

Tulip Way
~ 60'

Note:
Zone B: Areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.
Zone A4: Areas of 100-year flooding, base flood elevation flood hazard factors determined. Base flood elevation determined to be 646.25.
100 Year Flood Boundary as shown on the "FEMA Flood Insurance Rate Map", Community Panel Number 390771-0051-C, effective date January 2, 1981.

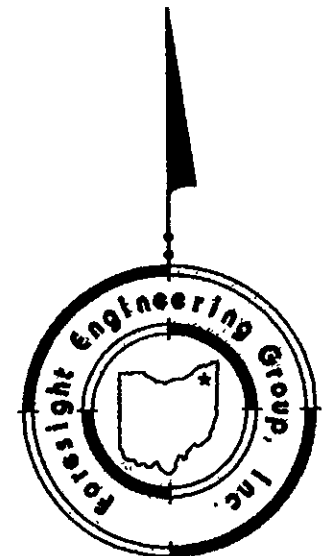
SITE PLAN
for : JANET L. WILFONG
CLIENT
6432 Fay Road Concord Ohio 44060
ADDRESS CITY STATE ZIP
SUBLOT No. Parcel 8A-15E-15 1146 37
SUBDIVISION NAME VOL. PAGE
15, 5 1, 2 Concord Ohio
LOT TRACT CITY STATE

Foresight Engineering Group
Engineers & Surveyors
440 286-1010
440 286-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

SCALE : 1" = 20'
FILE NAME: I:\W130701\Siteplan
DATE : March 28, 2007

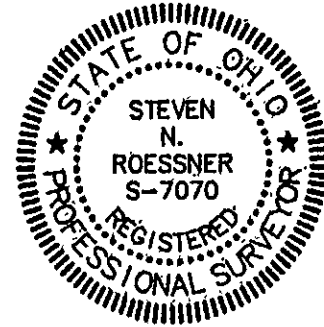
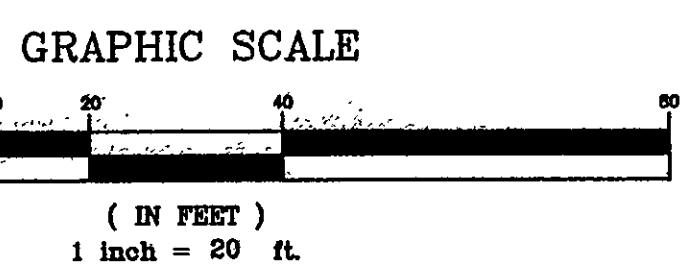
SHEET NO.
1/3

BENCHMARK:
RM 27 - 855.85 (Ft.) - U.S. Geological Survey Monument stamped "34-WDL-1958-858" located 120 feet northeast of the intersection of State Route 608 and Williams Road, 34 feet off east side of road.



EROSION CONTROL SYMBOLS

- SILT FENCE
- CONSTRUCTION ENTRANCE



NOTES:
1.) Downspouts shall be splashblocked.
I, the undersigned hereby state that this topography, indicated by 1' contours, and the elevations shown hereon represent an actual field survey made by Foresight Engineering Group, Inc. on the 28th day of February, 2007 and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon.
Steven N. Roessner, P.S. S-7070
3/28/06

LEGEND	
	Water Meter
	Water Valve
	Gas Marker
	Fire Hydrant
	Power Pole
	Downspout
	Electrical Box
	Sign
	Light Pole
	Gas Meter

Grading Plan Approved as shown and/or noted
JAMES R. GILLS, P.E.
Lake County Engineer

By WH Date 5/3/07

The locations of the underground utilities as shown hereon are based on above ground structures and record drawings. Locations of underground utilities/structures may vary from the locations shown hereon. Additional buried utilities/structures may be encountered. Contractor to field verify horizontal and vertical location of all utilities in all area of work prior to commencement of work.

