

BENCHMARK
EX. FH

R/W

QUAIL HOLLOW DRIVE - 60'

EX. SAN MH
RIM EL. 924.00
INV. 8" 910.33

I.P. SET

R/W

15' LOCAL SERVICE
DRAINAGE EASEMENT

YARD DRAIN
W/ 5' STUB
INV. 12" 920.34

GARAGE
FF EL. 930.25

S/L 210
VACANT

S/L 211
PROP. HOUSE
FF ELEV. 932.25

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

By *L.S.*

Date 11/21/06

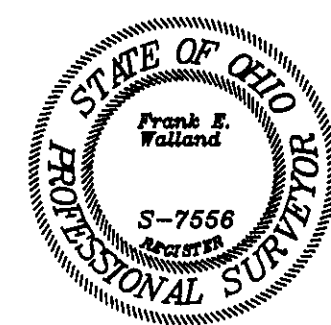
CONCORD TOWNSHIP ZONING OFFICE

Zoning Permit # 1106-1293

Date Issued 11/14/06

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.



FRANK E. WALLAND, P.S. NO. 7556

C1
L=113.22'
R=330.00'
Δ=19°39'27"
C=112.66'
S 76°31'04" W

SITE PLAN
QUAIL HOLLOW NO. 5
SUBLOT 211

CONCORD TOWNSHIP - LAKE COUNTY - OHIO

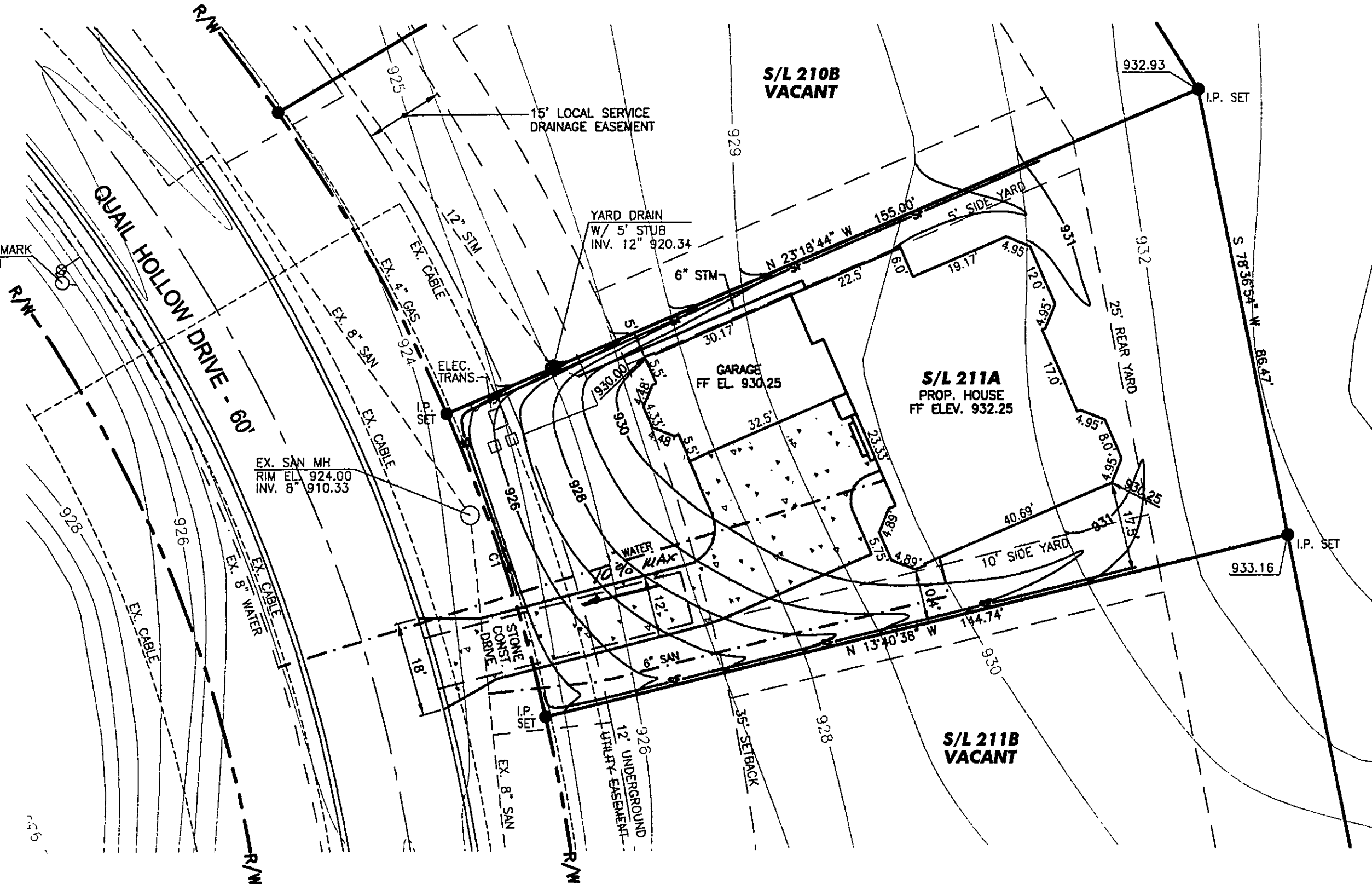
onbow
Engineering, Inc.

