

212-13-060
OCORRAGAIN PROPERTIES, LLC
1480 CAHOON RD

CAHOON ROAD (60' R/W)

DETROIT ROAD (a.k.a. S.R. 254) (R/W VARIES)

PROPOSED 2,680 SF
SINGLE STORY BUILDING
(SEE ARCHITECTURAL
PLANS FOR DIMENSIONS)
F.F. 677.25

CAHOON CREEK

251-WL
STATE OF OHIO
VOL 12717 PG 25

BENCHMARK & CONTROL POINT

BENCHMARK & CONTROL POINT No. 1:
MAGNETIC NAIL SET IN CONCRETE
N: 656170.32
E: 2124597.15
ELEVATION = 678.58

BENCHMARK & CONTROL POINT No. 2:
MAGNETIC NAIL SET IN CONCRETE
N: 656013.25
E: 2124617.66
ELEVATION = 676.64

BENCHMARK & CONTROL POINT No. 3:
MAGNETIC NAIL
N: 656426.31
E: 2124644.57
ELEVATION = 677.04

BENCHMARK & CONTROL POINT No. 4:
PIN FOUND
N: 656239.07
E: 2124585.49
ELEVATION = 681.22

DATUM:

OHIO STATE PLANE COORDINATE SYSTEM
NORTH ZONE (3401)
HORIZONTAL DATUM: NAD 1983
VERTICAL DATUM: NAVD 1988

SURVEY NOTE:

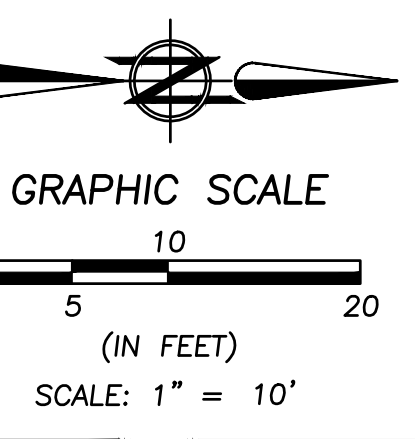
A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE HAS NOT BEEN PERFORMED BY BRAMHALL ENGINEERING & SURVEYING COMPANY. THIS PLAN IS BASED UPON AVAILABLE COUNTY INFORMATION.

GRADING LEGEND

- PROP. 1FT CONTOUR
- PROP. 5FT CONTOUR
- EX. 1FT CONTOUR
- EX. 5FT CONTOUR
- SPOT GRADE ELEVATION
- EXISTING SPOT GRADE ELEVATION
- PROPOSED FINISH FLOOR
- PROPOSED FINISH GRADE
- STRUCTURE RIM ELEVATION
- SWALE FLOWLINE ELEVATION

NOTES:

1. PRIOR TO PLACEMENT OF ENGINEERED FILL, FLOOR SLABS OR PAVEMENTS ON THE SITE GENERAL SITE CLEARING SHOULD BE CARRIED OUT SUFFICIENT TO REMOVE ALL UNSUITABLE MATERIALS INCLUDING SOFT/LOOSE, EXCESSIVELY WET SOILS, HIGHLY ORGANIC SOILS AND OTHER DELETERIOUS MATERIALS. AREAS OF PROPOSED BUILDING PADS AND PAVEMENTS SHALL BE PROOF ROLLED TO EVALUATE STABILITY OF EXISTING SOILS. ONSITE NATURAL SOILS CAN BE REUSED AS ENGINEERED FILL WITH APPROPRIATE MOISTURE CONTEXT CONTROL, SO AS TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION.
2. ENGINEERED FILL FOR THE BUILDING PAD AND PAVEMENT SHOULD BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698). LOOSE FILL SHOULD BE PLACED IN MAXIMUM OF 8" LIFTS AND COMPACTED WITHIN A RANGE OF 2% ABOVE OR BELOW THE OPTIMUM MOISTURE CONTENT. WITHIN BUILDING PAD THE UPPER 2 FEET OF FLOOR SLAB SUBGRADE SHOULD BE COMPACTED TO 100% OF THE MAXIMUM DRY DENSITY AND WITH A RANGE OF 2% ABOVE OR BELOW THE OPTIMUM MOISTURE CONTENT.
3. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES.



DATE:	BY:	DESCRIPTION:

DRAWN BY:
CAT

CHECKED BY:
WTB

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
MCQA4 PROPERTIES LLC
27630 DETROIT RD
WESTLAKE, OH 4415

CAHOON NURSERY SITE DESIGN
MAINTENANCE BUILDING REPLACEMENT
GRADING PLAN
CITY OF WESTLAKE, COUNTY OF CUYAHOGA, STATE OF OHIO

SHEET
C4.0
JOB NO.
20-5396B

J:\2025\888 Cahoon Nursery Site Design\DRAWINGS\Improvement Plans\MAINTENANCE BUILDING SITE\CAHOON GRADING PLAN.dwg, Plotted: Apr 29, 2026 - 10:33am