SITE IMPROVEMENT PLAN

OR SUBLOT NO. 37 IN MOUNTAINSIDE FARMS SUBDIVISION - HASE 2, PART OF ORIGINAL CONCORD TOWNSHIP LOT 10 AND 1, TRACT 4, CONCORD TOWNSHIP, LAKE COUNTY, OHIO.

OR: THE O'BRIEN-BLACK RESIDENCE
UILDER: PAYNE & PAYNE BUILDER

NORTH

GRAPHIC SCALE

20 10 0 20

(IN FEET)
1 INCH = 20 FT.

OCTOBER 11, 2013

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.

Erosion and Sediment Control Schedule

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 of 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 and revised December 1, 2009.

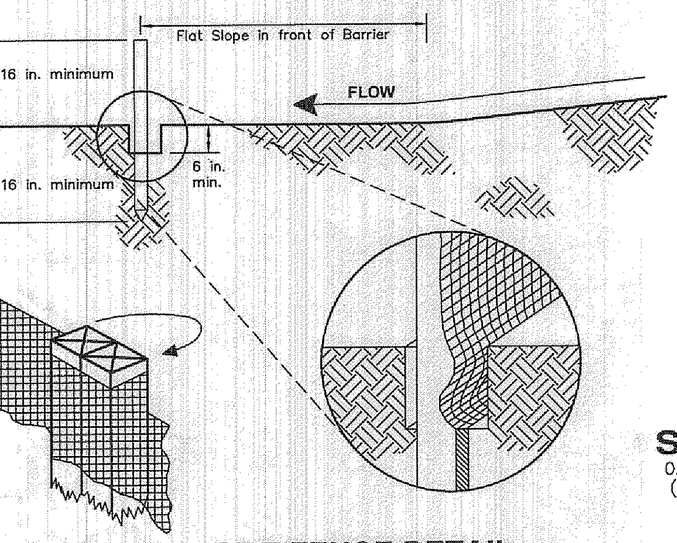
The specified erosion and sediment control standards are general guidelines and shall not limit the right of the county to impose, at any time, additional, more stringent requirements. Nor shall the standards limit the right of the county to waive, in writing, individual requirements.

Temporary Seeding Species Selection

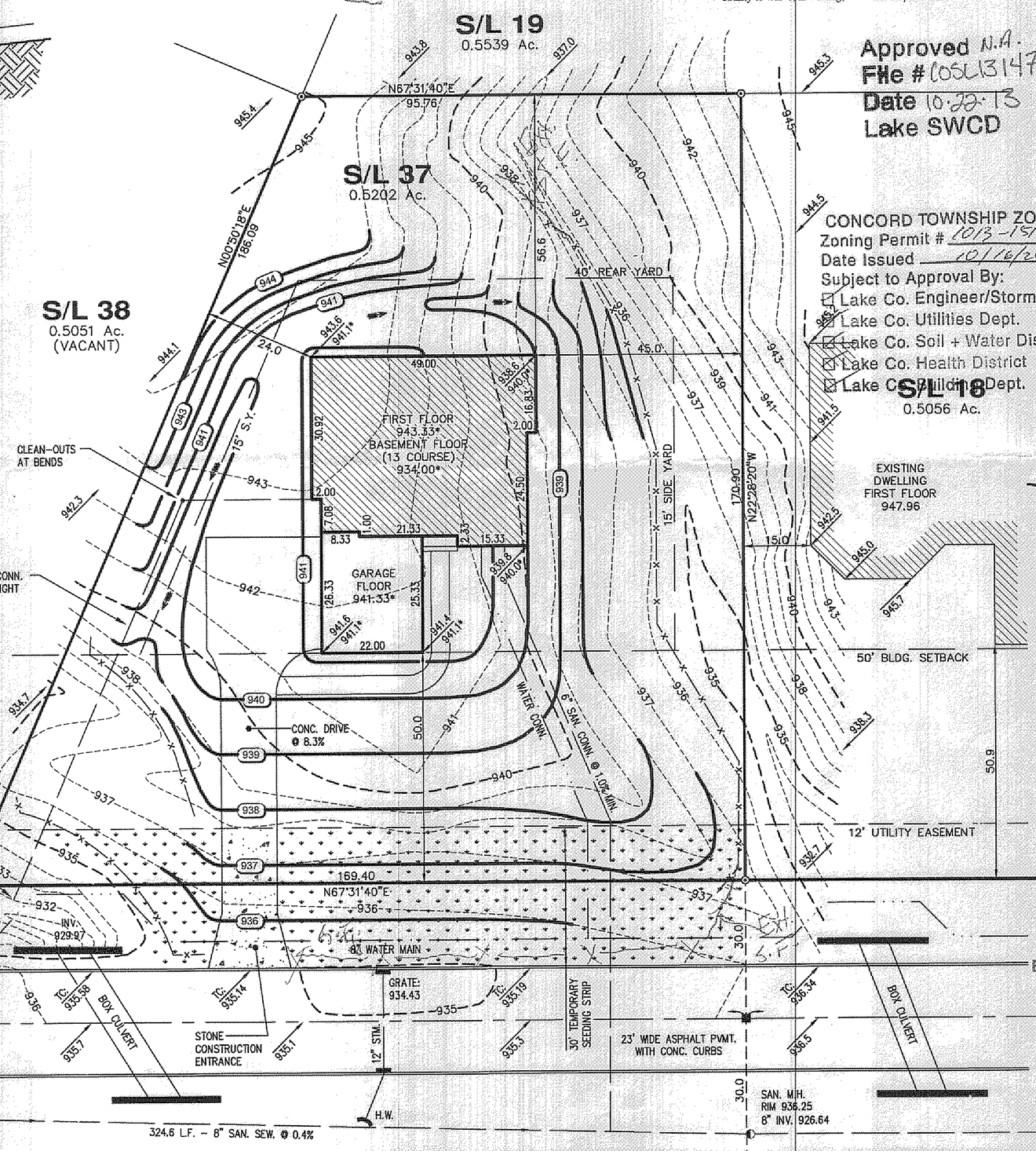
Seeding Dates	Species	Lb./1,000 sq. ft.	Per Ac.
March 1 to August 15	Oats Tall Fescue Annual Ryegrass	3 1 1	4 bushel 40 lb. 40 lb.
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 lb. 40 lb. 40 lb.
August 16 to November 1	Rye Tall Fescue Annual Ryegrass	3 1 1	2 bushel 40 lb. 40 lb.
	Wheat Tall Fescue Annual Ryegrass	3 1 1	2 bushel 40 lb. 40 lb.
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 lb. 40 lb. 40 lb.
November 1 to Spring Seeding	Use mulch only, sodding practices or dormat seeding		

