City of Cleveland Memorandum
Justin M. Bibb, Mayor

Mayor's Office of Capital Projects

Date: January 25, 2023

To: Mark D. Griffin, Director
Law Department

From: James D. DeRosa, Director
Mayor's Office of Capital Projects

Subject: Ordinance of Acceptance Section 309.23
Father Caruso Drive

This department requests legislation be prepared to accept the following road for public use.

The following road location is in accordance with the Division of Engineering & Construction design standards and have been installed in accordance this Division's Construction and Material Specifications.

- Father Caruso Drive from W 65th Street to West 58th Street as recorded in AFN and was installed at a cost of $1,582,625.00.

If you have any questions, please contact Richard J. Switalski, Administration Bureau Manager, Division of Engineering and Construction at 216-664-2381.

Thank you for your co-operation in this matter.

Encl.

JD/tb

Cc: Ryan Puente, Deputy Chief of Staff
Bradford J. Davy, Chief of Staff
Bonita G. Teeuwen, Chief Operating Officer
Richard Switalski, Administration Bureau Manager, Division of Engineering & Const.
Meredith Carey, Legislative Liaison
Nancy Lanzola, Department of Law

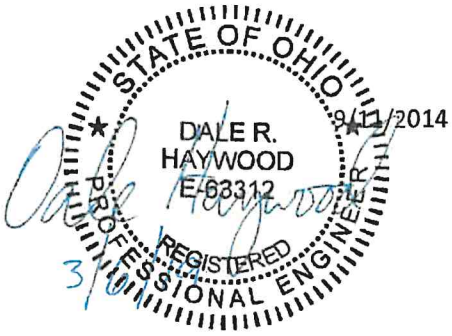
FATHER CARUSO DRIVE EXTENSION

Breakwater Bluffs, LLC

Engineers Opinion of Probable Construction Costs for Site Improvements

Assumptions:

- Costs do not include any permits or review fees
- Costs do not include any landscape or irrigation

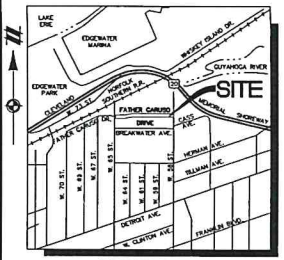


Roadway Improvements from W. 65th to 58th

DESCRIPTION OF ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Grading				
Rough Roadway Grading	4,300	S.Y.	$ 2.50	$ 10,750.00
Final Roadway Grading	4,300	S.Y.	$ 5.50	$ 23,650.00
				$ 34,400.00
Roadway				
Subgrade Compaction and Proofroll and Base Material	4,300	S.Y.	$ 17.25	$ 74,175.00
Roadway including curbs, subdrains, pavement markings, monuments	4,300	S.Y.	$ 84.25	$ 362,275.00
Mill and Overlay of Existing Asphalt Approach	2	EACH	$ 10,000.00	$ 20,000.00
Concrete Walk	18,000	S.F.	$ 4.75	$ 85,500.00
Curb Ramps	22	EACH	$ 400.00	$ 8,800.00
				$ 550,750.00
Watermain				
8" DIP Watermain including bends and fittings	1,100	L.F.	$ 144.00	$ 158,400.00
Hydrant Assembly	4	EACH	$ 3,100.00	$ 12,400.00
Line Valves	14	EACH	$ 3,000.00	$ 42,000.00
Connect to existing mains	2	EACH	$ 9,000.00	$ 18,000.00
				$ 230,800.00
Sanitary Sewer				
Modify Manhole - Connection to existing interceptor	2	EACH	$ 10,000.00	$ 20,000.00
Sanitary Manholes	5	EACH	$ 3,700.00	$ 18,500.00
8" VCP Sewer	139	L.F.	$ 35.00	$ 4,865.00
				$ 43,365.00
Storm Sewer				
Storm Roadway Basins	15	EACH	$ 3,800.00	$ 57,000.00
Storm Manholes	14	EACH	$ 3,800.00	$ 53,200.00
Manhole Reconstruction	3	EACH	$ 25,000.00	$ 75,000.00
Vault Adjustments	1	LUMP	$ 5,000.00	$ 5,000.00
12" VCP Sewer	562	L.F.	$ 130.00	$ 73,060.00
15" VCP Sewer	123	L.F.	$ 150.00	$ 18,450.00
18" VCP Sewer	286	L.F.	$ 170.00	$ 48,620.00
24" RCP Sewer	238	L.F.	$ 210.00	$ 49,980.00
Pre/Post Construction Recording	2	EACH	$ 5,000.00	$ 10,000.00
				$ 390,310.00
Electrical				
Electrical Duct Bank	1	LUMP	$333,000.00	$ 333,000.00
				$ 333,000.00
TOTAL				**$ 1,582,625.00**

