

For :	Vintage Homes		
	CLIENT		
7395 Ravenna Road	Concord		
ADDRESS	STREET	CITY	
20	Mountainside Farms No.1		43-29
SUBLOT No.	SUBDIVISION NAME		VOL PAGE
10	Concord		OHIO
TRACT	CITY/TOWNSHIP		

LDC

Prepared By

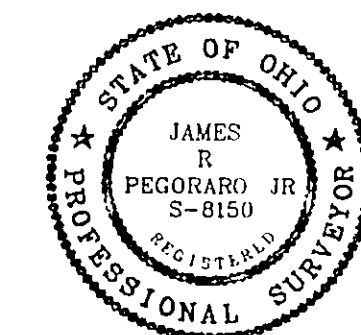
LAND DESIGN consultants

Civil Engineers and Surveyors


8505 EAST AVENUE MENTOR, OHIO 44060
TELEPHONE 255-8403 354-6938 751-LAND

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

NAME Paula Rodriguez 5-305

[illegible]

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 _____		DRAWN BY JRP		SCALE 1"=20'
LEGEND  _____ PROPOSED RIGHT OF WAY		CHK'D BY/FIELD		DATE
FACED G.D. 1900				April/05
F G 100.0 = PROP. ELEV		1	Site & Grade 5/3/05	
D 3/20/05 SURFACE DRAINAGE		2		

TBM: Top/Hydrant as shown
Elev.: 960.42

(IN FEET)
1 inch = 20 ft.

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0505-12661
Date Issued 5/17/05
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
Vinh1-0509

SILT FENCE TO BE INSTALLED PRIOR TO ANY EARTHWORK ACTIVITY, IN
LOCATION SHOWN ON PLANS, PER DETAIL.

STONE SHALL BE INSTALLED IN FUTURE DRIVEWAY AREA 20 FEET WIDE AND 50 FEET LONG TO PREVENT VEHICLES FROM TRACKING SEDIMENT OFF THIS SITE INGRESS AND EGRESS TO BE LIMITED TO THIS AREA ONLY.

SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT ALL PHASES OF EARTH DISTURBING ACTIVITY. SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN (7) DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE DISTURBED AREA IS PERMANENTLY RESTABILIZED.

DISTURBED AREAS SHALL HAVE SOIL STABILIZATION WITHIN NO MORE THAN SEVEN (7) DAYS IF THEY ARE TO REMAIN DORMANT OR DISTURBED FOR MORE THAN THIRTY-FIVE (35) DAYS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN NO MORE THAN THIRTY (30) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN NO MORE THAN SEVEN (7) DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE. IT WILL REMAIN DORMANT FOR LONGER THAN THIRTY-FIVE (35) DAYS.

STABILIZATION OF CRITICAL AREAS WITHIN 50 FEET OF ANY STREAM OR WETLAND SHALL BE TEMPORARILY STABILIZED WITHIN TWO (2) DAYS OF DISTURBANCE IF AREA WILL REMAIN INACTIVE FOR FOURTEEN (14) DAYS OR LONGER. CONSTRUCTION VEHICLES SHALL AVOID STREAMS AND THEIR BUFFER AREAS. IF AN INACTIVE DRAINAGE WAY MUST BE CROSSED BY CONSTRUCTION VEHICLE, IT MUST BE REPAIRED DURING CONSTRUCTION, AN APPROVED TEMPORARY STREAM CLOSING SHALL BE CONSTRUCTED.

SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED TO PREVENT SOIL LOSS. STABILIZATION SHALL BE REQUIRED IF STOCKPILES ARE LOCATED IN A THIN CRITICAL AREAS NEAR STREAM OR WETLANDS, OR IF DETERMINED BY THE ADMINISTRATOR THAT SEDIMENT FROM STOCKPILES WILL LEAVE THE SITE

SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED BY THE OWNER OR HIS/HER AGENT EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF A 1" OR GREATER RAINFALL EVENT. A WRITTEN LOG OF THESE INSPECTIONS AND IMPROVEMENTS TO CONTROLS SHALL BE KEPT ON SITE. THESE INSPECTIONS SHALL INCLUDE THE DATE OF INSPECTION, NAME OF INSPECTOR, WEATHER CONDITIONS, THE ACTIONS TAKEN TO CORRECT ANY PROBLEMS AND THE DATE ACTIONS WERE TAKEN.

MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, OR ONTO PUBLIC ROADS. WHERE SOIL IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY, OR MORE FREQUENTLY AS NECESSARY. SOIL SHALL BE REMOVED FROM PAVED SURFACES BY SHOVELING OR SWEEPING. STREET WASHING SHALL NOT BE ALLOWED ONLY AFTER MOST SEDIMENT HAS BEEN REMOVED BY SHOVELING OR SWEEPING.

