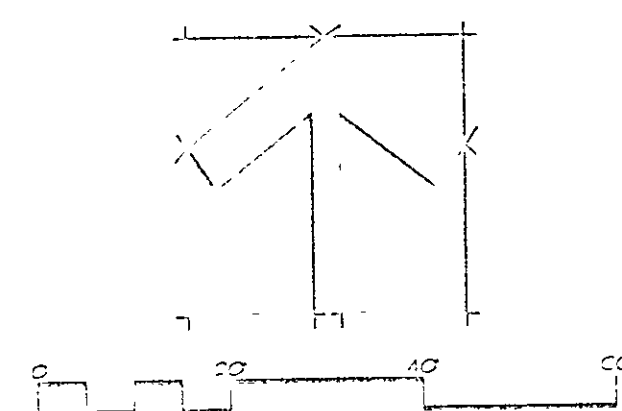




ROOF DRAINS
SHALL DISCHARGE
TO SPLASH BLOCKS.

NOTE: ~~SEWAGE~~ DOWN SPOTS
ON WEST SIDE OF BLDG.
TO BE DISCHARGED NEAR
NORTH WEST CORNER OF LOT.

Ⓢ CONNECT SUMP PUMP
TO STORM CONNECTION.

ISSUED FOR BIDDING			
DATE	10	DATE	11
ADDENDUM REVISIONS			
10	DATE	11	
ISSUED FOR CONSTRUCTION			
DATE	12		

REVISIONS			
10	DESCRIPTION	DATE	11

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON
ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS.
LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM
THE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES
MAY BE ENCOUNTERED. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND
VERTICAL LOCATION OF ALL UTILITIES IN ALL AREAS OF WORK PRIOR TO
COMMENCEMENT OF WORK.

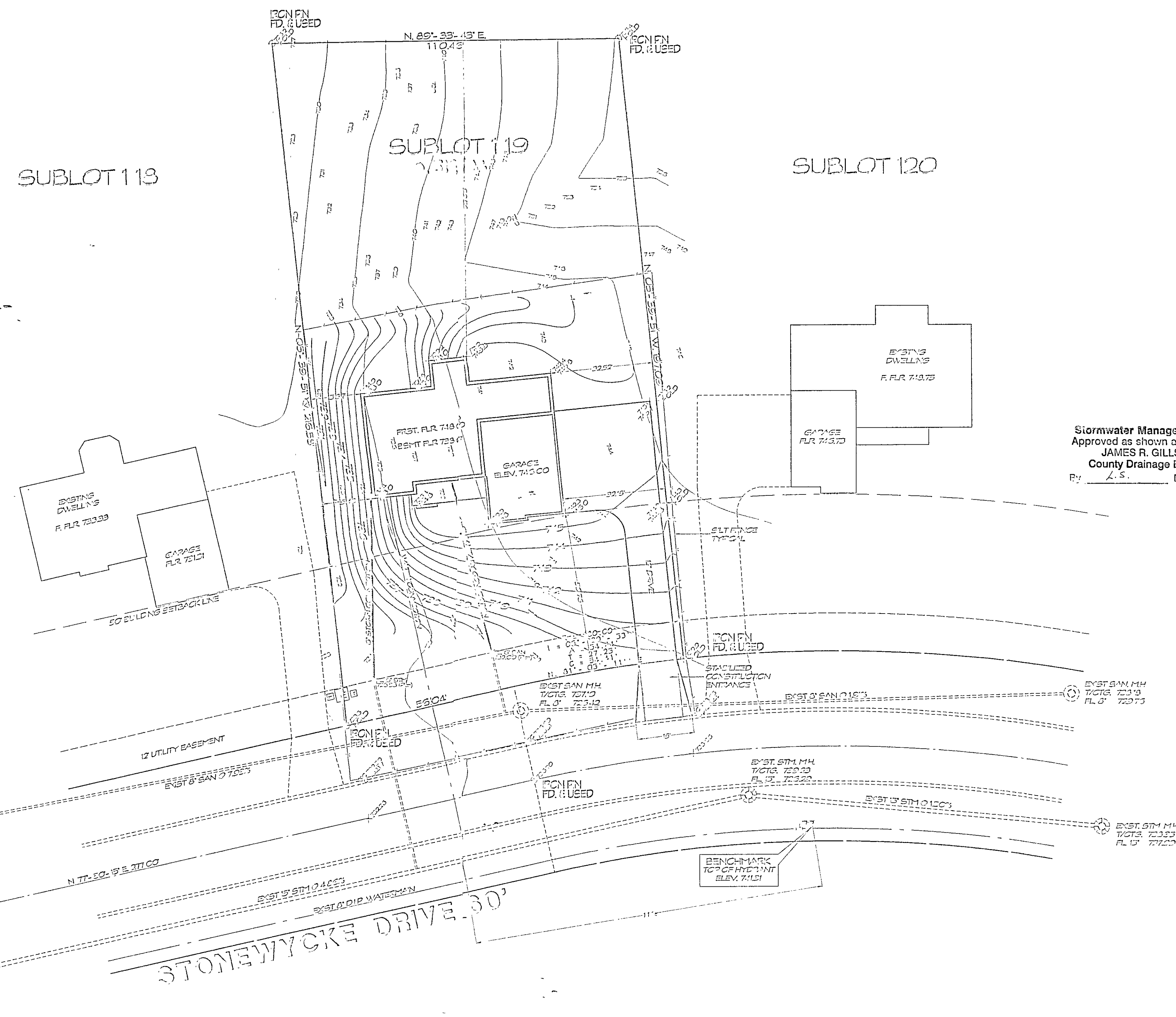
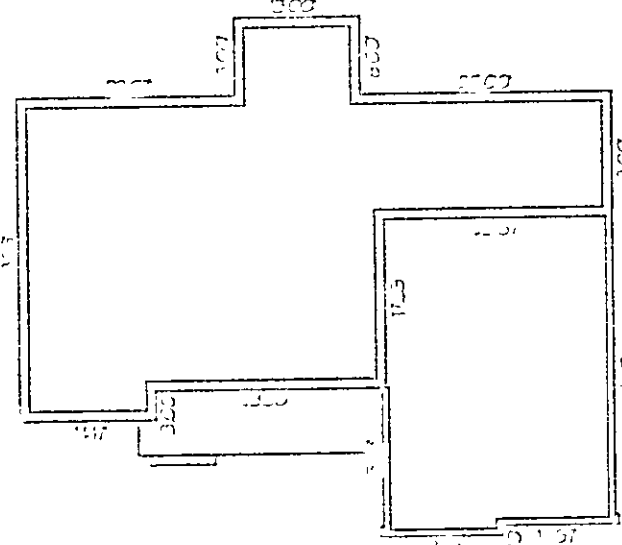
CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE AT
1-800-252-2734, 2 WORKING DAYS PRIOR TO BEGINNING ANY GRADING OR
EXCAVATION WORK.

