

# SITE IMPROVEMENT PLAN

FOR SUBLT NO. 2 IN THE CHAPIN LEDGES SUBDIVISION AS SHOWN BY THE RECORDED PLAT N VOLUME 54-8 OF LAKE COUNTY PLAT RECORDS AND KNCWN AS BEING PART OF LOT NOS. 6 AND 7 IN TRACT NO. 2 AND LOT NOS. 83, 84 AND 85 IN TRACT NO. 3. NOW IN THE CITY OF KIRTLAND, LAKE COUNTY, OHIO.

FOR: THE KOTHERA RESIDENCE

BUILDER: PAYNE & PAYNE BUILDERS

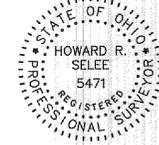
Stormwater Management Plan approved as shown and/or noted  
 JAMES R. GILLS, P.E.  
 County Drainage Engineer  
 By *L.S.* Date 7/5/13

### BOUNDARY SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON AND CONTAINING 3.0000 ACRES OF LAND. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS SHOWN HEREON ARE EXPRESSES 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 ONE (1) FOOT CONTOURS AND ELEVATIONS, REPRESENTS THE ACTUAL OBSERVED SITE GRADES OF JUNE 7, 2013. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Howard R. Selee*  
 HOWARD R. SELEE, OHIO SURVEYOR #5471

9/5/13 DATE



### 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

### Erosion and Sediment Control Schedule

**Ingress-Egress**  
 A stone access drive complete with underlying geotextile fabric (20 feet wide and 30 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 lb. 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.

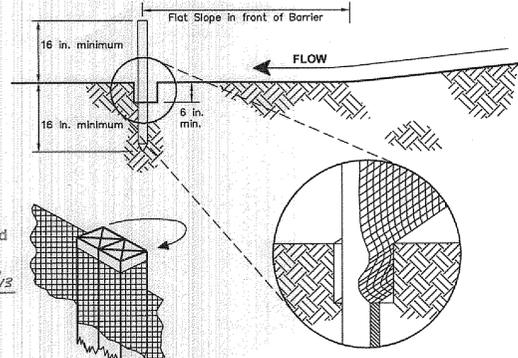
**Maintenance**  
 Erosion and sediment controls shall be inspected every seven (7) days or within 24 hours of a 0.5" or greater rainfall event. Necessary repairs shall be made at this time.

**Note:**  
 All erosion and sediment control specifications, applications, and timetables are based on the descriptions of 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 and revised December 1, 2009.

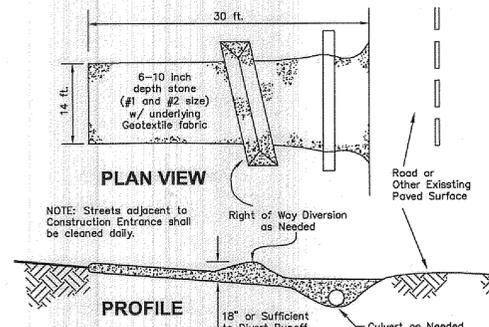
The specified erosion and sediment control standards are general guidelines and shall not limit the right of the county to impose, at any time, additional, more stringent requirements. Nor shall the standards limit the right of the county to waive, in writing, individual requirements.

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.
August 16 to November 1	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.

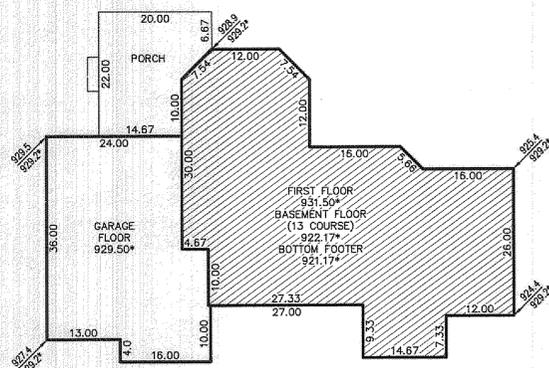
Note: Other approved seed species may be substituted.



SILT FENCE DETAIL  
 N.T.S.



CONSTRUCTION ENTRANCE DETAIL  
 N.T.S.



HOUSE DETAIL  
 1" = 15'

### NOTES:

- 928.1 INDICATES EXISTING ELEVATION
- 929.8' INDICATES PROPOSED GRADE
- 924 INDICATES EXISTING CONTOUR LINE
- 925 INDICATES PROPOSED CONTOUR LINE
- INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

BENCH MARK: TOP OF HYDRANT  
 NORTHWEST CORNER OF SUBLT NO. 2  
 ELEVATION = 914.25

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

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

MINIMUM FALL AWAY FROM HOUSE IS 6 INCHES IN 10 FEET.

MAINTAIN POSITIVE YARD DRAINAGE (TO SWALES, YARD DRAINS, NATURAL WATERCOURSES OR STREET) ACROSS.

VERIFY MINIMUM SLOPE OF 1% FROM BOTTOM OF FOOTER TO STORM AND SANITARY LATERALS. IF 1% CANNOT BE ACHIEVED, CONTACT CITY ENGINEER.

UNDERGROUND INFORMATION SHOWN TAKEN FROM IMPROVEMENT PLANS AND TYPE, SIZE AND ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.

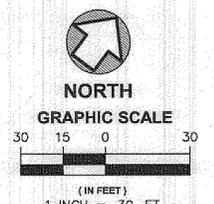
CONTRACTOR MUST CHECK BENCH MARK WITH PERMANENT GRADE BEFORE ANY EXCAVATION OR WORK IS STARTED.

