

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

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 04067 12636
Date Issued 4/9/06
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.

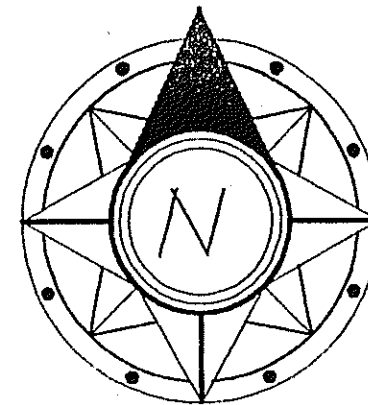
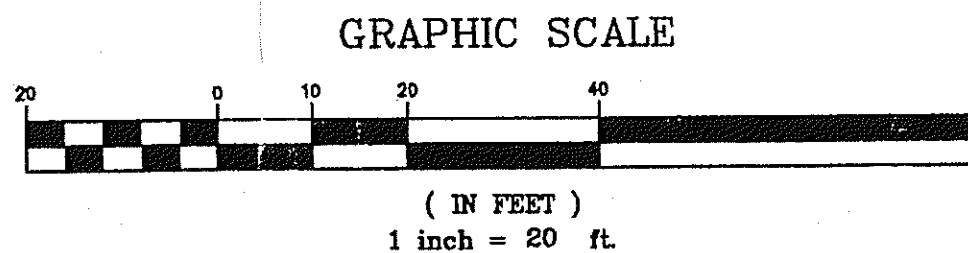
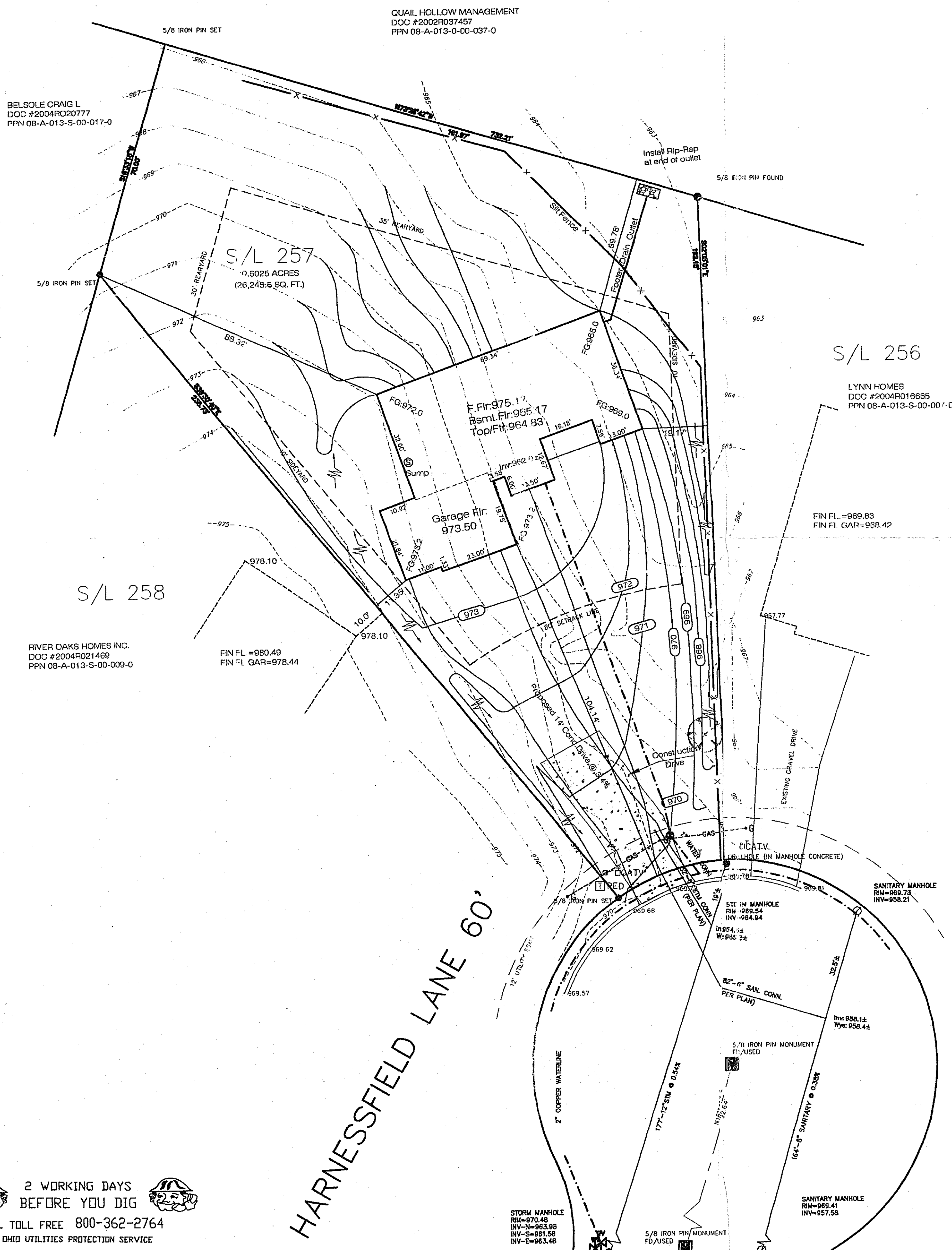
Specifications for Temporary Seeding			
Seeding Dates	Species	Lb./1,000 ft.²	Per Ac.
March 1 to August 15	Orch	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
August 16 to November 1	Orch	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
November 1 to Spring Seeding	Orch	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.