ZONING DISTRICT R4
MIN. FRONT SETBACK 50'
MIN. REAR SETBACK 40'
MIN. SIDE YARD 15'

CONTRACTOR SHALL VERIFY TYPE AND CONNECTION DETAILS FOR THE
SANITARY SERVICE WITH THE DEVELOPER AND THE LAKE COUNTY
UTILITIES DEPARTMENT.

CONTRACTOR SHALL VERIFY DEPTH OF EXISTING 6" STORM LATERAL TO
DETERMINE IF SUMP PUMP IS REQUIRED.

CONTRACTOR SHALL VERIFY TYPE, SIZE, AND CONNECTION DETAILS FOR
THE WATER SERVICE CONNECTION WITH THE DEVELOPER AND THE LAKE
COUNTY UTILITIES DEPARTMENT.



Stormwater Management Plan
Approved as shown and/or noted by
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 2/23/05

TO: CONCORD TOWNSHIP ZONING DEPARTMENT
FROM: JAMES R. GILLS, P.E.
SUBJECT: SUBLOT 119 IN THE ELLISON CREEK SUBDIVISION
PHASE 3 AS SHOWN ON PLAT VOL. 44, PG. 2
THE TOWNSHIP OF CONCORD
LAKE COUNTY, OHIO

LESSMAN, DENVER & ASSOCIATES
Engineers & Surveyors - Columbus, Ohio
11100 Denon Blvd., Suite 100, Columbus, Ohio 43240
Phone: (614) 233-7700 Fax: (614) 233-7701
www.lessman.com
This is to certify that the above described project has been reviewed and approved by the undersigned professional engineer and surveyor, and that the same complies with the applicable provisions of the Ohio Revised Code and the rules and regulations of the State Board of Engineering and Surveying. The undersigned professional engineer and surveyor is not responsible for any errors or omissions in this plan or any other documents prepared by him or her or his or her firm, or for any consequences arising therefrom, which may result from the use of this plan or any other documents prepared by him or her or his or her firm, or from any reliance thereon by any third party.

