

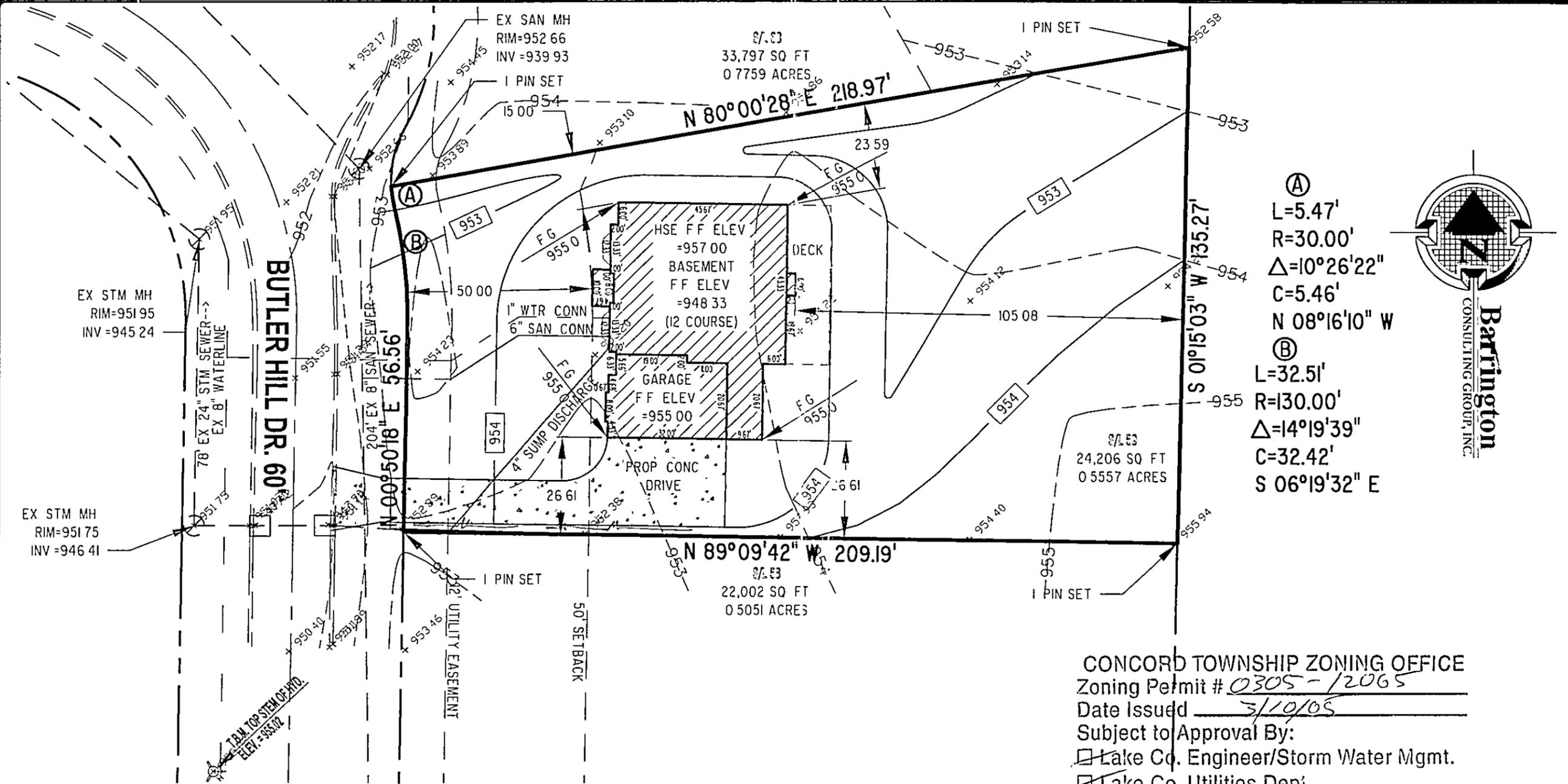
REVISIONS	BY
ADDED DECK MARCH 14, 2005	WSO

Barrington
CONSULTING GROUP, INC.
9114 TYLER BLVD., MENTOR, OHIO 44060
PHONE 440.205.1260 FAX 440.205.1262
BCC@BarringtonCGI.com



SITE PLAN
SIL 69 BUTLER HILL DR. CONCORD, OH. 44077
MOUNTAINSIDE FARMS SUBDIVISION PH. 2
K & F QUALITY HOMES, INC.

