

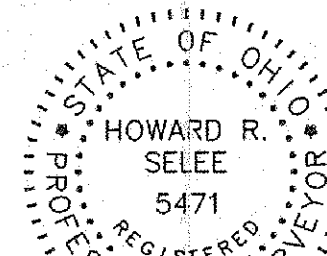
SITE IMPROVEMENT PLAN

SUBLOT NO. 60 IN THE NATURE PRESERVE NORTH, PHASE NO. 2 OF PART OF LOT NO. 2, TRACT NO. 2, CONCORD TOWNSHIP 10 NORTH, RANGE 8 WEST OF THE CONNECTICUT WESTERN RESERVE. NOW IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE AND STATE OF OHIO.

FOR: PAYNE & PAYNE BUILDERS

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, REG. SURVEYOR #5471
DATE 5/13/10



NOTES:

⊙ IRON PIN SET OR FOUND.

—x—x—x— SILT FENCE

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

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

BENCH MARK: TOP OF HYDRANT OPPOSITE OF SUBLOT NO. 60. ELEVATION = 954.69

954.0 INDICATES EXISTING ELEVATION
955.0+ INDICATES PROPOSED GRADE
--- 954 --- INDICATES EXISTING CONTOUR LINE
--- 955 --- INDICATES PROPOSED CONTOUR LINE
--- INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

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.
August 16 to November 1	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.

Note: Other approved seed species may be substituted.

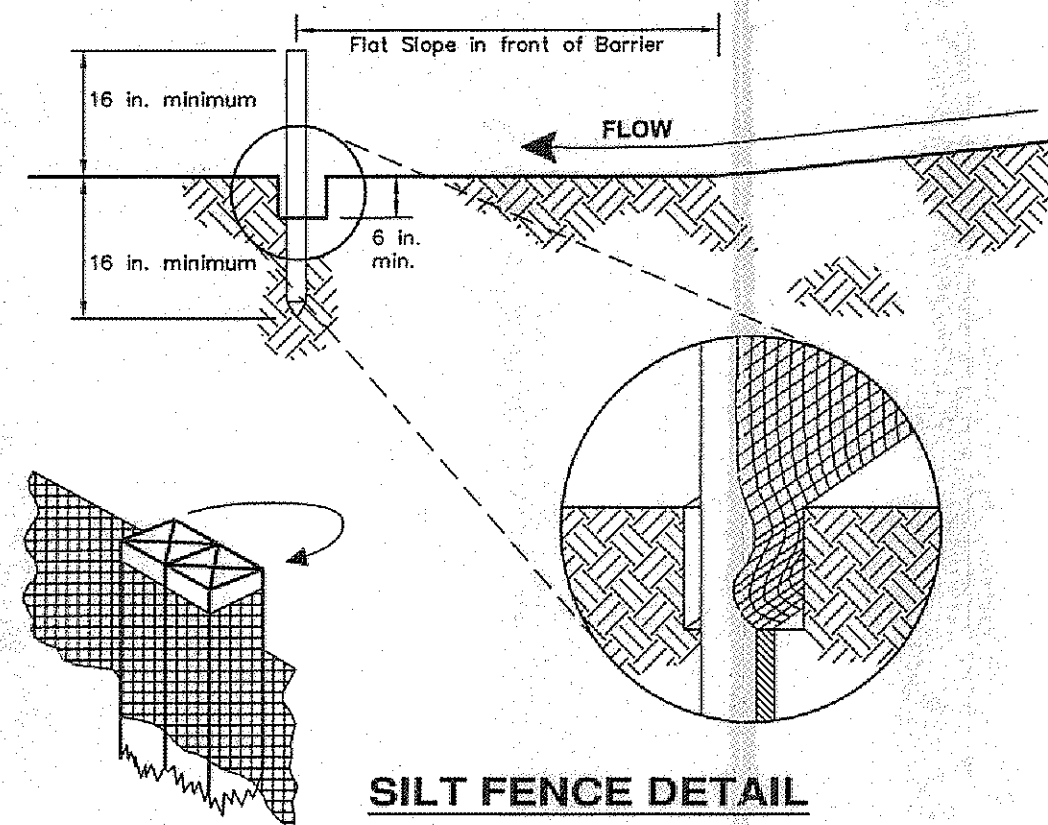
BUILDER TO GET PERMISSION FROM ADJACENT OWNERS (DEVELOPER) TO GRADE ON LOTS

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.