- 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 on soil that will not be graded or reworked for 45 days or more. These sites should be seeded as soon as possible after grading or shall be seeded within 7 days. Several applications of temporary seeding are necessary on typical construction projects.
- The seedbed should be pulverized and loose to ensure the success of establishing vegetation. However, temporary seeding shall not be performed if local 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 time and fertilizer.
- Seeding Method-Seed shall be applied uniformly with a cyclone seeder, drill, outspread seeder, or hydroseeder. When hydroseeding, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or compactor. If hydroseeding 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

EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE & 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, LDC 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



I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE TOPOGRAPHY, INDICATED BY 6" 1" OR 2" CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 30 DAY OF JULY, 2004 AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED UNCHANGED HEREON.

James R. Pegoraro, Jr.
JAMES R. PEGORARO, JR. S-8150
REGISTERED PROFESSIONAL SURVEYOR

For : VINTAGE HOMES
CLIENT
7395 RAVENNA ROAD CONCORD
ADDRESS STREET CITY
257 QUAIL HOLLOW NO. 9 46 32
SUBLOT No. SUBDIVISION NAME VOL. PAGE
2 & 23 CONCORD OHIO
LOT TRACT CITY/TOWNSHIP

Prepared By:
LAND DESIGN consultants
Civil Engineers and Surveyors
8805 EAST AVENUE, MENTOR, OHIO 44060
TELEPHONE 255-8463 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. Pegoraro, Jr.
NAME
CHECK LIST
3/24/06

LOT DIMENSIONS, BEARINGS TO NEAREST STREET, SUBLOT No. (PARCEL No.), SURROUNDING OWNERS, BUILDING DIMENSIONS, SETBACKS, SEPARATE REARWARD FINISHED GRADES, DRIVE & ALTERN. TYPE, WIDTH, THICKNESS, SIDEWALK TYPE, WIDTH, THICKNESS, CURB TYPE, SIDE, GRADE, LOC., WATER MAIN SIZE, LOCATION, SAN. SEWER SIZE, GRADE, LOC., SAN. MAN. CAST. ELEV. INV. ELEV., STORM MAN. CAST. ELEV. INV. ELEV., STORM SEWER SIZE, GRADE, LOC., GAS LINE LOC., SIZE, PARTY TYPE, GRADE, CURBS, GAS LINE LOC., SIZE, SEPTIC SYSTEM & DUPLICATION, WELL LOCATION & ISOLATION RADIIUS

"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.

LEGEND		DRAWN BY		SCALE	
STORM MANHOLE	●	TJS		1"=20'	
SANITARY MANHOLE	○	CHK'D BY/FIELD	DATE	7-30-04	
EXISTING CONTOURS	---	1	Rev. 3/15/06		
PROPOSED CONTOURS	---	2	Rev. 3/23/06		
EXIST. ELEV. 100.0					
F.G. 100.0 = PROP. ELEV.					
DIRECTION OF SURFACE DRAINAGE	→				
ACCEPTED:		CLIENT		DATE	

BENCHMARK: TOP OF HYDRANT LOCATED IN FRONT OF SUBLOT 259. ELEV.=971.95

