SITE PLAN

for: 20th CENTURY CONSTRUCTION

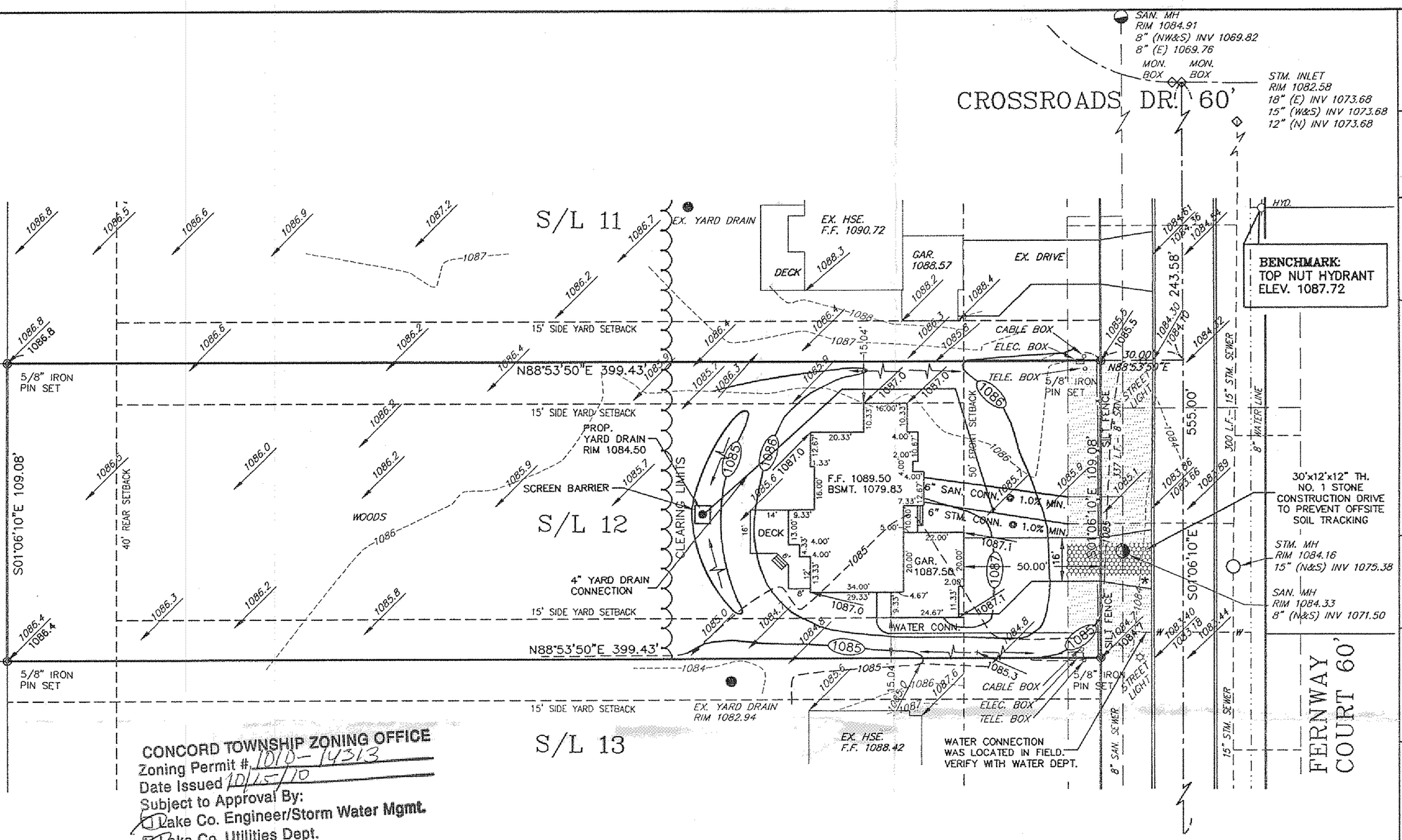
ADDRESS	STREET	CITY
2167	MENTOR AVENUE	PAINESVIL

SUBLOT No.	SUBDIVISION NAME	VOL.	PAG
12	CROSSROADS AT SUMMERWOOD	53 –	23

LOT	CITY
	CONCORD OHIO

GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners
17078 Munn Road, Suite 3 Tel (440) 543-6900
Chagrin Falls, Ohio 44023 Fax (440) 543-7176

Stormwater Management
Approved as shown and/or
JAMES B. GILLS, P.E.
County Drainage Engine
By J.S. Date 10



