



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, JUNE 9, 2020

TO ORDER: 7:00 PM

ROLL CALL:

MINUTES: Regular meeting held Tuesday, April 14, 2020

CORRESPONDENCE:

OLD BUSINESS:

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

ADJOURNMENT:

NEXT REGULAR MEETING WILL BE HELD TUESDAY, JULY 14, 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. 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 Michelle Owens at mowens@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, APRIL 14, 2020**

CALL TO ORDER:

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:02 PM.

ROLL CALL:

Present were members Jason R. Jacobs, Council Liaison Bruce F. Abens, Vice-Chairwoman Jennifer Swallow and Chairman James Smolik (audio only).

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan (audio only), City Engineer Dan Rodriguez, Alternate Council Liaison Holly A. Swenk, and Deputy Clerk of Council Michelle A. Owens (audio only).

Member Steve Ali was unexcused.

Chairman Smolik discussed the recent legislative changes in response to the COVID-19 declared emergency. He stated this was a public meeting, as permitted by the State of Ohio. He explained that it had been advertised on the City of North Ridgeville website that this would be a virtual meeting streaming to their YouTube channel; and details of this virtual meeting were provided within the public notice to adjacent property owners. He instructed the public to post their questions to YouTube Live which the Secretary would then relay to Commission members. He stated, even though not in person, this was an official meeting of the Commission.

MINUTES:

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, March 10, 2020. Hearing no corrections or objections, the minutes were received and filed.

CORRESPONDENCE:

Chairman Smolik noted the correspondence, dated April 7, 2020, from CT Consultants regarding Senior Living, Phase 2.

OLD BUSINESS:

None

NEW BUSINESS:

APPLICANT: Ryan Schultheiss; Root Development and Construction, LLC
36097 Westminister Avenue, North Ridgeville, Ohio 44039
OWNER: Root Residential Development, LLC
36097 Westminister Avenue, North Ridgeville, Ohio 44039
REQUEST: Final plat approval of residential cluster development Harvest Pointe
Subdivision, Phase No. 1
LOCATION: Northeast side of Root Road and south of Lorain Road, in an R-1 Residence
District.
Permanent Parcel No. 07-00-011-103-189

Application was read.

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

Ryan Schultheiss, Root Development and Construction, LLC, 36097 Westminister Avenue, North Ridgeville, Ohio 44039, stated his request was for final plat approval for Phase 1 of Harvest Pointe Subdivision located on Root Road, just south of Lorain Road.

Chairman Smolik asked for questions or comments from the Commission.

Council Liaison Abens spoke of the concerns expressed during preliminary plan approval (February 12, 2019) with sightlines and traffic noise from Root Road. In his review of the final plan, he did not see that these concerns had been addressed.

Mr. Schultheiss indicated that it was their intent to add trees or mounding along Root Road.

Chairman Smolik asked for any other questions or comments from the Commission.

Council Liaison Abens stated he was concerned with the small lot sizes on the north side of Harvest Pointe Drive.

Mr. Schultheiss stated their research shows there is quite a bit of demand for lots like this, particularly with older homeowners that do not want the upkeep required with larger lots. The business is located in North Ridgeville and they have done other cluster-type developments. He stated that the ultimate goal for the development is to have smaller lots at the front and larger lots – which will be close to one-third of an acre – located toward the back.

Council Liaison Abens asked about the target market for the smaller lots.

Mr. Schultheiss stated that Phase 1 would be geared toward the “empty-nester” population; and Phase 2 – which they are working on now – would be larger lots geared toward families.

Chairman Smolik referred to the final plat. It was his understanding that the lot widths of 65 feet on the north side of the street meet what is required by Code. He then asked if the retention basin would accommodate both Phases 1 and 2.

Mr. Schultheiss responded this was correct.

Chairman Smolik asked for questions or comments from Commission members. No discussion was offered. He asked for questions or comments from the Administration. No discussion was offered. He asked for questions or comments from the public.

Deputy Clerk of Council Owens stated that no comments had yet been received. She suggested to allow more time for public comment due to the 20-second delay to viewers.

Chairman Smolik directed viewers to comment using the live chat feature. He stated that the Commission would allow another minute for comments from the public. No discussion was offered.

It was moved by Swallow and seconded by Smolik to approve the submission [as presented].

A voice vote was taken and the motion carried.

Yes – 4 No – 0

APPLICANT: Tony Perez; Lemmon Development
8230 Pittsburg Avenue NW, North Canton, Ohio 44720
OWNER: North Ridgeville Senior Living, LLC
821 South Main Street, North Canton, Ohio 44720
REQUEST: Final plan approval for Danbury Senior Living, Phase 2
LOCATION: Northeast side of Bagley Road, in a Special Development District.
Permanent Parcel No. 07-00-011-102-154

Application was read.

Chairman Smolik stated that Mr. Perez, the applicant, was present. He asked the applicant to state his name and address for the record and provide a brief description of the project.

Tony Perez, Lemmon Development, 8230 Pittsburg Avenue NW, North Canton, Ohio 44720, stated his proposal was an extension of the assisted living campus off Lorain Road and Bagley Road. The proposal would include 26 villas with full amenities. Each unit would measure 1,343 square feet and include two bedrooms, two baths and a two-car garage. He explained the amenities, such as nurse call and housekeeping. He stated that it would include any of the amenities offered in the main senior building.

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

Council Liaison Abens noted the tax abatement received on the original plan that was to include 89 units. He asked Assistant Law Director Morgan how the new plan would affect the tax abatement.

Assistant Law Director Morgan indicated that she was unaware of the tax abatement. She stated she did not have an answer and this was something she would have to look into.

Council Liaison Abens spoke about the anticipated number of employees as a qualifying factor for tax abatement. He suggested that the reduction from 89 units to 26 units would require fewer employees; and would therefore have an effect on tax abatement.

Assistant Law Director Morgan stated there was a review on a regular basis and they could check at that time.

It was noted that a review would take place at the upcoming Tax Abatement Review Board meeting on Friday, May 1, 2020.

Chairman Smolik asked for any other questions or comments from the Commission. He spoke about the variance granted in 2017 by the Board of Zoning and Building Appeals for a 50-foot setback, as opposed to the required 100-foot setback. He asked Assistant Law Director Morgan if the applicant would be required to return to the Board of Zoning and Building Appeals as a result of changes to the project.

Assistant Law Director Morgan responded that the approval runs with the land and would stay in place.

Chairman Smolik stated that approval was based on the development plan at the time, which had changed considerably. He asked if it would still go with the land regardless of their intent.

Assistant Law Director Morgan indicated that consideration had been given to that administratively, with input from the Building Department, and it had been decided the approval would remain with the land.

Chairman Smolik asked about the buffering mound and if there would be landscaping at the rear of sublots 9-26.

Mr. Perez responded that there will be buffering and would be in the final landscape package.

Chairman Smolik referred to sublots 9-12, which back up to the adjacent subdivision. He felt mounding would provide some protection to those sublots. He mentioned the lack of drainage at the backside of the buffering mound. He asked Mr. Perez to discuss drainage plans.

Mr. Perez stated they will likely have some type of swail built in and would not dump water on the adjacent lots. He indicated that this would be addressed in their final plans to the Engineering Department.

Chairman Smolik asked if they would be putting in a sidewalk along the frontage of the project on Bagley Road.

Mr. Perez believed this was required by the city and was done in the past as part of Phase 1.

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

Chief Building Official Fursdon suggested naming the private drive for addressing for emergency services; and to allow for electric meter installation for each unit.

Council Liaison Abens expressed concern with the appearance of the property at the rear of the existing facility and adjacent to residential properties.

Mr. Perez stated he would look into it, but felt the current appearance was likely due to weather. He indicated that the building was finished at the end of the year and exterior cleanup was still needed.

Council Liaison Abens spoke about the residents on Chesapeake Drive and their concerns with noise and sight factors.

Mr. Perez stated that the original plan for 89 units was scaled down to 26 units was an improvement from the overall plan.

Chairman Smolik asked for any questions or comments from the public. He instructed YouTube viewers to type in their questions for the applicant.

Deputy Clerk of Council Owens stated there were no comments at this time.

Due to live streaming latency, he allowed an additional 30 seconds for comments.

Chairman Smolik asked for any questions or comments from the Commission. No discussion was offered.

It was moved by Swallow and seconded by Jacobs to approve the application as submitted.

A voice vote was taken and the motion carried.

Yes – 4 No – 0

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, APRIL 14, 2020**

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ADJOURNMENT:

The meeting was adjourned at 7:26 PM.

James Smolik
Chairman

Michelle A. Owens
Deputy Clerk of Council

Tuesday, May 12, 2020
Date Approved

Engineering Fee Paid: \$ 225.00

Planning Commission & Bldg. Admin. Fees : \$ 127.00

Receipt No. _____

See attached for description of fees



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



Received: 05/11/2020 Date released to Planning Commission: 05/14/2020
Date of Planning Commission meeting: 06/09/2020 (unless otherwise notified)

APPLICANT INFORMATION AND REQUEST:

APPLICANT:	Thomas "Jeff" Kadusky	PROPERTY OWNER:	City of North Ridgeville - Public R/W
COMPANY NAME:	MCI-Metro	ADDRESS:	7307 Avon Belden Road
ADDRESS:	12300 Ridge Road	CITY/STATE:	North Ridgeville, OH ZIP 44039
CITY/STATE:	N. Royalton, OH ZIP 44133	PHONE NO:	440.353.0819
PHONE NO.:	330-819-1444	SIGNATURE:	
SIGNATURE:		(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:

LOCATION OF PROPERTY/ADDRESS: 6029 MAIN AVE

PERMANENT PARCEL NO: 700008112056

ZONING OF PROPERTY: RS-2

ZONING OF ADJACENT PROPERTY TO: NORTH RS-2 EAST RS-2 SOUTH I-1 WEST RS-2/R-1

DESCRIPTION OF REQUEST: Directional bore and install conduit for fiber optic cable in the right-of-way of Main Avenue and Elyria Street as part of the MCI-Metro Fiber Densification Project. MCI PERMIT NUMBER: 1710AIWX.5_PER_NR_0001

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: (no)

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.

