

1
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SITE PLAN

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: PROBUILT HOMES

CLIENT

OWNER

ADDRESS

STREET

CITY

ZIP

SUBDIVISION

NAME

TRACT

STREET

18

48-30

LOT

LOT

SUBLOT NO.

STREET

VOL.-PG.

PERM. PARCEL NO.

LEGEND

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

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

PLAN PREPARED BY:

BABCOCK · JONES & ASSOCIATES, INC.

PAINESVILLE, OHIO

DRAWN BY

B.P.

SCALE

1" = 20'

PHONE NO.

440-357-1811

CHK'D.

H.J.

DATE

6/29/06

DRAWING NO.

04-303-18

APP'D

H.J.

"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.

TBM - SANITARY MANHOLE
ELEV - 1039.93

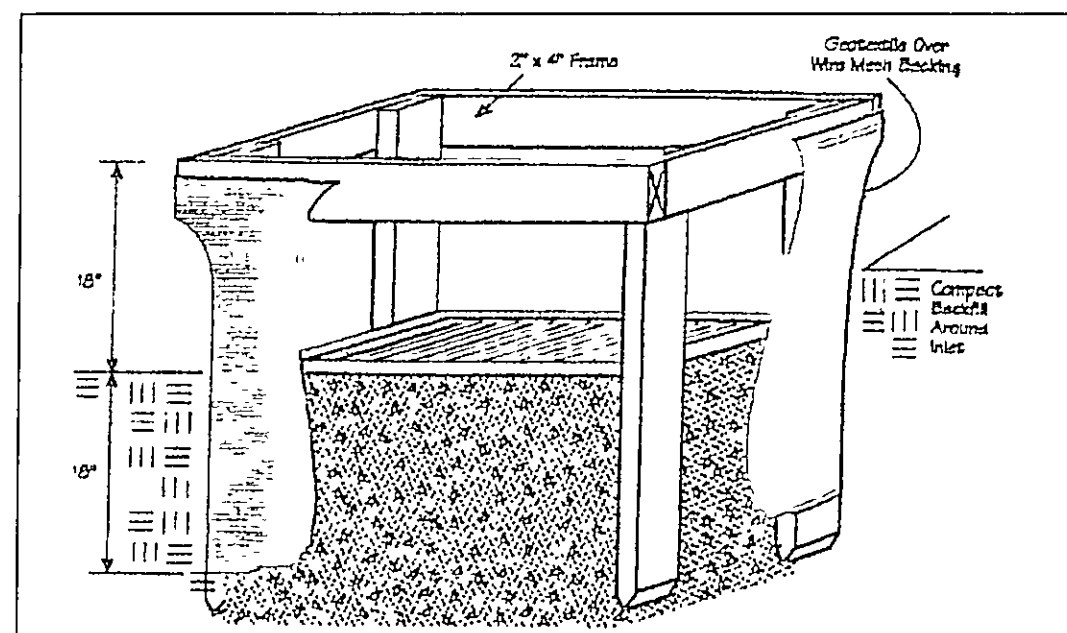
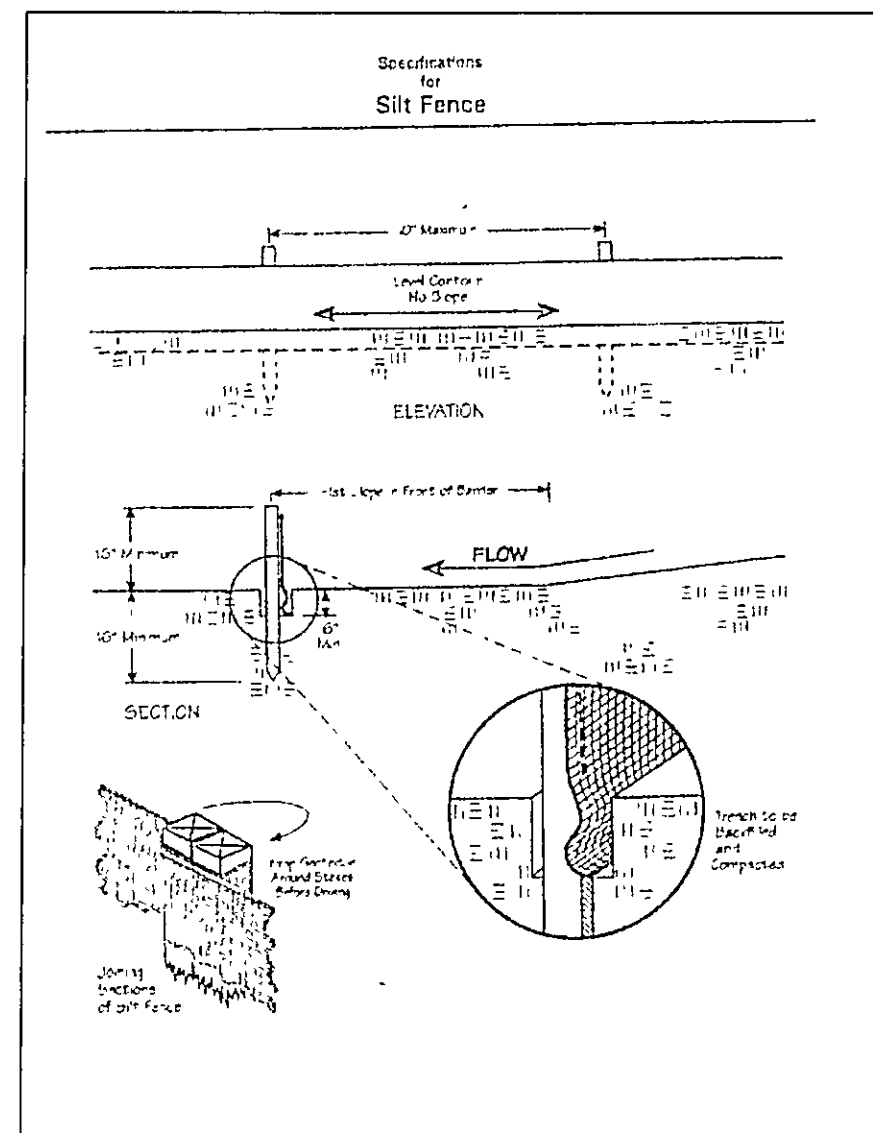
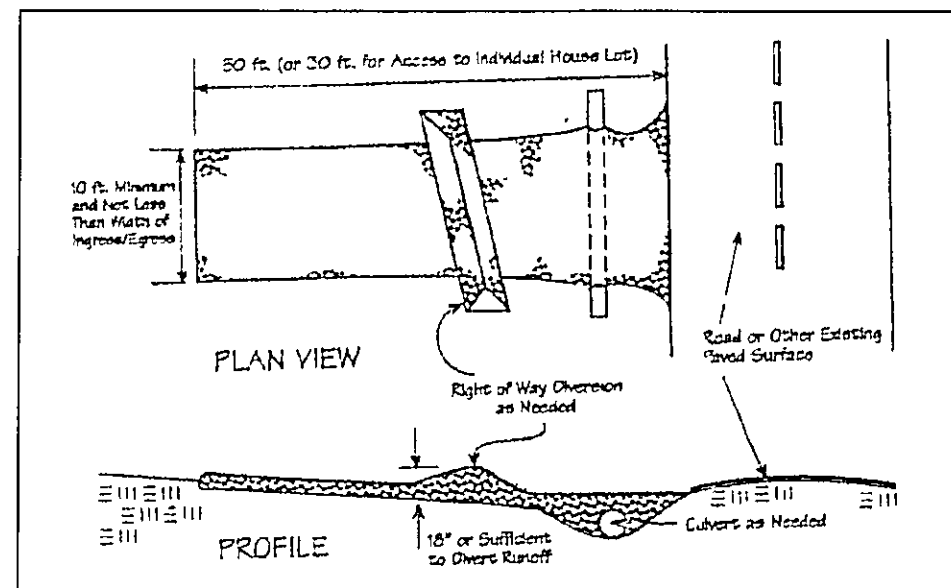
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	60.00	60.00	32.78	57.53	N80°26'46"W	57°17'45"

