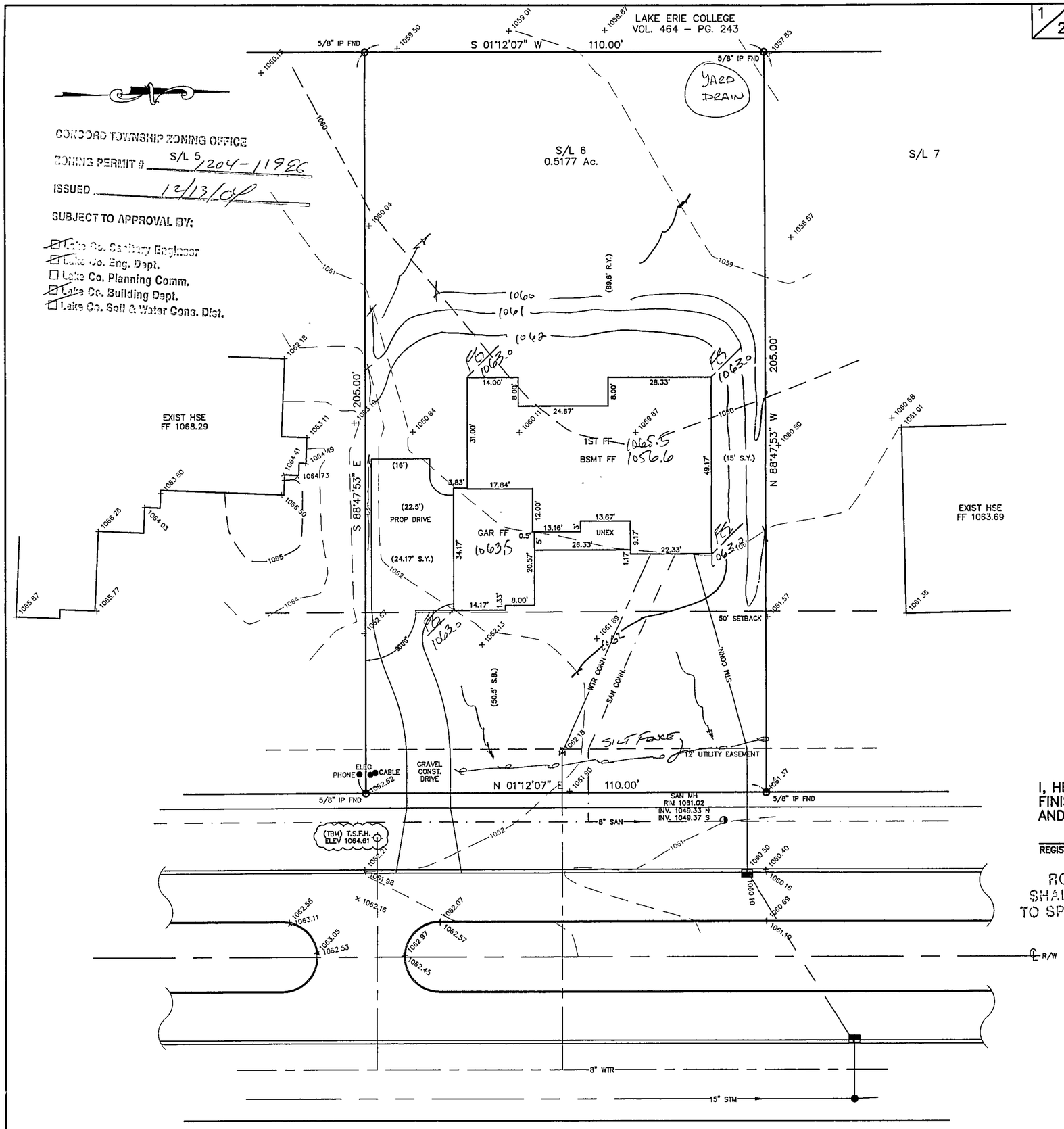



CONCORD TOWNSHIP ZONING OFFICE

ZONING PERMIT # S/L 5 1204-11986

ISSUED 12/13/04

SUBJECT TO APPROVAL BY:

- ☑ Lake Co. Sanitary Engineer
- ☑ Lake Co. Eng. Dept.
- ☐ Lake Co. Planning Comm.
- ☑ Lake Co. Building Dept.
- ☐ Lake Co. Soil & Water Cons. Dist.

