

SURVEY MAP & PLOT PLAN MADE FOR  
**PEPPERWOOD HOMES**  
 SUBLOT #25  
 WHISPERING MEADOW SUBDIVISION NO. 2, ORIGINAL  
 ROYALTON TOWNSHIP SECTION NO. 19, NOW IN THE  
 CITY OF NORTH ROYALTON, CUYAHOGA COUNTY, OHIO.

ORDER NO. 14-043 F.B. Data Collector  
 SCALE: 1" = 20' DATE: 8-05-14  
 REVISED DATE: 10-10-14 (Bsmt Revised to 8')

Parcel No. 488-16-057  
 North Red Oak

**BENCHMARK:**   
 Top Nut of Hydrant @ S/L 20/21  
 ELEVATION 1211.27

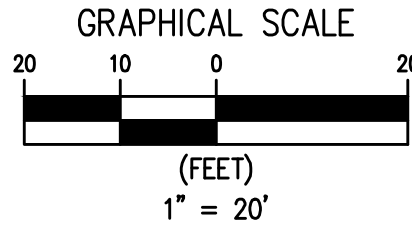
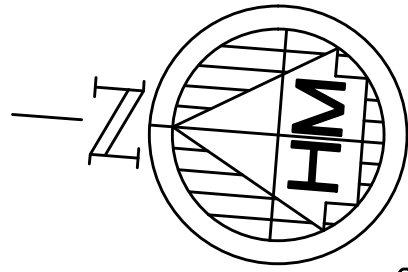
**NOTES:**

- Contractor to verify bench mark with existing elevations
- Contractor to verify type of connection - i.e. san or stm
- Contractor to verify connection elevations before excavating for footers
- Contractor to follow soils engineer recommendations (if available) for footer installation. Surveyor assumes no responsibility for soil integrity or testing
- Footers to be below natural grade per the Municipalities specifications.
- Extend footers to a soil bearing capacity that meets the Municipalities specifications
- Contractor to use Plot Plan approved by Municipality
- Contractor to verify house dimensions shown with architectural drawings prior to excavation.
- Offset hub location for house staking to be determined in field.

Iron pin monuments and stakes were found or set at all points indicated hereon. All distances and elevations are given in feet and decimal parts thereof. all of which I state to be correct.

**HOFMANN-METZKER, INC.**  
 Registered Professional Surveyors  
 24 Beech St - Berea, Ohio 44017  
 (440) 234-7350 - Fax (440) 234-7351

