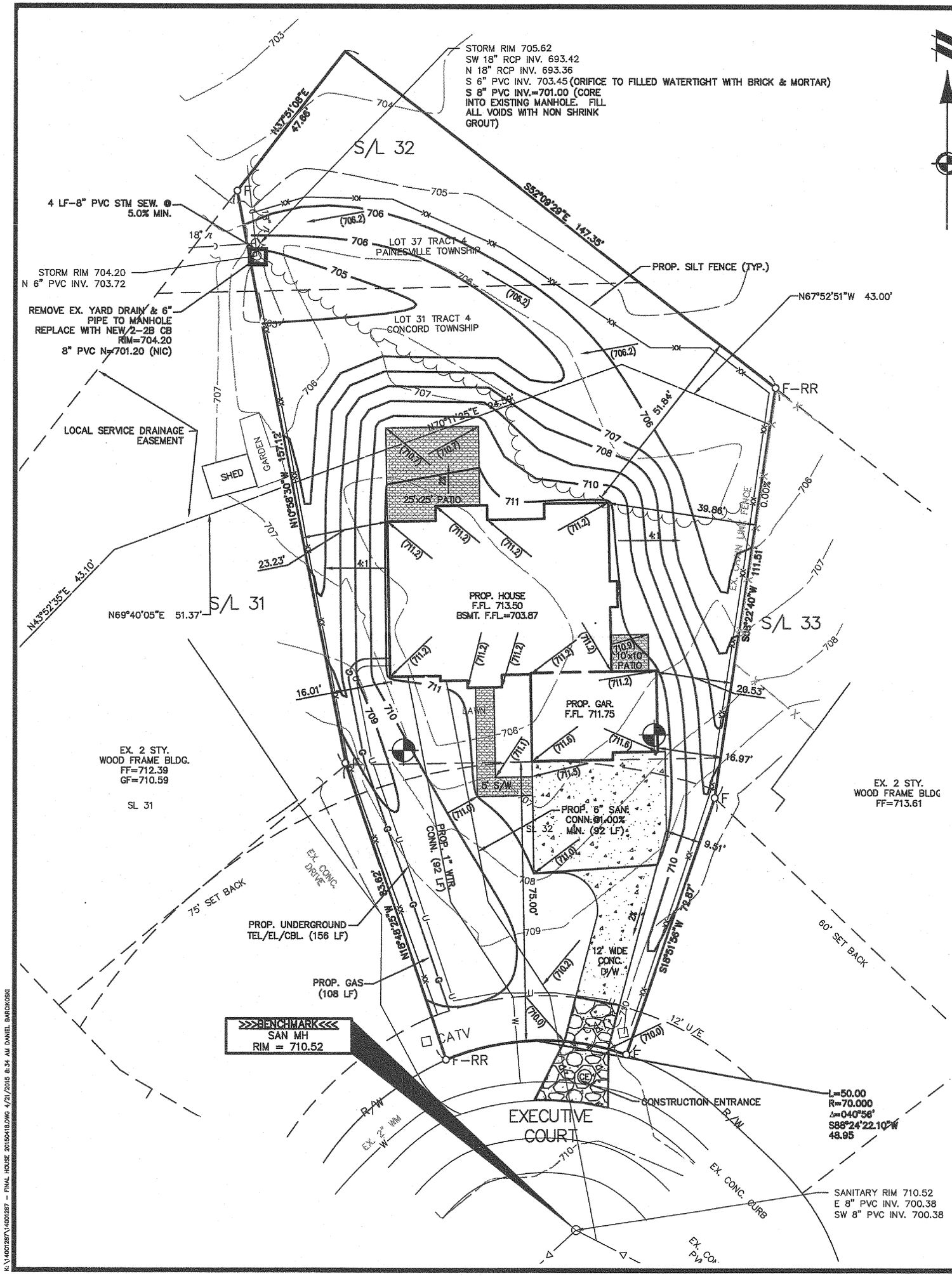

LEGEND

		EXISTING FENCE
		EXIST. STORM SEWER
○	SANITARY MANHOLE	EXIST. SANITARY SEWER
□	STORM CATCHBASIN	EXIST. WATER MAIN
○	STORM MANHOLE	EXIST. CURB AND GUTTER
∘C.O.	CLEANOUT	EXIST. WOODLINE
□E	ELECTRIC RISER	EXIST. CONTOUR
□T	TELEPHONE RISER	
□CATV	CABLE TV RISER	
□g	GAS RISER	
☼	LIGHT POLE	PROPOSED SILT FENCE
∘	UTILITY POLE	PROPOSED CONTOUR
	SIGN	PROPOSED CLEARING LIMITS
	GUY WIRE	PROPOSED DRAINAGE ARROW
	MAILBOX	PROPOSED INLET PROTECTION
	MONUMENT	
∘F	FOUND IRON PIN	PROPOSED CONSTRUCTION ENTRANCE
∘F-RR	FOUND RAILROAD SPIKE	
@F	FOUND MONUMENT	
×F	FOUND PK NAIL	
R/W	RIGHT OF WAY	PROP. SPOT GRADE