Engineering Fee Paid: \$ _____

Planning Commission & Bldg. Admin. Fees : \$ _____

Receipt No. _____

See attached for description of fees



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



Received: _____ Date released to Planning Commission: _____
Date of Planning Commission meeting: _____ (unless otherwise notified)

APPLICANT INFORMATION AND REQUEST:

APPLICANT:	Thomas "Jeff" Kadusky	PROPERTY OWNER:	City of North Ridgeville - Public R/W
COMPANY NAME:	MCI-Metro	ADDRESS:	7307 Avon Belden Road
ADDRESS:	12300 Ridge Road	CITY/STATE	North Ridgeville, OH ZIP 44039
CITY/STATE:	N. Royalton, OH ZIP 44133	PHONE NO:	440.353.0819
PHONE NO.:	330-819-1444	SIGNATURE:	_____
SIGNATURE:	<i>Thomas Kadusky</i>	(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: thomas.kadusky@verizon.com

LOCATION OF PROPERTY/ADDRESS: 6029 MAIN AVE

PERMANENT PARCEL NO: 700008112056

ZONING OF PROPERTY: _____

ZONING OF ADJACENT PROPERTY TO: NORTH _____ EAST _____ SOUTH _____ WEST _____

DESCRIPTION OF REQUEST: Directional bore and install conduit for fiber optic cable in the right-of-way of Main Avenue and Elyria Street as part of the MCI-Metro Fiber Densification Project. MCI PERMIT NUMBER: 1710AIWX.5_PER_NR_0001

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: (no) _____

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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.

The City of North Ridgeville

Attention: Guy Fursdon - Chief Building Inspector

C/O Building Department

7307 Avon Belden Road

North Ridgeville, OH 44039

RECEIVED

MAY 11 2020

1710AIWX.5_PER_NR_0001 - Main Ave & Elyria St

\$225.00 for engineering review

\$127.00 for the Planning Commission

Checks to be mailed

From:

Ed Zavoda

Permit Coordinator

120 W Washington St, Medina, OH 44256

216.375.6820

ezavoda@fg-inc.net

FORESITE
group

CITY OF NORTH RIDGEVILLE
INSTRUCTIONS FOR FILING REQUEST FOR ACTION APPLICATIONS
WITH THE PLANNING COMMISSION

(Please read the full instruction as it will help in providing a full complete application)

The Planning Commission meets at 7:00 p.m. on the second Tuesday of each calendar month.

New applications for Planning Commission consideration must be submitted to the Building Department not later than 4:00 P.M., twenty-five (25) days before the meeting at which they are to be first considered (or a later meeting date if so ordered by the Commission Chairman, in which case, the applicant will be notified).

Request for Action form is also defined as an application to be considered by the Planning Commission.

1. Applicant information, property owner information along with signatures from both must be provided. An email address of the applicant's design professional is requested by our Engineering Department for communication purposes.
2. Location of property, permanent parcel number, zoning of property along with the zoning of adjacent properties are required.
3. Adjacent property's parcel numbers and addresses are required in order to provide notification of the date, time and nature of request to all adjacent property owners. This list is required to be verified by the applicant.
4. Checklists for residential subdivisions and commercial subdivisions are provided as a guide and will need to be submitted along with the documents that are required.

ALL REQUIRED DOCUMENTS MUST BE INCLUDED WITH THE APPLICATION UPON FILING DATE:

10 copies each of plat plans drawn to a scale of 1 inch equals 50 feet accurately showing the site, abutting properties and their owners, existing and proposed buildings, streets and driveways, parking lots, trash receptacles and enclosures, fencing, screening, loading zones, existing and finished ground elevations, ground and storm water facilities and flow directions and sanitary sewerage.

10 copies each of preliminary building plans clearly showing building dimensions, floor plans, elevation plans, exterior materials and outdoor mechanical equipment with screening and signs. **(Note: all buildings and signs must conform to the Zoning Code)**

City Planner's report. A City Planner's report is required to be submitted with your application for all major developments involving new use, change of use and/or expansion of use per codified ordinance section 1210.05.

1 copy of a traffic impact study. A traffic impact study shall be required for all major developments involving a new use, change of use and/or expansion of use per codified ordinance section 1210.06.

1 copy of the Planning Commission Request for Action form. All parts of the Request for Action form must be completed.

ALL DRAWINGS for subdivisions and commercial and industrial properties must have the seals of a licensed professional engineer or of a registered surveyor. Building plans should be stamped by a registered architect or a licensed professional engineer.

TO BE FILLED OUT BY APPLICANT

I, _____
(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: THOMAS "JEFF" KADUSKY

Owner: CITY OF NORTH RIDGEVILLE

Project address: ELYRIA ST & MAIN AVE RAIL Permanent parcel no. STREET R.O.W.

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

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓1	CARMEN FANARA 5900 LEAR NAGLE RD. N.R. OH. 44039	0700008117018
✓2	BENJAMIN & CATHY FLAHERTY 5901 LEAR NAGLE RD. N.R. OH. 44039	0700008111001
✓3	RONALD & PATSY HENEGAR 5885 LEAR NAGLE RD. N.R. OH. 44039	0700008107049
✓4	JASON & TINA WEPPELMAN 5884 MAIN AVE N.R. OH. 44039	0700008107056
✓5	BRIAN TOMLINSON 5910 MAIN AVE N.R. OH. 44039	0700008111034 & 035
✓6	MICHAEL & PATTI SMITH 5930 MAIN AVE N.R. OH. 44039	0700008111073 & 039 & 040
✓7	CHARLES & JENNETTA 5948 MAIN AVE N.R. OH. 44039	0700008111041 & 042 & 071 & 046
✓8	MICHAEL BASALLA 5984 MAIN AVE N.R. OH. 44039	0700008111078
✓9	MARK BLASIK 5994 MAIN AVE N.R. OH. 44039	0700008111075
✓10	WILLIAM & MARCIA PERRY 6012 MAIN AVE N.R. OH. 44039	0700008111053 & 054 & 055 & 056

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO verification by: 
BZA/PC verification by: _____

Date/time stamp: _____

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	AEM SERVICES LLC 6034 MAIN AVE N.R. OH. 44039	0700008111057 & 058 & 074
✓12	DIVVY HOMES WAREHOUSE 1 LLC 6044 MAIN AVE N.R. OH. 44039	0700008111061 & 072
✓13	CLEVELAND ELECTRIC ILLUMINATING Co. ATTN: TAX DEPT. OAKBROOK IL 605224747	0700008115106 0700008112037 0700008115106
✓14	JEREMY TARABELL 6029 MAIN AVE N.R. OH. 44039	0700008112056
✓15	ROSE BLASIK TRUSTEE 6017 MAIN AVE N.R. OH. 44039	0700008112057 & 019 & 018 & 017 & 016
✓16	SHARON THOMPSON 5995 MAIN AVE N.R. OH. 44039	0700008112015 & 061 & 012
✓17	HENRY JESSIE 5985 MAIN AVE N.R. OH. 44039	0700008112011
✓18	JOHN BROOKS & TINA BAILEY 5947 MAIN AVE N.R. OH. 44039	0700008112060
✓19	WILLIAM RAMSEY 5945 MAIN AVE N.R. OH. 44039	0700008112007
✓20	MICHAEL PATRICK HERMAN FISHER 5935 MAIN AVE N.R. OH. 44039	0700008112062
✓21	BRANDON & JILLIAN WHITE 5909 MAIN AVE N.R. OH. 44039	0700008112001 & 002 & 003
✓22	KELSEY LANDIS & JESSE BURMAN 5891 MAIN AVE N.R. OH. 44039	0700008108059
23		
24		
25		
26		

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

LINE	ADJACENT PROPERTY OWNER
1 ✓	CLEVELAND ELECTRIC ILLUMINATING
2 ✓	TARABELL JERAMY D
3 ✓	BLASIK ROSE C TRUSTEE
4 ✓	BLASIK ROSE C TRUSTEE
5 ✓	BLASIK ROSE C TRUSTEE
6 ✓	BLASIK ROSE C TRUSTEE
7 ✓	BLASIK ROSE C TRUSTEE
8 ✓	THOMPSON SHARON L
9 ✓	THOMPSON SHARON L
10 ✓	THOMPSON SHARON L
11 ✓	HENRY JESSIE H
12 ✓	BROOKS JOHN R & BAILEY TINA R
13 ✓	RAMSEY WILLIAM S
14 ✓	FISHER MICHAEL PATRICK HERMAN
15	WHITE BRANDON K & WHITE JILLIAN N
16	WHITE BRANDON K & WHITE JILLIAN N
17	WHITE BRANDON K & WHITE JILLIAN N
18	TOMLINSON E BRIAN
19 ✓	FLAHERTY BENJAMIN L & FLAHERTY CATHY
20 ✓	HENEGAR RONALD W & PATSY V
21 ✓	WEPPELMAN JASON & TINA M
22	LANDIS KELSEY R & BUHRMAN JESSE D
23 ✓	TOMLINSON E BRIAN
24 ✓	TOMLINSON E BRIAN
25 ✓	SMITH MICHAEL L & SMITH PATTI JO ADCOX
26 ✓	SMITH MICHAEL L & PATTI J ADCOX SMITH
27 ✓	SMITH MICHAEL L & PATTI J ADCOX SMITH
28 ✓	HAWK CHARLES W & JENNETTA G
30 ✓	HAWK CHARLES W & JENNETTA G
31 ✓	HAWK CHARLES W & JENNETTA G
32 ✓	HAWK CHARLES W & JENNETTA G
33 ✓	BASALLA MICHAEL
34 ✓	BLASIK MARK M
35 ✓	PERRY WILLIAM T & MARCIA A
36 ✓	PERRY WILLIAM T & MARCIA A
37 ✓	PERRY WILLIAM T & MARCIA A
38 ✓	PERRY WILLIAM T & MARCIA A
39 ✓	AEM SERVICES LLC
40 ✓	AEM SERVICES LLC
41 ✓	AEM SERVICES LLC
42 ✓	DIVVY HOMES WAREHOUSE I LLC
43 ✓	DIVVY HOMES WAREHOUSE I LLC
44 ✓	CLEVELAND ELECTRIC ILLUMINATING COMPANY
45	
46	

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Thomas "Jeff" Kadusky
Name of Owner:	City of North Ridgeville
Date Submitted for Consideration:	5-11-20
Date to Return to Planning Commission:	5-12-20
Regarding: Install fiber optic cable in right-of-way of Elyria Street and Main Avenue	

RECOMMENDATIONS:

1240.08 requires communication systems to be approved by Planning Commission, the City Engineer or other Municipal Authorities. Recommend indemnification for City of North Ridgeville in case City accidentally damages fiber optic cable.

(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:	Thomas "Jeff" Kadusky; MCI-Metro 12300 Ridge Road, North Royalton, Ohio 44133
Name of Owner:	City of North Ridgeville – right-of-way 7307 Avon Belden Rd, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, June 09, 2020
Date to Return to Deputy Clerk of Council:	Friday, May 29, 2020
Regarding: Installation of fiber optic conduit in the 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.	

