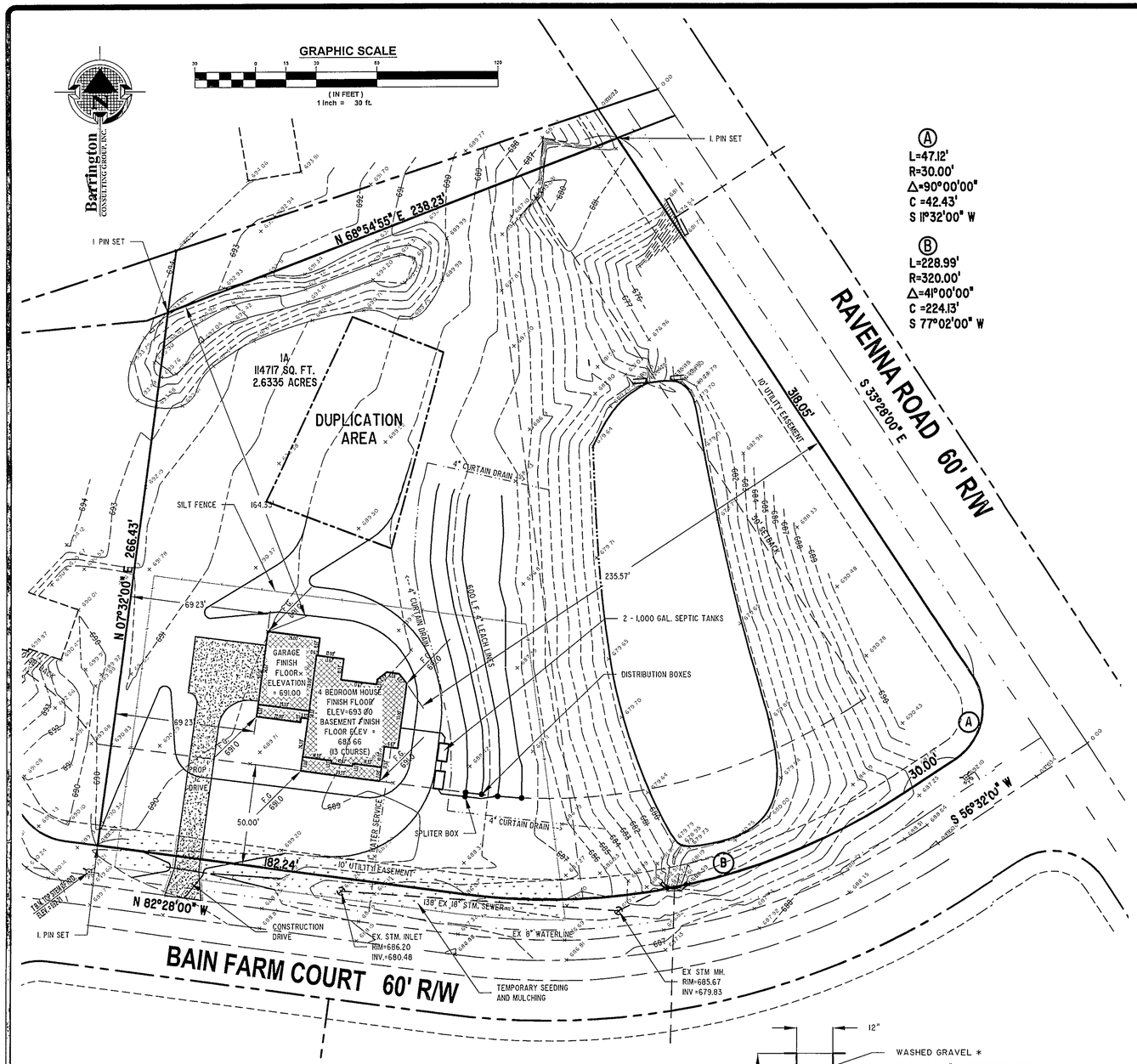
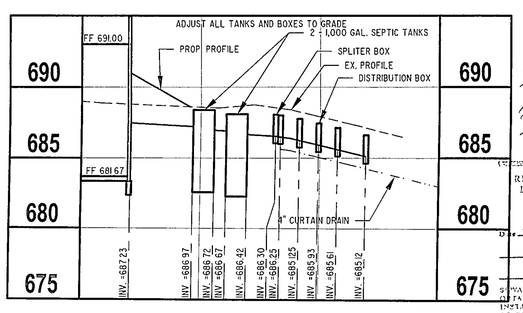
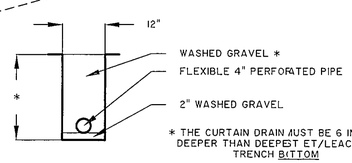




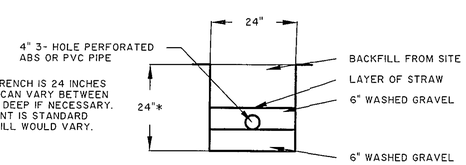
CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # D4DK-1209B
Date Issued 4/6/05
Subject to Approval By:
- Lake Co. Engineer/Storm Water Mgmt.
- Lake Co. Utilities Dept.
- Lake Co. Soil : Water District
- Lake Co. Health District
- Lake Co. Building Dept.

