

SITE PLAN

CONCORD TWP., LAKE COUNTY, OHIO

for: KAY HOMES

CLIENT

OWNER

ADDRESS

STREET

CITY

ZIP

ELLISON CREEK

SUBDIVISION

NAME

TRACT

STREET

73

VOL-PG.

ELLISON CREEK DRIVE

LOT

SUBLOT NO.

STREET

VOL-PG.

PERM. PARCEL NO.

LEGEND

SANITARY MANHOLE
STORM MANHOLE
INLET OR CATCH BASIN
HYDRANT
EXISTING CONTOURS
PROPOSED CONTOURS

EXIST. ELEV. 100.0
100.0 2 PROP. ELEV.
AS BUILT ELEVATION
INDICATES
DIRECTION OF
SURFACE DRAINAGE

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
DIMENSIONS
BEARINGS
TIE TO NEAREST STREET
SUBLOT NO. PARCEL NO.
SURROUNDING OWNERS
BLDG. DIMENSIONS FIN GR.
BLDG. TIES FL'R. GRADES
APRON TYPE WIDTH THICKNESS
SIDEWALK TYPE WIDTH THICKNESS
CULVERT TYPE DIA., LENGTH
ROCK OUTCROPPINGS

WATER MAIN SIZE, LOCATION
SAN. SEWER SIZE & GR. LOC.
SAN. MH. CAST. ELEV. INV. ELEV.
SAN. CONN. SIZE, LOC. DEPTH
STORM SEWER SIZE & GR. LOC.
STORM MH. CAST. ELEV. INV. ELEV.
PAV'T TYPE GRADE CURBS
GAS LINE LOC. SIZE PRESSURE
SEPTIC TANK LOCATION & DUPLICATION AREA
WELL LOCATION
ISOLATION RADIUS FROM WELL

REVISIONS

NO.	DATE	BY
1	5/17/04	N.S.
2		
3		
4		
5		



PLAN PREPARED BY:

BABCOCK JONES & ASSOCIATES, INC.

PAINESVILLE, OHIO

DRAWN BY

NS

SCALE 1"=30'

PHONE NO. 440-357-1811

CHK'D.

HJ

DATE 1/21/04

DRAWING NO.

CREW

R.B.

APP'D HJ

00-265-73

"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.

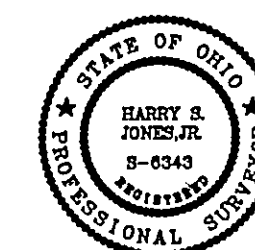
REGISTERED SURVEYOR

REG. NO.

BM SANITARY MANHOLE
ELEV-689.88

NOTE: TEMPORARY SEEDING REQUIRED
IN DISTURBED AREAS.

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.



