

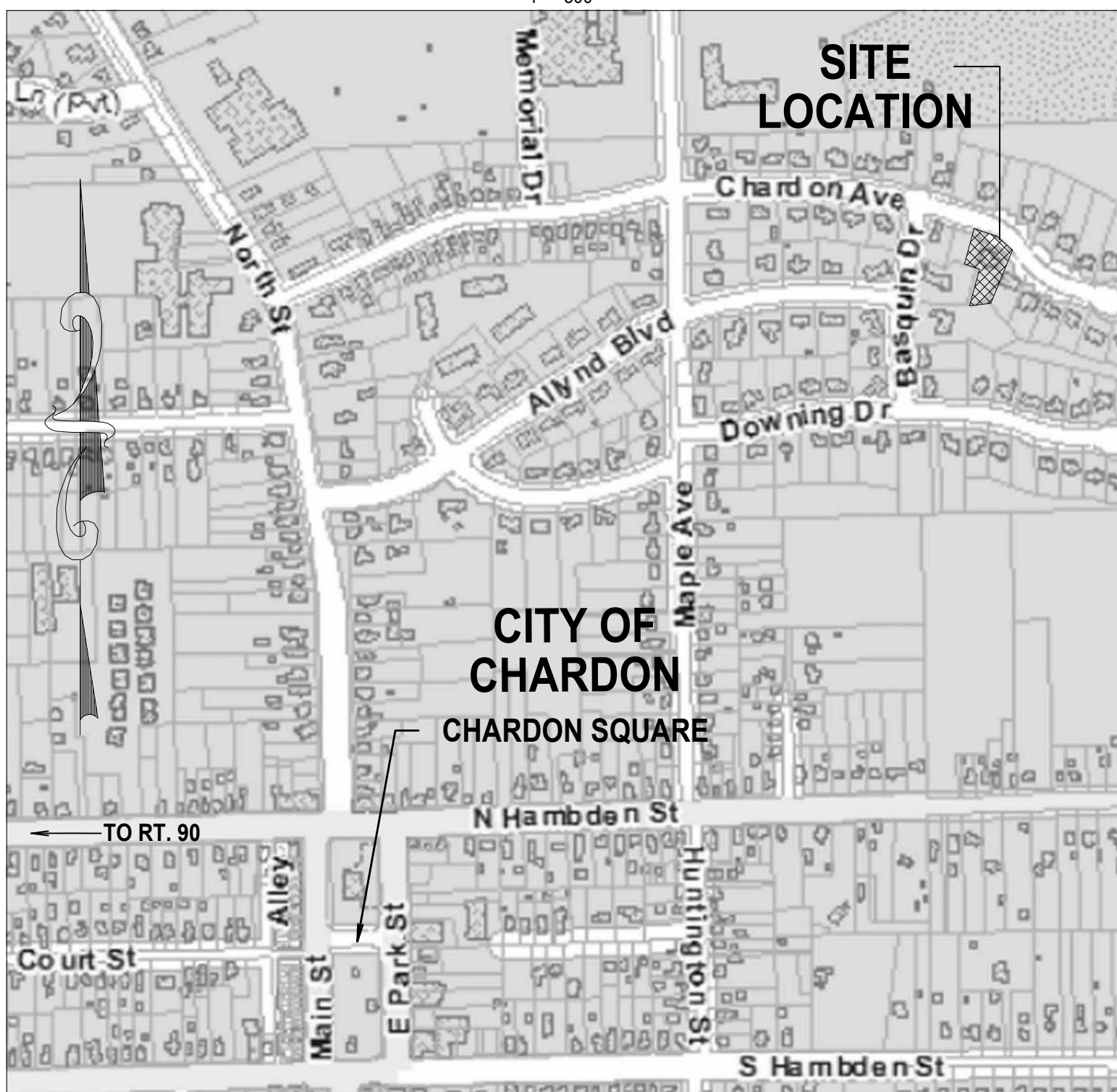
TRUE NORTH (Geodetic)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid12B



