



Chairwoman Jennifer Swallow
Vice-Chairman Jim Smolik
Member Jim Maleski

CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION

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



Member Steve Ali
Council Liaison Bruce F. Abens

AGENDA

REGULAR MEETING – TUESDAY, DECEMBER 10, 2019

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

MINUTES: Regular meeting held Tuesday, November 12, 2019

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: Chris Brown; K. Hovnanian Homes
3296 Columbia Road, Richfield, Ohio 44286

OWNER: Same

REQUEST: Final plat approval for Meadow Lakes No. 17 within Meadow Lakes PCD

LOCATION: Continuation of Yellow Beak Lane, White Feather Avenue and Amber Way
within Meadow Lakes PCD.
Permanent Parcel Nos. 07-00-033-101-034 & 07-00-033-101-017

APPLICANT: Mill Ridge Subdivision, LLC
260 South Logan Street, Elyria, Ohio 44035

OWNER: Same

REQUEST: Final plat approval for Millridge Subdivision No. 4

LOCATION: Continuation of Stratton Mill Street and Rummel Mill Drive, located east of
Stoney Ridge Road; an R-1 Residence District.
Permanent Parcel No. 07-00-031-000-232

APPLICANT: Jill Allan, Jim Rumbaugh; The Meritage Group
772 Pine Valley Drive, Pittsburgh, Pennsylvania 15239

OWNER: Winfield Farms Development, LLC

772 Pine Valley Drive, Pittsburgh, Pennsylvania 15239

REQUEST: Final plat approval for The Reserve at Winfield Farm Subdivision No. 4

LOCATION: Continuation of Nash Lane and Winfield Lane, and completion of Elva Lane,
in an R-1 Residence District.
Permanent Parcel No. 07-00-036-000-535

CONTINUED ON BACK

**NORTH RIDGEVILLE PLANNING COMMISSION
AGENDA – TUESDAY, DECEMBER 10, 2019**

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APPLICANT: Anthony M. Valore; Valore Properties, Inc.
23550 Center Ridge Road, Westlake, Ohio 44145
OWNER: Valore Properties, Inc.; 23550 Center Ridge Road, Westlake, Ohio 44145
REQUEST: Final plat approval for Hampton Place Subdivision No. 5
LOCATION: East of Stoney Ridge Road and south of Atlantic Avenue, in an R-1 Residence
District.
Permanent Parcel No. 07-00-029-000-325

ADJOURNMENT:

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

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, NOVEMBER 12, 2019**

CALL TO ORDER:

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

ROLL CALL:

Present were members Steve Ali, James Maleski, Vice-Chairman James Smolik, Chairwoman Jennifer Swallow and Council Liaison Bruce Abens.

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

MINUTES:

Chairwoman Swallow asked if members had a chance to review the minutes of the regular meeting on Tuesday, October 8, 2019; and if there were any questions, comments or concerns. No discussion was offered. The minutes are received and placed on file.

CORRESPONDENCE:

Chairwoman Swallow noted the Law Department memo regarding tie votes and lost motions. She asked Assistant Law Director Morgan to elaborate.

Assistant Law Director Morgan stated her reason for the memo was to give members the opportunity to formalize a rule concerning lost motions. She explained that a tie vote would count as a denial even though the person can choose to return.

She identified differences between Planning Commission and Board of Zoning and Building Appeals. She stated that Planning Commission requires three members in order for a motion to pass, regardless of the number of members present or voting. She explained that the By-Laws suggest that motions should be in the positive to approve and, if a member does not approve, they would vote no. She stated that it is not a requirement but is strongly suggested by the wording. She asked that the Commission consider amending their By-Laws to address motions that receive a tie vote or lack a second: The motion would be lost and the effect would be the same as a denial of a motion.

Chairwoman Swallow asked for comments from the Commission. No discussion was offered. She asked that Assistant Law Director Morgan draft a rule for the next meeting.

OLD BUSINESS:

None

NEW BUSINESS:

APPLICANT: John F. Bokisa, MCI-Metro; 12300 Ridge Road, North Royalton, Ohio 44133
OWNER: City of North Ridgeville – right-of-way
7307 Avon Belden Road, North Ridgeville, Ohio 44039
REQUEST: Installation of fiber optic cable and conduit in the right-of-way.
LOCATION: The right-of-way of Victory Lane, Lorain Road, Sugar Ridge Road, Center Ridge Road, Emerald Street, Mills Road, Mills Industrial Parkway and Performance Lane.

Application was read.

Chairwoman Swallow asked that the applicant come forward and provide a description of his request. She directed him to sign in, then state his name and address.

John F. Bokisa, MCI-Metro, 12300 Ridge Road, North Royalton, Ohio 44133, He stated that, in several areas in North Ridgeville, they will be completing various projects for their optical distribution network. He explained that there are customers they would like to reach with underground services and a few sites they would like to place cabinets.

He explained there were some administrative issues that resulted in changes to a few of projects that were submitted to Planning Commission.

Chairwoman Swallow commented that she had a list of four projects. She asked Mr. Bokisa if he was requesting postponement or deferral of approval.

Mr. Bokisa asked how the Commission would like to proceed. He asked if possible to approve as written then submit revisions after the fact.

Chairwoman Swallow asked what the revisions encompass.

Mr. Bokisa stated that there were no revisions to two of the projects: the first on Mills Industrial Parkway; the second at 7725 Victory Lane extending west to Lorain Road.

He explained that, for the project at 33755 Center Ridge Road, the cabinet would be moved 300 feet east to North Lear Nagle. Regarding the project at Center Ridge Road and Emerald Street, he stated that they would add a section of aerial on Lorain Road and a lateral underneath Emerald Street. At 35147 Center Ridge Road, he proposed that it be moved two spans east. He indicated that this change was due to the ODOT project.

He spoke about the project at Sugar Ridge Road project, which is being cancelled. He requested that it be withdrawn.

Mr. Bokisa then addressed the administrative comments from City Engineer Rodriguez concerning the installation plans for 38599 Center Ridge Road. He asked him to recommend a

different area of construction – away from the bridge reconstruction project – that would not delay installation.

It was stated that the bridge reconstruction was located on Center Ridge Road, just east of Case Road.

Chairwoman Swallow asked City Engineer Rodriguez if he had any concerns with Planning Commission granting approval of the installation plans that are to be revised. She asked if he felt the proposed changes could be handled administratively by the Engineering Department.

City Engineer Rodriguez responded that the changes could be taken care of after approval; that he could work with the applicant. He explained that installations taking place anywhere within the Center Ridge Road temporary right-of-way could not move forward at this time. He stated that ODOT runs the right-of-way for the next year. He indicated that, by moving the installation east, there could be areas out of the temporary right-of-way but he would need to check with ODOT.

Chairwoman Swallow asked for any other questions from the Commission.

Vice-Chairman Smolik asked about the size of the cabinets that will be installed.

Mr. Bokisa stated that they have a 14-inch depth, 27-inch width and 44-inch height.

Vice-Chairman Smolik asked if they are proposing any landscaping around the cabinets.

Mr. Bokisa indicated that there were no plans for landscaping. He stated that homeowners occasionally plant bushes around cabinets that are located in front of residential properties. He explained that – should there be any landscaping – the industry standard for clearance is approximately 36 inches.

Vice-Chairman Smolik spoke about installation sites in areas without sidewalks. He asked if the junction chambers being installed have a non-skid lid so that, when a sidewalk does go in, it would not create a tripping hazard for pedestrians.

Mr. Bokisa responded yes.

Council Liaison Abens asked if the installation will cause any kind of traffic disruption for any length of time.

Mr. Bokisa stated that, once the excavation starts, work would be completed in a few days. He stated that they will follow the traffic plan that is submitted with the permit for the duration of the project. He indicated that most of the construction zone would remain within the right-of-way and would cause minimal traffic disruption.

Assistant Law Director Morgan spoke about indemnification for the city. She stated that she had

previously sent a right-of-way agreement but would also require an indemnification agreement. She asked if it was forthcoming.

Mr. Bokisa stated that an agreement had been submitted with the previous application. He felt it would have covered the entire project.

Assistant Law Director Morgan responded that it was possible the agreement would cover the whole project but their application had not been presented as a continuation of the previously approved project. She stated that it would need to be discussed in order to confirm it contained all the necessary information.

Mr. Bokisa explained that any MCI-Metro projects would be coordinated through their Legal Department by James Wallace. He stated that they would be prepared to provide another agreement, if needed.

Assistant Law Director Morgan stated that she had sent out what Mr. Wallace had provided before. She stated he could review it to see if it would cover the current project.

Mr. Bokisa responded that the agreement should possibly be different because they will be installing a lot of cabinets.

Chairwoman Swallow asked for questions or comments from the Administration. She asked for discussion from the Commission. No discussion was offered. She opened the floor for public comment. No discussion was offered.

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

A voice vote was taken and the motion carried.

Yes – 5 No – 0

APPLICANT: COUNCIL REFERRAL

Richard Stickland; UYA Holdings, LLC
118 Mill Street, Medina, Ohio 44256

OWNER: UYA Holdings, LLC; 118 Mill Street, Medina, Ohio 44256

REQUEST: Approval to rezone portion of land to B-3 Highway Commercial District.

LOCATION: 7385 Race Road; zoned in an R-1 Residence District and B-3 Highway
Commercial District.
Permanent Parcel No. 07-00-034-000-137

Application was read.

Chairwoman Swallow asked that the applicant come forward and describe his request.

Richard Stickland, 118 Mill Street, Medina, Ohio 44256, stated that he had obtained the back

portion the property at the end of the summer. He explained that a 60-by-30 pole building sits within the property that is zoned R-1. He stated his request was to have the portion of property surrounding the building rezoned to commercial. He stated that the only improvement made to the building was installation of a concrete floor. He discussed plans to turn the building into a production space. He noted several improvements planned to the interior, such as steel siding, insulation, electric and heat. He stated that, in front of the building and along one side, he would like to install pavement and an access road to the building.

He spoke about a discussion with Chief Building Official Fursdon. He stated that a 15-foot landscape barrier would be required between his property and three homes on Race Road. He indicated that he would also like to install a privacy fence along this part of the property.

Chairwoman Swallow asked about the type of production that would take place in the building.

Mr. Stickland responded that it would be used for aluminum repair. He stated that, for some of the programs they are on at their other location, a separate aluminum repair area is required; but they had run out of space.

Chairwoman Swallow asked about noise and odors that would emanate from the building.

Mr. Stickland replied that all painting would still be done in the main building. He indicated that there would be no more noise than what they currently have.

Chairwoman Swallow suggested that her concern was that the building would be closer to the residential properties.

Mr. Stickland stated that the building was pretty far away from the residences.

Chairwoman Swallow asked how much he planned to expand the building.

Mr. Stickland responded that he did not plan to expand it at all. He stated that, if anything, there may be a small 10-by-10 section on the west side of the building.

Chairwoman Swallow asked Assistant Law Director Morgan if rezoning of the parcel was required in order for aluminum repair to occur.

Mr. Stickland commented that Chief Building Official Fursdon informed him that it was required.

Chairwoman Swallow asked if he had spoken with any of his neighbors abutting the property to be rezoned.

Mr. Stickland indicated that he had been approached by the property owner east of him. He stated that she would like him to purchase her property. He stated that the resident to the south is a renter and he had never met the property owner.

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, NOVEMBER 12, 2019**

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Chairwoman Swallow asked for any other questions or comments from the Commission. No discussion was offered. She asked for anything further from the Administration. No discussion was offered. She opened the floor for public comment. No discussion was offered.

It was moved by Maleski and seconded by Smolik to recommend that Council approve the petition to rezone and adopt T 106-2019.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:29 PM.

Jennifer Swallow
Chairwoman

Michelle A. Owens
Deputy Clerk of Council

Tuesday, December 10, 2019
Date Approved

Engineering Fee Paid: \$ 4,475.00
Receipt No.: 486242
☐ Cash ☒ Check - Check No.: 00108685
(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ 314.00
Receipt No.: 356021
☐ Cash ☒ Check - Check No.: 00108684
(See attached for description of fees.)



RECEIVED

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

Received: NOV 12 2019 Date Released to Planning Commission: 11/19/2019
Date of Planning Commission Meeting: 12/10/2019 (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: CHRIS BROWN PROPERTY OWNER: SAME AS APPLICANT
COMPANY NAME: K. HOVNANIAN MEADOW LAKES ADDRESS: _____
ADDRESS: 3296 COLUMBIA ROAD LLC CITY / STATE: _____ ZIP: _____
CITY / STATE: RICHFIELD, OH. ZIP: 44286 PHONE NO.: _____
PHONE NO.: 440-985-7325 SIGNATURE: _____
SIGNATURE: [Signature] (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: CHRBROWN@KHVN.COM

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

LOCATION OF PROPERTY/ADDRESS: VACANT LAND AT THE END OF WHITE FEATHER + AMBER
PERMANENT PARCEL NO.: 0700033101034, 017 ZONING OF PROPERTY: PCD
ZONING OF ADJACENT PROPERTY TO: NORTH PCD EAST R-1 SOUTH B-2 WEST PCD
DESCRIPTION OF REQUEST: APPROVAL OF THE FINAL PLAT FOR MEADOW LAKES
SUBDIVISION (PCD) PHASE 17

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

If yes, list dates and nature of each: _____

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

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

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

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

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

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

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

ALL FEES MUST BE INCLUDED WITH APPLICATION

Submit separate checks made payable to the "City of North Ridgeville" at departments noted below.

Planning Commission Application Fee

This fee must be submitted at time of application and a separate check for any of the applicable fees below.

Single Lot	\$100.00
Multiple Lots	\$300.00 ✓
Planning Commission Special Meeting Fee	\$250.00
Public Notification Fee	\$1.00 per notice of adjacent property owner(s)
	$\frac{9}{\text{Number of Notices}} \times \$1.00 = \$ \frac{9.00}{\text{Fee}} \checkmark$
Building Dept. Admin. Fee	\$5.00 ✓

\$314.00

Submit your application and check to the Building Department.

Engineering Deposit Fee

This fee must be submitted at time of application and also a separate check for the Planning Commission fee.

Residential Subdivision:

Preliminary	\$375.00
Final	\$975.00 plus \$35.00 per lot ✓
Multi-Family Apartments, etc.	\$950.00 + \$30.00 per unit
Commercial Site Plan (1 Building)	\$1,125.00
Industrial Site Plan (1 Building)	\$1,125.00
Plot Plans, Lot Splits & Other Map Reviews	\$225.00

\$975 + (100 x 35)

\$4,475.00

This check is to be submitted to the City Engineer's Office.

Special Development District Deposit Fee.....\$5,000.00

This fee must be submitted at time of application in addition to a separate check for the Planning Commission fee.

This check is to be submitted to the Clerk of Council's office.

CANCELLATIONS: Applicants shall be charged a cancellation fee should a cancellation be due to the request of the applicant. The fee is \$1.00 per notice.

- THE FOREGOING LISTS THE MINIMUM REQUIRED BY THE PLANNING COMMISSION. THE COMMISSION CAN AND MAY REQUIRE ADDITIONAL INFORMATION.
- APPLICANT OR A REPRESENTATIVE AUTHORIZED IN WRITING MUST APPEAR AT THE MEETING WHEN THE PROPOSAL IS CONSIDERED.
- THIS APPLICATION MUST BE FILLED OUT IN FULL, INCLUDING A COMPLETE LIST OF ALL CURRENT RECORD TITLE OWNER(S). ANY APPLICATION SUBMITTED CONTAINING BLANKS, OMISSIONS, OR NOT MEETING CODE REQUIREMENTS, MAY BE DELAYED OR REJECTED.
- THE CITY OF NORTH RIDGEVILLE STRIVES FOR ACCURACY IN THE NOTIFICATION OF ADJACENT RECORD TITLE OWNER(S). HOWEVER, IF THE CITY HAS MADE AN ERROR IN THE NOTIFICATION PROCESS, THIS WILL NOT BE CAUSE FOR REJECTION OF THIS APPLICATION.
- PER CHARTER SECTION 8.6, "ALL PLANS AND RECOMMENDATIONS MADE BY THE PLANNING COMMISSION SHALL BE SUBMITTED TO COUNCIL FOR APPROVAL BEFORE THE SAME SHALL BE CONSIDERED AS OFFICIAL."

TO BE FILLED OUT BY APPLICANT

I, CHRIS W. BROWN
(Print Name)


(Signature)

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

Applicant: CHRIS BROWN

Owner: K. HOVNANIAN MEADOW LAKES, LLC.

