

SITE PLAN

CONCORD TOWNSHIP LAKE COUNTY, OHIO

for: **MONARCH HOMES**

CLIENT: _____ OWNER: _____
 ADDRESS: _____ STREET: _____ CITY: _____ ZIP: _____

ELLISON CREEK
 SUBDIVISION 39-17 NAME _____ TRACT _____ STREET _____
 20 VOL-PG. ELLISON CREEK DRIVE LOT _____
 SUBLOT NO. _____ STREET _____ VOL-PG. _____ PERM. PARCEL NO. _____

LEGEND

SANITARY MANHOLE --- ○ --- EXST. 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 --- - - - - -

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.

[Signature] #6343
 NAME: _____ SURVEYOR REGISTRATION NO. _____

CHECK LIST

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

REVISIONS

NO.	DATE	BY
1		
2		
3		
4		
5		

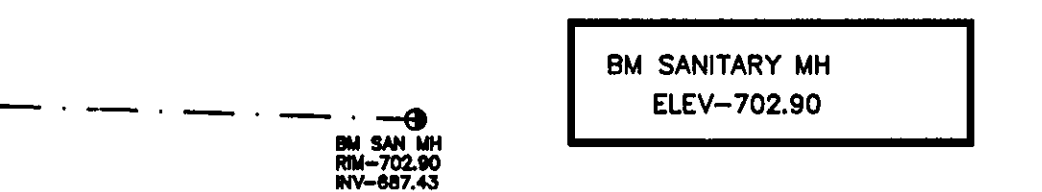
PLAN PREPARED BY:
BJ BABCOCK · JONES & ASSOCIATES, INC.
 PAINESVILLE, OHIO

DRAWN BY NS SCALE 1"=20' PHONE NO. 440-367-1811
 CHK'D. HJ DATE 1/8/03 DRAWING NO. 00-265-20
 APP'D. HJ
 CHIEF WB

"AS BUILT" CERTIFICATION

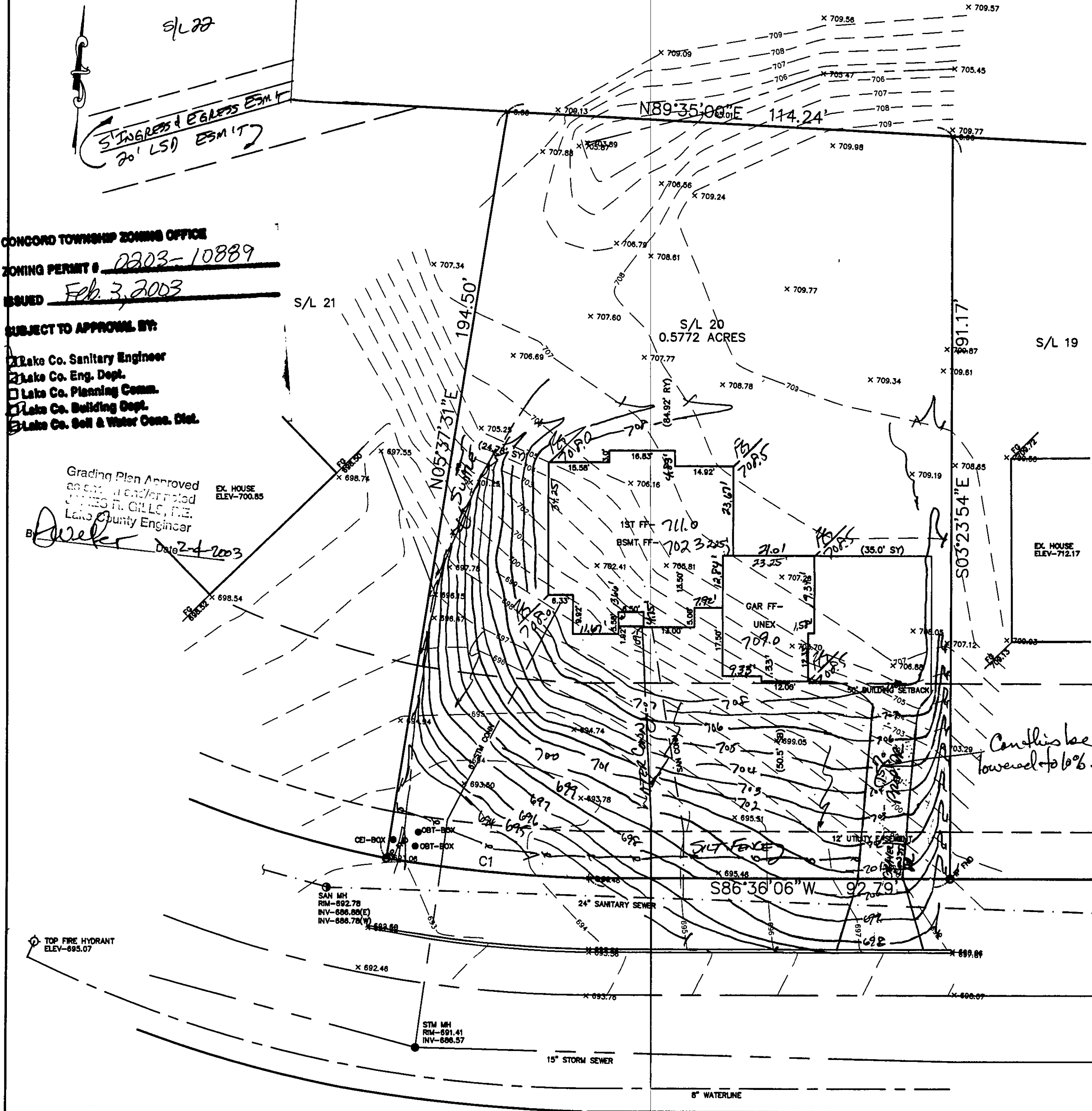
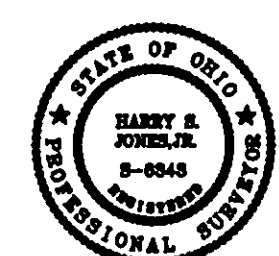
I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING FINISH GRADES CHECKED IN THE FIELD ON _____, 20____ AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR _____ REG. NO. _____



CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	52.13	270.00	26.14	52.05	S87°52'03"E	11°03'42"

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.



