SITE PLAN

for : LYNN HOMES
CLIENT

ADDRESS	STREET	CITY
4338	River Road	Willoughby

SUBLOT No	SUBDIVISION NAME	VOL	PAGE
234	Quail Hollow PD	43	32

LOT	TRACT		
2 & 3	2	Concord (OHIO)	

DESIGN CERTIFICATION

THIS PLAT WAS PREPARED BY ME, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME / DATE

DRAWN BY	SCALE	CHKD BY	DATE
TJS	1"= 20'		Jul/2004
1 Site/Grdg 9/3/04		1	
2		5	
3		6	

BENCHMARK

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

O.U.P.S.Ref.# ***

EROSION CONTROL PLAN & SCHEDULE

SILT FENCE TO BE INSTALLED PRIOR TO ANY EARTHWORK ACTIVITY, IN LOCATION SHOWN ON PLANS PER DETAIL

STONE SHALL BE INSTALLED IN FUTURE DRIVEWAY AREA 20 FEET WIDE AND 50 FEET LONG TO PREVENT VEHICLES FROM TRACKING SEDIMENT OFF THE SITE. INGRESS AND EGRESS TO BE LIMITED TO THIS AREA ONLY

SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT ALL PHASES OF EARTH DISTURBING ACTIVITY. SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN (7) DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE DISTURBED AREA IS PERMANENTLY RESTABILIZED.

DISTURBED AREAS SHALL HAVE SOIL STABILIZATION WITHIN NO MORE THAN SEVEN (7) DAYS IF THEY ARE TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN THIRTY-FIVE (35) DAYS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN NO MORE THAN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN NO MORE THAN SEVEN (7) DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY-FIVE (35) DAYS

STABILIZATION OF CRITICAL AREAS WITHIN 50 FEET OF ANY STREAM OR WETLAND SHALL BE TEMPORARILY STABILIZED WITHIN TWO (2) DAYS OF DISTURBANCE IF AREA WILL REMAIN INACTIVE FOR FOURTEEN (14) DAYS OR LONGER. CONSTRUCTION VEHICLES SHALL AVOID STREAMS AND THEIR BUFFER AREAS. IF ANY ACTIVE DRAINAGE WAY MUST BE CROSSED BY CONSTRUCTION VEHICLES REPEATEDLY DURING CONSTRUCTION, AN APPROVED TEMPORARY STREAM CROSSING SHALL BE CONSTRUCTED.

SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED TO PREVENT SOIL LOSS. STABILIZATION SHALL BE REQUIRED IF STOCKPILES ARE LOCATED WITHIN CRITICAL AREAS (NEAR STREAMS OR WETLANDS, OR IF DETERMINED BY THE ADMINISTRATOR THAT SEDIMENT FROM STOCKPILES WILL LEAVE THE SITE.

SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED BY THE OWNER OR HIS HER AGENT EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAINFALL EVENT. A WRITTEN LOG OF THESE INSPECTIONS AND IMPROVEMENTS TO CONTROLS SHALL BE KEPT ON SITE. THESE INSPECTIONS SHALL INCLUDE THE DATE OF INSPECTION, NAME OF INSPECTOR, WEATHER CONDITIONS, THE ACTIONS TAKEN TO CORRECT ANY DEFICIENCIES, AND THE DATE ACTIONS WERE TAKEN

MEASURES SHALL BE TAKEN TO PREVENT THE TRANSPORT OUT OF SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, OR WHERE FUGITIVE DUST. WHERE SOIL IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY OR MORE FREQUENTLY AS NECESSARY. SOIL SHALL BE REMOVED FROM PAVED SURFACES BY SHOVELING OR SWEEPING. STREET WASHING SHALL BE ALLOWED ONLY AFTER MOST SEDIMENT HAS BEEN REMOVED BY SHOVELING OR SWEEPING

THE ABOVE SPECIFIED EROSION 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 GRANT WAIVERS FROM THESE REQUIREMENTS.

PERMANENT SEEDING TO BE INSTALLED AFTER ALL CONSTRUCTION ACTIVITY IS COMPLETE

SEEDING AND MULCHING NOTES
SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING IMMEDIATELY UPON COMPLETION OF EXCAVATION OR FILL AND FINISHED GRADING IN ACCORDANCE WITH ITEM 659 OF OHIO DOT CONSTRUCTION AND MATERIAL SPECIFICATIONS, AS CURRENTLY EDITED BY THE ENGINEER

THE FOLLOWING MIXTURES SHALL BE USED FOR SEEDING IN ACCORDANCE WITH ODOT ITEM 659

KENTUCKY BLUE GRASS	30%
CREEPING RED FESCUE	40%
PERENNIAL RYE GRASS	30%

FERTILIZER - 200# 1000 SF (12-12-12)
MULCH - TOWN HAY 1 1/2 TONS PER ACRE

CONCORD TOWNSHIP ZONING OFFICE
ZONING PERMIT # 0904-11851
ISSUED 9/7/04

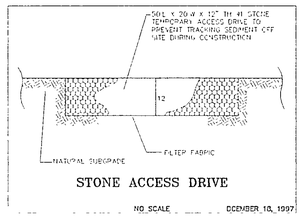
SUBJECT TO APPROVAL BY:

- ☑ Lake Co. Sanitary Engineer
- ☑ Lake Co. Eng. Dept.
- ☐ Lake Co. Planning Comm.
- ☑ Lake Co. Building Dept.
- ☑ Lake Co. Soil & Water Cons. Dist.

