

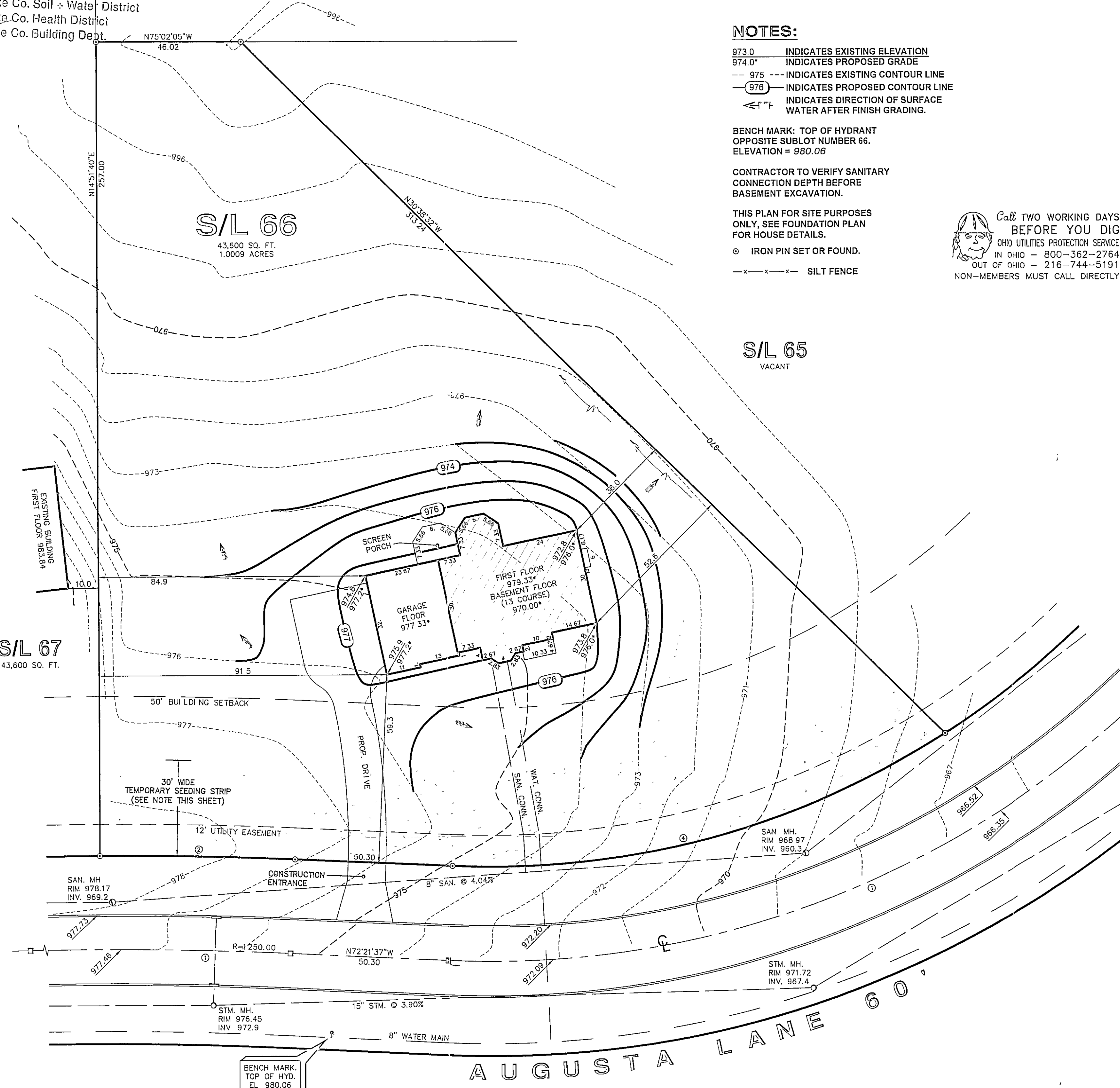
Site Improvement Plan  
Approved as shown and/or noted  
JAMES H. GILLS, P.E.  
County Engineer  
09/04/05  
09/04/05  
09/04/05

