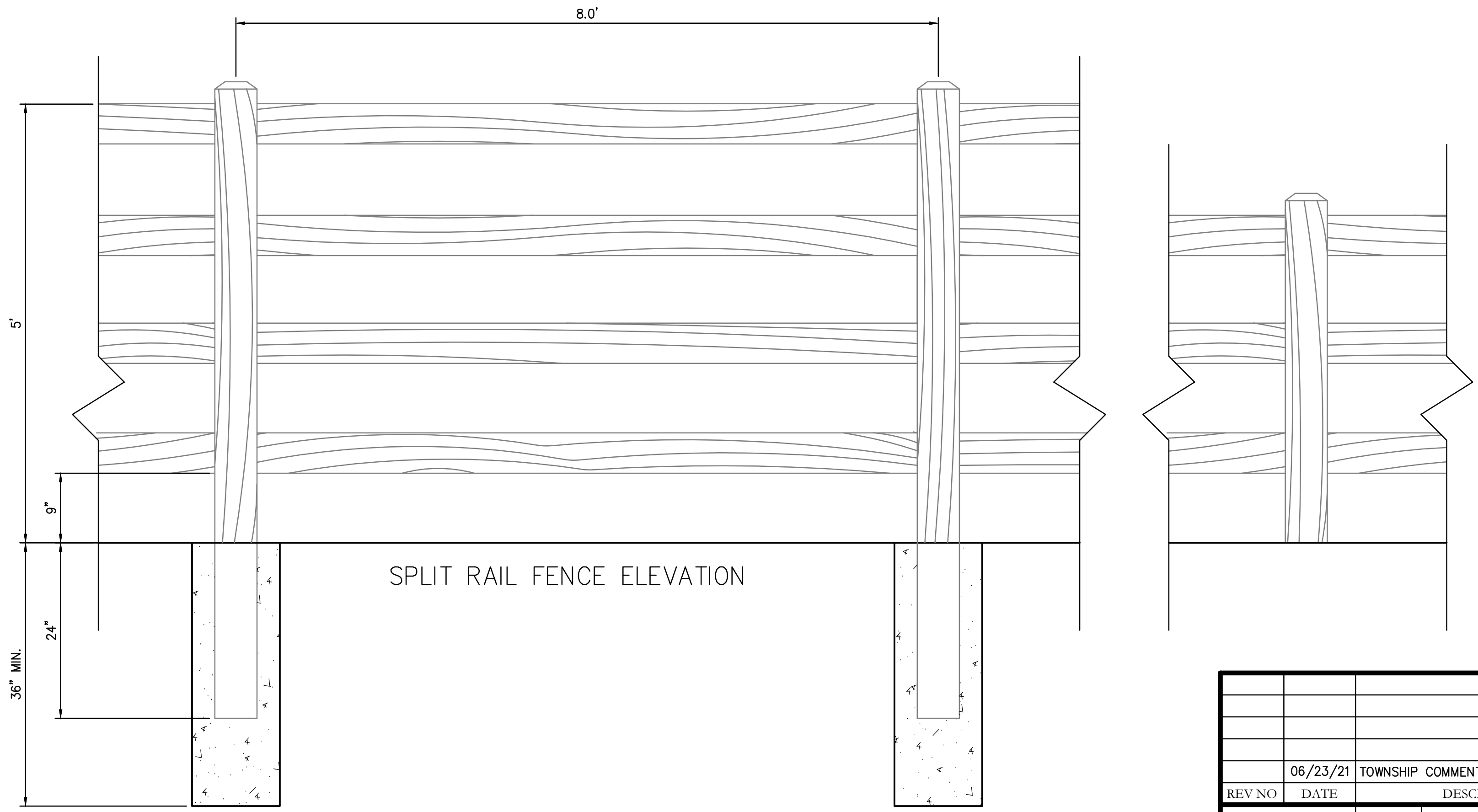
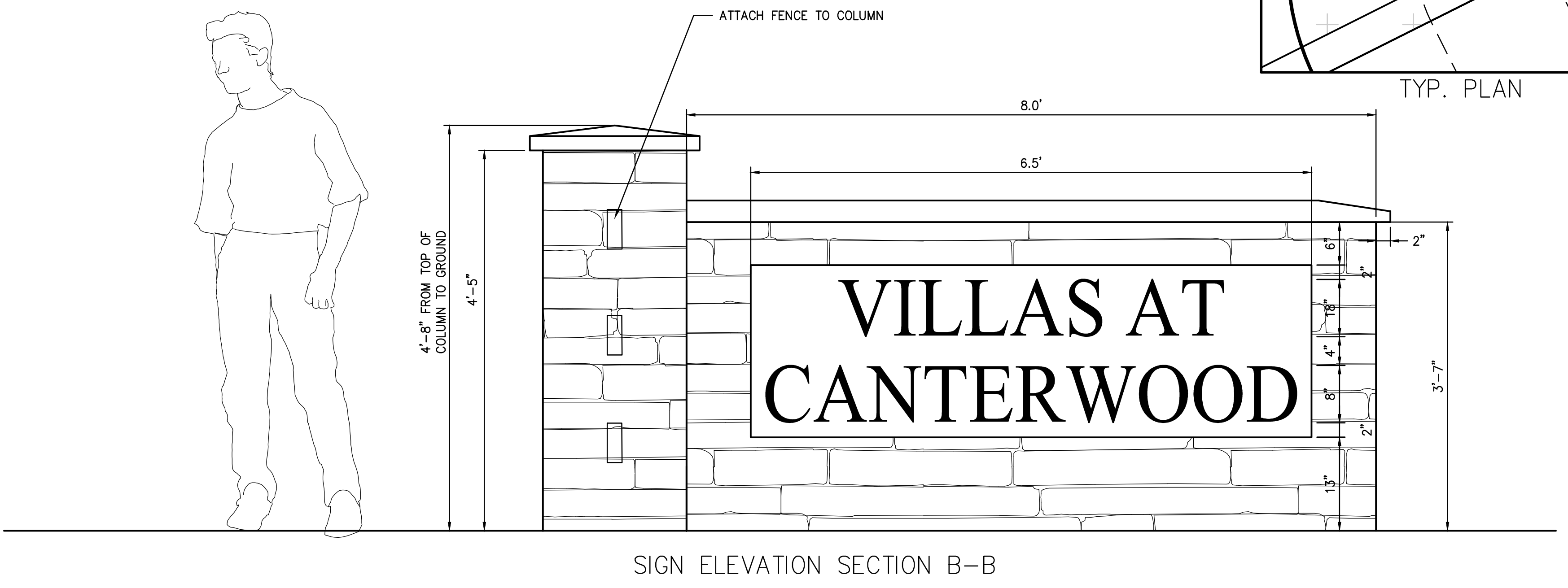