DATE	FEB 2003	BY	S.J.L.
DATE	S.J.L.	DATE	03-23
DATE	1" = 20'		

SUBJECT: SUBLOT 119
ELLISON CREEK SUBDIVISION

SITE PLAN

CONCORD TOWNSHIP ZONING OFFICE
ZONING PERMIT # 0205-12049
ISSUED 2/24/05
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.

[illegible]

- | | | |
|---|--|---|
| <p>IRIGATION NEEDED DURING
JUNE, JULY & SEPTEMBER</p> <p>IRIGATION NEEDED FOR
2 - 3 WEEKS AFTER
PLACEMENT</p> | <p>A. GRASSING PER ACRE 50 LBS/ACRE PLUS
DOSE/ING REE FEE 30 LBS/ACRE PLUS
KENTUCKY BLUEGRASS 30 TONS
STRAW/MULCH PER ACRE</p> <p>B. KENTUCKY BLUEGRASS 15 LBS/ACRE PLUS
PERMANENT RYEGRASS 45 LBS/ACRE PLUS
3 TONS STRAW/MULCH PER ACRE</p> | <p>C. PERMANENT REE FEE 30 PER 1000 SF
DATE 31 PER 1000 SF</p> <p>D. WHEAT OR PERMANENT REE GRASS 31 PER 1000 SF
TILL FEE/LE 31 PER 1000 SF</p> <p>E. KENTUCKY BLUEGRASS OR CANADIAN BLUEGRASS
31 PER 1000 SF</p> <p>F. STRAW/MULCH 2 TONS PER ACRE (PERMANENT SEEDING AREAS)
STRAW/MULCH 2 TONS PER ACRE (TEMPORARY SEEDING AREAS)
NOV. 21 THROUGH FEB. 28</p> |
|---|--|---|

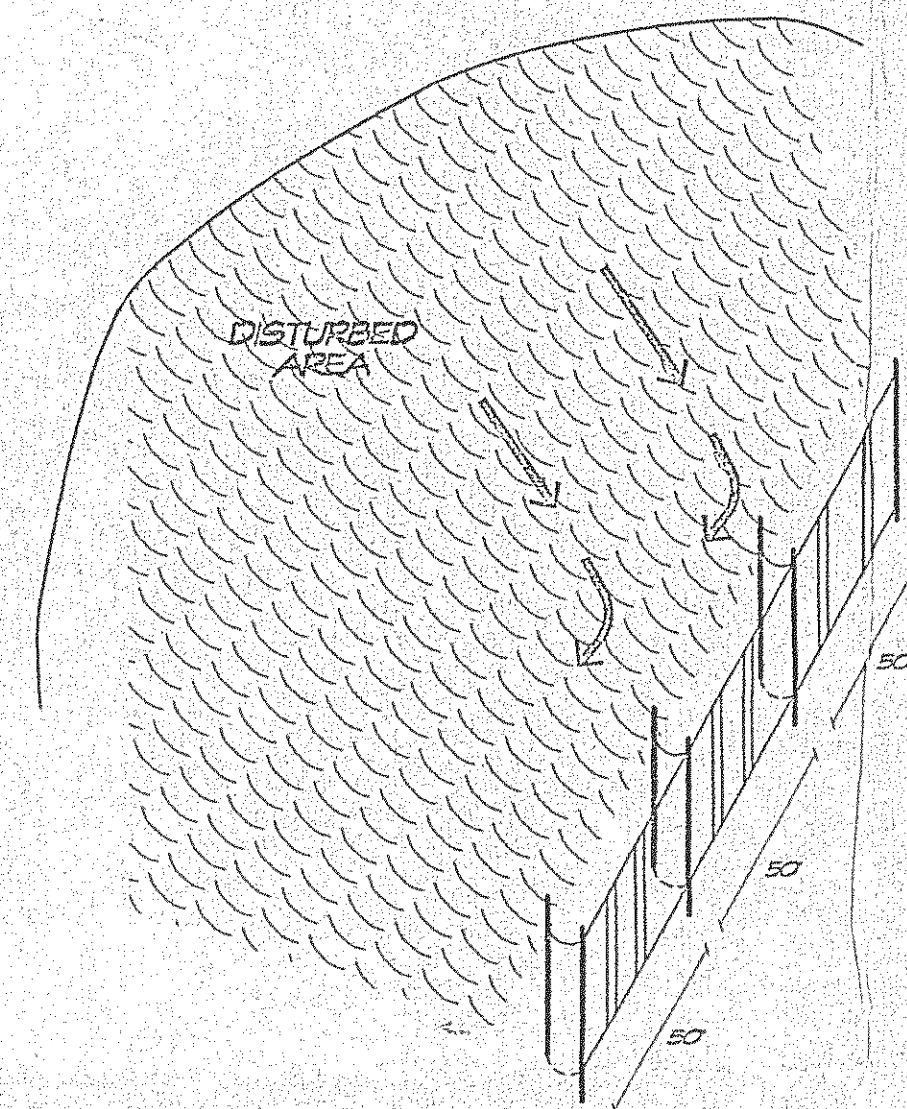
1. Install construction entrance to the site.
2. Install all filter fabric fence (and perimeter controls) where shown on the plans. Maintain temporary controls until final closure is warranted due to progression of work.
3. Begin clearing and grubbing the area of all proposed earthmoving operations. Install erosion drive and driveway divert(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, final 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 artwork be completed within one (1) year, disturbed areas must be planted and install erosion controls in disturbed areas to be paved within twenty (20) days.
13. Upon completion of the building shell, landscape installation may begin.
14. Complete artwork, landscaping, and cleanup.
15. Reseed and reduce any areas that may require attention immediately. Note that lawn areas are not required to be seeded with uniform Turf coverage is established.
16. All erosion control measures shall remain in place until the silt 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 (100%) 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. Paved areas as required to ensure stabilization.
 - D. Filter fabric shall be cleared and removed. The adjacent disturbed areas shall be backfilled and reseeded with permanent seeding.

