

SITE PLAN

CONCORD TWP., LAKE COUNTY, OHIO

for: DYNASTY HOMES

CLIENT	OWNER
ADDRESS	STREET CITY ZIP
MOUNTAINSIDE FARMS	
SUBDIVISION 43-29	NAME TRACT
VOL-PG. HUMPHREY HILL	LOT STREET
17	STREET VOL-PG. PERM. PARCEL NO.

LEGEND

SANITARY MANHOLE	EXIST. ELEV. 100.0	PROP. ELEV. 100.0
STORM MANHOLE	AS BUILT ELEVATION	INDICATES DIRECTION OF SURFACE DRAINAGE
INLET OR CATCH BASIN		
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.

NAME: *James R. Gill* SURVEYOR REGISTRATION NO. 0343

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

NO.	DATE	BY
1	10/18/04	B.P.
2	12/28/04	B.P.
3	5/17/05	HJ
4	5/18/05	HJ
5		

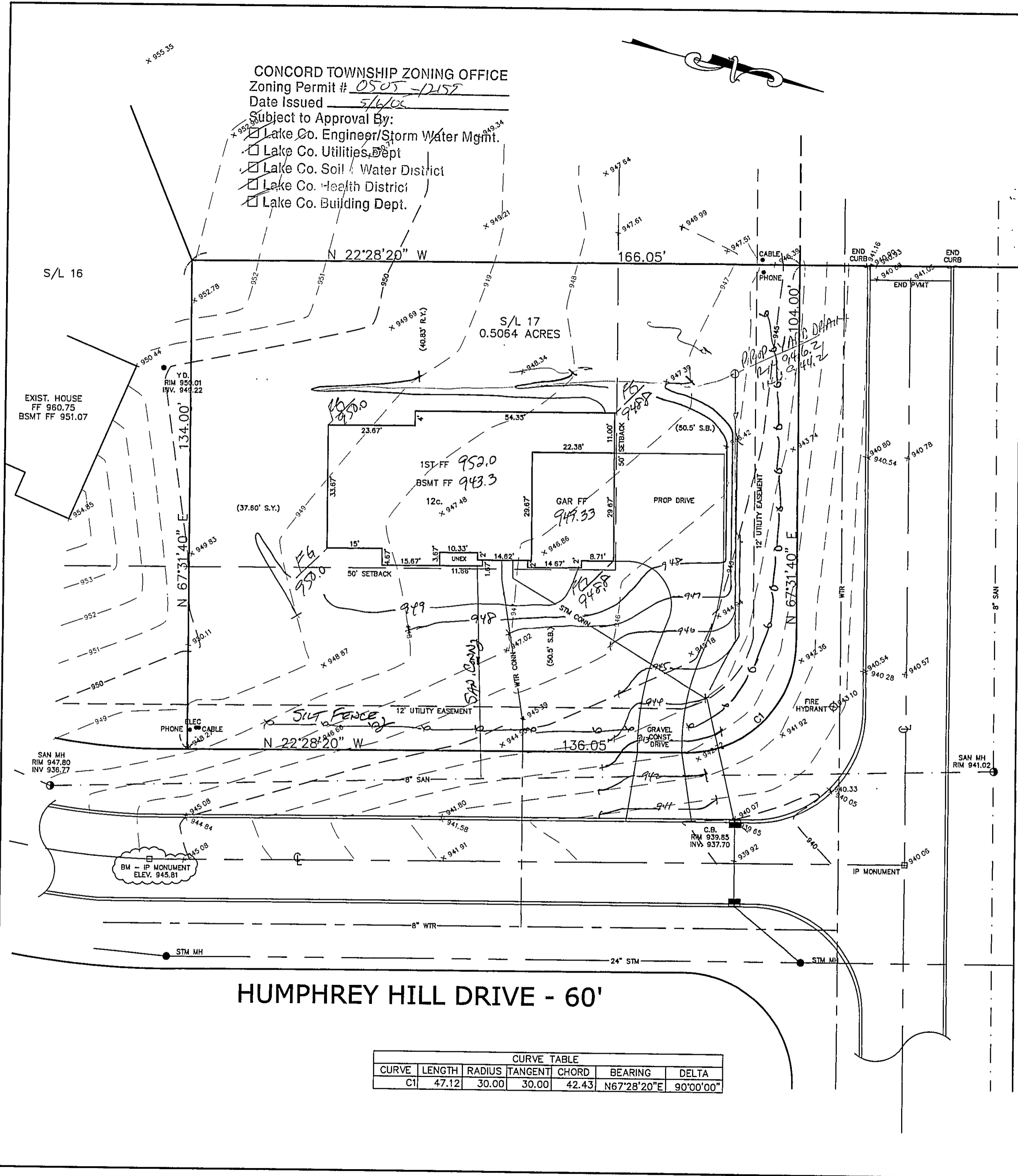
PLAN PREPARED BY: **Bj BABCOCK · JONES & ASSOCIATES, INC.**
PAINESVILLE, OHIO

DRAWN BY B.C.	SCALE 1"=20'	PHONE NO. 440-357-1811
CHK'D. H.J.	DATE 10/6/04	DRAWING NO.
CREW CHIEF R.B.	APP'D H.J.	03-007-17

KARABOO TRAIL - 60'

James R. Gill
County Drainage Engineer
By: *J.R.G.* Date: 5/16/05

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0505-12157
Date Issued 5/16/05
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.



