

SITE PLAN SURVEY
OF
SUBLOT 19
CAMDEN CREEK ESTATES
PHASE NO. 1
CONCORD TOWNSHIP, OHIO

KNOWN AS
PARCEL 08-A-021-C-00-019-0

SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE AND STATE OF OHIO AND
AS BEING SUBLOT NO. 19 IN CAMDEN CREEK ESTATES PHASE NO. 1 OF PART OF LOT NO. 1A
NO. 3, CONCORD TOWNSHIP 10 NORTH, RANGE 8 WEST OF THE CONNECTICUT WESTERN
AS SHOWN BY THE RECORDED PLAT IN VOLUME 52, PAGE 27 OF LAKE COUNTY MAP REC

TBM ELEVATION: 1048.48 TOP NUT OF HYDRANT FRONTING SUBJECT LOT
FINISHED FIRST FLOOR ELEVATION: 1047.50 FINISHED BASEMENT FLOOR ELEVATION:
TOP OF FOOTER ELEVATION: 1038.50 FINISHED GARAGE FLOOR ELEVATION:
SANITARY CONNECTION ELEVATION: 1038.6+/- STORM CONNECTION ELEVATION: -



48 HOURS
BEFORE YOU DIG
Call 1-800-362-2764
TOLL FREE
OHIO UTILITIES PROTECTION SERVICE

CONTRACTOR TO VERIFY BEFORE STARTING CONSTRUCTION:

1. FIN. FLOOR ELEVATION & HOUSE SIZES
2. LOCATION & ELEVATIONS OF EXISTING UTILITY CONNECTIONS

SIDEWALKS TO BE 4" THICK CONCRETE EXCEPT AT DRIVE APRON WHICH IS TO BE 6" THICK
EXISTING ASPHALT AND WELL REMNANTS TO BE REMOVED

LAND AREA: 0.6154 A. OR 26,808 S.F.
GROSS FLOOR AREA: 3210 S.F.
PROPOSED STREETS: N/A
NUMBER OF BUILDINGS: 1
NUMBER OF STORIES: 2
MAXIMUM HEIGHT OF BUILDINGS:
TOTAL BUILDING COVERAGE: 11 %
HARD SURFACE AREA: 24 %
PRESENT ZONING: R-1 RESIDENTIAL
PROPOSED USES: SINGLE FAMILY DWELLING
BUILDING SETBACKS: AS SHOWN
BUILDING SPACING: 30'
PERMITTED MAX. SIGN AREA: N/A
PROPOSED SIGN AREA: N/A

PARKING AREA: 120 S.F. (GARAGE)
PARKING SPACES REQUIRED: 2 ENCLOS
PARKING SPACES PROVIDED: 3 ENCLOS
HANDICAP PARKING REQUIRED: N/A
HANDICAP PARKING PROVIDED: N/A
INTERIOR PARKING LOT LANDSCAPE REC
INTERIOR PARKING LOT LANDSCAPE REC
LOADING SPACES REQUIRED: N/A
LOADING SPACES PROVIDED: N/A

● - 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PROFESSIONAL SERVICES PS829"	(R) RECORD	MH	M
M - MONUMENT BOX FOUND	(C) CALCULATED	N	N
○ - IRON PIN/PIPE FOUND	ADJ. ADJACENT	PG.	PA
● - SANITARY MANHOLE	BF BASEMENT FINISHED	PROP.	PR
● - STORM MANHOLE	FLOOR ELEVATION	R/W	RR
○ - HYDRANT	CL CENTERLINE	S	SC
- WATER VALVE	CONC. CONCRETE	SAN	SA
	CONN. CONNECTION	S.F.	SC
	E EAST	STM	ST
	FF FINISHED FLOOR	TBM	TE
	ELEVATION	BE	BE
	INV INVERT	T/C	TC
● - SPOT ELEVATION	L.C.M.R. LAKE COUNTY MAP	TF	TC
● - PROPOSED CLEANOUT	RECORDS	VOL	VI
○ - CABLE PEDESTAL	LF LINEAR FEET	W	W
○ - ELECTRIC PULL BOX	MIN. MINIMUM	W.F.	WF
○ - TELEPHONE PEDESTAL			

"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION
EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILI
COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR
DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATI
INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POS
THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERG
UTILITIES."



I HEREBY CERTIFY THAT THE BOUNDARIES AND EXI
CONDITIONS SHOWN HEREON ARE THE RESULT OF
DONE BY MYSELF ON AUGUST 12, 2012. THIS BOUN
RETRACEMENT SURVEY IS IN ACCORDANCE WITH
ADMINISTRATIVE CODE CHAPTER 4733-37.

