

**PRELIMINARY COMPREHENSIVE
STORM WATER MANAGEMENT PLAN**

WATER QUALITY VOLUME REQUIRED, AFTER DEVS
 R₁ = 0.05 + 0.047(32.9 AC)(0.907/12)
 = 0.247(32.9 AC)(0.907/12)
 = 0.747(32.9 AC)(0.907/12)
 = 0.856 AC-FT. (X 43.560 = 37,280 CU. FT.)

CRITICAL STORM CALCULATIONS: USING TR55
 BEHREND DEVELOPMENT (R/R) SOIL GROUP TC¹ CH=7
 16.0 AC. WOODS (POOR) SOIL GROUP TC² CH=5
 1.0 AC. WOODS (POOR) SOIL GROUP TC³ CH=3
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**SETBACKS & BUILDING
SPACINGS PROPOSED:**

FRONT SETBACK (BUILDING TO R/W) 25'
 SIDE SETBACK (BUILDING TO LOT LINE) 5'
 REAR SETBACK INCLUDING PATIOS & DECKS 5'
 MIN. BLD. ENVELOPE (WITH ABOVE SETBACKS)
 52' WIDE X 63' DEEP

PHASING:

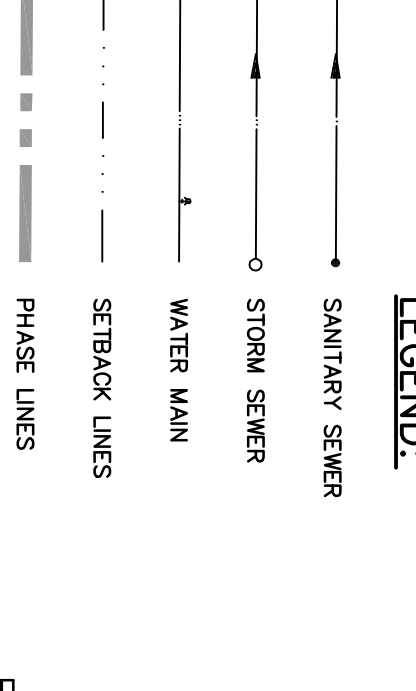
PHASE 1: 1 - 29
 PHASE 2: 30 - 47
 PHASE 3: 48 - 64
 PHASE 4: 65 - 82

NOTES:
 ALL NEW STREETS ARE PROPOSED TO BE 60' WIDE PUBLIC RIGHT-OF-WAYS WITH 25' MINIMUM FRONT SETBACKS.
 27' WIDE PAVEMENT WITH 50' RADIUS TURNAROUNDS PROVIDED.
 SIDEWALKS SHALL BE PROVIDED ON ALL NEW STREETS.
 EACH HOME TO BE DESIGNED WITH AT LEAST A 2 CAR GARAGE AND SUFFICIENT SPACE TO LOCATE 2 ADDITIONAL CARS ON ITS DRIVEWAY, RED PUBLIC RIGHT-OF-WAYS.
 17' LOCATE 2 ADDITIONAL CARS ON ITS DRIVEWAY, RED PUBLIC RIGHT-OF-WAYS.
 ALL BLOCKS ARE TO BE DESIGNED TO ACCOMMODATE 2 CAR GARAGES AND SUFFICIENT SPACE TO LOCATE 2 ADDITIONAL CARS ON ITS DRIVEWAY, RED PUBLIC RIGHT-OF-WAYS.
 RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
 CUL-DE-SACS ISLAND HOMEOWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DRIVEWAY AND SIDEWALKS TO THE CITY.
 UNDERGROUND INFORMATION IS TAKEN FROM CITY RECORDS AND IS NOT GUARANTEED.
 IT CAN BE DONE BY THE CITY AND ASSESSED TO THE ASSOCIATION.
 DIMENSIONS COMPILED FROM DEED RECORDS AND ADJACENT SURVEYS. NO BOUNDARY SURVEY HAS BEEN PERFORMED ON PROJECT AREA.

