SITE IMPROVEMENT PLAN

FOR SUBLOT NO. 82 IN MOUNTAINSIDE FARMS SUBDIVISION - PHASE 3B, PART OF ORIGINAL CONCORD TOWNSHIP LOT 10, TRACT 4, CONCORD TOWNSHIP, LAKE COUNTY, OHIO.

FOR: PAYNE & PAYNE BUILDERS

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 9-1-09

NORTH

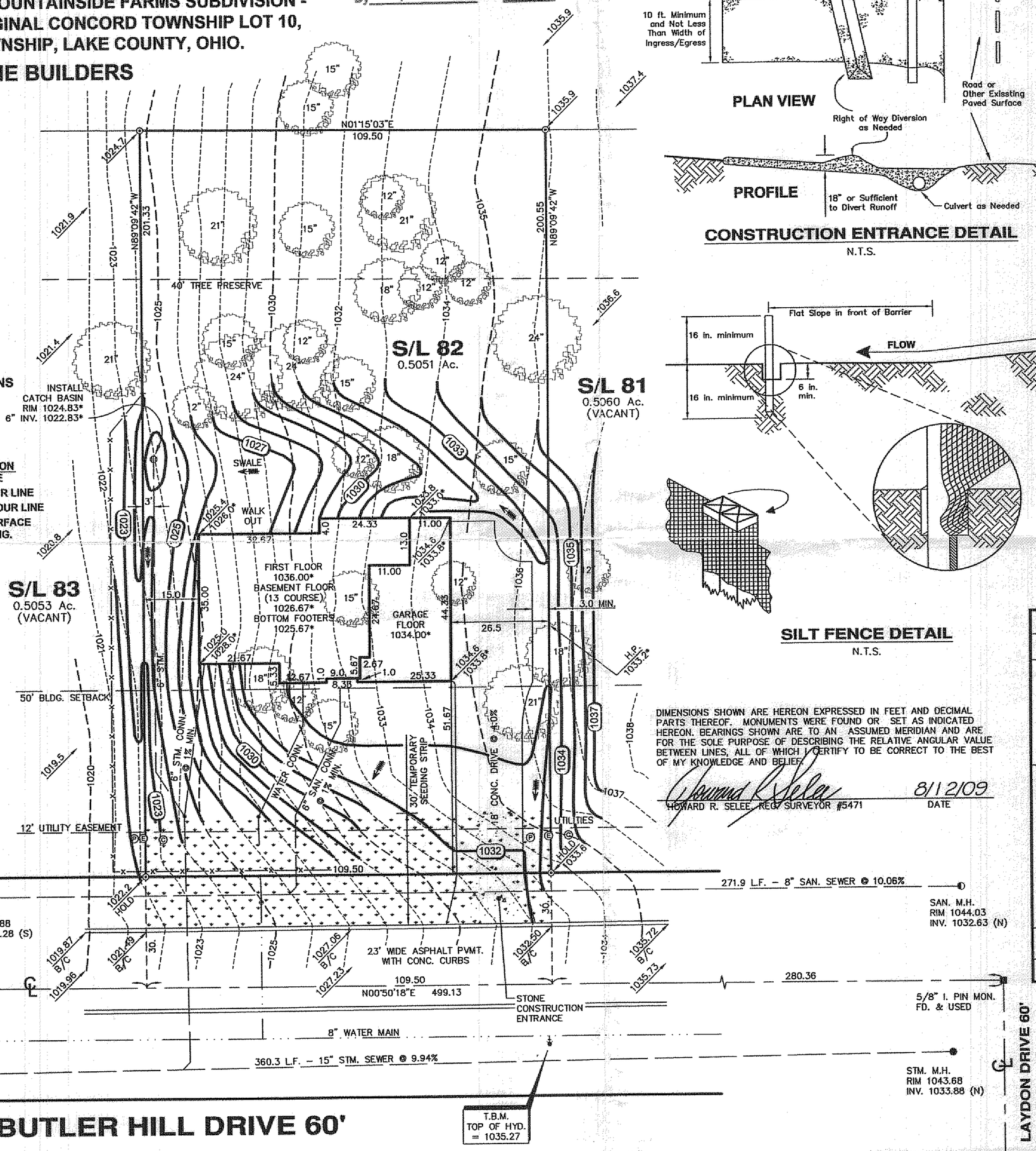
GRAPHIC SCALE

20 10 0 20

(IN FEET)
1 INCH = 20 FT.

JUNE 2, 2009

REVISED: JUNE 5, 2009
REVISED: JUNE 23, 2009
REVISED: JULY 9, 2009
REVISED: AUGUST 4, 2009
REV. AUG. 12, 2009 - NEW HSE PLANS



NOTES:

1034.6	INDICATES EXISTING ELEVATION
1034.3*	INDICATES PROPOSED GRADE
-- 1035 ---	INDICATES EXISTING CONTOUR LINE
—(1034)—	INDICATES PROPOSED CONTOUR LINE
⟵	INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

BENCH MARK: TOP OF HYDRANT OPPOSITE SUBLOT NOS. 81 and 82 ELEVATION = *1035.27*

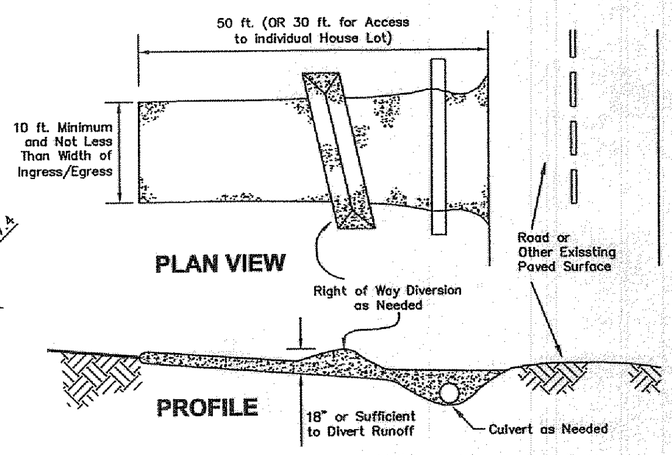
CONTRACTOR TO VERIFY SANITARY AND STORM CONNECTION DEPTHS BEFORE BASEMENT EXCAVATION.

THIS PLAN FOR SITE PURPOSES ONLY, SEE FOUNDATION PLAN FOR HOUSE DETAILS.

⊙ IRON PIN SET OR FOUND.

—x—x—x— SILT FENCE

STATE OF OHIO
HOWARD R. SELEE
5471
REGISTERED PROFESSIONAL SURVEYOR



CONSTRUCTION ENTRANCE DETAIL
N.T.S.

SILT FENCE 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 8/12/09
HOWARD R. SELEE, REG. SURVEYOR #5471 DATE

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.

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.
	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	2 bushel
	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.
November 1 to Spring Seeding	Use mulch only, sodding practices or dormat seeding		

Note: Other approved seed species may be substituted.

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
*9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129*
(216) 398-0280 SCALE: 1" = 20' FILE NO. 09030-82
SELEE