Project Address: PHASE 17 WITHIN THE MEADOW LAKES SUBDIVISION

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

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
1	SEE ATTACHED.	
2		
3		
4		
5		
6		
7		
8		
9		
10		

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

CBO Verification By:


OFFICE USE ONLY

Date / Time Stamp:

BZA / PC Verification By:

MEADOW LAKE PHASE 17/18 ADJACENT PROPERTY OWNERS LIST

Parcel #: 0700033101035

✓1. **Owner:** RIDGE MINERALS LLC

Address: REAR LAND NORTH RIDGEVILLE, OH 44039

Parcel #: 0700033101028

✓2. **Owner:** RIDGE MINERALS LLC

Address: CENTER RIDGE RD NORTH RIDGEVILLE, OH 44039

Parcel #: 0700033101032

✓3. **Owner:** RIDGE MINERALS LLC

Address: CENTER RIDGE RD NORTH RIDGEVILLE, OH 44039

Parcel #: 0700033103046

✓4. **Owner:** MEADOW LAKES HOMEOWNERS ASSOCIATION

Location Address: REAR LAND NORTH RIDGEVILLE, OH 44039

Tax Bill Mailed To: M2 MANAGEMENT GROUP BRUNSWICK, OH 44212

Parcel #: 0700033103011

✓5. **Owner:** PEARSON CHARLES B & PEARSON STACY L

Address: 37487 AMBER WAY NORTH RIDGEVILLE, OH 44039

Parcel #: 0700033119004

✓6. **Owner:** CECIL JULIE M & CECIL PAUL E JR

Address: 37486 AMBER WAY NORTH RIDGEVILLE, OH 44039

Parcel #: 0700033119005

✓7. **Owner:** MEADOW LAKES HOMEOWNERS ASSOCIATION

Location Address: HIGH PERCH DR NORTH RIDGEVILLE, OH 44039

Tax Bill Mailed To: M2 MANAGEMENT GROUP BRUNSWICK, OH 44212

Parcel #: 0700033119002

✓8. **Owner:** COLEMAN HEATHER L & COLEMAN RUSSELL W

Address: 37485 WHITE FEATHER AVE NORTH RIDGEVILLE, OH 44039

Parcel #: 0700033118005

✓9. **Owner:** MEADOW LAKES HOMEOWNERS ASSOCIATION

Location Address: REAR LAND NORTH RIDGEVILLE, OH 44039

Tax Bill Mailed To: M2 MANAGEMENT GROUP BRUNSWICK, OH 44212

Parcel #: 0700033118002

✓10. **Owner:** DIBELLO CRISTINA M

Address: 37483 YELLOW BEAK LN NORTH RIDGEVILLE, OH 44039

Parcel #: 0700033117023

✓11. **Owner:** MEADOW LAKES HOMEOWNERS ASSOCIATION

Location Address: REAR LAND NORTH RIDGEVILLE, OH 44039

Tax Bill Mailed To: M2 MANAGEMENT GROUP BRUNSWICK, OH 44212

Parcel #: 0700033117024

✓12. **Owner:** MEADOW LAKES HOMEOWNERS ASSOCIATION

Location Address: TALON WAY NORTH RIDGEVILLE, OH 44039

Tax Bill Mailed To: M2 MANAGEMENT GROUP BRUNSWICK, OH 44212

Parcel #: 0700033116002

✓13. **Owner:** MOORE SCOTT P & MOORE NICOLE M

Address: 6625 HIGH PERCH DR NORTH RIDGEVILLE, OH 44039

Parcel #: 0700033116001

✓14. **Owner:** SCHMITT GARY L

Address: 6619 HIGH PERCH DR NORTH RIDGEVILLE, OH 44039

15.

Parcel #: 0700033116035

Owner: OWNER NOT LISTED

Address: 6613 HIGH PERCH DR NORTH RIDGEVILLE, OH 44039

16.

Parcel #: 0700033120001

Owner: MEADOW LAKES HOMEOWNERS ASSOCIATION

Location Address: REAR LAND NORTH RIDGEVILLE, OH 44039

Tax Bill Mailed To: M2 MANAGEMENT GROUP BRUNSWICK, OH 44212

PLANNED COMMUNITY DEVELOPMENT NAME:MEADOW LAKES SUBDIVISION NO. 17DATE: 11/8/19PHASE OR SUBDIVISION: PHASE 17**FINAL APPROVAL FOR PHASE OR SUBDIVISION: §1279.09**

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

	Included	Not Included	Item
1			Preliminary PCD approval on (date): <u>11/9/2004</u> §1279.09
2	✓		Application, with adjacent parcel owners, parcel numbers and addresses: §1279.09
3	✓		Includes all requirements of §1224.02 Subdivision: §1279.09
4	✓		A site plan, including all proposed uses, parking areas and drives, the proposed public and private street system with right-of-ways and easements, and the use of all land, including common and private land: §1279.09(a)
5	✓		Detailed plans and specifications of all streets, sidewalks, storm and sanitary sewers, water mains, street illumination, parking areas and drives, storm water management, and all other site features of the development area or that portion of the development to be developed, designed in accordance with applicable City code: §1279.09(b)
6	✓		A grading and landscape plan showing all site features and facilities: §1279.09(c)
7	✓		All covenants running with the land, deed restrictions, including the use of common land, covenants, restrictions or easements to be recorded, declaration of covenants, restrictions and by-laws of a homeowner's association and its incorporation, declaration of condominium ownership and other covenants, if any, for maintenance: §1279.09(d)
8	✓		Final plan includes the following dwellings: §1279.09(a) Single Family <u>✓</u> *Cluster Single Family _____ Multi Family/Condominiums Neighborhood business
9			*Cluster site plan approved on (date): _____ §1279.26
10	✓		Improvement plans, if any, to include street names, if the streets are to be private or public streets, along with a subdivider's agreement, construction drawings, title sheet, plan view and profile view, engineering details, estimates of quantities and materials: §1228.01(a) through (h)
11	✓		10 copies of the final plat: §1224.05(b)(2)A
12		<u>IN PROGRESS</u>	Certificate from City Engineer that all improvements have been installed or a performance agreement and bond have been filed to secure the construction: §1224.05(b)(2)A 1 and 2

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

PLANNED COMMUNITY DEVELOPMENT NAME:

MEADOW LAKES SUBDIVISION NO. 17

DATE: 11/8/19

PHASE OR SUBDIVISION: PHASE 17

AMENDMENTS TO PLANS: §1279.14

At any time after the approval of a preliminary plan or a final plan of a development area, the owner(s) may apply for an amendment to said plan.

If the application for an amendment seeks to add contiguous property of less than 200 acres to a previously established PCD District or depart from the intent of the previously approved PCD District, it shall conform to the requirements of §1279.03 of the N.R.C.O. and be filed with the Clerk of Council. The City shall then process the application in accordance with the procedures set out in §1279.04 et seq.

If the application seeks a change or modification consistent with the intent of the previously established PCD District, it shall conform to the requirements of §1279.09 of the N.R.C.O. and be filed with the Planning Commission. The City shall then process the application in accordance with §1279.10 and §1279.11 of N.R.C.O.

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



City of North Ridgeville

7307 Avon Belden Rd

North Ridgeville, OH 44039

Ph: (440) 353-0822

Fax: (440) 353-0823

RECEIPT NUMBER

00006179

Paid By

K. HOVNANIAN CONTRACTORS OF OH

3296 COLUMBIA RD

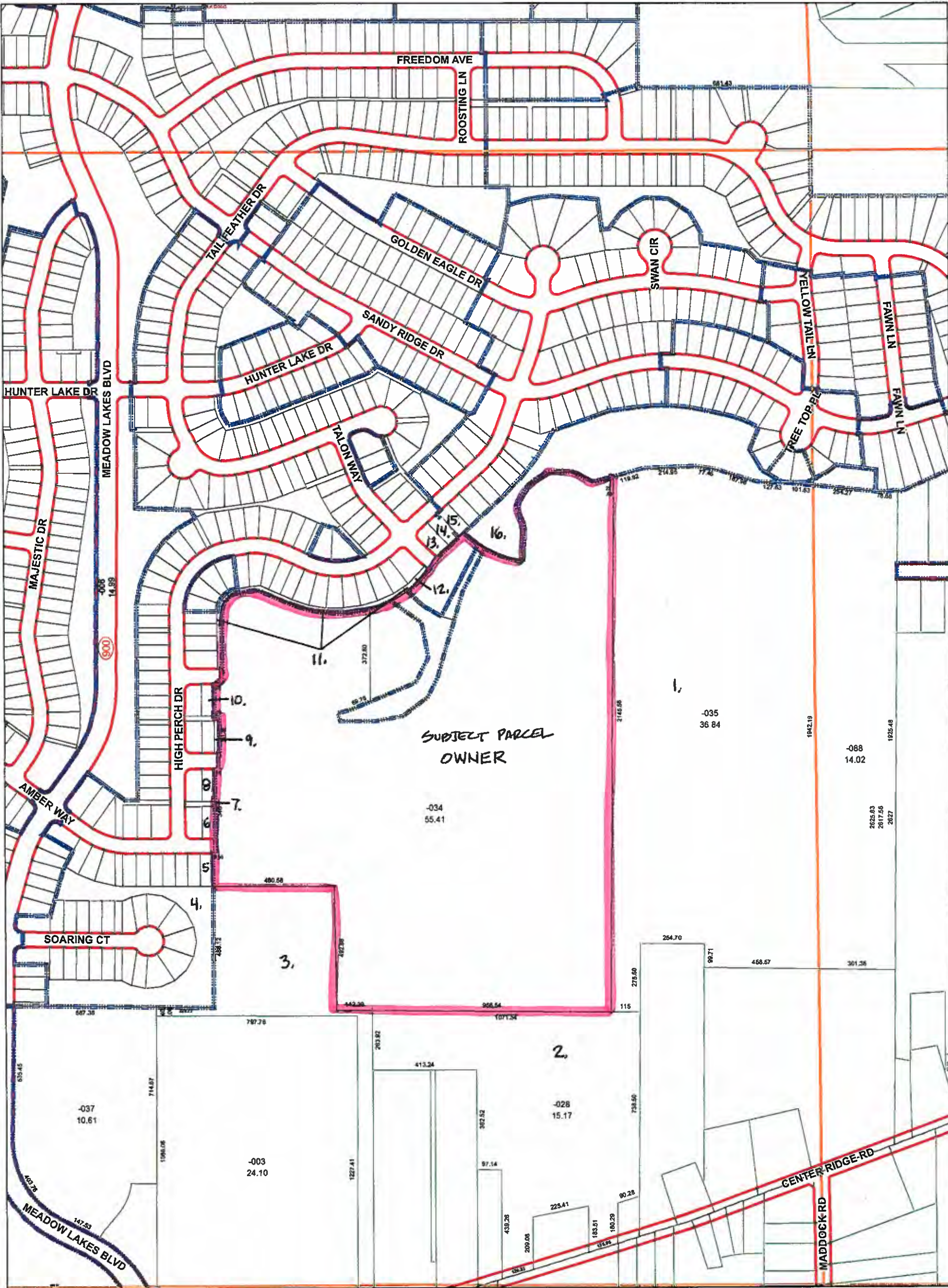
RICHFIELD, OH 44286-9622

11/12/2019

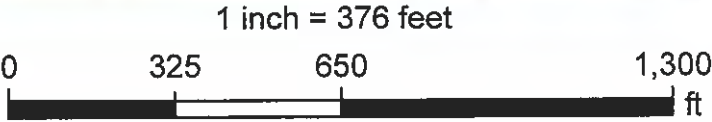
Type	Record	Category	Description	Amount
PZE Process	PPZ2019-0027	Standard Item	Planning Commission: Multiple	\$ 309.00
PZE Process	PPZ2019-0027	Standard Item	Administrative Fee	\$ 5.00

WHITE FEATHER & AMBER WAY
MEADOW LAKES #17

Total	\$ 314.00
Cash	
Check	\$ 314.00
Check #	00108684
Credit	
Transferred	
Tendered	\$ 314.00
Change	\$ 0.00
To Overpayment	\$ 0.00



October 30, 2019 3:50:34 PM



Legend		Large Symbols		Road		Parcels_Black	
Boundaries	Parcel Line	Right-of-way	PLSS Boundaries	Arrow Large	Centerlines	Subdivisions/...	
- - - Dashed Parcel Line	Right-of-way Line	Original Lot Lines	Tip Large	Subdivisions/...	Right of Ways		
Sublot Line							

D. DAVID GILLOCK, MAYOR
D. David Gillock 2-6-18
 SIGNATURE DATE

CITY OF AVON



Original Lots

Zoning Legend

- [illegible]

- [illegible]



EMANCIPATION DEED FROM THE DAILY APPOINTED CLERK OF COURTS OF THE CITY OF NORTH
REDFORDVILLE, OHIO DO HEREBY CERTIFY THAT TO A TRUE AND EXACT COPY OF THE FOREGOING
MAP OF THE CITY OF NORTH REDFORDVILLE, OHIO AS ACCEPTED BY NORTH REDFORDVILLE GALESCIAN
COUNCIL PERFORMANCE NO. 288 AND THE CITY OF NORTH REDFORDVILLE, OHIO AND THE
MAP AS ACCEPTED BY THE SOUTH REDFORDVILLE GALESCIAN COUNCIL
THROUGH RESOLUTION NO. 288.

IN WITNESS WHEREOF I AFFIX MY SIGNATURE THIS 13TH DAY OF February
IN THE YEAR OF OUR LORD ONE THOUSAND SIX HUNDRED

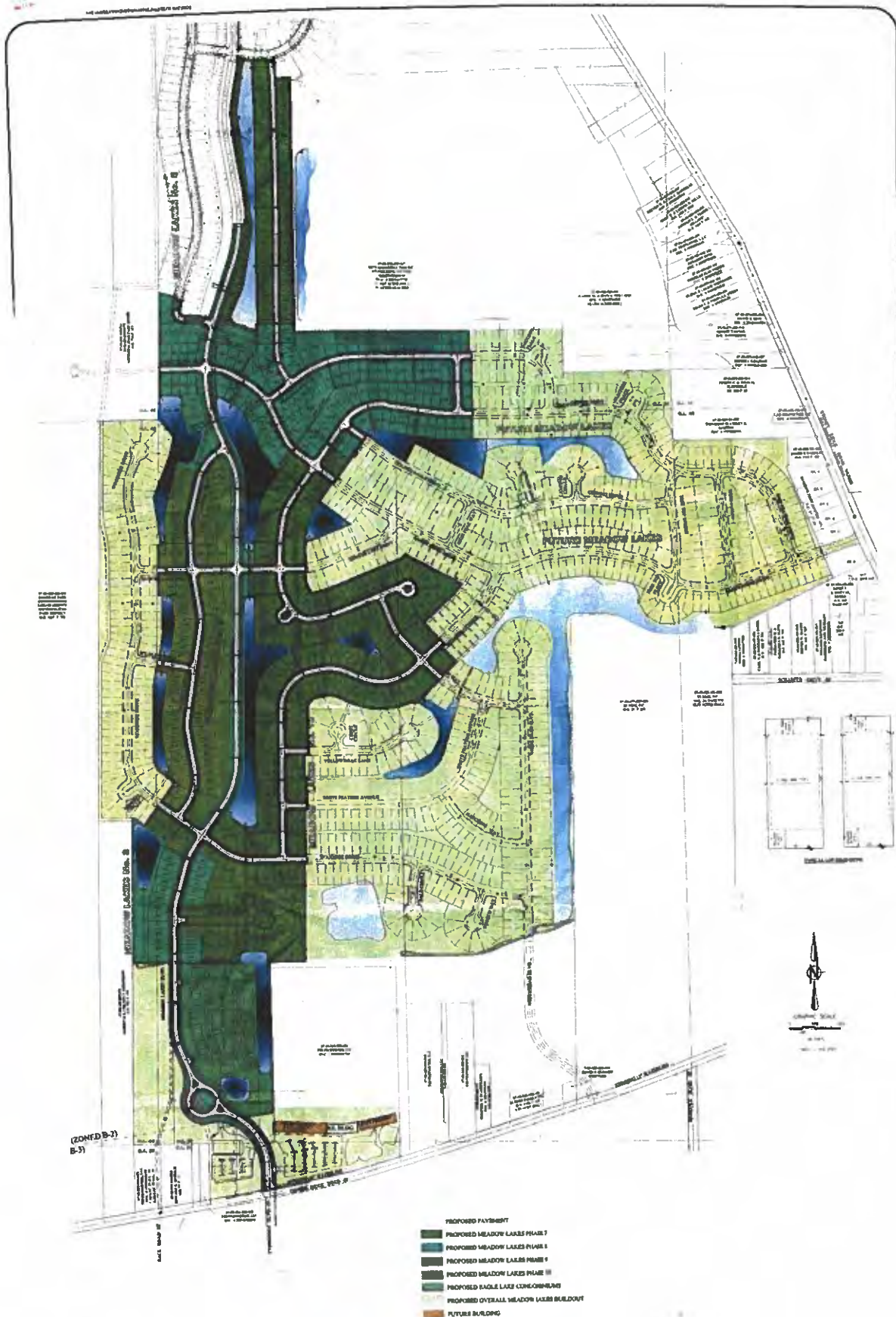
RANNEY LEBLANC, CLERK OF COURTS.

Ranney LeBlanc, Clerk of Courts 2/13/78
Subscribed: 11 6429



BRAMHALL
ENGINEERING & MECHANICAL COMPANY
300 MOORE ROAD AUSTIN, TEXAS 78701
(512) 454-1000 (512) 454-7878 FAX

MAP PREPARED BASED UPON 2013-2014 ADOPTED ORDINANCES PROVIDED BY THE CITY OF NORTH RIDGEVILLE REPRESENTING ZONING CHANGES MADE SINCE ORD. NO. 334-06 CREATED BY THE JULY 5, 1988 ZONING MAP. ALL AREAS NOT SPECIFICALLY LABELED OUT WITH AN ORDINANCE NUMBER REFER TO ORD NOS. 334-89 AND 335-06.



**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Chris Brown
Name of Owner:	K. Hovnanian Meadow Lakes LLC
Date Submitted for Consideration:	11-12-19
Date to Return to Planning Commission:	11-19-19
Regarding: Meadow Lakes Subdivision No. 17 – Final Plat	

RECOMMENDATIONS:

1. Meadow Lakes Subdivision No. 17 has 100 cluster family lots on 22.4646 total acres with a density of 4.45 (100 lots divided by 22.4646 total acres = 4.45). Density compliance will be determined at the final phase of Meadow Lakes Subdivision.
2. Meadow Lakes Subdivision No. 17 has 9% open space (2.1011 open space acres divided by 22.4646 total acres = 0.093). Open space compliance will be determined at the final phase of Meadow Lakes Subdivision.
3. All else appears code compliant.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 CEO

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

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

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Chris Brown; K. Hovnanian Homes 3296 Columbia Road, Richfield, Ohio 44286
Name of Owner:	Same
Date of Planning Commission Meeting:	Tuesday, December 10, 2019
Date to Return to Deputy Clerk of Council:	Wednesday, November 27, 2019
Regarding:	Final plat approval for Meadow Lakes Phase No. 17 within Meadow Lakes PCD, a continuation of Yellow Beak Lane, White Feather Avenue and Amber Way. Permanent Parcel Nos. 07-00-033-101-034 & 07-00-033-101-017

Recommendations:

no comments submitted

(Use additional sheets if necessary.)

Department Head Signature: _____

[Signature]

Title: _____

[Select Title...]

Asst. LD

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

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

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Recommendations:

1. Since the streets are public streets, Ordinance 3862-2002 applies. The City is required to install all traffic control devices in new subdivisions and charge the developer for same.
2. Street lighting is required per CNRO Section 1226.15.
3. Detailed improvement plans and stormwater management calculations have been approved by the Engineering Department.
4. A statement shall be added to the Plat Title Sheet stating the responsibilities of the HOA for future and ongoing maintenance of all drainage easements and the appurtenances therein.

