CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0207-1282
Date Issued 2/9/07
Subject to Approval By:
- ☐ Lake Co. Engineer/Storm Water Mgmt.
- ☐ Lake Co. Utilities Dept.
- ☐ Lake Co. Soil & Water Dist.
- ☐ Lake Co. Health District
- ☐ Lake Co. Building Dept.

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.

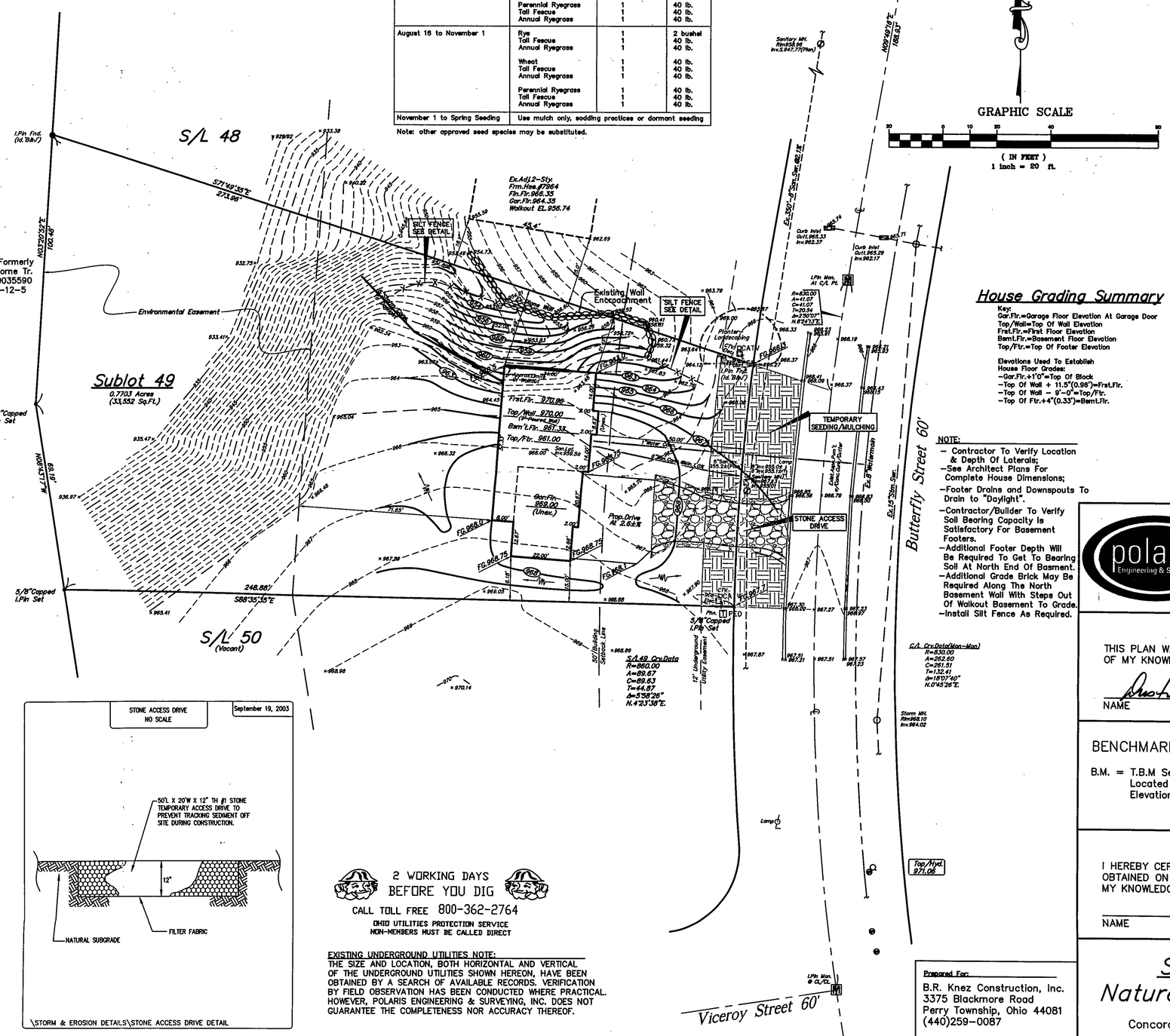
Note:
All erosion and sediment control specifications, applications, and timetables are based on the descriptions and standards of The Ohio Department of Natural Resources "Rainwater and Land Development Manual" and can be found in the Lake County Erosion and Sediment Control Rules as adopted December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

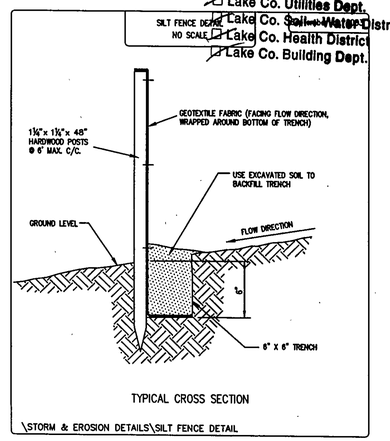
The specified erosion and sediment control standards are the general guidelines and shall not limit the right of the county to impose, at any time, additional, more stringent requirements. Nor shall the standards limit the right of the county to waive, in writing, individual requirements.

