



CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION



Chairman James Smolik

Vice-Chairwoman Jennifer Swallow
Member Steve Ali

7307 Avon Belden Road
North Ridgeville, Ohio 44039
(440) 353-0513

Member Jason R. Jacobs
Council Liaison Bruce F. Abens

AGENDA

REGULAR MEETING – TUESDAY, JULY 14, 2020

TO ORDER: 7:00 PM

ROLL CALL:

MINUTES: Regular meeting held Tuesday, June 9, 2020

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: Bradley Mull, Mull & Weithman Architects, 4525 Indianola Ave., Columbus, OH 43214

OWNER: City of North Ridgeville, Fire Station No. 2

REQUEST: Additions and renovations to Fire Station No. 2

LOCATION: 34523 Lorain Road in a B-3 Highway Commercial District
Permanent Parcel No. 07-00-014-105-038

APPLICANT: Richard Stickland, UYA Holdings, LLC, 118 Mill Street, Medina, OH 44256

OWNER: UYA Holdings, LLC, 118 Mill Street, Medina, OH 44256

REQUEST: Construction of a production facility

LOCATION: 7385 Race Road, south of Center Ridge Road in a B-3 Highway Commercial District
Permanent Parcel No. 07-00-034-000-137

APPLICANT: Joe Molnar, Bob Schmitt Homes, Inc., 9095 Gatestone Road, North Ridgeville, OH 44039

OWNER: Same

REQUEST: Final plat approval of Ridgefield Subdivision, Phase No. 16

LOCATION: South of Sprague Road and adjacent to the Cuyahoga-Lorain County line in an R-1 Residence District
Permanent Parcel No. 07-00-001-000-409

ADJOURNMENT:

NEXT REGULAR MEETING WILL BE HELD TUESDAY, AUGUST 11, 2020

NOTICE TO THE PUBLIC

Due to current restrictions associated with the ongoing coronavirus pandemic (COVID-19), City Hall will remain closed to the general public for this public meeting. However, to ensure public viewing and participation, this meeting will be live streamed on our YouTube channel:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

Interested parties may submit comments and questions during the meeting using the YouTube live chat feature; or in advance of the meeting by emailing Tara Peet at tpeet@nridgeville.org. Your comments or questions will be read into the record.

Visit the Planning Commission web site to access the electronic agenda, along with agenda items: www.nridgeville.org/PlanningCommission.aspx

*DON'T FORGET TO **SUBSCRIBE** TO OUR **YOUTUBE CHANNEL** TO TUNE
IN TO **ALL CITY PUBLIC MEETINGS!***

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, JUNE 9, 2020**

CALL TO ORDER:

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members Jason R. Jacobs, Steve Ali, Council Liaison Bruce F. Abens, Vice-Chairwoman Jennifer Swallow and Chairman James Smolik.

Also present was Assistant Law Director Toni Morgan, City Engineer Dan Rodriguez, and Deputy Clerk of Council Michelle A. Owens (audio only).

Chairman Smolik announced that, though this was a virtual meeting, in accordance with the State of Ohio, public notice was issued to all abutting residences and was also posted on the City of North Ridgeville website. He stated that the meeting was live streaming to the City of North Ridgeville YouTube channel, which was being monitored for input from the public by the Deputy Clerk of Council Owens. He indicated that members of the Commission will be advised of any comments posted to the YouTube channel.

MINUTES:

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, April 14, 2020. He asked if there were any corrections. Hearing no corrections, the minutes were received and filed.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

APPLICANT: Thomas “Jeff” Kadusky; MCI-Metro

12300 Ridge Road, North Royalton, Ohio 44133

OWNER: City of North Ridgeville – right-of-way

7307 Avon Belden Rd, North Ridgeville, OH 44039

REQUEST: Installation of fiber optic conduit in the right-of-ways of Elyria Street and Main Avenue

LOCATION: Elyria Street right-of-way, extending from Lear Nagle Road to Main Avenue; then continuing south in the Main Avenue right-of-way to Center Ridge Road

Application was read.

Chairman Smolik stated that a representative was present. He asked that he state his name and address for the record and describe the project to the Commission.

James Pohlod, Project Manager, Foresite Group, 4817 Almond Way, Ravenna, Ohio, 44266, stated that the project was a proposed fiber optic path and duct, which would replace a piece of previously-permitted and aerially-placed fiber optic network placed aerially along Center Ridge Road from Main Street to Lear Nagle Road. Because of the road widening project taking place on Center Ridge Road, the poles on which fiber optics had been placed were removed permanently. He indicated that this created a need for a redesign and reroute of the fiber optic network; and their submittal is the proposed path to re-route those fiber optics.

Chairman Smolik asked for any questions or comments from the Commission. He then asked if there would be a pedestal that would stick above ground on the vault being installed at Station 3+06, which was in the right-of-way at the southeast corner of Main Avenue and Elyria Street.

Mr. Pohlod stated that it would not: It would be a ground-level vault.

Chairman Smolik clarified that there would be no obstruction to line of sight for people at the intersection.

Mr. Pohlod stated this was correct.

Chairman Smolik asked about the type of lid on the vault. He suggested that the lid be slip-resistant, should the City choose to eventually install sidewalks down Main Avenue and they fall within the vault.

Mr. Pohlod responded that it would be.

Chairman Smolik asked for any questions or comments from the Administration.

City Engineer Rodriguez asked Mr. Pohlod if he was able to install at least five feet away from the water line. He was concerned that, if there were a water break on Main Avenue, the City would have to contend with the installation of the conduit.

Mr. Pohlod understood and stated that it was placed as far back in the right-of-way as possible to provide enough clearance from the existing water utility.

Member Ali asked for clarification about the distance between the water line and the conduit.

Mr. Pohlod answered that it was between five and six feet.

Chairman Smolik asked if there were any other questions or comments from the Administration. No discussion was offered. He then asked for questions or comments from the public. He

indicated that these comments could be submitted using the live chat feature and, due to delays with live streaming, additional time would be given for discussion from YouTube viewers.

Deputy Clerk of Council Owens stated there were no questions or comments from viewers.

Chairman Smolik closed public comment. He asked for any additional questions or comments from the Commission.

City Engineer Rodriguez asked the representatives about the anticipated start date for installation. He discussed a current sewer project taking place on Main Avenue, Broad Boulevard and Pleasant Avenue. He believed it was currently on Main Avenue, which he expected would continue for a couple more weeks.

Frank Juliano, Permits Specialist, MasTec Utility Services Group, 7300 Northfield Road, Walton Hills, Ohio 44146, believed the project would not begin for at least three weeks. He stated that they would coordinate so as not to get in the way of the sewer project.

City Engineer Rodriguez stated they may be done on Main Avenue by that time. He wanted them to be aware of the sewer realigning in that area and make certain they would not get in the way.

Mr. Juliano was confident this would not be a problem.

Chairman Smolik asked for any further questions or comments. No discussion was offered.

It was moved by Swallow and seconded by Ali to approve the request as submitted.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

Chairman Smolik commented to the representatives that there would likely be a delay in receiving signed documents from the Planning Commission due to working remotely. He stated they would be contacted by Deputy Clerk of Council Owens when documents were available.

ADJOURNMENT:

The meeting was adjourned at 7:10 PM.

James Smolik
Chairman

Michelle A. Owens
Deputy Clerk of Council

Tuesday, July 14, 2020
Date Approved

Engineering Fee Paid: \$ _____
Receipt No.: _____
☐ Cash ☐ Check - Check No.: _____
(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ _____
Receipt No.: _____
☐ Cash ☐ Check - Check No.: _____
(See attached for description of fees.)



RECEIVED

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION**

Received: JUN 02 2020 Date Released to Planning Commission: June 25, 2020
Date of Planning Commission Meeting: July 14, 2020 (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: BRADLEY MULL PROPERTY OWNER: CITY OF NORTH RIDGEVILLE
COMPANY NAME: MULL & WETTHAM ARCHITECTS ADDRESS: 7307 AVON BELDEN ROAD
ADDRESS: 4525 INDIANOLA AVE CITY / STATE: NORTH RIDGEVILLE ZIP: 44039
CITY / STATE: COLUMBUS, OH ZIP: 43214 PHONE NO.: 614-267-6960
PHONE NO.: 614-267-6960 SIGNATURE: [Signature]
SIGNATURE: [Signature] (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: bjm@mw-architects.com

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the meeting.

LOCATION OF PROPERTY/ADDRESS: 34523 LORAIN ROAD, NORTH RIDGEVILLE, OH 44039
PERMANENT PARCEL NO.: 0700014105038 ZONING OF PROPERTY: _____
ZONING OF ADJACENT PROPERTY TO: NORTH R EAST R SOUTH R WEST R
DESCRIPTION OF REQUEST: ADDITIONS & RENOVATIONS TO EXISTING FIRE STATION NO. 2

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☐ No ☒

If yes, list dates and nature of each: _____

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name(s), permanent parcel number(s) and mailing address(es). Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY:

☐ APPROVED ☐ DISAPPROVED

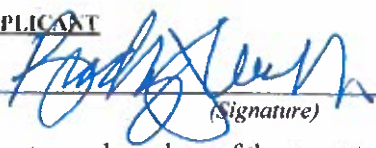
All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

- ☐ Board of Building & Zoning Appeals Approval Required
☐ Conditions as set forth by the Commission on this date are: _____

Date: _____ Signature: _____
(Presiding Officer at Meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.

TO BE FILLED OUT BY APPLICANT

I, BRADLEY MULL (Print Name)  (Signature)

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant: BRADLEY MULL, MULL & WEHMAN ARCHITECTS
 Owner: CITY OF NORTH RIDGEVILLE
 Project Address: 34513 LORAIN ROAD

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,
 ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.
 PHONE: 440-329-5207 WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
1	MATYS, LAWRENCE A & EDITH A 8538 SPENCER CT, NORTH RIDGEVILLE	0700014702001
2	HOLLO, SANDRA L & TILGER ALBERT 8540 SPENCER CT, NORTH RIDGEVILLE	0700014702002
3	ROBISON, ERIN E 8542 SPENCER CT, NORTH RIDGEVILLE	0700014702003
4	OTOYO, ENAOBONG & OTOYO, PHILIP O 8544 SPENCER CT, NORTH RIDGEVILLE	0700014702004
5	SMITH, BRETT L & SMITH KELSEY A 8546 SPENCER CT, NORTH RIDGEVILLE	0700014702005
6	EAST, RICHARD L 8548 SPENCER CT, NORTH RIDGEVILLE	0700014702006
7	HUDAK, SUZANNE 8524 SPENCER CT, NORTH RIDGEVILLE	0700014701002
8	MAKOWSKI, BENEDICT 34510 LORAIN ROAD, NORTH RIDGEVILLE	0700014103131
9	FAULKNER-BILL B & ELIZABETH A 34536 LORAIN ROAD, NORTH RIDGEVILLE	0700014103050
10	LOVELL, DALE T 34551 LORAIN ROAD, NORTH RIDGEVILLE	0700014105013

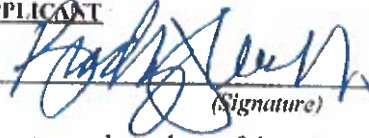
SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY	
CBO Verification By: _____	Date / Time Stamp: _____
BZA / PC Verification By: _____	

TO BE FILLED OUT BY APPLICANT

I, BRADLEY MULL

(Print Name)


(Signature)

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant: BRADLEY MULL, MULL & WEHMAN ARCHITECTS

Owner: CITY OF NORTH RIDGEVILLE

Project Address: 34513 LORAIN ROAD

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ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.
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✓2	HOLLO, SANDRA L & TILLER ALBERT 8540 SPENCER CT, NORTH RIDGEVILLE	0700014702002
✓3	ROBISON, ERINE 8542 SPENCER CT, NORTH RIDGEVILLE	0700014702003
✓4	OTOKO, ENOSEONG & OTOKO, PHILIP O 8544 SPENCER CT, NORTH RIDGEVILLE	0700014702004
✓5	SMITH, BRETT L & SMITH KELSEY A 8546 SPENCER CT, NORTH RIDGEVILLE	0700014702005
✓6	GAST, RICHARD L 8548 SPENCER CT, NORTH RIDGEVILLE	0700014702006
✓7	HUDAK, SUZANNE 8524 SPENCER CT, NORTH RIDGEVILLE	0700014701002
✓8	MAKOWSKI, BENEDICT 34510 LORAIN ROAD, NORTH RIDGEVILLE	0700014103131
✓9	FAULKNER BILL B & ELIZABETH A 34536 LORAIN ROAD, NORTH RIDGEVILLE	0700014103050
✓10	LOVELL, DALE T 34551 LORAIN ROAD, NORTH RIDGEVILLE	0700014105013

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY	
CBO Verification By: 	Date / Time Stamp:
BZA / PC Verification By: _____	

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
11	MOINUDDIN, DOUGLAS PEAR LAND, NORTH RIDGEVILLE P.O. BOX 451452 WESTLAKE, OH. 44145	0700014105130
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PLEASE COPY THIS PAGE FOR ADDITIONAL LISTINGS OF ADJACENT PROPERTY OWNERS.



mull & weithman architects, inc.

28 May 2020

City of North Ridgeville Planning Commission
c/o Building Department
7307 Avon Belden Road
North Ridgeville, Ohio 44039

RE: Proposed Additions & Renovations for:
North Ridgeville Fire Station No. 2
34523 Lorain Road
North Ridgeville, Ohio 44039

The following is a brief narrative of the proposed additions and renovations for North Ridgeville Fire Station No.2.

History, Health & Safety

Much has changed in the Fire & EMS services since the original station was constructed in the early 1970's. The overall goal of the North Ridgeville Fire Station No.2 Renovation & Addition project is to modernize the existing facility increasing the efficiency of operations while at the same time making it a healthier environment for all that work or visit there.

Current trends in Fire Station design practices strive to create different zones to minimize the risk of spreading contaminants between different areas of the fire station. The Zones we focus on are Hot Zones, Cold Zones, & the Transition Zones. Hot Zones are the "Dirty Environments" associated with returning fire fighters in the Apparatus Bays and associated support spaces, such as the Decontamination Area, Turnout Gear Storage, Shop areas, Gear Laundry, etc. Cold Zones are the "Clean Environment" including the Administrative Areas and the fire fighter Living Quarters, including Office spaces, Training Room, Dayroom, Exercise Room, Dormitory Space or Rooms, House Laundry, and the Kitchen and Dining Spaces. The Transition Zones are just that, spaces between the two zones.

Apparatus Bays and associated support spaces

While there is no addition planned to the apparatus bays proper, our additions and renovations will allow the relocation of several spaces that impede the use of the two drive-thru bays as originally intended. Not only will this clear the bays functionally it will also allow for a safer, healthier environment. The addition on the east side of the apparatus bays will provide a Turnout Gear Storage room that meets NFPA 1971 standards, a self-contained Gear Laundry room (Dirty Laundry), an EMS Decontamination area that meets NFPA 1581 & OSHA 1030 standards, a Toilet /Shower room that allows for personal decontamination, and a Tool/Storage room.



mull & weithman architects, inc.

28 May 2020

City of North Ridgeville Planning Commission
c/o Building Department
7307 Avon Belden Road
North Ridgeville, Ohio 44039

RE: Proposed Additions & Renovations for:
North Ridgeville Fire Station No. 2
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Administrative Areas

While the original station only contained a small Watch Room and Office, the renovation provides a more appropriately sized Watch Room, a relocated larger "Officer of the Day" office, and a Triage room that provides dual use for serving walk-in clientele as well as the EMS Supply room.

Living Quarters

The living quarter renovations & addition focuses on the following four areas, the Dormitory, the Toilet Shower facilities, a Physical Fitness room, and a House Laundry room.

The dormitory will be reconfigured to provide 3 private bunk spaces, each with dedicated lockers (one per shift) and a study desk, as well as a separate locker area to accommodate any transient staff. The toilet facilities will be reconfigured from a single men's toilet / group shower room into two single-occupant unisex / gender-neutral toilet shower rooms. These will meet current ADA/ANSI requirements and provide for alternative force composition. The new physical fitness room will relocate existing fitness equipment from the apparatus bays. This will not only free up half of an apparatus bay, it will also provide a fitness room in an appropriate environment free of diesel exhaust and other contaminants. The house laundry room (Clean Laundry) will provide laundry facilities for house linens, uniforms, etc. Additionally, three transition vestibules have been created. These vestibules provide direct access to apparatus bays from the administrative areas and the living quarters providing quick access that minimizes response times and separation that mitigates the chance for cross-contamination between the dirty and clean zones. The Kitchen, Dining Room, & Dayroom will largely remain untouched except for minor finish upgrades. A new sanitary main sewer line will be provided, from the building replacing the existing, often clogged, undersized line.

The administrative areas and living quarters will get all new HVAC systems, upgraded lighting, and electrical and technology improvements.

Exterior improvements

Alternates will be included to enhance the overall curb appeal and visitor experience if the budget permits. These include defined visitor ADA compliant parking, including an accessible route to and from the front door. A new entry feature identifies the main public entry and louvered screen walls on the roof conceal new rooftop mechanical equipment and ductwork while enhancing the overall buildings proportions.

Please find the attached Site Plan, Floor Plan and Exterior Concept for the Station No.2 additions and renovations. Should you have any questions regarding the scope of this project, please feel free to contact our office. Thank-you.

Sincerely,

Bradley J. Mull, AIA, CSI, LEED-AP
Vice President
Mull & Weithman Architects, Inc.

Cc: A. Gauthier
J. Weithman
J. Reese

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

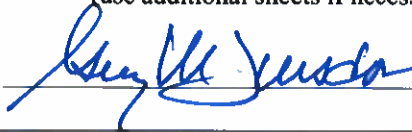
Name of Applicant:	Bradley Mull
Name of Owner:	City of North Ridgeville
Date Submitted for Consideration:	6-2-20
Date to Return to Planning Commission:	6-25-20
Regarding: North Ridgeville Fire Station No. 2 - Addition	

RECOMMENDATIONS:

Chapter 1240.08 requires Planning Commission approval for the Fire Station addition.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 CEO

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 12-13-2005.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter. (Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

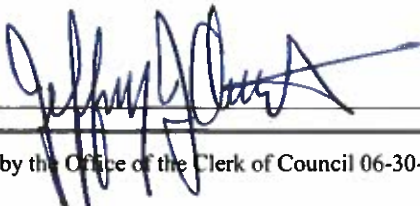
**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Bradley Mull; Mull & Weithman Architects 4525 Indianola Avenue, Columbus, Ohio 43214
Name of Owner:	City of North Ridgeville 7307 Avon Belden Road, North Ridgeville, Ohio 44039
Date of Planning Commission Meeting:	Tuesday, July 14, 2020
Date to Return to Deputy Clerk of Council:	Thursday, July 02, 2020
Regarding:	Additions and renovations to North Ridgeville Fire Station No. 2, located at 34523 Lorain Road; in a B-3 Highway Commercial District. Permanent Parcel No. 07-00-014-105-038

Recommendations:

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(Use additional sheets if necessary.)

Department Head Signature:  Title: Safety-Service Director

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
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Recommendations:

No comments or recommendations at this time.

(Use additional sheets if necessary.)

Department Head Signature:



Title: Fire Chief

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

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Recommendations:

1. Engineering will review detailed improvement plans once submitted.
2. No further comments at this time.

(Use additional sheets if necessary.)

Department Head Signature:  **Title:** City Engineer

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

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(Planning Commission By-Laws, Article V, Section 3)

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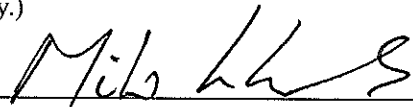
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Recommendations:

No comments at this time.

(Use additional sheets if necessary.)

Department Head Signature:  Title: Assistant Fire Chief

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

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Recommendations:

We are looking forward to the renovation and addition to the space at Fire Station #2 and the additional safety measures that they provide for the firefighters.

(Use additional sheets if necessary.)

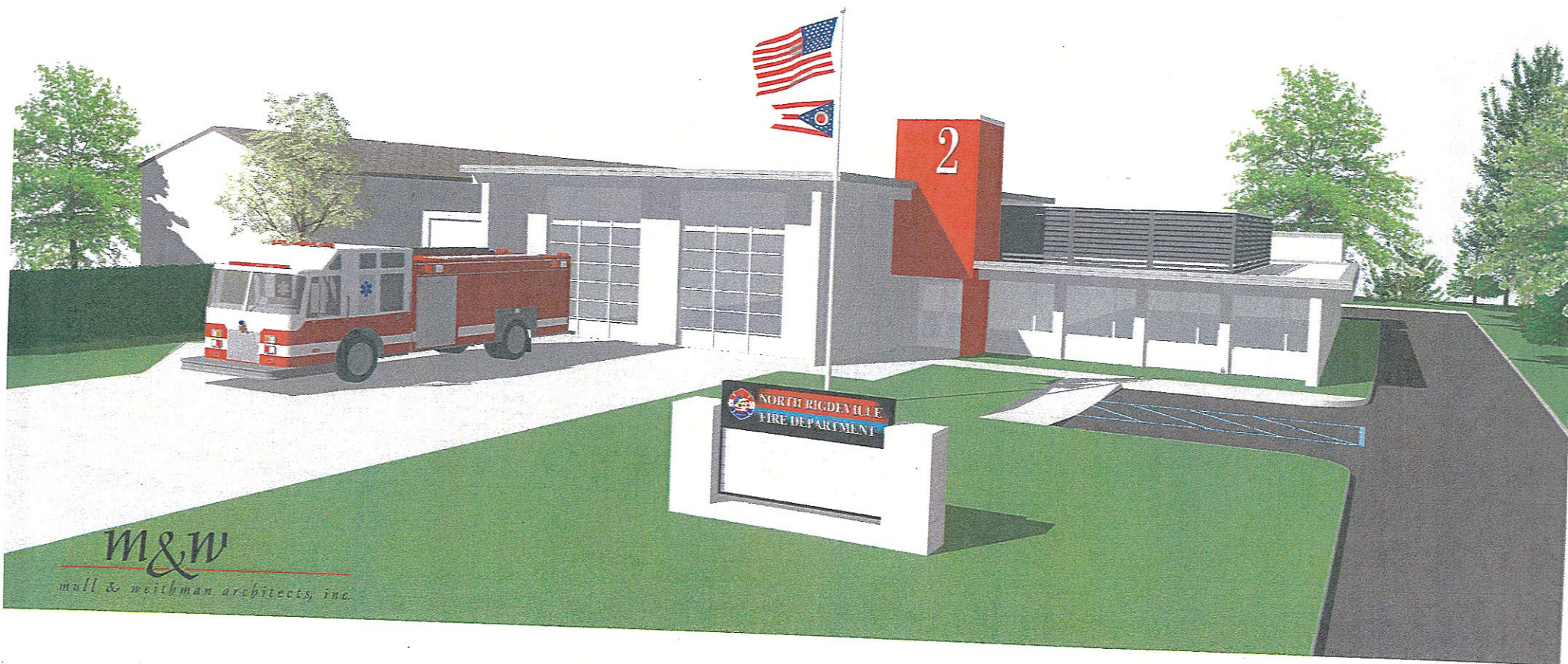
Department Head Signature: _____

Title: Mayor

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

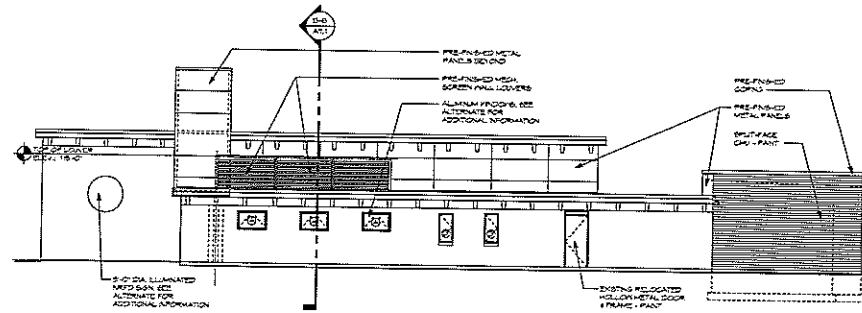
Comments received after the deadline will be distributed to the Members the night of the meeting.



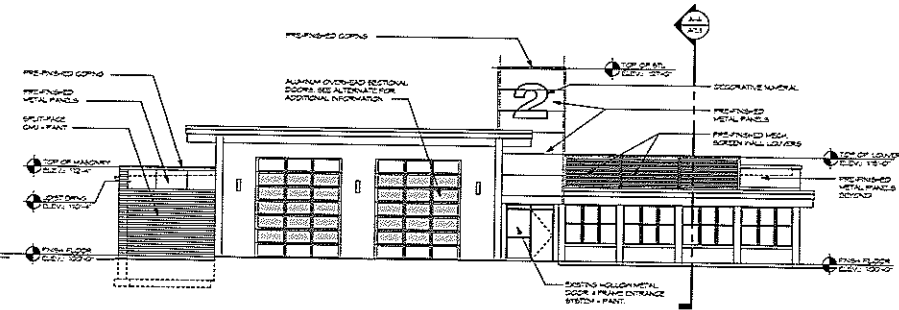
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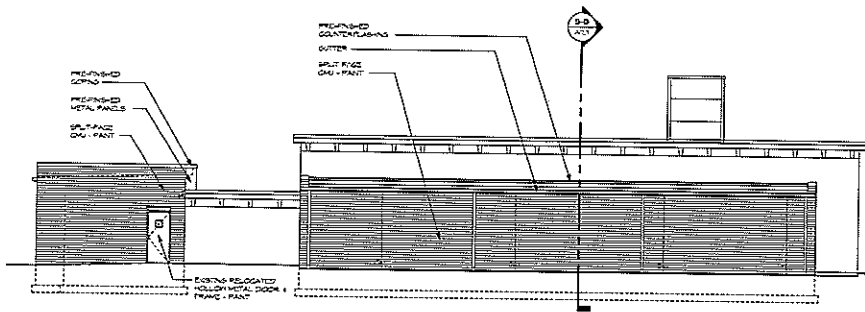
4. The seal of the State of Ohio shall be placed on the right side of the drawing, below the seal of the architect. The seal of the architect shall be placed on the right side of the drawing, below the seal of the State of Ohio.



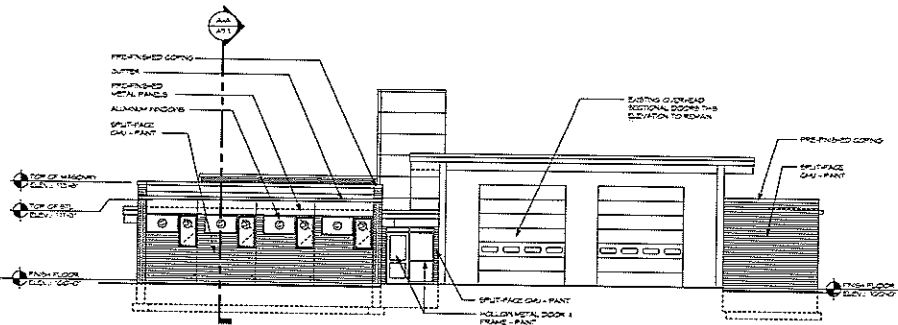
WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - LORAN ROAD
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

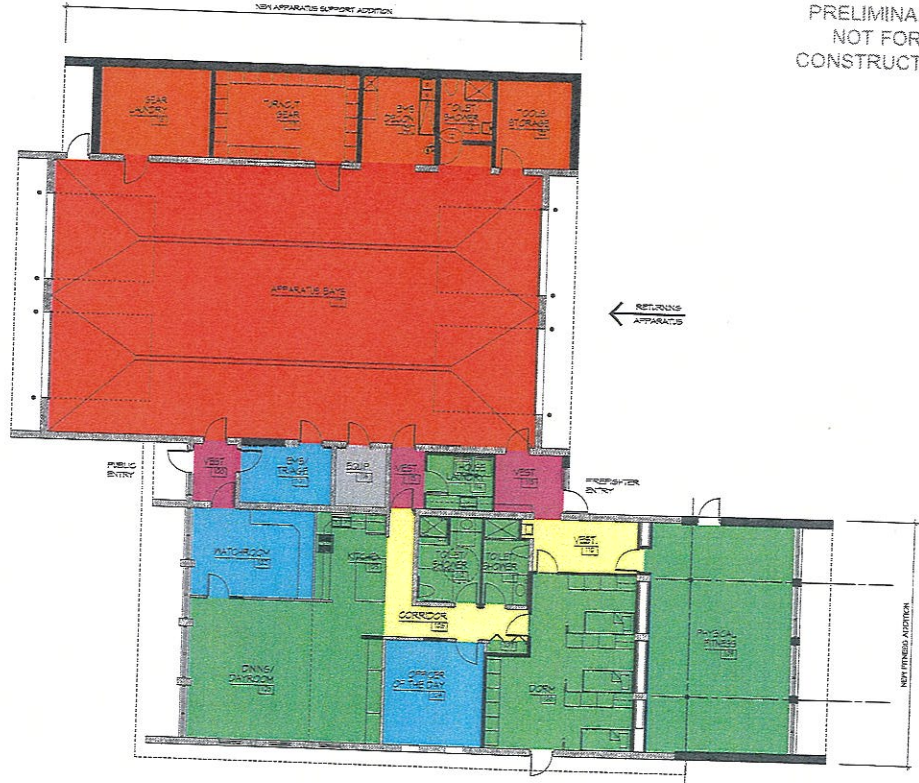
Renovations and Additions to
North Ridgeville Fire Station #2
34523 Loran Road
North Ridgeville, Ohio 44039

m&w
mull & weithman architects, inc.
4525 indianola avenue, columbus, ohio 43214
614-267-6960 614-267-6928 fax

Construction
Documents
27 May 2020
commission no. 1911

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CONSTRUCTION



FLOOR PLAN
SCALE: 1/8"=1'-0"

AREA HATCH LEGEND

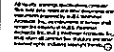
- APPARATUS BAYS
- APPARATUS BAY SUPPORT
- ADMINISTRATION
- LIVING QUARTER
- EQUIPMENT
- CIRCULATION
- TRANSITION ZONE

Restorations and Additions to:
North Ridgeville Fire Station #2
34523 Lorain Road
North Ridgeville, Ohio 44039

m&w
mull & weibman architects, inc.
4855 Indiana Avenue, Columbus, Ohio 43214
614-297-4060 614-297-4078 fax

Design
Development
16 January 2020
commission no. 1977

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Renovations and Additions to:

614-267-6060 614-267-6078 / 103

commission na IQIT

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- [illegible]

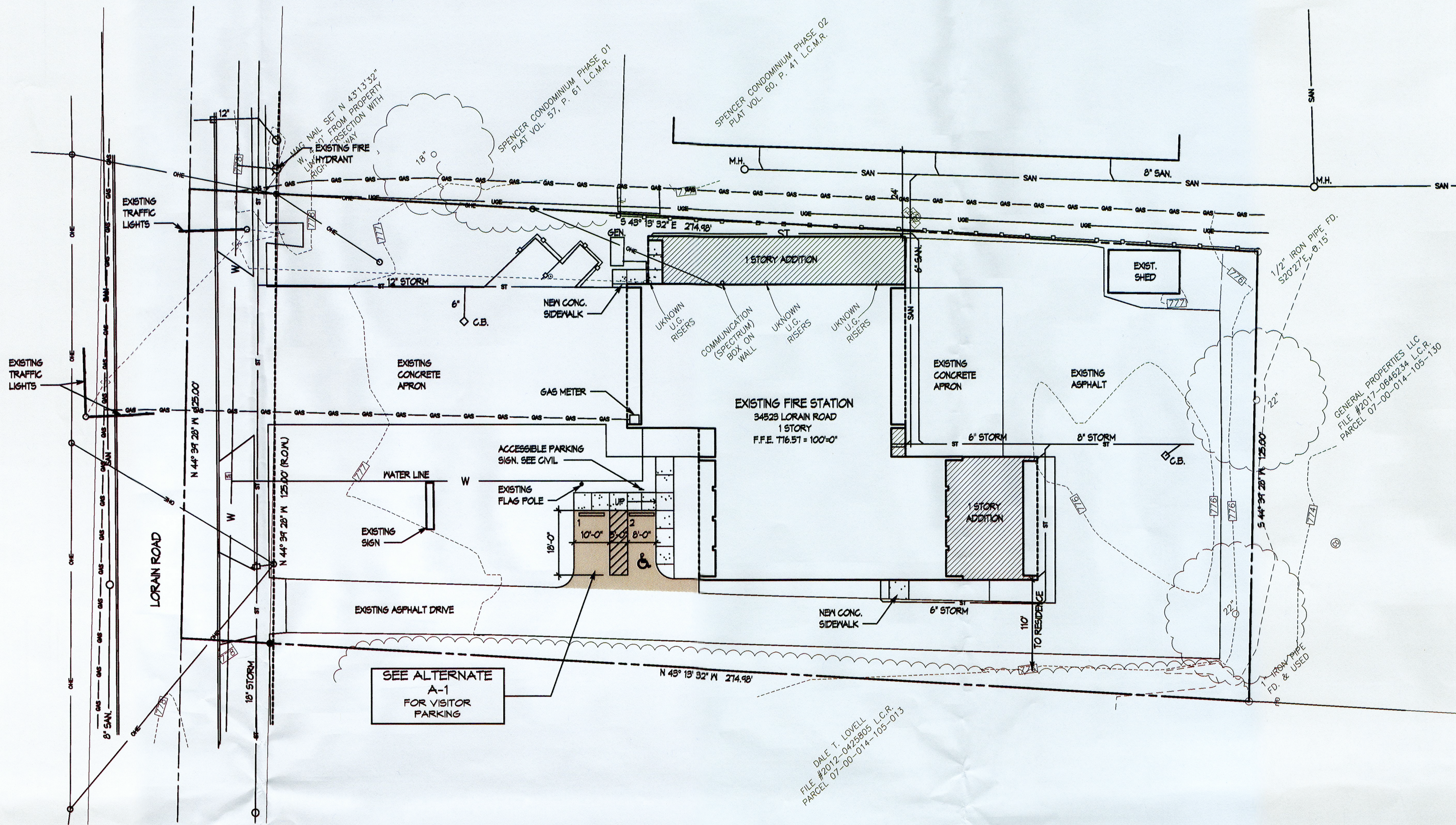
PARTITION LEGEND

- FLOOR PLAN**
SCALE: 1/8" = 1'-0"

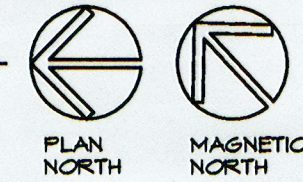
GENERAL NOTES

- | | | |
|--|---|--|
| <p>THE CONTRACTOR SHALL FILL UP WITH ALL REQUIRED DIMENSIONS AND CLEARANCES FROM TO CONSTRUCTION, NOTED ARCHITECT OF THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME.</p> <p>THE CONTRACTOR SHALL FILL UP AND LAUNCH ALL DIMENSIONS BASE, UTILITY, AND SERVICES FROM TO CONSTRUCTION OF THE FORM.</p> <p>ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. FROM MASONRY TO FACE OF MASONRY UNLESS NOTED ON OTHERWISE.</p> <p>ALL INTERIOR WALLS EXPOSED GENERATE ELEGANCE OUTSIDE CORNERS TO BE RAILINGS ELEGANCE UNLESS NOTED OTHERWISE.</p> <p>PROVIDE FACE STUD, LATHES AS REQUIRED FOR ACCESS PANELS, FIRE EXTINGUISHER CANNIST, ETC. LOCATED IN CORNERS BASE.</p> <p>ALL INTERIOR STUD WALLS TO HAVE 8" SOUND ATTENUATION RATED UNLESS NOTED OTHERWISE.</p> <p>REFER TO PARTITION LEGEND FOR ACCESS WALL, THREE EIGHT WALLS TO PROVIDE 8" SOUND ATTENUATION RATED UNLESS NOTED OTHERWISE.</p> <p>REFER TO PARTITION LEGEND FOR ATTACHMENT OF WALL, CEILING, MOUNTED ACCESSORIES, MOUNTED ELECTRICITY, MOUNTED SIGNAGE, ETC. - TYPICAL.</p> <p>DO NOT SCALE DRAWINGS.</p> | <p>ALL ELECTRICAL, COUPLERS AND BOXES TO BE CONCEALED WITHIN MASONRY WALLS CONFORMING TO CODE SIZE ELEGANCE - TYPICAL. ALL ELECTRICAL, COUPLERS AND BOXES ON EXPOSED MASONRY AND CONCRETE SHALL BE PAINTED.</p> <p>PROVIDE PLUGS OR COVERS FOR FLOOR PROTECTION FOR ALL FLOORS TO BE EXPOSED TO PROTECT FLOOR FINISHES FROM DAMAGE AT FINAL FLOOR FINISH. PROVIDE PROTECTIVE COVERS FOR ALL FLOORS EXCEPT FLOOR AREAS THAT BE EXPOSED IN PLACE. AT THE CONTRACTORS EXPENSE.</p> <p>INTERIOR WALL, FLOOR PARTITION WALLS ARE 5/8" STUDS UNLESS DIMENSIONED OR NOTED OTHERWISE.</p> <p>INTERIOR MASONRY PARTITION WALLS ARE 8" IN PLACE DIMENSIONED OR NOTED OTHERWISE.</p> <p>REFER TO LIFE SAFETY - E-1 SHEETS FOR RATED WALL, FLOOR AND CEILING ASSEMBLY MATERIALS AND SPECIFICATIONS.</p> <p>REFER TO LIFE SAFETY - E-1 SHEETS FOR RATED JOINT ASSEMBLY MATERIALS AND SPECIFICATIONS.</p> <p>REFER TO LIFE SAFETY - E-1 SHEETS FOR RATED PENETRATION MATERIALS AND SPECIFICATION REQUIREMENTS.</p> <p>REFER TO DIVISION 01 SECTION "PENETRATION PREVENTIONS" FOR MATERIALS, CONSTRUCTION, AND LAYOUT OF PENETRATIONS AND JOINT ASSEMBLIES.</p> <p>PROVIDE MIN. 2" ACCESS PANELS FOR ACCESS TO PIPING, RIGGING AND VALVES LOCATED IN WALLS. PROVIDE RATED PANELS FOR RATED WALLS SHALL MATCH ACCESS.</p> | <p>PARTITIONS FOR PRESSURE TREATED AND FIRE-RETARDANT TREATED WOOD SHALL BE OF APPROVED WOOD. WOODS IDENTIFIED AS UNRATED STEEL OR STAINLESS STEEL SHALL BE IDENTIFIED AS UNRATED. PARTITIONED PARTITION SHALL BE IN ACCORDING WITH ASTM A588.</p> |
|--|---|--|





SITE PLAN
SCALE: 1" = 20'-0"



GENERAL SITE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION LAYOUT SURVEYING TO ENSURE THAT THE CONSTRUCTION LIMITS ARE WITHIN PROPERTY PER THE LEGAL DESCRIPTION AND THE PROJECT LAYOUT AS SHOWN ON THE DRAWINGS.
2. THE LOCATION OF ALL EXISTING UTILITIES AS SHOWN ON THE DRAWINGS ARE APPROXIMATE. DETERMINATION AND COORDINATION OF THE EXACT LOCATION OF EXISTING AND PROPOSED UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OPERATIONS.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SEEDING OF ALL LAWN AREAS WITHIN THE LIMITS OF THIS CONSTRUCTION, INCLUDING ALL WORK AFFECTING ADJACENT PARCELS. SEE SITE CIVIL DRAWINGS & SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. THE CONTRACTOR SHALL ENSURE THAT ALL GRADING OPERATIONS PROVIDE ADEQUATE TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO PREVENT DAMAGE TO ANY ADJACENT PARCELS.
5. ALL EXISTING UTILITIES IN WORK AREA MAY NOT BE SHOWN.
6. SEE SITE CIVIL DRAWINGS, SITE LANDSCAPE PLANS, AND SITE ELECTRICAL & PLUMBING PLANS FOR ADDITIONAL SITE INFORMATION AND REQUIREMENTS. REFER ANY QUESTIONS OR CONFLICTS TO THE ARCHITECT FOR INTERPRETATION AND INFORMATION.
7. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CONSTRUCTION STANDARDS OF THE CITY OF NORTH RIDGEVILLE AND WITH THE SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT). REFER TO SITE DRAWINGS AND PROJECT MANUAL FOR ADDITIONAL SITE SPECIFICATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL UTILITY FEES FOR MATERIALS, LABOR, PERMITS, AND INSPECTION FEES REQUIRED BY THE GOVERNING UTILITY (I.E. TAP FEES, CURB CUTS, METER FEES, CAPACITY CHARGES, FRONTAGE FEES, STAND-BY INSPECTIONS, ETC.) TO COMPLETE THE WORK AS SHOWN.
9. ANY DEVIATIONS FROM THE SLOPES AND GRADES SHOWN ON THE DRAWINGS WITHOUT APPROVAL OF THE ARCHITECT MAY CAUSE THE MINIMUM ACCESSIBILITY REQUIREMENTS TO NOT BE MET. QUESTIONS REGARDING THE DESIGN INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL STANDARD SITE DRAWINGS AND SPECIFICATIONS REFERENCED BY THE CONTRACT DOCUMENTS, BUT NOT INCLUDED AS PART OF THE DRAWINGS. THIS INCLUDES STANDARD DRAWINGS, DETAILS, AND SPECIFICATIONS REFERENCED BY THE CITY OF NORTH RIDGEVILLE, O.D.O.T., AND OTHER AUTHORITIES HAVING JURISDICTION.
11. REFER TO CIVIL DRAWINGS FOR FINISHED GRADE INFORMATION AT BUILDING ENTRANCES.
12. REFER TO THE ROOF PLAN DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THE UNDERGROUND ROOF DRAINAGE LINES AND CONNECTIONS TO THE STORM DRAINAGE SYSTEM.
13. REFER TO CIVIL DRAWINGS FOR PAYMENT DESCRIPTIONS & SPECIFICATIONS.
14. REFER TO CIVIL DRAWINGS FOR SITE BENCHMARK INFORMATION.
15. LAY OUT PROPOSED SITE UTILITIES & PROVIDE ALL REQUIRED SEPARATION CLEARANCES BETWEEN UTILITIES. MAINTAIN MAXIMUM CLEARANCE FOR LANDSCAPE PLANTINGS.

PAVEMENT LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK



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Remodeling and Additions to:
North Ridgeville Fire Station #2
34523 Lorain Road
North Ridgeville, Ohio 44039

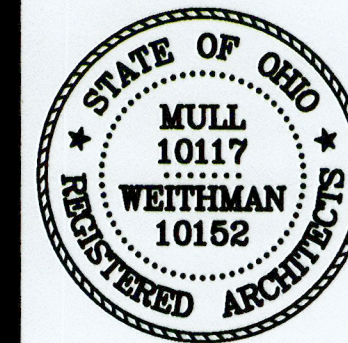
m&w

mull & weithman architects, inc.
4525 indianola avenue, columbus, ohio 43214
614-267-6960 614-267-6978 fax

Construction Documents
27 May 2020
commission no. 1911

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Renovations and Additions to:
North Ridgeville Fire Station #2
34523 Lorain Road
North Ridgeville, Ohio 44039

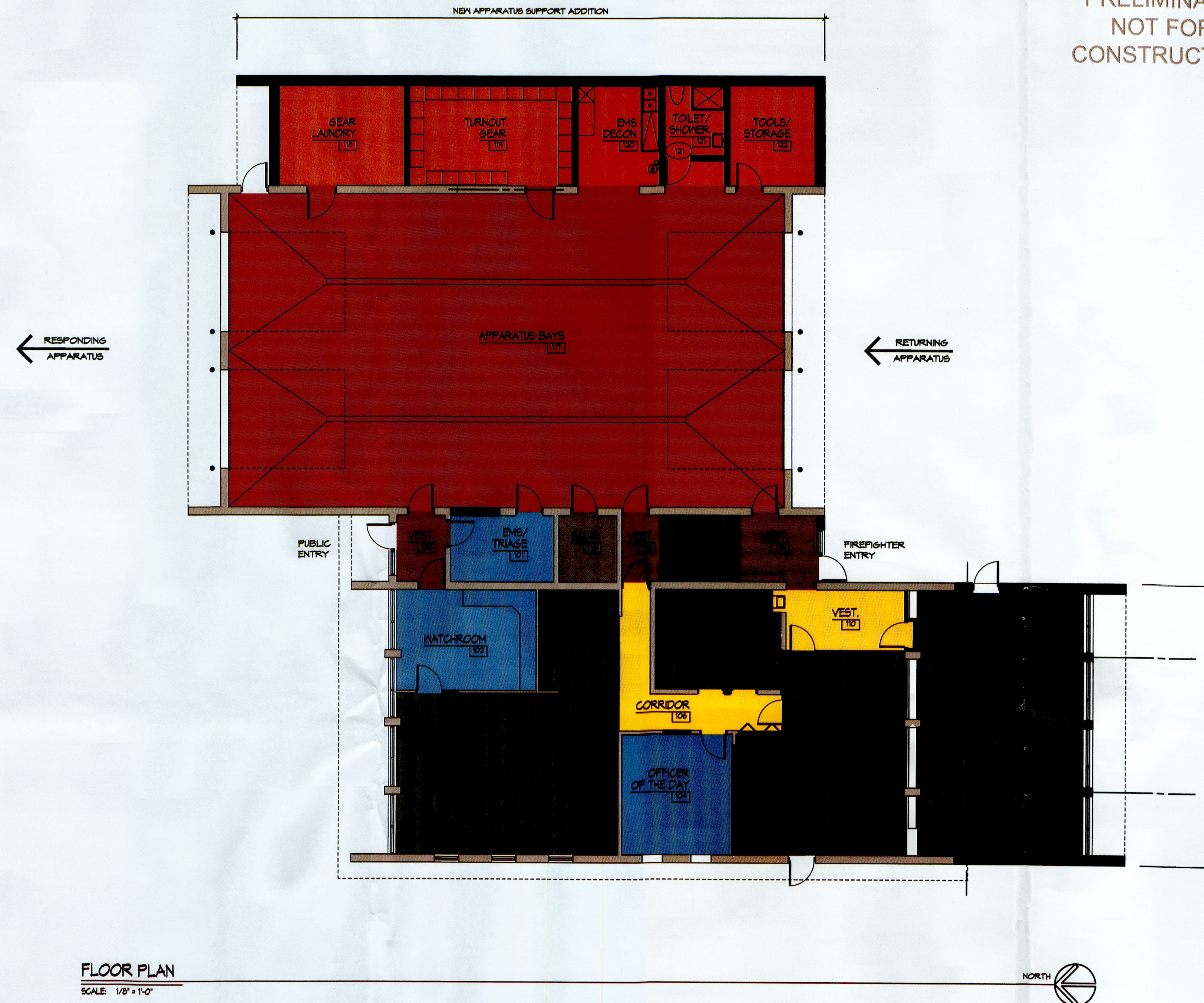
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mull & weithman architects, inc.
4525 indianola avenue, columbus, ohio 43214
614-267-6960 614-267-6978 fax

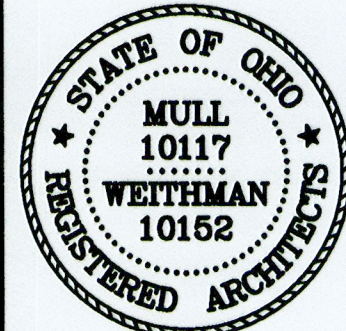
Design
Development

16 January 2020
commission no. 1911

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Renovations and Additions to:
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34523 Lorain Road
North Ridgeville, Ohio 44039

mull & weitman architects, inc.
4525 indianola avenue, columbus, ohio 43214
614-267-6060 614-267-6078 fax

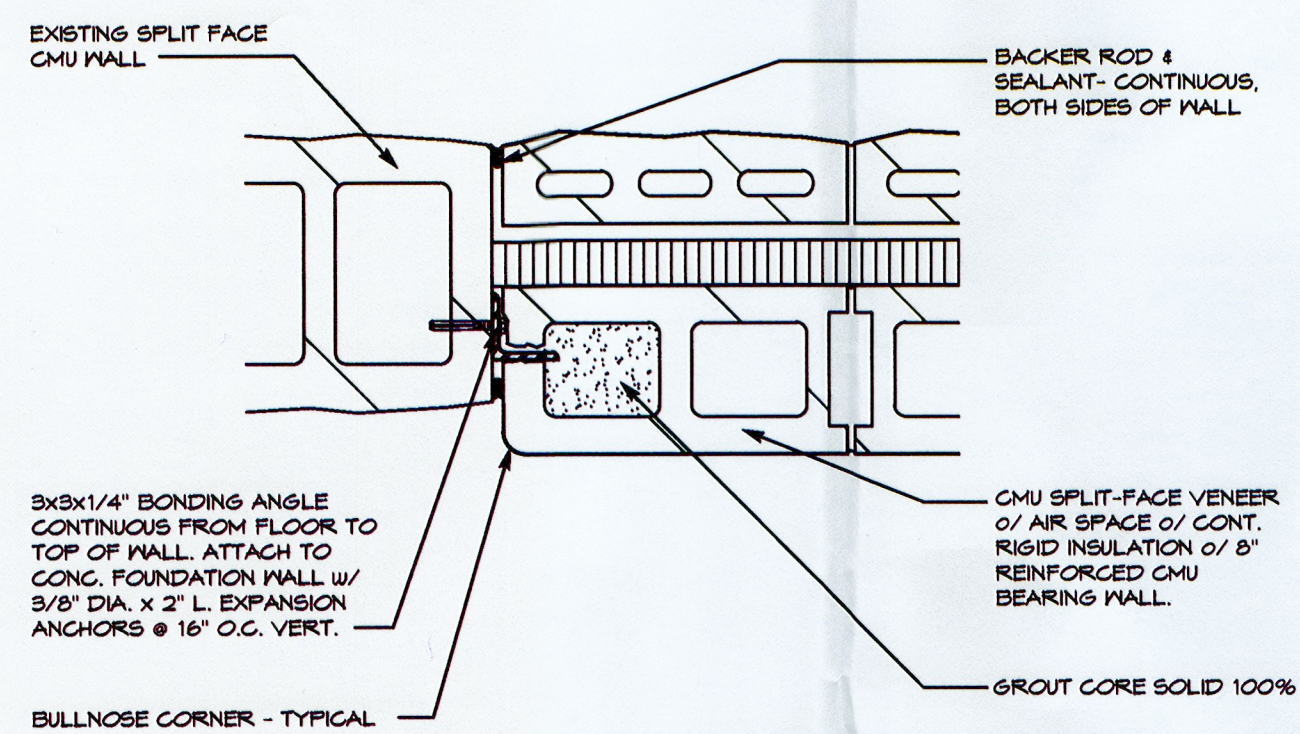
Construction Documents

27 May 2020

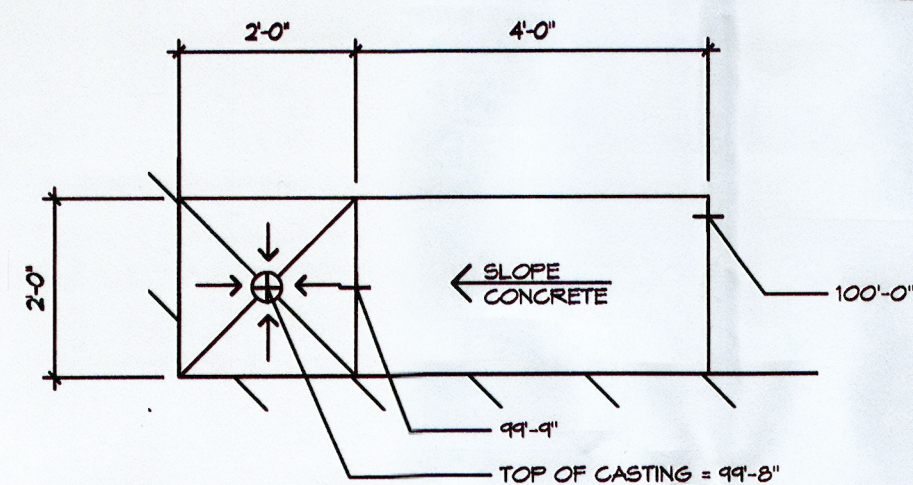
commission no. 1911

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DETAIL • BONDING ANGLE - TYP.
SCALE: 1 1/2" = 1'-0"



ENLARGED PLAN: RECESSED MOP BASIN
SCALE: 1/2" = 1'-0"

PARTITION LEGEND

1	3-5/8" METAL STUDS @ 16" O.C. w/ SOUND ATTENUATION BATT INSULATION & 5/8" GYPSUM BOARD EACH SIDE.
2	3-5/8" METAL STUDS @ 16" O.C. w/ SOUND ATTENUATION BATT INSULATION & 5/8" GYPSUM BOARD EACH SIDE, FIRE PARTITION, UL ASSEMBLY NO. U465
3	2-HOUR RATED 3-5/8" MTL. STUDS @ 16" O.C. w/ 2 LAYERS 5/8" GYP. BD. EA. SIDE & SOUND ATTENUATION INSULATION FIRE BARRIER, UL ASSEMBLY NO. U404
4	6" METAL STUDS @ 16" O.C. w/ SOUND ATTENUATION BATT INSULATION & 5/8" GYPSUM BOARD EACH SIDE
5	6" METAL STUDS @ 16" O.C. w/ SOUND ATTENUATION BATT INSULATION & (2) LAYERS 5/8" GYPSUM BOARD EACH SIDE, FIRE PARTITION, UL ASSEMBLY NO. U404
6	8" REINFORCED CMU WALL.
7	1-HOUR RATED, 8" REINFORCED CMU BEARING WALL, FIRE BARRIER, UL ASSEMBLY NO. U405.
8	12" REINFORCED CMU WALL.
9	CMU SPLIT-FACE VENEER O/ AIR SPACE O/ CONT. RIGID INSULATION O/ 8" REINFORCED CMU BEARING WALL.
10	NEW GYPSUM BOARD O/ EXISTING FURRING + INSULATION O/ EXISTING CMU EXTERIOR WALL.