DEDICATION PLAT FOR
FATHER CARUSO DRIVE

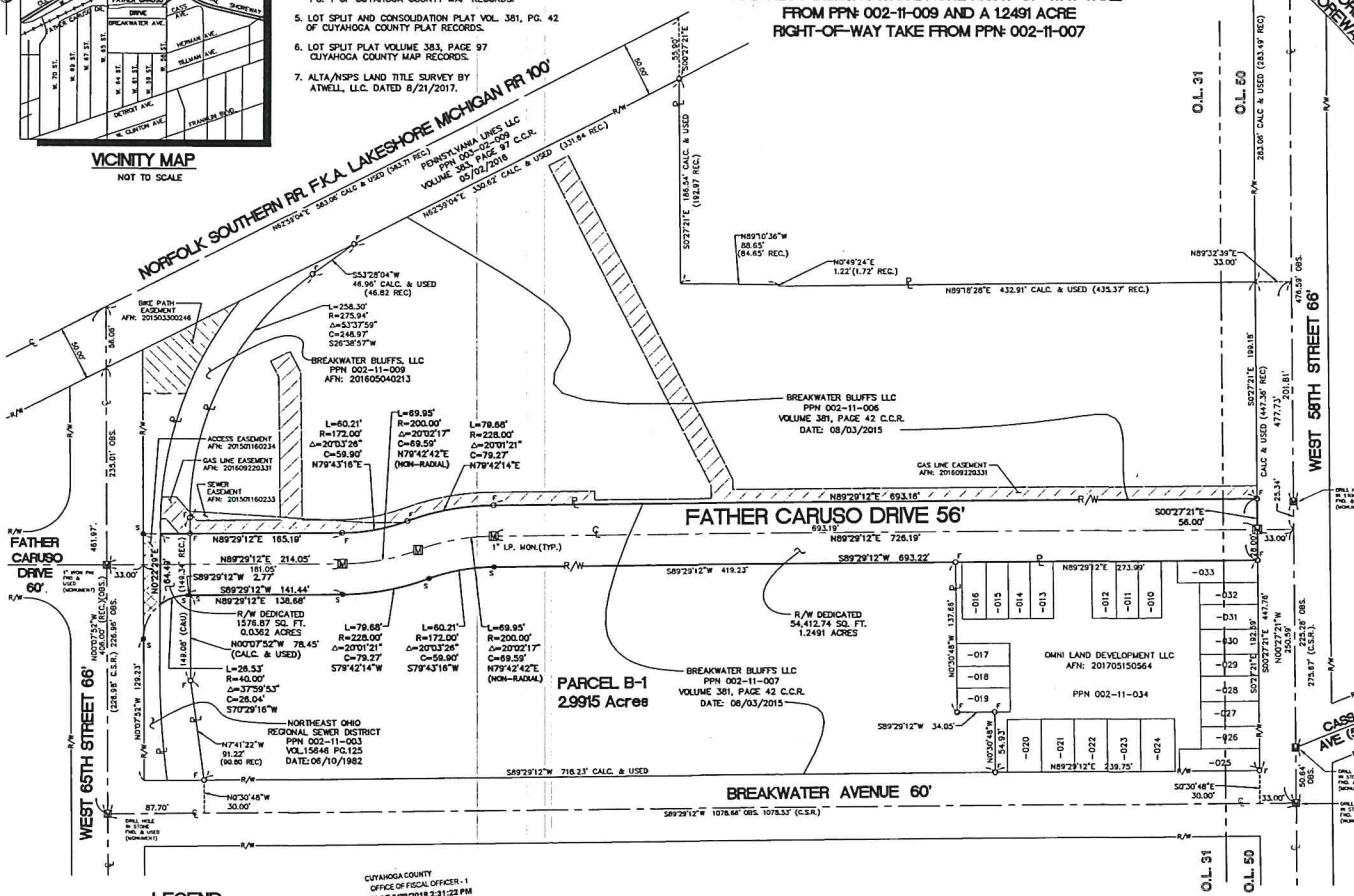
SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO
BEING PART OF ORIGINAL BROOKLYN TOWNSHIP LOTS 31 AND 50
AND ALSO BEING A 0.0362 ACRE RIGHT-OF-WAY TAKE
FROM PPN: 002-11-009 AND A 1.2491 ACRE
RIGHT-OF-WAY TAKE FROM PPN: 002-11-007