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

(Use additional sheets if necessary.)

Department Head Signature:  Title: City Engineer

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

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

Name of Applicant:	Chris Brown; K. Hovnanian Homes 3296 Columbia Road, Richfield, Ohio 44286
Name of Owner:	Same
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Recommendations:

No comment

(Use additional sheets if necessary.)

Department Head Signature: _____

Title: Safety-Service Director

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

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

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Chris Brown; K. Hovnanian Homes 3296 Columbia Road, Richfield, Ohio 44286
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Regarding:	Final plat approval for Meadow Lakes Phase No. 17 within Meadow Lakes PCD, a continuation of Yellow Beak Lane, White Feather Avenue and Amber Way. Permanent Parcel Nos. 07-00-033-101-034 & 07-00-033-101-017

Recommendations:

No comments

(Use additional sheets if necessary.)

Department Head Signature: _____ Title: Mayor

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

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

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

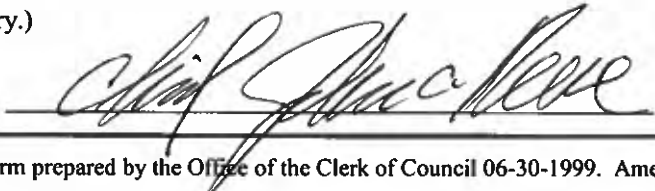
**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Chris Brown; K. Hovnanian Homes 3296 Columbia Road, Richfield, Ohio 44286
Name of Owner:	Same
Date of Planning Commission Meeting:	Tuesday, December 10, 2019
Date to Return to Deputy Clerk of Council:	Wednesday, November 27, 2019
Regarding:	Final plat approval for Meadow Lakes Phase No. 17 within Meadow Lakes PCD, a continuation of Yellow Beak Lane, White Feather Avenue and Amber Way. Permanent Parcel Nos. 07-00-033-101-034 & 07-00-033-101-017

Recommendations:

No comments at this time.

(Use additional sheets if necessary.)

Department Head Signature:  **Title:** Fire Chief

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

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

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

MEADOW LAKES SUBDIVISION NO. 17

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33
ALSO BEING A RE-SUBDIVISION OF REMAINDERS 10B, 10D, AND 10E IN MEADOW LAKES SUBDIVISION NO. 10
AS RECORDED IN PLAT VOLUME 92, PAGE 33 OF LORAIN COUNTY RECORDS

OWNERS CERTIFICATION AND ACCEPTANCE:

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33, CONTAINING 57.0808 ACRES, ALL OF WHICH LIE IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 33.

THE UNDERSIGNED OWNER, K. HOVNANIAN MEADOW LAKES, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS MEADOW LAKES SUBDIVISION NO. 17, A SUBDIVISION OF SUBLOTS 1495 TO 1594 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF NORTH RIDGEVILLE, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

K. HOVNANIAN MEADOW LAKES, LLC

BY CHUCK VANNOY

REGIONAL PRESIDENT

NOTARY:

STATE OF OHIO
COUNTY OF

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

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

THIS DAY OF

NOTARY PUBLIC

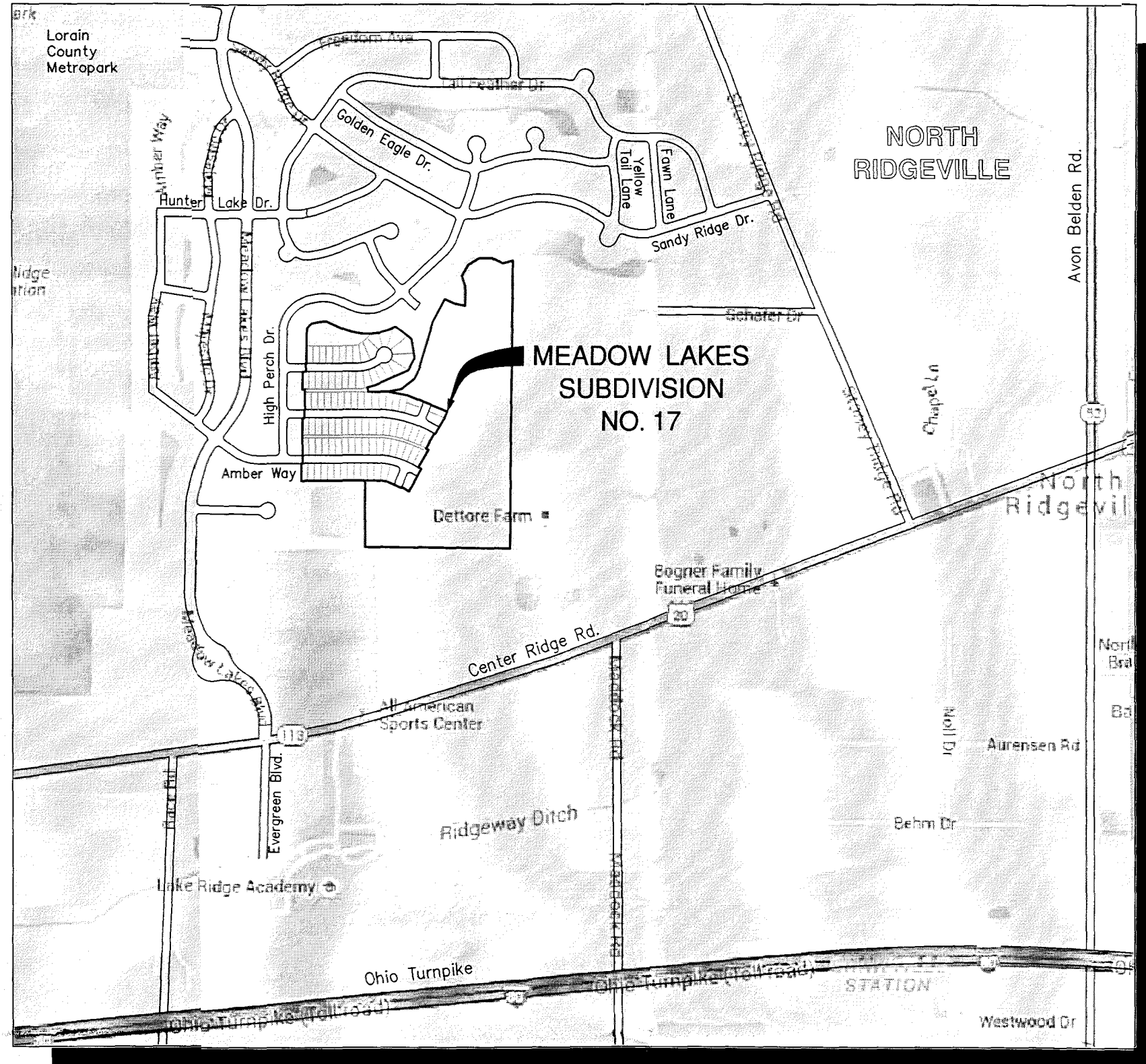
MY COMMISSION EXPIRES:

ACREAGE SUMMARY:

SUBLOTS 1397 THROUGH 1475

SUBLOTS 1495 TO 1594	16.3016 Ac.
RIGHT-OF-WAY	4.0619 Ac.
BLOCK 'A'	1.4143 Ac.
BLOCK 'B'	0.2416 Ac.
BLOCK 'C'	0.4452 Ac.
REMAINDER '17A' MEADOW LAKES NO. 17	34.6163 Ac.
TOTAL	57.0809 Ac.

GRAND TOTAL MEADOW LAKES SUBDIVISION NO. 17 = 57.0809 Ac.



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

- COVER SHEET
- OVERALL
- SUBLOTS 1495 THROUGH 1523
- SUBLOTS 1524 THROUGH 1533
- SUBLOTS 1552 THROUGH 1561
- SUBLOTS 1534 THROUGH 1551
- SUBLOTS 1562 THROUGH 1571
- SUBLOTS 1585 THROUGH 1594
- SUBLOTS 1572 THROUGH 1584
- CURVE TABLES

LOT NUMBERS:

MEADOW LAKES SUBDIVISION NO. 17
CONTAINS 100 LOTS NUMBERED 1495 TO 1594 INCLUSIVE

UTILITY EASEMENTS:

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

THE CITY OF NORTH RIDGEVILLE, OHIO EDISON, WINDSTREAM ENGINEERING, TIME WARNER CABLE, THE CITY OF AVON LAKE UTILITIES AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR, SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT OR REMOVE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS SERVICE AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS SERVICE AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PROPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

THE PROPOSED 20 FOOT WIDE STORM SEWER EASEMENTS ARE DEDICATED TO THE CITY OF NORTH RIDGEVILLE FOR EMERGENCY PURPOSES FOR MAINTENANCE OF THE STORM SEWER SYSTEM.

GRANTOR / OWNER / DEVELOPER:

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

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

APPROVALS:

CITY ENGINEER:

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

THIS DAY OF

CITY ENGINEER

CITY COUNCIL:

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

THIS DAY OF

MAYOR

PLANNING COMMISSION:

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

THIS DAY OF

CITY PLANNING COMMISSION CHAIRPERSON
(OR RESPONSIBLE OFFICIAL)

SURVEYOR'S NOTE:

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

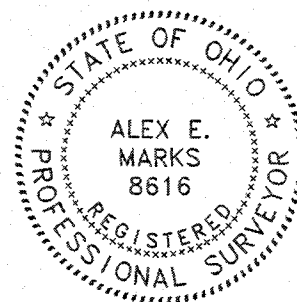
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED MEADOW LAKES SUBDIVISION NO. 16, AS SHOWN HEREON AND CONTAINING 25.3390 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 33 IN THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED AS "•", IRON PIN MONUMENTS HAVE OR WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES. BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN ANY TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

ALEX E. MARKS, P.S. 8616

DATE

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

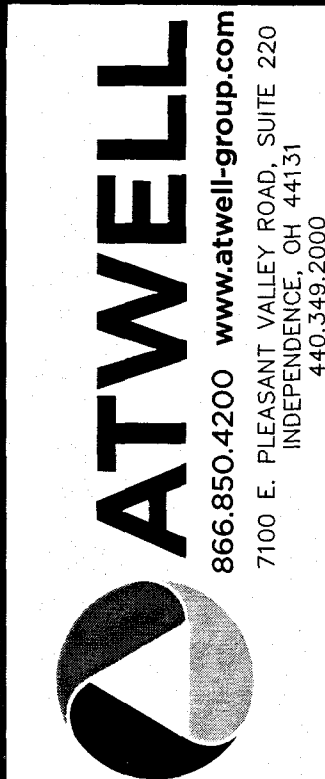


Know what's below.
Call before you dig.

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

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

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

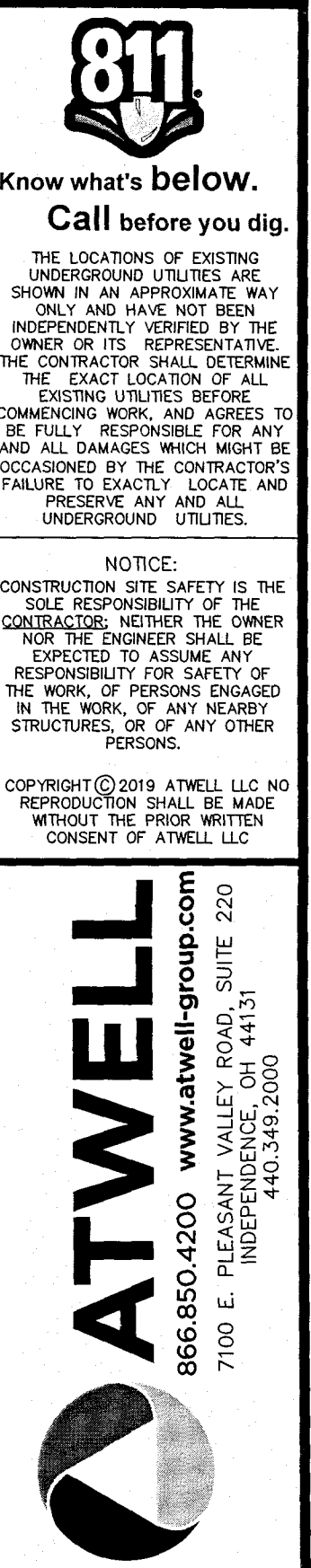
K. HOVNANIAN HOMES LLC
MEADOW LAKES
SUBDIVISION NO. 17 PLAT
COVER SHEET

DATE: DECEMBER 28, 2018

DATE - TO BE FILLED IN
CITY COMMENTS NO. 1

REVISIONS

DR. TDR CH. MS
P.M. AM
BOOK N/A
JOB 18002341
SHEET NO. 1 of 8



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

K. HOVNIANIAN HOMES LLC
MEADOW LAKES
SUBDIVISION NO. 17 PLAT
OVERALL

- DATE
DECEMBER 28, 2018

DATE - TO BE FILLED IN
CITY COMMENTS NO. 1

REVISIONS

SCALE 0 75 150

1" = 150 FEET

DR.	TDR	CH.	MS
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P.M. AM

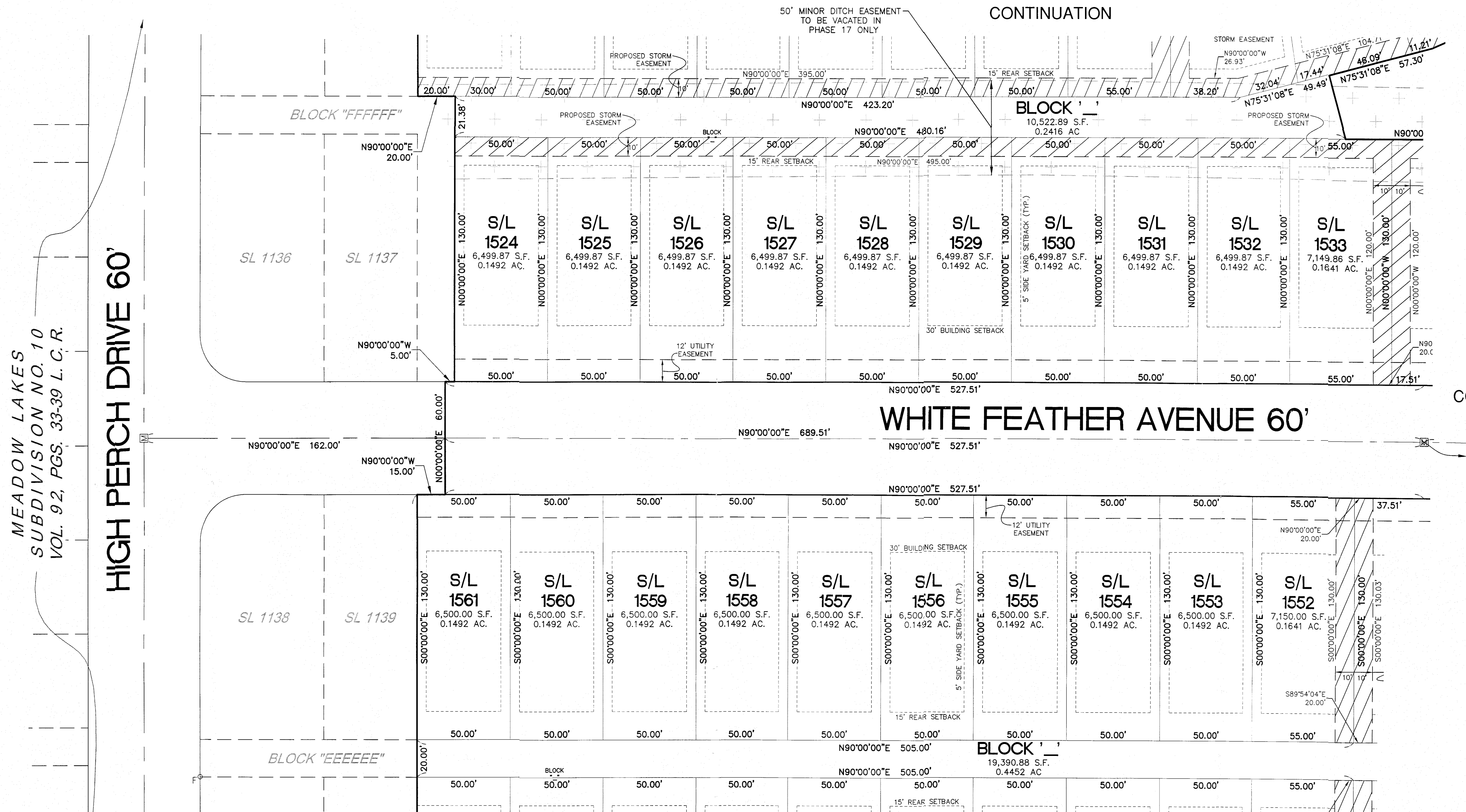
BOOK N/A

JOB 18002341

SHEET NO. **2 of 8**

2016

SEE SHEET
3 OF 8 FOR
CONTINUATION



SEE SHEET
5 OF 8 FOR
CONTINUATION

SEE SHEET
6 OF 8 FOR
CONTINUATION

SEE SHEET 2 FOR LEGEND



Now what's below.

all before you dig.

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

TICE:
SITE SAFETY IS THE

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

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77100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OH 44131



LOT 33

CITY OF NORTH RIDGEVILLE

LORAIN COUNTY, OHIO

K. HOVNIANIAN HOMES LLC
MEADOW LAKES
SUBDIVISION NO. 17 PLAT
SUBLOTS 1524 - 1533
SUBLOTS 1552 - 1561

DECEMBER 28, 2018

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COMMENTS NO. 1

Age Group	Percentage of Respondents
18-29	65
30-49	75
50-69	85
70+	90

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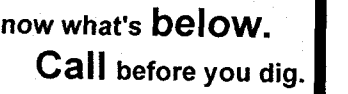
4 of 8 CAD

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— MEADOW LAKES —
SUBDIVISION NO. 10
VOL. 92, PGS. 33-39 L. C. R.