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SITE PLAN
 for : JANET L. WILFONG
 CLIENT
6432 Fay Road Concord Ohio 44060
 ADDRESS CITY STATE ZIP

Parcel 8A-15E-15 1146 37
 SUBLOT No. SUBDIVISION NAME VOL. PAGE
15, 5 1, 2 Concord Ohio
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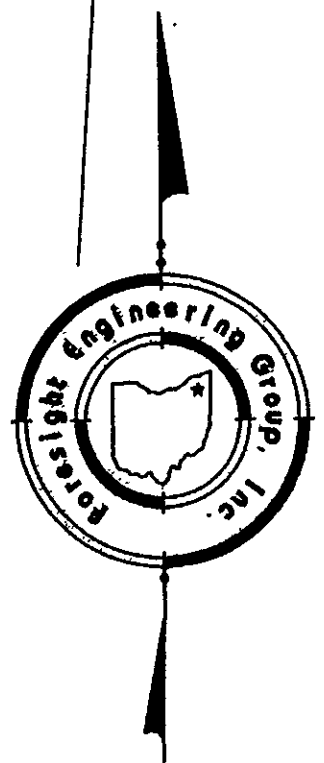
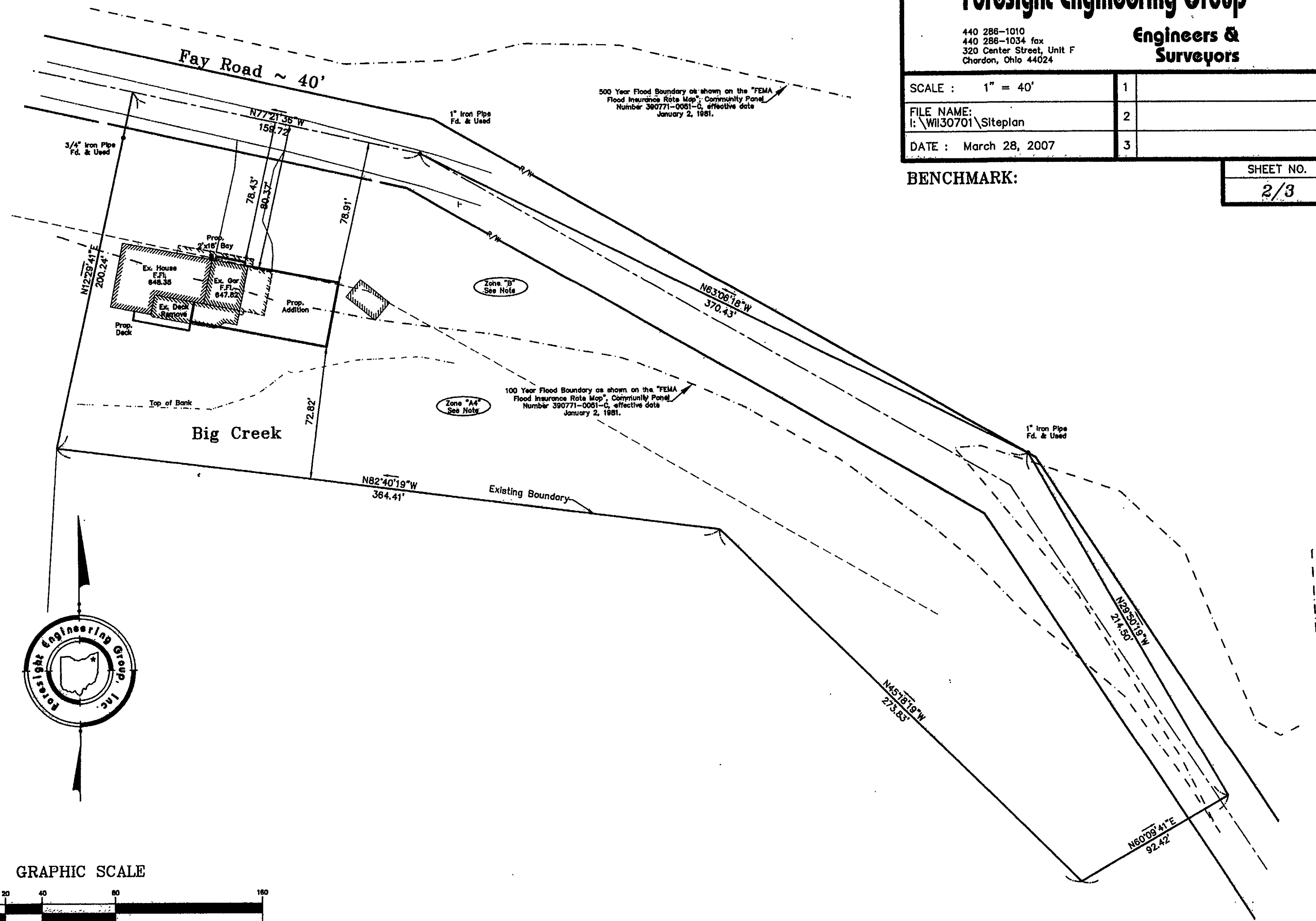
SCALE : 1" = 40'