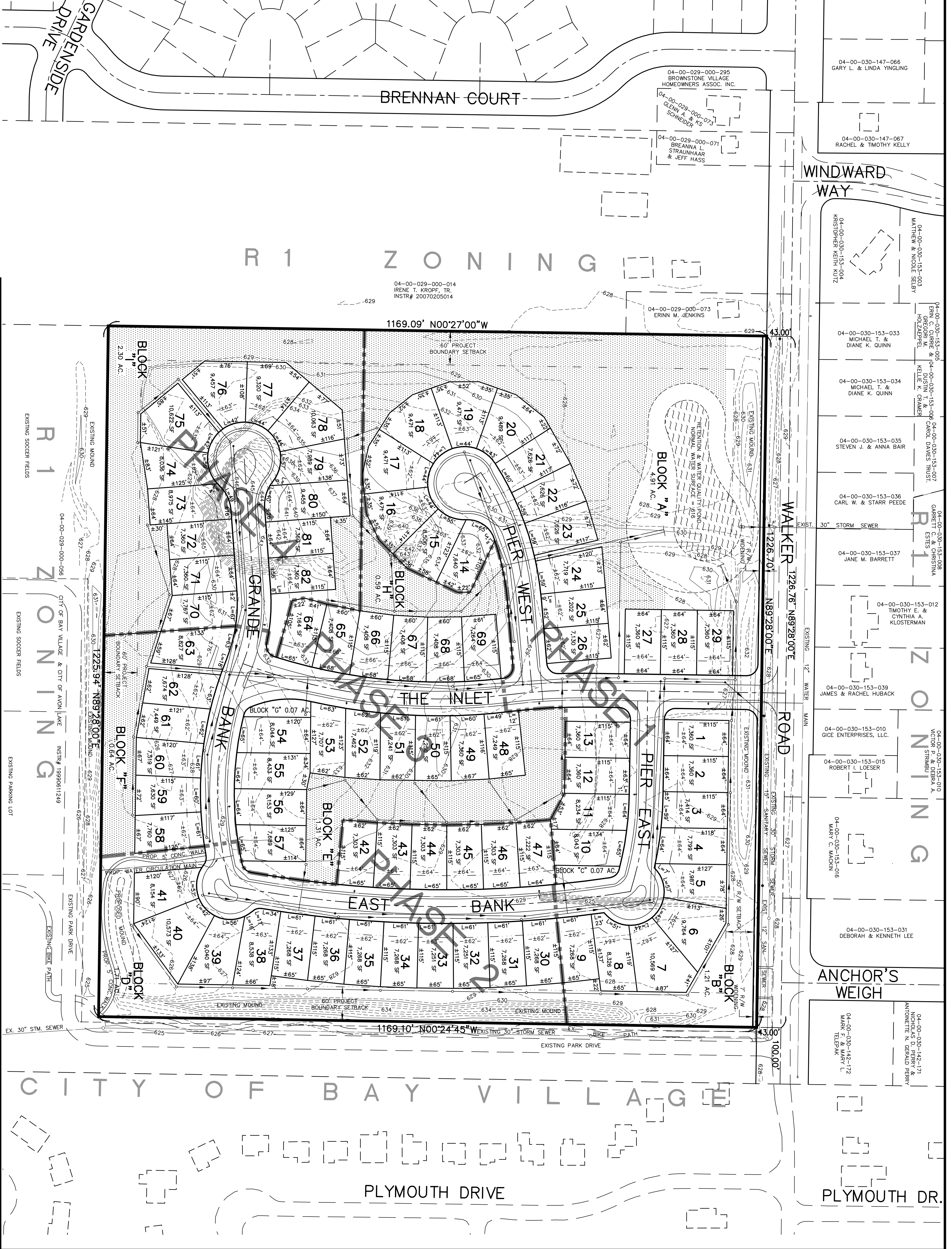
CUL-DE-SAC & ELBOW NOTES:

OUTSIDE PAVEMENT RADIUS AT CUL-DE-SAC = 50' & INSIDE RADIUS VARIES TO 18'
 PAVEMENT WITH AT ELBOW SHARED DRIVEWAY INCREASED TO 22' (RATHER THAN FORMER STANDARD OF 18') TO ALLOW FOR EASIER SAFETY FORCE EQUIPMENT SET-UP.
 CUL-DE-SACS TO HAVE NO PARKING SIGNS POSTED AROUND CIRCLE AND ITS ENTRY.
 LIGHT POLES IN CUL-DE-SACS TO BE LOCATED IN LANDSCAPE ISLAND TO PREVENT POTENTIAL CONFLICT WITH SAFETY VEHICLE OVERHANG.

LEGEND:



GRAPHIC SCALE: 1" = 80'
 0 40 80 160



BLOCK	AREA	OPEN SPACE SATISFYING 1252.06 (a)
A	4.91 AC.	2.82 AC.
B	1.21 AC.	0 AC.
C	0.07 AC.	0 AC.
D	0.07 AC.	0 AC.
E	1.31 AC.	1.18 AC.
F	0.64 AC.	0.62 AC.
G	0.59 AC.	0.51 AC.
H	2.30 AC.	2.10 AC.
TOTAL	12.81 AC.	7.03 AC.

CRITERION USED WAS TO COUNT ONLY THOSE LOTS THAT HAVE A MINIMUM CONTIGUOUS AREA OF 1/2 ACRE. RECREATION LAKES AND PERIMETER SPACE SATISFYING 1252.06 (a)

DEVELOPMENT STATISTICS:

DEVELOPER:	PROPOSED IN DEVELOPMENT	ORIGINAL REQUIREMENTS
KOPF BUILDERS	32.81 AC.	20 AC. MIN.
420 AVON BELLEN RD.	12.81 AC.	8.23 AC. MIN.
AVON LAKE, OH 44012	7.03 AC.	4.11 AC. MIN.
(440) 933-6908	82	82 MAXIMUM

REVISIONS

DATE	REVISION
11/12/2018	REVISED PER REVIEW CYCLE #1 COMMENTS FROM CITY DEPARTMENT HEADS

**THE HARBOR P.U.D. SUBDIVISION
GENERAL DEVELOPMENT PLAN**

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OCTOBER 2018