SEE ALTERNATE A-2 FOR OVERHEAD DOORS

SEE ALTERNATE A-3 FOR NEW ENTRANCE FEATURE

SEE ALTERNATE A-6 FOR ADDITIONAL WINDOWS

FLOOR PLAN

SCALE: 1/8" = 1'-0"

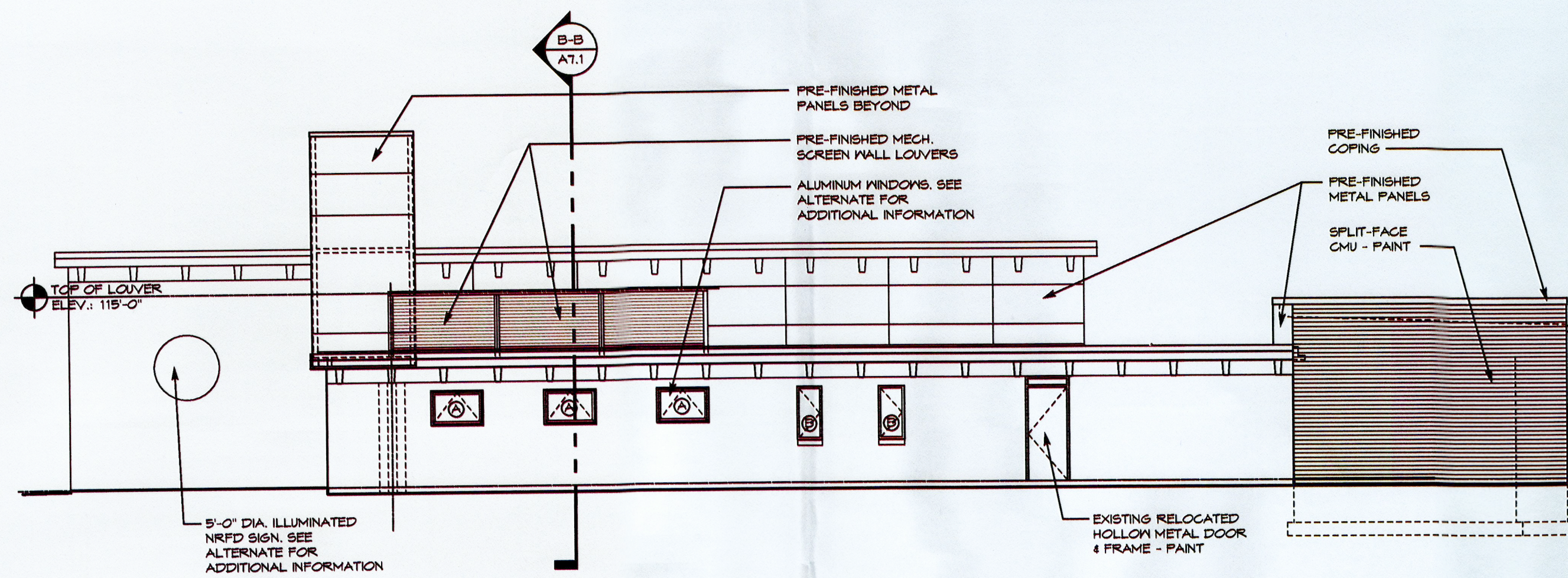
GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL REQUIRED DIMENSIONS AND CLEARANCES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL FIELD VERIFY AND LAYOUT ALL DIMENSIONS, LINES, UTILITIES, AND SERVICES PRIOR TO COMMENCEMENT OF THE WORK.
- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, OR FACE OF MASONRY TO FACE OF MASONRY, UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS EXPOSED CONCRETE BLOCK OUTSIDE CORNERS TO BE BULLNOSE BLOCK UNLESS NOTED OTHERWISE.
- PROVIDE MISG. STEEL LINTELS AS REQUIRED FOR ACCESS PANELS, FIRE EXTINGUISHER CABINET, ETC. LOCATED IN CONCRETE BLOCK WALLS.
- ALL INTERIOR STUD WALLS TO HAVE 3" SOUND ATTENUATION BATTS UNLESS NOTED OTHERWISE.
- REFER TO PARTITION LEGEND FOR INTERIOR WALL TYPES, EXTEND WALLS TO UNDERSIDE OF BOTTOM OF ROOF STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
- PROVIDE ALL NECESSARY BLOCKING FOR ATTACHMENT OF WALL & CEILING MOUNTED ACCESSORIES, FINISHES, CABINETRY, MONITORS, DISPLAY BOARDS, COUNTERS, HANDRAILS ETC. - TYPICAL.
- DO NOT SCALE DRAWINGS.
- ALL ELECTRICAL CONDUITS AND BOXES TO BE CONCEALED WITHIN MASONRY WALL CONSTRUCTION OR STUD SPACE - TYPICAL. ANY EXPOSED CONDUITS AND BOXES ON EXISTING MASONRY AND CONCRETE SHALL BE PAINTED.
- PROVIDE PLYWOOD OR OSB FLOOR PROTECTION FOR ALL FLOORS TO RECEIVE SEALED CONCRETE (SC) OR POLISHED CONCRETE (PC) AS A FINAL FLOOR FINISH - TYPICAL. PROVIDE PROTECTIVE COVERS FOR ALL WHEELS, DAMAGED FLOOR AREAS WILL BE REPLACED BY PANEL AT THE CONTRACTORS EXPENSE.
- INTERIOR METAL STUD PARTITION WALLS ARE 3-5/8" STUDS UNLESS DIMENSIONED OR SHOWN OTHERWISE.
- INTERIOR MASONRY PARTITION WALLS ARE 1-5/8" WIDE CMU UNLESS DIMENSIONED OR SHOWN OTHERWISE.
- REFER TO LIFE SAFETY 'LS' SHEETS FOR RATED WALL, FLOOR, AND CEILING ASSEMBLY MATERIALS AND SPECIFICATIONS.
- REFER TO LIFE SAFETY 'LS' SHEETS FOR RATED JOINT ASSEMBLY MATERIALS AND SPECIFICATIONS.
- REFER TO LIFE SAFETY 'LS' SHEETS FOR RATED PENETRATION MATERIALS AND SPECIFICATION REQUIREMENTS.
- REFER TO DIVISION 01 SECTION "PENETRATION FIRESTOPPING" FOR MATERIALS, CONSTRUCTION, AND LABELING OF PENETRATIONS AND JOINT ASSEMBLIES.
- PROVIDE MIN. 12"x12" ACCESS PANELS FOR ACCESS TO PLUMBING FIXTURES AND VALVES LOCATED IN WALLS. PROVIDE RATED PANELS FOR RATED WALLS. PAINT TO MATCH ADJACENT.
- FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. THE COATING HEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153.

CODED NOTES

INDICATED BY:

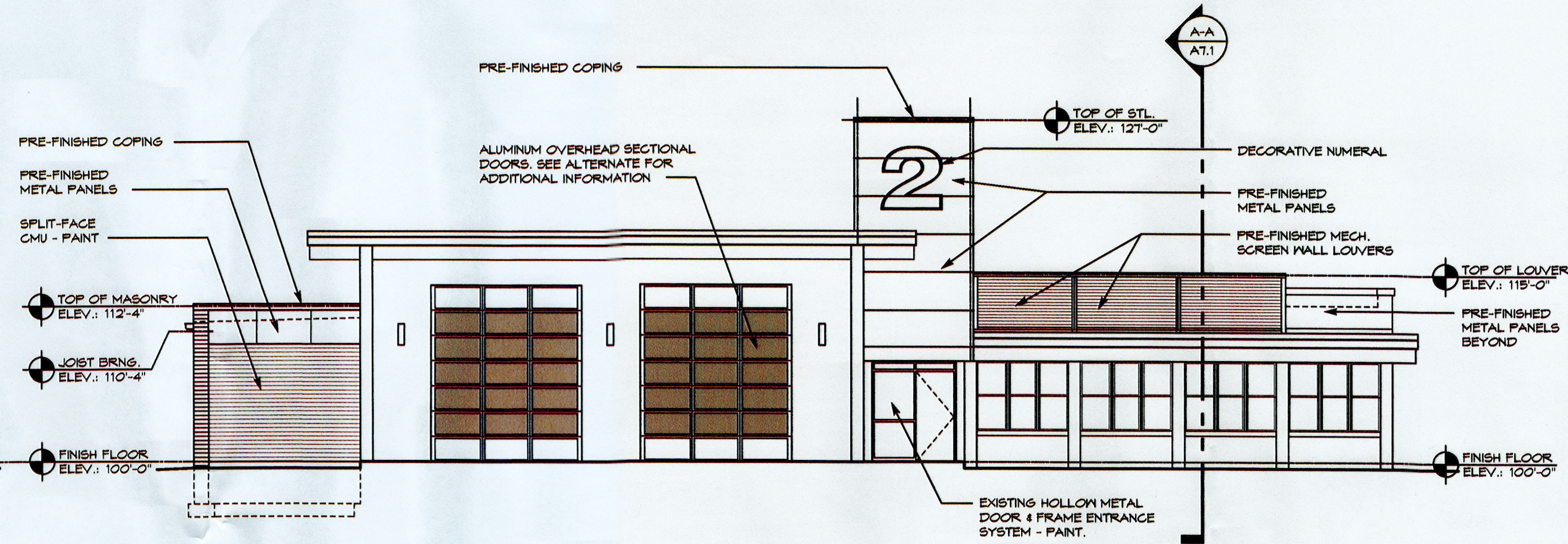
- ALIGN WALL FINISHES FLUSH. PROVIDE CONTROL JOINT - TYPICAL.
- FIRE EXTINGUISHER CABINET (FE).
- WALL MOUNTED FIRE EXTINGUISHER BRACKET (FE2).
- 8'-0" W. x 4'-0" H. WALL MOUNTED PEG BOARD.
- RAISED REINFORCED CONCRETE PAD FOR TURN-OUT GEAR WASHER / EXTRACTOR. CONTRACTOR TO RELOCATE AND INSTALL EXISTING EXTRACTOR.
- WALL MOUNTED MARKERBOARD.
- WALL MOUNTED TACK BOARD.
- BUILT-IN MILLWORK. SEE INTERIOR ELEVATION.
- BOARD-FORMED RECESSED CONCRETE MOP BASIN. SEE ENLARGED PLAN & DETAIL.
- STEEL COLUMN - PAINT.
- EXISTING TURN-OUT GEAR LOCKERS. CONTRACTOR TO RELOCATE AND INSTALL LOCKERS AS SHOWN.
- BUNK SPACE CUBICLE PRIVACY CURTAIN - TYPICAL EACH BUNK SPACE.
- SEE DETAIL FOR TYPICAL PLASTIC LAMINATE MOPK COUNTER. COUNTER TO BE 30" A.F.F. AND 24" DEEP UNLESS NOTED OR SHOWN OTHERWISE. VERIFY EXACT HEIGHT W/ OWNER'S UNDER COUNTER FILE CABINETS.
- RELOCATED AIR COMPRESSOR.
- RELOCATED FLAMMABLE STORAGE CABINET.
- RELOCATED WASHER / EXTRACTOR.
- RELOCATED GEAR DRYING CABINET.
- ALIGN WALL FINISHES FLUSH. PROVIDE CONTROL JOINT - SEE DETAIL 1/A1.1.



WEST ELEVATION

SCALE: 1/8" = 1'-0"

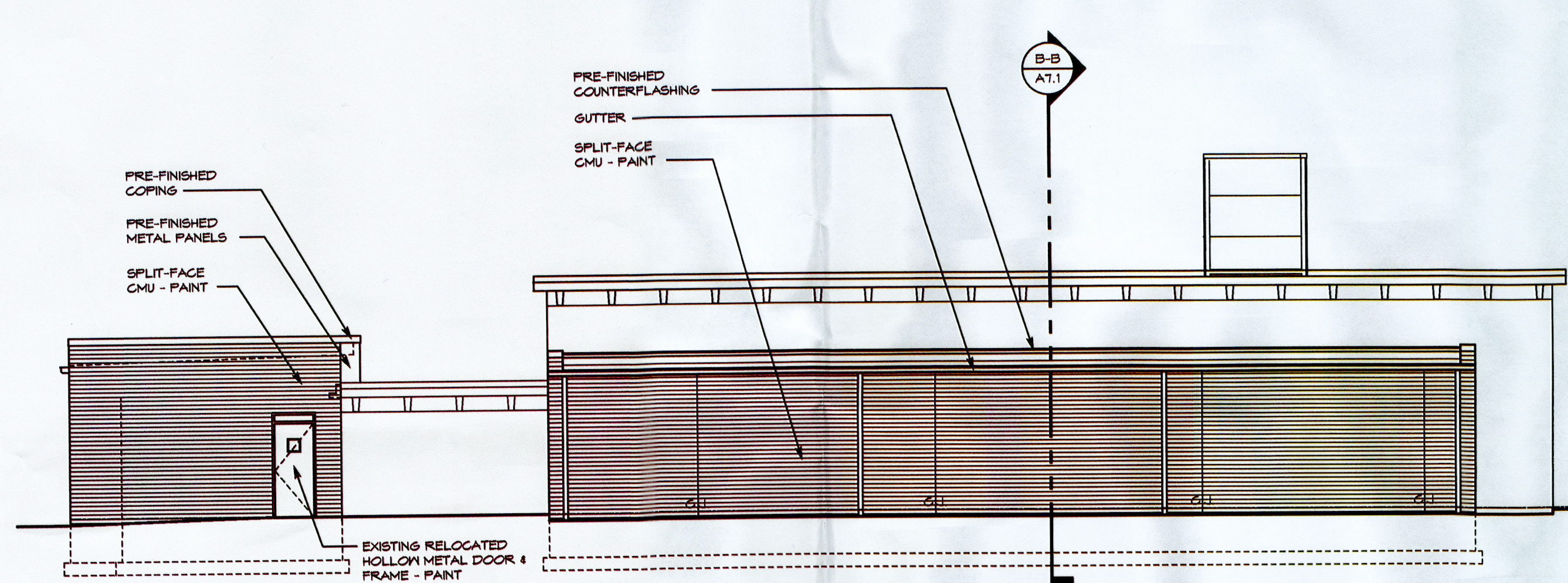
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NORTH ELEVATION - LORAIN ROAD

SCALE: 1/8" = 1'-0"

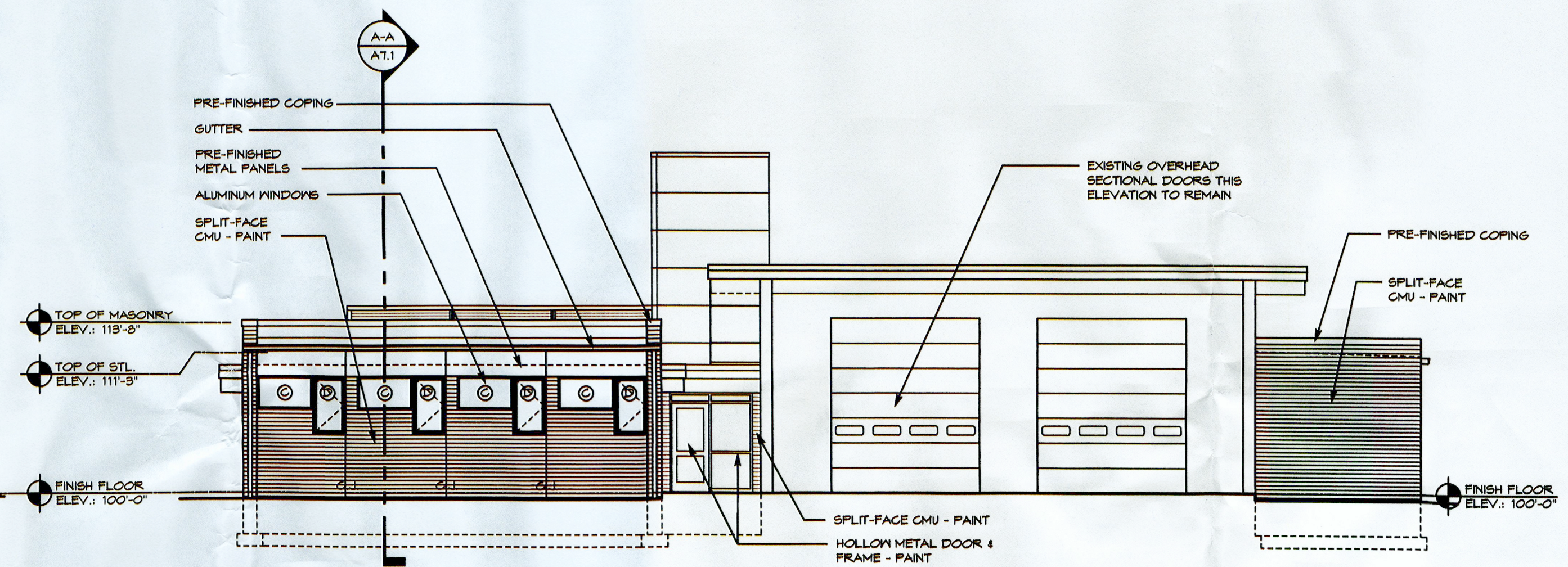
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A1.1A&1



EAST ELEVATION

SCALE: 1/8" = 1'-0"

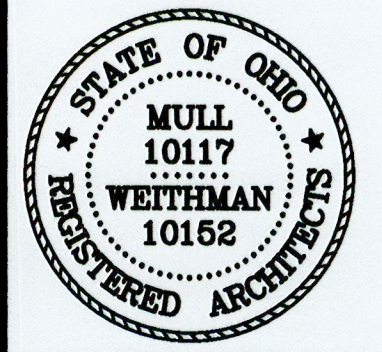
4
A1.1A&1



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

3
A1.1A&1



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Renovations and Additions to:
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North Ridgeville, Ohio 44039

m&w

mull & weichman architects, inc.
4525 indianola avenue, columbus, ohio 43214
614-267-6060 614-267-6078 fax

Construction Documents

27 May 2020

commission no. 1911

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Engineering Fee Paid: \$ 750.00

Planning Commission & Bldg. Admin. Fees : \$ 116.00
Receipt No. 0000 9126
See attached for description of fees

ck#-1171



**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION**



RECEIVED
RECEIVED
JUN 17 2020

Received: JUN 17 2020 Date released to Planning Commission: June 25, 2020
Date of Planning Commission meeting: July 14, 2020 (unless otherwise notified)

APPLICANT INFORMATION AND REQUEST:

APPLICANT:	<u>RICHARD STICKLAND</u>	PROPERTY OWNER:	<u>UYA HOLDINGS, LLC</u>
COMPANY NAME:	<u>UYA HOLDINGS, LLC</u>	ADDRESS:	<u>118 MILL ST</u>
ADDRESS:	<u>118 MILL STREET</u>	CITY/STATE:	<u>MEDINA OH</u> ZIP <u>44256</u>
CITY/STATE:	<u>MEDINA OH</u> ZIP <u>44256</u>	PHONE NO:	<u>330-350-2131</u>
PHONE NO.:	<u>330-350-2131</u>	SIGNATURE:	<u>[Signature]</u>
SIGNATURE:	<u>[Signature]</u>	(Owner's original signature must be submitted with application)	

Applicant: please provide an email address, fax number or mailing address to send Administrative comments in advance of the Planning meeting: RICK@SOUTHOFTHESQUARE.COM

LOCATION OF PROPERTY/ADDRESS: <u>7385 RACE ROAD, NORTH RIDGEVILLE OH 44039</u>	
PERMANENT PARCEL NO: <u>07-00-034-000-136 7</u>	ZONING OF PROPERTY: <u>COMMERCIAL</u>
ZONING OF ADJACENT PROPERTY TO: NORTH <u>B-3</u> EAST <u>B-3</u> SOUTH <u>B-3</u> WEST <u>B-3</u>	
DESCRIPTION OF REQUEST: <u>CONSTRUCTION OF 36' x 80' BUILDING FOR ADDITIONAL PRODUCTION SPACE.</u>	

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes No . If yes, list dates and nature of each: TO REZONE BACK PORTION OF PROPERTY TO B-3, WHICH WAS APPROVED.

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name, permanent parcel number and mailing address. Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

- ☐ Board of Building & Zoning Appeals approval required
☐ Conditions as set forth by the Commission on this date are _____

Date: _____ Signature: _____
(Presiding officer at meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, after Commission action.

TO BE FILLED OUT BY APPLICANT

I, RICHARD STICKLAND

(Print Name)


(Signature)

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant: RICHARD STICKLAND

Owner: UYA HOLDINGS, LLC

Project address: 7385 RACE RD NORTH RIDGEVILLE, OH 44039

Permanent parcel no. 07-00-034-000-137

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,
ADMINISTRATION BUILDING., 226 MIDDLE AVENUE, ELYRIA, OHIO.
PHONE: 440-329-5207 WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

✓ 1. <u>RAYMOND BOLIN</u> (Adjacent Property Owner) <u>37723 CENTER RIDGE NORTH RIDGEVILLE OH 44039</u> (Mailing Address)	<u>07-00-034-000-131</u> (Permanent Parcel Number)
✓ 2. <u>DELITE GROSS</u> (Adjacent Property Owner) <u>37705 CENTER RIDGE NORTH RIDGEVILLE OH 44039</u> (Mailing Address)	<u>07-00-034-000-016</u> (Permanent Parcel Number)
✓ 3. <u>LAKE RIDGE ACADEMY</u> (Adjacent Property Owner) <u>7505 EVERGREEN BLVD NORTH RIDGEVILLE OH 44039</u> (Mailing Address)	<u>07-00-034-000-108</u> (Permanent Parcel Number)
✓ 4. <u>ALEXIS BREZINSKI</u> (Adjacent Property Owner) <u>7459 RACE RD NORTH RIDGEVILLE OH 44039</u> (Mailing Address)	<u>07-00-034-000-087</u> (Permanent Parcel Number)
✓ 5. <u>LARRY & JUDITH DIENES</u> (Adjacent Property Owner) <u>7423 RACE RD NORTH RIDGEVILLE OH 44039</u> (Mailing Address)	<u>07-00-034-000-091</u> (Permanent Parcel Number)
✓ 6. <u>ELEANOR NORTHCUTT</u> (Adjacent Property Owner) <u>7407 RACE RD NORTH RIDGEVILLE OH 44039</u> (Mailing Address)	<u>07-00-034-000-010</u> (Permanent Parcel Number)
✓ 7. <u>STEPHEN & LINDA HALABICA</u> (Adjacent Property Owner) <u>7405 RACE RD NORTH RIDGEVILLE OH 44039</u> (Mailing Address)	<u>07-00-034-000-009</u> (Permanent Parcel Number)
✓ 8. <u>UYA HOLDINGS LLC</u> (Adjacent Property Owner) <u>118 MILL ST MEDINA OH 44256</u> (Mailing Address)	<u>07-00-034-000-007 & 008</u> (Permanent Parcel Number)

SEE ATTACHED PAGES FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO Verification By 

9. MARTIN HAAS & KARA HAAS (Adjacent Property Owner) 3804 SUN EAGLE LN BRADENTON FL 34210 (Mailing Address)	07-00-039-000-078 (Permanent Parcel Number)
10. RIDGE MINERALS LLC (Adjacent Property Owner) 37000 CENTER RIDGE RD NORTH RIDGEVILLE OH 44039 (Mailing Address)	07-00-039-000-019 (Permanent Parcel Number)
11. EDWARD & REBECCA HETRICK (Adjacent Property Owner) 37772 CENTER RIDGE RD NORTH RIDGEVILLE OH 44039 (Mailing Address)	07-00-034-000-001 (Permanent Parcel Number)
12. JAMES & CHRISTINE MILLER (Adjacent Property Owner) 7402 RACE RD. N.R. OH. 44039 (Mailing Address)	0700039000059 (Permanent Parcel Number)
13. 37775 PROPERTY LLC (Adjacent Property Owner) 37775 CENTER RIDGE RD. N.R. OH. 44039 (Mailing Address)	0700034000136 (Permanent Parcel Number)
14. (Adjacent Property Owner) (Mailing Address)	 (Permanent Parcel Number)
15. (Adjacent Property Owner) (Mailing Address)	 (Permanent Parcel Number)
16. (Adjacent Property Owner) (Mailing Address)	 (Permanent Parcel Number)
17. (Adjacent Property Owner) (Mailing Address)	 (Permanent Parcel Number)
18. (Adjacent Property Owner) (Mailing Address)	 (Permanent Parcel Number)
19. (Adjacent Property Owner) (Mailing Address)	 (Permanent Parcel Number)
20. (Adjacent Property Owner) (Mailing Address)	 (Permanent Parcel Number)
21. (Adjacent Property Owner) (Mailing Address)	 (Permanent Parcel Number)

PLEASE COPY THIS PAGE FOR ADDITIONAL LISTINGS OF ADJACENT PROPERTY OWNERS.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Richard Stickland
Name of Owner:	UYA Holdings, LLC
Date Submitted for Consideration:	6-17-20
Date to Return to Planning Commission:	6-25-20
Regarding: 7385 Race Proposed 36'x80' Production Facility	

RECOMMENDATIONS:

1. !268.04 (b) (3) B. B-3 zoning requires a 25 foot side yard setback. Plans indicate a 4 foot side yard setback. Applicant needs to obtain a variance or move the proposed building to comply with the ordinance.
2. 1288.05 A 10 foot buffer strip is required on the ease property line along the area of the proposed building.
3. Provide sufficient parking for employees and customers.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 CBO

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 12-13-2005.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter. (Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

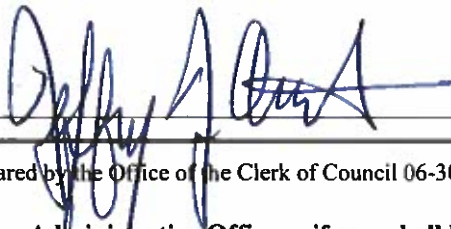
**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Richard Stickland; UYA Holdings, LLC 118 Mill Street, Medina, Ohio 44256
Name of Owner:	UYA Holdings, LLC; 118 Mill Street, Medina, Ohio 44256
Date of Planning Commission Meeting:	Tuesday, July 14, 2020
Date to Return to Deputy Clerk of Council:	Thursday, July 02, 2020
Regarding: Construction of a production facility, located at 7385 Race Road and south of Center Ridge Road; in a B-3 Highway Commercial District. Permanent Parcel No. 07-00-034-000-137	

Recommendations:

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: Safety-Service Director

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

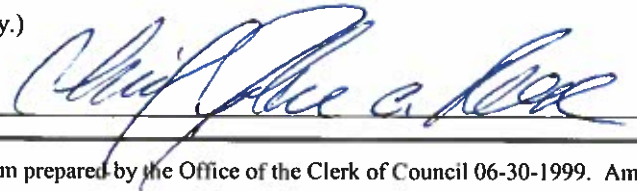
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Regarding:	Construction of a production facility, located at 7385 Race Road and south of Center Ridge Road; in a B-3 Highway Commercial District. Permanent Parcel No. 07-00-034-000-137

Recommendations:

No comments or recommendations at this time.

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: Fire Chief

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Richard Stickland; UYA Holdings, LLC 118 Mill Street, Medina, Ohio 44256
Name of Owner:	UYA Holdings, LLC; 118 Mill Street, Medina, Ohio 44256
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Regarding:	Construction of a production facility, located at 7385 Race Road and south of Center Ridge Road; in a B-3 Highway Commercial District. Permanent Parcel No. 07-00-034-000-137

Recommendations:

1. Engineering will review detailed improvement plans once submitted.
2. No further comments at this time.

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: City Engineer

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

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Name of Owner:	UYA Holdings, LLC; 118 Mill Street, Medina, Ohio 44256
Date of Planning Commission Meeting:	Tuesday, July 14, 2020
Date to Return to Deputy Clerk of Council:	Thursday, July 02, 2020

Regarding: Construction of a production facility, located at 7385 Race Road and south of Center Ridge Road; in a B-3 Highway Commercial District.
Permanent Parcel No. 07-00-034-000-137

Recommendations:

Please contact Asst. Chief Mike Uhnak to discuss the following code requirements of the Ohio Fire Code and Chapter 16 Fire Prevention of the Codified Ordinance of North Ridgeville.

North Ridgeville Fire Department
Fire Prevention
(440)653-6362

1-OFC Rule 5 Fire Service Features.

503.1 Buildings and Facilities- Fire apperatus access roads shall extend within 150' of all portions of the facility.

503.2.5 Deaqd-ends- Dead-end fire apperatus access roads in access of 150' shall be provided with an approved area for turning around fire apperatus.

Section 503 Fire Access Roads

Section 503.6 Security Gates- Must be approved by by the fire chief.

Section 506 Fire Department Lock Box

2-OFC Rule 33 Fire Safety During Construction.

3-NFPA 241 Standard For Safeguarding Construction, Alteration, AMd Demolition Operations.

5-Chapter 16 Fire Prevention NR Ordinance.

All portions of commercial and industrisal structures shall be within 300 feet from at least 1 readily accessible fire hydrant. Such distances shall be actual travel distance measured along streets, roadways, or driveways.

Thanks for your ncooperation.

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: Assistant Fire Chief

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Richard Stickland; UYA Holdings, LLC 118 Mill Street, Medina, Ohio 44256
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Regarding:	Construction of a production facility, located at 7385 Race Road and south of Center Ridge Road; in a B-3 Highway Commercial District. Permanent Parcel No. 07-00-034-000-137

Recommendations:

South of the Square Collision Center has been a great addition to the City and their move to Race Road has been a great move for them and the City. I'm thrilled that Rick and his team are expanding and this new project will improve their business and will benefit the City as well.

(Use additional sheets if necessary.)

Department Head Signature: _____

Title: Mayor

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

A NEW COMMERCIAL BUILDING FOR:

RICK STICKLAND

7385 RACE RD
NORTH RIDGEVILLE, OH 44039

WOOSTER BUILDINGS LLC
P.O. BOX 154
WOOSTER, OHIO 44691

SIPKA ARCHITECTS
3339 S. SMITH ROAD
FAIRLAWN, OHIO 44333

GENERAL NOTES – 2017 OBC

- ALL PHASES OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE 2017 EDITION OF THE OBC WHETHER INDICATED OR NOT
- GENERAL CONTRACTOR SHALL VERIFY ALL LINES, LEVELS AND DIMENSIONS AS SHOWN ON THE DRAWINGS AND SHALL REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT BEFORE COMMENCING WORK
- ALL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE WITH AIR ENTRAINING ADMIXTURES IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE" ACI-318 AND SHALL OBTAIN A STRENGTH OF 4000 PSI IN 28 DAYS
- EMERGENCY LIGHT FIXTURES AND EXIT SIGNS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH OBC CHAPTER 10, SECTIONS 1008 & 1013
- ALL OPENINGS IN ROOF FOR DUCTS, VENTS AND SKYLIGHTS SHALL BE FLASHED AND SEALED BY ROOFING CONTRACTOR
- ALL DOOR HARDWARE SHALL COMPLY WITH OBC CHAPTER 10, SECTIONS 1010.1.9.1, 1010.1.9.2, 1010.1.9.3, 1010.1.9.4 AND 1010.1.9.5
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED .5 INCH IN HEIGHT PER SECTION 1010.1.7
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER OBC SECTION 1010.1.9
- ACCESSIBLE DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOESN'T REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE PER OBC SECTION 1010.1.9.1
- ALL INTERIOR WALL AND FLOOR FINISHES SHALL COMPLY WITH OBC CHAPTER 8, SECTIONS 803, 804 AND 805
- ALL WOOD CONSTRUCTION SHALL COMPLY WITH ALL THE REQUIREMENTS OF OBC CHAPTER 6 AND TABLE 601
- IN NO CASE ARE DRAWINGS TO BE SCALED. SIZES, LOCATIONS AND DETAILING SHALL BE AS REQUIRED BY THE INTENT OF THE DRAWINGS. CONTRACTORS ARE RESPONSIBLE TO VERIFY AND COORDINATE
- ALL WOOD BLOCKING, NAILERS, FRAMING, ETC., IN CONTACT WITH MASONRY, CONCRETE, ETC., OR EXPOSED TO MOISTURE, CONDENSATION OR EXTERIOR CONDITIONS SHALL BE PRESSURE TREATED (PRESERVATIVE)
- ALL TREATED LUMBER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ACG TREATED LUMBER REQUIRES THE USE OF STAINLESS STEEL OR "HOT DIPPED" ZINC COATED GALVANIZED STEEL CONNECTORS. ALL CRITICAL CONNECTIONS SHALL BE MADE WITH STAINLESS STEEL CONNECTORS. 15# FELT SHALL BE PLACED BETWEEN LEDGERS/SKIRTS AND POSTS. THE CONTRACTOR MAY BE ASKED TO PROVIDE VERIFICATION OF COMPLIANCE AT TIME OF INSPECTION
- THE CONTRACTORS SHALL INSURE THE INTEGRITY OF FIRE AND/OR SOUND CLASSIFICATIONS OF ALL PARTITIONS WHERE SHOWN AND/OR AS REQUIRED BY CODE
- GAUGES, WEIGHTS OF MATERIALS, ETC. REFER TO STANDARDS MOST COMMONLY USED FOR A GIVEN MATERIAL
- ANY EXISTING FOUNDATIONS, SEWERS OR DRAINS, UTILITIES, ETC. ENCOUNTERED DURING CONSTRUCTION AND NOT SHOWN ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE ALTERING, RELOCATING, OR REMOVING SAME
- ALL WOOD POSTS IN CONTACT WITH THE EARTH SHALL BE TREATED TO A MINIMUM NET RETENTION OF 0.60 POUNDS OF C.C.A. PER CUBIC FOOT AND BEAR THE A.W.P.I. FOUNDATION QUALITY MARK
- THIS PROJECT IS NOT LOCATED WITHIN A FLOOD PRONE AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
- ROOF TRUSSES SHALL BE BRACED AS PER OBC CHAPTER 23, AND THE MANUFACTURER'S RECOMMENDATIONS

DRAWING INDEX

SHT. NO.	DRAWING
T	TITLE SHEET
1	FLOOR PLAN/ELEVATIONS
2	CROSS SECTIONS

BUILDING CODE INFORMATION

USE GROUP	CONSTRUCTION TYPE	OCCUPANT LOAD	LIVE LOAD ON FLOOR	SPECIAL CONDITIONS
S-1	5B	0 (ACTUAL)	SLAB ON GRADE	NO MECH. OR ELECTRICAL
		ALLOWABLE	ACTUAL	
BUILDING AREA		9,000 SF	2,880 SF	
BUILDING HEIGHT		20'-0"	20'-0"	
OCCUPANT LOAD		S-1 = 9,000/500 = 18	S-1 = 0	

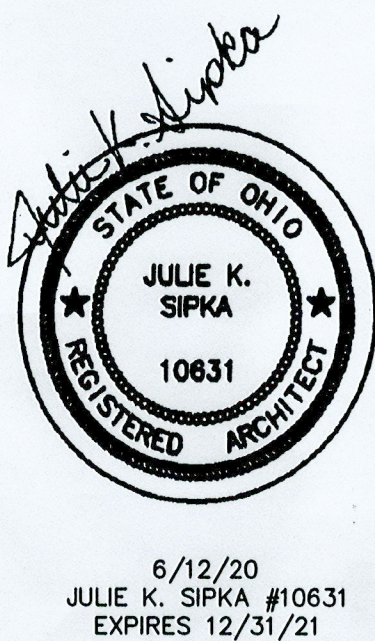
EARTHQUAKE DESIGN DATA

SPECTRAL RESPONSE ACCELERATION @ SHORT PERIODS (S)_s — 0.20
SPECTRAL RESPONSE ACCELERATION @ 1-SECOND PERIODS (S)₁ — 0.06
SEISMIC USE GROUP — 1
SEISMIC DESIGN CATEGORY — B
SITE CLASS — D
BASIC STRUCTURAL SYSTEM AND SEISMIC-RESISTING SYSTEM — INVERTED PENDULUM SYSTEM
CANTILEVERED COLUMN SYSTEMS
RESPONSE MODIFICATION FACTOR (R) — 2.5
ANALYSIS PROCEDURE — SIMPLIFIED ANALYTICAL PROCEDURE

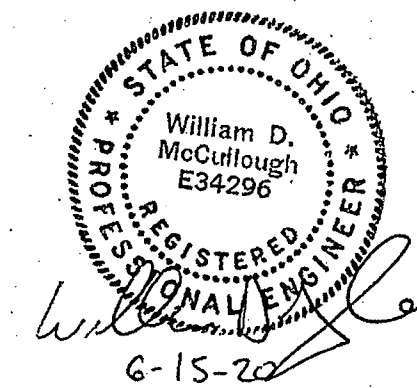
ROOF DESIGN LOADS

- GROUND SNOW LOAD — 25 PSF
- ROOF LIVE LOAD — 25 PSF
- ROOF DEAD LOAD — 20 PSF
- WIND LOAD — 115 MPH U
- SOIL PRESSURE — 1500 PSF (PRESUMPTIVE LOAD-BEARING VALUE PER OBC SECTION 1804)
- EXPOSURE CLASS — B

T



1



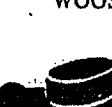
**Wooster
Buildings LLC.**

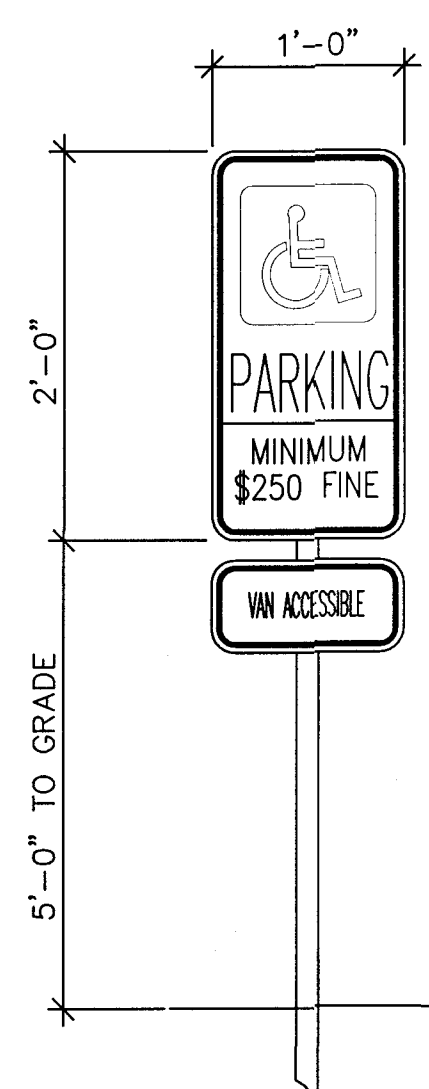
WOOSTERBUILDINGS@SSSNET.COM

OFFICE
(330) 262-8040

FAX
(330) 264-6682

P.O. BOX 154
WOOSTER, OHIO 44691

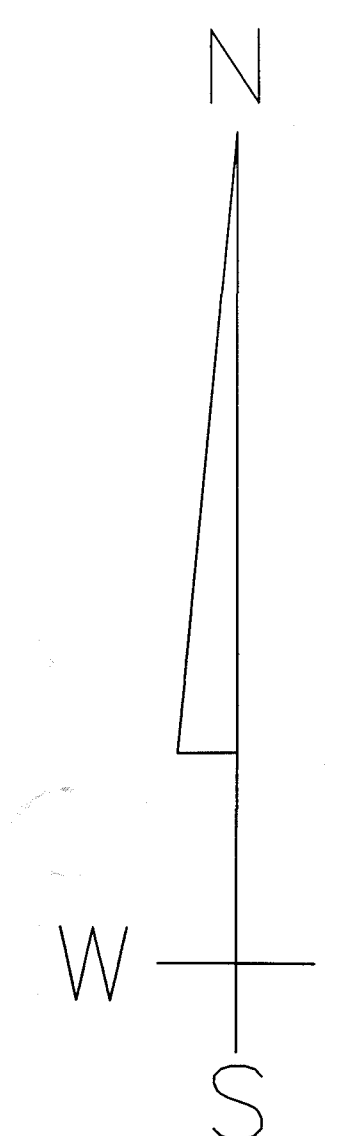
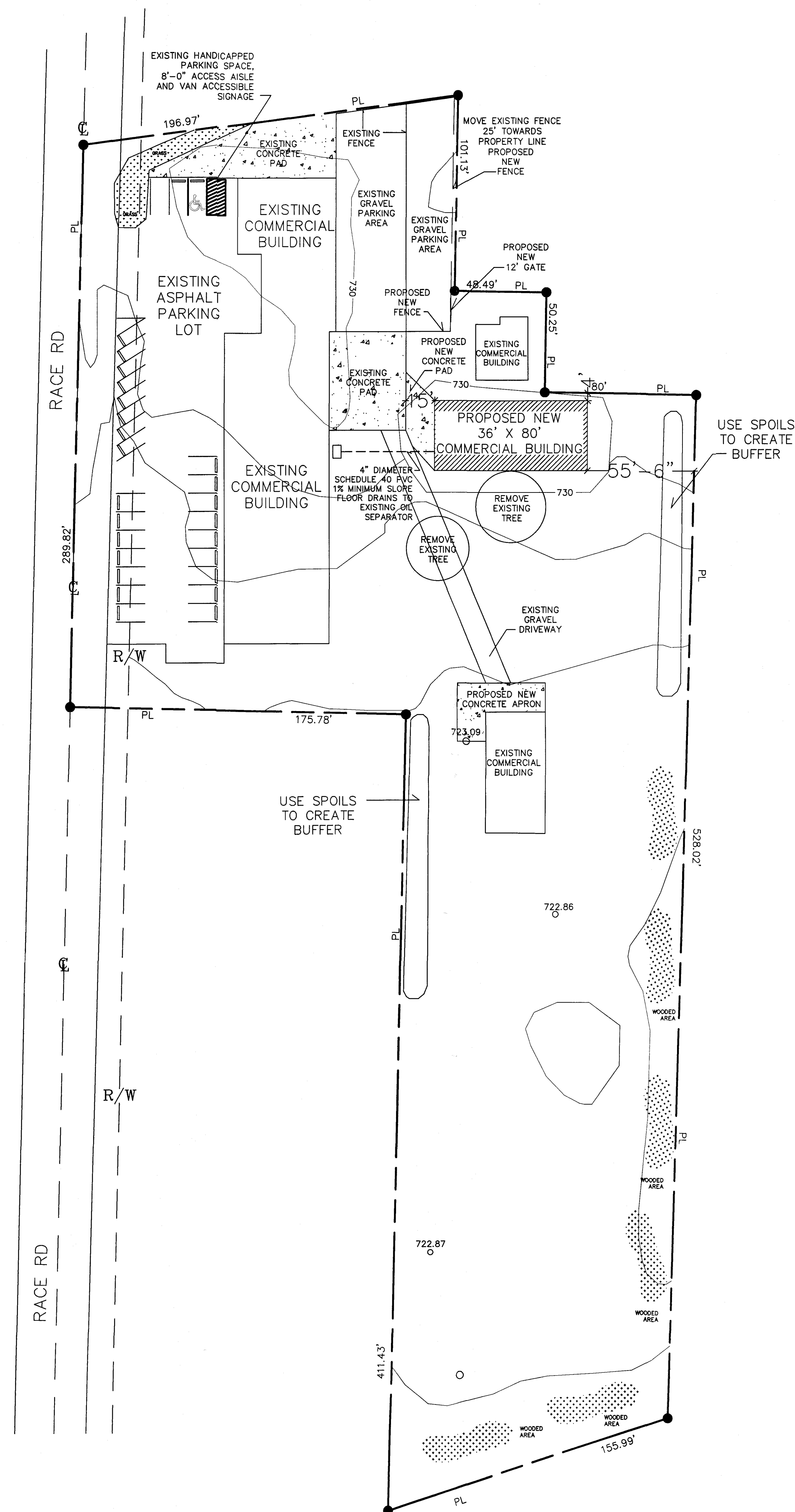




EXISTING
ACCESSIBLE
PARKING
SIGN DETAIL

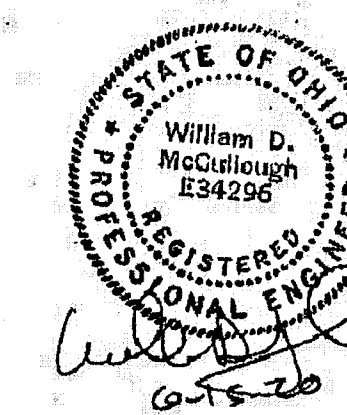
NO SCALE

LORAIN COUNTY
0700034000137
3.23 ACRES



SITE PLAN

1" = 36'



NOTE: THIS IS NOT A SURVEY - SITE
INFORMATION PROVIDED BY OTHERS

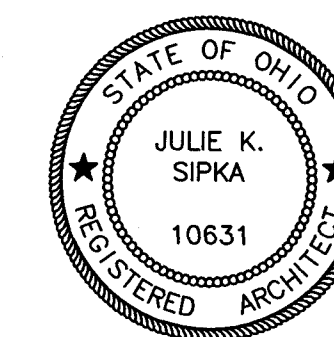
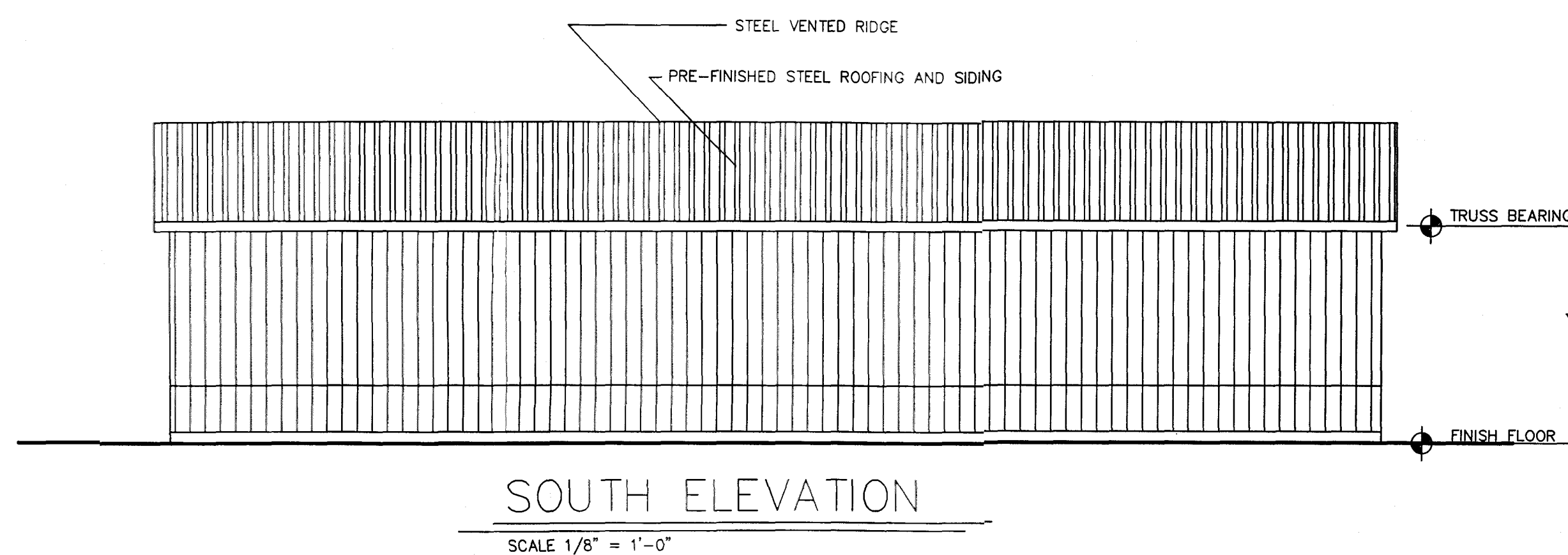
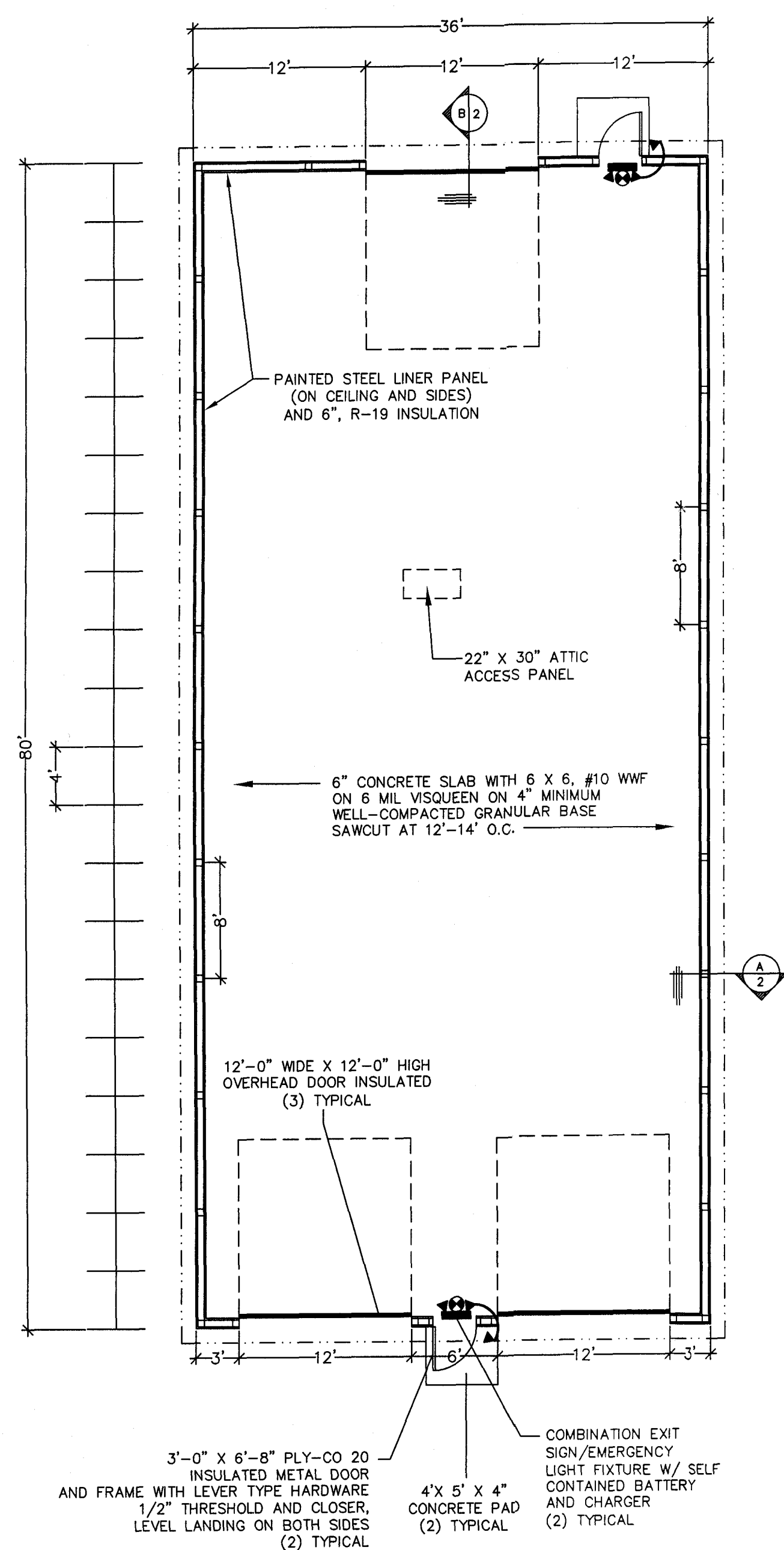
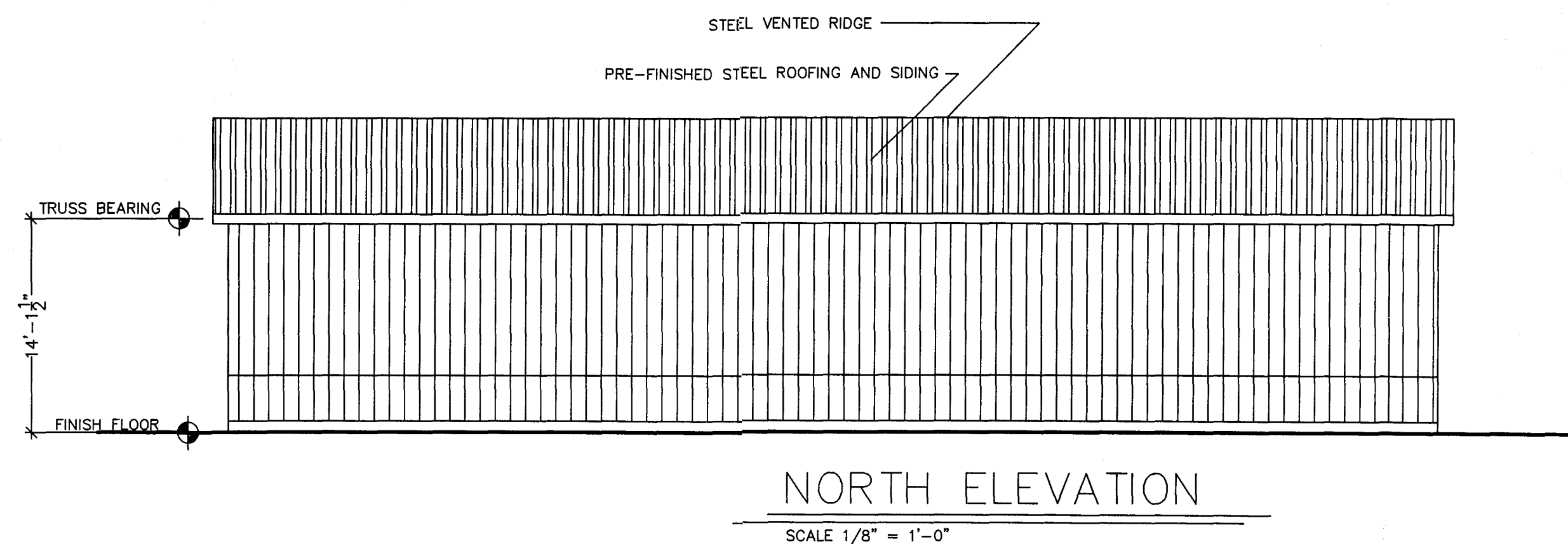
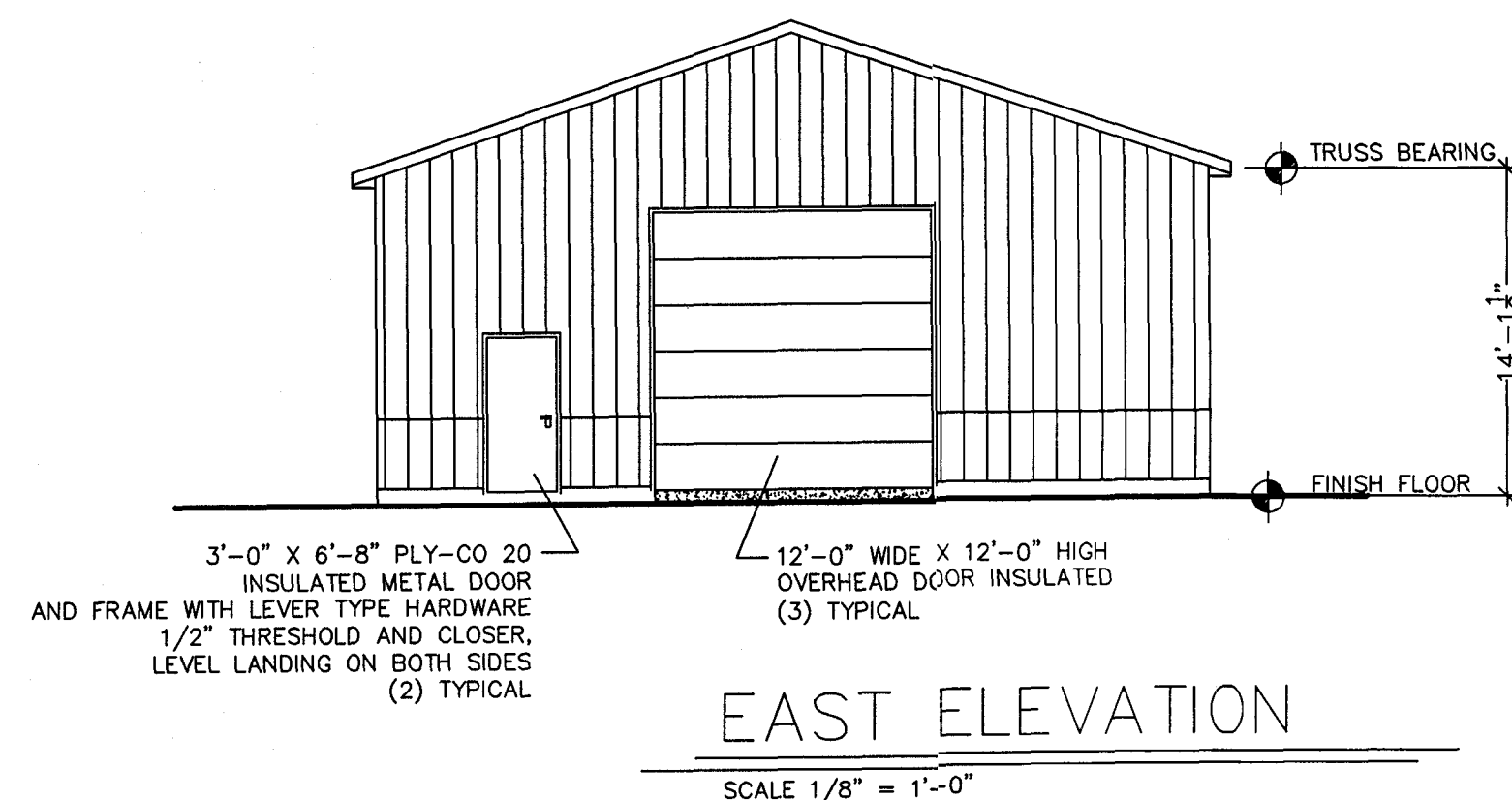
Wooster
Buildings LLC.