By:   
 Registered Surveyor #7477  
 Richard Metzker  
 10-10-14  
 Date

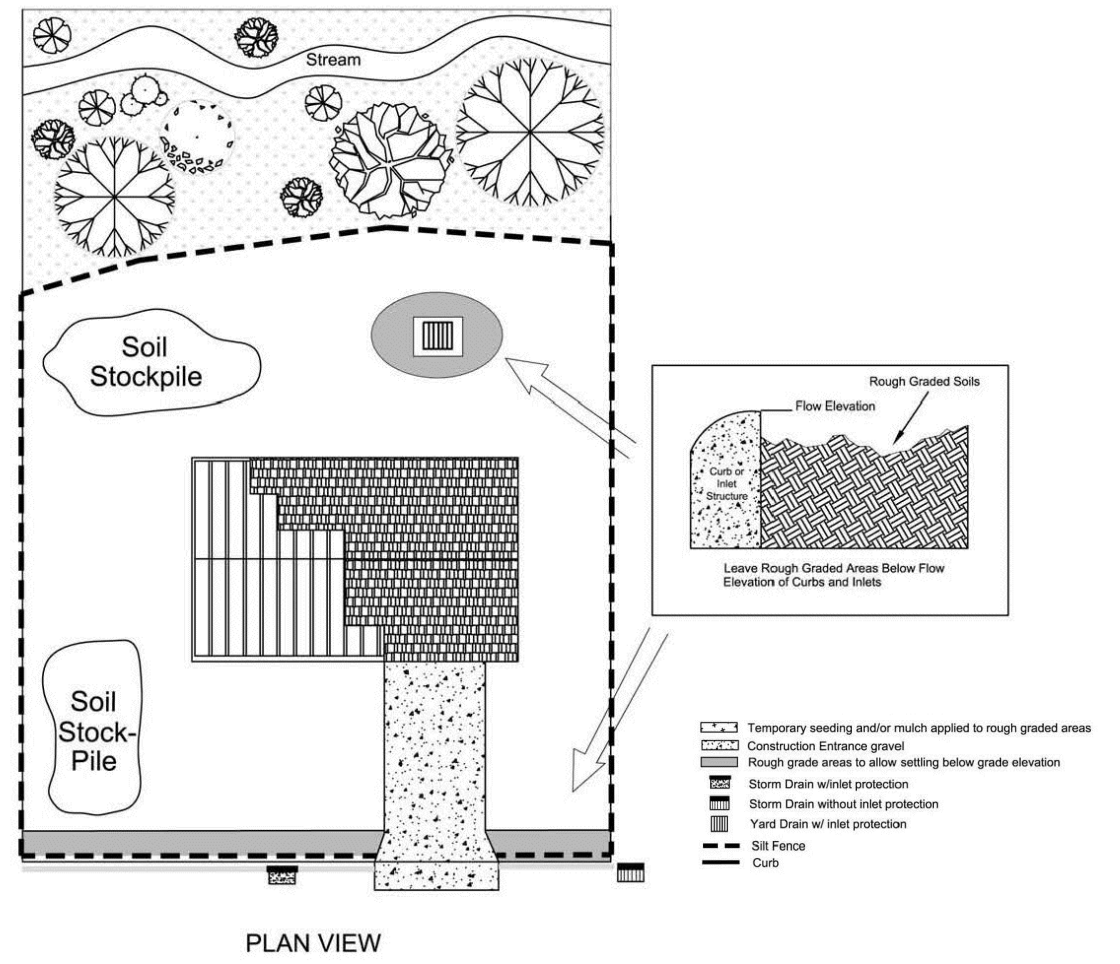


**VARIOUS ELEVATIONS**

First Floor	1214.17
Top of Foundation	1213.17
Basement Floor	1205.50
Top of Footer	1205.17
Bottom of Footer	1204.50
Garage Floor	1212.83

Footer depths may vary per geotechnical report/testing

Specifications for  
**Small Construction Site Controls**



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**Small Construction Site Controls**

- 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.
- 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.
- Stockpiles created from basement excavation and grading shall be situated away from streets, sidewalks, or other waterways and shall be seeded and/or mulched immediately.
- 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.
- Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or crushed rock unless shown with geotextile.
- 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.

Table 8.2.2.A Construction Sequence for Small Construction Sites

Stage	Actions	Dates
Mark off set aside areas	1. Fence naturally vegetated areas and the drip-line of trees that will be maintained and protected during construction.	
Install initial sediment and erosion controls	2. Install appropriate sediment controls to protect downstream and adjacent areas. These are to be installed prior to grading and construction begins and includes practices such as sediment traps, sediment barrier fence, filter socks and berms) and protection of catch basins with inlet protection. 3. Install stone construction entrance prior to general grading or excavation or delivery of materials.	
Prepare site and construct improvements	4. Remove topsoil and stockpile, seeding stockpile immediately upon completion. Install sediment controls as necessary. 5. Grade site or excavate building foundation or basement.	
Final grading and stabilization	6. Temporary seed rough graded areas and maintain or repair sediment controls as needed. Maintenance includes the removal of sediment from streets and sediment controls.	
	7. Construct the building and site improvements.	
	8. Complete land grading and staking. Soils shall be roughly graded, followed by the seeding and grading of topsoil. Installation of roof drains and other drains to stable outlets should be completed at this time.	
	9. Establish permanent vegetation. After reaching final grade elevations and leveling of topsoil, bare soils shall be stabilized with seed and mulch, sod or other permanent landscaping materials.	
	10. Remove temporary sediment control practices once vegetation is established.	

