



CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION



Chairman James Smolik

Vice-Chairwoman Jennifer Swallow
Member Steve Ali

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

Member Jason R. Jacobs
Council Liaison Bruce F. Abens

AGENDA

REGULAR MEETING – TUESDAY, APRIL 14, 2020

TO ORDER: 7:00 PM

ROLL CALL:

MINUTES: Regular meeting held Tuesday, March 10, 2020

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: Ryan Schultheiss; Root Development and Construction, LLC
36097 Westminister Ave, North Ridgeville, Ohio 44039

OWNER: Root Residential Development, LLC
36097 Westminister Ave, North Ridgeville, Ohio 44039

REQUEST: Final plat approval of residential cluster development Harvest Pointe Subdivision, Phase No. 1

LOCATION: Northeast side of Root Road and south of Lorain Road, in an R-1 Residence District.
Permanent Parcel No. 07-00-011-103-189

APPLICANT: Tony Perez; Lemmon Development
8230 Pittsburg Avenue NW, North Canton, Ohio 44720

OWNER: North Ridgeville Senior Living, LLC
821 South Main Street, North Canton, Ohio 44720

REQUEST: Final plan approval for Danbury Senior Living, Phase 2

LOCATION: Northeast side of Bagley Road, in a Special Development District.
Permanent Parcel No. 07-00-011-102-154

ADJOURNMENT:

NEXT REGULAR MEETING WILL BE HELD TUESDAY, MAY 12, 2020

NOTICE TO THE PUBLIC

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

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

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

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

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, MARCH 10, 2020**

CALL TO ORDER:

Vice-Chairwoman Swallow called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

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

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Dan Rodriguez and Deputy Clerk of Council Michelle A. Owens.

Chairman James Smolik was excused.

MINUTES:

Vice-Chairwoman Swallow asked if members had an opportunity to review the minutes of the regular meeting on Tuesday, February 11, 2020. She asked if there were any corrections or concerns. No discussion was offered. The minutes were received and filed.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

APPLICANT: Divya Singh; Foothold, LLC (Primrose Schools)
3636 Split Rail Lane, Avon, Ohio 44011

OWNER: Foothold, LLC (Primrose Schools); 3636 Split Rail Lane, Avon, Ohio 44011

REQUEST: Site plan approval for Primrose School of North Ridgeville

Petition to rezone currently pending before City Council.

LOCATION: 32135 Cook Road in an R-2 Multiple Residence District and B-3 Highway Commercial District.

Permanent Parcel Nos. ~~07-00-003-102-011~~, ~~07-00-003-102-012~~,
~~07-00-003-102-013~~ and ~~07-00-003-102-052~~

Instrument of conveyance for lot consolidation filed with Lorain County on March 4, 2020.

New permanent parcel numbers: 07-00-003-102-098 and 07-00-003-102-099

Application was read.

Vice-Chairwoman Swallow asked the applicant to come forward, sign in and provide a brief description of their application.

Jeremy Ousley, Environmental Design Group, 3785 Montevista Road, Cleveland Heights, Ohio 44121, explained that there would be a maximum enrollment of 220 children, 13 classrooms, a warming kitchen and 47 parking spaces. At the rear of the facility, there would be multiple playgrounds with a six-foot perimeter fence. He indicated that the parcel is currently zoned R-2 and B-3, however a petition to rezone is pending before City Council. If approved, the zoning classification of the four parcels would be B-3.

Mr. Ousley presented the members with updated landscaping plans. Additional screening was proposed to the east property line, which would be landscaped with deciduous trees and shrubs and arborvitae hedgerows. Trees – maples, spruces and arborvitae – were also added to the site.

Divya Singh, Primrose Schools, 3636 Split Rail Lane, Avon, Ohio 44011, stated that the hours of operation would be 6:30 AM to 6:30 PM. Traffic would be unlike that of typical schools, as most pick-ups and drop-offs to the preschool would be staggered throughout a window of time. She explained that children are generally dropped off between 6:30 AM and 9:00 AM then picked up between 4:30 PM and 6:00 PM.

Council Liaison Abens asked about the number of parking spots.

Mrs. Singh responded that there were 47.

Council Liaison Abens was skeptical that 47 would be enough.

Vice-Chairwoman Swallow was similarly concerned. She asked how many employees would be there at one time, during one shift.

Mrs. Singh answered that there would be between 25 and 28 employees during a single shift. There would be a total of 40 employees.

Council Liaison Abens stated that many of these types of organizations have programs for parents and, at these times, would need more spaces.

Vice-Chairwoman Swallow asked Chief Building Official Fursdon what code required for parking.

Chief Building Official Fursdon responded that it was based on classroom seats or seats in an auditorium. He believed they were compliant. He cited N.R.C.O. §1284.02(g)(10), which stipulates one parking space for each six seats in a principal auditorium or one space for each seventeen classroom seats. He commented that it was not a very stringent requirement and does not address occasional use for programs.

Mr. Ousley calculated that, based on an anticipated enrollment of 220 students, 13 spaces would be required.

Vice-Chairwoman Swallow asked for any other questions or comments from the Commission.

Council Liaison Abens asked about the swimming pool shown in the site plan.

Mrs. Singh responded that a pool is there now, but she has no plans to keep it.

Chief Building Official Fursdon stated that the pool may be on the property from the previous residential use.

Mr. Ousley stated that the pool would be demolished.

Vice-Chairwoman Swallow asked for any other discussion from the Commission. No discussion was offered. She asked for discussion from the Administration.

Mrs. Singh estimated that families are invited to join between two and three events occur each year. At their Avon and Westlake locations, she stated that people typically RSVP and carpooling is encouraged.

Vice-Chairwoman Swallow opened the floor for public comment. She stated that the applicant would respond after public comment.

Jill Zuk, 32055 Cook Road, North Ridgeville, Ohio 44039, stated that she was concerned as her home was on the market. She stated that there was a fair amount of interest but, once buyers found out about what was being built next door, people would walk away because they do not want to be in the high-traffic area. She spoke about congested traffic from Dunkin Donuts and Lorain County Community College in the mornings, which makes it difficult to leave their driveways. She asked that the rights of the residents be respected and felt, if the property were rezoned commercial, it would put residents in a bad position.

Vice-Chairwoman Swallow understood Ms. Zuk's concerns with traffic but explained that the Commission was only here to discuss the site plan. She stated that rezoning was discussed at the previous meeting but was now pending before Council.

Ms. Zuk asked how far the driveway would extend from Cook Road to the backside of her property. She expressed concern with the redivision of parcels and that it had not been discussed at the last meeting.

Regarding construction, Ms. Zuk asked what would be done to control traffic and dust. She discussed issues with building construction in the past during which they could not open their windows because of dust and debris. She stated that it not only affected her residence but also the residence across the street.

Vice-Chairwoman Swallow asked for any other comments or questions from the public.

Kenneth Lovasz, 32140 Cook Road, North Ridgeville, Ohio 44039, stated he lives directly across from the site and was in favor of the school. However he was now concerned, as he was unaware there were plans to put anything at the front of the property.

Mrs. Singh remarked that there are no plans for the front parcel.

Mr. Lovasz responded that this may not be the case now but, because it was available space, he was concerned with the possibility. He then discussed his concerns with drainage. He asked whether there was a detention or retention pond. He indicated that there were drainage issues following construction of Panera which resulted in his property serving as retention for the rest of the neighborhood. He stated that any increase in water would only worsen the situation for him.

He spoke of his concerns with extermination of wildlife. He indicated that there were issues with rodents – groundhogs, mice and rats – any time there was a disturbance to the neighboring properties. He was wondering if there was anything that could be done now should they tear down the properties.

Vice-Chairwoman Swallow asked for any other discussion from the public.

Jai Singh, Primrose Schools, 3636 Split Rail Lane, Avon, Ohio 44011, is the owner with his wife. He discussed the reason to split the lot. He asserted that they have no plans to put anything else on the property. It had been recommended by the architect based on past experience with lenders and their willingness to finance the borrower's project. He reiterated that there are no near or longterm plans to sell or build on the front property.

Vice-Chairwoman Swallow asked for response to traffic concerns.

Mr. Ousley stated that a traffic impact study was conducted for the site, which was sent to the City Engineer yesterday and pending review. The findings of the study showed that there are no turn lanes required or widening of Cook Road.

Vice-Chairwoman Swallow spoke about Ms. Zuk's concerns with traffic and ingress and egress to her driveway. She asked for an explanation of peak times and what they would anticipate.

Mr. Singh responded there is not access like other schools; they do not have a fixed time for drop-off and pick-up of children, which is usually over a period of hours. Typically, in the morning, it runs from 6:30 AM to 9:00 AM. They do not have backed-up cars where parents drop children off in lines. It would be similar with pick-up, which would typically occur between 4:00 PM to 6:00 PM. The school closes at 6:30 PM, but most children are gone by 6:00 PM.

Regarding ingress and egress, they had previously planned to have one driveway. The reason to add a second driveway was to alleviate any concerns so that there are no jams or backed up

traffic. It was done primarily to remove any concerns from neighboring properties.

Vice-Chairwoman Swallow asked if they found there were issues with peak parking times, if they would be willing to expand the lot to allow additional parking spaces.

Mr. Singh responded that it was possible. He stated that the front of the parcel is still available and would allow for an overflow parking lot. Historically, having two other locations – one in Avon and one in Westlake – in residential neighborhoods, they have seen no need for additional parking lots. At their Westlake location, an overflow parking lot was added but is never used.

Vice-Chairwoman Swallow asked about driveway length.

Mr. Ousley responded that the setback is based on B-3 zoning requirements, which requires the driveway ten feet from the property line. The approximate length of the driveway will be 230 feet.

Vice-Chairwoman Swallow asked about plans to manage construction dust and debris.

Mr. Ousley spoke about the stormwater pollution prevention plan, which would be approved by the Engineering Department. It would detail their plans to keep dust down and control sediment from leaving the site.

Vice-Chairwoman Swallow asked if anything could be done concerning wildlife and rodent management during construction.

Mr. Ousley asked if the concern was with wildlife leaving the construction site.

Mr. Lovasz implied that a disruption of land and trees has lead to an overabundance of wildlife entering his property. He suggested providing traps to alleviate the issue.

Ms. Zuk reported experiencing similar issues.

Mr. Lovasz asked if there was a landscape mound along the east driveway.

Mr. Ousley replied that there would not be a mound but there would be some elevation above the drive. The shortest plant being proposed in the landscaping plan would be between four and five feet.

Mr. Lovasz asked about the dimensions of the building.

Mr. Ousley could not provide exact measurements but indicated that it was within the required setbacks.

It was noted that required setback was a minimum of 25 feet on any side.

Ms. Zuk understood this to mean that the driveway could not be located ten feet from her property.

Chief Building Official Fursdon stated that the driveway can go up to the property line but was keeping it ten feet away to comply with the buffer strip requirement. He explained that the structure was subject to setback requirements, not the driveway. Landscaping within the buffer strip would soften the effect against the residential house to the east.

Ms. Zuk disapproved of cars driving behind their bedroom at 6:30 in the morning. She asked if the driveway could be moved.

Chief Building Official Fursdon responded that there was no requirement for them to do that. He mentioned that a majority of the property has been zoned B-3 since 1966. He explained that the proposed use would be permitted on property zoned R-2. He stated the applicant was requesting to rezone the property to B-3 so there was only one set of setback requirements; and R-2 setback requirements are less than those of B-3. He indicated there is nothing regarding driveway regulation aside from the required ten-foot buffer strip, with which the applicant complies.

Ms. Zuk asked if there was nothing that could be done to have the driveway moved back farther.

Chief Building Official Fursdon stated he was unaware of any requirement that would force the applicant to do so, but directed her to speak with the Law Department.

Vice-Chairwoman Swallow asked about drainage.

Mr. Ousley stated there are a series of underground pipes, which would collect drainage from the site and divert it to the north – away from adjacent properties. The collected water would then be carried to a retention system designed to hold water beyond what is currently leaving the site.

Vice-Chairwoman Swallow asked for any other questions or comments from the Commission. No discussion was offered.

It was moved by Jacobs and seconded by Ali to approve [the application as presented].

A voice vote was taken and the motion carried.

Yes – 4 No – 0

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, MARCH 10, 2020**

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APPLICANT: Jeff Certo; Davison Smith Certo Architects
26031-B Center Ridge Road, Westlake, Ohio 44145
OWNER: The Shops on Center Ridge LLC
5050 Detroit Road, Sheffield Village, Ohio 44035
REQUEST: Site plan approval for Blue Falls Car Wash
LOCATION: 34564 Center Ridge Road zoned within a B-3 Highway Commercial District.
Permanent Parcel No. 07-00-016-101-026

Application was read.

Vice-Chairwoman Swallow asked for the representative to discuss their application. He directed him to step forward and state his name and address for the record.

Jeff Certo, Davison Smith Certo Architects, Inc., 26031-B Center Ridge Road, Westlake, Ohio 44145, stated he is seeking approval for a new car wash proposed on Center Ridge Road, just west of Olive Avenue and adjacent to Advance Auto Parts. The project is a 5,000-square-foot tunnel-type facility with three entrance lanes to the car wash; and plenty of stacking for the public to make use of the facility. Cars would enter the property then drive north to a pay station. Following the pay station, the individual would make a U-turn back to enter the wash and come out at the south end of the building. At that point, they would then exit the property or drive to the west where to the 16 vacuum stations.

He spoke about the revised plans distributed to members, which were in response to the preliminary meeting with Administration. He stated that a request was made to add screening at the rear of the property. In response, they planned to install a six-foot white, vinyl fence along the entire length of the property to shield the residential areas. Landscaping was then added to soften the fence from view on both sides.

The building would be constructed with a combination of stone and a stucco material. The roof would be a translucent acrylic to allow light inside the tunnel; and tall windows would be installed along both sides. It would be the fourth location in the area, all similar in design. Their most recently opened facility to open was North Olmsted on Lorain Road, with the other two located in Strongsville and Amherst. There would be a total of five parking spaces for employees, which is the maximum required.

Vice-Chairwoman Swallow asked about their hours of operation and staffing.

Eric Turk, Blue Falls Car Wash, 14577 Lorain Avenue, Cleveland, Ohio 44111, responded Monday through Saturday would be open from 7:00 AM until 8:00 PM; and 8:00 AM to 6:00 PM on Sundays. It would be staffed the entire time with between three and five associates. He stated that they sell “clean” and expressed the importance of maintaining cleanliness in all aspects of the business.

Vice-Chairwoman Swallow asked about the number of stacking spaces in the driveway.

Mr. Turk responded that each lane could hold nine to ten vehicles.

Vice-Chairwoman Swallow asked how many users there are during peak hours.

Mr. Turk stated that the highest-volume facility has between 55 and 60 cars per hour but, for five percent of the year, they could have greater – possibly double – that volume each hour.

Vice-Chairwoman Swallow asked if other facilities are designed similarly with stacking; and whether there were any issues with traffic backing up to the street.

Mr. Turk replied that two of the sites are of similar design, but none have issues. He indicated that they offer a monthly membership where they place an RFID sticker inside the customer's windshield. He explained that one lane would be dedicated specifically to members that scans the sticker to automatically open the gate.

Vice-Chairwoman Swallow asked for any other questions or comments from the Commission.

Member Ali expressed concerns with the facility abutting a residential neighborhood. He believed more landscaping would be better.

Mr. Turk stated there would be a fence between the facility and the neighborhood. He indicated there was a 200-foot-long buffer property directly between the fence and development.

City Engineer Rodriguez stated there was a property of at least 200 feet between the rear property line and the homes on Denise Drive, which is part of a larger parcel owned by the city.

Vice-Chairwoman Swallow asked for any other questions.

Chief Building Official Fursdon explained the decision to add a fence at the back of the property was due to the pre-hearing meeting with the applicant. He stated, because of the elevation of the property, they decided to landscape and install the fence to shield homes on Denise Drive from vehicle headlights during darker hours.

Vice-Chairwoman Swallow asked for any other questions or comments.

Council Liaison Abens asked if drainage requirements were met.

Mr. Certo indicated that they were. He stated that the site has a communal basin provided.

City Engineer Rodriguez explained that the site was previously developed during construction of Advance Auto Parts. The detention basin had been designed to encompass the applicant's parcel and an adjacent parcel; and would cover all three parcels.

Mr. Turk added that easements are in place throughout the property.

Vice-Chairwoman Swallow asked for any other discussion from the Commission.

Chief Building Official Fursdon commented on the connection between the parking lots for the proposed facility and Advance Auto Parts. This connection would allow traffic between the two facilities without impacting traffic on Center Ridge Road. This would also be provided for the future-developed commercial property on the east.

Vice-Chairwoman Swallow asked for any other discussion from the Commission. No discussion was offered. She asked for discussion from the Administration. No discussion was offered. She then opened the floor for public comment.

Dennis Boose, 6405 Denise Drive, North Ridgeville, Ohio 44039, stated he is an adjacent property owner. He appreciated the decision to install a fence at the rear of the property and to have vehicles travel south, as he was initially concern with noise and headlights coming into his house. Concerning its location on the parcel, he was unsure how the building was to be situated in relation to Advance Auto Parts; but believed it to be approximately 275 feet from Center Ridge Road. He asked what prohibits members from using services outside of business hours. He additionally recommended a review by the City of stormwater management plans to confirm the basin could adequately handle drainage from the property.

City Engineer Rodriguez stated that detailed civil drawings had not yet been provided. He indicated he would make certain everything was in working order. The previous submittal was not on city property; it was on a different property.

Mr. Boose requested that the City look at the pond as there had been rodent issues in the past. He also asked about sound from dryers and vacuums and whether all sound ordinance qualifications were met.

Over the weekend, Mr. Boose had the opportunity to observe the North Olmsted facility for several minutes. He stated that it was a Saturday and, though it was very busy, traffic back-up was not an issue.

Vice-Chairwoman Swallow asked for any other questions or comments from the audience. No discussion was offered. She requested that the applicant come forward to answer questions.

Mr. Turk stated that the whole property was approximately 3.42 acres and they would be splitting off 1.02 acres closest to Advance Auto Parts. He indicated that there was nothing to stop vehicles from entering the parking lot, but both the door and man door to the tunnel lock. There would also be gates at the stacking lanes. After business hours, vacuums would be shut off and could not be used.

City Engineer Rodriguez addressed traffic concerns. He stated that each individual business is allowed a curb cut. There was an outlet for Advance Auto Parts and, in the drawings, the outlet for the proposed facility is shown pushed over into the last parcel. He felt it was possible that the last parcel would not need its own entrance. He additionally believed they exceed space requirement for access to Center Ridge Road.

**NORTH RIDGEVILLE PLANNING COMMISSION
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Vice-Chairwoman Swallow asked for any other discussion. No discussion was offered.

It was moved by Swallow and seconded by Jacobs to approve [the application as presented].

A voice vote was taken and the motion carried.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:51 PM.

Jennifer Swallow
Vice-Chairwoman

Michelle A. Owens
Deputy Clerk of Council

Tuesday, April 14, 2020
Date Approved

Engineering Fee Paid \$ 1395.00
Receipt No.: 486269
☐ Cash ☒ Check - Check No. 1113
(See attached for description of fees.)

Planning Commission & Bldg Admin Fees \$ 322.00
Receipt No.: 356029
☐ Cash ☒ Check - Check No. 1112
(See attached for description of fees.)



RECEIVED

MAR - 4 2020

RECEIVED

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION

Received:

Date Released to Planning Commission:

03/16/2020

Date of Planning Commission Meeting:

(Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: Ryan Schultheiss PROPERTY OWNER: Root Residential Development LLC
COMPANY NAME: Root Development & Construction ADDRESS: 36097 Westminister Ave.
ADDRESS: 36097 Westminister Ave. CITY/STATE: N Ridgeville OH ZIP: 44039
CITY/STATE: N Ridgeville OH ZIP: 44039 PHONE NO.: 440 353 2822
PHONE NO.: 440 353 2822 SIGNATURE: RA
SIGNATURE: RA (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: Ryan@GreenQuestGroup.com

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

LOCATION OF PROPERTY/ADDRESS: North/East Side of Root Rd and South of Lorain Rd
PERMANENT PARCEL NO.: 0700011 03189 ZONING OF PROPERTY: R-1
ZONING OF ADJACENT PROPERTY TO: NORTH R-1 EAST R-1 SOUTH R-1 WEST R-1
DESCRIPTION OF REQUEST: Final A plat approval of Harvest Pointe Phase 1

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: Feb 12, 2019 Preliminary approval of Harvest Pointe Phase 1

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, Ryan Schultheiss

(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: Ryan Schultheiss

Owner: Root Residential Development, LLC

Project address: N/E Side of Root Road/S of Lorain Rd.

Permanent parcel no. 07-00-011-103-189

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

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓1	Mildred I. Smith 8715 Root Rd. North Ridgeville, OH 44039	✓07-00-011-103-028, ✓07-00-011-103-055, ✓07-00-011-103-076, & ✓07-00-011-103-068
✓2	Sarah L. Dittel <i>Thomas & Janet Streeter</i> 8699 Root Rd. North Ridgeville, OH 44039	✓07-00-011-103-012, & ✓07-00-011-103-059
✓3	Robert B. Hayes & Carolyn L. Zack 41485 Russia Rd. Elyria, OH 44035	✓07-00-011-103-067, & ✓07-00-011-103-077
✓4	Robert S. & Julia E. Moore 34155 Lorain Rd. North Ridgeville, OH 44039	✓07-00-011-103-074, ✓07-00-011-103-090 <i>07-00-011-103-192</i>
✓5	Ridgefield Homeowners Association 8700 Gatewood Dr. North Ridgeville, OH 44039	✓07-00-011-103-108
✓6	City of North Ridgeville 8949 Root Rd. North Ridgeville, OH 44039	07-00-011-103-058
✓7	Thomas E. & Margaret F. Lesniak 8761 Root Rd. North Ridgeville, OH 44039	07-00-011-103-048
✓8	David & Julie Gunn 8810 Root Rd. North Ridgeville, OH 44039	07-00-011-104-002
✓9	Gerald Simon 8776 Root Rd. North Ridgeville, OH 44039	07-00-011-104-007
✓10	Sarah J. Stacey 8754 Root Rd. North Ridgeville, OH 44039	07-00-011-104-008

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO verification by:

BZA/PC verification by:

Date/time stamp:

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	Michael G. & Maureen E. Kruichuk 8732 Root Rd. North Ridgeville, OH 44039	07-00-011-104-009
✓12	Catherine L. Rosbough 8710 Root Rd. North Ridgeville, OH 44039	07-00-011-104-011
✓13	Arthur K. & Charlotte A. Kline 8688 Root Rd. North Ridgeville, OH 44039	07-00-014-105-032
✓14	Robert M. & Gloria J. Stepp 8668 Root Rd. North Ridgeville, OH 44039	07-00-014-105-033
✓15	Lawrence J. Schroeder & Marianne Dechant 8644 Root Rd. North Ridgeville, OH 44039	07-00-014-105-034
✓16	Marvin C. & Phyllis J. Moore 8622 Root Rd. North Ridgeville, OH 44039	07-00-014-105-035
17	Robert P. Moore Holdings, LLC 34155 Lorain Rd. North Ridgeville, OH 44039	07-00-011-103-192
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PLEASE COPY THIS PAGE FOR ADDITIONAL LISTINGS OF ADJACENT PROPERTY OWNERS.

SUBDIVISION: Harvest PointeDATE: January 13th, 2020**FINAL PLAT APPROVAL: §1224.02**

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

	Included	Not Included	Item
1	X		Application with names of adjacent parcel owners, parcel numbers and addresses: §1210.04
2	X		Preliminary plan approval on (date): <u>Feb 12, 2019</u> §1224.05(b)(2)
3	X		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	X		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	X		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	X		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	X		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	X		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	X		The final plan shows easements for public uses, services or utilities and their dimensions: §1224.02(a)(6)
10	X		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	X		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	X		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	X		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	X		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	X		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	X		Building setback lines with dimensions to be shown on plan: §1224.02(a)(14)
17	X	X	A copy of the preliminary title report: §1224.02 <i>On File with the City</i>
18	X		A copy of improvement plans, if any, along with a <u>subdivider's agreement</u> , construction drawings, title sheet, plan view and profile view, engineering details, estimates of quantities and materials: §1228.01(a) through (h) <i>Subdivider's Agreement on File with City</i>
19	X		10 copies of the subdivision plat: §1224.05(b)(2)A
20		X	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

- We are not planning to market lots at this time.

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:	Ryan Schultheiss
Name of Owner:	Root Residential Development, LLC
Date Submitted for Consideration:	1-17-20
Date to Return to Planning Commission:	2-11-20
Regarding: Harvest Pointe Subdivision #1	

RECOMMENDATIONS:

1. 1282.11 (a) (2) Harvest Pointe Subdivision No.1 has 12 lots, with a density of 3.43 (12 lots divided by 3.4943 acres = 3.43). Code compliance is determined at final phase.
2. 1282.11 (b) (1) Of the 20 allowable cluster family lots (25.332 total acres x 2.3 = 58.266 allowable lots x .35 = 20.39 total cluster family lots) Harvest Pointe Subdivision No. 1 has 12.
3. 1282.11 (c) (3) Front yard setback for cluster family dwellings is 22 foot from sidewalk or street, make sure a car can be parked in the driveway without blocking the sidewalk.
4. Harvest Pointe Subdivision No. 1 does not have any open space shown on the plans.
5. 1282.11 (e) Two enclosed parking spaces required for each dwelling.

(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:	Ryan Schultheiss; Root Development and Construction, LLC 36097 Westminister Ave, North Ridgeville, Ohio 44039
Name of Owner:	Root Residential Development, LLC 36097 Westminister Ave, North Ridgeville, Ohio 44039
Date of Planning Commission Meeting:	Tuesday, April 14, 2020
Date to Return to Deputy Clerk of Council:	Thursday, April 02, 2020

Regarding: Final plat approval of residential cluster development Harvest Pointe Subdivision Phase No. 1;
located on the northeast side of Root Road and south of Lorain Road, in an R-1 district.
Permanent Parcel No. 07-00-011-103-189

Recommendations:

We appreciate and encourage successful local business owners to continue to invest in our city and we look forward to another successful project by the Applicant.

(Use additional sheets if necessary.)

Department Head Signature: _____

Title: Mayor

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

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

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

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located on the northeast side of Root Road and south of Lorain Road, in an R-1 district.
Permanent Parcel No. 07-00-011-103-189

Recommendations:

Glad to see this project moving forward

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: Safety-Service Director

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

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

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Ryan Schultheiss; Root Development and Construction, LLC 36097 Westminister Ave, North Ridgeville, Ohio 44039
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Name of Owner:	Root Residential Development, LLC 36097 Westminister Ave, North Ridgeville, Ohio 44039
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Date of Planning Commission Meeting:	Tuesday, April 14, 2020
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Date to Return to Deputy Clerk of Council:	Thursday, April 02, 2020
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Regarding: Final plat approval of residential cluster development Harvest Pointe Subdivision Phase No. 1;
located on the northeast side of Root Road and south of Lorain Road, in an R-1 district.
Permanent Parcel No. 07-00-011-103-189

Recommendations:

1. No 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:	Ryan Schultheiss; Root Development and Construction, LLC 36097 Westminister Ave, North Ridgeville, Ohio 44039
Name of Owner:	Root Residential Development, LLC 36097 Westminister Ave, North Ridgeville, Ohio 44039
Date of Planning Commission Meeting:	Tuesday, April 14, 2020
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Regarding: Final plat approval of residential cluster development Harvest Pointe Subdivision Phase No. 1;
located on the northeast side of Root Road and south of Lorain Road, in an R-1 district.
Permanent Parcel No. 07-00-011-103-189

Recommendations:

No comments at this time

(Use additional sheets if necessary.)

Department Head Signature: Mike Uhnak _____ **Title:** Assistant Fire Chief

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

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

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

RESPONSE TO COMMENTS FROM CHIEF BUILDING OFFICIAL GUY FURSDON

From: [Ryan Schultheiss](#)
To: [Michelle Owens](#); [Guy Fursdon](#)
Subject: RE: Planning Commission April 14, 2020 - Harvest Pointe Subdivision, Phase 1
Date: Wednesday, April 08, 2020 12:51:03 PM
Attachments: [04.14.2020 Harvest Pointe Subdivision No. 1 - Final Plat Approval.pdf](#)

Guy / Michelle-

Please see below for responses to Guy's comments provided in the attached document. If there are any further questions, please let me know.

1. We agree that density code compliance will be determined at the final phase and we will continue to track in all subsequent phase approvals.
2. We agree that the cluster lots in Phase 1 are under the total allowable of 20. We are aware of the code and will not exceed it. Compliance will be determined in subsequent phases.
3. We currently have 22' from the sidewalk to the house. Even a large car such as a Chevrolet Suburban (length of approximately 18.5') would be able to fit comfortably without overhanging into the sidewalk.
4. Per the "Approved" Preliminary Plan on Page 3, Polaris calls out that Required Open Space is 20% of the Gross Acreage of the Entire Development (20% would be 5.06 acres). Per Page 13 of the Phase 1 Improvement Plans, we have approximately 21.55 acres remaining of undeveloped land. We plan to address Required Open Space on plans submitted for subsequent phases. If you would like this addressed elsewhere, please let us know.
5. We agree, all units will include a 2 car, enclosed garage.

Thanks,
Ryan

Ryan Schultheiss, CPA
Green Quest Group
36097 Westminister Ave.
North Ridgeville, OH 44039
Cell: (513) 535-1849
Email: Ryan@GreenQuestGroup.com



MACK INDUSTRIES INC.
201 COLUMBIA ROAD
VALLEY CITY, OHIO 44280
(330) 483-3111 FAX: (330) 483-0412
RPALOS@MACKCONCRETE.COM

JS PARIS EXCAVATING
HARVEST POINTE SUBDIVISION NO. 1
(PARTIAL SUBMITTAL)
SUBMITTAL DATA

CONTRACTOR: JS PARIS EXCAVATING
PO BOX 219
N JACKSON OH 44451
PHONE: (330) 538-9876
FAX: (330) 538-9876
ATTN: NICK ROSSI

MANUFACTURER: MACK INDUSTRIES, INC.
201 COLUMBIA ROAD
VALLEY CITY, OH 44280
PHONE: (330) 483-3111
FAX: (330) 483-0412
SALESMAN: BILL KELLER EXT: 6304

1 SET OF PRODUCTION STANDARDS FOR:

MACK INDUSTRIES MANHOLE DESIGN SPECIFICATIONS
LEGEND FOR INTERPRETING MH/CB SHOP DRAWINGS
60" DIA DOGHOUSE MANHOLE
SANITARY MANHOLE W/PRECAST DROP
COPOLYMER POLYPROPYLENE STEP (MA)
JOINT GASKET (UNIVERSAL POLYMER & RUBBER, LTD)
CONSEAL CS-102
A-LOK SEAL PIPE CONNECTOR
PRODUCTION PRINT

SENT 1/3/20

Valley City, OH
330/483-3111

Vienna, Ohio
330/638-7680

Toledo, OH
419/353-7081

Orlando, FL
904/742-2333

Pontiac, MI
810/620-7400

H:\MyDocs\U.S. PARIS.doc



MACK INDUSTRIES, INC.
201 COLUMBIA ROAD
VALLEY CITY, OHIO 44280
(330)483-3111 FAX: (330)483-3507
<http://www.mackconcrete.com>

48", 60", 72", 84", 96" AND 120" DIAMETER MANHOLE DESIGN SPECIFICATIONS

(MEETS ASTM C-478 STANDARDS & ODOT REQUIREMENTS)

SIZE:

Mack precast concrete manholes are manufactured in 48", 60", 72", 84", 96", and 120" diameters. Standard riser sections are available in heights of 16", 32", 48", and 64". Cone sections are eccentric in style, tapering from 48" diameter at the bottom to 24" diameter at the top and are available in heights of 24", 32", 36", and 48". Reducer sections, which reduce larger diameter manholes to 48" diameter, are available in 16" and 32" heights. Flat tops are available in both 12" and 16" heights and can be used for shallow installations that do not permit the use of a taller cone section. Flat tops can be manufactured for any diameter manhole.

CONCRETE AND AGGREGATE:

Concrete used in MACK precast concrete manholes is a 5,000 PSI mixture of Portland air entrained cement (per ASTM C-150) mixed with number 8 or 57 stone and group one concrete sands (per ASTM C-33, C-136). Concrete admixtures can be added in accordance with ASTM C-260, C-494, and C-1017, with Airtrane of 6%+1-2.

REINFORCEMENT:

MACK 48" diameter cone sections are reinforced with welded steel wire. MACK 48" diameter riser sections are reinforced with 3" x 8" W3/W2 welded wire mesh per ASTM-1064. MACK 60" diameter and 72" diameter manholes are reinforced with 2" x 8" W3/W2.9 welded wire mesh. (Flat slab tops are 12" and 16" in height with a layer of steel that gives a minimum uniform reinforcement of 0.20 in both directions.

JOINTS:

MACK precast concrete manhole sections are sealed by means of a flexible rubber gasket. The manhole joint is per ASTM C-443. A butyl resin sealant (manufactured by CONSEAL) will be made available upon request, and can be used in conjunction w/rubber gasket.

STEPS:

MACK manhole steps shall be steel reinforced polypropylene drive-in steps. Steps are manufactured in accordance with ASTM D-4101 and shall be installed in accordance with OSHA STD 1-1.9. Additional information will be made available upon request.

SEALS:

Seals if required are flexible, watertight connections per ASTM C-923. Seals available are A-Lok, Z-Lok, Kor-N-Seal, or Press-Seal brand seals.

Valley City, OH
330/483-3111

Vienna, Ohio
330/638-7680

Toledo, OH
419/353-7081

Orlando, FL
904/742-2333

Pontiac, MI
810/620-7400

MACK INDUSTRIES, INC.

LEGEND FOR INTERPRETING MH/CB SHOP DRAWINGS

"Invert" = Plan invert of the lowest pipe entering manhole.

"Rim to Invert" = Distance, in feet, from the rim to the invert of the lowest pipe entering manhole.

"Catch" = Distance, in feet, between the top of the inside floor of the base section and the invert of the lowest pipe being connected to the manhole.

"Precast Height" = Total furnished height from top of casting to outside bottom of base section.

"Slack" = Distance, in feet, of the unaccounted for distance between what is theoretically required for the manhole ("Rim to Invert" dimension) and what is actually provided.

"Ext. (cw)" = Distance, in inches, measured clockwise from 0 degrees around the outside perimeter of the manhole (a minus "-" indicates counter-clockwise). Zero degrees always starts at step location.

"UP (+)" = Distance, in inches, measured up from the outside bottom of the base section to the centerline of the pipe (and seal). If the pipe enters the manhole above the base section, the "UP" distance is measured from the first joint immediately below the pipe. *NOTE: When checking catch basin details, the "UP" dimension is the distance, in inches, measured up from the outside bottom of the base section to the bottom of the hole.*

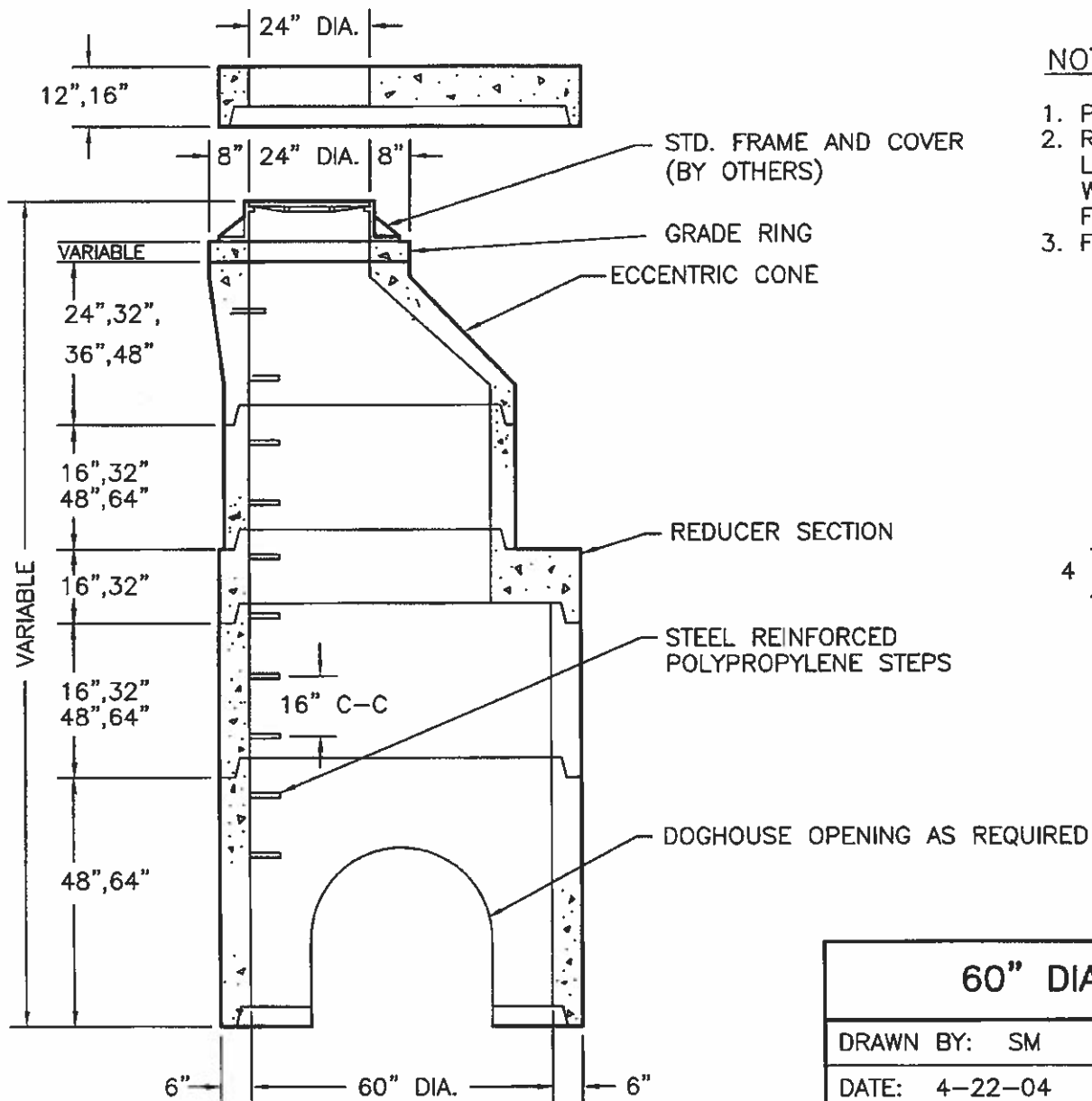
"Wall" = Wall thickness, in inches, of the pipe being connected to the manhole.

"Connector" = Specific type of flexible connection utilized for the connection between the pipe and the manhole.

"Hole" = The diameter of the hole, in inches, required for the "Connector" being utilized.

"Pipe" = The size and type of pipe entering the manhole.

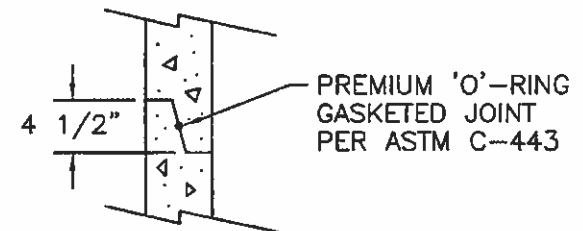
"Ref" = The specific precast section (see lower right hand side of detail sheet) into which the pipe will be placed.



TYPICAL MANHOLE SECTION

NOTES:

1. PRECAST MANHOLE PER ASTM C-478.
2. REINFORCING IN WALLS TO BE ONE LAYER OF 2" X 8" W3/W2.9 WELDED WIRE MESH. CIRCUMFERENTIAL REINFORCEMENT = 0.18 SQ. IN./VERT. FT.
3. FLAT TOP REINFORCED FOR H-20 LOADING.



JOINT DETAIL

60" DIA. DOGHOUSE MANHOLE

DRAWN BY: SM

SCALE: NTS

DRAWING NO.:

DATE: 4-22-04

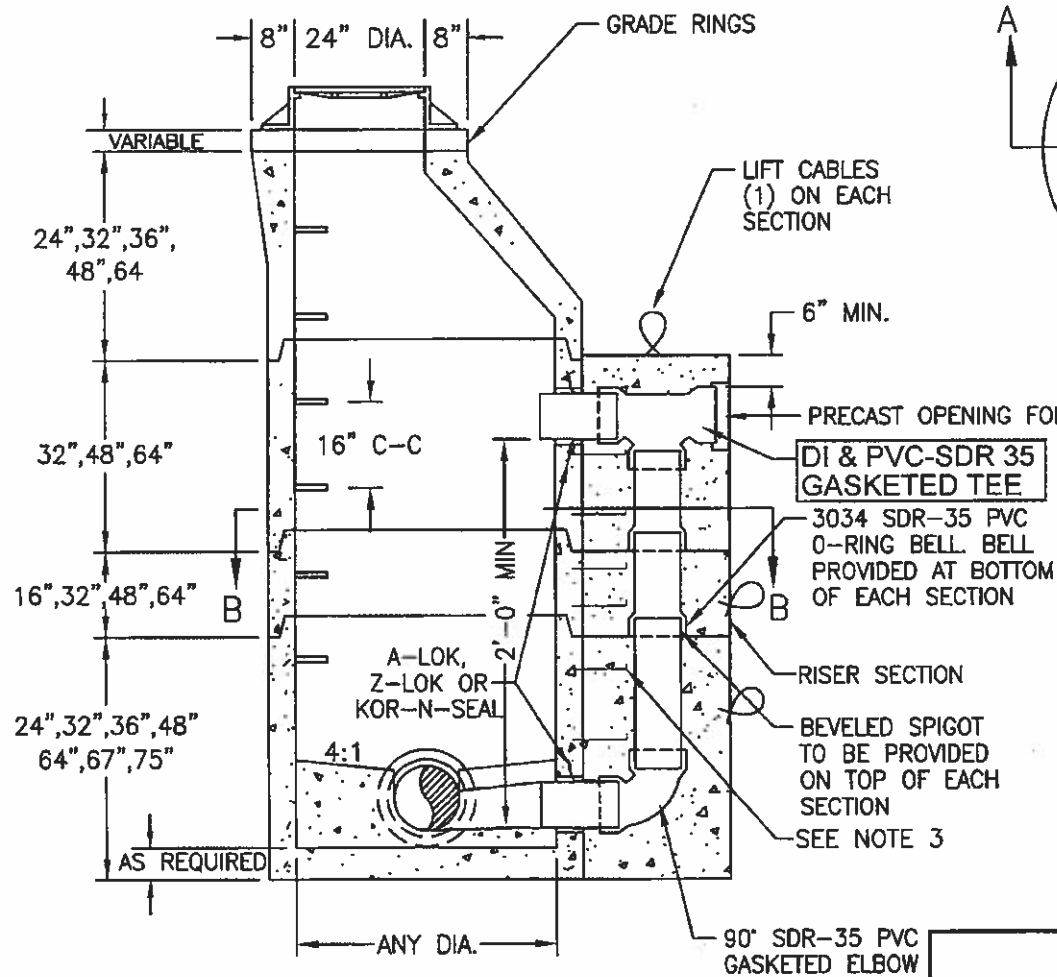
REV:

VC5MHSTDOG

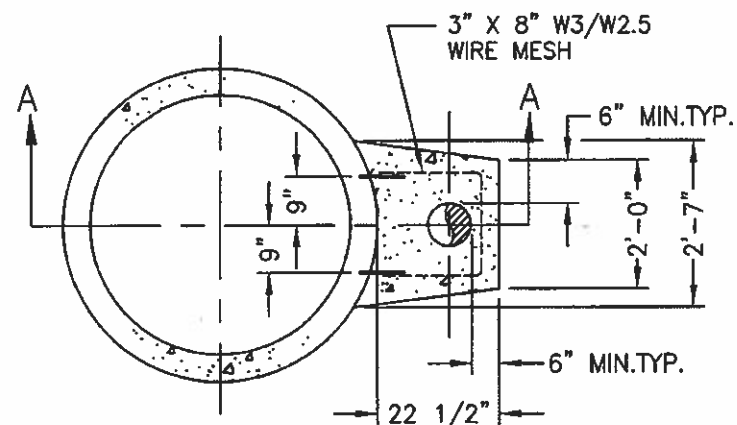
MACK INDUSTRIES, INC.

201 COLUMBIA ROAD, VALLEY CITY, OHIO 44280

(330)483-3111



SECTION A-A



SECTION B-B

NOTES

- 1) PRECAST MANHOLES CONSTRUCTED PER ASTM C-478. SEE STANDARD MANHOLE DETAIL FOR MORE INFORMATION.
- 2) DROP SECTIONS TO HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI WITH IN 28 DAYS.
- 3) 1/2"x 8" LONG ANCHOR BOLTS SPACED 18"C-C MAX. BOTH DIRECTION. [MIN. (4) BOLTS PER DROP SECTION]
- 4) 4', 5', 6', 7', & 8' DIA. MANHOLES CAN BE MADE USING THE SAME PRECAST DROP DIMENSIONS UP TO 12" PIPE. CONSULT YOUR SALESMAN FOR LARGER DROP PIPE SIZES AND DIFFERENT PIPE TYPES.

PRECAST DROP DETAIL

DRAWN BY: CJ	SCALE: NTS	DRAWN NO.: VCDROP
DATE: 1-28-99	REV: 11-2-01 BK	

MACK INDUSTRIES, INC.

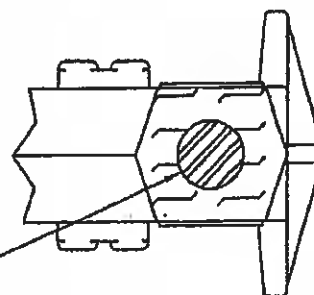
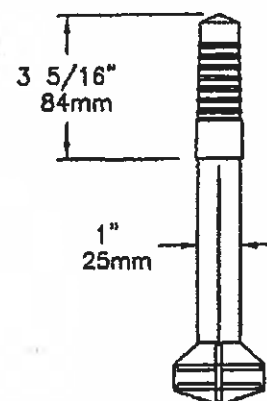
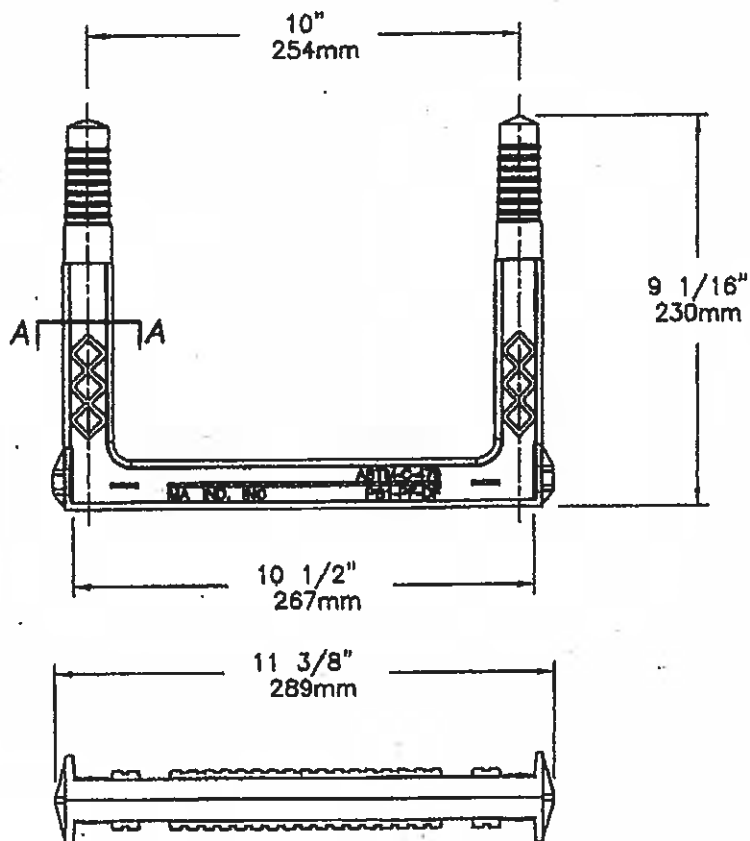
201 COLUMBIA ROAD, VALLEY CITY, OHIO 44280

(330)483-3111

PS1-PF-DF

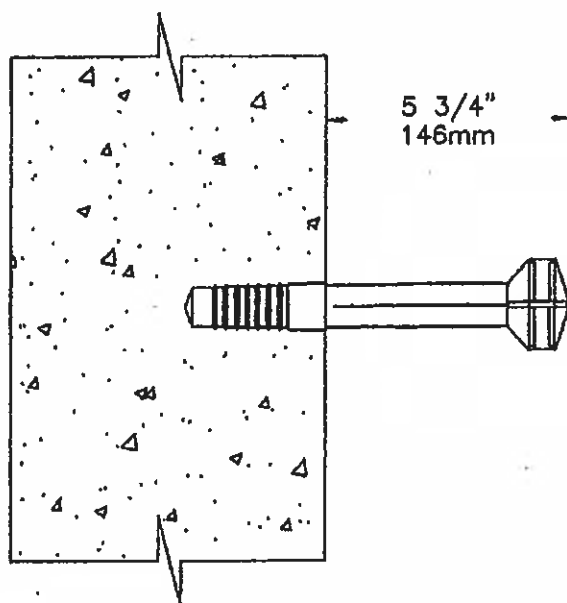
004-501-DF

Manhole Step



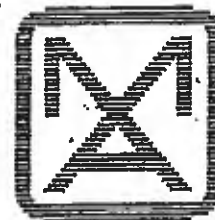
Copolymer Polypropylene Plastic

13mm
1/2" **GRADE 60 STEEL REINFORCEMENT**



**MEETS: ASTM C-478
ASTM D-4101
ASTM A-615
AASHTO M-199**

M. A. INDUSTRIES, INC.



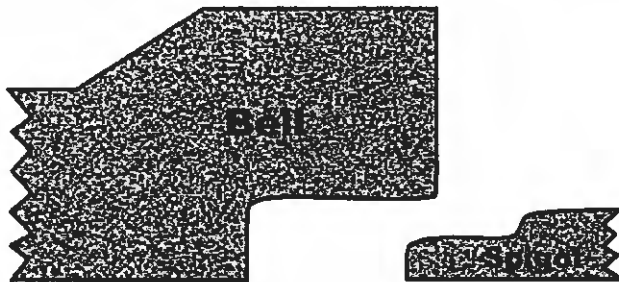
P.O. Box 2322, 303 Dividend Dr. • Peachtree City, GA 30269 • Phone (770) 487-7761 • Molding Sales Fax (770) 487-1482 • Corporate Fax (770) 631-4079

UP&R Profile Gasket – Single Offset Joining System

Applications

Concrete Pipe – Reinforced low head pressure or sewer/culvert pipe using a single offset joint design.

Pipe Joint Design – The UP&R Profile Gasket has been designed for use on a single offset joint as shown below. Final joint designs should be obtained from the equipment manufacturer.



Installation

Handling – Avoid chipping of the spigot end and bell. Clean the spigot including the step where the gasket is seated.

Placement – Put the gasket on the spigot end making sure that the gasket is firmly against the shoulder of the offset.

Equalization – Snap the gasket in several locations to insure that the designed stretch of the gasket has been

equalized around the circumference of the pipe.

Joining – Lubricate the leading taper of the bell along with the entire bell surface with *Lubricant*. Apply a small amount of lubricant to the leading edge of the gasket. Align the spigot with the bell and push the pipe carefully until the spigot is all the way home.

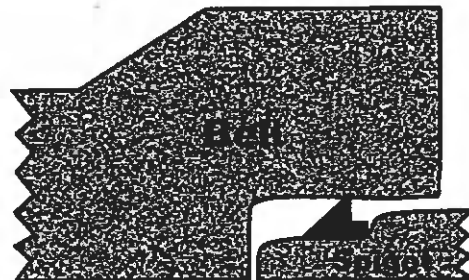
Material Specifications

UP&R Profile Gaskets are fabricated from compound meeting, or exceeding, the physical requirements of ASTM C-443.

Certified test results are available upon request.

Marking

All gaskets are identified with the cross section number, pipe manufacturers' name, specification and year and month





UNIVERSAL POLYMER & RUBBER, LTD.

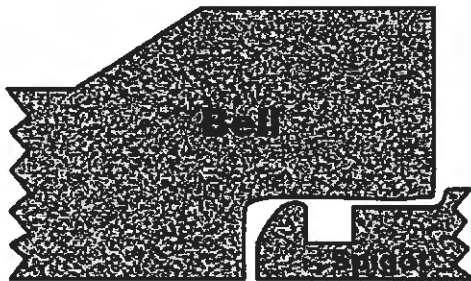
5', 6', 7' AND 8' DIA. MANHOLES

UP&R Precision O-Ring Joining System

Applications

Concrete Pipe – Reinforced low head pressure, sewer, storm drain, and culvert pipe with confined O-ring joint design

Pipe Joint Design – The UP&R O-Ring Gasket is specifically engineered for use in a confined spigot groove as shown below. Joint details are determined from shop drawings on manufactured equipment.



Joining – Lubricate the leading edge of the bell with *Pipe Lubricant*. Align the spigot with the bell and couple the pipe carefully until the spigot is all the way home.

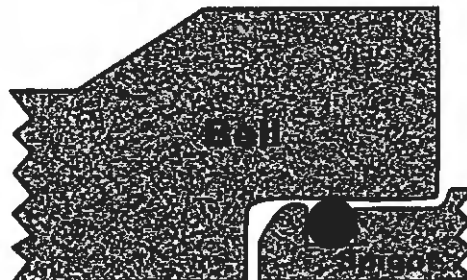
Material Specifications

UP&R Profile Gaskets are fabricated from compounds meeting, or exceeding, the physical requirements of ASTM C-361 and ASTM C-443.

Certified test results are available upon request.

Marking

All gaskets are identified with the cord diameter, pipe manufacturers' name, specification and month and year of manufacture.



Installation

Handling – Avoid chipping or spaulding on bells and spigots that may compromise the gasket sealing area and clean the surface of both the bell and spigot.

Placement – Apply lube copiously to the gasket prior to placing the gasket on the spigot. Make sure that the gasket is seated within the confined groove.

Equalization – Run a screwdriver or round rod under the gasket and equalize the stretch around the circumference of the joint.

Packaging – Universal Polymer & Rubber gaskets are shipped in standard size boxes.

PRODUCT SPECIFICATIONS



CONSEAL™
Concrete Sealants INC.

CS102
Butyl Sealant

APPLICATIONS

For self-sealing joints in: Manholes, Concrete Vaults, Septic Tanks, Concrete Pipe, Box Culverts, Utility Vaults, Burial Vaults, and Vertical Panel Structures.

SEALING PROPERTIES

- Provides permanently flexible watertight joints.
- Low to high temperature workability: 30°F to 120°F (-1°C to 48°C)
- Rugged service temperature: -30°F to +200°F (-34°C to +93°C)
- Excellent chemical and mechanical adhesion to clean, dry surfaces.
- Sealed Joints will not shrink, harden or oxide upon aging.
- No priming normally necessary. When confronted with difficult installation conditions, such as wet concrete or temperatures below 40°F (4°C), priming the concrete will improve the bonding action. Consult Concrete Sealants for the proper primer to meet your application.

HYDROSTATIC STRENGTH

ConSeal CS-102 meets the hydrostatic performance requirement as set forth in ASTM C-990 section 10.1 (Performance requirement: 10psi for 10 minutes in straight alignment – in plant, quality control test for joint materials.)

SPECIFICATIONS

ConSeal CS-102 meets or exceeds the requirements of Federal Specification SS-S-210 (210-A), AASHTO M-198B, and ASTM C-990-91.

9325 S.R. 201, Tipp City, Ohio 45371 • 937.845.8776 or 800.332.7325
FAX 937-845-3587 • www.conseal.com

PRODUCT SPECIFICATIONS



CONSEAL™
Concrete Sealants INC.

CS102

Butyl Sealant

PHYSICAL PROPERTIES

		Spec Required*	102
Hydrocarbon blend content % by weight	ASTM D4 (mod.)	50% min.	51%
Inert mineral filler % by weight	AASHTO T111	30% min.	35%
Volatile Matter % by weight	ASTM D6	2% max.	1.2
Specific Gravity, 77°F	ASTM D71	1.15-1.50	1.25
Ductility, 77°F	ASTM D113	5.0 min.	10
Penetration, cone 77°F, 150 gm. 5 sec.	ASTM D217	50-100	55-60
Penetration, cone 32°F, 150 gm. 5 sec.	ASTM D217	40 mm	40-65
Flash point, C.O.C., °F	ASTM D92	350°F min.	450°F
Fire point, C.O.C., °F	ASTM D92	375°F min.	475°F

IMMERSION TESTING

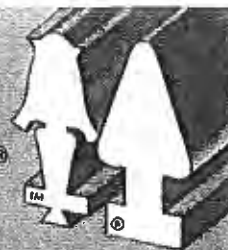
- 30-Day Immersion Testing: No visible deterioration when tested in 5% Caustic Potash, 5% Hydrochloric Acid, 5% Sulfuric Acid, and 5% saturated Hydrogen Sulfide. *
- One Year Immersion Testing: No visible deterioration when tested in 5% Formaldehyde, 5% Formic Acid, 5% Sulfuric Acid, 5% Hydrochloric Acid, 5% Sodium Hydroxide, 5% Hydrogen Sulfide and 5% Potassium Hydroxide.
- Requirements of ASTM C-990 Standard Specification for Joints for Concrete Pipe, Manholes, and Precast Box Sections Using Preformed Flexible Joint Sealants.

LIMITED WARRANTY

This information is presented in good faith, but we cannot anticipate all conditions under which this information and our products, or the products of other manufacturers in combination with our products, may be used. We accept no responsibility for results obtained by the application of this information or the safety and suitability of our products, either alone or in combination with other products. Users are advised to make their own tests to determine the safety and suitability of each such product or product combinations for their own purposes. It is the user's responsibility to satisfy himself as to the suitability and completeness of such information for this own particular use. We sell this product without warranty, and buyers and users assume all responsibility and liability for loss or damage arising from the handling and use of this product, whether used alone or in combination with other products.



The Company With Connections®

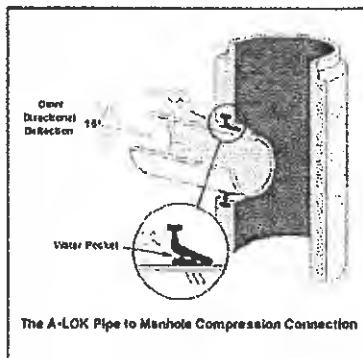


INCOMPARABLE PIPE-TO-MANHOLE CONNECTORS FOR SANITARY SYSTEMS

X-CEL

A-LOK X-CEL

Designed to produce a guaranteed watertight seal between pipe and concrete, the A-LOK X-CEL flexible pipe-to-manhole connector provides maximum performance on the job site. Its unique design not only saves valuable project time, but also ensures longevity and offers unsurpassed environmental benefits.



A-LOK X-CEL connectors prevent infiltration and ex-filtration into wastewater or stormwater systems, and are installed in the precast structure in a way that does not require coring or placement after the base component is cast. This eliminates residual waste from coring, disposal of the slugs or wasted raw material utilization or energy. Once cast-in, the connector becomes an integral component of the structure wall.

Based on the traditional A-LOK connector, the X-CEL's enhanced features improve performance. Take the patented "water pocket" for example, which utilizes the untapped pressure of ground water to exert a clamping force around the connector and pipe, allowing the connector to perform in deeper installations.

Demonstrated in tests higher than 15 psi of hydrostatic water pressure, the X-CEL's unique design provides 45 percent more rubber contact with the pipe, allowing for greater pipe deflection.

MATERIAL

Molded or extruded from compounds formulated for wastewater applications and engineered to conform to the requirements of section 4.1.1 of ASTM C 923, the standard rubber connector is available in alternative compounds upon request. Contact an A-LOK representative regarding special applications, such as the presence of hydrocarbons.

KEY ADVANTAGES

The A-LOK X-CEL offers distinct advantages for engineers, specifiers, precasters and municipalities. An enhanced profile gives the connector 45% greater rubber contact with the pipe, thus allowing the pipe to be deflected in excess of 10 degrees of omnidirectional deflection, all the while maintaining a watertight seal. These enhancements allow for more flexibility to compensate for pipe shear due to settlement or ground movement.

KEY ADVANTAGES (continued)

On larger-diameter pipe, where size prohibits a gasket from being installed in a flat plane, the X-CEL can be configured for casting in a curve with the connector staying perpendicular to the center line of the pipe. Discovered through years of extensive research and development, the configurations cause no loss of compression or deflection.

Functioning on pure compression, the X-CEL allows for fast and easy field installation. After the connector and pipe are cleaned and lubricated, the pipe is simply centered in the connector and inserted. Backfilling can be done immediately, thus enhancing project safety and overcoming the typical problems of water, running sand and other unstable trench conditions.

For Specifiers, the X-CEL connector offers a guaranteed solution to the age-old containment system problem of the best way to connect pipes and concrete structures. Precasters using X-CEL connectors experience increased satisfaction due to their ability to offer a complete watertight, guaranteed product, while municipalities that install X-CEL will ultimately spend less on road repair by avoiding the possibility of pot/sink holes that are often the result of leaking, non-connected, systems.

PRODUCT REFERENCES

A.) ASTM C-923

Resilient Connector Between Reinforced Concrete Manholes Structures, Pipe and Laterals.

B.) ASTM C-1244

Standard Test Method For Concrete Sewer Manholes by the Negative Air Pressure (Vacuum) Test

C.) ASTM C-478

Standard Specification for Precast Reinforced Concrete Manhole Sections

PERFORMANCE STANDARD

The A-LOK X-CEL guaranteed Connector meets or exceeds all material and test requirements outlined in ASTM C-923: "Resilient Connectors Between Reinforced Concrete Manhole Structures, Pipes and Laterals."

Molded or extruded from compounds formulated for wastewater applications, the standard rubber connector is engineered to confirm with the requirements of section 4.1.1 of ASTM C-923. Alternative compounds are available upon special request.

PERFORMANCE STANDARD (continued)

RESILIENT TEST REQUIREMENTS OF A.S.T.M. C-923

TEST	RESULTS	ASTM METHOD
Chemical resistance 1 N Sulfuric acid 1 N Hydrochloric Acid	no weight loss no weight loss	at 22°C for 48h
Tensile strength	1200 psi or 8.5 MPa, min	D 412
Elongation at break	350% min.	
Hardness	±5 from mfg's. specified hardness	D 2240 (Shore A durometer)
Accelerated oven-aging	decr. of 15%, max. of original tensile strength, decr. of 20% max. of elongation	D 573, 70±1°C for 7 days
Compression set	decr. of 25%, max. of original deflection	D 395, Method B, at 70°C for 22h
Water absorption	increase of 10%, max. of original by weight	D 471, immerse 0.75 by 2-in. or 19 by 25-mm Specimen in distilled water at 70°C for 48h
Ozone resistance	rating 0	D 1171
Low-temp brittle point	no fracture at -40°C	D 746
Tear resistance	200 lbf/in. or 34 kN/m	D 624, Method B

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DIMENSIONAL DATA

A•LOK X-CEL Cross Sections / Pipe Size OD's



92 Molded Series
4.25" - 7.25"



94 Extruded Series
30.00" - 59.50"



93 Molded Series
8.50" - 13.00"

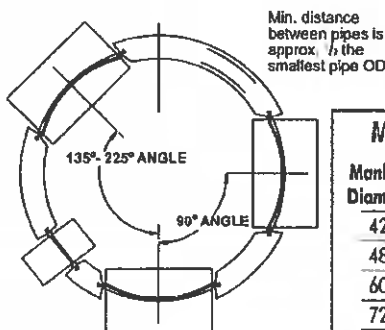


95 Extruded Series
60.00" - 87.50"



93 Extruded Series
13.25" - 29.00"

Larger Sizes Available
Upon Special Request



MAX. PIPE SIZE OD's

MAX. PIPE SIZE OD's

Manhole Diameter	135° - 225° Pipe Angle	90° Pipe Angle
42"	26.5"	22.0"
48"	31.5"	25.0"
60"	42.0"	32.0"
72"	52.5"	38.0"
84"	59.5"	44.0"
96"	73.5"	50.0"
108"	76.0"	56.0"
120"	85.0"	62.0"

PRODUCT SPECIFICATIONS

A flexible pipe to manhole connector shall be used whenever a pipe penetrates into a precast concrete manhole or structure. The connector shall be the A•LOK X-CEL CONNECTOR as manufactured by A•LOK PRODUCTS, INC., Tullytown, PA, or approved equal.

The design of the connector shall provide a flexible, watertight seal between the pipe and concrete structure. The connector shall assure that a seal is made between:

(1) The connector and the structure wall by casting the connector integrally with the structure wall during the manufacturing process in a manner that it will not pull out during pipe coupling. The connector shall also be capable of being cast into a round structure by curving the connector in a manner that allows it to remain centrally located within the structure wall and perpendicular to the pipe. This configuration will result in no loss of seal or deflection of pipe entering a concrete structure.

(2) The seal between the connector and the pipe shall be made by the compression of the connector between the outside circumference of the pipe and the interior hole opening of the structure. The connector shall be the only component to affect the seal between the pipe and structure.

The connector shall be made from materials that conform to the physical and chemical requirements outlined in Section 4, "Materials and Manufacture" of ASTM C-923 Standard Specification for Resilient Connectors between Reinforced Concrete Manhole Structures, Pipes, and Laterals, and the overall design will meet or exceed Section 7, "Test Methods and Requirements" of ASTM C-923.

The connector shall be sized specifically for the type of pipe being used and shall be installed in accordance with the recommendations of the manufacturer.

INSTALLATION INSTRUCTIONS

STEP 1:

Confirm that the pipe surface is smooth, clean and free of foreign materials, chips, gouges and form seams due to manufacturing or handling. Slightly bevel any sharp or blunt edges caused by the cutting of the pipe.

STEP 2:

Lubricate the connector and the entire section of the pipe that will be inserted into the connector. The chart below lists A•LOK's minimum lubrication length "L".

PIPE SIZE	MIN. LUBRICATION LENGTH "L"
4" - 15"	12"
16" - 18"	18"
21" & larger	24"

STEP 3:

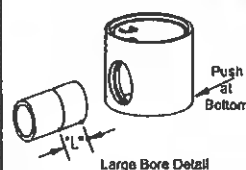
Center the pipe and connector square to each other and insert the pipe into the connector using a bar or back hoe depending on the size. Once the pipe is coupled with the connector, deflect the structure or pipe to achieve the proper angle.

WARNING

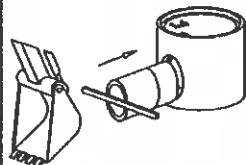
To ensure the A•LOK X-CEL Connector remains a flexible watertight connector, it is A•LOK Products, Inc. strong recommendation that no mortar be placed between the pipe and wall of the concrete structure. The use of mortar in this area would decrease the effectiveness of the connector to compensate for shear caused by settlement or ground movement.

NOTE:

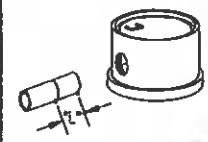
To find approximate subgrade, measure from the outside base of the structure to the junction of the connector and flat spot. Then add the wall thickness of the pipe plus 1/4 inch.



Large Bore Detail



Small Bore Detail

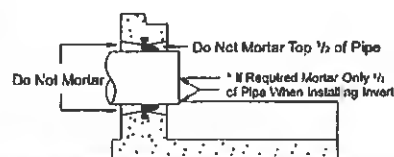


Small Bore Detail



CAUTION:

When installing pipe stubs for future pipeline installation, all stubs must be properly restrained to prevent any movement by means other than the A•LOK X-CEL Connector.



Job Harvest Pointe Subdivision No 1				Contractor: JS PARIS				
Plant: MIVC			Salesperson: BK			Job Name: Harvest Pointe Subdivision No 1		
Station No.	Dia. Size	Pri	Date Base	Date Riser	Date Flow	Date Ready	Date Del	Job Order #
SAMH-1	60"							
1/3/2020 8:43:11 AM						Quote ID: 2020010014 Page: 1 of 1		



Job Name: Harvest Pointe Subdivision No 1
Harvest Pointe Subdivision No 1

Contractor: JS PARIS

Structure ID: **SAMH-1**

Spec: Valley City
Type: Sanitary
Size: 60"

Rim: 781.48'
Invert: 756.2'
Rim to Invert: 25.28'

Catch: 0.69'
Precast Height: 25.915'
Slack: 0.053'

- P9) 7" - Castings - 24"
P8) 4" - Grade Rings - 24" - 10543
P7) 4" - Grade Rings - 24" - 10543
P6) 36" - Cone Ecc (no 24) - 48" - 14351W
P5) 48" - Riser - 48" - 14651W
P4) 64" - Riser - 48" - 14671W
P3) 16" - Reducer 16 - 60" - 15811
P2) 64" - Riser w/TeeDrop J - 60" - 15671J,12960J 68" -
P1) Riser J w/90 Drop - 60" - 15671J,12985 Anchor
2) 6UA671 - 87479
1) O-ring & Mastic - 60" - 50505
1) O-ring - 60" - 50505
3) O-ring & Mastic - 48" - 50504
2) Doghouse 27"h x 20"w
2) A-285 - 70285
18) Plastic PS1-PF-DF 10" - 87190

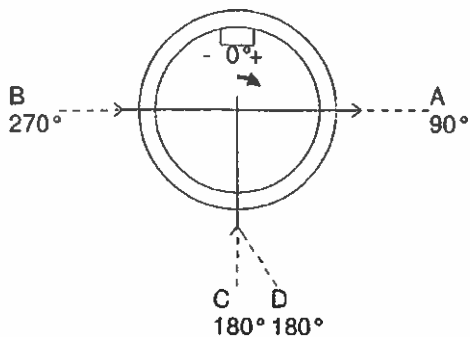
Structure Notes:

Doghouse bottom
A-lok seals for 8" drop pipes only
Plastic steps @ 16" c-c
Eccentric opening
Precast drop by Mack Ind

EJ #1040 or equal, not supplied by Mack Ind

Engineer: RP

Position	ID	Elev	Angle	Ext. (cw)	UP (+)	Wall	Connector	Hole	Pipe	Ref
Rim		781.48'								
Reducer										
Invert 1	A	756.2'	90°	56.5"	13.5"	0.536"	Doghouse 27"h x 20"w	27"h x 20"w	18" PVC	P1
Invert 2	B	756.2'	270°	-56.5"	13.5"	0.536"	Doghouse 27"h x 20"w	27"h x 20"w	18" PVC	P1
Invert 3	C	757.03'	180°	113"	22"	0.325"	A-285	8.75"	8" PVC SDR26	P1
Invert 4	D	765.1'	180°	113"	51"	0.325"	A-285	8.75"	8" PVC SDR26	P2
Invert 5										
Invert 6										
Invert 7										
Invert 8										



QC Grid

SET

PULL

FINAL

- 7" - Castings - 24" - (P9)
4" - Grade Rings - 24" - 10543 - (P8)
4" - Grade Rings - 24" - 10543 - (P7)
36" - Cone Ecc (no 24) - 48" - 14351W - (P6)
48" - Riser - 48" - 14651W - (P5)
64" - Riser - 48" - 14671W - (P4)
16" - Reducer 16 - 60" - 15811 - (P3)
64" - Riser w/TeeDrop J - 60" - 15671J,12960J - (P2)
68" - Riser J w/90 Drop - 60" - 15671J,12985 - (P1)

MACK INDUSTRIES, INC.
1/3/2020 8:11:50 AM

Quote ID: 2020010014

Structure ID: **SAMH-1**

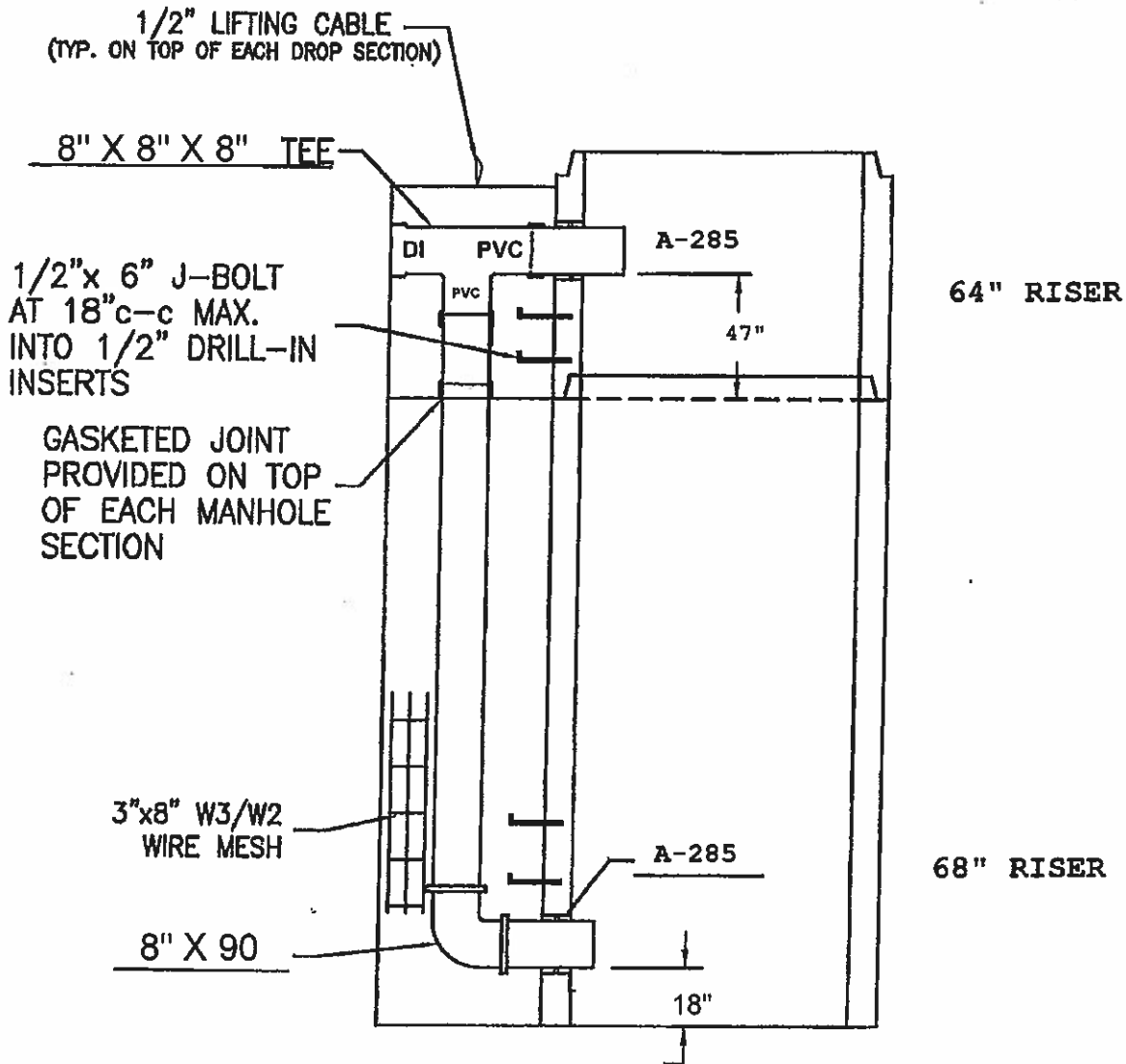
Page: 1 of 1

PRECAST DROP MANHOLE DETAIL

TYPE OF PIPE: **DUCTILE IRON & PVC**

MATERIAL NEEDED:

MINIMUM OF 6" COVERAGE AROUND ALL PIPE



CUSTOMER: **JS PARIS**

STATION No.: **SAMH-1**

JOB NAME: **Harvest Pointe Subdivision No. 1**

JOB No.: **CV**

DRAWN BY: **RP**

DATE: **1/3/20**

DUE DATE: **ASAP**

MACK INDUSTRIES, INC.

201 COLUMBIA ROAD, VALLEY CITY, OHIO 44280 (330)483-3111

Harvest Pointe Subdivision No.1

P.P.N. 07-00-011-103-189, Root Residential Development LLC
Known as Being a part of Lots 11 & 14, Original Ridgeville Township 16 North,
Range 6 West within the Connecticut Western Reserve
City of North Ridgeville - County of Lorain - State of Ohio
Jan. 2020 Scale 1"=60'

OWNERS CONSENT:

WE, THE UNDERSIGNED ROOT RESIDENTIAL DEVELOPMENT LLC THROUGH TIM N. HINKLE, GENERAL MANAGER, AND HOLDERS OF LIENS AND OTHER INTERESTS IN AND TO THE LANDS EMBRACED WITHIN THIS SUBDIVISION, DO HEREBY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED, AND DO HEREBY DEDICATE TO PUBLIC USE, FOREVER, THE STREETS AND RIGHT OF WAYS, EASEMENTS, AND OPEN SPACES, EXCEPTING THE EXISTING EASEMENTS, SHOWN ON THIS PLAT.

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE **HARVEST POINTE SUBDIVISION HOMEOWNERS ASSOCIATION** RESPONSIBILITIES FOR "DRAINAGE EASEMENTS" AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT OF WAY, INCLUDING, BUT NOT LIMITED, TO GRADING, DRAINAGE, DRAINAGE PIPING AND DRAINAGE STRUCTURES.

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT TO **THE CITY OF NORTH RIDGEVILLE**, ITS SUCCESSORS AND ASSIGNS, "STORM SEWER EASEMENT" AS SHOWN HEREON WITH RIGHTS TO ACCESS, LAY, MAINTAIN, REPLACE, AND/OR REMOVE STORM SEWERS, INLETS, DITCHES, SWALES, EARTH MOUNDS, PLANTINGS, AND/OR OTHER APPURTENANCES. THE INDIVIDUAL PROPERTY OWNER, OVER WHICH SAID EASEMENT LIES, SHALL BE RESPONSIBLE FOR THE DAILY NORMAL MAINTENANCE OF THE EASEMENT AREA SUCH AS MOWING, LEAF COLLECTION AND DISPOSAL, AND ANY OTHER SIMILAR MAINTENANCE NOT REQUIRING THE USE OF SPECIAL OR HEAVY EQUIPMENT. ANY REGRADING OF THE EASEMENT AREA SHALL BE SUBJECT TO CITY CODES.

OWNER:

ROOT RESIDENTIAL DEVELOPMENT LLC.

TIM N. HINKLE, GENERAL MANAGER

STATE OF OHIO)

COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, ROOT RESIDENTIAL DEVELOPMENT LLC, THROUGH TIM N. HINKLE, GENERAL MANAGER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC

MORTGAGE RELEASE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED _____, HOLDER OF A MORTGAGE DEED ON LANDS SHOWN WITHIN THIS FINAL PLAT, HAVING EXAMINED SAID FINAL PLAT, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON.

SIGNED

MORTGAGEE

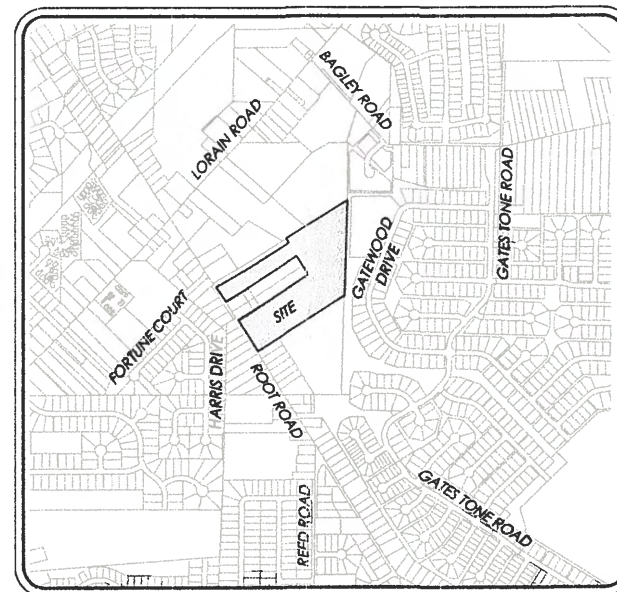
STATE OF OHIO)

COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, _____ WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

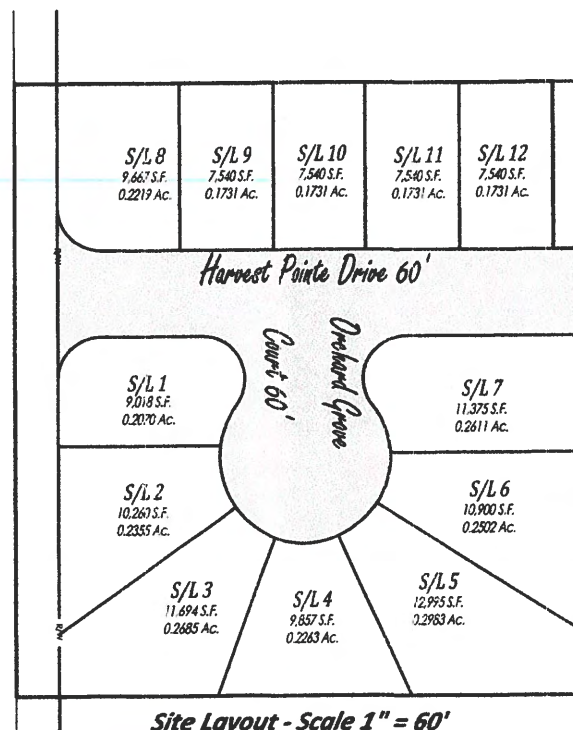
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 201 _____.

NOTARY PUBLIC



Vicinity Map - Scale 1" = 1000'

ROOT ROAD 60'
A PUBLIC RIGHT-OF-WAY



Site Layout - Scale 1" = 60'

AREA TABULATION:

AREA IN PROPOSED R.O.W. = 0.8331 Acres
AREA IN EXISTING R.O.W. = 0.2934 Acres
AREA IN SUBLOTS = 2.6612 Acres
TOTAL AREA = 3.7877 Acres

LOT REQUIREMENTS:

MINIMUM SETBACK = SHOWN ON PLAT
MINIMUM SIDEYARD - 5' (A TOTAL OF 15')
MINIMUM REAR YARD = SHOWN ON PLAT

APPROVALS:

APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH RIDGEVILLE THIS _____ DAY OF _____, 2020.

CITY ENGINEER _____ PRINT NAME _____

APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE THIS _____ DAY OF _____, 2020.

MAYOR _____ PRINT NAME _____

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE THIS _____ DAY OF _____, 2020.

PLANNING COMMISSION CHAIRMAN _____ PRINT NAME _____

EASEMENT GRANT:

WE, THE UNDERSIGNED, ROOT RESIDENTIAL DEVELOPMENT LLC THROUGH TIM N. HINKLE, GENERAL MANAGER, DO HEREBY GRANT UNTO OHIO EDISON, FRONTIER TELEPHONE CO., COLUMBIA GAS, AND TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: ROOT RESIDENTIAL DEVELOPMENT LLC THROUGH TIM N. HINKLE, GENERAL MANAGER

TIM N. HINKLE, GENERAL MANAGER

WITNESS

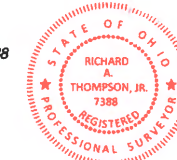
WITNESS

BOUNDARY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED HARVEST POINTE SUBDIVISION NO. 1, AS SHOWN HEREON. AT ALL POINTS SO INDICATED, MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES WHEN COMPUTED FROM FIELD MEASUREMENTS WAS ACCURATE TO WITHIN A MINIMUM PRECISION OF 1:10,000 BEFORE BALANCING THE SURVEY, AND THAT ALL THE REQUIRED MONUMENTS ARE CORRECTLY SHOWN HEREON 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 COMPLETION OF CONSTRUCTION.

RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 01/06/20



POLARIS ENGINEERING
and SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONTRACT No.

18175

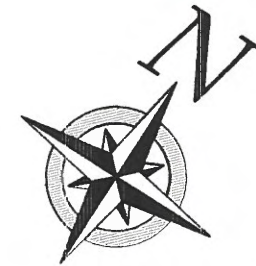
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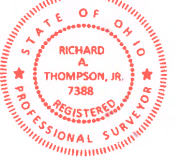
Harvest Pointe Subdivision No.1

BEARINGS REFER TO THE OHIO
STATE PLANE COORDINATE SYSTEM
OF 1983 - NORTH ZONE
(1986 ADJUSTMENT)

● = 5/8 X 30 INCH IRON PIN TO BE
SET W/ I.D. CAP STAMPED "POLARIS
S-7087" UNLESS OTHERWISE NOTED



GRAPHIC SCALE
60 0 30 60
1 INCH = 60 FEET



WILLIAM J. MAJCHER
INST. NO. 2018-0684135
P.P.N. 07-00-014-106-008 &
07-00-011-103-188

ROBERT S. & JULIA E. MOORE
INST. 2019-0729354
P.P.N. 07-00-011-103-074

ROBERT F. MOORE HOLDINGS
INST. NO. 2018-0689333
P.P.N. 07-00-011-103-192

ROBERT S. & JULIA E. MOORE
INST. NO. 2003-0892624
P.P.N. 07-00-011-103-090

S 58°04'37" W 989.50' (Act.) 989.57' (Dd.) to C.L.

S 58°06'32" W 841.33' (Act.) 841.50' (Dd.)

N 57°38'43" E 970.14' (Act.) 970.15' (Dd.) to C.L.

ROBERT B. HAYES & CAROLYN L. ZACK
INST. 1999-0624867
P.P.N. 07-00-011-103-077

MILDRED I. SMITH
INST. 1988-0032607
P.P.N. 07-00-011-103-076

Remaining Land
738.518 S.F.
21.5454 AC.

ROOT RESIDENTIAL DEVELOPMENT LLC
INST. NO. 2018-0683253
P.P.N. 07-00-011-103-189

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.15'	S32°21'37"E
L2	111.10'	S51°40'22"E
L3	6.75'	S57°38'43"W
L4	42.06'	N51°40'22"W
L5	60.47'	N32°21'37"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	47.12'	30.00'	89°59'40"	42.42'	S77°21'27"E
C2	47.13'	30.00'	90°00'20"	42.43'	S12°38'33"W
C3	66.46'	30.00'	26°56'06"	53.68'	N58°53'14"W
C4	30.57'	60.00'	29°11'38"	30.24'	S10°01'00"E
C5	45.43'	60.00'	43°23'11"	44.36'	S46°18'24"E
C6	35.49'	60.00'	33°53'36"	34.98'	S84°56'48"E
C7	46.47'	60.00'	44°22'36"	45.32'	N55°55'07"E
C8	35.38'	60.00'	33°46'56"	34.87'	N16°50'21"E
C9	36.91'	60.00'	35°14'48"	36.33'	N17°40'31"W
C10	35.60'	60.00'	33°59'27"	35.08'	N52°17'39"W
C11	66.46'	30.00'	26°56'06"	53.68'	S05°49'19"E



**POLARIS ENGINEERING
and SURVEYING, INC.**
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONTRACT No.

18175

SHEET OF

02 02

CITY OF NORTH RIDGEVILLE
VOL. 1238, PG. 267 D.R.
P.P.N. 07-00-011-103-058

ROOT ROAD 60'
"A PUBLIC RIGHT-OF-WAY"

LORAIN
ROAD 60'

178°58'05" Rec
178°58'25" Act.

O.L. 14
O.L. 11

P.P.N. 07-00-011-103-067 ROBERT B. HAYES & CAROLYN L. ZACK INST. 1999-0624867

SARAH L. DITZEL
INST. 1999-0617910
P.P.N. 07-00-011-103-012

MILDRED I. SMITH
INST. 1988-0032607
P.P.N. 07-00-011-103-028

P.P.N. 07-00-011-103-048

N 57°38'43" E 170.99'

S/L 1
9,018 S.F.
0.2070 AC.

S/L 2
10,260 S.F.
0.2355 AC.

S/L 3
11,694 S.F.
0.2685 AC.

THOMAS E. &
MARGARET F. LESNIAK
INST. 2005-0090721
P.P.N. 07-00-011-103-048

S/L 9
7,540 S.F.
0.1731 AC.

S/L 10
7,540 S.F.
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S/L 11
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S/L 12
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0.1731 AC.

S/L 13
10,900 S.F.
0.2502 AC.

S/L 14
12,995 S.F.
0.2983 AC.

S/L 15
9,857 S.F.
0.2263 AC.

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BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR IS TO SUPPLY A SWP3 SIGNED BY THE CONTRACTOR AND ALL OF HIS SUBCONTRACTORS TO THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.

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

CONTRACTOR: _____ BY: _____ DATE: _____

NOTES:
1. STREET LIGHTING REQUIRED TO BE INSTALLED BY THE DEVELOPER

2. 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: _____

DESIGNED BY:



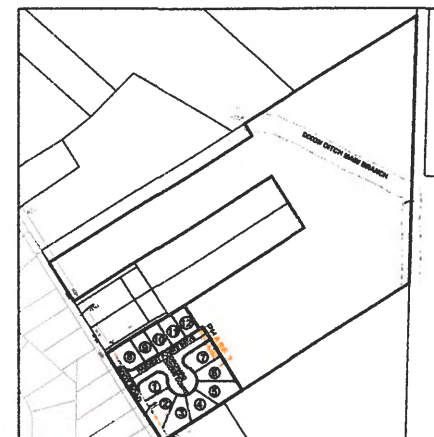
POLARIS ENGINEERING & SURVEYING, INC.
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DRAWING INDEX

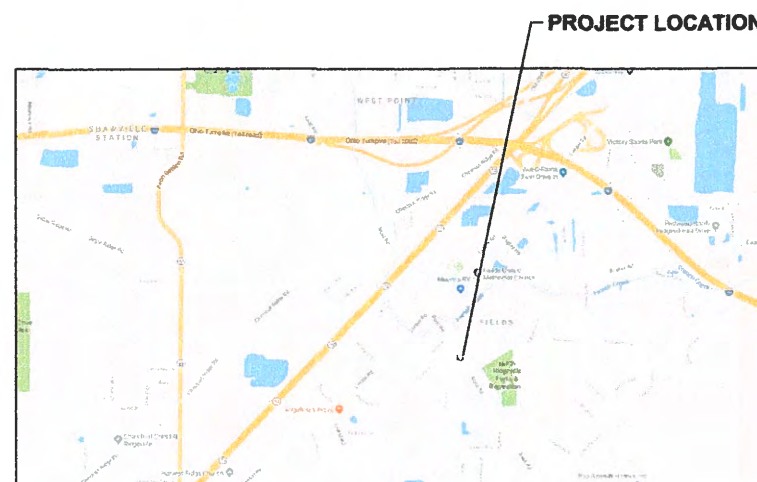
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IMPROVEMENT PLANS FOR HARVEST POINTE SUBDIVISION No.1

CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO
DECEMBER, 2019



 **SITE MAP**
N.T.S.



 **VICINITY MAP**
N.T.S.

STREET LIGHTING NOTE:
STREET LIGHTING IS REQUIRED PER CNRO SECTION 1226.15. LAYOUT TO BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL. LED LIGHT FIXTURES TO BE USED.

SYMBOL LEGEND	
● Ex. Clean Out	→ Guy Wire
□ Ex. Catch Basin	Power Pole
■ Prop. Catch Basin	Light Power Pole
■ Ex. Curb Inlet	Light Pole
■ Prop. Curb Inlet	Traffic Signal Pole
○ Ex. Yard Drain	Traffic Signal Box
○ Ex. Manhole	Cable TV Box
○ Ex. Sanitary Manhole	Electrical Box
● Prop. Sanitary Manhole	Telephone (SAC) Box
○ Ex. Storm Manhole	Tree
● Prop. Storm Manhole	Pine Tree
● Storm Inlet MH	Bush
WV Ex. Water Valve	Yard Light
● Prop. WL Valve	Gasline Marker
W Water Meter	Power Transformer
○ Ex. Fire Hydrant	SCB Sprinkler Control Box
● Prop. Hydrant	SH Sprinkler Head
○ Well	Sign
GV Gas Valve	Test Bore
GM Gas Meter	Guard Post
	Stump
	MB Mailbox

DEVELOPED BY:

ROOT DEVELOPMENT AND CONSTRUCTION LLC.
36097 WESTMINSTER AVENUE
NORTH RIDGEVILLE, OHIO 44039
PHONE: (440) 353-2822
CONTACT: RYAN SCHULTHEISS

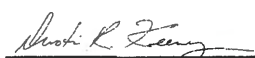
APPROVALS

SEWER APPROVED BY O.E.P.A. BY LETTER DATED: JULY 22, 2019.

WATER APPROVED BY O.E.P.A. BY LETTER DATED: AUGUST 13, 2019.

APPROVED BY THE CITY OF NORTH RIDGEVILLE, OHIO:

BY DANIEL A. RODRIGUEZ, PE DATE: _____
CITY OF NORTH RIDGEVILLE ENGINEER


ENGINEER P.E. #65515

12/11/19



TITLE SHEET

CONTRACT No.

18175

SHEET 1 OF 20

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-COLUMBIS GAS	DAN SUREN	(440) 881-2428
TELEPHONE-WINDSTREAM	GEOFF HAMM	(440) 328-4247
ELECTRIC-CHIO EDISON	MIKE ZANNI	(440) 328-3271
CABLE-SPECTRUM	RON HRIBAL	(440) 388-0418 (EXT. 025)
WATER TRANSMISSION	AVON LAKE MUNICIPAL UTILITIES	(440) 933-6228

THE CONTRACTOR SHALL VERIFY THE ABOVE INFORMATION WITH CUPS 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 1928.
- 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) TRAXLE 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/DISPOSAL SHALL BE DONE IN A MANNER ACCEPTABLE TO THE CITY OF NORTH RIDGEVILLE.
 - ALL PAVEMENT AREAS SHALL HAVE ALL ORGANICS 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, BAILED 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 SILICURE 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 605, 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-758 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 712.08, 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 DIMINISH 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 SPILL 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 SUMPS. 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 8 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 CRAIDLED 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 707.45) 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 794 (ODOT 707.43) WITH INTEGRAL BELL AND SPIGOT JOINT IN ACCORDANCE WITH ASTM D-3212 AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - SMOOTH INTERIOR, CORRUGATED, HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO AASHTO SPECIFICATIONS M252 TYPE S AND M-284 TYPE S, (ODOT 707.33) ADS M-12, HANCOR H-Q, OR APPROVED EQUAL. THE JOINTS SHALL BE SILT-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 605. CONDUIT SHALL BE 6" DIAMETER PVC TYPE PS-48 PIPE CONFORMING TO ASTM F-758, OR 6" DIAMETER PSM POLYVINYLCHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH A GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.08, 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 DESIGNEES. 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 VIDEOTAPE IMMEDIATE Y 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. 5/11/08, 8/29/09, 12/7/09, 8/18/16

5/9/17, 6/28/17

REV. No.	DATE	BY	STATE OF OHIO DUSTIN R. KENEY 65515 REGISTERED PROFESSIONAL ENGINEER	DATE: 12/11/08 SCALE: HOR. NA VERT. NA FOLDER: DWS/Improvement FILENAME: T16p_Notes_Details TAB: 2-General Notes DRAWN: SRV

HARVEST POINTE SUBDIVISION No1

CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.

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MILLCREEK HILLS, OHIO 44084
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GENERAL NOTES

CONTRACT No.

18175

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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 MANORELS, HAVING A DIAMETER EQUAL TO NINETY-FIVE (95) PERCENT OF THE INSIDE DIAMETER OF THE PIPE, PULLED THROUGH THE SEWER WITHOUT MECHANICAL PULLING DEVICES. MANORELS 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 MANOREL TO THE CITY ENGINEER. THE LENGTH OF THE MANOREL 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-28.

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 WEAK 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.

11. THE CONTRACTOR WILL COLOR FILM 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-FILM 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 D118 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 POLYWRAPPED 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.

15. A MINIMUM PRESSURE OF 20 PSI WILL BE MAINTAINED AT GROUND LEVEL AT ALL POINTS IN THE DISTRIBUTION SYSTEM UNDER ALL CONDITIONS OF FLOW IS REQUIRED ACCORDING TO TSS 8.2.1.

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 KEYED 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 "HTH" 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

REV. No.	DATE	BY

STATE OF OHIO
DUSTIN R. KEENEY
65515
REGISTERED PROFESSIONAL ENGINEER

DATE: 12/11/18
SCALE: HOR. NA
VERT. NA
FOLDER: 02010 Improvement
FILENAME: Title Notes Details
TAB: 2-General Notes
DRAWN: sry

HARVEST POINTE SUBDIVISION No1

CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34400 CHARDON ROAD - SUITE D
CHARDON, OHIO 44024
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

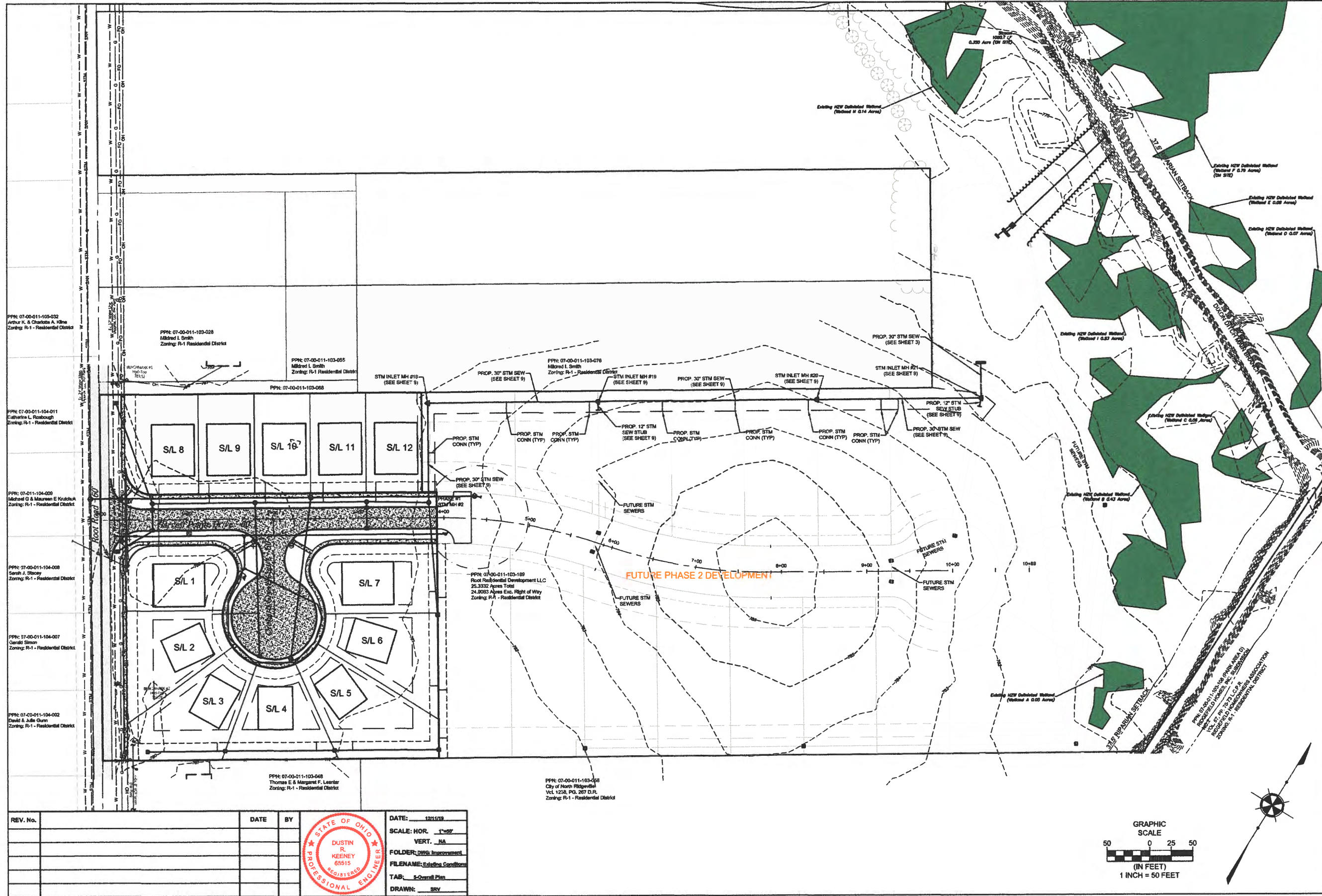


GENERAL NOTES

CONTRACT No.

18175

SHEET	OF
3	20



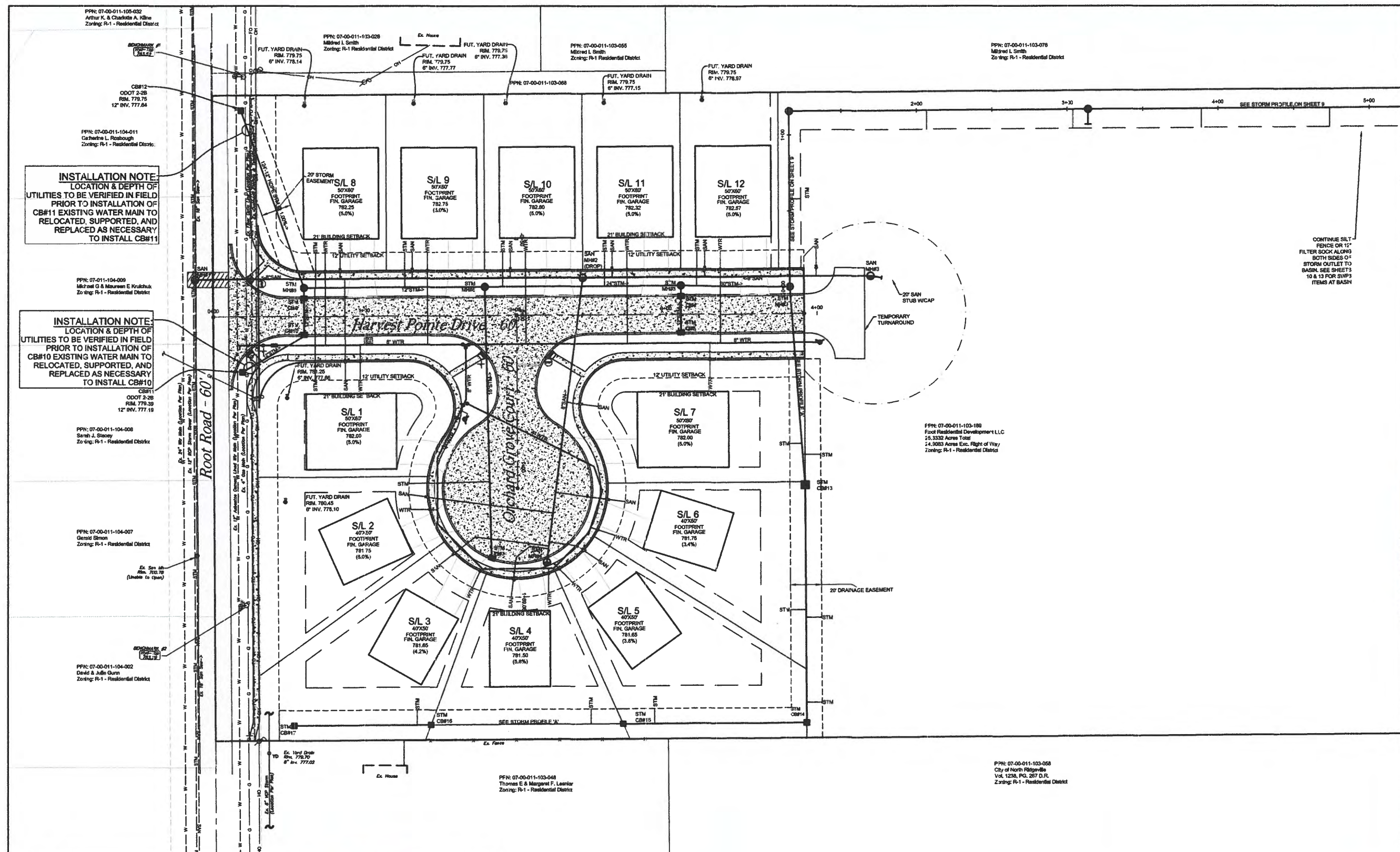
**HARVEST POINTE
SUBDIVISION No.1**

CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
3400 CHARDON ROAD - SUITE D
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OVERALL PLAN

CONTRACT No.	
18175	
SHEET	OF
5	20



REV. No.	DATE	BY

DATE: 12/1/18

SCALE: HOR. 1"=30'

VERT. 1"=5'

FOLDER: DWG Improvement

FILENAME: Grading & Utility

TAB: Utility

DRAWN: BRV

STATE OF OHIO

DUSTIN R. KEENEY

REGISTERED PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT NOTE:
THE HOA OR PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES OUTSIDE OF THE R.W.

SIDEWALK NOTE:
DEVELOPER REQUIRED TO INSTALL PUBLIC SIDEWALKS ALONG ROOT ROAD FRONTAGE, ALL COMMON AREAS, AND BLOCKS WITHIN THE RIGHT OF WAY.

CL MONUMENT NOTE:
ALL ROADWAY CENTERLINE MONUMENTS ARE TO BE INSTALLED PRIOR TO ACCEPTANCE.

HARVEST POINTE

SUBDIVISION No. 1

CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

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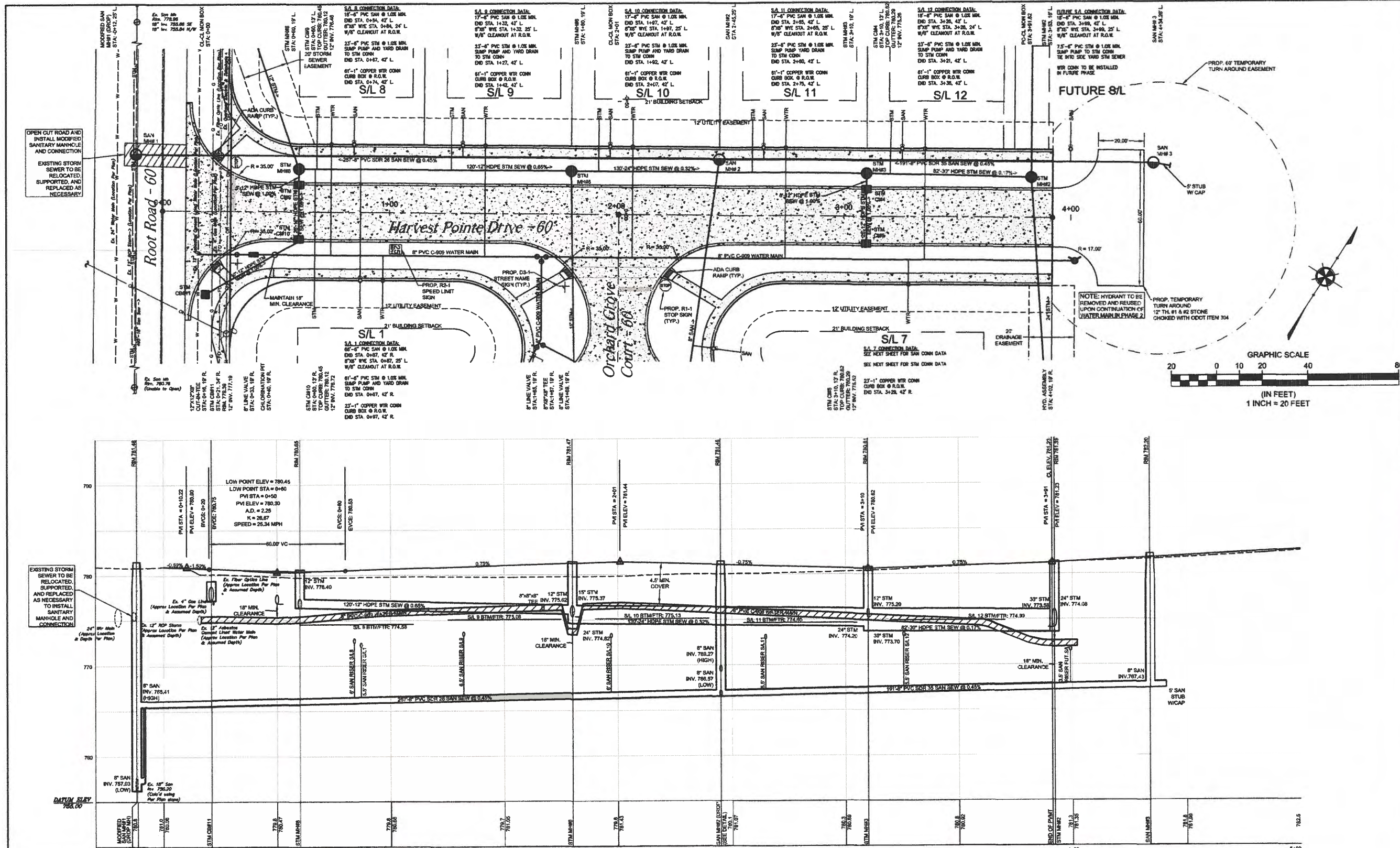
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UTILITY PLAN

CONTRACT No.

18175

SHEET	OF
6	20



REV. NO.	DATE	BY	DATE	SCALE	VERT.	FILE NAME	TAB	DRAWN	WTR SERVICE NOTE	SAN SERVICE NOTE	STM CONNECTION NOTE	NOTE: A CLAY DAM IS TO BE PROVIDED IN THE STORM SEWER TRENCHES WHERE THEY OUTFALL INTO BASINS TO PREVENT STORM WATER FROM MIGRATING THROUGH THE STORM SEWER TRENCHES AND BACK TO THE HOMES.	SIDEWALK NOTE	BACKFILL NOTE	STREET SIGN NOTE
			12/11/18	1"=20'	1"=4'	018118	7-28P	BRV	WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13, SEE SHEET 20	SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8 SEE SHEET 18	SUMP PUMPS AND YARD DRAINS SHALL BE CONNECTED TO THE STORM SEWER LATERAL PROVIDED FOR EACH INDIVIDUAL LOT.		INSTALL PUBLIC SIDEWALKS ALONG ROOT ROAD FRONTAGE, ALL COMMON AREAS, AND BLOCKS WITHIN THE RIGHT OF WAY.	PREMIUM BACKFILL SHALL BE USED WITHIN THE ZONE OF INFLUENCE FOR ALL PIPING WITHIN THE RIGHT OF WAY	SIGN SHEETING TO BE ODOT TYPE 'H' HIGH INTENSITY PER ODOT/CD REQUIREMENTS. STREET NAME SIGN LETTERS TO BE UPPERCASE & LOWERCASE

**HARVEST POINTE
SUBDIVISION No1**

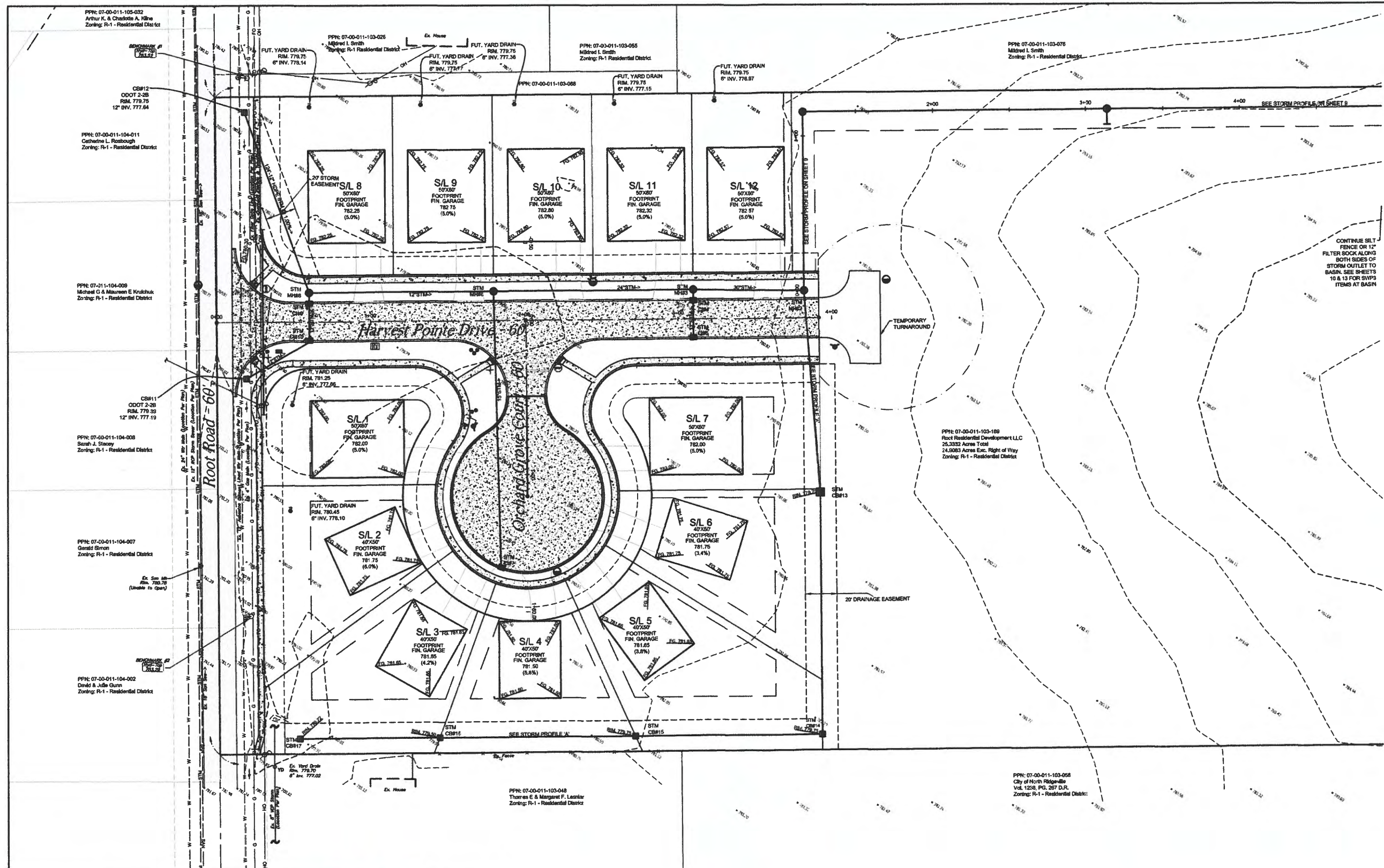
CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

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PLAN & PROFILE

CONTRACT No.
18175

SHEET	OF
7	20



REV. No.	DATE	BY



DATE: 12/11/18

SCALE: HOR. 1"=30'

VERT. 1"=10'

FOLDER: QWS Improvement

FILENAME: Grading & Utility

TAB: 11-Final Grading Plan

DRAWN: SRV

STOCKPILE NOTE:
EXCESS SOILS FROM HOUSE
EXCAVATIONS TO BE STOCKPILED
AND USED FOR FUTURE PHASE
CONSTRUCTION

**HARVEST POINTE
SUBDIVISION No1**

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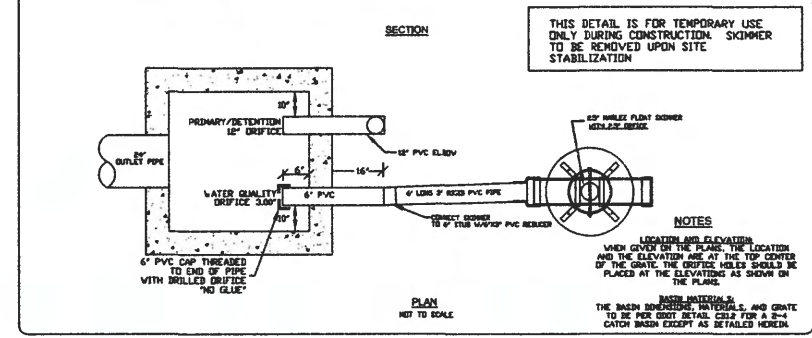
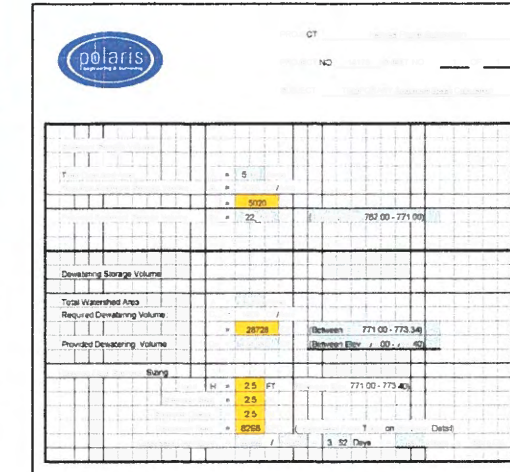


FINAL GRADING PLAN

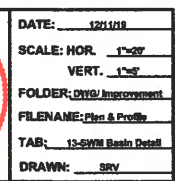
CONTRACT No.

18175

SHEET	OF
11	20



STORMWATER BASIN MAINTENANCE NOTE & SCHEDULE:
MONTHLY - MOW EMBANKMENTS & CLEAN TRASH & DEBRIS FROM BASIN OUTLET STRUCTURE
ADDRESS ANY ACCUMULATION OF HYDROCARBONS
ANNUALLY - PERFORM ANNUAL INSPECTION OF SWM BASIN & TEMPORARY OUTLET DITCH BY
A QUALIFIED PROFESSIONAL
ANNUALLY - REMOVE WOODY VEGETATION AND FIX ANY ERODING AREAS, MONITOR SEDIMENT
ACCUMULATIONS IN MAIN POOL
15-20 YEARS - MONITOR SEDIMENT IN THE MAIN POOL AND CLEAN AS POND BECOMES EUTROPHIC
OR POOL VOLUME IS REDUCED SIGNIFICANTLY
5-10 YEARS - REPLENISH RIP-RAP @ BASIN HEADWALLS / WEIRS / OVERFLOWS / CHECK DAMS
NOTE: (SEE LONG TERM OPERATIONS & MAINTENANCE MANUAL FOR MORE INFORMATION)



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 SWP3.

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 LOADED WATER SHALL NOT BE DISCHARGED TO STREAMS OR THE STORM SEWER SYSTEM.

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

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

CLEARING AND GRUBBING

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 IMPOUNDMENT.

CONSTRUCTION ENTRANCE

A STORMED CONSTRUCTION ENTRANCE SHALL BE INSTALLED FOR ALL INGRESS & EGRESS TO THE SITE. THE MINIMUM DIMENSIONS OF THE DRIVE SHALL BE 20 FT. WIDE AND 50 FT. LONG. THE STONE SHALL BE 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 ODEPA AUTHORIZATION FOR FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. OHIO EPA PERMIT NO. 00000003 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 RESEEDDED AS NECESSARY BY THE CONTRACTOR. AREAS SHALL BE STABILIZED WITH STRAW MULCH WHEN CONDITIONS PROHIBIT SEEDING.

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

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

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY DISTURBED AREAS WITHIN 50 FT. OF A STREAM AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 21 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FT. OF STREAM	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
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 "ODNR RAINWATER AND LAND DEVELOPMENT MANUAL"), MULCHING, EROSION CONTROL MATTING, SODDING, RIPRAP NATURAL CHANNEL DESIGN WITH BIO ENGINEERING TECHNIQUES OR ROCK CHECK DAMS.

SOIL TRANSPORT ONTO PUBLIC ROADS

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

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

SILT FENCE & DIVERSIONS

SHEET FLOW RUNOFF FROM DENUDEED AREAS SHALL BE INTERCEPTED BY SILT FENCE OR DIVERSIONS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED VIA SHEET FLOW. WHERE INTENDED TO PROVIDE SEDIMENT CONTROL, SILT FENCES SHALL BE PLACED ON A LEVEL CONTOUR. THE EPA PERMIT NO. 00000003 DOES NOT PRECLUDE THE USE OF OTHER SEDIMENT BARRIERS DESIGNED TO CONTROL SHEET FLOW RUNOFF. SILT FENCE IS NOT PERMITTED TO BE USED FOR CONTROLLING CONCENTRATED SURFACEWATER FLOW (ONLY SHEET FLOW). STORMWATER DIVERSION PRACTICES SHALL BE USED TO KEEP RUNOFF AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHERE PRACTICAL. SUCH DEVICES, WHICH INCLUDE SWALES, DIKES OR BERMS, MAY RECEIVE FROM AREAS UP TO 10 ACRES.

INLET PROTECTION

INLET PROTECTION IS MANDATORY.

NON-SEDIMENT POLLUTANTS CONTROLS

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

TRENCH AND GROUND WATER CONTROL

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

MAINTENANCE

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

INSPECTION

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

WASTE DISPOSAL

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

CLEAN HARD FILL

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

CONSTRUCTION & DEMOLITION DEBRIS

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

CONSTRUCTION CHEMICAL COMPOUNDS

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

EQUIPMENT FUELING & MAINTENANCE

EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.

A SPILL PREVENTION CONTROL AND COUNTERMEASURES

A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 800 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS, OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

CONCRETE WASH WATER

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

CONTAMINATED SOILS

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

SPILL REPORTING REQUIREMENTS

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

OPEN BURNING

OPEN BURNING IS NOT PERMITTED.

DUST CONTROLS/SUPPRESSANTS

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

STREAM CROSSINGS

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

PERMITS

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

THIS SITE IS COVERED UNDER ODEPA / 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 859 OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER. THE FOLLOWING PRO-MIXTURE SHALL BE USED FOR SEEDING: 9-21 CERTIFIED KENTUCKY BLUE GRASS - 35% PENNLAWN FESCUE - 25% MANHATTAN II RYEGRASS - 40% FERTILIZER - 10#/1000 S.F. (12-12-12) MULCH - STRAW - 2 TONS/ACRE RESTORATION OF ALL DISTURBED AREAS SHALL IMMEDIATELY FOLLOW EXCAVATION AND GRADING OPERATIONS. DELAY IN RESTORATION SHALL NECESSITATE TEMPORARY EROSION CONTROL MEASURES APPROVED BY THE ENGINEER AND AT THE CONTRACTOR'S COST.

RIPARIAN B FFERSS

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-LOADED 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 CODED ORDINANCE 1056.08(G)(1)(A), 1056.08(G)(1)(B) OR 1056.08(G)(1)(C).

REV. 11/22/16 OCTOBER 1, 2009

REV. No.		DATE	BY	STATE OF OHIO DUSTIN R. KEENEY 65615 REGISTERED PROFESSIONAL ENGINEER	DATE: 12/1/18 SCALE: HOR. NA VERT. NA FOLDER: 0199-Improvements FILENAME: Grading & Utility TAB: 12-SWP3 Notes DRAWN: BRV

HARVEST POINTE
SUBDIVISION No1

CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
3400 CHARDON ROAD - SUITE D
CHARDON, OHIO 44024
(440) 944-4433 (440) 944-5772 (Fax)
www.polaris-es.com



SWP3 NOTES

CONTRACT No.

18175

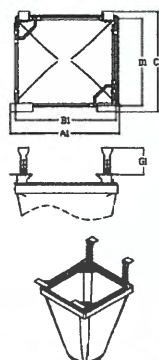
SHEET OF

14 20



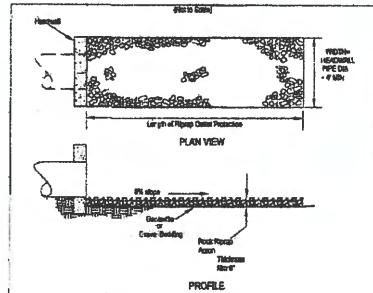
- [illegible]

10/1/00		10/1/00		10/1/00	
10/1/00		10/1/00		10/1/00	
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING					
CONSTRUCTION ENTRANCE					
SCALE: NOT TO SCALE					
DATE 10/1/00		DRAWN BY JAMES		SWP-2	



	ALL PRODUCTS MANUFACTURED BY FLEX & PIPING PROTECTION, INC. A DIVISION OF FLEX, INC. WWW.FLEXPIPE.COM (800) 222-8800 FAX (402) 395-2477 FZ SALES@FLEXPIPE.COM
	C FORD (202) 427-0451

- | | |
|--|--|
| <p>1. BATHTUBS SHOWN ARE FOR STANDARD 60" BATH DEPTH "SHORT" 36" DEPTH BATHS ARE AVAILABLE WITH -S SUPPLY BATHTUBS REDUCED BY -000.</p> <p>2. THE FOLLOWING REQUIRES ADDITIONAL REVIEW</p> <p>-GRATES WITH EXTENDED BOTTOMS</p> <p>-ANY CONSTRUCTED DELET OPENINGS</p> | <div data-bbox="1258 619 1341 623">  </div> <div data-bbox="1344 619 1421 623"> <p>ALL PRODUCTS MANUFACTURED BY FLEET & FIFE PROTECTION, A DIVISION OF AEG, INC.
 4630 2ND AVE. S.W. PM
 98148-3477 PT
 WWW.FLEETSTORM.COM</p> </div> |
|--|--|

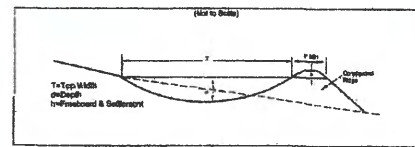


1. Scaffolding for lifts or ladders and cranes shall be designed to the required lift and load capacity in which will be performed i.e. the required lift and load capacity shall not be placed. This, however, shall be checked at all times, changed, repaired, and adequate rest, or other measures.
2. Rigging shall conform to the governing rules applicable on the site.
3. Scaffolding shall be erected according to the manufacturer's recommendations.
4. Scaffolding shall be built with the following dimensions parallel to the ground. Scaffolding shall be built to comply with relevant standards and codes. Where there are variations, different standards shall be followed per project. 12 m maximum height, without the need for bracing.
5. Ground jacking shall be carried out in 80% or 90% of the area across the entire site.
6. Ramps may be placed by equipment that shall be placed in a manner to prevent injury or damage to the project.
7. Rigging shall be placed in a manner that does not obstruct the movement of cranes, scaffolding, or other equipment.
8. Scaffolding shall be placed and shall be checked by a competent person at least twice during the project.
9. Scaffolding shall be maintained so that entire structure is built and functioned when the structure is, exterior, or interior.
10. All scaffolding shall be inspected on each work area.

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

REV	NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO				
DEPARTMENT OF ENGINEERING				
ROCK OUTLET PROTECTION				
SCALE: NOT TO SCALE				SWP-7
DATE: 10/1/00				

Lamy Hilfich



1. All trees, bushes, shrubs, and other sensitive material shall be protected from the activities.
2. The diversion shall be excavated and sloped to the proper grade and cross section.
3. All material used in the construction of the channel shall be well compacted in uniform layers not exceeding 6 inches; follow the original lines or tracks of the construction equipment to prevent unusual settlement.
4. Excess earth shall be graded or disposed of as best it will not interfere with the channel in future use with the facility.
5. Fertilizing, smearing, and washing shall conform to the recommendations in the applicable regulatory specifications.
6. Construction shall be executed so that the newly constructed channel is stabilized prior to becoming operational. To aid in the stabilization of vegetation, surface water may be permitted to pass through the newly constructed channel at high hydrological periods.
7. Grates shall only exist at the channel or other essential drainage that occurs below the channel and becomes established shall be replaced without delay.

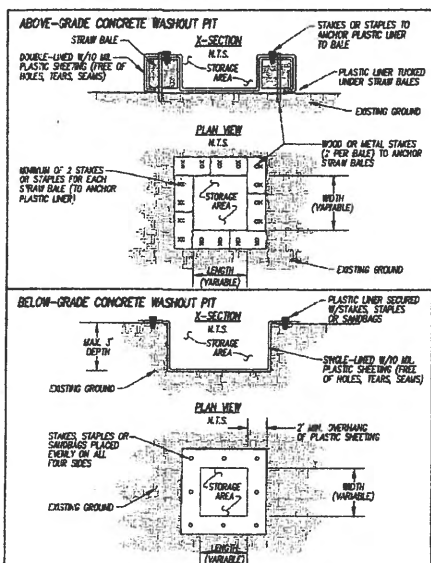
INFORMATION OBTAINED FROM THE 2008
EDITION OF THE STATE OF OHIO'S "RAINWATER
AND LAND DEVELOPMENT MANUAL"

REV No.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			
DIVISION			
SCALE: NOT TO SCALE			SWP-8
DATE: 08/27/2014			

Lampyridae

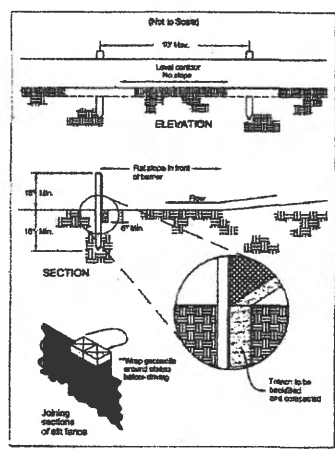
- Removal:
- Once the washout pit is no longer needed, ensure all washout material has completely hardened, then remove and properly dispose of all materials. If straw bales were used, they can be spread as mulch.
 - Prefabricated containers specifically designed for concrete washout collection may be used subject to pre-approval by the Community Engineer. Follow the manufacturer's suggestions for installation, maintenance and removal procedures.

*For small projects using a maximum of only one truckload of concrete or utilizing on-site mixing, finishing 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 conveniences.



REVISION	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			
CONCRETE WASHOUT			
SCALE: NOT TO SCALE			SWP-3
DATE: 10/01/08	DRAWN BY: JAB/TES		

Larry L. Fish
CITY OF NORTH RIDGEVILLE, ENGINEER



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

- [illegible]

MECHANICAL PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	1500 lbs. (680 N)	ASTM D 4032
Maximum Elongation at 600 lbs	50%	ASTM D 4032
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4033
Minimum Tear Strength	4.5 lbs (200 N)	ASTM D 4035
Apparent Operating Loss	0.84 mm	ASTM D 4791
Minimum Permeability	CCF-D 35-1	ASTM D 4491

Larry Huff
CITY OF NORTH RIDGEVILLE, ENGINEER

REV	NO	CASE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING				
SILT FENCE				
SCALE: NCT TO SCALE				SWP-18
DATE:	1/21/08	DRAWN BY: JAB/TJB		

REV. No.		DATE	BY



DATE: 12/11/19
SCALE: HOR. NA
VERT. NA
FOLDER: DWG/Improvement
FILENAME: Grading & Utility
TAB: 15-SWP3 Details
DRAWN: SRV

**HARVEST POINTE
SUBDIVISION No1**

CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
4600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

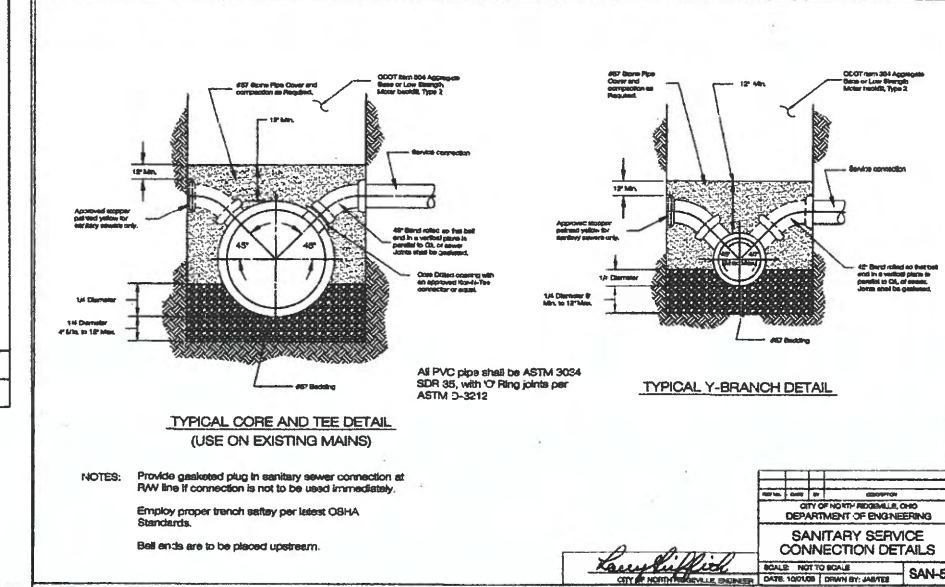
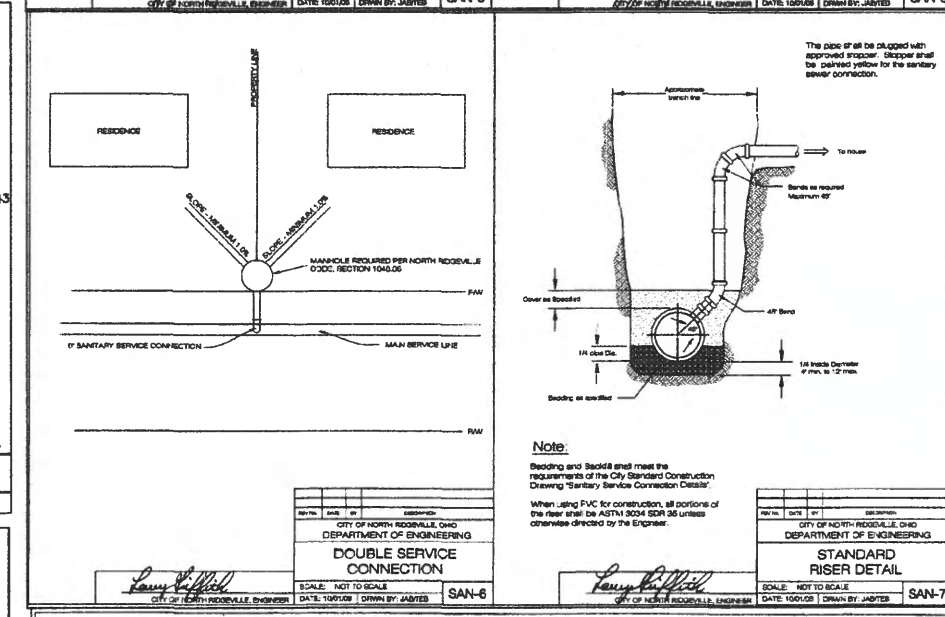
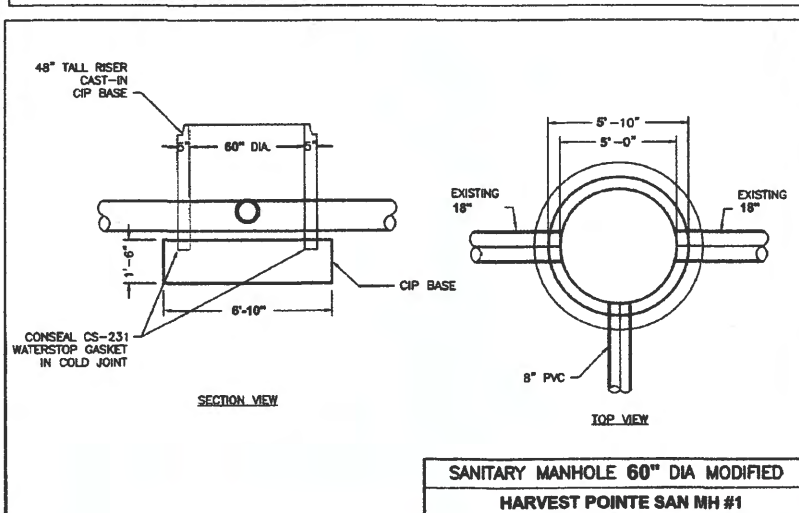
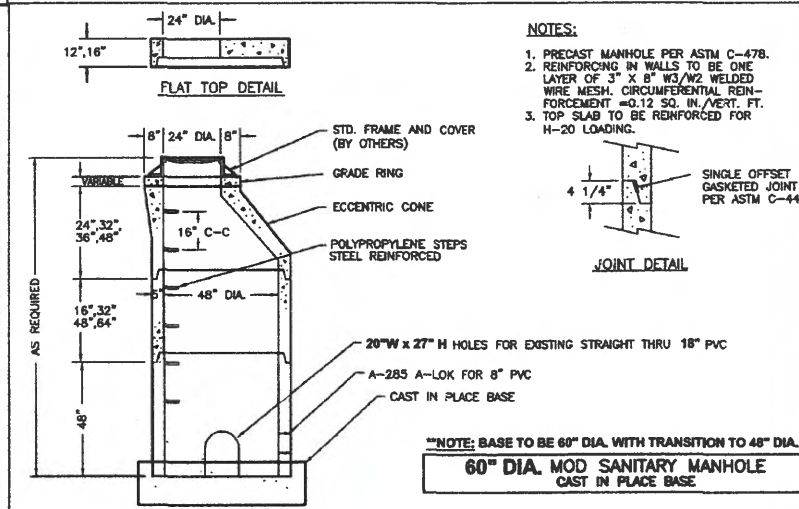
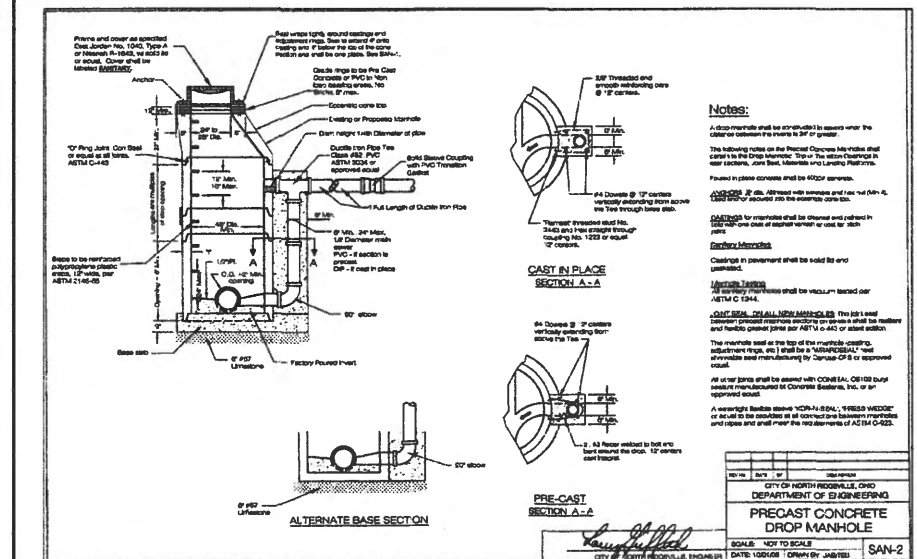


SWP3 DETAILS

CONTRACT No.

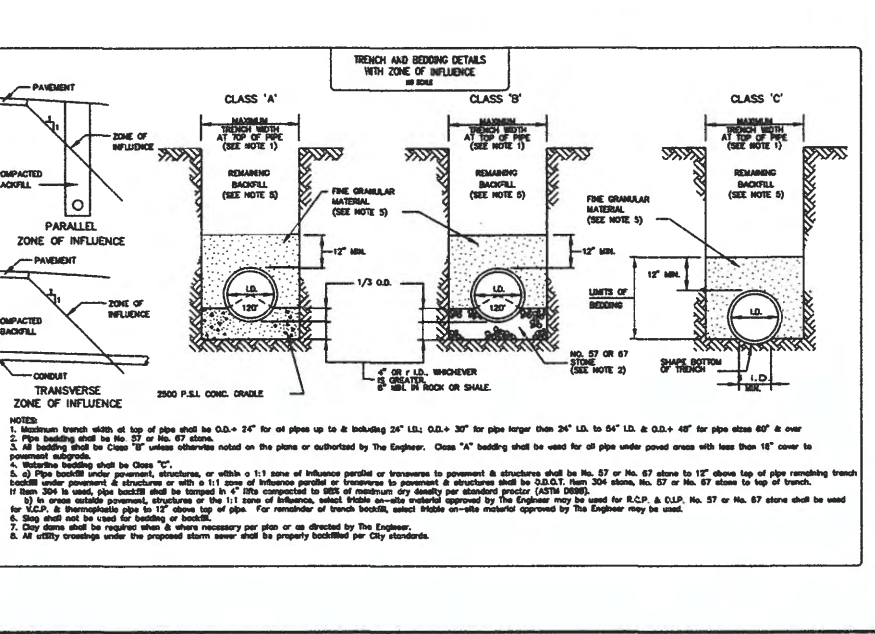
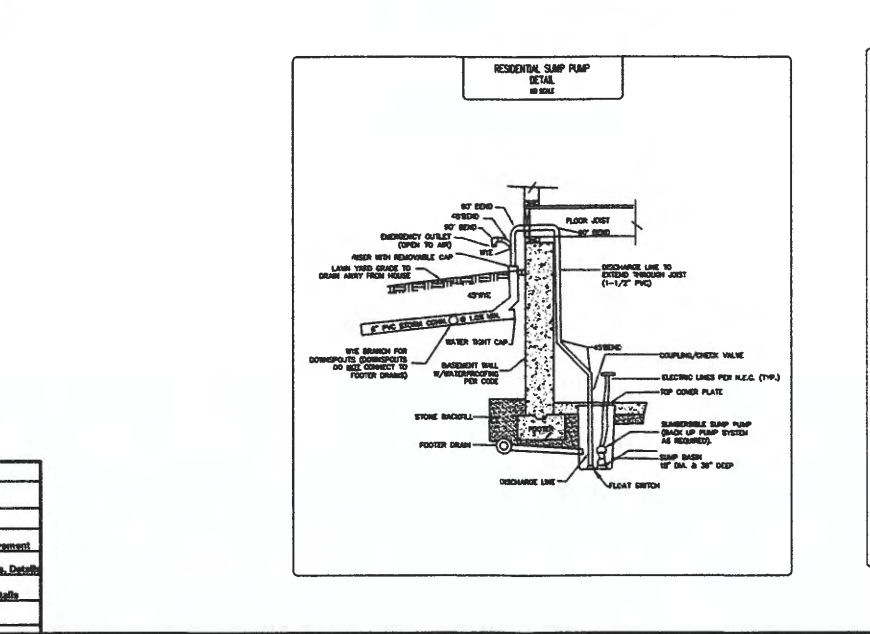
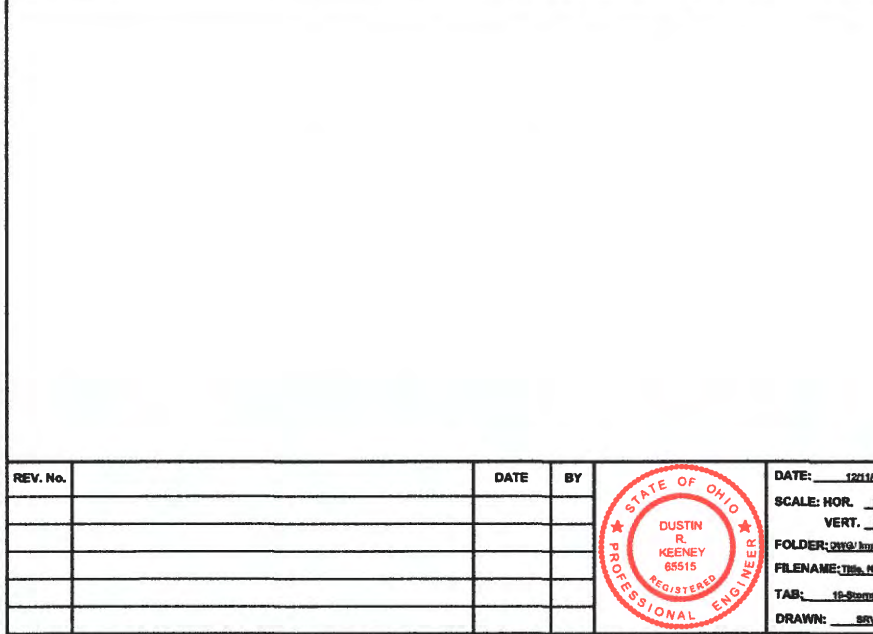
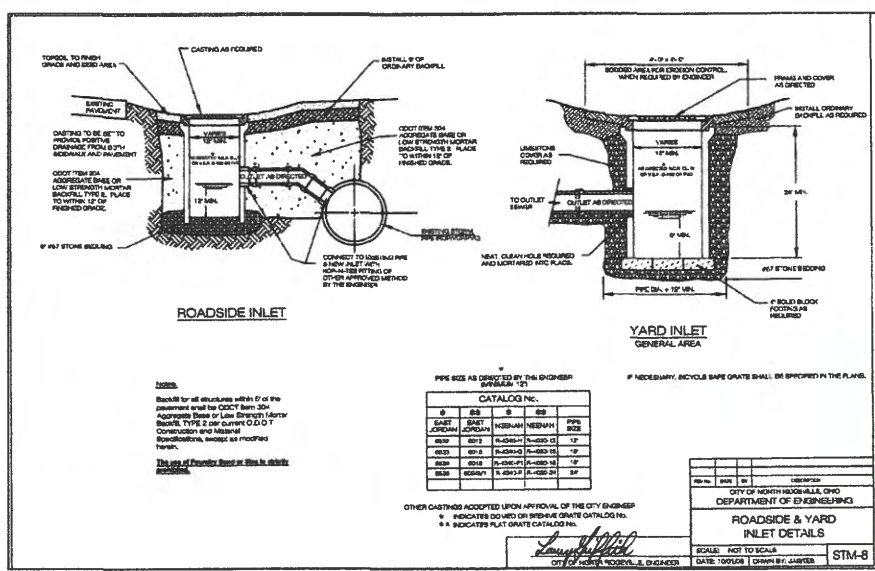
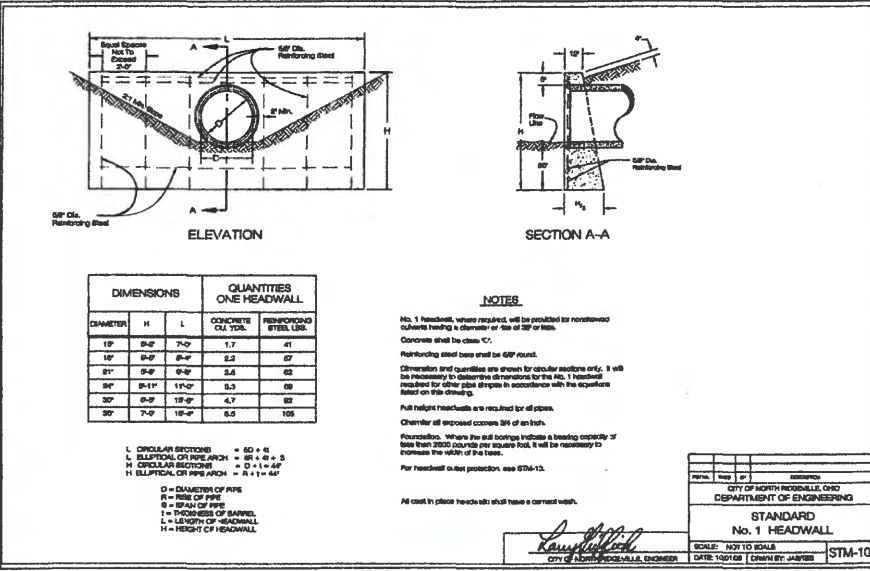
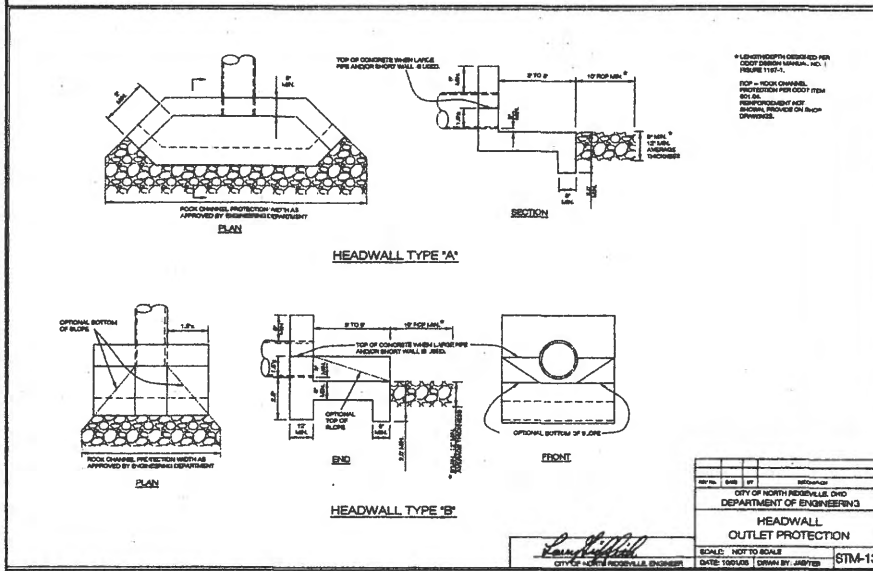
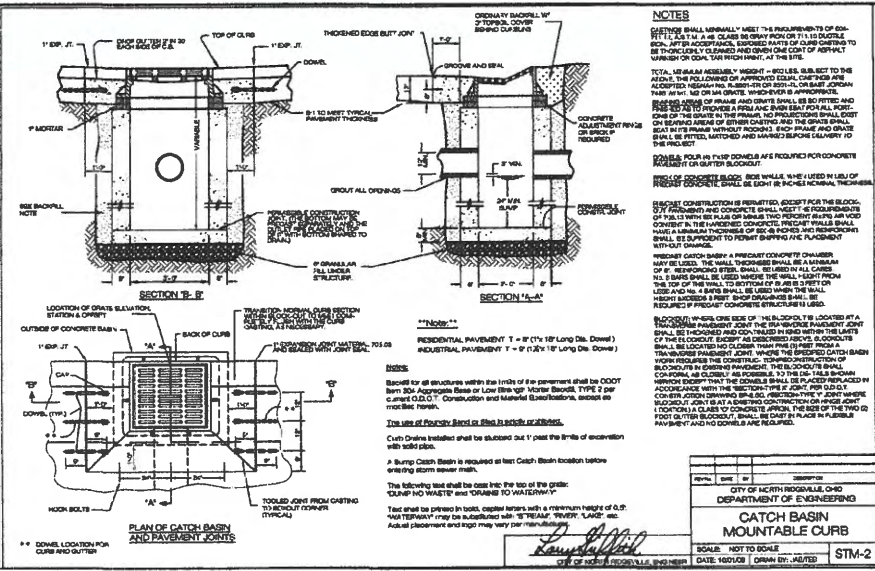
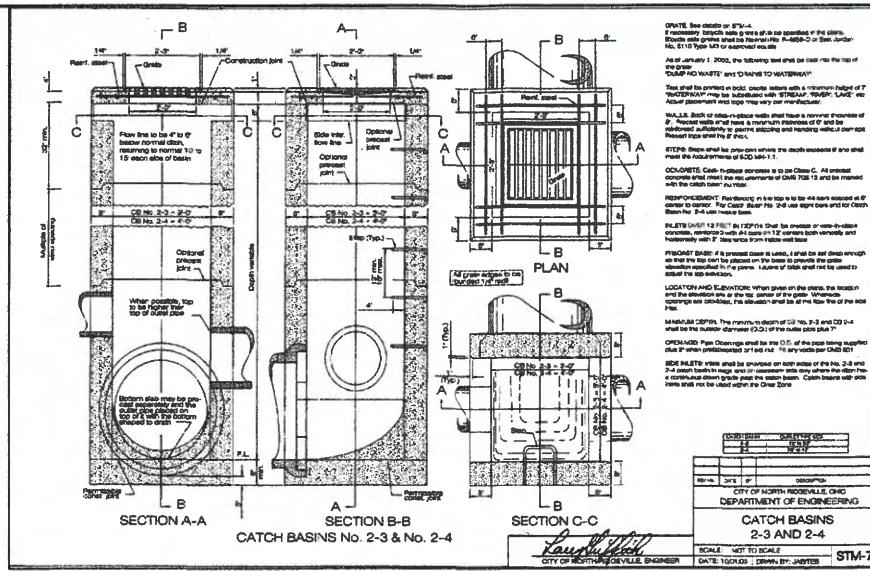
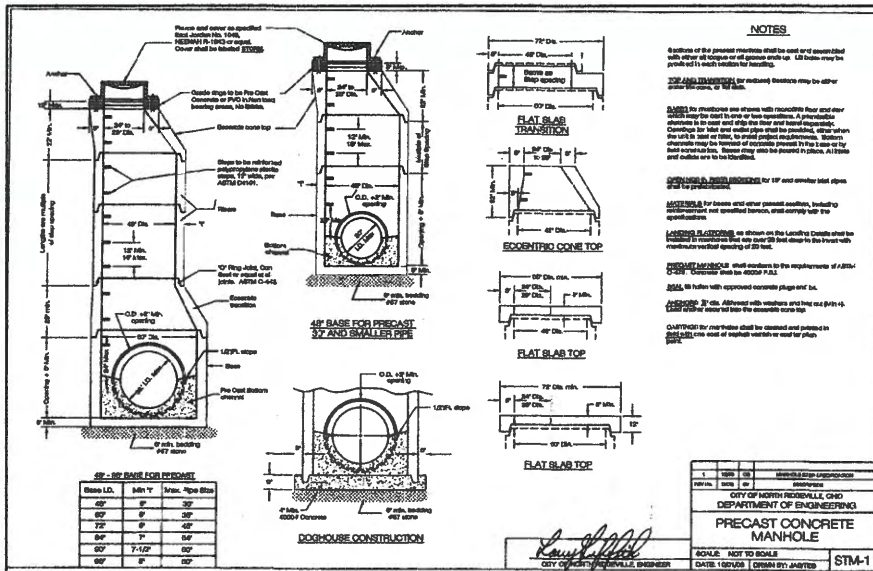
18175

SHEET	OF
15	20



REV. No.		DATE	BY		DATE: 12/11/08
					SCALE: HOR. NA
					VERT. NA
					FOLDER: 0100/Inspec/0100
					FILENAME: Title Notes.Dwg
					TAB: 10-Secondary Detail
					DRAWN: BRV

SANITARY DETAILS		CONTRACT No.	
18175		18175	
SHEET	OF	18	20



HARVEST POINTE

SUBDIVISION No.1

CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
 3400 CHARDON ROAD - SUITE D
 CHARDON, OHIO 44024
 (440) 244-4433 (FAX)
 www.polaris-es.com

CONTRACT No.
 18175

SHEET 19 **OF** 20

STANDARD OUT-OF-SIGHT HYDRANT

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

SHUTOFF VALVE LOCATIONS AT "T" INTERSECTIONS

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

GENERAL HYDRANT

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRAWN BY: JAB/TEB | WAT-1

HYDRANT TYPE A

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRAWN BY: JAB/TEB | WAT-2

THRUST BLOCK DETAIL

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

CUT-IN TEE DETAIL

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

LIMITS OF WATER MAIN LOWERING

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

TYPICAL FLUSHING ASSEMBLY

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

CITY OF NORTH RIDGEVILLE WATER METER VAULT DETAIL

(TO BE USED ONLY WITH 1" DIAMETER AND SMALLER WATER SERVICES AND IN NON-TRAFFIC BEARING AREAS)

METER SET BY THE FORD METER BOX COMPANY, INC. - FORD 70 SERIES COPPERSETTER FOR 5/8" METER CATALOG NUMBER VH71-24W-44-44-Q-NL 5/8"

INLET FROM WATER SHUT OFF VALVE

TYPE "K" COPPER FOR SERVICE CONNECTION

REDUCER (AS REQUIRED)

OUTLET

1" x 3/4" REDUCER

PLACE METER SET INSIDE 16" DIAMETER HOPE RISER PIPE CONFORMING TO AASHTO M252 TYPE S AND M-294 TYPE S (DOT 707.35), ADS N-12, HANCOCK H-Q OR APPROVED EQUAL FIELD ADJUST RISER HEIGHT.

1" SERVICE CONNECTION

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

REV. No.

DATE

BY

DATE: 12/1/08

SCALE: HOR. NA

VERT. NA

FOLDER: DWG/Improvement

FILENAME: TitleNotesDetails

TAB: 20-Water Details

DRAWN: SPV

STATE OF OHIO

DUSTIN R. KEENEY

REGISTERED PROFESSIONAL ENGINEER

HARVEST POINTE

SUBDIVISION No1

CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.

3400 CHAMBER ROAD - SUITE D

WELLSBORO, OHIO 44694

(440) 944-4433 (440) 944-3722 (Fax)

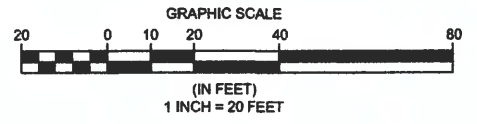
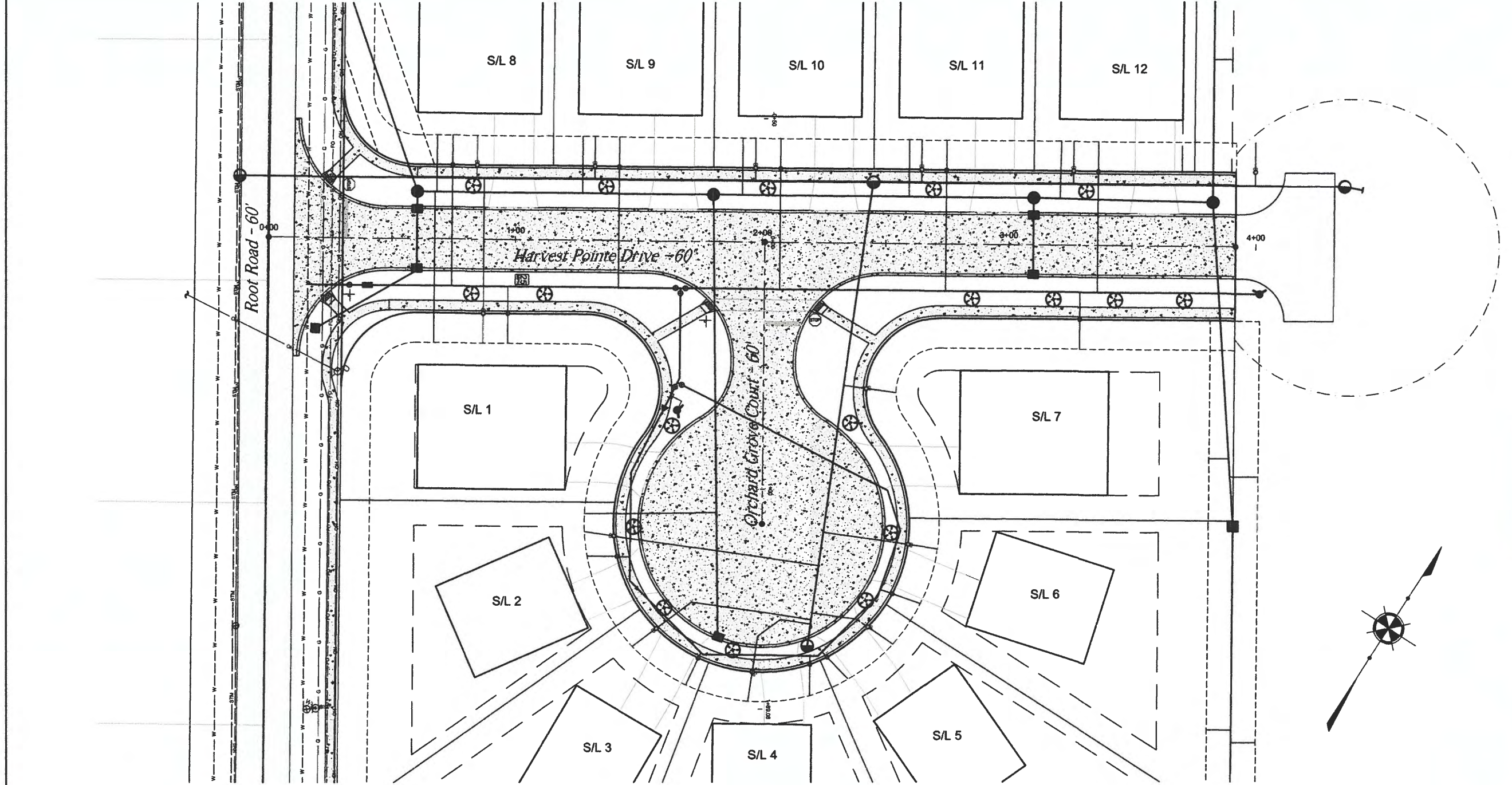
www.polaris-es.com

WATER DETAILS

CONTRACT No.

18175

SHEET 20 OF 20



REV. No.	DATE	BY	DATE: 7/15/18
			SCALE: HOR. 1"=20'
			VERT. NA
			FOLDER: DWG/Improvement
			FILENAME: Plan & Profile
			TAB: T1- Street Tree Plan
			DRAWN: gmv

STATE OF OHIO
DUSTIN R. KEENEY
65515
REGISTERED
PROFESSIONAL ENGINEER

**HARVEST POINTE
SUBDIVISION No1**

CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
5400 CHARDON ROAD - SUITE D
NORTH RIDGEVILLE, OHIO 44130
(440) 944-4433 (440) 944-5722 (Fax)
www.polaris-ea.com



STREET TREE PLAN

CONTRACT No.	
18175	
SHEET	OF
T1	T1

Engineering Fee Paid: \$ 375.00
Receipt No.: 186819
☐ Cash ☒ Check - Check No.: 50452
(See attached for description of fees.)



Planning Commission & Bldg. Admin. Fees: \$ 110.00
Receipt No.: 0007354
☐ Cash ☒ Check - Check No.: 50451
(See attached for description of fees.)

RECEIVED

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

Received: MAR 20 2020 Date Released to Planning Commission: 03/26/2020
Date of Planning Commission Meeting: April 14, 2020 (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT:	<u>Tony Perez</u>	PROPERTY OWNER:	<u>North Ridgeville Senior Living LLC</u>
COMPANY NAME:	<u>Lemmon Development</u>	ADDRESS:	<u>821 S. Main Street</u>
ADDRESS:	<u>8230 Pittsburg Ave., NW</u>	CITY / STATE:	<u>North Canton, OH</u> ZIP: <u>44720</u>
CITY / STATE:	<u>North Canton, OH</u> ZIP: <u>44720</u>	PHONE NO.:	<u>330-497-8686</u>
PHONE NO.:	<u>330-497-8686</u>	SIGNATURE:	<u>[Signature]</u>
SIGNATURE:	<u>[Signature]</u>	(Owner's original signature must be submitted with application.)	
EMAIL ADDRESS:	<u>tperez@lemmonandlemmon.com</u>		

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

LOCATION OF PROPERTY/ADDRESS:	<u>Bagley Road North</u>
PERMANENT PARCEL NO.:	<u>0700011102154</u>
ZONING OF PROPERTY:	<u>SDDD-B</u>
ZONING OF ADJACENT PROPERTY TO:	<u>NORTH R1 EAST R1 SOUTH R-1 WEST SDDD-B</u>
DESCRIPTION OF REQUEST:	<u>Revision to Final Site Plan</u> <u>Change 89 Unit Independent Living to 26 Villa Units</u>

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

If yes, list dates and nature of each: 6-16-17 SDD-B Preliminary Plan
7-27-17 SDD-B Final Plan

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.

Engineering Fee Paid: \$ _____

Receipt No.: _____

☐ Cash ☐ Check – Check No.: _____

(See attached for description of fees.)

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

Receipt No.: _____

☐ Cash ☐ Check – Check No.: _____

(See attached for description of fees.)

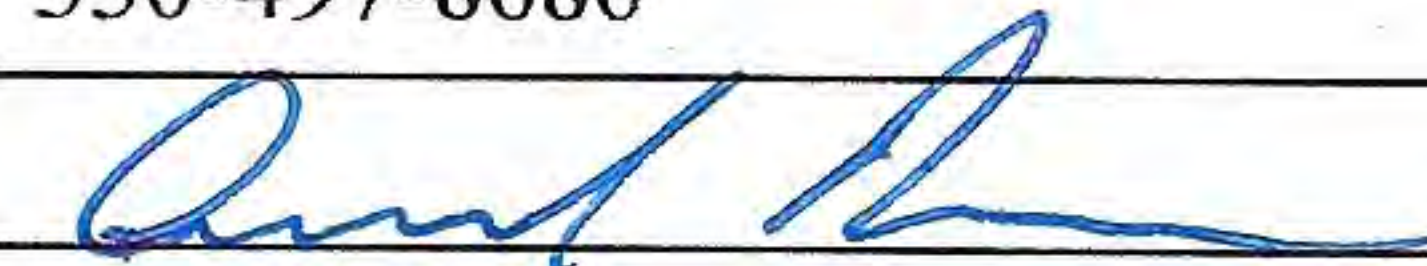
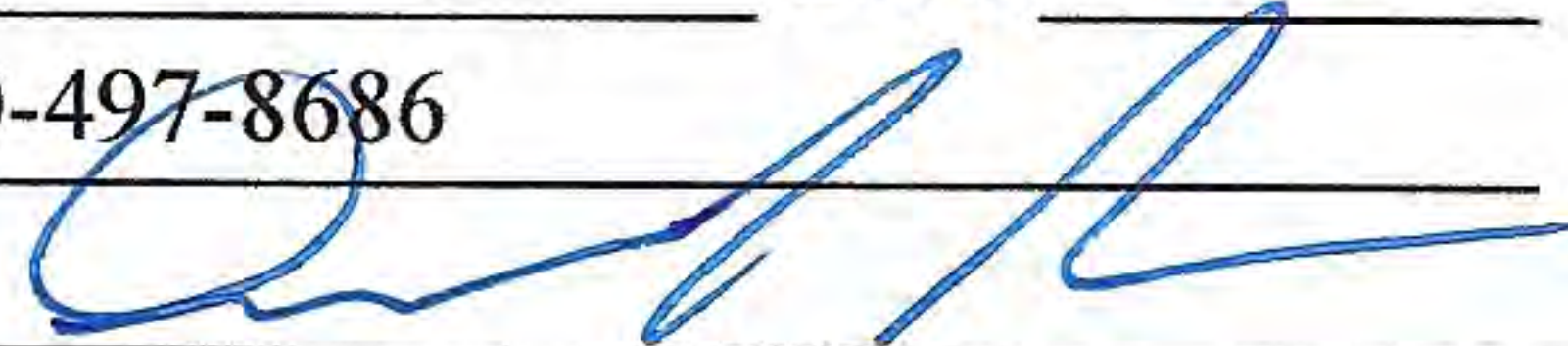


**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION**

Received: _____ Date Released to Planning Commission: _____

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

APPLICANT INFORMATION AND REQUEST

APPLICANT:	Tony Perez	PROPERTY OWNER:	North Ridgeville Senior Living LLC
COMPANY NAME:	Lemmon Development	ADDRESS:	821 S. Main Street
ADDRESS:	8230 Pittsburg Ave., NW	CITY / STATE:	North Canton, OH ZIP: 44720
CITY / STATE:	North Canton, OH	PHONE NO.:	330-497-8686
PHONE NO.:	330-497-8686	SIGNATURE:	
SIGNATURE:		(Owner's original signature must be submitted with application.)	
EMAIL ADDRESS:	tperez@lemmonandlemmon.com		

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

LOCATION OF PROPERTY/ADDRESS: Bagley Road North
PERMANENT PARCEL NO.: 0700011102154 ZONING OF PROPERTY: SDDD-B
ZONING OF ADJACENT PROPERTY TO: NORTH R1 EAST R1 SOUTH R-1 WEST SDDD-B
DESCRIPTION OF REQUEST: Revision to Final Site Plan
Change 89 Unit Independent Living to 26 Villa Units

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: 6-16-17 SDD-B Preliminary Plan
7-27-17 SDD-B Final Plan

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

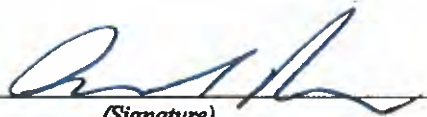
☐ Conditions as set forth by the Commission on this date are: _____

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, Tony Perez
(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: Lemmon Development

Owner: North Ridgeville Senior Living LLC

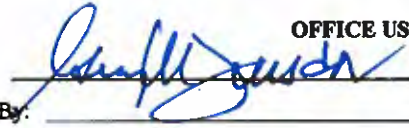
Project Address: Bagley Road, East of Lorain Road

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,
ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.

PHONE: 440-329-5207 WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

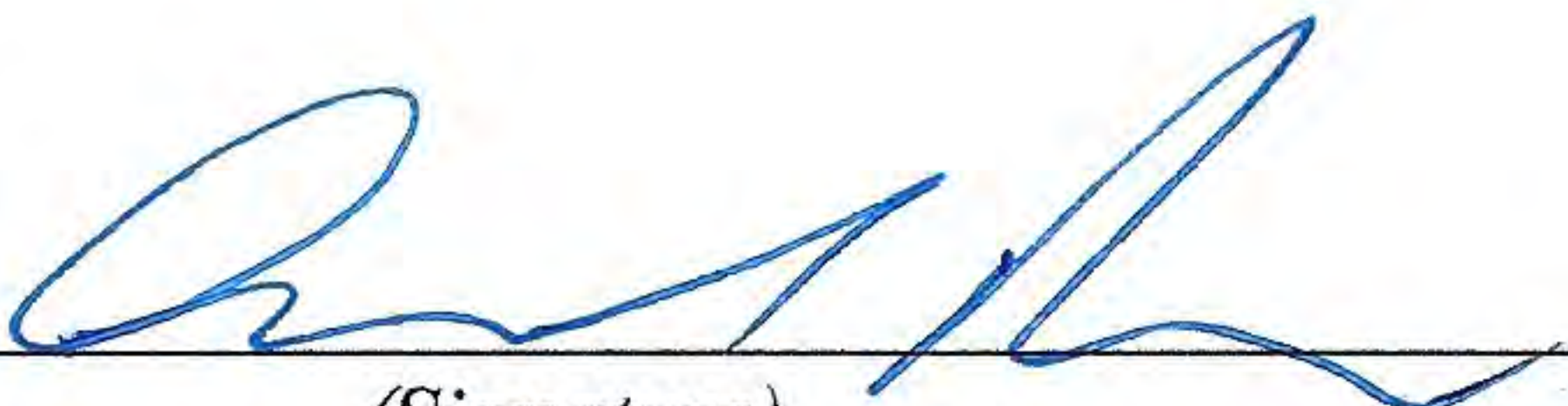
	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
✓1	North Ridgeville Senior Living LLC 821 S. Main Street, N. Canton, OH 44720	0700011102153
✓2	Mould Development LLC 33489 Liberty Parkway, N. Ridgeville, OH 44039	0700011103084
✓3	Neiding Edith Evelyn Trustee 33335 Bagley Rd, N. Ridgeville, OH 44039	0700011103051
✓4	Douglas A. Dunham 33302 Bagley Rd, N. Ridgeville, OH 44039	0700011102005
✓5	Cypress Station Homeowner Association Inc. 6150 Park Square Dr. Lorain, OH 44053	0700011102059
6		
7		
8		
9		
10		

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

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

TO BE FILLED OUT BY APPLICANT

I, Tony Perez
(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: Lemmon Development

Owner: North Ridgeville Senior Living LLC

Project Address: Bagley Road, East of Lorain Road

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

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
1	North Ridgeville Senior Living LLC 821 S. Main Street, N. Canton, OH 44720	0700011102153
2	Mould Development LLC 33489 Liberty Parkway, N. Ridgeville, OH 44039	0700011103084
3	Neiding Edith Evelyn Trustee 33335 Bagley Rd, N. Ridgevillle, OH 44039	0700011103051
4	Douglas A. Dunham 33302 Bagley Rd, N. Ridgevillle, OH 44039	0700011102005
5	Cypress Station Homeowner Association Inc. 6150 Park Squire Dr. Lorain, OH 44053	0700011102059
6		
7		
8		
9		
10		

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO Verification By: _____

Date / Time Stamp: _____

BZA / PC Verification By: _____



J. Craig Snodgrass, CPA, CGFM

Lorain County Auditor



March 19, 2020 9:57:57 AM

Legend

Boundaries

Dashed Parcel Line Sublot Line Parcel Line Right-of-way Dashed Line Right-of-way Line Right-of-way Parcel Line

Road Centerlines Subdivisions/...

Right of Ways Parcels_Black



1 inch = 188 feet
0 100 200 400 ft

SPECIAL DEVELOPMENT DISTRICT (SDD): _____
(PRELIMINARY)

Date Council approved rezoning this land to Special Development District: _____ (§1246.03)

What type of Special Development District? <i>(Choose from below)</i>			
☐ A) Suburban Commercial Corridor Area; 10 acres: §1273.17(a) and §1273.19(a)(1) ☒ B) Regional Hospitality, Entertainment and Commercial Area, 10 acres: §1273.17(b) and §1273.19(a)(1) ☐ C) Limited Industrial Area, 50 acres: §1273.17(c) and §1273.19(a)(3)			
	Included	Not Included	Item
1	X		Application with names of adjacent parcel owners, parcel numbers and addresses
2	X		10 copies of the preliminary plat and 10 copies of attachments that are required
3	X		Topography at 2 foot contour interval, including property lines, easements, street right-of-ways, structures, trees and landscape features existing thereon: §1273.03(a)(1)
4	X		The proposed vehicular and pedestrian traffic patterns, including the proposed location and design of public and private streets, the directional flow and location of proposed storm and sanitary sewers and sewers connecting with existing or proposed sewers outside of the development area, the proposed storm water management program, the location and design of parking and service areas and an estimate of traffic volumes to be generated, including the assignment of traffic to proposed entrances and exits: §1273.03(a)(2)
5	X		The location of all proposed uses in the development area and all structures lying outside of the boundaries of the development area, located within 200 feet thereof: §1273.03(a)(3)
6	X		Subdividers or developers of shopping centers and other commercial and industrial uses must comply with the same requirements as residential developers, with the exception of plans or written and signed statements regarding planted areas, parks and playgrounds, where applicable. Plans or written and signed statements regarding planted or open areas may be required where applicable: §1273.03(a)(5)
7	X		Drawings for subdivisions and commercial and industrial properties must have the seal of a licensed professional engineer or of a registered surveyor. Building plans should be stamped by a registered architect or a licensed professional engineer: §1273.03(c)
8	n/a		A copy of all covenants, restrictions and easements to be recorded: §1273.04
9	X		Traffic Impact study required: §1210.06 <u>Traffic Generation Rate</u> Restaurant (Peak hour trips = 150) Convenience market (Peak hour trips = 150) Convenience market and gas station (Peak hour trips = 150) Supermarket (Peak hour trips = 150) Shopping center (Peak hour trips = 150) Residential and all other use (Peak hour trips = 100)
Please note all requirements must be met for a Special Development District. The specific requirements can be found in North Ridgeville Codified Ordinance, Chapter 1273.			

If the preliminary plan is approved, the developer must submit a final plan of a phase of the development area within one year from the date of such notice. If the final plan is not received, the preliminary plan shall lapse: §1273.07.

To: City of North Ridgeville Date 3/19/2020 Job No. 50166
7307 Avon Belden Road Re: Danbury North Ridgeville
North Ridgeville, OH 44039
Attn: Guy Fursdon

We are sending you the attached following items via: ☐ UPS ☐ Standard ☒ Priority ☐ US Mail ☐ Deliver ☐ Pickup

☒ Prints ☐ Specifications ☐ Shop Dwgs ☐ Samples ☐ Change Order ☐ Disks ☒ Other

QUANTITY DESCRIPTION

10 sets	Set of Site Plans & Site Plan w/Aerial
10 sets	Villa Elevations & Floor Plans
1	Traffic Study
1	Request for Action Application
1	Engineering Fee Check for \$375.00
1	Building Dept. Fee Check for \$110.00

THESE ARE TRANSMITTED as checked below:

☒ For approval	☐ No exceptions taken	☐ Submit specified item
☐ For your use	☐ Make corrections noted	☐ Reviewed – see attached
☐ As requested	☐ Revise and resubmit	☐ Rejected
☒ For review and comment		☐ Other: _____

REMARKS:

Signed: John Walsh, P.E., P.S.

c: File
Dave Fletcher w/copy of above
Tony Perez w/copy of above

GBC DESIGN, INC.
565 WHITE POND DR.
AKRON, OH 44320-1123
330-836-0228

09-11

6-12/410
453
CHECK ARMOR
TRADE PROTECTION

3/19/2020

PAY TO THE
ORDER OF City of North Ridgeville

\$**110.00

One Hundred Ten and 00/100*****

DOLLARS

City of North Ridgeville

MEMO


AUTHORIZED SIGNATURE

⑈05045⑈ ⑆041000124⑆ 4244306469⑈

GBC DESIGN, INC.

50451

City of North Ridgeville
610 · Misc. fees & expenses

3/19/2020
50166C Planning Commission application fee

110.00

PNC Checking

110.00

GBC DESIGN, INC.
565 WHITE POND DR.
AKRON, OH 44320-1123
330-836-0228

09-11

6-12/410
453
CHECK ARMOR
FRAUD PROTECTION

3/19/2020

PAY TO THE
ORDER OF

City of North Ridgeville

\$**375.00

DOLLARS

Three Hundred Seventy-Five and 00/100*****

City of North Ridgeville

MEMO


AUTHORIZED SIGNATURE

⑈050452⑈ ⑆041000124⑆ 4244306469⑈

50452

GBC DESIGN, INC.

City of North Ridgeville
610 Misc. fees & expenses

50166C Engineering deposit fee

3/19/2020

375.00

PNC Checking

375.00

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Tony Perez
Name of Owner:	North Ridgeville Senior Living LLC
Date Submitted for Consideration:	3-20-20
Date to Return to Planning Commission:	3-24-20
Regarding: Danbury Assisted Living Phase 2 (Villas)	

RECOMMENDATIONS:

1273.12 Progressive development. The Danbury Assisted Living Facility was approved 7-27-17. Phase 1 is now completed. Phase 2 has been modified from the original approval, by Lemmon Development and is being submitted to Planning Commission for final approval. Phase 2 was originally approved for 89 units, the final submittal now indicates 26 units, substantially less than the original plan.

1273.21 (a) Special Development Districts require 100 foot setback from streets. On 7-13-17 BZA approved 50 foot setback from streets by granting a 50 foot variance. This variance applied to both Phase 1 and Phase 2. The BZA two year expiration of the variance for the project if not started is removed since Phase 1 has been started and completed.

1273.22 Required parking, each unit has two garage parking spaces and two parking spaces in each driveway.

(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**

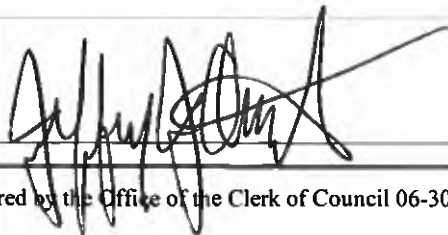
Name of Applicant:	Tony Perez; Lemmon Development 8230 Pittsburg Avenue NW, North Canton, Ohio 44720
Name of Owner:	North Ridgeville Senior Living, LLC 821 South Main Street, North Canton, Ohio 44720
Date of Planning Commission Meeting:	Tuesday, April 14, 2020
Date to Return to Deputy Clerk of Council:	Thursday, April 02, 2020
Regarding:	Preliminary approval for revisions to final site plan for Danbury Assisted Living; located on the northeast side of Bagley Road, in a Special Development District. Permanent Parcel No. 07-00-011-102-154

Recommendations:

Glad to see this project moving forward

(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**

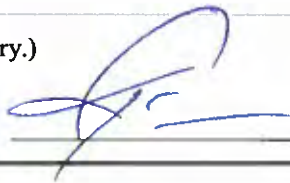
Name of Applicant:	Tony Perez; Lemmon Development 8230 Pittsburg Avenue NW, North Canton, Ohio 44720
Name of Owner:	North Ridgeville Senior Living, LLC 821 South Main Street, North Canton, Ohio 44720
Date of Planning Commission Meeting:	Tuesday, April 14, 2020
Date to Return to Deputy Clerk of Council:	Thursday, April 02, 2020
Regarding:	Preliminary approval for revisions to final site plan for Danbury Assisted Living; located on the northeast side of Bagley Road, in a Special Development District. Permanent Parcel No. 07-00-011-102-154

Recommendations:

We've worked closely with Danbury on their successful Senior Living Project and we're looking forward to this Assisted Living Project as Phase 2 of their overall plan.

(Use additional sheets if necessary.)

Department Head Signature:



Title: Mayor

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

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

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Tony Perez; Lemmon Development 8230 Pittsburg Avenue NW, North Canton, Ohio 44720
Name of Owner:	North Ridgeville Senior Living, LLC 821 South Main Street, North Canton, Ohio 44720
Date of Planning Commission Meeting:	Tuesday, April 14, 2020
Date to Return to Deputy Clerk of Council:	Thursday, April 02, 2020
Regarding:	Preliminary approval for revised plan for Danbury Assisted Living; located on the northeast side of Bagley Road, in a Special Development District. Preliminary Approval: July 11, 2017 Final Approval: August 8, 2017 Permanent Parcel No. 07-00-011-102-154

Recommendations:

1. Complete detailed improvement plans, stormwater management, and water quality calculations need to 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)

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:	Tony Perez; Lemmon Development 8230 Pittsburg Avenue NW, North Canton, Ohio 44720
Name of Owner:	North Ridgeville Senior Living, LLC 821 South Main Street, North Canton, Ohio 44720
Date of Planning Commission Meeting:	Tuesday, April 14, 2020
Date to Return to Deputy Clerk of Council:	Thursday, April 02, 2020

Regarding: Preliminary approval for revised plan for Danbury Assisted Living; located on the northeast side of Bagley Road, in a Special Development District.

Preliminary Approval: July 11, 2017 **Final Approval:** August 8, 2017

Permanent Parcel No. 07-00-011-102-154

Recommendations:

No comments at this time.

(Use additional sheets if necessary.)

Department Head Signature: Mike Uhnak _____ **Title:** Assistant Fire Chief

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

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

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

Memorandum

to: James Smolik, Chair, North Ridgeville Planning Commission

from: David Hartt

**subject: *Review of REVISED Preliminary Plan – Danbury North Ridgeville
(Independent Living and Assisted Living)***

date: April 7, 2020

Pursuant to the City's request, I am summarizing herein my review of the revised Preliminary Plan for the Danbury North Ridgeville Development, an assisted living and independent living development, in the Special Development District B at the northeast intersection of Bagley and Lorain Roads. This review is based on the application and drawings by GBC Design Inc. received by the City on March 20, 2020 (21 pages) and is undertaken within the scope as set forth in Section 1210.05 CITY PLANNER REVIEW of the Planning and Zoning Code that confines the review to:

“...how the development will impact current and future development in the area and the City as a whole, and as compared to the City Master Plan...and how the development might possibly be modified to reduce impact and conform to the overall development of the City.”

This proposal is a revision to the Plans approved in July 2017. The approved plan called for two buildings – an assisted living building (which has been constructed) and an independent living building (not constructed). This revision reduces the independent units from 89 to 26 and reconfigures these units into attached side-by-side villas rather than the greater (former) number of units being in a multiple story “apartment” style building.

The current SDD zoning permits a variety of business (both retail and office) uses. Moreover, by designating this property as a Special Business District in the 2009 City Master Plan, the City further confirmed that non-residential development – at the intensity of development permitted (both uses permitted and development standards) - was the City's established public policy for this property and that the impacts from such development would be acceptable in the area. I stated in my July 26, 2017 report that since:

“...the proposed uses will generate far less “commotion” on the site and on the surrounding streets than many of the uses that are explicitly permitted in the SDD, it is certainly appropriate for the Planning Commission – as it did in 2007 and 2015 – to consider this use as “compatible and complementary” (Section 1273.17) to those uses that are expressly listed. Furthermore, the pattern of zoning and development, existing and anticipated, has not materially altered over the years.”

These observations continue to be valid. When compared to the City’s policy, including both the zoning and the Master Plan, this revised proposal further reduces the development intensity and “commotion” and, therefore, will have even less impact than the future development envisioned on the site, in the area, and previously approved.

Lastly, this opinion is with the understanding that there have been no material changes in the regulations or in public policy that would justify the Planning Commission deviating from its earlier positions.

If you have any questions or require any additional information, please feel free to contact me.



TMS Engineers, Inc.

Transportation Management Services

2112 Case Parkway South, #7 • Twinsburg, Ohio 44087

www.TMSEngineers.com

June 12, 2017

Mr. John Walsh, P.E., P.S.
GBC Design, Inc.
565 White Pond Drive
Akron, Ohio 44320

**Re: Danbury Development
North Ridgeville, Ohio
Trip Generation Analysis**

TMS Engineers, Inc. has performed the following trip generation analysis for the proposed Assisted Living and Congregate Care Facility that will be located on the northeast corner of the Lorain Road and Bagley Road intersection in the City of North Ridgeville, Ohio (see **Location Map, Figure 1**). The purpose of this trip generation analysis is to estimate the traffic generated by the completion of the proposed Assisted Living / Independent Living facility. The analysis was completed based on the number of anticipated beds at the site. The site plan can be seen in **Figure 2**. The following are the results of our trip generation analysis.

Trip Generation

The calculation of future traffic requires an estimate of traffic the development will generate after construction. The most widely accepted method of determining the amount of traffic that a proposed development will generate is to compare the proposed site with existing facilities of the same use. This estimate is typically expressed as a trip rate. In order to estimate traffic for the proposed development, a trip rate was calculated using data and procedures found in the Institute of Transportation Engineers (ITE) **"Trip Generation" Manual, Ninth Edition**. For the proposed Assisted Living / Independent Living facility, the trip rates were calculated using the total number of beds being constructed for the facility. Based on discussions with the architect, the site is expected to have 134 assisted living beds and 71 independent living beds. The land use Congregate Care Facility was used for the independence living portion of the site since it most closely matches this portion of the development. A copy of the trip generation worksheets can be seen in the attached **Figures 3 and 4**.

Proposed Assisted Living and Congregate Care Facility

The table on the following page shows the estimated generated traffic during the AM and PM peak hour for the proposed Assisted Living / Independent Living facility based upon the national averages considering the total number of beds in the development and the trip generation analysis described on the previous page.

ITE TRIP GENERATION		Beds	TRIP ENDS			
ITE Code	Description		Weekday Peak Hour Between 7-9 AM (Enter/Exit)		Weekday Peak Hour Between 4-6 PM(Enter/Exit)	
253	Congregate Care Facility	71	2	2	12	7
254	Assisted Living	134	7	5	13	17
Total New Trips			16		49	

The previous table shows that the proposed assisted living and congregate care facility is expected to generate a total of 16 trips in the AM peak hour and 49 trips in the PM peak hour. It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the proposed development should not have an impact on the surrounding street network system.

This opinion is based upon the fact that traffic impact studies are recommended to be performed by the **Institute of Transportation Engineers** whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed. The anticipated levels of volume from this development are less than daily variations in the current volumes on Lorain Road and Bagley Road should not be perceived by the traveling public.

The Ohio Department of Transportation concedes that traffic impact studies are only necessary when the resulting trip increase is more than 100 trips per hour. This is stated in their **State Highway Access Management Manual**. Since this development is expected to generate less than 100 new trips during either the AM and PM peak hours, it is our professional opinion that the change in the amount of generated traffic will **not** have an impact on the surrounding roadway network nor require a full traffic impact study.

Mr. John Walsh, P.E., P.S.
June 12, 2017
Page 3

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

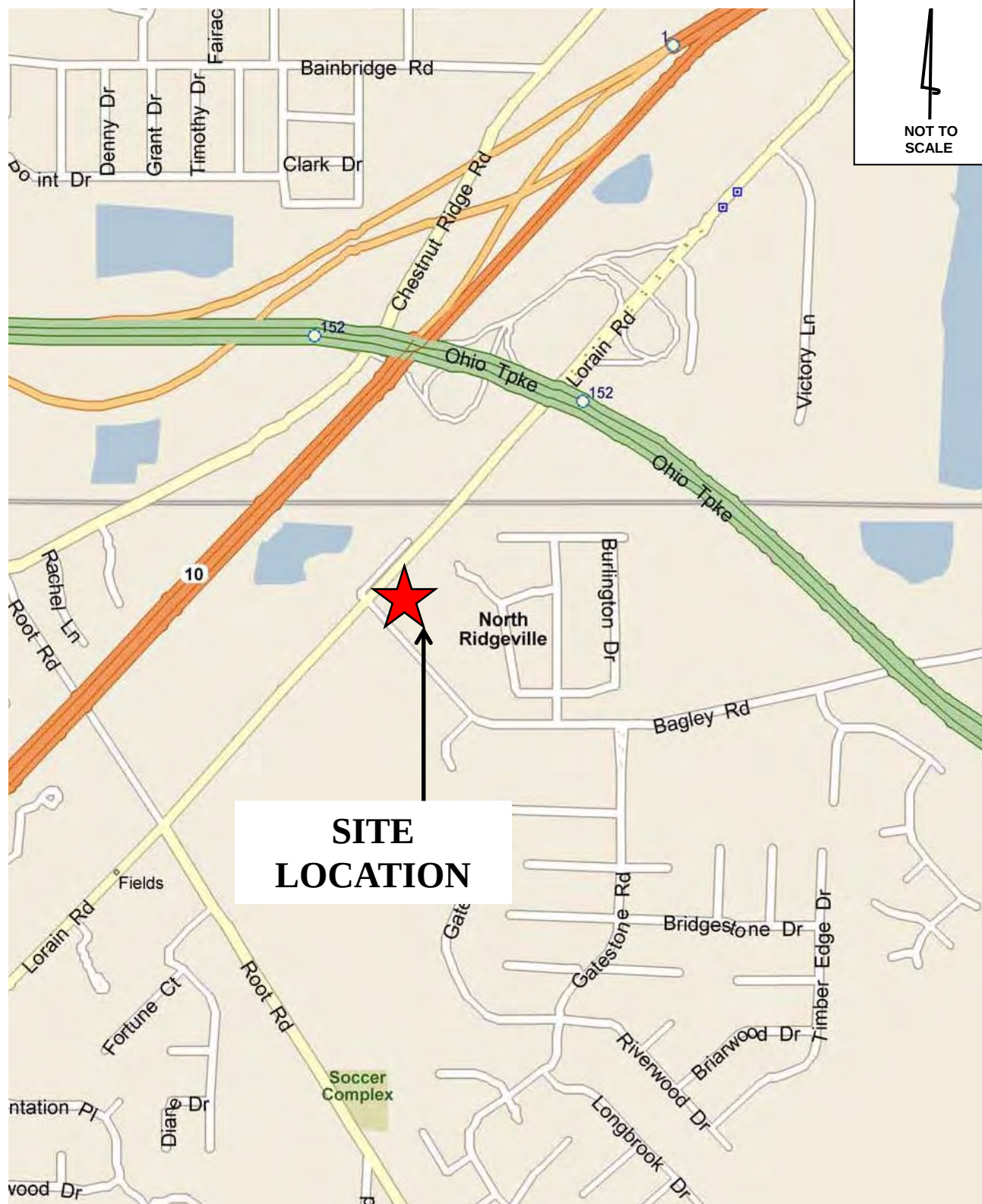
TMS Engineers, Inc.



Andrew Pierson, P.E.
Senior Traffic Engineer



attachments



TMS Engineers, Inc.

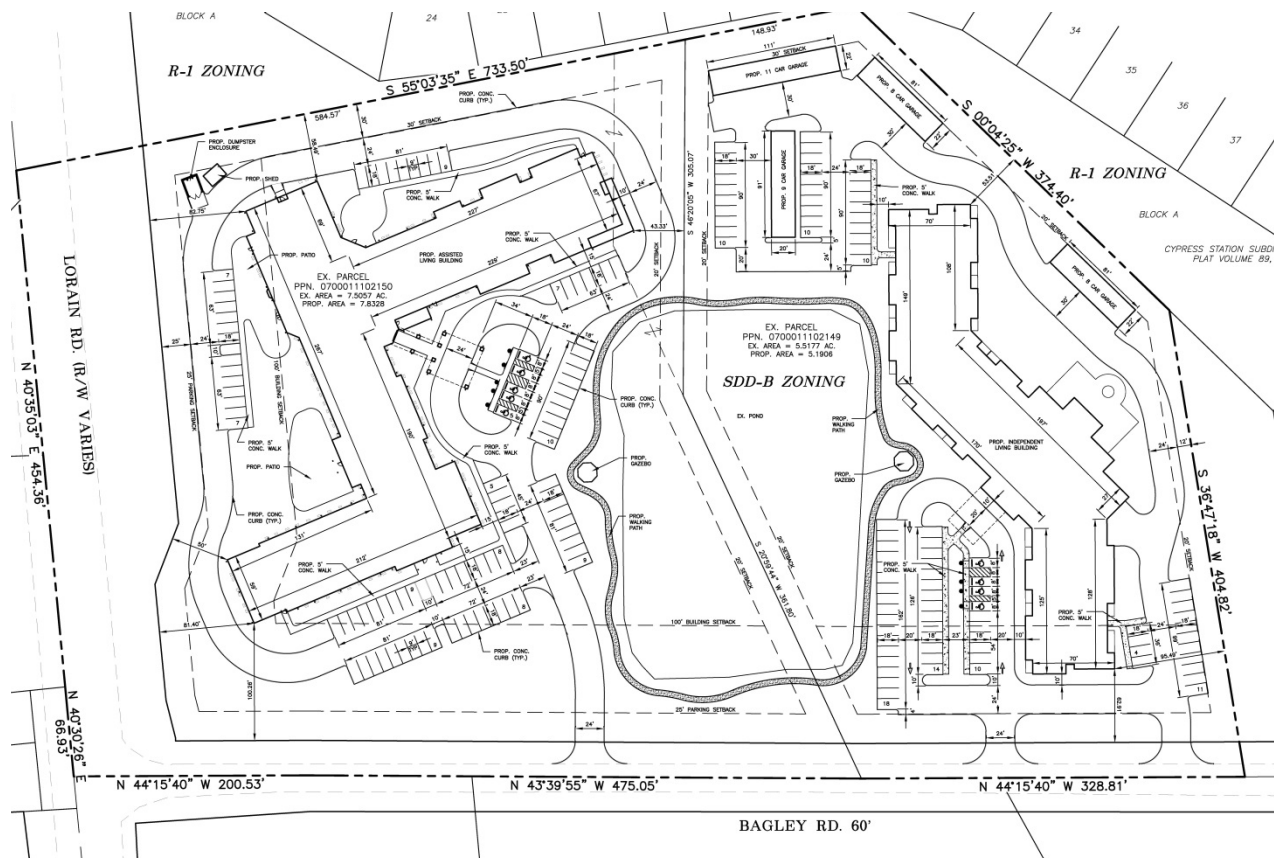
Transportation Management Services
2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087
www.TMSEngineers.com

**Danbury Development
North Ridgeville, Ohio
Trip Generation Analysis**

Location Map

Figure 1

Attachment



NOT TO
SCALE

TMS Engineers, Inc.

Transportation Management Services
2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087
www.TMSEngineers.com

**Danbury Development
North Ridgeville, Ohio
Trip Generation Analysis**

Site Plan

Figure 2

Attachment

CONGREGATE CARE FACILITY

ITE CODE = 253

Date: 6/12/2017

Trip Generation based on:

Size of Analysis Area: 71 Units

71 Dwelling Units

	Average Rate	Standard Deviation	Adjustment factor	Driveway Volume
Average Weekday 2-way Volume	2.01	0.00	1.00	143
7-9 AM Peak Hour Enter	0.03	0.00	1.00	2
7-9 AM Peak Hour Exit	0.03	0.00	1.00	2
7-9 AM Peak Hour Total	0.06	0.00	1.00	4
4-6 PM Peak Hour Enter	0.10	0.00	1.00	7
4-6 PM Peak Hour Exit	0.07	0.00	1.00	5
4-6 PM Peak Hour Total	0.17	0.00	1.00	12

Average Weekday 2-way Volume

$$T = 2.02 * X$$

7-9 AM Peak Hour Total

$$T = 0.06 * X$$

Enter 0.59
Exit 0.41

4-6 PM Peak Hour Total

$$T = 0.17 * X$$

Enter 0.55
Exit 0.45

Source: Institute of Transportation Engineers
Trip Generation, 9th Edition, 2012.



TMS Engineers, Inc.

Transportation Management Services
2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087
www.TMSEngineers.com

**Danbury Development
North Ridgeville, Ohio
Trip Generation Analysis**

**Trip Generation
Calculations**

Figure 3

Attachment

ASSISTED LIVING

ITE CODE = 254

Date: 6/12/2017

Trip Generation based on:

Size of Analysis Area: 134 Beds

134 Beds

	Average Rate	Standard Deviation	Adjustment factor	Driveway Volume
Average Weekday 2-way Volume	2.50	0.00	1.00	335
7-9 AM Peak Hour Enter	0.09	0.00	1.00	12
7-9 AM Peak Hour Exit	0.05	0.00	1.00	7
7-9 AM Peak Hour Total	0.14	0.00	1.00	19
4-6 PM Peak Hour Enter	0.10	0.00	1.00	13
4-6 PM Peak Hour Exit	0.13	0.00	1.00	17
4-6 PM Peak Hour Total	0.22	0.00	1.00	30

Average Weekday 2-way Volume

$$\ln(T) = 0.56 \ln(X) + 3.07$$

7-9 AM Peak Hour Total

$$T = 0.14 * X$$

Enter	0.65
Exit	0.35

4-6 PM Peak Hour Total

$$T = 0.22 * X$$

Enter	0.44
Exit	0.56

Source: Institute of Transportation Engineers
Trip Generation, 9th Edition, 2012.

**TMS Engineers, Inc.**

Transportation Management Services
2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087
www.TMSEngineers.com

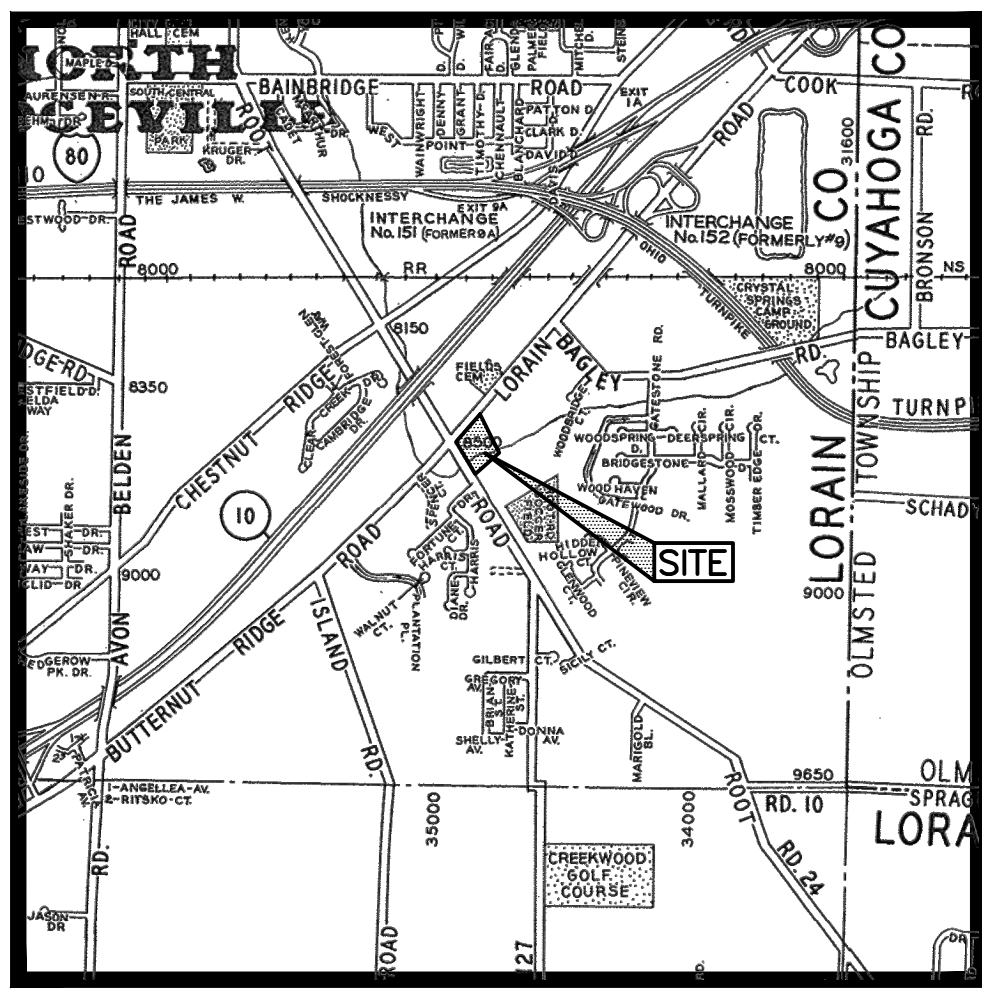
**Danbury Development
North Ridgeville, Ohio
Trip Generation Analysis**

**Trip Generation
Calculations**

**Figure 4
Attachment**



SITE DATA	
PARKING (AL)	
REGULAR PARKING SPACES	= 88
ACCESSIBLE PARKING SPACES	= 5
TOTAL PARKING	= 93
PARKING (VILLA)	
REGULAR PARKING SPACES	= 104
ACCESSIBLE PARKING SPACES	= 5
TOTAL PARKING	= 109
ZONING	
SDD-B (SPECIAL DEVELOPMENT DISTRICT B)	
TOTAL AREA	13.0234 AC.
MINIMUM DEVELOPMENT AREA	10 AC.
MINIMUM BUILDING SIZE	5,000 S.F.
MINIMUM BUILDING SETBACK FROM ADJACENT STREETS	100 FT.
MINIMUM PARKING SETBACK FROM RIGHT-OF-WAY	25 FT.



LOCATION MAP
NOT TO SCALE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 11

NOTES:
1. TREES WILL BE PLANTED PER N.R.C.O. 1032.09

REVISIONS

GBC DESIGN, INC.

565 White Pond Dr.
Akron, OH 44320
Phone 330-896-0228
Fax 330-896-5782

LEMMON DEVELOPMENT

8230 PITTSBURG AVE. NW
NORTH CANTON, OH 44720

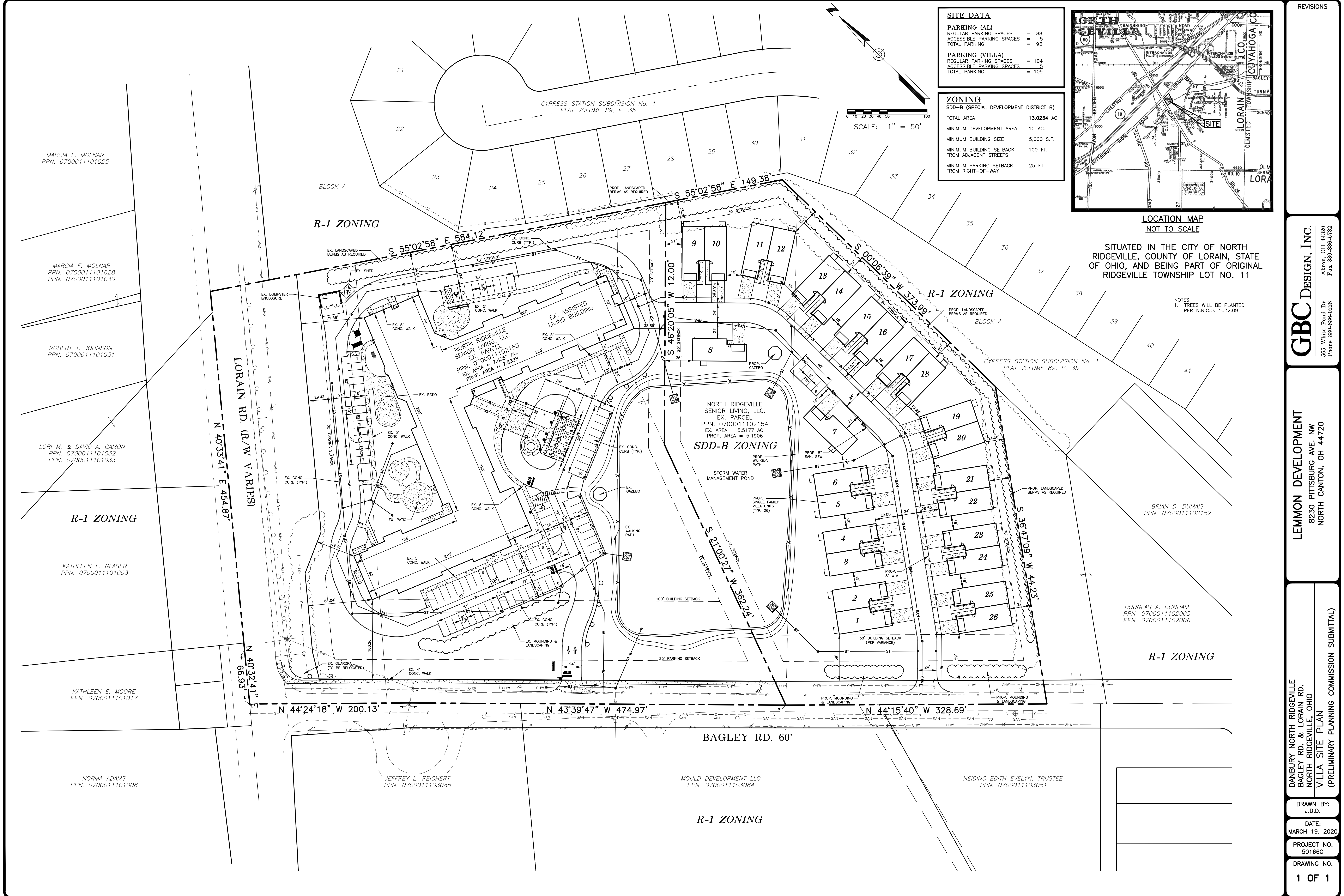
DANBURY NORTH RIDGEVILLE
BAGLEY RD. & LORAIN RD.
NORTH RIDGEVILLE, OHIO
VILLA SITE PLAN
(PRELIMINARY PLANNING COMMISSION SUBMITTAL)

DRAWN BY:
J.D.D.

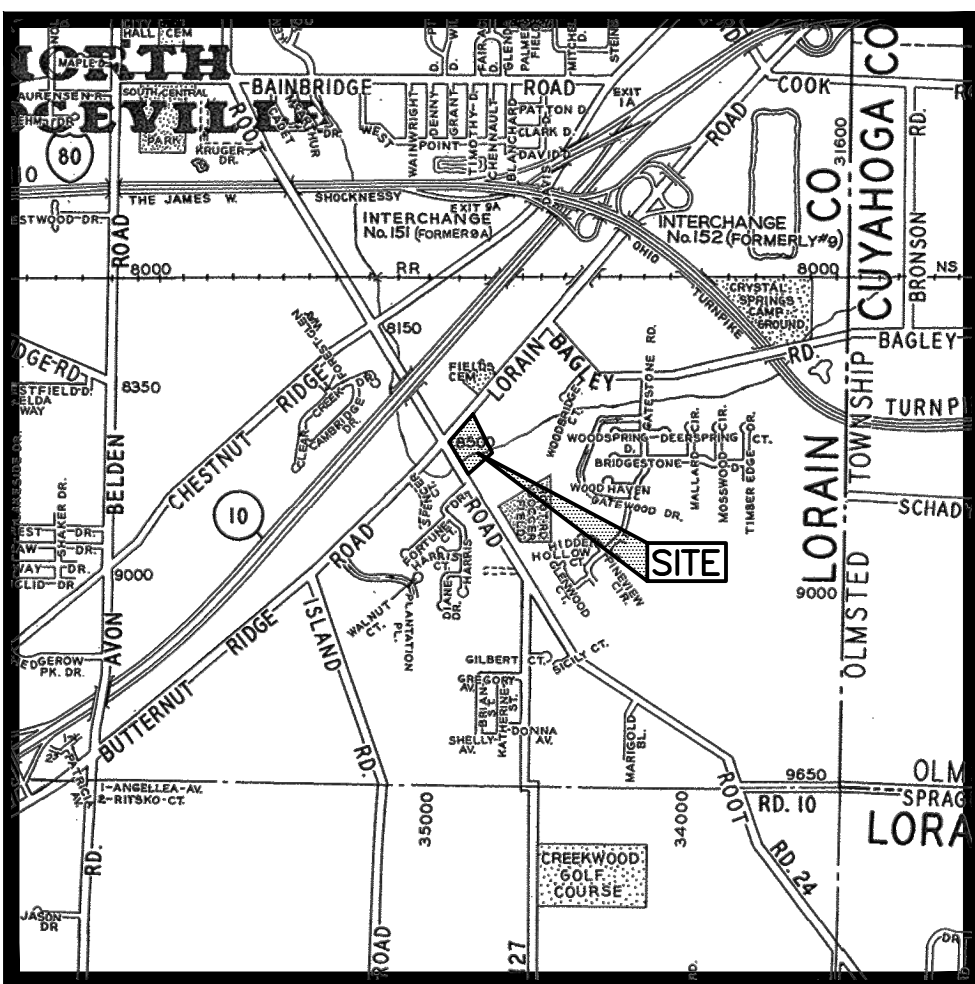
DATE:
MARCH 19, 2020

PROJECT NO.
50166C

DRAWING NO.
1 OF 1



SITE DATA	
PARKING (AL)	
REGULAR PARKING SPACES	= 88
ACCESSIBLE PARKING SPACES	= 5
TOTAL PARKING	= 93
PARKING (VILLA)	
REGULAR PARKING SPACES	= 104
ACCESSIBLE PARKING SPACES	= 5
TOTAL PARKING	= 109
ZONING	
SDD-B (SPECIAL DEVELOPMENT DISTRICT B)	
TOTAL AREA	13.0234 AC.
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MINIMUM PARKING SETBACK FROM RIGHT-OF-WAY	25 FT.



LOCATION MAP
NOT TO SCALE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 11

NOTES:
1. TREES WILL BE PLANTED PER N.R.C.O. 1032.09

REVISIONS

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565 White Pond Dr.
Akron, OH 44320
Phone 330-886-0228
Fax 330-886-5782

LEMMON DEVELOPMENT
8230 PITTSBURG AVE. NW
NORTH CANTON, OH 44720

DANBURY NORTH RIDGEVILLE
BAGLEY RD. & LORAIN RD.
NORTH RIDGEVILLE, OHIO
VILLA SITE PLAN
(PRELIMINARY PLANNING COMMISSION SUBMITTAL)

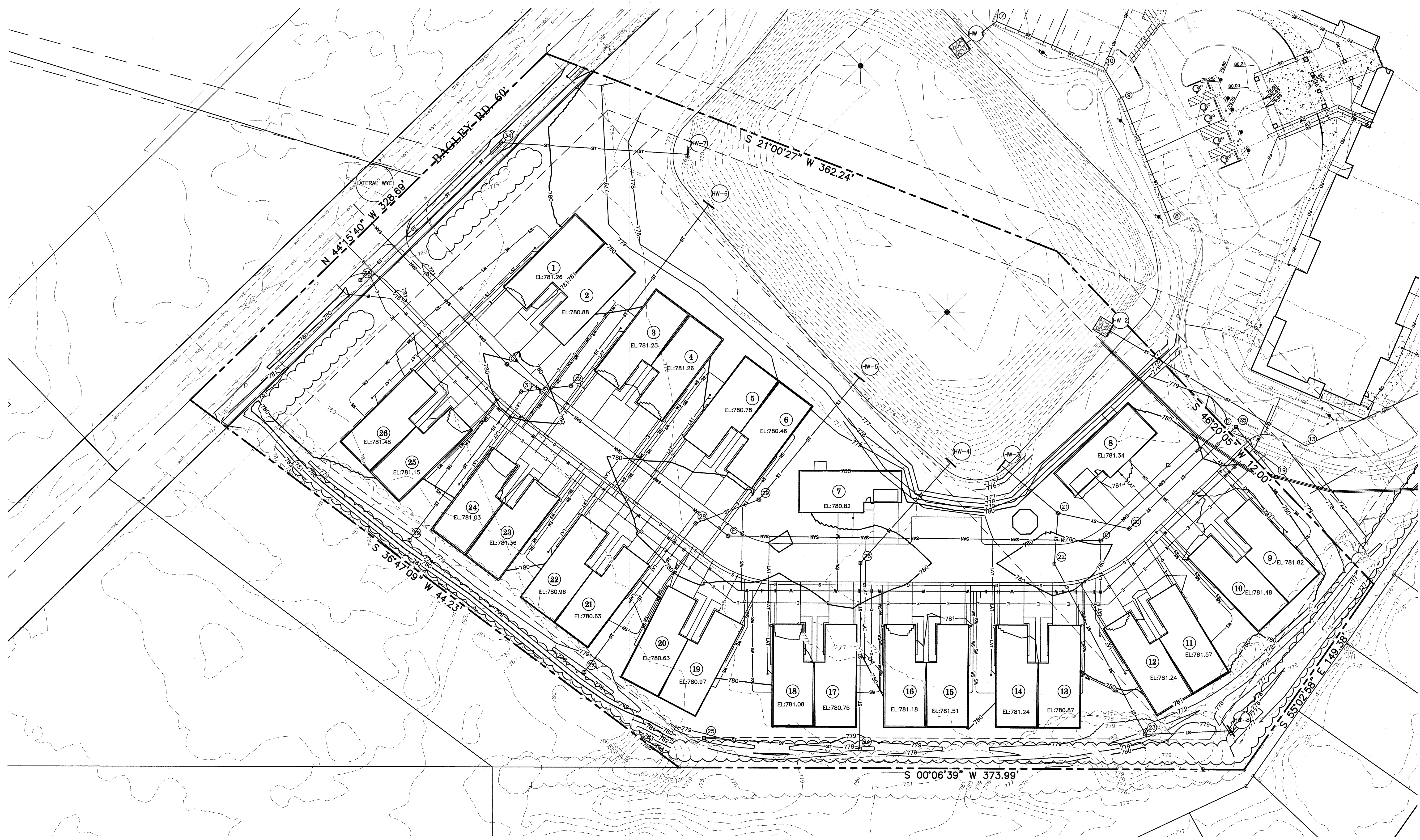
DRAWN BY:
J.D.D.

DATE:
MARCH 19, 2020

PROJECT NO.
50166C

DRAWING NO.

1 OF 1



REVISIONS

LEMMON DEVELOPMENT, LLC.
1201 S. MAIN ST.
NORTH CANTON, OH 44720

DANBURY NORTH RIDGEVILLE
BAGLEY RD. & LORAIN RD.
NORTH RIDGEVILLE, OHIO
VILLA GRADING PLAN
(PLANNING COMMISSION SUBMITTAL)

DRAWN BY:
M.R.F.

DATE:
APR. 02, 2020

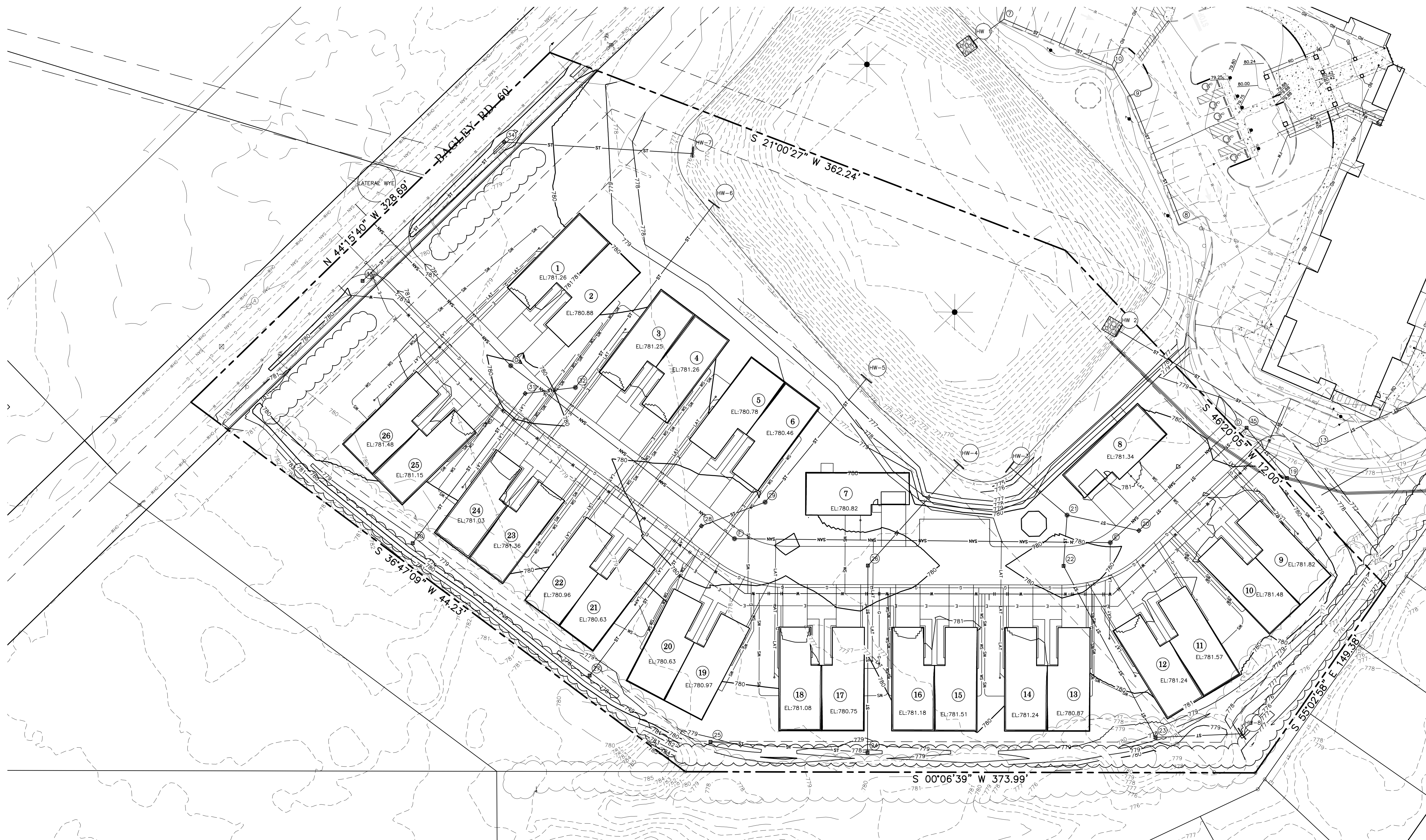
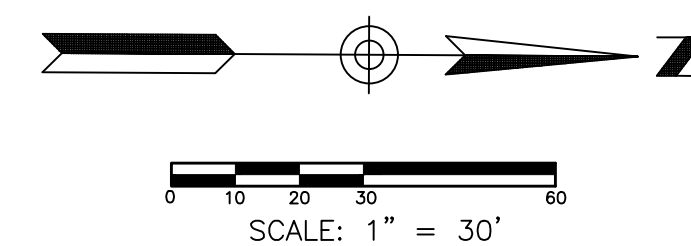
PROJECT NO.
50166C

DRAWING NO.
1 OF 1

GBC DESIGN, INC.
565 White Road Dr.
Akron, OH 44320
Phone 330-586-0025
Fax 330-586-5782

STATE OF OHIO
JOHN E. WALSH
E-55009
REGISTERED PROFESSIONAL ENGINEER
4-2-2020

SCALE: 1" = 30'



GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320
Phone 330-586-0228 Fax 330-586-5762

LEMMON DEVELOPMENT, LLC.
1201 S. MAIN ST.
NORTH CANTON, OH 44720

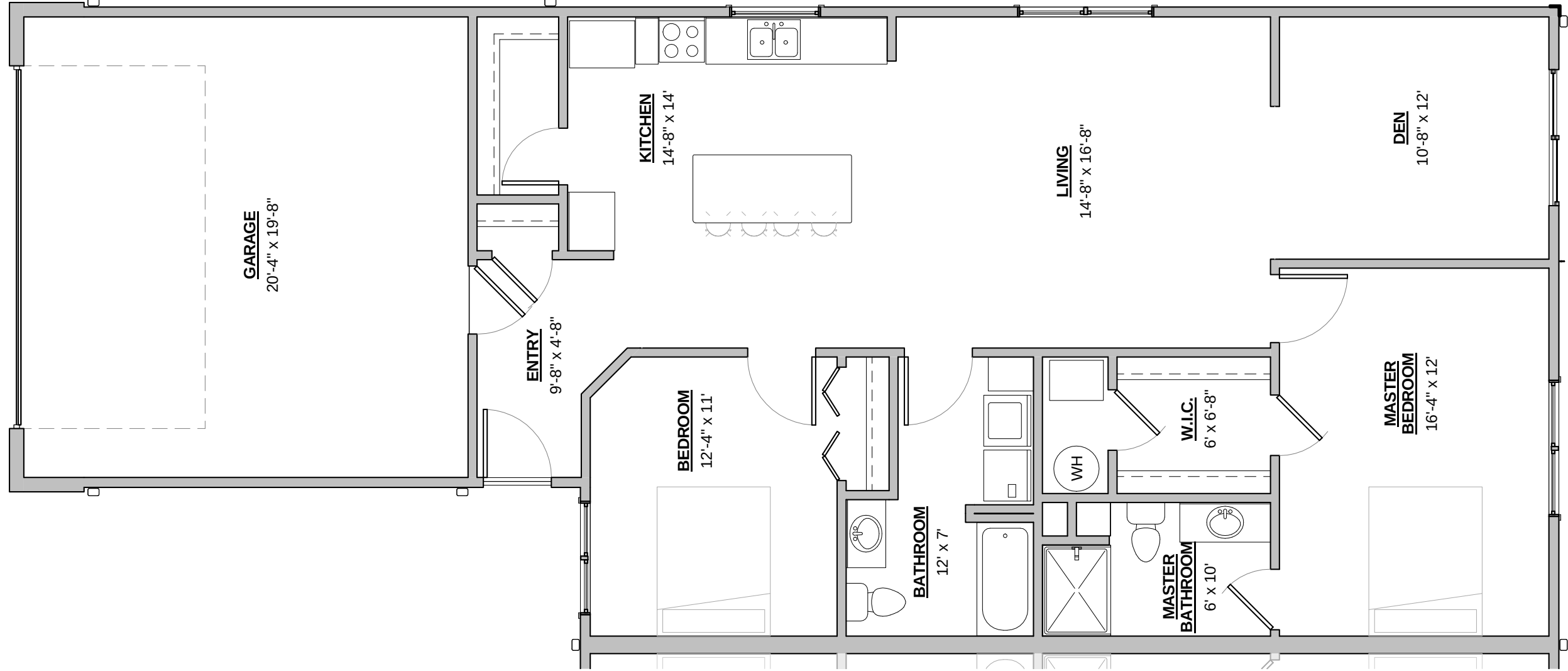
DANBURY NORTH RIDGEVILLE
BAGLEY RD. & LORAIN RD.
NORTH RIDGEVILLE, OHIO
VILLA GRADING PLAN
(PLANNING COMMISSION SUBMITTAL)

DRAWN BY:
M.R.F.
DATE:
APR. 02, 2020
PROJECT NO.
50166C
DRAWING NO.
1 OF 1



VILLA A FRONT ELEVATION

3/16" = 1'-0"



FINISHED AREA = 1,308 SQ. FT.
GARAGE AREA = 428 SQ. FT.

VILLA A - 1ST FLOOR PLAN

3/16" = 1'-0"

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING JULY 11, 2017**

To Order: Chairperson Swallow called the Planning Commission meeting to order with the pledge to the flag at 7:00 p.m.

Roll Call: Present were members Jim Smolik, Tim Anderson, Council Liaison Bernadine Butkowski and Chairperson Jennifer Swallow.
Absent was member Jim Maleski.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, Assistant Engineer Cathy Becker, Safety-Service Director Jeffrey Armbruster and Deputy Clerk of Council Donna Tjotjos.

ELECTION: Vice-Chairman

Chairperson Swallow explained that member Smolik took over the remaining term for member Pierce, so the position of Vice-Chairman becomes vacant. She asked for nominations for Vice-Chairman.

Chairperson Swallow nominated Jim Smolik as Vice Chairperson. She asked if there were any other nominations. No other nominations were made. Member Smolik accepted the Vice-Chairman's position and took his seat.

Chairperson Swallow thanked Vice-Chairman Smolik for his decision in becoming a member of the Planning Commission.

Minutes:

Chairperson Swallow asked if there were any corrections to the minutes dated June 13, 2017. She stated if there are no objections, those minutes will stand approved as presented and will be placed on file.

Correspondence:

Old Business:

Chairperson Swallow noted there was no correspondence or old business for this meeting. She asked the Clerk to read the first application.

NEW BUSINESS:

APPLICATION:

APPLICANT: Richard Costin, Lemmon and Lemmon, Inc., 1201 S. Main Street,
North Canton, OH 44720

OWNER:	Bagley Lorain Properties, 9095 Gatestone
REQUEST:	Site plan approval for Assisted Living and Independent Living facility in a Special Development District.
LOCATION:	Northeast corner of Bagley and Lorain Road in a Special Development District Permanent Parcel Nos. 07-00-011-102-149 and 07-00-011-102-150

Application was read along with comments received from Chief Building Official Fursdon, Safety-Service Director Armbruster, Assistant City Engineer Becker, City Planner David Hartt, Police Chief Freeman and Fire Chief Reese.

Chairperson Swallow asked if a representative was present and if they could step to the podium and state their name and address for the record.

Tony Perez, Owner of Lemmon and Lemmon Inc., 1201 S. Main Street, North Canton, Ohio. John Walsh was also present who is representing GBC Design. He is an owner and their Civil Engineer who prepared their site plan.

Chairperson Swallow asked if the representative could give a brief explanation of their plan.

Tony Perez explained that the proposed location is on the northeast corner of Lorain and Bagley Road. He explained a little bit about Lemmon and Lemmon and what they do. Their sister company is Danbury Senior Living. They currently have thirteen senior living buildings in the state of Ohio. There are five under construction and by 2018 they will have eighteen senior living care facilities in the state of Ohio. They are proposing one hundred and six units of assisted living and memory care that will be located in the building nearest to Lorain Road. There will be thirty-six units that are primarily memory care. It will be a licensed building through the Ohio Department of Health and it will be licensed as a residential care facility. There will be full amenities; including dining, housekeeping and medical assistance in the one hundred and six, two story building. On the south parcel, the other side of the pond, they are proposing a sixty-nine unit, three story building that will be an independent living building. This building will be geared toward more active seniors who are not quite ready for the assisted living building. The sixty-nine unit building will have larger units. The units will be as large as 1,400 square feet. They will have full amenities and full dining. Between both of the buildings combined, they should have one hundred and fifty, full-time and part-time job creations through this project.

Chairperson Swallow opened the floor for questions and comments of the Planning Commission members.

Member Butkowski stated that the Fire Department suggested the applicant put in that driveway to connect the buildings. She asked if they planned on doing that for the safety forces.

Tony Perez stated that if they connected anywhere, it is probably going to have to be in front of that pond. It's going to be interesting because of the setback, but he thinks they may be able to do that. He understands their concern. The problem toward the back is that there are some wetlands and if they are able to do that they will connect it up there as well.

Member Butkowski stated it is for their safety. She added that you want the Fire Department to be able to get around that area.

Tony Perez stated he understood that and that is why within each of the parcels they did create fire lanes all the way around the buildings. He asked John Walsh if that was something they could do in the front.

John Walsh stated that they could do a temporary in the back.

Tony Perez asked if they provided another option in their comment or was it just connection.

Member Butkowski indicated it just stated connection. She didn't believe that the connection had to be used every day, but just a connection that is kept snow free and can be used all year round so it can be used if it was there.

Tony Perez stated if they have to do it, they will probably push the area toward the front on Bagley Road.

Member Butkowski stated wherever the applicant can, so that it is maintained always and can be used for emergency.

Tony Perez stated it is understood.

Chairperson Swallow asked where the deliveries will be to the buildings since this does about a residential development.

Tony Perez showed the area where the deliveries will be for both buildings.

Chairperson Swallow asked if the only drives to this facility were on Bagley.

Tony Perez stated yes, because once the land starts going up to the north, the elevation changes and it would be too hard to get an entrance on Lorain.

Chairperson Swallow stated that her concern is that they be mindful, as this does about a residential neighborhood and sometimes those delivery trucks can be noisy. She asked if that could be taken into consideration with landscaping and fencing. The landscape approval isn't part of this application submission.

Tony Perez explained on the northeast side there is a buffer there. His intent for that whole northeast side is to keep as many existing trees as he can. Obviously, they will be removed if they are dead, but they will infill and plant as much as they can. He will also do some other buffering as well. They spent a lot of time and dollars on landscaping throughout the whole campus. He stated there are a lot of trees that are currently there.

Vice-Chairman Smolik asked if there has been fire turning movements done on this site plan.

Tony Perez stated yes.

Vice-Chairman Smolik stated he believes one of the concerns that the Chief had was instead of backing up or trying to turn the fire truck in the rear, that it be connected with an emergency access where it would be chained off. That is probably what he was trying to convey.

John Walsh stated they have a software product that is called auto turn, where it actually shows the tire tracks and all of that. They did run a fire truck through there and they are able to maneuver it. He stated they will work with the Chief to see what his typical truck is and provide that document to him.

Vice-Chairman Smolik noted the tight area near the lake.

John Walsh stated there is a drive isle that goes all the way through and a fire lane that wraps all the way around the building, so there is no need for fire trucks to back up anywhere. He has a complete loop all the way around.

Vice-Chairman Smolik noted on the plans that it shows detached garages and he didn't see any renderings of those. He asked if that construction is going to be similar to the main buildings.

Tony Perez stated it will be similar to the construction of the main buildings.

Vice-Chairman Smolik stated that the main buildings look like they are cultured stone and asked what materials would be used.

Tony Perez stated they tend to do a lot of hard surface, as much as they can, especially on the front elevations. They use brick on the front elevations.

Vice-Chairman Smolik asked if that was cement siding; the beige or tan part.

Tony Perez explained that it is vinyl siding. There is a mixture of cultured stone, brick, vinyl shake and vinyl siding.

Vice-Chairman Smolik asked if the garages will have gutters that will direct any run off into the parking lot.

Tony Perez stated yes.

Vice-Chairman Smolik stated he understands that the applicant wants to keep as many trees as possible in terms of the buffering. He asked if they had any thought of installing fencing in order to keep the car lights away from that residential area.

Tony Perez stated that the thought is to go in there and clean that out and see what trees are going to be able to be left and then fill. He asked if the landscape plan is reviewed with the submittal.

Chief Building Official Fursdon stated the landscape plan will be required with the final approval.

Vice-Chairman Smolik addressed Chief Building Official Fursdon and asked if it is approved by the Administration or does that get Planning Commission's approval.

Chief Building Official Fursdon stated it has to come back to Planning Commission for final approval.

Tony Perez stated he didn't know that. He asked if they had to just present a landscape plan.

Chief Building Official Fursdon explained this is a preliminary meeting. At the final meeting, he would have to provide the landscape plans.

Tony Perez stated that they would infill with new trees. There wasn't a thought into installing fencing but if it is a recommendation, they would take that under consideration.

Vice-Chairman Smolik stated that his concern is car lights and whether mounding or fencing could eliminate that concern.

Tony Perez stated they would take a look at that.

Vice-Chairman Smolik stated that the Engineer had some concerns about the property lines along the subdivision in terms of drainage. He assumed once the applicant gets far enough into the civil engineering, they will have the swales and all that. He asked when the applicant will be in front of the Board of Zoning for the setback variances.

Tony Perez stated it was scheduled two Thursdays ago, but they didn't have a quorum so it was rescheduled for this Thursday.

Vice-Chairman Smolik addressed Engineer Becker and stated that it looks like Lorain Road has an extra wide right-of-way there. He asked if there were plans in widening that.

Engineer Becker stated not at this time.

Tony Perez stated that the extra widening there pretty much mirrors the tow of the slope. There is no room to widen.

Vice-Chairman Smolik asked if the dumpster would be board on board fence around it or masonry.

John Walsh stated board on board is what they typically use.

Chairperson Swallow asked if there were any other comments or questions from the Commission. Hearing none she asked if the Administration had anything else to add. Hearing none, she opened the floor to the audience for any comments or questions. Hearing no comments from the audience, she entertained a motion.

It was moved by Butkowski and seconded by Anderson to approve the site plan presented for an Assisted Living and Independent Living facility in a Special Development District.

Chairperson Swallow asked the Clerk to call the roll.

Yes, 4 No, 0

Deputy Clerk of Council Tjotjos stated the motion passed by a vote of four to zero.

COUNCIL

REFERRAL: T 64-2017 An Ordinance amending Section 1240.01 of the Codified Ordinances of the City of North Ridgeville, Ohio, known as the zoning code ordinance, to rezone the following land: located at Sugar Ridge and Bender Road; Parcel Number 07-00-047-000-111 and owned by Triple Seven, LLC.

Petition to rezone was read along with comments received from Chief Building Official Fursdon, Safety-Service Director Armbruster, and Assistant City Engineer Becker.

Chairperson Swallow asked if a representative was present and if they could step to the podium and state their name and address for the record.

Robert Graham stated he does industrial real estate in Lorain County for those who gave birth to Taylor Woods Industrial Park and this is an extension of Taylor Woods Industrial Park. It is one of the premier industrial parks in the county and it has protective covenants to make it stay nice. It has attracted a lot of companies as you already know. This is a 32 acre expansion of that and they call it Taylor Woods, Phase 4.

Representative from Ryan Homes stated that there may be one on order and it hasn't been installed, but it will be now. It will be solved.

Chairperson Swallow addressed Chief Building Official Fursdon and asked if there is a process they have to go through for that stop sign.

Chief Building Official Fursdon stated that it is the developer's responsibility and he believes they hire the city to produce those signs. That is part of the subdivider's agreement.

Assistant Law Director Morgan added the reason the city requests that is because we want to ensure they are all the right height, etc. in order to keep it standard.

Chairperson Swallow stated she understood why but she wanted to make sure that it was part of the plan that has been approved. She asked if there were any other comments from the audience. Hearing none, she entertained a motion.

It was moved by Smolik and seconded by Butkowski to approve the final plat of The Reserves at Winfield Farms Subdivision with the condition that appropriate language regarding easements are placed on the final plat.

Chairperson Swallow asked the Clerk to call the roll.

Yes, 4 No, 0

Deputy Clerk Tjotjos announced the motion passed by a vote of four to zero.

APPLICANT: Tony Perez, Lemmon and Lemmon, Inc., 1201 S. Main Street, North Canton, OH 44720
OWNER: Bagley Lorain Properties, LLC, 9095 Gatestone Road
REQUEST: Final site plan approval for Danbury of North Ridgeville Assisted Living and Independent Living.
LOCATION: Northeast corner of Lorain Road and Bagley Road in a Special Development District.
Permanent Parcel Nos. 07-00-011-102-149 and 07-00-011-102-150

Application was read along with Administrative Officer's comments received from Chief Building Official Fursdon, Police Chief Freeman, Safety-Service Director Armbruster, City Engineer Becker, and Fire Chief Reese.

Chairperson Swallow asked if a representative was present and if they could step to the podium and state their name and address for the record.

Applicant Tony Perez of Lemmon and Lemmon Inc, 1201 S. Main Street, North Canton, OH explained they are presenting a living campus on the northeast corner of Lorain and Bagley

Road. There are two buildings on the site. There will be a memory care and an assisted living building that will be two stories. On the south side of the property there will be an independent living building. They are hoping to start late this year or early next year pending approval.

Chairperson Swallow opened the floor for questions and comments of the Planning Commission members.

Member Smolik asked if there were any conditions placed on the variance given by the Board of Zoning and Building Appeals.

Deputy Clerk Tjotjos stated no.

Chairperson Swallow asked if there were any other comments from the Commission.

Member Butkowski asked if they were putting any sidewalks along Lorain Road.

Applicant Tony Perez stated Lorain Road goes up on an incline and they are going to look to see if it is possible per the city Engineer. It will more than likely be further from Lorain Road in that area. He stated that they will work with the city.

Member Butkowski stated that she didn't think there could be one put there. It would have to be a flying sidewalk. It's not even safe to walk up there.

Chairperson Swallow asked if there were any other comments from the Commission. Hearing none, she opened the floor to the Administration for questions and comments. Hearing none, she opened the floor to the members of the audience for questions and comments. She asked that they step to the podium and state their name and address.

Mr. John Nisky of 8304 Chesapeake Drive stated his concern is the landscaping and buffering and said that the last time this type of case was brought forward, they talked about installing five foot swales with trees on top.

Applicant Tony Perez stated during the Board of Zoning and Building Appeals meeting, landscaping was discussed. He spoke with the one neighbor that was in attendance and gave him his card and he will do the same with him. Since the ordinance says they have to keep as many trees as possible, he can't tell him that is what will be done because they have to maintain what is there first. He does see a berm there, but there won't be a fence there. He doesn't know at this time, what trees can be kept and what trees can't.

John Nisky stated with his particular lot, there aren't any trees there to speak of and it is pretty open.

Applicant Tony Perez stated that he will work with the city and the neighbors. He agrees, he

doesn't want to see a straight fence across there. There may be some type of berm there.

John Nisky stated the other issue there relates to a swampy area he showed on the drawing. He stated he gets two feet of water from the snow and run off. He does believe that drainage is a big concern.

Applicant Tony Perez stated that it will be addressed with the city Engineer. Obviously, he is not going to push any drainage toward another property, His Civil Engineer stated that there will be swales installed on the east and south side to pull everything back off.

Chairperson Swallow asked if there were further comments from the Planning Commission. Hearing none, she entertained a motion.

It was moved by Butkowski and seconded by Maleski to approve the final site plan approval for Danbury of North Ridgeville Assisted Living and Independent Living.

Chairperson Swallow asked the Clerk to call the roll.

Yes, 4 No, 0

Deputy Clerk Tjotjos announced the motion passed by a vote of four to zero.

ADJOURNMENT:

Chairperson Swallow stated the next regular meeting will be September 12, 2017. She then adjourned the meeting.

The meeting was adjourned at 8:26 p.m.



Chairperson



Deputy Clerk of Council, Donna Tjotjos



Date Approved

Engineering Fee Paid: \$ _____

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

Receipt No. _____

See attached for description of fees



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

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

APPLICANT INFORMATION AND REQUEST:

APPLICANT:	<u>Richard Costin</u>	PROPERTY OWNER:	<u>Bagley Lorain Properties, LLC</u>
COMPANY NAME:	<u>Lemmon and Lemmon, Inc.</u>	ADDRESS:	<u>9085 Gatesone Road</u>
ADDRESS:	<u>1201 S. Main Street</u>	CITY/STATE:	<u>North Ridgeville, OH</u> ZIP <u>44039</u>
CITY/STATE:	<u>North Canton, OH</u> ZIP <u>44720</u>	PHONE NO:	<u>440-318-4821</u>
PHONE NO.:	<u>330-497-8889</u>	SIGNATURE:	<u>[Signature]</u>
SIGNATURE:	<u>[Signature]</u>	(Owner's original signature must be submitted with application)	

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

LOCATION OF PROPERTY/ADDRESS: N.E. corner of Lorain Road & Bagley Road
PERMANENT PARCEL NO: 0700011102149 & 0703011102150 ZONING OF PROPERTY: RDD-B
ZONING OF ADJACENT PROPERTY TO: NORTH R1 EAST R1 SOUTH R1 WEST R1
DESCRIPTION OF REQUEST: Special Planning District Preliminary Site Plan Approval for Assisted Living & Independent Living

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes X No . If yes, list dates and nature of each: July 21, 2015, Assisted Living

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

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

PLANNING COMMISSION USE ONLY:

☒ APPROVED

☐ DISAPPROVED

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

☐ Board of Building & Zoning Appeals approval required

☐ Conditions as set forth by the Commission on this date are _____

Date: 7/11/17 Signature: [Signature]
(Presiding officer at meeting)

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

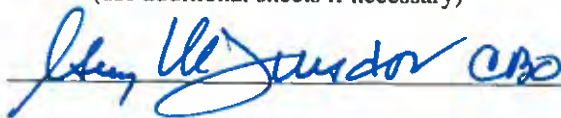
Name of Applicant:	Richard Costin
Name of Owner:	Bagley Lorain Properties, LLC
Date Submitted for Consideration:	6-16-17
Date to Return to Planning Commission:	6-16-17
Regarding: Danbury North Ridgeville (Assisted Living) – Preliminary Approval	

RECOMMENDATIONS:

1. 1273.21(a) Special Development District requires 100 foot front yard (corner lots have two front yards). Applicant showing several areas having less than 100 foot front yard. Applicant has applied to BZA for a variance.
2. 1273.22(e) Special Development District requires the view of parking areas from public streets shall be screened by landscaped earthen berms or other suitable landscape screening.
3. 1273.23(a) Special Development District requires all open areas shall be appropriately landscaped.
4. 1273.23(b) Special Development District requires buildings and parking areas shall be screened from adjacent properties and streets by a combination of landscaped berms and fencing to reduce visual encroachment of buildings, illumination and site activity.

(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:	Richard Costin, Lemmon and Lemmon, Inc., 1201 S. Main Street, North Canton, OH 44720
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Name of Owner:	Bagley Lorain Properties, 9095 Gatestone
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Date Submitted for Consideration:	6/26/17
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Date to Return to Planning Commission:	6/29/17
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Regarding: Site plan approval for Assisted Living and Independent Living facility in a Special Development District located at the northeast corner of Bagley and Lorain Road in a SD District. Permanent Parcel Nos. 07-00-011-102-149 and 07-00-011-102-150

RECOMMENDATIONS:

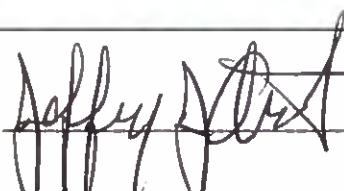
This project truly Fits and is a wise use of the land.

I fully Support the Building of this Assisted living and Independent living Facility.

(use additional sheets if necessary)

Department SSD

Please print

Signature & Title: 

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than four (4) business days after receipt. (Planning Commission By-Laws, Article V, Section 3) Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Richard Costin, Lemmon and Lemmon, Inc. 1201 S. Main Street, North Canton, OH 44720
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Name of Owner:	Bagley Lorain Properties, 9095 Gatestone
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Date Submitted for Consideration:	6/19/17
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Date to Return to Planning Commission:	6/29/17
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Regarding: Site plan approval for assisted living and independent living facility in a Special Development District located at the northeast corner of Bagley and Lorain Road in a Special Development District. Parcel nos. 07-00-011-102-149 and 07-00-011-102-150

RECOMMENDATIONS:

1. It would be extremely beneficial to have the driveway from Assisted living building connect to the Independent living driveway.
2. Please consult North Ridgeville Fire Prevention for hydrant and FDC placement.



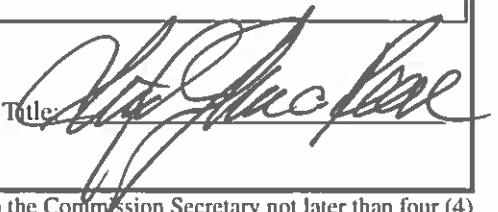
Asst. Chief Scott D. Bement

(use additional sheets if necessary)

Department

FIRE Department
Please print

Signature & Title:



Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than four (4) business days after receipt. (Planning Commission By-Laws, Article V, Section 3) Comments received after the deadline will be distributed to the members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Richard Costin, Lemmon and Lemmon, Inc. 1201 S. Main Street, North Canton, OH 44720
Name of Owner:	Bagley Lorain Properties, 9095 Gatestone
Date Submitted for Consideration:	6/19/17
Date to Return to Planning Commission:	6/29/17

Regarding: Site plan approval for assisted living and independent living facility in a Special Development District located at the northeast corner of Bagley and Lorain Road in a Special Development District. Parcel nos. 07-00-011-102-149 and 07-00-011-102-150

RECOMMENDATIONS:

1. Complete detailed improvement plans, and storm water management and water quality calculations need to be submitted to the Engineering Department for review and approval.
2. Contact must be made with James Brewer, Chief Resident Project Representative, to discuss water backflow requirements.
3. A four-foot wide sidewalk is required on the Bagley Road frontage per NRCO 1024.05 and will need to be tied into the sidewalk on Lorain Road. The guardrail will need to be relocated.
4. A swale or storm sewer drainage system needs to be installed on the east and south side of the site to prevent storm water from running off onto the adjacent properties and to pick up storm water runoff from the adjacent properties.
5. A tree planting plan is required per City of North Ridgeville Codified Ordinance 1032.09 for commercial developments seeking to expand.
6. A Trip Generation Report needs to be provided by a licensed traffic engineer which shows that the peak hour trips are less than 100.

(use additional sheets if necessary)

Department Cathy Becker
Please print

Signature & Title: _____

emailed

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than four (4) business days after receipt. (Planning Commission By-Laws, Article V, Section 3) Comments received after the deadline will be distributed to the members the night of the meeting.

memorandum

to: Jennifer Swallow, Chair, North Ridgeville Planning Commission

from: David Hartt

subject: ***Review of Preliminary Plan – Danbury North Ridgeville (Independent Living and Assisted Living)***

date: June 26, 2017

Pursuant to the City's request, I am summarizing herein my review of the proposed Preliminary Plan for the Danbury North Ridgeville Development; an assisted living and independent living development in the Special Development District B at the northeast intersection of Bagley and Lorain Roads. This review is based on the drawings by GBC Design Inc. and GPD Group dated June 2nd and June 15th 2017 (9 pages) and is undertaken within the scope as set forth in Section 1210.05 CITY PLANNER REVIEW of the Planning and Zoning Code that confines the review to:

“...how the development will impact current and future development in the area and the City as a whole, and as compared to the City Master Plan...and how the development might possibly be modified to reduce impact and conform to the overall development of the City.”

This proposal is the third similar proposal for this property since 2007. Each of the first two proposals (approximately 100 units proposed in 2007 and 2015) depicted one building on the northwestern portion of the property; the southeastern portion of the site remaining vacant. Both of these developments received preliminary plan approval by the Planning Commission.

This proposal is for 206 units and beds - 106 assisted living units (with 93 parking spaces) and 100 independent living units (with 123 parking spaces). This development proposes two buildings – the assisted living near Lorain Road and the independent living to the southeast.

The property has been zoned “Special Development District” (SDD) since the 2007 proposal. To my knowledge, no text or map amendments have occurred since the 2015 approval that alter the development rights or standards that apply to this property.

The SDD permits a variety of business (both retail and office) uses. Moreover, by designating this property as a Special Business District in the 2009 City Master Plan, the City further confirmed that non-residential development – at the intensity of development permitted (both uses permitted and development standards) - was the City's established public policy for this property

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Richard Costin, Lemmon and Lemmon, Inc. 1201 S. Main Street, North Canton, OH 44720
Name of Owner:	Bagley Lorain Properties, 9095 Gatestone
Date Submitted for Consideration:	6/19/17
Date to Return to Planning Commission:	6/29/17

Regarding: Site plan approval for assisted living and independent living facility in a Special Development District located at the northeast corner of Bagley and Lorain Road in a Special Development District. Parcel nos. 07-00-011-102-149 and 07-00-011-102-150

RECOMMENDATIONS:

No CONCERNS AT THIS TIME

(use additional sheets if necessary)

Department NRPD
Please print

Signature & Title: 

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than four (4) business days after receipt. (Planning Commission By-Laws, Article V, Section 3) Comments received after the deadline will be distributed to the members the night of the meeting.

and that the impacts from such development would be acceptable in the area. Actually, since the proposed uses will generate far less “commotion” on the site and on the surrounding streets than many of the uses that are explicitly permitted in the SDD, it is certainly appropriate for the Planning Commission – as it did in 2007 and 2015 – to consider this use as “compatible and complementary” (Section 1273.17) to those uses that are expressly listed. Furthermore, the pattern of zoning and development, existing and anticipated has not materially altered over the years.

Based on the foregoing, this development:

1. Is consistent with the City’s established land use/planning policies – including the 2009 City Master Plan;
2. Is a less “intensive use” with respect to such considerations as: general commotion, site coverage (building and parking), traffic, lighting, nighttime activity, etc. than many other uses that are explicitly permitted in the zoning district;
3. Has more than adequate parking; and
4. Complies, generally, with the relevant Land Planning Criteria, Section 1273.18, as they relate to the proposal’s relationship to adjacent property (to the extent this criteria applies at the Preliminary Plan level of detail).

Therefore, when compared to City policy, including the Master Plan, this proposal is consistent with expected future development on the site and in the area. During the City’s review of the final plan is the time to address the detailed issues of landscaping and buffering between this proposal and the adjacent residential area to fully assure that the plan maximizes compliance with the Land Planning Criteria of Section 1273.18. Lastly, in my opinion, there have been no changes in the regulations; no material changes to the existing conditions, and no changes in public policy that would justify the Planning Commission deviating from its earlier positions.

If you have any questions or require any additional information please feel free to contact me.

TO BE FILLED OUT BY APPLICANT

1. Richard Costin

(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: Lemmon and Lemmon, Inc., 1201 S. Main St., North Canton, OH 44720

Owner: Bagley Lorain Properties, LLC, 9095 Gatestone Rd., North Ridgeville, OH 44039

Project address: Bagley Road

Permanent parcel no. 0700011102149 & 0700011102150

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

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
1	See Attached.	
2		
3		
4		
5		
6		
7		
8		
9		
10		

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO verification by: _____
BZA/PC verification by: _____

Date/time stamp: _____

SPECIAL DEVELOPMENT DISTRICT (SDD): _____
(PRELIMINARY)

Date Council approved rezoning this land to Special Development District: _____ (§1246.03)

What type of Special Development District? (Choose from below)

- _____ A) Suburban Commercial Corridor Area; 10 acres: §1273.17(a) and §1273.19(a)(1)
☒ B) Regional Hospitality, Entertainment and Commercial Area, 10 acres: §1273.17(b) and §1273.19(a)(1)
 _____ C) Limited Industrial Area, 50 acres: §1273.17(c) and §1273.19(a)(3)

	Included	Not Included	Item
1.	☒		Application with names of adjacent parcel owners, parcel numbers and addresses
2.	☒		10 copies of the preliminary plat and 10 copies of attachments that are required
3.			Topography at 2 foot contour interval, including property lines, easements, street right-of-ways, structures, trees and landscape features existing thereon: §1273.03(a)(1)
4.			The proposed vehicular and pedestrian traffic patterns, including the proposed location and design of public and private streets, the directional flow and location of proposed storm and sanitary sewers and sewers connecting with existing or proposed sewers outside of the development area, the proposed storm water management program, the location and design of parking and service areas and an estimate of traffic volumes to be generated, including the assignment of traffic to proposed entrances and exits: §1273.03(a)(2)
5.	☒		The location of all proposed uses in the development area and all structures lying outside of the boundaries of the development area, located within 200 feet thereof: §1273.03(a)(3)
6.	☒		Subdividers or developers of shopping centers and other commercial and industrial uses must comply with the same requirements as residential developers, with the exception of plans or written and signed statements regarding planted areas, parks and playgrounds, where applicable. Plans or written and signed statements regarding planted or open areas may be required where applicable: §1273.03(a)(5)
7.	☒		Drawings for subdivisions and commercial and industrial properties must have the seal of a licensed professional engineer or of a registered surveyor. Building plans should be stamped by a registered architect or a licensed professional engineer: §1273.03(c)
8.		N/A	A copy of all covenants, restrictions and easements to be recorded: §1273.04
9.	☒		Traffic Impact study required: §1210.06 Traffic generation rate: Restaurant (Peak hour trips = 150); Convenience market (Peak hour trips = 150); Convenience market and gas station (Peak hour trips = 150); Supermarket (Peak hour trips = 150); Shopping center (Peak hour trips = 150); Residential and all other use (Peak hour trips = 100)
Please note all requirements must be met for a Special Development District. The specific requirements can be found in North Ridgeville Codified Ordinance, Chapter 1273.			

If the preliminary plan is approved, the developer must submit a final plan of a phase of the development area within one year from the date of such notice. If the final plan is not received, the preliminary plan shall lapse: §1273.07

Parcel Number	Mobile Home	Owner Name	Address	OWNER_ADDRESS	OWNER_CITY	OWNER_STATE	OWNER_ZIP
0700011101008		ADAMS NORMA	33840 LORAIN RD NORTH RIDGEVILLE; OH 44038	33840 LORAIN AVE	N RIDGEVILLE	OH	44038
0700011102059		CYPRESS STATION HOMEOWNER ASSOCIATION INC	BAGLEY RD NORTH RIDGEVILLE; OH 44039	8150 PARK SQUARE DR	LORAIN	OH	44053
0700011103051		DEVER DEBORAH JEAN TRUSTEE & NEIDING EDITH EVELYN TRUSTEE	33335 BAGLEY RD NORTH RIDGEVILLE; OH 44038	33335 BAGLEY RD	N RIDGEVILLE	OH	44039
0700011102005		DUNHAM DOUGLAS A	BAGLEY RD NORTH RIDGEVILLE; OH 44038	33302 BAGLEY RD	N RIDGEVILLE	OH	44038
0700011101032		GAMON LORI M & DAVID A	LORAIN RD NORTH RIDGEVILLE; OH 44039	33710 LORAIN RD	N RIDGEVILLE	OH	44038
0700011101033		GAMON LORI M & DAVID A	33710 LORAIN RD NORTH RIDGEVILLE; OH 44038	33710 LORAIN RD	N RIDGEVILLE	OH	44039
0700011101003		GLASER KATHLEEN E	33750 LORAIN RD NORTH RIDGEVILLE; OH 44038	33750 LORAIN RD	N RIDGEVILLE	OH	44038
0700011101031		JOHNSON ROBERT T	33680 LORAIN RD NORTH RIDGEVILLE; OH 44038	33680 LORAIN RD	N RIDGEVILLE	OH	44039
0700011101028		MOLNAR MARCIA F	33670 LORAIN RD NORTH RIDGEVILLE; OH 44038	1051 FRESNO DR	WESTLAKE	OH	44145
0700011101017		MOORE KATHLEEN E	33780 LORAIN RD NORTH RIDGEVILLE; OH 44038	33780 LORAIN RD	N RIDGEVILLE	OH	44039
0700011103084		MOULD DEVELOPMENT LLC	BAGLEY RD NORTH RIDGEVILLE; OH 44038	33489 LIBERTY PARKWAY	N RIDGEVILLE	OH	44038
0700011103085		REICHERT JEFFREY L	BAGLEY RD NORTH RIDGEVILLE; OH 44038	P O BOX 1288	ELYRIA	OH	44036

Adjacent Owner's Map



<http://www.loraincountyauditor.com/gis/>

TMS Engineers, Inc.

Transportation Management Services

2112 Case Parkway South, #7 • Twinsburg, Ohio 44087

www.TMSEngineers.com

June 12, 2017

Mr. John Walsh, P.E., P.S.
GBC Design, Inc.
565 White Pond Drive
Akron, Ohio 44320

**Re: Danbury Development
North Ridgeville, Ohio
Trip Generation Analysis**

TMS Engineers, Inc. has performed the following trip generation analysis for the proposed Assisted Living and Congregate Care Facility that will be located on the northeast corner of the Lorain Road and Bagley Road intersection in the City of North Ridgeville, Ohio (see **Location Map, Figure 1**). The purpose of this trip generation analysis is to estimate the traffic generated by the completion of the proposed Assisted Living / Independent Living facility. The analysis was completed based on the number of anticipated beds at the site. The site plan can be seen in **Figure 2**. The following are the results of our trip generation analysis.

Trip Generation

The calculation of future traffic requires an estimate of traffic the development will generate after construction. The most widely accepted method of determining the amount of traffic that a proposed development will generate is to compare the proposed site with existing facilities of the same use. This estimate is typically expressed as a trip rate. In order to estimate traffic for the proposed development, a trip rate was calculated using data and procedures found in the Institute of Transportation Engineers (ITE) **"Trip Generation" Manual, Ninth Edition**. For the proposed Assisted Living / Independent Living facility, the trip rates were calculated using the total number of beds being constructed for the facility. Based on discussions with the architect, the site is expected to have 134 assisted living beds and 71 independent living beds. The land use Congregate Care Facility was used for the independence living portion of the site since it most closely matches this portion of the development. A copy of the trip generation worksheets can be seen in the attached **Figures 3 and 4**.

Mr. John Walsh, P.E., P.S.

June 12, 2017

Page 2

Proposed Assisted Living and Congregate Care Facility

The table on the following page shows the estimated generated traffic during the AM and PM peak hour for the proposed Assisted Living / Independent Living facility based upon the national averages considering the total number of beds in the development and the trip generation analysis described on the previous page.

ITE TRIP GENERATION		Beds	TRIP ENDS			
ITE Code	Description		Weekday Peak Hour Between 7-9 AM (Enter/Exit)		Weekday Peak Hour Between 4-6 PM(Enter/Exit)	
253	Congregate Care Facility	71	2	2	12	7
254	Assisted Living	134	7	5	13	17
Total New Trips			16		49	

The previous table shows that the proposed assisted living and congregate care facility is expected to generate a total of 16 trips in the AM peak hour and 49 trips in the PM peak hour. It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the proposed development should not have an impact on the surrounding street network system.

This opinion is based upon the fact that traffic impact studies are recommended to be performed by the **Institute of Transportation Engineers** whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed. The anticipated levels of volume from this development are less than daily variations in the current volumes on Lorain Road and Bagley Road should not be perceived by the traveling public.

The Ohio Department of Transportation concedes that traffic impact studies are only necessary when the resulting trip increase is more than 100 trips per hour. This is stated in their **State Highway Access Management Manual**. Since this development is expected to generate less than 100 new trips during either the AM and PM peak hours, it is our professional opinion that the change in the amount of generated traffic will **not** have an impact on the surrounding roadway network nor require a full traffic impact study.

Mr. John Walsh, P.E., P.S.

June 12, 2017

Page 3

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

TMS Engineers, Inc.



Andrew Pierson, P.E.
Senior Traffic Engineer



attachments



CONGREGATE CARE FACILITY
ITE CODE = 253

Date: **6/12/2017**

Trip Generation based on:

Size of Analysis Area: **71** Units

71 Dwelling Units

	Average Rate	Standard Deviation	Adjustment factor	Driveway Volume
Average Weekday 2-way Volume	2.01	0.00	1.00	143
7-9 AM Peak Hour Enter	0.03	0.00	1.00	2
7-9 AM Peak Hour Exit	0.03	0.00	1.00	2
7-9 AM Peak Hour Total	0.06	0.00	1.00	4
4-6 PM Peak Hour Enter	0.10	0.00	1.00	7
4-6 PM Peak Hour Exit	0.07	0.00	1.00	5
4-6 PM Peak Hour Total	0.17	0.00	1.00	12

Average Weekday 2-way Volume

$$T = 2.02 * X$$

7-9 AM Peak Hour Total

$$T = 0.06 * X$$

Enter 0.59
Exit 0.41

4-6 PM Peak Hour Total

$$T = 0.17 * X$$

Enter 0.55
Exit 0.45

Source: Institute of Transportation Engineers
Trip Generation, 9th Edition, 2012.



TMS Engineers, Inc.

Transportation Management Services
2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087
www.TMSEngineers.com

**Danbury Development
North Ridgeville, Ohio
Trip Generation Analysis**

**Trip Generation
Calculations**

Figure 3

Attachment

ASSISTED LIVING
ITE CODE = 254

Date: **6/12/2017**

Trip Generation based on:

Size of Analysis Area: **134** Beds

134 Beds

	Average Rate	Standard Deviation	Adjustment factor	Driveway Volume
Average Weekday 2-way Volume	2.50	0.00	1.00	335
7-9 AM Peak Hour Enter	0.09	0.00	1.00	12
7-9 AM Peak Hour Exit	0.05	0.00	1.00	7
7-9 AM Peak Hour Total	0.14	0.00	1.00	19
4-6 PM Peak Hour Enter	0.10	0.00	1.00	13
4-6 PM Peak Hour Exit	0.13	0.00	1.00	17
4-6 PM Peak Hour Total	0.22	0.00	1.00	30

Average Weekday 2-way Volume

$$\ln(T) = 0.56 \ln(X) + 3.07$$

7-9 AM Peak Hour Total

$$T = 0.14 * X$$

Enter 0.65
Exit 0.35

4-6 PM Peak Hour Total

$$T = 0.22 * X$$

Enter 0.44
Exit 0.56

Source: Institute of Transportation Engineers
Trip Generation, 9th Edition, 2012.



TMS Engineers, Inc.

Transportation Management Services
2112 Cass Parkway S., Unit 7, Twinsburg, Ohio 44087
www.TMSEngineers.com

**Danbury Development
North Ridgeville, Ohio
Trip Generation Analysis**

**Trip Generation
Calculations**

Figure 4

Attachment

To: City of North RidgevilleDate 6/15/2017Job No. 501667307 Avon Belden RoadRe: Danbury North RidgevilleNorth Ridgeville, OH 44039Donna TjotjosWe are sending you the attached following items via: Hand Deliver/Email Link☒ Prints ☐ Specifications ☐ Shop Dwgs ☐ Samples ☐ Change Order ☐ Disks ☒ Other

QUANTITY DESCRIPTION

10 each Sets of Site Plans & Site Plans w/ Aerial10 sets Assisted Living Elevations & Floor Plans10 sets Independent Living Elevations & Floor Plans1 Traffic Impact Study1 Request for Action Application1 Application Fee Check for \$5,317.00 (Lemmon check #10053)

THESE ARE TRANSMITTED as checked below:

☒ For approval	☐ No exceptions taken	☐ Submit specified item
☐ For your use	☐ Make corrections noted	☐ Reviewed See Attached
☐ As requested	☐ Revise and resubmit	☐ Rejected
☒ For review and comment	☐ Other: _____	

REMARKS:

Signed: John E. Walsh, P.E., P.S.

c: File

Tony Perez w/ copy of above via email

Kevin Corcoran w/ copy of above via email

Lemmon & Lemmon, LLC1201 South Main Street
North Canton, Ohio 44720
(330) 497-8686PNC
6-12/410

10053

PAY

**** FIVE THOUSAND THREE HUNDRED SEVENTEEN AND 00/100 DOLLARS

TO THE
ORDER OF

06/13/2017

\$5,317.00***

City of North Ridgeville


Authorized Signature

⑈10053⑈ ⑆041000124⑆ 4116474193⑈

DATE:06/13/2017 CK#:10053 TOTAL:\$5,317.00*** BANK:Lemmon LLC - PNC(bank2017)
PAYEE:City of North Ridgeville(citynrid)

Property Account

Invoice - Date

Description

Amount

nrvt00 171311

Chk Request 061317

Zoning Submittal

5,317.00

5,317.00

NOTES

RECEIPTDATE 6/16/17

NO.

49678RECEIVED FROM Lemmon & Lemmon LLC

ADDRESS _____

FOR

Planning Commission Fee and Special Development\$ 5317.00

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	<u>5317</u>	<u>00</u>
BALANCE DUE			MONEY ORDER		

BY Lenna Hays

©2001 REDIFORM ® 8L808

PLEASE PRINT

Purchase Order and Certificate

1 RIDGEVILLE

DEN ROAD

OHIO 44039

123774 -

Date _____ 20 _____

SHIP
TOORDERING
DEPT. _____

DESCRIPTION

PRICE
PER
UNIT

AMOUNT

Review and outside consultants

5000 00

Special Development District to also include
North Ridgerville Overnight Fees, Public Hearing Fees, etc.

ceived - Recpt. # 49678 CLK # 10052

om the Ohio Sales Tax and Federal Excise Taxes

DATE

APPROVED BY:

DATE

FICATE

_____) required to meet the
the above, has been lawfully
s in the Treasury or in

g.

City Auditor

Signed:

Purchasing Agent.

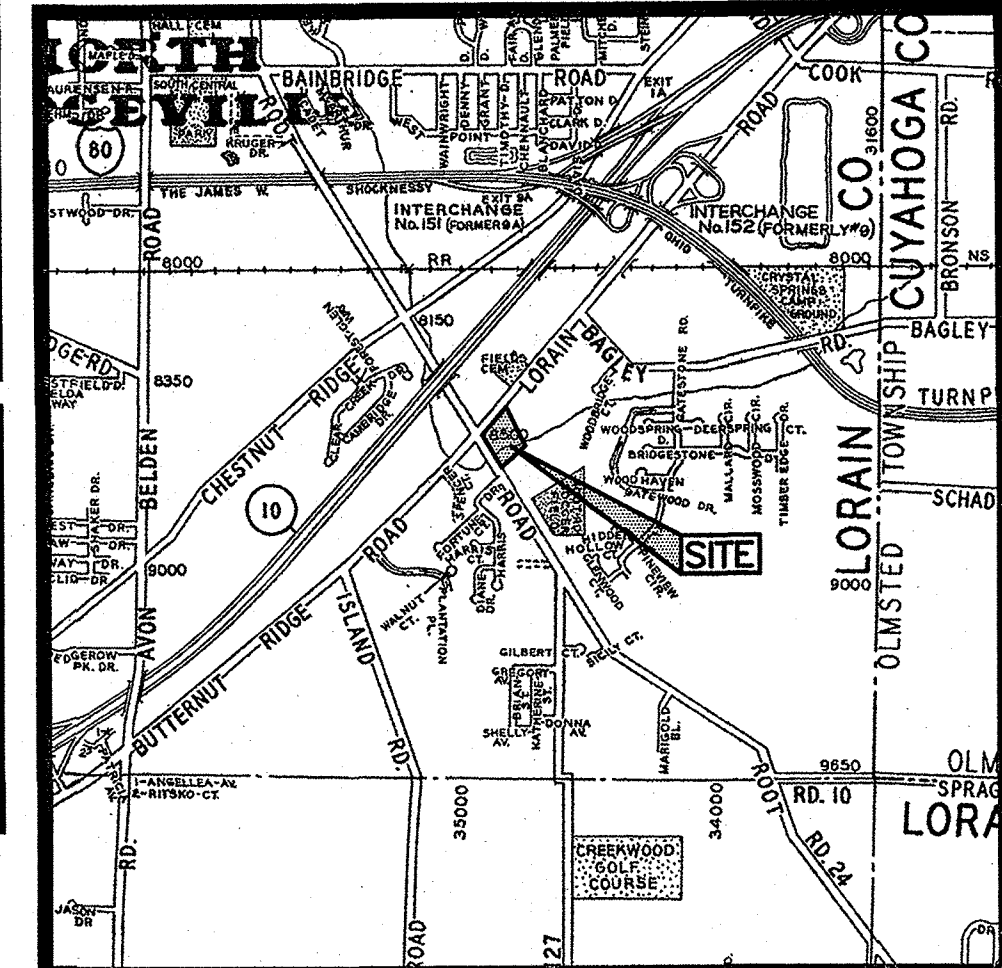
This order not valid unless Auditor's certificate is signed, and
alpha numeric suffix added to P.O. number.

VENDOR COPY

FORM 001-01 6/88

18244

SITE DATA	
PARKING (AL)	
REGULAR PARKING SPACES	= 88
ACCESSIBLE PARKING SPACES	= 5
TOTAL PARKING	= 93
PARKING (IL)	
GARAGES	= 36
REGULAR PARKING SPACES	= 83
ACCESSIBLE PARKING SPACES	= 4
TOTAL PARKING	= 123
ZONING	
SDD-B (SPECIAL DEVELOPMENT DISTRICT B)	
TOTAL AREA	13.0234 AC.
MINIMUM DEVELOPMENT AREA	10 AC.
MINIMUM BUILDING SIZE	5,000 S.F.
MINIMUM BUILDING SETBACK FROM ADJACENT STREETS	100 FT.
MINIMUM PARKING SETBACK FROM RIGHT-OF-WAY	25 FT.



LOCATION MAP
NOT TO SCALE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 11

NORTH RIDGEVILLE PLANNING COMMISSION

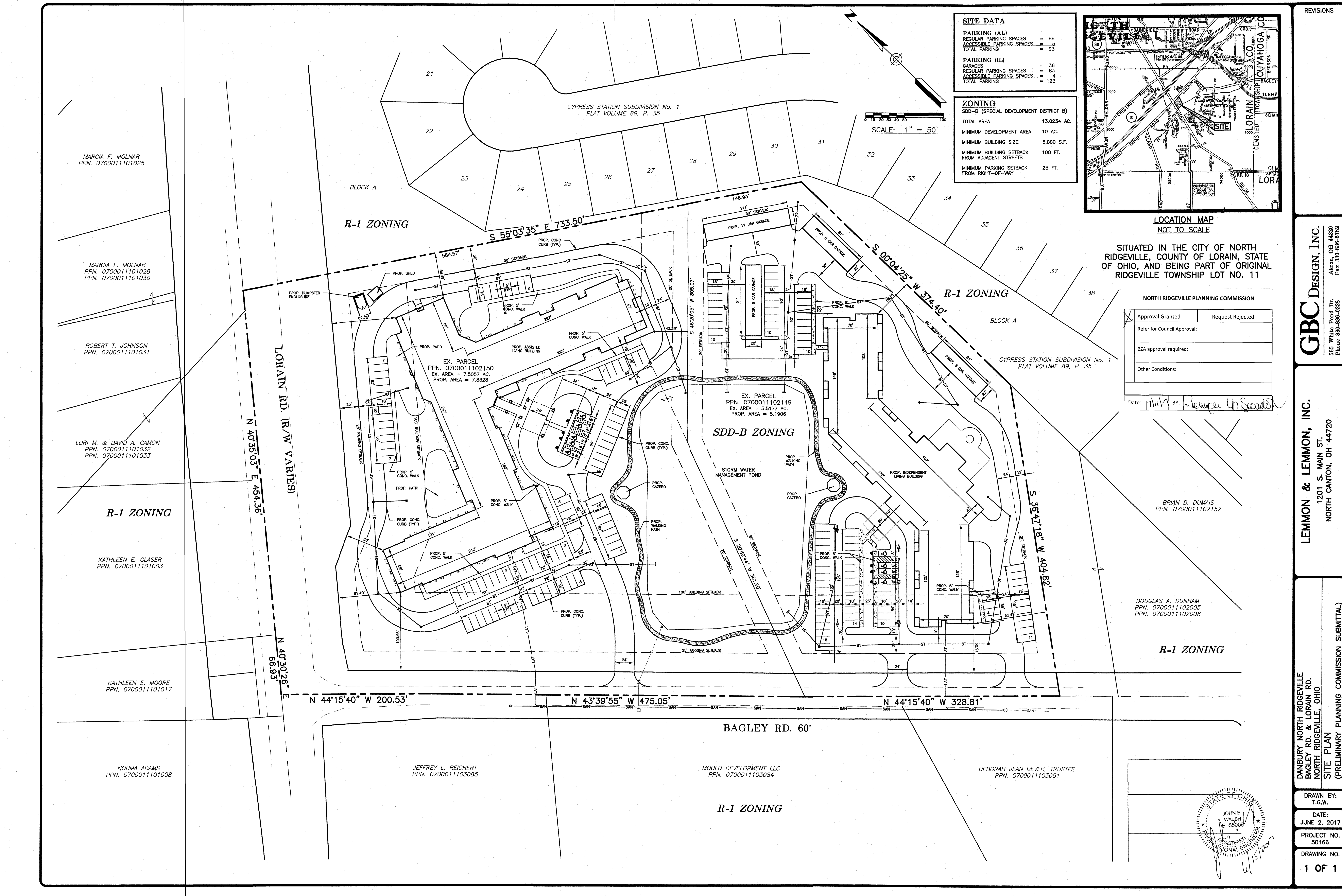
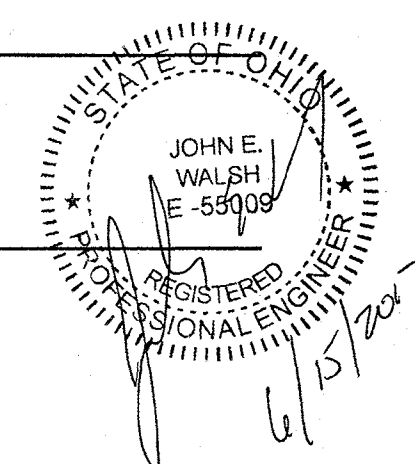
☒ Approval Granted	☐ Request Rejected
Refer for Council Approval:	
BZA approval required:	
Other Conditions:	
Date: 7/17/2017	BY: Jennifer Unsworth

GBC Design, Inc.
565 White Pond Dr.
Akron, OH 44320
Phone 330-836-0225 Fax 330-836-0762

LEMMON & LEMMON, INC.
1201 S. MAIN ST.
NORTH CANTON, OH 44720

DANBURY NORTH RIDGEVILLE
BAGLEY RD. & LORAIN RD.
NORTH RIDGEVILLE, OHIO
SITE PLAN
(PRELIMINARY PLANNING COMMISSION SUBMITTAL)

DRAWN BY:
T.G.W.
DATE:
JUNE 2, 2017
PROJECT NO.
50166
DRAWING NO.
1 OF 1



MARCIA F. MOLNAR
PPN. 0700011101025

MARCIA F. MOLNAR
PPN. 0700011101028
PPN. 0700011101030

ROBERT T. JOHNSON
PPN. 0700011101031

LORI M. & DAVID A. GAMON
PPN. 0700011101032
PPN. 0700011101033

R-1 ZONING

KATHLEEN E. GLASER
PPN. 0700011101003

KATHLEEN E. MOORE
PPN. 0700011101017

NORMA ADAMS
PPN. 0700011101008

JEFFREY L. REICHERT
PPN. 0700011103085

MOULD DEVELOPMENT LLC
PPN. 0700011103084

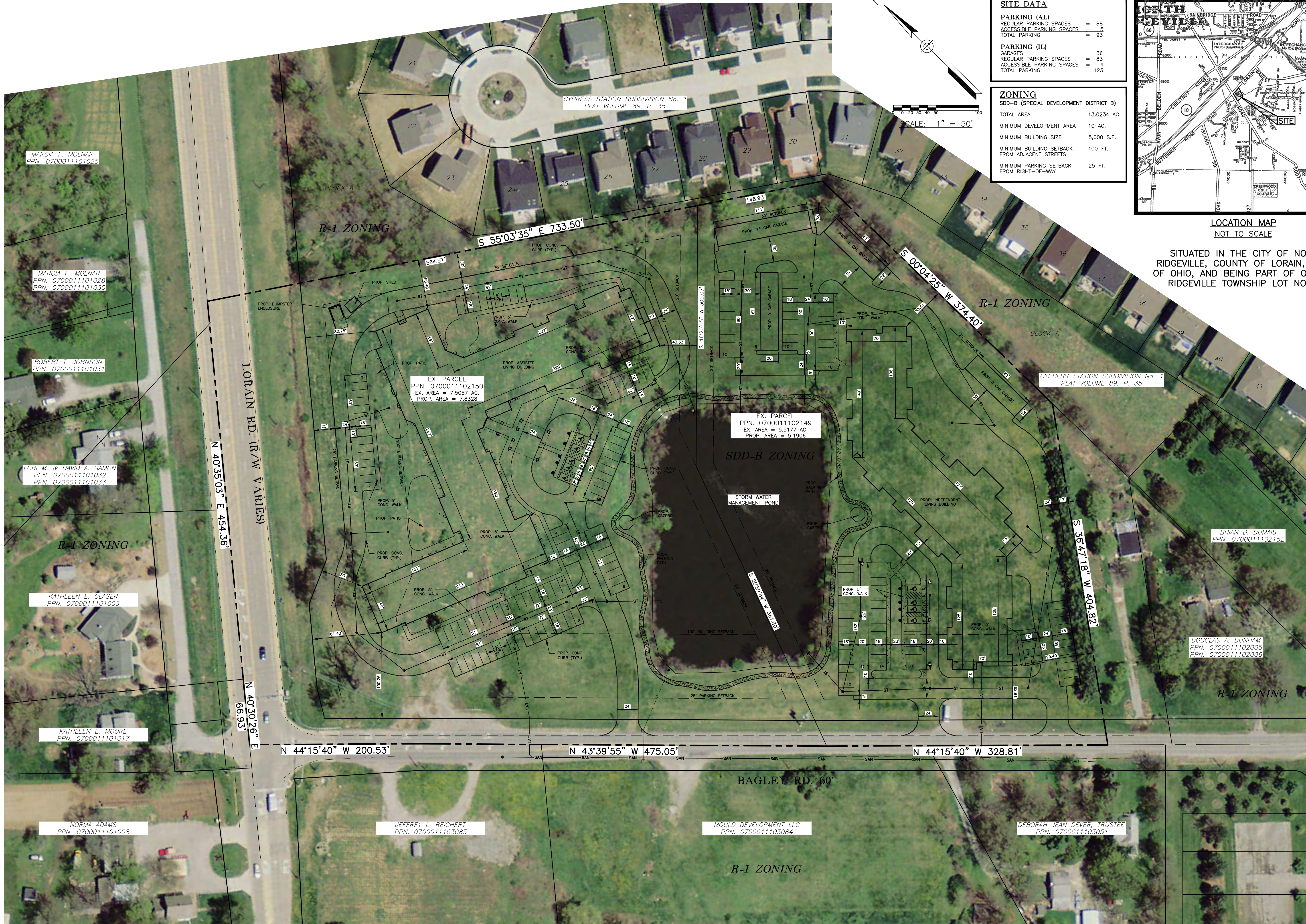
DEBORAH JEAN DEVER, TRUSTEE
PPN. 0700011103051

DOUGLAS A. DUNHAM
PPN. 0700011102005
PPN. 0700011102006

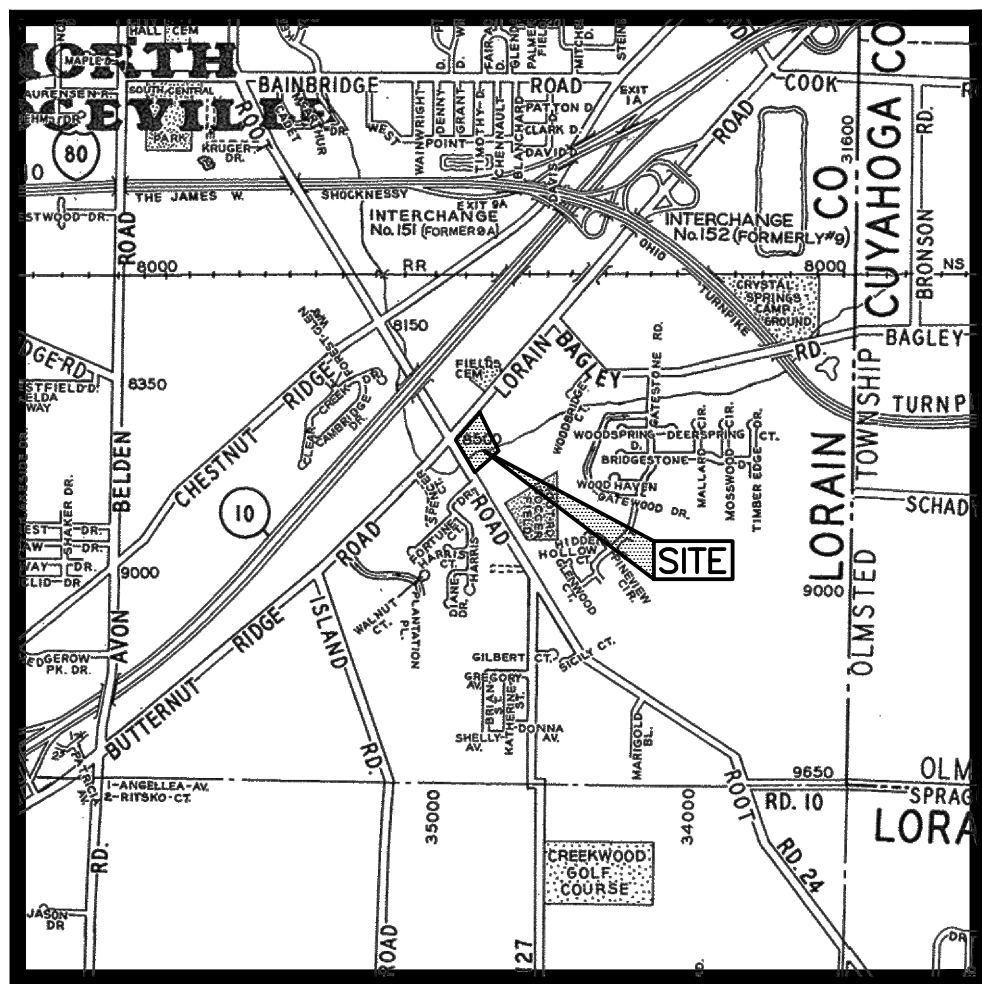
BRIAN D. DUMAIS
PPN. 0700011102152

BAGLEY RD. 60'

R-1 ZONING



SITE DATA	
PARKING (AL)	
REGULAR PARKING SPACES	= 88
ACCESSIBLE PARKING SPACES	= 5
TOTAL PARKING	= 93
PARKING (IL)	
GARAGES	= 36
REGULAR PARKING SPACES	= 83
ACCESSIBLE PARKING SPACES	= 4
TOTAL PARKING	= 123
ZONING	
SDD-B (SPECIAL DEVELOPMENT DISTRICT B)	
TOTAL AREA	13.0234 AC.
MINIMUM DEVELOPMENT AREA	10 AC.
MINIMUM BUILDING SIZE	5,000 S.F.
MINIMUM BUILDING SETBACK FROM ADJACENT STREETS	100 FT.
MINIMUM PARKING SETBACK FROM RIGHT-OF-WAY	25 FT.



LOCATION MAP
NOT TO SCALE

SITUATED IN THE CITY OF NORTH
RIDGEVILLE, COUNTY OF LORAIN, STATE
OF OHIO, AND BEING PART OF ORIGINAL
RIDGEVILLE TOWNSHIP LOT NO. 11

REVISIONS

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320
Phone 330-586-0228
Fax 330-586-5782

LEMMON & LEMMON, INC.
1201 S. MAIN ST.
NORTH CANTON, OH 44720

DANBURY NORTH RIDGEVILLE
BAGLEY RD. & LORAIN RD.
NORTH RIDGEVILLE, OHIO
SITE PLAN
(PRELIMINARY PLANNING COMMISSION SUBMITTAL)

DRAWN BY:
T.G.W.
DATE:
JUNE 2, 2017
PROJECT NO.
50166
DRAWING NO.
1 OF 1

UNIT TYPE DISTRIBUTION									
UNIT TYPE	UNIT AREA	FIRST FLOOR				SECOND FLOOR			
		ACCESSIBLE	TYPE A	TYPE B	SUB TOTAL	ACCESSIBLE	TYPE A	TYPE B	TOTAL UNITS
UNIT 1	353 SF	26			26	10	9	19	45
UNIT 2	477 SF	1			1		1	1	2
UNIT 3	452 SF				0			0	0
UNIT 4	452 SF				0		1	1	1
UNIT 5	452 SF				0		1	1	1
UNIT 6	636 SF	4			4		6	6	10
UNIT 6 DLX	727 SF				0		2	2	2
UNIT 7	636 SF				0		8	8	8
UNIT 8	960 SF	3			3		3	3	6
UNIT 9	366 SF				0		2	2	2
UNIT 9+	366 SF	2			2		2	2	4
UNIT 10	416 SF	6			6		7	7	13
UNIT 11	477 SF	1			1		2	2	3
UNIT 11+	547 SF	1			1		1	1	2
UNIT 12	408 SF	1			1				1
UNIT 13	350 SF				0		0	0	0
UNIT 14	636 SF	1			1		1	1	2
UNIT B	1055 SF	1			1		1	1	2
UNIT D	1385 SF	1			1		1	1	2
SUB TOTAL		48	0	0	48	10	0	48	106

	UNIT SF	COMMON SF	OVERALL SF
FIRST FLOOR	22,163 SF	25,364 SF	47,527 SF
SECOND FLOOR	30,279 SF	15,900 SF	46,179 SF
TOTAL	52,442 SF	41,264 SF	93,706 SF



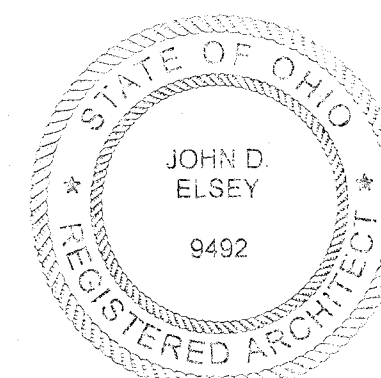
PLANNING COMMISSION 6/15/17

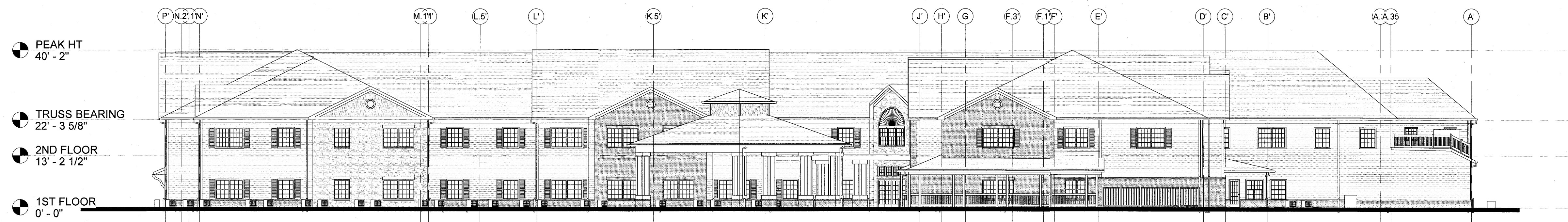
UNIT TYPE DISTRIBUTION									
ACCESSIBILITY TYPE	UNIT AREA	FIRST FLOOR				SECOND FLOOR			
		ACCESSIBLE	TYPE A	TYPE B	SUB TOTAL	ACCESSIBLE	TYPE A	TYPE B	TOTAL UNITS
UNIT 1	353 SF	26			26	10			45
UNIT 2	477 SF	1			1				2
UNIT 3	452 SF	1			1				0
UNIT 4	452 SF				0				1
UNIT 5	452 SF				0				1
UNIT 6	636 SF	4			4	6			10
UNIT 6 DLX	727 SF				0	2			2
UNIT 7	636 SF				0	8			8
UNIT 8	960 SF	3			3	3			6
UNIT 9	366 SF				0	2			2
UNIT 9+	366 SF	2			2	2			4
UNIT 10	416 SF	6			6	7			13
UNIT 11	477 SF	1			1	2			3
UNIT 11+	547 SF	1			1	1			2
UNIT 12	488 SF	1			1				1
UNIT 13	350 SF				0				0
UNIT 14	636 SF	1			1	1			2
UNIT B	1055 SF	1			1	1			2
UNIT D	1385 SF	1			1				2
SUB TOTAL		48	0	0	48	10	0	48	106

	UNIT SF	COMMON SF	OVERALL SF
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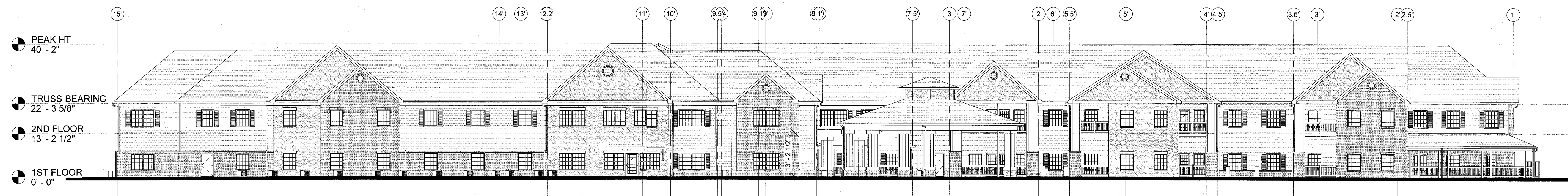
- 46,179 SQUARE FEET -
OVERALL SECOND FLOOR PLAN
1" = 20'





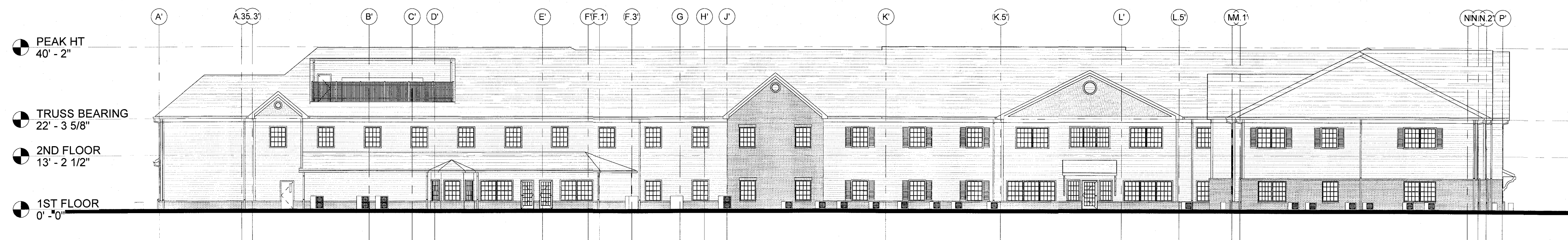
EAST ELEVATION

1/16" = 1'-0"



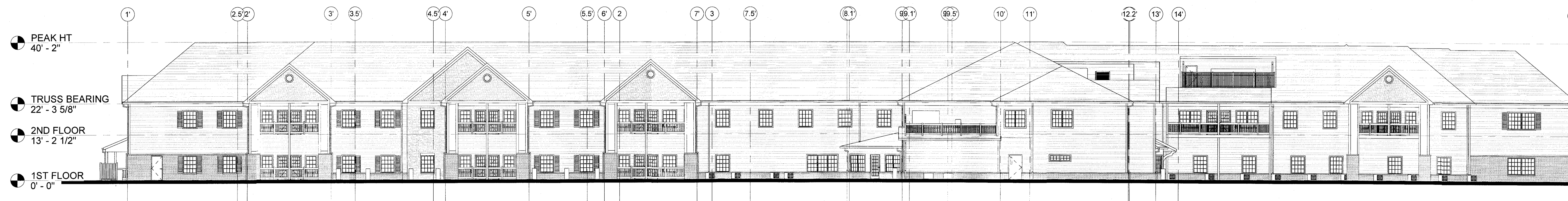
SOUTH ELEVATION

1/16" = 1'-0"



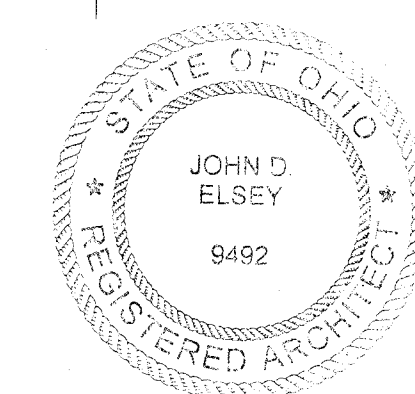
WEST ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"



PLANNING COMMISSION 06/15/17

REVISIONS

GBC DESIGN, INC.
565 White Pond Drive Akron, OH 44320-1123
Phone 330-836-0228 Fax 330-836-5782

LEMMON DEVELOPMENT, LLC
1201 SOUTH MAIN STREET
NORTH CANTON, OH 44720

DANBURY NORTH RIDGEVILLE
BAGLEY ROAD
NORTH RIDGEVILLE, OHIO 44039
EXTERIOR ELEVATIONS
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DRAWN BY:
JSW

DATE:
06/15/17

PROJECT NO.
50166

DRAWING NO.
A201



GROSS BUILDING AREA	
Name	Area
LEVEL 1	35609 SF
LEVEL 2	32758 SF
LEVEL 3	26961 SF
	95327 SF

AREA SUMMARY		
Department	QTY	Area
CIRCULATION	12	12998 SF
COMMON	23	11607 SF
UNIT A	7	9006 SF

AREA SUMMARY		
Department	QTY	Area
UNIT A - ACC	3	3408 SF
UNIT B	22	16124 SF
UNIT B - ACC	3	2265 SF

AREA SUMMARY		
Department	QTY	Area
UNIT D	7	6941 SF
UNIT E	9	11525 SF
UNIT F	10	4652 SF

AREA SUMMARY		
Department	QTY	Area
UNIT G	10	8901 SF
UTILITY	18	7241 SF
		94669 SF

PROPOSED PLAN -NORTH RIDGEVILLE - FIRST FLOOR PLAN

JUNE 15, 2017

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.

Lemmon & Lemmon Inc.
BUILDERS • DEVELOPERS

GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
1.800.955.4731
www.gpdgroup.com



ROOM COLOR FILL LEGEND

- UNIT A
- UNIT A - ACC
- UNIT B
- UNIT B - ACC
- UNIT D
- UNIT E
- UNIT F
- UNIT G
- COMMON
- UTILITY
- CIRCULATION

FLOOR AREA SUMMARY

GROSS BUILDING AREA	RESIDENT UNITS AREA	COMMON AREAS	NO. OF RESIDENT SUITES
128,245 SF	82,600 SF (64%)	45,645 SF (36%)	100 TOTAL

PROPOSED PLAN -NORTH RIDGEVILLE - SECOND & THIRD FLOOR PLAN

JUNE 15, 2017

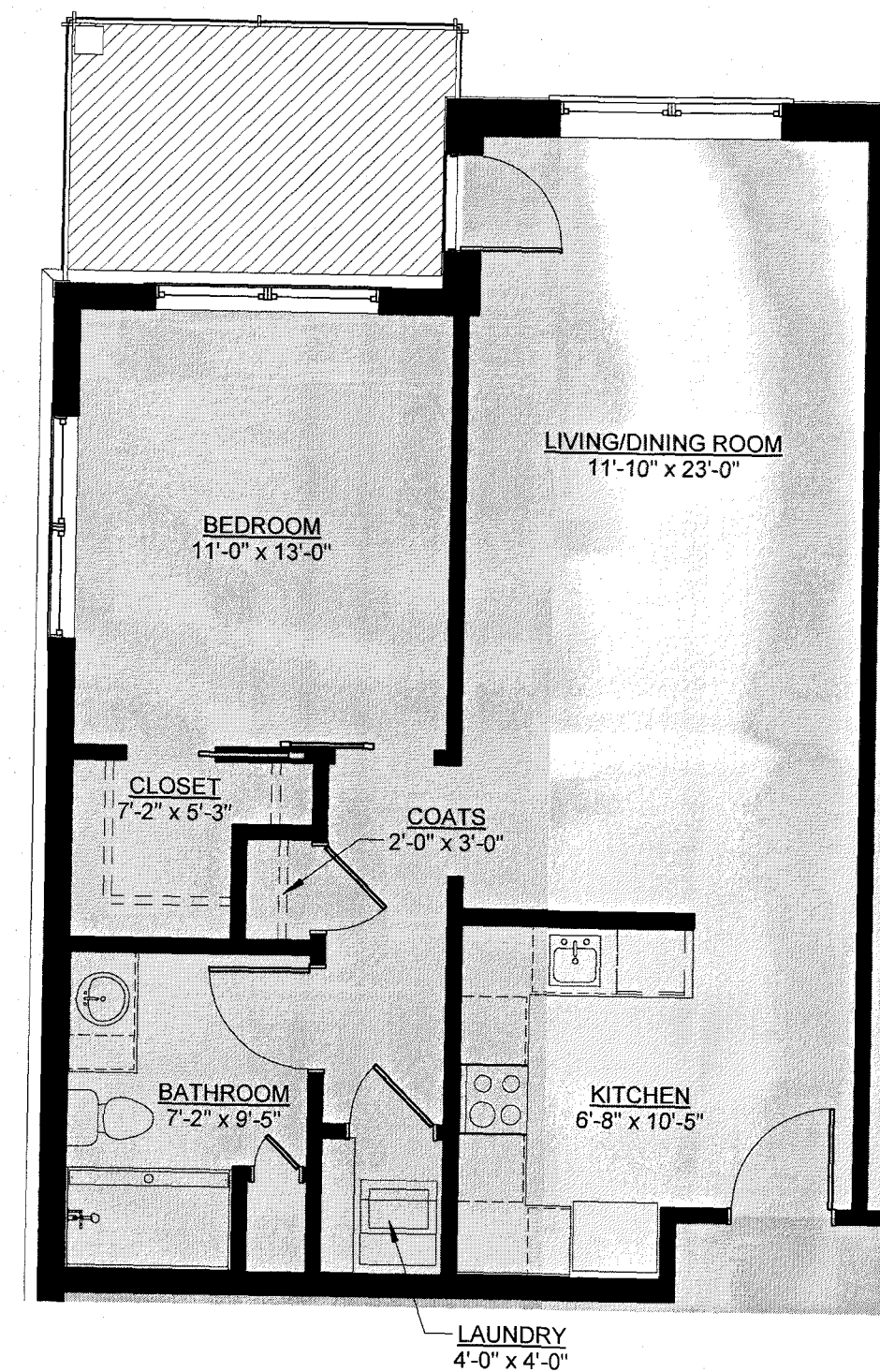
THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.

**Lemmon &
Lemmon Inc.**
BUILDERS • DEVELOPERS

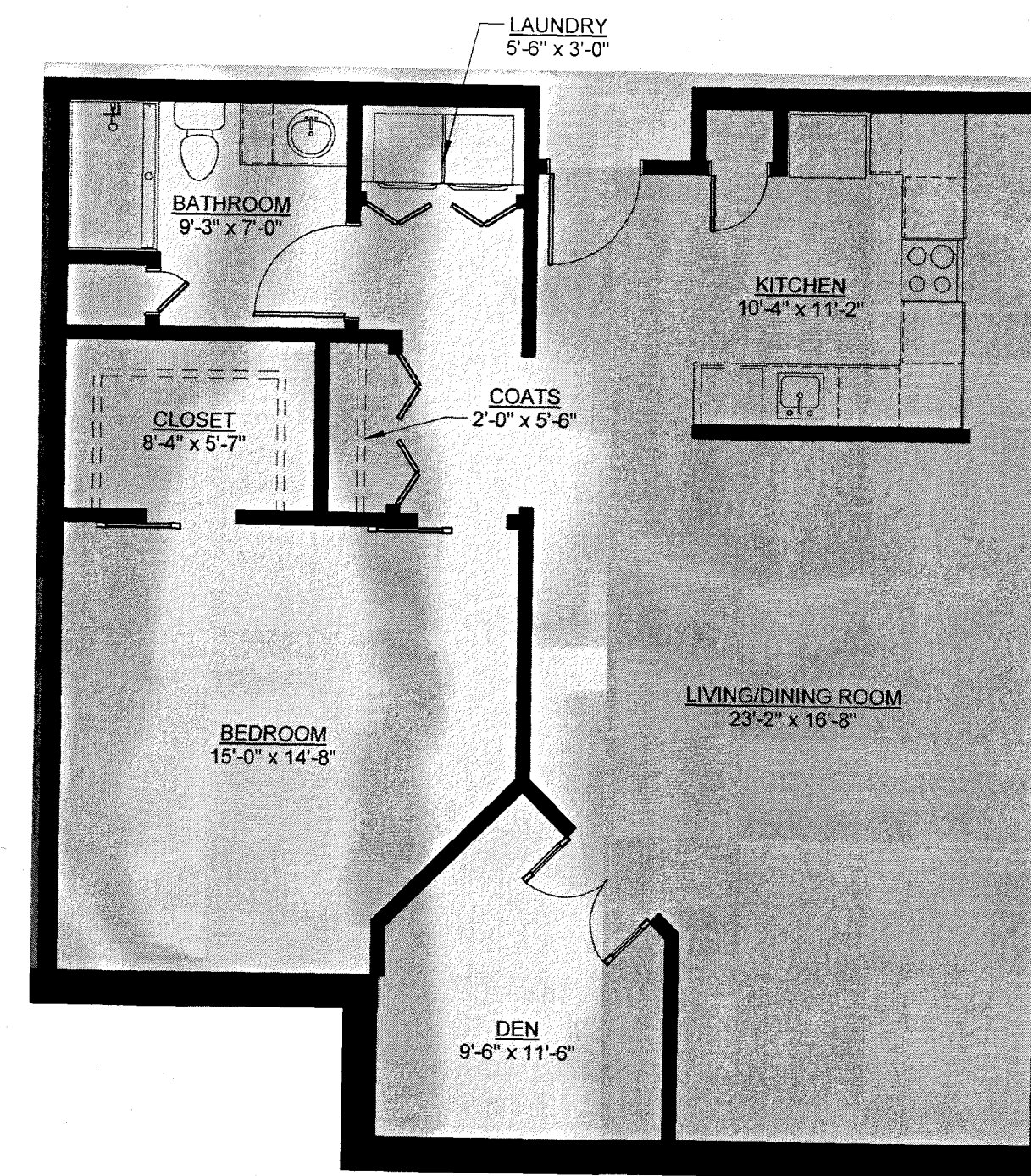
GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
1.800.955.4731
www.gpdgroup.com



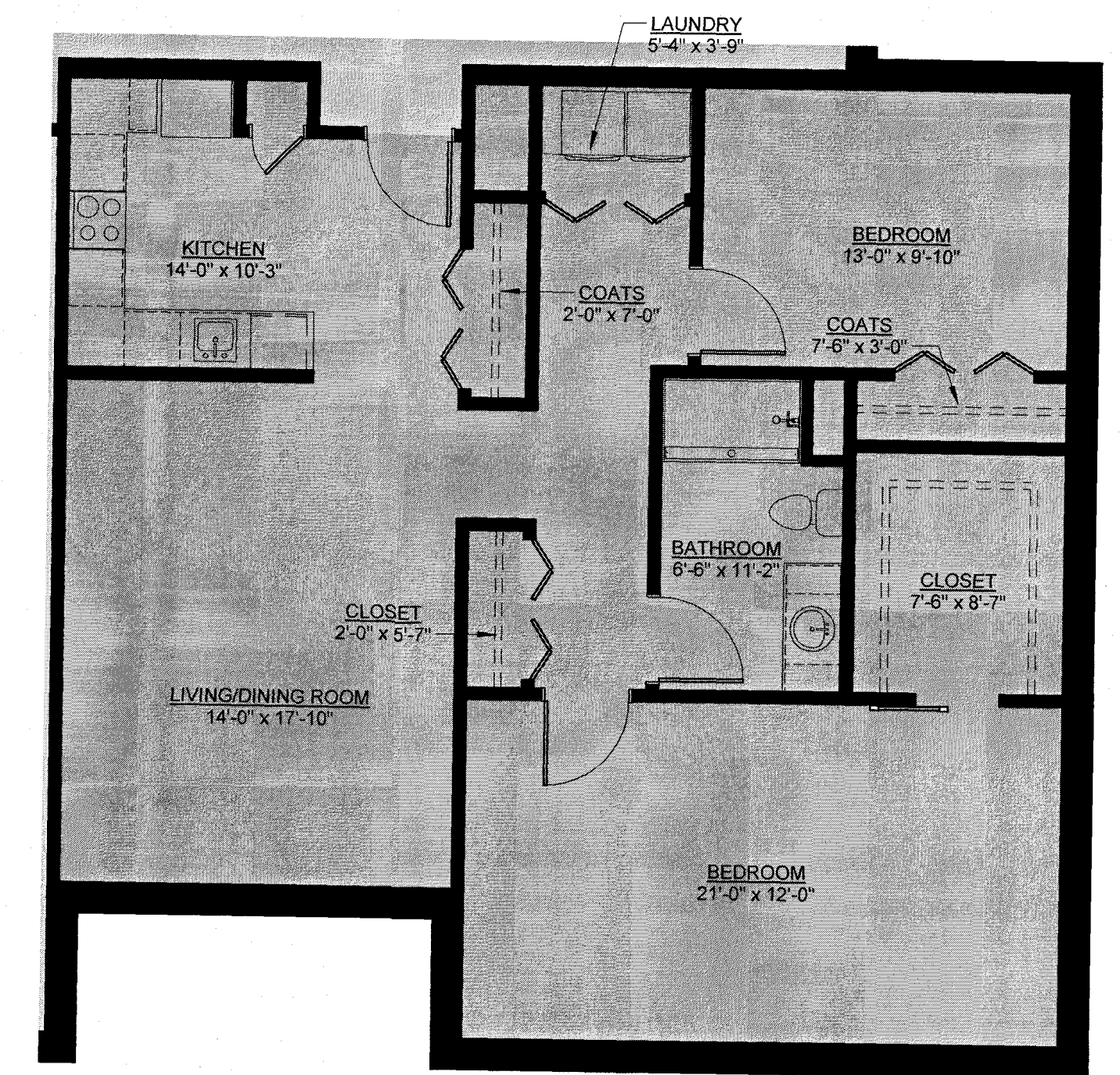
UNIT A
TWO-BEDROOM
Grand total: 7 1122 SF



UNIT B
ONE-BEDROOM
Grand total: 22 721 SF



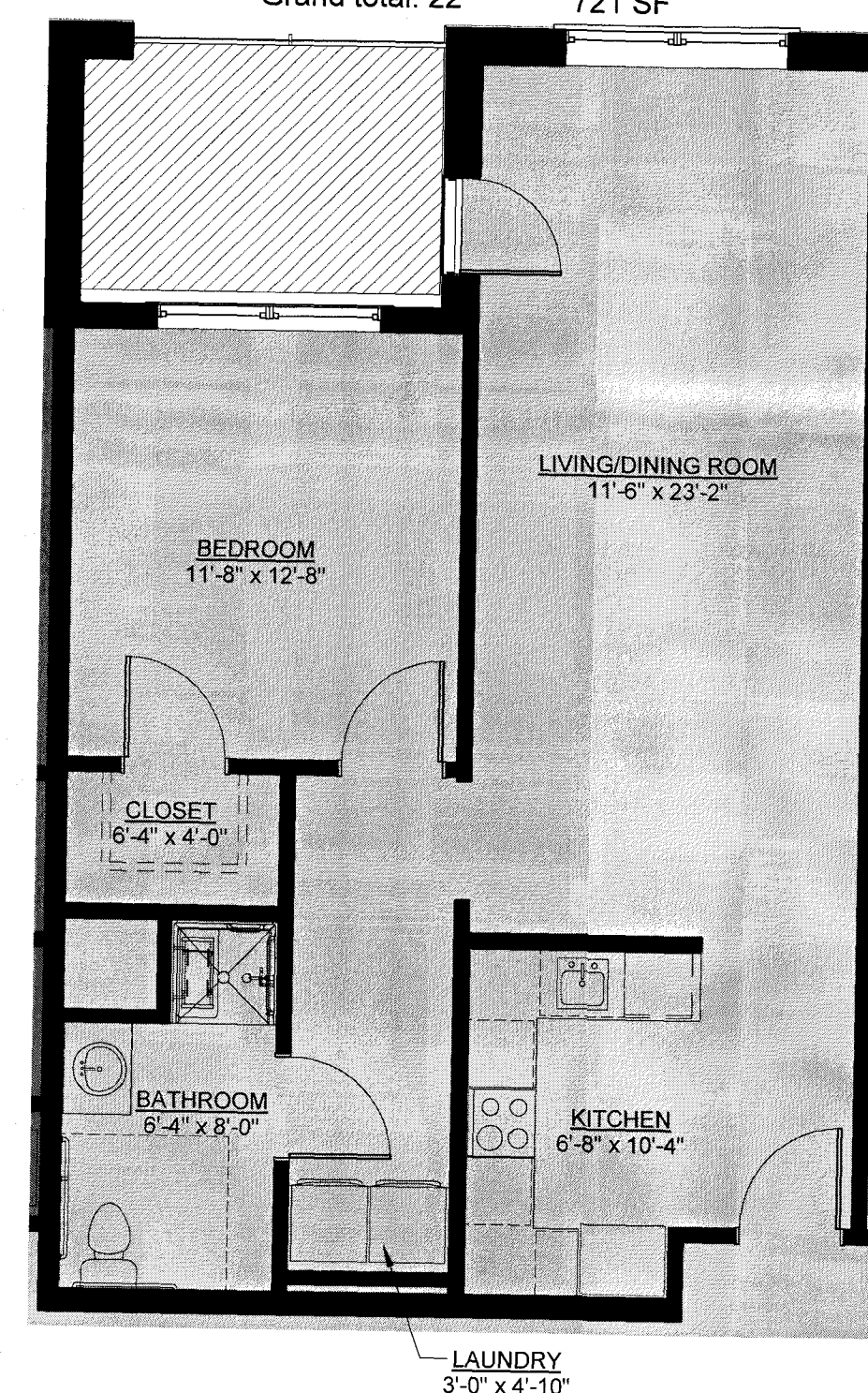
UNIT D
TWO-BEDROOM WITH DEN
Grand total: 7 1014 SF



UNIT G
TWO-BEDROOM ONE BATHROOM
Grand total: 10 1111 SF



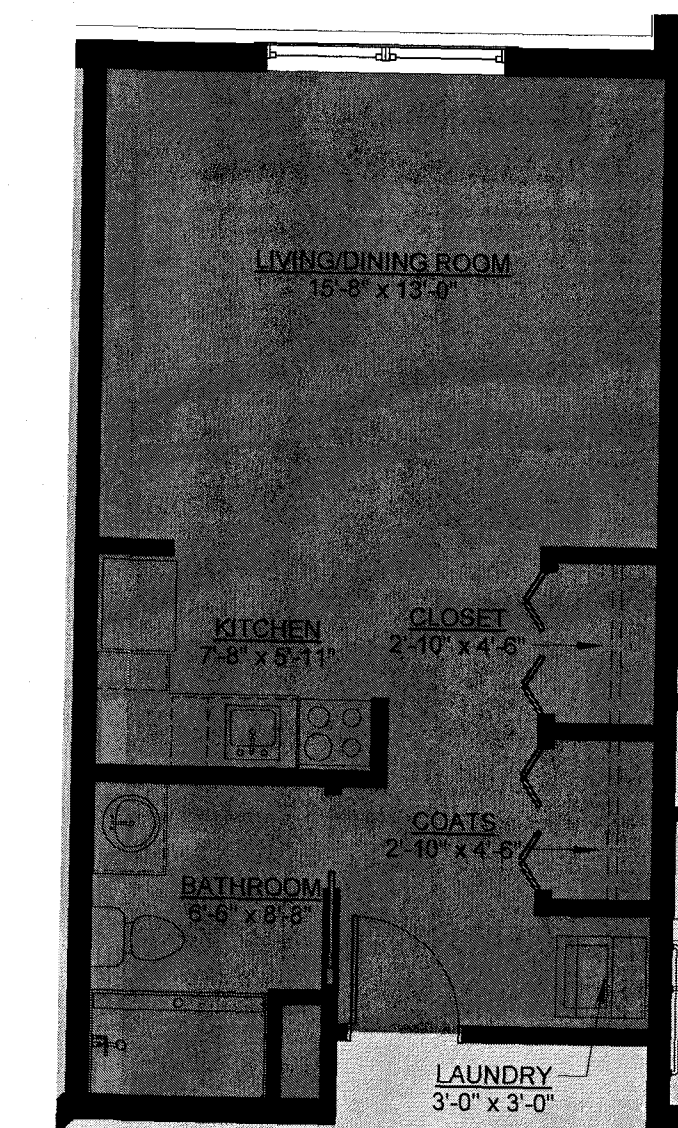
UNIT A - ACCESSIBLE
TWO-BEDROOM
Grand total: 3 1139 SF



UNIT B - ACCESSIBLE
ONE-BEDROOM
Grand total: 3 724 SF



UNIT E
TWO-BEDROOM WITH DEN
Grand total: 9 1285 SF



UNIT F
STUDIO
Grand total: 10 424 SF

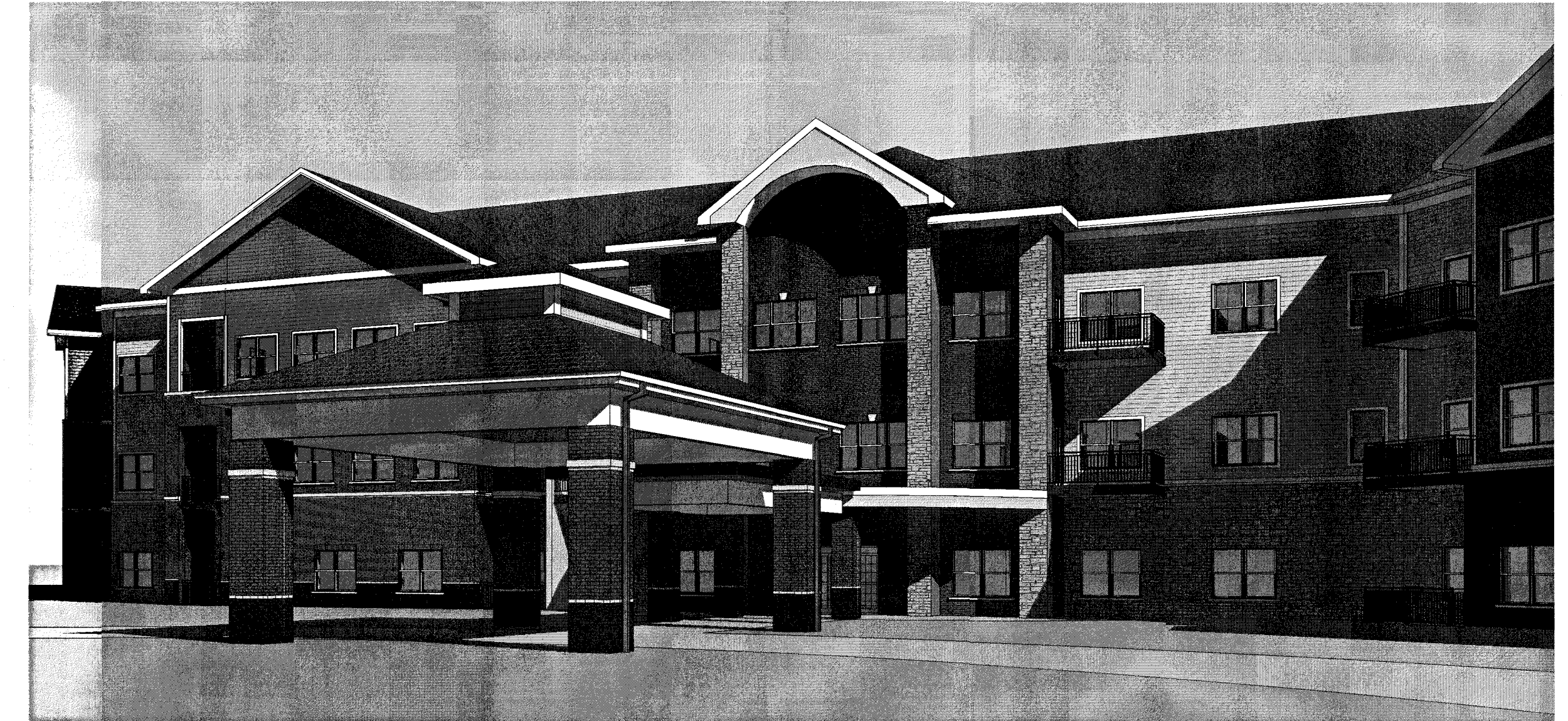
PROPOSED PLAN -NORTH RIDGEVILLE - UNIT PLANS

JUNE 15, 2017

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF THE MATERIAL SAMPLES PROVIDED.



1 WEST ELEVATION
3/32" = 1'-0"



4 PERSPECTIVE OF MAIN ENTRY



2 SOUTHWEST ELEVATION
3/32" = 1'-0"



3 WEST ELEVATION
3/32" = 1'-0"

Engineering Fee Paid: \$ PA - Clerk
of Council

Planning Commission & Bldg. Admin Fees: \$ 118.00
Receipt No. 675813
See attached for description of fees



RECEIVED

JUL 14 2017

RECEIVED

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION



Received: JUL 14 2017 Date released to Planning Commission: _____
Date of Planning Commission meeting: 8/8/17 (unless otherwise notified)

APPLICANT INFORMATION AND REQUEST:

APPLICANT:	<u>Tony Perez</u>	PROPERTY OWNER:	<u>Bagley Lorain Properties LLC</u>
COMPANY NAME:	<u>Lemmon and Lemmon, Inc.</u>	ADDRESS:	<u>9095 Galestone Road</u>
ADDRESS:	<u>1201 S. Main Street</u>	CITY/STATE:	<u>North Ridgeville, OH</u> ZIP <u>44039</u>
CITY/STATE:	<u>North Canton, OH</u> ZIP <u>44720</u>	PHONE NO:	<u>440-316-4821</u>
PHONE NO.:	<u>330-497-8688</u>	SIGNATURE:	<u>[Signature]</u>
SIGNATURE:		(Owner's original signature must be submitted with application)	

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

LOCATION OF PROPERTY/ADDRESS: N.E. corner of Lorain Road & Bagley Road
PERMANENT PARCEL NO: 0700011102149 & 0700011102150 ZONING OF PROPERTY: SDD-B
ZONING OF ADJACENT PROPERTY TO: NORTH R1 EAST R1 SOUTH R1 WEST R1
DESCRIPTION OF REQUEST: Special Planning District Preliminary Site Plan Approval for Assisted Living & Independent Living

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes X No . If yes, list dates and nature of each: July 21, 2015, Assisted Living Planning 7/11/17
BZA Planning 7/13/17

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

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

PLANNING COMMISSION USE ONLY: ☒ APPROVED ☐ DISAPPROVED

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

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

Date: 8/8/17 Signature: [Signature]
(Presiding officer at meeting)

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

TO BE FILLED OUT BY APPLICANT

I, Tony Perez

(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: Lemmon and Lemmon, Inc., 1201 S. Main St., North Canton, OH 44720

Owner: Bagley Lorain Properties, LLC, 9095 Gatestone Rd., North Ridgeville, OH 44039

Project address: Bagley Road

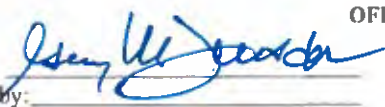
Permanent parcel no. 0700011102149 & 0700011102150

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

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
1	See Attached.	
2		
3		
4		
5		
6		
7		
8		
9		
10		

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO verification by: 

BZA/PC verification by: _____

Date/time stamp: _____

SPECIAL DEVELOPMENT DISTRICT (SDD): _____
(FINAL PLAT OF DEVELOPMENT AREA)
(PROGRESSIVE DEVELOPMENT - §1273.12) **PHASE NUMBER:** _____

Date preliminary plan was approved by Council 7/17/2017 Certified notice mailed: _____

	Included	Not Included	Item
1.	X		Completed application for preliminary approval to include adjacent property owners names, addresses and parcel numbers
2.	X		10 copies of the preliminary plat
3.	X		A site plan, including all proposed uses, parking areas and drives, the proposed public and private street system with right-of-ways and easements, and the use of all land including common and private land: §1273.08(b)(1)
4.	X		Detailed plans and specifications for all streets, sidewalks, storm and sanitary sewers, water mains, street illumination, parking areas and drives, storm water management, and all other site features of the development area or that portion of the development to be developed, designed in accordance with the applicable City code: §1273.08(b)(2)
5.	X		A grading and landscape plan showing all site features and facilities and finished grading for land within the development area: §1273.08(b)(3)
6.	X		The final form of covenants running with the land, deed restrictions, including the use of common land, covenants, restrictions or easements to be recorded, if applicable: §1273.08(b) (4)
7.	X		In compliance with §1224.02, Planning Commission may require additional drawings to supplement when more information is needed or special conditions occur: §1273.08(c)

Parcel Number	Mobile Home	Owner Name	Address	OWNER_ADDRESS	OWNER_CITY	OWNER_STATE	OWNER_ZIP
0700011101008		ADAMS NORMA	33840 LORAIN RD NORTH RIDGEVILLE; OH 44039	33840 LORAIN AVE	N RIDGEVILLE	OH	44039
0700011102059		CYPRESS STATION HOMEOWNER ASSOCIATION INC	BAGLEY RD NORTH RIDGEVILLE; OH 44039	6150 PARK SQUARE DR	LORAIN	OH	44053
0700011103051		DEVER DEBORAH JEAN TRUSTEE & NEIDING EDITH EVELYN TRUSTEE	33335 BAGLEY RD NORTH RIDGEVILLE; OH 44039	33335 BAGLEY RD	N RIDGEVILLE	OH	44039
0700011102005		DUNHAM DOUGLAS A	BAGLEY RD NORTH RIDGEVILLE; OH 44039	33302 BAGLEY RD	N RIDGEVILLE	OH	44039
0700011101032		GAMON LORI M & DAVID A	LORAIN RD NORTH RIDGEVILLE; OH 44039	33710 LORAIN RD	N RIDGEVILLE	OH	44039
0700011101033		GAMON LORI M & DAVID A	33710 LORAIN RD NORTH RIDGEVILLE; OH 44039	33710 LORAIN RD	N RIDGEVILLE	OH	44039
0700011101003		GLASER KATHLEEN E	33750 LORAIN RD NORTH RIDGEVILLE; OH 44039	33750 LORAIN RD	N RIDGEVILLE	OH	44039
0700011101031		JOHNSON ROBERT T	33680 LORAIN RD NORTH RIDGEVILLE; OH 44039	33680 LORAIN RD	N RIDGEVILLE	OH	44039
0700011101028 030		MOLNAR MARCIA F	33670 LORAIN RD NORTH RIDGEVILLE; OH 44039	1051 FRESNO DR	WESTLAKE	OH	44145
0700011101017		MOORE KATHLEEN E	33780 LORAIN RD NORTH RIDGEVILLE; OH 44039	33780 LORAIN RD	N RIDGEVILLE	OH	44039
0700011103084		MOULD DEVELOPMENT LLC	BAGLEY RD NORTH RIDGEVILLE; OH 44039	33489 LIBERTY PARKWAY	N RIDGEVILLE	OH	44039
0700011103085		REICHERT JEFFREY L	BAGLEY RD NORTH RIDGEVILLE; OH 44039	P O BOX 1266	ELYRIA	OH	44036

610011010251

BATTA DEBORAH 33335 BAGLEY RD
NORTH RIDGEVILLE OH 44039

10-2-11

44039

Adjacent Owner's Map



<http://www.loraincountyauditor.com/gis/>

GBC DESIGN, INC.

565 White Pond Drive • Akron, OH 44320-1123 • Phone 330-836-0228 • Fax 330-836-5782 • www.GBCdesign.com

July 19, 2017

City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, OH 44039

Attention: Donna Tjotjos, Deputy Clerk
c/o Planning Commission

Subject: **Danbury North Ridgeville
GBC Project No. 50166**

Dear Planning Commission:

Please find enclosed the Final Site Plan. The following is in response to Administrative Officer Comments/City Planner's Comments for Planning Commission App - July 11, 2017, for the above subject.

RECOMMENDATIONS (Guy Fursdon, CBO):

1. 1273.21(a) Special Development District requires 100 foot front yard (corner lots have two front yards). Applicant showing several areas having less than 100 foot front yard: Applicant has applied to BZA for a variance.
GBC Response: The BZA granted the variances at their 7/13/2017 meeting.
2. 1273.22(e) Special Development District requires the view of parking areas from public streets shall be screened by landscaped earthen berms or other suitable landscape screening.
GBC Response: Landscaping & berms will be provided to screen parking areas.
3. 1273.23(a) Special Development District requires all open areas shall be appropriately landscaped.
GBC Response: All open areas will be landscaped.
4. 1273.23(b) Special Development District requires buildings and parking areas shall be screened from adjacent properties and streets by a combination of landscaped berms and fencing to reduce visual encroachment of buildings, illumination and site activity.
GBC Response: After taking ownership of property, we will clear the dead trees and evaluate the existing trees along the property lines and supplement with landscaping as required to meet Code.

RECOMMENDATIONS (Fire Department):

1. It would be extremely beneficial to have the driveway from Assisted living building connect to the Independent living driveway.
GBC Response: Based on my discussion with Mike Uhnak and supplying him with a fire truck turning study, he determined that a connection between the two projects is not necessary.
2. Please consult North Ridgeville Fire Prevention for hydrant and FDC placement.
GBC Response: We will work with Fire Prevention to located hydrant and FDC.

RECOMMENDATIONS (Cathy Becker, Asst. City Engineer):

1. Complete detailed improvement plans, and storm water management and water quality calculations need to be submitted to the Engineering Department for review and approval.
GBC Response: Completed detailed improvement plans, and storm water management and water quality calculations will be submitted to the Engineering Department for review and approval.
2. Contact must be made with James Brewer, Chief Resident Project Representative, to discuss water backflow requirements.
GBC Response: We will contact James Brewer, Chief Resident Project Representative, to discuss water backflow requirements.
3. A four-foot wide sidewalk is required on the Bagley Road frontage per NRCO 1024.05 and will need to be tied into the sidewalk on Lorain Road. The guardrail will need to be relocated.
GBC Response: We will provide a four-foot wide sidewalk on the Bagley Road frontage per NRCO 1024.05 and it will be tied into the sidewalk on Lorain Road. The guardrail will be relocated, shown on plans.
4. A swale or storm sewer drainage system needs to be installed on the east and south side of the site to prevent storm water from running off onto the adjacent properties and to pick up storm water runoff from the adjacent properties.
GBC Response: A swale or storm sewer drainage system will be installed on the east and south side of the site to prevent storm water from running off onto the adjacent properties and to pick up storm water runoff from the adjacent properties.
5. A tree planting plan is required per City of North Ridgeville Codified Ordinance 1032.09 for commercial developments seeking to expand.
GBC Response: A tree planting plan will be provided to the City of North Ridgeville per Codified Ordinance 1032.09.
6. A Trip Generation Report needs to be provided by a licensed traffic engineer which shows that the peak hour trips are less than 100.
GBC Response: A Trip Generation Report was provided with the Preliminary Submittal.

If you need any additional information, please contact me.

Sincerely,



John E. Walsh, P.E., P.S.

Enclosure

c: Tony Perez
Kevin Corcoran

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

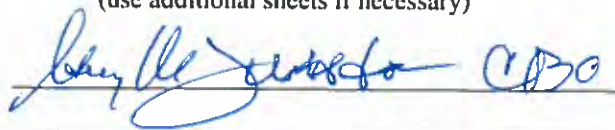
Name of Applicant:	Tony Perez
Name of Owner:	Bagley Lorain Properties LLC
Date Submitted for Consideration:	7-14-17
Date to Return to Planning Commission:	7-20-17
Regarding: Danbury North Ridgeville Assisted Living	

RECOMMENDATIONS:

Applicant has responded to all the comments from the Preliminary Approval meeting and has met the requirements or will comply with requirements.

(use additional sheets if necessary)

Department Head Signature & Title:

 CDO

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:	Tony Perez, Lemmon and Lemmon, Inc., 1201 S. Main Street, North Canton, OH 44720
Name of Owner:	Bagley Lorain Properties, LLC, 9095 Gatestone Road
Date Submitted for Consideration:	7/24/17
Date to Return to Planning Commission:	7/27/17
Regarding: Final site plan approval for Danbury of North Ridgeville Assisted Living and Independent Living located on the northeast corner of Lorain Road and Bagley Road in a Special Development District. Permanent Parcel Nos. 07-00-011-102-149 and 07-00-011-102-150	

RECOMMENDATIONS:

NO CONCERNS AT THIS TIME

(use additional sheets if necessary)

Department NRPD
Please print

Signature & Title:



Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than four (4) business days after receipt. (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:	Tony Perez, Lemmon and Lemmon, Inc., 1201 S. Main Street, North Canton, OH 44720
Name of Owner:	Bagley Lorain Properties, LLC, 9095 Gatestone Road
Date Submitted for Consideration:	7/24/17
Date to Return to Planning Commission:	7/27/17
Regarding: Final site plan approval for Danbury of North Ridgeville Assisted Living and Independent Living located on the northeast corner of Lorain Road and Bagley Road in a Special Development District. Permanent Parcel Nos. 07-00-011-102-149 and 07-00-011-102-150	

RECOMMENDATIONS:

Outstanding Project

(use additional sheets if necessary)

Department SSD
Please print

Signature & Title: _____

[Handwritten Signature]

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than four (4) business days after receipt. (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:	Tony Perez, Lemmon and Lemmon, Inc., 1201 S. Main Street, North Canton, OH 44720
Name of Owner:	Bagley Lorain Properties, LLC, 9095 Gatestone Road
Date Submitted for Consideration:	7/24/17
Date to Return to Planning Commission:	7/27/17
Regarding: Final site plan approval for Danbury of North Ridgeville Assisted Living and Independent Living located on the northeast corner of Lorain Road and Bagley Road in a Special Development District. Permanent Parcel Nos. 07-00-011-102-149 and 07-00-011-102-150	

RECOMMENDATIONS:

1. Complete detailed improvement plans, and storm water management and water quality calculations need to be submitted to the Engineering Department for review and approval.
2. Contact must be made with James Brewer, Chief Resident Project Representative, to discuss water backflow requirements.
3. A swale or storm sewer drainage system needs to be installed on the east and south side of the site behind any landscape mounds to prevent storm water from running off onto the adjacent properties and to pick up storm water runoff from the adjacent properties.
4. A tree planting plan is required per City of North Ridgeville Codified Ordinance 1032.09 for commercial developments seeking to expand.

(use additional sheets if necessary)

Department Engineering
Please print

Signature & Title:

Cathy Beek

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than four (4) business days after receipt. (Planning Commission By-Laws, Article V, Section 3) Comments received after the deadline will be distributed to the members the night of the meeting.

MARCIA F. MOLNAR
PPN. 0700011101025

MARCIA F. MOLNAR
PPN. 0700011101028
PPN. 0700011101030

ROBERT T. JOHNSON
PPN. 0700011101031

LORI M. & DAVID A. GAMON
PPN. 0700011101032
PPN. 0700011101033

R-1 ZONING

KATHLEEN E. GLASER
PPN. 0700011101003

KATHLEEN E. MOORE
PPN. 0700011101017

NORMA ADAMS
PPN. 0700011101008

BLOCK A

R-1 ZONING

21

22

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CYPRESS STATION SUBDIVISION No. 1
PLAT VOLUME 89, P. 35

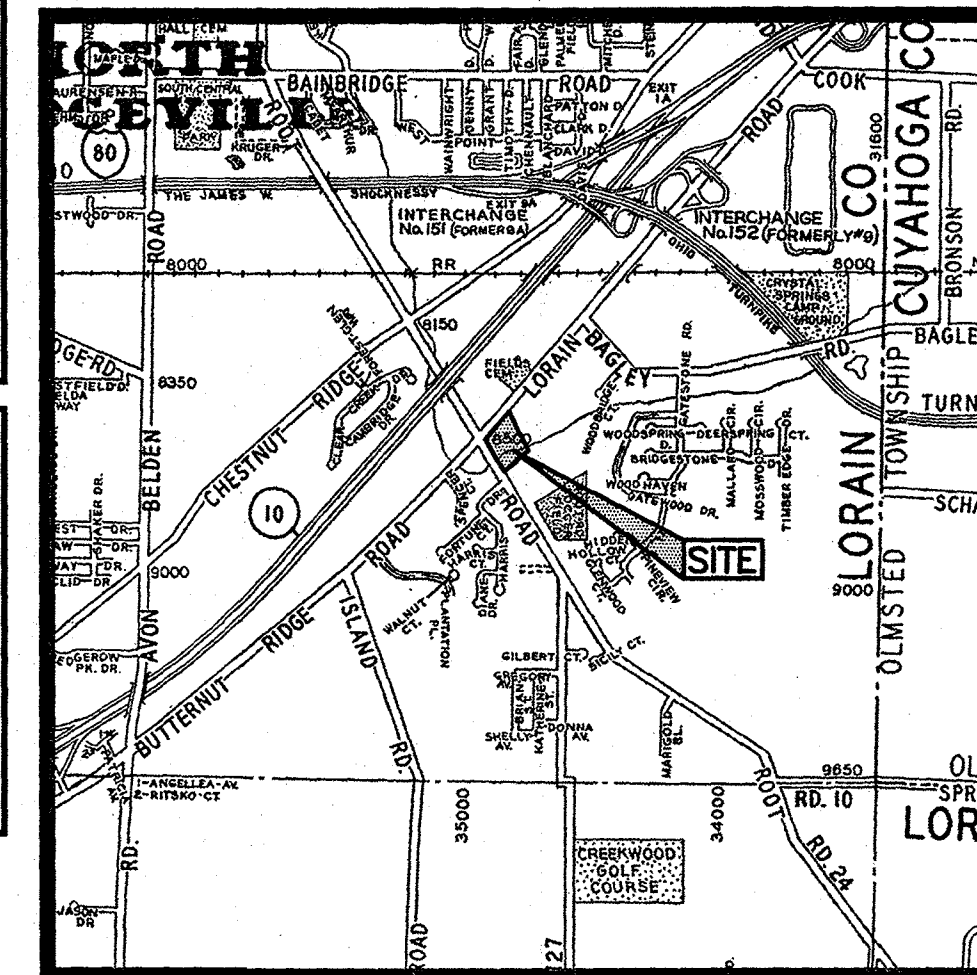
SCALE: 1" = 50'

SITE DATA

PARKING (AL)	
REGULAR PARKING SPACES	= 88
ACCESSIBLE PARKING SPACES	= 5
TOTAL PARKING	= 93
PARKING (IL)	
GARAGES	= 36
REGULAR PARKING SPACES	= 83
ACCESSIBLE PARKING SPACES	= 4
TOTAL PARKING	= 123

ZONING

SDD-B (SPECIAL DEVELOPMENT DISTRICT B)	
TOTAL AREA	13.0234 AC.
MINIMUM DEVELOPMENT AREA	10 AC.
MINIMUM BUILDING SIZE	5,000 S.F.
MINIMUM BUILDING SETBACK FROM ADJACENT STREETS	100 FT.
MINIMUM PARKING SETBACK FROM RIGHT-OF-WAY	25 FT.



LOCATION MAP
NOT TO SCALE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 11

NOTES:
1. TREES WILL BE PLANTED PER N.R.C.O. 1032.09

SDD-B ZONING

STORM WATER MANAGEMENT POND

BAGLEY RD. 60'

R-1 ZONING

JEFFREY L. REICHERT
PPN. 0700011103085

MOULD DEVELOPMENT LLC
PPN. 0700011103084

DEBORAH JEAN DEVER, TRUSTEE
PPN. 0700011103051

R-1 ZONING

BRIAN D. DUMAIS
PPN. 0700011102152

DOUGLAS A. DUNHAM
PPN. 0700011102005
PPN. 0700011102006

NORTH RIDGEVILLE PLANNING COMMISSION

Approval Granted	Request Rejected
Refer for Council Approval:	
BZA approval required:	
Other Conditions:	
Date: 8/17/17	BY: Jennifer Johnson

REVISIONS

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320
Phone 330-836-0225
Fax 330-836-5782

LEMMON & LEMMON, INC.
1201 S. MAIN ST.
NORTH CANTON, OH 44720

DANBURY NORTH RIDGEVILLE
BAGLEY RD. & LORAIN RD.
NORTH RIDGEVILLE, OHIO
SITE PLAN
(FINAL PLANNING COMMISSION SUBMITTAL)

DRAWN BY:
T.G.W.

DATE:
JULY 14, 2017

PROJECT NO.
50166

DRAWING NO.

1 OF 1