



EXISTING CONDITIONS

for: OTERO SIGNATURE HOMES
 16816 CHILLICOTHE RD. CHAGRIN FALLS
 ADDRESS STREET CITY
 P.P.N. 302-01-001
 22822 LAKE RD
 ADDRESS STREET VOL PAGE
 CITY CITY OHIO
 LOT CITY

GUTOSKEY & ASSOCIATES INC.
 Civil Engineers, Surveyors and Land Planners
 1015 GOTTSCHEW PKWY, SUITE 4 Tel (440) 643-6900
 CHAGRIN FALLS, OHIO 44023 Fax (440) 643-7176

CHECK LIST
 LOT DIMENSIONS & BEARINGS
 TIE TO NEAREST STREET
 SUBLOT No. (PARCEL No.)
 SURROUNDING OWNERS
 BUILDING DIMENSIONS
 SETBACK, SIDEYARD, REARYARD
 FINISHED GRADES
 DRIVE & APRON TYPE, WIDTH, THICKNESS
 SIDEWALK TYPE, WIDTH, THICKNESS
 CULVERT TYPE, DIAM., LENGTH
 WATER MAIN SIZE, LOCATION
 SAN. SEWER SIZE, % GRADE, LOCATION
 SAN. M.H. CAST, ELEV., INV. ELEV.
 SAN. CONN. SIZE, % GRADE, LOCATION
 STORM SEWER SIZE, % GRADE, LOCATION
 STORM M.H. CAST, ELEV., INV. ELEV.
 PAVT. TYPE, GRADE, CURBS
 GAS LINE, GRADE
 SEPTIC SYSTEM & DUPLICATION
 WELL LOCATION & ISOLATION RADIUS



STATE SEAL

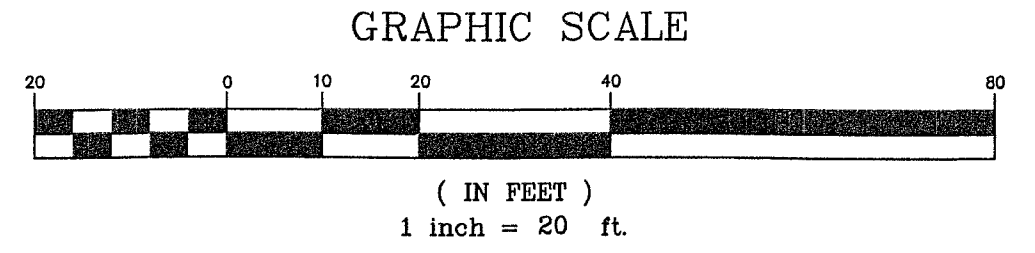
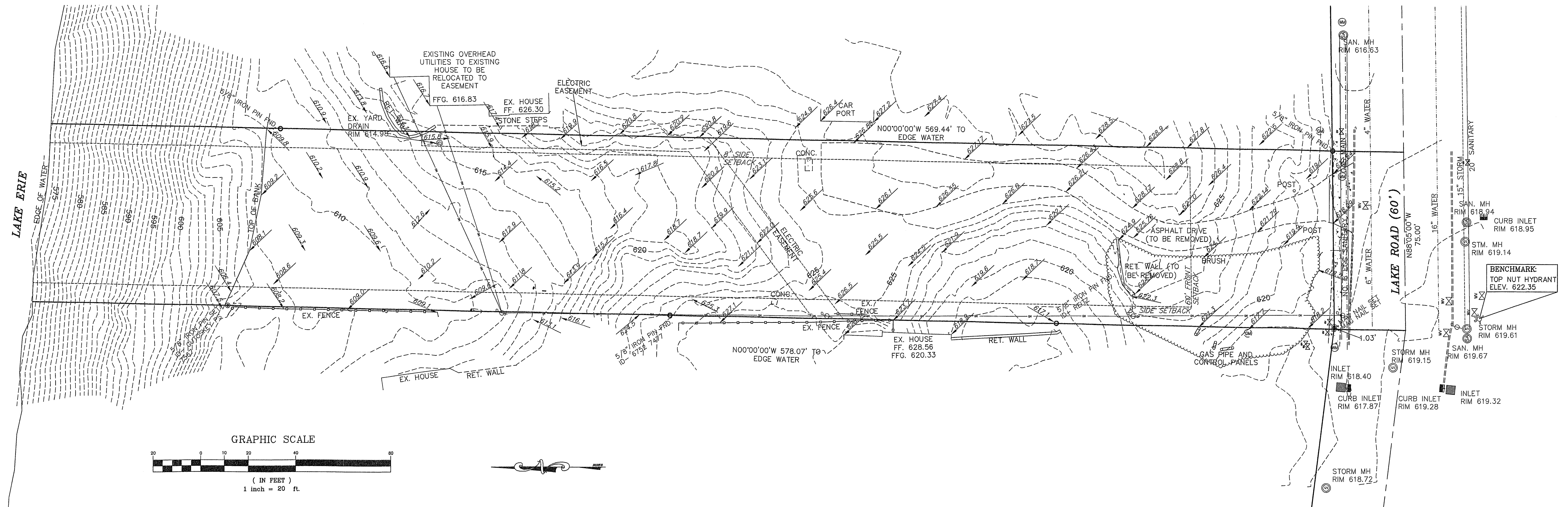
DESIGN CERTIFICATION
 THIS PLAT WAS PREPARED BY ME, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE
Joseph Gutoskey 2/10/20
 JOSEPH GUTOSKEY P.S. #7567 DATE

