

SITE PLAN

For: Vintage Homes CLIENT
6520 Hopkins Rd. Mentor
ADDRESS STREET CITY

4 Cambden Creek Est. #1 VOL. PAGE
SUBLOT No. SUBDIVISION NAME
Concord OHIO
LOT TRACT CITY/TOWNSHIP

Prepared By:
LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE • MENTOR, OHIO 44060
TELEPHONE 255-8403 354-6938 951-LAND

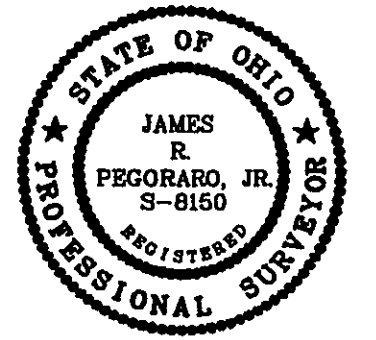
DESIGN CERTIFICATION

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

James R. Gills, Jr.
NAME

CHECK LIST

LOT DIMENSIONS & BEARINGS
TIE TO NEAREST STREET
SUBLOT No. (PARCEL No.)
SURROUNDING OWNERS
BUILDING DIMENSIONS
SETBACKS, SIDEWALK, DRIVEWAY
FINISHED GRADES
DRIVE & WALKWAY TYPE, WIDTH, THICKNESS
SIDEWALK TYPE, WIDTH, THICKNESS
CULVERT TYPE, SIZE, LOCATION
WATER MAIN SIZE, LOCATION
SAN. SEWER SIZE, IN GRADE LOC.
SAN. AKA CAST. ELEV. INV. ELEV.
SAN. CONN. SIZE, IN GRADE LOC.
STORM SEWER SIZE, IN GRADE LOC.
STORM MANHOLE CAST. ELEV. INV. ELEV.
PAV'T TYPE, GRADE, CURBS
GAS LINE LOC. SIZE
SEPTIC SYSTEM & DUPLICATION
WELL LOCATION & ISOLATION RADIUS



"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

LEGEND

STORM MANHOLE
SANITARY MANHOLE
EXISTING CONTOURS
PROPOSED CONTOURS

EXIST. ELEV. 100.0 = PROP. ELEV.

DIRECTION OF SURFACE DRAINAGE

DRAWN BY
TJS

CHKD BY/FIELD

DATE

1 Site/Gde 12/7/06

2

BENCHMARK:

Rim of Sanitary Manhole Shown

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 11th DAY OF DECEMBER, 2006 AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON.

James R. Gills, Jr. 12-1506
James R. Gills, Jr., P.E. 8150

CONCORD TOWNSHIP ZONING OFFICE

Zoning Permit # 0107-12-068

Date Issued 12-7-06

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.



DWG. NAME
Vinth-1-0603-04

Abbreviated Site Plan - Erosion and Sediment Control Notes (Individual Homesites) (5-13-05)

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.