SCOTT J. CASEY P.S. 8219

Casey
Professional
Services, LLC
1159 Holmden Avenue, Cleveland, OH 44109
216-781-4644 office & fax 216-299-9555 mobile
www.caseyps.com

JOBN.
11098
PREPARED FOR:
KIMBERLY AUSTEN
SCALE: 1"=30'
DRAWN BY: JBC
FIELD WORK DATE:
8/12/2012

BEARINGS BASED ON THE
CENTERLINE OF CAMDEN
CROSSING WAY AS SHOWN BY
CAMDEN CREEK ESTATES
PHASE NO. 1

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 INCH = 30 FEET

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 9/20/13

S/L 20

CAMDEN CREEK ESTATES
PHASE NO. 1
VOL. 52, PG. 27 L.C.M.R.

PARCEL
08-A-021-C-00-020-0
JAMES R. SZABO
KENNETH D. SHUGART
INST. 2007R035905

SANITARY MH
RIM=1039.46
8" INV. N&E=1035.0

PARCEL
08-A-021-C-00-058-0
LAKE PROPERTIES LTD
INST. 2009R006653

5/8" CAPPED IRON PIN
FOUND AND USED
IN MON. BOX
"L.D.C. INC."

5/8" IRON PIN FOUND
(0.02'N, 1.52'W)

CAMDEN CROSSING WAY 60'
(A PUBLIC RIGHT-OF-WAY)

STORM MH
RIM=1044.99
12" INV. W=1040.6
18" INV. NW=1037.0
18" INV. S=1037.2

5/8" CAPPED IRON PIN
FOUND AND USED
IN MON. BOX
"L.D.C. INC."

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0913-15134
Date Issued 9/19/2013

Subject to Approval By:
[x] Lake Co. Engineer/Storm Water Mgmt.
[x] Lake Co. Utilities Dept.
[x] Lake Co. Soil + Water District
[x] Lake Co. Health District
[x] Lake Co. Building Dept.

INLET
RIM=1044.48
12" INV. E&W=1040.7

SANITARY MH
RIM=1046.46
8" INV. N&S=1036.3
8" INV. E=1036.2
5/8" CAPPED IRON PIN
FOUND AND USED
IN MON. BOX
"L.D.C. INC."

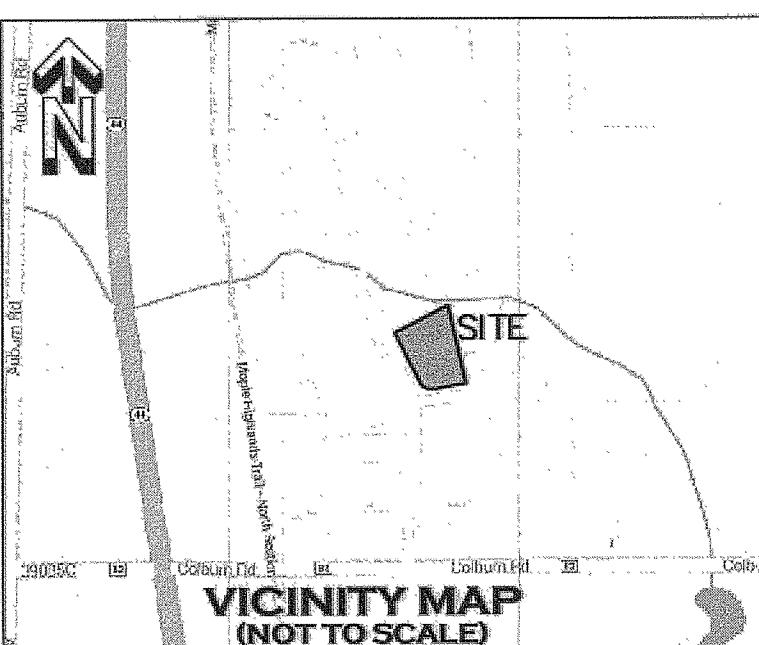
STM. MH
RIM=1046.72
12" INV. SW=1042.2
15" INV. E=1038.7
18" INV. N=1038.4
15" INV. S=1038.7

CARAWAY COVE 60'
(A PUBLIC RIGHT-OF-WAY)

Approved N.A.
File # COSL13/3/
Date 9.17.13
Lake SWCD

CURVE DATA

① L=31.68' R=330.00' T=15.85' Δ=5°29'59" C=31.66' N25°17'13"W	② L=42.10' R=30.00' T=25.35' Δ=80°24'00" C=38.73' S62°44'13"E	③ L=23.06' R=230.00' T=11.54' Δ=5°44'44" C=23.05' S79°56'09"W
④ L=11.16' R=50.00' T=5.60' Δ=12°47'30" C=11.14' N76°24'46"E	⑤ L=79.03' R=300.00' T=39.75' Δ=15°05'38" C=78.80' N20°29'28"W	⑥ L=90.20' R=200.00' T=45.88' Δ=25°50'28" C=89.44' S89°59'01"W



VICINITY MAP
(NOT TO SCALE)