

SITE IMPROVEMENT PLAN

FOR SUBLT NO. 80 IN MOUNTAINSIDE FARMS SUBDIVISION -  
PHASE 3B, PART OF ORIGINAL CONCORD TOWNSHIP LOT 10,  
TRACT 4, CONCORD TOWNSHIP, LAKE COUNTY, OHIO.

FOR: THE DOWN RESIDENCE  
BUILDER: PAYNE & PAYNE BUILDER

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 of 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.

| 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.   |
|                                     | Tall Fescue                                         | 1                 | 40 lb.   |
| August 16 to November 1             | Annual Ryegrass                                     | 1                 | 40 lb.   |
|                                     | Rye                                                 | 3                 | 2 bushel |
|                                     | Tall Fescue                                         | 1                 | 40 lb.   |
|                                     | Annual Ryegrass                                     | 1                 | 40 lb.   |
|                                     | Wheat                                               | 3                 | 2 bushel |
| November 1 to Spring Seeding        | Annual Ryegrass                                     | 1                 | 40 lb.   |
|                                     | Perennial Ryegrass                                  | 1                 | 40 lb.   |
|                                     | Tall Fescue                                         | 1                 | 40 lb.   |
|                                     | Annual Ryegrass                                     | 1                 | 40 lb.   |
|                                     | Use mulch only, sodding practices or dormat seeding |                   |          |

Note: Other approved seed species may be substituted.

NOTES:

- 1044.0 INDICATES EXISTING ELEVATION
- 1045.7 INDICATES PROPOSED GRADE
- 1044 INDICATES EXISTING CONTOUR LINE
- 1045 INDICATES PROPOSED CONTOUR LINE
- INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

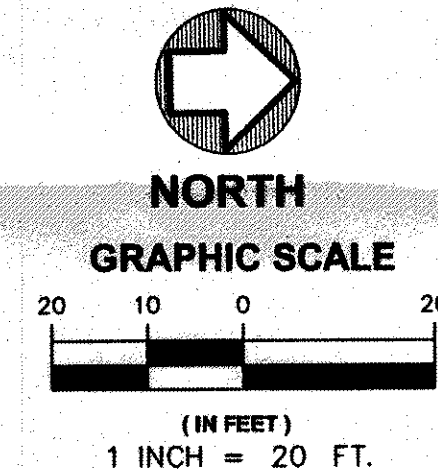
BENCH MARK: TOP OF HYDRANT  
FRONT OF SUBLT NO. 79  
ELEVATION = 1035.27

CONTRACTOR TO VERIFY SANITARY  
AND STORM CONNECTION DEPTHS  
BEFORE BASEMENT EXCAVATION.

