

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	21.07	200.00	10.54	21.06	N87°25'31"W
C2	17.91	170.00	8.96	17.90	N87°25'31"W

S/L 246

Stormwater Management Plan  
Approved as shown and/or noted  
JAMES R. GILLS, P.E.  
County Drainage Engineer  
By L.S. Date 6/22/05

## SITE PLAN

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: VAN WINKLE

CLIENT		OWNER	
ADDRESS	STREET	CITY	ZIP
QUAIL HOLLOW #8		TRACT	
SUBDIVISION	43-1	NAME	STREET
248	VOL-PG.	LOT	STREET
SUBLOT NO.	RIDING TRAIL	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	---		

### 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 SURVEYOR REGISTRATION NO.

### 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			PLAN PREPARED BY:	
NO.	DATE	BY	B.J. BABCOCK · JONES & ASSOCIATES, INC.	
1	6/1/05	B.P.	PAINESVILLE, OHIO	
2	6/16/05	B.P.	DRAWN BY B.P.	SCALE 1"=20'
3			CHK'D. H.J.	DATE 2/17/05
4			CREW W.B.	APP'D H.J.
5			CHIEF	PHONE NO. 440-357-1811
				DRAWING NO. 02-230-248

"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.

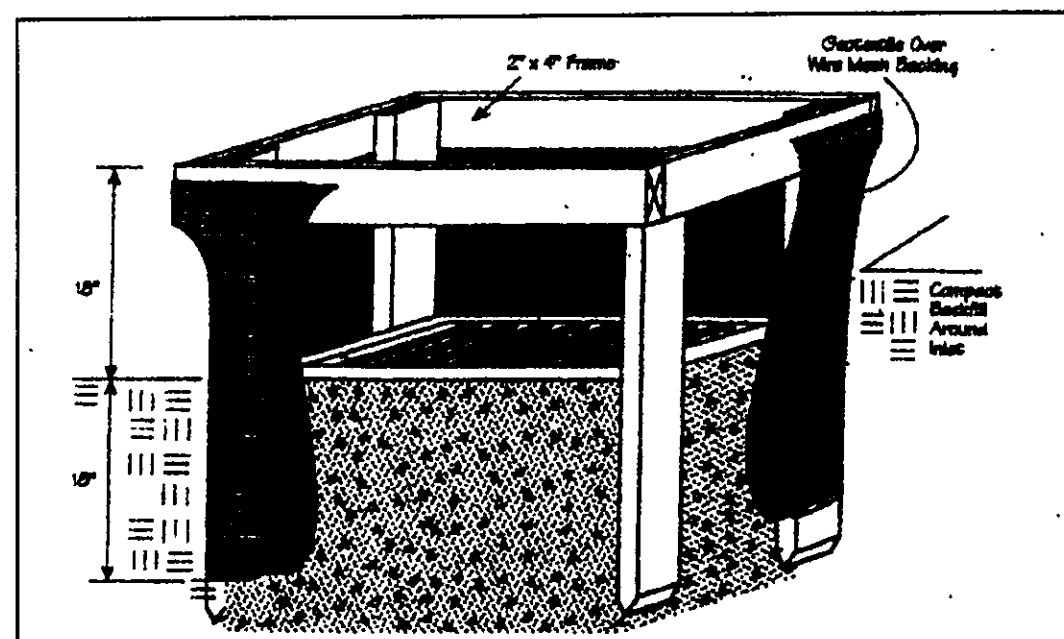
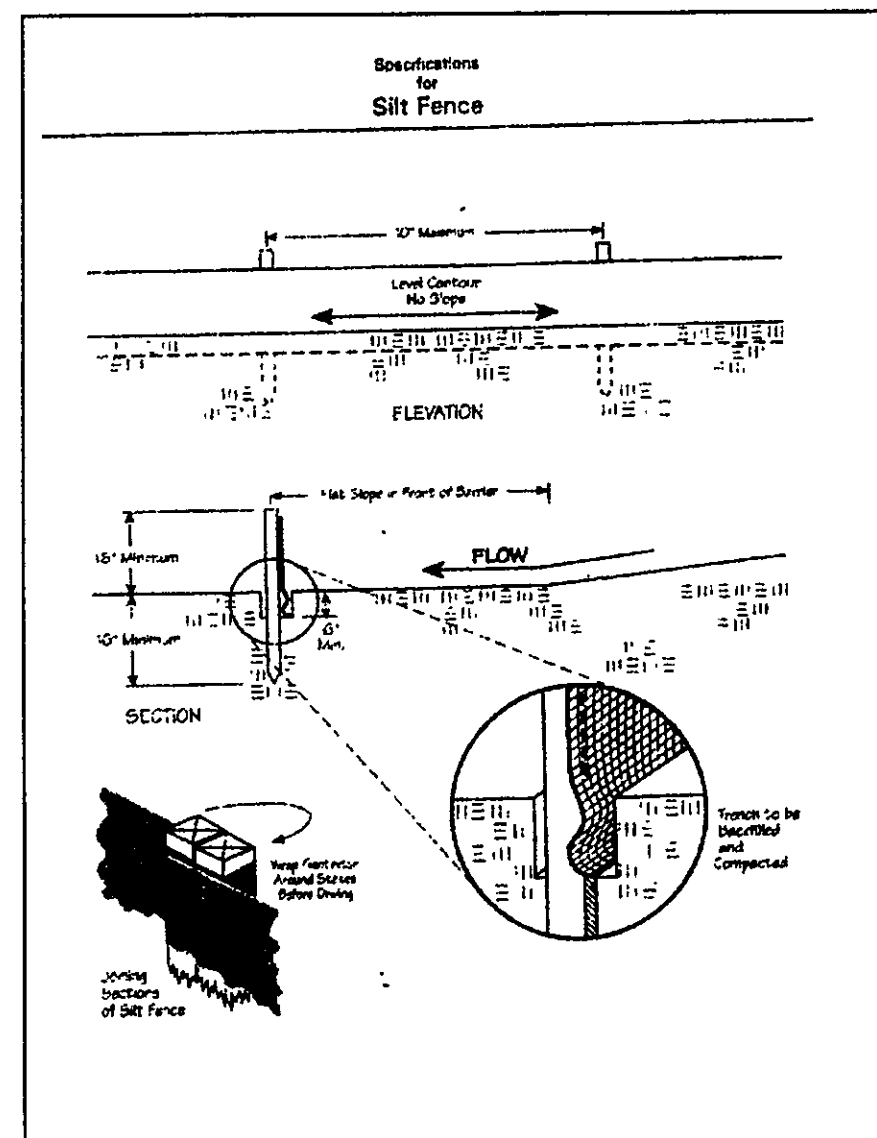
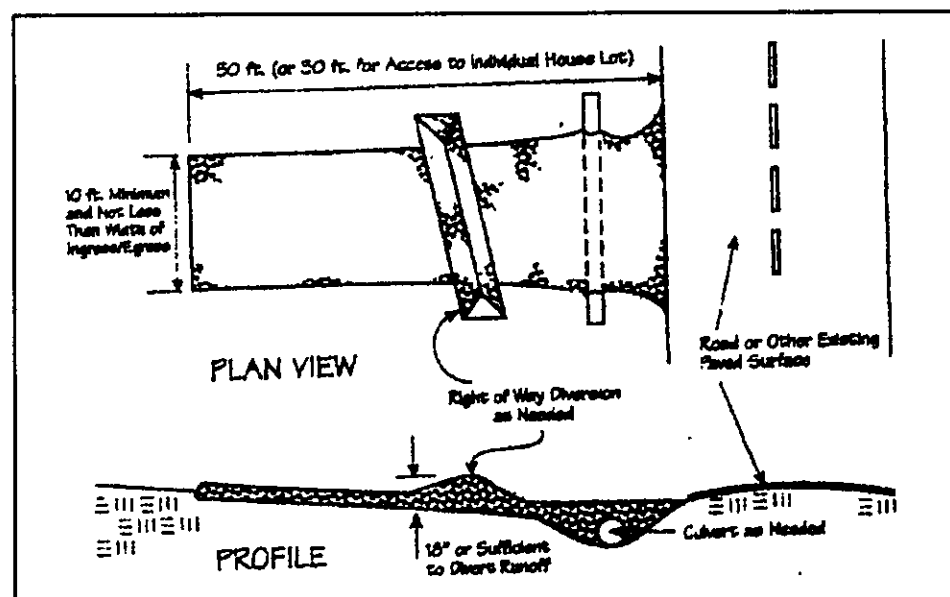
REGISTERED SURVEYOR REG. NO.