REVIEWED AND ACCEPTED
LAKE COUNTY GENERAL
HEALTH DISTRICT
4-11-5 BY Daniel Lal

SEWAGE DISPOSAL PERMIT MUST BE OBTAINED BY A LAKE COUNTY LICENSED INSTALLER BEFORE INSTALLATION IS STARTED



TYPICAL CURTAIN DRAIN CROSS SECTION



TYPICAL LEACHING TRENCH CROSS SECTION

TEMPORARY SEEDING SPECIFICATIONS			
SEEDING DATE	SPECIES	LB./1000 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.
	TALL FESCUE	1	40 LB.
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AUGUST 16 TO NOVEMBER 1	RYE	3	2 BUSHEL
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	WHEAT	3	2 BUSHEL
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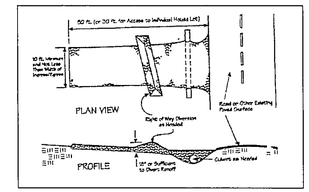
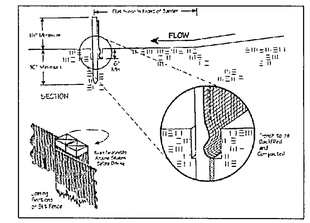
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSITUTED.





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 THIRTY (30) 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

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MAINTENANCE

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NOTE:

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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.

GENERAL NOTES:

1. BENCHMARK - TOP STEM OF EXISTING FIRE HYDRANT LOCATED IN FRONT SUBLOT 1, ELEVATION = 692.21.
2. DRIVEWAY APRON TO BE 6" THICK CONCRETE.
3. ALL DOWNSPOUTS TO BE OUTLETTED TO SPLASH BLOCKS.
4. CONTRACTOR RESPONSIBLE FOR CONTACTING THE OHIO UTILITY PROTECTION SERVICE (1.800.362.2764) AND ALL UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
5. THE LOCATION BOTH HORIZONTAL AND VERTICAL OF EXISTING 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, BARRINGTON CONSULTING GROUP, INC. DOES NOT GUARANTEE THE COMPLETENESS, NOR ACCURACY THEREOF.
6. CONTRACTOR SHALL VERIFY ELEVATIONS OF LATERAL INVERTS IN THE FIELD PRIOR TO FOUNDATION EXCAVATION.

CERTIFICATION :

"I THE UNDERSIGNED HEREBY CERTIFIES THAT THIS TOPOGRAPHY INDICATED BY 1 FOOT CONTOURS AND ELEVATION SHOWN HEREON REPRESENTS AN ACTUAL SURVEY MADE BY ME ON THE 10th DAY OF MARCH, 2005 AND THE ELEVATIONS WERE TAKEN AT AN APPROPRIATE INTERVAL AND AS OF THAT DAY THEY EXISTED AS INDICATED HEREON.

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DAVID W. NOVAK, P.S. No. 7507

REVISIONS	BY

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BCG@BarringtonCGI.com

Finomore Custom Homes, Inc.
VIC FINOMORE
12115 Burlinton Glen
Chardon, OH 44024
440.286.2075, www.finomore.com

