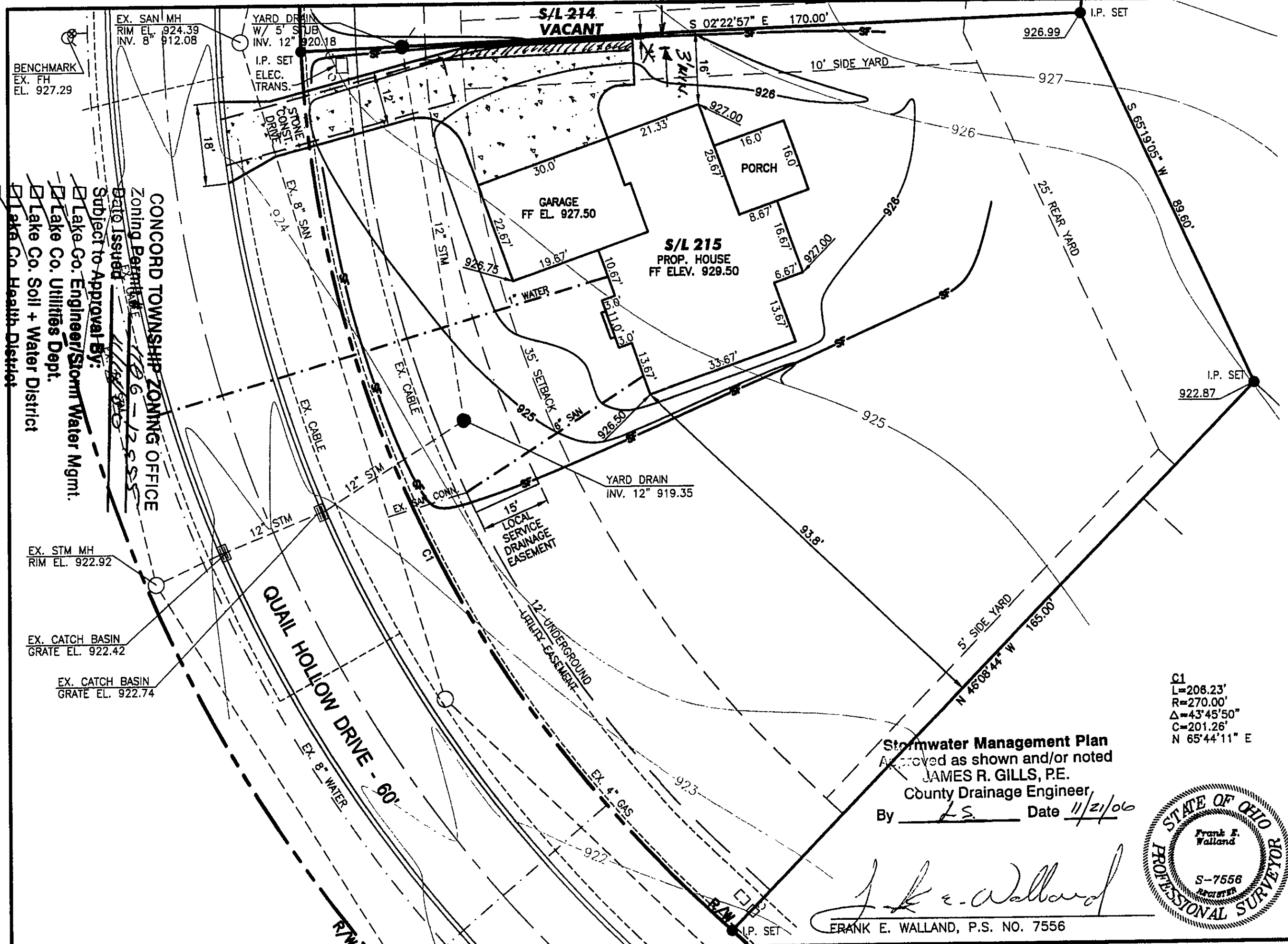


JOB NUMBER:	00031
DATE:	11-14-06
DRAWN BY:	SLS
CHECKED BY:	FEW
NO. REVISION:	
BY:	
DATE:	