1/2

# SITE PLAN

CONCORD TOWNSHIP, LAKE COUNTY, OHIO

for: RIVER OAKS HOMES
CLIENT OWNER

ADDRESS STREET CITY ZIP

MOUNTAINSIDE FARMS #1 — SUBDIVISION — NAME — TRACT — STREET

43-29 VOL.-PG.

6 — SUBLOT NO. — HUMPHREY HILL DR. — STREET — LOT — VOL.-PG. — PERM. PARCEL NO.

## LEGEND

SANITARY MANHOLE
STORM MANHOLE
INLET OR CATCH BASIN
HYDRANT
EXISTING CONTOURS
PROPOSED CONTOURS

EXIST. ELEV. 100.0 / 100.0 PROP. ELEV.

AS BUILT ELEVATION

INDICATES DIRECTION OF SURFACE DRAINAGE

## 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 SURVEYOR REGISTRATION NO. #6343

## CHECK LIST

NO. OF BEDROOMS
DIMENSIONS
BEARINGS
TIE TO NEAREST STREET
SUBLOT NO. PARCEL NO.
SURROUNDING OWNERS
BLDG. DIMENSIONS FIN GR.
BLDG. TIES FL'R. GRADES
APRON TYPE WIDTH THICKNESS
SIDEWALK TYPE WIDTH THICKNESS
CULVERT TYPE DIA., LENGTH
ROCK OUTCROPPINGS

WATER MAIN SIZE, LOCATION
SAN. SEWER SIZE % GR. LOC.
SAN. MH. CAST. ELEV. INV. ELEV.
SAN. CONN. SIZE, LOC. DEPTH
STORM SEWER SIZE % GR. LOC.
STORM MH. CAST ELEV. INV. ELEV.
PAV'T TYPE GRADE CURBS
GAS LINE LOC. SIZE PRESSURE
SEPTIC TANK LOCATION & DUPLICATION AREA
WELL LOCATION
ISOLATION RADIUS FROM WELL

| REVISIONS | | |
|---|---|---|
| NO. | DATE | BY |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

PLAN PREPARED BY:
BABCOCK · JONES & ASSOCIATES, INC.
PAINESVILLE, OHIO

| | | | |
|---|---|---|---|
| DRAWN BY B.P. | SCALE 1"=20' | PHONE NO. 440-357-1811 | |
| CHK'D. H.J. | DATE 12/8/04 | DRAWING NO. 03-007-6 | |
| CREW CHIEF W.B. | APP'D H.J. | | |

"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.

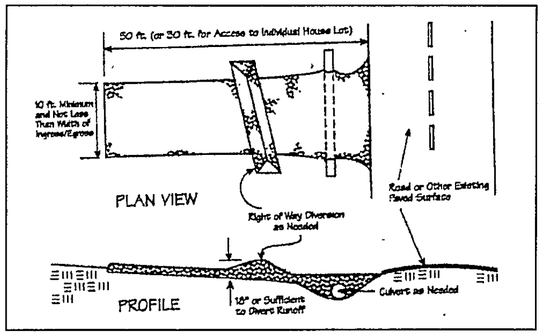
ROOF DRAINS SHALL DISCHARGE TO SPLASH BLOCKS.

