

SITE PLAN

for : LYNN HOMES
CLIENT

1568 RIVER ROAD WILLoughBY
ADDRESS STREET CITY

295 QUAIL HOLLOW NO. 9 16 VOL. PAGE 32
SUBLOT No. SUBDIVISION NAME

2 & 3 2 CONCORD OHIO
LOT TRACT TOWNSHIP

LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE MENTOR, OHIO 44060
TELEPHONE 255-8463 354-6938 951-LAND
L.D.C. Inc. d.b.a.

DESIGN CERTIFICATION

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

Timothy J. Sullivan 10/20/04
NAME

"AS BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE CIRCLED INFORMATION IS EXISTING AS OBTAINED ON THE SITE JULY, 2004 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME

REVISIONS	DRAWN BY	SCALE
	TJS	1"=20'
	CHKD BY	DATE
	Ch'd By	7-29-04

BENCHMARK:
TOP OF HYDRANT LOCATED
OPPOSITE S/L295 ON
HUNTING LAKE DRIVE
ELEV.=966.13

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.

Water Management
as shown and/or
JAMES R. GILLS, P.E.
County Drainage Engineer
By 6/11 Date 11/04
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

ROOF DRAINS
SHALL DISCHARGE
TO SPLASH BLOCKS.

DWG. NAME

LYNNH1-0410

EROSION CONTROL PLAN & SCHEDULE

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 30 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, PERMITTER 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 GRUBBERING. 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 UNDISTURBED FOR MORE THAN THIRTY-FIVE (35) DAYS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN NO MORE THAN SEVEN (7) DAYS AFTER FINAL GRACE 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, BUT 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 ANY ACTIVE DRAINAGE WAY MUST BE CROSSED BY CONSTRUCTION VEHICLES, REPEATEDLY DURING CONSTRUCTION, AN APPROVED TEMPORARY STREAM CROSSING SHALL BE CONSTRUCTED.

SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED TO PREVENT SOIL LOSS. STABILIZATION SHALL BE REQUIRED IF STOCKPILES ARE LOCATED WITHIN 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 0.5" 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 SEDIMENTATION 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 BE ALLOWED ONLY AFTER MOST SEDIMENT HAS BEEN REMOVED BY SHOVELING OR SWEEPING.

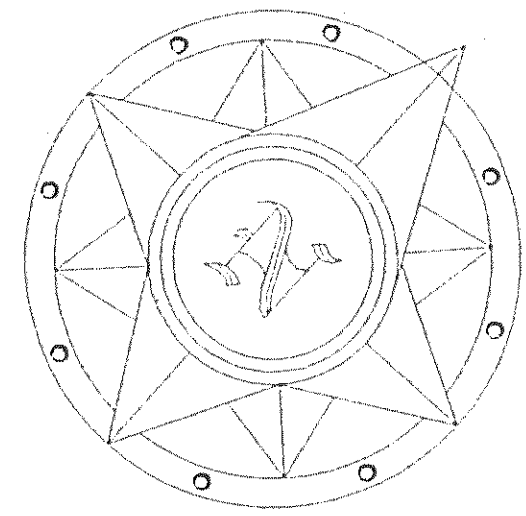
THE ABOVE SPECIFIED EROSION CONTROL STANDARDS ARE GENERAL GUIDELINES AND SHALL NOT LIMIT THE RIGHT OF THE COUNTY TO IMPOSE, AT ANY TIME, ADDITIONAL MORE STRINGENT REQUIREMENTS, NOR SHALL THE STANDARDS LIMIT THE RIGHT OF THE COUNTY TO WAIVE, IN WRITING, INDIVIDUAL REQUIREMENTS.

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. 650. SOOT CONSTRUCTION AND MATERIAL SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER.

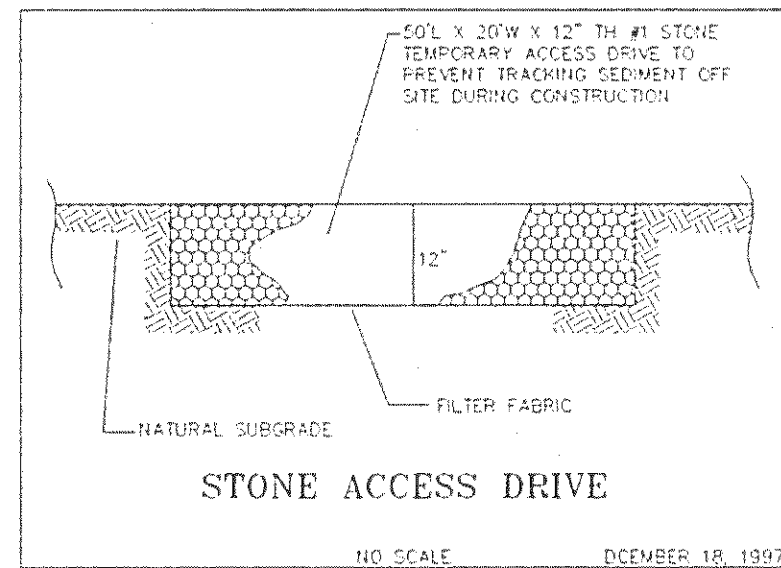
THE FOLLOWING MIXTURE SHALL BE USED FOR SEEDING IN ACCORDANCE WITH COOT ITEM 650.