BM - SANITARY MANHOLE  
ELEV - 910.04

RIDING TRAIL - 60'

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. <sup>2</sup>	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.

#### 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.

2/2

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: VAN WINKLE

ADDRESS STREET CITY ZIP

QUAL HOLLOW #8

SUBDIVISION 43-1 NAME TRACT

248 VOL-PG. RIDING TRAIL LOT STREET

SUBLOT NO. STREET VOL-PG. PERM. PARCEL NO.

#### LEGEND

SANITARY MANHOLE --- 100.0 EXIST. ELEV. --- 100.0 PROP. ELEV.  
STORM MANHOLE --- 100.0 AS BUILT ELEVATION  
INLET OR CATCH BASIN --- 100.0 INDICATES  
HYDRANT --- 100.0 DIRECTION OF  
EXISTING CONTOURS --- SURFACE DRAINAGE  
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 SURVEYOR REGISTRATION NO.

#### CHECK LIST

NO. OF BEDROOMS  
DIMENSIONS  
BEARINGS  
TIE TO NEAREST STREET  
SUBLOT NO. PARCEL NO.  
SURROUNDING OWNERS  
BLDG. DIMENSIONS FIN GR.  
BLDG. TIES FL'R. GRADES  
APRON TYPE WIDTH THICKNESS  
SIDEWALK TYPE WIDTH THICKNESS  
CULVERT TYPE DIA. LENGTH  
ROCK OUTCROPPINGS

WATER MAIN SIZE, LOCATION  
SAN. SEWER SIZE & GR. LOC.  
SAN. MH. CAST. ELEV. INV. ELEV.  
SAN. CONN. SIZE, LOC. DEPTH  
STORM SEWER SIZE & GR. LOC.  
STORM MH. CAST ELEV. INV. ELEV.  
PAV'T TYPE GRADE CURBS  
GAS LINE LOC. SIZE PRESSURE  
SEPTIC TANK LOCATION & DUPLICATION AREA  
WELL LOCATION  
ISOLATION RADIUS FROM WELL

REVISIONS			PLAN PREPARED BY:	
NO.	DATE	BY	BABCOCK · JONES & ASSOCIATES, INC.	
1			PARMESVILLE, OHIO	
2			DRAWN BY BP SCALE --- PHONE NO. 440-357-1811	
3			CHK'D. HT DATE 4/4/05 DRAWING NO.	
4			CREW CHIEF --- APP'D HT 02-230-248	
5				

#### "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.

"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 9th day of FEB, 2005 and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon."

NAME SURVEYOR REG. NO.

