

SITE PLAN FOR S/L 65 MOUNTAINSIDE FARMS - CONCORD TWP.

Builder and all subcontractors shall review this plan to verify house dimensions and all site improvements for any discrepancies, omissions and/or changes and notify Barrington Consulting Group, Inc. prior to any site work.

Barrington Consulting Group, Inc. has not conducted a wetlands or title search investigation or researched any records to determine if any wetlands or easements are present on this site. Any wetland or easement information shown on this plan is not guaranteed to be complete or accurate. The owner is responsible to take the appropriate steps with regard to any wetlands or easements that might be present on this site or adjacent to this site prior to the start of any activity on the lot.

GENERAL NOTES:

1. BENCHMARK - TOP STEM OF EXISTING FIRE HYDRANT LOCATED AS SHOWN IN SITE PLAN, ELEVATION = 948.79.
2. DRIVEWAY APRON TO BE 6" THICK CONCRETE.
3. ALL DOWNSPOUTS TO BE SPLASHED BLOCKED.
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.
7. PRIOR TO ANY WORK BEING PERFORMED WITH THE RIGHT OF WAY AND/OR UNDERGROUND UTILITY EASEMENTS, CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED CLEARANCES AND BURY DEPTHS OF ALL UNDERGROUND UTILITIES WILL BE MAINTAINED AS A RESULT OF ANY AND ALL SITE IMPROVEMENTS.
8. SEE SHEET 2 FOR EROSION AND SEDIMENT-CONTROL PLAN
9. SEE SHEET 2 FOR SEEDING INFORMATION

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 16th DAY OF MARCH, 2015 AND THE ELEVATIONS WERE TAKEN AT AN APPROPRIATE INTERVAL AND AS OF THAT DAY THEY EXISTED AS INDICATED HEREON.

"I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF"

David W. Novak 3/31/2015

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

CERT-1.DWG

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.

STREETS DIRECTLY ADJACENT TO THE CONSTRUCTION ENTRANCES AND RECEIVING TRAFFIC FROM THE DEVELOPMENT AREA, SHALL BE CLEANED DAILY TO REMOVE SEDIMENT TRACKED OFF-SITE. IF APPLICABLE, THE CATCH BASINS ON THESE STREETS NEAREST TO THE CONSTRUCTION ENTRANCES SHALL BE CLEANED WEEKLY.

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 FOURTEEN (14) 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 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 OF THE DESCRIPTIONS AND 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.

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.

CONCORD TOWNSHIP ZONING OFFICE

Zoning Permit # 0415-15618

Date Issued 4-17-15

Subject to Approval By:

Lake Co. Engineer/Storm Water Mgmt.

Lake Co. Utilities Dept.

Lake Co. Soil + Water District

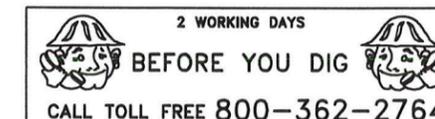
Lake Co. Health District

Lake Co. Building Dept.

	SANITARY MANHOLE		UTILITY BOXES
	STORM MANHOLE		IRON PIN FOUND
	CURB INLET		IRON PIPE FOUND
	STORM INLET		MONUMENT BOX
	FIRE HYDRANT		IRON PIN SET
	XXX		PROPOSED CONTOUR
	---		EXISTING CONTOUR

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer

By lsh Date 4/21/15



OHIO UTILITIES PROTECTION SERVICE

NON-MEMBERS MUST BE CONTACTED DIRECTLY

THE LOCATION BOTH HORIZONTAL AND VERTICAL OF THE 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.

REVISIONS	BY

Barrington
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TITLE SHEET
S/L 65 KARABOO TR., CONCORD TWP., OHIO 44077
MOUNTAINSIDE FARMS PH. 2 VOL. 48 PG. 33
PROBUILT HOMES, INC.

