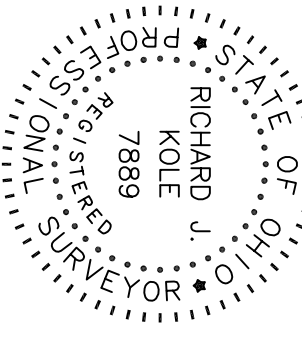


SITE and GRADING PLAN of PPN 301-04-015

Situated in the City of Rocky River, County of Cuyahoga and State of Ohio and known as being Subject No. 242 in the The Realty Underwriting Company's Beach Cliff Subdivision No. 1, part of Original Rockport Township Section No. 24, as shown by the Plat recorded in Volume 61, Page 30 of Cuyahoga County Map Records.

Monuments were found or set as indicated herein. Dimensions are expressed in feet and decimal parts thereof. Bearings are to an assumed meridian and are used to describe the relative angular value between lines only, all of which I certify to be correct to the best of my professional knowledge and belief.

Richard J. Koe
Richard J. Koe, P.S. 7889



LEGEND:

- XXXXX PROPOSED GRADE
- IRON PIN FOUND
- IRON PIN TO BE SET
- IRON PIN MON. FD. & USED
- ↔ INDICATES DIRECTION OF SURFACE WATER FLOW AFTER FINAL GRADING

SCALE: 1" = 20'
DATE: AUGUST 6, 2025
UPDATED: SEPTEMBER 2, 2025

BENCH MARK: TOP OF HYDRANT ON WEST SIDE OF ARUNDEL ROAD OPPOSITE OUR LOT ELEVATION 647.41

CONTRACTOR MUST CHECK BENCH MARK WITH PAVEMENT GRADE OR OTHER HARD SURFACE BEFORE ANY EXCAVATION OR WORK IS STARTED.

FLOOR ELEVATIONS: POURED WALL BASEMENT: 20' GARAGE FLOOR TO FIRST FLOOR: 12' FOOTER:

647.83 FIRST FLOOR ELEV
646.66 TOP OF BASALT FOUNDATION
646.17 GARAGE FLOOR ELEV
637.83 BASALT FLOOR ELEV
637.50 TOP OF FTR ELEV
636.83 BOT OF FTR ELEV

SUMP PUMP REQUIRED FOR FOOTER DRAINS.

VERIFY MINIMUM SLOPE OF 1% FROM BOTTOM OF FOOTER TO STORM AND SANITARY LATERALS. IF 1% CANNOT BE ACHIEVED, CONTACT CITY ENGINEER. UNDERGROUND INFORMATION SHOWN TAKEN FROM IMPROVEMENT PLANS AND TYPE, SIZE AND ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.

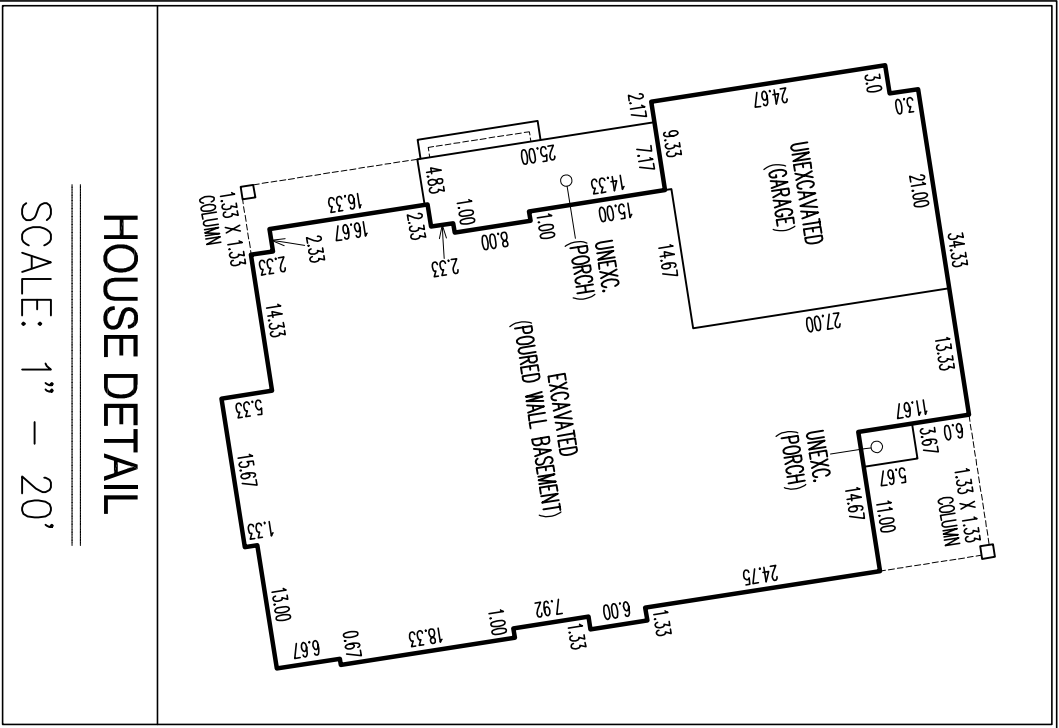
NOTE: ALL PROPERTY LINES, RIGHT-OF-WAY LINES AND PROPERTY OWNERSHIPS ARE SHOWN FROM CURRENT RECORDED DOCUMENTS AVAILABLE FROM CUYAHOGA COUNTY RECORDS. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR.

