

Planning Commission
CITY HALL COUNCIL CHAMBERS
AGENDA OF NOVEMBER 12, 2024
7:00 PM

REVISED

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Regular meeting of October 8, 2024

CORRESPONDENCE

Administrative Approvals & Zoning Certificates

1. PPZ2024-0311: Sitto's Restaurant, 34259 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for restaurant.
2. PPZ2024-0313: Italian Coffee, 34960 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a coffee shop.

Planning Project Updates

1. Zoning Code Diagnosis
2. Active Transportation Plan
3. Traffic Studies

OLD BUSINESS

NEW BUSINESS

1. PPZ2024-0307 University Hospitals Urgent Care, 34548 Center Ridge Rd, PPN 07-00-016-101-054
Applicant: Madison Walkama, HSB Architects, 1250 Old River Rd, OH, 44113.
Proposal consists of constructing a 4,000 square foot urgent care building. Property is zoned B-3 Highway Commercial District.

ADJOURNMENT

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, OCTOBER 8, 2024**

CALL TO ORDER:

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

ROLL CALL:

Present were members Steve Ali, Frank Toth, Vice-Chairman Paul Schumann and Council Liaison Bruce Abens.

Chairman James Smolik was excused.

Also present were Assistant Law Director Toni Morgan, City Engineer Christina Eavenson, Planning and Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

MINUTES:

Vice-Chairman Schumann asked if the members had a chance to review the minutes of the regular meeting on September 10, 2024. He asked if there were any corrections. Hearing none, the minutes were approved as submitted.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. PPZ2024-0297 Red Door Renovations, LLC, 38784 Center Ridge Rd
Approval of a Zoning Certificate of Compliance for a motel.

Chairman Smolik asked Director Lieber if she would review the administrative approvals.

Director Lieber stated that they had one zoning certificate issued since the last meeting for a former motel on Center Ridge Road on the north side down near Case Road that had been purchased and was going to be used again for short-term rentals.

2. Planning Updates
 - o Zoning Code Diagnosis
 - o Active Transportation Plan
 - o Traffic Studies

Director Lieber stated that the zoning code diagnosis continued and that last month they had a staff steering committee meeting with their consultant to review the draft diagnosis. She said that some good discussion came about during that meeting and that they had some additional work to refine the diagnosis before it was presented to the Planning Commission and Council. She discussed that they were hoping to still do that before the end of the year, though the end of the year was approaching quickly.

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She stated that as for the active transportation plan, they had their third and final public meeting last month and would have the final steering committee meeting on October 23rd. She explained that the draft plan had been shared with the steering committee members and staff for review and comment and that they hoped to wrap up that planning process soon and have that presented to Planning Commission for action.

She mentioned that just to keep them updated, because folks were always interested in traffic around town, they completed a traffic study that looked at the 83 and Bainbridge intersection, in addition to 83 and Center Ridge and then also the Bainbridge and Center Ridge intersections at Root and Ranger Way. She stated that some good recommendations came out of that study and that they had already started some discussions with ODOT District 3 about how to apply for safety funds to make some of the recommended improvements down the road. She stated that last was the Lorain, Lear and Cook traffic study, that was a broader area that expanded all the way from Chestnut to the future Cypress connection at Lorain Road down to Victory. She said that they were really looking at that whole area that was such a snarl of traffic, especially during the AM and PM commute. She added that they had an initial look at the recommendations with the consultant just this past Monday and they were going to be making some refinements and then that study would have a round of public engagement that they would be looking to do sometime between mid-November and the end of the year, since some of the ideas were kind of big. She mentioned that they wanted to get some feedback from residents and get their thoughts on that traffic study.

OLD BUSINESS:

NEW BUSINESS:

Root Rd Street Vacation, PPN 07-00-021-111-001

Applicant: Wink Royalton, 5640 Broad Blvd, North Ridgeville, OH 44039. Applicant has petitioned the City vacate a portion of Root Rd adjacent to PPN 07-00-021-118-043.

Application was read.

Vice-Chairman Schumann asked Director Lieber for findings of fact.

Director Lieber stated that the applicant filed the required petition and paperwork showing the portion of Root Road that they wished to have vacated. She discussed that with the Center Ridge Road widening project, some of the side streets were realigned at that time, which created abandoned right of way and then new dedicated streets. She stated that this was one of those areas where a former city street was now green space and was adjacent to a local business.

City Engineer Eavenson stated that engineering had reviewed the application for the vacation and as stated, the property in question was used to serve for the existing right of way for Root Road, but with the Center Ridge Road widening project, it was realigned and therefore, the right of way was relocated as part of that project to line up with the Ridgeview Boulevard intersection. She mentioned that engineering believed that that section of right of way served no purpose for the municipality. She said that the review also found that an 8-inch public water main and a three-inch gas main, as well as some aerial utilities were found on the parcels and the City requested from the owner a water main easement to be granted for the water utility and that engineering would notify the other utilities of the vacation as

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well. She stated that engineering had also requested a few minor changes to the vacation plat prior to the recording, but other than that, engineering had no objections to the vacation.

Vice-Chairman Schumann asked if they should add the water main easement in their motion.

City Engineer Eavenson commented that yes, that would be required.

Vice-Chairman Schumann asked if there was a representative for the application.

Kathy Winkle, 5640 Broad Blvd, North Ridgeville, OH 44039.

Ms. Winkle stated that they purchased the old bank building back in April of 2023. She mentioned that they did own a small portion of the grass and that they had actually maintained the whole grass lot since they purchased it in April just to keep the property looking nice. She explained that they had started deconstruction of the bank building and reconstructing it to actually open it up at the end of the month, and that it was going to be a three-tenant unit space. She mentioned that Pulp Smoothie and Juice Bar was coming to one half of the bank building. She stated that they knew the land was not developable for buildings per se, but they were looking at using the grass space as either maybe future parking or a playground area for Pulp to come in and use, and maybe put picnic tables out there, something for the grass space.

Vice-Chairman Schumann stated that there was no value to that property to the City and was only a liability at that point.

Mr. Toth asked City Engineer Eavenson regarding that sanitary sewer that ran down Root and was installed in the early 90's was running directly parallel to the roadway at that time, did she have any knowledge of that that project.

City Engineer Eavenson stated that well, they were asking for a vacation.

Mr. Toth asked how far off of the new road now would they be with the vacation.

City Engineer Eavenson asked if he was referring to the new road or the sanitary sewer.

Mr. Toth stated that he was talking about the new road.

City Engineer Eavenson stated that they could see on the plan the area that they were requesting to be vacated was the green lawn space area west of the new road alignment. She explained that the new right of way for Root Road encompassed the sanitary too. She stated that the original Root Road there, the sanitary was laid on the west side of the street but and was in the new right of way though and there was also a trunk line that ran parallel with French Creek, but it was also outside.

Mr. Toth asked approximately what the depth of that that trunk line was of the sewer.

City Engineer Eavenson asked if he was talking about the sanitary sewer there.

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Mr. Toth said, yes.

City Engineer Eavenson stated that she couldn't say with certainty offhand just in general about 15 feet down.

Mr. Toth stated that regarding the water line that was installed there, Chief Reese in the notes had made a comment about that being a newer water line and asked if that was installed when they did the realignment, and asked approximately how far down depth wise it was.

City Engineer Eavenson stated that it was about 4 1/2 feet.

Mr. Toth commented that they had sanitary at 12 and water at 4. He mentioned that he noticed there were some gas line pylons above those.

City Engineer Eavenson stated they would reach out to the utility companies to notify them that they were vacating the right of way and that in the Ohio Revised Code there was a section that provided for when they vacated an area, it provided for a perpetual easement for those utilities that were still within that vacation area.

Mr. Toth remarked that it was addressed through Ohio Revised Code. He asked regarding the utility poles there, the aerial utilities that were mentioned, and asked if they were going to be affected in any fashion.

City Engineer Eavenson stated they would remain in place and that any future development would have to work around those utilities as well. She stated that they would ensure that during their review for any proposed improvements.

Mr. Toth stated that if they needed to get access to that sanitary sewer line there though, they were going to have to go down approximately 12 feet and that was going to be a relatively large excavation that would probably destroy whatever was that area for the time being.

City Engineer Eavenson said it would take a little while.

Mr. Toth stated that in the in the initial discussion in the staff meeting bulletin, that was a concern that she had at that time about being able to make to get access to that sanitary sewer, and should that happen, it was stated by her or Director Lieber that then the repair of that property would fall onto the property owner. He stated that the City would go in, do the repair, put the dirt back in the hole and then it would be up to the property owner to finish that repair.

City Engineer Eavenson stated that was correct. She discussed that she had a draft of the easement but had not presented it to the applicant yet, but there was language in there that that stated that specific to the water line easement. She mentioned that she would revisit and see if they needed any language regarding the sanitary trunk line as well that they could incorporate.

Mr. Toth stated that in looking at the ordinance that had been drafted, the vacation of said portion of Root Road was being requested to obtain ownership, whereas the right of way would be vacated and deeded to Wink Royalton as a separate parcel or attached to the adjacent parcels where they abut.

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City Engineer Eavenson stated that that was in fact what they were looking to do with the vacation. She mentioned that the vacation would abut, and that property would be deeded.

Mr. Toth stated that he had some concerns about whether there was some type of issue in that with the either that sanitary or that water line and if the City did need to get into that area to make some type of repair, what that would look like at a future date. He mentioned that he also had a bit of a concern that looking at the parcel on the Southeast corner of Center Ridge and Root Road there, that he believed in 2015, the City of North Ridgeville purchased that parcel in order to do that reconfiguration of that intersection.

City Engineer Eavenson asked if he was talking about east of the new Root Road alignment.

Mr. Toth stated that was correct.

City Engineer Eavenson stated that the City owned the southeast parcel. She stated that she didn't know how far that went but it was the eastern parcel.

Mr. Toth stated that he believed it was about a two-acre plat.

City Engineer Eavenson remarked as part of the Center Ridge Road realignment project.

Mr. Toth stated that they purchased that property to the east, moved that road over and now they were looking to vacate the property to the west.

City Engineer Eavenson state that was correct.

Vice-Chairman Schumann asked if there were any other questions or concerns.

None were given.

Vice-Chairman Schumann asked if there was anyone in the audience that had any questions or comments.

None were given.

Moved by Schumann and seconded by Abens to recommend the Root Road vacation with the requirement of the water main easement and possible sewer easement, as per the engineer.

A roll call vote was taken and the motion carried.

Yes – 3 No – 1(Toth)

St. Peter Catholic Church, 35777 Center Ridge Rd, PPN 07-00-021-117-078, -076

Applicant: Patrick Hyland, Perspectus, 1300 Euclid Ave, #910, Cleveland, OH 44114. Proposal consists of Parish Hall addition and site improvements. Property is zoned R-1 Residence District.

Application was read.

Vice-Chairman Schumann asked Director Lieber to give her findings of fact.

Director Lieber stated that Saint Peter Catholic Church was proposing to demolish the existing rectory and several other buildings on the property and to construct a new parish hall addition that would be attached to the existing church and become part of their campus. She explained that churches and semipublic uses were permitted in the R-1 district. She mentioned that in terms of design, the addition would blend nicely with the existing church and would be constructed of similar type materials, a red brick masonry cast stone with roofing styles and slopes to match the existing church. She stated that the applicant had indicated that the parish hall would be used for church activities and events solely and it would not be rentable to the general public, so no special events from outside parties, just church activities. She explained that buildings in the R-1 district must be set back 50 feet from the right of way, so in this case, the existing church, the rectory, the school and the gym all encroached into that required front setback. She commented that they had just talked about the Center Ridge Road widening, and this was another scenario created by that project. She added that the project brought the road much closer to the facades of the building, so in this case, the applicant was proposing that the addition would be set back 24 feet 6 inches and in that case was closer than the church, the stairs projected into the front setback a little bit more of the church, but the front face of the addition did encroach and so a variance would be required and the applicant had made application to the BZBA and would be heard on that setback variance later this month. She stated that the parking lot was going to be redesigned for improved traffic flow and safety and accessible parking spaces would be located closest to the entrance to the parish hall and that would also provide an accessible route into the church. She mentioned that a walk had been added also from the multi-use path along Center Ridge Road from the front of the parish hall to improve pedestrian accessibility. She stated that the westernmost curb cut was going to be reconfigured for improved geometry, so better alignment, better 90-degree alignment with Center Ridge Road. She discussed that then they would also have two lanes exiting, a left turn and a right turn, to prevent as much queuing up and to keep traffic moving out. She said that the other two curb cuts would be designated as one way exit only and they were pretty much treated that way now, but they would be striped, or arrows would be painted to ensure that it was an exit only. She discussed that the applicant provided a truck turn exhibit showing the maneuvering of a fire truck through the site and that the revised submittal that had 225 parking spaces shown on the campus. She added that the total parking demand based upon the applicant's calculation was 299, so that was a shortfall, but the applicant was requesting Planning Commission to consider that the buildings on the site shared parking and that not all the buildings would be in use or occupied simultaneously, and also that they would unlikely all be used at max capacity at the same time. She said that Planning Commission had ability per the code section to determine the sufficiency of proposed parking for the various buildings and uses on the site. She stated that it was not a variance issue if they allowed for shared parking in this case. She said that the applicant submitted a proposed lighting plan, including new building mounted light fixtures primarily focused in the entrance areas. She discussed that they went through a revision or two, but lighting levels were now code compliant, and they were providing a dumpster enclosure as required that would be 6-foot white vinyl. She stated that in terms of stormwater management, the rear of the property did include part of the property within the 100-year floodplain, so some stormwater management basins had been shown in that location. She stated that a grass filter strip had been added along the edge of pavement to filter salts, oils, greases and gases that may drain off the parking lot. She said that a landscape plan had not been provided to date and normally Planning Commission would review the landscape plan as part of their development plan review, but the applicant had indicated that that would be handled under a separate contract and submitted at a later date. She stated that she would

recommend the Planning Commission make the Administrative review and approval of a landscape plan a condition of its approval and so her three recommendations for Planning Commission's consideration would be first to allow for the shared parking arrangement between campus buildings, second to condition any approval of the development plan on the front set back variance granted by the BZBA and last to require a lot consolidation as the rectory currently sat on its own separate parcel and with this building spanning across property lines, that consolidation would be required.

City Engineer Eavenson stated that Engineering had reviewed the application for the Parish Hall addition and had already had some discussion with the applicant regarding the improvements that would include a new fire line that will be tapped off of the City's new 12-inch water main that was installed with the Center Ridge Road widening project and provide a much-needed fire hydrant for the campus. She mentioned that the design team intended to use the existing sanitary lateral, which currently extended underneath French Creek. She said that they asked them to investigate that a little further to ensure the integrity of that existing lateral, which they have agreed to, and they were also providing storm water management for the new construction as well as some of the new paved areas of the parking lot. She discussed that they had added some additional green space for the existing parking lot areas to ensure the removal of one-off pollutants prior to the French Creek and they were including improvements in the French Creek floodplain. She commented that she didn't believe any of those were impactful fills that they would want to refrain from, but further engineering review would look at all of those details. She said that she believed that the improvements were very impactful given the constraints that they had and that she had no objection to the planned addition.

Assistant Law Director Morgan stated that Director Lieber had laid out about four conditions for approval, and she noted that the variance that they needed from the BZBA, the reason that they needed it was not of their own making, but because of the road widening, and traditionally the BZBA granted those. She stated that she would like the Commission to state specifically whether they approved of the 225 parking spaces as being sufficient for this, so that that was on the record. She added that it was also supposed to be conditioned on the landscape plan and the lot consolidation, so there was a lot to go into that motion.

Vice-Chairman Schumann asked if she wanted a separate vote or if she wanted to speak to that.

Assistant Law Director Morgan stated that she thought they should put them all together unless they thought there was a piece that somebody might vote no, or if there was some opposition to certain ones, then it was always smart to do those separately so that everybody could have their opinion expressed.

Vice-Chairman Schumann asked if there was a representative for the application.

Pat Hyland, Perspectus Architecture, 1300 E 9th St, #910, Cleveland, OH 44114.

Mr. Hyland stated that he wrote down the wrong street on the application and that it should be East 9th Street and not Euclid Avenue. He stated that Director Lieber did a great job presenting the project. He discussed that the building addition was about an 8,000 square foot addition and the main space was shown in the blue. He said that it would be an event center to seat 200 and was kind of the space missing on their campus. He explained that they had the big gym space and some conference spaces, but this would give them some room for post funeral gatherings and community meals and things like that. He mentioned that there would be as a meeting room and some restrooms, but the big thing in terms of the

building serving the parishioners was that they were providing an elevator adjacent to parking spaces, so folks could get into the addition, get in the elevator up to the sanctuary level, and also they were connecting with the elevator to the bottom of the church. He stated that the basement of the church and the sanctuary level were not connected by stairs, and they had to go outside to come back into the building, so this would solve a lot of circulation problems for the parish. He stated that they were reorienting the parking east-west because currently it was north-south generally on the site and part of that was just to solve their school drop off and pick up corral that happened every school day. He explained that this would ease the drop off and pick up process through the campus which was why the one way out on the eastern curb cuts made more sense and with the widening of the existing curb cut between the gym and the parish hall just to clean up that intersection and straighten it out and were easing the curbs as well. He introduced John Lillash from Osborne Engineering, the civil engineer for the project. He discussed the parking lot orientation shown on the drawing with the egress and the new arrows for the flow and stated that they added the grass vegetation strip on the south side, a catcher and a sheeting, any of the sheeting that came off the existing parking lot into French Creek. He said that the utility plan showed the fire line connection at the north and then the storm and sanitary flowing to the south. He stated that the rectory would be torn down to make room for the addition, and that the white barn building had already been demolished and was taken down a few weeks ago. He explained that the trailer that was at the back of the school was not being used and was going to be removed from the campus, which would help give a little bit more wiggle room for parking and clean it up as they were eyesores on campus. He added that it would be a very sympathetic addition to the existing church, which was built in the 1920's. He stated that event centers typically would have a lot of windows on them, but the north piece, which they called a grotto like element or statuary, would go out towards Center Ridge. He mentioned the asphalt sidewalk that the City had, they proposed to make a connection center line with the niche in the statue that would be on the addition. He stated that regarding the view from the south side, they would enter that main entrance that was right there. He said that the building between the addition and the church, that would be the narthex, and the elevator would be tucked in there and the stairs to give easy access, but also architecturally to just kind of make it feel like little brothers to the big church.

Council Liaison Abens asked how old the rectory was.

Mr. Hyland stated that it was built around the same time as the church.

Council Liaison Abens asked if it was a historical landmark.

Mr. Hyland stated that there wasn't a landmark status affiliated with it.

Mr. Abens asked if there was any kind of sidewalk mark or whatever for the students to get from their classes to the gymnasium.

Mr. Hyland explained that that was part of the consideration because the kids currently came out kind of the entrance to the school and they would usually go across the north side and then they would come to the gym. He stated that this would allow them to kind of sneak across, get to the church, go down through the building and come out, so that they didn't have to go outside the whole time, they could stay inside. He commented that they were maintaining the crosswalk there and they were trying to enhance that a little more. He said that sidewalk would come all the way around the existing east side of the church where the doors were that went down to a lower level, to make it safer for people to go east-west.

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Vice-Chairman Schumann asked if there was any further discussion regarding the project.

None were given.

Vice-Chairman Schumann asked if anyone had any issues with the shared parking.

None were given.

Vice-Chairman Schumann stated that it seemed like it would be used at different times than whatever else was going on.

Mr. Hyland commented that very rarely would there be a CYO event, a full church, a school full event, the parish hall and the maintenance building all used at the same time. He explained that he had shown the different matrices with the biggest being Christmas Eve and Easter Sunday kind of influx for church.

Vice-Chairman Schumann asked if there were any questions or comments from the Commission.

None were given.

Motion made by Schumann and seconded by Ali to recommend the project including the following recommendations: they allow the shared parking, that the variances are received from the BZBA for the building set back, a future submission of an administrative approval of a landscape plan and then following that, the required lot consolidation.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

Vice-Chairman Schumann asked if there were any further business to come before the Commission.

None was given.

ADJOURNMENT:

Chairman Smolik adjourned the meeting at 7:36 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, November 12, 2024
Date Approved

RECEIVED

OCT 17 2024

Planning Commission Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

- Plan reviews will be carried out according to the processes described in the City's Zoning Code.
- **Pre-Application.** Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
 - **Application Submittal.** Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Division. Plans shall be collated, folded and easily legible.
 - **Staff Review.** The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
 - **Variances.** Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
 - **Decision or Referral.** Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

34548 Center Ridge Rd

07-00-016-101-054

Location address

Parcel number(s)

Project type: ☒ Commercial/Industrial/Multi-Fam ☐ Prelim Major Subdivision ☐ Final Major Subdivision ☐ Lot Split

Project elements: ☒ New Construction ☐ Building Addition/Alteration ☐ Site Improvements ☐ Plat

Urgent Care medical office

Project description

APPLICANT/AGENT INFORMATION

Madison Walkama HSB Architects

Name/Company

1250 Old River Road Cleveland, OH 44113

Applicant address

330-318-0682

mwalkama@hsbarch.com

Applicant phone

Applicant email

PROPERTY OWNER INFORMATION

Mickey Mann - *Shops on Center Ridge LLC*

Name/Company

5050 Detroit Rd Sheffield Villiage, OH 44035

Property owner address

440-554-6723

Mickey.Mann@outlook.com

Property owner phone

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

M. Walkama

Applicant signature

Ryan M. Mann

Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Planning Fee Paid	ACTION
	PP22024-0307	\$150.00 <i>Amex</i>	

Planning Review

November 5, 2024

Project: UH Urgent Care
Location: 34548 Center Ridge Road
PPNs: 07-00-016-101-054
District: B-3 Highway Commercial District

Project Summary:

The project site is on the north side of Center Ridge Road just east of the Marc's Plaza. The subject property is zoned B-3 Highway Commercial District, as are the adjacent parcels on Center Ridge Road to the east and west. The portion of the site that contains the existing retention basin abuts residential property to the north and east. Adjacent property on the south side of Center Ridge Road is also zoned residential.

The proposal consists of the construction of new medical offices and site improvements. The future UH Urgent Care will share the lot with an existing vacant commercial building (formerly Scooter's). When the site was developed for Scooter's, the site of the proposed UH facility was prepared for future development and site improvements and stormwater management were provided for the anticipated full build out.

The main entrance is on the north side of the building but the applicant has done a nice job of including architectural detail on all of the visible elevations. Staff requested the applicant provide material and color samples of building materials to the Planning Commission. The landscape plan includes mainly foundation plantings and several additional trees. The applicant has incorporated revisions to the planting detail and general notes as recommended by the City Arborist.

The existing curb cut will serve the site and there is existing cross access between the proposed Urgent Care, the car wash and auto parts store to the west. A pedestrian route is provided from the sidewalk in the ROW to the urgent care entrance and across the drive to the former restaurant in order to provide future connectivity. Parking is ample with 20 spaces required and 36 proposed.

The proposed lighting plan includes new building mounted light fixtures primarily focused on pedestrian areas at building entrances as well as pole mounted fixtures in the parking lot. Light fixtures are full cut off and illumination levels are code compliant. The existing dumpster enclosure to the northeast of the vacant commercial building will be expanded to house a dumpster for the Urgent Care, matching existing materials.

Variances will be required for area of wall signage and for a second ground sign.

Planning comments have all been addressed in the applicant's revised submission of November 4.

Planning Commission Comment Sheet



PROJECT INFORMATION

Urgent Care medical office

Proposed project

34548 Center Ridge Rd

Location

November 12, 2024

Meeting date

07-00-016-101-054

Parcel number

October 31, 2024

Comments due

RECOMMENDATIONS

Please contact Asst. Chief Mike Uhnak with the North Ridgeville Fire Department. To discuss the following code requirements:

- 1: OFC Rule 5 Fire Service Feature-
 - Section 506: Fire Department Lock Box
 - Section 503: Fire Access Roads
 - Section 507: Fire Protection Water Supply
- 2: OFC Rule 33 Fire Safety During Construction.
- 3: NFPA 241 Standard for Safeguarding Construction Operations.
- 4: Chapter 16 Fire Prevention North Ridgeville City Ordinance.
 - 1640.01: Fire Hydrants: All portions of the building must be within 300ft of a hydrant.

Respectfully:

Asst. Chief Mike Uhnak
North Ridgeville Fire Department
Muhnak@nridgeville.org
(440)653-6362

SUBMITTED BY

Mike Uhnak

Administrative officer signature

Asst. Chief

Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Staff Meeting Bulletin

Meeting Date: October 29, 2024

Project: UH Urgent Care, 34548 Center Ridge Rd, North Ridgeville, OH 44039

Applicant: Madison Walkama, HSB Architects, 1250 Old River Rd, Cleveland, OH 44113

Zoning: B-3 Highway Commercial

In Attendance: Kevin Corcoran, Mayor
Kim Lieber, Planning & Development Director
Christina Eavenson, City Engineer
Lori Birschbach-Tober, Assistant City Engineer
Toni Morgan, Assistant Law Director
Guy Fursdon, Chief Building Official
John Reese, Fire Chief
Mike Uhnak, Assistant Fire Chief
Mickey Mann, Shops on Center Ridge, LLC
Bryant Bitar, Passov Group
Ben Gingrich, HSB Architects
Madison Walkama, HSB Architects
Brent Anderson, Rafter A, Land Surveying & Engineering
Bennett Weicker, Paradigm Construction

Project Introduction

Ben stated that they were planning to build a new 4,000 square foot urgent care building that would use high quality materials such as brick and some panelized systems above. He said that it would be sort of a contemporary look but not too modern and would mesh well with the community. He mentioned that they had taken a lot of consideration in the landscape and site lighting, making sure they got the right dumpster enclosure and all of those things.

Brent discussed page C1.0 that showed the existing condition of the site including the former Scooter's that was built about two years ago next to the car wash. He stated that the entire site was built up ready for the future development of the parcel. Sheet C2.0 showed the overall site of the new UH facility building and the parking in the back. He added that all of the utilities had been stubbed out for that parcel to be improved along with the sanitary and water being the only thing that they would need to bring in another tap for. He explained that the storm water was also taken care of via the existing retention basin towards the rear of the property. Brent said the calculations for any of the impervious surfaces had already been taken care of. He said the permanent storm water quality management designs had been updated to include that the catch basins were cleaned as part of the regular maintenance.

Brent said the dumpster location was going where Scooter's was and that they were looking to add on just another single stall, essentially a dumpster pad up in that particular area. He indicated that they received a few comments from Kim regarding a front set back that may be a little bit greater than what was required now on the site. He mentioned that the other item was the turning radius of the fire trucks, and that they did try to put those in there as best they could with the auto term program. He stated that the front bumper was hanging over the one landscape area just a little bit, which was page C2.1, in the upper left-hand corner, and he thought if the vehicle traveled slowly, they could make the turn with just the overhang of the truck over the landscape island.

Staff Comments

- Kim asked if they could get a material sample board for the Planning Commission meeting so that it could be photographed and made that part of the record so that they knew all of the materials and colors. She mentioned that variances will be needed for signs but that could come later with their sign package. She stated that she shared some info about lighting and that they needed the cut sheets of the light fixtures. She explained that currently their calculations were a little high but if they created a calculation zone for the parking lot separate from the sidewalk area, that once they broke those out, she thought they would be fine. She added that the City had a new arborist and she asked him for comments on their planting plans and she would forward the notes that he shared.
- Guy stated that there was an existing six-foot fence across the property and asked if that would remain. Ben stated that it would.
- Mike stated that he knew it wasn't required but asked if there was a sprinkler system or fire alarm system. Ben stated that there wasn't a sprinkler system. He said that they were doing the shell of the building and there would be no fire alarm in the shell of the building. He added that there was a tenant and that they may choose to add it.
- Lori asked if they would add the original calculations for the ponds from when the last development was. Brent stated that they could forward the storm management report if she wanted them to. He mentioned that he did show the calculations on 6.0 and 6.1.
- Kim mentioned that she wasn't sure what the view was coming down Center Ridge heading east, but she knew that the west side of the building was a little blank and it was up against the car wash, so she wondered if an additional planting or two could help. She stated that that side of the building would be very visible to all of the car wash users, so rather than adding building architecture maybe plantings. She stated that she appreciated the inclusion of the pedestrian route into the site. She stated that they had discussed that there had been a previous traffic study done where there had been a recommendation of a deceleration right in lane but with the project not being a high traffic generating use, they didn't feel that was necessary, so she just wanted to acknowledge that that study existed, the recommendation existed and that they agreed it was not something the City or Planning Commission should require as part of that project.

Next Steps

- The applicant will provide updated plans by Monday, November 4, 2024.

Planning Commission

APPLICANT GUIDE

COMMISSION AUTHORITY

The Planning Commission is a five-member board with the responsibility to hear applications for land use, zoning classifications or districts; to review and recommend legislation and regulations on all matters of municipal planning, land use and zoning; and to review and recommend to Council ordinances creating regulations governing all development and redevelopment, both public and private. The Commission has control over platting and subdividing of lands. The Commission evaluates the plan, design, location, removal, relocation and alteration of buildings and structures located on public lands and along public streets. All plans and recommendations of the Planning Commission must be approved by Council.

APPLICATIONS

Commission meetings are held in Council Chambers at City Hall on the second Tuesday of each month starting at 7:00 p.m. Complete applications must be received at least 25 days prior to a regular meeting to appear on the agenda. To be considered complete, an application must be signed by the property owner, include the required fee and be accompanied by the required plans, exhibits and materials of the type and number listed in the application. All materials submitted become the property of the Commission.

FEES

See the Planning and Zoning Fee Schedule for a complete list of applicable fees for your project.

SUBMITTAL REQUIREMENTS

For residential subdivisions and other platting of property, applicant shall refer to the City's Subdivision Regulations for submittal requirements. For all other projects, Section 1243.05 of the Zoning Code contains the complete list of development plan requirements. Applicants shall submit information responsive to these requirements, as applicable and directed by city staff.

Note that a traffic impact study is required for all developments involving a new use, change of use and/or expansion of use based on trip generation rates and in accordance with the requirements of Chapter 1210.

All drawings for subdivision of property must have the seal of a licensed professional engineer or registered surveyor. Development plans should be stamped by a registered architect or licensed professional engineer. Plats shall be 24 by 36 inches in size. Site improvement plans shall be 22 by 34 inches in size.

NOTICE AND APPEARANCE

The Commission is required to give public notice ten days in advance of a meeting, as well as notice to all parties in interest, including owners of adjoining properties. Applicants and owners are required to attend the meeting where their application is considered.

APPLICANT PRESENTATION

Applicants are expected to submit any documents or information relevant to their request with their application. At the meeting, the applicant, owner or authorized agent (design professional, contractor, attorney, etc.) should be prepared to make a presentation of their project or request and answer questions of the Commission. Adjoining property owners or other interested parties may also make comment or ask questions. Any public comment or questions regarding a project are directed to the Commission chair.

SHOPS ON CENTER RIDGE
UNIVERSITY HOSPITAL URGENT CARE
SHELL/SITE IMPROVEMENTS
SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO.

LEGEND OF LINETYPES

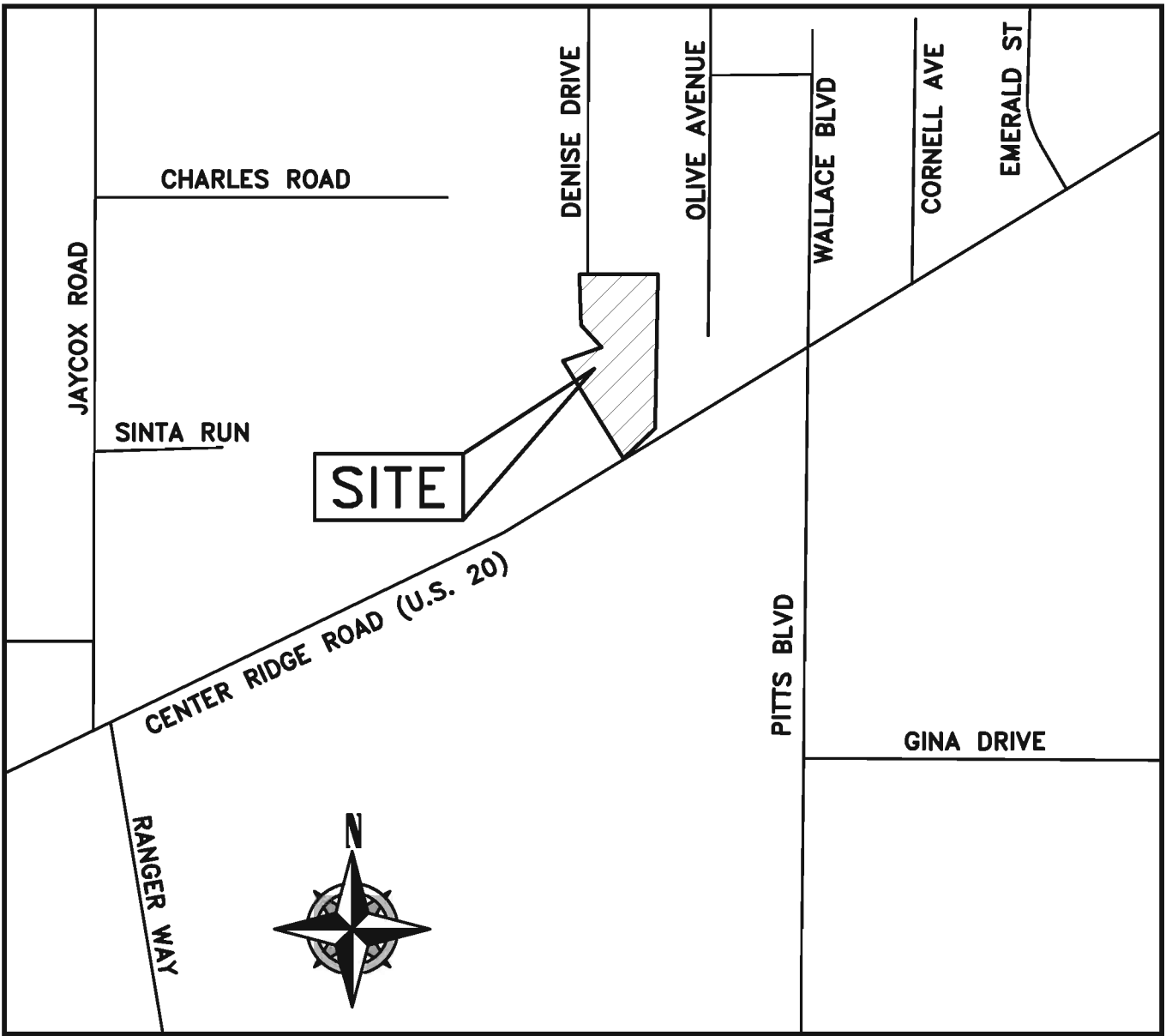
---	CENTERLINE
---	EX. PAVEMENT
---	DITCH/CREEK/SWALE
---	EX. SETBACK LINES
---	EX. MINOR CONTOUR
---	EX. MAJOR CONTOUR
---	EX. STORM
---	EX. SANITARY
---	EX. WATER
---	EX. GAS
---	EX. OVERHEAD UTILITIES
---	EX. TELEPHONE
---	EX. U.G. ELECTRIC
---	PROP. MINOR CONTOUR
---	PROP. MAJOR CONTOUR
---	PROP. STORM
---	PROP. SANITARY
---	PROP. WATER
---	PROP. GAS
---	PROP. OVERHEAD UTILITIES
---	PROP. TELEPHONE
---	PROP. U.G. ELECTRIC
---	CONSTRUCTION LIMITS
---	SILT FENCE

LEGEND OF SYMBOLS

	CLEAN OUT
	DOWNSPOUT
	YARD DRAIN
	STORM MANHOLE
	SANITARY MANHOLE
	CATCH BASIN
	HYDRANT
	WATER VALVE
	GAS REG/METER
	WATER REG/METER
	ELECTRICAL METER
	GAS VALVE
	UTILITY POLE
	GUY ANCHOR
	BOLLARD
	SIGN
	SOILS TYPE
	IRON PIN/PIPE FOUND AS INDICATED
	IRON PIN/PIPE FOUND IN MONUMENT BOX AS INDICATED
	INLET PROTECTION
	DEMOLITION AREA

LIST OF UTILITY COMPANIES IN THE AREA

COMPANY NAME	DESCRIPTION	TELEPHONE	ADDRESS
WIDE OPEN WEST (WOW)	CABLE/INTERNET	(866) 496-9669	105 BLAZE INDUSTRIAL PKWY, BEREA, OH 44017
COLUMBIA GAS OF OHIO	GAS	(800) 344-4077	3101 NORTH RIDGE RD, ELYRIA, OH 44035
SPECTRUM / TIME WARNER	CABLE/INTERNET	(866) 874-2389	576 TERNES AVE, ELYRIA, OH 44035
CENTURYLINK	CABLE/INTERNET	(440) 244-8400	203 W 9TH STREET, LORAIN, OHIO 44052
OHIO EDISON	ELECTRIC	(440) 326-3319	6326 LAKE AVENUE, ELYRIA, OHIO 44035
CITY OF NORTH RIDGEVILLE	WATER, SEWER	(440) 353-0841	7307 AVON BELDEN ROAD, NORTH RIDGEVILLE, OHIO 44039



VICINITY MAP

-NOT TO SCALE-

SITE ADDRESS: 34548 CENTER RIDGE ROAD NORTH RIDGEVILLE, OHIO 44039
SCM COORDINATES: N: 630681.96 E: 2105474.68 (NAD83 OHIO NORTH ZONE)
LAT: 41°23'47.61" N LONG: 82°00'02.44" W (WGS 84)



CIVIL SITE DESIGN SHEET LEGEND

TITLE SHEET.....	C0.0
EXISTING CONDITIONS & DEMOLITION PLAN.....	C1.0
SITE PLAN.....	C2.0
SITE PLAN WITH TURNING TEMPLATES.....	C2.1
UTILITY PLAN.....	C3.0
GRADING PLAN.....	C4.0
CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN.....	C5.0
CONSTRUCTION STORM WATER POLLUTION PREVENTION NOTES & DETAILS.....	C5.1 - C5.4
PERMANENT COMPREHENSIVE STORM WATER MANAGEMENT PLAN.....	C6.0 (UPDATED FROM PREVIOUS)
PERMANENT COMPREHENSIVE STORM WATER MANAGEMENT BASIN DETAILS.....	C6.1
MISCELLANEOUS DETAILS.....	C7.0 - C7.4

SCOPE OF WORK

THE IMPROVEMENT PLANS ARE FOR THE SITE DEVELOPMENT OF A MEDICAL URGENT CARE FACILITY ON THE REMAINING AREA OF LAND PREVIOUSLY DEVELOPED IN 2023. THE SITE IS SERVICED BY A STORM WATER MANAGEMENT BASIN THAT PROVIDES JOINT STORM WATER MANAGEMENT FOR THIS SITE AND PREVIOUSLY DEVELOPED EASTERN SITES.

CONTRACTORS SWP3 ACKNOWLEDGEMENT:

PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWP3) SIGNED BY THE CONTRACTOR AND ALL OF HIS SUBCONTRACTORS.

SEE STORM WATER POLLUTION PREVENTION PLAN DETAIL SHEET C5.2 FOR SIGNATURE STATEMENT AND SIGNATURE LIST.

NOI STORM WATER GENERAL PERMIT NUMBER: 3GC13493*AG

CITY OF NORTH RIDGEVILLE STANDARD DETAILS

CONTRACTOR SHALL ABIDE BY ALL JURISDICTIONAL DETAILS AND SPECIFICATIONS. IN THE CASE WHERE DETAILS CONFLICT THE JURISDICTIONAL DETAIL AND SPECIFICATIONS SHALL BE USED. A LIST OF APPLICABLE STANDARD CITY OF NORTH RIDGEVILLE DETAILS IS PROVIDED HEREON. ADDITIONAL DETAILS AND SPECIFICATIONS MAY BE REQUIRED AND SHALL BE OBTAINED BY THE CONTRACTOR FROM THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE WESTERLY LINE OF CLEVELAND ROAD HOME SITE SUBDIVISION AS RECORDED IN PLAT VOLUME 10, PAGE 27 OF THE LORAIN COUNTY PLAT RECORDS AND IS ASSUMED TO BE NORTH 00° 17' 04" EAST AS SHOWN HEREON.

THE FIELD WORK WAS COMPLETED ON: NOVEMBER 6, 2022, MAY 23, 2023 & RE-VERIFIED ON AUGUST 20, 2024.

UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, RAFTER A., LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

UNDERGROUND UTILITIES

Contact Two Working Days
Before You Dig

Before You Dig

OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

B2 | 0302089-00B; B2 | 0302092-00B

RAFTER A., LTD

LAND SURVEYING • ENGINEERING • TESTING

42653 Oberlin-Elyria Road, Oberlin, Ohio 44074

440-707-4014 • www.raftera.com • info@raftera.com

SHOPS ON CENTER RIDGE,
5060 DETROIT ROAD
SHEFFIELD VILLAGE, OHIO 44035

SHOPS ON CENTER RIDGE
UNIVERSITY HOSPITAL URGENT CARE
SHELL / SITE IMPROVEMENTS

TITLE SHEET

CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN, STATE OF OHIO

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 2070D-22

SHEET: C0.0

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE UTILITIES PROTECTION SERVICE (611) OR (1-800-362-2764) 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN. NONMEMBERS MUST BE CONTACTED DIRECTLY.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
3. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES.
4. ANY DAMAGE CAUSED TO THE PAVEMENT, DRIVES, DRAINAGE SYSTEMS, UNDERGROUND OR OVERHEAD UTILITIES, PIPE LINES OR LANDSCAPING, EITHER WITHIN THE RIGHT OF WAY OR ON ADJACENT PROPERTIES, SHALL BE FULLY RESTORED PROMPTLY BY THE CONTRACTOR WITH ALL RELATED COSTS BEING THE FULL RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
6. ITEMS DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
7. ALL COMPACTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE ODOT CMS SECTION 203 ROADWAY EXCAVATION AND EMBANKMENT. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
8. DEBRIS SHALL NOT BE BURIED ON THE SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
9. THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.
10. IF NOT SPECIFICALLY PROVIDED HEREON, CONTRACTOR SHALL REFER TO THE LOCAL JURISDICTIONAL STANDARD CONSTRUCTION DETAILS AND/OR THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DETAILS FOR ALL PROJECT DETAILS.
11. WHERE NECESSARY TO REMOVE PAVEMENTS OR DRIVES, THE PAVEMENT SHALL BE FULL DEPTH SAW CUT IN NEAT, STRAIGHT LINES, WHERE REMOVED IN WALK AREAS, SHALL BE FULL DEPTH SAWCUT AT NEAREST JOINT.
12. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS.
13. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, VEGETATION, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
14. EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED DURING DEMOLITION ACTIVITIES.
15. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
16. EXISTING ABANDONED UTILITIES WITHIN THE PROPOSED WORK LIMITS SHALL BE REMOVED IF POSSIBLE. IF SUCH UTILITIES ARE PRESENT, THEY SHOULD BE REMOVED AND RELOCATED OR ABANDONED IN PLACE. IF ABANDONED IN PLACE, IT IS RECOMMENDED THAT THE UTILITIES BE FILLED WITH CEMENT GROUT TO AVOID POTENTIAL COLLAPSE IN THE FUTURE. SHOULD THE UTILITIES LINES BE REMOVED FROM THE SITE, THE RESULTANT TRENCH EXCAVATIONS SHOULD BE BACKFILLED AND COMPACTED TO 95 PERCENT OF MAX DRY DENSITY PER MODIFIED STANDARD PROCTOR. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.