DRAWN	WSO
CHECKED	DWN
DATE	MAR. 27, 2015
SCALE	NONE
JOB NO.	11007-065
SHEET	1/4

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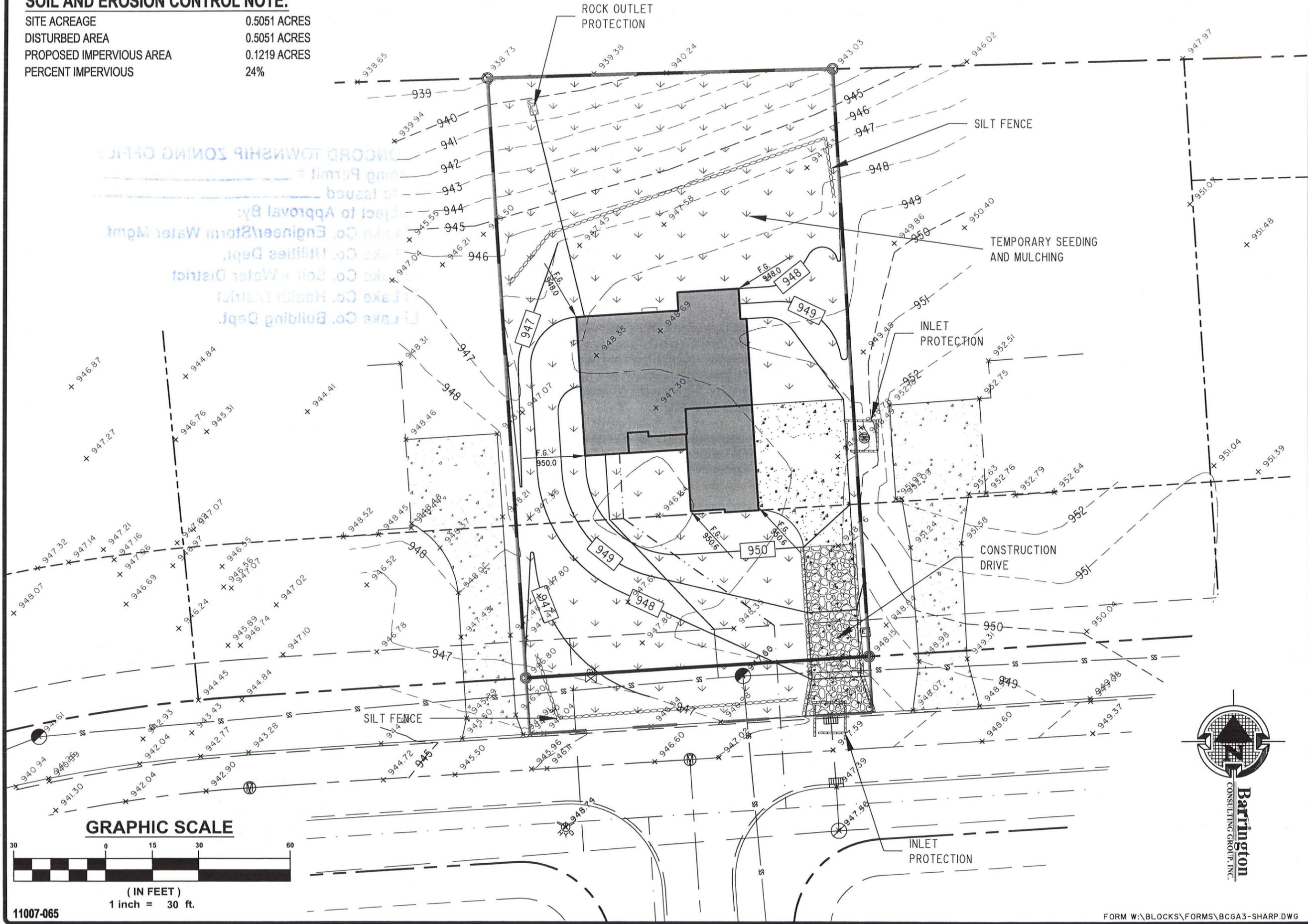
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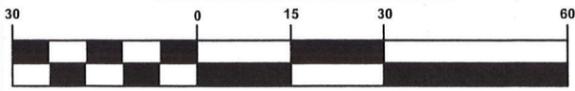
Erosion and Sediment Control Plan
SIL 65 KARABOO TR., CONCORD TWP., OHIO 44077
MOUNTAINSIDE FARMS PH. 2 VOL. 48 PG. 33
PROBUILT HOMES, INC.

