

NOTES:

UNDERGROUND INFORMATION REGARDING STORM & SANITARY CONNECTION, FOR TYPE, SIZE & ELEVATION TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION. EXISTING CONNECTIONS MUST BE INSPECTED AND APPROVED BY THEIR RESPECTIVE UTILITY COMPANY FOR USE.

THE BUILDER MUST PRIOR TO START OF CONSTRUCTION, FILM THE EXISTING STORM AND SANITARY LATERALS FROM TEST TEES TO THE SEWER MAINS. ANY DEFECTS IN THE STORM OR SANITARY LATERALS SHALL BE REPAIRED /REPLACED BY THE BUILDER.

PRIOR TO CONSTRUCTION, BASEMENT AND FOOTER ELEVATIONS ARE TO BE VERIFIED BY THE BUILDER/CONTRACTOR AND IF A DISCREPANCY EXISTS BETWEEN THE HOUSE PLANS AND THIS PLOT PLAN, THE CITY OF ROCKY RIVER AND THE HENRY G. REITZ ENGINEERING CO. SHALL BE NOTIFIED.

CONCRETE WALKS SHOULD BE 6" THICK WITH MESH AT APRONS AND 4" THICK THICK PLAIN CONCRETE WITH MESH ELSEWHERE PER CITY REQUIREMENTS.

ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR ON ANY CITY OWNED SEWER SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND IS SUBJECT TO FULL TIME INSPECTION BY THE CITY. INSPECTION FEES WILL BE PAID BY BUILDER. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR ON ANY CITY OWNED SEWER MUST BE COORDINATED WITH AND APPROVED BY THE SERVICE DIRECTOR, PRIOR TO START OF ANY WORK. CONSTRUCTION HOURS ARE LIMITED AND MUST BE APPROVED IN ADVANCE BY THE SERVICE DIRECTOR.

ALL BACKFILL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PREMIUM, COMPACTED BACKFILL.

CONCRETE APRON MUST BE 6" THICK WITH EXPANSION JOINT AND MESH PER CITY REQUIREMENTS.

ANY STREET PAVEMENT OPENING AND LANE CLOSURES MUST BE APPROVED IN ADVANCE BY THE SERVICE DIRECTOR.

BUILDER SHALL MARK ON THE SIDEWALK THE LOCATIONS OF NEW SANITARY (Δ) AND NEW STORM (Λ) TEES.

LEGEND:

○ DENOTES 5/8" (REITZ ENG) CAPPED IRON PIN TO BE SET.

—SF— DENOTES SILT FENCE TO BE INSTALLED.

⊠ DENOTES TRAFFIC CONTROL BOX

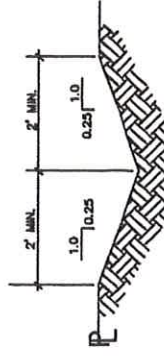
⊕ DENOTES TRAFFIC POLE

→ DENOTES DIRECTION OF FINISH RUNOFF.

ELEVATIONS SHOWN = X EXISTING

ELEVATIONS SHOWN = X PROPOSED

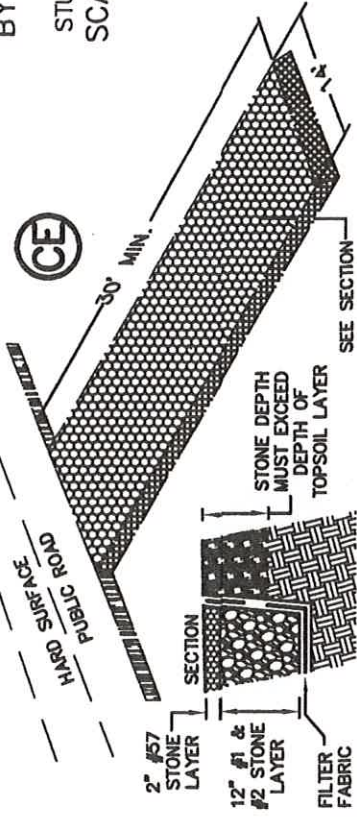
CONTRACTOR MUST CHECK BENCH MARK WITH PAVEMENT GRADE BEFORE ANY EXCAVATION OR OTHER WORK IS STARTED.
BENCH MARK ELEV. = 734.01
TOP OF HYDRANT AT #3691
WOOSTER ROAD.



