



Site Plan

Scale: 1"=20'

- 1) **Plan References:** 3rd Amended PLAT of the "Morningstar Lane" Subdivision, dated: 5.7.2007 CCRD Book: 213, Page: 466
- 2) **Lot:** As described in deed referenced in CCRD Doc.# 31143, Book: 30702, Pgs: 82,83
- 3) **Private Drainage Easements:** As described in deed referenced as "Exhibit "A"" in CCRD Doc.# 31143, Book: 30702, Pgs: 84,85 (See pgs 16, 17 for text)
- 4) **Elevations:** Dimensions reference city datum.
- 5) **Zoning:** R-2
- 6) **Soil Type:** From NRCS chart: "Bub"-- gravelly clay loam- woodland
- 7) **Parcel Area:** 13,341 sq. ft.

Legend:

- Parking Screening- White Cedar
- Catch Basins, Private, with Rim Elevations
- Grades
- Paved with Pervious Pavers
- Paved with Bituminous Concrete
- Limits of Building Envelope
- Erosion Control Fencing
- Limits of soil disturbance
- Soil berm to redirect stormwater runoff
- Foundation underdrain

Revisions

Date	Description
4/24/14	Added exterior stairways, moved propane storage location, changed basement access from rip-rap to railroad ties.
4/30/14	Zoning, soil type, distances from structures to property lines, foundation drain outlet, diversion swale on parking area, ground floor area, erosion control, second tree, limits of site disturbance, total land area, exact utility locations w/ dimensions