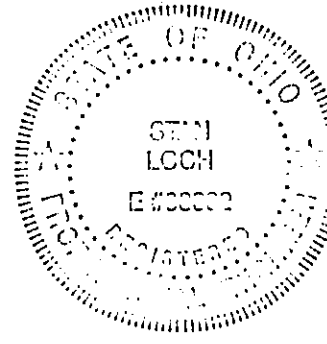
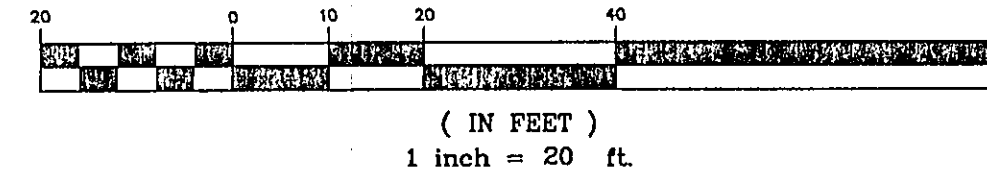


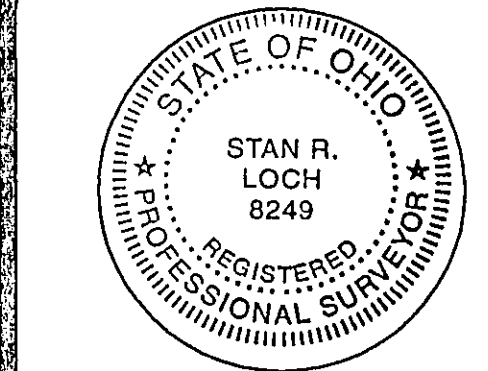
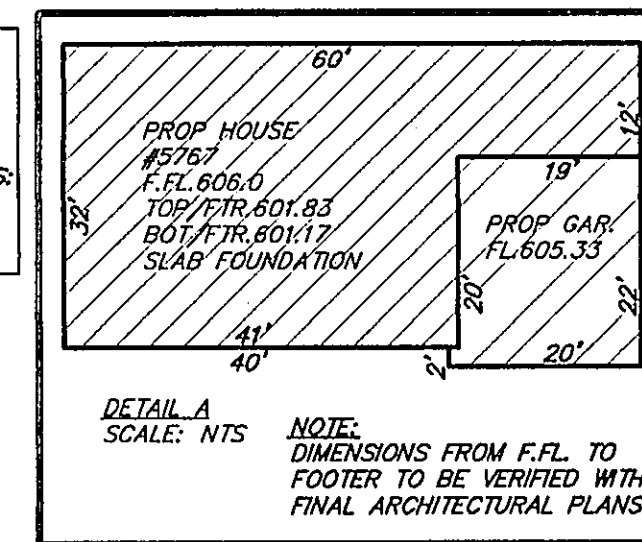


GRAPHIC SCALE



- ① = EX 11' ASPHALT DRIVE (TO BE REMOVED)
- ② = EX 3' WIDE HEDGE ROW (TO BE REMOVED)
- ③ = EX WAT LAT (LOCATION OR EXISTANCE TO BE FIELD VERIFIED)
- ④ = EX CAPPED GAS LINE PERTRUDING UPWARD OUT OF THE GROUND (FOR OLD GAS METER, WHICH WAS REMOVED) (VALVE STILL EXISTS)
- ⑤ = PROP 22' CONC APRON
- ⑥ = PROP 1" TYPE "K" COPPER WAT CONN
- ⑦ = PROP 6" PVC SCH 40 SAS CONN @ 1" MIN (TO BE CORE DRILLED)
- ⑧ = PROP 3'x5'L ASPHALT PAVEMENT REPLACEMENT
- ⑨ = PROP 20'-10" CMP STS CULVERT @ 1.0%

NOTE: THE REQUIRED SETBACK FOR THIS SITE WAS CALCULATED USING THE AVERAGE SETBACK OF HOUSES ALONG THE SAME SIDE OF BEECH DRIVE AS THIS SITE, AND WITHIN 100' FEET FROM THIS SITE. THE SETBACKS OF THE HOUSES THAT WERE USED IN DETERMINING THIS AVERAGE SETBACK ARE AS FOLLOWS: SETBACK OF HOUSE # 5759: 34.3' SETBACK OF HOUSE # 5779: 34.5' SETBACK OF HOUSE # 5783: 35'

APPROVED
CT CONSULTANTS, INCSIT ENGINEER *[Signature]* DATE 5-09-06

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
K.S. Date 5/12/06

38879 MENTOR AVENUE SUITE A
WILLOUGHBY OHIO 44094
440-602-9071

AZTECH
FAX 602-9401
ENGINEERING and SURVEYING
Civil Engineering - Land Surveying

SHEET CONTENT

SITE PLAN FOR
MICHAEL S. HART
5767 BEECH DRIVE
SUBLOT NO. 161 & 163 IN
MENTOR BEACH PARK NO. 1
PLAT VOLUME F, PAGE 10
DOC.#2006R011526
CITY OF MENTOR-ON-THE-LAKE
COUNTY OF LAKE
STATE OF OHIO

