

PLOT PLAN

3168 GOLDEN GATE AVEUNE

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

NOTES:

1. ALL DIMENSIONS TO THE FACE OF CURB, FACE OF BUILDING, & FACE OF WALL UNLESS OTHERWISE STATED.
2. FOR EXACT BUILDING DIMENSIONS & DETAILS SEE ARCHITECTURAL PLANS.
3. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
4. SANITARY LATERAL SHALL BE 6" PVC ASTM 3034 WITH GASKETS (OR CITY ENGINEER APPROVED EQUAL)
5. CONTRACTOR TO COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PRINTS.
6. 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.
7. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF UTILITY TIE-INS PRIOR TO CONSTRUCTION.
8. CONTRACTOR TO ENSURE THAT SURFACE WATER FLOW DOES NOT ADVERSELY FLOW ONTO ADJACENT PROPERTIES AND SHALL MAINTAIN POSITIVE DRAINAGE.
9. CONTRACTOR TO PROVIDE A CLAY DAM IN ALL UTILITY TRENCHES.
10. CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES PER OHIO EPA SPECIFICATIONS FOR SMALL CONSTRUCTION SITE CONTROLS.
11. CONTRACTOR TO CONFIRM ALL HOUSE AND FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING BENCHMARKS WITH AT LEAST TWO ADDITIONAL HARD SURFACE EXISTING ELEVATIONS INDICATED ON THE PLAN.
13. 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

LEGEND:

- WATER SERVICE VALVE
- CLEANOUT
- YARD DRAIN
- PROP. SUMP PUMP
- IRON PIN FOUND
- HYDRANT
- CALCULATED
- RECORD
- MONUMENT BOX FOUND
- POWER POLE
- AIR CONDITIONING UNIT

BUILDER

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

PROF. 153 L.F.

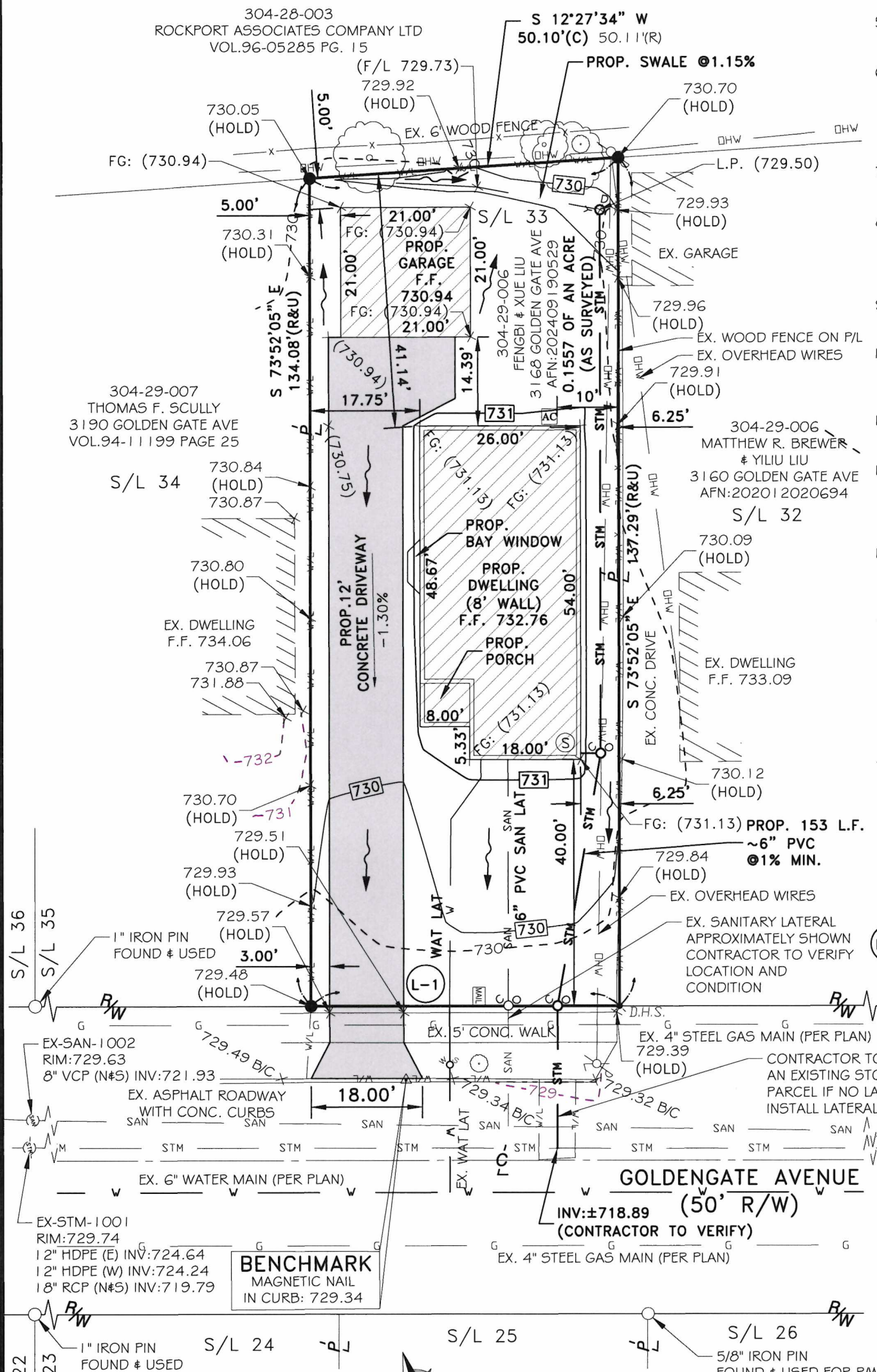
~6" PVC
@1% MIN.
EX. OVERHEAD WIRES
EX. SANITARY LATERAL APPROXIMATELY SHOWN CONTRACTOR TO VERIFY LOCATION AND CONDITION

