LOT No. 8
LOT No. 9

N00°05'A13" W 374.20'

S/L 42
1.0429 Ac.

S/L 43

S/L 41
(VACANT)

41ST FF 98.5
BSMT FF 971.P
4 BDRM
12c.

CRAWL

GAR FF 978.5

PROP DRIVE

EXIST CONC DRIVE

GAR FF 979.16

EXIST HSE FF 981.19

Specifications for Silt Fence

ELEVATION

FLOW

SECTION

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
A 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 intitial grading.
Temporary seeding and mulching ao a thirty(30) foot strip of the entire front of the lot shall be maintained on the site once initial grading is complete.
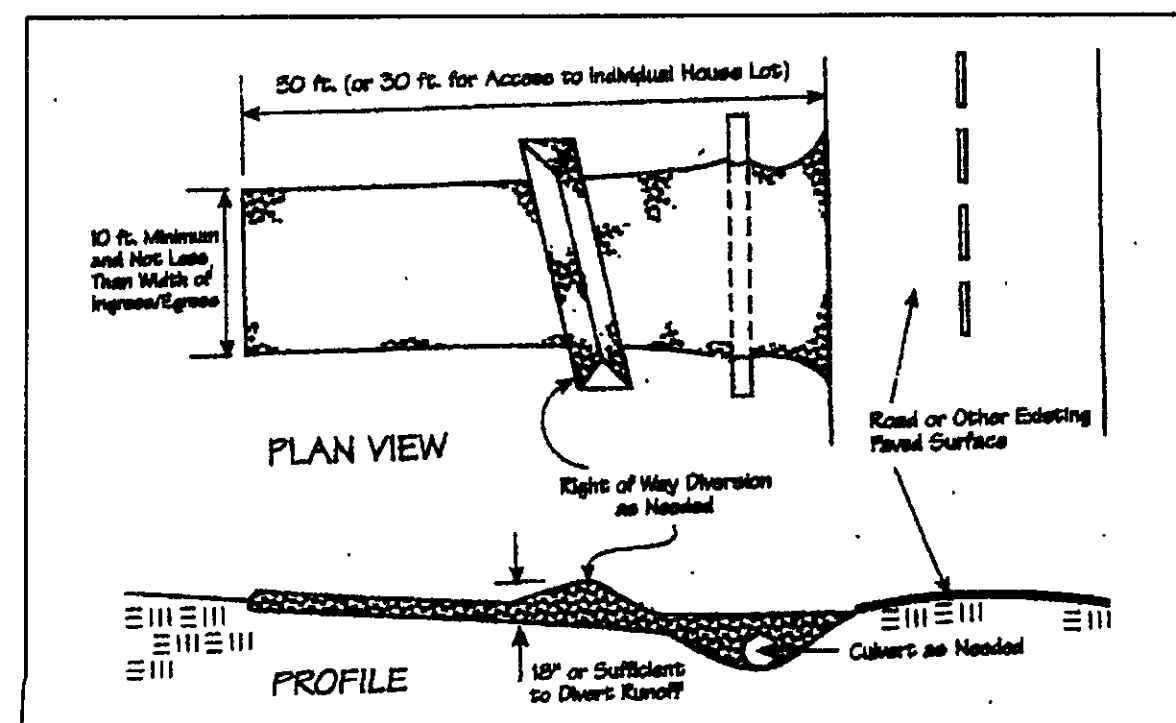
Stabilization of critical areas within fifty(50) feet of any stream or wetland shall be complete within two(2) days of the disturbance if the site is to remain inactive for longer than fourteen(14) days.