DRAWN
WSO
CHECKED
DWN
DATE
MARCH 14, 2005
SCALE
1" = 30'
JOB NO
05003-59
SHEET
1/2
OF SHEETS

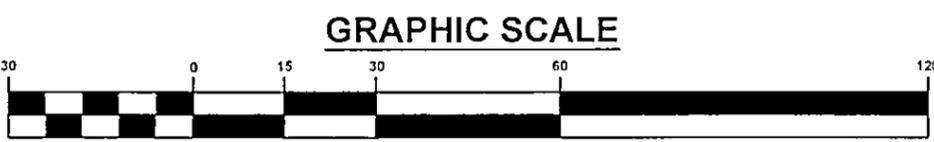


①
L=5.47'
R=30.00'
Δ=10°26'22"
C=5.46'
N 08°16'10" W

②
L=32.51'
R=130.00'
Δ=14°19'39"
C=32.42'
S 06°19'32" E



CONCORD TOWNSHIP ZONING OFFICE
Zoning Permit # 0305-12065
Date Issued 3/10/05
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.



(IN FEET)
1 inch = 30 ft.

GENERAL NOTES:

1. BENCHMARK - TOP STEM OF EXISTING FIRE HYDRANT LOCATED IN FRONT SUBLOT 58, ELEVATION = 955 02
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.
7. SEE SHEET 2 FOR EROSION AND SEDIMENT-CONTROL PLAN
8. SEE SHEET 2 FOR SEEDING INFORMATION

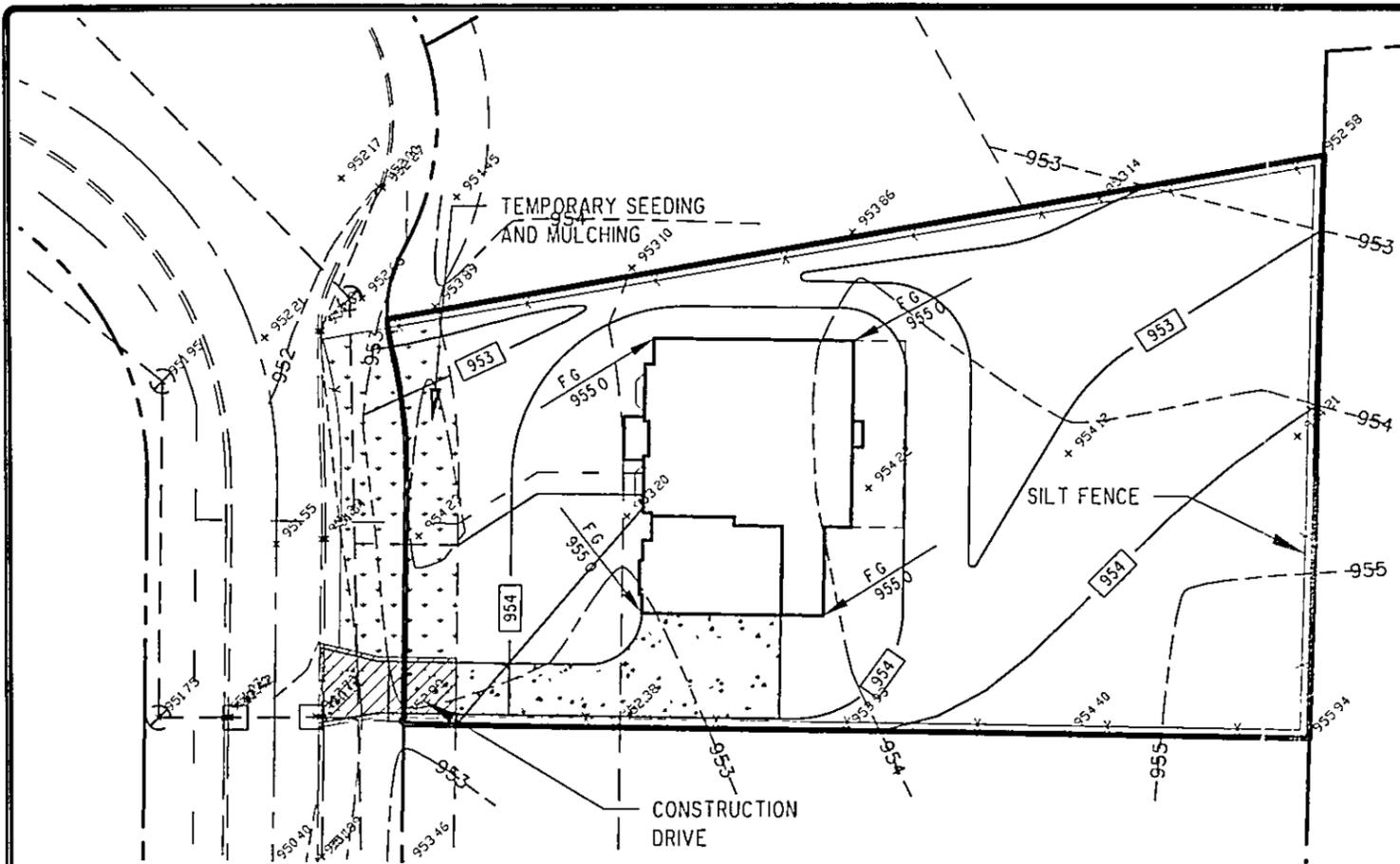
CERTIFICATION :