L-1

N 16°07'55" E
50.00'(R&U)
1" IRON PIN FOUND & USED FOR RW 0.11(5)

P-YD-1

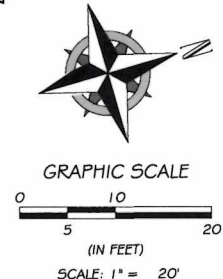
RIM:729.50
6" PVC (E) INV:728.00



UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig

OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

OUPS: B518901743-00B
B518901749-00B



LOT COVERAGE
20% OF LOT COVERAGE BY DWELLING
6.5% OF LOT COVERAGE BY GARAGE
26.5% TOTAL LOT COVERAGE



| 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 |
| 4 | JAD | 03-10-26 | ADD DETACHED GARAGE |



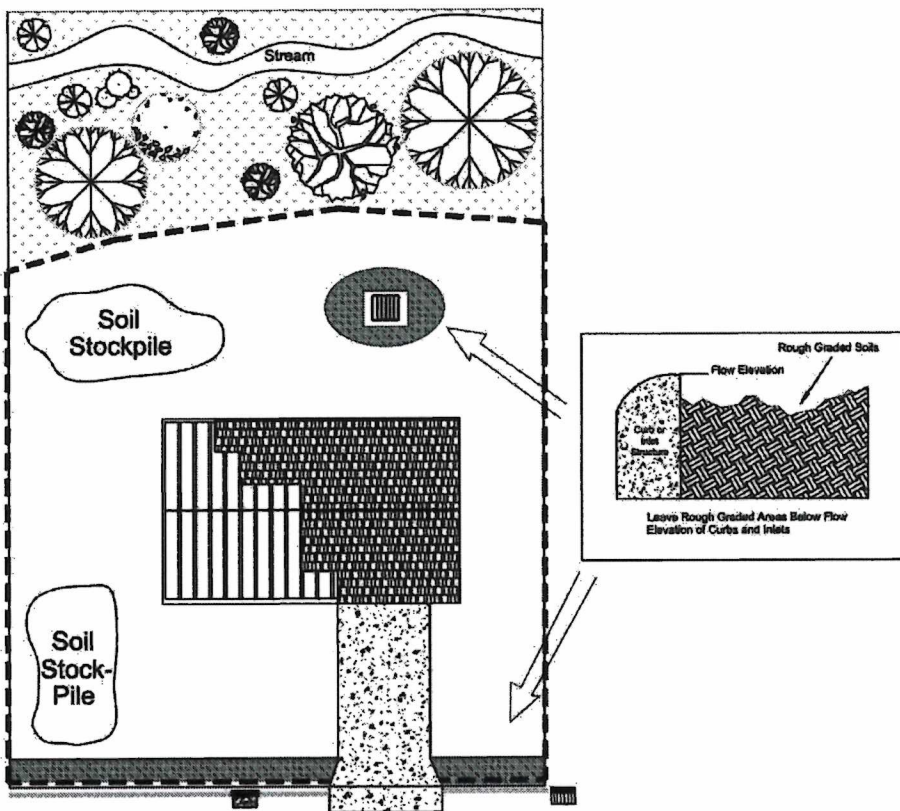
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SHEET 1 OF 2
JOB No: 3817-25

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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.

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