"I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 6", (1') OR 2' CONTOURS, AND ELEVATIONS SHOWN HEREON REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 27th DAY OF OCTOBER 20 14 AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON."

12-4-14

STAN R. LOCH R.S. REG.# 8249

"AS-BUILT" CERTIFICATION
I HEREBY CERTIFY THAT THE CIRCLED INFORMATION IS EXISTING AS OBTAINED ON THE SITE _____, 20__ AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEFT.

STAN R. LOCH REG.#

ALL CONCRETE TO BE A MINIMUM 4,000 PSI/ 28 DAYS
DRIVEWAYS MUST BE 4" THICK (6" AT APRON) 6.5 SACK MIX CONCRETE WITH 7% AIR ENTRAINMENT, AND SHALL BE REINFORCED WITH 6"x6" #10 WELDED WIRE MESH INSTALLED APPROXIMATELY 1" TO 2" FROM BOTTOM OF SLAB

UTILITY INFORMATION TAKEN FROM LAND DESIGN IMPROVEMENT PLANS

UTILITY LATERALS MUST BE FIELD VERIFIED BEFORE CONSTRUCTION

GRAPHIC SCALE
30 0 15 30
1 inch =30ft. (IN FEET)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	163.36'	200.00'	86.55'	158.86'	N66°49'27"W	46°48'02"
C2	33.25'	65.00'	17.00'	32.89'	N57°48'34"W	29°18'32"
C3	35.61'	50.00'	18.60'	34.86'	S63°33'26"E	40°48'16"
C4	39.54'	230.00'	19.82'	39.49'	N79°02'06"W	9°50'57"

① = PROP 1" TYPE "K" COPPER WATER CONN
② = PROP 6" PVC SCH 40 SAS CONN
③ = PROP 6" PVC SDR 35 STS CONN
@ 1.0% MIN DISCHARGE TO DAYLIHGHT

= PROP 30' TEMPORARY SEEDING/MULCHING

ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED "AZTECH 8249"

BUILDER: K.HOVNANIAN OSTER HOMES LLC.
6150 PARK SQUARE DRIVE
LORAIN, OHIO 44053
PHONE: (440) 985-7440

THE CONTRACTOR MUST CHECK THE BENCHMARK WITH THE CURB PRIOR TO DIGGING THE FOUNDATION.

TYPE OF HOUSE:
MODEL: CAMBDEN
ELEV.: B
GARAGE: 2 CAR FT RT W/ 8' WALKOUT BSMT

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 14-15552
Date Issued 12-16-14
Subject to Approval By:
☐ Lake Co. Engineer/Storm Water Mgmt.
☐ Lake Co. Utilities Dept.
☐ Lake Co. Soil + Water District
☐ Lake Co. Health District
☐ Lake Co. Building Dept.

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By GJH Date 12/10/14

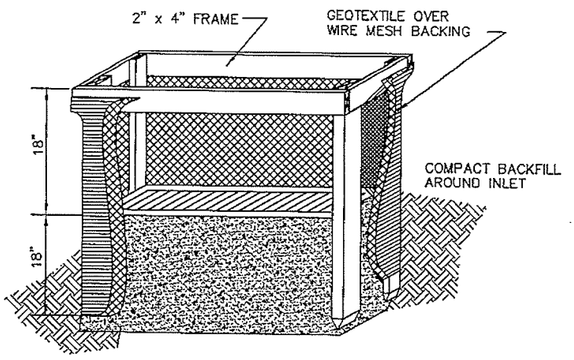
STATE OF OHIO
STAN LOCH
E #63332
REGISTERED
PROFESSIONAL ENGINEER

