

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 Paul Graupmann
Council Liaison Bruce F. Abens

AGENDA

REGULAR MEETING – TUESDAY, JUNE 8, 2021

All Planning Commission meetings are held in Council Chambers located at 7307 Avon Belden Road, North Ridgeville, Ohio 44039 and are open to the public. You may also view this meeting on our YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

MINUTES: Regular meeting held Tuesday, April 13, 2021

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: Abby Rainieri, TDA
4230 River St., Willoughby, Ohio 44094

OWNER: Lake Ridge Academy
37501 Center Ridge Rd., North Ridgeville, Ohio 44039

REQUEST: Approval for relocation of a historic barn and silo and construction of a pergola to create an outdoor educational space

LOCATION: 37501 Center Ridge Rd. in an R1 District
Permanent Parcel No. 07-00-034-000-063

APPLICANT: Joe Sines, K Hovnanian Cleveland
3296 Columbia Rd, Richfield, Ohio 44286

OWNER: Same

REQUEST: Final plat approval for Meadow Lakes Subdivision Phase No. 19

LOCATION: Meadow Lakes Subdivision in a PCD, R-1 District
Permanent Parcel No. 07-00-033-122-004

NEXT REGULAR MEETING WILL BE HELD TUESDAY, JULY 13, 2021

7307 Avon Belden Road, North Ridgeville, Ohio 44039
Phone: (440) 353-0513 Fax: (440) 353-1528 www.nridgeville.org

**NORTH RIDGEVILLE PLANNING COMMISSION
AGENDA – TUESDAY, JUNE 8, 2021**

PAGE 2

ADJOURNMENT:

Visit the Planning Commission website to access the 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 13, 2021**

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 Steve Ali, Paul Graupmann (via Zoom), Chairman James Smolik (via Zoom), Vice-Chairwoman Jennifer Swallow (via Zoom), and Council Liaison Bruce Abens.

Also present were Chief Building Official Guy Fursdon and Deputy Clerk of Council Lisa Ciofani.

MINUTES:

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, February 9, 2021. He asked if there were any corrections. Hearing no corrections, the minutes were received and filed.

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: COUNCIL REFERRAL

Christopher Minick
1195 Adams St, Vermilion, OH 44089

OWNER: Slow Pitch Properties, LLC
32629 Heron Cir, North Ridgeville, OH 44039

REQUEST: Approval to rezone a parcel of land from RS-2 General Residence District to B-3 Highway Commercial District

LOCATION: 6001 Lear Nagle Rd
Permanent Parcel No. 07-00-008-111-077
Temporary ordinance number assigned by Council as T 31-2021 and referred to Planning Commission during the Council meeting held 3/1/2021

Application was read.

Administrative comments were read.

Chairman Smolik asked if there was a member of the audience who was representing the applicant.

Christopher Minick, 1195 Adams St, Vermilion, OH 44089, stated he chose North Ridgeville as it has a big population and is a growing City. He and his wife worked in a barbershop in Avon and they were continuing to get clients from North Ridgeville so their goal is to open up a new, modern barbershop and bring those clients back to North Ridgeville.

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

Member Swallow asked why a B-2 zoning would not work because the service they want to provide is included in that but the requested zoning opens up the possibility of more businesses.

Chief Building Official Fursdon advised anything you can do in B-2 zoning you can do in B-3 zoning. He stated the closest zoning to that area already is B-3. He advised if there are uses in the B-3 that they no longer find desirable then they should think about removing them.

Vice-Chairwoman Swallow said she appreciates the feedback and advised the way this property is situated for the rezoning there is only one residential property between Center Ridge Road and this business. She advised the applicant that it looks like they are doing great work on the exterior of the building.

Council Liaison Abens advised he spoke with Councilman Winkel who is the Councilman in that area and Mr. Winkel was enthusiastic about switching it over to B-3 and looking forward to the new business. He stated the building that is there now is somewhat derelict and Mr. Winkel would like it to be upgraded and not so much of an eyesore in the neighborhood.

Chairman Smolik asked if this is rezoned into B-3 if there is still a residential in between this building and Center Ridge Rd.

Chief Building Official Fursdon advised that it appears so.

Chairman Smolik advised he might be a little more comfortable with B-1 because of all of the additional things you can build in B-3. He listed some of the businesses that could go in B-3 zoning. He advised regardless of the owner's intent now, everyone needs to remember once it's rezoned they can sell the parcel and the new owner could develop as they wish in accordance with B-3.

Assistant Law Director Morgan joined the meeting via Zoom at 7:08PM.

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

Chief Building Official Fursdon advised the Commission they also need to be aware that if Council decides to rezone this to B-3, the applicant or owner of the property would still have to put buffer strips between himself and the residential use as required in Chapter 1288. He stated that will soften the impact on that residential use and it may add value to the residential use to the south and they may wish to have it rezoned for future sale of that property. He advised they are very close to Center Ridge Rd. which already backs up in a number of areas from B-3 to

residential zoning and it's not like they haven't seen it in the past. Chief Building Official Fursdon asked the applicant since it is a fair-sized facility if they are contemplating putting anything other than the barbershop in there in conjunction with the barbershop.

Mr. Minick stated yes, there is always opportunity for growth.

David Berry, Slow Pitch Properties, 32629 Heron Cir, North Ridgeville, OH 44039 was sworn in.

Mr. Berry advised he believes at this point the applicant is just wanting to do a barbershop and in the future might do a few things that coincide with the barbershop such as nails. He asked the applicant to explain what they paid per chair at the barbershop and how he can grow his business and make money.

Mr. Minick advised barbers are independent contractors that pay rent to the business and that is how you keep the business alive and buying products. Each barber would have to pay rent to the business which would add additional income per barber and with this building it's actually big enough to get up to 12 or more stations and that is actually not far-fetched as he is coming from a barbershop that had 12 stations.

Vice-Chairwoman Swallow asked how would a business that large accommodate parking at that site.

Mrs. Minick advised she believes they have room for at least 20 parking spaces at the moment.

Mr. Minick stated they are based off of appointments and clients will not all be there at the same time. He advised appointments benefit the clients, they don't have to wait, and they can show up, get their hair cut, and leave within half an hour typically.

Vice-Chairwoman Swallow asked Mr. Minick if he or the owner has had any contact with the residential property owner between this property and Center Ridge Rd. to see what their thoughts are about this and if they have had any interaction with them.

Mr. Minick advised he has not.

Mr. Berry advised he never saw the owner until this afternoon and he has never met her. He stated they have had numerous contacts with the people on the other side.

Vice-Chairwoman Swallow asked if they have had a chance to talk to the neighbor and ask their thoughts about the rezoning.

Mr. Berry asked to confirm if Vice-Chairwoman Swallow means the neighbor to the north.

Vice-Chairwoman Swallow confirmed.

Mr. Berry advised they had mentioned to the neighbor that eventually they were going to try to make it into a business and the neighbor said whatever they feel like doing with it is up to them. He stated the neighbor never had any issues or problems with it. He advised if the business keeps going and the zoning is correct, there is a chance that the property located to the south can make more for the lot than their house is even worth by selling it and that land can become very valuable due to the property's location because it's the only thing that is separating the businesses from each other.

Chairman Smolik asked for any additional comments or questions from the administration.

Chief Building Official Fursdon commented the building was once a church so it should have a fair amount of parking there and he doesn't think that would be an issue for the applicant if they were able to put a church with parishoners there.

Chairman Smolik asked for any questions or comments from YouTube live or Zoom.

Deputy Clerk of Council Ciofani advised there were no questions or comments.

It was moved by Swallow and seconded by Graupmann to recommend the rezoning to Council.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

APPLICANT: COUNCIL REFERRAL

Michael Jaworski
32113 Bexley Cir, Avon Lake, OH 44012

OWNER: JCL Group, LLC
32113 Bexley Cir, Avon Lake, OH 44012

REQUEST: Approval to rezone 2 parcels of land from R-2 Multiple Residence District to B-2 Central Business District

LOCATION: 36046 Center Ridge Rd and 6838 Avon Belden Rd
Permanent Parcel Nos. 07-00-028-102-066 and 07-00-028-102-042
Temporary ordinance number assigned by Council as T 32-2021 and referred to Planning Commission during the Council meeting held 3/1/2021

Application was read.

Administrative comments were read.

Chairman Smolik asked if there was a member of the audience who was representing the applicant.

Michael Jaworski, 32113 Bexley Cir, Avon Lake, OH 44012, stated JCL Group currently owns

about five and one half acres along the northwest corner of Center Ridge Rd. and Route 83. He advised there are nine separate parcels there and eight of the parcels he has owned since 2004 and one parcel since March 2020. He stated seven of the parcels are fully zoned B-2 and two of the parcels are mixed zoning. Approximately ninety percent of Parcel 07-00-028-102-066 is already B-2 and approximately fifty percent of Parcel 07-00-028-102-042 is B-2. He advised the restrictions and complications that are put on the property when they try to develop it are pretty significant with the mixed zoning. He stated they have been able to find a purchaser for three and one half acres of the property, which they would consider the back part of the property, and the purchaser intends to build an elder care unit which would emphasize memory care and the nature of his development would require that both of the parcels be completely zoned B-2. He stated the purchase is dependent upon the zoning change.

Vice-Chairwoman Swallow asked what the use of the parcel that faces Avon Belden Rd. would be.

Mr. Jaworski advised his understanding is that Parcel 07-00-028-102-042 would be where the access is.

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

Council Liaison Abens advised he spoke with Holly Swenk, the Councilwoman for that area, and she has not received any comments from any of the neighbors and at this point, there are no objections.

Chairman Smolik commented this makes sense to him and he believes this will be a great use for this area to have it all rezoned into one that matches the adjacent parcels.

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

Chief Building Official Fursdon advised they suggested this rezoning so they have one set of setbacks and requirements to follow and it doesn't get confusing. He stated part of that R-2 is going to be a memory care facility and the driveway could have automatically gone through there but when you get the signage for the memory care facility there are no provisions for that type of signage in the R-2 but it is in the B-2 so it makes sense to recommend the B-2 zoning.

Chairman Smolik asked for any questions or comments from YouTube live or Zoom.

Deputy Clerk of Council advised there were no further questions or comments.

It was moved by Swallow and seconded by Graupmann to recommend the rezoning to Council.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:27 PM.

James Smolik
Chairman

Lisa M. Ciofani
Deputy Clerk of Council

Tuesday, June 8, 2021
Date Approved

Engineering Fee Paid: \$ 1125.00
Receipt No.: 170988
☐ Cash ☒ Check - Check No.: 4681
(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ 118.00
Receipt No.: _____
☐ Cash ☒ Check - Check No.: 468
(See attached for description of fees.)



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

RECEIVED
MAY 14 2021

Received: _____ Date Released to Planning Commission: _____

Date of Planning Commission Meeting: _____ (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: ABBY RAINIERI PROPERTY OWNER: LAKE RIDGE ACADEMY
COMPANY NAME: TDA ADDRESS: 37501 CENTER RIDGE RD
ADDRESS: 4230 RIVER ST. CITY / STATE: NORTH RIDGEVILLE OH 44039
CITY / STATE: WILLOUGHBY, OH 44094 PHONE NO.: 440-327-1175
PHONE NO.: 440-269-2266 SIGNATURE: _____
SIGNATURE: [Signature] (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: ARAINIERI@THENDDESIGN.COM

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

LOCATION OF PROPERTY/ADDRESS: 37501 CENTER RIDGE RD
PERMANENT PARCEL NO.: 0700034000063 **ZONING OF PROPERTY:** R1
ZONING OF ADJACENT PROPERTY TO: NORTH R1 EAST R1 SOUTH I2 WEST R1
DESCRIPTION OF REQUEST: _____
RELOCATION OF HISTORIC BARN AND SILO AND CONSTRUCTION OF PERGOLA TO CREATE AN
OUTDOOR EDUCATIONAL SPACE ADJACENT TO AN EXISTING GARDEN.

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: KEMPER SCIENCE BUILDING, 2019

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, **ABBY RAINIERI (TDA)**

(Print Name)

Abby Rainieri
(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: **ABBY RAINIERI (TDA)**

Owner: **LAKE RIDGE ACADEMY**

Project Address: **37501 CENTER RIDGE RD NORTH RIDGEVILLE OH, 44039**

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	URBANSOK DONALD J & ROSALINE A CENTER RIDGE RD NORTH RIDGEVILLE, OH 44039	0700034000029
2	IAMMARINO ROCKY & IAMMARINO RACHEL 7461 EVERGREEN BLVD NORTH RIDGEVILLE, OH 44039	0700034000058
3	HAGGERTY JOHN K & ELIZABETH K 7450 EVERGREEN BLVD NORTH RIDGEVILLE, OH 44039	0700034000024
4	DEVITT CHARLES J 7585 RACE RD NORTH RIDGEVILLE, OH 44039	0700034000097
5	GILLES PROPERTY MANAGEMENT INC 7585 RACE RD NORTH RIDGEVILLE, OH 44039	0700034000098
6	Parcel #:0700034000089 Owner: BING CHARLES E & NADINE Address: 7515 RACE RD NORTH RIDGEVILLE, OH 44039	
7	Parcel #:0700034000093 Owner: TUMBRY RAYMOND J JR & BURNS LAURIE M Address: 7499 RACE RD NORTH RIDGEVILLE, OH 44039	
8	Parcel #:0700034000088 Owner: BONNESS JIM & JANET Address: 7467 RACE RD NORTH RIDGEVILLE, OH 44039	
9	Parcel #:0700034000087 Owner: BREZINSKI ALEXIS J Address: 7469 RACE RD NORTH RIDGEVILLE, OH 44039	
10	Parcel #:0700034000137 Owner: UYA HOLDINGS LLC Address: 7385 RACE RD NORTH RIDGEVILLE, OH 44039	

LAKE RIDGE ACADEMY

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

37501 CENTER RIDGE RD. N.R. OH. 44039

0700034000077
0700034000109

OFFICE USE ONLY

CBO Verification By: *[Signature]*

Date / Time Stamp:

BZA / PC Verification By: _____

**OHIO TURNPIKE COMMISSION
682 PROSPECT ST.
BEREA OH 44017**

0700034000052

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
11	Parcel #:0700034000016 Owner:GROSS DELITE A Address:37705 CENTER RIDGE RD NORTH RIDGEVILLE, OH 44039	
12	Parcel #:0700033101003 Owner:OLYMPIA HOLDINGS LLC Address:37500 CENTER RIDGE RD NORTH RIDGEVILLE, OH 44039	
13	Parcel #:0700034000032 Owner:WYSOCHANSKI CYNTHIA F TRUSTEE Address:37307 CENTER RIDGE RD NORTH RIDGEVILLE, OH 44039	
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PLEASE COPY THIS PAGE FOR ADDITIONAL LISTINGS OF ADJACENT PROPERTY OWNERS.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Abby Rainieri
Name of Owner:	Lake Ridge Academy
Date Submitted for Consideration:	5-14-21
Date to Return to Planning Commission:	5-20-21
Regarding: Barn, Silo and Pergola Construction	

RECOMMENDATIONS:
All appears to be compliant.

(use additional sheets if necessary)

Department Head Signature & Title: _____



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:	Abby Rainieri, TDA 4230 River St., Willoughby, OH 44094
Name of Owner:	Lake Ridge Academy 37501 Center Ridge Rd., North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, June 08, 2021
Date to Return to Deputy Clerk of Council:	Thursday, May 27, 2021
Regarding: Approval for relocation of a historic barn and silo and construction of a pergola to create an outdoor educational space Permanent Parcel No. 07-00-034-000-063	

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**

Name of Applicant:	Abby Rainieri, TDA 4230 River St., Willoughby, OH 44094
Name of Owner:	Lake Ridge Academy 37501 Center Ridge Rd., North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, June 08, 2021
Date to Return to Deputy Clerk of Council:	Thursday, May 27, 2021
Regarding:	Approval for relocation of a historic barn and silo and construction of a pergola to create an outdoor educational space Permanent Parcel No. 07-00-034-000-063

Recommendations:

1. Detailed Site Improvement plans shall be submitted to the Engineering Department for review and approval.

(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)

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

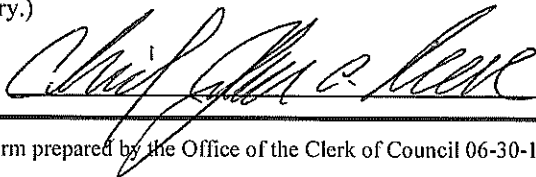
Name of Applicant:	Abby Rainieri, TDA 4230 River St., Willoughby, OH 44094
Name of Owner:	Lake Ridge Academy 37501 Center Ridge Rd., North Ridgeville, OH 44039
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Regarding:	Approval for relocation of a historic barn and silo and construction of a pergola to create an outdoor educational space Permanent Parcel No. 07-00-034-000-063

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)

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



Lake Ridge Academy Barn

<PLANNING COMMISSION SUBMISSION>

5/14/2021

37501 Center Ridge Road
North Ridgeville, OH 44039

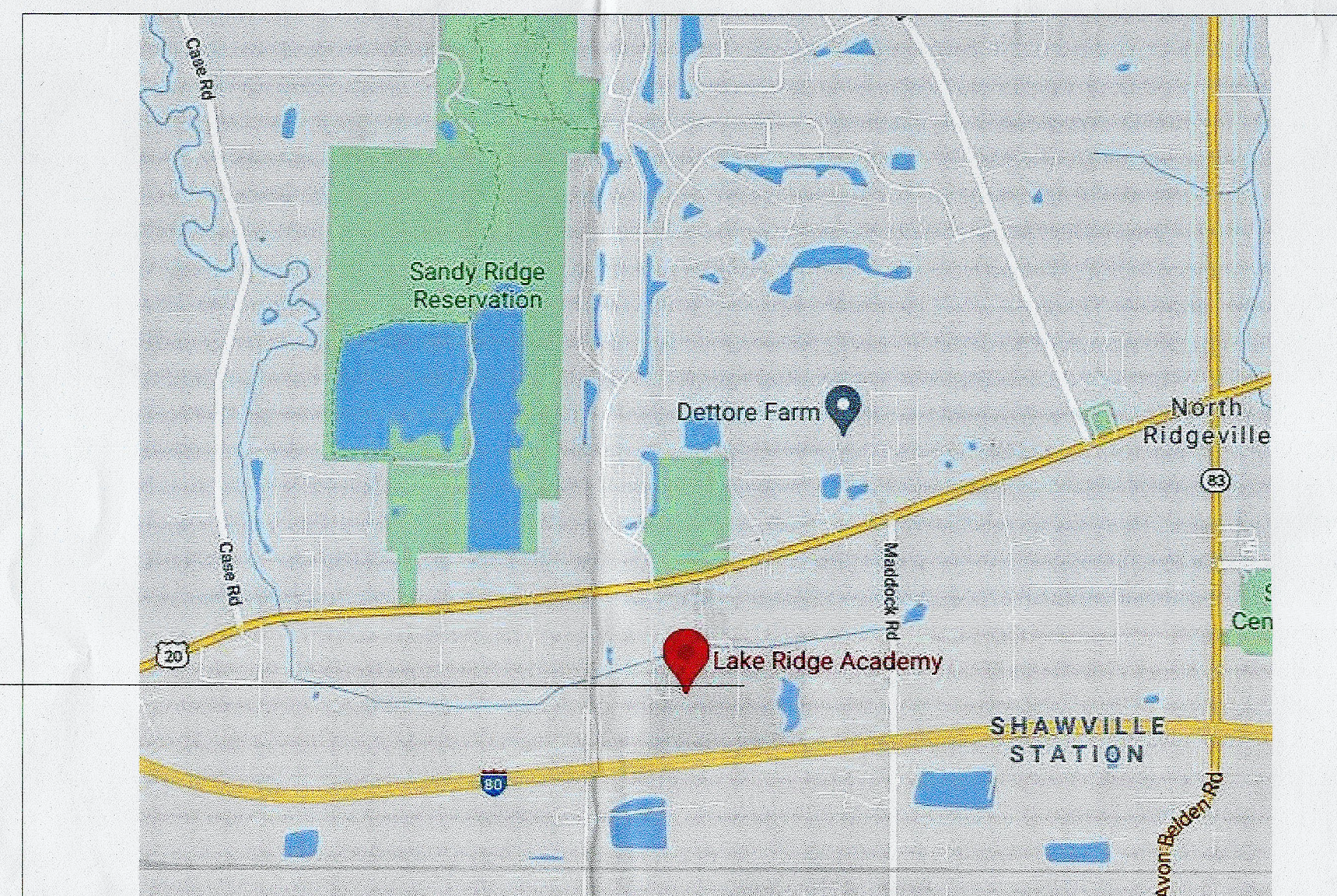


LAKE RIDGE ACADEMY

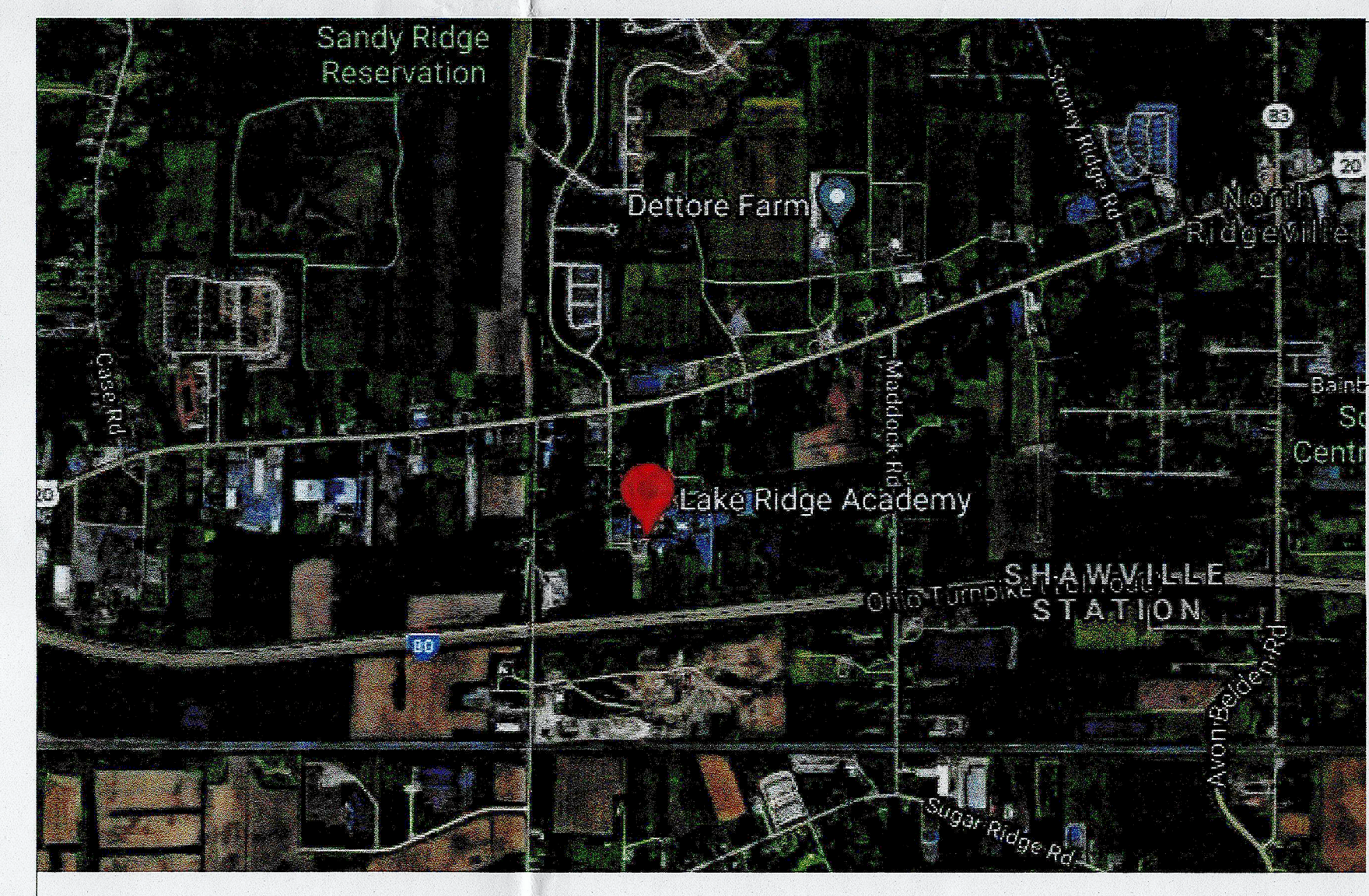
Mitch White
Peter Srsen

Head of School
CFO

PROJECT
SITE



SITE MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SITE
LOCATION



ARCHITECT

THENDSIGN ARCHITECTURE

4135 ERIE ST.
WILLOUGHBY, OH 44094
CONTACT: ABBY, RAINIERI
ARAINIERI@thendesign.com
440.269.2266



337501 Center Ridge Road
North Ridgeville, OH 44039

no.	description	date
Sheet Revisions		

01	Plan. Com.	5/14/21
no	description	date

②

job number:
21036

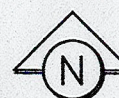
- 1 NEW CONCRETE WALK
- 2 NEW GRAVEL PATH
- 3 RELOCATED SILO
 - 18' DIAMETER "BUTLER" STRUCTURE
- 4 RELOCATED BARN
 - 26'-2" X 18'-2" WOODEN BARN
- 5 NEW PERGOLA
 - 20'-0" X 20'-0" WOODEN PERGOLA
- 6 EXISTING GARDEN
- 7 BIOSWALE

Scale: 1" = 20'

MORTGAGE LOCATION SURVEY

THIS SERVICE IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH. THIS SERVICE IS PERFORMED AT THE INSTANCE OF THE MORTGAGEE ONLY.

ORDER NO.: 18-C7144
BESC NO.: 19-5041
DATE: 01/31/2019
SCALE: 1 IN. = 120 FT.



O.L. 33
O.L. 34

EASEMENT TO THE OHIO PUBLIC SERVICE CO.
D.V. 12 P. 358
(FOR ANCHORS AND GUY WIRES TO BE PLACED APPROXIMATELY 100 FEET WESTERLY FROM THE EASTERLY PROPERTY LINE AND WITHIN 5 FEET OF THE SOUTHERLY LINE OF U.S. AND STATE ROUTE 20, ALSO APPROXIMATELY 650 FEET WESTERLY FROM THE EASTERLY PROPERTY LINE AND WITHIN 5 FEET OFF OF THE SOUTHERLY LINE OF THE HIGHWAY; APPEARS TO AFFECT P.P.N.S 07-00-034-000-082 & -109)

20' SANITARY SEWER EASEMENT
INST. NO. 20050058999 (PART NO. 1)
20' SANITARY SEWER EASEMENT
INST. NO. 20050059003 (PART NO. 1)

EASEMENT TO OHIO EDISON COMPANY D.V. 904 P. 37
(WIDTH NOT SPECIFICALLY DEFINED IN THIS DOCUMENT, HOWEVER IS IMPLIED TO BE 10' AS DEFINED IN O.R.V. 579 P. 819)
APPROXIMATE GUY LOCATIONS AS SHOWN)

CENTER RIDGE ROAD (VARIES)

20' SANITARY SEWER EASEMENT
INST. NO. 20050054529 (PART NO. 1)

20' SANITARY SEWER EASEMENT
INST. NO. 20050059001 (PART NO. 1)

20' SANITARY SEWER EASEMENT
INST. NO. 20050059003 (PART NO. 1)

20' SANITARY SEWER EASEMENT
INST. NO. 20050059003 (PART NO. 1)

20' SANITARY SEWER EASEMENT
INST. NO. 20050059003 (PART NO. 1)

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INST. NO. 20050059003 (PART NO. 1)

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INST. NO. 20050059003 (PART NO. 1)

20' SANITARY SEWER EASEMENT
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20' SANITARY SEWER EASEMENT
INST. NO. 20050059003 (PART NO. 1)

MORTGAGE LOCATION SURVEY

GRANTEE: LAKE RIDGE ACADEMY
GRANTOR: N/A
PREMISES: 37501 CENTER RIDGE ROAD, NORTH RIDGEVILLE, OHIO 44039
SUBLOT / ORIG. LOT: PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NOS. 33 & 34
SUBDIVISION / ALLOTMENT: N/A
PLAT VOLUME: N/A PAGE NO. N/A
AS RECORDED IN LORAIN COUNTY RECORDS: SEE NOTE 5
PERMANENT PARCEL NOS.: 07-00-034-000-030, -034, -040, -063, -077, -079, -080, -081, -082, -083, -084, -085, -108, -109, & -128

DATE: 01/31/2019

ORDER ID: 18-C7144

GRANTEE: LAKE RIDGE ACADEMY

GRANTOR: N/A

PREMISES: 37501 CENTER RIDGE ROAD, NORTH RIDGEVILLE, OHIO 44039

SUBLOT / ORIG. LOT: PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NOS. 33 & 34

SUBDIVISION / ALLOTMENT: N/A

PLAT VOLUME: N/A PAGE NO. N/A

AS RECORDED IN LORAIN COUNTY RECORDS: SEE NOTE 5

PERMANENT PARCEL NOS.: 07-00-034-000-030, -034, -040, -063, -077, -079, -080, -081, -082, -083, -084, -085, -108, -109, & -128

1. THE ATTACHED DRAWING CORRECTLY INDICATES THE DESCRIBED BOUNDARIES OF SAID PREMISES.

2. THE BUILDINGS SHOWN ON SAID DRAWINGS DO LIE WITHIN SAID BOUNDARIES.

3. THERE ARE APPARENT 6'-6" SHED, 9'-4" SHED & 7'-4" CARPORT ENCROACHMENTS ON SAID PREMISES, EXCEPT AS SHOWN ON ATTACHED PLAT: 37501 CENTER RIDGE ROAD.

4. DESCRIPTION OF DWELLING(S) ON SAID PREMISE(S). 1-STORY SCHOOL BUILDINGS.

5. THE FOLLOWING INFORMATION WAS OBTAINED BY PERSONAL INSPECTION AND/OR INQUIRY ON: 01/24/2019

A. MATERIAL HAS NOT BEEN FURNISHED AND WORK HAS NOT BEEN PERFORMED FOR THE IMPROVEMENT OF SAID PREMISES.

B. LAKE RIDGE ACADEMY IS IN POSSESSION OF SAID PREMISES AS OWNERS OF 37501 CENTER RIDGE ROAD.

FLOOD INSURANCE CERTIFICATION: BY GRAPHICALLY PLOTTING FROM THE NATIONAL FLOOD INSURANCE RATE MAP THE FOLLOWING HAS BEEN DETERMINED.

COMMUNITY PANEL NO.: 390352

SAID PREMISES LIE IN: ZONE AE, AND ZONE X

DATE EFFECTIVE: 08/19/2008

THESE PARCELS ARE IN A FLOOD ZONE

FLOOD ZONE DATA

THE SUBJECT PARCEL DOES LIE WITHIN THE FOLLOWING FLOOD HAZARD AREAS ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP PANEL No. 39093C0143D ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAVING AN EFFECTIVE DATE OF AUGUST 19, 2008:

FLOODWAY AREA IN ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED; THE FLOODWAY IS THE CHANNEL OF ASTREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

ZONE "AE" - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED. (100 YEAR FLOODPLAIN)

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FEMA CROSS SECTION LINE AND ELEVATION, ELEVATION IN FEET.

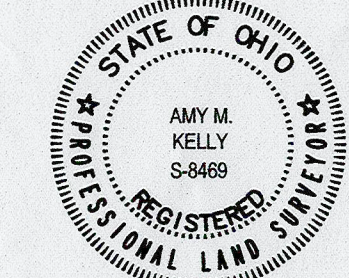
BASE FLOOD ELEVATION LINE AND VALUE, ELEVATION IN FEET.

NOTES:

- EASEMENT TO THE OHIO PUBLIC SERVICE CO. D.V. 12 P. 359 (UNABLE TO DETERMINE IF SUBJECT PARCELS ARE AFFECTED FROM INFORMATION PROVIDED; DOCUMENT REFERENCES ORIGINAL RIDGEVILLE TOWNSHIP SECTION 33; THE FRONTAGE OF P.P.N. 07-00-034-000-040 IS THE ONLY PORTION OF THE PROPERTY IN THIS SECTION)
- LAND CONTRACT D.V. 454 P. 92 (APPEARS TO AFFECT SUBJECT PROPERTY, HOWEVER, REFERS TO TERMS AND CONDITIONS OF A LAND CONTRACT; DOES NOT RELATE TO SPECIFIC EASEMENTS)
- D.V. 454 P. 99 (APPEARS TO AFFECT SUBJECT PROPERTY, HOWEVER, REFERS TO TERMS AND CONDITIONS OF A LAND CONTRACT; DOES NOT RELATE TO SPECIFIC EASEMENTS)
- RESTRICTION O.R. VOLUME 38, PAGE 938 (APPEARS TO AFFECT SUBJECT PARCEL; REFERS TO RESTRICTION ON PROPERTY; DOES NOT RELATE TO SPECIFIC EASEMENTS)
- PROPERTY DESCRIBED IN FOLLOWING DEEDS:
INSTRUMENT NO. 19970502171
DEED VOLUME 963, PAGE 350
O.R. VOLUME 1208, PAGE 86
DEED VOLUME 928, PAGE 352
DEED VOLUME 1332, PAGE 927
DEED VOLUME 1018, PAGE 905
O.R. VOLUME 937, PAGE 278
INSTRUMENT NO. 19990324227
O.R. VOLUME 38, PAGE 938
DEED VOLUME 886, PAGE 103
INSTRUMENT NO. 2001070290
INSTRUMENT NO. 20150548374

LEGEND

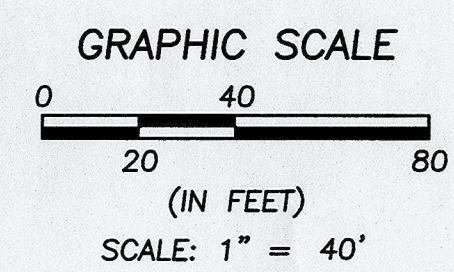
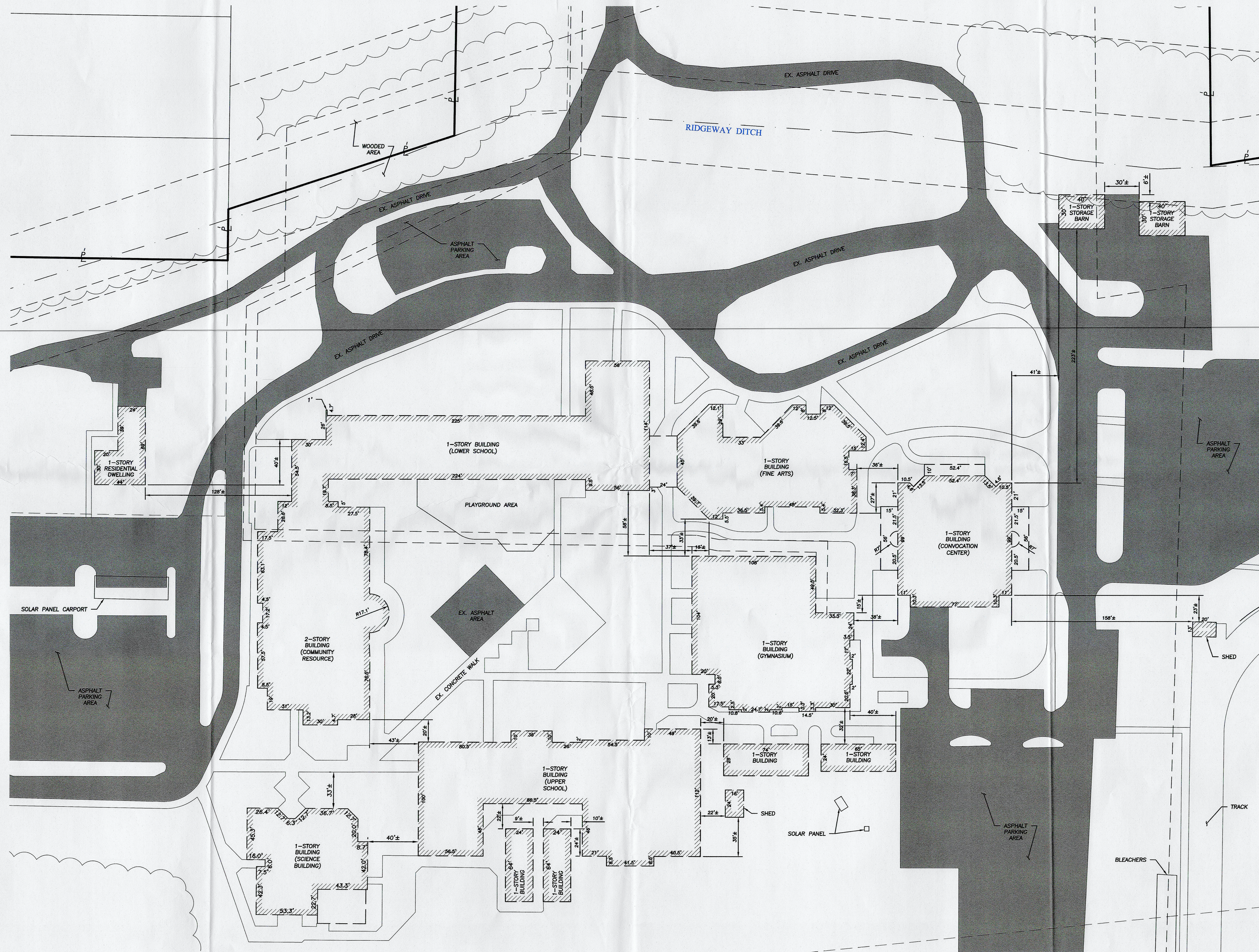
- ASPHALT PAVEMENT/PARKING
- CONCRETE WALK/PAVEMENT



AMY M. KELLY - REGISTERED SURVEYOR NO. 8469
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

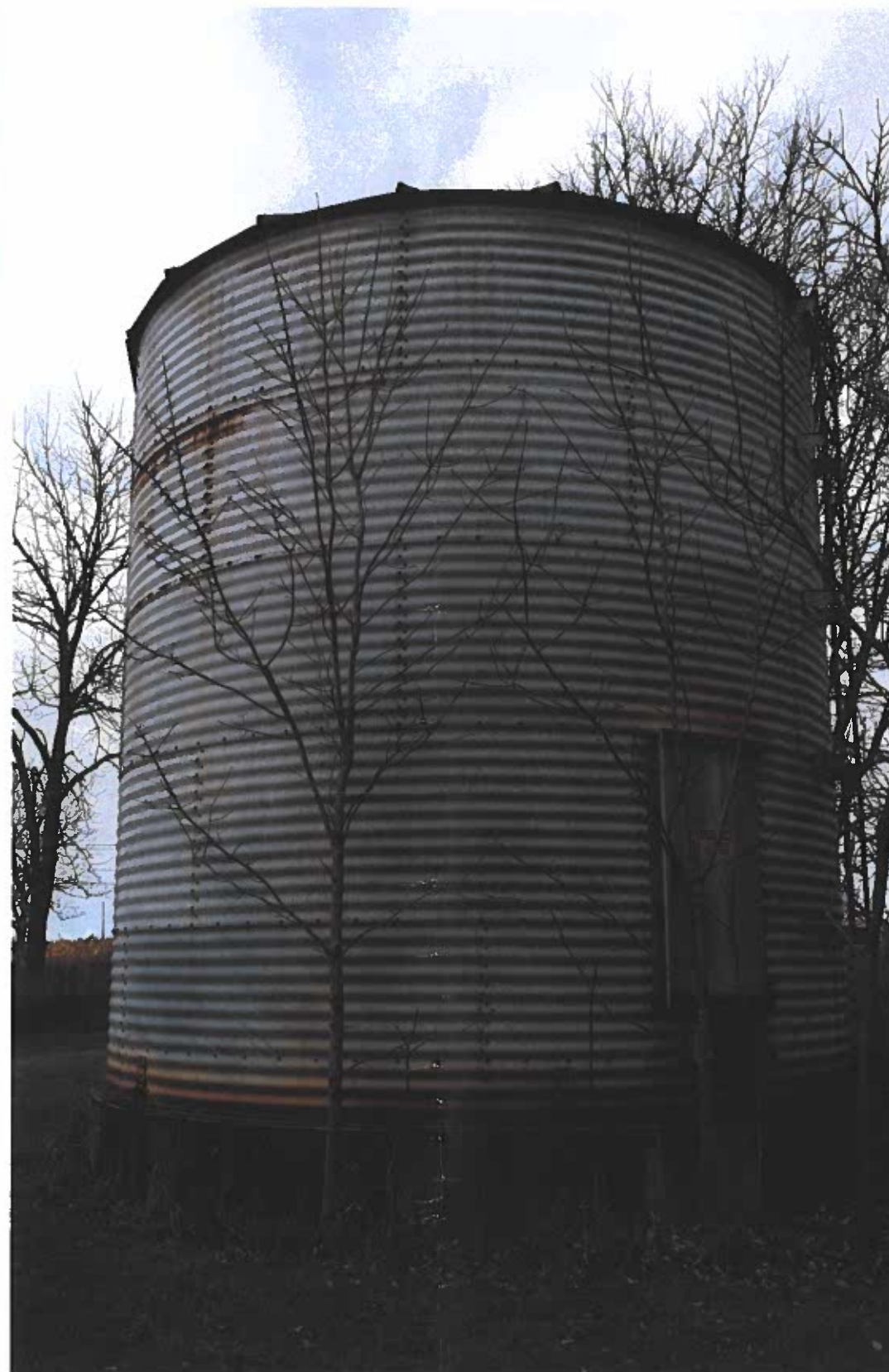
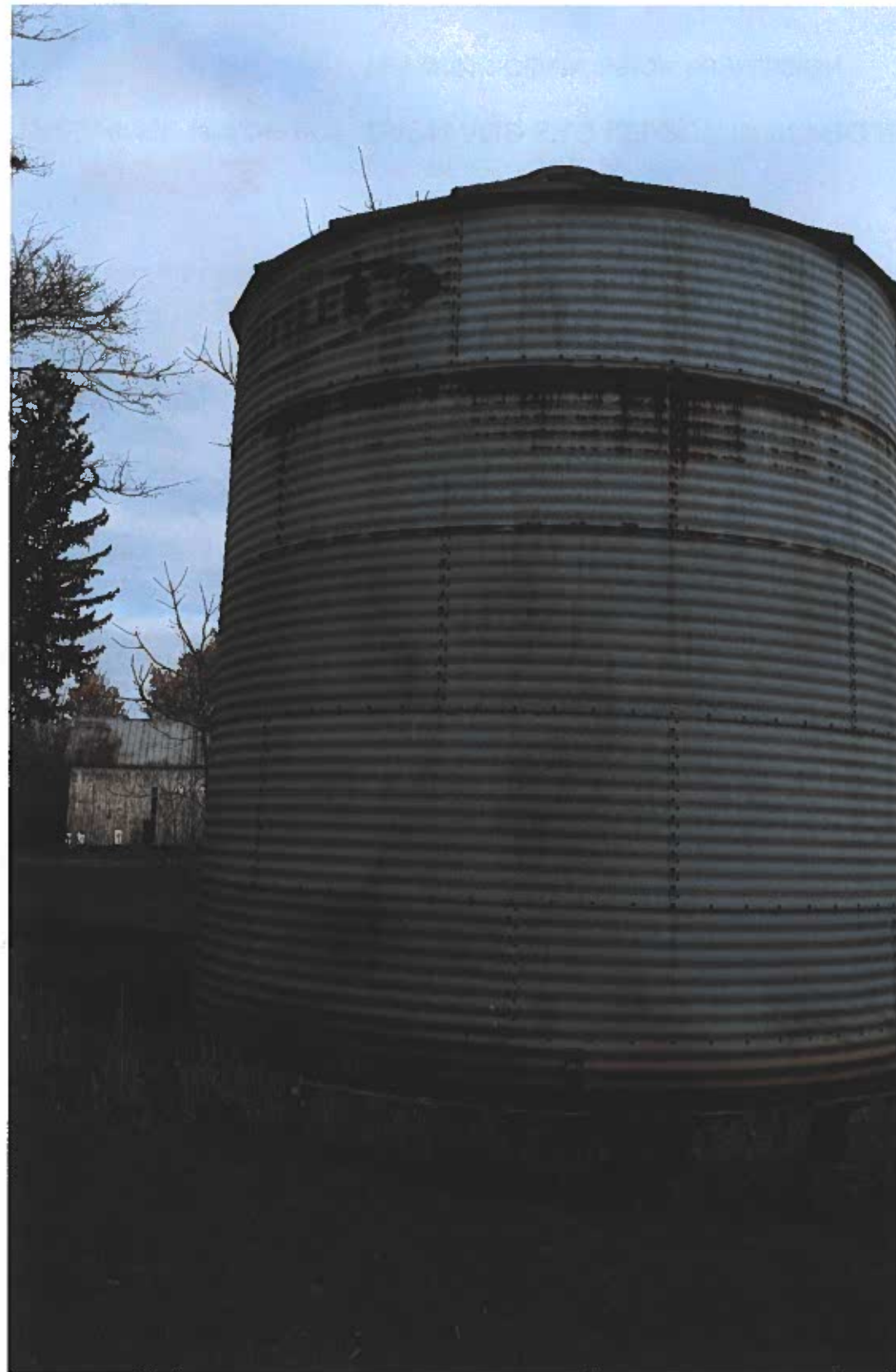
SHEET

1 OF 2



LEGEND





EXISTING SILO PHOTOS IN EXISTING LOCATION.
SILO TO BE RELOCATED TO LAKE RIDGE
ACADEMY.



LAKE RIDGE ACADEMY
BARN AND SILO RELOCATION PROJECT

PLANNING COMMISSION SUBMISSION

14 MAY 2021



EXISTING PHOTOS - 01



EXISTING SILO PHOTOS IN EXISTING LOCATION.
SILO TO BE RELOCATED TO LAKE RIDGE
ACADEMY.

INTERIOR OF SILO

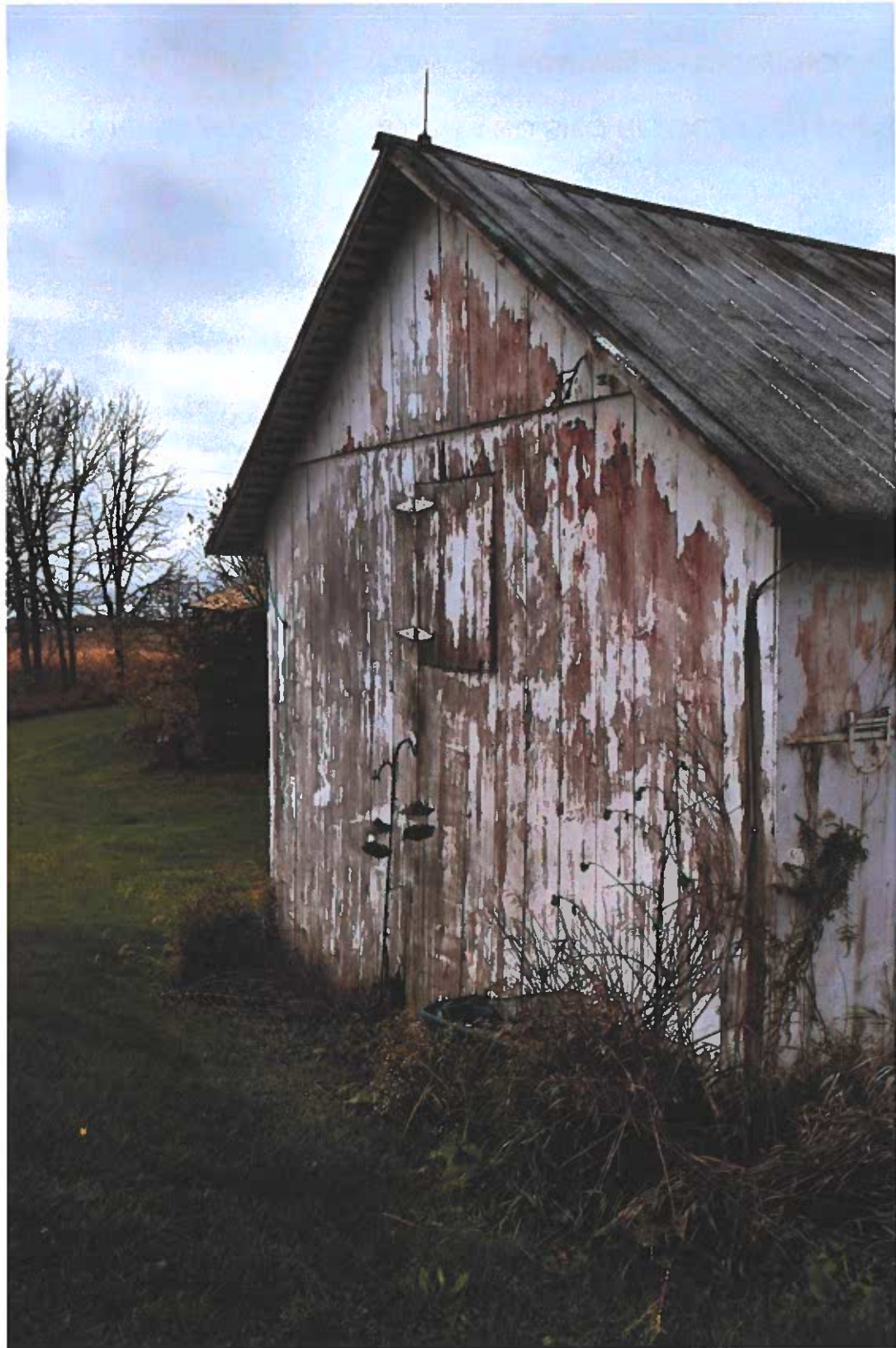


EXISTING BARN PHOTOS IN EXISTING LOCATION.
BARN TO BE RELOCATED TO LAKE RIDGE
ACADEMY.



LAKE RIDGE ACADEMY
BARN AND SILO RELOCATION PROJECT

PLANNING COMMISSION SUBMISSION 14 MAY 2021



EXISTING BARN PHOTOS IN EXISTING LOCATION.
BARN TO BE RELOCATED TO LAKE RIDGE
ACADEMY.



EXISTING BARN PHOTOS IN EXISTING LOCATION.
BARN TO BE RELOCATED TO LAKE RIDGE
ACADEMY.



LAKE RIDGE ACADEMY
BARN AND SILO RELOCATION PROJECT

PLANNING COMMISSION SUBMISSION

14 MAY 2021

Engineering Fee Paid: \$ 2725.00
Receipt No.: 170987
☐ Cash ☒ Check - Check No.: 129669
(See attached for description of fees.)



Planning Commission & Bldg. Admin. Fees: \$ 307.00
Receipt No.: 00012666
☐ Cash ☒ Check - Check No.: 00129670
(See attached for description of fees.)

CASH \$6.00

RECEIVED

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

Received: MAY 14 2021 Date Released to Planning Commission: _____
Date of Planning Commission Meeting: _____ (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: JOE SINES PROPERTY OWNER: SAME
COMPANY NAME: K HOV CLEVELAND ADDRESS: _____
ADDRESS: 3296 COLUMBIA RD CITY / STATE: _____ ZIP: _____
CITY / STATE: RICHEFIELD ZIP: 44286 PHONE NO.: _____
PHONE NO.: 216-704-4705 SIGNATURE: _____
SIGNATURE: _____ (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: _____

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

LOCATION OF PROPERTY/ADDRESS: MEADOW LAKES #19 (FINAL PHASE)
PERMANENT PARCEL NO.: 07-00-033-122-004 ZONING OF PROPERTY: PCD R-1
ZONING OF ADJACENT PROPERTY TO: NORTH PCD EAST R1 SOUTH B2 WEST PCD
DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL PHASE #19

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.

I, Joe Sines **TO BE FILLED OUT BY APPLICANT** [Signature]
 (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: JOE SINES
 Owner: K HOV CLEVELAND
 Project Address: MEADOW LAKES #19

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	RIDGE MINERALS LLC 37000 CENTER RIDGE RD. N.R. OH. 44039	0700033101035
2	MEADOW LAKES HOA 455 PEARL RD. BRUNSWICK OH. 44212	0700033120001
3	K. HOVNAINAK MEADOW LAKES LLC 3296 COLUMBIA RD. RICHFIELD OH. 44280	0700033117026 0700033119652 0700033117025 0700033118051 0700033119043 0700033123041 0700033123040
4	CHARLENE QUARLES & LONIA BENTON 37328 WHITE FEATHER AVE N.R. OH. 44039	0700033118047
5	ERIC & EMILY JANKOV 37316 WHITE FEATHER AVE. N.R. OH. 44039	0700033118048
6	JENNIFER FUTCHKO 37304 WHITE FEATHER AVE. N.R. OH. 44039	0700033118049
7	SHANE SINDS'ALCHI & ERIC VERLAQUEZ 6911 HATCHING WAY N.R. OH. 44039	0700033122001
8	ADAM & ERICA VERHEYEN 6919 HATCHING WAY N.R. OH. 44039	0700033122002
9	ANTHONY & JOANNE CAFARELLI 37257 WHITE FEATHER AVE. N.R. OH. 44039	0700033119006
10		

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY	
CBO Verification By: <u>[Signature]</u>	Date / Time Stamp:
BZA / PC Verification By: _____	

SUBDIVISION: MEADOW LAKES SUBDIVISION NO. 19DATE: 5-14-21**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>2000</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)
17	ON FILE		A copy of the preliminary title report: §1224.02
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

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 Sines
Name of Owner:	K. Hovnanian Meadow Lakes LLC
Date Submitted for Consideration:	5-14-21
Date to Return to Planning Commission:	5-20-21
Regarding: Meadow Lakes Subdivision No. 19	

RECOMMENDATIONS:

1. Meadow Lakes Subdivision No. 19 has 51 cluster lots on 19.5772 acres with a density of 2.61 (51 lots divided by 19.5772 acres = 2.61 density).
2. Meadow Lakes Subdivision No. 19 has 13% open space (2.6121 acres divided by 19.5772 total acres = 0.13).
3. Meadow Lakes Subdivision No. 19 is the final phase of the Meadow Lakes Subdivision. Applicant shall show compliance for the overall density and the overall open space.

(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:	Joe Sines, K Hovnanian Cleveland 3296 Columbia Rd, Richfield, OH 44286
Name of Owner:	Same
Date of Planning Commission Meeting:	Tuesday, June 08, 2021
Date to Return to Deputy Clerk of Council:	Thursday, May 27, 2021

Regarding: Final plat approval for Meadow Lakes Subdivision Phase No. 19
Permanent Parcel No. 07-00-033-122-004

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**

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ame of Owner:	Same
ate of Planning Commission Meeting:	Tuesday, June 08, 2021
ate to Return to Deputy Clerk of Council:	Thursday, May 27, 2021

egarding: Final plat approval for Meadow Lakes Subdivision Phase No. 19
Permanent Parcel No. 07-00-033-122-004

ecommendations:

1. All improvements have been installed for this phase. A final punch-list will be created in the coming weeks.
2. No further comment 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 Sines, K Hovnanian Cleveland 3296 Columbia Rd, Richfield, OH 44286
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Name of Owner:	Same
----------------	------

Date of Planning Commission Meeting:	Tuesday, June 08, 2021
--------------------------------------	------------------------

Date to Return to Deputy Clerk of Council:	Thursday, May 27, 2021
--	------------------------

Regarding: Final plat approval for Meadow Lakes Subdivision Phase No. 19
 Permanent Parcel No. 07-00-033-122-004

Recommendations:

No Comments at this time.

(Use additional sheets if necessary.)

Department Head Signature: _____

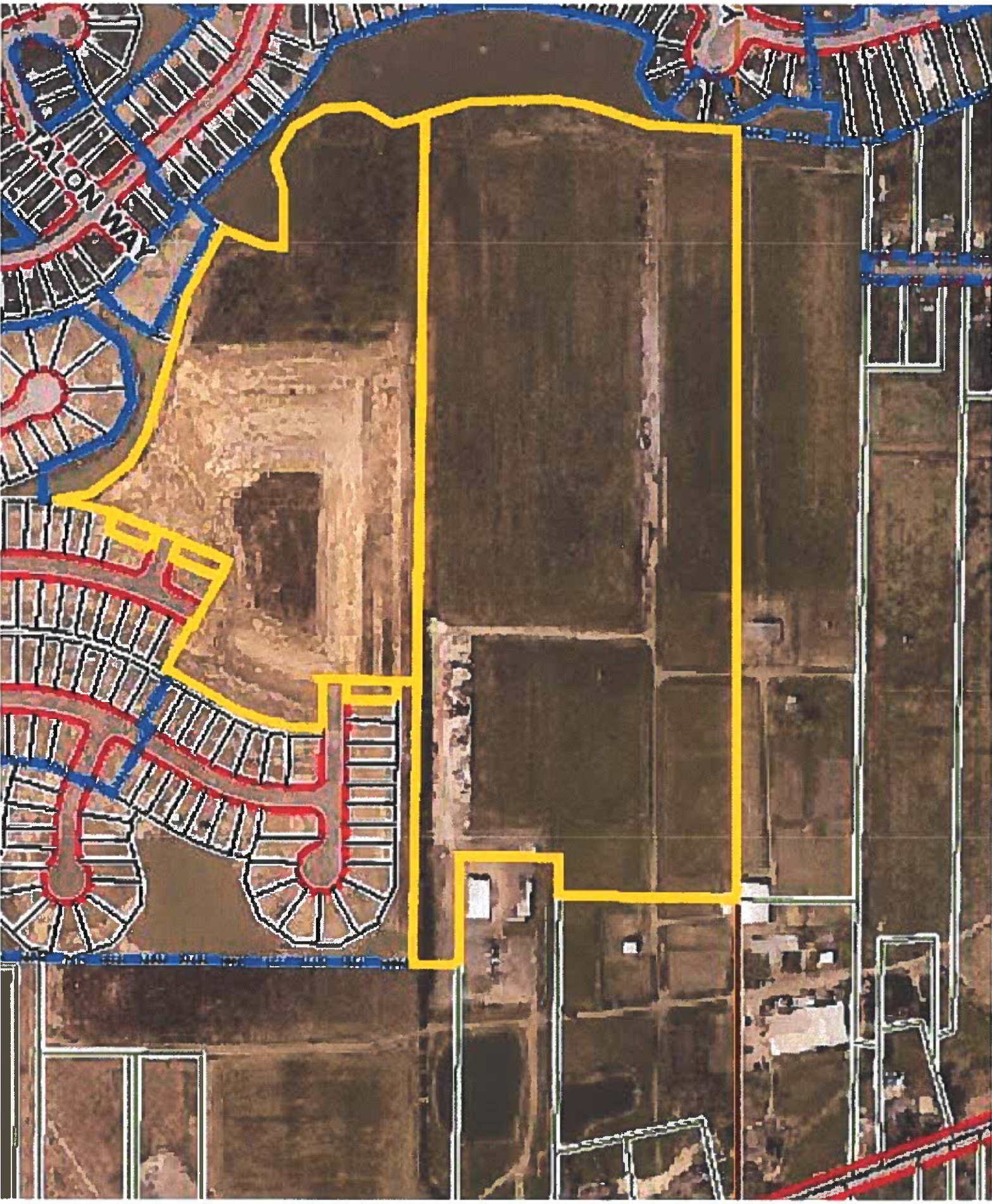
Chief Marc Reese

Title: Fire Chief

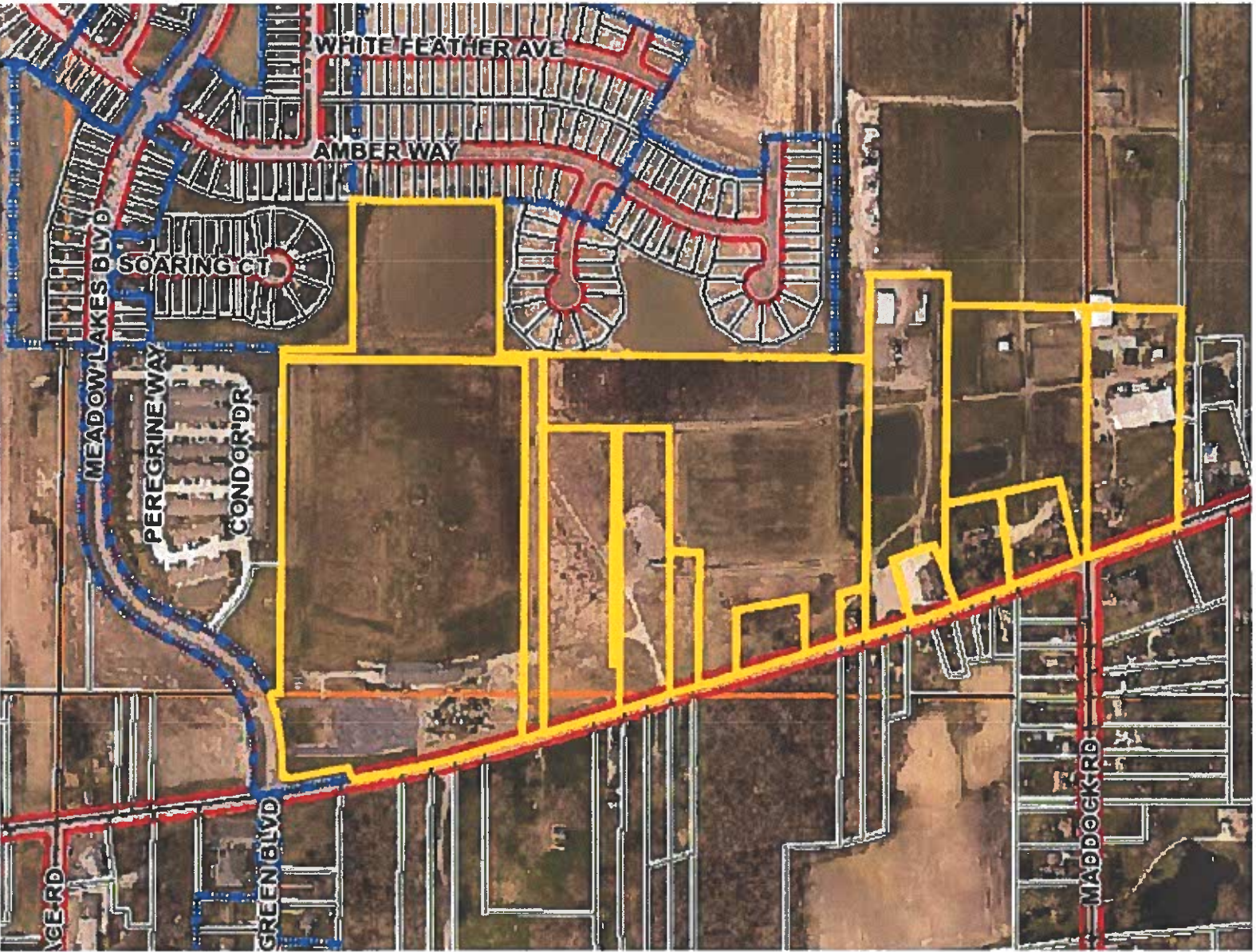
Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

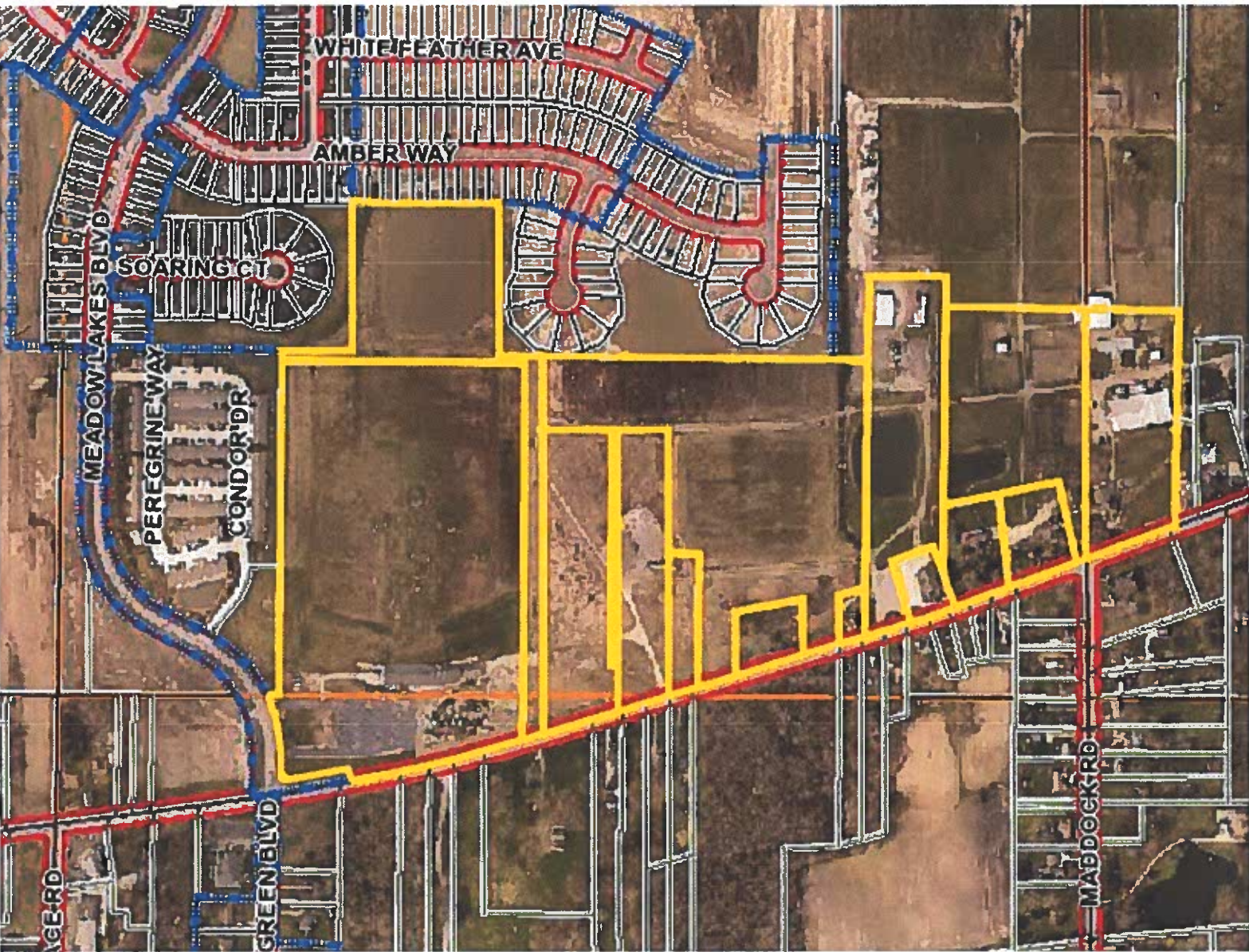
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(Planning Commission By-Laws, Article V, Section 3)

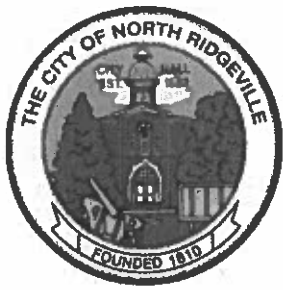
Comments received after the deadline will be distributed to the Members the night of the meeting.











RECEIPT NUMBER

00012666

City of North Ridgeville

7307 Avon Belden Rd

North Ridgeville, OH 44039

Ph: (440) 353-0822

Fax: (440) 353-0823

Paid By

K. HOVNANIAN HOMES LLC

3296 Columbia Rd.

Richfield, OH 44286

05/14/2021

Type	Record	Category	Description	Amount
PZE Process	PPZ2021-0067	Standard Item	Planning Commission: Multiple	\$ 302.00
PZE Process	PPZ2021-0067	Standard Item	Administrative Fee	\$ 5.00

MEADOW LAKES 19

Total	\$ 307.00
Cash	
Check	\$ 307.00
Check #	129670
Credit	
Transferred	
Tendered	\$ 307.00
Change	\$ 0.00
To Overpayment	\$ 0.00

Subdivision Name	Number of Lots	Building Setback	Area in Lots	Area in Blocks	Right-Of-Way	Acreage Total
Meadow Lakes Sub. No 18 (19)	51	30'	8.6686	8.675	2.2336	19.5772
Meadow Lakes Sub. No. 17b (18)	47	30'	8.327	4.6509	2.0612	34.6163
Meadow Lakes Sub. No. 17a (17)	100	30'	16.3016	2.1011	4.0619	22.4646
Meadow Lakes Sub. No. 16 - Part 2	19	30'	3.045	0	0.7131	3.7581
Meadow Lakes Sub. No. 16	79	30'	15.97070	1.0759	4.5343	21.5809
Meadow Lakes Sub. No. 15	54	30'	9.282	0	2.6523	11.9343
Meadow Lakes Sub. No. 14 - South	28	30'	5.5778	0	1.5583	7.1361
Meadow Lakes Sub. No. 14 - North	17	30'	3.5949	0	0.7659	4.3608
Meadow Lakes Sub. No. 13	27	30'	5.0801	0	1.639	6.7191
Meadow Lakes Sub. No. 12	8	30'	2.4811	0	0.5442	3.0253
Meadow Lakes Sub. No. 11	80	19'	17.8235	3.4328	5.2908	26.5471
Meadow Lakes Sub. No. 10 (after REPLAT)	175	19'	30.095	16.0488	9.335	55.4788
Meadow Lakes Sub. No. 9	81	19'	13.0021	6.2046	4.4502	23.6569
Meadow Lakes Sub. No. 8	134	19'	24.0209	18.9275	19.6561	62.6045
Meadow Lakes Sub. No. 7	51	20'	8.6434	5.0463	0.0000	13.6897
Meadow Lakes Sub. No. 6	122	19'	22.3864	7.2595	6.9632	36.6091
Meadow Lakes Sub. No. 5	55	Not Shown	9.6334	4.0087	4.4283	18.0704
Meadow Lakes Sub. No. 4	45	Not Shown	8.316	5.6613	4.7797	18.757
Meadow Lakes Sub. No. 3	58	30'	12.9659	5.5772	5.1632	23.7063
Meadow Lakes Sub. No. 2	250	Not Shown	57.8721	24.2193	26.5891	108.6805
Meadow Lakes Sub. No. 1 (after REPLAT)	177	Not Shown	44.8729	20.2016	13.9917	79.0662
Lifestyles of Meadow Lakes Sub. No. 1	39	30'	7.3062	1.4989	1.6868	10.4919
Lifestyles of Meadow Lakes Sub. No. 2	48	25'	8.3899	1.4647	2.0368	11.8914
Total	1745		343.6566	136.0541	125.1347	604.8453

1745 TOTAL LOTS ÷ 604.8453 TOTAL ACRES = 2.885 DENSITY

136.0541 OPEN SPACE ACRES ÷ 604.8453 TOTAL ACRES = 0.2249 22.49%

MEADOW LAKES SUBDIVISION NO. 19

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33

OWNERS CERTIFICATION AND ACCEPTANCE:

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33, CONTAINING 19.5772 ACRES, ALL OF WHICH LIE IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 33.

THE UNDERSIGNED OWNER, K. HOVNANIAN OF OHIO, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS MEADOW LAKES SUBDIVISION NO. 19, A SUBDIVISION OF SUBLOTS 1642 TO 1692 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS 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 OTHER 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 SUBLOTS AND STREETS ARE SHOWN ON THE PLAT 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.

K. HOVNANIAN OF OHIO, LLC

BY CHUCK VANNOY

REGIONAL PRESIDENT

NOTARY:

STATE OF OHIO
COUNTY OF _____

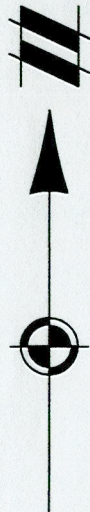
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF, K. HOVNANIAN OF OHIO, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____, _____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



INDEX OF SHEETS:

- 1 ... COVER SHEET
- 2 ... OVERALL
- 3 ... SUBLOTS 1660-1673
- 4 ... SUBLOTS 1652-1659 & 1674-1675
- 5 ... SUBLOTS 1646-1651 & 1676-1680 & BLOCK "CCCCCCCC"
- 6 ... SUBLOTS 1642-1645 & 1681-1692
- 7 ... BLOCK "DDDDDDDD"

VICINITY MAP

NOT TO SCALE

LOT NUMBERS:

MEADOW LAKES SUBDIVISION NO. 19
CONTAINS 51 LOTS NUMBERED 1642 TO 1692 INCLUSIVE

UTILITY EASEMENTS:

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO UTILITIES SPECIFICALLY INCLUDING BUT NOT LIMITED TO:

THE CITY OF NORTH RIDGEVILLE, OHIO EDISON, WINDSTREAM ENGINEERING, TIME WARNER CABLE, THE CITY OF AVON LAKE UTILITIES AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR, SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT OR REMOVE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS SERVICE AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID 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, GAS SERVICE AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PROPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTOR / OWNER / DEVELOPER:

K. HOVNANIAN OF OHIO, LLC
FORMERLY KNOWN AS K. HOVNANIAN OSTER HOMES, LLC
AS PER OHIO SECRETARY OF STATE DOC. NUMBER 201613700624

OHIO DIVISION
3296 COLUMBIA ROAD
RICHFIELD, OH 44286
PHONE: 440.985.7325
CONTACT: CHRIS BROWN

APPROVALS:

CITY ENGINEER:

THIS PLAT IS APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH RIDGEVILLE

THIS _____ DAY OF _____, _____.

CITY ENGINEER

CITY COUNCIL:

THIS PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE

THIS _____ DAY OF _____, _____.

MAYOR

PLANNING COMMISSION:

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE

THIS _____ DAY OF _____, _____.

CITY PLANNING COMMISSION CHAIRPERSON
(OR RESPONSIBLE OFFICIAL)

SURVEYOR'S NOTE:

THIS SURVEY HAS BEEN PERFORMED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION:

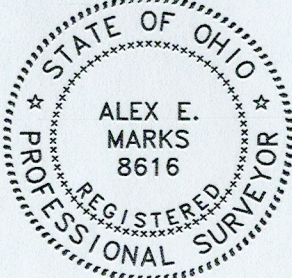
THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED MEADOW LAKES SUBDIVISION NO. 19, AS SHOWN HEREON AND CONTAINING 19.5772 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 33 IN THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED AS "•", IRON PIN MONUMENTS HAVE OR WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES. BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN ANY TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Alex E. Marks
ALEX E. MARKS, P.S. 8616

5/05/2021

DATE

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



ACREAGE SUMMARY:

SUBLOTS 1642 THROUGH 1692

SUBLOTS 1642 TO 1692	8.6686 Ac.
RIGHT-OF-WAY	2.2336 Ac.
BLOCK "CCCCCCCC"	0.3785 Ac.
BLOCK "DDDDDDDD"	8.2965 Ac.
TOTAL	19.5772 Ac.

GRAND TOTAL MEADOW LAKES SUBDIVISION NO. 19 = 19.5772 Ac.

DRAINAGE EASEMENTS:

K. HOVNANIAN OF OHIO, LLC, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE MEADOW LAKES SUBDIVISION HOMEOWNERS ASSOCIATION PRESENT AND FUTURE RESPONSIBILITY FOR "DRAINAGE EASEMENTS" AS SHOWN HEREON, OUTSIDE OF THE PUBLIC WAY, INCLUDING BUT NOT LIMITED TO GRADING, DRAINAGE, DRAINAGE PIPING AND DRAINAGE STRUCTURES AND IN ACCORDANCE WITH THE RECORD DESCRIPTION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR MEADOW LAKES HOMEOWNERS ASSOCIATION, AS MAY BE AMENDED FROM TIME TO TIME.



Know what's below.
Call before you dig.

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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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440.349.2000



ORIGINAL RIDGEVILLE TOWNSHIP
LOT 33
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

K. HOVNANIAN HOMES LLC
MEADOW LAKES
SUBDIVISION NO. 19 PLAT
COVER SHEET

CLIENT
DATE 4/22/2021

REVISIONS

DR. BH CH. MRS
P.M. A. MARKS
BOOK N/A
JOB 18002341
SHEET NO. 1/7

LEGEND			
●	5/8" BY 30" STEEL PIN SET WITH CAP "ATWELL"	CALC.	CALCULATED
■	5/8" BY 30" STEEL PIN SET WITH CAP IN MONUMENT BOX	OBS.	OBSERVED
■	MONUMENT BOX FOUND & USED	REC.	RECORD
○	MONUMENTATION FOUND AS NOTED AND SHOWN	S.F.	SQUARE FEET
○	AC.	AC.	ACRES
---	CENTERLINE	VOL.	VOLUME
---	BUILDING SETBACK LINE	PG.	PAGE
---	UTILITY EASEMENT	¢	CENTERLINE
---	EXISTING PROPERTY LINE	R/W	RIGHT OF WAY
---	PROPOSED EASEMENT	PPN	PERMANENT PARCEL NUMBER
		INST.	INSTRUMENT NUMBER

50' MINOR DITCH EASEMENT TO THE CITY OF NORTH RIDGEVILLE (ORD. 1150-76 PASSED 03-15-1976) (PORTIONS EXTINGUISHED/VACATED OR TO BE EXTINGUISHED/VACATED WITHIN SUBDIVISION LIMITS WHERE DRAINAGE IMPROVEMENTS ARE MADE AND AS INDICATED HEREON)

EXISTING 20' TEMPORARY STORM EASEMENT TO BE EXTINGUISHED/VACATED AS INDICATED HEREON

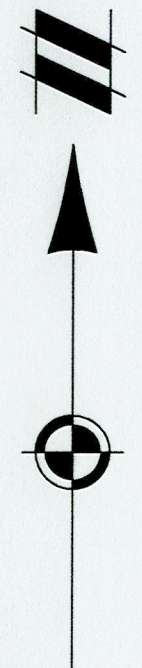
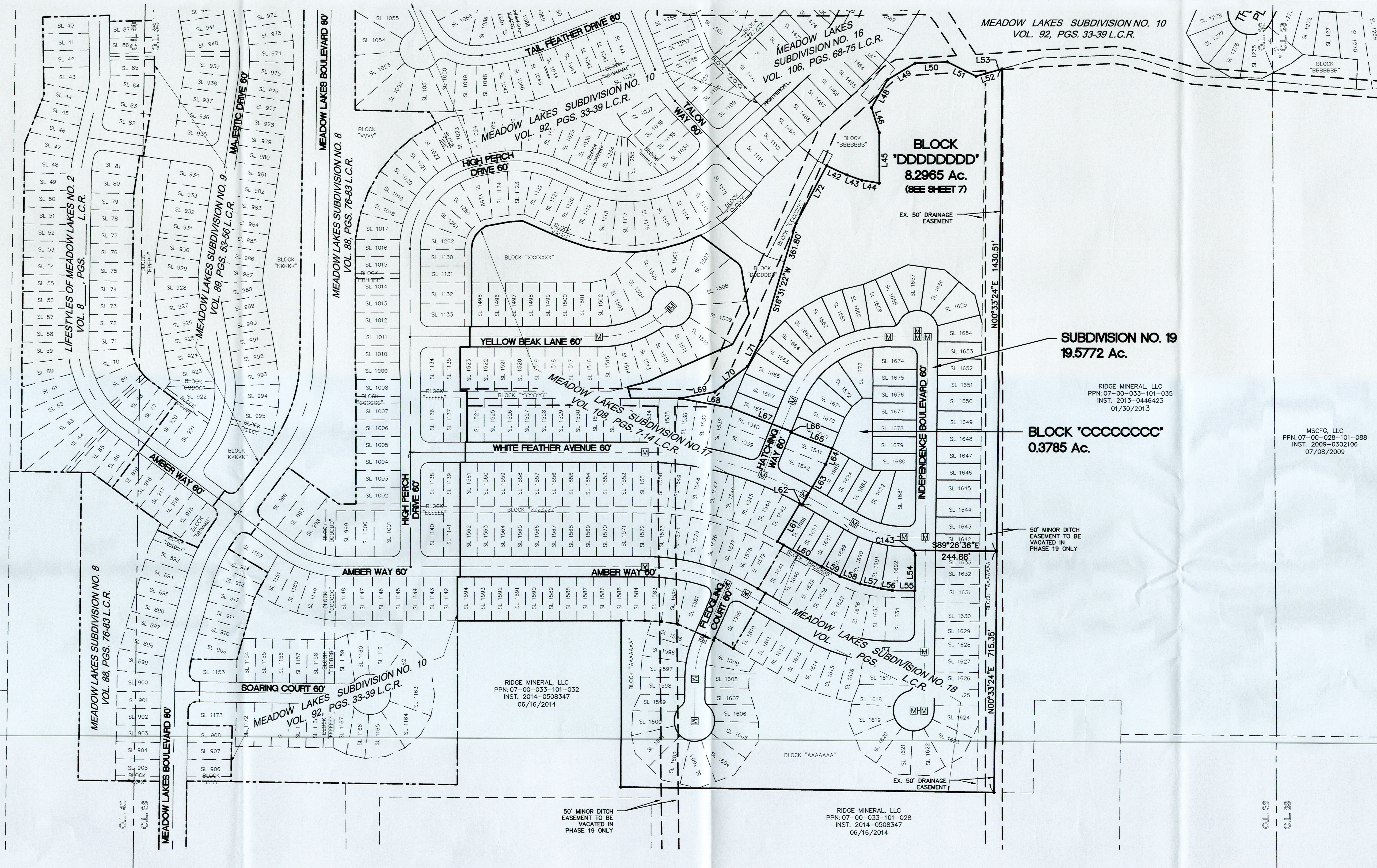
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C143	15.88'	25.00'	36°23'27"	N17°38'20"W	15.61'	8.22'

LINE TABLE		
LINE #	BEARING	LENGTH
L42	N64°58'35"W	65.01'
L43	N70°10'57"W	45.94'
L44	N80°23'42"W	52.09'
L45	S0°02'12"E	150.00'
L46	S17°34'55"E	77.28'
L48	S29°42'15"W	95.00'
L49	S58°39'33"W	95.00'
L50	S87°36'51"W	95.00'
L51	N63°25'50"W	95.00'
L52	S74°05'35"W	56.77'

LINE TABLE		
LINE #	BEARING	LENGTH
L53	S74°05'06"W	22.73'
L54	N0°33'24"E	105.00'
L55	S89°26'36"E	65.97'
L56	S81°06'51"E	33.49'
L57	S77°07'56"E	63.89'
L58	S69°10'05"E	63.89'
L59	S61°50'06"E	59.01'
L60	S60°01'17"E	150.00'
L61	S29°58'43"W	130.00'
L62	N60°01'17"W	7.03'

LINE TABLE		
LINE #	BEARING	LENGTH
L63	S29°58'43"W	139.51'
L64	S21°40'47"W	50.00'
L65	S68°19'13"E	130.00'
L66	S21°40'47"W	2.76'
L67	S68°19'13"E	190.00'
L68	S79°40'35"E	156.04'
L69	S79°44'13"W	107.06'
L70	S51°59'45"W	124.29'
L71	S26°40'25"W	85.96'
L72	S27°36'16"W	192.81'

REVISIONS	
SCALE	0 75 150
1" = 150 FEET	
DR.	BH
CH.	MRS
P.M.	A. MARKS
BOOK	N/A
JOB	18002341
SHEET NO.	2 / 7



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440.345.2000



ORIGINAL RIDGEVILLE TOWNSHIP
LOT 33
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOWNANIAN HOMES LLC
MEADOW LAKES
SUBDIVISION NO. 19 PLAT
OVERALL

DATE
4/22/2021

MEADOW LAKES SUBDIVISION NO. 19

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33

SEE SHEET 2 FOR LEGEND

SEE SHEET 4
FOR CONTINUATION

SEE SHEET 5
FOR CONTINUATION

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C119	110.07'	270.00'	23°21'24"	S69°14'26"W	109.30'	55.81'
C120	75.88'	270.00'	16°06'09"	S49°30'39"W	75.63'	38.19'
C121	76.03'	270.00'	16°07'59"	S33°23'35"W	75.77'	38.27'
C122	17.19'	270.00'	3°38'49"	S23°30'12"W	17.18'	8.60'
C126	16.15'	330.00'	2°48'16"	S23°04'55"W	16.15'	8.08'
C128	45.87'	330.00'	7°57'51"	S77°02'57"W	45.83'	22.97'
C129	45.87'	330.00'	7°57'51"	S69°05'06"W	45.83'	22.97'
C130	45.87'	330.00'	7°57'51"	S61°07'15"W	45.83'	22.97'
C131	45.87'	330.00'	7°57'51"	S53°09'24"W	45.83'	22.97'
C132	45.87'	330.00'	7°57'51"	S45°11'33"W	45.83'	22.97'
C133	45.87'	330.00'	7°57'51"	S37°13'43"W	45.83'	22.97'
C134	50.47'	330.00'	8°45'43"	S28°51'55"W	50.42'	25.28'
C142	360.64'	300.00'	68°52'36"	S56°07'05"W	339.31'	205.71'



Know what's below.
Call before you dig.

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ORIGINAL RIDGEVILLE TOWNSHIP
LOT 33
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

K. HOVNANIAN HOMES LLC
MEADOW LAKES
SUBDIVISION NO. 19 PLAT
SUBLOTS 1660 - 1673

DATE 4/22/2021

REVISIONS	
SCALE	0 15 30
1" = 30 FEET	
DR.	BH
CH.	MRS
P.M.	A. MARKS
BOOK	N/A
JOB	18002341
SHEET NO.	3 / 7

CAD FILE: 18002341PL-01_P119.DWG

MEADOW LAKES SUBDIVISION NO. 19

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33

BLOCK 'DDDDDDDD'
8.2965 Ac.

SEE SHEET 3
FOR CONTINUATION

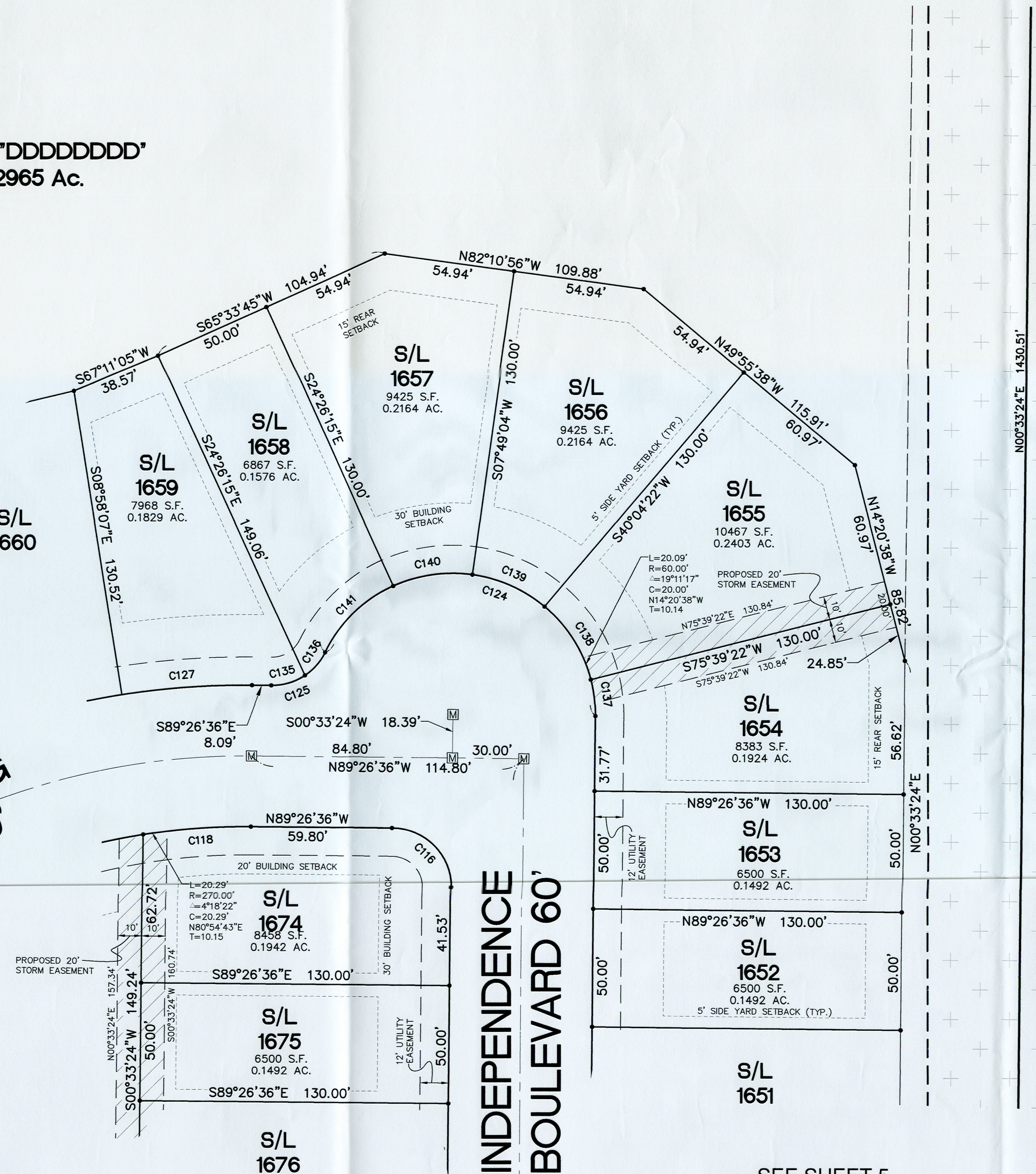
HATCHING
WAY 60'

INDEPENDENCE
BOULEVARD 60'

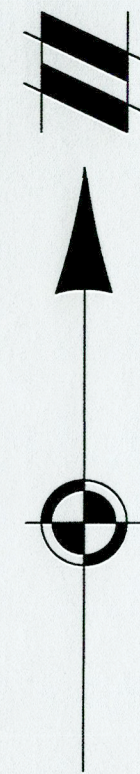
WHITE FEATHER
AVENUE 60'

SEE SHEET 5
FOR CONTINUATION

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C116	39.27'	25.00'	90°00'00"	N44°26'36"W	35.36'	25.00'
C118	45.42'	270.00'	9°38'16"	S85°44'16"W	45.36'	22.76'
C127	54.86'	330.00'	9°31'31"	S85°47'38"W	54.80'	27.49'
C135	14.98'	25.00'	34°20'14"	N73°23'16"E	14.76'	7.72'
C136	13.16'	25.00'	30°08'59"	N41°08'39"E	13.00'	6.73'
C137	15.60'	60.00'	14°54'02"	N6°53'37"W	15.56'	7.85'
C138	37.26'	60.00'	35°34'59"	N32°08'08"W	36.67'	19.25'
C139	33.78'	60.00'	32°15'19"	N66°03'17"W	33.33'	17.35'
C140	33.78'	60.00'	32°15'19"	S81°41'24"W	33.33'	17.35'
C141	41.36'	60.00'	39°29'35"	S45°48'57"W	40.54'	21.54'



RIDGE MINERAL, LLC
PPN: 07-00-033-101-035
INST. 2013-0446423
01/30/2013



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INDEPENDENCE, OH 44131
440.349.2000

ORIGINAL RIDGEVILLE TOWNSHIP
LOT 33
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOWANIAN HOMES LLC
MEADOW LAKES
SUBDIVISION NO. 19 PLAT
SUBLOTS 1652 - 1659
SUBLOTS 1674 - 1675

DATE
4/22/2021

REVISIONS
SCALE 0 15 30
1" = 30 FEET
DR. BH CH. MRS
P.M. A. MARKS
BOOK N/A
JOB 18002341
SHEET NO.
4 / 7

MEADOW LAKES SUBDIVISION NO. 19

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33



Know what's below.
Call before you dig.

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ORIGINAL RIDGEVILLE TOWNSHIP
LOT 33
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOVNANIAN HOMES LLC
MEADOW LAKES
SUBDIVISION NO. 19 PLAT
SUBLOTS 1646 - 1651
SUBLOTS 1676 - 1680

DATE
4/22/2021

REVISIONS	
SCALE	0 15 30
1" = 30 FEET	
DR.	BH
P.M.	A. MARKS
BOOK	N/A
JOB	18002341
SHEET NO.	5 / 7

1" = 30 FEET

DR. BH

P.M. A. MARKS

BOOK N/A

JOB 18002341

SHEET NO.

HATCHING
WAY 60'

SEE SHEET 4
FOR CONTINUATION

SEE SHEET 3
FOR CONTINUATION

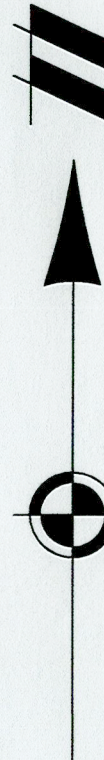
MEADOW LAKES
SUBDIVISION NO. 17
VOL. 108, PGS. 7-14 L.C.R.

SL 1541

SL 1542

WHITE FEATHER
AVENUE 60'

SEE SHEET 6
FOR CONTINUATION



INDEPENDENCE BOULEVARD 60'

BLOCK "DDDDDDDD"
8,296.5 AC.

RIDGE MINERAL, LLC
PPN: 07-00-033-101-035
INST. 2013-0446423
01/30/2013

HATCHING
WAY 60'

MEADOW LAKES SUBDIVISION NO. 19

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33

SEE SHEET 5
FOR CONTINUATION



MEADOW LAKES
SUBDIVISION NO. 17
VOL. 108, PGS. 7-14 L.C.R.

WHITE FEATHER
AVENUE 60'

INDEPENDENCE
BOULEVARD 60'

BLOCK 'DDDDDDDD'
8.2965 AC.

BLOCK 'AAAAAAA'
8.2965 AC.

RIDGE MINERAL, LLC
PPN: 07-00-033-101-035
INST. 2013-0446423
01/30/2013

MEADOW LAKES
SUBDIVISION NO. 18
VOL. —, PGS. — L.C.R.

AMBER
WAY 60'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C106	154.05'	300.00'	29°25'20"	S74°43'57"E	152.37'	78.77'
C107	69.03'	270.00'	14°38'56"	S67°20'45"E	68.84'	34.70'
C108	69.62'	270.00'	14°46'24"	S82°03'25"E	69.42'	35.00'
C112	29.75'	330.00'	5°09'53"	S62°36'13"E	29.74'	14.88'
C113	45.87'	330.00'	7°57'51"	S69°10'05"E	45.83'	22.97'
C114	45.87'	330.00'	7°57'51"	S77°07'56"E	45.83'	22.97'
C115	47.97'	330.00'	8°19'45"	S85°16'44"E	47.93'	24.03'
C144	23.39'	25.00'	53°36'33"	N62°38'20"W	22.55'	12.63'
C145	15.88'	25.00'	36°23'27"	N17°38'20"W	15.61'	8.22'
C147	39.27'	25.00'	90°00'00"	N44°26'36"W	35.36'	25.00'



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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440349.2000

CLIENT
K. HOWNANIAN HOMES LLC
MEADOW LAKES
SUBDIVISION NO. 19 PLAT
SUBLOTS 1642 - 1645
SUBLOTS 1681 - 1692

DATE
4/22/2021

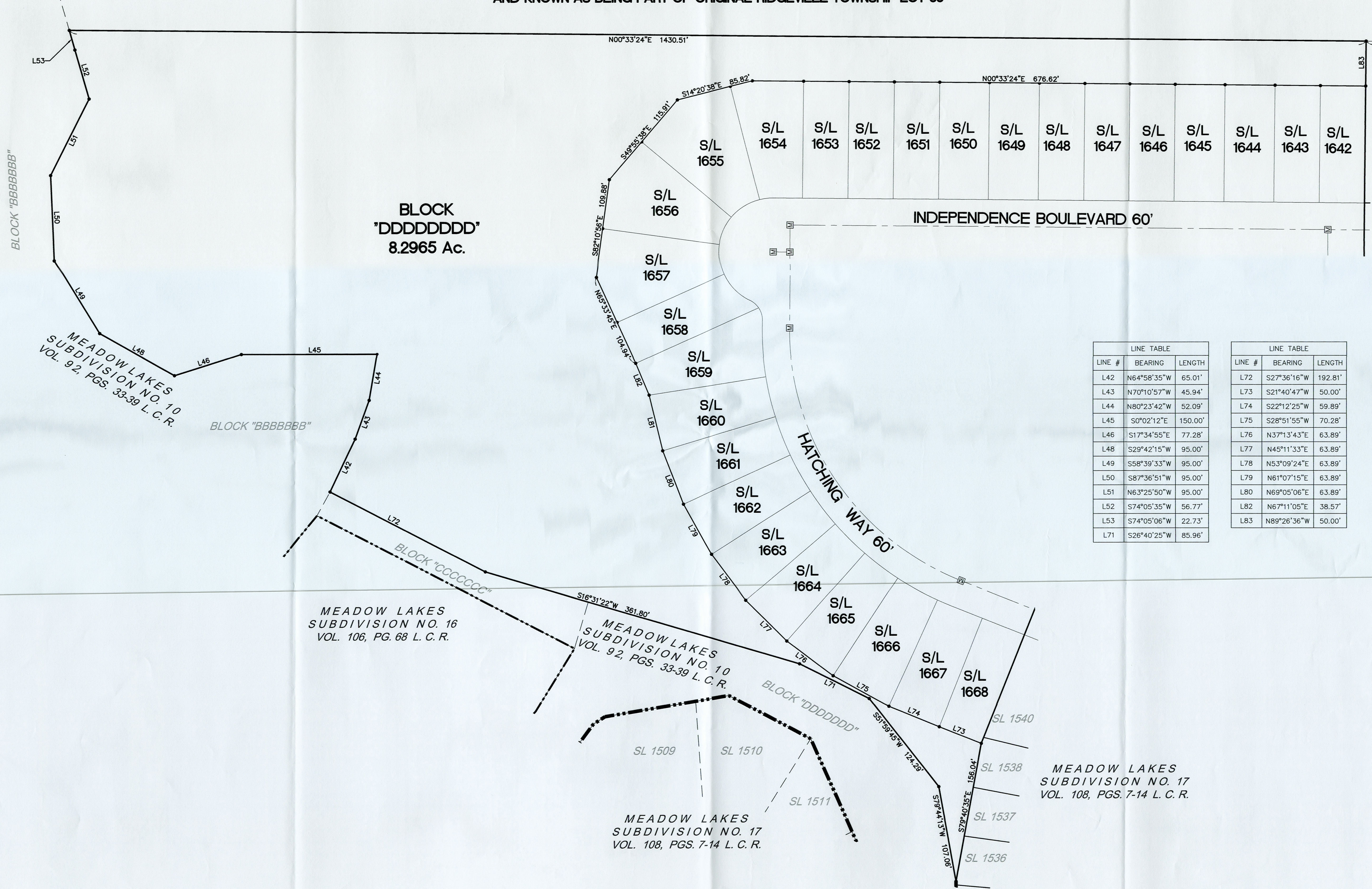
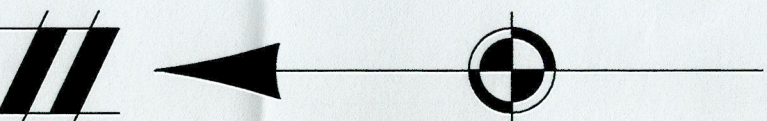
REVISIONS

SCALE	0	15	30
1" = 30 FEET			
DR.	BH	CH.	MRS
P.M.	A.	MARKS	
BOOK	N/A		
JOB	18002341		
SHEET NO.	6 / 7		

ORIGINAL RIDGEVILLE TOWNSHIP
LOT 33
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

K:\18002341\DWG\18002341.dwg - 01 11/15/2021 1:34 PM LARIN, BR0023

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33



	LINE TABLE	
LINE #	BEARING	LENGTH
L42	N64°58'35"W	65.01'
L43	N70°10'57"W	45.94'
L44	N80°23'42"W	52.09'
L45	S0°02'12"E	150.00'
L46	S17°34'55"E	77.28'
L48	S29°42'15"W	95.00'
L49	S58°39'33"W	95.00'
L50	S87°36'51"W	95.00'
L51	N6°3'25'50"W	95.00'
L52	S74°05'35"W	56.77'
L53	S74°05'06"W	22.73'
L71	S26°40'25"W	85.96'

LINE TABLE		
LINE #	BEARING	LENGTH
L72	S27°36'16"W	129.81'
L73	S21°40'47"W	50.00'
L74	S22°12'25"W	59.89'
L75	S28°51'55"W	70.28'
L76	N37°13'43"E	63.89'
L77	N45°11'33"E	63.89'
L78	N53°09'24"E	63.89'
L79	N61°07'15"E	63.89'
L80	N69°05'06"E	63.89'
L82	N67°11'05"E	38.57'
L83	N89°26'36"W	50.00'



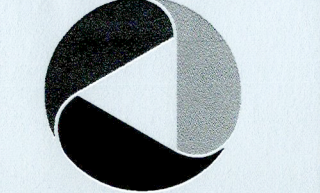
Know what's **below**.
Call before you dig

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NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.

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ORIGINAL RIDGEVILLE TOWNSHIP
LOT 33
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

K. HOVNIANIAN HOMES LLC
MEADOW LAKES
SUBDIVISION NO. 19 PLAT
BLOCK "DDDDDDDD"

DATE 4/22/2021

REVISIONS			
SCALE	0	25	50
			
1" = 50 FEET			
DR.	BH	CH.	MRS
P.M.	A. MARKS		
BOOK	N/A		
JOB	18002341		
SHEET NO.	7 / 7		

CAD FILE: 18002341PL-01 PH19.DWG

MEADOW LAKES SUBDIVISION #17

SINGLE FAMILY HOUSING DEVELOPMENT
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO
CONSTRUCTION DRAWINGS

APPLICANT/OWNER
K. HOVNANIAN HOMES LLC
OHIO DIVISION
3296 COLUMBIA ROAD
RICHFIELD, OHIO 44286
(440) 985-7304 PHONE
CONTACT: CHRIS BROWN

ENGINEER/SURVEYOR/ECOLOGICAL
ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD
INDEPENDENCE, OHIO 44131
(440) 349-2000 PHONE
(440) 349-2028 FAX
CONTACT: TIMOTHY RUSSELL
EMAIL: TRUSSELL@ATWELL-GROUP.COM

UTILITIES OWNER
CITY OF NORTH RIDGEVILLE
7307 AVON BELDEN ROAD
NORTH RIDGEVILLE, OHIO 44039
PHONE: (440) 353-0819

OHIO EDISON
MIKE ZANNI
6326 LAKE AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 326-3271
zannim@firstenergycorp.com

WINDSTREAM ENGINEERING
GEOFF HAMM
560 TERNES AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 329-4247
geoffery.p.hamm@windstream.com

SPECTRUM
RON GIBSON
576 TERNES AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 366-0416 EXT 625

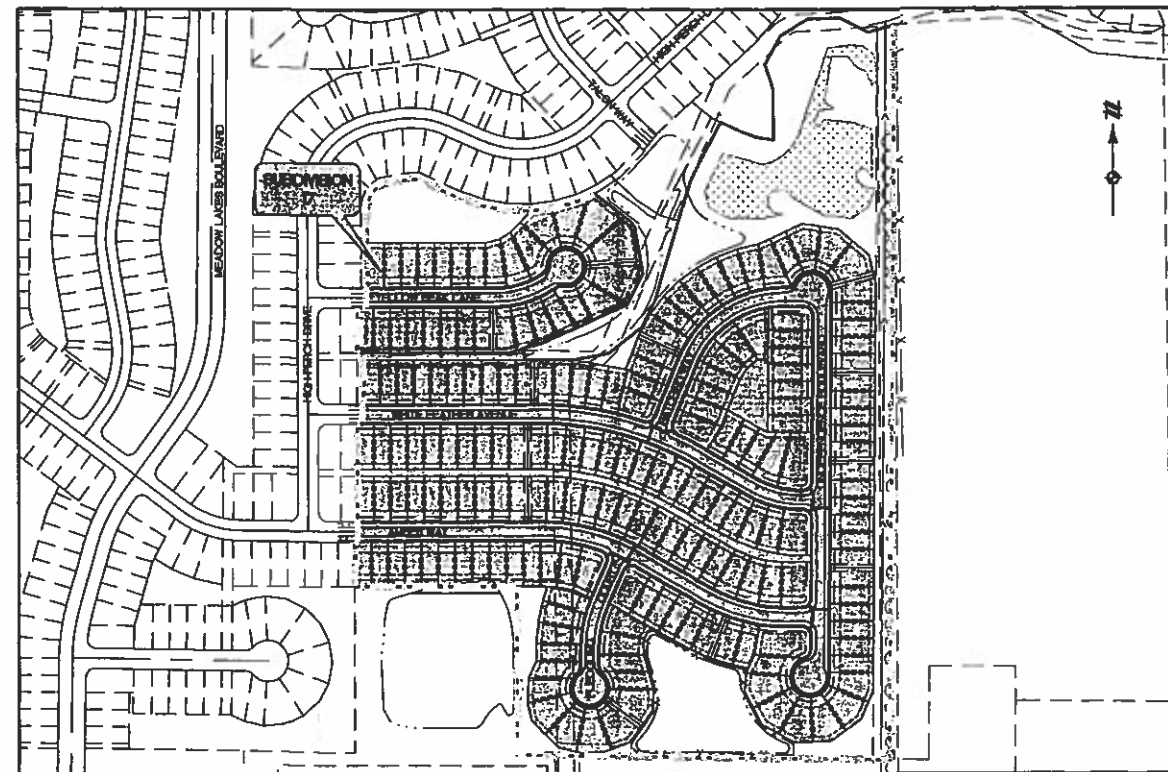
COLUMBIA GAS
DAN SUREN
7080 FRY ROAD
MIDDLEBURG HEIGHTS, OHIO 44130
PHONE: (440) 891-2428
dsuren@nisource.com

SITE DATA
RESIDENTIAL SUBDIVISION
198 SUBLOTS
53.91 ACRES

BENCHMARKS				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	SANITARY MANHOLE	716.73	628941.8440	2094368.2390
2	SANITARY MANHOLE	715.91	628956.773	2094372.243

LEGEND

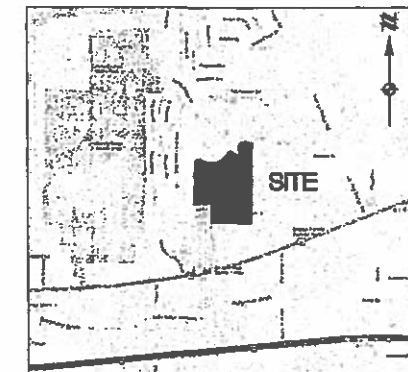
---	MEASURED BOUNDARY
---	BOUNDARY TIE
---	ADJACENT BOUNDARY
---	EASEMENT
---	FENCE
---	STORM SEWER
---	MANHOLE
---	CATCH BASIN/INLET
---	SANITARY SEWER
---	CLEANOUT
---	WATER MAIN
---	HYDRANT
---	SHUTOFF OR CURB BOX
---	GATE VALVE IN BOX
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	GUY WIRE
---	UTILITY POLE
---	ELECTRICAL BOX /METER
---	UNDERGROUND TELEPHONE
---	GAS
---	GAS RISER
---	TELEPHONE BOX
---	CURB AND GUTTER
---	BOLLARD
---	SIGN
---	GAS VALVE
---	GAS METER
---	WATER METER
---	CALCULATED POINT
---	FOUND MONUMENT AS NOTED
---	SET 5/8" IRON PIN
---	RECORD
---	MEASURED
---	CALCULATED
---	PERMANENT PARCEL NUMBER
---	PROP. 5' CONTOUR
---	EXIST. 1' CONTOUR
---	EXIST. 5' CONTOUR
---	PROP. 1' CONTOUR
---	PROP. STORM SEWER
---	PROP. CATCH BASIN/INLET
---	PROP. STORM MANHOLE
---	PROP. STOP SIGN
---	PROP. STREET SIGN



AREA MAP
SCALE: 1" = 250'
SHEET INDEX

SHEET NO.	DESCRIPTION
1.0	COVER SHEET
2.0	EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PLAN
3.0	GENERAL PLAN
3.1	UTILITY PLAN
4.0	GENERAL NOTES
4.1	GENERAL NOTES
5.0	MASS GRADING PLAN
5.1	MASS GRADING PLAN
5.2	MASS GRADING PLAN
5.3	MASS GRADING PLAN
5.4	MASS GRADING SECTION
6.0	STORMWATER POLLUTION PREVENTION PLAN
6.1	STORMWATER POLLUTION PREVENTION PLAN
6.2	STORMWATER POLLUTION PREVENTION PLAN
6.3	STORMWATER POLLUTION PREVENTION PLAN
7.0	SWP3 SPECIFICATIONS
7.1	SWP3 GENERAL NOTES
7.2	SWP3 DETAILS
7.3	SWP3 DETAILS
7.4	SWP3 DETAILS & OUTLET STRUCTURE SEDIMENT CONTROL DEVICE DETAILS
8.0	FINAL GRADING PLAN
8.1	FINAL GRADING PLAN
8.2	FINAL GRADING PLAN
8.3	FINAL GRADING PLAN
8.4	EXISTING POND AND OUTLET STRUCTURE MODIFICATIONS
9.0	YELLOW BEAK PLAN & PROFILE - (STA:1+00 TO 6+00)
9.1	YELLOW BEAK PLAN & PROFILE - (STA:6+00 TO 8+75)
9.2	WHITE FEATHER PLAN & PROFILE - (STA:1+00 TO 6+00)
9.3	WHITE FEATHER PLAN & PROFILE - (STA:6+00 TO 11+00)
9.4	WHITE FEATHER PLAN & PROFILE - (STA:11+00 TO 16+00)
9.5	AMBER WAY PLAN & PROFILE - (STA:3+00 TO 8+00)
9.6	AMBER WAY PLAN & PROFILE - (STA:8+00 TO 13+00)
9.7	AMBER WAY PLAN & PROFILE - (STA:13+00 TO 18+00)
9.8	HATCHING WAY PLAN & PROFILE - (STA:0+50 TO 3+50)
9.9	HATCHING WAY PLAN & PROFILE - (STA:3+50 TO 8+00)
10.0	INDEPENDENCE BLVD PLAN & PROFILE - (STA:0+50 TO 4+00)
10.1	INDEPENDENCE BLVD PLAN & PROFILE - (STA:4+00 TO 7+50)
10.2	INDEPENDENCE BLVD PLAN & PROFILE - (STA:7+50 TO 12+00)
10.3	PLEDGING COURT PLAN & PROFILE - (STA:0+50 TO 5+00)
10.4	AUXILIARY STORM PROFILES
10.5	AUXILIARY STORM PROFILES
10.6	AUXILIARY STORM PROFILES
10.7	AUXILIARY STORM PROFILES
10.8	INTERSECTION DETAILS
10.9	INTERSECTION DETAILS
11.0	INTERSECTION DETAILS
11.1	HEADWALL DETAILS
11.2	HEADWALL DETAILS
11.3	TYPICAL STORM DETAILS
11.4	TYPICAL DETAILS
11.5	TYPICAL WATER DETAILS
11.6	TYPICAL WATER DETAILS & RETENTION POND DETAILS
11.7	TYPICAL PAVEMENT DETAILS
11.8	TYPICAL DETAILS

1 OF 8 - 8 OF 8 DEDICATION PLAT
*ROADWAY TYPICAL SECTION LOCATED ON SHEET 11.5



VICINITY MAP
NO SCALE

NOTES

- STREET LIGHTING REQUIRED TO BE INSTALLED BY THE DEVELOPER.
- LANDSCAPING AND SIGNAGE REQUIREMENTS DELEGATED BY THE USACE PERMIT FOR THE RELOCATED DITCH WILL BE PERFORMED UNDER SEPARATE DOCUMENTATION. DEVELOPER RESPONSIBLE FOR WORK TO BE PERFORMED.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUPPLY A SIGNED CONSTRUCTION SET ACKNOWLEDGING THEIR RESPONSIBILITY TO FOLLOW THE SWPPP FOR THIS PROJECT

THE UNDERSIGNED HAS BEEN INFORMED AND UNDERSTANDS THEIR ROLE AND RESPONSIBILITY IN COMPLYING WITH THIS STORM WATER POLLUTION PREVENTION PLAN:

CONTRACTOR: _____

BY: _____ DATE: _____

CONTRACTOR: _____

BY: _____ DATE: _____

CONTRACTOR: _____

BY: _____ DATE: _____

SUBMITTED BY:

SUBMITTED BY ATWELL: TIMOTHY D. RUSSELL
REG. NO. 82878

DATE: 9-9-2019

ENGINEERING APPROVALS:

APPROVED BY: *Daniel P. Hedges*
NORTH RIDGEVILLE CITY ENGINEER

DATE: 9-10-2019

OHIO E.P.A.:

WATER APPROVED BY O.E.P.A. LETTER DATED: 04-22-2019
PERMIT NUMBER: 1281070-WS

SANITARY APPROVED BY O.E.P.A. LETTER DATED: 04-30-2019
PERMIT NUMBER: 05HP11281087

NPDES PERMIT APPROVAL DATE: 04-12-2018
PERMIT NUMBER: 36C10010*AG

811

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO CORRECTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE SITE.

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440.349.2000



SECTION
TOWN NORTH, RANGE EAST
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOVNANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
COVER SHEET

DATE
JANUARY 11, 2019

REVISIONS
1. 01/11/2019
2. 01/11/2019
3. 01/11/2019
4. 01/11/2019

DR. TDR
P.L. DH

BOOK N/A
JOB 18002341

SHEET NO. 10

CAD FILE: 18002341-01-D-CAD

MEADOW LAKES SUBDIVISION #17

SINGLE FAMILY HOUSING DEVELOPMENT
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO
CONSTRUCTION DRAWINGS

APPLICANT/OWNER

K. HOVNIANIAN HOMES LLC
OHIO DIVISION
3296 COLUMBIA ROAD
RICHFIELD, OHIO 44286
(440) 885-7304 PHONE
CONTACT: CHRIS BROWN

ENGINEER/SURVEYOR/ECOLOGICAL

ATWELL, LLC
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7307 AVON BELDEN ROAD
NORTH RIDGEVILLE, OHIO 44039
PHONE: (440) 353-0819

OHIO EDISON
MIKE ZANNI
8326 LAKE AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 326-3271
zannim@firstenergycorp.com

WINDSTREAM ENGINEERING
GEOFF HAMM
580 TERNES AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 329-4247
geoffery.p.hamm@windstream.com

SPECTRUM
RON GIBSON
576 TERNES AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 368-0416 EXT 625

COLUMBIA GAS
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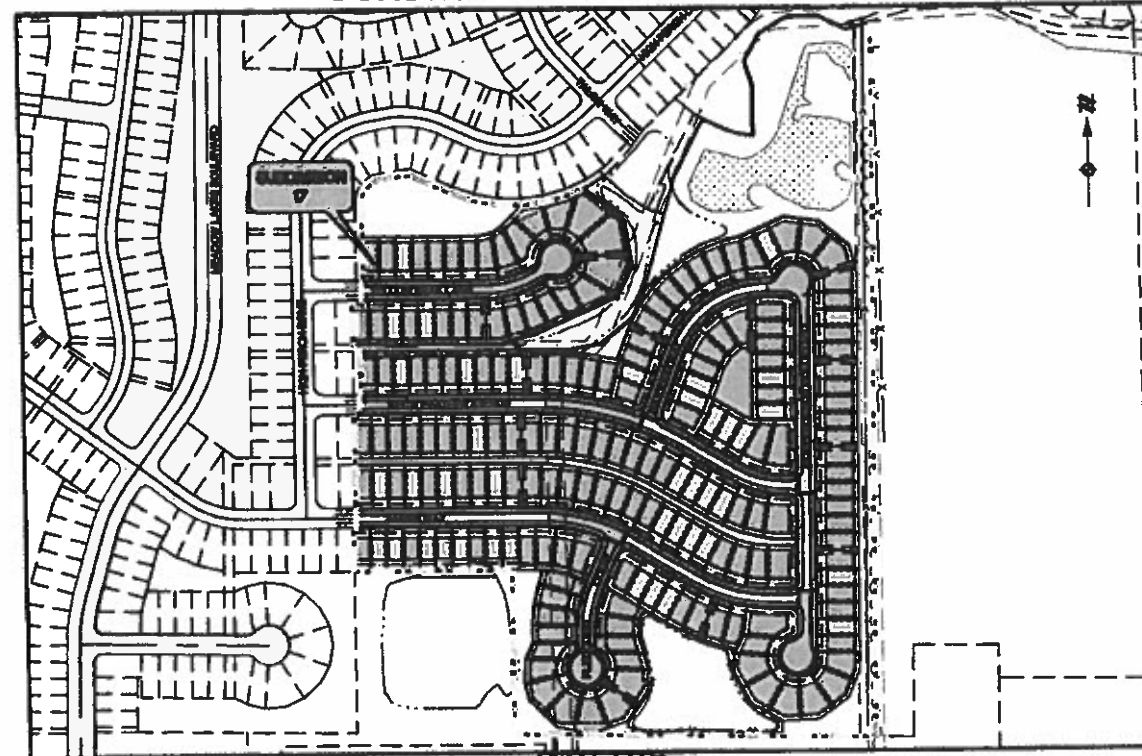
SITE DATA

RESIDENTIAL SUBDIVISION
198 SUBLOTS
53.91 ACRES

BENCHMARKS				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	SANITARY MANHOLE	714.73	628941.840	2094368.330
2	SANITARY MANHOLE	715.91	628258.773	2094372.343

LEGEND

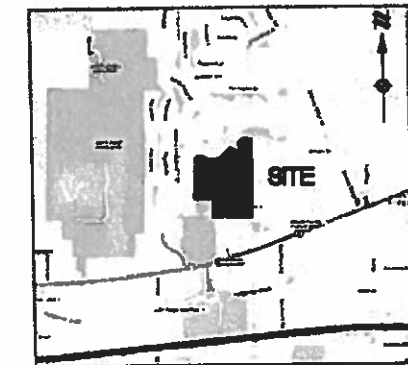
---	MEASURED BOUNDARY
---	BOUNDARY TO
---	ADJACENT BOUNDARY
---	EASEMENT
---	FENCE
---	STORM SEWER
---	MANHOLE
---	CATCH BASIN/INLET
---	SANITARY SEWER
---	CLEANOUT
---	WATER MAIN
---	HYDRANT
---	SAFETY OR CURB BOX
---	GATE VALVE IN BOX
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	GUY WIRE
---	UTILITY POLE
---	ELECTRICAL BOX /METER
---	UNDERGROUND TELEPHONE
---	GAS
---	GAS RISER
---	TELEPHONE BOX
---	CURB AND GUTTER
---	BOLLARD
---	SEW
---	GAS VALVE
---	GAS METER
---	WATER METER
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---	FOUND MONUMENT AS NOTED
---	SET 5/8" IRON PIN
---	RECORD
---	MEASURED
---	CALCULATED
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---	PROP. 5' CONTOUR
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---	PROP. 1' CONTOUR
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---	PROP. CATCH BASIN/INLET
---	PROP. STORM MANHOLE
---	PROP. STOP SIGN
---	PROP. STREET SIGN



AREA MAP
SCALE: 1" = 250'
SHEET INDEX

SHEET NO.	DESCRIPTION
1.0	COVER SHEET
2.0	EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PLAN
3.0	GENERAL PLAN
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7.3	SWPS DETAILS
7.4	SWPS DETAILS & OUTLET STRUCTURE SEDIMENT CONTROL DEVICE DETAILS
8.0	FINAL GRADING PLAN
8.1	FINAL GRADING PLAN
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8.3	FINAL GRADING PLAN
8.4	EXISTING POND AND OUTLET STRUCTURE MODIFICATIONS
9.0	YELLOW BEAK PLAN & PROFILE - (STA:1+00 TO 6+00)
9.1	YELLOW BEAK PLAN & PROFILE - (STA:6+00 TO 8+75)
9.2	WHITE FEATHER PLAN & PROFILE - (STA:1+00 TO 6+00)
9.3	WHITE FEATHER PLAN & PROFILE - (STA:6+00 TO 11+00)
9.4	WHITE FEATHER PLAN & PROFILE - (STA:11+00 TO 18+00)
9.5	AMBER WAY PLAN & PROFILE - (STA:3+00 TO 8+00)
9.6	AMBER WAY PLAN & PROFILE - (STA:8+00 TO 13+00)
9.7	AMBER WAY PLAN & PROFILE - (STA:13+00 TO 18+00)
9.8	HATCHING WAY PLAN & PROFILE - (STA:0+00 TO 3+00)
9.9	HATCHING WAY PLAN & PROFILE - (STA:3+00 TO 8+00)
10.0	INDEPENDENCE BLVD PLAN & PROFILE - (STA:0+00 TO 4+00)
10.1	INDEPENDENCE BLVD PLAN & PROFILE - (STA:4+00 TO 7+00)
10.2	INDEPENDENCE BLVD PLAN & PROFILE - (STA:7+00 TO 12+00)
10.3	FLEDGLING COURT PLAN & PROFILE - (STA:0+00 TO 5+00)
10.4	AUXILIARY STORM PROFILES
10.5	AUXILIARY STORM PROFILES
10.6	AUXILIARY STORM PROFILES
10.7	AUXILIARY STORM PROFILES
10.8	INTERSECTION DETAILS
10.9	INTERSECTION DETAILS
11.0	INTERSECTION DETAILS
11.1	HEADWALL DETAILS
11.2	HEADWALL DETAILS
11.3	TYPICAL STORM DETAILS
11.4	TYPICAL DETAILS
11.5	TYPICAL WATER DETAILS
11.6	TYPICAL WATER DETAILS & RETENTION POND DETAILS
11.7	TYPICAL PAVEMENT DETAILS
11.8	TYPICAL DETAILS

1 OF 8 - 8 OF 8 DEDICATION PLAN
*ROADWAY TYPICAL SECTION LOCATED ON SHEET 11.5



VICINITY MAP
NO SCALE

NOTES

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- LANDSCAPING AND SIGNAGE REQUIREMENTS DELEGATED BY THE USAGE PERMIT FOR THE RELOCATED DITCH WILL BE PERFORMED UNDER SEPARATE DOCUMENTATION. DEVELOPER RESPONSIBLE FOR WORK TO BE PERFORMED.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUPPLY A SIGNED CONSTRUCTION SET ACKNOWLEDGING THEIR RESPONSIBILITY TO FOLLOW THE SWPPP FOR THIS PROJECT

THE UNDERSIGNED HAS BEEN INFORMED AND UNDERSTANDS THEIR ROLE AND RESPONSIBILITY IN COMPLYING WITH THE STORM WATER POLLUTION PREVENTION PLAN:

CONTRACTOR: J. S. PAULS

BY: [Signature] DATE: 9-10-19

CONTRACTOR: Terminal Ready-Mix

BY: [Signature] DATE: 9-10-19

CONTRACTOR: K. HOVNIANIAN HOMES

BY: [Signature] DATE: 9-10-19



SUBMITTED BY:

SUBMITTED BY ATWELL: [Signature] TIMOTHY D. RUSSELL/PE REG ENGINEER NO. 82678

DATE: 09-08-2019

ENGINEERING APPROVALS

APPROVED BY: [Signature] NORTH RIDGEVILLE CITY ENGINEER

DATE: 9-10-2019

OHIO EPA:

WATER APPROVED BY O.E.P.A. LETTER DATED: 04-22-2019
PERMIT NUMBER: 17R070-WS

SANITARY APPROVED BY O.E.P.A. LETTER DATED: 04-30-2019
PERMIT NUMBER: DSWP11281007

NPDES PERMIT APPROVAL DATE: 04-12-2018
PERMIT NUMBER: 56360010-00

811

Know what's below.
Call before you dig.
THE LOCATION OF EXISTING UTILITIES IS SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. IF ANY UTILITIES ARE NOT SHOWN ON THIS DRAWING, THE CONTRACTOR SHALL CALL 811 TO LOCATE THEM. IF ANY UTILITIES ARE LOCATED AND NOT SHOWN ON THIS DRAWING, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ENGINEER IMMEDIATELY.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES OR PUBLIC ROADS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LIGHTING AND SAFETY BARRIERS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES OR PUBLIC ROADS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LIGHTING AND SAFETY BARRIERS AT ALL TIMES.

ATWELL
ENGINEERS, SURVEYORS, AND ECOLOGICAL CONSULTANTS
7100 E. PLEASANT VALLEY ROAD, SUITE 250
INDEPENDENCE, OHIO 44131
(440) 349-2000



SECTION
TOWN NORTH, RANGE EAST
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CITY OF NORTH RIDGEVILLE
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
COVER SHEET

DATE: JANUARY 11, 2019

REVISIONS

NO. DESCRIPTION

NO. DESCRIPTION

NO. DESCRIPTION

NO. DESCRIPTION

NO. DESCRIPTION

NO. DESCRIPTION

MEADOW LAKES SUBDIVISION #17

SINGLE FAMILY HOUSING DEVELOPMENT
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO
CONSTRUCTION DRAWINGS

APPLICANT/OWNER

K. HOVNANIAN HOMES LLC
OHIO DIVISION
3296 COLUMBIA ROAD
RICHFIELD, OHIO 44286
(440) 985-7304 PHONE
CONTACT: CHRIS BROWN

ENGINEER/SURVEYOR/ECOLOGICAL

ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD
INDEPENDENCE, OHIO 44131
(440) 349-2000 PHONE
(440) 349-2028 FAX
CONTACT: TIMOTHY RUSSELL
EMAIL: TRUSSELL@ATWELL-GROUP.COM

UTILITIES OWNER

CITY OF NORTH RIDGEVILLE
7307 AVON BELDEN ROAD
NORTH RIDGEVILLE, OHIO 44039
PHONE: (440) 353-0819

OHIO EDISON
MIKE ZANNI
8328 LAKE AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 326-3271
zannim@firstenergycorp.com

WINDSTREAM ENGINEERING
GEOFF HAMM
560 TERNES AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 329-4247
geoffery.p.hamm@windstream.com

SPECTRUM
RON GIBSON
576 TERNES AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 366-0416 EXT 625
dsuren@isource.com

COLUMBIA GAS
DAN SUREN
7080 FRY ROAD
MIDDLEBURG HEIGHTS, OHIO 44130
PHONE: (440) 891-2428
dsuren@isource.com

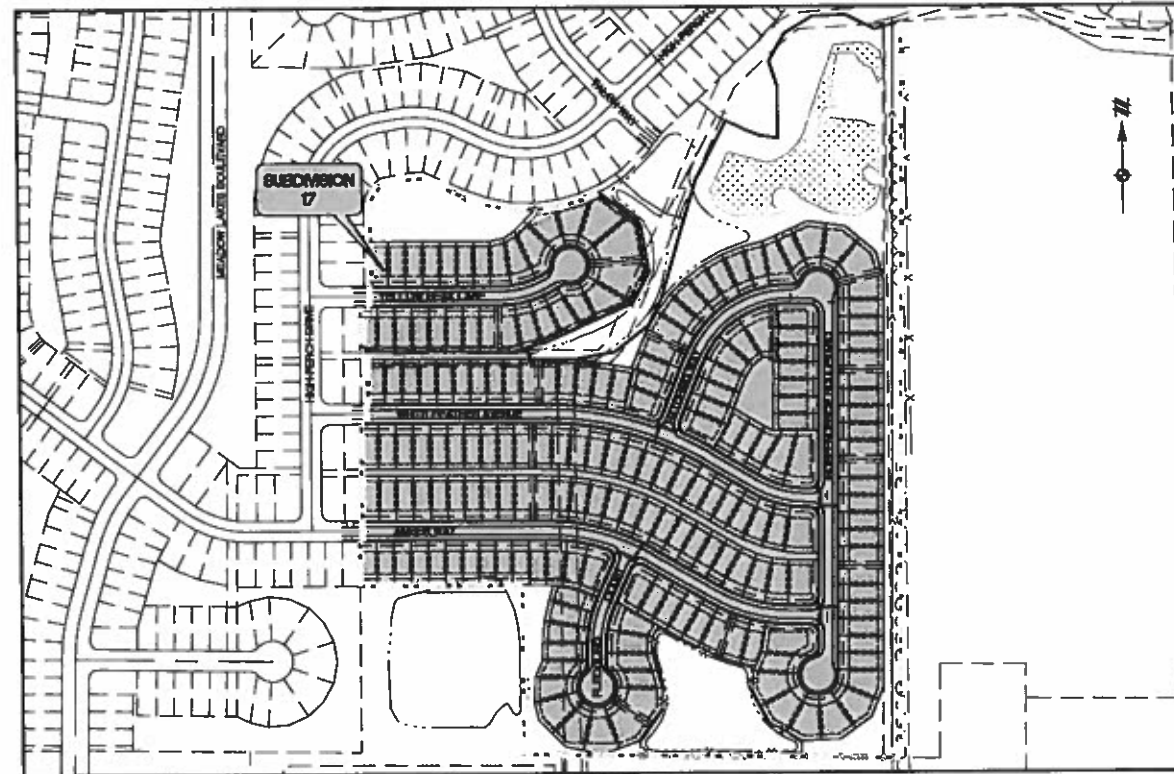
SITE DATA

RESIDENTIAL SUBDIVISION
198 SUBLOTS
53.91 ACRES

BENCHMARKS				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	SANITARY MANHOLE	716.73	62891.9440	2094368.2390
2	SANITARY MANHOLE	715.91	628156.773	2094372.243

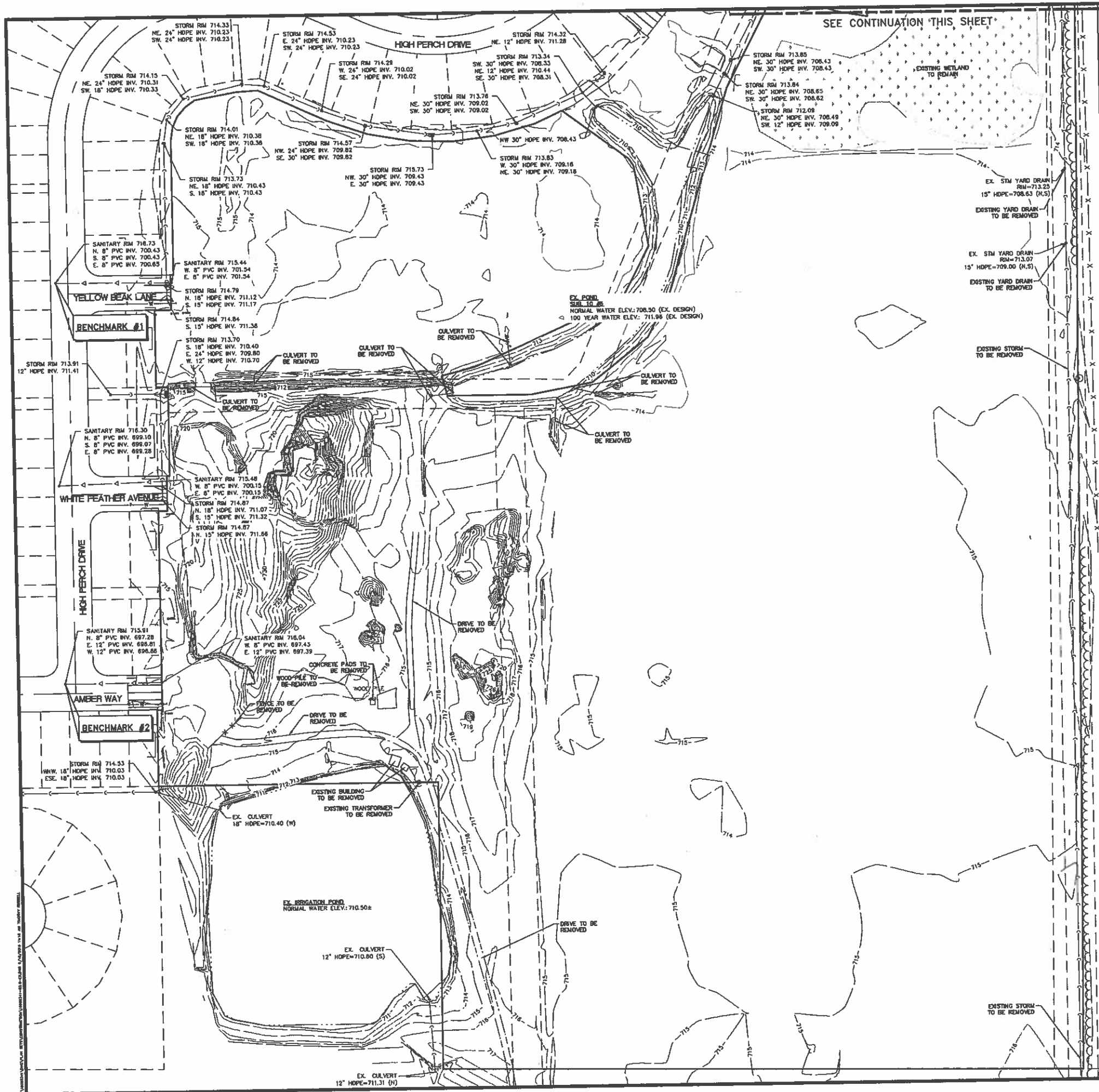
LEGEND

---	MEASURED BOUNDARY
---	BOUNDARY DE
---	ADJACENT BOUNDARY
---	EASEMENT
X	FENCE
o	STORM SEWER
o	MANHOLE
o	CATCH BASIN/INLET
o	SANITARY SEWER
o	CLEANOUT
o	WATER MAIN
o	HYDRANT
o	SHUTOFF OR CURB BOX
o	GATE VALVE IN BOX
o	OVERHEAD ELECTRIC
o	UNDERGROUND ELECTRIC
o	GUY WIRE
o	UTILITY POLE
o	ELECTRICAL BOX /METER
o	UNDERGROUND TELEPHONE
o	GAS
o	GAS RISER
o	TELEPHONE BOX
o	CURBS AND GUTTER
o	BOLLARD
o	SIGN
o	GAS VALVE
o	GAS METER
o	WATER METER
o	CALCULATED POINT
o	FOUND MONUMENT AS NOTED
o	SET 5/8" IRON PIN
o	RECORD
o	MEASURED
o	CALCULATED
o	PERMANENT PARCEL NUMBER
o	PROP. 5' CONTOUR
o	EXIST. 5' CONTOUR
o	PROP. 1' CONTOUR
o	EXIST. 1' CONTOUR
o	PROP. STORM SEWER
o	PROP. CATCH BASIN/INLET
o	PROP. STORM MANHOLE
o	PROP. STOP SIGN
o	PROP. STREET SIGN



AREA MAP
SCALE: 1" = 250'
SHEET INDEX

SHEET NO.	DESCRIPTION
1.0	COVER SHEET
2.0	EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PLAN
3.0	GENERAL PLAN
3.1	UTILITY PLAN
4.0	GENERAL NOTES
4.1	GENERAL NOTES
5.0	MASS GRADING PLAN
5.1	MASS GRADING PLAN
5.2	MASS GRADING PLAN
5.3	MASS GRADING PLAN
5.4	MASS GRADING SECTION
6.0	STORMWATER POLLUTION PREVENTION PLAN
6.1	STORMWATER POLLUTION PREVENTION PLAN
6.2	STORMWATER POLLUTION PREVENTION PLAN
6.3	STORMWATER POLLUTION PREVENTION PLAN
7.0	SWP3 SPECIFICATIONS
7.1	SWP3 GENERAL NOTES
7.2	SWP3 DETAILS
7.3	SWP3 DETAILS
7.4	SWP3 DETAILS & OUTLET STRUCTURE SEDIMENT CONTROL DEVICE DETAILS
8.0	FINAL GRADING PLAN
8.1	FINAL GRADING PLAN
8.2	FINAL GRADING PLAN
8.3	FINAL GRADING PLAN
8.4	EXISTING POND AND OUTLET STRUCTURE MODIFICATIONS
9.0	YELLOW BEAK PLAN & PROFILE - (STA:1+00 TO 6+00)
9.1	YELLOW BEAK PLAN & PROFILE - (STA:6+00 TO 8+75)
9.2	WHITE FEATHER PLAN & PROFILE - (STA:1+00 TO 8+00)
9.3	WHITE FEATHER PLAN & PROFILE - (STA:6+00 TO 11+00)
9.4	WHITE FEATHER PLAN & PROFILE - (STA:11+00 TO 16+00)
9.5	AMBER WAY PLAN & PROFILE - (STA:3+00 TO 8+00)
9.6	AMBER WAY PLAN & PROFILE - (STA:8+00 TO 13+00)
9.7	AMBER WAY PLAN & PROFILE - (STA:13+00 TO 18+00)
9.8	HATCHING WAY PLAN & PROFILE - (STA:0+50 TO 3+50)
9.9	HATCHING WAY PLAN & PROFILE - (STA:3+50 TO 8+00)
10.0	INDEPENDENCE BLVD PLAN & PROFILE - (STA:0+50 TO 4+00)
10.1	INDEPENDENCE BLVD PLAN & PROFILE - (STA:4+00 TO 7+50)
10.2	INDEPENDENCE BLVD PLAN & PROFILE - (STA:7+50 TO 12+00)
10.3	FLEDGLING COURT PLAN & PROFILE - (STA:0+50 TO 5+00)
10.4	AUXILIARY STORM PROFILES
10.5	AUXILIARY STORM PROFILES
10.6	AUXILIARY STORM PROFILES
10.7	INTERSECTION DETAILS
10.8	INTERSECTION DETAILS
10.9	INTERSECTION DETAILS
11.0	HEADWALL DETAILS
11.1	HEADWALL DETAILS
11.2	TYPICAL STORM DETAILS
11.3	TYPICAL DETAILS
11.4	TYPICAL WATER DETAILS
11.5	TYPICAL WATER DETAILS & RETENTION POND DETAILS
11.6	TYPICAL PAVEMENT DETAILS
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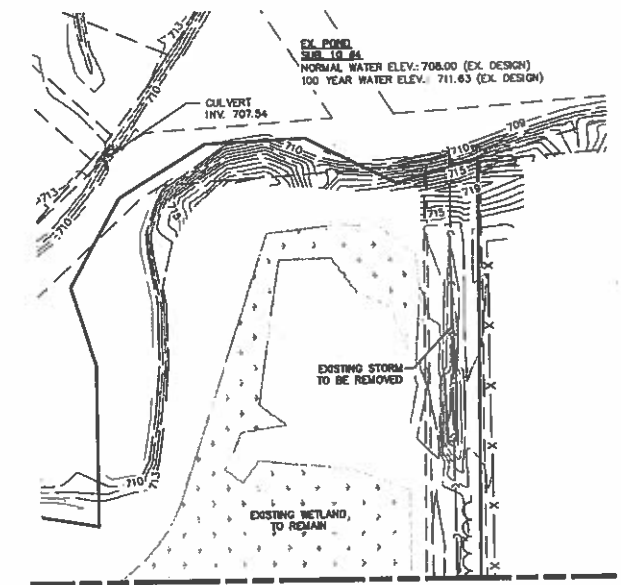
SEE CONTINUATION THIS SHEET

LEGEND

- MEASURED BOUNDARY
- BOUNDARY TO
- ADJACENT BOUNDARY
- EASEMENT
- FENCE
- STORM SEWER
- MANHOLE
- CATCH BASIN/INLET
- SANITARY SEWER
- CLEANOUT
- WATER MAIN
- HYDRANT
- SHUTOFF OR CURB BOX
- GATE VALVE IN BOX
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GUY WIRE
- UTILITY POLE
- ELECTRICAL BOX /METER
- UNDERGROUND TELEPHONE
- GAS
- GAS RISER
- TELEPHONE BOX
- CURB AND GUTTER
- BOLLARD
- SIGN
- GAS VALVE
- GAS METER
- WATER METER
- CALCULATED POINT
- FOUND MONUMENT AS NOTED
- SET 5/8" IRON PIN
- RECORD
- MEASURED
- CALCULATED
- PERMANENT PARCEL NUMBER

BENCHMARKS				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	SANITARY MH RM	715.73	628941.9440	2094368.2390
2	SANITARY MH RM	715.91	628256.773	2094372.143

NOTE:
 1. EXISTING POND ELEVATIONS SHOWN ARE BASED ON DESIGN DRAWINGS PREPARED BY BRAMHALL AND PROVIDED BY K. HOWANIAN.
 2. PHASE 10 REFLECTED PER PLAN (NOT AS-BUILT) UNLESS OTHERWISE NOTED.



SEE CONTINUATION THIS SHEET

Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN VERIFIED BY ANY MEANS. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. NO GUARANTEE IS MADE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND MARK UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY LIABILITY FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND MARK UTILITIES, OR OF ANY OTHER PERSONS.

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 PLEASANT VALLEY, OHIO 44033-3000

SECTION	TOWN	RANGE	EAST
	CITY OF NORTH RIDGEVILLE		
	LORAIN COUNTY, OHIO		

CLIENT: K. HOWANIAN HOMES LLC

MEADOW LAKES SUBDIVISION #17

CONSTRUCTION PLANS

EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PLAN

DATE: JANUARY 11, 2019

BY: [Signature]

CITY ENGINEER: [Signature]

CITY ENGINEER - FINAL APPROVAL: [Signature]

REVISIONS

SCALE: 0 40 80

1" = 80 FEET

DR: TDR

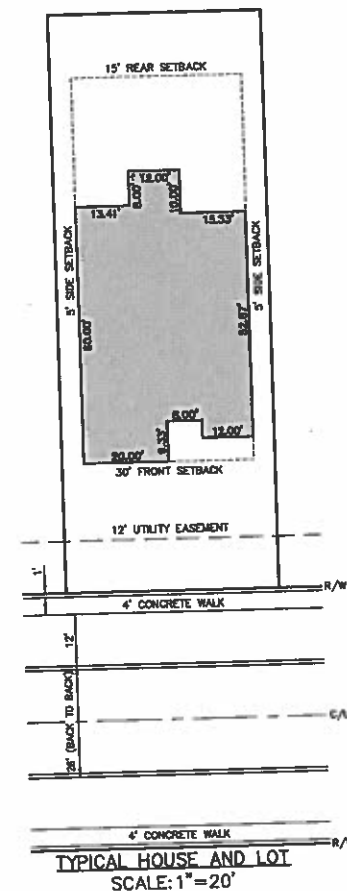
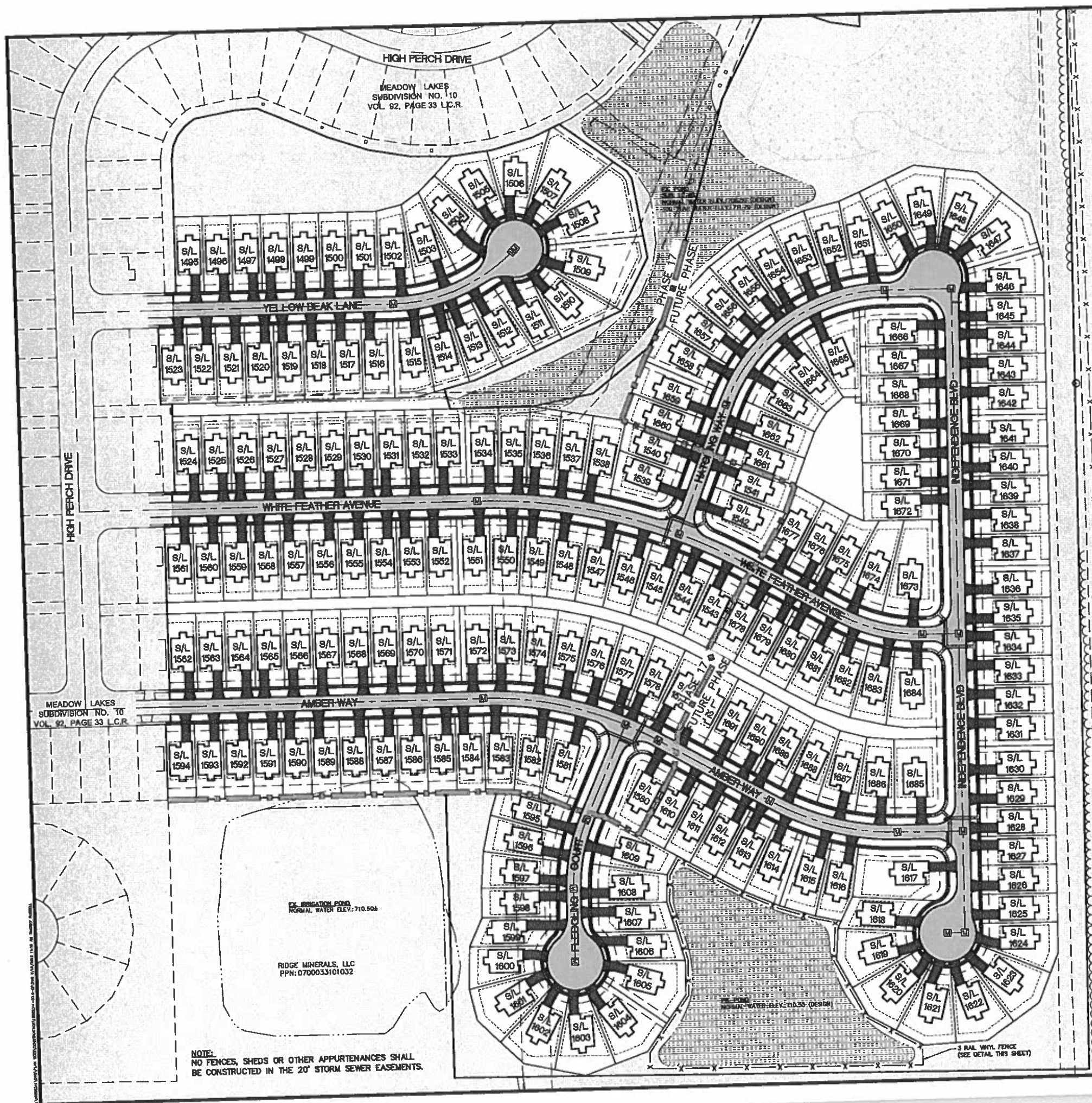
PL: DH

BOOK: N/A

JOB: 18002341

SHEET NO: 20

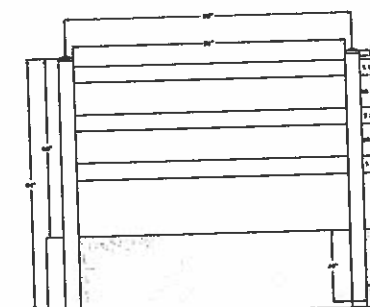
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LEGEND

- PR. CONC. (ROADWAY)
- PR. SIDEWALK (BY DEVELOPER)
- PR. SIDEWALK (BY HOME BUILDER)
- PR. DRIVEWAY (BY HOME BUILDER)
- PR. DRIVEWAY (BY HOME BUILDER)
- PR. DRIVEWAY (BY HOME BUILDER)

NOTES:
1. SEE SHEET 01 OF 08 - 05 OF 08 FOR MEADOW LAKES SUBDIVISION #17 PLAT.



3 RAIL VINYL FENCE DETAIL
NTS

RIDGE MINERAL, LLC
PPN: 0700033101035
INST. 2013-0446423
01/30/2013

811

Know what's below.
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN VERIFIED BY THE CITY OF NORTH RIDGEVILLE. THE CONTRACTOR SHALL EXCAVATE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE CITY OF NORTH RIDGEVILLE NOR THE CITY ENGINEER SHALL BE EXPECTED TO ASSUME ANY LIABILITY FOR THE SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OR ANY OTHER PERSONS, OR OF ANY OTHER PERSONS.

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440.343.2000

SECTION
TOWN NORTH, RANGE EAST
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOWANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
GENERAL PLAN

DATE
JANUARY 11, 2019

REVISIONS
SCALE 0 40 80
1" = 80 FEET

DR. TDR CH. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 3.0

811

Know what's below.
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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND NOT BE GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO ANY UTILITIES OR TO ANY PERSONS OR PROPERTY CAUSED BY ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY AT ALL TIMES.

NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY AT ALL TIMES.

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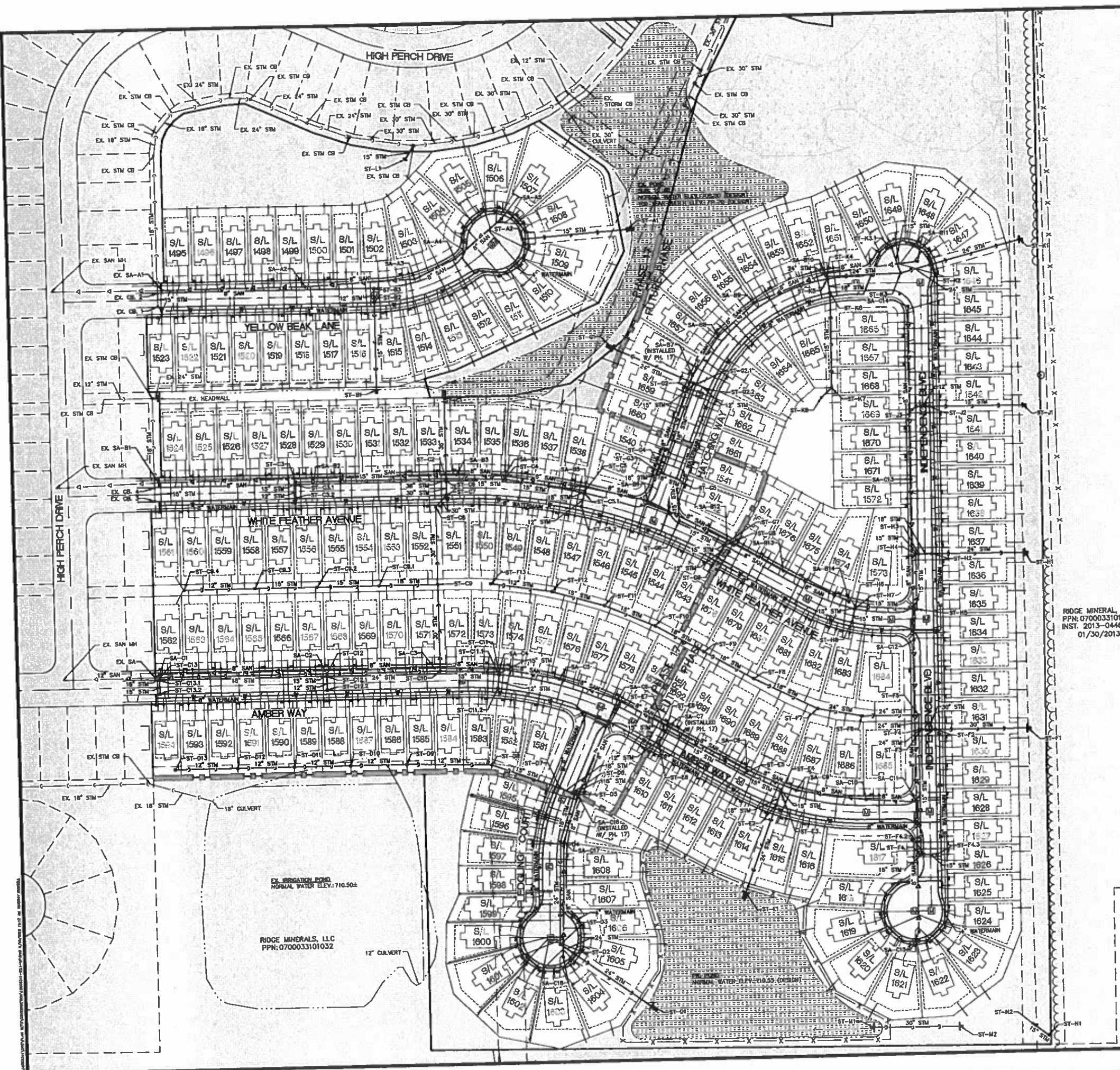
SECTION
TOWN NORTH, RANGE EAST
CITY OF NORTH RIDGEVILLE
LOAN COUNTY, OHIO

CLIENT
K. HONANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
UTILITY PLAN

DATE
JANUARY 11, 2019

REVISIONS
SCALE 0 40 80
1" = 80 FEET
DR. TDR CL. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO.

31



RIDGE MINERAL, LLC
PPN: 0700033101035
INST. 2013-0446423
01/30/2013

CITY OF NORTH RIDGEVILLE STANDARD GENERAL NOTES

GENERAL

- ALL WORK AND MATERIALS SHALL MEET THE RULES, LAWS & CODES OF THE CITY OF NORTH RIDGEVILLE.
- THE FOLLOWING UTILITIES MAY BE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT:

PAVEMENTS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
STORM SEWERS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
SANITARY SEWERS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
WATERLINES	CITY OF NORTH RIDGEVILLE	(440) 353-0842
GAS-COLUMBIA GAS	DAN SUREN	(440) 891-2428
TELEPHONE-WINDSTREAM	GEOFF HAMM	(440) 328-4247
ELECTRIC-CHIO EDISON	MIKE ZANNI	(440) 328-3271
CABLE-SPECTRUM	RON HRIBAL	(440) 388-0410 (EXT. 625)
WATER TRANSMISSION	AVON LAKE MUNICIPAL UTILITIES	(440) 933-8228

THE CONTRACTOR SHALL VERIFY THE ABOVE INFORMATION WITH OUPS WHEN HE CONTACTS THEM BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- WHERE IN ANY CASE THE PLANS AND SPECIFICATIONS DO NOT ENTIRELY COVER MATERIALS AND/OR WORKMANSHIP, THE "STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION WILL APPLY. ODOT REFERENCES MAY BE INDICATED THROUGHOUT THE PLANS, MATERIAL AND WORKMANSHIP SHALL ALSO CONFORM TO THE SPECIFICATIONS, RULES AND ORDINANCES OF THE CITY OF NORTH RIDGEVILLE. WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY ENGINEER SHALL DETERMINE THE GOVERNING AUTHORITY. ANY DEFECTS IN THE CONSTRUCTION INCLUDING MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER. REFERENCES THROUGHOUT THESE PLANS TO "THE ENGINEER" SHALL BE THE CITY ENGINEER.
- ALL WORK SHALL BE DONE IN A SAFE MANNER AND AS A MINIMUM SHALL COMPLY WITH THE SPECIFIC SAFETY REQUIREMENTS OF THE OSHA AS DEFINED IN 29 CFR 1926.
- AT LEAST FIVE DAYS PRIOR TO THE START OF ACTUAL CONSTRUCTION WORK, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEER AND APPROPRIATE CITY OFFICIALS, AND THE OWNER'S ENGINEER. THE CONTRACTOR OR HIS AUTHORIZED SUPERINTENDENT SHALL BE PRESENT, ALONG WITH ANY AND ALL PRIVATE UTILITY COMPANY REPRESENTATIVES. THIS MEETING WILL BE FOR COORDINATION AND PROCEDURE REVIEW PRIOR TO COMMENCING ANY PHYSICAL WORK.
- THE CONTRACTOR SHALL NOT COMMENCE WITH ANY FORM OF CONSTRUCTION WITHOUT GIVING 24 HOUR NOTICE TO THE OFFICE OF THE CITY ENGINEER TO ARRANGE FOR INSPECTION. IF ANY CHANGE IN THE WORK SCHEDULE BECOMES NECESSARY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE INSPECTOR TO AVOID UNNECESSARY INSPECTION COSTS. IF NO NOTIFICATION IS MADE IN REGARDS TO CANCELLATION OF WORK, THE CONTRACTOR WILL BE CHARGED A MINIMUM OF FOUR (4) HOURS.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY, SUCH AS CALCIUM CHLORIDE, WATER, OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE, AS DIRECTED BY THE ENGINEER, TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS BARRICADES, SATISFACTORY BARRIERS, LIGHTING, FLAGMEN, TEMPORARY GUARDRAIL, AND SUCH OTHER TRAFFIC CONTROL DEVICES AS PROVIDED IN "ITEM 614 - MAINTAINING TRAFFIC" SO AS TO AVOID DAMAGE AND/OR INJURY TO VEHICLES AND PERSONS USING THE ROADWAY DURING CONSTRUCTION. ALL AREAS OF PAVEMENT REMOVAL WHICH HAVE NOT BEEN FULLY RESTORED SHALL BE PROTECTED WITH CONES OR DRUMS DURING DAYLIGHT HOURS. THESE AREAS SHALL BE PROTECTED WITH FLASHING BARRICADES OR DRUMS WITH STEADY BURNING LIGHTS AT NIGHT. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS AS TO THE PROPOSED WORK WITH MINIMUM HAZARD, DELAY, AND INCONVENIENCE TO THE MOTORISTS USING THE STREETS AFFECTED BY THE WORK DONE UNDER THE CONTRACT AND HE SHALL COORDINATE ALL CLOSING OF STREETS WITH THE CITY ENGINEER AND THE POLICE CHIEF OF THE CITY OF NORTH RIDGEVILLE.
- ACCESS ROADS SHALL BE KEPT FREE OF MUD, DEBRIS, DIRT, ETC. AND SHALL BE CLEANED EVERY DAY AT THE END OF WORK OR MORE FREQUENTLY IF SO ORDERED BY THE CITY OF NORTH RIDGEVILLE.
- THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL HAVE A COMPETENT SUPERVISOR ON THE PROJECT AT ALL TIMES WHEN WORK IS BEING DONE.
- NO SLAG OR OTHER SULFUROUS MATERIAL WILL BE USED ON THE PROJECT.

- FOR RESIDENTIAL SUBDIVISIONS, THE TRAFFIC CONTROL SIGNS WILL BE ERECTED BY THE CITY OF NORTH RIDGEVILLE AND THE COST OF INSTALLATION WILL BE PAID BY THE DEVELOPER. THE INSTALLATION AND COST OF THE STREET NAME SIGNS AND STREET LIGHTS WILL BE DONE BY THE DEVELOPER AT HIS EXPENSE.
- THE CITY ENGINEER SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING THE ACTUAL CONSTRUCTION.

EARTHWORK

- ALL EXCAVATION AND FILL WORK SHALL BE DONE IN ACCORDANCE WITH ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS.
- THE SUBGRADE IN THE STREET SHALL BE LEFT TWO INCHES HIGH FOR THE PAVEMENT CONTRACTOR TO TRIM DOWN TO FINAL GRADE. THE CONTRACTOR SHALL PROOF ROLL THE GRADE WITH A FULLY LOADED (MAXIMUM LEGAL WEIGHT) TRAILER DUMP TRUCK. ANY "SOFT" SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTED EARTH.
- EARTHWORK SHALL BE DONE IN SUCH A FASHION AS TO NOT TRAP WATER DURING CONSTRUCTION.
- TREE AND BRUSH CLEARING/DEBRIS SHALL BE DONE IN A MANNER ACCEPTABLE TO THE CITY OF NORTH RIDGEVILLE.
- ALL PAVEMENT AREAS SHALL HAVE ALL GRASSES AND TOPSOIL REMOVED FROM THE AREA.
- AT ALL TIMES DURING THE PROGRESS OF THE WORK AND UNTIL RELEASE OF THE CONTRACTOR FROM HIS GUARANTEE BY THE OWNER, THE CONTRACTOR SHALL MAINTAIN THE BACKFILLED TRENCHES AND OTHER EXCAVATIONS. IN PARTICULAR, THOSE TRENCHES OR EXCAVATIONS WHICH ARE WITHIN FIFTEEN (15) FEET OF THE EDGE OF PAVEMENT OR THE EDGE OF TRAVELED ROADWAYS SHALL BE KEPT FILLED UP TO THE SAME LEVEL AS THE ADJACENT UNDISTURBED GROUND. ANY SETTLEMENT WHICH OCCURS DURING THIS PERIOD SHALL BE IMMEDIATELY FILLED IN TO PREVENT THE POSSIBILITY OF ACCIDENTS.
- WHERE EXISTING SEWERS ARE ENCOUNTERED AND ARE INTERFERED WITH, FLOWS SHALL BE MAINTAINED. SEWAGE OR OTHER LIQUID MUST BE HANDLED BY THE CONTRACTOR EITHER BY CONNECTION INTO OTHER SEWERS (WITH THE APPROVAL OF THE CITY ENGINEER) OR BY TEMPORARY PUMPING TO A SATISFACTORY OUTLET. SEWAGE OR OTHER LIQUID SHALL NOT BE PUMPED, BAIKED OR FLUMED OVER THE STREET.
- BACKFILL SHALL INCLUDE THE MATERIAL PLACED ABOVE THE BEDDING AND SHALL CONSIST OF FINELY DIVIDED SOIL FREE FROM STONES, RUBBISH, LARGE CLUMPS OR OTHER HARMFUL DEBRIS. THE BACKFILL SHALL BE TAMPED IN SIX (6) INCH LAYERS.
- BACKFILL WITHIN EXISTING OR PROPOSED PAVED OR STONE STREETS, ALLEYS, DRIVEWAYS, PARKING AREA AND PROPOSED SIDEWALKS, OR WITHIN FIVE (5) FEET OF THESE AREAS SHALL CONSIST OF A DURABLE GRAVEL OR CRUSHED STONE MEETING THE REQUIREMENTS OF ITEM 304 OF THE CURRENT ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS. THE USE OF A 304 RECYCLED CONCRETE EQUIVALENT AND SLAG IS PROHIBITED. THE GRANULAR BACKFILL SHALL BE MECHANICALLY TAMPED IN SIX (6) INCH LAYERS SO THAT THE BACKFILL WILL HAVE A DENSITY EQUAL TO A MINIMUM OF 95% OF THAT POSSIBLE UNDER OPTIMUM MOISTURE CONTENT AS DETERMINED BY STANDARD PROCTOR TEST.

ROADWAY

- ALL TREES AND BRUSH, AND ANY OTHER VEGETATION WITHIN THE LIMITS OF THIS PROJECT THAT INTERFERE WITH THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE. STUMPS MAY BE GROUND OUT OR REMOVED FROM THE SITE.
- ALL EARTHWORK SHALL HAVE INSPECTION AND TESTING AS DEEMED NECESSARY BY THE CITY OF NORTH RIDGEVILLE. SUCH INSPECTION WILL BE COORDINATED BY THE "CONTRACTOR", WHO SHALL USE A SOILS TESTING LABORATORY TO MAKE THE TESTS INCIDENTAL TO THE QUALITY CONTROL OF THE EARTHWORK OPERATION. SOIL TESTING AND CLASSIFICATION SHALL BE PERFORMED BY THE SOILS TESTING LABORATORY TO DETERMINE THE PROPER MOISTURE CONTENT AND SOIL DENSITY BEFORE BEGINNING EARTHWORK CONSTRUCTION. THE COST OF THIS INSPECTION AND TESTING WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR SHALL PRESENT HIS PLAN AND SCHEDULE FOR EARTHWORK OPERATIONS AT THE PRE-CONSTRUCTION CONFERENCE.
- WHERE SOFT SUBGRADE IS ENCOUNTERED, DUE TO NO FAULT OR NEGLIGENCE OF THE CONTRACTOR, IN WHICH SATISFACTORY STABILITY CANNOT BE OBTAINED BY MOISTURE CONTROL AND COMPACTION, THE UNSTABLE MATERIAL SHALL BE EXCAVATED TO THE DEPTH REQUIRED BY THE ENGINEER. BACKFILLING OF THESE EXCAVATED AREAS SHALL BE WITH EMBANKMENT MATERIAL FROM THE CONSTRUCTION PROJECT OR AGGREGATE BASE (ODOT ITEM 304) OR "AS DIRECTED BY THE ENGINEER."
- CONCRETE WILL BE TESTED BY AN ODOT QUALIFIED LABORATORY DURING CONSTRUCTION FOR AIR ENTRAINMENT AND SLUMP. CONCRETE TEST CYLINDERS WILL BE PREPARED FOR EACH 50 YARDS OR FRACTION THEREOF. CONCRETE BEAMS MAY BE PREPARED AT THE CONTRACTOR'S OPTION. THE CONCRETE MIX DESIGN SHALL BE APPROVED BY THE SAME TESTING LABORATORY DESIGNATED TO PERFORM THE ON-SITE INSPECTION PRIOR TO CONSTRUCTION.
- CONCRETE PAVEMENT CURING COMPOUND SHALL BE APPLIED TO A FROM CHEMMASTERS, 300 EDWARDS ST., MADISON, OHIO, 44057.

- IN AREAS OF HIGH GROUNDWATER OR WHERE SURFACE SEEPAGE HAS BEEN OBSERVED IT MAY BE NECESSARY TO CONSTRUCT DRAINS PERPENDICULAR TO THE PROPOSED PAVEMENT. THESE UNCLASSIFIED PIPE UNDERDRAINS, CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 606, SHALL BE 3 FEET BELOW PAVEMENT GRADE AND CONNECTED INTO THE APPROPRIATE STORM CONDUIT OR OUTLET. CONDUIT SHALL BE 6" DIAMETER PERFORATED PVC TYPE PS-48 PIPE CONFORMING TO ASTM F-788 OR 8" DIAMETER PERFORATED PSM POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH GEOTEXTILE DRAIN SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09, TYPE A, AND WITH NO. 8 STONE OR GRAVEL AGGREGATE.

UNDERGROUND INSTALLATIONS - GENERAL

- THE VARIOUS UNDERGROUND INSTALLATION ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL EXCAVATION, MATERIAL, LABOR, BEDDING, BACKFILL, COMPACTION, EQUIPMENT, UTILITY PROTECTION, MAINTENANCE OF ROADWAYS AND DRIVES UNTIL FINAL REPLACEMENT, PUMPING AND/OR DEWATERING, CONSTRUCTION AND REMOVAL OF ALL NECESSARY TRENCH PROTECTION AND ALL OTHER INCIDENTAL ITEMS NECESSARY TO INSTALL SUCH UTILITY. THE CONTRACTOR IS TO TOTALLY FAMILIARIZE HIMSELF WITH THE GROUND CONDITIONS THAT NOW DO OR MAY EXIST DURING THE CONSTRUCTION SO AS NOT TO ADVERSELY AFFECT THE INTEGRITY OF ANY UTILITY INSTALLATION OR STRUCTURE ON THE CONSTRUCTION SITE OR ADJACENT PROPERTIES.
- ALL SANITARY SEWER AND STORM SEWER CONSTRUCTION SHALL CONFORM WITH ODOT ITEM 611.
- ANY UNSUITABLE MATERIAL, MATERIAL NOT APPROVED BY THE ENGINEER FOR BACKFILL AND MATERIAL IN EXCESS OF THAT REQUIRED FOR BACKFILLING SHALL BE DISPOSED OF BY THE CONTRACTOR ON THE SITE.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT ANY CAVING OR SETTLING OF EXCAVATION OR TRENCH WALLS WHICH COULD ENDANGER THE SAFETY OF ANY PERSON ENGAGED IN THE WORK OR IN ANY WAY DAMAGE THE UNDERGROUND INSTALLATIONS OF ADJACENT UTILITY OR PROPERTY OR DAMAGE THE TRENCH WIDTH NECESSARY FOR THE PROPER CONSTRUCTION OF THE UNDERGROUND INSTALLATION OR OTHERWISE INJURE OR DELAY THE WORK. THE TYPE AND AMOUNT OF SUCH PROTECTION, SUCH AS TRENCH BOXES, SHEETING, SHORING, OR BRACING SHALL BE CONSISTENT WITH THE DEPTH AND WIDTH OF EXCAVATION, THE COMPOSITION AND WATER CONTENT OF THE SOIL IN THE PROXIMITY OF STRUCTURES OR OTHER UTILITIES, THE VIBRATION FROM EQUIPMENT AND THE SPOIL PLACEMENT, AND SHALL BE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
- IN ORDER TO REDUCE GROUND WATER SEEPAGE AND PROVIDE A STABLE TRENCH IT MAY BE NECESSARY TO DEWATER PRIOR TO EXCAVATION OF THE SEWER TRENCH AND/OR PROVIDE TEMPORARY SHELTERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT STRUCTURES, PAVEMENTS, OR UTILITIES, OR LOSS OF PRIVATE WELL WATER RESULTING FROM DEWATERING, LOSS OF GROUND, HEAVE, TRENCH CONSTRUCTION, AND ANY OTHER CONSTRUCTION METHODS. THE CONTRACTOR SHALL PROTECT ALL EXISTING SEWERS AND UTILITIES THAT THE PROPOSED INSTALLATION CROSSES BY COMPACTING THE BACKFILL UNDER SUCH EXISTING FACILITIES OR SHALL PROTECT THE EXISTING FACILITY IN A MANNER AS APPROVED BY THE ENGINEER. IF SHEETING IS USED, IT MAY BE NECESSARY TO DRIVE THE SHEETING SEVERAL FEET BELOW THE BOTTOM OF THE PIPE. WHEN USING MOVABLE TRENCH SUPPORTS OR SHEETING, CARE MUST BE EXERCISED SO AS NOT TO DISTURB THE PIPE LOCATION, JOINTING OR BEDDING MATERIAL. IF STEEL SHEETING IS USED IT SHALL BE HELD IN PLACE BY LONGITUDINAL BEAMS AND CROSS BRACES OR STRUTS AS REQUIRED TO RESTRAIN THE TOP OF THE SHEETING. IF TIMBER SHEETING AND BRACING IS USED, IT MUST BE OF GOOD QUALITY AND OF HARDWOOD CONSTRUCTION. AFTER THE PIPE HAS BEEN INSTALLED AND THE BALANCE OF THE BEDDING MATERIAL HAS BEEN PLACED OVER THE PIPE, THE REMOVAL OF ANY TRENCH PROTECTION SHALL BE CAREFULLY CONTROLLED. THE CONTRACTOR SHALL DEMONSTRATE THAT THE REMOVAL OF THE TRENCH PROTECTION WILL NOT ADVERSELY AFFECT THE PIPE LOCATION AND BEDDING. IF SHEETING CANNOT BE REMOVED WITHOUT ADVERSELY AFFECTING THE PIPE AND BEDDING LOCATION, THE ENGINEER MAY ORDER THE SHEETING CUT OFF AT SOME POINT, AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE AND LEFT IN PLACE.
- PRIOR TO ANY CONNECTION INTO AN EXISTING SEWER MANHOLE OR CONDUIT THE CONTRACTOR SHALL TAKE SUCH MEASURES AS NECESSARY, "AS APPROVED BY THE ENGINEER", (I.E. TEMPORARY PLUGS, SAND BAGS, ETC.) DURING THE COURSE OF THE CONSTRUCTION OF THE PROPOSED SEWERS, TO GUARD AGAINST ANY DRAINAGE FROM ENTERING THE EXISTING SYSTEM AND POSSIBLY CONTAMINATING SUCH SYSTEM WITH S.L.T.

- WHERE THE PROPOSED IMPROVEMENTS CROSS EXISTING OR PROPOSED PAVEMENTS, INCLUDING A POINT FIVE (5) FEET BEYOND SUCH CROSSINGS, OR WHERE THE CONSTRUCTION METHODS USED BY THE CONTRACTOR RESULT IN THE TRENCH WALL BEING LESS THAN 3 FEET FROM THE EDGE OF THE PAVEMENT, THE ENTIRE TRENCH BACKFILL SHALL BE COMPACTED IN LAYERS NOT TO EXCEED 6 INCHES IN THICKNESS WITH MECHANICAL TAMPERS MEETING NINETY-EIGHT (98) PERCENT OF MAXIMUM LABORATORY DRY WEIGHT.

- THE LINE AND GRADE OF SEWER MAINS SHALL BE CONTROLLED DURING THE SEWER CONSTRUCTION BY USE OF AN APPROVED LASER DEVICE.

- AT ALL STORM SEWER MAIN AND SANITARY SEWER MAIN INTERSECTIONS (CROSSINGS) WHEN PIPE CLEARANCE IS LESS THAN 18", THE LOWER PIPE SHALL BE ENCASED AND THE UPPER PIPE SHALL BE MONOLITHICALLY CRADLED IN 2500 PSI CONCRETE FOR THE WIDTH OF THE TRENCH. AT PIPE CROSSINGS GREATER THAN 18" THE BACKFILL BELOW THE UPPER PIPE SHALL BE COMPACTED IN PLACE TO THE SATISFACTION OF THE ENGINEER.

STORM SEWERS

- STORM SEWER CONDUIT SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: STORM CONDUIT BETWEEN STREET BASINS AND CONNECTING TO MANHOLE SHALL BE (A) ONLY IF COVER IS LESS THAN OR EQUAL TO ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE, OR MAY BE (E) IF COVER IS GREATER THAN ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE. ALL FOOTING DRAIN CONNECTIONS SHALL BE (B) ONLY.
 - REINFORCED CONCRETE PIPE ASTM C-76, "B" OR "C" WALL, 8 FOOT LENGTHS, WITH AN "O" RING CONFINED GASKET JOINT PER ASTM C-443; (A) 12" & LARGER DIA. CLASS IV.
 - POLYVINYL CHLORIDE (PVC) ASTM D-3034 (SDR 35) (ODOT 707.43) WITH GASKET MATERIAL CONFORMING TO ASTM F-477 AND JOINTS PER ASTM D-3212 OR SOLVENT CEMENT JOINTS PER ASTM D-2564.
 - PERMA-LOC (PVC) AASHTO SPECIFICATION IN M-304M (ODOT 707.43) WITH INTEGRAL BELL GASKET JOINTS IN ACCORDANCE WITH ASTM D-3212 AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
 - ULTRA-RIB (PVC) ASTM F 784 (ODOT 707.43) WITH INTEGRAL BELL AND SPIGOT JOINT IN ACCORDANCE WITH ASTM D-3212 AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - SMOOTH INTERIOR, COORUGATED, HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO AASHTO SPECIFICATIONS M252 TYPE S AND M-284 TYPE S, (ODOT 707.33) ADS N-12, HANCOCK H-0, OR APPROVED EQUAL. THE JOINTS SHALL BE SILE-TIGHT AND THE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477 (NOT PRESSURE RATED), INSTALLED IN ACCORDANCE WITH ASTM D-3212 AND MANUFACTURER'S RECOMMENDATIONS.
- OTHER OPTIONAL MATERIALS MAY BE USED WHEN APPROVED BY THE CITY ENGINEER.
- UNDERDRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 606. CONDUIT SHALL BE 6" DIAMETER PVC TYPE PS-48 PIPE CONFORMING TO ASTM F-788, OR 8" DIAMETER PSM POLYVINYLCHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH A GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09, TYPE A, AND WITH THE GRANULAR MATERIAL BEING NO. 57 AGGREGATE (NO SLAG).
- ROOF DRAINS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS. NO CONNECTION TO STORM SEWER.
- AT LEAST 60 DAYS PRIOR TO THE END OF THE PERIOD FOR WHICH IMPROVEMENTS ARE COVERED BY MAINTENANCE BONDS, THE DEVELOPER SHALL CLEAN AND VIDEO TAPE THE STORM SEWER, SANITARY SEWER AND MANHOLES, OR CAUSE THIS TO BE DONE BY A SUBCONTRACTOR OR BUILDER(S) WHO THE DEVELOPER HOLDS RESPONSIBLE PRIOR TO RELEASE OF THE MAINTENANCE BONDS COVERING THE IMPROVEMENTS. TWO (2) COPIES OF THE VIDEO TAPE(S) AND A WRITTEN REPORT OF THE RESULTS SHALL BE FURNISHED TO THE DEVELOPER AND THE CITY ENGINEER, BOTH THE TAPING AND THE WRITTEN REPORT SHALL BE DONE TO THE SATISFACTION OF THE DEVELOPER AND THE CITY ENGINEER OR THEIR DESIGNEEES. ANY AND ALL PROBLEMS DISCOVERED SHALL BE REMEDIATED WITHIN TEN (10) WORKING DAYS BY THE DEVELOPER OR BY THE PARTY THE DEVELOPER SHALL CAUSE TO REMEDIATE THE PROBLEMS, IF ANY.
- ALL MAIN LINE STORM SEWERS SHALL BE CLEANED AND VIDEOTAPED IMMEDIATELY AFTER CONSTRUCTION AND THE VIDEOTAPE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. ALL DEFECTS SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR.

OCTOBER 1, 2008 -- REV. 5/11/09, 9/29/09, 12/7/09, 8/18/16

5/9/17, 6/28/17

811

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MADISON, OHIO 44057-4131
JANUARY 2010

SECTION
TOWN NORTH RANGE EAST
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOSANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS

DATE
JANUARY 11, 2019

REVISIONS

DR. TDR | CH. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 40

CITY OF NORTH RIDGEVILLE STANDARD GENERAL NOTES

SANITARY SEWERS

1. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. THE SANITARY SEWER SHALL PASS A LOW PRESSURE AIR TEST AND A 5% DEFLECTION TEST. THESE TESTS SHALL BE CONDUCTED BY A COMPETENT TESTER, PREFERABLY AN INDEPENDENT TESTING COMPANY.
 - A. DEFLECTION TEST:

IF PVC PIPE IS USED, THE DEFLECTION TEST WILL BE RUN NOT LESS THAN 30 DAYS NOR MORE THAN 45 DAYS AFTER THE FINAL AND FULL BACKFILL HAS BEEN PLACED. THE TEST IS REQUIRED ON ALL PVC PIPE. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY EQUIPMENT FOR THE DEFLECTION TESTING. ALL EQUIPMENT SHALL BE APPROVED BY THE CITY OF NORTH RIDGEVILLE PRIOR TO THE START OF TESTING. WHERE POSSIBLE, ELECTRONIC EQUIPMENT SHALL BE USED TO MEASURE AND RECORD THE DEFLECTION IN THE FLEXIBLE PIPE. NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT. IF SUCH EQUIPMENT IS NOT AVAILABLE, THE DEFLECTION TEST CAN BE RUN BY THE USE OF MANDRELS, HAVING A DIAMETER EQUAL TO NINETY-FIVE (95) PERCENT OF THE INSIDE DIAMETER OF THE PIPE, PULLED THROUGH THE SEWER WITHOUT MECHANICAL PULLING DEVICES. MANDRELS SHALL BE CONSTRUCTED WITH AT LEAST NINE EVENLY SPACED ARMS OR PRONGS. A METAL PROVING RING SHALL BE PROVIDED TO VERIFY THE ACCURACY OF THE MANDREL TO THE CITY ENGINEER. THE LENGTH OF THE MANDREL SHALL BE EIGHT INCHES FOR EIGHT INCH PIPE, TEN INCHES FOR TEN AND TWELVE INCH PIPE. IF ANY SECTION OF CONDUIT EXCEEDS THE DEFLECTION OF FIVE PERCENT, THE NECESSARY CORRECTIONS SHALL BE MADE. CONDUIT WHICH HAS DEFLECTED MORE THAN FIVE PERCENT MUST BE CORRECTED TO THE SATISFACTION OF THE CITY ENGINEER BY THE CONTRACTOR. THE PIPE SHALL BE MEASURED IN COMPLIANCE WITH ASTM D2122.
 - B. THE LEAKAGE, EXFILTRATION, OR INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.
3. THE SANITARY SEWER MAIN AND ITS LATERALS SHALL BE PVC ASTM D3034, WITH GASKETED JOINTS MEETING ASTM D3212 SDR-35, UNLESS DEPTH OF COVER IS 15 FEET OR GREATER THEN USE ASTM D3034 SDR-26.
4. SANITARY MANHOLES SHALL BE PRECAST CONCRETE MEETING THE STANDARDS OF THE CITY OF NORTH RIDGEVILLE. THE MANHOLE SHALL BE FULLY INSPECTED AROUND ITS EXTERIOR BEFORE BACKFILLING. ANY SUSPECTED LEAK SPOTS, CRACKS, ETC. THAT MAY CAUSE A LEAK IN THE FUTURE SHALL BE PATCHED, SEALED, ETC. WITH WATERPROOFING MATERIALS. PARTICULAR ATTENTION SHALL BE PAID TO THE BARREL JOINTS, STEP LOCATIONS, LIFTING HOLES, AND THE JOINT BETWEEN THE GRADE RINGS AND THE CASTING. ALL MANHOLES SHALL BE VACUUM TESTED PER ASTM-C1244.
5. GRADE RINGS SHALL BE USED TO BRING ALL CASTING TO GRADE, MAXIMUM 11 INCHES.
6. IF THE CASTING IS DISTURBED AFTER IT IS INSTALLED IT SHALL BE COMPLETELY REMOVED, CLEANED, AND THEN REINSTALLED.
7. THE CONTRACTOR SHALL MARK ALL LATERAL LOCATIONS IN THE FIELD WITH A CONTINUOUS 4" X 4" WOODEN STAKE FROM INVERT TO 2'-6" ABOVE GRADE, PAINTED ORANGE OR RED.
8. "LOW-PRESSURE" AIR TESTING FOR PLASTIC PIPE SHALL BE PER ASTM-F1417.
9. ALL MAINLINE SANITARY SEWER SHALL BE VIDEO TAPED PER CITY ORDINANCE.
10. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERLINE, STORM SEWERS, AND SANITARY SEWERS SHALL BE MAINTAINED AS FOLLOWS:
 - A. A MINIMUM 10-FOOT HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE STORM SEWER WILL BE MAINTAINED.
 - B. A MINIMUM 10-FOOT HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE SANITARY SEWER WILL BE MAINTAINED.
 - C. A MINIMUM 18-INCH VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE SANITARY SEWER WILL BE MAINTAINED.
 - D. A MINIMUM 18-INCH VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE STORM SEWER WILL BE MAINTAINED.

ADDITIONAL SANITARY MAIN NOTES:
BEDDING FOR PIPE SHALL CONFORM TO ASTM D-2321.

11. THE CONTRACTOR WILL COLOR FIRM BOTH SANITARY AND STORM SEWERS TO VERIFY THAT THEY ARE FREE OF DEFECTS AND FOREIGN MATTER AND THAT THEY ARE TO THE PROPER ALIGNMENT PRIOR TO FORMAL ACCEPTANCE BY THE CITY OF NORTH RIDGEVILLE. THE INSPECTION AND TESTING SHALL BE DONE BY AN EXPERIENCED AND CERTIFIED FIRM ENGAGED IN THIS TYPE OF WORK, AS APPROVED BY THE CITY. WRITTEN REPORTS FOR ALL INSPECTION AND TESTING SHALL BE SUBMITTED TO THE OWNER AND THE CITY FOR APPROVAL. ALL SEWERS WILL BE FLUSHED AND HAVE A VCR TELEVIEWED INSPECTION IN ACCORDANCE WITH THE CITY OF NORTH RIDGEVILLE SPECIFICATIONS AFTER THE COMPLETION OF THE PAVEMENT CONSTRUCTION AND SEEDING OF THE DISTURBED AREAS, BUT PRIOR TO THE ISSUANCE OF BUILDING PERMITS. IF THE INSTALLATION FAILS TO MEET THE REQUIREMENTS OF THE TESTS AND INSPECTION, THE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEFECTS AND RETEST AND RE-FIRM THE INSTALLATION. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS BEFORE THE STORM AND SANITARY SEWERS ARE TELEVIEWED.

WATER SYSTEM

1. THE WATER SYSTEM SHALL BE CONSTRUCTED PER THE CITY OF NORTH RIDGEVILLE STANDARDS & REGULATIONS.
2. THE WATERLINE SHALL BE PVC MEETING THE REQUIREMENTS OF AWWA C900, OR C909, CLASS 150 PIPE CONFORMING TO DR18 OR DUCTILE IRON PIPE, CLASS 52, CEMENT LINED MEETING THE REQUIREMENTS OF ANSI A21.51 AND AWWA C-151.
3. A MINIMUM OF 35 PSI SHALL BE MAINTAINED TO THE CURB STOP DURING NORMAL OPERATING CONDITIONS. BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.
4. ALL FITTINGS FOR THE WATER MAIN SHALL BE RESTRAINED JOINT TYPE (MEGA-LUG) AND SHALL BE DUCTILE IRON MEETING AWWA C-153.
5. ALL BENDS OR TEES ON THE MAIN SHALL BE RESTRAINED JOINT TYPE (MEGA-LUG) AND BLOCKED WITH WOOD.
6. ALL DUCTILE IRON PIPE, CAST IRON FITTINGS AND HYDRANTS SHALL BE POLYGRAPHED ACCORDING TO AWWA C-105. RESTRAIN TWO PIPE JOINTS EITHER SIDE OF TEE OR ELBOW IN ADDITION TO THRUST RESTRAINT.
7. ALL FITTINGS SHALL BE GIVEN A CEMENT MORTAR LINING AT THE POINT OF MANUFACTURE. THE LINING SHALL CONFORM TO ANSI A21.4, AWWA C-104 AND ALL SUBSEQUENT AMENDMENTS.
8. ALL FITTINGS SHALL BE DESIGNED FOR A WORKING PRESSURE OF NOT LESS THAN 150 PSI.
9. ALL VALVES AND HYDRANT FITTINGS MUST HAVE STAINLESS STEEL NUTS AND BOLTS. T-BOLTS AND NUTS FOR ALL MECHANICAL JOINTS MUST HAVE A BITUMASTIC COATING.
10. ALL PIPE SHALL BE GIVEN A CEMENT MORTAR LINING AT THE POINT OF MANUFACTURE. THE MORTAR LINING SHALL NOT BE LESS THAN 1/16 INCH IN THICKNESS AND CONFORM TO ANSI A21.4, AWWA C-104 AND ALL SUBSEQUENT AMENDMENTS.
11. ALL JOINTS SHALL BE MECHANICAL OR PUSH-ON TYPE. MECHANICAL JOINTS SHALL MEET THE REQUIREMENTS OF ANSI A21.11, AWWA C-111 AND ALL SUBSEQUENT AMENDMENTS. PUSH-ON JOINTS SHALL BE MADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PIPE MANUFACTURER.
12. ALL HYDRANTS SHALL HAVE MECHANICAL TYPE JOINTS.
13. WHENEVER CHANGES IN LINE AND GRADE OF THE MAIN AS SHOWN ON THE DRAWINGS ARE NOT STANDARD FITTING DEFLECTIONS, THE CONTRACTOR WILL BE PERMITTED TO USE AN APPROVED COMBINATION OF STANDARD FITTINGS AND SMALL DEFLECTION OF THREE DEGREES PER JOINT IN THE ADJOINING LENGTHS OF PIPE (NOT TO EXCEED THE MANUFACTURER'S SPECIFICATIONS).
14. CLOSURE PIECES SHALL BE ACCURATELY MEASURED AND CUT, IN THE FIELD, AND INSTALLED USING SOLID TYPE LONG PATTERN SLEEVES AS SHOWN OR AS REQUIRED.

GATE VALVES

1. VALVES SHALL CONFORM IN ALL RESPECTS WITH AWWA C-500 OR C-509 AND WITH THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT SPECIFICATIONS.
2. ALL GATE VALVES THREE INCH AND LARGER SHALL HAVE A NON-RISING STEM, SHALL OPEN BY TURNING TO THE RIGHT, AND SHALL BE OPERATED BY A TWO-INCH SQUARE OPERATING NUT. NUTS SHALL HAVE AN ARROW AND THE WORD "OPEN" CAST THEREON TO INDICATE THE DIRECTION OF TURNING TO OPEN THE VALVE.
3. ALL GATE VALVES THREE-INCH TO 18 INCH IN SIZE SHALL BE OF RESILIENT WEDGE SEATED TYPE. THE VALVES SHALL HAVE RUBBER "O" RING PACKING SEALS AND MECHANICAL JOINT ENDS UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE CITY ENGINEER. IF THE TOP OF THE OPERATING NUT IS MORE THAN 36 INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE PROVIDED TO PLACE THE OPERATING WRENCH NUT BETWEEN 24 AND 36 INCHES BELOW THE SURFACE.
4. ALL 20 AND 24 INCH GATE VALVES SHALL BE PROVIDED WITH A FOUR INCH BYPASS VALVE AND ALL 30 INCH TO 48 INCH VALVES INCLUSIVE SHALL BE PROVIDED WITH A SIX INCH BYPASS VALVE LOCATED BELOW THE CENTER OF THE VALVES.
5. ALL GATE VALVES 18 INCH AND UNDER SHALL BE CONSTRUCTED TO WORK VERTICALLY. GATE VALVES 20 INCH AND LARGER IN SIZE SHALL BE CONSTRUCTED TO WORK HORIZONTALLY.
6. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.

BUTTERFLY VALVES

1. IN LIEU OF GATE VALVES, BUTTERFLY VALVES MAY BE USED ON 12 INCH AND LARGER MAINS.
2. ALL BUTTERFLY VALVES SHALL BE OF RUBBER-SEATED TIGHT-CLOSING TYPE. THEY SHALL MEET OR EXCEED PERFORMANCE REQUIREMENTS FOR WATER APPLICATIONS OF APPLICABLE RECOGNIZED STANDARDS SUCH AS AWWA C-504. ALL VALVES SHALL BE MUELLER BUTTERFLY VALVES OR AN APPROVED EQUAL.
3. BOTH VALVE ENDS SHALL BE MECHANICAL JOINT PER AWWA C-111. ACCESSORIES (BOLTS, GLANDS AND BASKETS) SHALL BE SUPPLIED BY THE VALVE MANUFACTURER.
4. ALL VALVES MUST USE FULL AWWA C-504, CLASS 150B VALVE SHAFT DIAMETER AND FULL CLASS 150B UNDERGROUND-SERVICE-OPERATOR TORQUE RATING THROUGHOUT ENTIRE TRAVEL, TO PROVIDE CAPABILITY FOR OPERATION IN EMERGENCY SERVICE.
5. VALVE BODY SHALL BE HIGH-STRENGTH CAST IRON ASTM A126, CLASS B WITH 18-8 TYPE 304 STAINLESS STEEL BODY SEAT. VALVE VANE SHALL BE HIGH STRENGTH CAST IRON ASTM A48 CLASS 40, HAVING RUBBER SEAT MECHANICALLY SECURED WITH AN INTEGRAL 18-8 STAINLESS STEEL CLAMP RING AND 18-8 STAINLESS STEEL SELF-LOCKING SCREWS.
6. RUBBER SEAT SHALL BE A FULL-CIRCLE 360 DEGREE SEAT NOT PENETRATED BY THE VALVE SHAFT. VALVE SHAFT SHALL BE ONE PIECE, EXTENDING FULL SIZE THROUGH THE ENTIRE SHAFT AND OPERATOR WITH NO NECK-DOWN, KEYWAYS OR HOLES TO WEAKEN IT. FOR 14 INCH AND LARGER, VALVE SHAFTS SHALL BE 18-8 STAINLESS STEEL STUB SHAFT DESIGN KEVED TO THE VANE WITH STAINLESS STEEL TAPER PINS.
7. VALVE OPERATOR SHALL BE OF THE TRAVELING-NUT TYPE, SEALED, GASKETED, AND LUBRICATED FOR UNDERGROUND SERVICE. IT SHALL BE CAPABLE OF WITHSTANDING AN OVERLOAD INPUT TORQUE OF 450 FT-LBS AT FULL-OPEN OR CLOSED POSITION WITHOUT DAMAGE TO THE VALVE OR VALVE OPERATOR. IT SHALL BE DESIGNED TO RESIST SUBMERGENCE IN WATER TO 25 FEET HEAD PRESSURE FOR UP TO 72 HOURS.
8. THE VALVE SHALL BE CAPABLE OF EASY CLOSURE BY ONE MAN USING A STANDARD VALVE KEY, EVEN UNDER EMERGENCY LINE-BREAK CONDITIONS AS SEVERE AS THOSE THAT WOULD CAUSE A VALVE MAXIMUM OPERATING TORQUE REQUIREMENT OF AS MUCH AS TWO TIMES AWWA CLASS 150B.
9. ALL VALVES SHALL BE TESTED, BUBBLE-TIGHT AIR-UNDER-WATER, BY THE MANUFACTURER AS FOLLOWS:

4" THROUGH 12"	175 PSI
14" AND UP	150 PSI

IN ADDITION A 300 PSI HYDROSTATIC TEST SHALL BE GIVEN TO THE ASSEMBLED VALVE. THIS 300 PSI PRESSURE SHALL ALSO BE APPLIED AGAINST THE FULLY CLOSED VANE OF EACH VALVE TO PROVE STRUCTURAL SOUNDNESS AND ASSURE COMPATIBILITY WITH FIELD LINE TEST PROCEDURES.

HYDROSTATIC TESTING

1. ALL WATER MAINS SHALL BE INSTALLED AND PRESSURE TESTED ACCORDING TO AWWA C-605, LATEST EDITION.
2. TESTING PLUGS OR CAPS SHALL BE FURNISHED AND INSTALLED FOR TESTING COMPLETED SECTIONS OF PIPE AND FITTINGS.
3. BEFORE THE TEST PRESSURE IS APPLIED, CARE SHALL BE TAKEN TO INSURE THE REMOVAL OF AIR IN THE LINE AT THE HIGH POINTS AND TO SEE THAT ALL CAPS, PLUGS AND EXPOSED PORTIONS OF THE LINE ARE SECURELY BRACED.
4. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY EQUIPMENT, GAUGES, TOOLS, AND LABOR TO PROPERLY CONDUCT THE TEST. ALL TESTING SHALL BE DONE UNDER THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.
5. WATER FOR FILLING THE TEST SECTIONS WILL BE PROVIDED BY THE CITY OF NORTH RIDGEVILLE.
6. IF THE LEAKAGE TEST EXCEEDS THE MAXIMUM ALLOWED, THE CONTRACTOR SHALL LOCATE AND REPAIR THE LEAKS AND AGAIN TEST THE PIPE. THIS PROCESS SHALL BE CONTINUED UNTIL THE LEAKAGE IS WITHIN THE ACCEPTABLE LIMITS.

DISINFECTING MAINS

1. AFTER HYDROSTATIC TESTING, THE NEW LINE SHALL BE THOROUGHLY FLUSHED IN ACCORDANCE WITH AWWA C-651. THE MAIN SHALL BE FLUSHED THROUGH THE HYDRANTS, BLOWOFFS OR BY SOME OTHER APPROVED MEANS.
2. CHLORINE SHALL BE ADDED AT SUCH RATES AS TO GIVE A MINIMUM CHLORINE DOSAGE OF 50 PARTS PER MILLION AVAILABLE CHLORINE.
3. CHLORINE USED AS A DISINFECTING AGENT MAY BE EITHER LIQUID CHLORINE OR AN ANHYDROUS CALCIUM HYPOCHLORITE COMPOUND SUCH AS "THIN" OR AN APPROVED EQUAL. LIQUID CHLORINE SHALL BE APPLIED THROUGH A SUITABLE CHLORINE FEEDING MACHINE AND INJECTION NOZZLE. ANHYDROUS CALCIUM HYPOCHLORITE SHALL BE FED AS A SOLUTION USING A SUITABLE INJECTION PUMP.
4. FOLLOWING THE DISINFECTING PERIOD, THE LINE SHALL BE THOROUGHLY FLUSHED UNTIL THE REPLACEMENT WATER THROUGHOUT THE ENTIRE LENGTH OF THE LINE SHALL UPON TEST, BOTH CHEMICALLY AND BACTERIOLOGICALLY, BE PROVEN EQUAL TO THE QUALITY OF THE WATER IN THE EXISTING SYSTEM.
5. THE CITY OF NORTH RIDGEVILLE SERVICE DEPARTMENT WILL TEST THE WATER. THE CONTRACTOR IS RESPONSIBLE FOR THE TEST ARRANGEMENTS.

CURB CONNECTIONS

1. THE SIZE OF SERVICE CONNECTIONS SHALL BE THREE-QUARTER INCH (3/4") DIAMETER MINIMUM.
2. SERVICE CONNECTIONS SHALL BE K COPPER. ALTERNATIVELY, 200 PSI PLASTIC PIPE APPROVED FOR POTABLE WATER, WITH TRACER WIRE, MAY BE USED PROVIDED THE 50 FEET OF CONNECTION ADJACENT TO THE SERVED STRUCTURE IS K COPPER AND THE STRUCTURE SERVED IS MORE THAN 200 FEET FROM THE ROADWAY RIGHT OF WAY LINE.
3. FOR STRUCTURES GREATER THAN 200 FEET FROM THE CENTERLINE OF THE ROADWAY, A METER VAULT MUST BE PROVIDED NEAR THE RIGHT OF WAY LINE OF THE ROADWAY.

OCTOBER 1, 2008 REVISED 9/29/09, 2/19/10

7/22/14

ADDITIONAL WATER MAIN NOTES:

MAINTAIN A MINIMUM PRESSURE OF 20 PSI (140 KPA) AT GROUND LEVEL AT ALL POINTS IN THE DISTRIBUTION SYSTEM UNDER ALL CONDITIONS OF FLOW.

UNIFORM BEDDING FOR THE ENTIRE LENGTH OF PIPE WILL BE USED.



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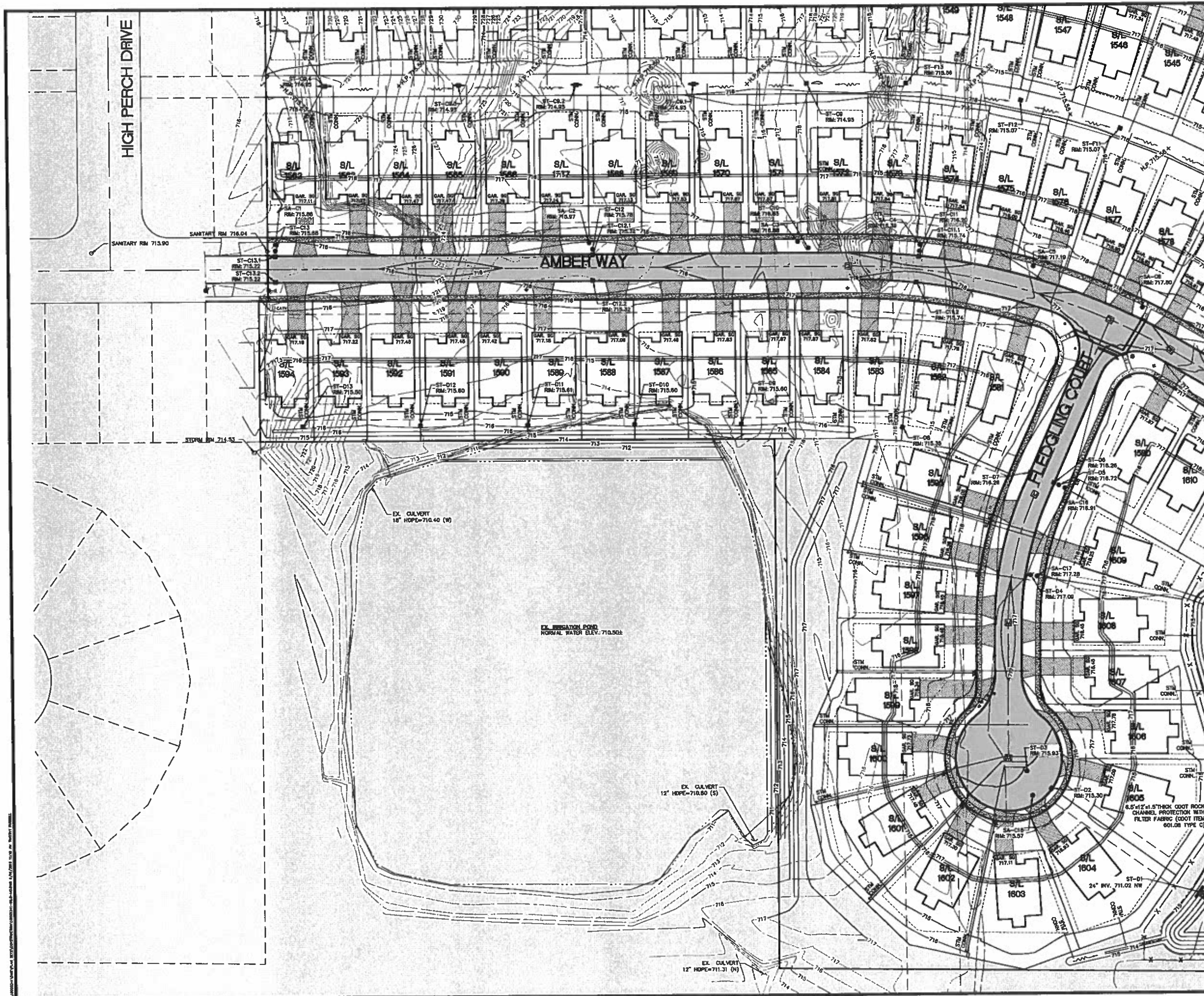
SECTION
TOWN NORTH RANGE
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CURT
K. KOWANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
GENERAL NOTES

DATE JANUARY 11, 2019
DRAWN BY
CHECKED BY
APPROVED BY
CITY ENGINEER

REVISIONS

DL TDR CH DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 41



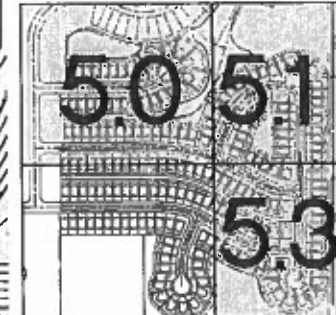
LEGEND

SC SUB-GRADE

H.P. HIGH POINT

- NOTES:**
1. 6" STORM LATERALS TO BE RUN AT A MINIMUM GRADE OF 1.00%.
 2. EACH SUBLOT SHALL HAVE A 6" PVC STORM LATERAL TIE SUMP PUMP INTO THIS LATERAL (SEE SUMP PUMP CONNECTION DETAIL, SHEET C11.1). DURING CONSTRUCTION OF THE SUBDIVISION AND PRIOR TO HOME CONSTRUCTION, THESE LATERALS WILL SERVE AS DRAINAGE FOR THE HOLD DOWN AREA OF THE HOUSE. LATERALS SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS AND SHALL BE CONSTRUCTED PER THE DETAIL SHOWN ON THE MASS GRADING PLAN SECTION.
 3. PER CITY ORDINANCE 1468.06 DOWNSPOUTS SHALL DRAIN ONTO SPLASH BLOCKS.
 4. ALL GRADING ON THIS PLAN WITHIN THE RIGHT-OF-WAY IS FINAL GRADE ELEVATION.
 5. SUBLOTS WITH STORM CONNECTIONS DIRECTLY TO PONDS SHALL HAVE AN INVERT ELEVATION AT OR ABOVE THE 100YR ELEVATION FOR THAT POND.
 6. EROSION CONTROL MATTING SHALL BE USED ON DITCH/CHANNEL SLOPES OF 3:1 OR STEEPER.
 7. SEE SHEETS C10.4 AND C10.5 FOR HEADWALL DETAILS.

REARYARD SWALE DETAIL
N.T.S.



KEY MAP
N.T.S.

811
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www.atwell-group.com
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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

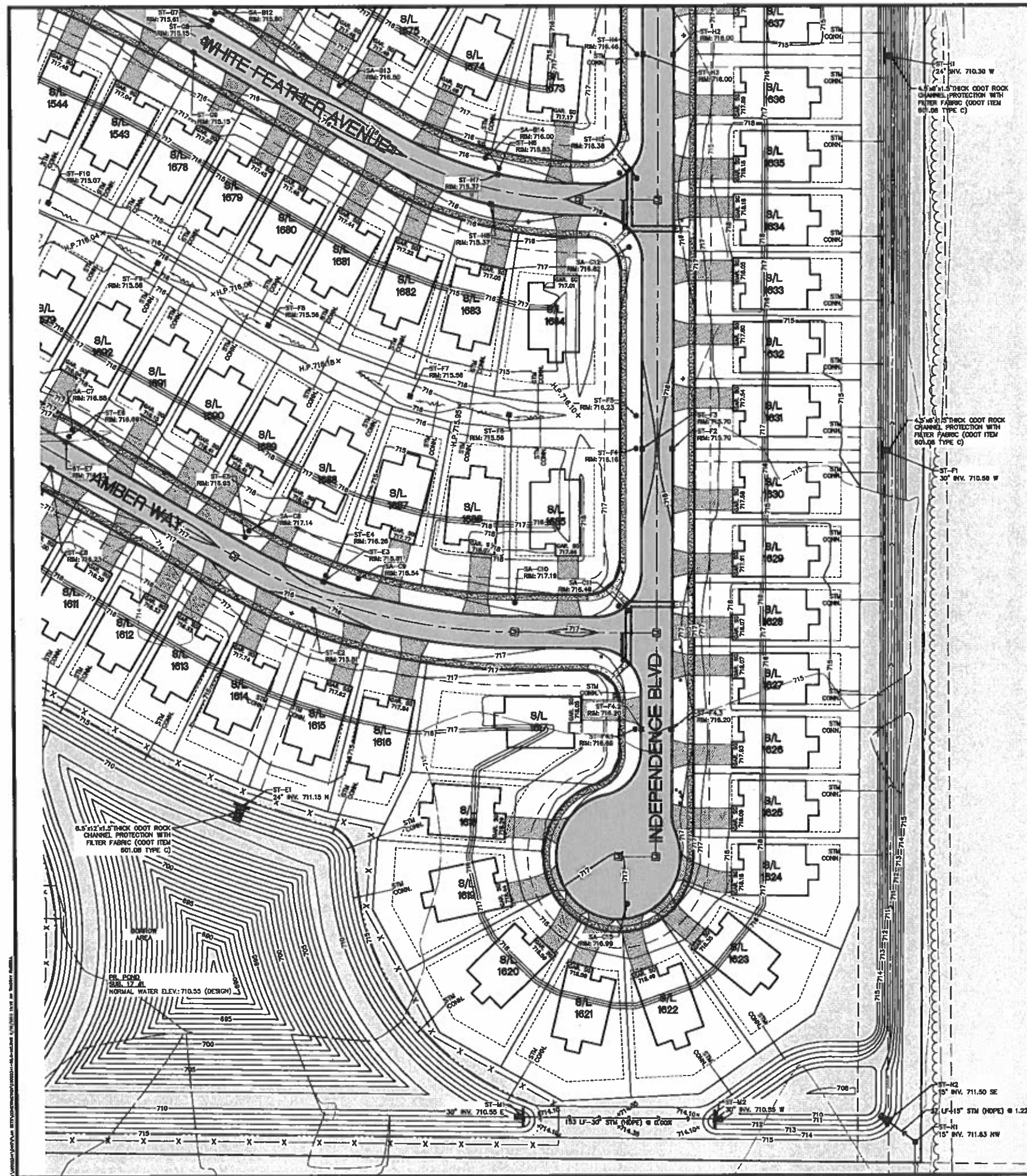
CLIENT
K. HOMANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
MASS GRADING PLAN

DATE
JANUARY 11, 2019

REVISIONS

SCALE
0 20 40
1" = 40 FEET

DR. TDR
P.L. DH
BOOK N/A
JOB 18002341
SHEET NO. 52



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 NOR THE ENGINEER SHALL BE
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 WORKING, OF PERSONS ENGAGED
 IN THE WORK, OF ANY NEARBY
 STRUCTURES, OR OF ANY OTHER
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INDEPENDENCE, OH 44131
440.348.2000



NORTH, RANGE EAST
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

OW LAKES SUBDIVISION #17	TOWN
CONSTRUCTION PLANS	C
MASS GRADING PLAN	

MEAD

JANUARY 11, 2019

JANUARY 11, 2018
SUBMITTAL NO. 1
JAN 10, 2018
SUBMITTAL NO. 2
JAN 11, 2018
SUBMITTAL NO. 3
WORKING ON 2018
SUBMITTAL - FINAL APPROVAL

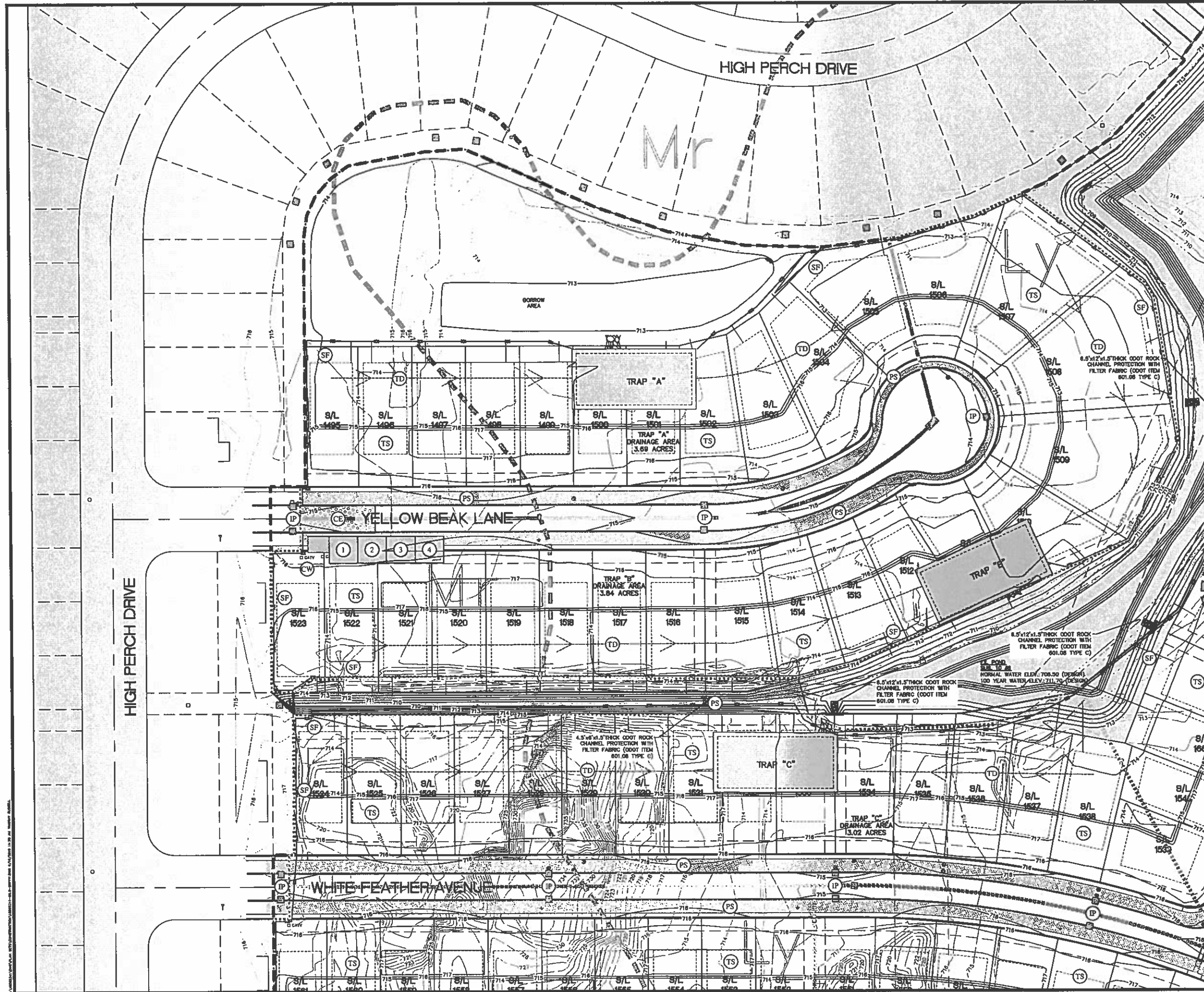
REVISIONS

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SHEET NO. 53





SWPPP LEGEND

UNITS OF DISTURBANCE

- 834 EXIST. 1" CONTOUR
- 835 EXIST. 5' CONTOUR
- 834 PROP. 1" CONTOUR
- 835 PROP. 5' CONTOUR
- EXIST. STORM SEWER
- EXIST. CATCH BASIN/INLET
- PROP. STORM SEWER
- PROP. CATCH BASIN/INLET
- PROP. STORM MANHOLE
- INLET PROTECTION
- SILT FENCE

SOIL TYPES

- RAINAGE AREA TO SILT TRAP
- TEMPORARY DIVERSION CHANNEL
- STOCKPILE AREA
- ORANGE CONSTRUCTION FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- PERMANENT SEEDING
- TEMPORARY SEEDING
- TEMPORARY DIVERSION
- DUMPSTER LOCATION
- DESIGNATED AREA FOR MIXING, STORAGE OF FERTILIZER, LIME, MORTAR, ETC.
- FUEL STORAGE AREA
- DESIGNATED AREA FOR STORAGE/ DISPOSAL OF SOLID, SANITARY, TOXIC WASTES, ETC.

NOTES:

1. ALL GRADING ON THIS PLAN WITHIN THE RIGHT-OF-WAY IS FINAL GRADE ELEVATION.
2. EROSION CONTROL MATTING SHALL BE USED ON DITCH/CHANNEL SLOPES OF 3:1 OR STEEPER.

NOTES:

1. ALL GRADING ON THIS PLAN WITHIN THE RIGHT-OF-WAY IS FINAL GRADE ELEVATION.
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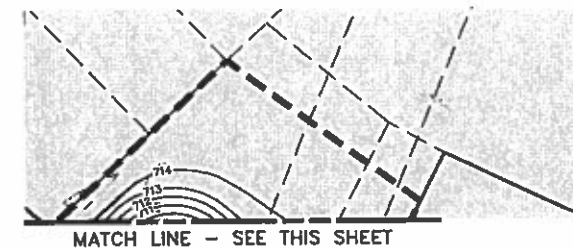
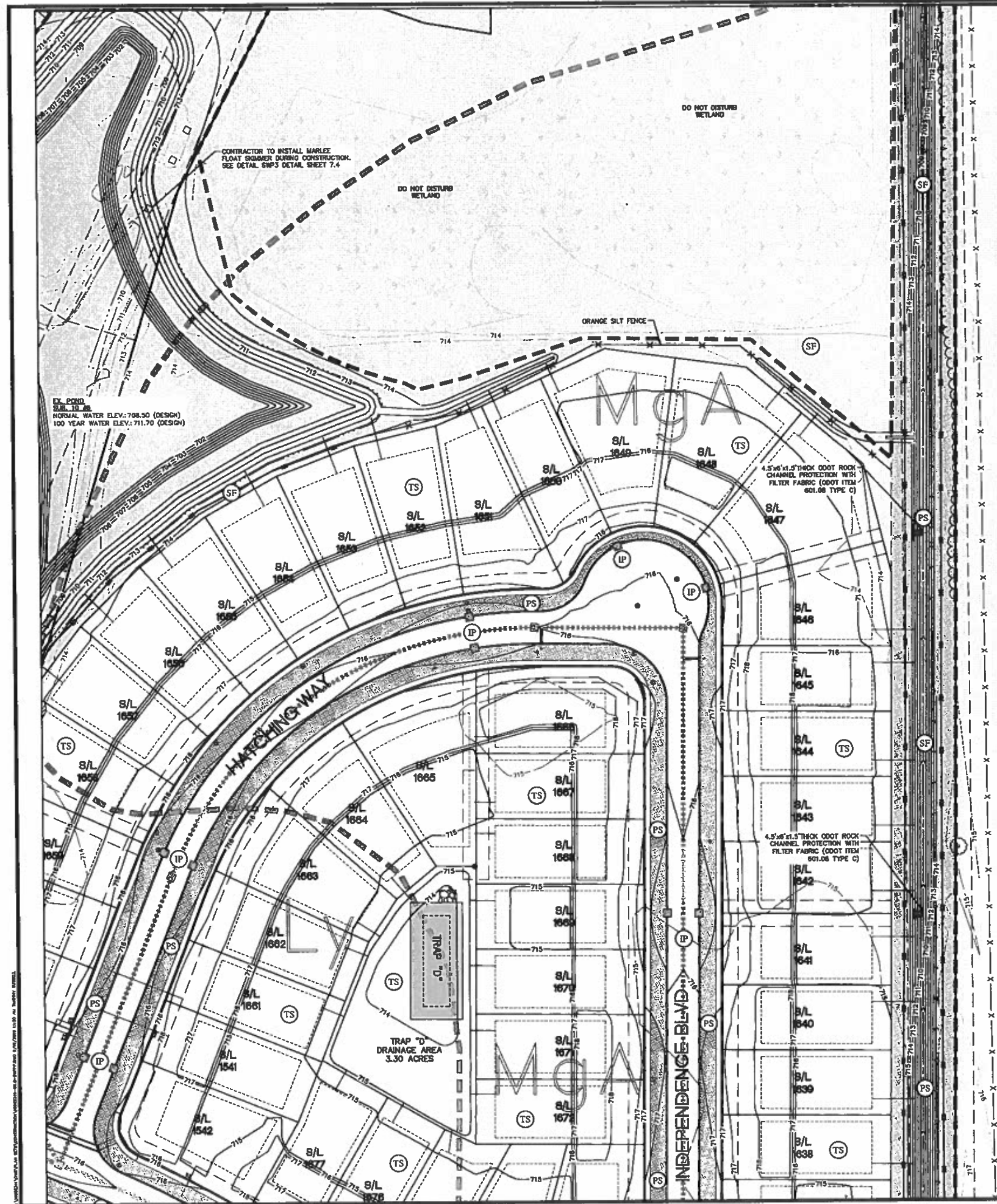
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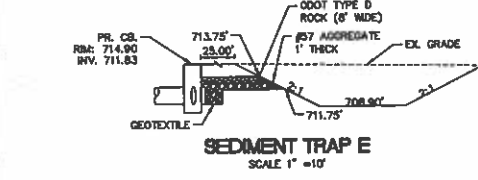
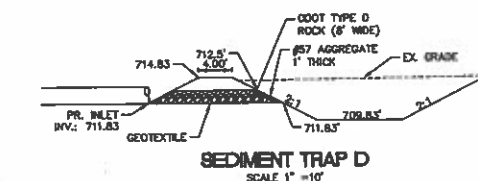
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Sediment Trap Data					
Trap Number	D	E	F	G	H
A. Total Contributing Watershed (ac)	3.30	1.87	3.57	1.87	3.58
B. Disturbed Area (ac)	3.30	1.87	3.57	1.87	3.58
C. Req. Sediment Volume (A x 11000 ft ³ /ac)	3,630	2,058	3,927	2,058	3,938
D. Req. Sediment Storage Zone Vol. (B x 1000)	3,300	1,870	3,570	1,870	3,580
E. Total Required Capacity (C + D in ft ³)	6,930	3,928	7,497	3,928	7,518
F. Designing Volume Provided (ft ³ /ac)	6,812	3,840	7,031	3,840	7,031
G. Sediment Storage Provided (ft ³ /ac)	3,568	2,330	3,804	2,330	3,804
Total Provided Capacity (ft ³)	12,180	6,170	11,835	6,170	11,835
Average Bottom Length (L)	70	53	68	53	68
Average Bottom Width (W)	20	3	19	3	19
Flow L/W Ratio (2:1 min)	3.5:1	20:1	3.5:1	20:1	3.5:1
Bottom Elevation (max 4 ft and storage d)	709.83	708.90	710.00	708.90	710.00
Top of Embankment Elevation	N/A	N/A	N/A	N/A	N/A
Embankment Height (Max. 5 ft @ 4 ft from end to top embankment)	3.0'	3.15'	2.90'	3.15'	2.90'
Embankment Side Slopes (Max 2:1)	2:1	2:1	2:1	2:1	2:1
Embankment Top Width (Min. 4 feet)	N/A	N/A	N/A	N/A	N/A
Crest of Spillway Elevation (At least 1.5' below embankment elev.)	714.83	714.90	715.00	714.90	715.00
Top of Sediment Storage Elevation (Base of stone outlet)	711.83	711.75	712.10	711.75	712.10

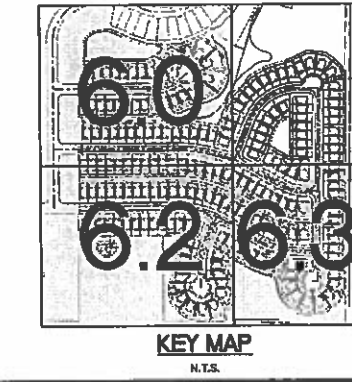
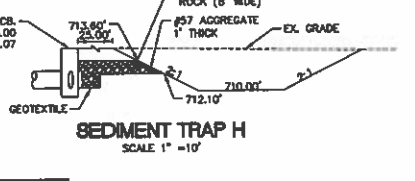
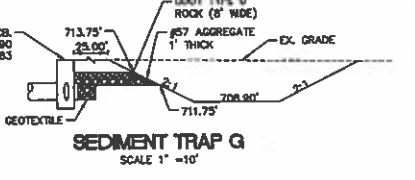
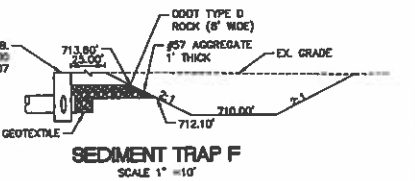
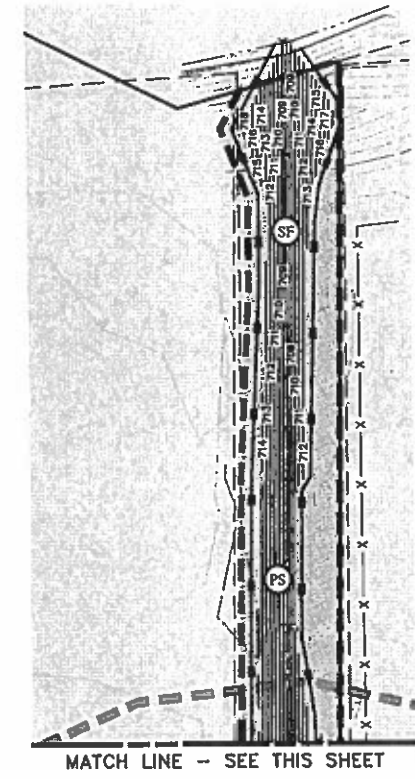


NOTES:
 1. ALL GRADING ON THIS PLAN WITHIN THE RIGHT-OF-WAY IS FINAL GRADE ELEVATION.
 2. EROSION CONTROL MATTING SHALL BE USED ON DITCH/CHANNEL SLOPES OF 3:1 OR STEEPER.

SWPPP LEGEND

834	LIMITS OF DISTURBANCE	CW	CONCRETE WASHOUT
835	EXIST. 1' CONTOUR	CE	CONSTRUCTION ENTRANCE
834	EXIST. 5' CONTOUR	PS	PERMANENT SEEDING
835	PROP. 1' CONTOUR	TS	TEMPORARY SEEDING
835	PROP. 5' CONTOUR	TD	TEMPORARY DIVERSION
IP	EXIST. STORM SEWER		DRAINAGE AREA TO SILT TRAP
IP	EXIST. CATCH BASIN/INLET		TEMPORARY DIVERSION CHANNEL
IP	PROP. STORM SEWER		STOCKPILE AREA
IP	PROP. CATCH BASIN/INLET		ORANGE CONSTRUCTION FENCE
IP	PROP. STORM MANHOLE		
IP	INLET PROTECTION		
SF	SILT FENCE		
SF	SOIL TYPES		

1 DUMPSTER LOCATION
 2 DESIGNATED AREA FOR MIXING, STORAGE OF FERTILIZER, LIME, MORTAR, ETC.
 3 FUEL STORAGE AREA
 4 DESIGNATED AREA FOR STORAGE/DISPOSAL OF SOLID, SANITARY, TOXIC WASTES, ETC.



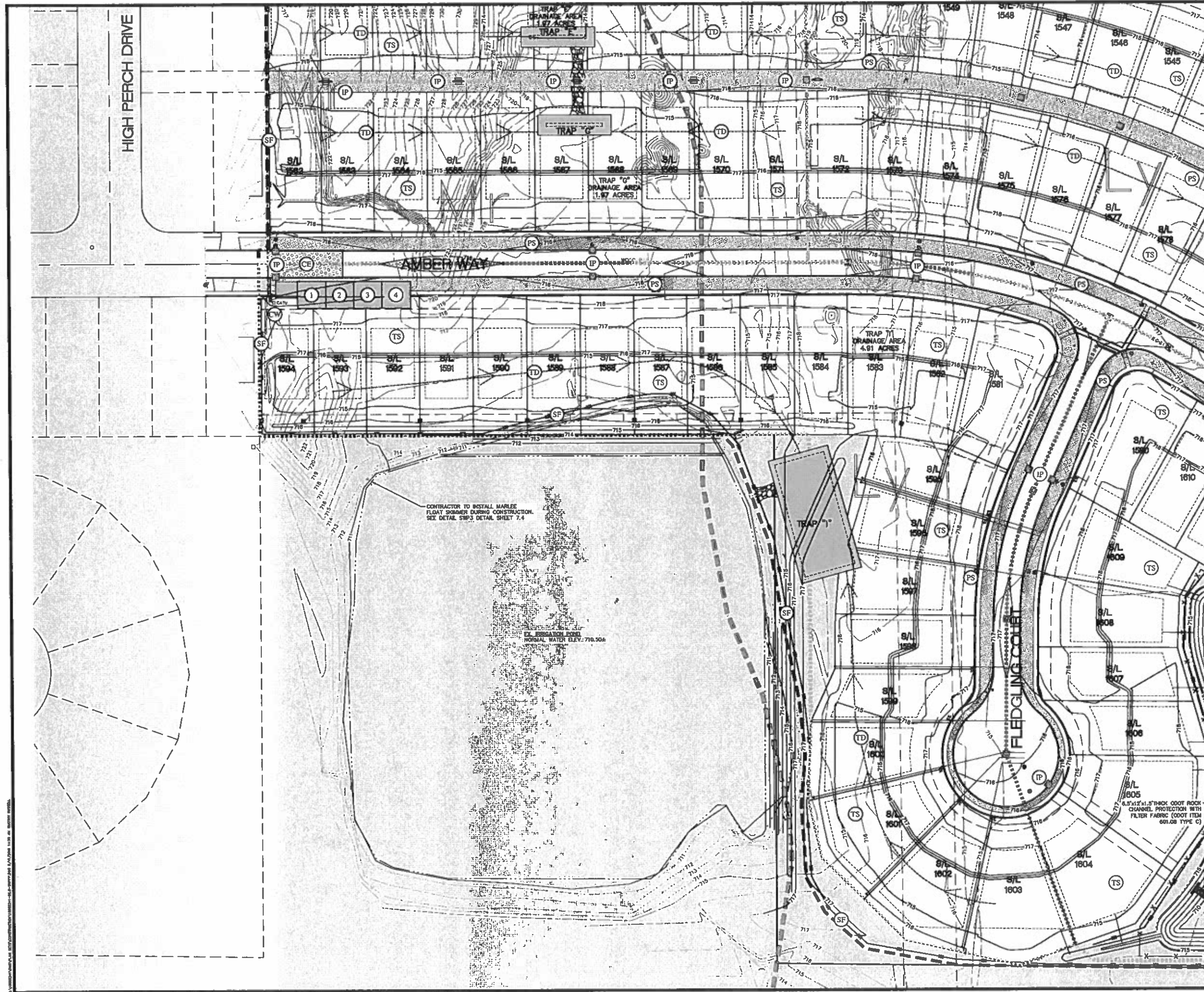
811
 Know what's below.
 Call before you dig.

THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER OR THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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 INDEPENDENCE, OH 44131
 440.349.2000

SECTION: EAST
 NORTH RANGE
 TOWN: CITY OF NORTH RIDGEVILLE
 CLIENT: K. HOVANNIAN HOMES LLC
 MEADOW LAKES SUBDIVISION #17
 CONSTRUCTION PLANS
 STORMWATER POLLUTION PREVENTION PLAN

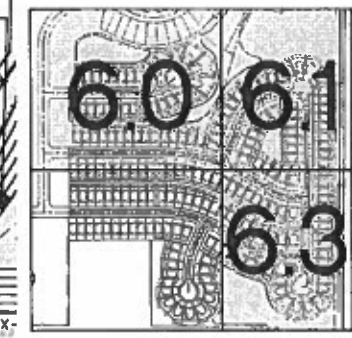
DATE: JANUARY 11, 2019
 REVISIONS:
 SCALE: 0 20 40
 1" = 40 FEET
 DR. TDR CH. DH
 P.M. DH
 BOOK N/A
 JOB 18002341
 SHEET NO. 6.1



- SWPPP LEGEND**
- LIMITS OF DISTURBANCE
 - EXIST. 1' CONTOUR
 - EXIST. 5' CONTOUR
 - PROP. 1' CONTOUR
 - PROP. 5' CONTOUR
 - EXIST. STORM SEWER
 - EXIST. CATCH BASIN/INLET
 - PROP. STORM SEWER
 - PROP. CATCH BASIN/INLET
 - PROP. STORM MANHOLE
 - INLET PROTECTION
 - SILT FENCE
 - SOIL TYPES
 - DRAINAGE AREA TO SILT TRAP
 - TEMPORARY DIVERSION CHANNEL
 - STOCKPILE AREA
 - ORANGE CONSTRUCTION FENCE
 - CONCRETE WASHOUT
 - CONSTRUCTION ENTRANCE
 - PERMANENT SEEDING
 - TEMPORARY SEEDING
 - TEMPORARY DIVERSION
 - DUMPSTER LOCATION
 - DESIGNATED AREA FOR MIXING, STORAGE OF FERTILIZER, LIME, MORTAR, ETC.
 - FUEL STORAGE AREA
 - DESIGNATED AREA FOR STORAGE/DISPOSAL OF SOLID, SANITARY, TOXIC WASTES, ETC.

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KEY MAP
N.T.S.

811
Know what's below.
Call before you dig.

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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.

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PLEASANT VALLEY, OHIO 44131
440.343.3205

SECTION	TOWN	NORTH	RANGE	EAST
	CITY OF NORTH RIDGEVILLE			
	LORAIN COUNTY, OHIO			

K. HOMANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
STORMWATER POLLUTION PREVENTION PLAN

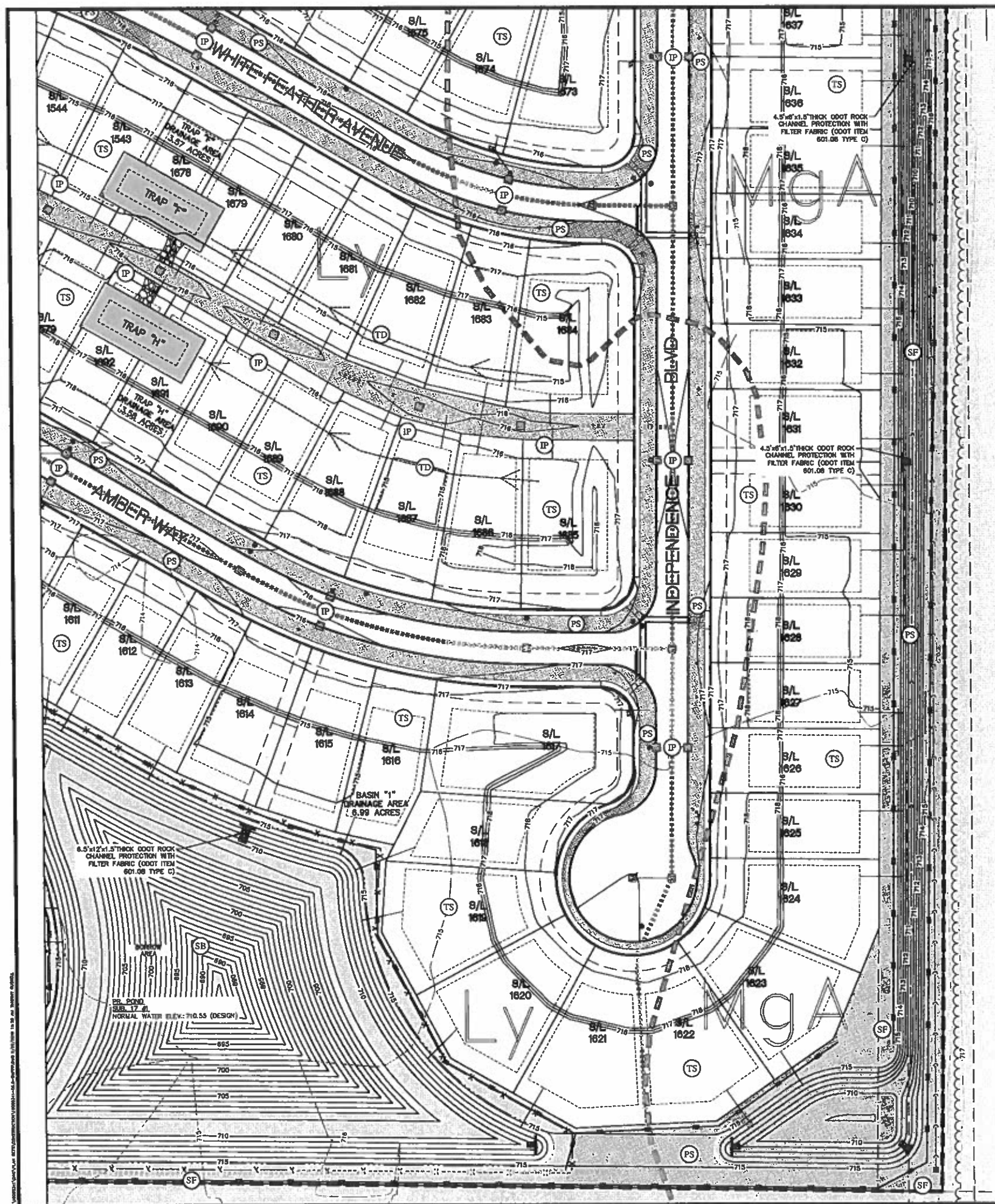
DATE
JANUARY 11, 2019

REVISIONS

NO.	DATE	DESCRIPTION
1	JANUARY 11, 2019	ISSUED FOR PERMIT
2	JANUARY 11, 2019	ISSUED FOR PERMIT
3	JANUARY 11, 2019	ISSUED FOR PERMIT
4	JANUARY 11, 2019	ISSUED FOR PERMIT

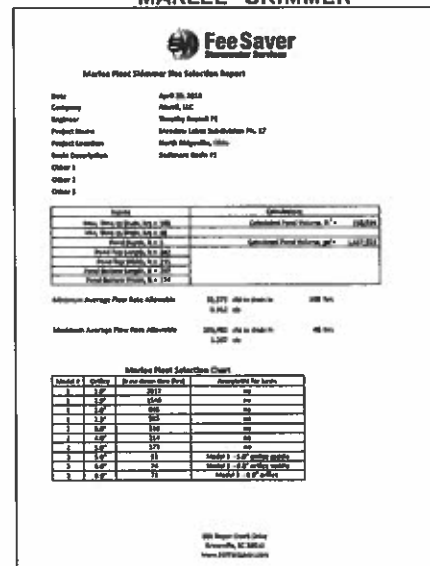
SCALE
0 20 40
1" = 40 FEET

DR. TOR
P.M. CH
BOOK N/A
JOB 18002341
SHEET NO. 62

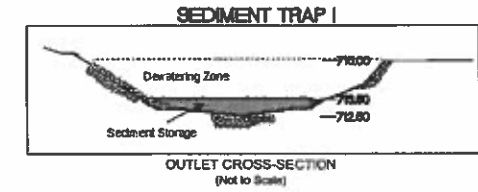
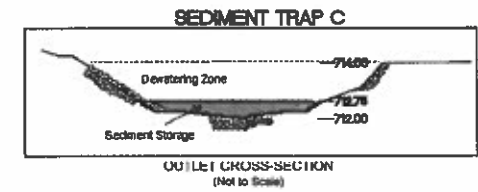
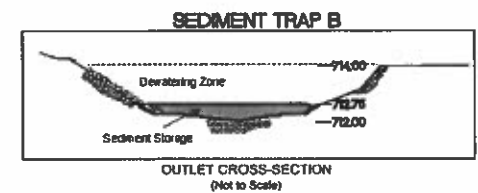
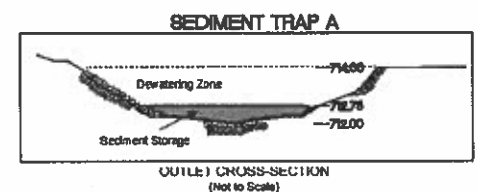


Drainage Basin & Post Construction Data Sheet	
Basin Performance Summary	
A. Total Contributing Watershed (ac)	6.39
B. Detached Area (ac)	6.99
C. Road, Drainage Volume (A x 1800 / 24)	11.50
D. Road, Detached Storage Zone Vol. (B x 1000 / 24)	6.99
E. Total Road & Detached Capacity (C + D)	18.47
F. Detention Volume Provided (C ²)	233.387
G. Detention Storage Provided (E ²)	838.452
H. Detention Volume at Crest of River (E ²)	1,274.208
Retention Facility	
Ret. Principal Spillway Capacity (10 yr 24hr storm) (cfs)	NA
Principal Spillway Capacity Provided (cfs)	NA
Diameter of Barrel (inches)	NA
Diameter of River (feet)	NA
Volume of Concrete To Prevent River Flooding (ft ³)	NA
Detention Control Outlet Type	
Drainage Time (Hours must exceed 4 hrs for detention)	NA
Units retained cycle time (X)	NA
A. "Fulcrum" Structure	5.00
B. "Jabberbox, D&W Structure, MARLEY FLOAT BOXES"	5.00
Outlet also in FULCRUM	
Strong post provided at top of detention storage (ELEV.)	NA
*Detrainers shall have guide posts with v's for easy maintenance	NA
Detention Channel Out: Elevation (clearly marked in field)	
Pond Shores - <1 L, W for each inlet/outlet (ft)	4.1
Flow L/W Ratio (<1 only)	4.1
Bottom Detention (Yes or No)	NA
Bottom Elevation	710.53
Detention Storage Zone Elevation	710.53
Crest of Principal Spillway (Detention pool) to inlet zone E, S1	714.23
Pool Depth at River (feet, ideally 3-5)	3.7
Top of Embankment Elevation	715.25
Embankment Slope Slopes (Max 2:1, combined E:1)	2:1
Top of Principal Top Width (ft based on O.L. Height, Min 8')	26'
Emergency Spillway Elevation	713.00
Emergency Spillway Discharge (25 yr 24 hr storm less Protection S.1)	NA
Emergency Spillway Bottom Width	NA
Emergency Spillway Lining (Vinylconcrete, Riprap, ...)	VECT
Rock Outlet Protection (Size, gradation and quality of rock)	TYPE D
Water Quality Volume	NA
Post Construction Driftless Run	NA
Post Construction Driftless Run	NA
Max Head (Top of WQ Volume Elevation)	NA

SKIMMER SIZING CALCULATIONS POND #1
MARLEE SKIMMER



Sediment Trap Data				
Trap Number	A	B	C	I
A. Total Contributing Watershed (ac)	3.69	3.64	3.02	4.91
B. Disturbed Area (ac)	3.69	3.64	3.02	4.91
C. Run, Discharge Volume (A x 1800 ft ³ /ac)	6,843	6,812	5,436	8,838
D. Run, Sediment Storage Zone Vol. @ 1000	3,690	3,640	3,020	4,912
E. Total Retaining Capacity (C + D in ft ³)	10,332	10,752	8,456	13,750
F. Desilting Volume Provided (ft ³ /ac)	7,536	7,536	7,536	8,495
G. Sediment Storage Provided	4,128	4,128	4,128	5,504
Total Provided Capacity (F+G)	11,664	11,664	11,664	14,999
Average Bottom Length (L)	108	108	108	108
Average Bottom Width (W)	48	48	48	48
Flow L/W Ratio (2:1 min)	2:1	2:1	2:1	2:1
Bottom Elevation (max 4 ft and storage d)	712.00	712.00	712.00	712.50
Top of Embankment Elevation	N/A	N/A	N/A	N/A
Embankment Height	1.25'	1.25'	1.25'	1.50'
Class. 5 ft @ 20 ft from grade to top of embankment				
Embankment Side Slopes (Max 2:1)	2:1	2:1	2:1	2:1
Embankment Top Width				
(Min. 4 feet)	N/A	N/A	N/A	4'
Crest of Spillway Elevation	714.00	714.00	714.00	715.00
(At least 1.5' below embankment elev.)				
Top of Sediment Storage Elevation	712.75	712.75	712.75	713.50
(Base of storage is 0.0)				



- # SWPPP LEGEND
- 1 DUMPSTER LOCATION

2 DESIGNATED AREA FOR WASHG. STORAGE OF FERTILIZER, LIME, MORTAR, ETC.

3 FUEL STORAGE AREA

4 DESIGNATED AREA FOR STORAGE/DISPOSAL OF SOLID, SANITARY, TOXIC WASTES, ETC.

LIMITS OF DISTURBANCE

EXIST. 1' CONTOUR

EXIST. 5' CONTOUR

PROP. 1' CONTOUR

PROP. 5' CONTOUR

EXIST. STORM SEWER

EXIST. CATCH BASIN/INLET

PROP. STORM SEWER

PROP. CATCH BASIN/INLET

PROP. STORM MANHOLE

INLET PROTECTION

SILT FENCE

SOIL TYPES

CONCRETE WASHOUT

CE CONSTRUCTION ENTRANCE

PS PERMANENT SEEDING

TS TEMPORARY SEEDING

TD TEMPORARY DIVERSION

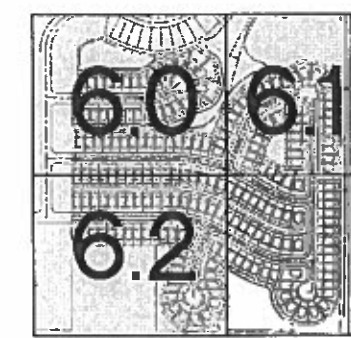
DRAINAGE AREA TO SILT TRAP

TEMPORARY DIVERSION CHANNEL

STOCKPILE AREA

ORANGE CONSTRUCTION FENCE

NOTES:
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RIGHT-OF-WAY IS FINAL GRADE ELEVATION.
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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

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44005-9835000 44131

SECTION	TOWN	NORTH, RANGE	CITY OF NORTH RIDGEVILLE	LORAIN COUNTY, OHIO	
K. HOWNANIAN HOMES LLC	MEADOW LAKES SUBDIVISION	CONSTRUCTION PLANS	STORMWATER POLLUTION PREVENTION PLAN		
CLIENT					
DATE	JANUARY 11, 2019				
JANUARY 11, 2019					
FEBRUARY 11, 2019					
MAY 11, 2019					
OCTOBER 11, 2019					
JANUARY 11, 2020					
REVISIONS					
SCALE	0 10 20 40				
1" = 40 FEET					
OR TOR	OR DH				
P.M. DH					
BOOK	N/A				
JOB	18002341				
SHEET NO.	63				

NPDES PERMIT #: 3GC10010*AG

- | | |
|--|--------------|
| A: Ly - LURAY SILTY CLAY LOAM, 0 - 2% SLOPES | 62 % of Site |
| B: MgA - MAHONING SILT LOAM, 0 - 2% SLOPES | 25 % of Site |
| C: Mr - MINER SILTY CLAY LOAM, 0 - 2% SLOPES | 13 % of Site |

f. DESCRIBE PRIOR LAND USES:
VACANT AREA

- g. SEQUENCE OF MAJOR CONSTRUCTION OPERATIONS:

		SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION	
	START DAY	END DAY	
MASS GRADING	1	1	CHECK CONDITION OF STONE CONSTRUCTION ENTRANCE, UPGRADE OR REPLACE AS NEEDED
	1	1	CHECK CONDITION OF SILT FENCE AND PROTECTIVE FENCING, UPGRADE OR REPLACE AS NEEDED
	2	10	INSTALL SEDIMENT TRAPS, TEMPORARY DIVERSIONS AND CHECK DAMS
	5	20	INSTALL STORM CULVERTS AND POCK CHECK DAMS
	6	20	MASS GRADING
	20	24	SEEDING AND MULCHING
SITE IMPROVEMENTS	1	1	CHECK CONDITION OF STONE CONSTRUCTION ENTRANCE, UPGRADE OR REPLACE AS NEEDED
	1	1	CHECK CONDITION OF SILT FENCE AND PROTECTIVE FENCING, UPGRADE OR REPLACE AS NEEDED
	1	1	CHECK CONDITION OF SEDIMENT TRAPS, TEMPORARY DIVERSIONS AND CHECK DAMS
			UPGRADE OR REPLACE AS NEEDED
	2	30	INSTALL SANITARY SEWER, WATER MAIN AND STORM SEWER AND INLET FILTERS.
	10	10	TRIM PAVEMENT AREAS TO SUBGRADE.
	11	14	INSTALL PAVEMENT AND BACK FILL CURBS. AFTER INSTALLATION OF PAVEMENT
			REPLACE STONE INLET FILTERS IN PAVED AREAS.
	30	40	TEMPORARY STABILIZATION OF AREAS THAT WILL NOT BE DISTURBED DURING DORMANT PERIOD
	120	150	FINISH GRADE, SEED AND MULCH ALL DISTURBED AREAS AND MAINTAIN TEMPORARY EROSION CONTROLS AS REQUIRED.
150	160	UPON COMPLETION AND SITE STABILIZATION, REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM STORM SYSTEM AND BRUSH SOIL AND EROSION CONTROLS, MAINTAIN DURING HOME CONSTRUCTION.	

- h. RECEIVING WATER BODY OR STREAM:
LICKORISH DITCH
- i. DETAIL OF INDIVIDUAL LOT WITH SEDIMENT AND EROSION
CONTROLS FOR CONSTRUCTION SITES WITH NO CENTRALIZED
SEDIMENT CONTROLS (e.g. A SETTLING POND OR INLET
PROTECTION) WHICH RECEIVES DRAINAGE FROM MULTIPLE LOTS:
N/A
- j. INCLUDE THE LOCATION OF AND DESCRIPTION OF STORM WATER
DISCHARGES ASSOCIATED WITH DEDICATED ASPHALT AND/OR
CONCRETE BATCH PLANTS COVERED BY THE NPDES
CONSTRUCTION STORM WATER GENERAL PERMIT:
N/A
- k. NPDES PERMIT (SEE PERMIT NUMBER ABOVE)

PERSON RESPONSIBLE FOR AUTHORIZING AND AMENDING SWP3:
FRANK AMATO

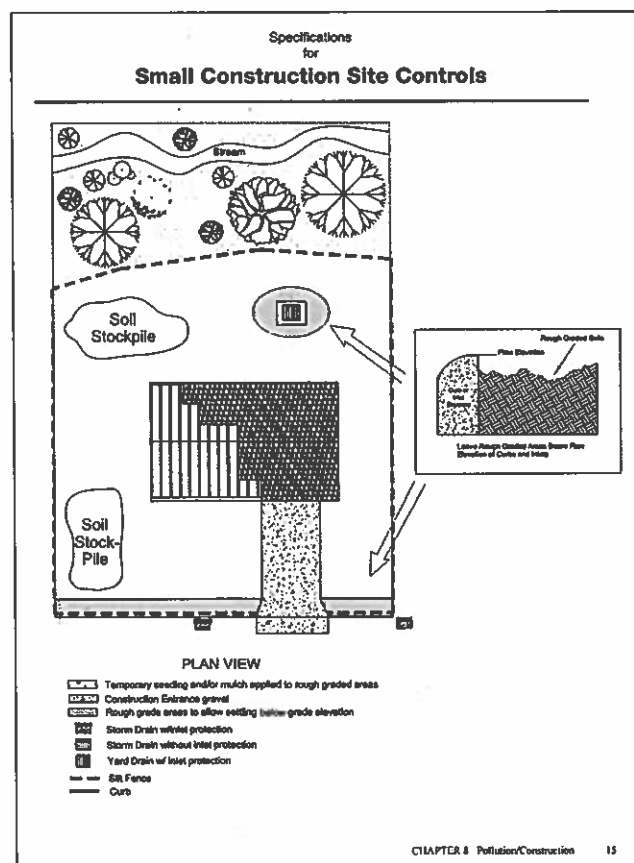
ESTIMATED DATES OF CONSTRUCTION:
07/16/2019-11/30/2019

- m. MODIFICATION LOG: (SEE FORM, THIS SHEET)

[illegible]

1. ANY AND ALL WASTE MATERIALS (SOLID, HAZARDOUS, TOXIC, CONTAMINATED SOILS, ETC) GENERATED AT THE SITE SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS. ON-SITE STORAGE CONTAINERS SHALL BE COVERED AND NOT LEAKING. IT IS PROHIBITED TO BURN, URNY OR POUR OUT ON THE GROUND OR INTO THE STORM SEWERS ANY SOLVENTS, PAINTS, GASOLINE, DIESEL FUEL, MOTOR OIL, HYDRAULIC FLUID, ANTIFREEZE, CURING COMPOUND, OR ANY OTHER TOXIC OR HAZARDOUS WASTES.

2. ALL CLEAN HARD FILL MUST BE FREE FROM CONTAMINATION.
3. ALL CLEAN CONSTRUCTION WASTES TO BE DISPOSED OF ON THE PROPERTY MUST BE DONE SO IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
4. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE WILL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REMSDED CODE (ORC) 3714. NOTE: CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED OF IN AN OHIO EPA APPROVED LANDFILL. MATERIALS WHICH MAY CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-20).
5. IF THE CONTRACTOR WILL UTILIZE AN ABOVE GROUND STORAGE TANK (AST) OF 860 GALLONS OR MORE, TOTAL ABOVE GROUND TANK STORAGE OF 1,330 GALLONS, OR BELOW GROUND STORAGE OF 42,000 GALLONS OF FUEL, HE SHALL SUBMIT A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTION.
6. ALL CONTAMINATED SOILS MUST BE TREATED AND/OR DISPOSED IN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITIES OR HAZARDOUS WASTE TREATMENT, STORAGE, OR DISPOSAL FACILITIES (TSDFs).
7. ALL AREAS OF CONTAMINATION SHALL BE COVERED WITH TARPS OR OTHER METHODS THAT PREVENT STORM WATER FROM COMING IN CONTACT WITH THE MATERIAL.
8. PETROLEUM BASED AND CONCRETE CURING COMPOUNDS MUST HAVE SPECIAL HANDLING PROCEDURES.
9. IN THE EVENT OF A LARGER RELEASE (25 OR MORE GALLONS) OF PETROLEUM WASTE, CONTRACTOR MUST CONTACT OHIO EPA (AT 1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE (LEPC) WITHIN 30 MINUTES OF A SPILL OF 25 OR MORE GALLONS.
10. OPEN BURNING IN AN UNRESTRICTED AREA IS LIMITED TO SCRAP LUMBER, WOODEN FENCE POSTS, AGRICULTURAL, LANDCLEARING, OR LANDSCAPE WASTES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCAL ORDINANCES, CONTACTING FIRE DEPARTMENTS AND OBTAINING PERMITS FOR OPEN BURNING.
11. DUST SUPPRESSANTS MUST BE USED IN CASES OF EXCESSIVE DUST. OIL MAY NOT BE USED AS A DUST SUPPRESSANT. DUST SUPPRESSANTS MUST NOT BE STORED NEAR CATCH BASINS OR OTHER DRAINAGE WAYS.
12. THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT ONLY AUTHORIZES THE DISCHARGE OF STORM WATER AND CERTAIN UNCONTAMINATED NON-STORM WATERS. THE DISCHARGE OF NON-STORM WATERS TO STORM WATER OF THE STATE MAY BE IN VIOLATION OF LOCAL, STATE, AND FEDERAL LAWS OR REGULATIONS. ALL PROCESS WASTEWATERS (EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL, AND CONCRETE WASHOUTS) SHALL BE COLLECTED AND DISPOSED OF PROPERLY.
13. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN THE DESIGNATED AREA WHERE THE WASHING CAN COLLECT AND BE DISPOSED OF PROPERLY WHEN THEY HARDEN.
14. FUEL STORAGE TANKS SHOULD BE LOCATED IN DIKED AREAS AWAY FROM DRAINAGE CHANNELS . THE DIKED AREAS SHOULD HOLD A VOLUME AT LEAST 110% OF THE LARGEST TANK. THE DIKED AREAS ARE NOT NECESSARY IF CONTRACTOR USES SELF - CONTAINED SPILL PROOF TANKS.



1. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST CONFORM TO THE SPECIFICATION OF RAINWATER AND LAND DEVELOPMENT, OHIO STANDARDS FOR STORM WATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM.

5. CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED SUCH THAT A MINIMUM AREA OF THE SITE IS DISTURBED AT A TIME. CONSTRUCTION OPERATION SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING OPERATIONS. CONTRACTOR SHALL REDUCE EFFECTS OF STORM WATER BY USING AND/OR MAINTAINING GRASSED SWALES, INFILTRATION STRUCTURES, OR WATER DIVERSIONS.
3. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
4. CLEANUP WILL BE DONE IN A MANNER TO ENSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
5. TEMPORARY SOIL STABILIZATION FOR ALL CONSTRUCTION ACTIVITIES (ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE) SHALL OCCUR WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE LONGER THAN 14 DAYS. ANY DISTURBED AREA THAT IS NOT GOING TO BE WORKED FOR 14 DAYS OR MORE MUST BE SEEDDED AND MULCHED BY NOVEMBER 1 OR MUST HAVE A DORMANT SEEDING OR MULCH COVER APPLIED BETWEEN NOVEMBER 1 AND MARCH. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST 7 DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
6. FOR ANY DISTURBED AREAS REMAINING DORMANT FOR OVER 14 DAYS WITHIN 50 FEET OF SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE, TEMPORARY EROSION CONTROLS SHALL BE APPLIED WITHIN 2 DAYS.
7. FOR DISTURBED AREAS THAT WILL BE LEFT IDLE OVER WINTER, TEMPORARY EROSION CONTROLS SHALL BE APPLIED PRIOR TO ONSET OF WINTER.
8. TRENCHES FOR UNDERGROUND UTILITY LINE AND PIPES SHALL BE TEMPORARILY STABILIZED WITHIN 7 DAYS IF THEY ARE TO REMAIN INACTIVE FOR 14 DAYS. TRENCH DEWATERING DEVICES (DANDY BAGS - SEE DETAIL SHEET) SHALL DISCHARGE IN A MANNER THAT FILTERS SOIL-LADEN WATER BEFORE DISCHARGING IT TO A RECEIVING DRAINAGE DITCH OR POND. IF SEEDING, MULCHING OR OTHER EROSION AND SEDIMENT CONTROL MEASURES WERE PREVIOUSLY INSTALLED; THESE PROTECTIVE MEASURES SHALL BE REINSTALLED. PIPELINES WITH JOINTS THAT ALLOW A MANUFACTURED LENGTH OF PIPE TO BE PLACED IN THE TRENCH WITH THE PIPE JOINT ASSEMBLED/MADE IN THE TRENCH REQUIRE AN OPEN PIPELINE TRENCH THAT IS ONLY SLIGHTLY LONGER THAN THE LENGTH OF PIPE BEING INSTALLED. THE TOTAL LENGTH OF EXCAVATED TRENCH OPEN AT ANY TIME SHOULD NOT BE THE GREATER THAN THE TOTAL LENGTH OF PIPELINE/UTILITY THAT CAN BE PLACED IN THE TRENCH AND BACK-FILLED IN ONE WORKING DAY. NO MORE THAN 50 LINEAL FEET OF OPEN TRENCH SHOULD EXIST WHEN PIPELINE/UTILITY LINE INSTALLATION CEASES AT THE END OF THE WORK DAY.

9. SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED TO PREVENT SOIL LOSS.
10. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING. FURTHER, SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETE, AT WHICH TIME TEMPORARY MEASURES WILL BE REMOVED. PERMANENT VEGETATION IS A GROUND COVER DENSE ENOUGH TO COVER 80% OF THE SOIL SURFACE AND MATURE ENOUGH TO SURVIVE WINTER WEATHER CONDITIONS.
9. SILT FENCE TO BE 2' MINIMUM FROM PROPERTY LINES IN AREAS WHERE WORK IS NEAR ADJACENT PROPERTIES.
10. HAUL ROUTES-- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MUD, DIRT, OR DEBRIS DEPOSITED ON HAUL ROADS AS A RESULT OF HIS OPERATIONS. SOIL SHALL BE REMOVED FROM ROADS AND PAVED SURFACES AT THE END OF EACH DAY IN SUCH A MANNER THAT DOES NOT CREATE OFF-SITE SEDIMENTATION IN ORDER TO ENSURE SAFETY AND ABATE OFF-SITE SOIL LOSS. COLLECTED SEDIMENTS SHALL BE PLACED IN A STABLE LOCATION ON SITE OR TAKEN OFF-SITE TO A STABLE LOCATION. CONTRACTOR SHALL USE STATE ROUTES (AND SHORTEST DISTANCE NON-STATE ROUTES) FOR PROJECT HAUL ROUTE.
11. FOR DISTURBED AREAS OVER 50 FEET AWAY FROM A SURFACE WATER OF THE STATE REMAINING DORMANT FOR OVER 14 DAYS, TEMPORARY EROSION CONTROLS SHALL BE APPLIED WITHIN 7 DAYS.
12. FOR DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE, AT FINAL GRADE, PERMANENT EROSION CONTROLS SHALL BE APPLIED WITHIN 2 DAYS OF REACHING FINAL GRADE.
13. FOR DISTURBED AREAS REMAINING DORMANT FOR OVER 1 YEAR OR AT FINAL GRADE, PERMANENT EROSION CONTROLS SHALL BE APPLIED WITHIN 7 DAYS.
14. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER 14 DAYS.
15. SEDIMENT CONTROLS SHALL BE INSTALLED/IMPLEMENTED WITHIN 7 DAYS OF GRUBBING ACTIVITIES.
18. THE SEDIMENT STORAGE ZONE OF THE SILT TRAPS AND BASINS SHALL BE CLEANED OUT WHEN THE SILT OCCUPIES 40 PERCENT OF THE SEDIMENT STORAGE ZONE (APPROXIMATELY ONE-HALF OF THE SEDIMENT STORAGE ZONE DEPTH).
17. ALL SILT TRAPS AND SEDIMENTATION BASINS SHALL BE SURROUNDED BY ORANGE CONSTRUCTION FENCING.

[illegible]

SEDIMENTS BASINS WILL BE CLEARED AND CLEANED OF DEBRIS PER OHIO DSWR STORMWATER MANUAL TABLE 2.6.3
TYPICAL MAINTENANCE ACTIVITIES FOR WATER QUALITY PONDS (BELOW).

Schedule	Activity
Monthly	Moist embankment and clean trash and debris from outlet structures. Address any accumulation of hyporheos.
Annually	Inspect embankment and outlet structures for damage and proper flow. Remove woody vegetation and any free standing weeds. Monitor sediment accumulations in Kestray and main pool.
Semi-annually	Inspect wetland areas for invasive plants.
8-9 years	Monitor Endament from borophytes.
15-20 years	Monitor sediment accumulations in the main pool and check as pond becomes esthetic or pool volume is reduced significantly.

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

Duty to Inform Contractors and Subcontractors

The permittee (representative that obtains a Construction General Permit from Ohio EPA) shall inform all contractors and subcontractors not otherwise defined as "employees" in Part VII of Ohio EPA's Construction General Permit (CGP) C0000022 (number OH-C00000003), who will be involved in the implementation of the Storm Water Pollution Prevention Plan (SWP3), of the terms and conditions of the general construction permit. Furthermore, the permittee shall maintain this document containing the signatures of all contractors and subcontractors involved in the implementation of the SWP3 as proof acknowledging that they reviewed and understand the conditions and responsibilities of the SWP3, including all: (i) erosion controls; (ii) sediment controls; (iii) non-sediment pollutant controls; and (iv) post-construction controls (Ohio EPA's Construction General Permit).

In accordance with the National Pollutant Discharge Elimination System (NPDES) rules and Ohio EPA's Construction General Permit, these signatures are required to be provided prior to commencement of work at

(Permitted facility name)

The permittee has reviewed the conditions of the SWP3 with me and explained my responsibilities with regards to the above referenced construction activity in accordance with Ohio EPA's Construction General Permit.

<u>Contractor/Subcontractor</u>	<u>Company</u>	<u>Date</u>

1. WEEKLY INSPECTIONS OF BMPs ARE REQUIRED AS WELL AS AN INSPECTION WITHIN 24 HOURS AFTER EVERY RAIN EVENT OF 0.5 INCHES WITHIN A 24 HOUR PERIOD.

2. IF THE SITE WILL BE DORMANT FOR A LONG PERIOD, IT'S STABILIZED, AND LESS FREQUENT INSPECTIONS ARE DESIRED, A WAIVER REQUEST SHALL BE SUBMITTED TO OEPA FOR A REDUCTION TO WEEKLY INSPECTIONS.
3. ONLY "QUALIFIED INSPECTION PERSONNEL" WILL PERFORM THE INSPECTIONS (CPESC, CESSM OR P.E.).
4. AN INSPECTION CHECKLIST WILL BE COMPLETED AND SIGNED BY THE INSPECTOR AFTER EVERY INSPECTION.
5. INSPECTION RECORDS WILL BE KEPT FOR 3 YEARS AFTER TERMINATION OF CONSTRUCTION ACTIVITIES.
6. FOR BMPs THAT REQUIRE REPAIR OR MAINTENANCE, NON--SEDIMENT POND BMPs SHALL BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT PONDS SHALL BE REPAIRED OR CLEANED OUT WITHIN 10 DAYS OF INSPECTION.
7. IN THE CASE THAT A BMP DOES NOT MEET THE INTENDED FUNCTION, A NEW BMP WILL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.
8. IF ANY BMP REQUIRED FOR INSTALLATION BY THE SWP3 IS MISSING, THE MISSING BMPs SHALL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.

 Know what's below. Call before you dig.	
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES BROUGHT ABOUT BY THE CONTRACTOR'S FAILING TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.	
NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BETWEEN THE OWNER AND THE CONTRACTOR, ANY CONTRACT TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS EMPLOYED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.	
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ATWELL 866.850.4200 www.atwell-group.com 7100 E. PLEASANT VALLEY ROAD, SUITE 220 INDIANAPOLIS, IN 46131 440.348.2000	
CLIENT K. HOWANIAN HOMES LLC MEADOW LAKES SUBDIVISION CONSTRUCTION PLANS	SECTION EAST NORTH, RANGE TOWN CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO
#17 SMP3 SPECIFICATIONS	
DATE JANUARY 11, 2019	
JANUARY 11, 2019 CITY SUBMITTAL - REV. 1 FEB. 15, 2019 CITY SUBMITTAL - REV. 2 APRIL 15, 2019 CITY SUBMITTAL - REV. 3 MAY 15, 2019 CITY SUBMITTAL - REV. 4 JULY 15, 2019 CITY SUBMITTAL - FINAL APPROVAL	
REVISIONS	
DR. TDR OR DH P.M. DH BOOK N/A JOB 18002341 SHEET NO.	7.0

CITY OF NORTH RIDGEVILLE SWP3 STANDARD GENERAL NOTES

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 SWP'S, NOTES AND DETAILED DRAWINGS ARE INTENDED TO SERVE AS BASIC GUIDELINES. ALL EROSION CONTROL PRACTICES SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CONR 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

LIMITS 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 IMPONEMENT.

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 30 FT. LONG. THE DRIVE SHALL BE 6 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 OCEA AUTHORIZATION FOR FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. OHIO EPA PERMIT NO. OH000003 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 SEED 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
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S)
	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 "CONR 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 DEWATERED 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. OH000003 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, DICES 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 ACKNOWLEDGING THAT THEY REVIEWED AND UNDERSTAND THE CONDITIONS AND RESPONSIBILITIES OF THE SWP'S.

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 SWP'S. 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 SWP'S 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 660 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 ON 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 60 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 # _____

THIS SITE IS COVERED UNDER OCEA / 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% MANHATTAN II RYEGRASS - 40% FERTILIZER - 104/1000 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 COMIFIED ORDINANCE 1056.06(O)(1)(A), 1056.06(O)(1)(B) OR 1056.06(O)(1)(C).

REV.11/22/16 OCTOBER 1, 2008



Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UTILITIES AND ANY OTHER INFORMATION SHOWN IN AN APPROPRIATE WAY IS NOT A GUARANTEE OF THE LOCATION OR DEPTH OF ANY UTILITIES. THE CONTRACTOR SHALL OBTAIN THE MOST RECENT RECORD DRAWINGS OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION WORK AND BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ANY OCCURRENCE OF THE CONTRACTOR'S FAILURE TO OBTAIN RECORD DRAWINGS AND PROCEED WITH ANY OTHER UTILITY.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ANY OCCURRENCE OF THE CONTRACTOR'S FAILURE TO OBTAIN RECORD DRAWINGS AND PROCEED WITH ANY OTHER UTILITY.

CONTRACTOR: 2018 ATWELL LLC 100
REPRODUCTION SHALL BE MADE
WHICH MAY BE USED BY THE
CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-prod.com
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDIANAPOLIS, IN 46241
440.349.2000



SECTION: EAST
TOWN: NORTH RANGE
CITY: CITY OF NORTH RIDGEVILLE
COUNTY: LORAIN COUNTY, OHIO

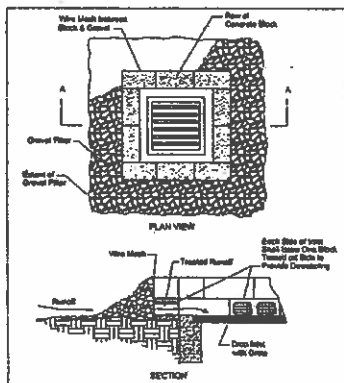
CLIENT: K. HANANIAN HOMES LLC
PROJECT: MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
SWP3 GENERAL NOTES

DATE: JANUARY 11, 2019
JANUARY 11, 2019
CITY ENGINEER: [Signature]
CITY ENGINEER: [Signature]
CITY ENGINEER: [Signature]
CITY ENGINEER: [Signature]
CITY ENGINEER: [Signature]

REVISIONS

DR. TDR | CH. OH
P.M. OH
BOOK: N/A
JOB: 18002341
SHEET NO. 71

Block and Gravel Drop Inlet Filter

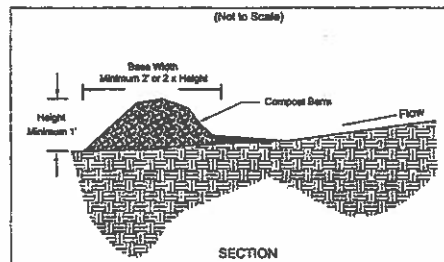


1. Place 4-inch by 6-inch by 12-inch concrete blocks lengthwise on their sides in a single row across the perimeter of the filter, with the ends of adjacent blocks abutting. The height of the filter can be varied, depending upon the design needs, by adding combinations of the same size blocks. The height of blocks should be at least 12-inches high but no greater than 24-inches high.
2. Weir means should be placed over the outside vertical face of the concrete blocks to prevent water from being washed through the block cores. Hardened steel or composite wire mesh with 1/2-inch openings should be used.
3. Two-inch stone should be placed against the wire to the top of the block height, as shown below.
4. If the stone filter becomes clogged with sediment so that it no longer adequately performs its function, pit some away from the blocks, clean and/or replace.

INFORMATION OBTAINED FROM THE 2008 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."

REV	DATE	BY	DESCRIPTION
1			
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			

Filter Berm



1. Material - Compost used for filter berms will be tested, packaged and tested and best of any other, consistent with other materials used in plant growth. They shall be derived from a well-decomposed source of organic matter and consist of a particle size range 1/4" to 3/8".
2. Installation - Filter berms will be placed on a level free of stones, debris, or other material that may impede the flow of water. Berms should be placed at the base of the filter, or other affected area. On slopes, berms should be placed at the base of the slope and as needed up the slope.
3. Removal - Filter berms are to be removed when they are no longer needed or when they are no longer effective. Berms are not to be used in concentrated flow areas or in runoff channels.
4. Maintenance - Berms should be inspected frequently to ensure the filter is intact. If the filter is damaged, it should be repaired or replaced. Once the filter is repaired, it should be inspected frequently to ensure the filter is intact. If the filter is damaged, it should be repaired or replaced. Once the filter is repaired, it should be inspected frequently to ensure the filter is intact.

INFORMATION OBTAINED FROM THE 2008 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."

REV	DATE	BY	DESCRIPTION
1			
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
FILTER BERM			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/TEB SWP-24			

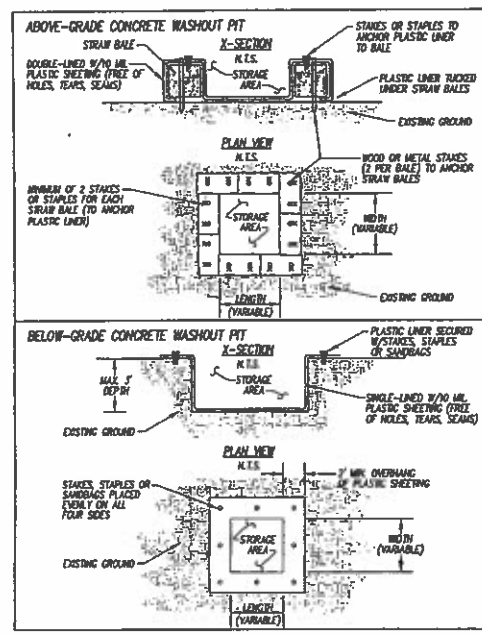
Concrete Washout Areas

- Installation:**
1. Concrete wash water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance and washout pits shall be situated a minimum of fifty (50) feet from them.
 2. Field the or other subsurface drainage structure within 10 ft. of the pump shall be cut and plugged.
 3. Ensure a stable path is provided for concrete trucks to reach the washout pit.
 4. A highly visible sign that reads "Concrete Washout Area" shall be erected adjacent to the washout pit.
 5. Surface runoff generated from upslope areas shall be diverted away from below-grade washout pits so as not to flow into them.
 6. A single centralized washout area may be utilized for multiple sublots.
- Maintenance:**
7. The washout pit must be inspected frequently to ensure the liner is intact.
 8. Once 75% of the original volume of the washout pit is filled or if the liner is torn, the material must be removed and properly disposed of once it is completely hardened. Once the hardened concrete is removed, the liner must be replaced (if torn). A new pit must be constructed if the original structure is no longer suitable.
- Removal:**
9. Once the washout pit is no longer needed, ensure all washout material has completely hardened, then remove and properly dispose of all materials. If other below were used, they can be spread as much.
 10. Fabricated containers specifically designed for concrete washout collection may be used subject to prior approval by the Community Engineer. Follow the manufacturer's suggestions for installation, maintenance and removal procedures.

Sizing of Concrete Washout Pits

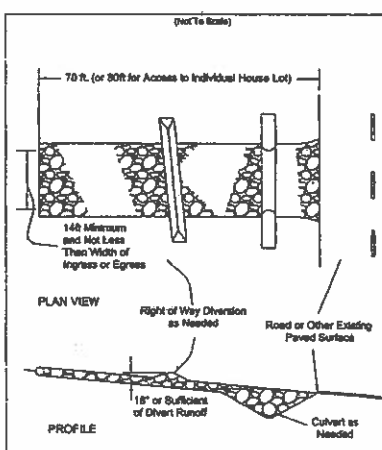
Below-grade (3-ft depth)			Above-grade (3-ft depth)		
# of concrete trucks expected to be washed out on site*	Width (ft)	Length (ft)	# of concrete trucks expected to be washed out on site*	Width (ft)	Length (ft)
2-3	3	3	2	3	3
4-5	4	4	3-4	4	4
6-7	5	5	5-6	5	5
8-10	6	6	7-8	6	6
11-14	7	7	9-11	7	7
			12-15	8	8

*For small projects using a maximum of only one truckload of concrete or utilizing on-site mixing, sizing of equipment may take place on the lot without a pit, provided it can be done a minimum of fifty (50) feet away from any water conveyances.



REV	DATE	BY	DESCRIPTION
1			
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
CONCRETE WASHOUT			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/TEB SWP-33			

Construction Entrance



Construction Entrance

1. Stone Size - 0007 #9 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length - The construction entrance shall be as long as required to maintain high traffic areas but not less than 70 ft. (or 80 ft. for access to individual house lot) minimum in single residential lots.
3. Thickness - The stone layer shall be at least 6 inches thick for light-duty entrances or at least 10 inches for heavy-duty use.
4. Width - The entrance shall be at least 14 feet wide, but not less than the full width of points where ingress or egress occurs.
5. Gravel - A gravel area shall be laid over the entire area prior to placing stone. It shall be composed of strong, well-graded gravel or crushed stone. Gravel shall be placed in a layer 1/2 inch thick and shall be compacted.
6. Timing - The construction entrance shall be installed in accordance with the construction schedule and shall be installed prior to the start of construction.
7. 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 into the paved surface.
8. 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.
9. Maintenance - The gravel area shall be maintained as follows: a. Gravel shall be replaced as needed. b. Gravel shall be compacted as needed. c. Gravel shall be replaced as needed. d. Gravel shall be compacted as needed. e. Gravel shall be replaced as needed. f. Gravel shall be compacted as needed. g. Gravel shall be replaced as needed. h. Gravel shall be compacted as needed. i. Gravel shall be replaced as needed. j. Gravel shall be compacted as needed. k. Gravel shall be replaced as needed. l. Gravel shall be compacted as needed. m. Gravel shall be replaced as needed. n. Gravel shall be compacted as needed. o. Gravel shall be replaced as needed. p. Gravel shall be compacted as needed. q. Gravel shall be replaced as needed. r. Gravel shall be compacted as needed. s. Gravel shall be replaced as needed. t. Gravel shall be compacted as needed. u. Gravel shall be replaced as needed. v. Gravel shall be compacted as needed. w. Gravel shall be replaced as needed. x. Gravel shall be compacted as needed. y. Gravel shall be replaced as needed. z. Gravel shall be compacted as needed.
10. Construction entrance shall not be used prior to the start of construction.
11. Removal - The construction entrance shall be removed when it is no longer needed or when it is no longer effective. Removal shall be accomplished by scraping or excavating.

Figure 7-4.1

Minimum Gravel Depth	Minimum Gravel Depth
6 in.	6 in.
10 in.	10 in.
14 in.	14 in.
18 in.	18 in.
22 in.	22 in.
26 in.	26 in.
30 in.	30 in.
34 in.	34 in.
38 in.	38 in.
42 in.	42 in.
46 in.	46 in.
50 in.	50 in.
54 in.	54 in.
58 in.	58 in.
62 in.	62 in.
66 in.	66 in.
70 in.	70 in.
74 in.	74 in.
78 in.	78 in.
82 in.	82 in.
86 in.	86 in.
90 in.	90 in.
94 in.	94 in.
98 in.	98 in.
102 in.	102 in.
106 in.	106 in.
110 in.	110 in.
114 in.	114 in.
118 in.	118 in.
122 in.	122 in.
126 in.	126 in.
130 in.	130 in.
134 in.	134 in.
138 in.	138 in.
142 in.	142 in.
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154 in.	154 in.
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222 in.	222 in.
226 in.	226 in.
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754 in.	754 in.
758 in.	758 in.
762 in.	762 in.
766 in.	766 in.
770 in.	770 in.
774 in.	774 in.
778 in.	778 in.
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786 in.	786 in.
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1090 in.	1090 in.
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1098 in.	1098 in.
1102 in.	1102 in.
1106 in.	1106 in.
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1186 in.	1186 in.
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1194 in.	1194 in.
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1274 in.	1274 in.
1278 in.	1278 in.
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1286 in.	1286 in.
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1298 in.	1298 in.
1302 in.	1302 in.
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Figure 1 consists of two diagrams illustrating the geometric representation of a road cross-section.

The top diagram, labeled "Crossed Baseline", shows a parabolic curve representing the road profile. The width of the road at the top is labeled T . The depth of the curve is labeled d . The top width is labeled T_1 and the bottom width is labeled t .

The bottom diagram, labeled "Trapezoidal", shows a trapezoidal cross-section of the road. The width of the road at the top is labeled T . The depth of the trapezoid is labeled d . The top width is labeled T_1 and the bottom width is labeled t .

- | | | | |
|--------------------------------|------------------|----|-------------|
| REV no. | DATE | BY | DESCRIPTION |
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| CITY OF NORTH RIDGEVILLE, OHIO | | | |
| DEPARTMENT OF ENGINEERING | | | |
| GRASSED SWALE | | | |
| SCALE: NOT TO SCALE | | | SWP-3 |
| DATE 10/01/06 | DRWN BY: JAB/TES | | |

- INFORMATION OBTAINED FROM THE 2006
EDITION OF THE STATE OF OHIO'S "RAINWATER
AND LAND DEVELOPMENT MANUAL".
- Larry Jiffich*
CITY OF NORTH RIDGEVILLE, EN

Diagram illustrating a T-rip with a waveguide and a waveguide edge. The diagram shows a cross-section of a T-rip with a waveguide. The waveguide is labeled "T-rip with waveguide" and "waveguide edge". The waveguide is shown as a dashed line, and the waveguide edge is shown as a solid line. The waveguide is labeled "T-rip with waveguide" and "waveguide edge".

- INFORMATION OBTAINED FROM THE 2008
EDITION OF THE STATE OF OHIO'S "RAINWATER
AND LAND DEVELOPMENT MANUAL".
- 
CITY OF NORTH RIDGEVILLE, OH

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

CITY OF NORTH RIDGEVILLE, OH

1. Promoting vegetation shall be retained on full portions of the building site or for 50% of contiguous vegetation areas. Covering shall be above any active working areas or structures.	land practices shall also be used as needed to control sedimentation. Sediment control practices shall be inspected weekly after storm events, and maintained to good working condition.
2. Temporary silt and erosion control shall be applied to areas, such as ditches and eroded graded areas, that have not yet achieved revegetation. This shall apply to all dirt that will be disturbed for 21 days or longer.	3. Construction vehicles shall not be allowed to wash into, or on, the project access street. The access shall be gravel or crushed rock surfaces with sump pits.
3. Stockpiles of soil, gravel, crushed concrete and grading shall not be allowed near any structure, building, or other sensitive area that will be located adjacent to the project.	4. All dirt, gravel, and other materials shall be contained within a silt fence or other erosion control device. The access shall be gravel or crushed rock surfaces with sump pits.
4. Site areas or other disturbed areas shall not be used for any other purpose than the building site. These shall not be constructed to otherwise or used for any other purpose. (Other measures) controls shall be maintained to good working condition.	5. All dirt, gravel, and other materials shall be contained within a silt fence or other erosion control device. The access shall be gravel or crushed rock surfaces with sump pits.

The diagram illustrates a landfill cell with several key features:

- Soil Stockpile:** Located at the top left and bottom left of the cell.
- Waste Layers:** The central area is filled with waste, represented by a cross-hatched pattern.
- Leachate Collection System:** A network of pipes and collection tanks is shown at the bottom of the waste layers.
- Gas Collection System:** A network of pipes and collection tanks is shown at the top of the waste layers.
- Water Inlet:** A pipe labeled "Water Inlet" is shown entering the cell from the top left.
- Gas Outlet:** A pipe labeled "Gas Outlet" is shown exiting the cell from the top right.
- Leachate Outlet:** A pipe labeled "Leachate Outlet" is shown exiting the cell from the bottom right.
- Soil Stockpile:** A circular stockpile is shown in the center of the cell.
- Soil Stockpile:** A rectangular stockpile is shown in the center of the cell.
- Soil Stockpile:** A rectangular stockpile is shown in the center of the cell.

An inset diagram on the right provides a cross-section of the waste layers, showing the following components from top to bottom:

- Leachate Collection Tank**
- Gas Collection Tank**
- Water Inlet**
- Leachate Outlet**
- Gas Outlet**
- Soil Stockpile**

- Larry H. Pridemore
CITY OF NORMAN, OKLAHOMA

Technical drawing illustrating the construction details of a trench section, showing both an elevation and a section view.

ELEVATION: Shows the trench profile relative to the level roadway. Key dimensions include a minimum width of 10' and a minimum height of 12'.

SECTION: Shows the trench cross-section. Key dimensions include a minimum diameter of 12' and a minimum height of 12'.

Notes:

- Plat stays to front of header
- Level roadway
- 10' Min.
- 12' Min.
- 12' Min.
- 12' Min.
- When possible around station before driving
- Trench to be backfilled and compacted
- Joining sections of silt fence

- | MATERIAL PROPERTIES | VALUES | TEST METHOD |
|---------------------------------|---------------------------|-------------|
| Minimum Tensile Strength | 130 N/m (5.5 lb) | ASTM D 4852 |
| Maximum Elongation at 60 lbs | 60% | ASTM D 4852 |
| Minimum Puncture Strength | 80 lbs (20.0 lb) | ASTM D 4852 |
| Minimum Tear Strength | 40 lbs (10.0 lb) | ASTM D 4852 |
| Apparent Opening Size | ± 0.84 mm | ASTM D 6781 |
| Minimum Permeability | 1210-2 cm ² /s | ASTM D 4491 |
| UV Resistance (24-hr Radiation) | 70% | ASTM D 4328 |

8. Between testimony of all three will be advised regarding only if a support point with a medium 8-10, depending prior to doing into the ground, given findings.

10. Interrogation—SSB team shall not permit to yield only as different from through the potential. If recall necessary the off-charge, taken under the lights or around the lights, any other way that may affect a conventional law discipline, and all of the following shall be performed, as appropriate: 1) the layout of the cell force shall be changed; 2) a confidential informant shall be provided; or 3) a confidential informant shall be provided.

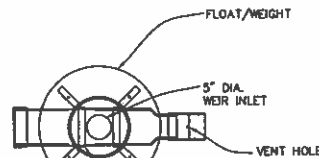
11. Confidentiality—SSB team shall be required to ensure that all support points representing a high level of the cell force.

12. Confidentiality—SSB team shall be required that each recruit shall be held daily, 24 hours, 7 days a week. The location of placing all support points shall be maintained only to ensure the proper use and effectiveness of the cell force. The cell force shall be required to maintain.

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

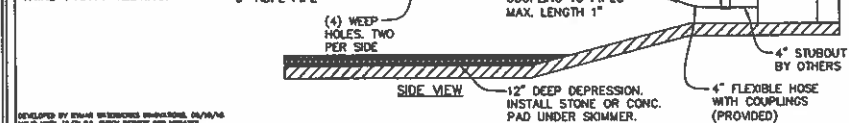
STANDARD NOTES:

1. Rigid outlet pipe should be 1.5 to 2 times the height of outlet structure (min. 6').
2. Inlet Orifice size can be reduced with 3" & 4" saddles provided.
3. Minimal assembly required. User provides rigid outlet pipe. All other materials and parts included.
4. Total weight of skimmer ± 52.0 lbs.



Water Depth	3' glimmer		5' with 4' Otter		5' with 3' Otter	
	ch	dh	ch	dh	ch	dh
0.1	0.1394	16.711	0.1257	11.305	0.1214	10.463
0.3	0.1779	21.819	0.1526	11.188	0.1330	11.439
0.5	0.2656	32.717	0.1798	15.537	0.1657	12.599
1.0	0.7768	73.152	0.2119	18.109	0.1995	13.778
1.5	0.9295	25.625	0.2301	20.353	0.2062	14.531
2.0	0.7147	26.935	0.2486	21.561	0.2147	15.058
2.5	0.5340	77.094	0.1629	22.718	0.1798	15.555
3.0	0.3434	76.949	0.2275	23.715	0.2043	15.902
3.5	0.3343	59.669	0.2408	24.605	0.1881	16.246
4.0	0.3513	30.342	0.2039	25.994	0.1594	16.553
from 10.5-4'	0.3104	36.342	0.2489	21.499	0.1740	16.505

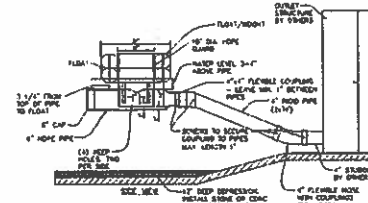
FOR DESIGN PURPOSES
ASSUME FLOW RATES
REMAIN CONSTANT FOR
DEPTHS GREATER THAN 4'.
FLOW RATES BASED ON
THIRD PARTY TESTING.



MODEL 2
3" - 5" Marlee Float
Skimmer Detail



Model #2 | 3", 4" & 5"
Marlee Float™ Skimmer Cut Sheet/Installation Instructions



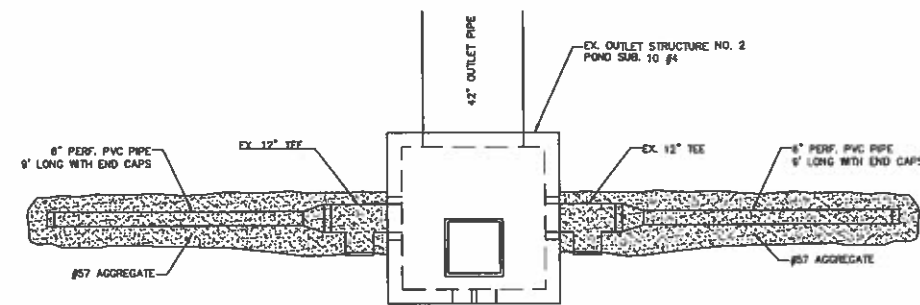
- Model 2-3", 5" Marflex Steel Skimmer is to be attached to a 4" rigid pipe (Schedule 40 PVC for construction/ventilatory applications or HDPE for permanent applications). Rigid pipe should be 1.5 times the height of the outlet structure (H), minimum of 8". For ponds requiring a pipe length greater than 16' additional weight may be required to counteract buoyancy.
- 4" Rigid pipe to be attached to 4" rigid stubout or of outlet structure or through dam. Flexible pipe with couplings to attach 4" rigid pipe to 4" PVC or HDPE stub out is provided. If stubout is material other than Schedule 40 PVC or HDPE an alternate coupling may be required.
- When attaching rigid pipe to skimmer coupling make sure to leave at least 1" space in coupling between pipes to allow for sufficient flexibility.
- Basin should have a +/- 12" depression (skimmer pit) to effectively drain pond. It is preferable to line bottom of skimmer pit with stone, riprap or concrete. Water may remain in bottom of skimmer pit. It is recommended to slope basin at minimum 1% grade to skimmer pit.
- Skimmer is shipped fully assembled. User attaches flexible couplings to rigid pipe and stubout from outlet structure. Securely tighten pipe clamps and install two screws (provided) through each connection to minimize twisting.
- During installation take care to position skimmer in upright position with floats level. Also verify that vent hole in flexible coupling is rotated to top of pipe.
- 3" and 4" Orifice saddle is provided to convert standard 5" orifice. Center hole in saddle over 5" hole and secure using two pipe clamps provided.
- Add maintenance rope, if required. Tie to skimmer and affix to outlet structure or post on bank. Ensure sufficient rope so skimmer floats are not restricted.
- Flow rates are provided with details. Design engineer to select skimmer size and location to meet local requirements.
- For technical support and/or assistance with installation, visit our website at www.zymawaterworks.com or call 855.697.9933.

803 Roper Creek Drive Greenville, SC 29615

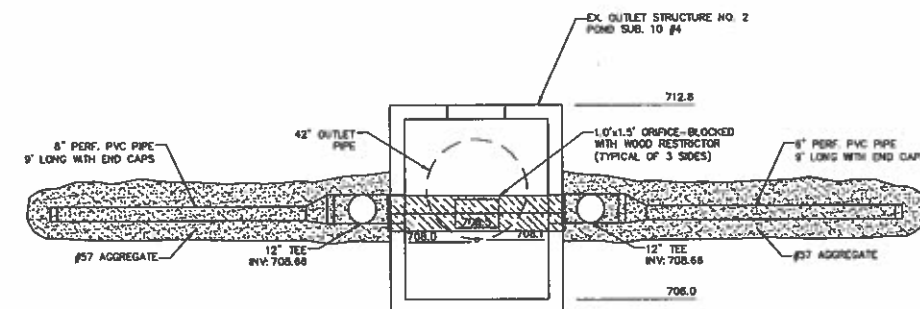
855.697.9333

www.nymawaterworks.com

info@drymarwaterworks.com

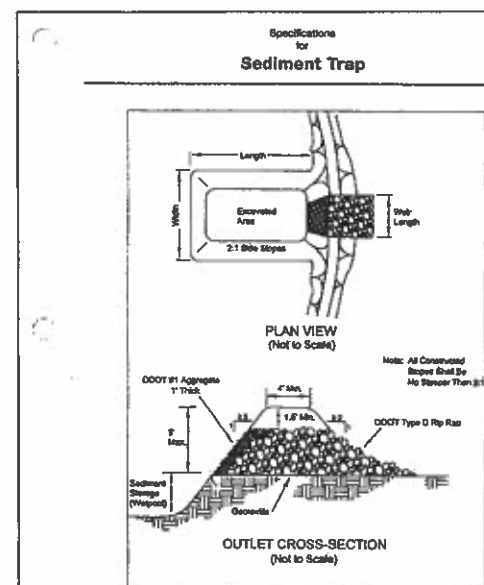


EX. OUTLET STRUCTURE NO. 2, POND SUB. 10 #4
PLAN VIEW
NOT TO SCALE



EX. OUTLET STRUCTURE NO. 2, POND SUB. 10 #4
CROSS-SECTION VIEW
NOT TO SCALE

POND SUB. 10 #4 SEDIMENT CONTROL DEVICE DETAILS



- ## Specifications for Sediment Traps
1. Work shall consist of the installation, maintenance and repair of all sediment traps at the locations designated on the drawings.
 2. Sediment trap shall be constructed to the dimensions specified on the drawings and operational prior to update trap installation.
 3. The work between the catchment shall be cleaned, graded and covered with vegetation to a maximum depth of 6 (6) inches. The spot shall be cleaned and placed in suitable settlement condition.
 4. Fill used for the catchment shall be suitable to assure its stability and it must be free of roots or other obstructions, weeds, large rocks, or other obstructions, materials. Fill material shall be placed to a depth of 6 (6) inches and filled to compacted by hand using a tamper or other approved compacting equipment. Fill height will be increased to the 6 (6) inches to fill for structures/structures. Contractor shall be responsible for obtaining all the material or acceptable material to form.
 5. The minimum height of embankment shall be 2 (2) feet. A slope and fill slopes shall be 2:1 (2H:1V) or flatter.
 6. An alternate design volume below the level of the outlet of 20 (20) ft. for every size of catchment design shall be provided to sediment of each facility noted on the drawings with suitable embankment design volume provided below the outlet.
 7. Temporary seeding shall be established and maintained over the entire life of the project.
 8. The outlet for the sediment trap structure shall be constructed to the dimensions shown on the drawings.
 9. The outlet shall be constructed using the standard trap bed as the design. Where applicable to a bank, all outlet shall be in a minimum of two (2) feet or as specified on the drawings. Sediment to greater fill quantity may be above with the upper most trap placed. Inlet shall be placed to be in line with the outlet at the top of the upstream side of the outlet.
 10. Working shall be within limits set by all project drawings. All traps and catchments on the site of the practice.
 11. After all trapping-producing areas have been properly established, the structures and all associated equipment shall be removed. Double earthwork shall be placed in the sediment traps and compacted. The area must be prepared to meet with adjoining trap structure and have positive drainage. The area shall be adequately drained.

INFORMATION OBTAINED FROM THE 2008
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				
SEDIMENT TRAPS				
SCALE: NOT TO SCALE			SWP-1	
DATE: 10/01/08	DRAWN BY: JAB/TER			

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NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR. NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.

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440.348.2000

SECTION	NORTH, RANGE	EAST
	CITY OF NORTH RIDGEVILLE	
	LORAIN COUNTY, OHIO	

**K. HOWNANIAN HOMES LLC
SHADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
SWP3 DETAILS &
OUTLET STRUCTURE SEDIMENT
CONTROL DEVICE DETAILS**

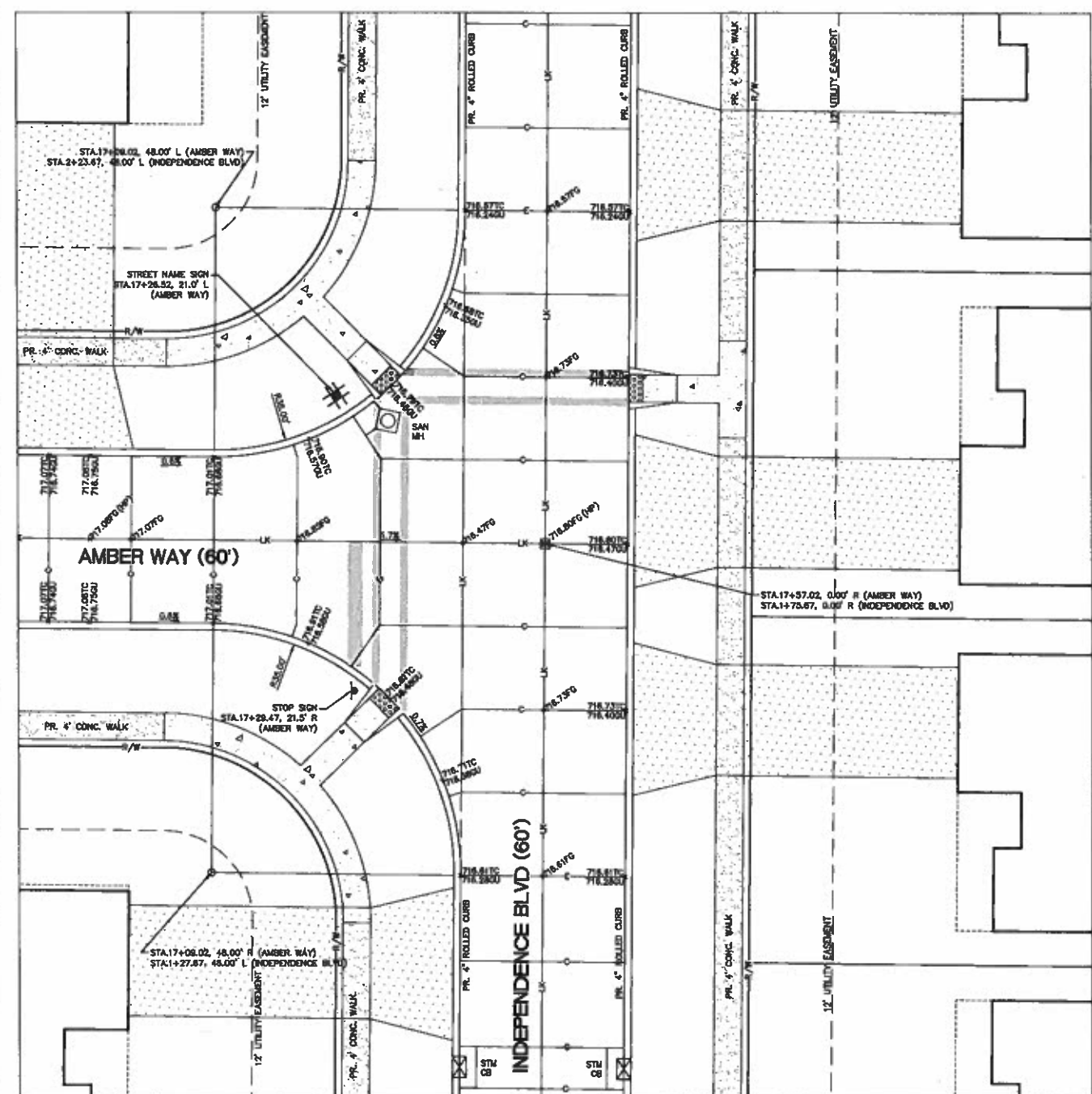
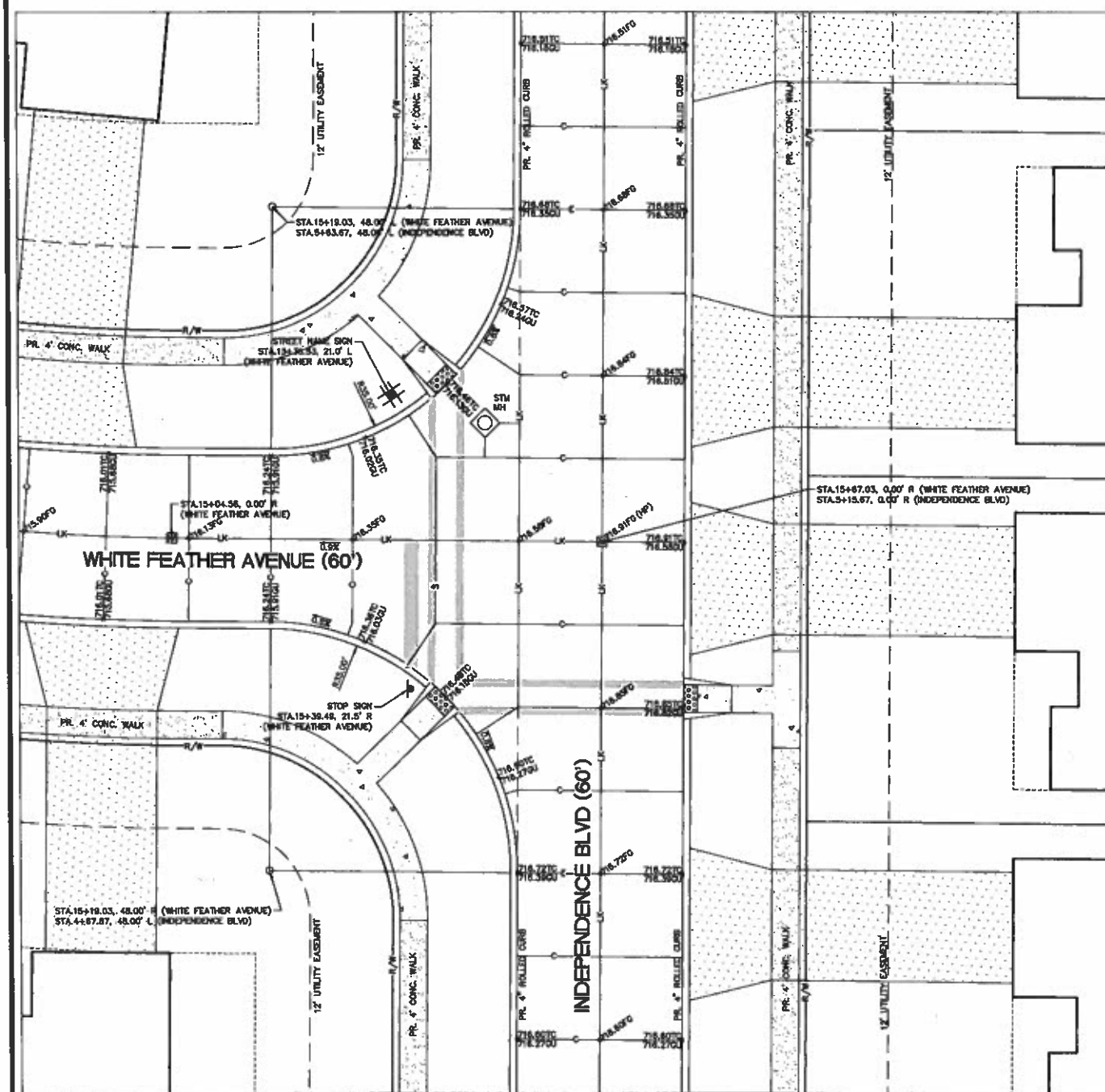
DATE JANUARY 11, 2018

JANUARY 11, 2018
CITY SUBMITTAL NO. 1
APRIL 10, 2018
CITY SUBMITTAL NO. 2
JULY 11, 2018
CITY SUBMITTAL NO. 3
SEPTEMBER 04, 2018
CITY SUBMITTAL - FINAL APPROVAL

RELATIONS

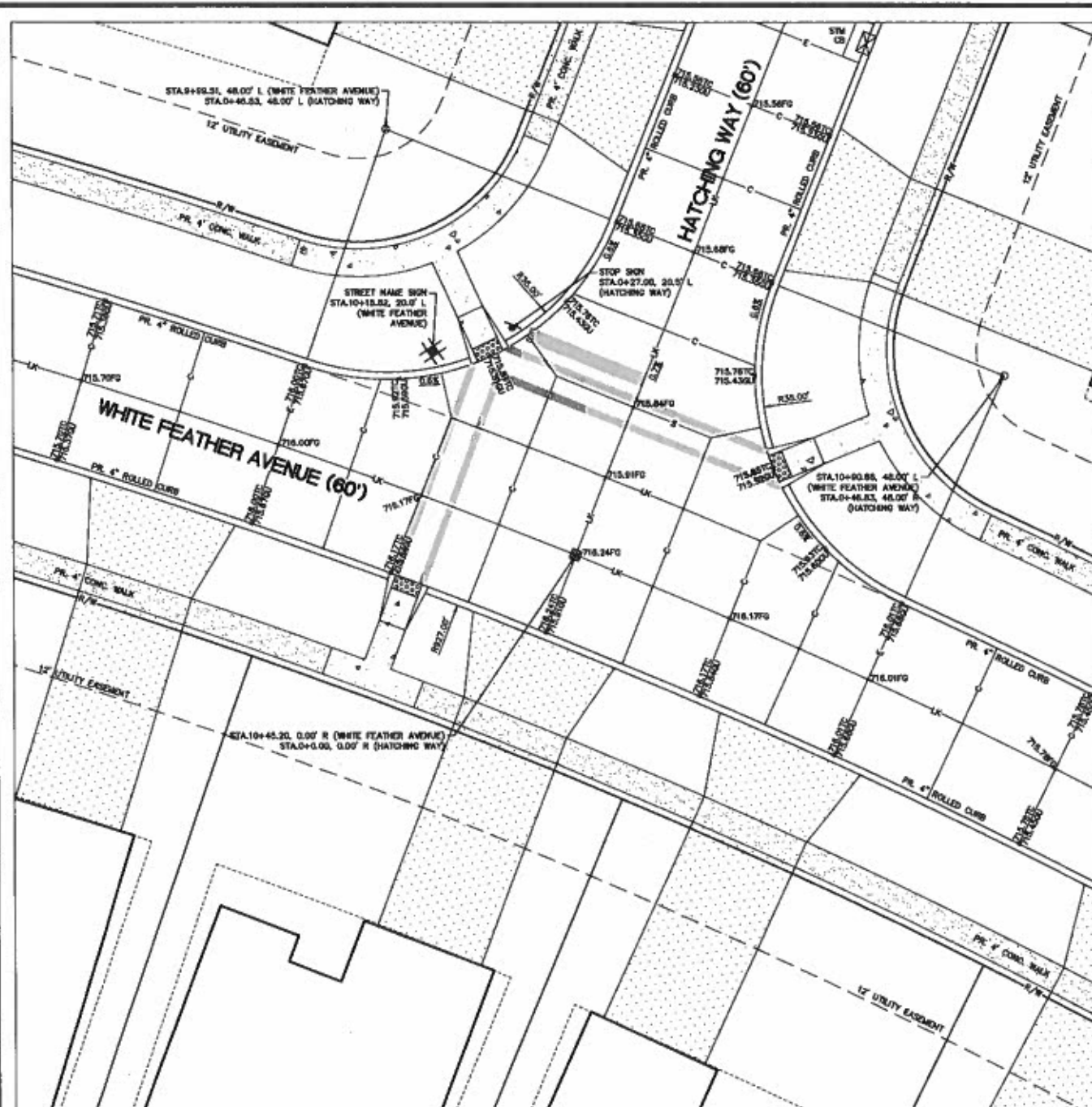
DR.	TDR	CH	DH
P.M. DH			
BOOK		N/A	
JOB		18002341	
SHEET NO.			

CAD FILE: 16002341--07 - SWAPP DT.DWG



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INDEPENDENCE, OH 44131
440.349.2600

.....



INTERSECTION DETAIL - WHITE FEATHER AVENUE AND HATCHING WAY

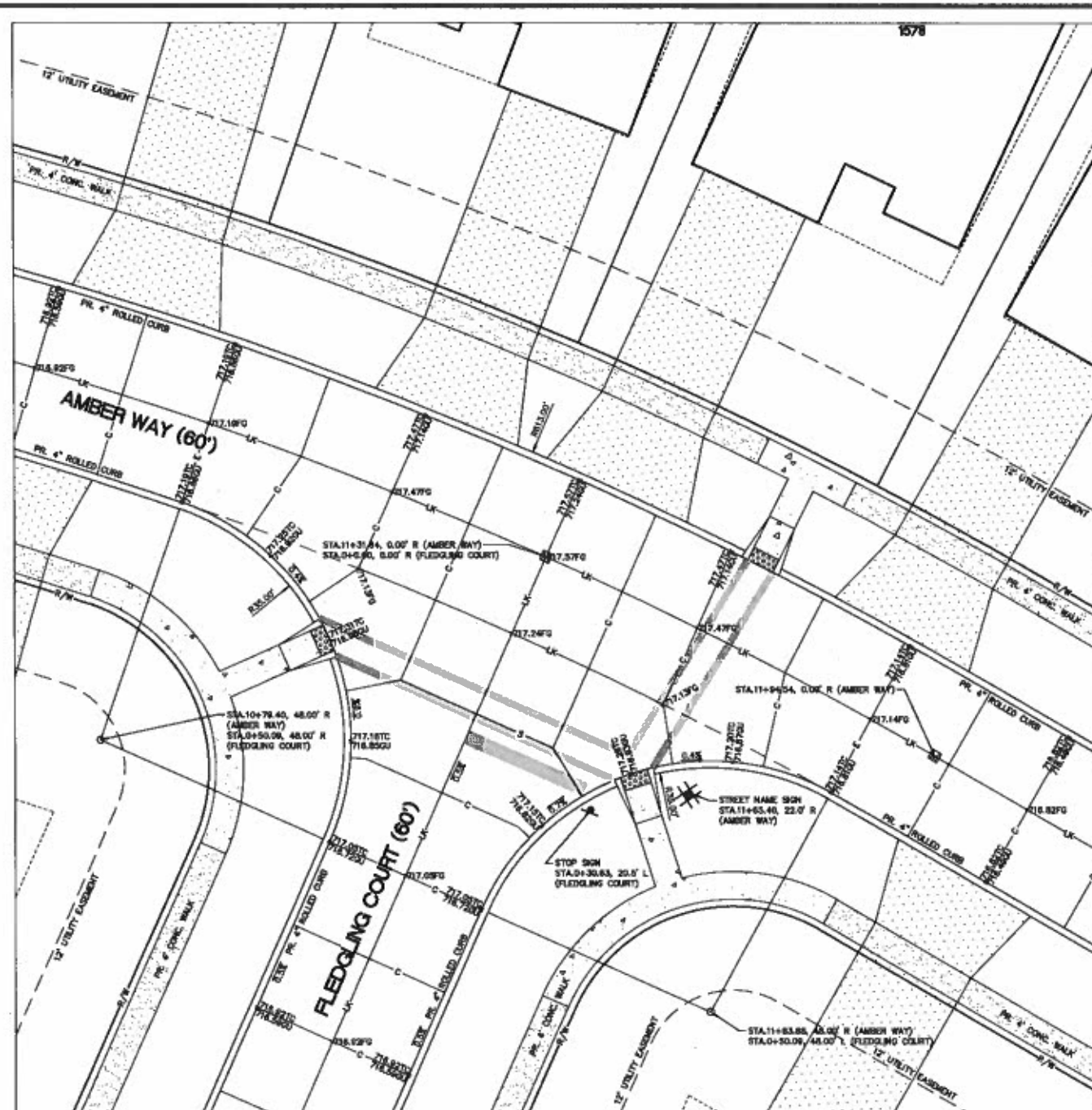
SCALE: 1" = 10'

JOINT LEGEND

- UK - LONGITUDINAL KEY JOINT
- C - CONTROL JOINT
- E - EXPANSION JOINT
- S - SLEEPER SLAB EXPANSION JOINT
- P - PRESSURE RELIEF JOINT

NOTES:

1. REFER TO STREET SIGN STANDARDS ON SHT. C10.6 FOR ALL SIGNAGE.
2. STOP BARS SHALL CONFORM TO ODOT CAN SPECIFICATIONS ITEM 540.
3. CROSSWALK STOPPING SHALL CONFORM TO ODOT CAN SPECIFICATIONS ITEM 540.



INTERSECTION DETAIL - AMBER WAY AND FLEDGLING COURT

SCALE: 1" = 10'



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THE LOCATION OF EXISTING UNDERGROUND UTILITIES, PIPE, CABLE, AND OTHER STRUCTURES SHALL BE INDICATED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.

NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.

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866.850.4300
7109 L. PLEASANT VALLEY ROAD, SUITE 220
HUNTSVILLE, AL 35894



SECTION
TOWN NORTH RANGE EAST
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOVARIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
INTERSECTION DETAILS

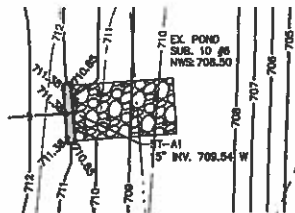
DATE
JANUARY 11, 2019

REVISIONS
1. JANUARY 11, 2019
2. JANUARY 11, 2019
3. JANUARY 11, 2019
4. JANUARY 11, 2019

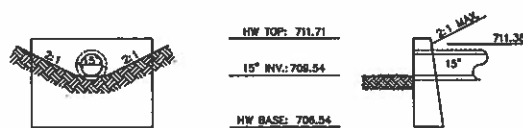
DR. TDR
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 10.3

SCALE
1" = 10 FEET
DR. TDR
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 10.3

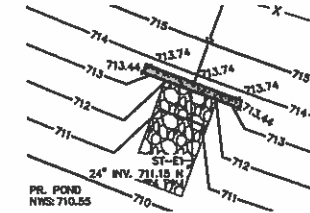
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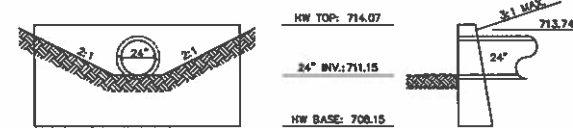
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PLAN
SCALE: 1"=10'



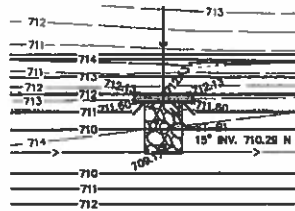
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CROSS-SECTION
SCALE: 1"=5'
(BASED ON STORM DETAIL STM-10 LOCATED ON SHEET 11.0)



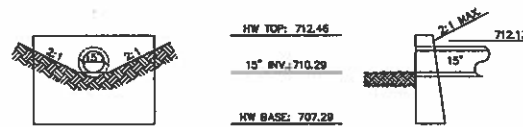
HEADWALL ST-F1 GRADING DETAIL
PLAN
SCALE: 1"=10'



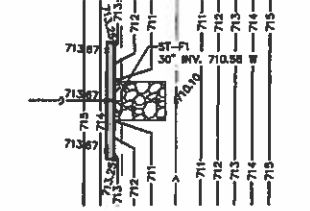
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CROSS-SECTION
SCALE: 1"=5'
(BASED ON STORM DETAIL STM-10 LOCATED ON SHEET 11.0)



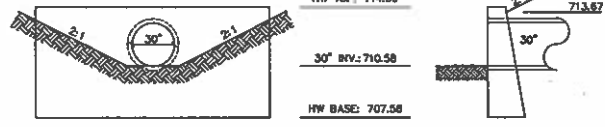
HEADWALL ST-B1 GRADING DETAIL
PLAN
SCALE: 1"=10'



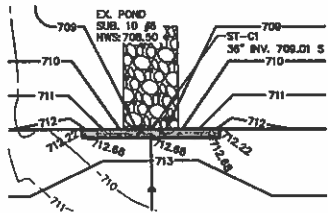
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CROSS-SECTION
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(BASED ON STORM DETAIL STM-10 LOCATED ON SHEET 11.0)



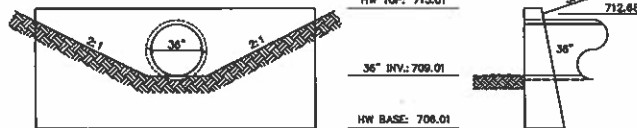
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PLAN
SCALE: 1"=10'



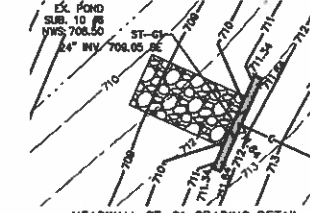
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CROSS-SECTION
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(BASED ON STORM DETAIL STM-10 LOCATED ON SHEET 11.0)



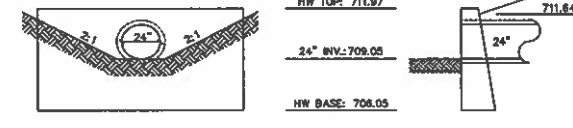
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PLAN
SCALE: 1"=10'



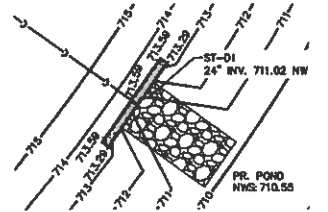
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CROSS-SECTION
SCALE: 1"=5'
(BASED ON STORM DETAIL STM-10 LOCATED ON SHEET 11.0)



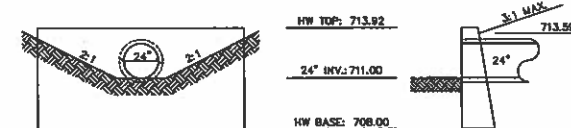
HEADWALL ST-G1 GRADING DETAIL
PLAN
SCALE: 1"=10'



HEADWALL ST-G1 GRADING DETAIL
CROSS-SECTION
SCALE: 1"=5'
(BASED ON STORM DETAIL STM-10 LOCATED ON SHEET 11.0)



HEADWALL ST-D1 GRADING DETAIL
PLAN
SCALE: 1"=10'



HEADWALL ST-D1 GRADING DETAIL
CROSS-SECTION
SCALE: 1"=5'
(BASED ON STORM DETAIL STM-10 LOCATED ON SHEET 11.0)



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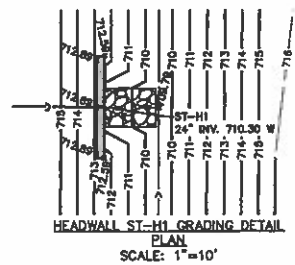
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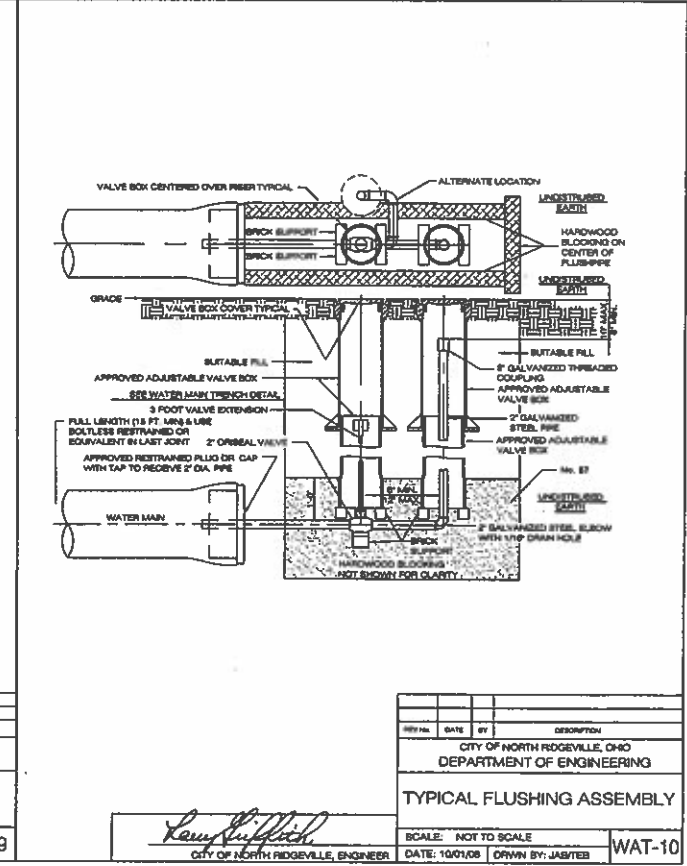
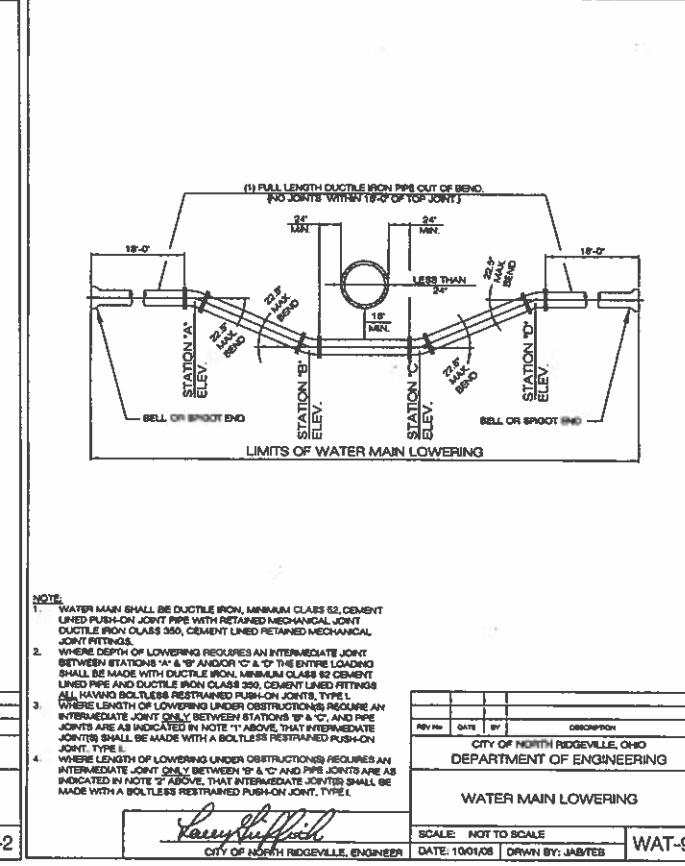
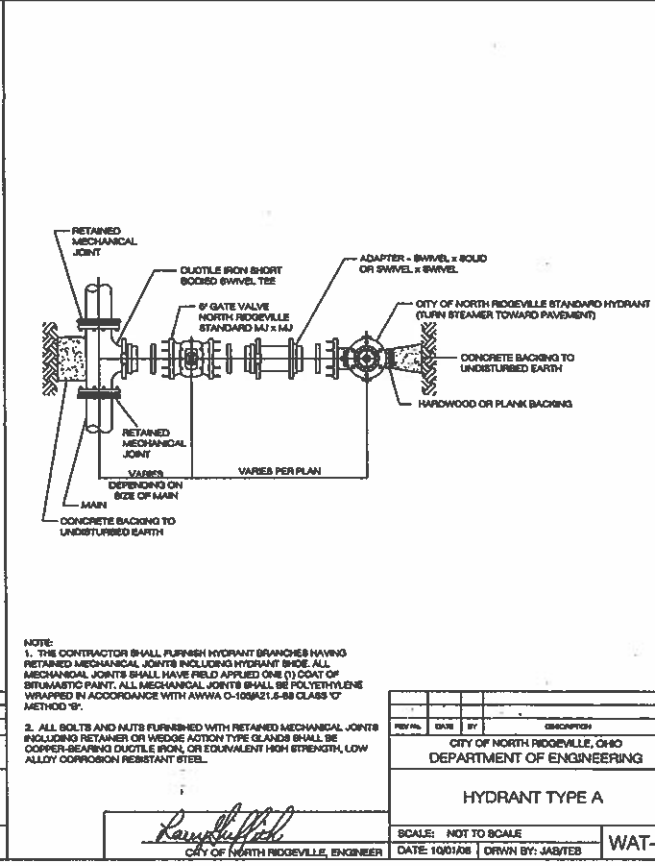
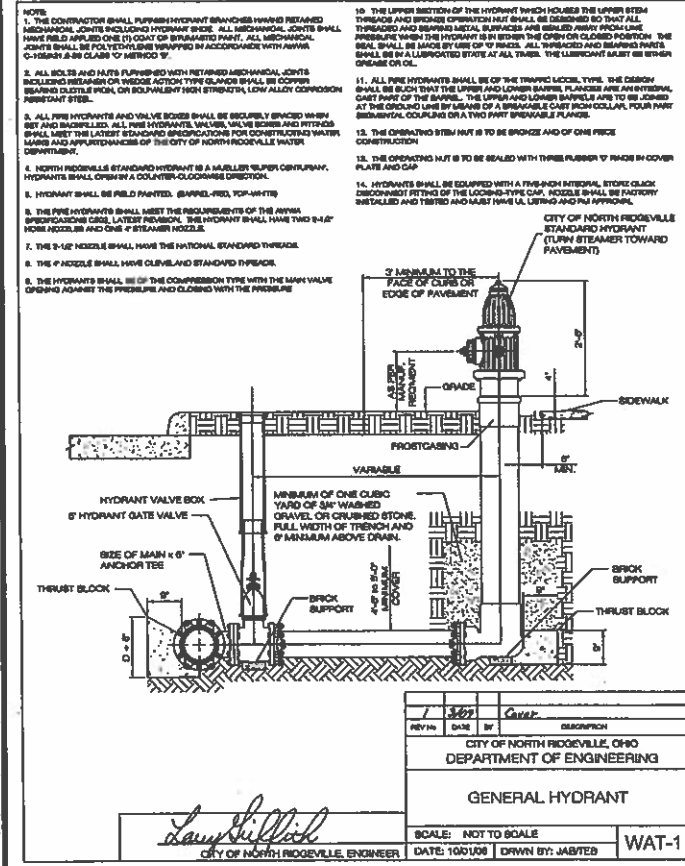
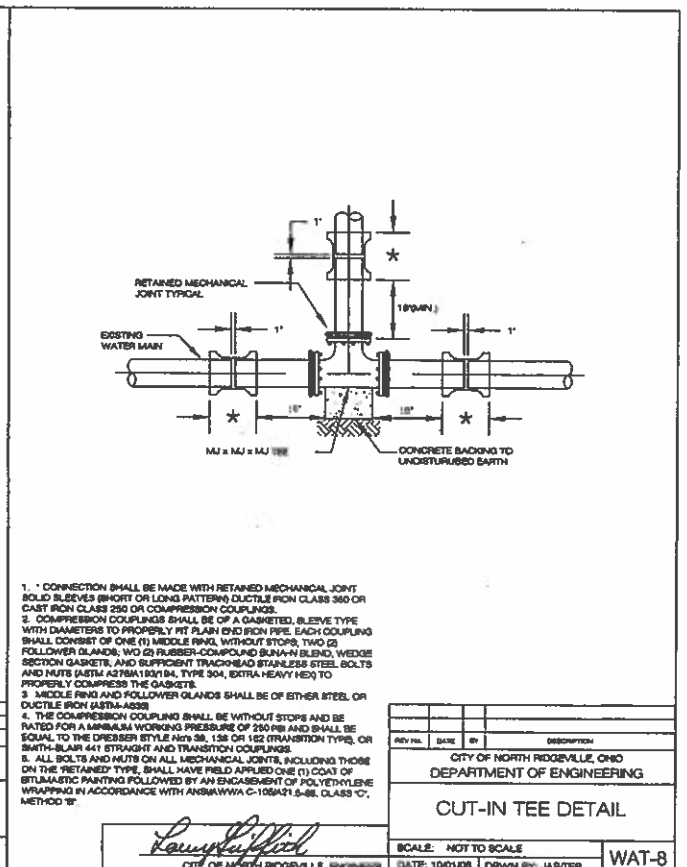
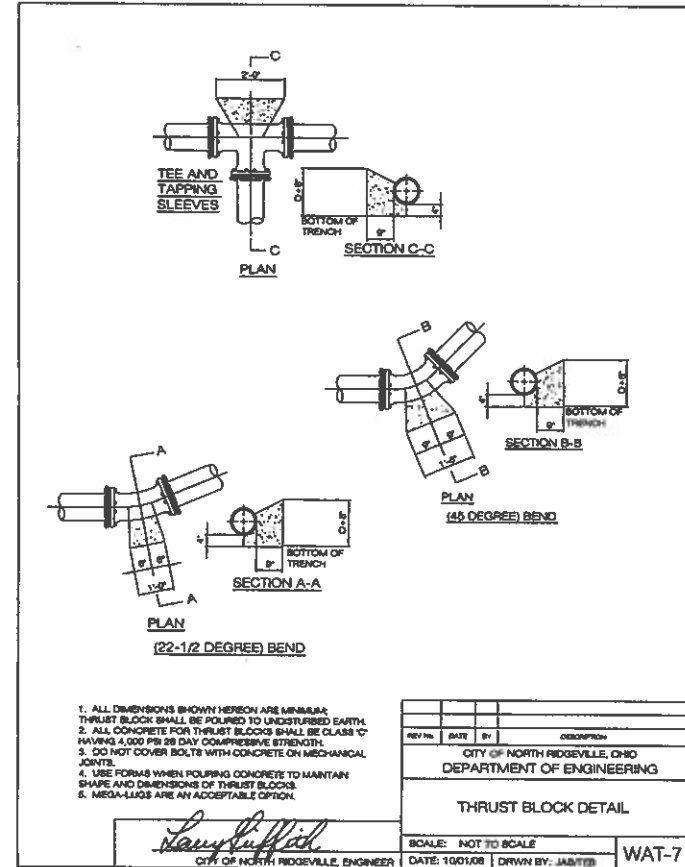
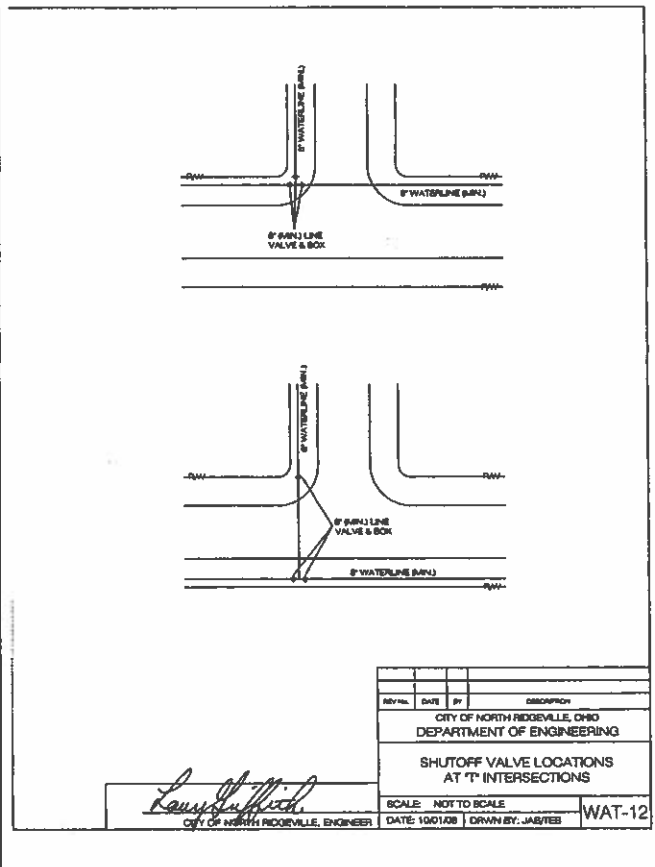
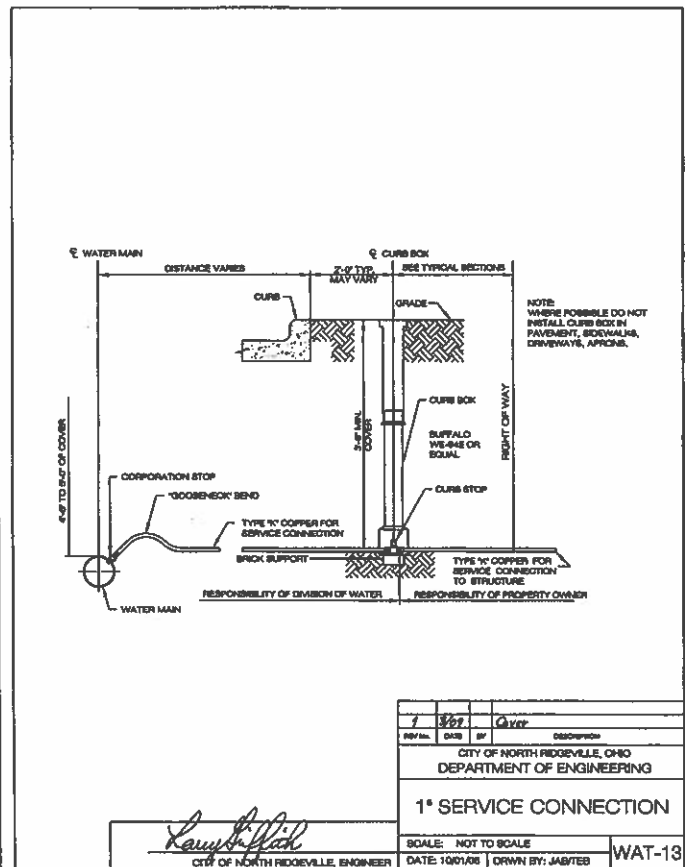


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46209-2000

SECTION	EAST
	NORTH, RANGE
	TOWN
CITY	CITY OF NORTH RIDGEVILLE
	LORAIN COUNTY, OHIO
	K. HONNANIAN HOMES LLC
SUBDIVISION	MEADOW LAKES SUBDIVISION #17
	CONSTRUCTION PLANS
	HEADWALL DETAILS
DATE	JANUARY 11, 2019
	REVISIONS
	SCALE 0 5 10 1" = 10 FEET
DR.	TDR
	CHL
	DH
P.M.	DH
	BOOK
	N/A
JOB	18002341
	SHEET NO.
	10.4

CADD FILE: 18002341-10.4-HEADWALL.DWG





811

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JOLIET, ILLINOIS 61731

SECTION

TOWN

RANGE

EAST

CITY OF NORTH RIDGEVILLE

LORAIN COUNTY, OHIO

CLIENT

K. HOWANIAN HOMES LLC

MEADOW LAKES SUBDIVISION #17

CONSTRUCTION PLANS

TYPICAL WATER DETAILS

DATE

JANUARY 11, 2019

REVISIONS

DR. TDR

DL. DH

PAJ. DH

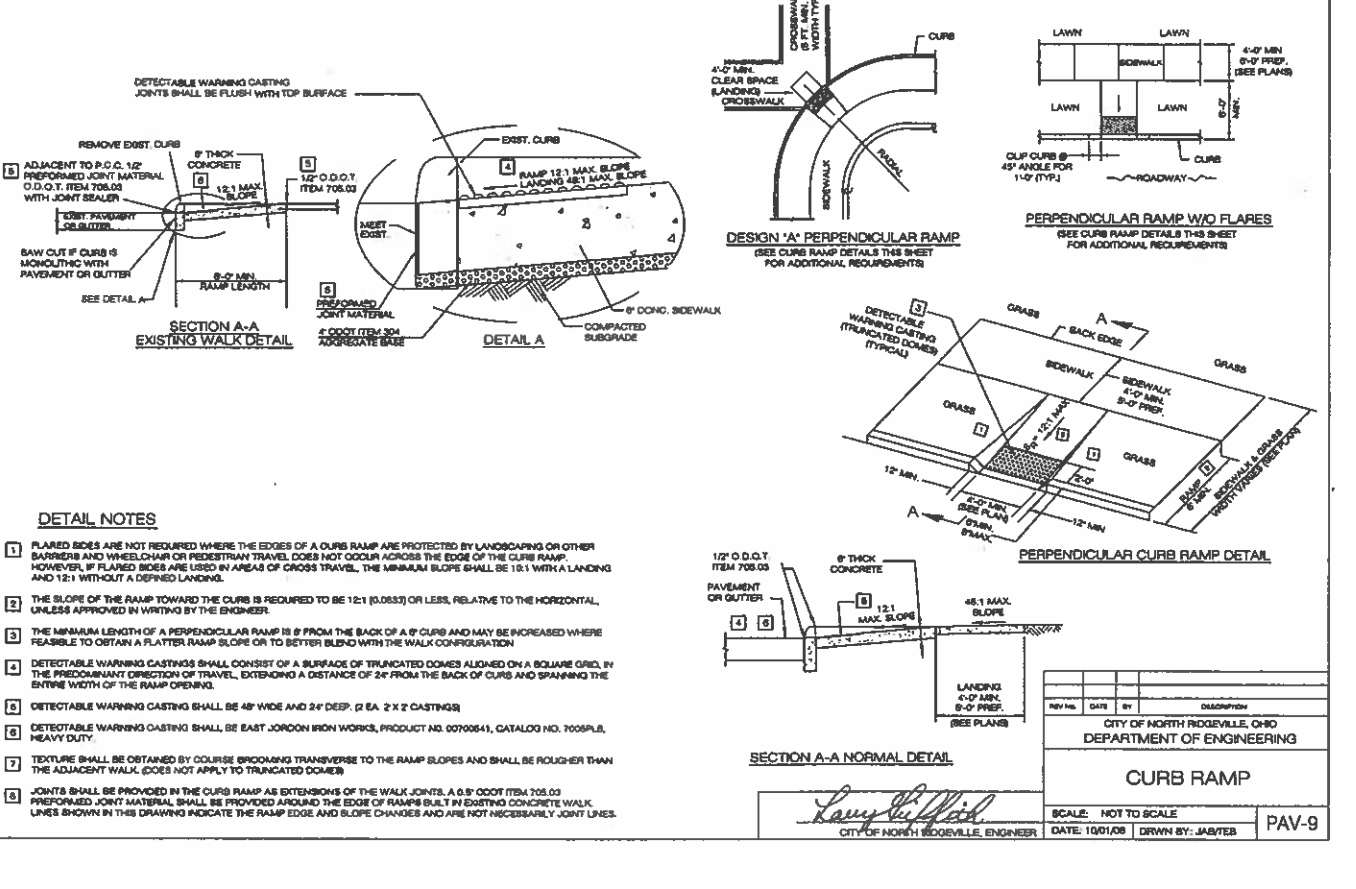
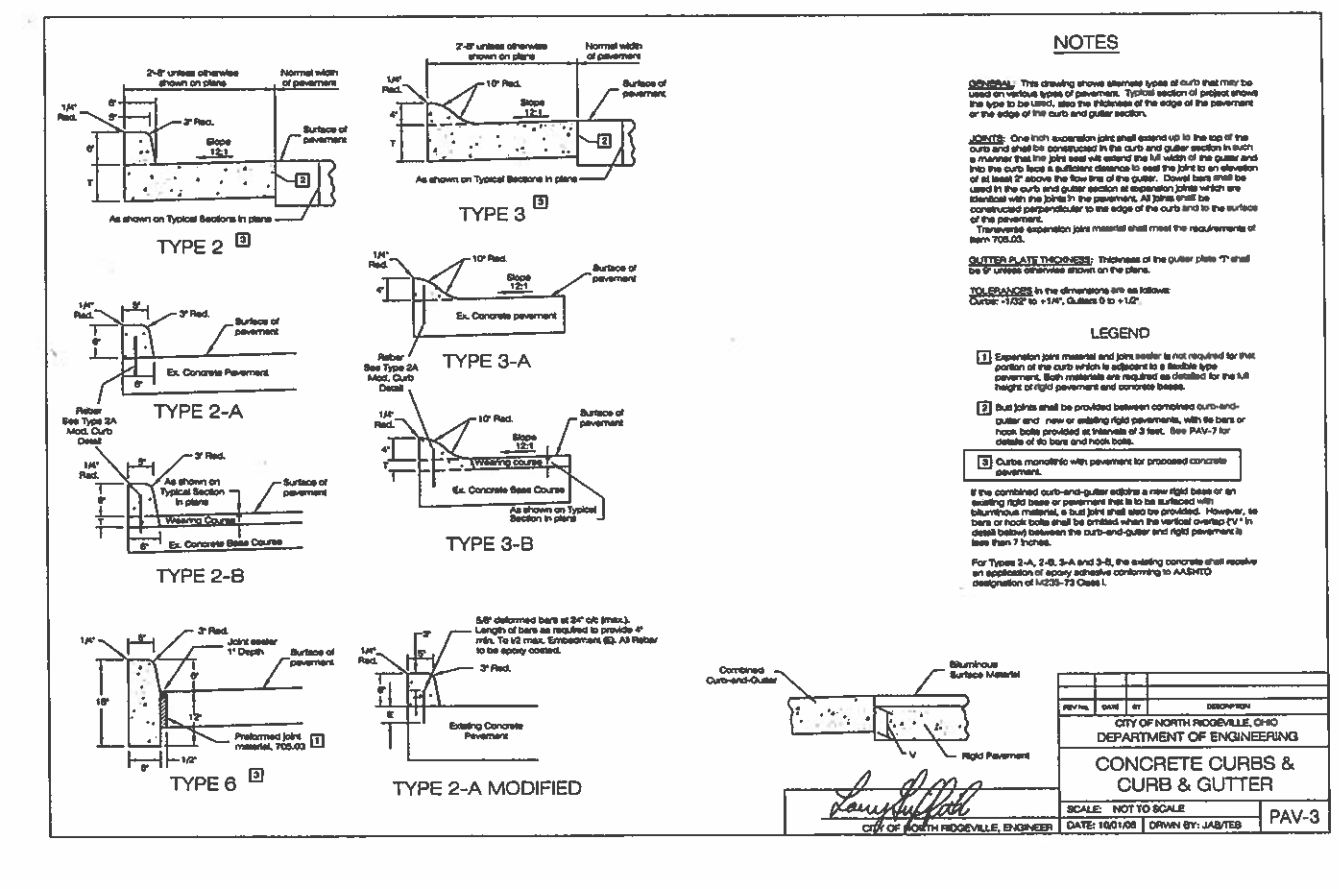
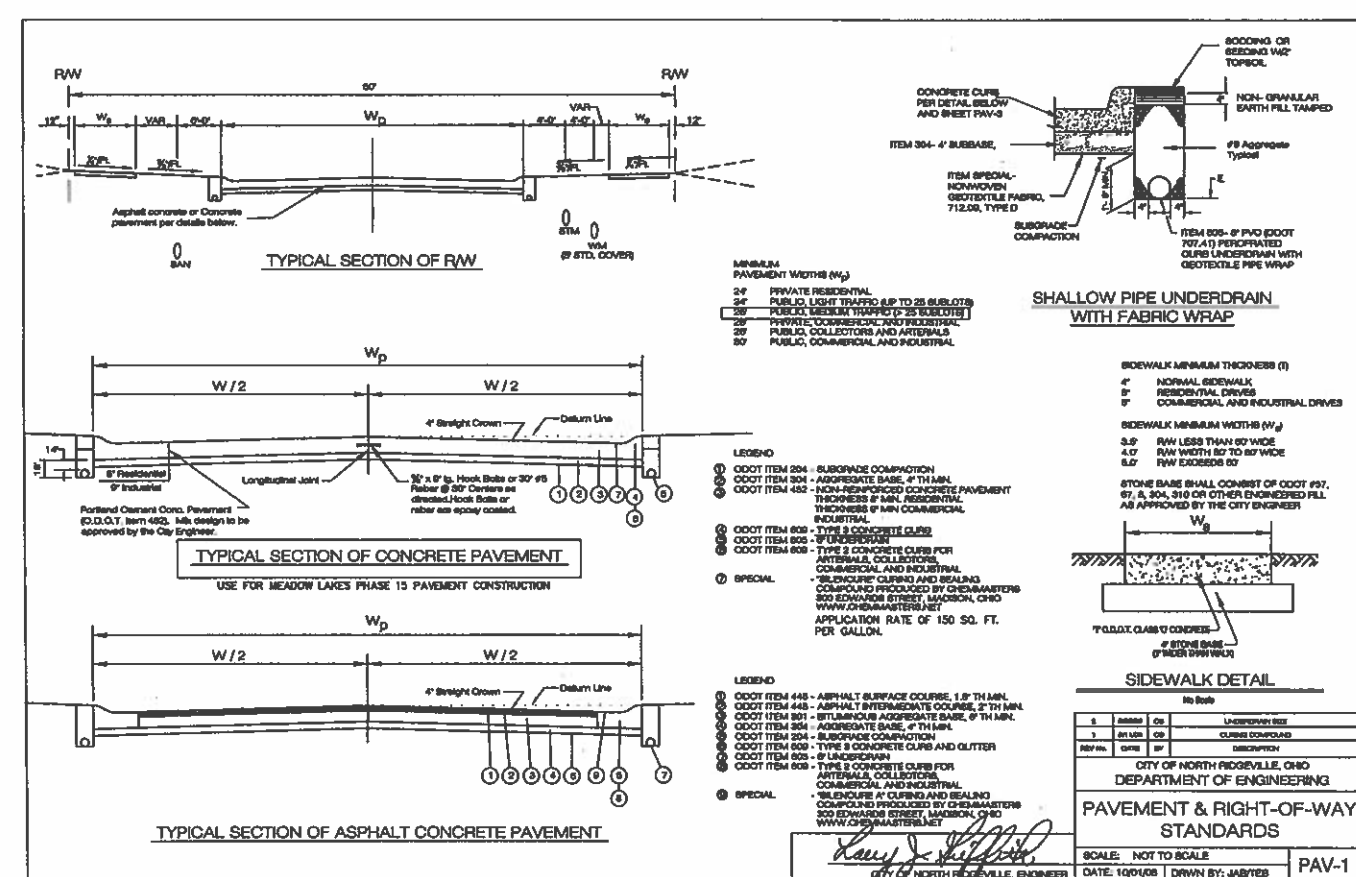
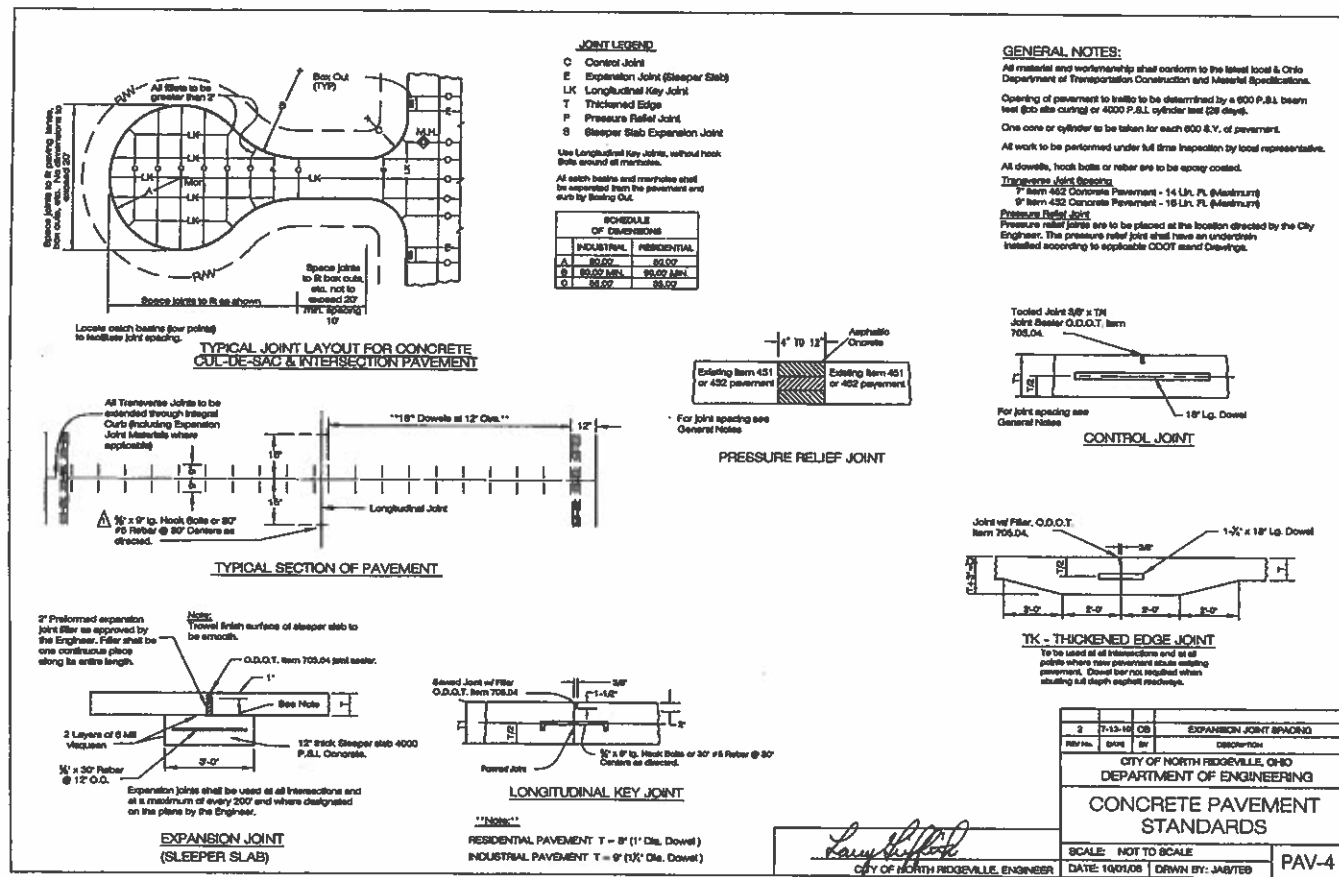
BOOK N/A

JOB 18002341

SHEET NO.

113

[illegible]



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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY OTHER UTILITIES NOT SHOWN ON THE DRAWING.

ATWELL
886.850.4200
7100 E. PLEASANT VALLEY ROAD, SUITE 230
INDIANAPOLIS, IN 46241

SECTION: NORTH, RANGE: EAST

TOWN: CITY OF NORTH RIDGEVILLE

COUNTY: LORAIN COUNTY, OHIO

CLIENT: K. HONANIAN HOMES LLC

PROJECT: MEADOW LAKES SUBDIVISION #17

CONSTRUCTION PLANS

TYPICAL PAVEMENT DETAILS

DATE: JANUARY 11, 2019

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

REVISIONS

NO. DESCRIPTION

DR: TDR

BOOK: N/A

JOB: 18002341

SHEET NO. 115

SCALE: NOT TO SCALE

DATE: 10/01/08

DRAWN BY: JAB/TB

PAV-9

MEADOW LAKES SUBDIVISION #17

SINGLE FAMILY HOUSING DEVELOPMENT
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO
CONSTRUCTION DRAWINGS

APPLICANT/OWNER
K. HOVNANIAN HOMES LLC
OHIO DIVISION
3296 COLUMBIA ROAD
RICHFIELD, OHIO 44286
(440) 985-7304 PHONE
CONTACT: CHRIS BROWN

ENGINEER/SURVEYOR/ECOLOGICAL
ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD
INDEPENDENCE, OHIO 44131
(440) 349-2000 PHONE
(440) 349-2028 FAX
CONTACT: TIMOTHY RUSSELL
EMAIL: TRUSSELL@ATWELL-GROUP.COM

UTILITIES OWNER
CITY OF NORTH RIDGEVILLE
7307 AVON BELDEN ROAD
NORTH RIDGEVILLE, OHIO 44039
PHONE: (440) 353-0819

OHIO EDISON
MIKE ZANNI
6326 LAKE AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 328-3271
zannim@firstenergycorp.com

WINDSTREAM ENGINEERING
GEOFF HAMM
560 TERNES AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 329-4247
geoffery.p.hamm@windstream.com

SPECTRUM
RON GIBSON
576 TERNES AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 366-0416 EXT 625

COLUMBIA GAS
DAN SUREN
7080 FRY ROAD
MIDDLEBURG HEIGHTS, OHIO 44130
PHONE: (440) 891-2428
dsuren@isource.com

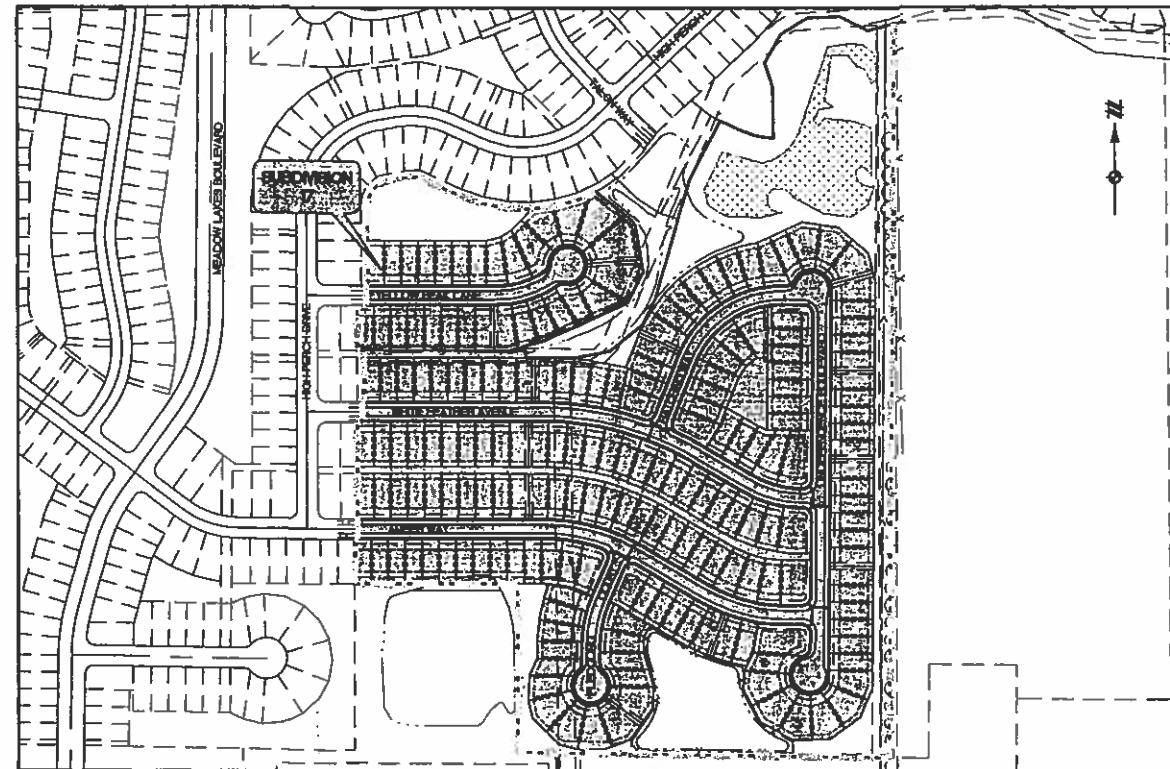
SITE DATA

RESIDENTIAL SUBDIVISION
198 SUBLOTS
53.91 ACRES

BENCHMARKS				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	SANITARY MH RM	716.73	628941.9440	2094368.2390
2	SANITARY MH RM	715.81	628258.773	2094372.243

LEGEND

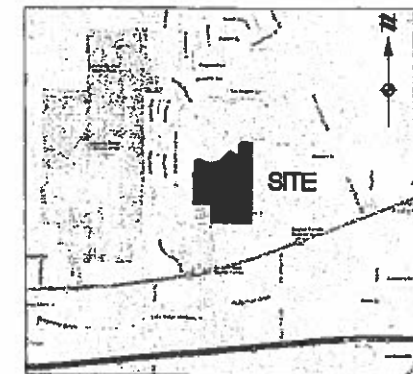
---	MEASURED BOUNDARY
---	BOUNDARY TIE
---	ADJACENT BOUNDARY
---	EASEMENT
---	FENCE
---	STORM SEWER
○	MANHOLE
○	CATCH BASIN/INLET
---	SANITARY SEWER
---	CLEANOUT
---	WATER MAIN
---	HYDRANT
---	SHUTOFF OR CURB BOX
---	GATE VALVE IN BOX
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	GUY WIRE
---	UTILITY POLE
---	ELECTRICAL BOX /METER
---	UNDERGROUND TELEPHONE
---	GAS
---	GAS RISER
---	TELEPHONE BOX
---	CURB AND GUTTER
---	BOLLARD
---	SIGN
---	GAS VALVE
---	GAS METER
---	WATER METER
---	CALCULATED POINT
---	FOUND MONUMENT AS NOTED
---	SET 5/8" IRON PIN
---	RECORD
---	MEASURED
---	CALCULATED
---	PERMANENT PARCEL NUMBER
---	PROP. 5' CONTOUR
---	EXIST. 1' CONTOUR
---	EXIST. 5' CONTOUR
---	PROP. 1' CONTOUR
---	PROP. STORM SEWER
---	PROP. CATCH BASIN/INLET
---	PROP. STORM MANHOLE
---	PROP. STOP SIGN
---	PROP. STREET SIGN



AREA MAP
SCALE: 1" = 250'
SHEET INDEX

SHEET NO.	DESCRIPTION
1.0	COVER SHEET
2.0	EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PLAN
3.0	GENERAL PLAN
3.1	UTILITY PLAN
4.0	GENERAL NOTES
4.1	MASS GRADING PLAN
5.0	MASS GRADING PLAN
5.1	MASS GRADING PLAN
5.2	MASS GRADING PLAN
5.3	MASS GRADING PLAN
5.4	MASS GRADING SECTION
6.0	STORMWATER POLLUTION PREVENTION PLAN
6.1	STORMWATER POLLUTION PREVENTION PLAN
6.2	STORMWATER POLLUTION PREVENTION PLAN
6.3	STORMWATER POLLUTION PREVENTION PLAN
7.0	SWPS SPECIFICATIONS
7.1	SWPS GENERAL NOTES
7.2	SWPS DETAILS
7.3	SWPS DETAILS & OUTLET STRUCTURE SEDIMENT CONTROL DEVICE DETAILS
7.4	SWPS DETAILS
8.0	FINAL GRADING PLAN
8.1	FINAL GRADING PLAN
8.2	FINAL GRADING PLAN
8.3	FINAL GRADING PLAN
8.4	EXISTING POND AND OUTLET STRUCTURE MODIFICATIONS
9.0	YELLOW BEAK PLAN & PROFILE - (STA:1+00 TO 8+00)
9.1	YELLOW BEAK PLAN & PROFILE - (STA:6+00 TO 8+75)
9.2	WHITE FEATHER PLAN & PROFILE - (STA:1+00 TO 8+00)
9.3	WHITE FEATHER PLAN & PROFILE - (STA:8+00 TO 11+00)
9.4	WHITE FEATHER PLAN & PROFILE - (STA:11+00 TO 18+00)
9.5	AMBER WAY PLAN & PROFILE - (STA:3+00 TO 8+00)
9.6	AMBER WAY PLAN & PROFILE - (STA:8+00 TO 13+00)
9.7	AMBER WAY PLAN & PROFILE - (STA:13+00 TO 18+00)
9.8	HATCHING WAY PLAN & PROFILE - (STA:0+50 TO 3+50)
9.9	HATCHING WAY PLAN & PROFILE - (STA:3+50 TO 8+00)
10.0	INDEPENDENCE BLVD PLAN & PROFILE - (STA:0+50 TO 4+00)
10.1	INDEPENDENCE BLVD PLAN & PROFILE - (STA:4+00 TO 7+50)
10.2	INDEPENDENCE BLVD PLAN & PROFILE - (STA:7+50 TO 12+00)
10.3	FLEDGLING COURT PLAN & PROFILE - (STA:0+50 TO 5+00)
10.4	AUXILIARY STORM PROFILES
10.5	AUXILIARY STORM PROFILES
10.6	AUXILIARY STORM PROFILES
10.7	INTERSECTION DETAILS
10.8	INTERSECTION DETAILS
10.9	INTERSECTION DETAILS
11.0	HEADWALL DETAILS
11.1	TYPICAL STORM DETAILS
11.2	TYPICAL DETAILS
11.3	TYPICAL WATER DETAILS
11.4	TYPICAL WATER DETAILS & RETENTION POND DETAILS
11.5	TYPICAL PAVEMENT DETAILS
11.6	TYPICAL DETAILS
1 OF 8 - 8 OF 8	DEDICATION PLAT

*ROADWAY TYPICAL SECTION LOCATED ON SHEET 11.5



VICINITY MAP
NO SCALE

NOTES

- STREET LIGHTING REQUIRED TO BE INSTALLED BY THE DEVELOPER.
- LANDSCAPING AND SIGNAGE REQUIREMENTS DELEGATED BY THE USAGE PERMIT FOR THE RELOCATED DITCH WILL BE PERFORMED UNDER SEPARATE DOCUMENTATION. DEVELOPER RESPONSIBLE FOR WORK TO BE PERFORMED.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUPPLY A SIGNED CONSTRUCTION SET ACKNOWLEDGING THEIR RESPONSIBILITY TO FOLLOW THE SWPPP FOR THIS PROJECT

THE UNDERSIGNED HAS BEEN INFORMED AND UNDERSTANDS THEIR ROLE AND RESPONSIBILITY IN COMPLYING WITH THIS STORM WATER POLLUTION PREVENTION PLAN:

CONTRACTOR: _____

BY: _____ DATE: _____

CONTRACTOR: _____

BY: _____ DATE: _____

CONTRACTOR: _____

BY: _____ DATE: _____

SUBMITTED BY:

SUBMITTED BY ATWELL: TIMOTHY D. RUSSELL
TIMOTHY D. RUSSELL, REGISTERED PROFESSIONAL ENGINEER NO. 82878

DATE: 9-9-2019

ENGINEERING APPROVALS:

APPROVED BY: *Daniel J. [Signature]*
NORTH RIDGEVILLE CITY ENGINEER

DATE: 9-10-2019

OHIO EPA:

WATER APPROVED BY O.E.P.A. LETTER DATED: 04-22-2019
PERMIT NUMBER: 1281070-WS
SANITARY APPROVED BY O.E.P.A. LETTER DATED: 04-30-2019
PERMIT NUMBER: 05WPI1281087
NPDES PERMIT APPROVAL DATE: 04-12-2018
PERMIT NUMBER: 36C10010*AG



Know what's below.

Call before you dig.

THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES ARE SHOWN ON AN APPROXIMATE BASIS ONLY AND HAVE NOT BEEN VERIFIED BY THE CITY OF NORTH RIDGEVILLE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK OF PERSONS EMPLOYED IN THE WORK OF ANY HEAVY EQUIPMENT, OR OF ANY OTHER PERSONS.

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



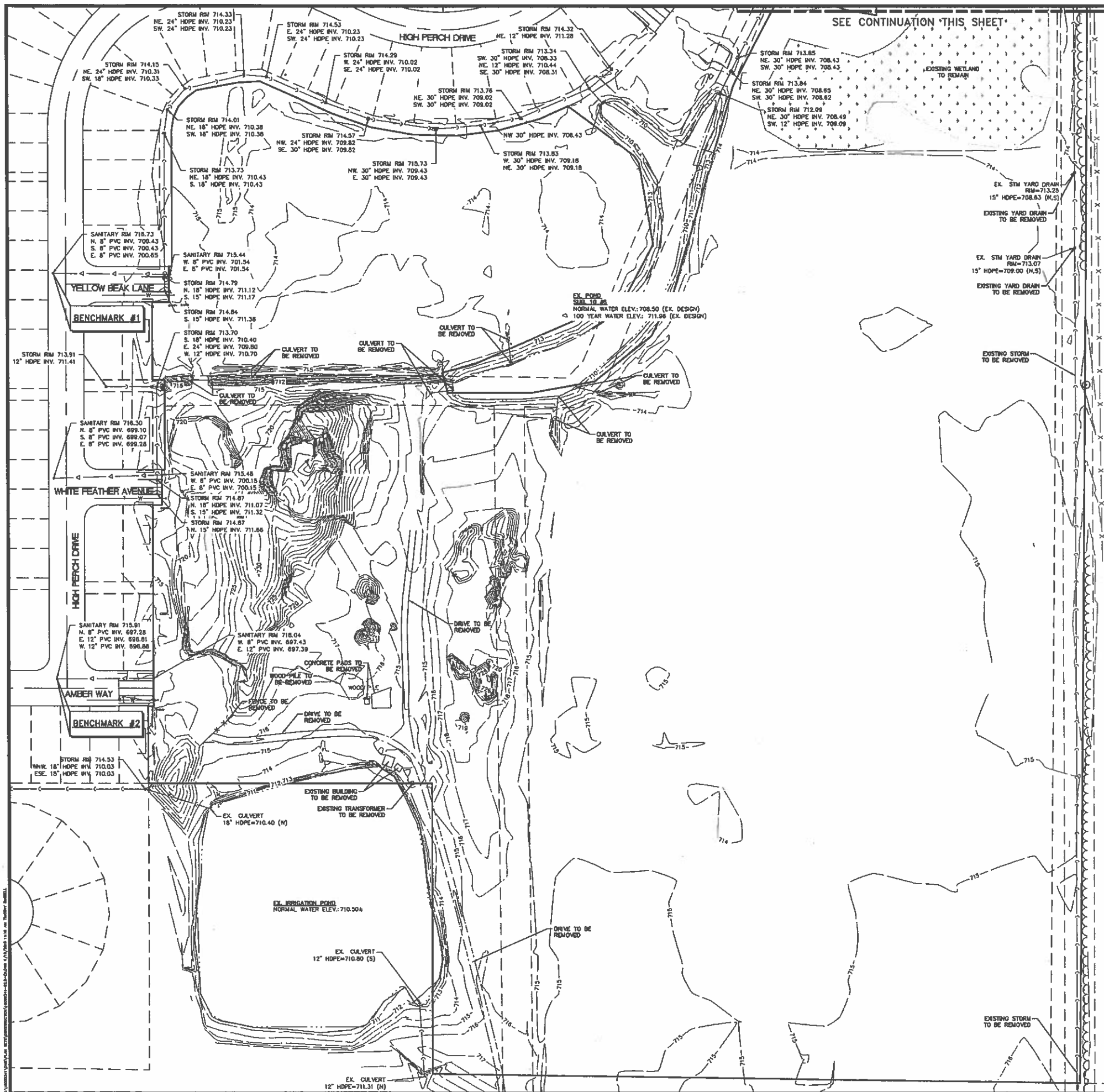
SECTION
TOWN NORTH, RANGE EAST
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOVNANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
COVER SHEET

DATE
JANUARY 11, 2019

REVISIONS

OR. TDR CL. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 10

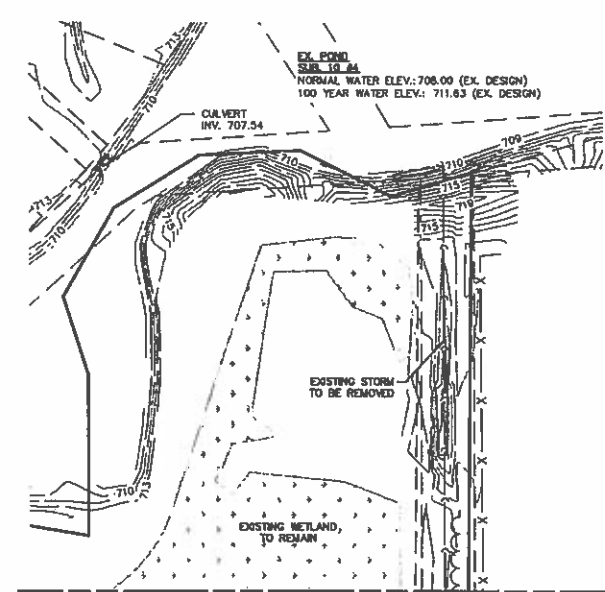


LEGEND

- MEASURED BOUNDARY
- BOUNDARY DE
- ADJACENT BOUNDARY
- EASEMENT
- FENCE
- STORM SEWER
- MANHOLE
- CATCH BASIN/WLET
- SANITARY SEWER
- CLEANOUT
- WATER MAIN
- HYDRANT
- SHUTOFF OR CURB BOX
- GATE VALVE IN BOX
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GUY WIRE
- UTILITY POLE
- ELECTRICAL BOX /METER
- UNDERGROUND TELEPHONE
- GAS
- GAS RISER
- TELEPHONE BOX
- CURB AND GUTTER
- BOLLARD
- SIGN
- GAS VALVE
- GAS METER
- WATER METER
- CALCULATED POINT
- FOUND MONUMENT AS NOTED
- SET 5/8" IRON PIN
- RECORD
- MEASURED
- CALCULATED
- PERMANENT PARCEL NUMBER

BENCHMARKS				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	SANITARY MH RM	716.73	628841.9440	2094368.3390
2	SANITARY MH RM	715.91	628256.773	2094372.243

- NOTE:
- EXISTING POND ELEVATIONS SHOWN ARE BASED ON DESIGN DRAWINGS PREPARED BY BRAHALL AND PROVIDED BY K. HOWANIAN.
 - PHASE 10 REFLECTED PER PLAN (NOT AS-BUILT) UNLESS OTHERWISE NOTED.



SEE CONTINUATION THIS SHEET

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGES TO OR ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FAILURE TO EXACTLY LOCATE AND MARK ALL UTILITIES MAY BE CONSIDERED NEGLIGENCE.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FAILURE TO EXACTLY LOCATE AND MARK ALL UTILITIES MAY BE CONSIDERED NEGLIGENCE.

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866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY ROAD, SUITE 220
MIDLAND, TX 79706-4403

SECTION	TOWN		EAST		
	NORTH, RANGE				
CLIENT	K. HOWANIAN HOMES LLC				
	MEADOW LAKES SUBDIVISION #17				
	CONSTRUCTION PLANS				
	EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PLAN				
DATE	JANUARY 11, 2019				
	JANUARY 11, 2019				
	CITY SUBMITTAL - REG. 1				
	CITY SUBMITTAL - REG. 2				
	CITY SUBMITTAL - REG. 3				
	CITY SUBMITTAL - REG. 4				
	CITY SUBMITTAL - FINAL APPROVAL				
REVISIONS					
SCALE 0 40 80					
1" = 80 FEET					
DR.	TDR	CH.	DH		
P.M.	DH				
BOOK	N/A				
JOB	18002341				
SHEET NO.	20				

CAD FILE: 18002341-020-02.dwg

MEADOW LAKES SUBDIVISION #17

SINGLE FAMILY HOUSING DEVELOPMENT
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO
CONSTRUCTION DRAWINGS

APPLICANT/OWNER
K. HOVNANIAN HOMES LLC
OHIO DIVISION
3296 COLUMBIA ROAD
RICHFIELD, OHIO 44286
(440) 985-7304 PHONE
CONTACT: CHRIS BROWN

ENGINEER/SURVEYOR/ECOLOGICAL
ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD
INDEPENDENCE, OHIO 44131
(440) 349-2000 PHONE
(440) 349-2028 FAX
CONTACT: TIMOTHY RUSSELL
EMAIL: TRUSSELL@ATWELL-GROUP.COM

UTILITIES OWNER

CITY OF NORTH RIDGEVILLE
7307 AVON BELDEN ROAD
NORTH RIDGEVILLE, OHIO 44039
PHONE: (440) 353-0819

OHIO EDISON
MIKE ZANNI
6328 LAKE AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 326-3271
zannim@firstenergycorp.com

WINDSTREAM ENGINEERING
GEOFF HAMM
560 TERNES AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 329-4247
geoffery.p.hamm@windstream.com

SPECTRUM
RON GIBSON
576 TERNES AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 366-0416 EXT 625

COLUMBIA GAS
DAN SUREN
7080 FRY ROAD
MIDDLEBURG HEIGHTS, OHIO 44130
PHONE: (440) 891-2428
dsuren@nisource.com

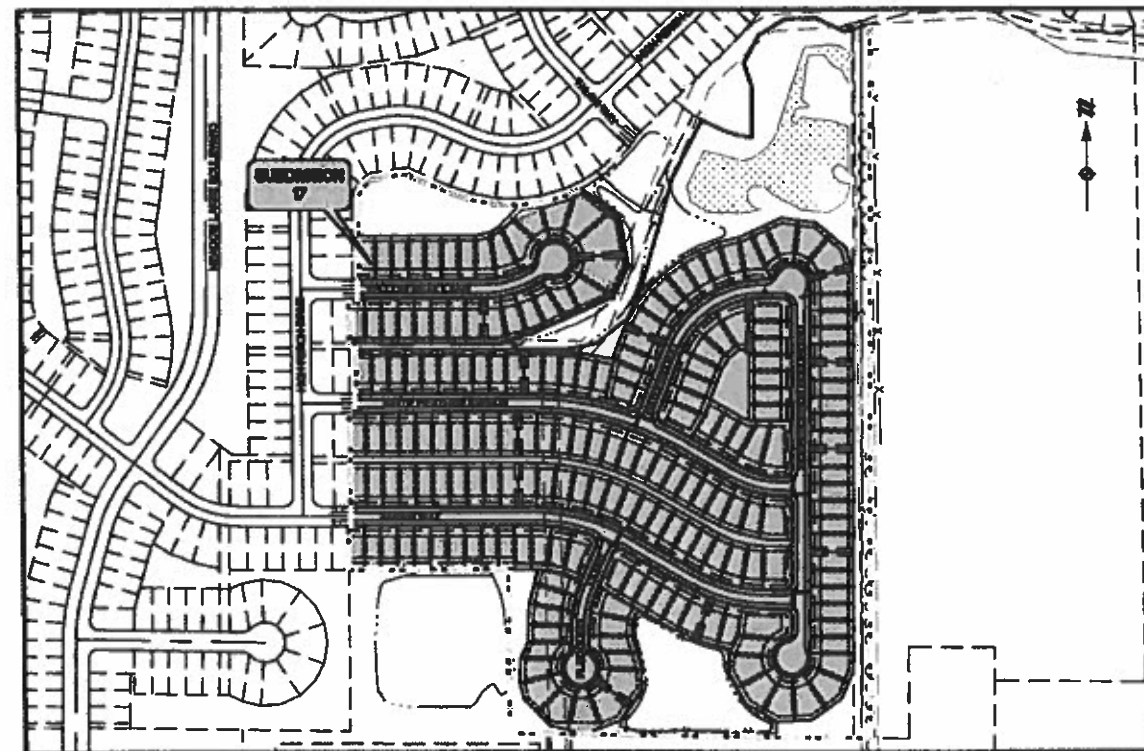
SITE DATA

RESIDENTIAL SUBDIVISION
198 SUBLOTS
53.91 ACRES

LEGEND

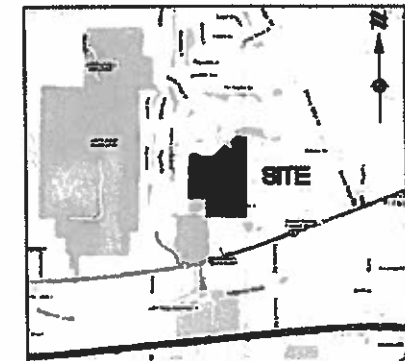
---	MEASURED BOUNDARY
---	BOUNDARY BY ADJACENT BOUNDARY
---	EASEMENT
---	FENCE
---	STORM SEWER MANHOLE
---	CATCH BASIN/INLET
---	SANITARY SEWER
---	CLEANOUT
---	WATER MAIN
---	HYDRANT
---	SHUTOFF OR CURB BOX
---	GATE VALVE IN BOX
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	GUY WIRE
---	UTILITY POLE
---	ELECTRICAL BOX /METER
---	UNDERGROUND TELEPHONE
---	GAS
---	GAS RISER
---	TELEPHONE BOX
---	CURB AND GUTTER
---	BOLLARD
---	SEW
---	GAS VALVE
---	GAS METER
---	WATER METER
---	CALCULATED POINT
---	FOUND MONUMENT AS NOTED
---	SET 8" W/8" PDI
---	RECORD
---	MEASURED
---	CALCULATED
---	PERMANENT PARCEL NUMBER
---	PROP. 5' CONTOUR
---	EXIST. 1' CONTOUR
---	PROP. 1' CONTOUR
---	PROP. STORM SEWER
---	PROP. STORM MANHOLE
---	PROP. STOP SIGN
---	PROP. STREET SIGN

BENCHMARKS				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	SANITARY MANHOLE	716.79	62841.8440	309438.3380
2	SANITARY MANHOLE	715.91	62836.773	309437.343



AREA MAP
SCALE: 1" = 250'
SHEET INDEX

SHEET NO.	DESCRIPTION
1.0	COVER SHEET
2.0	EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PLAN
3.0	GENERAL PLAN
3.1	UTILITY PLAN
4.0	GENERAL NOTES
4.1	GENERAL NOTES
5.0	MASS GRADING PLAN
5.1	MASS GRADING PLAN
5.2	MASS GRADING PLAN
5.3	MASS GRADING PLAN
5.4	MASS GRADING SECTION
6.0	STORMWATER POLLUTION PREVENTION PLAN
6.1	STORMWATER POLLUTION PREVENTION PLAN
6.2	STORMWATER POLLUTION PREVENTION PLAN
6.3	STORMWATER POLLUTION PREVENTION PLAN
7.0	SWPS SPECIFICATIONS
7.1	SWPS GENERAL NOTES
7.2	SWPS DETAILS
7.3	SWPS DETAILS
7.4	SWPS DETAILS & OUTLET STRUCTURE SEDIMENT CONTROL DEVICE DETAILS
8.0	FINAL GRADING PLAN
8.1	FINAL GRADING PLAN
8.2	FINAL GRADING PLAN
8.3	FINAL GRADING PLAN
8.4	EXISTING POND AND OUTLET STRUCTURE MODIFICATIONS
9.0	YELLOW BEAK PLAN & PROFILE - (STA1+00 TO 6+00)
9.1	YELLOW BEAK PLAN & PROFILE - (STA6+00 TO 8+75)
9.2	WHITE FEATHER PLAN & PROFILE - (STA1+00 TO 8+00)
9.3	WHITE FEATHER PLAN & PROFILE - (STA6+00 TO 11+00)
9.4	WHITE FEATHER PLAN & PROFILE - (STA11+00 TO 18+00)
9.5	AMBER WAY PLAN & PROFILE - (STA3+00 TO 8+00)
9.6	AMBER WAY PLAN & PROFILE - (STA8+00 TO 13+00)
9.7	AMBER WAY PLAN & PROFILE - (STA13+00 TO 18+00)
9.8	HATCHING WAY PLAN & PROFILE - (STA1+00 TO 3+50)
9.9	HATCHING WAY PLAN & PROFILE - (STA3+50 TO 8+00)
10.0	INDEPENDENCE BLVD PLAN & PROFILE - (STA1+00 TO 4+00)
10.1	INDEPENDENCE BLVD PLAN & PROFILE - (STA4+00 TO 7+50)
10.2	INDEPENDENCE BLVD PLAN & PROFILE - (STA7+50 TO 12+00)
10.3	FLEDGLING COURT PLAN & PROFILE - (STA1+00 TO 3+00)
10.4	AUXILIARY STORM PROFILES
10.5	AUXILIARY STORM PROFILES
10.6	AUXILIARY STORM PROFILES
10.7	AUXILIARY STORM PROFILES
10.8	INTERSECTION DETAILS
10.9	INTERSECTION DETAILS
11.0	INTERSECTION DETAILS
11.1	INTERSECTION DETAILS
11.2	HEADWALL DETAILS
11.3	HEADWALL DETAILS
11.4	TYPICAL STORM DETAILS
11.5	TYPICAL DETAILS
11.6	TYPICAL DETAILS
11.7	TYPICAL WATER DETAILS
11.8	TYPICAL WATER DETAILS & RETENTION POND DETAILS
11.9	TYPICAL PAVEMENT DETAILS
12.0	TYPICAL DETAILS
12.1	ROADWAY TYPICAL SECTION LOCATED ON SHEET 11.5



VICINITY MAP
NO SCALE

NOTES

- STREET LIGHTING REQUIRED TO BE INSTALLED BY THE DEVELOPER.
- LANDSCAPING AND SIGNAGE REQUIREMENTS DELEGATED BY THE USAGE PERMIT FOR THE RELOCATED DITCH WILL BE PERFORMED UNDER SEPARATE DOCUMENTATION. DEVELOPER RESPONSIBLE FOR WORK TO BE PERFORMED.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUPPLY A SIGNED CONSTRUCTION SET ACKNOWLEDGING THEIR RESPONSIBILITY TO FOLLOW THE SWPPP FOR THIS PROJECT.

THE UNDERSIGNED HAS BEEN INFORMED AND UNDERSTANDS THEIR ROLE AND RESPONSIBILITY IN COMPLYING WITH THE STORM WATER POLLUTION PREVENTION PLAN:

CONTRACTOR: J. S. Pharis
BY: [Signature] DATE: 9-10-19
CONTRACTOR: Terminal Ready-Mix
BY: [Signature] DATE: 9-10-19
CONTRACTOR: K. Hovnanian Homes
BY: [Signature] DATE: 9-10-19



SUBMITTED BY:

SUBMITTED BY ATWELL: [Signature] DATE: 08-08-2019
TIMOTHY D. RUSSELL/PE REG. ENGINEER NO. 82678

ENGINEERING APPROVALS:

APPROVED BY: [Signature] DATE: 9-10-2019
NORTH RIDGEVILLE CITY ENGINEER

OHIO EPA:

WATER APPROVED BY O.E.P.A. LETTER DATED: 04-22-2019
PERMIT NUMBER: 1281070-WS
SANITARY APPROVED BY O.E.P.A. LETTER DATED: 04-30-2019
PERMIT NUMBER: DSWP11281087
NPDES PERMIT APPROVAL DATE: 04-12-2019
PERMIT NUMBER: 3610010246



Know what's below.
Call before you dig.
The location of existing underground utilities are shown on this map. It is the responsibility of the caller to verify the location of all utilities before digging. The caller is responsible for any damage to utilities or property caused by digging. The caller is also responsible for obtaining any necessary permits from the appropriate authorities.

NOTES:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTY.

ATWELL
8815504500 WINDSTREAM
7100 E. PLEASANT VALLEY ROAD
INDEPENDENCE, OHIO 44131
440.349.2000



SECTION: EAST
TOWN: NORTH RIDGEVILLE
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT: K. HOVNANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
COVER SHEET

DATE: JANUARY 11, 2019

REVISIONS

NO. TOR OL OH
P.L. OH
BOOK N/A
JOB 18002341
SHEET NO. 10