

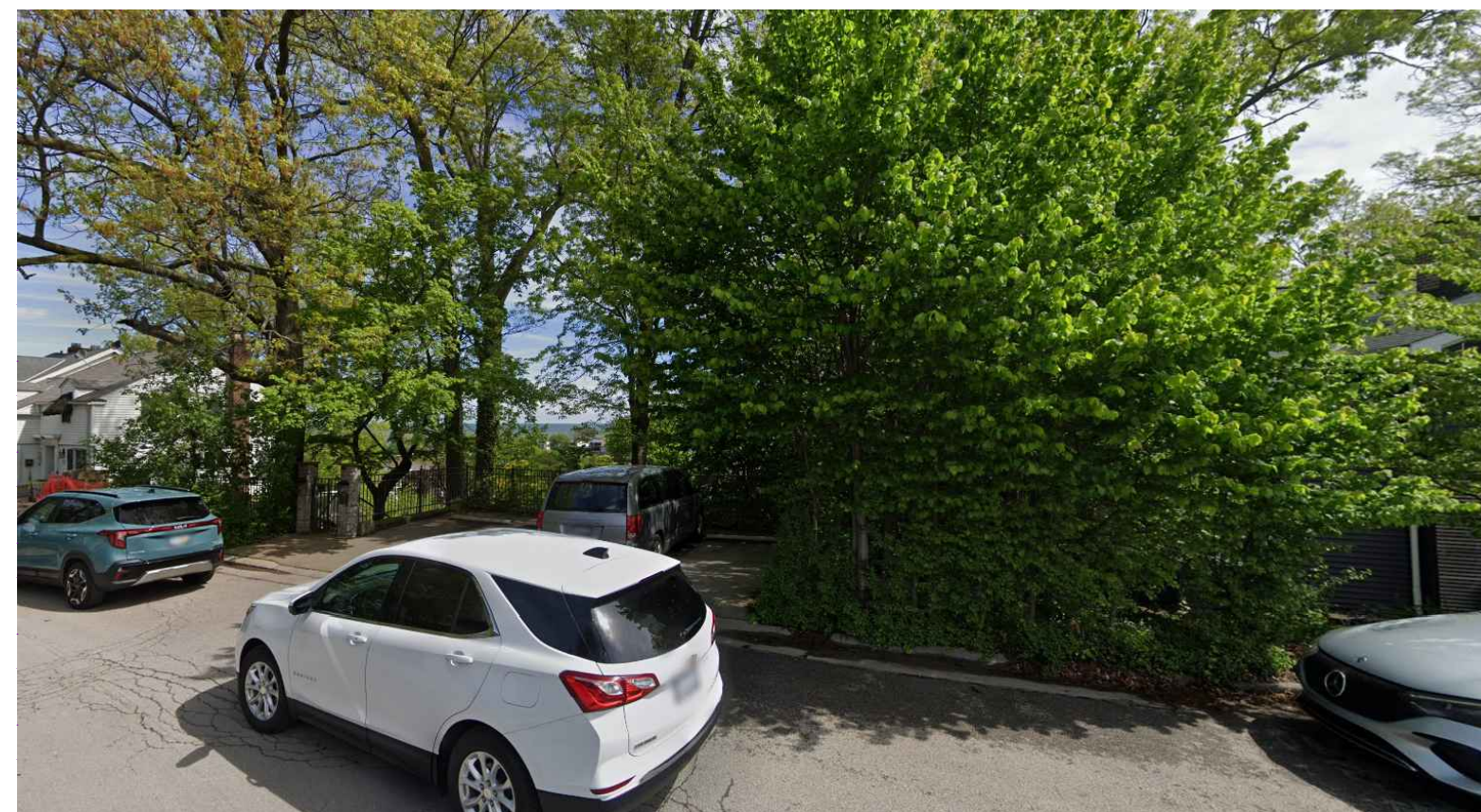
The Convy-Malekzadeh Residence

19332 Frazier Drive

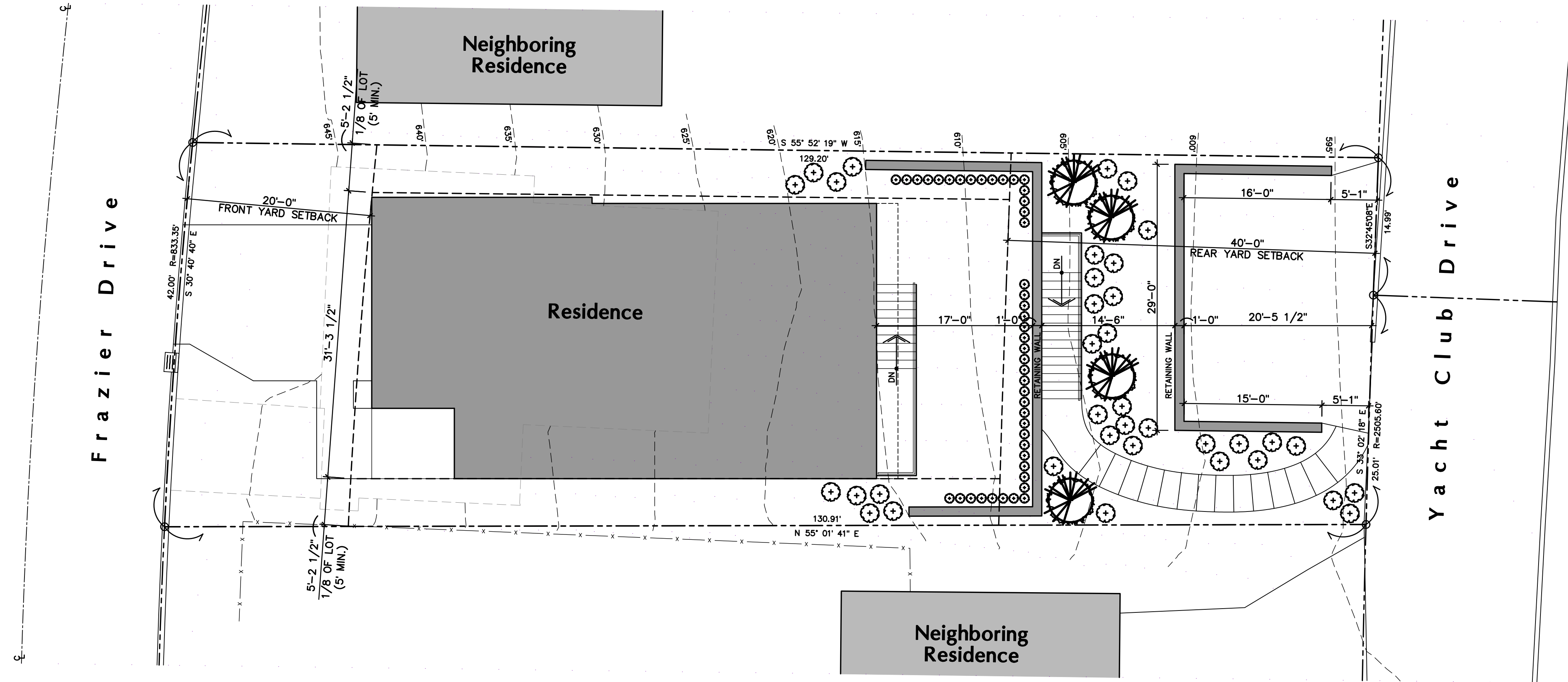
Rocky River, Ohio



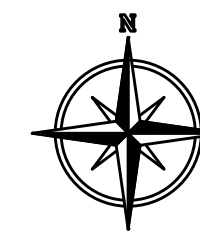
Frazier Drive - Neighbor to North



Frazier Drive - Neighbor to South



Site Plan
SCALE 1/8" = 1'-0"



Drawing Index:

- S-1 Site Plan
- S-2 Civil Plan
- S-3 Renderings
- S-4 Renderings & Site Context

The Convy-Malekzadeh
Residence

19332 Frazier Drive
Rocky River
Ohio

MODERN
SMART
HOMES

14394 Detroit Avenue
Lakewood, OH 44107
Tel: 216.780.2741

Site Plan

S-1

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PROJECT NO: 25-04A
DRAWN BY: BCK
CHECKED BY: DTM

ISSUE:
8-4-26 FOR CITY

Site Plan

made for
Habibeh Gitiforooz

Known as being Sublot No. 664, in Block 34 in Mathews and Gilbert's Subdivision No. 6 "Oakwood on the Lake" as recorded in Volume 37 Pages 20 - 26 of the C.C.M.R., of part of Original Rockport Township Section Number 24. Now in the City of Rocky River, County of Cuyahoga, State of Ohio

Order No. 25-010
F.B. See Folder/Data Collector
Habibeh Gitiforooz - 19332 Frazier Dr - Rocky River.dwg
Revised 9-24-25 (Per City Comments)

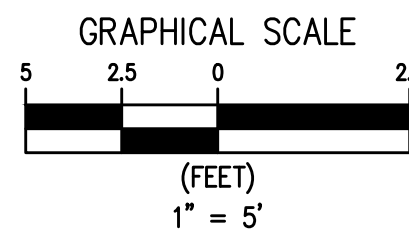
HOFMANN-METZKER, INC.

