

SITE IMPROVEMENT PLAN

FOR SUBLOT NO. 48 IN MOUNT ROYAL NO. 3, PART OF ORIGINAL CONCORD TOWNSHIP LOT NO. 3, 12 AND 13, TRACT 4, SITUATED IN THE TOWNSHIP OF CONCORD, LAKE COUNTY, OHIO.

FOR: THE DE WERTH RESIDENCE
BUILDER: PAYNE & PAYNE BUILDER

DEED REFERENCE: P.N. 08A-021-A-00-004-0
DOCUMENT NO. 2003R073454

Erosion and Sediment Control Schedule

Ingress-Egress
A stone access drive complete with turn or 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. The locations shown on the site plan as well as along the front of any lot at slopes towards the street.

Temporary Seeding
Disturbed areas of the site that are to remain idle for more than Twenty (20) days shall be properly seeded and 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.

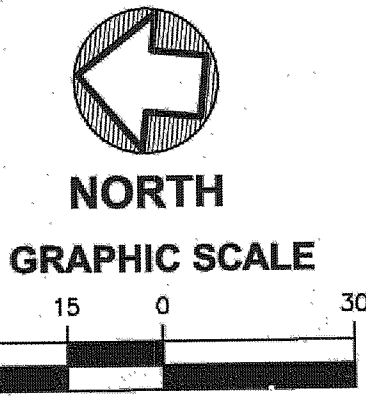
Stabilization of critical areas within fifty (50) feet of any stream or wetland shall be complete within two (2) days of the disturbance if the site is to remain inactive for longer than fourteen (14) days.

Mulching
Straw-mulch shall be applied at a rate of 1 bale per every ten (10) feet of width, 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 a thirty-foot width and must be accompanied by a properly installed silt fence.

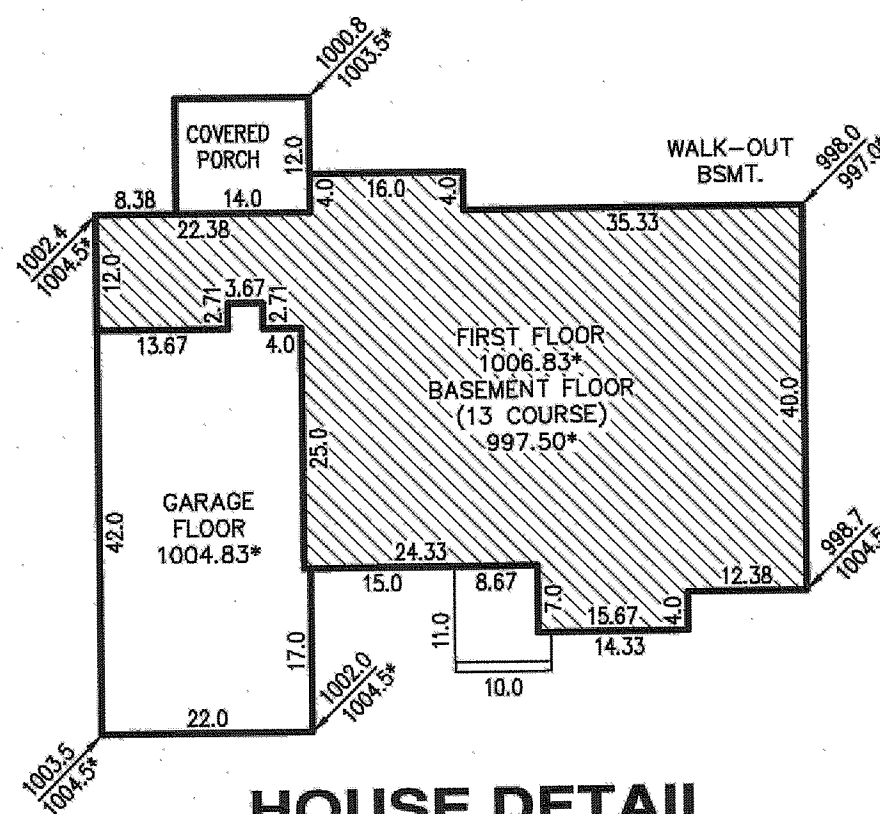
Maintenance
Erosion and sediment controls shall be inspected every seven (7) days or within 24 hours of a 0.5" or greater rainfall event. Necessary repairs shall be made at this time.