# SITE IMPROVEMENT PLAN

SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE  
AND STATE OF OHIO AND KNOWN AS BEING SUBLOT NO. 66 IN  
LITTLE MOUNTAIN COUNTRY CLUB SUBDIVISION, OF PART OF  
ORIGINAL LOT NO. 12, 13, 17, 18, 23 & 24, IN TRACT NO. 3 & 4 IN  
SAID TOWNSHIP AND RECORDED IN VOL. 39, PG. 13 OF LAKE  
COUNTY PLAT RECORDS.

FOR: PAYNE & PAYNE BUILDERS

CONCORD TOWNSHIP ZONING OFFICE  
Zoning Permit # 0205-12405  
Date Issued 7/19/05  
Subject to Approval By:  
☒ Lake Co. Engineer/Storm Water Mgmt.  
☒ Lake Co. Utilities Dept.  
☒ Lake Co. Soil & Water District  
☒ Lake Co. Health District  
☒ Lake Co. Building Dept.



## AS-BUILT GRADE CERTIFICATION

I HEREBY CERTIFY THAT ACTUAL FIELD OBSERVATIONS OF ELEVATIONS HAVE BEEN MADE UNDER MY SUPERVISION ON AND THAT THE GRADES SHOWN ACCURATELY DEPICT THE AS-BUILT CONDITIONS OBSERVED. I FURTHER CERTIFY THAT BOUNDARY MONUMENTS HAVE BEEN PLACED AT EACH CORNER OF THE PROPERTY IN ACCORDANCE WITH CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

HOWARD R. SELEE, OHIO SURVEYOR #5471

## BOUNDARY SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF PAYNE & PAYNE BUILDERS, I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON AND CONTAINING 1.0541 ACRES OF LAND. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES TOPOGRAPHY SHOWN HEREON, INDICATED BY ONE (1) FOOT CONTOURS AND ELEVATIONS, REPRESENTS THE ACTUAL OBSERVED SITE GRADES OF JULY 28, 2005. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Howard R. Selee  
HOWARD R. SELEE, OHIO SURVEYOR #5471

## NOTES:

- 973.0 INDICATES EXISTING ELEVATION
- 974.0+ INDICATES PROPOSED GRADE
- 975 --- INDICATES EXISTING CONTOUR LINE
- 976 --- INDICATES PROPOSED CONTOUR LINE
- > INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

