

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 6/7/06

SITE PLAN

CONCORD TWP., LAKE COUNTY, OHIO

for: MILT PAVLIN CUSTOM HOMES

CLIENT: _____ OWNER: _____

ADDRESS: _____ STREET: _____ CITY: _____ ZIP: _____

SUBDIVISION: SUMMERWOOD TRACT NAME: _____ STREET: _____

48-30 VOL-PG LOT: _____

12 SUBLOT NO. SUMMERWOOD DRIVE VOL-PG PERM. PARCEL NO.

LEGEND

SANITARY MANHOLE: EXIST. ELEV. 1000.0 PROP. ELEV. 1000.0

STORM MANHOLE: AS BUILT ELEVATION

INLET OR CATCH BASIN: INDICATES

HYDRANT: 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.

James R. Gills SURVEYOR REGISTRATION NO. 012313

CHECK LIST

NO. OF BEDROOMS _____

DIMENSIONS _____

BEARINGS _____

TIE TO NEAREST STREET _____

SUBLOT NO. _____

SURROUNDING OWNERS _____

BLDG. DIMENSIONS FIN OR _____

BLDG. TIES PL'N. 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

NO.	DATE	BY
1		
2		
3		
4		
5		

PLAN PREPARED BY:

BABCOCK · JONES & ASSOCIATES, INC.

PAINEVILLE, OHIO

DRAWN BY B.P. SCALE 1"=20' PHONE NO. 440-387-1811

CHK'D. H.J. DATE 5/30/06 DRAWING NO. 04-303-12

APP'D. W.B. APP'D. H.J.

"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. _____

TBM - IP MONUMENT

ELEV - 1052.55

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	94.61	770.00	47.36	94.55	S77°20'19"E	07°02'24"
C2	47.38	30.00	30.26	42.61	N53°53'20"E	90°29'49"
C3	351.12	800.00	178.43	348.31	S68°47'24"E	25°08'50"

EXISTING UTILITIES NOTE:

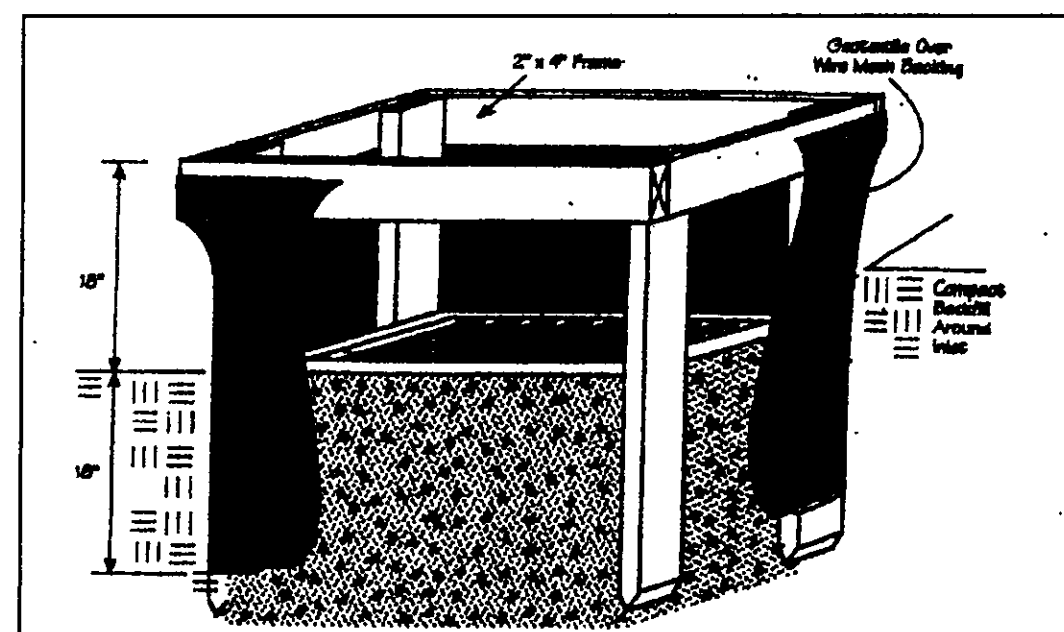
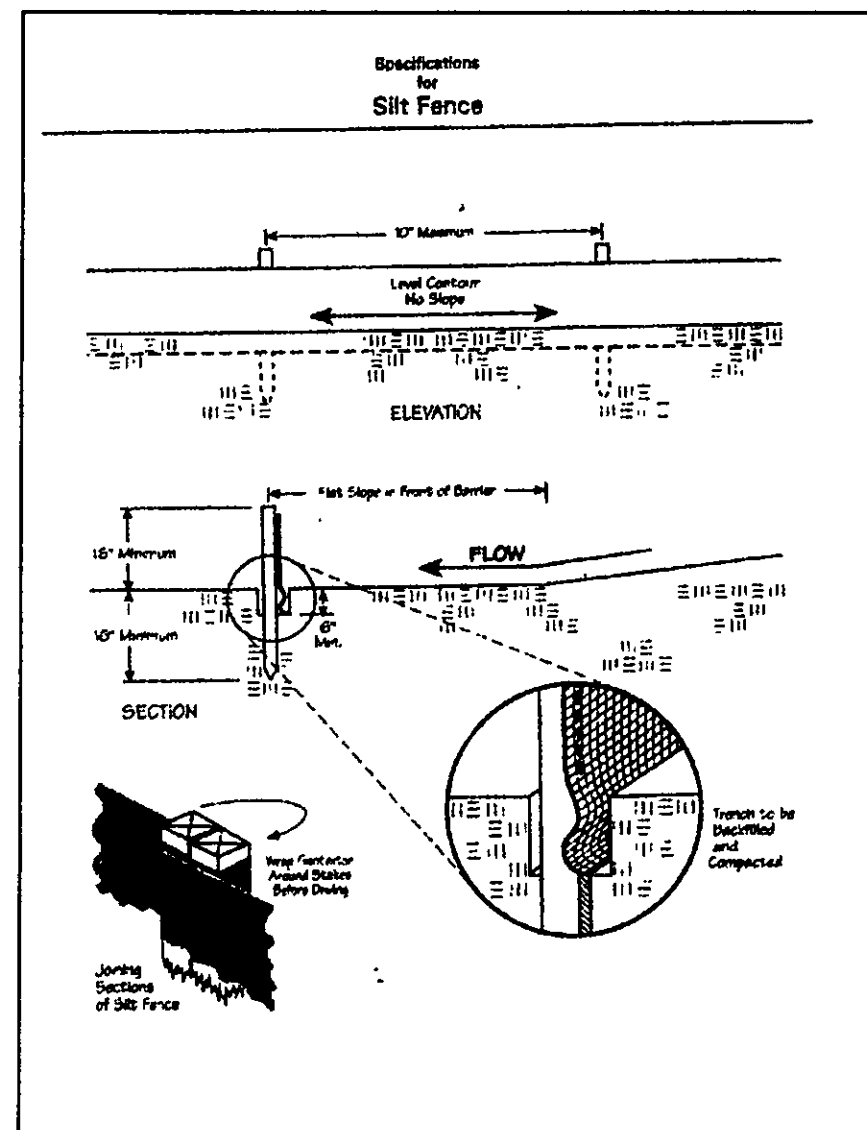
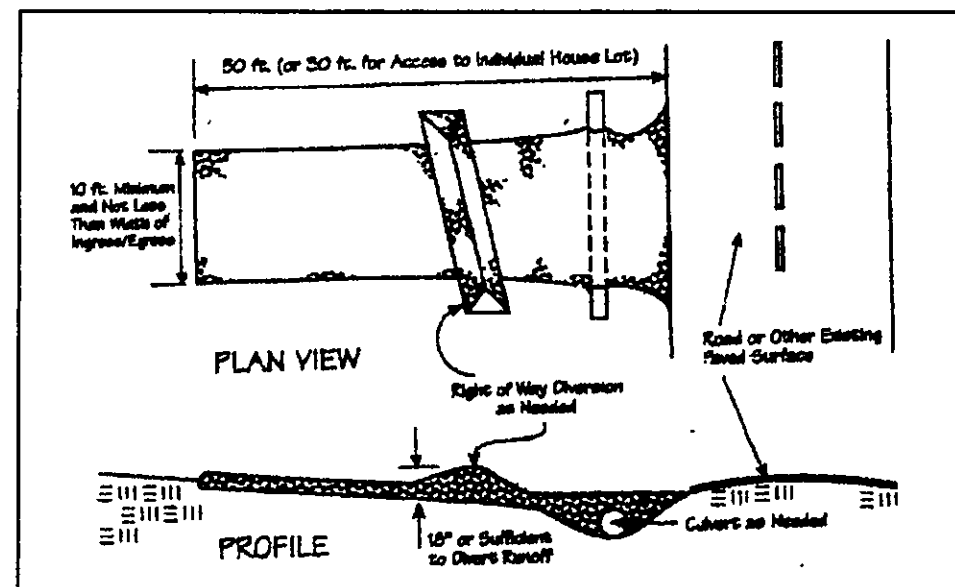
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL, HOWEVER, BABCOCK, JONES AND ASSOCIATES INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

STATE OF OHIO

HARRY E. JONES, JR.

8-0848

REGISTERED PROFESSIONAL SURVEYOR



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

"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 24th day of MAY, 2006 and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon."

Name Harry Jones #6343 Reg. No.

2/2

CONCORD TOWNSHIP, LAKE COUNTY, OHIO
for: PAULIN CUSTOM HOMES

ADDRESS STREET CITY ZIP
SUBDIVISION 4P-30 NAME TRACT STREET
12 VOL-PG SUMMERWOOD DR LOT STREET
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
AS BUILT ELEVATION
INDICATES DIRECTION OF SURFACE DRAINAGE

REMARKS
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NAME Harry Jones #6343 SURVEYOR REGISTRATION NO.

CHECK LIST
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DIMENSIONS
BEARINGS
TIE TO NEAREST STREET
SUBLOT NO. PARCEL NO.
SURROUNDING OWNERS
BLDG. DIMENSIONS FIN GR.
BLDG. TIES PL. GRADES
APRON TYPE WIDTH THICKNESS
SIDEWALK TYPE WIDTH THICKNESS
CULVERT TYPE DIA. LENGTH
ROCK OUTCROPPINGS
WATER MAIN SIZE, LOCATION
SAN. SEWER SIZE & OR. LOC.
SAN. MH. CAST. ELEV. INV. ELEV.
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STORM SEWER SIZE & OR. 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
NO. DATE BY
1
2
3
4
5
PLAN PREPARED BY:
BABCOCK · JONES & ASSOCIATES, INC.
PAINESVILLE, OHIO
DRAWN BY BP SCALE 1"=40' PHONE NO. 440-357-1811
CHK'D. HT DATE 5/30/06 DRAWING NO. 04-303-12
APP'D. HT

"AS BUILT" CERTIFICATION
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REGISTERED SURVEYOR REG. NO.

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