GRAPHIC SCALE: 1" equals 30'

VICINITY MAP

1" = 500'



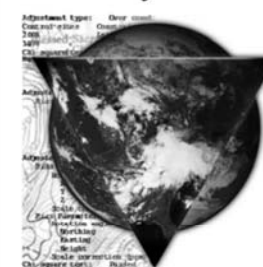
UTILITY INFORMATION DISCLAIMER

All utility information shown hereon was provided by:
OUPS staking, digitized image photogrammetry and actual field location
and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167)
for the existence, location, condition, type or size of any underground structure
that is not visible, any misfitting or malproportion, or that which is not shown
hereon. Always call the Ohio Utilities Protection Service (OUPS) at
1-800-362-2764 prior to any excavation.

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by:
Digitized image photogrammetry and actual field location
and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167)
for the existence, location, condition, type or size of any structure shown hereon, any
misfitting or malproportion, or that which is not shown on this drawing.

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying



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www.dbksurveys.com

LOT COVERAGE

PPN 10-165247 and PPN 10-165787
Michael Perrico and Joyce Perrico
0.173 acres and 0.479 acres (0.652 acres)
of which 0.067 acres will be used
(0.051 acres prior to addition) = 9.7%
total lot coverage

ZONING INFORMATION

Codified Ordinances of The City of Chardon, Ohio complete to August 1, 2015
Part Eleven - Planning and Zoning Code, Title Three - Zoning District/Use Regulations
Chap. 1133 RC, R-1, R-2 and R-3 Residence District Regulations
R-1 (Single Family Residence) Lot standards (1133.05):
Minimum lot area: 25,000 square feet
Minimum width at building setback line: 110 feet
Minimum width of rear property line: 65 feet
Maximum lot coverage: 25%
Building setback (from R/W): 50 feet
Minimum setback for one side: 12 feet
Rear setback: 40 feet
Minimum building separation: 30 feet

