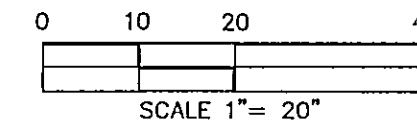
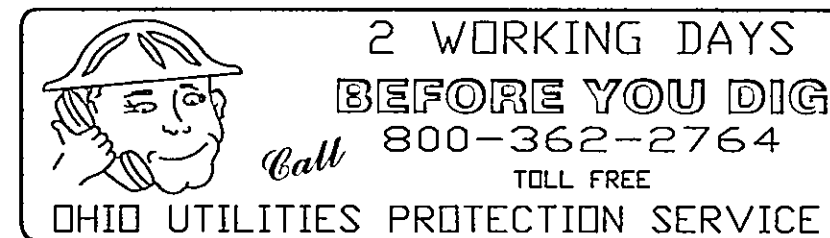


DUGAN'S LANDING, LLC
(Plat Vol.55, Pg.27)



- MONUMENT BOX FOUND
- IRON PIN FOUND
- IRON PIN SET

SAN MH
RIM 696.07
8" INV. 687.63

BENCHMARK:
TOP OF HYDRANT
ELEVATION = 699.12

SITE PLAN NOTES:

- END OF UTILITY CONNECTIONS SHOWN ON THIS PLAN REPRESENT EXISTING LATERAL MARKERS LOCATED IN THE FIELD.
- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF LATERALS. CONTRACTOR SHALL ALSO DETERMINE DEPTH OF EXISTING SANITARY SEWER LATERAL TO VERIFY THAT BASEMENT SERVICE FOR SANITARY SERVICE IS AVAILABLE.
- SEE ARCHITECT PLANS FOR COMPLETE HOUSE DIMENSIONS.
- DRIVE APRON TO BE 6" THICK CONCRETE WITH 3 FOOT FLARIES.
- SIDEWALK TO BE 0607 608, 4" THICK (6" THICK AT DRIVEWAY) WITH 3" GRAVEL OR SAND BASE.

EROSION AND SEDIMENT CONTROL NOTES:

INGRESS-EGRESS: A STONE ACCESS DRIVE COMPLETE WITH UNDER LYING GEO-TEXTILES FABRIC (20 FEET WIDE AND 50 FEET LONG) FOR INGRESS AND EGRESS AT THE SITE SHALL BE INSTALLED.

SILT FENCE: ALL 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/SOIL STABILIZATION: DISTURBED AREAS OF THE SITE THAT ARE TO REMAIN IDLE FOR MORE THAN TWENTY-ONE (21) DAYS SHALL BE SEEDED AND STRAW MULCHED (OR SIMILAR) WITHIN SEVEN (7) DAYS OF COMPLETION OF INITIAL GRADING. TEMPORARY SEEDING AND MULCHING OF A THIRTY (30) FOOT STRIP OF THE ENTIRE FRONT AND DOWN-GRADIENT SIDE 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.

FOLLOWING COMPLETION OF THE CONSTRUCTION ACTIVITIES, AND THE CONTRACTOR TRANSFERRING THE SITE TO THE OWNER, THE SITE SOILS MUST BE FULLY STABILIZED BY TEMPORARY SEEDING AND/OR MULCHING (OR OTHER ACCEPTABLE PROCESS).

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 OF 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.

NOTE: ALL EROSION AND SEDIMENT CONTROL SPECIFICATIONS, APPLICATIONS, AND TIMETABLES ARE BASED OF THE DESCRIPTIONS AND STANDARDS OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "RAINWATER AND LAND DEVELOPMENT MANUAL".

THIS STANDARDS ARE THE GENERAL GUIDELINES AND SHALL NOT LIMIT THE RIGHT OF THE COUNTY TO IMPOSE, AT ANY TIME, ADDITIONAL, MORE STRINGENT REQUIREMENTS. NOR SHALL THE STANDARD LIMIT THE RIGHT OF THE COUNTY TO WAIVE, IN WRITING, INDIVIDUAL REQUIREMENTS.

