

## SITE IMPROVEMENT PLAN

SUBLOT NO. 8 IN ROCKING HORSE FARMS SUBDIVISION NO. 1,  
OF PART OF ORIGINAL KIRTLAND TOWNSHIP LOTS 79, 80, 83  
AND 94, IN TRACT NO. 3 AS SHOWN BY THE RECORDED PLAT IN  
VOL. 31, PAGE 17 OF LAKE COUNTY MAP RECORDS. NOW IN THE  
CITY OF KIRTLAND, COUNTY OF LAKE AND STATE OF OHIO.  
FOR: PAYNE & PAYNE BUILDERS, INC.

### AS-BUILT GRADE CERTIFICATION

I HEREBY CERTIFY THAT ACTUAL FIELD OBSERVATIONS OF ELEVATIONS HAVE BEEN MADE  
UNDER MY SUPERVISION ON AND THAT THE GRADES  
SHOWN ACCURATELY DEPICT THE AS-BUILT CONDITIONS OBSERVED. I FURTHER CERTIFY  
THAT BOUNDARY MONUMENTS HAVE BEEN PLACED AT EACH CORNER OF THE PROPERTY  
IN ACCORDANCE WITH CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN  
THE STATE OF OHIO.

HOWARD R. SELEE, OHIO SURVEYOR #5471

### CONSTRUCTION NOTES:

ALL CONSTRUCTION SHALL CONFORM TO THE LAKE COUNTY BOARD OF HEALTH AND THE  
LAKE COUNTY BUILDING DEPARTMENT REGULATIONS.

DRAINAGE IMPROVEMENTS OR CHANGES FROM EXISTING GRADE NOTED ON THE APPROVED  
PLAN SHALL BE INSTALLED PRIOR TO SEWAGE DISPOSAL SYSTEM CONSTRUCTION.

RESIDENCE MUST UTILIZE WATER SAVING TOILETS, SHOWER HEADS, AND FAUCETS.

NO OPEN BURNING WILL OCCUR DURING CONSTRUCTION.

ROOF WATER, FOUNDATION DRAINAGE, CISTERN OVERFLOW, SURFACE DRAINAGE OR  
SUBSURFACE DRAINAGE SHALL NOT BE DISCHARGED INTO A BUILDING SEWER OR INTO  
A HOUSEHOLD SEWAGE DISPOSAL SYSTEM.

SEWAGE LIFT PUMP SHALL BE CAPABLE OF LIFTING RESIDENTIAL SEWAGE EFFLUENT AT  
A RATE OF 70 GPM AT 10.0 FEET OF HEAD.

IF A SEPARATE PUMPING CHAMBER IS UTILIZED, THE CHAMBER SHALL HAVE A MINIMUM  
WORKING VOLUME OF 250 GALLONS. THE FLOAT LEVELS SHALL BE ADJUSTED TO PROVIDE  
FOR A 150 GALLON DOSING VOLUME TO THE DISPOSAL FIELD.

ELECTRICAL WORK AND EQUIPMENT SHALL CONFORM TO THE LATEST EDITION OF THE  
NATIONAL ELECTRICAL CODE.

MECHANICAL COMPONENTS SHALL BE INSTALLED IN A PROPERLY VENTED LOCATION AND  
ALL VENTS, AIR INTAKES AND AIR HOSES SHALL BE PROTECTED FROM SNOW, ICE OR  
WATER VAPOR ACCUMULATIONS. INSTALLATION SHALL BE MADE TO MINIMIZE RELEASE  
OF ODORS AND AEROSOLS.

MECHANICAL COMPONENTS INSTALLED IN OR AT THE SEWAGE TANK SHALL BE PROTECTED  
AGAINST DAMAGE OR IMPAIRMENT OF EFFICIENCY BY FLOODING, FOAMING, OR SURCHARGING  
PUMPS MUST BE READILY REMOVABLE FROM THE MANHOLE IN CASE OF PUMP FAILURE.

