

BOUNDARY RE-SURVEY (UPDATE), TITLE PAGE, AND VICINITY MAP

TOWNSHIP/CITY/VILLAGE:	MONTH: 27TH MARCH	PAGE: ONE
CITY OF CHARDON LOT NO. 96	YEAR: 2013	OF THREE
SURVEY FOR: NATHAN E. AND MARY C. McDONALD		

BOUNDARY RE-SURVEY (UPDATE) AND SITE PLAN PREPARED FOR: NATHAN E. AND MARY C. McDONALD

DEED OF RECORD: PP# 10-104850 VOLUME 919, PAGE 658
304 SOUTH HAMBDEN STREET

PAGE INDEX

PAGE NO. 1: BOUNDARY RE-SURVEY (UPDATE), TITLE PAGE, AND VICINITY MAP
PAGE NO. 2: EXISTING SITE LOCATION DETAIL
PAGE NO. 3: FINAL SITE PLAN WITH GRAPHIC ZONING DETAIL

TRUE NORTH
ODOT VRS AND CORS GNSS NETWORK
NAD83, NGVD88, GRS80, GEOID2012A



GRAPHIC SCALE: 1" EQUALS 50' FEET

- DENOTES 5/8" x 30" STEEL REBAR PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- - - DENOTES OCCUPIED CENTERLINE (C.L.)
- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

1" IRON PIN IN MONUMENT BOX FD. AND USED (1993 SURVEY)

BASIS OF RESEARCH AND RECORDS
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.
ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE COUNTY ENGINEER'S OFFICE.
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

LAST REVISED: MARCH 27TH, 2013
BUILDER: **TIM DOERR CONSTRUCTION**
15692 THOMPSON RD
THOMPSON, OH 44086-8736
PHONE: 440.298.1639

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 96 WITHIN SAID CITY AS SHOWN ON THE TOWN PLAT.



NORTH HAMBDEN STREET

GAR HIGHWAY U.S. ROUTE 6

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.968.3578
www.dbksurveys.com

TBM NO. 852
6" CONCRETE MONUMENT WITH BRASS CAP
6" BELOW GRADE FD.: N.4.49', W.2.32' OF R/W INT.
N. 41°34'51.1219"
W. 81°11'55.6272"
EL.: 1244.65

TBM NO. 100
HYDRANT (SOUTHERLY BOLT ON PLATE):
N. 41°34'51.8506"
W. 81°11'54.2025"
EL.: 1238.56

SOUTH HAMBDEN STREET 99' WIDE

EXISTING OCCUPIED CENTERLINE
N 88°58'42" E

HUNTINGTON STREET

GRANT STREET

CHARDON WINDSOR ROAD

CITY OF CHARDON HAMBDEN TOWNSHIP

MUNICIPAL APPROVALS

THIS BOUNDARY RE-SURVEY (UPDATE) AND SITE PLAN PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO, BY ANNOUNCEMENT OF DECISION ADOPTED

_____, 2013.
KENNETH R. MILLER, CHAIRMAN / DATE

THIS PLAT IS APPROVED BY THE MUNICIPAL ENGINEER OF THE MUNICIPALITY OF CHARDON

THIS ___ DAY OF _____, 2013.

_____, 2013 / DATE
DOUGLAS COURTNEY, PE / MUNICIPAL ENGINEER

OWNER'S ACCEPTANCE:

WE, THE UNDERSIGNED OWNER(S) OF THE LANDS SHOWN HEREON DO HEREBY ACCEPT AND UNDERSTAND THE INTENTIONS OF THIS PLAT OF SURVEY.

