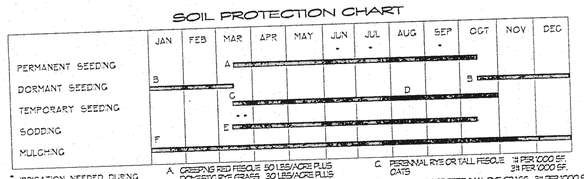
SOIL PROTECTION CHART



* IRRIGATION NEEDED DURING JUNE, JULY + SEPTEMBER

* * IRRIGATION NEEDED FOR 2 - 3 WEEKS AFTER PLACEMENT

A. CREEPING RED FESCUE 50 LBS/ACRE PLUS
DOMESTIC RYE GRASS 30 LBS/ACRE PLUS
KENTUCKY BLUEGRASS 50 LBS/ACRE

B. KENTUCKY BLUEGRASS 135 LBS/ACRE PLUS
PERENNAL RYEGRASS 45 LBS/ACRE PLUS
3 TONS STRAW MULCH PER ACRE

C. PERENNAL RYE OR TALL FESCUE 1# PER 1000 SF.
OATS 2# PER 1000 SF.

D. RYE, WHEAT OR PERENNAL RYE GRASS 2# PER 1000 SF
TALL FESCUE 1# PER 1000 SF

E. KENTUCKY BLUEGRASS OR CANADIAN BLUEGRASS

F. STRAW MULCH 2 TONS PER ACRE (PERMANENT SEEDING AREAS)
STRAW MULCH 4 TONS PER ACRE (TEMPORARY SEEDING AREAS)
NOV. 2 THROUGH FEB. 29

CONSTRUCTION SEQUENCE

1. Install construction entrance to the site.
2. Install all filter fabric fence (and perimeter controls) where shown on the plans. Maintain temporary controls until removal is warranted due to progression of work.
3. Begin clearing and grubbing the area of all proposed earthmoving operations. Install access drive and driveway culvert(s) shown on the plans.
4. Remove topsoil and stockpile in upland areas. Install filter fabric fence at the toe of stockpiles.
5. Begin earthmoving operations.
6. Begin building construction upon establishment of grade at building footprint.
7. Storm sewer, residential septic system, and utility line construction may begin following establishment of grade. All trenches shall be stabilized at the end of each workday by means of gravel backfill.
8. Continue utility installation to within five (5) feet of the building.
9. Replace topsoil, fine grade and seed as required.
10. Stabilize all disturbed areas with permanent seed and mulching immediately upon reaching final grade.
11. Install pavement, remove construction entrance prior to paving (if necessary).
12. Do not place topsoil, seed, or pavement prior to completion of the building shell. Should sitework be completed prior the shell completion date, mulch disturbed areas to be planted and install stone subbase in disturbed areas to be paved within twenty (20) days.
13. Upon completion of the building shell, landscape installation may begin.
14. Complete sitework, landscaping, and clean-up.
15. Reseed and redress any areas that may require attention immediately. Note that lawn areas are not deemed stable until a uniform 70% coverage is established.
16. All erosion control measures shall remain in place until the site is stabilized. All areas of vegetative surface stabilization, whether temporary or permanent, shall be considered to be in place and functional when the required uniform rate of coverage (70%) is established.
17. The following items must be completed by the Builder, once the site is stabilized.
    - A. Remove the construction entrance prior to paving.
    - B. Site cleanup.
    - C. Reseed areas as required to ensure stabilization.
    - D. Filter fence shall be cleared, and removed. The adjacent disturbed areas shall be backfilled, and reseeded with permanent seeding.

GENERAL NOTES

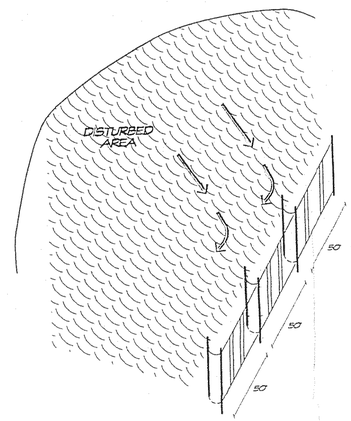
1. Minimize tracking of sediments by vehicles through use of the construction entrance as the only entrance for vehicles. Maintain this entrance with stone as needed to prevent dirt and mud from tracking onto the roadway. Regular sweeping of the roadway and removal of accumulated sediments adjacent thereto protection may be necessary to ensure that the roadway does not build up with sediments. Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or crushed rock applied to the driveway area.
2. Preexisting vegetation shall be retained on the portions of the building lot for as long as construction operations allow. Clearing shall be done to only active working areas.
3. Stockpiles excavated from basements shall be situated away from streets, swales, or other waterways and shall be seeded immediately.
4. No solid or liquid waste shall be discharged into stormwater runoff. (This includes the washing out of cement trucks.)
5. Site stabilization either permanent or temporary must follow the requirements as applicable on the following tables:

PERMANENT STABILIZATION

Areas requiring permanent stabilization	Time frame to apply erosion controls
Any area that will lie dormant for one year, or more.	Within 7 days of the most recent disturbance.
Any area within 50 feet of a watercourse and at final grade.	Within 2 days of reaching final grade.
Any area at final grade.	Within 7 days of reaching final grade within the area.

