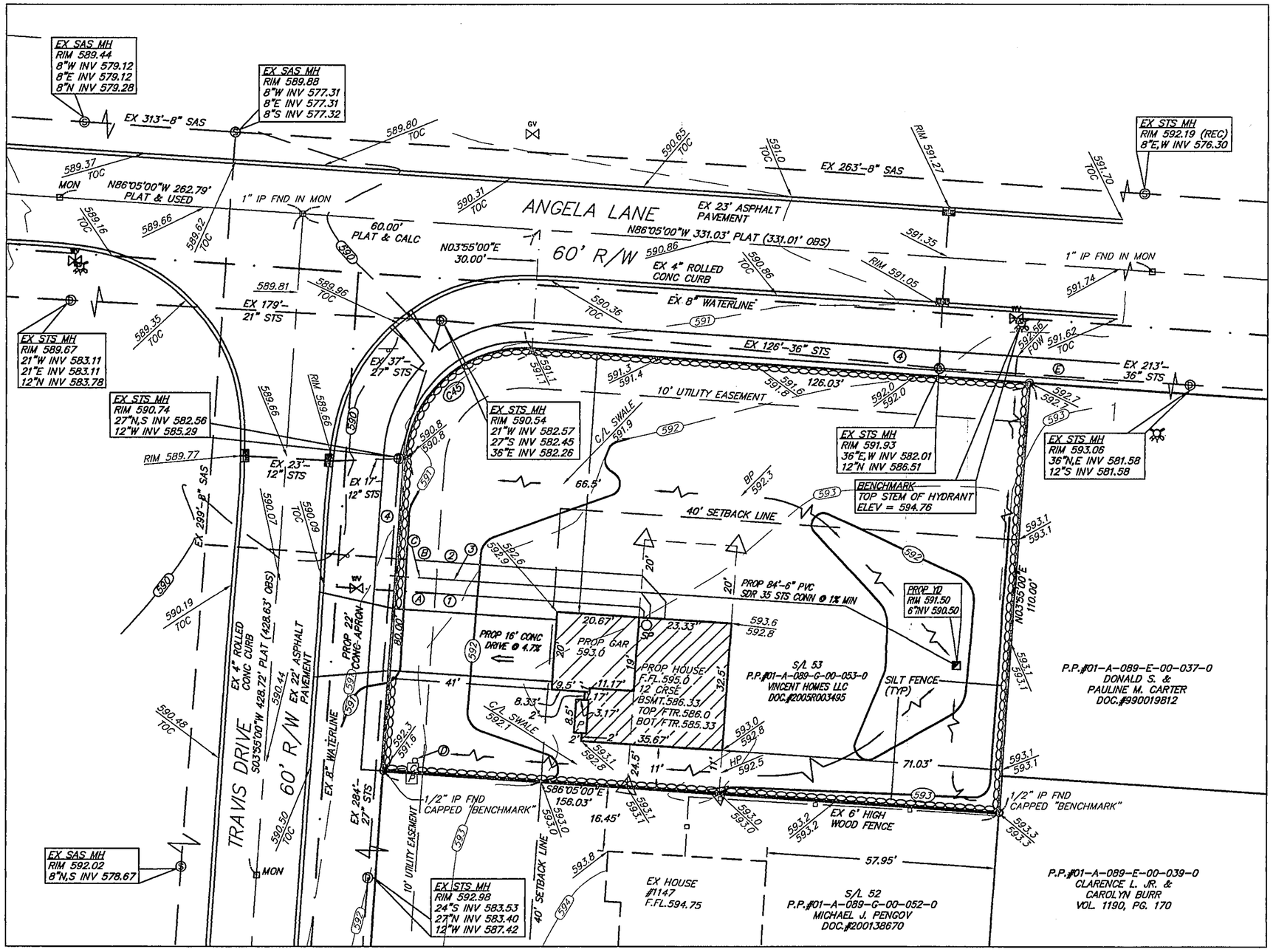

REFERENCES:

IMPROVEMENT PLANS BY LAKE, INC. ENGINEERS & SURVEYORS DATED SEPTEMBER 9th, 1999

MOORES LANDING SUBDIVISION PLAT BY LAKE, INC. ENGINEERS & SURVEYORS VOL. 35, PAGE 16; DATED MAY, 1999

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

BENCHMARK
TOP STEM OF HYDRANT IN FRONT OF S/L 53
ELEV = 594.76

LEGEND

- = IRON PIN FND
- = 5/8"x30" IRON PIN SET CAPPED "AZTECH #8249"
- = MONUMENT BOX
- = SANITARY MANHOLE
- = STORM MANHOLE
- SP = SUMP PUMP
- = TELEPHONE PEDESTAL
- = CABLE PEDESTAL
- GV = GAS VALVE
- WV = WATER VALVE
- = SIGN
- = CURB INLET
- = FIRE HYDRANT
- = OFFSET HUB
- FLOW DIRECTION
- SWALE
- EXISTING GRADE / PROPOSED GRADE
- SILT FENCE

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1A	47.12	30.00	30.00	42.43	N48°55'00"E	90°00'00"

"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 2nd day of FEBRUARY, 20 06 and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon."

Name — 2-22-06
P.S. Reg.# 8249

ZONING: R-4, MILTIPLE DWELLING
LOT SIZE, FRONTAGE, HEIGHT, AND SETBACK REQUIREMENTS FOR SINGLE-FAMILY DWELLINGS:
MAX HEIGHT OF MAIN BUILDINGS = 2 1/2 STORIES; 35 FEET
MIN DEPTH OF FRONT YARD = 40'
MIN EITHER SIDE YARD = 10'
WIDTH OF: SUM OF SIDE YARDS = 25'
MIN DEPTH OF REAR YARD = 30'
MIN LOT AREA PER FAMILY = 12,000 S.F. (1 FAMILY), 6,000 S.F. (2 FAMILY)
MIN LOT FRONTAGE = 85'

- (A) = EX WAT LAT
- (B) = EX SAS LAT
- (C) = EX STS LAT
- (D) = EX CABLE STUB
- (E) = EX 5' CONC SIDEWALK
- (1) = PROP 1" TYPE "K" COPPER WAT CONN
- (2) = PROP SAS CONN
- (3) = PROP STS CONN
- (4) = PROP 5' CONC SIDEWALK

STATE OF OHIO
STAN R. LOCH
8249
REGISTERED
PROFESSIONAL SURVEYOR

APPROVED
MADISON TOWNSHIP ZONING
DATE 2/28/06
BY JR Z-2623-24

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By J.S. Date 3/1/06

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

SHEET CONTENT

SITE PLAN
FOR
VINCENT HOMES LLC
P.P.#01-A-089-G-00-053-0
BEING SUBLOT 53 IN THE
1139 Travis Drive
MOORES LANDING SUBDIVISION
PLAT VOLUME 35, PAGE 16
TOWNSHIP OF MADISON
COUNTY OF LAKE
STATE OF OHIO

REVISIONS

NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE 1"=20'	VERT. SCALE
DRAWN BY WFB	DATE 2-17-06
CHECKED BY SRL	DRAWING NO 141620
JOB NO 141620	SHEET 1 OF 2