

NOTE: ALL IRON PINS SET ARE 5/8" X 30" AND ARE CAPPED. BABCOCK, JONES & ASSOC.

Stormwater Management Plat. Approved as shown and/or noted by JAMES R. GILLS, P.E. County Drainage Engineer. By A.S. Date 9/25/06

1/2

SITE PLAN

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: **PROBUILT HOMES**

CLIENT: _____ OWNER: _____ ADDRESS: _____ STREET: _____ CITY: _____ ZIP: _____

BRIDGECREEK ESTATES		TRACT	STREET
SUBDIVISION 50-3	NAME	LOT	STREET
VOL-PG. 12	BRIDGECREEK DR	VOL-PG.	PERM. PARCEL NO.

LEGEND	
SANITARY MANHOLE	EXIST. ELEV. 100.0 PROP. ELEV. 100.0
STORM MANHOLE	AS BUILT ELEVATION
INLET OR CATCH BASIN	INDICATES DIRECTION OF SURFACE DRAINAGE
HYDRANT	
EXISTING CONTOURS	
PROPOSED CONTOURS	

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: *James R. Gills* SURVEYOR REGISTRATION NO. 146343

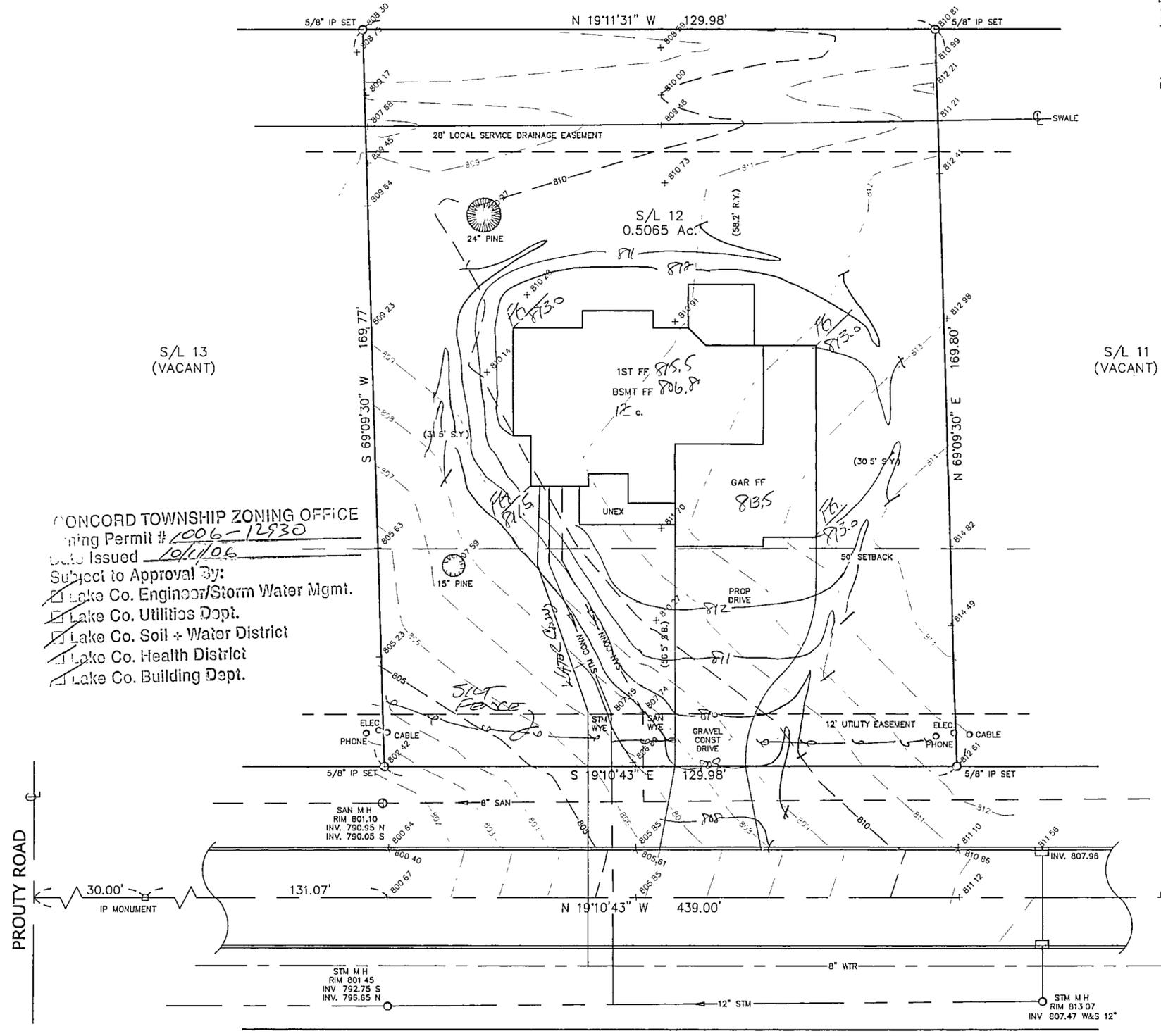
CHECK LIST	
NO. OF BEDROOMS	WATER MAIN SIZE, LOCATION
DIMENSIONS	SAN. SEWER SIZE & GR. LOC.
BEARINGS	SAN. M.H. CAST. ELEV. INV. ELEV.
TIE TO NEAREST STREET	SAN. CONN. SIZE, LOC. DEPTH
SUBLOT NO. PARCEL NO.	STORM SEWER SIZE & GR. LOC.
SURROUNDING OWNERS	STORM M.H. CAST. ELEV. INV. ELEV.
BLDG. DIMENSIONS 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			PLAN PREPARED BY:		
NO.	DATE	BY	BABCOCK · JONES & ASSOCIATES, INC.		
1			PAINESVILLE, OHIO		
2			DRAWN BY B.P.	SCALE 1"=20'	PHONE NO. 440-357-1811
3			CHK'D. H.J.	DATE 9/25/06	DRAWING NO.
4			CREW CHIEF E.H.	APP'D H.J.	06-098-12
5					

