SITE IMPROVEMENT PLAN

FOR SUBLOT NO. 3 IN THE CHAPIN LEDGES SUBDIVISION AS SHOWN BY THE RECORDED PLAT IN VOLUME 54-8 OF LAKE COUNTY PLAT RECORDS AND KNOWN AS BEING PART OF LOT NOS. 6 AND 7 IN TRACT NO. 2 AND LOT NOS. 83, 84 AND 85 IN TRACT NO. 3. NOW IN THE CITY OF KIRTLAND HILLS AND THE VILLAGE OF WAITE HILL, LAKE COUNTY, OHIO.

FOR: THE DUMSTORFF RESIDENCE

BUILDER: PAYNE & PAYNE BUILDERS

BOUNDARY SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON AND CONTAINING 3.0705 ACRES OF LAND. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS SHOWN HEREON ARE EXPRESSES IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES. TOPOGRAPHY SHOWN HEREON, INDICATED BY ONE (1') FOOT CONTOURS AND ELEVATIONS, REPRESENTS THE ACTUAL OBSERVED SITE GRADES OF AUGUST 14, 2012. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HOWARD R. SELEE, OHIO SURVEYOR #5471 — DATE: 11/16/12

STATE OF OHIO · HOWARD R. SELEE · 5471 · REGISTERED PROFESSIONAL SURVEYOR

AS-BUILT GRADE CERTIFICATION

I HEREBY CERTIFY THAT ACTUAL FIELD OBSERVATIONS OF ELEVATIONS HAVE BEEN MADE UNDER MY SUPERVISION ON AND THAT THE GRADES SHOWN ACCURATELY DEPICT THE AS-BUILT CONDITIONS OBSERVED. I FURTHER CERTIFY THAT BOUNDARY MONUMENTS HAVE BEEN PLACED AT EACH CORNER OF THE PROPERTY IN ACCORDANCE WITH CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

HOWARD R. SELEE, OHIO SURVEYOR #5471

NOTES:

911.9 — INDICATES EXISTING ELEVATION
914.0* — INDICATES PROPOSED GRADE
-- 910 --- INDICATES EXISTING CONTOUR LINE
(915) — INDICATES PROPOSED CONTOUR LINE
INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

BENCH MARK: TOP OF HYDRANT FRONT OF SUBLOT NO. 3 ELEVATION = *948.95*

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

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

MINIMUM FALL AWAY FROM HOUSE IS 6 INCHES IN 10 FEET.

MAINTAIN POSITIVE YARD DRAINAGE (TO SWALES, YARD DRAINS, NATURAL WATERCOURSES OR STREET) ACROSS.

VERIFY MINIMUM SLOPE OF 1% FROM BOTTOM OF FOOTER TO STORM AND SANITARY LATERALS. IF 1% CANNOT BE ACHIEVED, CONTACT CITY ENGINEER.

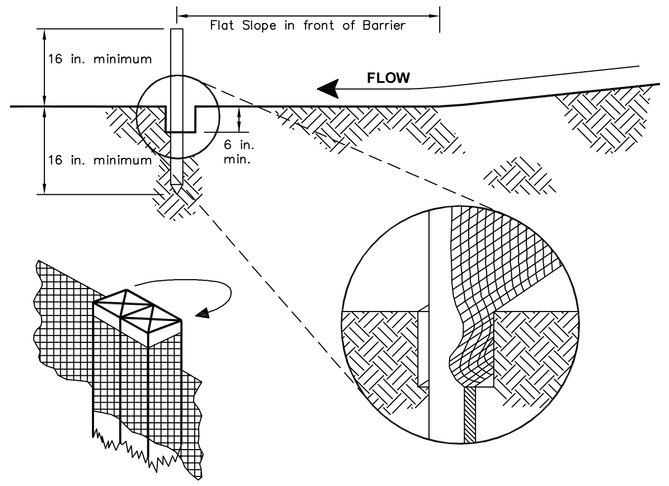
UNDERGROUND INFORMATION SHOWN TAKEN FROM IMPROVEMENT PLANS AND TYPE, SIZE AND ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.

CONTRACTOR MUST CHECK BENCH MARK WITH PERMANENT GRADE BEFORE ANY EXCAVATION OR WORK IS STARTED.

THE SITE SHALL COMPLY WITH "SPECIFICATIONS FOR INDIVIDUAL LOT PROTECTION" AND "EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES".

⊙ **IRON PIN SET OR FOUND.**

—x——x——x— **SILT FENCE**



SILT FENCE DETAIL
N.T.S.

CONSTRUCTION ENTRANCE DETAIL
N.T.S.

Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1,000 sq. ft.	Per Ac.
March 1 to August 15	Oats Tall Fescue Annual Ryegrass	3 1 1	4 bushel 40 lb. 40 lb.
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 lb. 40 lb. 40 lb.
August 16 to November 1	Rye Tall Fescue Annual Ryegrass	3 1 1	2 bushel 40 lb. 40 lb.
	Wheat Tall Fescue Annual Ryegrass	3 1 1	2 bushel 40 lb. 40 lb.
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 lb. 40 lb. 40 lb.
November 1 to Spring Seeding	Use mulch only, sodding practices or dormat seeding		
Note: Other approved seed species may be substituted.			