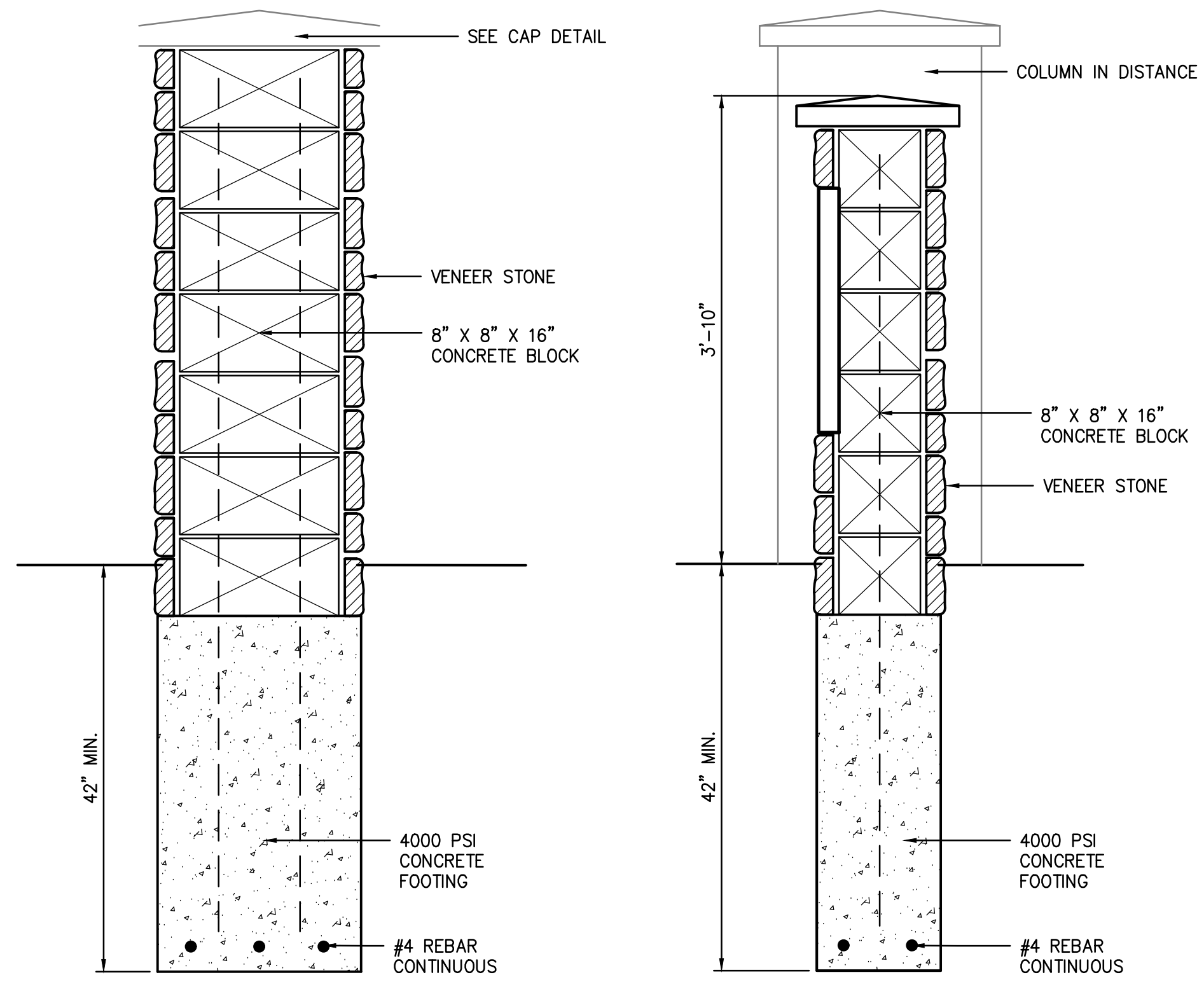
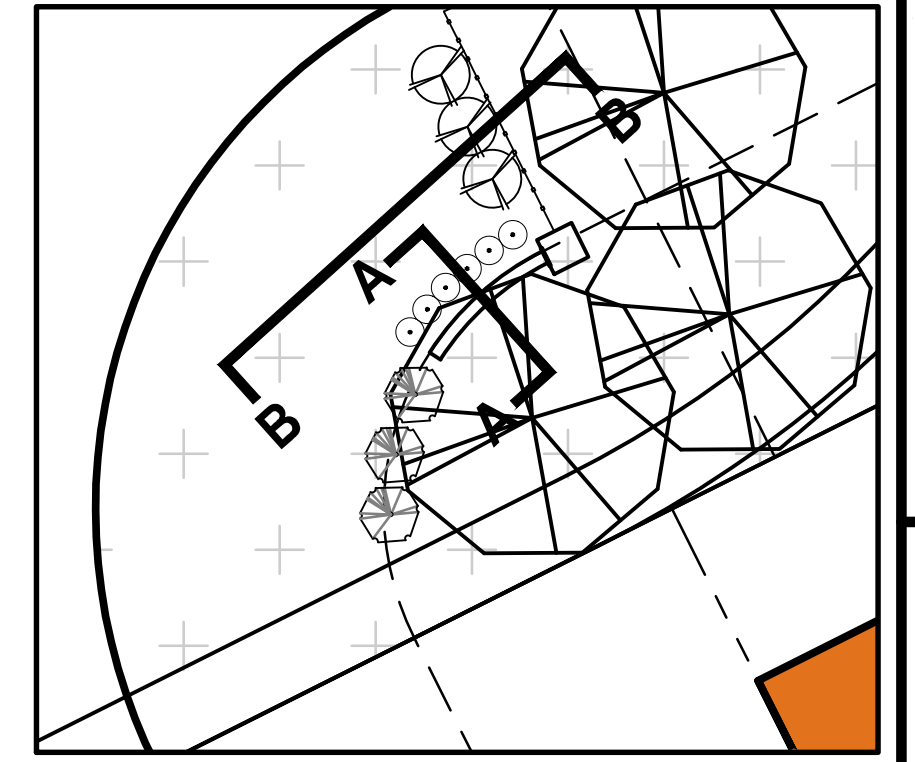