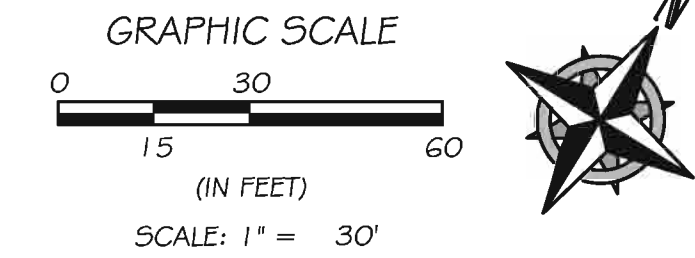
OtB - OSHTEMO SANDY LOAM,
2 TO 6 PERCENT SLOPES
HsA - HASKINS LOAM,
0 TO 2 PERCENT SLOPES

FLOODPLAIN NOTE:

THE SITE LIES WITHIN THE FOLLOWING ZONES AS REFERENCED ON FEMA
FLOOD INSURANCE RATE MAP 39093C0144D ISSUED ON AUGUST 19, 2008

ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

FLUORESCENCE

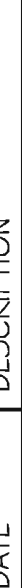


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OHIO811, 8-1-1, or 1-800-362-2764 (Non-members must be called directly)
B21 0302089-00B; B21 0302092-00B

SHOPS ON CENTER RIDGE UNIVERSITY HOSPITAL URGENT CARE SHELL / SITE IMPROVEMENTS EXISTING CONDITIONS & DEMOLITION PLAN CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO	SHOPS ON CENTER RIDGE, LLC 5650 DETROIT ROAD SHEFFIELD VILLAGE, OHIO 44035	 RAFTER A, LTD LAND SURVEYING • ENGINEERING • TESTING 42553 Oberlin-Elyria Road, Oberlin, Ohio 44074 440-707-4014 • www.raftera.com • info@raftera.com	REV.	BY	DATE	DESCRIPTION
			1	BDA	10-16-2024	ISSUE FOR CLIENT USE
DRAWN BY: BDA CHECKED BY: RAF RAF JOB No: 2070D-22			SHEET: C1.0			

ZONING CLASSIFICATION

THE SUBJECT PREMISES IS CURRENTLY LOCATED WITHIN B-3 "HIGHWAY COMMERCIAL DISTRICT" AS SHOWN ON THE ZONE MAP FOR THE CITY OF NORTH RIDGEVILLE AS REFERENCED ONLINE AND DATED MARCH 24, 2023. ITEMS LISTED BELOW ARE REFERENCED FROM THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO COMPLETE TO APRIL 20,2023.

BUILDING REQUIREMENTS
FRONT YARD SETBACK: 50 FEET FROM STREET R/W WITH UNOBSTRUCTED BUFFER STRIP OF 10 FEET IN DEPTH (1268.04)(b)(1) PLUS ADDITIONAL 15' FROM NORTH ROW (1294.09)(a)
TOTAL FRONT SETBACK 65'
SIDE YARD SETBACK: TWO SIDE YARDS FOR EACH LOT, THE SUM OF WHICH SHALL BE NOT LESS THAN 35 FEET AND EACH SIDE YARD SHALL BE NOT LESS THAN 15 FEET. WHERE SIDE LOT LINE ADJOINS A RESIDENTIAL DISTRICT, THE SIDE YARD ADJACENT TO THAT LOT LINE SHALL BE NOT LESS THAN 20' (1268.04)(b)(3)(A)
REAR YARD SETBACK: THE DEPTH OF THE REAR YARD SHALL NOT BE LESS THAN 40 FEET (1268.04)(b)(2)
MAXIMUM BUILDING HEIGHT: 65 FEET (1268.03)
LOT COVERAGE: BUILDINGS, TOGETHER WITH THEIR ACCESSORY USES SHALL NOT COVER MORE THAN 25% OF THE LOT (1268.05)
MINIMUM LOT SIZE: 1 ACRE (1268.04)(a)
MINIMUM LOT WITH: 150 FEET (1268.04)(a)
BUFFER STRIP: 10 FEET (ADJACENT TO RESIDENTIAL DISTRICT) (1288.05)

PARKING REQUIREMENTS
FRONT YARD SETBACK: 10 FEET FROM STREET R/W (1268.04)(b)(1)
SIDE/REAR YARD SETBACK: 10 FEET (ADJACENT TO RESIDENTIAL DISTRICT) (1288.05)
REQUIRED PARKING: 1 SPACE PER EVERY 200 SQ. FT. OF FLOOR AREA (OFFICES MEDICAL & DENTAL) (1285.03)(a)(6)

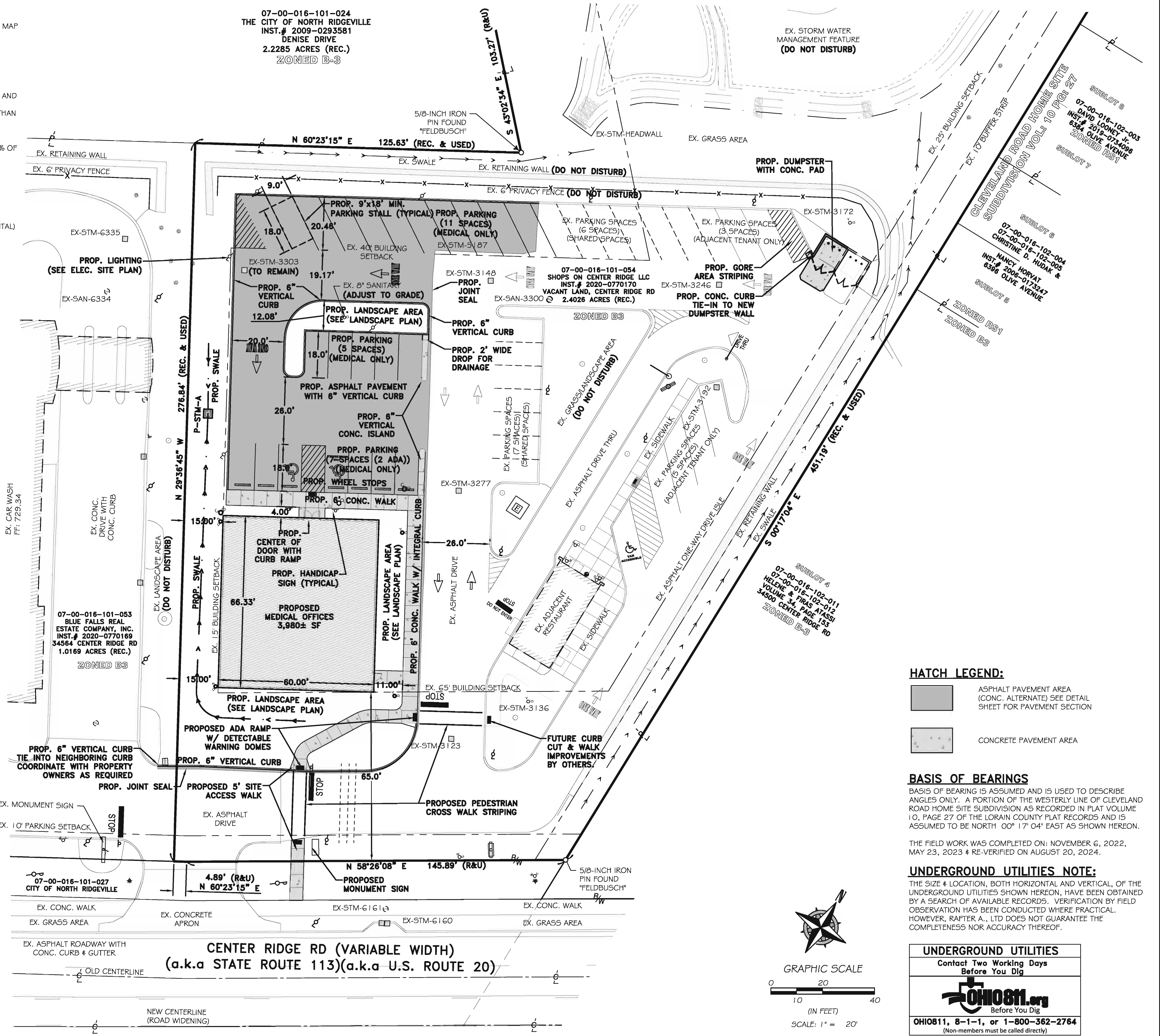
REQUIRED PARKING: 1 SPACE PER EVERY 200 SQ. FT. OF FLOOR AREA (ASSUMING MEDICAL) (1285.03)(a)(6)

REQUIRED PARKING CALCULATION
4,020 SF / 200 = 20 SPACES REQUIRED

PROVIDED PARKING: PROPOSED MEDICAL ONLY: 23 NEW SPACES (2 ADA)
EXISTING SHARED PARKING: 13
TOTAL PROVIDED: 36 SPACES (2 ADA)

NOTES:

- ALL DIMENSIONS TO THE FACE OF CURB, FACE OF BUILDING, & FACE OF WALL UNLESS OTHERWISE STATED.
- FOR EXACT BUILDING DIMENSIONS & DETAILS SEE ARCHITECTURAL PLANS.
- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON PRIOR TO CONSTRUCTION.
- CONTRACTOR TO NOTIFY THE INSPECTOR A MINIMUM OF FORTY-EIGHT (48) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY BOTH PRIVATE & PUBLIC PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO ANY EXISTING ITEMS AND/OR MATERIALS INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE/MAY BE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
- THE CONTRACTOR SHALL FOLLOW ALL RULES & REGULATIONS THAT APPLY PER THE OHIO DEPARTMENT OF NATURAL RESOURCES RAINWATER & LAND DEVELOPMENT MANUAL FOR LAND DISTURBING ACTIVITIES.
- CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. ANY GRADING OF DISTURBED AREAS SHALL BE SEED PER SEEDING NOTES, UNLESS OTHERWISE NOTED.
- SUBGRADE SHALL BE COMPACTED AND SHAPED PER GEOTECHNICAL SPECIFICATIONS PRIOR TO APPLICATION OF BASE MATERIAL. ALL COMPACTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE ODOT CMS SECTION 203 ROADWAY EXCAVATION AND EMBANKMENT. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN. NON-MEMBERS MUST BE CONTACTED DIRECTLY. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
- CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT DOES NOT IMPEDE TRAFFIC ON CENTER RIDGE ROAD AND SHALL NOT IMPEDE ACCESS/USE OF THE NEIGHBORING PROPERTIES.
- PARKING LOT SURFACE SHALL BE BITUMINOUS OR DUST FREE PER 1284.02.
- LANDSCAPING DESIGN PLAN / TREE PLANTING PLAN IS REQUIRED PER ORDINANCE No. 4699-2009 CNRO SECTION 1032.09. PLAN BY OTHERS.
- IF DISTURBED, SIDEWALK WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE REPAIRED BY THE PROPERTY OWNER.
- INSTALLATION OF CONC. WALK SHALL BE PER JURISDICTIONAL REQUIREMENTS OR THE FOLLOWING MINIMUM REQUIREMENTS.
 - THE WALKS SHALL HAVE A SLOPED OF 1/4" PER FOOT OF WIDTH.
 - THE WALKS SHALL BE 4" THICK EXCEPT AT DRIVEWAYS, WHERE IT SHALL BE 6" THICK FOR THE FULL WIDTH OF THE DRIVEWAY ADD 2" OF SIDEWALK EACH SIDE.
 - ALL 6" CONCRETE SHALL BE REINFORCED WITH NO LESS THAN 6/6-8/8 WELDED WIRE FABRIC. SIDEWALKS REQUIRE NO REINFORCING.
 - ANY VOIDS OR UNSTABLE AREAS SHALL BE FILLED WITH 4" MIN. OF COMPACTED AGGREGATE BASE IN THE SPACE REQUIRED 6" CONCRETE. NO SAND WILL BE USED.
 - EXPANSION JOINTS (1/2" MIN) WILL BE USED AT ALL STRUCTURES, GRADE CHANGES, DRIVE APPROACHES AND AT 30' INTERVALS.
 - ALL CONCRETE WILL BE 3,000 PSI OR A 5 1/2 SAC MIX WHICHEVER HAS THE GREATEST STRENGTH AT 28 DAYS, ACCORDING TO THE REDI-MIX DISTRIBUTOR, AND CONTAIN A MINIMUM OF 7% AIR ENTRAINMENT (THE AIR ENTRAINMENT MUST MEET THE REQUIREMENTS FOR PROPER BUBBLE SIZE AND BUBBLE SPACING AS REFERENCED IN ACT 345 AND AS TESTED BY ASTM C457).
 - CONCRETE SHALL BE STRUCK OFF WITH A TEMPLATE, SMOOTHED WITH A FLOAT, AND GIVEN A BROOM FINISH.
 - A WEIGHT SLIP FROM AN AUTHORIZED REDI-MIX DISTRIBUTOR SHALL BE AVAILABLE IF REQUESTED BY THE REPRESENTATIVE OF THE DIRECTOR OF PUBLIC SERVICE.



HATCH LEGEND:

- ASPHALT PAVEMENT AREA (CONC. ALTERNATE) SEE DETAIL SHEET FOR PAVEMENT SECTION
- CONCRETE PAVEMENT AREA

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE WESTERLY LINE OF CLEVELAND ROAD HOME SITE SUBDIVISION AS RECORDED IN PLAT VOLUME 10, PAGE 27 OF THE LORAIN COUNTY PLAT RECORDS AND IS ASSUMED TO BE NORTH 00° 17' 04" EAST AS SHOWN HEREON.

THE FIELD WORK WAS COMPLETED ON: NOVEMBER 6, 2022, MAY 23, 2023 & RE-VERIFIED ON AUGUST 20, 2024.

UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, RAFTER A., LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

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Contact Two Working Days Before You Dig
OHIO811.org
Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)
B210302089-00B; B210302092-00B

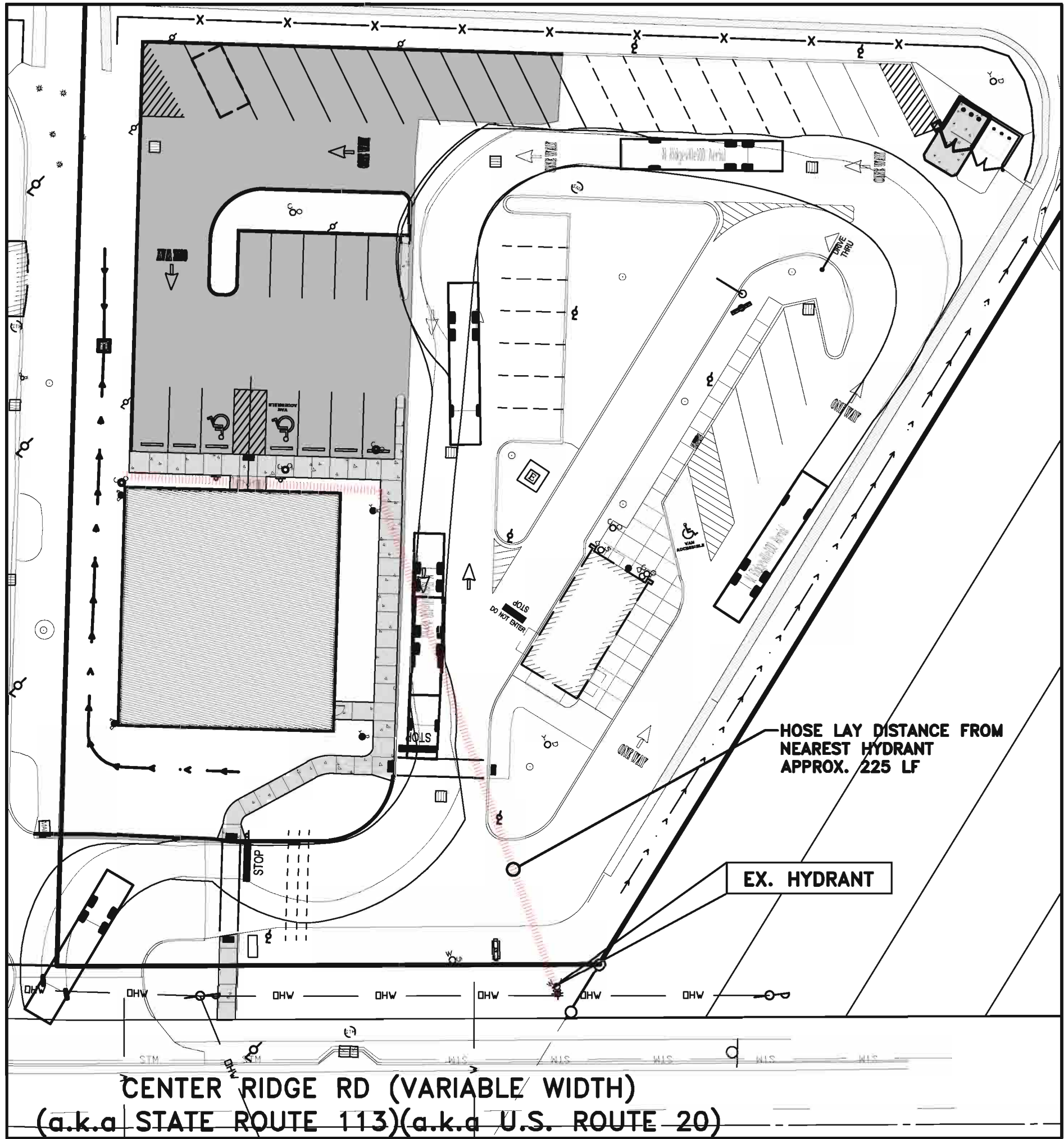
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SHEFFIELD VILLAGE, OHIO 44035

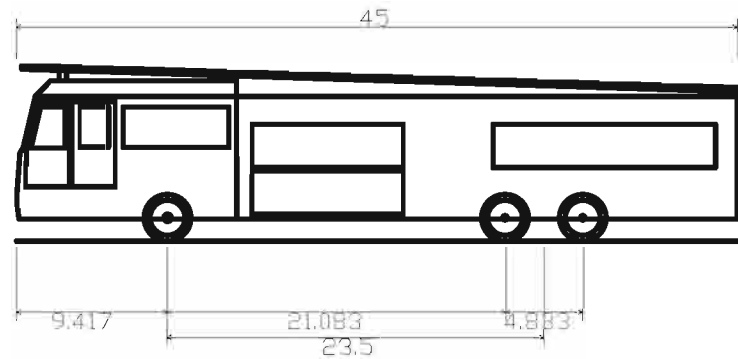
SHOPS ON CENTER RIDGE
UNIVERSITY HOSPITAL URGENT CARE
SHELL / SITE IMPROVEMENTS
SITE PLAN
CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN, STATE OF OHIO

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 2070D-22

SHEET: **C2.0**



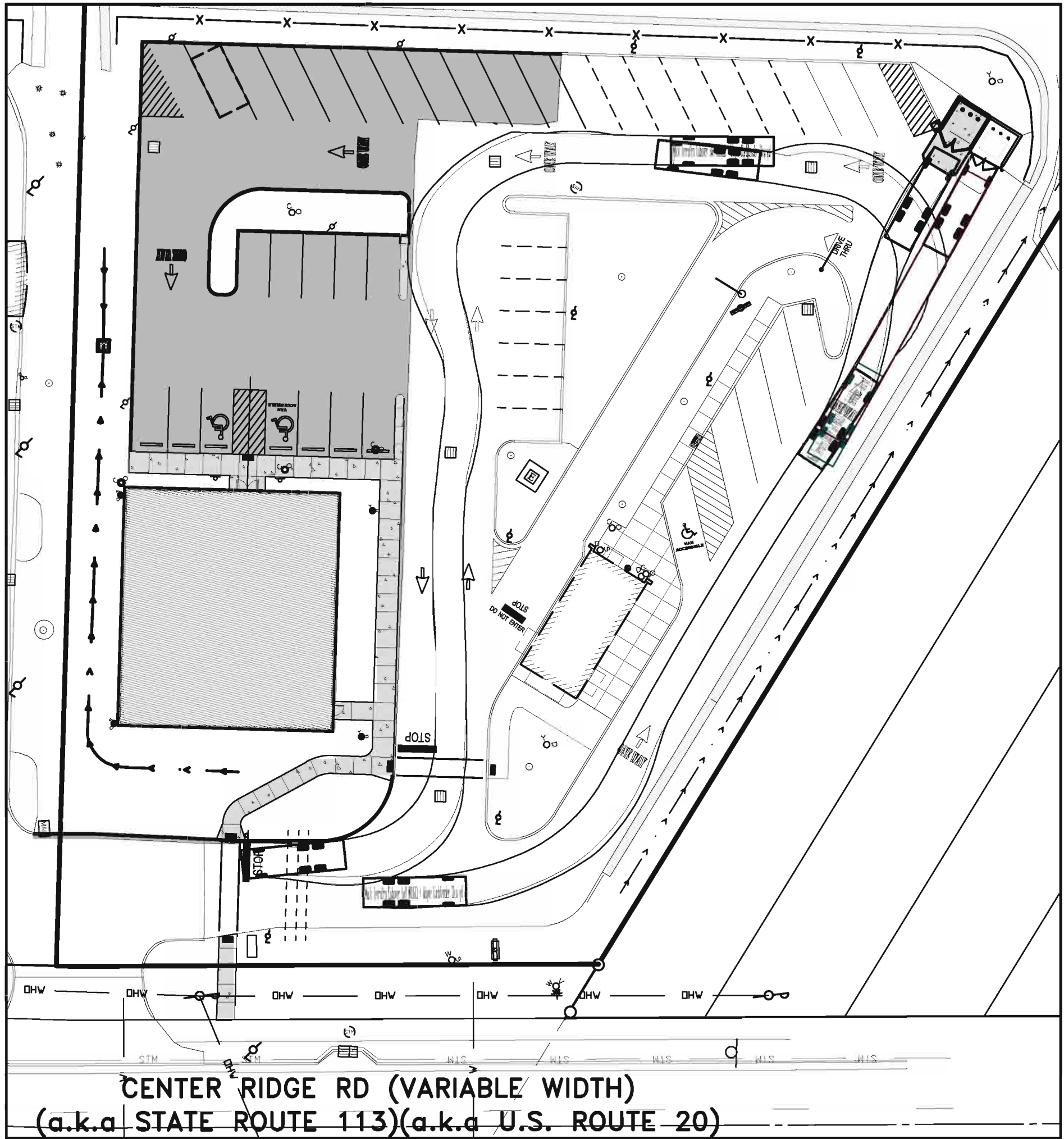
TURNING TEMPLATE – EMERGENCY VEHICLE



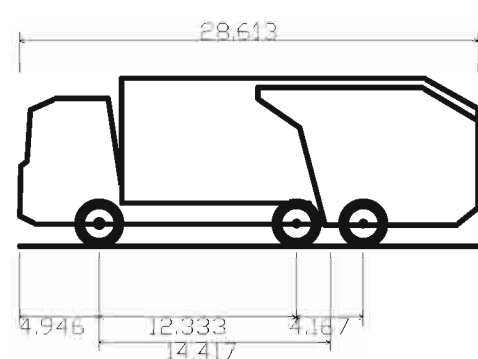
N Ridgeville 100 Aerial
Overall Length 45.000ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Wall to Wall Turning Radius 45.000ft

STUPHEN MID MOUNT 100' LADDER (PER ASSISTANT CHIEF)
WALL TO WALL: 45' RADIUS
WHEELBASE: 253 IN.

TURNING TEMPLATE CREATED TO MATCH THESE SPECIFICATIONS AS CLOSE AS POSSIBLE



TURNING TEMPLATE – REFUSE VEHICLE



Mack TerraPro Cabover 6x4 MRU613 + Wayne Curbtender
Overall Length 28.613ft
Overall Width 10.481ft
Overall Body Height 13.111ft
Min Body Ground Clearance 8.000ft
Track Width 8.000ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 33.500ft

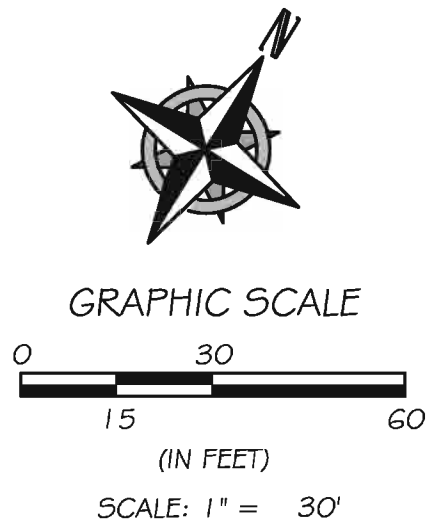
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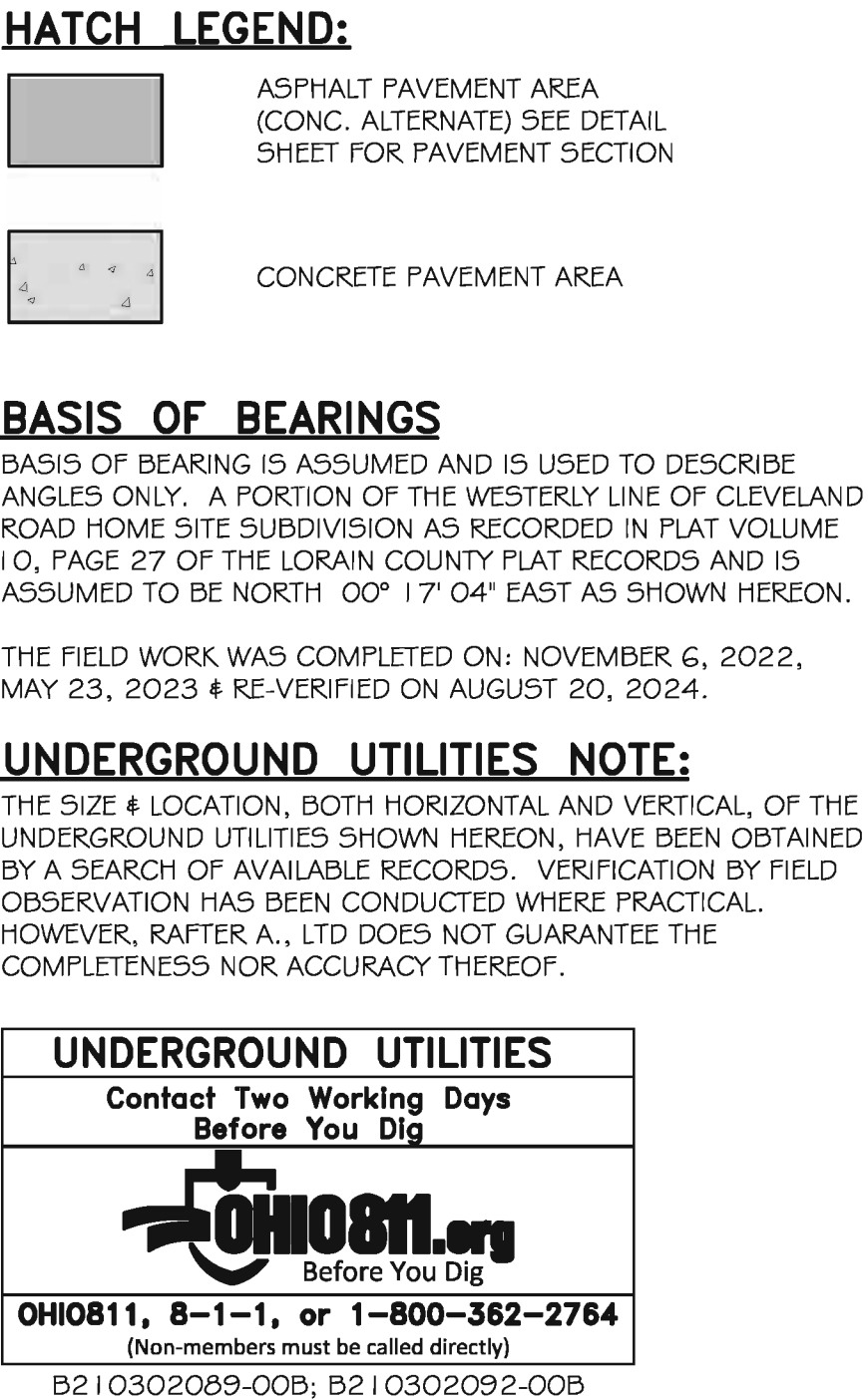
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SHOPS ON CENTER RIDGE
UNIVERSITY HOSPITAL URGENT CARE
SHELL / SITE IMPROVEMENTS
**SITE PLAN WITH
TURNING TEMPLATES**
CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN, STATE OF OHIO

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 2070D-22

SHEET: **C2.1**

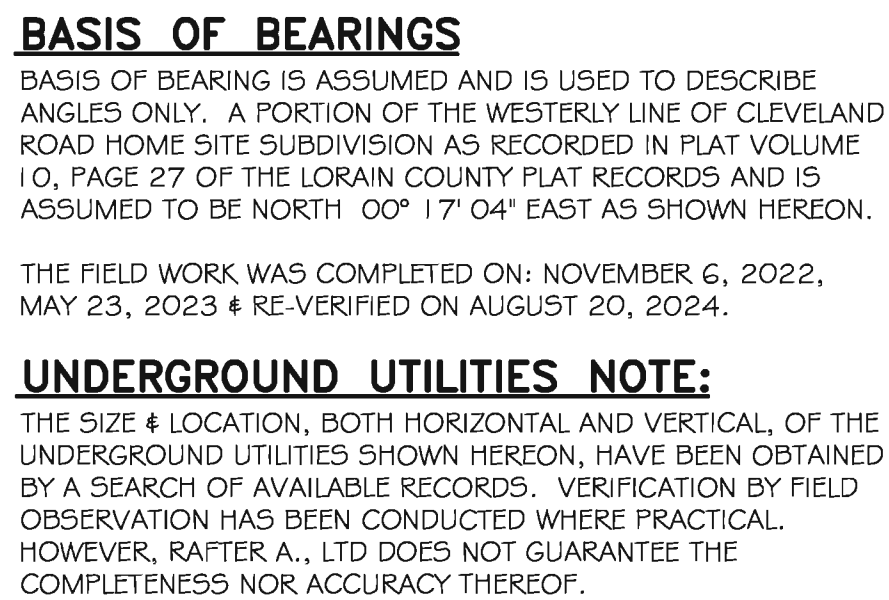
1. CONTRACTOR TO CONFIRM DOWNSPOUT LOCATIONS WITH THE ARCHITECTURAL AND BUILDING FOUNDATION PLANS AND ADJUST LOCATIONS AS REQUIRED.
2. PRIOR TO ORDERING STRUCTURES AND CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS AS NEEDED. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORDED ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
3. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE AS NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
4. COORDINATE BUILDING PLANS WITH, JURISDICTIONAL MUNICIPALITY AND PRIVATE UTILITIES TO ASSURE ADEQUACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
5. ALL SEWERS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
6. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
7. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL SERVICE AND REQUIRED APPURTENANCES.
8. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS UTILITY FOR THE CONSTRUCTION OF GAS METER AND REQUIRED APPURTENANCES.
9. COORDINATE EXACT TRENCHING, ROUTING AND POINT OF TERMINATIONS WITH ALL UTILITIES COMPANIES.
10. WATER UTILITY NOTES:
 - a. A 10 FEET MINIMUM SEPARATION (OUT TO OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND SANITARY SEWER.
 - b. AN 18 INCH MINIMUM VERTICAL SEPARATION (OUT TO OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND SANITARY SEWER AT ALL CROSSINGS.
 - c. A 5 FEET MINIMUM HORIZONTAL SEPARATION (OUT TO OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND STORM SEWER
 - d. AN 18 INCH MINIMUM VERTICAL SEPARATION (OUT TO OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND STORM SEWER AT ALL CROSSINGS.
 - e. THE PROPOSED WATER LATERALS SHALL BE 3/4" IN DIAMETER WATER SERVICE LINE SHALL BE TYPE "K" COPPER PIPE OR MUNICIPALITY APPROVED EQUAL PLASTIC.
 - f. THE PROPOSED WATER MAIN SHALL BE 8" C909 PVC MINIMUM.
 - g. ALL FITTINGS, NUTS, AND BOLTS USED IN THE CONSTRUCTION OF THE WATER SHALL BE PER CITY OF NORTH RIDGEVILLE STANDARDS AND ASSOCIATED AWWA STANDARDS.
 - h. THE FUTURE CONDO ASSOCIATION WILL BE RESPONSIBLE FOR THE WATER AND SEWER BILL FOR ALL THE UNITS, ONCE INDIVIDUAL STORAGE UNITS ARE SOLD OFF. SHOULD THE ASSOCIATION WISH TO METER THEM INDIVIDUALLY, THEY MAY DO SO AT THEIR OWN EXPENSE.
 - i. CONTACT CITY OF NORTH RIDGEVILLE BUILDING DEPARTMENT AND/OR FIRE DEPARTMENT FOR CODE COMPLIANCE WITH BUILDING SPRINKLER SYSTEMS.
 - j. CONTACT JAMES BREWER OF THE ENGINEERING DEPARTMENT FOR ANY QUESTIONS REGARDING BACKFLOW REQUIREMENTS.
17. SANITARY UTILITY NOTES:
 - a. PROPOSED SANITARY LATERAL TO BE 6" PVC ASTM D-3034 SDR 35 SET AT A MINIMUM SLOPE OF 1.00%. NO SANITARY LATERAL CONNECTIONS TO BE MADE DIRECTLY INTO MANHOLES.
 - b. CONTRACTOR TO VERIFY EXISTING SANITARY SEWER LOCATION.
 - c. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
 - d. SANITARY DROP MANHOLE TO BE PER CITY OF NORTH RIDGEVILLE STANDARD DRAWING SAN-2.
 - e. SDR 26 PVC SHALL BE USED FOR ANY LENGTH OF SANITARY SEWER INSTALLED AT A DEPTH GREATER THAN 15 FEET.
 - f. PREMIUM BACKFILL SHALL BE INSTALLED WITHIN THE ZONE OF INFLUENCE FOR ALL PIPING WITHIN THE RIGHT OF WAY AND PREMIUM BACKFILL SHOULD BE USED UNDER ALL PAVED AREAS WITHIN THE SITE.
18. STORM UTILITY NOTES:
 - a. STORM SEWER (HDFE) SHALL BE HIGH DENSITY POLYETHYLENE SMOOTH LINED (TYPE S) PIPE ODOT 707.33 CONFIRMING TO AASHTO M-254, (12"-48")
 - b. STORM SEWER (RCP) SHALL BE REINFORCED CONCRETE PIPE ASTM C-76 CLASS 4 (12"-15") UNLESS OTHERWISE SPECIFIED. ALL STORM PIPES TO HAVE PREMIUM GASKETED JOINTS.
 - c. STORM SEWER (PVC) SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE (4"-15") PER ODOT ITEM 707.
 - d. PROPOSED STORM SEWER LATERALS ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR. ALL PIPES SHALL BE 6" PVC WITH A MINIMUM SLOPE OF 1.00%. NO STORM LATERAL CONNECTIONS TO BE MADE DIRECTLY INTO MANHOLES.
 - e. CLAY DAM IS TO BE PROVIDED IN THE STORM SEWER TRENCHES WHERE THEY OUTFALL INTO THE STORM SEWER BASIN.
19. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE MUNICIPALITY UTILITY DEPARTMENT 48 HOURS PRIOR TO PERFORMING CONNECTIONS TO THE SANITARY, WATER AND STORM SEWER SYSTEMS.



SHOPS ON CENTER RIDGE UNIVERSITY HOSPITAL URGENT CARE SHELL / SITE IMPROVEMENTS UTILITY PLAN CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO	SHOPS ON CENTER RIDGE, LLC 8360 DETROIT ROAD SHEFFIELD VILLAGE, OHIO 44035	 RAFTER A, LTD LAND SURVEYING • ENGINEERING • TESTING 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074 440-707-4014 • www.raftera.com • info@raftera.com	REV.	BY	DATE	DESCRIPTION
			1	BDA	10-16-2024	ISSUE FOR CLIENT USE

1. GRADES SHOWN HEREON ARE AT THE EDGE OF PAVEMENT OR GUTTER ELEVATIONS UNLESS NOTED OTHERWISE.
2. ALL PAVEMENT AND SITE WORK SHALL CONFORM TO O.D.O.T., AND CITY OF NORTH RIDGEVILLE STANDARDS.
3. ALL COMPACTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE ODOT CMS SECTION 203 ROADWAY EXCAVATION AND EMBANKMENT. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
4. EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITY COMMENCES.
5. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS.
6. ANY GRADING OF DISTURBED AREAS SHALL BE SEEDED PER SEEDING NOTES, UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO ENSURE THAT FINAL GRADING AND LANDSCAPING ARE INSTALLED TO DIRECT SURFACE WATER FLOW TOWARDS CATCH BASINS AND STORM WATER MANAGEMENT DEVICES AS SHOWN HEREON. CONTRACTOR TO ENSURE THAT WATER DOES NOT POND ON-SITE.
8. CONTRACTOR TO ENSURE THAT SURFACE WATER FLOW IS MAINTAINED ON-SITE AND DOES NOT ADVERSELY FLOW ONTO ADJACENT PROPERTIES.
9. CONTRACTOR TO PROVIDE SCREEN MOUNDING ALONG NORTH & EAST PROPERTY LINES. MOUNDING SHALL BE PLACED IN SUCH A WAY THAT ALL SURFACE WATER SHALL BE SWALED TO COLLECT WATER ON-SITE.

	SURFACE WATER FLOW
XXX.X	EXISTING SURFACE ELEVATION
(XXX.XX)	PROPOSED SURFACE ELEVATION
L.P. (XXX.XX)	PROPOSED LOW POINT ELEVATION
H.P. (XXX.XX)	PROPOSED HIGH POINT ELEVATION
FG BWALL (XXX.XX)	PROPOSED FINISH GRADE AT BOTTOM OF WALL
FG TOP (XXX.XX)	PROPOSED FINISH GRADE AT TOP OF WALL
TWALL (XXX.XX)	PROPOSED TOP OF WALL ELEVATION
F.F. (XXX.XX)	PROPOSED FINISH FLOOR ELEVATION
(HOLD)	HOLD EXISTING GRADE
F.G. (XXX.XX)	PROPOSED FINISH GRADE ELEVATION
GUT (XXX.XX)	PROPOSED GUTTER ELEVATION
TC (XXX.XX)	PROPOSED TOP OF CURB ELEVATION



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B2 | 0302089-00B; B2 | 0302092-00B

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SITE DATA:

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

SITE ADDRESS: 34546 CENTER RIDGE ROAD NORTH RIDGEVILLE, OHIO 44039
SCM COORDINATES: 630681.96 E: 2105474.68 (NAD83 OHIO NORTH ZONE)
LAT: 41°23'47.61" N LONG: 82°00'02.44" W (WGS 84)

DEVELOPER: SHOPS ON CENTER RIDGE, LLC
5050 DETROIT ROAD
SHEFFIELD VILLAGE, OHIO 44035
ATTN: RYAN "MICKEY" MANN
(440) 554-6723

CONTRACTOR: PARADYGM CONSTRUCTION
5050 DETROIT ROAD
SHEFFIELD VILLAGE, OHIO 44035
ON-SITE CONTACT: BENNETT WEICKERT
ON-SITE PHONE: (567) 201-9542

AREA OF DISTURBANCE: 23,652 S.F. 0.543 OF AN ACRE
OVERALL DRAINAGE AREA: 4.3400 ACRES

IMMEDIATE RECEIVING WATERS / WATERSHED: CITY STORM SEWER SYSTEM TO FRENCH CREEK WATERSHED, TO LAKE ERIE

THE IMPROVEMENT PLANS ARE FOR THE SITE DEVELOPMENT OF A RETAIL DRIVE THRU COFFEE ESTABLISHMENT AND A THE PREPARATION OF A FUTURE SITE. THE SITE IS SERVICED BY A STORM WATER MANAGEMENT BASIN THAT PROVIDES JOINT STORM WATER MANAGEMENT FOR THIS SITE AND PREVIOUSLY DEVELOPED WESTERN SITES.

STORM WATER QUALITY NOTE:

THE QUALITY OF ALL WATER DISCHARGED FROM THIS SITE SHALL BE DESCRIBED AS TREATED PER THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL FOR BOTH PRE AND POST DEVELOPMENT CONDITIONS.

STORM WATER MANAGEMENT NOTE:

THE OVERALL STORM WATER MANAGEMENT FOR THIS SITE IS A SEMI-REGIONAL BASIN THAT SERVES 3.95 ACRES (AUTOZONE, BLUE FALLS, SCOOTERS SITE & CURRENT SITE). ORIGINAL BASIN SIZING & CALCULATIONS WERE PREPARED WITH THE INITIAL SITE / DEVELOPMENT (AUTOZONE) AND REVISED DURING SCOOTERS CONSTRUCTION IN 2023. STORM WATER RUNOFF IS DIRECTED TO THIS BASIN VIA OVERLAND SHEET FLOW AND THRU A PIPED STORM WATER SYSTEM.

