

SITE IMPROVEMENT PLAN

SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING SUBLOT NO. 51 IN LITTLE MOUNTAIN COUNTRY CLUB SUBDIVISION, OF PART OF ORIGINAL LOT NO. 12, 13, 17, 18, 23 & 24, IN TRACT NO. 3 & 4 IN SAID TOWNSHIP AND RECORDED IN VOL. 39, PG. 13 OF LAKE COUNTY PLAT RECORDS.

FOR: PAYNE & PAYNE BUILDERS

Stormwater Management Plan  
Approved as shown and/or noted  
JAMES R. GILLS, P.E.  
County Engineer

Call TWO WORKING DAYS  
BEFORE YOU DIG  
OHIO UTILITIES PROTECTION SERVICE  
IN OHIO - 800-362-2764  
OUT OF OHIO - 216-744-5191  
NON-MEMBERS MUST CALL DIRECTLY

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.

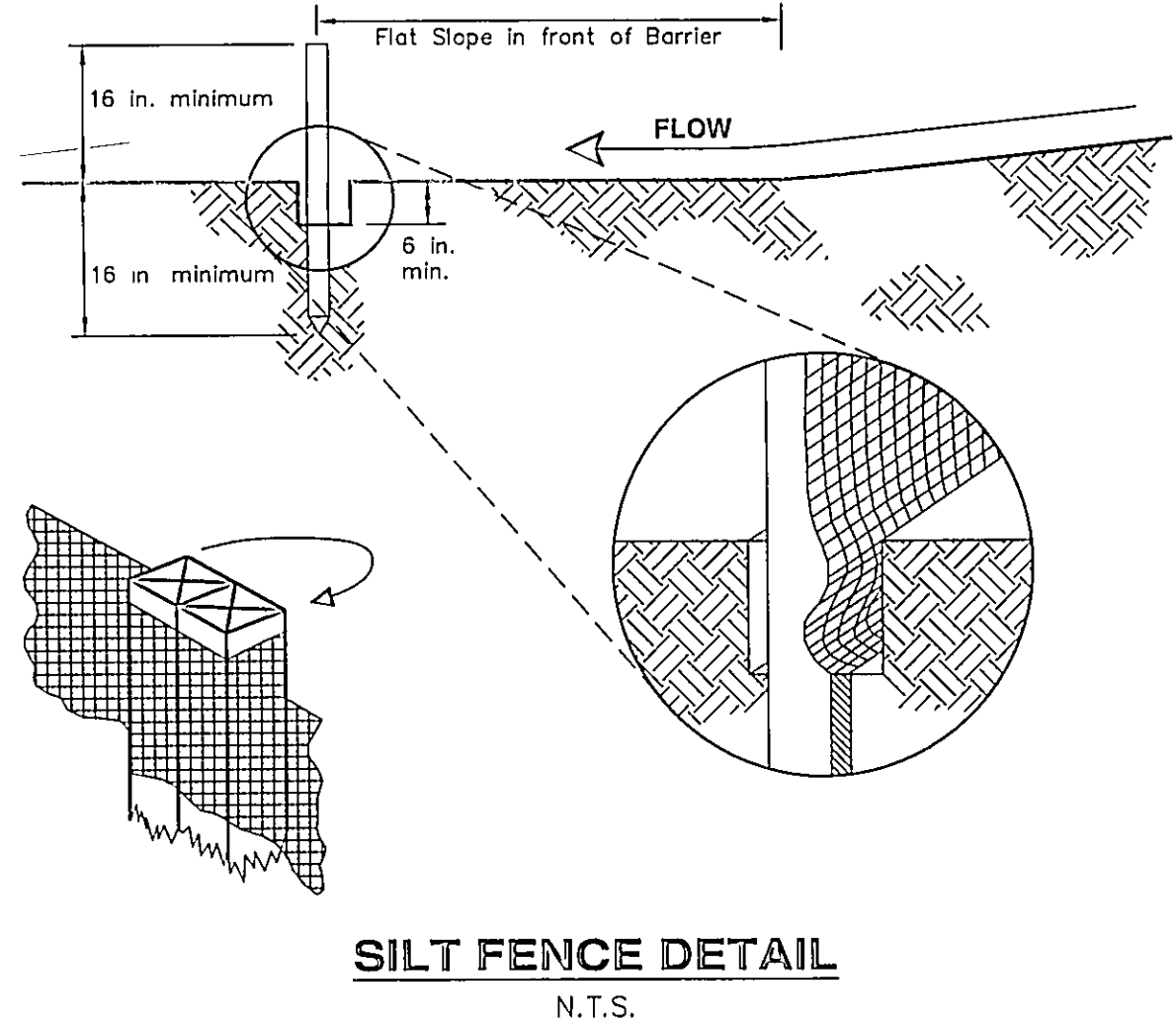
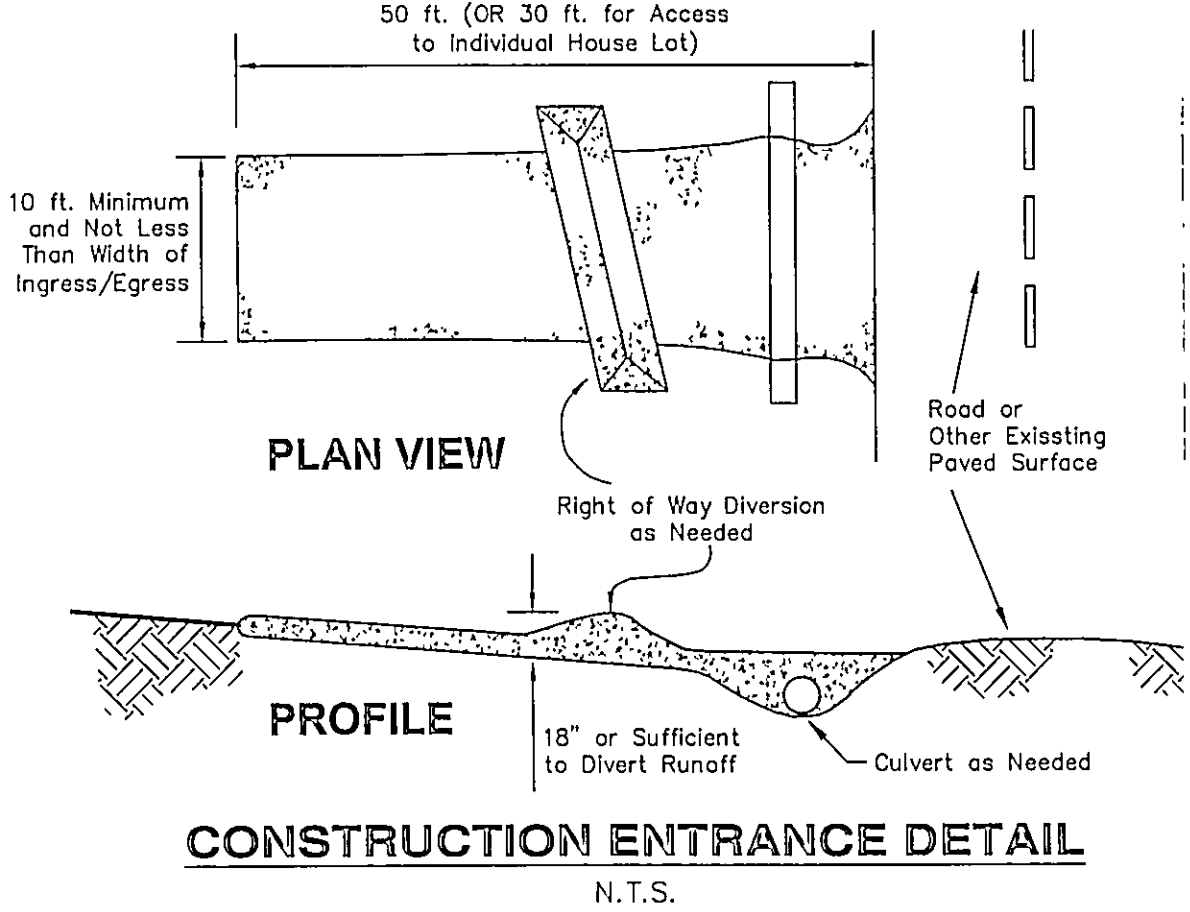
**Stabilization of critical areas** within fifty (50) feet of any stream or wetland shall be complete within two (2) days of the disturbance if the site is to remain inactive for longer than fourteen (14) days.

