

EXISTING SITE CONDITIONS:

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GRAPHIC SCALE

PARCEL#: 74
CURRENT OWNER:

ADDRESS: MONCLOVA, OH 43542

ZONING: A - AGRICULTURAL
PARCEL AREA: 7.850 AC., 341,945 SF
CURRENT USE: VACANT/WOODED
WETLANDS: NO VISIBLE WETLANDS ON SITE.

FLOOD CERTIFICATION:

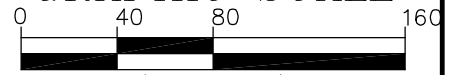
FLOOD ZONE DESIGNATION - ZONE X
AREAS WITHIN THE 1% ANNUAL FLOOD ZONE
FIRM-COMMUNITY-PANEL NUMBER 39095C-0216E,
EFFECTIVE DATE: 08/16/2011
NOT REPRESENTED WITH IN DRAWING

BUILDING SETBACKS:

SWATON TOWNSHIP ZONING ORDINANCE (2016)
BUILDING SETBACKS PER ZONING CODE IN A (4.3 BASIC YARD (SETBACK))
MIN AREA: 1 AC.
MIN LOT WIDTH: 150 FEET
FRONT SETBACK: 100 FEET, SEE NOTE #1
SIDE SETBACK: 35 FEET, SEE NOTE #2
REAR SETBACK: 50 FEET
MAX. BLD HEIGHT: 35 FEET

NOTES:

- 1.) MONCLOVA ROAD UNDER SECTION 4.4.4 IS CONSIDERED A MAIN COUNTRY ROAD, THEREFORE IS REQUIRED TO 100 FEET SETBACK FROM CENTERLINE OF ROAD
- 2.) THE MAIN BUILDING SHALL BE SET BACK FROM THE LOT LINE ONE (1) ADDITIONAL FOOT FOR EACH TWO (2) FEET OF LENGTH OVER 50 FEET. MAXIMUM SIDE CAN BE 35 FEET.



(IN FEET)
1 inch = 80 ft.
SCALED FOR 11X17

EAST LINE OF THE
SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF
SECTION 15,
TOWN-7-NORTH,
RANGE-9-EAST

ACCESS MANGEMENT

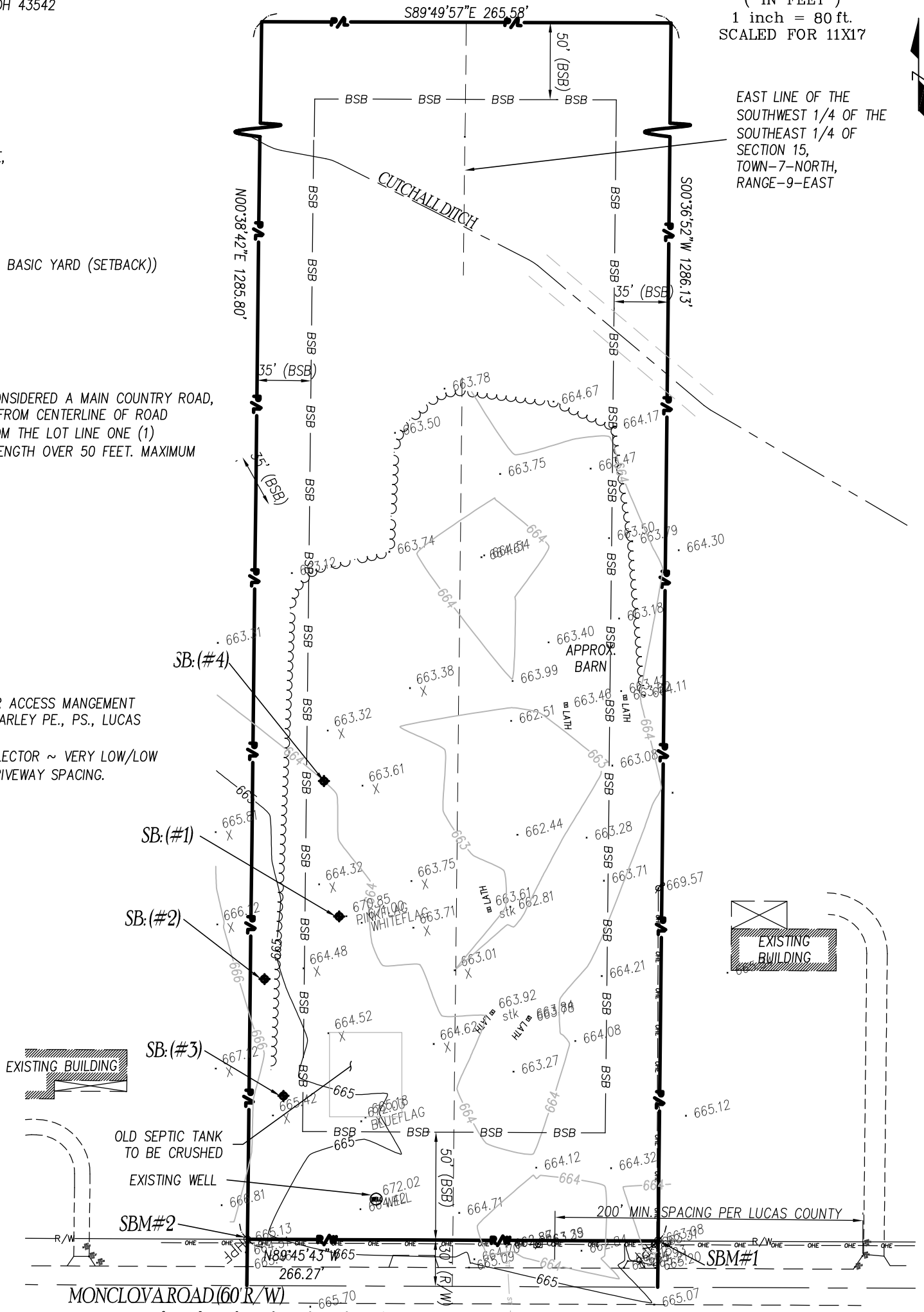
- 1.) MONCLOVA ROAD - MINOR COLLECTOR ~ PER ACCESS MANGEMENT SYSTEM MAP LUCAS COUNTY OHIO - KEITH G. EARLEY PE., PS., LUCAS COUNTY ENGINEER (JULY 2018)
- 2.) CHART 4. ROAD CLASSIFICATION: MINOR COLLECTOR ~ VERY LOW/LOW VOLUME REQUIRES 200' MINIMUM FULL-ACCESS DRIVEWAY SPACING.