CONTRACTORS SWP3 ACKNOWLEDGEMENT:

PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWP3) SIGNED BY THE CONTRACTOR AND ALL OF HIS SUBCONTRACTORS.

SEE STORM WATER POLLUTION PREVENTION PLAN DETAIL SHEET C5.1 FOR SIGNATURE STATEMENT AND SIGNATURE LIST.

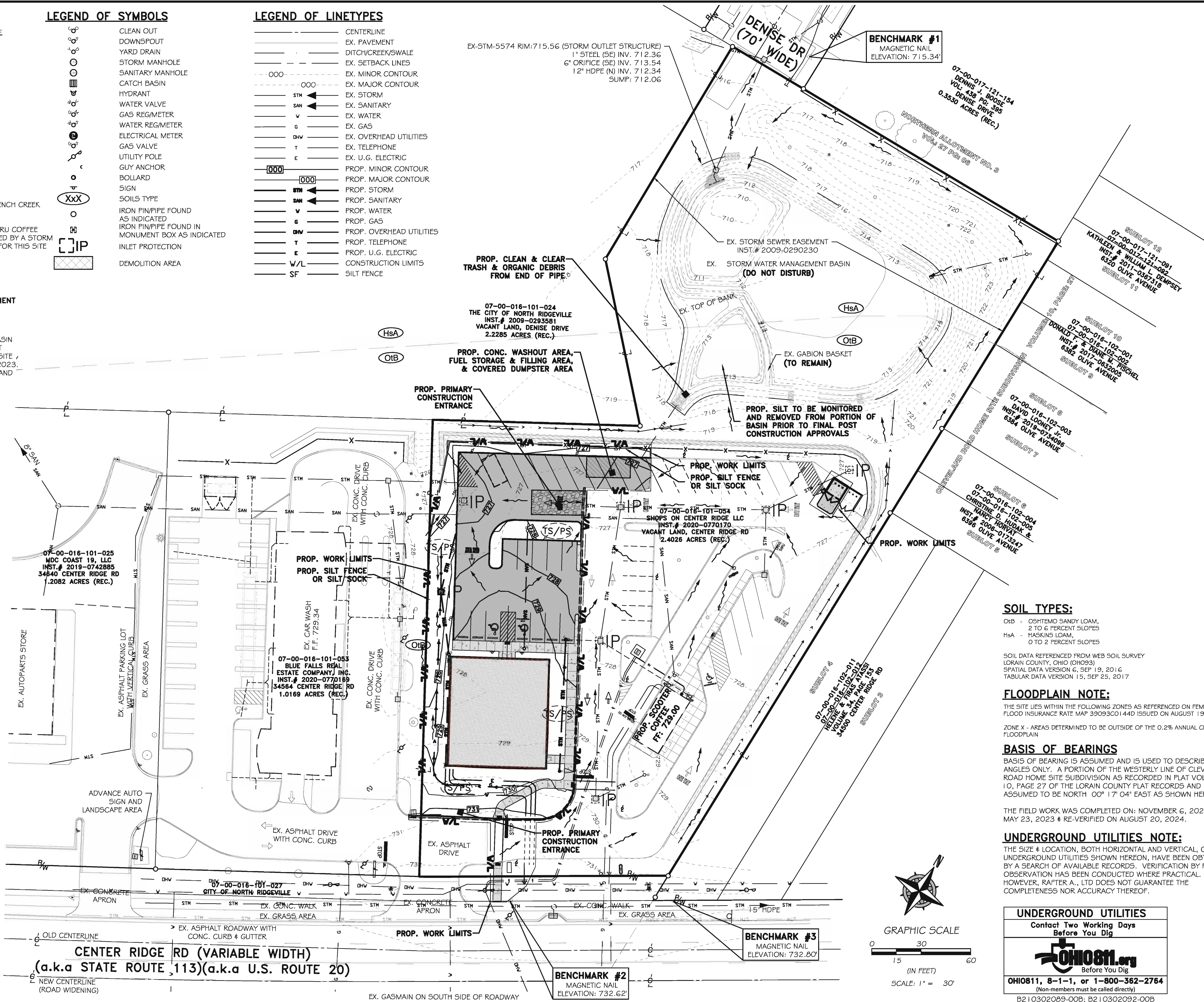
NOI STORM WATER GENERAL PERMIT NUMBER: 3GC13493*AG

LEGEND OF SYMBOLS

- CLEAN OUT
- DOWNSPOUT
- YARD DRAIN
- STORM MANHOLE
- SANITARY MANHOLE
- CATCH BASIN
- HYDRANT
- WATER VALVE
- GAS REG/METER
- WATER REG/METER
- ELECTRICAL METER
- GAS VALVE
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- SIGN
- SOILS TYPE
- IRON PIPE/PIPE FOUND AS INDICATED
- IRON PIPE/PIPE FOUND IN MONUMENT BOX AS INDICATED
- INLET PROTECTION
- DEMOLITION AREA

LEGEND OF LINETYPES

- CENTERLINE
- EX. PAVEMENT
- DITCH/CREEK/SWALE
- EX. SETBACK LINES
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. STORM
- EX. SANITARY
- EX. WATER
- EX. GAS
- EX. OVERHEAD UTILITIES
- EX. TELEPHONE
- EX. U.G. ELECTRIC
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. STORM
- PROP. SANITARY
- PROP. WATER
- PROP. GAS
- PROP. OVERHEAD UTILITIES
- PROP. TELEPHONE
- PROP. U.G. ELECTRIC
- CONSTRUCTION LIMITS
- SILT FENCE



SOIL TYPES:

- OIB - OSHTIMO SANDY LOAM, 2 TO 6 PERCENT SLOPES
- HSA - HASKINS LOAM, 0 TO 2 PERCENT SLOPES

SOIL DATA REFERENCED FROM WEB SOIL SURVEY
LORAIN COUNTY, OHIO (OH093)
SPATIAL DATA VERSION 6, SEP 19, 2016
TABULAR DATA VERSION 15, SEP 25, 2017

FLOODPLAIN NOTE:

THE SITE LIES WITHIN THE FOLLOWING ZONES AS REFERENCED ON FEMA FLOOD INSURANCE RATE MAP 39093C0144D ISSUED ON AUGUST 19, 2008

ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

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5050 DETROIT ROAD
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CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN

SHOPS ON CENTER RIDGE
UNIVERSITY HOSPITAL URGENT CARE
SHELL / SITE IMPROVEMENTS

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 2070D-22

SHEET: **C5.0**

CONSTRUCTION SITE POLLUTION CONTROLS:

1.

CONSTRUCTION PERSONNEL, INCLUDING SUBCONTRACTORS WHO MAY USE OR HANDLE HAZARDOUS OR TOXIC MATERIALS, SHALL BE MADE AWARE OF THE FOLLOWING GENERAL GUIDELINES REGARDING DISPOSAL AND HANDLING OF HAZARDOUS AND CONSTRUCTION WASTES:
- A)

PREVENT SPILLS
- B)

USE PRODUCTS UP
- C)

FOLLOW LABEL DIRECTIONS OF DISPOSAL
- D)

REMOVE LIDS FROM EMPTY BOTTLES AND CANS WHEN DISPOSING IN TRASH
- E)

RECYCLE WASTES WHENEVER POSSIBLE
- F)

DO NOT POUR INTO WATERWAYS, STORM DRAINS, OR ONTO THE GROUND.
- G)

DO NOT POUR DOWN THE SINK, FLOOR DRAIN, OR SEPTIC TANKS.
- H)

DO NOT BURY CHEMICALS OR CONTAINERS
- I)

DO NOT BURN CHEMICALS OR CONTAINERS
- J)

DO NOT MIX CHEMICALS TOGETHER
2.

CONTAINERS SHALL BE PROVIDED FOR THE PROPER COLLECTION OF ALL WASTE MATERIAL INCLUDING CONSTRUCTION DEBRIS, TRASH, PETROLEUM PRODUCTS AND ANY HAZARDOUS MATERIALS USED ON-SITE. CONTAINERS SHALL BE COVERED AND NOT LEAKING. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THAT MATERIAL. CONSTRUCTION DEMOLITION AND DEBRIS (CD&D) WASTE MUST BE DISPOSED OF AT AN OHIO EPA APPROVED CD&D LANDFILL.
3.

NO CONSTRUCTION RELATED WASTE MATERIALS ARE TO BE BURIED ON-SITE. BY EXCEPTION, CLEAN FILL (BRICKS, HARDENED CONCRETE, SOIL) MAY BE UTILIZED IN A WAY WHICH DOES NOT ENCROACH UPON NATURAL WETLANDS, STREAMS, OR FLOODPLAINS, OR RESULT IN THE CONTAMINATION OF WATERS OF THE STATE.
4.

HANDLING CONSTRUCTION CHEMICALS. MIXING, PUMPING, TRANSFERRING, OR OTHER HANDLING OF CONSTRUCTION CHEMICALS SUCH AS FERTILIZER, LIME, ASPHALT, CONCRETE DRYING COMPOUNDS, AND ALL OTHER POTENTIALLY HAZARDOUS MATERIALS SHALL BE PERFORMED IN AN AREA AWAY FROM ANY WATERCOURSE, DITCH, OR STORM DRAIN.
5.

EQUIPMENT FUELING AND MAINTENANCE, OIL CHANGING, ETC.. SHALL BE PERFORMED AWAY FROM WATERCOURSES, DITCHES, OR STORM DRAINS, IN AN AREA DESIGNATED FOR THAT PURPOSE. THE DESIGNATED AREA SHALL BE EQUIPPED FOR RECYCLING OIL AND CATCHING SPILLS. SECONDARY CONTAINMENT SHALL BE PROVIDED FOR ALL FUEL AND OIL STORAGE TANKS. THESE AREA MUST BE INSPECTED EVERY SEVEN (7) DAYS AND WITHIN TWENTY-FOUR (24) HOURS OF A 0.5 INCH OR GREATER RAIN EVENT TO ENSURE THAT THERE ARE NO EXPOSED MATERIALS WHICH WOULD CONTAMINATE STORM WATER. SITE OPERATORS MUST BE AWARE THAT SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) REQUIREMENTS MAY APPLY. AN SPCC PLAN IS REQUIRED FOR SITES WITH ONE SINGLE ABOVE GROUND TANK OF SIX HUNDRED SIXTY (660) GALLONS OR MORE, ACCUMULATIVE ABOVE GROUND STORAGE OF ONE THOUSAND THREE HUNDRED THIRTY (1,330) GALLONS OR MORE, OR FORTY-TWO THOUSAND (42,000) GALLONS OF UNDERGROUND STORAGE. CONTAMINATED SOILS MUST BE DISPOSED OF IN ACCORDANCE WITH ITEM NO. 8.
6.

CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE. A SUMP OR PIT WITH NO POTENTIAL FOR DISCHARGE SHALL BE CONSTRUCTED IF NEEDED TO CONTAIN CONCRETE WASH WATER. FIELD TILE OR OTHER SUBSURFACE DRAINAGE STRUCTURES WITHIN TEN (10) FEET OF THE SUMP SHALL BE CUT AND PLUGGED. FOR SMALL PROJECTS, TRUCK CHUTES MAY BE RINSED AWAY FROM ANY WATER CONVEYANCES. PRIOR TO PUMPING WATER FROM CONCRETE WASHOUT PIT, CONTRACTOR SHALL TEST PH TO ENSURE THE WATER IS ACCEPTABLE TO DISCHARGE TO NATURAL WATER COURSE PER OHIO EPA STANDARDS. IF PH IS GREATER THAN OHIO EPA RECOMMENDED DISCHARGE, CONTRACTOR SHALL USE PH LOWERING ACIDS AS RECOMMENDED BY OHIO EPA TO REACH ACCEPTABLE PH DISCHARGE LEVELS PRIOR TO DISCHARGING OFF-SITE.
7.

SPILL REPORTING REQUIREMENTS: SPILLS ON PAVEMENT SHALL BE ABSORBED WITH SAWDUST OR KITTY LITTER AND DISPOSED OF WITH THE TRASH AT A LICENSED SANITARY LANDFILL. HAZARDOUS OR INDUSTRIAL WASTES SUCH AS MOST SOLVENTS, GASOLINE, OIL-BASED PAINTS, AND CEMENT CURING COMPOUNDS REQUIRE SPECIAL HANDLING. SPILLS SHALL BE REPORTED TO THE OHIO EPA (1-800-282-9378). SPILLS OF TWENTY-FIVE (25) GALLONS OR MORE OF PETROLEUM PRODUCTS SHALL BE REPORTED TO THE OHIO EPA, LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN THIRTY (30) MINUTES OF THE DISCOVERY OF THE RELEASE. ALL SPILLS WHICH CONTACT WATERS OF THE STATE MUST BE REPORTED TO THE OHIO EPA.
8.

CONTAMINATED SOILS: IF SUBSTANCES SUCH AS OIL, DIESEL FUEL, HYDRAULIC FLUID, ANTIFREEZE, ETC.. ARE SPILLED, LEAKED, OR RELEASED ONTO THE SOIL, THE SOIL SHOULD BE DUG UP AND DISPOSED OF AT A LICENSED SANITARY LANDFILL OR OTHER APPROVED PETROLEUM CONTAMINATED SOLID REMEDIATION FACILITY, NOT A CONSTRUCTION OR DEMOLITION DEBRIS LANDFILL. NOTE THAT STORM WATER RUNOFF ASSOCIATED WITH CONTAMINATED SOILS ARE NOT AUTHORIZED UNDER THE OHIO EPA'S GENERAL STORM WATER PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
9.

OPEN BURNING: NO MATERIALS CONTAINING RUBBER, GREASE, ASPHALT, OR PETROLEUM PRODUCTS, SUCH AS TIRES, AUTOPARTS, PLASTICS OR PLASTIC COATED WIRE MAY BE BURNED (OAC 3745-1-9). OPEN BURNING IS NOT ALLOWED IN RESTRICTED AREAS, WHICH ARE DEFINED AS: 1) WITHIN CORPORATION LIMITS; 2) WITHIN ONE THOUSAND (1,000) FEET OUTSIDE A MUNICIPAL CORPORATION HAVING A POPULATION OF ONE THOUSAND (1,000) TO TEN THOUSAND (10,000); AND 3) A ONE (1) MILE ZONE OUTSIDE A CORPORATION OF TEN THOUSAND (10,000) OR MORE. OUTSIDE OF RESTRICTED AREAS, NO OPEN BURNING IS ALLOWED WITHIN A ONE THOUSAND (1,000) FEET OF AN INHABITED BUILDING ON ANOTHER PROPERTY. OPEN BURNING IS PERMISSIBLE IN A RESTRICTED AREA FOR: HEATING TAR, WELDING, SMUDGE POTS, AND SIMILAR OCCUPATIONAL NEEDS, AND HEATING FOR WARMTH OR OUTDOOR BARBECUES. OUTSIDE OF RESTRICTED AREAS, OPEN BURNING IS PERMISSIBLE FOR LANDSCAPE OR LAND-CLEARING WASTES (PLANT MATERIAL, WITH PRIOR WRITTEN PERMISSION FROM THE OHIO EPA), AND AGRICULTURAL WASTES, EXCLUDING BUILDINGS.
10.

DUST CONTROL OR DUST SUPPRESSANTS SHALL BE USED TO PREVENT NUISANCE CONDITIONS, IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND IN A MANNER, WHICH PREVENT A DISCHARGE TO WATERS OF THE STATE. SUFFICIENT DISTANCE MUST BE PROVIDED BETWEEN APPLICATIONS AND NEARBY BRIDGES, CATCH BASINS, AND OTHER WATERWAYS. APPLICATION (EXCLUDING WATER) MAY NOT OCCUR WHEN RAIN IS IMMINENT AS NOTED IN THE SHORT TERM FORECAST. USED OIL MAY NOT BE APPLIED FOR DUST CONTROL.
11.

OTHER AIR PERMITTING REQUIREMENTS: CERTAIN ACTIVITIES ASSOCIATED WITH CONSTRUCTION WILL REQUIRE AIR PERMITS INCLUDING BUT NOT LIMITED TO: MOBILE CONCRETE BATCH PLANTS, MOBILE ASPHALT PLANTS, CONCRETE CRUSHERS, LARGE GENERATORS, ETC. THESE ACTIVITIES WILL REQUIRE SPECIFIC OHIO EPA AIR PERMITS FOR INSTALLATION AND OPERATION. OPERATORS MUST SEEK AUTHORIZATION FROM THE CORRESPONDING DISTRICT OF THE OHIO EPA. FOR DEMOLITION OF ALL COMMERCIAL SITES, A NOTIFICATION FOR RESTORATION AND DEMOLITION MUST BE SUBMITTED TO THE OHIO EPA TO DETERMINE IF ASBESTOS CORRECTIVE ACTIONS ARE REQUIRED.
12.

PROCESS WASTE WATER/LEACHATE MANAGEMENT. THE OHIO EPA CONSTRUCTION GENERAL PERMIT ONLY ALLOWS THE DISCHARGE OF STORM WATER AND DOES NOT INCLUDE OTHER WASTE STREAMS/DISCHARGES SUCH AS VEHICLE AND/OR EQUIPMENT WASHING, ON-SITE SEPTIC LEACHATE, CONCRETE WASH OUTS, WHICH ARE CONSIDERED PROCESS WASTE WATERS. ALL PROCESS WASTE WATERS MUST BE COLLECTED AND PROPERLY DISPOSED AT AN APPROVED DISPOSAL FACILITY. IN THE EVENT, LEACHATE OR SEEPAGE IS DISCHARGE; IT MUST BE ISOLATED FOR COLLECTION AND PROPER DISPOSAL. CORRECTIVE ACTIONS SHALL BE TAKEN TO ELIMINATE THE SOURCE OF WASTE WATER.

STORM WATER POLLUTION PREVENTION GENERAL NOTES:

1.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE IMPLEMENTED AS A FIRST STEP OF GRADING AND WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING. THESE MEASURES AND PROCEDURES SHALL CONTINUE TO FUNCTION UNTIL THE ENTIRE PROJECT SITE IS STABILIZED.
2.

DITCHES WITH GRADES GREATER THAN 1.5% SHALL HAVE EROSION CONTROL BLANKETS/MATTING INSTALLED AS PART OF STABILIZATION MEASURES.
3.

REGULAR INSPECTION AND MAINTENANCE SHALL BE PROVIDED FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES. PERMANENT RECORDS OF MAINTENANCE AND INSPECTIONS MUST BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD. INSPECTIONS MUST BE MADE A MINIMUM OF ONCE EVERY 7 DAYS AND IMMEDIATELY AFTER STORM EVENTS GREATER THAT 0.5 INCHES OF RAIN IN A 24 HOUR PERIOD. PROVIDED WILL BE: NAME OF INSPECTOR, MAJOR OBSERVATIONS, DATE OF INSPECTION AND CORRECTIVE MEASURE TAKEN.
4.

ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST CONFORM TO THE LATEST EDITION OF RAINWATER AND LAND DEVELOPMENT, OHIO'S STANDARDS FOR STORM WATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION.
5.

CONTRACTOR TO COORDINATE THE EXCAVATION AND EMBANKMENT WITH CLIENT & ENGINEER PRIOR TO CONSTRUCTION TO INSURE ADEQUATE STORM WATER POLLUTION PREVENTION MEASURES ARE INCORPORATED WITH THE CONSTRUCTION PROCESS.
6.

ANY REQUIRED MODIFICATIONS AS DETERMINED BY THE OWNER/DEVELOPER, CONTRACTOR, OHIO EPA, OR SWPPP ENGINEER SHALL BE APPROVED BY THE SWP3 ENGINEER.
7.

ANY APPROVED REVISIONS SHALL BE MADE IMMEDIATELY BY THE SWP3 ENGINEER AND IMPLEMENTED BY THE OWNER, DEVELOPER, AND/OR CONTRACTOR.
8.

ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH THE PROJECT SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND BECOME FAMILIAR WITH ITS CONTENTS & REQUIREMENTS.
9.

ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ECT.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
10.

ALTHOUGH THE PLAN SHOWS A BASIC AREA FOR MATERIAL STORAGE, THE CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING, OTHER REQUIRED STORAGE AREAS, EQUIPMENT MAINTENANCE AREAS, CLEANING AREAS, EMPLOYEE PARKING AREAS, PORTABLE FACILITIES, OFFICE TRAILER AREAS, AND TOILET FACILITIES.
11.

SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS/LEAKS.
12.

DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OF TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
13.

REFUSE AND DEBRIS GENERATED DURING THE CONSTRUCTION PROCESS SHALL BE DISPOSED IN AN ACCEPTABLE TRASH RECEPACLE AND/OR OTHER ACCEPTABLE MANNERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE.
14.

ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
15.

ANY SEDIMENT LADEN GROUND WATER ENCOUNTERED DURING TRENCHING EXCAVATIONS SHALL BE TREATED PRIOR TO DISCHARGE FROM THE SITE IN A MANNER ACCEPTABLE WITH THE RAINWATER AND LAND DEVELOPMENT MANUAL.
16.

ANY CATCH BASIN GRATE LOCATED IN PAVEMENT SHALL BE PROTECTED WITH A SILTSACK OR APPROVED EQUAL. THIS STORM WATER POLLUTION PREVENTION CONTROL SHALL REMAIN IN EFFECT UNTIL THE PERMANENT SEEDING OF THE UPLAND AREAS HAS BEEN ESTABLISHED.
13.

NO TOXIC OR HAZARDOUS WASTES SHALL BE DISPOSED INTO STORM DRAINS, SEPTIC TANKS, OR BY BURYING, BURNING, OR MIXING THE WASTES.
14.

DEMOLITION DEBRIS MUST BE DISPOSED INTO AN OHIO EPA APPROVED LANDFILL. MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS AS PER OHIO ADMINISTRATIVE CODE (OAC) 3745-20.
15.

ALL EROSION MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED. ALL AREAS OF VEGETATIVE SURFACE STABILIZATION, WHETHER TEMPORARY OR PERMANENT, SHALL BE CONSIDERED TO BE IN PLACE AND FUNCTIONAL WHEN THE REQUIRED UNIFORM RATE OF COVERAGE (70%) IS OBTAINED.
16.

DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR A PERIOD OF FOURTEEN (14) DAYS OR MORE, SHALL BE STABILIZED WITH TEMPORARY AND/OR PERMANENT SEEDING AND MULCHING OR OTHER APPROVED MEANS WITHIN TWO (2) DAYS.
17.

IF FOR ANY REASON THE PROJECT IS SUSPENDED, THE CONTRACTOR SHALL INSURE THAT ALL INSTALLED EROSION MEASURES ARE FUNCTIONING AND PROPERLY MAINTAINED DURING THIS PERIOD, AND THAT ALL DISTURBED SOILS ARE SEEDED AND MULCHED WITH TEMPORARY SEED MIXTURE.
18.

ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST CONFORM TO THE LATEST EDITION OF RAINWATER AND LAND DEVELOPMENT, OHIO'S STANDARDS FOR STORM WATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION.
19.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE IMPLEMENTED AS A FIRST STEP OF GRADING AND WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING. THESE MEASURES AND PROCEDURES SHALL CONTINUE TO FUNCTION UNTIL THE ENTIRE PROJECT SITE IS STABILIZED.
20.

NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.
21.

WEEKLY INSPECTION AND MAINTENANCE SHALL BE PROVIDED FOR ALL EROSION AND SEDIMENT CONTROL DEVICES.
22.

ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMPS. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP.
23.

THE CONTRACTOR SHALL NOT CAUSE STORM WATER BACKUP IN THE STREET RIGHT-OF-WAY OR STORM SEWERS DUE TO EROSION CONTROL BMPS EMPLOYED DURING CONSTRUCTION.
24.

NO APPARENT WELLS, STREAMS, BODIES OF WATER, OR WETLANDS OBSERVED UNLESS SHOWN HEREON, 200ft. BOUNDARY NOT TO SCALE.
25.

IT IS NOT ANTICIPATED THAT THIS PLAN WILL REQUIRE FUEL OR FLAMMABLE LIQUIDS STORAGE ON SITE. HOWEVER, IF CONTRACTOR MEANS & METHODS REQUIRE FUEL STORAGE IT SHALL BE PROVIDED IN THE AREA INDICATED ON THIS PLAN.

POST CONSTRUCTION STORM WATER MANAGEMENT MAINTENANCE REQUIREMENTS

1.

THIS SITE SHALL REQUIRE A COMPREHENSIVE STORMWATER MANAGEMENT PLAN (CSM PLAN) AND AN INSPECTION AND MAINTENANCE AGREEMENT.
2.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER THE PARCEL, TO PERFORM THE NECESSARY MAINTENANCE AND REPAIR TO THE STORM WATER MANAGEMENT FACILITY TO INSURE IT IS PROPERLY FUNCTIONING.
3.

THE STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED FOR DAMAGE AND INSURE PROPER FLOW. **SEE COMPREHENSIVE STORMWATER MANAGEMENT PLAN & INSPECTION & MAINTENANCE AGREEMENT.**
4.

WRITTEN RECORDS SHALL BE KEPT AND SUBMITTED TO THE CITY OF NORTH RIDGEVILLE FOR A MINIMUM OF THREE YEARS (OR AS OUTLINED IN THE CSM PLAN & INSPECTION & MAINTENANCE AGREEMENT) AFTER THE TERMINATION OF CONSTRUCTION ACTIVITIES. ITEMS THAT SHALL BE INCLUDED, BUT NOT LIMITED TO:

A.

NAME OF THE CERTIFIED PROFESSIONAL STORMWATER QUALITY (C.P.S.W.Q) PERSON(S) PERFORMING THE INSPECTION;

B.

DATE AND WEATHER CONDITIONS OF THE INSPECTION;

C.

CONDITION OF THE EMBANKMENT AND OUTLET STRUCTURE;

D.

NOTE ANY REPAIRS THAT ARE MADE.

SEQUENCE OF CONSTRUCTION:

1.

A MANDATORY PRE-CONSTRUCTION MEETING WITH APPROPRIATE CITY OF NORTH RIDGEVILLE REPRESENTATIVES.
2.

STAKEOUT LIMITS OF DISTURBANCE.
3.

INSTALL TEMPORARY PROTECTION ON ANY EXISTING CATCH BASINS. PREPARE CONSTRUCTION ENTRANCE.
4.

INSTALL SILT FENCE (OR SILT SOCK) WHERE INDICATED ON THE PLANS.
5.

BEGIN SITE CLEARING & DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY AND/OR COUNTY CONSERVATION DISTRICT OF THE LOCATION OF ANY AND ALL EROSION AND SEDIMENTATION CONTROL MEASURES IMPLEMENTED AT ANY BORROW OR SPOIL SITE OF IMPORT/EXPORT MATERIAL.
6.

BEGIN MASS EARTH MOVING OPERATIONS. .
7.

MAINTAIN TEMPORARY DRAINAGE SWALES AS REQUIRED TO ENSURE THAT RUNOFF IS DIRECTED TOWARDS CATCH BASINS & STORM WATER MANAGEMENT POND.
8.

CONTRACTOR TO ENSURE THAT ALL ROADWAYS ARE CLEAR OF DEBRIS, MUD AND GRAVEL. CONTRACTOR SHALL REMOVE SUCH AS REQUIRED.
9.

TEMPORARY STABILIZE AREAS OF DISTURBANCE (AS NEEDED).
10.

INSTALL UTILITIES, PROTECT AS NEEDED WITH SILT FENCE AND/OR SILT SOCK. STABILIZE ALL UTILITY TRENCHES AT THE END OF EACH WORKDAY BY MEANS OF GRAVEL BACKFILL TO SURFACE, RE-PAVING, OR MULCHING.

11.

EXCAVATE AND INSTALL BASE FOR BUILDING AREAS AND PARKING.

12.

BEGIN BUILDING CONSTRUCTION

13.

INSTALL CURB & PAVEMENT.

14.

REPLACE TOPSOIL, FINE GRADE AND SEED AREAS AS REQUIRED.

15.

STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED AND MULCHING OR CROWNVECH SEEDING IMMEDIATELY UPON REACHING FINAL GRADE.

16.

COMPLETE SITE WORK. FINAL LANDSCAPING AND CLEAN UP.

17.

RESEED AND REDRESS ANY AREAS THAT MAY REQUIRE ATTENTION IMMEDIATELY. NOTE THAN LAWN AREAS WILL NOT BE DEEMED STABLE UNTIL A UNIFORM SEVENTY (70%) PERCENT SHALL BE CONSIDERED TO BE IN PLACE AND FUNCTIONAL WHEN THE REQUIRED UNIFORM RATE OF COVERAGE (70%) IS OBTAINED.

18.

UPON COMPLETION AND PERMANENT SITE STABILIZATION, REMOVE ALL TEMPORARY SEDIMENT CONTROL DEVICE(S) (INLET PROTECTION & SILT FENCE). ENSURE THAT ANY REQUIRED PERMANENT EROSION CONTROL DEVICES ARE INSTALLED IF CALLED FOR ON THE PLANS.

19.

REMOVE CONSTRUCTION SEDIMENT FROM BASIN AND PROVIDE AS-BUILT OF SITE FOR REFERENCE IN THE COMPREHENSIVE STORM WATER MANAGEMENT PLAN.

20.

IF FOR ANY REASON THE PROJECT IS SUSPENDED, THE CONTRACTOR SHALL INSURE THAT ALL INSTALLED EROSION MEASURES ARE FUNCTIONING AND PROPERLY MAINTAINED DURING THE PERIOD. ALL BARE SOILS ARE TO BE SEEDED AND MULCHED WITH THE TEMPORARY SEED MIXTURE.

21.

CONTRACTOR SHALL SELF INSPECT THE STORM WATER POLLUTION DURING CONSTRUCTION ACTIVITIES AND PROVIDE THE APPROPRIATE JURISDICTIONAL ENTITY WITH WEEKLY REPORTS.

SWP3 AMENDMENT LOG

AMENDMENT NUMBER	DESCRIPTION OF AMENDMENT	AMENDMENT PREPARED BY	DATE

SWP3 CORRECTIVE ACTIONS LOG

INSPECTOR NAME INSPECTION DATE	DESCRIPTION OF CORRECTIVE ACTION NEEDED	CORRECTIVE ACTION TAKEN	DATE ACTION TAKEN

SWP3 GRADING AND STABILIZATION ACTIVITIES LOG

DATE OF ACTIVITY INITIATED	DATE ACTIVITY CEASED	DESCRIPTION OF ACTIVITY	DATE STABILIZATION MEASURE INITIATED	DESCRIPTION OF STABILIZATION MEASURE & LOCATION

CONTRACTOR & SUBCONTRACTOR SIGNATURE LIST

PRIOR TO BEGINNING CONSTRUCTION THE ANY/ALL CONTRACTORS AND/OR SUBCONTRACTORS THAT WILL PROVIDE SERVICES FOR IMPROVEMENT OF THE SITE AS SHOWN ON THE PLAN SET SHALL SIGN BELOW:

I (WE) UNDERSTAND OUR ROLE AND RESPONSIBILITY IN COMPLYING WITH THE STORM WATER POLLUTION PREVENTION PLAN.

COMPANY NAME & REPRESENTATIVE	TITLE	SIGNATURE	DATE

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE WESTERLY LINE OF CLEVELAND ROAD HOME SITE SUBDIVISION AS RECORDED IN PLAT VOLUME 10, PAGE 27 OF THE LORAIN COUNTY PLAT RECORDS AND IS ASSUMED TO BE NORTH 00° 17' 04" EAST AS SHOWN HEREON.

THE FIELD WORK WAS COMPLETED ON: NOVEMBER 6, 2022, MAY 23, 2023 & RE-VERIFIED ON AUGUST 20, 2024.

UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, RAFTER A., LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

UNDERGROUND UTILITIES

Contact Two Working Days Before You Dig

Before You Dig

OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

B210302089-00B; B210302092-00B

STORM WATER POLLUTION PREVENTION PLAN SHEET 2 OF 5

DESCRIPTION

DATE

BY

REV.

10-16-2024

BDA

1

ISSUE FOR CLIENT USE

**RAFTER A, LTD**
LAND SURVEYING • ENGINEERING • TESTING
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074
440-707-4014 • www.raftera.com • info@raftera.com

SHOPS ON CENTER RIDGE, LLC
5060 DETROIT ROAD
SHEFFIELD VILLAGE, OHIO 44035

SHOPS ON CENTER RIDGE UNIVERSITY HOSPITAL URGENT CARE
SHELL SITE IMPROVEMENTS
CONSTRUCTION STORM WATER POLLUTION PREVENTION NOTES & DETAILS
CITY OF NORTON, STATE OF OHIO

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 2070D-22

SHEET: **C5.1**

Specifications for
Dust Control

1. Vegetative Cover and Mulch - Apply temporary or permanent seedling and mulch to areas that will remain idle for over 21 days. Seeding existing trees and large shrubs will also reduce soil and air movement across disturbed areas. See Temporary Seeding, Permanent Seeding, Mulching Practices, and Tree and Natural Area Protection practices.

2. Watering - Spray site with water until the surface is wet before and during grading and reseed as needed, especially on heat roads and other heavy traffic routes. Watering should be done at a rate that prevents dust but does not cause soil erosion. Watering agents shall be utilized according to manufacturers' instructions.

3. Spray-On Adhesives - Apply adhesive according to the following table or manufacturers' instructions.

4. Stone - Graded roadways and other suitable areas will be stabilized using crushed stone or coarse gravel as soon as practicable after reaching an interim or final grade. Crushed stone or coarse gravel can be used as a permanent cover to provide control of soil emissions.

5. Barriers - Existing windbreak vegetation shall be marked and preserved. Snow fencing or other suitable barrier may be placed perpendicular to prevailing air currents at intervals of about 15 times the barrier height to control air currents and blowing soil.

6. Calcium Chloride - This chemical may be applied by mechanical spreader as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage. Application rates should be strictly in accordance with supplier's specified rates.

7. Operation and Maintenance - When Temporary Dust Control measures are used, repetitive treatment should be applied as needed to accomplish control.

8. Street Cleaning - Paved areas that have accumulated sediment from construction should be cleaned daily or as needed, utilizing a street sweeper or bucket-type excavator or scraper.

Adhesive	Water Ratio (Gallons/Gallon)	Particle Size	Application Rate (lb/1000 sq ft)
Latex Emulsion	12:5:1	Fine	235
Resin in Water	4:1	Fine	500
Acrylic Emulsion (Bio-based)	7:1	Coarse	450
Acrylic Emulsion (Bio-based)	3.5:1	Coarse	250

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

REV. NO.

DATE

BY

DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SCALE: NOT TO SCALE

DATE: 10/01/08

DRWN BY: JAB/TEB

SWP-28

Specifications for
Temporary Rolled Erosion Control Product

1. Channel/Slope Soil Preparation Grade and compact area of installation, preparing specified by loosening 2" - 3" of topsoil above final grade. Incorporate amendments such as lime and fertilizer into soil. Remove all rocks, clods, vegetation or other debris so that installed RECP will have direct contact with the soil surface.

2. Channel/Slope Seeding Apply seed to soil surface prior to installation. All check slots, anchor trenches, and other disturbed areas must be reseeded. Refer to the Permanent Seeding specification for seeding recommendations.

3. Slope Installation

4. Excavate top and bottom trenches (12"x6") intermittent erosion check slots (6"x6") may be required based on slope length. Excavate top anchor trench 2' x 3' over crest of the slope.

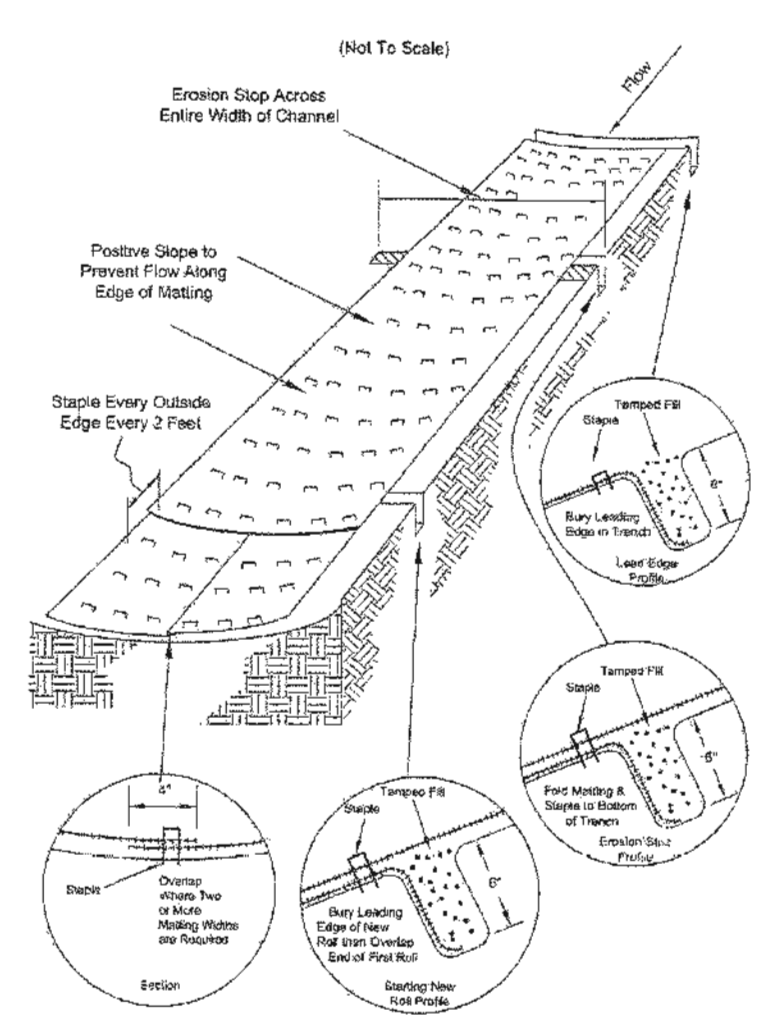
5. If intermittent erosion check slots are required, install RECP in 6"x6" slot at a maximum of 30' centers or the mid point of the slope. RECP should be stapled into trench on 12" centers.

6. Install RECP in top anchor trench, anchor on 12" spacings, backfill and compact soil.

7. Unroll RECP down slope with adjacent rolls overlapped a minimum of 3". Anchor the start every 15'. Lay the RECP loose to maintain direct soil contact, do not pull taut.

8. Overlap roll ends a minimum of 12" with upstream RECP on top for a shingle effect. Begin all new rolls in an erosion check slot if required, double anchor across roll every 12".

9. Install RECP in bottom anchor trench (12"x6"), anchor every 12". Place all other staples throughout slope at 1 to 2.5 per square yard dependent on slope. Refer to manufacturer's anchor guide.



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

REV. NO.

DATE

BY

DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SCALE: NOT TO SCALE

DATE: 10/01/08

DRWN BY: JAB/TEB

SWP-29

Specifications for
Temporary Rolled Erosion Control Product

1. Channel/Slope Soil Preparation Grade and compact area of installation, preparing specified by loosening 2" - 3" of topsoil above final grade. Incorporate amendments such as lime and fertilizer into soil. Remove all rocks, clods, vegetation or other debris so that installed RECP will have direct contact with the soil surface.

2. Channel/Slope Seeding Apply seed to soil surface prior to installation. All check slots, anchor trenches, and other disturbed areas must be reseeded. Refer to the Permanent Seeding specification for seeding recommendations.

3. Slope Installation

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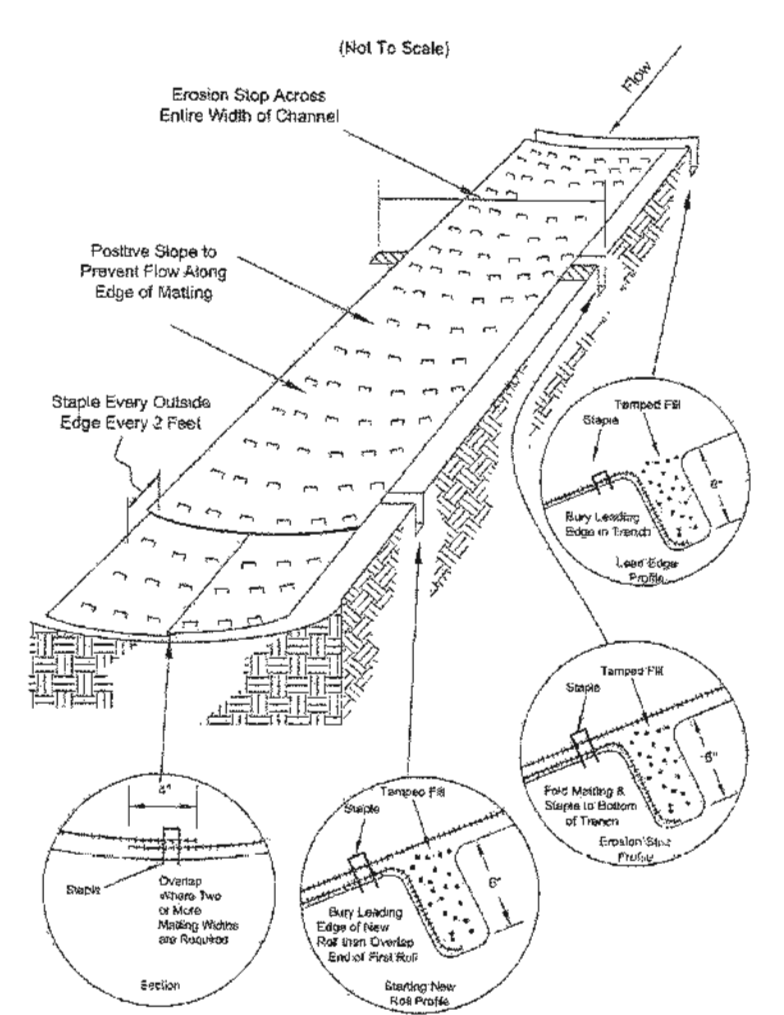
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INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

REV. NO.

DATE

BY

DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SCALE: NOT TO SCALE

DATE: 10/01/08

DRWN BY: JAB/TEB

SWP-30

Specifications for
Turf Reinforcement Matting

1. Channel/Slope Soil Preparation Grade and compact area of installation, preparing specified by loosening 2" - 3" of topsoil above final grade. Incorporate amendments such as lime and fertilizer into soil. Remove all rocks, clods, vegetation or other debris so that installed TRM will have direct contact with the soil surface.

