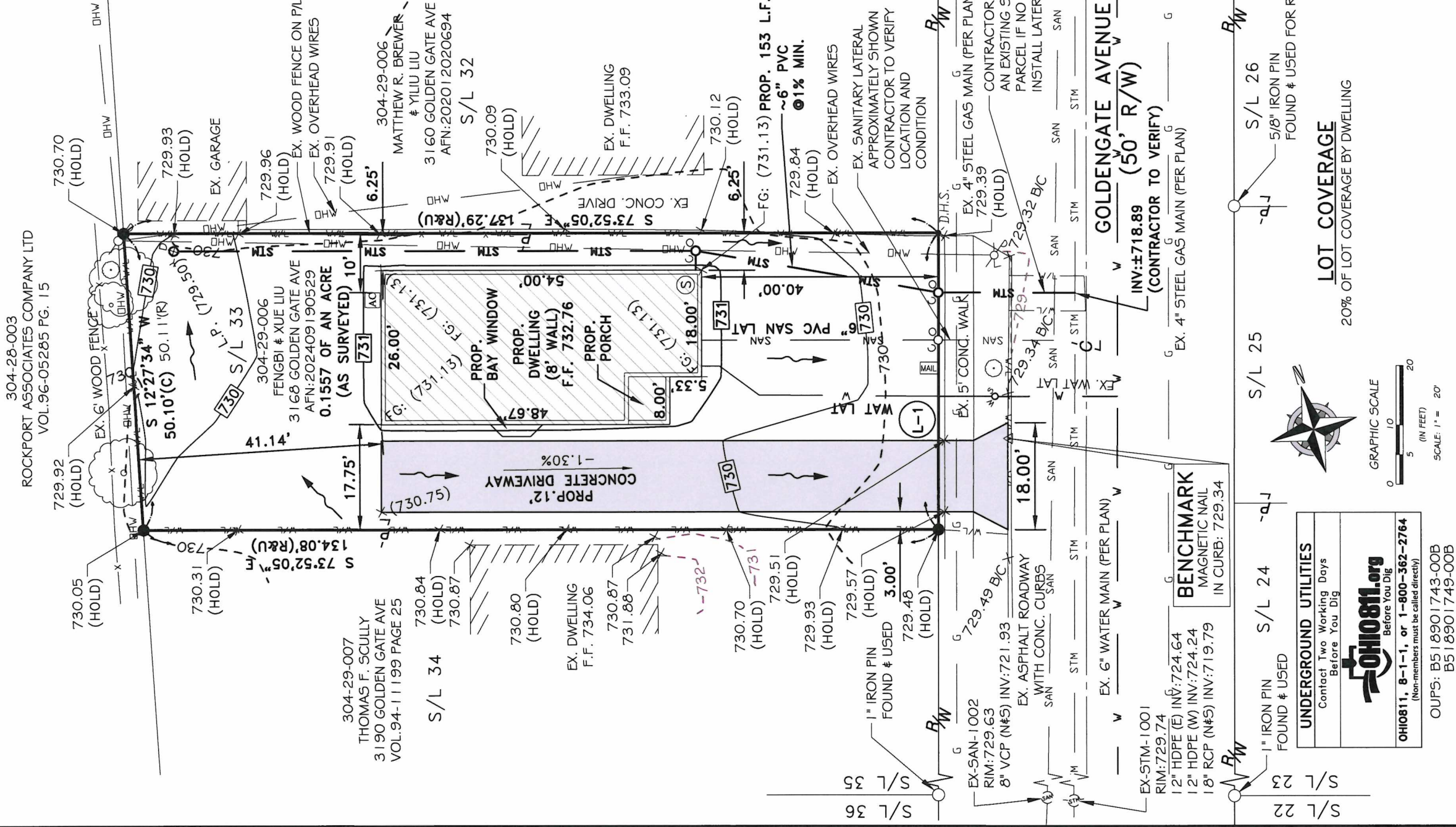


# PLOT PLAN

## 3168 GOLDEN GATE AVEUNE

SITUATED IN THE CITY OF ROCKY RIVER,  
COUNTY OF CUYAHOGA, AND STATE OF OHIO,  
KNOWN AS BEING SUBLOT 33 IN WOOSTER PARK SUBDIVISION  
OF A PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NOS. 14 & 16  
PLAT VOLUME 92, PAGE 30



### NOTES:

- ALL DIMENSIONS TO THE FACE OF CURB, FACE OF BUILDING, & FACE OF WALL UNLESS OTHERWISE STATED.
- FOR EXACT BUILDING DIMENSIONS & DETAILS SEE ARCHITECTURAL PLANS.
- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- SANITARY LATERAL SHALL BE 6" PVC ASTM 3034 WITH GASKETS (OR CITY ENGINEER APPROVED EQUAL)
- CONTRACTOR TO COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PRINTS.
- CONTRACTOR TO ENSURE BOTTOM OF FOOTER SHALL REST UPON SUITABLE BASE. ADDITIONAL EXCAVATION MAY BE REQUIRED. APPROPRIATE COVER AND/OR FROST PROTECTION SHALL BE PROVIDED.
- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF UTILITY TIE-INS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO ENSURE THAT SURFACE WATER FLOW DOES NOT ADVERSELY FLOW ONTO ADJACENT PROPERTIES AND SHALL MAINTAIN POSITIVE DRAINAGE.
- CONTRACTOR TO PROVIDE A CLAY DAM IN ALL UTILITY TRENCHES.
- CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES PER OHIO EPA SPECIFICATIONS FOR SMALL CONSTRUCTION SITE CONTROLS.
- CONTRACTOR TO CONFIRM ALL HOUSE AND FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING BENCHMARKS WITH AT LEAST TWO ADDITIONAL HARD SURFACE EXISTING ELEVATIONS INDICATED ON THE PLAN.
- SANITARY CLEANOUT SHALL BE TRAFFIC BEARING AND BOLTED DOWN WITH WATERTIGHT LID.