**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 waive, in writing, individual requirements.



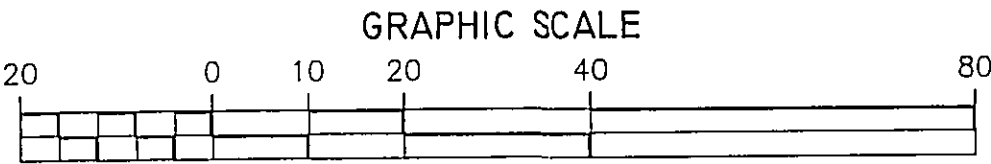
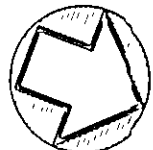
**NOTES:**  
973.0 INDICATES EXISTING ELEVATION  
974.0 INDICATES PROPOSED GRADE  
--- 975 --- INDICATES EXISTING CONTOUR LINE  
--- 976 --- INDICATES PROPOSED CONTOUR LINE  
--- 977 --- INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

BENCH MARK: TOP OF HYDRANT  
OPPOSITE SUBLOT NUMBER 68.  
ELEVATION = 937.81

CONTRACTOR TO VERIFY SANITARY CONNECTION DEPTH BEFORE BASEMENT EXCAVATION.

THIS PLAN FOR SITE PURPOSES ONLY, SEE FOUNDATION PLAN FOR HOUSE DETAILS.

⊙ IRON PIN SET OR FOUND.  
--- x --- SILT FENCE



AUGUST 8, 2005

REVISED HOUSE DIMENSIONS:  
AUGUST 31, 2005

① R = 675.00  
Δ = 09°03'07"  
A = 106.64  
C = 106.53  
N08°22'30"E

② R = 70.00  
Δ = 80°34'24"  
A = 98.44  
C = 90.53  
S00°53'05"W

AS-BUILT GRADE CERTIFICATION

I HEREBY CERTIFY THAT ACTUAL FIELD OBSERVATIONS OF ELEVATIONS HAVE BEEN MADE UNDER MY SUPERVISION ON AND THAT THE GRADES SHOWN ACCURATELY DEPICT THE AS-BUILT CONDITIONS OBSERVED. I FURTHER CERTIFY THAT BOUNDARY MONUMENTS HAVE BEEN PLACED AT EACH CORNER OF THE PROPERTY IN ACCORDANCE WITH CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

HOWARD R. SELEE, OHIO SURVEYOR #5471

BOUNDARY SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF PAYNE & PAYNE BUILDERS, I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON AND CONTAINING 1.0541 ACRES OF LAND. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS SHOWN HEREON 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 TOPOGRAPHY SHOWN HEREON, INDICATED BY ONE (1) FOOT CONTOURS AND ELEVATIONS, REPRESENTS THE ACTUAL OBSERVED SITE GRADES OF JULY 28, 2005. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HOWARD R. SELEE, OHIO SURVEYOR #5471

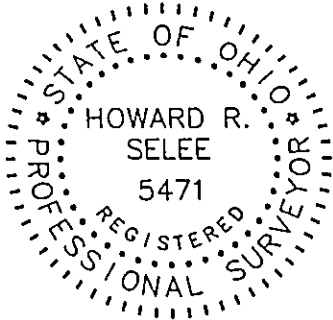
Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1,000 sq. ft.	Per Ac.
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
August 16 to November 1	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass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

Note: Other approved seed species may be substituted.

CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH 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, August 31, 2005



HOWARD R. SELEE & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129  
(216) 398-0280 SCALE: 1" = 20' FILE NO. 01456-51

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FOR: PAYNE & PAYNE BUILDERS

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Approved as shown and/or noted  
JAMES R. GILLS, P.E.  
County Drainage Engineer  
Date 8/19/05