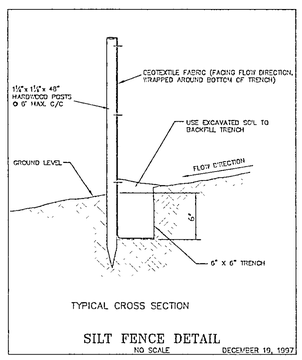
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 6", 1', OR 2' CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 27th DAY OF July 2004 AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON.

TIMOTHY J. SULLIVAN, P.S. 7847 9/3/04

EXISTING UNDERGROUND UTILITIES NOTE.
THE SIZE AND 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, LDC INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



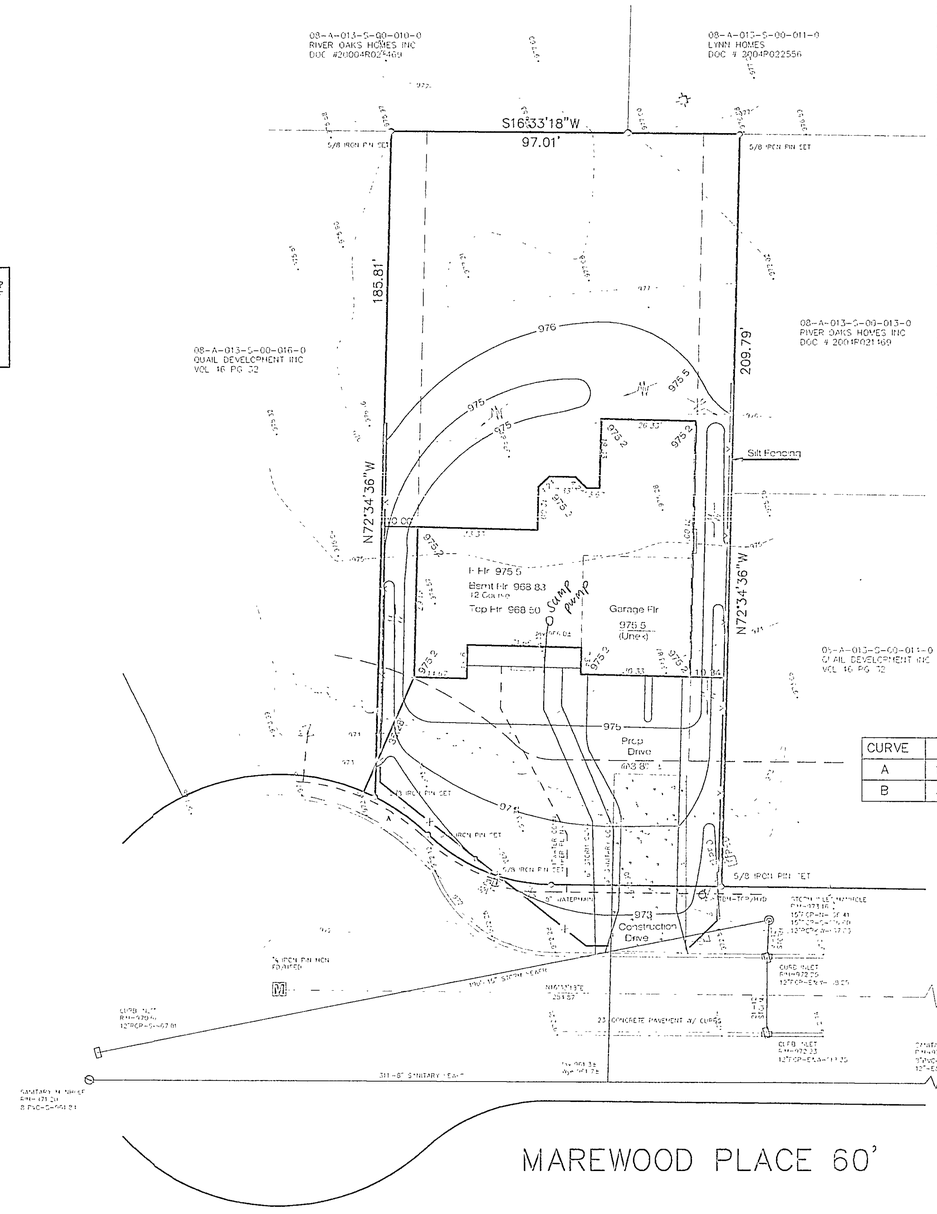
STONE ACCESS DRIVE
NO SCALE DECEMBER 10, 1997



TYPICAL CROSS SECTION

SILT FENCE DETAIL
NO SCALE DECEMBER 10, 1997

NOTE:THE CONTRACTOR/BUILDER SHALL NOTIFY THE APPROVING ENGINEER IF GROUNDWATER IS OBSERVED DURING THE EXCAVATION OF THE BASEMENT.
–Contractor To Verify Depth And Location Of Utility Connections;
–See Architect Plans For Complete House Dimensions.

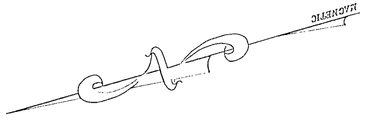


CURVE TABLE

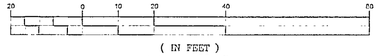
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
A	18.26'	60.00'	17°26'27"	18.19'	S51°10'35"W
B	37.82'	60.00'	43°20'30"	38.93'	S38°13'33"W

Stormwater Management Pl.
Approved as shown and/or note
JAMES R. GILLS, P.E.
County Drainage Engineer
By JRG Date 090804
Discharge Sump pump to Sm Cnn.

NOT DRAWN TO SCALE UNLESS SHOWN ON GRAPH BLOCKS.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

L.D.C. Inc. d.b.a.
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