

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 080672895
Date Issued 8-7-06
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.

NOTE: ALL IRON PINS SET ARE
5/8" X 30" AND ARE CAPPED
BABCOCK, JONES & ASSOC.

S/L 24
(VACANT)

S/L 26
0.5137 Ac.

S/L 27
(VACANT)

S/L 25
(VACANT)

CAMBDEN CROSSING WAY - 60'

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By _____ Date 8/21/06

SITE PLAN

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: WILSHIRE HOMES

CLIENT		OWNER	
ADDRESS	STREET	CITY	ZIP
CAMBDEN CREEK EST.		TRACT	
SUBDIVISION	52-27	NAME	LOT
26	VOL.-Pg.	CAMBDEN CROSSING WAY	STREET
SUBLOT NO.	STREET	VOL.-Pg.	PERM. PARCEL NO.

LEGEND

SANITARY MANHOLE	---	EXIST. ELEV. 100.0	PROP. ELEV. 100.0
STORM MANHOLE	---	AS BUILT ELEVATION	
INLET OR CATCH BASIN	---	INDICATES	
HYDRANT	---	DIRECTION OF	
EXISTING CONTOURS	---	SURFACE DRAINAGE	
PROPOSED CONTOURS	---		

REMARKS

ALL BOUNDARY DATA SHOWN WAS OBTAINED FROM (DEEDS, RECORDED SUBDIVISION PLAT OR OTHER PUBLIC RECORDS)

LOCATIONS AS SHOWN OF ADJACENT WELLS AND SEPTIC TANKS OBTAINED FROM LAKE COUNTY HEALTH DEPARTMENT

DESIGN CERTIFICATION

THIS PLAT WAS PREPARED BY ME, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME _____ SURVEYOR _____ REGISTRATION NO. _____

CHECK LIST

NO. OF BEDROOMS	WATER MAIN SIZE, LOCATION
DIMENSIONS	SAN. SEWER SIZE & GR. LOC.
BEARINGS	SAN. MH. CAST. ELEV. INV. ELEV.
TIE TO NEAREST STREET	SAN. CONN. SIZE, LOC. DEPTH
SUBLOT NO. PARCEL NO.	STORM SEWER SIZE & GR. LOC.
SURROUNDING OWNERS	STORM MH. CAST ELEV. INV. ELEV.
BLDG. DIMENSIONS FIN GR.	PAVT TYPE GRADE CURBS
BLDG. TIES FL'R. GRADES	GAS LINE LOC. SIZE PRESSURE
APRON TYPE WIDTH THICKNESS	SEPTIC TANK LOCATION & DUPLICATION AREA
SEWER TYPE WIDTH THICKNESS	WELL LOCATION
CULVERT TYPE DIA., LENGTH	ISOLATION RADIUS FROM WELL
ROCK OUTCROPPINGS	

REVISIONS			PLAN PREPARED BY:	
NO.	DATE	BY	BABCOCK - JONES & ASSOCIATES, INC.	
1			PAINESVILLE, OHIO	
2				
3			DRAWN BY B.P.	SCALE 1"=20'
4			CHK'D H.J.	DATE 7/24/06
5			CREW W.B.	APP'D H.J.
			CHIEF	PHONE NO. 440-357-1811
				DRAWING NO. 06-111

"AS BUILT" CERTIFICATION

I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING FINISH GRADES CHECKED IN THE FIELD ON _____, 20____ AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR _____ REG. NO. _____

TBM - SANITARY MANHOLE
ELEV - 1047.97

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	32.45	200.00	16.26	32.41	N07°45'07"E	09°17'42"
C2	65.33	300.00	32.79	65.20	S06°09'38"W	12°28'37"
C3	37.31	230.00	18.70	37.27	N07°45'07"E	09°17'42"
C4	8.51	270.00	4.26	8.51	S11°29'46"W	01°48'21"

EXISTING UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL, HOWEVER, BABCOCK, JONES AND ASSOCIATES INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