DRAWN WSO
CHECKED DWN
DATE MAR. 27, 2015
SCALE 1" = 30'
JOB NO. 11007-065
SHEET 2/4
OF SHEETS

SOIL AND EROSION CONTROL NOTE:
SITE ACREAGE 0.5051 ACRES
DISTURBED AREA 0.5051 ACRES
PROPOSED IMPERVIOUS AREA 0.1219 ACRES
PERCENT IMPERVIOUS 24%



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



11007-065

FORM W:\BLOCKS\FORMS\BCGA3-SHARP.DWG

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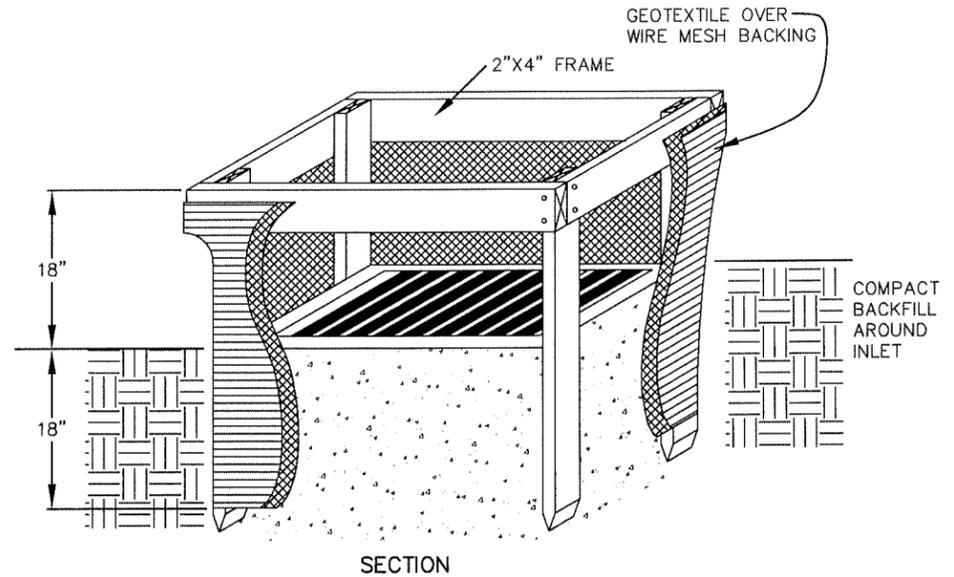


DETAILS
SIL 65 KARABOO TR., CONCORD TWP., OHIO 44077
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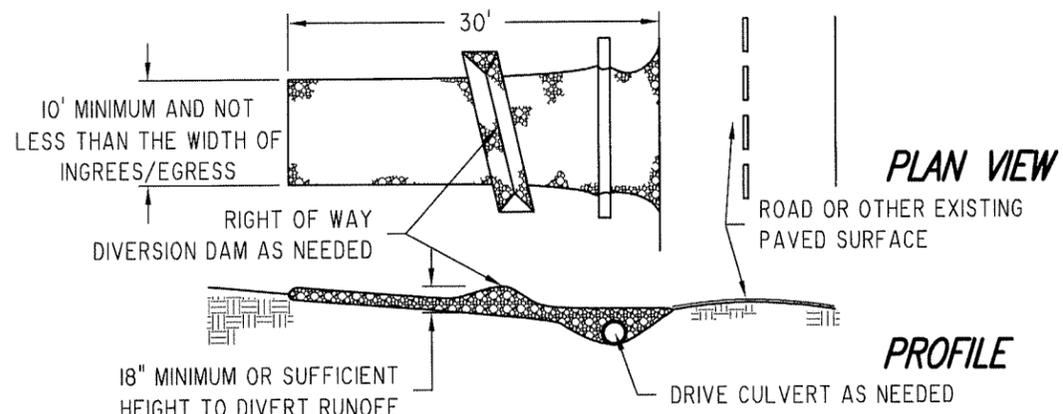
DRAWN
W.S.O.
CHECKED
D.W.N.
DATE
MAR. 27, 2015
SCALE
DONE
JOB NO.
11007-065
SHEET
4 OF 4 SHEETS