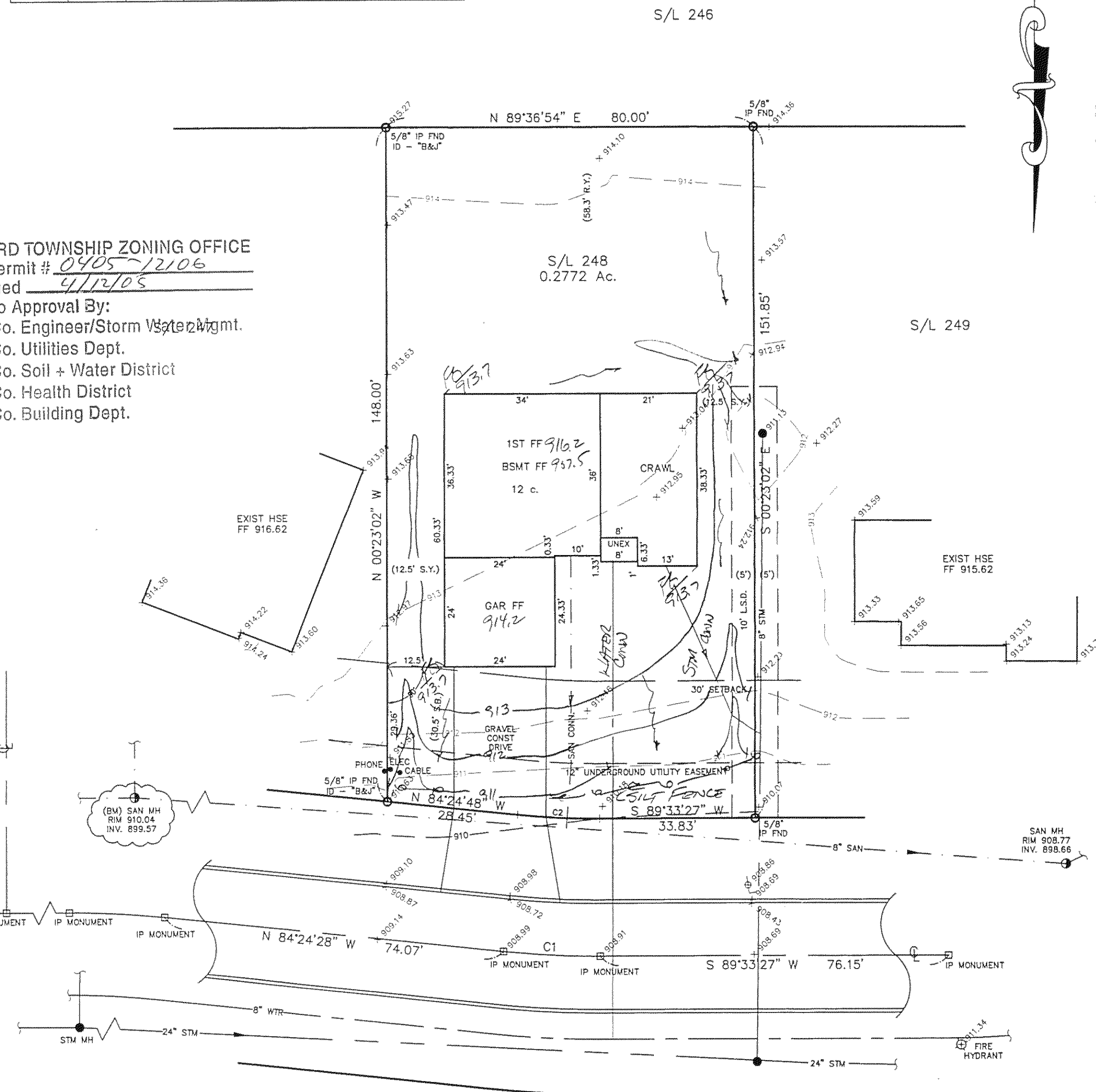
EXISTING UTILITIES NOTE:  
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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	21.07	200.00	10.54	21.06	N87°25'31"W	06°02'10"
C2	17.91	170.00	8.96	17.90	N87°25'31"W	06°02'09"

CONCORD TOWNSHIP ZONING OFFICE  
 Zoning Permit # 0405-12106  
 Date Issued 4/12/05  
 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.

