

Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 8/20/2014
CONTACT D.D.O.T. ABOUT
DRIVE CULVERT SIZE
AND ANY PERMIT REQUIREMENT.

CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0819-15440
Date Issued 8/20/14
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.

SEPTIC SYSTEM NOTES:

1. ALL ASPECTS OF THE SEPTIC SYSTEM SHALL ADHERE TO THE REGULATIONS OF THE BOARD OF HEALTH OF THE LAKE COUNTY GENERAL HEALTH DISTRICT PART (CHAPTER) 29 "SEWAGE TREATMENT RULES"
2. THE FULL SOIL ABSORPTION AREA SHALL BE FREE OF ANY SITE DISTURBANCE. IF ANY DISTURBANCE OR DAMAGE HAS OCCURRED, INSTALLATION SHALL NOT PROCEED AND THE REGISTERED INSTALLER SHALL CONTACT THE OWNER AND THE BOARD OF HEALTH.
3. THE SYSTEM MUST BE INSTALLED WHEN THE SOILS ARE DRY. THE INSTALLATION OF A SYSTEM IN WET CONDITIONS CAN CAUSE SOIL COMPACTION AND SMEARING WHICH LEADS TO SYSTEM FAILURE.
4. PRIOR TO EXCAVATION, THE REGISTERED INSTALLER SHALL CHECK ALL ELEVATIONS IN THE LAYOUT PLAN RELATIVE TO THE ESTABLISHED BENCHMARK.
5. THE INSTALLER MUST BE REGISTERED AND APPROVED PER O.A.C. 3701-29-04.1.
6. THE SYSTEM INSTALLER SHALL CONSULT WITH THE DESIGNER PRIOR TO ANY INTENDED CHANGES TO THE SYSTEM.
7. THE SYSTEM INSTALLER SHALL COORDINATE WITH THE DESIGNER IN ORDER TO PROVIDE AN ACCURATE AS-BUILT.
8. THE PROPOSED SEPTIC FIELD AREA AND DUPLICATION AREA SHALL BE ROPED OFF PRIOR TO THE START OF ANY CONSTRUCTION TO PREVENT DISTURBANCE TO THE AREAS.
9. THE MOUNDS SHALL NOT BE INSTALLED WHERE GROUND SLOPES EXCEED 15%.
10. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE.
11. BASEMENT SERVICE BY GRAVITY MAY BE ATTAINABLE. CONTRACTOR TO VERIFY PRIOR TO EXCAVATION. PUMP MAY BE REQUIRED TO SERVICE BASEMENT.

SEPTIC SYSTEM DESIGN NOTES

THIS PARTICULAR PROJECT WAS DESIGNED FOR A THREE BEDROOM HOUSE PRODUCING AN AVERAGE FLOW OF 216 GALLONS PER DAY AND HAVING RESIDENTIAL STRENGTH WASTEWATER OF 140 MG/L OF BOD(5). THE SYSTEM DESIGN IS CAPABLE OF ACCOMMODATING PEAK FLOW OF UP TO 360 GALLONS PER DAY AND WASTEWATER STRENGTHS NOT TO EXCEED 250 MG/L OF BOD(5) FOR SHORT PERIODS OF TIME.

THE SEPTIC SYSTEM DESIGN IS BASED UPON A SOIL REPORT PREPARED BY JIM FINCHAM DATED NOVEMBER 19, 2013.

EROSION AND SEDIMENT CONTROL SCHEDULE

INGRESS-EGRESS A STONE ACCESS DRIVE COMPLETE WITH UNDER LIVING 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.

GENERAL NOTES

1. BENCHMARK - TOP STEM OF EXISTING FIRE HYDRANT LOCATED AS SHOWN IN SITE PLAN, ELEVATION = 1038.79.
2. DRIVEWAY APRON TO BE 6" THICK CONCRETE.
3. ALL DOWNSPOUTS TO BE TIED INTO THE FOOTER DRAIN AND OUTLETTED TO THE DITCH.
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.