SIGNED / / 2013
PRINTED NATHAN E. McDONALD DATE

SIGNED / / 2013
PRINTED MARY C. McDONALD DATE

NOTARY

BEFORE ME, A NOTARY PUBLIC IN THE COUNTY OF _____ AND STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED WHO ACKNOWLEDGED THE SIGNING OF THIS FOREGOING INSTRUMENT TO BE THEIR OWN PERSONAL ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT _____

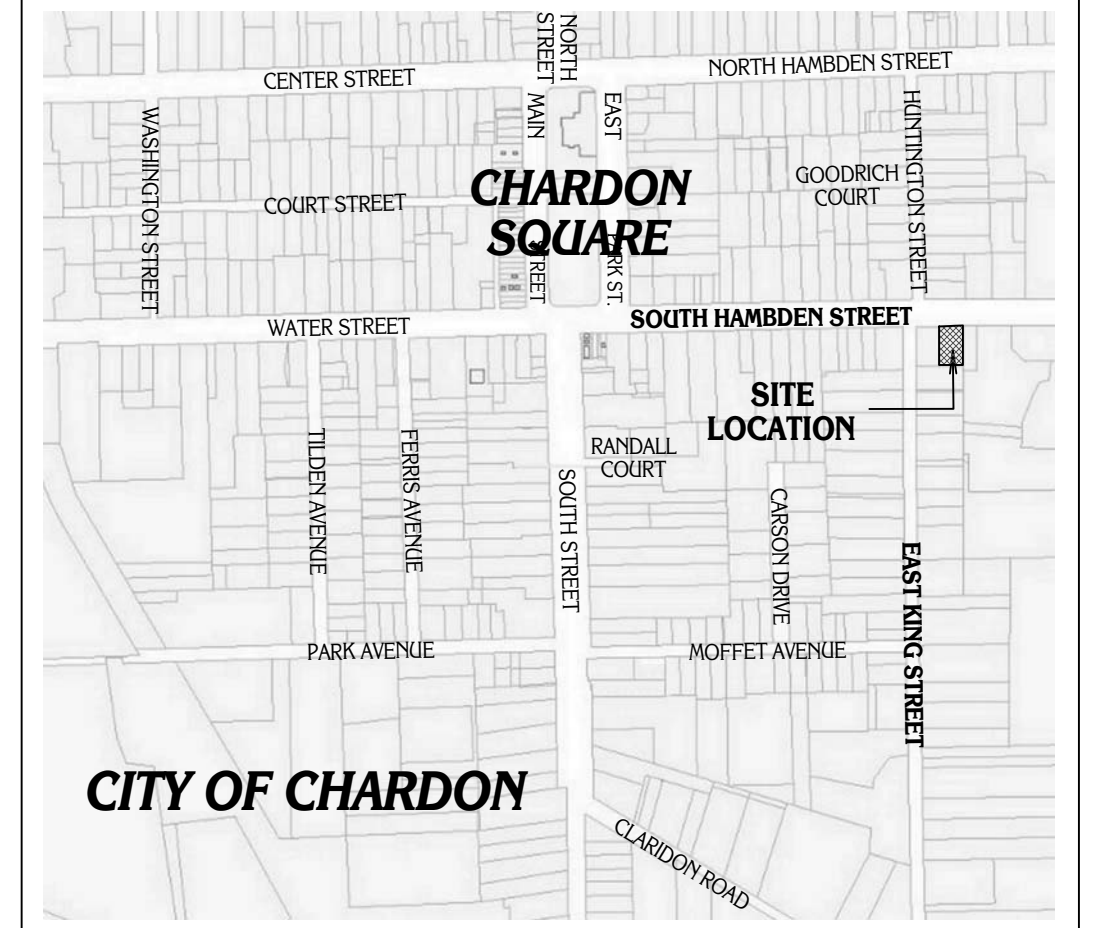
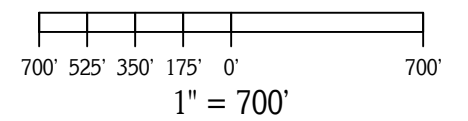
THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC: _____
SIGNED / PRINTED

TRUE NORTH



VICINITY MAP



SURVEYOR'S CERTIFICATION

I CERTIFY TO:

NATHAN E. AND MARY C. McDONALD

THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NGVD88, GRS80, GEOID2012A). DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS.
THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY.

ROBERT L. KOSIE, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8167



EAST KING STREET 47' WIDE
NOTE: THE EXISTING CENTERLINE DATA OF SOUTH HAMBDEN STREET SHOWN HEREON IS BASED ON THE OCCUPIED (TRAVELED) CENTERLINE OF SOUTH HAMBDEN STREET. NO WARRANTY IS MADE TO THE ACCURACY THEREOF.

