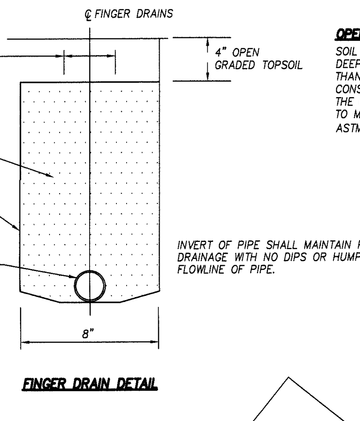
EXISTING CONDITION NOTES

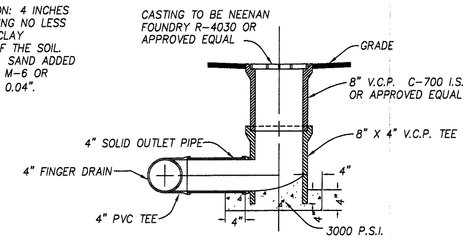
1) THE UTILITY AND SEWER INFORMATION SHOWN HEREON EITHER ON OR ABOVE GROUND WAS PHYSICALLY LOCATED IN THE FIELD AND IS ACCURATE. ALL UNDERGROUND INFORMATION SHOWN WAS TAKEN FROM PLANS PROVIDED BY THEIR RESPECTIVE UTILITY COMPANIES AND RECEIVED BY THE DATE SHOWN ON THIS DRAWING AS THE DRAWING DATE, AND WE CAN NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS. IF AND WHEN WE RECEIVE ANY ADDITIONAL UTILITY OR SEWER PLANS, WE WILL REVISE OUR SURVEY AND ISSUE NEW PRINTS ACCORDINGLY.
2) LOCATION AND ELEVATION OF ALL CONNECTIONS TO EXISTING UTILITIES ARE TO BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION.
3) BEARINGS AND DISTANCES SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4) ALL IRON PINS SHOWN AS SET ARE 30" LONG 1/2" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN & ASSOC.".



FINGER DRAIN DETAIL

OPEN GRADED SOIL SPECIFICATION:

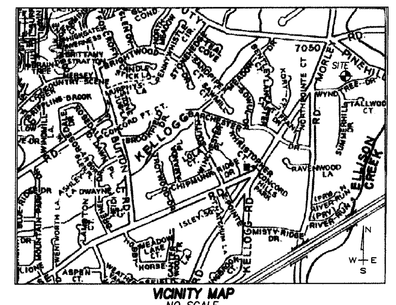
SOIL MIX SHALL HAVE THE FOLLOWING SECTION: 4 INCHES DEEP OF SANDY LOAM OR LOAMY SAND HAVING NO LESS THAN 50% SAND AND NO GRATER THAN 5% CLAY CONSIDERING ONLY THE MINERAL FRACTION OF THE SOIL. THE ORGANIC MATTER SHALL BE 10 TO 20%. SAND ADDED TO MEET SPECIFICATION SHALL MEET AASHTO M-6 OR ASTM C-33 WITH A GRAIN SIZE OF 0.02" TO 0.04".



YARD DRAIN IN GRASS DETAIL

NO SCALE

REGRADE ALL AREAS AROUND PROPOSED YARD DRAIN TO GUARANTEE POSITIVE FLOW TO YARD DRAINS.



STRUCTURE LEGEND

EXISTING	PROPOSED
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
TRAFFIC POLE	TRAFFIC POLE
GROUND LIGHT	GROUND LIGHT
CLEAN OUT	CO CLEAN OUT
WATER VALVE	WV WATER VALVE
WATER METER	WM WATER METER
GAS VALVE	GV GAS VALVE
GAS METER	GM GAS METER
SP STEEL POST	SP STEEL POST
CATCH BASIN	CATCH BASIN
STORM MANHOLE	STORM MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
HYDRANT	HYDRANT
SIGN	SIGN
W WATER MANHOLE	W WATER MANHOLE
T TELEPHONE MANHOLE	T TELEPHONE MANHOLE
E ELECTRIC MANHOLE	E ELECTRIC MANHOLE
E ELECTRIC TRANSFORMER	E ELECTRIC TRANSFORMER
AC AIR CONDITIONING UNIT	AC AIR CONDITIONING UNIT
BOLLARD	BOLLARD
SWALE	EX. ELEV. / PROP. ELEV.
1039 EX. CONTOUR	1039 PROP. CONTOUR

GRADING SLOPES AND EXISTING PONDING AREAS

THE INTENT OF THE GRADING IS TO INSURE A SLOPE AWAY FROM THE EXISTING HOUSE AND DRIVE IN A WESTERLY DIRECTION TO ELIMINATE ANY PONDING OR WET SPOTS IN THE REAR YARD. CONTRACTOR SHALL SLOPE LAWNS TO PROPOSED YARD DRAINS AND INSURE POSITIVE FLOW IN ALL AREAS.