Notes
All erosion and sediment control specifications, applications, and timetables are based on the descriptions and standards of The Ohio Department of Natural Resources "Rainwater and Land Development Manual" and can be found in the Lake County Erosion and Sediment Control Rules as adopted December 21, 1999 and revised December 1, 2009.

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.



DECEMBER 6, 2013
JANUARY 6, 2014 - NEW HSE PLANS

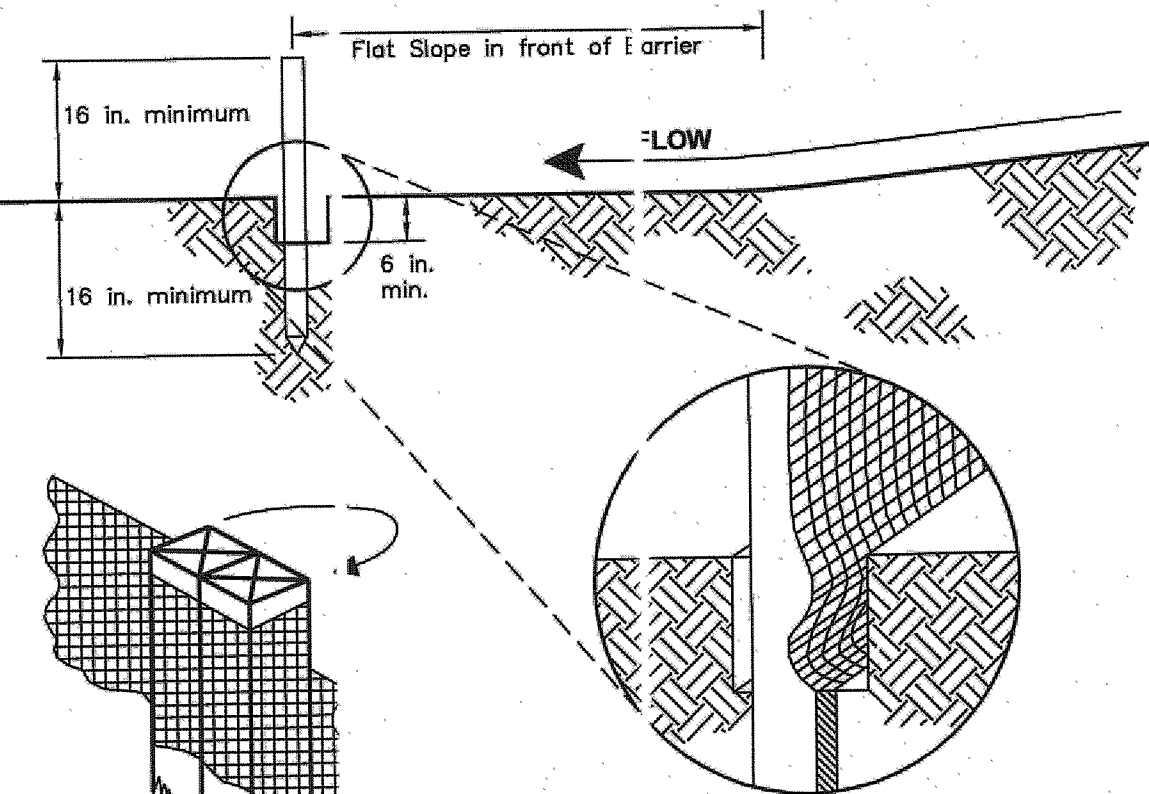


HOUSE DETAIL

1" = 20'

S/L 49

2.0000 Ac.
ZLATKO MAREO and SUSAN E. PAULIC
10661 BUCKINGHAM PLACE



SILT FENCE DETAIL

N.T.S.