SEE SHEET
7 OF 8 FOR
CONTINUATION

SEE SHEET 8 FOR
CURVE TABLES



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

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

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866.850.4200 www.atwell-group.com
17100 E. PLEASANT VALLEY ROAD, SUITE 220
INDIANAPOLIS, IN 46241

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

K. HOVNIANIAN HOMES LLC
MEADOW LAKES
SUBDIVISION NO. 17 PLAT
SUBLOTS 1534 - 1551

DATE
DECEMBER 28, 2018

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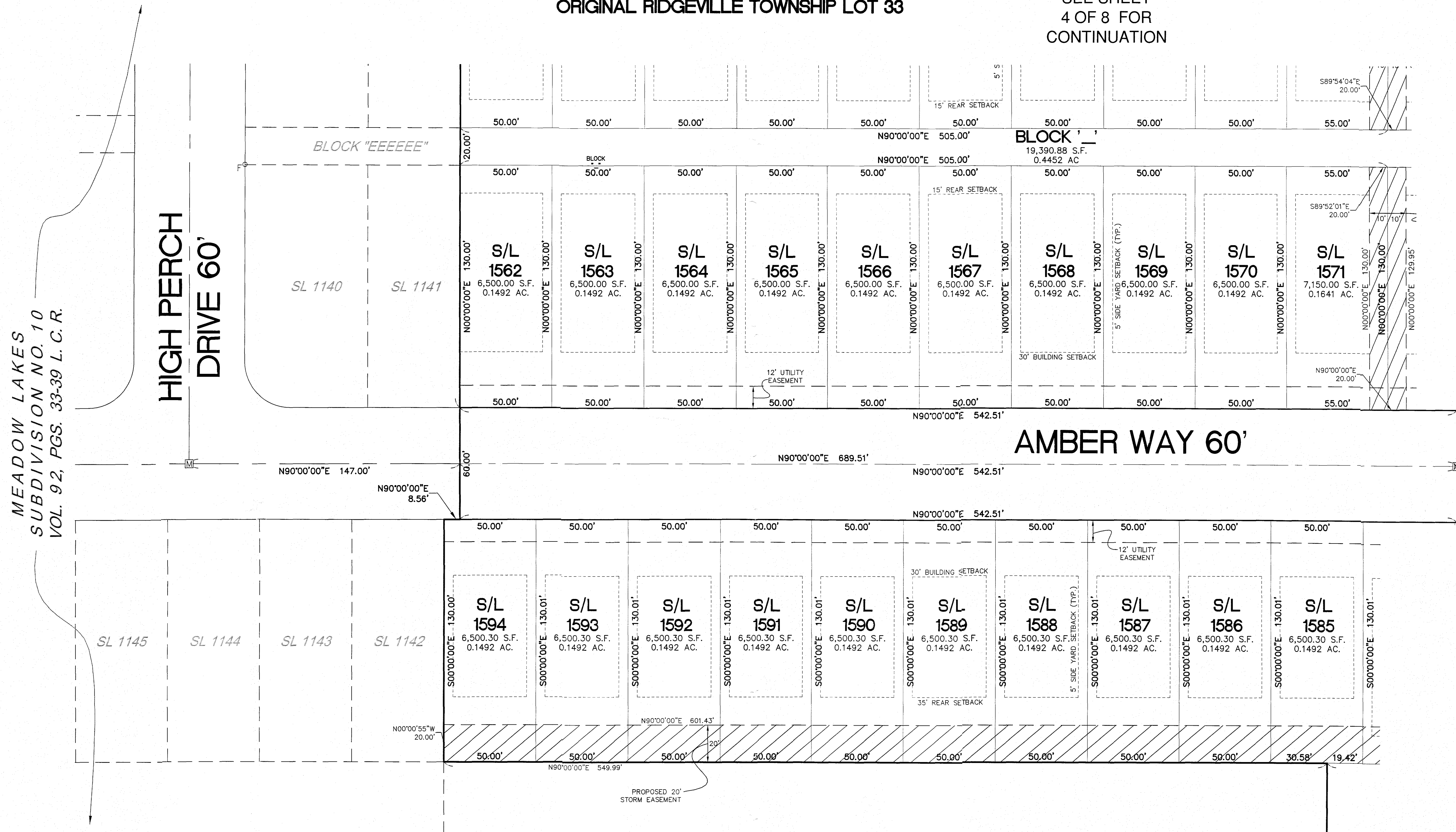
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ET NO. **5 of 2** **FILE**

5 of 8 CAD

SEE SHEET
4 OF 8 FOR
CONTINUATION



SEE SHEET
7 OF 8 FOR
CONTINUATION

SEE SHEET 2 FOR LEGEND



Know what's **below.**

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

NOTICE:

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

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

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ATWELL



ORIGINAL RIDGEVILLE TOWNSHIP

LOT 33

CITY OF NORTH RIDGEVILLE

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ENT

DATE
DECEMBER 28, 2018

DATE - TO BE FILLED
CITY COMMENTS NO. 1

Year	Percentage of Respondents (%)
1994	65
1995	68
1996	70
1997	72
1998	75
1999	78
2000	80
2001	82
2002	84
2003	85
2004	85



REVISIONS:

SCALE 0 1

4" 30 1"

DB	TDB	CH
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BR.	IDR	SH.
P M	AM	

BOOK	N/A
------	-----

JOB 1800234

SHEET NO. 2

6 of 10

MEADOW LAKES SUBDIVISION NO. 17

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

SEE SHEET
6 OF 8 FOR
CONTINUATION

SEE SHEET
5 OF 8 FOR
CONTINUATION

SEE BELOW FOR
EASEMENT
CONTINUATION

REMAINDER '17A'
34.6163 Ac.

SEE LEFT FOR
EASEMENT
CONTINUATION

SEE SHEET 2 FOR LEGEND

SEE SHEET 8 FOR
CURVE TABLES



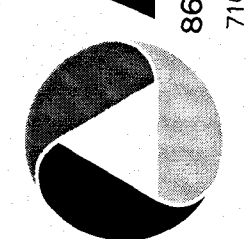
Know what's below.
Call before you dig.

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

NOTICE:
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CONTRACTOR. NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK OF PERSONS ENGAGED
IN THE WORK OF ANY NEARBY
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440.349.2000



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

K. HONANIAN HOMES LLC
MEADOW LAKES
SUBDIVISION NO. 17 PLAT
SUBLOTS 1572 - 1584

DATE
DECEMBER 28, 2018

DATE - TO BE FILLED IN
CITY COMMENTS NO. 1

REVISIONS	
SCALE	0 15 30
1" = 30 FEET	
DR.	TDR
CH.	MS
BOOK	N/A
JOB	18002341
SHEET NO.	7 of 8

CAD FILE: 18002341-01_P17.DWG

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

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	231.37'	300.00'	44°11'17"	N67°54'21"E	225.68'	121.78'
C2	491.83'	940.00'	29°58'43"	N75°00'38"W	486.24'	251.68'
C3	313.94'	600.00'	29°58'43"	N75°00'38"W	310.37'	160.65'
C4	355.69'	940.00'	21°40'48"	N79°09'36"W	353.57'	180.00'
C5	136.15'	940.00'	81°7'55"	N64°10'14"W	136.03'	68.19'
C6	251.04'	600.00'	23°58'23"	N78°00'49"W	249.22'	127.39'
C7	62.89'	600.00'	6°00'21"	N83°01'27"W	62.86'	31.47'
C8	149.53'	270.00'	31°43'49"	N74°08'05"E	147.62'	76.73'
C9	24.79'	25.00'	56°49'15"	N29°51'33"E	23.79'	13.52'
C10	291.95'	60.00'	278°47'35"	N39°09'17"W	78.10'	51.43'
C11	19.32'	25.00'	44°16'48"	S78°06'06"W	18.84'	10.17'
C12	196.05'	330.00'	34°02'18"	N72°58'51"E	193.18'	101.01'
C13	313.39'	970.00'	18°30'41"	N80°44'40"W	312.03'	158.07'
C14	37.89'	25.00'	86°49'53"	N65°05'44"E	34.36'	23.65'
C15	37.89'	25.00'	86°49'52"	S21°44'09"E	34.36'	23.65'
C16	86.85'	970.00'	5°07'48"	N62°35'11"W	86.82'	43.45'
C17	476.14'	910.00'	29°58'43"	N75°00'38"W	470.72'	243.65'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C18	329.63'	630.00'	29°58'43"	N75°00'38"W	325.89'	168.68'
C19	2.13'	570.00'	0°12'49"	N60°07'41"W	2.13'	1.06'
C20	41.80'	25.00'	95°47'33"	S71°52'08"W	37.10'	27.66'
C21	41.80'	25.00'	95°47'30"	N23°55'24"W	37.10'	27.66'
C22	180.87'	570.00'	18°10'51"	N80°54'34"W	180.11'	91.20'
C23	39.40'	270.00'	8°21'38"	N85°49'11"E	39.36'	19.73'
C24	75.50'	270.00'	16°01'15"	N73°37'44"E	75.25'	38.00'
C25	34.63'	270.00'	7°20'56"	N61°56'39"E	34.61'	17.34'
C26	44.24'	60.00'	42°14'56"	S22°34'24"W	43.25'	23.18'
C27	33.78'	60.00'	32°15'19"	S59°49'31"W	33.33'	17.35'
C28	33.78'	60.00'	32°15'19"	N87°55'10"W	33.33'	17.35'
C29	33.78'	60.00'	32°15'19"	N55°39'51"W	33.33'	17.35'
C30	37.26'	60.00'	35°34'59"	N21°44'42"W	36.67'	19.25'
C31	37.26'	60.00'	35°34'59"	N13°50'18"E	36.67'	19.25'
C32	33.78'	60.00'	32°15'19"	N47°45'27"E	33.33'	17.35'
C33	38.07'	60.00'	36°21'24"	N82°03'48"E	37.44'	19.70'
C34	9.96'	330.00'	1°43'47"	N56°49'35"E	9.96'	4.98'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C35	45.87'	330.00'	7°57'51"	N61°40'25"E	45.83'	22.97'
C36	45.87'	330.00'	7°57'51"	N69°38'15"E	45.83'	22.97'
C37	45.87'	330.00'	7°57'51"	N77°36'06"E	45.83'	22.97'
C38	48.47'	330.00'	8°24'58"	N85°47'31"E	48.43'	24.28'
C39	36.24'	970.00'	2°08'26"	N88°55'21"W	36.24'	18.12'
C40	48.51'	970.00'	2°51'54"	N86°25'10"W	48.50'	24.26'
C41	48.51'	970.00'	2°51'54"	N83°33'16"W	48.50'	24.26'
C42	48.51'	970.00'	2°51'54"	N80°41'22"W	48.50'	24.26'
C43	50.01'	970.00'	2°57'13"	N77°46'48"W	50.00'	25.01'
C44	81.51'	970.00'	4°48'52"	N73°53'45"W	81.48'	40.78'
C45	55.43'	910.00'	3°29'23"	N61°45'58"W	55.42'	27.72'
C46	57.24'	910.00'	3°36'15"	N65°18'47"W	57.23'	28.63'
C47	57.24'	910.00'	3°36'15"	N68°55'02"W	57.23'	28.63'
C48	57.24'	910.00'	3°36'15"	N72°31'17"W	57.23'	28.63'
C49	57.24'	910.00'	3°36'15"	N76°07'32"W	57.23'	28.63'
C50	57.24'	910.00'	3°36'15"	N79°43'46"W	57.23'	28.63'
C51	57.24'	910.00'	3°36'15"	N83°20'01"W	57.23'	28.63'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C52	57.24'	910.00'	3°36'15"	N86°56'16"W	57.23'	28.63'
C53	20.01'	910.00'	1°15'37"	N89°22'12"W	20.01'	10.01'
C54	16.72'	630.00'	1°31'16"	N89°14°22'W	16.72'	8.36'
C55	47.74'	630.00'	4°20'30"	N86°18'29"W	47.73'	23.88'
C56	47.74'	630.00'	4°20'30"	N81°57'59"W	47.73'	23.88'
C57	47.74'	630.00'	4°20'30"	N77°37'30"W	47.73'	23.88'
C58	47.74'	630.00'	4°20'30"	N73°17'00"W	47.73'	23.88'
C59	47.74'	630.00'	4°20'30"	N68°56'30"W	47.73'	23.88'
C60	47.74'	630.00'	4°20'30"	N64°36'00"W	47.73'	23.88'
C61	26.48'	630.00'	2°24'28"	N61°13'31"W	26.47'	13.24'
C62	56.87'	570.00'	5°42'59"	N74°40'38"W	56.85'	28.46'
C63	62.67'	570.00'	6°17'58"	N80°04'07"W	62.64'	31.37'
C64	61.33'	570.00'	6°09'54"	N86°55'03"W	61.30'	30.70'



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NOR THE ENGINEER SHALL BE
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THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
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ORIGINAL BIDCEVILLE TOWNSHIP

LOT 33

CITY OF NORTH BRIDGEVILLE

LOBAIN COUNTY OHIO

CLIENT

MEADOW LAKES

SUBDIVISION NO. 17 PLAT

CURVE TABLES

DATE
DECEMBER 28, 2018

DATE - TO BE FILLED IN
CITY COMMENTS NO. 1[illegible]

REVISION

DR.	TDR	CH.	MS
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P.M. AM

BOOK N/A

JOB 18002341

SHEET NO. _____

8 of 8

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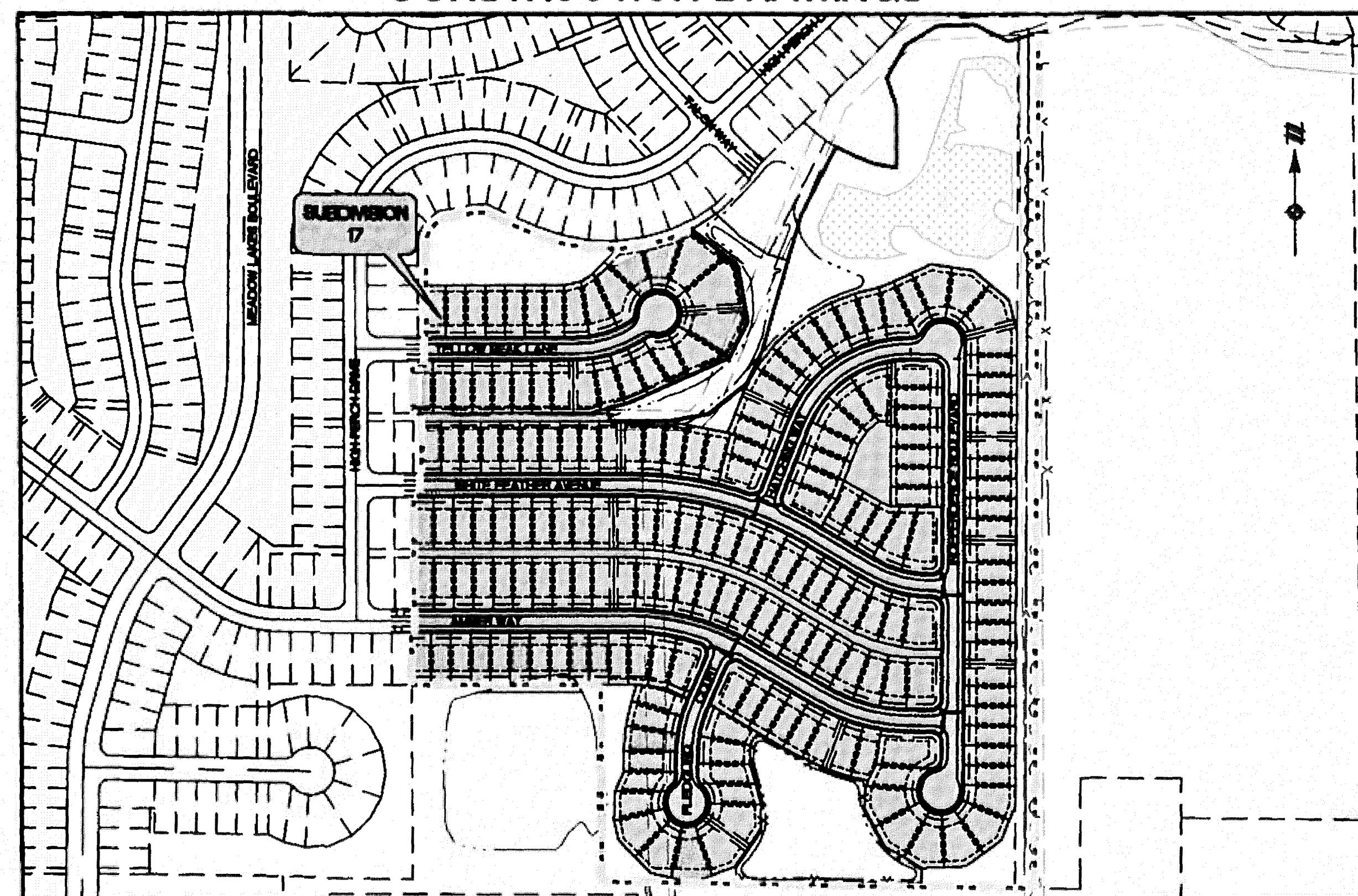
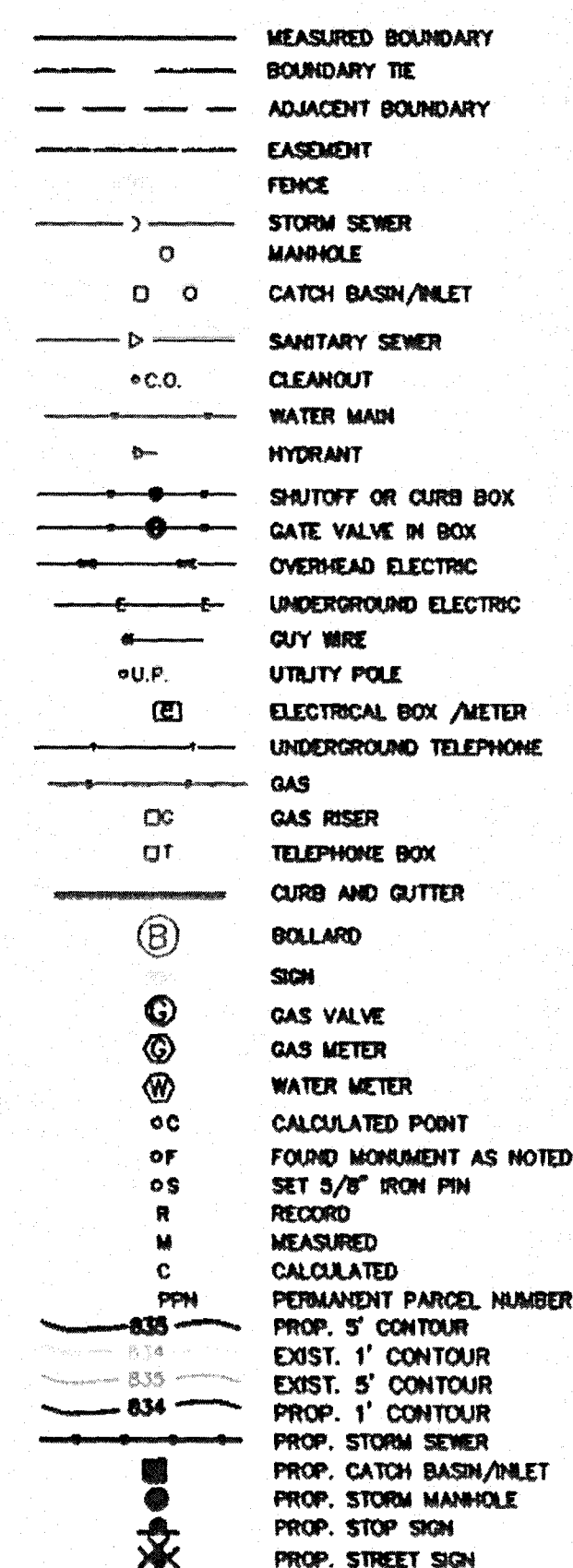
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**SINGLE FAMILY HOUSING DEVELOPMENT
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO
CONSTRUCTION DRAWINGS**

