

MOUNTAINSIDE FARMS, L.L.C.  
(FUTURE PHASE)

1/2

SITE PLAN

CONCORD TWP., LAKE COUNTY, OHIO

for: KNEZ CONSTRUCTION

CONCORD TOWNSHIP ZONING OFFICE  
1204-11985

MOUNTAINSIDE FARMS, L.L.C.  
(FUTURE PHASE)  
ISSUED 12/13/04

SUBJECT TO APPROVAL BY:

- Lake Co. Zoning Dept.
- Lake Co. Eng. Dept.
- Lake Co. Planning Comm.
- Lake Co. Building Dept.
- Lake Co. Soil & Water Cons. Dist.

ADDRESS		STREET		CITY		ZIP	
MOUNTAINSIDE FARMS							
SUBDIVISION	43-29	NAME	TRACT	STREET			
19	VOL-PG	HUMPHREY HILL	LOT	DRIVE			
SUBLOT NO.		STREET	VOL-PG.	PERM. PARCEL NO.			

LEGEND

SANITARY MANHOLE	---○---	EXIST. ELEV. 100.0	PROF. 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.

NAME: *John Jones* SURVEYOR REGISTRATION NO. 46313

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.	PAVT TYPE GRADE CURES
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			PLAN PREPARED BY:	
NO.	DATE	BY	Bj BABCOCK · JONES & ASSOCIATES, INC.	
1			PAINESVILLE, OHIO	
2			DRAWN BY B.P.	SCALE 1"=20'
3			CHR'D. H.J.	DATE 11/23/04
4			CREW CHIEF W.B.	APP'D H.J.
5			PHONE NO. 440-357-1811	DRAWING NO. 03-007-19

"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. \_\_\_\_\_

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.

BM - T.S.F.H.  
ELEV - 960.46

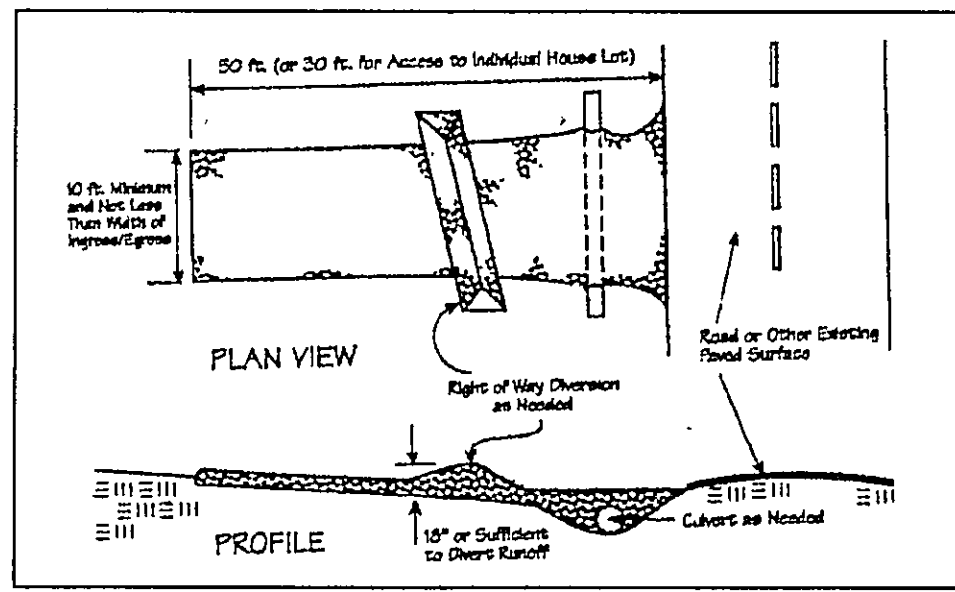


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	70.71	230.00	35.64	70.43	N13°39'55"W	17°36'51"
C2	81.37	200.00	41.26	80.81	N10°49'01"W	23°18'39"

ROOF DRAINS SHALL DISCHARGE TO SPLASH BLOCKS

Stormwater Management Plan  
Approved as shown and/or noted  
JAMES R. GILLS, P.E.  
County Drainage Engineer  
By *L.S.* Date 12/15/04

HUMPHREY HILL DRIVE - 60'



Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1,000 ft. <sup>2</sup>	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	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 bushel
November 1 to Spring Seeding	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.

