



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, MARCH 10, 2020

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

MINUTES: Regular meeting held Tuesday, February 11, 2020

CORRESPONDENCE:

OLD BUSINESS:

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. 07-00-003-102-012 / -013 / -052

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

ADJOURNMENT:

NEXT REGULAR MEETING WILL BE HELD TUESDAY, APRIL 14, 2020

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, FEBRUARY 11, 2020**

CALL TO ORDER:

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

ROLL CALL:

Present were members Jason Jacobs, James Smolik, Jennifer Swallow and Council Liaison Bruce Abens.

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

Unexcused was member Steve Ali.

ELECTION OF OFFICERS:

Chairperson:

Member Swallow opened the floor for nominations for Chairperson.

Member Smolik nominated Member Swallow for the position of Chairperson.

Moved by Swallow and seconded by Abens to nominate Jim Smolik for the position of Chairperson.

No further nominations were received for the position of Chairperson.

A voice vote was taken and the motion carried electing Jim Smolik to the position of Chairperson.

Yes – 4 No – 0

Vice-Chairperson:

Member Swallow opened the floor for nominations for Vice Chairperson.

Moved by Smolik and seconded by Abens to nominate Jennifer Swallow to the position of Vice-Chairperson.

Member Swallow asked if there were any other nominations. No further nominations were offered.

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, FEBRUARY 11, 2020**

PAGE 2

A voice vote was taken and the motion carried electing Jennifer Swallow to the position of Vice-Chairperson.

Yes – 4 No – 0

Secretary:

Moved by Swallow and seconded by Abens nominating Michelle Owens for the position of Secretary.

A voice vote was taken and the motion carried electing Michelle Owens to the position of Secretary.

Yes – 4 No – 0

Liaison to the Board of Zoning and Building Appeals:

Vice-Chairwoman Swallow opened the floor for nominations for Liaison to the Board of Zoning and Building Appeals.

Moved by Swallow and seconded by Abens nominating Chairman Jim Smolik to serve as Liaison to the Board of Zoning and Building Appeals.

Vice-Chairwoman Swallow asked if there were any other nominations for the Liaison of Board of Zoning and Building Appeals. No further nominations were offered.

A voice vote was taken and the motion carried electing Chairman Jim Smolik to the position of Liaison to the Board of Zoning and Building Appeals.

Yes – 4 No – 0

Alternate Liaison to the Board of Zoning and Building Appeals:

Vice-Chairwoman Swallow opened the floor for nominations for Alternate Liaison to the Board of Zoning and Building Appeals.

Moved by Smolik and seconded by Swallow to nominate Steve Ali as Alternate Liaison to the Board of Zoning and Building Appeals.

A voice vote was taken and the motion carried electing Steve Ali to the position of Alternate Liaison to the Board of Zoning and Building Appeals.

Yes – 4 No – 0

MINUTES:

Vice-Chairwoman Swallow asked if members had an opportunity to review the minutes of the

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, FEBRUARY 11, 2020**

PAGE 3

regular meeting on Tuesday, December 10, 2019. 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: COUNCIL REFERRAL

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: Approval to rezone a rear portion of three parcels of land from R-2 Multiple Residence District and B-3 Highway Commercial District to B-3 Highway Commercial District.

LOCATION: Rear land located at 32135 Cook Road and the rear portion of two adjacent parcels on Cook Road.
Permanent Parcel Nos. 07-00-003-102-012, 07-00-003-102-013,
07-00-003-102-052

Application was read.

Chairman Smolik asked for the representative to discuss their application. He directed him to step forward and state his name and address for the record.

Bob Warner, Environmental Design Group, 450 Grant Street, Akron, Ohio, 44311, representative for Foothold, LLC, Primrose Schools, discussed the engineering services proposed for the future daycare center and school. Zoning Code currently permits the project to be located in an R-2 zoning district, however rezoning of the rear land had been recommended by city officials to try to clean up the split zoning in that area of the city. He explained that the rear of the property is zoned R-2 with the front zoned B-3.

Chairman Smolik asked about the number of parcels they were requesting to rezone.

Mr. Warner stated that there are four parcels of land, three of which they are asking to rezone.

Chairman Smolik asked if there would be isolated parcels still zoned residential.

Mr. Warner responded that this was correct: One parcel to the east of their property would be zoned R-2. He indicated that one of the properties owned by Foothold, LLC was already zoned

B-3, which would not need to be rezoned.

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

Vice-Chairwoman Swallow asked about the land located to the west of their property and how it was currently being used.

Mr. Warner responded that it was vacant land, which is bordered on the west by a city access drive to baseball fields on Victory Lane.

Chairman Smolik asked for any other comments from Commission members.

Council Liaison Abens asked if there was a house located on one of the parcels.

Mr. Warner identified two homes located on their property, which he indicated would be demolished.

Chairman Smolik asked for comments from the Administration. No discussion was offered. He asked for discussion from the audience.

Jill Zuk, 32055 Cook Road, North Ridgeville, Ohio 44039, lives on the property directly east of the land to be rezoned. She explained that her house was recently listed for sale and felt that the project would drastically affect its resale value. She expressed concerns with the locating the proposed driveway next to their house, as it would further exacerbate traffic from the college campus and nearby businesses. She objected to the construction of the facility.

Ken Lovasz, 32140 Cook Road, North Ridgeville, Ohio 44039, asked about the parcels south of the applicant's property, which are zoned I-2 I-2 Light Industrial District, and how I-2 zoning differs from B-3 zoning.

Assistant Law Director Morgan was unsure of the permitted uses for I-2 but informed Mr. Lovasz that city ordinances were accessible to him online.

Mr. Lovasz remarked that he did not realize the zoning was any different from what was already there. He asked if there were construction plans for the facility.

Vice-Chairwoman Swallow indicated that construction plans were not required as part of the rezoning process, which is what was under consideration by the Commission. She explained that it was a requirement that City Council refer to Planning Commission for their recommendation.

Chairman Smolik asked that the applicant or representative come forward to respond to audience comments.

Divya Singh, 3636 Split Rail Lane, Avon, Ohio 44011, currently operates two Primrose Schools: one in Avon and one in Westlake. Regarding the school in Westlake, she stated that it is located

adjacent to a residential neighborhood. She cited similar concerns expressed by neighbors during its planning stages. She explained that it would be a gated school with different playgrounds for every age group that are distributed around the building: At no point would all the kids be on one playground to create a noise disturbance. Responding to concerns with traffic, she stated that there would be two driveways to distribute traffic. She also indicated that, unlike schools, there is no one particular drop-off or pick-up time. The facility would be open 6:30 AM to 6:30 PM on weekdays, allowing for varying drop-off and pick-up times. She stated that the facility experiences higher traffic volume around 3:00 PM, but there has never been congestion or traffic problems at either of their locations. She explained that the state-of-the-art childcare facility focuses on education and community involvement; and welcomed residents to observe for themselves what the facilities have to offer.

Chairman Smolik asked if they would provide evening services.

Mrs. Singh responded that they would not. Their hours of operation would be Monday through Friday, 6:30 AM to 6:30 PM; and it would be closed on all major holidays.

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

Council Liaison Abens perceived a willingness to work with neighbors to address their concerns, which he felt was encouraging.

Chairman Smolik emphasized that the Commission was only considering the rezoning of the property. Should the land be developed requiring site improvement plans, it would come before Planning Commission once again. He stated that residents would again be given the opportunity to present their questions or concerns.

It was moved by Swallow and seconded by Smolik to recommend that Council approve the petition to rezone and adopt T 11-2020.

A voice vote was taken and the motion carried.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:20 PM.

Jim Smolik
Chairman

Michelle A. Owens
Deputy Clerk of Council

Tuesday, March 10, 2020
Date Approved

RECEIVED

Engineering Fee Paid: \$ 1125.00
 Receipt No.: 486271
☐ Cash ☒ Check - Check No.: 11098921
 (See attached for description of fees.)

FEB 14 2020



Planning Commission & Bldg. Admin. Fees: \$ 127.00
 Receipt No.: 356034-7152
☐ Cash ☒ Check - Check No.: 11098920
 (See attached for description of fees.)

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

Received: _____ Date Released to Planning Commission: February 19, 2020
 Date of Planning Commission Meeting: Tuesday, March 10, 2020 (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: Divya Singh PROPERTY OWNER: Foothold LLC
 COMPANY NAME: Foothold LLC (Primrose Schools) ADDRESS: 3636 Split Rail Lane
 ADDRESS: 3636 Split Rail Ln. CITY / STATE: Avon, Ohio ZIP: 44011
 CITY / STATE: Avon, Ohio ZIP: 44011 PHONE NO.: _____
 PHONE NO.: (440) 281-0661 SIGNATURE: Divya Singh
 SIGNATURE: Divya Singh (Owner's original signature must be submitted with application.)
 EMAIL ADDRESS: owners@primroseavon.com

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

LOCATION OF PROPERTY/ADDRESS: 32135 Cook Road 070000310200140124052
 PERMANENT PARCEL NO.: 070000310213 0700003102013 ZONING OF PROPERTY: B-3
 ZONING OF ADJACENT PROPERTY TO: NORTH B-3 EAST I-2 SOUTH I-2 WEST B-3
 DESCRIPTION OF REQUEST: Site Plan Approval

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

If yes, list dates and nature of each: _____

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name(s), permanent parcel number(s) and mailing address(es). Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved. In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY:

☐ APPROVED ☐ DISAPPROVED

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

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

Date: _____ Signature: _____

(Presiding Officer at Meeting)

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

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: Divya Singh PROPERTY OWNER: Foothold, LLC
COMPANY NAME: Foothold LLC (Primrose Schools) ADDRESS: 3636 Split Rail Lane
ADDRESS: 3636 Split Rail Ln. CITY / STATE: Avon, Ohio ZIP: 44011
CITY / STATE: Avon, Ohio ZIP: 44011 PHONE NO.: _____
PHONE NO.: (440) 281-0661 SIGNATURE: Divya Singh
SIGNATURE: Divya Singh (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: owners@primroseavon.com

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

LOCATION OF PROPERTY/ADDRESS: 32135 Cook Road
PERMANENT PARCEL NO.: 07000310203 07000310203 ZONING OF PROPERTY: B-3
ZONING OF ADJACENT PROPERTY TO: NORTH B-3 EAST I-2 SOUTH I-2 WEST B-3
DESCRIPTION OF REQUEST: Site Plan Approval

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

If yes, list dates and nature of each: _____

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

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

PLANNING COMMISSION USE ONLY:

☐ APPROVED ☐ DISAPPROVED

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

☐ Board of Building & Zoning Appeals Approval Required

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

Date: _____ Signature: _____

(Presiding Officer at Meeting)

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

TO BE FILLED OUT BY APPLICANT

I, Robert J Warner
(Print Name)

Robert J Warner
(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: Foot HOLD LLC

Owner: Foot HOLD LLC

Project address: 32135 Cook Rd

Permanent parcel no. 070003102013

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

	ADJACENT PROPERTY OWNER/ADDRESS	PARCEL NUMBER
1	See Attached list	
✓2	STELIAN & LIVIA HRITCU 28370 NABDINA DR. N. OLUMSTED OH. 44070	0700003142010
✓3	NORTH HERO LAND COMPANY 32305 LORAIN RD. N.R. OH. 44039	0700004110050
✓4	SANDRA RYAN 32200 COOK RD. N.R. OH. 44039	0700004110009
✓5	KENNETH & TRACY LOVASZ 32140 COOK RD. N.R. OH. 44039	0700004110010
✓6	PEARL E. HRUSCH TRUSTEE 32100 COOK RD. N.R. OH. 44039	0700004110011
✓7	ROBERT RAMAGE 32080 COOK RD. N.R. OH. 44039	0700004110012
✓8	WAYNE ZUK 32055 COOK RD. N.R. OH. 44039	0700003102053
✓9	LAKE BELLA INVESTMENTS LLC 132 HEATHER HEDGE DR. CHIPPEWA LAKE OH. 44215	0700003102097
✓10	CITY OF NORTH RIDGEVILLE 7307 AUSTIN BELDEN RD. N.R. OH. 44039	0700003102094

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO verification by: [Signature]
BZA/PC verification by: _____

Date/time stamp: _____

32393 LORAIN NORTH RIDGEVILLE LLC
P.O. BOX 385
ALLENTOWN, PA 18105-0385

MWTMKT REALTY LLC
31828 WOODBRIDGE WAY
AVON LAKE, OH 44012

✓ NORTH HERO LAND COMPANY
5045 NORTH BARTON ROAD
NORTH RIDGEVILLE, OH 44039

South 670003102094

✓ City of North Ridgeville
7307 Avon-Belden Rd
North Ridgeville Oh
44039

✓ SANDRA L. RYAN

32200 COOK ROAD
NORTH RIDGEVILLE, OH 44039

✓ KENNETH J. & TRACY L. LOVASZ

32140 COOK ROAD
NORTH RIDGEVILLE, OH 44039

✓ PEARL E. HRUSCH, TRUSTEE

36090 JASON DRIVE
GRAFTON, OH 44044

✓ ROBERT RAMAGE, JR.

32080 COOK ROAD
NORTH RIDGEVILLE, OH 44039

✓ LORAIN COUNTY COMMUNITY COLLEGE

1005 NORTH ABBE ROAD
ELYRIA, OH 44035

MUNSON ROAD PROPERTIES

7670 Tyler Boulevard

Mentor, OH 44060

SECRETARY OF VETERANS AFFAIRS

1240 9TH STREET

CLEVELAND, OH 44199

✓ West 070003102010
STELIAN HRITCU & LIVIA M. HRITCU

28370 NANDINA DRIVE

NORTH OLMSTED, OH 44070

MARIE A. WICHMANN

31735 COOK ROAD

NORTH RIDGEVILLE, OH 44039

BOBKOB 32425 LLC

4343 THORN RIDGE DRIVE

CLEVELAND, OH 44135

MCDONALDS REAL ESTATE

32528 LORAIN ROAD

NORTH RIDGEVILLE, OH 44039

WEBERBRO PROPERTIES LLC

34381 FORTUNE CT

NORTH RIDGEVILLE, OH 44039

HURRICANE LASER WASH LLC

5655 E. MISTIC BAY BOULEVARD

MARBLEHEAD, OH 43440

✓ East 070003102097
LAKE BELLA INVESTMENTS

132 HEATHER HEDGE DRIVE

CHIPPEWA LAKE, OH 44215

RINI REALTY COMPANY

5700 SIXTH AVENUE

ALTOONA, PA 16602

✓ East 070003102053
WAYNE A. ZUK

32055 COOK ROAD

NORTH RIDGEVILLE, OH 44039

JERRY JOSEPH SLABAUGH, TRUSTEE

BARBARA JANE SLABAUGH, TRUSTEE

P.O. BOX 385

ALLENTOWN, PA 18105-0385

ARC TERRA LLC

132 HEATHER HEDGE DRIVE

CHIPPEWA LAKE, OH 44215

JERRY JOSEPH SLABAUGH, TRUSTEE

BARBARA JANE SLABAUGH, TRUSTEE

3280 FAIRHILL DRIVE

ROCKY RIVER, OH 44116

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

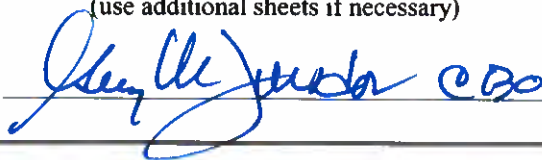
Name of Applicant:	Divya Singh
Name of Owner:	Foothold LLC
Date Submitted for Consideration:	2-14-20
Date to Return to Planning Commission:	2-19-20
Regarding: Primrose School – 32135 Cook Road	

RECOMMENDATIONS:

1. 1288.05 Landscape buffer strip required along east property line by residential use on adjacent property.
2. All else appears code compliant.

(use additional sheets if necessary)

Department Head Signature & Title: _____



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

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

Laws, Article V, Section 3)

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Divya Singh; Foothold, LLC (Primrose Schools) 3636 Split Rail Lane, Avon, Ohio 44011
Name of Owner:	Foothold, LLC (Primrose Schools) 3636 Split Rail Lane, Avon, Ohio 44011
Date of Planning Commission Meeting:	Tuesday, March 10, 2020
Date to Return to Deputy Clerk of Council:	Thursday, February 27, 2020
Regarding:	Site plan approval for Primrose School of North Ridgeville, located at 32135 Cook Road in an R-2 Multiple Residence District and B-3 Highway Commercial District. Petition to rezone currently pending before City Council. Permanent Parcel Nos. 07-00-003-102-012, 07-00-003-102-013 and 07-00-003-102-052

Recommendations:

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

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

1-OFC Rule 5 Fire Service Features.

Section 503 Fire Access Roads
Section 506 Key Boxes
Section 507 Fire Protection Water Supply

2-OFC Rule 33 Fire Safety During Construction And Demolition.

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

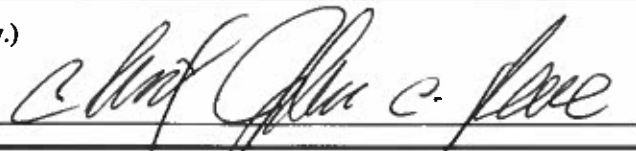
4-NFPA 25 Standard for the Inspection, Testing, and Maintenance of Water Base Fire Protection Systems.

5-Chapter 16 Fire Prevention NR Ordinance.

Thanks for your cooperation.

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: Fire Chief

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

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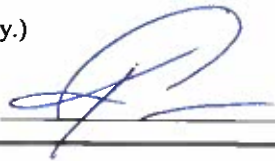
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Recommendations:

*We look forward to another successful location
for Primrose School.*

(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.

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

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

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Recommendations:

1. Detailed improvement plans, stormwater management, and water quality calculations have been submitted to the Engineering Department and are currently under review.
2. Hydrants are required to be provided within 300 feet of all portions of a building. Additional hydrant(s) may be required.
3. The minimum size water service line to provide both fire and domestic water service is eight inches.
4. A Trip Generation Report needs to be provided by a licensed engineer which shows that the peak hour trips are less than 100. Otherwise, a traffic impact study per NRCO 1210.06 is required.
5. Sidewalk will be required along property frontage per NRCO 1024.
6. Commercial aprons are required to be eight inches of concrete on four inches of aggregate base.
7. Contact must be made with James Brewer, Chief Resident Project Representative, to discuss water backflow requirements.
8. A tree planting plan is required per City of North Ridgeville Codified Ordinance 1032.09 for commercial developments.

(Use additional sheets if necessary.)

Department Head Signature:  Title: City Engineer

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

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

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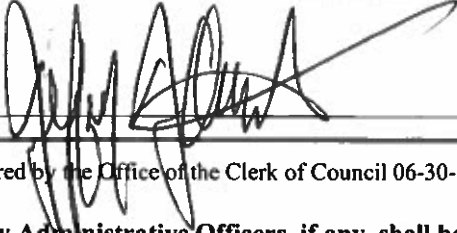
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Recommendations:

(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 Planning Commission Submittal

CONTACT INFORMATION:

OWNER:

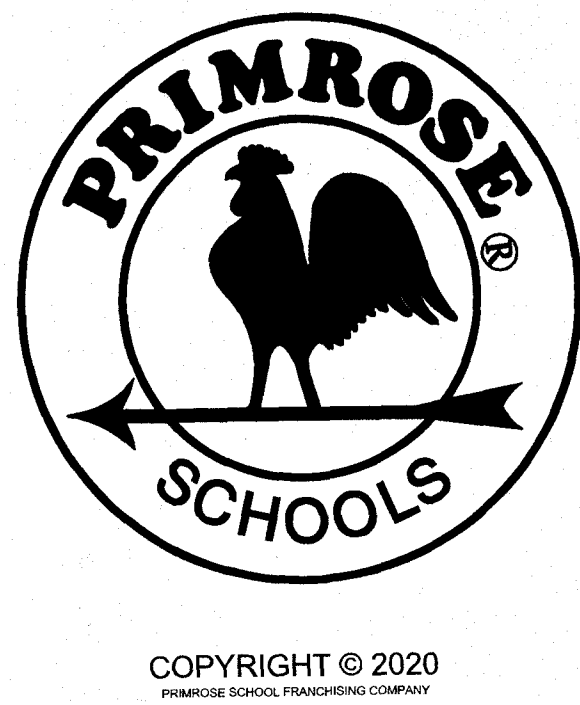
Primrose School Franchising Co. Carla Cooper 3660 Cedarcrest Rd. Acworth, GA 30101 Phone: (770)-529-4100 ccooper@primroseschools.com

ARCHITECT:

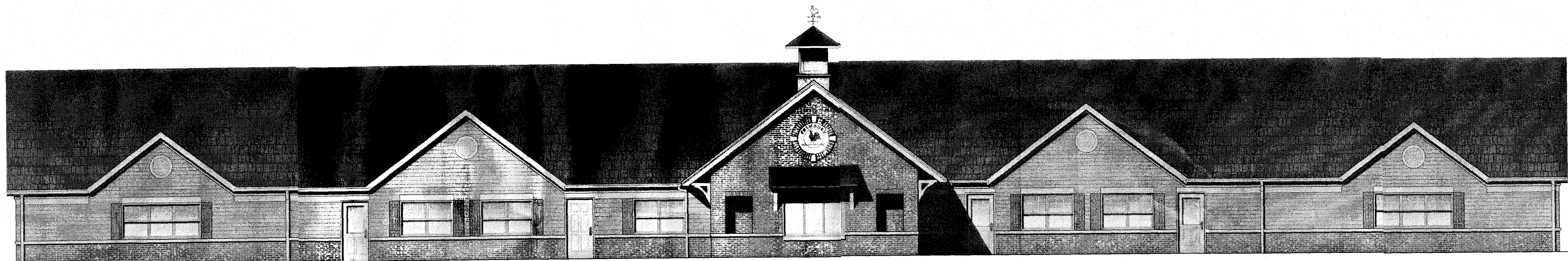
Children's Design Group 136 Cove Avenue/POB 1356 Gulf Shores, AL 36547 ATTN: Mark Pavay, AIA Phone: (334)-546-3624 child.design@mindspring.com

CIVIL ENGINEER:

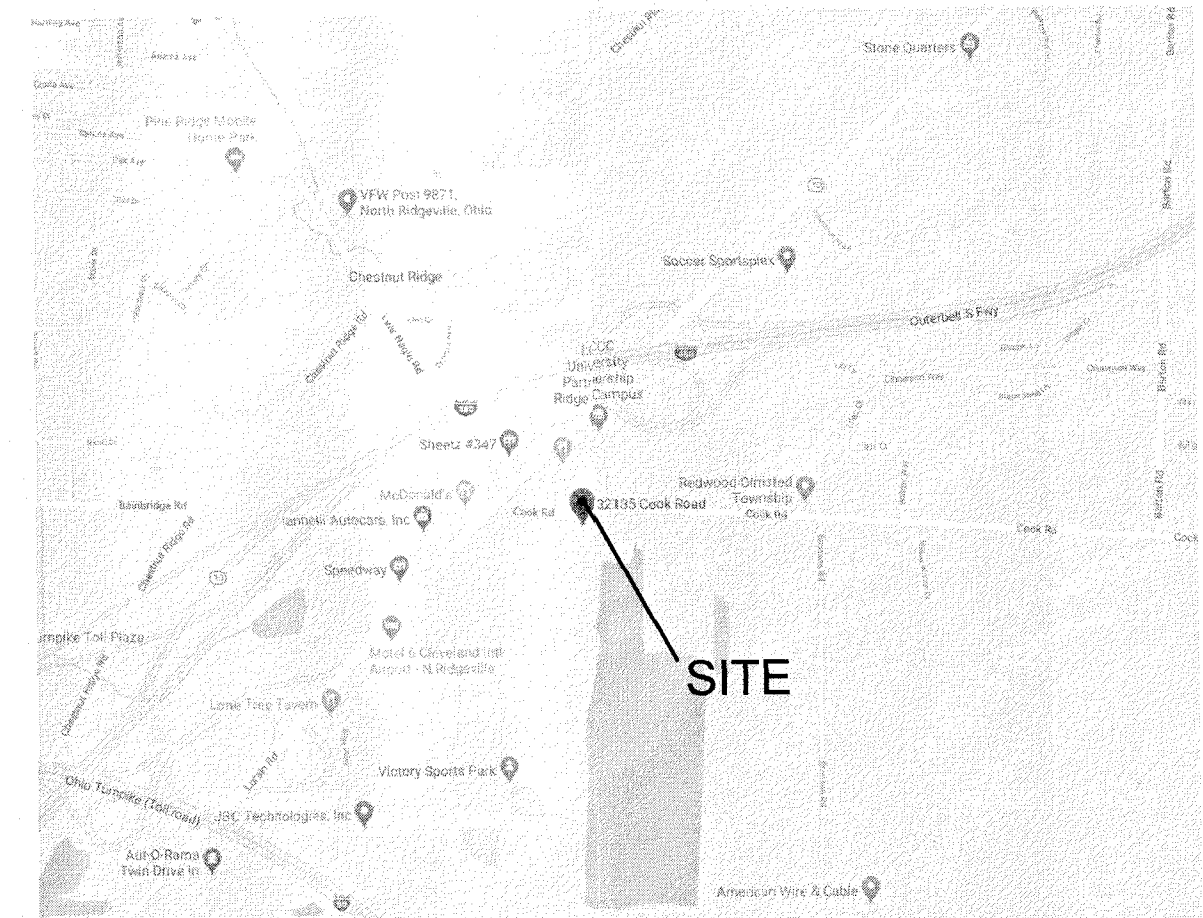
Environmental Design Group 450 Grant Street Akron, Ohio 44311 ATTN: Jeremy Ousley - PM Phone: (330) 375-1390 Cell: (216) 406-1077 jousley@envdesigngroup.com



Primrose School
of North Ridgeville
32135 Cook Road
North Ridgeville, OH 44039



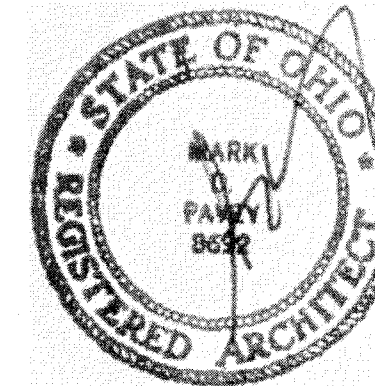
VICINITY MAP



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3	A-4	EXTERIOR ELEVATIONS	2/13/2020
4	A-7.1	SITE DETAILS	2/13/2020
5	A-7.2	SITE DETAILS	2/13/2020
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13	C-8.3	City Details	2/13/2020
14	L-1.0	Landscape Plan	2/13/2020
15	L-1.1	Landscape Details	2/13/2020

Children's Design Group
Mark D. Pavay, A.I.A. - Architect
PO BOX 1365
GULF SHORES, AL 36547
(334) 546-3624
(206)-350-0593 Fax
child.design@mindspring.com



Site:
PRIMROSE SCHOOL OF NORTH
RIDGEVILLE
32135 Cook Road
North Ridgeville, OH 44039

Building Type:
2020 OH-L

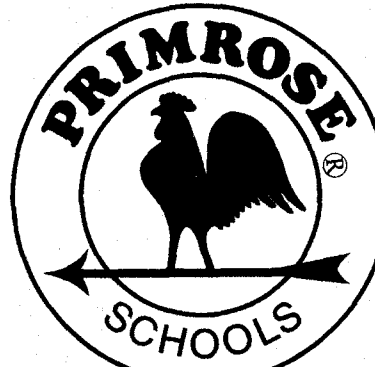
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TITLE SHEET

Date: 2/14/2020
Dm: DWS
Ckd: MDP

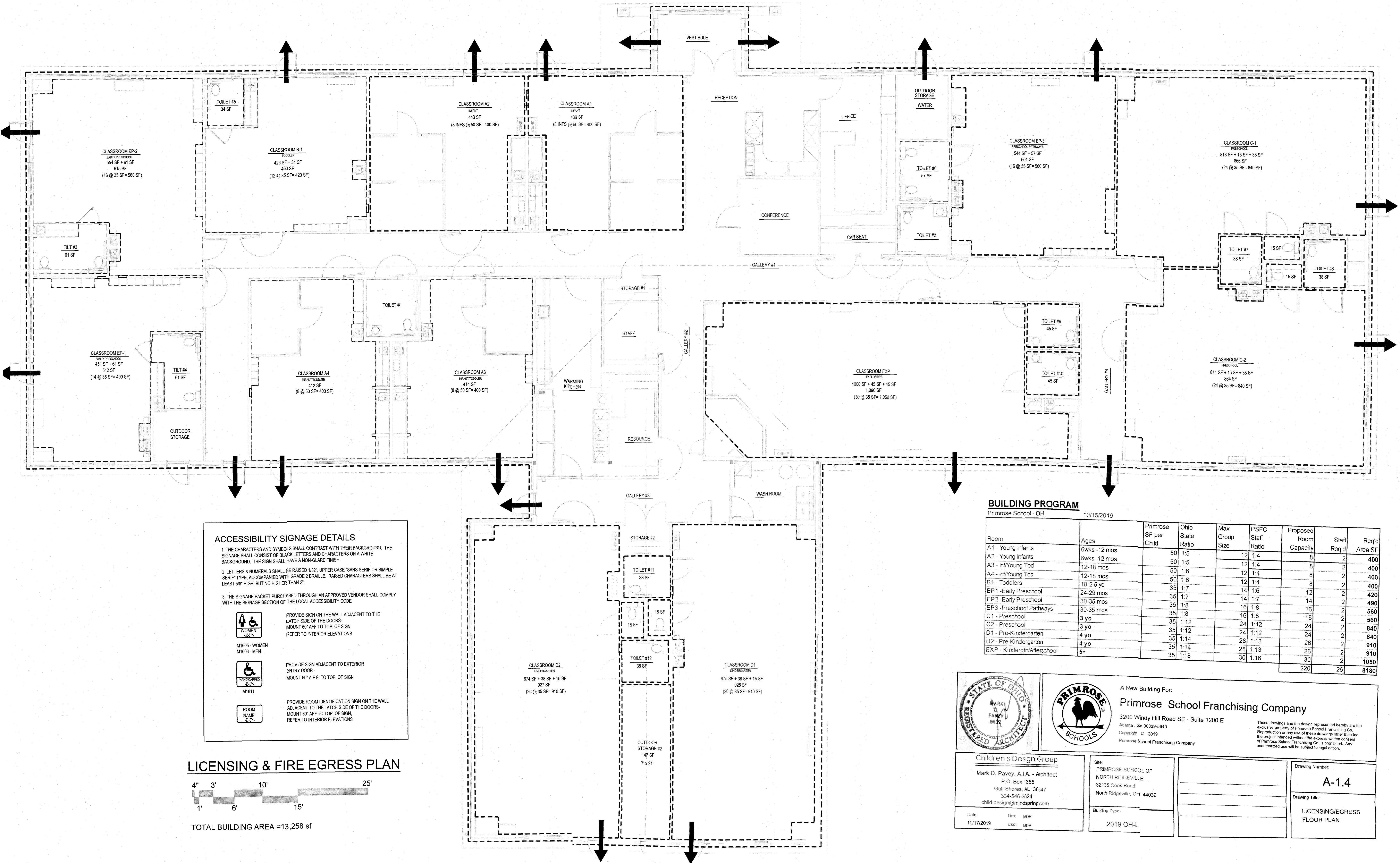
Drawing Number:
T-1

Issue Date:

A New Building For:
Primrose School Franchising Company
3200 Windy Hill Road SE - Suite 1200 E
Atlanta, Ga 30339-5640
Copyright © 2020
Primrose School Franchising Company

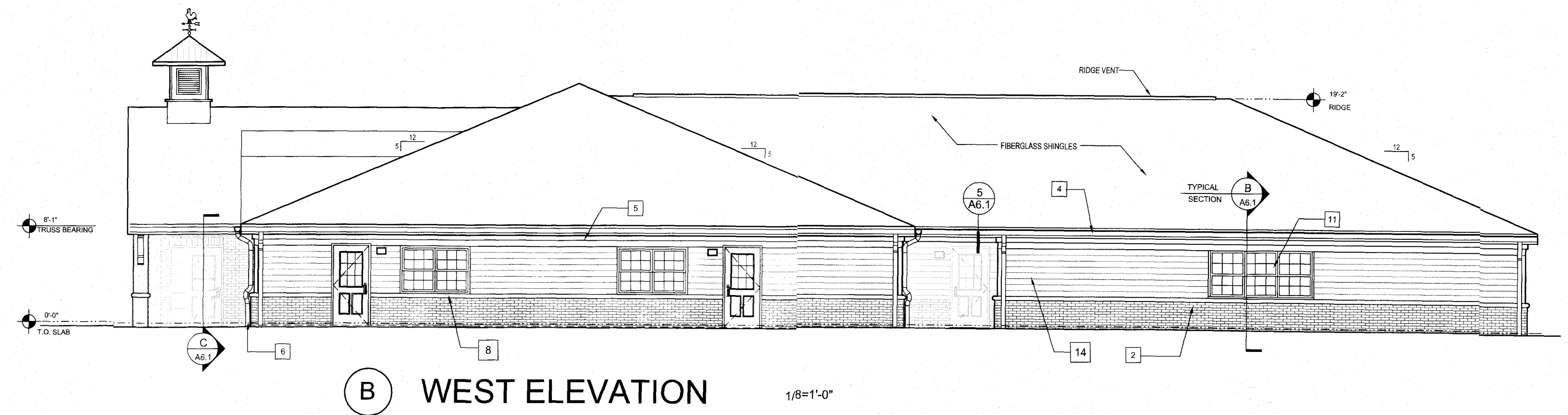
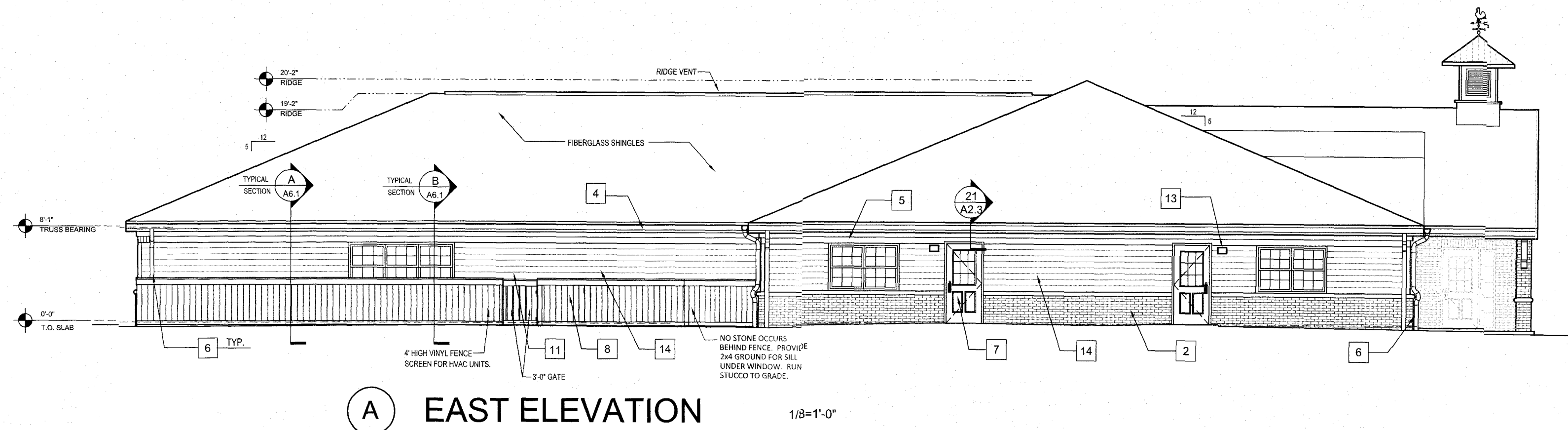
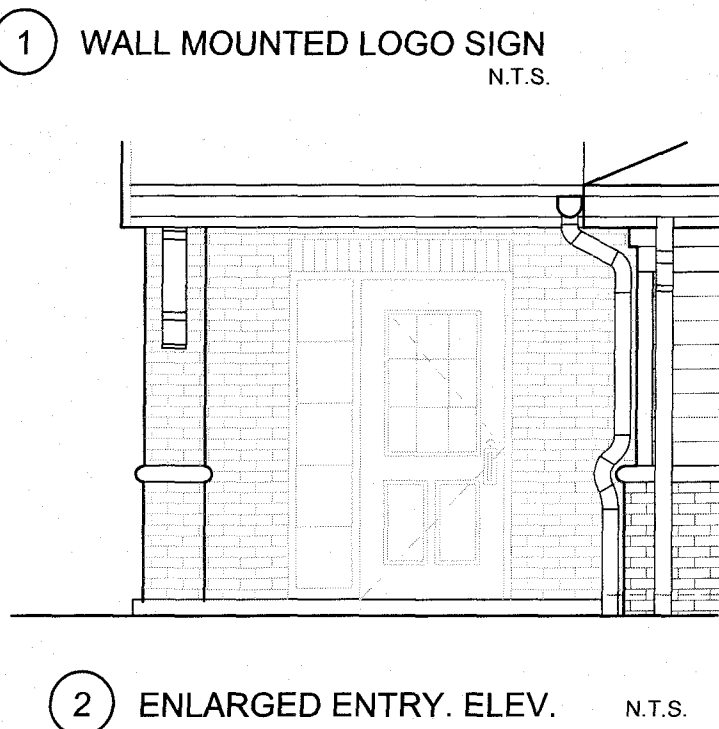
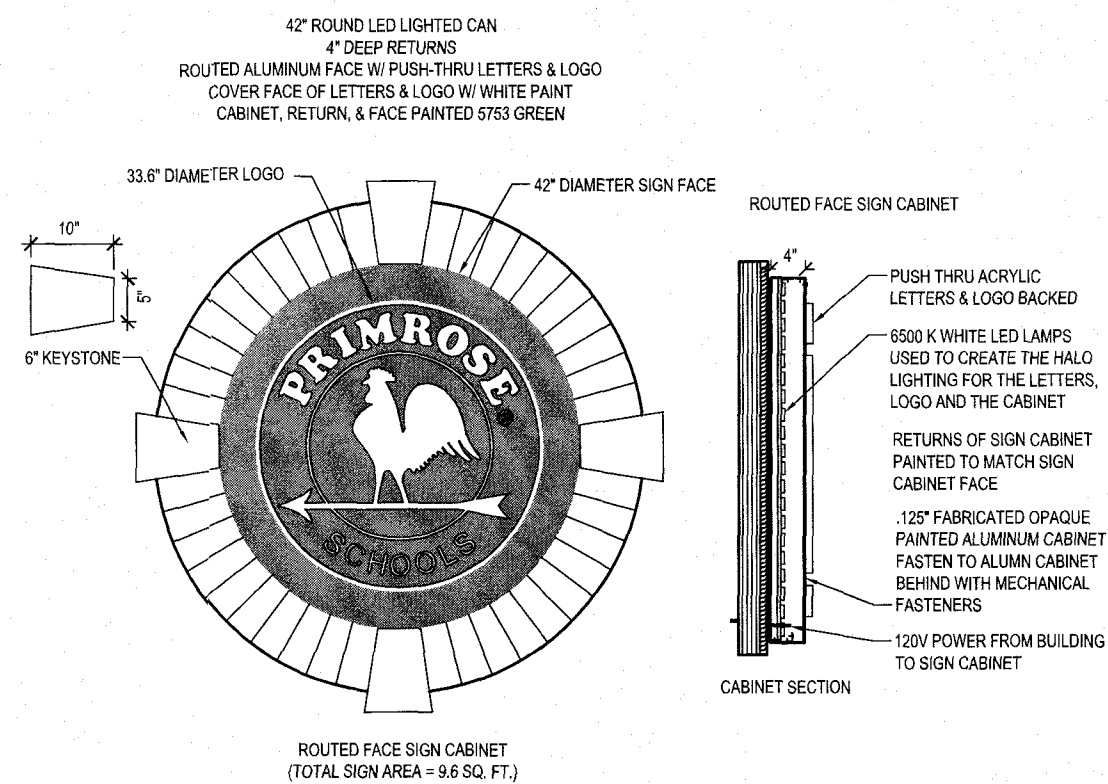


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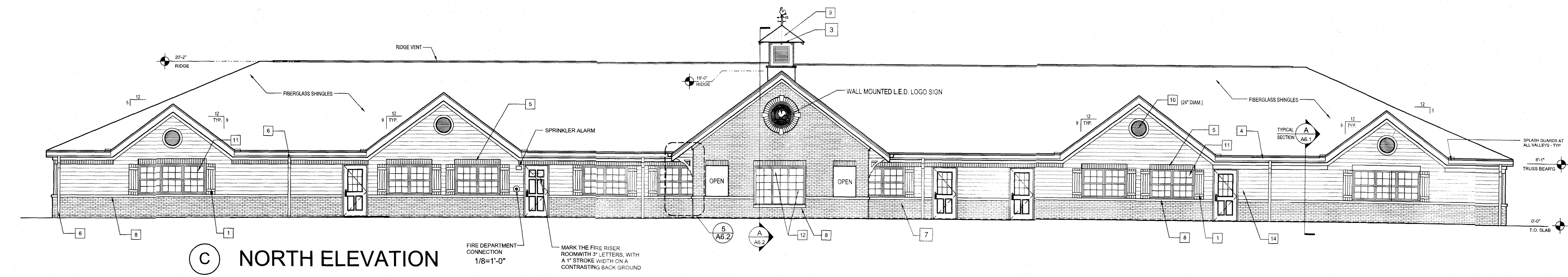