HOUSE FOOTPRINT SHOWN IS BASED ON ARCHITECTURAL PLANS BY ARCHITECTS C.A. MOGETTRICK, LLC, DATED MAY 23, 2025.

CONTRACTOR TO VERIFY HOUSE DIMENSIONS (HORIZONTAL & VERTICAL) BEFORE CONSTRUCTION. IF A DISCREPANCY EXISTS, R.J. KOE & ASSOC. CORP., THE BUILDER, AND THE ARCHITECT SHALL BE NOTIFIED AT ONCE.

THE SITE SHALL COMPLY WITH "SPECIFICATIONS FOR INDIVIDUAL LOT PROTECTION" AND EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES.

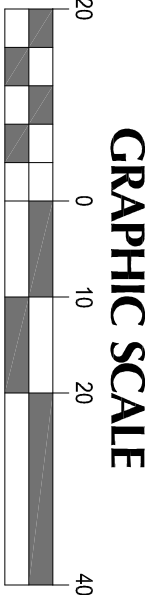
ANY STREET PAVEMENT OPENING AND LANE CLOSURE MUST BE APPROVED IN ADVANCE BY THE SERVICE DIRECTOR. LOT COVERAGE (HSC/DW/ML/S) = 38%



CURVE TABLE				
CURVE	ARC	RAD. (CHORD)	BEARING	DELTA
C1	114.62	788.27	114.51 N09°18'05"W	8°39'38"
C2	39.30	30.00	36.55 N51°09'53"W	75°03'57"
C3	48.03	1484.00	48.03 N87°46'14"W	1°51'16"
C4	172.51	778.27	172.15 N11°19'17"W	12°42'00"
C5	79.21	1449.00	79.20 N88°24'34"W	3°07'56"
C6	9.08	1189.00	9.08 N89°53'03"E	0°26'15"