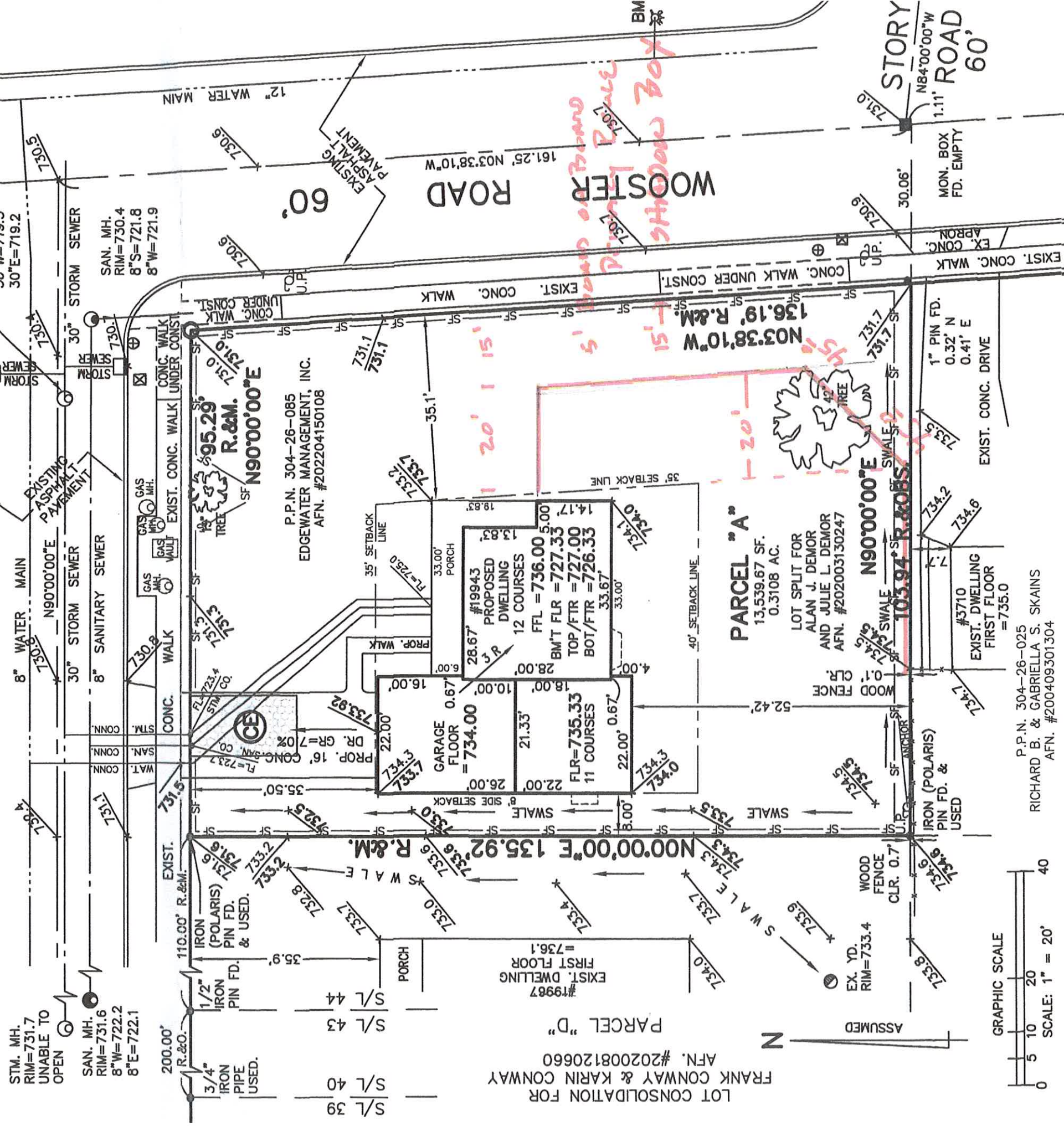
TYPICAL YARD SWALE SECTION



GRAVEL CONSTRUCTION ENTRANCE
(REQUIRED AT EACH POINT OF ACCESS FROM CITY RIGHT-OF-WAY)



PARKVIEW AVE. 50'



GRADING PLAN
OF
PARCEL "A"
P.P.N. 304-26-085
#19943 PARKVIEW AVE.

IN
LOT SPLIT FOR ALAN J. DEMOR
AND JULIE L. DEMOR
RECORDED IN AFN. #202003130247
PART OF

ORIGINAL ROCKPORT
TOWNSHIP SECTION NO. 24
NOW IN
THE CITY OF ROCKY RIVER
CUYAHOGA COUNTY, OHIO

FOR
WILLIAM THOMAS HOMES, INC.
P.O. BOX 16155, ROCKY RIVER, OH. 44118
PH: (440) 243-5668

BY
THE HENRY G. REITZ ENGINEERING CO.
#4214 ROCKY RIVER DR., CLEVELAND, OH 44135
PH: 216-251-3033, EMAIL: REITZ@REITZENG.COM

Stuart W. Saylor
BY
STUART W. SAYLER, REG. SURVEYOR NO. S-8028
SCALE 1" = 20'
JULY, 2022

REVISED 07-27-22
REVISED HOUSE & REGRADE
REVISED 08-11-22
PER CITY COMMENTS

LOT CONSOLIDATION FOR
FRANK CONWAY & KARIN CONWAY
AFN. #202008120660

PARCEL "D"

EXIST. DWELLING
FIRST FLOOR
= 736.1

GARAGE
FLOOR
= 734.00

PROPOSED
DWELLING
12 COURSES
FFL = 736.00
TOP FLR = 727.33
BOT/FTR = 726.33

PARCEL "A"
13,539.67 SF.
0.3108 AC.
LOT SPLIT FOR
ALAN J. DEMOR
AND JULIE L. DEMOR
AFN. #202003130247

ASSUMED

EX. YD.
RIM=733.4

WOOD
FENCE
CLR. 0.7'

EXIST. DWELLING
FIRST FLOOR
= 735.0

EXIST. CONC. DRIVE

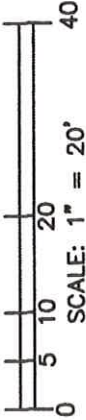
EXIST. CONC. WALK

MON. BOX
FD. EMPTY

STORY
NB4'00"00"W

ROAD
60'

GRAPHIC SCALE



SCALE: 1" = 20'

P.P.N. 304-26-025
RICHARD B. & GABRIELLA S. SKAINS
AFN. #200409301304