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	47.12	30.00	30.00	42.43	N67°28'20"E	90°00'00"

"AS BUILT" CERTIFICATION

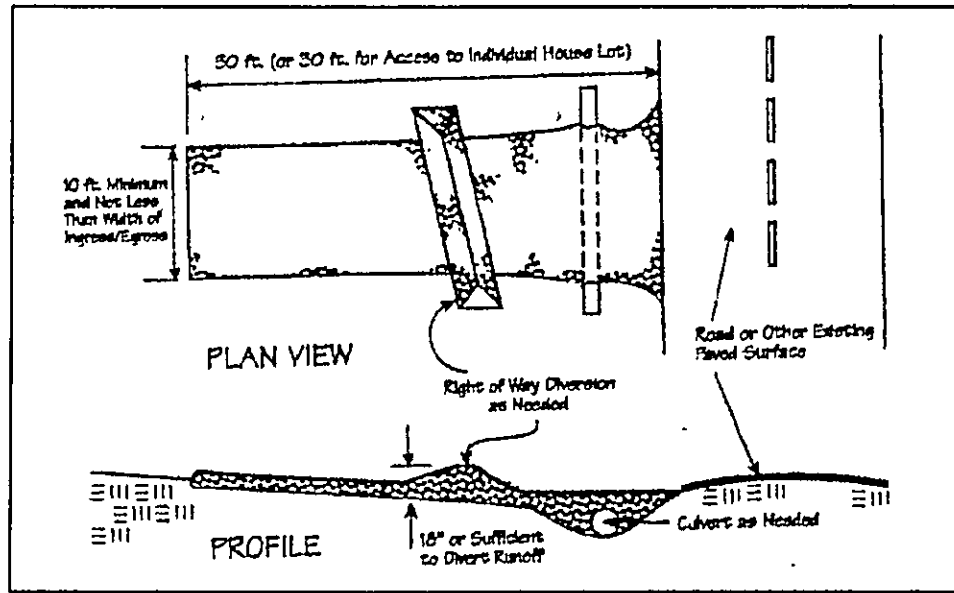
I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING FINISH GRADES CHECKED IN THE FIELD ON _____, 20____ AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR _____ REG. NO. _____

BM - IP MONUMENT
ELEV - 945.81

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.





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.
August 16 to November 1	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.

Note: Other approved seed species may be substituted.

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: DYNASTY HOMES

COUNTY _____ OWNER _____

ADDRESS _____ STREET _____ CITY _____ ZIP _____

MOUNTAIN SIDE FARMS

SUBDIVISION 4329 NAME _____ TRACT _____ STREET _____

17 VOL.-PG. Harvey the Dr 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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NAME Harvey the Dr SURVEYOR REGISTRATION NO. 6343