BENCH MARK: TOP OF HYDRANT  
OPPOSITE SUBLOT NUMBER 66.  
ELEVATION = 980.06

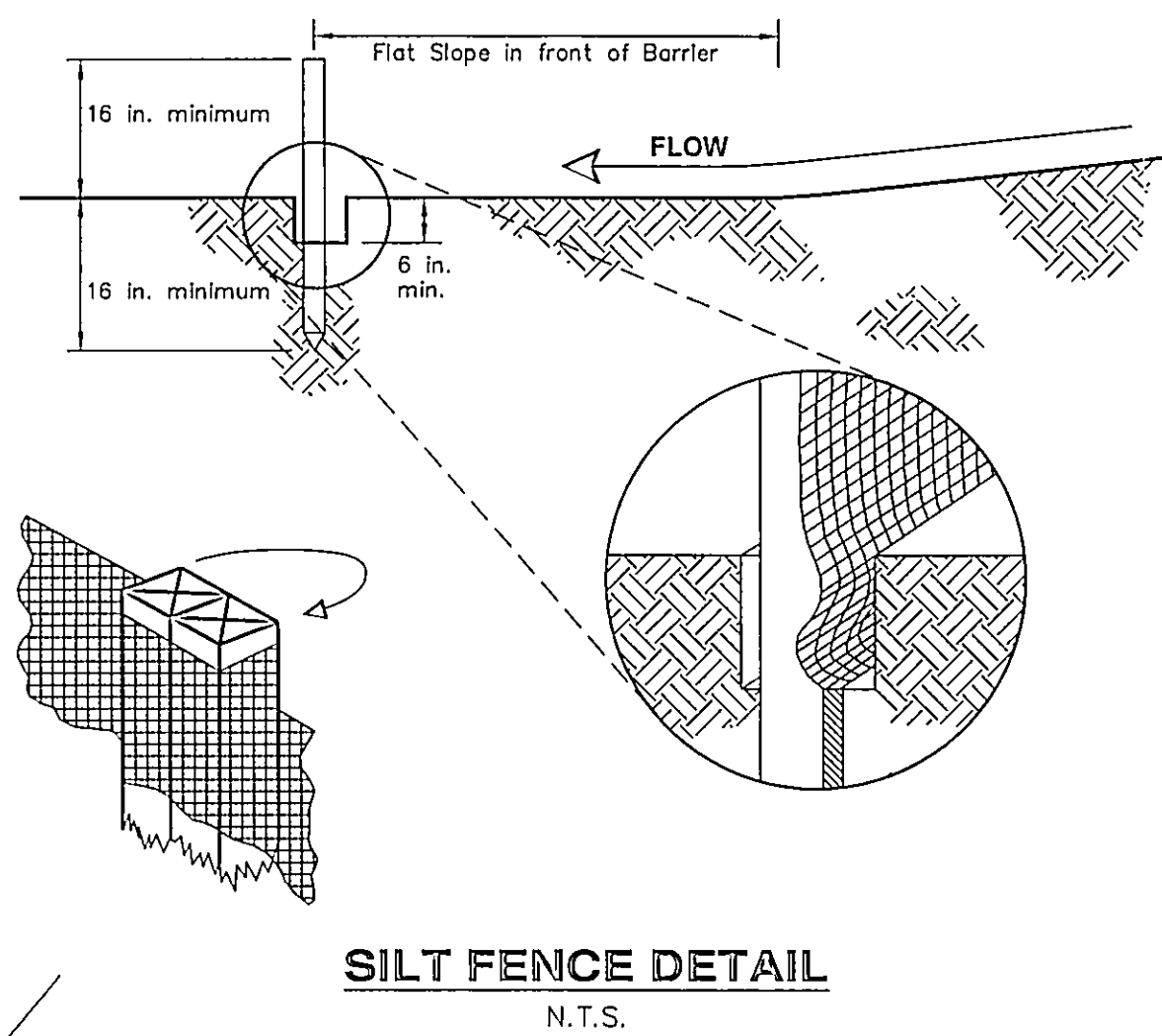
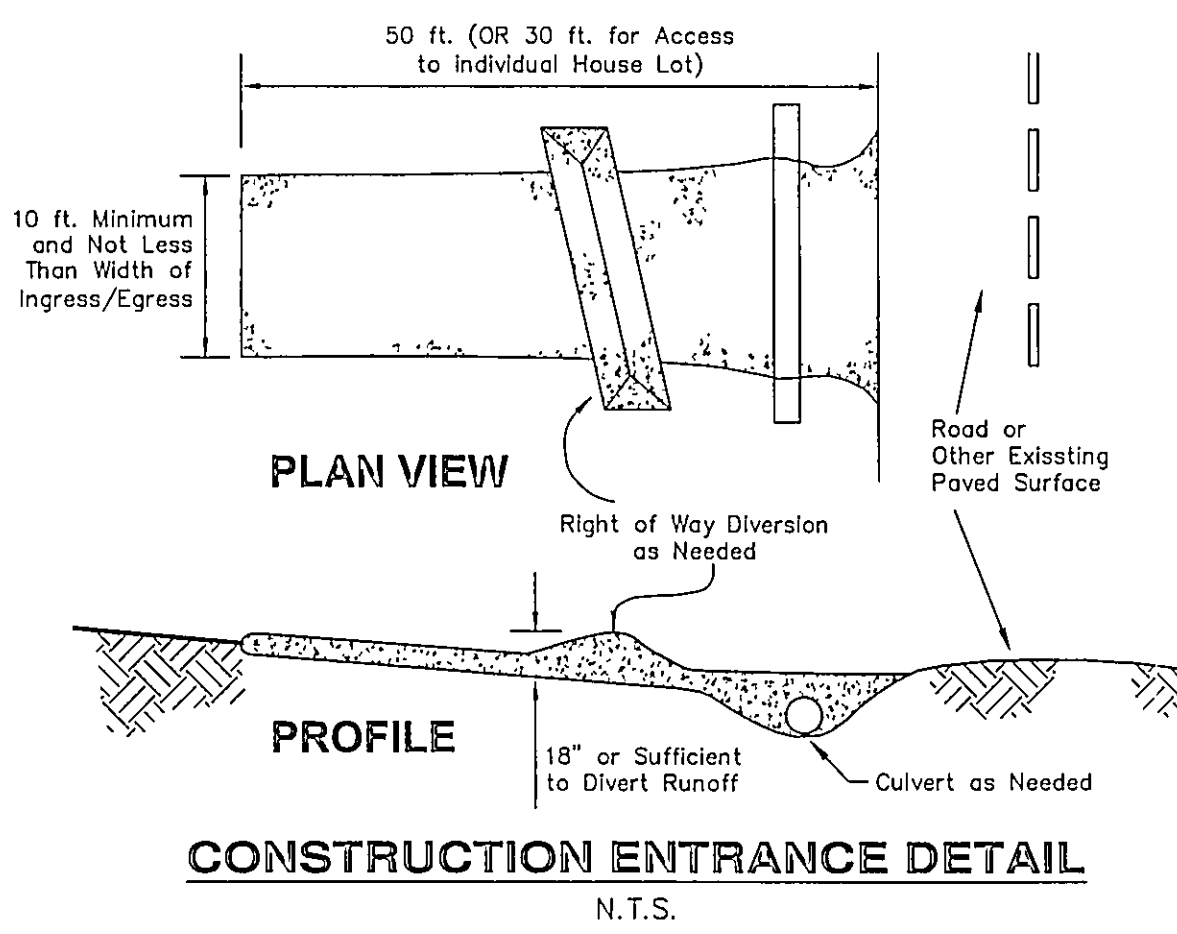
CONTRACTOR TO VERIFY SANITARY  
CONNECTION DEPTH BEFORE  
BASEMENT EXCAVATION.

