CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 1206-1297Ø
Date Issued 12/4/06
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.

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.

EROSION CONTROL TIMETABLE

September 22, 2003

ACCEPTABLE EROSION CONTROL TIMETABLE

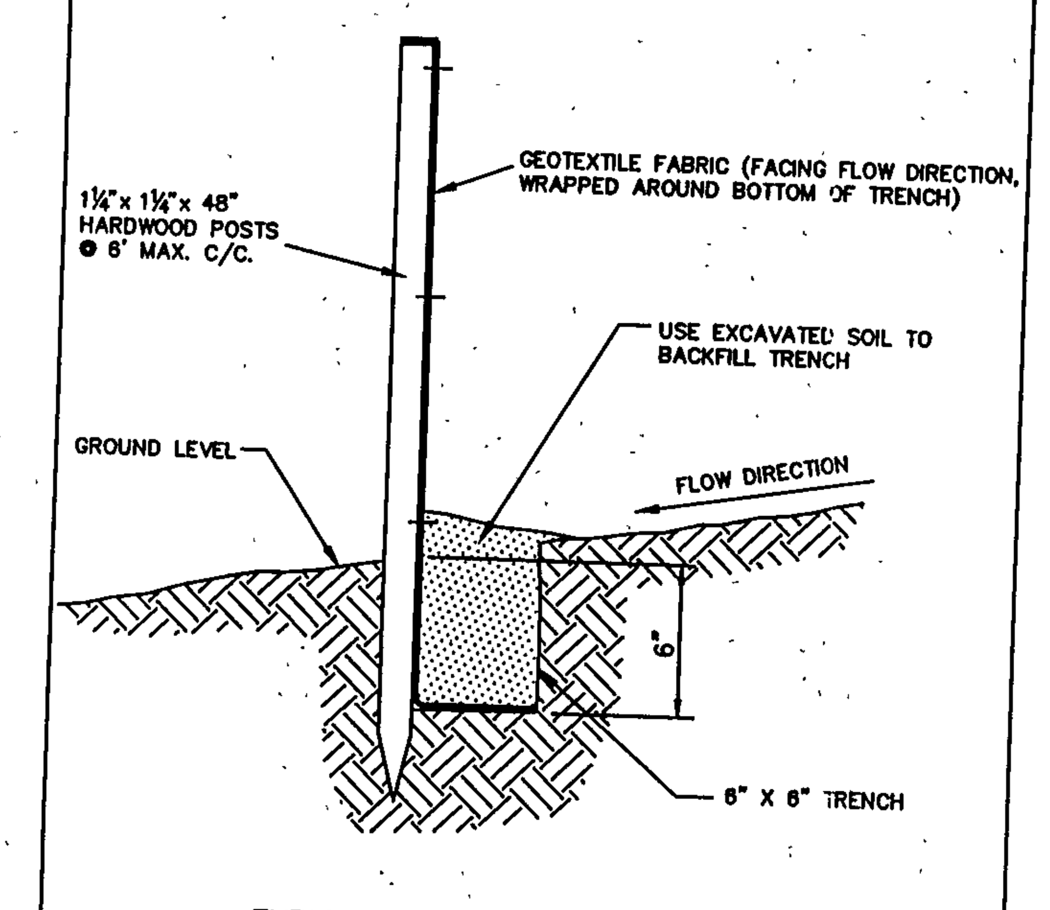
	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. SEEDING			*	*	**	**	**	**	*			
PERM. SEEDING			*	*	**	**	**	**	*			
LANDSCAPING			*	*	*							
MULCHING	*	*	*	*	*	*	*	*	*	*	*	*
MAINTENANCE	*	*	*	*	*	*	*	*	*	*	*	*

** 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 DETENTION POND												
UTILITIES												
FINE GRADING												
PAVING												
TOPSOIL AND PERMANENT SEEDING												
LANDSCAPING												
TEMP. EROSION CONTROL MAINTENANCE	*	*	*	*	*	*	*	*	*	*	*	*