Recommendations:

No comments 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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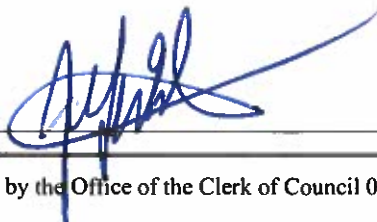
**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

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Regarding:	Installation of fiber optic conduit in the 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.

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.

MCImetro

ACCESS TRANSMISSION SERVICES, CORP

 Mastec

OUTSIDE PLANT CONSTRUCTION

 FORESITE
group

ENGINEERING SERVICES

(AVON NORTH Z I) NR UG PHASE I
NORTH RIDGEVILLE, OH

UNDERGROUND CONDUIT INSTALLATION
RIGHT-OF-WAY CONSTRUCTION PERMIT

MCI PERMIT NUMBER: 1710AIWX.5_PER_NR_0001
SITE CODE: 1710AIWX.5



PROJECT STATUS: PERMITTING
STATUS DATE: 04/14/2020



SHEET INDEX

GENERAL PROJECT INFORMATION (A-SERIES)

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SHEET INDEX	A-01
PROJECT OVERVIEW	A-02
SYMBOL KEY	A-03

CONTACT INFORMATION (B-SERIES)

CONTACT INFORMATION SHEET	B-01
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CONSTRUCTION PLANS (C-SERIES)

SITE PLAN SHEETS	C-01 - C-06
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STANDARD NOTES & DETAILS (D-SERIES)

GENERAL NOTES	D-01 - D-02
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SPECIFIC NOTES & DETAILS (E-SERIES)

INSTALLATION IMAGES	E-01 - E-03
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ADDITIONAL INFORMATION (F-SERIES)

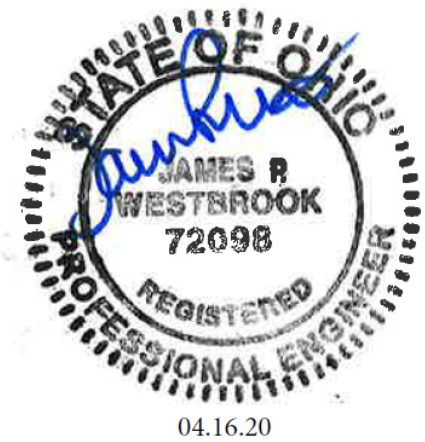
TRAFFIC CONTROL TYPICALS	F-01 - F-02
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04.16.20

PROJECT:		
PROJECT ID NUMBER: 1710AIWX.5 PER NR 0001		
PERMITTING ENTITY: CITY OF NORTH RIDGEVILLE		
PROJECT LOCATION: NORTH RIDGEVILLE, OH		
McImetro ACCESS TRANSMISSION SERVICES, CORP	Mastec OUTSIDE PLANT CONSTRUCTION (AVON NORTH Z I) NR UG PHASE I	UNDERGROUND CONDUIT INSTALLATION
FORESITE group ForeSite Group, LLC 3000 E Cesar Chavez St. Suite 400 Austin, TX 78702 w www.fg-inc.net o 334.887.6954 f 334.887.6024		
ENGINEER: AB		
DRAWN BY: JW		
REVISIONS		
DATE	DESCRIPTION	INITIAL
EXCEPT AS MAY BE OTHERWISE PROVIDED BY CONTRACT, THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF MCI COMMUNICATIONS SERVICES, INC., BOTH BEING ISSUED IN STRICT CONFIDENCE AND SHALL NOT BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSE WITHOUT SPECIFIC WRITTEN PERMISSION.		
SCALE		
HORIZONTAL:	N/A	
VERTICAL:	N/A	
SHEET: A-01		

PROJECT OVERVIEW



ADDRESS RANGE TABLE

PRIMARY STREET	ADDRESSES	CROSS STREET(S)
ELYRIA ST	N/A	N/A
MAIN AVE	5909-6029	

PROJECT QUANTITIES

INSTALL	QNTY
2"D CONDUIT (DIRECT. BORE)	1107 LF
2"D CONDUIT (MISSILE BORE)	0 LF
2"D CONDUIT (TRENCH)	0 LF
17"X30"X24" VAULT(S)	0
24"X36"X24" VAULT(S)	0
30"X60"X30" VAULT(S)	1
36"X60"X36" VAULT(S)	0
48"X48"X48" MANHOLE(S)	0

PROJECT:

PROJECT ID NUMBER:
1710AIWX.5 PER NR 0001

PERMITTING ENTITY:
CITY OF NORTH RIDGEVILLE

PROJECT LOCATION:
NORTH RIDGEVILLE, OH

McImetro
ACCESS TRANSMISSION SERVICES, CORP

Mastec
OUTSIDE PLANT CONSTRUCTION
(AVON NORTH Z I) NR UG PHASE I
UNDERGROUND CONDUIT INSTALLATION

FORESITE
group

ForeSITE Group, LLC
3000 E Cesar Chavez St.
Suite 400
Austin, TX 78702
www.fg-inc.net
334.887.6024
334.887.6024

ENGINEER: AB

DRAWN BY: JW

REVISIONS

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SCALE

HORIZONTAL: N/A

VERTICAL: N/A

SHEET: A-02

SYMBOL KEY

MCI PROPOSED CONSTRUCTION

	DIRECTIONAL BORE/MISSILE BORE
	OPEN TRENCH
	17"X30"X24" VAULT
	24"X36"X24" VAULT
	30"X60"X30" VAULT
	36"X60"X36" VAULT
	BORE PIT
	48"X48"X48" MANHOLE
	SPLICE ENCLOSURE

MCI EXISTING/FUTURE CONSTRUCTION

	EXISTING MCI METRO CONDUIT
	EXISTING MCI METRO VAULT
	FUTURE MCI METRO CONDUIT
	FUTURE 17"X30"X24" VAULT
	FUTURE 24"X36"X24" VAULT
	FUTURE 30"X60"X30" VAULT
	FUTURE 36"X60"X36" VAULT

OTHER UTILITIES

	WATER LINE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	STORMWATER LINE
	STORMWATER ACCESS
	STORMWATER CATCH BASIN
	WASTEWATER LINE
	WASTEWATER MANHOLE
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	POWER TRANSFORMER
	POWER MANHOLE
	POWER JUNCTION BOX
	POWER CABINET
	POWER VAULT
	POLE
	STREET LIGHT
	TRAFFIC LIGHT

OTHER UTILITIES

	GAS LINE
	GAS METER
	GAS VALVE
	TELECOM LINE
	TELECOM MANHOLE
	TELECOM CABINET
	TELECOM VAULT
	UNKNOWN MANHOLE
	UNKNOWN VAULT

PLANIMETRICS

	SIDEWALK
	EDGE OF PAVEMENT
	BACK OF CURB
	RIGHT OF WAY
	STREET CENTERLINE
	TREE



04.16.20

PROJECT:

PROJECT ID NUMBER:
1710AIWX.5 PER NR 0001

PERMITTING ENTITY:
CITY OF NORTH RIDGEVILLE

PROJECT LOCATION:
NORTH RIDGEVILLE, OH

MCI metro
ACCESS TRANSMISSION SERVICES, CORP

Mastec
OUTSIDE PLANT CONSTRUCTION
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SCALE

HORIZONTAL:

N/A

VERTICAL:

N/A

SHEET:

A-03

CONTACT INFORMATION

MCI METRO INC.

OUTSIDE PLANT ENGINEERING:

SENIOR PROJECT ENGINEER: PATRICK WEAVER	(412)290-6995
PROJECT ENGINEER: JEFF KADUSKY	(330)819-1444
PROJECT MANAGER: DAVID GROSS	(216)462-2281

RIGHT-OF-WAY:

MANAGER: AARON CORNISH	(972)457-8360
---------------------------	---------------

ENGINEERING CONTRACTOR:

NAME OF FIRM: FORESITE GROUP	
PROJECT MANAGER: JAMES POHLOD	(310)351-1030
PROJECT ENGINEER: JIM WESTBROOK	(678)570-9052

CONSTRUCTION CONTRACTOR:

NAME OF FIRM: MASTEC	
PROJECT MANAGER: ERIC LACOURSE	(216) 308-6043
PROJECT SUPERVISOR: BRIAN ANDERSON	(216)212-2498

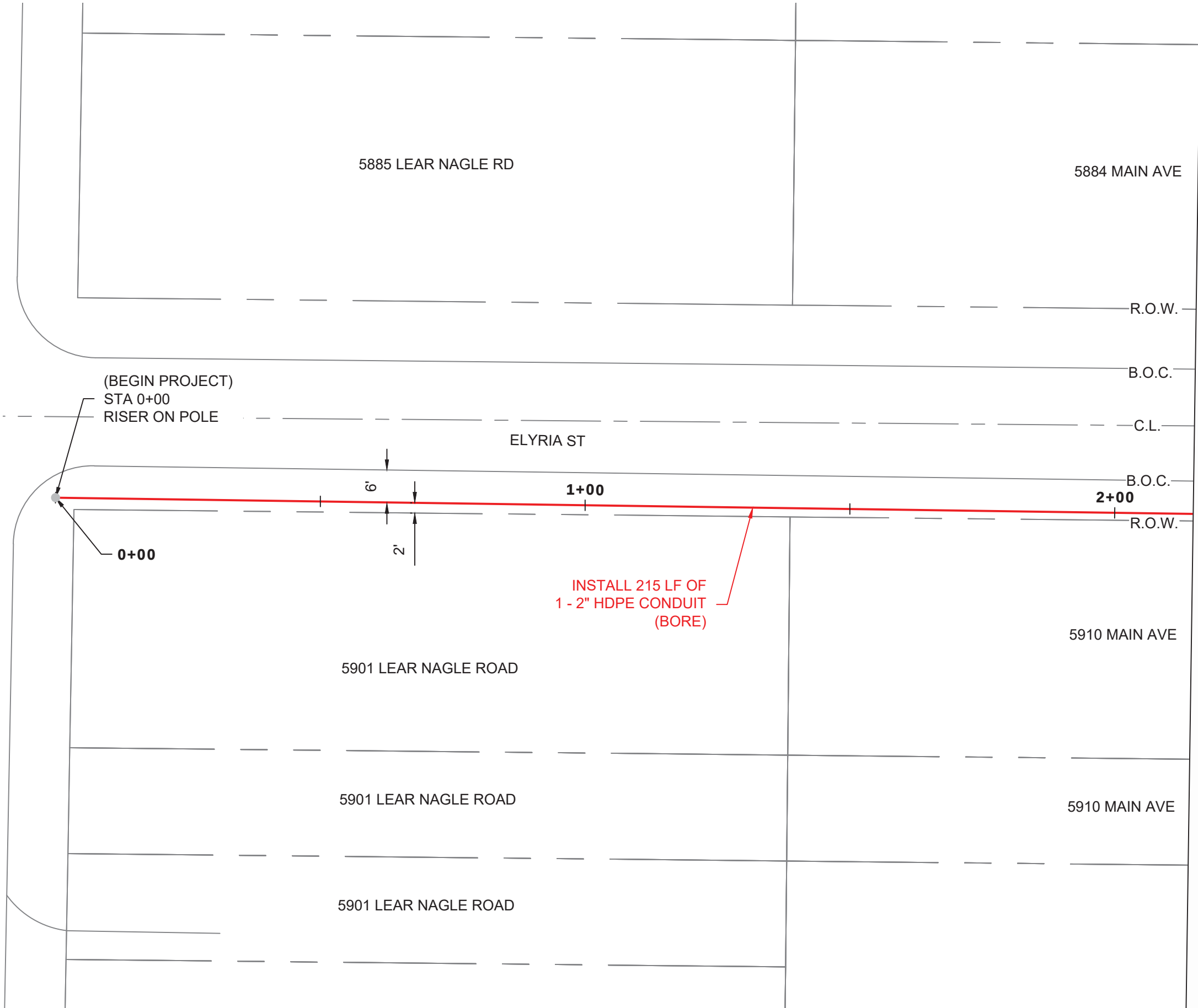
UTILITIES

MCI UTILITY LOCATE	1-(800)624-9675
ONE CALL SYSTEM (UTILITY LOCATES)	
AT&T OHIO: JOHN GARRITY	(262)896-6552
BRAINARD GAS CORPORATION: TBD	(440)437-8600
CENTURYTEL/CENTURYLINK: TBD	TBD
CLEVELAND ELECTRIC ILLUMINATING: REBECCA	(440)546-8744
PEPPERS CLEVELAND PUBLIC POWER: CHRIS HIRZEL	(216)420-7704.122
CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY:	(216)241-8004
TBD COLUMBIA GAS OF OHIO, INC.: TBD	TBD
CONSUMERS GAS CORPORATIVE: DAN BURKHART	(330)682-4144
DOMINION EAST OHIO: TBD	TBD
FIBER TECHNOLOGIES NETWORKS LLC: NICOLE	(585)697-5130
WALKER FRONTIER/NORTH: TAMMY ALBRIGHT	TBD
GRANGER ENERGY OF LAKE COUNTY: TBD	(517)372-2800
KNOX ENERGY COOPERATIVE ASSOCIATION, INC: TBD	(330)498-9130
NORTHEAST OHIO NATURAL GAS CORPORATION: TBD	1-(800)237-2099
OHIO EDISON: AMANDA RICHARDSON	1-(800)633-4766
OHIO RURAL NATURAL GAS COOPERATIVE: TBD	(440)255-5198
ORWELL NATURAL GAS COMPANY: TBD	TBD
PAINESVILLE ELECTRIC: J. MCHUGH	(440)392-5926
SUMMIT COUNTY PORT AUTHORITY: LORI SALLAZ	(330)762-4776
SUNESYS-NOW CROWN CASTLE FIBER: TBD	TBD
WINDSTREAMOHIO: TBD	TBD
WINDSTREAMWESTERNIRESERVE: TBD	TBD

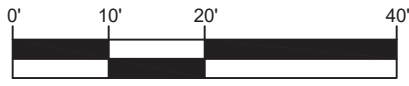


04.16.20

PROJECT:		
PROJECT ID NUMBER: 1712ARCA.10 PER CLV 0006		
PERMITTING ENTITY: CITY OF CLEVELAND		
PROJECT LOCATION: CLEVELAND, OH		
MCI metro ACCESS TRANSMISSION SERVICES, CORP  OUTSIDE PLANT CONSTRUCTION		2605 DETROIT AVENUE - ADDENDUM A UNDERGROUND CONDUIT INSTALLATION
 Foresite Group, LLC 3000 E Cesar Chavez St. Suite 400 Austin, TX 78702 w www.fg-inc.net o 334.887.6054 f 334.887.6024		
ENGINEER: AB		
DRAWN BY: AB		
REVISIONS		
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SCALE		
HORIZONTAL:	N/A	
VERTICAL:	N/A	
SHEET: B-01		



- LEGEND:
- BORE/MISSILE BORE
 - OPEN TRENCH
 - SIDEWALK
 - E.O.P. EDGE OF PAVEMENT
 - B.O.C. BACK OF CURB
 - R.O.W. RIGHT OF WAY
 - C.L. STREET CENTERLINE
 - POTHOLE LOCATION



MATCH LINE STA 2+15



THIS SITE PLAN HAS BEEN CREATED FROM UTILITY DATA CAPTURED VIA FIELD SURVEY AND DOES NOT NESSESSARILY REPRESENT ALL EXISITING UTILITY INFORMATION. CONTRACTOR IS TO CONTACT OUPS TO REQUEST FIELD LOCATES AND IS TO COORDINATE DESIGN ACCORDINGLY.

NOTE TO CONTRACTOR:
ANY BOREPITS DUG NEXT TO DRIPLINE OF AN EXISTING TREE TO BE DUG USING HYDRO VACCUUM EXCAVATION.

CAUTION!!
ANY DISTURBANCE TO INFRASTRUCTURE WITHIN 15 FEET OF ADA RAMP WILL REQUIRE ENTIRE RAMP TO BE REPAIRED IN ACCORDANCE WITH ALL REQUIRED ADA STANDARDS AND SPECIFICATIONS.

CONTRACTOR TO PLACE UTILITY WITH A MINIMUM OF 36 INCHES OF COVER WHEN UNOBSTRUCTED. CONTRACTOR TO MAINTAIN 24 INCHES OF SEPARATION FROM OTHER UTILITIES. DEPTH TO BE ADJUSTED ACCORDINGLY.

UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON DOCUMENT RESEARCH AND FIELD EVALUATION. THE INFORMATION MAY NOT BE ACCURATE OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY LOCATE AND VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN CONSTRUCTION PATH. ALL INSTALLATIONS MUST COMPLY WITH MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM UTILITIES.

PROJECT:

PROJECT ID NUMBER:
1710AIWX.5 PER NR 0001

PERMITTING ENTITY:
CITY OF NORTH RIDGEVILLE

PROJECT LOCATION:
NORTH RIDGEVILLE, OH

McImetro
ACCESS TRANSMISSION SERVICES, CORP

Mastec
OUTSIDE PLANT CONSTRUCTION
(AVON NORTH Z I) NR UG PHASE I
UNDERGROUND CONDUIT INSTALLATION

FORESITE
group

Foresite Group, LLC
3000 E Cesar Chavez St.
Suite 400
Austin, TX 78702

www.fg-inc.net
t | 334.887.6954
f | 334.887.6024

ENGINEER: AB		
DRAWN BY: JW		
REVISIONS		
DATE	DESCRIPTION	INITIAL

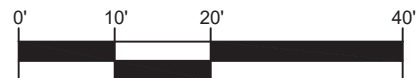
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SCALE	
HORIZONTAL:	1" = 20'
VERTICAL:	N/A
SHEET: C-01	



LEGEND:

- BORE/MISSILE BORE
- OPEN TRENCH
- SIDEWALK
- E.O.P. EDGE OF PAVEMENT
- B.O.C. BACK OF CURB
- R.O.W. RIGHT OF WAY
- C.L. STREET CENTERLINE
- POTHOLE LOCATION



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PROJECT ID NUMBER:
1710AIWX.5 PER NR 0001

PERMITTING ENTITY:
CITY OF NORTH RIDGEVILLE

PROJECT LOCATION:
NORTH RIDGEVILLE, OH

McImetro
ACCESS TRANSMISSION SERVICES, CORP

Mastec
OUTSIDE PLANT CONSTRUCTION
(AVON NORTH Z I) NR UG PHASE I
UNDERGROUND CONDUIT INSTALLATION

FORESITE
group

ForeSite Group, LLC
3000 E Cesar Chavez St.
Suite 400
Austin, TX 78702

www.fs-inc.net
t | 334.887.6954
f | 334.887.6024

ENGINEER: AB

DRAWN BY: JW

REVISIONS

DATE	DESCRIPTION	INITIAL

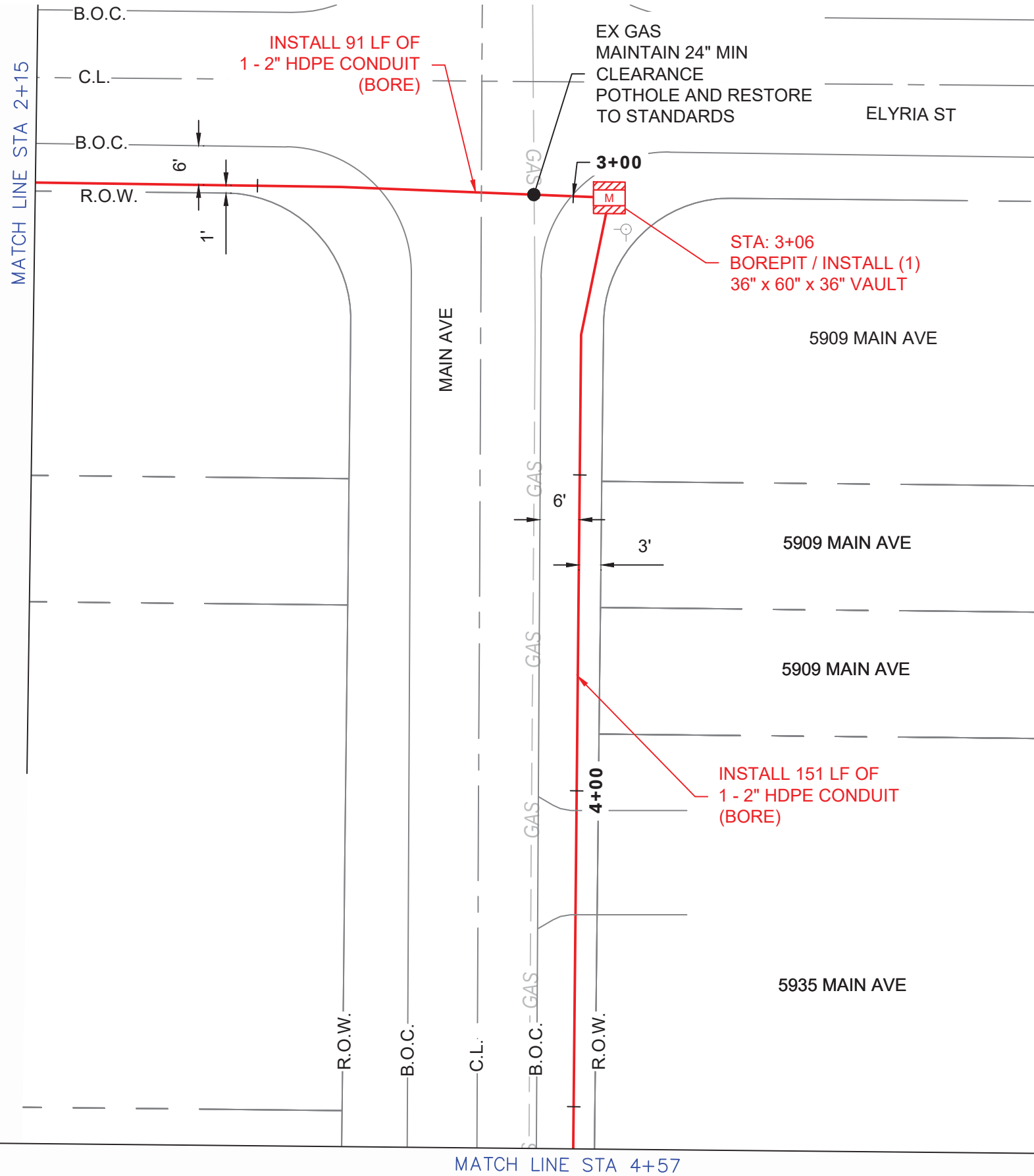
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SCALE

