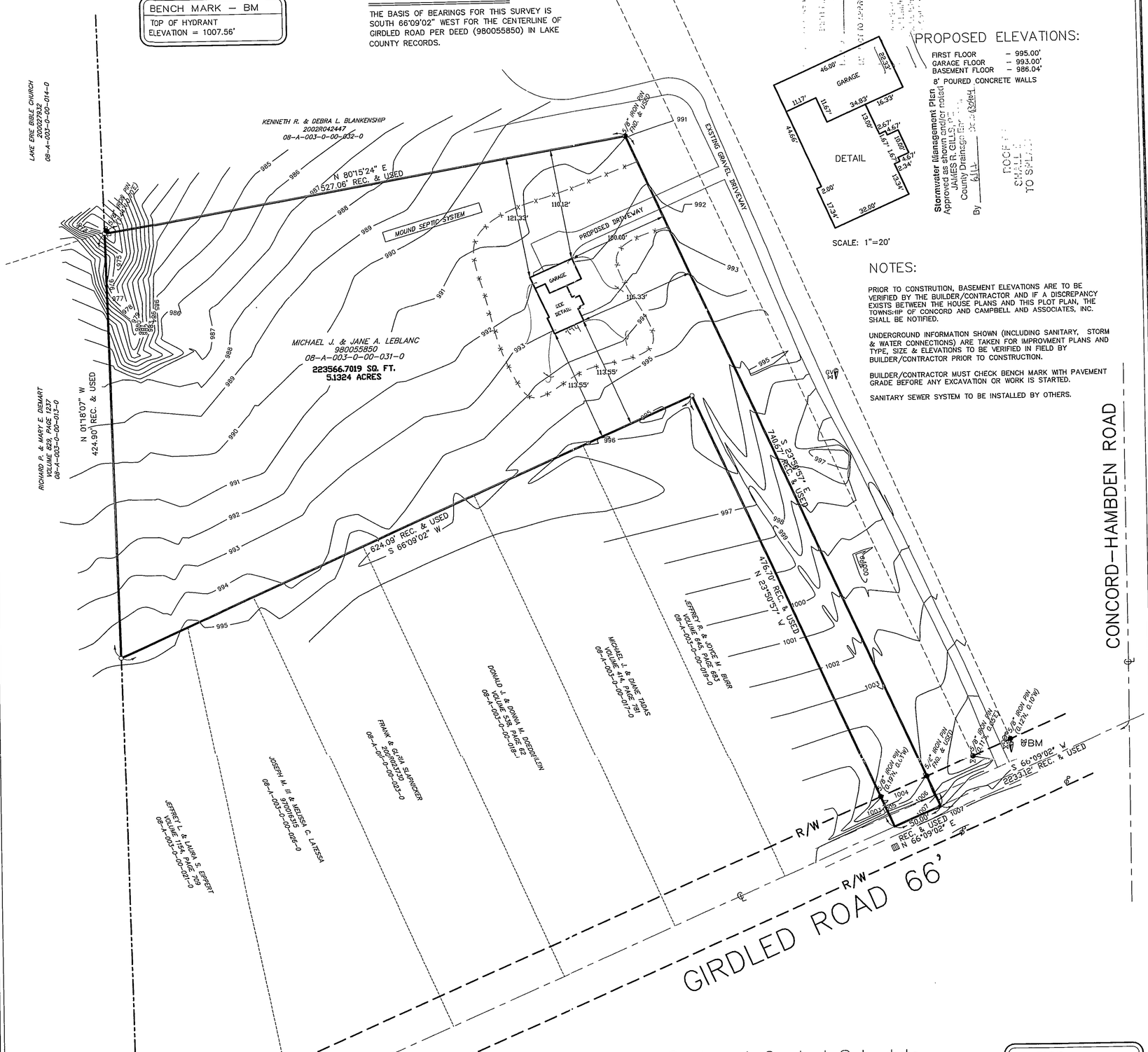
STATE OF OHIO, COUNTY OF LAKE AND TOWNSHIP OF CONCORD SITUATE IN LOT 7, TRACT 1, CONCORD TOWNSHIP NUMBER 10 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY.

SCALE: 1"=50'

BENCH MARK – BM
TOP OF HYDRANT
ELEVATION = 1007.56'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 66°09'02" WEST FOR THE CENTERLINE OF GIRDLED ROAD PER DEED (980055850) IN LAKE COUNTY RECORDS.



PROPOSED ELEVATIONS:

FIRST FLOOR – 995.00'
GARAGE FLOOR – 993.00'
BASEMENT FLOOR – 986.04'

8" POURED CONCRETE WALLS

SCALE: 1"=20'

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Eng.
By _____ Date 3/2/04

FLOOR ELEVATION SHALL BE 1' ABOVE TO SITE

NOTES:

PRIOR TO CONSTRUTION, BASEMENT ELEVATIONS ARE TO BE VERIFIED BY THE BUILDER/CONTRACTOR AND IF A DISCREPANCY EXISTS BETWEEN THE HOUSE PLANS AND THIS PLOT PLAN, THE TOWNSHIP OF CONCORD AND CAMPBELL AND ASSOCIATES, INC. SHALL BE NOTIFIED.

