



LANDMARK SURVEY GROUP, INCORPORATED

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REVISIONS	DESCRIPTION
10/14/22	REVISE REAR FINISH GRADE (AB)

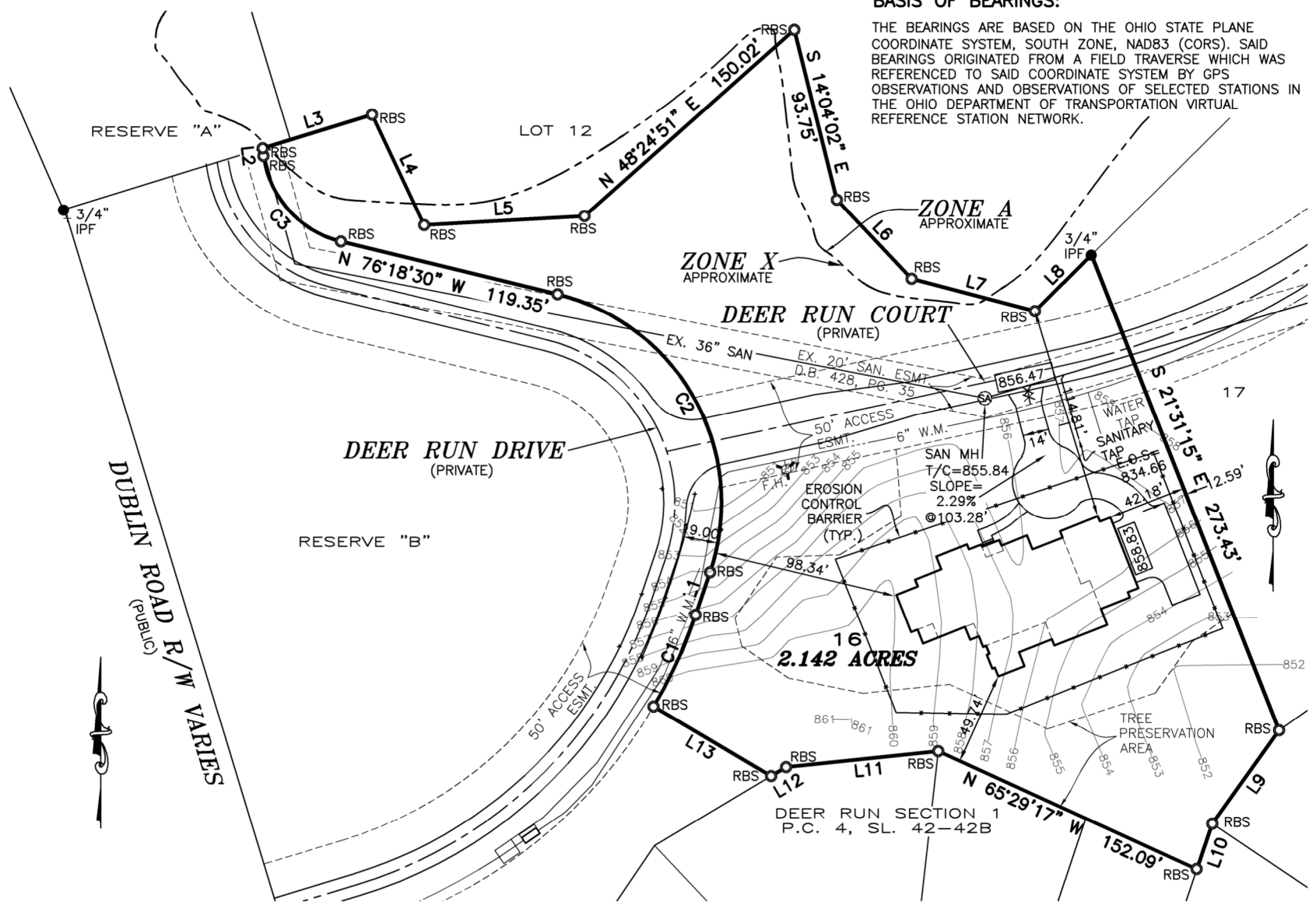
ORDER NO. DRR1-16

DATE: 09/29/22

FOR CORINTHIAN FINE HOMES HOUSE STYLE THE HERMAN RESIDENCE COUNTY OF DELAWARE
 LOT/SUBDIVISION 16 DEER RUN SUBAREA B & PARTIAL RE-SUBDIVISION OF DEER RUN ESTATES CITY DUBLIN
 ADDRESS 4600 DEER RUN COURT SCALE 1"= 80' DRAWN BY: AB
 MINIMUMS: R: 30'/10' ENCROACHMENT FOR PATIOS, DECKS & FENCES. S: 5'/10 FEET TOTAL BK: 1458 PG: 2105

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.



