

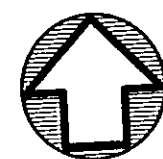
SITE IMPROVEMENT PLAN

FOR SUBLOT NO. 79 IN SUMMERWOOD SUBDIVISION,
PHASE 2, OF PART OF ORIGINAL LOTS NO. 4 AND NO 5,
TRACT NO. 1 CONCORD TOWNSHIP, LAKE COUNTY, OHIO.

FOR: MILLSTONE HOMES, LTD.

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

By LS Date 11/13/07



NORTH

GRAPHIC SCALE



(IN FEET)

1 INCH = 20 FT.

NOVEMBER 13, 2007

NOTES:

- 1048.0 INDICATES EXISTING ELEVATION
- 1049.0* INDICATES PROPOSED GRADE
- 1050 --- INDICATES EXISTING CONTOUR LINE
- (1051) INDICATES PROPOSED CONTOUR LINE
- ← INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

BENCH MARK: TOP OF HYDRANT
OPPOSITE SUBLOT NUMBER 80.
ELEVATION = 1054.84

CONTRACTOR TO VERIFY SANITARY
AND STORM CONNECTION DEPTHS
BEFORE BASEMENT EXCAVATION.

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

⊙ IRON PIN SET OR FOUND.

---x---x--- SILT FENCE

CONCORD TOWNSHIP ZONING OFFICE

Permit # 1102-1355 STK. LINE DEED

Issued 11/16/07

Approved By: Howard R. Selee Lake Co. Engineer/Storm Water Mgmt.

