SITE PLAN

PAINESVILLE TWP., LAKE COUNTY, OHIO

for: WILSHIRE HOMES

CLIENT	OWNER

ADDRESS	STREET	CITY	ZIP

LAKE ERIE SHORES #3

SUBDIVISION	NAME	TRACT	STREET

215 — OUTRIGGER COVE

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

LEGEND

SANITARY MANHOLE – – – – ●
STORM MANHOLE – – – – ◉
INLET OR CATCH BASIN – – – ■
HYDRANT – – – – – – ◇
EXISTING CONTOURS – – – –
PROPOSED CONTOURS ————

EXIST. ELEV. $\frac{100.0}{100.0±2}$ PROP. ELEV.

AS BUILT ELEVATION

INDICATES DIRECTION OF SURFACE DRAINAGE

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

NO.	DATE	BY
1		
2		
3		
4		
5		

PLAN PREPARED BY:

bj BABCOCK·JONES & ASSOCIATES, INC.
PAINESVILLE, OHIO

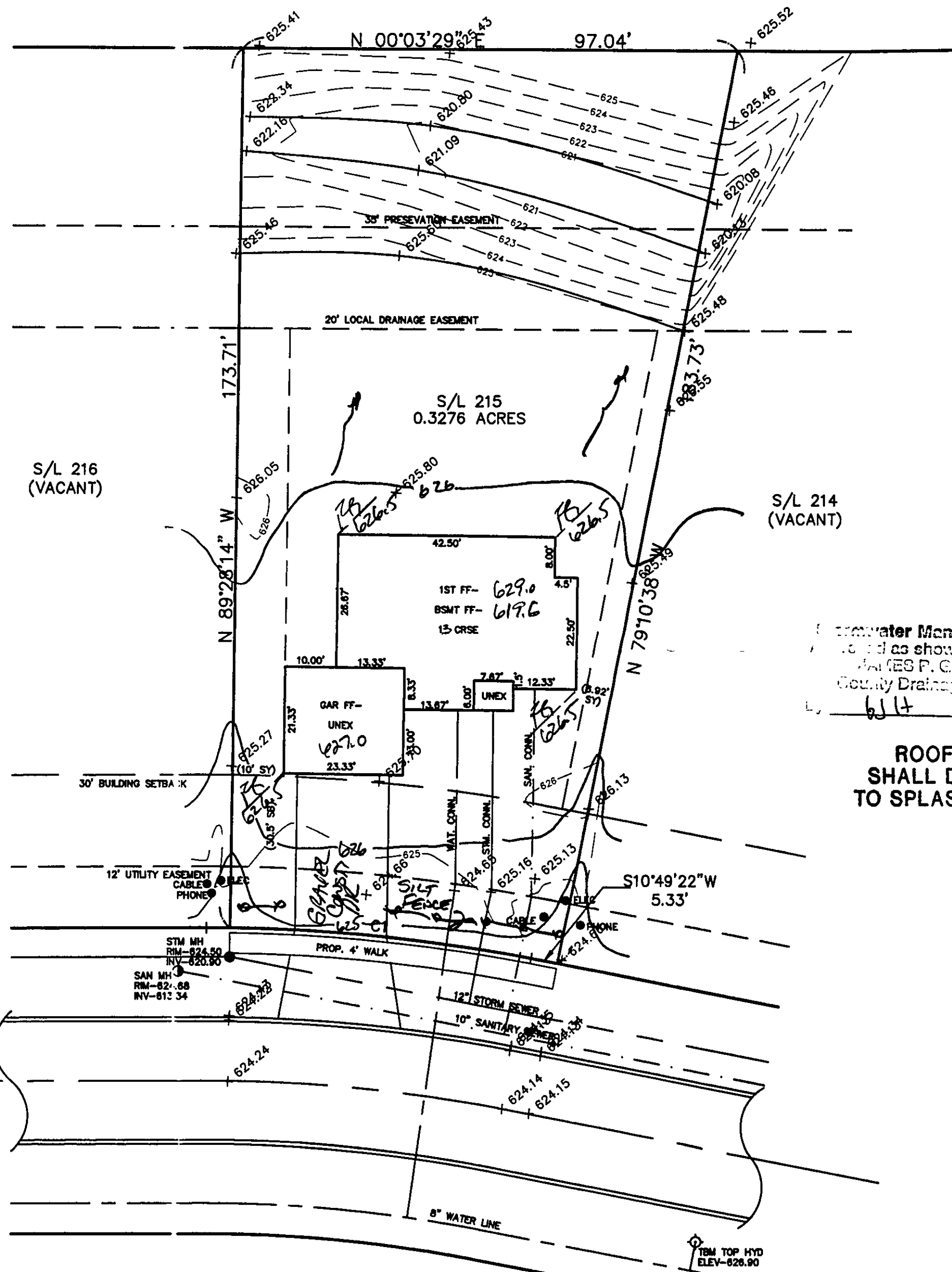| DRAWN BY N.S.	SCALE 1"=20'	PHONE NO. 440–357–1811
CHK'D. H.J.	DATE 9/21/04	DRAWING NO.
CREW CHIEF E.W.H.	APP'D H.J.	04-043-215

"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 TOP OF HYDRANT
ELEV-626.90

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	59.28	330.00	59.20	N05°40'34"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.

STATE OF OHIO
PROFESSIONAL SURVEYOR
HARRY S. JONES, JR.

ROOF DRAINS
SHALL DISCHARGE
TO SPLASH BLOCKS.

N 00°03'29"E 97.04'

30' PRESERVATION EASEMENT

20' LOCAL DRAINAGE EASEMENT

S/L 215
0.3276 ACRES

S/L 216 (VACANT)

S/L 214 (VACANT)

N 89°28'14" W 173.71'

N 79°10'38"W 183.73'

42.50'

1ST FF– 629.0
BSMT FF– 619.6
13 CRSE

GAR FF– UNEX 627.0

30' BUILDING SETBACK

12' UTILITY EASEMENT
CABLE
PHONE

STM MH
RIM–624.50
INV–620.90

SAN MH
RIM–624.68
INV–612.34

PROP. 4' WALK

12' STORM SEWER

10" SANITARY SEWER

8" WATER LINE

TBM TOP HYD
ELEV-626.90

S10°49'22"W 5.33'

OUTRIGGER COVE - 60'