CONTROL AND ALARM CIRCUITS FOR AERATION SYSTEM AND LIFT PUMP SHALL BE WIRED  
TO A COMMON ANNUNCIATOR TO BE LOCATED IN THE BASEMENT OR GARAGE OF THE  
RESIDENCE.

EACH SECTION OF THE LEACHING LINE SHALL BE PROVIDED WITH NOT LESS THAN ONE  
INSPECTION PORT, THE MINIMUM DIMENSION OF WHICH SHALL BE FOUR (4) INCHES  
IN WIDTH.

THE DISTRIBUTION BOX, SPLITTER BOX AND INSPECTION PORTS SHALL BE BROUGHT TO  
GRADE AND SHALL BE PROVIDED WITH SECURED COVERS. THE MINIMUM INSIDE DIMENSION  
OF THE BOX SHALL BE EIGHTEEN (18) INCHES IN WIDTH. THE BOX SHALL BE OF  
SUFFICIENT DEPTH TO PREVENT OVERFLOWING WHEN SURGED.

SURFACE WATER SHALL BE DIVERTED AWAY FROM THE DISPOSAL FIELD BY THE USE OF  
SWALES. CURTAIN DRAINS SHALL BE INSTALLED AS INDICATED ON THE PLAN.

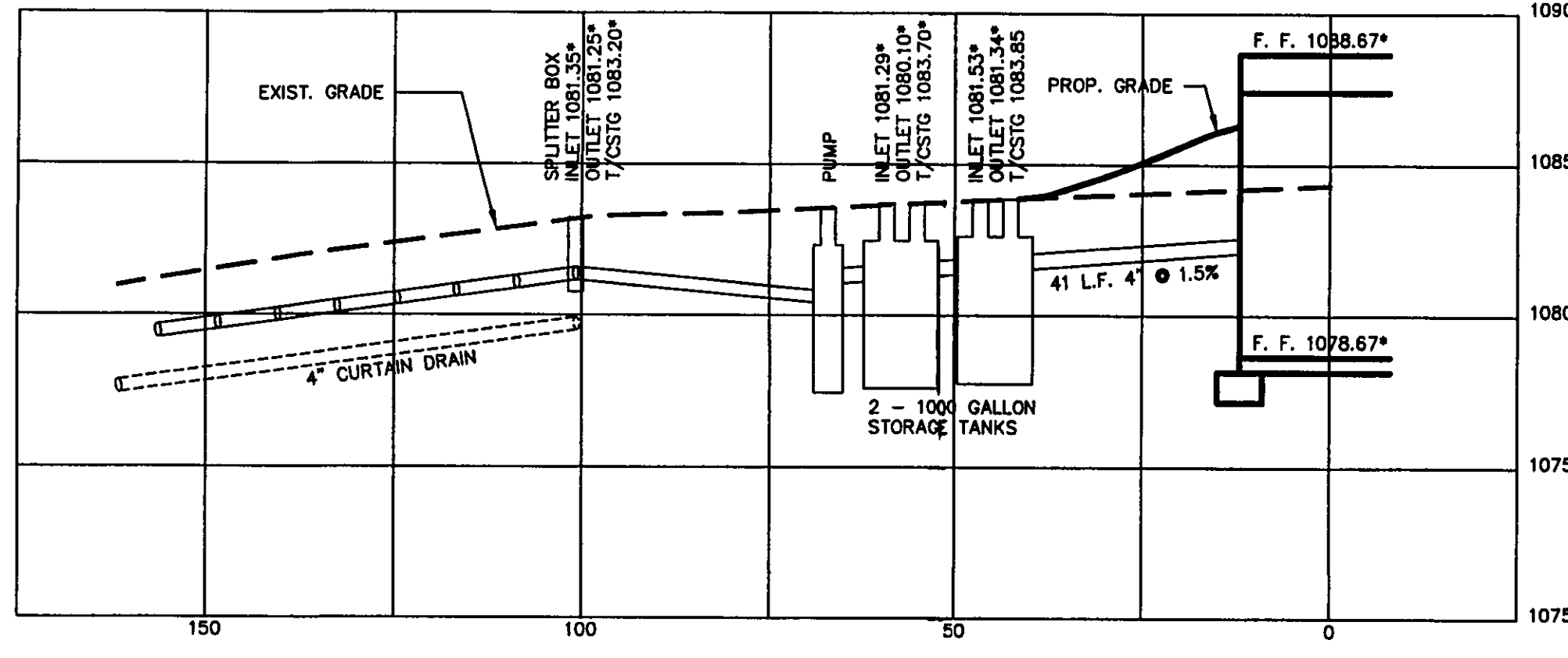
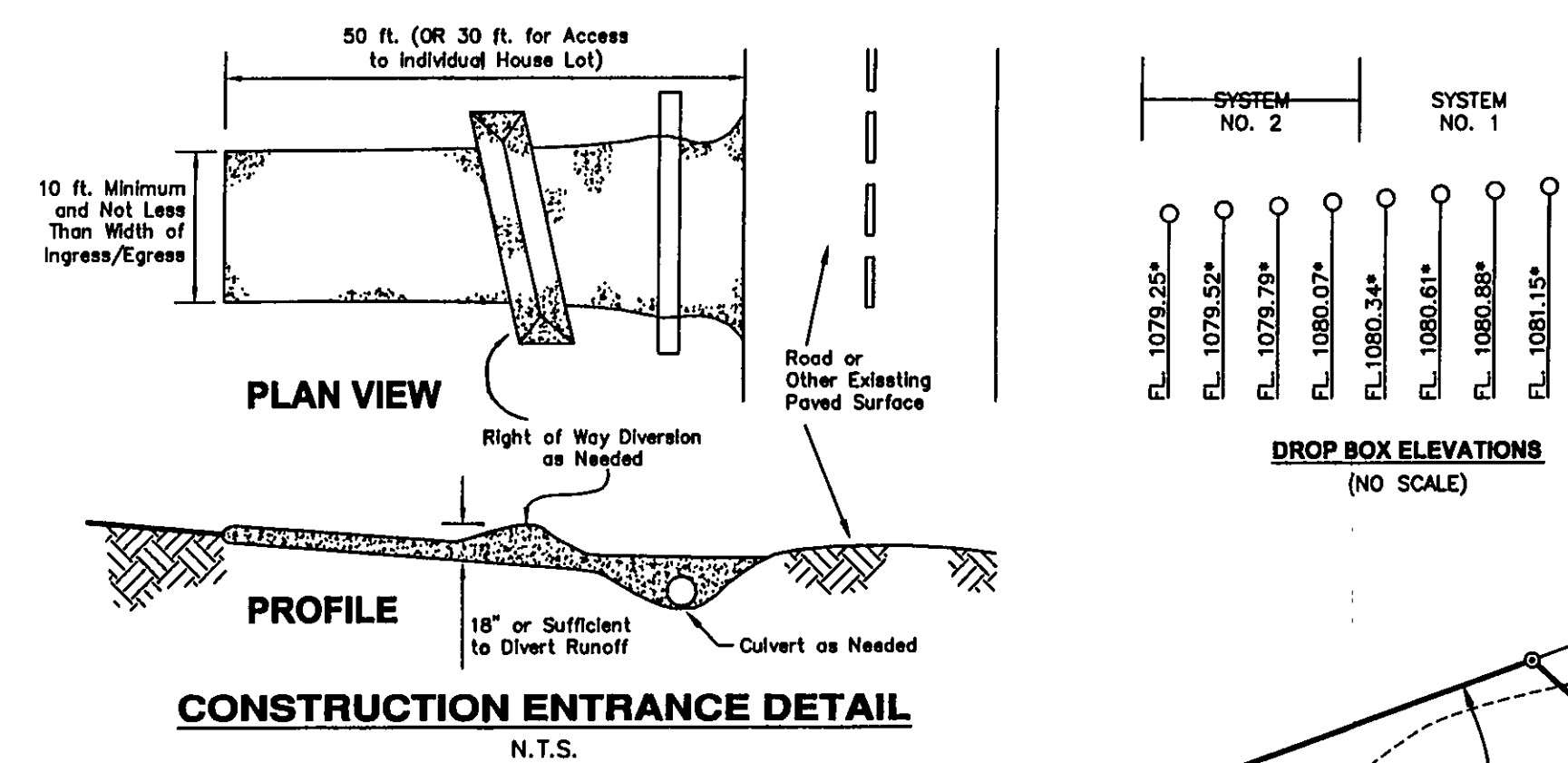
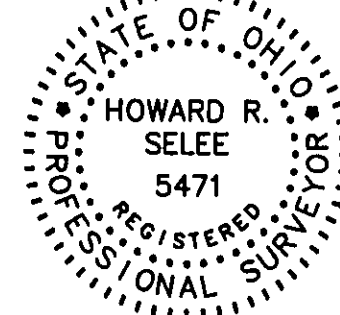
EVAPORATION-TRANSPARATION TRENCHES SHALL BE COVERED WITH TOPSOIL AND SEEDED.  
SHRUBBERY SHALL BE PLANTED IN THE AREA OF THE FIELD IN A FASHION TO BEST  
ASSIST IN TRANSPIRATION.