Note: Other approved seed species may be substituted.

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: KNEZ CONSTRUCTION

CLIENT: \_\_\_\_\_ OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ STREET: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_

SUBDIVISION: MOUNTAIN SIDE FARMS TRACT: \_\_\_\_\_ NAME: \_\_\_\_\_ STREET: \_\_\_\_\_

19 VOL-PG. LUMPHREY HILL LOT: \_\_\_\_\_

SUBLOT NO. \_\_\_\_\_ STREET: \_\_\_\_\_ VOL-PG. \_\_\_\_\_ PERM. PARCEL NO. \_\_\_\_\_

**LEGEND**

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STORM MANHOLE --- ● --- AS BUILT ELEVATION

INLET OR CATCH BASIN --- ◻ --- INDICATES DIRECTION OF SURFACE DRAINAGE

HYDRANT --- ⊕ ---

EXISTING CONTOURS --- ---

PROPOSED CONTOURS --- ---

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**DESIGN CERTIFICATION**

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

NAME: Harry S. Jones, Jr. SURVEYOR: #6343 REGISTRATION NO. \_\_\_\_\_

**CHECK LIST**

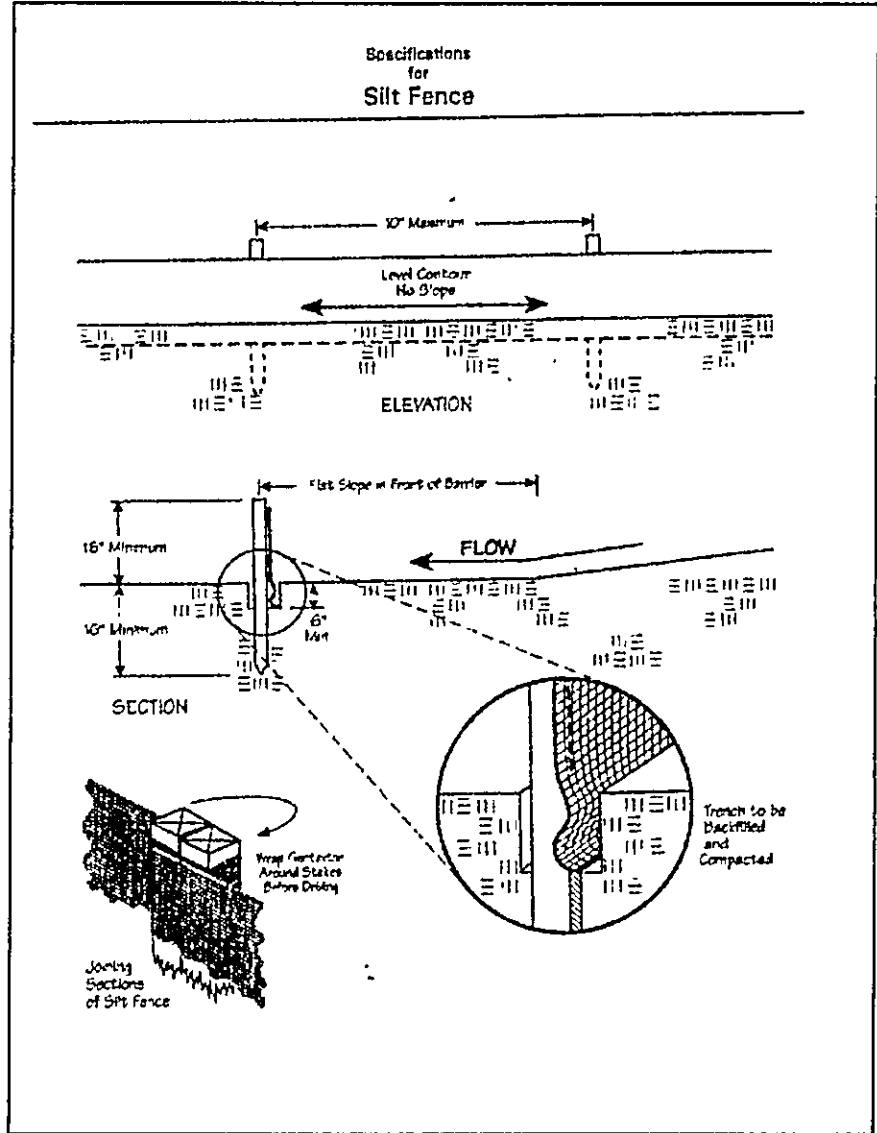
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NO.	DATE	BY	bj BABCOCK · JONES & ASSOCIATES, INC.	
1			PAINESVILLE, OHIO	
2			DRAWN BY <u>BP</u>	SCALE --- PHONE NO. 440-357-1811
3			CHK'D. <u>HJ</u>	DATE <u>11/24/04</u> DRAWING NO. _____
4			CREW CHIEF ---	APP'D. <u>HJ</u> 03-007-19