"AS BUILT" CERTIFICATION

I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING FINISH GRADES CHECKED IN THE FIELD ON 9/25/06, 2006 AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR _____ REG. NO. _____ SAN. M.H. RIM 814.16 INV. 799.92



CONCORD TOWNSHIP ZONING OFFICE

Permit # 1006-12930

Date Issued 10/1/06

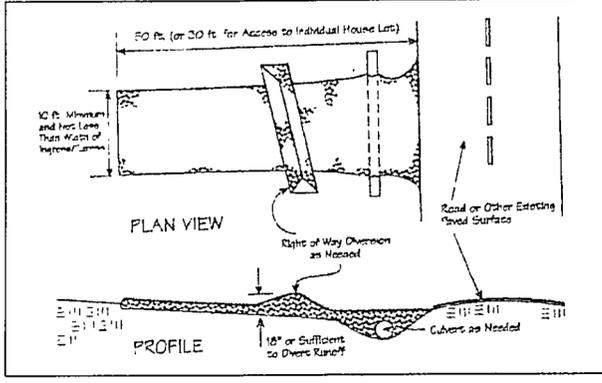
Subject to Approval by:

- Lake Co. Engineer/Storm Water Mgmt.
- Lake Co. Utilities Dept.
- Lake Co. Soil & Water District
- Lake Co. Health District
- Lake Co. Building Dept.

BRIDGECREEK DRIVE - 60'

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.





Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1,000 ft. ²	Per Ac.
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
August 16 to November 1	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
Use mulch only, sodding practices or dormant seeding.			

Note: Other approved seed species may be substituted.

CONCORD TOWNSHIP, LAKE COUNTY, OHIO
 for: NO BUILT HOMES
 CLIENT OWNER
 ADDRESS STREET CITY ZIP
BRIDGE CREEK ESTATES TRACT
 SUBDIVISION 50-3 NAME STREET
17 VOL-PG. BRIDGE CREEK LOT
 SUBLOT NO. STREET VOL-PG. PERM. PARCEL NO.

LEGEND

SANITARY MANHOLE --- (1) ---
 STORM MANHOLE --- (2) ---
 INLET OR CATCH BASIN --- (3) ---
 HYDRANT --- (4) ---
 EXISTING CONTOURS --- (5) ---
 PROPOSED CONTOURS --- (6) ---

EXIST. ELEV. --- 100.0 --- PROP. ELEV. --- 100.0 ---
 AS BUILT ELEVATION
 INDICATES DIRECTION OF SURFACE DRAINAGE

REMARKS

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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.