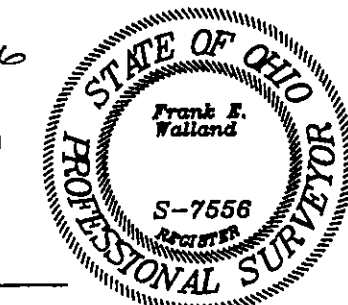
Engineering, Inc.
10 West Side Street, Suite 201, Columbus, Ohio 43207
Phone (614) 262-0000 FAX (614) 262-9100
e: engineering@engineerinc.com

SITE PLAN
QUAIL HOLLOW NO. 5
SUBLOT 215
CONCORD TOWNSHIP - LAKE COUNTY - OHIO



C1
L=208.23'
R=270.00'
Δ=43°45'50"
C=201.26'
N 65°44'11" E

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By LS Date 11/21/06



Frank E. Walland
FRANK E. WALLAND, P.S. NO. 7556

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit No. 1106-12555
Date Issued 11/14/06
Subject to Approval By:
☒ Lake Co. Engineer/Storm Water Mgmt.
☒ Lake Co. Utilities Dept.
☒ Lake Co. Health District
☒ Lake Co. Soil + Water District
☒ Lake Co. Building Dept.

EX. SAN MH
RIM EL. 924.39
INV. 8" 912.08

EX. CATCH BASIN
GRATE EL. 922.42

EX. CATCH BASIN
GRATE EL. 922.74

EX. STM MH
RIM EL. 922.92

YARD DRAIN
W/ 5" SUB
INV. 12" 920.18

YARD DRAIN
INV. 12" 919.35

15' LOCAL
SERVICE
DRAINAGE
EASEMENT

12' UNDERGROUND
UTILITY EASEMENT

I.P. SET

I.P. SET

I.P. SET

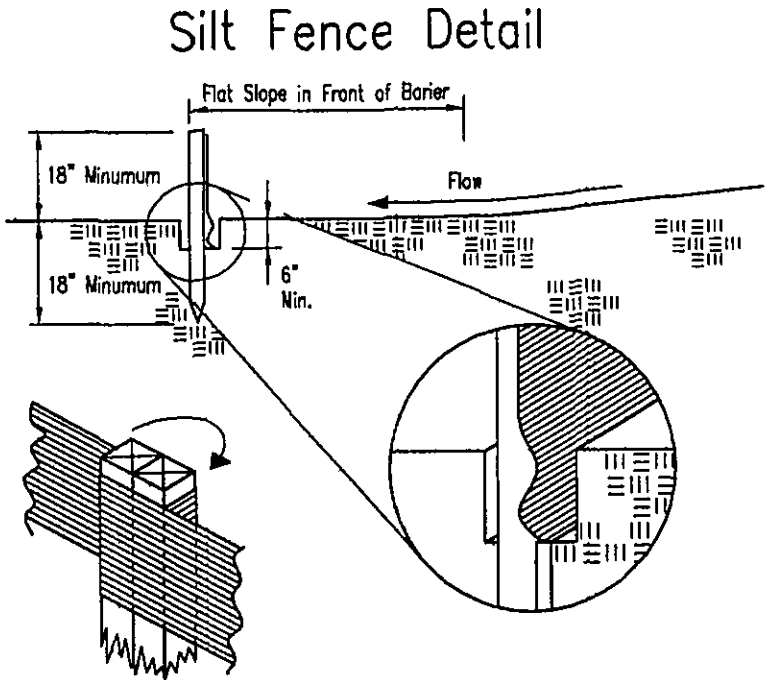
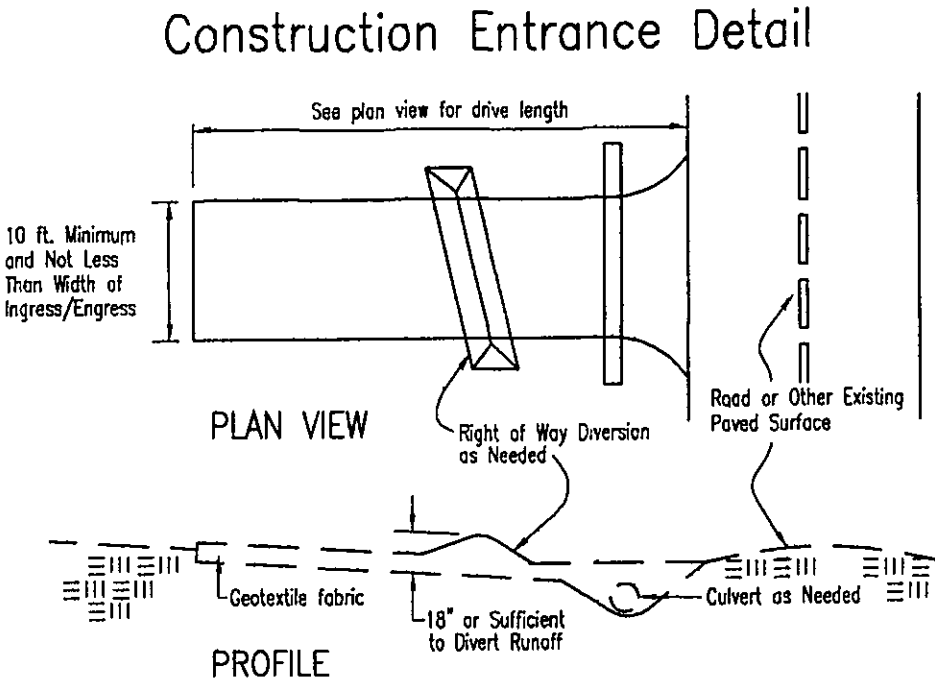
Temporary Seeding Species Selection