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

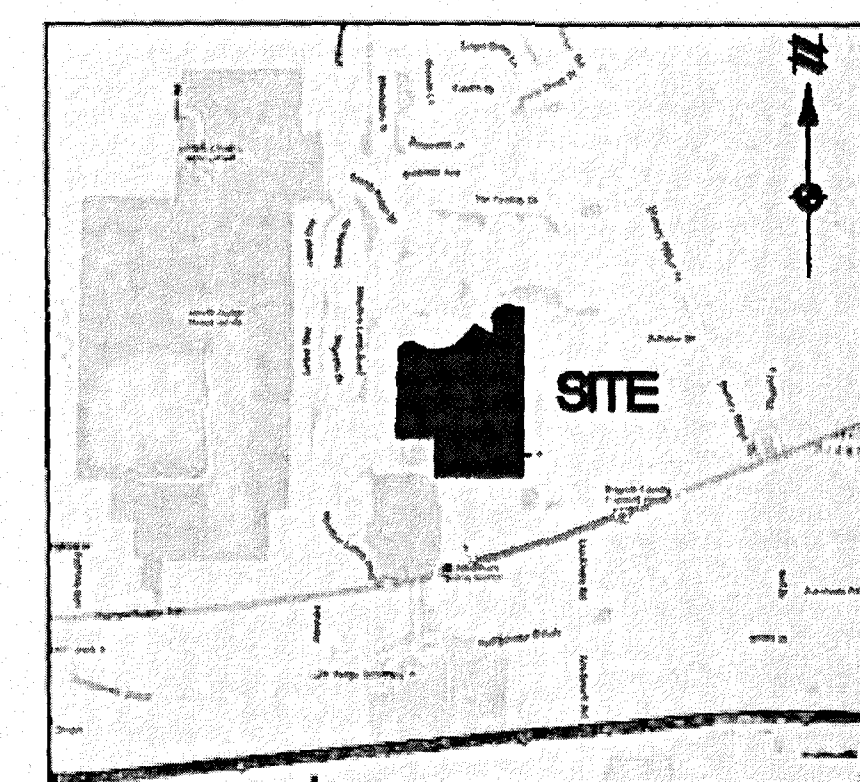
SITE DATA
RESIDENTIAL SUBDIVISION
198 SUBLOTS
53.91 ACRES

BENCHMARKS				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	SANITARY MH RUM	716.73	628941.9440	2094368.2390
2	SANITARY MH RUM	715.91	628256.773	2094372.243



AREA MAP
SCALE: 1" = 250'
SHEET INDEX

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



VICINITY MAP
NO SCALE

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

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

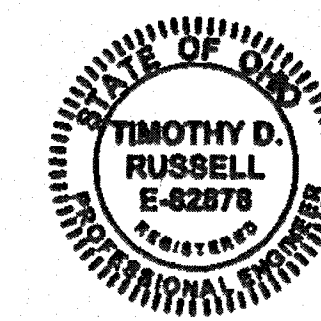
CONTRACTOR: J. S. Paris
BY: [Signature] DATE: 9-10-19

CONTRACTOR: Terminal Ready-Mix

DATE: 9-10-19

CONTRACTOR: K. Houghton & Jones

By: [Signature] DATE: 9-10-18



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

APPROVED BY: [Signature]
NORTH RIDGEVILLE CITY ENGINEER

WATER APPROVED BY O.E.P.A. LETTER DATED: 04-22-2019
PERMIT NUMBER: 12B1070-WS

SANITARY APPROVED BY O.E.P.A. LETTER DATED: 04-30-2019
PERMIT NUMBER: DSWPT1281097

NPDES PERMIT APPROVAL DATE: 04-12-2018
PERMIT NUMBER: 33C10010-AG



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CONTRACTOR. WHETHER THE OWNER
OR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OF PERSONS EMPLOYED
IN THE WORK, OF ANY NEARBY
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SECTION	NORTH, RANGE EAST	CITY OF NORTH RIDGEVILLE	RAIN, COUNTY OHIO
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MANAWAN HOMES LLC	TOWN
LAKE SUBDIVISION #17	CITY
CONSTRUCTION PLANS	
COVER SHEET	

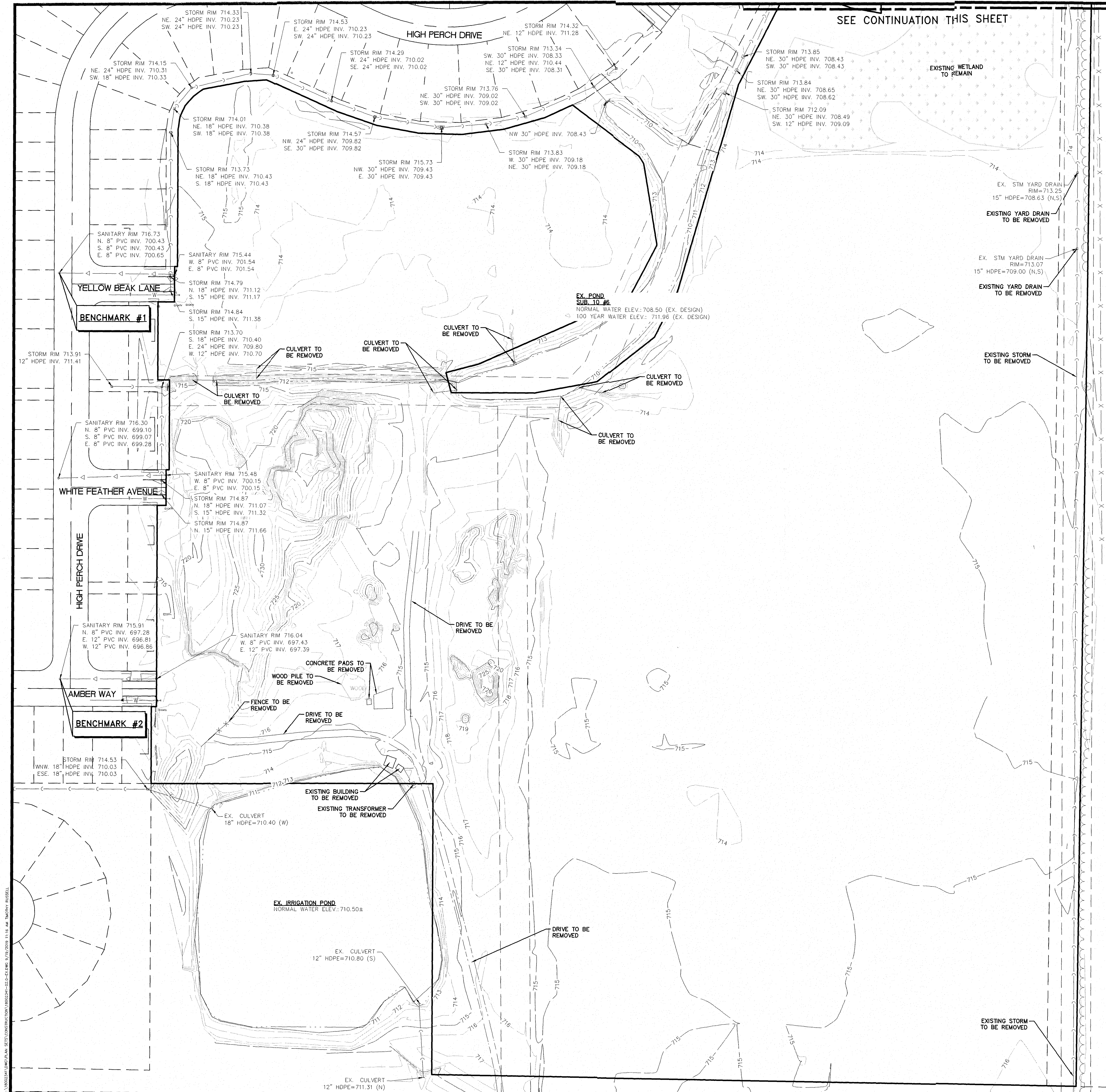
CLIENT K. HOWARD
MEADOW LANE
CONSUMERS

DATE JANUARY 11, 2013

JANUARY 11, 2013
CITY SUBMITTAL NO. 1
JAN 11, 2013
CITY SUBMITTAL NO. 2
JAN 11, 2013
CITY SUBMITTAL NO. 3
JAN 11, 2013
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS

DR. TDR		CH. D
P.M. DH		
BOOK		N/A
JOB		18002341
SHEET NO.		10



SEE CONTINUATION THIS SHEET

LEGEND

- MEASURED BOUNDARY
- BOUNDARY TIE
- ADJACENT BOUNDARY
- EASEMENT
- FENCE
- STORM SEWER
- MANHOLE
- CATCH BASIN/INLET
- SANITARY SEWER
- CLEANOUT
- WATER MAIN
- HYDRANT
- SHUTOFF OR CURB BOX
- GATE VALVE IN BOX
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GUY WIRE
- UTILITY POLE
- ELECTRICAL BOX /METER
- UNDERGROUND TELEPHONE
- GAS
- GAS RISER
- TELEPHONE BOX
- CURB AND GUTTER
- BOLLARD
- SIGN
- GAS VALVE
- GAS METER
- WATER METER
- C
- F
- S
- R
- M
- C
- PPN

EX. STN YARD DRAIN
RIM=713.25
15" HDPE=708.63 (N,S)

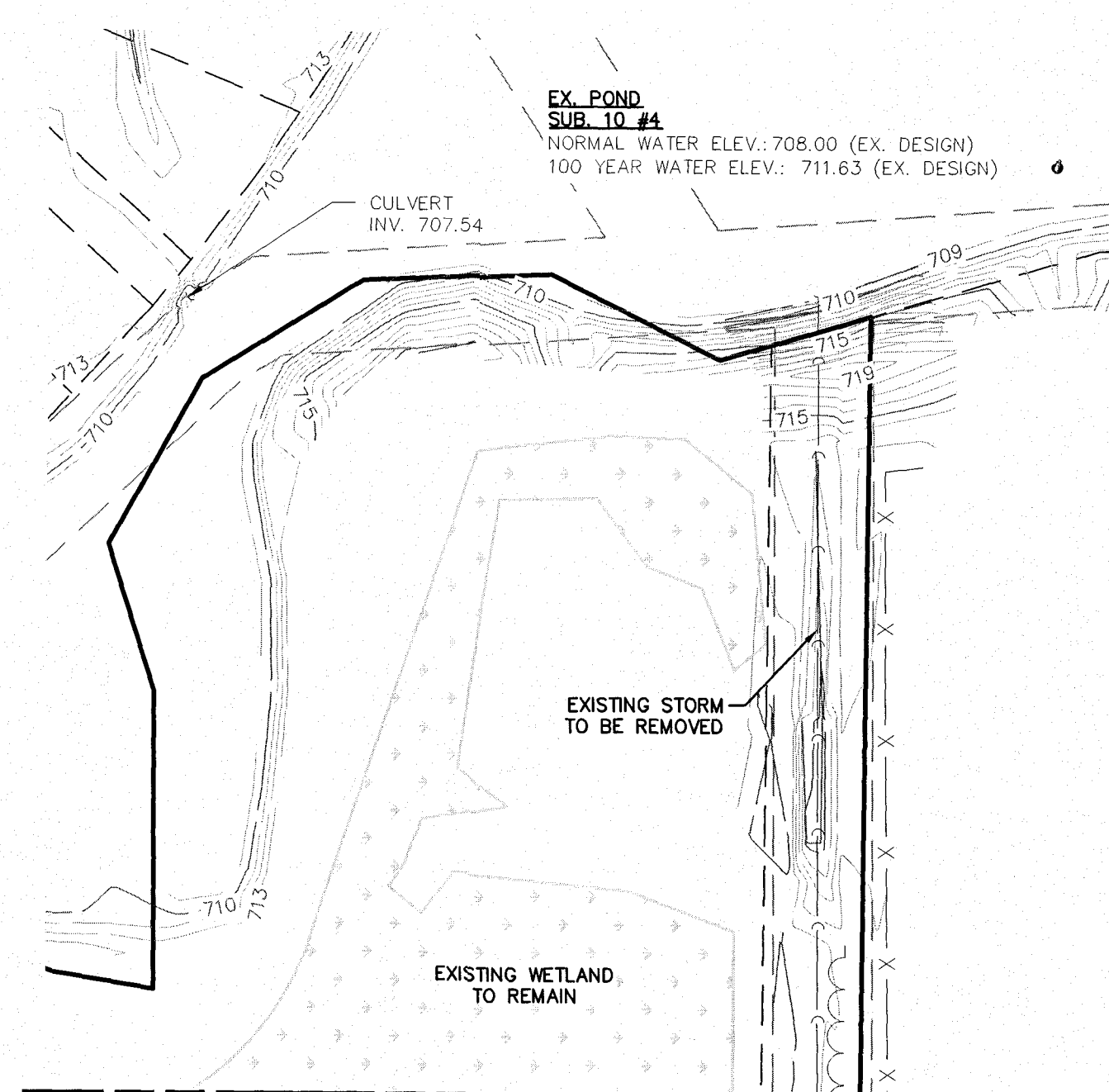
EX. STN YARD DRAIN
RIM=713.07
15" HDPE=709.00 (N,S)

EXISTING STORM
TO BE REMOVED

EXISTING STORM
TO BE REMOVED

BENCHMARKS				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	SANITARY MH RIM	716.73	628941.9440	2094368.2390
2	SANITARY MH RIM	715.91	628256.773	2094372.243

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



SEE CONTINUATION THIS SHEET

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1000 E. PLEASANT VALLEY ROAD, SUITE 220
PLEASANT VALLEY, OHIO 44131
440.349.2000