LEGEND:

- 676.38' EXISTING ELEVATION
- TRANSFORMER
- ⊙ STEEL POST
- ⊙ SANITARY CLEAN OUT
- ⊙ SANITARY MANHOLE
- ⊙ CATCH BASIN ROUND
- ⊙ STORM MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER VALVE
- GUY WIRE
- ⊙ SIGN
- ⊙ MANHOLE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ TREE
- ⊙ IRON PIN FOUND
- ⊙ POWER POLE

CONVENTIONAL SIGNS

- EXISTING NATURAL GAS ——— G ——— G ———
- EXISTING FENCE ——— x ——— x ———
- EXISTING SANITARY SEWER ——— S ——— S ———
- EXISTING STORM SEWER ——— ST ——— ST ———
- EXISTING WATERLINE ——— W ——— W ———
- OVERHEAD LINES ——— OHE ——— OHE ———
- UNDERGROUND ELECTRIC ——— ——— ———
- PROPERTY LINE ——— P/L ———
- RIGHT-OF-WAY LINE ——— R/W ———
- BUILDING SETBACK LINE ——— BSB ——— BSB ———
- EXISTING TREE LINE ——— ——— ———



POND REQUIREMENTS/DESIGN:

PROPOSED SITE CONDITIONS

GRAPHIC SCALE

SWANTON TOWNSHIP ZONING ORDINANCE (2016)
 - SECTION 9.13 PONDS ("A" AGRICULTURAL)

- 1.) MINIMUM PARCEL SIZE FOR THE CONSTRUCTION AND DEVELOPMENT OF A POND SHALL BE FIVE (5) ACRES.
- 2.) MINIMUM POND SURFACE AREA SHALL BE (1/4) ACRE AND MAXIMUM OF (3/4) ACRES
- 3.) SIDE SLOPE OF A POND SHALL BE HORIZONTAL TO VERTICAL AT A RATIO 3:1 EXCEPT WHERE A BEACH IS DESIRED. THIS RATIO SHALL BE MAINTAINED TO A MINIMUM DEPTH OF 17 FEET.
- 4.) BEACH AREAS MAY BE SLOPED NO LESS THAN AT A HORIZONTAL TO VERTICAL RATION OF 10:1 AND SHALL NOT EXCEED 25% OF THE POND SURFACE AREA
- 5.) PONDS SHALL BE GRADED NOT TO EXCEED (4) FEET IN HEIGHT, TO NOT OBSTRUCT AN ADJOINING PROPERTY OWNERS VIEW
- 6.) A DRAINAGE SYSTEM SHALL BE INSTALLED TO ACCOMMODATE OVERFLOWS AND SURFACE DRAINAGE FROM POND DEVELOPMENT, THAN DIVERTED TO A SUITABLE OUTLET OR DRAINAGE DITCH

