

NOTES: PROPOSED DRIVE TO BE 16' WIDE, 4" THICK 6 SACK MIX CONC. OVER 4" STONE OR 6" THICK 6 SACK MIX CONC. OVER COMPACTED EARTH.

ALL NEW LATERAL CONSTRUCTION AND CONNECTIONS ARE SUBJECT TO INSPECTION BY THE SERVICE DEPARTMENT.

NO WARRANTY IS GIVEN AS TO THE EXISTENCE, LOCATION, OR CONDITION OF ANY UNDERGROUND STRUCTURE OR UTILITIES NOT SHOWN ON THIS DRAWING.

SANITARY & STORM LATERALS SHALL BE V.C.P. WITH O-RING OR SCH. 40 P.V.C.

VERIFY STM. & SAN. LATERAL DEPTH PRIOR TO CONSTRUCTION.

THE CONSTRUCTION ENTRANCE SHOULD BE BUILT OF A STABILIZED PAD OF AGGREGATE STONE OR RECYCLED CONCRETE OR CEMENT SIZED NO GREATER THAN 2" IN DIAMETER AND CONSTRUCTED IN CONFORMANCE WITH THE SPECIFICATIONS IN THE MOST RECENT EDITION OF THE RAINWATER AND LAND DEVELOPMENT MANUAL.

Street Sweeping
Streets directly adjacent to the construction entrances and receiving traffic from the development area shall be cleaned daily to remove sediment tracked off-site. If applicable, the catch basins on these streets nearest to the construction entrances shall be cleaned weekly.

A \$600.00 deposit (bond) will be collected by the Building Department with fees deducted as needed from the deposit for erosion and sediment control plan review and site inspection for erosion and sediment control.

As of February 3, 1994, section 1145.17, Park and Recreation Impact Fee has been revised. A fee of \$500.00 per new residential unit will be charged to provide funds for recreational parks.

THE EXISTING STORM AND SANITARY LATERALS WILL NEED TO BE APPROVED FOR USE BY THE SERVICE DEPARTMENT PRIOR TO CONSTRUCTION.

Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1,000 ft. ²	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	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
November 1 to Spring Seeding	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.

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.

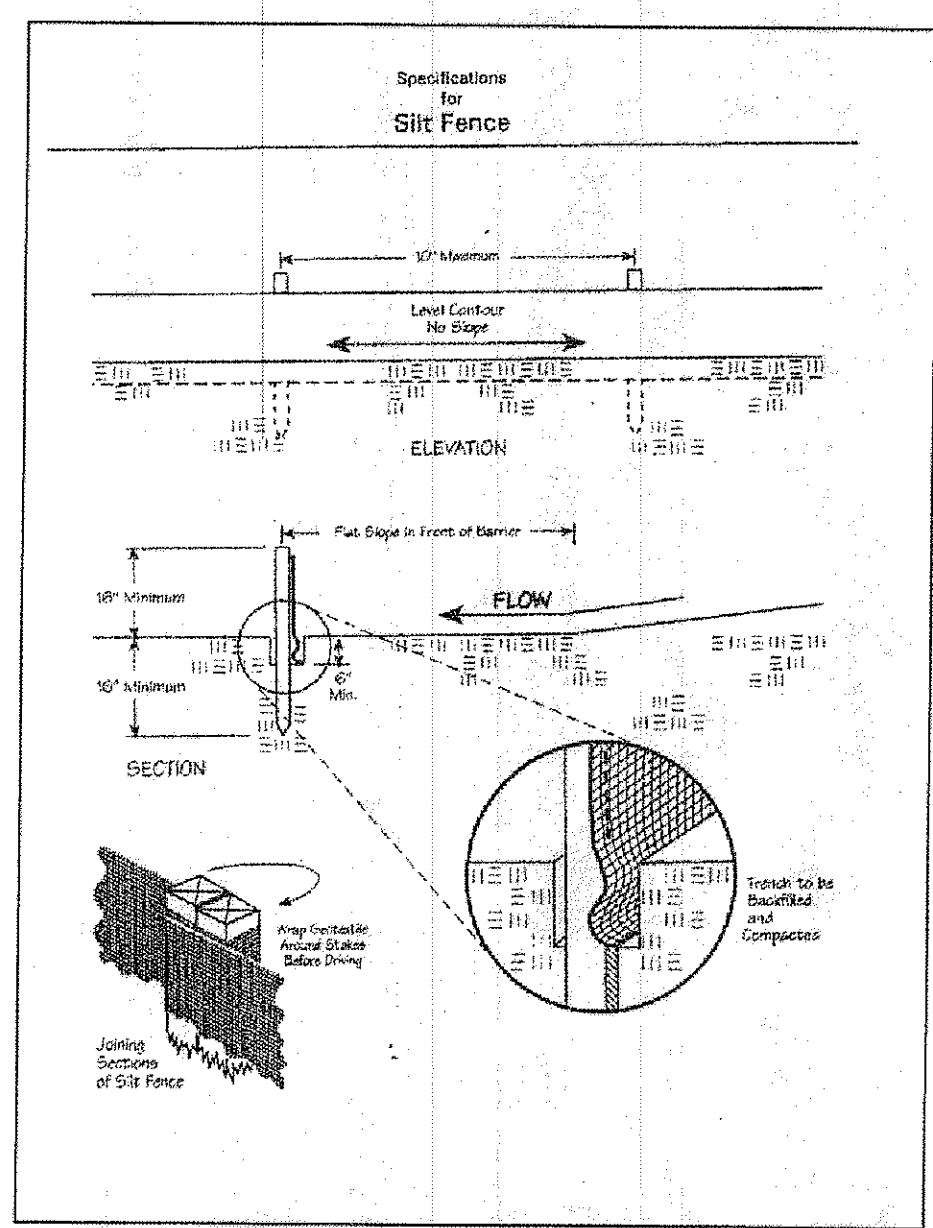
Silt Fence
A silt fence shall be installed prior to any earthwork activities at the site in the locations shown on the site plan as well as along the front of any lot that slopes towards the street.