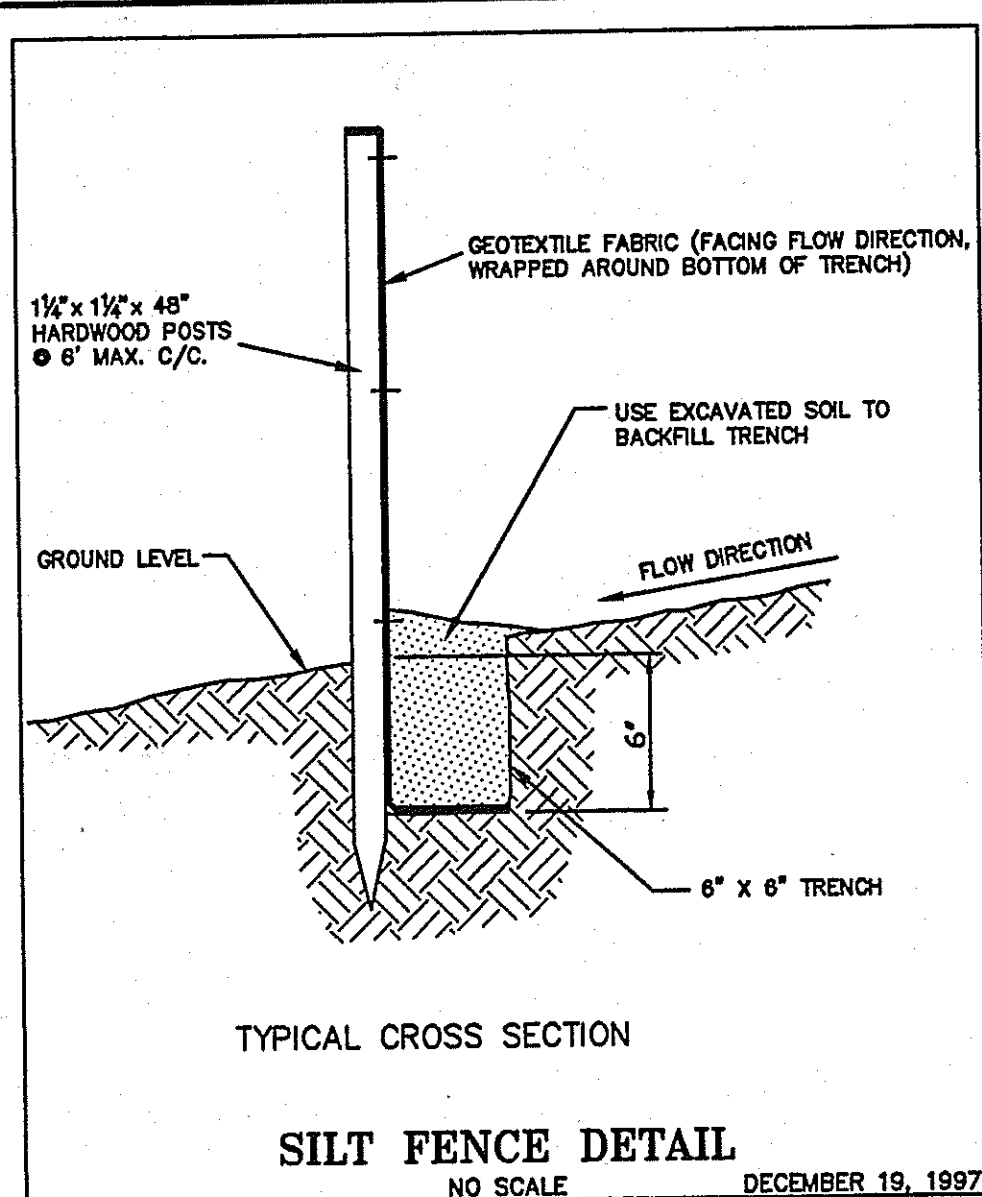
CONCORD TOWNSHIP ZONING OFFICE
 ZONING PERMIT # 2803-10889
 ISSUED Feb 3, 2003

- SUBJECT TO APPROVAL BY:
- Lake Co. Sanitary Engineer
 - Lake Co. Eng. Dept.
 - Lake Co. Planning Comm.
 - Lake Co. Building Dept.
 - Lake Co. Soil & Water Cons. Dist.

Grading Plan Approved
 as shown and/or noted
 JAMES R. GILLIS, P.E.
 Lake County Engineer
 Date 2-4-2003