1. Minimize tracking of sediments by vehicles through use of the construction entrance as the only entrance to the vehicle access. Install entrance wheel washes as needed to prevent dirt and mud from tracking onto the roadway. Regular sweeping of the roadway and removal of accumulated sediments adjacent to the project site may be necessary to ensure that the roadway does not build up with sediments.
2. 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.
3. Preserving vegetation shall be retained on the portions of the building lot for as long as construction operations occur. Clearing shall be done to only those working areas.
4. Spoils/excavated from basements shall be situated down from streets, ditches, or other waterways and shall be covered immediately.
5. No acid or liquid waste shall be discharged into stormwater runoff. (This includes the washing out of cement trucks.)
6. Site stabilization either permanent or temporary must follow the requirements as applicable on the following topics:

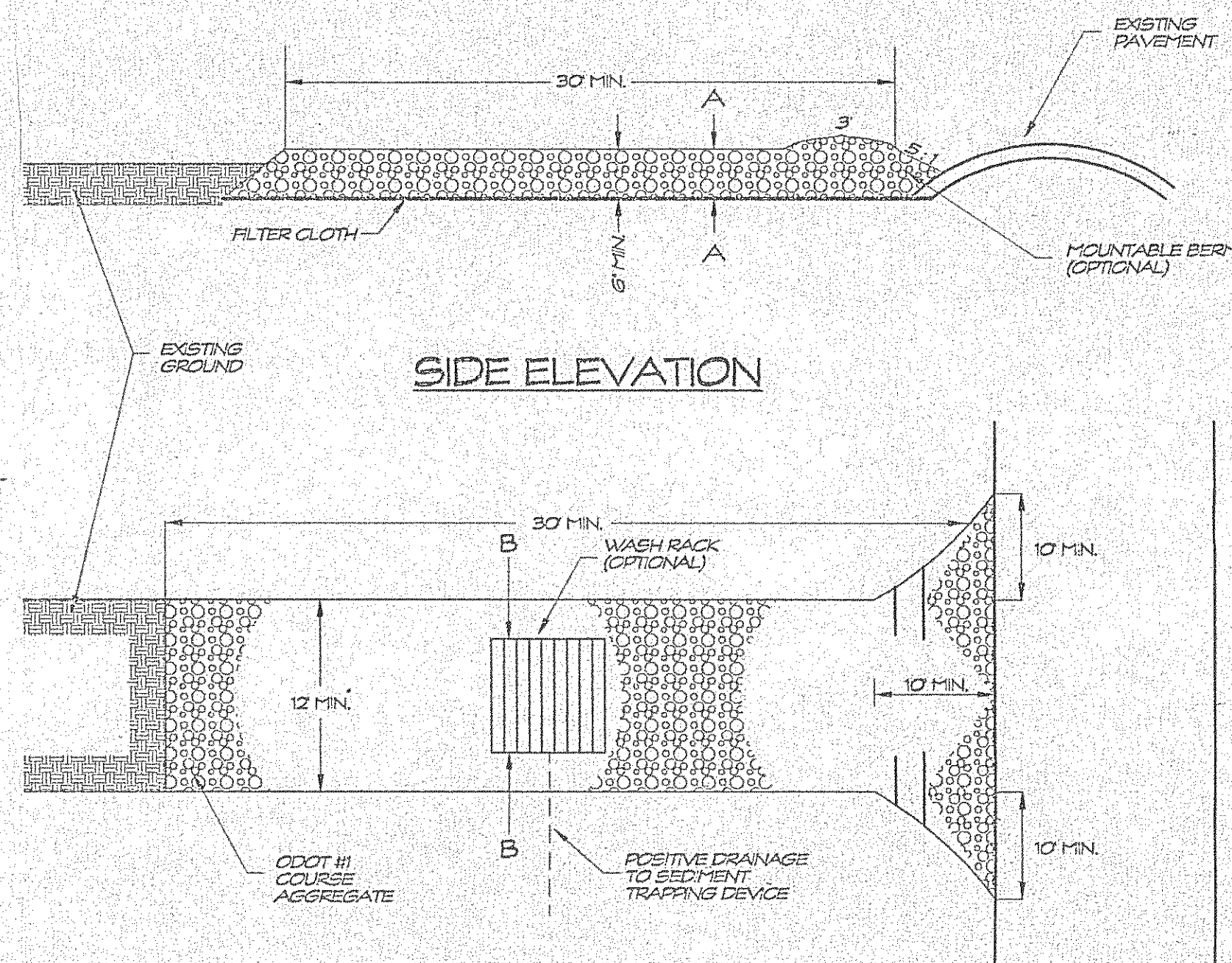
Area requiring permanent stabilization	Time frame to apply erosion controls
Any area that will be dormant for one year, or more	Within 7 days of the most recent disturbance.
Any area within 50 feet of a watercourse and at final grade.	Within 2 days of reaching final grade.
Any area at final grade.	Within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