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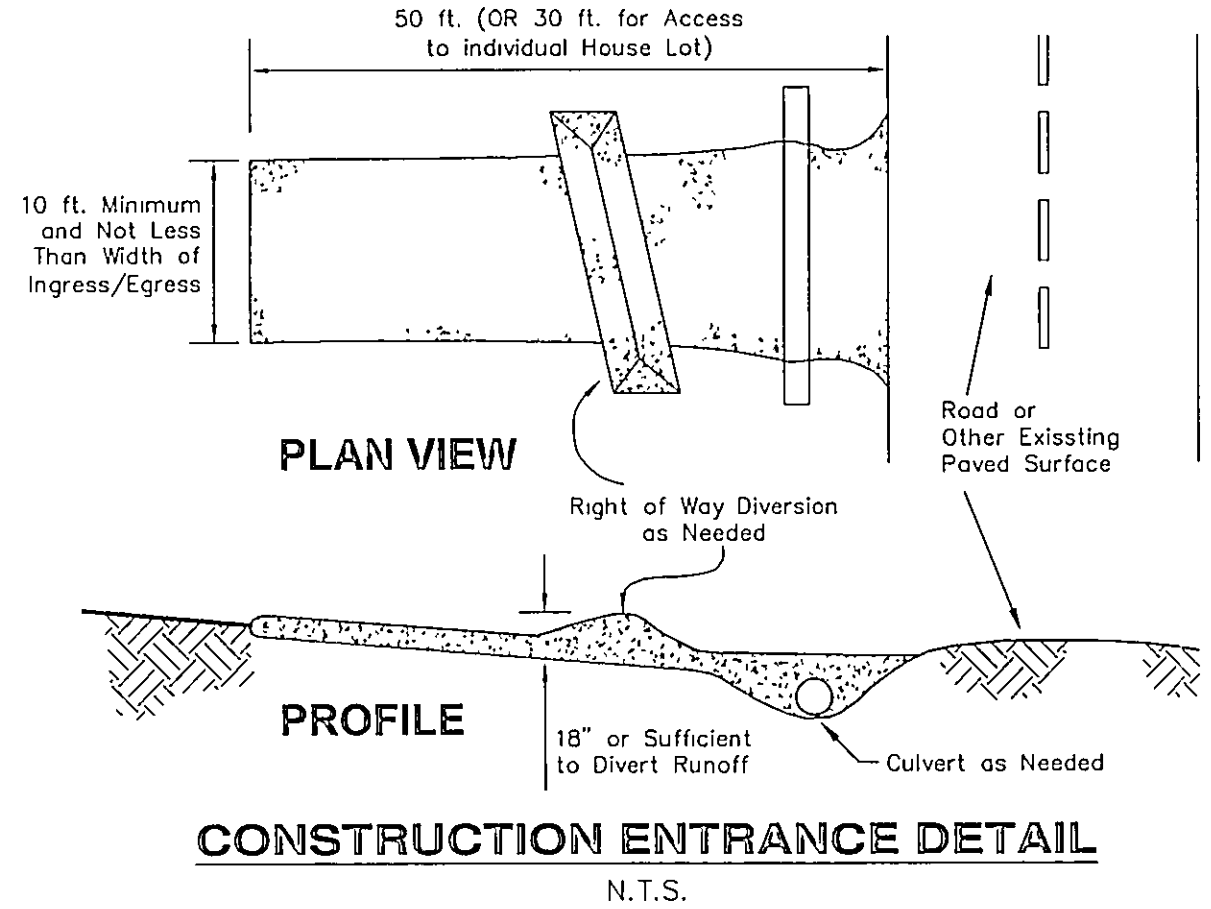
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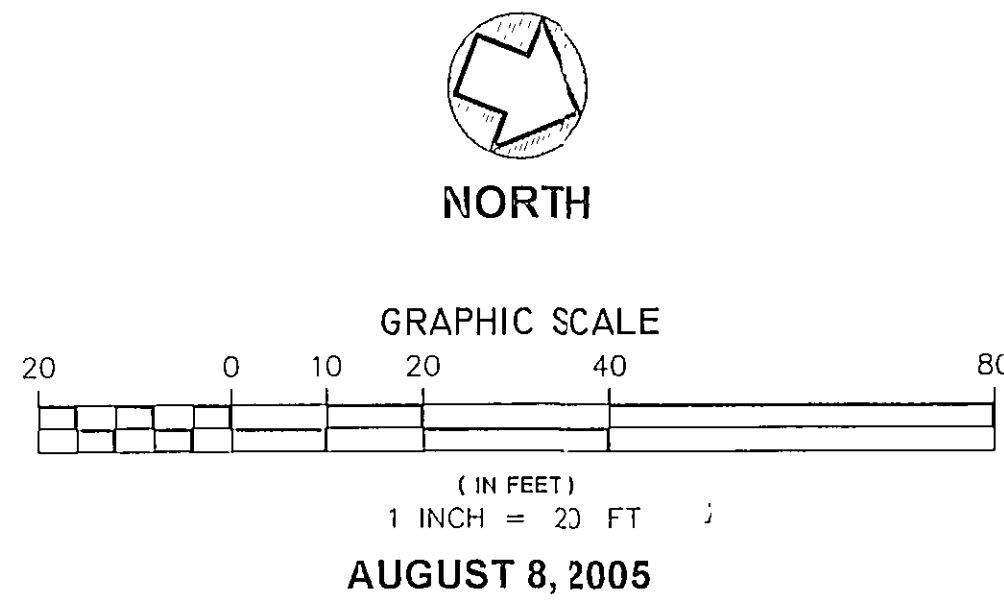