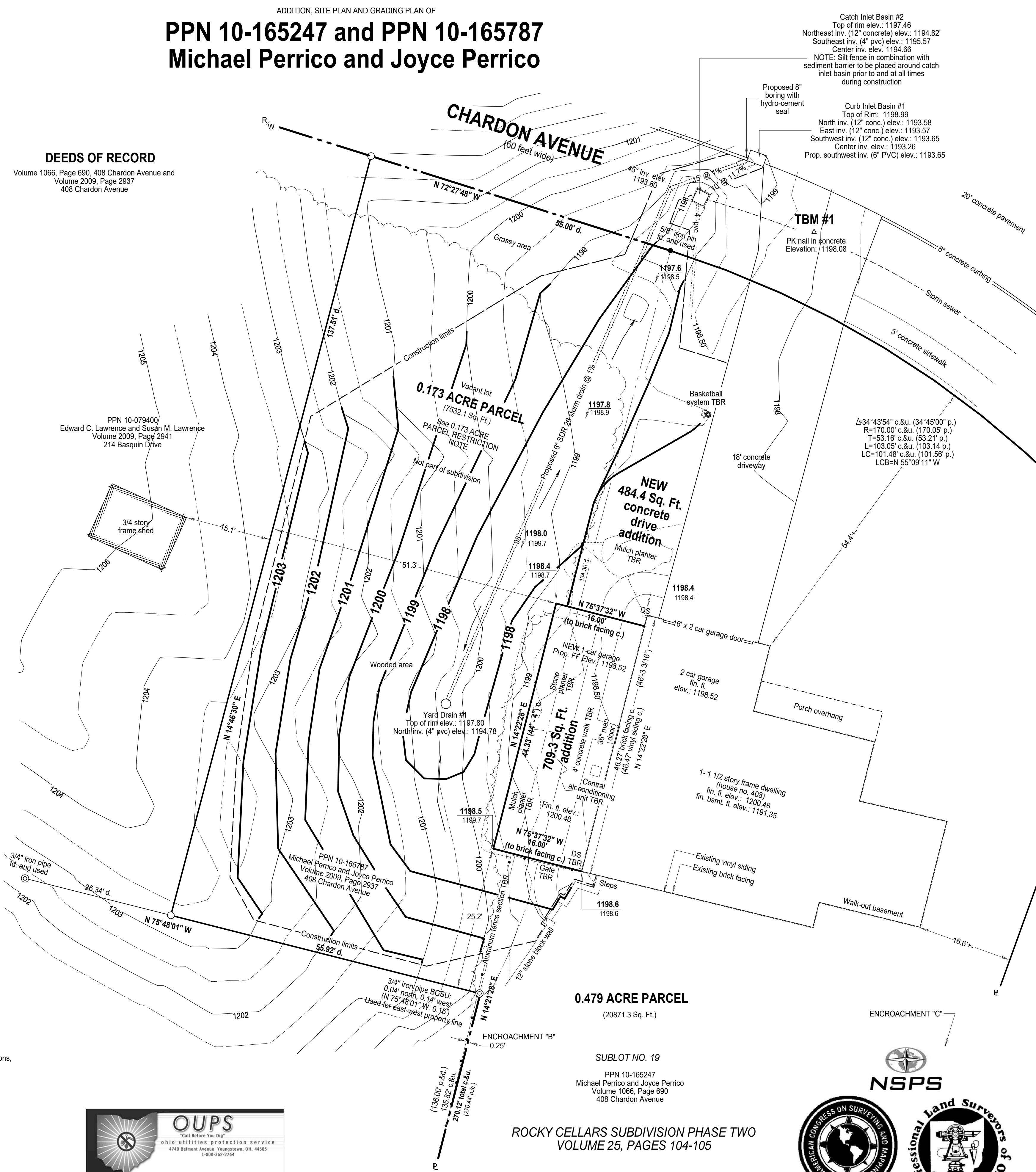
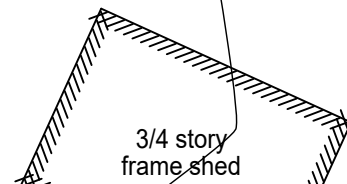
AREA OF CONSTRUCTION

Construction limits: 0.144 acres (6265 sq. ft.)

DEEDS OF RECORD

Volume 1066, Page 690, 408 Chardon Avenue and
Volume 2009, Page 2941
408 Chardon Avenue

PPN 10-079400
Edward C. Lawrence and Susan M. Lawrence
Volume 2009, Page 2941
214 Basquin Drive



Catch Inlet Basin #2
Top of rim elev.: 1197.46
Northeast inv. (12" concrete) elev.: 1194.82
Southeast inv. (4" pvc) elev.: 1195.57
Center inv. elev.: 1194.66
NOTE: Silt fence in combination with
sediment barrier to be placed around catch
inlet basin prior to and at all times
during construction

Curb Inlet Basin #1
Top of Rim: 1198.99
North inv. (12" conc.) elev.: 1193.58
East inv. (12" conc.) elev.: 1193.57
Southwest inv. (12" conc.) elev.: 1193.65
Center inv. elev.: 1193.26
Prop. southwest inv. (6" PVC) elev.: 1193.65

Proposed 6" boring with
hydro-cement
seal

TBM #1
PK nail in concrete
Elevation: 1198.08

20' concrete pavement
6" concrete cutting
5' concrete sidewalk
Storm sewer

Basketball system TBR
18' concrete driveway

Mulch planter TBR
2 car garage
fin. fl. elev.: 1198.52

Porch overhang
1- 1 1/2 story frame dwelling
(house no. 408)
fin. fl. elev.: 1200.48
fin. bsmt. fl. elev.: 1191.35

Existing vinyl siding
Existing brick facing

Walk-out basement

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