SOIL AND EROSION CONTROL NOTE:

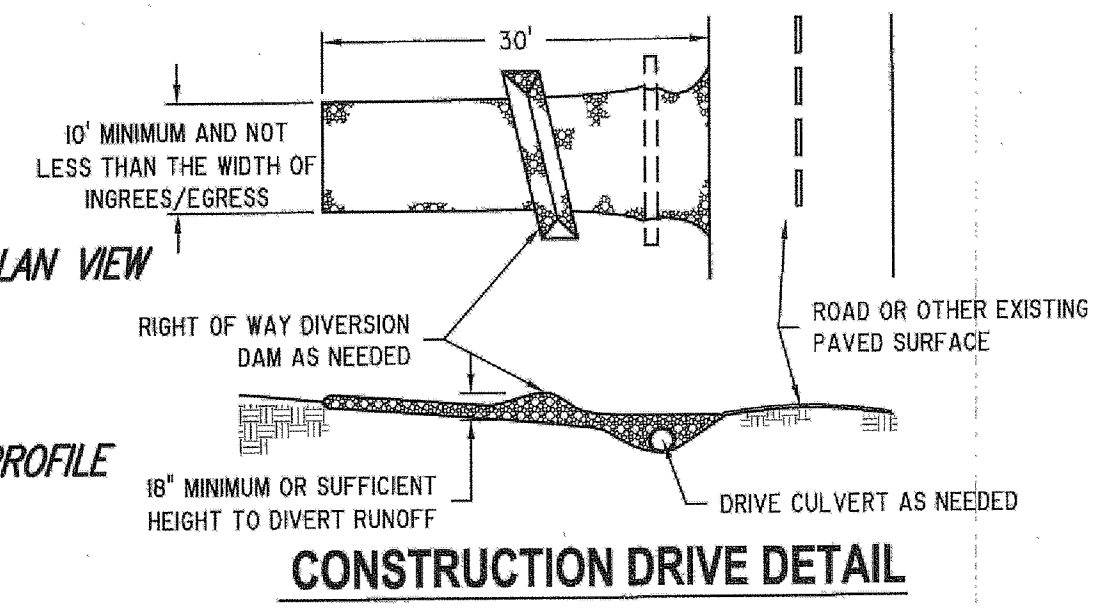
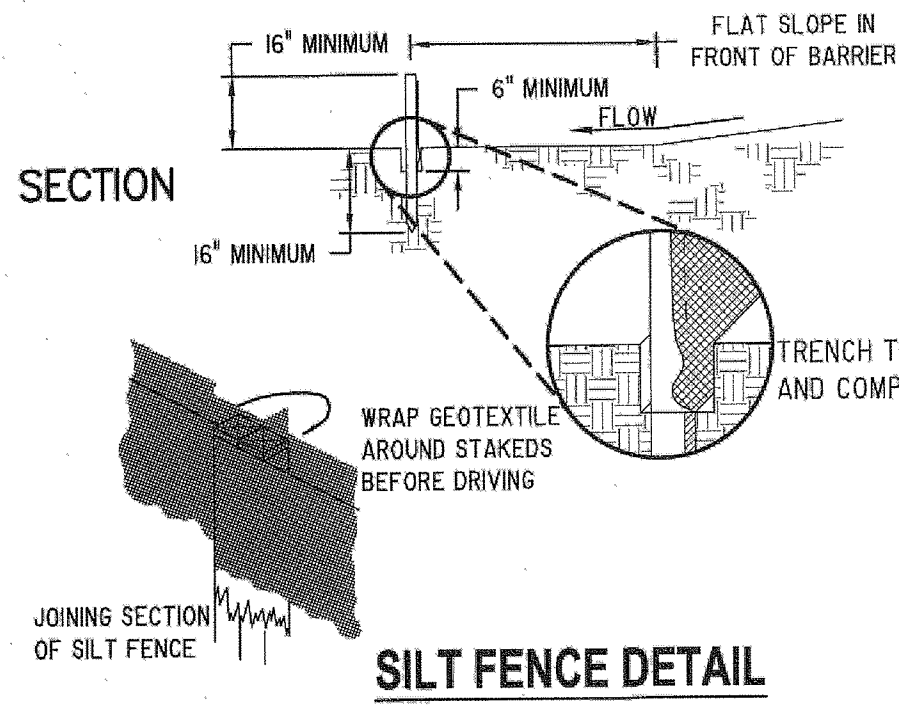
SITE ACREAGE	1.6230 ACRES
DISTURBED AREA	0.8366 ACRES
PROPOSED IMPERVIOUS AREA	0.1180 ACRES
PERCENT IMPERVIOUS	7.1%

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 7th DAY OF AUGUST, 2014 AND THE ELEVATIONS WERE TAKEN AT AN APPROPRIATE INTERVAL AND AS OF THAT DAY THEY EXISTED AS INDICATED HEREON.