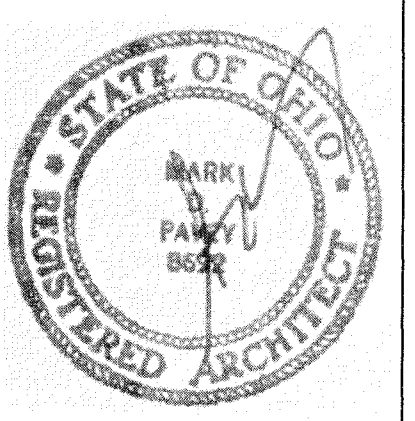
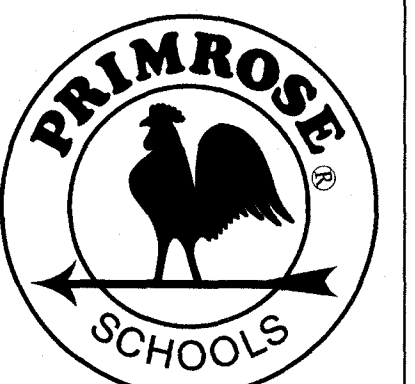
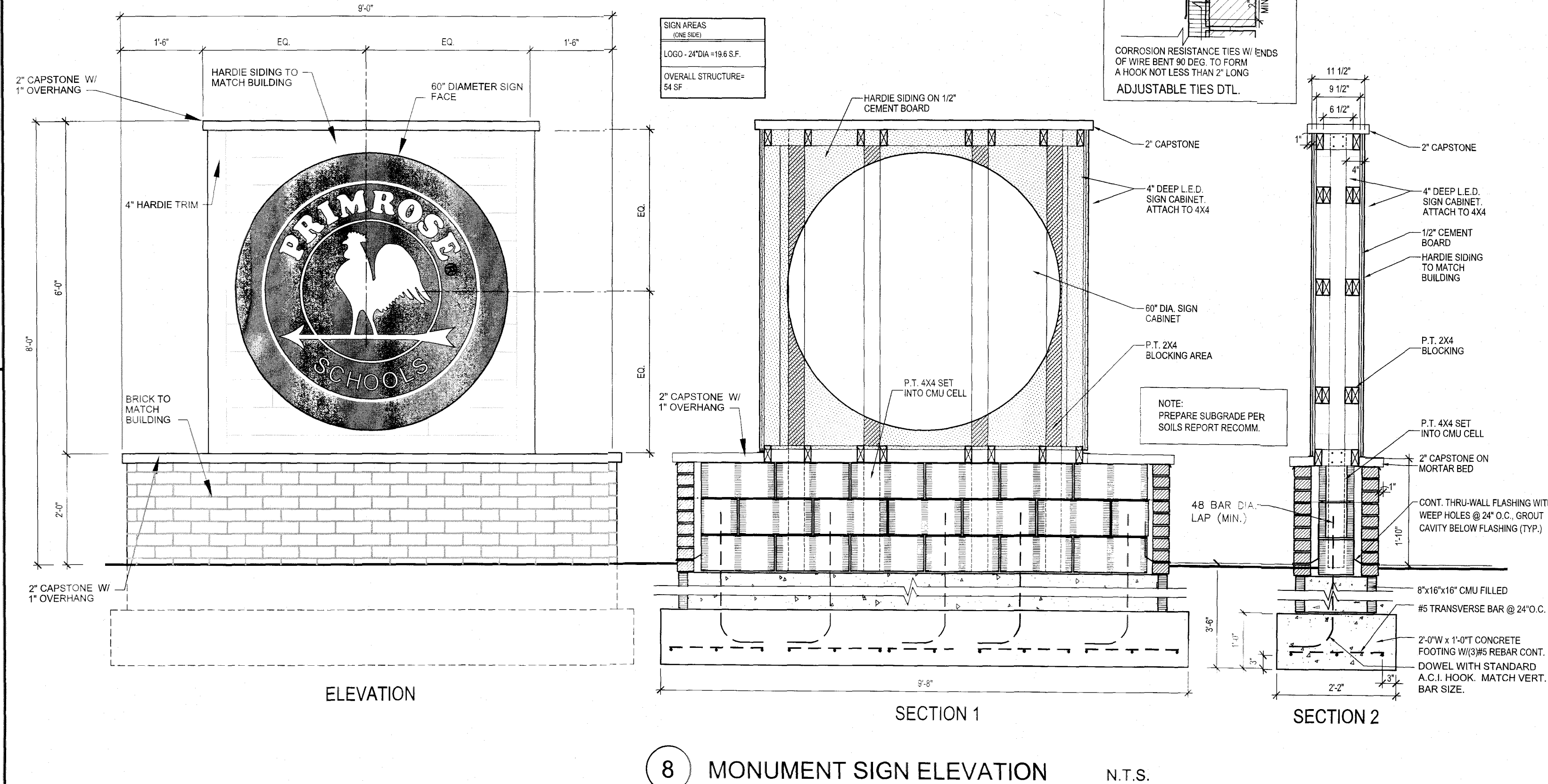
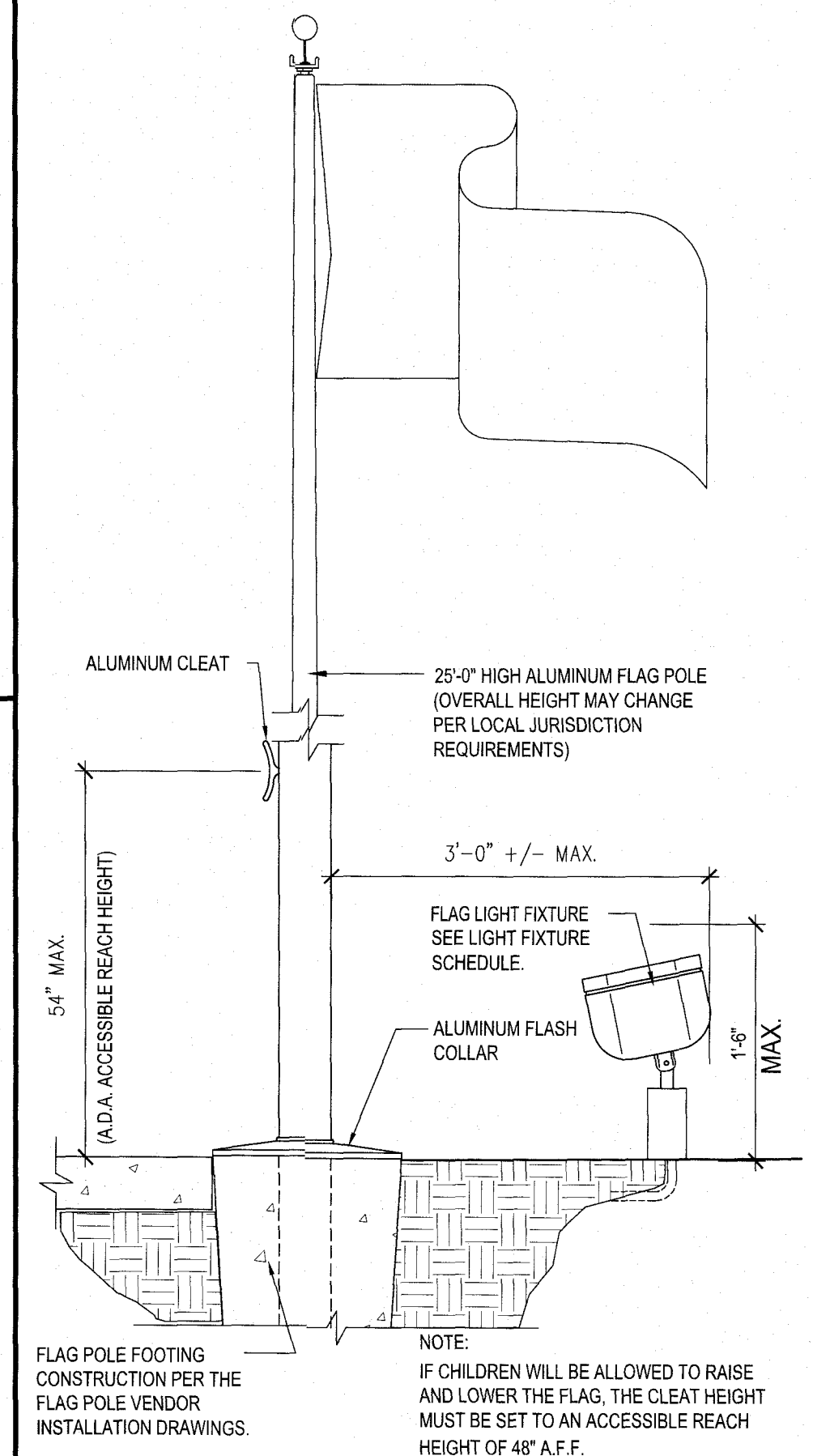
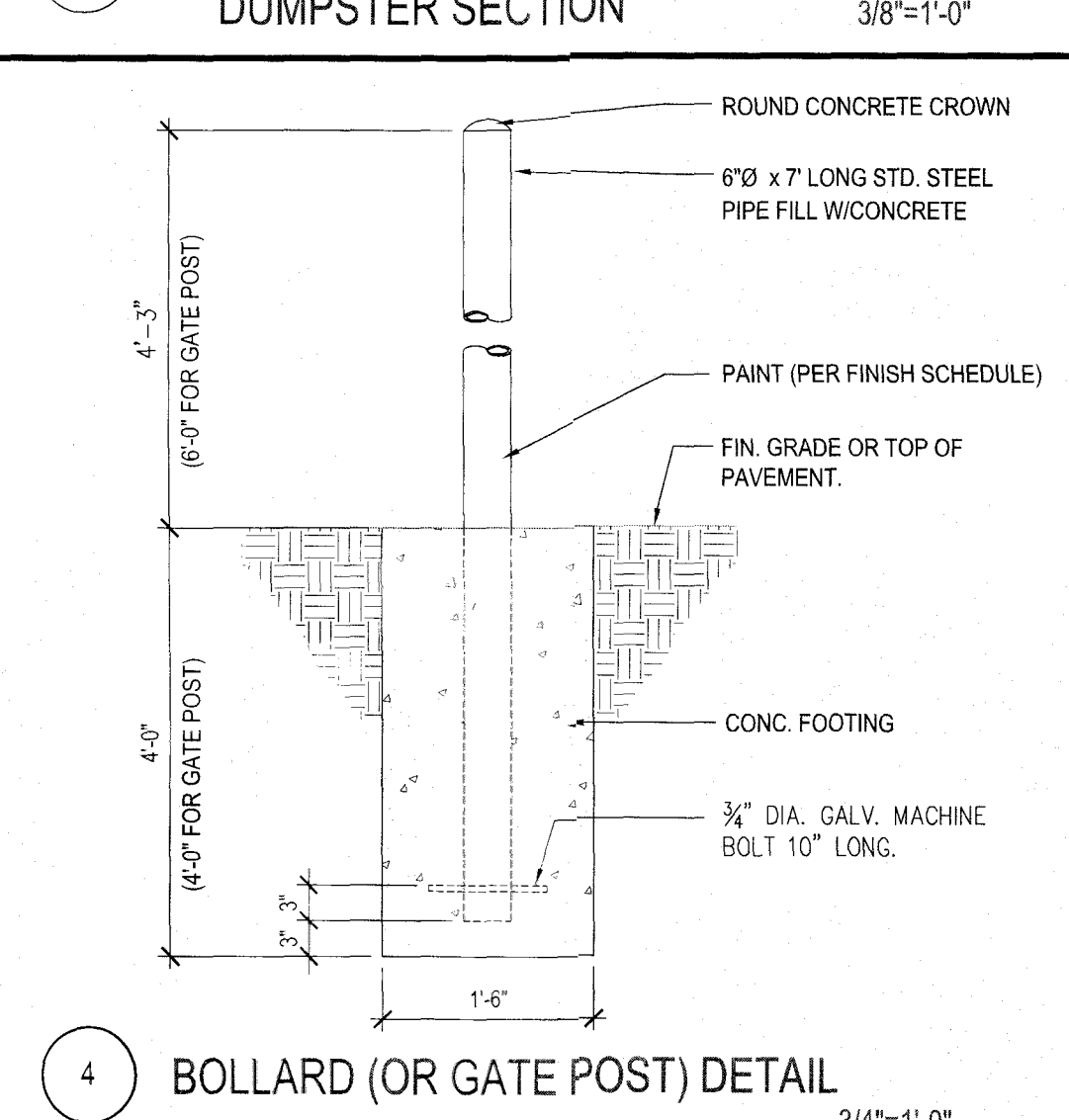
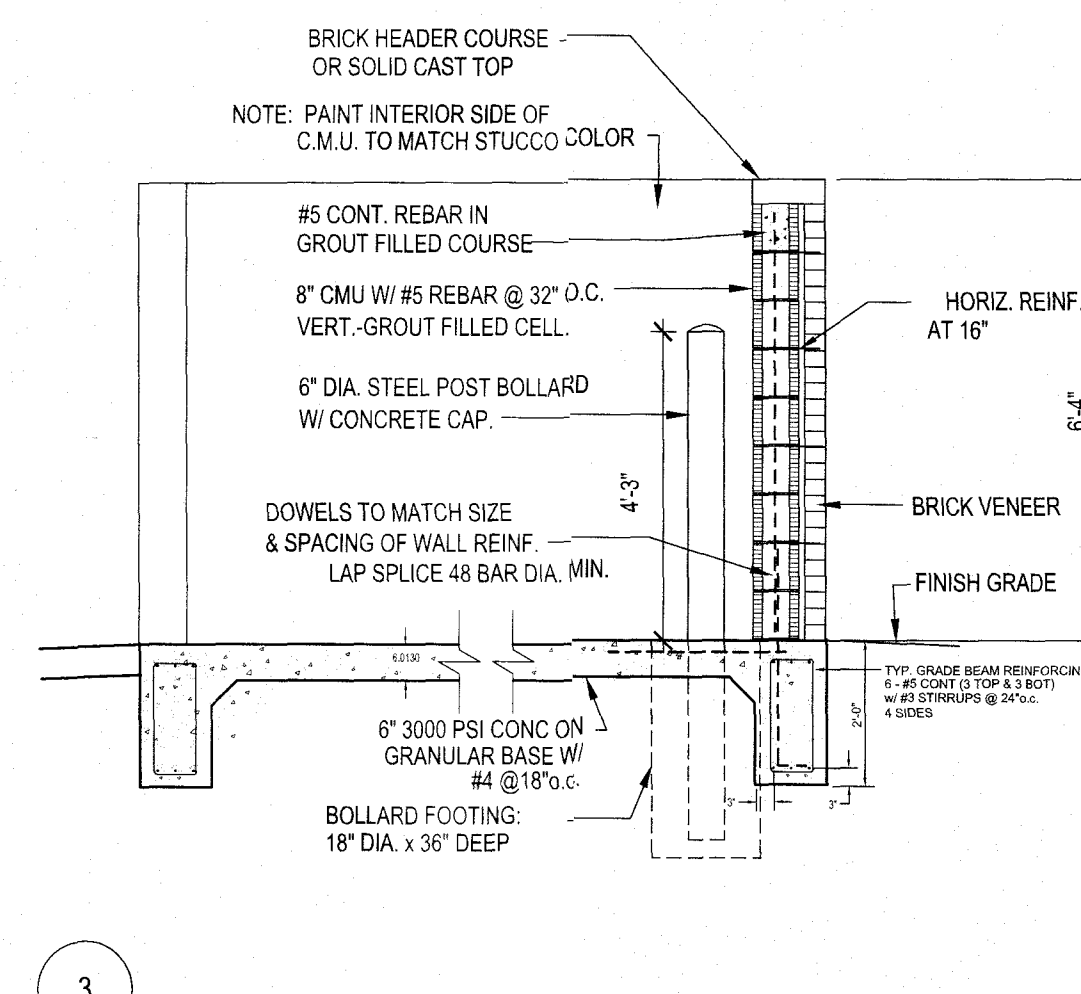
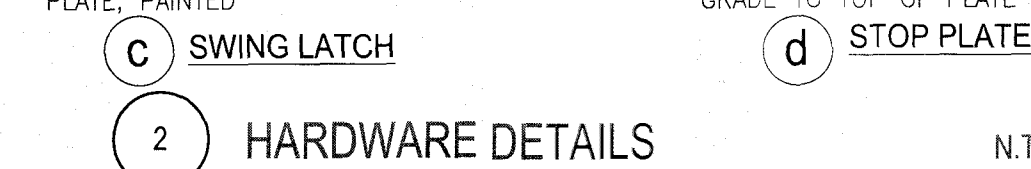
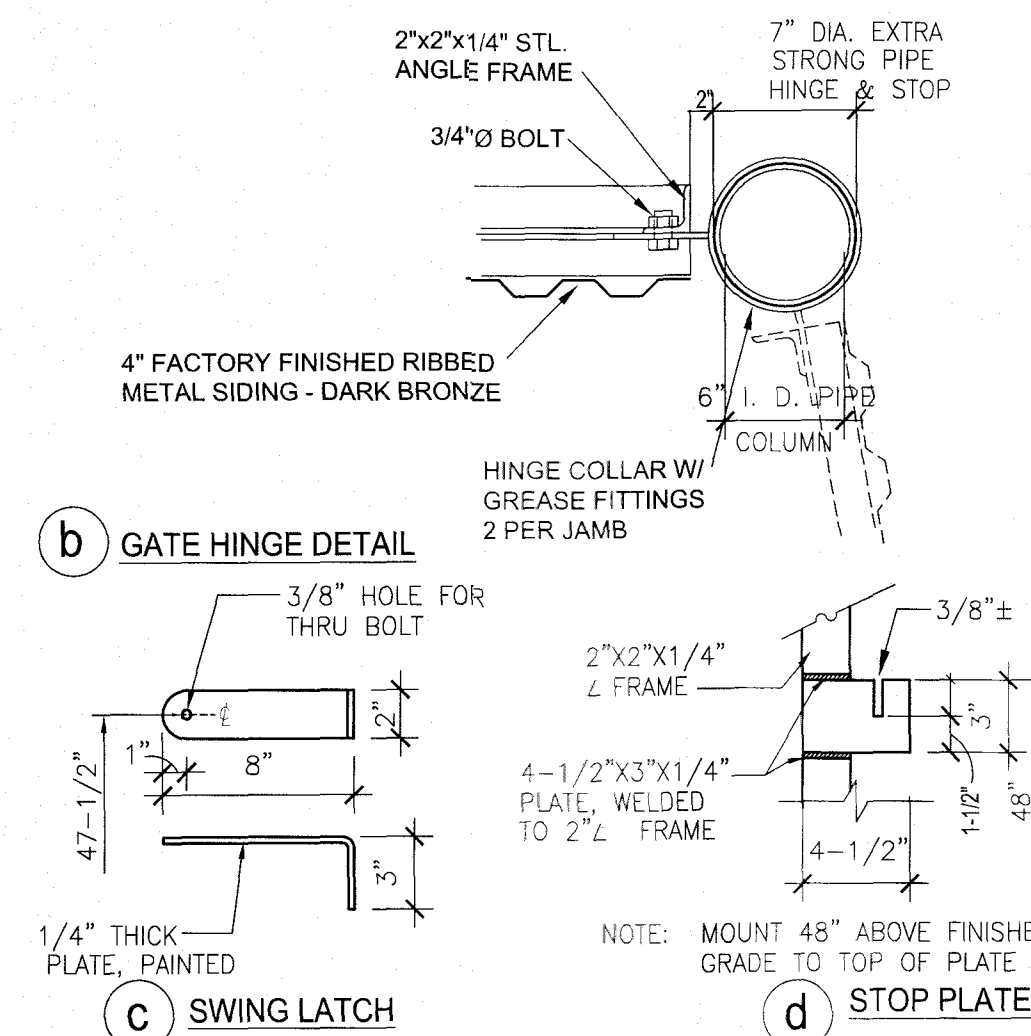
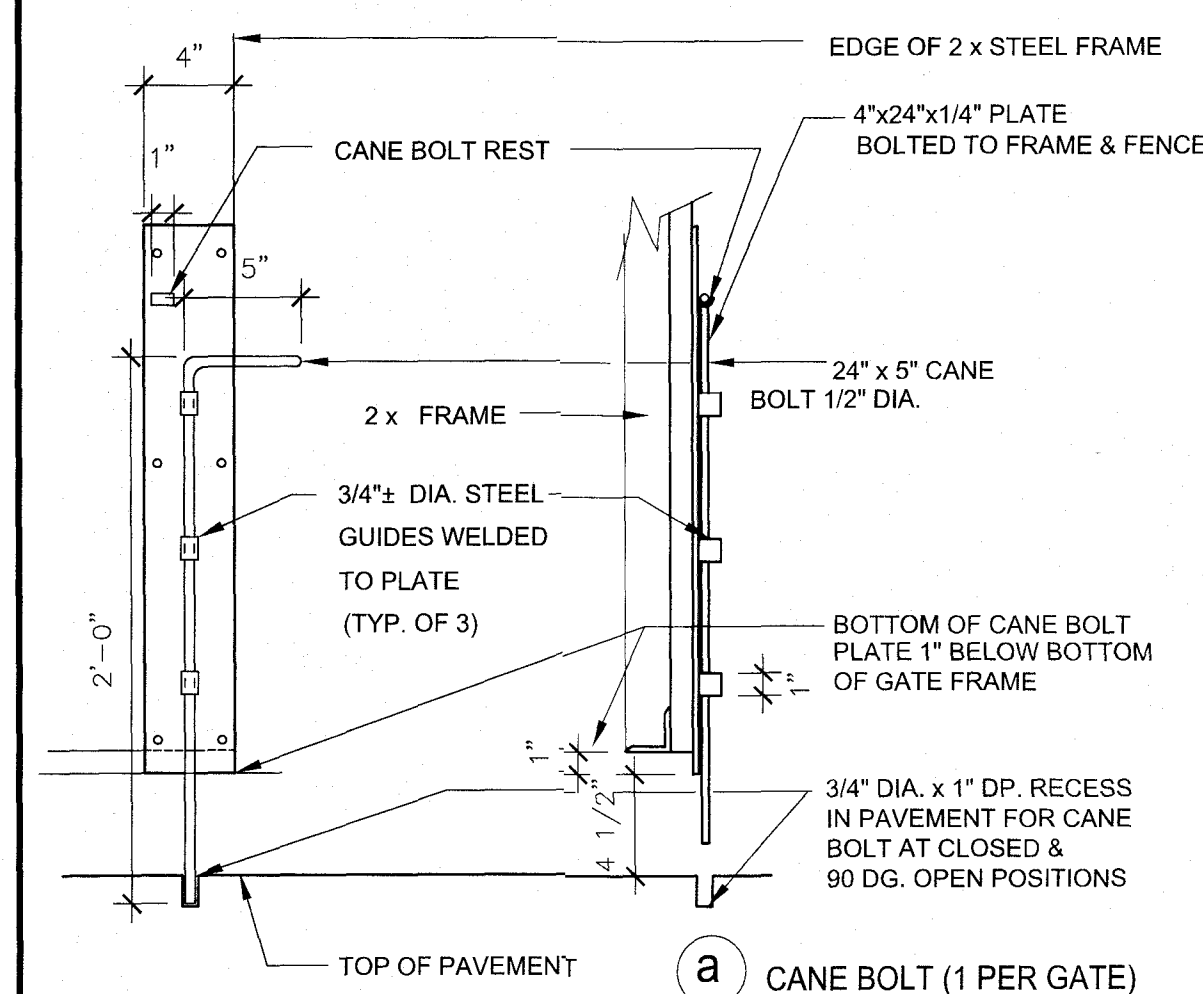
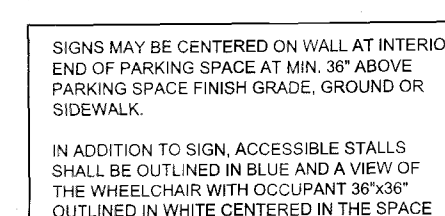
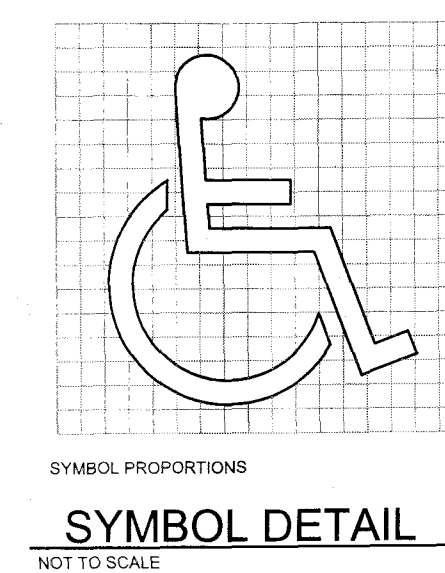
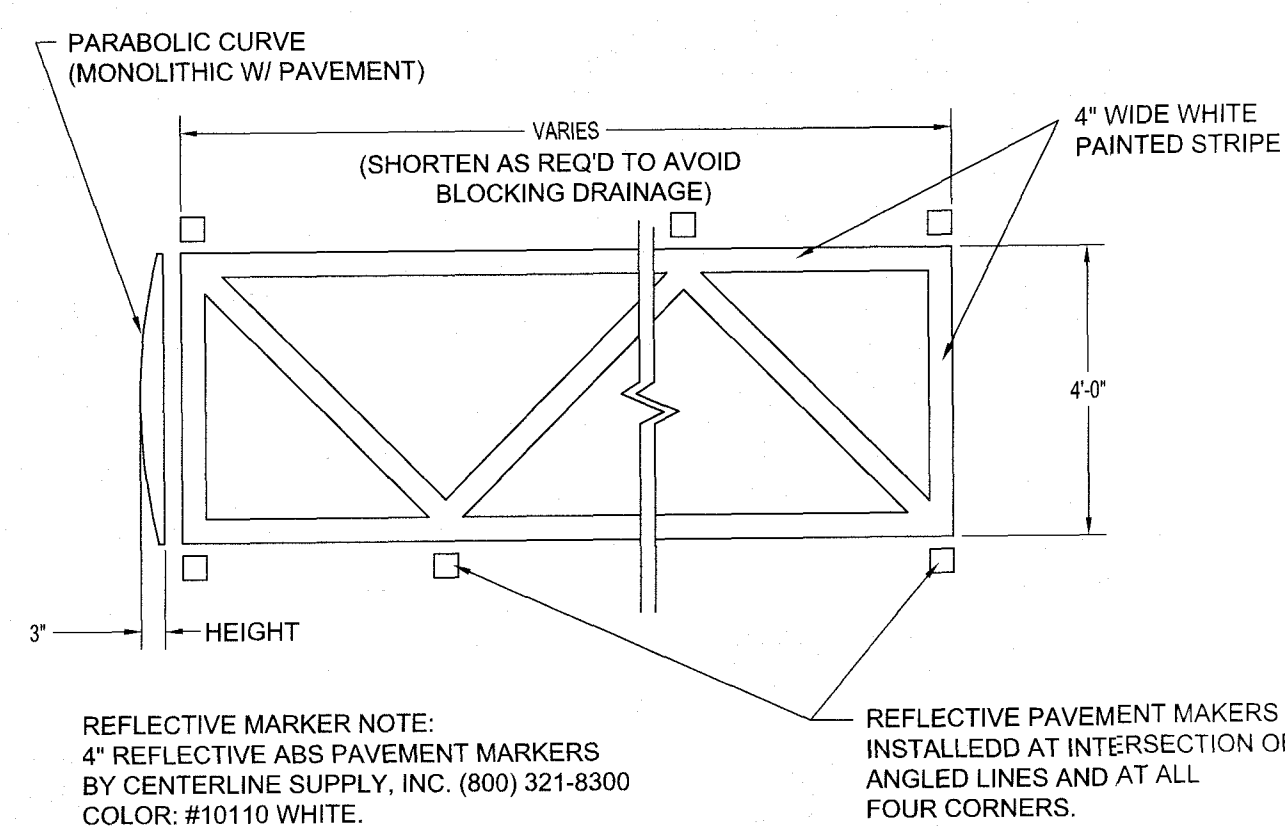
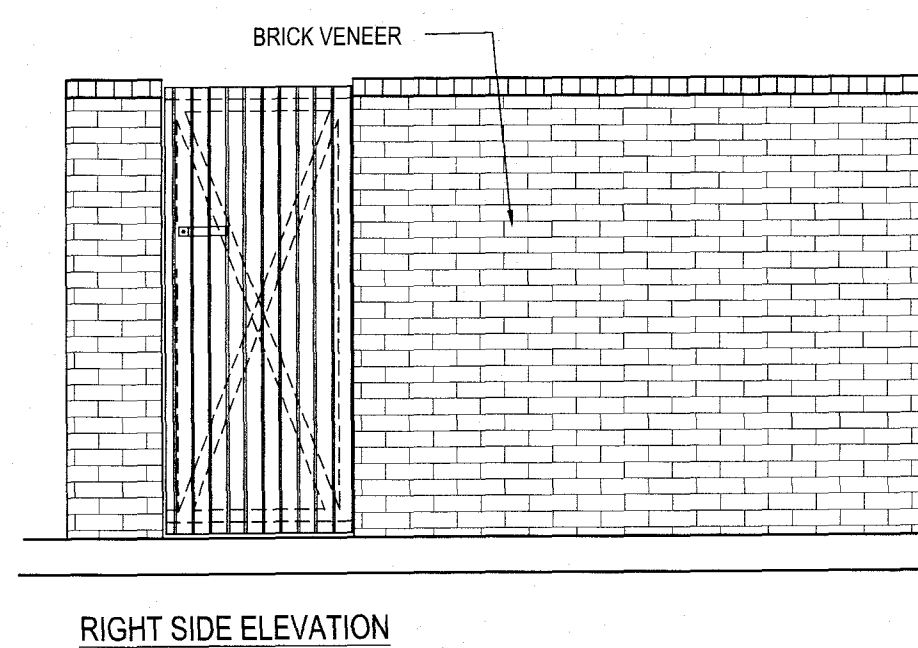
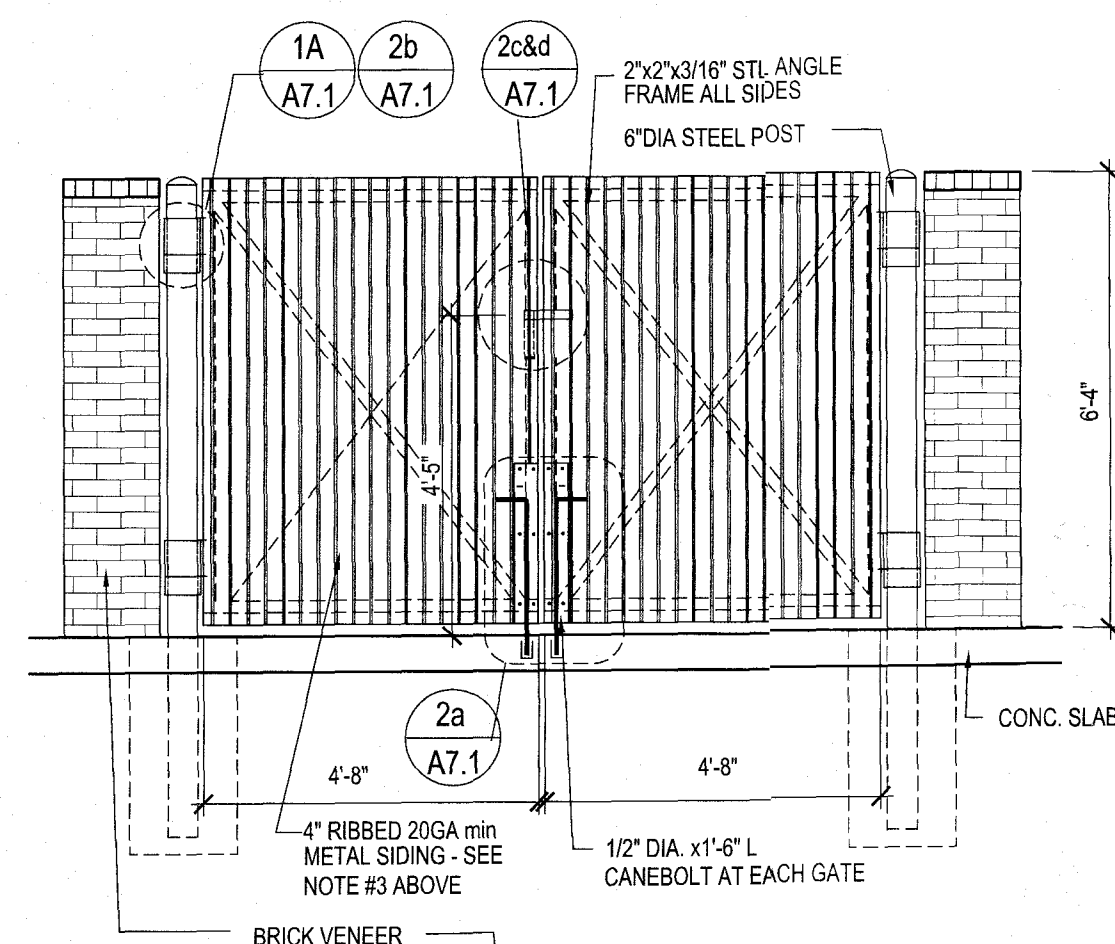
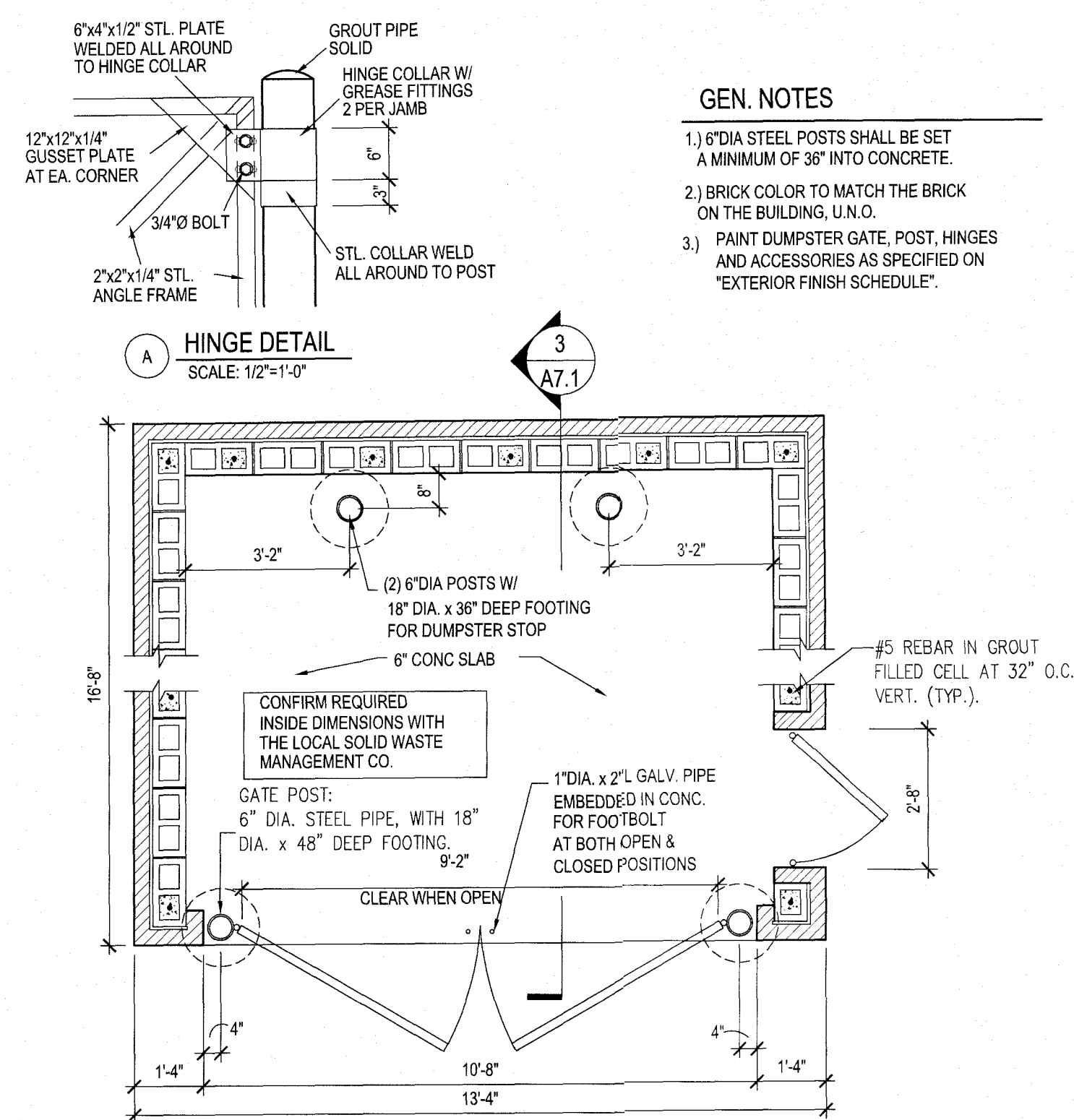
EXTERIOR COLOR SCHEDULE	
TRASH ENCLOSURE GATES (POST & HINGES)	#BM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR WD. TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, GUTTERS AND DOWNSPOUTS, SOFFITS,	TO MATCH HARDIE TRIM SANDSTONE BEIGE JH30-20 (BM HC-82 or SW SW 6157)
EXTERIOR HARDIE TRIM, FASCIA, FRIEZE	SANDSTONE BEIGE JH30-20 (BM HC-82 or SW SW 6157)
WINDOWS	BEIGE OR ALMOND ALUMINUM/VINYL
BRICK	MERIDIAN CONCORD MODULAR GROUT: BUFF COLORED MORTAR
FIBERGLASS SHINGLES:	MANUF. GAF STYLE: TIMBERLINE HD or CERTAINTED LANDMARK - LIFETIME WARRANTY COLOR: WEATHERED WOOD
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR	
STANDING SEAM ROOF:	AEP SPAN SNAPSEAM - 12" COLOR = DARK BRONZE
STEEL RAINING SUPPORTS & WOOD BRACKETS:	COLOR: SANDSTONE BEIGE JH30-20 (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)

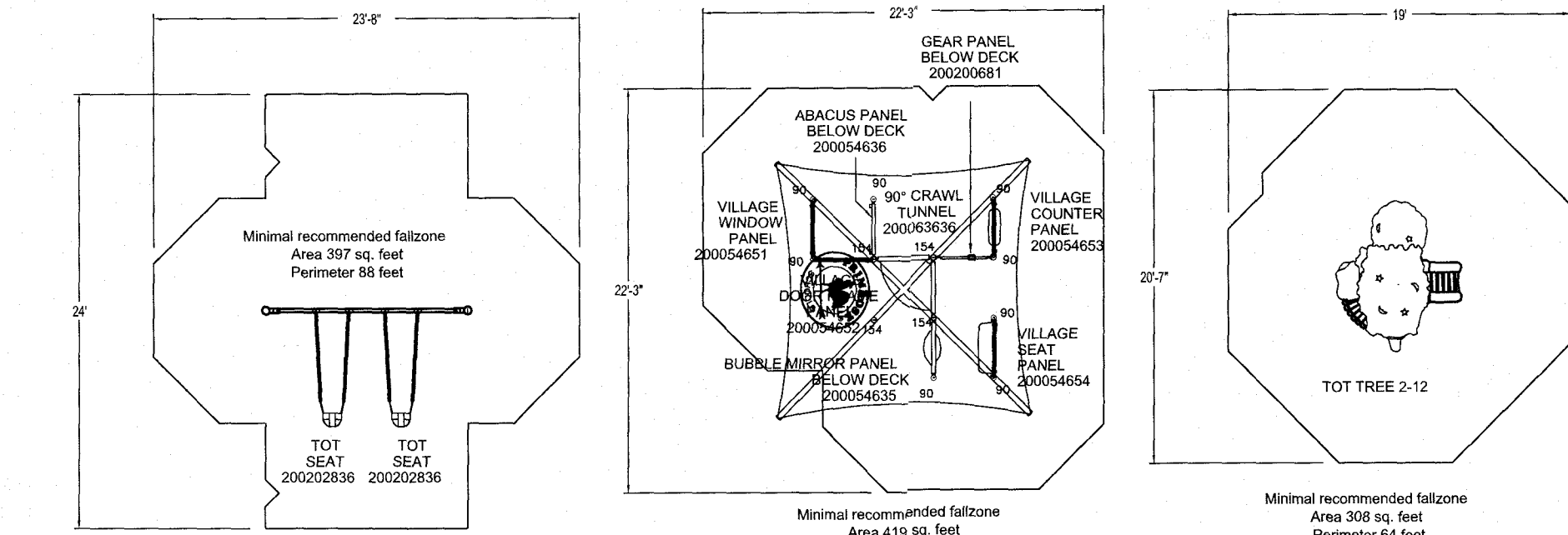
CONSTRUCTION NOTES:	
1	VINYL SHUTTERS- SEE WINDOW SCHEDULE FOR SIZES.
2	BRICK- SEE EXTERIOR COLOR ABOVE FOR MANUF.
3	CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
4	EXTRUDED ALUMINUM 6" WIDE GUTTERS WITH SPIKE & FERRULE AT 36" O.C. OGEE PROFILE, CONNECT 4"DIA. DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
5	HARDIE TRIM
6	EXTRUDED ALUMINUM 3" WIDE DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
7	H.M. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE
8	ROUNDED PRECAST SILL - NATURAL WHITE COLOR
9	STANDING SEAM ROOF ON METAL FRAME
10	22" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON ELEVATIONS.
11	ALUMINUM SINGLE HUNG WINDOWS WITH CLEAR GLASS (SEE ELEV. SHEET A2.1)
12	FIXED ALUMINUM WINDOWS WITH TINTED GLASS. (SEE ELEVATIONS SHEET A2.1)
13	WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. FLUSH TOP TO BOT OF SOFFIT OR 80" MIN AFG.
14	HARDIE LAP SIDING
15	6" REFLECTORIZED ADDRESS NUMBERS - 6" BLACK
16	H.M. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE



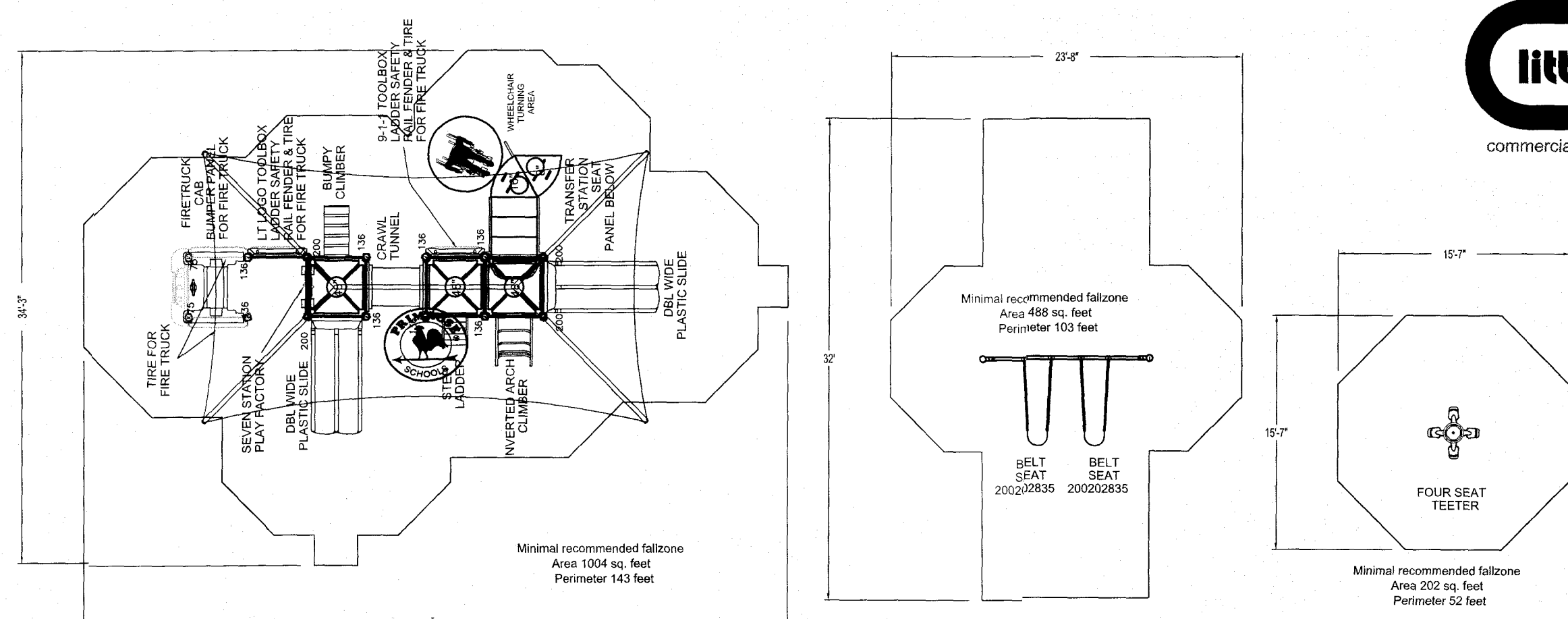
- NOTES:
1. ALL EXTERNAL SERVICES (I.E. ELECTRICAL CONDUITS, GAS LINES METERS, ETC.) ARE TO BE PAINTED TO MATCH BUILDING. ALSO, CONDUIT RUNS AND SERVICE LINES SHOULD BE GROUPED TOGETHER IN A NEAT AND ORDERLY MANNER. SERVICE LINES SHOULD PENETRATE THE WALL AT THE LOWEST POINT, AND ARE NOT TO BE RUN OVER THE TOP OF THE PARAPET.
 2. THE PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR ENSURING THAT ALL CONDUITS AND JUNCTION BOXES FOR SECURITY CAMERAS AND ANY OTHER EXTERNAL EQUIPMENT ARE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
 3. ALL STACK VENTS, EXHAUST FANS AND ROOF TOP EQUIPMENT TO BE AT THE INTERIOR SIDE OF THE ROOF AND SHOULD BE SCREENED FROM NEAR BY STREETS AND NEIGHBORING SITE VISIBILITY.
 4. NOTE: ALL GROUND MOUNTED CONDENSER UNITS MUST BE FULLY ENCLOSED SCREEN FOR SCREENING AND SUPPLEMENTED WITH LANDSCAPE PLANTINGS.



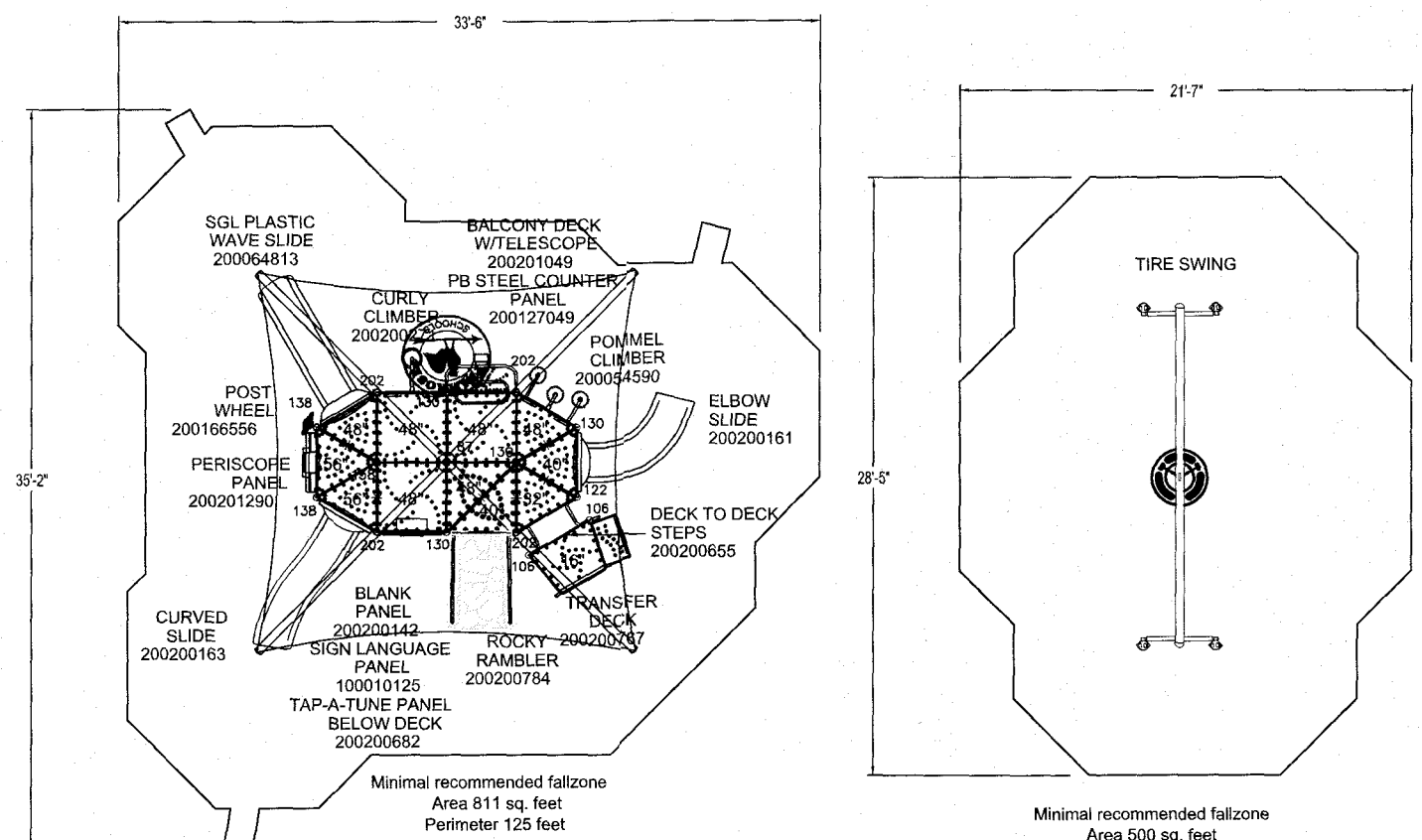




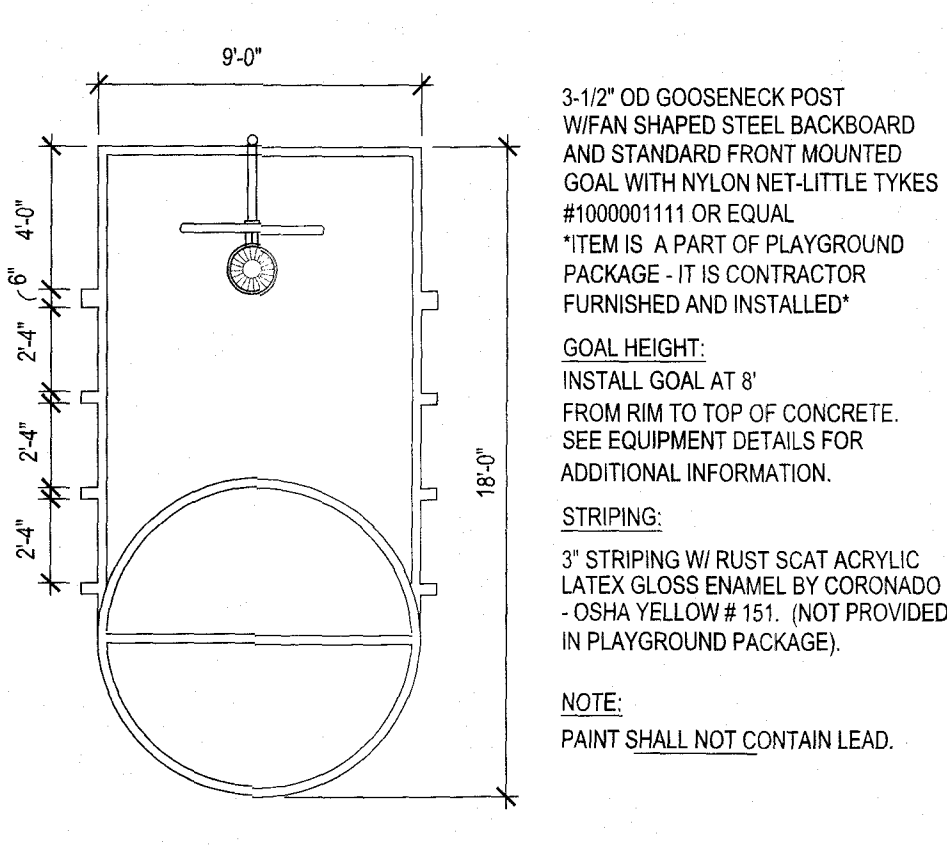
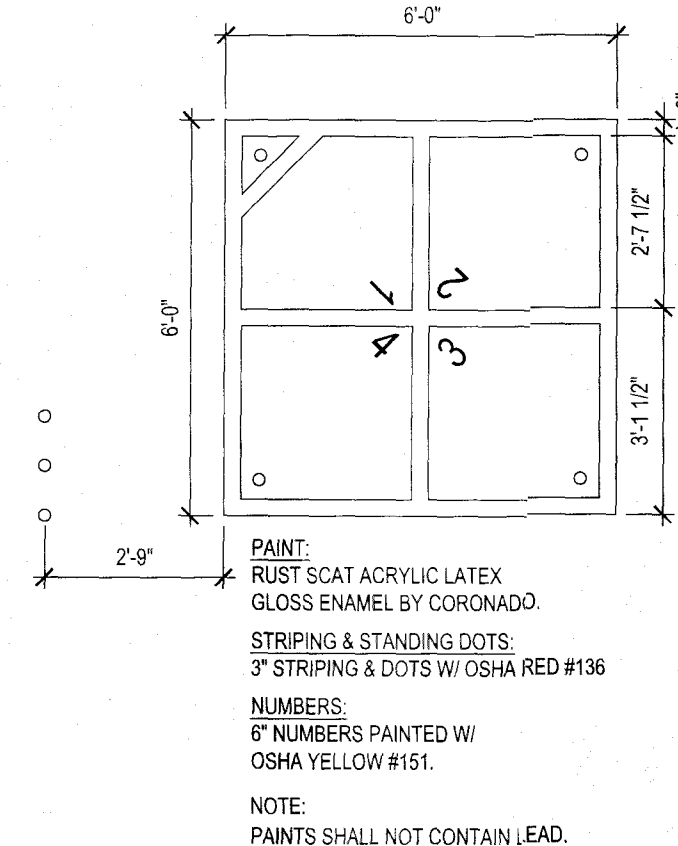
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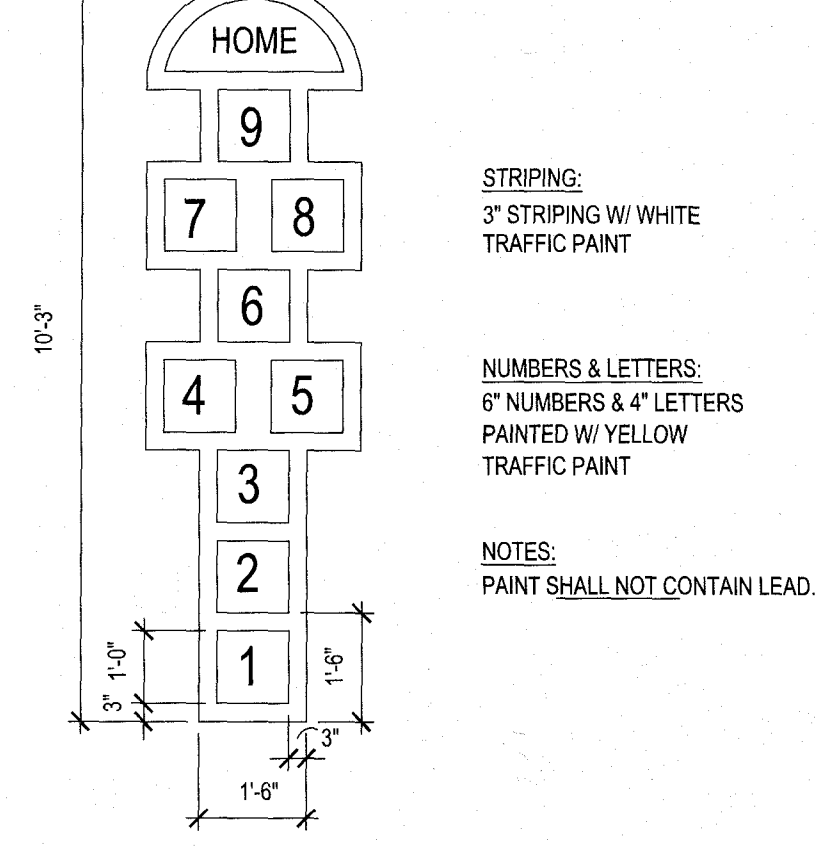
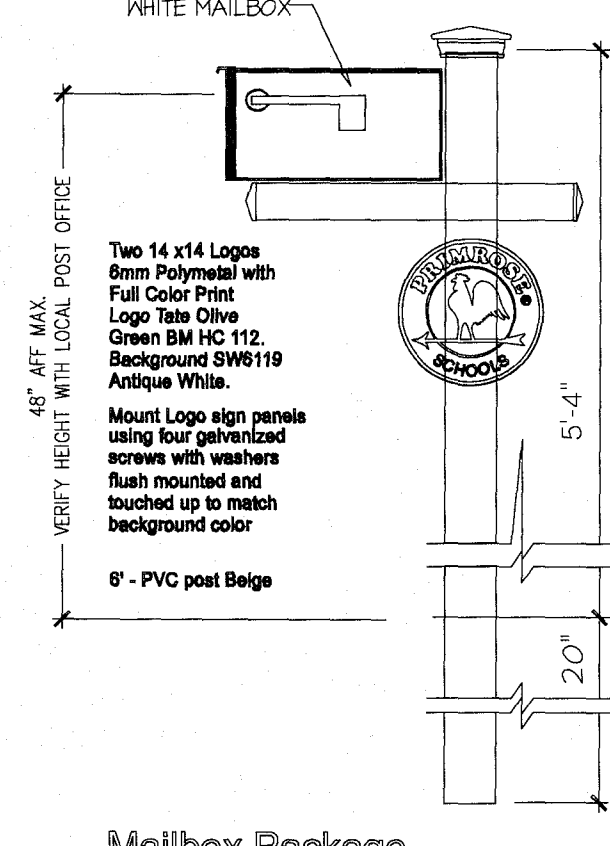
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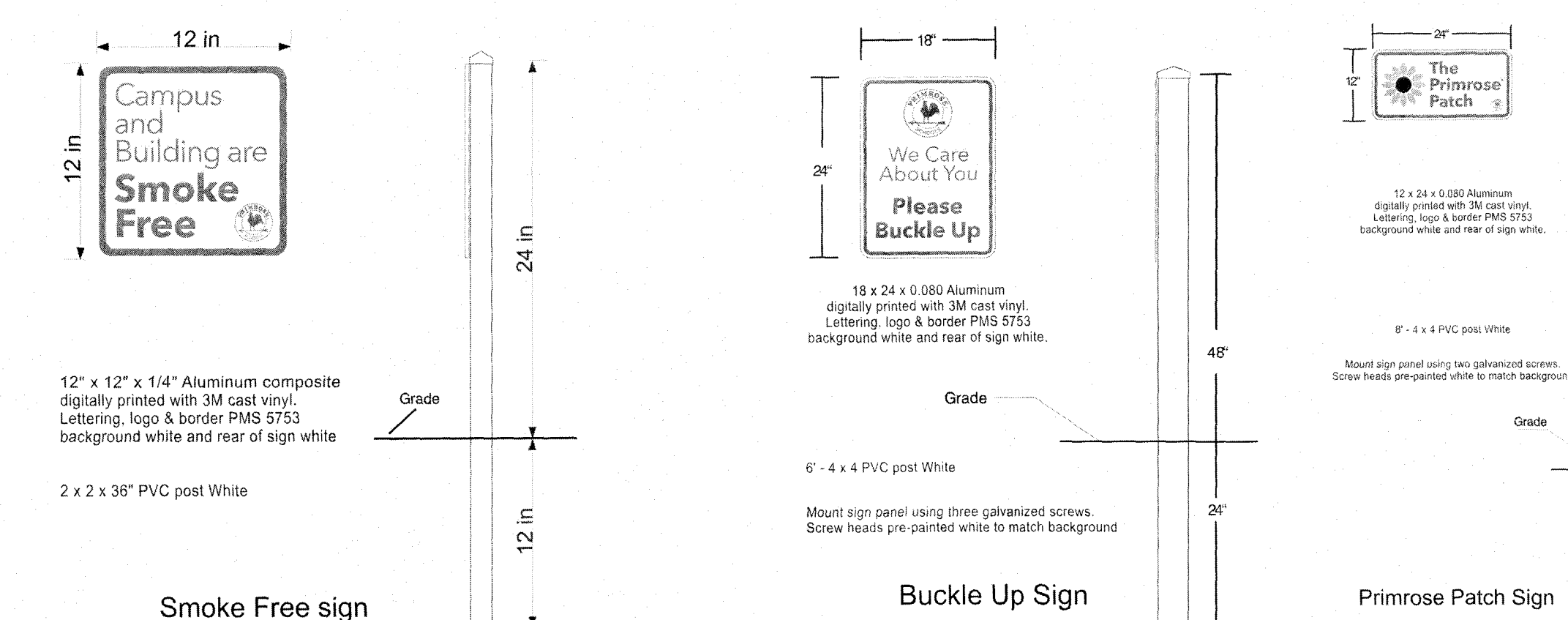
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$$3/16" = 1'-0"$$


