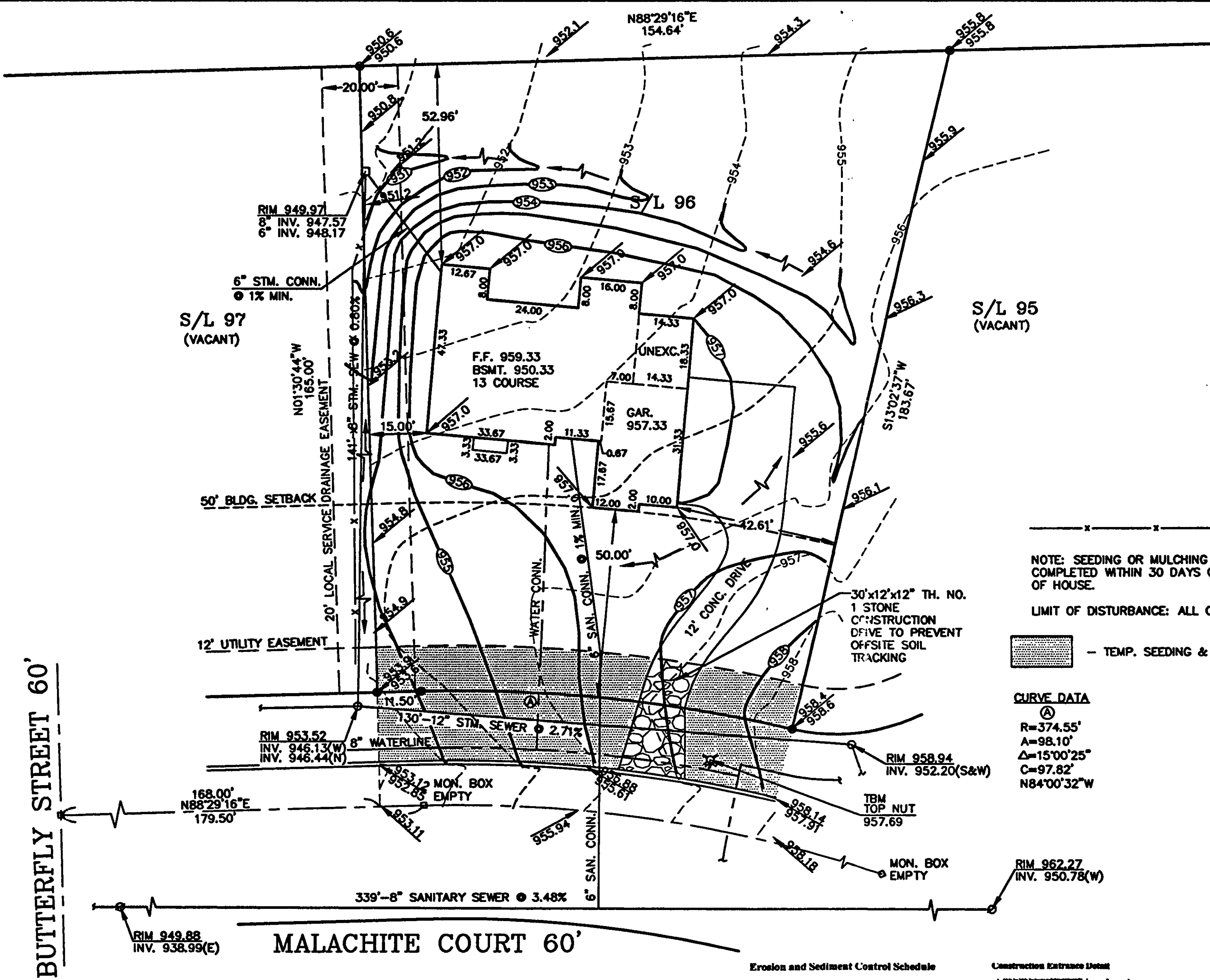




Approved as shown by
 JAMES R. GILLIS, P.E.
 County Drainage Engineer
 By _____ Date 4/30/07

