

SITE IMPROVEMENT PLAN

SITUATED IN THE CITY OF KIRTLAND, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART LOT NO. 6, TRACT NO. 2 IN SAID CITY.

FOR: PAYNE & PAYNE BUILDERS

OWNER: RANDALL R. AND MARIA ISABEL BOSS

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
- AERATION-TYPE TREATMENT SYSTEM SHALL CONFORM TO SECTION 840 OF THE LAKE COUNTY BOARD OF HEALTH REGULATIONS
- SEWAGE LIFT PUMP SHALL BE CAPABLE OF LIFTING RESIDENTIAL SEWAGE EFFLUENT AT A RATE OF 70 GPM AT 10 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-TRANSPIRATION 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.

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

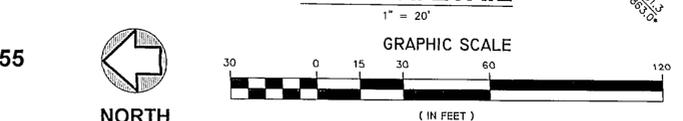
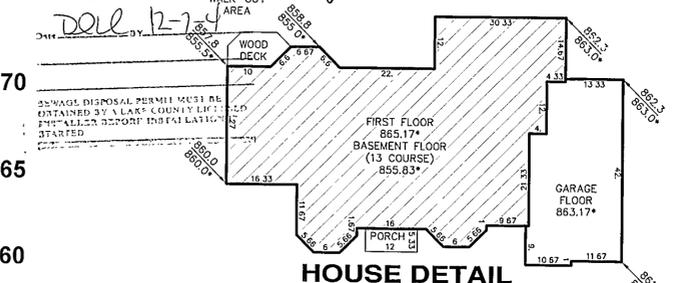
BOUNDARY SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF PAYNE & PAYNE CUSTOM BUILDERS, INC. I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON AND CONTAINING 5.2072 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 TWO (2) FOOT CONTOURS AND ELEVATIONS, REPRESENTS THE ACTUAL OBSERVED SITE GRADES OF OCTOBER 19, 2004. ALL OF WHICH I CERTIFY TO CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HOWARD R. SELEE, OHIO SURVEYOR #5471

REVIEWED AND ACCEPTED
LAKE COUNTY GENERAL
HEALTH DISTRICT

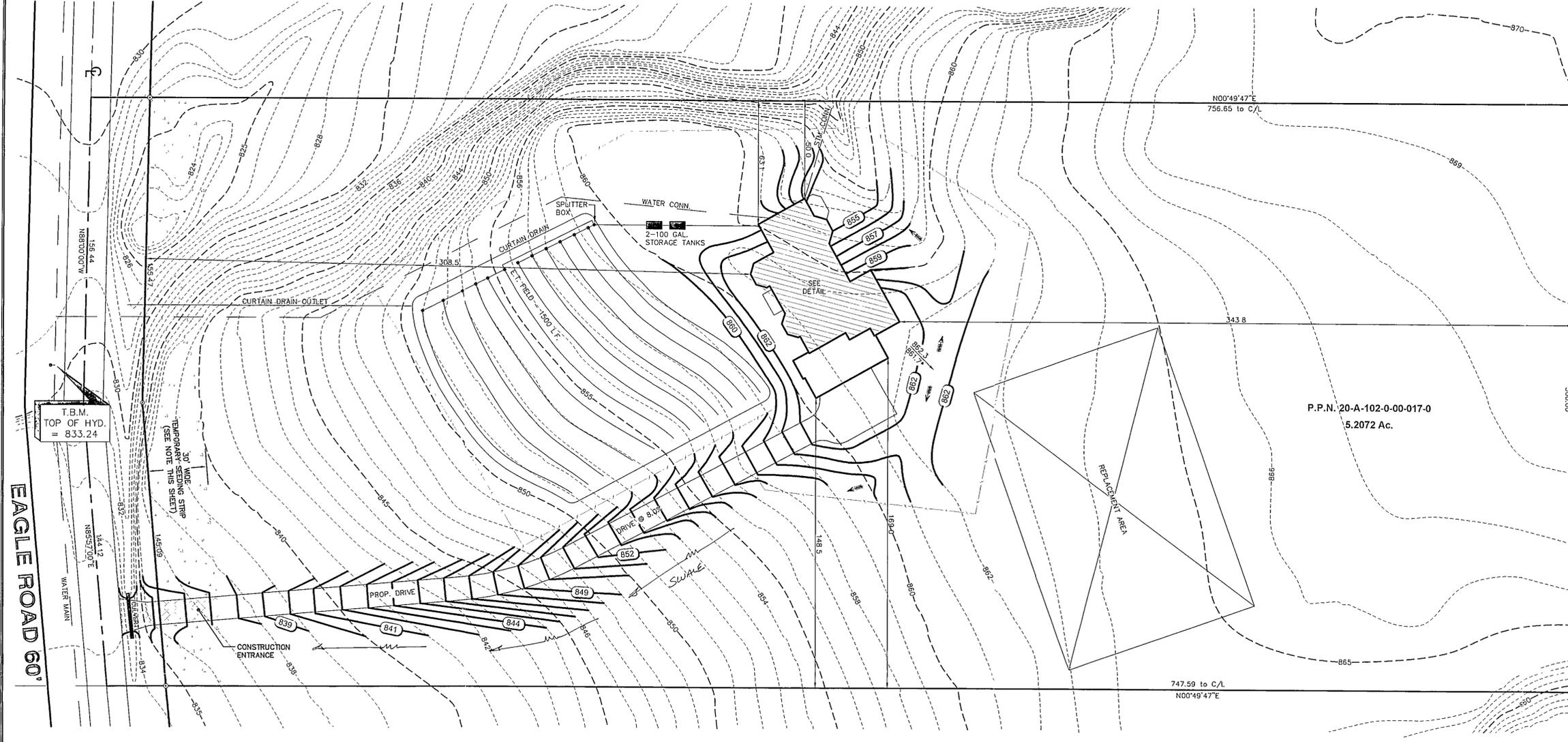
DOLE 12-7-04



NOVEMBER 11, 2004
REVISED: NOVEMBER 15, 2004
REVISED: NOVEMBER 19, 2004
REVISED GRADING FOR WALKOUT
BASEMENT: DECEMBER 2, 2004