CONCORD TOWNSHIP ZONING OFFICE

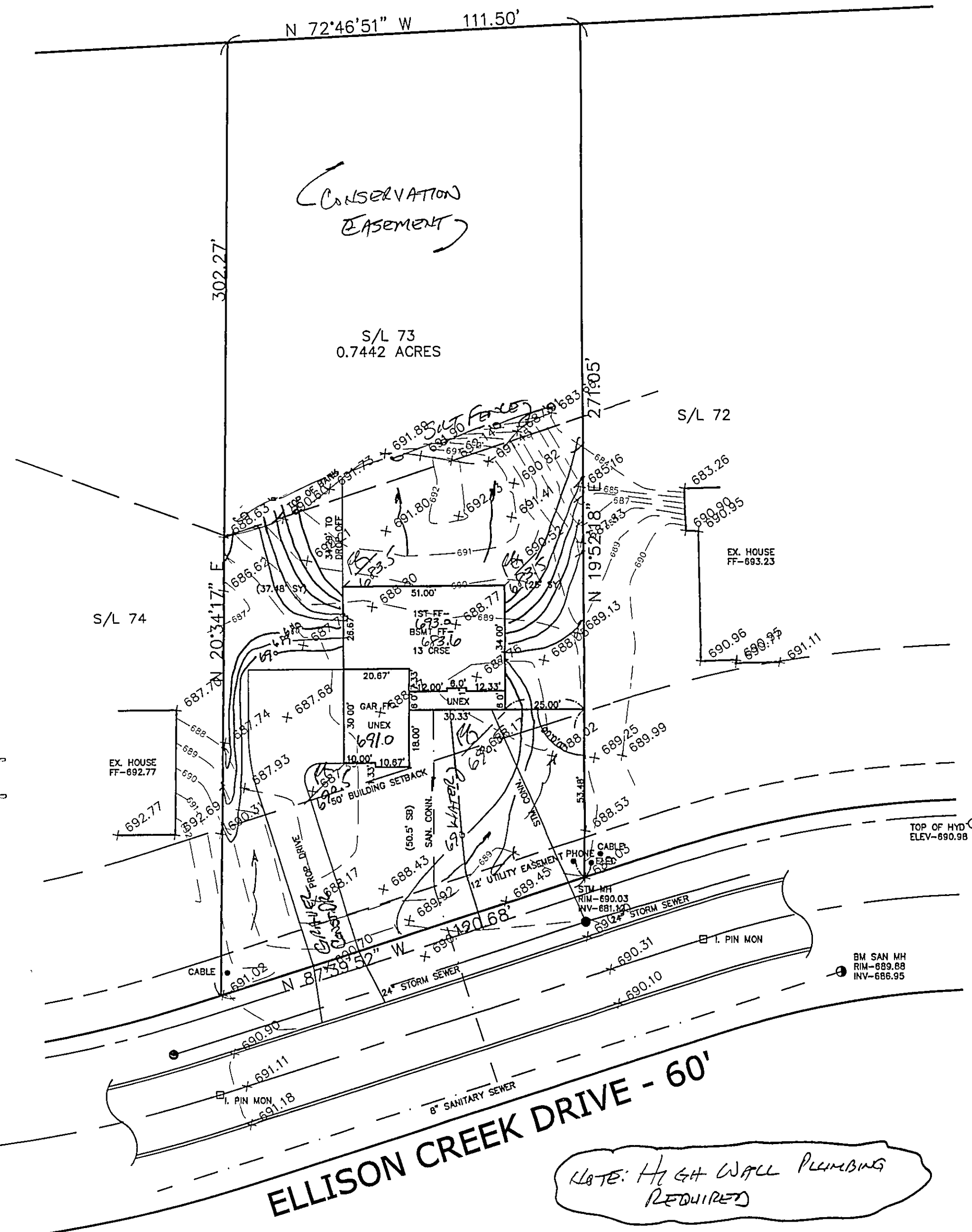
0604-11692

6/21/04

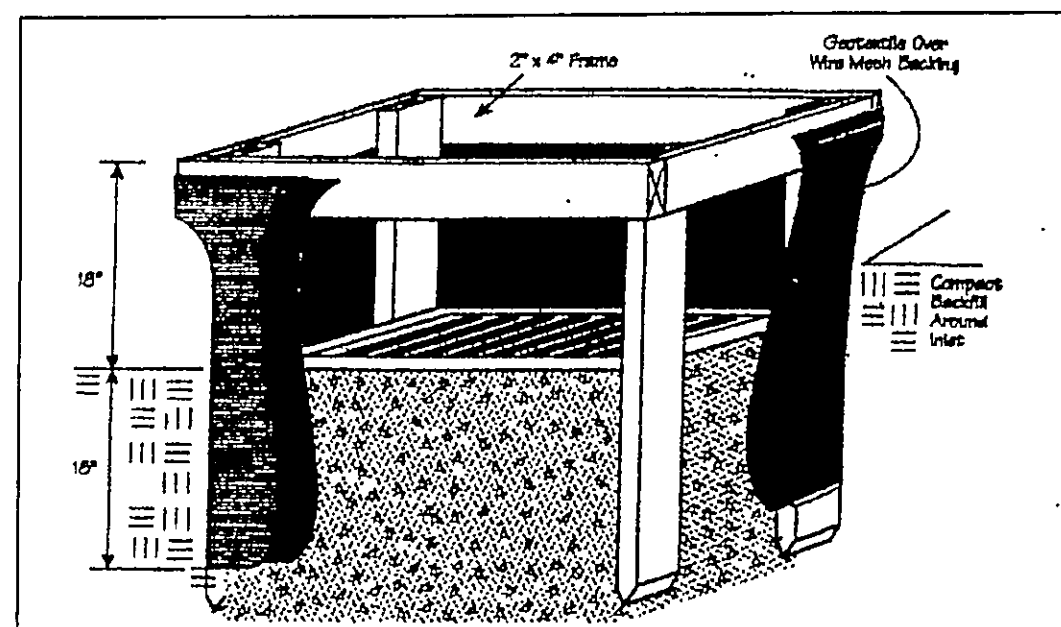
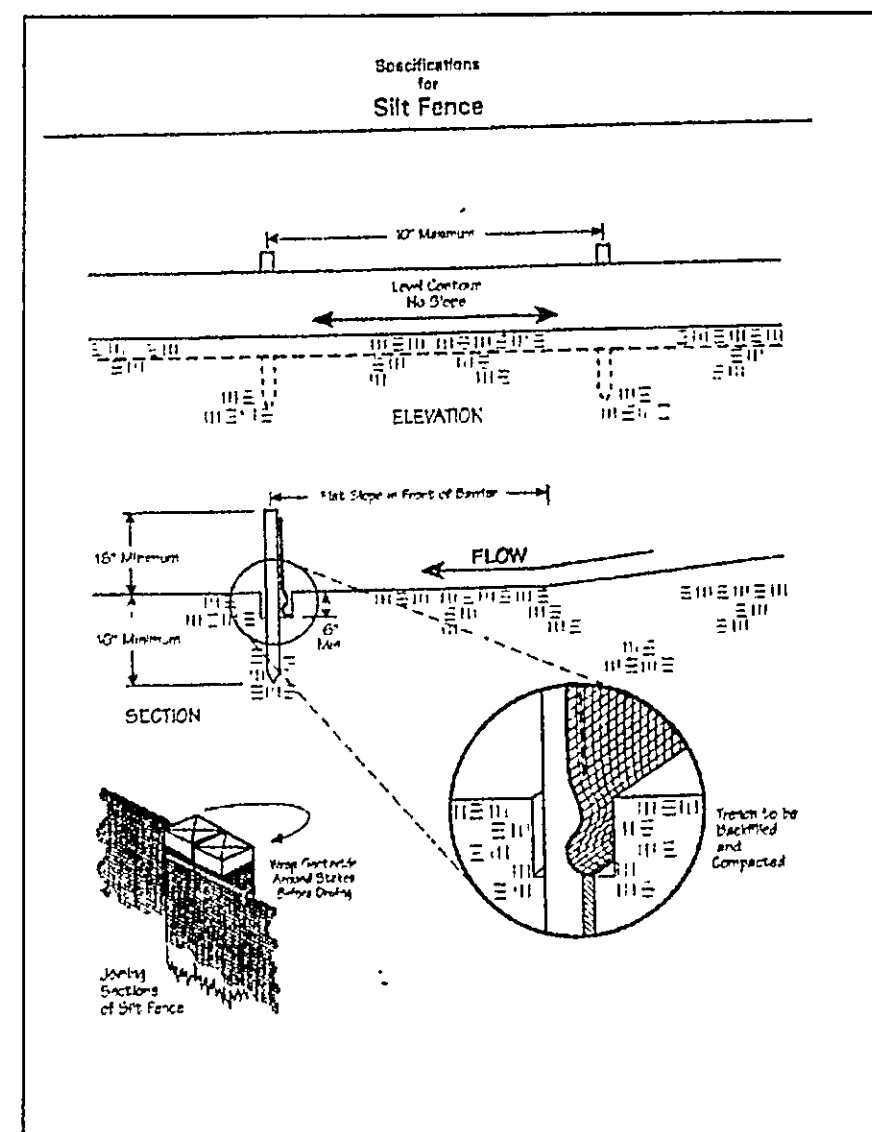
