





**INDIVIDUAL LOT EROSION AND SEDIMENT CONTROL NOTES:**

- 1) ALL INDIVIDUAL LOTS SHALL HAVE EROSION CONTROL MEASURES PROVIDED AT TIME OF HOUSE CONSTRUCTION PER THE INDIVIDUAL LOT PROVISIONS DETAILS AS DETAILED BY THE COLUMBIAN COUNTY SOIL CONSERVATION SERVICE.
- 2) THERE SHALL BE NO CLEARING, GRUBBING, GRADING OR OTHER WORK WITHIN THE REPAIR AND RETAINMENT SETBACK AREAS.
- 3) THE CONTRACTOR SHALL CLEARLY MARK ALL REPAIR AND WETLAND SETBACK BOUNDARIES THAT ARE ADJACENT TO THE PROPOSED CONSTRUCTION AREAS WITH ORANGE CONSTRUCTION FENCE PRIOR TO ANY SOIL DISTURBING OR LAND CLEARING ACTS.
- 4) THE CONTRACTOR SHALL CONSTRUCT SILT FENCE ALONG THE REAR CLEARING LIMITS DOWN SLOPE FROM THE PROPOSED HOUSE BEFORE ANY GRADING OPERATIONS COMMENCE. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE ALONG CONSTRUCTION PER THE NOTES ON SHEET 1.
- 5) ALL AREAS WITHIN 50 FEET OF JURISDICTIONAL WATERS (STREAMS AND WETLANDS) SHALL BE TEMPORARILY SEIZED WITHIN 3 DAYS OF THE AREA IS TO REMAIN BUILT FOR MORE THAN 21 DAYS AS SHOWN ABOVE. PERMANENT SEEDING AND MULCH MUST BE ESTABLISHED IMMEDIATELY AFTER FINAL GRADING.

**GENERAL NOTES:**

- 1) SEE SHEET 8 FOR INTERSECTION AND CUL-DE-SAC PRELIMINARY ELEVATIONS.
- 2) SEE PLAN AND PROFILE SHEETS 6 & 7 FOR CENTERLINE OF PAVEMENT ELEVATIONS.
- 3) SEE PAVEMENT DETAIL SHEET 12 FOR PAVEMENT TYPICAL SECTION.
- 4) EXISTING TOPOGRAPHY BY DOUGLAS FLEMING, P.E. (NOVEMBER 2005) AND BY KARCH GEARL LIND ASSOCIATES REVISED DRAWING DATED MARCH 2, 2003.

**LEGEND**

- PROPOSED HOUSE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- CLEARING LIMITS
- PROPOSED CATCH BASINS
- RUNOFF DIRECTION
- WETLANDS TO REMAIN

SHEET 2 OF 23

**ZWICK ASSOCIATES, Inc.**  
 P.O. BOX 660, BRECKVILLE, OH 44149-0660 (419) 233-0739  
**GRADING PLAN (WEST)**  
**CASCADE CREEK SUBDIVISION**  
**CONSERVATION DEVELOPMENT**  
 J.K. DEVELOPMENT L.L.C.  
 PART OF ORIGINAL INDEPENDENCE TOWNSHIP  
 LOT 38-41, BLOCK No. 2, WEST OF THE COLUMBIAN RIVER  
 CITY OF INDEPENDENCE, COLUMBIAN COUNTY, STATE OF OHIO  
 DRAWN: JES    11-2008-003    DATE: FEB  
 CHECKED: JES    11-2008-003    DATE: FEB

PN 86-16-01  
A. & A. KUEHN

PN 86-13-01B  
L. URBAN

PN 86-10-01  
F. A. & K. ENKO

PN 86-13-02  
P. A. VENEZIA

PN 86-15-01  
G. J. & K. KUEHN

PN 86-10-03  
G. A. & S. MURPHY

PN 86-13-04  
R. M. & J. ZIEGLER

DALEBROOK ESTATES SUBDIVISION No 1

8 11' 00" M  
2012

N 89°45'17" E

603.98

WETLAND NETWORK

WETLAND NETWORK

WOODED AREA TO REMAIN

APPROXIMATE  
100 YEAR FLOOD PLAIN

CLEARING LIMITS

IMPASSIBLE OBSTACLE (W/ TO TOP OF BANK)

WOODED AREA TO REMAIN

STORM WATER  
MANAGEMENT BASIN

WOODED AREA TO REMAIN

WOODED AREA TO REMAIN

CITY OF INDEPENDENCE  
CITY OF BRECKSVILLE

PN 86-12-01  
M. & E. ENGEL  
86 775 FLANNERY DR.