FILE NAME:
 I:\W130701\Siteplan

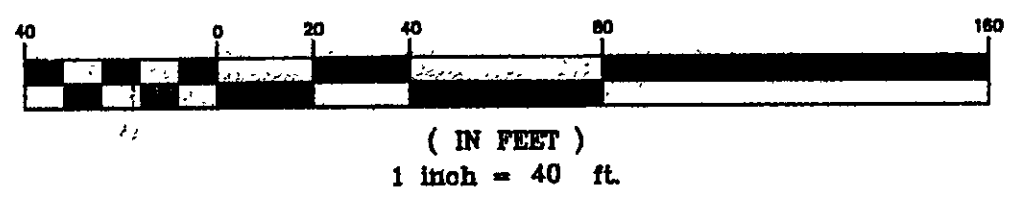
DATE : March 28, 2007

SHEET NO.
2/3

BENCHMARK:

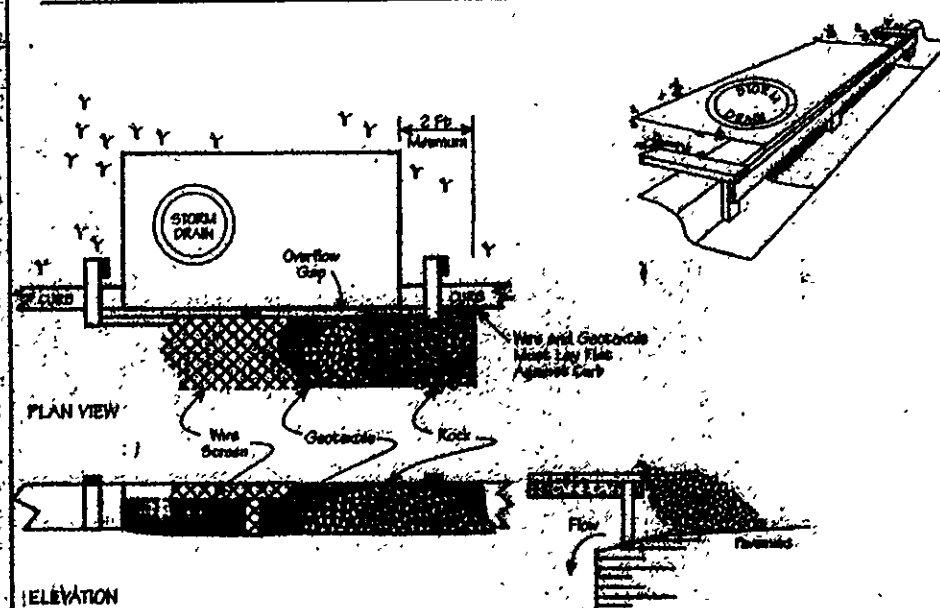


GRAPHIC SCALE



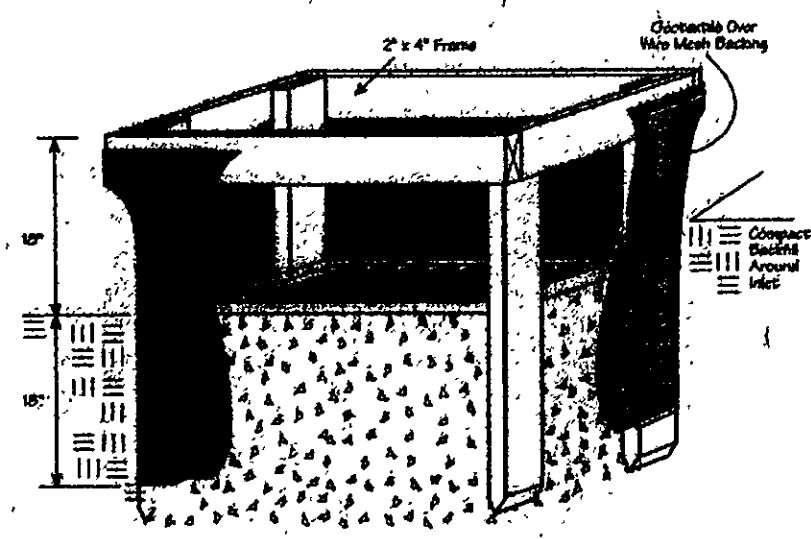
H:\d\proj\1146701\1146701\1146701.dwg, 3/28/2007 10:40:26 AM, Copyright Foresight Engineering Group, Inc.

Specifications for Curb Inlet Protection



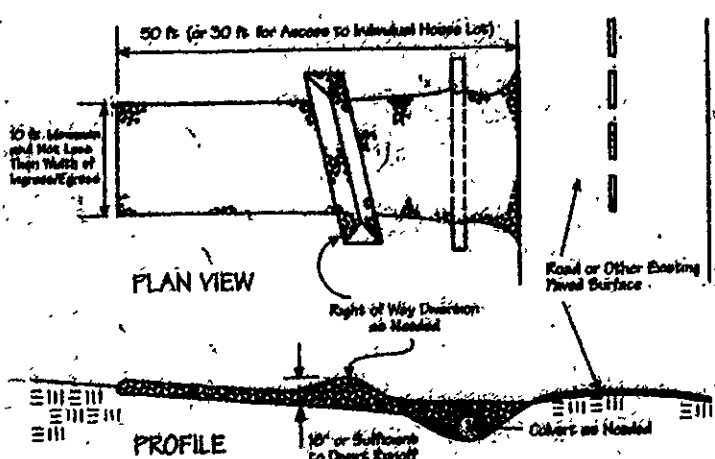
- Inlet protection shall be constructed either before upstate land disturbance begins or before the storm drain becomes operational.
- The wooden frame shall be constructed of 2-by-4-in construction-grade lumber. The ends and spacers shall be a minimum of 1 ft beyond both ends of the throat opening. The anchors shall be nailed to 2-by-4-in stakes driven on the opposite side of the curb.
- The wire mesh shall be of sufficient strength to support fabric and stone. It shall be a continuous piece with a minimum width of 30 in. and 4 ft longer than the throat length of the inlet, 2 ft on each side.
- Geotextile cloth shall have an equivalent opening size (EOS) of 20-40 sieve and be resistant to sunlight. It shall be at least the same size as the wire mesh.
- The wire mesh and geotextile cloth shall be fastened to the concrete curb and against the face of the curb on both sides of the inlet and securely fastened to the 2-by-4-in frame.
- Two-inch stone shall be placed over the wire mesh and geotextile cloth in such a manner as to prevent water from entering the inlet under or around the geotextile cloth.

