

5/8" I. PIN FND.
(I.D. GERSON)
N88°59'02"E
237.09'
SL17
DAN AND NANCY J. LAZARESCU
DOC.#2007R031584
P.P.#08-A-027-C-017-0

EXST. HOUSE
F.F.L.=971.53
GAR F.F.L.=968.69

SYMBOL LEGEND	
	TELEPHONE PEDESTAL
	POWER TRANSFORMER
	CURB INLET
	MANHOLE
	WATER VALVE
	FIRE HYDRANT
	YARD DRAIN
	POWER POLE
	LIGHT POLE
	GAS VALVE
	LIGHT POWER POLE
	GAS METER
	CABLE TV PEDESTAL
	GUARD POST
	CATCH BASIN
	WATER SERVICE VALVE
	GUY WIRE
	GAS SERVICE VALVE
	CLEAN OUT
	WATER METER
	GAS MARKER

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	18.87	30.00	36°02'09"	N49°39'05"W	18.56
C2	25.07	30.00	47°52'47"	N07°41'37"W	24.35
C3	189.07	78.50	137°59'51"	S52°45'09"E	204.49
C4	50.00	78.50	36°29'39"	N40°00'06"E	25.88

BENCH MARK
RIM OF SANITARY MANHOLE
ELEV. 958.64

Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1,000 ft. ²	Pct. 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.
	Tall Fescue	1	40 lb.
August 16 to November 1	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
November 1 to Spring Seeding	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.

Note: Other approved seed species may be substituted.

SAN MH
RIM ELEV.=958.64
INV.=952.24

PINE VALLEY
CIRCLE 60'

CURB INLET
RIM=957.64

SAN MH
RIM ELEV.=958.32
INV.=951.70

MARK S. & JOAN C. BAER
DOC.#2004R054876
P.P.#08-A-021-A-00-008-0

SL16
ALEXANDRA FINE HOMES
DOC.#2007R040297
P.P.#08-A-027-C-016-0
1.3969 ACRES

SL51
JAMES R. JR. AND LORI ANN GARDNER
DOC.#2002R047823
P.P.#08-A-021-A-00-007-0

MOUNT ROYAL NO. 3
VOL. 31, PG. 9

SL15
DANIEL AND BARBARA A. BONES
DOC.#2001R008213
P.P.#08-A-027-C-015-0
VACANT

20' LSD EASEMENT

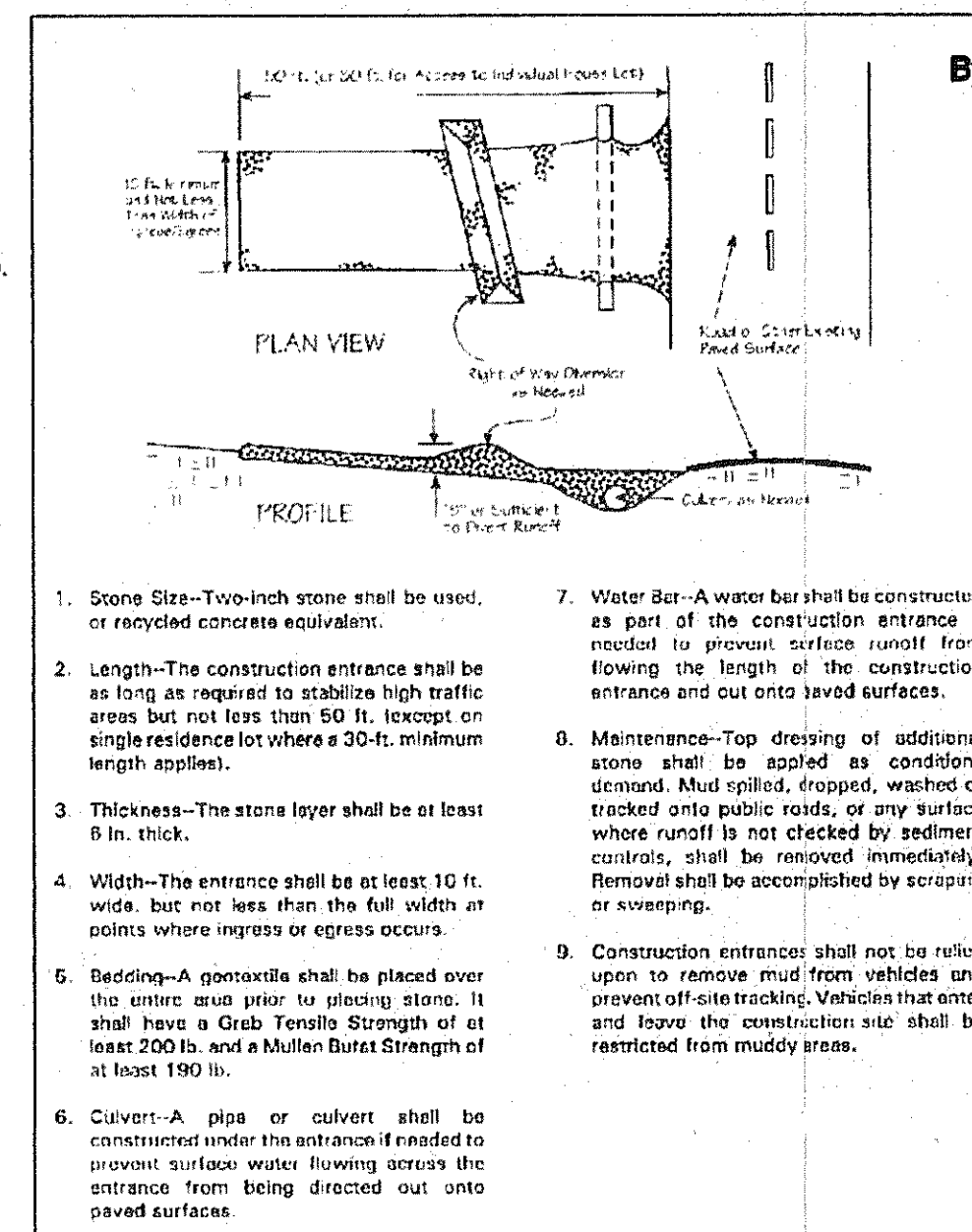
*CONTRACTOR TO VERIFY DEPTH, LOCATIONS AND TYPE
OF EXISTING CONNECTIONS IN FIELD.