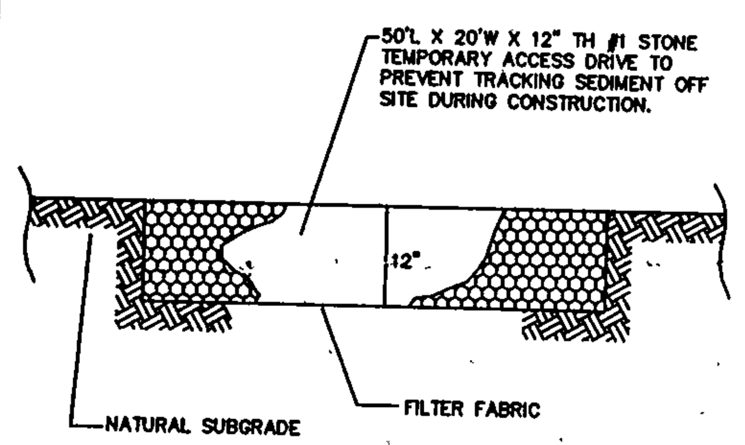
\STORM & EROSION DETAILS\EROSION CONTROL TIMETABLE



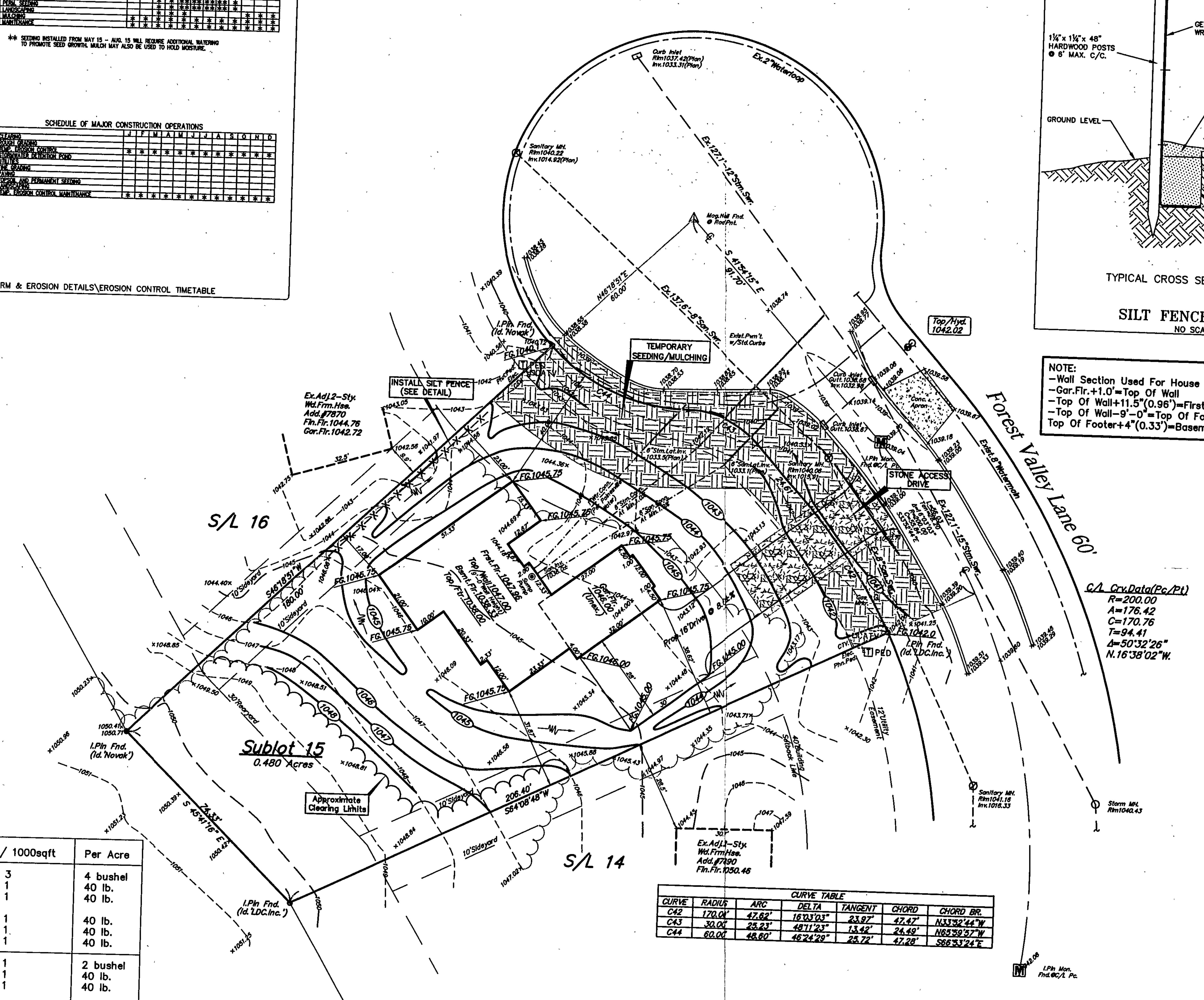
TYPICAL CROSS SECTION

SILT FENCE DETAIL
NO SCALE DECEMBER 19, 1997

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



STONE ACCESS DRIVE
NO SCALE DCEMBER 18, 1997



NOTE:
- Wall Section Used For House Floor Elevations.
- Gar.Flr.+1.0'=Top Of Wall
- Top Of Wall+11.5"(0.96')=First Floor
- Top Of Wall–9'–0"=Top Of Footer
- Top Of Footer+4"(0.33')=Basement Floor

ESTIMATED IMPERVIOUS AREA
HOUSE: 0.06Ac.
DRIVE: 0.05Ac.
TOTAL: 0.11Ac.

NOTE: HOUSE DOWNSPOUTS AND SUMP PUMP TO BE TIED INTO EXISTING 6" STORM CONNECTION.

NOTE:
- End Of Utility Connections Shown On This Plan Represent Plan Connections Or Existing Lateral Markers, If Located In The Field.
- Contractor To Verify Location & Depth Of Laterals;
- See Architect Plans For Complete House Dimensions;

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 6th. DAY OF NOVEMBER, 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

C/L Crv.Data(Pc/Pt)
R=200.00
A=176.42
C=170.76
T=94.41
Δ=50°32'26"
N.16°38'02"W.

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BR.
C42	170.00'	47.62'	16°03'03"	23.97'	47.47'	N33°52'44"W
C43	30.00'	25.23'	48°11'23"	13.42'	24.49'	N65°59'57"W