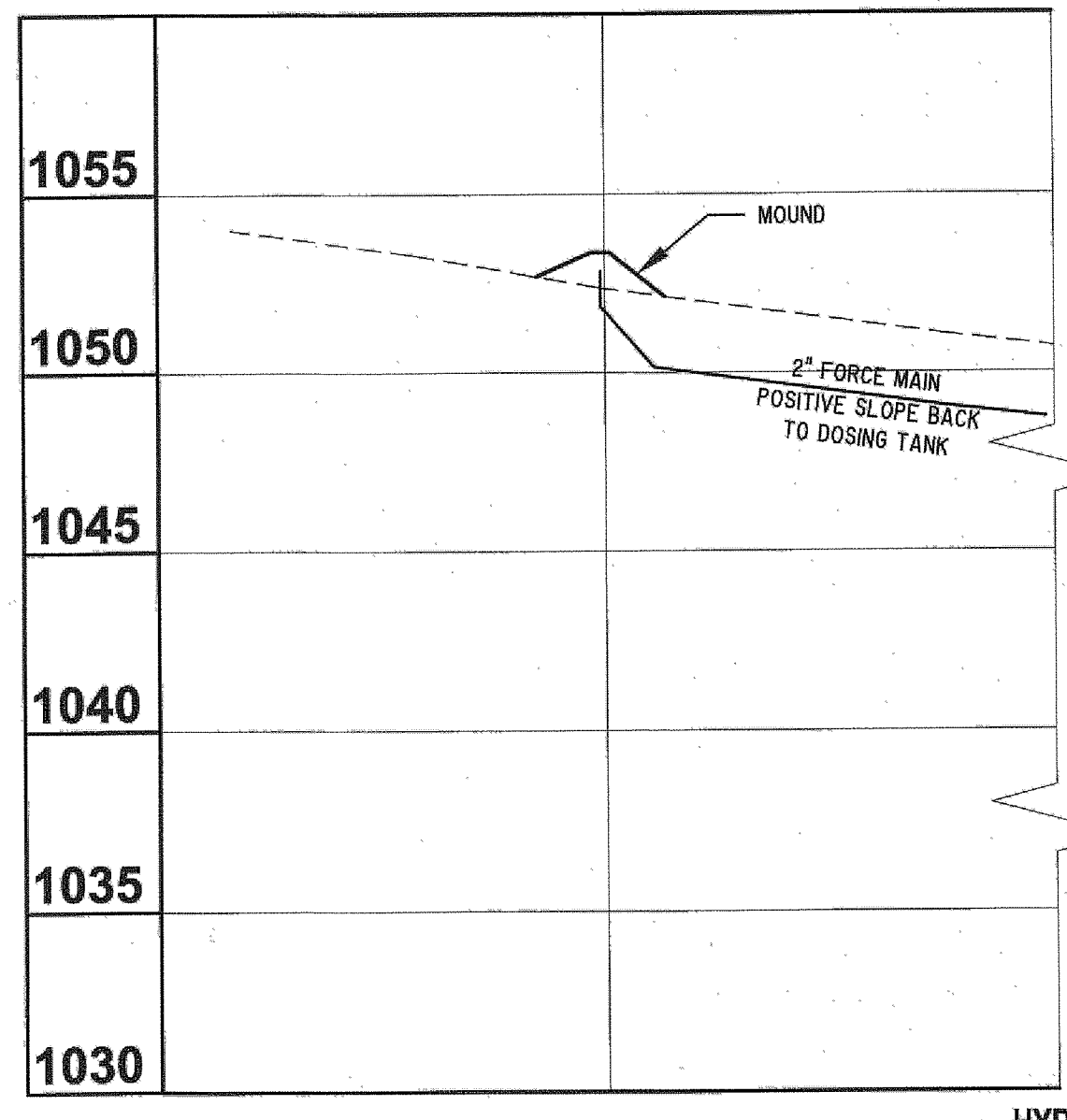
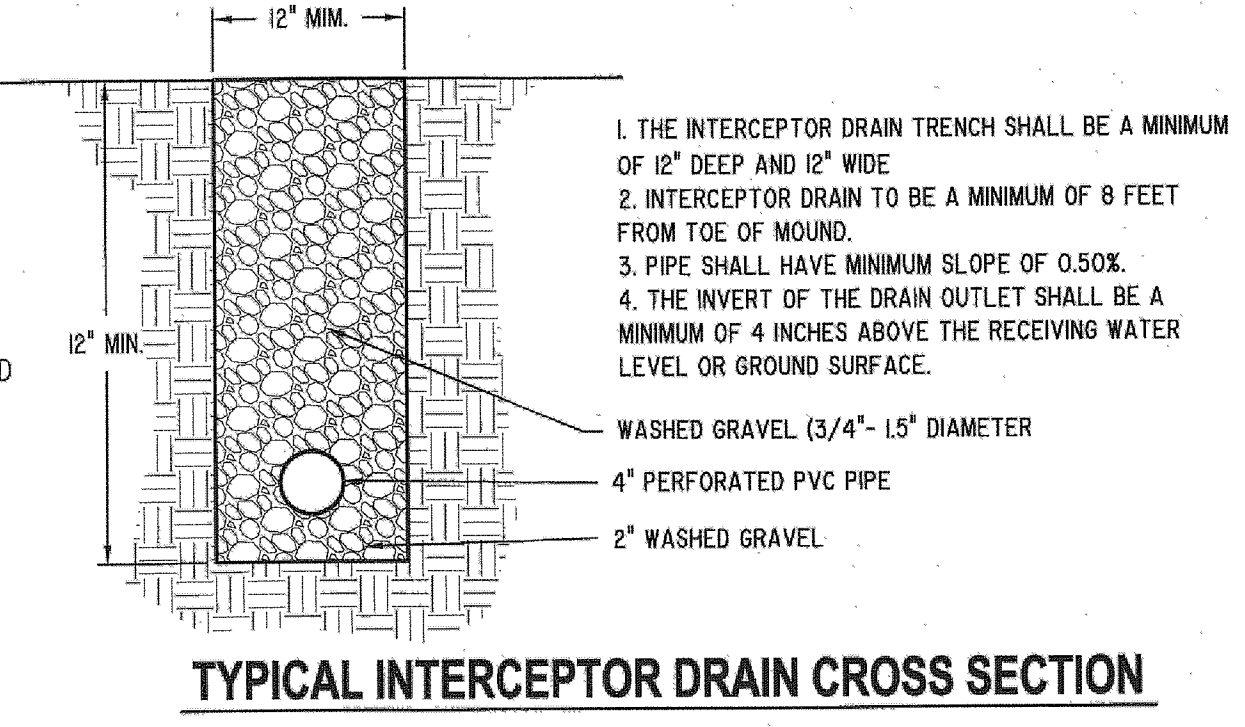
"I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF"