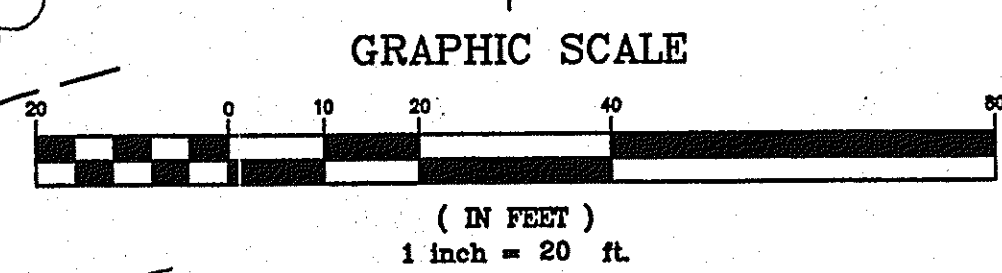
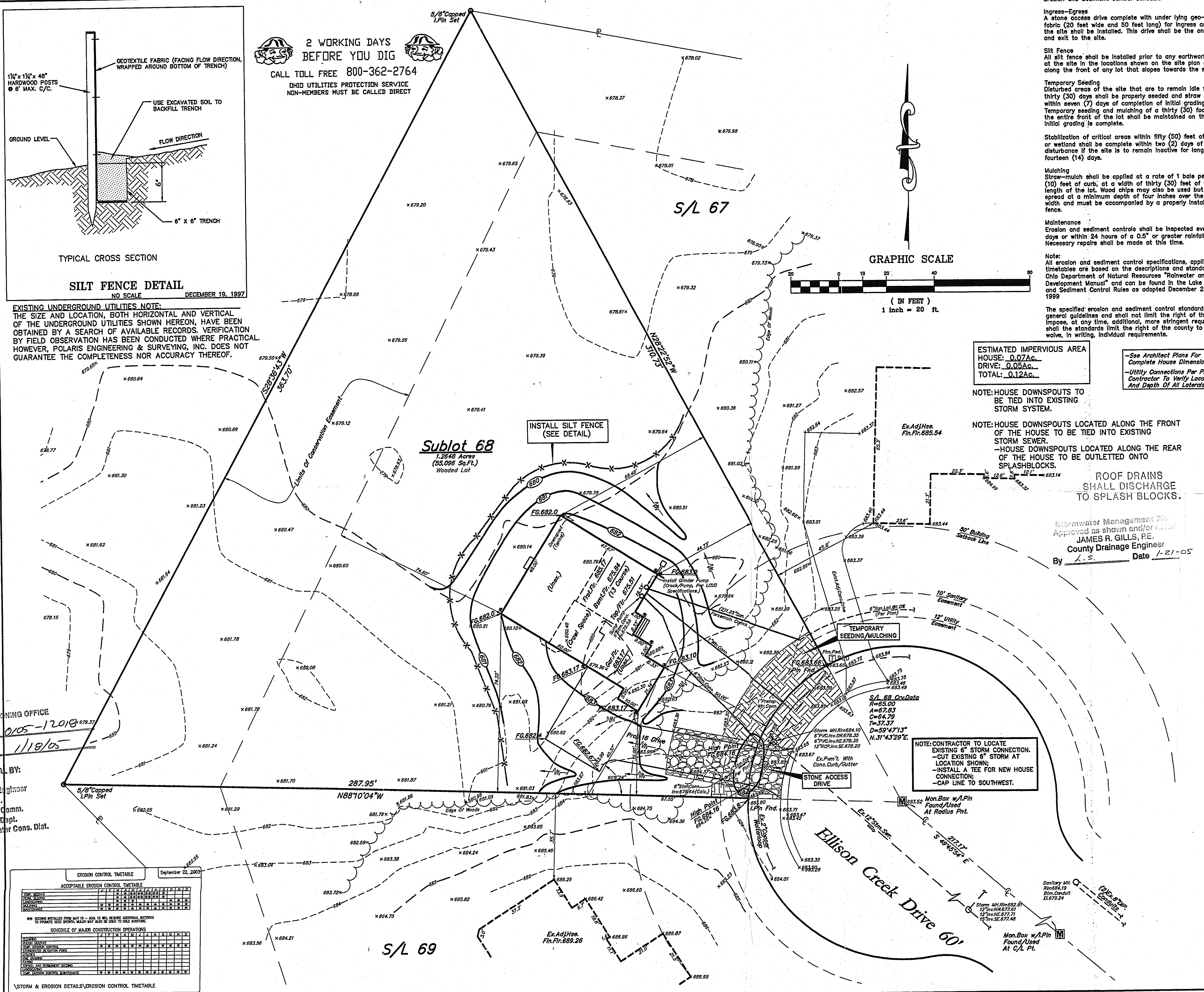
NOTE: TEMPORARY SEEDING REQUIRED IN DISTURBED AREAS.

ELLISON CREEK DRIVE - 60'



2 WORKING DAYS BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE
 NON-MEMBERS MUST BE CALLED DIRECT

EXISTING UNDERGROUND 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, POLARIS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



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
 All 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 of a thirty (30) foot strip of the entire front of the lot shall be maintained on the site once initial grading is complete.