TBM – T.S.F.H.
ELEV – 1064.61

Storm Water Management Approved as shown and/or not.
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 12/15/04

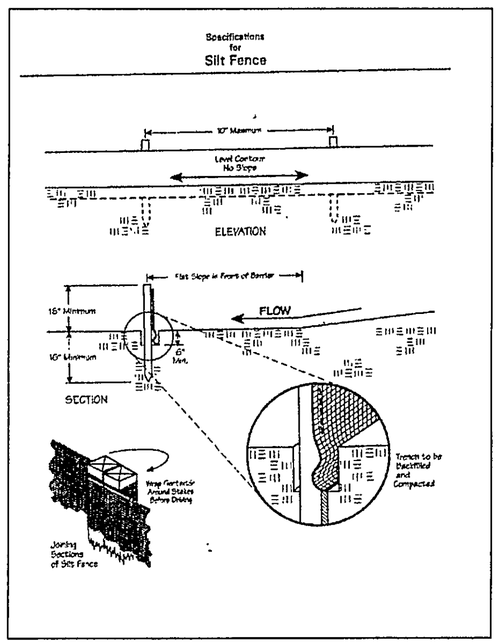
EXISTING UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL, HOWEVER, BABCOCK, JONES AND ASSOCIATES INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

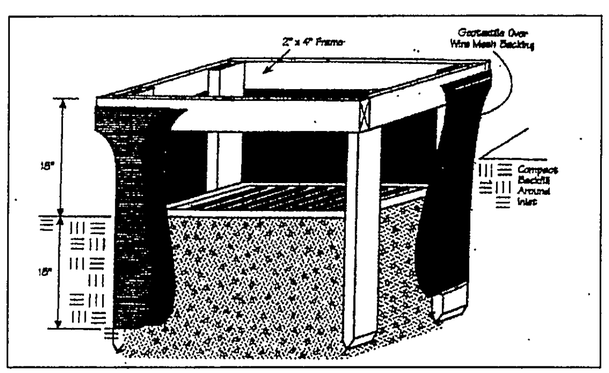
STATE OF OHIO
HARRY S. JONES, JR.
S-6343
REGISTERED
PROFESSIONAL SURVEYOR




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

Note: Other approved seed species may be substituted.




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 thirty(30) days shall be properly seeded and straw mulched within seven(7) days of completion of initial grading. Temporary seeding and mulching ao 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 17th day of Nov., 2004 and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon."

Name #6343 Reg. No.

Concord Twp. Lake COUNTY, OHIO

for: River Oaks Homes
CLIENT OWNER

ADDRESS STREET CITY ZIP

Mountainside Farms #1 — SUBDIVISION
43-29 — VOL.–PG.
NAME
TRACT
STREET
6 — SUBLOT NO.
Humphrey Hilldale — STREET
LOT
VOL.–PG.
PERM. PARCEL NO.

## LEGEND

SANITARY MANHOLE
STORM MANHOLE
INLET OR CATCH BASIN
HYDRANT
EXISTING CONTOURS
PROPOSED CONTOURS

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

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ROCK OUTCROPPINGS
WATER MAIN SIZE, LOCATION
SAN. SEWER SIZE % GR. LOC.
SAN. MH. CAST. ELEV. INV. ELEV.
SAN. CONN. SIZE, LOC. DEPTH
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STORM MH. CAST ELEV. INV. ELEV.
PAV'T TYPE GRADE CURBS
GAS LINE LOC. SIZE PRESSURE
SEPTIC TANK LOCATION & DUPLICATION AREA
WELL LOCATION
ISOLATION RADIUS FROM WELL

| REVISIONS | | |
|---|---|---|
| NO. | DATE | BY |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

PLAN PREPARED BY:
BABCOCK · JONES & ASSOCIATES, INC.
PAINESVILLE, OHIO

| | | | |
|---|---|---|---|
| DRAWN BY BP | SCALE — | PHONE NO. 440–357–1811 | |
| CHK'D. HT | DATE 12/8/04 | DRAWING NO. | |
| CREW CHIEF — | APP'D HT | 03-007-6 | |

## "AS BUILT" CERTIFICATION

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REGISTERED SURVEYOR REG. NO.

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STATE OF OHIO — HARRY S. JONES, JR. — S-6343 — REGISTERED — PROFESSIONAL SURVEYOR