9.13.2 SETBACK

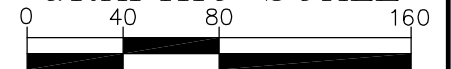
- 1.) POND SHALL HAVE 100 FEET MINIMUM SETBACK FROM ANY ROAD RIGHT-OF-WAY CENTERLINE
- 2.) A POND SHALL BE LOCATED NO CLOSER THAN (50) FEET FROM ANY LOT LINE
- 3.) A POND SHALL BE LOCATED NO CLOSER THAN (100) FEET TO A SEPTIC TANK, OR LEACH FIELD

GENERAL NOTES

- 1.) CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AROUND PROPOSED FILL DIRT AREA TO NOT IMPEDE NATURAL SURFACE DRAINAGE.
- 2.) ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM.
- 3.) PROPOSED ELECTRIC SERVICE AND ROUTE TO BE DETERMINED BY ELECTRIC COMPANY
- 4.) PROPOSED GAS SERVICE AND ROUTE TO BE DETERMINED BY GAS COMPANY

ACCESSORY BUIDING

AN ACCESSORY BUILDING NOT EXCEEDING THE ALLOWABLE OF A MAIN BUILDING FOR THE DISTRICT MAY NOT EXCEED 30% OF REQUIRED REAR YARD, NUT NO ACCESSORY BUILDING SHALL BE CLOSER TO THE FRONT LOT LINE THAN (5) FEET BEHIND THE BUILDING LINE FOR THE MAIN STRUCTURE, CLOSER THAN 10 FEET TO HE MAIN BUILDING, NOR CLOSER THAN (5) FEET TO ANY LOT LINE