Seeding Dates	Species	Lb./1,000 sqft	Per Acres
March 1 to August 15	Oats	3	4 Bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
August 16 to November 1	Rye	3	2 Bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 Bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding.		
Note: Other approved seed species may be substituted.			

GENERAL NOTES:

1. BENCHMARK – EXISTING HYDRANT, TOP FLANGE
ELEVATION = 927.29
2. DRIVEWAY APRON TO BE 6" THICK CONCRETE.
3. ALL DOWN SPOUTS TO BE OUTLETED TO SPLASH BLOCKS.
4. CONTRACTOR RESPONSIBLE FOR CONTACTING THE OHIO UTILITY PROTECTION SERVICE 1 (800) 362-2764 AND ALL UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
5. THE LOCATION BOTH HORIZONTAL AND VERTICAL OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A DILIGENT AND COMPREHENSIVE SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL, HOWEVER, OXBOW ENGINEERING, INC. DOES NOT GUARANTEE THE COMPLETENESS, NOR ACCURACY THEREOF.
6. CONTRACTOR SHALL VERIFY ELEVATIONS OF LATERAL INVERTS IN THE FIELD PRIOR TO FOUNDATION EXCAVATION.
7. EROSION AND SEDIMENT-CONTROL PRACTICES TO BE INSTALLED AS DESCRIBED IN THE RAIN WATER LAND DEVELOPMENT MANUAL AS DIRECTED BY THE LAKE COUNTY SOIL AND WATER CONSERVATION DISTRICT.
8. 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 OF A THIRTY (30) FOOT STRIP OF THE ENTIRE FRONT OF THE LOT SHALL BE MAINTAINED ON THE SITE ONCE INITIAL GRADING IS COMPLETE.
9. INVERT ELEVATIONS WERE OBTAINED FROM RECORD DRAWINGS.
10. CONNECTIONS WERE OBTAINED FROM RECORD DRAWINGS. LOCATIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

ACREAGE: .3098



SITE PLAN
QUAIL HOLLOW NO. 5
SUBLOT 215A
CONCORD TOWNSHIP - LAKE COUNTY - OHIO

oxbow
Engineering, Inc.
10 West Main Street, Suite 201, Plainville, Ohio 43077
Phone (614) 883-8888 FAX (614) 883-9106
info@oxboweng.com oxboweng.com

JOB NUMBER: 08031
DATE: 11-10-06
DRAWN BY: SLS
CHECKED BY: FFW
NO. REVISION

DATE
BY