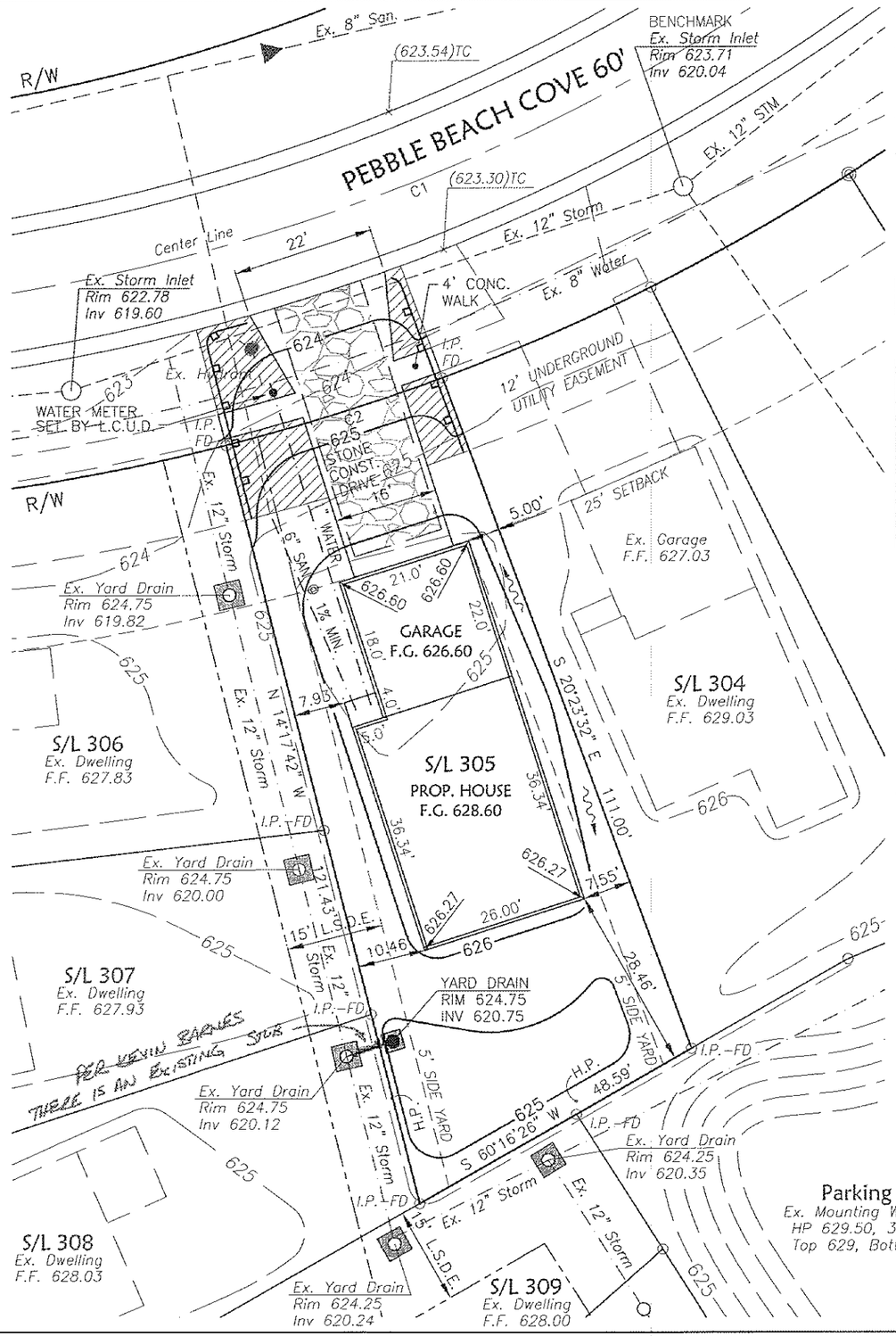
APPROVED
20120194 10-15-12
Painesville Zoning



LEGEND

625	EXISTING CONTOUR
625	PROPOSED CONTOUR
	SEDIMENT CONTROL
	INLET PROTECTION
L.S.D.E.	LOCAL SERVICE DRAINAGE EASEMENT
	TEMPORARY SEEDING AND MULCHING

FIN. FL.	628.60
TOP OF FNDN.	627.60
BSMT FL.	620.39
TOP FTR.	620.10
BOT FTR.	619.43
GARAGE FL.	626.60
7'-6" BASEMENT	

C1
A=474.03'
R=300.00'
Δ=90°31'59"
C=426.23'
S 43°35'15" W

C2
A=35.12'
R=330.00'
Δ=06°05'49"
C=35.10'
N 72°39'23" E

GENERAL NOTES

1. BENCHMARK – EX. STORM MANHOLE, FRONT S/L 303 ELEVATION = 623.71
2. SIDEWALK TO BE 4' WIDE, 4" THICK AND 6" THICK AT DRIVES.
3. DRIVEWAY APRON TO BE 6" THICK CONCRETE.
4. ALL DOWN SPOUTS TO BE OUTLETTED TO SPLASH BLOCKS.
5. CONTRACTOR RESPONSIBLE FOR CONTACTING THE OHIO UTILITY PROTECTION SERVICE 1 (800) 362-2764 AND ALL UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
6. THE LOCATION BOTH HORIZONTAL AND VERTICAL OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A DILIGENT AND COMPREHENSIVE SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL, HOWEVER, OXBOW ENGINEERING, INC. DOES NOT GUARANTEE THE COMPLETENESS, NOR ACCURACY THEREOF.
7. CONTRACTOR SHALL VERIFY ELEVATIONS OF LATERAL INVERTS IN THE FIELD PRIOR TO FOUNDATION EXCAVATION.
8. EROSION AND SEDIMENT-CONTROL PRACTICES TO BE INSTALLED AS DESCRIBED IN THE RAIN WATER LAND DEVELOPMENT MANUAL AS DIRECTED BY THE LAKE COUNTY SOIL AND WATER CONSERVATION DISTRICT.
9. 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.
10. 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.
11. WATER AND SANITARY LATERALS TO BE INSTALLED IN ACCORDANCE WITH LAKE COUNTY UTILITIES DEPARTMENT STANDARDS.
12. CONTRACTOR INSTALLING LATERALS MUST BE REGISTERED WITH THE L.C.U.D. HOME BUILDER TO INSTALL WATER LATERAL TO THE WATER METER AND LCUD WILL TAP INTO THE WATER MAIN.
13. CONTRACTOR SHALL BACKFILL ABOVE LATERALS WITH PREMIUM BACKFILL COMPACTED AND TESTED PER REQUIREMENTS OF A SOILS ENGINEER, WITHIN THE ZONE OF INFLUENCE.

Stormwater Management Plan
Approved as shown on plans
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 10/17/2012

STATE OF OHIO
LYNN MARIE EGENSPERGER
E-53262
REGISTERED PROFESSIONAL ENGINEER

LYNN M. EGENSPERGER P.E. E-53262

1/2

NOTIFY H.O.A. OF WORK IN L.S.D.E.

SCALE: 1"=20'

JOB NUMBER:	11014
DATE:	10-01-12
DRAWN BY:	G R T
CHECKED BY:	L M E

NO.	REVISION	BY	DATE

oxbow Engineering Inc.
10 West Erie Street, Suite 201 Painesville, Ohio 44077
Phone (440) 352-9560\352-0222 Fax (440) 352-9198
oxbowengineering@sbcglobal.net

SITE PLAN
LAKE ERIE SHORES - PHASE 5
SUBLOT 305
PAINESVILLE TOWNSHIP - LAKE COUNTY - OHIO