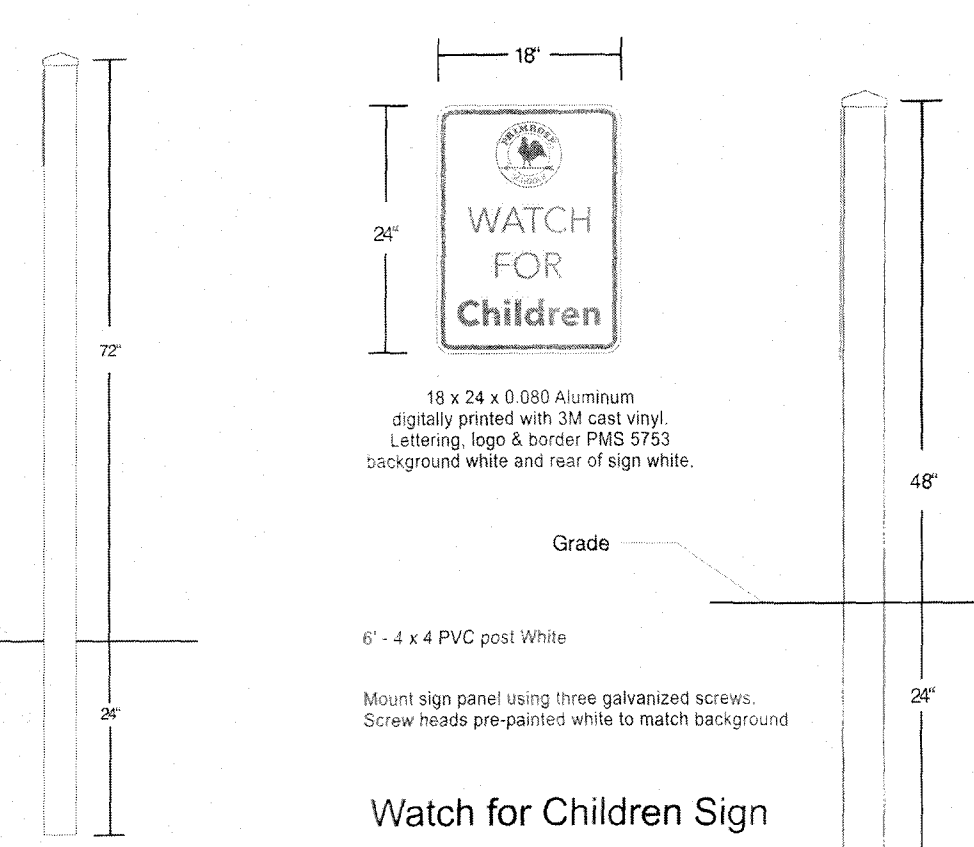
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$$3/8'' = 1'-0''$$


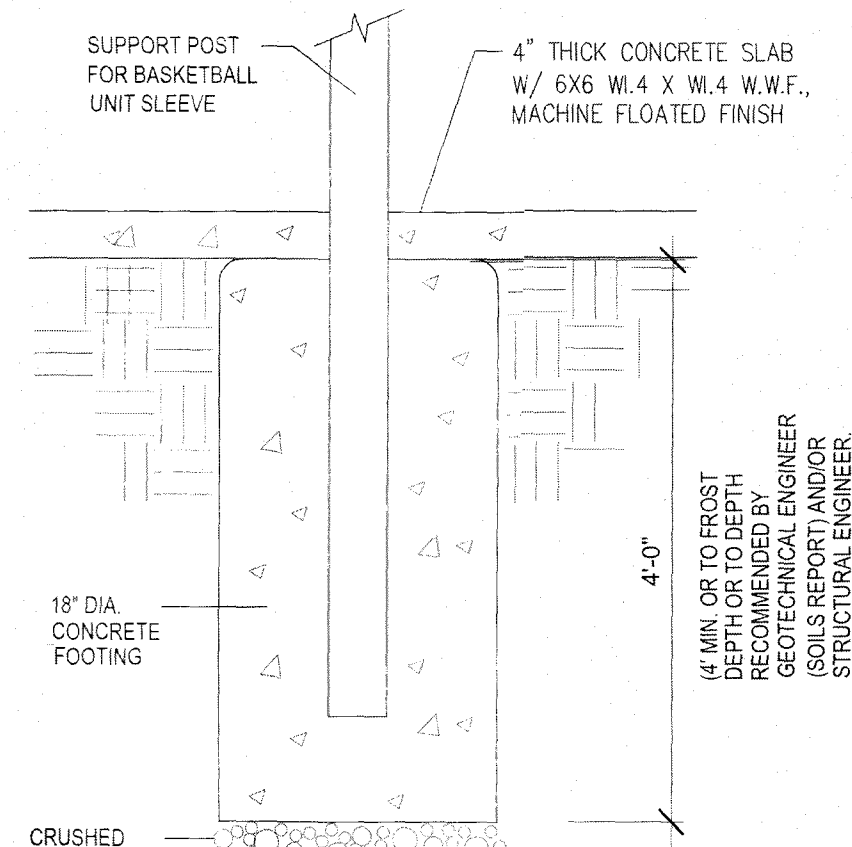
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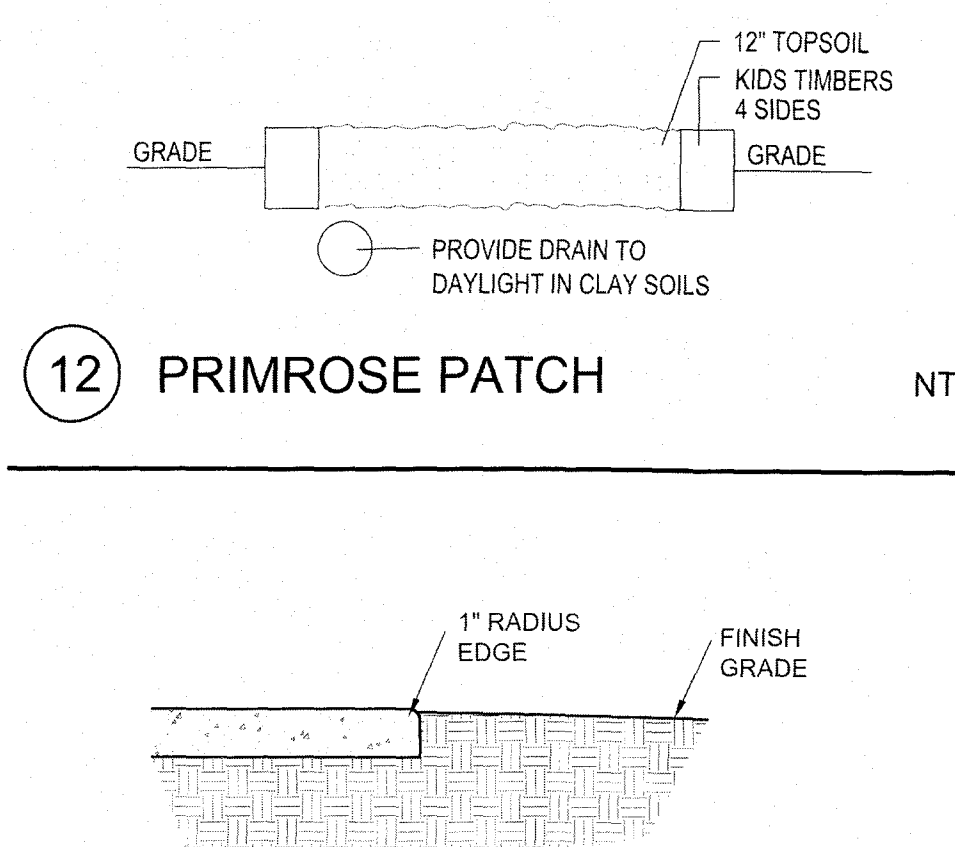
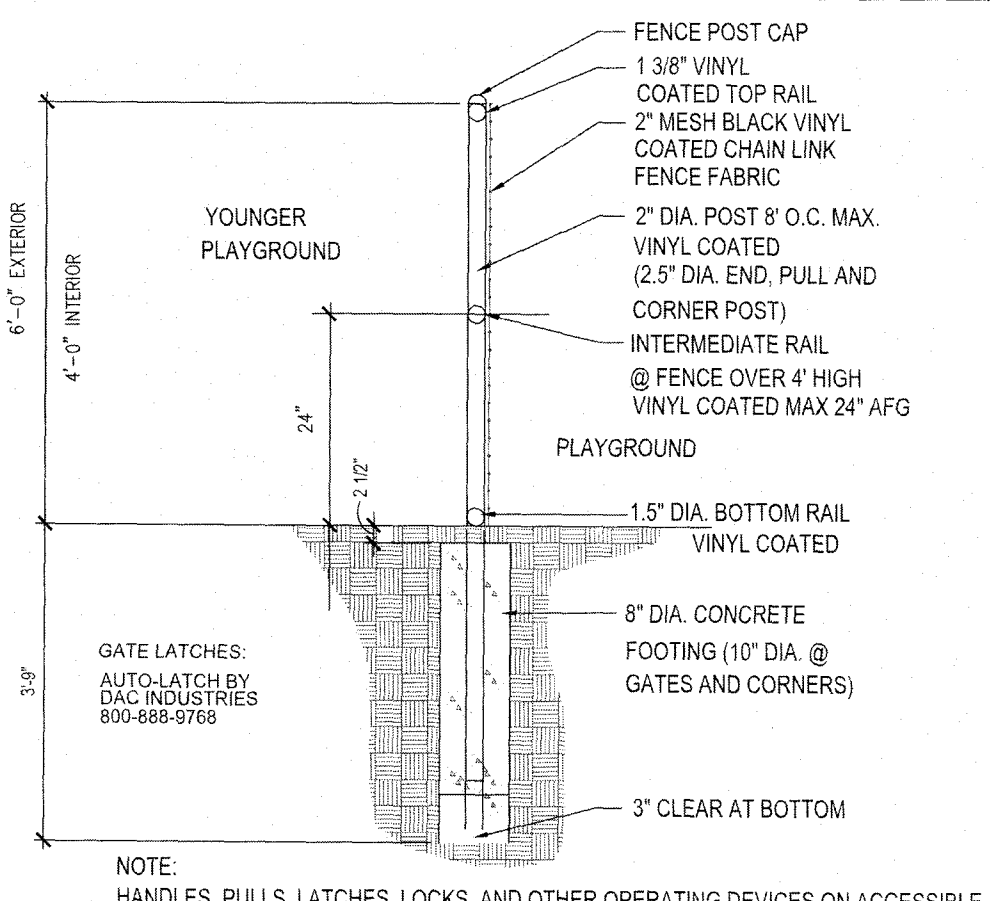
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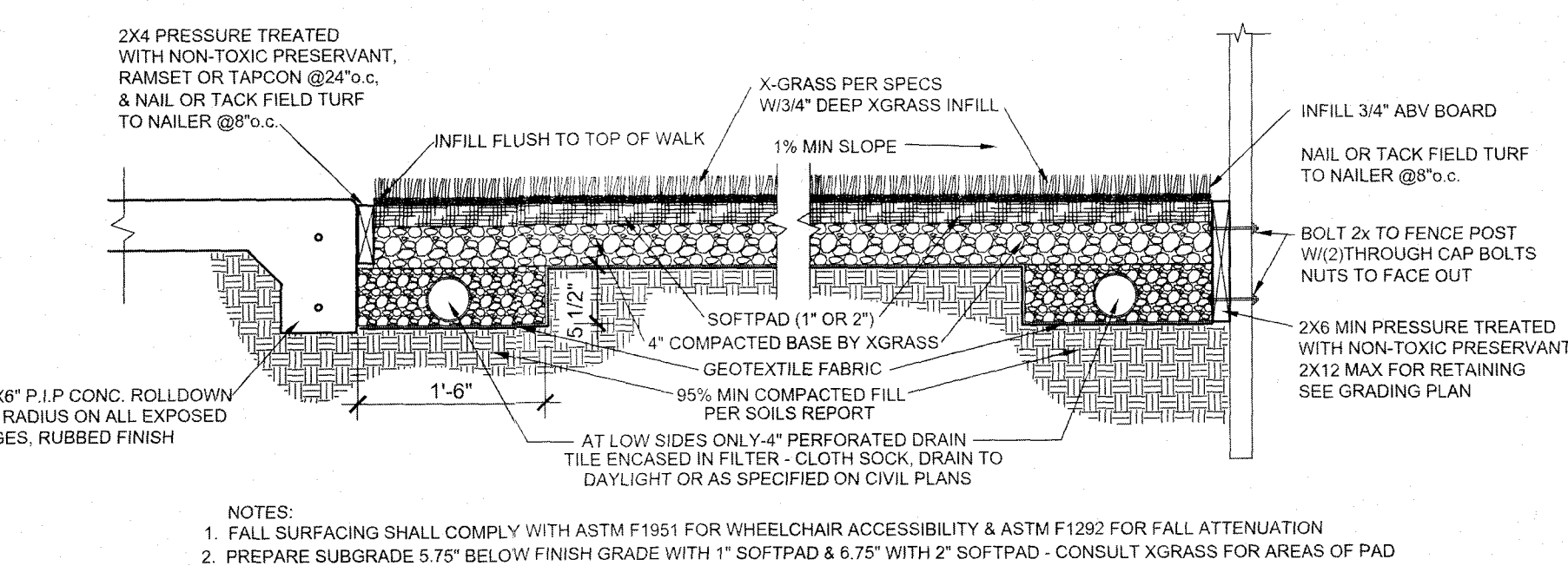
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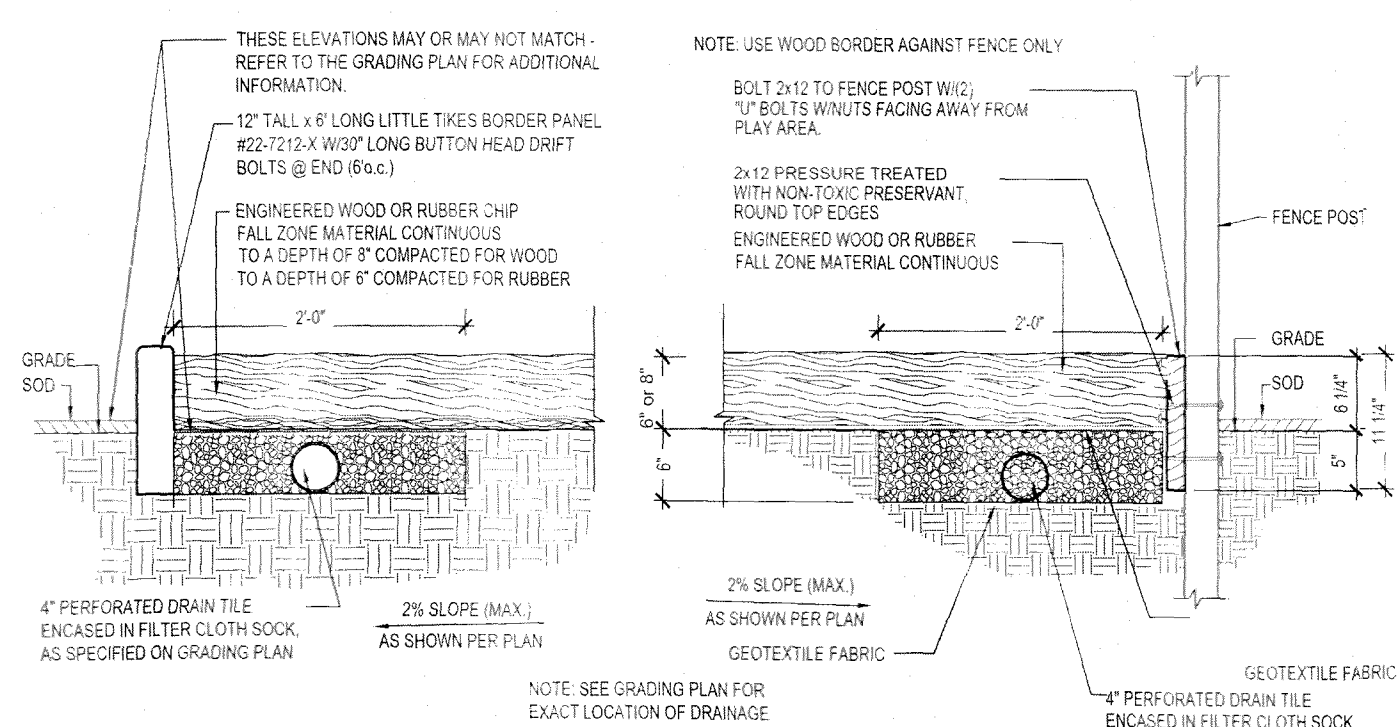
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$$3/4" = 1'-0"$$


NTS

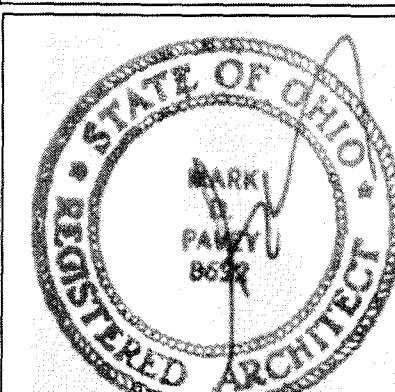


SCALE: 3/4"=1'-0"



NTS

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Site:
PRIMROSE SCHOOL OF
NORTH RIDGEVILLE
32135 Cook Road
North Ridgeville, OH 44039

Drawing Title

**SITE
DETAILS**

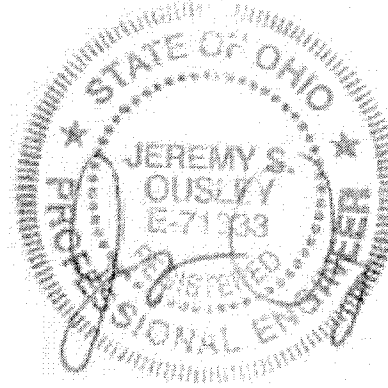
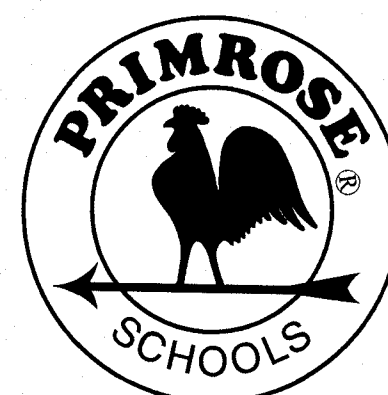
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Ckd: MDP

Revisions:

Drawing Number:

A-7.2

PRIMROSE SCHOOLS
CHILDRENS DESIGN GROUP
CITY OF NORTH RIDGEVILLE



DATE:

REVISIONS

DATE	DESCRIPTION

PROJECT NO.: 19-00358-020

DRAWN BY: NILM

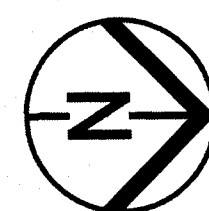
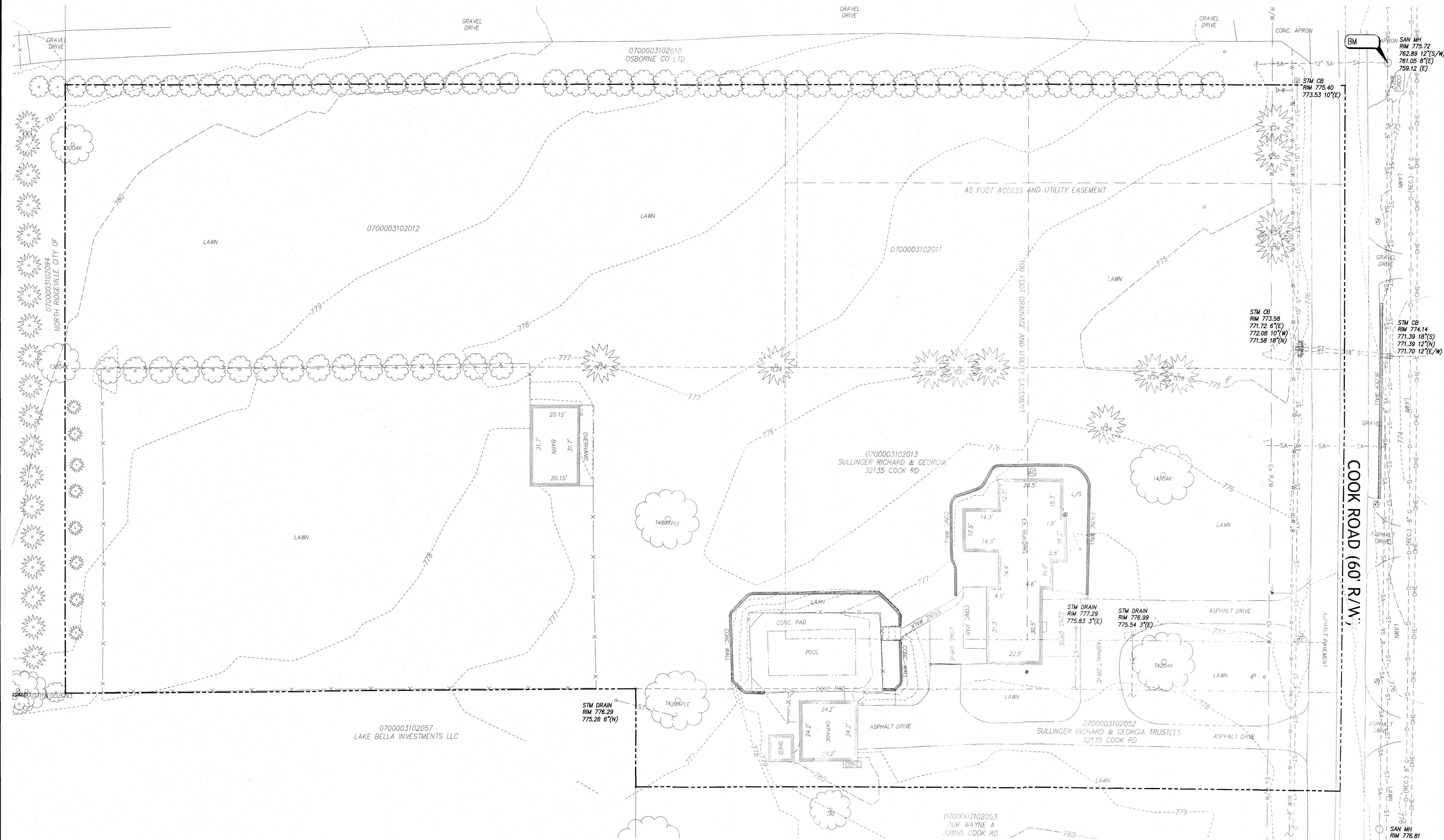
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DATE ISSUED: 02-10-2020

EXISTING CONDITIONS

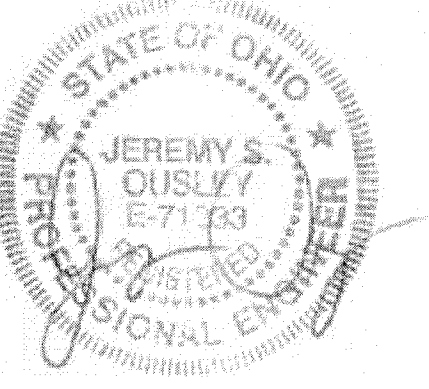
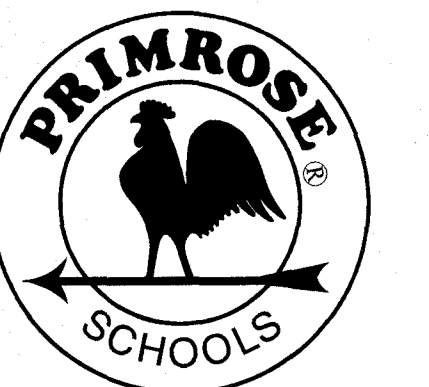
C-1.0

BM
RIM OF SANITARY MANHOLE 9.55' WEST
OF THE PROJECTS WEST PROPERTY LINE
N: 626432.27
E: 2112506.89
ELEVATION= 775.72



0 20 40
GRAPHIC SCALE IN FEET

PRIMROSE SCHOOLS
CHILDRENS DESIGN GROUP
CITY OF NORTH RIDGEVILLE



DATE:

REVISIONS

DATE	DESCRIPTION

PROJECT NO.: 19-00358-020

DRAWN BY: NLM

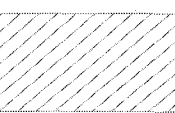
CHECKED BY: JSO

DATE ISSUED: 02-10-2020

DEMOLITION PLAN

C-2.0

LEGEND:



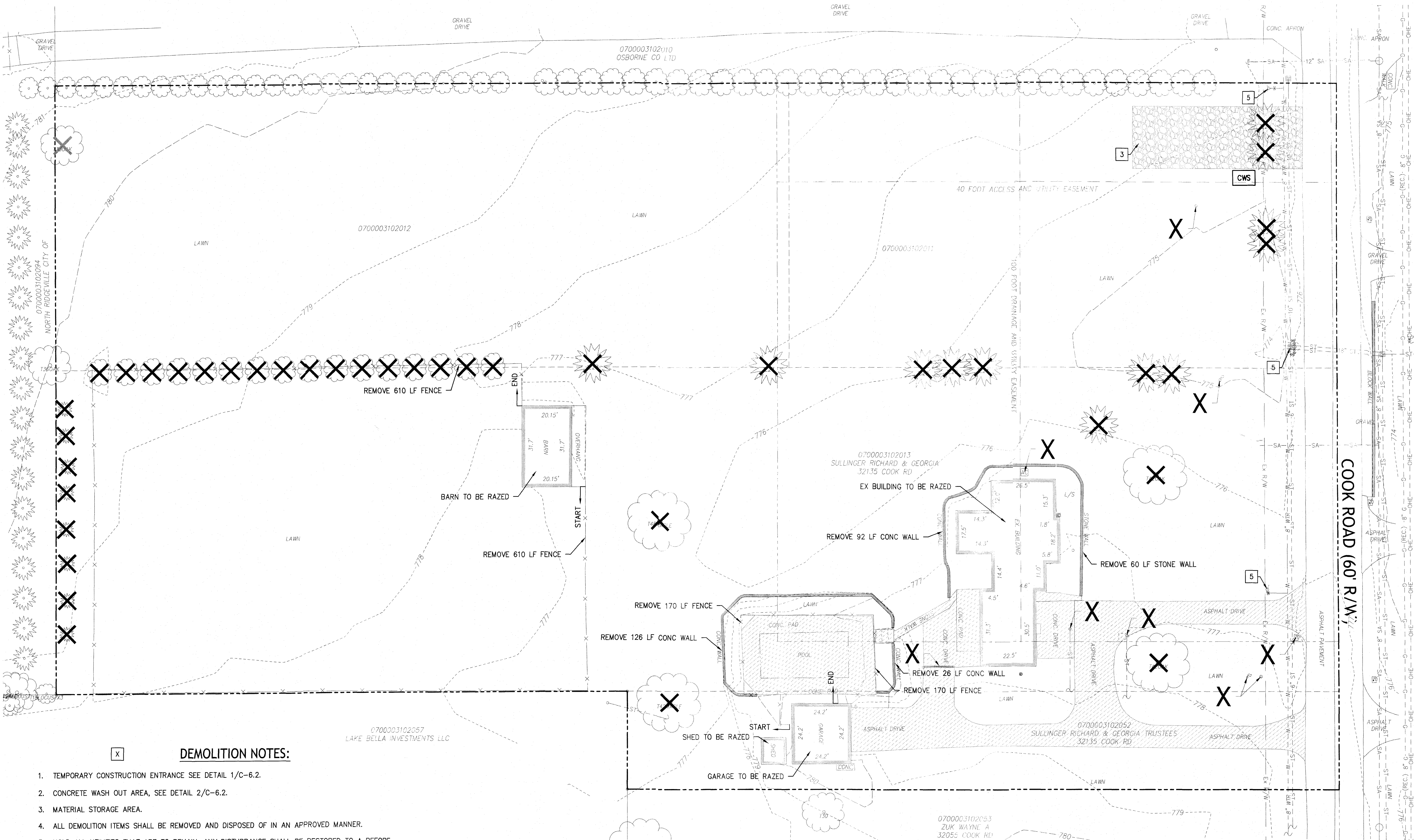
PAVEMENT REMOVAL



ITEM REMOVED

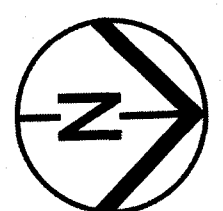
CWS

CONCRETE WASHOUT



DEMOLITION NOTES:

1. TEMPORARY CONSTRUCTION ENTRANCE SEE DETAIL 1/C-6.2.
2. CONCRETE WASH OUT AREA, SEE DETAIL 2/C-6.2.
3. MATERIAL STORAGE AREA.
4. ALL DEMOLITION ITEMS SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
5. HOLD ALL UTILITIES THAT ARE TO REMAIN, ANY DISTURBANCE SHALL BE RESTORED TO A BEFORE CONSTRUCTION CONDITION.
6. ALL CURB AND SIDEWALK REMOVED SHALL BE REMOVED TO THE CLOSEST EXISTING JOINT AND SHALL BE CUT TO FULL DEPTH FOR REMOVAL.
7. ALL SAW CUTTING SHALL BE FULL DEPTH AND SHALL BE DONE WET TO CONFORM TO THE OHIO EPA'S FUGITIVE DUST ACT.
8. NOTIFY CITY OF NORTH RIDGEVILLE BUILDING DEPT BETWEEN 8:00a TO 4:30p AT (440)353-0822 FOR INSPECTION AT LEAST 48 HOURS BEFORE WORK IS TO BEGIN WITHIN THE RIGHT OF WAY AND BEFORE ANY RESTORATION SHALL OCCUR.
9. ALL CONSTRUCTION & DEMOLITION DEBRIS (C&DD) WASTE WILL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE (ORC) 3714 AND LOCAL REGULATIONS.
10. TOPSOIL STORAGE AREA.



0 20 40
GRAPHIC SCALE IN FEET

ALL ITEM NUMBERS REFER TO THE 2013 STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS. ALL EQUIPMENT, MATERIAL AND WORKMANSHIP SHALL BE PERFORMED ACCORDING TO THESE SPECIFICATIONS AND THE REFERENCED OHIO DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS NOTED ON THE TITLE SHEET.

MATERIAL STORAGE/EQUIPMENT STORAGE

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE APPROPRIATE EQUIPMENT AND MATERIAL STORAGE AREA TO SUIT HIS NEEDS.

MATERIAL TESTING AND PERMITS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MATERIAL TESTING. MATERIAL TESTING IS REQUIRED FOR ASPHALT, CONCRETE, AND AGGREGATES FOR TRENCH BEDDING AND BACKFILL.
2. THE CONTRACTOR SHALL INCLUDE IN THE PRICE BID FOR THE NEW PIPE AND FOR TRENCHES WHERE PIPE(S) ARE REMOVED THE COST FOR COMPACTION TESTING OF THE BACKFILL IN ALL TRENCHES. COMPACTION RATES ARE 98% OF THE MAXIMUM DRY DENSITY PER AASHTO T-99 FOR THE VARIOUS LIFTS OF TRENCH BACKFILL AND THEY SHALL BE VERIFIED IN THE FIELD AS CONSTRUCTION PROGRESSES. THE CONTRACTOR WILL PAY FOR THE SERVICES OF AN INDEPENDENT QUALIFIED GEOTECHNICAL ENGINEER TO COMPLETE THIS WORK. THE GEOTECHNICAL ENGINEER SHALL RUN PROCTOR TESTS FOR THE BACKFILL MATERIAL AND BE ON-SITE FULL TIME TO VERIFY THE SPECIFIED COMPACTION RATES. COSTS FOR THIS WORK WILL BE INCLUDED IN THE PRICE OF THE ITEM TO WHICH IT RELATES.
3. ALL NEW WATERLINES MUST PASS A PRESSURE TEST AND DISINFECTION TEST IN ACCORDANCE WITH AWWA-C600 AND AWWA-C651, RESPECTIVELY, PRIOR TO CONNECTING THE NEW WATERLINE TO THE EXISTING SYSTEM. COSTS WILL BE INCLUDED IN THE PRICE BID FOR THE NEW WATERLINE.
4. THE EXECUTED PROJECT CONTRACT SHALL SERVE TO FULFILL THE CITY OF NORTH RIDGEVILLE PERMITTING REQUIREMENTS.

UNDERGROUND UTILITIES

THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE AS OBTAINED FROM THE OWNERS OF THE UTILITY AS REQUIRED BY SECTION 153.6 ORC.

UTILITY OWNERSHIP

THE FOLLOWING UTILITIES AND OWNERS ARE LOCATED WITHIN THE WORK LIMITS OF THE PROJECT:

CITY OF AKRON ENGINEERING BUREAU 166 SOUTH HIGH ST. AKRON, OH 44308 (330) 375-2288	COUNTY OF SUMMIT DEPT. OF ENVIRONMENTAL SERVICES 2525 STATE RD. CUYAHOGA FALLS, OH 44223 (330) 926-2400 ATTN: MIKE WEANT
CITY OF AKRON PUBLIC UTILITIES BUREAU 1436 TRIPLETT BLVD. (330) 375-2831	CITY OF AKRON PUBLIC UTILITIES BUREAU WATER DISTRIBUTION DIVISION 1460 TRIPLETT BLVD. AKRON, OH 44306 (330) 375-2420 ATTN: TONY PUGLIA
FIRST ENERGY 1910 W MARKET ST, BLDG 1 AKRON, OH 44313 (330) 436-4055 ATTN: DAVID MILLER	AT&T 50 W. BOWERY ST., 6TH. FLOOR AKRON, OH 44308 (330) 384-3048 ATTN: JOHN BOKISA
DOMINION EAST OHIO 320 SPRINGSIDE DRIVE, SUITE 320 AKRON, OH 44333 (330) 664-2409 ATTN: BRYAN DAYTON	SPECTRUM 530 S MAIN ST. AKRON, OH 44311 (330) 633-9203 EXT 7322 ATTN: CHRISTINE LEINHARDT
AKRON CANTON AIRPORT 5400 LAUBY RD. NW NORTH CANTON, OH 44720 (330) 896-2376 ATTN: KEVIN RIPPLE	SUNOCO PIPELINE CO. 999 HOME AVE. AKRON, OH 44310 (330) 704-7411 ATTN: MIKE SLORAVIT

WORK HOURS

NO NIGHT WORK BETWEEN THE HOURS OF 7:00 P.M. TO 7:00 A.M. SHALL BE PERMITTED UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE ENGINEER AND THE <<< CITY OF >>>.

CONSTRUCTION SEQUENCE

THE CONTRACTOR SHALL ENGAGE IN THE CONSTRUCTION OF THE PROJECT SUCH THAT ADEQUATE ACCESS TO THE RESIDENCES AND ALL BUSINESSES IS MAINTAINED AT ALL TIMES. INCLUDE COSTS IN THE PRICE BID FOR MAINTENANCE OF TRAFFIC. ONCE THE CONTRACTOR IS ENGAGED IN THE PROJECT, WORK SHALL BE CONTINUOUS USING FULL CREWS.

CONSTRUCTION PHOTOGRAPHS

THE CONTRACTOR SHALL PROVIDE THE NUMBER OF CONSTRUCTION PHOTOGRAPHS INDICATED ON THE BID. QUANTITIES: PHOTOGRAPHS SHALL BE IN COLOR, 3"x 5" IN SIZE, AND TAKEN USING A 35mm CAMERA TO SHOW EXISTING CONDITIONS PRIOR TO BEGINNING WORK. PHOTOGRAPHS WILL BE PAID FOR BASED ON EACH PHOTOGRAPH ACCEPTED BY THE ENGINEER. ALL ACCEPTED PHOTOGRAPHS WILL BE RETAINED BY THE OWNER. PHOTOGRAPHS NOT ACCEPTED WILL NOT BE PAID FOR.

DISCRETIONARY ALLOWANCE

THE BID SCHEDULE INCLUDES A DISCRETIONARY ALLOWANCE FOR USE BY THE OWNER TO PAY FOR CHANGE ORDERS. THERE IS NO GUARANTEE THAT THE OWNER WILL UTILIZE ANY OR ALL OF THE DISCRETIONARY ALLOWANCE.

REMOVAL OF DEBRIS AND SITE CLEANUP

THE PROJECT SITE MUST BE KEPT FREE OF CONSTRUCTION DEBRIS, TRASH, PAPER AND OTHER WASTE ITEMS. COLLECT AND REMOVE THESE ITEMS AT THE END OF EACH WORK DAY.

DUST NUISANCE ORIGINATION

DUST PRODUCED FROM ANY OPERATIONS INSIDE OR OUTSIDE THE RIGHT-OF-WAY SHALL BE CONTROLLED BY THE CONTRACTOR IN ACCORDANCE WITH ITEM 616. WATER AND/OR CALCIUM CHLORIDE SHALL NOT BE APPLIED UNLESS ORDERED BY THE ENGINEER.

PAVEMENT SWEEPING

AS REQUIRED DURING THE COURSE OF EACH WORK DAY, THE CONTRACTOR SHALL SWEEP ALL PAVED AREAS AFFECTED BY THE DAY'S WORK. PAVEMENT SHALL BE SCRAPED AND SWEEP TO REMOVE ALL DIRT, MUD AND DEBRIS. INCLUDE THE COST OF THIS WORK IN THE PRICE BID FOR THE EXCAVATION.

CLEARING AND GRUBBING

ALL TREES, STUMPS, ROOTS, SHRUBS AND DEBRIS REMOVED SHALL BE DISPOSED OF BY THE CONTRACTOR OFF SITE AT A LOCATION LICENSED TO ACCEPT SUCH MATERIAL. REMOVE ALL TREES AND STUMPS SPECIFICALLY MARKED FOR REMOVAL WITHIN THE CONSTRUCTION LIMITS OR AS NOTED ON THE DRAWINGS SHALL BE PAID FOR UNDER THE LUMP SUM BID FOR ITEM 201, CLEARING AND GRUBBING. FOR TREES, REMOVAL INCLUDES THE ROOT MASS. NO ROOT MASS IS PERMITTED WITHIN THE FOOTPRINT OF ANY PAVEMENT (ASPHALT, CONCRETE, AGGREGATE).

CLEARING AND GRUBBING -- TREE, LIMB AND ROOT PRUNING

THE DECISION TO PRUNE TREES DESIGNATED ON THE PLAN SHALL BE MADE BY THE <<< >>> AT THE TIME OF CONSTRUCTION. THE <<< >>> AND CONTRACTOR SHALL CONDUCT A FIELD REVIEW PRIOR TO BEGINNING WORK. THE PLANS DO NOT ALWAYS ACCURATELY REPRESENT THE TREE CANOPY. PRIOR TO BIDDING ON THIS PROJECT, THE CONTRACTOR SHALL MAKE A SITE VISIT TO ASSESS THE EXTENT OF THIS WORK. IF AN EXISTING TREE THAT IS DESIGNATED TO BE TRIMMED IS OUTSIDE OF THE RIGHT-OF-WAY LIMITS, THE PROPERTY OWNER SHALL BE NOTIFIED PRIOR TO PRUNING THE TREE. A PROFESSIONAL TREE TRIMMER SHALL PERFORM THIS WORK IN ACCORDANCE WITH ODOT ITEM 201.03. WHERE LIMBS ARE PRUNED WITHIN THE LIMITS OF EARTHWORK, PIPE/STORM STRUCTURE INSTALLATION, OR PAVEMENT INSTALLATION, THE ROOTS SHALL ALSO BE PROFESSIONALLY PRUNED. PAYMENT SHALL BE MADE PER EACH TREE PRUNED WHETHER BRANCHES AND/OR ROOTS ARE TRIMMED.