Specifications for Inlet Protection in Swales, Ditch Lines or Yard Inlets



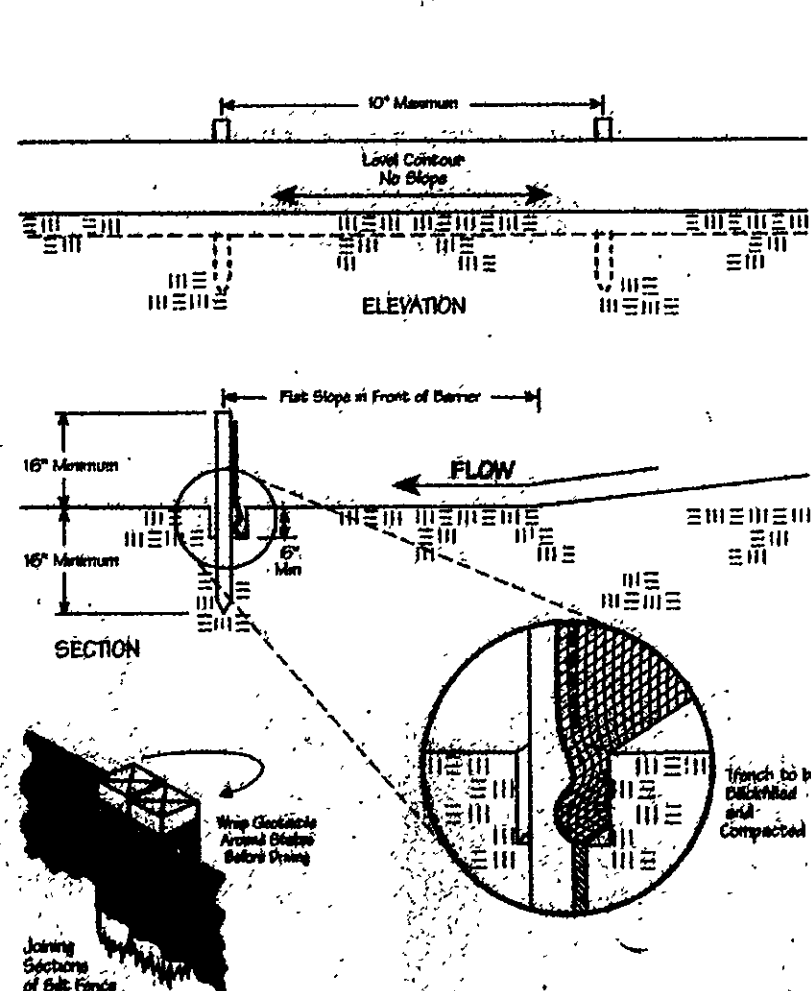
- Inlet protection shall be constructed either before upstate land disturbance begins or before the storm drain becomes operational.
- The earth around the inlet shall be excavated completely to a depth of at least 18 in.
- The wooden frame shall be constructed of 2-by-4-in construction-grade lumber. The 2-by-4-in posts shall be driven 1 ft into the ground at four corners of the inlet and the top portion of 2-by-4-in frame assembled using the overlap joint shown. The top of the frame shall be at least 6 in below adjacent roads if ponded water would pose a safety hazard to traffic.
- Wire mesh shall be of sufficient strength to support fabric with water fully impounded against it. It shall be stretched tightly around the frame and fastened securely to the frame.
- Geotextile shall have an equivalent opening size of 20-40 sieve and be resistant to sunlight. It shall be stretched tightly around the frame and fastened securely to the frame.
- Backfill shall be placed around the inlet in completed 8-in layers until the earth is even with notch elevation on ends and top elevation on sides.
- A compacted earth dike or a check dam shall be constructed in the ditch line below the inlet if the inlet is not in a depression and if runoff bypassing the inlet will not flow to a suitable pond. The top of earth dike shall be at least 6 in higher than the top of the frame.

Specifications for Construction Entrance



- Stone Base—Two-inch stone shall be used, or recycled concrete equivalent.
- Length—The construction entrance shall be as long as required to stabilize high traffic areas but not less than 50 ft (except on single residence lot where a 30-ft minimum length applies).
- Thickness—The stone layer shall be at least 6 in thick.
- Width—The entrance shall be at least 10 ft wide, but not less than the full width of potholes where ingress or egress occurs.
- Bedding—A geotextile shall be placed over the entire area prior to placing stone. It shall have a Grab Tensile Strength of at least 200 lb and a Mullen Burst Strength of at least 180 lb.
- Culvert—A pipe or culvert shall be constructed under the entrance if needed to prevent surface water flowing across the entrance from being directed out onto paved surfaces.
- Water Bar—A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from leaving the length of the construction entrance and out onto paved surfaces.
- Maintenance—Top dressing of additional stone shall be applied as conditions demand. Mud spouts, droppings, washed or tracked dirt pickup roads, or any surface where runoff is not stabilized by waterbar structure, shall be repaired immediately. Entrance shall be reconstructed by scraping or reshaping.
- Construction entrance shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles shall be prohibited from muddy areas.