Registered Professional Surveyors
P.O. Box 198
1607 State Rd, Unit E-50
Vermilion, Ohio 44089
(440) 937-7350 (440) 937-5100
Email: rich@hmf-surveying.com

Registered Survey No. 747
Richard Metzker

See Sheet 1 of 2 for survey and existing conditions

Benchmark:
BM - Top Nut of Fire Hydrant
NAVD88 Datum
ELEVATION 648.72



City Notes:

- The Contractor shall field verify the location, elevation, and condition of existing laterals prior to construction
- Any curb damaged during construction shall be replaced per the Municipal Standard
- Property lines must be staked prior to construction
- Driveway may not be closer than 2' to a storm drain or catch basin

Legend

Construction Entrance	CE
Turf Reinforcement Matting	TRM
Silt Fence	SF
Swale	S
Runoff	OH
Proposed Elevations	XXXX, XX
Existing Elevations	XXXX
Water Valve	WV
Water Meter	WM
Hydrant	H
Gas Shut-off	gso
Power Pole	PP
Iron Pin Set	IP
Iron Pin Found	IPF
Exist 1' Contour	XXXX
Exist 5' Contour	XXXX
Proposed 1' Contour	XXXX
Overhead Wires	OH
Exist Gas Line	G
Exist Storm Sewer	S
Exist Waterline	W
Exist Sanitary Sewer	S

Contractor Notes:

PRIOR TO FOOTER EXCAVATION All items below are to be reviewed and verified by the "Contractor" and/or "Owner". Any discrepancies found on the site plan or discrepancies between the site plan and architectural plans are to be brought to the attention of Hofmann-Metzker, Inc immediately to address any revisions that may be necessary.

- Verify bench mark with existing spot elevations/contours shown on the site plan
- Verify type of connection - i.e. san or stm
- Verify connection elevations
- Verify all house dimensions shown with the architectural drawings.
- Verify all various house elevations with the architectural drawings.
- If provided, verify all patio, porch, and landing elevations to determine the necessary risers/steps to reach proposed outside grade
- Verify proposed site grading and become familiar with the overall drainage concept as designed
- Follow soils engineer recommendations (if available) for footer installation. Surveyor assumes no responsibility for soil integrity and/or testing
- Footers to be below natural grade per the Municipalities specifications.
- Extend footers to a soil bearing capacity that meets the Municipalities specifications
- Use Plot Plan approved by Municipality
- Offset hub location for house staking to be determined in field.

Keynotes:

- Curb Stop for Water Service not found. Contractor to install new water service to the house. Size of new service to be determined by others. Coordinate all work with the Water Department
- Gas Shut-off not found. Contractor to coordinate installation of new gas service with gas company
- Sanitary Cleanout not found. Location shown per City Service Records. Connection elevation is prorated at 1.0% from observed sewer main depth. Contractor shall inspect, televise and clean the existing sanitary service lateral to confirm it is reusable. Contractor to provide video verification to the City of Rocky River Service Dept. and shall receive approval to revise existing connection. Test tee to be installed where the proposed and existing connection meets. Sanitary Cleanout shall be traffic bearing and bolted down with water tight lid if sanitary sewer connection is unusable a new connection to the mainline will be required
- Grinder Pump required for sanitary facilities in Storage Area, Basement, and Sub-basement. Grinder Pump to be located in Storage Area
- Relocate existing broadband and electric service. Contractor to coordinate relocation and installation with respective utilities.
- Contractor to repair or replace curb as necessary per City Standards

Contractor To Verify All Information



Utilities shown are approximate and were derived from Utility Company records (when provided), actual field measurements (where possible) and various plans. The location of these utilities and are not guaranteed. Lacking excavation to expose the underground utility, the exact location both horizontally and vertically cannot be accurately, completely, and reliably depicted. Surveyor and/or Engineer assume no risk or liability. Contractor must contact the Ohio Utilities Protection Service at 811 or 1-800-362-2764 before any excavating is done.