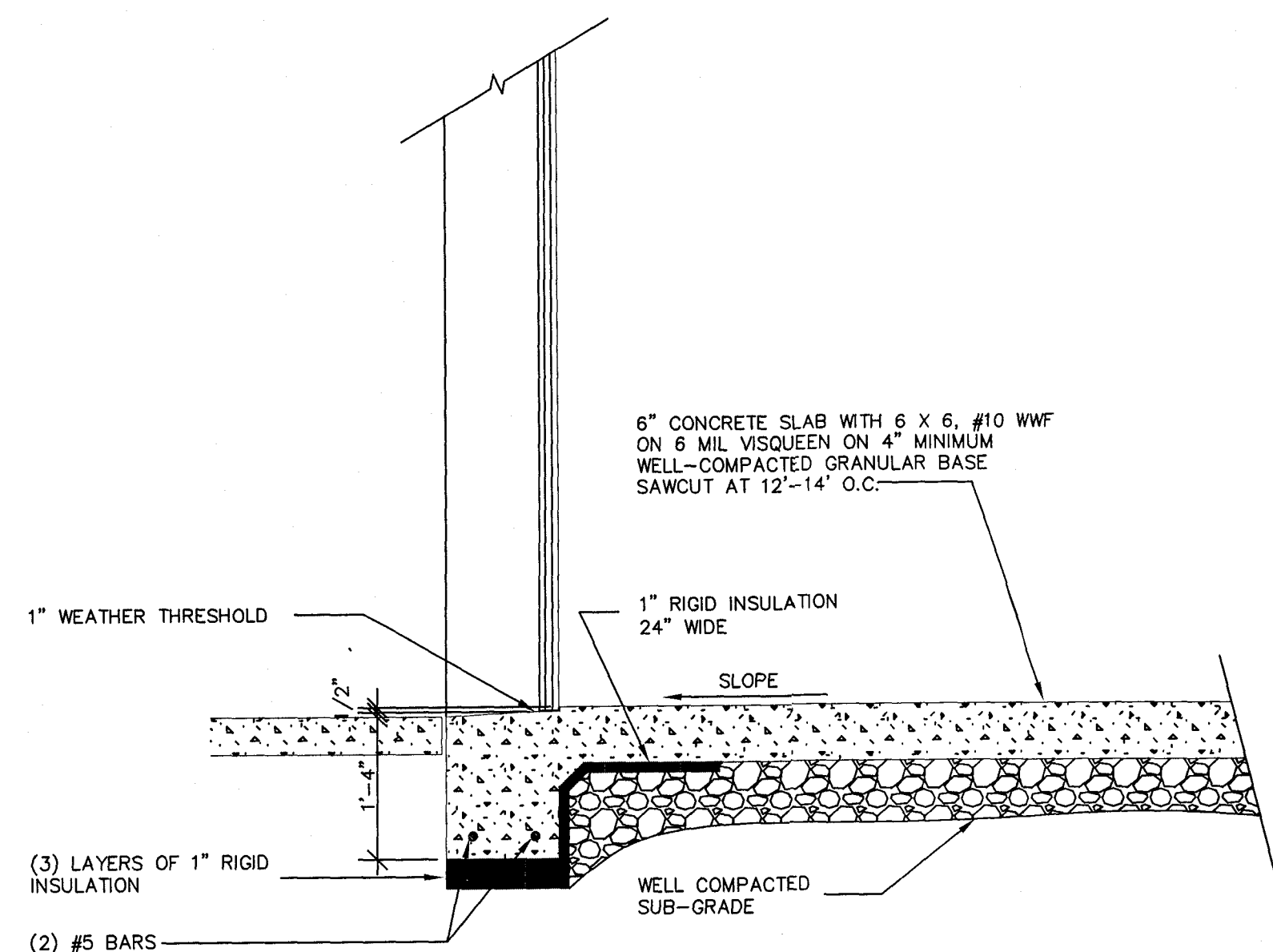
WOOSTERBUILDINGS@SSNET.COM



OFFICE
(330) 262-8040
FAX
(330) 264-6682

P.O. BOX 154
WOOSTER, OHIO 44691

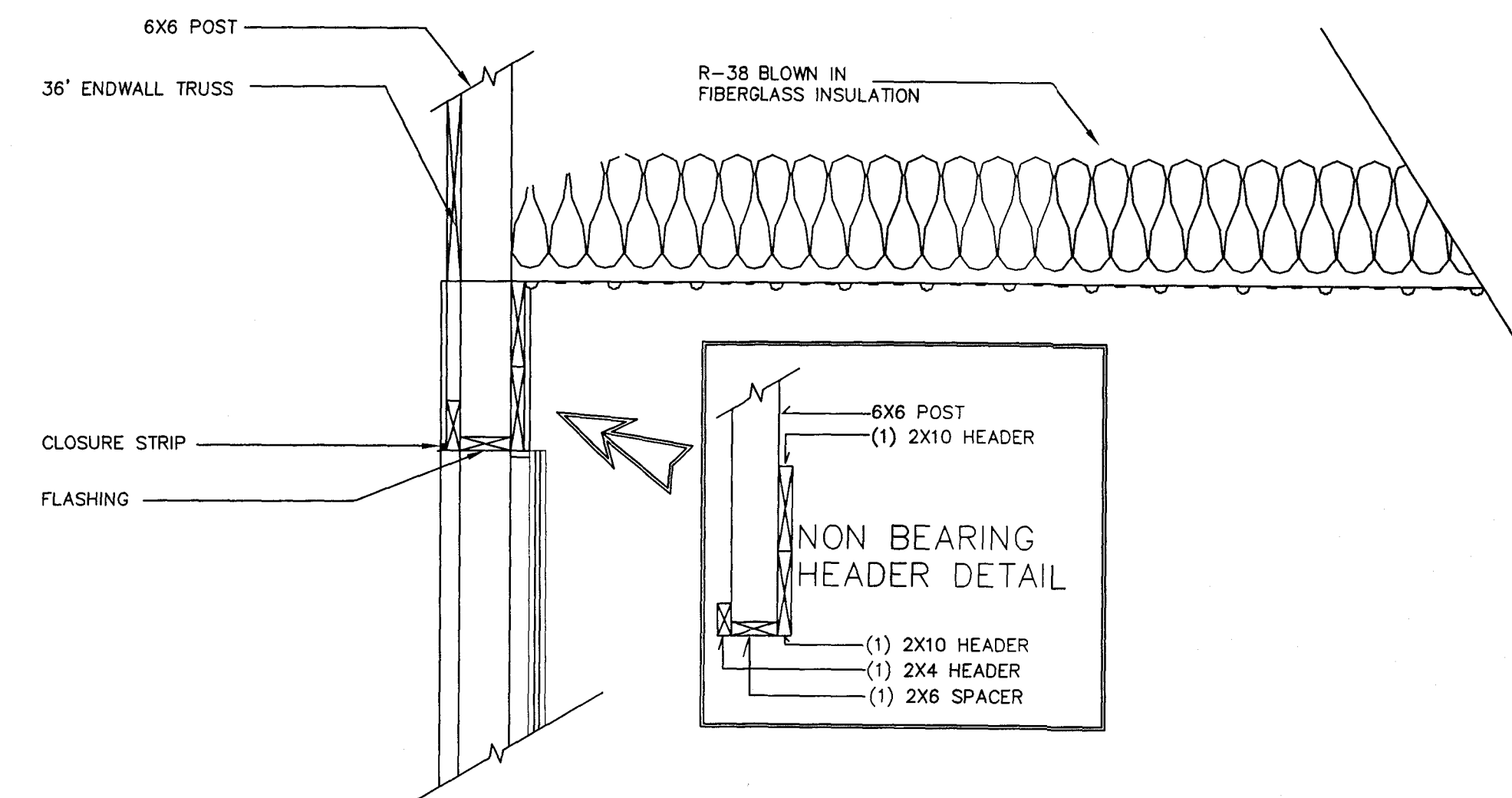




OHD SECTION

SCALE 3/4" = 1'-0"

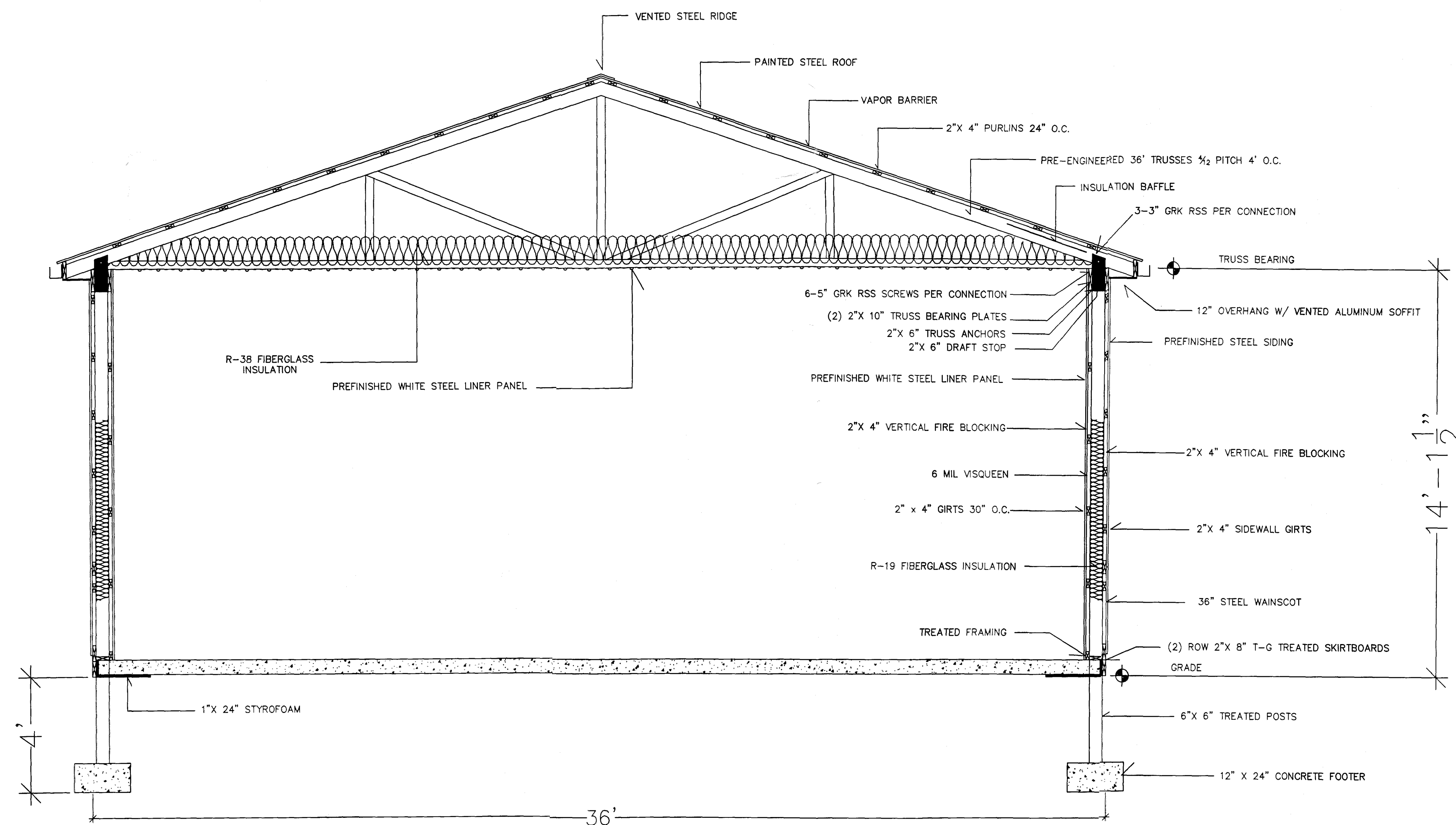
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2



NON BEARING OHD SECTION

SCALE 3/4" = 1'-0"

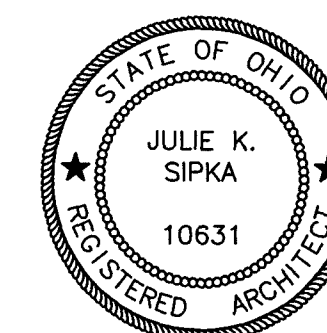
B
2



CROSS SECTION

SCALE 3/8" = 1'-0"

A
2



Wooster Buildings LLC.
WOOSTERBUILDINGS@SSNET.COM



OFFICE
(330) 262-8040
FAX
(330) 264-6682
P.O. BOX 154
WOOSTER, OHIO 44691

SIPKA ARCHITECTS

JULIE K. SIPKA
ARCHITECT

3339 S. SMITH ROAD
FAIRLAWN, OHIO 44333
OFFICE : (330) 668-2711
FAX : (330) 668-1095

Engineering Fee Paid: \$ 1,955.00
Receipt No.: 496995
☐ Cash ☒ Check - Check No.: 12856

(See attached for description of fees.)



Planning Commission & Bldg. Admin. Fees: \$ 305.00
Receipt No.: 00008088

☐ Cash ☒ Check - Check No.: 12857 30

(See attached for description of fees.)

\$10.00 ch# 12922 rec. 0008258

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION**

RECEIVED

Received: JUN 15 2020 Date Released to Planning Commission: June 25, 2020
Date of Planning Commission Meeting: July 14, 2020 (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: JOE MOLNAR PROPERTY OWNER: (SAME)
COMPANY NAME: BOB SCHMITT HOMES, INC. ADDRESS: "
ADDRESS: 9095 GATESTONE ROAD CITY / STATE: " ZIP: "
CITY / STATE: N. RIDGEVILLE, OHIO ZIP: 44039 PHONE NO.: "
PHONE NO.: 440-327-9495 SIGNATURE: "
SIGNATURE: [Signature] (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: Joe@bobschmitt-homes.com

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the meeting.

LOCATION OF PROPERTY/ADDRESS:

PERMANENT PARCEL NO.: PART OF 07-00-001-000-409 ZONING OF PROPERTY: R1
ZONING OF ADJACENT PROPERTY TO: NORTH R1 EAST R1 SOUTH R1 WEST R1
DESCRIPTION OF REQUEST: FINAL APPROVAL RIDGEFIELD SUBD. #16 CONSISTING OF
24 CLUSTER & 2 SINGLE FAMILY LOTS.

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☒ No ☐

If yes, list dates and nature of each: PREVIOUS 15 SUBDIVISIONS FOR RIDGEFIELD
SINCE 1994.

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name(s), permanent parcel number(s) and mailing address(es). Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY:

☐ APPROVED ☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

- ☐ Board of Building & Zoning Appeals Approval Required
☐ Conditions as set forth by the Commission on this date are: _____

Date: _____ Signature: _____
(Presiding Officer at Meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.

TO BE FILLED OUT BY APPLICANT

I, JOE MOLNAR

(Print Name)

Joe Molnar
(Signature)

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant: BOB SCHMITT HOMES INC. JOE MOLNAR

Owner: _____

Project Address: RIDGEFIELD SUBDIVISION # 16

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,
ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.
PHONE: 440-329-5207 WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
✓1	RIDGEFIELD HOMEOWNERS ASSOC. 8700 GATEWOOD DR. N. RIDGEVIEW 44039	07-00-001-000-408 07-00-001-103-151 -195-299 -113-326 -407
2	BOB SCHMITT HOMES, INC. 9095 GATESTONE RD N. RIDGEVIEW 44039	07-00-001-000-409 400 401 404 405
✓3	BAGLEY ROAD HOMEOWNERS ASSOC. TIMBER RIDGE HOMES INC. P.O. BOX 360 AVON, OH. 44011	0700002102294 0700002106041
✓4	TIMBER TIMBER RIDGE HOA P.O. BOX 360 AVON, OH 44011	0700002106041
✓5	GLENN & GLADYS McLAUGHLIN 31654 SPRAGUE RD. N.R. OH. 44039	0700001000027
✓6	ANDREW McDOWELL 31666 SPRAGUE RD. N.R. OH. 44039	0700001000039
✓7	WILLIAM SETTER 31678 SPRAGUE RD. N.R. OH. 44039	07000010000308
✓8	LESLIE LACKOFF 31690 SPRAGUE RD. N.R. OH. 44039	07000010000162
✓9	DORIS KIESEL 9042 NESTHAVEN WAY N.R. OH. 44039	0700001000047 -043 -046 -045 -044 -083 -086
✓10	ROBERT ROELLE 4491 ROOT RD. N.R. OH. 44039	0700001000061 -059

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY	
CBO Verification By: <u>Joseph J. Smith</u>	Date / Time Stamp: _____
BZA / PC Verification By: _____	

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓ 11	SCOTT & REGINA MORRIS 9485 ROOT RD. N.E. OH. 44039	0700001000216
✓ 12	NESTHAVEN QUAIL CLUSTER ASSOC. INC. 9014 NESTHAVEN WAY N.E. OH. 44039	0700001000300
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PLEASE COPY THIS PAGE FOR ADDITIONAL LISTINGS OF ADJACENT PROPERTY OWNERS.

CLUSTER SITE PLAN APPROVAL

NAME OF PCD: _____ - OR -

NAME OF SUBDIVISION: RIDGEFIELD SUBD. N^o 16 DATE: 6/12/2020

CLUSTER SITE PLAN APPROVAL § 1224; §1279.06; §1280.03 & §1282.09

The following item(s) are included with your application and conform to the requirements of the North Ridgeville City Subdivision Regulations. Those items not conforming or that are not included with the application are explained why they are not included or conforming on the final page.

	Included	Not Included	Item
1	✓		Application with names of adjacent parcel owners, parcel numbers and addresses: §1210.04
2	✓		Zoning classification of the property to be subdivided and adjacent property: §1224.01(a)(8)
3	✓		The number, location, arrangement and architectural design of all dwelling units shown
4	✓		The proposed use of all private and common land shown
5	✓		The location and arrangement of all dedicated and private vehicular and pedestrian access ways shown
6	✓		Location of all utilities shown
7		✓	Landscape treatment of cluster area shown
8			A copy of the covenants, restrictions and easements to be recorded
9		✓	A copy of the homeowner's association by-laws <i>(RIDGEFIELD HOMEOWNERS ASSOC.)</i>
10		✓	Plans or written and signed statements regarding planted areas, parks and playgrounds where applicable: §1224.01(a)(9)
11	✓		Topographic information shown on drawing itself. Elevations shown thereon must be based on sea level datum or as determined by the United States Coast and Geodetic Survey. Contours at an interval of not more than two feet shall be required: §1224.01(a)(10)
12	✓		A key map shown on the drawing: §1224.01(a)(11)
13	✓		A prepared plan, preliminary title report and preliminary plans and specifications of improvements: §1228; §1224.05(a)(1)
14	✓		10 copies of plans and 10 copies of attachments required with application: §1224.05(a)(2)
15	✓		Dimensions and location of all existing and proposed buildings, driveways off street parking areas, topography, abutting streets, highways and other features within 200 feet of the property lines of the parcel
16		✓	Architectural plans for all proposed buildings, walls and fences <i>(ALL CUSTOM HOMIES)</i>
17	✓		Plans or reports showing the proposed collection, treatment and disposal of sewage produced on the area of the cluster subdivision
18	✓		Additional data which may be required by the Planning Commission and Council to judge the subdivision and its effect upon the surrounding area and the City
19			A copy of the City Planner review. All preliminary residential subdivision designs of greater than 15 sublots shall require a review by the City Planner: §1210.05

PLEASE NOTE THAT THIS CHECK LIST DOES NOT SUPERSEDE CITY ORDINANCES. PLEASE MAKE SURE YOU UNDERSTAND WHAT IS REQUIRED TO BE SUBMITTED TO PLANNING COMMISSION. THE APPLICATION MAY NOT BE ACCEPTED BY PLANNING COMMISSION IF ALL REQUIRED INFORMATION, PURSUANT TO CITY ORDINANCES, IS NOT SUBMITTED WITH THE APPLICATION.

SUBDIVISION: RIDGEFIELD SUBDIVISION N^o 16DATE: 6/12/2020**FINAL PLAT APPROVAL: §1224.02**

The following item(s) (do, does, does not) conform with the requirements of the North Ridgeville City Subdivision Regulations. Those items not conforming are explained on the final page.

	Included	Not Included	Item
1	✓		Application with names of adjacent parcel owners, parcel numbers and addresses: §1210.04
2			Preliminary plan approval on (date): <u>1994</u> §1224.05(b)(2)
3	✓		Subdivision plat drawn to scale of not less than 100 feet to the inch. If more than 2 sheets, an index sheet of same dimensions must be filed with the entire subdivision on 1 sheet with all areas shown on other sheets indicated. Drawings shall be held to a minimum of 18 inches by 24 inches and a maximum of 24 inches by 36 inches outside dimensions; and must be drawn using India ink: §1224.02(a)
4	✓		The final plan shows boundary lines of the area being subdivided in heavy lines with accurate distances and bearings, including original lot, township, corporations and county lines and road center lines: §1224.02(a)(1)
5	✓		The final plan shows property lines of all proposed streets with their widths, names, bearings and existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and adjacent thereto: §1224.02(a)(2)
6	✓		The final plan shows the accurate boundary lines of all grounds for public use and the acreage of the same: §1224.02(a)(3)
7	✓		The final plan shows all common boundary corners of all adjoining lands and adjacent streets with their widths and names, the names of adjoining subdivisions and the name of record owners of adjoining parcels of unplatted land: §1224.02(a)(4)
8	✓		The final plan shows all lot lines with as many bearings as necessary to describe each line and a system for identification of lots, blocks and other areas: §1224.02(a)(5)
9	✓		The final plan shows easements for public uses, services or utilities and their dimensions: §1224.02(a)(6)
10	✓		The final plan shows all dimensions, linear and angular, boundary locations, lots, streets, easements and areas for public or private uses, expressed in decimals of a foot and the number of acres of each reserve, park, playground and other public areas: §1224.02(a)(7)
11	✓		The final plan shows the radii and chords, points of tangency, control angles for all curvilinear street center lines and radii for all rounded corners: §1224.02(a)(8)
12	✓		The final plans shows all arcs, chords lengths, bearings of chords and points of tangency of the property lines of the curvilinear lines: §1224.02(a)(9)
13	✓		The name of the subdivision and a description of the property subdivided, showing its location and extent, points of compass, scale of plan, dedication of streets and other public open spaces, and the names of the owner and subdivider, together with the appropriate evidence of ownership of the subdivision: §1224.02(a)(10)

	Included	Not Included	Item
14	✓		Certification by a surveyor, licensed or registered in the state, to the effect that the plan represents a survey made by him/her in which the traverse of the exterior boundaries of the tract and of each block, when computed from field measurements of the ground, closed within a limit of error of 1 foot to 10,000 feet of the perimeter before balancing the survey, and that all the required survey monuments are correctly shown thereon and that those which are necessary for construction of improvements are in place on the site, with any remaining survey monuments to be properly placed upon the completion of construction: §1224.02(a)(11)
15	,		Proper acknowledgement of consent of the plat by all parties having any record, legal right, title or interest in the property: §1224.02(a)(13)
16		✓	Building setback lines with dimensions to be shown on plan: §1224.02(a)(14) <i>N/A</i>
17		✓	A copy of the preliminary title report: §1224.02 <i>N/A</i>
18	✓		A copy of improvement plans, if any, along with a subdivider's agreement, construction drawings, title sheet, plan view and profile view, engineering details, estimates of quantities and materials: §1228.01(a) through (h)
19	✓		10 copies of the subdivision plat: §1224.05(b)(2)A
20		✓	A copy of the certificate from City Engineer that all improvements have been installed or a performance agreement and bond have been filed to secure the construction: §1224.05(b)(2)A 1 and 2 <i>(SUBDIVIDERS AGREEMENT)</i>

PLEASE NOTE THAT THIS CHECK LIST DOES NOT SUPERSEDE CITY ORDINANCES. PLEASE MAKE SURE YOU UNDERSTAND WHAT IS REQUIRED TO BE SUBMITTED TO PLANNING COMMISSION. THE APPLICATION MAY NOT BE ACCEPTED BY PLANNING COMMISSION IF ALL REQUIRED INFORMATION, PURSUANT TO CITY ORDINANCES, IS NOT SUBMITTED WITH THE APPLICATION.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Joe Molnar
Name of Owner:	Bob Schmitt Homes Inc.
Date Submitted for Consideration:	6-15-20
Date to Return to Planning Commission:	6-25-20
Regarding: Ridgefield Subdivision No. 16 - Final Plat	

RECOMMENDATIONS:

1. Ridgefield Subdivision No. 16 has a density of 2.91. (28 dwellings divided by 9.6233 total acres = 2.91)
2. Ridgefield Subdivision No. 16 has 2 single family dwelling and 26 cluster family dwellings.
3. Ridgefield Subdivision No. 16 has 17% open space (1.7079 open space acres divided by 9.6233 total acres = 17%).
4. All else appears code compliant.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 CBO

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 12-13-2005.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter. (Planning Commission By-Laws, Article V, Section 3)
Comments received after the deadline will be distributed to the Members the night of the meeting.

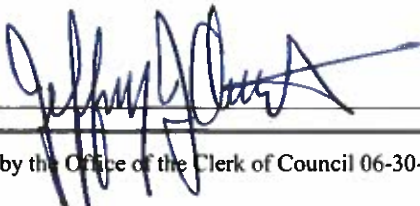
**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Bradley Mull; Mull & Weithman Architects 4525 Indianola Avenue, Columbus, Ohio 43214
Name of Owner:	City of North Ridgeville 7307 Avon Belden Road, North Ridgeville, Ohio 44039
Date of Planning Commission Meeting:	Tuesday, July 14, 2020
Date to Return to Deputy Clerk of Council:	Thursday, July 02, 2020
Regarding:	Additions and renovations to North Ridgeville Fire Station No. 2, located at 34523 Lorain Road; in a B-3 Highway Commercial District. Permanent Parcel No. 07-00-014-105-038

Recommendations:

--

(Use additional sheets if necessary.)

Department Head Signature:  Title: Safety-Service Director

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Joe Molnar; Bob Schmitt Homes, Inc. 9098 Gatestone Road, North Ridgeville, Ohio 44039
Name of Owner:	Same
Date of Planning Commission Meeting:	Tuesday, July 14, 2020
Date to Return to Deputy Clerk of Council:	Thursday, July 02, 2020
Regarding: Final plat approval of Ridgefield Subdivision, Phase No. 16; located north of Sprague Road and adjacent to the Cuyahoga-Lorain County line, in an R-1 Residence District. Permanent Parcel No. 07-00-001-000-409	

Recommendations:

No comments or recommendations at this time.

(Use additional sheets if necessary.)

Department Head Signature:



Title: Fire Chief

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Joe Molnar; Bob Schmitt Homes, Inc. 9098 Gatestone Road, North Ridgeville, Ohio 44039
Name of Owner:	Same
Date of Planning Commission Meeting:	Tuesday, July 14, 2020
Date to Return to Deputy Clerk of Council:	Thursday, July 02, 2020
Regarding:	Final plat approval of Ridgefield Subdivision, Phase No. 16; located north of Sprague Road and adjacent to the Cuyahoga-Lorain County line, in an R-1 Residence District. Permanent Parcel No. 07-00-001-000-409

Recommendations:

1. Detailed improvement plans and stormwater managment calculations for this subdivision are currently under review in the Engineering Department. Plan approval has not been granted at this time.
2. No further comments at this time.

(Use additional sheets if necessary.)

Department Head Signature:  **Title:** City Engineer

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

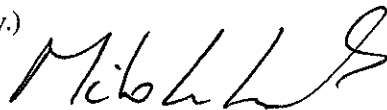
Name of Applicant:	Joe Molnar; Bob Schmitt Homes, Inc. 9098 Gatestone Road, North Ridgeville, Ohio 44039
Name of Owner:	Same
Date of Planning Commission Meeting:	Tuesday, July 14, 2020
Date to Return to Deputy Clerk of Council:	Thursday, July 02, 2020
Regarding:	Final plat approval of Ridgefield Subdivision, Phase No. 16; located north of Sprague Road and adjacent to the Cuyahoga-Lorain County line, in an R-1 Residence District. Permanent Parcel No. 07-00-001-000-409

Recommendations:

No comments at this time.

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: Assistant Fire Chief

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Joe Molnar; Bob Schmitt Homes, Inc. 9098 Gatestone Road, North Ridgeville, Ohio 44039
Name of Owner:	Same
Date of Planning Commission Meeting:	Tuesday, July 14, 2020
Date to Return to Deputy Clerk of Council:	Thursday, July 02, 2020
Regarding:	Final plat approval of Ridgefield Subdivision, Phase No. 16; located north of Sprague Road and adjacent to the Cuyahoga-Lorain County line, in an R-1 Residence District. Permanent Parcel No. 07-00-001-000-409

Recommendations:

We are happy to see the continued progress of the Ridgefield Subdivision and the continued success of Bob Schmitt Homes.

(Use additional sheets if necessary.)

Department Head Signature: _____

Title: Mayor

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

Rev. June 30, 2020

City of North Ridgeville
Building Department/Planning Commission

Attn: Guy Fursdon/Tara Peet

Re: Ridgefield Subdivision No. 16

Dear Guy & Tara

The following is the Ridgefield Subdivision (523.5154 ac.) totals thru Subdivision No. 16.

<u>Subd. No.</u>	<u>Total Acres</u>	<u>Park Area (ac.)</u>	<u>S. F. Lots</u>	<u>Cluster Lots</u>	<u>Total Lots</u>
1	7.5144 ac.	1.8501 ac.	0	20	20
2	110.6169ac.	32.9304 ac.	144	25	169
3	6.5036 ac.	2.1108 ac.	0	16	16
4	36.1101 ac.	7.1831 ac.	68	0	68
5	64.0900 ac.	11.4163 ac.	119	0	119
6	4.1681 ac.	0.9012 ac.	0	12	12
7	14.9244 ac.	3.4128 ac.	5	32	37
8	15.4754 ac.	3.1426 ac.	17	21	38
9	37.2519 ac.	8.5307 ac.	66	20	86
10	33.3411 ac.	9.7765 ac.	21	55	76
11	11.7245 ac.	5.0048 ac.	15	0	15
12	4.3343 ac.	0.7776 ac.	0	10	10
13	3.2368 ac.	0.3990 ac.	0	13	13
14	5.6343 ac.	0.0000 ac.	3	12	15
15	8.8609 ac.	0.1562 ac.	19	0	19
<u>16</u>	<u>9.6233 ac.</u>	<u>1.7079ac.</u>	<u>2</u>	<u>26</u>	<u>28</u>
TOTALS	373.410 ac.	89.300ac.	479	262	741/1.984*u.p.a.
					* Units Per Acre
Percentages	71.33%	17.05%		21.76%	

Very Truly Yours,
Bob Schmitt Homes, Inc.


Joe Molnar
Vice President

RIDGEFIELD HOMES, INC.

SUBDIVISION No. 16

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 1, AND CONTAINING 9.6233 ACRES, AND BEING PART OF THE SAME TRACT AS CONVEYED TO BOB SCHMITT HOMES, INC. AND DESCRIBED IN DEED RECORDED IN INST #18-01693 L.C.R.

ACCEPTANCE AND DEDICATION

THE UNDERSIGNED, BOB SCHMITT HOMES, INC., MICHAEL SCHMITT PRESIDENT, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "RIDGEFIELD HOMES, INC. SUBDIVISION NO. 16 A SUBDIVISION OF 28 LOTS, INCLUSIVE, AND DO HEREBY ACKNOWLEDGE THIS PLAT OF THE SAME AND DEDICATE TO USE AS SUCH, ALL OR PARTS OF ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ET CETERA SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF NORTH RIDGEVILLE, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, _____.

MICHAEL SCHMITT, PRESIDENT
BOB SCHMITT HOMES, INC.

WITNESS

COUNTY OF LORAIN } S.S.
STATE OF OHIO

ACREAGE BREAKDOWN

SUBDIVISION No. 16

LOTS = 6.1917 AC.
ROADS = 1.7237 AC.
BLOCKS = 0.0000 AC.
PARK AREA = 1.7079 AC.
TOTAL = 9.6233 AC.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVALS

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE
PLANNING COMMISSION THIS _____ DAY OF _____.

TRANSFERRED THIS _____ DAY OF _____.

SECRETARY

LORAIN COUNTY AUDITOR

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE
MAYOR THIS _____ DAY OF _____.

FILED FOR RECORD THIS _____ DAY OF _____ AT _____ M.
RECORDED THIS _____ DAY OF _____, IN PLAT BOOK
No. _____ PAGE No. _____.

MAYOR

LORAIN COUNTY RECORDER

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE
CITY ENGINEER THIS _____ DAY OF _____.

CITY ENGINEER

UNDERGROUND UTILITY EASEMENT

BOB SCHMITT HOMES, INC., OWNERS OF THE LAND PLATTED HEREON DOES HEREBY GRANT UNTO FIRST ENERGY COMPANY, COLUMBIA GAS, FRONTIER COMMUNICATIONS, CHARTER COMMUNICATIONS, & WIDE OPEN WEST AND THEIR SUCCESSORS AND ASSIGNS, (HEREAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET WIDE UNDER, OVER AND THROUGH ALL SUBLOTS BLOCKS AND ALL LAND SHOWN HEREON, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY, GAS AND/OR COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND/OR COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS, BLOCKS AND LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. BOB SCHMITT HOMES, INC. RESERVES THE RIGHT TO GRANT ADDITIONAL EASEMENTS TO OTHER UTILITIES OVER THE ABOVE DESCRIBED 12 FOOT UTILITY EASEMENT.

MICHAEL SCHMITT, PRESIDENT
BOB SCHMITT HOMES, INC.

FIRST ENERGY COMPANY THIS _____ DAY OF _____.

BY: _____

CHARTER COMMUNICATIONS THIS _____ DAY OF _____.

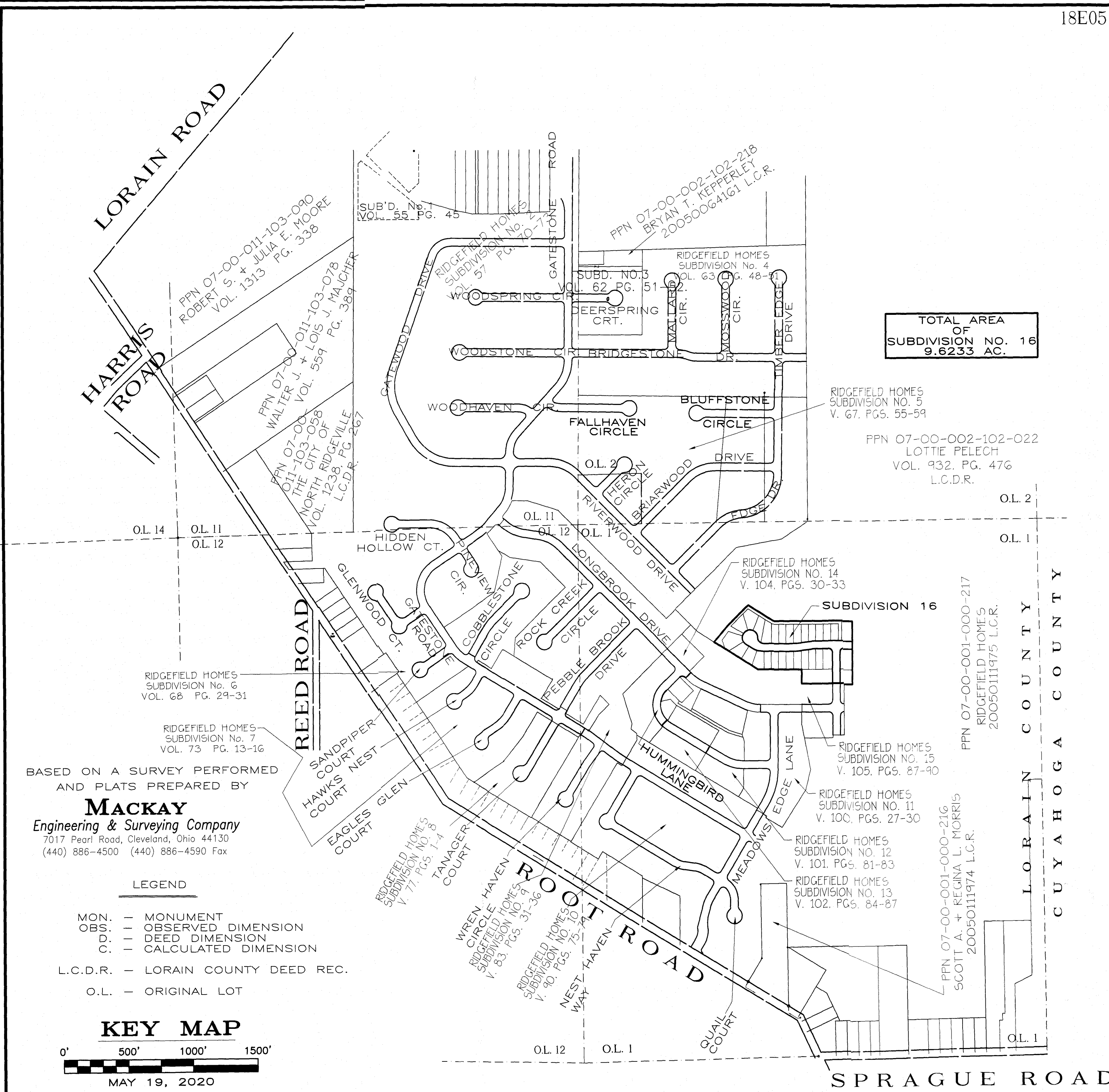
BY: _____

COLUMBIA GAS THIS _____ DAY OF _____.

BY: _____

WIDE OPEN WEST THIS _____ DAY OF _____.

BY: _____



CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "RIDGEFIELD HOMES, INC. SUBDIVISION NUMBER 16, AS SHOWN HEREON AND CONTAINING 9.6233 ACRES OF LAND OF WHICH LIE IN ORIGINAL LOT No. 1 OF RIDGEVILLE TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED HEREON IRON PIN MONUMENTS WERE FOUND (○) OR SET (⊗). DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO EXPRESS ANGLES ONLY. THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS ON THE GROUND CLOSED WITHIN A LIMIT OF ERROR ONE (1) FOOT TO THE TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY.

THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THE SURVEY.

ALL OF WHICH I CERTIFY TO BE CORRECT.

MICHAEL MACKAY, PS 7344

BLANKET EASEMENT

FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SURFACE DRAINAGE, THE OWNERS AND SUBDIVIDERS OF THIS SUBDIVISION RESERVE FOR THE BENEFIT OF THEMSELVES AND FOR THE BENEFIT OF THE CITY OF NORTH RIDGEVILLE, OHIO, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT BEING FIVE (5.0') FEET IN WIDTH ADJACENT AND CONTIGUOUS TO EACH SIDE-LINE OF SUBLOTS 675-693 IN SUBDIVISION NO. 15 AND TEN (10') FEET IN WIDTH ADJACENT AND CONTIGUOUS TO EACH REAR LINE OF EACH LOT IN SUBDIVISION NO. 15, IN ADDITION TO THE SAME EASEMENT OVER ALL OF THE PARK AREAS INDICATED HEREON AND EASEMENTS OTHERWISE NOTED ON THIS PLAT. THIS EASEMENT DOES NOT RESTRICT BUILDING CONSTRUCTION AS PERMITTED BY THE CITY OF NORTH RIDGEVILLE BUILDING CODE.

EASEMENT DEDICATION

I, MICHAEL SCHMITT, PRESIDENT, BOB SCHMITT HOMES, INC., OWNER OF THE LANDS EMBRACED WITHIN THIS PLAT, DO HEREBY GRANT TO PUBLIC USE FOREVER THE EASEMENTS SHOWN ON THIS PLAT. SAID EASEMENTS, DESIGNATED HEREON AS "SANITARY SEWER, STORM SEWER DRAINAGE, AND/OR WATER MAIN EASEMENT" OF THE LIMITS SHOWN ARE GRANTED TO THE CITY OF NORTH RIDGEVILLE, OHIO, AND ARE INTENDED GENERALLY TO CONSTRUCT, OPERATE, CLEAN, REPAIR AND MAINTAIN SANITARY SEWERS, STORM SEWERS OR SWALES, WATER MAINS, DITCHES, AND/OR CHANNELS INCLUDING ALL MANHOLES, CATCH BASINS, HEADWALLS AND RELATED APPURTENANCES. SAID EASEMENTS SHALL INCLUDE THE RIGHT OF ACCESS AND INGRESS AND EGRESS AND THE RIGHT TO REMOVE TREES AND LANDSCAPING WHICH MAY INTERFERE WITH THE CONSTRUCTION, OPERATION, REPAIR OR MAINTENANCE OF SAID FACILITIES.

COUNTY OF LORAIN } S.S. MICHAEL SCHMITT, PRESIDENT
STATE OF OHIO

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE APPEARED MICHAEL SCHMITT, PRESIDENT, BOB SCHMITT HOMES, INC., OWNER OF THE LAND PLATTED HEREON, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER, IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____.

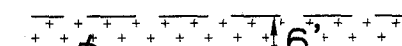
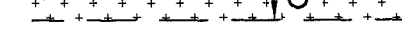
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SETBACK NOTE

MINIMUM BUILDING SETBACK SHALL CONFORM TO SETBACK REQUIREMENTS AS ESTABLISHED BY THE CITY OF NORTH RIDGEVILLE PER ORDINANCE No. 2873-94.

LINE LEGEND

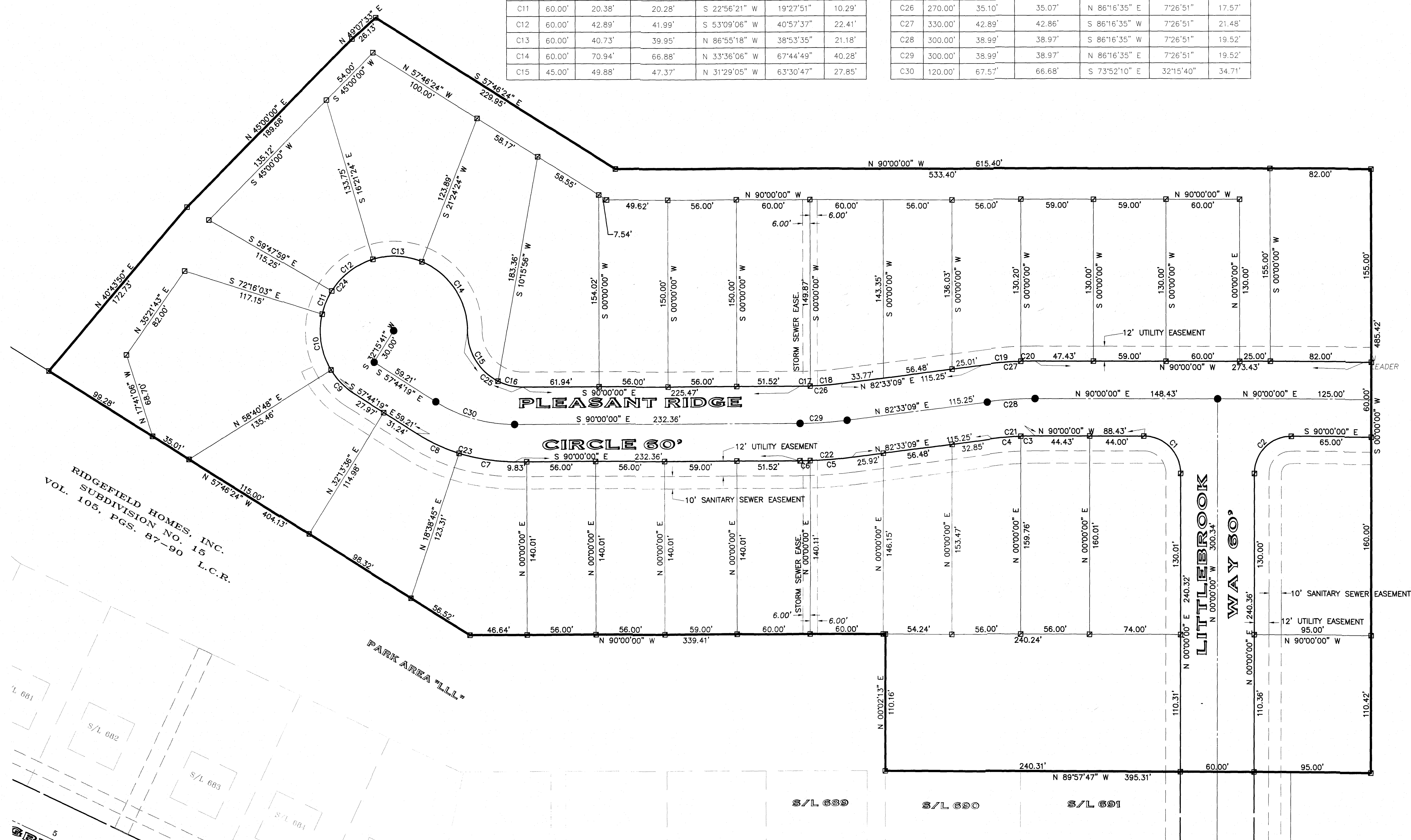
-  = 12' STORM SEWER EASEMENT (TYPICAL)
-  = UNDERGROUND UTILITY EASEMENT
-  = SANITARY SEWER EASEMENT
-  = TEMPORARY STORM SEWER EASEMENT
-  = IRON PIN SET
-  = IRON PIN FOUND
-  = I.P. MON. TO BE SET AT TIME OF CONSTRUCTION
-  = I.P. MON. FOUND
-  = IRON PIN TO BE SET AT TIME OF HOUSE CONSTRUCTION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00'	47.12'	42.43'	S 45°00'00" E	90°00'00"	30.00'
C2	30.00'	47.12'	42.43'	N 45°00'00" E	90°00'00"	30.00'
C3	270.00'	11.58'	11.57'	N 88°46'18" E	2°27'23"	5.79'
C4	270.00'	23.52'	23.51'	N 85°02'53" E	4°59'27"	11.77'
C5	330.00'	34.42'	34.40'	N 85°32'25" E	5°58'31"	17.22'
C6	330.00'	8.48'	8.48'	N 89°15'51" E	1°28'19"	4.24'
C7	150.00'	45.91'	45.74'	S 81°13'51" E	17°32'17"	23.14'
C8	150.00'	38.55'	38.44'	S 65°06'01" E	14°43'24"	19.38'
C9	60.00'	27.66'	27.41'	S 44°31'58" E	26°24'43"	14.08'
C10	60.00'	46.64'	45.47'	S 09°03'35" E	44°32'02"	24.57'
C11	60.00'	20.38'	20.28'	S 22°56'21" W	19°27'51"	10.29'
C12	60.00'	42.89'	41.99'	S 53°09'06" W	40°57'37"	22.41'
C13	60.00'	40.73'	39.95'	N 86°55'18" W	38°53'35"	21.18'
C14	60.00'	70.94'	66.88'	N 33°36'06" W	67°44'49"	40.28'
C15	45.00'	49.88'	47.37'	N 31°29'05" W	63°30'47"	27.85'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C16	45.00'	21.02'	20.83'	N 76°37'14" W	26°45'31"	10.70'
C17	270.00'	8.48'	8.48'	S 89°06'02" W	1°47'57"	4.24'
C18	270.00'	26.62'	26.61'	S 85°22'36" W	5°38'53"	13.32'
C19	330.00'	31.32'	31.31'	S 85°16'17" W	5°26'16"	15.67'
C20	330.00'	11.57'	11.57'	S 88°59'43" W	2°00'35"	5.79'
C21	270.00'	35.09'	35.07'	S 86°16'35" W	7°26'51"	17.57'
C22	330.00'	42.89'	42.86'	N 86°16'35" E	7°26'51"	21.48'
C23	150.00'	84.46'	83.35'	S 73°52'10" E	32°15'40"	43.38'
C24	60.00'	249.24'	104.95'	S 61°16'00" W	238°00'38"	108.22'
C25	45.00'	70.90'	63.79'	S 44°51'51" E	90°16'18"	45.21'
C26	270.00'	35.10'	35.07'	N 86°16'35" E	7°26'51"	17.57'
C27	330.00'	42.89'	42.86'	S 86°16'35" W	7°26'51"	21.48'
C28	300.00'	38.99'	38.97'	S 86°16'35" W	7°26'51"	19.52'
C29	300.00'	38.99'	38.97'	N 86°16'35" E	7°26'51"	19.52'
C30	120.00'	67.57'	66.68'	S 73°52'10" E	32°15'40"	34.71'

SUBDIVISION PLAT FOR RIDGEFIELD HOMES, INC. SUBDIVISION No. 16

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 1, AND CONTAINING 9.6233 ACRES, AND BEING PART OF THE SAME TRACT AS CONVEYED TO BOB SCHMITT HOMES, INC. AND DESCRIBED IN DEED RECORDED IN INST #18-01693 L.C.R.