PROTECTION AND RESTORATION OF PROPERTY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE OR INJURY TO PROPERTY OF ANY CHARACTER, DURING THE EXECUTION OF THE WORK, RESULTING FROM ANY ACT, OMISSION, NEGLIGENCE, OR MISCONDUCT OF HIS MANNER OR METHOD OF EXECUTING THE WORK, OR AT ANY TIME DUE TO DEFECTIVE WORK OR MATERIALS, AND SAID RESPONSIBILITY WILL NOT BE RELEASED UNTIL THE PROJECT SHALL HAVE BEEN COMPLETED AND ACCEPTED.
3. WHEN OR WHERE ANY DIRECT OR INDIRECT DAMAGE OR INJURY OCCURS TO PUBLIC OR PRIVATE PROPERTY BY OR ON ACCOUNT OF ANY ACT, OMISSION, NEGLIGENCE, OR MISCONDUCT IN THE EXECUTION OF THE WORK, OR IN CONSEQUENCE OF THE NON-EXECUTION THEREOF BY THE CONTRACTOR, HE SHALL RESTORE, AT HIS OWN EXPENSE, SUCH PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING BEFORE SUCH DAMAGE OR INJURY WAS DONE, BY REPAIRING, REBUILDING OR OTHERWISE RESTORING AS MAY BE DIRECTED, OR SHALL MAKE GOOD SUCH DAMAGE OR INJURY IN AN ACCEPTABLE MANNER.
4. WHEN SIGNS AND SUPPORTS INTERFERE WITH CONSTRUCTION, THE CONTRACTOR SHALL REMOVE AND ERECT THEM IN A TEMPORARY LOCATION DURING CONSTRUCTION IN A MANNER SATISFACTORY TO AND AS DIRECTED BY THE ENGINEER. AFTER COMPLETION OF THE CONSTRUCTION AND BEFORE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL ERECT THE SIGNS AND SUPPORTS IN THEIR ORIGINAL LOCATION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

REMOVAL OF EXISTING STRUCTURES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING PIPES, CATCH BASINS, YARD DRAINS, CONCRETE DRAINAGE CHANNELS, GUARDRAILS, LANDSCAPE TIMBERS, AND OTHER ITEMS WITHIN THE LIMITS OF WORK THAT WILL BE ABANDONED OR OTHERWISE NOT USED AS PART OF THE ROADWAY AND STORM SEWER IMPROVEMENTS. ABANDONING PIPES IN PLACE OR FILLING THEM WITH GROUT IS NOT ACCEPTABLE, UNLESS AUTHORIZED BY THE ENGINEER. THE PROPERTY OWNER SHALL HAVE FIRST RIGHT OF REFUSAL FOR ALL LANDSCAPE ITEMS REMOVED.
2. ALL ITEMS REMOVED SHALL BE INCLUDED IN THE LUMP SUM PRICE BID FOR STRUCTURES REMOVED, EXCEPT FOR REMOVAL ITEMS NOTED SEPARATELY. INCLUDE IN PIPE REMOVAL AND CATCH BASIN REMOVAL THE COST OF TRENCH BACKFILL AND COMPACTION. BACKFILL MATERIAL IN TRENCHES UNDER OR WITHIN 3 FEET OF NEW OR EXISTING PAVEMENT SHALL BE TYPE 1 STRUCTURAL BACKFILL PER ODOT ITEM 703.11. BACKFILL MATERIAL ALL OTHER AREAS SHALL BE SUITABLE NATIVE MATERIAL. THERE IS NO SEPARATE PAY ITEM FOR ROADWAY OR DRIVEWAY PAVEMENT REMOVED WHICH IS INCLUDED IN THE EXCAVATION VOLUME.

SIGNS AND POSTS REMOVED

THE CITY OF NORTH RIDGEVILLE SHALL HAVE FIRST REFUSAL OF ALL SIGNS AND POSTS REMOVED.

MAILBOX RESTORATION

1. ALL SUPPORTS FOR MAILBOXES SHALL BE OF THE "BREAKAWAY" TYPE AND AS PER O.D.O.T. DIRECTIVE DH-0-103, MAILBOX SUPPORTS SHALL NOT EXCEED THE MAXIMUM BELOW:
A. MAXIMUM 4"x 4" TIMBER
B. MAXIMUM 2½" DIAMETER STANDARD WALL PIPE
C. ANY MATERIAL WITH THE EQUAL BREAKAWAY CHARACTERISTICS OF THE ABOVE.
2. ALL EXISTING MAILBOX SUPPORTS THAT DO NOT CONFORM TO A, B OR C ABOVE, OR WHEN REQUIRED BY THE ENGINEER, SHALL BE REMOVED AND REPLACED AS PER O.D.O.T. SPECIFICATION 107.10 WITH COST INCLUDED IN THE PRICE BID FOR ITEM SPECIAL 107.10. MAIL BOX AND SUPPORT. A NEW MAILBOX SHALL BE INCLUDED. MAIL BOX SHALL BE PVC WITH INTEGRAL PVC POST COVERING. FRONT AND REAR ACCESS DOORS AND COLORED GRAY OR TAN. PROVIDE "MAILMASTER DELUXE" MAIL BOX BY STEP 2, OR EQUAL. POST SHALL BE 4"x4" NOMINAL SIZE TREATED SOUTHERN YELLOW PINE. POST SHALL BE BURIED TO A DEPTH OF 36 INCHES. HEIGHT AND LOCATION OF MAILBOX SHALL BE AS REQUIRED BY THE POSTMASTER. PROVIDE AND INSTALL ADDRESS NUMBERS ON THE NEW MAILBOXES.
3. EXISTING MAIL BOXES AND PAPER BOXES SHALL BE TEMPORARILY RELOCATED AS REQUIRED FOR THE CONSTRUCTION TO A LOCATION APPROVED BY THE POSTMASTER, AND REPLACED OR REINSTALLED UPON COMPLETION OF THE WORK TO THE ORIGINAL LOCATION OR NEW LOCATION AS APPROVED BY THE POSTMASTER. INCLUDE ALL COSTS IN THE PRICE BID FOR THE PROPOSED MAIL BOX AND SUPPORT. PAYMENT FOR RELOCATING/REINSTALLING EXISTING MAIL BOXES AND SUPPORTS IS INCLUDED IN MOBILIZATION.

TOPSOIL

EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE IN AN APPROVED LOCATION. THE AREA TO BE STRIPPED SHALL INCLUDE THE AREA WHERE THE PROPOSED WORK WILL BE LOCATED. UPON COMPLETION OF THE WORK, THE STOCKPILED TOPSOIL WILL BE EVENLY DISTRIBUTED OVER THE DISTURBED WORK AREA IN A UNIFORM THICKNESS OF AT LEAST 4 INCHES. STOCKPILED TOPSOIL IN EXCESS OF THE AMOUNT NEEDED FOR THE ABOVE NOTED WORK WILL BE WASTED AT A DISPOSAL AREA AS DETERMINED BY <<< THE CITY >>>.

EXCAVATION / TOPSOIL STOCKPILE

EXCESS EXCAVATION AND TOPSOIL WILL BE STOCKPILED AT <<< >>>. THE EXACT LOCATION WILL BE DETERMINED BY <<< >>>. A CONSTRUCTION ACCESS DRIVE IS REQUIRED ALONG WITH A SILT FENCE FOR SEDIMENT CONTROL. SEEDING AND MULCHING ARE ALSO REQUIRED. THE STOCKPILES SHALL BE GRADED SMOOTH AND COMPACTED TO 90% DENSITY.

DITCHES

STATION AND OFFSET IS PROVIDED ON THE PLAN AT THE BEGINNING OF THE DITCH. DITCHES SHALL BE 6 INCHES DEEP WHERE IT BEGINS.

LINEAR GRADING

CONSTRUCT DITCHES WHERE INDICATED ON THE PLANS PER THE DETAILS. CONSTRUCTING THE DITCH SHALL BE PAID FOR AS PART OF THE EXCAVATION AND EMBANKMENT ITEMS. TOPSOIL, SEEDING, AND EXCELSIOR MATTING WILL BE PAID FOR SEPARATELY.

PAVEMENT MIX DESIGN AND PAVING TABLE

FOR PAVING ITEMS, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A DESIGN MIX FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING. ALL MATERIALS USED MUST BE OBTAINED FROM A SOURCE APPROVED BY THE OHIO DEPARTMENT OF TRANSPORTATION.

PRIOR TO PAVING, THE CONTRACTOR WILL PROVIDE A PAVING TABLE FOR EACH LIFT OF ASPHALT TO THE RESIDENT PROJECT REPRESENTATIVE. THE TABLE WILL INDICATE THE ANTICIPATED TONNAGE OF THE ASPHALT AT 100 FOOT STATIONS, BASED ON THE CONTRACTOR'S PAVING PLAN.

ASPHALT TESTING

1. QUALITY CONTROL AND ACCEPTANCE TEST REQUIREMENTS SHALL BE AS DESCRIBED IN ITEMS 403, 441, AND 448 WITH THE FOLLOWING MODIFICATIONS.
2. THE CONTRACTOR WILL SUBMIT A COPY OF HIS ODOT APPROVED QCP AND ASPHALT MIX DESIGN TO THE ENGINEER AT LEAST TWO WEEKS PRIOR TO BEGINNING ANY PAVING. FOR ITEM 448, MIX DESIGN SHALL BE TYPE 2 M FOR INTERMEDIATE COURSE AND TYPE 1 M FOR SURFACE COURSE. STANDARD RAP LIMITS WILL BE USED. NO SLAG IS PERMITTED IN ANY OF THE ASPHALT MIXES.
3. RESULTS OF THE CONTRACTOR'S IN PLACE FIELD DENSITY MEASUREMENTS SHALL BE PROVIDED TO THE ENGINEER AT THE END OF EACH DAYS PAVING, ALONG WITH ASPHALT DELIVERY TICKETS. THE CONTRACTOR SHALL MEASURE AND RECORD ASPHALT SURFACE TEMPERATURE ALONG WITH THE FIELD DENSITY MEASUREMENTS, AND PROVIDE COPIES TO THE ENGINEER AT THE END OF EACH DAYS PAVING.
4. QUALITY CONTROL TESTING AND VERIFICATION ACCEPTANCE TESTING IS REQUIRED FOR ITEMS 301 AND 448. THE <<< CITY OF >>> WILL UTILIZE AN INDEPENDENT LABORATORY FOR THE DOT'S RESPONSIBILITIES LISTED IN THE SPECIFICATIONS. THE CONTRACTOR WILL COORDINATE WITH THE INDEPENDENT LAB'S REPRESENTATIVE. REPORTS WILL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER THE DAY AFTER EACH DAY OF PAVING.
5. FOR CHECKING SURFACE TOLERANCES ON THE INTERMEDIATE AND SURFACE COURSES, THE CONTRACTOR WILL PROVIDE EQUIPMENT DESCRIBED IN ITEM 401.19, FOR USE BY THE CITY'S FIELD REPRESENTATIVE. TO ASSIST IN THIS PROCESS, THE CONTRACTOR WILL PROVIDE ONE WORKMAN TO MOVE THE STRAIGHT EDGE AND PERFORM OTHER TASKS WHILE THE FIELD REP CHECKS THE TOLERANCES.

CONCRETE TESTING

1. ALL CONCRETE USED ON THE PROJECT SHALL BE TESTED. THIS INCLUDES CONCRETE FOR ROADS, CURB, DRIVEWAYS, THRUST BLOCKING, FILL INSIDE CATCH BASINS, AND FOR ANY OTHER PURPOSE ON THE PROJECT. A MIX DESIGN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEGINNING WORK. A TICKET FOR EACH LOAD DELIVERED TO THE PROJECT SHALL BE PROVIDED TO THE FIELD REPRESENTATIVE. TICKET SHALL INCLUDE ALL INFORMATION REQUIRED IN ODOT 499.08. CONCRETE SHALL BE TESTED FOR AIR, SLUMP, AND COMPRESSIVE STRENGTH. EACH LOAD SHALL BE CHECKED FOR AIR AND SLUMP. FOUR (4) TEST SPECIMENS WILL BE MADE FROM EVERY THIRD TRUCK STARTING WITH THE FIRST TRUCK EACH DAY THAT CONCRETE IS DELIVERED TO THE JOBSITE AND/OR EACH TIME THE MIX IS CHANGED. TEST ONE CYLINDER AT 7 DAYS AND ONE AT 28 DAYS, TWO ARE SPARES. SUBMIT A COPY OF EACH REPORT TO THE ENGINEER IMMEDIATELY AFTER THE TEST IS CONDUCTED. ALL TEST REPORTS FOR THE MONTH MUST BE SUBMITTED BY THE TIME OF THE CONTRACTOR'S PAY REQUEST SUBMITTAL, OR THE SUBMITTAL WILL BE CONSIDERED INCOMPLETE AND WILL BE RETURNED TO THE CONTRACTOR.
2. NOTE THAT FOR DRIVEWAYS, A CONCRETE BEAM SHALL ALSO BE MADE AND TESTED FOR EACH DAY'S POUR.

DRIVEWAY RECONSTRUCTION

1. INSTALL NEW APRONS AND RECONSTRUCT DRIVEWAYS TO THE RIGHT-OF-WAY OR AS NOTED IN THE DRAWINGS. NEW CONCRETE AND/OR GRAVEL APRONS AND PORTIONS OF CONCRETE DRIVES SHALL BE MADE USING 3" THICK ITEM 304 AGGREGATE BASE, AND ITEM 451 REINFORCED CONCRETE PAVEMENT (6" THICK FOR RESIDENTIAL AND 8" THICK FOR COMMERCIAL). REINFORCING SHALL BE 6"x6" WIRE FABRIC PER ITEM 709.10. ASPHALT AND/OR GRAVEL APRONS AND PORTIONS OF ASPHALT DRIVES NOTED FOR REPLACEMENT SHALL BE MADE USING 3" THICK ITEM 304 AGGREGATE BASE, ITEM 301 ASPHALT CONCRETE BASE (3½" THICK FOR RESIDENTIAL AND 5" THICK FOR COMMERCIAL), TACK COAT AT 0.10 GAL/SY, AND 1½" THICK ITEM 448 TYPE I ASPHALT CONCRETE SURFACE COURSE. PORTIONS OF GRAVEL DRIVES NOTED FOR REPLACEMENT SHALL BE 8" THICK ITEM 304 AGGREGATE BASE (RESIDENTIAL) OR 10" THICK ITEM 304 AGGREGATE BASE (COMMERCIAL). DIMENSIONS SHALL BE AS SHOWN ON THE DRAWINGS.
2. DRIVEWAYS DISTURBED BEYOND THE LIMITS OF THE BACK OF WALK SHALL BE RECONSTRUCTED USING THE SAME TYPE OF MATERIAL AS THE EXISTING. CONCRETE FOR RECONSTRUCTION SHALL BE AS NOTED ABOVE. ASPHALT DRIVEWAYS SHALL BE CONSTRUCTED OF 4" THICK OF ITEM 301 ASPHALT CONCRETE BASE, 3" THICK OF ITEM 304 AGGREGATE BASE AND 2" THICK OF ITEM 448 ASPHALT CONCRETE SURFACE COURSE. GRAVEL DRIVES SHALL BE 4" THICK STONE TO MATCH EXISTING TYPE FOR EACH AGGREGATE DRIVEWAY.
3. THE CONTRACTOR SHALL COORDINATE WITH THE VARIOUS RESIDENTS TO MINIMIZE THE INCONVENIENCE WITH NEW DRIVEWAYS AND APRONS INSTALLED. POUR DRIVEWAYS ONE-HALF WIDTH AT A TIME OR MAKE OTHER ARRANGEMENTS WITH THE PROPERTY OWNERS THAT ARE ACCEPTABLE TO THEM.
4. ALL CONCRETE SHALL BE CLASS QC-1. REOPEN DRIVE 24 HOURS AFTER POURING. MAKE AND BREAK ONE BEAM FOR EACH DAYS POUR. INCLUDE COSTS IN PRICE BID FOR CONCRETE.

AGGREGATE FOR TEMPORARY DRIVEWAYS

THE CONTRACTOR SHALL PROVIDE A TEMPORARY DRIVE IMMEDIATELY FOLLOWING REMOVAL OF THE DRIVE. TEMPORARY DRIVES SHALL BE CONSTRUCTED OF <<< >>> OR AS OTHERWISE PROVIDED BY THE CONTRACTOR. THIS WILL BE CONSIDERED AS PART OF <<< >>> AND THERE WILL BE NO SEPARATE PAY ITEM.

SUBGRADE REPAIR

THE CONTRACTOR IS OBLIGATED TO DISK AND DRY WET SUBGRADE SOILS AS DESCRIBED UNDER ITEM 203.07. ALLOW TIME IN THE CONSTRUCTION SCHEDULE FOR THIS OPERATION. THIS WORK IS CONSIDERED INCIDENTAL TO EARTHWORK AND THERE WILL BE NO ADDITIONAL PAYMENT. HOWEVER, AREAS OF EXTREMELY WET OR UNSUITABLE MATERIAL ENCOUNTERED DURING EXCAVATION OR PROOF ROLLING OPERATIONS SHALL BE ADDRESSED AS FOLLOWS:

1. THE CONTRACTOR SHALL CONDUCT THIS OPERATION UNDER THE SUPERVISION OF THE <<< CITY OF >>> REPRESENTATIVE WHO SHALL THEN DETERMINE WHAT AREAS WILL REQUIRE ADDITIONAL DRYING AND COMPACTION OR BE DEEMED UNSUITABLE AND EXCAVATED AND REPLACED WITH SUITABLE MATERIAL FROM ONSITE OR OFFSITE. WHEN ORDERED BY THE ENGINEER, SUBGRADE REPAIR SHALL BE PERFORMED. THIS INCLUDES REMOVAL OF EXISTING MATERIAL TO 18" DEEP, INSTALLATION OF TYPE 'D' GEOTEXTILE FABRIC (ODOT ITEM 712.09), AND 18" OF NO. 1 AND NO. 2 STONE TOPPED WITH 2" OF ITEM 304 GRAVEL, THOROUGHLY COMPACTED IN PLACE.
2. ONCE THE AREAS HAVE BEEN REPAIRED, THE CONTRACTOR SHALL CONDUCT ANOTHER PROOF ROLL OF THESE AREAS UNDER THE SUPERVISION OF THE <<< CITY OF >>> REPRESENTATIVE. TO ENSURE ALL UNSTABLE/UNSUITABLE AREAS HAVE BEEN CORRECTED, NO BASE MATERIAL SHALL BE PLACED FOR ROADWAY CONSTRUCTION UNTIL THE <<< CITY OF >>> REPRESENTATIVE HAS ISSUED APPROVAL OF THE SUBGRADE FOR THE ENTIRE ROADWAY TO BE PAVED. THE CONTRACTOR SHALL ONLY PERFORM THE SUBGRADE REPAIR UNDER THE DIRECTION OF THE ENGINEER.

PAVEMENT RESTORATION FOR PIPE INSTALLATION

1. INSTALL ASPHALT BASE TO THE SURFACE OF EXISTING PAVEMENT FOR PIPE TRENCHES LOCATED WITHIN EXISTING PAVEMENT.
2. ITEM 301, ASPHALT CONCRETE BASE THICKNESS SHALL BE 6 INCHES AND THE PAVEMENT WIDTH SHALL INCLUDE THE TRENCH WIDTH PLUS TWO FEET ON EACH SIDE OF THE TRENCH.
3. PROVIDE MATERIALS OUTSIDE THE LIMITS STATED ABOVE AT NO ADDITIONAL COST.

STORM SEWER

1. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, ITEM 706.02, CLASS III, WALL B, WITH GASKET JOINTS; CORRUGATED POLYETHYLENE PIPE WITH A SMOOTH INTERIOR LINER, ITEM 707.33, WITH GASKET JOINTS, OR REINFORCED CONCRETE ELLIPTICAL PIPE ITEM 706.04.
2. ALL STORM SEWER LENGTHS SHOWN ON THE DRAWINGS ARE HORIZONTAL DISTANCES MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. BEDDING SHALL BE CLASS B PER ITEM 603.04 EXCEPT THAT SLAG AND CRUSHED CONCRETE IS NOT PERMITTED. BEDDING SHALL EXTEND FROM 6" BELOW THE BOTTOM OF PIPE TO THE SPRINGLINE (FOR CONCRETE PIPE) AND TO 12" ABOVE THE TOP OF PIPE (FOR POLYETHYLENE PIPE). BACKFILL SHALL BE TYPE 1 STRUCTURAL BACKFILL PER ITEM 703.11 WHERE STORM SEWER IS PLACED BELOW AND/OR BEHIND CURB, PAVEMENT AND/OR DRIVES, OR WHEN THE EDGE OF THE TRENCH IS WITHIN 3 FEET OF SUCH. BACKFILL SHALL BE SUITABLE NATIVE MATERIAL WHERE STORM SEWER IS PLACED BELOW ROADSIDE DITCHES.
4. ROOF DRAINS, FOUNDATION DRAINS AND SEPTIC DRAINS SHALL BE PVC, ASTM D-3034, SDR 35. BEDDING SHALL BE TYPE 2 PER ITEM 603.06 AND BACKFILL SHALL BE NATIVE MATERIAL COMPACTED PER ITEM 603.10, SECTION D.
5. ALL BACKFILL IN TRENCHES SHALL BE PLACED IN 6" LIFTS AND COMPACTED USING MECHANICAL TAMPERS. COMPACTION RATES SHALL BE PER ITEM 603.11.
6. STORM SEWER INSTALLATION SHALL INCLUDE: EXCAVATING FOR PIPE AND FOUNDATIONS FOR SAME, INCLUDING CLEARING AND GRUBBING AND THE REMOVAL OF ALL MATERIALS NECESSARY FOR PLACING THE PIPE EXCEPT REMOVALS LISTED SEPARATELY; FURNISHING AND PLACING OF BEDDING AND BACKFILL AS REQUIRED; CONSTRUCTING AND SUBSEQUENTLY REMOVING ALL NECESSARY COFFERDAMS, CRIBS AND SHEETING; PUMPING AND DEWATERING; SEALING OR BANDING ALL PIPE JOINTS WHERE REQUIRED; FURNISHING AND INSTALLING ALL NECESSARY PIPE BENDS AND BRANCHES OF A TYPE AT LEAST EQUAL TO THE CONDUIT OF WHICH THEY BECOME A PART; JOINING TO THE EXISTING AND PROPOSED APPURTENANCES AS REQUIRED; CORE DRILLING EXISTING STRUCTURES FOR CONNECTING TO NEW STORM SEWERS; PERFORMING LEAKAGE TESTS AS SPECIFIED; RESTORATION OF DISTURBED FACILITIES AND SURFACES; AND PROVIDING EROSION CONTROL PADS AND ANIMAL GUARDS ON UNDERDRAIN AT ALL OUTLETS.

MANHOLE LIDS IN PAVEMENT

MANHOLE LIDS MUST BE SET TO THE PAVEMENT CROSS SLOPE. GRADE RING SHALL HAVE VARIABLE THICKNESS TO ACHIEVE THE REQUIRED CROSS SLOPE ACROSS THE LID.

MANHOLES, CATCH BASINS AND INLETS REMOVED

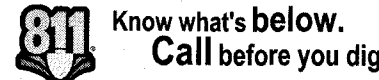
ALL CASTINGS SHALL BE CAREFULLY REMOVED AND STORED WITHIN THE RIGHT OF WAY FOR SALVAGE BY THE <<< CITY OF >>>. PAYMENT SHALL BE INCLUDED IN THE CONTRACT PRICE FOR PERTINENT 202 ITEM.

HOUSE CONNECTION

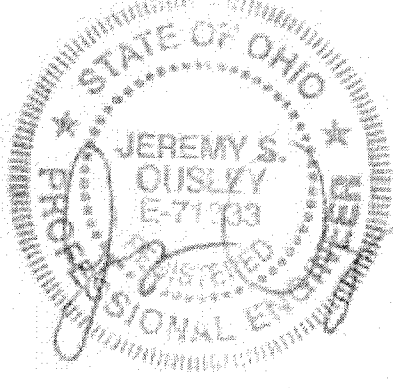
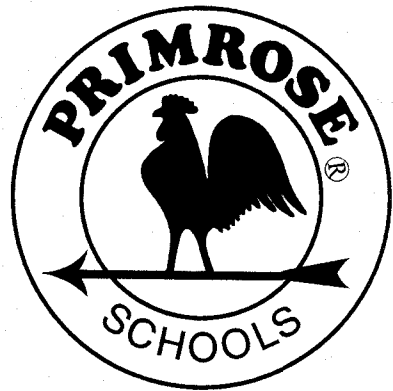
1. EXISTING ROOF DRAINS, YARD DRAINS, OR SEPTIC DRAINS DISTURBED BY THE PROPOSED WORK SHALL BE PROVIDED WITH UNOBSTRUCTED OUTLETS BY CONNECTION TO STORM SEWER MANHOLE, CATCH BASIN, OR AS DIRECTED BY THE ENGINEER. PROVIDE FITTINGS AND CONNECTORS AS REQUIRED FOR ALL CONNECTIONS. THE COST OF WHICH WILL BE INCLUDED IN THE PRICE BID FOR PIPE. CONNECTIONS TO STORM SEWERS SHALL BE MADE USING MANUFACTURED FITTINGS SUCH AS KOR-N-TEE CONNECTORS, OR EQUAL. A CLEAN OUT SHALL ALSO BE PROVIDED.
2. THE LOCATION, TYPE, SIZE AND GRADE OF REQUIRED REPLACEMENTS WILL BE DETERMINED BY THE ENGINEER DURING CONSTRUCTION. QUANTITIES OF 4" AND 6" CONDUIT HAVE BEEN INCLUDED IN THE BID SCHEDULE FOR RECONNECTING EXISTING DRAINS. THESE ITEM SHALL NOT BE ORDERED UNTIL AUTHORIZED BY THE ENGINEER.

FOLLOWING QUANTITIES ARE PROVIDED IN THE BID SCHEDULE:

ITEM 603 - 4" CONDUIT, TYPE E	_____	LF
ITEM 603 - 6" CONDUIT, TYPE E	_____	LF
ITEM SPECIAL - CLEAN OUT	_____	EA



PRIMROSE SCHOOLS
CHILDRENS DESIGN GROUP
CITY OF NORTH RIDGEVILLE



DATE:

REVISIONS

Δ	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT NO.:	19-00358-020
DRAWN BY:	NLM
CHECKED BY:	JSO
DATE ISSUED:	02-10-2020

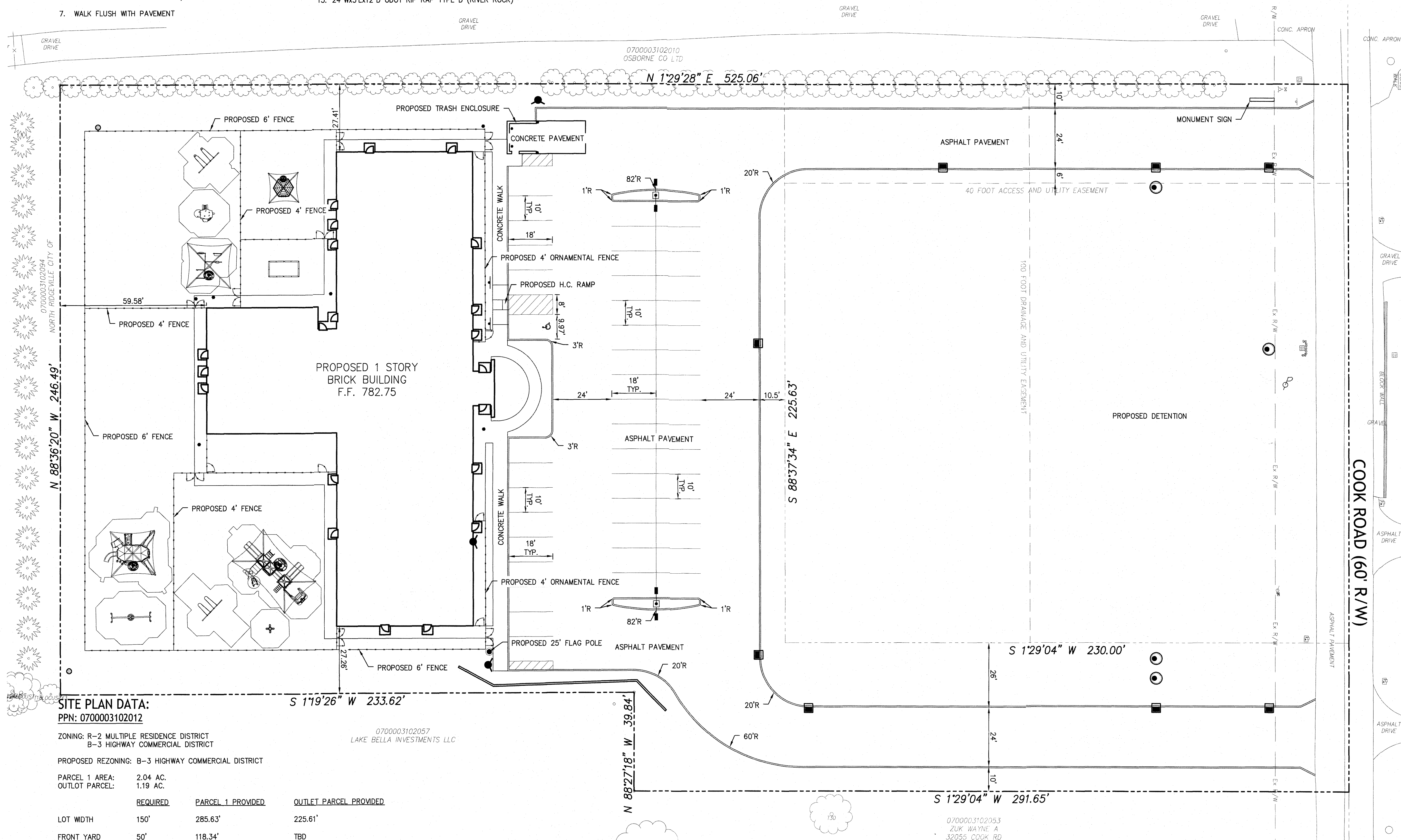
GENERAL NOTES

C-3.0



LAYOUT NOTES:

- DIMENSIONS ARE TO FACE OF CURB, RADIUS MEASUREMENTS ARE TO FACE OF CURB.
- STANDARD CONCRETE WALK PER DETAIL 3/10
- TYPE 6 CURB PER DETAIL 1/10
- ALL CURBS SHALL BE TAPERED WHERE THEY MEET SIDEWALKS PER DETAIL 5/10.
- ASPHALT PAVEMENT PER DETAIL 2/10
- MONUMENT SIGN PER DETAIL 4/11
- WALK FLUSH WITH PAVEMENT
- TRUNCATED DOMES @ H.C. AREA PER DETAIL 7/10
- H.C. SIGN PER DETAIL 10/10
- TRASH ENCLOSURE PER DETAIL 7/11
- H.D. CONCRETE PAVEMENT PER DETAIL 3/10
- BOLLARD PER DETAIL 3/12
- DRIVE APRON PER DETAIL 4/12
- SITE LIGHT PER DETAIL 6/11
- 24"Wx5'Lx12"D ODOT RIP RAP TYPE D (RIVER ROCK)



SITE PLAN DATA:

PPN: 0700003102012

ZONING: R-2 MULTIPLE RESIDENCE DISTRICT
B-3 HIGHWAY COMMERCIAL DISTRICT

PROPOSED REZONING: B-3 HIGHWAY COMMERCIAL DISTRICT

PARCEL 1 AREA: 2.04 AC.
OUTLOT PARCEL: 1.19 AC.

	REQUIRED	PARCEL 1 PROVIDED	OUTLET PARCEL PROVIDED
LOT WIDTH	150'	285.63'	225.61'
FRONT YARD	50'	118.34'	TBD
SIDE YARD	*25'	27.26'	TBD
REAR YARD	50' COMBINED	54.67' COMBINED	TBD
	40'	59.58'	TBD

PARKING REQUIREMENTS (CHURCHES & SCHOOLS)
REQUIREMENT: ONE PARKING SPACE FOR EACH SIX SEATS IN A PRINCIPAL AUDITORIUM OR ONE SPACE FOR EACH SEVENTEEN CLASSROOM SEATS, WHICHEVER IS GREATER

NO PRINCIPAL AUDITORIUM; ANTICIPATED STUDENT ENROLLMENT IS 220.
13 SPACES REQUIRED

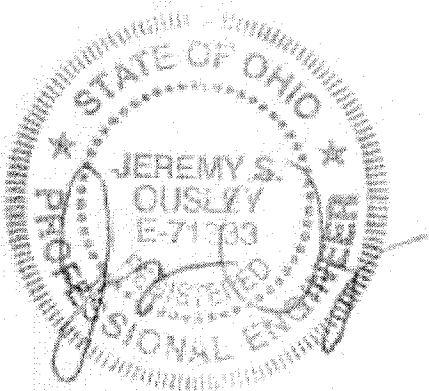
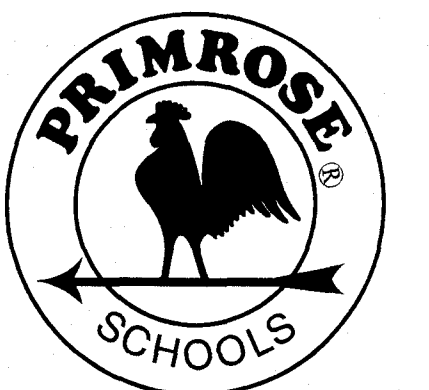
PROVIDED: 47 SPACES

*50' COMBINED FOR B-3 DISTRICTS ABUTTING A RESIDENTIAL DISTRICT.

PROJECT DESCRIPTION:

THIS PROJECT IS FOR THE DEVELOPMENT OF AN EARLY EDUCATION AND CHILDCARE FACILITY THAT WOULD CONSIST OF AN ESTIMATED MAXIMUM ENROLLMENT OF 220 CHILDREN. THIS FACILITY WILL CONSIST OF SEVERAL CLASSROOMS AND A SMALL WARMING KITCHEN WITH MULTIPLE AGE-APPROPRIATE EXTERIOR PLAYGROUNDS IN THE REAR OF THE BUILDING.

THE PROPERTY IS CURRENTLY ZONED R-2 AND B-3, AND WILL BE FULLY REZONED AS B-3. THE PROPERTY WILL ALSO BE SPLIT WITH A FRONT OUTLOT THAT WILL BE DESIGNATED FOR A FUTURE DIFFERENT USE.



DATE:

REVISIONS

DATE	DESCRIPTION

PROJECT NO.: 19-00358-020

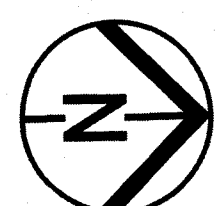
DRAWN BY: NLN

CHECKED BY: JSO

DATE ISSUED: 02-10-2020

LAYOUT PLAN

C-4.0

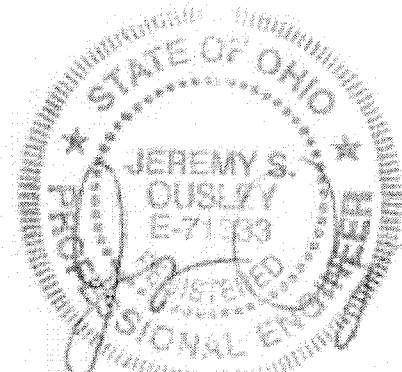
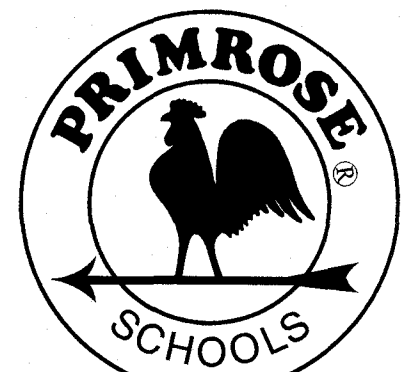


0 20 40
GRAPHIC SCALE IN FEET

BM
RIM OF SANITARY MANHOLE 9.55' WEST
OF THE PROJECTS WEST PROPERTY LINE
N: 626432.27
E: 2112506.89
ELEVATION= 775.72

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

PRIMROSE SCHOOLS
CHILDRENS DESIGN GROUP
CITY OF NORTH RIDGEVILLE



DATE:

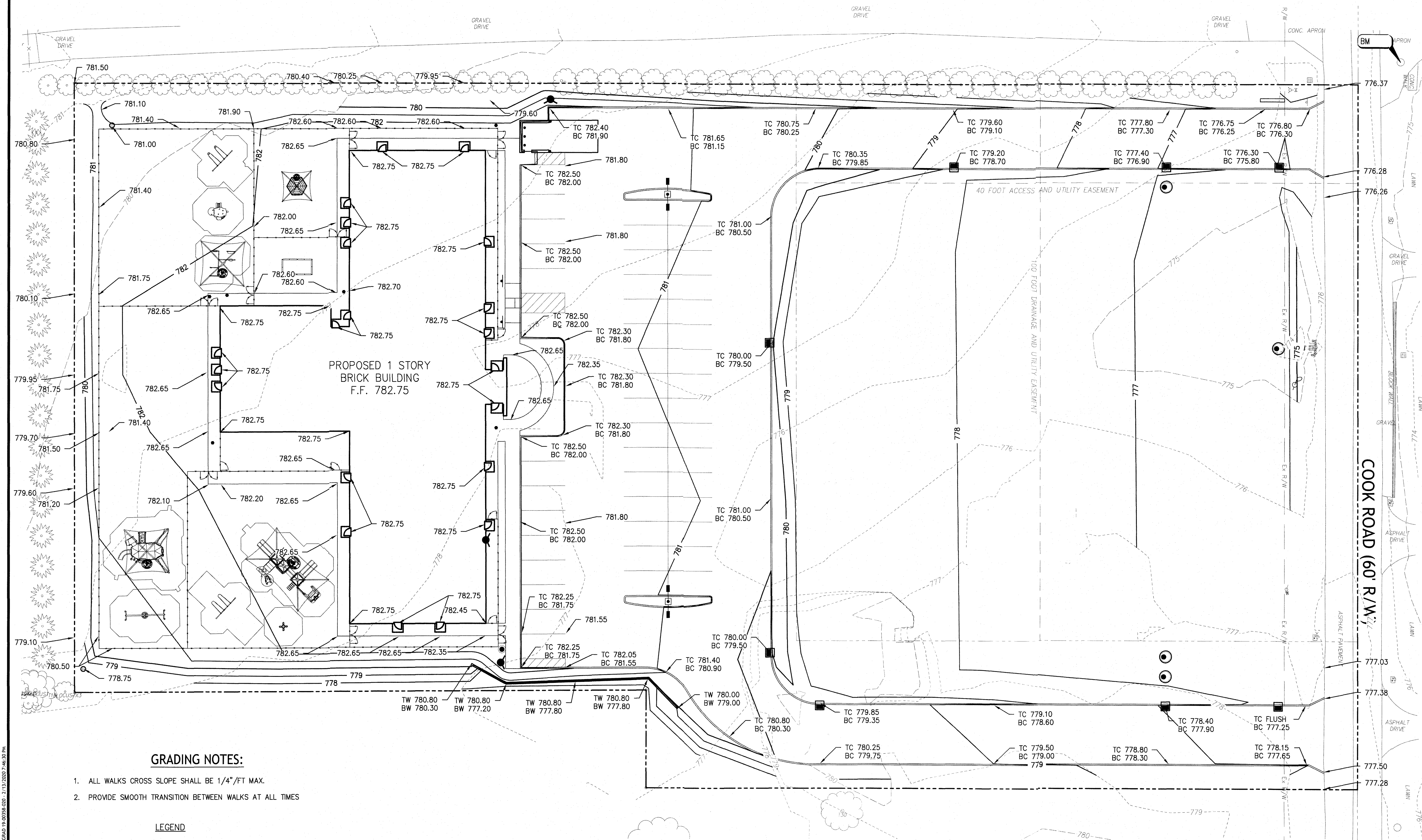
REVISIONS

DATE	DESCRIPTION
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PROJECT NO.: 19-00358-020
DRAWN BY: NLN
CHECKED BY: JSO
DATE ISSUED: 02-10-2020

GRADING PLAN

C-5.0

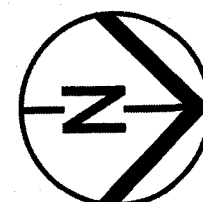


GRADING NOTES:

- ALL WALKS CROSS SLOPE SHALL BE 1/4" / FT MAX.
- PROVIDE SMOOTH TRANSITION BETWEEN WALKS AT ALL TIMES

LEGEND

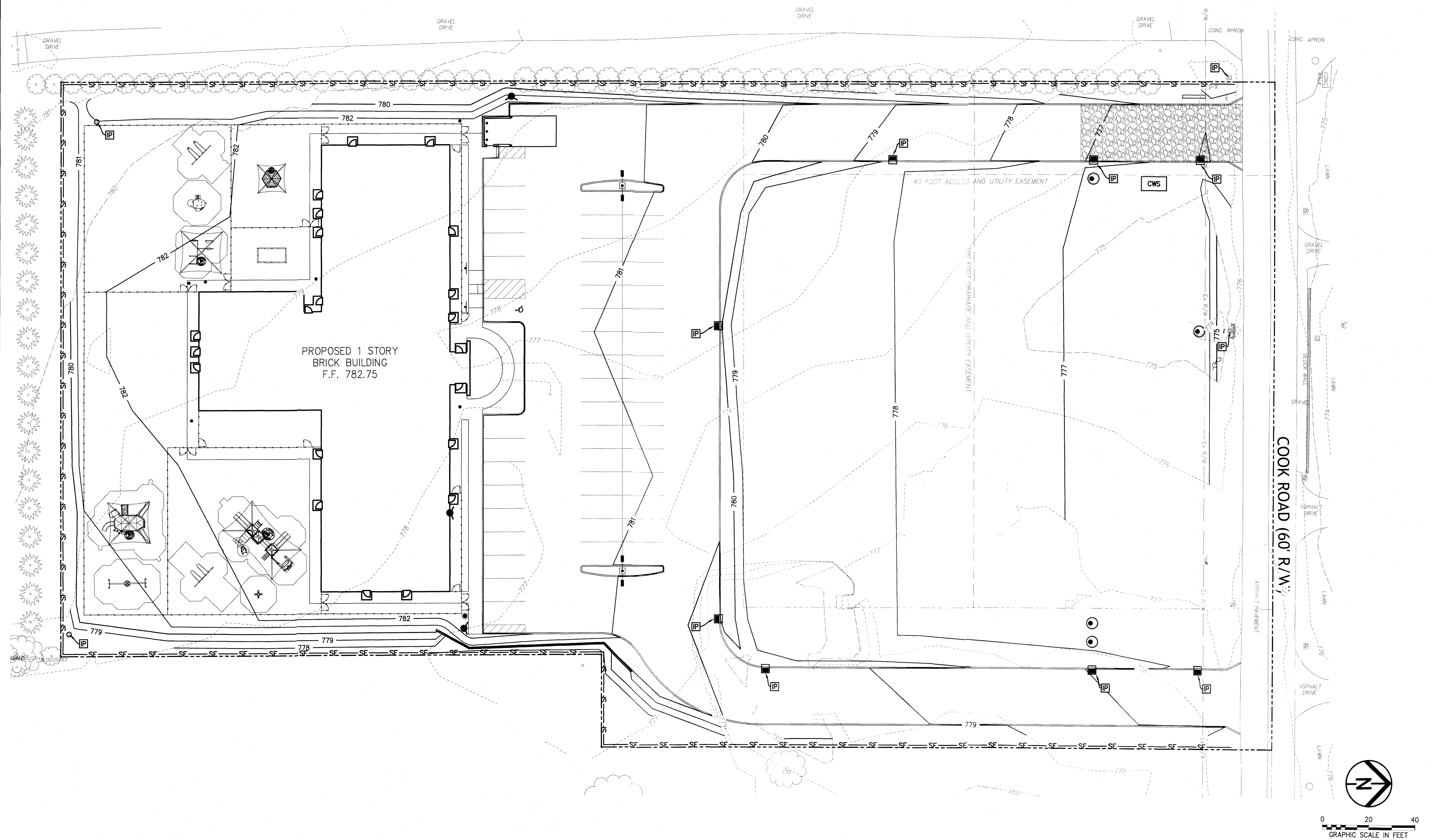
- SILT FENCE/TUBE
- INLET PROTECTION-SILT FENCE
- INLET PROTECTION - WATTLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SURFACE FLOW ARROW



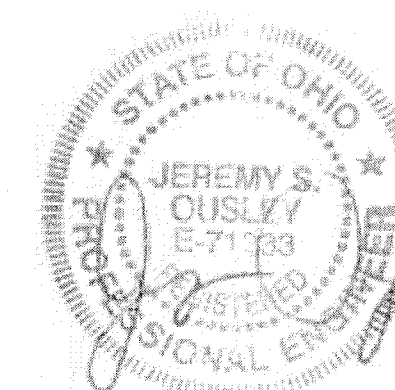
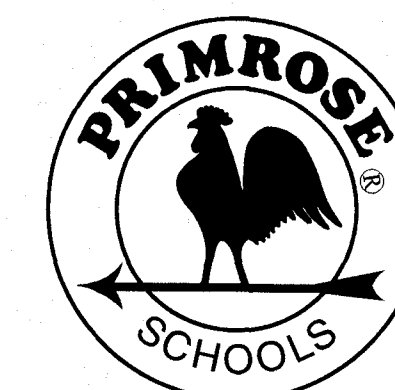
0 20 40
GRAPHIC SCALE IN FEET

1. ALTHOUGH SILT FENCE IS SHOWN AS CONTINUOUS LINE ON PLAN, CONTRACTOR SHALL INSTALL SILT FENCE IN SECTIONS PARALLEL WITH THE CONTOURS ON STEEPLY SLOPED AREAS TO ENSURE SEDIMENT IS TRAPPED BY SILT FENCE.
2. ALL DISTURBED AND PROPOSED SWALES SHALL HAVE DITCH EROSION PROTECTION ALONG THE ENTIRE LENGTH OF THE SWALE AS SHOWN ON THE DETAILS.
3. WORK SHALL BE PERFORMED IN A LINEAR FASHION. STORMWATER AND EROSION CONTROLS SHALL BE INSTALLED 1 WEEK PRIOR TO PRECEDING WITH ANY EARTH DISTURBANCE. BECAUSE OF THE PROJECT LENGTH, THE CONTRACTOR SHOULD NOT INSTALL ALL THE EROSION CONTROLS AT ONCE. BREAK THE PROJECT INTO PHASES AND MARK THEM ON THIS PLAN. SUBMIT A COPY TO THE ENGINEER AT THE PRE-CONSTRUCTION MEETING.
4. SITE FOR POTENTIAL CONTRACTOR STAGING AREA. CONTRACTOR SHALL NEGOTIATE WITH PROPERTY OWNER FOR USE OF THIS PROPERTY. IF THE CONTRACTOR CHOOSES TO LOCATE A DIFFERENT SITE FOR STAGING, THEN THE CONTRACTOR SHALL CREATE HIS OWN SWPP PLAN AND SUBMIT IT TO THE ENGINEER FOR APPROVAL.

	CONSTRUCTION LIMITS		TEMPORARY CONSTRUCTION DRIVE	
	SILT FENCE			
	SILT SOCK		CONCRETE WASHOUT STATION	
	TEMPORARY DIVERSION SWALE			TEMPORARY SEDIMENT TRAP
	INLET PROTECTION			
	EXISTING CONTOURS			
	PROPOSED CONTOUR			



PRIMROSE SCHOOLS
CHILDRENS DESIGN GROUP
CITY OF NORTH RIDGEVILLE



DATE:

REVISIONS

[illegible]

PROJECT NO.:	19-00358-02
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DRAWN BY: NL

CHECKED BY: JS

DATE ISSUED: 02-10-202

SWPP PLAN

C-6.0

E:\CHILDRENS DESIGN GROUP\19-00358-000 PRIMROSE DESIGN\CADD\DWG\ 19-00358-000 - 117-20207-144.dwg

STORMWATER POLLUTION PREVENTION PLAN NOTES

1. CONSTRUCT IN ACCORDANCE WITH THESE PLANS, THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD CONSTRUCTION DRAWING DM-4.4 AND THE OHIO RAINWATER AND LAND DEVELOPMENT HANDBOOK (2006). THE IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY (EPA) UNDER NPDES PERMIT #0HC000004. IF CONFLICTS EXIST REGARDING THE SOIL AND SEDIMENT CONTROL PRACTICES, THE MORE RESTRICTIVE SHALL APPLY.
2. STABILIZATION OF DISTURBED AREAS – DISTURBED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN SEVEN (7) DAYS IF THEY ARE TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN FOURTEEN (14) DAYS. FOR AREAS WITHIN FIFTY (50) FEET OF ANY LIVE STREAM, SOIL STABILIZATION PRACTICES SHALL BE INITIATED WITHIN TWO (2) DAYS ON ALL INACTIVE, DISTURBED AREAS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. WHEN SEASONAL CONDITIONS PROHIBIT THE APPLICATION OF TEMPORARY OR PERMANENT SEEDING, NON-VEGETATIVE SOIL STABILIZATION PRACTICES SUCH AS MULCHING AND MATTING SHALL BE USED.
3. INSTALL ALL EROSION/SEDIMENT CONTROL ITEMS BEFORE ANY CLEARING/GRUBBING OR EARTHWORK HAS STARTED.
4. PROTECT UNDISTURBED AREAS THROUGHOUT CONSTRUCTION. DO NOT STORE EQUIPMENT, VEHICLES OR MATERIALS IN THESE PROTECTED AREAS.
5. SEEDING AND FERTILIZER FOR PERMANENT COVER SHALL BE AS SPECIFIED IN ODOT CMS ITEM 659.
6. MULCHING SHALL BE AS SPECIFIED IN ODOT CMS ITEM 659.
7. TOPSOILING SHALL BE AS SPECIFIED IN ODOT CMS ITEM 659.
8. EXCELSIOR MATTING/EROSION CONTROL BLANKETS WILL BE USED ON TEMPORARY DIVERSION CHANNELS AND DITCHES GREATER THAN 1.5% AND ALL OTHER SLOPES STEEPER THAN 6%. EXCELSIOR MATTING/EROSION BLANKETS SHALL BE AS SPECIFIED IN ITEM P-104 OF THE TECHNICAL SPECIFICATIONS.
9. SILT FENCE AND/OR SILT SOCK SHALL BE AS DETAILED ON THE DRAWINGS AND AS SPECIFIED IN ITEM P-104 OF THE TECHNICAL SPECIFICATIONS.
10. ROCK CHANNEL PROTECTION SHALL BE AS SPECIFIED IN ODOT CMS ITEM 601, TYPE B ROCK.
11. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORMWATER RUNOFF.
12. OFF-SITE VEHICLE TRACKING OF SEDIMENTS WILL BE MINIMIZED. ALL OFF-SITE TRACKING OF SEDIMENT SHALL BE CLEANED UP AS IT OCCURS.
13. SEDIMENT TRAPS AND BASINS WILL BE USED FOR TEMPORARY EROSION CONTROL.
14. OTHER EROSION CONTROL AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS.
15. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH LORAIN S.W.C.D. (440-326-5800) PRIOR TO BEGINNING WORK.
16. TRUCK WASHOUT AND DISCHARGE OF SURPLUS WASH WATER ON SITE IS PERMITTED EXCLUSIVELY IN THE DESIGNATED AREA.
17. WINTERIZATION – ANY DISTURBED AREA THAT IS NOT GOING TO BE WORKED FOR 14 DAYS OR MORE MUST BE SEEDED AND MULCHED BY NOVEMBER 1 OR MUST HAVE A DORMANT SEEDING OR MULCH COVER APPLIED BETWEEN NOVEMBER 1 AND MARCH 1.
18. TRENCH WATER MUST BE PUMPED THROUGH A SEDIMENT SETTLING FACILITY OR EQUALLY EFFECTIVE DEVICE PRIOR TO DISCHARGE FROM THE SITE.
19. STAGING, STORAGE, FUELING AND VEHICLE PARKING ARE SHOWN ON THE SWPP PLAN. IF THE CONTRACTOR WANTS TO UTILIZE A DIFFERENT LOCATION FOR THESE FUNCTIONS, HE SHALL REVISE THE SWPP PLAN AND SUBMIT IT TO LORAIN S.W.C.D. FOR APPROVAL.
20. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES.
21. DISTURBED AREAS REMAINING DORMANT FOR OVER A YEAR AT THE FINAL GRADE WILL HAVE A PERMANENT COVER APPLIED WITHIN 7 DAYS OF LAST DISTURBANCE.

MAINTENANCE AND INSPECTION:
PERMANENT RECORDS OF MAINTENANCE AND INSPECTION MUST BE MAINTAINED

THROUGHOUT CONSTRUCTION A MINIMUM OF ONCE EVERY 7 DAYS AND AFTER STORM EVENTS GREATER THAN 0.5 INCH IN A 24 HOUR PERIOD. PROVIDE NAME OF INSPECTOR, MAJOR OBSERVATIONS, DATE OF INSPECTION, CERTIFICATION OF COMPLIANCE AND CORRECTIVE MEASURES TAKEN.

REPAIRS:

ANY EROSION CONTROL MEASURES, STRUCTURES, DEVICES, OR RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 7 DAYS.

MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING PRACTICES SHALL BE EXECUTED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUN-OFF. THE JOB SITE SUPERINTENDENT IS RESPONSIBLE FOR ENSURING THESE PRACTICES ARE FOLLOWED:

1. STORE THE MINIMUM AMOUNT OF PRODUCT REQUIRED TO COMPLETE THE JOB, IF POSSIBLE, UNDER ROOF OR IN A CONTAINMENT AREA. PRODUCTS SHALL REMAIN IN THEIR ORIGINAL CONTAINER. LABEL MUST BE LEGIBLE
2. MANUFACTURER'S RECOMMENDATION SHALL BE FOLLOWED FOR USE AND DISPOSAL.
3. PRODUCT TO BE USED ENTIRELY (WHEN POSSIBLE) PRIOR TO DISPOSING.
4. MATERIAL SAFETY DATA SHEETS (MSDS) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES USED ON THE SITE SHALL BE OBTAINED AND POSTED IN THE IMMEDIATE AREA OF PRODUCT STORAGE AND SHALL BE USED FOR PROPER MANAGEMENT OF POTENTIAL WASTE.
5. ALL HAZARDOUS WASTE MATERIAL WILL BE DISPOSED BY THE CONTRACTOR IN A MANNER SPECIFIED BY LOCAL, STATE OR FEDERAL REGULATIONS AND PER MANUFACTURERS RECOMMENDATIONS.
6. ALL PERSONNEL SHALL BE TRAINED IN THE PROPER HANDLING AND CLEAN UP OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR WASTE SHALL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF NECESSARY, THE CONTAMINATED STORMWATER WILL BE HELD ON SITE UNTIL IT MEETS LOCAL, STATE AND FEDERAL REGULATIONS.
7. IN THE EVENT OF A SPILL THE FOLLOWING PROCEDURES MUST BE FOLLOWED:
A. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
B. THE PROJECT MANAGER AND ENGINEER OF RECORD IMMEDIATELY NOTIFIED.
C. ANY SPILLS OF TOXIC OR HAZARDOUS MATERIALS MUST BE REPORTED TO THE APPROPRIATE LOCAL, STATE AND FEDERAL AGENCY. THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) MUST BE NOTIFIED WHEN A SPILL EXCEEDS THE REPORTABLE QUANTITY OF A SUBSTANCE. THE SUBSTANCES AND AMOUNTS ARE LOCATED IN FEDERAL REGULATIONS (40 CFR 110, 114 AND 302).
D. IF A SPILL EXCEEDS A REPORTABLE QUANTITY, THE SWPP PLAN MUST BE MODIFIED WITHIN 7 DAYS PROVIDING A DESCRIPTION, DATE AND INCIDENT OF THE RELEASE.
8. THE MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, SOAPS AND SOLVENTS USED IN CLEANING VEHICLES, WASHOUT OF CONCRETE, PAINT OR STUCCO, FORM RELEASE OILS, OR CURING COMPOUNDS SHALL BE AWAY FROM STORM WATER DRAINAGE WAYS.
9. FUEL TANKS MUST HAVE SECONDARY CONTAINMENT IN THE EVENT OF A LEAK OR SPILL.
10. OPEN BURNING ON SITE IS A PROHIBITED ACTIVITY.
11. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF AT AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714 AND LOCAL REGULATIONS.

PRODUCT SPECIFIC PRACTICES:

1. PETROLEUM – PETROLEUM PRODUCTS WILL BE STORED IN CLEARLY LABELED TIGHTLY SEALED CONTAINERS. ANY ON SITE PETROLEUM STORAGE TANKS WILL HAVE A CONTAINMENT STRUCTURE AROUND IT FOR POTENTIAL SPILLS. DRIP PANS SHALL BE PROVIDED FOR ALL DISPENSERS. MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED WHEN ANY ASPHALT SUBSTANCES ARE USED ON SITE.
2. FERTILIZERS – THE MANUFACTURER'S RECOMMENDED MINIMAL AMOUNTS SHALL BE APPLIED AND WORKED INTO THE SOIL TO LIMIT THE EXPOSURE TO STORMWATER. THE CONTENTS OF ANY PARTIALLY USED BAGS WILL BE TRANSFERRED TO SEALABLE PLASTIC BINS AND STORED UNDER COVER, AWAY FROM STORMWATER DRAINAGE WAYS.

SITE LOCATION INFORMATION		LATITUDE:	41.3841°
		LONGITUDE:	81.9747°
CITY OF NORTH RIDGEVILLE		LORAIN	OH
CITY, VILLAGE, TOWNSHIP		COUNTY	STATE
TRIBUTARY OF FRENCH CREEK, ULTIMATELY DRAINING TO THE BLACK RIVER			
NAME OF WATERSHED/IMMEDIATE RECEIVING WATER(S)			
32135 COOK RD NORTH RIDGEVILLE, OH 44039			
SITE ADDRESS			
FOOTHOLD, LLC		440-281-0661	
DEVELOPER		PHONE	
3636 SPLIT RAIL LANE, AVON, OHIO 44011			
DEVELOPER ADDRESS			
HYDROLOGIC SOIL GROUPS:			
MAP UNIT SYMBOL (SOIL TYPE), MAP UNIT NAME (SOIL DESCRIPTION)			
MgA – Mahoning silt loam, 0 to 2 percent slopes			
Cz – Udorthents			
W – Water			

SITE DESCRIPTION

	MARK ONE	TOTAL AREA	
SUBDIVISION	● –	PRE-DEV CURVE NO.	– XX.X AC
COMMERCIAL	● –	POST DEV CURVE NO.	– XX
RESIDENTIAL	● –	AREA TO BE CLEARED	– XX.X AC
PUD	● –	AREA TO BE EXCAVATED	– XX.X AC
OTHER	● –	PRE-DEV IMPERVIOUSNESS	– XX%
		POST DEV IMPERVIOUSNESS	– XX%

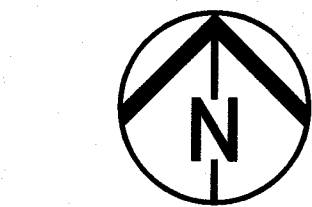


SOILS MAP

SCHEDULE OF MAJOR CONSTRUCTION OPERATIONS 2020										
	J	J	A	S	O	N	D			
CLEARING/DEMOLITION	●									
ROUGH GRADING	●	●	●							
STRUCTURE		●	●	●	●	●	●			
UTILITIES	●	●	●							
FINE GRADING						●	●			
PAVING			●	●						
TOPSOIL AND SEEDING						●	●			
LANDSCAPING							●	●		
POST CONSTRUCTION BMPS	●	●	●	●	●	●	●			
TEMPORARY EROSION CONTROL	●	●	●	●	●	●	●			

ACCEPTABLE EROSION CONTROL TIMETABLE

	J	F	M	A	M	J	J	A	S	O	N	D
TEMPORARY SEEDING			●	●	●	●	●	●	●			
PERMENANT SEEDING			●	●	●	●	●	●	●			
LANDSCAPING			●	●	●	●	●	●	●	●	●	●
MULCHING	●	●	●	●	●	●	●	●	●	●	●	●
MAINTENANCE	●	●	●	●	●	●	●	●	●	●	●	●

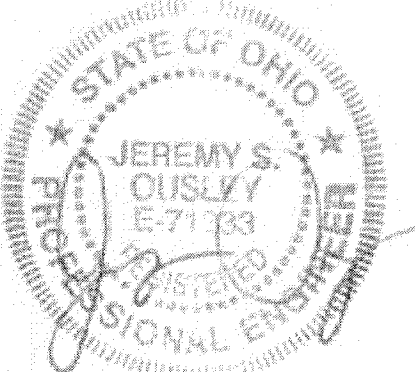


0 100 200
GRAPHIC SCALE IN FEET



Know what's below.
Call before you dig.

PRIMROSE SCHOOLS
CHILDRENS DESIGN GROUP
CITY OF NORTH RIDGEVILLE



DATE:

REVISIONS

Δ	DATE	DESCRIPTION
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PROJECT NO.: 19-00358-020

DRAWN BY: NLN

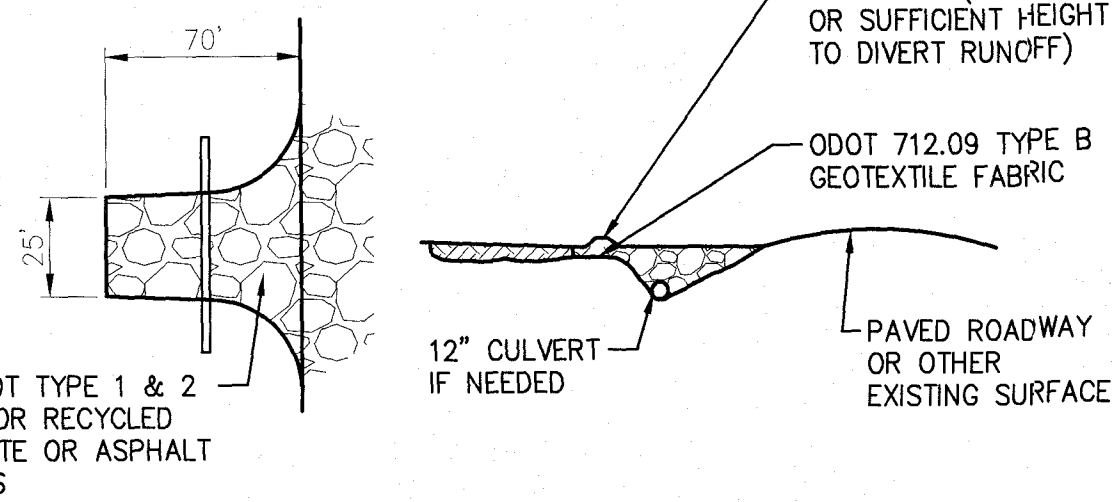
CHECKED BY: JSO

DATE ISSUED: 02-10-2020

SWPP NOTES

C-6.1

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PLAN

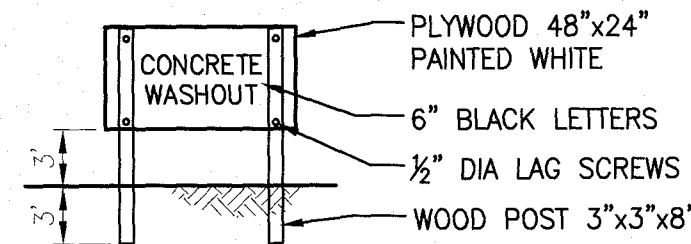
SECTION

NOTES:

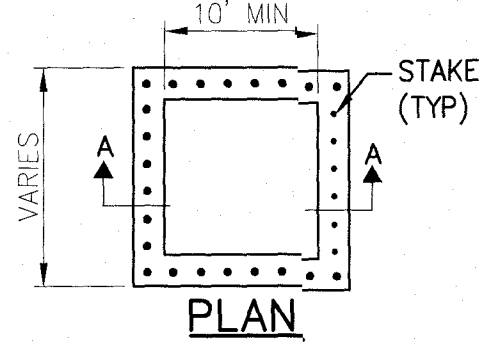
1. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED AWAY ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
2. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
3. WHEN THE CONSTRUCTION HAUL ROAD IS NO LONGER NEEDED, THE CONTRACTOR SHALL REMOVE THE AGGREGATE AND RESTORE GRADE TO ITS ORIGINAL ELEVATION OR AS SHOWN ON THE PLANS.

NOTES:

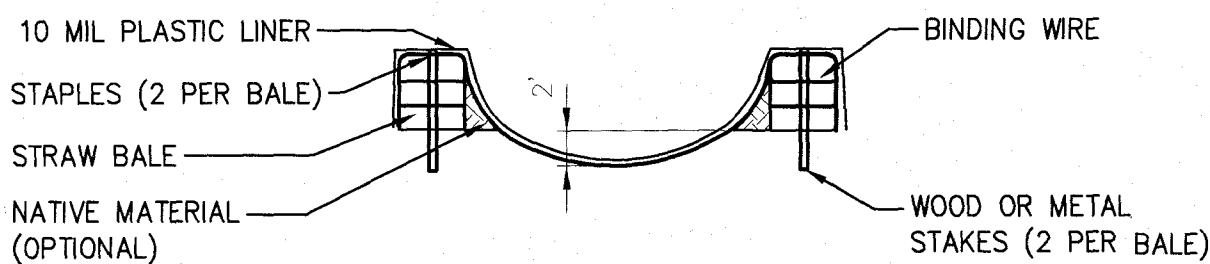
1. ACTUAL LAYOUT AND SIZE DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF THE TEMPORARY WASHOUT FACILITY.
3. AS WASHOUT BECOMES FULL, IT SHALL BE REMOVED AND REPLACED.
4. AFTER CONSTRUCTION COMPLETION, CONTRACTOR SHALL REMOVE AND DISPOSE OF CONCRETE WASHOUT AND SHALL RESTORE AREA AS SHOWN ON PLANS.



SIGN DETAIL



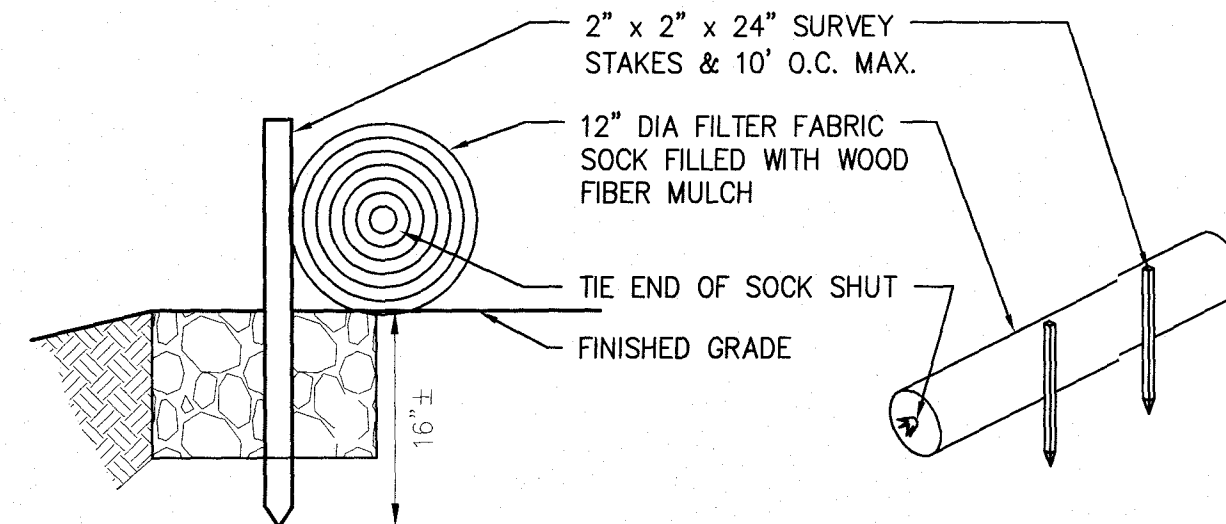
STAPLE DETAIL



SECTION A-A

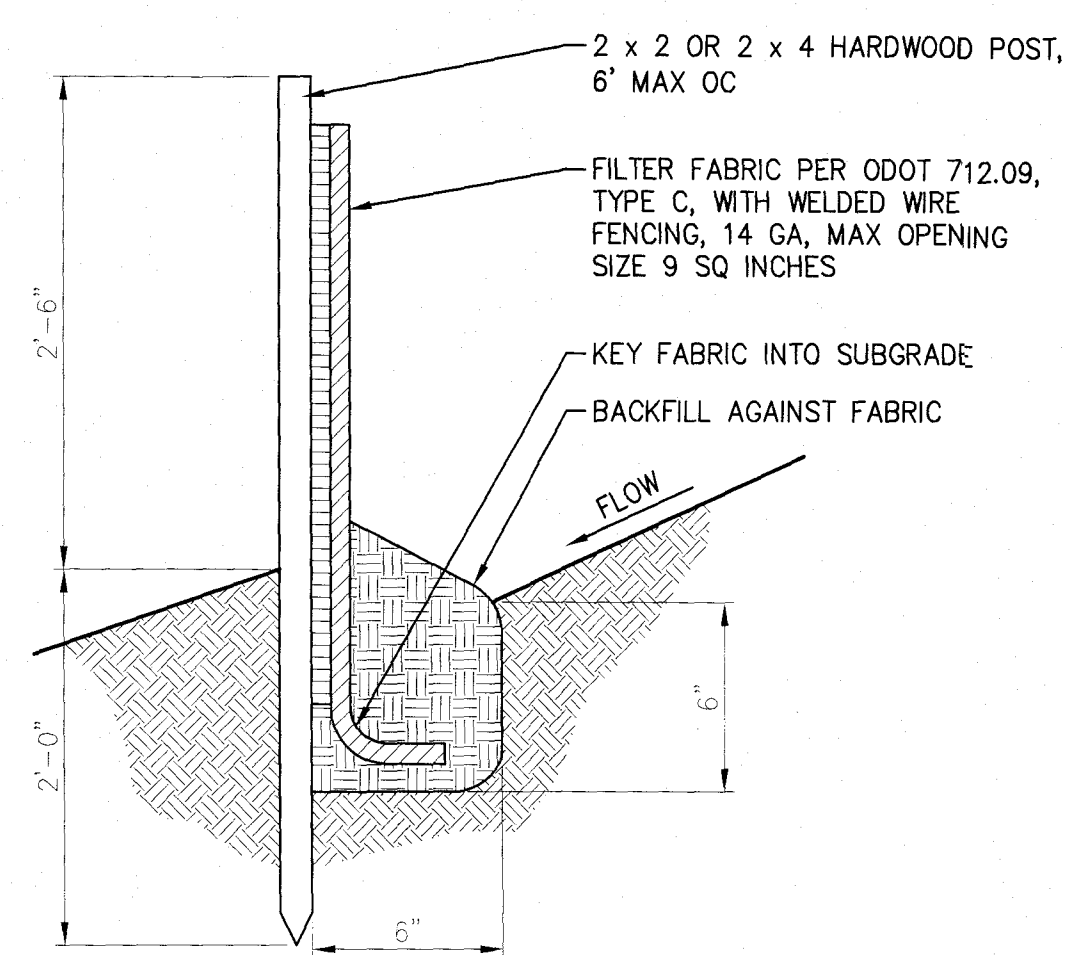
NOTES:

1. WATTLES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING
2. EACH BALE SHALL BE PLACED ON PAVEMENT SURFACE. MAINTAIN EROSION CONTROL DEVICE UNTIL PLANTS ARE ESTABLISHED AND THE BIOSWALE SOIL MIX IS STABILIZED.
3. WATTLES SHALL BE SECURELY ANCHORED IN PLACE BY TWO STAKES OR RE BARS DRIVEN THROUGH THE WATTLES. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE WATTLES TOGETHER.
4. THE CONTRACTOR SHALL INSPECT THE DIKE AFTER EACH STORM, AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF SILT SOCK, BIOSWALE SOIL MIX AND PLANTINGS. REPAIRS SHALL BE MADE PROMPTLY AS NEEDED.
5. WATTLES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



SILT SOCK DETAIL

NOT TO SCALE

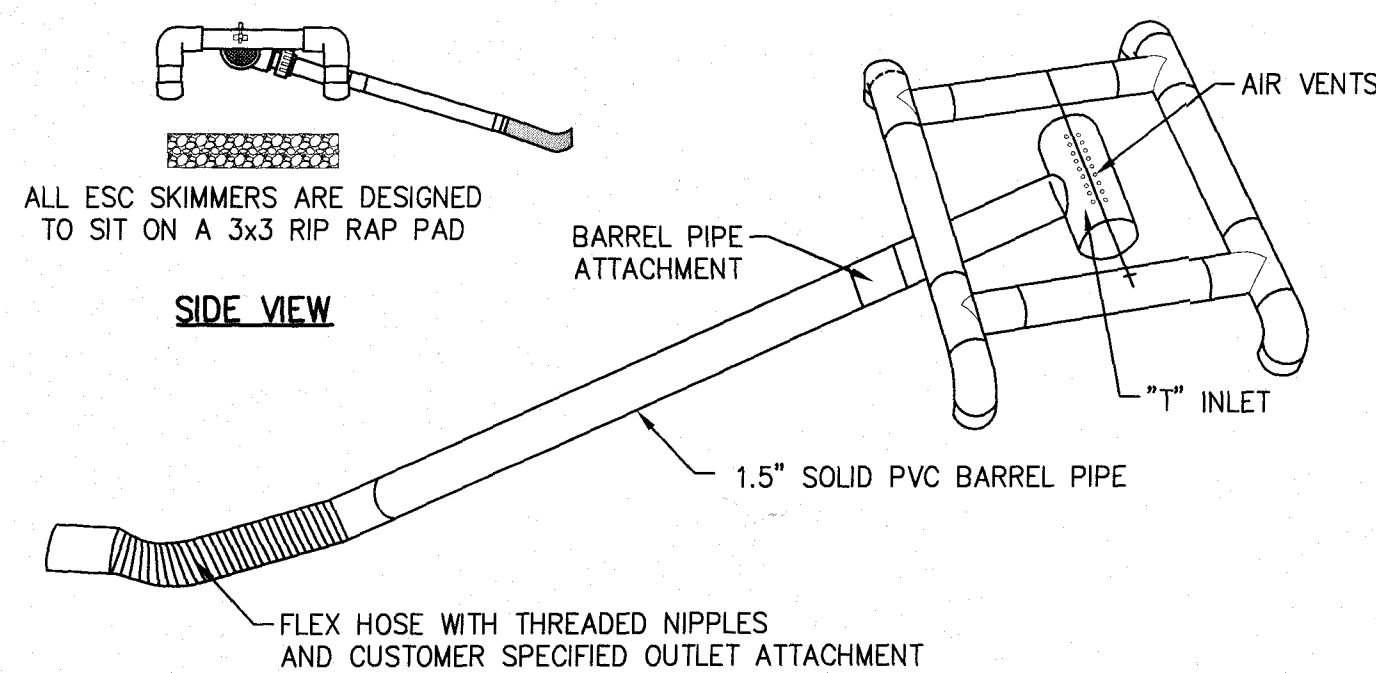


SILT FENCE DETAIL

NOT TO SCALE

NOTES:

1. SOLID BARREL PIPE INCLUDED.
2. UNION SEPARATES FOR INSTALLATION OF PROVIDED ORIFICE.
3. FLEX HOSE PROVIDED WITH CUSTOMER SPECIFIED OUTLET STRUCTURE CONNECTION.
4. SKIMMER/SURFACE DRAIN. XXX CUBIC FEET PER DAY.
5. ORIFICE INCLUDED AS SPECIFIED BY CUSTOMER.
6. DRAIN AND VENTS FULLY ENCLOSED BY FRAME.
7. SHIPPED ASSEMBLED. CUSTOMER ATTACHES TO STRUCTURE.

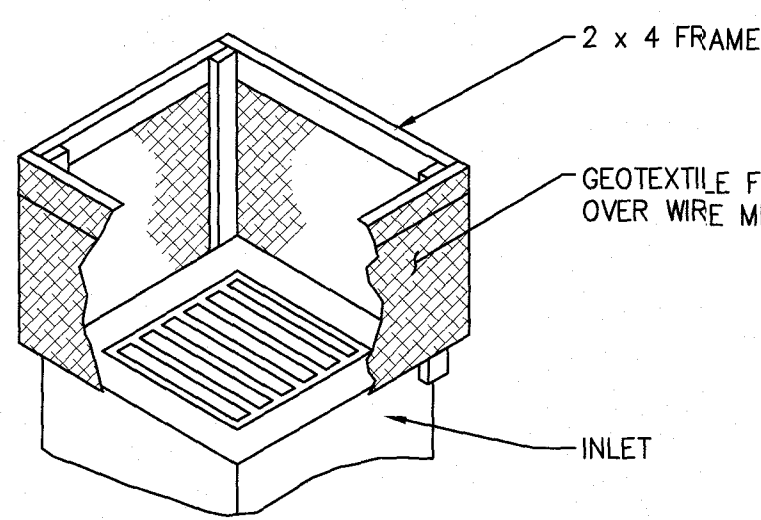


ESC SKIMMER DETAIL

NOT TO SCALE

NOTES:

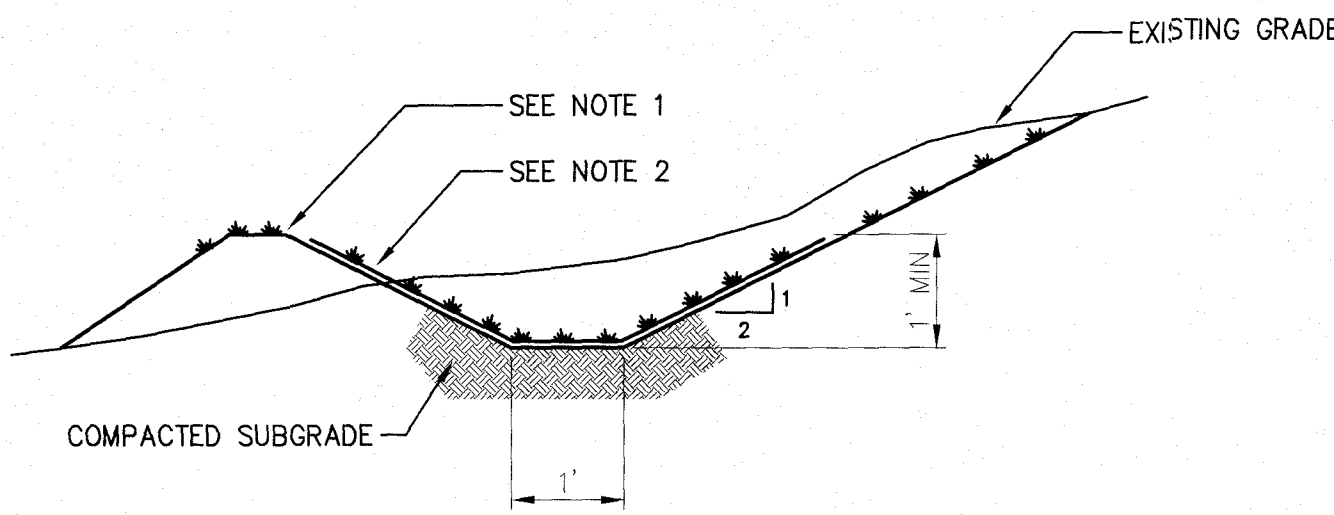
1. THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVER- LAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL.
2. THIS INLET PROTECTION TO BE USED IN DITCHES. FOR CURB STYLE INLETS, USE "DANDY BAG" OR APPROVED EQUAL.



SECTION

NOTE:

1. CONSTRUCT BERM WHERE NECESSARY TO PROVIDE MINIMUM CHANNEL DEPTH OF ONE FOOT.
2. LINE CHANNEL WITH EXCELSIOR MATTING TO HEIGHT OF ONE FOOT.

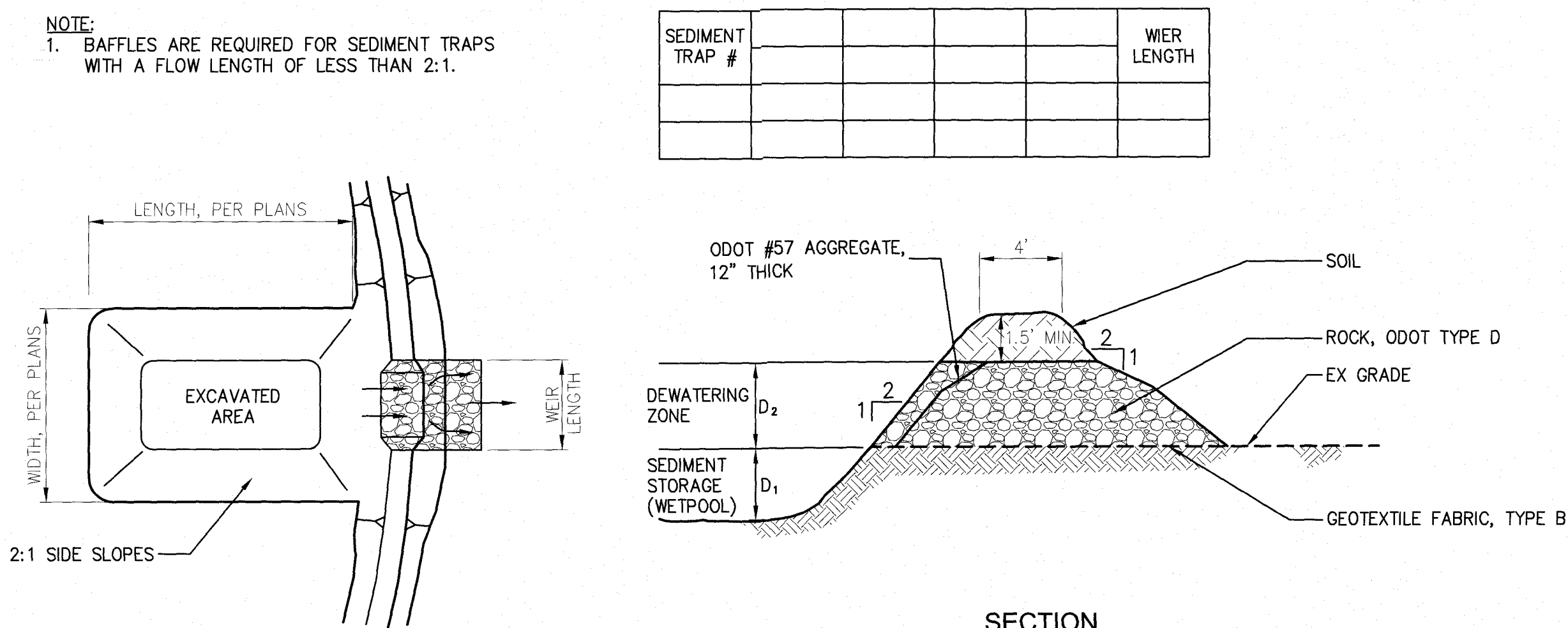


TEMPORARY DIVERSION CHANNEL DETAIL

NOT TO SCALE

NOTE:

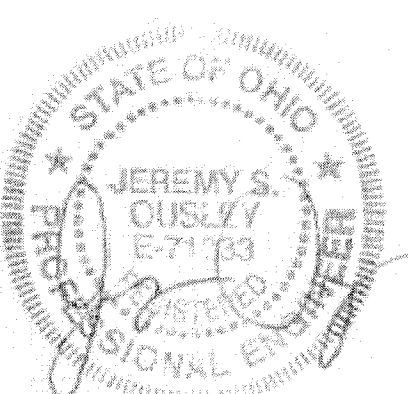
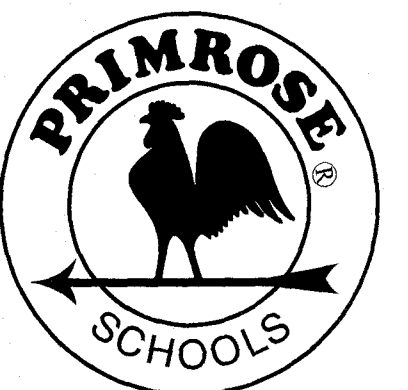
1. BAFFLES ARE REQUIRED FOR SEDIMENT TRAPS WITH A FLOW LENGTH OF LESS THAN 2:1.



SECTION

SEDIMENT TRAP DETAIL

NOT TO SCALE



DATE:

REVISIONS

#	DATE	DESCRIPTION

PROJECT NO.: 19-00358-020

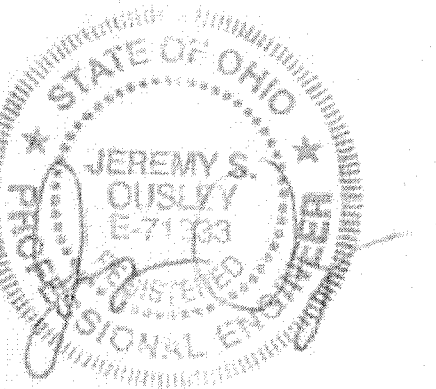
DRAWN BY: NLM

CHECKED BY: JSO

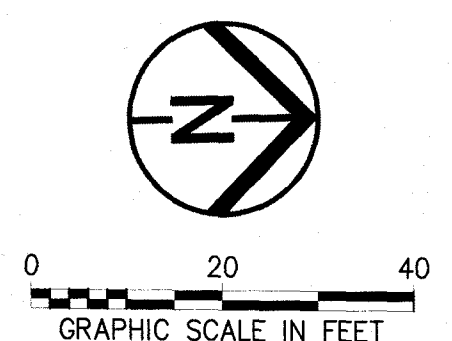
DATE ISSUED: 02-10-2020

SWPP DETAILS

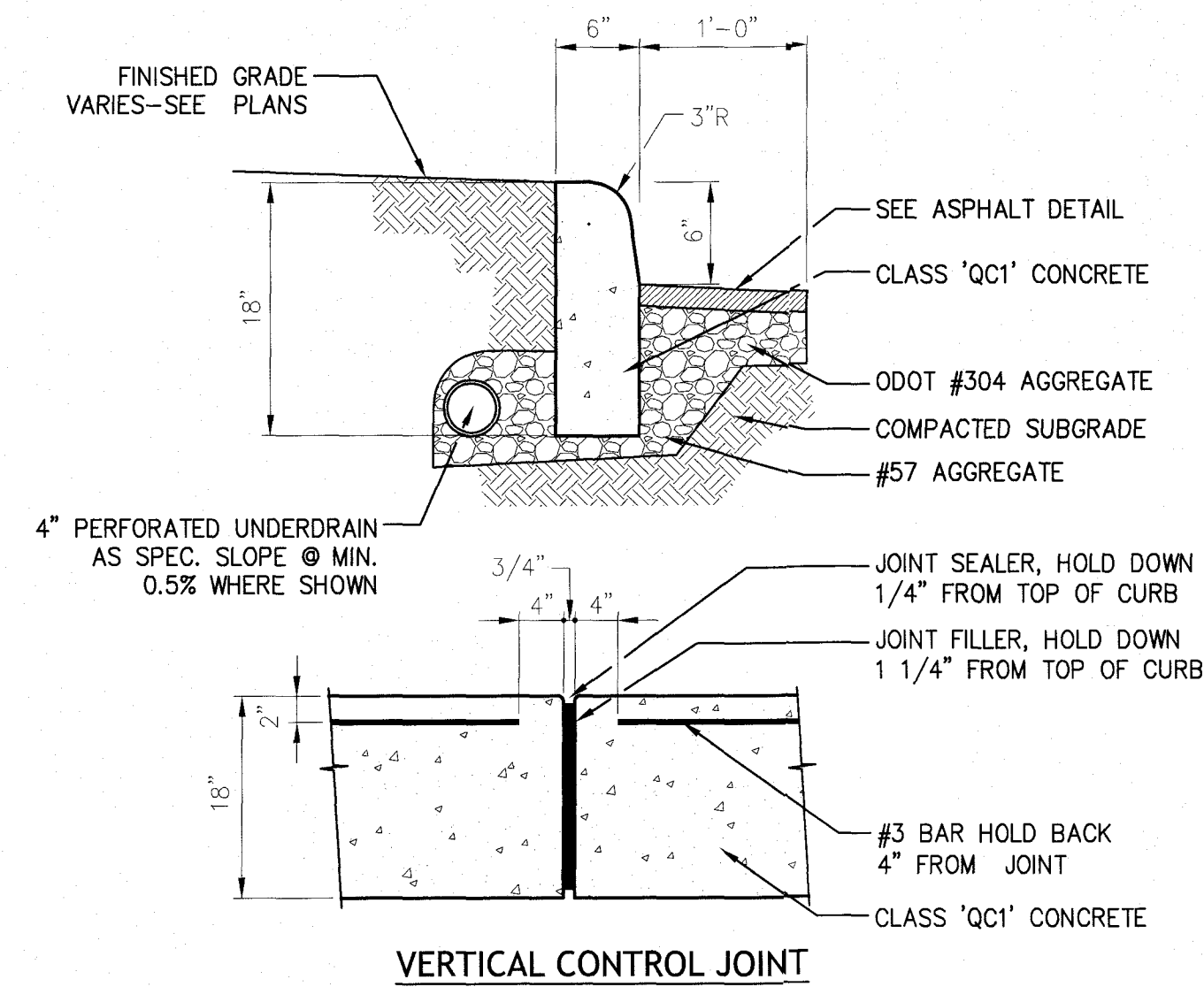
C-6.2



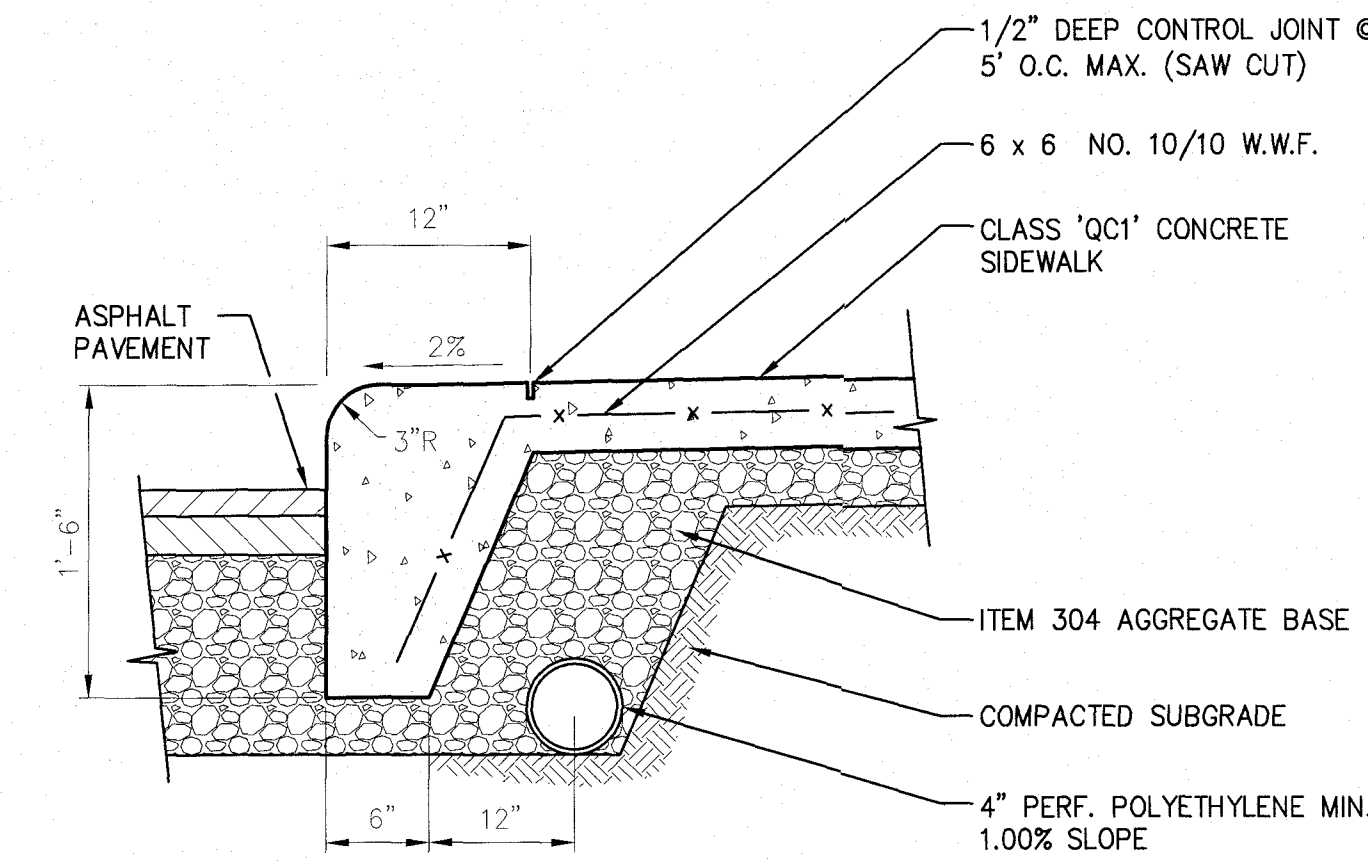
C-7.0



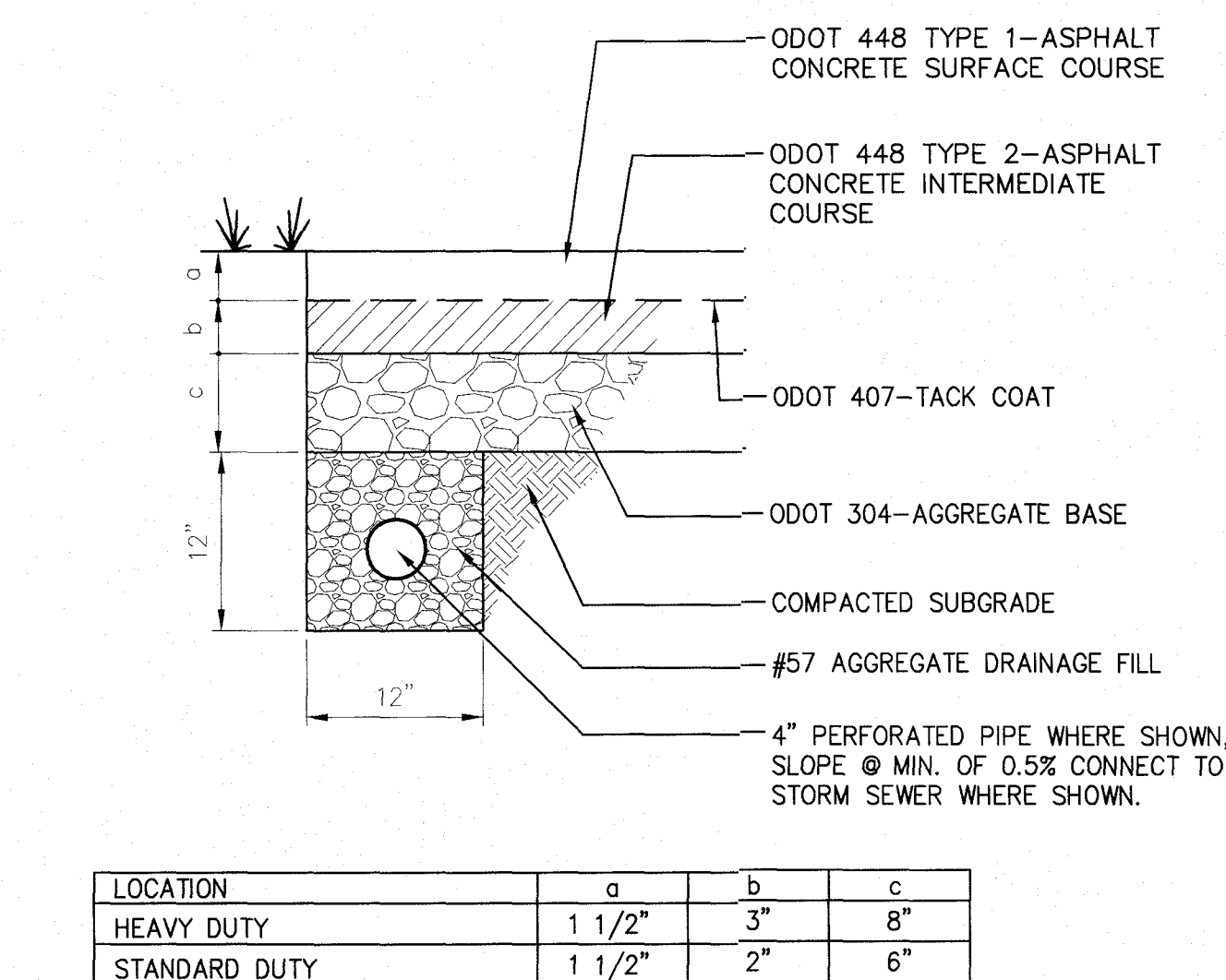
BM
RIM OF SANITARY MANHOLE 9.55' WEST
OF THE PROJECTS WEST PROPERTY LINE
N: 626432.27
E: 2112506.89
ELEVATION= 775.72



1 CONCRETE CURB DETAIL
C-8.0 NOT TO SCALE



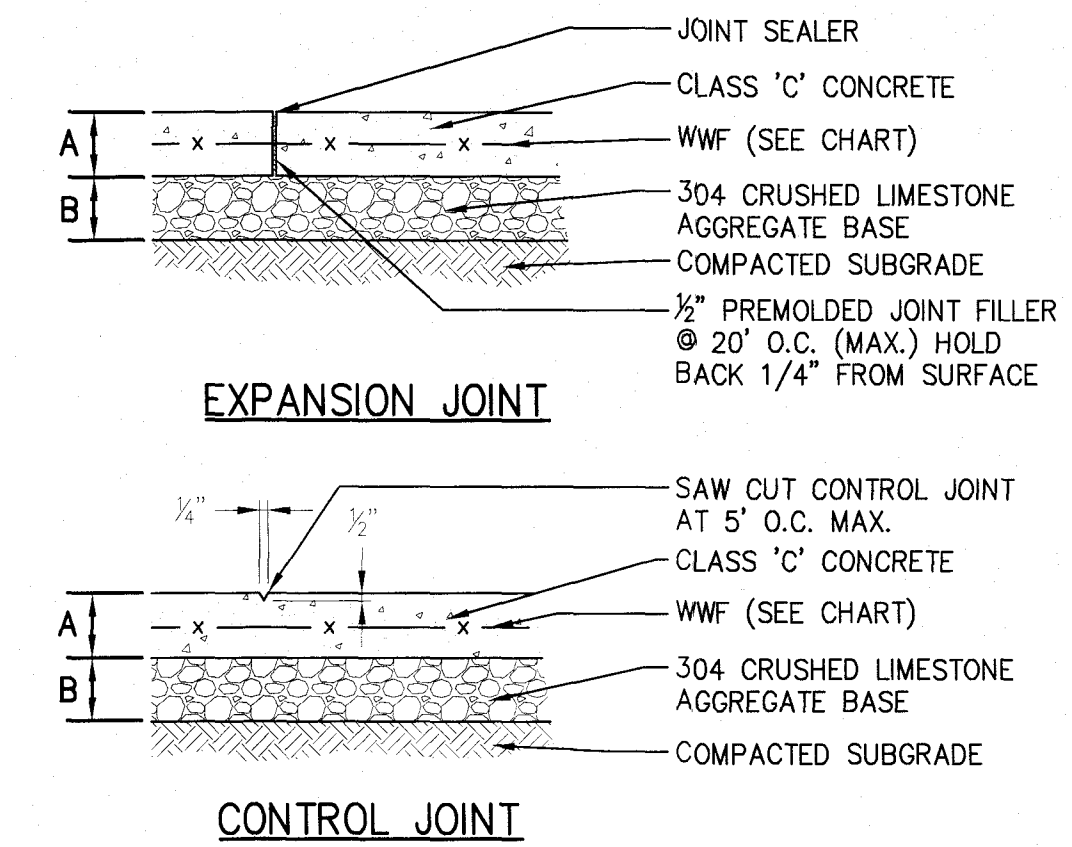
2 INTEGRAL CONCRETE CURB AND WALK
C-8.0 NOT TO SCALE



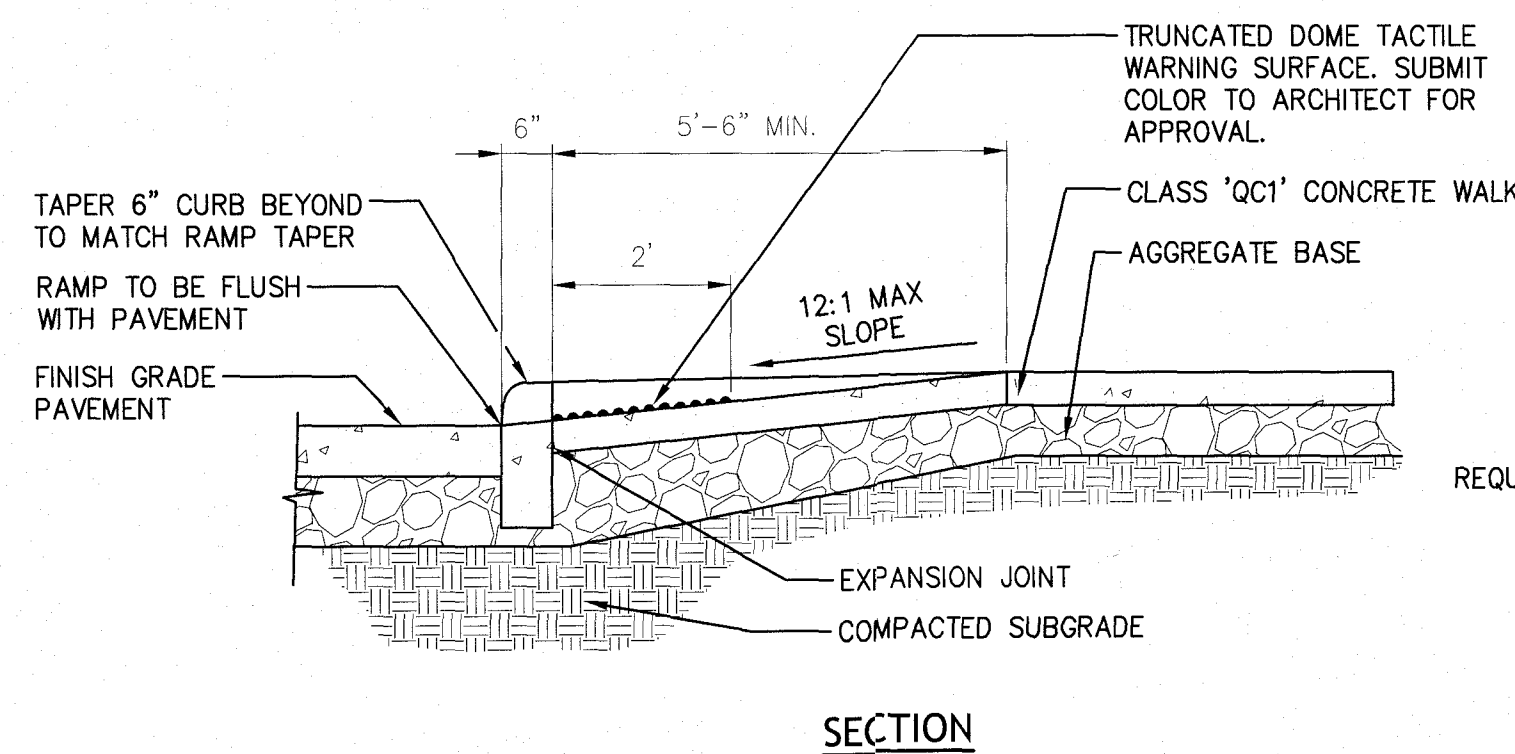
3 ASPHALT PAVEMENT DETAIL
C-8.0 NOT TO SCALE

NOTES:
1. 1/2" EXPANSION JOINT-50' O.C. MAX. OR AS SHOWN ON DRAWINGS AT ALL CURBS, WALKS, WALLS AND OTHER FIXED OBJECTS.
2. CONTROL JOINT-AS SHOWN ON DRAWINGS.
3. CROSS SLOPE AT 1/4" PER FOOT MIN. TO DRAIN.
4. MEDIUM BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL.

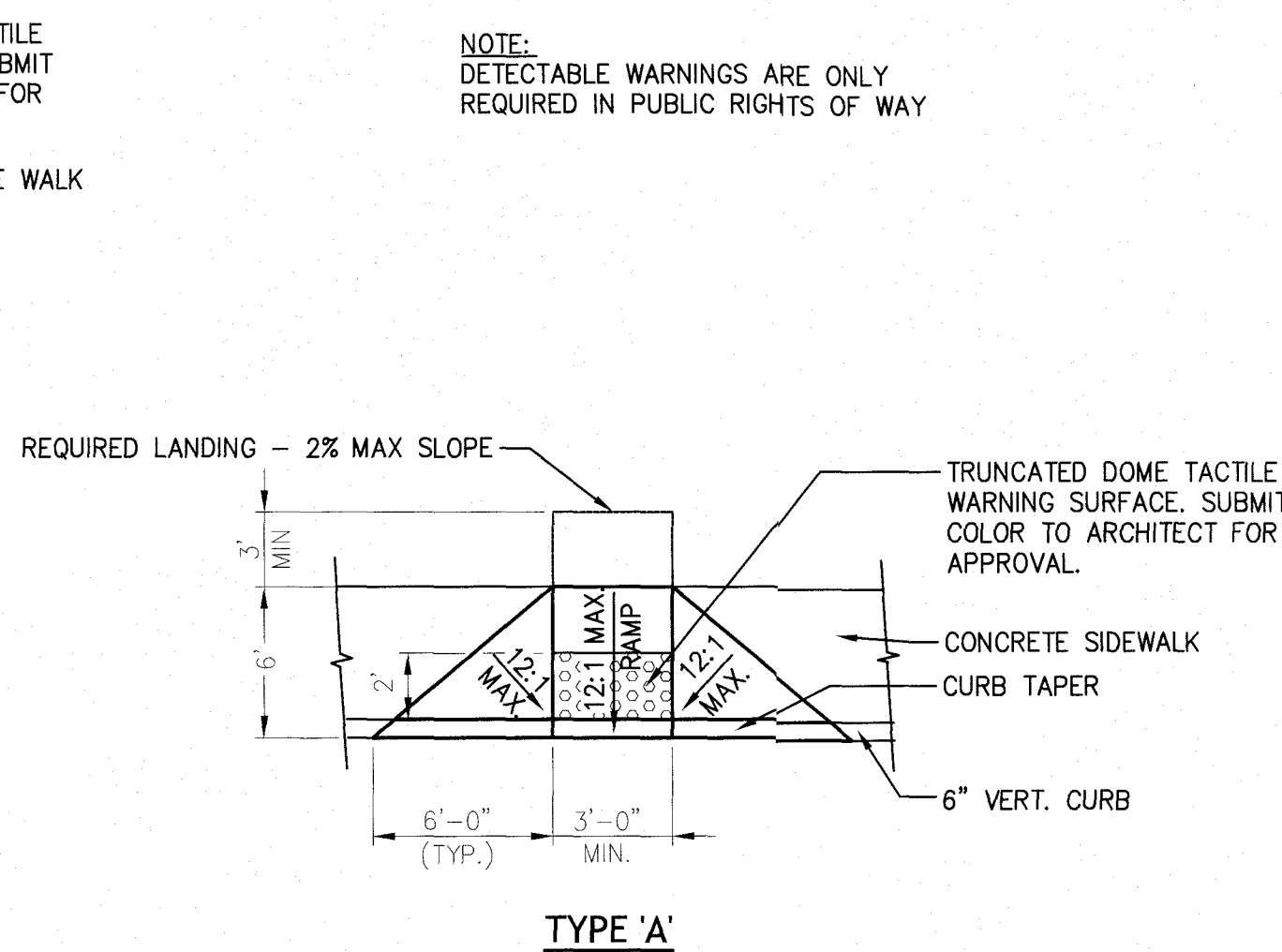
PAVEMENT TYPE	A	B	C
WALKS	4"	4"	—
HEAVY DUTY	6"	6"	—



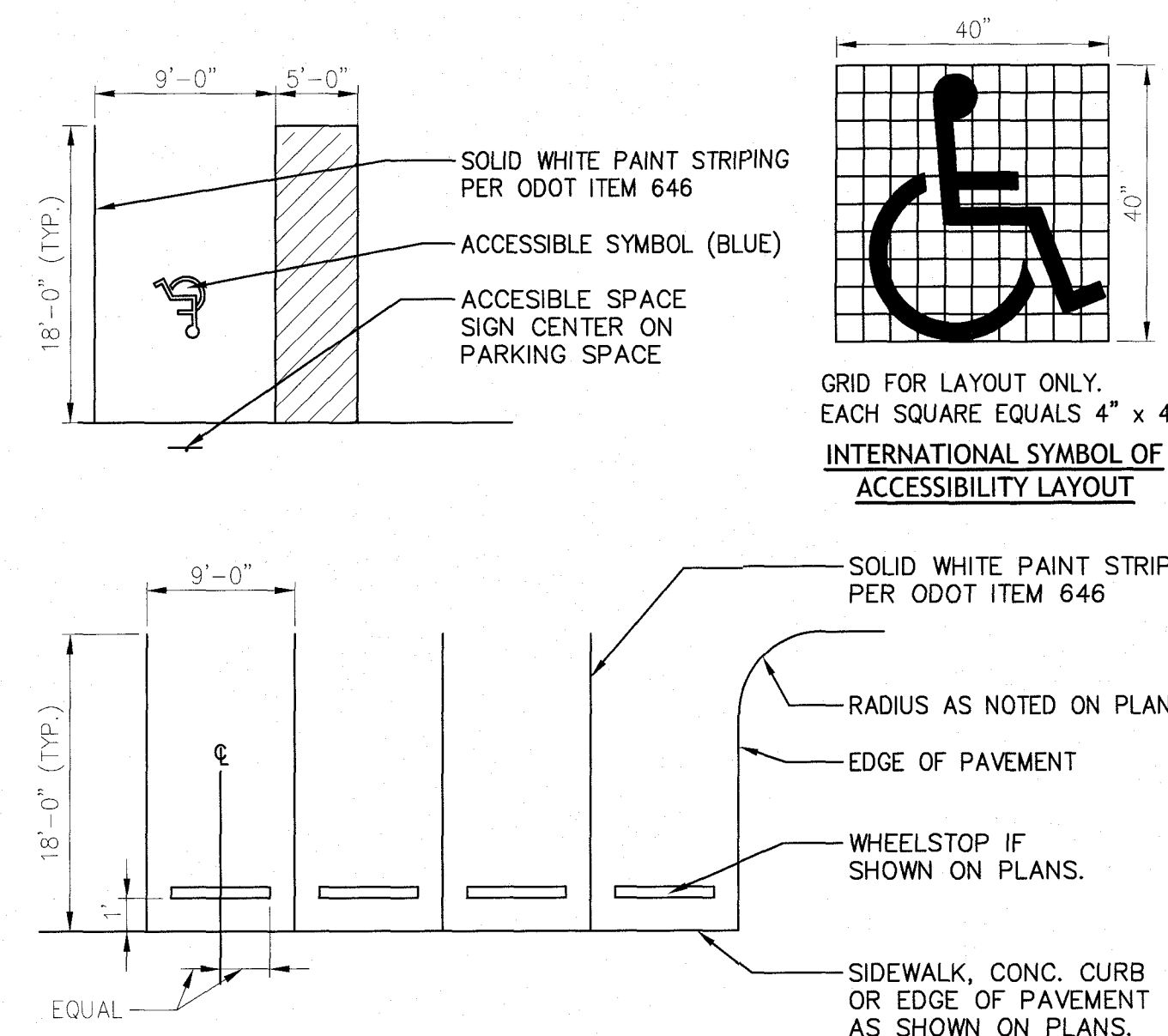
4 CONCRETE PAVEMENT
C-8.0 NOT TO SCALE



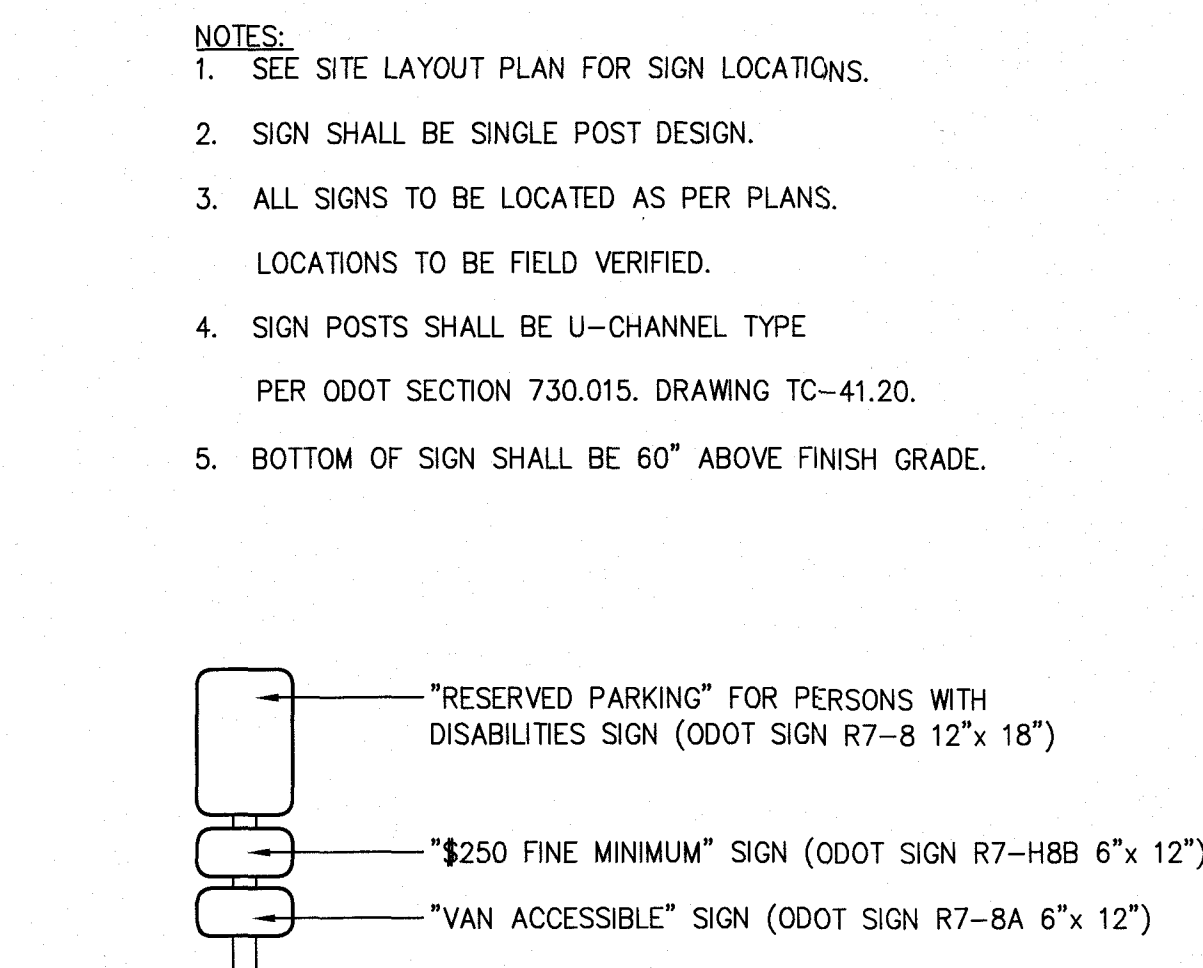
5 ACCESSIBLE RAMP DETAILS
C-8.0 NOT TO SCALE



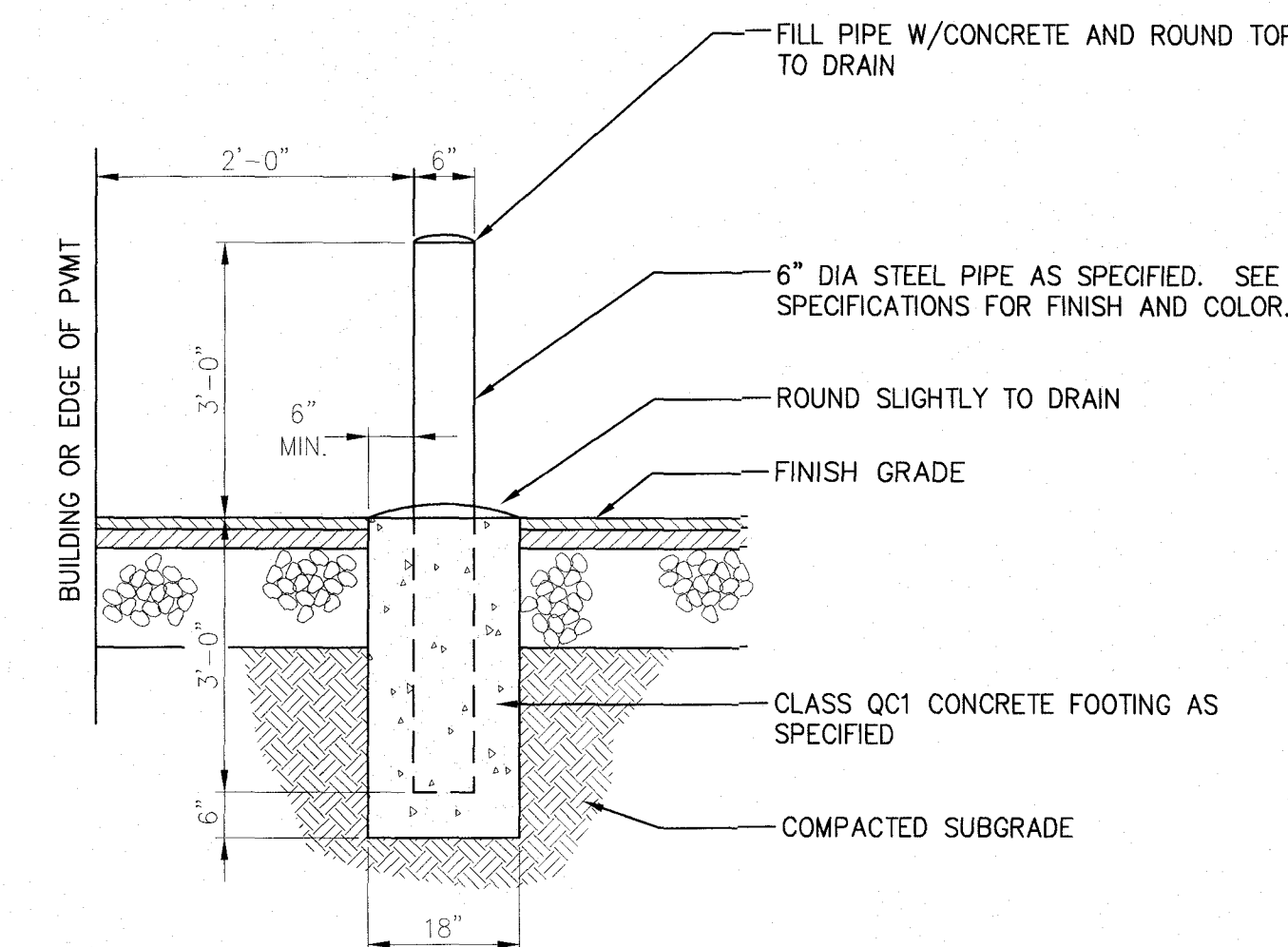
6 CURB TAPER DETAIL
C-8.0 NOT TO SCALE



7 PARKING DIMENSION PLANS (90° STALLS)
C-8.0 NOT TO SCALE

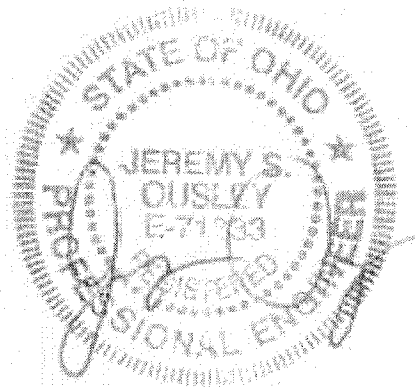
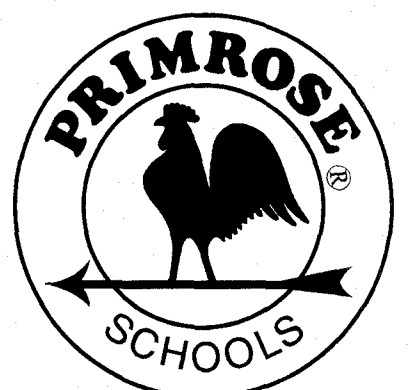


8 HANDICAP PARKING SIGN DETAIL
C-8.0 NOT TO SCALE



9 PIPE BOLLARD DETAIL
C-8.0 NOT TO SCALE

PRIMROSE SCHOOLS
CHILDRENS DESIGN GROUP
CITY OF NORTH RIDGEVILLE



DATE: _____

REVISIONS	DATE	DESCRIPTION
1		
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PROJECT NO.: 19-00358-020
DRAWN BY: NLN
CHECKED BY: JSO
DATE ISSUED: 02-10-2020

CONSTRUCTION
DETAILS

C-8.0

1. FRAME AND GRATE SHALL BE EAST JORDAN #7030 (SINGLE), 7031 (DOUBLE), OR EQUAL. USING TYPE T1 BLOCK AND TYPE M2 GRATE.

2. ALL PIPE BELLS SHALL BE REMOVED PRIOR TO SETTING THE INLET AND ALL OPENINGS SHALL BE GROUTED INSIDE AND OUTSIDE OF INLET PER ODOT 604.06.

3. BLOCKOUT AREA SHALL BE CAST-IN-PLACE 'QC1' CONCRETE AND FORMED TO MEET THE EXISTING CONCRETE CURB AND FRAME LINES AND DIMENSIONS.

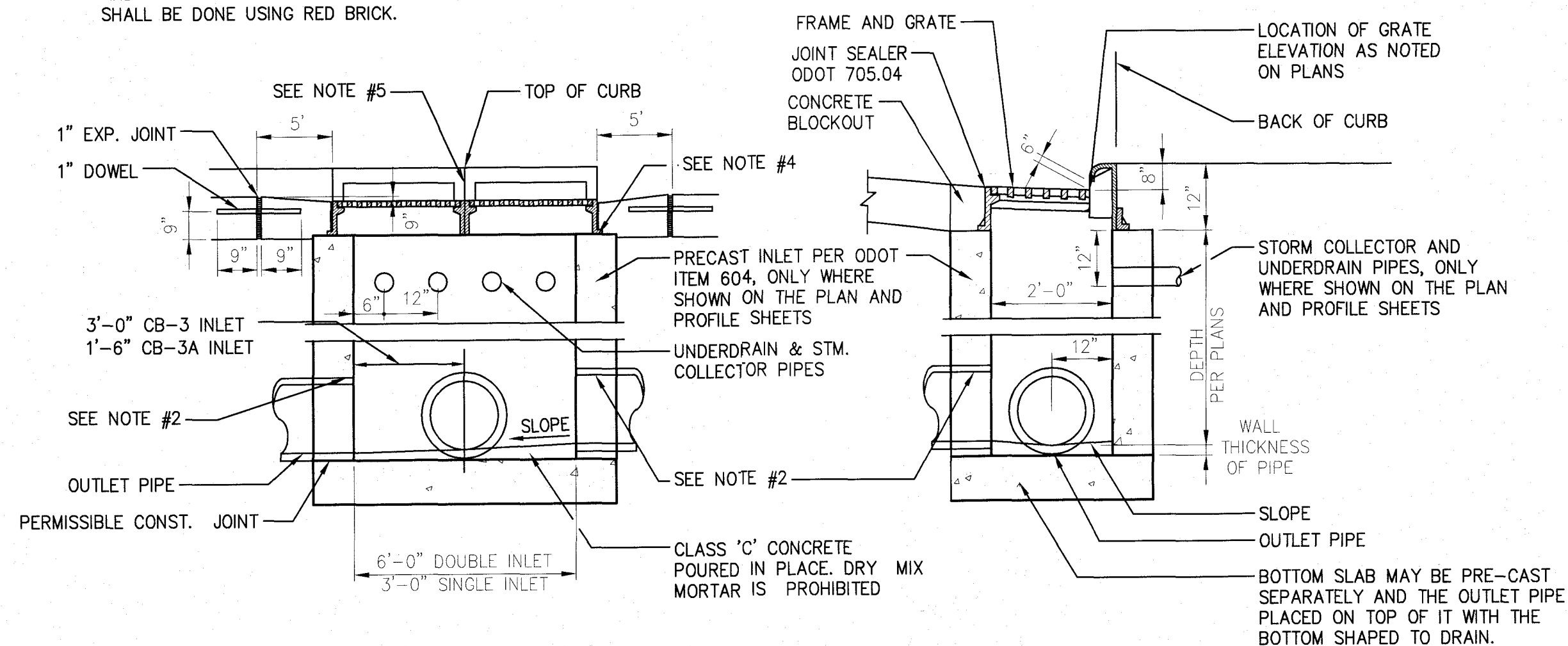
4. FRAME SHALL BE SET IN A BITUMINOUS SEAL MATERIAL PER ODOT 706.10 COVERING THE ENTIRE FLANGE. LOCATION GIVEN ON THE PLANS IS TO THE CENTER OF THE CATCH BASIN. GRATE ELEVATION GIVEN ON THE PLANS IS TO THE TOP OF THE GRATE AT THE FACE OF THE WINDOW. ALLOW FOR ONE COURSE OF BRICK ADJUSTMENT BETWEEN THE TOP OF THE PRECAST UNIT AND THE METAL FRAME. ALL ADJUSTMENTS TO THE FRAME SHALL BE DONE USING RED BRICK.

5. WHEN TWO FRAMES ARE SET SIDE BY SIDE, FILL VOID WITH MAXIMUM STRENGTH CONCRETE. NO MORTAR IS PERMITTED.

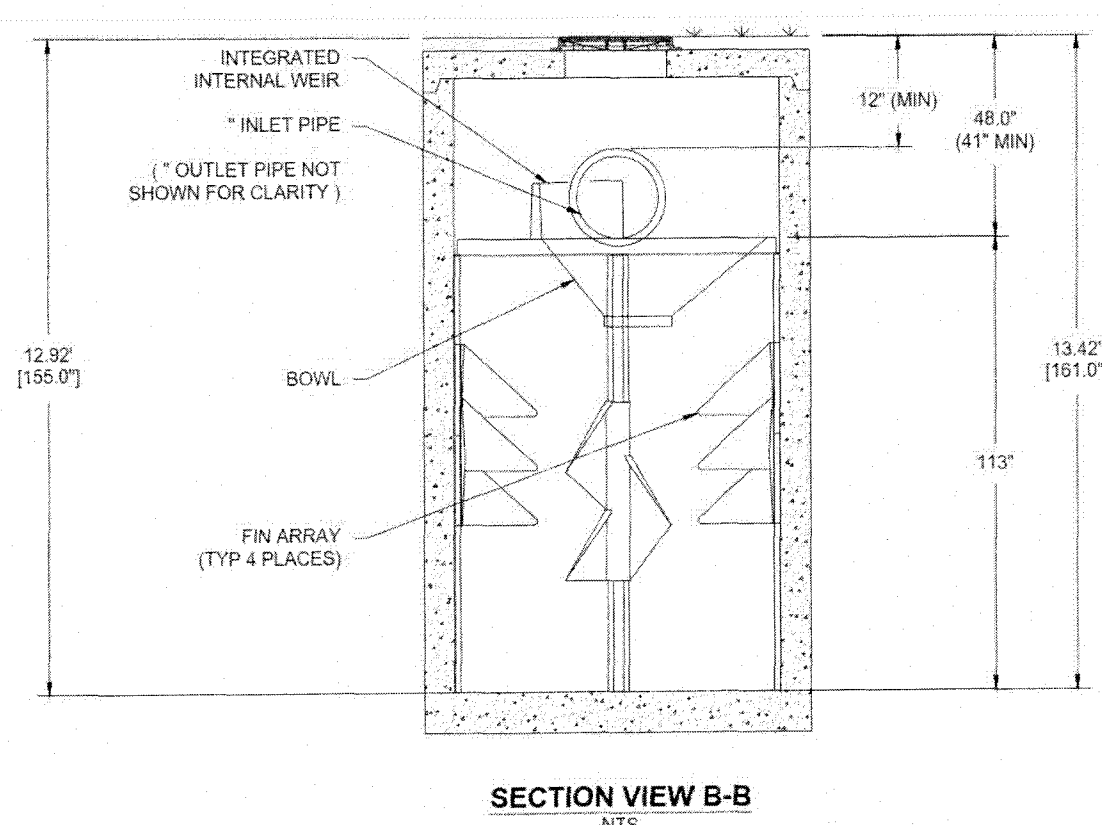
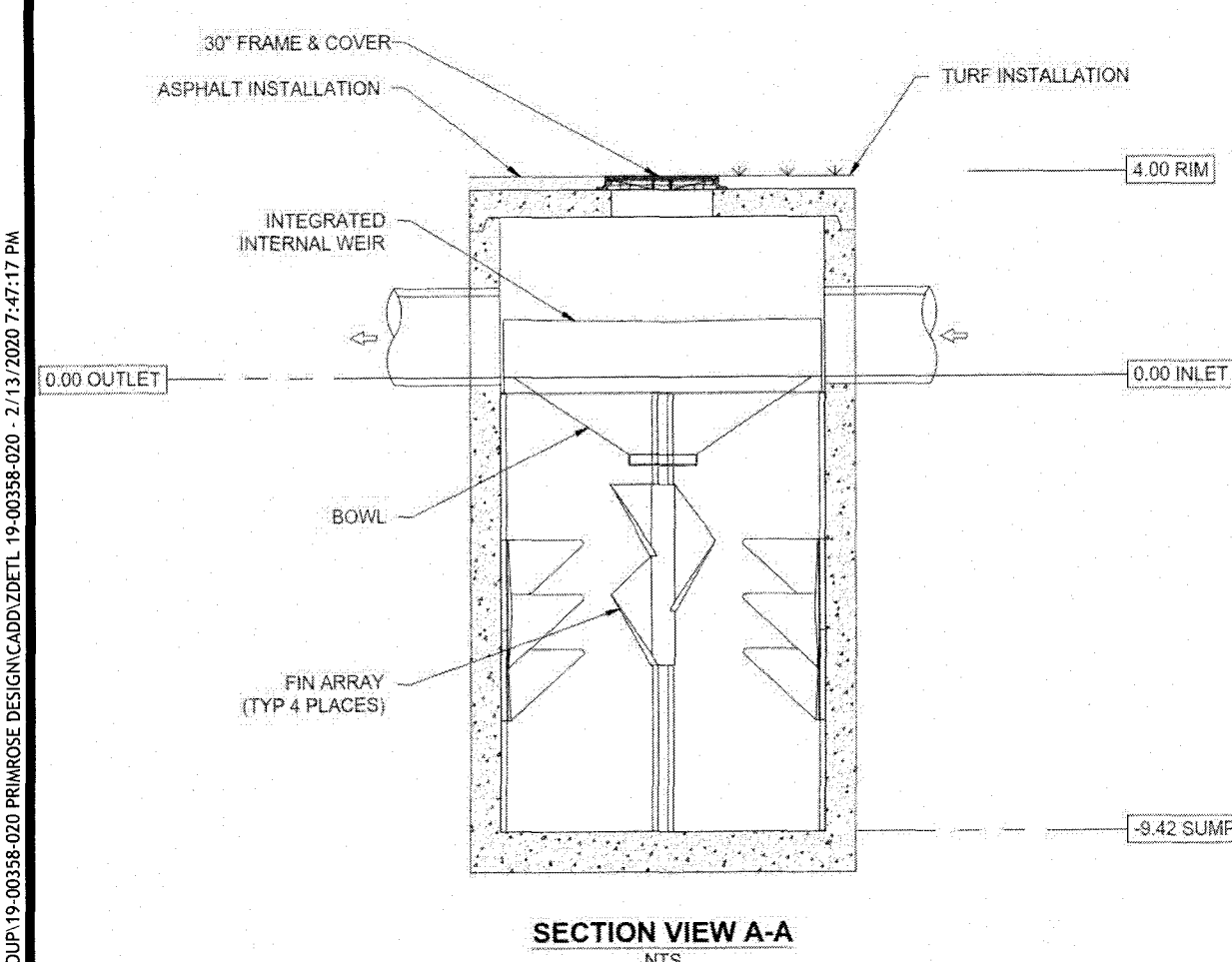
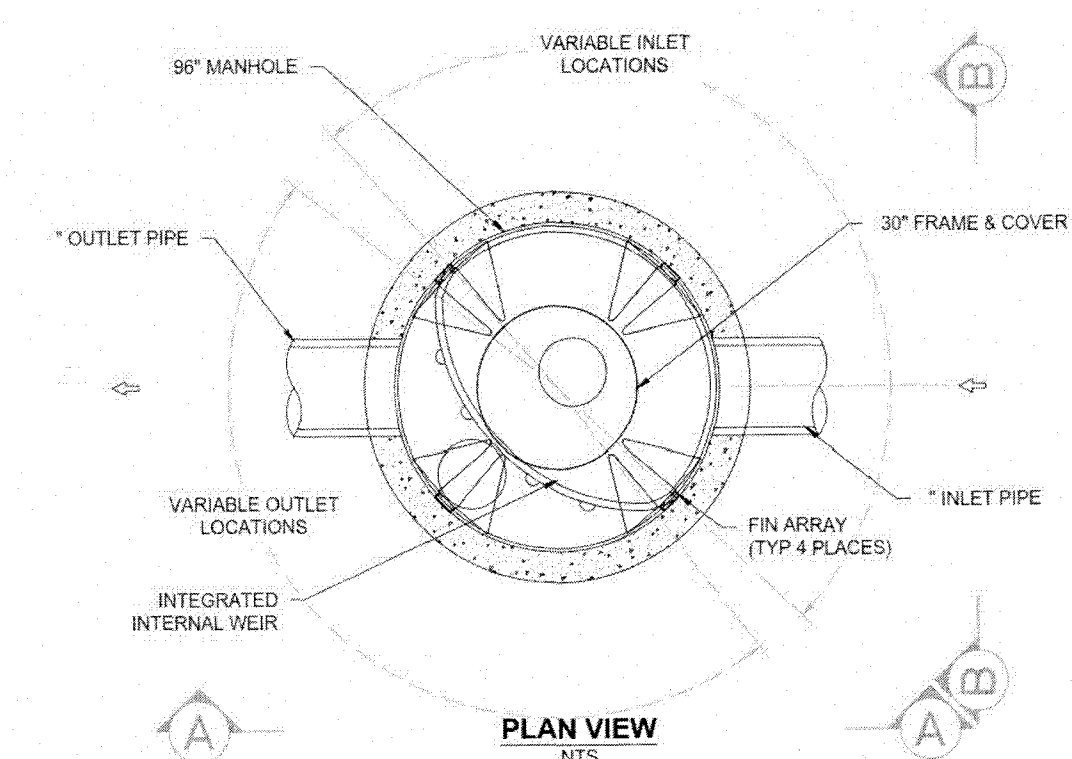
6. CAST-IN-PLACE WALLS SHALL HAVE A NOMINAL THICKNESS OF 8 INCHES AND SHALL BE 'QC1'. FOR BASINS CONSTRUCTED OF BRICK, THE BASIN SHALL HAVE A 6" THICK POURED CONCRETE (4000 PSI) BOTTOM AND WALLS OF RED BRICK ONLY, AND PARGED ON THE INSIDE.

7. ALL PRECAST CONCRETE SHALL MEET THE REQUIREMENTS OF O.D.O.T. 706.13 WITH 6% $\pm$ 2% AIR VOID CONTENT IN THE HARDENED CONCRETE. PRECAST WALLS SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES, AND BE REINFORCED SUFFICIENTLY TO PERMIT SHIPPING AND HANDLING WITHOUT DAMAGE. BASINS SHALL BE MARKED WITH CATCH BASIN NUMBER.

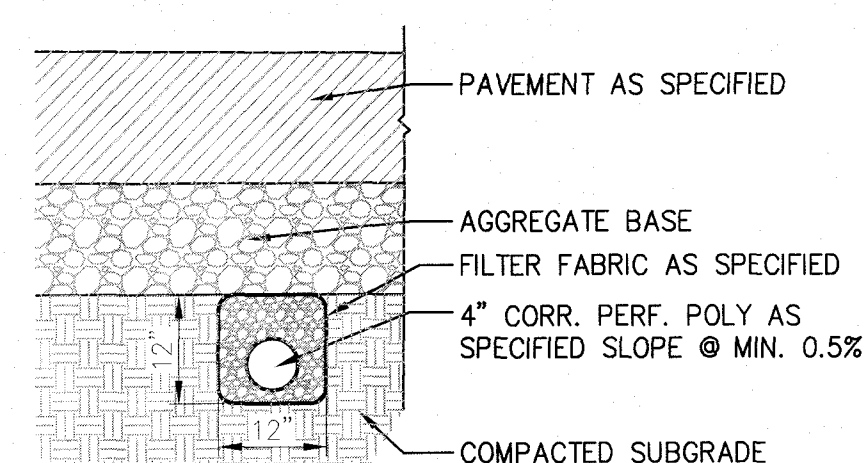
8. OPENINGS FOR PIPE SHALL BE MADE TO ACCOMMODATE THE TYPE(S) OF PIPES USED FOR THE PROJECT.



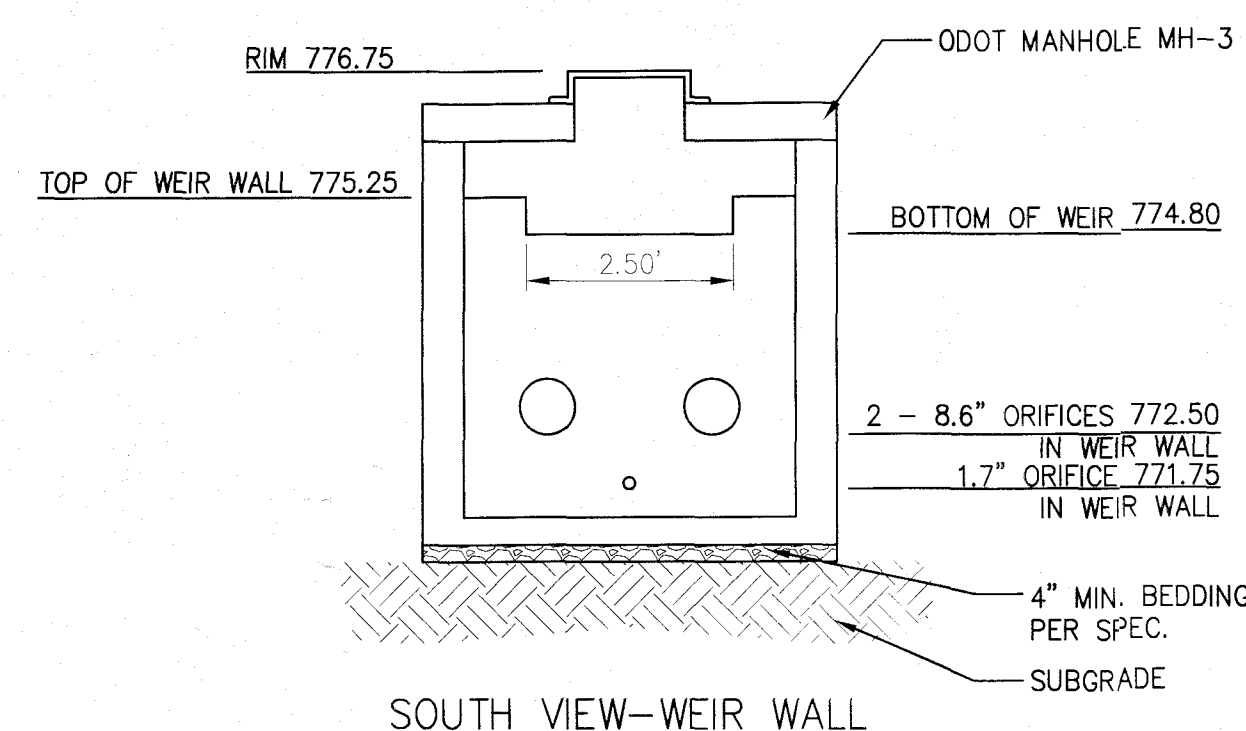
C-8 1 NOT TO SCALE



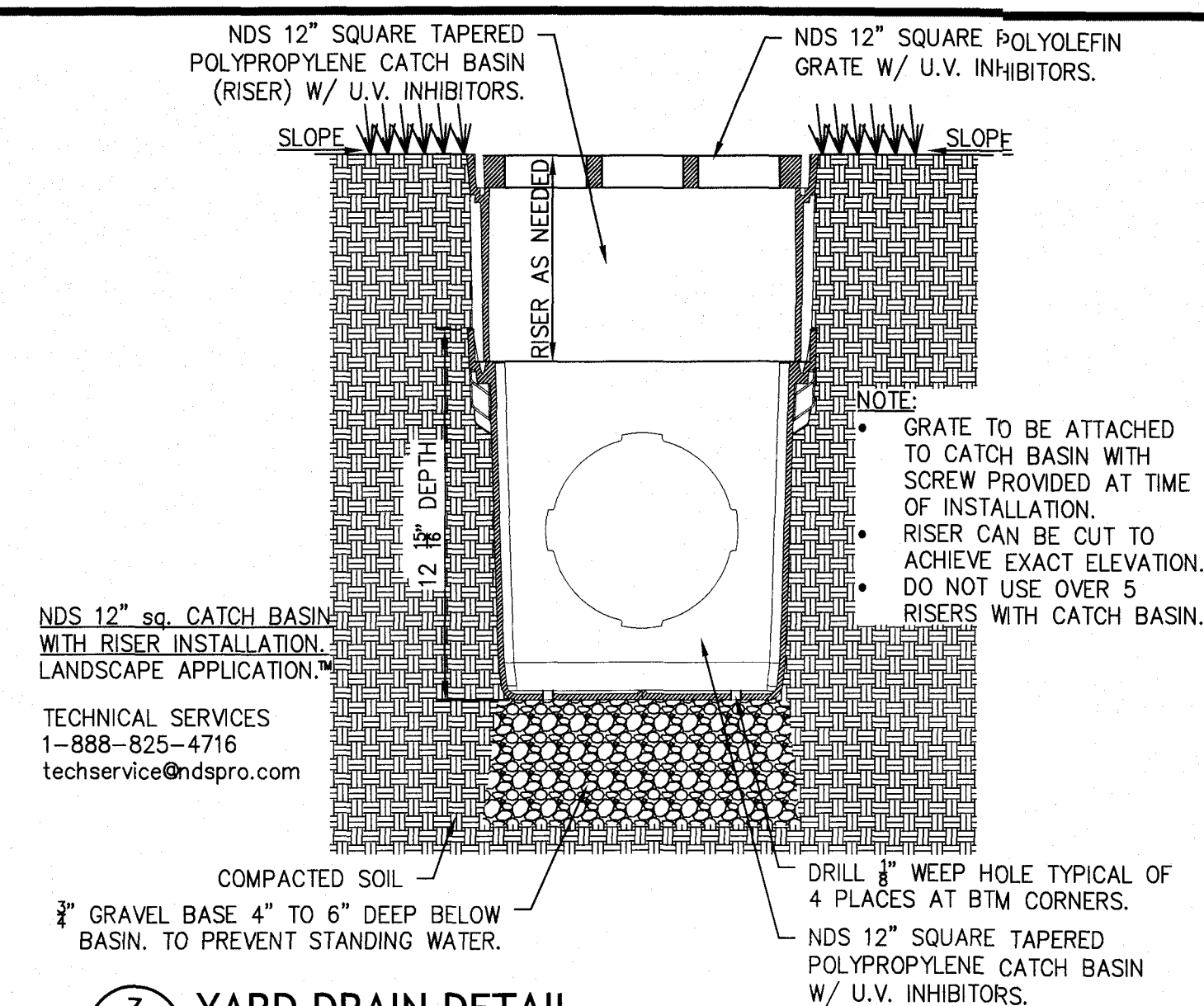
5 ADS BARR.
C-8.1 NOT TO SCALE



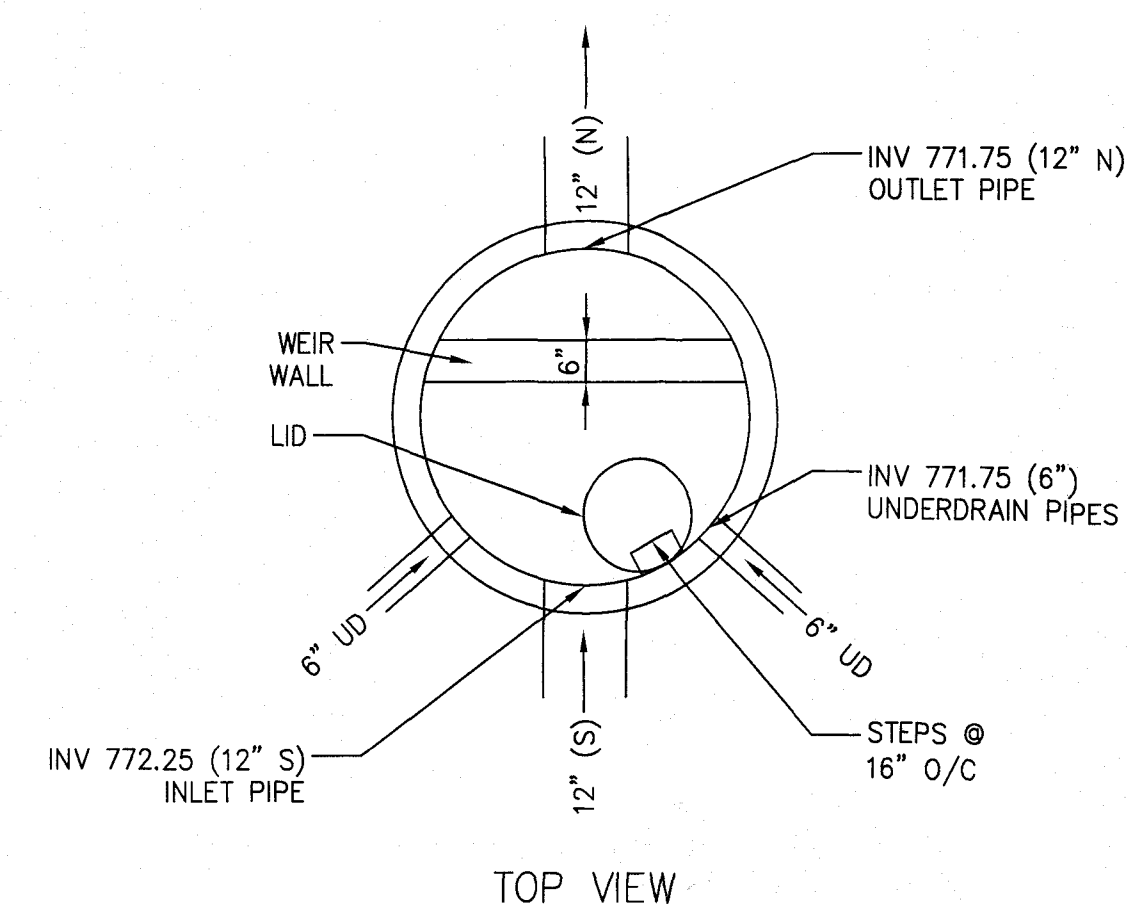
2 PAVEMENT
C-8.1 NOT TO SCALE



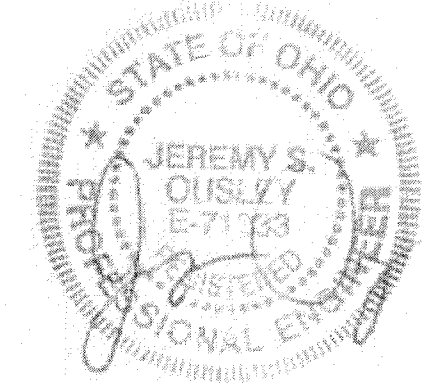
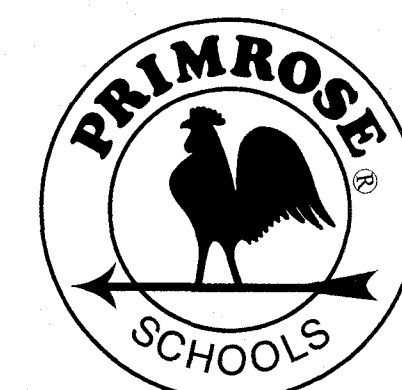
C-8.1 NOT TO SCALE



3 YARD DRAW
C-8.1 NOT TO SCALE



PRIMROSE SCHOOLS
CHILDRENS DESIGN GROUP
CITY OF NORTH RIDGEVILLE



DATE: _____

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PROJECT NO.:	19-00358-020
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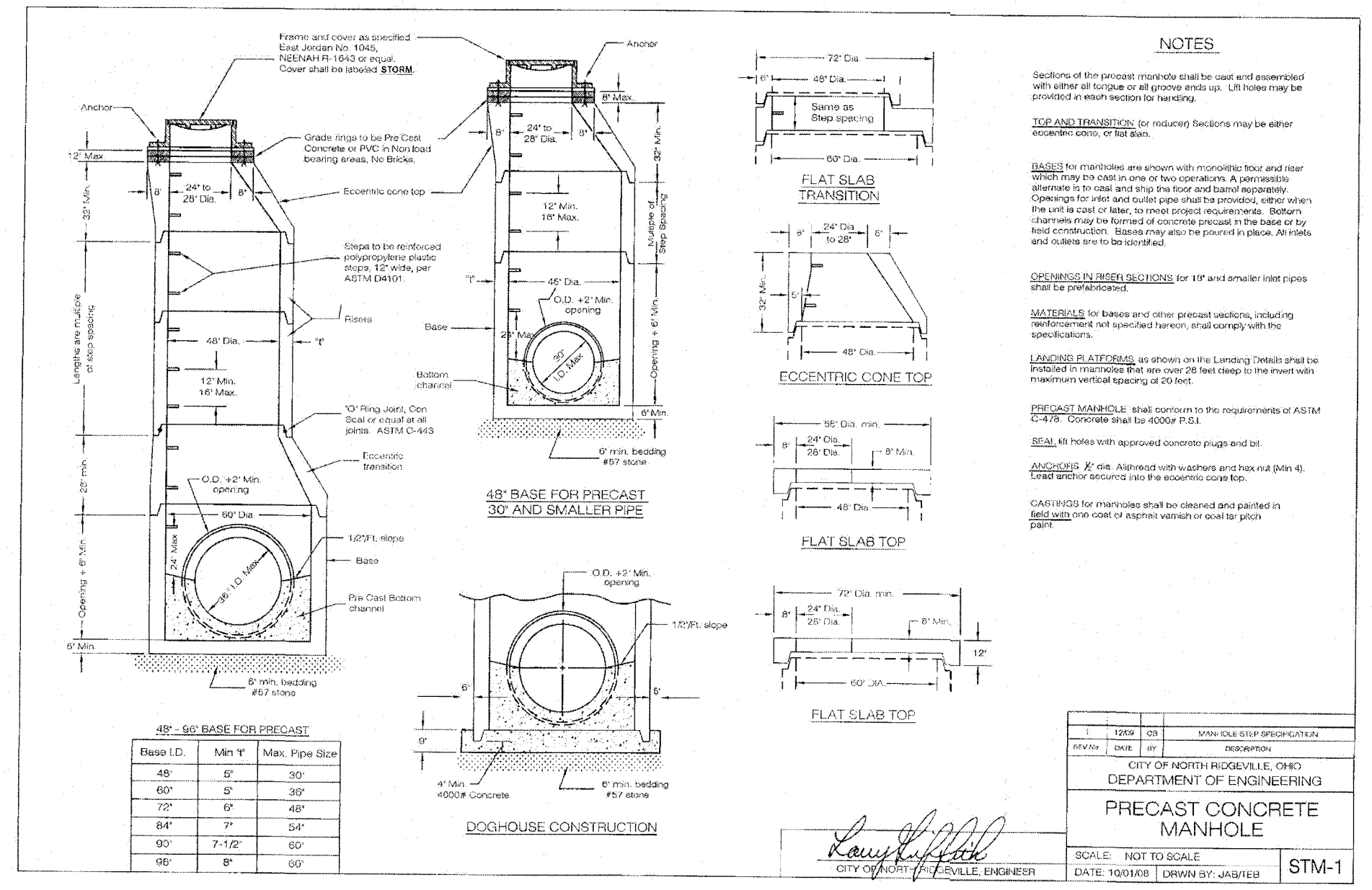
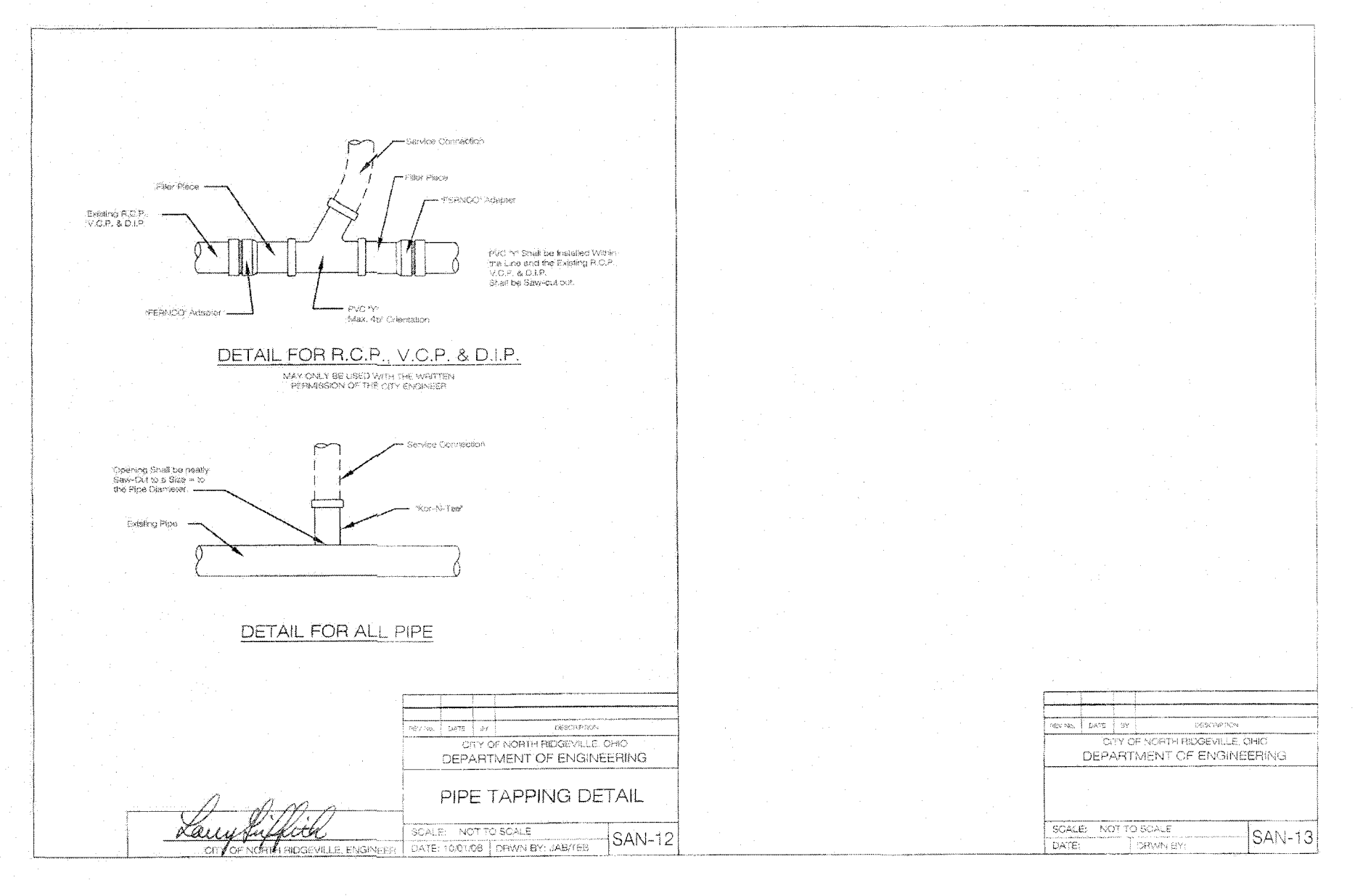
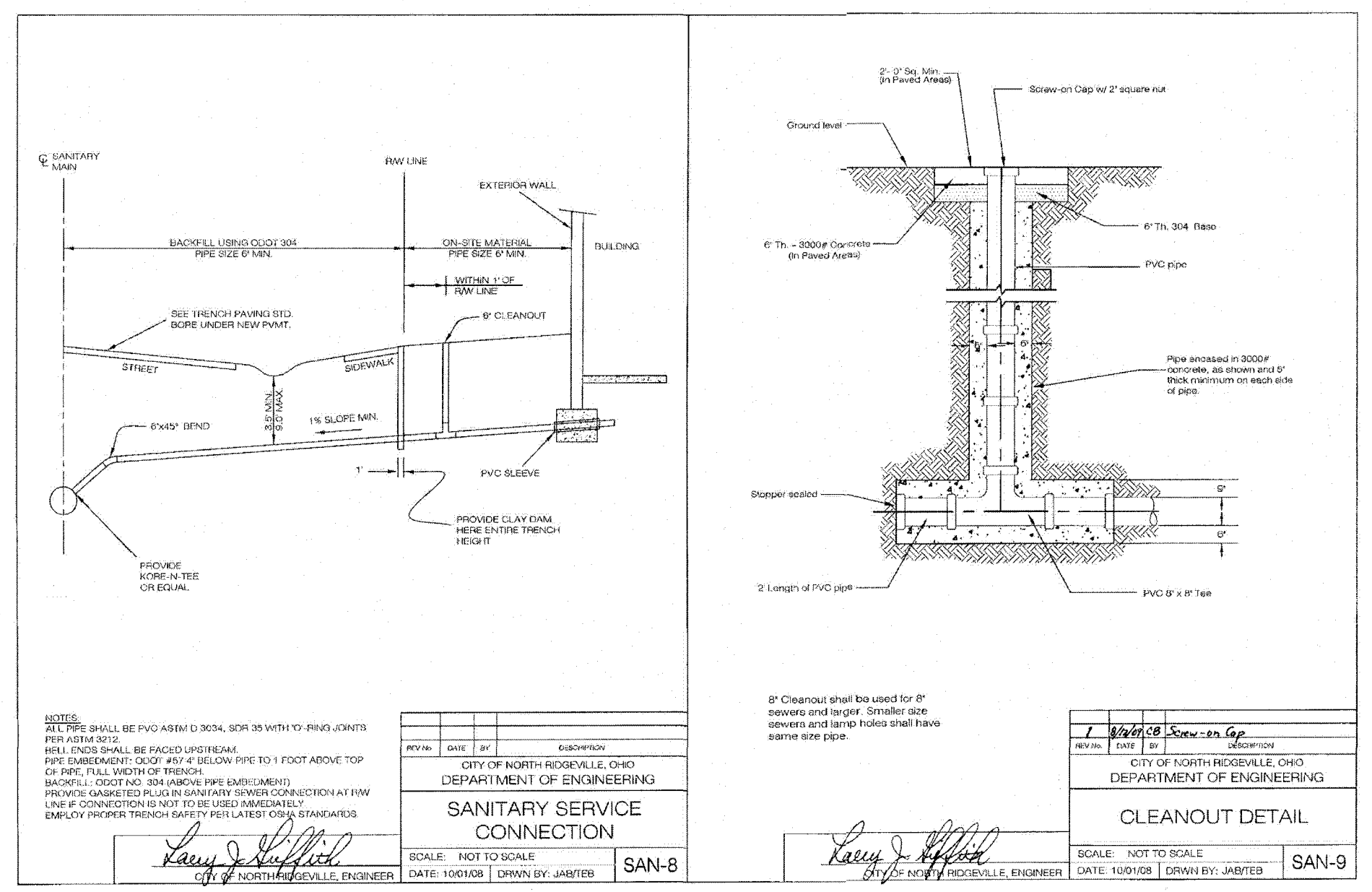
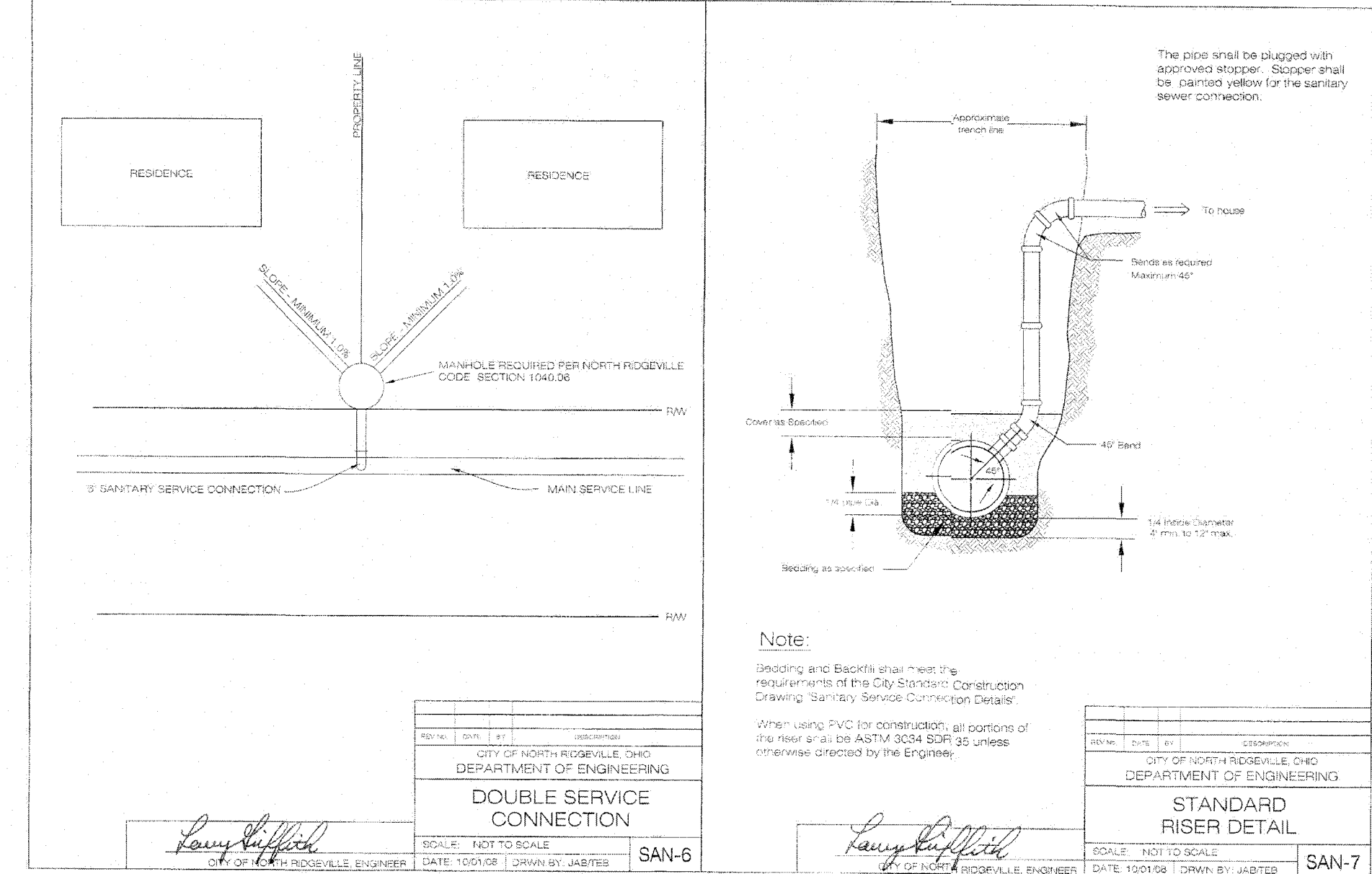
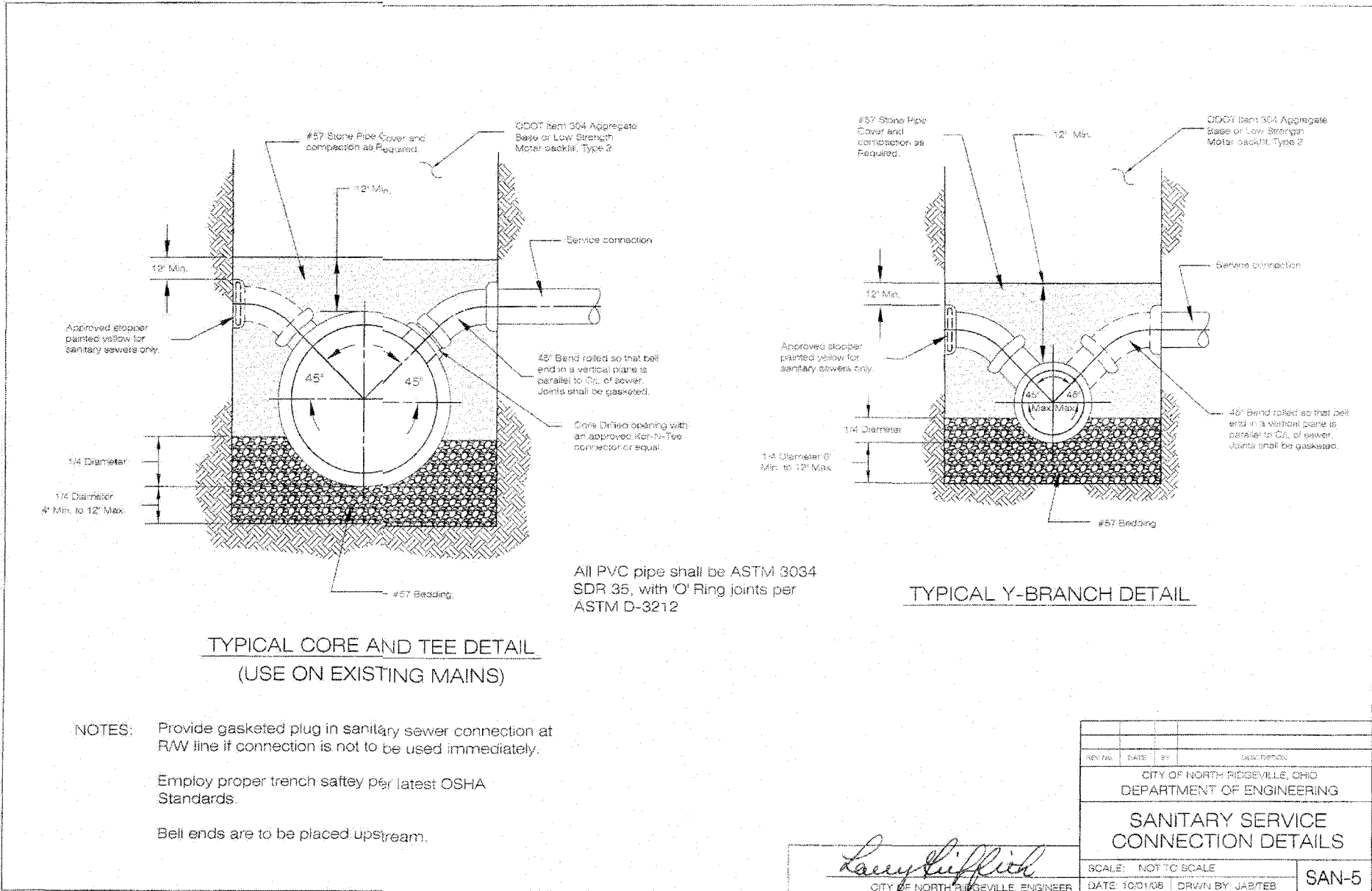
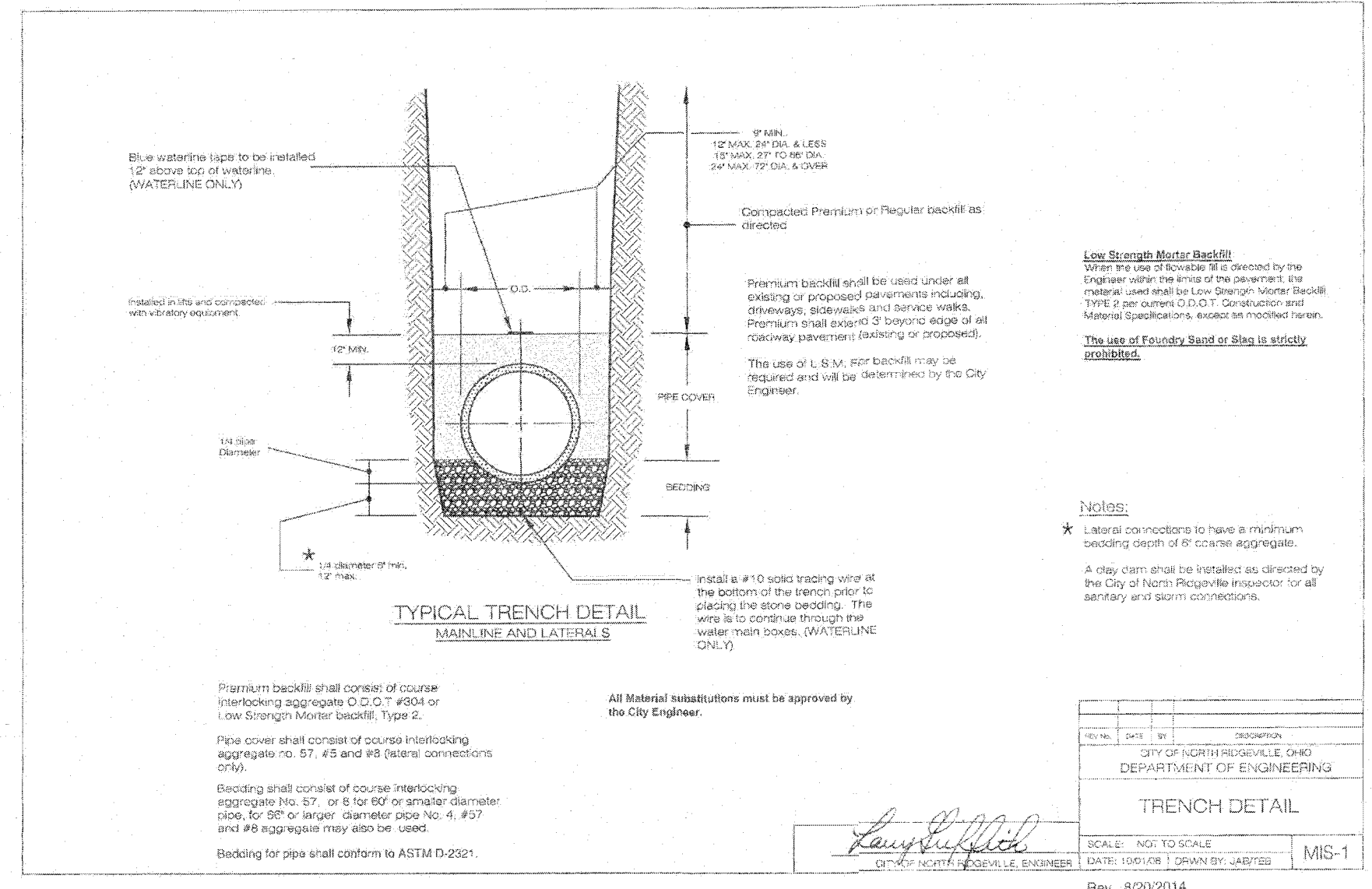
DRAWN BY: NI M

CHECKED BY: JSO

DATE ISSUED: 02-10-2020

CONSTRUCTION DETAILS

C-8.1



PRIMROSE SCHOOLS
CHILDRENS DESIGN GROUP
CITY OF NORTH RIDGEVILLE



DATE: _____

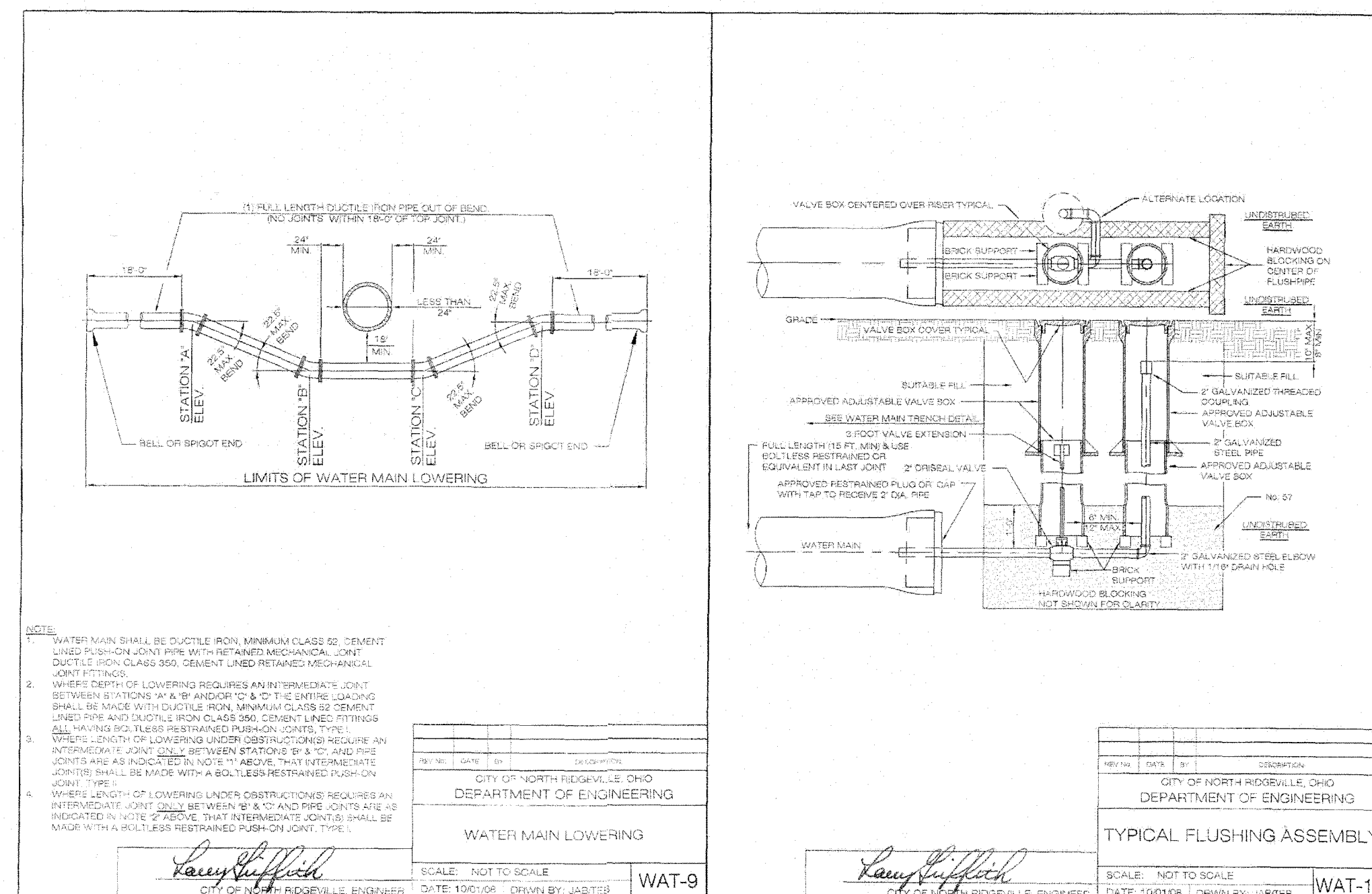
REVISIONS	DATE	DESCRIPTION

PROJECT NO.: 19-00358-020
DRAWN BY: NLM
CHECKED BY: JSO
DATE ISSUED: 02-10-2020

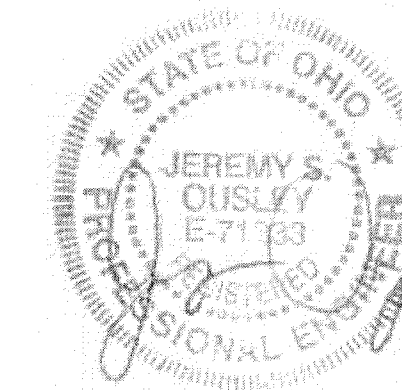
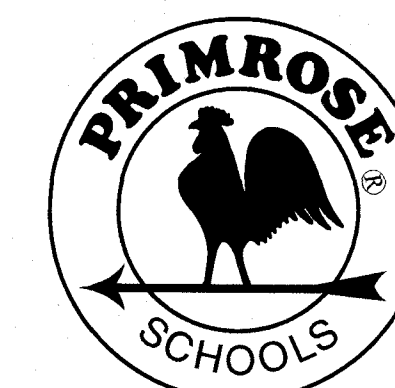
CITY DETAILS

C-8.2

C-8.3



PRIMROSE SCHOOLS
CHILDRENS DESIGN GROUP
CITY OF NORTH RIDGEVILLE



DATE:

REVISIONS

DATE	DESCRIPTION

PROJECT NO.: 19-00358-020

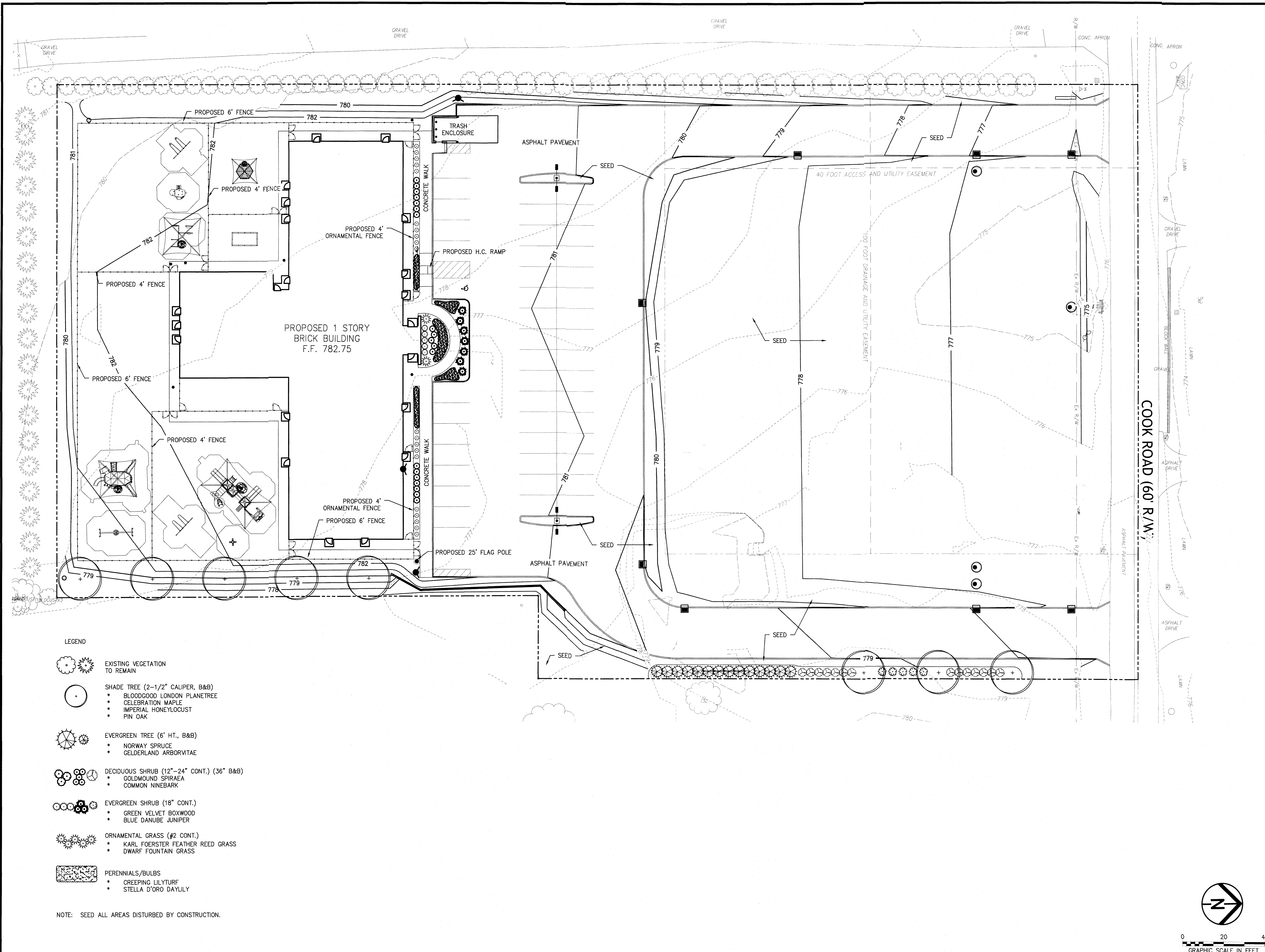
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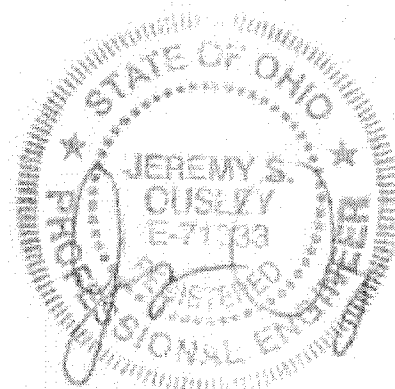
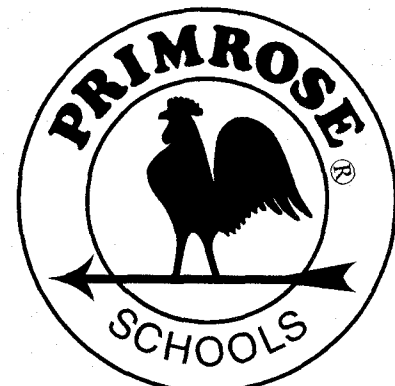
DATE ISSUED: 02-10-2020

LANDSCAPE PLAN

L-1.0



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DATE:

REVISIONS

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PROJECT NO.: 19-00358-020

DRAWN BY: NLM

CHECKED BY: JSO

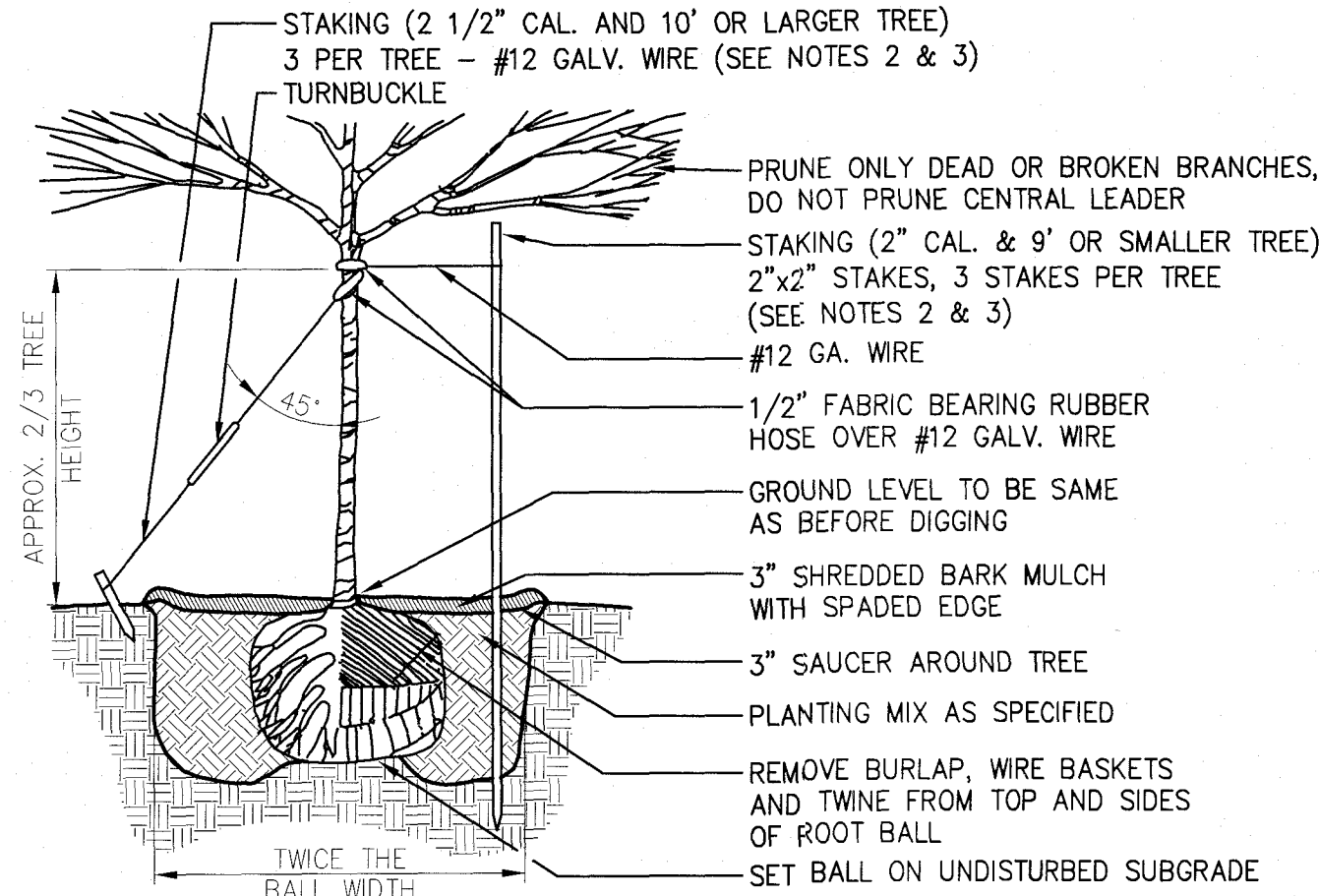
DATE ISSUED: 02-10-2020

LANDSCAPE DETAILS

L-1.1

NOTES:

1. REMOVE BURLAP, WIRE BASKETS AND TWINE FROM TOP AND SIDES OF ROOT BALL. CENTER TREE IN HOLE SET TOP OF BALL 1" ABOVE FINISH GRADE.
2. STAKING & GUYING TREES IS OPTIONAL, HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLED TREES STAYING PLUMB AND STABLE. IF A NON-STAKED TREE MOVES OUT OF PLUMB DURING THE WARRANTY PERIOD THE CONTRACTOR SHALL STRAIGHTEN & STAKE THE TREE AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL RETURN TO REMOVE ALL STAKES, GUYS & ASSOCIATED HARDWARE ON THE TREES ONE YEAR AFTER STAKING OR PER THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.

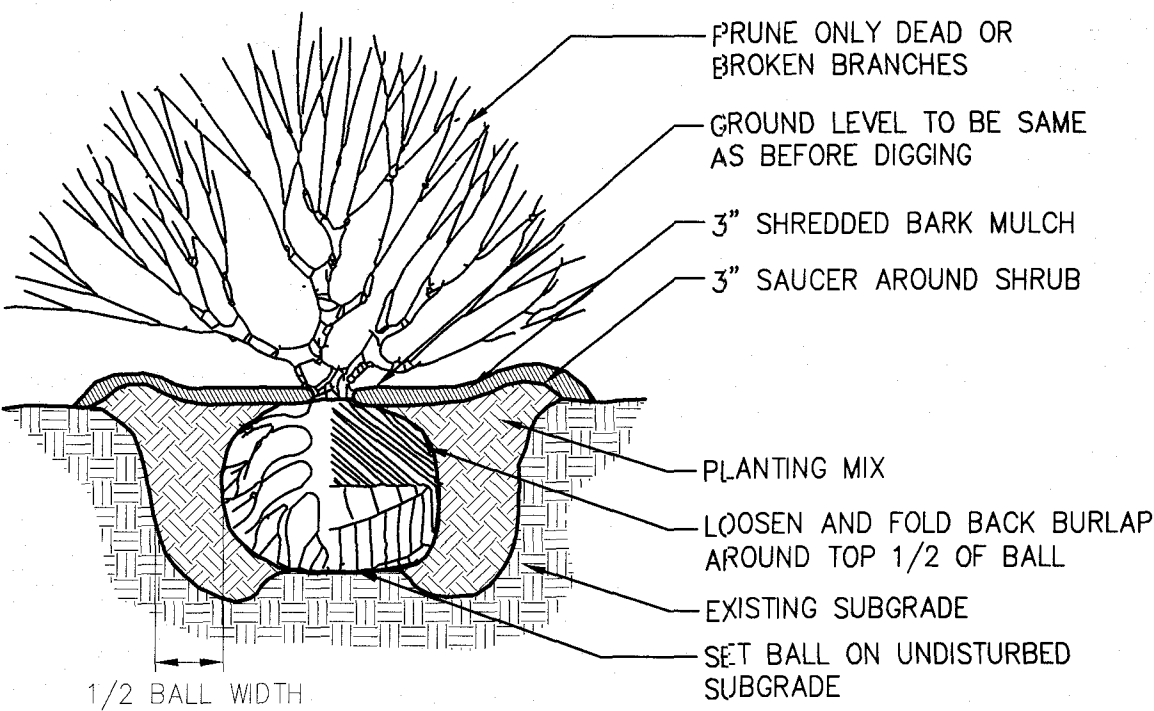


1 DECIDUOUS TREE PLANTING DETAIL

L-1.1 NOT TO SCALE

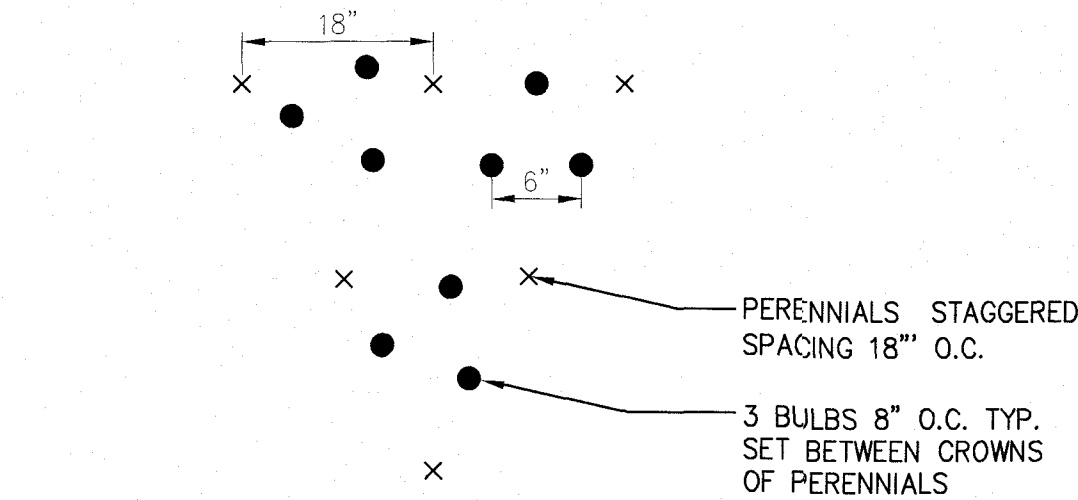
NOTES:

1. PLANTING MIX TO CONSIST OF 1" COMPOST PER 6" OF TOPSOIL.
2. COMPOST SHALL CONSIST OF STERILIZED, COMPOSTED MATERIAL (SWEET PEAT OR OTHER APPROVED EQUAL). CONTRACTOR SHALL SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF PLANTS.
3. MULCH TO FORM CONTINUOUS SHRUB BEDS.



3 SHRUB PLANTING DETAIL

L-1.1 NOT TO SCALE



2 PERENNIAL/BULB PATTERN DETAIL

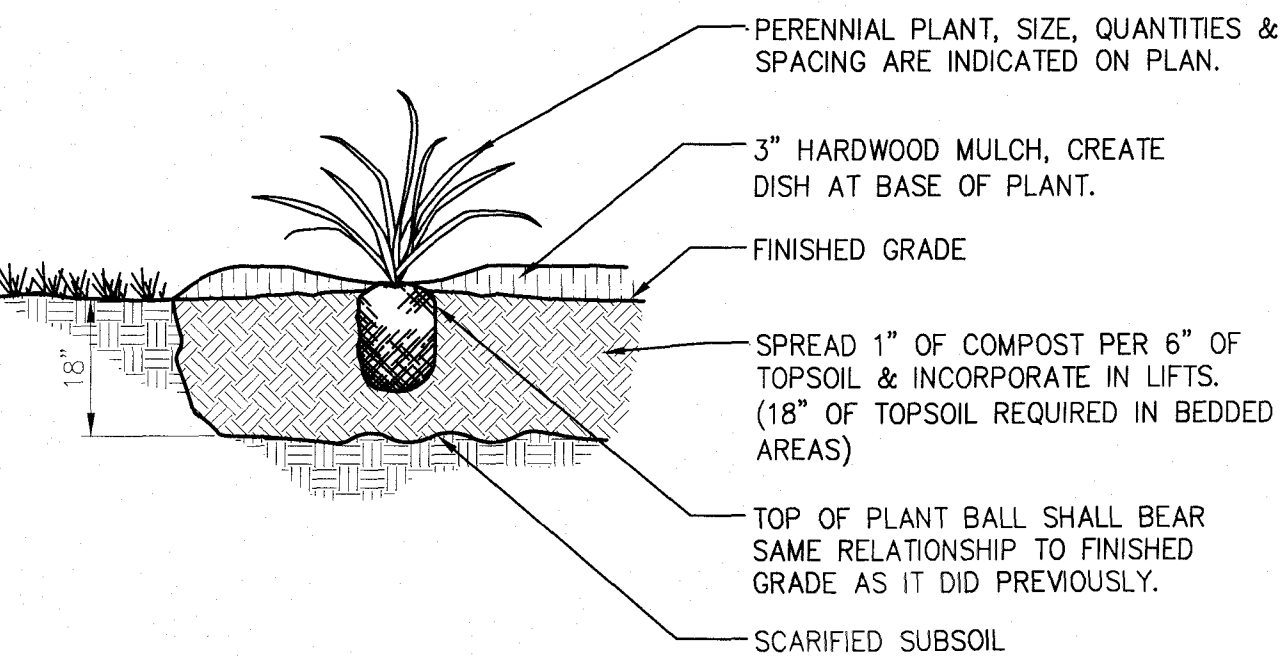
L-1.1 NOT TO SCALE

NOTES:

1. SCARIFY SOIL AT BOTTOM OF PIT BEFORE PLANTING
2. PLANT W/ NOSE POINTING TOWARD SURFACE
3. FALL PLANTING ONLY
4. WATER DRY SOIL
5. MULCH DEPTH AS SPECIFIED
6. PLANT BULBS, 8" APART, DEPTH PER BULB SUPPLIER'S RECOMMENDATIONS
7. BURY BULBS W/ 1 PART BONE MEAL TO 3 PARTS PLANTING MIX

NOTE:

COMPOST SHALL CONSIST OF STERILIZED, COMPOSTED MATERIAL (SWEET PEAT OR OTHER APPROVED EQUAL). CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF PLANTS.



4 PERENNIAL PLANTING DETAIL

L-1.1 NOT TO SCALE

LANDSCAPE SPECIFICATIONS

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, ETC., AS NECESSARY TO COMPLETE ALL PLANTING AS SHOWN ON THESE DRAWINGS, AS SPECIFIED HEREIN AND/OR AS REQUIRED BY JOB CONDITIONS. THE WORK IN GENERAL INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: (1) PROVIDE ALL PLANT MATERIAL AS INDICATED, (2) EXCAVATION OF PLANT PITS, (3) TOPSOIL BACKFILL FOR PLANT PITS, (4) FERTILIZING, GUYING, WRAPPING, (5) MAINTENANCE AND GUARANTEE, (6) ALL OTHER ITEMS NECESSARY TO MAKE WORK COMPLETE.

2. PLANT MATERIAL SHALL BE HIGH QUALITY NURSERY-GROWN MATERIALS FROM HARDINESS ZONES 4 AND 5, AS ESTABLISHED BY THE ARNOLD ARBORETUM, EXCEPT AS APPROVED BY THE LANDSCAPE ARCHITECT, SOUND AND FREE OF DISEASE OR INSECT INFESTATION. PLANTS SHALL BE FRESHLY DUG AND SHALL CONFORM WITH REQUIREMENTS AS ESTABLISHED IN THE ANSI Z 60.1, AMERICAN STANDARD FOR NURSERY STOCK.

3. THE NAMES OF PLANTS REQUIRED UNDER THIS CONTRACT SHALL CONFORM TO THOSE GIVEN IN STANDARDIZED PLANT NAMES, 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT INCLUDED THEREIN SHALL CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRADE. PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WITH WELL DEVELOPED ROOT SYSTEMS AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES. ALL PLANTS SHALL BE EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES. TREES SHALL HAVE SINGLE TRUNKS EXCEPT AS NOTED. ALL SHRUBS SHALL BE HEALTHY, VIGOROUS, AND OF GOOD COLOR. ANY NECESSARY PRUNING SHALL BE DONE AT THE TIME OF PLANTING. HOWEVER, NO PLANT SUPPLIED UNDER THIS CONTRACT SHALL BE PRUNED BACK TO SUCH EXTENT THAT IT NO LONGER MEETS SPECIFICATIONS. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING, AND BURLAPPING OF PLANTS IN THE PLANT LIST GENERALLY FOLLOW THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN STANDARD FOR NURSERY STOCK. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON SUBMISSION OF PROOF THAT ANY PLANT IS NOT OBTAINABLE AND AUTHORIZATION BY THE OWNER OR OWNER'S REPRESENTATIVE OF A CHANGE ORDER PROVIDING FOR USE OF THE NEAREST EQUIVALENT OBTAINABLE SIZE OR VARIETY OF PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS WITH AN EQUITABLE ADJUSTMENT OF CONTRACT PRICE.

4. THE CONTRACTOR MAY USE TOPSOIL AFTER SECURING SOIL TEST (V.P.I.) AND APPLYING RECOMMENDED TREATMENT THEREOF. TOPSOIL SHALL BE FRIABLE, FERTILE, FINE LOAM OF NATURAL CHARACTERIZATIONS TYPICAL OF TOPSOIL OF LOCALITY, FREE OF NOXIOUS WEEDS, STONES LARGER THAN TWO INCHES, AND ALL OTHER DELETERIOUS MATERIAL.

5. FERTILIZER SHALL BE 5-10-5 STANDARD PRODUCT OF A RECOGNIZED MANUFACTURER OF COMMERCIAL FERTILIZER AND SHALL CONFORM TO THE APPLICABLE STATE AND LOCAL FERTILIZER LAWS. IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING, SHALL NOT BE STORED IN DIRECT CONTACT WITH THE GROUND AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL, UNOPENED CONTAINERS, BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.

6. PEAT HUMUS SHALL BE PULVERIZED HORTICULTURAL GRADE SPHAGNUM MOSS FREE FROM EXTRANEOUS MATERIAL. PEAT MOSS SHALL BE THOROUGHLY MOISTENED PRIOR TO USE.

7. THE CONTRACTOR SHALL MAKE, AT HIS EXPENSE, WHATEVER ARRANGEMENTS MAY BE NECESSARY TO ENSURE AN ADEQUATE SUPPLY OF WATER TO MEET THE NEEDS OF THIS CONTRACT. HE SHALL ALSO FURNISH ALL NECESSARY HOSE, EQUIPMENT ATTACHMENTS AND ACCESSORIES FOR THE ADEQUATE IRRIGATION OF LAWNS AND PLANTED AREAS AS MAY BE REQUIRED.

8. MULCH SHALL BE CLEAN, SHREDDED HARDWOOD BARK MULCH, AGED TWO (2) YEARS. APPLY THREE (3) INCHES IN DEPTH OVER ALL BEDS, SHRUBS AND TREE PLANTINGS.

9. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD. B&B PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR OTHER PROTECTION FROM DRYING WINDS AND SUN. BARE-ROOTED PLANTS (BR) SHALL BE PLANTED OR HEeled-IN IMMEDIATELY UPON DELIVERY. ALL PLANTS SHALL BE WATERED AS NECESSARY UNTIL PLANTED.

10. PLANT PITS SHALL BE OF AMPLE SIZE TO ACCOMMODATE THE INDIVIDUAL EARTH BALL OR ROOT SPREAD OF EACH PLANT AND TO ALLOW FOR THE SPECIFIED AMOUNT OF TOPSOIL MIXTURE AROUND THE BALL OR ROOTS. PLACE BALL OF PLANT ON UNDISTURBED EARTH IN BOTTOM OF PIT. IF PLANT PITS ARE AUGURED, SIDE AND BOTTOM OF HOLE SHALL BE BROKEN DOWN TO PERMIT ROOT PENETRATION.

11. WHEN SOIL EXCAVATED FROM PLANT PITS IS OF SUITABLE QUALITY, IT MAY BE USED AS BACKFILL TO WITHIN SIX (6) INCHES OF THE SURFACE FOR TREES. THE REMAINDER SHALL BE BACKFILLED WITH A UNIFORM MIX OF FOUR (4) PARTS TOPSOIL TO ONE (1) PART OF PEAT HUMUS. SHRUB PIT AND PERENNIAL PIT BACKFILL SHALL CONSIST ENTIRELY OF THE TOPSOIL/PEAT MIX.

12. ALL PLANTS SHALL BE PLANTED UPRIGHT AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. LOOSEN AND FOLD APPROXIMATELY UPPER ONE-THIRD (1/3) OF BURLAP ON B&B PLANTS PRIOR TO BACKFILLING. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES SHALL BE STAKED AS DETAILED.

13. GROUNDCOVERS SHALL BE PLANTED IN BEDS HAVING A MINIMUM DEPTH OF EIGHT (8) INCHES. SCARIFY SUBGRADE TO A DEPTH OF EIGHT (8) INCHES. REMOVE ROCKS AND OTHER DEBRIS LARGER THAN ONE (1) INCH DIAMETER. INCORPORATE ONE-HALF (1/2) OF THE REQUIRED TOPSOIL. PLACE REMAINING TOPSOIL TO FINISHED GRADES AND INCORPORATE THE REQUIRED NUTRIENTS. EDGE BEDS TO FORM SHARP MAINTENANCE LINES BETWEEN LAWN AND BED AREAS. PLANTS SHALL BE EVENLY SPACED AND SET TO FINISHED GRADE LEVEL. MULCH WITH A THREE (3) INCH LAYER OF HARDWOOD MULCH.

14. CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL WITHIN THE LIMITS OF WORK UNTIL FINAL INSPECTION AND ACCEPTANCE OF THE PROJECT BY THE OWNER. MAINTENANCE SHALL INCLUDE WATERING DURING DRY PERIODS AS DIRECTED BY THE LANDSCAPE ARCHITECT, WEEDING, CULTIVATING, PRUNING, REFERTILIZATION, APPLICATION OF ANTI-DESSICANT, AND CONTROL OF INSECTS, FUNGUS AND OTHER DISEASES BY MEANS OF SPRAYING WITH AN APPROVED INSECTICIDE OR FUNGICIDE. ALL WEEDS WITHIN THE MULCHED AREA SHALL BE REMOVED AS OFTEN AS REQUIRED. UNDER NO CIRCUMSTANCES SHALL WEEDS BE ALLOWED TO ATTAIN MORE THAN SIX (6) INCHES OF GROWTH. REMOVE ALL TREE GUYS, TREE WRAP AND ANY PLASTIC OR METAL TIES FROM TREES ONE (1) YEAR FROM PLANTING.

15. NURSERY STOCK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR. ALL PLANTS THAT FAIL TO MAKE NEW GROWTH FROM A DORMANT CONDITION OR THAT DIE DURING THE FIRST YEAR AFTER PLANTING SHALL BE REPLACED. ALL REPLACEMENTS SHALL CONFORM WITH THE ORIGINAL SPECIFICATIONS AS TO SIZE AND TYPE. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED UNDER PLANTING AND COST SHALL BE BORNE BY THE CONTRACTOR EXCEPT FOR POSSIBLE REPLACEMENT, RESULTING FROM REMOVAL, LOSS OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART BY THE OWNER.

16. FINAL ACCEPTANCE OF THIS CONTRACT SHALL TAKE PLACE AFTER REPLACEMENT OPERATION IS SATISFACTORILY COMPLETED AND ALL PLANTS ARE IN A HEALTHY GROWING CONDITION.

1. SEED ALL DISTURBED AREAS WITH SEED MIX AS LABELED ON DRAWINGS. SEED AT THE RATE NOTED. AREAS DISTURBED OUTSIDE THE LIMITS OF WORK SHALL BE SEEDD AT THE CONTRACTOR'S OWN EXPENSE.

2. SEED & MULCH SHALL BE APPLIED AS SPECIFIED IN ODOT SECTION 659.09.

3. MULCH SEEDD AREAS WITH PENNMULCH® (SEED ESTABLISHMENT MULCH). PENNMULCH® IS PELLETIZED NEWSPRINT AND OTHER RECYCLED PAPER, IMPREGNATED WITH LIQUID FERTILIZER AND SUPER ABSORBENT POLYMER. IT MAINTAINS MOISTURE IMPROVING THE GERMINATION PROCESS.

4. MULCH WITHIN FORTY-EIGHT (48) HOURS OF SEEDING.

5. MAINTAIN 'TEMPORARY COVER SEED' AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF SPECIFIED GRASS UNTIL ACCEPTED.

6. MAINTAIN LAWN SEED AREAS BY WATERING, MOWING AND REPLANTING AS NECESSARY UNTIL THE THIRD CUTTING AND AS MUCH LONGER AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF SPECIFIED GRASS AND UNTIL ACCEPTED. MAKE THE FIRST CUTTING WHEN GRASS HAS REACHED A HEIGHT OF THREE (3) INCHES, CUT TO TWO AND ONE-HALF (2 1/2) INCHES.

7. SCATTERED BARE SPOTS, SMALLER THAN ONE (1) SQUARE FOOT, WILL BE ALLOWED UP TO FIVE (5) PERCENT OF THE SEEDD AREAS. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDD, REFERTILIZED AND REMULCHED AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS.

TEMPORARY COVER SEED: (RATE PLS: 130LB/AC)

	PROPORTION BY WEIGHT	MINIMUM PURITY	MINIMUM GERMINATION
LOLIUM MULTIFLORUM, VAR.....	100%	100%	100%
ANNUAL RYEGRASS			

PERMANENT LAWN SEED: (RATE PLS: 300LB/AC)

	PROPORTION BY WEIGHT	MINIMUM PURITY	MINIMUM GERMINATION
LOLIUM PERENNE, VAR. 'MANHATTAN III'.....	20%	98%	90%
PERENNIAL RYEGRASS			
FESTUCA ARUNDINACEA, VAR. 'MILLENIUM'.....	35%	98%	90%
TALL FESCUE			
FESTUCA ARUNDINACEA, VAR. 'JAGUAR 3'.....	35%	98%	85%
TALL FESCUE			
POA PRATENSIS, VAR. 'COMMON'.....	10%	95%	80%
KENTUCKY BLUEGRASS			

RECEIVED

cash 6.00 = 11/2
2/19/20

Engineering Fee Paid: \$ 1,125.00
Receipt No.: 486299
☐ Cash ☒ Check - Check No.: 19744
(See attached for description of fees.)

FEB 14 2020



Planning Commission & Bldg. Admin. Fees: \$ 110.00
Receipt No.: 356033
☐ Cash ☒ Check - Check No.: 19743
(See attached for description of fees.)

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

Received: _____ Date Released to Planning Commission: February 19, 2020
Date of Planning Commission Meeting: Tuesday, March 10, 2020 (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: Jeff Certo PROPERTY OWNER: The Shops on Center Ridge LLC
COMPANY NAME: Davison Smith Certo Architects ADDRESS: 5050 Detroit Rd
ADDRESS: 26031-B Center Ridge Road CITY / STATE: Sheffield Village, OH ZIP: 44035
CITY / STATE: Westlake, OH ZIP: 44145 PHONE NO.: 440-554-6723
PHONE NO.: 440.835.3957 SIGNATURE: [Signature]
SIGNATURE: _____ (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: jcerto@dscarchitects.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 side of Center Ridge Road east of Advanced Auto Parts
PERMANENT PARCEL NO.: 0700016101026 ZONING OF PROPERTY: B-3
ZONING OF ADJACENT PROPERTY TO: NORTH B-3 EAST B-3 SOUTH B-3 WEST B-3
DESCRIPTION OF REQUEST: Lot split of existing parcel and construction of new car wash facility
34564 Center

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

If yes, list dates and nature of each: _____

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

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

PLANNING COMMISSION USE ONLY:

☐ APPROVED ☐ DISAPPROVED

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

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

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

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

RECEIVED

FEB 14 2020

TO BE FILLED OUT BY APPLICANT

I, _____
 (Print Name) (Signature)

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

Applicant: Jeff Certo

Owner: The Shops on Center Ridge LLC.

Project Address: Center Ridge 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	The Shops on Center Ridge LLC 34564 Center Ridge Road	0700016101026 (Remnant after lot split)
✓2	MDC Coast 19 LLC 34640 Center Ridge Road	0700016101025
✓3	City of North Ridgeville Denise Drive	0700016101024
✓4	Donald & Karen Hoffman 34613 Center Ridge Road	0700016104212
✓5	Glenn Leonard 34647 Center Ridge Road	0700016104187
✓6	DENNIS BOOSE 6405 DENISE DR. N.R. OH. 44039	0700017121154
✓7	SHEPARD OF THE PINES LUTHERAN CHURCH 34555 CENTER RIDGE RD. N.R. OH. 44039	0700016104214
✓8	FIRAS & HELENE ATASSI 34560 CENTER RIDGE RD. N.R. OH. 44039	0700016102011 thru 014
✓9	CHRISTINE HUDAK & NANCY HORVAT 6396 OLIVE AVE. N.R. OH. 44039	0700016102004 & 005
✓10	DAVID LOONEY 6384 OLIVE AVE. N.R. OH. 44039	0700016102003

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

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

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	DONALD & DIANE PISCHEL 6382 OLIVE AVE. N.R. OH. 44039	0700016102001 & 002
✓12	WILLIAM & KATHLEEN DEMPSEY 6350 OLIVE AVE. N.R. OH. 44039	
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PLEASE COPY THIS PAGE FOR ADDITIONAL LISTINGS OF ADJACENT PROPERTY OWNERS.

CLUSTER SITE PLAN APPROVAL

NAME OF PCD: _____ – OR –

NAME OF SUBDIVISION: _____ DATE: _____

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

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

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

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

Michelle Owens

From: Daniel Rodriguez
Sent: Tuesday, February 25, 2020 4:49 PM
To: Tara Peet
Cc: Guy Fursdon; Jeff Armbruster; Kevin Corcoran; Michelle Owens
Subject: Blue Falls Car Wash Peak Hour Trip Generation
Attachments: Blue Fall Car Wash Peak Hour Trip Generation from Strongsville Store.pdf

Hi Tara,

Can you please share this email and attachment with the Planning Commission. Thanks.

Blue Falls Car Wash's traffic engineer has supplied the City of North Ridgeville with a recent traffic impact study done at its Strongsville location on Pearl Road (US 42). The Blue Falls Car Wash being proposed in North Ridgeville is the exact same size as the wash in Strongsville. The peak hour trip generation table from the Strongsville location is attached. The amount of trips generated during the peak hours are significantly less than CNRO 1210.06 calls for in order to mandate a traffic impact study. The average daily traffic along Pearl Road used for the report was counted at 32360 vehicles per day along Pearl Road. The average daily traffic along Center Ridge Road is approximately 17145 according to ODOT's latest traffic counts.

Trip Generation is based on type of development and its use, so with the proposed Blue Falls Car Wash in North Ridgeville being identical to the location on Pearl Road in Strongsville, I believe this information is acceptable and a full traffic impact study for the North Ridgeville Location is not necessary at this time as the peak hour trips do not exceed 150 vehicles per hour.

Please let me know if there are any questions.

Thanks,
Daniel Rodriguez, P.E.
City Engineer

City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, OH 44039
P 440.353.0842
www.nridgeville.org

Executive Summary

This traffic impact study has been prepared at the request of Blue Falls Real Estate Company Inc. for a proposed car wash facility. The project site is located on the southwest quadrant of the Pearl Road and Whitney Road intersection along the south side of the existing McDonald's restaurant in Strongsville, Cuyahoga County, Ohio.

The proposed development is expected to consist of an automated car wash facility with two access locations. The development is proposed to share the existing full access driveway along Pearl Road that currently serves the existing McDonald's. The second access location would be a new driveway along the south side of Whitney Road to the west of the existing McDonald's driveway. The existing access location along Pearl Road and Whitney Road are full access driveways that permit all ingress and egress movements.

The development is expected to be completed in the Year 2017. Therefore, 2017 was analyzed as the opening year and 2037 was analyzed as the design year for the twenty year analysis.

The weekday AM peak hour of traffic was determined to be 8:00 AM to 9:00 AM. The MID-DAY (MID) peak hour of traffic was determined to be from 1:00 PM to 2:00 PM. The weekday PM peak hour of traffic was found to be 5:00 PM to 6:00 PM. These periods were analyzed since they reflect the period of the highest volume of traffic flow for the study area roadways and the proposed development.

The proposed development will generate additional traffic which may impact the area roadways. This traffic impact study presents an assessment of the impact of the traffic generated by the proposed development on the existing road network adjacent to the site. The results of the analysis have been used to determine what improvements will be required to handle the traffic which will be associated with this use.

The proposed development is expected to generate the average hourly traffic during the AM, MID-DAY, and PM peak periods after completion shown on the table on the following page:

TRIP ENDS					
AM PEAK (ENTER/EXIT)		MID-DAY PEAK (ENTER/EXIT)		PM PEAK (ENTER/EXIT)	
24	24	30	30	31	31
48		60		62	

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Jeff Certo
Name of Owner:	The Shops on Center Ridge LLC
Date Submitted for Consideration:	2-14-20
Date to Return to Planning Commission:	2-19-20
Regarding: Blue Falls Car Wash – 34564 Center Ridge Road	

RECOMMENDATIONS:

1. 1288.05 Landscape buffer strip required on rear of property.
2. All else appears code compliant.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 **CBO**

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

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Jeff Certo; Davison Smith Certo Architects 26031-B Center Ridge Road, Westlake, Ohio 44145
Name of Owner:	The Shops on Center Ridge LLC 5050 Detroit Road, Sheffield Village, Ohio 44035
Date of Planning Commission Meeting:	Tuesday, March 10, 2020
Date to Return to Deputy Clerk of Council:	Thursday, February 27, 2020
Regarding:	Site plan approval for Blue Falls Car Wash located at 34564 Center Ridge Road zoned within a B-3 Highway Commercial District. Permanent Parcel No. 07-00-016-101-026

Recommendations:

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

North Ridgeville Fire Department

Fire Prevention

(440)653-6362

1-OFC Rule 5 Fire Service Features.

Section 503 Fire Access Roads

Section 506 Key Boxes

Section 507 Fire Protection Water Supply

2-OFC Rule 33 Fire Safety During Construction And Demolition.

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

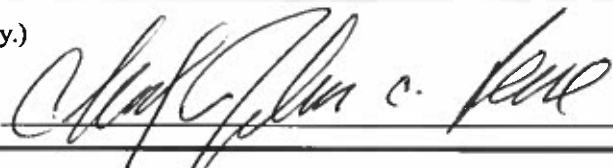
4-NFPA 25 Standard for the Inspection, Testing, and Maintenance of Water Base Fire Protection Systems.

5-Chapter 16 Fire Prevention NR Ordinance.

Thanks for your cooperation.

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: Fire Chief

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

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

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

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

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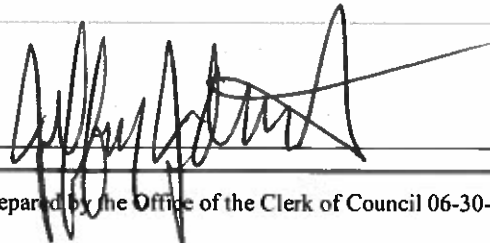
Recommendations:

TRY To minimize Head lights shining beyond
the north Field to Denise Drive homes

Very good looking Building

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: Safety-Service Director

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

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

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

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Regarding:	Site plan approval for Blue Falls Car Wash located at 34564 Center Ridge Road zoned within a B-3 Highway Commercial District. Permanent Parcel No. 07-00-016-101-026

Recommendations:

*We welcome the continued support of North Ridgeville
by the Conrad's family of businesses.*

(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**

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Regarding:	Site plan approval for Blue Falls Car Wash located at 34564 Center Ridge Road zoned within a B-3 Highway Commercial District. Permanent Parcel No. 07-00-016-101-026

Recommendations:

1. Complete detailed improvement plans, stormwater management, and water quality calculations need to be submitted to the Engineering Department for review and approval.
2. Fire hydrants are required to be provided within 300 feet of all portions of a building. Additional hydrant(s) may be required.
3. The minimum size water service line to provide both fire and domestic water service is eight inches.
4. Commercial aprons are required to be eight inches of concrete on four inches of aggregate base.
5. Contact must be made with James Brewer, Chief Resident Project Representative, to discuss water backflow requirements.
6. A tree planting plan is required per City of North Ridgeville Codified Ordinance 1032.09 for commercial developments.

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: City Engineer

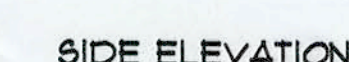
Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

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

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



DATE
PLANNING
02/14/20



SP.1



TELEPHONE: 440.835.3957
FACSIMILE: 440.835.4042
MAIL@DSCARCHITECTS.COM

DATE
PLANNING 02/420



LANDSCAPE PLAN
SCALE: 1"=10'-0"

ITEM NAME	COMMON NAME	BOTANIC NAME	QTY.	SIZE	COND.	SPREAD	MATURE HEIGHT
AF	CELEBRATION MAPLE	ACER X FREEMANI 'CELZAM'	3	2"	D&D	25'	50'
EA	DWARF BURNINGBUSH	EVONYMUS ALATA COMACTUS	7	24"	D&D	6'	10'
GM	GOLDEN MOP FALSE CYPRRESS	CHAMAECYPARIS PISIFERA GOLDEN MOP	14	CLUMP	NO. 3	4'	3'
JC	SEA GREEN JUNIFER	JUNIPERUS CHINENSIS SEA GREEN	14	18"	NO.3	8'	6'
LM	VARIEGATED LILY TURF	LIRIOPE MUSCARI VAREGATA	19	CLUMP	NO. 1	2'	18"
MP	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIFIRE'	2	2"	D&D	20'	20'
PE	CLEVELAND SELECT PEAR	CLEVELAND SELECT	3	2-1/2"	D&D	25'	30'
PG	WHITE SPRUCE	PICEA ALAUKA	4	2-1/2"	D&D	15'	50'
PS	CREEPING PHILOX	PHILOX. SUBULATA 'ATRAPURPUREA'	21	CLUMP	NO. 2	18"	6"
SN	NEON FLASH SPIRAEA	SPIRAEA JAPONICA NEON FLASH	10	CLUMP	NO. 3	3'	3'
SS	SNOWMOUND SPIRAEA	SPIRAEA N. 'SNOWMOUND'	3	CLUMP	NO. 3	5'	5'
WF	SPILLED WINE WEIGELA	WEIGELA F. 'DOKRASPINI'	14	CLUMP	NO. 3	3'	2'

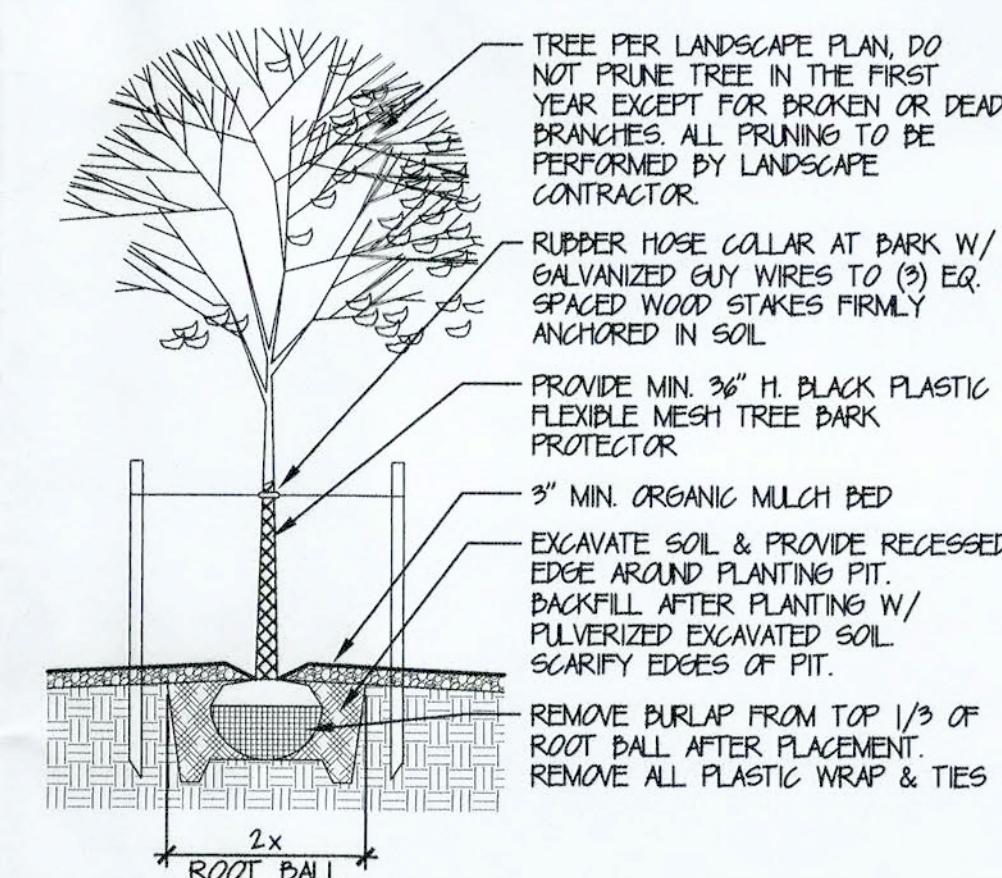
1. CALIPER MEASUREMENTS ARE TO BE TAKEN 6" ABOVE NORMAL GRADE FOR TREES LESS THAN 6" IN CALIPER.
2. DELIVER ALL PLANT MATERIALS AFTER PREPARATIONS HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS, KEEP ROOTS MOIST, AND STORE OUT OF SUN AND WIND. DO NOT PRUNE BEFORE DELIVERY. PROTECT PLANTS FROM SUNSCOLD, DRYING, WHIPPING, AND OTHER HARMING DAMAGE. DO NOT DESTROY NATURAL SWEPES THROUGH PENDING OR BINDING. DO NOT DROP PLANTS DURING DELIVERY.
3. INSTALLATIONS OF PLANTINGS, LAWN, AND MULCHES TO BE PER STANDARD INDUSTRY PRACTICE. PROVIDE FREE-FORM SHAPED ORGANIC MULCH BED AT ALL PLANTING AREAS. AT ISOLATED TREES PROVIDE MIN. 5 DIAMETER ORGANIC MULCH BED SURROUNDING TRUNKS OF TREES IN LAWN AREAS.
4. LOCATIONS ON PLAN TO SERVE AS A GUIDE. SLIGHT RELOCATION IN FIELD MAY OCCUR TO PROVIDE THE MOST AESTHETIC ARRANGEMENT.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CLEANUP ASSOCIATED WITH LANDSCAPE CONSTRUCTION. LEGALLY DISPOSE OF ALL SURPLUS AND WASTE MATERIALS OFF OF THE OWNER'S PROPERTY.
6. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS INSTALLED FOR A PERIOD OF ONE YEAR FROM INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR REGULAR WATERING OF PLANTINGS FOR A PERIOD OF ONE GROWING SEASON TO ALLOW FOR ROOT ESTABLISHMENT. PLANTS THAT ARE UNEQUALITY OR MORE THAN 25% DEAD SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL CHARGE TO OWNER.
7. ALL PLANTING OPERATIONS SHALL ADHERE TO AMERICAN HORT. STANDARDS.
8. CONFIRM LOCATIONS OF ALL UTILITIES & SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR EQUAL.
10. LANDSCAPER TO PROVIDE A LIST OF ALL PLANTS AND A PLAN, GUIDE OR DIRECTIONS FOR CARE AND MAINTENANCE.
11. PROVIDE COMPLETE COMMERCIAL IRRIGATION SYSTEM INCLUDING CONTROLLER, HARDWARE, SOFTWARE, PUMPS, VALVES, ETC. AT ALL LANDSCAPED AND MAINTAINED LAWN AREAS. SYSTEM TO BE DESIGNED BY IRRIGATION SYSTEM MANUFACTURER FOR SITE CONDITIONS. IRRIGATION SYSTEM CONTRACTOR IS TO SUBMIT IRRIGATION SYSTEM DESIGN DRAWINGS TO LOCAL AUTHORITY FOR APPROVAL PRIOR TO COMMENCING WITH WORK.
12. TOPSOIL MUST BE BACK FILLED TO PROVIDE POSITIVE DRAINAGE OF THE LANDSCAPE AREA.
13. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
14. ROOT FLARE OF ALL TREES TO REMAIN EXPOSED.

PLANTING SOL: A MIXTURE CONSISTING OF A 1/2 PART ORIGINAL TOPSOIL, 1/4 PART SAND, AND 1/4 PART ORGANIC COMPOST. APPLICATION OF SOL AMENDMENTS AS REQUIRED TO ACHIEVE SOL pH LEVELS RECOMMENDED BY NURSERY FOR SPECIFIC PLANTINGS.

PLANTINGS: NURSERY GRADE NO. 1 (TYPICAL) UNLESS NOTED SPECIALLY. PROVIDE MATCHED TREES AND SHRUBS IN HEIGHT AND FORM FOR ADJACENT PLANTINGS.

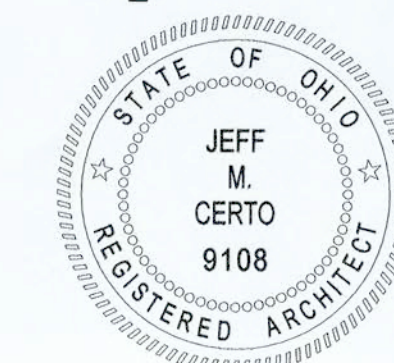
MAINTAINED LAWN: PREMIER PARK MIX OR 50% PERENNIAL RYE, 25% CREEPING RED FESCUE, AND 25% KENTUCKY BLUEGRASS. SPREAD RATE: 1 LB. PER 1000 SF. STARTER FERTILIZER (6-10-10) AT 1/2 LB. PER 1000 SF.

ORGANIC MULCH: DOUBLE SHREDDED HARDWOOD MULCH 3" DEPTH AT BEDS AS SHOWN ON PLAN. MULCH TO BE CRAGED AND NATURAL. PROVIDE PERVIOUS SHREDDING TREE MATERIAL TAKEN FROM SITE. PROVIDE PERVIOUS WEED BARRIER (TYPAR OR EQUIV.) AT UNPLANTED AREAS.

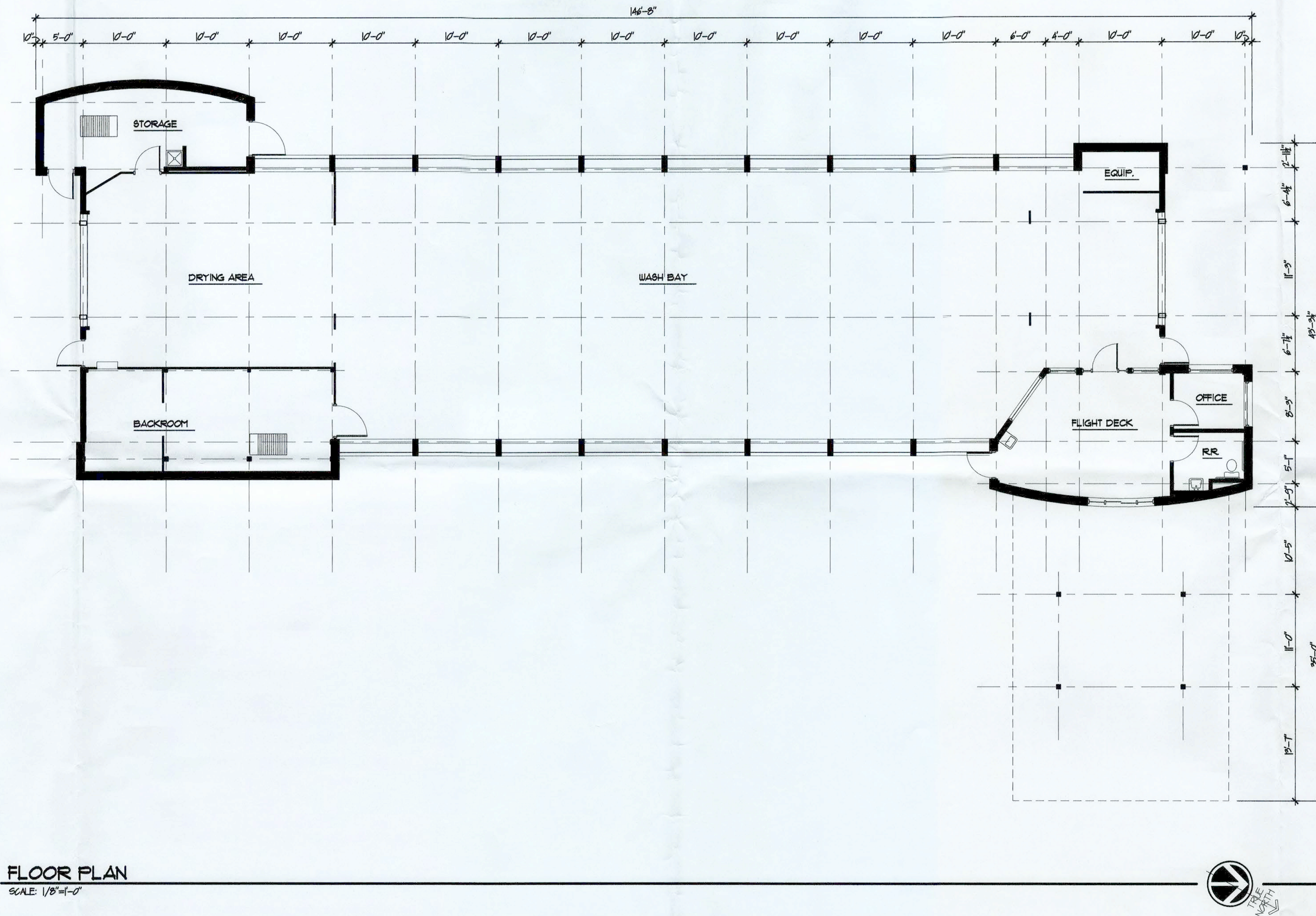


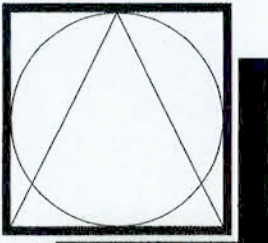
TREE PLANTING DETAIL
SCALE: N.T.S.

BLUE FALLS NORTH RIDGEVILLE
Center Ridge Road
North Ridgeville, Ohio



PROJECT NO.
20008

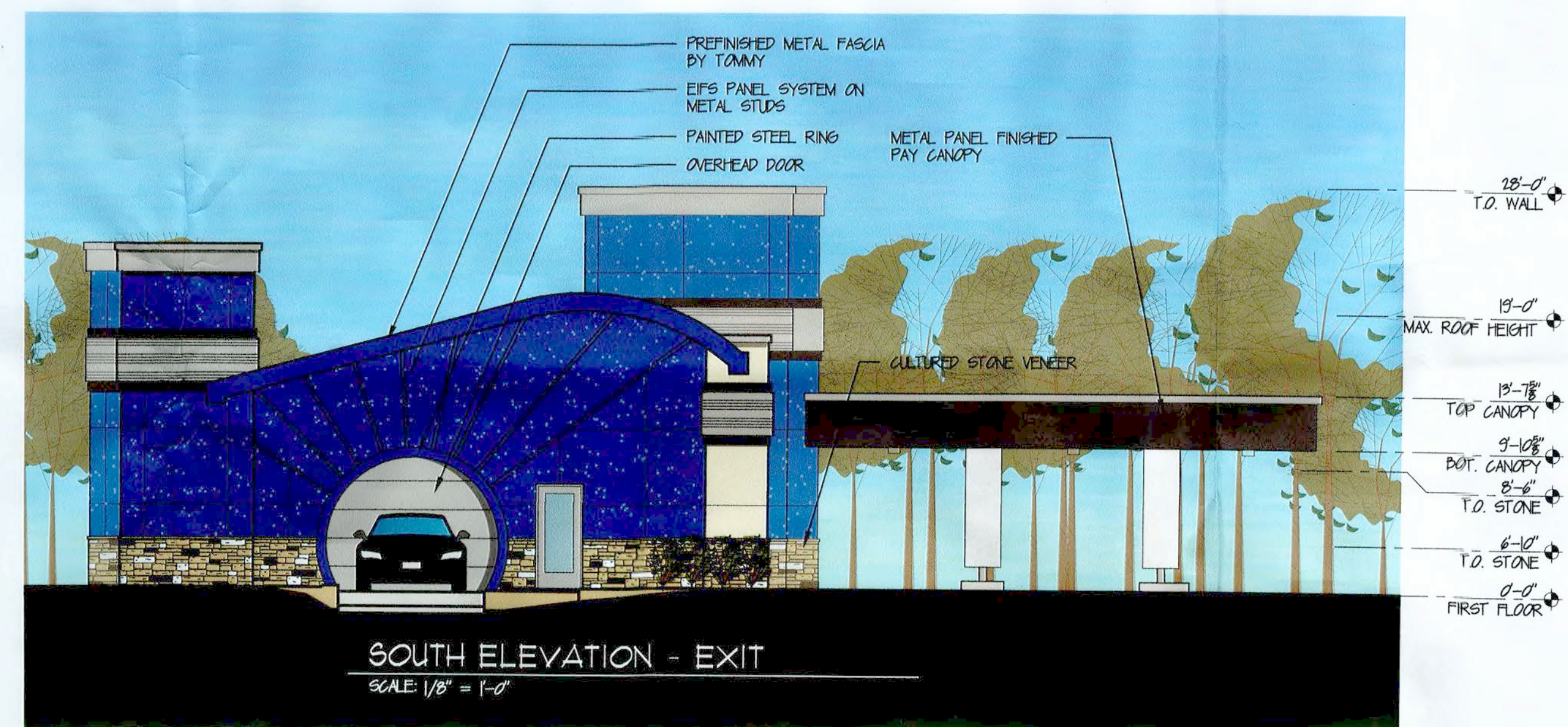
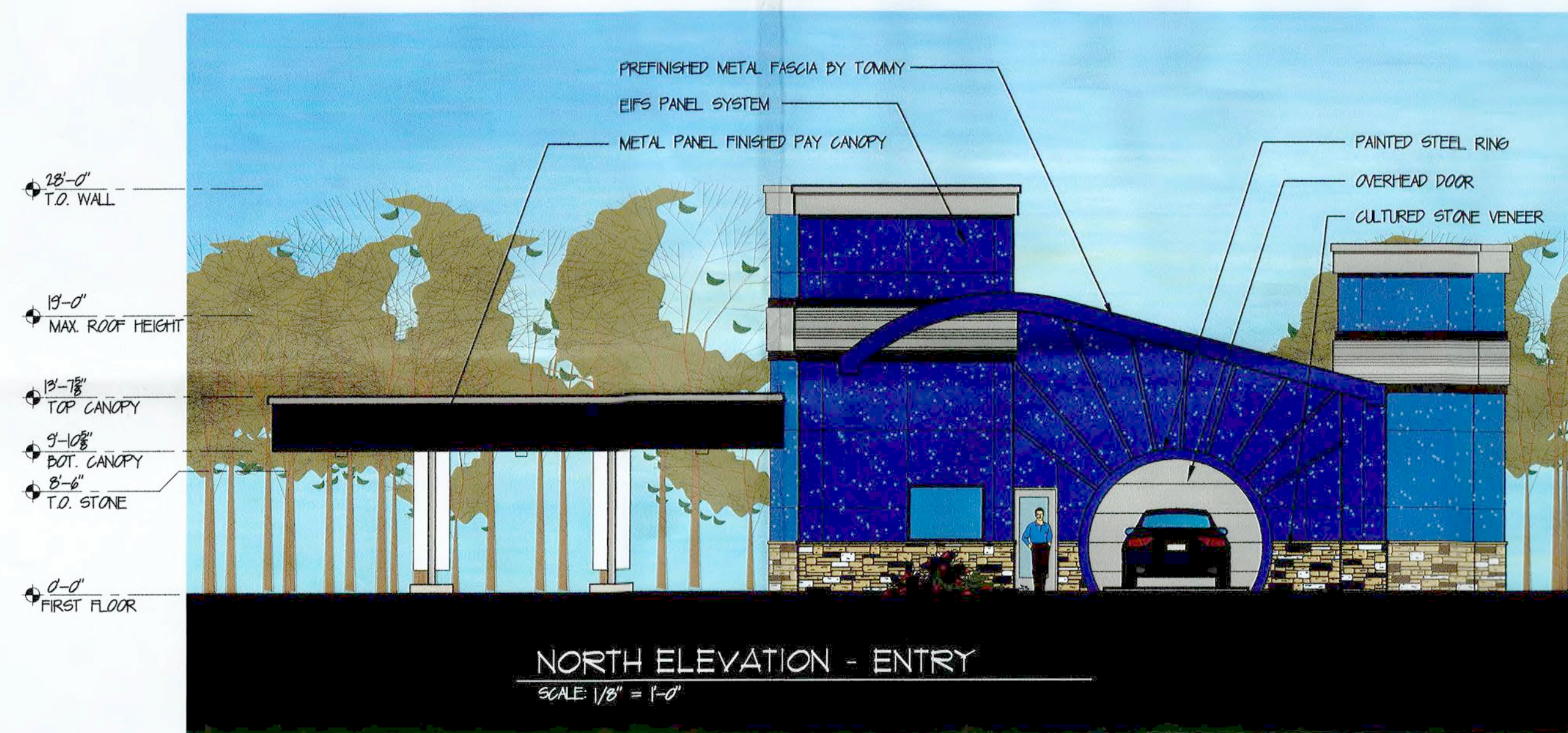
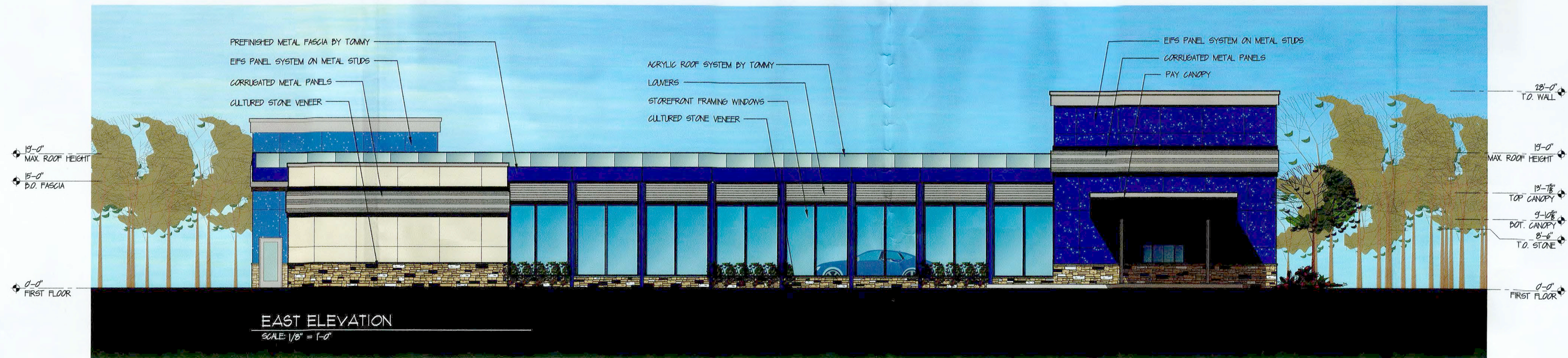




DAVISON
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WESTLAKE, OHIO 44145
TELEPHONE: 440.835.3957
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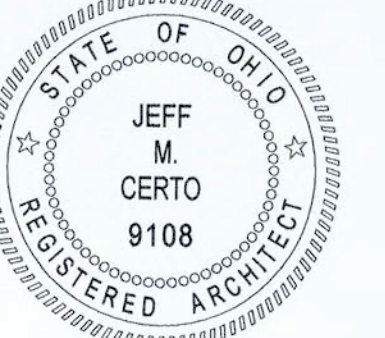
DATE
PLANNING
02.14.20



EXTERIOR MATERIAL SUMMARY

- EIFS:
EXTERIOR INSULATION & FINISH SYSTEM IN
CUSTOM BLUE COLOR TO MATCH METAL TRIM
- METAL PANELS
PREFINISHED FLAT & CORRUGATED METAL
PANELS & FASCIA W/ KYNAR OR GALVANIZED
FINISH
- STONE VENEER
MANUFACTURED STONE VENEER WALL FINISH.
"BUCKS COUNTY" LIMESTONE BY BORAL OR
EQUAL
- WINDOWS & DOORS
CLEAR ANODIZED ALUMINUM FRAMES W/ CLEAR
GLASS INFILL

BLUE FALLS NORTH RIDGEVILLE
Center Ridge Road
North Ridgeville, Ohio



PROJECT NO.
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A-2