

NOTE: ALL IRON PINS SET ARE
5/8" X 30" AND ARE CAPPED
BABCOCK, JONES & ASSOC.

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 1005-12468
Date Issued 10/22/05
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.

VICEROY STREET - 60'

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 10/29/05

1
2

SITE PLAN

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: R.T.R. BUILDERS

CLIENT		OWNER	
ADDRESS	STREET	CITY	ZIP
NATURE PRESERVE NORTH		TRACT	
SUBDIVISION	50-4	NAME	STREET
VOL-PG.	68	LOT	LOT
SUBLOT NO.	68	STREET	PERM. PARCEL NO.
VICEROY STREET		VOL-PG.	

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 James R. Gills SURVEYOR REGISTRATION NO. 6383

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.	PAVT TYPE GRADE CURBS
BLDG. TIES FL'R. GRADES	GAS LINE LOC. SIZE PRESSURE
APRON TYPE WIDTH THICKNESS	SEPTIC TANK LOCATION & DUPLICATION AREA
SEWAGE TYPE WIDTH THICKNESS	WELL LOCATION
CULVERT TYPE DIA. LENGTH	ISOLATION RADIUS FROM WELL
ROCK OUTCROPPINGS	

REVISIONS			PLAN PREPARED BY:	
NO.	DATE	BY	BABCOCK - JONES & ASSOCIATES, INC.	
1	10/5/05	B.P.	PAINESVILLE, OHIO	
2	10/28/05	HJ		
3			DRAWN BY B.P.	SCALE 1"=20'
4			CHK'D. H.J.	DATE 9/29/05
5			CREW CHIEF W.B.	APP'D H.J.
			PHONE NO. 440-357-1811	DRAWING NO. 04-129-68

"AS BUILT" CERTIFICATION
I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING
FINISH GRADES CHECKED IN THE FIELD ON 10/29/05, 2005
AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

