

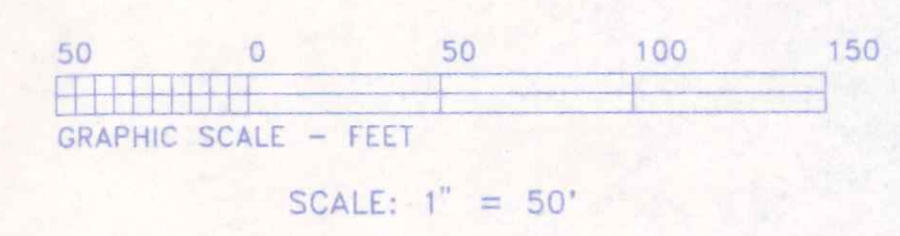
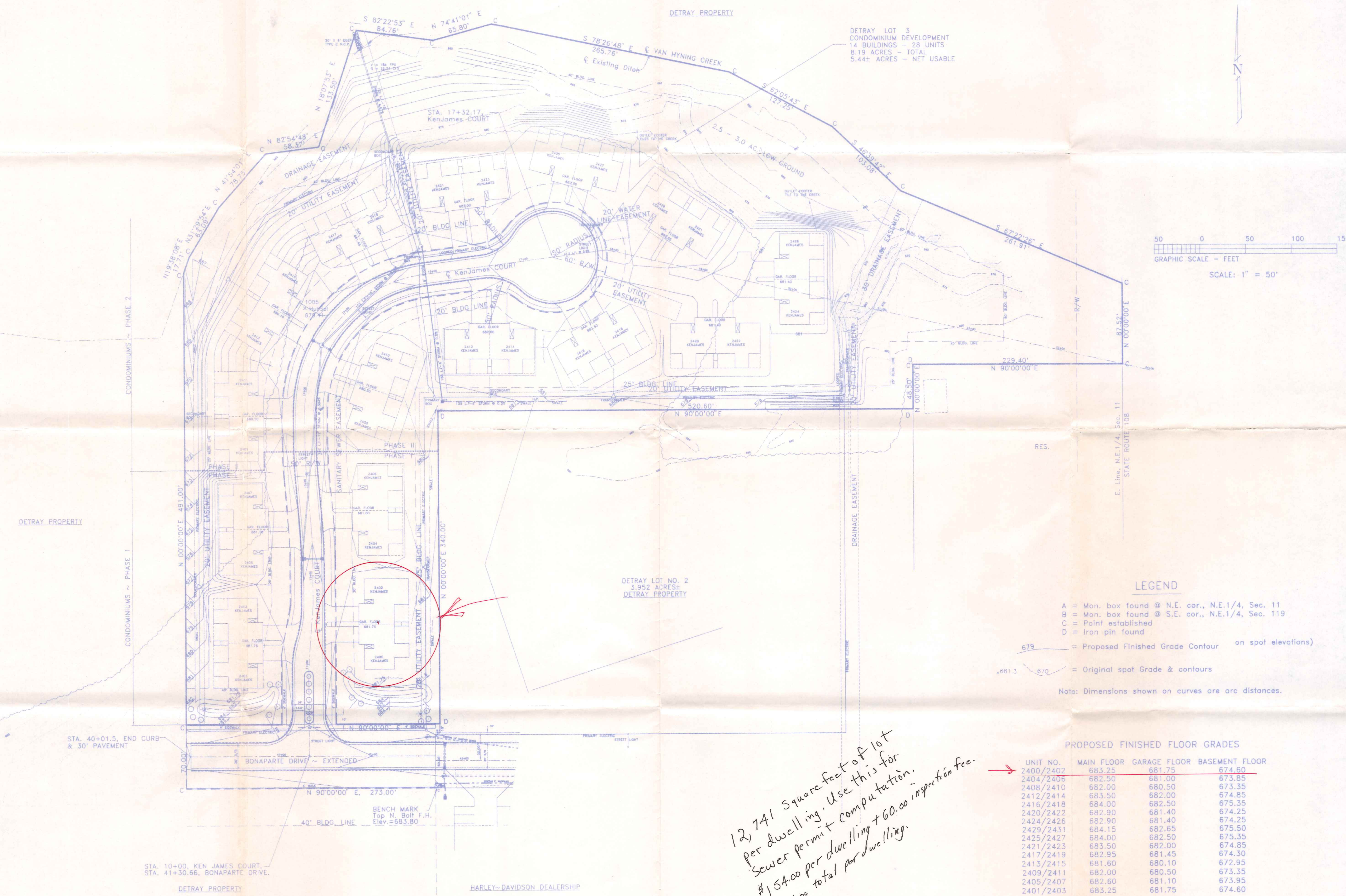
KenJames COURT ~ SUBDIVISION & CONDOMINIUMS

PRELIMINARY GRADING PLAN

SHEET NO.
1 OF 1

REVISIONS	DATE	BY

DIRECTOR: BECK KENJAMES DRAWING NAME: GRADING



LEGEND

- A = Mon. box found @ N.E. cor., N.E.1/4, Sec. 11
 - B = Mon. box found @ S.E. cor., N.E.1/4, Sec. 119
 - C = Point established
 - D = Iron pin found
 - 679 = Proposed Finished Grade Contour on spot elevations
 - 681.3 670 = Original spot Grade & contours
- Note: Dimensions shown on curves are arc distances.

PROPOSED FINISHED FLOOR GRADES

UNIT NO.	MAIN FLOOR	GARAGE FLOOR	BASEMENT FLOOR
2400/2402	683.25	681.75	674.60
2404/2406	682.50	681.00	673.85
2408/2410	682.00	680.50	673.35
2412/2414	683.50	682.00	674.85
2416/2418	684.00	681.40	674.25
2420/2422	682.90	681.40	674.25
2424/2426	682.90	681.40	674.25
2429/2431	684.15	682.65	675.50
2425/2427	684.00	682.50	675.35
2421/2423	683.50	682.00	674.85
2417/2419	682.95	681.45	674.30
2413/2415	681.60	680.10	672.95
2409/2411	682.00	680.50	673.35
2405/2407	682.60	681.10	673.95
2401/2403	683.25	681.75	674.60

12,741 Square feet of lot per dwelling. Use this for sewer permit computation. \$154.00 per dwelling + 60.00 inspection fee. \$21,400 total per dwelling.

ACTUAL FINISHED FLOOR ELEVATIONS MAY VARY A MAXIMUM OF 0.50' BELOW, OR 1.00' ABOVE THE PROPOSED FINISHED FLOOR ELEVATIONS. UPON CONSTRUCTION OF THE DWELLING, ALL LOTS SHALL BE GRADED SO AS TO DIRECT SURFACE WATER TOWARD THE STREET, CREEK, SWALE, OR EXISTING DRAINAGE BASINS AND AWAY FROM THE ADJOINING LOTS. ALL FOOTER DRAINS SHALL BE TIED INTO THE STORM SEWER OR DIRECTED THROUGH DRAINAGE TILE TO THE VAN HYNING CREEK.

BECK CONSTRUCTION CO.

COUNTY ROAD M
NAPOLEON, OHIO 43545
(419)592-8307



KenJames COURT CONDOMINIUMS-PHASE I & II
CITY OF NAPOLEON, HENRY COUNTY, OHIO

GRADING PLAN

DRAWN BY: RDS
DATE: JULY 1990
SCALE: 1" = 50'

SHEET NO.
1 OF 1

MARC S. GERKEN 1/6279

C:\K.C. SUBDIVISIONS\GRADING\161266.Dwg July 1990 26 13 44 56 1990