IF DWELLING IS COMPLETED PRIOR TO THE COMPLETION OF THE PROPOSED WATER MAINS,  
A TEMPORARY WELL SHALL BE INSTALLED TO PROVIDE DOMESTIC WATER SUPPLY FOR THE  
DWELLING. UPON COMPLETION OF THE PROPOSED WATER MAIN, DWELLING SHALL BE  
CONNECTED TO THE MAIN AS INDICATED HEREON. WATER CONNECTION SHALL BE IN  
ACCORDANCE WITH THE REQUIREMENTS OF THE OHIO WATER SERVICE CO.

### BOUNDARY SURVEY CERTIFICATION:

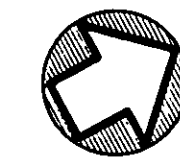
THIS IS TO CERTIFY THAT AT THE REQUEST OF PAYNE AND PAYNE BUILDERS, I HAVE SURVEYED AND  
PLATTED THE PARCEL OF LAND SHOWN HEREON AND CONTAINING 1.7651 ACRES OF LAND.  
MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS SHOWN HEREON ARE  
EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN  
AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES.  
TOPOGRAPHY SHOWN HEREON, INDICATED BY ONE (1) FOOT CONTOURS AND ELEVATIONS,  
REPRESENTS THE ACTUAL OBSERVED SITE GRADES OF AUGUST 27, 2007 ALL OF WHICH I CERTIFY TO BE  
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HOWARD R. SELEE, OHIO SURVEYOR #5471



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.
August 16 to November 1	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	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.

Note: Other approved seed species may be substituted.



**GRAPHIC SCALE**  
20 0 20  
(IN FEET)  
1 INCH = 20 FT.

**AUGUST 31, 2007**

SEPTEMBER 4, 2007: REVISED  
SEPTIC AND HOUSE LOCATION.

SEPTEMBER 6, 2007: REVISED HOUSE  
PLANS AND HOUSE LOCATION.

SEPTEMBER 28, 2007: REVISED  
HOUSE SETBACK AND DRIVEWAY.

OCTOBER 3, 2007: REVISED NUMBER OF  
BEDROOMS, CURTAIN DRAIN DETAIL  
AND CONSTRUCTION NOTES AND ADDED  
4-SIDED CURTAIN DRAIN

