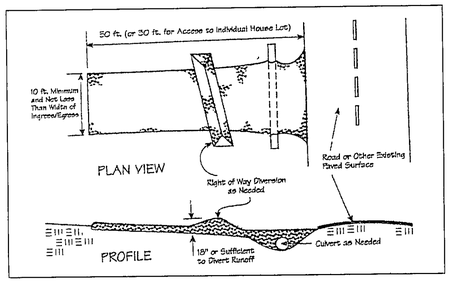
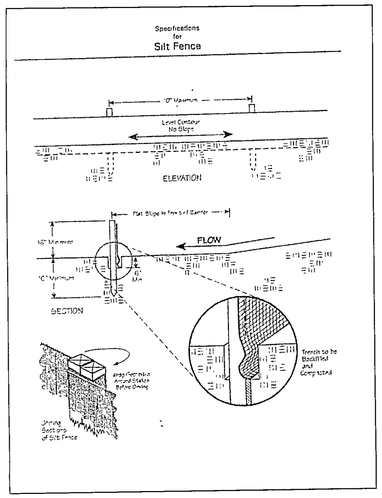
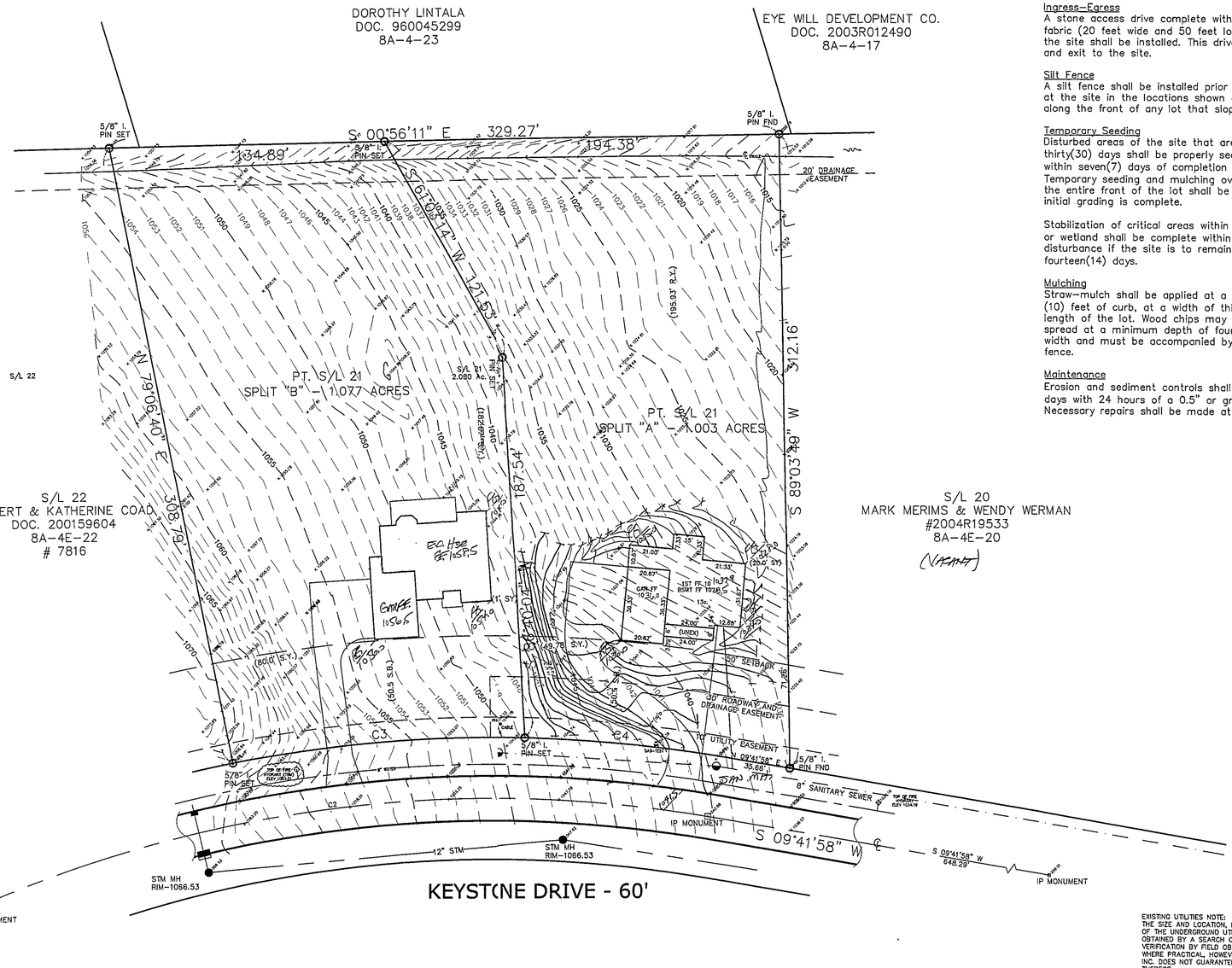
SHEET / OF





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



TBM – TOP OF FIRE HYDRANT
ELEV – 1063.51

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C3	147.03	673.92	73.81	146.74	S04°38'20"E	12°30'02"
C4	95.13	673.92	47.64	95.05	S05°39'21"W	08°05'15"

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By _____ Date 6/17/04

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 only entrance and exit to the site.

Silt Fence
A 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 thirty(30) days shall be properly seeded and straw mulched within seven(7) days of completion of initial grading.
Temporary seeding and mulching over a thirty(30) foot stirp 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 to 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 with 24 hours of a 0.5" or greater rainfall event. Necessary repairs shall be made at this time.

EXISTING UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL, HOWEVER, BABCOCK, JONES AND ASSOCIATES INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

HARRY S. JOSELIN, S-6343 REGISTERED PROFESSIONAL SURVEYOR STATE OF OHIO

REV NO.	DESCRIPTION	DATE	BY	CHK'D
1	ADDED NEW HOUSE	5/28/04	B.P.	H.J.

BABCOCK, JONES AND ASSOCIATES, INC
CIVIL ENGINEERS – SURVEYORS – LAND PLANNERS
PAINESVILLE OHIO 44077

DATE	5/24/04
DESIGN BY	H.J.
DRAWN BY	N.S.
APPROVED BY	H.J.

SITE PLAN
FOR
LONCAR CONSTUCTION Co. Inc.

S/L 21 KEYSTONE DRIVE – WOODCREST SUBDIVISION
CONCORD TOWNSHIP LAKE COUNTY STATE OF OHIO

SCALE	1"=30'
JOB NO	99–166–21A
SHEET	1 / 1