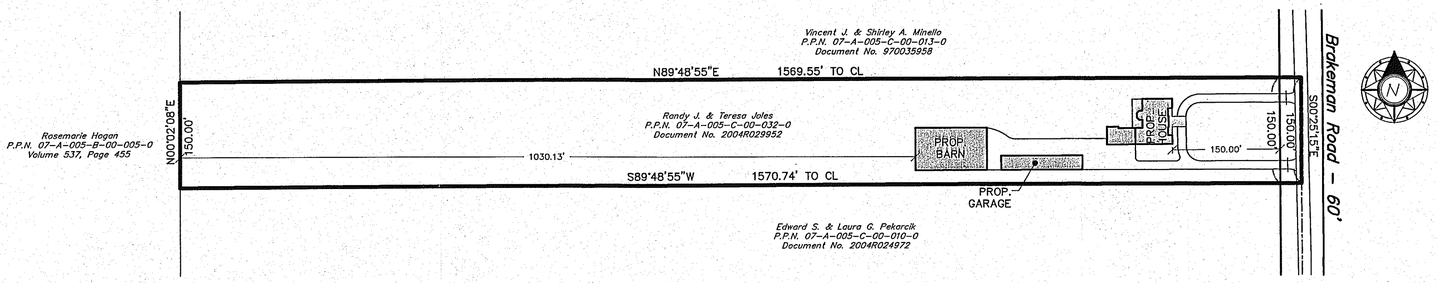


PLOT PLAN

SCALE: 1"= 100'

Site Plan Notes:

1.) See the site plan prepared by Harry Jones, P.S. No. 6343 on May 13, 2004 of Babcock, Jones and Associates, Inc. for septic system design information, septic system details and site grading information.

2.) This plan is for Leroy Township Zoning Department approval and Lake County Soil and Water Conservation District approval only.

3.) Downspouts to discharge to Splash Blocks.

4.) Sump pump to discharge to Splash Blocks.

5.) See Architectural Plans for final downspout locations.

House Floor Elevations:

Garage Finished Floor + 1.33'= First Floor
Top of Block= Finished Floor - 1.00'
Top of Block + 8.67' = Top of Footer
(13 Course Basement)

Temporary Seeding Specifications

Seeding Dates	Species	Lb. / 1000sqft	Per Acre
March 1 to August 15	Oats Tall Fescue Annual Ryegrass Perennial Ryegrass Tall Fescue Annual Ryegrass	3 1 1 1 1 1	4 bushel 40 lb. 40 lb. 40 lb. 40 lb. 40 lb.
August 16 to November 1	Rye Tall Fescue Annual Ryegrass Wheat Tall Fescue Annual Ryegrass Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1 1 1 1 1 1 1	2 bushel 40 lb. 40 lb. 40 lb. 40 lb. 40 lb. 40 lb. 40 lb. 40 lb.
November 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding		

Note: other approved seed species may be substituted.

EROSION CONTROL TIMETABLE — September 22, 2003

ACCEPTABLE EROSION CONTROL TIMETABLE

	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. SEEDING			*	*	*	*	*	*	*			
PERM. SEEDING			*	*	*	*	*	*	*			
LANDSCAPING				*	*	*						
MULCHING	*	*		*	*	*	*	*	*	*	*	*
MAINTENANCE	*	*	*	*	*	*	*	*	*	*	*	*

** SEEDING INSTALLED FROM MAY 15 - AUG. 15 WILL REQUIRE ADDITIONAL WATERING TO PROMOTE SEED GROWTH. MULCH MAY ALSO BE USED TO HOLD MOISTURE.

SCHEDULE OF MAJOR CONSTRUCTION OPERATIONS

	J	F	M	A	M	J	J	A	S	O	N	D
CLEARING												
ROUGH GRADING												
TEMP. EROSION CONTROL	*	*	*	*	*	*	*	*	*	*	*	*
STORMWATER DETENTION POND												
UTILITIES												
FINE GRADING												
PAVING												
TOPSOIL AND PERMANENT SEEDING												
LANDSCAPING												
TEMP. EROSION CONTROL MAINTENANCE	*	*	*	*	*	*	*	*	*	*	*	*

\STORM & EROSION DETAILS\EROSION CONTROL TIMETABLE

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 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.