OCTOBER 9, 2007: REVISED OUTLET  
FOR E.T. FIELD

MAY 14, 2008: REVISED HOUSE PLANS,  
RAISED HOUSE 1.00 FEET

① R = 75.00  
A = 81°06'56"  
A = 80.00  
C = 76.25  
N28°52'37"E

② R = 500.00  
A = 29°00'00"  
A = 253.07  
C = 250.38  
N43°32'29"W

### 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 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.

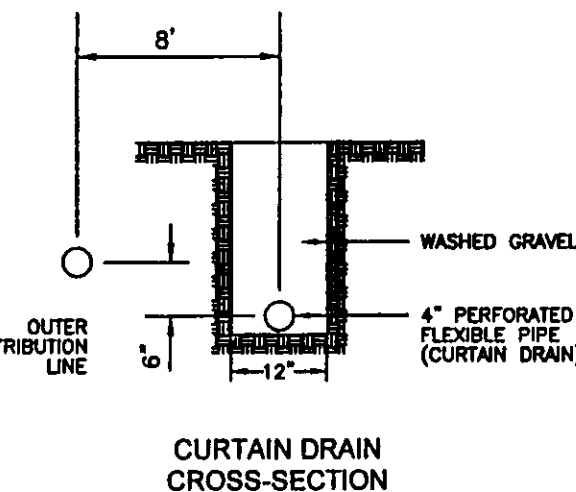
#### Maintenance

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.

#### Notes:

All erosion and sediment control specifications, applications, and timetables are based on 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.



### NOTES:

1084.4 INDICATES EXISTING ELEVATION  
1085.3\* INDICATES PROPOSED GRADE  
--- 1084 --- INDICATES EXISTING CONTOUR LINE  
--- (1085) --- INDICATES PROPOSED CONTOUR LINE  
--->--- INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

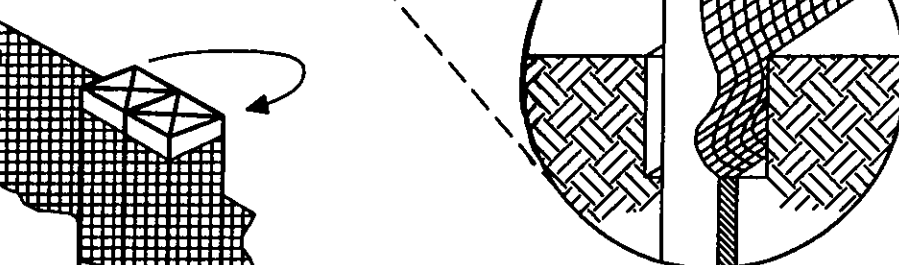
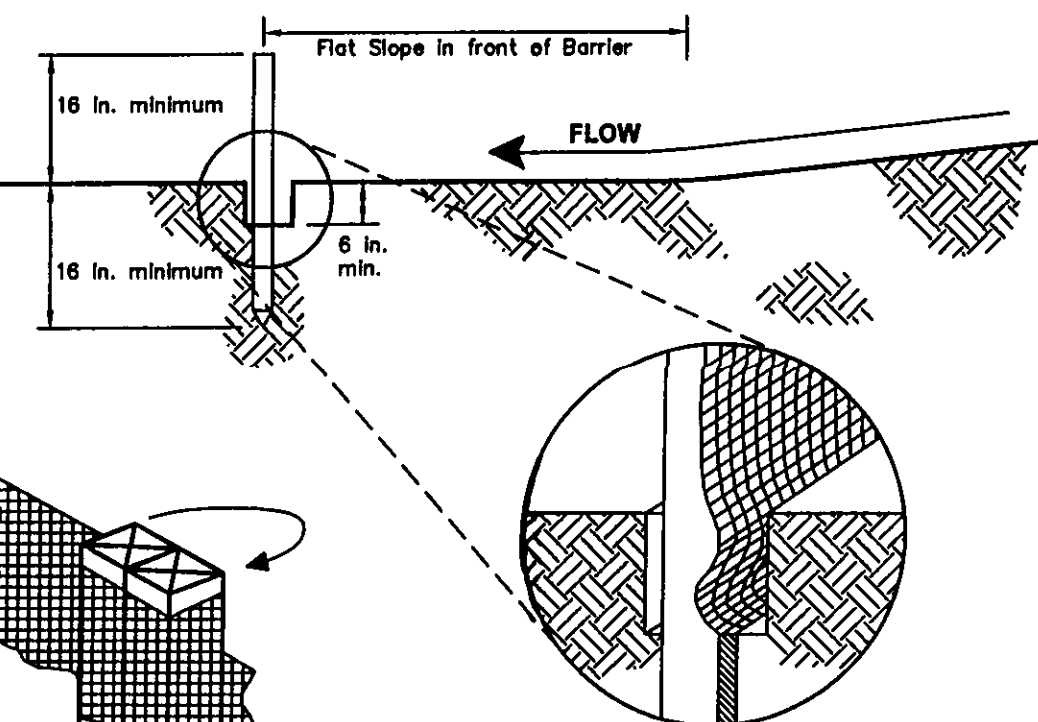
BENCH MARK: TOP OF HYDRANT  
CUL-DE-SAC OF ASCOT PLACE.  
ELEVATION = 1085.72

