# SITE IMPROVEMENT PLAN

**KNOWN AS BEING SUBLOT NO. 55 IN THE HERMITAGE BLUFFS SUBDIVISION No. 2 AS RECORDED IN PLAT VOLUME 42-13-5 OF LAKE COUNTY PLAT RECORDS.**

**NOW SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE AND STATE OF OHIO.**

**FOR: FINOMORE [redacted] CUSTOM BUILDERS**

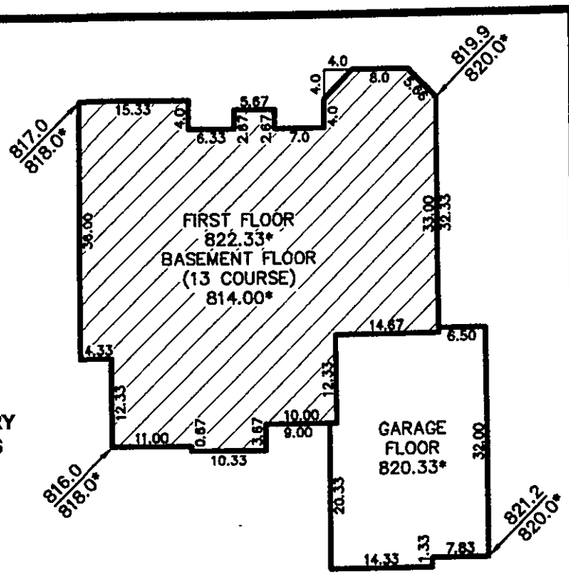
## NOTES:

| | |
|---|---|
| 817.0 | INDICATES EXISTING ELEVATION |
| 818.0* | INDICATES PROPOSED GRADE |
| -- 819 --- | INDICATES EXISTING CONTOUR LINE |
| —(820)— | INDICATES PROPOSED CONTOUR LINE |
| ◄■ | INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING. |

## NOTES:

CONTRACTOR TO VERIFY SANITARY AND STORM CONNECTION DEPTHS BEFORE BASEMENT EXCAVATION.

THIS PLAN FOR SITE PURPOSES ONLY, SEE FOUNDATION PLAN FOR HOUSE DETAILS.




## HOUSE DETAIL

1" = 20'