Frazier Dr. (30')

Yacht Club Dr. (Width Varies)



Rear View



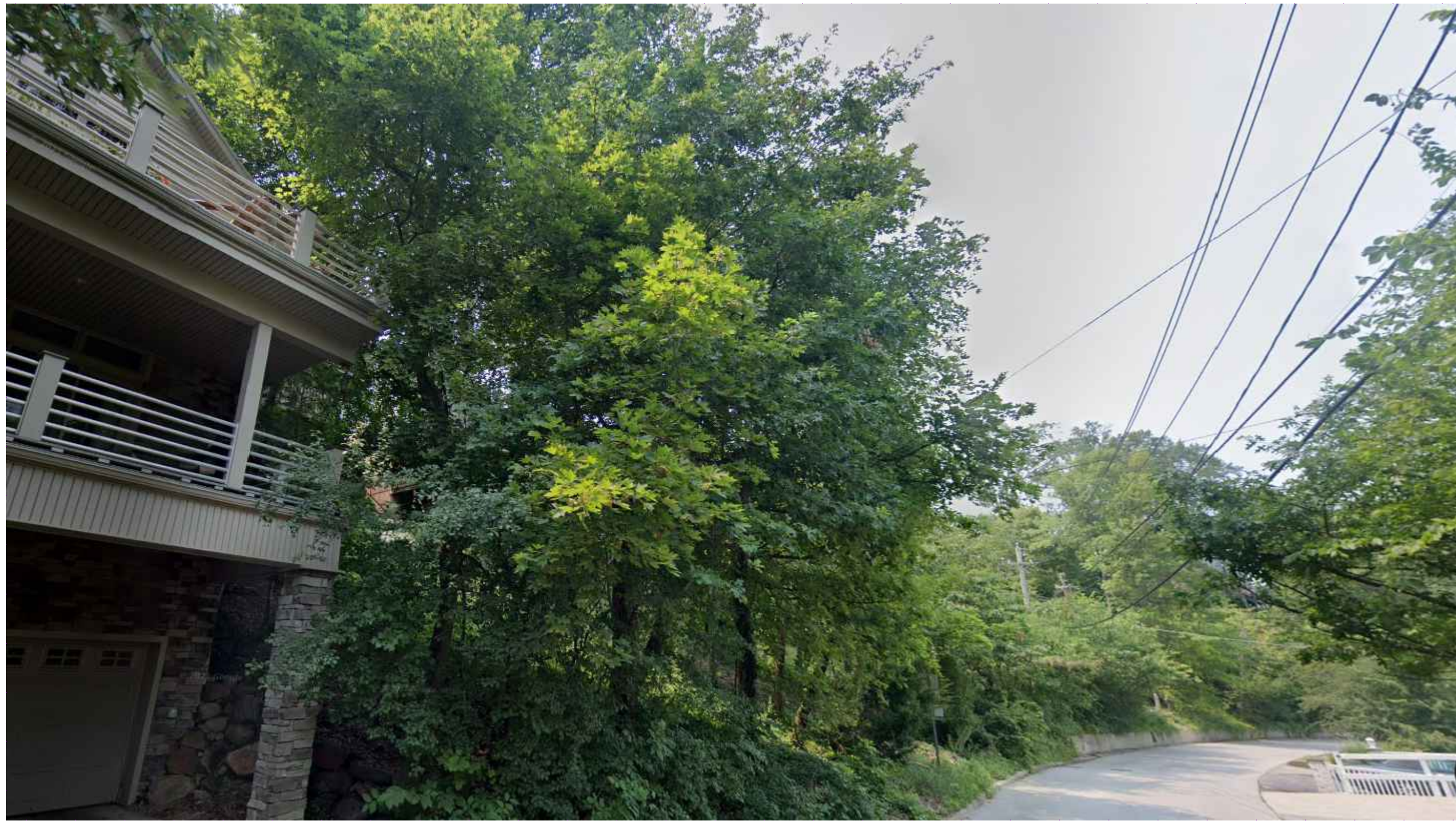
Aerial View



Rear View



Aerial View



Yacht Club Drive - Approach from South (Existing)



Yacht Club Drive - Approach from North (Existing)



Yacht Club Drive - Approach from South (Proposed)



Yacht Club Drive - Approach from North (Proposed)

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