SITE PLAN

for: BVQ HOMES

P.O. Box 39295 Solon, OHIO 44139

ADDRESS STREET CITY

29 MOUNTAINSIDE FARMS 1

SUBLOT No. SUBDIVISION NAME VOL. PAGE

CONCORD OHIO

LOT, TRACT TOWNSHIP

GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
10205 Queens Way, Unit 6 Tel (440) 543-6900
Chagrin Falls, Ohio 44023 Fax (440) 543-7176

"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

DRAWN BY	SCALE
CHK'D BY	DATE
REV.	
REV.	
REV.	

LEGEND

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

BENCHMARK: TOP NUT OF HYDRANT @ SUBLOT 30; ELEV. 1059.94

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

STATE SEAL

DESIGN CERTIFICATION

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

Joseph Gutoskey PS 3/22/04

JOSEPH GUTOSKEY P.S. #7567 DATE

GRAPHIC SCALE

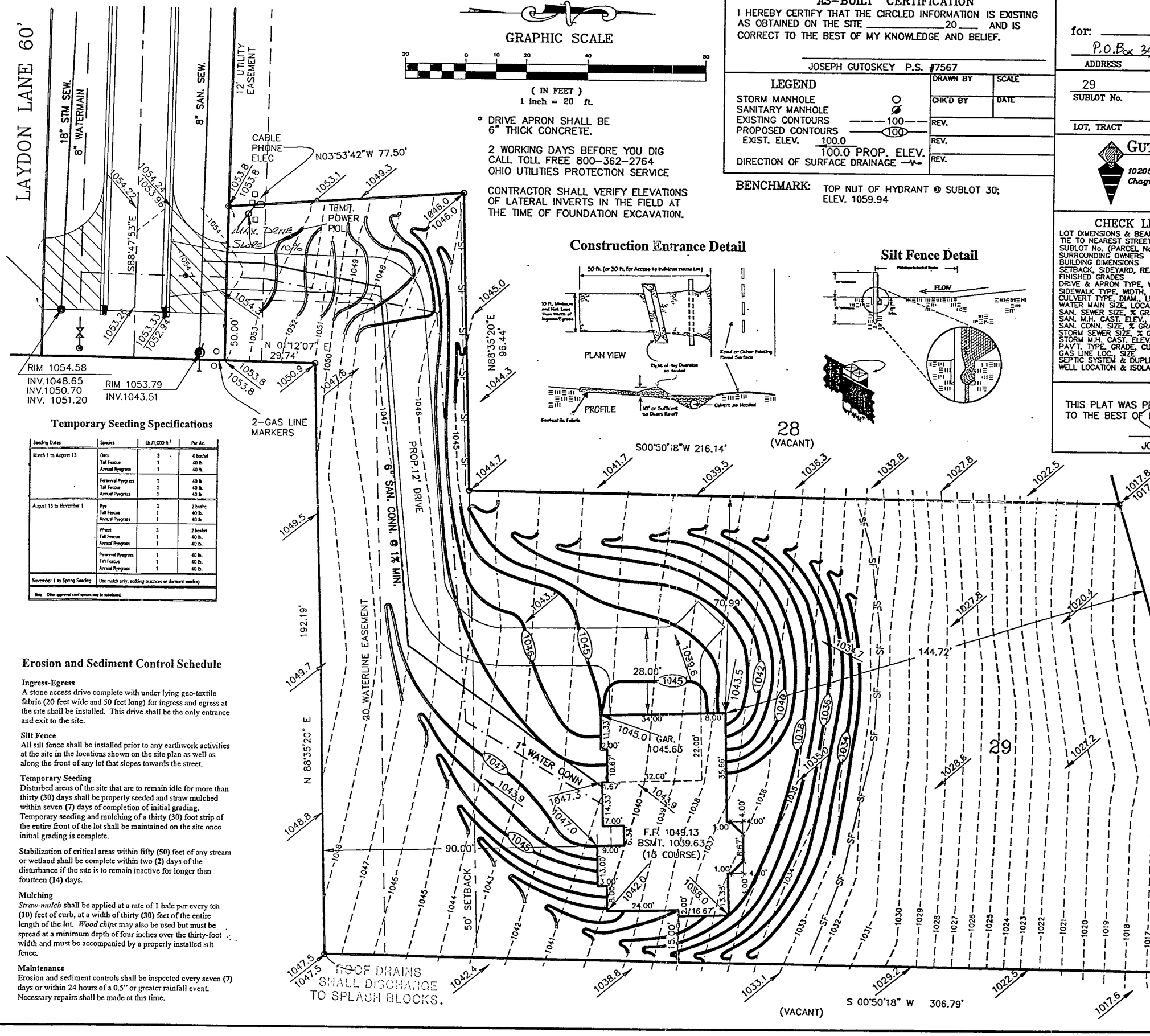
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

* 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.



Construction Entrance Detail

Silt Fence Detail

● = IRON PIN SET

○ = IRON PIN FOUND

NOTE: STEP FOOTER AS REQUIRED DUE TO PROPOSED GRADE AND EXISTING GRADE. ADDITIONAL COURSES OF BLOCK ARE THE RESPONSIBILITY OF THE BUILDER.

NOTE: DUCTILE IRON PIPE REQUIRED FOR SANITARY CONNECTION WHEN COVER IS LESS THAN 3 FEET TO TOP OF PIPE.

Temporary Seeding Specifications

Seeding Dates	Species	Lb./1,000 ft²	Per Ac.
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
August 15 to November 1	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	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
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 thirty (30) 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.

CONTRACT NO.
04-1762-29