2. Channel/Slope Seeding Apply seed to soil surface prior to installation. All check slots, anchor trenches, and other disturbed areas must be reseeded. Refer to the Permanent Seeding specification for seeding recommendations.

3. Slope Installation

4. Excavate top and bottom trenches (12"x6") intermittent erosion check slots (6"x6") may be required based on slope length. Excavate top anchor trench 2' x 3' over crest of the slope.

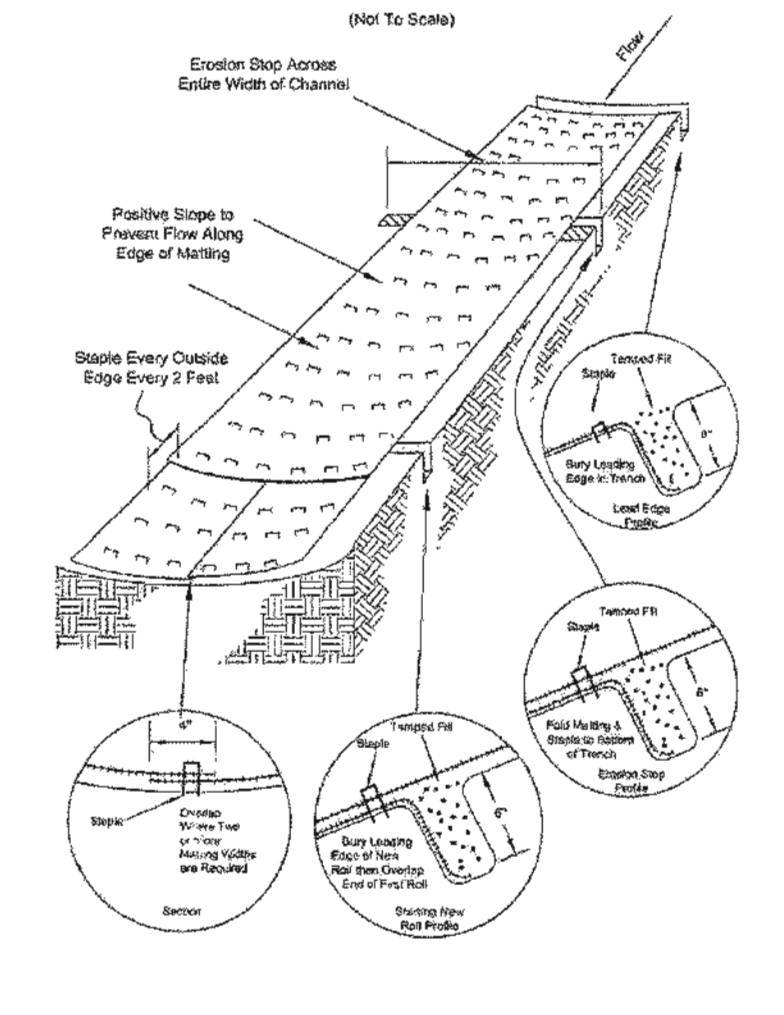
5. If intermittent erosion check slots are required, install TRM in 6"x6" slot at a maximum of 30' centers or the mid point of the slope. TRM should be stapled into trench on 12" centers.

6. Install TRM in top anchor trench, anchor on 12" spacings, backfill and compact soil.

7. Unroll TRM down slope with adjacent rolls overlapped a minimum of 3". Anchor the start every 15'. Lay the TRM loose to maintain direct soil contact, do not pull taut.

8. Overlap roll ends a minimum of 12" with upstream TRM on top for a shingle effect. Begin all new rolls in an erosion check slot if required, double anchor across roll every 12".

9. Install TRM in bottom anchor trench (12"x6"), anchor every 12". Place all other staples throughout slope at 1 to 2.5 per square yard dependent on slope. Refer to manufacturer's anchor guide.



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

REV. NO.

DATE

BY

DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SCALE: NOT TO SCALE

DATE: 10/01/08

DRWN BY: JAB/TEB

SWP-31

Concrete Washout Areas

1. Concrete wash water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance and washout pits shall be situated a minimum of fifty (50) feet from them.

2. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged.

3. Ensure a stable path is provided for concrete trucks to reach the washout area.

4. A highly visible sign that reads "Concrete Washout Area" shall be erected adjacent to the washout pit.

5. Surface runoff generated from uplope areas shall be diverted away from below-grade washout pits so as not to flow into them.

6. A single centralized washout area may be utilized for multiple sublots.

Maintenance:

7. The washout pit must be inspected frequently to ensure the liner is intact.

8. Once 75% of the original volume of the washout pit is filled or if the liner is torn, the material must be removed and properly disposed of once it is completely hardened. Once the hardened concrete is removed, the liner must be replaced (if torn). A new pit must be constructed if the original structure is no longer suitable.

Removal:

9. Once the washout pit is no longer needed, ensure all washout material has completely hardened, then remove and properly dispose of all materials. If straw bales were used, they can be spread as mulch.

10. Prefabricated containers specifically designed for concrete washout collection may be used subject to prior approval by the Community Engineer. Follow the manufacturer's suggestions for installation, maintenance and removal procedures.

Sizing of Concrete Washout Pits

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

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

REV. NO.

DATE

BY

DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SCALE: NOT TO SCALE

DATE: 10/01/08

DRWN BY: JAB/TEB

SWP-32

Concrete Washout

1. Concrete wash water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance and washout pits shall be situated a minimum of fifty (50) feet from them.

2. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged.

3. Ensure a stable path is provided for concrete trucks to reach the washout area.

4. A highly visible sign that reads "Concrete Washout Area" shall be erected adjacent to the washout pit.

5. Surface runoff generated from uplope areas shall be diverted away from below-grade washout pits so as not to flow into them.

6. A single centralized washout area may be utilized for multiple sublots.

Maintenance:

7. The washout pit must be inspected frequently to ensure the liner is intact.

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Sizing of Concrete Washout Pits

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

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

REV. NO.

DATE

BY

DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SCALE: NOT TO SCALE

DATE: 10/01/08

DRWN BY: JAB/TEB

SWP-33

STORM WATER POLLUTION PREVENTION PLAN SHEET 3 OF 5

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SHELL SITE IMPROVEMENTS
CONSTRUCTION STORM WATER
POLLUTION PREVENTION
NOTES & DETAILS
CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN, STATE OF OHIO

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 2070D-22

SHEET: C5.2

REV. NO.

DATE

BY

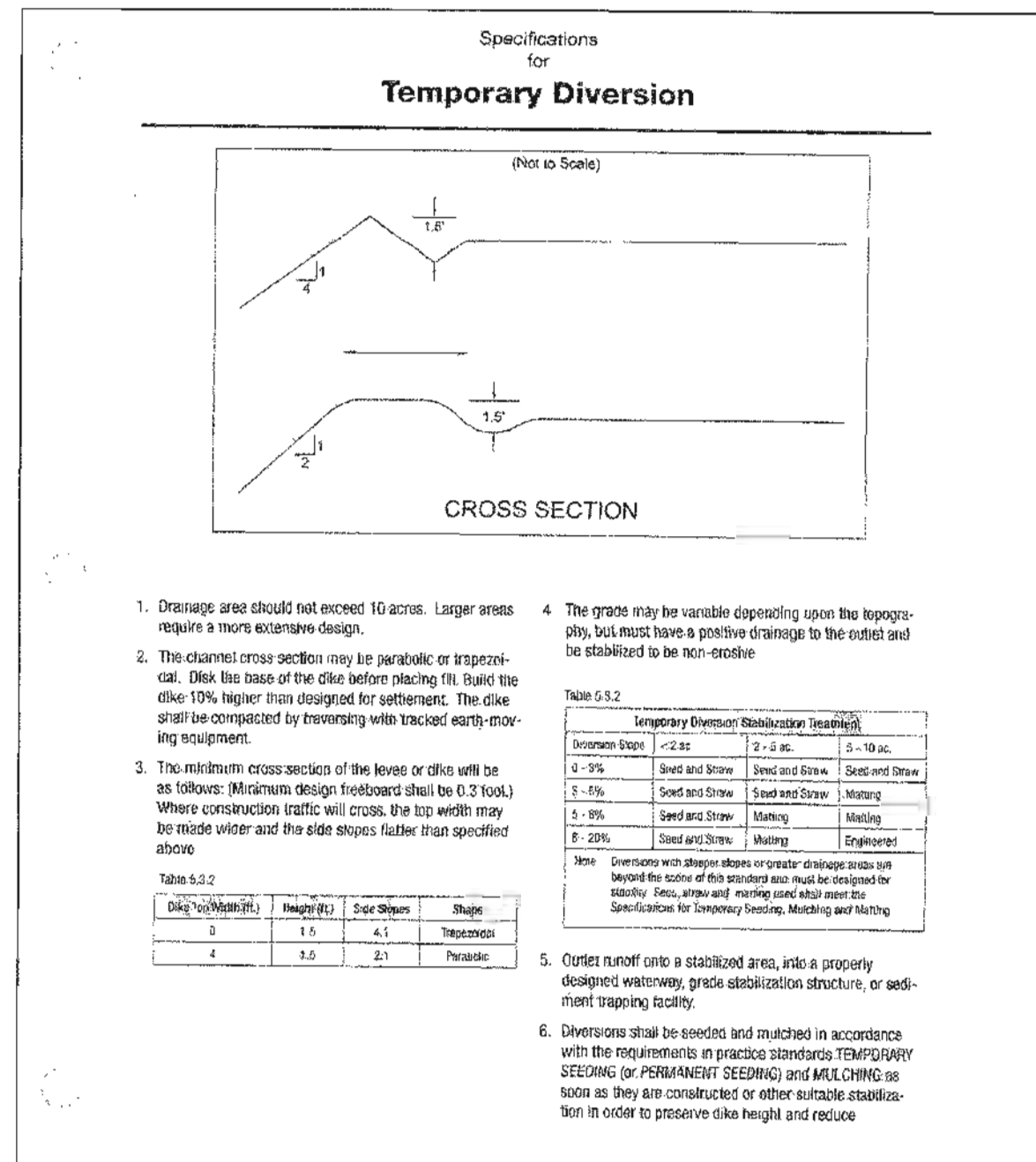
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10-16-2024

BDA

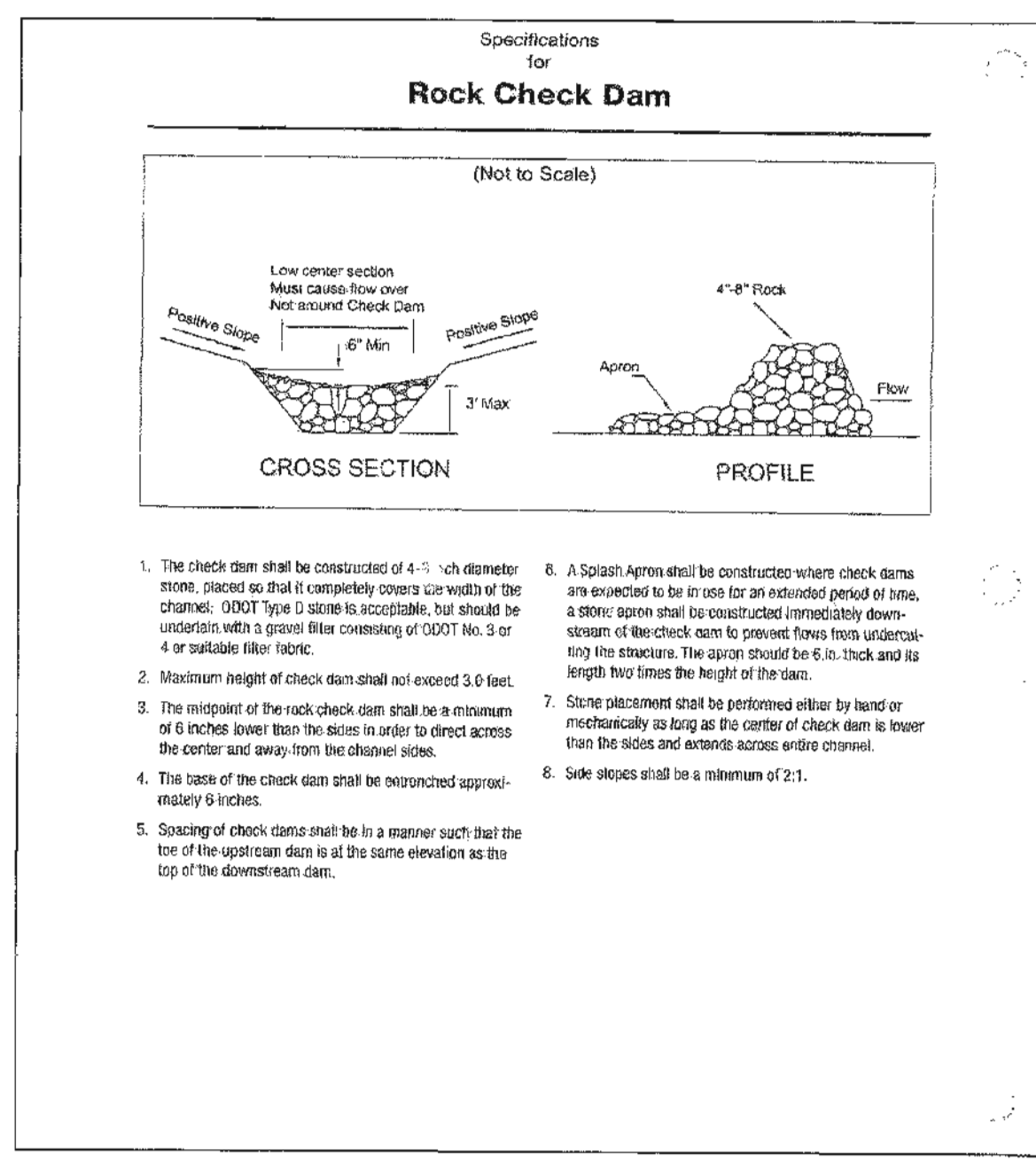
ISSUE FOR CLIENT USE

Page 25 of 64



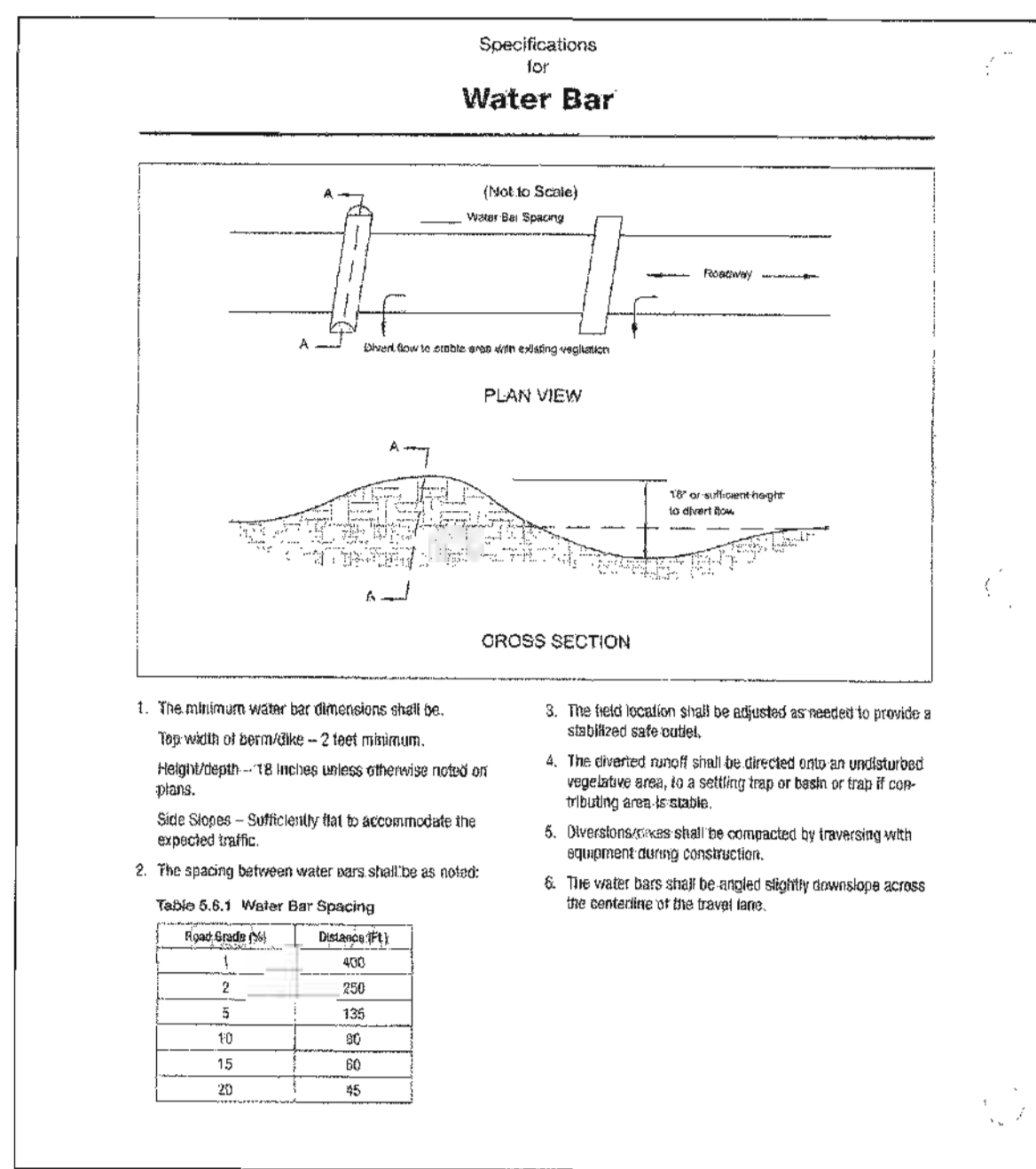
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AND LAND DEVELOPMENT MANUAL".

REV No.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			
TEMPORARY DIVERSION			
SCALE: NOT TO SCALE			SWP-9
DATE: 10/01/08	DRAWN BY: JAB/TEB		



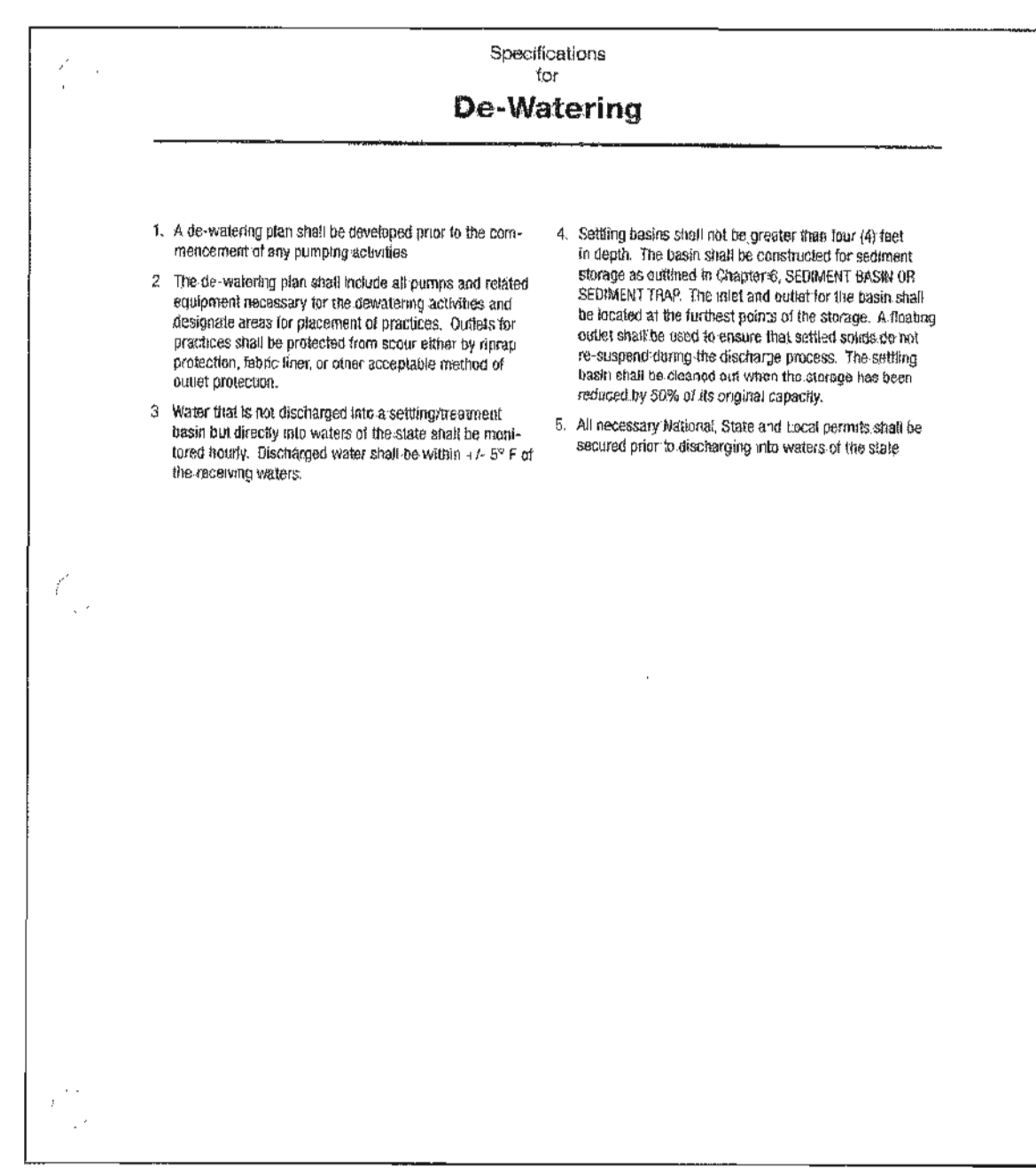
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REV No.	DATE	BY	DESCRIPTION	
CITY OF NORTH RIDGEVILLE, OHIO				
DEPARTMENT OF ENGINEERING				
ROCK CHECK DAM				
SCALE NOT TO SCALE			SWP-10	
DATE: 10/01/08		DRAWN BY: JAB/ES		



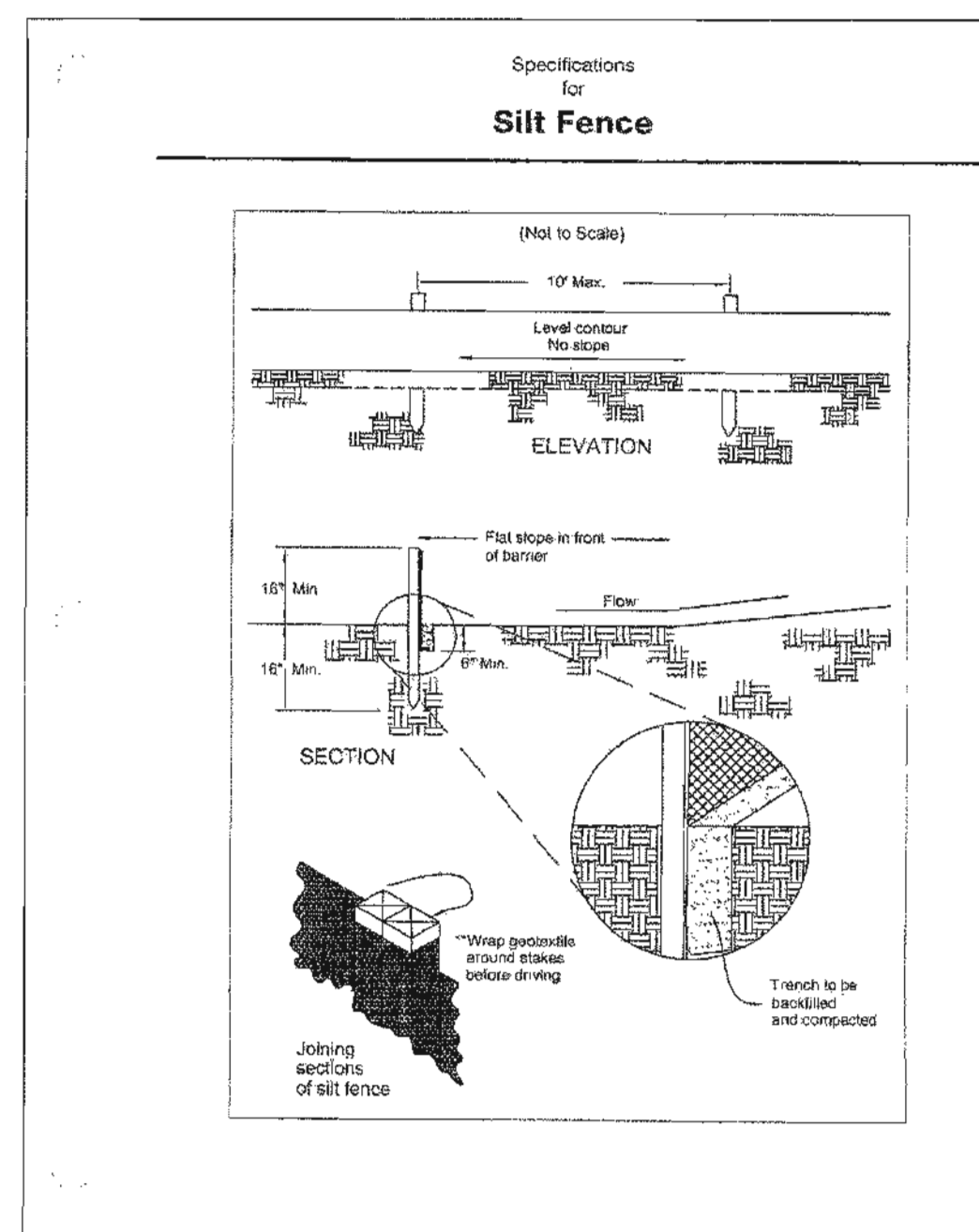
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AND LAND DEVELOPMENT MANUAL"

REV No	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			
WATER BAR			
SCALE: NOT TO SCALE			SWP-14
DATE: 10/01/08	DRWN BY: JAB/TEB		

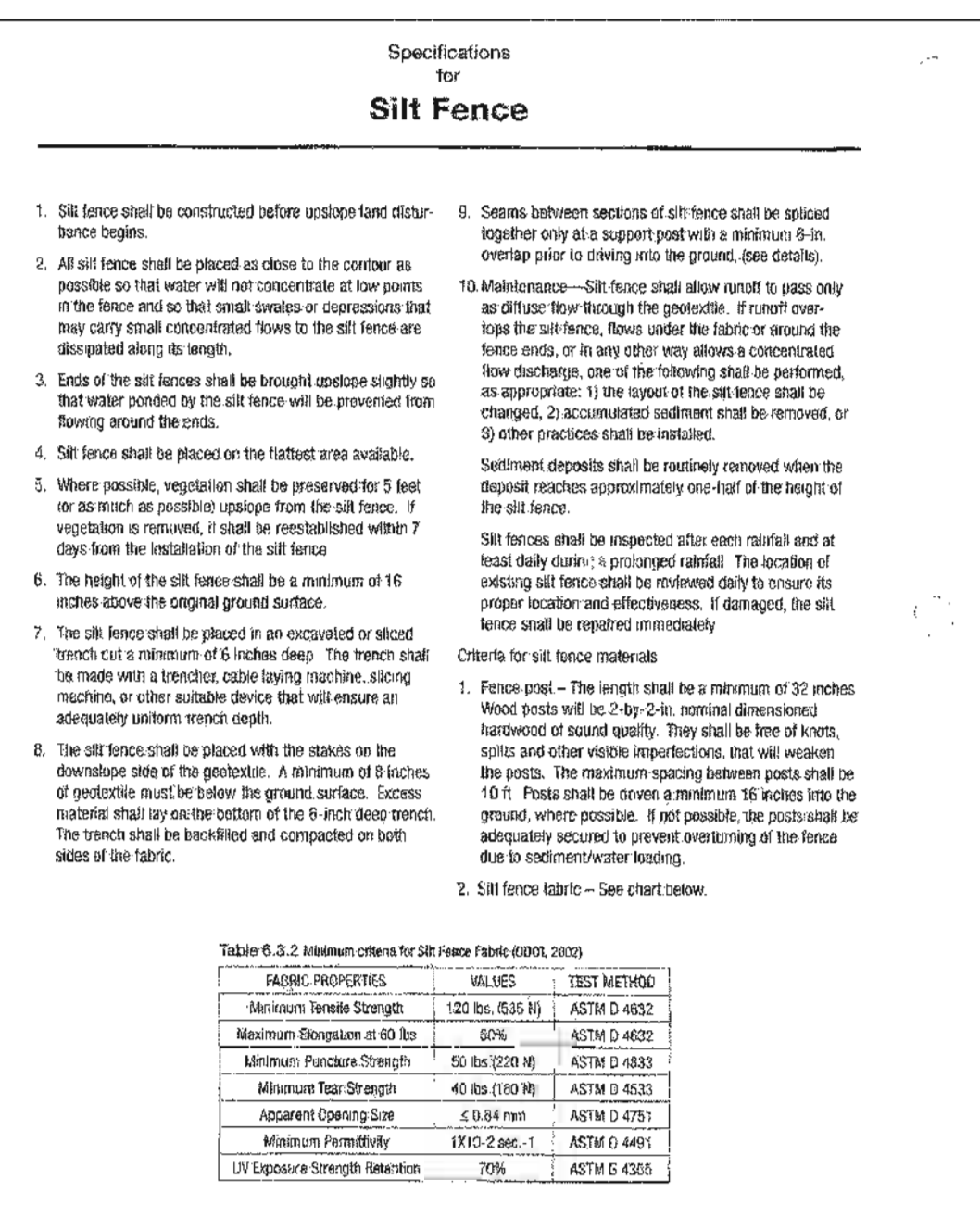


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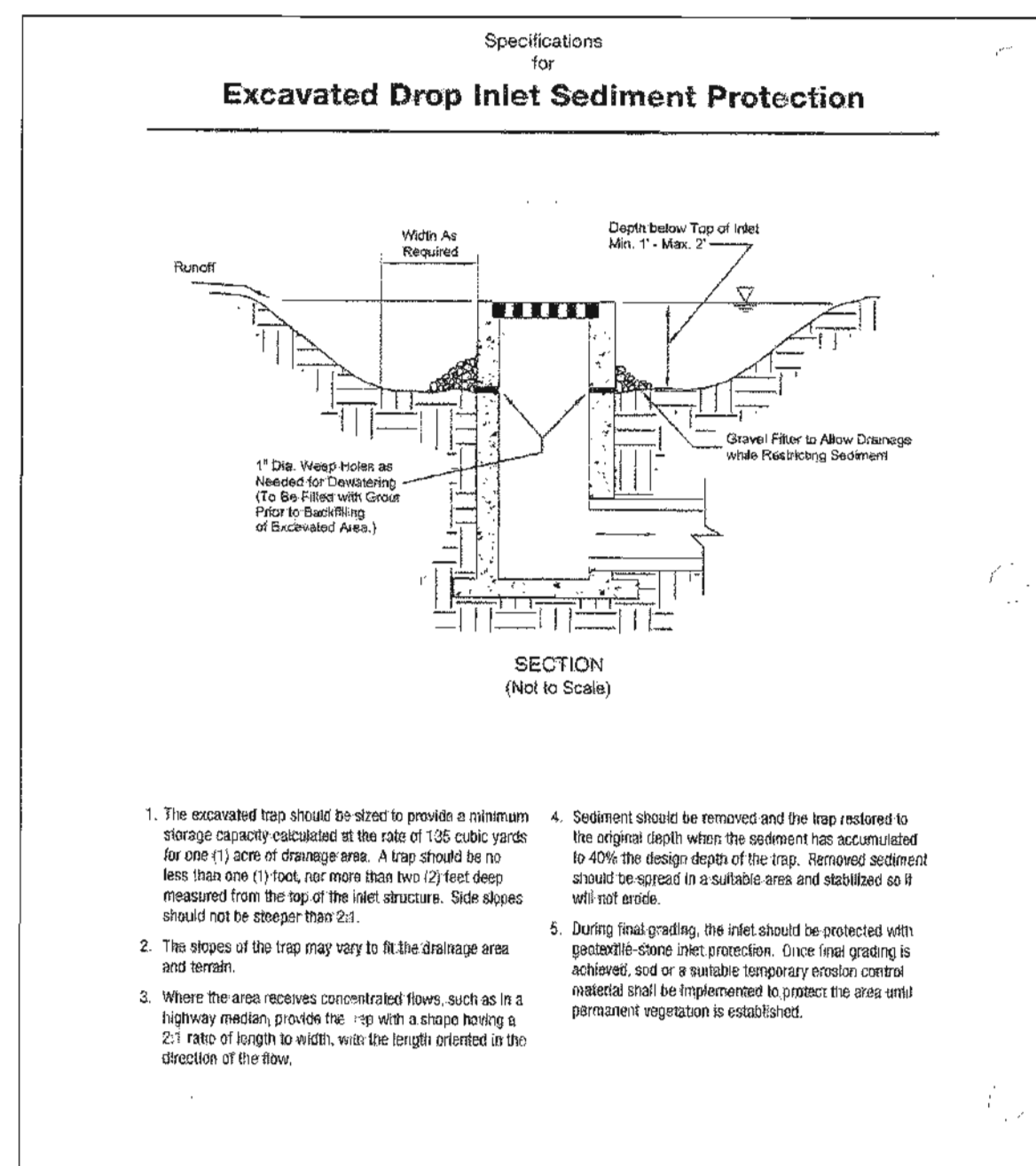
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CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			
DE-WATERING			
SCALE: NOT TO SCALE			SWP-15
DATE: 10/01/08	DRAWN BY: JAB/TER		



INFORMATION OBTAINED FROM THE 2006
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AND LAND DEVELOPMENT MANUAL".

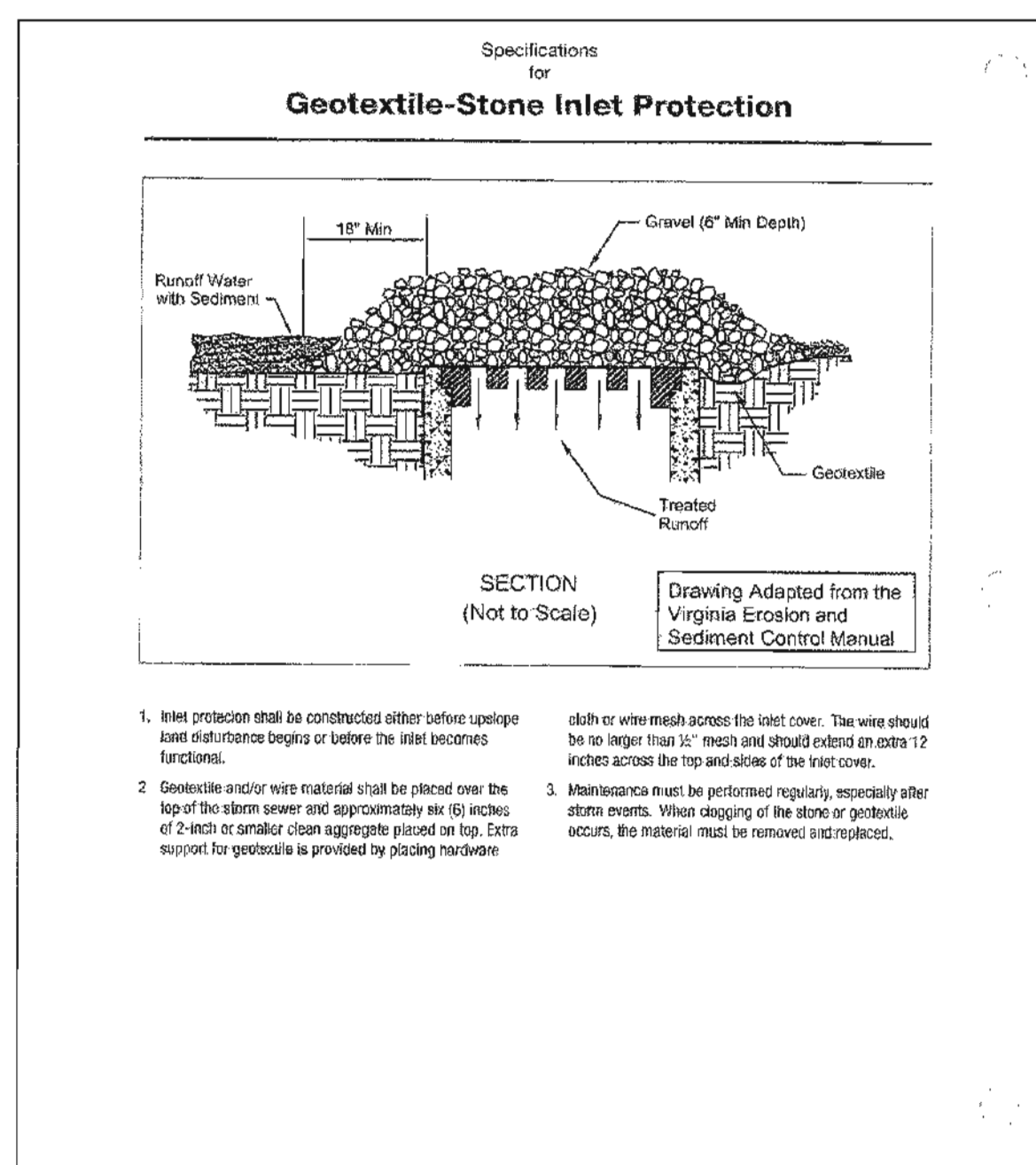


REV NO	DATE	BY	DESCRIPTION	
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING				
SILT FENCE				
SCALE: NOT TO SCALE				SWP-18
DATE: 10/01/06	DRWN BY: JAB/TEB			



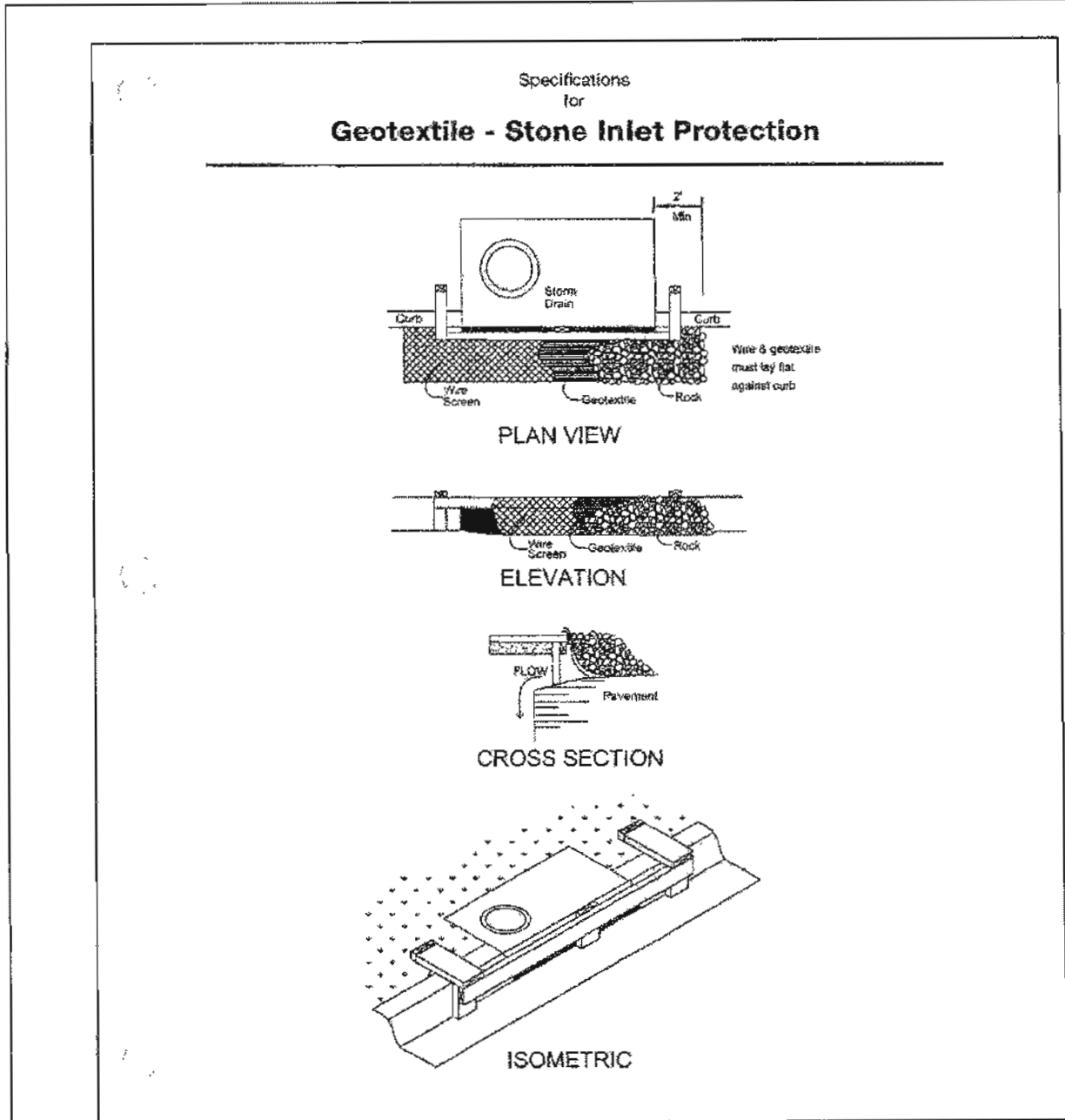
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AND LAND DEVELOPMENT MANUAL"

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



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

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



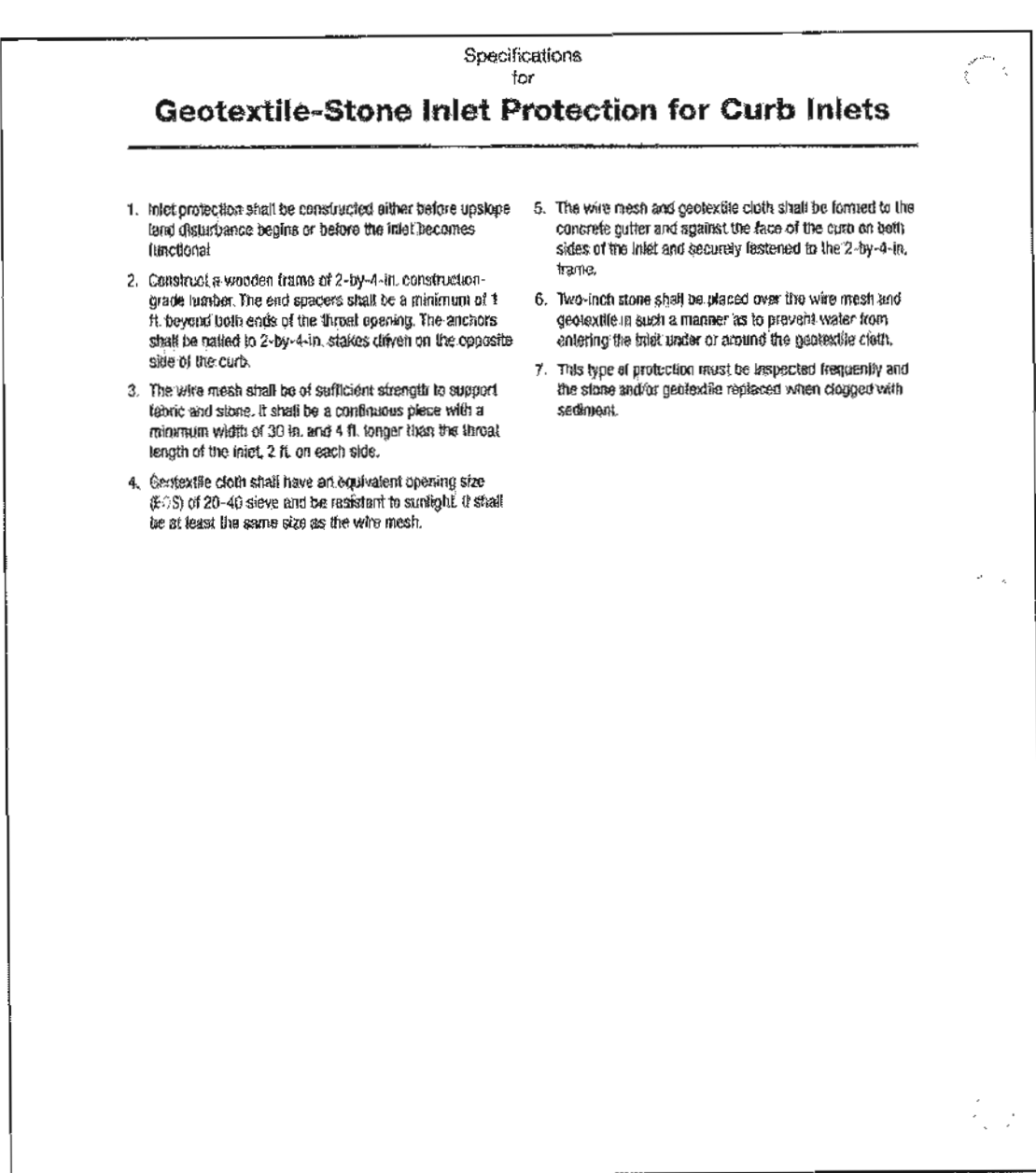
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REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	Geotextile-Stone Inlet Protection

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

GEOTEXTILE-STONE INLET PROTECTION

SCALE: NOT TO SCALE
DATE: 10/01/08
DRAWN BY: JAB/TEB
SWP-21



NOTE:
NOT TO BE USED DURING SNOW PLOWING SEASON.