125 East Erie Street Phone: (440) 350-2730
Painesville, Ohio 44077 Fax: (440) 350-2601
www.lakecountyoio.org/sail

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. HOWEVER, OXBOW ENGINEERING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

PREPARED FOR:
BRANARD CONSTRUCTION
4427 MILL POND CIRCLE
PERRY, OHIO 44081

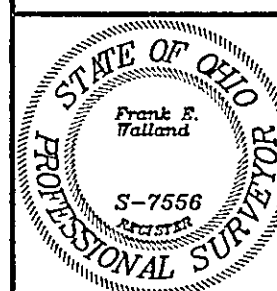
Drawn By: GRT
Checked By: FEW
July 28, 2009
Engineering, Inc.
10 West Erie Street, Suite 201 Painesville, Ohio 44077
Phone (440) 352-9559/352-0222 Fax (440) 352-9196
oxbowengineering@osbcglobal.net

Water Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By 6/14 Date 08/06/09

"AS-BUILT" CERTIFICATION

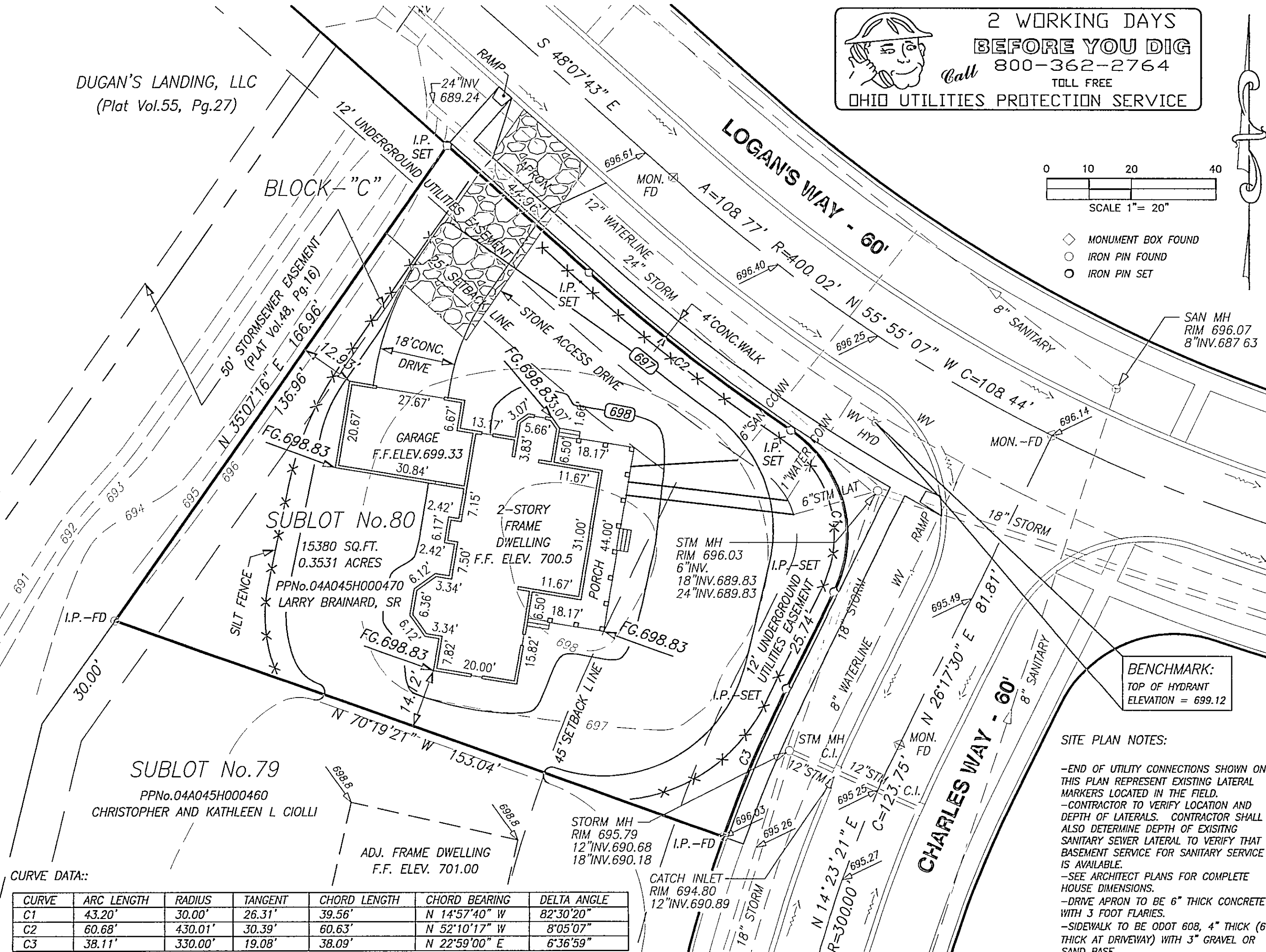
I HEREBY CERTIFY THAT THE CIRCLED INFORMATION IS EXISTING AS OBTAINED ON THE SITE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME DATE



