O.U.P.S. REFERENCE
x-xxx-xxx-xxx
2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1
OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS MUST BE CALLED DIRECT

EXISTING UNDERGROUND 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. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED HEREON. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED. WHERE PRACTICAL. HOWEVER, POLARIS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

NOTE: THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FEET

CURRENT ZONING R-1
MIN. LOT AREA 22,000 (W/SAN.)
MIN. WIDTH AT SB = 100'
MIN. WIDTH @ R/W = 50'
MIN. S.B. = 50'
MIN. S.Y. = 15'
MIN. R.Y. = 40'

Morley Road 60'
(County Road No. 417)

465.45'(Calc/Meas.)
N 44°00'07" E
M40°10'0"E
52.42'(Calc/Meas.)

P.P.N. # 10-A-022-0-00-016-0
DOCUMENT: 2016R028130
MICHAEL R & BEVERLY J LAMALFA

THE HIGHLANDS OF CONCORD - PHASE 1
VOL. 52, PG. 8 (2006)
ADDITIONAL LANDS

N 67°23'26" W
687.94'(ACT.) 688.44'(Dd.) ~ CL

P.P.N. # 10-A-022-G-00-0CL-0
DOCUMENT: 2008R021715
PARK VIEW FEDERAL SAVINGS BANK

LOCATION OF ABANDONED AERATION TANK FOR OLD OFF LOT DISCHARGE SYSTEM (NO SEPTIC FIELD)

P.P.N. # 10-A-022-0-00-016-0
Vol. 132, Pg. 166 O.R.
#8361 MORLEY RD
MITROVICH PAUL H & JEANNETTE L

3.00'

Exist. 12' Wood Fence

391.57'(ACT.) 391.46'(Dd.)

Exist. Old Wire Fence (On PL ±)

P.P.N. # 10-A-022-0-00-009-0
VOL. 822, PG. 118
DEBORAH K FIORITTO

N 01°14'11" E

P.P.N. # 10-A-023-C-00-006-0
VOL. 612, PG. 688
WILLIAM L & MARGAR DENNISON
SUBLOT 33

HARWOOD IV SUBDIVISION
VOL. 10, PG. 31 (1988)

303.06'(ACT.) 308.73'(Dd.) ~ CL

N 00°06'56" E

P.P.N. # 10-A-022-0-00-005-0
DOCUMENT: 2010R029761
LORI V. HILL

N 88°44'19" E

984.96'(ACT.) 985.26'(Dd.)

P.P.N. # 10-A-022-0-00-002-0
DOCUMENT: 2016R026019
MC CONNELL DONALD J COTR & SHARON L O FLAHERTY
CO TR OF THE DONALD J & SHARON L OFLAHERTY TR DTD

P.P.N. # 10-A-022-0-00-013-0
DOCUMENT: 1998R051856
JOHN & JOANN POGACNIK

P.P.N. # 10-A-022-0-00-001-0
DOCUMENT: 2001R007517
ANTHONY & CHARLENE SIGNORELLI

S/L 1 23,039 S.F. 0.5289 Ac.
S/L 2 32,252 S.F. 0.7404 Ac.
S/L 3 22,631 S.F. 0.5195 Ac.
S/L 4 22,000 S.F. 0.5051 Ac.
S/L 5 22,000 S.F. 0.5051 Ac.
S/L 6 22,000 S.F. 0.5051 Ac.
S/L 7 22,121 S.F. 0.5078 Ac.
S/L 8 32,821 S.F. 0.7535 Ac.
S/L 9 24,408 S.F. 0.5603 Ac.
S/L 10 25,852 S.F. 0.5935 Ac.
S/L 11 23,240 S.F. 0.5335 Ac.
S/L12 31,569 S.F. 0.7247 Ac.
S/L13 29,381 S.F. 0.6745 Ac.
S/L 14 23,186 S.F. 0.5323 Ac.

50' Setback
15'Underground Utility Easement
Judges Court 60'
PROP. 20' BUFFER

PROP. STM HW
PROP. STM OUTLET STRUCTURE
PROP. STORM WATER MANAGEMENT BASIN #1
PROP. STORM WATER MANAGEMENT BASIN #2
PROP. STM MH
PROP. STM SEW
PROP. STM YD
PROP. STM CONN (TYP.)
PROP. STM CI
PROP. SAN SEW
PROP. SAN MH
PROP. SAN CONN. (TYP.)
PROP. WTR CONN. (TYP.)
PROP. WATERLINE
PROP. 2" WATERLINE
PROP. HYDRANT
PROP. RELOCATED HYDRANT
PROP. STM CONN. (TYP.)
STOP
STREET NAME SIGN
NO PARKING HYDRANT SIDE OF STREET SIGN

SYMBOL LEGEND

Ex. Clean Out	Ex. Sanitary Manhole	Ex. Water Valve	Ex. Electrical Box	Ex. Tree	Ex. Monument Box
Ex. Catch Basin	Prop. Sanitary Manhole	Ex. Water Meter	Ex. Guy Wire	Ex. Pine Tree	Power Transformer
Prop. Catch Basin	Prop. Curb Inlet	Ex. Fire Hydrant	Ex. Power Pole	Ex. Bush	Sprinkler Control Box
Ex. Yard Drain	Ex. Curb Inlet	Prop. Hydrant	Ex. Light Power Pole	Ex. Mailbox	Sprinkler Head
Ex. Manhole	Ex. Gas Marker	Prop. WL Valve	Ex. Light Pole	Ex. Sign	Traffic Signal Pole
Ex. Storm Manhole	Ex. Gas Meter	Well	Prop. Light Pole	Ex.Telphone Box	Traffic Signal Box
Prop. Storm Manhole	Ex. Gas Valve	Test Bore		Guard Post	

REV. No.		DATE	BY

STATE OF OHIO
DUSTIN R. KEENEY
65515
REGISTERED PROFESSIONAL ENGINEER

DATE: 1/19/16
SCALE: HOR. 1"=40'
VERT. N/A
FOLDER: Improvement
FILENAME: P&P
TAB: P&P
DRAWN: JCK

LITTLE MOUNTAIN PRESERVE
CONCORD TOWNSHIP-LAKE COUNTY-OHIO

POLARIS ENGINEERING & SURVEYING, INC.
24600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

polaris Engineering & Surveying

LAYOUT AND UTILITY PLAN

CONTRACT No.
15096

SHEET	OF
3	15