NOTES:

- 998.8 INDICATES EXISTING ELEVATION
- 1004.5" INDICATES PROPOSED GRADE
- 1001 --- INDICATES EXISTING CONTOUR LINE
- 1004 --- INDICATES PROPOSED CONTOUR LINE
- INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

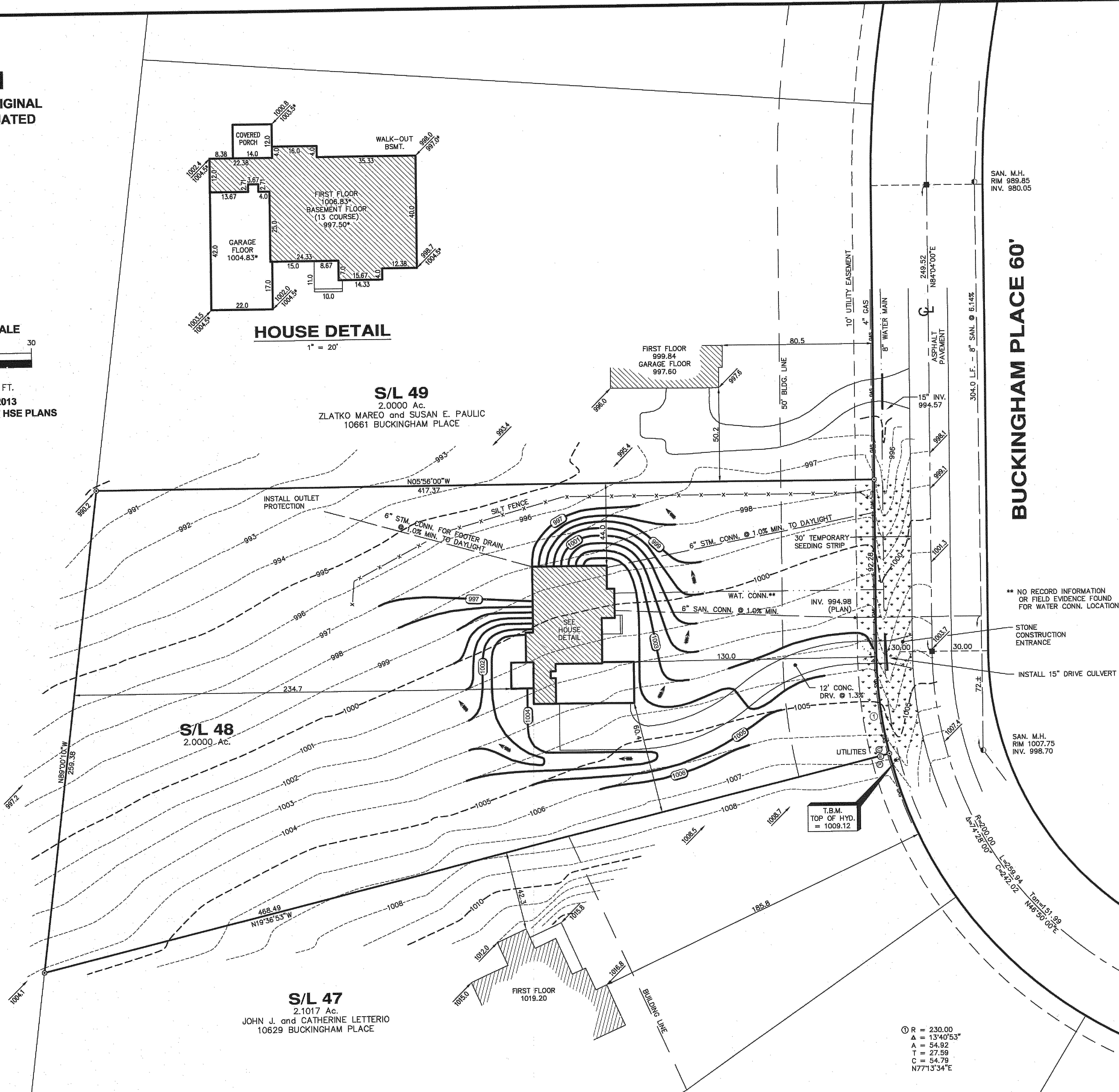
BENCH MARK: TOP OF HYDRANT
FRONT OF SUBLOT NOS. 47 and 48
ELEVATION = 1009.12

CONTRACTOR TO VERIFY S UNITARY
AND DEPTH BEFORE BASEMENT
EXCAVATION.