UNDERGROUND UTILITIES NOTE:
The location both horizontal and vertical of the underground utilities shown hereon, have been obtained by a diligent and comprehensive search of available records. Verification by field observation has been conducted where practical. However, Rudy E. Schwartz, P.S. No. 7193 does not guarantee the completeness, nor accuracy thereof.

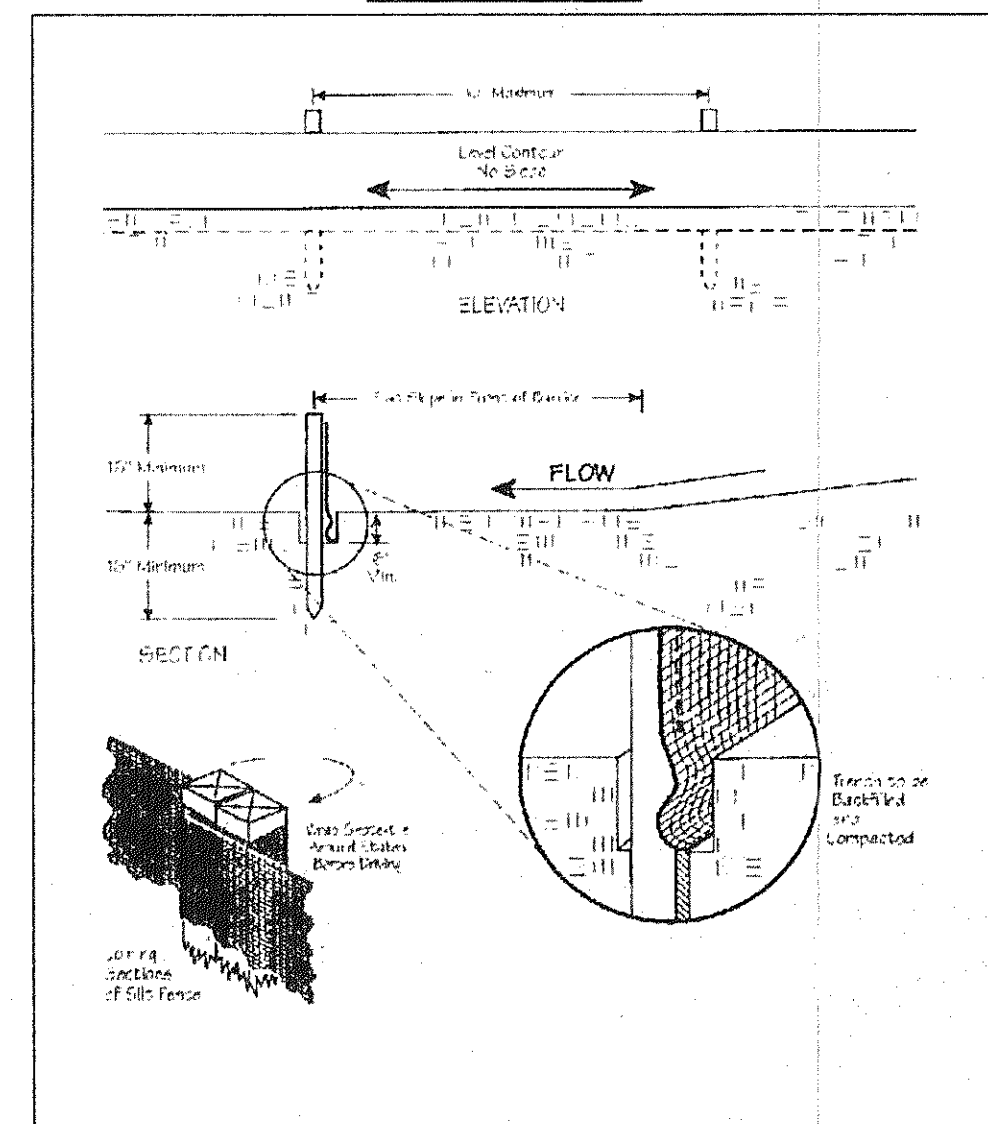
NOTES:

- SEE ARCHITECT'S PLANS FOR COMPLETE HOUSE DIMENSIONS.
- BUILDER TO ESTABLISH SWALES AS REQUIRED.
- INSTALL SILT FENCE AND EROSION CONTROL AS REQUIRED BY THE TOWNSHIP OF CONCORD.

CONSTRUCTION ENTRANCE DETAIL



SILT FENCE DETAIL



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:

All erosion and sediment control specifications, applications, and timetables are based on the descriptions and standards of The Ohio Department of Natural Resources "Rainwater and Land Development Manual" and can be found in the Lake County Erosion and Sediment Control Rules as adopted December 21, 1999.

The specified erosion and sediment control standards are general guidelines and shall not limit the right of the county to impose, at any time, additional, more stringent requirements. Nor shall the standards limit the right of the county to waive, in writing, individual requirements.

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer

By LS Date 10-16-08

SITE PLAN

For

ALEXANDRA FINE HOMES

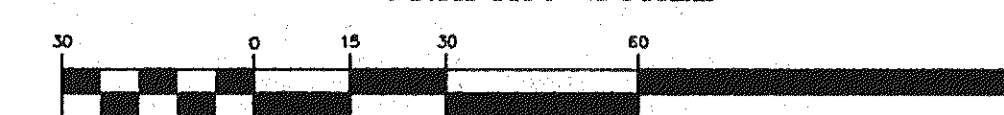
SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE AND
THE STATE OF OHIO, AND IS FURTHER KNOWN AS BEING SUBLOT
NUMBER 16 IN THE LITTLE MOUNTAIN COUNTRY CLUB
SUBDIVISION, RECORDED IN VOLUME 39, PG. 13 OF THE LAKE
COUNTY PLAT RECORDS.

PREPARED FOR:
ALEXANDRA FINE HOMES
8555 MAYFIELD ROAD
CHESTERLAND, OHIO 44026
PHONE 440-729-8880

LEGEND

●	ips	5/8" x 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
○	i.Pipe	Iron Pipe
○	Mon.	Monument
□	Fe	Fence post
□	Mag	Mag Nail Set
×	Fnd.	Found
D.	D.	Deed
R/Rec	R/Rec	Record
M/Msd	M/Msd	Measured
O/Obs	O/Obs	Observed
C/Calc	C/Calc	Calculated
U.	U.	Used
D.R.	D.R.	Deed Record
O.R.	O.R.	Official Record
C.L. C/L	C.L. C/L	Centerline
e/p	e/p	Edge of Pavement
P	P	Plot record information

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft
OCTOBER 8, 2008

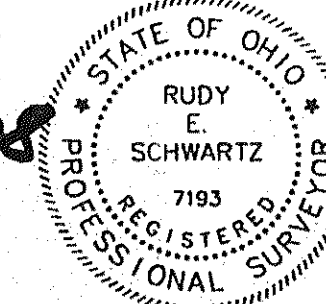
DESIGN CERTIFICATE:

This plan was prepared by me, and is correct to the best of my knowledge and belief.

Rudy E. Schwartz 10.9.08
Rudy E. Schwartz, P.S. #7193

I, the undersigned hereby certify that this topography, indicated in 1' contours, and elevations shown hereon represent an actual field survey made by me September, 2008 and that the elevations were taken at appropriate intervals and that as of this date they existed as indicated hereon.

Rudy E. Schwartz 10.9.08
Rudy E. Schwartz, P.S. #7193 Date



PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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