

PLEASE NOTE

This Site Plan Survey was prepared without the benefit of a current title commitment. Therefore, the Riverstone Company cannot determine if any easements, restrictions and reservations affect the subject property. If the Riverstone Company is provided with the title commitment, a revised survey map will be provided at Riverstone's hourly fee schedule.

BASIS OF BEARINGS

The centerline of Worton Park Drive as North 00°31'35" East as shown in the Dr. F.A. Sowin's Subdivision as shown by the plat recorded in Volume 135, Page 39 of Cuyahoga County Map Records.

LAND AREA

0.4468 Acres 19,461 Sq.Ft.

KEYNOTES:

- ① CONTRACTOR SHALL FIELD VERIFY SIZE, DEPTH, AND LOCATION OF EXISTING CONNECTION PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER OF ALL FINDINGS.
- ② THE CONTRACTOR IS RESPONSIBLE TO VERIFY BUILDING FOOTPRINT WITH STRUCTURAL FOUNDATION PLANS PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ③ THE CONTRACTOR SHALL FIELD VERIFY EXISTING SEWER AT CONNECTION POINT PRIOR TO ANY CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ALL FINDINGS.

GENERAL NOTES:

ALL UTILITY WORK SHALL BE COORDINATED WITH MAYFIELD VILLAGE AND UTILITY PROVIDERS PRIOR TO ANY CONSTRUCTION.

DOWNSPOUTS SHALL TIE INTO PROPOSED 6" STORM SEWER. CONTRACTOR SHALL COORDINATE FINAL DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

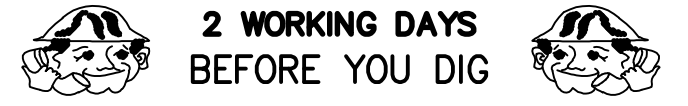
**WILSON MILLS ROAD
(A PUBLIC RIGHT-OF-WAY)**

**SITE PLAN SURVEY
OF
864 WORTON PARK DRIVE
P.P.N. 831-33-038
VILLAGE OF MAYFIELD, OHIO
FOR
JOE SAYEGH
CHRISTINA IACAMPO**

Situated in the City of Village of Mayfield, County of Cuyahoga and State of Ohio and known as being all of Sublot No. 12 in the Dr. F.A. Sowin's Subdivision of part of the Original Mayfield Township Lot No. 20 as shown by the plat recorded in Volume 135, Page 39 of Cuyahoga County Map Records.

UTILITY PROVIDERS

O.U.P.S. Reference Nos.
A228702665 and A228702667
Date: October 14, 2022



2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764 or 811

AT&T
13630 Lorain Road, Room #200
Cleveland, OH 44111
Phone: (216) 476-6148
Plans Not Received

Dominion East Ohio Gas
1201 East 55th Street
Cleveland, Ohio 44103
Phone: (877) 542-2630
Plans Received

(CEI) The Illuminating Company
6896 Miller Road, Suite 101
Brecksville, Ohio 44141
Phone: 1-800-589-9800
Plans Received

Northeast Ohio Regional Sewer District
4747 East 49th Street
Cuyahoga Heights, OH 44125
Phone: (216) 641-6000
Plans Received

City of Cleveland Division of Water
2nd Floor Engineering / Mapping Unit
1201 Lakeside Avenue
Cleveland, Ohio 44114
Phone: (216) 664-2444 Ext. 5558
Plans Received - No Connections on Plans

SEWER REFERENCE

Sewer Connection Data:
Village of Mayfield
6" Sewer Connection is 366 feet south of Manhole No. 3 (Worton Park Drive, Woodlane Drive, North Woodlane, South Woodlane Drive and Norman Lane Sanitary Sewer Improvement Plans, 93-149)

VERTICAL CONTROL MONUMENT AND T.B.M.

(VRS Virtual Reference Station December 19, 2022)

The horizontal component of the VRS network is based on the NAD83 (CORS96) reference frame; The vertical component of the VRS network is based on NAVD88 as determined by the NGS (National Geodetic Survey).