STATE OF OHIO
STAN R. LOCH
8249
REGISTERED
PROFESSIONAL SURVEYOR

EX SAS MH
C.E.I. P.P.#08-A-888-0-02-100-0
DENNIS HUGHES P.P.#08-A-021-C-00-076-0
N89°46'31"E 103.58'
LOT 13
LOT 14
SUBLOT 40 25,770 SQ.FT. 0.5916 ACRES P.P.#08-A-021-C-00-041-0 K.HOVNANIAN OSTER HOMES LLC.
SUBLOT 41 22,740 SQ.FT. 0.5220 ACRES P.P.#08-A-021-C-00-042-0 K.HOVNANIAN OSTER HOMES LLC.
SUBLOT 42 28,649 SQ.FT. 0.6577 ACRES P.P.#08-A-021-C-00-043-0 PATRICK CONTEEN
S17°32'10"W 197.32'
N15°53'22"E 238.21'
105.59'
EX 188'-8" SAS EASEMENT
EXISTING 20' SANITARY SEWER EASEMENT CHAMBERS CREEK ESTATES NO. 1 PLAT VOLUME 57, PAGE 27
PROP SILT FENCE (TYP.)
PROP HOUSE #8271 F.F.EL.1044.0 TOP FNDT.1043.04 BSMT FL 1035.33 TOP FTR.1035.04 BOT FTR.1034.38 (8' BSMT)
PROP GAR FL 1042.0
EX HOUSE #8278 F.F.EL.1050.31 8' W/O BSMT
EX SAS MH RIM 1037.7 8"INVS 1026.61
12' UNDERGROUND UTILITY EASEMENT
50' SETBACK
30' SETBACK
PROP CONSTRUCTION DRIVE
PROP 16' CONC DRIVE @ 2.3%
PROP 22' RADIUS APRON
BENCHMARK TOP STEM OF HYDRANT ELEV. = 1044.04
EX STS MH RIM 1037.65 12"INVS 1031.6
EX STS MH RIM 1048.25 12"INVS 1042.23
EX STS MH RIM 1033.63 12"INV 1027.28 24"INV 1026.45
EX STS MH RIM 1042.66 8"INVS 1030.6
EX STS MH RIM 1042.37 12"INVS 1036.54
EX SAS MH RIM 1034.57 8"INVS 1027.05
EX SAS MH RIM 1049.75 8"INVS 1040.61
EX 2" WATERLINE
EX 8" WATERLINE
EX 108'-8" SAS
EX 90'-12" STS
EX 107'-12" STS
EX 93'-8" SAS
EX 234'-8" SAS
EX 40'-12" STS
EX 25'-24" STS
EX 12'-18" SAS
EX 23'-12" STS
EX 22.5' ASPHALT PAVEMENT
EX 4" CONC ROLL CURB
65.00'
N89°46'32"E 53.66'
MON
CAMBDEN CROSSING WAY 60' R/W

HORIZ. SCALE: 1" = 30'	VERT. SCALE:	5425 WARNER ROAD - SUITE 12 VALLEY VIEW, OHIO 44125	SITE PLAN FOR K. HOVNANIAN OSTER HOMES LLC. 8271 CAMBDEN CROSSING WAY S/L 41 IN THE CAMBDEN CREEK ESTATES PHASE NO.2 PLAT VOLUME 60, PAGE 15 CONCORD TOWNSHIP LAKE COUNTY, OHIO
DRAWN BY: KEG	DATE: 11-11-2014	440-602-9071 FAX 216-369-0259	
CHECKED BY: SRL	DRAWING NO.: 20112519	AZTECH ENGINEERING + SURVEYING Civil Engineering + Land Surveying	
JOB NO.: 20112519	SHEET: 1 of 3		

NO.	DATE	DESCRIPTION	BY
1	12/14	ROTATE HOUSE	KG



INLET PROTECTION IN SWALES, DITCH LINES OR YARD INLETS

NOT TO SCALE

1. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
2. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.
3. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-INCH BY 4-INCH CONSTRUCTION GRADE LUMBER. THE 2-INCH BY 4-INCH POSTS SHALL BE DRIVEN ONE (1) FT. INTO THE GROUND AT FOR CORNERS OF THE INLET AND THE TOP PORTION OF 2-INCH BY 4-INCH FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BAE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WILL POSE A SAFETY HAZARD TO TRAFFIC.
4. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
5. GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETECHED TIGHTLY AROUND THE FRAME AND FASTENED SERCURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INTLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
6. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
7. A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6-INCHES HIGHER THAN THE TOP OF THE FRAME.