JUMPERS CROSSING LANE



RIDING TRAIL - 60'

1/2

SITE PLAN

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: VAN WINKLE

CLIENT		OWNER	
ADDRESS	STREET	CITY	ZIP
<b>QUAIL HOLLOW #8</b>			
SUBDIVISION	NAME	TRACT	STREET
43-1	VOL-PG.	LOT	
248	RIDING TRAIL		
SUBLOT NO.	STREET	VOL-PG.	PERM. PARCEL NO.

LEGEND	
SANITARY MANHOLE	--- (S) ---
STORM MANHOLE	--- (S) ---
INLET OR CATCH BASIN	--- (S) ---
HYDRANT	--- (S) ---
EXISTING CONTOURS	--- (S) ---
PROPOSED CONTOURS	--- (S) ---
EXIST. ELEV.	100.0
PROP. ELEV.	100.0
AS BUILT ELEVATION	100.0
INDICATES DIRECTION OF SURFACE DRAINAGE	100.0

**REMARKS**  
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 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 Harry S. Jones, Jr. SURVEYOR REGISTRATION NO. 440-357-1811

CHECK LIST	
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DIMENSIONS	SAN. SEWER SIZE & GR. LOC.
BEARINGS	SAN. MH. CAST. ELEV. INV. ELEV.
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CULVERT TYPE DIA. LENGTH	ISOLATION RADIUS FROM WELL
ROCK OUTCROPPINGS	

REVISIONS			PLAN PREPARED BY:		
NO.	DATE	BY	BABCOCK - JONES & ASSOCIATES, INC.		
1			PAINESVILLE, OHIO		
2			DRAWN BY	B.P.	SCALE 1"=20'
3			CHK'D.	H.J.	DATE 2/17/05
4			CREW	W.B.	APP'D H.J.
5			CHIEF		PHONE NO. 440-357-1811
					DRAWING NO. 02-230-248