10 West Erie Street, Suite 201, Plainville, Ohio 44877
Phone (440) 383-8500 / (440) 383-8541 Fax (440) 383-8186
info@onbowengineering.com

JOB NUMBER:	00031	DATE:	11-14-06
DRAWN BY:	SLS	CHECKED BY:	F E W
NO. REVISION		BY	DATE

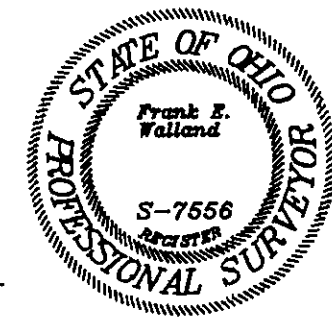


BENCHMARK
EX. FH



C1
L=60.72'
R=330.00'
Δ=10°32'30"
C=60.63'
S 71°57'34" W

Frank E. Walland
FRANK E. WALLAND, P.S. NO. 7556



SITE PLAN
QUAIL HOLLOW NO. 5
SUBLOT 211A

CONCORD TOWNSHIP - LAKE COUNTY - OHIO

oxbow

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oxbowengineering@ohiovalley.net

JOB NUMBER:	08031	DATE:	11-13-06	DATE:	
DRAWN BY:	SLS	CHECKED BY:	F E W	BY:	
NO. REVISION					



Temporary Seeding Species Selection

Seeding Dates	Species	Lb /1,000 sqft	Per Acres
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
	Annual 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
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb
November 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding.		

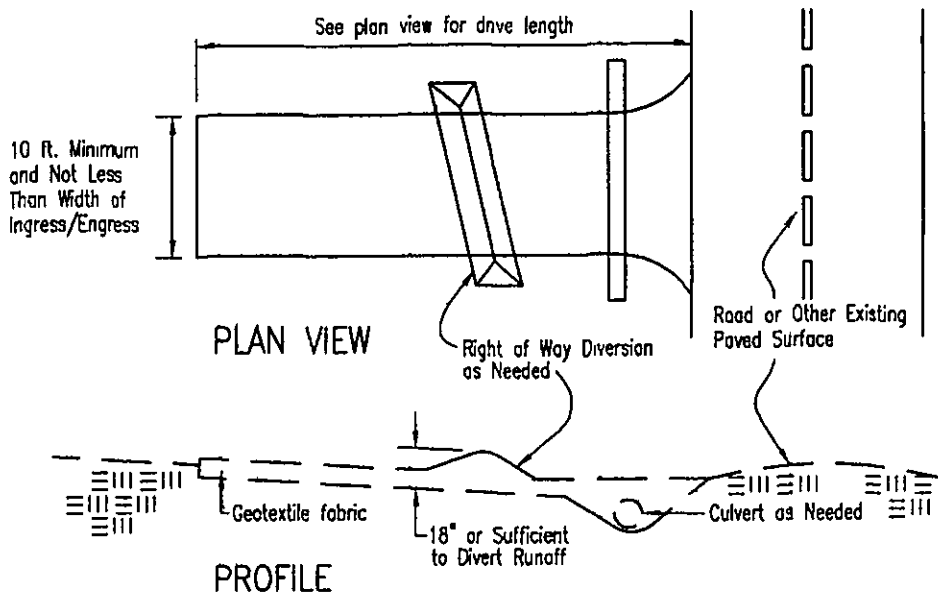
Note: Other approved seed species may be substituted.