"AS-BUILT" CERTIFICATION
 I HEREBY CERTIFY THAT THE CIRCLED INFORMATION IS EXISTING AS OBTAINED ON THE SITE 20 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOSEPH GUTOSKEY P.S. #7567

LEGEND		DRAWN BY	SCALE
STORM MANHOLE	⊙	CC	1"=20'
SANITARY MANHOLE	⊙	CHK'D BY	DATE
EXISTING CONTOURS	--- 100 ---	JG	8/15/25
PROPOSED CONTOURS	--- 100.0 ---	REV.	
EXIST. ELEV.	100.0	REV.	
	100.0 PROP. ELEV.	REV.	
DIRECTION OF SURFACE DRAINAGE →		REV.	

BENCHMARK:
 TOP NUT HYDRANT
 ELEV: 622.35



NOTE:
THIS PLAN MEETS THE REQUIREMENTS OF THE OHIO EPA
GENERAL PERMIT AUTHORIZATION FOR STORM WATER
DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY
OH000006.

SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS

2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE
800-362-2764 OHIO UTILITIES PROTECTION SERVICE

CONTRACTOR SHALL VERIFY ELEVATIONS OF LATERAL INVERTS
IN THE FIELD AT THE TIME OF FOUNDATION EXCAVATION.

CONTRACTOR TO COORDINATE REUSE OF EXISTING SANITARY
LATERAL.

ENGINEER RECOMMENDS VIDEO INSPECTION OF SANITARY
LATERAL PRIOR TO REUSE.

CONTRACTOR TO COORDINATE WITH CLEVELAND WATER ON
WATER SERVICE CONNECTION.

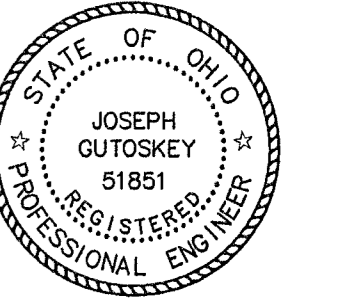
LAND DISTURBANCE UNDER AN 1 ACRE NO OEPA STORM
WATER PERMIT REQUIRED.



SITE PLAN
for: OTERO SIGNATURE HOMES
16816 CHILLICOTHE RD. CHAGRIN FALLS
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LOT CITY