CONTRACTOR TO VERIFY STORM  
CONNECTION DEPTH BEFORE  
BASEMENT EXCAVATION.

⊙ IRON PIN SET OR FOUND.

---x--- SILT FENCE

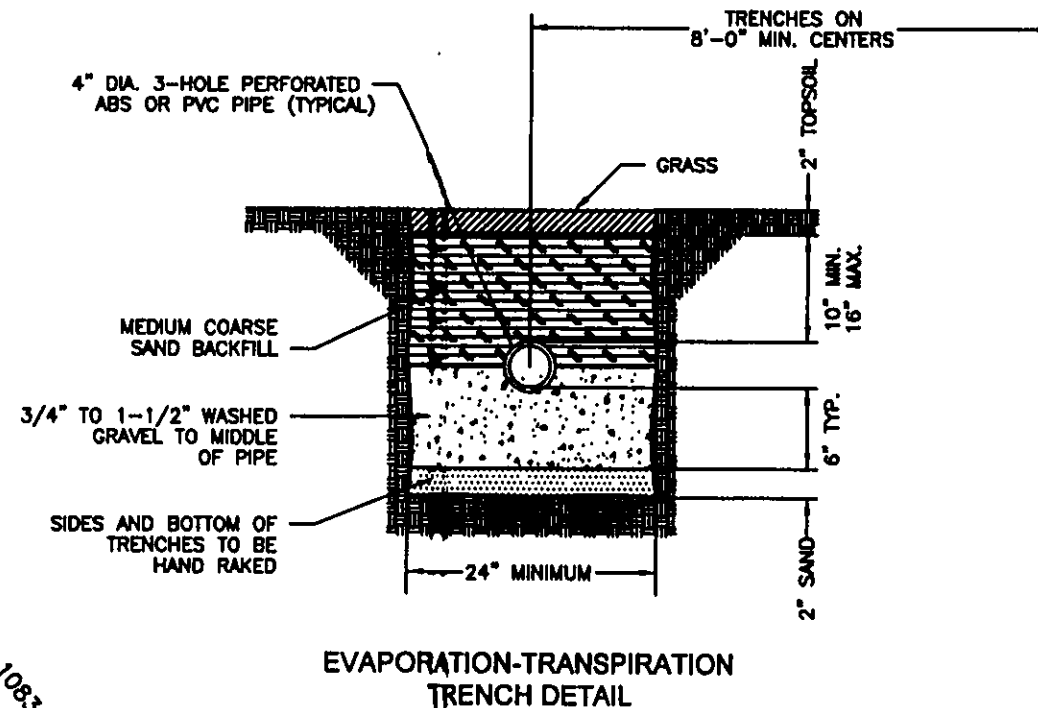
FOOTER DRAIN TO BE SUMPED.



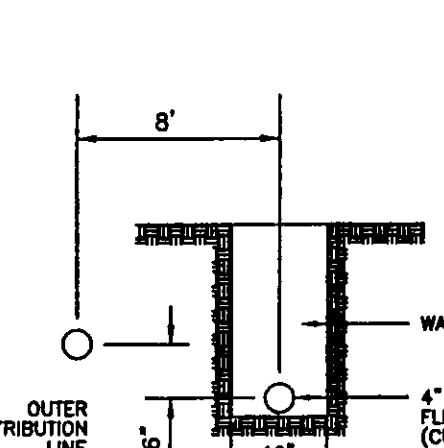
**SILT FENCE DETAIL**  
N.T.S.