THIS PLAN FOR SITE PURPOSES  
ONLY, SEE FOUNDATION PLAN  
FOR HOUSE DETAILS.

⊙ IRON PIN SET OR FOUND.

-x-x-x- SILT FENCE

Call TWO WORKING DAYS  
BEFORE YOU DIG  
OHIO UTILITIES PROTECTION SERVICE  
IN OHIO - 800-362-2764  
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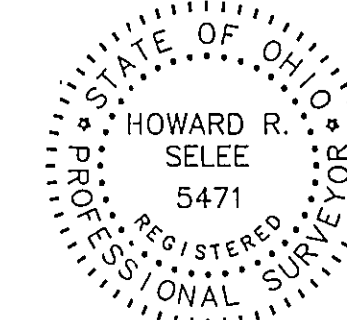


## CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Howard R. Selee  
HOWARD R. SELEE, REGISTERED SURVEYOR #5471

Sept. 4, 2005  
DATE



## Erosion and Sediment Control Schedule

### Ingress-Egress

A stone access drive complete with under lying geo-textile fabric (20 feet wide and 50 feet long) for ingress and egress at the site shall be installed. This drive shall be the only entrance and exit to the site.

### Silt Fence

All silt fence shall be installed prior to any earthwork activities at the site in the locations shown on the site plan as well as along the front of any lot that slopes towards the street.

### Temporary Seeding

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. 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.

Stabilization of critical areas within fifty (50) feet of any stream or wetland shall be complete within two (2) days of the disturbance if the site is to remain inactive for longer than fourteen (14) days.

