

S/L 30

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CALI WOODS SUBD. NO. 2 ~ VOL. 31, PG. 4

SITE IMPROVEMENT PLAN

KNOWN AS BEING SUBLOT NO. 31 IN THE NOBLE RIDGE ESTATES NO. 2. NOW SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NO. 9, TRACT NO. 1, ORIGINAL CONCORD TOWNSHIP 10 NORTH, RANGE 8 WEST IN THE CONNECTICUT WESTERN RESERVE.

FOR: THE RAND RESIDENCE

BUILDER: PAYNE & PAYNE BUILDERS

NOTES:

886.2 INDICATES EXISTING ELEVATION
887.2 INDICATES PROPOSED GRADE
884 INDICATES EXISTING CONTOUR LINE
885 INDICATES PROPOSED CONTOUR LINE
INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

BENCH MARK: TOP OF HYDRANT
FRONT OF SUBLOT NO. 32
ELEVATION = 886.98

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.

SILT FENCE

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.

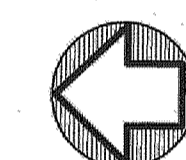
Maintenance
Erosion and sediment controls shall be inspected every seven (7) days or within 24 hours of a 0.5" or greater rainfall event. Necessary repairs shall be made at this time.

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.

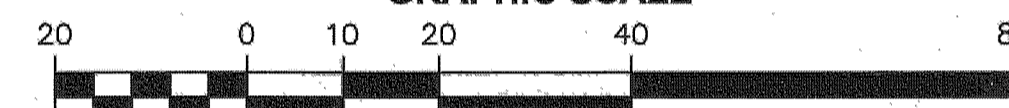
The specified erosion and sediment control standards are general guidelines and shall not limit the right of the county to impose, at any time, additional, more stringent requirements. Nor shall the standards limit the right of the county to waive, in writing, individual requirements.

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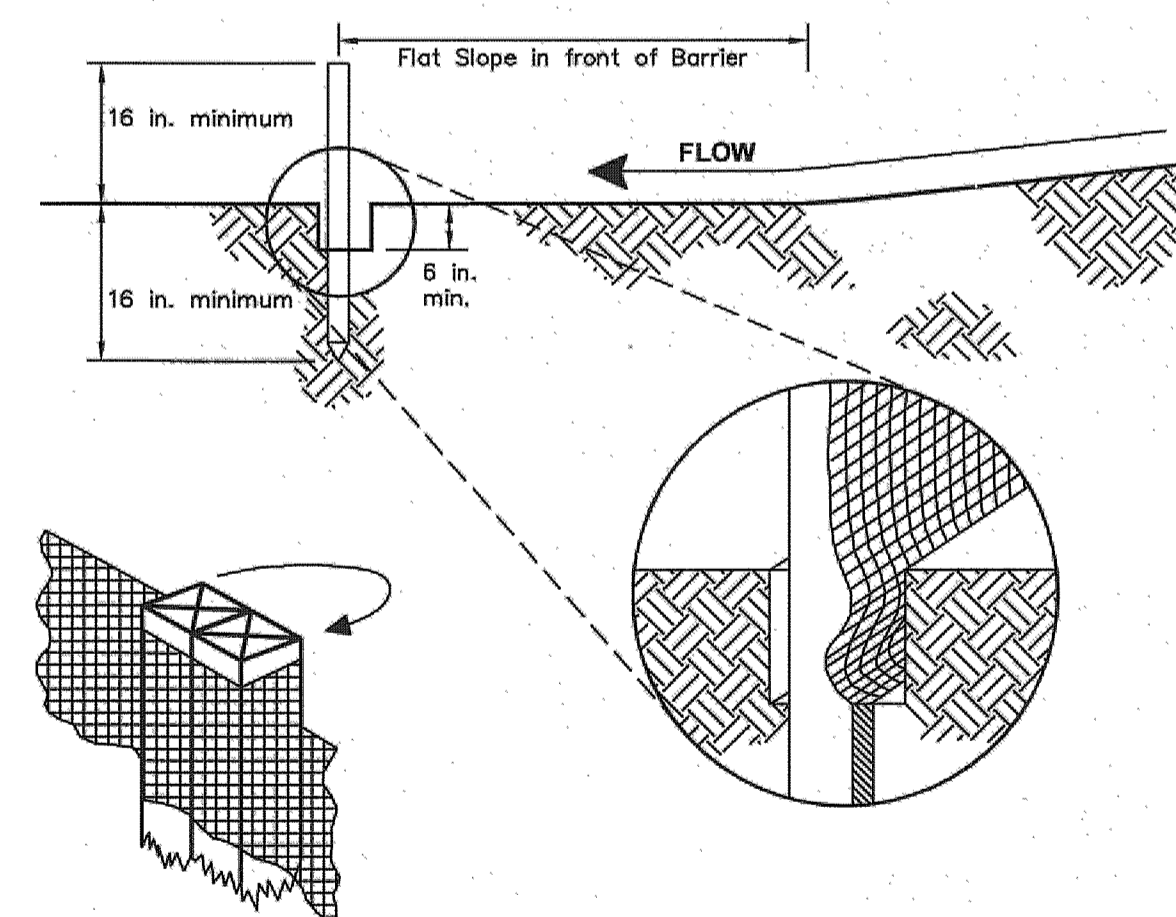
NORTH
GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FT.