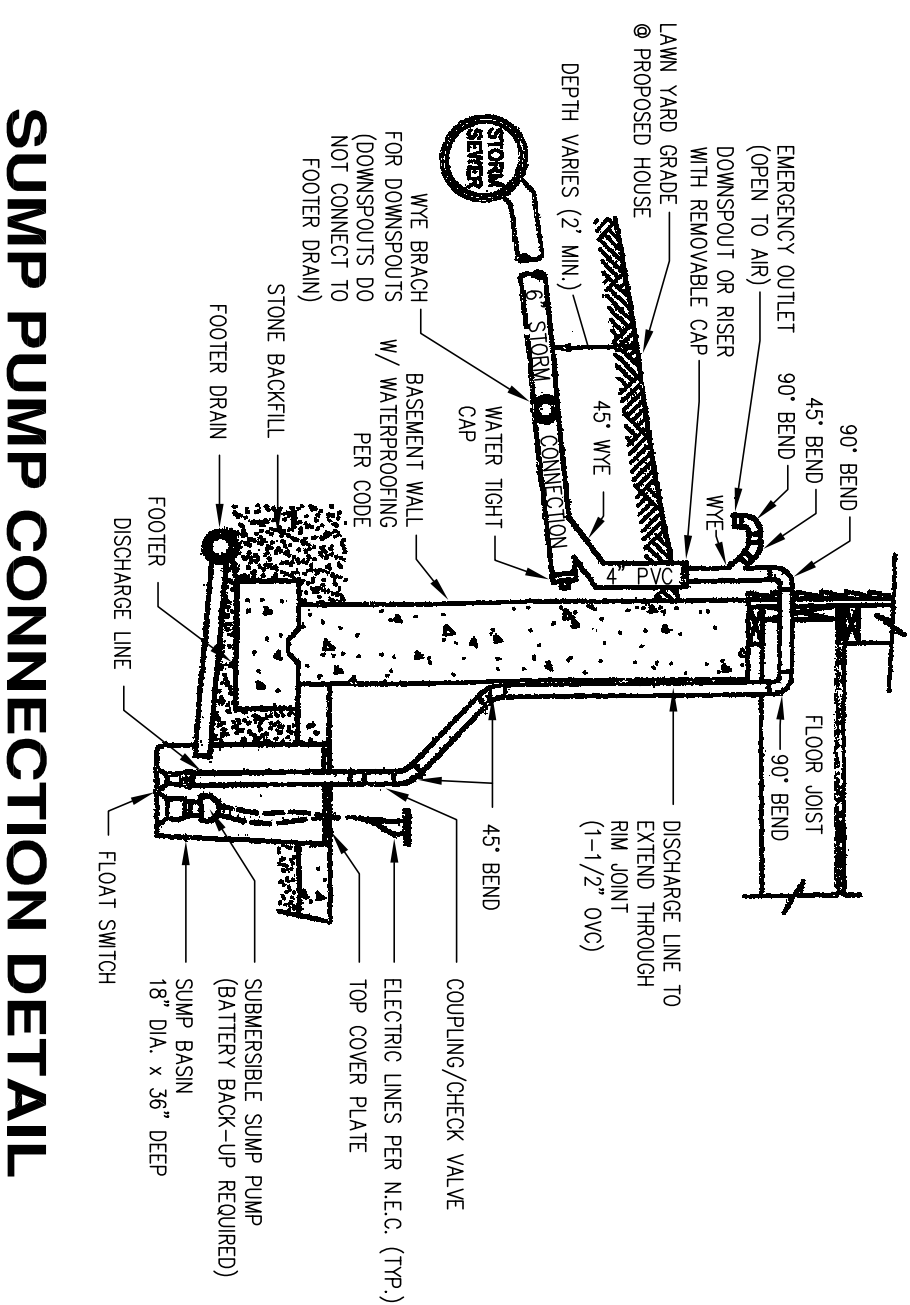
NOTE: THIS PLAN INTENDED FOR LOCATION AND GRADING PURPOSES ONLY. REFER TO HOUSE PLANS FOR FOUNDATION DETAILS AND DIMENSIONS.

NOTE: BUILDER/LANDSCAPER TO MAINTAIN POSITIVE DRAINAGE AWAY FROM HOUSE



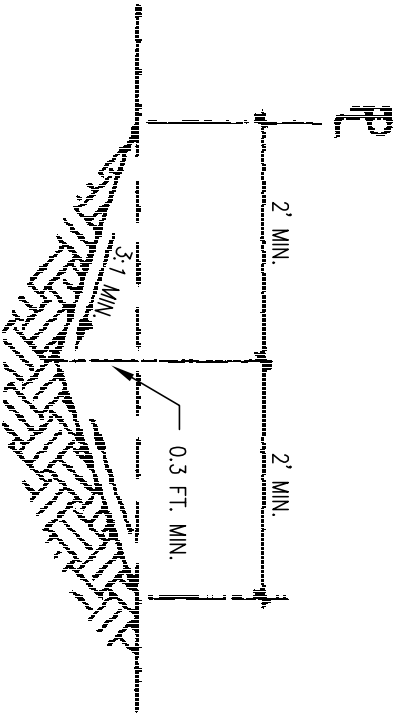
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



SUMP PUMP CONNECTION DETAIL

(N.T.S.)



TYPICAL YARD SWALE SECTION

(N.T.S.)