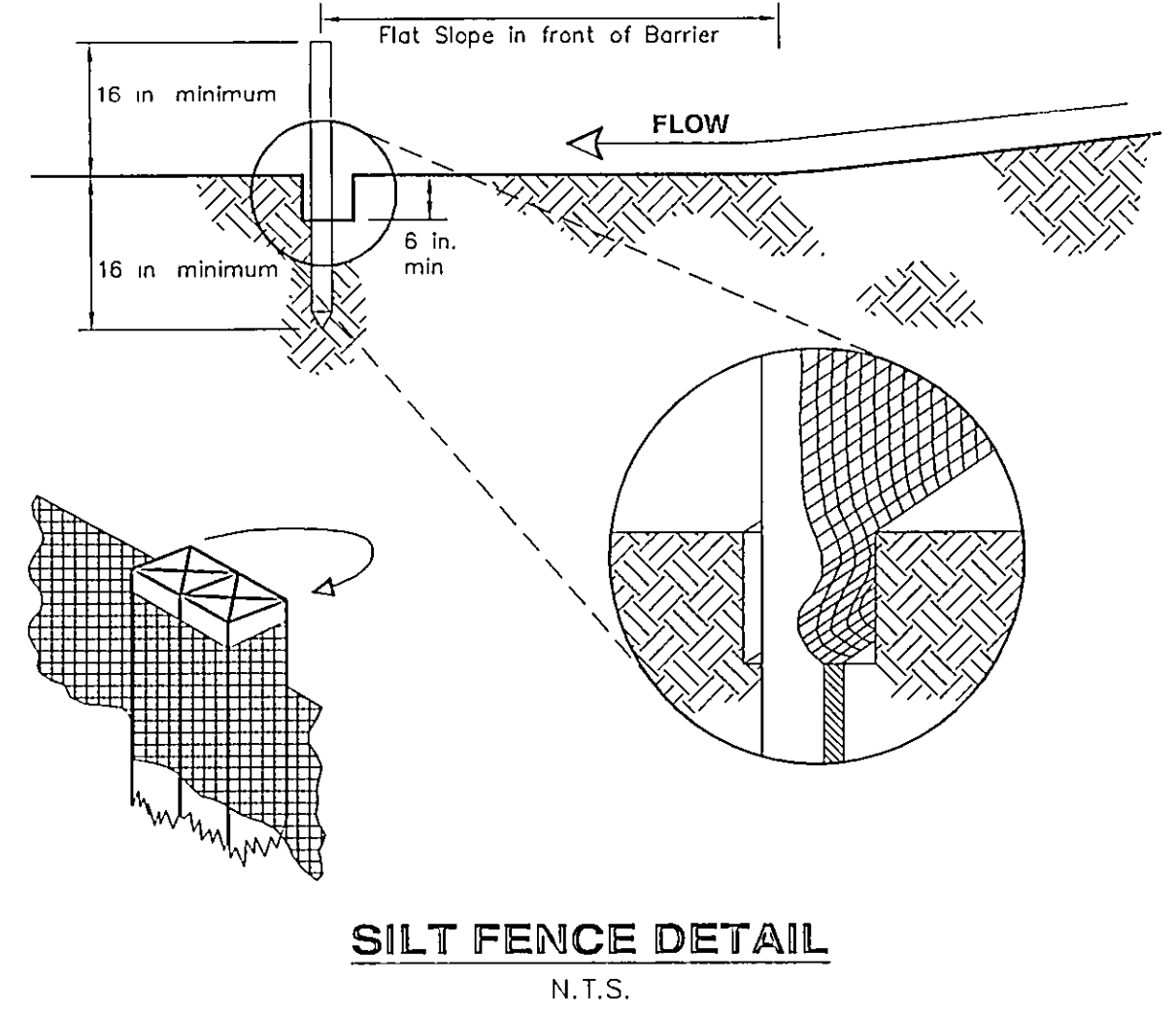
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BENCH MARK: TOP OF HYDRANT OPPOSITE SUBLT NUMBER 66. ELEVATION = 937.81