(IN FEET)
 1 inch = 80 ft.
 SCALED FOR 11X17

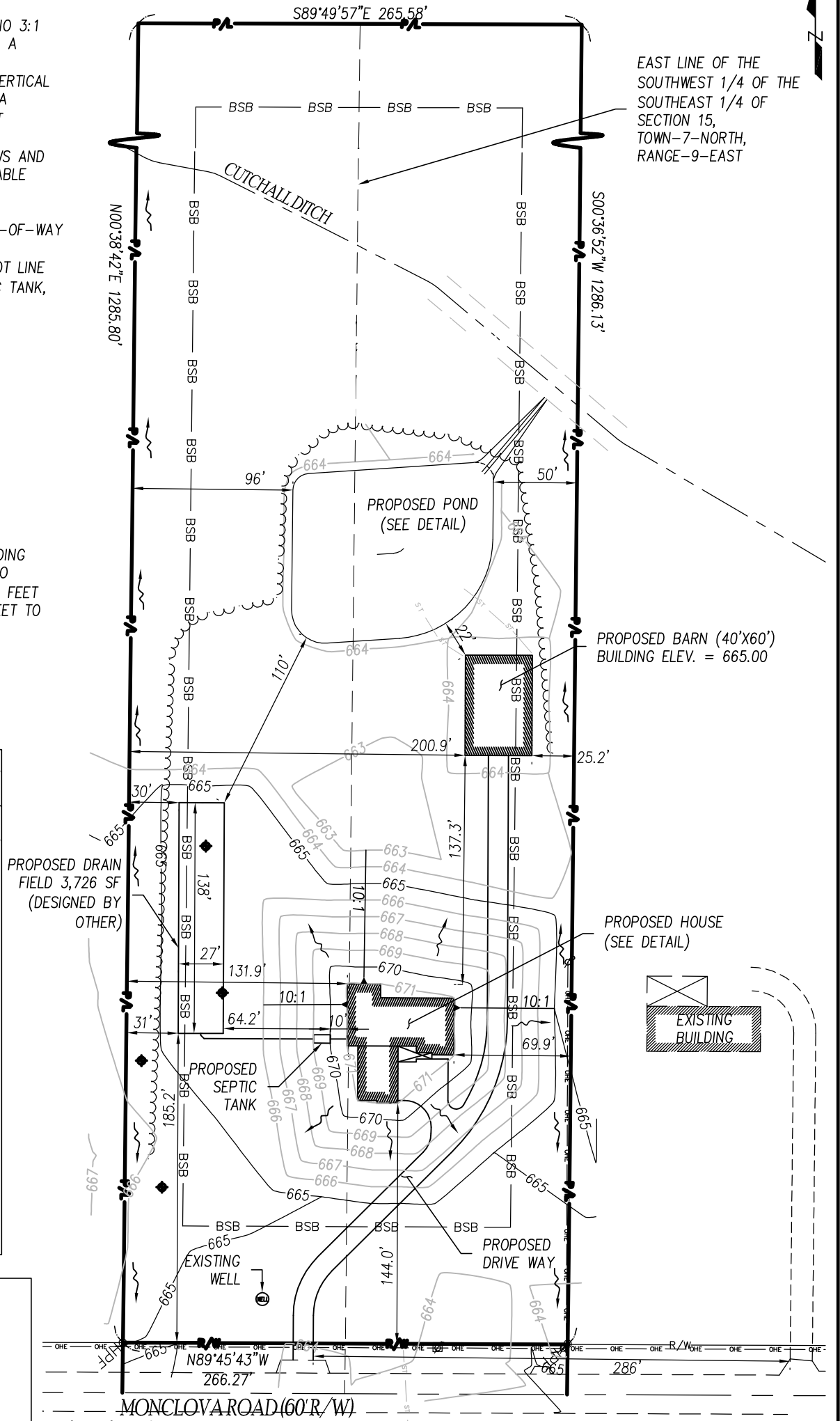
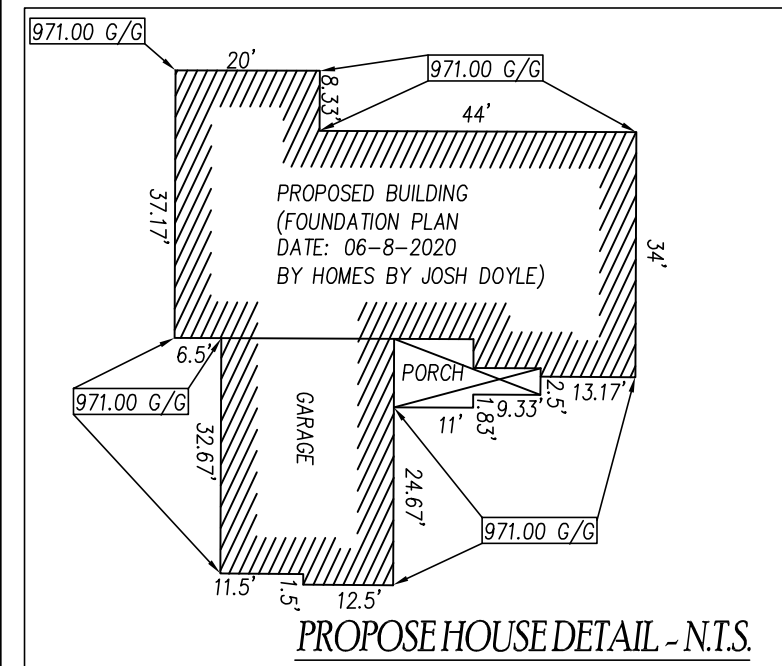
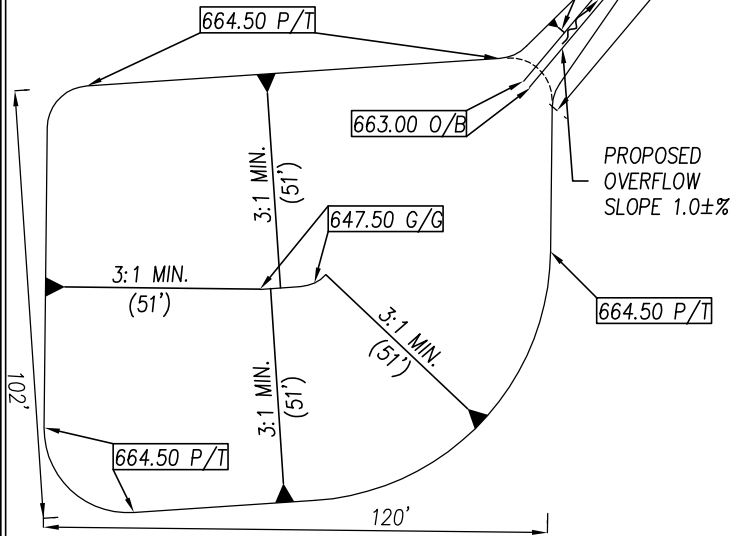
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 SECTION 15,
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PROPOSE POND DETAIL - N.T.S.

POND INFORMATION:

- 1.) SURFACE AREA: 11,294 SF., 0.259 AC.
- 2.) MAXIMUM POND DEPTH = 17 FEET
- 3.) POND DIMENSION = 102' X 120'

SIDE SLOPES
 4:1 MIN.



GRADE NOTES

- T/P - TOP OF ASPHALT PAVEMENT
- G/G - GROUND GRADE
- T/C - TOP OF CONCRETE PAVEMENT
- F/F - FINISH FLOOR
- P/T - TOP OF POND
- O/B - OVERFLOW BOTTOM
- T/D - TOP OF DITCH
- B/D - BOTTOM OF DITCH