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.



NOTE: ALL IRON PINS SET ARE
5/8" X 30" AND ARE CAPPED
BABCOCK, JONES & ASSOC.

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0726-12826
Date Issued 7/24/06
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.



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	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
November 1 to Spring Seeding	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.

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 21st day of JUNE, 2006 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. 6343

2/2

CONCORD TOWNSHIP, LAKE COUNTY, OHIO
for: PRO BUILT HOMES
CLIENT OWNER
ADDRESS STREET CITY ZIP
SUBDIVISION SUMMERWOOD SUB. NAME 48-30 TRACT
18 VOL-PG. FOREST VALLEY LOT STREET
SUBLOT NO. STREET VOL-PG. PERM. PARCEL NO.

LEGEND
SANITARY MANHOLE --- ①
STORM MANHOLE --- ②
INLET OR CATCH BASIN --- ③
HYDRANT --- ④
EXISTING CONTOURS --- ---
PROPOSED CONTOURS --- ---
EXIST. ELEV. 100.0 PROP. ELEV. 100.0
AS BUILT ELEVATION
INDICATES DIRECTION OF SURFACE DRAINAGE

REMARKS
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NAME Harry S. Jones, Jr. SURVEYOR REGISTRATION NO. 6343

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DIMENSIONS
BEARINGS
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SUBLOT NO. PARCEL NO.
SURROUNDING OWNERS
BLDG. DIMENSIONS FIN GR.
ELDG. TIES FL'R. GRADES
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PAVT 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:
Bj BABCOCK JONES & ASSOCIATES, INC.
PAINESVILLE, OHIO
DRAWN BY BP SCALE --- PHONE NO. 440-357-1811
CHK'D. HT DATE 6/29/06 DRAWING NO. 04-303-18
CREW CHIEF --- APP'D HT

"AS BUILT" CERTIFICATION
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REGISTERED SURVEYOR

REG. NO.

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