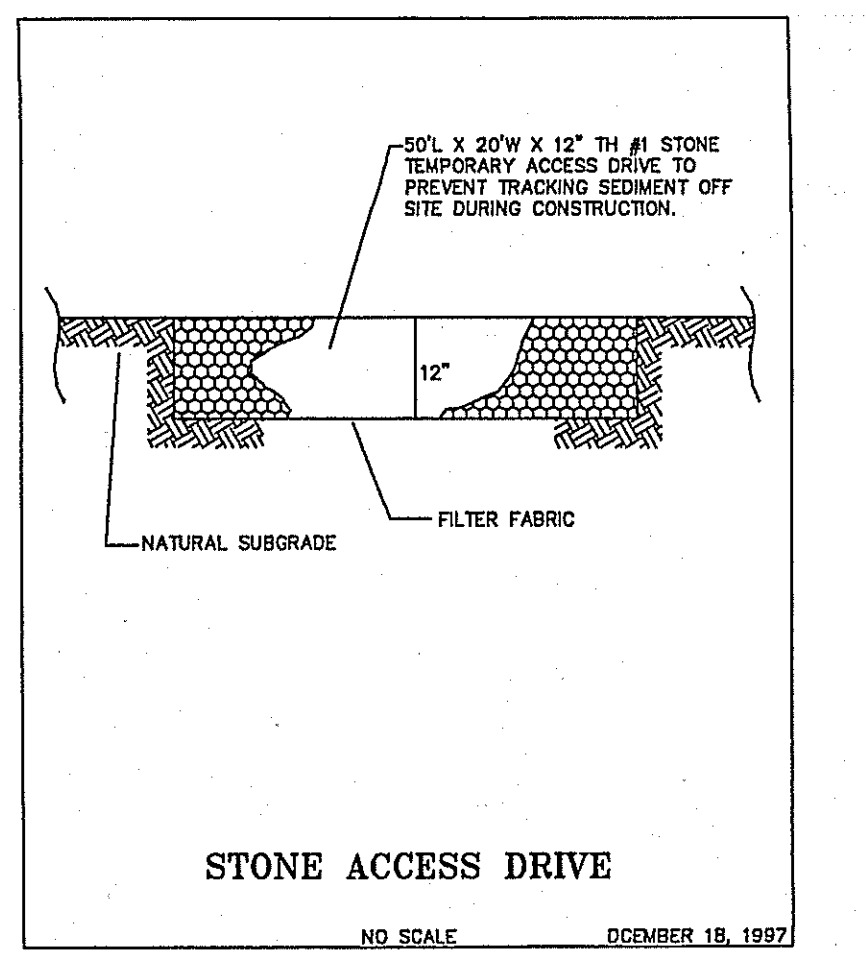
Stabilization of critical areas within fifty (50) feet of any stream or wetland shall be complete within two (2) days of the disturbance if the site is to remain inactive for longer than fourteen (14) days.

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 of 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.

Note: All erosion and sediment control specifications, applications, and timetables are based on the descriptions and standards of The Ohio Department of Natural Resources "Rainwater and Land Development Manual" and can be found in the Lake County Erosion and Sediment Control Rules as adopted December 21, 1999.

The specified erosion and sediment control standards are the general guidelines and shall not limit the right of the county to impose, at any time, additional, more stringent requirements. Nor shall the standards limit the right of the county to waive, in writing, individual requirements.



Temporary Seeding Specifications

Seeding Dates	Species	Lb. / 1000sqft	Per Acre
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	1	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	1	40 lb.
November 1 to Spring Seeding	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Annual Ryegrass	1	40 lb.

Note: other approved seed species may be substituted.

ESTIMATED IMPERVIOUS AREA
 HOUSE: 0.07Ac.
 DRIVE: 0.05Ac.
 TOTAL: 0.12Ac.

See Architect Plans For Complete House Dimensions.
 Utility Connections Per Plan. Contractor To Verify Location And Depth Of All Laterals.

NOTE: HOUSE DOWNSPOUTS TO BE TIED INTO EXISTING STORM SYSTEM.