ZONING INFORMATION
SEE PAGE NO. 3 FOR ZONING DETAIL

DBK PLAT NO.: 684 2013A

EXISTING SITE LOCATION DETAIL

BOUNDARY RE-SURVEY (UPDATE) AND SITE PLAN PREPARED FOR: NATHAN E. AND MARY C. McDONALD

DEED OF RECORD: PP# 10-104850 VOLUME 919, PAGE 658
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SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 96 WITHIN SAID CITY AS SHOWN ON THE TOWN PLAT.

TRUE NORTH
ODOT VRS AND CORS GNSS NETWORK
NAD83, NGVD88, GRS80, GEOID2012A



GRAPHIC SCALE: 1" = 20'

○ DENOTES 5/8" x 30" STEEL REBAR PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET

--- DENOTES OCCUPIED CENTERLINE (C.L.)

— DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

T.B.R. DENOTES "TO BE REMOVED"

TOWNSHIP/CITY/VILLAGE: CITY OF CHARDON LOT NO. 96	MONTH: SEE PAGE ONE	PAGE: TWO OF THREE
YEAR: SEE PAGE ONE		
SURVEY FOR: NATHAN E. AND MARY C. McDONALD		

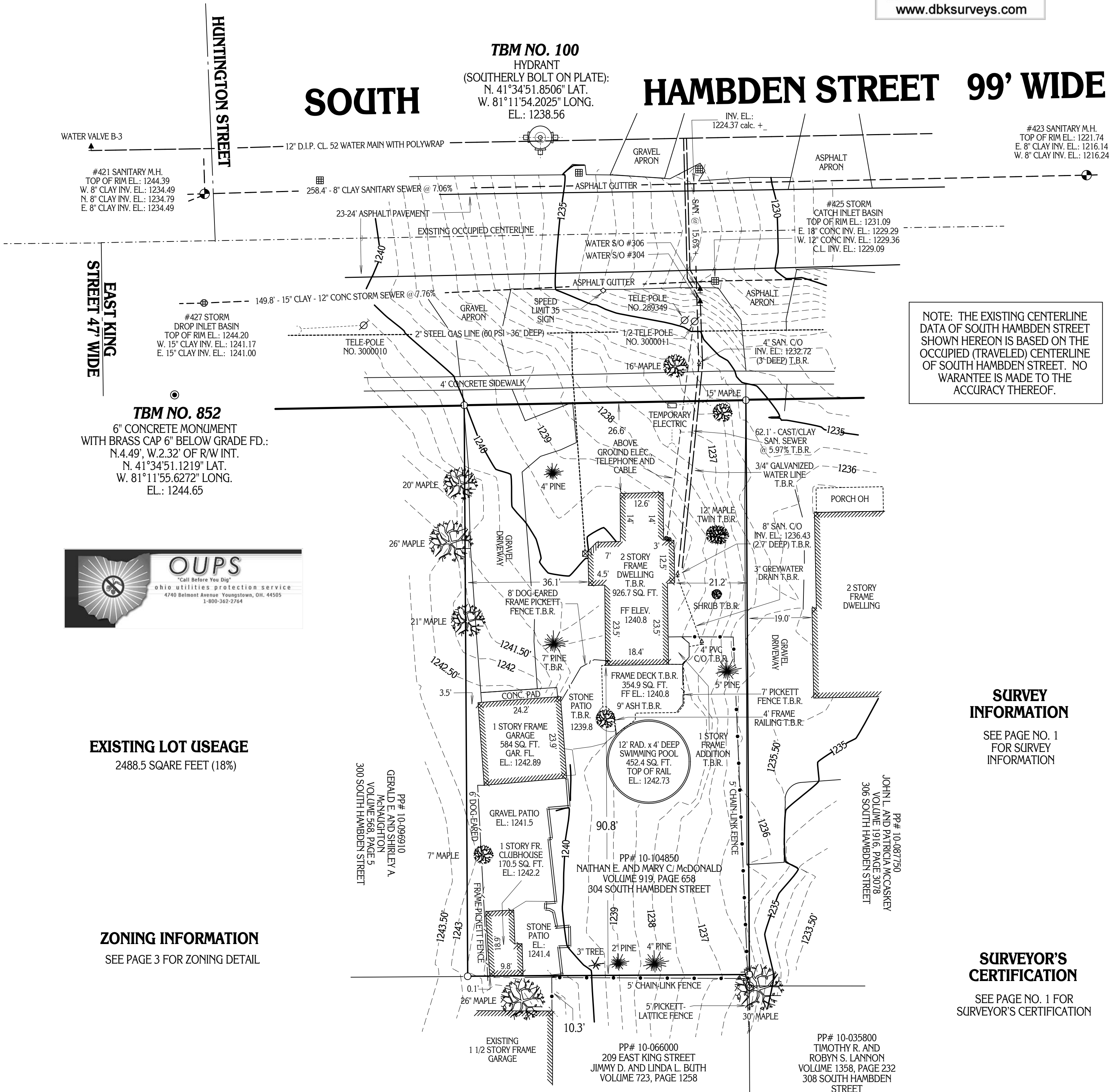
BUILDER:
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SOUTH

