

Lilly Farm Subdivision

Conservation Development District Option Lots

P.P.N. : 08-A-002-0-00-008-0 - #12395 Winchell Road
 Known as Being a part of Lot 3, Tract 1
 Original Township 10 North, Range VIII West
 of the Connecticut Western Reserve
 Concord Township - County of Lake - State of Ohio
 Feb. 18, 2018 Scale 1"=60'

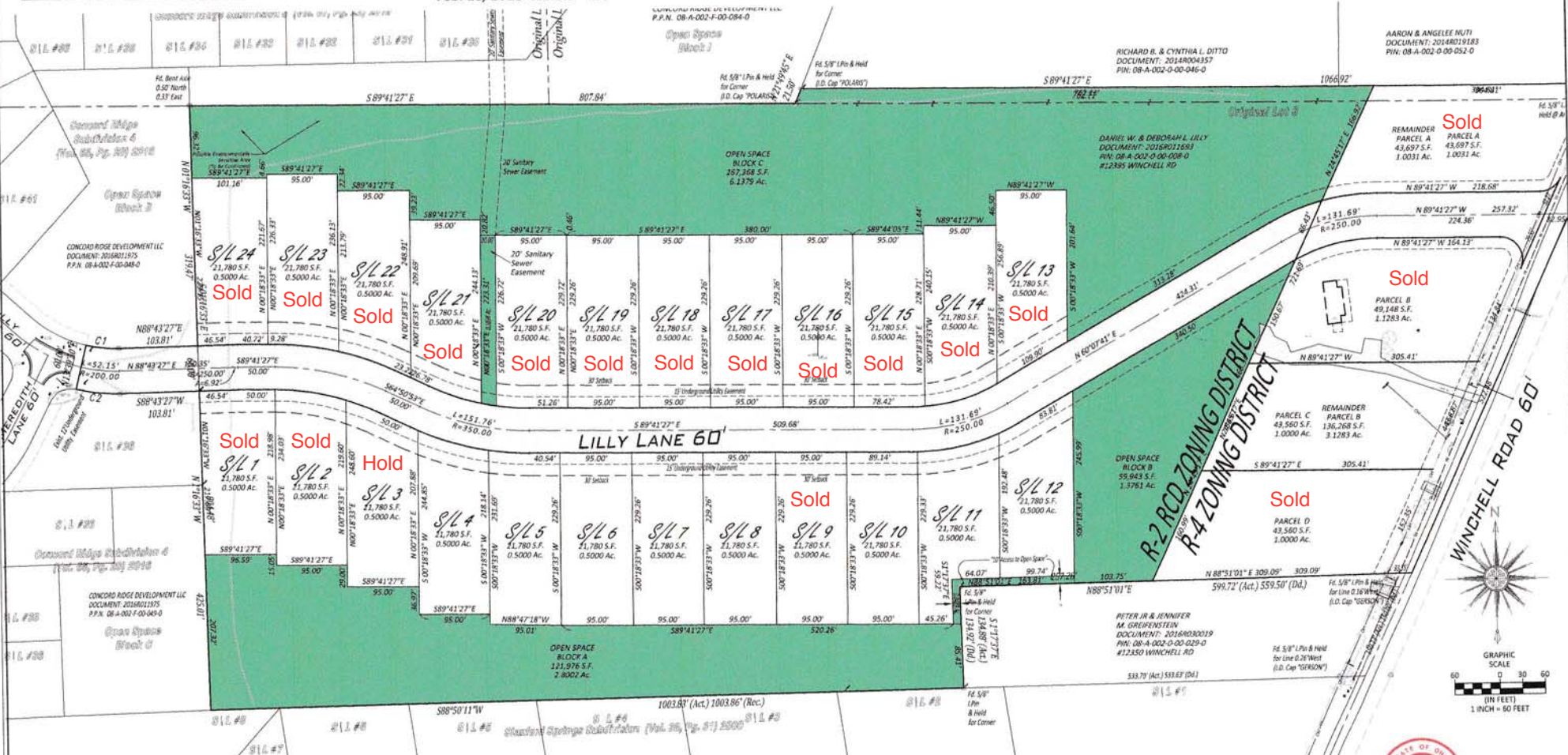
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	44.37	170.00'	14°56'23"	46.30'	S89°41'27"E	27.20'
C2	59.97	230.00'	14°56'23"	59.80'	S89°41'27"E	36.18'

PROJECT SITE IS ZONED "R-4" RESIDENTIAL PER THE CONCORD TOWNSHIP ZONING MAP, PER THE RESIDENTIAL CONSERVATION DEVELOPMENT DISTRICT OPTION:

- MINIMUM LOT AREA = 1/2 ACRE
- MINIMUM LOT WIDTH = VARIES (95' @ SETBACK LINE USED)
- MINIMUM LOT FRONTAGE = VARIES
- MINIMUM FRONT BUILDING SETBACK = 30'
- MINIMUM SIDE YARD = 10'
- MINIMUM REAR YARD = 30'

FROM YIELD PLAN = 22 LOTS IN RCD AREA = 24.84 AC

- (A) PROPOSED R/W OF LILLY LANE IN RCD LIMITS = 2.22 AC
- (B) RCD AREA (24.84 AC.) - (22 @ 1/2 ACRE LOTS = 11.00 AC.) - 2.22 AC. (PROP. R/W) - (0.15 AC. < 50' WIDE) = 11.47 AC. OF OPEN SPACE
- (C) 11.47 AC. / 24.84 AC. = 46 % OPEN SPACE THEREFORE DENSITY BOUNDS = 1.11 x (22 LOTS) = 24 LOTS
- (D) WITH 24 LOTS = 10.47 AC./24.84 AC. = 42 % OPEN SPACE



DATE: 2/18/18
 SCALE: HOR. 1"=60'
 VERT. 1"=50'
 FOLDER: Survey
 FILENAME: Survey Base
 TAB: 01 - Concept Plan

Notes:
 -Existing Field/Farm Areas Do Not Appear To Have Any Wetlands or Environmentally Sensitive Areas.
 -Water Supply Will Be Public With Service From Painesville Water.
 -There Are No Known Cemeteries, Historical, or Archeological Site on the Property.



CONTRACT No.	
18081	
SHEET	OF
01	01