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

CLIENT

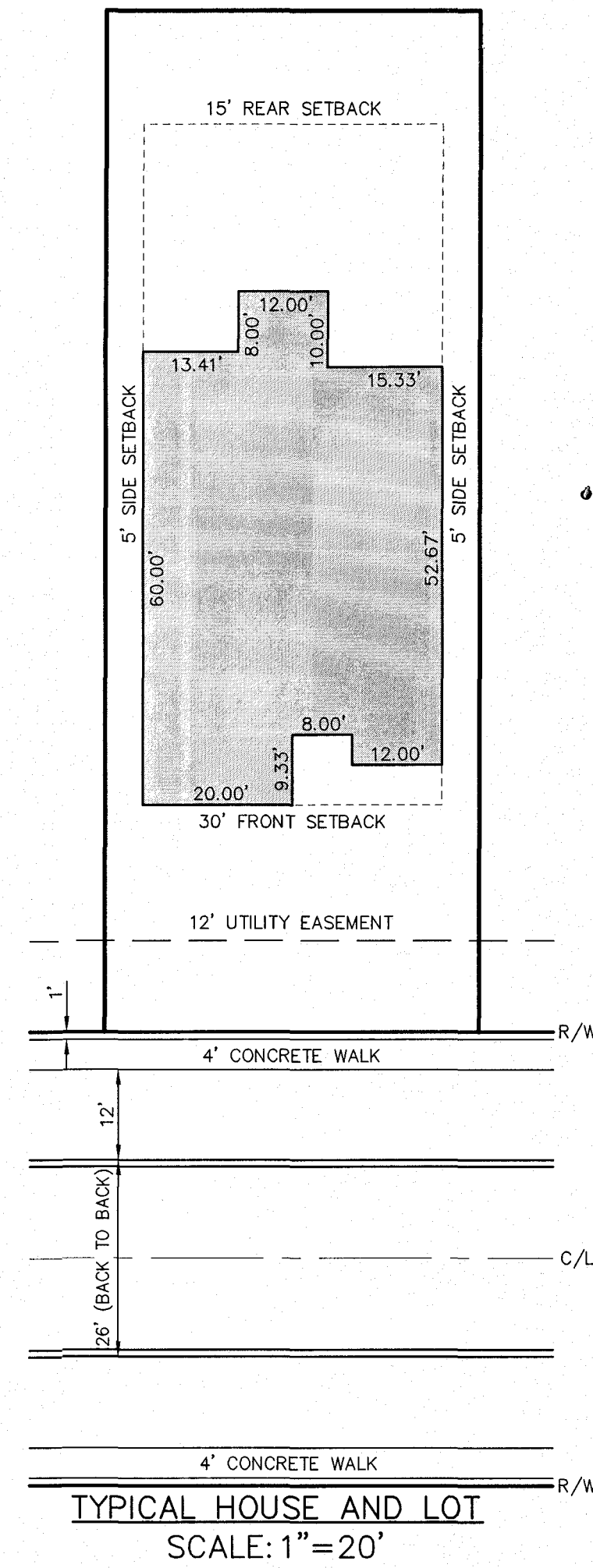
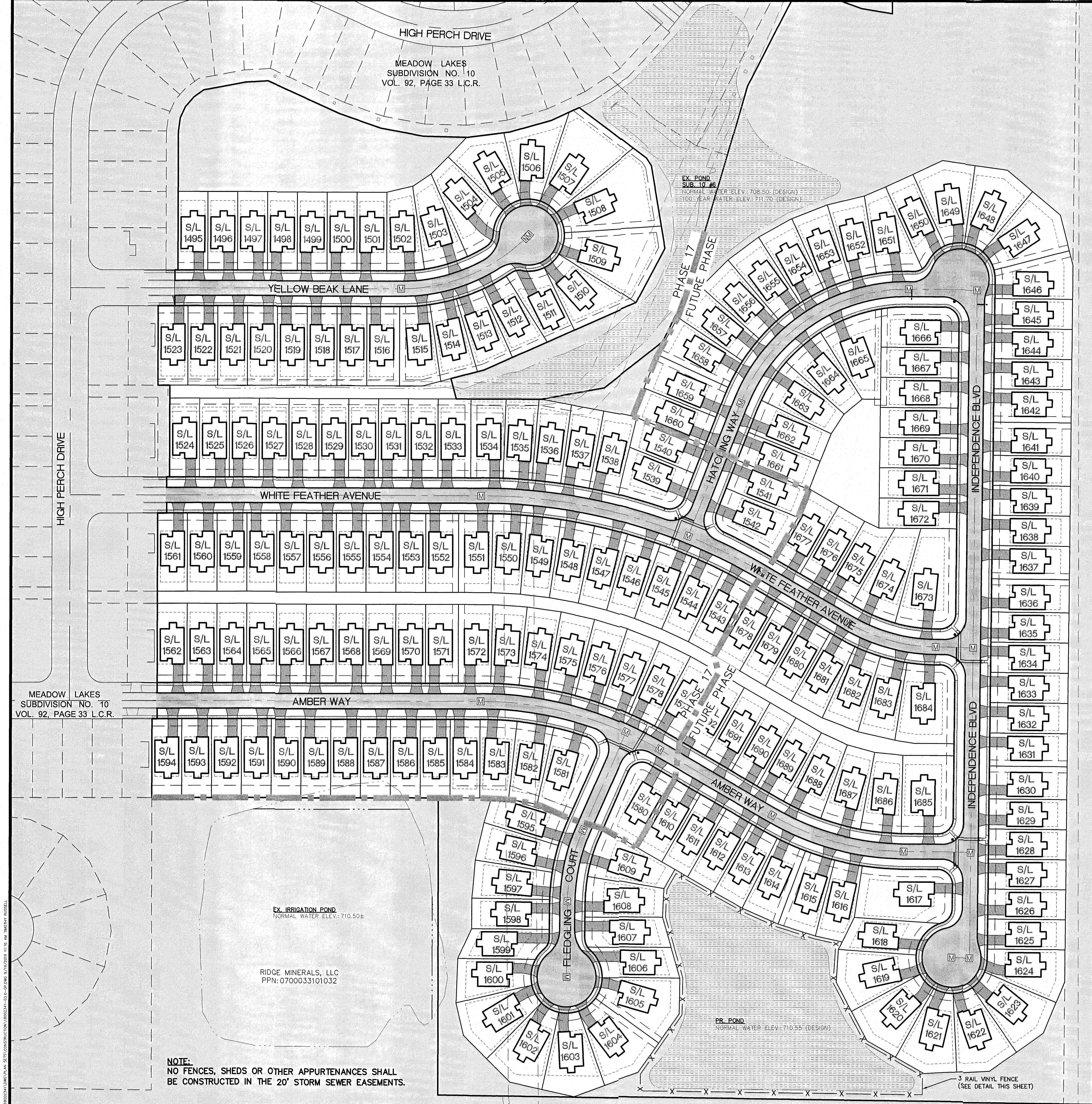
K. HOVNANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS

DATE

JANUARY 11, 2019

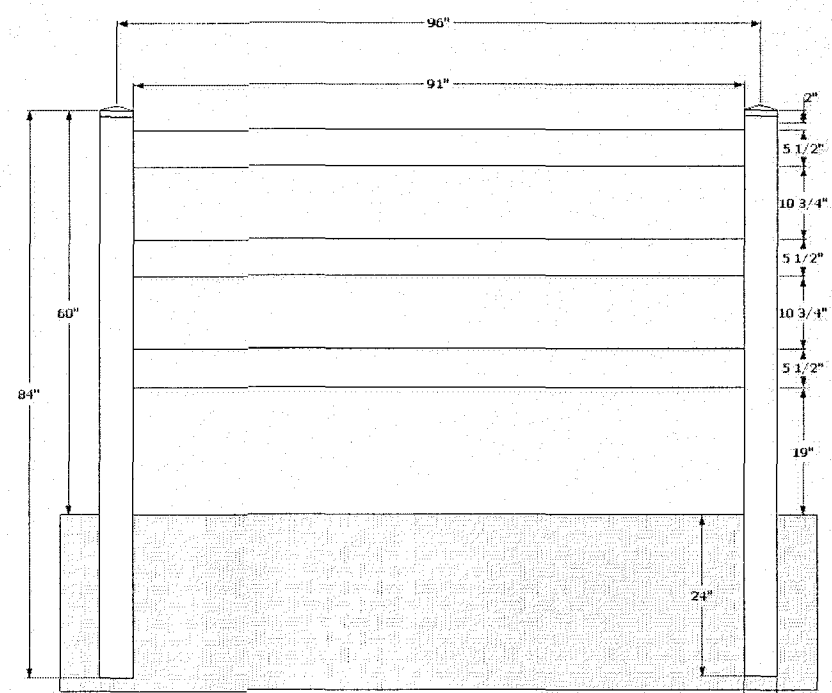
JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS	
SCALE	0 40 80
1" = 80 FEET	
DR.	TDR CH. DH
P.M.	DH
BOOK	N/A
JOB	18002341
SHEET NO.	20



- LEGEND
- PR. CONC. (ROADWAY)
 - PR. SIDEWALK (BY DEVELOPER)
 - PR. SIDEWALK (BY HOME BUILDER)
 - PR. DRIVEWAY (BY HOME BUILDER)
 - ON SITE POND

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



3 RAIL VINYL FENCE DETAIL NTS

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

NOTE:
NO FENCES, SHEDS OR OTHER APPURTENANCES SHALL BE CONSTRUCTED IN THE 20' STORM SEWER EASEMENTS.

Know what's below.
Call before you dig.

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

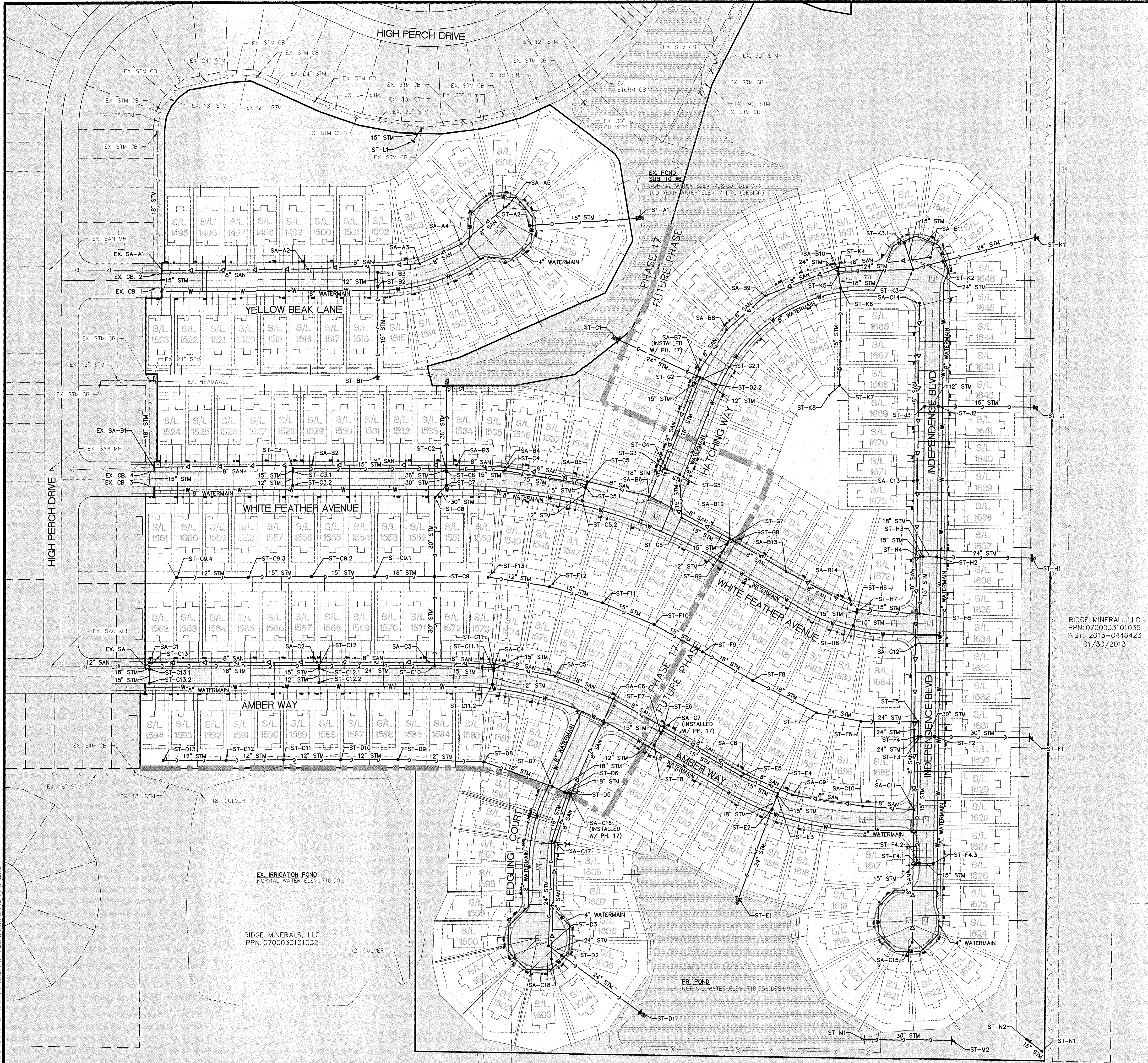
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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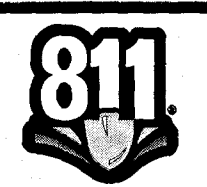
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INDEPENDENCE, OH 44131
440.549.2000

SECTION	TOWN	NORTH, RANGE	EAST
CLIENT	K. HOWANIAN HOMES LLC MEADOW LAKES SUBDIVISION #17 CONSTRUCTION PLANS		
DATE	JANUARY 11, 2019		
JANUARY 11, 2019 CITY SUBMITTAL NO. 1			
APRIL 10, 2019 CITY SUBMITTAL NO. 2			
JUNE 11, 2019 CITY SUBMITTAL NO. 3			
SEPTEMBER 09, 2019 CITY SUBMITTAL - FINAL APPROVAL			
REVISIONS			
SCALE	0 40 80 1" = 80 FEET		
DR.	TDR	CH.	DH
P.M.	DH		
BOOK	N/A		
JOB	18002341		
SHEET NO.	30		

CAD FILE: 18002341-03.0-GP.DWG



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



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

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

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

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

DATE
JANUARY 11, 2019

JANUARY 11, 2019	CITY SUBMITTAL NO. 1
APRIL 10, 2019	CITY SUBMITTAL NO. 2
JUNE 11, 2019	CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019	CITY SUBMITTAL - FINAL APPROVAL

REVISIONS

SCALE	0	40	80
1" = 80 FEET			
DR.	TDR	CH.	DH
P.M.	DH		
BOOK	N/A		
JOB	18002341		
SHEET NO.	31		

CITY OF NORTH RIDGEVILLE STANDARD GENERAL NOTES

GENERAL

1. ALL WORK AND MATERIALS SHALL MEET THE RULES, LAWS & CODES OF THE CITY OF NORTH RIDGEVILLE.

2. THE FOLLOWING UTILITIES MAY BE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT:

PAVEMENTS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
STORM SEWERS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
SANITARY SEWERS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
WATERLINES	CITY OF NORTH RIDGEVILLE	(440) 353-0842
GAS-COLUMBIAS GAS	DAN SUREN	(440) 881-2428
TELEPHONE-HANDSTREAM	GEOFF HAMM	(440) 329-4247
ELECTRIC-OHIO EDISON	MIKE ZANNI	(440) 328-3271
CABLE-SPECTRUM	RON HRIBAL	(440) 368-0418 (EXT. 825)

WATER TRANSMISSION AVON LAKE MUNICIPAL UTILITIES (440) 933-6226

THE CONTRACTOR SHALL VERIFY THE ABOVE INFORMATION WITH OUPS WHEN HE CONTACTS THEM BEFORE CONSTRUCTION BEGINS.

3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

4. WHERE IN ANY CASE THE PLANS AND SPECIFICATIONS DO NOT ENTIRELY COVER MATERIALS AND/OR WORKMANSHIP, THE "STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION WILL APPLY. ODOT REFERENCES MAY BE INDICATED THROUGHOUT THE PLANS, MATERIAL AND WORKMANSHIP SHALL ALSO CONFORM TO THE SPECIFICATIONS, RULES AND ORDINANCES OF THE CITY OF NORTH RIDGEVILLE. WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY ENGINEER SHALL DETERMINE THE GOVERNING AUTHORITY. ANY DEFECTS IN THE CONSTRUCTION INCLUDING MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER. REFERENCES THROUGHOUT THESE PLANS TO "THE ENGINEER" SHALL BE THE CITY ENGINEER.

5. ALL WORK SHALL BE DONE IN A SAFE MANNER AND AS A MINIMUM SHALL COMPLY WITH THE SPECIFIC SAFETY REQUIREMENTS OF THE OSHA AS DEFINED IN 29 CFR 1926.

6. AT LEAST FIVE DAYS PRIOR TO THE START OF ACTUAL CONSTRUCTION WORK, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEER AND APPROPRIATE CITY OFFICIALS, AND THE OWNER'S ENGINEER. THE CONTRACTOR OR HIS AUTHORIZED SUPERINTENDENT SHALL BE PRESENT, ALONG WITH ANY AND ALL PRIVATE UTILITY COMPANY REPRESENTATIVES. THIS MEETING WILL BE FOR COORDINATION AND PROCEDURE REVIEW PRIOR TO COMMENCING ANY PHYSICAL WORK.

7. THE CONTRACTOR SHALL NOT COMMENCE WITH ANY FORM OF CONSTRUCTION WITHOUT GIVING 24 HOUR NOTICE TO THE OFFICE OF THE CITY ENGINEER TO ARRANGE FOR INSPECTION. IF ANY CHANGE IN THE WORK SCHEDULE BECOMES NECESSARY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE INSPECTOR TO AVOID UNNECESSARY INSPECTION COSTS. IF NO NOTIFICATION IS MADE IN REGARDS TO CANCELLATION OF WORK, THE CONTRACTOR WILL BE CHARGED A MINIMUM OF FOUR (4) HOURS.

8. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY, SUCH AS CALCIUM CHLORIDE, WATER, OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE, AS DIRECTED BY THE ENGINEER, TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE.

9. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS BARRICADES, SATISFACTORY BARRIERS, LIGHTING, FLAGMEN, TEMPORARY GUARDRAIL, AND SUCH OTHER TRAFFIC CONTROL DEVICES AS PROVIDED IN "ITEM 614 - MAINTAINING TRAFFIC" SO AS TO AVOID DAMAGE AND/OR INJURY TO VEHICLES AND PERSONS USING THE ROADWAY DURING CONSTRUCTION. ALL AREAS OF PAVEMENT REMOVAL WHICH HAVE NOT BEEN FULLY RESTORED SHALL BE PROTECTED WITH CONES OR DRUMS DURING DAYLIGHT HOURS. THESE AREAS SHALL BE PROTECTED WITH FLASHING BARRICADES OR DRUMS WITH STEADY BURNING LIGHTS AT NIGHT. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS AS TO THE PROPOSED WORK WITH MINIMUM HAZARD, DELAY, AND INCONVENIENCE TO THE MOTORISTS USING THE STREETS AFFECTED BY THE WORK DONE UNDER THE CONTRACT AND HE SHALL COORDINATE ALL CLOSING OF STREETS WITH THE CITY ENGINEER AND THE POLICE CHIEF OF THE CITY OF NORTH RIDGEVILLE.

10. ACCESS ROADS SHALL BE KEPT FREE OF MUD, DEBRIS, DIRT, ETC, AND SHALL BE CLEANED EVERY DAY AT THE END OF WORK OR MORE FREQUENTLY IF SO ORDERED BY THE CITY OF NORTH RIDGEVILLE.

11. THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL HAVE A COMPETENT SUPERVISOR ON THE PROJECT AT ALL TIMES WHEN WORK IS BEING DONE.

12. NO SLAC OR OTHER SULFUROUS MATERIAL WILL BE USED ON THE PROJECT.

12. FOR RESIDENTIAL SUBDIVISIONS, THE TRAFFIC CONTROL SIGNS WILL BE ERECTED BY THE CITY OF NORTH RIDGEVILLE AND THE COST OF INSTALLATION WILL BE PAID BY THE DEVELOPER. THE INSTALLATION AND COST OF THE STREET NAME SIGNS AND STREET LIGHTS WILL BE DONE BY THE DEVELOPER AT HIS EXPENSE.

13. THE CITY ENGINEER SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING THE ACTUAL CONSTRUCTION.

EARTHWORK

1. ALL EXCAVATION AND FILL WORK SHALL BE DONE IN ACCORDANCE WITH ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS.

2. THE SUBGRADE IN THE STREET SHALL BE LEFT TWO INCHES HIGH FOR THE PAVEMENT CONTRACTOR TO TRIM DOWN TO FINAL GRADE. THE CONTRACTOR SHALL PROOF ROLL THE GRADE WITH A FULLY LOADED (MAXIMUM LEGAL WEIGHT) TRIAXLE DUMP TRUCK. ANY "SOFT" SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTED EARTH.

