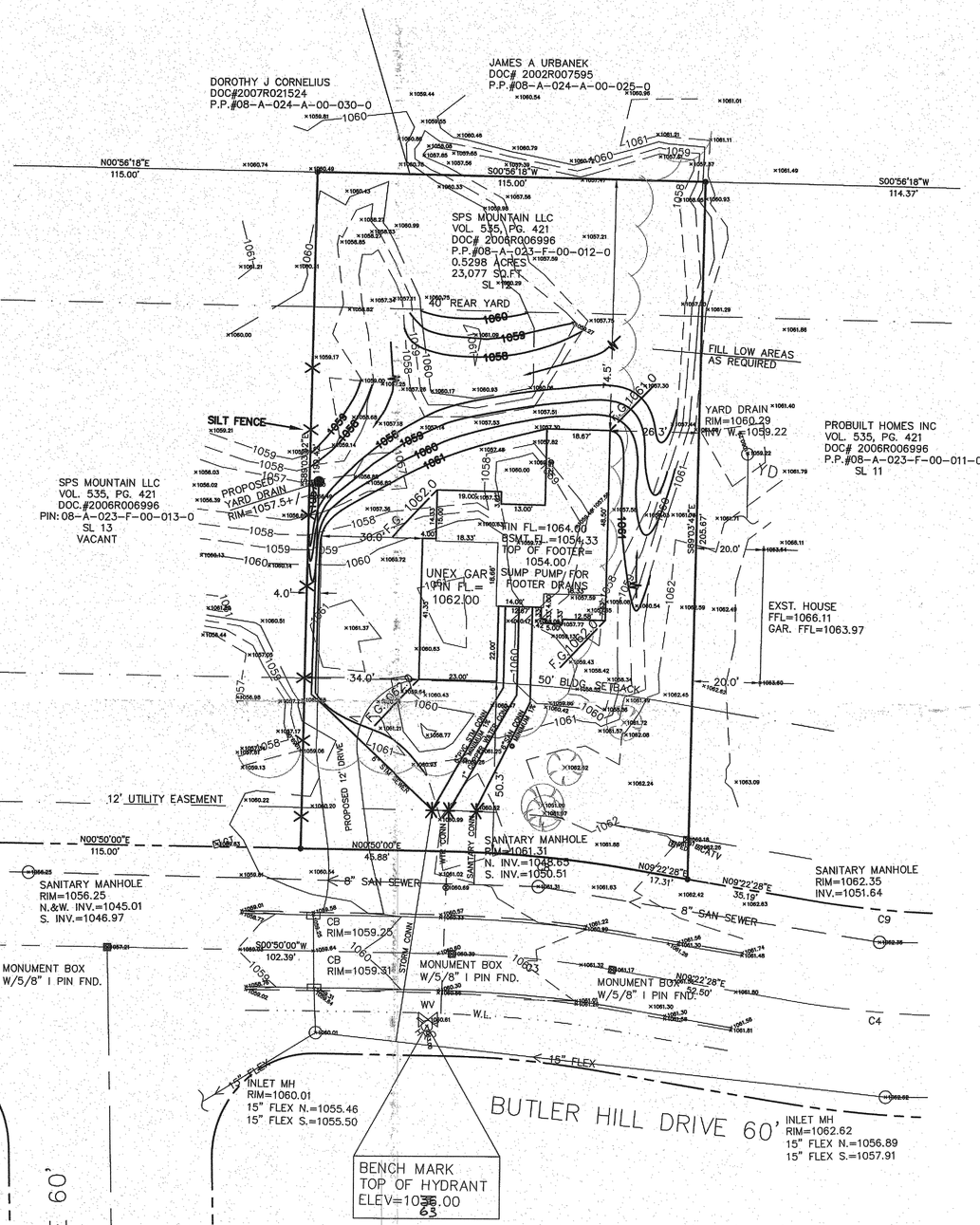


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C8	52.17	350.00	8°32'28"	N05°06'14"E	52.13	26.14
C3	47.70	320.00	8°32'28"	N05°06'14"E	47.66	23.90
C9	47.34	290.00	9°21'08"	S04°41'54"W	47.28	23.72
C4	52.23	320.00	9°21'08"	S04°41'54"W	52.17	26.17

✱CONTRACTOR TO VERIFY DEPTH, LOCATIONS AND TYPE OF EXISTING CONNECTIONS IN FIELD.

UNDERGROUND UTILITIES NOTE:
The location both horizontal and vertical of the underground utilities shown hereon, have been obtained by a diligent and comprehensive search of available records. Verification by field observation has been conducted where practical. However, Rudy E. Schwartz, P.S. No. 7193 does not guarantee the completeness, nor accuracy thereof.