**NOTES:**

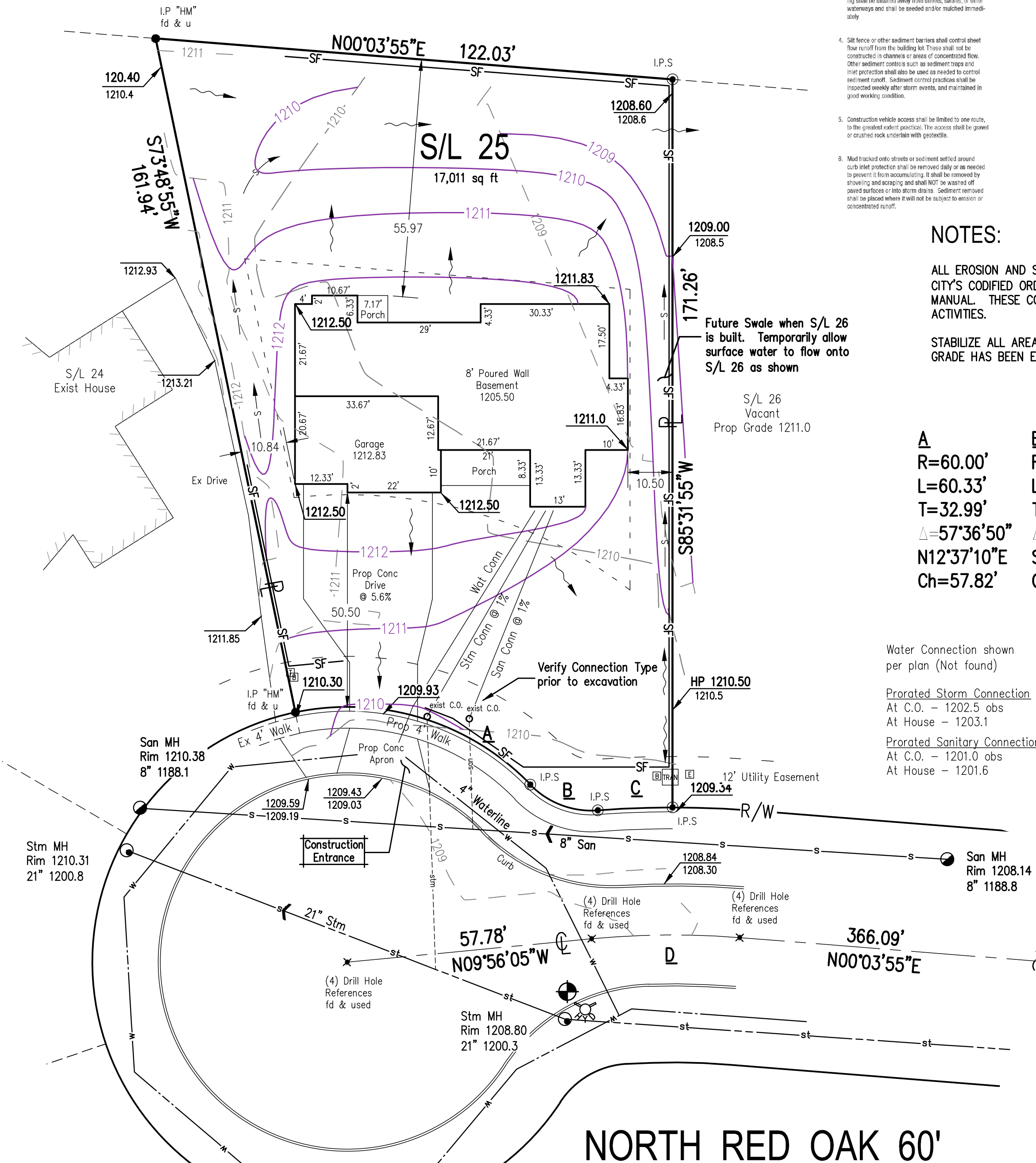
ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH THE CITY'S CODIFIED ORDINANCES AND THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL. THESE CONTROLS SHALL BE INSTALLED PRIOR TO EARTH DISTURBING ACTIVITIES.

STABILIZE ALL AREAS OF DISTURBANCE IF LEFT DORMANT AND ONCE FINISHED GRADE HAS BEEN ESTABLISHED.

A	B	C	D
R=60.00'	R=20.00'	R=230.00'	R=200.00'
L=60.33'	L=17.55'	L=17.62'	L=34.91'
T=32.99'	T=9.39'	T=8.81'	T=17.50'
Δ=57°36'50"	Δ=50°16'50"	Δ=4°23'20"	Δ=10°00'00"
N12°37'10"E	S16°17'00"W	N06°39'45"W	N04°56'05"W
Ch=57.82'	Ch=16.99'	Ch=17.61'	Ch=34.86'

**LEGEND**

- Silt Fence — SF —
- Swale — S —
- Runoff — ~ —
- Proposed grade XXX.XX
- Existing grade XXX.X
- WSO ⊗ Water Connection (Shutoff)
- San ○ Sanitary Connection (Cleanout)
- Stm ⊙ Storm Connection (Cleanout)
- ▢ Broadband Box
- ▣ Transformer
- ⊠ Electric Box
- ⊡ Telephone Box
- w — Watermain
- s — Sanitary Sewer
- st — Storm Sewer



**NORTH RED OAK 60'**