3. EARTHWORK SHALL BE DONE IN SUCH A FASHION AS TO NOT TRAP WATER DURING CONSTRUCTION.

4. TREE AND BRUSH CLEARING/DISPOSAL SHALL BE DONE IN A MANNER ACCEPTABLE TO THE CITY OF NORTH RIDGEVILLE.

5. ALL PAVEMENT AREAS SHALL HAVE ALL ORGANICS AND TOPSOIL REMOVED FROM THE AREA.

6. AT ALL TIMES DURING THE PROGRESS OF THE WORK AND UNTIL RELEASE OF THE CONTRACTOR FROM HIS GUARANTEE BY THE OWNER, THE CONTRACTOR SHALL MAINTAIN THE BACKFILLED TRENCHES AND OTHER EXCAVATIONS. IN PARTICULAR, THOSE TRENCHES OR EXCAVATIONS WHICH ARE WITHIN FIFTEEN (15) FEET OF THE EDGE OF PAVEMENT OR THE EDGE OF TRAVELED ROADWAYS, SHALL BE KEPT FILLED UP THE SAME LEVEL AS THE ADJACENT UNOBTURBED GROUND. ANY SETTLEMENT WHICH OCCURS DURING THIS PERIOD SHALL BE IMMEDIATELY FILLED IN TO PREVENT THE POSSIBILITY OF ACCIDENTS.

7. WHERE EXISTING SEWERS ARE ENCOUNTERED AND ARE INTERFERED WITH, FLOWS SHALL BE MAINTAINED. SEWAGE OR OTHER LIQUID MUST BE HANDLED BY THE CONTRACTOR EITHER BY CONNECTION INTO OTHER SEWERS (WITH THE APPROVAL OF THE CITY ENGINEER) OR BY TEMPORARY PUMPING TO A SATISFACTORY OUTLET. SEWAGE OR OTHER LIQUID SHALL NOT BE PUMPED, BAILED OR FLUMED OVER THE STREET.

9. BACKFILL SHALL INCLUDE THE MATERIAL PLACED ABOVE THE BEDDING AND SHALL CONSIST OF FINELY DIVIDED SOIL FREE FROM STONES, RUBBISH, LARGE CLUMPS OR OTHER HARMFUL DEBRIS. THE BACKFILL SHALL BE TAMPED IN SIX (6) INCH LAYERS.

10. BACKFILL WITHIN EXISTING OR PROPOSED PAVED OR STONE STREETS, ALLEYS, DRIVEWAYS, PARKING AREA AND PROPOSED SIDEWALKS, OR WITHIN FIVE (5) FEET OF THESE AREAS SHALL CONSIST OF A DURABLE GRAVEL OR CRUSHED STONE MEETING THE REQUIREMENTS OF ITEM 304 OF THE CURRENT ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS. THE USE OF A 304 RECYCLED CONCRETE EQUIVALENT AND SLAG IS PROHIBITED. THE GRANULAR BACKFILL SHALL BE MECHANICALLY TAMPED IN SIX (6) INCH LAYERS SO THAT THE BACKFILL WILL HAVE A DENSITY EQUAL TO A MINIMUM OF 95% OF THAT POSSIBLE UNDER OPTIMUM MOISTURE CONTENT AS DETERMINED BY STANDARD PROCTOR TEST.

ROADWAY

1. ALL TREES AND BRUSH, AND ANY OTHER VEGETATION WITHIN THE LIMITS OF THIS PROJECT THAT INTERFERE WITH THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE. STUMPS MAY BE GROUND OUT OR REMOVED FROM THE SITE.

2. ALL EARTHWORK SHALL HAVE INSPECTION AND TESTING AS DEEMED NECESSARY BY THE CITY OF NORTH RIDGEVILLE. SUCH INSPECTION WILL BE COORDINATED BY THE "CONTRACTOR", WHO SHALL USE A SOILS TESTING LABORATORY TO MAKE THE TESTS INCIDENTAL TO THE QUALITY CONTROL OF THE EARTHWORK OPERATION. SOIL TESTING AND CLASSIFICATION SHALL BE PERFORMED BY THE SOILS TESTING LABORATORY TO DETERMINE THE PROPER MOISTURE CONTENT AND SOIL DENSITY BEFORE BEGINNING EARTHWORK CONSTRUCTION. THE COST OF THIS INSPECTION AND TESTING WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR SHALL PRESENT HIS PLAN AND SCHEDULE FOR EARTHWORK OPERATIONS AT THE PRE-CONSTRUCTION CONFERENCE.

3. WHERE SOFT SUBGRADE IS ENCOUNTERED, DUE TO NO FAULT OR NEGLECT OF THE CONTRACTOR, IN WHICH SATISFACTORY STABILITY CANNOT BE OBTAINED BY MOISTURE CONTROL AND COMPACTION, THE UNSTABLE MATERIAL SHALL BE EXCAVATED TO THE DEPTH REQUIRED BY THE ENGINEER. BACKFILLING OF THESE EXCAVATED AREAS SHALL BE WITH EMBANKMENT MATERIAL FROM THE CONSTRUCTION PROJECT OR AGGREGATE BASE (ODOT ITEM 304) OR "AS DIRECTED BY THE ENGINEER."

4. CONCRETE WILL BE TESTED BY AN ODOT QUALIFIED LABORATORY DURING CONSTRUCTION FOR AIR ENTRAINMENT AND SLUMP. CONCRETE TEST CYLINDERS WILL BE PREPARED FOR EACH 50 YARDS OR FRACTION THEREOF. CONCRETE BEAMS MAY BE PREPARED AT THE CONTRACTOR'S OPTION. THE CONCRETE MIX DESIGN SHALL BE APPROVED BY THE SAME TESTING LABORATORY DESIGNATED TO PERFORM THE ON-SITE INSPECTION PRIOR TO CONSTRUCTION.

5. CONCRETE PAVEMENT CURING COMPOUND SHALL BE SILENCURE A FROM CHEMMASTERS, 300 EDWARDS ST., MADISON, OHIO, 44057.

6. IN AREAS OF HIGH GROUNDWATER OR WHERE SURFACE SEEPAGE HAS BEEN OBSERVED IT MAY BE NECESSARY TO CONSTRUCT DRAINS PERPENDICULAR TO THE PROPOSED PAVEMENT. THESE UNCLASSIFIED PIPE UNDERDRAINS, CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 603, SHALL BE 3 FEET BELOW PAVEMENT GRADE AND CONNECTED INTO THE APPROPRIATE STORM CONDUIT OR OUTLET. CONDUIT SHALL BE 6" DIAMETER PERFORATED PVC TYPE PS-48 PIPE CONFORMING TO ASTM F-788 OR 6" DIAMETER PERFORATED PSM POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH GEOTEXTILE DRAIN SLEEVE MEETING THE REQUIREMENTS OF ODOT 712.09, TYPE A, AND WITH NO. 8 STONE OR GRAVEL AGGREGATE.

UNDERGROUND INSTALLATIONS - GENERAL

1. THE VARIOUS UNDERGROUND INSTALLATION ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL EXCAVATION, MATERIAL, LABOR, BEDDING, BACKFILL, COMPACTION, EQUIPMENT, UTILITY PROTECTION, MAINTENANCE OF ROADWAYS AND DRIVES UNTIL FINAL REPLACEMENT, PUMPING AND/OR DEWATERING, CONSTRUCTION AND REMOVAL OF ALL NECESSARY TRENCH PROTECTION AND ALL OTHER INCIDENTAL ITEMS NECESSARY TO INSTALL SUCH UTILITY. THE CONTRACTOR IS TO TOTALLY FAMILIARIZE HIMSELF WITH THE GROUND CONDITIONS THAT NOW DO OR MAY EXIST DURING THE CONSTRUCTION SO AS NOT TO ADVERSELY AFFECT THE INTEGRITY OF ANY UTILITY INSTALLATION OR STRUCTURE ON THE CONSTRUCTION SITE OR ADJACENT PROPERTIES.

2. ALL SANITARY SEWER AND STORM SEWER CONSTRUCTION SHALL CONFORM WITH ODOT ITEM 611.

3. ANY UNSUITABLE MATERIAL, MATERIAL NOT APPROVED BY THE ENGINEER FOR BACKFILL AND MATERIAL IN EXCESS OF THAT REQUIRED FOR BACKFILLING SHALL BE DISPOSED OF BY THE CONTRACTOR ON THE SITE.

4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT ANY CAVING OR SETTLING OF EXCAVATION OR TRENCH WALLS WHICH COULD ENDANGER THE SAFETY OF ANY PERSON ENGAGED IN THE WORK OR IN ANY WAY DAMAGE THE UNDERGROUND INSTALLATIONS OF ADJACENT UTILITY OR PROPERTY, OR DIMINISH THE TRENCH WIDTH NECESSARY FOR THE PROPER CONSTRUCTION OF THE UNDERGROUND INSTALLATION OR OTHERWISE INJURE OR DELAY THE WORK. THE TYPE AND AMOUNT OF SUCH PROTECTION, SUCH AS TRENCH BOXES, SHEETING, SHORING, OR BRACING SHALL BE CONSISTENT WITH THE DEPTH AND WIDTH OF EXCAVATION, THE COMPOSITION AND WATER CONTENT OF THE SOIL IN THE PROXIMITY OF STRUCTURES OR OTHER UTILITIES, THE VIBRATION FROM EQUIPMENT AND THE SPOIL PLACEMENT, AND SHALL BE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.

5. IN ORDER TO REDUCE GROUND WATER SEEPAGE AND PROVIDE A STABLE TRENCH IT MAY BE NECESSARY TO DEWATER PRIOR TO EXCAVATION OF THE SEWER TRENCH AND/OR PROVIDE TEMPORARY SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT STRUCTURES, PAVEMENTS, OR UTILITIES, OR LOSS OF PRIVATE WELL WATER RESULTING FROM DEWATERING, LOSS OF GROUND, HEAVE, TRENCH CONSTRUCTION, AND ANY OTHER CONSTRUCTION METHODS. THE CONTRACTOR SHALL PROTECT ALL EXISTING SEWERS AND UTILITIES THAT THE PROPOSED INSTALLATION CROSSES BY COMPACTING THE BACKFILL UNDER SUCH EXISTING FACILITIES OR SHALL PROTECT THE EXISTING FACILITY IN A MANNER AS APPROVED BY THE ENGINEER. IF SHEETING IS USED, IT MAY BE NECESSARY TO DRIVE THE SHEETING SEVERAL FEET BELOW THE BOTTOM OF THE PIPE. WHEN USING MOVABLE TRENCH SUPPORTS OR SHEETING, CARE MUST BE EXERCISED SO AS NOT TO DISTURB THE PIPE LOCATION, JOINTING OR BEDDING MATERIAL. IF STEEL SHEETING IS USED IT SHALL BE HELD IN PLACE BY LONGITUDINAL BEAMS AND CROSS BRACES OR STRUTS AS REQUIRED TO RESTRAIN THE TOP OF THE SHEETING. IF TIMBER SHEETING AND BRACING IS USED, IT MUST BE OF GOOD QUALITY AND OF HARDWOOD CONSTRUCTION. AFTER THE PIPE HAS BEEN INSTALLED AND THE BALANCE OF THE BEDDING MATERIAL HAS BEEN PLACED OVER THE PIPE, THE REMOVAL OF ANY TRENCH PROTECTION SHALL BE CAREFULLY CONTROLLED. THE CONTRACTOR SHALL DEMONSTRATE THAT THE REMOVAL OF THE TRENCH PROTECTION WILL NOT ADVERSELY AFFECT THE PIPE LOCATION AND BEDDING. IF SHEETING CANNOT BE REMOVED WITHOUT ADVERSELY AFFECTING THE PIPE AND BEDDING LOCATION, THE ENGINEER MAY ORDER THE SHEETING CUT OFF AT SOME POINT, AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE AND LEFT IN PLACE.

6. PRIOR TO ANY CONNECTION INTO AN EXISTING SEWER MANHOLE OR CONDUIT THE CONTRACTOR SHALL TAKE SUCH MEASURES AS NECESSARY, "AS APPROVED BY THE ENGINEER", (I.E. TEMPORARY PLUGS, SAND BAGS, ETC.) DURING THE COURSE OF THE CONSTRUCTION OF THE PROPOSED SEWERS, TO GUARD AGAINST ANY DRAINAGE FROM ENTERING THE EXISTING SYSTEM AND POSSIBLY CONTAMINATING SUCH SYSTEM WITH SILT.

7. WHERE THE PROPOSED IMPROVEMENTS CROSS EXISTING OR PROPOSED PAVEMENTS, INCLUDING A POINT FIVE (5) FEET BEYOND SUCH CROSSINGS, OR WHERE THE CONSTRUCTION METHODS USED BY THE CONTRACTOR RESULT IN THE TRENCH WALL BEING LESS THAN 3 FEET FROM THE EDGE OF THE PAVEMENT, THE ENTIRE TRENCH BACKFILL SHALL BE COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS WITH MECHANICAL TAMPERS MEETING NINETY-EIGHT (98) PERCENT OF MAXIMUM LABORATORY DRY WEIGHT.

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

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

STORM SEWERS

1. STORM SEWER CONDUIT SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: STORM CONDUIT BETWEEN STREET BASINS AND CONNECTING TO MANHOLE SHALL BE (A.) ONLY IF COVER IS LESS THAN OR EQUAL TO ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE, OR MAY BE (E.) IF COVER IS GREATER THAN ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE. ALL FOOTING DRAIN CONNECTIONS SHALL BE (B.) ONLY.

- A. REINFORCED CONCRETE PIPE ASTM C-76, "B" OR "C" WALL, 8 FOOT LENGTHS, WITH AN "O" RING CONFINED GASKET JOINT PER ASTM C-443: (A) 12" & LARGER DIA. CLASS IV.

- B. POLYVINYL CHLORIDE (PVC) ASTM D-3034 (SDR 35) (ODOT 707.45) WITH GASKET MATERIAL CONFORMING TO ASTM F-477 AND JOINTS PER ASTM D-3212 OR SOLVENT CEMENT JOINTS PER ASTM D-2584.

- C. PERMA-LOC (PVC) AASHTO SPECIFICATION IN M-304M (ODOT 707.43) WITH INTEGRAL BELL GASKET JOINTS IN ACCORDANCE WITH ASTM D-3212 AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

- D. ULTRA-RIB (PVC) ASTM F 794 (ODOT 707.43) WITH INTEGRAL BELL AND SPIGOT JOINT IN ACCORDANCE WITH ASTM D-3212 AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

- E. SMOOTH INTERIOR, CORRUGATED, HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO AASHTO SPECIFICATIONS M252 TYPE S AND M-294 TYPE S, (OFOT 707.33) AOS N-12, HANCOR HI-0, OR APPROVED EQUAL. THE JOINTS SHALL BE SILT-TIGHT AND THE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477 (NOT PRESSURE RATED), INSTALLED IN ACCORDANCE WITH ASTM D-3212 AND MANUFACTURER'S RECOMMENDATIONS.

2. OTHER OPTIONAL MATERIALS MAY BE USED WHEN APPROVED BY THE CITY ENGINEER.

3. UNDERDRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 605. CONDUIT SHALL BE 6" DIAMETER PVC TYPE PS-48 PIPE CONFORMING TO ASTM F-788, OR 6" DIAMETER PSM POLYVINYLCHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH A GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09, TYPE A, AND WITH THE GRANULAR MATERIAL BEING NO. 57 AGGREGATE (NO SLAG)

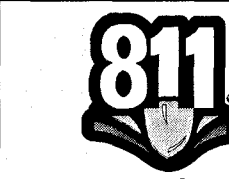
4. ROOF DRAINS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS. NO CONNECTION TO STORM SEWER.

5. AT LEAST 60 DAYS PRIOR TO THE END OF THE PERIOD FOR WHICH IMPROVEMENTS ARE COVERED BY MAINTENANCE BONDS, THE DEVELOPER SHALL CLEAN AND VIDEO TAPE THE STORM SEWER, SANITARY SEWER AND MANHOLES, OR CAUSE THIS TO BE DONE BY A SUBCONTRACTOR OR BUILDER(S) WHO THE DEVELOPER HOLDS RESPONSIBLE PRIOR TO RELEASE OF THE MAINTENANCE BONDS COVERING THE IMPROVEMENTS. TWO (2) COPIES OF THE VIDEO TAPE(S) AND A WRITTEN REPORT OF THE RESULTS SHALL BE FURNISHED TO THE DEVELOPER AND THE CITY ENGINEER, BOTH THE TAPING AND THE WRITTEN REPORT SHALL BE DONE TO THE SATISFACTION OF THE DEVELOPER AND THE CITY ENGINEER OR THEIR DESIGNERS. ANY AND ALL PROBLEMS DISCOVERED SHALL BE REMEDIATED WITHIN TEN (10) WORKING DAYS BY THE DEVELOPER OR BY THE PARTY THE DEVELOPER SHALL CAUSE TO REMEDIATE THE PROBLEMS, IF ANY

6. ALL MAIN LINE STORM SEWERS SHALL BE CLEANED AND VIDEOTAPED IMMEDIATELY AFTER CONSTRUCTION AND THE VIDEOTAPE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. ALL DEFECTS SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR.

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

5/9/17, 6/28/17



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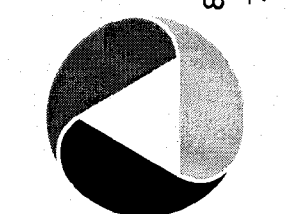
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SECTION
TOWN NORTH, RANGE EAST
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOWNAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
GENERAL NOTES

DATE
JANUARY 11, 2019

JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 11, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 02, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS

DR. TDR | CH. DH

P.M. DH

BOOK N/A

JOB 18002341

SHEET NO.

40

CITY OF NORTH RIDGEVILLE STANDARD GENERAL NOTES

SANITARY SEWERS

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

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

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

WATER SYSTEM

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

GATE VALVES

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

BUTTERFLY VALVES

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

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

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

HYDROSTATIC TESTING

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

DISINFECTING MAINS

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

CURB CONNECTIONS

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

ADDITIONAL SANITARY MAIN NOTES:

BEDDING FOR PIPE SHALL CONFORM TO ASTM D-2321.