Note: Other approved seed species may be substituted.

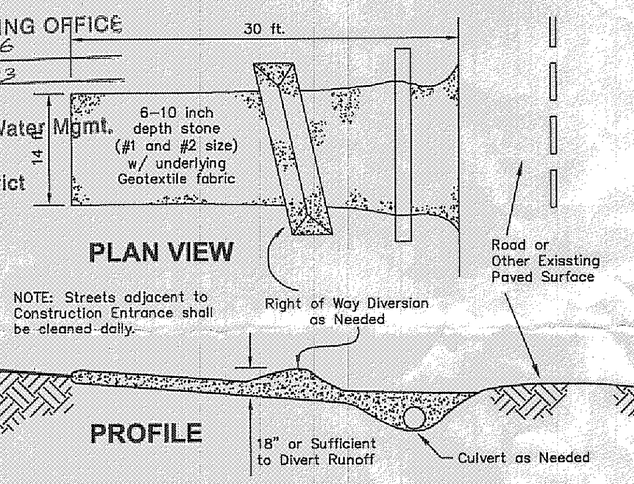
Approved N.A.
File # COSL13147
Date 10-22-13
Lake SWCD



SILT FENCE DETAIL
N.T.S.



CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 2013-1566
Date Issued 10/16/2013
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.



CONSTRUCTION ENTRANCE DETAIL
N.T.S.

NOTES:

41.6	INDICATES EXISTING ELEVATION
41.1*	INDICATES PROPOSED GRADE
941	INDICATES EXISTING CONTOUR LINE
940	INDICATES PROPOSED CONTOUR LINE
	INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

ENCH MARK: TOP OF HYDRANT
RONT OF SUBLOT NO. 38
LEVATION = 939.52

ONTRACTOR TO VERIFY SANITARY
ND STORM CONNECTION DEPTHS
EFORE BASEMENT EXCAVATION.

HIS PLAN FOR SITE PURPOSES
NLY, SEE FOUNDATION PLAN
OR HOUSE DETAILS.

IRON PIN SET OR FOUND.

-x—x—x— SILT FENCE

CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HOWARD R. SELEE, REGISTERED SURVEYOR #5471 — DATE 10/11/13

STATE OF OHIO
HOWARD R. SELEE
5471
REGISTERED PROFESSIONAL SURVEYOR

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 10/23/13

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129
(216) 398-0280 Scale: 1" = 20' File No. 09030-37
SELEE