SITE PLAN

SUBLOT 1, BAIN FARM COURT, CONCORD TWP. OH.
BAIN FARM SUBDIVISION, VOL. 24, PG. 15

GULLIAN

DRAWN	WSO
CHECKED	DWN
DATE	APR. 04. 2005
SCALE	1" = 30'
JOB NO.	05025
SHEET	1 OF 1 SHEETS

05025

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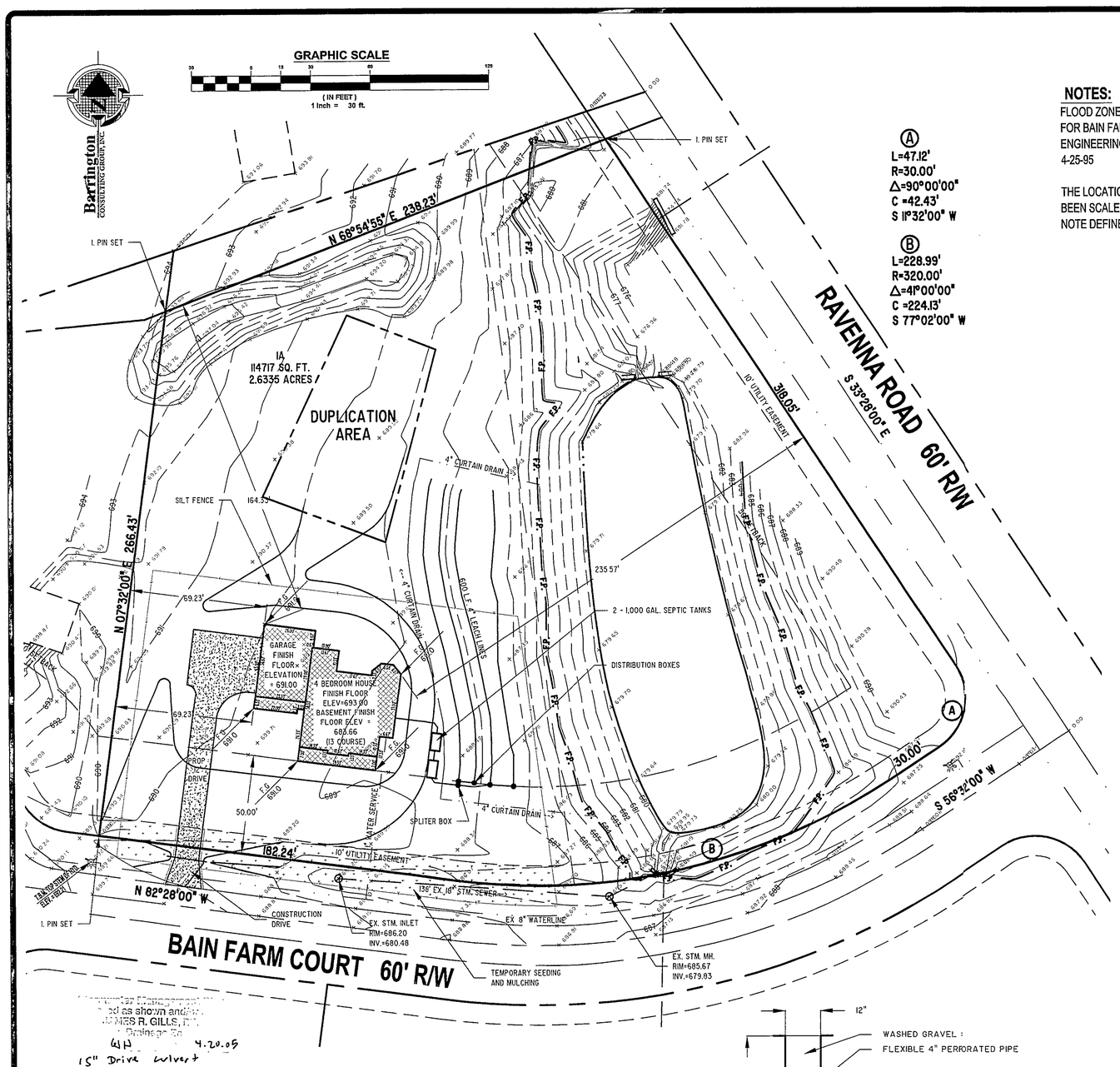

NOTES:

FLOOD ZONE SHOWN ONTHIS SITE PLAN IS BASED ON THE GRADING PLAN FOR BAIN FARM SUBDIVISION PREPARED BY THE NORTH COAST ENGINEERING AND SURVEYING CO., INC. DATED JUNE 1992, REVISION 4-25-95

THE LOCATION OF THE DRAINAGE EASEMENT SHOW ON THIS SITE PLAN HAS BEEN SCALE FROM THE DEDICATION PLAN. THE DEDICATION PLAT DOES NOTE DEFINE THE LOCATION OF SAID DRAINAGE EASEMENT.

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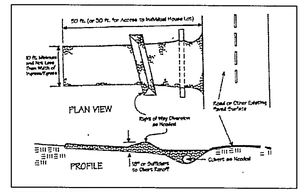

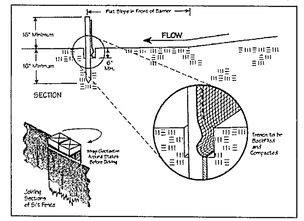

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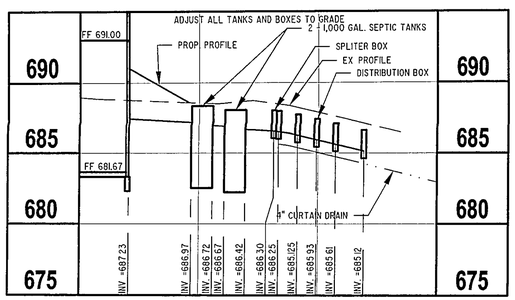

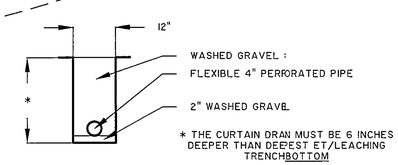

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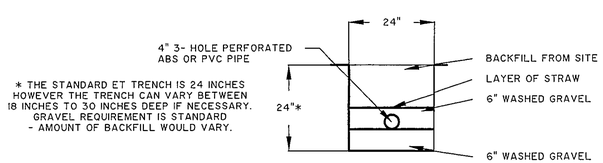

TYPICAL LEACHING TRENCH CROSS SECTION

REVISIONS	BY
ADDED FLOOD PLAIN APRIL 19, 2005	DWN

Barrington CONSULTING GROUP, INC.
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