SCALE: 1" = 40'
MAY 16, 2020

PERM. PARCEL No.	OWNER	DEED VOL.	PAGE
07-00-012-102-004	ALAN N. & SUSAN L. DOWNEY	1302	708
07-00-012-102-005	SCOTT E. & CRAIG D. STEPHENSON	9908104415	
07-00-012-102-014	DANIEL & ETHEL L. VICCHIO	1346	235
07-00-012-102-015	MICHAEL & JOYCE BOUWY	978	173
07-00-012-102-017	JERRY & BRANKA M. MALINAR	1092	149
07-00-012-102-021	MARK N. & HELEN D. RASANOW	93	166
07-00-012-102-023	HENRY & CHERYL NOETHE	978	358
07-00-012-102-025	JOSEPH R. & BEVERLY J. STACEY	1032	358
07-00-012-102-027	RICHARD L. & JENNIFER J. TEEL	359	47
07-00-012-102-034	STEVEN W. & ANNE J. THOMAS	127	538
07-00-012-102-035	ROY T. & PATTY A. FILBIN	124	538
07-00-012-102-036	BRENT & DENNIS & CHRISTINA M. CELLURA	747	204
07-00-012-102-037	ROBERT F. CYNTHIA C. HURLEY	1425	30
07-00-012-102-039	CHARLES A. & JUDITH M. NORRIS	1346	336
07-00-012-102-041	BARBARA J. MAURAK	1425	767
07-00-012-102-042	KARI & EDITH L. FUCHS	1026	922
07-00-012-102-043	DAVID C. WINSAN	20020814089	
07-00-012-102-044	HARRY C. SERRE JR. & TRACIE A. SERRE	401	848
07-00-012-102-046	ROBERT E. & ELEANOR R. HESTON	1385	641
07-00-012-102-049	DOUGLAS A. PRITCHARD	1385	271
07-00-012-102-050	GARY R. & DIANA W. SCADDEN	1385	271
07-00-012-102-054	TIMOTHY M. & DEBORAH A. SMITH	1218	598
07-00-012-102-055	SUSAN L. ENOS	1218	598
07-00-012-102-061	RONALD J. GOSSELIN	692	681
07-00-012-102-062	DOUGLAS M. & HEDY M. CHATELAIN	692	681
07-00-012-102-063	ARTHUR & CHRISTINE M. PORTER	20020833684	
07-00-012-102-064	JEFFREY M. & ELISE J. GEITHER	949	891
07-00-012-102-068	ELI SPOONER	9804151590	
07-00-012-102-071	GARY R. & DIANA W. SCADDEN	1252	419
07-00-012-102-072	RIDGEFIELD HOMES INC.	1426	922
07-00-012-102-072	FRED J. & BEVERLY GLFBA	1426	922

PERM. PARCEL No.	OWNER	DEED VOL.	PAGE
07-00-002-102-003	STEVEN D. GEISWITE	980540574	
07-00-002-102-006	RUTH BERTHOLD	2001072952	
07-00-002-102-007	JOSEPH M. FERRARA	20000698218	
07-00-002-102-008	JOHN D. & APRIL M. BURNETT	9810295794	
07-00-002-102-009	ELIZABETH WERNER & MARGASA BRANDAU	2002066514	
07-00-002-102-010	PAUL & ROSE MARY TABOR	1560	909
07-00-002-102-013	ELISE BRUNNER	979	45
07-00-002-102-014	JEFFREY J. JONIC	2002083531	
07-00-002-102-018	RIDGEFIELD HOMES INC.	1035	106
07-00-002-102-019	DAWN N. CAMILLA	20000883210	
07-00-002-102-020	STEPHEN A. & ROSE YONKOF	1415	743
07-00-002-102-021	VINCENT E. & JENNIFER L. CUFFARO	20010766014	
07-00-002-102-023	LEONARD & BRENDA OVANCIGER	20010760436	
07-00-002-102-024	PAUL & ROSA M. IANCU	1215	811
07-00-002-102-026	JAMES & ANN C. REICHEL	783	143
07-00-002-102-053	STEPHEN A. & ROSE YONKOF	1385	403
07-00-002-102-054	ERNEST GEISWITE	1385	403
07-00-002-102-054	STEPHEN A. & ROSE YONKOF	1385	403

PERM. PARCEL No.	OWNER	DEED VOL.	PAGE
07-00-011-103-018	GARY P. MORGAN & E. K. HERRY	20010761326	
07-00-011-103-020	DAWN N. CAMILLA	20000883210	
07-00-011-103-021	DAVID A. & SANDRA K. ABLES	980534355	
07-00-011-103-024	JOHN R. BARBARA A. SANDERSON	129	846
07-00-011-103-024	DALE E. POPE	1288	177
07-00-011-103-024	CLIFFORD M. & TERESA A. SMITH	1276	937
07-00-011-103-025	GREGORY M. HARDIN	134	825
07-00-011-103-026	JOSEF & RODICA M. IANCU	1256	296
07-00-011-103-030	JOSEF & RODICA M. IANCU	1256	296
07-00-011-103-079	CHARLES REISINGER	1421	130
07-00-011-103-080	WARREN R. & SHARON A. COOPER	20020807098	
07-00-011-103-087	STEPHEN A. & ROSE YONKOF	811	811

LINE#	BEARING	DISTANCE
L1	S 00°03'26" W	176.34'
L2	S 74°26'24" E	93.40'
L3	S 74°26'32" E	180.57'
L4	N 78°35'39" W	131.80'
L5	N 89°50'29" W	265.05'
L6	S 87°20'32" W	346.10'
L7	S 89°40'15" W	226.47'
L8	S 58°48'19" E	90.00'
L9	S 56°05'47" W	20.00'
L10	S 33°54'13" E	80.36'
L11	N 33°54'13" W	99.64'
L12	S 56°05'47" W	20.00'
L13	N 33°41'36" W	71.12'
L14	N 84°11'38" E	160.49'
L15	N 58°48'19" W	44.39'
L16	N 31°11'41" E	60.00'
L17	N 58°48'19" W	10.35'
L18	N 31°11'41" E	2.07'
L19	N 58°48'19" W	60.00'
L20	N 33°54'13" W	172.69'
L21	S 33°54'13" E	271.37'
L22	N 33°54'13" W	172.69'
L23	N 31°11'41" E	57.07'
L24	N 58°48'19" W	88.59'

⊗ = IRON PIN TO BE SET
● = I.P. MON. TO BE SET



LINE	BEARING	DISTANCE
L25	N 31°11'41" E	80.00'
L26	N 58°48'19" W	124.73'
L27	N 31°11'41" E	19.17'
L28	N 58°48'19" W	60.00'
L29	S 31°11'41" W	258.71'
L30	N 58°48'19" W	157.08'
L31	N 45°00'00" W	100.00'
L32	N 45°00'00" E	116.14'
L33	N 31°50'47" E	142.11'
L34	S 31°11'41" W	70.00'
L35	S 58°48'19" E	9.08'
L36	N 58°48'19" W	15.00'
L37	S 58°48'19" E	370.00'
L38	S 58°48'19" E	66.92'
L39	S 58°48'19" E	64.35'
L40	S 58°48'19" E	350.00'
L41	S 58°48'19" E	350.00'
L42	N 58°48'19" W	30.34'
L43	S 31°11'41" W	138.27'
L44	S 56°05'47" W	163.70'
L45	S 33°54'13" E	30.00'
L46	S 31°11'41" W	109.71'
L47	S 56°05'47" W	91.43'
L48	N 31°11'41" E	19.17'
L49	S 58°48'19" E	218.99'

BOUNDARY SURVEY MAP
FOR
RIDGEFIELD HOMES, INC.
SUBDIVISION No. 16
SUBDIVISION PLAT
SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN AND STATE OF OHIO.

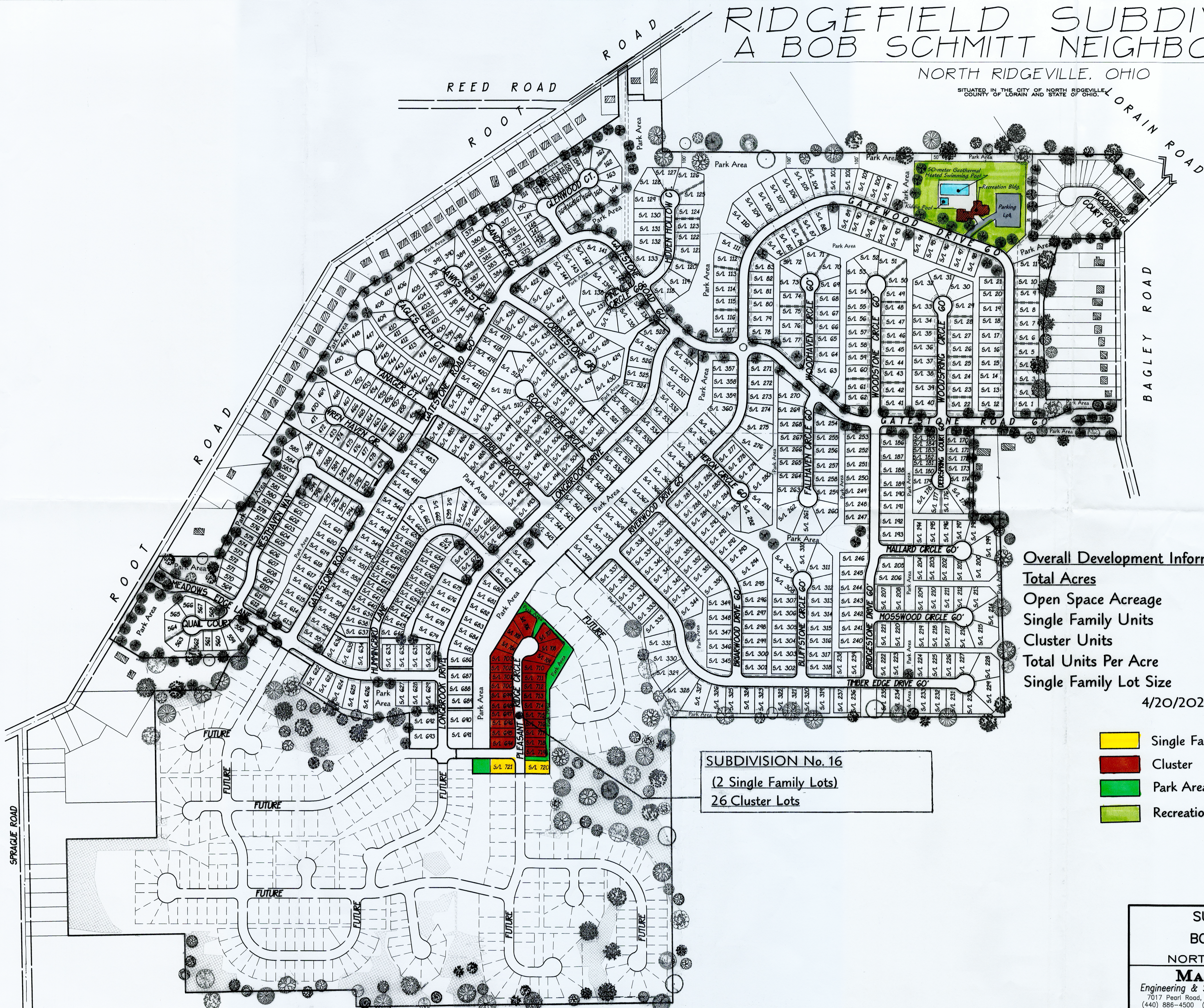
0' 200' 400' 600'
SCALE 1" = 200'

SHEET 3 OF 3

RIDGEFIELD SUBDIVISION A BOB SCHMITT NEIGHBORHOOD

NORTH RIDGEVILLE, OHIO

SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN AND STATE OF OHIO



Overall Development Information

Total Acres	523.0892 Ac.
Open Space Acreage	119.5+ Ac. (22.9%)
Single Family Units	606 Units
Cluster Units	442 Units
Total Units Per Acre	1.96 U.P.A.
Single Family Lot Size	13,600 Sq. Ft. Avg.

4/20/2020

- Single Family
- Cluster
- Park Area
- Recreation Center

North

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

0 200 400 600

SUBDIVISION NO. 16
for
BOB SCHMITT HOMES
in the city of
NORTH RIDGEVILLE, OHIO

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

DATE: APR 15, 2020
SCALE: HOR. 1"=300'
SCALE: VER. N/A
JOB No.
SHEET 1 OF 1

19E31-TILDWG

IMPROVEMENT PLANS

FOR

RIDGEFIELD SUBDIVISION No. 16

LITTLEBROOK WAY & PLEASANT RIDGE CIRCLE

SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN AND STATE OF OHIO

MAY 2020

PREPARED BY

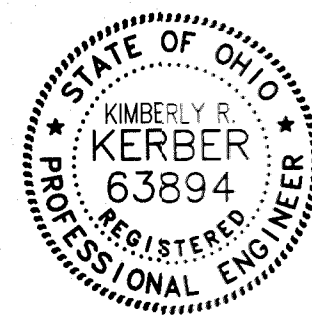
MACKAY

Engineering & Surveying Company

7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

Kimberly Kerber

KIMBERLY R. KERBER



DEVELOPER

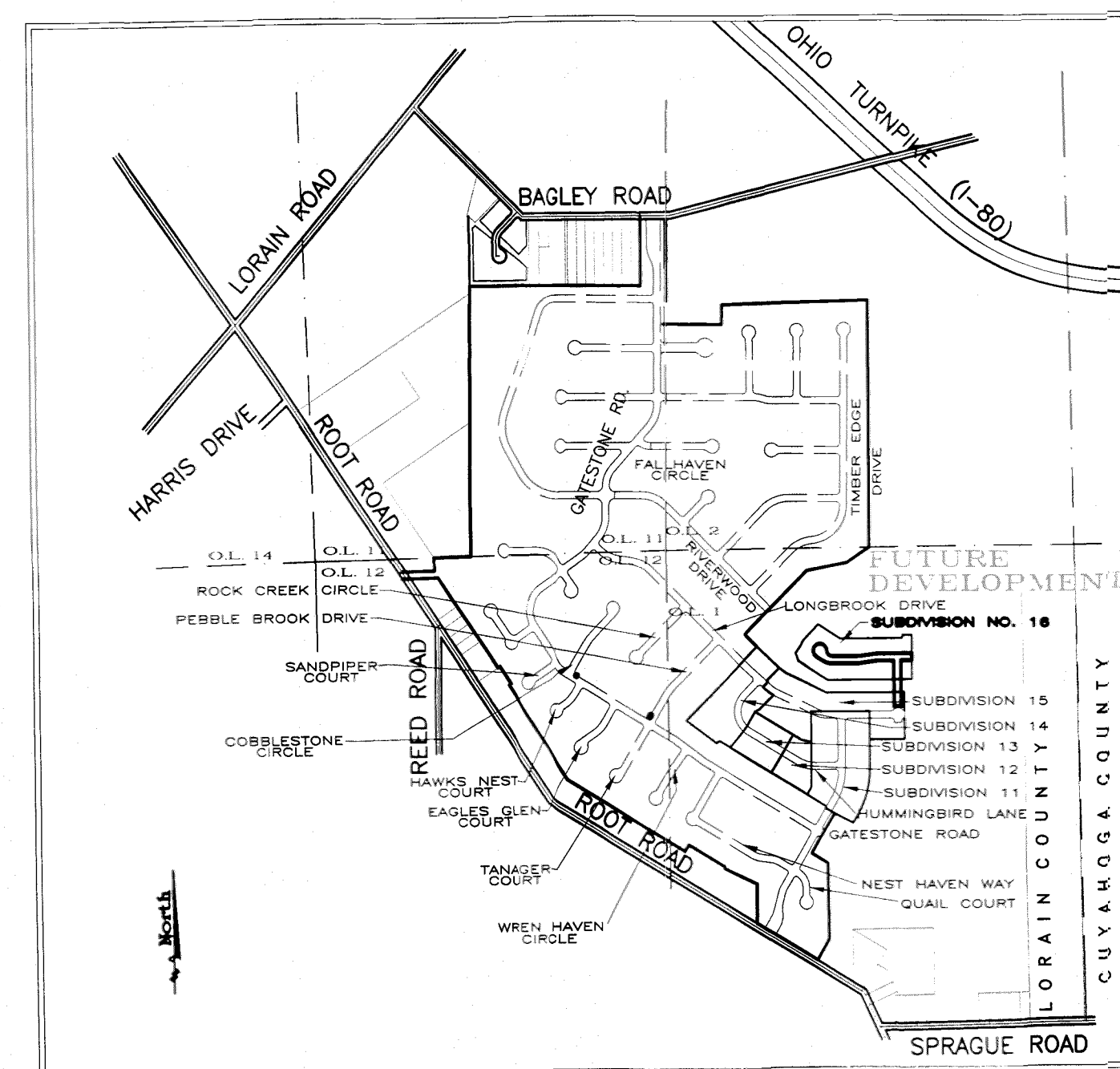
BOB SCHMITT HOMES, INC.
9095 GATESTONE ROAD
NORTH RIDGEVILLE, OH 44039
PHONE: (440) 327-9495
FAX: (440) 327-7540

APPROVAL

APPROVED BY THE ENGINEER OF CITY OF NORTH RIDGEVILLE THIS
DAY OF _____

TEMPORARY BENCHMARK

T.B.M. - TOP OF HYDRANT - SOUTHWEST CORNER OF LONGBROOK DRIVE
AND LITTLEBROOK WAY - ELEVATION - 793.08



LOCATION MAP

SCALE: 1" = 1333'

INDEX OF SHEETS

TITLE SHEET	1
GENERAL NOTES	2
TYPICAL SECTION & PAVEMENT DETAILS	3
PLAN & PROFILE - PLEASANT RIDGE CIRCLE STA. 1+00 TO STA. 6+00	4
PLAN & PROFILE - PLEASANT RIDGE CIRCLE STA. 6+00 TO STA. 11+14.21	5
PLAN & PROFILE - LITTLEBROOK WAY STA. 20+70.04 TO STA. 24+90.34	6
MISCELLANEOUS PROFILES	7
DETENTION BASIN 'C' PLAN & PROFILE	8
MISCELLANEOUS DETAILS	9-11
WATER NOTES & DETAILS	12-13
GRADING PLAN & SWPPP	14
TEMPORARY SEDIMENT TRAP DETAILS	15
SWPPP NOTES & DETAILS	16-19
MASTER SWPP	20

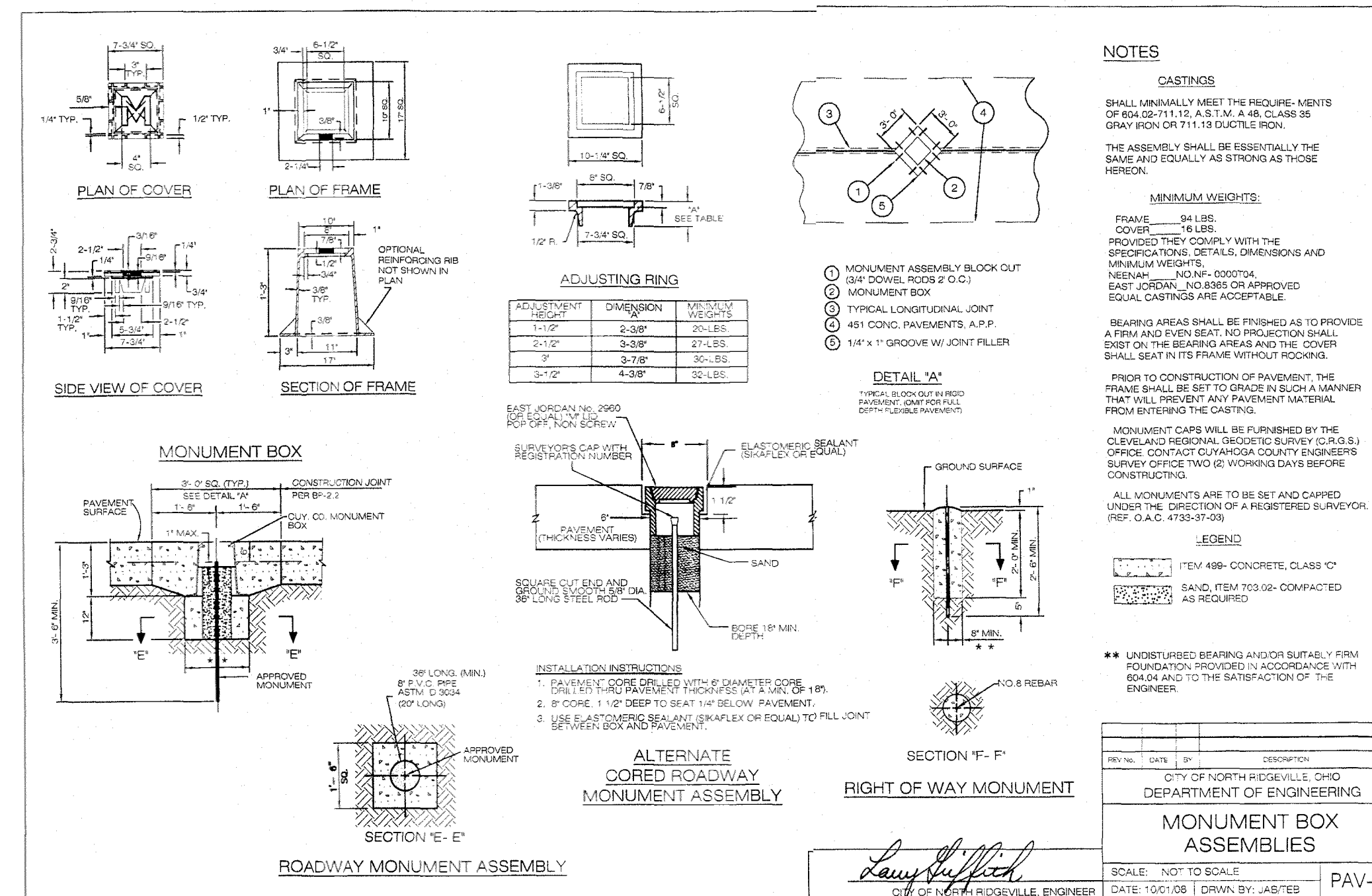
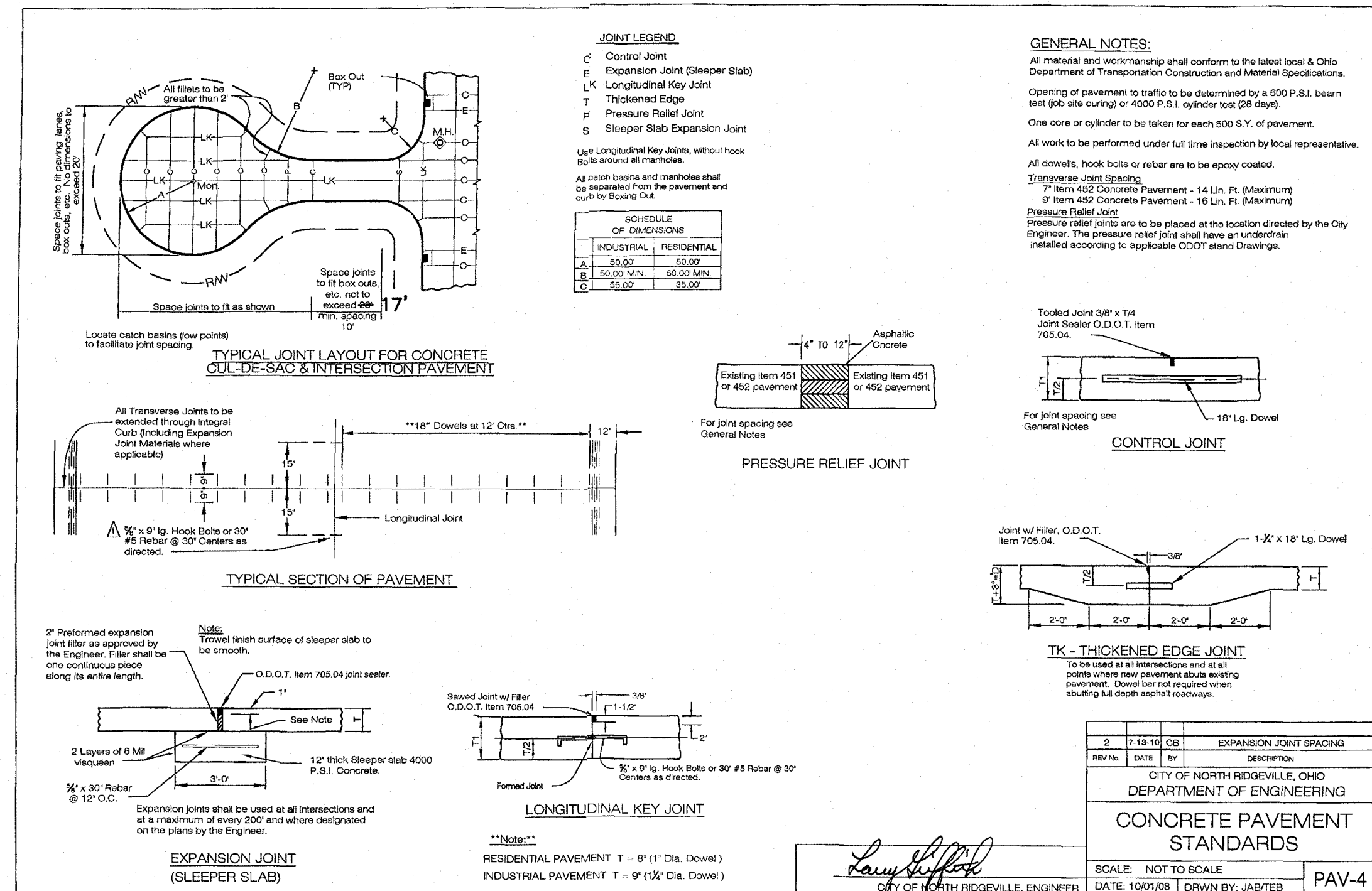
SEQUENCE OF CONSTRUCTION

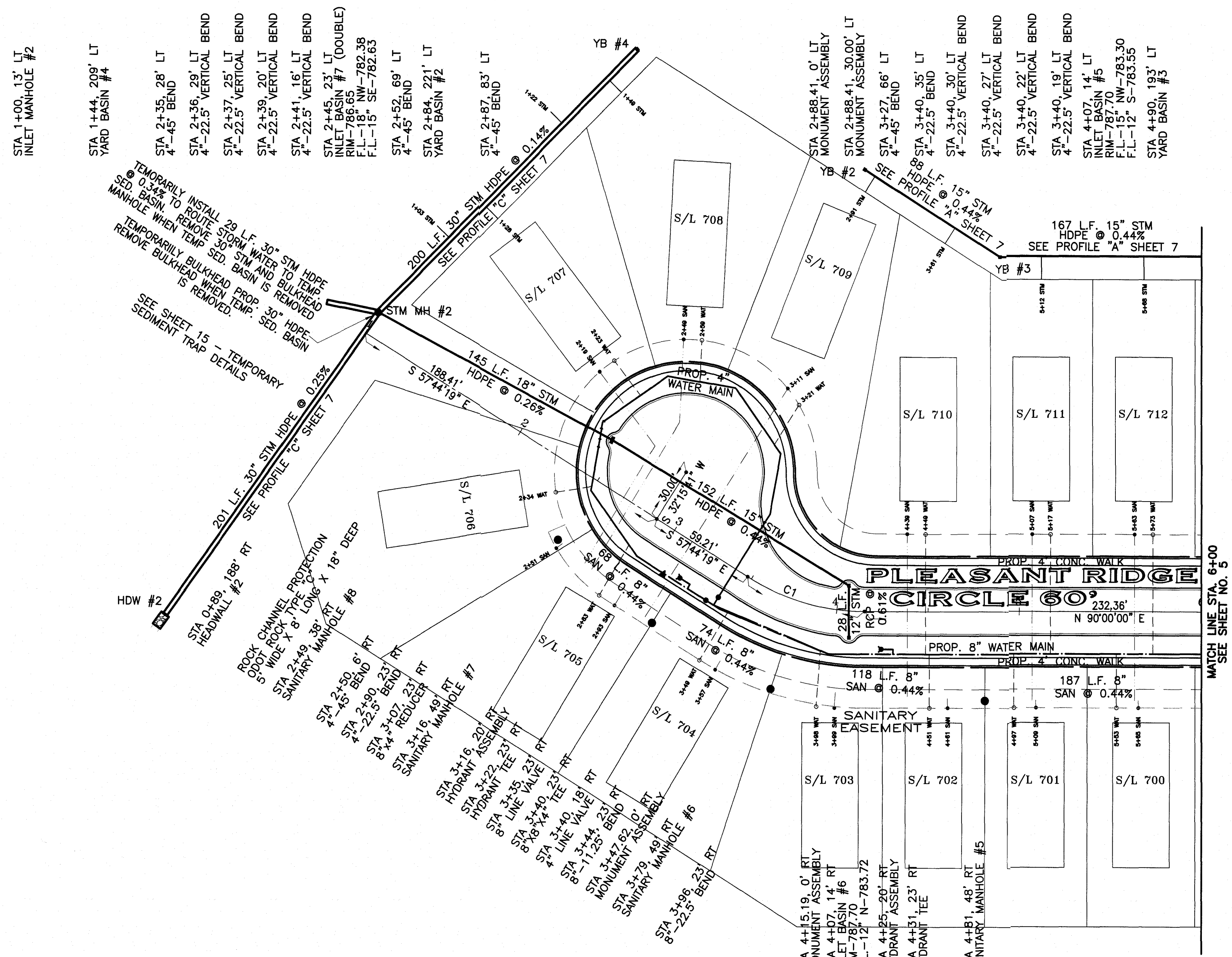
(SEE SHEET 17 OF 20)

THE FOLLOWING IS BELIEVED TO BE A LIST OF UTILITY OWNERS WITHIN THE LIMITS OF CONSTRUCTION:

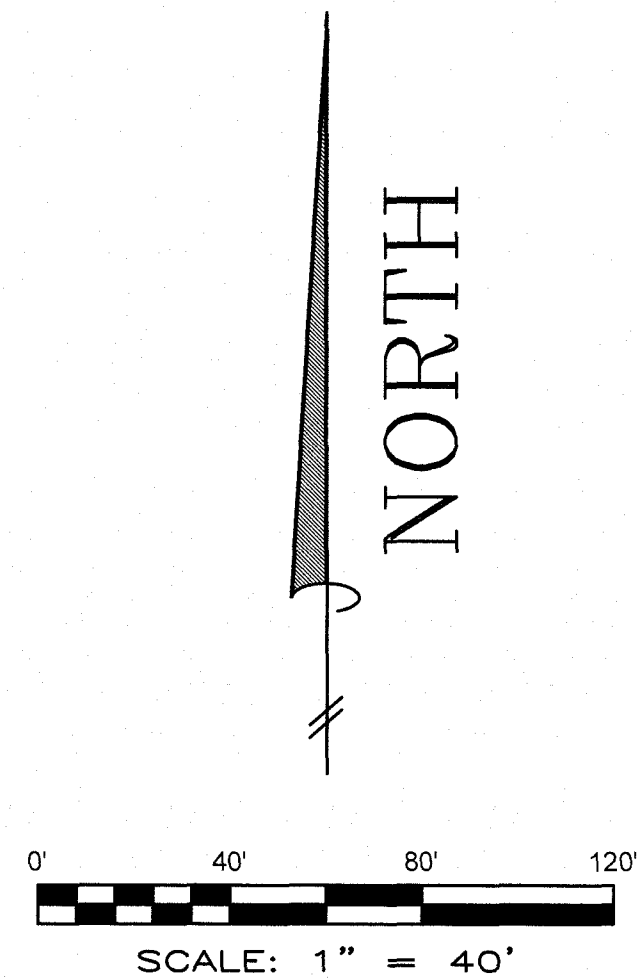
SEWER AND WATER THE CITY OF NORTH RIDGEVILLE 7307 AVON BELDEN ROAD NORTH RIDGEVILLE, OHIO (440) 353-0841	COLUMBIA GAS OF OHIO, INC. 827 WALNUT STREET ELYRIA, OHIO 44035 (440) 323-5551	FRONTIER 56 SOUTH MAIN OBERLIN, OHIO 44074 (440) 774-8012
FIRST ENERGY 2015 WEST RIVER ROAD NORTH ELYRIA, OHIO 1-800-722-1660	AT&T 576 TERNES STREET ELYRIA, OHIO 44035 (440) 365-8359	ALLTEL/WINDSTREAM 363 WEST 5th STREET ELYRIA, OHIO 44035 (440) 329-4000
COLUMBIA GAS TRANSMISSION CORP. 3151 LINCOLN WAY WEST WOOSTER, OHIO 44691 (440) 264-2201	TIME WARNER CABLE 105 BLAZE INDUSTRIAL PARKWAY BEREA, OHIO 44017 (440) 503-5635	WIDE OPEN WEST 105 BLAZE INDUSTRIAL PARKWAY BEREA, OHIO 44017 (440) 503-5635







① CENTERLINE CURVE INFO.
P.C. STA. 2+88.41
L=52.82'
R=120.00'
Δ=25.2187°
C LEN=52.39'
BRG=S 67°40'47" E
P.T. STA. 3+97.87'



NOTES:

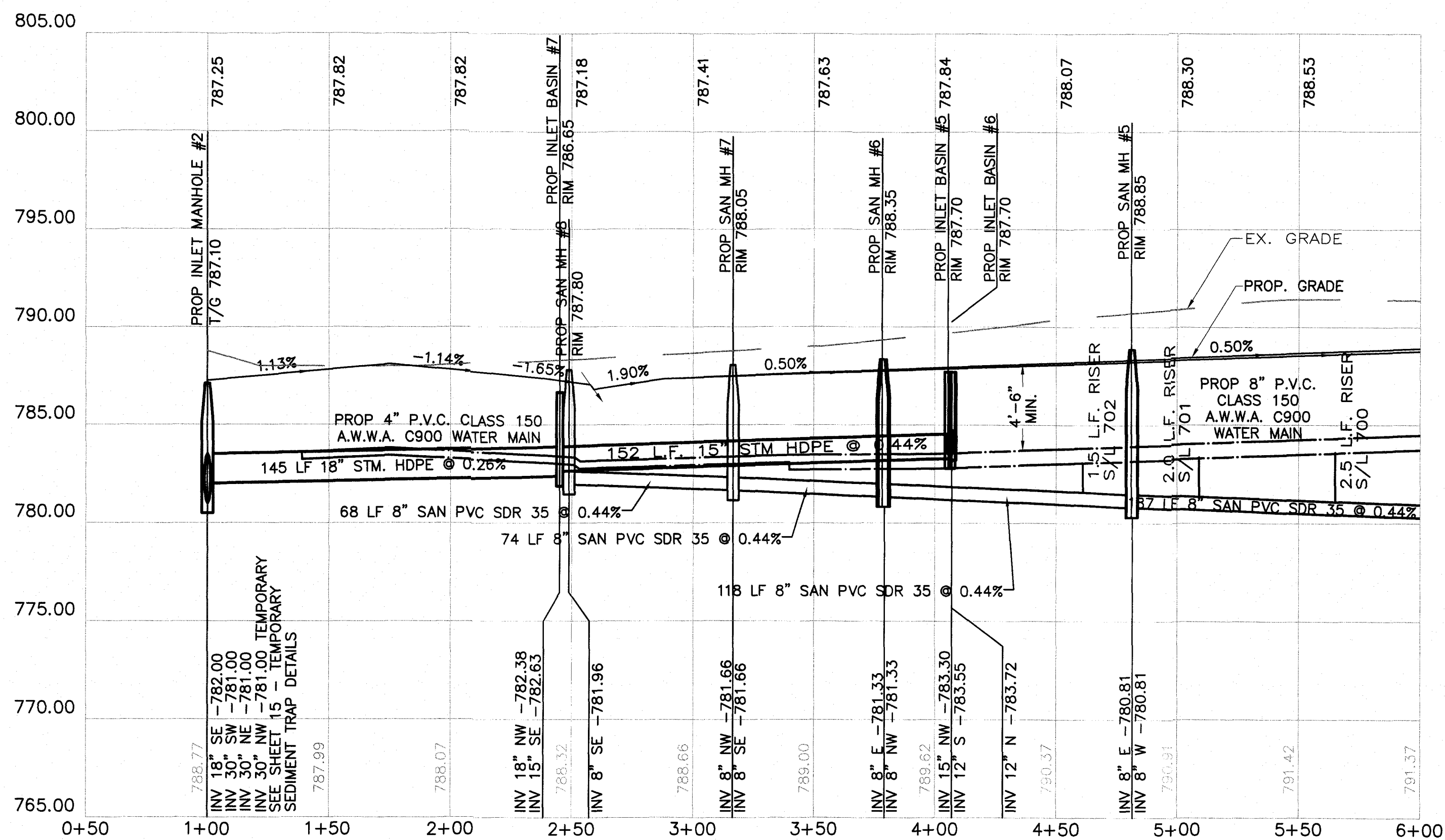
1. FOR ADDITIONAL PROFILES, SEE SHEET 7.
2. TRENCH BACKFILL FOR PROPOSED UTILITIES UNDER PROPOSED PAVEMENT TO BE PREMIUM BACKFILL.
3. UNLESS OTHERWISE NOTED, CONNECTION STATIONS ARE CENTERLINE STATIONS.
4. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
5. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.

LEGEND

- = STORM CONNECTION
- = WATER CONNECTION
- = SANITARY CONNECTION
- = SANITARY CLEANOUT
- = WATER SERVICE BOX

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-925-0988
OHIO UTILITIES PROTECTION SERVICE
(OGPUPS)

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECT



PLEASANT RIDGE CIRCLE

PLEASANT RIDGE CIRCLE PLAN & PROFILE
for
STA. 1+00 TO STA. 6+00
in the city of
NORTH RIDGEVILLE, OHIO

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

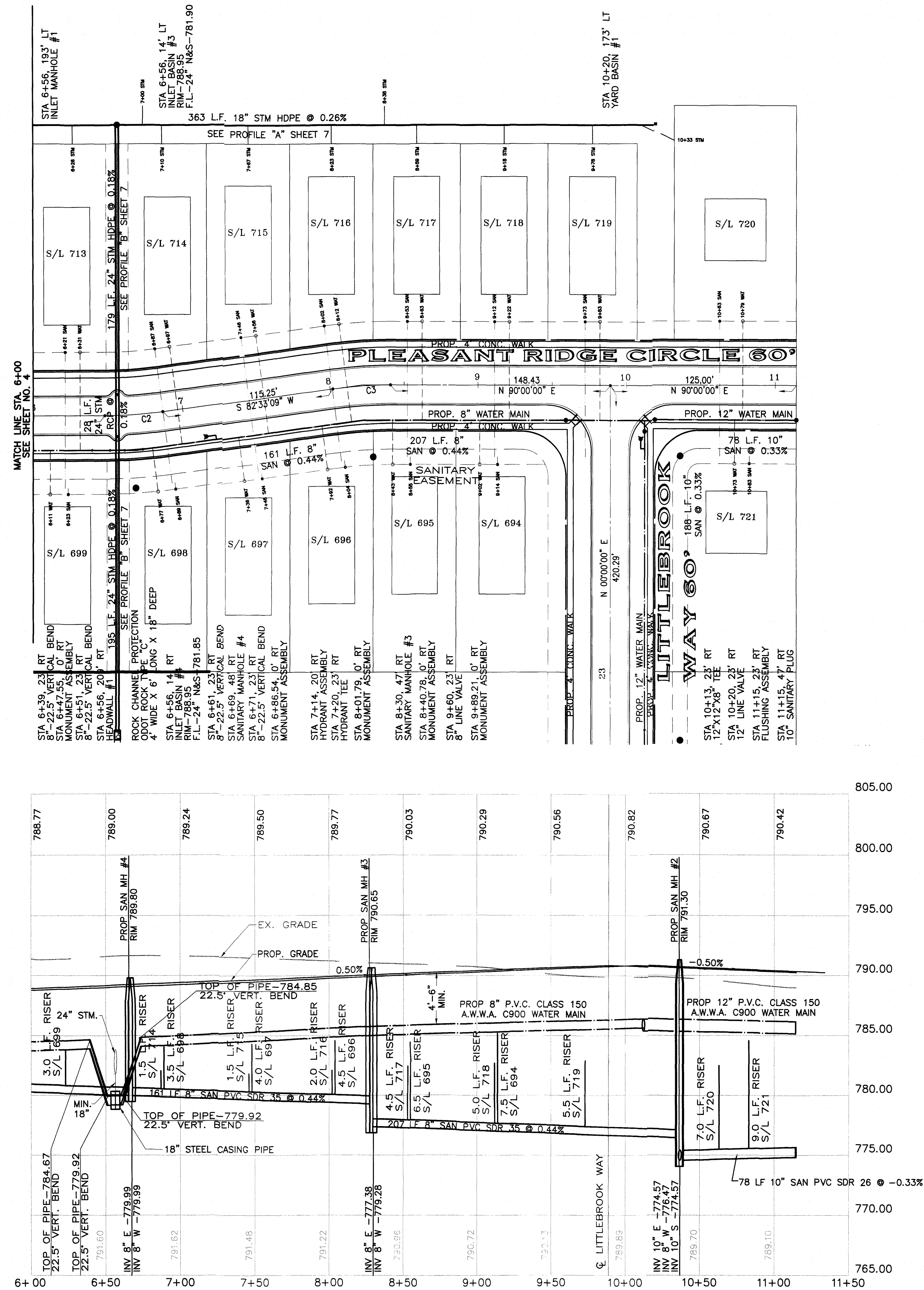
DATE: MAY 2020
SCALE: HOR. 1" = 40'
SCALE: VER. 1" = 5'
JOB No. 19E31
SHEET 4 OF 20

C2) CENTERLINE CURVE INFO.

P.C. STA. 6+47.55
L=38.99'
R=300.00'
 $\Delta=7^{\circ} 26' 51''$
C LEN=38.97'
BRG=N 86°16'35" E
P.T. STA. 6+86.54

C3) CENTERLINE CURVE INFO.

P.C. STA. 8+01.79
L=38.99'
R=300.00'
 $\Delta=7^{\circ} 26' 51''$
C LEN=38.97'
BRG=N 86°16'35" E
P.T. STA. 8+40.78



NORTH

0' 40' 80' 120'

SCALE: 1" = 40'

NOTES:

- FOR ADDITIONAL PROFILES, SEE SHEET 7.
- TRENCH BACKFILL FOR PROPOSED UTILITIES UNDER PROPOSED PAVEMENT TO BE PREMIUM BACKFILL.
- UNLESS OTHERWISE NOTED, CONNECTION STATIONS ARE CENTERLINE STATIONS.
- SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
- WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.

PLEASANT RIDGE CIRCLE PLAN & PROFILE
for
STA. 6+00 TO STA. 11+14.21
in the city of
NORTH RIDGEVILLE, OHIO

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

DATE: MAY 2020
SCALE: HOR. 1" = 40'
SCALE: VER. 1" = 5'
JOB No. 19E31
SHEET 5 OF 20

0' 40' 80' 120'



SCALE: 1" = 40'

NOTES:

1. FOR ADDITIONAL PROFILES, SEE SHEET 7.
2. TRENCH BACKFILL FOR PROPOSED UTILITIES UNDER PROPOSED PAVEMENT TO BE PREMIUM BACKFILL.
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4. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
5. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.

— — — — — = STORM CONNECTION
 - - - - - = WATER CONNECTION
 — — — — — = SANITARY CONNECTION
 • = SANITARY CLEANOUT
 o = WATER SERVICE BOX

UNDERGROUND UTILITIES

2 WORKING DAYS

BEFORE YOU DIG

CALL TOLL FREE **800-925-0988**

OIL & GAS PRODUCERS
UNDERGROUND PROTECTION SERVICE

(OGPIPS)

UNDERGROUND UTILITIES

2 WORKING DAYS

 **BEFORE YOU DIG** 

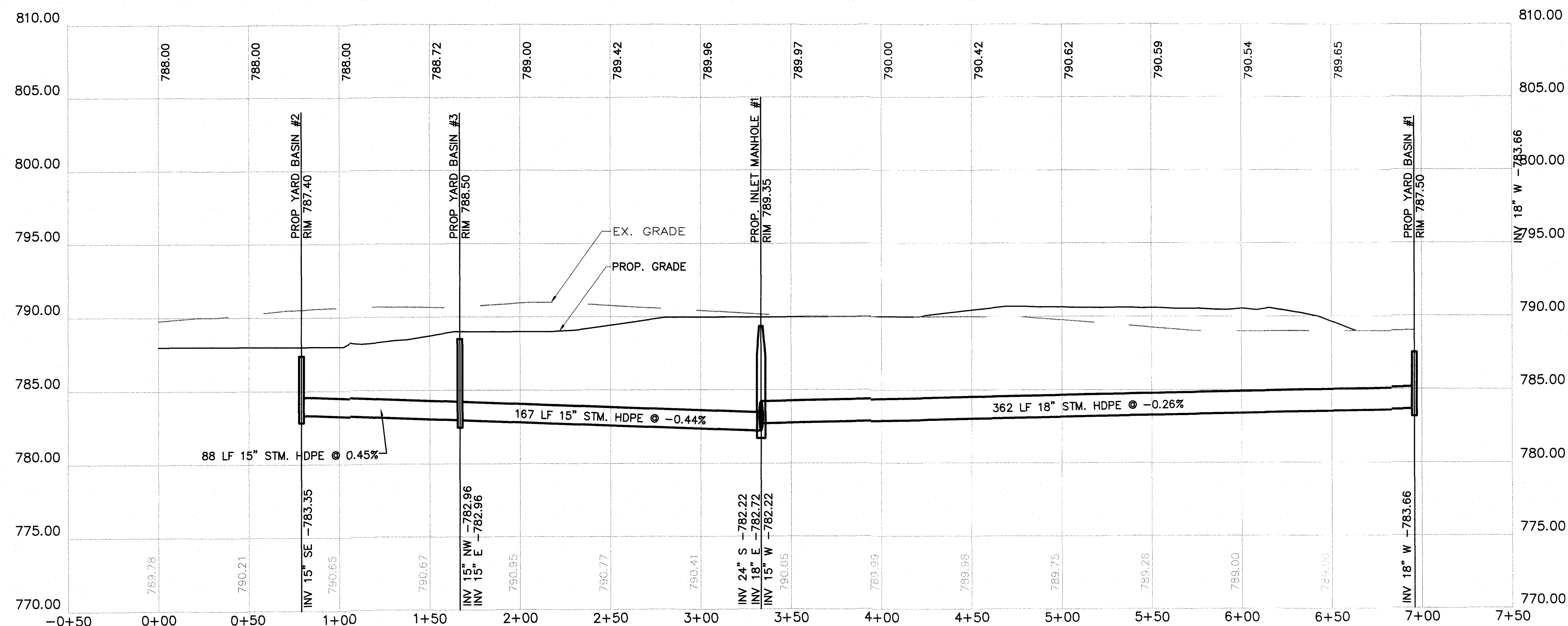
CALL TOLL FREE **800-362-2764**

OHIO UTILITIES PROTECTION SERVICE

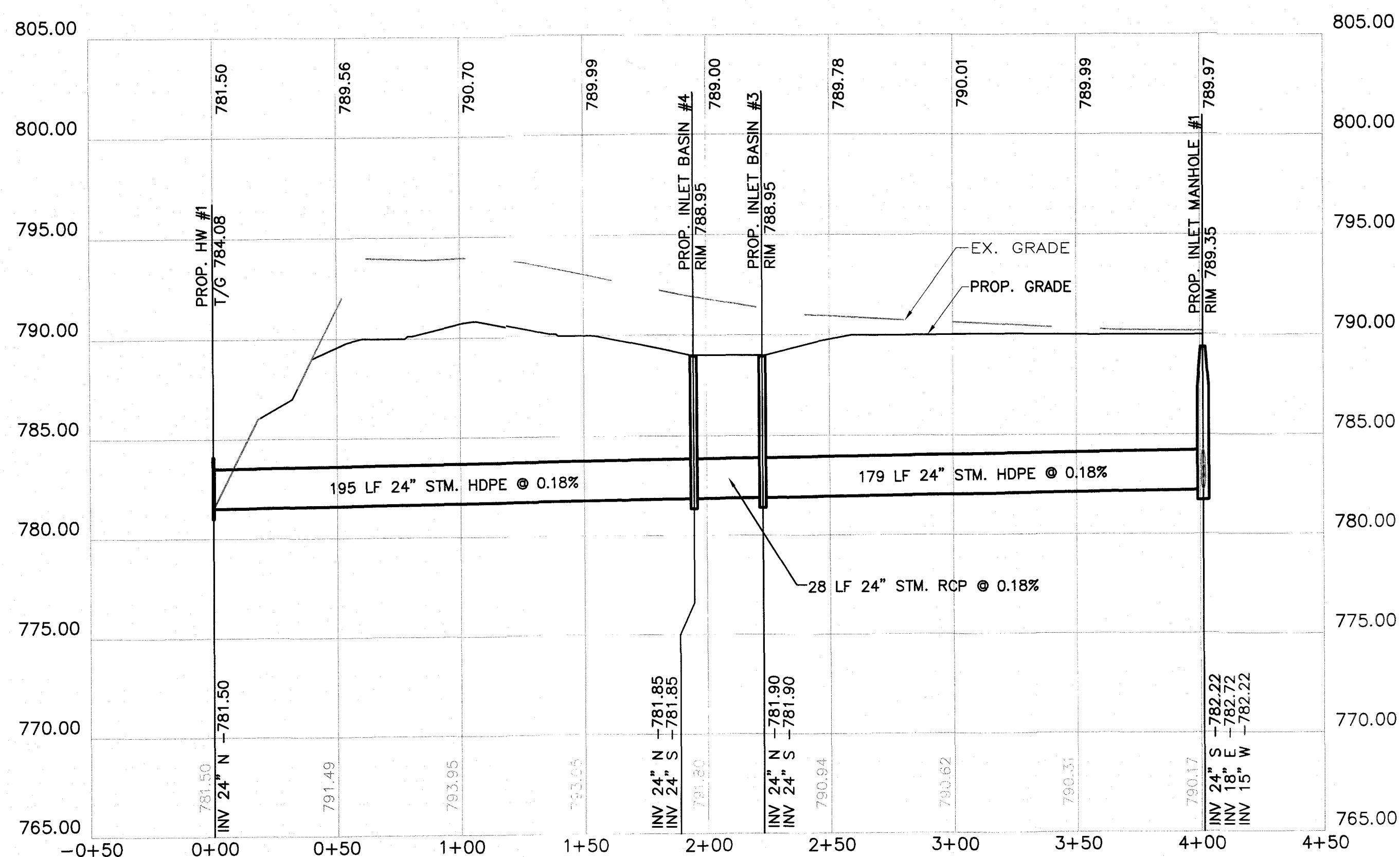
NON-MEMBERS MUST BE CALLED DIRECT

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

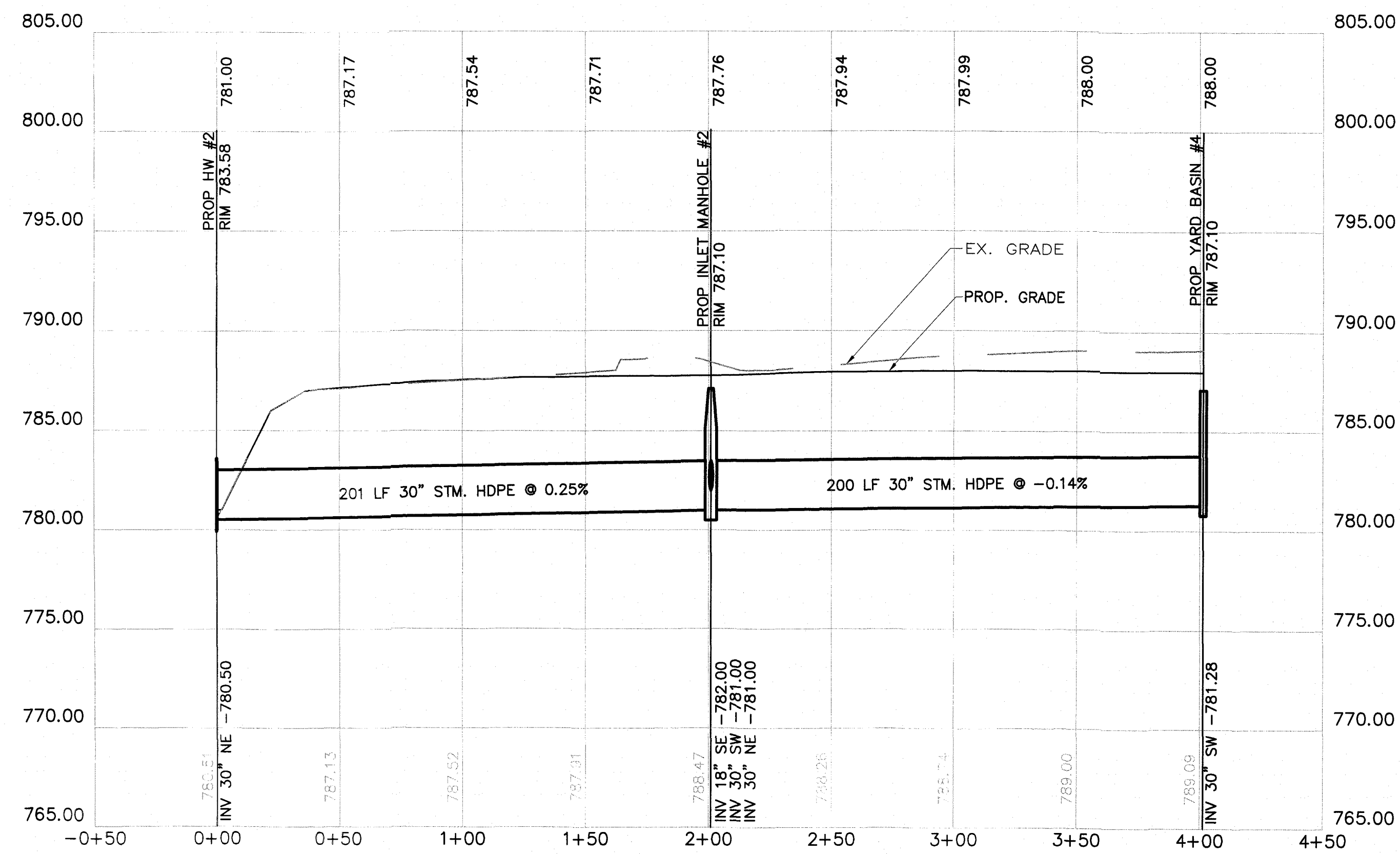
DATE: MAY 2020
SCALE: HOR. 1" = 40'
SCALE: VER. 1" = 5'
JOB No. 19E31
SHEET 6 OF 20