TEMPORARY SEEDING

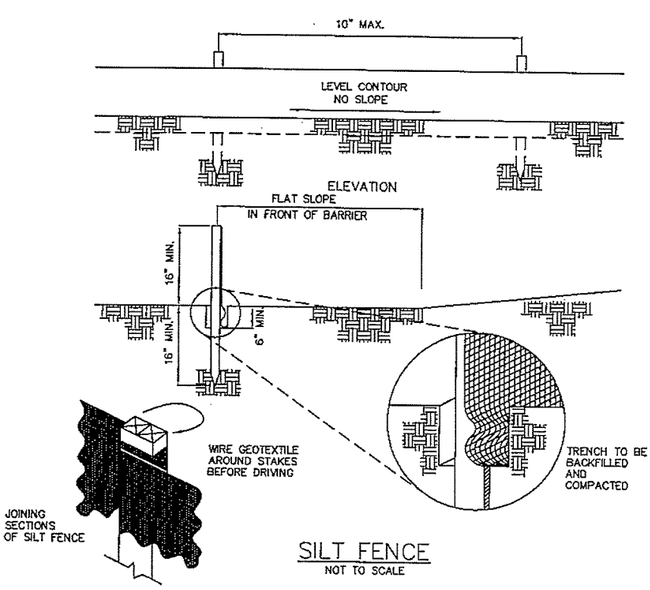
SEEDING DATES	SPECIES	Lb./1,000 S.F.	LB/PER ACRE
MARCH 1 – AUGUST 15	OATS TALL FESCUE ANNUAL RYEGRASS	3 1 1	128 (4 BUSHEL) 40 40
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 40 40
	ANNUAL RYEGRASS PERENNIAL RYEGRASS CREEPING RED FESCUE KENTUCKY BLUEGRASS	1.25 3.25 0.4 0.4	55 142 17 17
	OATS TALL FESCUE ANNUAL RYEGRASS	3 1 1	128 (3 BUSHEL) 40 40
AUGUST 16 – NOVEMBER	RYE TALL FESCUE ANNUAL RYEGRASS	3 1 1	112 (2 BUSHEL) 40 40
	WHEAT TALL FESCUE ANNUAL RYEGRASS	3 1 1	120 (2 BUSHEL) 40 40
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 40 40
	ANNUAL RYEGRASS PERENNIAL RYEGRASS CREEPING RED FESCUE KENTUCKY BLUEGRASS	1.25 3.25 0.4 0.4	40 40 40
NOVEMBER 1 – FEB. 29	USE MULCH ONLY OR DORMANT SEEDING.		

1. STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.
2. TEMPORARY SEED SHALL BE APPLIED BETWEEN CONSTRUCTION OPERATIONS ON SOIL THAT WILL NOT BE GRADED OR REWORKED FOR 21 DAYS OR GREATER. THESE IDLE AREAS SHALL BE SEEDED WITHIN 7 DAYS AFTER GRADING.
3. THE SEEDBED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. TEMPORARY SEEDING SHOULD NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.
4. SOIL AMENDMENTS–TEMPORARY VEGETATION SEEDING RATES SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION, WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. BASE RATES FOR LIME AND FERTILIZER SHALL BE USED.
5. SEEDING METHOD–SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SPREADER, DRILL, CULTPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON-SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

MULCHING TEMPORARY SEEDING

1. APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH, WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES ON FAVORABLE, VERY FLAT SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
2. MATERIALS:
–STRAW–IF STRAW IS USED, IT SHALL BE UNROTTED SMALL-GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 LBS./1,000 SQ.FT. (2-3 BALES)
–HYDROSEEDERS–IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2000 LBS./AC. OR 46 LB./1,000-SQ.FT.
–OTHER–OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TON/AC.
3. STAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER. ANCHORING METHODS:
–MECHANICAL–A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT LEFT TO A LENGTH OF APPROXIMATELY 6 INCHES.
–MULCH NETTING–NETTING SHALL BE USED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
–SYNTHETIC BINDERS–SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TRACK OR EQUIVALENT MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.
–WOOD-CELLULOSE FIBER–WOOD-CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WT. OF 750 LB./AC. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL.

STRAW BALES MAY BE USED IN CONJUNCTION WITH BUT NOT IN PLACE OF SILT FENCE INLET PROTECTION



SILT FENCE

NOT TO SCALE

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOUVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICIING MACHINE, OR OTHER SUITBALE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSHOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRECH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-INCH OVERLAP PRIOR TO DRIVING INTO THE GROUND.
10. MAINTENANCE–SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GETOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.

SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.

SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS

1. FENCE POSTS–THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-BY-2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FEET. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SILT FENCE FABRIC–SEE CHART

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4632
MAXIMUM ELONGATIONAT 60 LBS.	50 %	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS. (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS. (180 N)	ASTM D 4533
APPARENT OPENING SIZE	≤ 0.84 MM	ASTM D 4751
MINIMUM PERMITTIVITY	1X10-2 SEC.-1	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70 %	ASTM G 4355

HORIZ. SCALE:	VERT. SCALE:
DRAWN BY: KEG	DATE: 11-11-2014
CHECKED BY: SRL	DRAWING NO.: 20112519
JOB NO.: 20112519	SHEET: 2 OF 3

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071 FAX 216-369-0259
AZTECH
ENGINEERING + SURVEYING
Civil Engineering + Land Surveying

SITE DETAILS
FOR
K. HOVNANIAN OSTER HOMES LLC.
8271 CAMBDEN CROSSING WAY
S/L 41 IN THE
CAMBDEN CREEK ESTATES PHASE NO.2
PLAT VOLUME 60, PAGE 15
CONCORD TOWNSHIP
LAKE COUNTY, OHIO

NO.	DATE	DESCRIPTION	BY