Specifications for Silt Fence



- Stone Base—Two-inch stone shall be used, or recycled concrete equivalent.
- Length—The construction entrance shall be as long as required to stabilize high traffic areas but not less than 50 ft (except on single residence lot where a 30-ft minimum length applies).
- Thickness—The stone layer shall be at least 6 in thick.
- Width—The entrance shall be at least 10 ft wide, but not less than the full width of potholes where ingress or egress occurs.
- Bedding—A geotextile shall be placed over the entire area prior to placing stone. It shall have a Grab Tensile Strength of at least 200 lb and a Mullen Burst Strength of at least 180 lb.
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- Construction entrance shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles shall be prohibited from muddy areas.

Specifications for Permanent Seeding

SITE PREPARATION

- A subsoiler, plow or other implement shall be used to reduce soil compaction and allow maximum infiltration. Minimum infiltration will help control both runoff rate and water quality. Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on steep slopes areas where soil preparation should be limited to what is necessary for establishing vegetation.
- The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.
- Seedbed shall be applied where needed to establish vegetation.

SEEDBED PREPARATION

- Lime—Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 lb/1,000 sq ft or 2 tons/acre.
- Fertilizer—Fertilizer shall be applied as recommended by a soil test. In lieu of a soil test, fertilizer shall be applied at the rate of 12 lb/1,000 sq ft or 500 lb/acre of 10-10-10 or 12-12-12 analysis.
- The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tine harrow, or other suitable implement to a depth of 3 in. On sloping land the seed shall be worked on the contour.

SEEDING DATES AND SOIL CONDITIONS

Seeding should be done March 1 to May 31 or Aug 1 to September 30. These seeding dates are ideal; but, with the use of additional mulch and irrigation, seedings may be made any time throughout the growing season. Tillage/seedbed preparation should be done when the soil is dry enough to crumble and for 48 hours when compressed by hand. For winter seedings, see the following section on dormant seedings.

DORMANT SEEDINGS

- Seedings shall not be planned from October 1 through November 20. During this period the seeds are likely to germinate but probably will not be able to survive the winter.
- The following methods may be used for "Dormant Seeding":
 - From October 1 through November 20, prepare the seedbed and add the required amounts of lime and fertilizer, then mulch and anchor. After November 20, and before March 15, broadcast the selected seed mixture. Increase the seeding rates by 50% for this type of seeding.
 - From November 20 through March 15, when soil conditions permit, prepare the seedbed, lime and fertilizer, apply the selected seed mixture, mulch and anchor. Increase the seeding rates by 50% for this type of seeding.
 - Apply seed uniformly with a cyclone seeder, drill, outdragger, seeder, or hydro-seeder (slurry may include seed and fertilizer) on a firm, moist seedbed.

- Where feasible, except when a outdragger-type seeder is used, the seedbed should be firm following seeding operations with a outdragger, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.

MULCHING

- Mulch material shall be applied immediately after seeding. Seedings made during optimum seeding dates and with favorable soil conditions and on very flat areas may not require mulch to achieve adequate establishment. Dormant seedings shall be mulched.
- Materials
 - Straw—If straw is used it shall be unbleached small-grain straw applied at the rate of 2 tons/acre or 90 lb/1,000 sq ft. It shall be spread uniformly by hand or mechanically to the soil surface. It shall be divided into sections of 1,000-sq-ft sections and spread two 48-in. bales of straw in each section.
 - Hydroseeds—If wood cellulose fiber is used, it shall be used at 2,000 lb/acre or 48 lb/1,000 sq ft.
 - Other—Other acceptable mulches include mulch matting applied according to manufacturer's recommendations or wood chips applied at 6 tons/acre.
- Straw Mulch Anchoring Methods
 - Straw mulch shall be anchored immediately to minimize loss by wind or water.
 - Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 in.
 - Mulch Netting—Nettings shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
 - Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacturer or at the rate of 160 gal/acre.
 - Synthetic Binders—Synthetic binders such as Acrylic DLR (Agn-Tac), DCA-70, Petro-Tac, Terra-Tack or equal may be used at rates recommended by the manufacturer.
 - Wood Cellulose Fiber—Wood cellulose fiber binder shall be applied at a net dry weight of 750 lb/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb/100 gal of wood cellulose fiber.