CHECK LIST

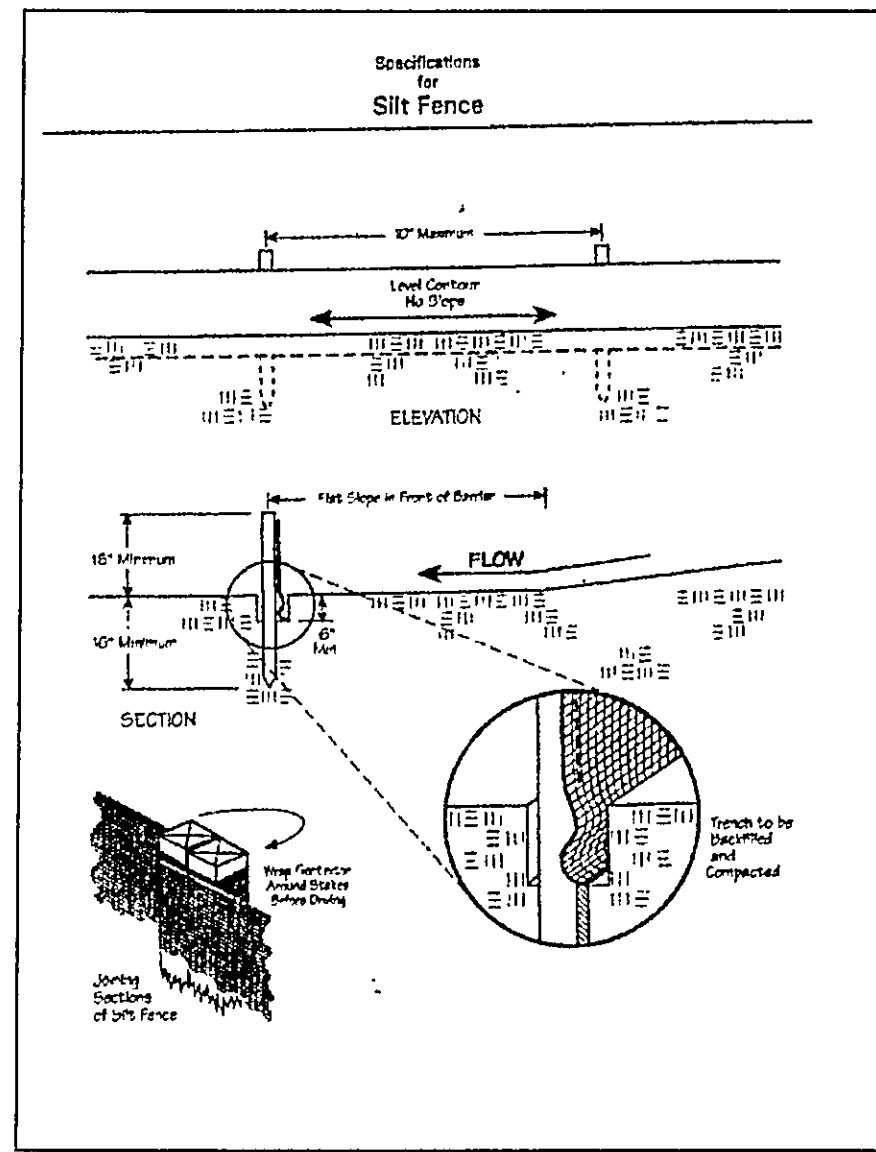
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ROCK OUTCROPPINGS	

REVISIONS			PLAN PREPARED BY:	
NO.	DATE	BY	Bj BABCOCK · JONES & ASSOCIATES, INC.	
1			PAINESVILLE, OHIO	
2			DRAWN BY <u>BP</u>	SCALE <u>---</u> PHONE NO. <u>440-357-1811</u>
3			CHK'D. <u>HJT</u>	DATE <u>12/29/04</u> DRAWING NO. <u>03-007-17</u>
4			CREW CHIEF <u>---</u>	APP'D. <u>HJT</u>
5				

"AS BUILT" CERTIFICATION

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REGISTERED SURVEYOR _____ REG. NO. _____



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.

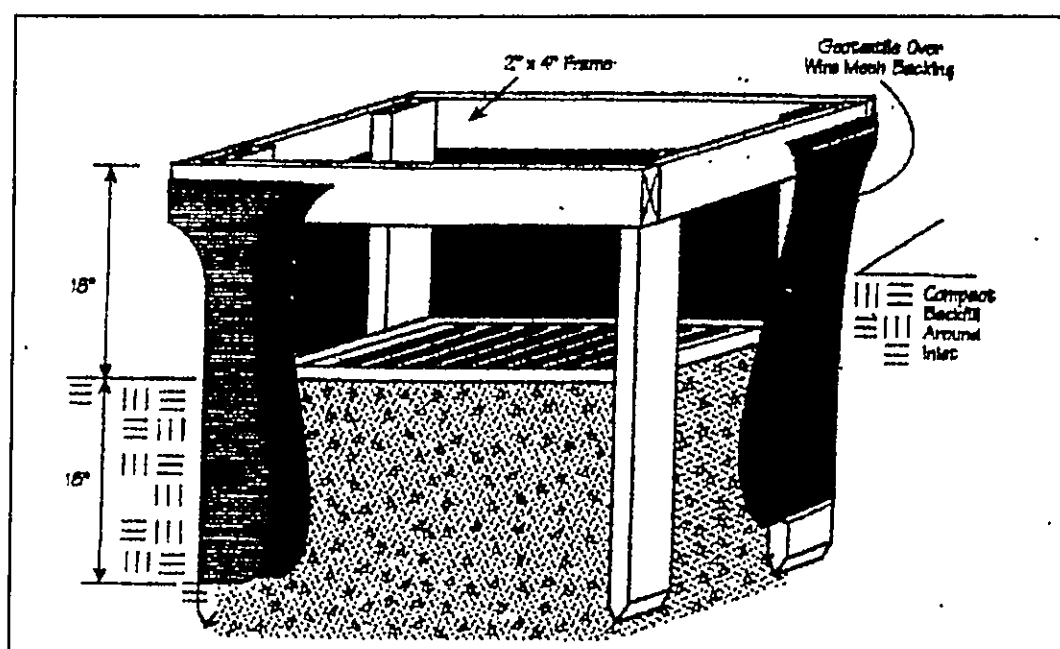
Silt Fence
A silt fence shall be installed prior to any earthwork activities at the site in the locations shown on the site plan as well as along the front of any lot that slopes towards the street.

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 5th day of Dec, 2004 and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon."

Name Harvey the Dr Reg. No. 6343

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