VICINITY MAP
NOT TO SCALE

SURVEY REFERENCES:

1. SHOREWAY WEST SUBDIVISION NO. 1 VOL. 232, PG. 72 OF CUYAHOGA COUNTY PLAT RECORDS.
2. SHOREWAY WEST SUBDIVISION NO. 2 VOL. 241, PG. 33 OF CUYAHOGA COUNTY PLAT RECORDS.
3. DEDICATION MAP OF CHANGE IN BREAKWATER AVE. N.W. VOL. 35, PG. 4 OF CUYAHOGA COUNTY MAP RECORDS.
4. JACOB B. PERKINS SUBDIVISION IN VOL. 23, PG. 1 OF CUYAHOGA COUNTY MAP RECORDS.
5. LOT SPLIT AND CONSOLIDATION PLAT VOL. 381, PG. 42 OF CUYAHOGA COUNTY PLAT RECORDS.
6. LOT SPLIT PLAT VOLUME 383, PAGE 97 CUYAHOGA COUNTY MAP RECORDS.
7. ALTA/NSPS LAND TITLE SURVEY BY ATWELL, LLC. DATED 8/21/2017.



LEGEND

- ● S — SET 5/8" DIAMETER REBAR, 30" LONG WITH PLASTIC "ATWELL" CAP
- ▽ M — NEW MONUMENT ASSEMBLY INSTALLED AS PER CITY OF CLEVELAND'S STANDARD CONSTRUCTION DRAWING "MB-1C", DATED 10-15-2014 (1" X 36" IRON PIN SET BY CITY SURVEY SECTION)
- ▼ — MONUMENT BOX FOUND
- F O — FOUND 5/8" IRON PIN WITH "ATWELL" CAP
- ——— CENTERLINE

CALC. / C	CALCULATED
OBS.	OBSERVED
REC.	RECORD
U	USED
S.F.	SQUARE FEET
AC.	ACRES
VOL.	VOLUME
PG.	PAGE
℄	CENTERLINE
℞	PROPERTY LINE
R/W	RIGHT-OF-WAY
PPN	PERMANENT PARCEL NUMBER
AFN	AUDITOR FILE NUMBER

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - I
LPLAT 3/29/2018 2:31:22 PM
201803280484

24" x 36"
This Survey Plat complies with the Cuyahoga County Transfer and Conveyance Standards and is hereby approved.
Plat Vol. ____ Pg. ____
T.M. ____
Agent
03/29/18

SURVEYOR'S CERTIFICATION:

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION. ALL DISTANCES GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS SHOWN ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

ALEX E. MARKS, P.S. 8616
DATE 02/12/2018

ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OHIO 44131
440.349.2000

STATE OF OHIO — ALEX MARKS — 8-616 — REGISTERED PROFESSIONAL SURVEYOR

ACCEPTANCE:

THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON, DOES HEREBY ACCEPT AND ASSENT TO THIS DEDICATION PLAT OF THE SAME.

BREAKWATER BLUFFS, LLC
BY: J. David Heller (PRINT NAME)
TITLE Manager

NOTARY:

STATE OF OHIO
COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OWNER OF BREAKWATER BLUFFS, LLC, WHO ACKNOWLEDGED THAT THE SIGNING OF THIS PLAT WAS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL
AT Cleveland, OHIO
THIS 29 DAY OF February 20 18

Kelly Mayne
NOTARY PUBLIC
9/27/20
MY COMMISSION EXPIRES

Kelly Wayne, Notary Public, In and For the State of Ohio, Recorded in Cuyahoga County, My Commission Expires 27 September 2020

APPROVALS:

THE STREET HEREIN PROPOSED TO BE DEDICATED IS SUFFICIENTLY DEFINED BY MONUMENTS AND IS HEREBY APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO
THIS 15TH DAY OF February 20 18
PLATTING COMMISSIONER