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 to 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.
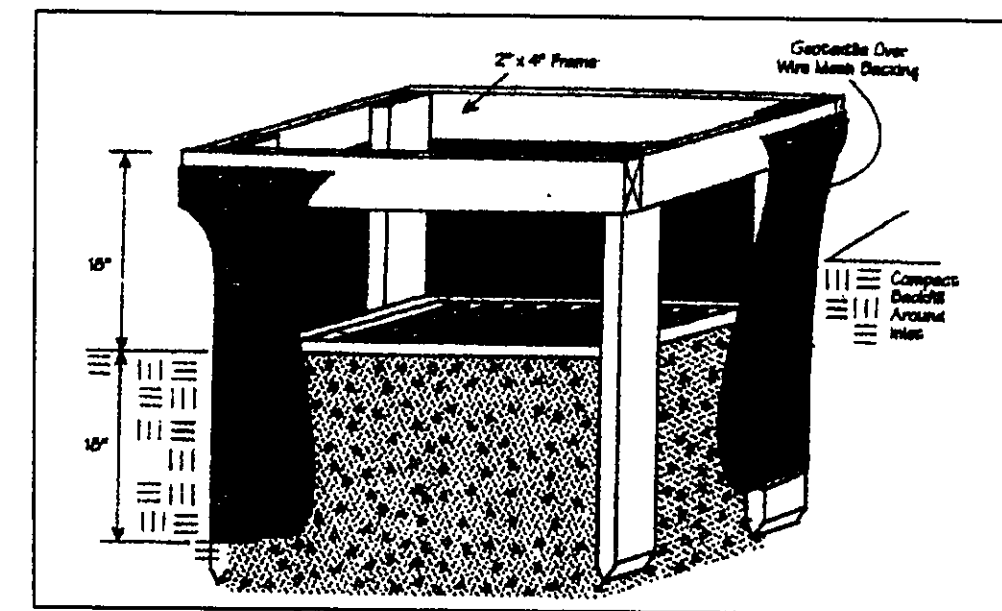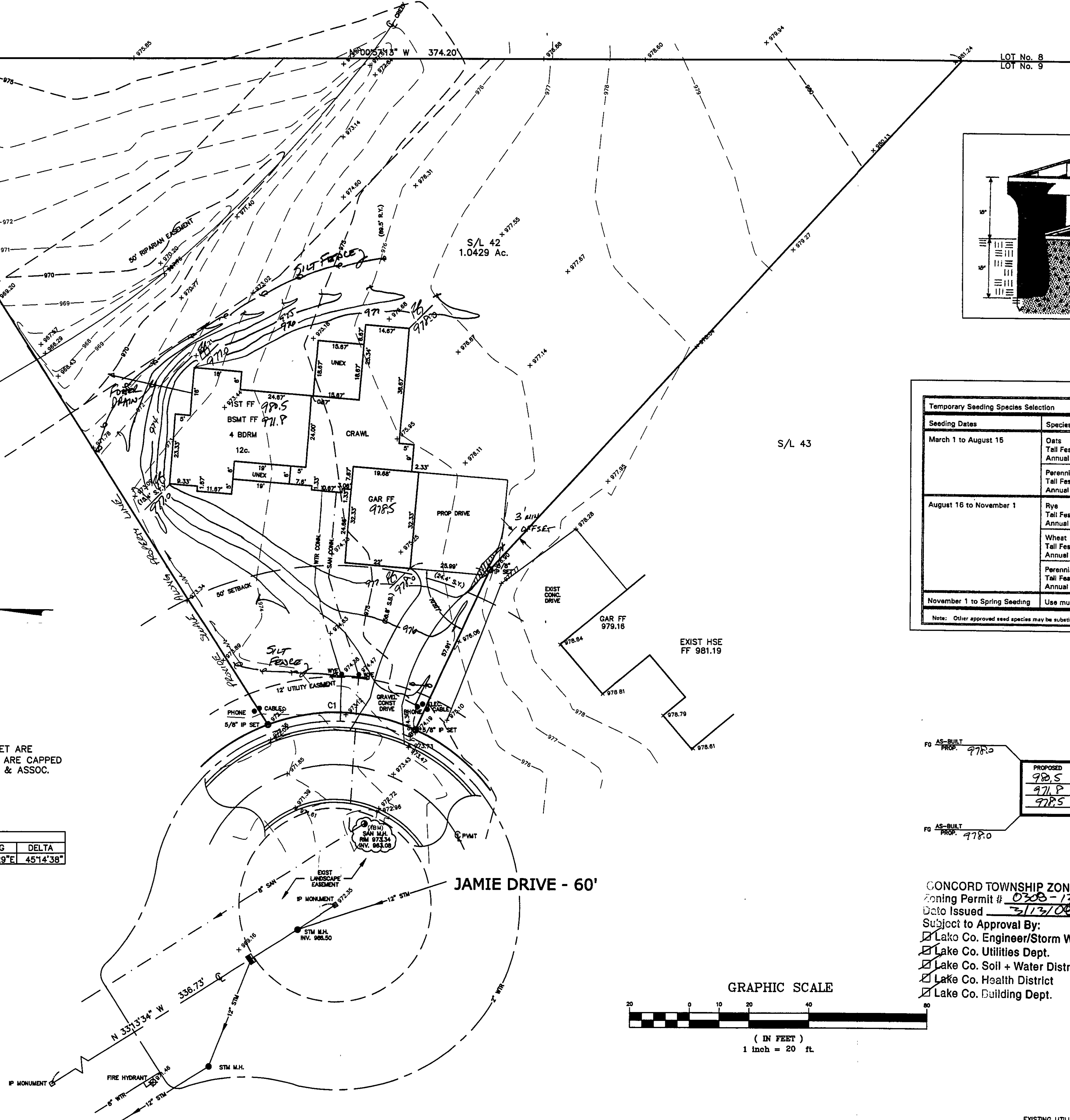
Maintenance
Erosion and sediment controls shall be inspected every seven(7) days or within 24 hours of a 0.5" or greater rainfall event. Necessary repairs shall be made at this time.
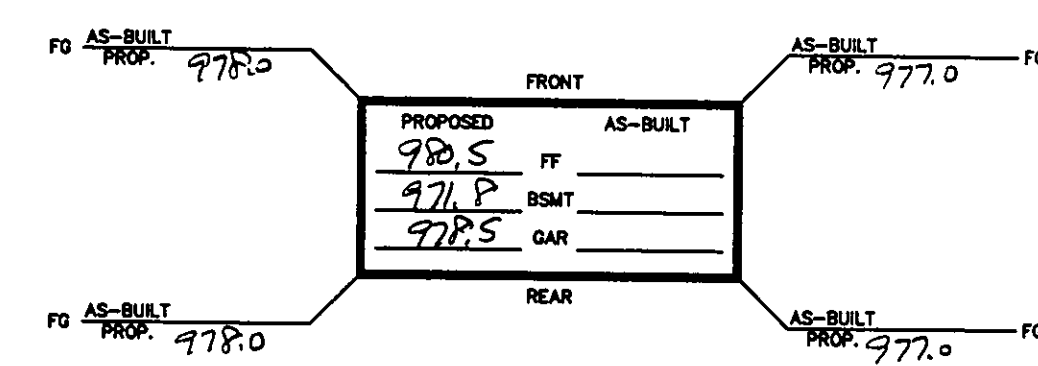
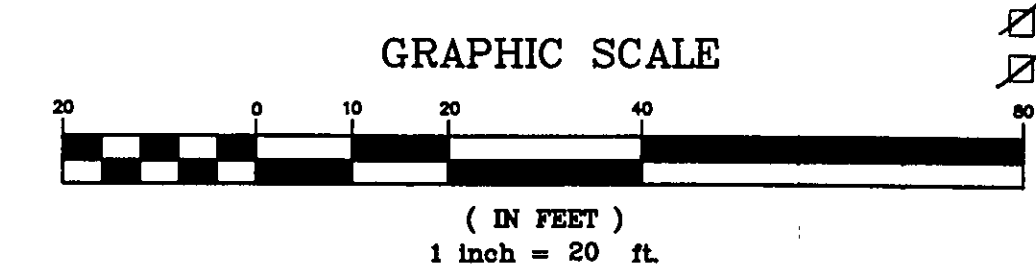NOTE: ALL IRON PINS SET ARE 5/8" X 30" AND ARE CAPPED BABCOCK, JONES & ASSOC.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	51.33	65.00	27.09	50.00	N00°52'29"E	45°14'38"