HORIZONTAL: 1" = 20'

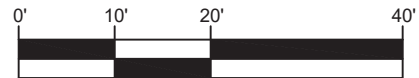
VERTICAL: N/A

SHEET: C-02





- LEGEND:
- BORE/MISSILE BORE
 - OPEN TRENCH
 - SIDEWALK
 - E.O.P. EDGE OF PAVEMENT
 - B.O.C. BACK OF CURB
 - R.O.W. RIGHT OF WAY
 - C.L. STREET CENTERLINE
 - POTHOLE LOCATION



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MATCH LINE STA 4+57

5945 MAIN AVE

5947 MAIN AVE

5985 MAIN AVE

INSTALL 170 LF OF
1 - 2" HDPE CONDUIT
(BORE)

MATCH LINE STA 6+27

PROJECT:

PROJECT ID NUMBER:
1710AIWX.5 PER NR 0001

PERMITTING ENTITY:
CITY OF NORTH RIDGEVILLE

PROJECT LOCATION:
NORTH RIDGEVILLE, OH

McImetro
ACCESS TRANSMISSION SERVICES, CORP
Mastec
OUTSIDE PLANT CONSTRUCTION
(AVON NORTH Z I) NR UG PHASE I
UNDERGROUND CONDUIT INSTALLATION

FORESITE
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Foresite Group, LLC
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Austin, TX 78702
w | www.fg-inc.net
o | 334.887.6954
f | 334.887.6024

ENGINEER: AB

DRAWN BY: JW

REVISIONS

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SCALE

HORIZONTAL: 1" = 20'

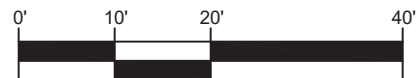
VERTICAL: N/A

SHEET: C-03



LEGEND:

- BORE/MISSILE BORE
- OPEN TRENCH
- SIDEWALK
- E.O.P. EDGE OF PAVEMENT
- B.O.C. BACK OF CURB
- R.O.W. RIGHT OF WAY
- C.L. STREET CENTERLINE
- POTHOLE LOCATION



MATCH LINE STA 6+27

5992 MAIN AVE

5995 MAIN AVE

5994 MAIN AVE

5995 MAIN AVE

6012 MAIN AVE

5995 MAIN AVE

6012 MAIN AVE

6017 MAIN AVE

MAIN AVE

7+00

INSTALL 167 LF OF
1 - 2" HDPE CONDUIT
(BORE)

5'

3'



04.16.20

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MATCH LINE STA 7+94

PROJECT:

PROJECT ID NUMBER:
1710AIWX.5 PER NR 0001
PERMITTING ENTITY:
CITY OF NORTH RIDGEVILLE
PROJECT LOCATION:
NORTH RIDGEVILLE, OH

McImetro
ACCESS TRANSMISSION SERVICES, CORP
Mastec
OUTSIDE PLANT CONSTRUCTION
(AVON NORTH Z I) NR UG PHASE I
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FORESITE
group
Foresite Group, LLC
3000 E Cesar Chavez St.
Suite 400
Austin, TX 78702
www.fg-inc.net
334.887.6954
334.887.6024

ENGINEER: AB

DRAWN BY: JW

REVISIONS

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SCALE

HORIZONTAL: 1" = 20'

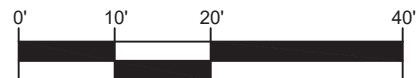
VERTICAL: N/A

SHEET: C-04



LEGEND:

- BORE/MISSILE BORE
- OPEN TRENCH
- SIDEWALK
- E.O.P. ——— EDGE OF PAVEMENT
- B.O.C. ——— BACK OF CURB
- R.O.W. ——— RIGHT OF WAY
- C.L. ——— STREET CENTERLINE
- POTHOLE LOCATION



PROJECT:

PROJECT ID NUMBER:
1710AIWX.5 PER NR 0001

PERMITTING ENTITY:
CITY OF NORTH RIDGEVILLE

PROJECT LOCATION:
NORTH RIDGEVILLE, OH

McImetro

ACCESS TRANSMISSION SERVICES, CORP

Mastec

OUTSIDE PLANT CONSTRUCTION

(AVON NORTH Z I) NR UG PHASE I

UNDERGROUND CONDUIT INSTALLATION

FORESITE
group

Foresite Group, LLC
3000 E Cesar Chavez St.
Suite 400
Austin, TX 78702

www.fg-inc.net

334.887.6024

334.887.6024



04.16.20

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DRAWN BY: JW

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SCALE

HORIZONTAL:	1" = 20'
VERTICAL:	N/A
SHEET:	C-05

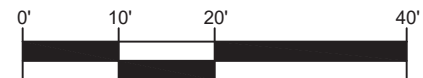
MATCH LINE STA 7+94

MATCH LINE STA 9+71



LEGEND:

- BORE/MISSILE BORE
- OPEN TRENCH
- SIDEWALK
- E.O.P. EDGE OF PAVEMENT
- B.O.C. BACK OF CURB
- R.O.W. RIGHT OF WAY
- C.L. STREET CENTERLINE
- POTHOLE LOCATION



21380 LORAIN RD

INSTALL 136 LF OF
1 - 2" HDPE CONDUIT
(BORE)

11+00

11+07

(END PROJECT)
STA 11+07
RISER ON POLE

PARCEL#: 0700008115106
CENTER RIDE RD



04.16.20

THIS SITE PLAN HAS BEEN CREATED FROM UTILITY DATA CAPTURED VIA FIELD SURVEY AND DOES NOT NECESSARILY REPRESENT ALL EXISTING UTILITY INFORMATION. CONTRACTOR IS TO CONTACT OUPS TO REQUEST FIELD LOCATES AND IS TO COORDINATE DESIGN ACCORDINGLY.

NOTE TO CONTRACTOR:
ANY BOREPITS DUG NEXT TO DRIPLINE OF AN EXISTING TREE TO BE DUG USING HYDRO VACCUUM EXCAVATION.

CAUTION!!
ANY DISTURBANCE TO INFRASTRUCTURE WITHIN 15 FEET OF ADA RAMP WILL REQUIRE ENTIRE RAMP TO BE REPAIRED IN ACCORDANCE WITH ALL REQUIRED ADA STANDARDS AND SPECIFICATIONS.

CONTRACTOR TO PLACE UTILITY WITH A MINIMUM OF 36 INCHES OF COVER WHEN UNOBSTRUCTED. CONTRACTOR TO MAINTAIN 24 INCHES OF SEPARATION FROM OTHER UTILITIES. DEPTH TO BE ADJUSTED ACCORDINGLY.

UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON DOCUMENT RESEARCH AND FIELD EVALUATION. THE INFORMATION MAY NOT BE ACCURATE OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY LOCATE AND VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN CONSTRUCTION PATH.
ALL INSTALLATIONS MUST COMPLY WITH MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM UTILITIES.

PROJECT:

PROJECT ID NUMBER:
1710AIWX.5 PER NR 0001
PERMITTING ENTITY:
CITY OF NORTH RIDGEVILLE
PROJECT LOCATION:
NORTH RIDGEVILLE, OH

McImetro
ACCESS TRANSMISSION SERVICES, CORP
Mastec
OUTSIDE PLANT CONSTRUCTION
(AVON NORTH Z I) NR UG PHASE I
UNDERGROUND CONDUIT INSTALLATION

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334.887.6024

ENGINEER: AB

DRAWN BY: JW

REVISIONS

DATE	DESCRIPTION	INITIAL

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SCALE

HORIZONTAL: 1" = 20'

VERTICAL: N/A

SHEET: C-06

MCI METRO GENERAL NOTES AND REQUIREMENTS

GENERAL NOTES

1. MCI COMPRISES THE FOLLOWING OPERATING ENTITIES:
 - MCI COMMUNICATIONS SERVICES, INC.
 - MCI METRO ACCESS TRANSMISSION SERVICES, LLC
 - MCI METRO ACCESS TRANSMISSION SERVICES OF VIRGINIA, INC.
 - MCI METRO ACCESS TRANSMISSION SERVICES OF MASSACHUSETTS, INC.
 - METROPOLITAN FIBER SYSTEMS OF NEW YORK, INC.
2. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE APPLICABLE CODES OR REQUIREMENTS OF ANY REGULATING GOVERNMENTAL AGENCY, MCI METRO, OR THE RIGHT-OF-WAY GRANTOR.
3. LOCATIONS OF SOME OF THE PHYSICAL FEATURES WERE OBTAINED FROM DATED RAILROAD VALUATION MAPS OR OTHER DRAWINGS, AND MAY BE AS SHOWN OR DEPICTED ON THESE DRAWINGS.
4. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS, BUT ARE NOT NECESSARILY EXACT. THEREFORE, UTILITY LOCATIONS WILL BE VERIFIED AT LEAST 100 FEET IN ADVANCE OF TRENCHING OR PLOWING, SO THAT CHANGES IN CABLE PLACEMENT CAN BE MADE IN EVENT OF CONFLICT.
5. ALL KNOWN BURIED OBSTRUCTIONS ARE SHOWN ON SITE PLAN. ANY AND ALL OTHERS ENCOUNTERED ARE ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, PROTECT, AND REPAIR, IF DAMAGED.
6. ANY AND ALL IMPROVEMENTS, SUCH AS ASPHALT OR CONCRETE PAVEMENT, CURBS, GUTTERS, WALKS, DRAINAGE DITCHES, EMBANKMENTS, SHRUBS, TREES, GRASS SOD, ETC., IF DAMAGED, SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS.
7. EQUIPMENT TYPES SPECIFIED HEREIN (ie: "BACKHOE" "SWAMP PLOW", ETC.) ARE SUGGESTIONS ONLY AND ARE NOT INTENDED AS REQUIREMENTS. CONTRACTOR WILL BE NOTIFIED AS TO EXCEPTIONS.