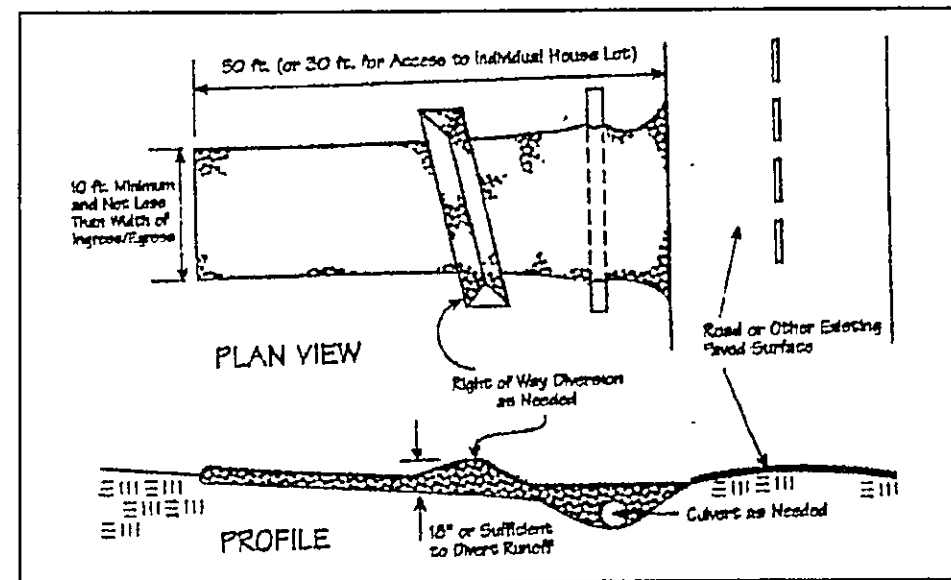
SUBMIT TO APPROVAL BY:

- ☒ Lake Co. Engineer
☒ Lake Co. Eng. Dept.
☐ Lake Co. Planning Comm.
☐ Lake Co. Building Dept.
☒ Lake Co. Soil & Water Cons. Dist.

DEER HAVEN DR.