### HOUSE ELEVATIONS

FINISH GRADE: 731.13  
 FINISH FLOOR: 732.76  
 TOP OF WALL: 731.80  
 BASEMENT FLOOR: 724.13  
 TOP OF FOOTER: 723.80  
 BOTTOM OF FOOTER: 723.13

### WORK LIMITS

DISTURBED AREA: 0.17 OF AN ACRE

### BUILDER

WAYNE HOMES  
 1897 OH-89  
 JEROMESVILLE,  
 OH 44840  
 (866) 321-0782

**L-1**  
 N 16°07'55" E  
 50.00' (R&U)

1" IRON PIN FOUND & USED FOR RW 0.11(5)

CONTRACTOR TO VERIFY WITH CITY IF THERE IS AN EXISTING 5" STORM LATERAL TO SUBJECT PARCEL IF NO LATERAL EXISTS CONTRACTOR TO INSTALL LATERAL PER CITY SPECIFICATIONS

**GOLDENGATE AVENUE**  
 (50' R/W)  
 INV:±718.89  
 (CONTRACTOR TO VERIFY)

**BENCHMARK**  
 MAGNETIC NAIL  
 IN CURB: 729.34

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 RIM:729.74  
 12" HDPE (E) INV:724.64  
 12" HDPE (W) INV:724.24  
 18" RCP (N#5) INV:719.79

EX-SAN-1002  
 RIM:729.63  
 8" VCP (N#5) INV:721.93

EX-STM-1001  
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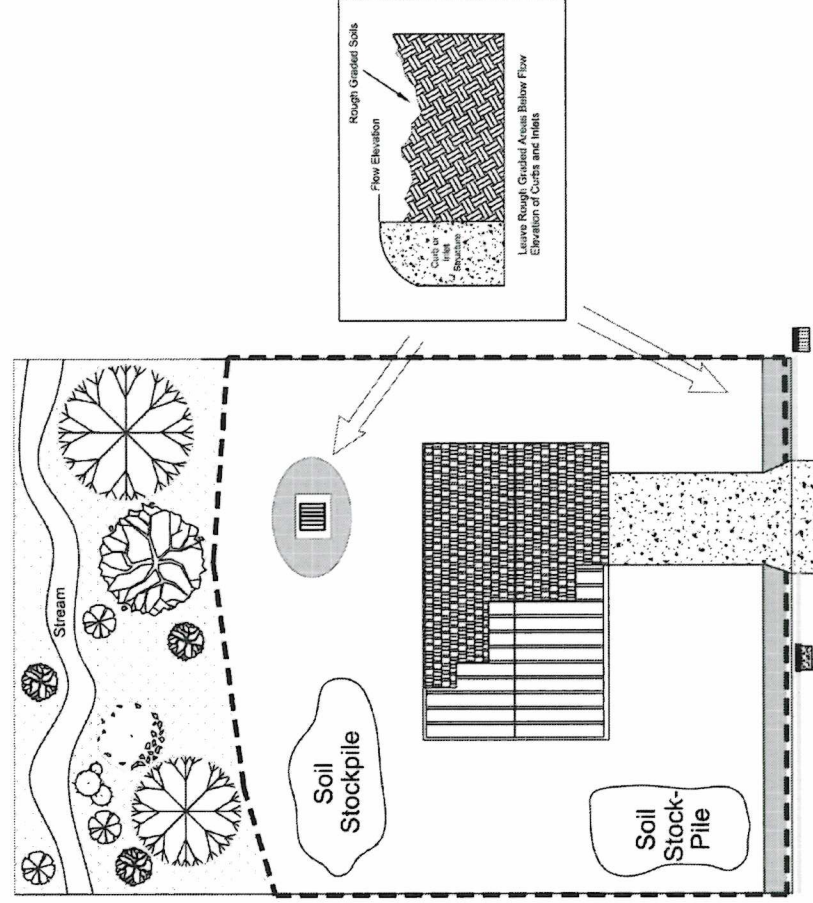
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 KNOWN AS BEING SUBLOT 33 IN WOOSTER PARK SUBDIVISION  
 OF A PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION Nos. 14 & 16  
 PLAT VOLUME 92, PAGE 30

Specifications  
for  
**Small Construction Site Controls**



**PLAN VIEW**

- Temporary seeding and/or mulch applied to rough graded areas
- Construction Entrance gravel
- Rough grade areas to allow settling below grade elevation
- Storm Drain w/inlet protection
- Storm Drain without inlet protection
- Yard Drain w/ inlet protection
- Silt Fence
- Curb

Specifications  
for  
**Small Construction Site Controls**

1. Preexisting vegetation shall be retained on idle portions of the building lot for as long as construction operations allow. Clearing shall be done so only active working areas are bare.
2. Temporary seed and/or mulch shall be applied to areas, such as stockpiles and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.
3. Stockpiles created from basement excavation and grading shall be situated away from streets, swales, or other waterways and shall be seeded and/or mulched immediately.
4. Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and inlet protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.
5. Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or crushed rock underlain with geotextile.
6. Mud tracked onto streets or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

REV.	BY	DATE	DESCRIPTION
1	JAD	11-04-25	PRELIMINARY ISSUE TO CLIENT
2	JAD	11-12-25	ISSUE TO CLIENT
3	JAD	11-26-25	ADD A/C UNIT AND LOT COVERAGE



**RAFTER A, LTD**  
**LAND SURVEYING • ENGINEERING • TESTING**

42653 Oberlin-Elyria Road, Oberlin, Ohio 44074

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