SITE PLAN

for : WestChester Homes
CLIENT

4376 Harper Street — Perry
ADDRESS — STREET — CITY

6 — Portsmouth Colony 2 22 — 30
SUBLOT No. — SUBDIVISION NAME — VOL. — PAGE

65 — Perry Village — Ohio
LOT — TRACT — TOWNSHIP

LAND DESIGN CONSULTANTS
Civil Engineers and Surveyors
4500 EAST POINT ~ PERRY (NW) OHIO
TELEPHONE 216-259-2121 FAX 216-259-2125

DESIGN CERTIFICATION

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

Richard A. Thompson Jr. 6.11.98
NAME

CHECK LIST

LOT DIMENSIONS & BEARINGS
RT. OF WAY/WEST STREET
STREET No. (PARCEL No.)
EASEMENTS
CONSTRUCTION NOTES
BUILDING SETBACKS
BUILDING DIMENSIONS
GRADE & SPOT ELEV. (CORNERS, BUILDING)
CULVERT SIZE, TYPE, ELEVATIONS
DRIVE WIDTH & TYPE
WATER MAIN SIZE & TYPE
SANITARY SEWER SIZE & TYPE
STORM SEWER SIZE & TYPE
SEPTIC SYSTEM SIZE & TYPE
CURB TYPE
CURB LOCATION
WELL LOCATION & APPLICATION
WELL LOCATION & VIOLATION NOTICE

STATE OF OHIO — RICHARD A. THOMPSON JR. — P-7868 — REGISTERED — PROFESSIONAL SURVEYOR

"AS BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE CIRCLED INFORMATION IS EXISTING AS OBTAINED ON THE SITE _____ 1998 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	SCALE
G.S.V.	1"=20'-0"
CHK'D BY/FIELD	DATE
R.A.T.	June 1998

1	Site & Grade Mod. 6-11-98
2	

ACCEPTED _____ DATE _____

GRAPHIC SCALE
0 5 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Red Mill Cove 60'

Portsmouth Cove 60'

Sta.Manhole Rim695.34 Inv.S.691.20 Inv.E.691.11
Exist.82.5'-18"Stm. @ 0.51%
Rim694.69 Inv.691.69
S87°26'37"E 280.00'
Sta.Manhole Rim695.14 Inv.690.69
Mon.Box w/A.Pin
Concrete Pavement w/Concrete Curb
Exist.4"San.Serv.
Sta.Manhole Rim694.71 Inv.691.31
Exist.269'-8"San.Ser. @ 0.38%
Sta.Manhole Rim696.25 Inv.686.92
Ex.4'Conc.Walk
Install 4'Conc.Walk And Match Existing
22'Apron
10' Utility Easement
Lt.Pin Found
FG.696.0
FG.695.5
FG.695.7
76.73'
DCATV CTV
Ex.18"-30"Stm. @ 0.0%
N02°50'33"E
Rim693.72 Inv.682.01
CL.Pvt.
Proposed Drive
45.10'
45.00'
FG.697
FG.698
45' Setback Line
17.00'
21.00'
12.00'
Gar.Flr. 699.33 (Unex.)
Exist.Adj.Hse. Fin.Flr.699.26
Frst.Flr. 700.00 (Unex./Slab)
32.00'
23.00'
Sunroom
FG.699.0
FG.698.0
Subiot 6
0.3344 Acres
S/L 7
S/L 5
Portsmouth Colony Phase 1
25' Side Yard
10' Utility Easement
Exist.8"Sanitary
CL.2
CL.POC.
CL.Pvt.
20' Storm Easement
80.22'
S87°26'37"E
Ex.18"Stm.Swr.
Lt.Pin Found
Rim688.77 Inv.680.38
Top/Nut 699.67
Grading Plan Approved as shown and/or noted
THOMAS P. GILLES, P.E.
Lake County Engineer
By _____ Date 7-1-98

CURVE	RADIUS	LENGTH	CHORD	BEARING
A	300.00'	81.78'	81.50'	S16°42'45"W
B	170.00'	63.67'	63.35'	N13°41'11"E
C	30.00'	47.14'	42.38'	N42°33'49"W
C1	300.00'	75.28'	74.83'	S71°37'30"W
C2	300.00'	75.28'	74.83'	S71°37'30"W

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 0.5', 1', OR 2' CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 4th DAY OF June 19 98 AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON.

Richard A. Thompson, Jr. P.S.7868 6-11-98

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE & 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, LDC INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

BENCHMARK: B.M.=T.B.M. Set On Top Of Hydrant Located In Front Of S/L 6, On Portsmouth Cove. Elev.=699.67

DRG. NAME
WESTH-9801