Harry Jones #6343
 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.
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CLDG. DIMENSIONS FIN GR.	PAV'T TYPE GRADE CURBS
ELDG. TIES FL'R. GRADES	GAS LINE LOC. SIZE PRESSURE
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CULVERT TYPE DIA., LENGTH	ISOLATION RADIUS FROM WELL
ROCK OUTCROPPINGS	

REVISIONS

NO.	DATE	BY
1		
2		
3		
4		
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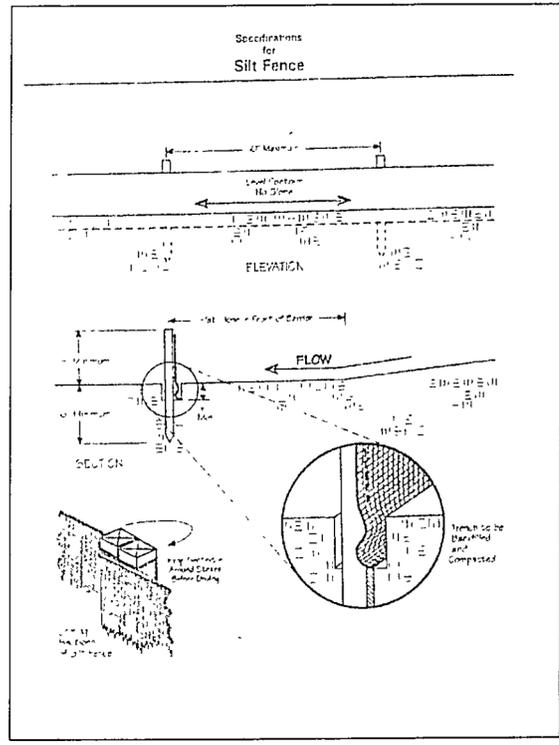
PLAN PREPARED BY:
BABCOCK · JONES & ASSOCIATES, INC.
 PAINESVILLE, OHIO

DRAWN BY: _____ SCALE: _____ PHONE NO. 440-337-1811
 CHK'D. _____ DATE: 9/25/06 DRAWING NO. _____
 CHIEF _____ APP'D: HJ 06-078-12

"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.



Erosion and Sediment Control Schedule

Ingress-Egress
 A stone access drive complete with under lying geo-textile fabric (20 feet wide and 50 feet long) for ingress and egress at the site shall be installed. This drive shall be the only entrance and exit to the site.

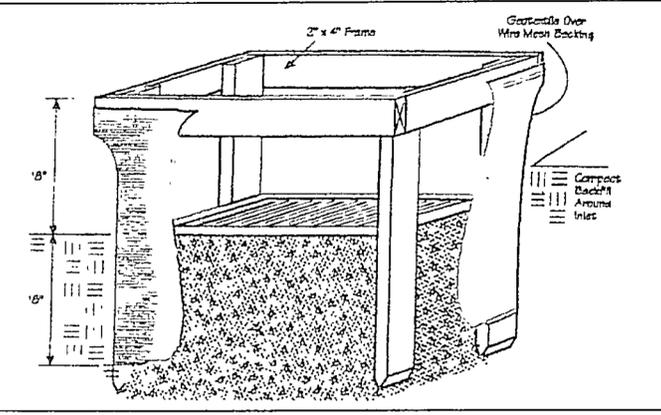
Silt Fence
 A silt fence shall be installed prior to any earthwork activities at the site in the locations shown on the site plan as well as along the front of any lot that slopes towards the street.

Temporary Seeding
 Disturbed areas of the site that are to remain idle for more than twenty one(21) days shall be properly seeded and straw mulched within seven(7) days of completion of initial grading. Temporary seeding and mulching as a thirty(30) foot strip of the entire front 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.

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 to 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.



"I, the undersigned hereby certify that this topography indicated by 6", 1', or 2' contours, and elevations shown hereon represent an actual field survey made by me on the 20th day of Sept., 2006 and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon."

Harry Jones #6343
 Name Reg. No.

EXISTING UTILITIES NOTE:
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