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



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft



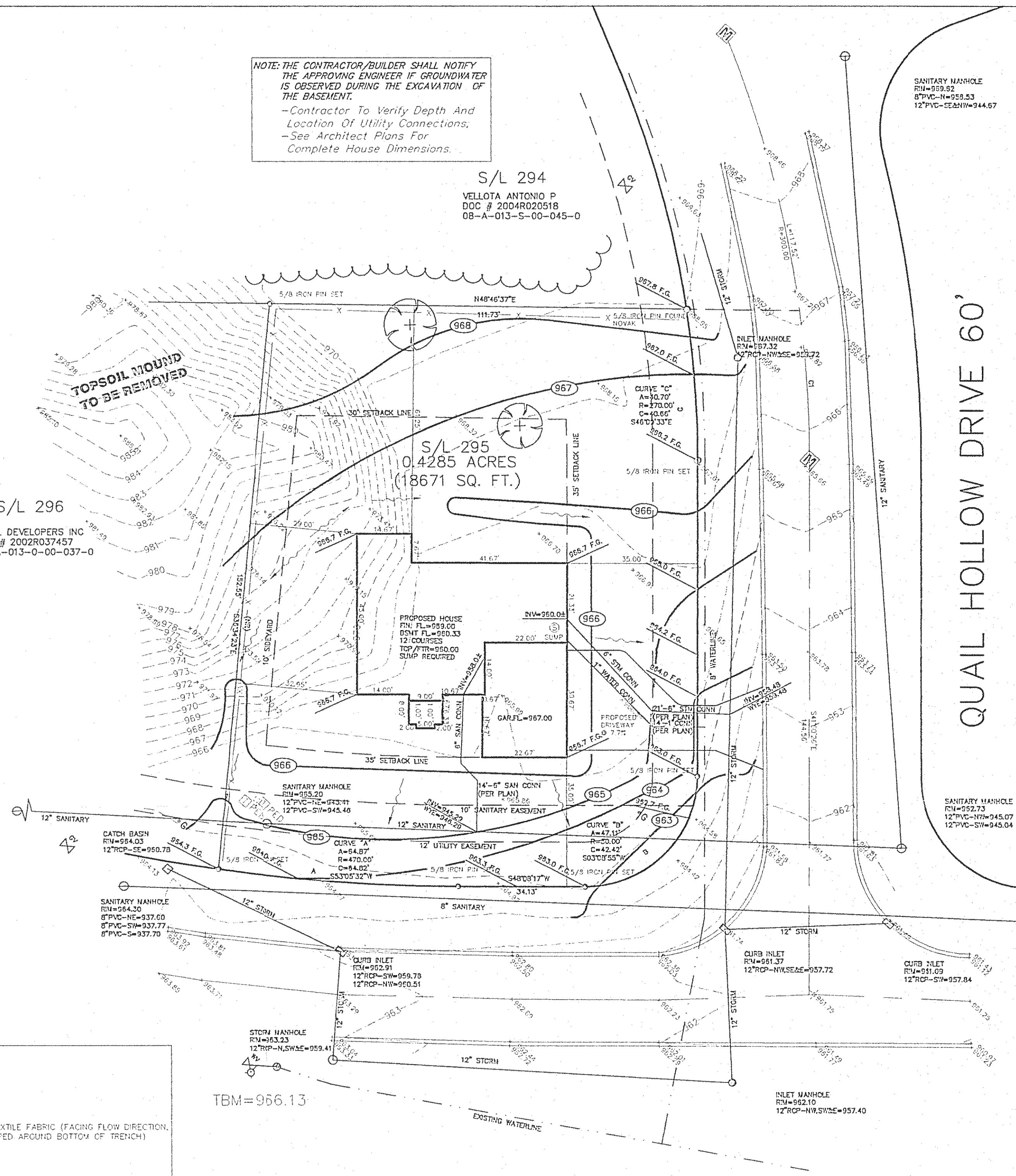
STONE ACCESS DRIVE

NO SCALE DECEMBER 19, 1997

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.

