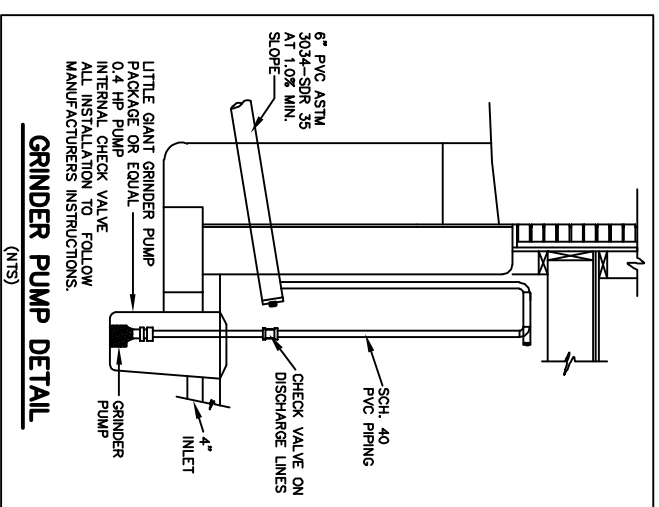
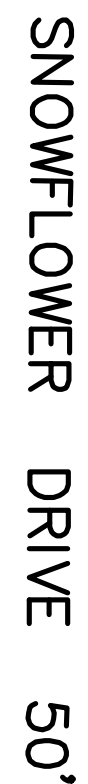


P.P.N. 303-23-00
DINFAM LTD. LLC
615.6
6



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

BENCH MARK ELEV. = **609.90**
 TOP OF HYDRANT @ OPOS. OF SITE.

- SF— DENOTES SILT FENCE
 — DENOTES DIRECTION OF
 FINISH RUNOFF
 ELEVATIONS SHOWN = X EXISTING
 PROPOSED

SUBLOT NO. 1
P.P.N. 303-23-048
#21259 SNOWFLOWER DRIVE

PART OF
ORIGINAL ROCKPORT
TOWNSHIP SECTION NO. 15
NOW IN
THE CITY OF ROCKY RIVER
CUYAHOGA COUNTY, OHIO
FOR

PHONE (440) 835-3277

BY PRES.

SCALE 1" = 20' AUGUST, 2025

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 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.