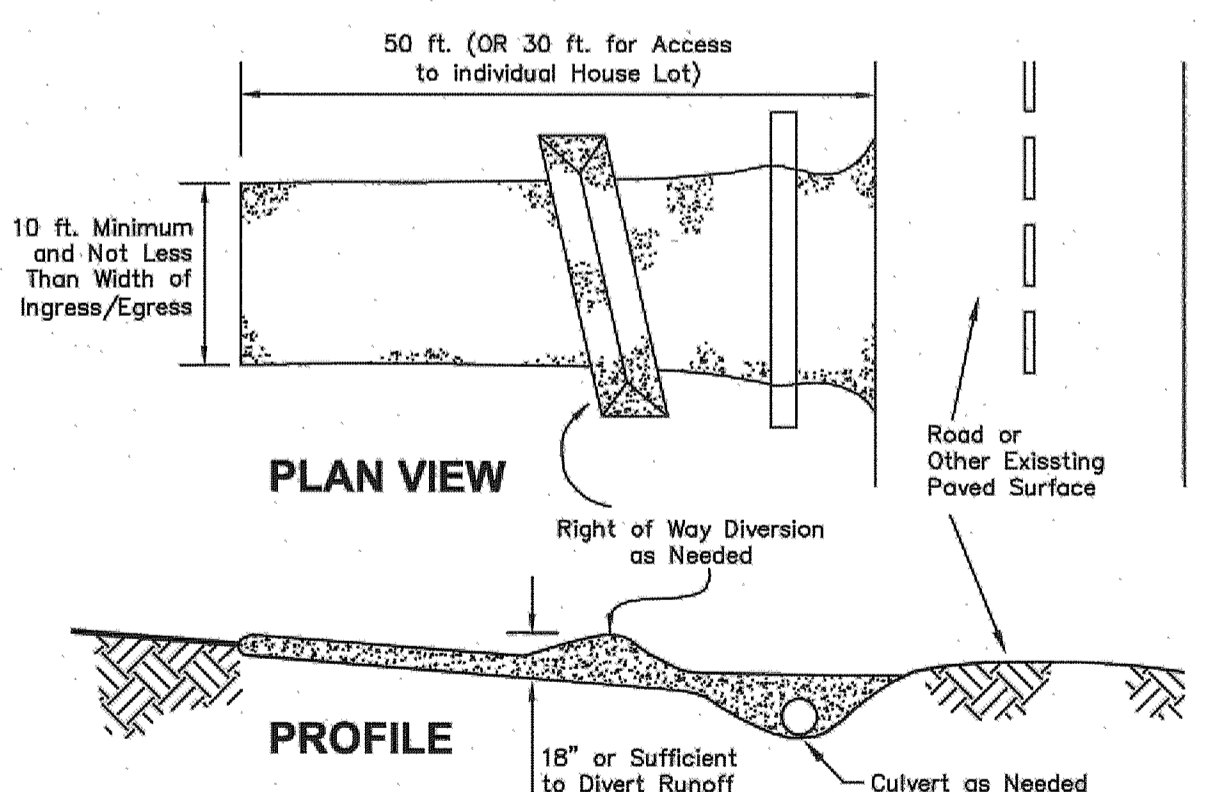
FEBRUARY 20, 2014

EXISTING DWELLING



SILT FENCE DETAIL

N.T.S.

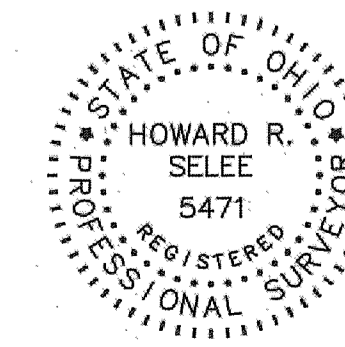


CONSTRUCTION ENTRANCE DETAIL

N.T.S.

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.

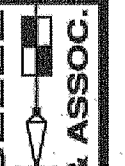
Howard R. Selee
HOWARD R. SELEE, REG. SURVEYOR #5471
2/20/14
DATE



CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 14-15237
Date Issued 2/18/2014

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.

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129
(216) 398-0280 File No. 09063-31



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	Rye	3	2 bushel	
	Tall Fescue	1	40 lb.	
	Annual Ryegrass	1	40 lb.	
	Wheat	3	2 bushel	
	Tall Fescue	1	40 lb.	
November 1 to Spring Seeding	Perennial Ryegrass	1	40 lb.	
	Tall Fescue	1	40 lb.	
	Annual Ryegrass	1	40 lb.	
	Use mulch only, sodding practices or dormant seeding			
	Note: Other approved seed species may be substituted.			

GR = 80.00
A = 49°09'11"
T = 27.44
C = 48.91
N00°32'28"E

KENNETH DR. 60'

SAN. M.H.