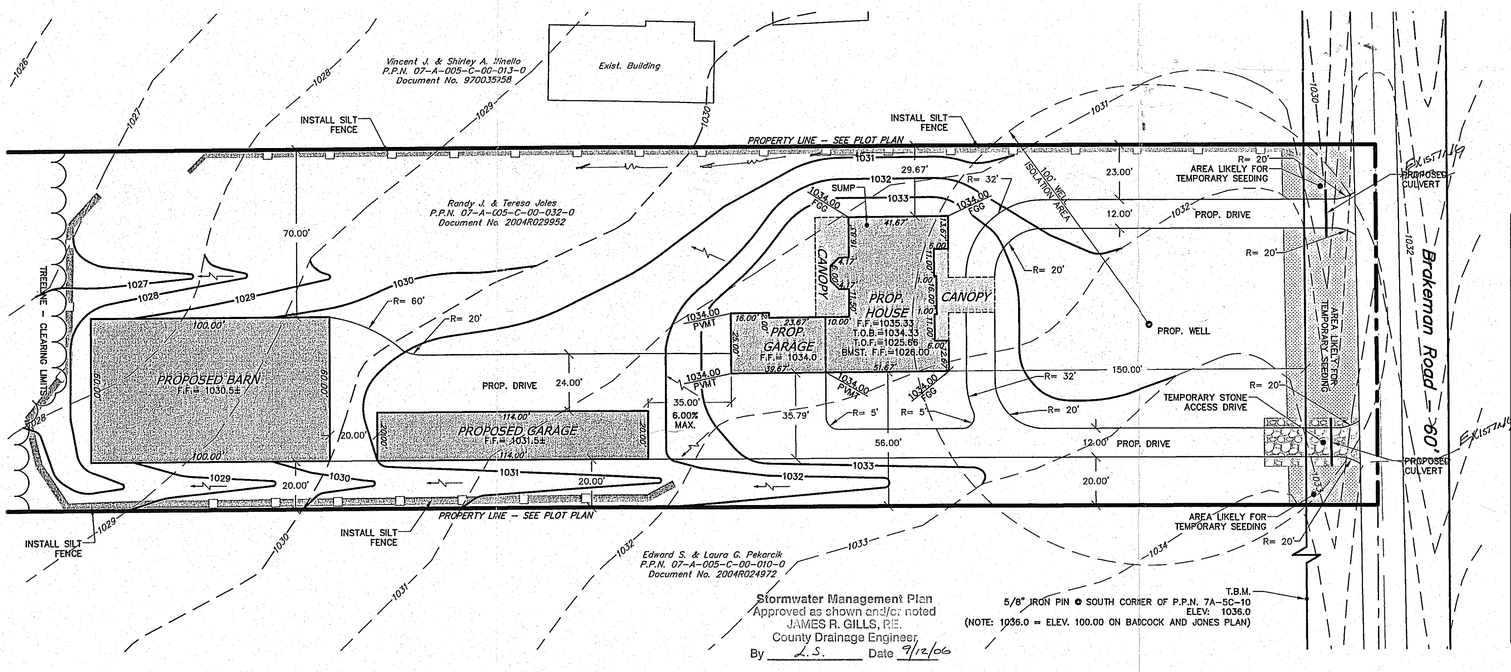
Stabilization of critical areas within fifty (50) feet of any stream or wetland shall be complete within two (2) days of the disturbance if the site is to remain inactive for longer than fourteen (14) days.

Mulching
Straw-mulch shall be applied at a rate of 1 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 on 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 the 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.



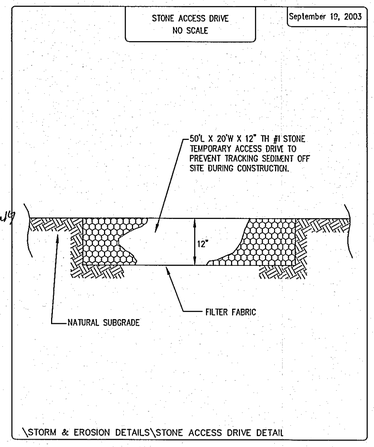
Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 9/12/06

GRAPHIC SCALE

30 0 15 30 60 120

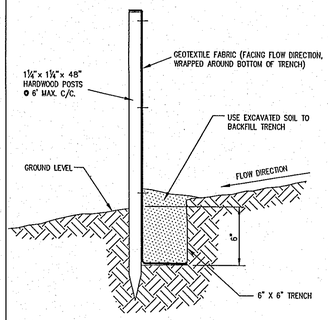
(IN FEET)
1 inch = 30 ft.

STONE ACCESS DRIVE — NO SCALE — September 19, 2003



\STORM & EROSION DETAILS\STONE ACCESS DRIVE DETAIL

SILT FENCE DETAIL — NO SCALE — September 19, 2003



TYPICAL CROSS SECTION

\STORM & EROSION DETAILS\SILT FENCE DETAIL

REV. No.		DATE	BY	CH'K'D

STATE OF OHIO — DUSTIN R. KEENEY E-65515 REGISTERED PROFESSIONAL ENGINEER

DATE: 9/8/06
SCALE: HOR. 1"= 30'
VERT. 1"= N/A
FOLDER: Site Plans
FILENAME: 06-0829 Site Plan
TAB: CSP-01
DRAWN: JML

7120 BRAKEMAN ROAD
P.P.N. 07-A-005-C-00-032-0
LEROY TOWNSHIP - LAKE COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

SITE PLAN

CONTRACT No.	
06158	
SHEET	OF
1	1