HAMB DEN STREET 99' WIDE

TBM NO. 100
HYDRANT
(SOUTHERLY BOLT ON PLATE):
N. 41°34'51.8506" LAT.
W. 81°11'54.2025" LONG.
EL.: 1238.56



NOTE: THE EXISTING CENTERLINE DATA OF SOUTH HAMB DEN STREET SHOWN HEREON IS BASED ON THE OCCUPIED (TRAVELED) CENTERLINE OF SOUTH HAMB DEN STREET. NO WARRANTY IS MADE TO THE ACCURACY THEREOF.

TBM NO. 852
6" CONCRETE MONUMENT
WITH BRASS CAP 6" BELOW GRADE FD.:
N. 4.49', W. 2.32' OF R/W INT.
N. 41°34'51.1219" LAT.
W. 81°11'55.6272" LONG.
EL.: 1244.65



EXISTING LOT USAGE
2488.5 SQUARE FEET (18%)

ZONING INFORMATION
SEE PAGE 3 FOR ZONING DETAIL

SURVEY INFORMATION
SEE PAGE NO. 1 FOR SURVEY INFORMATION

SURVEYOR'S CERTIFICATION
SEE PAGE NO. 1 FOR SURVEYOR'S CERTIFICATION

DBK PLAT NO.: 684 2013B

**BOUNDARY RE-SURVEY (UPDATE) AND
SITE PLAN PREPARED FOR:
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TEMPORARY SEEDING SPECIES SELECTION

Seeding Dates	Species	Lb./1,000 sq. ft.	Per Ac.
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
August 15 to November 1	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.

Note: Other approved seed species may be substituted.

**FINAL SITE PLAN WITH
GRAPHIC ZONING DETAIL**

TRUE NORTH
ODOT VRS AND CORS GNSS NETWORK
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GRAPHIC SCALE: 1" = 20'

- DENOTES 5/8" x 30" STEEL REBAR PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- DENOTES OCCUPIED CENTERLINE (C.L.)
- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED CONTOUR LINE
- DENOTES PROPOSED WATER FLOW

T.B.D. - DENOTES "TO BE DETERMINED IN FIELD" FG - DENOTES "FINISH GRADE"

TOWNSHIP/CITY/VILLAGE: CITY OF CHARDON LOT NO. 96	MONTH: SEE PAGE ONE	PAGE: THREE
	YEAR: SEE PAGE ONE	OF THREE
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SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga,
AND STATE OF OHIO AND KNOWN AS BEING PART OF
ORIGINAL LOT NO. 96 WITHIN SAID CITY AS SHOWN ON THE TOWN PLAT.