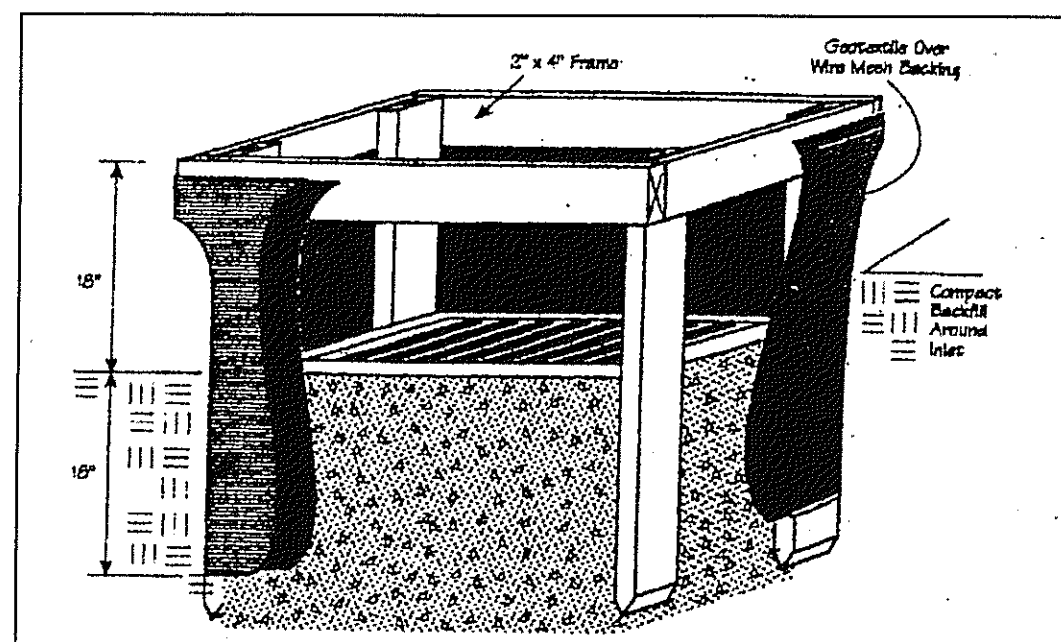
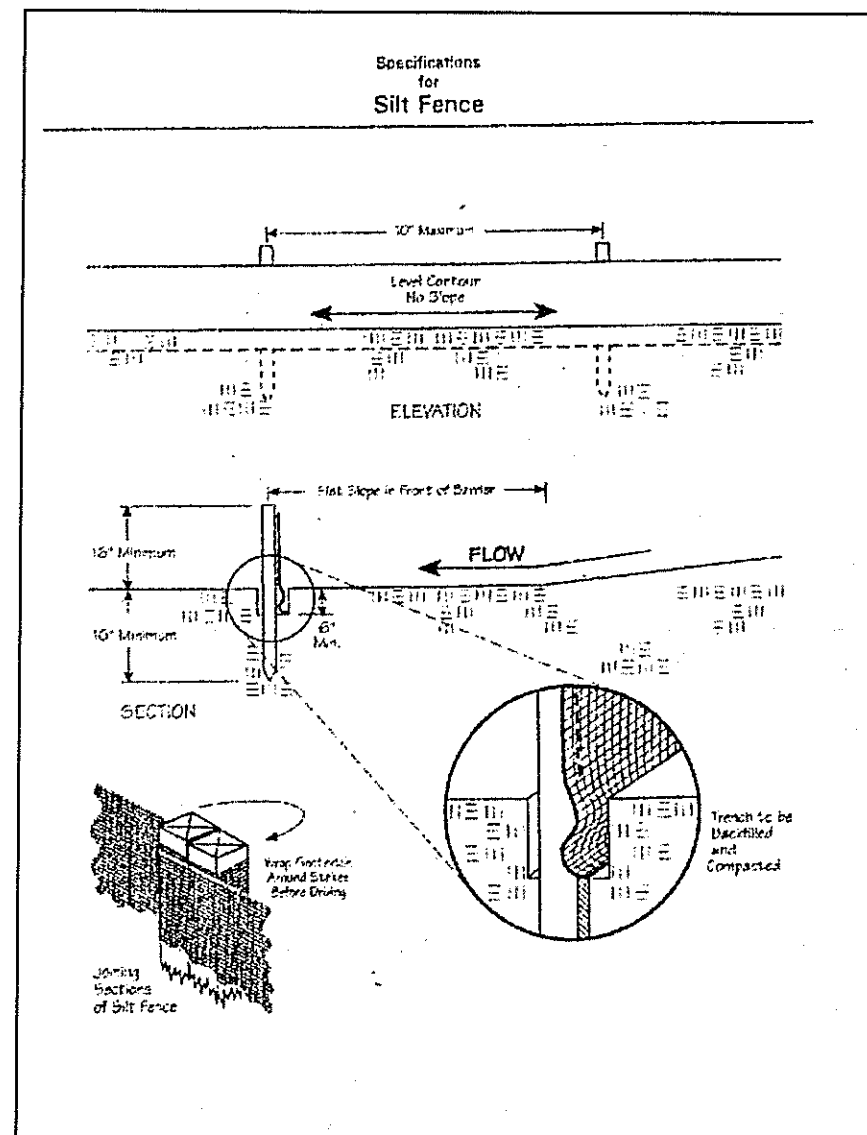
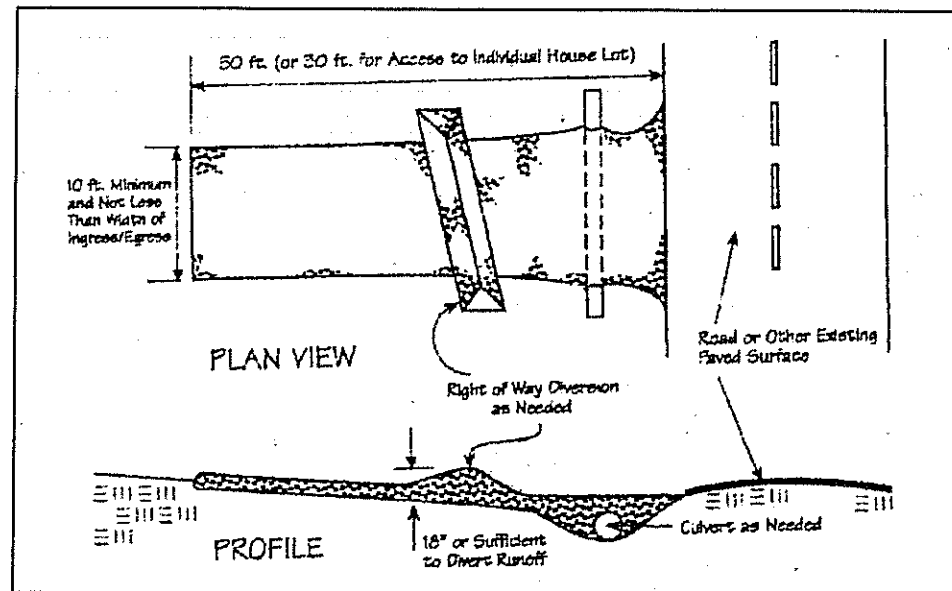
REGISTERED SURVEYOR REG. NO.

TBM - PK MONUMENT
ELEV - 946.29

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	72.53	500.00	36.33	72.47	S01°54'08"W
C2	67.61	530.00	33.85	67.56	S01°24'03"W

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. 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	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
November 1 to Spring Seeding	Annual Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Wheat	3	2 bushel

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 20th day of Sept. 20 05 and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon."

Harry Jones #6343
Name Reg. No.

2/2

CONCORD TOWNSHIP, LAKE COUNTY, OHIO
for: RTR
CLIENT OWNER
ADDRESS STREET CITY ZIP
SUBDIVISION NAME TRACT
108 VOL-PG. VICEPRES LOT STREET
SUBLOT NO. STREET 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
HYDRANT ---●--- DIRECTION OF
EXISTING CONTOURS ---●--- SURFACE DRAINAGE
PROPOSED CONTOURS ---●---

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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.
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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:
BABCOCK · JONES & ASSOCIATES, INC.
PAINESVILLE, OHIO
DRAWN BY BP SCALE PHONE NO. 440-357-1811
CHK'D. HT DATE 9/29/05 DRAWING NO.
CREW CHIEF APP'D HT 04-129-608

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REGISTERED SURVEYOR REG. NO.

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