

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0311-14381
Date Issued 3/31/11
Subject to Approval By:
✓ Lake Co. Engineer/Storm Water Mgmt.
✓ Lake Co. Utilities Dept.
✓ Lake Co. Soil + Water District
✓ Lake Co. Health District S/L 1
✓ Lake Co. Building Dept.

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLIS, P.E.
County Drainage Engineer
By Date 4/5/2011

SITE PLAN

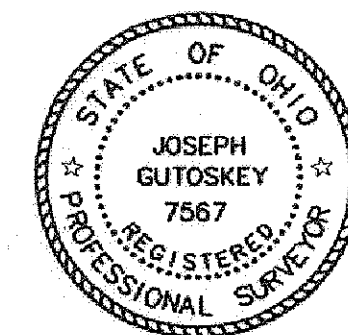
for: 20th CENTURY CONSTRUCTION
2167 MENTOR AVENUE PAINESVILLE
ADDRESS STREET CITY
2 CROSSROADS AT SUMMERWOOD 53 - 23
SUBLOT No. SUBDIVISION NAME VOL. PAC
CONCORD OHIO
LOT CITY



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners
17078 Munn Road, Suite 1 Tel (440) 543-6900
Chagrin Falls, Ohio 44023 Fax (440) 543-7176

CHECK LIST

LOT DIMENSIONS & BEARINGS
TO NEAREST STREET
SUBLOT No. (PARCEL No.)
SURROUNDING OWNERS
BUILDING DIMENSIONS
SETBACK, SIDEYARD, REARYARD
FINISHED GRADES
DRIVE & APRON TYPE, WIDTH, THICKNESS
SIDEWALK TYPE, WIDTH, THICKNESS
CULVERT TYPE, DIAM., LENGTH
WATER MAIN SIZE, LOCATION
SAN. SEWER SIZE, % GRADE, LOCATION
SAN. M.H. CAST ELEV., INV. ELEV.
SAN. CONN. SIZE, % GRADE, LOCATION
STORM SEWER SIZE, % GRADE, LOCATION
STORM M.H. CAST ELEV., INV. ELEV.
PAV'T. TYPE, GRADE, CURBS
GAS LINE LOC., SIZE
SEPTIC SYSTEM & DUPLICATION
WELL LOCATION & ISOLATION RADIUS



DESIGN CERTIFICATION

THIS PLAT WAS PREPARED BY ME, AND IS CORRECT
TO THE BEST OF MY KNOWLEDGE.
JOSEPH GUTOSKEY P.S. #7567 DATE 3/30/11

"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 BELIEF.
JOSEPH GUTOSKEY P.S. #7567

LEGEND

STORM MANHOLE	⊙	DRAWN BY	CB	SCALE	1" = 30'
SANITARY MANHOLE	⊙	CHK'D BY	JG	DATE	3/30/11
EXISTING CONTOURS	--- 100 ---	REV.			
PROPOSED CONTOURS	⊙ 100 ⊙	REV.			
EXIST. ELEV.	100.0	REV.			
100.0 PROP. ELEV.		REV.			
DIRECTION OF SURFACE DRAINAGE	→				

⊙ = 5/8" IRON PIN SET

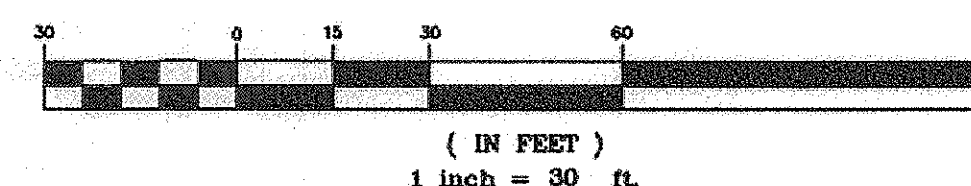
* DRIVE APRON SHALL BE
6" THICK CONCRETE.

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

CONTRACTOR SHALL VERIFY ELEVATIONS
OF LATERAL INVERTS IN THE FIELD AT
THE TIME OF FOUNDATION EXCAVATION.

BENCHMARK: TOP NUT HYDRANT
ELEV. 1068.04

GRAPHIC SCALE



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.

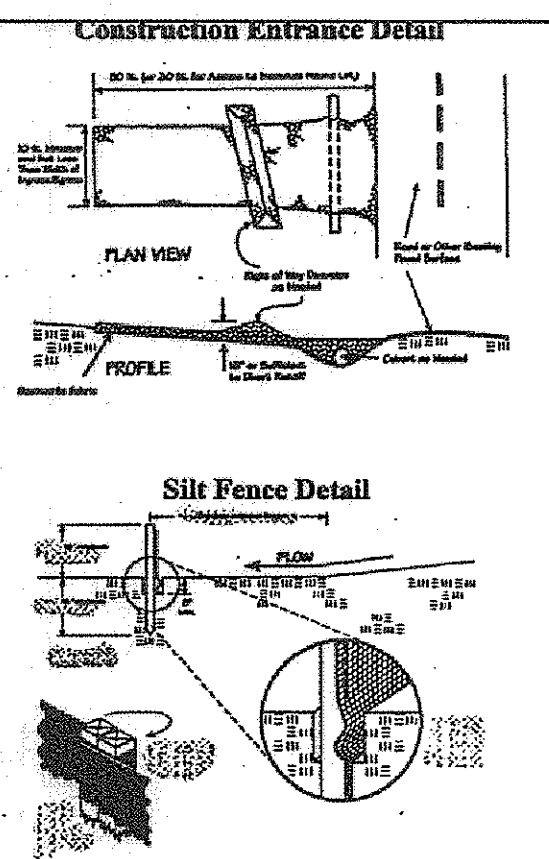
Silt Fence
All silt fence shall be installed prior to any earthwork activities at the site in the locations shown on the site plan as well as along the front of any lot that slopes towards the street.

Temporary Seeding
Disturbed areas of the site that are to remain idle for more than twenty-one (21) 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: SEEDING OR MULCHING SHALL BE
COMPLETED WITHIN 30 DAYS OF COMPLETION
OF HOUSE.

LIMIT OF DISTURBANCE: SEE PLAN

= TEMP. SEEDING & MULCHING

CROSSROADS DRIVE 60'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	54.74'	200.00'	15°40'57"	54.57'	N08°34'48"W
C2	62.95'	230.00'	15°40'57"	62.76'	S08°34'48"E