"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 7th DAY OF FEBRUARY, 2005 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
DAVID W. NOVAK, P.S. No 7507
CERT 1.DWG

JAMES R. CILLY, P.E.
County Drainage Engineer
Date 3/14/05



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.
	ANNUAL 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
	TALL FESCUE	1	40 LB.
	ANNUAL RYEGRASS	1	40 LB.
NOVEMBER 1 TO SPRING SEEDING	USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING.		

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 THIRTY (30) DAYS SHALL BE PROPERLY SEEDDED 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.

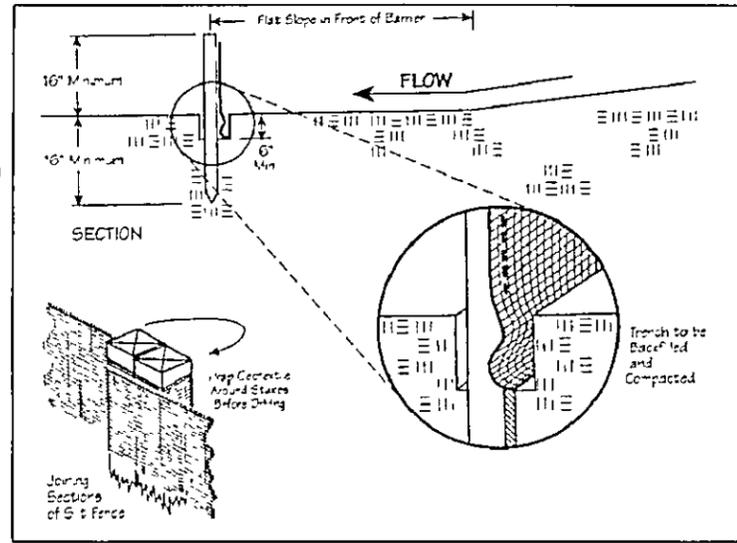
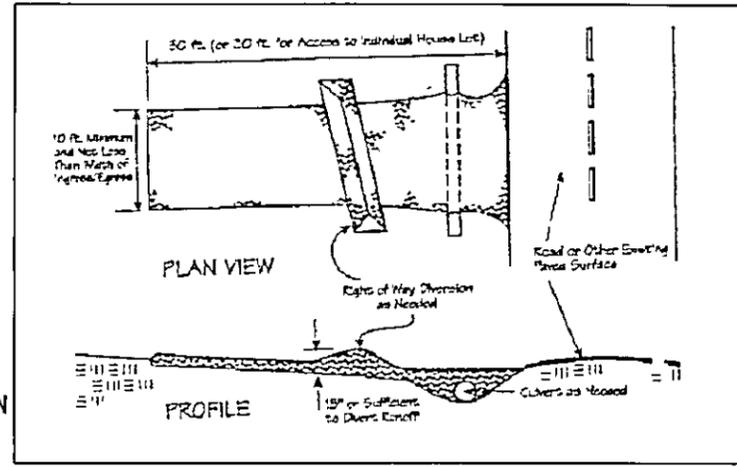
MAINTENANCE

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.