GENERAL NOTES:

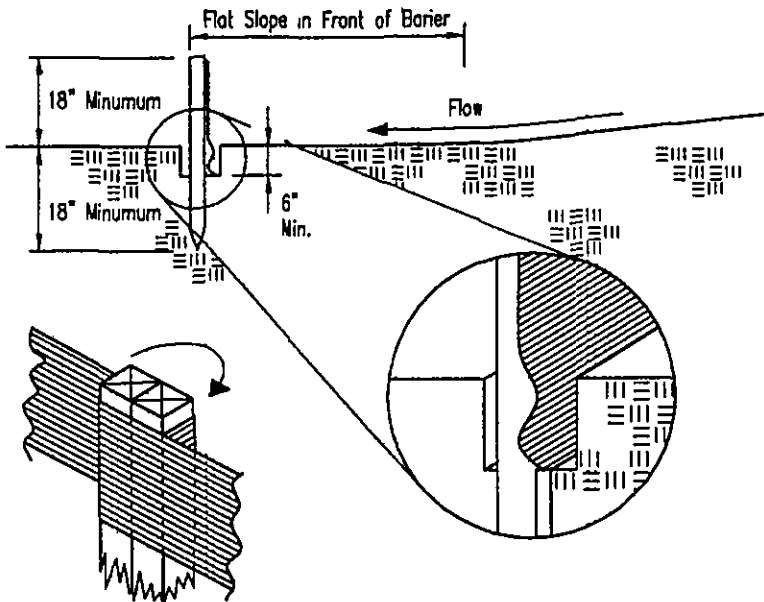
1. BENCHMARK – EXISTING HYDRANT, TOP FLANGE ELEVATION = 926.17
2. DRIVEWAY APRON TO BE 6" THICK CONCRETE.
3. ALL DOWN SPOUTS TO BE OUTLETTED TO SPLASH BLOCKS.
4. CONTRACTOR RESPONSIBLE FOR CONTACTING THE OHIO UTILITY PROTECTION SERVICE 1 (800) 362-2764 AND ALL UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
5. THE LOCATION BOTH HORIZONTAL AND VERTICAL OF EXISTING 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, OXBOW ENGINEERING, INC. DOES NOT GUARANTEE THE COMPLETENESS, NOR ACCURACY THEREOF.
6. CONTRACTOR SHALL VERIFY ELEVATIONS OF LATERAL INVERTS IN THE FIELD PRIOR TO FOUNDATION EXCAVATION.
7. EROSION AND SEDIMENT-CONTROL PRACTICES TO BE INSTALLED AS DESCRIBED IN THE RAIN WATER LAND DEVELOPMENT MANUAL AS DIRECTED BY THE LAKE COUNTY SOIL AND WATER CONSERVATION DISTRICT.
8. 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 OF A THIRTY (30) FOOT STRIP OF THE ENTIRE FRONT OF THE LOT SHALL BE MAINTAINED ON THE SITE ONCE INITIAL GRADING IS COMPLETE.
9. INVERT ELEVATIONS WERE OBTAINED FROM RECORD DRAWINGS.
10. CONNECTIONS WERE OBTAINED FROM RECORD DRAWINGS. LOCATIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

ACREAGE: .2496

Construction Entrance Detail



Silt Fence Detail



SITE PLAN
QUAIL HOLLOW NO. 5
SUBLOT 211A

CONCORD TOWNSHIP - LAKE COUNTY - OHIO

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JOB NUMBER: 08031	DATE: 11-10-08	BY: []	DATE: []
DRAWN BY: SLS	CHECKED BY: F E W		
DATE: []			