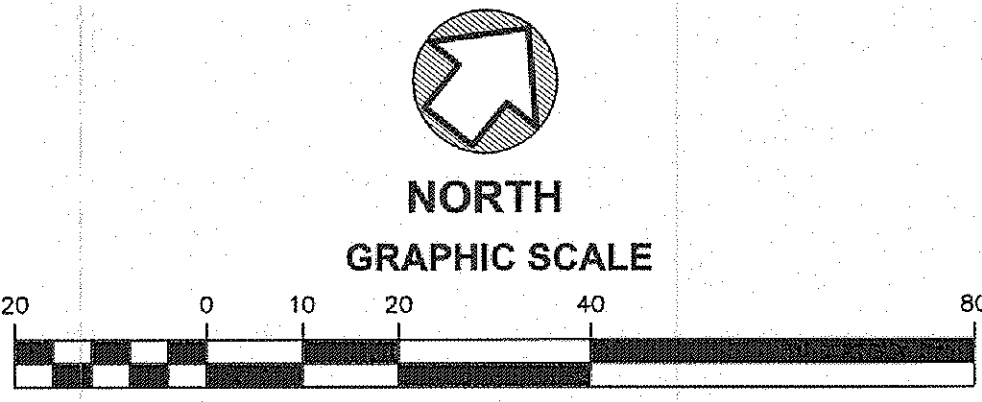


SITE IMPROVEMENT PLAN

KNOWN AS BEING PART OF SUBLOT NOS. 25 AND 26 IN THE NOBLE RIDGE ESTATES NO. 2 AS RECORDED IN VOLUME 47, PAGE 28 OF LAKE COUNTY MAP RECORDS. 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: PAYNE & PAYNE BUILDERS



APRIL 5, 2010
APRIL 23, 2010 - REVISED HOUSE LOCATION

P.P.N. 08-A-004-F-00-003-0
JEFFREY S. WINFIELD
DOC# 980001957

S/L 26A

1.3915 Ac.
P.P.N. 08-A-004-F-00-016-0
RICHARD D. & ADELE M. SEYMOUR
2009R012291

NOTES:

- 878.9 INDICATES EXISTING ELEVATION
- 882.0 INDICATES PROPOSED GRADE
- 883 INDICATES EXISTING CONTOUR LINE
- 884 INDICATES PROPOSED CONTOUR LINE
- INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

BENCH MARK: TOP OF HYDRANT
OPPOSITE SUBLOT NO. 26A
ELEVATION = 886.30

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.