REVISIONS	BY
ADDED DECK MARCH 14, 2005	WSO

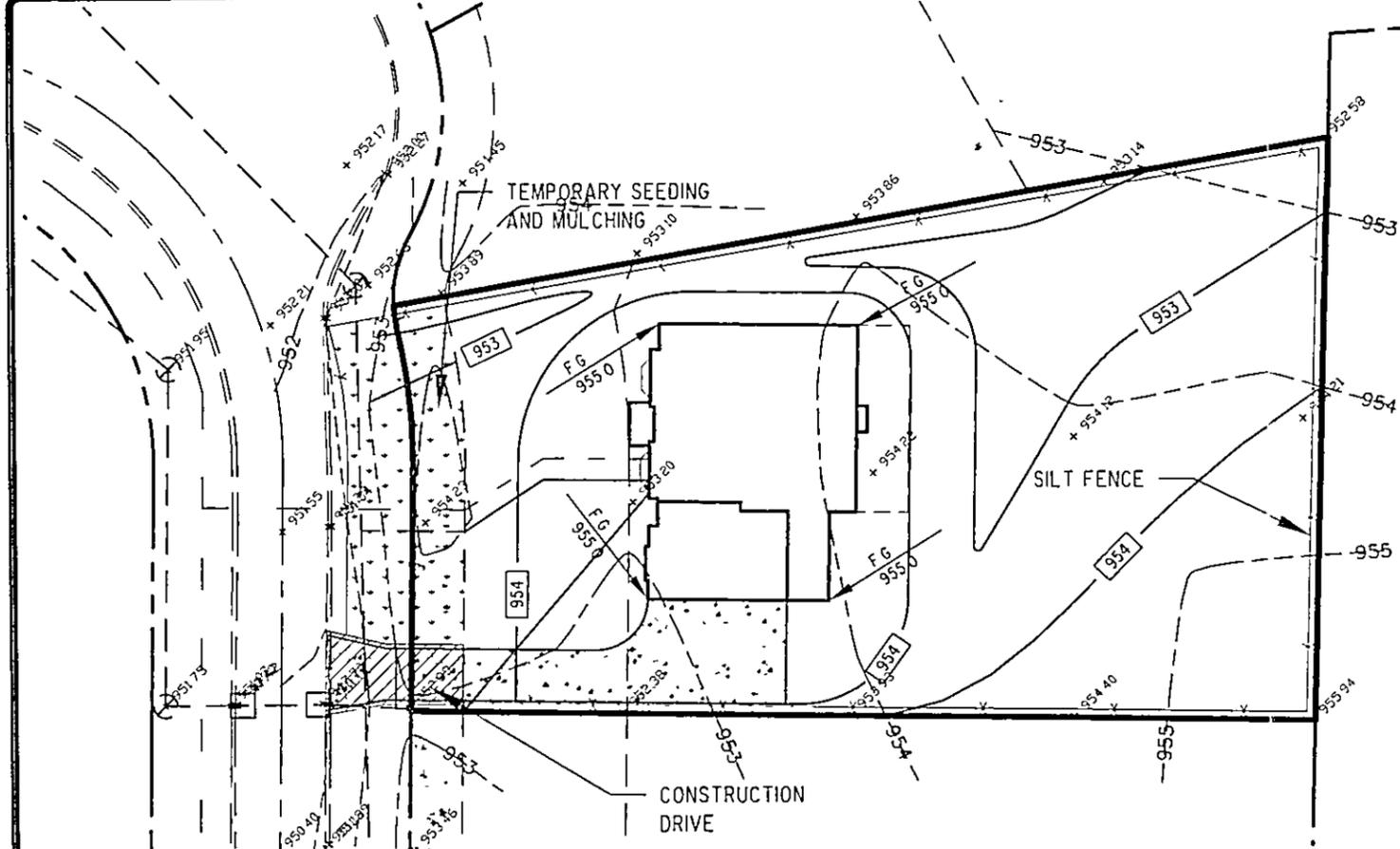
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Erosion and Sediment Control Plan
SIL 59 BUTLER HILL DR. CONCORD, OH. 44077
MOUNTAINSIDE FARMS SUBDIVISION PH. 2
K & F QUALITY HOMES, INC.