MCI OSP CONSTRUCTION GENERAL REQUIREMENTS

- ALL FEDERAL, STATE AND LOCAL SAFETY REGULATIONS MUST BE FOLLOWED WITHOUT EXCEPTION.
- PERSONAL PROTECTIVE EQUIPMENT APPROPRIATE FOR THE SPECIFIC WORK SITE SHALL BE USED AT ALL TIMES. AT A MINIMUM, HARD HAT, SAFETY SHOES/STEEL-TOED BOOTS, AND FLORESCENT ORANGE OR GREEN WORK VEST ARE REQUIRED UPON ENTERING ANY MCI WORK SITE.
- USE OF INTOXICANTS, DRUGS, INHALANTS OR ANY OTHER SUBSTANCES THAT MAY IMPAIR ALERTNESS ARE STRICTLY PROHIBITED.
- CONTRACTORS ARE NOT ALLOWED TO CUT ANY CABLE. CABLES SCHEDULED FOR REMOVAL WILL BE CUT BY MCI OPERATIONS PERSONNEL, AND ONLY AFTER VERIFICATION THAT ALL TRAFFIC HAS BEEN OFF-LOADED.
- EXTREME CAUTION MUST BE USED AT ALL TIMES WHEN WORKING ON OR NEAR ACTIVE CABLES. AN MCI EMPLOYEE OR CONTRACT REPRESENTATIVE MUST APPROVE AND BE PRESENT PRIOR TO AND DURING ALL CABLE HANDLING ACTIVITIES.
- TOOLS AND EQUIPMENT SPECIFICALLY DESIGNED FOR THE JOB AT HAND ARE REQUIRED. USE THE PROPER TOOL FOR THE JOB.
- CONDUIT WORK INVOLVING ACTIVE CABLES REQUIRES SPECIALIZED TOOLS SPECIFICALLY DESIGNED TO ACCESS DUCTS WITH ACTIVE CABLES.
- PROTECTING MCI FACILITIES IS EXTREMELY IMPORTANT; HOWEVER, SAFETY REGARDING YOURSELF AND OTHERS IS THE MOST IMPORTANT PART OF ANY PROJECT.



04.16.20

PROJECT:

PROJECT ID NUMBER:

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PERMITTING ENTITY:

CITY OF NORTH RIDGEVILLE

PROJECT LOCATION:

NORTH RIDGEVILLE, OH

MCI metro
ACCESS TRANSMISSION SERVICES, CORP

Mastec
OUTSIDE PLANT CONSTRUCTION
(AVON NORTH Z I) NR UG PHASE I
UNDERGROUND CONDUIT INSTALLATION

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ENGINEER: AB

DRAWN BY: JW

REVISIONS

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SCALE

HORIZONTAL: N/A

VERTICAL: N/A

SHEET: D-01

MCI METRO GENERAL NOTES AND REQUIREMENTS

CONSTRUCTION NOTES

1. ALL CONDUIT WILL BE 4" ID SCHEDULE 40 (i.e. PVC OR BSP/GSP, MANUFACTURED SPLIT PVC OR SPLIT BSP/GSP), UNLESS SPECIFIED OTHERWISE.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SEE CONTACT SHEET FOR CONTACT NAME AND TELEPHONE NUMBER.
3. ALL UNDERGROUND OBSTRUCTIONS, WHEN LOCATED, WILL REQUIRE THE PLACEMENT OF A BURIED CABLE MARKER AND THE PLACEMENT OF 4' MANUFACTURED SPLIT PVC, BSP/GSP OVER OR UNDER EACH OBSTRUCTION.
4. SHORING MAY BE REQUIRED AND SHALL COMPLY WITH O.S.H.A. STANDARDS.
5. ALL BURIED CONDUIT/CABLE WILL BE PLACED AT 42" MINIMUM COVER UNLESS SPECIFIED OTHERWISE ON THE CONSTRUCTION DRAWINGS.
6. MECHANICAL PROTECTION SHALL BE REQUIRED ANYTIME A 36" MINIMUM COVER IS UNOBTAINABLE UNLESS SPECIFIED OTHERWISE ON THE CONSTRUCTION DRAWINGS.
7. ALL 90 DEGREE BENDS IN CONDUIT CONSTRUCTION WILL BE A MINIMUM 38.2" RADIUS UNLESS SPECIFIED OTHERWISE. ALL SPLIT CONDUIT BENDS AND SOLID PVC BENDS SHALL REQUIRE CONCRETE ENCASEMENT, UNLESS SPECIFIED OTHERWISE.
8. OPERATIONS PERSONNEL TO BE CONTACTED BY THE CONTRACTOR 48 HOURS PRIOR TO CONSTRUCTION. SEE CONTACT SHEET FOR CONTACT NAME AND TELEPHONE NUMBER.
9. ALL STATIONING IS BASED ON AS-BUILT INFORMATION, THERFORE SOME VARIANCE SHOULD BE ANTICIPATED. ADJUST AS NEEDED.
10. RAILROAD COMMUNICATION AND SIGNAL CABLES TO BE LOCATED PRIOR TO THE CONSTRUCTION ACTIVITY. RAILROAD TO BE GIVEN 48 HOURS NOTICE PRIOR TO CONSTRUCTION.
11. ALL BURIED CABLE MARKER POSTS AND HARDWARE PLACED AND/OR REMOVED ON ALL NEW AND EXISTING ROUTES SHALL BE IMPLEMENTED AS FOLLOWS.

ON THOSE ROUTES THAT ARE CONSIDERED TO BE IN A NORTH TO SOUTH GEOGRAPHICAL ORIENTATION, THE SOUTHERN-MOST SIGN AND POST SHOULD BE REMOVED.
FOR NEW ROUTES BEING CONSTRUCTED, ONE SIGN POST WILL BE PLACED AT THE NORTH END OF EACH HANDHOLE.

ON THOSE ROUTES THAT ARE CONSIDERED TO BE IN AN EAST TO WEST GEOGRAPHICAL ORIENTATION, THE WESTERN-MOST SIGN AND POST SHOULD BE REMOVED.
FOR NEW ROUTES BEING CONSTRUCTED, ONE SIGN POST WILL BE PLACED AT THE EAST END OF THE EACH HANDHOLE.



04.16.20

FIBER OPTIC CABLE UNCOVERING SYSTEM

1. THE TITLE OF THIS PROGRAM, F.O.C.U.S., AN ACRONYM FOR "FIBER OPTIC CABLE UNCOVERING SYSTEM," WAS SELECTED TO REMIND EVERYONE INVOLVED WITH WORKING NEAR MCI'S ACTIVE FIBER OPTIC SYSTEMS TO FOCUS ON PROTECTING THE FACILITIES. IF, DURING THE COURSE OF THE PROJECT, YOU NOTICE ANY ACTIVITY WHICH MAY JEOPARDIZE THE MCI OSP FACILITIES, IT IS YOUR DUTY TO STOP THE WORK AND RE-F.O.C.U.S.
2. F.O.C.U.S. RULES MUST BE FOLLOWED ON ALL MCI PROJECTS INVOLVING WORK ON OR NEAR MCI OSP FACILITIES. SAFETY IS MCI'S NUMBER ONE PRIORITY; EVERYONE MUST REFRAIN FROM UNSAFE AND IMPROPER PRACTICES.
3. REVIEW OF F.O.C.U.S. IS MANDATORY AT EVERY PRE-BID, PRE-CONSRUCTION SITE MEETING AND DAILY TAILGATE MEETING. F.O.C.U.S. DISCUSSION MUST INCLUDE SITE-SPECIFIC HISTORY, UNIQUE PROBLEMS, FACILITY CONFIGURATIONS THAT MAY BE ENCOUNTERED, AND PAST ERRORS. "THOSE WHO DO NOT LEARN FROM HISTORY ARE DOOMED TO REPEAT IT." DO NOT LET THIS HAPPEN TO YOU.
4. ANY WORK NEAR OR REQUIRING HANDLING OF MCI OUTSIDE PLANT FACILITIES CAN ONLY BE PERFORMED WITH AN MCI EMPLOYEE OR CONTRACT REPRESENTATIVE PRESENT – THIS MEANS OUT OF HIS OR HER VEHICLE AND DIRECTLY MONITORING THE SYSTEM. THE REPRESENTATIVE MUST HAVE A PROPERLY OPERATING CABLE LOCATOR CHECKED FOR ACCURACY EVERY DAY PRIOR TO COMMENCEMENT OF WORK (COMPARISON OF LINE AND DEPTH READINGS TO ACTUAL LINE AND DEPTH OF THE CABLE).
5. LOCATE AND POTHOLE REQUIREMENTS:

PRIOR TO ANY EXCAVATION, THE MCI EMPLOYEE OR CONTRACT REPRESENTATIVE MUST VERIFY THE INITIAL LOCATE MARKS COMPLETED BY MCI OPERATIONS. DO NOT TRUST LOCATE RESULTS COMPLETED BY OTHERS! THE MCI OR CONTRACT REPRESENTATIVE MUST LOCATE THE CABLE RUNNING LINE BY MAKING AT LEAST ONE PASS IN EACH DIRECTION. LOCATE RESULTS MUST THEN BE COMPARED WITH PREVIOUS MARKS AND THE AS-BUILTS.

IF THE PROPOSED WORK INVOLVES DIGGING OR EXCAVATING WITHIN 3 FEET OF THE CABLE, THE CABLE ROUTE WILL BE MARKED CONTINUALLY WITH ORANGE PAINT AND SUPPLEMENTED BY MARKER FLAGS PLACED EVERY 10 FT. THE EXCAVATION CONTRACTOR MUST POTHOLE (ALL POTHOLE MUST BE COMPLETED BY HAND DIGGING OR VACUUM EXCAVATION) A MINIMUM OF EVERY 15 FT., THEN EXPOSE THE ENTIRE LENGTH OF THE CABLE BY HAND DIGGING OR VACUUM EXCAVATION.

IF THE PROPOSED WORK INVOLVES DIGGING OR EXCAVATING WITHIN 5 FEET (BUT NOT CLOSER THAN 3 FEET) OF THE CABLE, THE CABLE ROUTE WILL BE MARKED CONTINUALLY WITH ORANGE PAINT AND SUPPLEMENTED BY MARKER FLAGS PLACED EVERY 10 FT. THE EXCAVATION CONTRACTOR MUST POTHOLE THE CABLE A MINUMUM OF EVERY 15 FT.