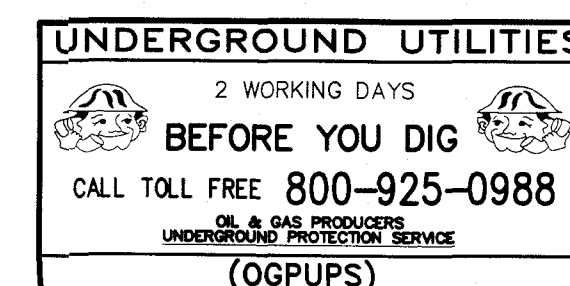
PROFILE "A"



PROFILE "B"



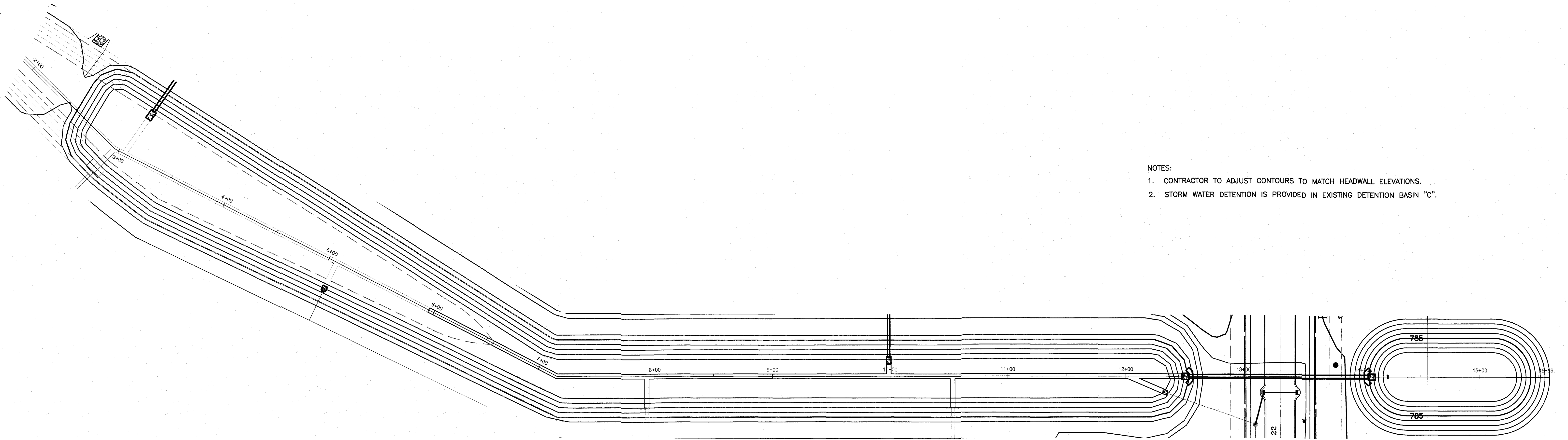
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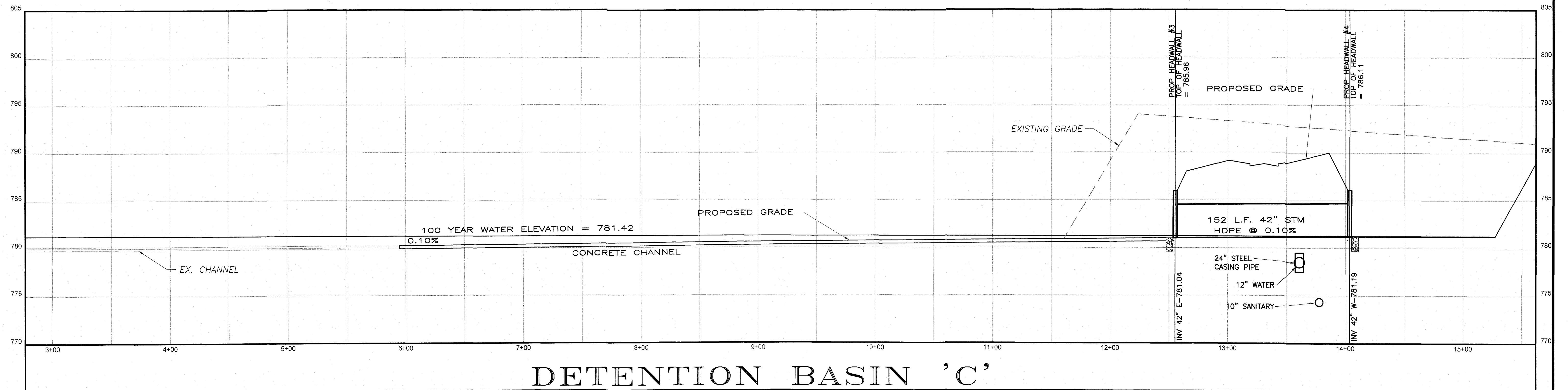
MISCELLANEOUS PROFILES
for
RIDGEFIELD SUBDIVISION 16
in the city of
NORTH RIDGEVILLE, OHIO

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

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SHEET 7 OF 20



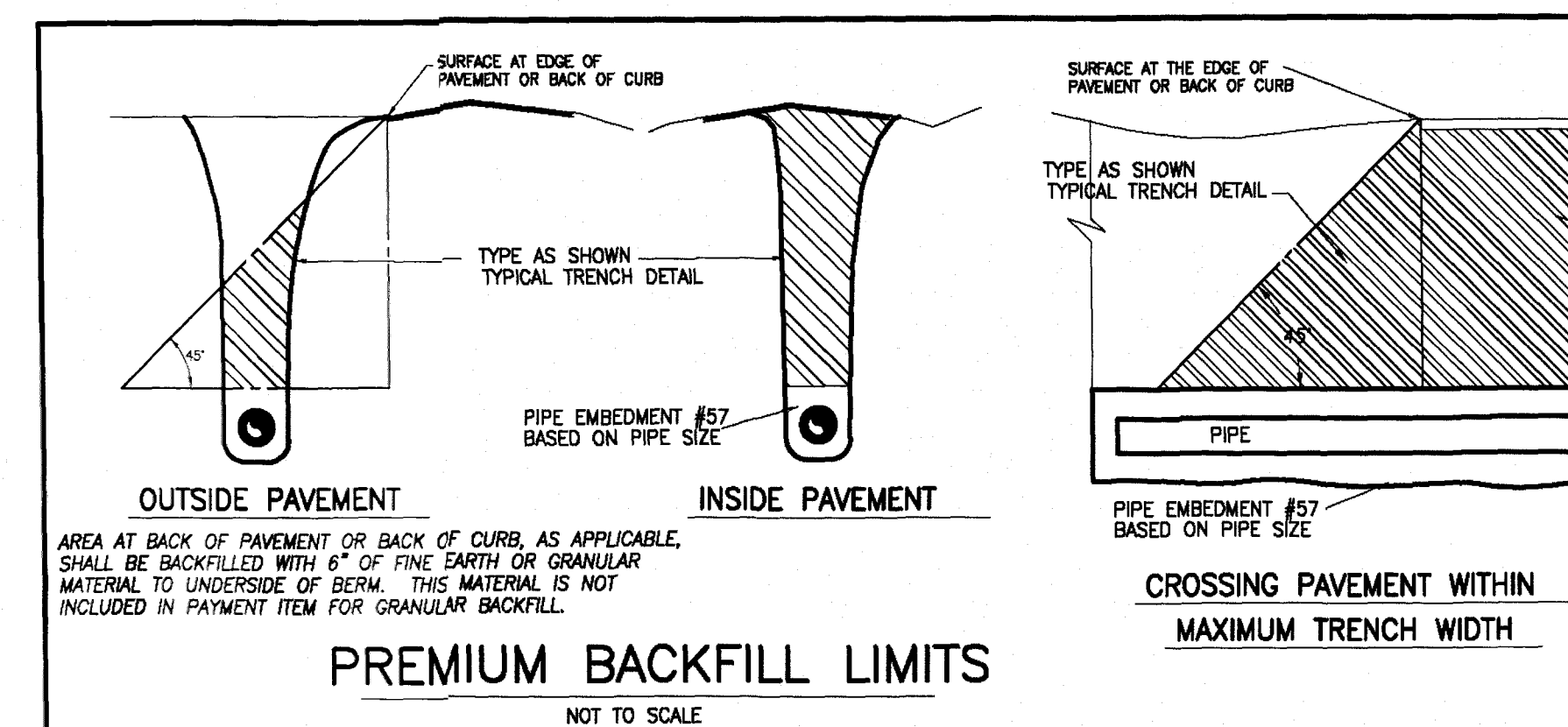
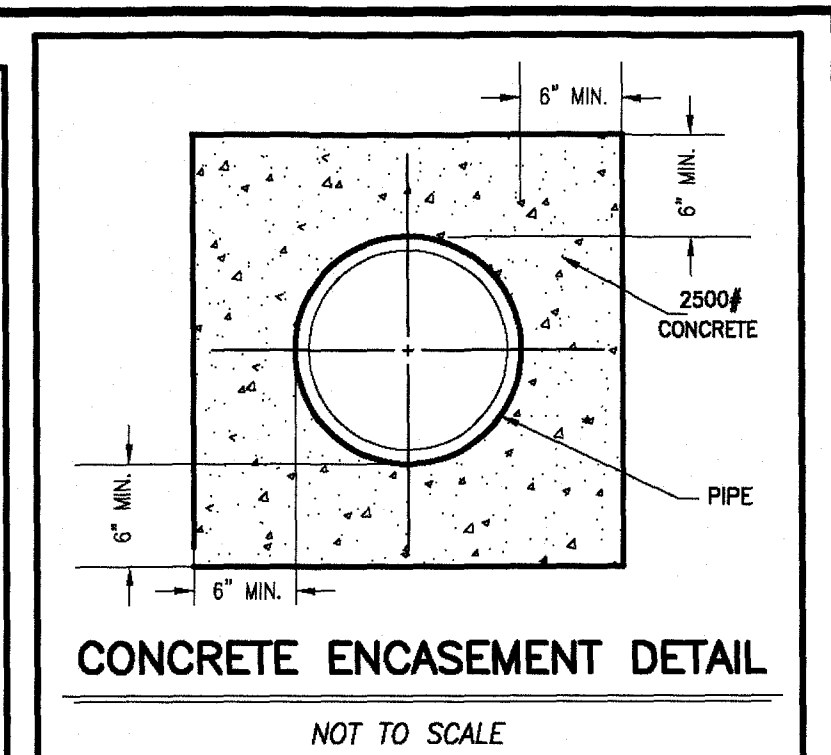
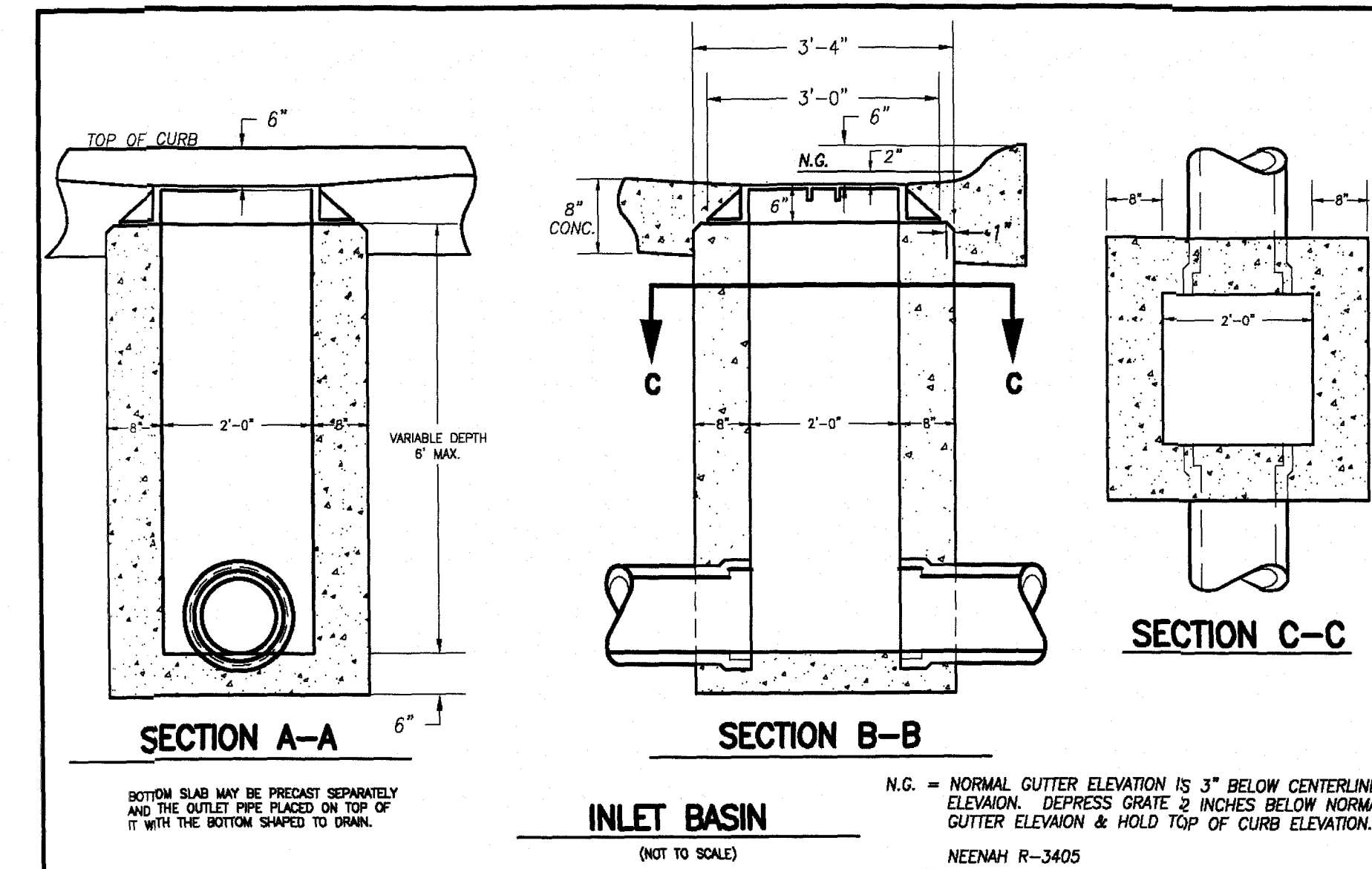
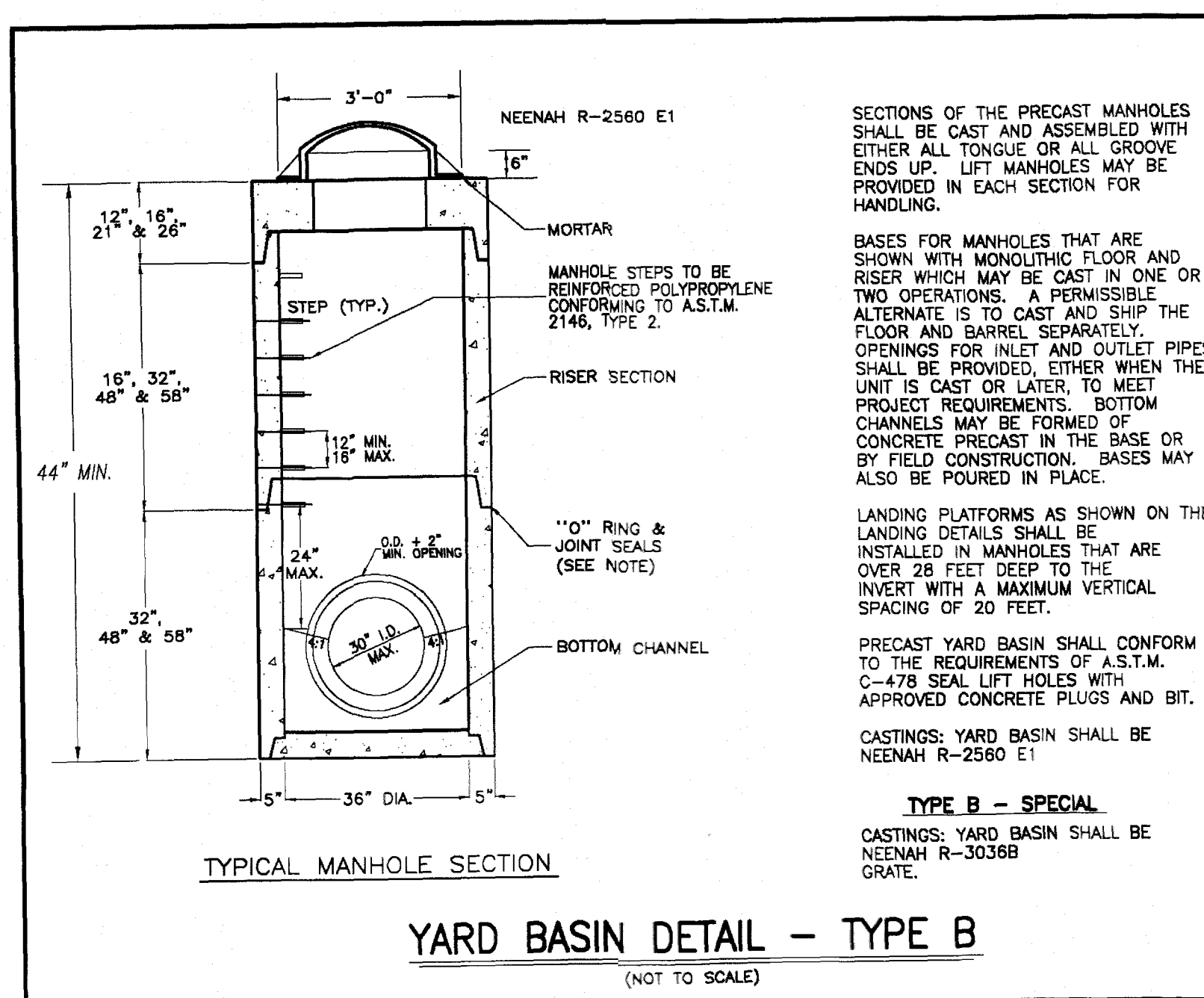
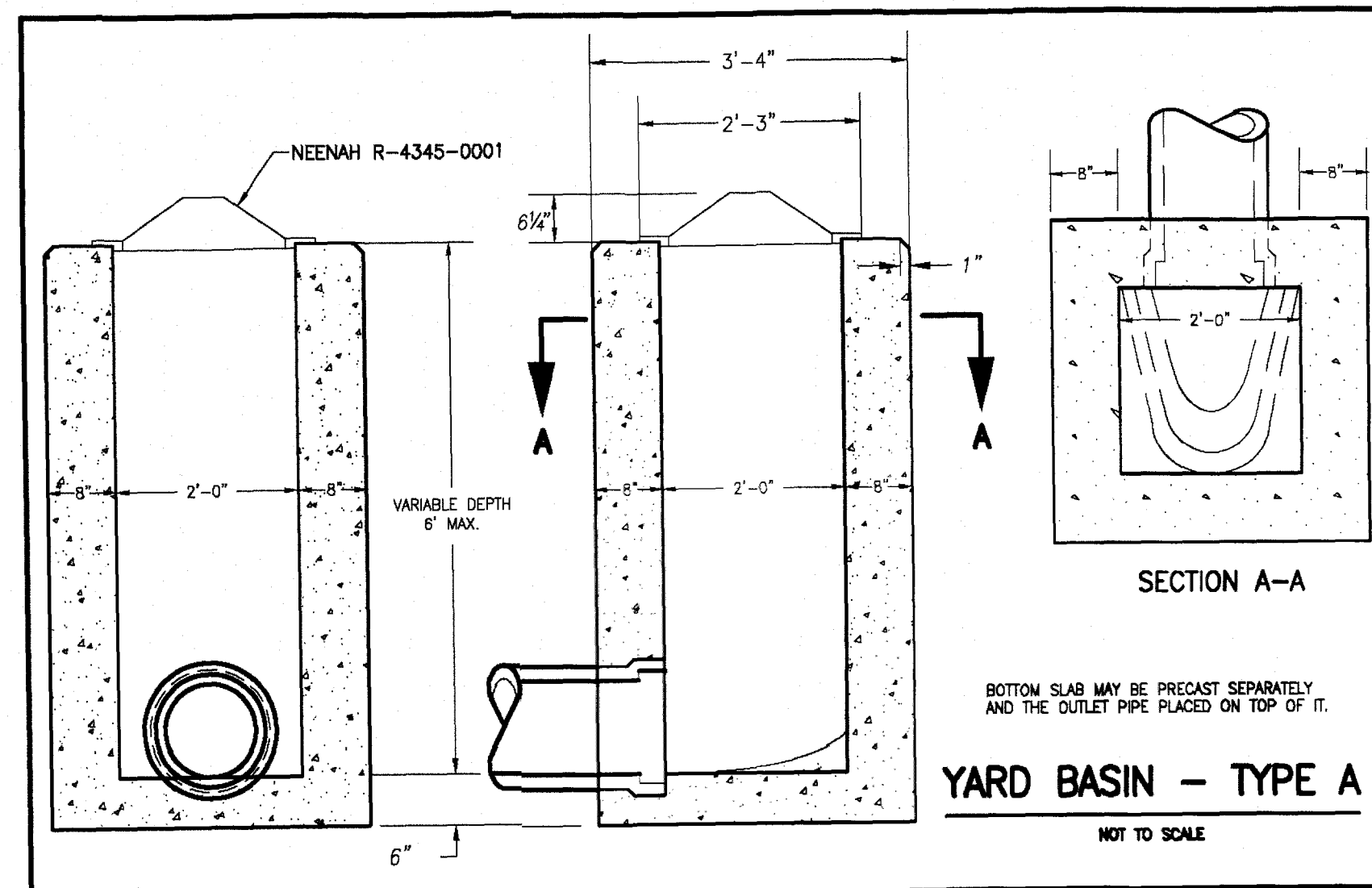
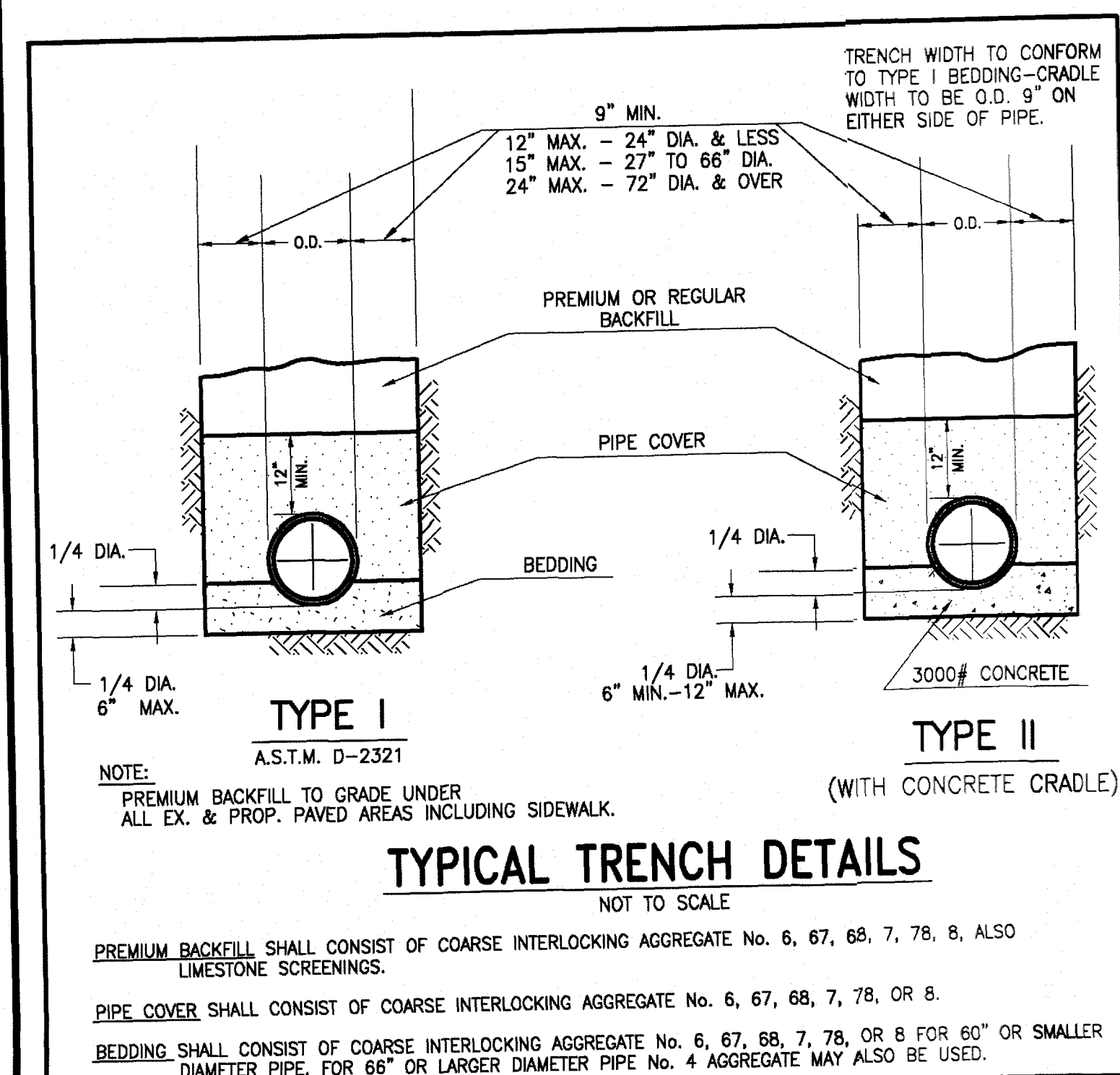
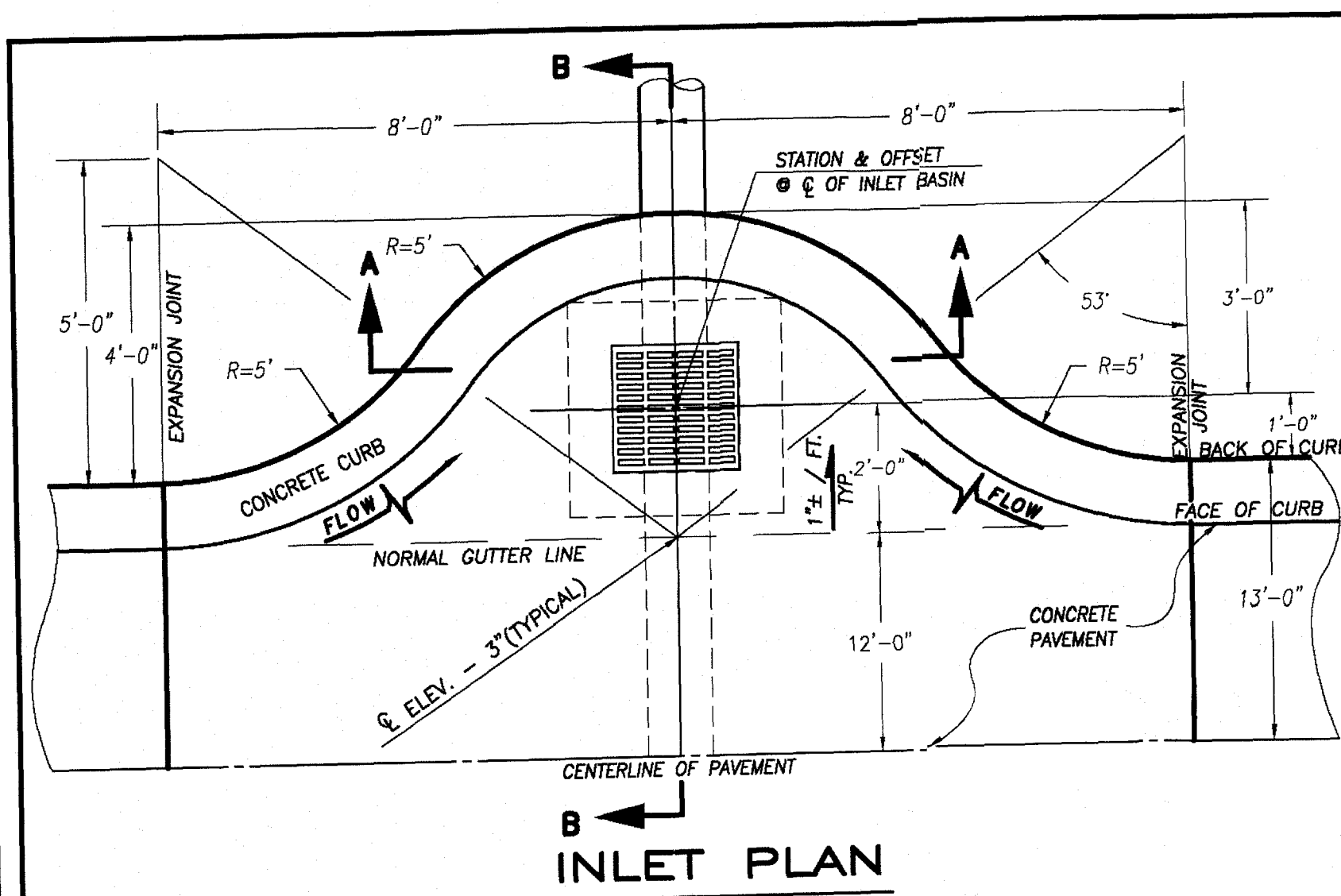
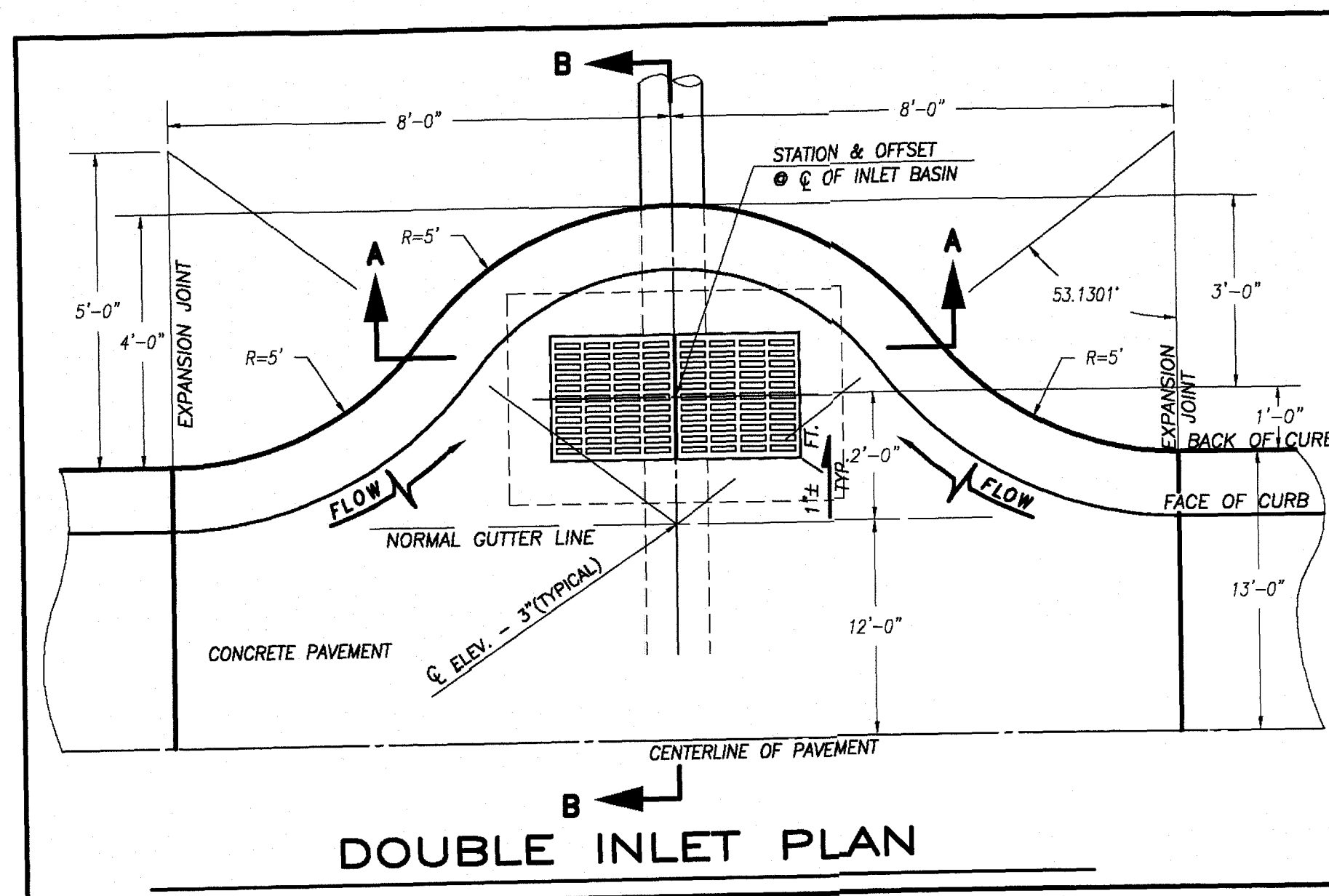
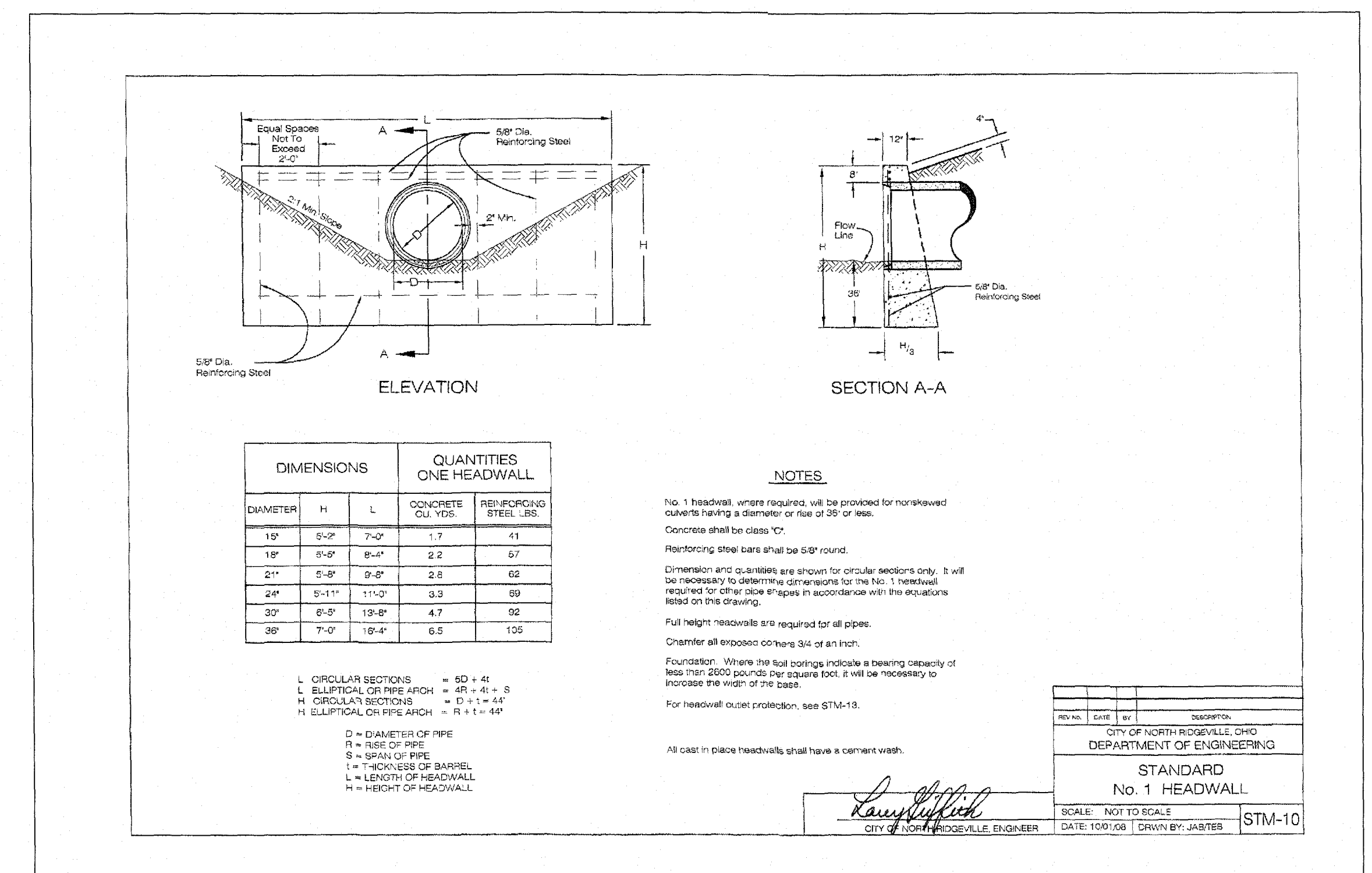
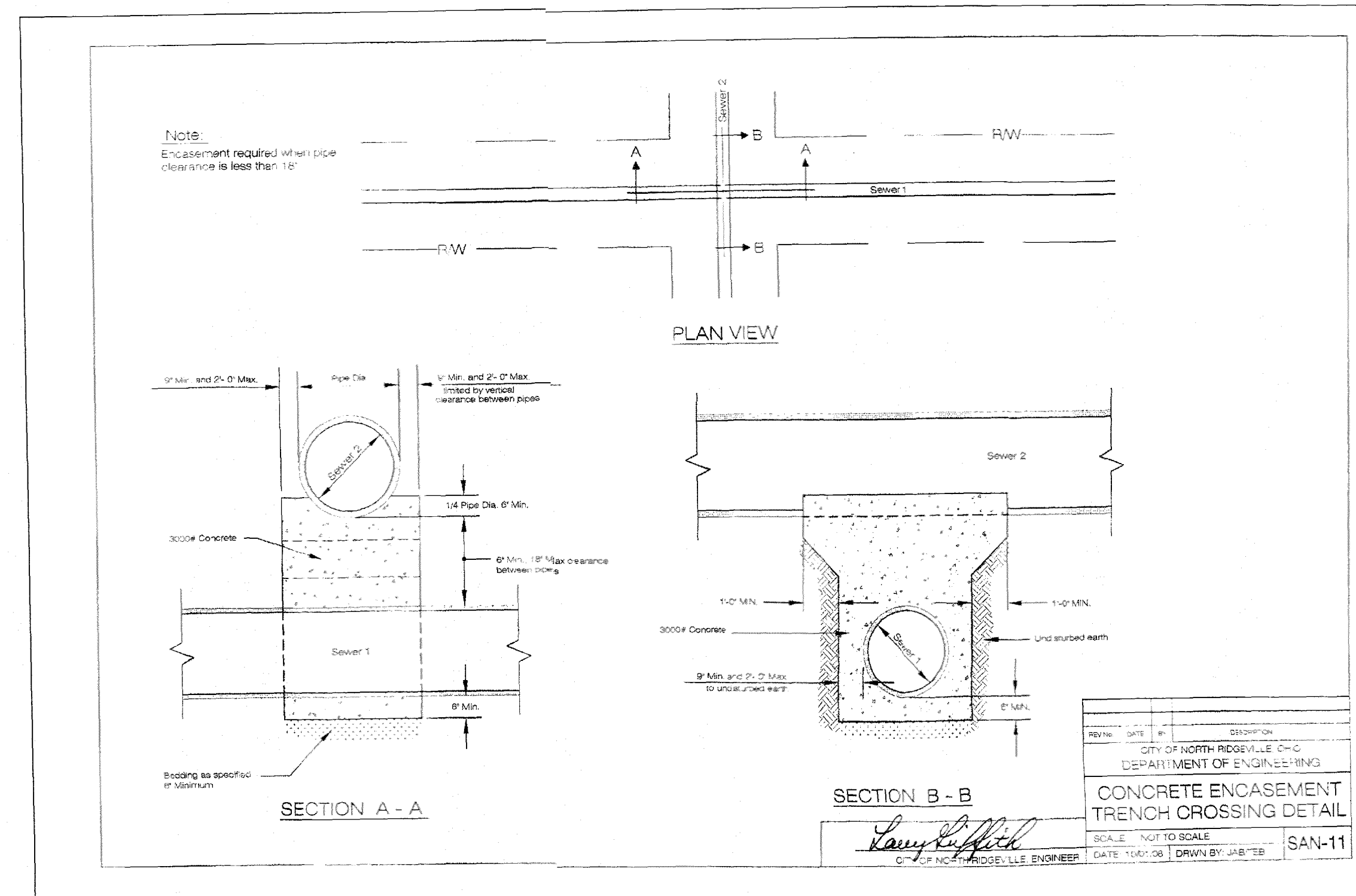
- NOTES:
1. CONTRACTOR TO ADJUST CONTOURS TO MATCH HEADWALL ELEVATIONS.
 2. STORM WATER DETENTION IS PROVIDED IN EXISTING DETENTION BASIN "C".



DETENTION BASIN 'C'
for
RIDGEFIELD HOMES SUBDIVISION 16
in the city of
NORTH RIDGEVILLE, OHIO

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

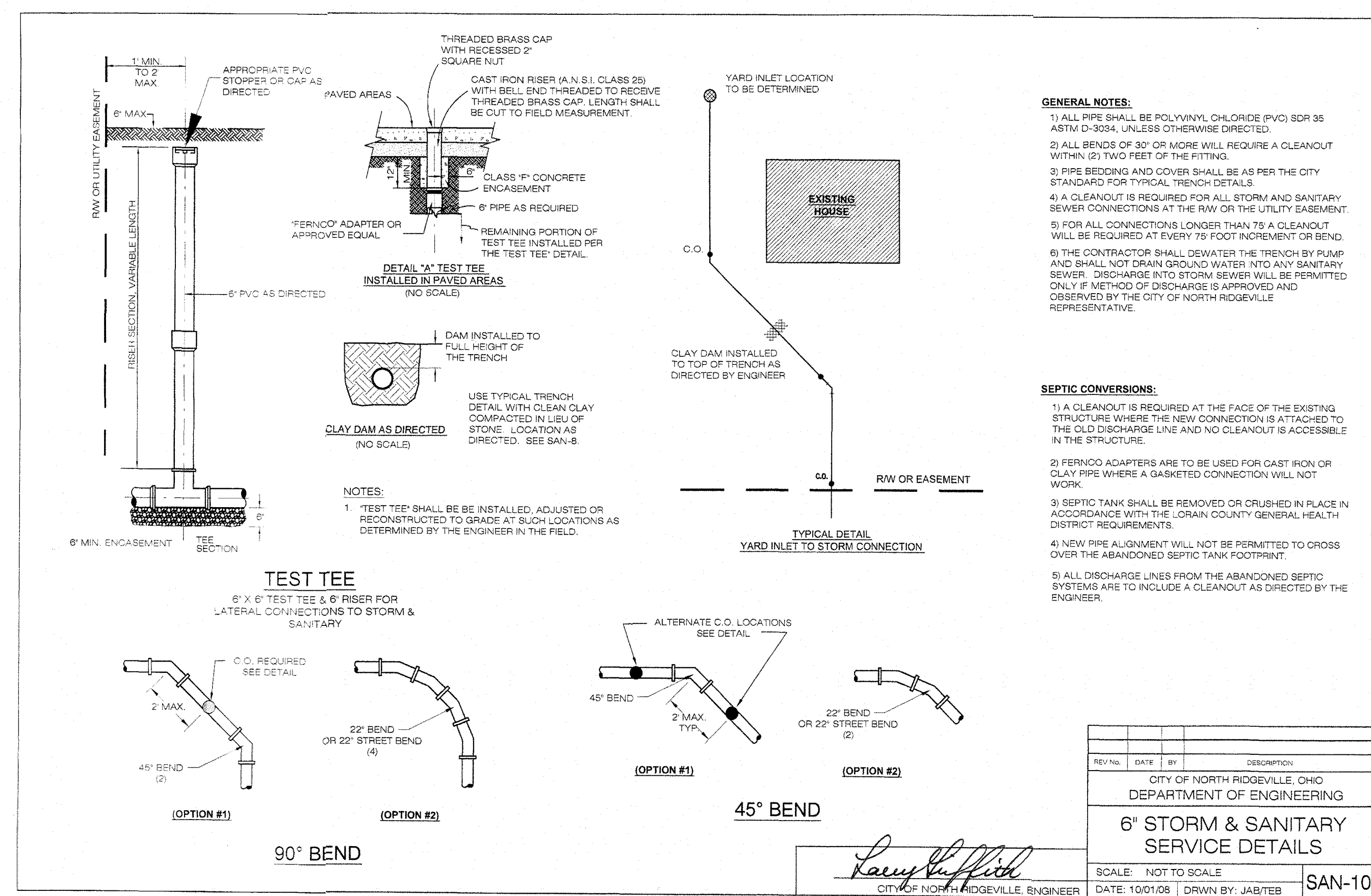
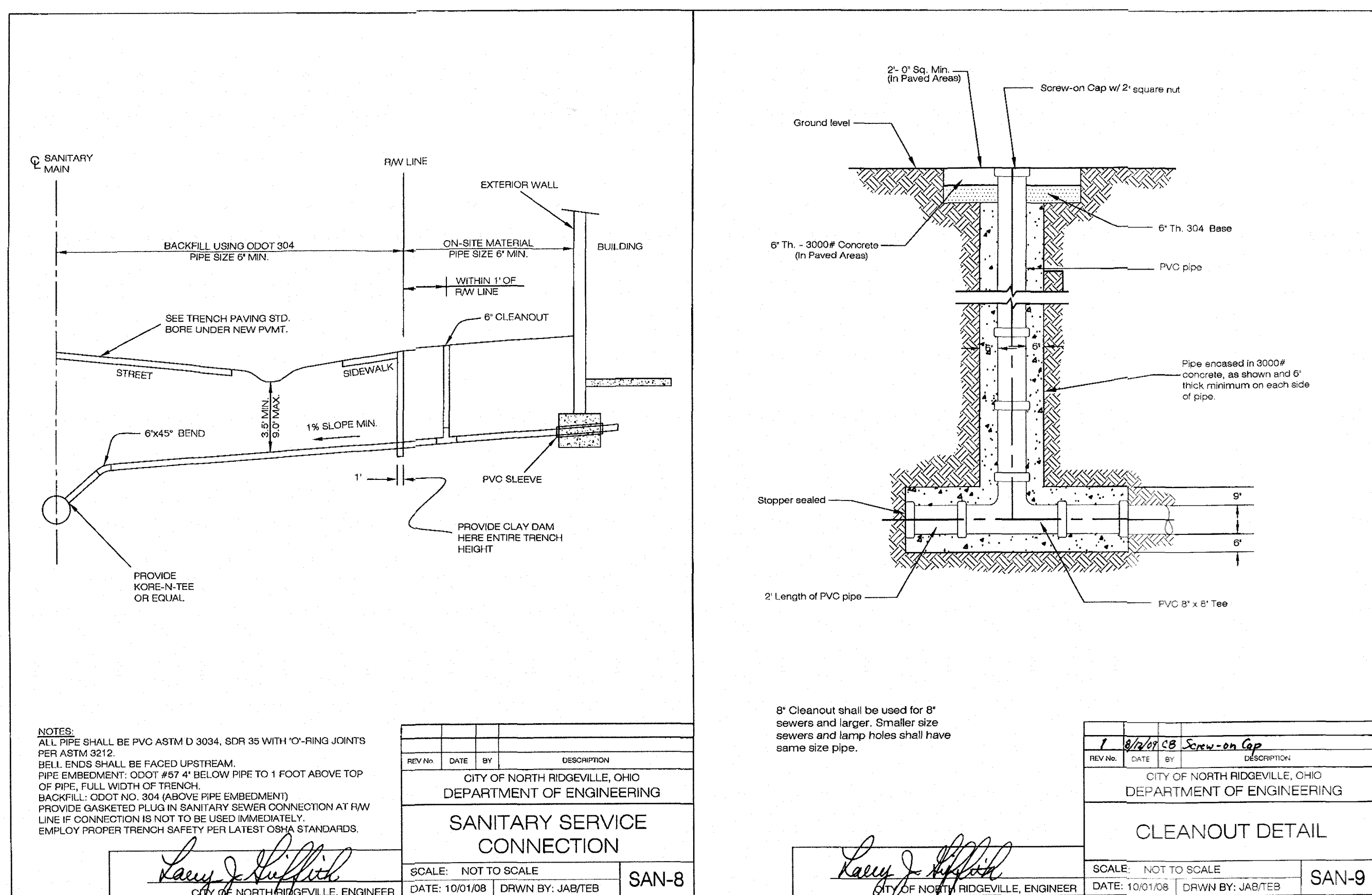
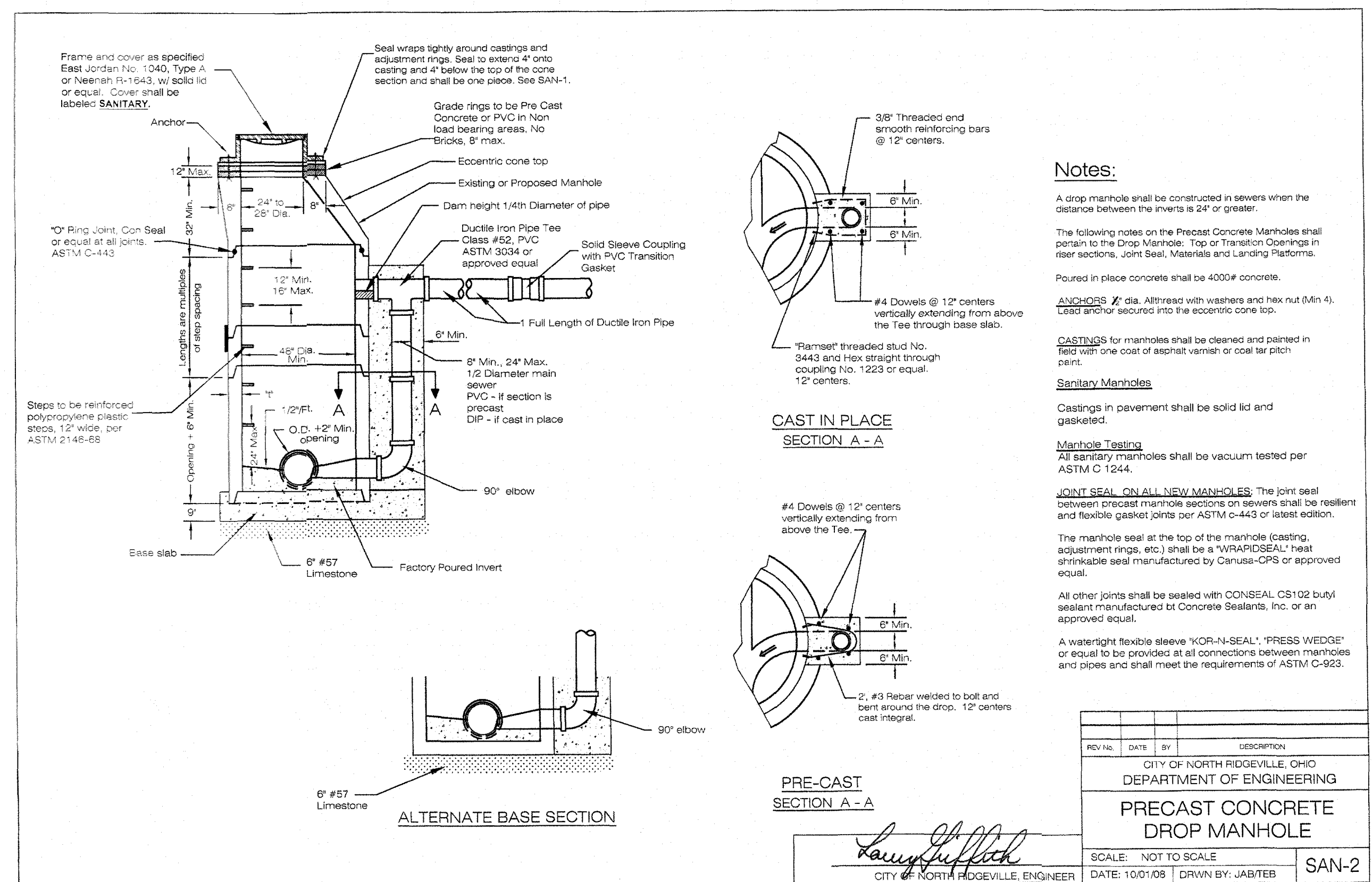
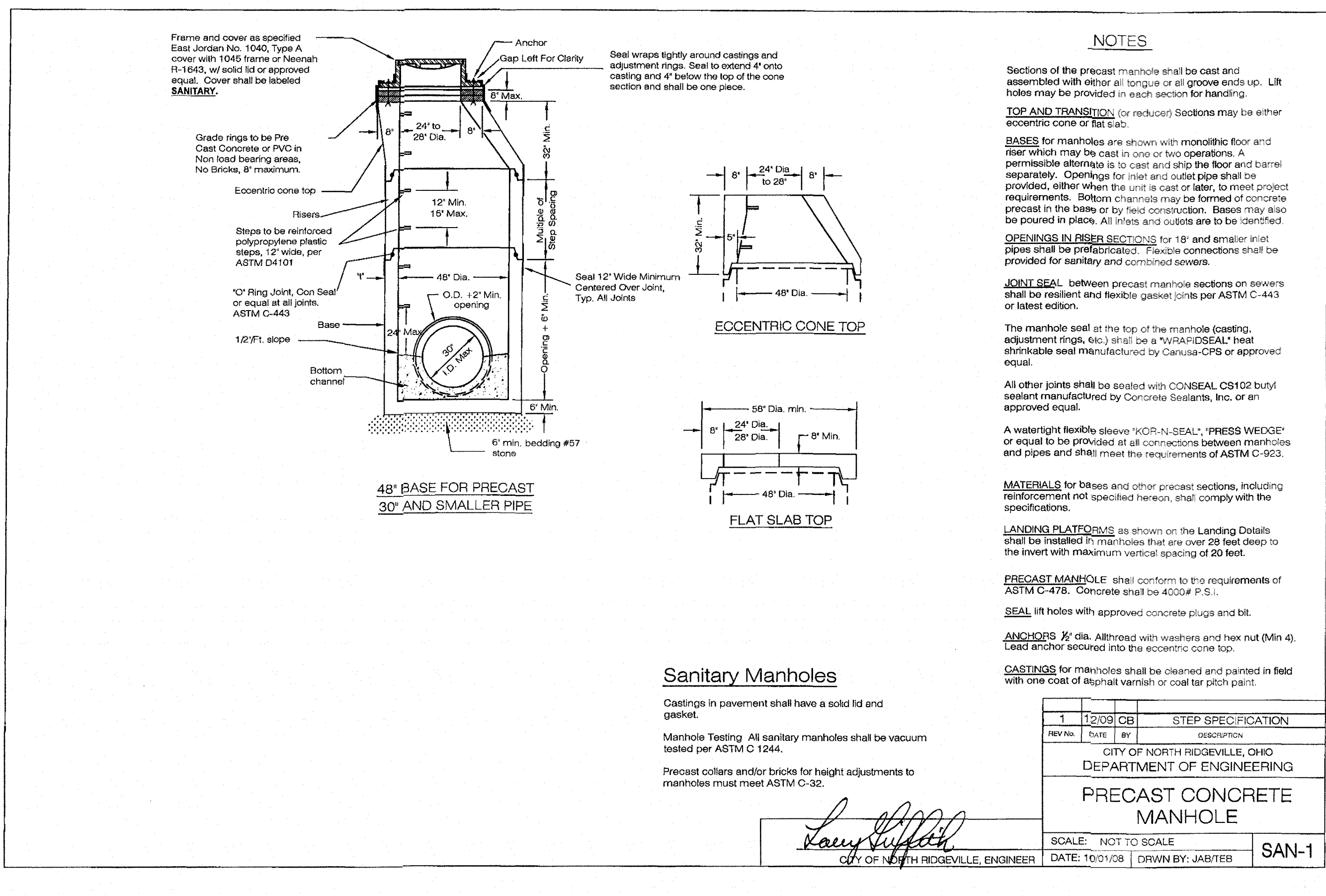
DATE: MAY 2020
SCALE: HOR. 1" = 40'
SCALE: VER. 1" = 5'
JOB No. 19E31
SHEET 8 OF 20

