

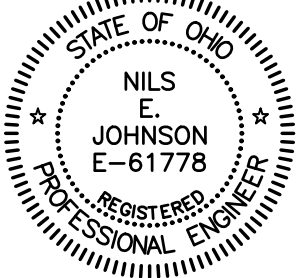
TOPOGRAPHIC SURVEY & LOT IMPROVEMENT PLAN

CITY OF ROCKY RIVER

CUYAHOGA COUNTY, OHIO

SUBDIVISION: THE LANDPHAIR ESTATE
BUILDER: GRECO BUILDING GROUP

PERMANENT PARCEL
NUMBER: 304-31-016
DATE: 06/30/2026



PREPARED BY:

Nils E. Johnson
06/30/2026
NILS E. JOHNSON, P.E. REG. NO. E-61778

NOTE: SEE OVERALL LOT
DETAIL ON SHEET 2

Ex. Flood Plain Limits
(PER COUNTY GIS)

PROPOSED GRADES
EXISTING GRADES



NOTE: SIDE SETBACKS CALCULATED PER
ROCKY RIVER ORDINANCE 1153.07-1A

FINISHED FLR. -733.12
TOP OF WALL -732.12
GARAGE FLR. -731.20
BASEMENT FLR. -723.45
BOTTOM FTR. -722.45
9' POURED WALL

Ex. House
FGE=730.48
FFE=731.75

Ex. House
FGE=730.69
FFE=733.18

* NOTE: CONTRACTOR TO
VERIFY DEPTH OF SANITARY
LATERAL. HUNG PLUMBING
MAY BE NECESSARY
DEPENDING ON THE LATERAL
DEPTH.

REMOVE AND
REPLACE CONC.
WALK AS
NECESSARY

INSTALL SILT
FENCE (TYP.)

Ex. Curb Basin
T/Cast=728.90
12" F.L.(NW)=724.12

Ex. Stm. MH
T/Cast=729.46
FL=721.66

BENCHMARK:
Ex. San. MH
T/Cast=729.55
FL=719.88

L=6.885, R=576.500
 $\Delta=0.6842$

* UTILITY LATERALS MUST BE FIELD
VERIFIED BEFORE CONSTRUCTION.

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CUNNINGHAM & ASSOCIATES, INC.

CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256
PHONE: (330) 725-5980

3433 WOOSTER ROAD (60')

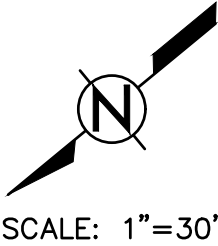
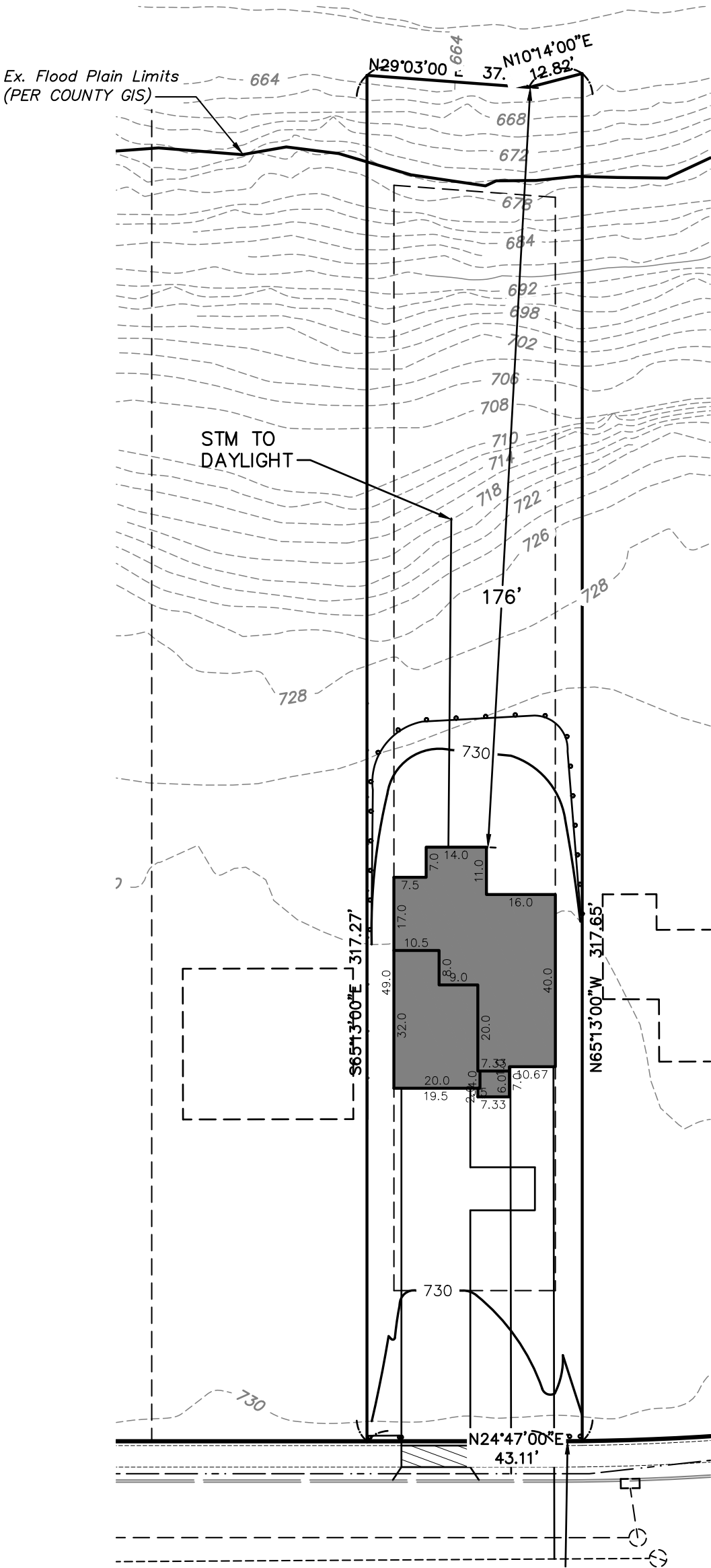
PROJ. NO. 26-162

LOT: 5A

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