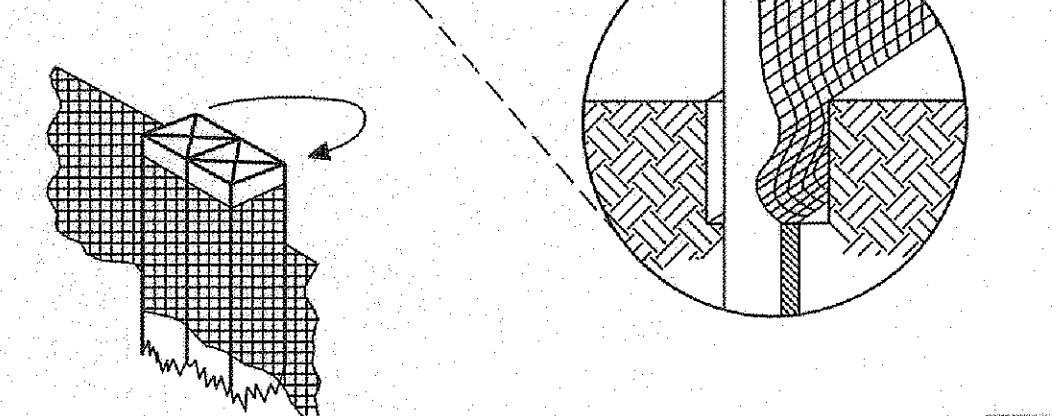
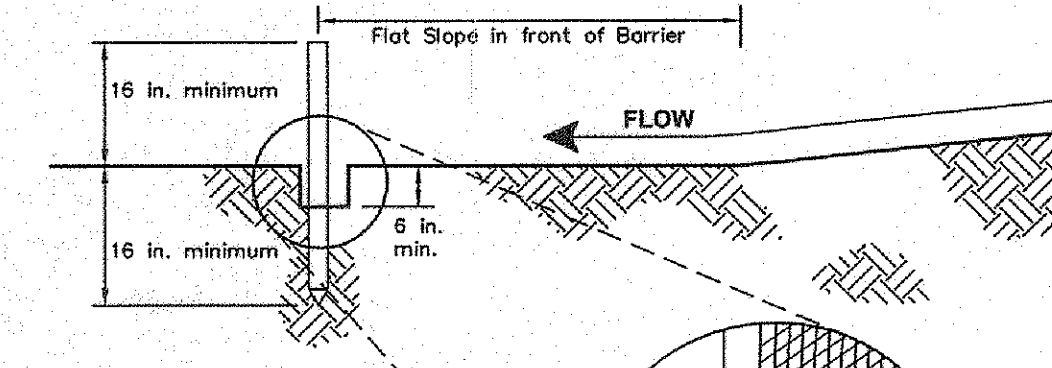
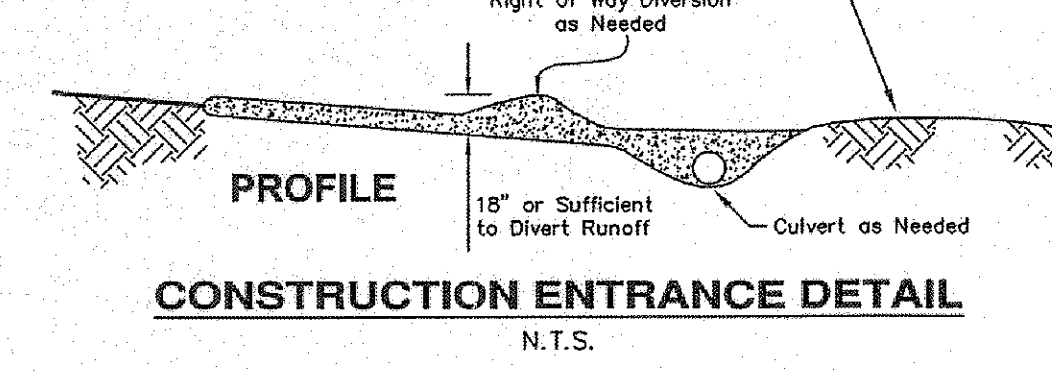
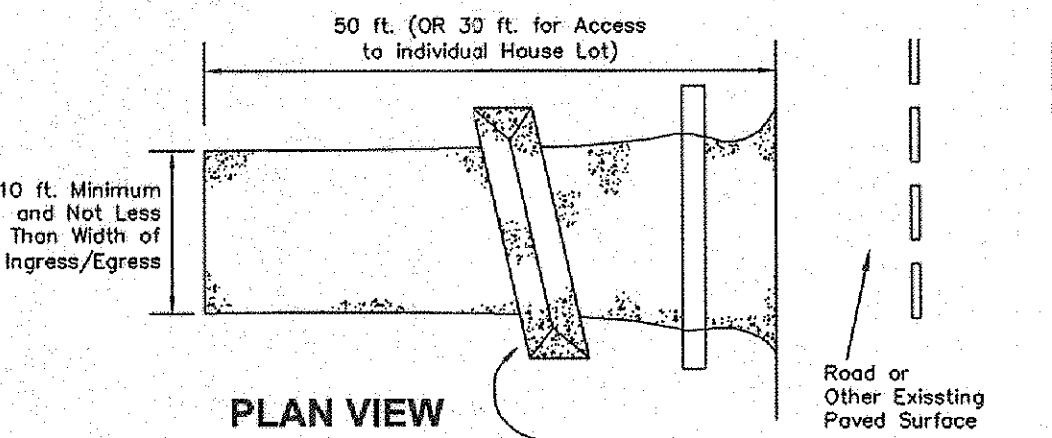
UNDERGROUND INFORMATION SHOWN TAKEN FROM
IMPROVEMENT PLANS AND TYPE, SIZE AND ELEVATIONS
TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO
CONSTRUCTION.

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".

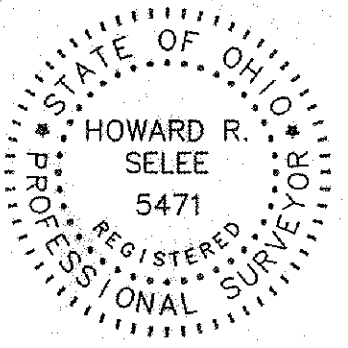
IRON PIN SET OR FOUND.

SILT FENCE



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
4/23/10
DATE



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	Annual Ryegrass	1	40 lb.
	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 bushel
November 1 to Spring Seeding	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
Note: Other approved seed species may be substituted.			

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0440-14125
Date Issued 4/26/10
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.

BROOKE LYN WAY 60'

KENNETH DRIVE 60'

① R = 200.00
Δ = 90°44'09"
A = 316.73
T = 202.59
C = 284.65
N83°32'51"W

② R = 200.00
Δ = 45°28'13"
A = 158.72
T = 83.81
C = 154.59
N73°49'11"E

③ R = 230.00
Δ = 23°38'36"
A = 94.91
T = 48.14
C = 94.24
N62°54'22"E

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129
(216) 398-0280 Scale: 1" = 20' File No. 09063-26