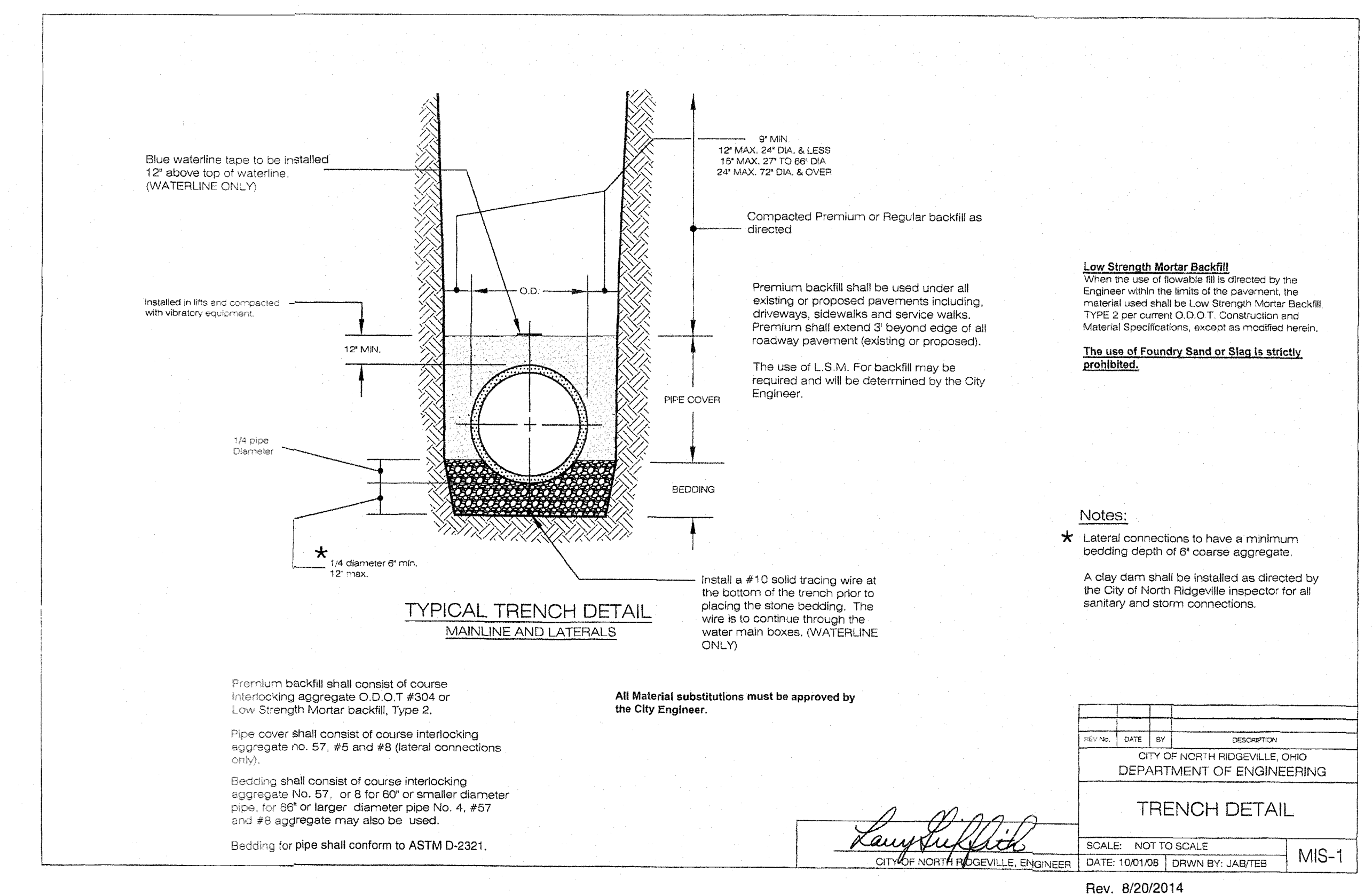
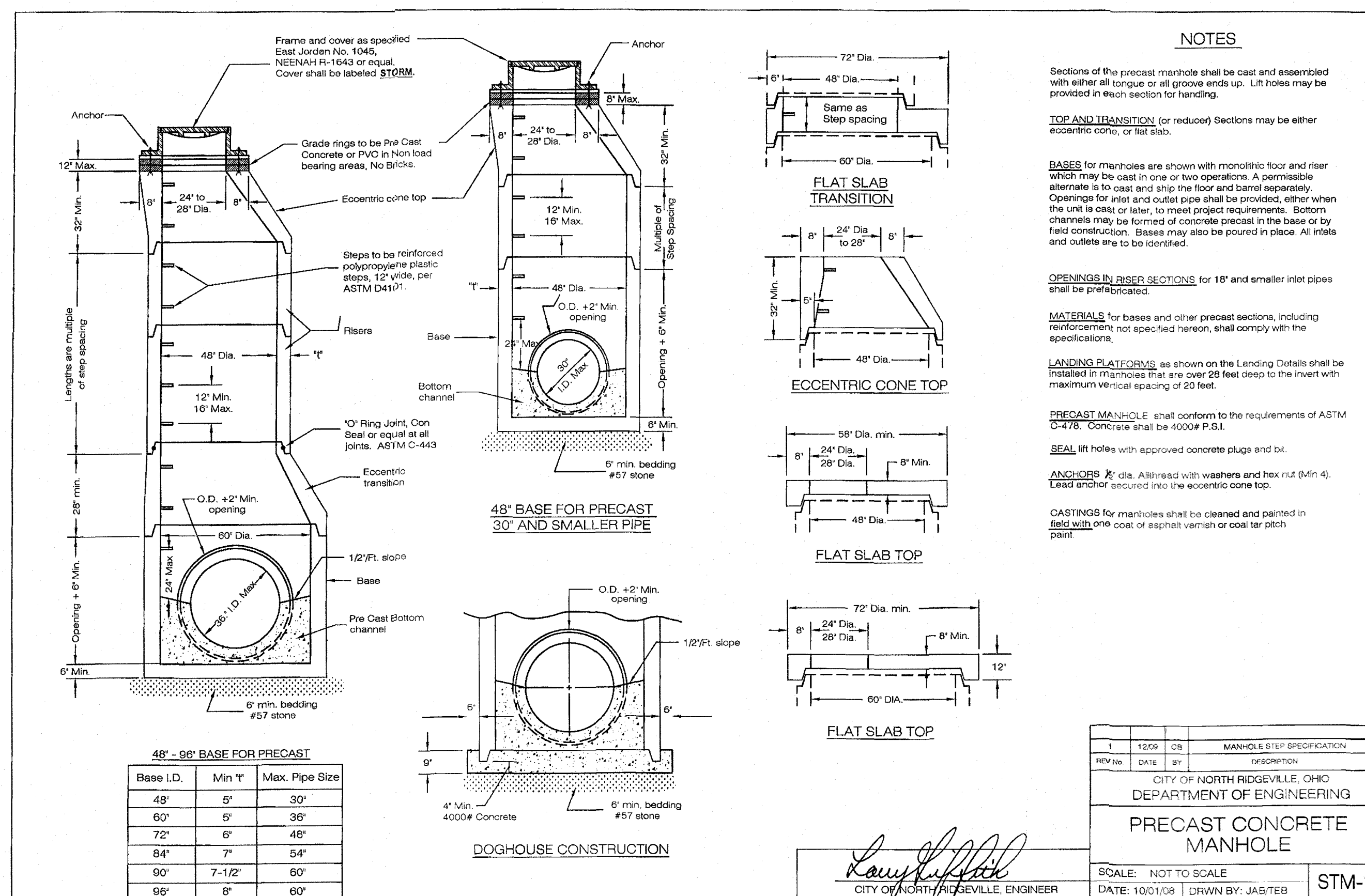
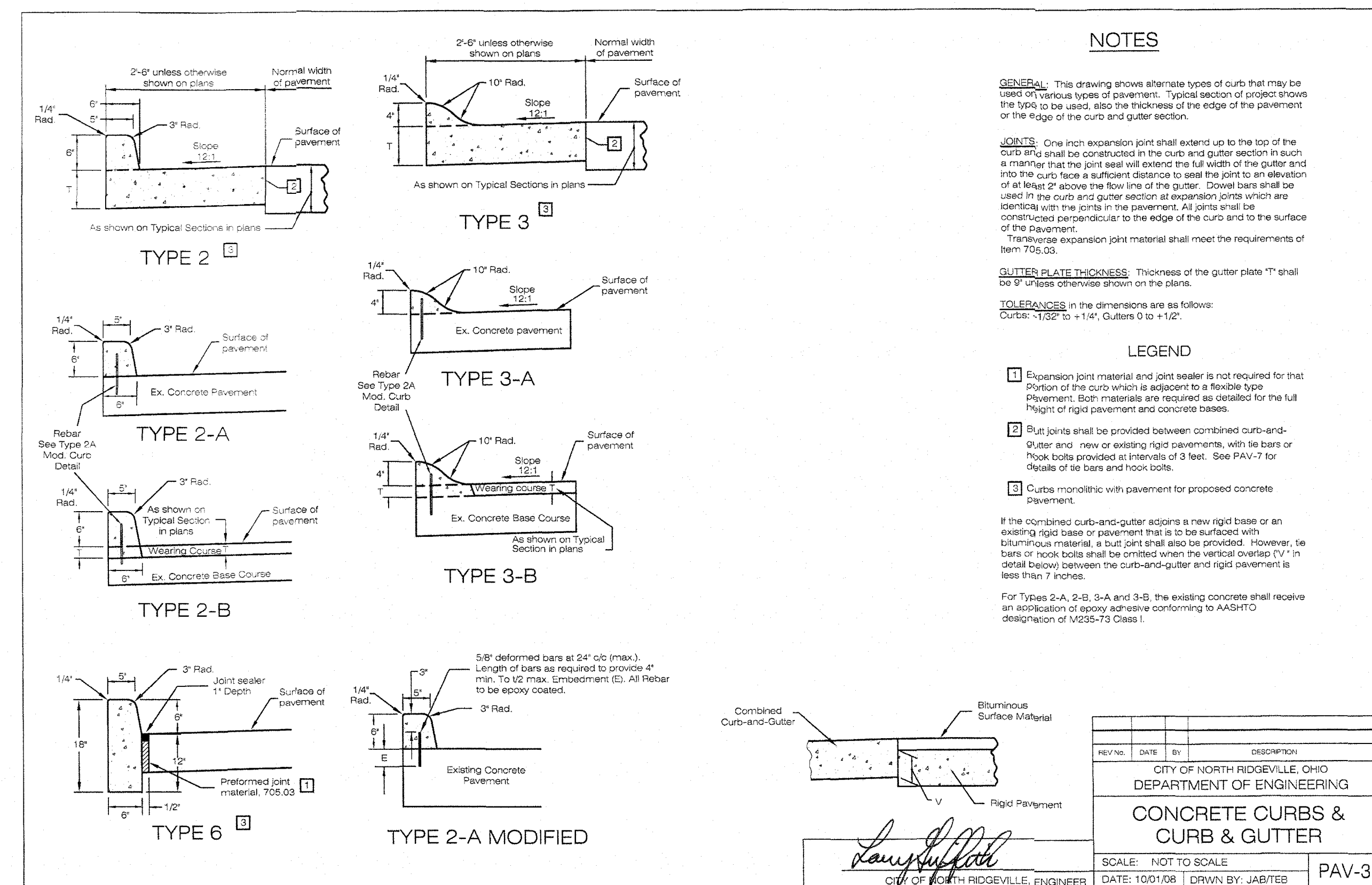
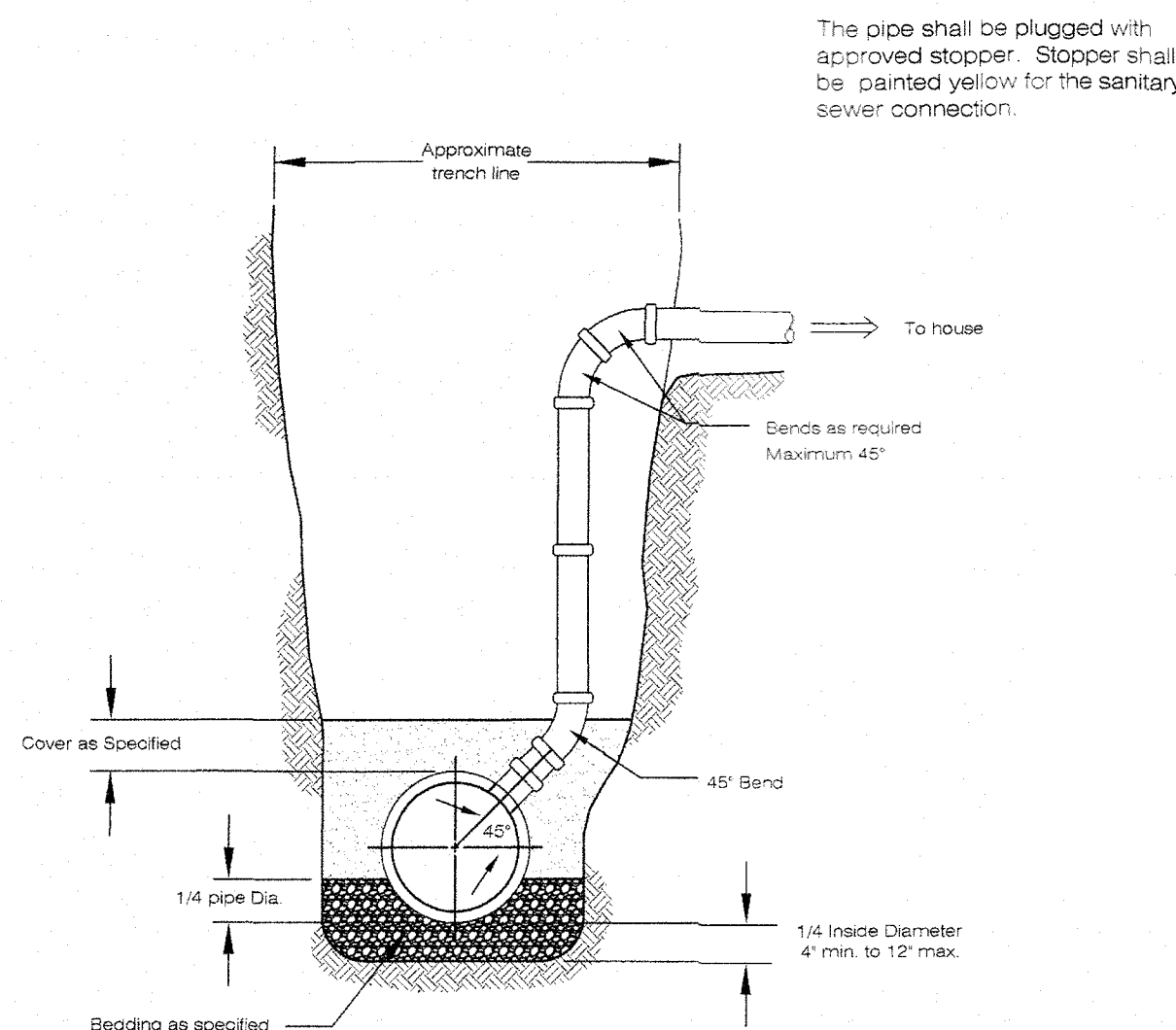
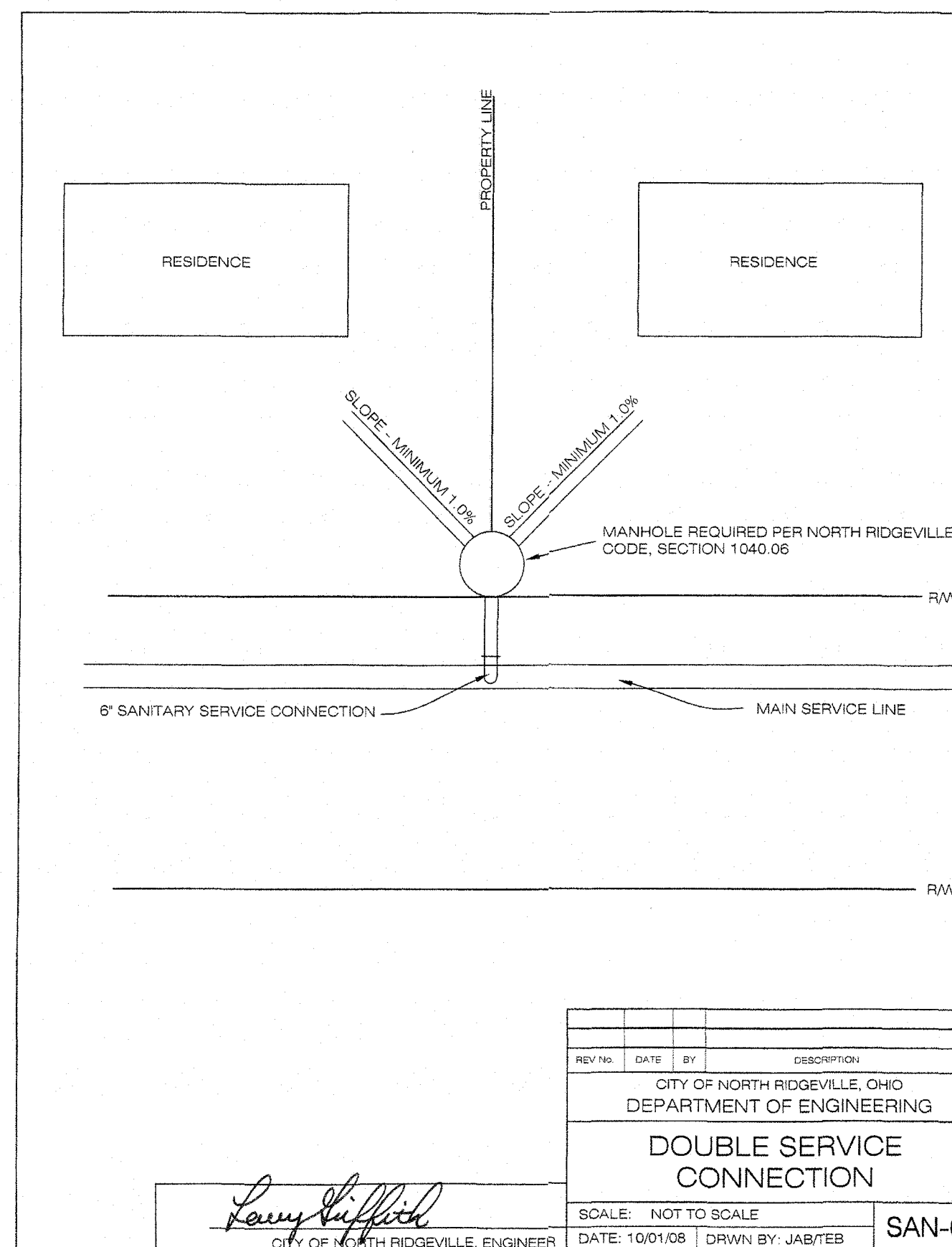
SEE SHEET 19
FOR MIS-2 DETAILSEE SHEET 19
FOR STM-11 DETAIL

MISCELLANEOUS DETAILS
for
RIDGEFIELD HOMES SUBDIVISION 16
In the city of
NORTH RIDGEVILLE, OHIO

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

DATE: MAY 2020
SCALE: HOR. AS NOTED
SCALE: VER. N/A
JOB No. 19E31
SHEET 9 OF 20



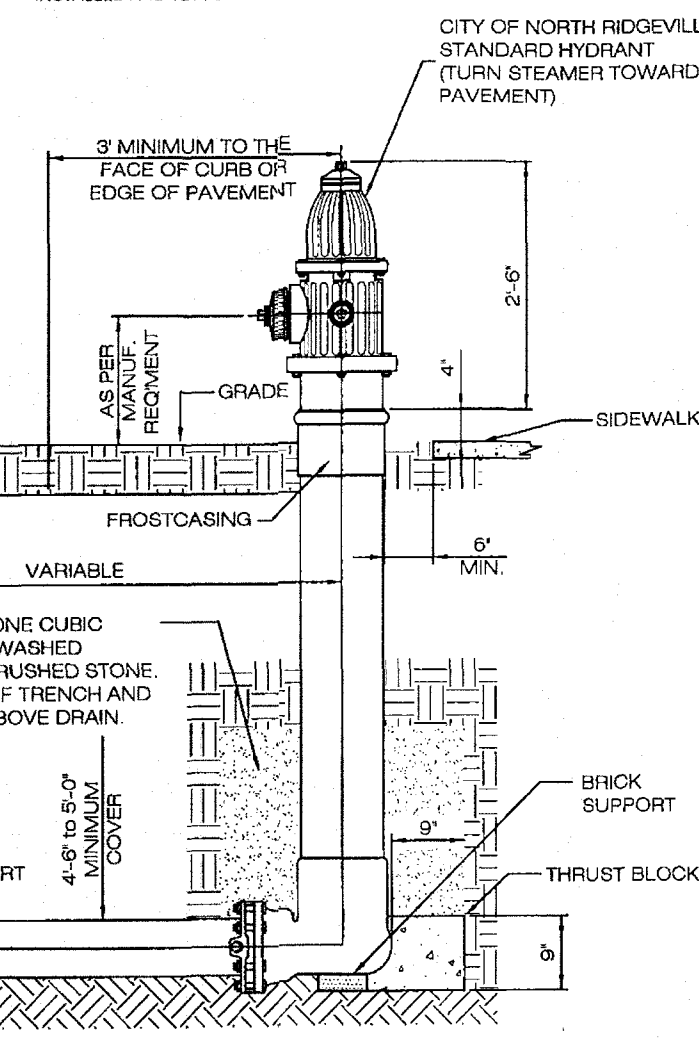


MISCELLANEOUS DETAILS
for
RIDGEFIELD HOMES SUBDIVISION 16
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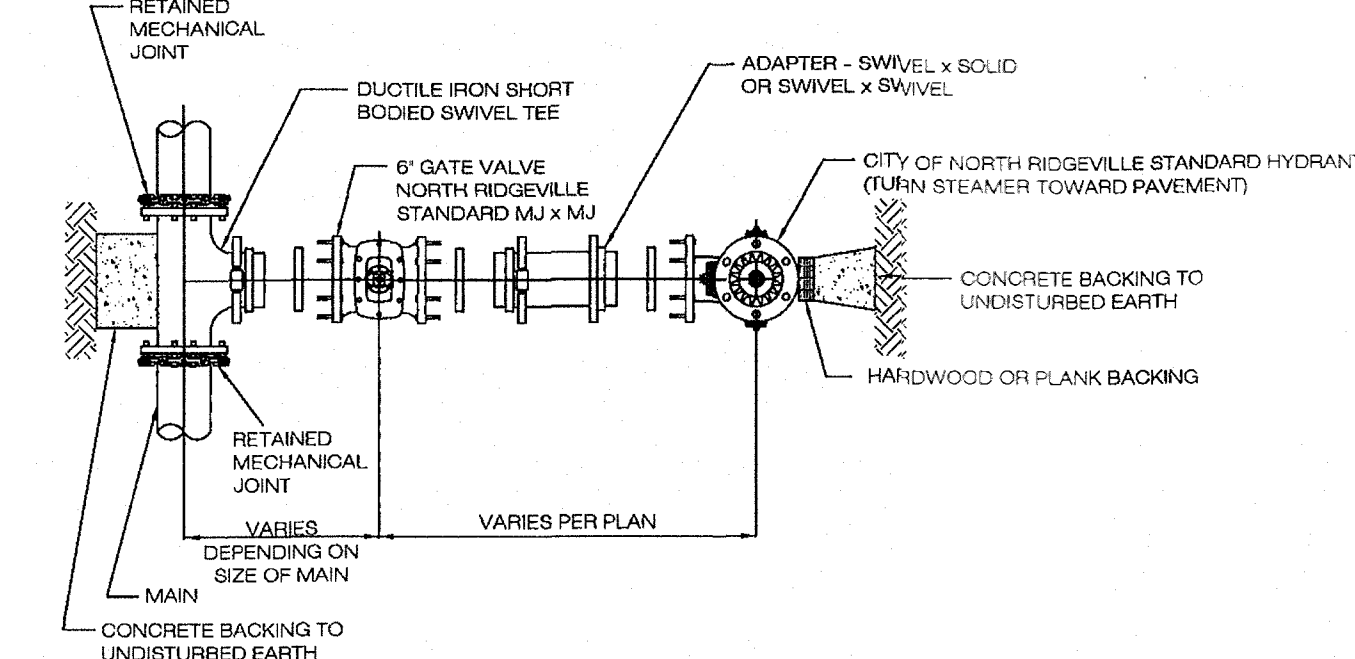
DATE: MAY 2020
SCALE: HOR. AS NOTED
SCALE: VER. N/A
JOB No. 19E31
SHEET 11 OF 20

- NOTE:
1. THE CONTRACTOR SHALL FURNISH HYDRANT BRANCHES HAVING RETAINED MECHANICAL JOINTS INCLUDING HYDRANT SHOE. ALL MECHANICAL JOINTS SHALL HAVE FIELD APPLIED ONE (1) COAT OF BITUMASTIC PAINT. ALL MECHANICAL JOINTS SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C-105/A21.5-B CLASS "C" METHOD "B".
2. ALL BOLTS AND NUTS FURNISHED WITH RETAINED MECHANICAL JOINTS INCLUDING RETAINER OR WEDGE ACTION TYPE GLANDS SHALL BE COPPER BEARING DUCTILE IRON, OR EQUIVALENT HIGH STRENGTH, LOW ALLOY CORROSION RESISTANT STEEL.
3. ALL FIRE HYDRANTS AND VALVE BOXES SHALL BE SECURELY BRACED WHEN SET AND BACKFILLED. ALL FIRE HYDRANTS, VALVES, VALVE BOXES AND FITTINGS SHALL MEET THE LATEST STANDARD SPECIFICATIONS FOR CONSTRUCTING WATER MAINS AND APPURTENANCES OF THE CITY OF NORTH RIDGEVILLE WATER DEPARTMENT.
4. NORTH RIDGEVILLE STANDARD HYDRANT IS A MUELLER "SUPER CENTURY". HYDRANTS SHALL OPEN IN A COUNTER-CLOCKWISE DIRECTION.
5. HYDRANT SHALL BE FIELD PAINTED. (BARREL-RED, TOP WHITE).
6. THE FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF THE AWWA SPECIFICATIONS 2006, LATEST REVISION. THE HYDRANT SHALL HAVE TWO 2-1/2" HOSE NOZZLES AND ONE 4" STEAMER NOZZLE.
7. THE 2-1/2" NOZZLE SHALL HAVE THE NATIONAL STANDARD THREADS.
8. THE 4" NOZZLE SHALL HAVE CLEVELAND STANDARD THREADS.
9. THE HYDRANTS SHALL BE OF THE COMPRESSION TYPE WITH THE MAIN VALVE CLOSING AGAINST THE PRESSURE AND CLOSING WITH THE PRESSURE.

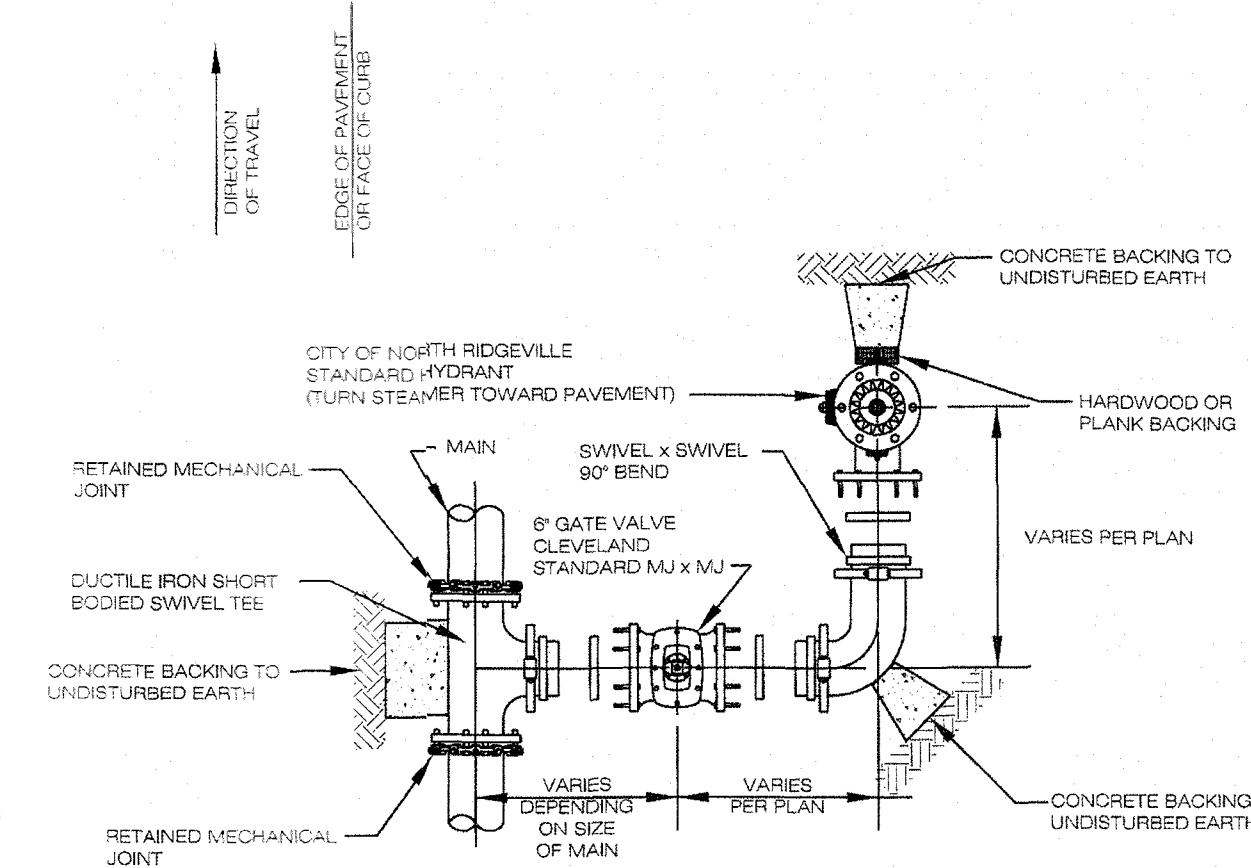


REV NO.	DATE	BY	DESCRIPTION
1	3/09	Cover	
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
GENERAL HYDRANT			
SCALE: NOT TO SCALE			WAT-1
DATE: 10/01/08 DRAWN BY: JAB/TEB			

- NOTE:
1. THE CONTRACTOR SHALL FURNISH HYDRANT BRANCHES HAVING RETAINED MECHANICAL JOINTS INCLUDING HYDRANT SHOE. ALL MECHANICAL JOINTS SHALL HAVE FIELD APPLIED ONE (1) COAT OF BITUMASTIC PAINT. ALL MECHANICAL JOINTS SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C-105/A21.5-B CLASS "C" METHOD "B".
2. ALL BOLTS AND NUTS FURNISHED WITH RETAINED MECHANICAL JOINTS INCLUDING RETAINER OR WEDGE ACTION TYPE GLANDS SHALL BE COPPER-BEARING DUCTILE IRON, OR EQUIVALENT HIGH STRENGTH, LOW ALLOY CORROSION RESISTANT STEEL.

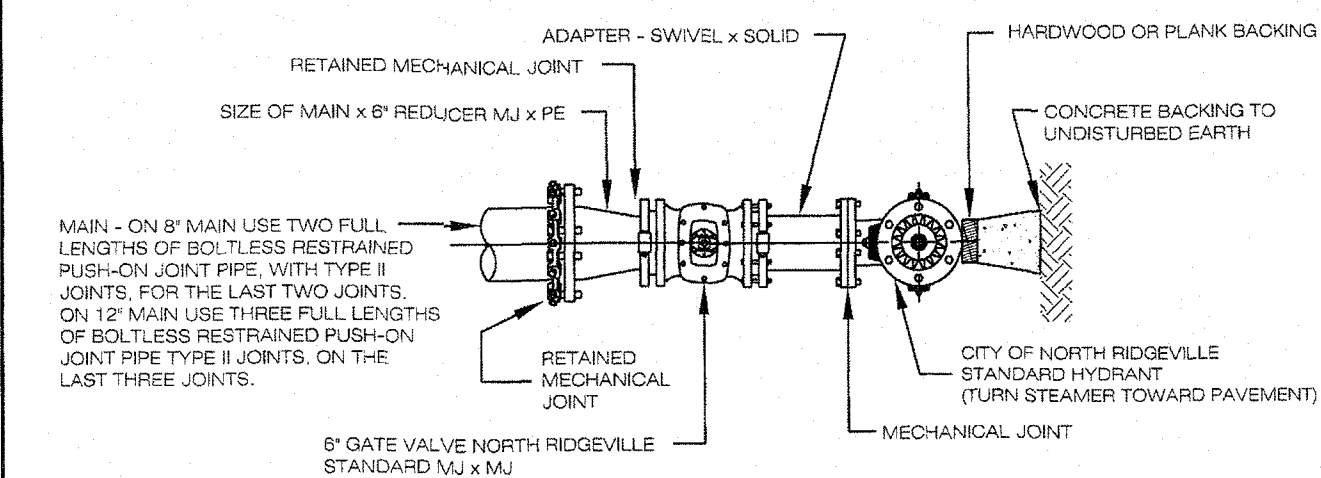


REV NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
HYDRANT TYPE A			
SCALE: NOT TO SCALE			WAT-2
DATE: 10/01/08 DRAWN BY: JAB/TEB			



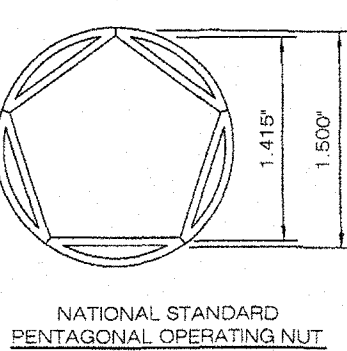
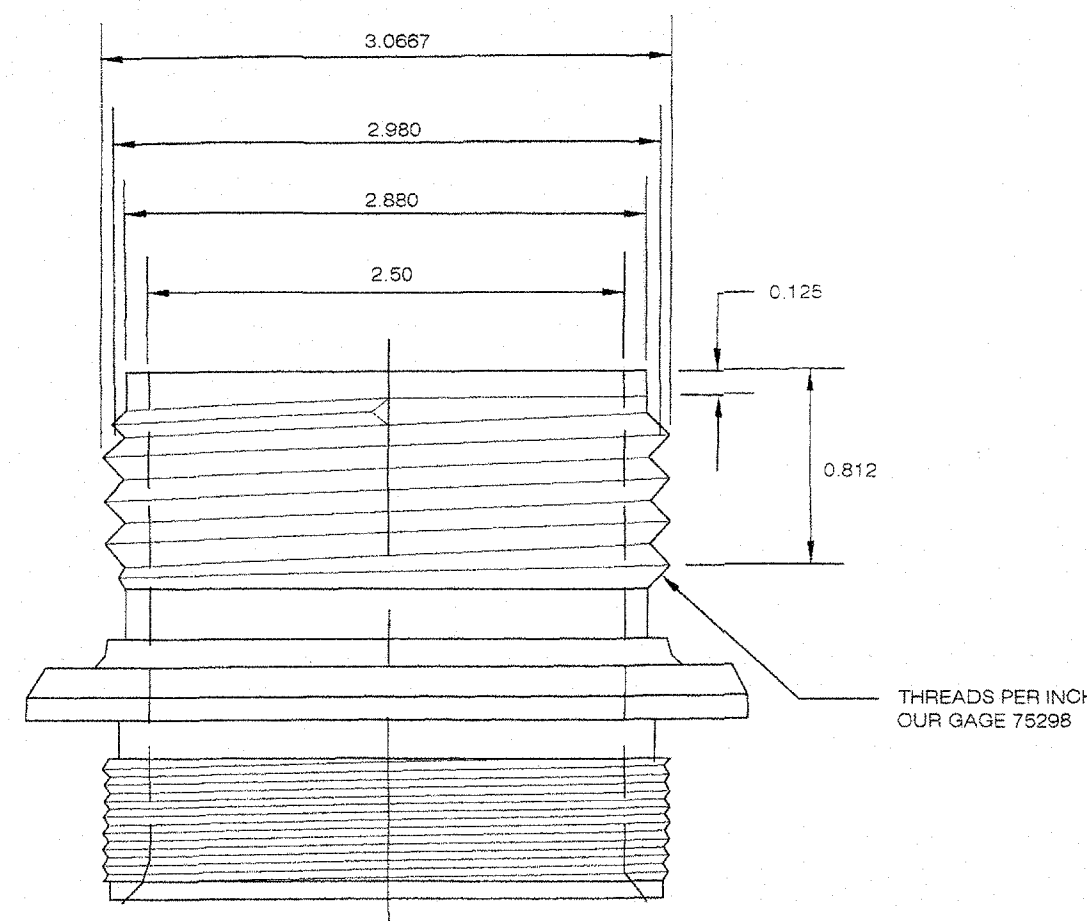
- NOTE:
1. IN LIEU OF SWIVEL BRANCH TEES AND ADAPTERS CONTRACTORS MAY FURNISH HYDRANT BRANCHES HAVING RETAINED MECHANICAL JOINTS INCLUDING HYDRANT SHOE. ALL MECHANICAL JOINTS SHALL HAVE FIELD APPLIED ONE (1) COAT OF BITUMASTIC PAINT. ALL MECHANICAL JOINTS SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C-105/A21.5-B CLASS "C" METHOD "B".
2. ALL BOLTS AND NUTS FURNISHED WITH RETAINED MECHANICAL JOINTS INCLUDING RETAINER OR WEDGE ACTION TYPE GLANDS SHALL BE COPPER-BEARING DUCTILE IRON, OR EQUIVALENT HIGH STRENGTH, LOW ALLOY CORROSION RESISTANT STEEL.

REV NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
HYDRANT TYPE B			
SCALE: NOT TO SCALE			WAT-3
DATE: 10/01/08 DRAWN BY: JAB/TEB			



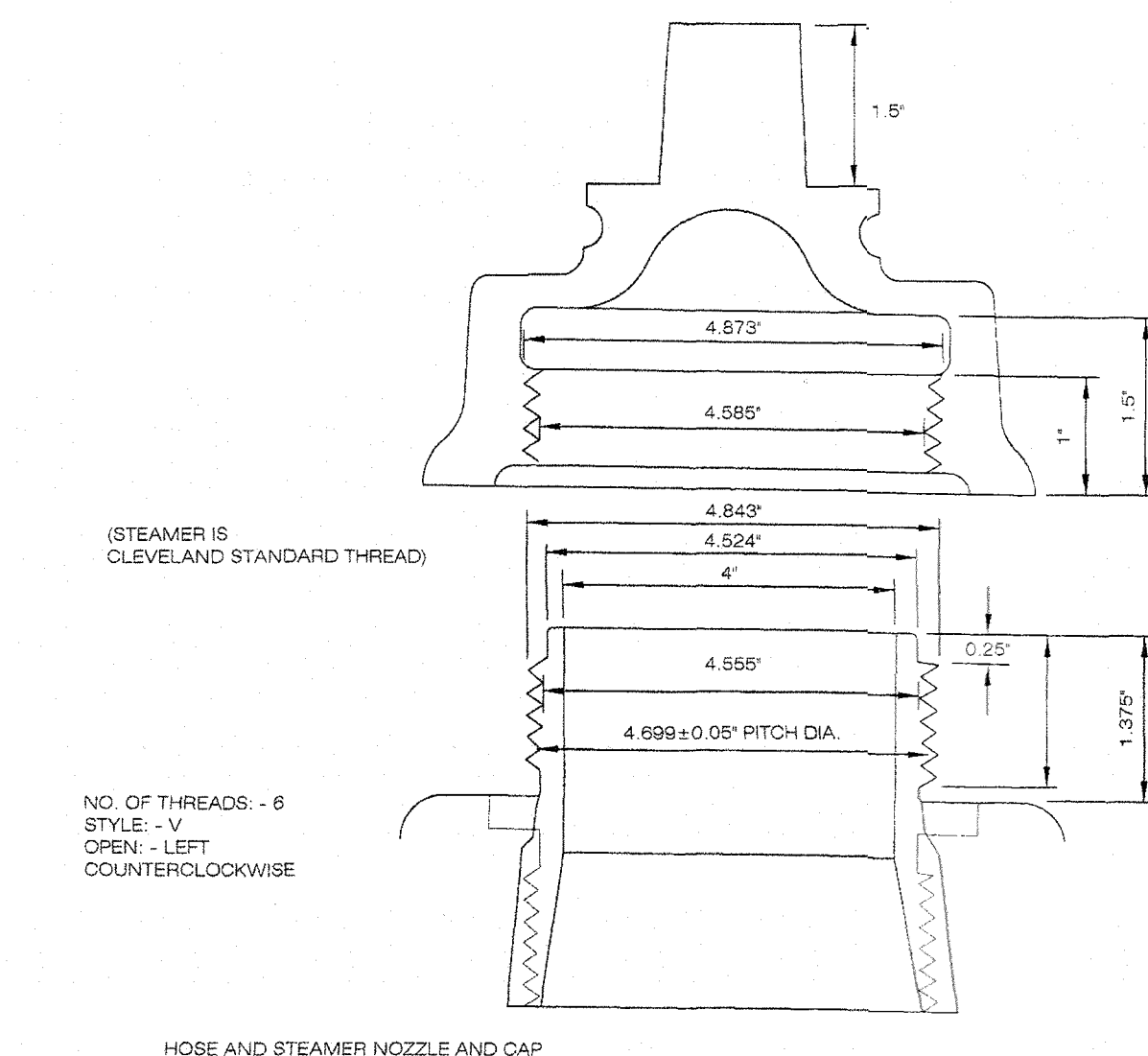
- NOTE:
1. THE CONTRACTOR SHALL FURNISH HYDRANT BRANCHES HAVING RETAINED MECHANICAL JOINTS INCLUDING HYDRANT SHOE. ALL MECHANICAL JOINTS SHALL HAVE FIELD APPLIED ONE (1) COAT OF BITUMASTIC PAINT. ALL MECHANICAL JOINTS SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C-105/A21.5-B CLASS "C" METHOD "B".
2. ALL BOLTS AND NUTS FURNISHED WITH RETAINED MECHANICAL JOINTS INCLUDING RETAINER OR WEDGE ACTION TYPE GLANDS SHALL BE COPPER-BEARING DUCTILE IRON, OR EQUIVALENT HIGH STRENGTH, LOW ALLOY CORROSION RESISTANT STEEL.

REV NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
HYDRANT TYPE C			
SCALE: NOT TO SCALE			WAT-4
DATE: 10/01/08 DRAWN BY: JAB/TEB			



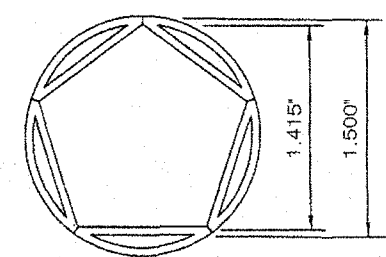
(2-1/2" IS NATIONAL STANDARD THREAD)
HOSE NOZZLES 2.5" THREADS
3-1/16" O.D. 7-1/2" THREADS
PER INCH

REV NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
2-1/2" HOSE NOZZLE HYDRANT CONNECTION			
SCALE: NOT TO SCALE			WAT-5
DATE: 10/01/08 DRAWN BY: JAB/TEB			



NO. OF THREADS - 8
STYLE - V
OPEN - LEFT
COUNTERCLOCKWISE

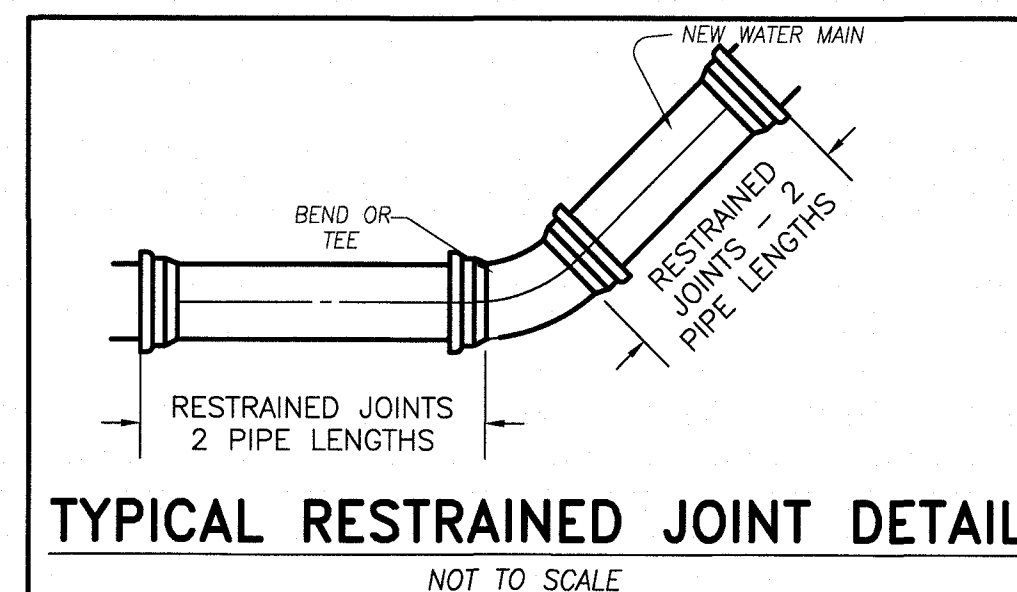
NATIONAL STANDARD
PENTAGONAL OPERATING NUT



REV NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
4" PUMPER NOZZLE HYDRANT CONNECTION			
SCALE: NOT TO SCALE			WAT-6
DATE: 10/01/08 DRAWN BY: JAB/TEB			

GENERAL WATER NOTES

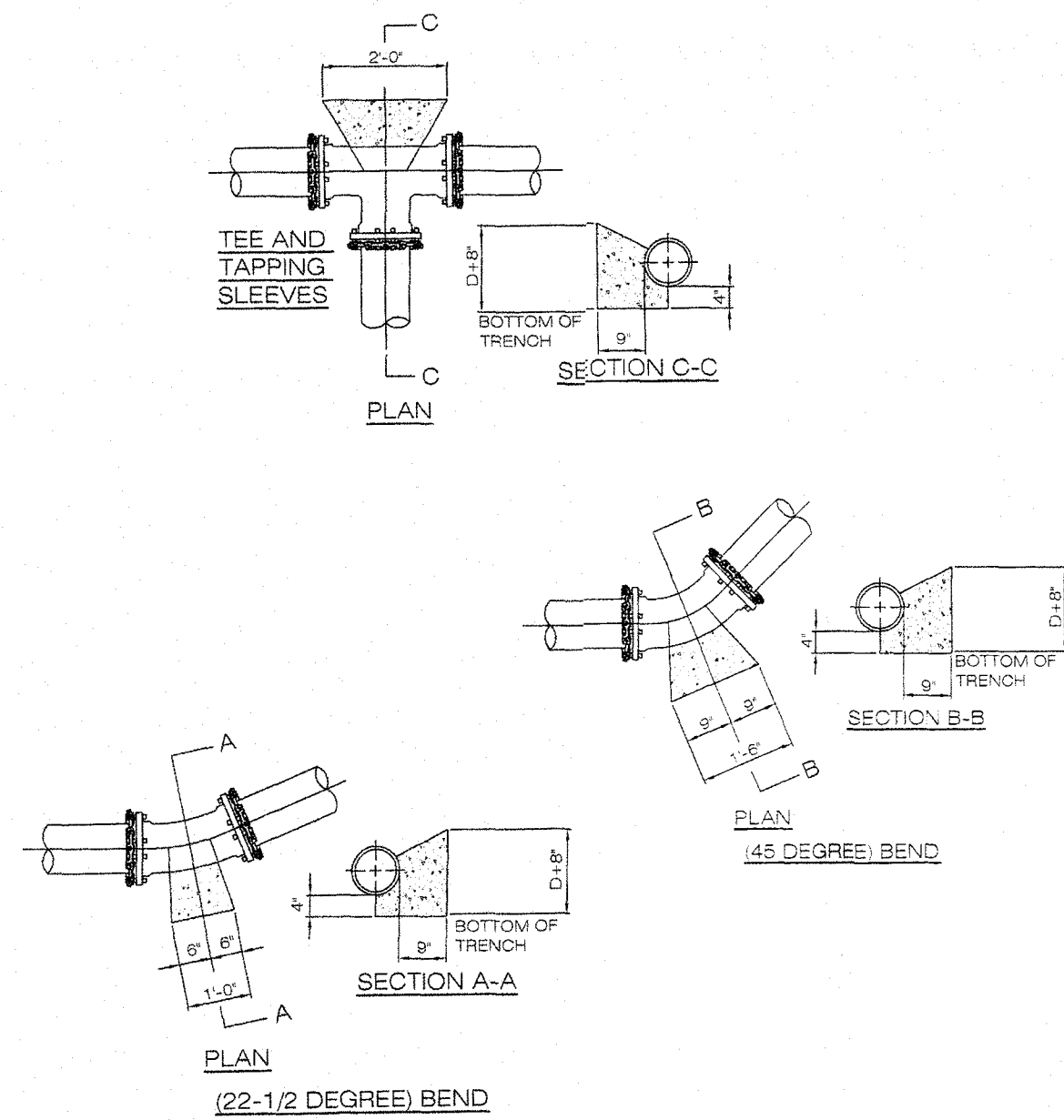
- ALL HYDRANT ASSEMBLIES INCLUDING VALVE, BRANCH TEE, OUTLET, PIPE, ANY NECESSARY OFFSETS AND APPROVED HYDRANT SHALL BE NOMINAL SIX (6) INCH SIZE.
- MINIMUM DEPTH OF WATER MAIN COVER SHALL BE FOUR FEET SIX INCHES (4'-6") BELOW ESTABLISHED GRADE.
- ALL WATER MAIN TRENCHES AND EXCAVATIONS UNDER EXISTING OR FUTURE PAVEMENT, SIDEWALKS, OR DRIVES SHALL BE BACKFILLED WITH Limestone SCREENINGS PER D.O.T. ITEM 304.
- PRESSURE TESTING OF WATER MAINS, WHERE THEY CONNECT TO AN EXISTING WATER MAIN TO TEST, RESULTING IN FAILURE OF TEST OR ANY DAMAGE TO EXISTING WATER MAIN FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTORS ATTENTION IS DIRECTED TO THE PROVISIONS RELATED TO PUBLIC IMPROVEMENTS IN SECTION 163.64 OF THE OHIO REVISED CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING OHIO UTILITIES PROTECTION SERVICE (O.U.P.S.) AT 1-800-362-2784 AND THOSE OWNERS OF UNDERGROUND UTILITIES IN THE VICINITY OF ANY WORK.
- ALL WATER SERVICE CONNECTIONS SHALL BE LAID NOT LESS THAN FOUR FEET SIX INCHES (4'-6") BELOW ESTABLISHED STREET GRADE.
- HYDRANT INSTALLATION: THE CONTRACTOR IS RESPONSIBLE TO FACE ALL HYDRANT STEAMER NOZZLES TOWARD THE PAVEMENT, PRIOR TO TESTING AND CHLORINATION OF WATER MAINS.
- THE CITY OF NORTH RIDGEVILLE SHALL REQUIRE THAT THE CONTRACTOR SHALL TAKE ACTUAL FIELD MEASUREMENTS OF THE MAIN DURING INSTALLATION AND SHALL FURNISH THE CITY ENGINEER OR HIS AUTHORIZED AGENT WITH RECORD PRINTS OF THE SAME.
- ALL WATER SERVICE CORPORATION BOXES, METER VAULTS, ETC. WILL BE INSTALLED IN GRASS AREAS.
- THE BUILDER/DEVELOPER/OR AGENT IS HEREBY NOTIFIED TO FURNISH SPACE AND ACCESS FOR WATER METER INSTALLATION IN BASEMENT OR LOWEST LEVEL OF SAID PREMISES. PIPING AND METER INSTALLATION WILL BE PER CITY OF NORTH RIDGEVILLE STANDARDS.
- NOT USED
- WIRE FOR READOMATIC INSTALLATION MUST BE RUN BY THE BUILDER/DEVELOPER.
- IN THOSE AREAS WHERE IT IS REQUIRED TO LOWER THE WATER MAIN TO CLEAR AN OBSTACLE AND THE COVER WILL BE GREATER THAN EIGHT (8) FEET, IT SHALL BE REQUIRED THAT BENDS BE INSTALLED TO BRING THE WATER MAIN UP TO THE STANDARD FOUR FEET SIX INCHES (4'-6") OF COVER.
- WHEN A WATER SERVICE CONNECTION IS DISTURBED OR DISCONNECTED DURING TRENCH OR SHEETING EXCAVATION, THE CONTRACTOR WILL REPLACE THE WATER CONNECTION WITH ALL NEW MATERIAL FROM THE CORPORATION SHUT-OFF TO THE CURB SHUT-OFF VALVE.
- THE CONTRACTOR SHALL USE SUITABLE BACKFILL MATERIAL AND SHALL COMPACT SUFFICIENTLY IN THOSE AREAS WHERE WATER MAINS AND SERVICE CONNECTIONS ARE EXPOSED.
- ALL WATER WORK REQUIRED WILL BE AT THE EXPENSE OF THE PROJECT AND SHALL CONFORM TO THE CITY OF NORTH RIDGEVILLE STANDARDS.
- ALL METAL FITTINGS, HYDRANTS, AND HYDRANT ASSEMBLIES SHALL BE POLY WRAPPED.