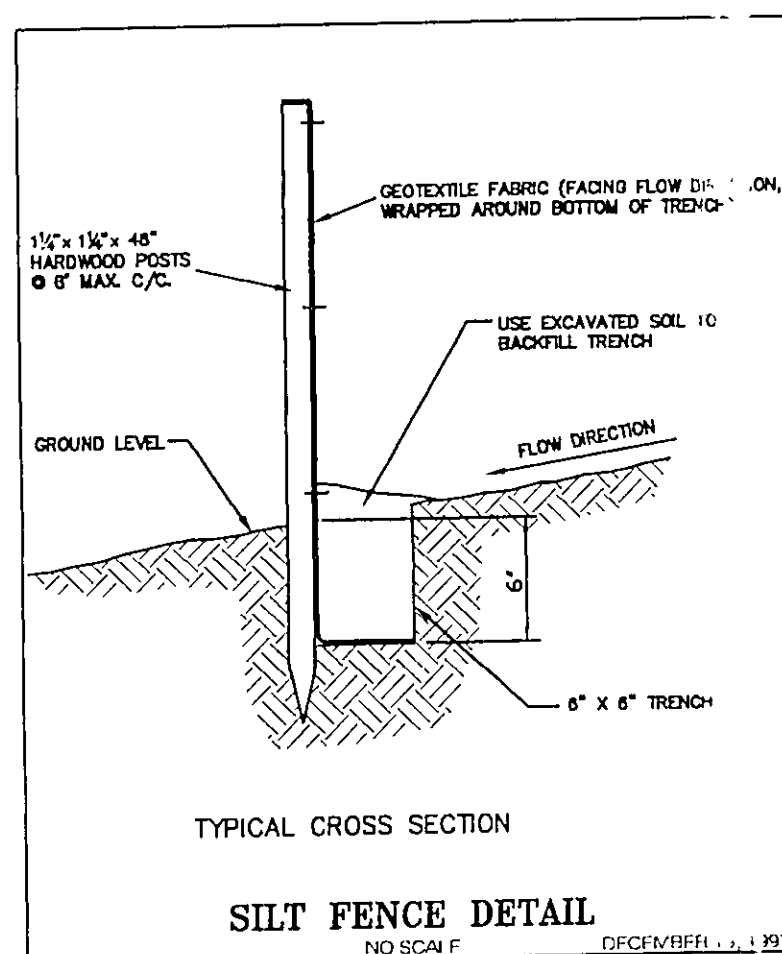
THE ABOVE SPECIFIED EROSION CONTROL STANDARDS ARE GENERAL GUIDELINES AND SHALL NOT LIMIT THE RIGHT OF THE COUNTY TO IMPOSE, AT ANY TIME, ADDITIONAL, MORE STRINGENT REQUIREMENTS, NOR SHALL THE STANDARDS LIMIT THE RIGHT OF THE COUNTY TO WAIVE, IN WRITING INDIVIDUAL REQUIREMENTS.

PERMANENT SEEDING TO BE INSTALLED AFTER ALL CONSTRUCTION ACTIVITY IS COMPLETE.

SEEDING AND MULCHING NOTES
SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING IMMEDIATELY UPON COMPLETION OF EXCAVATION OF FILL AND FINISHED GRADING IN ACCORDANCE WITH ITEM NO. 659 ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER

THE FOLLOWING MIXTURE SHALL BE USED FOR SEEDING IN ACCORDANCE WITH CDOT
ITEM 659.

KENTUCKY BLUE GRASS- 40%
CREEPING RED FESCUE- 40% 3#/ 1000 S.F.
PERENNIAL RYEGRASS- 20%
FERTILIZER- 20# / 1000 S.F. (12-12-12)
MULCH-STRAW/ 3 TONS/ ACRE

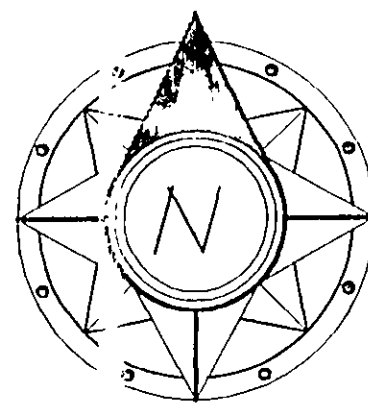
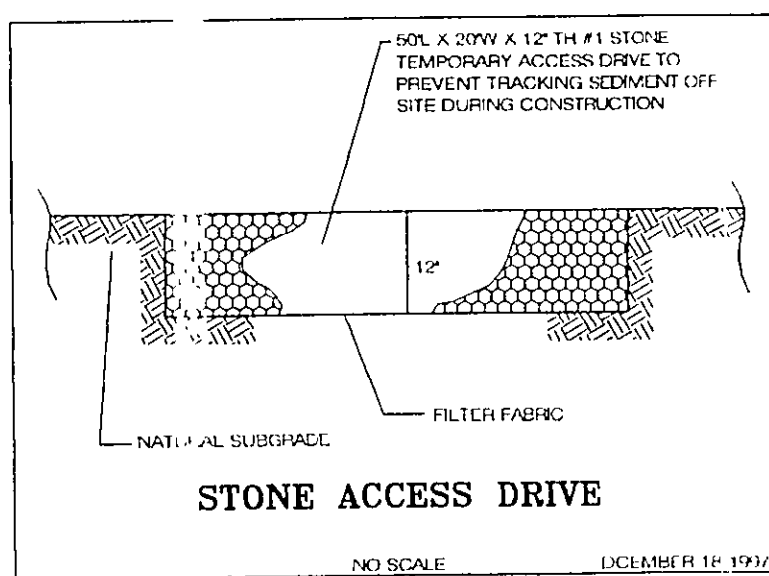


EXISTING UNDERGROUND UTILITIES NOTE
THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL,
OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN
OBTAINED BY A SEARCH OF AVAILABLE RECORDS
VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED
WHERE PRACTICAL. HOWEVER, LDC INC DOES NOT
GUARANTEE THE COMPLETENESS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

2 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE



NOTE: THE CONTRACTOR/BUILDER SHALL NOTIFY THE APPROVING ENGINEER IF GROUNDWATER IS OBSERVED DURING THE EXCAVATION OF THE BASEMENT.

- Contractor To Verify Depth And Location Of Utility Connections;
- See Architect Plans For Complete House Dimensions.

