SITE & DRAINAGE PLANS FOR:

RYAN HOMES, INC.
7660 CHIPPEWA ROAD
BRECKSVILLE, OHIO.

SITE & DRAINAGE PLANS FOR:
SUBLOT 22
SUBLOT 23
SUBLOT 24 ALL IN PRESERVE WOODS SUBDIVISION NO. 2 IN CONCORD TWP, OHIO.

PREPARED BY:

WM. R. GRAY ASSOCIATES, INC.
7547 MENTOR AVENUE
MENTOR, OHIO 44060
DATE: AUG. 22, 1973 SCALE: 1"=30' DRWN BY:

CIVIL ENGINEERS
SURVEYORS

NOTE: UTILITIES SHOWN ARE SUBJECT TO AS-BUILT CONDITION

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: Wm. R. Gray
WM. R. GRAY, P.E. #6421, PS 2752

NORTH

Zoning Permit #2
Issued 8-30-

Grading Plan Approved as shown and/or noted
THOMAS P. GILLES, P.E.
Lake County Engineer

PROPOSED GARAGE FIN. FLR. EL. 711.50
PROPOSED HOUSE FIN. F.E. EL. 713.25
PROPOSED GARAGE FIN. FLR. EL. 712.75
PROPOSED HOUSE FIN. FLR. EL. 714.50
PROPOSED GARAGE FIN. FLR. ELEV.
PROPOSED HOUSE FIN. F.E. EL.

N. 79° 31' 30" W. 190.00'
S. 79° 31' 30" E. 134.02'
N. 1° 31' 30" W. 150.00'
S. 1° 31' 30" E. 150.00'
N. 82° 40' 10" E. 72.7'

54'-0" House
56'-0" House
44'-0" House
36'-0" House
30'-0" House
28'-0" HSE.
40'-0"
20'-0"
25'-8"
20'-4"

60' FRONT SETBACK
25' FRONT SETBACK
10' SIDE SETBACK
15' REAR SET BACK
10' SIDE SETBACK

R=60.00' A=21.12' T=10.68' L=21.00' N.79° 37' W. N.89° 42' W.
R=60.00' A=62.12' L=60.00' T=30.11' N.82° 40' 10" E. N.52° 25' 05" E.

LOT 25
LOT 23
LOT 22
LOT 24

710.90
711.25
711.50
712.00
712.50
713.25
713.50

WTR. COURSE LOWER LIFE
WTR. COURSE UPPER LIFE
PIPE HYDRANT
E. PITCH
12" CORRU. CULV. PIPE
12" CORRUGATED CULV. PIPE
6" SANITARY LINE @ 0.60% ↓
6" SAN. LAT.
6" ST. LAT.
4" WATER LINE
ASPHALT SURFACE
SQUIRES COURT 60'
COLERIDGE

SANITARY MANHOLE
RIM. 709.45
INV. 701.90

SANITARY MH.
RIM.
INV. 700.46
699.73

21" ST. SEW.
21" STORM SEWER @ 0.20%
18" STORM SEWER @ 1.34%

INLET MANHOLE
RIM.
INV. 705.84

INLET MANHOLE
RIM. 709.92
INV. 706.48 (18")
706.23 (21")

INLET MANHOLE
RIM.
INV. 709.82