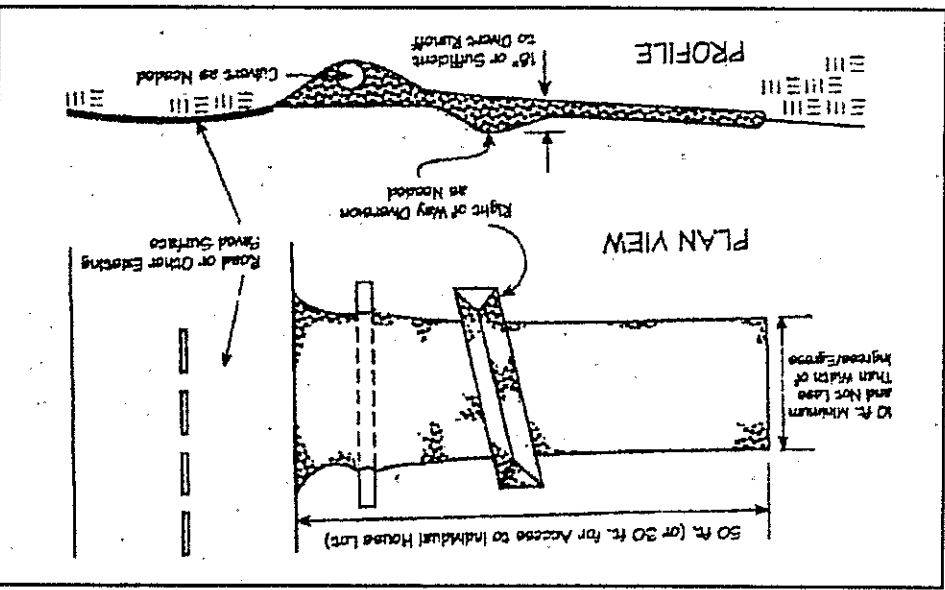
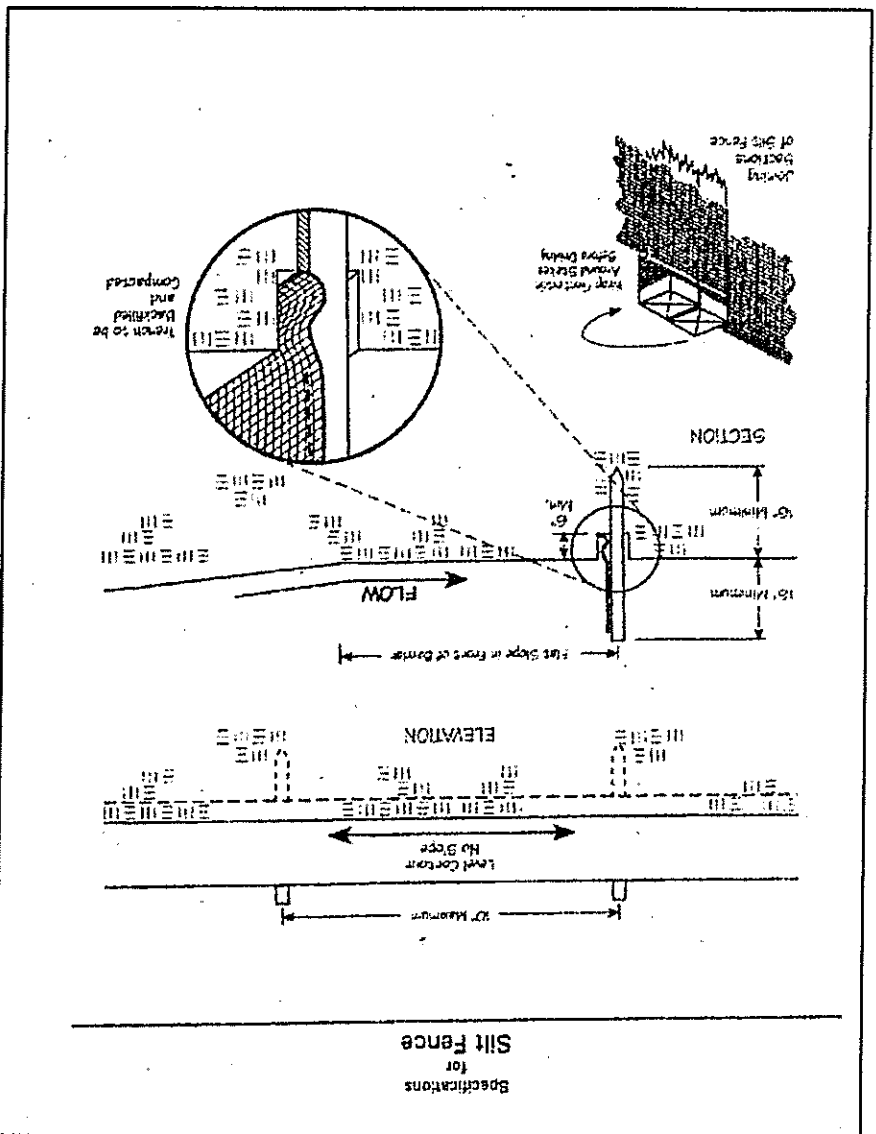