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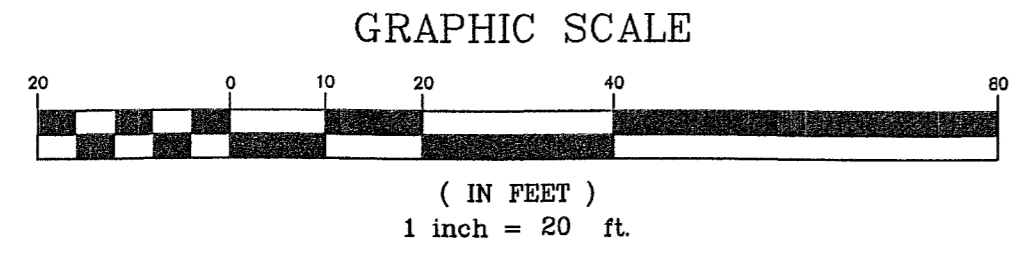
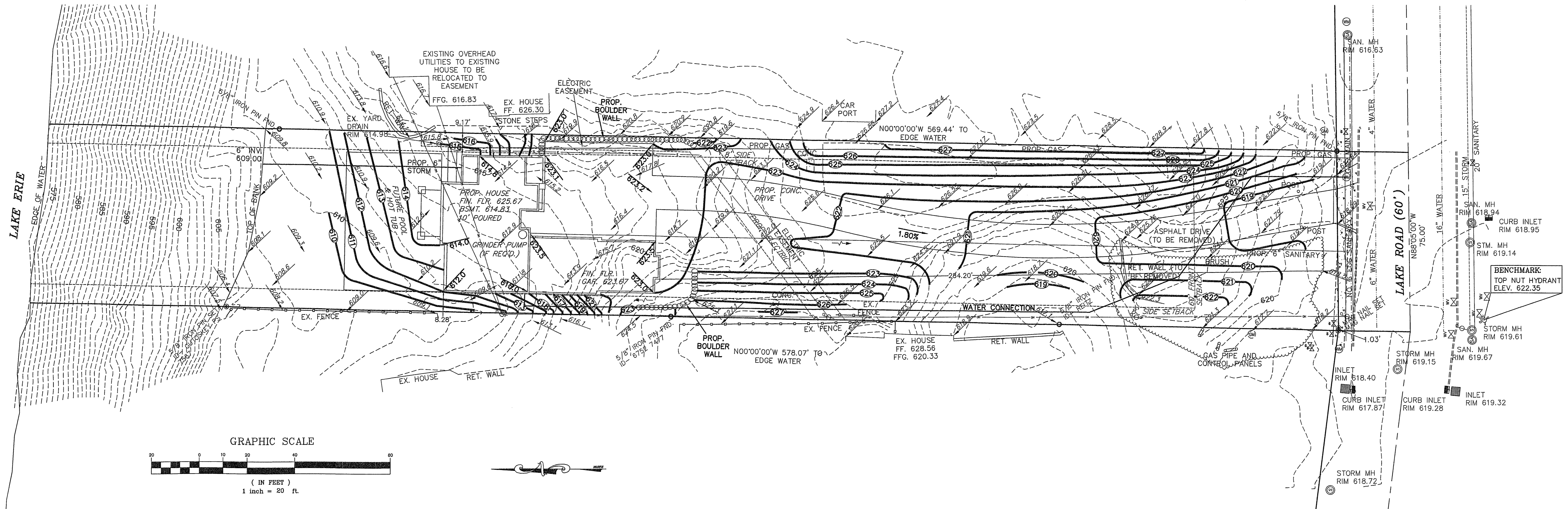
DESIGN CERTIFICATION
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Joseph Gutoskey
JOSEPH GUTOSKEY P.E. 51851 DATE

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JOSEPH GUTOSKEY P.S. #7567

LEGEND		DRAWN BY	SCALE
STORM MANHOLE	○	CG	1"=20'
SANITARY MANHOLE	○	JG	DATE
EXISTING CONTOURS	---100---	REV. 1/21/26	8/15/25
PROPOSED CONTOURS	---100---	REV. 1/27/26	
EXIST. ELEV.	100.0	REV. 2/10/26	
DIRECTION OF SURFACE DRAINAGE	→		

BENCHMARK:
TOP NUT HYDRANT
ELEV: 622.35



NOTE:
THIS PLAN MEETS THE REQUIREMENTS OF THE OHIO EPA GENERAL PERMIT AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY OH000006.

SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS

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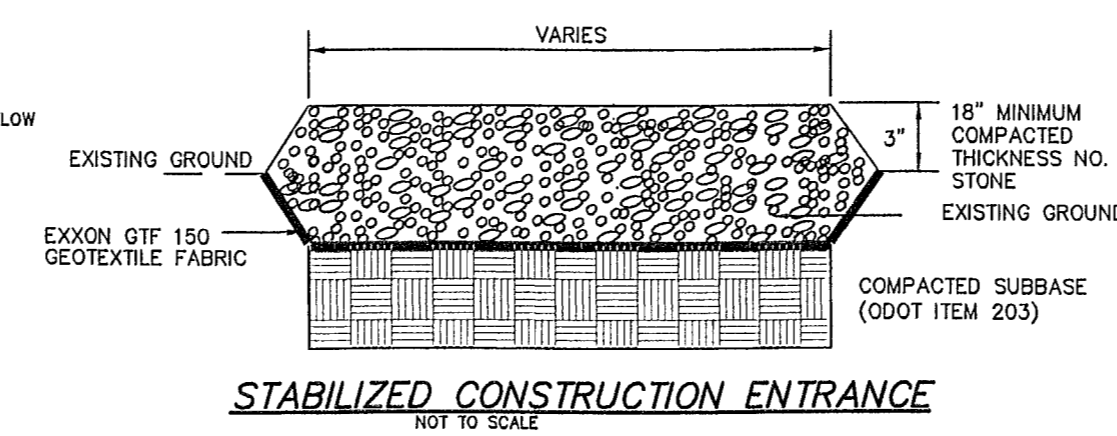
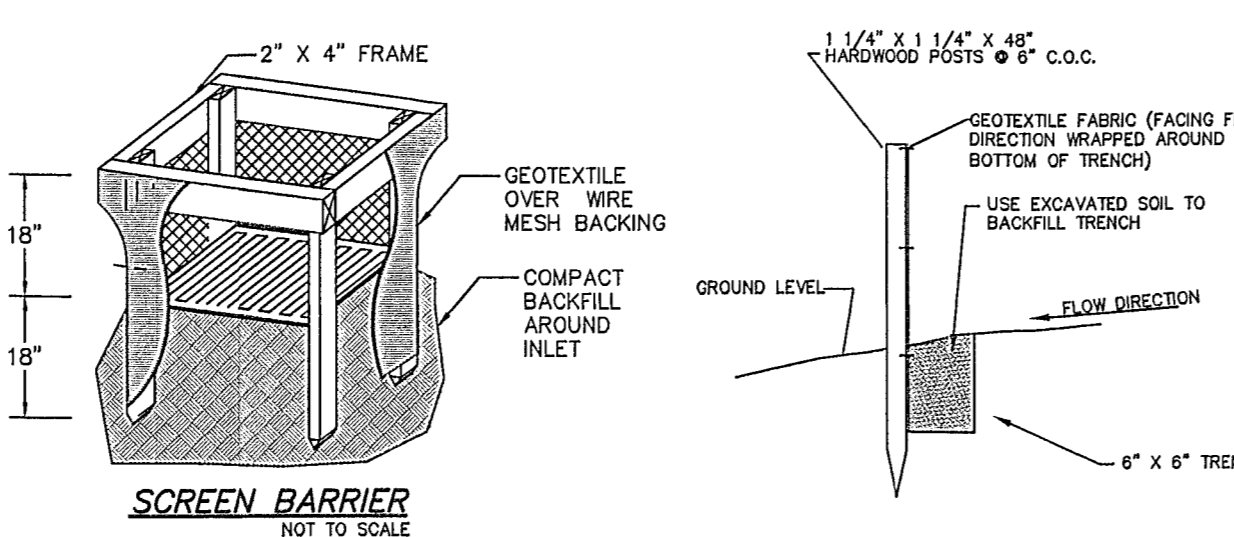
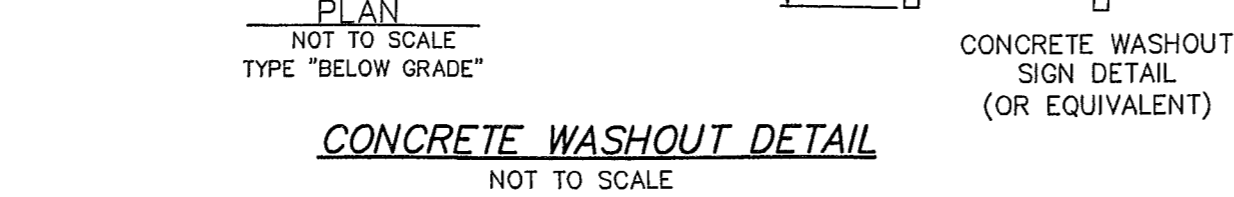