TEMPORARY SEEDING SPECIFICATIONS			
SEEDING DATES	SPECIES	LB./1000 FT.	PER AC.
MAR. 1 TO AUG. 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.
AUG. 16 TO NOV. 1	ANNUAL RYEGRASS	1	40 LB.
	RYE	3	2 BUSHEL
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	WHEAT	3	2 BUSHEL
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	PERENNIAL RYEGRASS	1	40 LB.
NOV. 1 TO SPRING SEEDING	USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING.		

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.

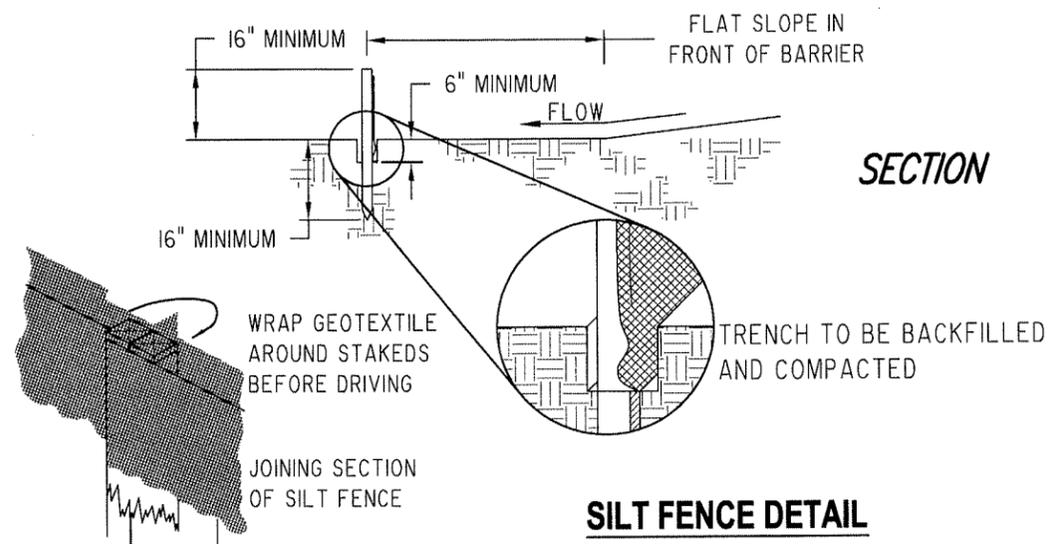


1. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
2. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.
3. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-INCH BY 4-INCH CONSTRUCTION GRADE LUMBER. THE 2-INCH BY 4-INCH POSTS SHALL BE DRIVEN 1 (ONE) FT. INTO THE GROUND AT FOUR CORNERS OF THE FRAME AND THE TOP PORTION OF 2-INCH BY 4-INCH FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WILL POSE A SAFETY HAZARD TO TRAFFIC.
4. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
5. GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
6. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6 INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
7. A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.



CONSTRUCTION DRIVE DETAIL

GEOTEXTILE INLET PROTECTION



SILT FENCE DETAIL

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