994

(781.80)

GENERAL NOTES:

1. HOME BUILDER SHALL CALL OHIO UTILITIES PROTECTION SERVICES AT (1-800-362-2764) AT LEAST TWO (2) WORKING DAYS PRIOR TO DIGGING. NON-MEMBER UTILITY COMPANIES MUST BE CALLED DIRECTLY.
2. HOME BUILDER SHALL FIELD VERIFY LOCATION AND DEPTH OF THE EXISTING SANITARY SEWER CONNECTIONS PRIOR TO EXCAVATION TO VERIFY IF BASEMENT CAN RECEIVE SANITARY SEWER OR IF HUNG PLUMBING WILL BE REQUIRED.
3. EX. UNDERGROUND UTILITIES & CONNECTIONS ARE SHOWN PER SITE (AS-BUILT). BUILDER SHALL VERIFY EXISTING GRADES AND ELEVATIONS PRIOR TO FOOTER EXCAVATION.
4. DIMENSIONS ARE REFERENCED FROM FACE OF FOUNDATION, SEE ARCHITECTURAL PLANS FOR ACTUAL BUILDING PLANS AND DIMENSIONS.
5. HOME BUILDER IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PRACTICES.
6. PER AS-BUILT FIELD LOCATION OF UTILITIES, UTILITY CONNECTIONS MAY TERMINATE WITHIN UTILITY EASEMENT. CONTRACTOR TO TAKE SPECIAL CARE TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES.
7. A SUMP PUMP WILL BE REQUIRED FOR THE FOOTER DRAINS.
8. ALL DRAINAGE SWALES TO BE CONSTRUCTED AT A MINIMUM OF 1.0% GRADE.
9. THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'.
10. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL. THESE CONTROLS SHALL BE INSTALLED PRIOR TO EARTH DISTURBING ACTIVITIES AND MAINTAINED THROUGHOUT CONSTRUCTION.
11. STABILIZE ALL AREAS OF DISTURBANCE IF LEFT DORMANT AND ONCE FINISHED GRADE HAS BEEN ESTABLISHED.
12. BUILDER AND OWNER HAVE RESPONSIBILITY FOR FINAL GRADING AND DRAINAGE.
13. DOWNSPOUTS SHALL BE SPLASHBLOCKED
14. APPROX. 560 CUBIC YARDS OF MATERIAL IS EXPECTED TO BE IMPORTED TO THE SITE TO BALANCE THE EARTHWORK.
15. THE FOLLOWING STANDARD DETAILS SHALL BE UTILIZED FOR THIS PLAN:
    - 15.1. CONSTRUCTION ENTRANCE (OHIO RAINWATER MANUAL)
    - 15.2. SILT FENCE (OHIO RAINWATER MANUAL)
    - 15.3. TEMPORARY SEEDING (OHIO RAINWATER MANUAL)
    - 15.4. INLET PROTECTION (OHIO RAINWATER MANUAL)
    - 15.5. ODOT 2-2B CATCH BASIN (ODOT STANDARD DETAILS)

HOUSE SUMMARY:
GARAGE FLOOR ELEV: 711.75
FIRST FLOOR ELEV: 713.50
TOP OF FND: 712.54
BSMT. FLOOR ELEV: 703.87
TOP OF BSMT FOOTER ELEV: 703.54 (8"D FOOTER)
BOTTOM OF BSMT FOOTER ELEV: 702.87

CONSTRUCTION DRIVE:
BUILDER TO CONSTRUCT A 30' MINIMUM CONSTRUCTION DRIVE PRIOR TO ANY MAJOR GRADING ACTIVITIES.

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By (illegible) Date 7/15/15

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0415-15627
Date Issued 4-24-15
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.

STATE OF OHIO
DANIEL BARCIKOSKI
69321
REGISTERED
PROFESSIONAL ENGINEER

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DANIEL BARCIKOSKI P.E. NO. 69321 — DATE 04/21/15

ATWELL
866.850.4200 | www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.546.2000

CONCORD TOWNSHIP

CLIENT: MARK HORTON
HORTON RESIDENCE
9652 EXECUTIVE COURT
S/L 32 CHAIRMANS COVE SUB/D #2

DATE 4/17/15
04/21/15 ISSUED FOR PERMIT
REVISIONS

ATWELL

SCALE 1" = 20 FEET (0 10)
DR. db CH. --
P.M. db
BOOK --
CAD FILE: 14001287 - FINAL HOUSE 20150418
JOB 14001287
FILE CODE: --
SHEET NO. 1 of 1

K:\14001287\14001287 - FINAL HOUSE 20150418.DWG 4/21/2015 8:34 AM DANIEL BARCIKOSKI