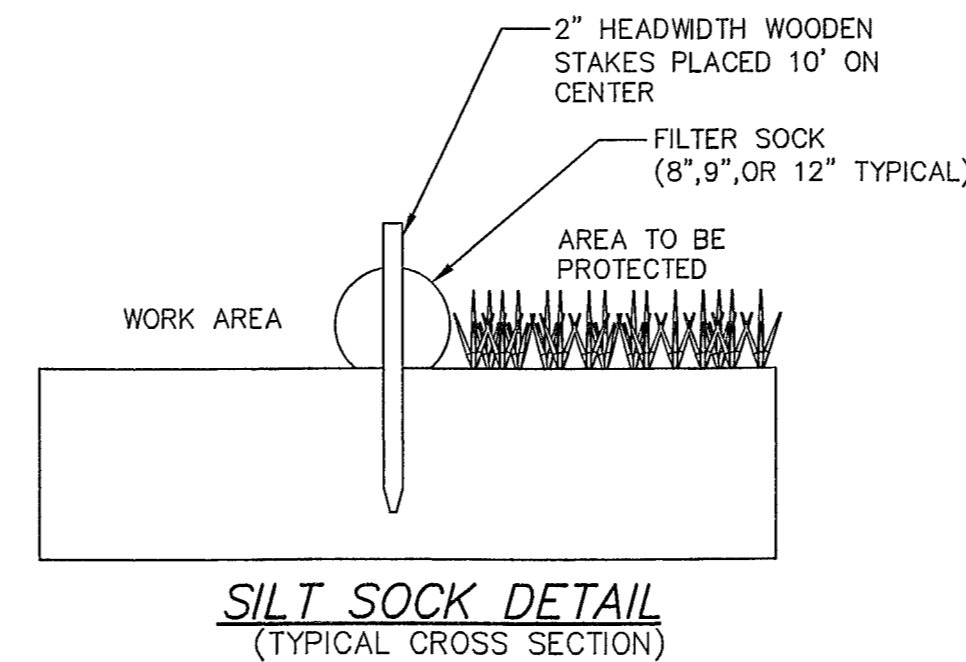
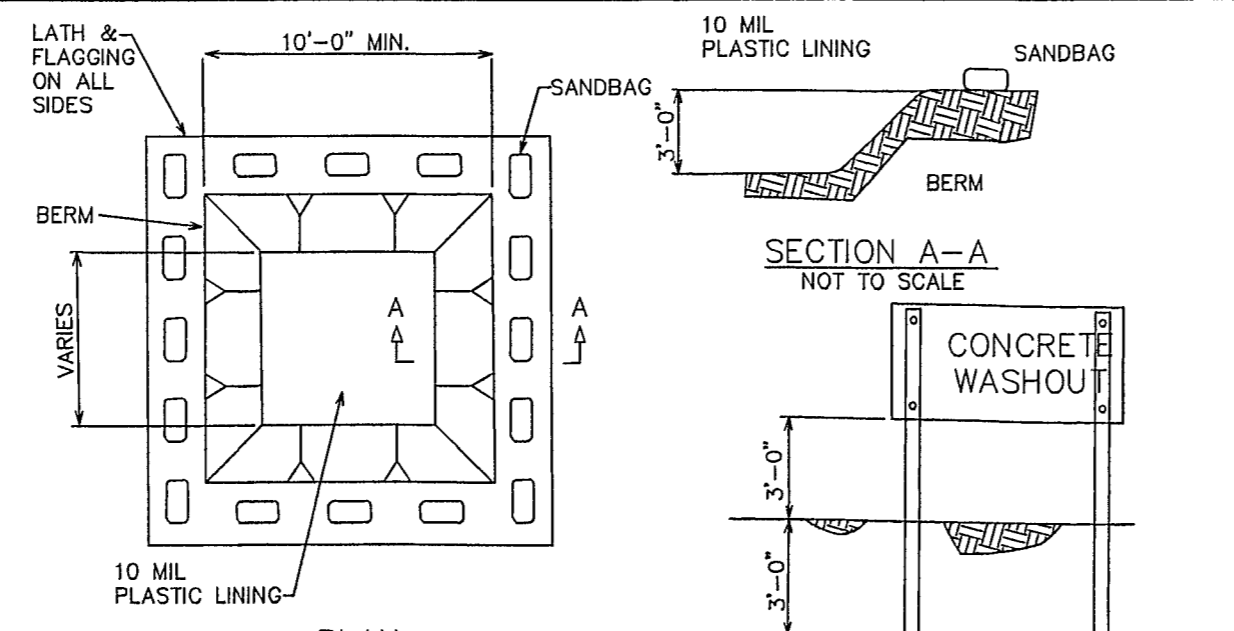
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ENGINEER RECOMMENDS VIDEO INSPECTION OF STORM AND SANITARY LATERALS PRIOR TO REUSE.