### HYDRAULIC PROFILE

(HORZ. SCALE: 1" = 20'; VERT. SCALE: 1" = 5')



**S/L 8**  
1.7651 ACRES



NOTE: The curtain drain must be 8" deeper than the deepest E/Leaching trench bottom.

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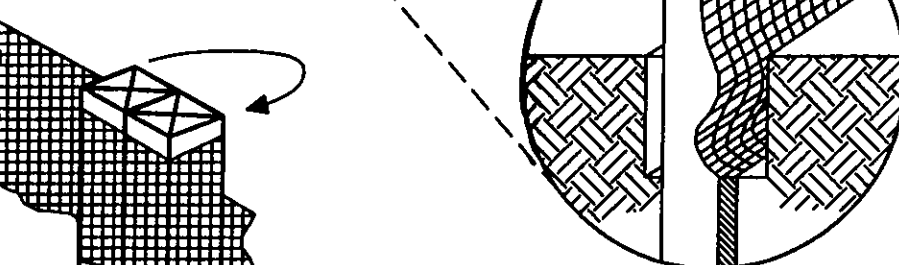
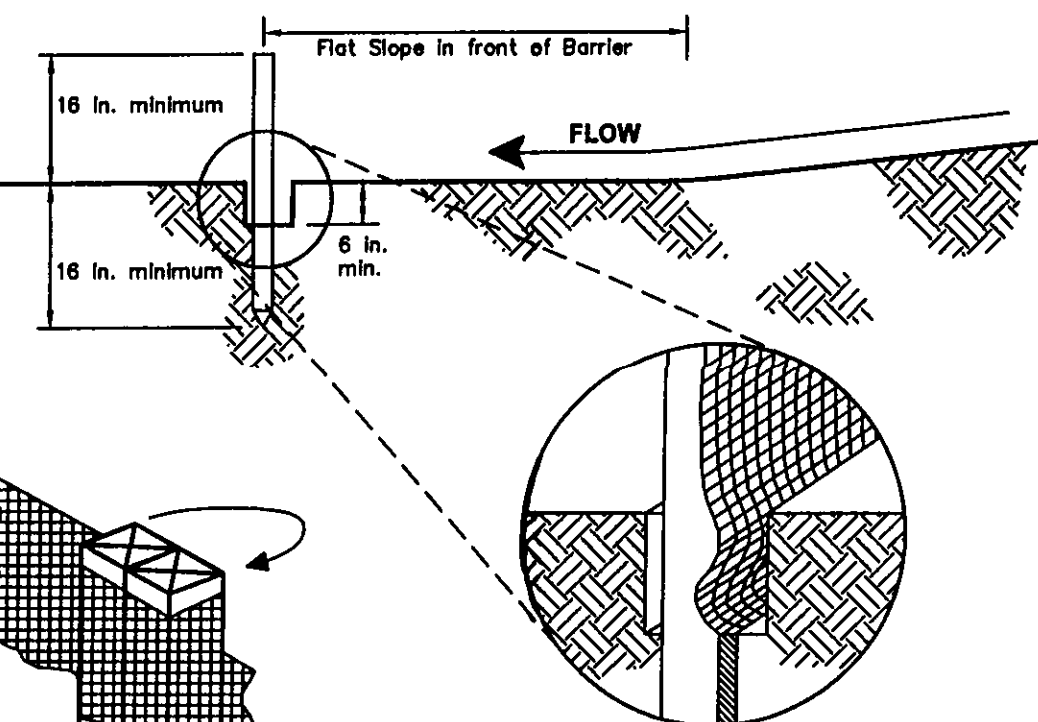
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FOOTER DRAIN TO BE SUMPED.



**SILT FENCE DETAIL**  
N.T.S.

**ASCOT PLACE 60'**

BENCH MARK:  
TOP OF HYD.  
EL. 1085.72

8" WATER MAIN

STM. MH.  
RIM 1083.17  
INV. 1078.85

**HOWARD R. SELEE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD \* SUITE 231 \* CLEVELAND, OH 44129  
(216) 398-0280 SCALE: 1" = 20" FILE NO. 00389-8