54 Lake Co. Utilities Dept.

54 Lake Co. Soil + Water District

54 Lake Co. Health District

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

54 Lake Co. Building Dept.

S/L 79
0.393 ACRES

S/L 78
VACANT LOT

S/L 80
VACANT LOT

FIRST FLOOR
1053.67*
BASEMENT FLOOR
(8' POURED WALLS)
1045.00*
BOTTOM OF FOOTER
1044.00*

PORCH
13.04

GARAGE FLOOR
1051.67*

PROP. CONC. DRIVE

2.8%

40.0

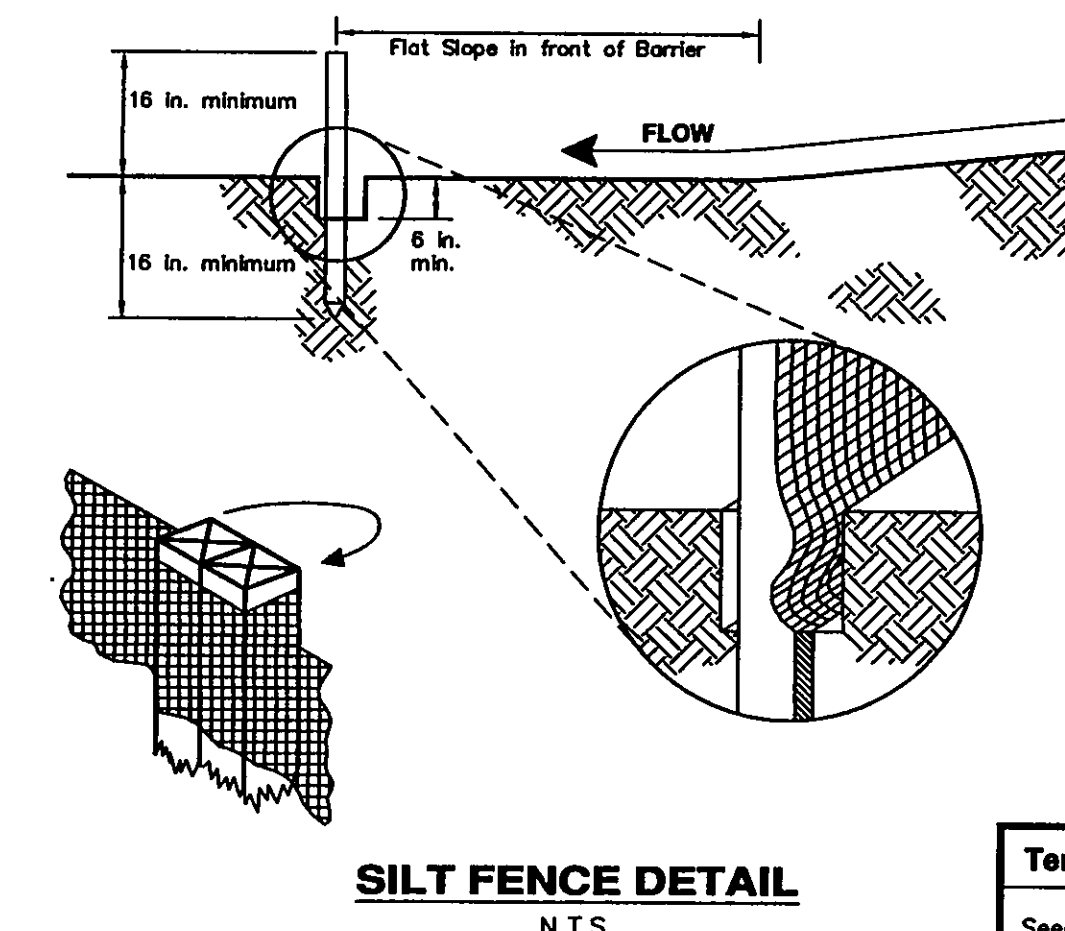
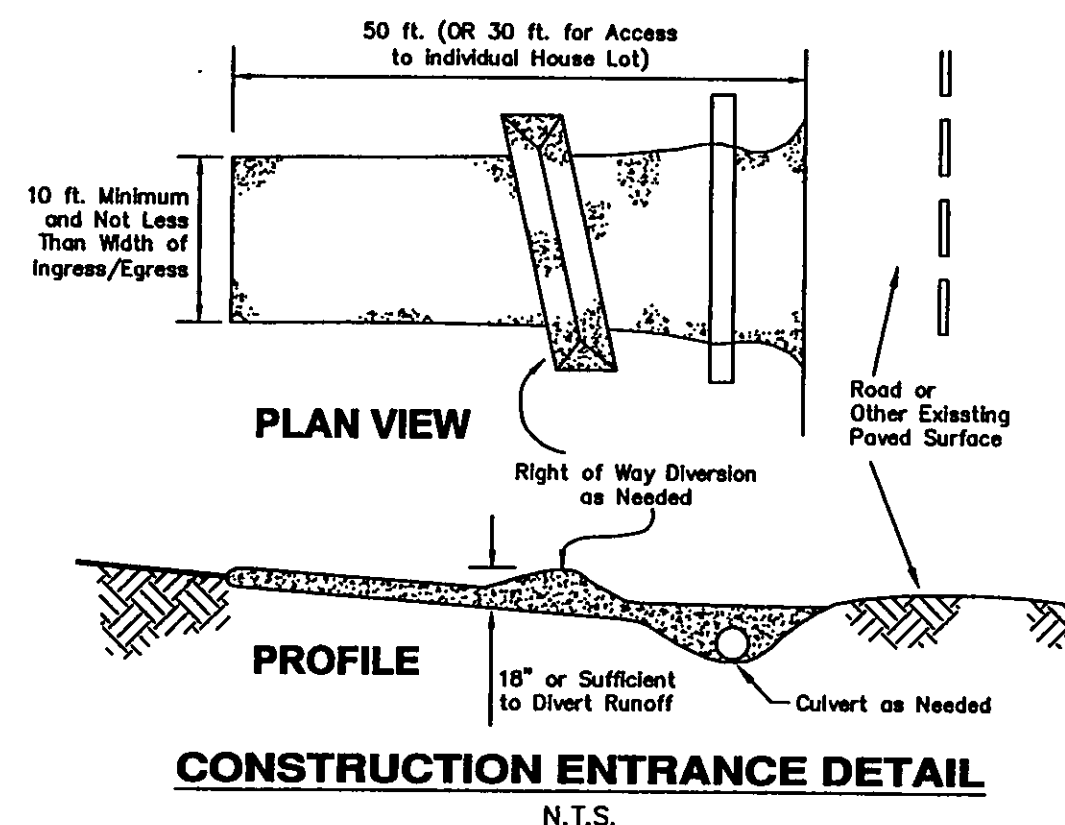
11.8

1051.5

1051.9

DIMENSIONS SHOWN ARE HEREON EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. 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 Nov. 13 2007
HOWARD R. SELEE, REG. SURVEYOR #5471 DATE



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 of 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.

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	Annual Ryegrass	1	40 lb.
	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 bushel
November 1 to Spring Seeding	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.

Note: Other approved seed species may be substituted.

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129

(216) 398-0280 SCALE: 1" = 20' FILE NO. 07285-79