CONTRACTOR TO COORDINATE WITH CLEVELAND WATER ON WATER SERVICE CONNECTION.

LAND DISTURBANCE UNDER AN 1 ACRE NO OEPA STORM WATER PERMIT REQUIRED.



OWNER
ANGELO RESIDENCE
22822 LAKE ROAD
ROCKY RIVER, OHIO 44116

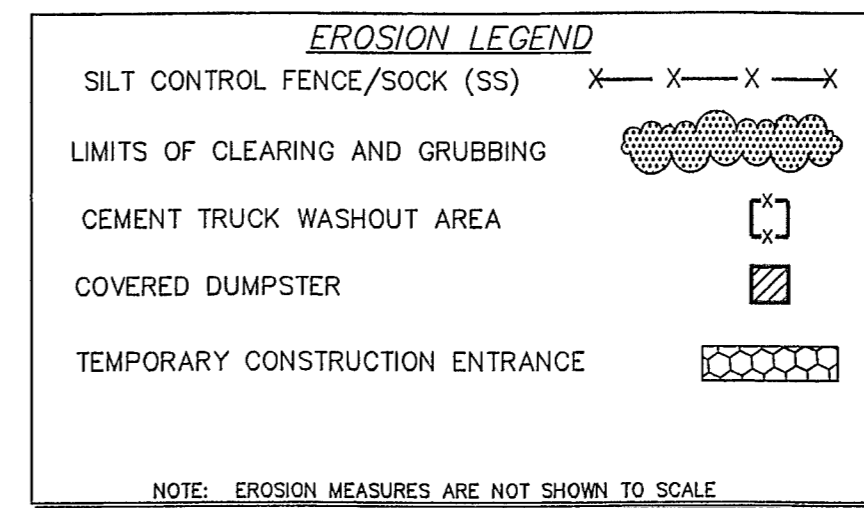
SITE CONTRACTOR
OTERO SIGNATURE HOMES
16816 CHILlicothe ROAD
CHAGRIN FALLS, OHIO 44023

CONTACT:
BRIAN EICHLER
(440)543-3333 EXT. 105

ESTIMATED START DATE - 3/26
ESTIMATED END DATE - 3/27

SITE DESCRIPTION (MARK ONE)	
TOTAL AREA	0.89 AC
SUBDIVISION	AREA TO BE DISTURBED 0.66 AC
COMMERCIAL	% DISTURBED 74%
RESIDENTIAL	PRE-DEV. RUNOFF COEFF. -
P.U.D.	VOLUMETRIC RUNOFF COEFF. -
OTHER (INDUSTRIAL)	IMPERVIOUS AREA 0.27 AC
	% IMPERVIOUSNESS 30%
SOIL TYPES	HYDROLOGIC SOIL GROUP
HsC - HORNELL-URBAN LAND COMPLEX, ROLLING	D
PRIOR LAND USE: SINGLE FAMILY DWELLING	
SITE LOCATION INFORMATION	
22822 LAKE ROAD	
PROJECT NAME	
ROCKY RIVER	OHIO 44116
CITY	STATE ZIP CODE
LATITUDE 41°28'56" LONGITUDE 81°52'24"	
FRONTAL LAKE ERIE / CAHOON CREEK	
NAME OF WATERSHED/IMMEDIATE RECEIVING WATER(S)	