C44	60.00'	48.60'	46°24'29"	25.72'	47.28'	S66°53'24"E

Temporary Seeding Specifications

Seeding Dates	Species	Lb. / 1000sqft	Per Acre
March 1 to August 15	Oats Tall Fescue Annual Ryegrass Perennial Ryegrass Tall Fescue Annual Ryegrass	3 1 1 1 1 1	4 bushel 40 lb. 40 lb. 40 lb. 40 lb. 40 lb.
August 16 to November 1	Rye Tall Fescue Annual Ryegrass Wheat Tall Fescue Annual Ryegrass Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1 1 1 1 1 1 1	2 bushel 40 lb. 40 lb. 40 lb. 40 lb. 40 lb. 40 lb. 40 lb. 40 lb.
November 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding		

Note: other approved seed species may be substituted.

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.

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

Site & Grade Hse. 11–22–06 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 11/22/06

BENCHMARK:
B.M. = T.B.M Set On Top Of Hydrant
Located Opposite Sublot 15;
Elevation 1042.02

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:
RIVER OAKS HOMES
P.O. Box.754
Painesville, Ohio 44077
Phn.(440)358–9050
Fax(440)357–8848

SUBLOT 15
Summerwood Subd.
Concord Twp., Lake County, Ohio

CONTRACT No. 06224
DATE: 11/22/06
SCALE: HOR. 1"=20'
VERT. ______
FILENAME: sublot15.dwg

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By J.S. Date 12/6/06