Temporary Seeding Specifications

Seeding Dates	Species	Lb. / 1000sqft	Per Acre
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.
	Annual Ryegrass	1	40 lb.
August 16 to November 1	Rye	1	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding		

Note: other approved seed species may be substituted.





House Grading Summary

Key
Gar.Flr.=Garage Floor Elevation At Garage Door
Top/Wall=Top Of Wall Elevation
Frst.Flr.=First Floor Elevation
Bsmt.Flr.=Basement Floor Elevation
Top/Ftr.=Top Of Footer Elevation

Elevations Used To Establish House Floor Grades:
–Gar.Flr.+1'0"=Top Of Block
–Top Of Wall + 11.5"(0.98')=Frst.Flr.
–Top Of Wall – 9'–0"=Top/Ftr.
–Top Of Ftr.+4"(0.33')=Bsmt.Flr.

NOTE:
– Contractor To Verify Location & Depth Of Laterals;
–See Architect Plans For Complete House Dimensions;
–Footer Drains and Downspouts To Drain to "Daylight".
–Contractor/Builder To Verify Soil Bearing Capacity Is Satisfactory For Basement Footers.
–Additional Footer Depth Will Be Required To Get To Bearing Soil At North End Of Basment.
–Additional Grade Brick May Be Required Along The North Basement Wall With Steps Out Of Walkout Basement To Grade.
–Install Silt Fence As Required.

ESTIMATED IMPERVIOUS AREA	
HOUSE:	0.05Ac.
DRIVE:	0.04Ac.
TOTAL:	0.09Ac.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 6", 1', OR 2' CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 28th DAY OF DECEMBER, 2006, AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE, THEY EXISTED AS INDICATED HEREON.

Dustin R. Keeney, P.E.65515

Rev'd. Hse. Location 1–23–07 G.S.V.
Site & Grade Hse. 1–19–07 G.S.V.

polaris Engineering & Surveying
POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD – SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944–4433 (440) 944–3722 (Fax)
www.polaris–es.com

DESIGN CERTIFICATION

THIS PLAN WAS PREPARED BY ME, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME Dustin R. Keeney DATE 1/23/07

BENCHMARK:

B.M. = T.B.M Set On Top Of Hydrants
Located As Noted
Elevation As Noted

STATE OF OHIO – DUSTIN R. KEENEY – E–65515 – REGISTERED PROFESSIONAL ENGINEER
STATE SEAL

"AS–BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE CIRCLED INFORMATION IS EXISTING AS OBTAINED ON THE SITE _____ AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME _____ DATE _____

Prepared For:
B.R. Knez Construction, Inc.
3375 Blackmore Road
Perry Township, Ohio 44081
(440)259–0087

SUBLOT 49
Nature Preserve Ph.1
Concord Twp., Lake County, Ohio

CONTRACT No. 06261
DATE: 1/23/07
SCALE: HOR. 1"=20' VERT. N/A
FILENAME: Sublot49.dwg

EROSION CONTROL TIMETABLE

September 22, 2003

ACCEPTABLE EROSION CONTROL TIMETABLE

	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. SEEDING			X	X	X	X	X	X	X	X		
PERM. SEEDING			X	*	*	*	*	*	*	X		
LANDSCAPING			X	X	X	X	X	X	X	X	*	*
MULCHING	*	*	*	*	*	*	*	*	*	*	*	*
MAINTENANCE	*	*	*	*	*	*	*	*	*	*	*	*

** SEEDING INSTALLED FROM MAY 15 – AUG. 15 WILL REQUIRE ADDITIONAL WATERING TO PROMOTE SEED GROWTH. MULCH MAY ALSO BE USED TO HOLD MOISTURE.

SCHEDULE OF MAJOR CONSTRUCTION OPERATIONS

	J	F	M	A	M	J	J	A	S	O	N	D
CLEARING												
ROUGH GRADING												
TEMP. EROSION CONTROL	*	*	*	*	*	*	*	*	*	*	*	*
STORMWATER RETENTION POND												
UTILITIES												
FINE GRADING												
PAVING												
CURBS AND PERMANENT SEEDING												
LANDSCAPING												
TEMP. EROSION CONTROL MAINTENANCE	*	*	*	*	*	*	*	*	*	*	*	*

\STORM & EROSION DETAILS\EROSION CONTROL TIMETABLE

STONE ACCESS DRIVE

STONE ACCESS DRIVE
NO SCALE
September 19, 2003

\STORM & EROSION DETAILS\STONE ACCESS DRIVE DETAIL

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800–362–2764
OHIO UTILITIES PROTECTION SERVICE
NON–MEMBERS MUST BE CALLED DIRECT

EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, POLARIS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By A.S. Date 2/12/07