REVISIONS :	DATE	DESCRIPTION	BY

LEGEND

- SURFACE DRAINAGE
- EX. M.H.
- EX. HYD.
- SPOT ELEVATIONS (PROPOSED / EXISTING)
- EX. MONUMENT
- IRON PIN TO BE SET (CAPPED 'SUHAIL 7806')
- YARD DRAIN
- LINE VALVE
- IRON PIN FOUND
- CURB STOP
- EX. ELECTRIC, CABLE BOX & PHONE BOX

NOTE:
RYAN HOMES TO COMPLY WITH LAKE COUNTY SOIL & WATERCONSERVATION DISTRICT EROSION & SEDIMENT CONTROL TECHNICAL BULLETINS "CONSTRUCTION ENTRANCE", "INLET PROTECTION", "TEMPORARY SEEDING & MULCHING" AND" SILT FENCE INSTALLATION" PER CONCORD TOWNSHIP REQUIREMENTS. REFER TO WWW. LAKECOUNTYOHIO.ORG/SOIL FOR TECHNICAL DETAILS IN BULLETINS.

20 0 20
Scale: AS NOTED

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 9/12/13

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	33°29'26"	S 59°41'44" W	19.55'	65.00'	37.99"	37.46'
C2	45°55'15"	N 65°54'38" E	21.18'	50.00'	40.07'	39.01'

COMMON PRESERVATION AREA "A" 25,9461 S.F.

S 88°52'15" W 80.00'

PRIVATE PRESERVATION AREA

30' REAR SETBACK

S/L 11
12,573 S.F.

N 01°07'45" W 136.62'

S 01°07'45" E 170.10'

MORN. ROOM

VENICE 'B' (WALKOUT)
FIRST FLR. 1056.42
TOP OF WALL 1055.35
BSMT. FLR. 1047.68
TOP OF FTR. 1047.35
BTM. OF FTR. 1046.85

GARAGE F.F. EL. 1055.09

S/L 12
13,608 S.F.
EX. HOUSE
F.F. EL. 1057.52
DRIVEWAY SLOPE: 6.0%

S/L 10
15,252 S.F.
F.G. 1052.67
VACANT LOT

30' FRONT SETBACK

15' UTILITY EASEMENT

16' CONC. DRIVE @ 5.2% (FROM R/W TO GAR.)

6" MIN. DRIVE APRON

1" EXPANSION JOINT

CURB STOP

PROP. 1" COPPER WATER CONN.

SAN. CONN. @ 1%

EX. 2" W.M.

EX. ELECTRIC BOX
EX. CABLE BOX
EX. PHONE BOX

STM. M.H.
RIM 1056.95
INV. 1048.84 (W)

STM. M.H.
RIM 1052.75
INV. 12" 1048.21 (N)
INV. 18" 1046.02 (E)
INV. 18" 1046.00 (W)

EX. 8" W.M.

299' ~ EX. 18" STM. SEWER

EX. C.B.
RIM 1052.15
INV. 1048.27(N&S)

23' ~ EX. 12" STM. SEWER

97' ~ EX. 18" STM. SEWER

STM. M.H.
RIM 1051.70
INV. 1045.06 (E)
INV. 1045.61 (N)
INV. 1044.99(W)

64' ~ EX. 12" STM. SEWER

SAN. M.H.
RIM 1047.81
INV. 1040.70(E)
INV. 1038.62(NW)

EX.C.B.
RIM 1050.34
INV. 1046.30

ORCHARD ROAD (60')

ALEXA DRIVE (60')
N 88°52'15" E 512.63'

I.P. FD. IN MON. BOX (INT.)
STA. 13+36.42 (A.D)
STA. 03+90.00 (O.D)