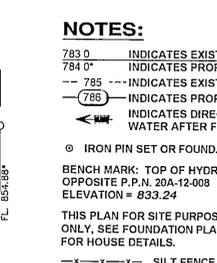
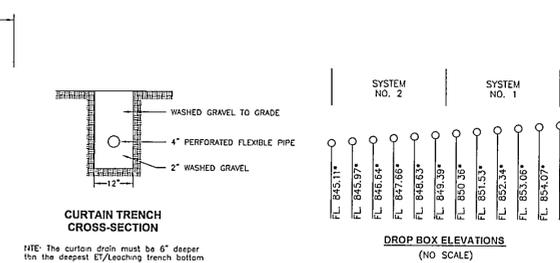
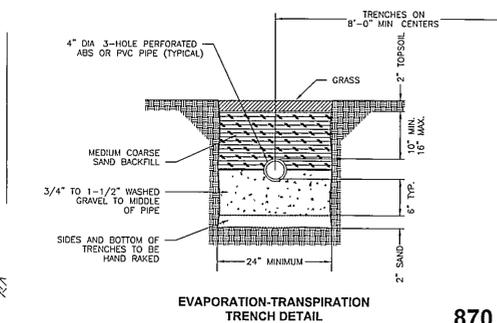
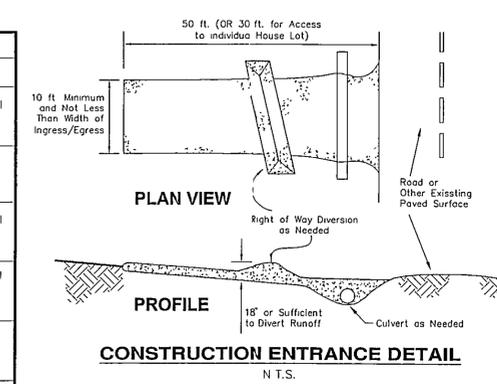
STATE OF OHIO
PROFESSIONAL LAND SURVEYOR
HOWARD R. SELEE
5471

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129
(216) 398-0280 SCALE: 1" = 30' FILE NO. 04899



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.
	Wheat	3	2 bushel
November 1 to Spring Seeding	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.

Note: Other approved seed species may be substituted.



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.

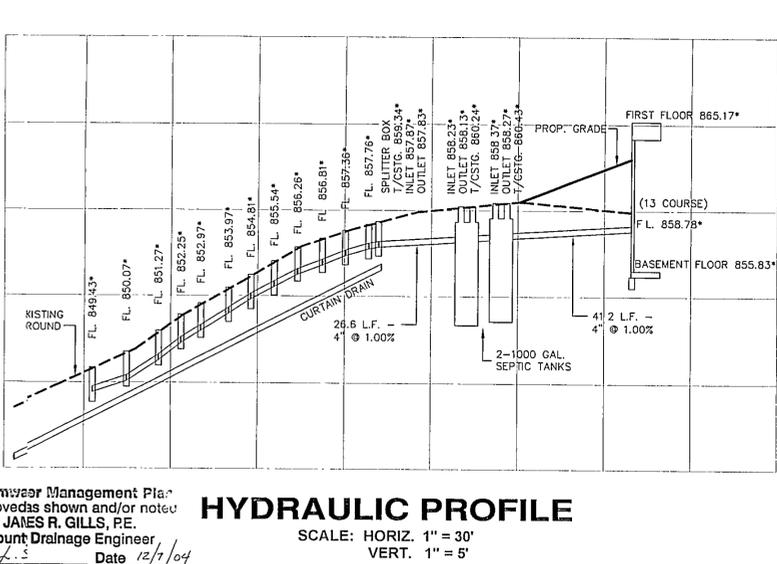
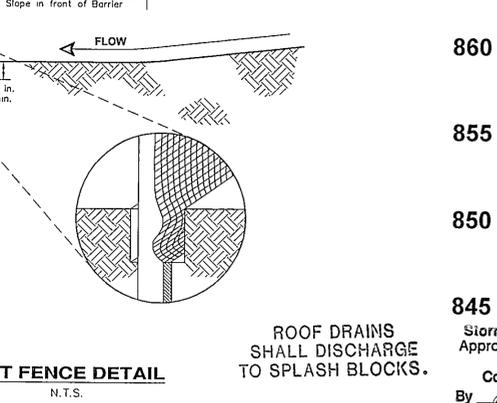
Erosion and Sediment Control Schedule

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 on the descriptions and standards of The Ohio Department of Natural Resources "Runwater 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 improve, at any time, additional, more stringent requirements. Nor shall the standards limit the right of the county to waive, in writing, individual requirements.



Stormwater Management Plan Approved shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
Date 12/1/04

SCALE: HORIZ. 1" = 30'
VERT. 1" = 5'

ROOF DRAINS SHALL DISCHARGE TO SPLASH BLOCKS.