### Mulching

Straw-mulch shall be applied at a rate of 1 bale per every ten (10) feet of curb, at a width of thirty (30) feet of the entire length of the lot. Wood chips may also be used but must be spread at a minimum depth of four inches over the thirty-foot width and must be accompanied by a properly installed silt fence.

### Maintenance

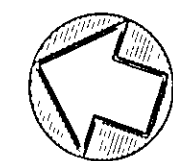
Erosion and sediment controls shall be inspected every seven (7) days or within 24 hours of a 0.5" or greater rainfall event. Necessary repairs shall be made at this time.

### Note:

All erosion and sediment control specifications, applications, and timetables are based on the descriptions and standards of The Ohio Department of Natural Resources "Stormwater and Land Development Manual" and can be found in the Lake County Erosion and Sediment Control Rules as adopted December 21, 1999.

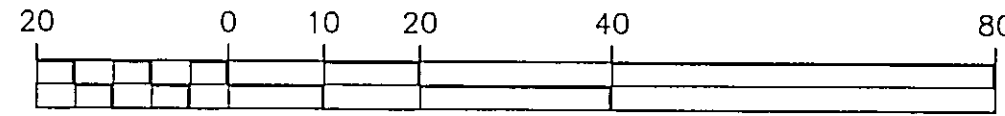
The specified erosion and sediment control standards are general guidelines and shall not limit the right of the county to impose, at any time, additional, more stringent requirements. Nor shall the standards limit the right of the county to waive, in writing, individual requirements.

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.
	Perennial Ryegrass	1	40 lb.
August 16 to November 1	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
November 1 to Spring Seeding	Wheat	3	2 bushel
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Note: Other approved seed species may be substituted.			



NORTH

## GRAPHIC SCALE



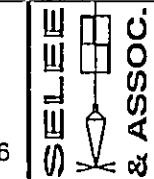
(IN FEET)  
1 INCH = 20 FT.

AUGUST 5, 2005

AUGUST 12, 2005:  
REVISED HOUSE LOCATION

SEPTEMBER 6, 2005:  
REVISED HOUSE LOCATION

HOWARD R. SELEE & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD \* SUITE 231 \* CLEVELAND, OH 44129  
(216) 398-0280 SCALE: 1" = 20' FILE NO. 01456-66