REVISIONS

NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE	VERT. SCALE
1"=20'	1"=20'
DRAWN BY	DATE
WFB	4-20-06
CHECKED BY	DRAWING NO.
SRL	161831
JOB NO.	SHEET
161831	1 OF 1

LOT OWNERS
O-1 P.P.#19-A-091-F-00-035-0 PETER R. & ANGELA L. FRENCH VOLUME 974, PAGE 384
O-2 P.P.#19-A-091-F-00-036-0 MICHAEL S. HART DOC.#2006R011526
O-3 P.P.#19-A-091-F-00-037-0 MICHAEL S. HART DOC.#2006R011526
O-4 P.P.#19-A-091-F-00-038-0 STEVEN L. SHERMAN DOC.#2006R001353
O-5 P.P.#19-A-091-D-00-017-0 SHARON DRIVE APARTMENTS LIMITED VOLUME 1078, PAGE 868
O-6 P.P.#19-A-091-C-00-038-0 JEFFREY HALL DOC.#2005R012218

LINE	LENGTH	BEARING
L1	80.00	N00°03'16"W
L2	40.00	N00°03'16"W
L3	40.00	N00°03'16"W

OVERALL PARCEL AREA:
9,039 sq. ft.
0.2075 acres

CURRENT ZONING: SINGLE-FAMILY RESIDENTIAL DISTRICT "E"
LOT REQUIREMENTS:
MIN LOT AREA: 7,500 S.F.
MIN LOT WIDTH (AT BUILDING LINE): 60'
YARD REQUIREMENTS:
MIN FRONT SETBACK: 40'***
MIN SIDEYARD SETBACK: 5' (15' MIN TOTAL)
MIN REARYARD SETBACK: 40'
***NOTE: ON PARTIALLY BUILT-UP STREETS WHERE 20% OR MORE OF THE AGGREGATE STREET FRONTAGE OF THE ADJUTING PROPERTY BETWEEN TWO SUCCESSIVE INTERSECTING STREETS IS OCCUPIED BY BUILDINGS, THE AVERAGE SETBACKS OF THE BUILDINGS WITHIN 100' ON EITHER SIDE OF THE LOT SHALL DETERMINE THE SETBACK LINE FOR THAT LOT
DWELLING REQUIREMENTS:
MAX HEIGHT OF MAIN STRUCTURE: 30'
MIN LIVABLE FLOOR AREA: 1,056 S.F.

- REFERENCES:
- COUNTY DEED RECORDS
 - COUNTY TAX MAPS
 - MENTOR BEACH PARK NO. 1
PLAT VOLUME F, PAGE 10
 - MENTOR WOODLANDS
PLAT VOLUME E, PAGE 17
 - SITE PLAN FOR P.D.Q. PROPERTY SOLUTIONS
5767 BEECH DRIVE
BY: BABCOCK, JONES & ASSOCIATES, INC.
DATED: MAY, 2005
 - DOMINION-EAST OHIO GAS COMPANY RECORDS

ALL CONCRETE TO BE A MINIMUM
3,000 PSI/28 DAYS
DRIVEWAYS MUST BE 6" THICK SACK
MIX CONCRETE WITH 7% AIR
ENTRAINMENT, AND MUST BE REINFORCED
WITH 6"x6" #10 WELDED WIRE MESH
INSTALLED APPROXIMATELY 1" TO 2"
FROM BOTTOM OF SLAB

DOWNSPOUTS TO BE OUTLETTED
TO SPLASHBLOCKS

UTILITY LATERALS SHALL BE FIELD
VERIFIED BEFORE CONSTRUCTION

LEGEND

- ① = IRON PIN SET
- ② = IRON PIPE FND
- ③ = SANITARY MANHOLE
- ④ = STORM MANHOLE
- = EX GAS LINE STUB
- = EX GAS LINE MARKER
- W = WATER VALVE
- ⊞ = WATER METER
- ⊞ = POWER POLE
- = CATCH BASIN
- ⊞ = FIRE HYDRANT
- △ = OFFSET HUB SET
- ⊞ = TREE
- = FLOW DIRECTION
- = SWALE
- = EXISTING GRADE
- = PROPOSED GRADE

NOTE:
THE LOCATION OF THE EXISTING UTILITIES
SHALL BE FIELD VERIFIED BEFORE
CONSTRUCTION IS TO BEGIN

BENCHMARK:
TOP STEM OF HYDRANT
IN FRONT OF 5779 BEECH DRIVE
ELEV = 607.51

I, the undersigned hereby certify that this topography, indicated by 6", 10" or 2" contours, and elevations shown hereon represent an actual field survey made by me on the 14th day of APRIL, 2006, and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon.

[Signature] Name
4-20-06
P.S. Reg.#8249