S/L 294
VELLOTA ANTONIO P
DOC # 2004R020518
08-A-013-S-00-045-0

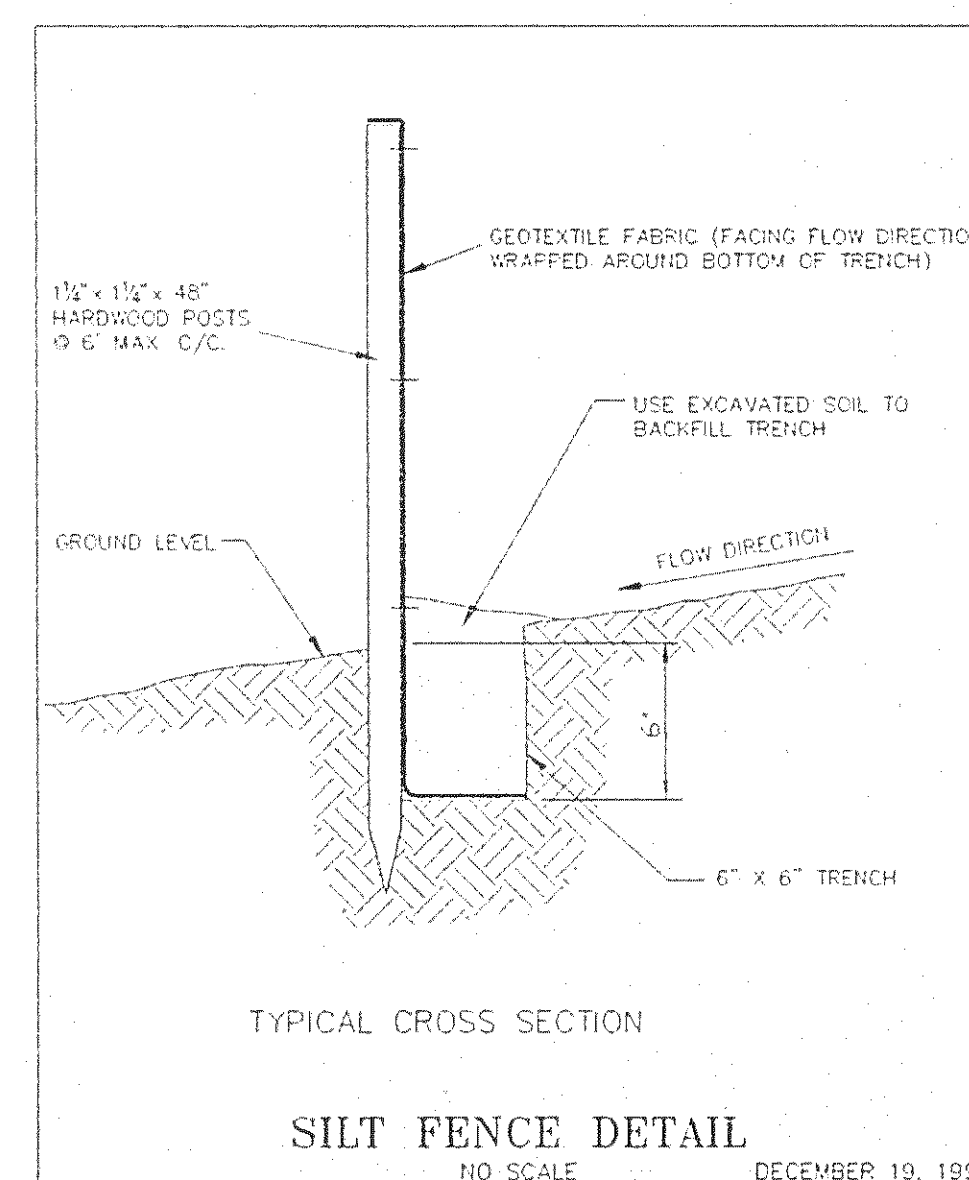
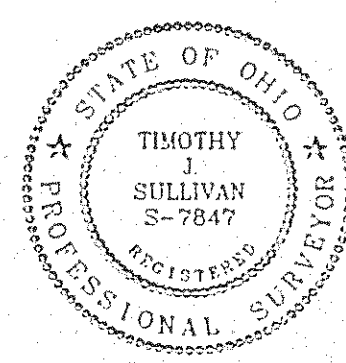
S/L 296
QUAIL DEVELOPERS INC
DOC # 2002R037457
08-A-013-0-00-037-0



CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	40.35	300.00	7°42'23"	20.21	N45°41'37"W	40.32

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 6", 1", OR 2" CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 29 DAY OF JULY, 2004 AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON.