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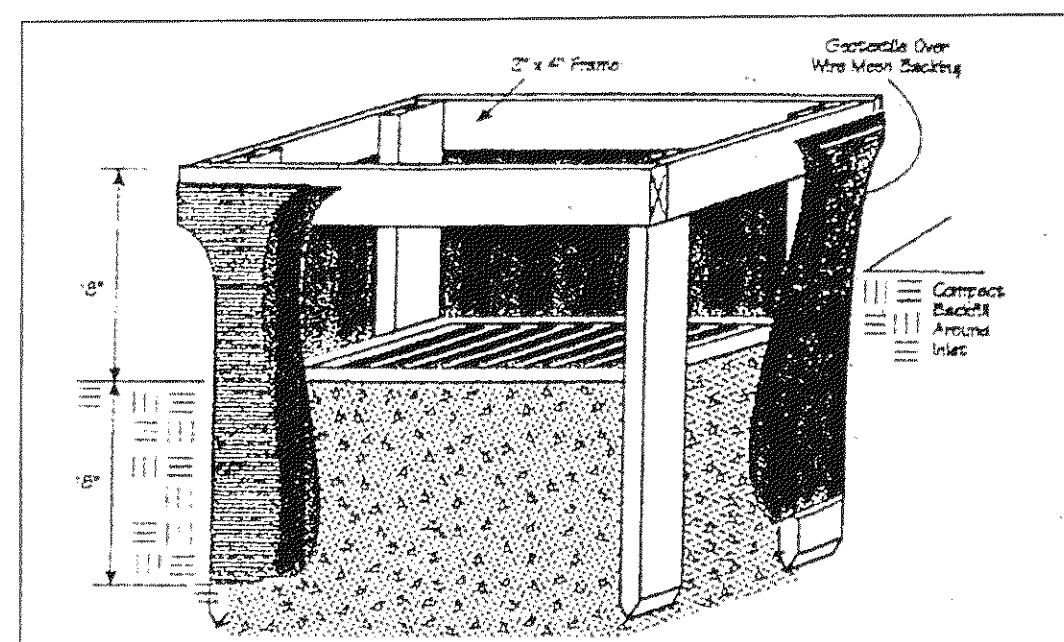
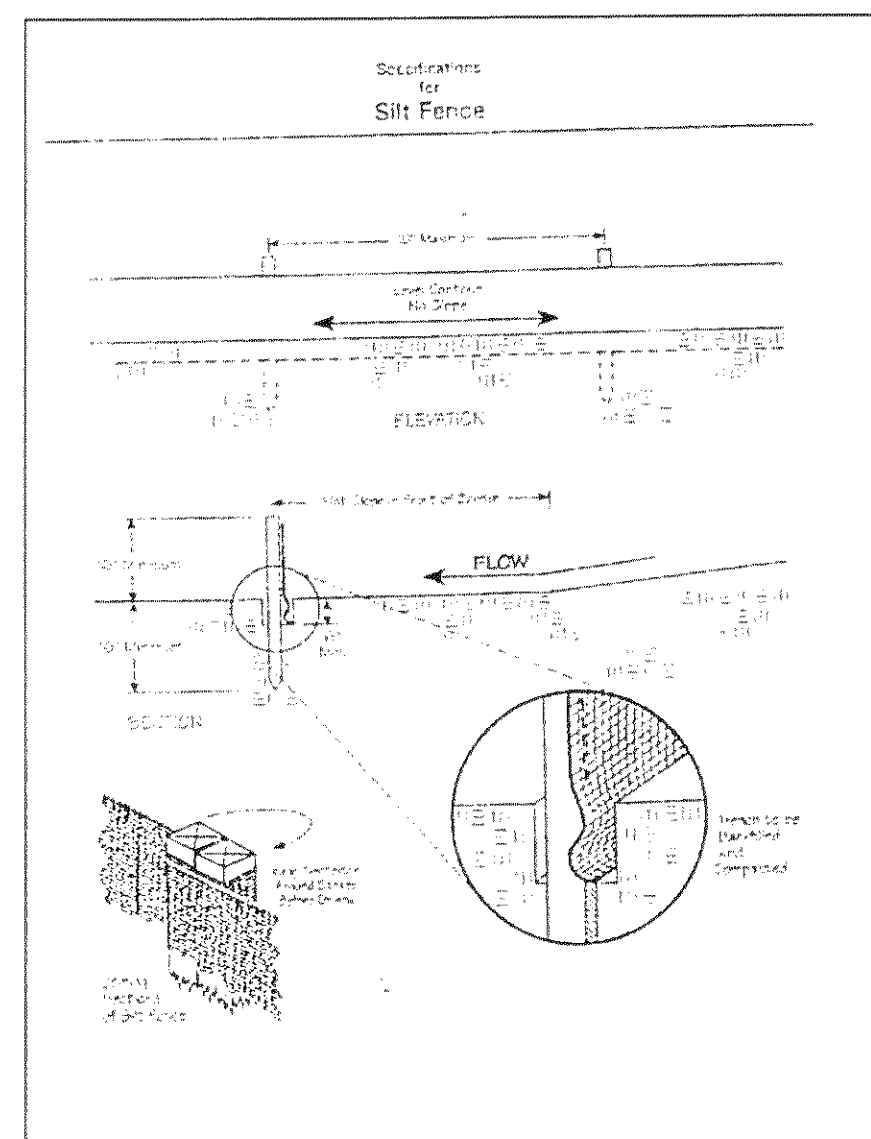
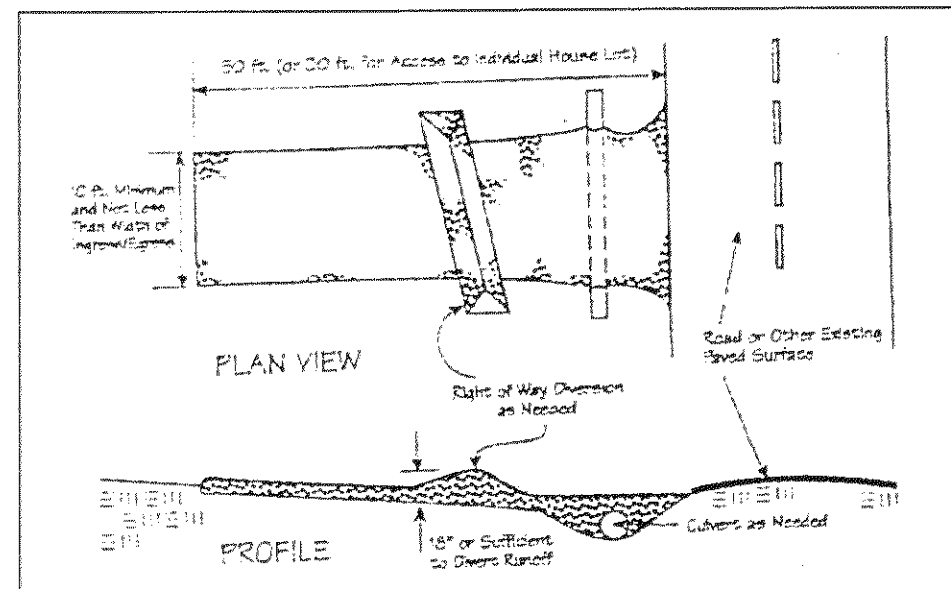
REGISTERED SURVEYOR REG. NO.