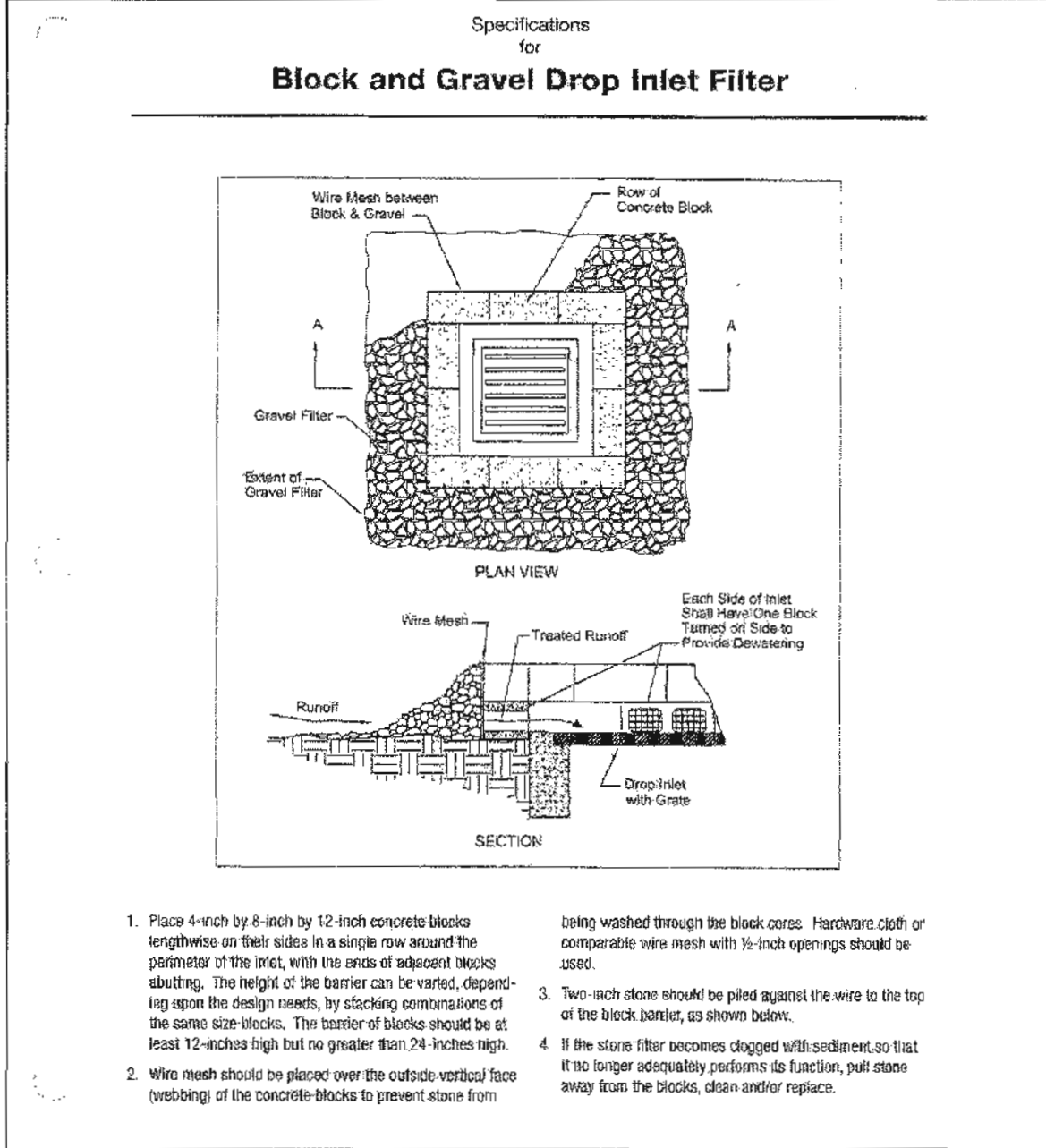
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REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	Geotextile-Stone Inlet Protection for Curb Inlets

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

GEOTEXTILE-STONE INLET PROTECTION FOR CURB INLETS

SCALE: NOT TO SCALE
DATE: 10/01/08
DRAWN BY: JAB/TEB
SWP-22



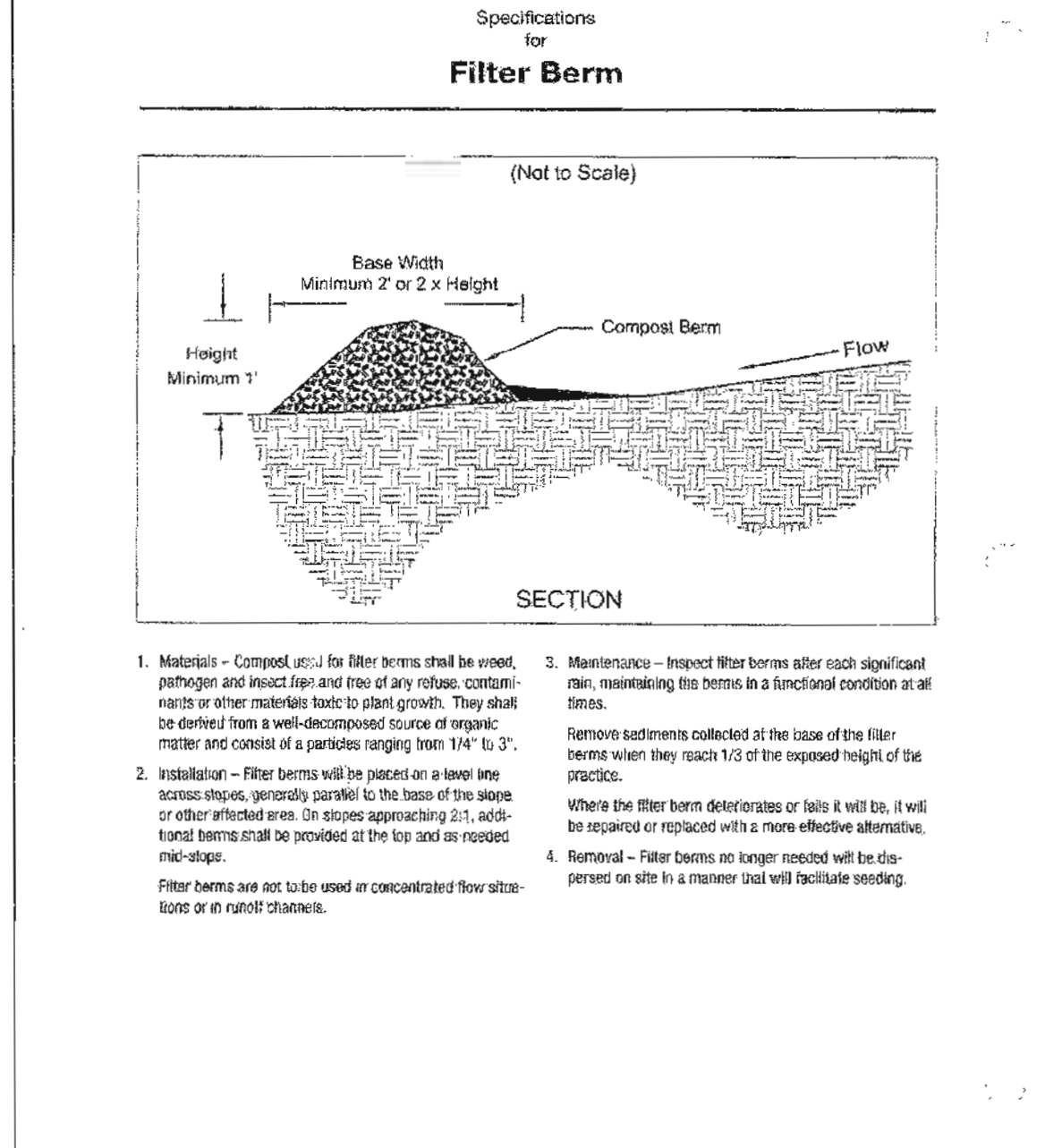
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REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	Block and Gravel Drop Inlet Filter

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

BLOCK AND GRAVEL DROP INLET FILTER

SCALE: NOT TO SCALE
DATE: 10/01/08
DRAWN BY: JAB/TEB
SWP-23



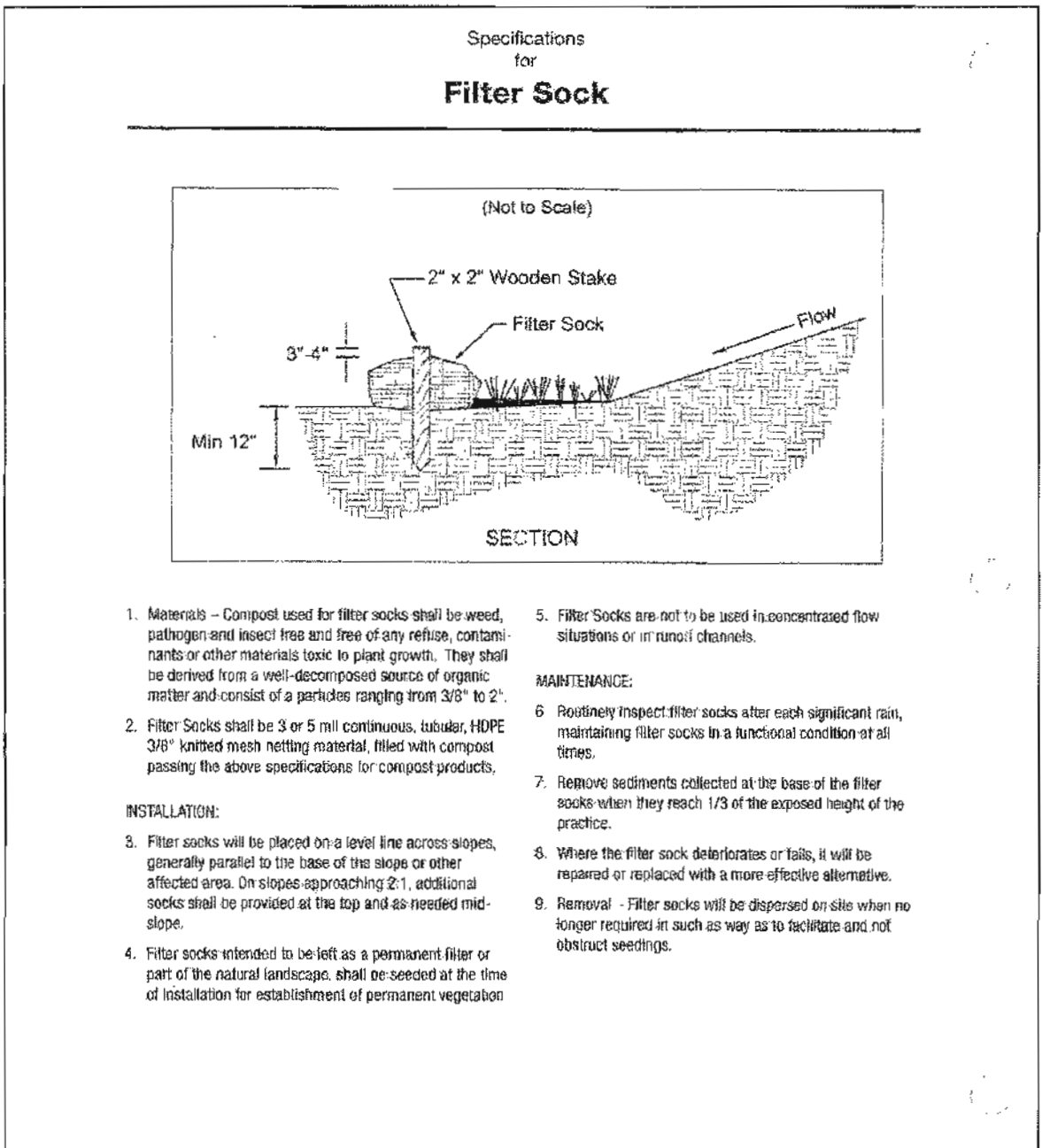
INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	Filter Berm

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

FILTER BERM

SCALE: NOT TO SCALE
DATE: 10/01/08
DRAWN BY: JAB/TEB
SWP-24



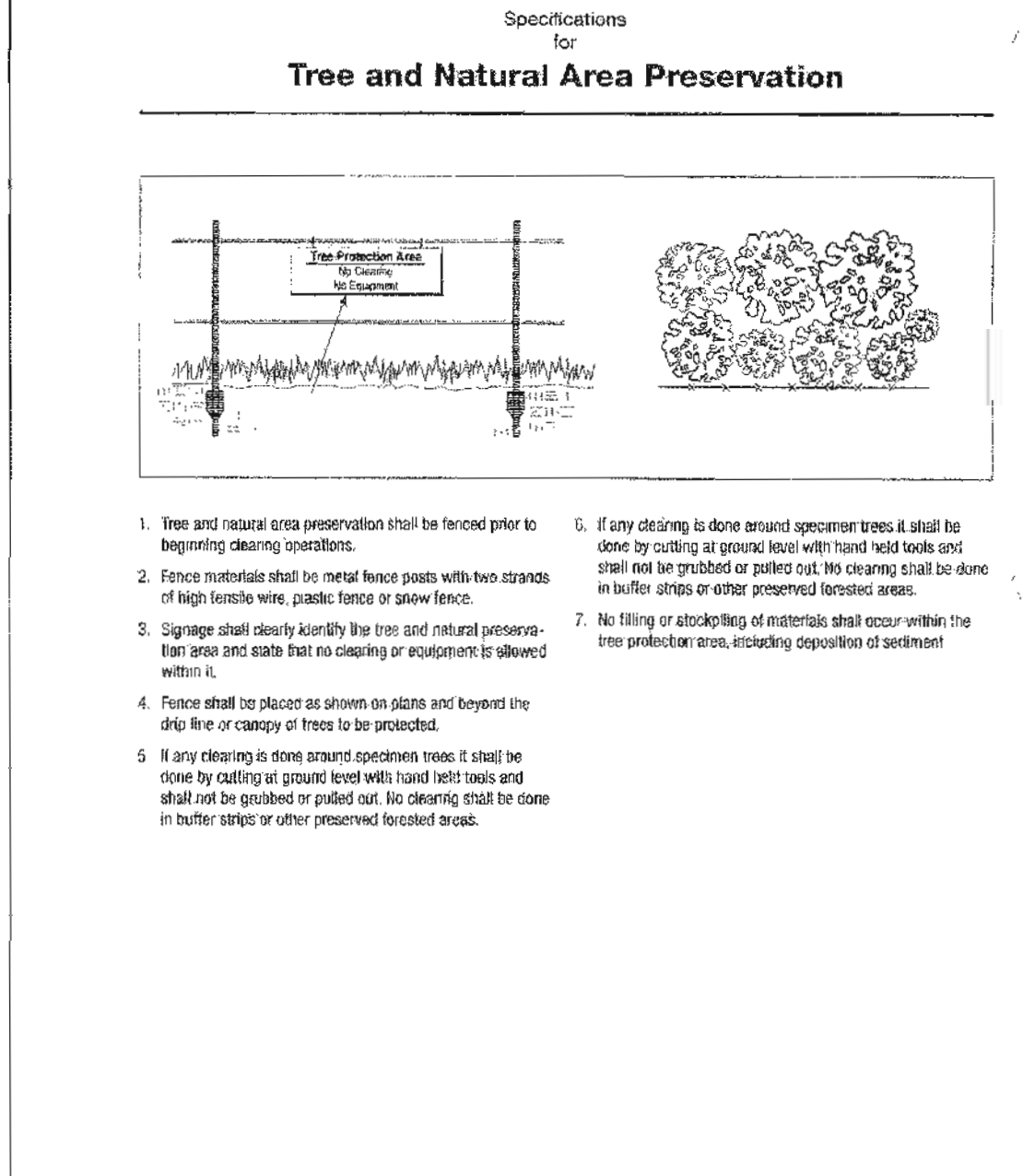
INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	Filter Sock

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

FILTER SOCK

SCALE: NOT TO SCALE
DATE: 10/01/08
DRAWN BY: JAB/TEB
SWP-25



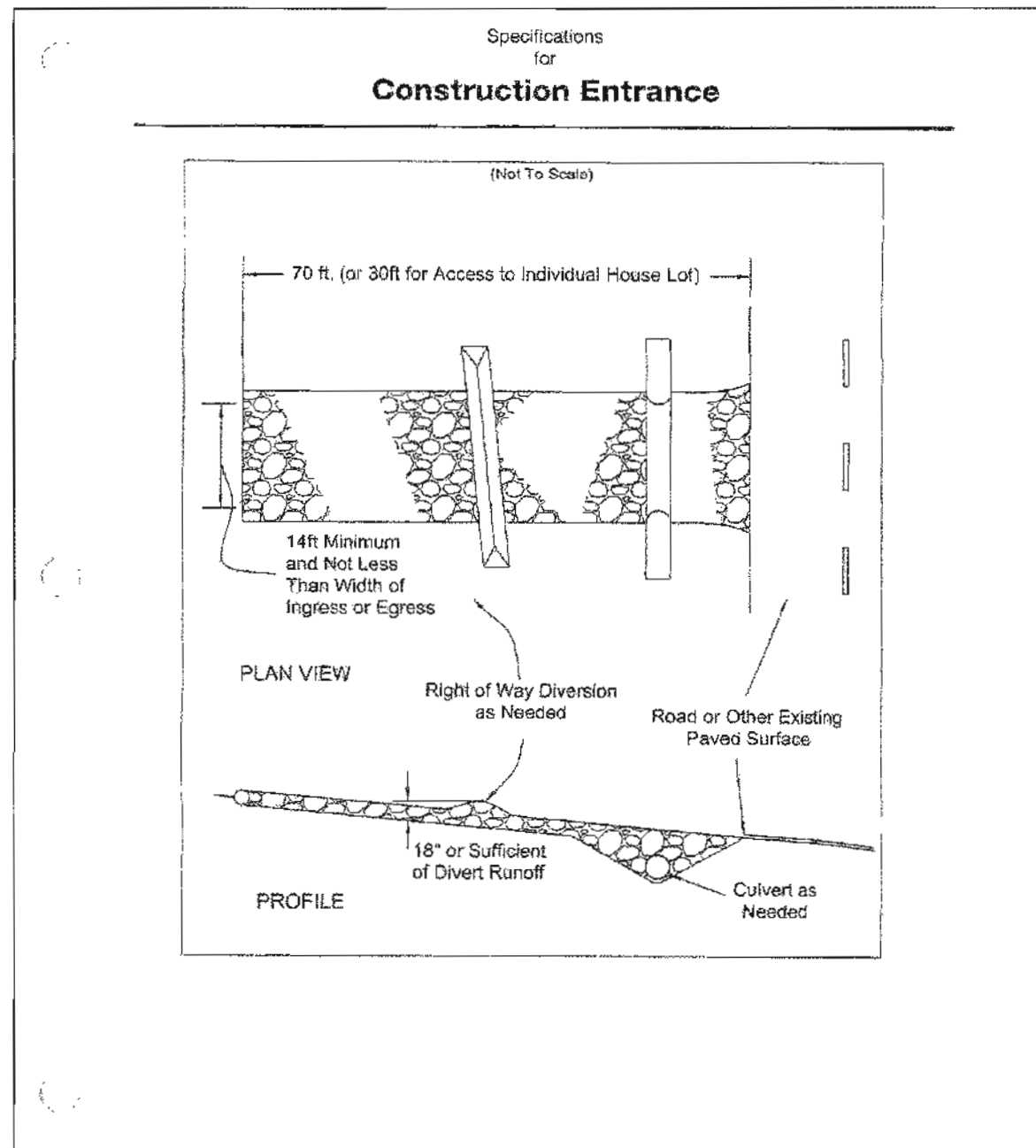
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REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	Tree and Natural Area Preservation

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

TREE AND NATURAL AREA PRESERVATION

SCALE: NOT TO SCALE
DATE: 10/01/08
DRAWN BY: JAB/TEB
SWP-26



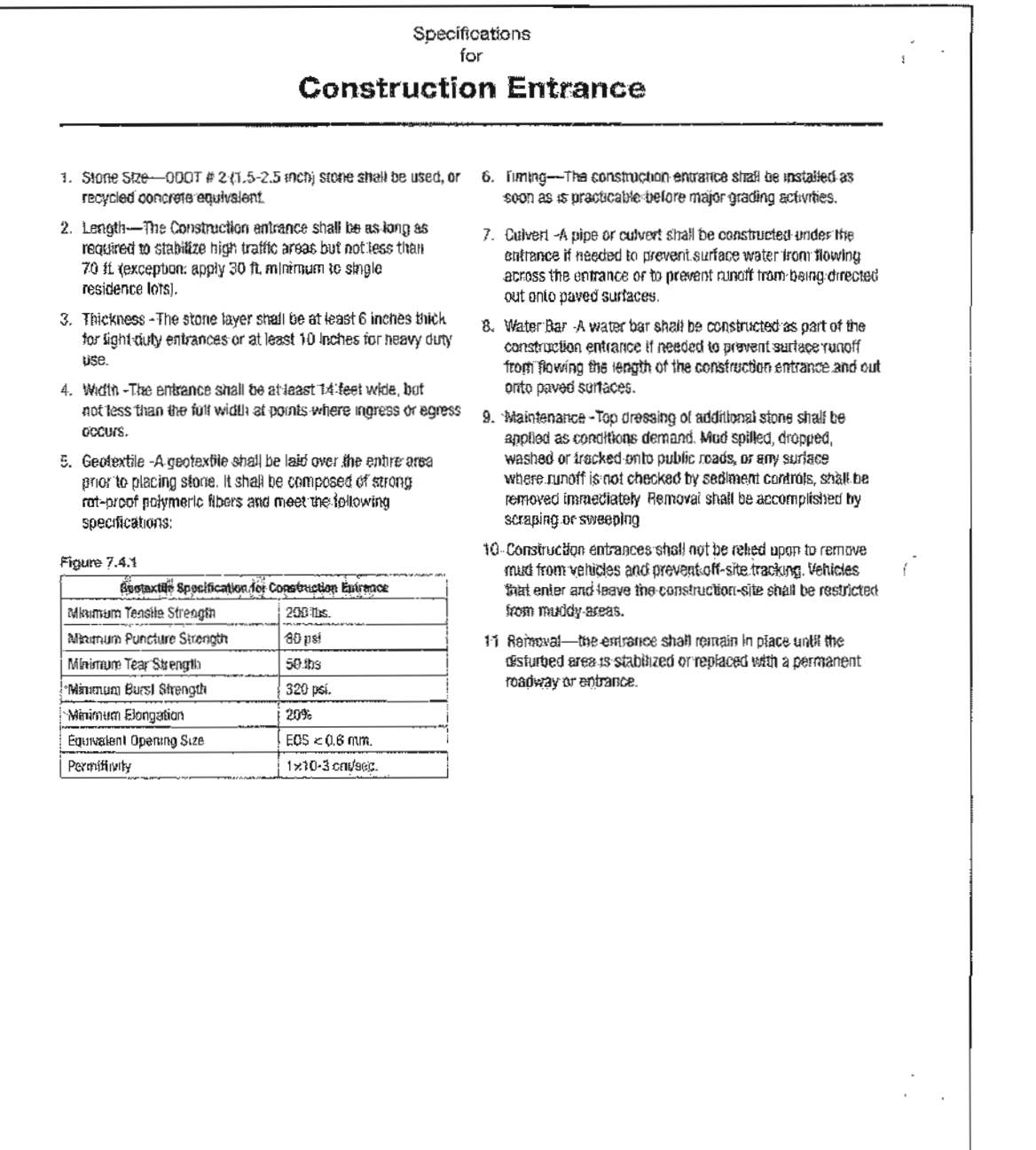
INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	Construction Entrance

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE
DATE: 10/01/08
DRAWN BY: JAB/TEB
SWP-27

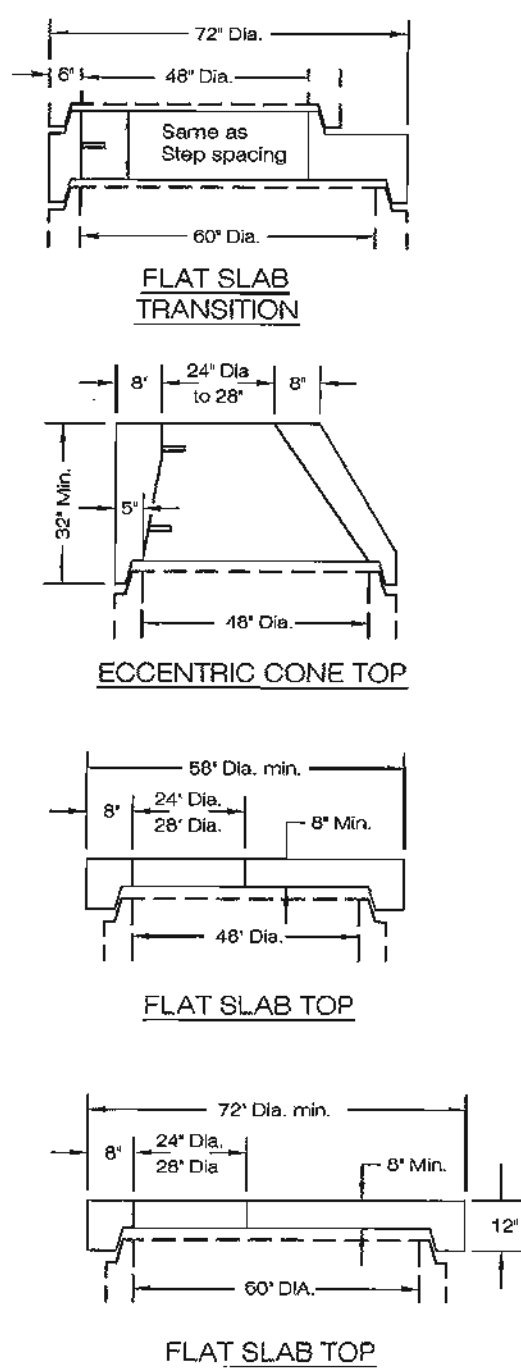


REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	Construction Entrance

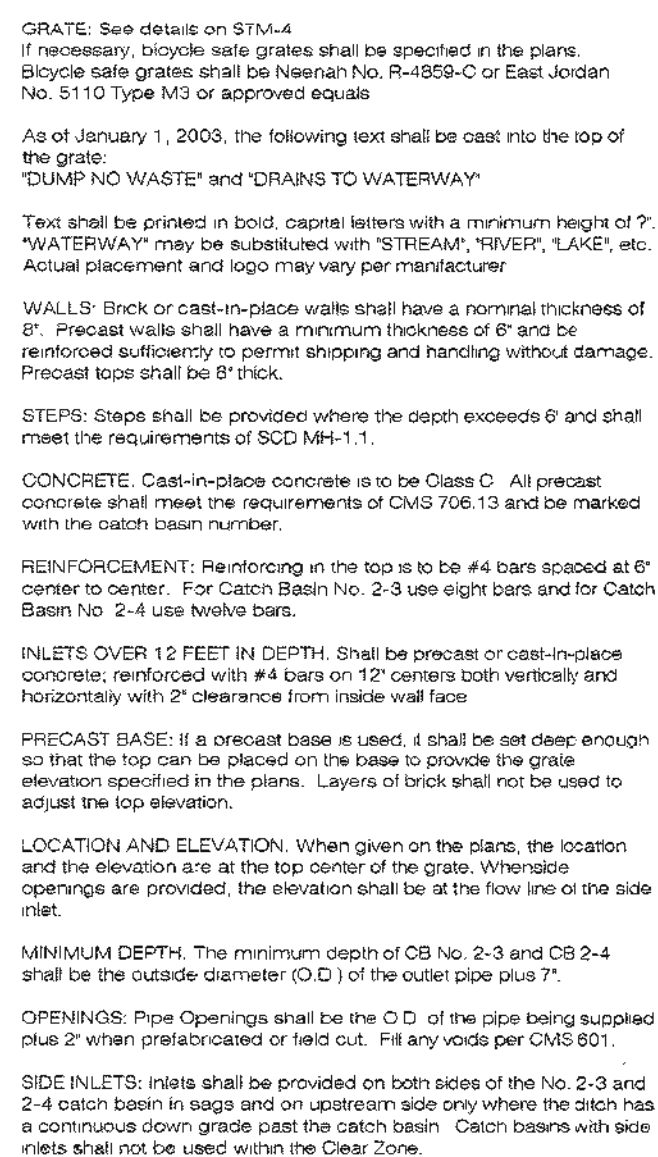
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE
DATE: 10/01/08
DRAWN BY: JAB/TEB
SWP-27

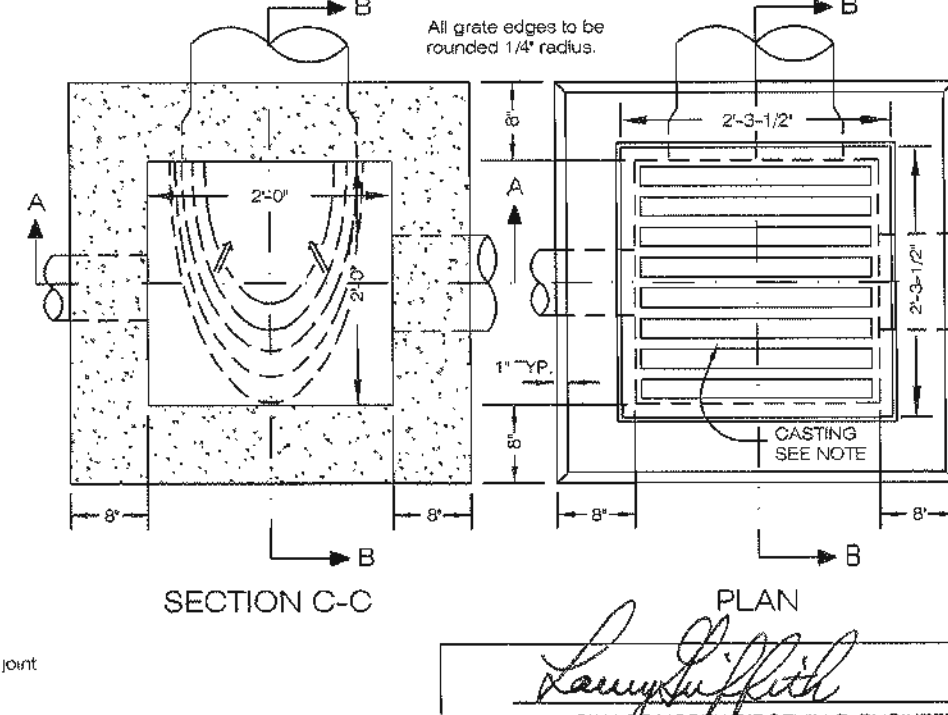


1	1209	CB	MANHOLE STEP SPECIFICATION
REV NO	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
PRECAST CONCRETE MANHOLE			
SCALE: NOT TO SCALE			STM-1
DATE: 10/01/08 DRAWN BY: JAR/TER			



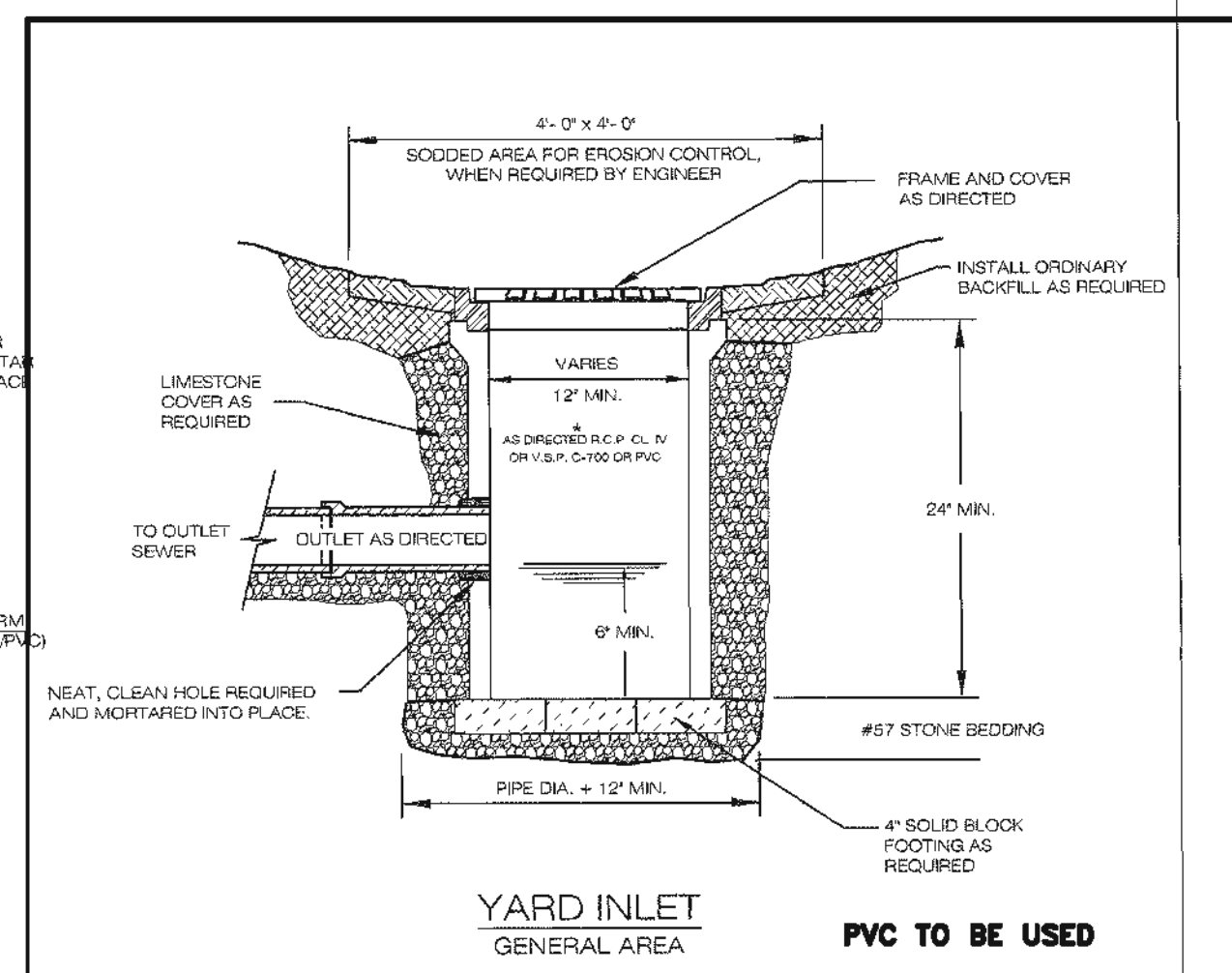
REV No.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
CATCH BASINS 2-3 AND 2-4			
SCALE: NOT TO SCALE			STM-7
DATE: 10/01/08	DRAWN BY: JABTER		

STANDARD No. 2-2-B CATCH BASIN



The use of Foundry Sand or Slag is strictly prohibited.