STREET/SIDEWALK CLEANING

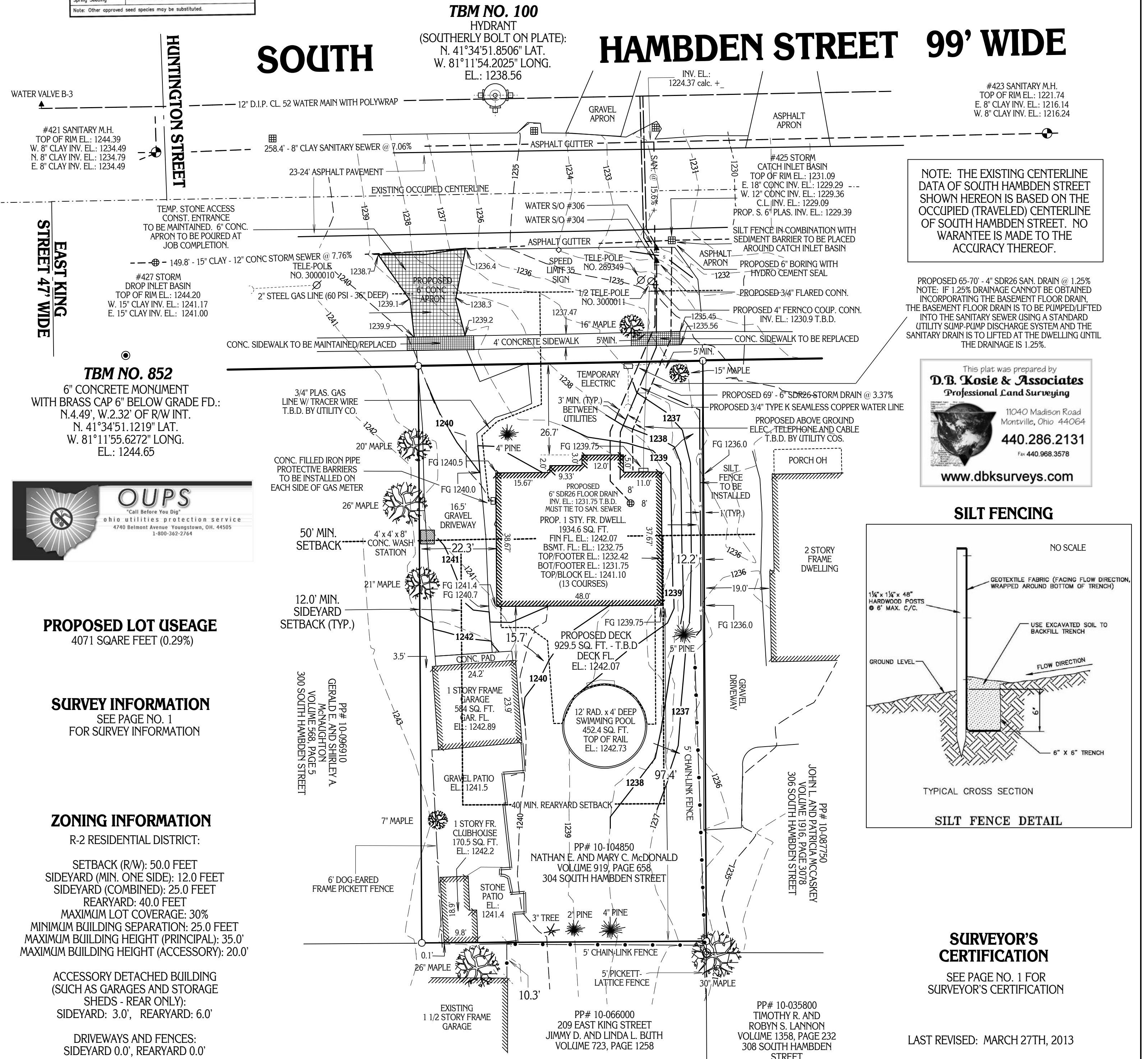
THE STREET AND SIDEWALK ARE TO BE KEPT CLEAN AT ALL TIMES DURING CONSTRUCTION.
PROVISIONS SHOULD BE MADE FOR STREET SWEEPING / STREET CLEANING, AS NEEDED.