EX. C.B.
RIM 1052.16
INV. 1048.39

313.5' ~ EX. 8" SAN. SEWER

I.P. FD. IN MON. BOX (CUL-DE-SAC)
STA. 16+49.05

SAN. M.H.
RIM 1054.03
INV. 1041.91

F.F. ELEV. 1058.42
B.O.F. ELEV. 1048.85

FRONT YARD

SECTION A-A
NOT TO SCALE

EX.Y.D.
RIM 1050.97
INV. 1048.07

STM. M.H.
RIM 1049.55
INV. 1043.13

BENCH MARK
TOP OF HYDRANT IN FRONT OF LOT
ELEV. 1055.53

CITY GENERAL NOTES:
1. ALL WORK TO MEET THE REQUIREMENTS AND REGULATIONS OF THE CONCORD TOWNSHIP AND TO BE AT THEIR DIRECTION AND INSPECTION.
2. ALL INSPECTION FEES SHALL BE PAID BY OWNER/CONTRACTOR.
3. PAVEMENT CUT PERMIT REQUIRED FOR ALL WORK IN ROADWAY. LOW STRENGTH MORTAR (LSM-50) BACKFILL SHALL BE USED IN ROADWAY.
4. CURB CUT PERMIT IS REQUIRED.
5. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER/BUILDING DEPARTMENT 24 HOURS BEFORE ANY WORK IS TO BE DONE.
6. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION.
7. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES.
8. CONTRACTOR SHALL USE 6" CLASS 'C' CONCRETE IN DRIVEWAY APRON AND SIDEWALK ACROSS DRIVEWAY IN RESIDENTIAL AREAS (8" IN COMMERCIAL OR INDUSTRIAL AREAS).
9. ALL DEFECTIVE SIDEWALK SHALL BE REPLACED AT THE DIRECTION OF THE CITY ENGINEER.
10. DOWNSPOUTS AND FOOTER DRAINS SHALL NOT BE CONNECTED INTO STORM SEWER OR SANITARY SEWER.
11. DOWNSPOUTS TO BE SPLASHBLOCKED.
12. DISPOSAL OF ON-SITE BRUSH, TREES AND BUILDING MATERIALS SHALL CONFORM TO CONCORD TOWNSHIP CODE.
14. CONTRACTOR/DEVELOPER TO COMPLY WITH N.P.D.E.S - PHASE 2 STORM WATER PERMIT REQUIREMENTS.
15. SUMP PUMP TIE-IN SHALL BE CORE DRILLED WITH FLEXIBLE BOOT INSERT TO RECEIVE 4" PVC TORM PIPE.
16. CLEANOUT ELEVATIONS TAKEN FROM PLANS. NOT FIELD VERIFIED.

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0913-18129
Date Issued 9/3/13
Subject to Approval By:
☐ Lake Co. Engineer/Storm Water Mgmt.
☐ Lake Co. Utilities Dept.
☐ Lake Co. Soil + Water District
☐ Lake Co. Health District
☐ Lake Co. Building Dept.

STATE OF OHIO
EHTESHAM SUHAIL
58956
REGISTERED PROFESSIONAL ENGINEER

EHTESHAM SUHAIL

NOTES:
1. PAVEMENT, GRADES AND UNDERGROUND UTILITIES SHOWN ARE PER DESIGN PLANS.
2. PRIOR TO CONSTRUCTION BASEMENT & FOOTER ELEVATIONS ARE TO BE VERIFIED BY THE BUILDER/CONTRACTOR AND IF A DISCREPANCY EXISTS BETWEEN THE HOUSE PLANS AND THE PLOT PLAN S&S, INC. SHALL BE NOTIFIED.
3. SUMP PUMP SHALL BE INSTALLED IN BASEMENT.

Suhail & Suhail, Inc.
Engineers · Surveyors · Land Planners
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

DES. BY	GR
CHK. BY	FA
RE.CHK. BY	HS
APR. BY	ES
DATE	AUG. 20, 2013
SCALE	AS NOTED

PLOT PLAN FOR S/L 11
ORCHARD SPRINGS
PHASE 1

BEING A PART OF LOT 14, TRACT NO. 3, CONCORD TOWNSHIP 10 NORTH, RANGE VIII WEST OF THE CONNECTICUT WESTERN RESERVE CONCORD TOWNSHIP, COUNTY OF LAKE, STATE OF OHIO

PREPARED FOR
RYAN HOMES
6770 W. SNOWVILLE ROAD
SUITE 100
BRECKSVILLE, OHIO-44141
(440) 584-4200

S&S JOB NO.	SHEET NO.
13101	1 OF 2