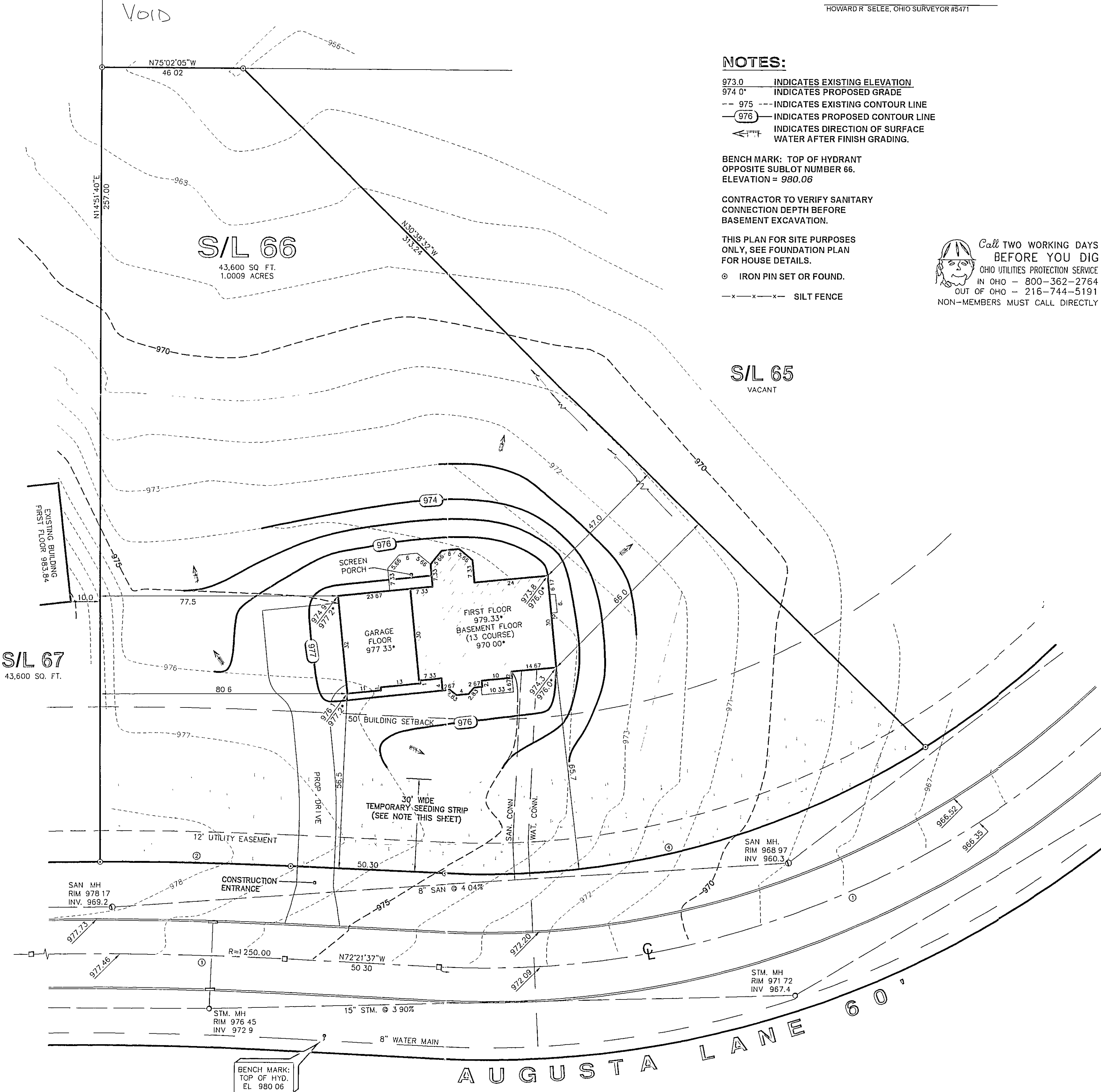


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FOR: PAYNE & PAYNE BUILDERS

Stormwater Management Plan  
Approved as shown and/or noted  
JAMES R. GILLS, P.E.  
County Drainage Engineer  
By A.S. Date 8/19/05