BM - SANITARY MANHOLE  
 ELEV - 910.04

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Harry S. Jones Jr. #6343  
Name Reg. No.

2/2

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: VAN WINKLE

CLIENT OWNER  
ADDRESS STREET CITY ZIP  
QUAIL HOLLOW #8  
SUBDIVISION 434 NAME TRACT STREET  
248 VOL.-PG. 248 LOT  
SUBLOT NO. STREET VOL.-PG. PERM. PARCEL NO.

LEGEND  
SANITARY MANHOLE --- 100.0  
STORM MANHOLE --- 100.0  
INLET OR CATCH BASIN --- 100.0  
HYDRANT --- 100.0  
EXISTING CONTOURS --- 100.0  
PROPOSED CONTOURS --- 100.0  
EXIST. ELEV. 100.0  
AS BUILT ELEVATION  
INDICATES  
DIRECTION OF  
SURFACE DRAINAGE

REMARKS  
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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 Harry S. Jones Jr. SURVEYOR REGISTRATION NO. 6343

CHECK LIST  
NO. OF BEDROOMS  
DIMENSIONS  
BEARINGS  
TIE TO NEAREST STREET  
SUBLOT NO. PARCEL NO.  
SURROUNDING OWNERS  
BLDG. DIMENSIONS FIN GR.  
BLDG. TIES FL'R. GRADES  
APRON TYPE WIDTH THICKNESS  
SIDEWALK TYPE WIDTH THICKNESS  
CULVERT TYPE DIA. LENGTH  
ROCK OUTCROPPINGS  
WATER MAIN SIZE, LOCATION  
SAN. SEWER SIZE & GR. LOC.  
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PAVT TYPE GRADE CURBS  
GAS LINE LOC. SIZE PRESSURE  
SEPTIC TANK LOCATION & DUPLICATION AREA  
WELL LOCATION  
ISOLATION RADIUS FROM WELL

REVISIONS  
NO. DATE BY  
1  
2  
3  
4  
5  
PLAN PREPARED BY:  
bj BABCOCK JONES & ASSOCIATES, INC.  
PAINESVILLE, OHIO  
DRAWN BY BP SCALE 1"=40' PHONE NO. 440-357-1811  
CHK'D. HT DATE 4/4/05 DRAWING NO. 02-230-248  
CREW CHIEF HT APP'D HT

"AS BUILT" CERTIFICATION  
I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING FINISH GRADES CHECKED IN THE FIELD ON 4/4/05, 2005 AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR REG. NO.

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