DRAWN
WSO
CHECKED
DWN
DATE
MARCH 14, 2005
SCALE
1" = 30'
JOB NO
05003-59
SHEET
2/2
OF SHEETS

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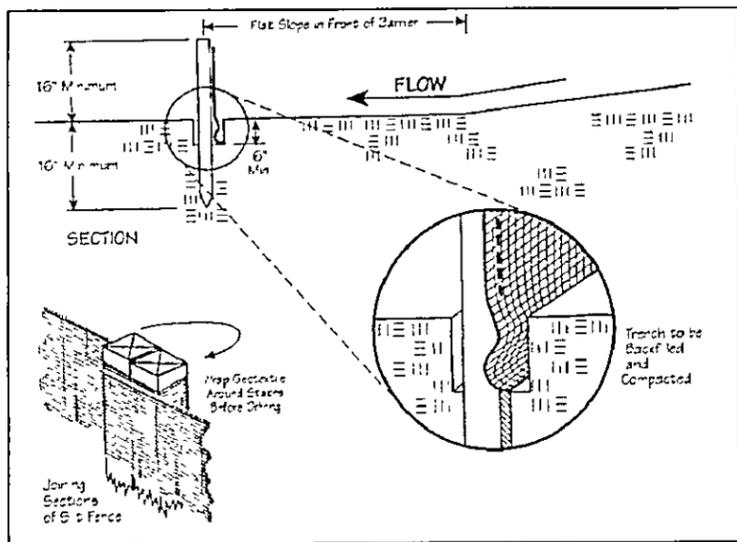
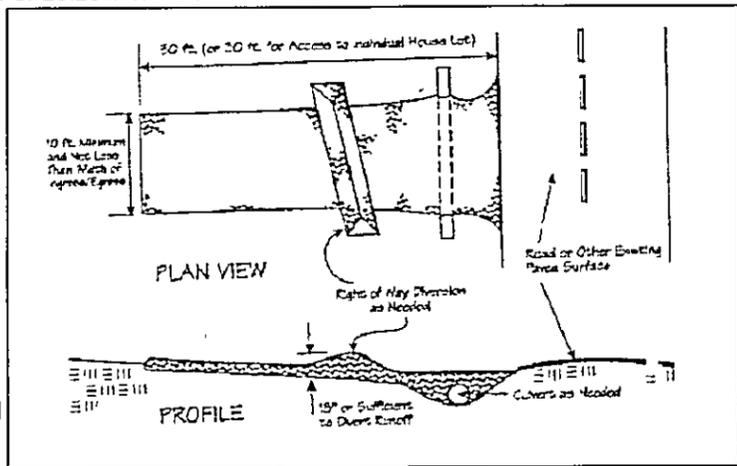
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Erosion and Sediment Control Plan
S/L 99 KARABOO TR. CONCORD, OH. 44077
MOUNTAINSIDE FARMS SUBDIVISION PH. 2
K & F QUALITY HOMES, INC.

DRAWN WSO
CHECKED DWN
DATE MARCH 10, 2005
SCALE 1" = 30'
JOB NO. 05003-59
SHEET 2/2
OF SHEETS

1/2005/05003-59 dwp, 03/10/2005 10:30:18 AM, Copyright Barrington Consulting Group