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.

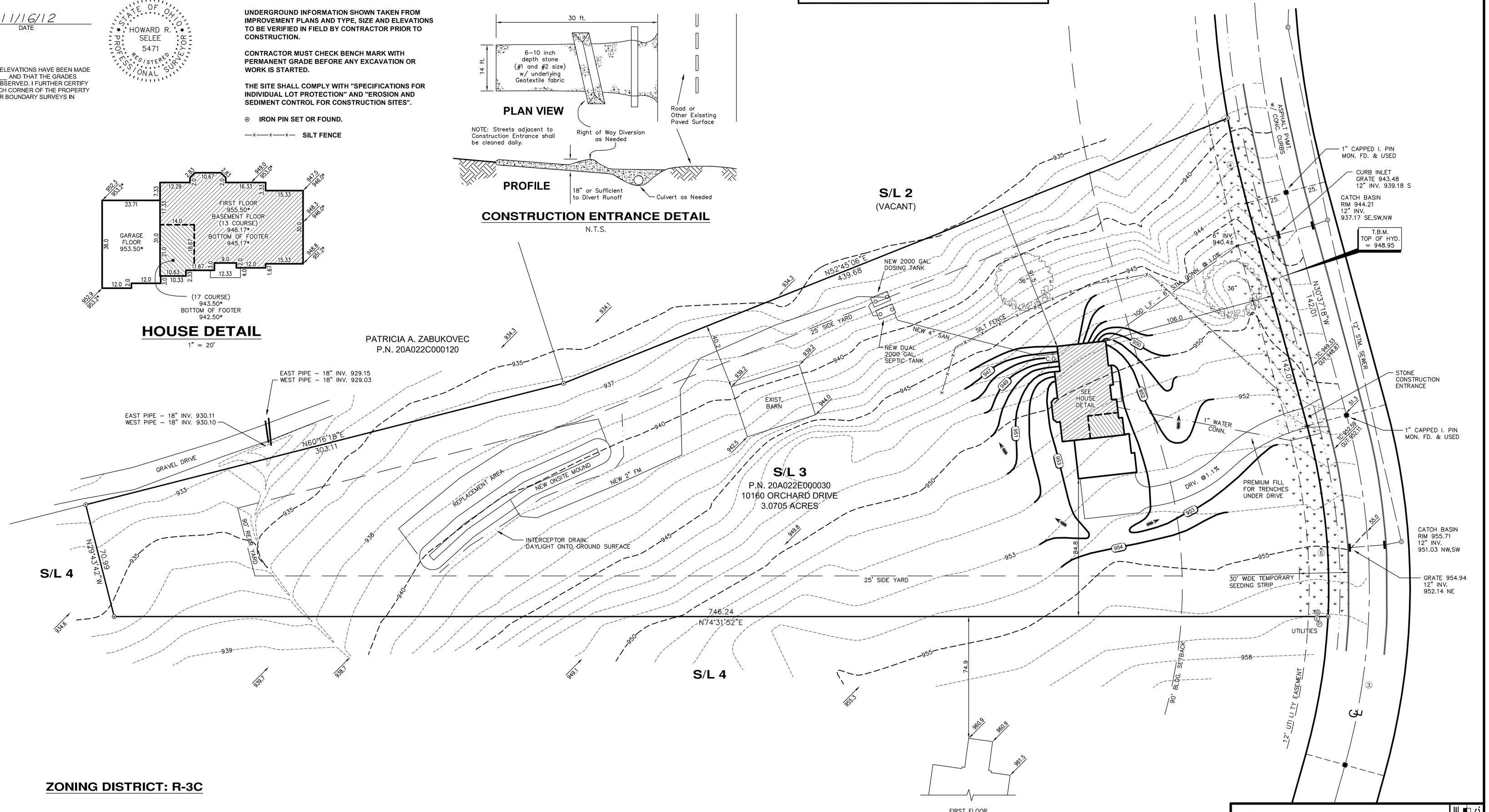
Mulching
Straw-mulch shall be applied at a rate of 1 bale per every ten **(10)** feet of curb, at a width of thirty **(30)** feet of the entire length of the lot. *Wood chips* may also be used but must be spread at a minimum depth of four inches over the thirty-foot width and must be accompanied by a 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 and revised December 1, 2009.

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.

HOUSE DETAIL
1" = 20'



NORTH

GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 INCH = 30 FT.

OCTOBER 19, 2012
OCTOBER 30, 2012:
ROTATED HOUSE
and ADDED SEPTIC SYS.
NOV. 16, 2012:
NEW HOUSE PLANS

ZONING DISTRICT: R-3C

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
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File No. 12049-3
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