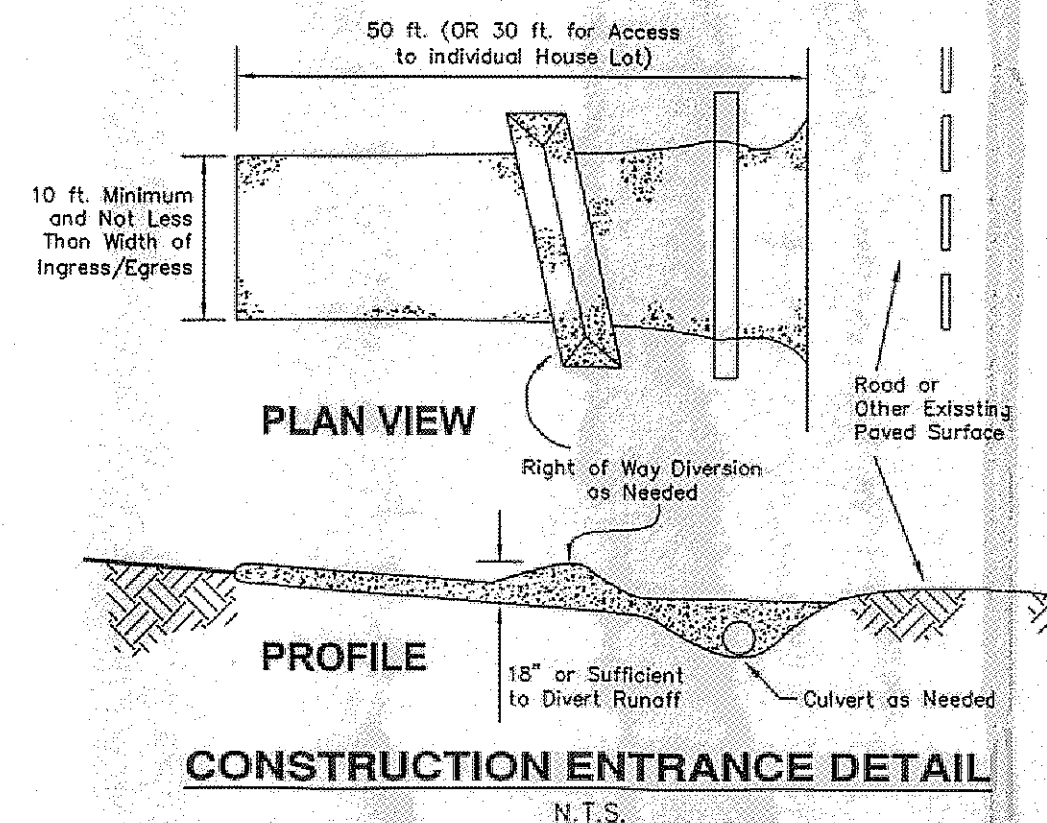
MARCH 15, 2010

MARCH 29, 2010 - MOVED HOUSE 18 FT. FORWARD
APRIL 27, 2010 - LOCATE GAS MAIN, ACCESS ROAD
MAY 13, 2010 - RELOCATED ACCESS ROAD



SILT FENCE DETAIL

N.T.S.



CONSTRUCTION ENTRANCE DETAIL

N.T.S.

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129
(216) 398-0280 SCALE: 1" = 20' FILE NO. 06148-60

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0510-14151
Date Issued 5/19/10
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.

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 6-17-10