TEMPORARY STABILIZATION

Areas requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed area within 50 feet of a watercourse and not at final grade.	Within 2 days of the most recent disturbance, if the area will remain idle for more than 21 days.
For all construction activities, any disturbed area, including soil stockpiles, that will be dormant for more than 21 days but less than one year, and not within 50 feet of a watercourse.	Within 7 days of the most recent disturbance within the area.
Disturbed areas that will be idle over the winter.	Prior to November 1.
NOTE: Where vegetative stabilization techniques may cause structural instability or otherwise unsuitable, alternative stabilization techniques must be employed. These techniques may include mulching, erosion matting, or placement of stone.	



INSTALLATION OF SILT FENCE LENGTHS

NOT TO SCALE

SILT FENCE

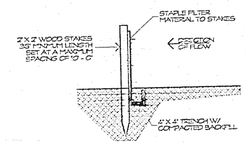
Prior to beginning topsoil removal operations, the Contractor shall install silt fencing where indicated on the plans. Silt fencing shall be extra strength synthetic filter fabric having a minimum flow rate of 0.3 gal/sq.ft/minute and shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six (6) months of expected useful construction life at a temperature range of 0 deg. F. to 120 deg. F.

Stakes for filter barriers shall be 2" x 2" wood or 1.33 lbs. per lin.ft. steel with a minimum length of three (3) feet and shall be set at a maximum spacing of ten (10) feet. Height of silt fence shall not exceed thirty-six (36) inches. Filter fabric shall be anchored into a four (4) inch deep trench on the upslope side of the barrier.

Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized. Silt fences and filter barriers shall be repaired immediately after each rainfall and daily during prolonged rainfall. Any required repairs shall be made immediately.

Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the completion of permanent stabilization of the area upslope of the filter, the fabric shall be replaced promptly at the Contractor's expense.

Sediment deposits should be removed when deposits reach approximately one-half the height of the barrier. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared, seeded and mulched.

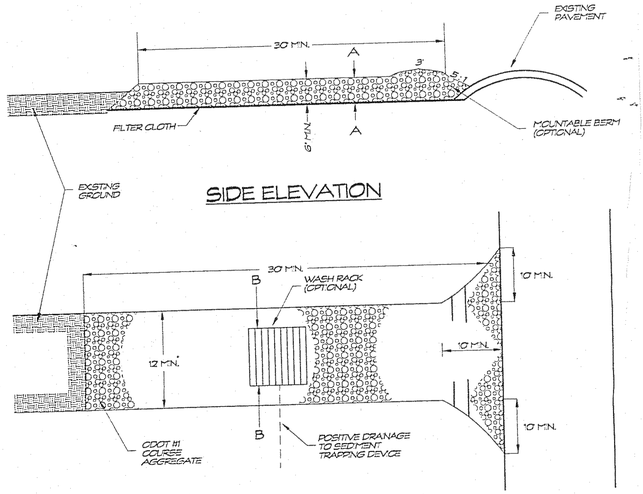


SILT FENCING SHALL BE EXTRA STRENGTH SYNTHETIC FILTER FABRIC HAVING A TENSILE STRENGTH OF 0.3 GALLS/FT/MIN. AND SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MIN. OF 6 MONTHS OF EXPECTED USEFULL LIFE AT A TEMPERATURE RANGE OF 0 DEG. F. TO 120 DEG. F.

x——x——x SILT FENCE - LOCATIONS SHOWN ON THE SITE PLAN.

FILTER BARRIER DETAIL

NOT TO SCALE



SIDE ELEVATION

PLAN VIEW

STONE CONSTRUCTION ENTRANCE

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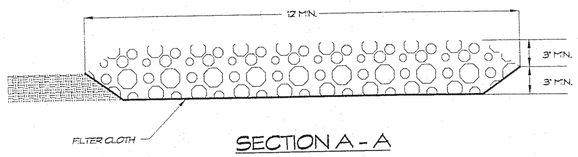
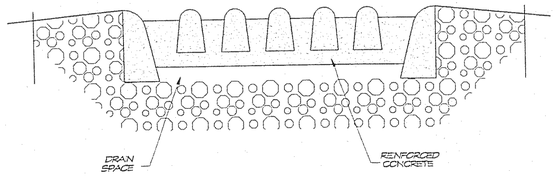


SECTION A - A



SECTION B - B

ISSUED FOR BIDDING

DATE _____ BY _____

ADDENDA REVISIONS

NO.	DATE	BY

ISSUED FOR CONSTRUCTION

DATE _____ BY _____

REVISIONS

NO.	DESCRIPTION	DATE	BY

TOPOGRAPHIC SURVEY & SITE IMPROVEMENT PLAN FOR

FAIRDALE ESTATES

BEING SUBLOT NO. 37 IN THE NOBLE RIDGE ESTATES SUBDIVISION PHASE 2 AS SHOWN BY PLAT VOL. 47, PG. 28

THE TOWNSHIP OF CONCORD
LAKE COUNTY, OHIO

LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-5535

DATE:	FEB 2005	DRAWN BY:	SJL
CHECKED BY:	SJL	JOB NO.:	06-260
SCALE:	NONE		

SHEET TITLE: SUBLOT 37
NOBLE RIDGE ESTATES PH 2

SP-2