SITE PLAN

for : TONTI BUILDERS
CLIENT

P.O.BOX 24345 LYNDHURST,OHIO 44124
ADDRESS STREET CITY

14 PORTSMOUTH COLONY 2 30 22
SUBLOT No. SUBDIVISION NAME VOL. PAGE

65 PERRY VILLAGE OHIO
LOT TRACT TOWNSHIP

L.D.C. Inc. d.b.a.
LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE · MENTOR, OHIO 44060
TELEPHONE 255-8483 354-6938 951-LAND

DESIGN CERTIFICATION

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

NAME

CHECK LIST

- LOT DIMENSIONS & BEARINGS
- TIE TO NEAREST STREET
- SUBLOT No. (PARCEL No.)
- SURROUNDING OWNERS
- BUILDING DIMENSIONS
- SETBACK, SIDEYARD, REARYARD
- FINISHED GRADES
- DRIVE & APPRON TYPE, WIDTH, THICKNESS
- SIDEWALK TYPE, WIDTH, THICKNESS
- CURB/GUTTER TYPE, DRAW, LENGTH
- WATER MAIN SIZE, LOCATION
- SAN. SEWER SIZE, % GRADE, LOC.
- SAN. MH. CAST. ELEV., INV. ELEV.
- SAN. CONN. SIZE & GRADE, LOC.
- STORM SEWER SIZE & GRADE, LOC.
- STORM MH. CAST. ELEV., INV. ELEV.
- PAVT. TYPE, GRADE, CURBS
- GAS LINE LOC., SIZE
- SEPTIC SYSTEM & DUPLICATION
- WELL LOCATION & ISOLATION RADIUS

STATE OF OHIO
RUDY E. SCHWARTZ
7193
REGISTERED PROFESSIONAL SURVEYOR
STATE SEAL

"AS BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE CIRCLED INFORMATION IS EXISTING AS OBTAINED ON THE SITE ____ 1994 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME

LEGEND

- STORM MANHOLE
- SANITARY MANHOLE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXIST. ELEV. 100.0
- F.G.100.0 = PROP. ELEV.
- DIRECTION OF SURFACE DRAINAGE

DRAWN BY: G.S.V	SCALE: 1"=20'-0"
CHK'D BY: R.E.S.	DATE: APRIL, 1996
1 SITE & GRADE HSE. 4-2-96	
2 RESITE PER BLDR. 5-8-96	

ACCEPTED: CLIENT DATE

S/L 15

S/L 13

SUBLOT 14
0.3571 Acres

RED MILL COVE 60'

PORTSMOUTH COVE 60'

N 87°26'37" W 105.00'

N 02°50'33" E 150.00'

N 87°26'37" W 280.00'

N 02°50'33" E 120.15'

45' Setback Line

25' Sideyard

10' Utility Easement

6"Watermain

Install 5' Conc./Walk

82.5'-18"Stm.Sewer

24' Conc.Pvm't. w/Conc.Curbs

288'-8"San.Sewer

110'±

157.5'-27"Stm.Sewer

208'-8"San.Sewer

30"Stm

Exist. Adj. Hse.
F.Fl.(Slab)697.73
Gar.Fl.(Top/Blk)696.77

FIRST.Flr. 697.75 (Unex)

GAR.Flr. 696.75 (UNEX.)

Prop. Drive @ 2.30% ±

Δ = 89°42'50"
R = 30.00'
T = 29.85'
L = 46.97'

Monument @ Cul-De-Sac

Rim696.25 Inv.NW/E.688.92

Rim696.18 Inv.N/S/E. 687.82

Rim695.09 Inv.N/S.686.77

Rim694.58 Inv.691.27

Rim 695.14 Inv.E.691.21 Inv.N/S691.03

Rim694.69 Inv.691.69

Rim695.34 Inv.W.690.69 Inv.N/S.690.61

Rim695.20 Inv.S.691.20 Inv.E.691.11

Ø Mon. Found w/Pin Found

695.65

NOTE: FILL LOW AREAS OF LOT AS REQUIRED.

Grading Plan Approved as shown and/or noted
THOMAS P. GILLES, P.E.
Lake County Engineer
By ____ Date 5-9-96

ROOF DRAINS SHALL DISCHARGE TO SPLASH BLOCKS.

BENCHMARK B.M.=T.B.M. SET ON TOP OF HYDRANT LOCATED IN FRONT OF SUBLOT 14; ELEV.; 698.59

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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 ____ DAY OF June 19 96 AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON.

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

DWG. NAME
TONTB1-9601