T.B.M. No. 1 Elevation: 1003.34' (NAVD 1988)
Top nut of fire hydrant on the westerly right of way of Worton Park Drive and front 880 Worton Park Drive

Definitions NAVD- North American Vertical Datum

SURVEYOR CERTIFICATION

Contractor to verify before starting construction:

- 1. Finished Floor elevation & House sizes
- 2. Location and Elevations of existing utility connections
- 3. Sidewalks to be 4" thick concrete except at drive apron which is to be 6" thick concrete.
- 4. Existing sewer connections can only be used if they are in good working condition. the city shall decide on the condition of existing connections.
- 5. The contractor must obtain a sewer permit from the Mayfield Village, division of Water Pollution Control, before performing the sewer work.

Utility Provider source information from plans provided by the client, the title company and the utility provider and on ground utility markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation the exact location of underground features cannot be accurately, completely and reliably depicted.

Dimensions shown on this plan are expressed in feet and decimal parts thereof, all of which I declare to be correct to the best of my knowledge and belief. Bearings are to an assumed meridian and are used to denote angles only.

Preliminary for Review
January 12, 2023

David A. Pietrantone P.E. No. 61756 Date

DRAWN BY

BDK, BS, JD



LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

Caputo Brother's, Inc.
J&N Subdivision
Volume 175, Page 6
Cuyahoga County Map Records

Sublot 30
P.P.N. 831-33-058
James E. and Norma B.
Milnac Trust
June 9, 2008
AFN. 200806090568

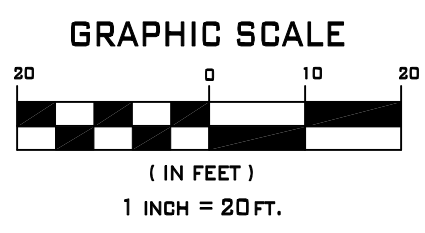
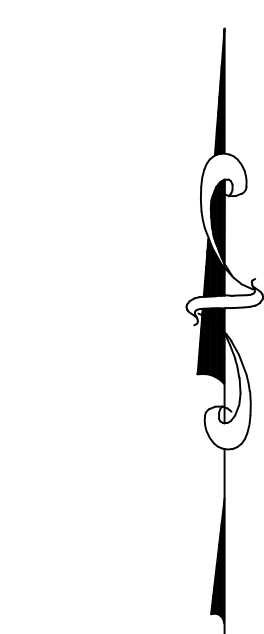
The Dr. F.A. Sowin's Subdivision
Volume 135, Page 39
Cuyahoga County Map Records

Sublot 11
P.P.N. 831-33-039 and -040
Jill Oakley-Jeppe
July 31, 2019
AFN. 201907310898