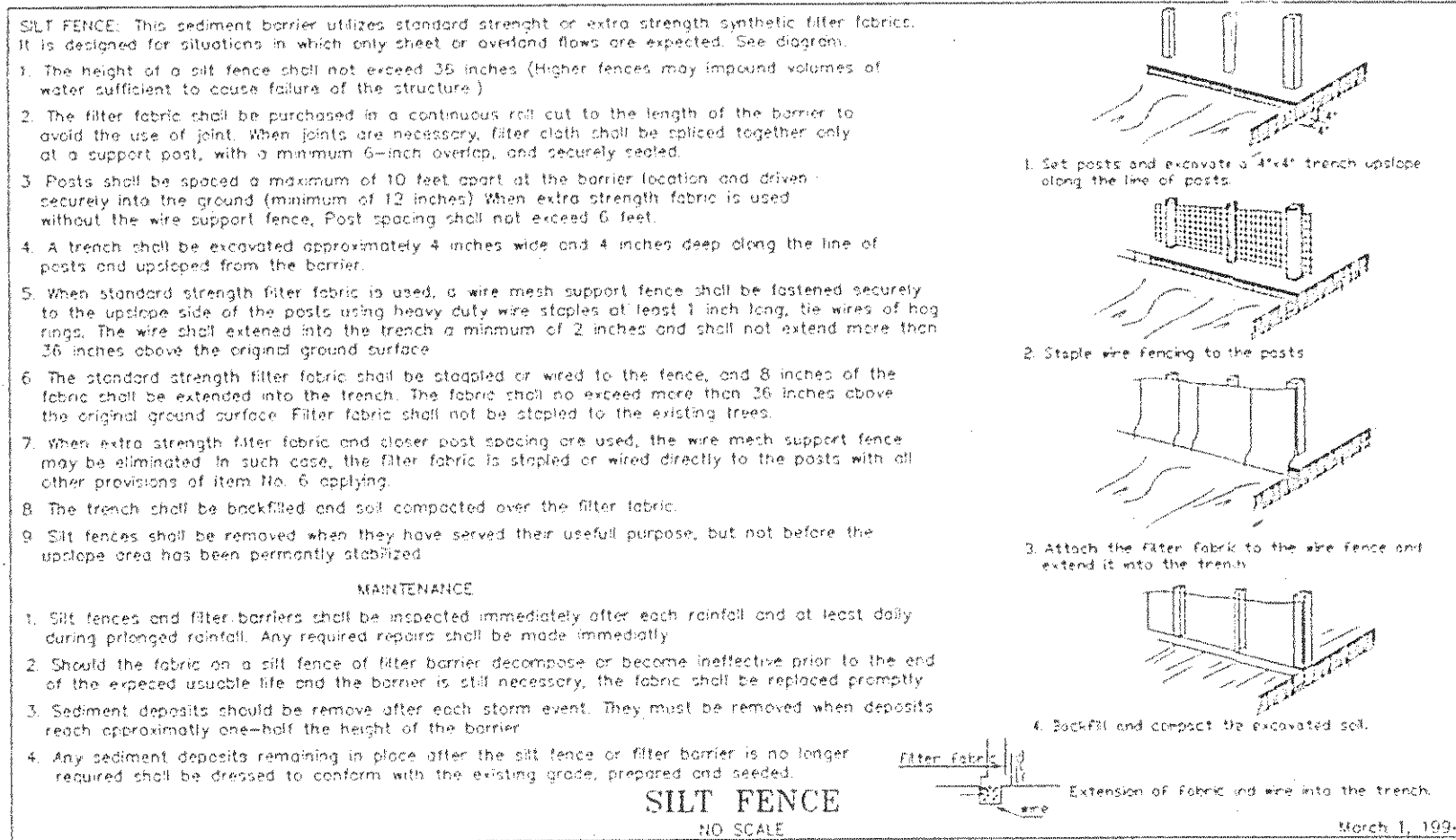
Timothy J. Sullivan 10/20/04
TIMOTHY J. SULLIVAN



TYPICAL CROSS SECTION

SILT FENCE DETAIL

NO SCALE DECEMBER 19, 1997



SILT FENCE

NO SCALE

CONCORD TOWNSHIP ZONING OFFICE

ZONING PERMIT # 1104-11961

ISSUED 11/9/04

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.

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