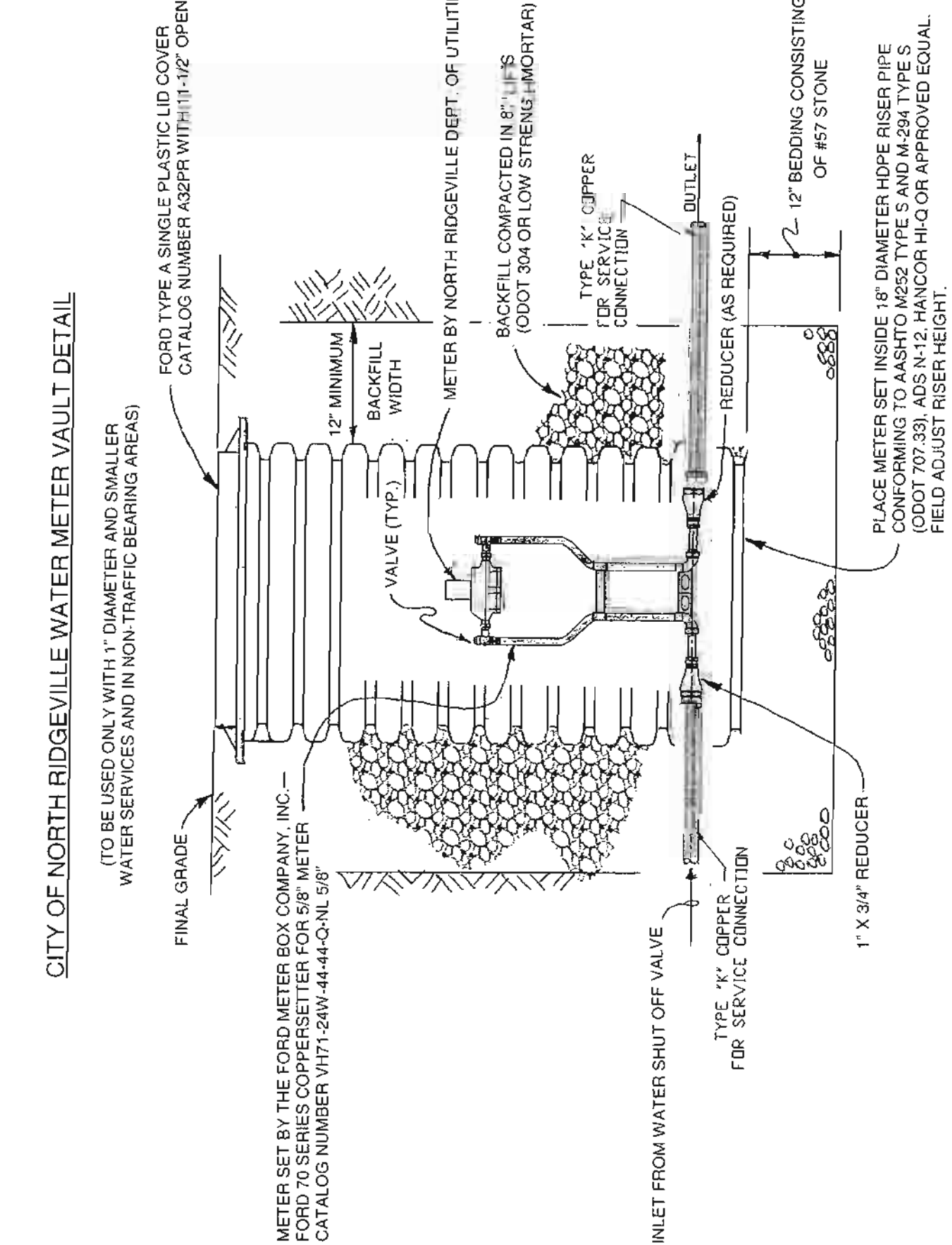
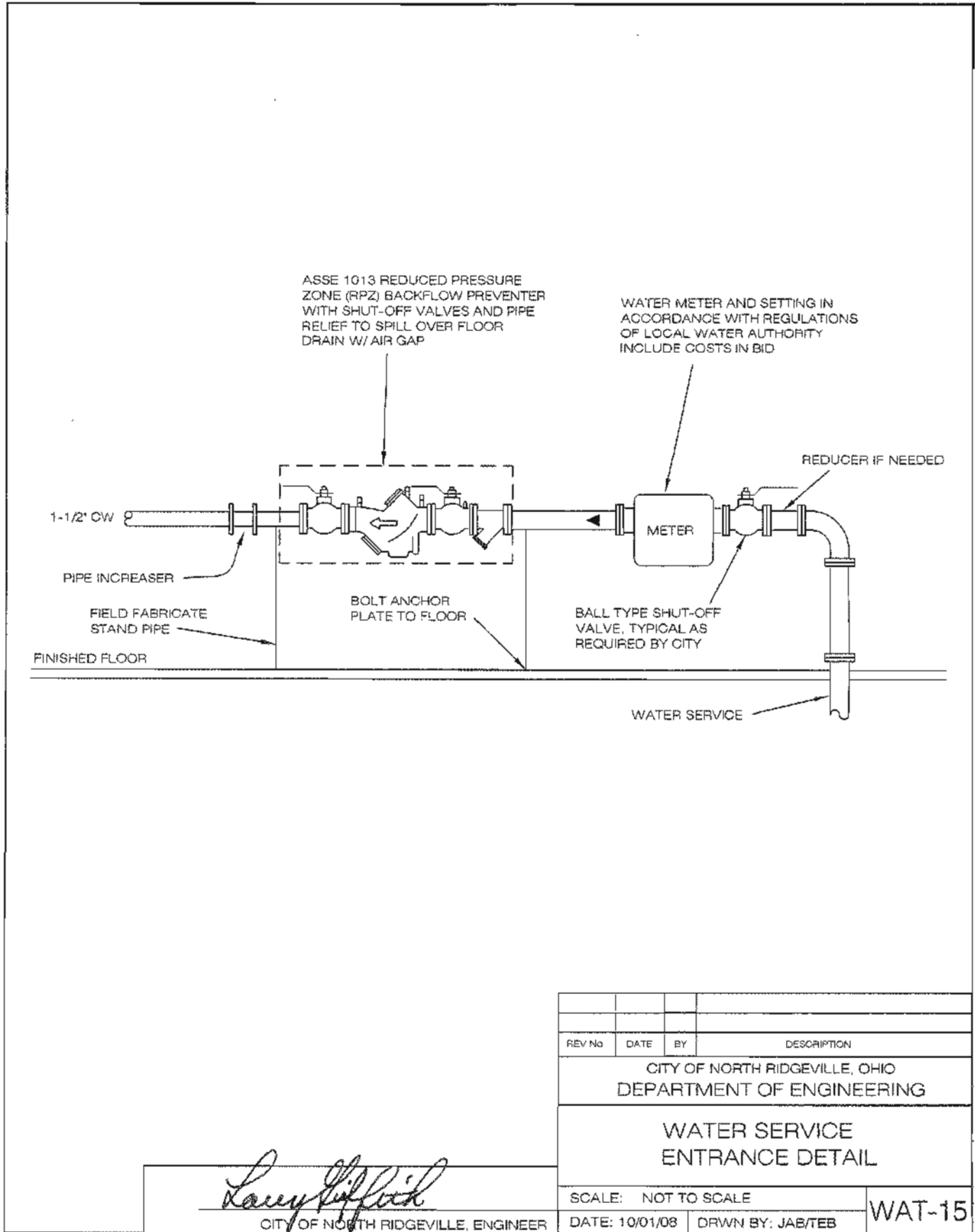
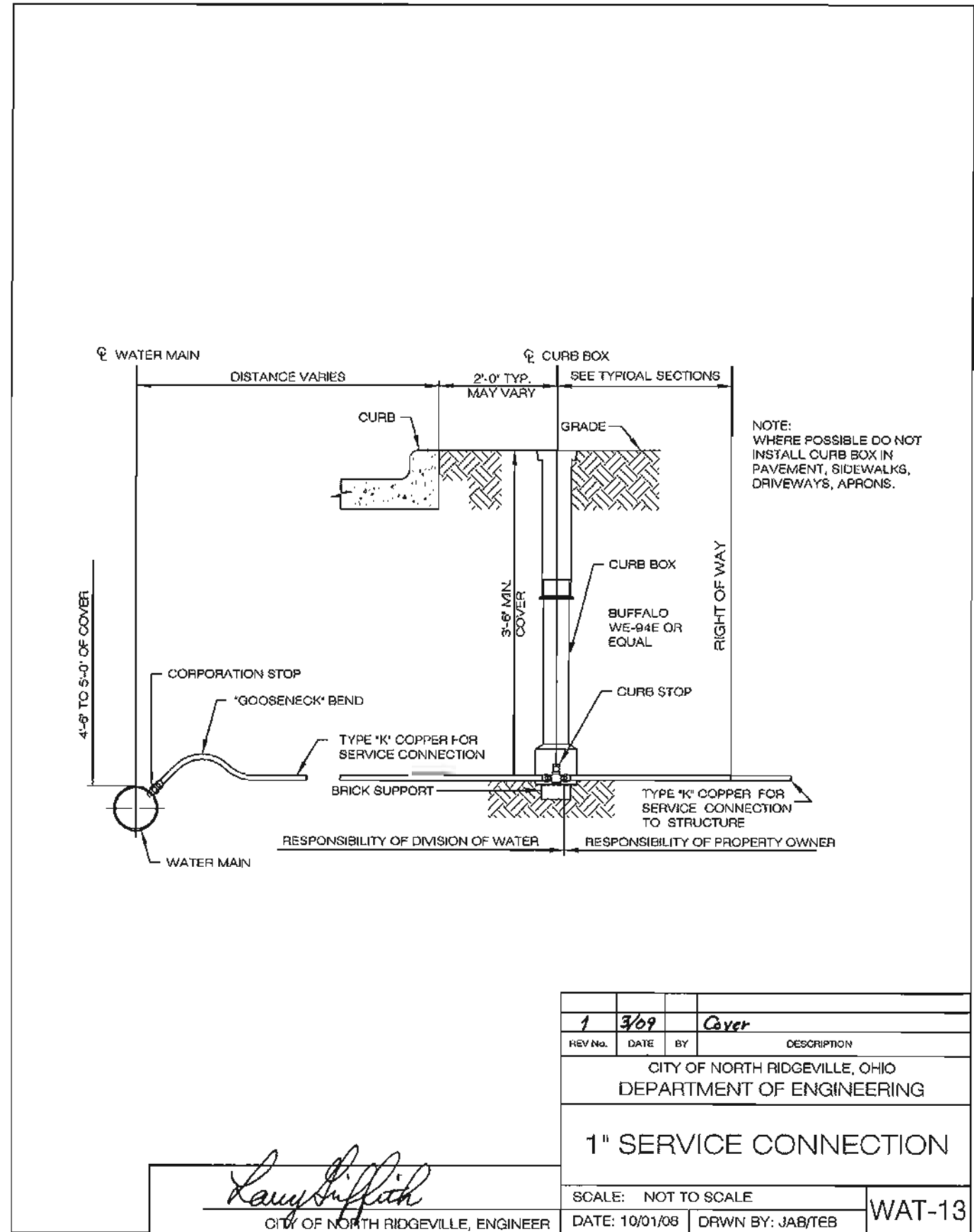
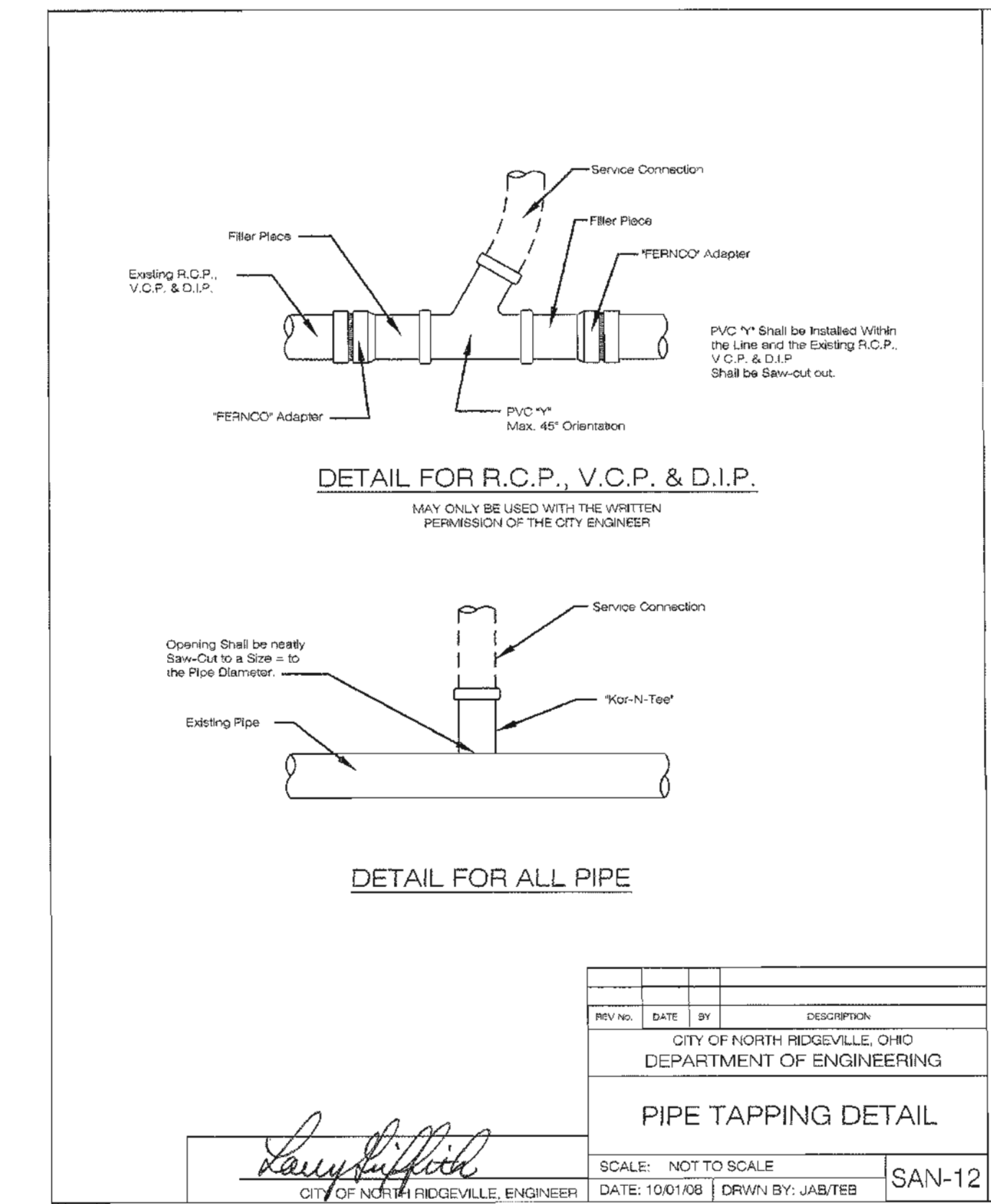
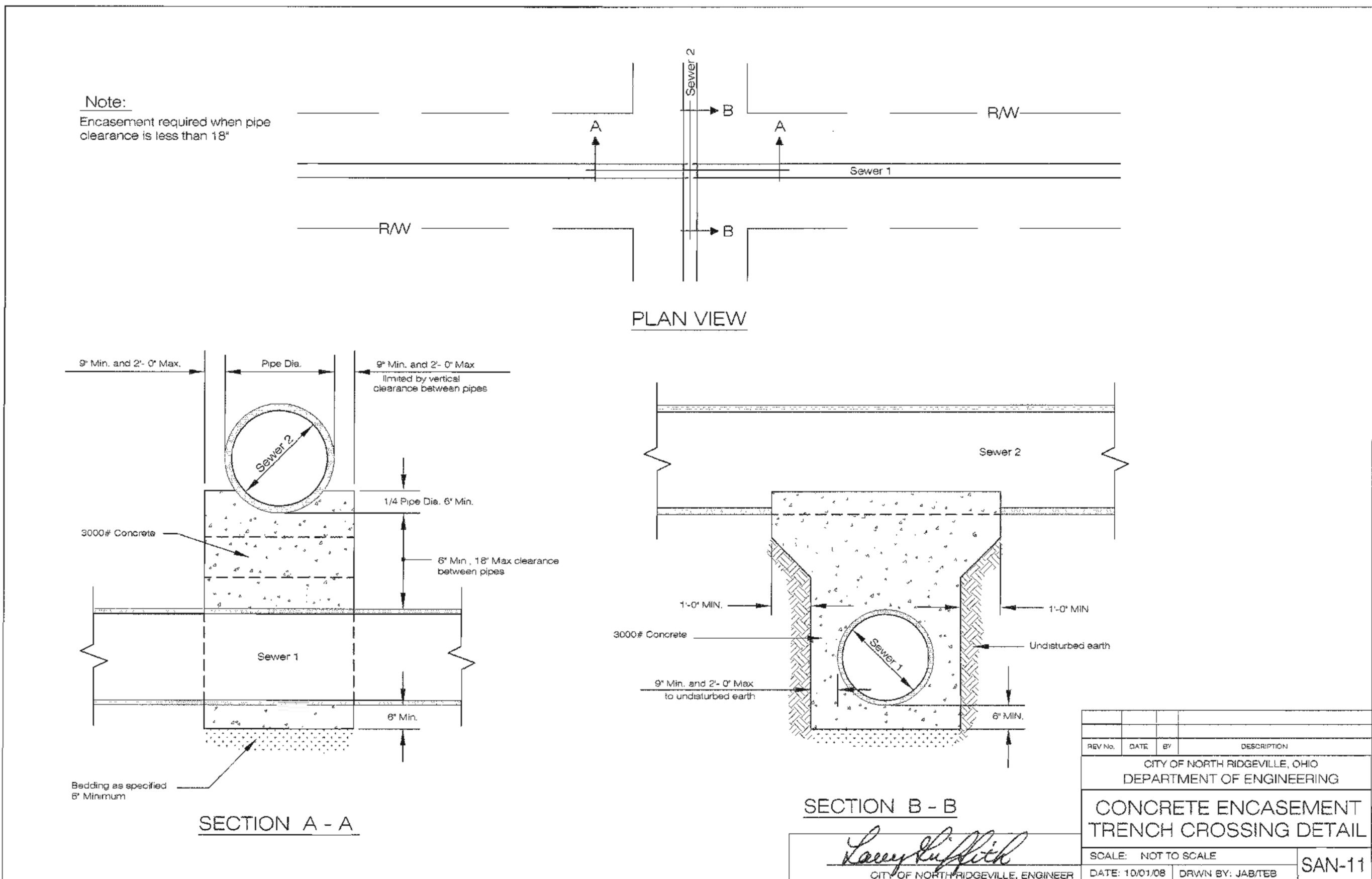
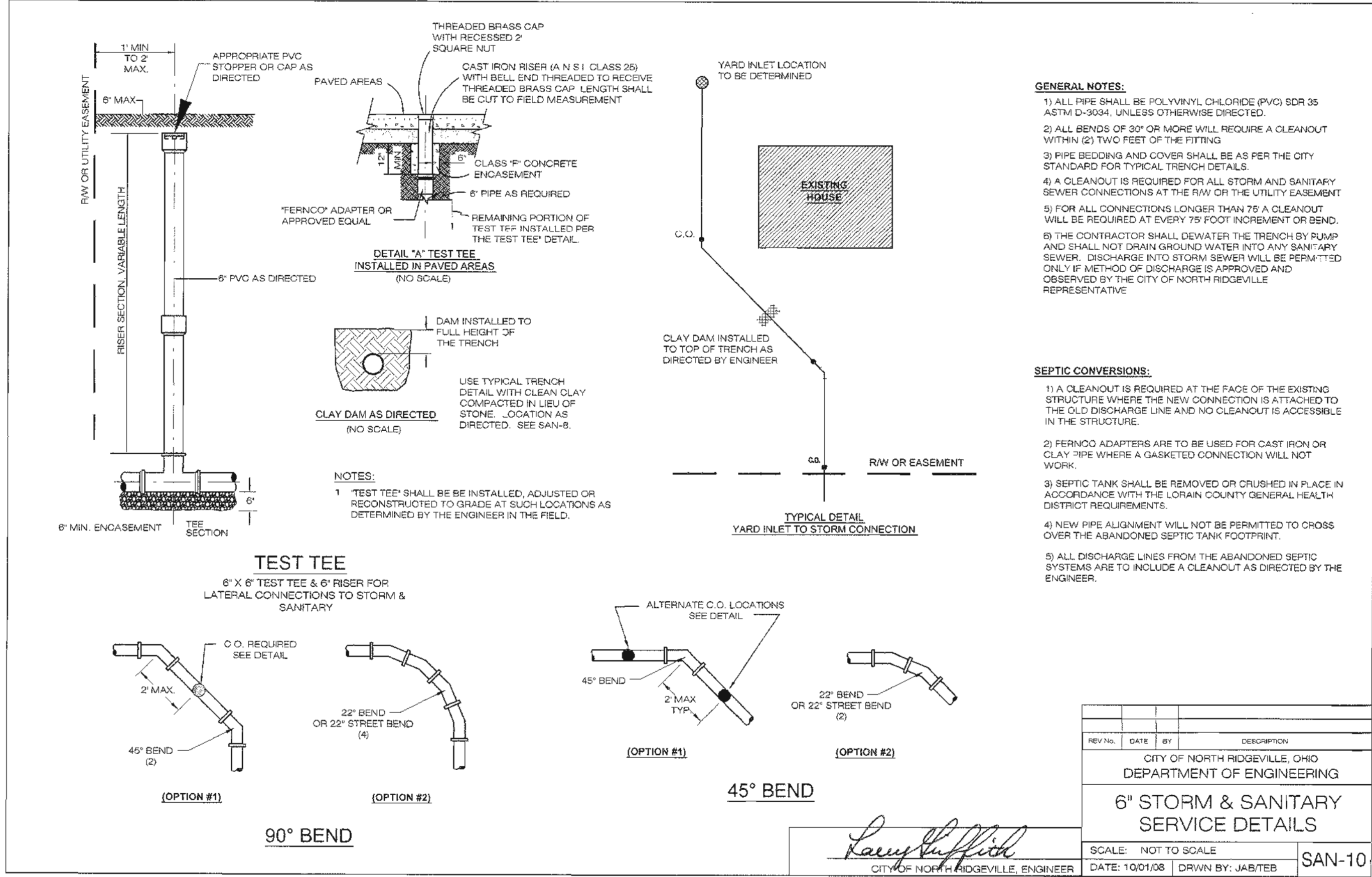
REV NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			
CATCH BASINS			
2-2-B			
SCALE: NOT TO SCALE			STM-6
DATE: 10/01/08			
DRAWN BY: JAB/TEB			



IF NECESSARY, BICYCLE SAFE GRATE SHALL BE SPECIFIED IN THE PLANS.

OTHER CASTINGS ACCEPTED UPON APPROVAL OF THE CITY ENGINEER

REV NO	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
ROADSIDE & YARD INLET DETAILS			
SCALE: NOT TO SCALE			STM-8
DATE: 10/01/08	DRAWN BY: JAB/TEB		



REV.	DATE	BY	DESCRIPTION
1	10-16-2024	BDA	ISSUE FOR CLIENT USE

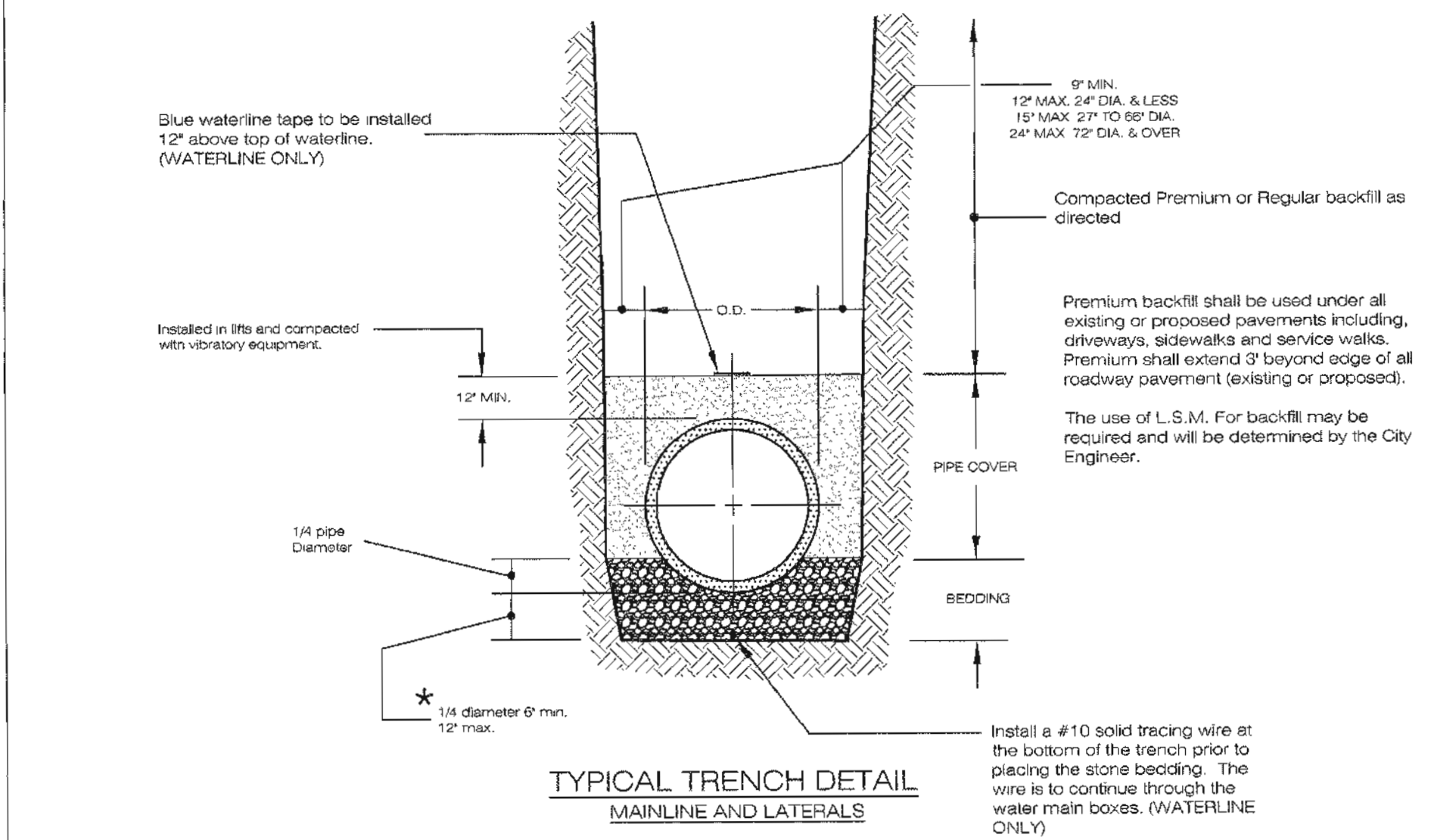
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MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN, STATE OF OHIO

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 2070D-22

SHEET: **C7.2**

[illegible][illegible][illegible]

Premium backfill shall consist of course interlocking aggregate O.D.O.T #304 or Low Strength Mortar backfill, Type 2.

Pipe cover shall consist of course interlocking aggregate no. 57, #5 and #8 (lateral connections only).

Bedding shall consist of course interlocking aggregate No. 57, or 8 for 60" or smaller diameter pipe, for 66" or larger diameter pipe No. 4, #57 and #8 aggregate may also be used.

All Material substitutions must be approved by the City Engineer.

Larry Griffith
CITY OF NORTH RIDGEVILLE, ENGINEER

Notes:

Lateral connections to have a minimum bedding depth of 6" coarse aggregate.

A clay dam shall be installed as directed by the City of North Ridgeville Inspector for all sanitary and storm connections.

REV No.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			
TRENCH DETAIL			
SCALE: NOT TO SCALE			MIS-1
DATE: 10/01/08	DRAWN BY: JAB/TEB		



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5050 DETROIT ROAD
SHEFFIELD VILLAGE, OHIO 44035

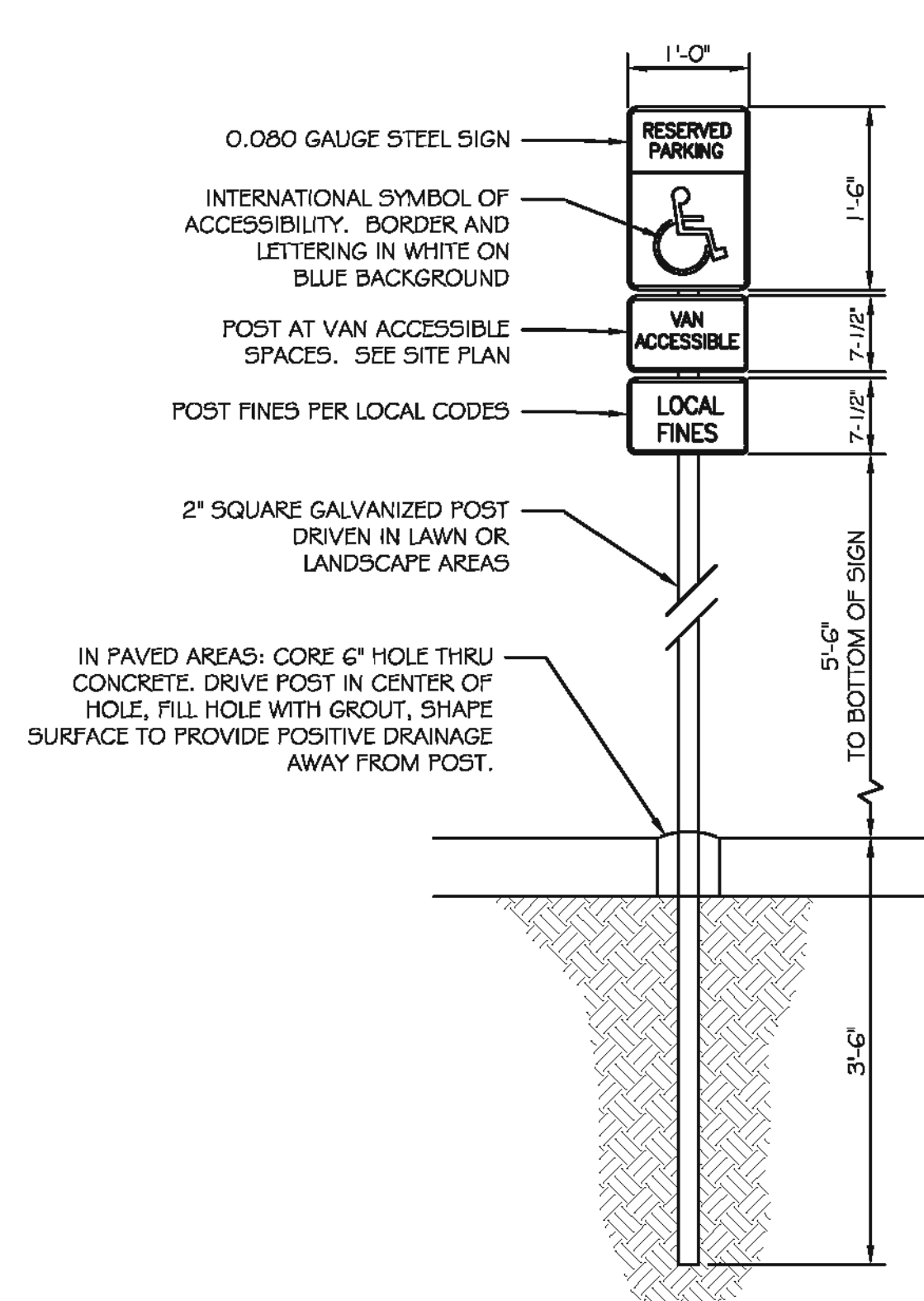
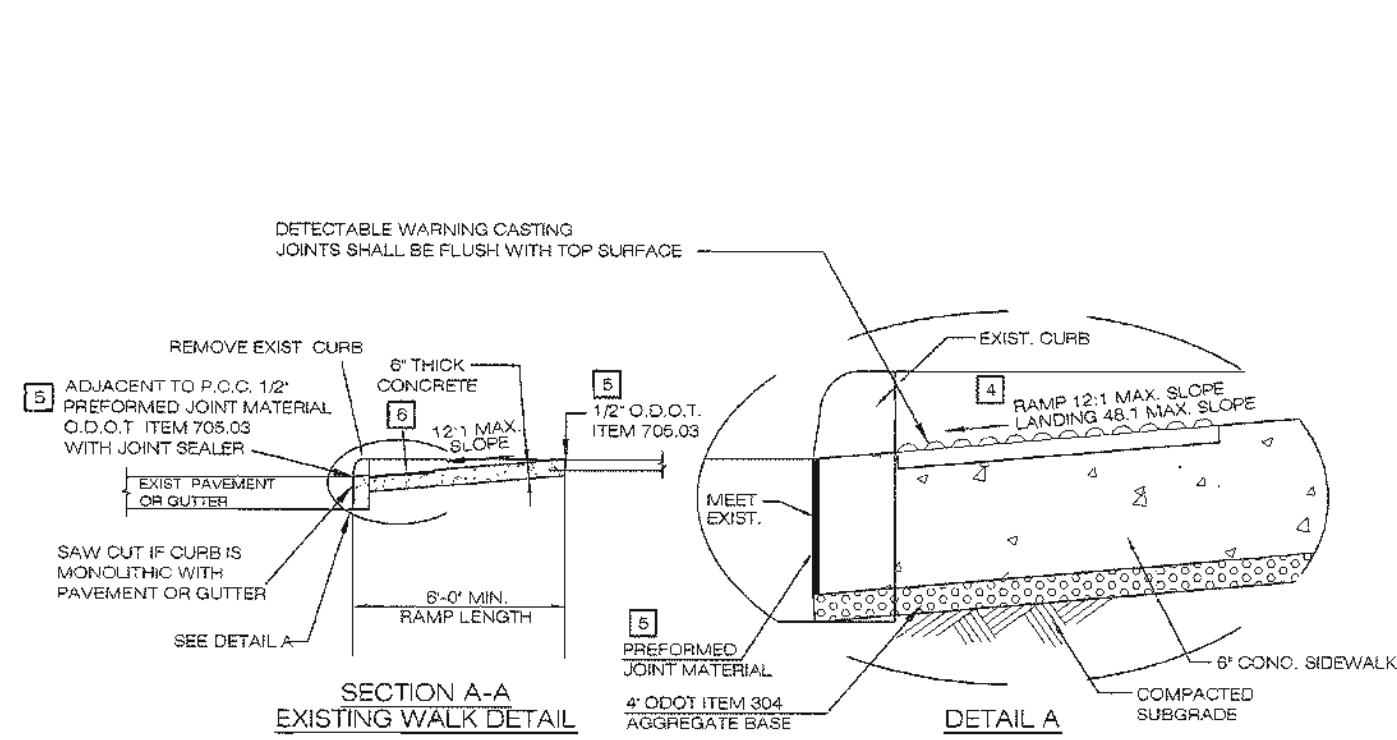
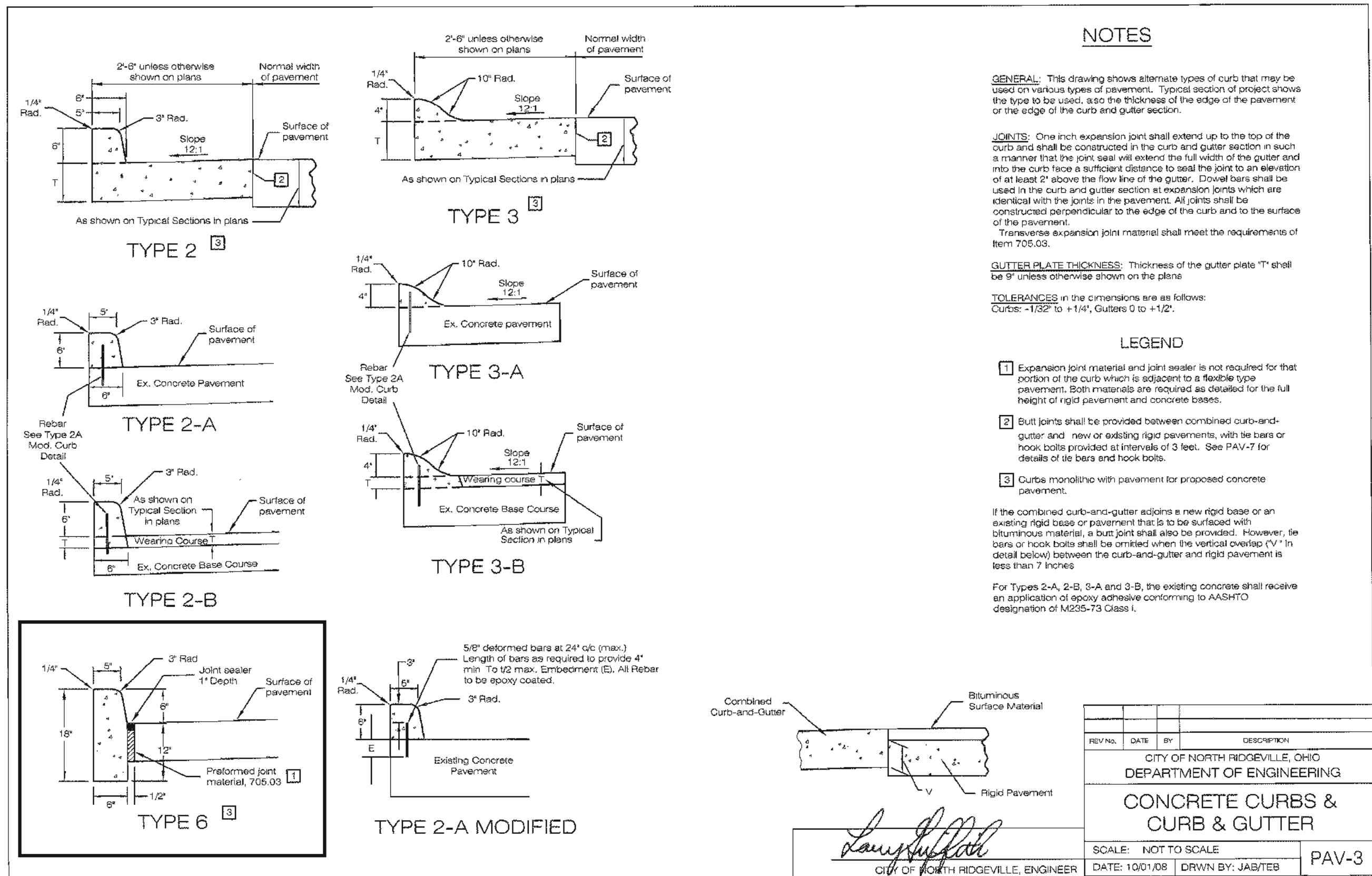
SHOPS ON CENTER RIDGE
UNIVERSITY HOSPITAL URGENT CARE
SHELL / SITE IMPROVEMENTS

MISCELLANEOUS DETAILS

CITY OF NORTH RIDGEVILLE

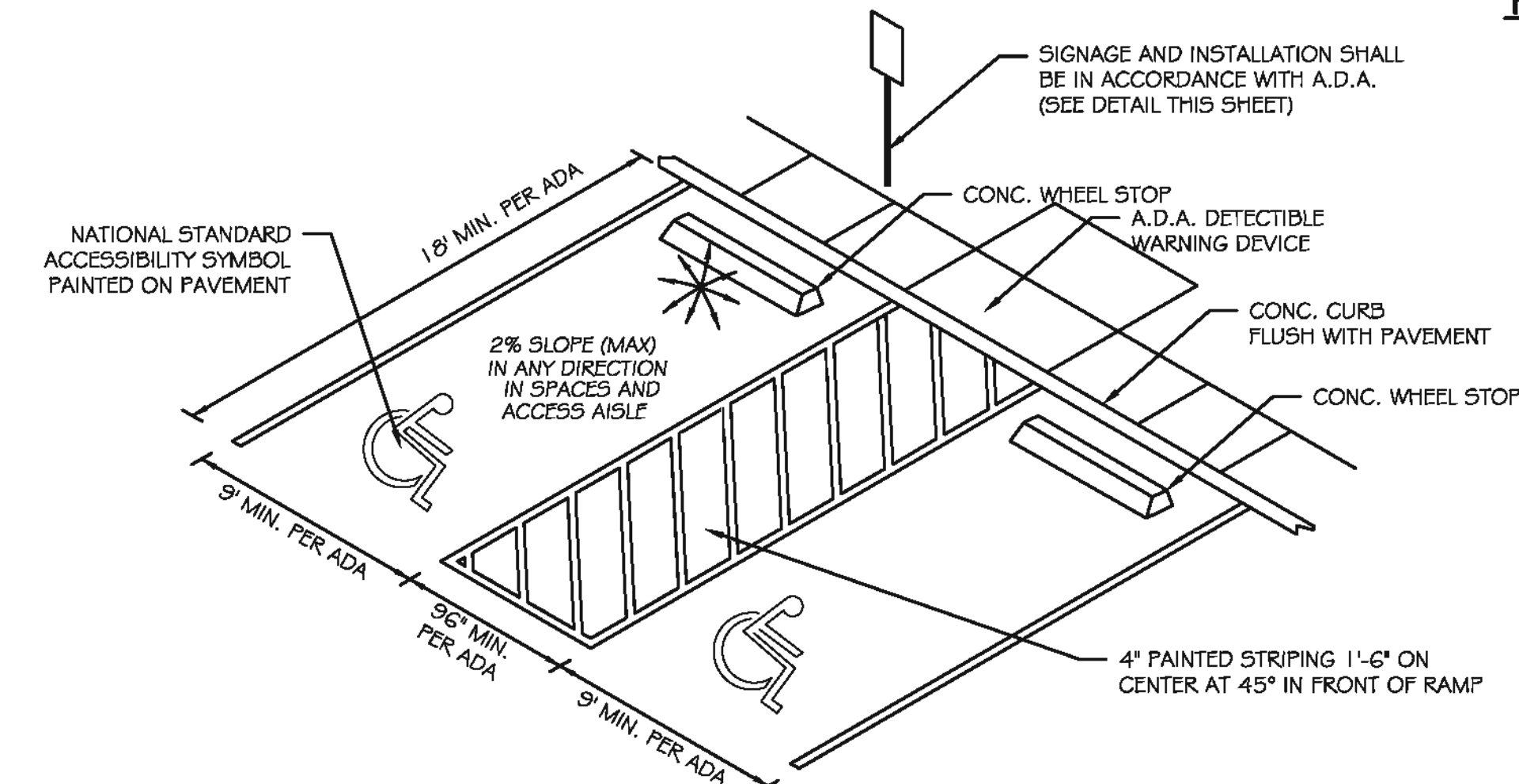
DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 2070D-22

SHEET: C7.3



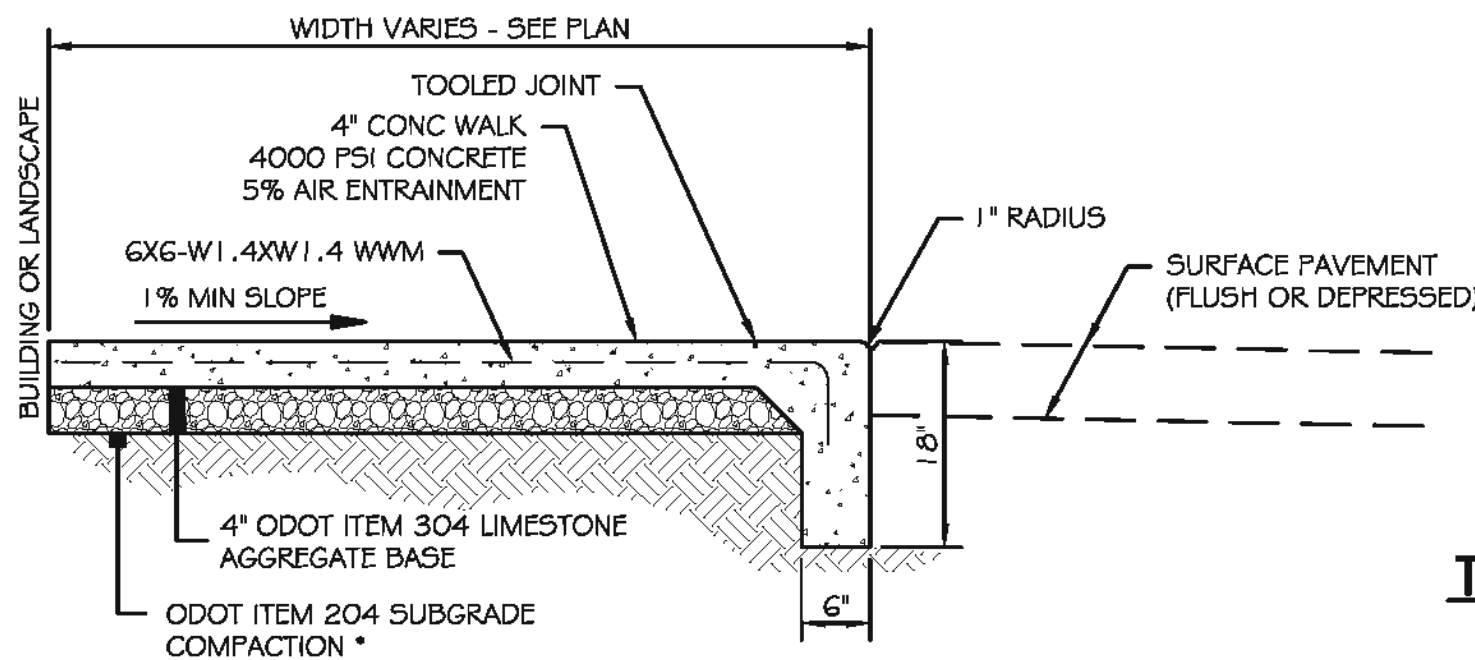
HANDICAP PARKING SIGN POST DETAIL

- NOT TO SCALE -



ACCESSIBLE PARKING DETAIL

- NOT TO SCALE -

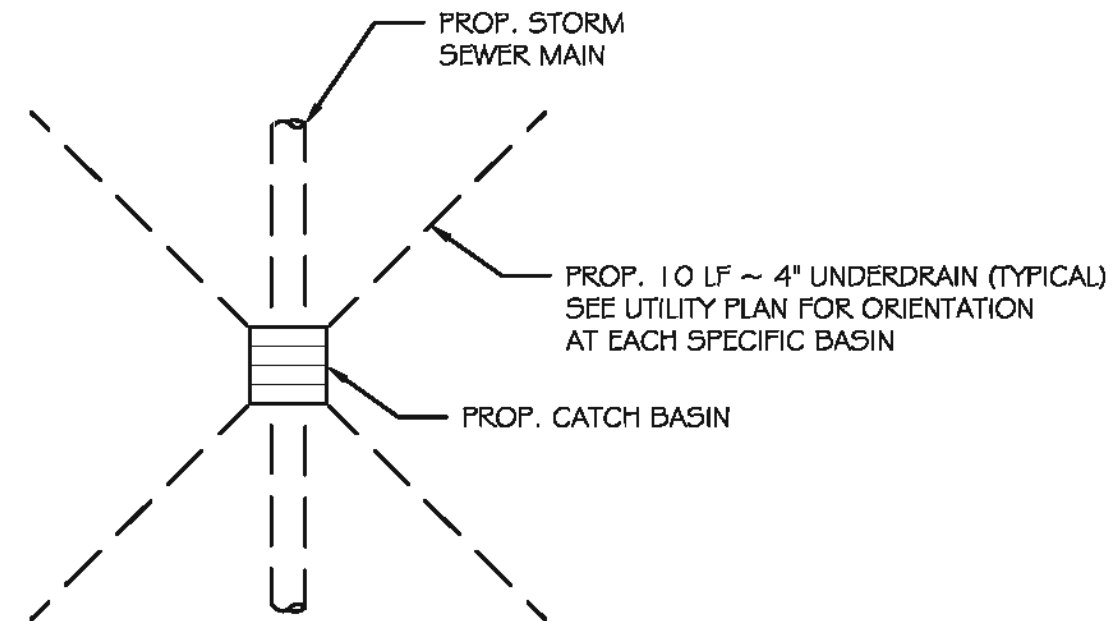


NOTES:

- SPACE CONTROL JOINTS EQUAL TO SIDEWALK WIDTH
- PROVIDE EXPANSION JOINTS @ 30' MAX SPACING
- PROVIDE EXPANSION JOINT MATERIAL WHEN ADJACENT TO BUILDING

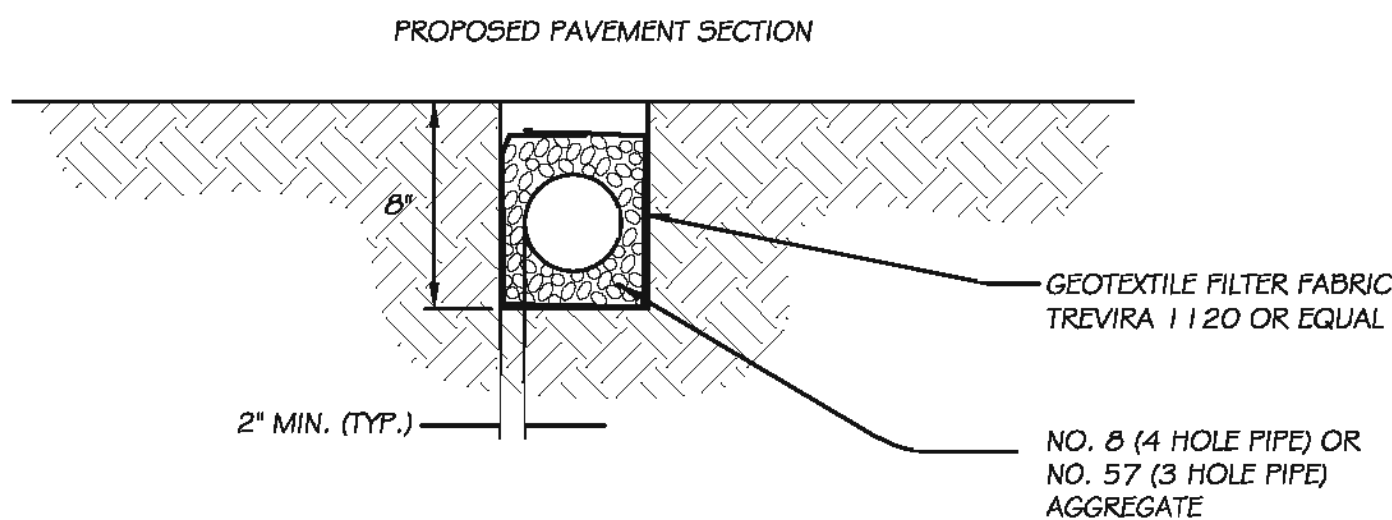
INTEGRAL CURB AND WALK

- NOT TO SCALE -



UNDERDRAIN DETAIL

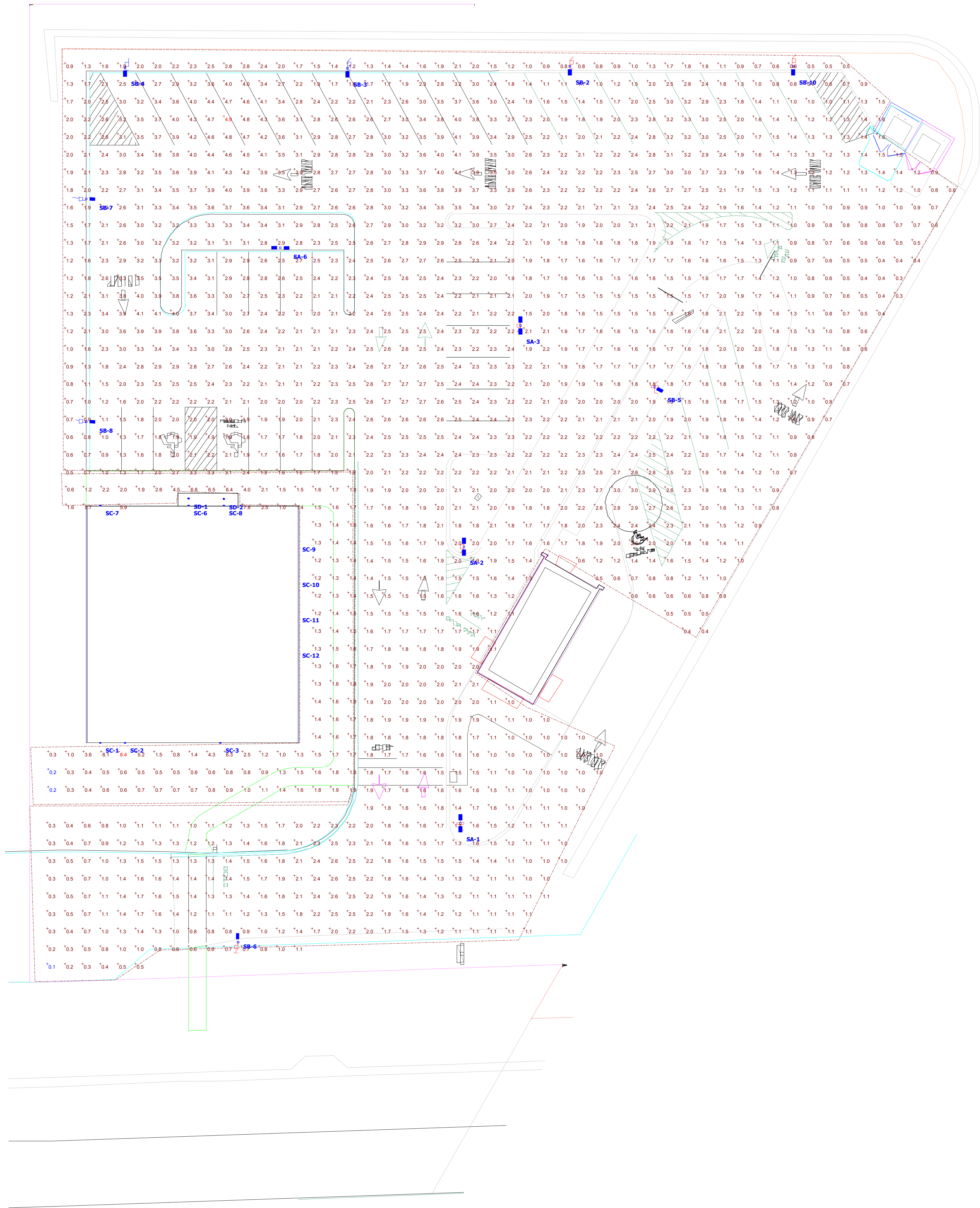
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TYPICAL 4" UNDERDRAIN DETAIL AT STORM STRUCTURES

NTS

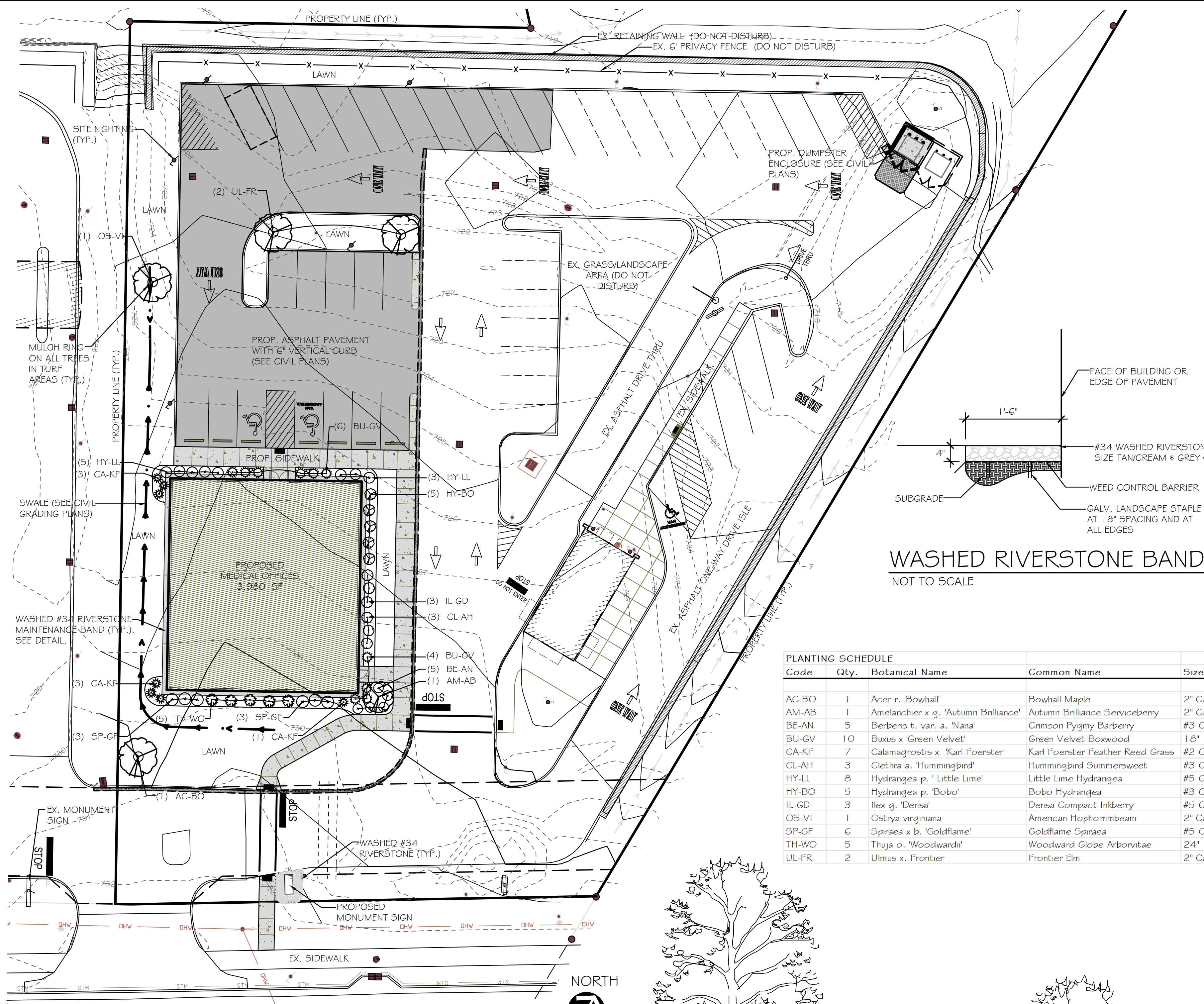
THE 4" DIAMETER PERFORATED PIPE (PERFORATIONS DOWN, PVC ASTM 3034, SDR 35, O.D.T. 707.41 OR EQUAL) WILL CONNECT INTO THE DESIGNATED CATCH BASIN (WITH INVERTS 18" BELOW TOP OF GRATE) - 10' LENGTHS. THE PERFORATED PIPE SHALL BE PROTECTED FROM HEAVY TRAFFIC AFTER INSTALLATION PRIOR TO PLACEMENT OF PROPOSED PAVING.



Plan View
Scale: 1" = 16ft

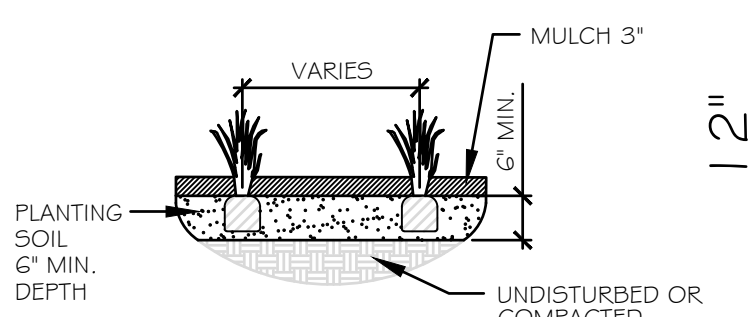
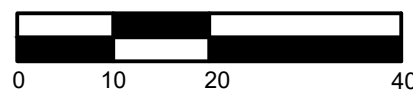
Statistics				
Description	Symbol	Avg	Max	Min
Parking	+	2.0 fc	4.9 fc	0.1 fc
Area around the building	+	1.8 fc	8.4 fc	0.2 fc

Schedule							
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Input Power
	SA		4	HUBBELL	RAR-1-160L-70-4K7-SQW-U	Ratio Area 3; Type SQW Optics. 20'-0" MOUNTING HEIGHT	136.8
	SB		8	HUBBELL	RAR1-160L-70-4K7-4W-HSS-90-B	Ratio Area 3; Type 4W Optics with 90° House, Side Shield. 20'-0" MOUNTING HEIGHT.	68.4
	SC		10	RAB LIGHTING INC. RC LIGHTING	SLJ12N	CAST BROWN PAINTED FINNED METAL HOUSING, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	15.9
	SD		2	PRESCOLITE	LBRS1-6RD-M-LSML-CS9-WH	LiteBox Standard Recessed Downlight, 6" Round, Switchable Lumens & CCT, 90+ CRI, 120-277V, @4000K @Low Lumen Output	13.33



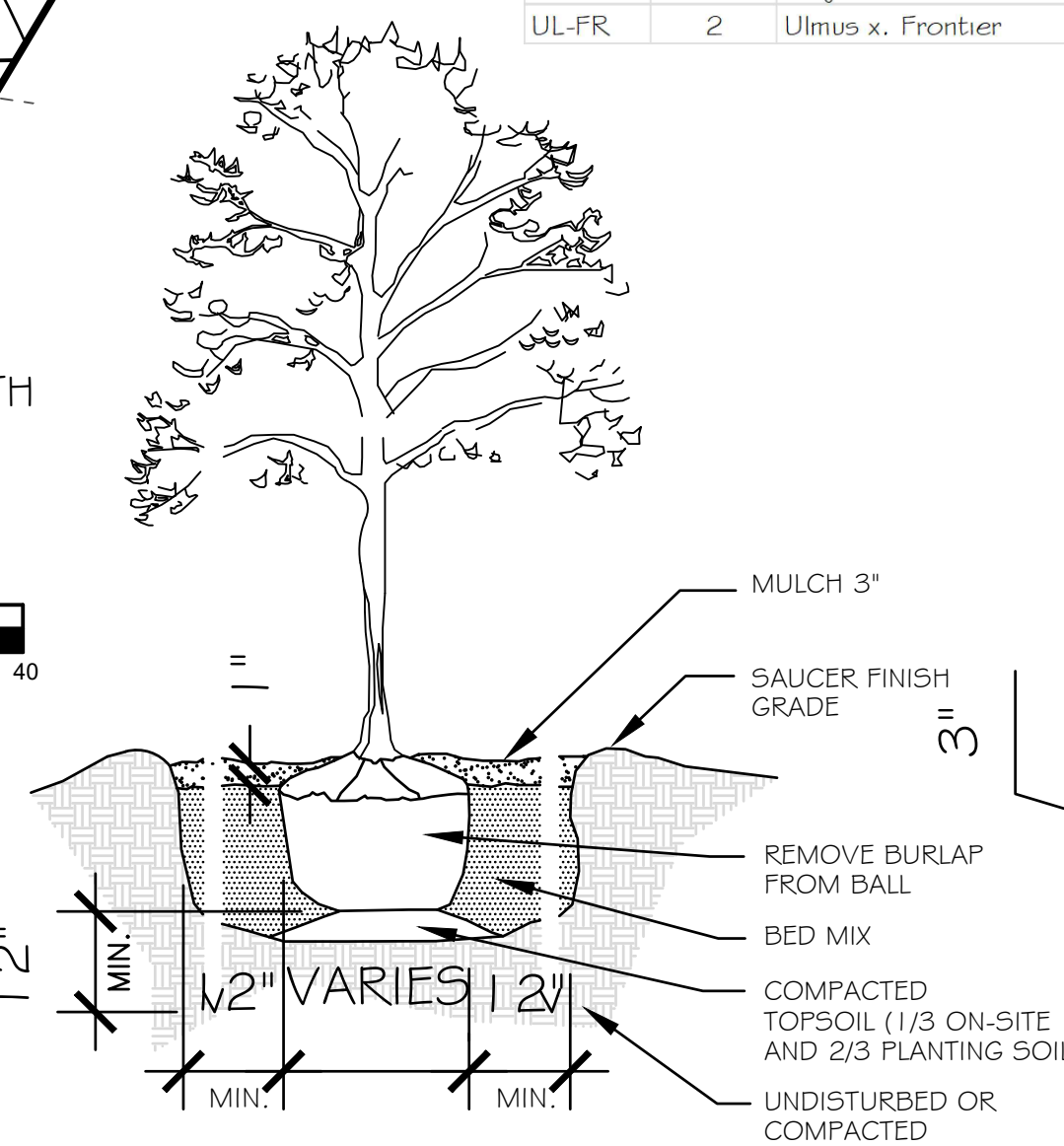
LANDSCAPE PLAN

SCALE: 1" = 20' (WHEN PRINTED AT FULL-SIZE 22"X34" SHEET)



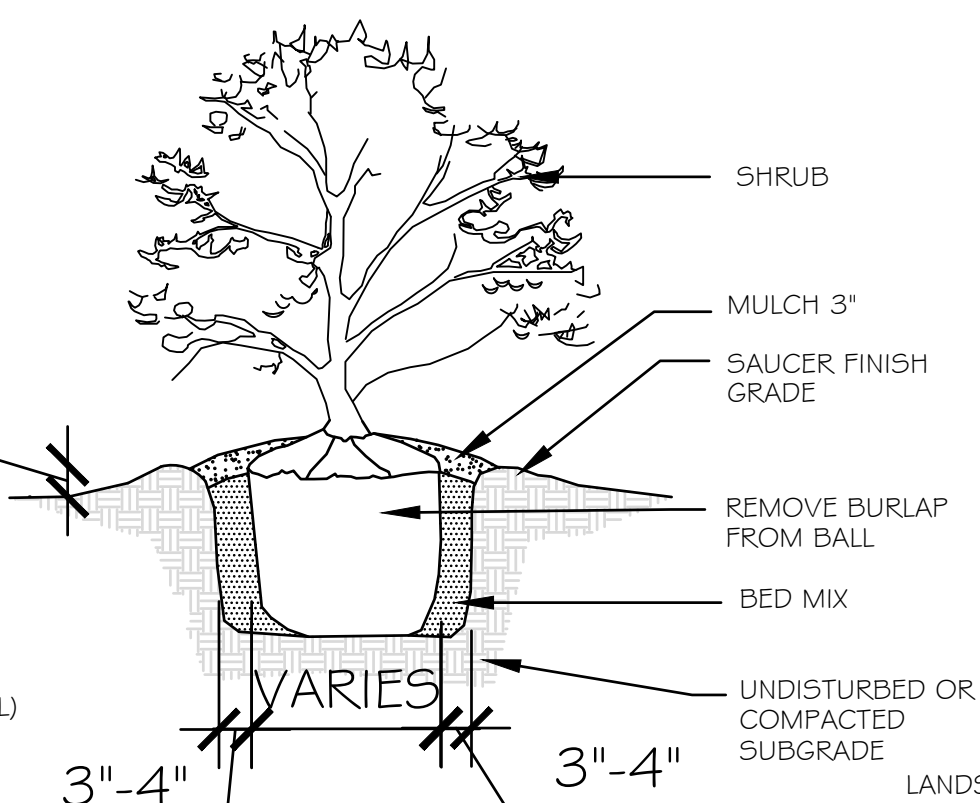
PERENNIAL PLANTING

NOT TO SCALE



DECIDUOUS TREE PLANTING

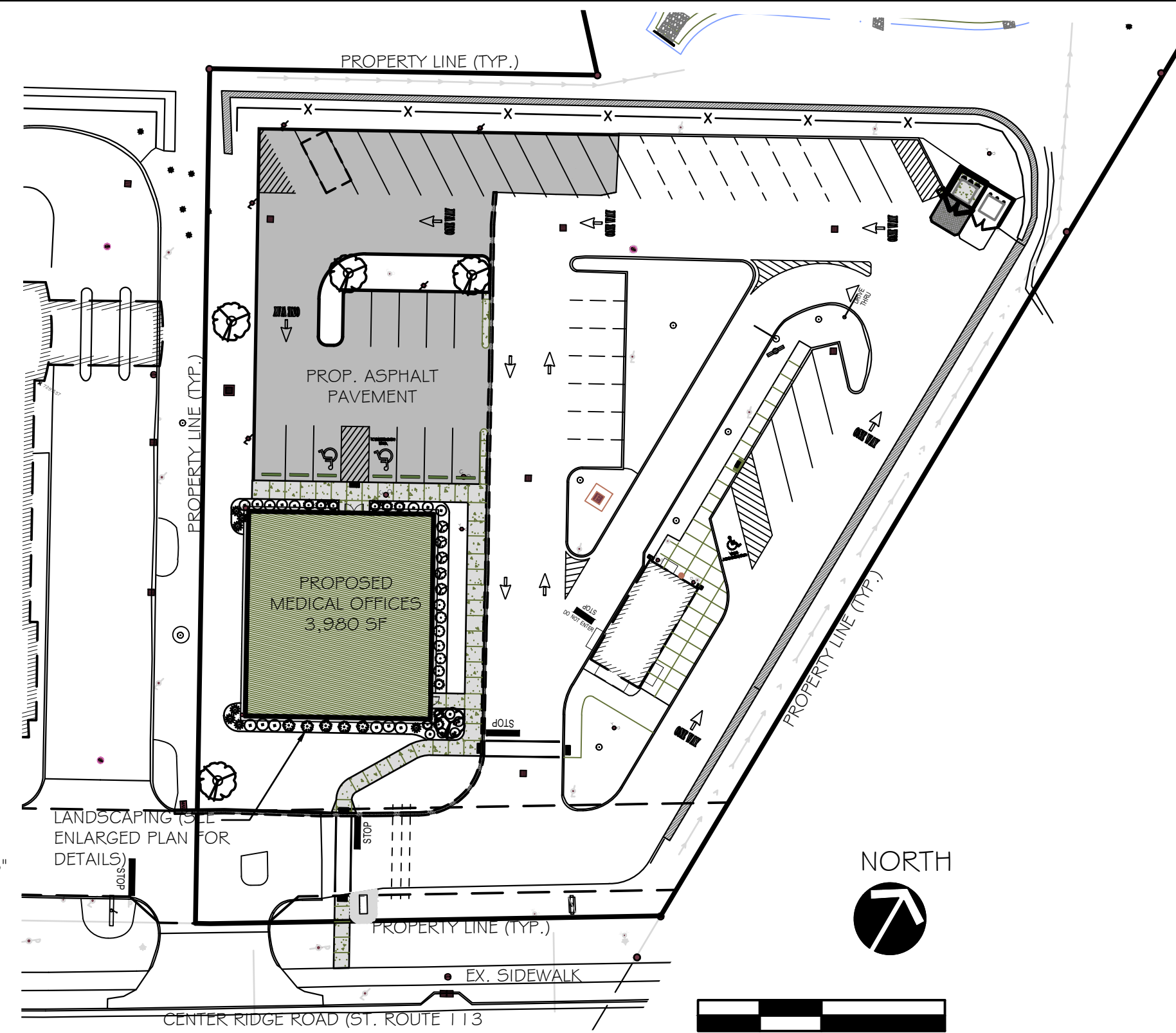
NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE

PLANTING SCHEDULE					
Code	Qty.	Botanical Name	Common Name	Size	Notes
AC-BO	1	Acer r. 'Bowhall'	Bowhall Maple	2" Cal.	B&B
AM-AB	1	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	B&B, Single Stem
BE-AN	5	Berberis t. var. a. 'Nana'	Crimson Pygmy Barberry	#3 Cont.	
BU-GV	10	Buxus x 'Green Velvet'	Green Velvet Boxwood	1 1/8"	B&B
CA-KF	7	Calamagrostis x 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Cont.	
CL-AH	3	Clethra a. 'Hummingbird'	Hummingbird Summersweet	#3 Cont.	
HY-LL	8	Hydrangea p. 'Little Lime'	Little Lime Hydrangea	#5 Cont.	
HY-BO	5	Hydrangea p. 'Bobo'	Bobo Hydrangea	#3 Cont.	
IL-GD	3	Ilex g. 'Densa'	Densa Compact Inkberry	#5 Cont.	
OS-VI	1	Ostrya virginiana	American Hopblossom	2" Cal.	B&B
SP-GF	6	Spiraea x b. 'Goldflame'	Goldflame Spiraea	#5 Cont.	
TH-WO	5	Thuja o. 'Woodwardii'	Woodward Globe Arborvitae	2 1/4"	Cont.
UL-FR	2	Ulmus x. Frontier	Frontier Elm	2" Cal.	B&B

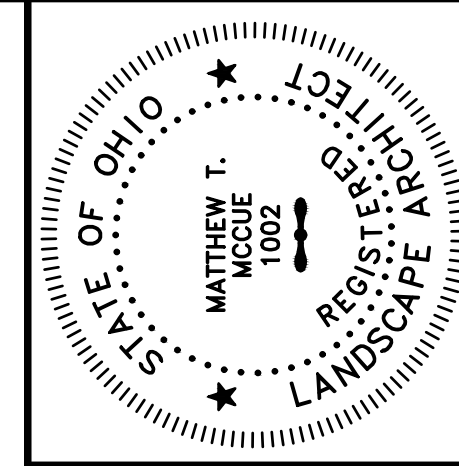


LANDSCAPE SITE PLAN

SCALE: 1" = 40' (WHEN PRINTED AT FULL-SIZE 22"X34" SHEET)

- GENERAL NOTES
- MODIFICATIONS TO THE DESIGNS MAY BE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.
 - LANDSCAPE ARCHITECT TO BE THE AUTHORITY FOR INTERPRETATION OF PLAN AND QUALITY OF WORK.
 - ALL SUBSTITUTIONS SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT.
 - ALL MEASUREMENTS, ELEVATIONS, & PROPERTY LINE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY VARIATIONS OR DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 - IF NO DISCREPANCIES ARE REPORTED PRIOR TO CONSTRUCTION AND THE OWNER OR CONTRACTOR DOES NOT EMPLOY THE LANDSCAPE ARCHITECT FOR THE CONSTRUCTION PHASE OF THE PROJECT, THE LANDSCAPE ARCHITECT SHALL BE HELD HARMLESS AND NOT RESPONSIBLE FOR MISINTERPRETATIONS, ERRORS, OR CHANGES MADE BY THE OWNER OR CONTRACTOR.
 - ALL SITE INFORMATION BASED ON CIVIL SITE PLAN PROVIDED BY RAFTER A, LTD., 440.707.4014, DATED 10.15.24.
 - ALL WALL ELEVATIONS, PATIO ELEVATIONS, FINISHED GRADES, AND DRAIN LINE ELEVATIONS TO BE FINALIZED IN THE FIELD.
 - DEPTH OF ALL FOOTERS TO BE 3'-6" OR MEET ALL LOCAL BUILDING CODES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING PERMITS AND INSPECTIONS.
 - CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES, SEPTIC SYSTEMS, AND PROVIDE PROPER UTILITY PROTECTION PRIOR TO CONSTRUCTION. CALL APPROPRIATE STATE AUTHORITIES FOR MARKING. IF UNDERGROUND UTILITIES, CONSTRUCTION, OR SOLID ROCK LEDGES ARE ENCOUNTERED, OTHER LOCATIONS FOR PLANTINGS MAY BE SELECTED BY THE CONTRACTOR WITH THE OWNER/LANDSCAPE ARCHITECT'S APPROVAL.
 - CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN-UP ASSOCIATED WITH HIS CONSTRUCTION PROCEDURES.
 - QUALITY AND SIZES OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
 - ALL SUBSTITUTIONS OF PLANT SIZES AND VARIETIES SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - IF QUANTITIES LISTED IN PLANT LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
 - CONTRACT SHALL CONSIST OF TOTAL UNITS AUTHORIZED BY THE OWNER.
 - THIS PROPERTY MAY BE LOCATED IN AN AREA WITH A DENSE DEER POPULATION. IF DEER ARE HUNGRY ENOUGH THEY WILL EAT ALMOST ANYTHING, INCLUDING PLANTS NOT NORMALLY EATEN BY DEER. IF OWNER SHOULD NOTICE ANY DEER GRAZING ON THEIR PROPERTY, THEY SHOULD TAKE IMMEDIATE ACTION IN PROTECTING THE PLANTS IN THEIR YARD.
 - FOR PLANTING BED PREPARATION, LOOSEN EXISTING SOIL TO A DEPTH OF 6", ADD TOPSOIL IN SUFFICIENT QUANTITY TO RAISE BED 4" ABOVE FINISHED LAWN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND AROUND OR AWAY FROM PLANTING BEDS TO PREVENT PONDING OF WATER. DO NOT RAISE BED GRADE ABOVE THE FINISHED FLOOR ELEVATION OR WATER-PROOFING LINE ON FOUNDATION.
 - PREPARE PLANTING BEDS BY APPLYING ROUND-UP AS PER LABEL DIRECTIONS TO WEEDS OR GRASS GROWTH IN PLANTING AREAS ON-SITE. ALLOW SUFFICIENT TIME FOR HERBICIDE TO TAKE EFFECT. SCARIFY PLANTING AREAS TO A MINIMUM DEPTH OF SIX INCHES, TILL IN TOPSOIL, SANDY LOAM, AND ORGANIC MATERIAL (BED MIX). ADD 4 INCHES OF BED MIX TOPSOIL TO PLANTING AREAS. TILL IN SOIL TO CREATE A MIX OF EXISTING SOIL AND BED MIX. BRING BEDS TO GRADE AND RAKE TO REMOVE WEEDS, CLODS, ROCKS WITH A DIAMETER OF GREATER THAN ONE INCH. EXISTING TURF AREAS, IF ANY, THAT HAVE BEEN DAMAGED OR SCARRED DURING THE PLANTING OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
 - LEAF HUMUS TO BE MIXED INTO BED AREAS WHERE PERENNIAL PLANTINGS WILL BE LOCATED.
 - APPROPRIATE QUANTITIES OF 12-12-12 AGRIFORM SOLID FERTILIZER TABLETS (OR EQUAL) TO BE APPLIED TO ALL PLANTINGS.
 - ALL BEDS SHALL BE EDGED WITH A DEFINED, CUT EDGE.
 - ALL NYLON ROPING AND TWINE SHALL BE REMOVED PRIOR TO PLANTINGS. ALL NON-TREATED BURLAP AND/OR NON-ROT BURLAP & WIRE BASKETS TO BE REMOVED FROM THE ROOTBALL.
 - MULCH ALL PLANTINGS, BEDS, AND DISTURBED AREAS WITH A 3" DEPTH OF DOUBLE SHREDDED BARK MULCH. MULCH SHOULD NOT BE PLACED AGAINST THE TRUNKS OR STEMS OF PLANTINGS.
 - ALL PLANT MATERIALS AND GROUNDCOVERS TO BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE FINAL ACCEPTANCE OF WORK.
 - ALL SHRUBS AND TREES TO BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 - LAWN INSTALLATION: SHADED LAWN AREAS TO BE SEEDED WITH A PREMIUM SHADE MIX. ENTIRE LAWN AREAS TO BE SEEDED WITH DELUXE SUN MIX (INCLUDING OVERSEEDING SHADE AREAS). AREAS TO BE SEEDED TO BE WITHOUT CONSTRUCTION DEBRIS, WEEDS, OR ROCKS GREATER THAN 3/4" DIAMETER. APPLY A MINIMUM 2" OF TOPSOIL TO ALL LAWN AREAS.
 - RESEED ALL DISTURBED AREAS WITH THE APPROPRIATE SEED MIX.
 - ALL SEEDED AREAS TO BE COVERED WITH A 1-1/2" THICK LAYER OF NON-COMPACTED STRAW.
 - CONTRACTOR IS RESPONSIBLE FOR WATERING NEW PLANT MATERIAL UNTIL FINAL ACCEPTANCE OF WORK.

- LANDSCAPE MAINTENANCE STANDARDS
- ALL LANDSCAPING MATERIALS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO ACCEPTED NURSERY INDUSTRY PROCEDURES.
 - THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED PROPERTY MAINTENANCE OF ALL LANDSCAPING MATERIALS, AND SHALL KEEP THEM IN A PROPER, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS AT ALL TIMES.
 - ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE PLACED WITHIN ONE YEAR OF THE CERTIFIED DATE OF PLANTING, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, BY PLANT MATERIAL SIMILAR IN SIZE AND TYPE OF THAT WHICH WAS REMOVED.



M c c u e Design Group, LLC
LANDSCAPE ARCHITECTS
P.O. BOX 234
WILLOUGHBY, OHIO 44096
info@mccuedesigngroup.com

LANDSCAPE PLAN
U.H. WELLSTREET
CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

DATE	NOTES
24.10.14	CLIENT REVIEW
24.10.17	CITY SUBMITTAL
24.10.30	UPDATED PER CITY COMMENTS

LP. 1
SHEET 1 OF 1



1250 OLD RIVER ROAD, SUITE #201
CLEVELAND, OH 44113

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JOB. NO: 24427

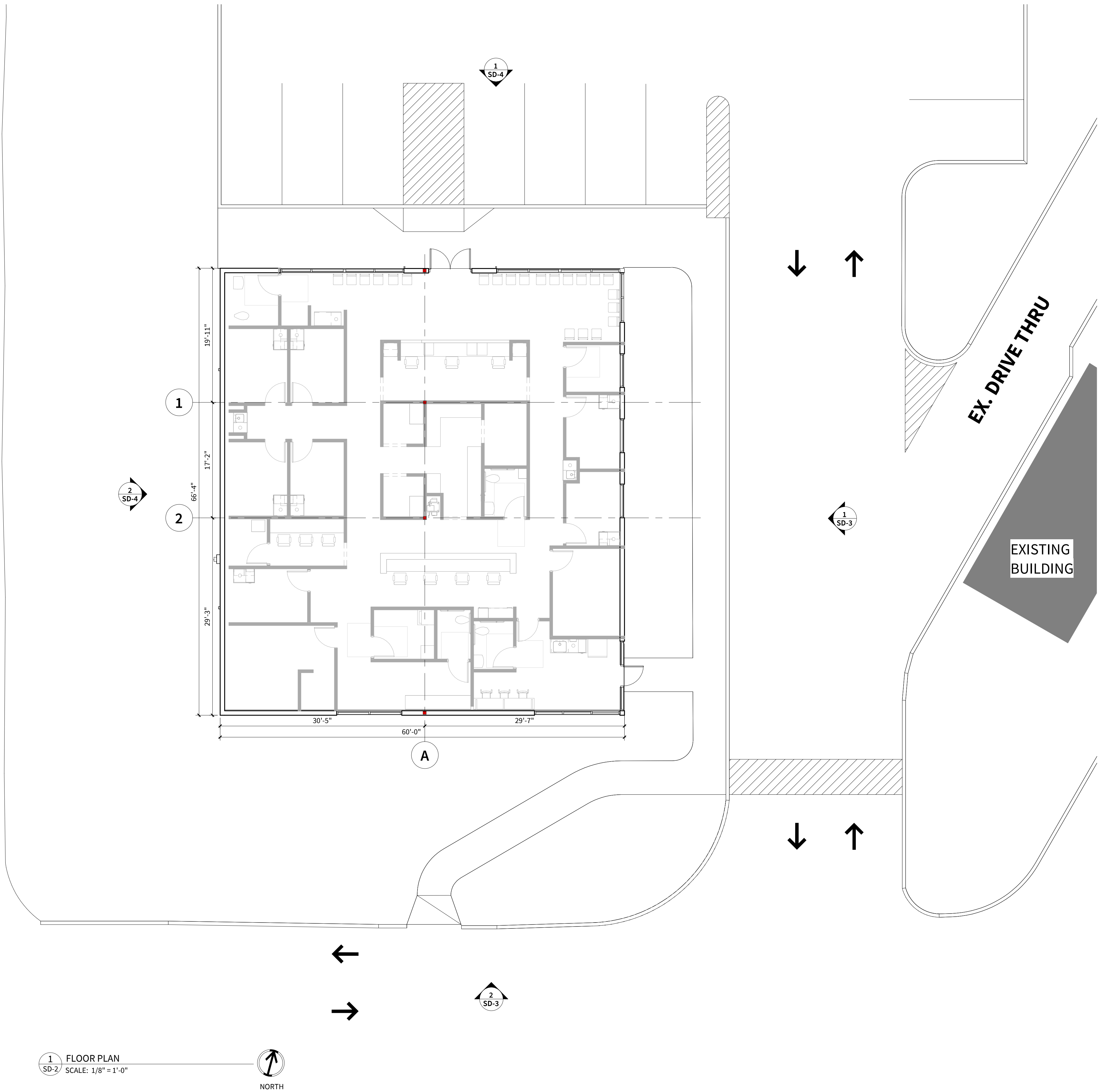
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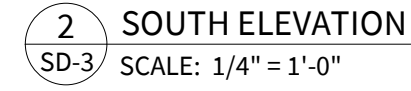
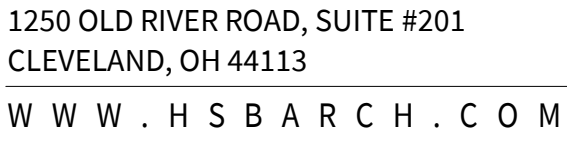
OPTION 2

NORTH RIDGEVILLE, OH

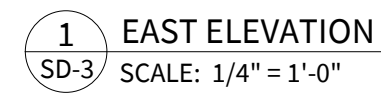
FLOOR PLAN

SD-2



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JOB. NO: 24427



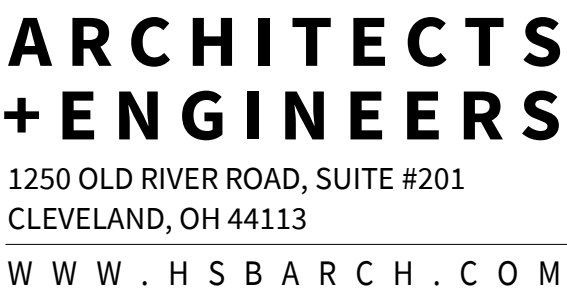
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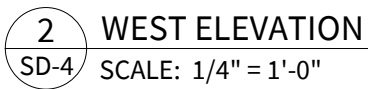
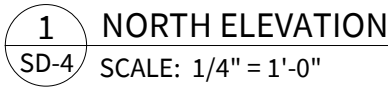
NORTH RIDGEVILLE, OH

EXTERIOR ELEVATIONS

SD-3

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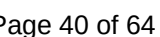
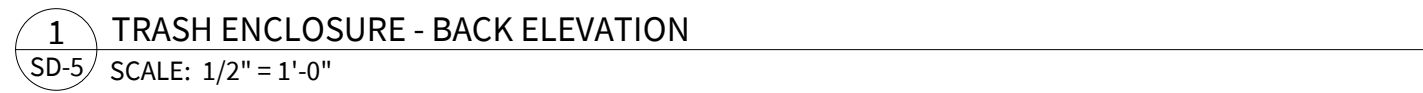
UH- WELLSTREET

OPTION 2

NORTH RIDGEVILLE, OH

EXTERIOR ELEVATIONS

SD-4



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JOB. NO: 24427

UH- WELL STREET OPTION 2

NORTH RIDGEVILLE OH

EXTERIOR RENDERING

SD-6



1250 OLD RIVER ROAD, SUITE #201
CLEVELAND, OH 44113

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JOB. NO: 24427

UH- WELLSTREET OPTION 2

NORTH RIDGEVILLE OH

EXTERIOR RENDERING

SD-7



1250 OLD RIVER ROAD, SUITE #201
CLEVELAND, OH 44113

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JOB. NO: 24427

UH- WELLSTREET OPTION 2

NORTH RIDGEVILLE OH

EXTERIOR RENDERING

SD-8



DRAWN BY: MRW
JOB. NO: 24427

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NORTH FACADE RENDERING

UH- WELLSTREET OPTION 2

NORTH RIDGEVILLE, OH

EXTERIOR RENDERING

SD-9

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

FEATURES

- 4", 6" and 8" apertures
- Switchable lumen output
- Switchable CCT (27/30/35/40/50K)
- Optional mounting pans available
- Universal 120–277V with Tri-Dimming (0–10V/TRIAC/ELV)
- Long Life L80 at >54,000 hrs (TM-21)
- Five year warranty



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Canless New Construction, Remodel, or Retrofit, Non-IC. Select IC models available.
- Single piece luminaire allowing for quick, simple and tool-less install
- Color trim accessories available in White, Black and Silver offer dead front properties