4 LANDSCAPE BED EDGE/SOIL DEPTH (TYP.)
NOT TO SCALE

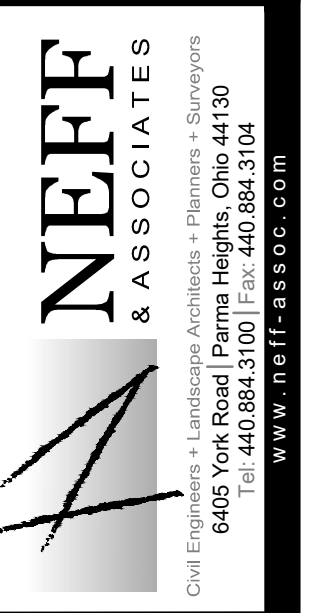
REV NO	DATE	DESCRIPTION
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14536-LAND	CTB	BMU
		JOB NO
		14536

STONE VENEER NOTE:
 CONTRACTOR TO SUBMIT STONE SAMPLES
 AND SHOP DRAWINGS OF ENTRY SIGN AND
 TYPICAL COLUMN FOR OWNERS REVIEW
 PRIOR TO CONSTRUCTION.

SIGN REGULATIONS			
CODE	SUBJECT	REQUIRED	PROVIDED
30.04	MAX SIGN AREA	25 SF	24 SF.
30.04(b)	MAX SIGN HT.	8'-0"	3'-4".



THE VILLAS AT CANTERWOOD FARM SUBDIVISION
LANDSCAPE DETAILS
 TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO



SHEET NO.
L3.1

REV NO	DATE	DESCRIPTION	
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