NOTE: BUILDER TO SUPPLY NOI NOTICE OF INTENT BEING FILED WITH THE OHIO EPA.
 NOTE: SOIL STOCKPILE TO BE PLACED WITHIN SEDIMENT FENCE OF SUBJECT LOT.

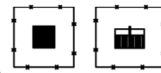
CURVE TABLE:

CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	265.00'	54.08'	11°41'32"	N 24°38'28" E	53.98'
C2	115.00'	190.89'	95°06'13"	N 28°45'24" W	169.71'
C3	55.00'	65.62'	68°21'14"	N 42°07'54" W	61.79'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 18°47'41" E	24.06'
L2	N 05°53'39" W	4.06'
L3	N 72°52'09" E	61.25'
L4	S 25°16'24" E	65.34'
L5	N 86°45'40" E	85.97'
L6	S 43°27'26" E	58.13'
L7	S 75°14'10" E	68.25'
L8	N 45°14'25" E	42.73'
L9	S 35°34'47" W	61.39'
L10	S 18°34'57" W	25.72'
L11	S 84°04'22" W	81.91'
L12	S 59°10'05" W	9.28'
L13	N 59°28'41" W	73.04'

THIS PROPERTY IS LOCATED IN FLOOD ZONE X.
 MAP NO. 39049C 0161K.
 EFF. DATE: 06/17/2008.



NOTE: INLET PROTECTION REQUIRED

NOTE: WATER SERVICE SIZE = 3"
 FIELD MODIFICATIONS MAY BE NECESSARY.
 * STABILIZE CONSTRUCTION ENTRANCE.

BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION.

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

DUBLIN STREET TREE REQUIREMENT: 1 LARGE TREE + 1 MEDIUM TREE

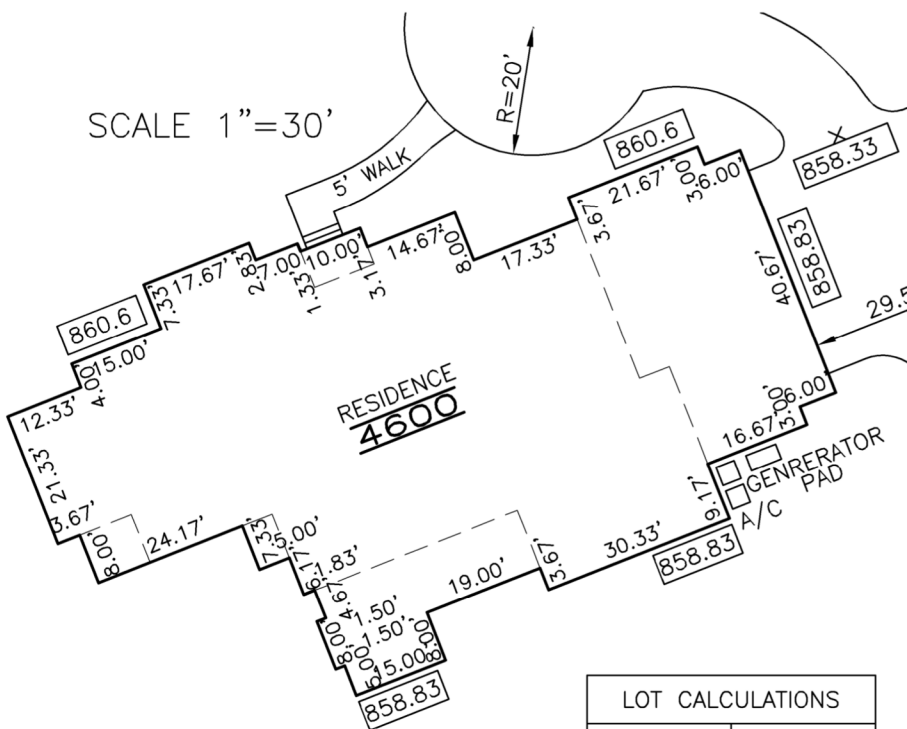
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WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT.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



Scott D. Grundeil 09/29/22
 SCOTT D. GRUNDEIL, P.S. DATE
 REGISTERED SURVEYOR NO. 8047

SCALE 1"=30'



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

* STABILIZE CONSTRUCTION ENTRANCE.

GENERAL STANDARD	
POURED WALL	= 9'
FINISH FLOOR	= 862.10
TOP OF FOUNDATION	= 861.10
FINISH GRADE	= 860.60
GARAGE PAD	= 858.83
BASEMENT FLOOR	= 852.43
TOP OF FOOTER	= 852.10
DRIVE SLOPE DISTANCE	= 103.28

LOT CALCULATIONS	
LOCATION	S.F.
LOT	93312
HOUSE	6071
DRIVE	3508
APPROACH	N/A
PATIO	N/A
SER. WALK	168
SOD	96439
LOT AC	2.142 Ac.
IMPERV COV	10.27%
LOT COV	6.51%