<i>Area requiring temporary stabilization</i>	<i>Time frame to apply erosion controls</i>
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 left over the winter.	Prior to November 1.

NOTE: Where vegetative stabilization techniques may cause structural instability or otherwise be unobtainable, alternative stabilization techniques must be employed. These techniques may include mulching, erosion matting, or placement of geotextiles.



NOT TO SCALE



STONE CONSTRUCTION ENTRANCE

NOT TO SCALE

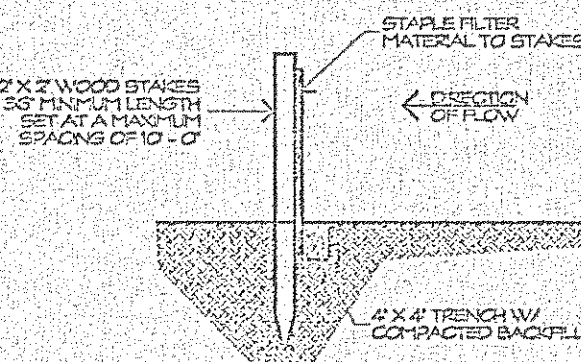
Prior to beginning topsoil removal operations, the Contractor shall install silt fencing where indicated on the plans. Silt fencing shall be extra strength synthetic filter fabric having a minimum flow rate of 0.3 gal/sq ft/minute and shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six (6) months of expected usable 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 uplope area has been permanently stabilized. Silt fences and filter barriers shall be inspected immediately after each rainfall and daily during prolonged rainfall. Any required repairs shall be made immediately.