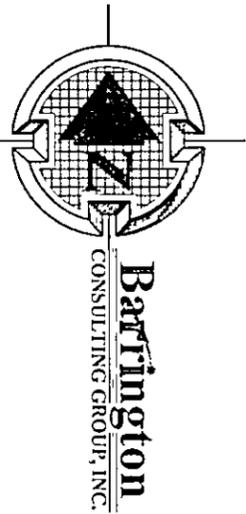
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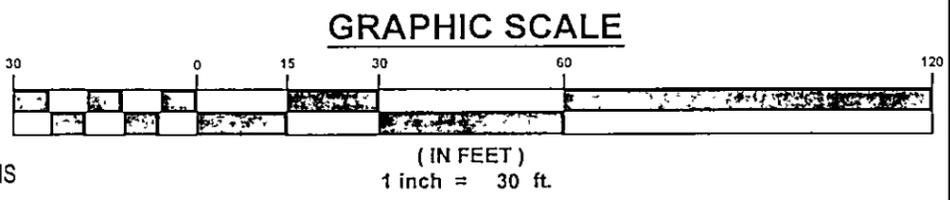
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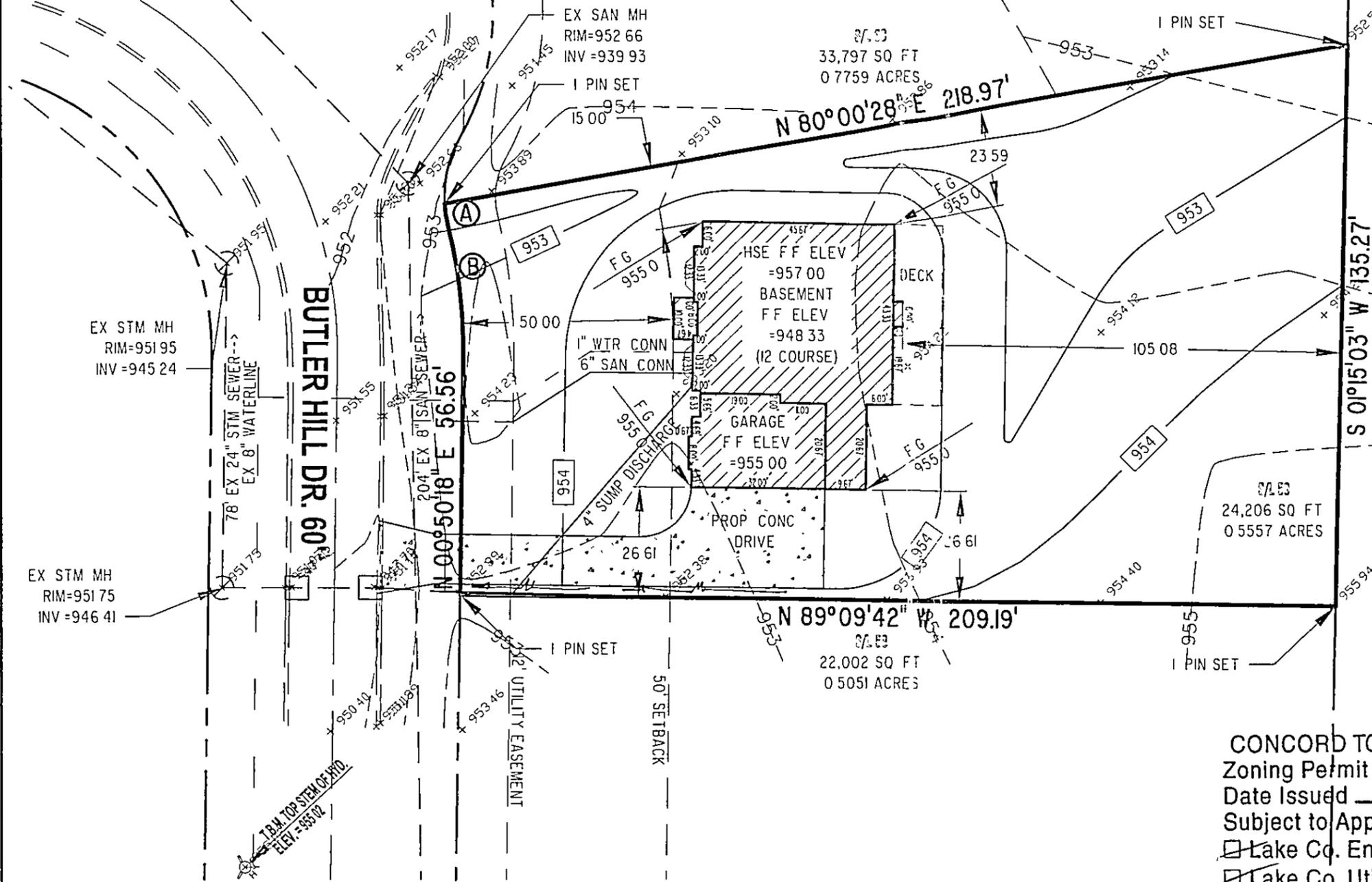
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CONCORD TOWNSHIP ZONING OFFICE
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Date Issued 3/10/05
Subject to Approval By:
 Lake Co. Engineer/Storm Water Mgmt.
 Lake Co. Utilities Dept.
 Lake Co. Soil + Water District
 Lake Co. Health District
 Lake Co. Building Dept.



DAVID W. NOVAK, P.S. No. 7507
County Drainage Engineer
By D.S. Date 3/14/05



GENERAL NOTES:

- BENCHMARK - TOP STEM OF EXISTING FIRE HYDRANT LOCATED IN FRONT SUBLOT 58, ELEVATION = 955.02
- DRIVEWAY APRON TO BE 6" THICK CONCRETE.
- ALL DOWNSPOUTS TO BE OUTLETTED TO SPLASH BLOCKS
- 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
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DAVID W. NOVAK, P.S. No. 7507
CERT 1013

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