



LANDMARK SURVEY GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
 PHONE: (614) 485-9000 FAX: (614) 485-9003

REVISIONS	DESCRIPTION

DATE: 5/2/19

ORDER NO. 1176.18

FOR STONECLIFF HOMES HOUSE STYLE WHALEN-KANADY RESIDENCE COUNTY OF FRANKLIN
 LOT/SUBDIVISION 140 EARLINGTON VILLAGE SECTION 3 CITY/TWP OF DUBLIN
 ADDRESS OLD FINGLAS COURT SCALE 1"= 20' DRAWN BY: JL
 MINIMUMS: R: 30' S: 5' BK: 65 PG: 48 3/4" Water Service

TREE LAWN CROSS SLOPE 3/8"/FT
 SIDEWALK CROSS SLOPE 3/8"/FT

NOTE: BUILDER IS TO PROVIDE TREE PROTECTION DURING ALL PHASES OF CONSTRUCTION.

NOTE: SOIL STOCKPILE TO BE PLACED WITHIN SEDIMENT FENCE OF SUBJECT LOT.

NOTE: BUILDER TO SUPPLY NOI NOTICE OF INTENT BEING FILED WITH THE OHIO EPA.

BIKEPATH/REQUIRED CALL INSPECTION LINE TO SCHEDULE INSPECTION.

STREET TREES REQUIRED CALL CITY FORESTER BEFORE ORDER AND INSTALLATION.

TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY CONSTRUCTION. CALL PLANNING DIVISION FOR INSPECTION.

SCREEN ALL MECHANICAL UNITS FROM PUBLIC ROW. CALL PLANNING DIVISION.

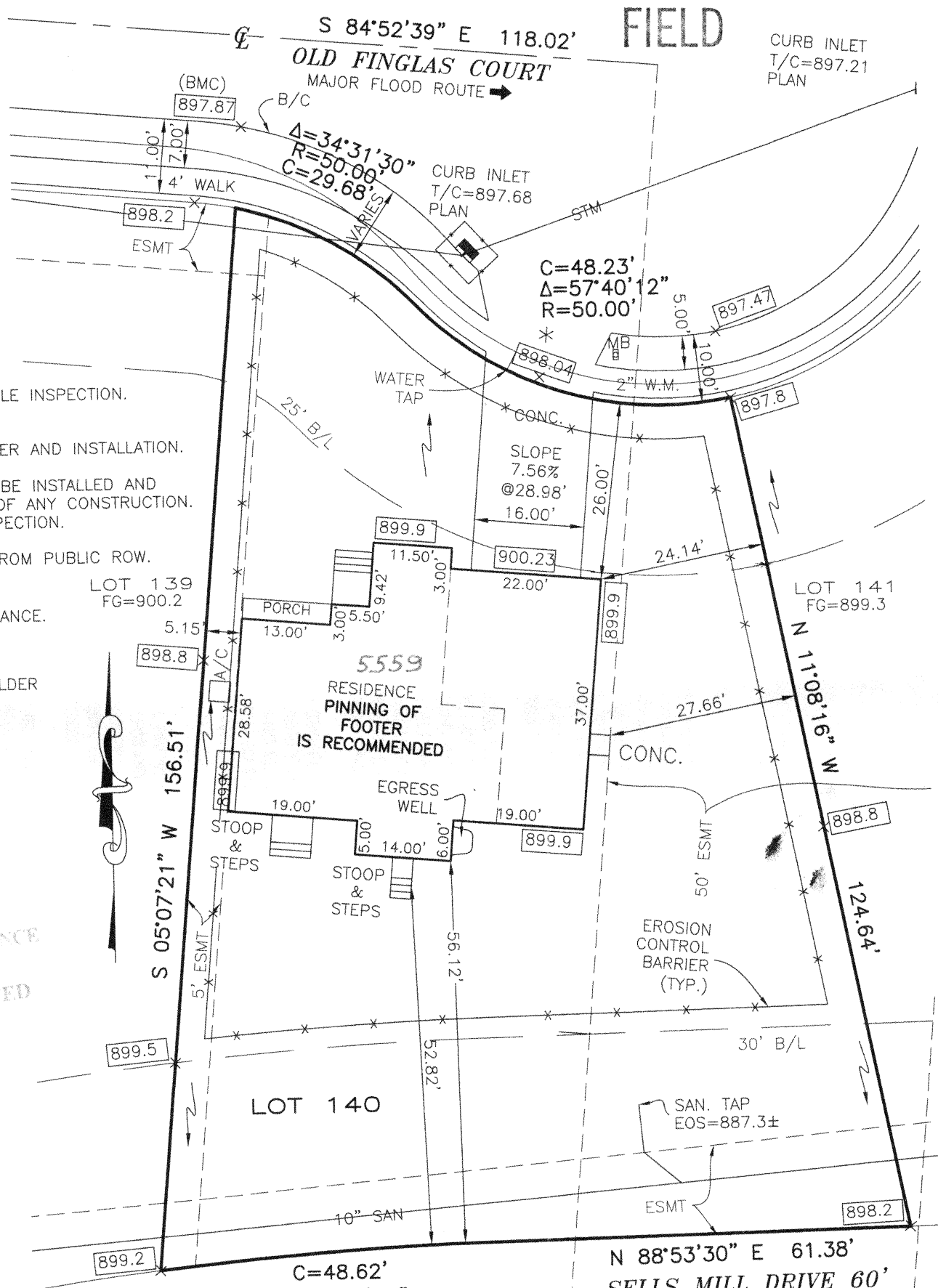
* STABILIZE CONSTRUCTION ENTRANCE.

LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.



NOTE: INLET PROTECTION REQUIRED

19.20748
 ENGINEERING COMPLIANCE
 APPROVED AS NOTED
 05.09.19



LOT CALCULATIONS	
LOCATION	S.F.
LOT	12185
HOUSE	1904
DRIVE	468
APPROACH	162
PATIO	36
WALK	252
SOD	10090
LOT AC	0.280 Ac.
IMPERV COV	19.71%
LOT COV	15.62%

MINIMUM YARD TREES REQUIRED ON ALL STREET FRONTAGES		
Lot Width	Front Bldg Setback	Tree Size and Quantity
Up to 59.9 feet	Less than 20 feet	1 small tree
	20 feet or more	1 medium tree
60-90.9 feet	Less than 20 feet	1 medium tree + 1 small tree
	20 feet or more	1 large tree + 1 medium tree
91 feet or more	Less than 20 feet	1 large tree + 2 trees of any size
	20 feet or more	2 large trees + 1 tree of any size

POURED WALL = 9'
 FINISH FLOOR = 901.90
 TOP OF FOUNDATION = 900.90
 FINISH GRADE = 899.90
 GARAGE PAD = 900.23
 BASEMENT FLOOR = 892.40
 TOP OF FOOTER = 891.90
 DRIVE SLOPE DISTANCE = 28.98



BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.

Scott D. Grunde, 5/2/19
 SCOTT D. GRUNDEI, P.S.
 REGISTERED SURVEYOR NO. 8047

THIS PROPERTY IS LOCATED IN FLOOD ZONE X.
 MAP NO. 39049C 0132K
 EFF. DATE: 6/17/19