WATER NOTES & DETAILS for RIDGEFIELD HOMES SUBDIVISION 16 in the city of NORTH RIDGEVILLE, OHIO

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

DATE: APRIL 2020
SCALE: HOR. AS NOTED
SCALE: VER. N/A
JOB No. 19E31
SHEET 12 OF 20

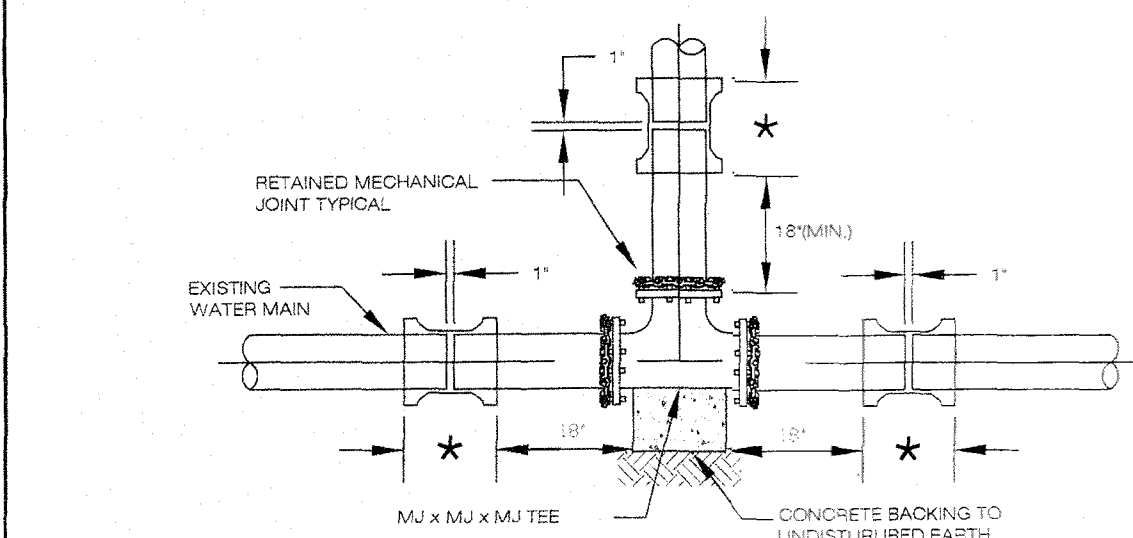


1. ALL DIMENSIONS SHOWN HEREON ARE MINIMUM; THRUST BLOCK SHALL BE POURED TO UNDISTURBED EARTH.
2. ALL CONCRETE FOR THRUST BLOCKS SHALL BE CLASS "C" HAVING 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
3. DO NOT COVER BOLTS WITH CONCRETE ON MECHANICAL JOINTS.
4. USE FORMS WHEN POURING CONCRETE TO MAINTAIN SHAPE AND DIMENSIONS OF THRUST BLOCKS.
5. MEGA-LUGS ARE AN ACCEPTABLE OPTION.

REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	WAT-7

Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRAWN BY: JAB/TEB
WAT-7

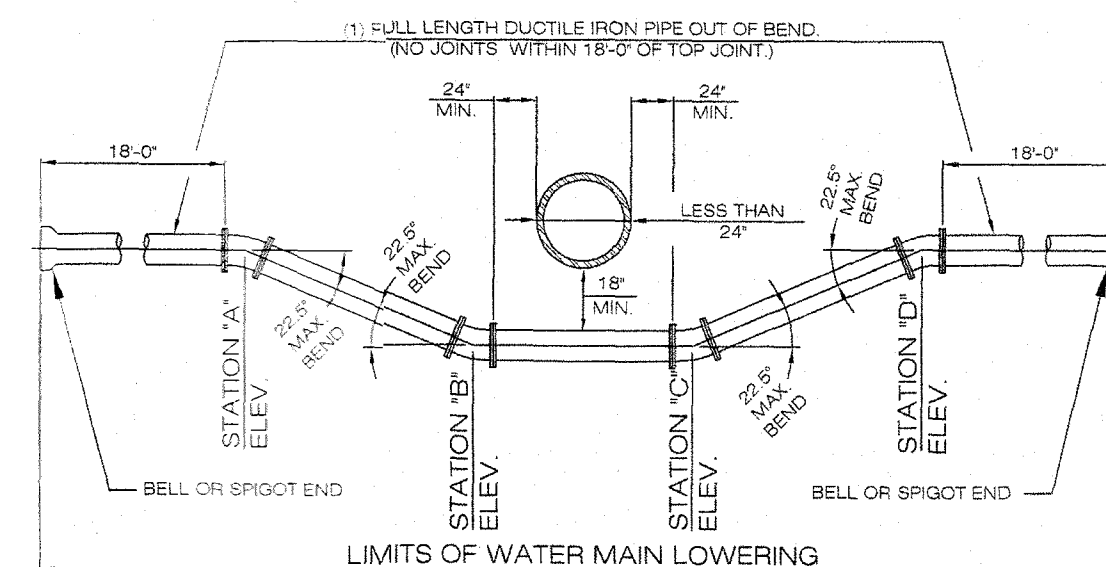


1. CONNECTION SHALL BE MADE WITH RETAINED MECHANICAL JOINT. SOLID SLEEVES (SHORT OR LONG PATTERN) DUCTILE IRON CLASS 350 OR CAST IRON CLASS 250 OR COMPRESSION COUPLINGS.
2. COMPRESSION COUPLINGS SHALL BE OF A GASKETED, SLEEVE TYPE WITH DIAMETERS TO PROPERLY FIT FLANGE END IRON PIPE. EACH COUPLING SHALL CONSIST OF ONE (1) MIDDLE RING, WITHOUT STOPS, TWO (2) FOLLOWER GLANDS, TWO (2) RUBBER-COMPOUND BRUSHING, WEDGE SECTION GASKETS, AND SUFFICIENT TRACKHEAD STAINLESS STEEL BOLTS AND NUTS (ASTM A276/A193/194, TYPE 304, EXTRA-HEAVY HEX) TO PROPERLY COMPRESS THE GASKETS.
3. MIDDLE RING AND FOLLOWER GLANDS SHALL BE OF EITHER STEEL OR DUCTILE IRON (ASTM A536).
4. THE COMPRESSION COUPLING SHALL BE WITHOUT STOPS AND BE RATED FOR A MINIMUM WORKING PRESSURE OF 250 PSI AND SHALL BE EQUAL TO THE PRESSURE STYLE NO. 58, 138 OR 162 (TRANSITION TYPE), OR SMITH-BLAIR 441 STRAIGHT AND TRANSITION COUPLINGS.
5. ALL BOLTS AND NUTS ON ALL MECHANICAL JOINTS, INCLUDING THOSE ON THE RETAINED TYPE, SHALL HAVE FIELD APPLIED ONE (1) COAT OF BUTYRATIC PAINTING FOLLOWED BY AN ENCASEMENT OF POLYETHYLENE WRAPPING IN ACCORDANCE WITH ANSI/AWWA C-105/A21 5-88, CLASS "C", METHOD "B".

REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	WAT-8

Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRAWN BY: JAB/TEB
WAT-8

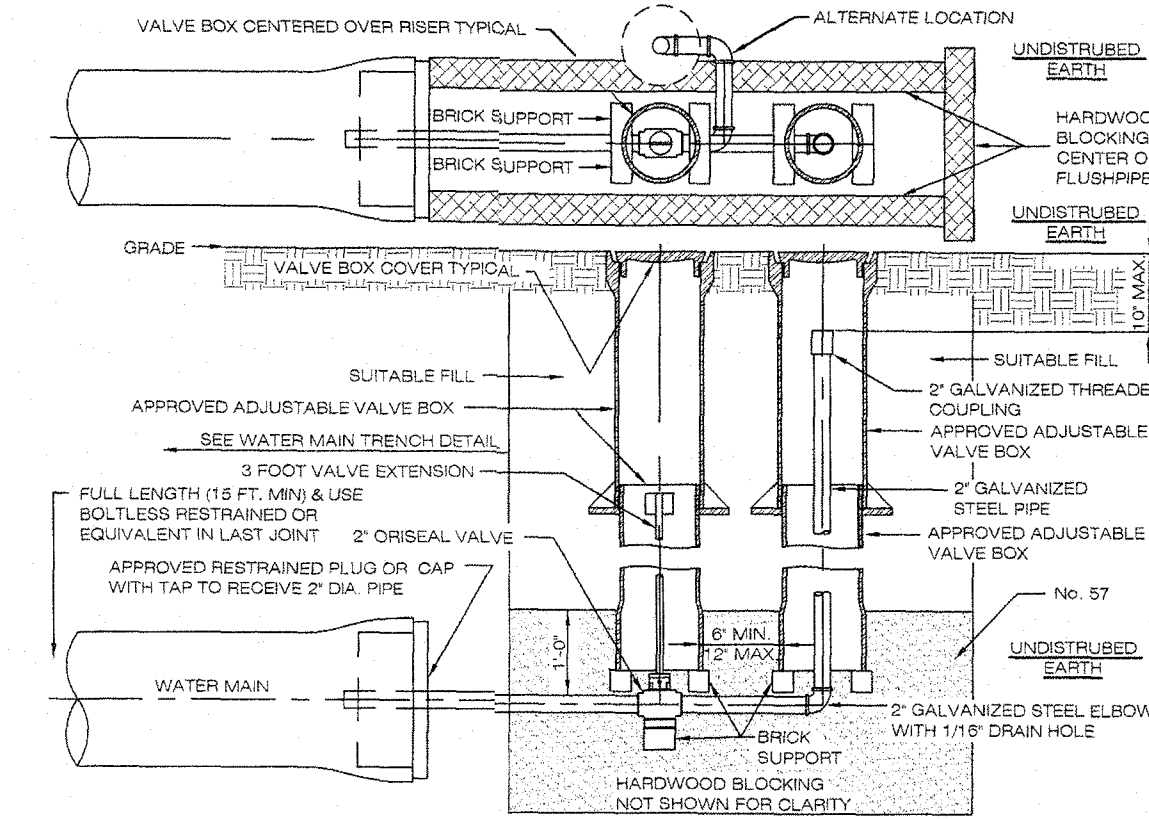


1. WATER MAIN SHALL BE DUCTILE IRON, MINIMUM CLASS 52, CEMENT LINED PUSH-ON JOINT PIPE WITH RETAINED MECHANICAL JOINT FITTINGS.
2. WHERE DEPTH OF LOWERING REQUIRES AN INTERMEDIATE JOINT BETWEEN STATIONS 18' & 24' AND/OR 24' & 36' THE ENTIRE LOWERING SHALL BE MADE WITH DUCTILE IRON, MINIMUM CLASS 52, CEMENT LINED PIPE AND DUCTILE IRON CLASS 52, CEMENT LINED FITTINGS ALL HAVING BOLTLESS RESTRAINED PUSH-ON JOINTS, TYPE 1.
3. WHERE LENGTH OF LOWERING UNDER OBSTRUCTIONS REQUIRES AN INTERMEDIATE JOINT ONLY BETWEEN STATIONS 18' & 24' AND PIPE JOINTS ARE AS INDICATED IN NOTE 1 ABOVE, THAT INTERMEDIATE JOINTS SHALL BE MADE WITH A BOLTLESS RESTRAINED PUSH-ON JOINT, TYPE 1.
4. WHERE LENGTH OF LOWERING UNDER OBSTRUCTIONS REQUIRES AN INTERMEDIATE JOINT ONLY BETWEEN 24' & 36' AND PIPE JOINTS ARE AS INDICATED IN NOTE 2 ABOVE, THAT INTERMEDIATE JOINTS SHALL BE MADE WITH A BOLTLESS RESTRAINED PUSH-ON JOINT, TYPE 1.

REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	WAT-9

Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

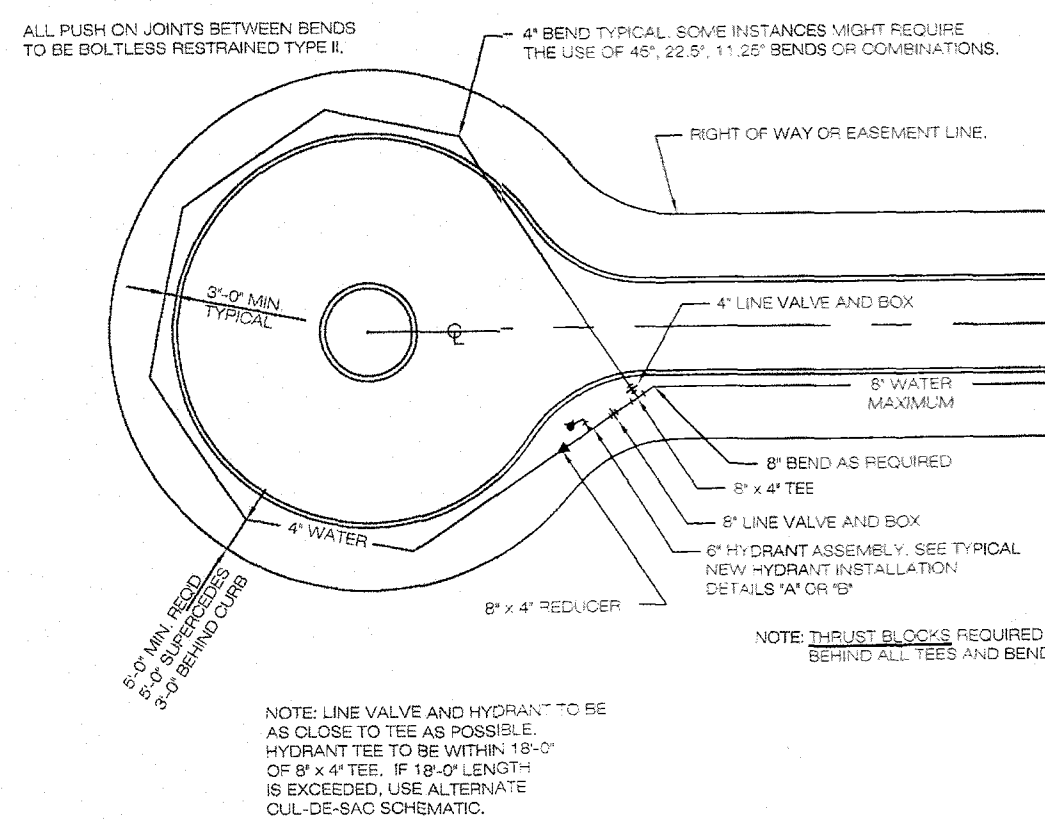
SCALE: NOT TO SCALE
DATE: 10/01/08 | DRAWN BY: JAB/TEB
WAT-9



REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	WAT-10

Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRAWN BY: JAB/TEB
WAT-10

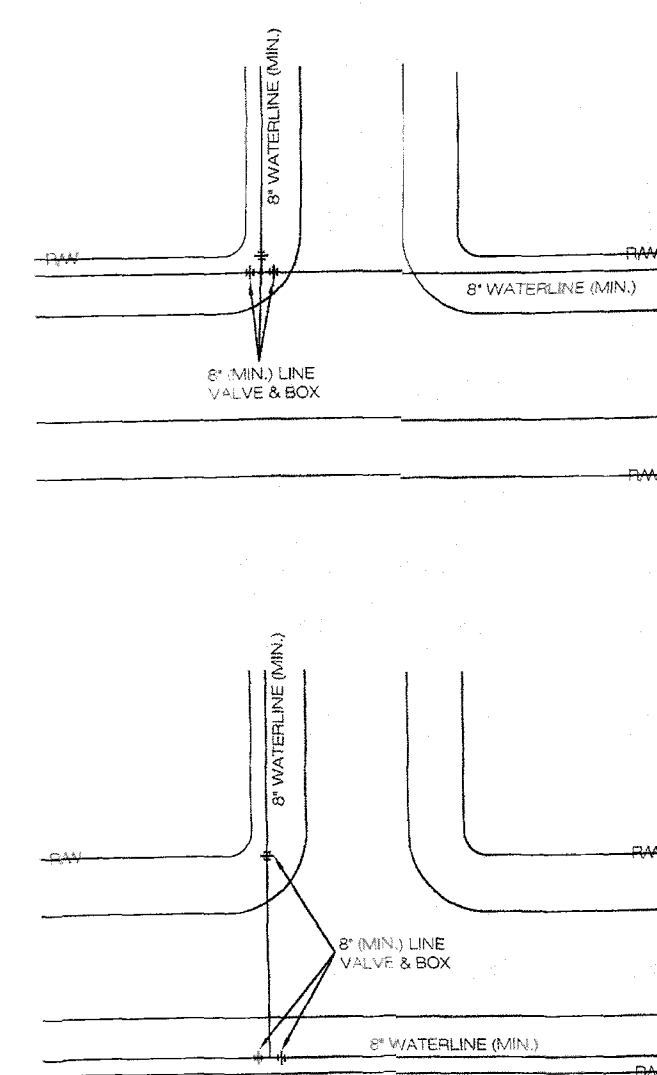


NOTE: LINE VALVES AND HYDRANT TO BE AS CLOSE TO TEE AS POSSIBLE. HYDRANT TEE TO BE WITHIN 1'-0" OF 8" x 4" TEE. IF 18'-0" LENGTH IS EXCEEDED, USE ALTERNATE CUL-DE-SAC SCHEMATIC.

REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	WAT-11

Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

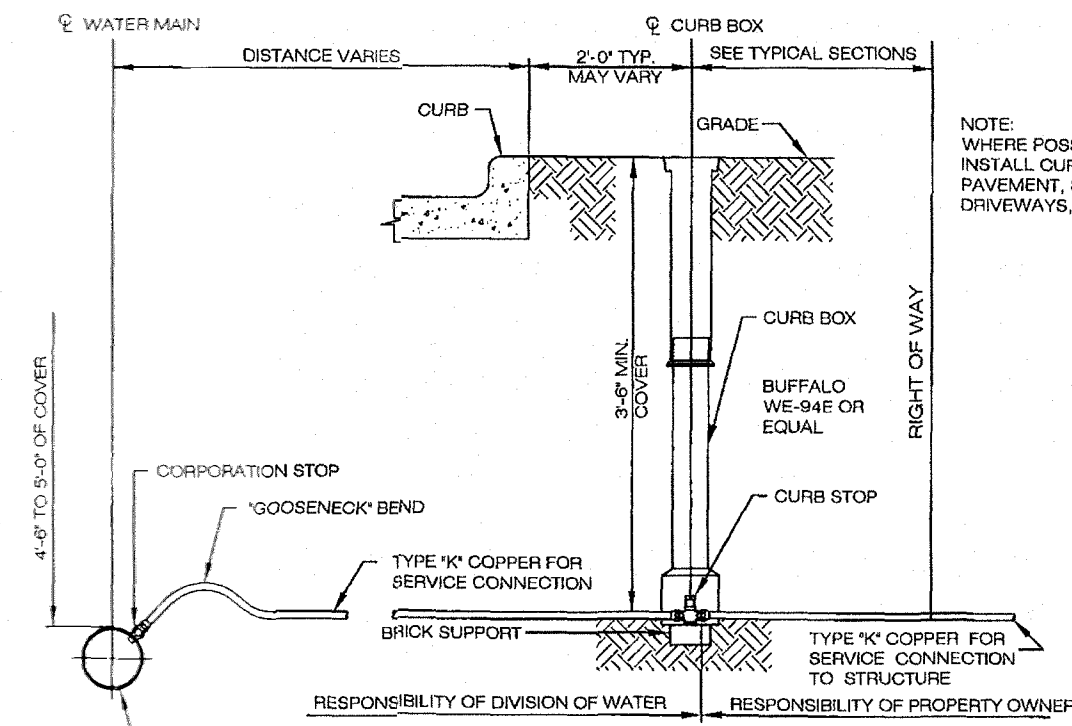
SCALE: NOT TO SCALE
DATE: 10/01/08 | DRAWN BY: JAB/TEB
WAT-11



REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	WAT-12

Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

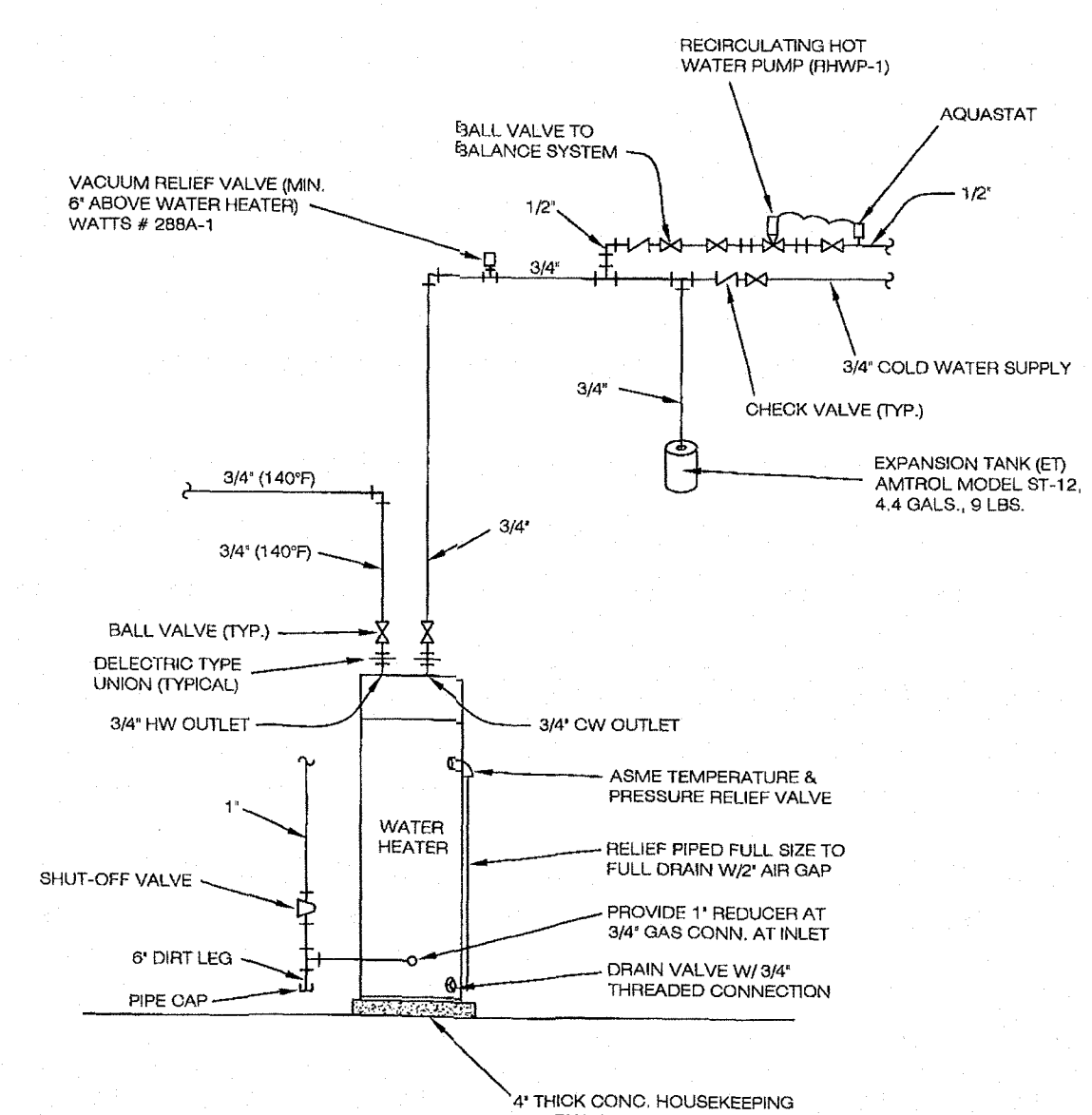
SCALE: NOT TO SCALE
DATE: 10/01/08 | DRAWN BY: JAB/TEB
WAT-12



REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	WAT-13

Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRAWN BY: JAB/TEB
WAT-13



REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	WAT-14

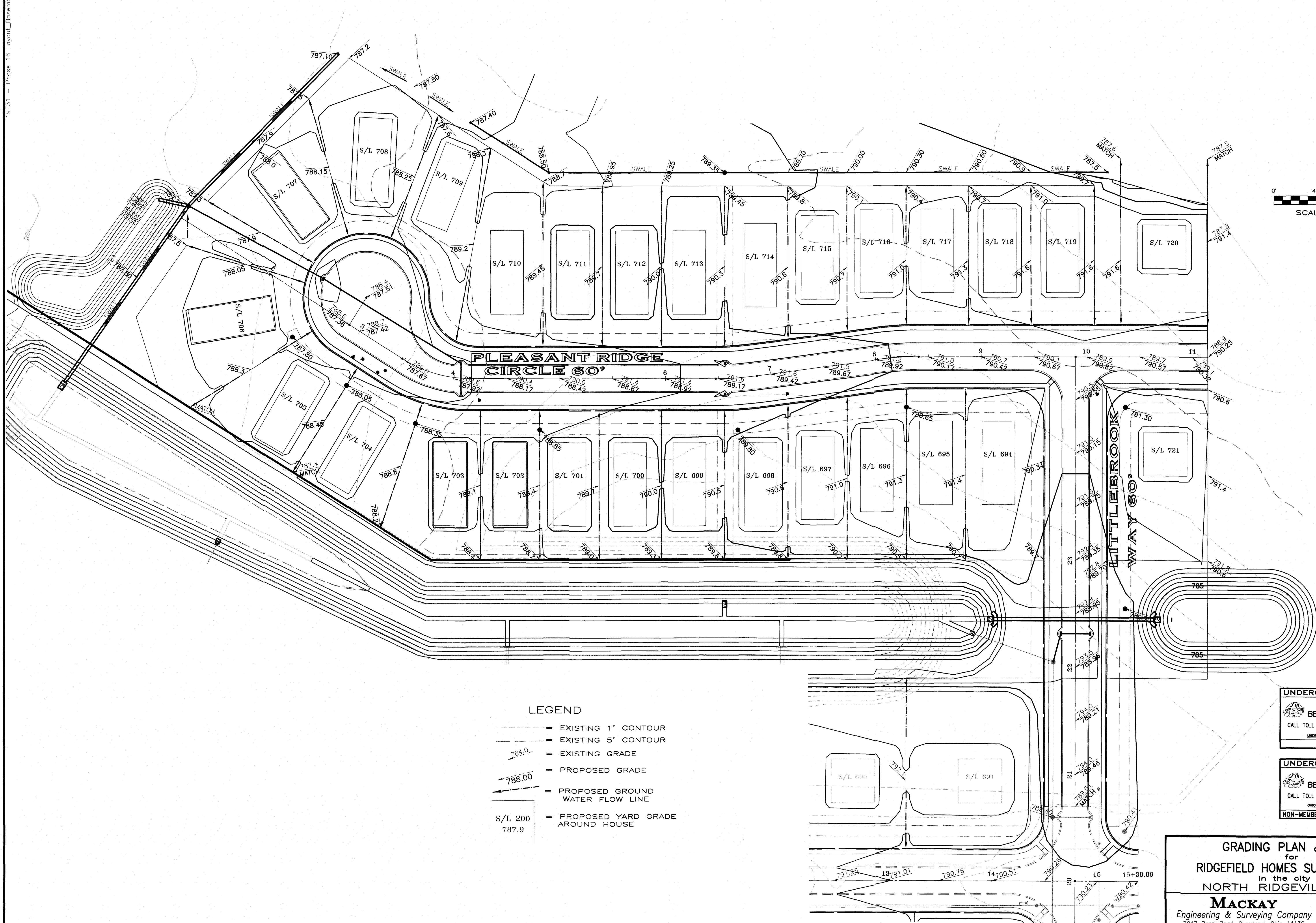
Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRAWN BY: JAB/TEB
WAT-14

WATER NOTES & DETAILS for RIDGEFIELD HOMES SUBDIVISION 16 in the city of NORTH RIDGEVILLE, OHIO

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

DATE: APRIL 2020
SCALE: HOR. AS NOTED
SCALE: VER. 1/4"=1'-0"
JOB No. 19E31
SHEET 13 OF 20



TEMPORARY SEDIMENT TRAP CALCULATIONS

DRAINAGE AREA = 3.21 AC.
DEWATERING ZONE: 67 CY/AC = 67(3.21) = 215.07 CY = 5807 CF
SEDIMENT STORAGE ZONE: 1000 CF/AC = 1000(3.21) = 3210 CF

SEDIMENT STORAGE ZONE PROVIDED:			
STAGE	AREA(SF)	VOLUME(CF)	ACCUMULATED VOLUME(CF)
780.9	0		
781	2,256	226	226
782	3,325	2,636	2,862
782.5	3,881	1,802	4,664

DEWATERING ZONE PROVIDED:			
STAGE	AREA(SF)	VOLUME(CF)	ACCUMULATED VOLUME(CF)
782.5	3,881		
783	4,451	2,083	2,083
784	5,633	5,042	7,125

PRINCIPAL SPILLWAY WEIR @ 784
EMERGENCY SPILLWAY @ 785.5

EMERGENCY STORAGE PROVIDED:			
STAGE	AREA(SF)	VOLUME(CF)	ACCUMULATED VOLUME(CF)
784	5,633		
785	6,872	6,253	6,253
785.5	7,513	3,596	9,849

DRAWDOWN TIME:

$$Q = (h^{0.667} \cdot L) / [(W/D) + 25 + W^2]^{0.5}$$

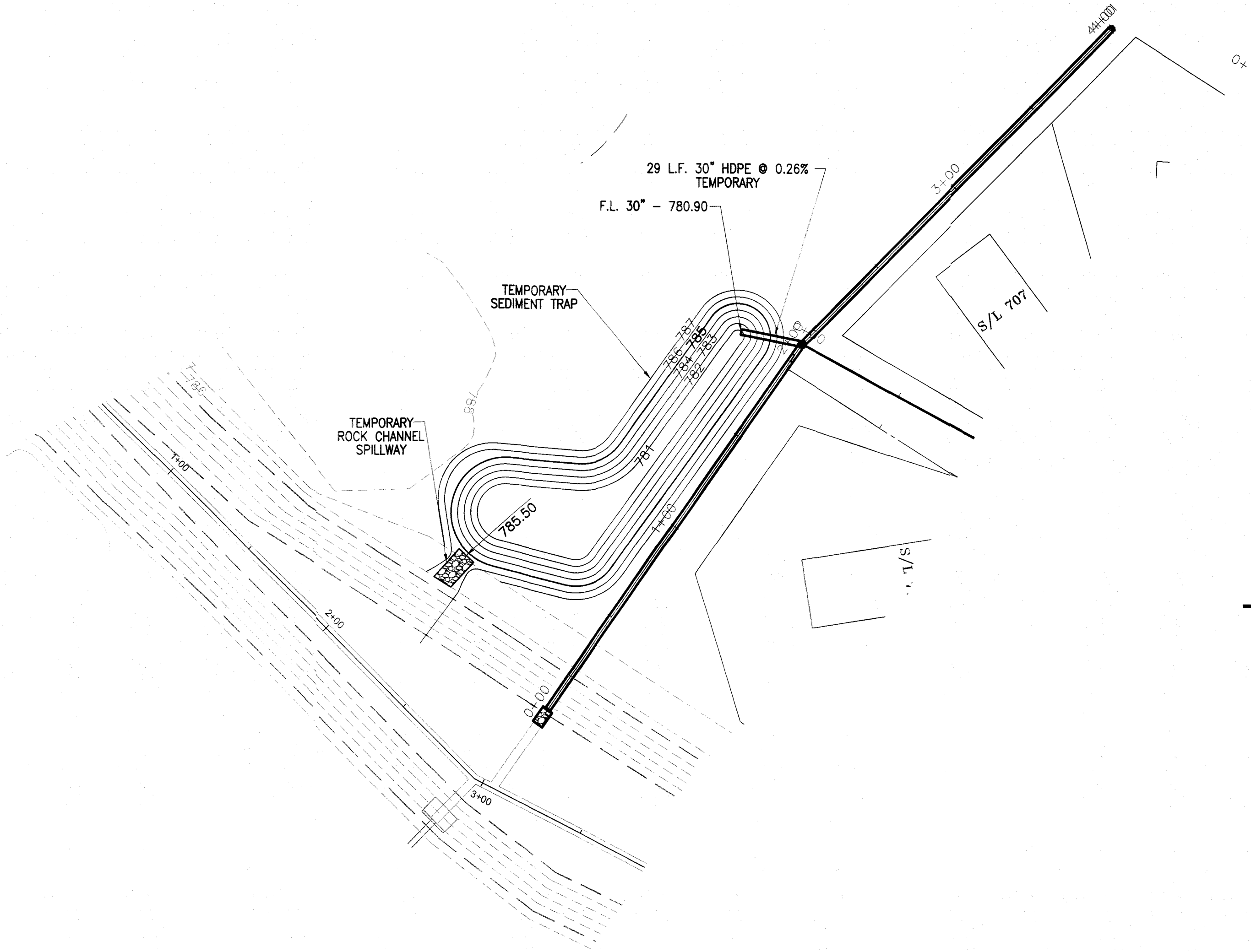
Q = TOTAL FLOW THROUGH STONE (cfs)
h = DEPTH OF FLOW MEASURED FROM INVERT OF THE STONE OUTLET TO THE CREST OF EMERGENCY SPILLWAY (ft.) = 3.0 ft.
W = AVERAGE WIDTH OF WEIR (ft.) = 9 ft.
L = LENGTH OF WEIR (ft.) = 1.5 ft.
D = AVERAGE STONE DIAMETER (ft.) = 0.04 ft.

$$Q = (3.0^{0.667} \cdot 1.5) / [(9/0.04) + 25 + 9^2]^{0.5}$$
$$Q = 0.291 \text{ cfs}$$

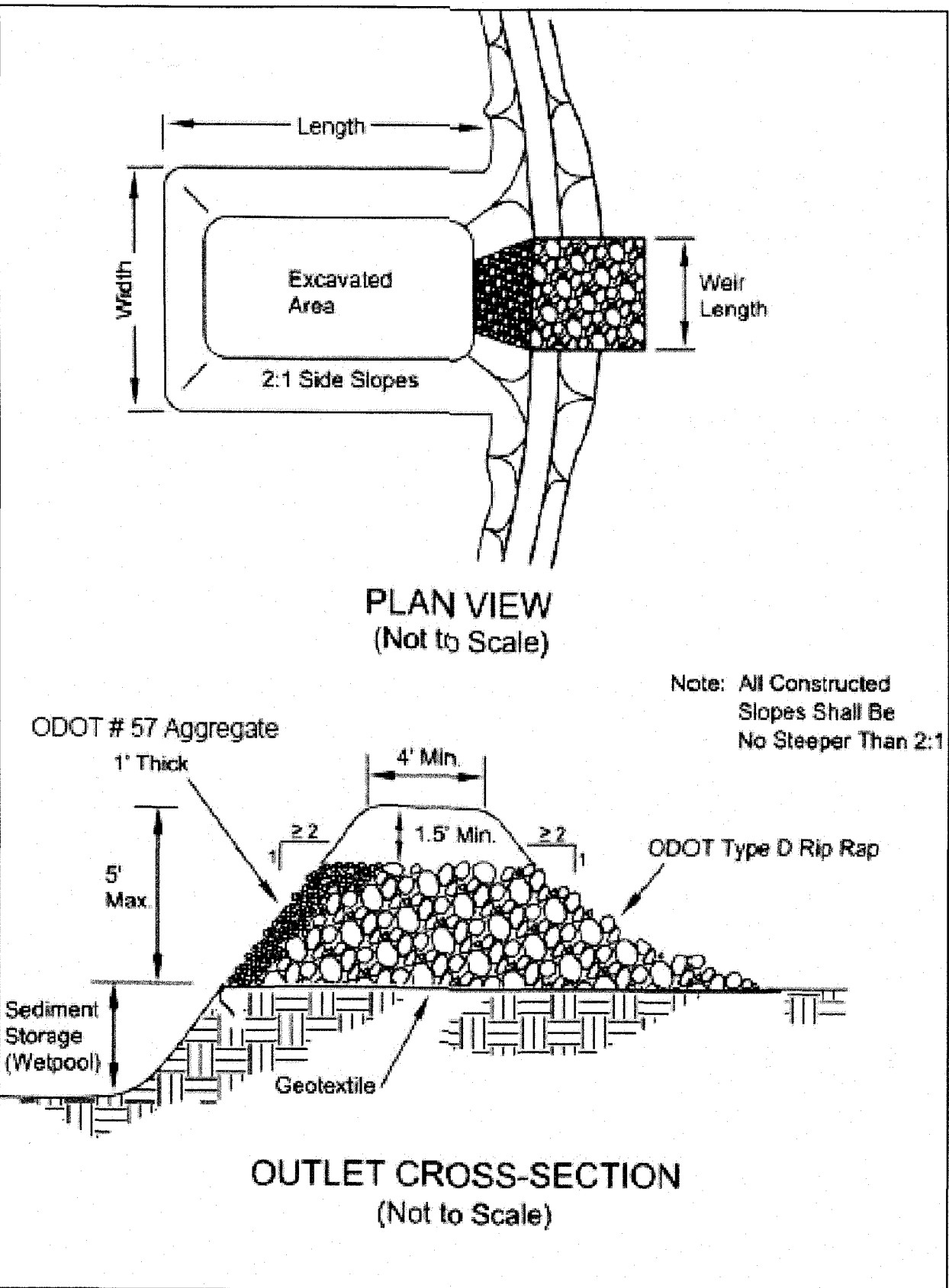
$$T_d = V/Q$$

$$T_d = (8,641 \text{ cf}) / 0.291 \text{ cfs}$$
$$T_d = 8.25 \text{ hours}$$

SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO THE TOP OF THE SEDIMENT STORAGE ZONE, ELEVATION = 782.5



Specifications
for
Sediment Trap



- Specifications for Sediment Traps
- Work shall consist of the installation, maintenance and removal of all sediment traps at the locations designated on the drawings.
 - Sediment traps shall be constructed to the dimensions specified on the drawings and operational prior to upslope land disturbance.
 - The area beneath the embankment shall be cleared, grubbed and stripped of vegetation to a minimum depth of six (6) inches. The pool shall be cleared as needed to facilitate sediment cleanout.
 - Fill used for the embankment shall be evaluated to assure its suitability and it must be free of roots or other woody vegetation, large rocks, organics or other objectionable materials. Fill material shall be placed in six (6) inch lifts and shall be compacted by traversing with a sheepfoot or other approved compaction equipment. Fill height shall be increased five (5) percent to allow for structure/foundation settlement. Construction shall not be permitted if either the earthfill or compaction surface is frozen.
 - The maximum height of embankment shall be five (5) feet. All cut and fill slopes shall be 2:1 (H:V) or flatter.
 - A minimum storage volume below the crest of the outlet of 67 cu. yd. for every acre of contributing drainage area shall be achieved at each location noted on the drawings with additional sediment storage volume provided below this elevation.
 - Temporary seeding shall be established and maintained over the useful life of the practice.
 - The outlet for the sediment trap structure shall be constructed to the dimensions shown on the drawings.
 - The outlet shall be constructed using the materials specified on the drawings. Where geotextile is used, all over-laps shall be a minimum of two (2) feet or as specified by the manufacturer, whichever is greater. All overlaps shall be made with the upper most layer placed last. Geotextile shall be keyed in at least 6" on the upstream side of the outlet.
 - Warning signs and safety fence shall be placed around the traps and maintained over the life of the practice.
 - After all sediment-producing areas have been permanently stabilized, the structure and all associated sediment shall be removed. Stable earth materials shall be placed in the sediment trap area and compacted. The area shall be graded to blend in with adjoining land surfaces and have positive drainage. The area shall be immediately seeded.

TEMPORARY SEDIMENT TRAP
for
RIDGEFIELD HOMES SUBDIVISION 16
in the city of
NORTH RIDGEVILLE, OHIO

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

DATE: MAY 2020
SCALE: HOR. 1" = 40'
SCALE: VER. 1" = 5'
JOB No. 19E31
SHEET 15 OF 20

CITY OF NORTH RIDGEVILLE SWP3 STANDARD GENERAL NOTES

NOTE: THIS SITE IS COVERED BY A
CONSTRUCTION SITE DISCHARGE PERMIT UNDER
OHIO EPA GENERAL PERMIT OHR100000.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

EROSION CONTROL SHALL CONSIST OF TEMPORARY CONTROL MEASURES AS DETAILED ON THE PLANS OR ORDERED BY THE GOVERNING AGENCY DURING THE LIFE OF THE CONTRACT TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH USE OF EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S).

TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS, THE LOCATION AND SIZE OF WHICH ARE DETAILED ON THE PLANS, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORK OPERATIONS. CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE NOT FORESEEN DURING DESIGN STAGE; THAT REQUIRE ADDITIONAL OR MODIFIED TEMPORARY OR PERMANENT BMP'S SHALL BE APPROVED BY THE CITY ENGINEER AND REFLECTED ON THE REVISED SWP'S.

SEDIMENT PONDS, SEDIMENT TRAPS, AND PERIMETER SEDIMENT CONTROLS, SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RE-ESTABLISHED WITH TEMPORARY VEGETATION. NO SEDIMENT CONTROLS SHALL BE PLACED IN A STREAM.

TRENCH DEWATERING OR GROUND WATER, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED TO STREAMS OR THE STORM SEWER SYSTEM.

THE SWP3, NOTES AND DETAILED DRAWINGS ARE INTENDED TO SERVE AS BASIC GUIDELINES. ALL EROSION CONTROL PRACTICES SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE ODNR RAINWATER AND LAND DEVELOPMENT MANUAL.

ADDITIONAL EROSION CONTROL BMP'S MAY BE MANDATED BY THE GOVERNING AGENCY AT ANY TIME DURING THIS PROJECT AS UNFORESEEN SITUATIONS MAY ARISE THAT WARRANT FURTHER EROSION AND SEDIMENT CONTROL PRACTICES.

CLEARING AND GRUBBING

AREAS OF CLEARING AND GRADING SHALL BE CLEARLY MARKED ON THE SITE WITH SIGNAGE, FLAGGING AND/OR ORANGE CONSTRUCTION FENCING.

THE CONTRACTOR SHALL LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY EXCAVATION, BORROW, AND FILL OPERATIONS AND PROVIDE IMMEDIATE PERMANENT OR TEMPORARY CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, WETLANDS OR OTHER AREAS OF WATER IMPOUNDMENT.

CONSTRUCTION ENTRANCE

A STORED CONSTRUCTION ENTRANCE SHALL BE INSTALLED FOR ALL INGRESS & EGRESS TO THE SITE. THE MINIMUM DIMENSIONS OF THE DRIVE SHALL BE 20 FT. WIDE AND 50 FT. LONG. THE STONE SHALL BE 8 INCHES DEEP WITH AN UNDERLAIN GEOTEXTILE FABRIC. THE DRIVE SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRUBBING. SEDIMENTS SHALL BE REMOVED FROM THE ROADWAYS DAILY.

STABILIZATION

PERMANENT AND TEMPORARY STABILIZATION ARE DEFINED IN PART VII OF THE OEPA AUTHORIZATION FOR FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
~~OHIO EPA PERMIT NO. OH080003 EFFECTIVE DATE 4/21/08 EXPIRATION DATE 4/20/13 DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES BELOW.~~

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY AREA THAT WILL BE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREA WITHIN 50 FT. 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 WITHIN THAT AREA

TEMPORARY SEEDING

SEEDING AREAS SHALL BE INSPECTED AND WHERE THE SEED HAS NOT PRODUCED 80% COVER SHALL BE RESEED AS NECESSARY BY THE CONTRACTOR. AREAS SHALL BE STABILIZED WITH STRAW MULCH WHEN CONDITIONS PROHIBIT SEEDING.

STRAW MULCHING SHALL BE APPLIED AT A RATE 2-3 STANDARD 45 LB. BALES PER 1000 SQ.FT. OF DISTURBED AREA OR 2 TONS PER ACRE. ALL HYDROSEEDING MUST BE STRAW MULCHED ACCORDING TO THE ABOVE SPECIFICATIONS UNLESS IT IS WATERED WEEKLY.

ALL DETENTION PONDS, RETENTION PONDS, WATER QUALITY STRUCTURES, SEDIMENT PONDS, SEDIMENT TRAPS, EARTHEN DIVERSIONS OR EMBANKMENTS SHALL BE SEEDDED AND STRAW MULCHED WITHIN 7 DAYS OF COMPLETED CONSTRUCTION.

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY DISTURBED AREAS WITHIN 50 FT. OF A STREAM AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 21 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FT. OF STREAM	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S)
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO ONSET OF WINTER WEATHER (NOV.1) STRAW MULCH 2 TO 3 BALES PER 1000 SQ.FT. AND OR 2 TONS PER ACRE

PERMANENT STABILIZATION OF CONVEYANCE CHANNELS

OPERATORS SHALL UNDERTAKE SPECIAL MEASURES TO STABILIZE CHANNELS AND OUTFALLS AND PREVENT EROSION FLOWS. MEASURES MAY INCLUDE SEEDING, DORMANT SEEDING (AS DEFINED IN THE LATEST EDITION OF "ODNR RAINWATER AND LAND DEVELOPMENT MANUAL"), MULCHING, EROSION CONTROL MATTING, SODDING, RIPRAP NATURAL CHANNEL DESIGN WITH BIO ENGINEERING TECHNIQUES OR ROCK CHECK DAMS.

SOIL TRANSPORT ONTO PUBLIC ROADS

WHERE SOIL IS TRANSPORTED ONTO PUBLIC ROAD SURFACES, THE ROADS SHALL BE CLEANED THOROUGHLY BY EITHER SWEEPING OR SCRAPING AT THE END OF EACH WORK DAY OR MORE FREQUENTLY, IN ORDER TO ENSURE PUBLIC SAFETY. STREET WASHING SHALL NOT BE PERMITTED.

ERODIBLE MATERIAL RAMPS IN STREETS TO ENABLE EQUIPMENT TO CROSS CURBS SHALL BE PROPERLY REMOVED IMMEDIATELY AFTER USE.

SILT FENCE & DIVERSIONS

SHEET FLOW RUNOFF FROM DENUDEED AREAS SHALL BE INTERCEPTED BY SILT FENCE OR DIVERSIONS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED VIA SHEET FLOW. WHERE INTENDED TO PROVIDE SEDIMENT CONTROL, SILT FENCES SHALL BE PLACED ON A LEVEL CONTOUR. THE EPA PERMIT NO. OH0000003 DOES NOT PRECLUDE THE USE OF OTHER SEDIMENT BARRIERS DESIGNED TO CONTROL SHEET FLOW RUNOFF. SILT FENCE IS NOT PERMITTED TO BE USED FOR CONTROLLING CONCENTRATED SURFACEWATER FLOW (ONLY SHEET FLOW). STORMWATER DIVERSION PRACTICES SHALL BE USED TO KEEP RUNOFF AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHERE PRACTICAL. SUCH DEVICES, WHICH INCLUDE SWALES, DIKES OR BERMS, MAY RECEIVE FROM AREAS UP TO 10 ACRES.

INLET PROTECTION

INLET PROTECTION IS MANDATORY.

NON-SEDIMENT POLLUTANTS CONTROLS

NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORMWATER RUNOFF. ALL NECESSARY BMP'S MUST BE IMPLEMENTED TO PREVENT THE DISCHARGE OF NON-SEDIMENT POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS OF THE STATE. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATERS OF THE STATE. NO EXPOSURE OF STORMWATER TO WASTE MATERIALS IS RECOMMENDED.

TRENCH AND GROUND WATER CONTROL

THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS OF THE STATE RESULTING FROM DEWATERING ACTIVITIES. IF TRENCH OR GROUND WATERS CONTAIN SEDIMENT, IT MUST PASS THROUGH A SEDIMENT SETTLING POND OR OTHER EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE PRIOR TO BEING DISCHARGED FROM THE CONSTRUCTION SITE. ALTERNATIVELY, SEDIMENT MAY BE REMOVED BY SETTLING IN PLACE OR DEWATERING INTO A SUMP PIT, FILTER BAG OR COMPARABLE PRACTICE. GROUND WATER DEWATERING WHICH DOES NOT CONTAIN SEDIMENT OR OTHER POLLUTANTS ARE NOT REQUIRED TO BE TREATED PRIOR TO DISCHARGE, HOWEVER, CARE MUST BE TAKEN WHEN DISCHARGING GROUND WATER TO ENSURE THAT IT DOES NOT BECOME POLLUTANT-LADEN BY TRAVERSING OVER DISTURBED SOILS OR OTHER POLLUTANT SOURCES.

MAINTENANCE

ALL TEMPORARY AND PERMANENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UP SLOPE AREAS THEY CONTROL ARE PERMANENTLY STABILIZED. THE CONTRACTOR SHALL COMPLY WITH THE MAINTENANCE SCHEDULE INCLUDED IN THE APPROVED PLANS FOR THE PROPOSED EROSION CONTROLS. ~~A WRITTEN DOCUMENT CONTAINING THE SIGNATURES OF ALL CONTRACTORS AND SUB-CONTRACTORS INVOLVED IN THE IMPLEMENTATION OF THE BMP'S MUST BE MAINTAINED AS PROOF OF KNOWLEDGING THAT THEY REVIEWED AND UNDERSTAND THE CONDITIONS AND RESPONSIBILITIES OF THE SWP3.~~

INSPECTION

ALL STORMWATER CONTROLS ON THE SITE ARE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. A WRITTEN RECORD DOCUMENTATING THE RESULTS OF THESE INSPECTIONS MUST BE CREATED AND MAINTAINED WITH THE SWP3. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWP3 SHALL BE OBSERVED TO ENSURE THAT THOSE ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING.