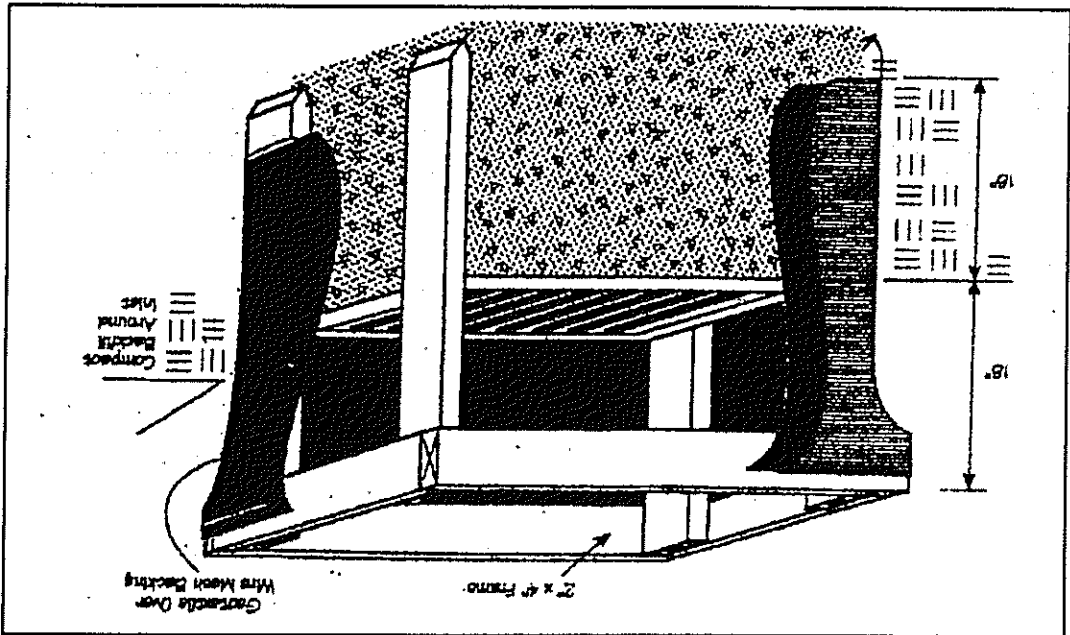