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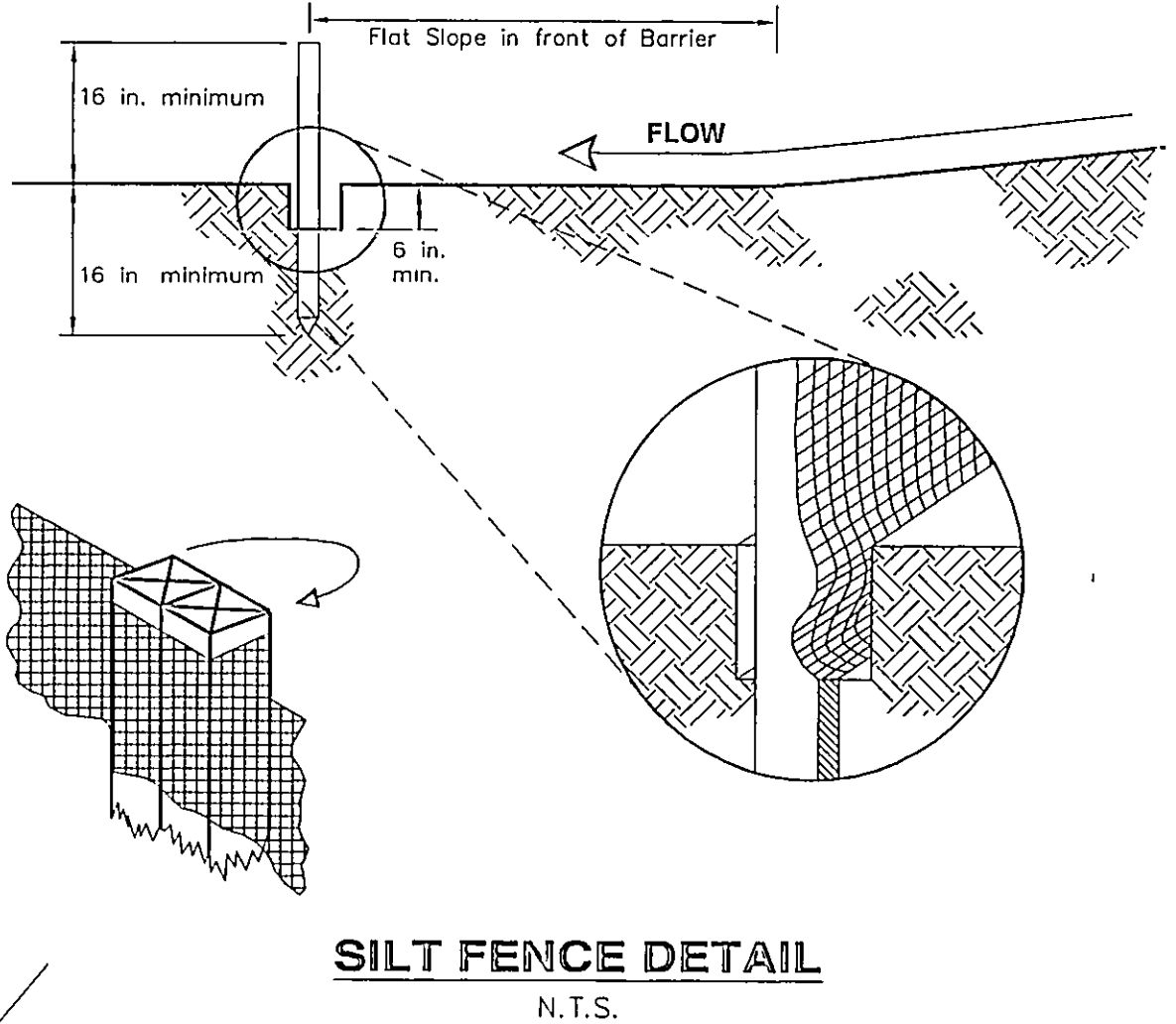
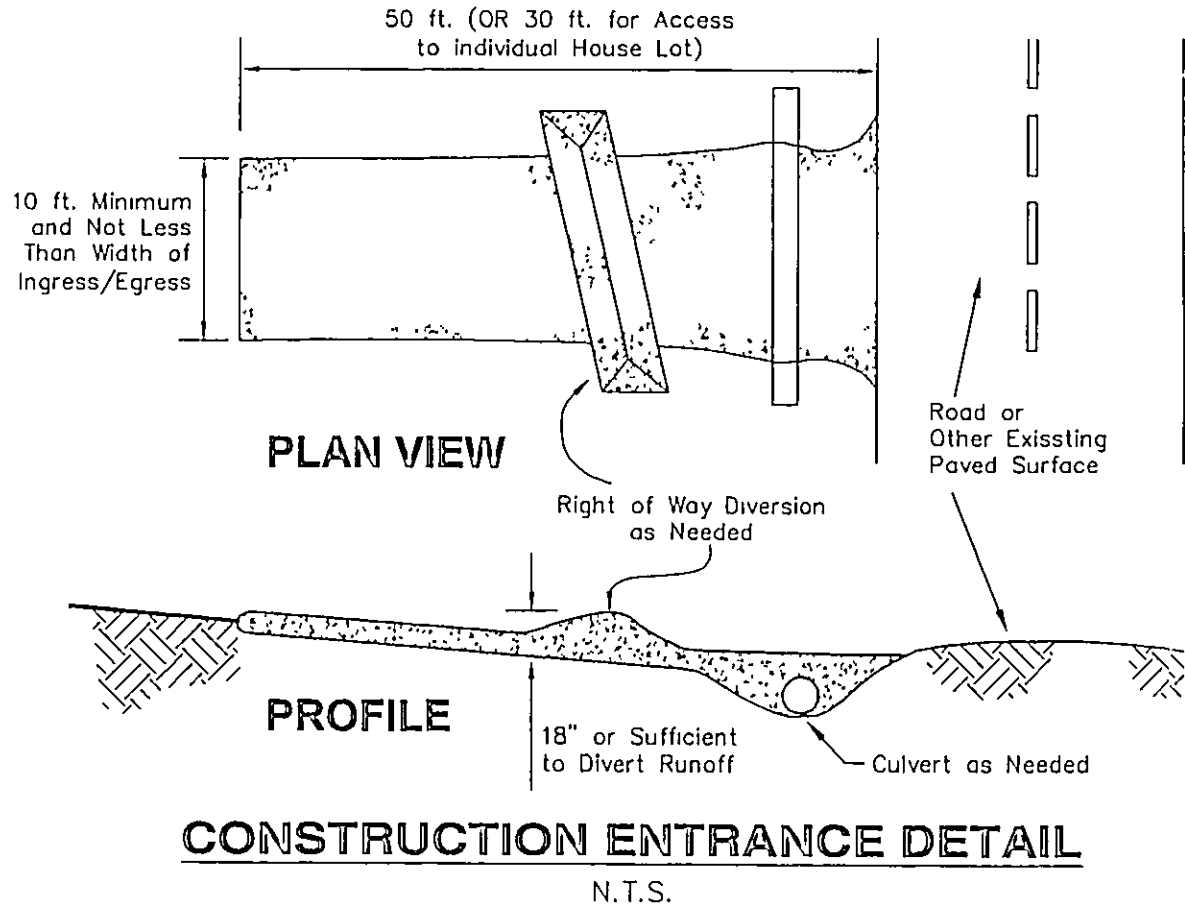
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November 1 to Spring Seeding	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Use mulch only, sodding practices or dormant seeding		