NOTE: HIGH WALL PLUMBING
REQUIRED



Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1,000 ft. ²	Per Ac.
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
August 16 to November 1	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 bushel
November 1 to Spring Seeding	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
Use mulch only, sodding practices or dormant seeding.			
Note: Other approved seed species may be substituted.			

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 thirty(30) 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.

"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 15th day of Jan, 2004 and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon."

Name Harry S. Jones, Jr. Reg. No. 8-6343

2/2

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: KAY HAMES

CLIENT KAY HAMES OWNER KAY HAMES
ADDRESS ELISON CREEK STREET 39-17 CITY ELISON CREEK ZIP 73
SUBDIVISION 73 NAME ELISON CREEK TRACT 73 LOT 73
SUBLOT NO. 73 STREET ELISON CREEK VOL-PG. 73 PERM. PARCEL NO. 73

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

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 Harry S. Jones, Jr. SURVEYOR 8-6343 REGISTRATION NO. 8-6343

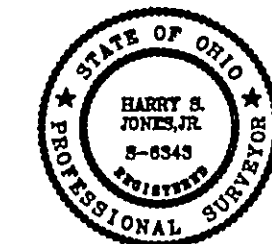
CHECK LIST
NO. OF BEDROOMS
DIMENSIONS
BEARINGS
TIE TO NEAREST STREET
SUBLOT NO. PARCEL NO.
SURROUNDING OWNERS
BLDG. DIMENSIONS FIN GR.
BLDG. TIES FL'R. GRADES
APRON TYPE WIDTH THICKNESS
SIDEWALK TYPE WIDTH THICKNESS
CULVERT TYPE DIA., LENGTH
ROCK OUTCROPPINGS
WATER MAIN SIZE, LOCATION
SAN. SEWER SIZE & GR. LOC.
SAN. MH. CAST. ELEV. INV. ELEV.
SAN. CONN. SIZE, LOC. DEPTH
STORM SEWER SIZE & GR. LOC.
STORM MH. CAST ELEV. INV. ELEV.
PAV'T TYPE GRADE CURBS
GAS LINE LOC. SIZE PRESSURE
SEPTIC TANK LOCATION & DUPLICATION AREA
WELL LOCATION
ISOLATION RADIUS FROM WELL

REVISIONS
NO. DATE BY
1
2
3
4
5
PLAN PREPARED BY:
BABCOCK · JONES & ASSOCIATES, INC.
PAINESVILLE, OHIO
DRAWN BY BP SCALE 1"=40' PHONE NO. 440-357-1811
CHK'D. HT DATE 10/17/04 DRAWING NO. 00-265-73
CREW CHIEF HT APP'D HT

"AS BUILT" CERTIFICATION
I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING FINISH GRADES CHECKED IN THE FIELD ON 10/17/04, 2004 AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR REG. NO.

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.



SITE PLAN

CONCORD TWP., LAKE COUNTY, OHIO

for: KAY HOMES

CLIENT		OWNER	
ADDRESS	STREET	CITY	ZIP
ELLISON CREEK		TRACT	
SUBDIVISION 39-17	NAME	STREET	LOT
VOL-PG. 73	ELLISON CREEK DRIVE	STREET	LOT
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 DIRECTION OF SURFACE DRAINAGE | |
| HYDRANT | --- | | |
| EXISTING CONTOURS | --- | | |
| PROPOSED CONTOURS | --- | | |

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DESIGN CERTIFICATION

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

NAME *Harry S. Jones, Jr.* SURVEYOR REGISTRATION NO. 46343

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. | PAV'T TYPE GRADE CURBS |
| BLDG. TIES FL'R. GRADES | GAS LINE LOC. SIZE PRESSURE |
| APRON TYPE WIDTH THICKNESS | SEPTIC TANK LOCATION & DUPLICATION AREA |
| SIDEWALK 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	6/17/04	N.S.	PAINESVILLE, OHIO	
2	7/14/04	B.P.	DRAWN BY NS	SCALE 1"=30'
3	8/6/04	HJ	CHK'D. HJ	DATE 1/21/04
4			CREW CHIEF R.B.	APP'D HJ
5				

"AS BUILT" CERTIFICATION
I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING FINISH GRADES CHECKED IN THE FIELD ON 8/23/04, 2004 AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR

REG. NO.

Professional Management Inc.
Approved as shown and/or noted
JAMES E. GILLS, P.E.
County Engineer
6/11/04 8.23.04

BM SANITARY MANHOLE
ELEV-689.88

NOTE: TEMPORARY SEEDING REQUIRED IN DISTURBED AREAS.

NOTE: HIGHWALL PLUMBING REQUIRED

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.



DEER HAVEN DR.

ELLISON CREEK DRIVE - 60'

Cross-hatched area to be excavated for walkout basement yard.

