GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTE:
THE 100 YEAR FLOOD PLAIN ELEVATION IS ESABLISHED BY FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 390771 0004 C ; DATED JANUARY 2, 1981. SAID ELEVATION IS 576.

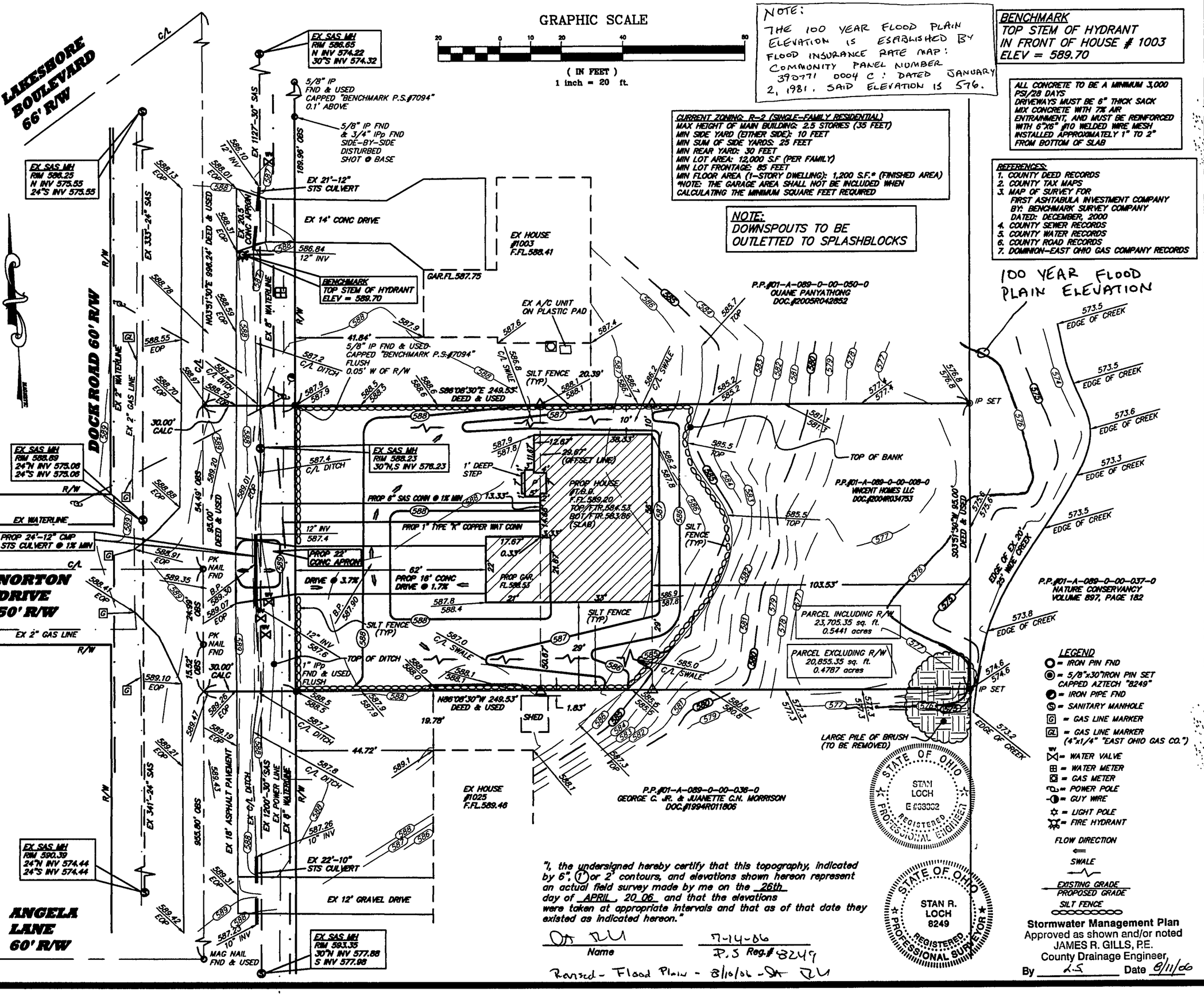
BENCHMARK
TOP STEM OF HYDRANT
IN FRONT OF HOUSE # 1003
ELEV = 589.70

ALL CONCRETE TO BE A MINIMUM 3,000 PSI/28 DAYS
DRIVEWAYS MUST BE 6" THICK SACK MIX CONCRETE WITH 7% AIR ENTRAINMENT, AND MUST BE REINFORCED WITH 6"X6" #10 WELDED WIRE MESH INSTALLED APPROXIMATELY 1" TO 2" FROM BOTTOM OF SLAB

CURRENT ZONING: R-2 (SINGLE-FAMILY RESIDENTIAL)
MAX HEIGHT OF MAIN BUILDING: 2.5 STORIES (35 FEET)
MIN SIDE YARD (EITHER SIDE): 10 FEET
MIN SUM OF SIDE YARDS: 25 FEET
MIN REAR YARD: 30 FEET
MIN LOT AREA: 12,000 S.F (PER FAMILY)
MIN LOT FRONTAGE: 85 FEET
MIN FLOOR AREA (1-STORY DWELLING): 1,200 S.F.* (FINISHED AREA)
*NOTE: THE GARAGE AREA SHALL NOT BE INCLUDED WHEN CALCULATING THE MINIMUM SQUARE FEET REQUIRED

NOTE:
DOWNSPOUTS TO BE OUTLETTED TO SPLASHBLOCKS

REFERENCES:
1. COUNTY DEED RECORDS
2. COUNTY TAX MAPS
3. MAP OF SURVEY FOR FIRST ASHTABULA INVESTMENT COMPANY BY: BENCHMARK SURVEY COMPANY DATED: DECEMBER, 2000
4. COUNTY SEWER RECORDS
5. COUNTY WATER RECORDS
6. COUNTY ROAD RECORDS
7. DOMINION-EAST OHIO GAS COMPANY RECORDS



"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 26th day of APRIL, 20 06 and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon."

Name — 7-14-06 P.S. Reg.# 8249

Revised - Flood Plain - 8/10/06 - SRL

LEGEND
- = IRON PIN FND
- = 5/8"x30" IRON PIN SET CAPPED AZTECH "8249"
- = IRON PIPE FND
- = SANITARY MANHOLE
- = GAS LINE MARKER
- = GAS LINE MARKER (4"x1/4" "EAST OHIO GAS CO.")
- = WATER VALVE
- = WATER METER
- = GAS METER
- = POWER POLE
- = GUY WIRE
- = LIGHT POLE
- = FIRE HYDRANT

FLOW DIRECTION
SWALE
EXISTING GRADE
PROPOSED GRADE
SILT FENCE

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer,
By J.S. Date 8/11/06

APPROVED
MADISON TOWNSHIP ZONING
CHECKED AUG 0 2 2006
DATE
BY JK Z-2829

38879 MENTOR AVENUE SUITE A
WILLOUGHBY OHIO 44094
440-602-9071
AZTECH
FAX 602-9401
ENGINEERING and SURVEYING
CMI Engineering · Land Surveying

SHEET CONTENT

SITE PLAN FOR
VINCENT HOMES LLC
P.P.#01-A-089-0-00-008-0
DOC.#2004R034753
LOCATED ON DOCK ROAD
TOWNSHIP OF MADISON
COUNTY OF LAKE
STATE OF OHIO

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7/13/06	NEW HOUSE MODEL	SRL

HORIZ SCALE 1"=20'	VERT. SCALE
DRAWN BY WFB	DATE 5-30-06
CHECKED BY SRL	DRAWING NO 161840
JOB NO 161840	SHEET 1 OF 2