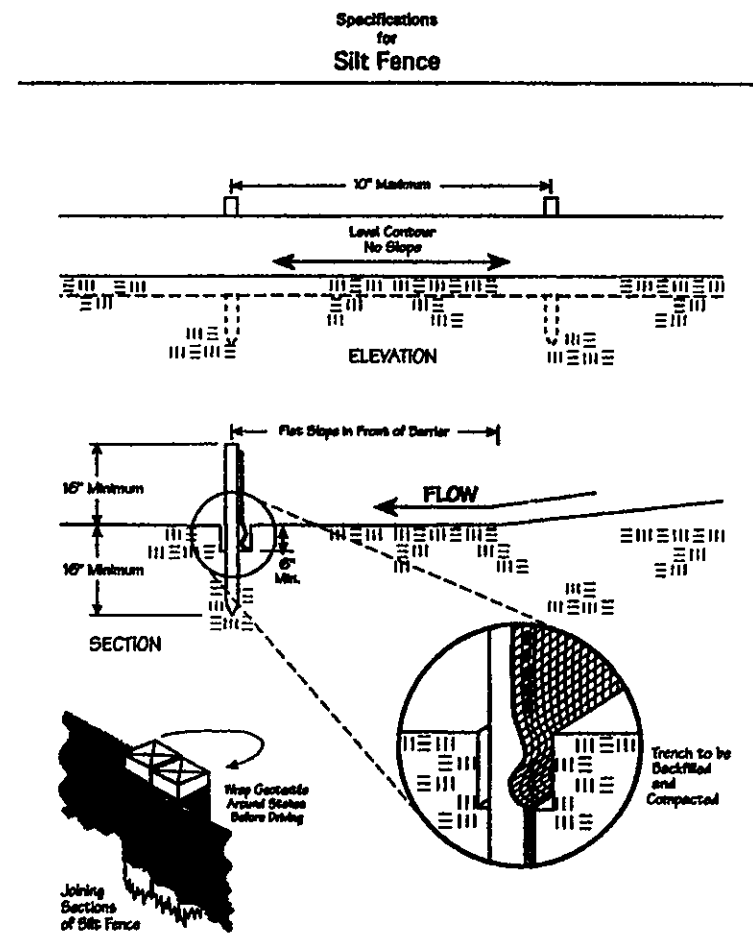
Maintenance

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.

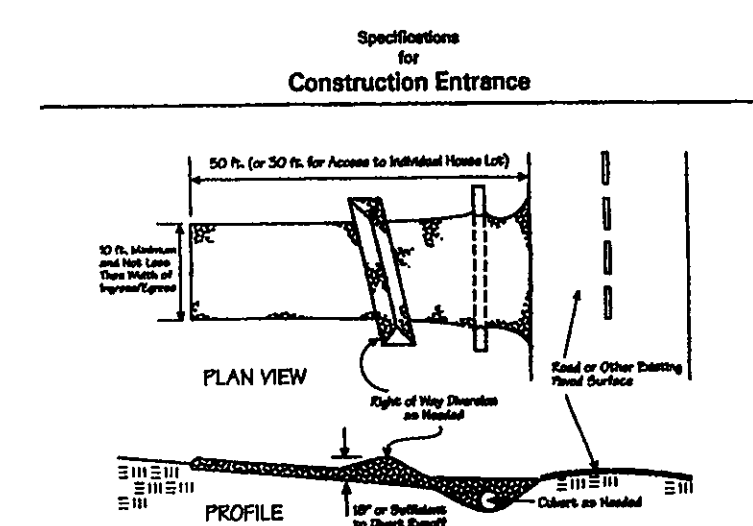
Note:

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 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



SILT FENCE - PAGE 120



CONSTRUCTION ENTRANCE - PG 128

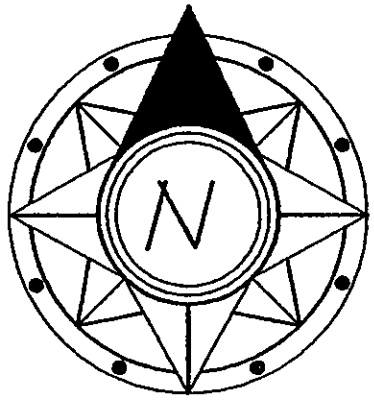
Specifications for Temporary Seeding

Seeding Dates	Species	Lb./1,000 Ft. ²	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	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	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, seeding practices or dormant seeding.		

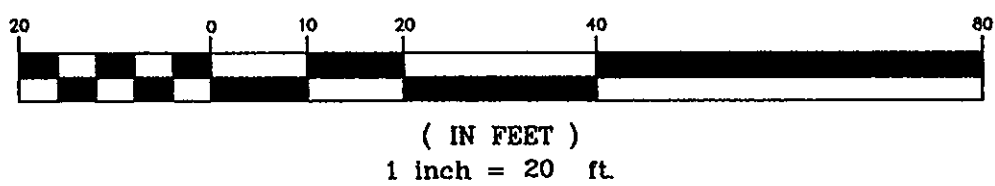
Note: Other approved seed species may be substituted.

- Structural erosion- and sediment-control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.
- Temporary seed shall be applied between construction operations and shall not be graded or reworked for 45 days or more. These areas should be seeded as soon as possible after grading or shall be seeded within 7 days. Seeded application of temporary seeding are necessary on typical construction projects.
- The seed shall be protected and loose to ensure the success of establishing vegetation. However, temporary seed shall not be protected if final seedbed preparation is not possible.
- Soil Amendments-Applications of temporary vegetation shall establish adequate stands of vegetation which may require the use of soil amendments. Soil tests should be taken on the site to predict the need for lime and fertilizer.
- Seeding Method-Seed shall be applied uniformly with a cyclone seeder, ash, or similar seed spreader. When broadcast, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or equivalent. If hand seeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

TEMPORARY SEEDING - PAGE 174



GRAPHIC SCALE



Footer Note: Deepen footers as necessary to ensure they are in stable and virgin ground.