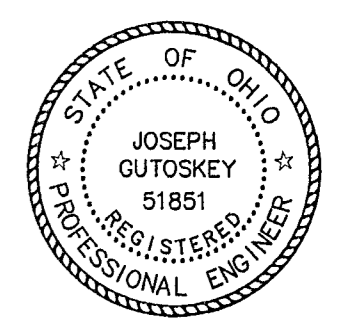
- SEQUENCE OF EROSION AND SEDIMENT CONTROL MEASURES FOR MAJOR CONSTRUCTION OPERATIONS
- SITE MARKING AND EVALUATION:
 - MARKING OF VEGETATION AND TREES TO BE PROTECTED
 - MARKING OF LIMITS OF CONSTRUCTION WITH PLASTIC FENCE
 - PERIMETER EROSION AND SEDIMENT CONTROL MEASURES
 - INSTALL PERIMETER SILT-FENCE WHERE INDICATED ON SWP3 PLAN
 - INSTALL TEMP. CONSTRUCTION DRIVE AS SHOWN ON SWP3
 - PREPARE SITE FOR CONSTRUCTION:
 - STRIP AND STOCKPILE TOPSOIL W/ SILT FENCE AROUND PERIMETER
 - ROUGH GRADING OF SITE WITH INSTALLATION OF COMBINATION BARRIERS
 - SEED PILES AND BARE AREAS TO BE UNDISTURBED FOR 14 DAYS WITHIN 7 DAYS OF STRIPPING COMPLETION WITH TEMP. SEED MIX.
 - MAINTAIN EROSION & SEDIMENT CONTROLS DURING CONSTRUCTION:
 - INSPECT EACH CONTROL WEEKLY AND AFTER EVERY STORM EVENT
 - REPAIR OR REPLACE ANY DAMAGED CONTROL IMMEDIATELY
 - REMOVE ALL SILT FROM ROADWAYS/PAVEMENT AT THE END OF EVERY WORKING DAY
 - SWALES:
 - SEED ALL BARE AREAS & INSTALL MATTING IN SWALED AREAS.
 - RE-SEED ANY DISTURBED AREAS AS A RESULT OF WORK USING MULCH NETTING ON SLOPES 3:1 OR GREATER.
 - SITE CONSTRUCTION AND UTILITIES:
 - RE-SEED ANY DISTURBED AREAS AS A RESULT OF SITE CONSTRUCTION AND UTILITY INSTALLATION.
 - INSTALL CHANNEL PROTECTION AND SCREEN BARRIERS AT COMPLETION OF DETENTION WORK.
 - HOUSE CONSTRUCTION AND DRIVE PAVING:
 - RE-SEED AND MULCH ANY DISTURBED AREAS
 - FINAL GRADING AND SITE CONSTRUCTION:
 - MAINTAIN ALL EROSION AND SEDIMENT CONTROLS
 - SPREAD TOPSOIL TO FINAL GRADE
 - FERTILIZE AND LIME TOPSOIL ACCORDING TO THE RECOMMENDATION OF A PROFESSIONAL LANDSCAPE CONTRACTOR
 - PERMANENT LANDSCAPING:
 - 500 OR PERMANENT SEED BARE AREAS IMMEDIATELY UPON THE COMPLETION OF THE FINAL TOPSOIL SPREADING OPERATIONS
 - INSTALL MATTING IN DITCHES/SWALES AND MULCH NETTING ON SLOPES GREATER THAN 3:1
 - WATER AS NEEDED TO ALLOW SEED TO BECOME ESTABLISHED
 - REMOVE TEMPORARY CONTROLS:
 - ONCE THE SITE REACHES 70% STABILIZATION, AS DETERMINED BY THE CITY ENGINEER, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS.
 - REPAIR ANY DAMAGED AREAS THAT REMAIN.



EROSION CONTROL PLAN
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