CHECK LIST

LOT DIMENSIONS & BEARINGS
TIE TO NEAREST STREET
SUBLOT No. (PARCEL No.)
SURROUNDING OWNERS
BUILDING DIMENSIONS
SETBACK, SIDEYARD, REARYARD
FINISHED GRADES
DRIVE & APRON TYPE, WIDTH, THICKNESS
SIDEWALK TYPE, WIDTH, THICKNESS
CULVERT TYPE, DIAM., LENGTH
WATER MAIN SIZE, LOCATION
SAN. SEWER SIZE, % GRADE, LOCATION
SAN. M.H. CAST. ELEV., INV. ELEV.
SAN. CONN. SIZE, % GRADE, LOCATION
STORM SEWER SIZE, % GRADE, LOCATION
STORM M.H. CAST. ELEV., INV. ELEV.
PAV'T. TYPE, GRADE, CURBS
GAS LINE LOC., SIZE
SEPTIC SYSTEM & DUPLICATION
WELL LOCATION & ISOLATION RADIUS

STATE OF OHIO
JOSEPH GUTOSKEY
7567
REGISTERED PROFESSIONAL SURVEYOR

STA

DESIGN CERTIFICATION

THIS PLAT WAS PREPARED BY ME, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

JOSEPH GUTOSKEY P.S. #7567 DATE 08/01/10

"AS-BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE CIRCLED INFORMATION IS EXIS AS OBTAINED ON THE SITE _____ 20___ AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOSEPH GUTOSKEY P.S. #7567

DRAWN BY	SCALE
CB	1"
CHK'D BY	DATE
JG	10/
REV.	
REV.	
REV.	
REV.	
REV.	
REV.	

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 1010-14313
Date Issued 10/15/10
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.

LEGEND

STORM MANHOLE
SANITARY MANHOLE
EXISTING CONTOURS — 100 —
PROPOSED CONTOURS (100)
EXIST. ELEV. 100.0
100.0 PROP. ELEV.
DIRECTION OF SURFACE DRAINAGE

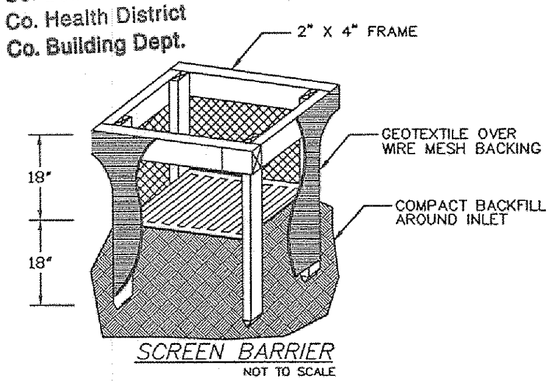
◉ = 5/8" IRON PIN SET

* DRIVE APRON SHALL BE 6" THICK CONCRETE.

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

CONTRACTOR SHALL VERIFY ELEVATIONS OF LATERAL INVERTS IN THE FIELD AT THE TIME OF FOUNDATION EXCAVATION.

BENCHMARK:
TOP NUT HYDRANT
ELEV. 1087.72



SCREEN BARRIER
NOT TO SCALE

SILT FENCE

NOTE: SEEDING OR MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF COMPLETION OF HOUSE.

LIMIT OF DISTURBANCE: AS SHOWN

= TEMP. SEEDING & MULCHING

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
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.

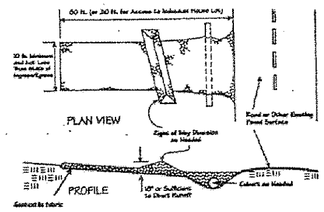
Temporary Seeding
Disturbed areas of the site that are to remain idle for more than Twenty-one (21) days shall be properly seeded and straw mulched within seven (7) days of completion of initial grading. Temporary seeding and mulching of a thirty (30) foot strip of the entire front of the lot shall be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

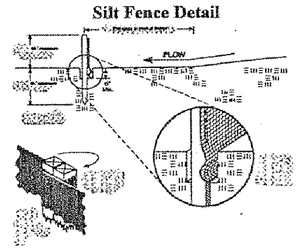
Mulching
Straw-mulch shall be applied at a rate of 1 bale per every ten (10) feet of curb, at a width of thirty (30) feet of the entire length of the lot. *Wood chips* may also be used but must be spread at a minimum depth of four inches over the thirty-foot width and must be accompanied by a properly 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.

Construction Entrance Detail



Silt Fence Detail



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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