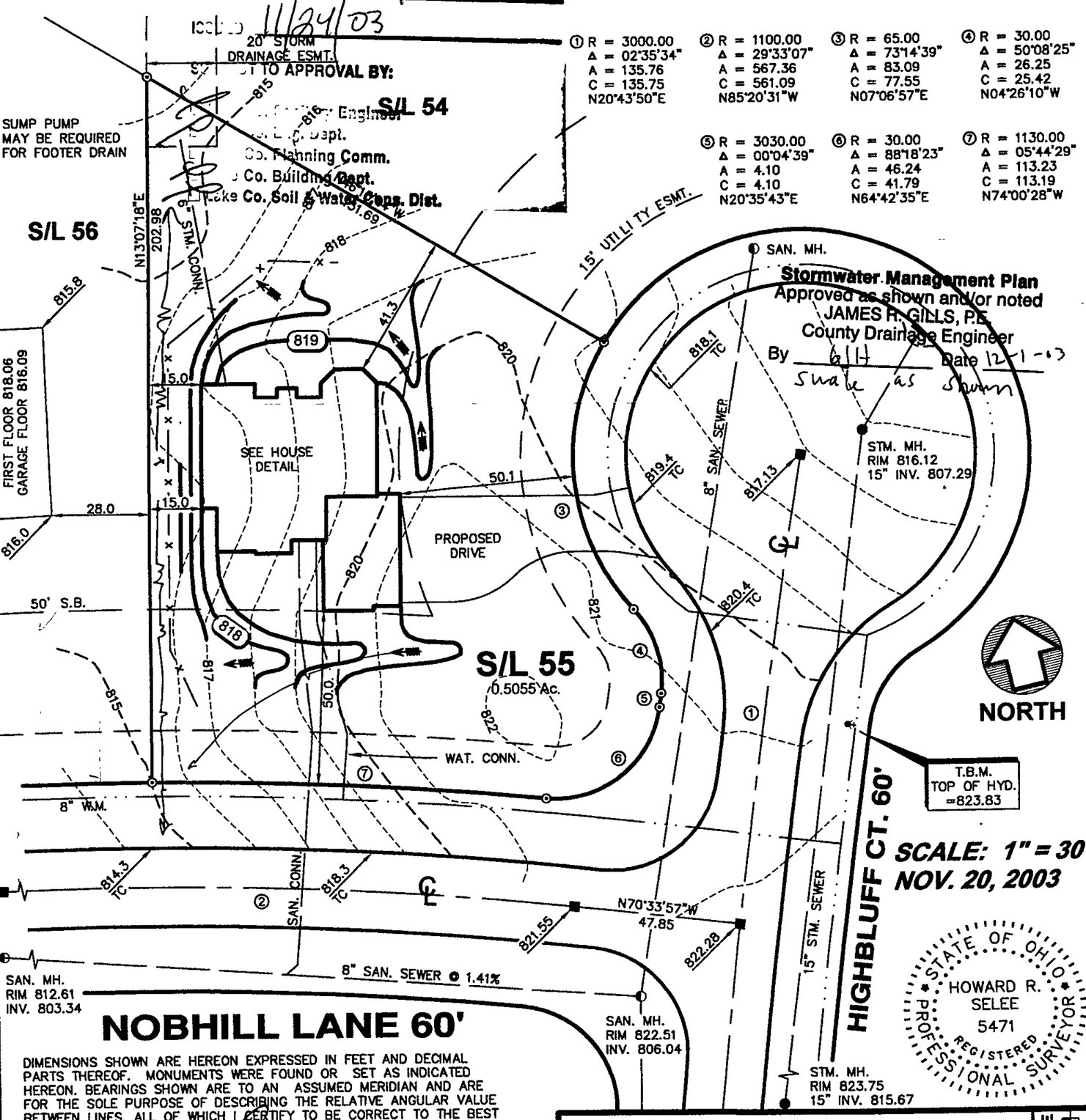
BENCH MARK: TOP OF HYDRANT
EAST OF SUBLOT NO. 55
ELEVATION = *823.83*

CONCORD TOWNSHIP ZONING OFFICE
ZONING PERMIT # 1103-11390
ISSUED 11/24/03

ON PIN SET OR FOUND.

SILT FENCE

| | | | |
|---|---|---|---|
| ① R = 3000.00<br>Δ = 02°35'34"<br>A = 135.76<br>C = 135.75<br>N20°43'50"E | ② R = 1100.00<br>Δ = 29°33'07"<br>A = 567.36<br>C = 561.09<br>N85°20'31"W | ③ R = 65.00<br>Δ = 73°14'39"<br>A = 83.09<br>C = 77.55<br>N07°06'57"E | ④ R = 30.00<br>Δ = 50°08'25"<br>A = 26.25<br>C = 25.42<br>N04°26'10"W |
| ⑤ R = 3030.00<br>Δ = 00°04'39"<br>A = 4.10<br>C = 4.10<br>N20°35'43"E | ⑥ R = 30.00<br>Δ = 88°18'23"<br>A = 46.24<br>C = 41.79<br>N64°42'35"E | ⑦ R = 1130.00<br>Δ = 05°44'29"<br>A = 113.23<br>C = 113.19<br>N74°00'28"W | |




Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By GJH Date 12-1-03
Swale as shown

SCALE: 1" = 30'
NOV. 20, 2003

STATE OF OHIO
HOWARD R. SELEE
5471
REGISTERED
PROFESSIONAL SURVEYOR

# NOBHILL LANE 60'

DIMENSIONS SHOWN ARE HEREON EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Howard R. Selee 11-20-03

HOWARD R. SELEE, REG. SURVEYOR #5471 DATE


*HOWARD R. SELEE & ASSOCIATES, INC.*
PROFESSIONAL LAND SURVEYORS
*9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129*
(216) 398-0280 SCALE: 1" = 30' FILE NO. 03704-55
SELEE & ASSOC.