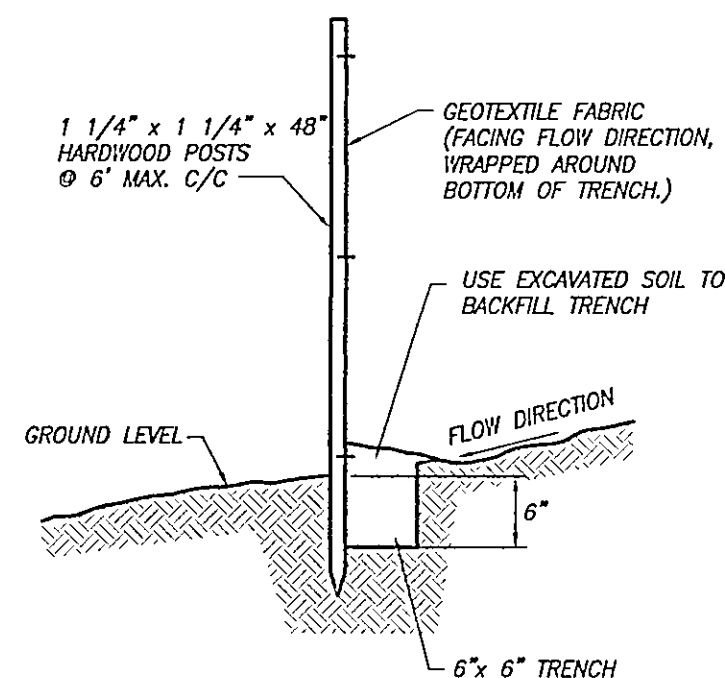
John E. Wall 8-309
NAME DATE

SUBLOT No.80
DUGAN FARMS - PHASE 5
PERRY VILLAGE - LAKE COUNTY - OHIO

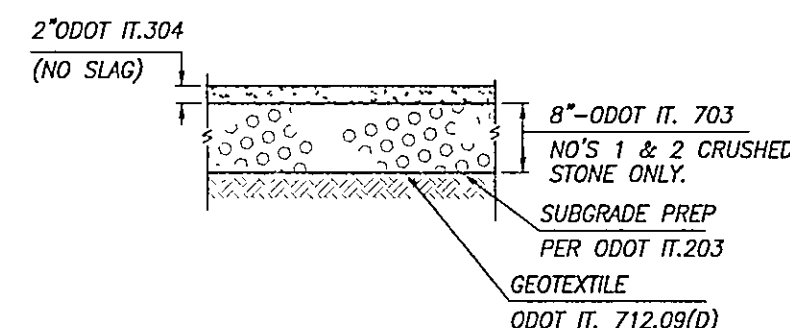


CURVE DATA::

CURVE	ARC LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	43.20'	30.00'	26.31'	39.56'	N 14°57'40" W	82°30'20"
C2	60.68'	430.01'	30.39'	60.63'	N 52°10'17" W	8°05'07"
C3	38.11'	330.00'	19.08'	38.09'	N 22°59'00" E	6°36'59"



TYPICAL CROSS SECTION
SILT FENCE DETAIL
NOT TO SCALE



CONSTRUCTION DRIVE
TYPICAL SECTION
NOT TO SCALE

SITE PLAN

TEMPORARY SEEDING SPECIFICATIONS:

TEMPORARY SEEDING SPECIES SELECTION			
SEEDING DATES	SPECIES	LB./1,000 SQ.FT.	PER ACRE
MARCH 1 TO AUGUST 15	OATS	3	4 BUSHEL
	TALL FESUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
	PERENNIAL RYEGRASS	1	40 LBS.
	TALL FESUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
AUGUST 16 TO NOVEMBER 1	RYE	3	2 BUSHEL
	TALL FESUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
	WHEAT	3	2 BUSHEL
	TALL FESUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
	PERENNIAL RYEGRASS	1	40 LBS.
	TALL FESUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
NOVEMBER 1 TO SPRING SEEDING	USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING.		
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.			