SITE PLAN

for: M.M. BOGART HOMES

8621	STATION STREET	MENTOR
ADDRESS	STREET	CITY

144	QUAIL HOLLOW #3	21	33
SUBLOT No.	SUBDIVISION NAME	VOL.	PAGE
	CONCORD	OHIO	
LOT, TRACT	TOWNSHIP		

GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
8227 E. Washington St. Tel (216) 543-8900
Chagrin Falls, Ohio 44023 Fax (216) 543-7776

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.
- PAVT. TYPE, GRADE, CURBS
- GAS LINE, LOC., SIZE
- SEPTIC SYSTEM & DUPLICATION
- WELL LOCATION & ISOLATION RADIUS

STATE OF OHIO
JOSEPH GUTOSKEY
7567
REGISTERED
PROFESSIONAL SURVEYOR

STAT

DESIGN CERTIFICATION

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

Joseph Gutoskey PS 4/17/
NAME DATE

"AS-BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE CIRCLED INFORMATION IS EXIST
AS OBTAINED ON THE SITE _____ 19___ AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

S/L-143

S/L-144
0.3499 Ac.

S/L-145
(VACANT)

N 37°-22'-24" W 171.83'

N 89°-42'-12" E 213.38'

Plan F.F. 927.33

Plan Grade 925.33

925.0

50' SETBACK

10' UTILITY EASEMENT

15"-18" SAN. SEWER @ 1.10%

12" - 21" SAN. SEWER @ 1.10%

HUNTING LAKE DRIVE 60'

Exist. 25' Concrete Pavement with Curbs

R/W

C/L

Grading Plan Approved
as shown and/or noted
THOMAS P. GILLES, P.E.
Lake County Engineer
By _____ Date _____

BENCHMARK: TOP OF HYDRANT AT CORNER
CUL-DE-SAC ELEV. 926.00

- = SQUASH BLOCK
- = 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

** REQUIRES DRAINAGE FROM DEVELOPER TO LOCATE HOUSE IN FRONT OF SETBACK LINE SHOWN ON SUBDIVISION PLAT FOR CONC. HSE. TO MEET ZONING AND MINIMUM GRADE OF 1% ON LOT.

(A) ZONING PERMIT #08896
ISSUED 8-8-96

Δ = 45°15'00"
R = 70.00'
T = 29.17'
L = 55.28'
C = 53.86'
N 31°00'06" E

SUBJECT TO APPROVAL BY:
Lake County Sanitary Eng. [ ]
Lake County Eng. Dept. [ ]
Lake County Planning Comm. [ ]
Lake County Bldg. Dept. [ ]

LEGEND		DRAWN BY	SCALE
STORM MANHOLE	○	PMN	1" =
SANITARY MANHOLE	⌀	CHK'D BY	DATE
EXISTING CONTOURS	——100——	J.G.	4/9
PROPOSED CONTOURS	(100)	REV. SIDEYARD	
EXIST ELEV. 100.0		REV.	
100.0 PROP. ELEV.		REV.	
DIRECTION OF SURFACE DRAINAGE	→	REV.	

94-57