NOTES:

1 SEE ARCHITECT'S PLANS FOR COMPLETE HOUSE DIMENSIONS.

2 BUILDER TO ESTABLISH SWALES AS REQUIRED.

3 INSTALL SILT FENCE AND EROSION CONTROL AS REQUIRED BY THE TOWNSHIP OF CONCORD.

SYMBOL LEGEND

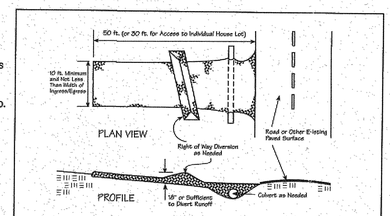
TELEPHONE PEDESTAL	
POWER TRANSFORMER	
CURB INLET	
MANHOLE	
WATER VALVE	
FIRE HYDRANT	
YARD DRAIN	
POWER POLE	
LIGHT POLE	
GAS VALVE	
LIGHT POWER POLE	
GAS METER	
CABLE TV PEDESTAL	
GAURD POST	
CATCH BASIN	
WATER SERVICE VALVE	
GUY WIRE	
GAS SERVICE VALVE	
CLEAN OUT	
WATER METER	
GAS MARKER	

Temporary Seeding Species Selection			
Seeding Dates	Species	Lb./1,000 ft.²	Per Ac.
March 1 to August 15	Oats Tall Fescue Annual Ryegrass	3 1 1	4 bushel 40 lb. 40 lb.
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 lb. 40 lb. 40 lb.
August 16 to November 1	Rye Tall Fescue Annual Ryegrass	3 1 1	2 bushel 40 lb. 40 lb.
	Wheat Tall Fescue Annual Ryegrass	3 1 1	2 bushel 40 lb. 40 lb.
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 lb. 40 lb. 40 lb.
November 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding.		

Note: Other approved seed species may be substituted.

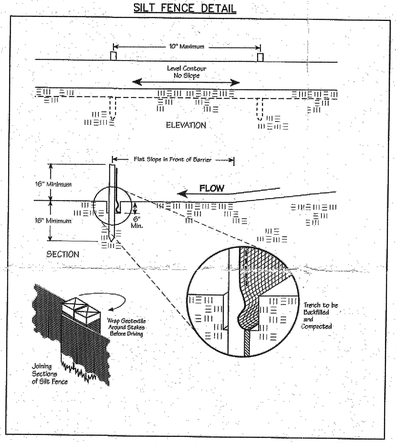
2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

CONSTRUCTION ENTRANCE DETAIL



1. Stone Size--Two-inch stone shall be used, or recycled concrete equivalent.
2. 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).
3. Thickness--The stone layer shall be at least 6 in. thick.
4. Width--The entrance shall be at least 10 ft. wide, but not less than the full width at points where ingress or egress occurs.
5. 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 190 lb.
6. 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.
7. Water Bar--A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
8. Maintenance--Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
9. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.

SILT FENCE DETAIL



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.

SITE PLAN
For
ALEXANDRA FINE HOMES

SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE AND THE STATE OF OHIO, AND IS FURTHER KNOW AS BEING SUBLOT NUMBER 12 IN THE MOUNTAINTOP ESTATES SUBDIVISION, RECORDED IN VOLUME 57, PG. 15 OF THE LAKE COUNTY PLAT RECORDS.

PREPARED FOR:
ALEXANDRA FINE HOMES
8555 MAYFIELD ROAD
CHESTERLAND, OHIO 44026
PHONE 440-729-8880

LEGEND

●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
○	i.Pipe	Iron Pipe
■	Mon.	Monument
□	Fe	Fence post
✕	Mag	Mag Nail Set
	Fnd.	Found
	D.	Deed
	R/Rec	Record
	M/Msd	Measured
	O/Obs	Observed
	C/Calc	Calculated
	U.	Used
	D.R.	Deed Record
	O.R.	Official Record
	C.L. C/L	Centerline
	e/p	Edge of Pavement
	P	Plat record information

NORTH

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 2009-14024
Date Issued 10/5/09
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.

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

OCTOBER 2, 2009

DESIGN CERTIFICATE:
This plan was prepared by me, and is correct to the best of my knowledge and belief.

10-2-09
Rudy E. Schwartz, P.S. #7193

I, the undersigned hereby certify that this topography, indicated in 1' contours, and elevations shown hereon represent an actual field survey made by me September, 2009 and that the elevations were taken at appropriate intervals and that as of this date they existed as indicated hereon.

10-2-09
Rudy E. Schwartz, P.S. #7193 Date

STATE OF OHIO
RUDY E. SCHWARTZ
7193
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By JRG Date 10-7-09