CONTRACTOR TO VERIFY SANITARY CONNECTION DEPTH BEFORE BASEMENT EXCAVATION.

THIS PLAN FOR SITE PURPOSES ONLY, SEE FOUNDATION PLAN FOR HOUSE DETAILS.

IRON PIN SET OR FOUND.  
SILT FENCE



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HOWARD R. SELEE, OHIO SURVEYOR #5471

BOUNDARY SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF PAYNE & PAYNE BUILDERS, I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON AND CONTAINING 1.0130 ACRES OF LAND. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS SHOWN HEREON 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. TOPOGRAPHY SHOWN HEREON, INDICATED BY ONE (1) FOOT CONTOURS AND ELEVATIONS, REPRESENTS THE ACTUAL OBSERVED SITE GRADES OF JULY 28, 2005. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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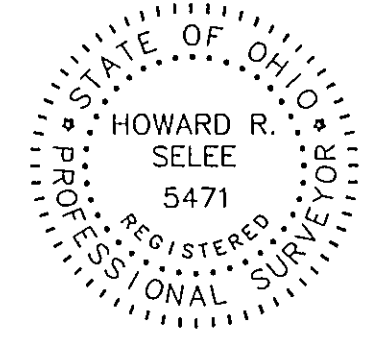
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Note: Other approved seed species may be substituted.

CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAN 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 AUGUST 8, 2005 DATE



HOWARD R. SELEE & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129  
(216) 398-0280 SCALE: 1" = 20' FILE NO. 01456-51

CONCORD TOWNSHIP ZONING OFFICE  
Zoning Permit # 0805-237  
Date Issued 8/19/05  
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.



CONCORD TOWNSHIP ZONING OFFICE

ZONING PERMIT # 1203-11420

ISSUED 12/30/03

SUBJECT TO APPROVAL BY:

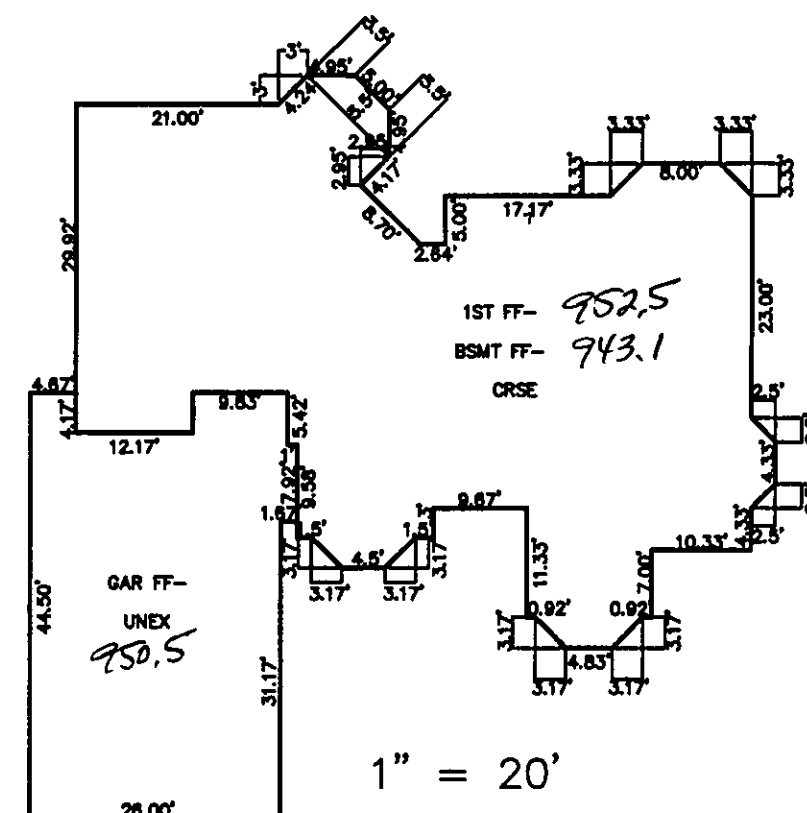
- ☒ Lake Co. Sanitary Engineer
- ☒ Lake Co. Eng. Dept.
- ☐ Lake Co. Planning Comm.
- ☒ Lake Co. Building Dept.
- ☒ Lake Co. Soil & Water Cons. Dist.

