SITE PLAN

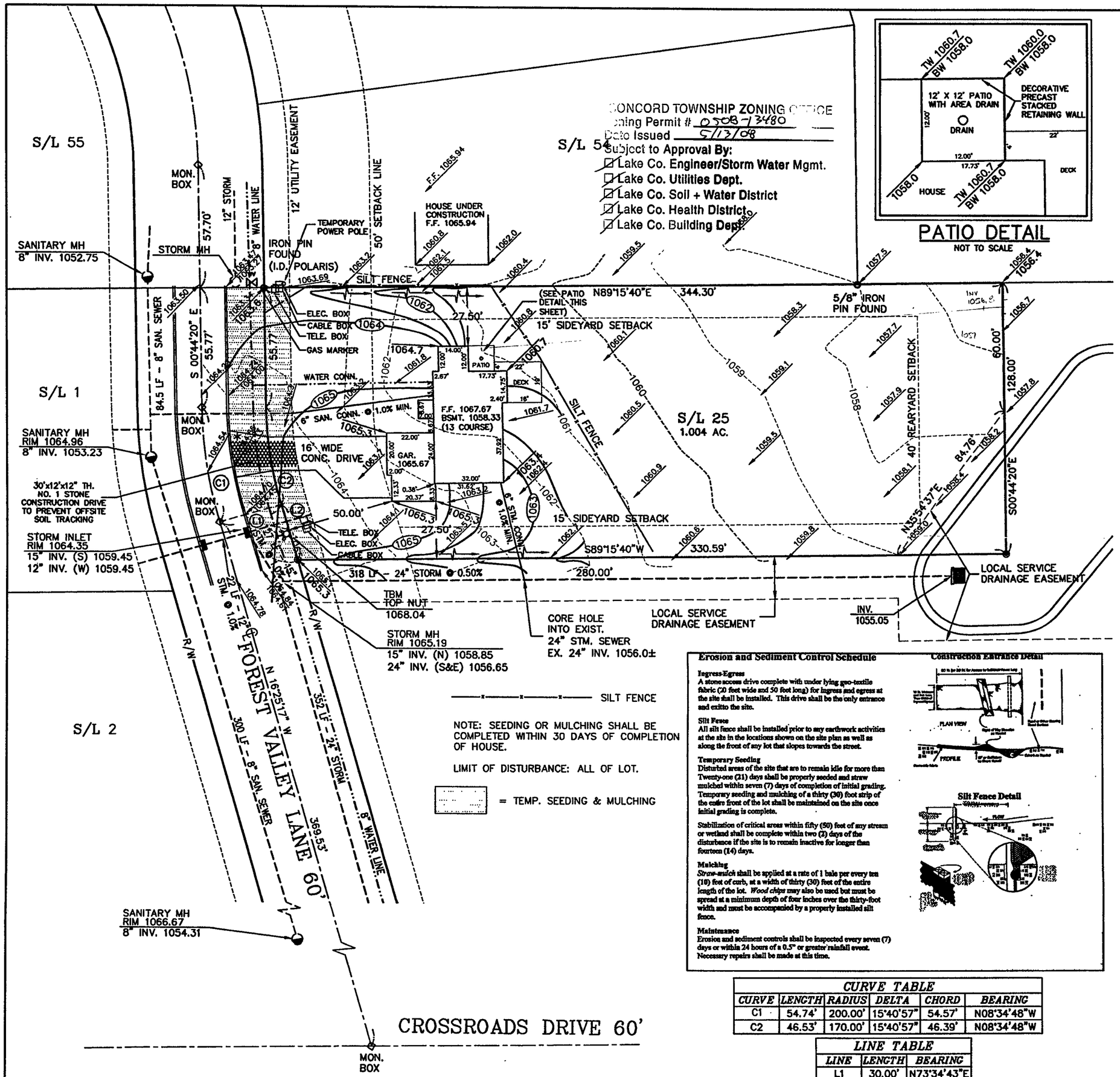
for: 20th CENTURY CONSTRUCTION

ADDRESS	STREET	CITY
2167	MENTOR AVENUE	PAINESVILLE

SUBLOT No.	SUBDIVISION NAME	VOL.	PAGE
25	CROSSROADS AT SUMMERWOOD 53 – 23		
LOT	CITY	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

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0508-13480
Date Issued 5/13/08
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.



PATIO DETAIL

NOT TO SCALE

SILT FENCE

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

LIMIT OF DISTURBANCE: ALL OF LOT.

= 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 exitto 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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	54.74'	200.00'	15°40'57"	54.57'	N08°34'48"W
C2	46.53'	170.00'	15°40'57"	46.39'	N08°34'48"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N73°34'43"E
L2	27.30'	N16°25'17"W

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

STATE SEAL

DESIGN CERTIFICATION

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

JOSEPH GUTOSKEY P.S. #7567 DATE 5/13/08

"AS-BUILT" CERTIFICATION

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

JOSEPH GUTOSKEY P.S. #7567

LEGEND

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

DRAWN BY	SCALE
CB	1"=30'
CHK'D BY	DATE
JG	5/2008
REV.	
REV.	
REV.	

● = 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. 1068.04

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VOID