WASTE DISPOSAL

CONTAINERS (e.g., DUMPSTERS, DRUMS) SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.

CLEAN HARD FILL

BRICKS, HARDENING CONCRETE, AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY, SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.

CONSTRUCTION & DEMOLITION DEBRIS

ALL CONSTRUCTION & DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE (ORC) 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN A OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE (OAC) 3745-20).

CONSTRUCTION CHEMICAL COMPOUNDS

AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.

EQUIPMENT FUELING & MAINTENANCE

EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.

A SPILL PREVENTION CONTROL AND COUNTERMEASURES

A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 880 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS, OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

CONCRETE WASH WATER

ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREAS.

CONTAMINATED SOILS

ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITIES OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).

SPILL REPORTING REQUIREMENTS

THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800-282-9378 AND THE LOCAL FIRE DEPARTMENT IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.

OPEN BURNING

OPEN BURNING IS NOT PERMITTED.

DUST CONTROLS/SUPPRESSANTS

USED OIL MAY NOT BE USED AS A DUST SUPPRESSANT. NO DUST SUPPRESSANT SHALL BE APPLIED NEAR CATCH BASINS, STORM SEWERS OR OTHER DRAINAGE WAYS.

STREAM CROSSINGS

STREAM CROSSINGS SHALL BE CONSTRUCTED ENTIRELY OF STONE, ROCK, OR CLEAN RECYCLED CONCRETE. SOIL OR EARTHEN MATERIAL MAY NOT BE USED. A 20 FT. STONE APRON ON EITHER SIDE OF THE STREAM SHALL BE CONSTRUCTED TO PREVENT LOCALIZED SEDIMENTATION. THE CHANNELBED AND BANKS SHALL BE RESTORED, AND ALL DISTURBED AREAS OF THE BANK WITHIN 50 FT. OF THE STREAM SHALL BE STABILIZED WITH SEED AND STRAW MULCH WITHIN 2 DAYS OF THE DISTURBANCE.

PERMITS

THIS SITE IS COVERED UNDER OHIO EPA CONSTRUCTION GENERAL PERMIT # OHR106932

THIS SITE IS COVERED UNDER OEPA / ARMY 401 /404 PERMIT # ---

STRUCTURAL BMP'S

~~PERMANENT BMP'S FOR POST-CONSTRUCTION TREATMENT OF STORMWATER (CONVERSION OF SEDIMENT LAND TO STORMWATER POND) SHALL NOT BE INSTALLED UNTIL 80% OF THE DISTURBED AREA IS STABILIZED.~~

SEEDING AND MULCHING

SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING IMMEDIATELY UPON COMPLETION OF EXCAVATION OR FILL, AND FINISHED GRADING IN ACCORDANCE WITH ITEM 659 OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER. THE FOLLOWING PRO-MIXTURE SHALL BE USED FOR SEEDING: 5-21 CERTIFIED KENTUCKY BLUE GRASS - 35% PENNLAWN FESCUE - 25% MANHATTEN II RYEGRASS - 40% FERTILIZER - 10#/1000 S.F. (12-12-12) MULCH - STRAW - 2 TONS/ACRE RESTORATION OF ALL DISTURBED AREAS SHALL IMMEDIATELY FOLLOW EXCAVATION AND GRADING OPERATIONS. DELAY IN RESTORATION SHALL NECESSITATE TEMPORARY EROSION CONTROL MEASURES APPROVED BY THE ENGINEER AND AT THE CONTRACTOR'S COST.

RIPARIAN BUFFERS

THE RIPARIAN BUFFER (SETBACK) FOR ALL MAJOR AND MINOR DITCHES SHALL BE MARKED IN THE FIELD WITH ORANGE CONSTRUCTION FENCING BY THE CONSTRUCTION SITE OPERATOR PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ENFORCEMENT

ALL DEVELOPMENT SITES ARE SUBJECT TO INSPECTIONS BY THE CITY OF NORTH RIDGEVILLE AUTHORIZED AGENT(S) UNDER THE DIRECTION OF THE A LICENSED PROFESSIONAL ENGINEER TO ENSURE COMPLIANCE WITH THE APPROVED SITE DEVELOPMENT PLAN OR SWM PLAN.

IF IT IS FOUND THAT THE OPERATIONS ARE BEING CONDUCTED IN VIOLATION OF THE APPROVED SITE DEVELOPMENT PLAN AND SWM PLAN, A STOP-WORK ORDER MAY BE ISSUED BY THE CITY OF NORTH RIDGEVILLE UNTIL THE IDENTIFIED VIOLATIONS CEASE.

AFTER ISSUANCE OF A STOP-WORK ORDER PROVIDED IN THE PARAGRAPH ABOVE, BUT BEFORE THE IMPOSITION OF ANY FINES, THE APPLICANT SHALL HAVE TWO (2) BUSINESS DAYS TO REQUEST A MEETING WITH THE CITY LAW DIRECTOR AND THE CITY ENGINEER TO SHOW CAUSE WHY THE WORK SHOULD NOT BE STOPPED.

FOLLOWING THE ISSUANCE OF A STOP-WORK ORDER, THE CITY OF NORTH RIDGEVILLE SHALL DETERMINE IF AND WHEN THE DEVELOPMENT MAY PROCEED. ANY DETERMINATION BY THE CITY OF NORTH RIDGEVILLE PURSUANT TO THIS SECTION IS A FINAL ORDER FOR THE PURPOSE OF JUDICIAL REVIEW.

VIOLATIONS

THE CITY OF NORTH RIDGEVILLE SHALL NOTIFY THE STORM WATER PERMITTEE OF ANY VIOLATIONS OBSERVED IN WRITING. SAID NOTICE SHALL INDICATE THE EXACT NATURE OF THE VIOLATIONS AND OTHER SPECIFIC CORRECTIONS WHICH ARE REQUIRED.

THE PERMITTEE SHALL COMPLY WITH THE TIMELINE FOR CORRECTIONS SPECIFIED BELOW. TIMELINE EXTENSIONS FOR ADVERSE WEATHER CONDITIONS MAY BE GRANTED UPON APPROVAL OF THE CITY ENGINEER.

NATURE OF VIOLATION:	NUMBER OF DAYS FROM INSPECTION TO CORRECT FUNCTIONING OF CONTROL PRACTICE:
SILT FENCE	WITHIN THREE (3) DAYS
OUTLET CONTROL STRUCTURE	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION WITHIN 50' OF DRAINAGE CHANNELS	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION FOR ALL OTHER DISTURBED AREAS	WITHIN THREE (3) DAYS
STABILIZED CONSTRUCTION ENTRANCE	WITHIN THREE (3) DAYS
PUMPING SEDIMENT-LADEN DISCHARGE INTO DRAINAGE CHANNEL	IMMEDIATELY UPON NOTICE
SEDIMENT SETTLING POND	WITHIN TEN (10) DAYS
ANY OTHER CONTROL PRACTICE NOT ADDRESSED IN THIS TABLE	WITHIN THREE (3) DAYS

PENALTIES SUBSEQUENT TO ISSUANCE OF STOP-WORK ORDER

SUBSEQUENT TO ISSUANCE OF A STOP-WORK ORDER, PENALTIES MAY BE IMPOSED ACCORDING TO THE CITY OF NORTH RIDGEVILLE CODIFIED ORDINANCE 1058.08(G)(1)(A), 1058.08(G)(1)(B) OR 1058.08(G)(1)(C).

REV. 11/22/16 OCTOBER 1, 2009

NOTES:

1. THE CONTRACTOR SHALL SUPPLY AN SWPPP SIGNED BY THE CONTRACTOR AND ALL OF HIS SUBCONTRACTORS TO THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT WITH A NOTE STATING: "THE UNDERSIGNED HAS BEEN INFORMED AND UNDERSTANDS THEIR ROLE AND RESPONSIBILITY IN COMPLYING WITH THIS STORM WATER POLLUTION PREVENTION PLAN:

DEVELOPER _____ SIGNATURE: _____ DATE: _____

CONTRACTOR _____ SIGNATURE: _____ DATE: _____

SUBCONTRACTOR _____ SIGNATURE: _____ DATE: _____

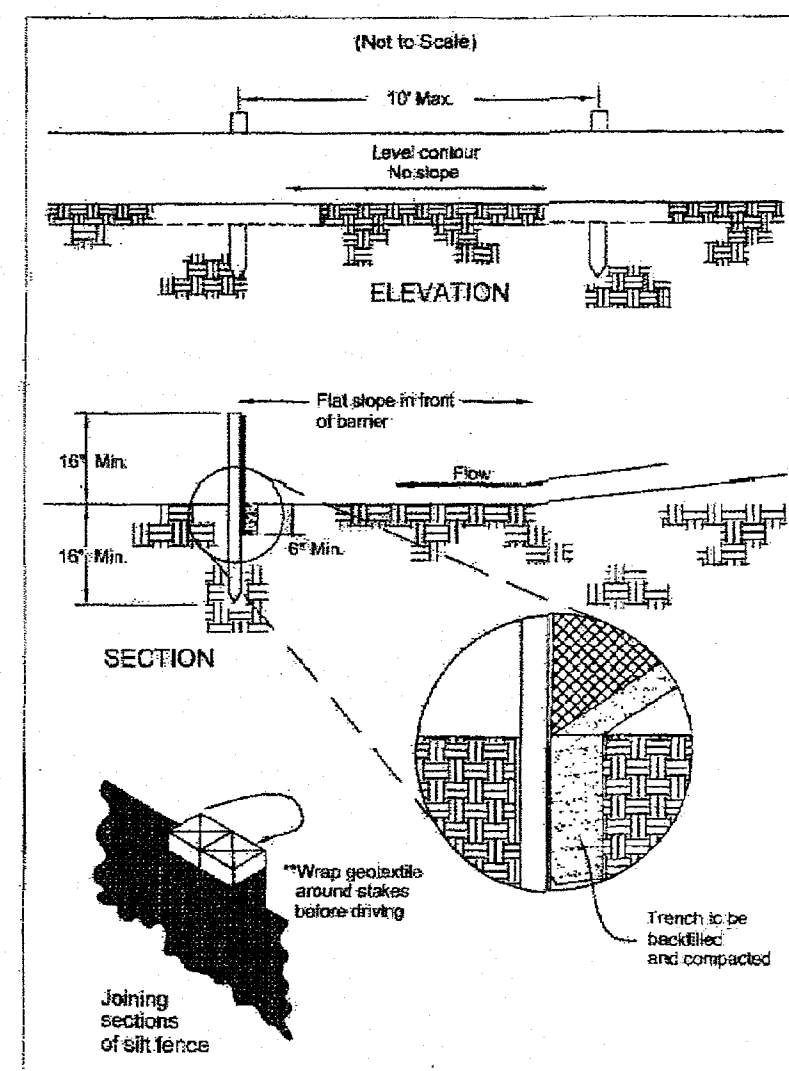
2. ANNUAL INSPECTION REPORTS FOR THE BASINS, PREPARED BY A REGISTERED ENGINEER WILL BE PROVIDED BY THE HOMEOWNERS ASSOCIATION TO THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.

SWPPP NOTES & DETAILS
for
RIDGEFIELD HOMES SUBDIVISION 16
in the city of
NORTH RIDGEVILLE, OHIO

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

DATE: MAY 2020
SCALE: HOR. N/A
SCALE: VER. N/A
JOB No. 19E31
SHEET 16 OF 20

Specifications for Silt Fence



Specifications for Silt Fence

- Silt fence shall be constructed before upslope bare disturbance begins.
- All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions that may carry small concentrated flows to the silt fence are dissipated along its length.
- Ends of the silt fences shall be brought up slope slightly so that water ponded by the silt fence will be prevented from flowing around the ends.
- Silt fence shall be placed on the firmest area available.
- Where possible, vegetation shall be preserved for 5 feet (or so much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
- The height of the silt fence shall be a minimum of 16 inches above the natural ground surface.
- The silt fence shall be placed in an excavated or sliced trench cut to a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine, slicing machine, or other suitable device that will ensure an adequately uniform trench depth.
- The silt fence shall be placed with the stakes on the downslope side of the geotextile. A minimum of 6 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
- Spacing between sections of silt fence shall be spaced equidistantly only if a support post with a minimum 3-in. overlap prior to driving into the ground, (see detail).
- Maintenance—Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under the fabric or around the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the layout of the silt fence shall be changed, 2) accumulated sediment shall be removed, or 3) other practices shall be installed.
- Silt fences shall be inspected after each rainfall and at least daily during a prolonged rainfall. The location of existing silt fences shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.

Settlement deposits shall be routinely removed when the disposal machine approximately one-half of the height of the silt fence.

Silt fences shall be inspected after each rainfall and at least daily during a prolonged rainfall. The location of existing silt fences shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.

Criteria for silt fence materials:

- Fence post—The length shall be a minimum of 32 inches. Wood posts will be 2-in. x 2-in., minimal dimensioned hardwood of equal quality. They shall be free of knots, splits and other visible imperfections, but will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to each wave/water loading.
- Silt fence fabric—See chart below.

Table 6.3.2 Minimum criteria for Silt Fence Fabric (2001, 2002)

PROPERTY	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs (53.6 N)	ASTM D 4032
Maximum Elongation at 50 lbs	50%	ASTM D 4032
Minimum Puncture Strength	50 lbs (22.0 N)	ASTM D 4583
Minimum Tear Strength	40 lbs (18.0 N)	ASTM D 4583
Apparent Covering Size	≤ 0.84 mm	ASTM D 4751
Minimum Permeability	1X10 ⁻² sec ⁻¹	ASTM D 4401
UV Exposure Strength Retention	70%	ASTM D 4385

INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
SILT FENCE			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRWN BY: JAB/TEB SWP-18			

CONSTRUCTION SEQUENCE

- INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE) AT PROJECT ENTRANCE POINT (PLEASANT RIDGE CIRCLE). ENTRANCE TO CONSIST OF 8" OF #1 AND #2 STONE OVER WOVEN GEOTEXTILE FABRIC (SEE DETAIL).
- INSTALL SILT FENCE AS SHOWN, INCLUDING SOIL STOCKPILE AREAS.
- CONSTRUCT TEMPORARY SEDIMENT BASIN C-2.
- STRIP TOPSOIL, BORROW CLAY, AND STOCKPILE AT DESIGNATED AREAS. UPON COMPLETION OF STOCKPILE, SEED AND MULCH WITH TEMPORARY SEEDING.
- COMPLETE MASS GRADING OF PROJECT.
- PERFORM TEMPORARY SEEDING AS NEEDED DURING WORK IN ACCORDANCE WITH THE VEGETATIVE STABILIZATION REQUIREMENTS.
- PERFORM BEST MANAGEMENT PRACTICES (B.M.P.) MAINTENANCE IN ACCORDANCE WITH THE SCHEDULE AS NECESSARY.
- INSTALL UTILITIES (SANITARY, STORM & WATER).
- COMPLETE PAVING AND FINISH GRADING OPERATIONS.
- ALL TEMPORARY SEDIMENT CONTROL FEATURES WILL REMAIN IN PLACE DURING BUILDING CONSTRUCTION.
- UPON COMPLETE STABILIZATION OF THE PROJECT SITE (AFTER BUILDING CONSTRUCTION), REMOVE B.M.P.'S IN ACCORDANCE WITH THE DECOMMISSIONING PROCEDURES.
- RESEED ANY DEFICIENT AREAS.

CONSTRUCTION SEQUENCE RESPONSIBLE CONTRACTOR

	GRADING CONTRACTOR	UNDERGROUND CONTRACTOR	PAVING CONTRACTOR
1. INSTALL SEDIMENT CONTROL MEASURES BARRIER FILTER STABILIZED CONSTRUCTION ENTRANCE	•		
2. GRADE SITE / STOCKPILE TOPSOIL	•		
3. PRESERVE & PROTECT EXISTING VEGETATION	•		
4. INSTALL STORMWATER MANAGEMENT MEASURES STORM SEWERS FILTER BARRIER (INLET PROTECTION)		•	
5. TEMPORARY VEGETATIVE STABILIZATION OF CONTROL MEASURES TEMPORARY SEEDING VEGETATIVE FILTER MULCHING	•		
6. SITE RESTORATION WORK PAVEMENT RESTORATION			•
7. VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS TEMPORARY SEEDING	•		
8. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS PERMANENT SEEDING SODDING	•		
9. INSTALL PERMANENT LANDSCAPING	•		
10. PERFORM CONTINUING MAINTENANCE	•	•	•

BASIS OF PAYMENT

NO SEPARATE PAY ITEM IS SET UP FOR THIS WORK. THE COST OF TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES, WHERE CALLED FOR ON THE PLANS, SHALL BE INCLUDED IN THE BID FOR EXCAVATION WORK.

Specifications for Dust Control

- Vegetative Cover and Mulch—Apply temporary or permanent seeding and mulch to areas that will remain idle for over 21 days. Seeding existing trees and large shrubs will also reduce soil and air movement across disturbed areas. See Temporary Seeding, Permanent Seeding, Mulching Practices, and Tree and Natural Area Protection practices.
- Watering—Spray the soil with water until the surface is wet before and during grading and repeat as needed, especially on heat roads and other heavy traffic areas. Watering shall be done at a rate that prevents dust but does not cause soil erosion. Watering agents shall be utilized according to manufacturers' instructions.
- Spray-On Adhesives—Apply adhesive according to the following table or manufacturers' instructions.
- Stake—Graded roadways and other suitable areas will be stabilized using crushed stone or coarse gravel as soon as practicable after reaching an interim or final grade. Crushed stone or coarse gravel can be used as a permanent cover to provide control of soil erosion.
- Barriers—Existing windbreak vegetation shall be marked and preserved. Snow fencing or other suitable barrier may be placed perpendicular to prevailing air currents at intervals of about 15 times the barrier height to control air currents and blowing soil.
- Calcium Chloride—This chemical may be applied by mechanical spreader as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage. Application rates should be strictly in accordance with suppliers' specified rates.
- Operation and Maintenance—When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Adhesive	Application Rate (lb/1000 sq ft)	Application Rate (lb/1000 sq ft)
Latex Emulsion	12.5:1	250
Acrylic Emulsion (No-Traffic)	7:1	400
Acrylic Emulsion (Traffic)	5.6:1	300

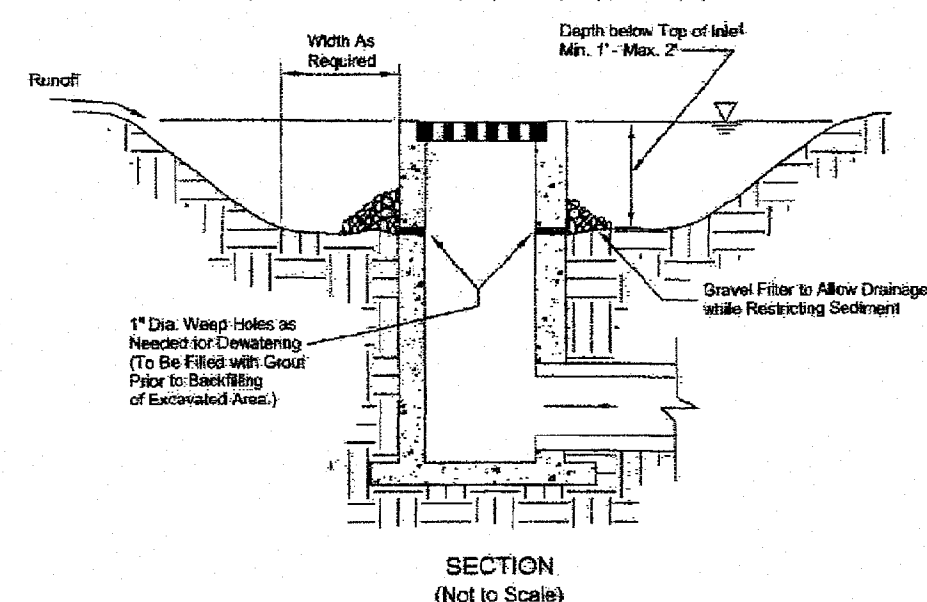
INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
DUST CONTROL			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRWN BY: JAB/TEB SWP-29			

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REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
SILT FENCE			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRWN BY: JAB/TEB SWP-18			

Specifications for Excavated Drop Inlet Sediment Protection

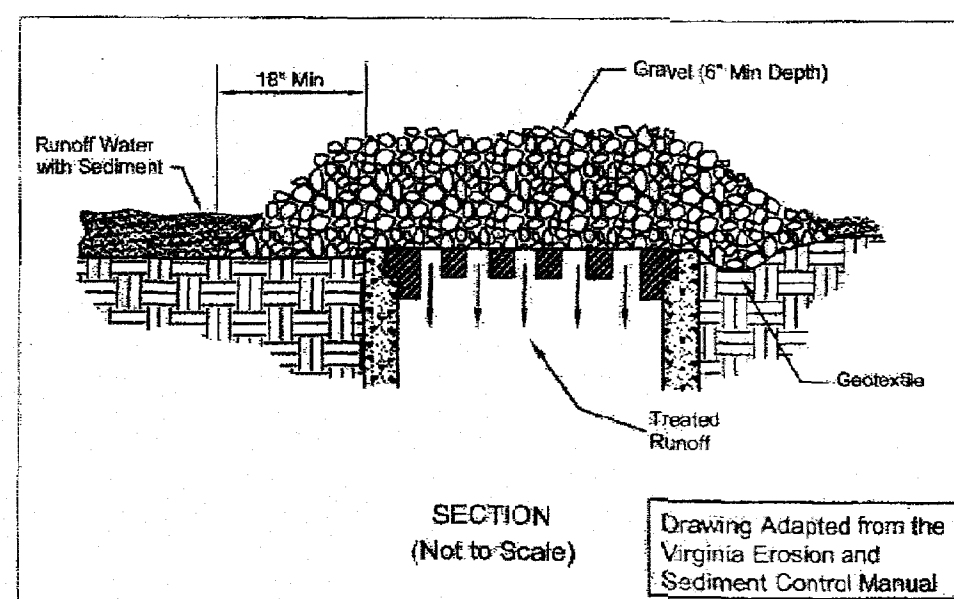


- The excavated trap should be sized to provide a minimum storage capacity calculated in the table of 1.5 cubic yards for each (1) acre of drainage area. A trap should be no less than one (1) foot, nor more than two (2) feet deep measured from the top of the inlet structure. Side slopes should not be steeper than 2:1.
- The slopes of the trap may vary to fit the drainage area and terrain.
- Where the area receives concentrated flows, such as in a highway median, provide the trap with a slope having a 2:1 ratio of length to width, with the length oriented in the direction of the flow.
- Sediment should be removed and the trap restored to the original depth when the sediment has accumulated to 40% the design depth of the trap. Removed sediment should be spread in a suitable area and stabilized so it will not erode.
- During final grading, the inlet should be protected with geotextile-stone inlet protection. Once final grading is achieved, soil or a suitable temporary erosion control material shall be implemented to protect the area until permanent vegetation is established.

INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
EXCAVATED DROP INLET SEDIMENT PROTECTION			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRWN BY: JAB/TEB SWP-19			

Specifications for Geotextile-Stone Inlet Protection



- Inlet protection shall be constructed either before upslope and disturbance begins or before the inlet becomes functional.
- Geotextile and/or wire mesh material shall be placed over the top of the inlet cover and approximately 6 inches of 2-inch or smaller clean aggregate placed on top. Extra support for geotextile is provided by placing hardware.
- Maintenance must be performed regularly, especially after storm events. When sloughing of the stone or geotextile occurs, the material must be removed and replaced.

INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

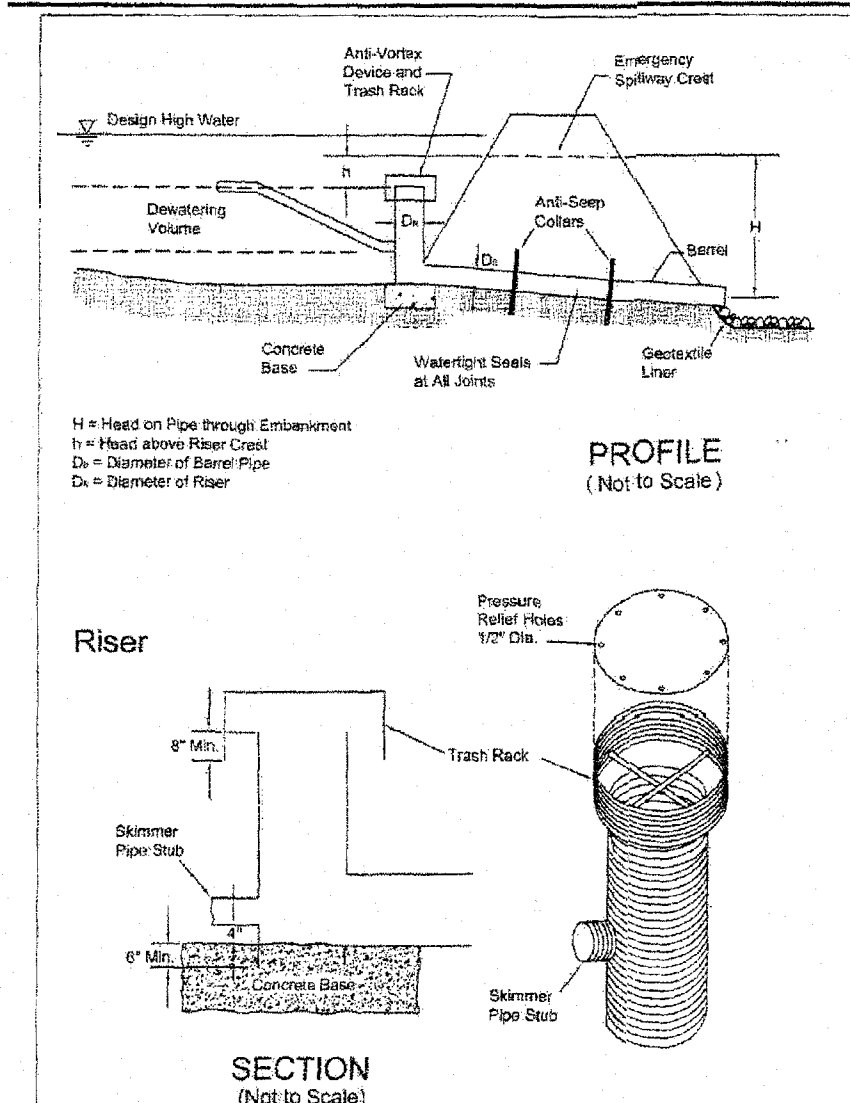
REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
GEOTEXTILE-STONE INLET PROTECTION			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRWN BY: JAB/TEB SWP-20			

SWPPP NOTES & DETAILS for RIDGEFIELD HOMES SUBDIVISION 16 in the city of NORTH RIDGEVILLE, OHIO

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

DATE: MAY 2020
SCALE: HOR. N/A
SCALE: VER. N/A
JOB No. 19E31
SHEET 17 OF 20

Specifications for Sediment Basins



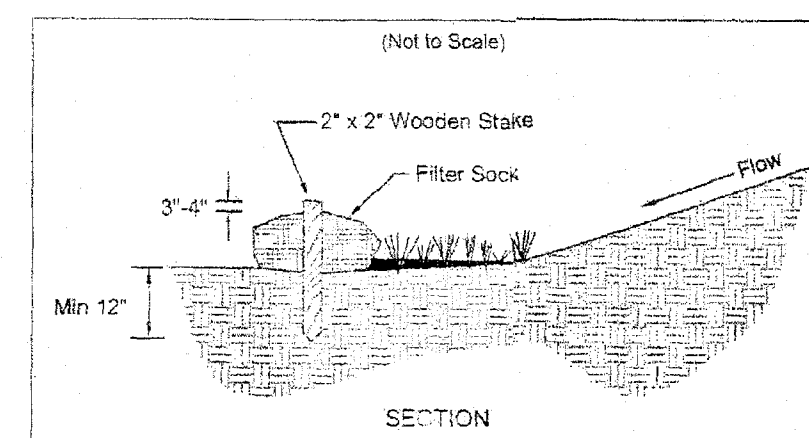
INFORMATION OBTAINED FROM THE 2006
EDITION OF THE STATE OF OHIO "RAINWATER
AND LAND DEVELOPMENT MANUAL".

Specifications for Sediment Basins

- Sediment basins shall be constructed and operated before surface land disturbance begins.
- Site Preparation - The area under the embankment shall be cleared, grubbed, and disposed of any vegetation and rock material. The pool area shall be cleared as needed to facilitate sediment removal. Cutlines and shape breaks shall be set to no steeper than 1:1. The surface of the foundation area will be thoroughly scarified before placement of the embankment material.
- Cut-Off Trench - The cutoff trench shall be excavated along the centerline of the embankment. The minimum depth shall be 3 ft, unless specified deeper on the plans or as a result of site conditions. The minimum bottom width shall be 4 ft, but wide enough to permit operation of compaction equipment. The trench shall be kept free of standing water during construction.
- Embankment - The fill material shall be free of all roots, frozen soil, debris over 6 in. in diameter, and other objectionable material. The placing and spreading of the fill material shall be started at the lowest point of the foundation and the fill shall be brought up in approximately 6 in. horizontal layers or of such thickness that the required compaction can be obtained with the equipment used. Construction equipment shall be stamped over each layer in a way that will result in the required compaction. Special equipment shall be used when the required compaction cannot be obtained without it. The moisture content of fill material shall be such that the required degree of compaction can be obtained with the equipment used.
- Pipe Spillway - The pipe conduit barrel shall be placed on a firm foundation to the lines and grades shown on the plans. Connections between the riser and barrel, the anti-vortex rollers and barrel and all pipe joints shall be water-tight. Selected backfill material shall be placed around the conduit in layers and each layer shall be compacted to at least the same density as the adjacent embankment. All compaction within 2 ft. of the pipe spillway will be accomplished with hand-operated tamping equipment.
- Riser Pipe Size - The riser pipe shall be set a minimum of 6 in. in the concrete base.
- Trash Rack - The top of the riser shall be fitted with racks fitted fastened to the riser pipe.
- Emergency Spillway - The emergency spillway shall be cut in undisturbed ground. Accurate construction of the spillway elevation and width is critical and shall be within a tolerance of 0.2 ft.
- Seed and Mulch - The sediment basin shall be stabilized immediately following its construction. In no case shall the embankment or emergency spillway remain bare for more than 7 days.
- Sediment Cleanup - Sediment shall be removed any the sediment basin related to its original dimensions upon the sediment has filled to the point's original depth or as indicated on the plans. Sediment removed from the basin shall be placed so that it will not erode.
- Final Removal - Sediment basins shall be removed after the upstream drainage area is stabilized or as indicated in the plans. Dewatering and removal shall NOT begin until the sediment has filled to the point's original depth and sediment removed from the basin shall be stabilized.

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
SEDIMENT BASINS			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/TEB SWP-16			

Specifications for Filter Sock

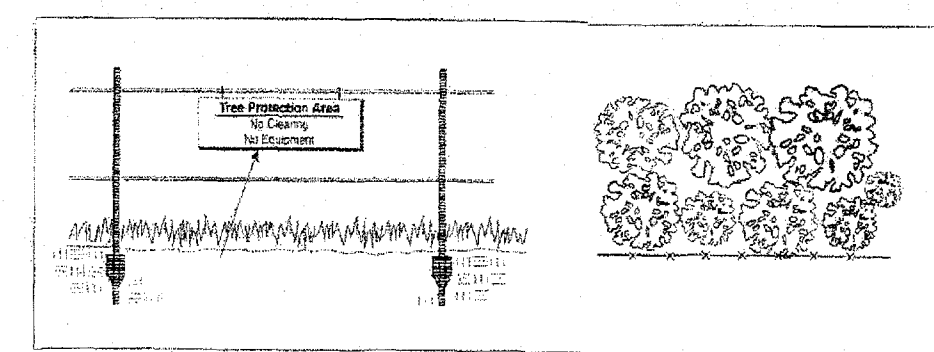


- Materials - Compost used for filter socks shall be weed, pathogen and insect free and free of any refuse, contaminants or other materials toxic to plant growth. They shall be derived from a well-decomposed source of organic matter and consist of a particles ranging from 3/8" to 2".
- Filter Socks shall be 3 or 5 mil continuous, heavier, HPT 3/4" knitted mesh netting material, filled with compost passing the above specifications for compost products.
- Filter socks will be placed on a level line across slopes, generally parallel to the base of the slope or other affected area. On slopes approaching 2:1, additional socks shall be provided at the top and as needed mid-slope.
- Filter socks intended to be left as a permanent filter or part of the natural landscape shall be seeded at the time of installation for establishment or permanent vegetation.
- Filter Socks are not to be used in concentrated flow situations or in runnel channels.

INFORMATION OBTAINED FROM THE 2006
EDITION OF THE STATE OF OHIO "RAINWATER
AND LAND DEVELOPMENT MANUAL".

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
FILTER SOCK			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/TEB SWP-25			

Specifications for Tree and Natural Area Preservation

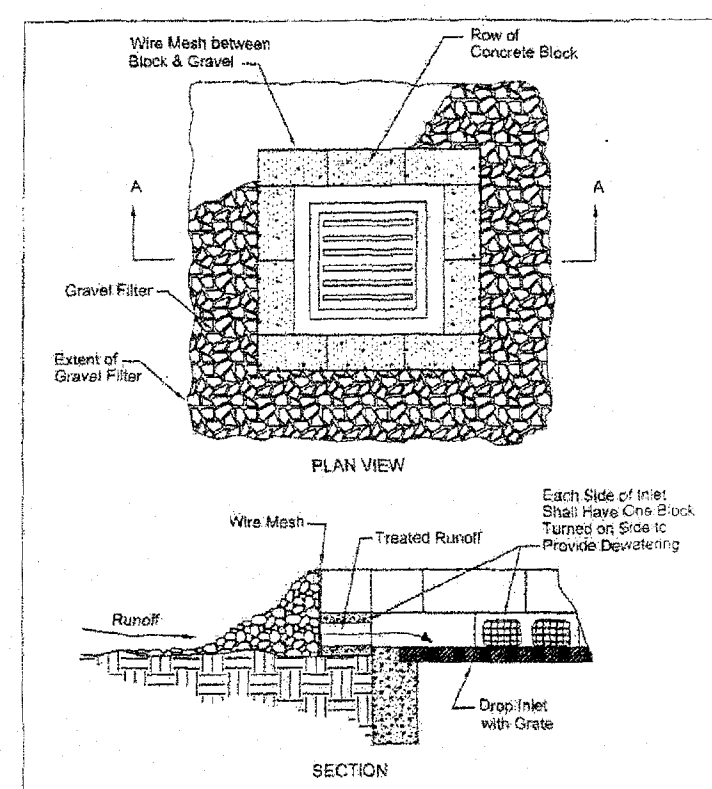


- Tree and natural area preservation shall be fenced prior to beginning clearing operations.
- Fence materials shall be metal fence posts with two strands of high tensile wire, plastic fence or snow fence.
- Signage shall clearly identify the tree and natural preservation area and state that no clearing or equipment is allowed within it.
- Fences shall be placed as shown on plans and beyond the drip line or canopy of trees to be protected.
- If any clearing is done around specimen trees it shall be done by cutting at ground level with hand held tools and shall not be grubbed or pulled out. No clearing shall be done in buffer strips or other preserved wooded areas.
- If any clearing is done around specimen trees it shall be done by cutting at ground level with hand held tools and shall not be grubbed or pulled out. No clearing shall be done in buffer strips or other preserved wooded areas.
- No filling or stockpiling of materials shall occur within the tree preservation area, including deposition of sediment.

INFORMATION OBTAINED FROM THE 2006
EDITION OF THE STATE OF OHIO "RAINWATER
AND LAND DEVELOPMENT MANUAL".

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
TREE AND NATURAL AREA PRESERVATION			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/TEB SWP-26			

Specifications for Block and Gravel Drop Inlet Filter

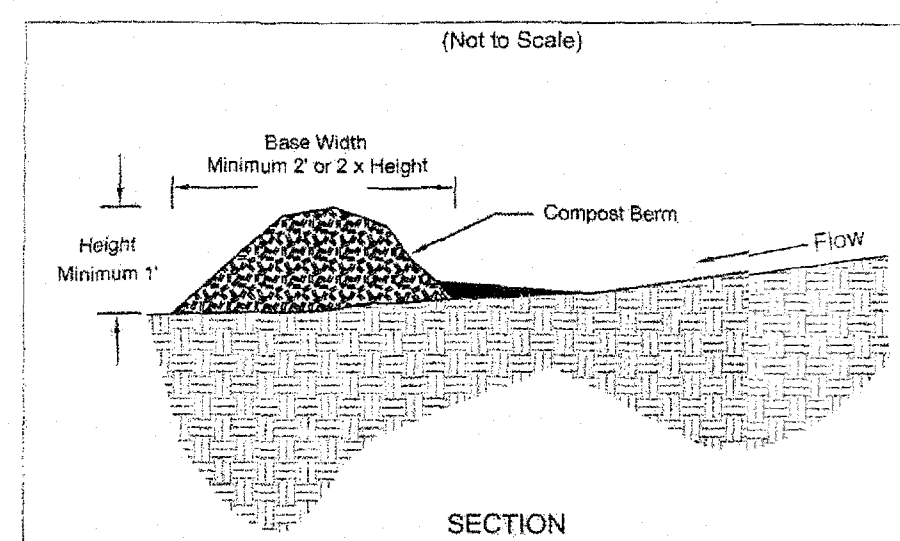


- Place 4-inch by 8-inch by 12-inch concrete blocks lengthwise on their sides in a single row around the perimeter of the inlet, with the ends of adjacent blocks abutting. The height of the barrier can be varied, depending upon the design needs, by stacking combinations of the same size blocks. The barrier of blocks should be at least 12-inches high but no greater than 24-inches high.
- Wire mesh should be placed over the outside vertical face (weebing) of the concrete blocks to prevent debris from being washed through the block barrier. Hardware cloth or comparable wire mesh with 1/4-inch openings should be used.
- Two-inch stone should be piled against the wire to the top of the block barrier, as shown below.
- If the stone filter becomes clogged with sediment so that it no longer satisfactorily performs its function, cut stone away from the blocks, clean and/or replace.

INFORMATION OBTAINED FROM THE 2006
EDITION OF THE STATE OF OHIO "RAINWATER
AND LAND DEVELOPMENT MANUAL".

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
BLOCK AND GRAVEL DROP INLET FILTER			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/TEB SWP-23			

Specifications for Filter Berm

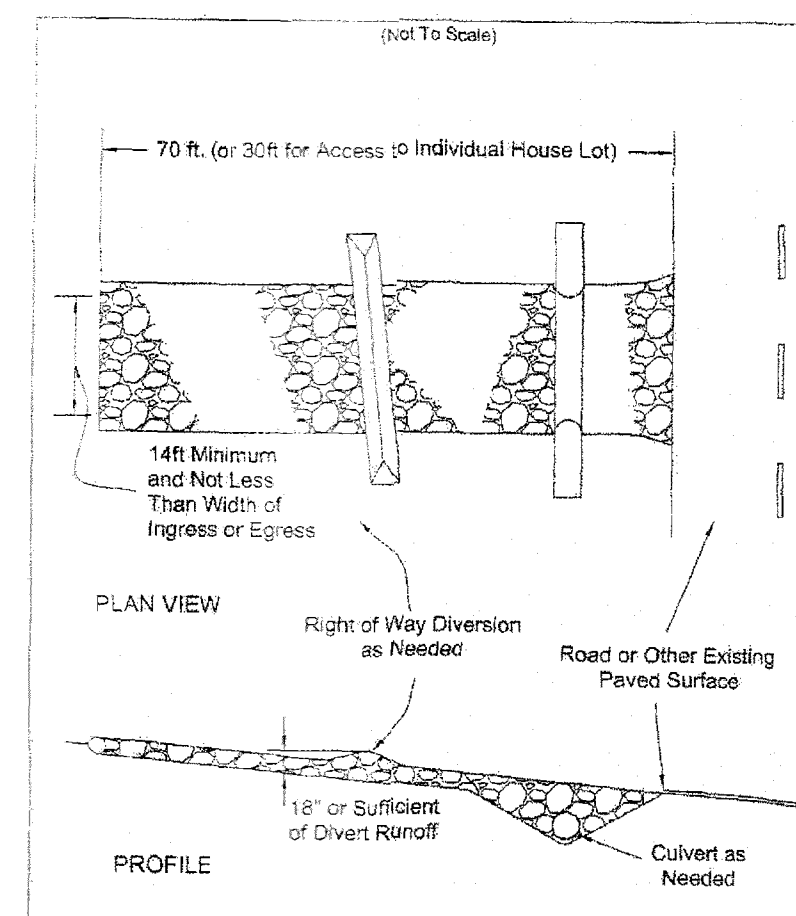


- Materials - Compost used for filter berms shall be weed, pathogen and insect free and free of any refuse, contaminants or other materials toxic to plant growth. They shall be derived from a well-decomposed source of organic matter and consist of a particles ranging from 1/4" to 2".
- Installation - Filter berms will be placed on a level line across slopes, generally parallel to the base of the slope or other affected area. On slopes approaching 2:1, additional berms shall be provided at the top and as needed mid-slope.
- Maintenance - Inspected filter berms after each significant rain, maintaining the berms in a functional condition at all times. Remove sediments collected at the base of the filter berms when they reach 1/3 of the exposed height of the practice. Where the filter berm deteriorated or held in will be, it will be repaired or replaced with a more effective alternative.
- Removal - Filter berms no longer needed will be disposed on site in a manner that will not cause seeding.

INFORMATION OBTAINED FROM THE 2006
EDITION OF THE STATE OF OHIO "RAINWATER
AND LAND DEVELOPMENT MANUAL".

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
FILTER BERM			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/TEB SWP-24			

Specifications for Construction Entrance



INFORMATION OBTAINED FROM THE 2006
EDITION OF THE STATE OF OHIO "RAINWATER
AND LAND DEVELOPMENT MANUAL".

Specifications for Construction Entrance

- Stone Size - ODOT # 2 (1.5-2.5 inch stone) shall be used, or recycled concrete equivalent.
- Length - The construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 50 ft. minimum to single residence lots).
- Thickness - The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
- Height - The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
- Geotextile - A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong, rot-proof polymeric fibers and meet the following specifications:
- Timing - The construction entrance shall be installed as soon as is practicable before major grading activities.
- Culvert - A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
- Water Bar - A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
- Maintenance - Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by treatment devices, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
- Collection - Entrance stones shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction site shall be restricted from muddy tires.
- Removal - The entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

Figure 7.4.1

Minimum Service Strength	2200 psi
Minimum Tensile Strength	80 psi
Minimum Tear Strength	50 lbs
Minimum Burst Strength	300 psi
Minimum Elongation	25%
Equivalent Opening Size	600 x 0.6 mm
Permeability	1 x 10 ⁻⁶ cm/sec

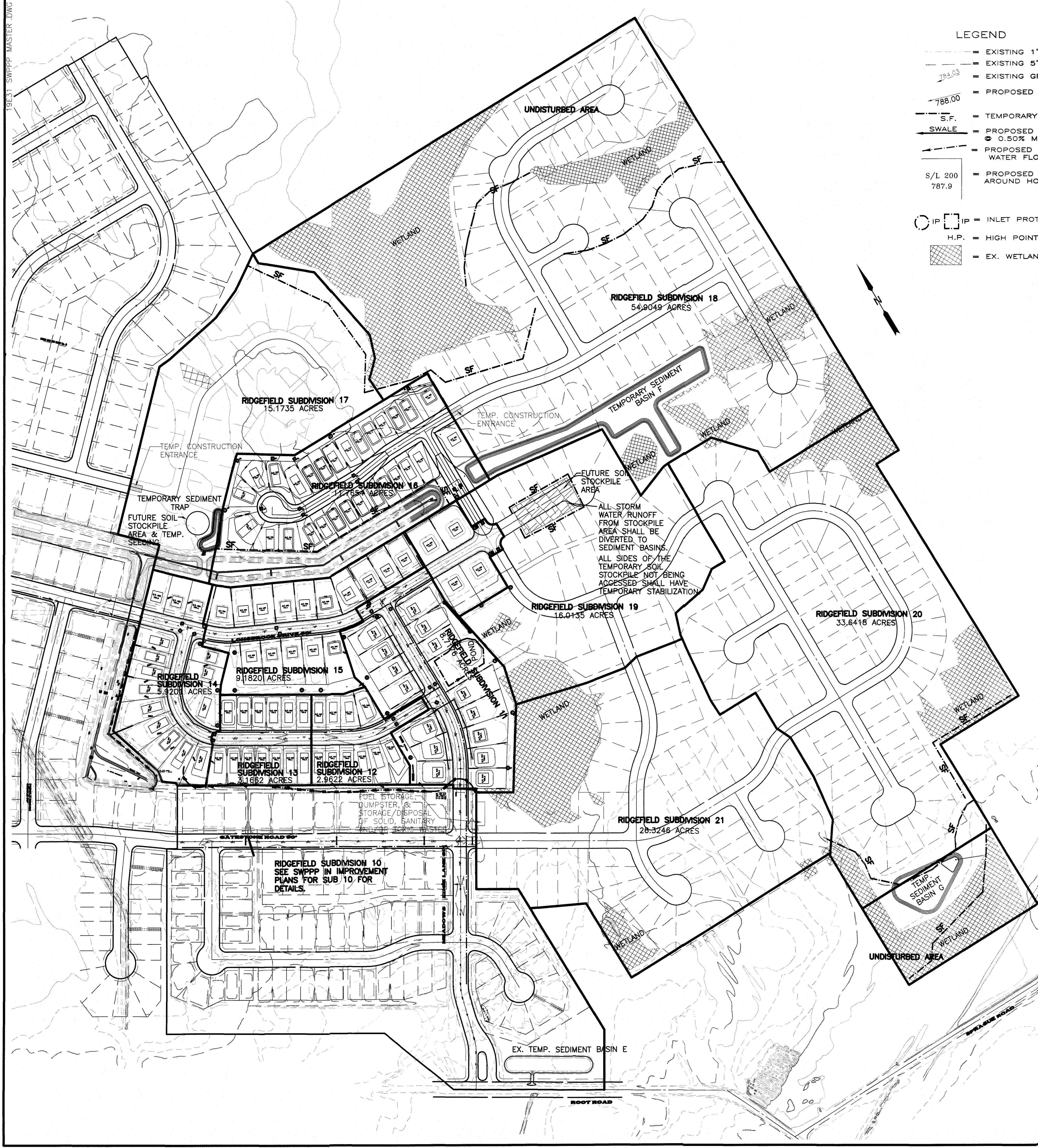
REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
CONSTRUCTION ENTRANCE			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/TEB SWP-27			

SWPPP NOTES & DETAILS
for
RIDGEFIELD HOMES SUBDIVISION 16
in the city of
NORTH RIDGEVILLE, OHIO

MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

DATE:	MAY 2020
SCALE:	HOR. N/A
SCALE:	VER. N/A
JOB No.	19E31
SHEET	18 OF 20

19E31 SWPPP MASTER.DWG



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING GRADE
- PROPOSED GRADE
- TEMPORARY SILT FENCE
- PROPOSED SWALE @ 0.50% MIN.
- PROPOSED GROUND WATER FLOW LINE
- PROPOSED YARD GRADE AROUND HOUSE
- S/L 200 787.9
- IP IP = INLET PROTECTION
- H.P. = HIGH POINT
- EX. WETLANDS

NOTES FOR SEDIMENT TRAP - CONSTRUCTED WITH SUBD. 16 - SERVES SUBD. 16 & 17

- SEE DETAILED SWPPP PLAN FOR SEDIMENT BASIN DETAILS FOR SUBDIVISIONS 16 & 17.

NOTES FOR SEDIMENT BASIN F - CONSTRUCTED WITH SUBD. 18 - SERVES SUBD. 18, 19 & PART OF SUBD. 20, & 21

- THE TEMPORARY SEDIMENT BASIN WILL HAVE 120" DIAMETER RISER AND WILL HAVE A 66" BARREL OUTLET WITH SKIMMER. THE TEMPORARY SEDIMENT BASIN SHALL OUTLET INTO DETENTION BASIN C. THE RISER SHALL BE GROUTED IN PLACE. THE RISER SHALL EXTEND TO A HEIGHT OF 786.00.
DEWATERING ZONE REQUIRED = (67 CY/AC)*(87.4 AC) = 5856 CY=158107 CF
SEDIMENT STORAGE ZONE REQUIRED = (1000 CF/AC)*(87.4 AC)=87400 CF
DEWATERING ZONE PROVIDED = 201936 CF (784.00 TO 786.00)
SEDIMENT STORAGE ZONE PROVIDED = 159798 CF (782.00 TO 784.00)
- THE TEMPORARY SEDIMENT BASIN SHALL BE CLEANED WHEN THE ELEVATION OF THE SEDIMENT REACHES 784.00.
- THE SEDIMENT BASIN SHALL BE REMOVED AND THE PERMANENT STORM WATER DETENTION BASIN SHALL BE CONSTRUCTED ONCE THE UPSTREAM AREA IS PERMANENTLY STABILIZED. DEWATERING AND REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED.
- THE TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- THE TEMPORARY SEDIMENT POND SHALL BE STABILIZED IMMEDIATELY FOLLOWING ITS CONSTRUCTION. IN NO CASE SHALL THE EMBANKMENT REMAIN BARE FOR MORE THAN 7 DAYS.

NOTES FOR SEDIMENT BASIN G - CONSTRUCTED WITH SUBD. 20 - SERVES PART OF SUBD 20, & 21

- THE TEMPORARY SEDIMENT BASIN WILL HAVE 120" DIAMETER RISER AND WILL HAVE A 48" BARREL OUTLET. THE TEMPORARY SEDIMENT BASIN SHALL OUTLET INTO AN EXISTING DITCH. THE RISER SHALL BE GROUTED IN PLACE. THE RISER SHALL EXTEND TO A HEIGHT OF 789.10.
DEWATERING ZONE REQUIRED = (67 CY/AC)*(43.5 AC) = 2915 CY=78692 CF
SEDIMENT STORAGE ZONE REQUIRED = (1000 CF/AC)*(43.5 AC)=43500 CF
DEWATERING ZONE PROVIDED = 80439 CF (786.90 TO 789.10)
SEDIMENT STORAGE ZONE PROVIDED = 43955 CF (785.00 TO 786.90)
- THE TEMPORARY SEDIMENT BASIN SHALL BE CLEANED WHEN THE ELEVATION OF THE SEDIMENT REACHES 786.90.
- THE SEDIMENT BASIN SHALL BE REMOVED AND THE PERMANENT STORM WATER DETENTION BASIN SHALL BE CONSTRUCTED ONCE THE UPSTREAM AREA IS PERMANENTLY STABILIZED. DEWATERING AND REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED.
- THE TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- THE TEMPORARY SEDIMENT POND SHALL BE STABILIZED IMMEDIATELY FOLLOWING ITS CONSTRUCTION. IN NO CASE SHALL THE EMBANKMENT REMAIN BARE FOR MORE THAN 7 DAYS.

FAIRCLOTH SKIMMER REQUIREMENTS		
(CALCULATED USING FAIRCLOTH SIZING SPREADSHEET)		
BASIN	SKIMMER SIZE	ORIFICE DIAMETER
F	5"	5"
G	4"	3.5"

- NOTES:
- ALL WETLANDS SHALL BE PROTECTED BY PLASTIC FENCING TO PREVENT ANY DISTURBANCE.
 - ALL INLET BASINS AND YARD BASINS SHALL HAVE INLET PROTECTION OR DANDY BAGS.
 - SILT FENCE AND INLET PROTECTION SHALL BE INSTALLED AROUND ANY EXISTING YARD INLETS AND SWALE INSTALLED IN PREVIOUS PHASES.
 - ALL STORM WATER WILL BE DIRECTED TO SEDIMENT BASINS DURING CONSTRUCTION BY USE OF TEMPORARY SWALES AND/OR NEW STORM SEWERS.
 - TEMPORARY AND PERMANENT STORM WATER POLLUTION PREVENTION MEASURES PLANNED FOR FUTURE PHASES WILL NOT BE INSTALLED UNTIL THOSE FUTURE PHASES BECOME ACTIVE.
 - THE LAYOUTS AND PHASING SHOWN HEREON ARE CURRENT AS OF THE DATE OF THIS MAP. THESE LAYOUTS AND PHASING MAY CHANGE IN THE FUTURE.
 - WETLANDS SHOWN HEREON ARE FROM A DELINEATION BY FLICKINGER WETLAND SERVICES GROUP IN FEBRUARY 2007. IMPACTS ON WETLANDS MAY CHANGE IF LAYOUTS AND PHASING CHANGE.
 - PLEASE REFER TO THE SWPPP SUBMITTED SPECIFICALLY FOR SUBDIVISION NO. 16 FOR ADDITIONAL DETAILS.

MASTER SWPPP
for
RIDGEFIELD SUBDIVISION
in the city of
NORTH RIDGEVILLE, OHIO

MACKAY

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DATE: MAY 2020

SCALE: HOR. N/A

SCALE: VER. N/A

JOB No. 19E31

SHEET 20 OF 20