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 on 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 to 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.



SITE PLAN CERTIFICATION

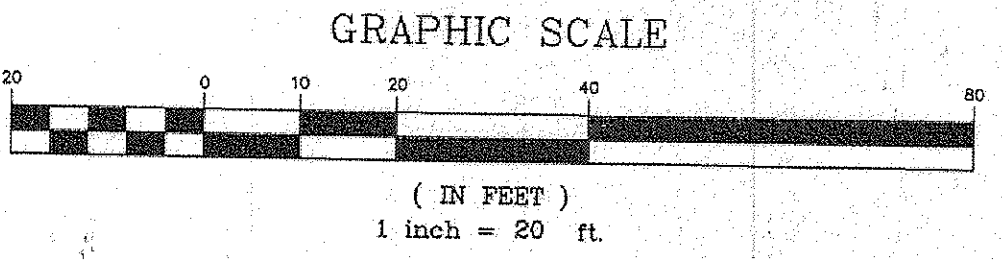
"I, the undersigned, hereby certify that the topography indicated by the contours and elevations shown hereon, represent an actual field survey made by me on the 24th day of FEB, 2010, and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon.

I hereby certify that an actual boundary survey was prepared by me on FEB 24, 2010, and that the survey is in accordance with O.R.C. Chapter 4733-37 Minimum Standards for Boundary Surveys in the State of Ohio. Permanent monuments were found or set at all locations shown hereon. All dimensions given are expressed in feet or decimal parts thereof. Bearings are to an assumed meridian and are shown to indicate angles only.

I hereby certify that this plan was prepared by me and is correct to the best of my knowledge, information and belief."

Harry Jones #2313 3/16/10

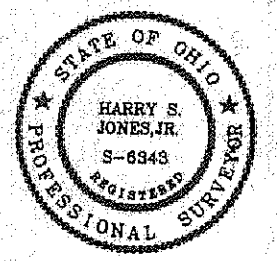
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	151.84	200.00	79.79	148.22	S47°15'00"W	43°28'57"
C2	604.76	1800.00	305.26	601.92	N35°07'31"E	19°15'00"
C3	56.64	1755.00	28.32	56.64	N26°25'29"E	01°50'57"



Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 4-27-2010

DISCHARGE FROM SOUTH SIDE DOWNSPOUTS SHALL BE INSTALLED TO PREVENT FLOODING ON SL 7.

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



REV. NO.	DESCRIPTION	DATE	BY	CHK'D
1	REVISED HOUSE LOCATION	3/15/10	B.P.	H.J.

babcock, jones and associates, inc
CIVIL ENGINEERS - SURVEYORS - LAND PLANNERS
PAINESVILLE OHIO 44077

DATE	3/3/10
DESIGN BY	H.J.
DRAWN BY	B.P.
APPROVED BY	H.J.
CREW CHIEF	W.B.

SITE PLAN
FOR
VAN WINKLE BUILDERS
15 EAST SHORE BLVD. (LAKE SHORE BOULEVARD ESTATES)
VILLAGE OF TIMBERLAKE LAKE COUNTY
STATE OF OHIO

SCALE	1"=20'
JOB NO	10-006
SHEET	1 OF 1