

For : River Oaks Homes
CLIENT
P.O. Box 754 Painesville
ADDRESS STREET CITY


 Prepared By: LAND DESIGN consultants
 Civil Engineers and Surveyors
 3525 EAST AVENUE, ANCHORAGE, ALASKA 99504
 TELEPHONE 265-8263 264-4003 264-1242

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

[illegible]

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

LEGEND STORM MANHOLE SURFACE MANHOLE EXISTING CONTROLS PROPOSED CONTROLS EXIST. ELEV. 100.0 F.G. 100.0 = PROP. ELEV. DIRECTION OF SURFACE DRAINAGE		DRAWN BY JRP	SCALE 1"=20'
		CHK'D BY/FIELD DATE	10/04
1		Site/Grde 10/20/04	
2			

BENCHMARK:

Top/ Hydrant as Shown

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS
TOPOGRAPHY, INDICATED BY 6, 1, OR, CONTOURS
AND ELEVATIONS SHOWN HEREON, REPRESENT AN
ACTUAL FIELD SURVEY MADE BY ME ON THE 12th
DAY OF October, 2004 AND THAT THE
ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS
AND THAT AS OF THAT DATE THEY EXIST AS
INDICATED HEREON

Timothy J. Sullivan 11/9/04
TIMOTHY J. SULLIVAN, ESQ.

ROOF DRAINS
SHALL DISCHARGE
TO SPLASH BLOCKS

Stormwater Management Plan
Approved as shown and/or
JAMES R. GILLS, PE
County Drainage Engineer,
By L.S. Date 11/6/04

EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL,
OF THE UNDERGROUND UTILITIES SHOWN HERE, HAVE BEEN
OBTAINED BY A SEARCH OF AVAILABLE RECORD.
VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED
WHERE PRACTICAL. HOWEVER, LDC INC. DOES NOT
GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

2 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE 800-362-276

CHILD UTILITIES PROTECTION SERVICE



DWG. NAME
RIVEO2-0404

FFCSGN 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 2 FEET WIDE AND 5 FEET LONG TO FIT WITH VEHICLE'S HOOD IN CONFORMANCE WITH CITY OF LOS ANGELES AND EGRESS TO BE LIMITED TO THIS AREA ONLY.

RETAINMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT ALL PHASES OF FARM DEVELOPMENT ACTIVITY, INCLUDING FACILITIES, PASTURES, RICHES, AND OTHER FACILITIES. RETAINMENT SHALL BE MAINTAINED AS THE FIRST STEP OF GRADING AND IMPROVEMENT (5 DAYS FROM THE START OF GRADING). THEY SHALL CONTINUE TO FUNCTION UNTIL THE GRADUATED AREA IS PERMANENTLY ESTABLISHED.

DISTURBED AREAS SHALL HAVE SOIL STABILIZATION WITHIN NO MORE THAN SEVEN (7) DAYS IF THEY ARE TO REMAIN DOMINANT UNDISTURBED FORMATION. IF THEY ARE NOT, STABILIZATION SHALL BE COMPLETED WITHIN THIRTY (30) DAYS. SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS FOR NO MORE THAN THIRTY (30) DAYS. IF A DISTURBED AREA IS NOT STABILIZED WITHIN THIRTY (30) DAYS, IT SHALL ALSO BE APPLIED TO AREAS WITHIN NO MORE THAN SEVEN (7) DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRACE, BUT WILL REMAIN DOMINANT FOR LONGER THAN THIRTY-FIVE (35) DAYS.

STABILIZATION OF CRITICAL AREAS WITHIN 100 FEET OF ANY STREAM OR WETLAND SHALL BE TEMPORARILY STABILIZED WITHIN TWO (2) DAYS OF DISURBANCE. IF AREA WILL REMAIN INACTIVE FOR FOURTEEN (14) DAYS OR LONGER, CONSTRUCTION VEHICLES SHALL AVOID STREAMS AND THE RIVER BED AREA. IF ANY ACTIVE DRAINAGE WAY MUST BE CROSSED BY CONSTRUCTION VEHICLES TEMPORARILY 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 ADMINISTRATION THAT SEDIMENT FROM STOCKPILES WILL LEAVE THE SITE.

SILTMENT AND EROSION CONTROLS SHALL BE INSPECTED BY THE OWNER OR HIS
 REPRESENTATIVE EVERY SEVEN (7) DAYS AND WHEN 24 HOURS OF A 60% OR GREATER
 RAINFALL EVENT. A WRITTEN LOG OF THESE INSPECTIONS AND CORRECTIVE ACTIONS
 TO CORRECT 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 SOL TRANSPORT ONTO SURFACES WHERE RAINFALL IS NOT CHECKED BY THE CITY ENGINEER. CRIMINALS OF THE ROAD - WHEN A TRUCK OR OTHER VEHICLE IS STOPPED ON A PUBLIC ROAD, THE FORDS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. CRIMES ARE CURRENTLY BEING COMPLETED. SOL SHALL BE REMOVED FROM HIGHWAY SURFACES BY SHOVELING OR SWEEPING. STREET WASHING SHALL BE ALLOWED ONLY AFTER MOST TRAFFIC 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. 659 OF OT CONSTRUCTION AND MATERIAL
SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER.