THE SITE SHALL COMPLY WITH "SPECIFICATIONS FOR INDIVIDUAL LOT PROTECTION" AND "EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES".

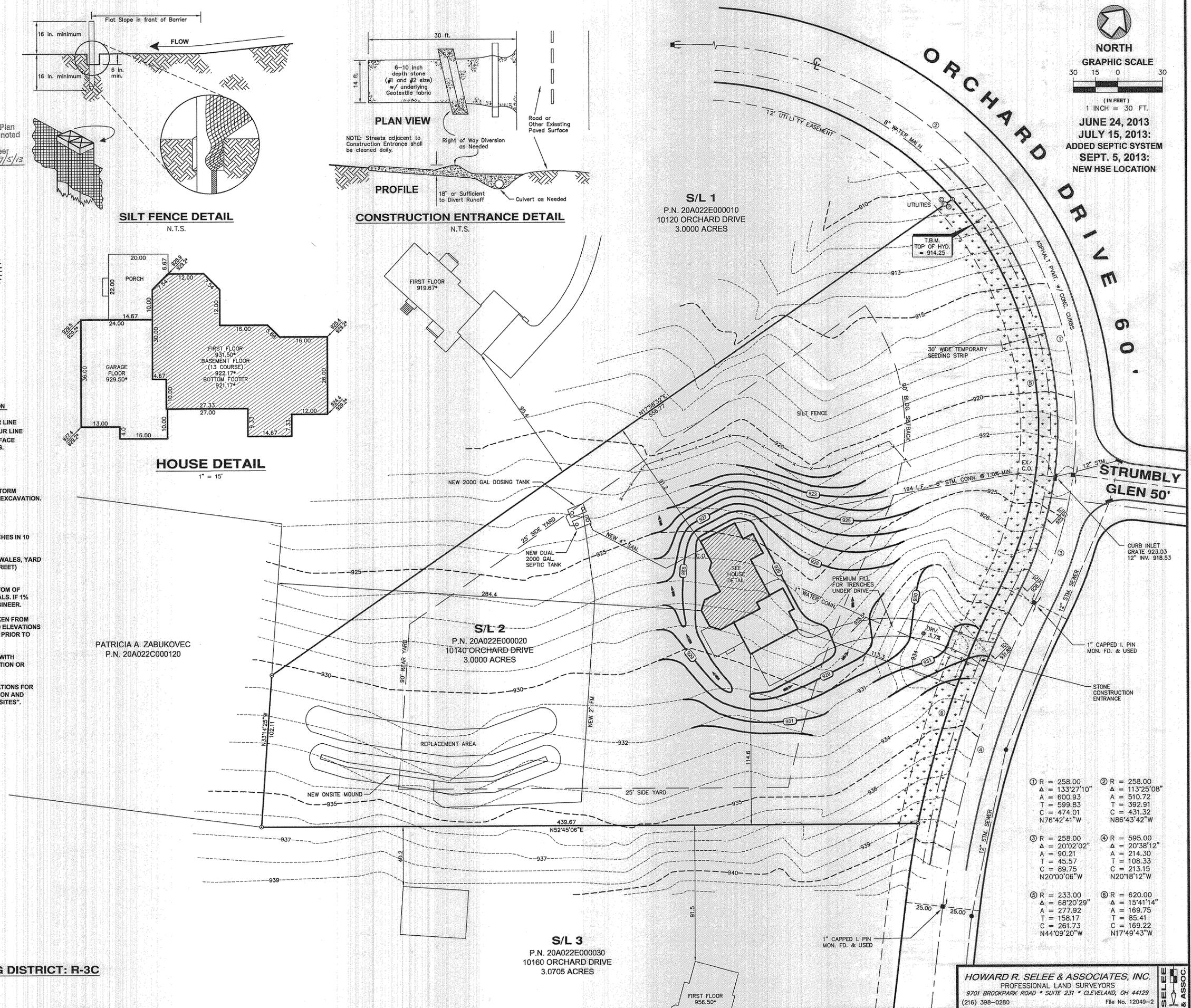
IRON PIN SET OR FOUND.

SILT FENCE

ZONING DISTRICT: R-3C



NORTH  
 GRAPHIC SCALE  
 1 INCH = 30 FT.  
 (IN FEET)  
 30 15 0  
 JUNE 24, 2013  
 JULY 15, 2013:  
 ADDED SEPTIC SYSTEM  
 SEPT. 5, 2013:  
 NEW HSE LOCATION



- ① R = 258.00  
 Δ = 133°27'10"  
 A = 600.83  
 T = 599.83  
 C = 474.01  
 N76°42'41"W
- ② R = 258.00  
 Δ = 113°25'08"  
 A = 510.72  
 T = 392.91  
 C = 431.32  
 N86°43'42"W
- ③ R = 258.00  
 Δ = 20°02'02"  
 A = 90.21  
 T = 45.57  
 C = 89.75  
 N20°00'06"W
- ④ R = 595.00  
 Δ = 20°38'12"  
 A = 214.30  
 T = 108.33  
 C = 213.15  
 N20°18'12"W
- ⑤ R = 233.00  
 Δ = 68°20'29"  
 A = 277.92  
 T = 158.17  
 C = 261.73  
 N44°09'20"W
- ⑥ R = 620.00  
 Δ = 15°41'14"  
 A = 169.75  
 T = 85.41  
 C = 169.22  
 N17°49'43"W

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