PLANTATION  
DRIVE 80'

N 89°45'17" E

1798.16

779 821/02-01  
A. & K. ENKO  
86 772 S. BRUNSON LA.

86 772 S. BRUNSON LA.  
86 772 S. BRUNSON LA.

ESTATES  
GRENADEIER  
LANE 80'

SUBDIVISION

PN 87-02-02B  
D. L. & J. WITKOWSKI  
86 772 S. BRUNSON LA.



SCALE: 1"=30'

SHEET 3 OF 23

### INDIVIDUAL LOT EROSION AND SEDIMENT CONTROL NOTES:

- 1.) ALL INDIVIDUAL LOTS SHALL HAVE EROSION CONTROL MEASURES PROVIDED AS PART OF ANY CONSTRUCTION PERMITS. THE "INDIVIDUAL LOT PROVISIONS" AS LISTED BY THE COLUMBIAN COUNTY SOIL CONSERVATION SERVICE.
- 2.) THERE SHALL BE NO CLEARING, GRUBBING, GRADING OR OTHER WORK WITHIN THE RIPARIAN AND WETLAND SETBACK ZONES.
- 3.) THE CONTRACTOR SHALL CLEARLY MARK ALL RIPARIAN AND WETLAND SETBACK BOUNDARIES THAT ARE ADJACENT TO THE PROPOSED CONSTRUCTION AREAS WITH ORANGE CONSTRUCTION FENCE PRIOR TO ANY SOIL DISTURBING OR LAND CLEARING ACTIVITY.
- 4.) THE CONTRACTOR SHALL CONSTRUCT SALT FENCE ALONG THE REAR CLEARING LIMITS DOWN SLOPE FROM THE PROPOSED HOUSE BEFORE ANY GRADING OPERATIONS COMMENCE. THE CONTRACTOR SHALL MAINTAIN THE SALT FENCE CLEARING LIMITS THROUGHOUT THE CONSTRUCTION PERIOD.
- 5.) ALL AREAS WITHIN 50 FEET OF JURISDICTIONAL NOTES (STREAMS AND WETLANDS) SHALL BE TEMPORARILY SEEDED WITHIN 7 DAYS OF THE AREA TO REMAIN (SEE FOR MORE THAN 21 DAYS AS SHOWN ABOVE. PERMANENT SEEDING AND MULCH MUST BE ESTABLISHED IMMEDIATELY AFTER FINAL GRADING.

### GENERAL NOTES:

- 1.) SEE SHEET 8 FOR INTERSECTION AND CUL-DE-SAC PAVEMENT ELEVATIONS.
- 2.) SEE PLAN AND PROFILE SHEETS 6 & 7 FOR CENTERLINE OF PAVEMENT ELEVATIONS.
- 3.) SEE PAVEMENT DETAIL SHEET 12 FOR PAVEMENT TYPICAL SECTION.
- 4.) EXISTING TOPOGRAPHY BY DOUGLAS FLEMING, P.E. (NOVEMBER 2005) AND AND BY AUGUS CON LYN ASSOCIATE REVISED DRAWINGS DATED MARCH 7, 2003.

### LEGEND

- PROPOSED HOUSE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- CLEARING LIMITS
- PROPOSED MAN-HOLE
- PROPOSED CATCH BASINS
- RUNOFF DIRECTION
- WETLANDS TO REMAIN

© ZWICK ASSOCIATES, Inc.  
 1790 LEBANON ROAD, SUITE 100, 60404 (IND) 421-6700  
**GRADING PLAN (EAST)  
 CASCADE CREEK SUBDIVISION  
 CONSERVATION DEVELOPMENT**  
 J.K. DEVELOPMENT L.L.C.  
 NAME OF ORIGINAL SUBDIVISION SURVEY  
 LOT No. 41, TRACT No. 2 WEST OF THE COLUMBIAN RIVER  
 CITY OF BRECKSVILLE, COLUMBIAN COUNTY, STATE OF OHIO  
 Author: J.K.E. Date: 11/10/05  
 Designer: J.K.E. Date: 11/10/05  
 Checker: J.K.E. Date: 11/10/05