THIS DEDICATION PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CLEVELAND, OHIO
THIS 7 DAY OF MAR 20 18
DIRECTOR OF CITY PLANNING

THIS DEDICATION PLAT IS IN ACCORDANCE WITH THE RULES OF THE PLANNING COMMISSION AND IS HEREBY APPROVED BY THE DIRECTOR OF CAPITAL PROJECTS OF THE CITY OF CLEVELAND, OHIO
THIS 27 DAY OF March 20 18
DIRECTOR OF CAPITAL PROJECTS

THIS DEDICATION PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF CLEVELAND, OHIO
THIS 19TH DAY OF March 20 18
CLERK OF COUNCIL

File No. 306-18

THE LAND EMBRACED IN FATHER CARUSO DRIVE, AS SHOWN IN SHADE HEREON, IS FREE FROM ALL ENCUMBRANCES EXCEPT TAXES, OR SPECIAL AS SHOWN ON THE STEWART TITLE GUARANTEE COMPANY ALTA/NSPS COMMITMENT POLICY NUMBER 1716-COM (D) DATED ~~07/25/2017~~ 03/07/18
DIRECTOR of LAW

ASSISTANT DIRECTOR of LAW

APPROVED BY THE DEVELOPMENT, PLANNING AND SUSTAINABILITY COMMITTEE
W-12
17
5

APPROVED BY THE MUNICIPAL SERVICES AND PROPERTY COMMITTEE
W-12

ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131

CITY OF CLEVELAND
COUNTY OF CUYAHOGA
STATE OF OHIO

DEDICATION PLAT FOR
FATHER CARUSO DRIVE

DATE
11/21/2017
01/30/2018
02/12/2018

REVISIONS

SCALE 0 25 50
1" = 50 FEET
DR. LAR CH. MS
P.M. A. MARKS
BOOK
JOB 13001082
SHEET NO. 1 of 1

CAD FILE: 13001082SH-04 FATHER CARUSO DEDICATION PLAT-REV2.DWG

3973

PLAT DATA SHEET

Plat Title: Dedication Plat for
Father Caruso Drive

Plat Type: Dedication Plat

Municipality: Cleveland

Township: Original Brooklyn Township Lot Nos. 31 and 50

Parent Parcel Numbers: 002-11-007, 002-11-009, _____, _____,
_____, _____, _____, _____, _____,
_____, _____, _____, _____, _____,

Number of New parcels created: 0

Number of deeds filed with plat: 0

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 1
LPLAT 3/28/2018 2:31:22 PM
201803280484

Plat Size: 24"x36"

Date Filed: 03/28/18

Recorder's Fee: _____

New Parcels

Parcel Name/Sublot:	New Permanent Parcel Number:

RESOLUTION 17-34

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR
Farther Caruso Drive

WHEREAS, The NRP Group has a recorded Final Plat for Farther Caruso Drive in Cuyahoga County at AFN 201803280484; and

WHEREAS, said Plat shows public rights-of-way proposed for dedication to the City of Cleveland; and

WHEREAS, a Certificate of Satisfactory Completion has been furnished by the Division of Engineering and Construction, Mayor's Office of Capital Projects indicating that through inspections and independent laboratory material testing of the road rights-of-way, the design intent has been achieved; and

WHEREAS, the developer is required under Chapter 307 – Street Dedication Regulations to submit an "as-built" survey of the public improvements within the road right of way; and

WHEREAS, the developer has furnished a certified cost of the improvements valued at $1,582,625.0900 and the Division of Engineering and Construction, Mayor's Office of Capital Projects has reviewed and accepted the value of the improvement for Father Caruso Drive between West 65th Street and West 58th Street to be within industry standards; and

WHEREAS, the Mayor's Office of Capital Projects deems it in the best interest of the City of Cleveland that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Cleveland.

NOW, THEREFORE BE IT ORDAINED, by the COUNCIL OF THE CITY OF CLEVELAND that dedication and acceptance of Road Rights-of Way for Farther Caruso Drive between West 65th Street and West 58th Street as shown on the recorded plat is hereby approved.

Passed and adopted this ____ day of February _____, 2023.

_____, signature

_____, Attest

_____, Legal Form Approved