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

IRON PIN SET OR FOUNDATION

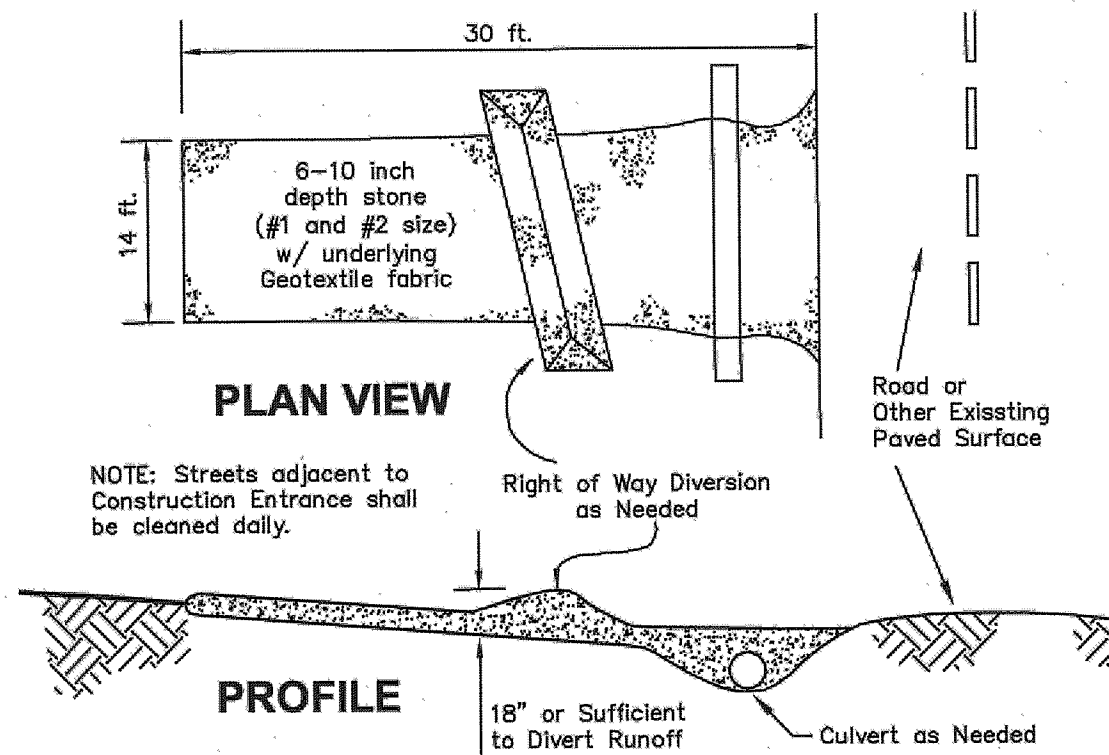
SILT FENCE



CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 1014-18212
Date Issued 1/14/14
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.

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 16 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.



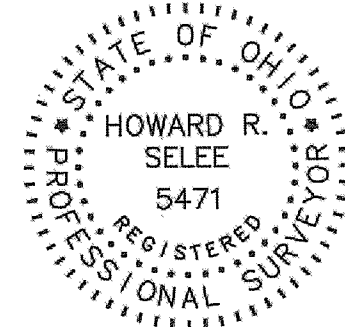
CONSTRUCTION ENTRANCE DETAIL

N.T.S.

CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAN 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
1/6/14
DATE



Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 1-14-2014

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129
(216) 398-0280 Scale: 1" = 30' File No. 13113-48