IF THE PROPOSED WORK INVOLVES DIGGING OR EXCAVATING WITHIN 15 FEET (BUT NOT CLOSER THAN 5 FEET) OF THE CABLE, THE CABLE ROUTE WILL BE MARKED CONTINUALLY WITH ORANGE PAINT AND SUPPLEMENTED BY MARKER FLAGS PLACED EVERY 10 FT. THE EXCAVATION CONTRACTOR MUST POTHOLE THE CABLE A MINIMUM OF EVERY 30 FT.

THE CABLE WILL ALSO BE POTHOLED AT ANY CHANGE IN THE RUNNING LINE OF MORE THAN 1 FT. IN ANY DIRECTION, ANYTIME THE ACCURACY OF THE ELECTRONIC LOCATE IS QUESTIONED, OR THE MARKED RUNNING LINE DOES NOT MATCH THE AS-BUILTS.
6. EXPOSING REQUIREMENTS:

NO MECHANICAL EXCAVATION WITHIN 3 FT. OF OSP FACILITIES WILL BE ALLOWED UNLESS THE FACILITIES HAVE FIRST BEEN PROPERLY LOCATED, POTHOLED, POSITIVELY IDENTIFIED, CONTINUOUSLY EXPOSED BY HAND DIGGING OR VACUUM EXCAVATION, AND THE FACILITES ARE CLEARLY VISIBLE.

IN ADDITION, MECHANICAL EXCAVATION WITHIN 3 FT. OF OSP FACILITIES REQUIRES ON-SITE PRIOR APPROVAL FROM MCI'S EMPLOYEE OR CONTRACT REPRESENTATIVE.
7. PLEASE REFER TO THE LATEST EDITION OF THE MCI OSP HANDBOOK FOR ADDITIONAL DETAILS. KNOW IT AND FOLLOW IT.

PROJECT:

PROJECT ID NUMBER:

1710AIWX.5 PER NR 0001

PERMITTING ENTITY:

CITY OF NORTH RIDGEVILLE

PROJECT LOCATION:

NORTH RIDGEVILLE, OH

MCI metro

ACCESS TRANSMISSION SERVICES, CORP

OUTSIDE PLANT CONSTRUCTION

(AVON NORTH Z I) NR UG PHASE I

UNDERGROUND CONDUIT INSTALLATION

FORESITE group

Foresite Group, LLC
3000 E Cesar Chavez St.
Suite 400
Austin, TX 78702
www.fg-inc.net
334.887.6064
334.887.6024

ENGINEER: AB

DRAWN BY: JW

REVISIONS

DATE	DESCRIPTION	INITIAL

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SCALE

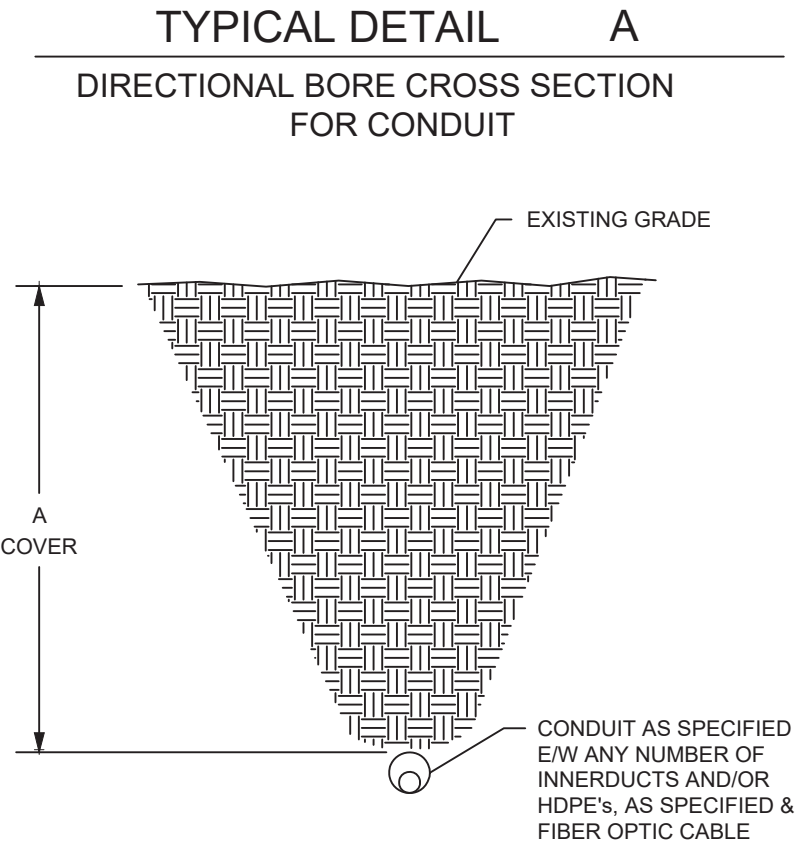
HORIZONTAL: N/A

VERTICAL: N/A

SHEET: D-02

MCI CONSTRUCTION DETAILS/TYPICALS

TYPICAL DIRECTIONAL BORE DETAIL



04.16.20

PROJECT:

PROJECT ID NUMBER:

1710AIWX.5 PER NR 0001

PERMITTING ENTITY:

CITY OF NORTH RIDGEVILLE

PROJECT LOCATION:

NORTH RIDGEVILLE, OH

MCImetro
ACCESS TRANSMISSION SERVICES, CORP

Mastec

OUTSIDE PLANT CONSTRUCTION

(AVON NORTH Z I) NR UG PHASE I

UNDERGROUND CONDUIT INSTALLATION

FORESITE
group

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ENGINEER: AB

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SCALE

HORIZONTAL: N/A

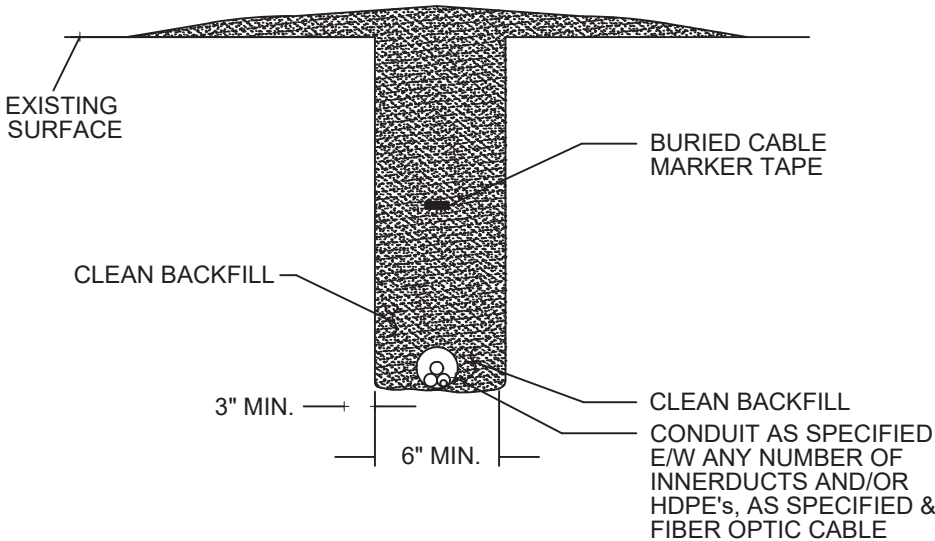
VERTICAL: N/A

SHEET: D-03

MCI CONSTRUCTION DETAILS/TYPICALS

RESTORATION DETAILS

TYPICAL DETAIL A
REMOVE AND RESTORE NATURAL SURFACE
FOR CONDUIT



04.16.20

PROJECT:

PROJECT ID NUMBER:

1710AIWX.5 PER NR 0001

PERMITTING ENTITY:

CITY OF NORTH RIDGEVILLE

PROJECT LOCATION:

NORTH RIDGEVILLE, OH

MCI metro
ACCESS TRANSMISSION SERVICES, CORP

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OUTSIDE PLANT CONSTRUCTION

(AVON NORTH Z I) NR UG PHASE I

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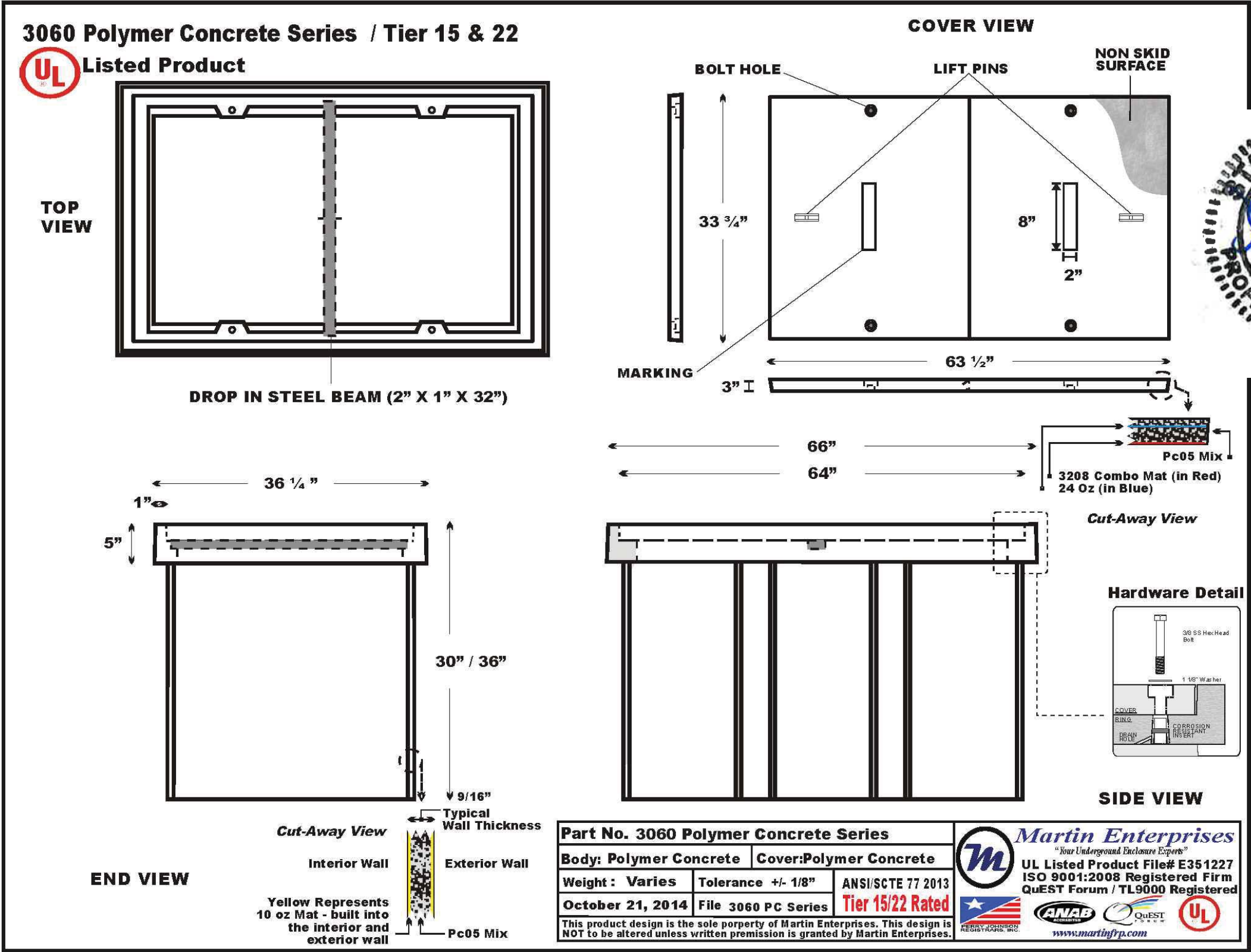
SCALE