NOTE: HOUSE DOWNSPOUTS LOCATED ALONG THE FRONT OF THE HOUSE TO BE TIED INTO EXISTING STORM SEWER.
 -HOUSE DOWNSPOUTS LOCATED ALONG THE REAR OF THE HOUSE TO BE OUTLETTED ONTO SPLASHBLOCKS.

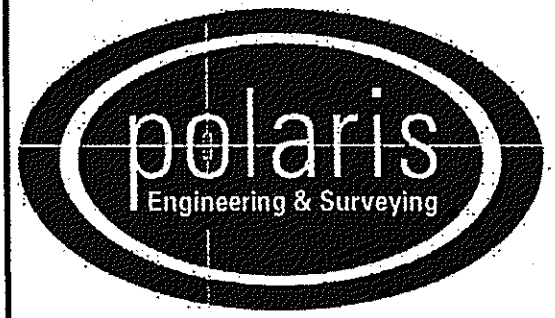
ROOF DRAINS SHALL DISCHARGE TO SPLASH BLOCKS.

Stormwater Management Plan Approved as shown and/or noted by
JAMES R. GILLS, P.E.
 County Drainage Engineer
 By *L.S.* Date 1-21-05

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 23rd DAY OF DECEMBER 2004, AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE, THEY EXISTED AS INDICATED HEREON.

Dustin R. Keeney
 Dustin R. Keeney, P.E. 65518

Rev'd. Storm Conn., 12-28-04 G.S.V.
 Site & Grade Hse., 12-27-04 G.S.V.



POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com

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

Dustin R. Keeney 12/28/04
 NAME DATE

BENCHMARK:
 B.M. = T.B.M Set On Rim Of Existing Storm MH.
 Located In Front Of S/L 68
 Elevation 684.10

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

NAME DATE

SUBLOT 68
Ellison Creek Sub. No.1
 Concord Twp., Lake County, Ohio

CONTRACT No. 04696
 DATE: 12/28/04
 SCALE: HOR. 1"=20'
 VERT. 1"=20'
 FILENAME: SL 68.dwg
 TAB: siteplan

CONCORD TOWNSHIP ZONING OFFICE
 ZONING PERMIT # 0105-12018-679.37
 ISSUED 1/18/05
 SUBJECT TO APPROVAL BY:
 Lake Co. Sanitary Engineer
 Lake Co. Eng. Dept.
 Lake Co. Planning Comm.
 Lake Co. Building Dept.
 Lake Co. Soil & Water Cons. Dist.

EROSION CONTROL TIMETABLE September 22, 2003

ACCEPTABLE EROSION CONTROL TIMETABLE	1	2	3	4	5	6	7	8	9	10	11	12
NO. 1	X	X	X	X	X	X	X	X	X	X	X	X
NO. 2	X	X	X	X	X	X	X	X	X	X	X	X
NO. 3	X	X	X	X	X	X	X	X	X	X	X	X
NO. 4	X	X	X	X	X	X	X	X	X	X	X	X
NO. 5	X	X	X	X	X	X	X	X	X	X	X	X
NO. 6	X	X	X	X	X	X	X	X	X	X	X	X
NO. 7	X	X	X	X	X	X	X	X	X	X	X	X
NO. 8	X	X	X	X	X	X	X	X	X	X	X	X
NO. 9	X	X	X	X	X	X	X	X	X	X	X	X
NO. 10	X	X	X	X	X	X	X	X	X	X	X	X
NO. 11	X	X	X	X	X	X	X	X	X	X	X	X
NO. 12	X	X	X	X	X	X	X	X	X	X	X	X

SCHEDULE OF MAJOR CONSTRUCTION OPERATIONS

OPERATION	1	2	3	4	5	6	7	8	9	10	11	12
DEMOLITION												
FOUNDATION												
FRAMING												
MECHANICAL												
ELECTRICAL												
PLUMBING												
PAINTING												
LANDSCAPING												
CONCRETE												
ROOFING												
MECHANICAL												
ELECTRICAL												
PLUMBING												
PAINTING												
LANDSCAPING												
CONCRETE												
ROOFING												

STORM & EROSION DETAILS/EROSION CONTROL TIMETABLE