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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.

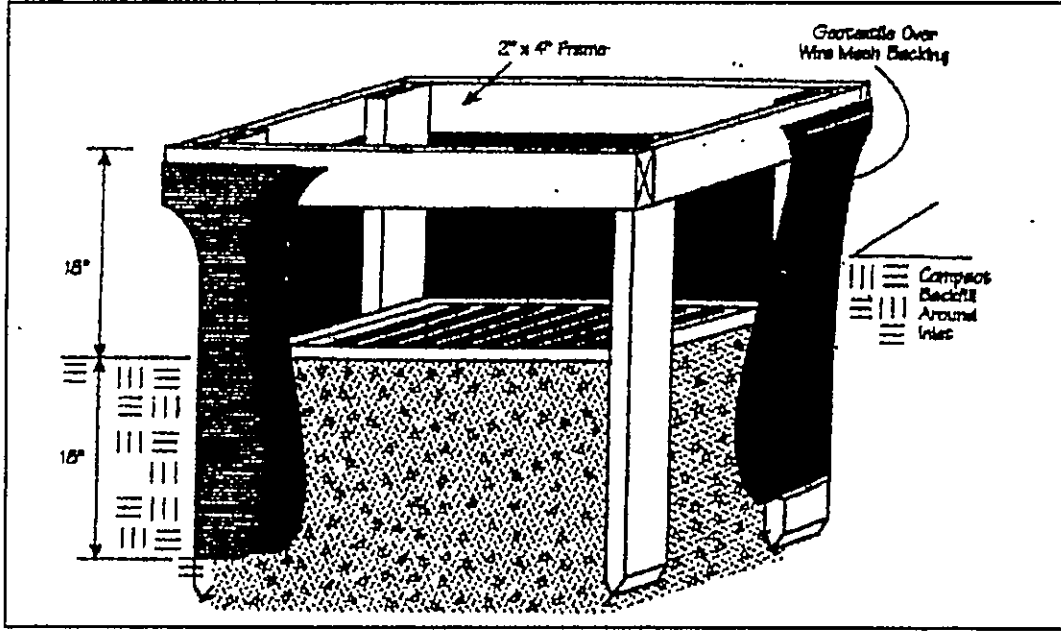
**Silt Fence**  
A silt fence shall be installed prior to any earthwork activities at the site in the locations shown on the site plan as well as along the front of any lot that slopes towards the street.

**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 19th day of Nov., 2004 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. #6343 Reg. No. \_\_\_\_\_

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