OPTICS

- Polycarbonate lensed optic, suitable for wet location, covered ceiling applications

ELECTRICAL

- LED array with 3 SDCM color consistency
- Maintains 80% of lumen output at >54,000 hours of operation (L80 at 54,000hrs TM-21)
- Switchable CCT (2700K, 3000K, 3500K, 4000K, 5000K)
- 90 CRI+ with R9 >50
- Switchable Lumen: 4" (750/1100/1500lm); 6" (1100/1500/2500lm); 8" (3000/4000/4600lm)
- High efficiency integral driver with universal 120-277V, 50/60Hz

ELECTRICAL (CONTINUED)

- Tri-Dimming: 0–10V to 1% and ELV/Triac Phase dimming to 5%
- See Additional Information section for a list of recommended dimmers
- Meets Class A (<24dba) noise rating
- FCC CFR 47 Part 15 Class B
- ≥ 0.9 Power Factor, <20% THD

INSTALLATION

- Robust trim mounting springs hold fixture firmly against ceiling surface
- Accommodates ceiling thicknesses up to 1" (for 6" and 8"); ¾" (for 4")
- Fixture installs below the ceiling without a housing
- Optional mounting pan accessories with bar hangers; available with or without emergency
- Field select CCT at installation with an integral switch on fixture module
- Field select lumen output at installation with an integral switch of fixture module

CERTIFICATIONS

- cETLus listed to UL1598
- 4" models: Can be used in direct contact with insulation
- Certified Air Tight per ASTM E283
- 4" models: Meet CA Title 24 High Efficacy (JA8-2019) requirements
- Suitable for wet locations, covered ceilings
- Emergency battery packs are California Energy Commission (CEC) Title 20 Compliant
- ENERGY STAR® Certified

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	750–4600
Wattage Range	9–49
Efficacy Range (LPW)	76–106
Reported Life (Hours)	L80 @ >54,000

ORDERING GUIDE

Example: LBRST-4RD-M-LSSL-CS9-WH

CATALOG #

FIXTURE MODULE / TRIM

LBRST		M	LS	
Family	Aperture/Shape/Function	Model/Type	Switchable Technology	Nominal Lumen Range ¹
LBRST LiteBox® Standard	4RD 4" Round 6RD 6" Round 8RD 8" Round	M Fixture Module/Trim, Round Direct Install, 120–277V with Tri-Dimming 0–10V to 1% and ELV/Triac Phase to 5%	LS Switchable Lumen	SL 750/1100/ 1500 lumens (4" only) ML 1100/1500/ 2500 lumens (6" only) HL 3000/4000/ 4600 lumens (8" only)

CS9	WH	
CCT/CRI ¹	Reflector Finish/Color	Option
CS9 Switchable CCT (2700/3000/ 3500 /4000/5000K), 90CRI	WH White	Standard without EMR capability EMR Emergency Battery Backup Ready ²

Accessories (Order separately)

Color Trim Accessories

- ☐ **LBRST-4RD-T-BL** Trim Accessory, 4" Round, Black
- ☐ **LBRST-4RD-T-SVR** Trim Accessory, 4" Round, Silver
- ☐ **LBRST-4RD-T-WH** Trim Accessory, 4" Round, White
- ☐ **LBRST-6RD-T-BL** Trim Accessory, 6" Round, Black
- ☐ **LBRST-6RD-T-SVR** Trim Accessory, 6" Round, Silver
- ☐ **LBRST-6RD-T-WH** Trim Accessory, 6" Round, White
- ☐ **LBRST-8RD-T-BL** Trim Accessory, 8" Round, Black
- ☐ **LBRST-8RD-T-SVR** Trim Accessory, 8" Round, Silver
- ☐ **LBRST-8RD-T-WH** Trim Accessory, 8" Round, White

Mounting Pans

- ☐ **FRAME4R-HB** Mounting Pan, New Construction w/Bar Hangers, 4" Round
- ☐ **FRAME6R-HB** Mounting Pan, New Construction w/Bar Hangers, 6" Round
- ☐ **FRAME8-HB** Mounting Pan, New Construction w/Bar Hangers, 8" Round

Emergency Backup Kit

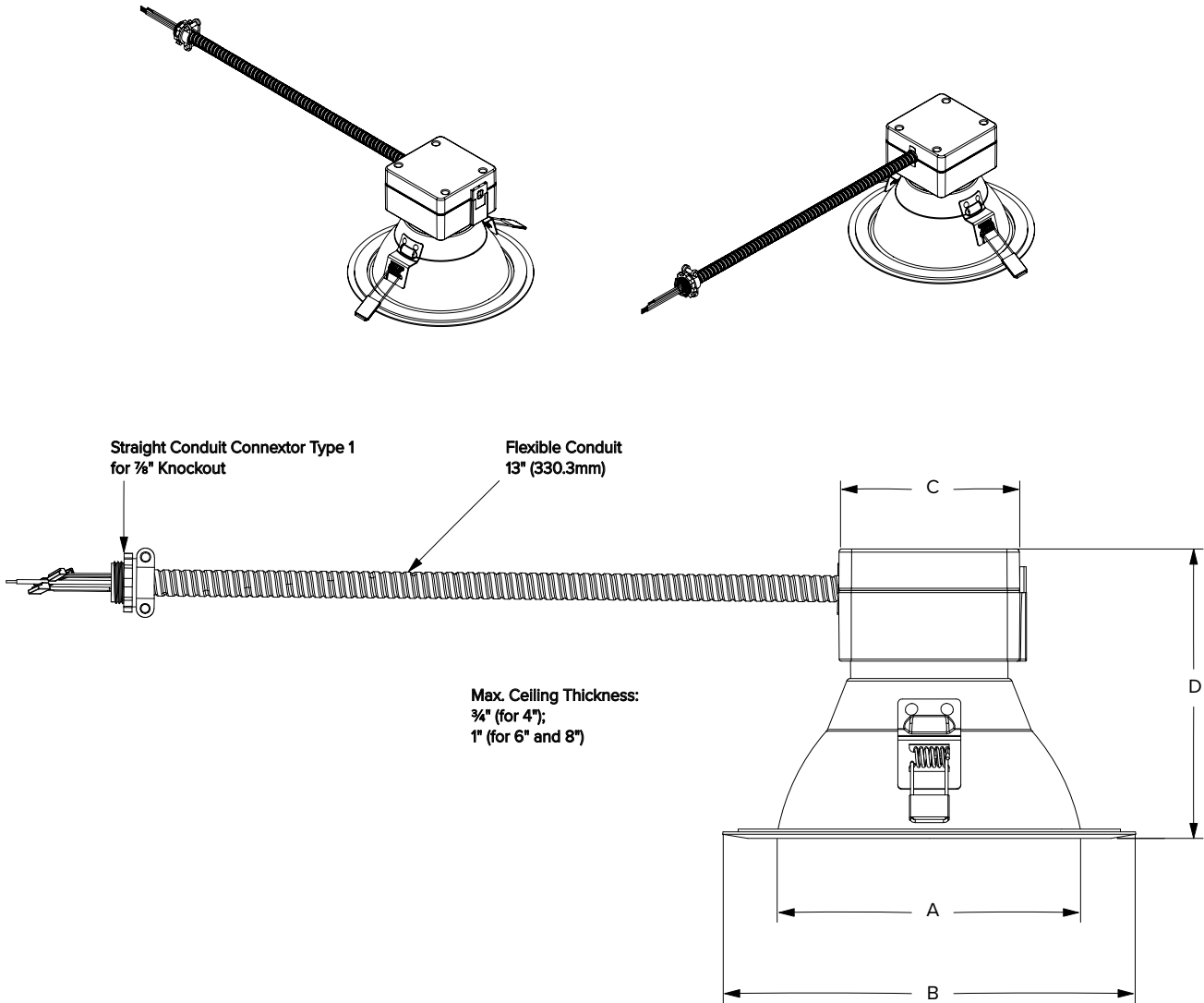
- ☐ **FRAME4RELO7** Mounting Pan, New Construction, Emergency Battery Backup, 4" Round
- ☐ **FRAME6RELO7** Mounting Pan, New Construction, Emergency Battery Backup, 6" Round
- ☐ **FRAME8ELO7** Mounting Pan, New Construction, Emergency Battery Backup, 8" Round
- ☐ **LDEMBBKIT07** Emergency Battery Backup Kit, Remote Mount

Notes:

- ¹ Factory default setting in bold
- ² Emergency Battery Backup fixture requires -EMR Module/Trim Option and Emergency Battery Backup kit.

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

DIMENSIONS

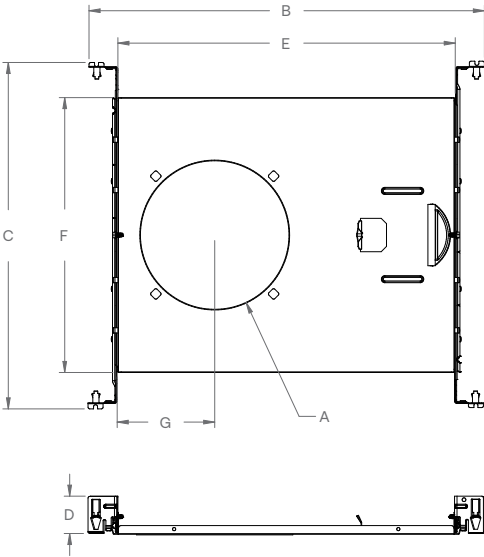
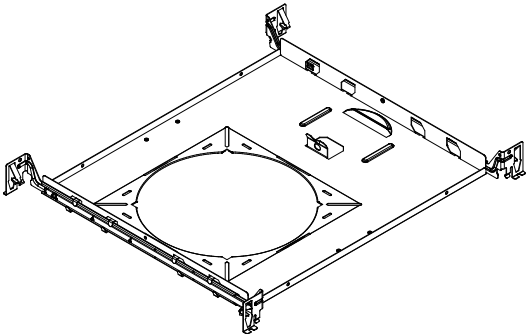
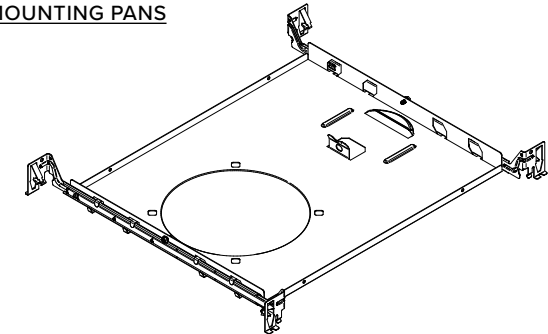


Aperture	Ceiling Cutout Min.-Max.
4"	4.7" ~ 5.0" (119.4mm ~ 127.0mm)
6"	6.0" ~ 6.7" (152.4mm ~ 170.2mm)
8"	7.8" ~ 8.8" (198.1mm ~ 223.5mm)

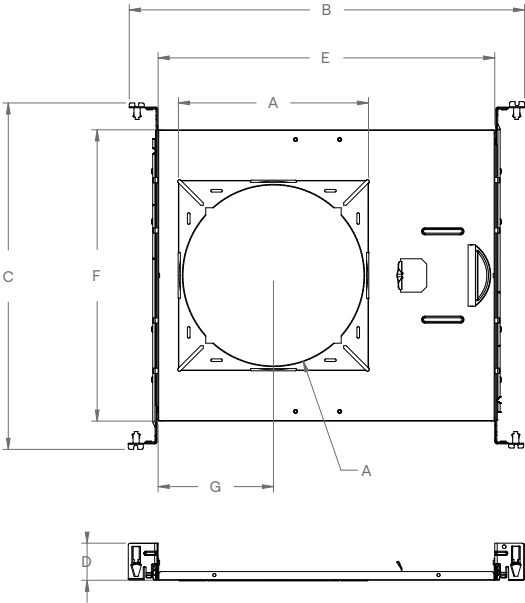
Nominal Aperture	A Aperture Diameter	B Overall Trim Diameter	C Overall Module Heat Sink	D Overall Height (Assembled)
4"	3.98" (101.2mm)	5.6" (142.3mm)	3.40" (86.4mm)	4.68" (118.8mm)
6"	5.59" (141.9mm)	7.75" (196.8mm)	3.40" (86.4mm)	5.43" (137.8mm)
8"	7.43" (188.6mm)	9.75" (247.6mm)	3.40" (86.4mm)	6.02" (152.8mm)

DIMENSIONS (CONTINUED)

MOUNTING PANS



4" & 6" MODELS



8" MODEL

For 4" & 6" Models:

Catalog Number	"A" Aperture Opening	"B" Overall Length	"C" Overall Width	"D" Height	"E" Pan Length	"F" Pan Width	"G" Aperture Center
FRAME4R-HB	Ø 4.94" (125.5mm)	17.65" (448.3mm)	14.57" (370.1mm)	1.68" (42.7mm)	15.03" (381.8mm)	12.28" (311.9mm)	4.32" (109.7mm)
FRAME6R-HB	Ø 6.64" (168.7mm)						

For 8" Model:

Catalog Number	"A" Aperture Opening	"B" Overall Length	"C" Overall Width	"D" Height	"E" Pan Length	"F" Pan Width	"G" Aperture Center
FRAME8-HB	Ø 8.07" (205mm)	17.65" (448.3mm)	14.57" (370.1mm)	1.68" (42.7mm)	15.03" (381.8mm)	12.99" (329.9mm)	5.14" (130.6mm)

PERFORMANCE DATA TABLE

Nominal Aperture	Switchable Lumen Setting	Nominal Lumens	Cat #	CCT	CRI	Delivered Lumens	Watts	LPW
4"	Low	750	LBRST-4RD-M-LSSL-CS9-WH	27K	90	773	8.8W	88
			LBRST-4RD-M-LSSL-CS9-WH	30K		780	8.8W	89
			LBRST-4RD-M-LSSL-CS9-WH	35K		787	8.8W	90
			LBRST-4RD-M-LSSL-CS9-WH	40K		795	8.7W	92
			LBRST-4RD-M-LSSL-CS9-WH	50K		807	8.8W	92
	Med	1100	LBRST-4RD-M-LSSL-CS9-WH	27K		1090	12.8W	85
			LBRST-4RD-M-LSSL-CS9-WH	30K		1105	12.8W	86
			LBRST-4RD-M-LSSL-CS9-WH	35K		1119	12.8W	87
			LBRST-4RD-M-LSSL-CS9-WH	40K		1133	12.9W	88
			LBRST-4RD-M-LSSL-CS9-WH	50K		1153	12.9W	89
	High	1500	LBRST-4RD-M-LSSL-CS9-WH	27K		1521	18.9W	80
			LBRST-4RD-M-LSSL-CS9-WH	30K		1539	19.1W	81
			LBRST-4RD-M-LSSL-CS9-WH	35K		1560	19.1W	82
			LBRST-4RD-M-LSSL-CS9-WH	40K		1572	19.1W	83
			LBRST-4RD-M-LSSL-CS9-WH	50K		1583	19.1W	83
6"	Low	1100	LBRST-6RD-M-LSML-CS9-WH	27K	90	1160	13.4W	87
			LBRST-6RD-M-LSML-CS9-WH	30K		1183	13.4W	89
			LBRST-6RD-M-LSML-CS9-WH	35K		1205	13.3W	91
			LBRST-6RD-M-LSML-CS9-WH	40K		1227	13.3W	92
			LBRST-6RD-M-LSML-CS9-WH	50K		1258	13.3W	95
	Med	1500	LBRST-6RD-M-LSML-CS9-WH	27K		1470	17.4W	84
			LBRST-6RD-M-LSML-CS9-WH	30K		1506	17.5W	86
			LBRST-6RD-M-LSML-CS9-WH	35K		1540	17.5W	88
			LBRST-6RD-M-LSML-CS9-WH	40K		1570	17.5W	90
			LBRST-6RD-M-LSML-CS9-WH	50K		1613	17.5W	92
	High	2500	LBRST-6RD-M-LSML-CS9-WH	27K		2351	30.8W	76
			LBRST-6RD-M-LSML-CS9-WH	30K		2403	30.8W	78
			LBRST-6RD-M-LSML-CS9-WH	35K		2455	30.7W	80
			LBRST-6RD-M-LSML-CS9-WH	40K		2502	30.7W	82
			LBRST-6RD-M-LSML-CS9-WH	50K		2543	30.5W	83
8"	Low	3000	LBRST-8RD-M-LSHL-CS9-WH	27K	90	3032	29.7W	102
			LBRST-8RD-M-LSHL-CS9-WH	30K		3074	29.8W	103
			LBRST-8RD-M-LSHL-CS9-WH	35K		3096	29.8W	104
			LBRST-8RD-M-LSHL-CS9-WH	40K		3118	29.7W	105
			LBRST-8RD-M-LSHL-CS9-WH	50K		3132	29.5W	106
	Med	4000	LBRST-8RD-M-LSHL-CS9-WH	27K		3973	41.5W	96
			LBRST-8RD-M-LSHL-CS9-WH	30K		4011	41.4W	97
			LBRST-8RD-M-LSHL-CS9-WH	35K		4074	41.5W	98
			LBRST-8RD-M-LSHL-CS9-WH	40K		4101	41.6W	99
			LBRST-8RD-M-LSHL-CS9-WH	50K		4116	41.5W	99
	High	4600	LBRST-8RD-M-LSHL-CS9-WH	27K		4477	48.7W	92
			LBRST-8RD-M-LSHL-CS9-WH	30K		4527	48.6W	93
			LBRST-8RD-M-LSHL-CS9-WH	35K		4568	48.5W	94
			LBRST-8RD-M-LSHL-CS9-WH	40K		4596	48.4W	95
			LBRST-8RD-M-LSHL-CS9-WH	50K		4611	48.2W	96

PHOTOMETRY

LBRST-4RD-M-LSSL-CS9-WH

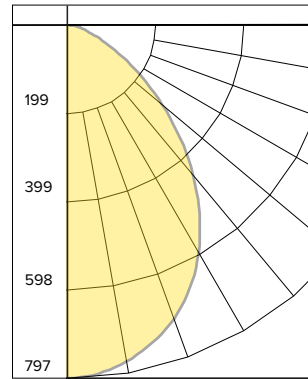
LUMINAIRE DATA

Test No	LBSTD230244NB-A-R22
Description	4" LBRST, High Lumen @ 3000K
Delivered Lumens	1539
Watts	18.9W
Efficacy	81.1
Mounting	Recessed
Spacing Criterion	1.14

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	914	59.4
0-60	1383	89.9
0-90	1539	100.0
0-180	1539	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	797
5	790
15	744
25	657
35	522
45	362
55	208
65	94
75	42
85	10

LUMINANCE DATA*

Vertical Angle	Average
45°	63029
55°	44731
65°	27368
75°	19860
85°	14525

*Candela/Square Meter

LBRST-6RD-M-LSML-CS9-WH

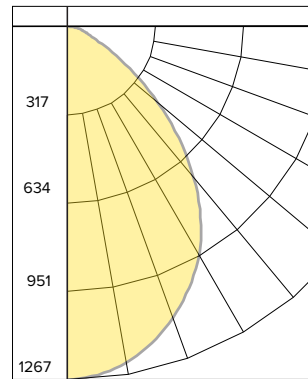
LUMINAIRE DATA

Test No	LBSTD230244NB-B-R22
Description	6" LBRST, High Lumen @ 3000K
Delivered Lumens	2403
Watts	30.8W
Efficacy	78.1
Mounting	Recessed
Spacing Criterion	1.14

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1464	60.9
0-60	2194	91.3
0-90	2403	100.0
0-180	2403	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	1267
5	1255
15	1178
25	1037
35	840
45	571
55	298
65	117
75	58
85	15

LUMINANCE DATA*

Vertical Angle	Average
45°	44257
55°	28493
65°	15117
75°	12283
85°	9402

*Candela/Square Meter

LBRST-8RD-M-LSHL-CS9-WH

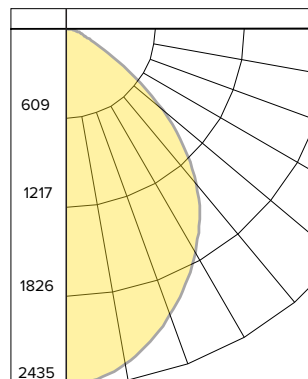
LUMINAIRE DATA

Test No	LBSTD230244NB-C-R22
Description	8" LBRST, High Lumen @ 3000K
Delivered Lumens	4527
Watts	48.6W
Efficacy	93.1
Mounting	Recessed
Spacing Criterion	1.12

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	2753	60.8
0-60	4189	92.5
0-90	4527	100.0
0-180	4527	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	2435
5	2407
15	2222
25	1940
35	1608
45	1156
55	600
65	198
75	92
85	24

LUMINANCE DATA*

Vertical Angle	Average
45°	50384
55°	32245
65°	14448
75°	10910
85°	8482

*Candela/Square Meter



LBRST-RD

LIGHT COMMERCIAL DOWNLIGHT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ADDITIONAL INFORMATION

Dimming Compatibility

For more details and recommended dimmer list, see Dimming Compatibility Information on currentlighting.com/prescolite.

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



RELATED PRODUCTS

- [Airo](#)
[Cimarron LED](#)
[Ratio Family](#)



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

RATIO SERIES

AREA/SITE LIGHTER

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1 Ratio Area Size 1	80L-25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	Blank for no rotation	UNV Universal 120-277V
	80L-39 39W - 5,200 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	L Optic rotation left	120 120V
	80L-50 50W - 6,000 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	R Optic rotation right	208 208V
	160L-70 70W - 9,000 Lumens		5QW IES TYPE V		240 240V
	160L-100 100W - 12,000 Lumens				277 277V
	160L-115 115W - 15,000 Lumens				347 347V
	160L-135 135W - 18,000 Lumens				480 480V
RAR2 Ratio Area Size 2	320L-110 110W - 15,000 Lumens				
	320L-140 140W - 18,000 Lumens				
	320L-165 165W - 21,000 Lumens				
	480L-185 185W - 24,000 Lumens				
	480L-210 210W - 27,000 Lumens				
	480L-240 240W - 30,000 Lumens				
	480L-255 255W - 36,000 Lumens				
	480L-295 295W - 42,000 Lumens				
	480L-340 340W - 48,000 Lumens				

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square pole/flat surface	BLT Black Matte Textured	NXWE NX Wireless Enabled (module + radio)	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	BLS Black Gloss Smooth	NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting ⁴	F Fusing (must specify voltage)
Mounting Round Poles	DBT Dark Bronze Matte Textured	NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ⁴	TB Terminal block
A_ Arm mount for round pole ¹	DBS Dark Brone Gloss Smooth	Control Options Other	2PF 2 power feed with 2 drivers ²
A_U Universal arm mount for round pole ¹	GTT Graphite Matte Textured	SCP-40F Programmable occupancy sensor ³	
Mounting Other	LGS Light Grey Gloss Smooth	7PR 7-Pin twist lock receptacle	
WB Wall bracket	PSS Platinum Silver Smooth	7PR-SC 7-Pin receptacle with shorting cap	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured	7PR-MD40F Low voltage sensor for 7PR	
K Knuckle	WHS White Gloss Smooth	7PR-TL 7-Pin PCR with photocontrol	
	VGT Verde Green Textured	Sensors	
	Color Option	BTS_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens ⁴	
	CC Custom Color	BTSO_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height ⁵	

- Notes:
- 1 Replace " " with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
 - 2 Not available with 25, 50, 255, 295 & 340W configurations
 - 3 At least one SCPREMOTE required to program SCP motion sensor
 - 4 Replace " " with "14" for up to 14' mounting height, "40F" for 15-40' mounting height
 - 5 Replace " " with "12" for up to 12' mounting height

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

RATIO SERIES

AREA/SITE LIGHTER

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

Catalog Number	Description
☐ RARRPA3DB	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
☐ RARA3UDB	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
☐ RARBC80L	Ratio blacklight control 80L
☐ RARBC160L	Ratio blacklight control 160L
☐ RARBC320L	Ratio blacklight control 320L
☐ RARBC480L	Ratio blacklight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
☐ RAR-ASQU-XX	Universal arm mount for square pole/flat surface ²
☐ RAR-A_U-XX	Universal arm mount for round poles ^{1,2}
☐ RAR-RPA_-XX	Round pole adapter ^{1,2}
☐ SETAVP-XX	4" square pole top tenon adapter, 2 3/8" OD slipfitter ²
☐ RETAVP-XX	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately ²
☐ BIRD-SPIKE-3	Ratio size 1 bird deterrent/spikes
☐ BIRD-SPIKE-4	Ratio size 2 bird deterrent/spikes
☐ RARWB-XX	Wall bracket - use with Mast Arm Fitter or Knuckle ²

- 1 Replace "-" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2 Replace "XX" with desired color/paint finish

CONTROLS

Control Options

Standalone

SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control

Networked – Wireless

WIR-RME-L	wiSCAPE External Fixture Module ^{1,2}
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NX Networked – Wireless

NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock
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Notes:

- 1 Works with external networked photosensor
2 wiSCAPE Gateway required for system programming

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	39	39	2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	2
			3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	2
			4W	5200	137	1	0	2	5210	137	1	0	2	4900	129	1	0	2
			5QW	5333	140	3	0	1	5344	141	3	0	1	5025	132	3	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
	115	109.7	2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
			3	15833	144	2	0	2	15754	144	2	0	2	15121	138	2	0	2
			4W	15281	139	2	0	3	15205	139	2	0	3	14623	133	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	17971	135	3	0	3	17881	134	3	0	3	17163	129	3	0	3
			3	18272	137	2	0	2	18181	136	2	0	2	17450	131	2	0	2
			4W	17635	132	2	0	3	17547	132	2	0	3	16876	127	2	0	3
			5QW	18156	136	4	0	2	18065	136	4	0	2	17339	130	4	0	2
RAR2 Performance Data on next page																		

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4
	255	257.0	2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	4
			3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	4
			4W	36347	141	3	0	5	36166	140	3	0	5	34782	135	3	0	5
			5QW	37420	146	5	0	4	37233	145	5	0	4	35736	139	5	0	4
	295	294.0	2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	4
			3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	4
			4W	40953	139	3	0	5	40748	139	3	0	5	39190	133	3	0	5
			5QW	42162	143	5	0	4	41951	143	5	0	4	40264	137	5	0	4
	340	347.1	2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	5
			3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	4
			4W	47488	137	4	0	5	47261	136	4	0	5	45443	131	4	0	5
			5QW	48889	141	5	0	5	48645	140	5	0	5	46689	135	5	0	5

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
		480	0.08	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.11	133.3
		208	0.64	
		240	0.56	
		277	0.48	
		347	0.38	
		480	0.28	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
		277	0.55	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
		277	0.63	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	
	255	120	2.14	257.0
		208	1.24	
		240	1.07	
		277	0.93	
		347	0.74	
		480	0.54	
	295	120	2.45	294.0
		208	1.41	
		240	1.23	
		277	1.06	
		347	0.85	
		480	0.61	
	340	120	2.89	347.1
		208	1.67	
		240	1.45	
		277	1.25	
		347	1.00	
		480	0.72	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.03
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98
50° C	122° F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

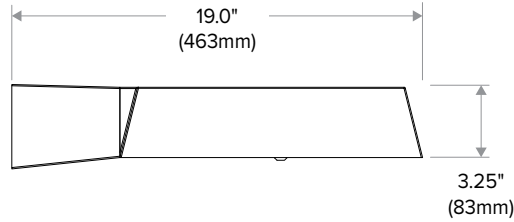
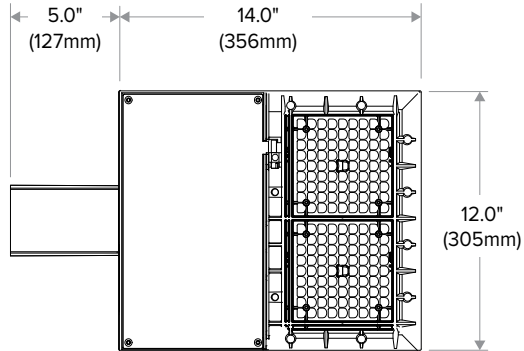
Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

RATIO SERIES

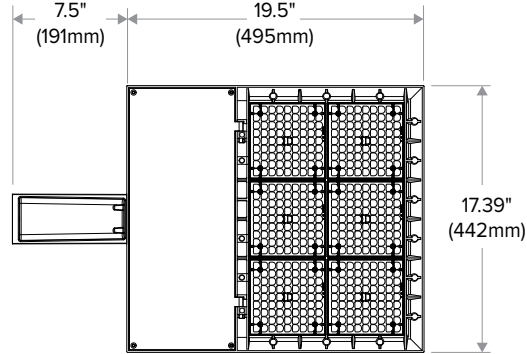
AREA/SITE LIGHTER

DIMENSIONS

RAR1

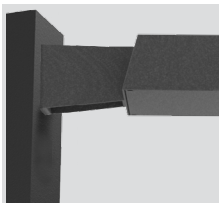


RAR2



ADDITIONAL INFORMATION

MOUNTING



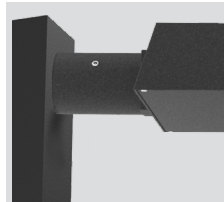
Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



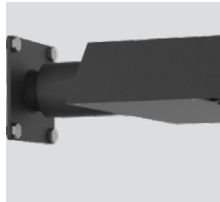
Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



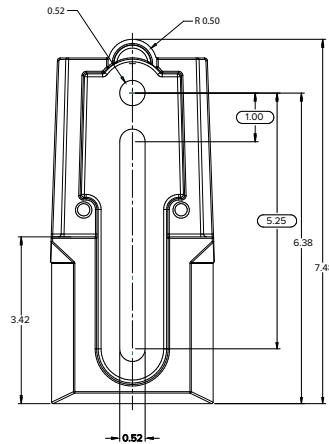
Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"



MAF – Fits 2-3/8" OD arms Roadway applications.



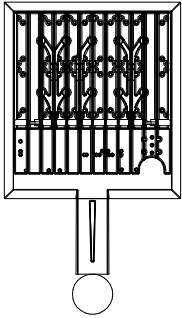
Wall Mount – Wall mount bracket designed for building mount applications.



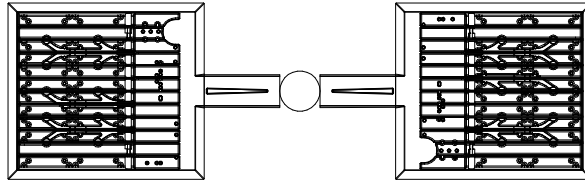
RATIO SERIES

AREA/SITE LIGHTER

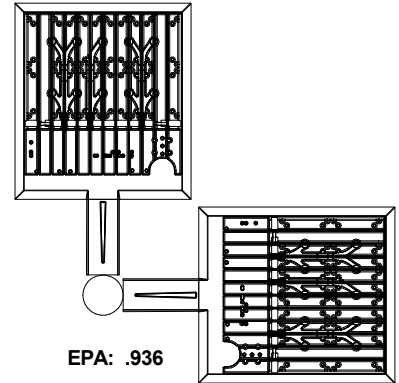
EPA



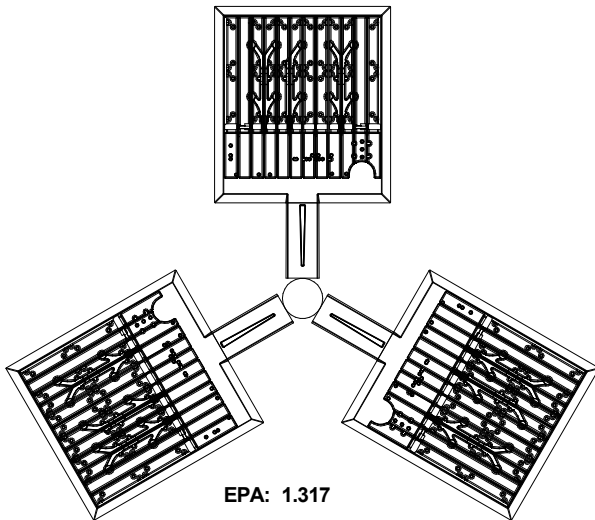
EPA: .607



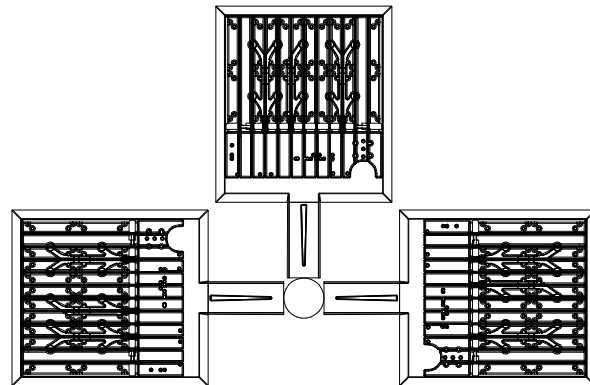
EPA: 1.214



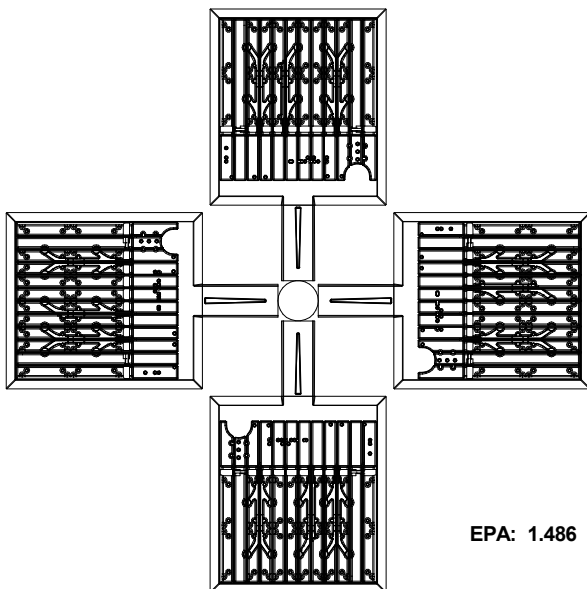
EPA: .936



EPA: 1.317



EPA: 1.486



EPA: 1.486

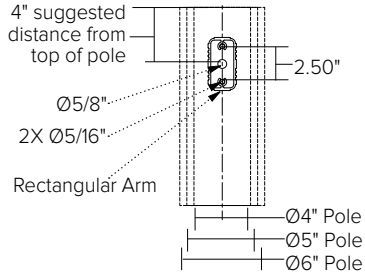
RATIO SERIES

AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

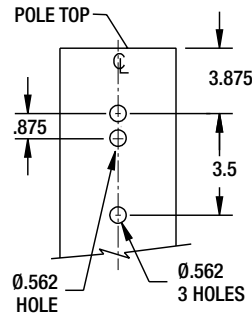
ARM MOUNT (ASQ)

Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU)

Compatible with pole drill pattern S2



SITESYNC 7-PIN MODULE



SW7PR



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	Delay 0-9 Hours	R6

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

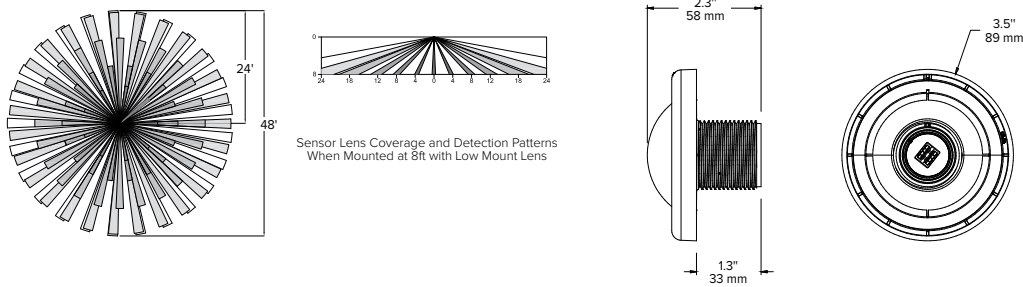
ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	12-6 AM and 9-11P	R6

RATIO SERIES

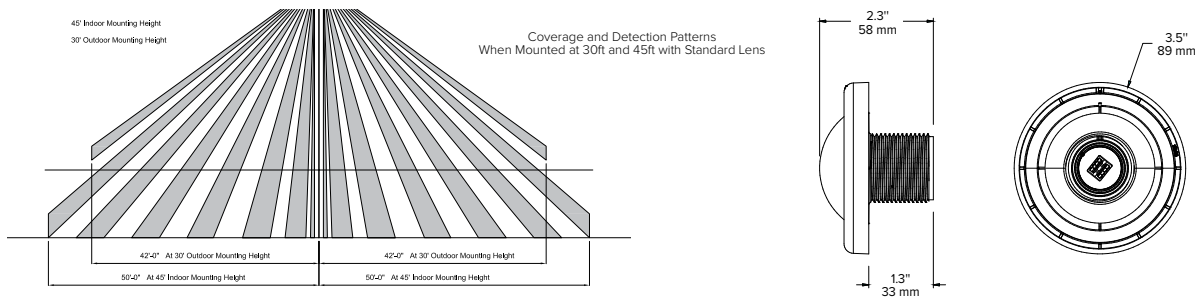
AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

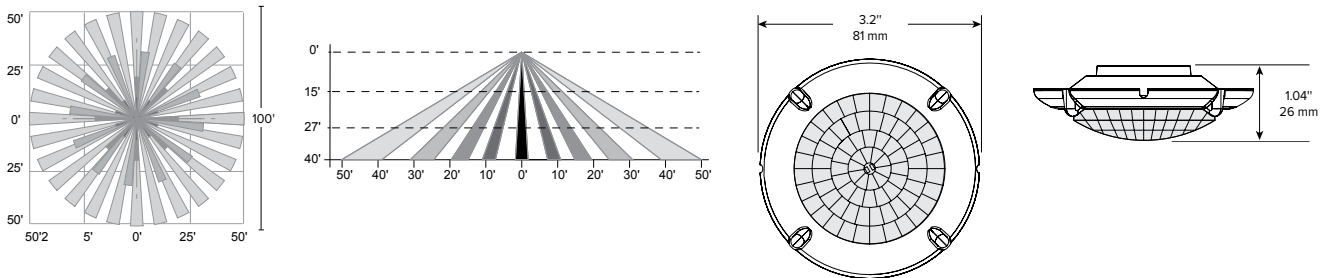
NXSP-14F



NXSP-30F



SCP-40F



RAR1 EPA

RAR-1	
EPA at 0°	EPA at 30°
.45ft. ² .13m ²	.56ft. ² .17m ²

RAR2 EPA

RAR-2	
EPA at 0°	EPA at 30°
.55ft. ² .17m ²	1.48ft. ² .45m ²

SHIPPING

Catalog Number	G.W(kg)/CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

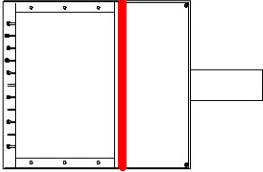
RATIO SERIES

AREA/SITE LIGHTER

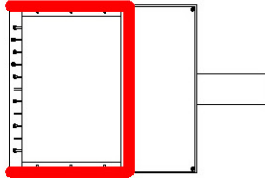
ADDITIONAL INFORMATION (CONT'D)

RATIO HOUSE SIDE SHIELD

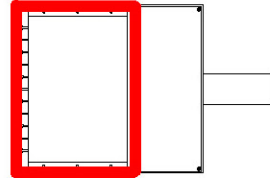
RARx HSS-90-B-xx



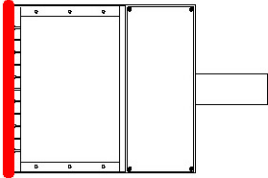
RARx HSS-270-BSS-xx



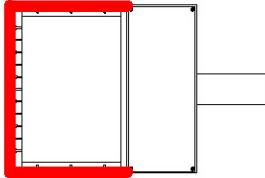
RARx HSS-360-xx



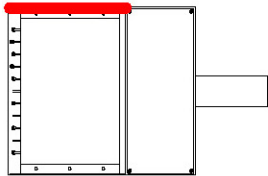
RARx HSS-90-F-xx



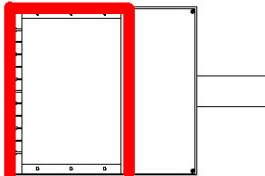
RARx HSS-270-FSS-xx



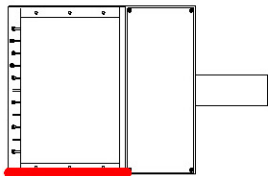
RARx HSS-90-S-xx



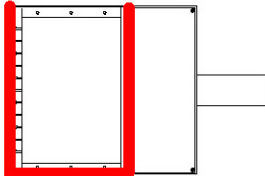
RARx HSS-270-FSB-xx



RARx HSS-90-S-xx



RARx HSS-270-FSB-xx



USE OF TRADEMARKS AND TRADE NAMES

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12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.12A
208V	0.08A
240V	0.07A
277V	0.06A
Input Watts	15.7W

LED Info

Watts	12W
Color Temp	5000K (Cool)
Color Accuracy	75 CRI
L70 Lifespan	100,000 Hours
Lumens	1,925 lm
Efficacy	122.6 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 4ft (1.2m) of the ground.

IP Rating:

Ingress protection rating of IP66 for dust and water

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PMV178BC

LED Characteristics

LED:

Multi-chip, long-life LED

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 70W Metal Halide

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 8 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 70W Metal Halide

Technical Specifications (continued)

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

FTC Country of Origin:

This product was assembled in the USA by RAB using imported components

Buy American Act Compliance:

This product complies with the Buy American Act

Optical

BUG Rating:

B1 U1 G0

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.14A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

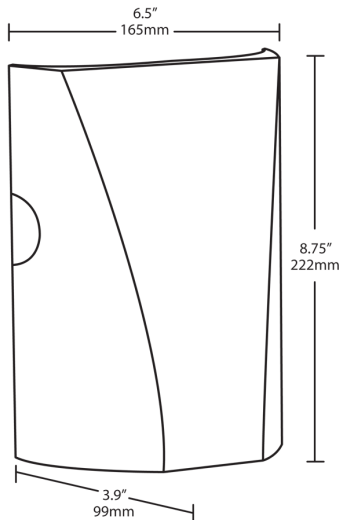
THD:

7.7% at 120V, 13.3% at 277V

Power Factor:

99.4% at 120V, 95.4% at 277V

Dimensions



Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty