PRELIMINARY PLAN

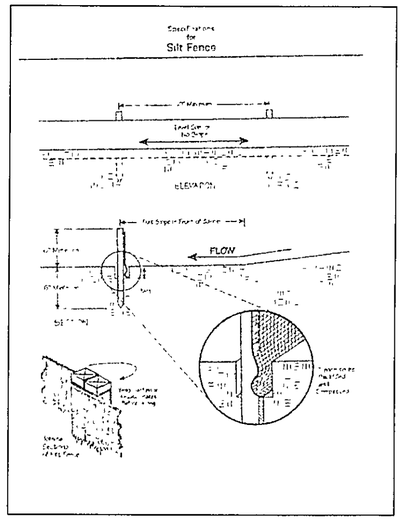
PERRY VILLAGE, LAKE COUNTY, OHIO

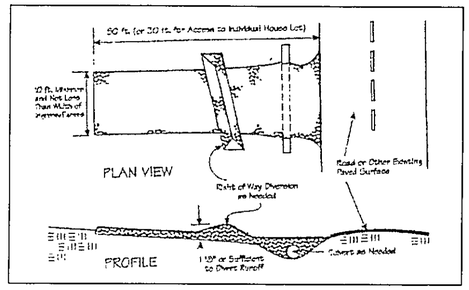
for: WEBER HOMES (CLIENT)

5585 CANYON RIDGE DR (ADDRESS / STREET)	PAINESVILLE (CITY)	44077 (ZIP)

OWNER

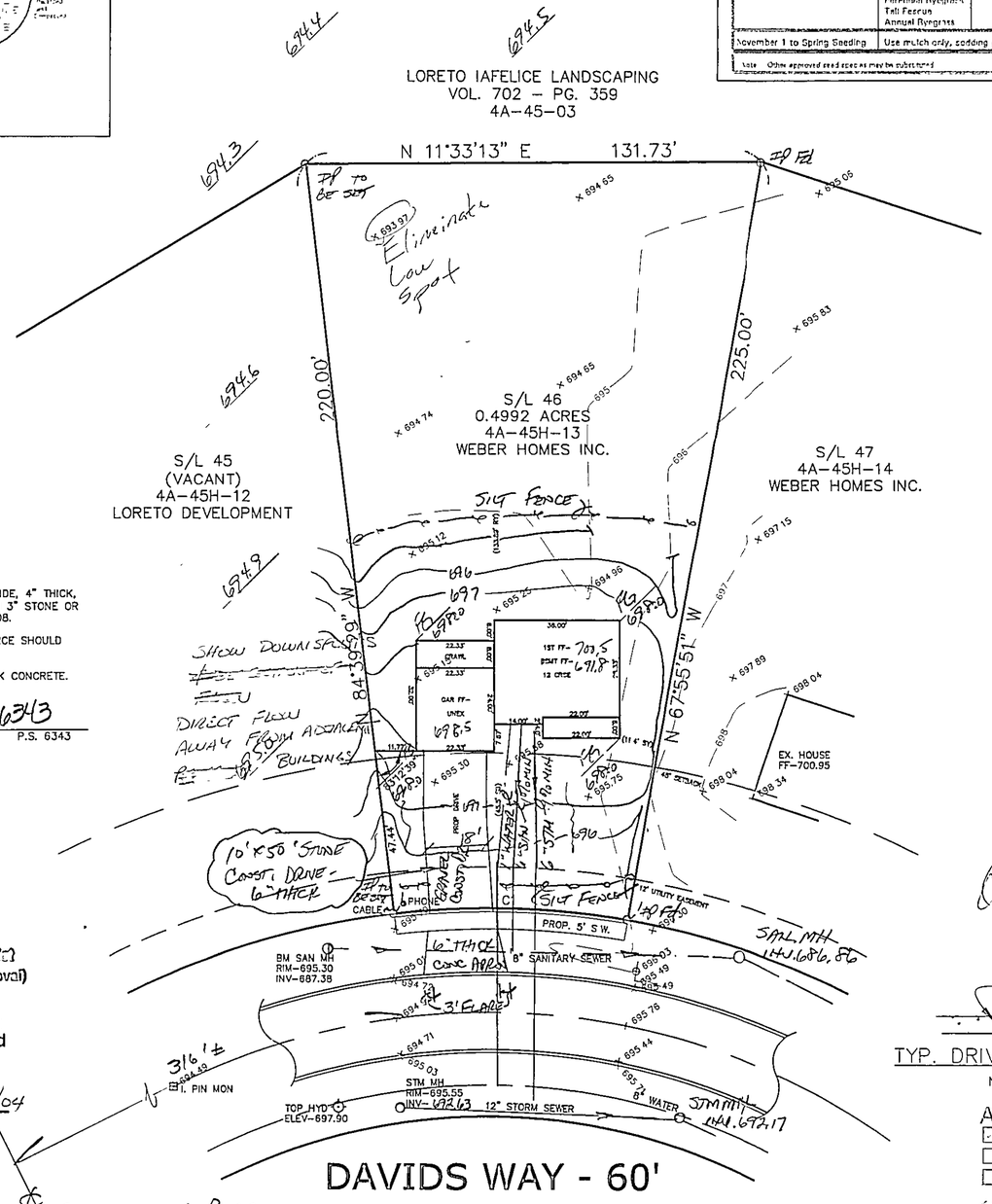
DUGANS FARM #4 (SUBDIVISION)	43-40 (VOL.–PG.)	NAME	TRACT	STREET
46 (SUBLOT NO.)	DAVIDS WAY (STREET)		LOT / VOL.–PG.	4A–45H–12 (PERM. PARCEL NO.)





Temporary Seeding Species Selection			
Seeding Dates	Species	Lb /1,000 ft.²	Per Ac.
March 1 to August 15	Oats Tall Fescue Annual Ryegrass	3 1 1	4 bushel 40 lb. 10 lb
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 lb 40 lb. 40 lb
August 16 to November 1	Rye Tall Fescue Annual Ryegrass	3 1 1	2 bushel 40 lb 40 lb
	Wheat Tall Fescue Annual Ryegrass	3 1 1	2 bushel 40 lb. 10 lb.
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 lb 40 lb 40 lb
November 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding		

Note: Other approved seed species may be substituted



NOTE: SIDEWALK SHALL BE 5' WIDE, 4" THICK, 9" THICK AT DRIVES WITH 3" STONE OR SAND BASE PER ODOT 608.

A BACK-UP POWER SOURCE SHOULD BE PROVIDED FOR SUMP.

DRIVEWAY TO BE 6" THICK CONCRETE.

HARRY S. JONES #6343 P.S. 6343

Subject to approval by

- ☐ Zoning Department
- ☐ LC General Health District
- ☑ LC Soil & Water Conservation District
- ☑ LC Building Department (final approval)

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By J.S. Date 2/10/04

ROOF DRAINS SHALL DISCHARGE TO SPLASH BLOCKS. UNLESS DISCHARGE FLOWS INTO DETENTION POND WITH WATER QUALITY FEATURES

LEGEND

SANITARY MANHOLE
STORM MANHOLE
INLET OR CATCH BASIN
HYDRANT
EXISTING CONTOURS
PROPOSED CONTOURS

EXIST. ELEV. 100.0 — 100.0 PROP. ELEV.

AS BUILT ELEVATION

INDICATES DIRECTION OF SURFACE DRAINAGE

REMARKS

ALL BOUNDARY DATA SHOWN WAS OBTAINED FROM (DEEDS, RECORDED SUBDIVISION PLAT OR OTHER PUBLIC RECORDS)

LOCATIONS AS SHOWN OF ADJACENT WELLS AND SEPTIC TANKS OBTAINED FROM LAKE COUNTY HEALTH DEPARTMENT

DESIGN CERTIFICATION

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

NAME SURVEYOR #6343 REGISTRATION NO.

CHECK LIST

NO. OF BEDROOMS
DIMENSIONS
BEARINGS
TIE TO NEAREST STREET
SUBLOT NO. PARCEL NO.
SURROUNDING OWNERS
BLDG. DIMENSIONS FIN GR.
BLDG. TIES FL'R. GRADES
APRON TYPE WIDTH THICKNESS
SIDEWALK TYPE WIDTH THICKNESS
CULVERT TYPE DIA., LENGTH
ROCK OUTCROPPINGS

WATER MAIN SIZE, LOCATION
SAN. SEWER SIZE % GR. LOC.
SAN. MH. CAST. ELEV. INV. ELEV.
SAN. CONN. SIZE, LOC. DEPTH
STORM SEWER SIZE % GR. LOC.
STORM MH. CAST ELEV. INV. ELEV.
PAV'T TYPE GRADE CURBS
GAS LINE LOC. SIZE PRESSURE
SEPTIC TANK LOCATION & DUPLICATION AREA
WELL LOCATION
ISOLATION RADIUS FROM WELL

REVISIONS		
NO.	DATE	BY
1	1/20/04	HJ
2		
3		
4		
5		

PLAN PREPARED BY:
BABCOCK · JONES & ASSOCIATES, INC.
PAINESVILLE, OHIO

DRAWN BY N.S.	SCALE 1"=30'	PHONE NO. 440–357–1811
CHK'D. H.J.	DATE 1/16/04	DRAWING NO. 00–175–46
CREW CHIEF R.B.	APP'D H.J.	

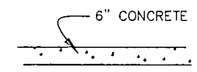
"AS BUILT" CERTIFICATION

I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING FINISH GRADES CHECKED IN THE FIELD ON _____, 20___ AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR REG. NO.

OK 2-2-04

BM SANITARY MANHOLE
ELEV–695.30



TYP. DRIVEWAY SECTION
NO SCALE

APPROVED
☑ AS NOTED
☐ AS SUBMITTED
☐ NOT APPROVED

SIGNATURE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	67.15	230.00	33.81	66.91	N13°42'20"E	16°43'38"

EXISTING UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL, HOWEVER, BABCOCK, JONES AND ASSOCIATES INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

STATE OF OHIO — HARRY S. JONES, JR. — S-0343 — REGISTERED — PROFESSIONAL SURVEYOR