SITE STABILIZATION AND MAINTENANCE

DISTURBED AREAS OF THE SITE THAT ARE TO REMAIN IDLE FOR MORE THAN TWENTY-ONE (21) DAYS SHALL BE PROPERLY SEEDED AND STRAW MULCHED WITHIN SEVEN (7) DAYS OF COMPLETION OF INITIAL GRADING. IF DISTURBED, TEMPORARY SEEDING AND MULCHING OF A THIRTY (30) FOOT STRIP OF THE ENTIRE FRONT OF THE LOT SHALL BE MAINTAINED ON THE SITE ONCE INITIAL GRADING IS COMPLETE. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED EVERY SEVEN (7) DAYS OR WITHIN 24 HOURS OF A 0.5" OR GREATER RAINFALL EVENT. NECESSARY REPAIRS SHALL BE MADE AT THIS TIME.

SOUTH

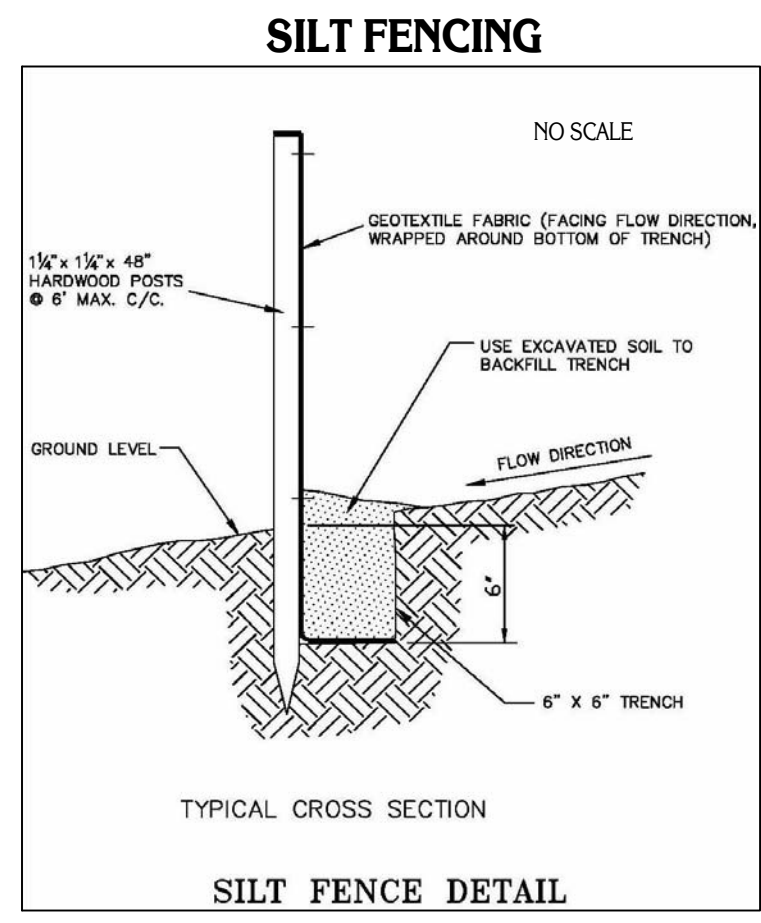
HAMB DEN STREET 99' WIDE



NOTE: THE EXISTING CENTERLINE DATA OF SOUTH HAMB DEN STREET SHOWN HEREON IS BASED ON THE OCCUPIED (TRAVELED) CENTERLINE OF SOUTH HAMB DEN STREET. NO WARRANTY IS MADE TO THE ACCURACY THEREOF.

PROPOSED 65'-7" 4" SDR26 SAN. DRAIN @ 1.25%
NOTE: IF 1.25% DRAINAGE CANNOT BE OBTAINED INCORPORATING THE BASEMENT FLOOR DRAIN, THE BASEMENT FLOOR DRAIN IS TO BE PUMPED/LIFTED INTO THE SANITARY SEWER USING A STANDARD UTILITY SUMP-PUMP DISCHARGE SYSTEM AND THE SANITARY DRAIN IS TO BE LIFTED AT THE DWELLING UNTIL THE DRAINAGE IS 1.25%.

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SURVEYOR'S CERTIFICATION

SEE PAGE NO. 1 FOR SURVEYOR'S CERTIFICATION

LAST REVISED: MARCH 27TH, 2013

DBK PLAT NO.: 684 2013C