① = PROP 1" TYPE "K" COPPER WATER CONN
② = PROP 6" PVC SCH 40 SAS CONN
③ = PROP 6" PVC SDR 35 STS CONN

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	150.79'	200.00'	79.18'	147.25'	S68°10'33"W	43°11'57"
C2	82.44'	230.00'	41.67'	82.00'	S67°31'50"W	20°32'13"
C-A	37.29'	200.00'	18.70'	37.24'	S51°55'05"W	10°41'01"

NOTE: REAR DOWNSPOUTS FOR SUBLOT 44 TO DISCHARGE TO REAR YARD SWALE. FRONT DOWNSPOUTS & FOOTER DRAINS FOR SUBLOT 44 TO DRAIN INTO STORM CONNECTION ALONG DOBBINS WAY.

UTILITY INFORMATION TAKEN FROM LAND DESIGN IMPROVEMENT PLANS

UTILITY LATERALS MUST BE FIELD VERIFIED BEFORE CONSTRUCTION

"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 24th DAY OF DECEMBER, 20 13 AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON."

2-5-14
STAN R. LOCH REG.# 8249

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

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 02 14 - 15235
Date Issued 2/14/2014
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.

DENNIS HUGHES P.P.#08-A-021-C-00-076-0

STEVE JANECEK P.P.#08-A-021-0-00-077-0

N89°46'31"E 182.87'

SUBLOT 44
29,836 SQ.FT.
0.6849 ACRES
P.P.#08-A-021-C-00-045-0
K.HOVNANIAN OSTER HOMES, LLC.

SUBLOT 42
28,649 SQ.FT.
0.6577 ACRES
P.P.#08-A-021-C-00-043-0
K.HOVNANIAN OSTER HOMES, LLC.

SUBLOT 43
22,396 SQ.FT.
0.5141 ACRES
P.P.#08-A-021-C-00-044-0
DANIELLE & JOSEPH SKRABEC

VACANT SUBLOT 45
22,203 SQ.FT.
0.5097 ACRES
P.P.#08-A-021-C-00-046-0
K.HOVNANIAN OSTER HOMES LLC

NOTE: 2' x 2' x 1' DEEP ODOT ITEM 604 RIP RAP

3:1 MAX SLOPE

PROP HOUSE #11193
E.FL.1059.5
TOP/FNDT.1058.54
BSMT/FL.1056.83
TOP/FTR.1050.54
BOT/FTR.1049.88
8' W/O BSMT
WALKOUT/FTR.=1046.88

PROP GAR FL.1057.5

EX HOUSE #8285 E.FL.1056.74 8' BASEMENT

50' SETBACK

EX STS MH
RIM 1057.09
12"N INV 1051.97
12"NE,W INV 1050.84

EX STS MH
RIM 1056.44
12"SE INV 1049.6
12"W,NE INV 1049.5

EX STS MH
RIM 1057.43
12"S INV 1051.41
12"E,W INV 1051.23

EX STS MH
RIM 1057.26
12"INV 1052.12

12' UNDERGROUND UTILITY EASEMENT

EX 80'-12" STS

PROP 22' CONC APRON

PROP CONSTRUCTION DRIVE

EX 121'-12" STS

EX 140'-12" STS

EX 8" WATERLINE

DOBBINS WAY 60' R/W

N46°34'34"E 149.26'

EX 4" CONC ROLL CURB

EX 229'-8" SAS

EX 222'-8" SAS

EX 22.5± ASPHALT PAVEMENT

EX SAS MH
RIM 1057.25
8"INVS 1044.66

EX SAS MH
RIM 1058.48
8"E INV 1043.8
8"N INV 1043.57

EX SAS MH
RIM 1057.91
8"INVS 1045.65

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

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

BENCHMARK
TOP STEM OF HYDRANT
ELEV. = 1059.37

= PROP 30' TEMPORARY SEEDING/MULCHING

"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

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

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By J.S. Date 2/18/14

STATE OF OHIO STAN R. LOCH E #63332 REGISTERED PROFESSIONAL ENGINEER

STATE OF OHIO STAN R. LOCH 8249 REGISTERED PROFESSIONAL SURVEYOR

HORIZ. SCALE: 1" = 30'	VERT. SCALE:
DRAWN BY: KEG	DATE: 2-5-2014
CHECKED BY: SRL	DRAWING NO.: 20112519
JOB NO.: 20112519	SHEET: 1 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 PLAN
FOR
K. HOVNANIAN OSTER HOMES LLC.
11193 DOBBINS WAY
S/L 44 IN THE
CAMBDEN CREEK ESTATES PHASE NO.2
PLAT VOLUME 60, PAGE 15
CONCORD TOWNSHIP
LAKE COUNTY, OHIO

NO.	DATE	DESCRIPTION	BY