INTERACTION WITH EXISTING UTILITIES NOT SHOWN ON PLAN

ANY EXISTING UTILITIES THAT ARE NOT SHOWN ON THE PLAN AND ARE ENCOUNTERED DURING THE PROJECT SHALL BE PROTECTED AND NOT DAMAGED. ANY UTILITIES DAMAGED SHALL BE REPAIRED AND MAINTAINED AS PER THERE ORIGINAL DESIGN.

PROPOSED STORM LINES MAY BE ADJUSTED IN THE FIELD TO ELIMINATE CONFLICTS WITH FOUND EXISTING UTILITIES. THESE FOUND UTILITIES MAY BE STORM LINES THAT DRAIN EXISTING HOUSE DOWN SPOUTS AND FOOTER DRAINS AND OTHER UNDERGROUND STORM STRUCTURES. DO NOT CROSS CONNECT FOUND UTILITIES TO PROPOSED STORM LINES.

GENERAL SEEDING, MULCHING AND FERTILIZER NOTE

RENOVATE EXISTING TOPSOIL TO A DEPTH OF AT LEAST THREE INCHES BY DISKING, HARROWING OR RAKING. REMOVE ROCKS, ROOTS AND OTHER. SEEDING AND MULCHING SHALL AS FOLLOWS:

SEED ALL DISTURBED AREAS DUE TO CONSTRUCTION. CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS WITHIN 7 DAYS IF THEY ARE TO REMAIN DORMANT FOR MORE THAN 30 DAYS.

ALL GRASS SEED AREAS SHALL BE MULCHED WITH DRY STRAW OR WOOD CELLULOSE FIBER IF HYDRO-SEEDED. STRAW SHALL BE HELD IN PLACE WITH TACKIFIERS SUCH AS AGRO TACKER BY AGRO DIVERSIFIED INDUSTRIES. APPLY TACKIFIER AT A RATE OF ONE DRY POUND OF MATERIAL TO FOUR GALLONS OF WATER.

MATERIAL SPECIFICATIONS:

SEEDING MIXTURE:

ANALYSIS	DESCRIPTION	GERMINATION
24.53%	ABBEY KENTUCKY BLUEGRASS	87%
24.53%	BANNER CHEWING FESCUE	90%
24.52%	KOKET CHEWING FESCUE	90%

SEEDING RATE:
FOUR POUNDS PER 1000 SF FOR BROADCAST AND EIGHT POUNDS PER 1000 SF FOR HYDRO-SEEDING.

FERTILIZER FOR LAWN AREAS:
FERTILIZER SHALL BE HIGH PHOSPHORUS STARTER FERTILIZER AND SHALL MEET THE FOLLOWING APPLY RATE OF 3.6 POUNDS PER 1000 SF.
1) 19% NITROGEN (MIN. OF 75% FROM UREA AND METHYLENE UREAS)
2) 26% MONOAMMONIUM PHOSPHATE
3) 5% POTASH

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

REVISIONS:

McSTEEN AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 EAST 286th STREET, WICKLIFFE, OHIO 44092
PHONE:1-440-585-9800 FAX:1-440-585-9802

STATE OF OHIO
TERRENCE W. FELLER
E-049371
REGISTERED PROFESSIONAL ENGINEER

BURCHILL RESIDENCE
REGRADING PLAN
10575 WYNDTREE DRIVE
CONCORD TOWNSHIP - STATE OF OHIO

SCALE: 1" = 10'
DATE: March 23, 2010

OWNER:
MONTE L. AND DIANE D. BURCHILL
10575 WYNDTREE DRIVE
CONCORD TOWNSHIP, OHIO 44077
08-A-030-E-00-004-0
0869/0777

DRAWING NUMBER: C1

PROJECT ID: 2751
PROJECT NUMBER: 10-051