THE FOLLOWING MIXTURE SHALL BE USED FOR SEEDING IN ACCORDANCE WITH CUL
ITEM 609

KENTUCKY BLUE GRASS- 40%
CREEPING RED FESCUE- 40% 3#/1000 S.F.
PERENNIAL RYEGRASS- 20%
HERNUTZER- 20#/1000 S.F. (12-12-12)
100% COLD-DRAWN LIONS CLACK

6x6 X 8 IN. X 12' TH. A. BEAM,
TEMPORARY ACCESS BEAMS TO
PREVENT TRACKING SEDIMENT OFF
SITE DURING CONSTRUCTION

12"

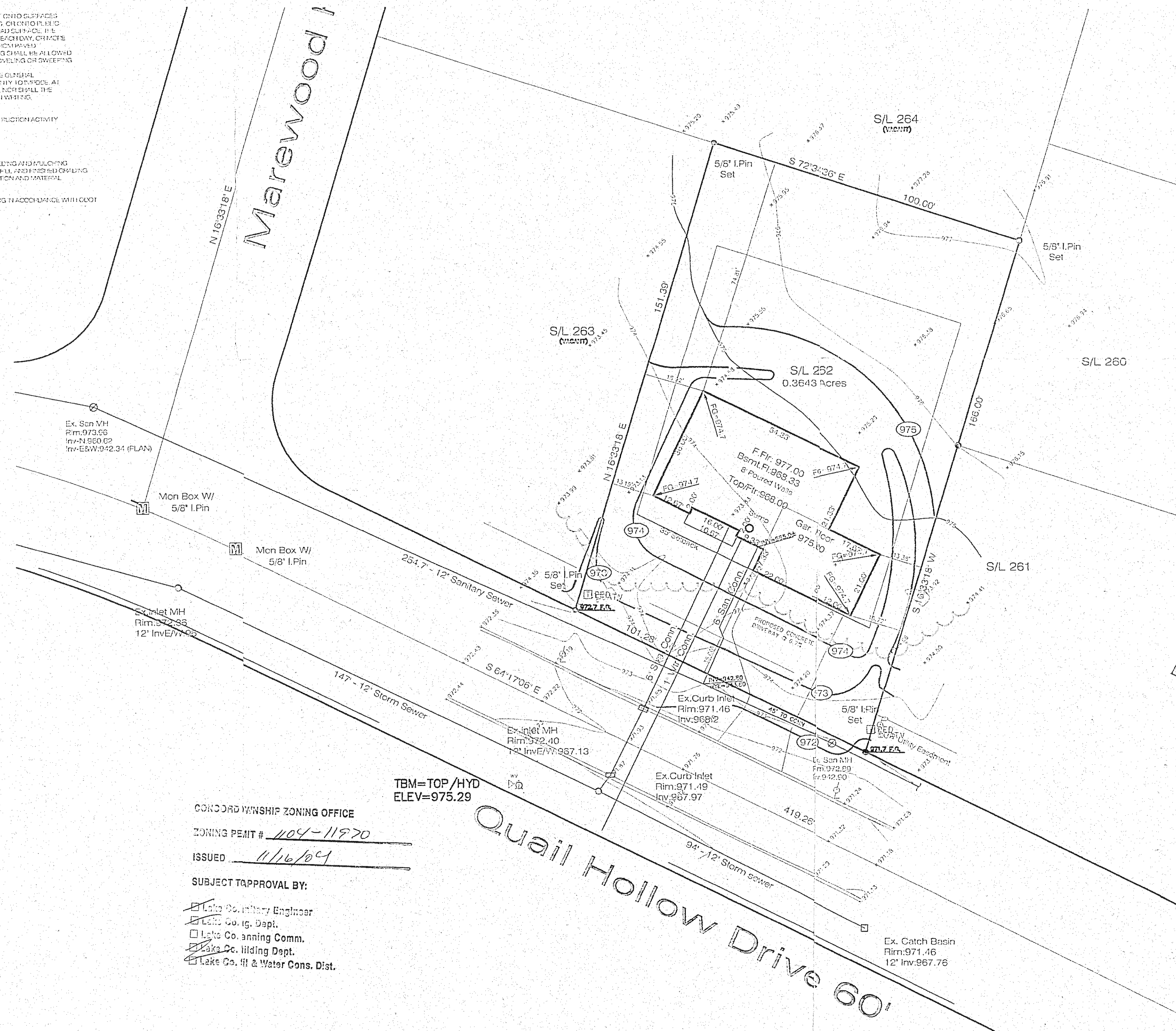
NATURAL CLAY BED

FILTER FABRIC

STONE ACCESS DRIVE

NO SCALE

DECEMBER 19, 1994



CONCORD TOWNSHIP ZONING OFFICE

ZONING PERMIT # 1104-11970

ISSUED 11/16/09

SUBJECT TO APPROVAL BY:

- ☒ Lake Co. Military Engineer
- ☒ Lake Co. Ig. Dept.
- ☐ Lake Co.anning Comm.
- ☒ Lake Co.ilding Dept.
- ☒ Lake Co. il & Water Cons. Dist.