Sublot 12
P.P.N. 831-33-038
Christina Iacampo
July 08, 2021
AFN. 202107080309

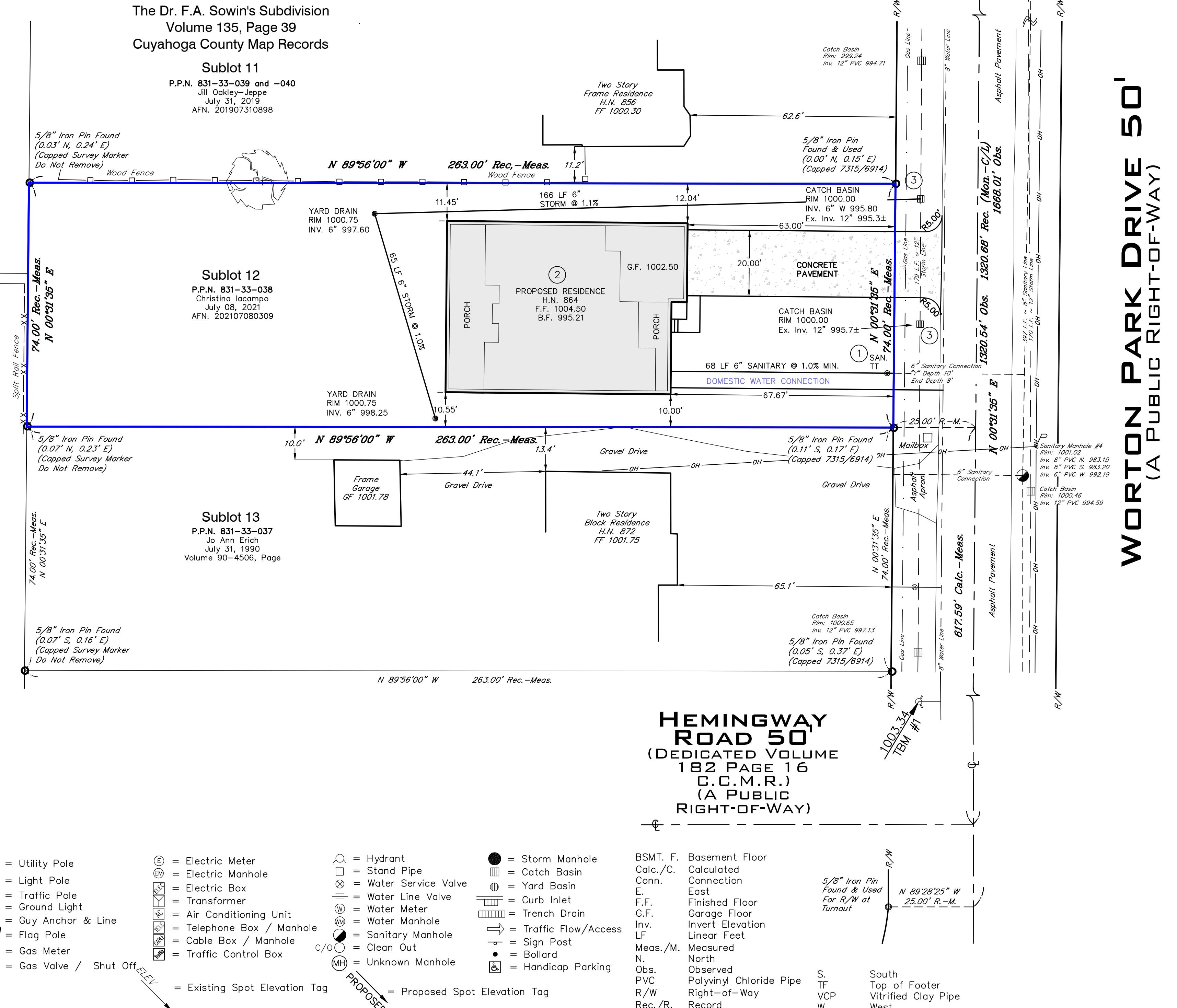
Sublot 29
P.P.N. 831-33-059
Laszlo J. Kovacs, Jr.
April 3, 2015
AFN. 201504030157

Sublot 13
P.P.N. 831-33-037
Jo Ann Erich
July 31, 1990
Volume 90-4506, Page



LEGEND

- M = Monument Box Found
- O = Iron Pin Found
- = Iron Pipe Found
- = 5/8"x30" Iron Pin Set
- ⊙ = Drill Hole Set / Found
- ⊕ = P.K. Nail Set / Found
- ⊖ = Centerline
- P = Utility Pole
- ⊕ = Light Pole
- ⊕ = Traffic Pole
- ⊕ = Ground Light
- ⊕ = Guy Anchor & Line
- ⊕ = Flag Pole
- ⊕ = Gas Meter
- ⊕ = Gas Valve / Shut Off
- ⊕ = Electric Meter
- ⊕ = Electric Manhole
- ⊕ = Electric Box
- ⊕ = Transformer
- ⊕ = Air Conditioning Unit
- ⊕ = Telephone Box / Manhole
- ⊕ = Cable Box / Manhole
- ⊕ = Traffic Control Box
- ⊕ = Hydrant
- ⊕ = Stand Pipe
- ⊕ = Water Service Valve
- ⊕ = Water Line Valve
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- ⊕ = Unknown Manhole
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- ⊕ = Catch Basin
- ⊕ = Yard Basin
- ⊕ = Curb Inlet
- ⊕ = Trench Drain
- ⊕ = Traffic Flow/Access
- ⊕ = Sign Post
- ⊕ = Bollard
- ⊕ = Handicap Parking
- BSMT. F. = Basement Floor
- Calc./C. = Calculated
- Conn. = Connection
- E. = East
- F.F. = Finished Floor
- G.F. = Garage Floor
- Inv. = Invert Elevation
- LF = Linear Feet
- Meas./M. = Measured
- N. = North
- Obs. = Observed
- PVC = Polyvinyl Chloride Pipe
- R/W = Right-of-Way
- Rec./R. = Record
- S. = South
- TF = Top of Footer
- VCP = Vitrified Clay Pipe
- W. = West
- ⊕ = Existing Spot Elevation Tag
- ⊕ = Proposed Spot Elevation Tag