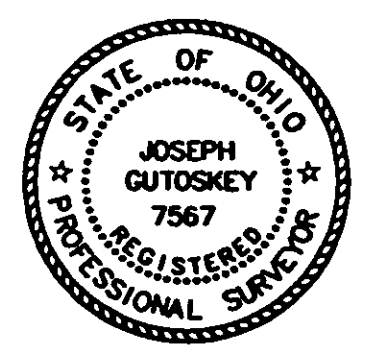
SITE PLAN

for:	OPPENHEIM CONSTRUCTION	
36445	BILTMORE PLACE UNIT 6	WILLOUGHBY
ADDRESS	STREET	CITY
96	NATURE PRESERVE NORTH	53 5
SUBLOT No.	SUBDIVISION NAME	VOL. PG.
	CONCORD	OHIO
LOT	TOWNSHIP	

GUTOSKEY & ASSOCIATES INC.
 Civil Engineers, Surveyors & Land Planners
 17078 Mann Road, Suite 3 Tel (440) 643-6900
 Chagrin Falls, Ohio 44023 Fax (440) 643-7176

CHECK LIST

LOT DIMENSIONS & BEARINGS
 TIE 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.
 PAVT. TYPE, GRADE, CURBS
 GAS LINE LOC. SIZE
 SEPTIC SYSTEM & DUPLICATION
 WELL LOCATION & ISOLATION RADIUS



STATE SEAL

DESIGN CERTIFICATION

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

Joseph Gutoskey
 JOSEPH GUTOSKEY P.S. #7567 DATE 4/16/07

"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
 SANITARY MANHOLE
 EXISTING CONTOURS
 PROPOSED CONTOURS
 EXIST. ELEV. 100.0
 100.0 PROP. ELEV.
 DIRECTION OF SURFACE DRAINAGE

DRAWN BY	SK	SCALE	1"=20'
CHK'D BY	JG	DATE	4/07
REV.			
REV.			
REV.			

BENCHMARK: TOP NUT OF HYDRANT SHOWN
 ELEV. 957.69

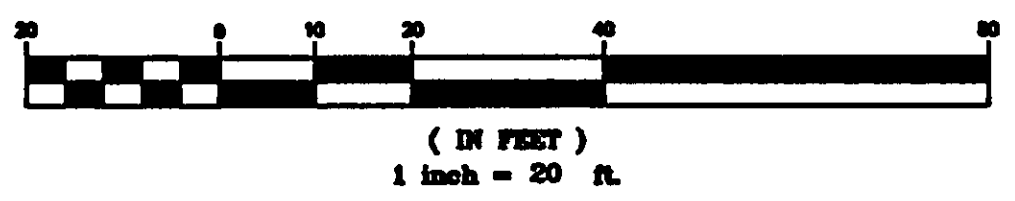
● 5/8" IRON PIN SET, ID. GUTOSKEY PS 7567

* DRIVE APRON AND WALK ● 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.

GRAPHIC SCALE



Erosion and Sediment Control Schedule

Ingrass-Eggs
 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.

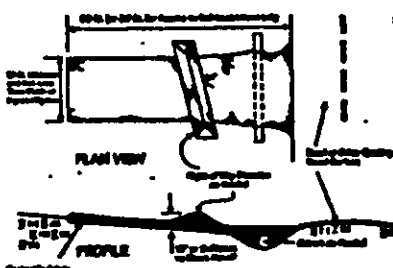
Temporary Seeding
 Disturbed areas of the site that are to remain idle for more than Twenty-one (21) days shall be properly seeded and straw mulched within seven (7) days of completion of initial grading. Temporary seeding and mulching of a thirty (30) foot strip of the entire front of the lot shall 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.

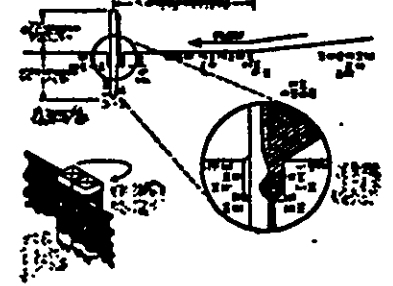
Mulching
 Straw-mulch shall be applied at a rate of 1 bale per every ten (10) feet of curb, at a width of thirty (30) feet of the entire length of the lot. Wood chips may also be used but must be spread at a minimum depth of four inches over the thirty-foot width and must be accompanied by a properly 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.

Construction Entrance Detail



Silt Fence Detail



CONCORD TOWNSHIP ZONING OFFICE
 Zoning Permit # 0907-13065
 Date Issued 4/16/07
 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.