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

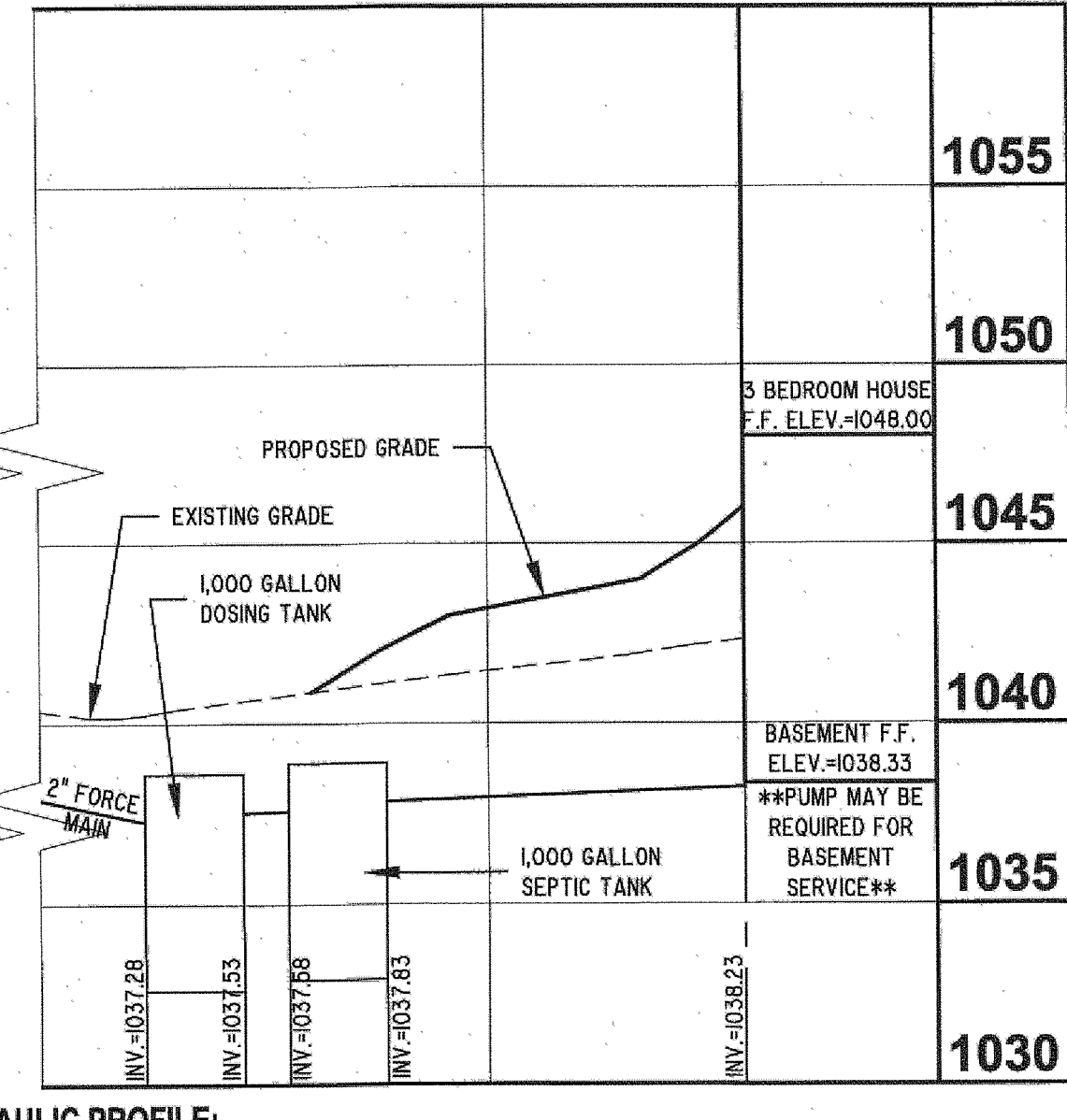


Barrington Consulting Group, Inc. has not conducted a wetlands investigation or researched any records to determine if any wetlands are present on this site. Any wetland information shown on this plan is not guaranteed to be complete or accurate. The owner is responsible to take the appropriate steps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

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.



TEMPORARY SEEDING SPECIFICATIONS			
SEEDING DATES	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.
AUGUST 16 TO NOVEMBER 1	ANNUAL RYEGRASS	1	40 LB.
	WHEAT	3	2 BUSHEL
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
	PERENNIAL RYEGRASS	1	40 LB.
NOVEMBER 1 TO SPRING SEEDING	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.



REVISIONS	BY

Barrington
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WR. DAWSON CONSTRUCTION, LLC.
BILL DAWSON Jr.
12167 GIRLED ROAD
CONCORD TWP., OHIO 44077
PH: 440-223-4446 / FAX: 440-209-8796

SITE PLAN

P.P. No. 08-A-002-0-00-050-0 CONCORD-HAMBDEN ROAD
CONCORD TWP., OHIO 44077

DRAWN WSO
CHECKED DWN
DATE AUG. 14, 2014
SCALE 1" = 20'
JOB NO. 14088
SHEET 1/2