HORIZONTAL: N/A

VERTICAL: N/A

SHEET: D-04

MCI CONSTRUCTION DETAILS/TYPICALS



PROJECT:

PROJECT ID NUMBER:

1710AIWX.5 PER NR 0001

PERMITTING ENTITY:

CITY OF NORTH RIDGEVILLE

PROJECT LOCATION:

NORTH RIDGEVILLE, OH

McImetro
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SCALE

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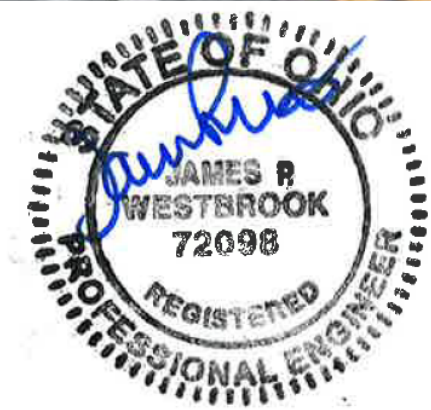
VERTICAL: N/A

SHEET: D-05

INSTALLATION IMAGES



AT STA 0+00



04.16.20

PROJECT:

PROJECT ID NUMBER:
1710AIWX.5 PER NR 0001

PERMITTING ENTITY:
CITY OF NORTH RIDGEVILLE

PROJECT LOCATION:
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MCI metro
ACCESS TRANSMISSION SERVICES, CORP

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SCALE

HORIZONTAL: N/A

VERTICAL: N/A

SHEET: E-01

INSTALLATION IMAGES



AT STA 3+06



04.16.20

PROJECT:		
PROJECT ID NUMBER: 1710AIWX.5 PER NR 0001		
PERMITTING ENTITY: CITY OF NORTH RIDGEVILLE		
PROJECT LOCATION: NORTH RIDGEVILLE, OH		
MCI metro ACCESS TRANSMISSION SERVICES, CORP		Mastec OUTSIDE PLANT CONSTRUCTION (AVON NORTH Z I) NR UG PHASE I UNDERGROUND CONDUIT INSTALLATION
FORESITE group Foresite Group, LLC 3000 E Cesar Chavez St. Suite 400 Austin, TX 78702 www.fg-inc.net o 334.887.6064 f 334.887.6024		
ENGINEER: AB		
DRAWN BY: JW		
REVISIONS		
DATE	DESCRIPTION	INITIAL
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SCALE		
HORIZONTAL:	N/A	
VERTICAL:	N/A	
SHEET: E-02		

INSTALLATION IMAGES



AT STA 11+07



04.16.20

PROJECT:

PROJECT ID NUMBER:
1710AIWX.5 PER NR 0001

PERMITTING ENTITY:
CITY OF NORTH RIDGEVILLE

PROJECT LOCATION:
NORTH RIDGEVILLE, OH

McImetro
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SCALE

HORIZONTAL: N/A
VERTICAL: N/A

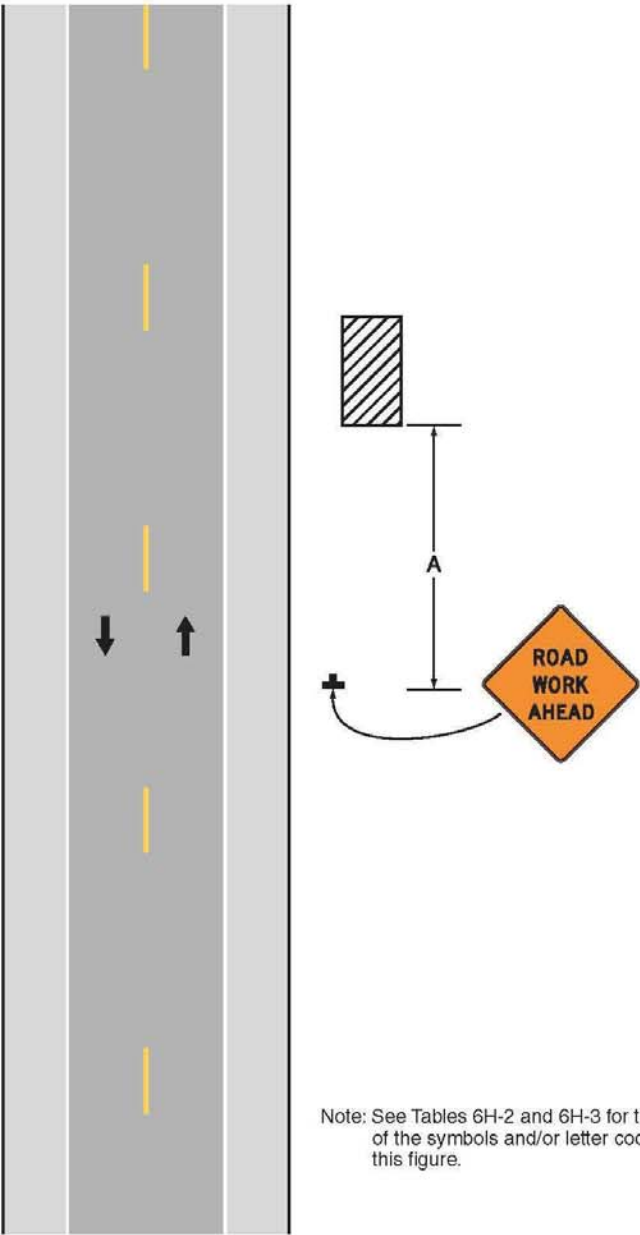
SHEET: E-03

TRAFFIC CONTROL PLAN - TYPICAL DETAILS

Notes for Figure 6H-1—Typical Application 1
Work Beyond the Shoulder

- Guidance:
1. If the work space is in the median of a divided highway, an advance warning sign should also be placed on the left side of the directional roadway.
- Option:
2. The ROAD WORK AHEAD sign may be replaced with other appropriate signs such as the SHOULDER WORK sign. The SHOULDER WORK sign may be used for work adjacent to the shoulder.
 3. The ROAD WORK AHEAD sign may be omitted where the work space is behind a barrier, more than 24 inches behind the curb, or 15 feet or more from the edge of any roadway.
 4. For short-term, short duration or mobile operation, all signs and channelizing devices may be eliminated if a vehicle with activated high-intensity rotating, flashing, oscillating, or strobe lights is used.
 5. Vehicle hazard warning signals may be used to supplement high-intensity rotating, flashing, oscillating, or strobe lights.
- Standard:
6. Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity rotating, flashing, oscillating, or strobe lights.

Figure 6H-1. Work Beyond the Shoulder (TA-1)



Typical Application 1



04.16.20

PROJECT:

PROJECT ID NUMBER:
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SCALE

HORIZONTAL: N/A
VERTICAL: N/A

SHEET: F-01

TRAFFIC CONTROL PLAN - TYPICAL DETAILS

2009 Edition

Page 633

Table 6H-2. Meaning of Symbols on Typical Application Diagrams

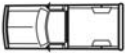
	Arrow board		Shadow vehicle
	Arrow board support or trailer (shown facing down)		Sign (shown facing left)
	Changeable message sign or support trailer		Surveyor
	Channelizing device		Temporary barrier
	Crash cushion		Temporary barrier with warning light
	Direction of temporary traffic detour		Traffic or pedestrian signal
	Direction of traffic		Truck-mounted attenuator
	Flagger		Type 3 barricade
	High-level warning device (Flag tree)		Warning light
	Longitudinal channelizing device		Work space
	Luminaire		Work vehicle
	Pavement markings that should be removed for a long-term project		

Table 6H-3. Meaning of Letter Codes on Typical Application Diagrams

Road Type	Distance Between Signs**		
	A	B	C
Urban (low speed)*	100 feet	100 feet	100 feet
Urban (high speed)*	350 feet	350 feet	350 feet
Rural	500 feet	500 feet	500 feet
Expressway / Freeway	1,000 feet	1,500 feet	2,640 feet

* Speed category to be determined by highway agency

** The column headings A, B, and C are the dimensions shown in Figures 6H-1 through 6H-46. The A dimension is the distance from the transition or point of restriction to the first sign. The B dimension is the distance between the first and second signs. The C dimension is the distance between the second and third signs. (The "first sign" is the sign in a three-sign series that is closest to the TTC zone. The "third sign" is the sign that is furthest upstream from the TTC zone.)

Table 6H-4. Formulas for Determining Taper Length

Speed (S)	Taper Length (L) in feet
40 mph or less	$L = \frac{WS^2}{60}$
45 mph or more	$L = WS$

Where: L = taper length in feet
W = width of offset in feet
S = posted speed limit, or off-peak 85th-percentile speed prior to work starting, or the anticipated operating speed in mph



04.16.20

PROJECT:

PROJECT ID NUMBER:
1710AIWX.5 PER NR 0001

PERMITTING ENTITY:
CITY OF NORTH RIDGEVILLE

PROJECT LOCATION:
NORTH RIDGEVILLE, OH

McImetro
ACCESS TRANSMISSION SERVICES, CORP
MasTec
OUTSIDE PLANT CONSTRUCTION
(AVON NORTH Z I) NR UG PHASE I
UNDERGROUND CONDUIT INSTALLATION

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REVISIONS

DATE	DESCRIPTION	INITIAL

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SCALE

HORIZONTAL: N/A

VERTICAL: N/A

SHEET: F-02