Stormwater Management Plan  
Approved as shown and/or noted  
JAMES R. GILLS, P.E.  
County Drainage Engineer

By 6/11 Date 12/31/03

fork drain/sump pump & downspouts shall  
be splash blocked

S/L 52



OAKMONT WAY - 60'

AUGUSTA LANE

# SITE PLAN

CONCORD TWP., LAKE COUNTY, OHIO

for: **TOM STANLEY**

CLIENT: \_\_\_\_\_ OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ STREET: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_

LITTLE MOUNTAIN  
SUBDIVISION 39-13 NAME: \_\_\_\_\_ TRACT: \_\_\_\_\_ STREET: \_\_\_\_\_  
VOL-13 LOT: \_\_\_\_\_  
51 OAKMONT WAY  
SUBLOT NO. STREET VOL-PG. PERM. PARCEL NO.

## LEGEND

SANITARY MANHOLE ---●--- EXIST. ELEV. 5210.0  
STORM MANHOLE ---●--- 100.0 ±2 PROP. ELEV.  
INLET OR CATCH BASIN ---●--- AS BUILT ELEVATION  
HYDRANT ---●--- INDICATES  
EXISTING CONTOURS ---○--- DIRECTION OF  
PROPOSED CONTOURS ---○--- SURFACE DRAINAGE

## REMARKS

ALL BOUNDARY DATA SHOWN WAS OBTAINED FROM (DEEDS, RECORDED  
SUBDIVISION PLAT OR OTHER PUBLIC RECORDS)  
LOCATIONS AS SHOWN OF ADJACENT WELLS AND SEPTIC TANKS OBTAINED FROM  
LAKE COUNTY HEALTH DEPARTMENT

## DESIGN CERTIFICATION

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

NAME: James R. Gills SURVEYOR REGISTRATION NO. 86313

## CHECK LIST

NO. OF BEDROOMS  
DIMENSIONS  
BEARINGS  
TIE TO NEAREST STREET  
SUBLOT NO. PARCEL NO.  
SURROUNDING OWNERS  
BLDG. DIMENSIONS FIN GR.  
BLDG. TIES FLTR. GRADES  
APRON TYPE WIDTH THICKNESS  
SIDEWALK TYPE WIDTH THICKNESS  
CULVERT TYPE DIA., LENGTH  
ROCK OUTCROPPINGS

WATER MAIN SIZE, LOCATION  
SAN. SEWER SIZE & GR. LOC.  
SAN. MH. CAST. ELEV. INV. ELEV.  
SAN. CONN. SIZE, LOC. DEPTH  
STORM SEWER SIZE & GR. LOC.  
STORM MH. CAST ELEV. INV. ELEV.  
PAV'T TYPE GRADE CURBS  
GAS LINE LOC. SIZE PRESSURE  
SEPTIC TANK LOCATION & DUPLICATION AREA  
WELL LOCATION  
ISOLATION RADIUS FROM WELL

REVISIONS			PLAN PREPARED BY:		
NO.	DATE	BY	BABCOCK · JONES & ASSOCIATES, INC.		
1			PAINESVILLE, OHIO		
2			DRAWN BY	N.S.	SCALE 1"=30'
3			CHK'D.	H.J.	DATE 12/3/03
4			APP'D.	H.J.	PHONE NO. 440-367-1811
5			CHECK	R.B.	DRAWING NO. 00-179-51

"AS BUILT" CERTIFICATION  
I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING  
FINISH GRADES CHECKED IN THE FIELD ON 12/3/03, 20  
AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR

REG. NO.

BM SANITARY MANHOLE  
ELEV-932.79

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	98.44	70.00	59.34	90.53	S00°53'05"W	80°34'24"

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.