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

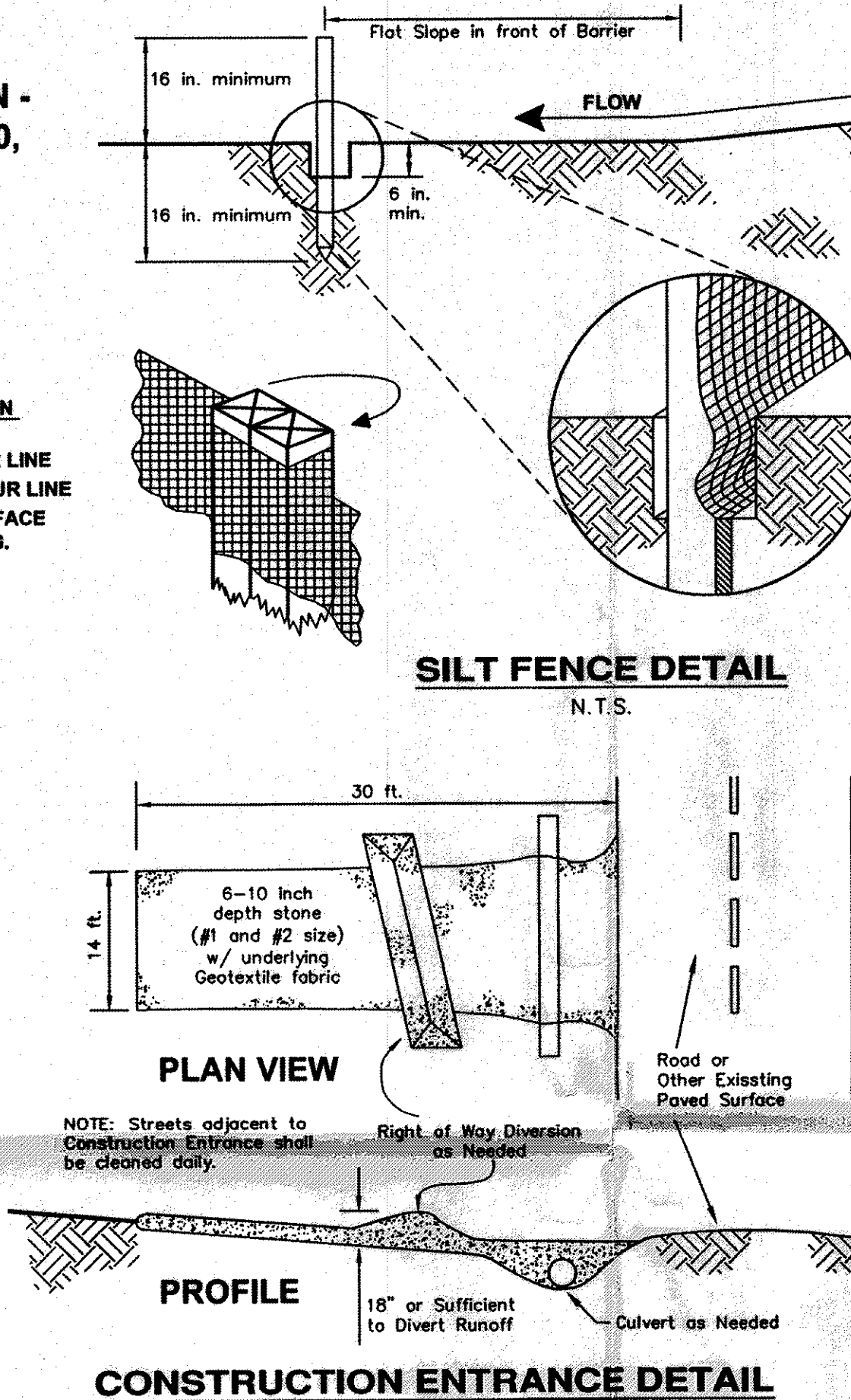
IRON PIN SET OR FOUND.

SILT FENCE



FEB. 24, 2012  
FEB. 28, 2012:  
ADDED YARD DRAINS

LAYDON LN.



CONSTRUCTION ENTRANCE DETAIL

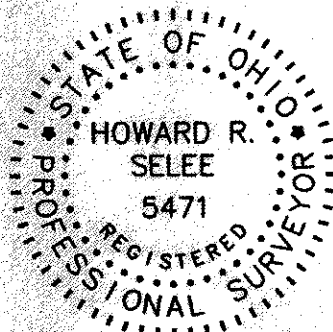
BUTLER HILL DRIVE 60'