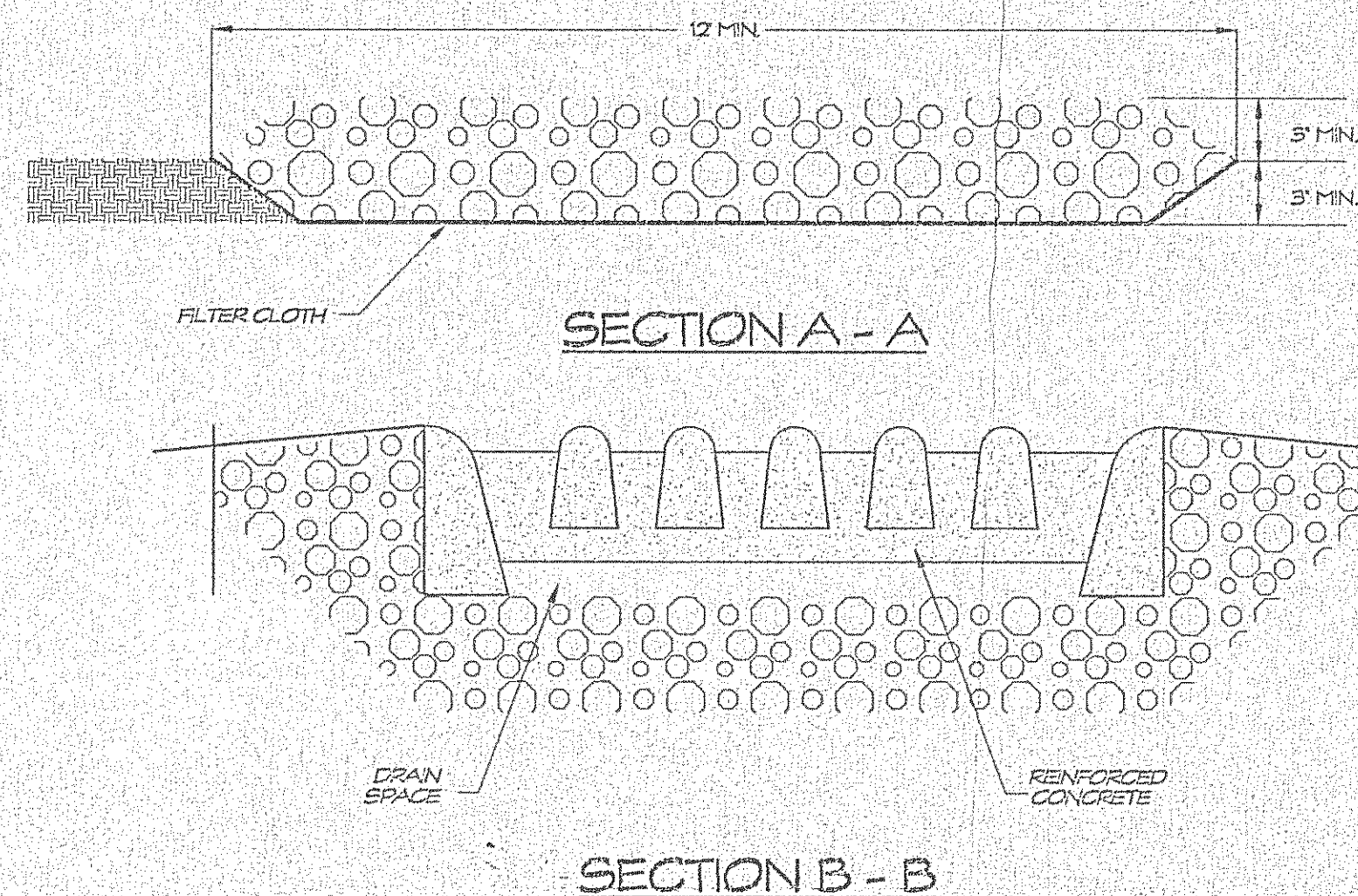
Should the fabric on a slit fence or filter barrier decompose or become ineffective prior to the completion of permanent stabilization of the area upslope of the filter, the fabric shall be replaced promptly at the Contractor's expense.

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.



X-----X-----X SILT FENCE - LOCATIONS SHOWN ON THE SITE PLAN

NOT TO SCALE



SECTION B - B

DATE: 11/11/2011 11:11 AM

NO	RATE	BY
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DATE _____ BY _____

NO.	DESCRIPTION	DATE	BY
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[illegible]

TOPOGRAPHIC SURVEY & SITE IMPROVEMENT PLAN

TOPOGRAPHIC SURVEY & SITE IMPROVEMENT PLAN
FOR
THE
RESERVE
BEING SUBLOT NO. 119 IN THE ELLISON CREEK SUBDIVISION
PHASE 3 AS SHOWN BY PLAT VOL. 44, PG. 2
THE TOWNSHIP OF CONCORD
LAKE COUNTY, OHIO

LESSMAN, BENDER & ASSOCIATES
Engineers, Surveyors, Planners

Village Station 401 South Street Camden Ohio 44024
Phone: (440) 285-7204 Fax: (440) 285-1551

DATE: FEB 2005	DRAWN BY: SJL
CHECKED BY: SJL	JCB NO: 06-261
SCALE: NONE	

SHEET TITLE: **SUBLOT 119**
ELLISON CREEK SUBDIVISION

EROSION