JAMIE DRIVE - 60'

N 33°23'34" W 338.73' C

50' SETBACK

12' UTILITY EASMENT

PLAN VIEW

PROFILE

Temporary Seeding Species Selection

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.
	Annual Ryegrass	1	40 lb.
August 16 to November 1	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 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.
November 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding.		

Note: Other approved seed species may be substituted.

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

PROPOSED / AS-BUILT
FF 98.5
BSMT 971.P
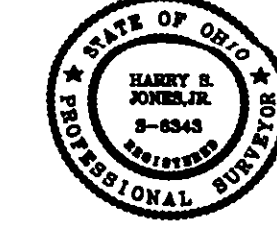GAR 978.5

AS-BUILT PROP. 978.0
AS-BUILT PROP. 977.0

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0308-13411
Date Issued 3/13/08
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.

TBM – SANITARY MANHOLE
ELEV – 973.34

EXISTING 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, BABCOCK, JONES AND ASSOCIATES INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

Stormwater Management Plan
Approved as shown and/or noted
JAMES ___ P.E.
County Drainage Engineer
By ___ Date 3/14/08

REV NO.	DESCRIPTION	DATE	BY	CHK'D
1	ADDED HOUSE	2/12/08	B.P.	H.J.

BABCOCK, JONES AND ASSOCIATES, INC
CIVIL ENGINEERS – SURVEYORS – LAND PLANNERS
PAINESVILLE OHIO 44077

DATE	1/24/08
DESIGN BY	H.J.
DRAWN BY	B.P.
APPROVED BY	H.J.
CREW CHIEF	W.B.

SITE PLAN
FOR
WILSHIRE HOMES

S/L 42 JAMIE DRIVE (NOBLE RIDGE ESTATES 42)
CONCORD TOWNSHIP   LAKE COUNTY   STATE OF OHIO

SCALE 1"=20'
JOB NO 03-233-42
SHEET 1 / 1