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# ALM LAKE PROPERTIES, LLC

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2167 Mentor Avenue • Painesville Twp., OH 44077

August 16, 2021

Dear Concord Township,

We are submitting an updated preliminary plan for The Villas at Canterwood Farms. Please disregard the previous submission from our letter dated July 29, 2021. Here is Brian Uhlenbrock, Engineer from Neff & Associates, summary of the current changes:

**T1.0**

1. Stormwater basins included in open space calculation
2. Separate open space calculation that excludes the "Landscape easement" around the existing cemetery to show open space areas still meet minimum requirements.
3. Wetland disturbance areas modified slightly.

**P1.0 – P3.0**

4. Lots re-numbered based on revisions. Total number of lots do not change (lots referenced below are based on re-numbered plan).
5. Open space between Clubhouse and SL 27 removed.
6. Sublot removed between SL 2 and SL 3.
7. Sublot added and lots adjusted between SL 27 and SL 33
8. Most of Wetland B preserved due to above.
9. Sublot between 12 and 13 removed so that the cemetery occurs within open space. Lots 9-15 adjusted.
10. Lot added fronting Hoose Road and SL56- SL59 adjusted. This was to accommodate removal of lot noted above.
11. Turn around driveways shown for lots fronting Hoose Road.
12. SL 1 and 55 widened to Hoose Road right of way and landscape easement added for buffering.
13. Phasing map revised to show SL 1 as first phase, which will be the model home and will allow a sanitary connection to be made prior to the installation of the remainder of the development improvements.
14. SL 23 shown to accommodate a 15 ft. side yard setback from existing property line.
15. Lots 23-26 adjusted slightly.
16. SL 53 and SL 54 adjusted slightly to preserve additional wetland.
17. Clubhouse parcel adjusted slightly (required pool setbacks still maintained).
18. Open space areas updated to reflect revisions.

**P5.0**

19. Utilities added/adjusted based on lot changes.



P7.0

20. Typical roadway section updated reducing roadway width to address county comments.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffery J Smul". The signature is stylized and cursive.

Jeffery J Smul, Agent  
ALM Properties, LLC