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, REGISTERED SURVEYOR #5471

2/28/12  
DATE



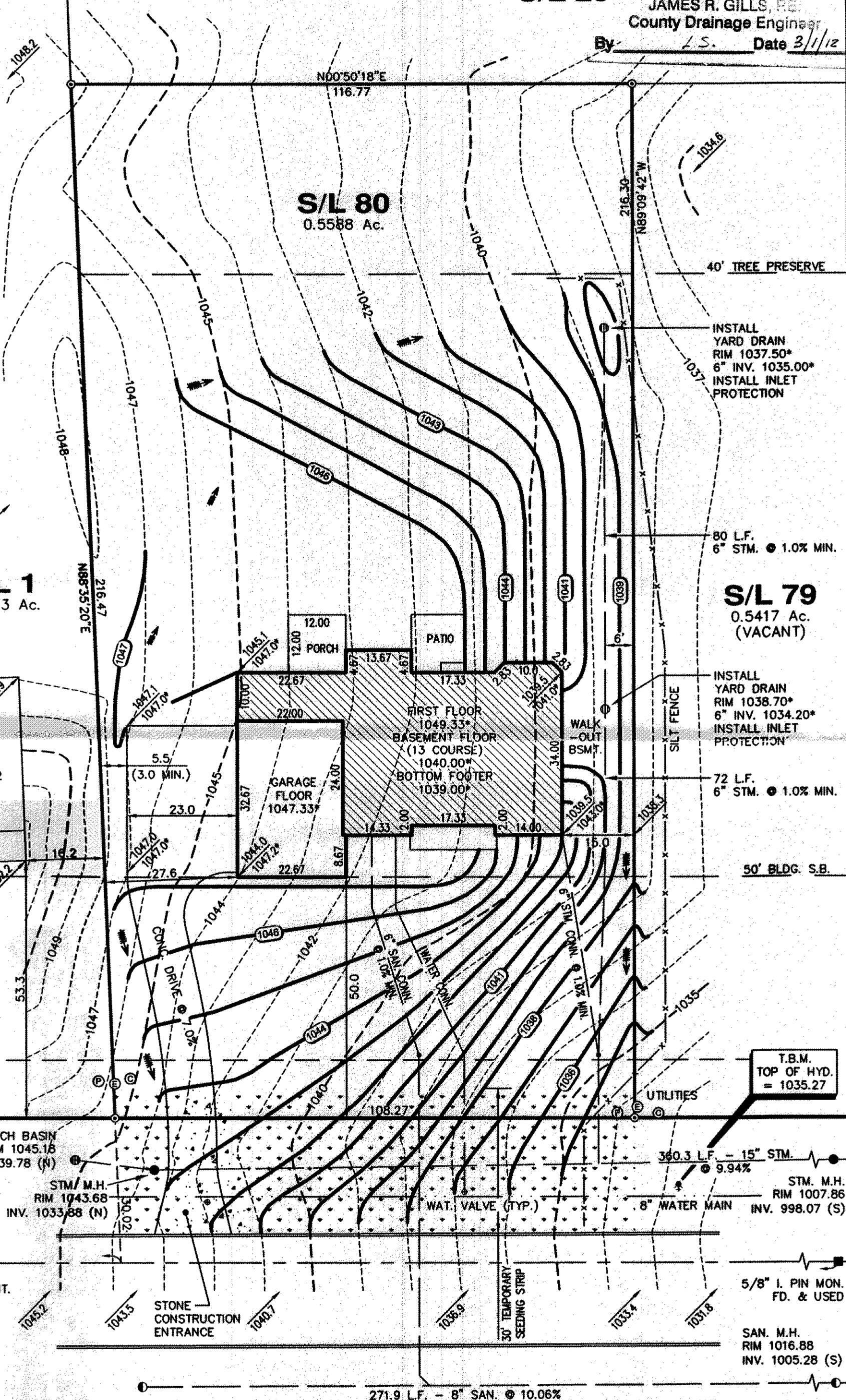
S/L 1  
0.8873 Ac.

S/L 80  
0.5588 Ac.

S/L 29

Stormwater Management Plan  
Approved as shown and/or noted  
JAMES R. GILLS, R.E.  
County Drainage Engineer  
By: L.S. Date 3/1/12

S/L 79  
0.5417 Ac.  
(VACANT)



SAN. M.H.  
RIM 1044.03  
INV. 1032.63 (N)

HOWARD R. SELEE & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD \* SUITE 231 \* CLEVELAND, OH 44129  
(216) 398-0280 Scale: 1" = 20' File No. 09030-80