EXISTING UTILITIES NOTE:
OF THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL
OBTAINED BY A SEARCH OF AVAILABLE RECORDS.
WHERE PRACTICAL, HOWEVER, BABCOCK, JONES AND ASSOCIATES
INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY
THEREOF.

"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 day of July, 2006
and that the elevations were taken at
appropriate intervals and that as of that
date they existed as indicated hereon."

Reg. No. 26343

Name Harry R. Jones, Jr.



Erosion and Sediment Control Schedule

Ingress-Egress
A stone access drive complete with under lying geo-textile
fabric (20 feet wide and 50 feet long) for ingress and egress at
the site shall be installed. This drive shall be the only entrance
and exit to the site.

Silt Fence
A silt fence shall be installed prior to any earthwork activities
at the site in the locations shown on the site plan as well as
along the front of any lot that slopes towards the street.

Temporary Seeding
Disturbed areas of the site that are to remain idle for more than
twenty one(21) days shall be properly seeded and straw mulched
within seven(7) days of completion of initial grading.
Temporary seeding and mulching as a thirty(30) foot strip of
the entire front of the lot shall be maintained on the site once
initial grading is complete.

Stabilization of critical areas within fifty(50) feet of any stream
or wetland shall be complete within two(2) days of the
disturbance. If the site is to remain inactive for longer than
fourteen(14) days.

Mulching
Straw-mulch shall be applied at a rate of 1 bale per every ten
(10) feet of curb, at a width of thirty(30) feet to the entire
length of the lot. Wood chips may also be used but must be
spread at a minimum depth of four inches over the thirty-foot
width and must be accompanied by a properly installed silt
fence.

Maintenance
Erosion and sediment controls shall be inspected every seven(7)
days or within 24 hours of a 0.5" or greater rainfall event.
Necessary repairs shall be made at this time.

Temporary Seeding Species Selection				
Seeding Dates	Species	Per Acre	Per Acre	Per Acre
March 1 to August 15	Oats	3	40 lb.	4 bushel
	Tall Fescue	1	40 lb.	40 lb.
	Perennial Ryegrass	1	40 lb.	40 lb.
	Tall Fescue	1	40 lb.	40 lb.
August 16 to November 1	Rye	3	40 lb.	2 bushel
	Tall Fescue	1	40 lb.	40 lb.
	Annual Ryegrass	1	40 lb.	40 lb.
	Perennial Ryegrass	1	40 lb.	40 lb.
November 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding.			
	Annual Ryegrass	1	40 lb.	40 lb.
	Tall Fescue	1	40 lb.	40 lb.
	Perennial Ryegrass	1	40 lb.	40 lb.
	Wheat	3	40 lb.	2 bushel
	Tall Fescue	1	40 lb.	40 lb.
	Annual Ryegrass	1	40 lb.	40 lb.
	Perennial Ryegrass	1	40 lb.	40 lb.

2

2

for: WILSHIRE HOMES

CONRAD TOWNSHIP, LAKE COUNTY, OHIO

OWNER: _____

CLIENT: _____

ADDRESS: _____

STREET: _____

CITY: _____

ZIP: _____

SUBDIVISION: CHANDLER CREEK

NAME: WILSHIRE HOMES

TRACT: _____

LOT: 26

VOL-PG: 100-2

SUBLOT NO.: 26

STREET: _____

PERM. PARCEL NO.: _____

LEGEND

AS BUILT ELEVATION

INDICATES

DIRECTION OF

SURFACE DRAINAGE

EXIST. ELEV. 100.0

PROF. ELEV. 100.0

PROPOSED CONTOURS

EXISTING CONTOURS

HYDRANT

INLET OR CATCH BASIN

STORM MANHOLE

SANITARY MANHOLE

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SURVEYOR

REGISTRATION NO. _____

NAME _____

CHECK LIST

NO. OF BEDROOMS _____

DIMENSIONS _____

WATER MAIN SIZE, LOCATION _____

SAN. SEWER SIZE, LOC. _____

SAN. MANHOLE, ELEV. INV. LOC. _____

SAN. CONN. SIZE, LOC. DEPTH _____

STORM SEWER SIZE, LOC. DEPTH _____

SUBLOT NO., PARCEL NO. _____

SURROUNDING OWNERS _____

BLDG. DIMENSIONS FIN GR. _____

BLDG. TIES F.R. GRADES _____

APRON TYPE, WIDTH THICKNESS _____

SIDEWALK TYPE DIA., LENGTH _____

CULVERT TYPE DIA., LENGTH _____

ROCK OUTCROPPINGS _____

REVISIONS

NO. DATE BY

PLAN PREPARED BY: BABCOCK, JONES & ASSOCIATES, INC.

PHONE NO. 440-357-1811

SCALE _____

DRAWING NO. 06-11-26

DATE 7/24/06

CHK'D. BJ

APP'D. BJ

CHIEF BJ

REGISTERED SURVEYOR

REG. NO. _____