UNDERGROUND INFORMATION SHOWN (INCLUDING SANITARY, STORM & WATER CONNECTIONS) ARE TAKEN FOR IMPROVMENT PLANS AND TYPE, SIZE & ELEVATIONS TO BE VERIFIED IN FIELD BY BUILDER/CONTRACTOR PRIOR TO CONSTRUCTION.

BUILDER/CONTRACTOR MUST CHECK BENCH MARK WITH PAVEMENT GRADE BEFORE ANY EXCAVATION OR WORK IS STARTED.

SANITARY SEWER SYSTEM TO BE INSTALLED BY OTHERS.

Erosion and Sediment Control Schedule

Ingree–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 exi to the site.

Silt Fence

All silt fence shall be installed prior to any earthwork activities at the site in the locatica shown on the site plan as well as along the front of any lot that slopes toward the street.

Temporary Seeding

Disturbed areas of the site that are to remain idle for more than thirty (30) 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:

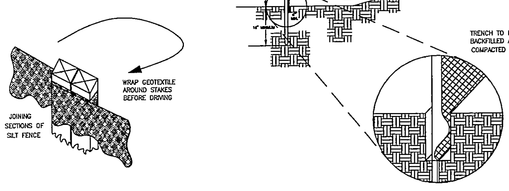
All erosion and sediment control specifications, applications, and timetables are based of the descriptions and standards of the Ohio Department of Natural Resources "Rainwater and Land Development Manual" and can be found in the Lake County Erosion and Sediment Control Rules as Adopted December 21, 1999.

TEMPORARY SEEDING SPECIFICATIONS

SEEDING DATES	SPECIES	LB./1000 FT.	PER. AC.
MARCH 1 TO AUGUST 15	OATS	3	4 BUSHEL
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	PERENNAL RYEGRASS	1	40 LB.
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
AUGUST 16 TO NOVEMBER 1	RYE	3	2 BUSHEL
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	WHEAT	3	40 LB.
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	PERENNAL RYEGRASS	1	40 LB.
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
NOVEMBER 1 TO SPRING SEEDING	USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING		

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED

SILT FENCE DETAIL



FENCE POSTS– THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS SHALL BE 2–BY–2 INCHES HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.

SILT FENCE FABRIC SHALL BE ODOT TYPE C GEOTEXTILE FABRIC

LEGEND

REC. – RECORD DISTANCE OR ANGLE
CAL. – CALCULATED DISTANCE OR ANGLE
OBS. – OBSERVED DISTANCE OR ANGLE
T.P.O.B. – TRUE PLACE OF BEGINNING
P.O.B. – PLACE OF BEGINNING
■ – MONUMENT BOX
● – MONUMENT FOUND, SIZE & TYPE AS INDICATED.
○ – 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET.
△ – P.K.(MASONRY) NAIL SET
– POWER POLE
– LIGHT POLE
– TELEPHONE/POWER POLE
– HYDRANT
– CATCH BASIN
– WATER METER
– WATER VALVE
—X—X – SILT FENCE
– GAS VALVE
• – POST
– SIGN
R/W – RIGHT–OF–WAY
– GAS LINE MARKER
– STORM MANHOLE
– SANITARY MANHOLE
– ELECTRIC BOX
℄ – CENTERLINE

STATE OF OHIO
DANIEL J. COOK
7179
REGISTERED SURVEYOR

REVISED: EROSION AND SEDIMENT CONRTOL PLAN 2/20/04
REVISED: MOUND SEPTIC SYSTEM 2/10/04

I HEREBY DECLARE TO SCHUMACHER HOMES INC. THAT A PROPERTY BOUNDARY SURVEY OF SUBJECT PROPERTY HAS BEEN MADE IN ACCORDANCE TO "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO", (O.R.C. 4733–37) AND THAT ALL PROPERTY CORNER MONUMENTS HAVE BEEN EITHER FOUND OR SET. EXISTING TOPOGRAPHIC CONDITIONS AND FEATURES ARE GRAPHICALLY SHOWN BASED UPON A DILIGENT SEARCH AND USE OF AVAILABLE PUBLIC RECORDS IN CONJUNCTION WITH FIELD SURVEY MEASUREMENTS OF SAME.

Daniel J. Cook P.S. 2/20/04
DATE

CAMPBELL & ASSOCIATES, INC.
DANIEL J. COOK, P.S.
REGISTERED SURVEYOR No.7179

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1–800–362–2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON–MEMBERS
MUST BE CALLED DIRECTLY

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SITE PLAN
SCHUMACHER HOMES INC.
4432 STATE ROUTE 14
RAVENNA, OHIO 44266

CAMPBELL & ASSOCIATES, INC.
Surveying , Engineering
(216) 642–8555
5415 School Road Suite 206 Independence, Ohio 44131

Date:	12/19/03
By:	WRW
Scale:	1"= 50'
Job:	20036031
Sheet 1 of 1	