IRRIGATION

- Permanent seeding shall include irrigation to establish vegetation during dry or hot weather or on adverse site conditions as needed for adequate moisture for seed germination and plant growth.
- Excessive irrigation rates shall be avoided and irrigation monitored to prevent erosion and damage from runoff.

Permanent Seeding			
Seed Mix	Seeding Rate		Notes
	lb./ac.	lb./1,000ft. ²	
General Use			
Creeping Red Fescue	20-40	1/2-1	
Dormant Ryegrass	10-20	1/4-1/2	
Kentucky Bluegrass	10-20	1/2-1/2	
Tall Fescue	40	1	
Dwarf Fescue	40	1	
Steep Slopes or Cut Slopes			
Tall Fescue	40	1	
Grown Vetch	10	1/2	Do not seed later than August
Tall Fescue	20	1/2	
Flax	20	1/2	Do not seed later than August
Tall Fescue	20	1/2	
Road Ditches and Swales			
Tall Fescue	40	1	
Dwarf Fescue	90	2 1/2	
Kentucky Bluegrass	5		
Lawns			
Kentucky Bluegrass	80	1 1/2	
Perennial Ryegrass	80	1 1/2	
Kentucky Bluegrass	80	1 1/2	For shaded areas
Creeping Red Fescue	80	1 1/2	
Note: Actual seed amount may be adjusted			

Note: Other approved seed mixes may be substituted.

EROSION CONTROL DETAILS

Foresight Engineering Group Engineers & Surveyors

440 288-1010
440 288-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

SCALE: NONE

Page: 2/2

Specifications for Small Lot Building Sites

- Preexisting vegetation shall be retained on idle portions of the building lot for as long as construction operations allow. Clearing shall be done as only where working areas are bare.
- Temporary seed (annual ryegrass, oats, etc.) and/or mulch shall be applied to areas, such as stockpiles, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 14 days or more.
- Stockpiles excavated from basements shall be situated away from streets, sidewalks, or other waterways and shall be seeded and/or mulched.
- Mud tracked onto the street or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains.
- Silt fence shall control sheet flow runoff from the building lot. It shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as inlet protection and sediment traps shall also be used as needed to control sediment runoff.
- Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or crushed rock applied to the driveway area.
- Mud tracked onto the street or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains.

Specifications for Temporary Seeding

Temporary Seeding Species Selection			
Seeding Dates	Species	lb./1,000 sq. ft.	Per Acre
March 1 to August 15	Oats	5	4 bushels
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
August 15 to November 1	Rye	5	4 bushels
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
November 1 to Spring Seeding	Wheat	3	2 bushels
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
Note: Other approved seed species may be substituted.			

- Structural erosion- and sediment-control practices such as ditches and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.
- Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 45 days or more. These idle areas should be seeded as soon as possible after grading or shall be seeded within 7 days. Several applications of temporary seeding are necessary on typical construction projects.
- The seedbed should be pulverized and loose to ensure the success of establishing vegetation. However, temporary seeding shall not be postponed if ideal seedbed preparation is not possible.
- Soil Amendments—Applications of temporary vegetation shall establish adequate stands of vegetation which may require the use of soil amendments. Soil tests should be taken on the site to predict the need for lime and fertilizer.
- Seeding Method—Seed shall be applied uniformly with a cyclone seeder, drill, outdragger seeder, or hydro-seeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or outdragger. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.
- Mulching Temporary Seeding
 - Applications of temporary seeding shall include mulch which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates and with favorable soil conditions and on very flat areas may not need mulch to achieve adequate establishment.
 - Materials
 - Straw—If straw is used, it shall be unbleached small-grain straw applied at the rate of 2 tons/acre or 90 lb/1,000 sq ft.
 - Hydroseeds—If wood cellulose fiber is used, it shall be used at 2,000 lb/acre or 48 lb/1,000 sq ft.
 - Other—Other acceptable mulches include mulch matting applied according to manufacturer's recommendations or wood chips applied at 6 tons/acre.
 - Straw mulch shall be anchored immediately to minimize loss by wind or water. Anchoring Methods
 - Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 in.
 - Mulch Netting—Nettings shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
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 - Wood Cellulose Fiber—Wood cellulose fiber binder shall be applied at a net dry weight of 750 lb/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb/100 gal of wood cellulose fiber.