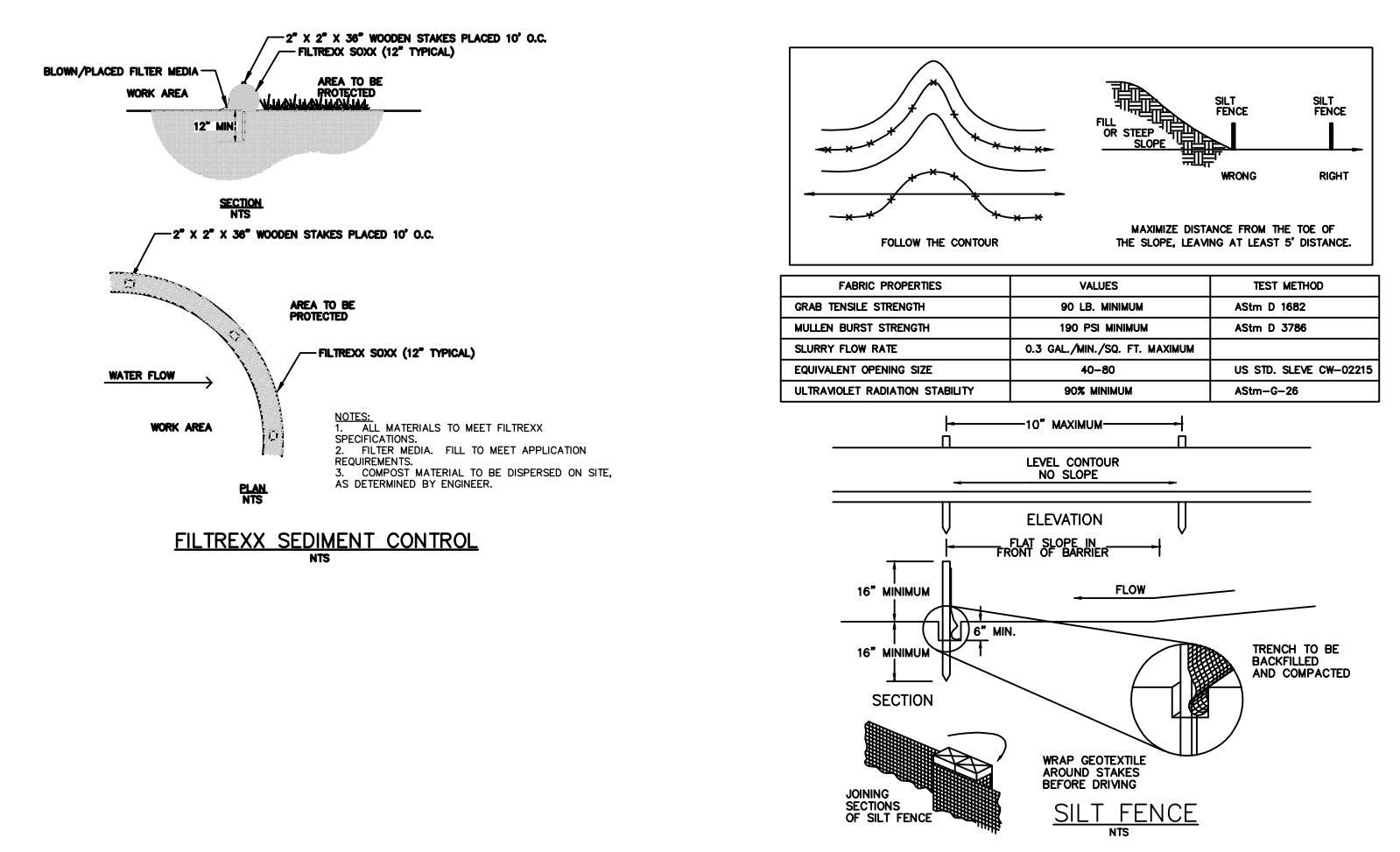


864 WORTON PARK DRIVE

SITE PLAN SURVEY

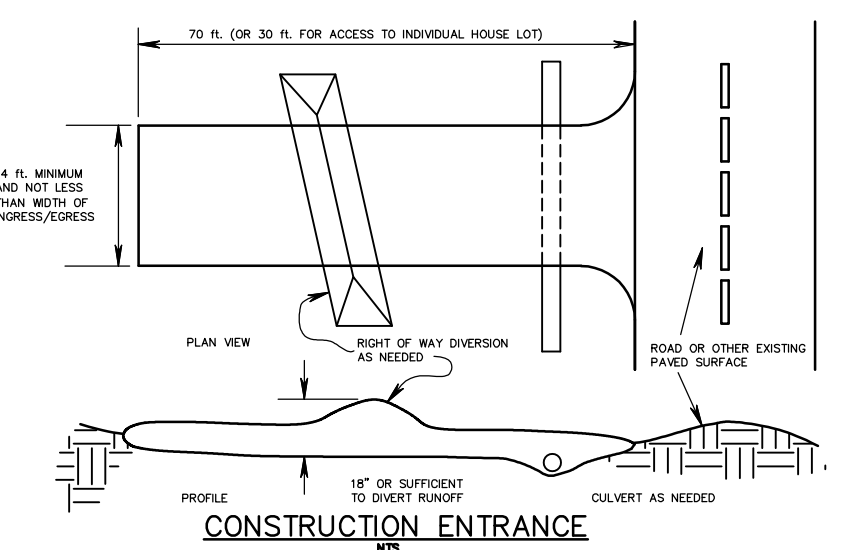
OF
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SWPPP DETAILS



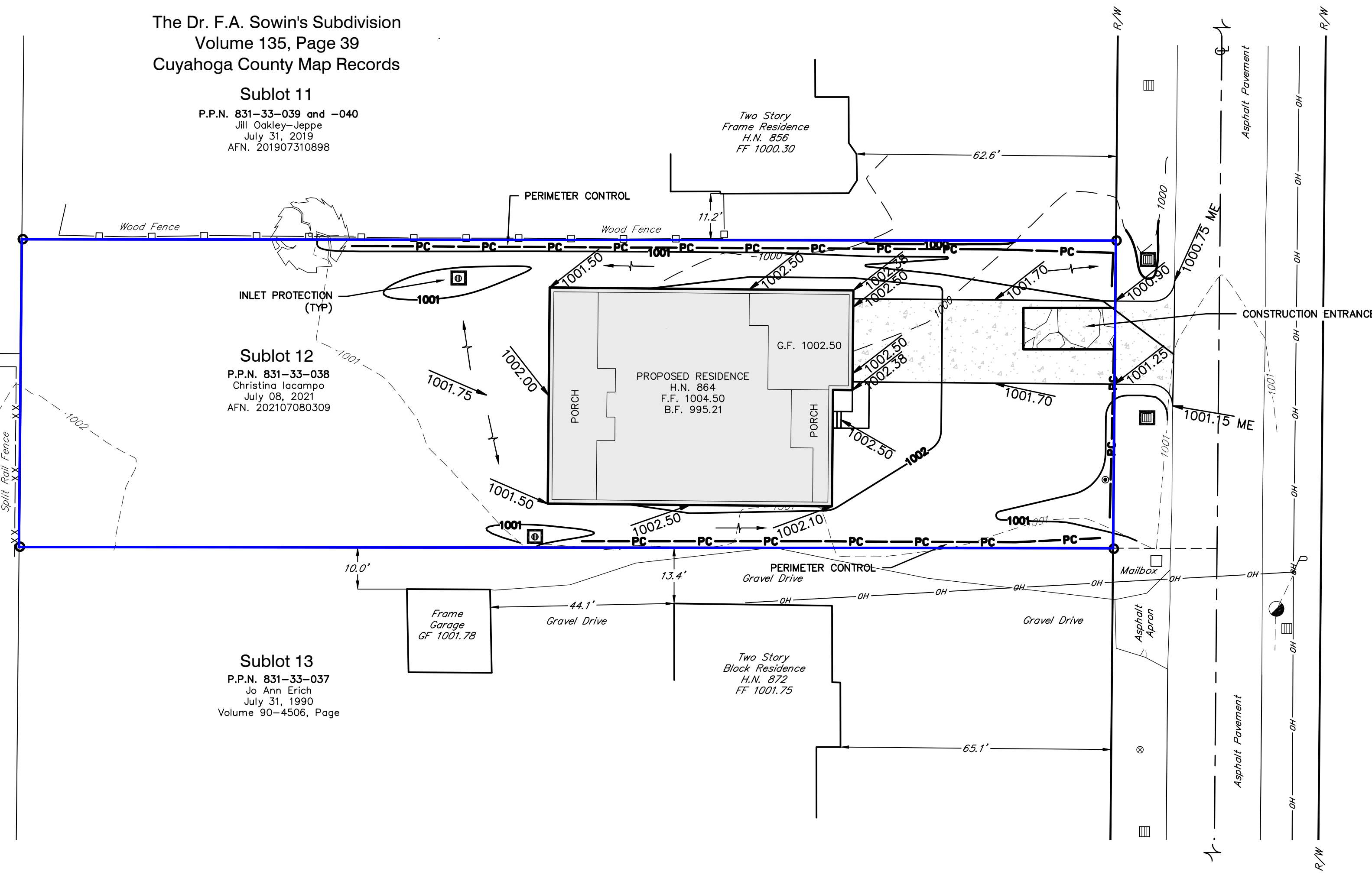
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME FOR SEEDING
ANY AREAS THAT WILL BE DOMINANT FOR 1 YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50' OF A STREAM AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE

PERMANENT SEEDING MIXTURE			
SEEDING DATES	SPECIES	LB./1,000 SQ. FT.	SPR. AMT.
MARCH 15 TO OCTOBER 1	TALL FESCUE	1	40-50 LB.
	PURN-TYPE DOWNY FESCUE	1	40 LB.
	PERENNIAL RYEGRASS	1	40 LB.
AUGUST 15 TO NOVEMBER 1	TALL FESCUE	1	2 BUWHEL
	PERENNIAL RYEGRASS	1	40 LB.
	WHEAT	1	40 LB.
NOVEMBER 1 TO SPRING SEEDING	TALL FESCUE	1	40 LB.
	PERENNIAL RYEGRASS	1	40 LB.
	WHEAT	1	40 LB.



CONSTRUCTION ENTRANCE
 DESCRIPTION: A CONSTRUCTION ENTRANCE IS A STABILIZED PAD OF AGGREGATE OVER A GEOTEXTILE BASE AND IS USED TO REDUCE THE AMOUNT OF MUD TRACKED OFF-SITE WITH CONSTRUCTION TRAFFIC.
 CONDITIONS WHERE PRACTICE APPLIES:
 • A CONSTRUCTION ENTRANCE SHOULD BE USED:
 • WHERE CONSTRUCTION VEHICLES LEAVE ACTIVE CONSTRUCTION AREAS ONTO SURFACES WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROL MEASURES.
 • AT ALL POINTS OF EXPOSURE TO PUBLIC ROADS.
 • WHERE FREQUENT TRAFFIC AND EQUIPMENT INGRESS/EGRESS IS EXPECTED SUCH AS AT THE ENTRANCE OF INDIVIDUAL SEEDLING LOTS.
 PLANNING CONSIDERATIONS:
 THIS PRACTICE SHOULD NOT BE RELIED ON TO REMOVE MUD FROM CONSTRUCTION TRAFFIC. MOST MUD IS FLUNG FROM TIRES AS VEHICLES REAR SPEEDS LOWER THAN IS REACHED ON SITE. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO KEEP VEHICLES THAT PRESENTLY ENTER AND LEAVE A SITE AWAY FROM MUDDY AREAS IN THE FIRST PLACE. VEHICLES SHOULD BE RESTRICTED TO STABILIZED AREAS TO THE EXTENT PRACTICAL, AND AREAS WHERE FREQUENT INGRESS/EGRESS IS EXPECTED SHOULD BE STABILIZED.

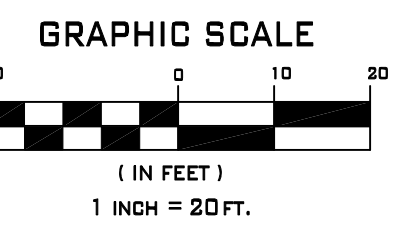
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- PVC Polyvinyl Chloride Pipe
- R/W Right-of-Way
- Rec./R. Record
- S. South
- TF Top of Footer
- VCP Vitrified Clay Pipe
- W. West
- ⊕ = Existing Spot Elevation Tag
- ⊖ = Proposed Spot Elevation Tag
- PC— = Perimeter Control



RIVERSTONE
 LAND SURVEYING - ENGINEERING - DESIGN
 3800 LAKESIDE AVENUE - SUITE 100
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