Note: Other approved seed species may be substituted.

## CONCORD TOWNSHIP ZONING OFFICE

Zoning Permit # 0805-12378

Date Issued 8/18/05

Subject to Approval by:

☒ Lake Co. Engineer/Storm Water Mgmt.

☒ Lake Co. Utilities Dept.

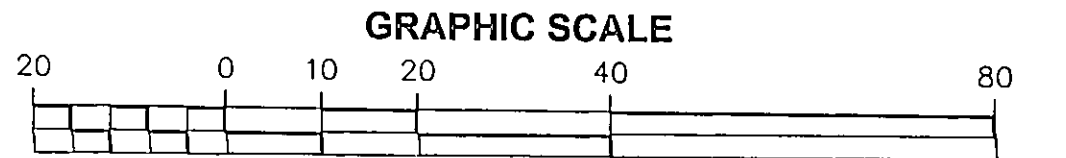
☒ Lake Co. Soil & Water District

☒ Lake Co. Health District

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NORTH



GRAPHIC SCALE

1 INCH = 20 FT.

AUGUST 5, 2005

AUGUST 12, 2005

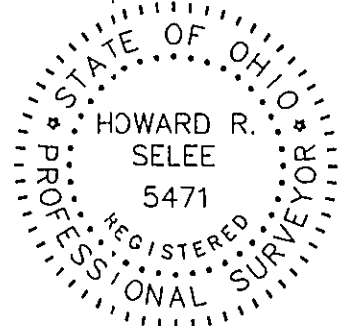
REVISE HOUSE LOCATION

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HOWARD R. SELEE, REGISTERED SURVEYOR #5471

DATE August 12, 2005



HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129

(216) 398-0280 SCALE: 1" = 20' FILE NO. 01456-66