ADDITIONAL WATER MAIN NOTES:

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

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

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

7/22/14



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

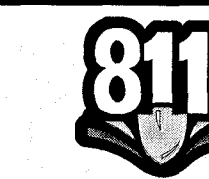
CLIENT	K. HOVNIAN HOMES LLC
DATE	JANUARY 11, 2019
PROJECT	MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS	
GENERAL NOTES	

JANUARY 11, 2019	CITY SUBMITAL NO. 1
APRIL 10, 2019	CITY SUBMITAL NO. 2
JUNE 11, 2019	CITY SUBMITAL NO. 3
SEPTEMBER 09, 2019	CITY SUBMITAL - FINAL APPROVAL

REVISIONS

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

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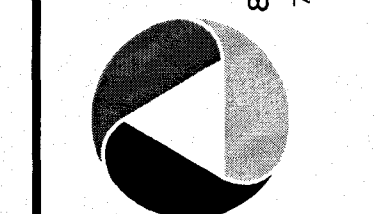
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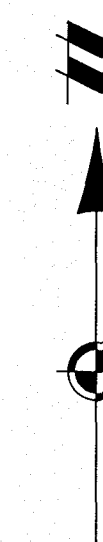
SECTION	TOWN	NORTH RANGE	EAST
	CITY OF NORTH RIDGEVILLE		
	LORAIN COUNTY, OHIO		

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

DATE	JANUARY 11, 2019
JANUARY 11, 2019	CITY SUBMITTAL NO. 1
APRIL 10, 2019	CITY SUBMITTAL NO. 2
JUNE 11, 2019	CITY SUBMITTAL NO. 3
SEPTEMBER 08, 2019	CITY SUBMITTAL - FINAL APPROVAL

REVISIONS
SCALE 0 20 40 1" = 40 FEET
DR. TDR CH. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 50

CAD FILE: 18002341-05.0-MG.DWG



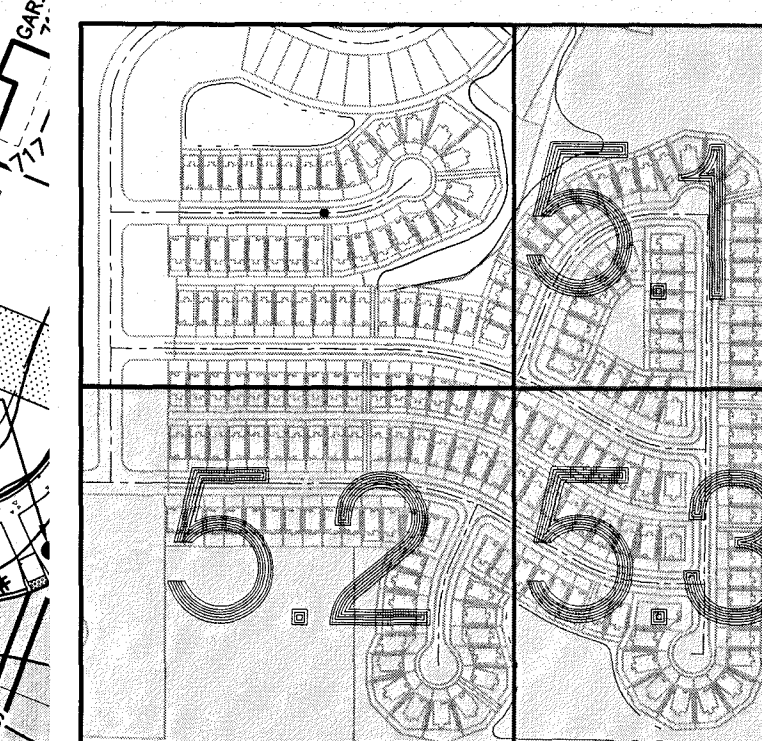
LEGEND

	PROPOSED SWALE
SG	SUB-GRADE
H.P.	HIGH POINT

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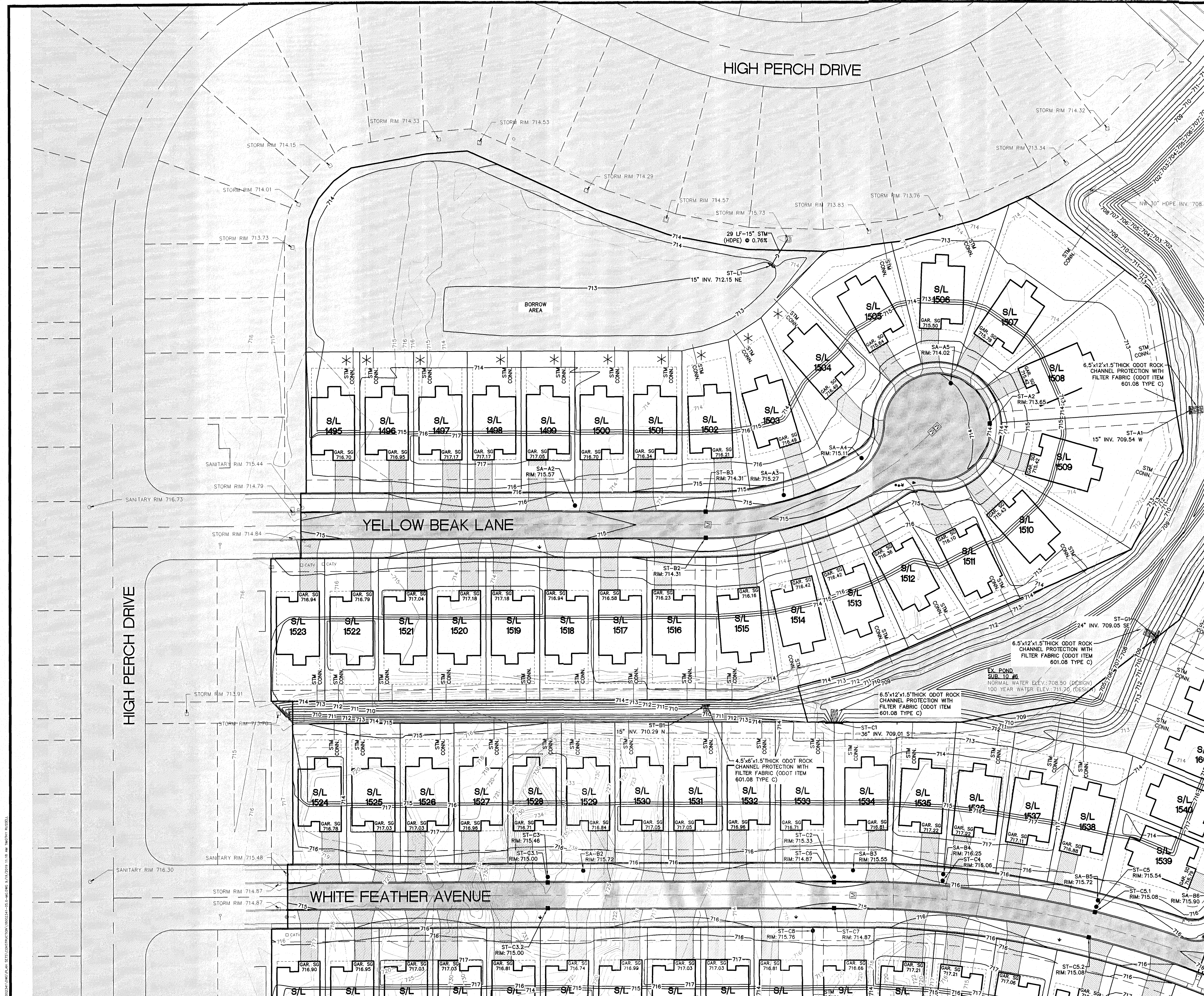
1. 6" STORM LATERALS TO BE RUN AT A MINIMUM GRADE OF 1.00%.
2. EACH SUBLOT SHALL HAVE A 6" PVC STORM LATERAL. TIE SUMP PUMP INTO THIS LATERAL (SEE SUMP PUMP CONNECTION DETAIL, SHEET C11.1). DURING CONSTRUCTION OF THE SUBDIVISION AND PRIOR TO HOME CONSTRUCTION, THESE LATERALS WILL SERVE AS DRAINAGE FOR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

*NOTE:
LATERAL TO BE INSTALLED BY THE HOME BUILDER DURING HOME CONSTRUCTION.

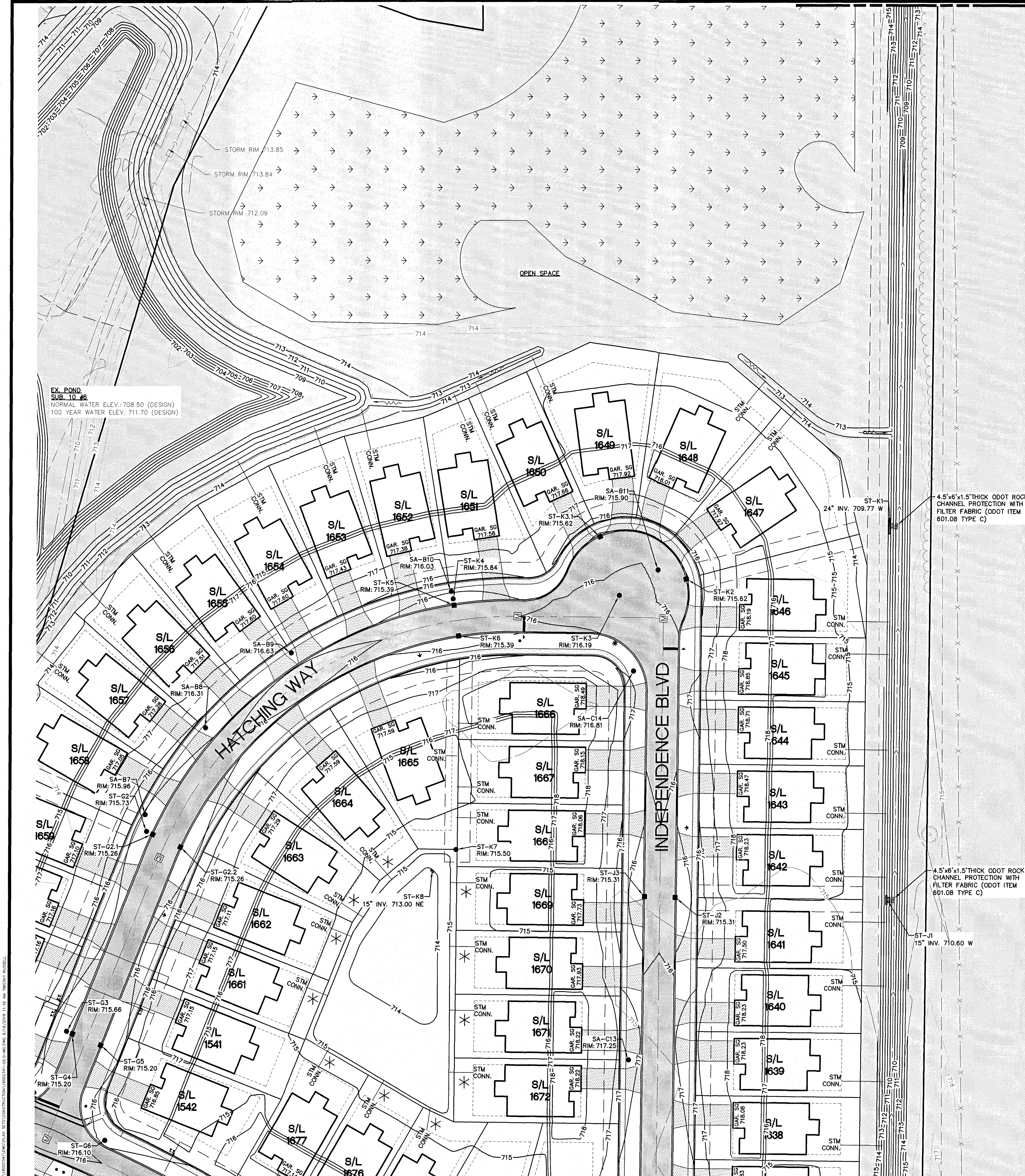


KEY MAP

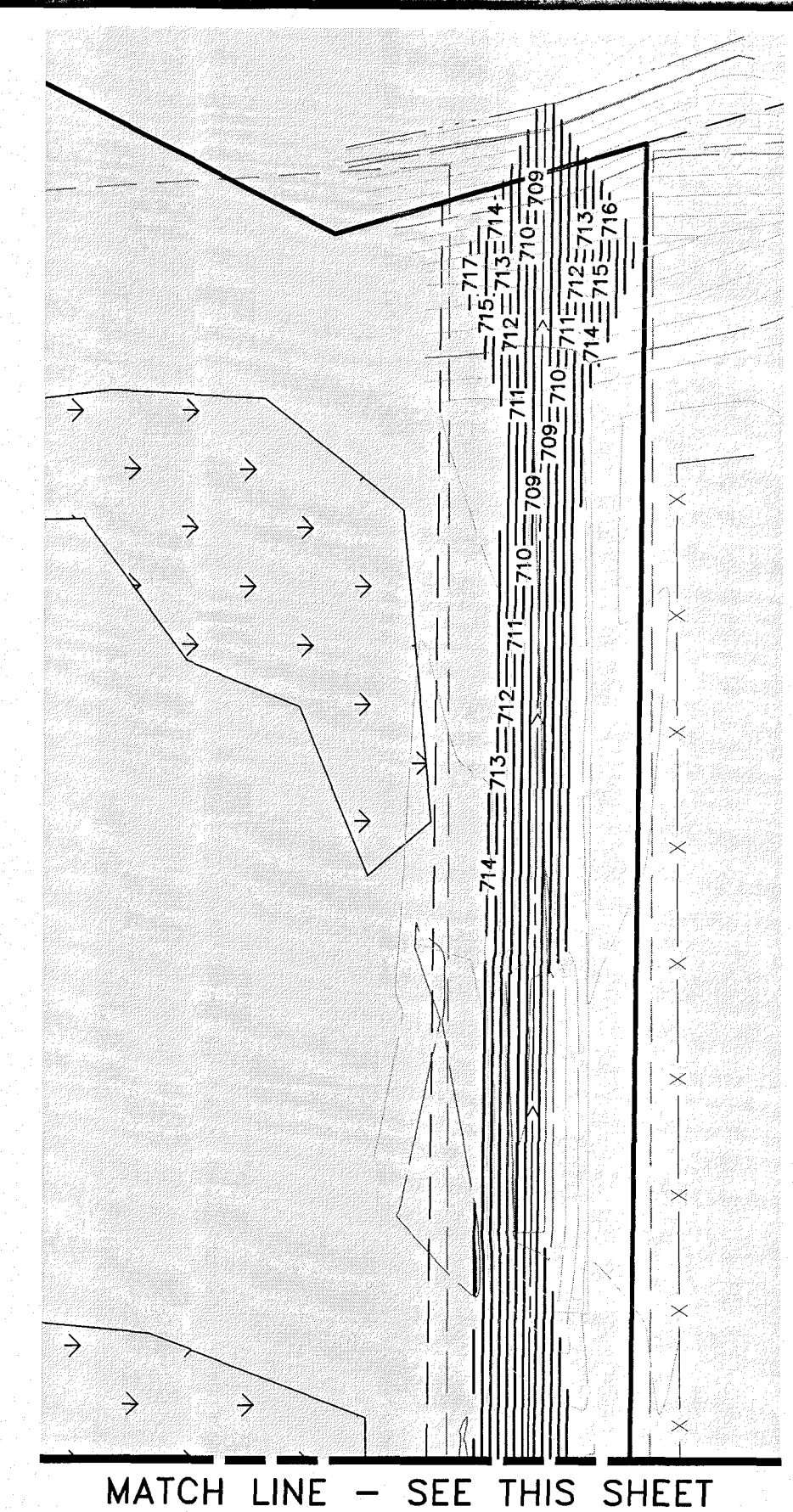
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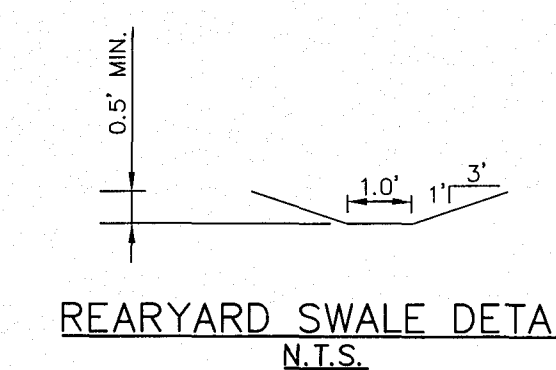
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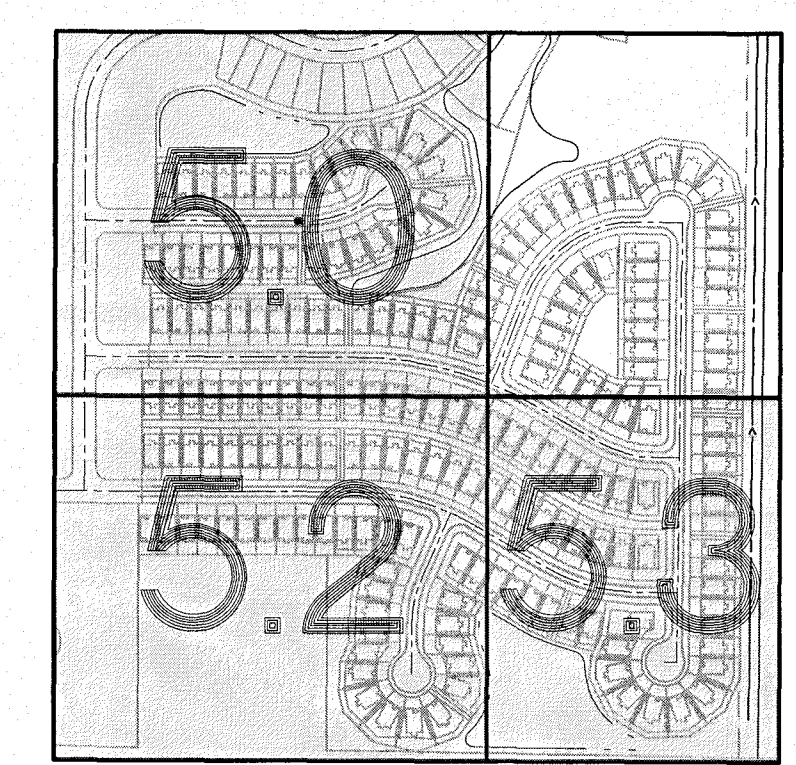
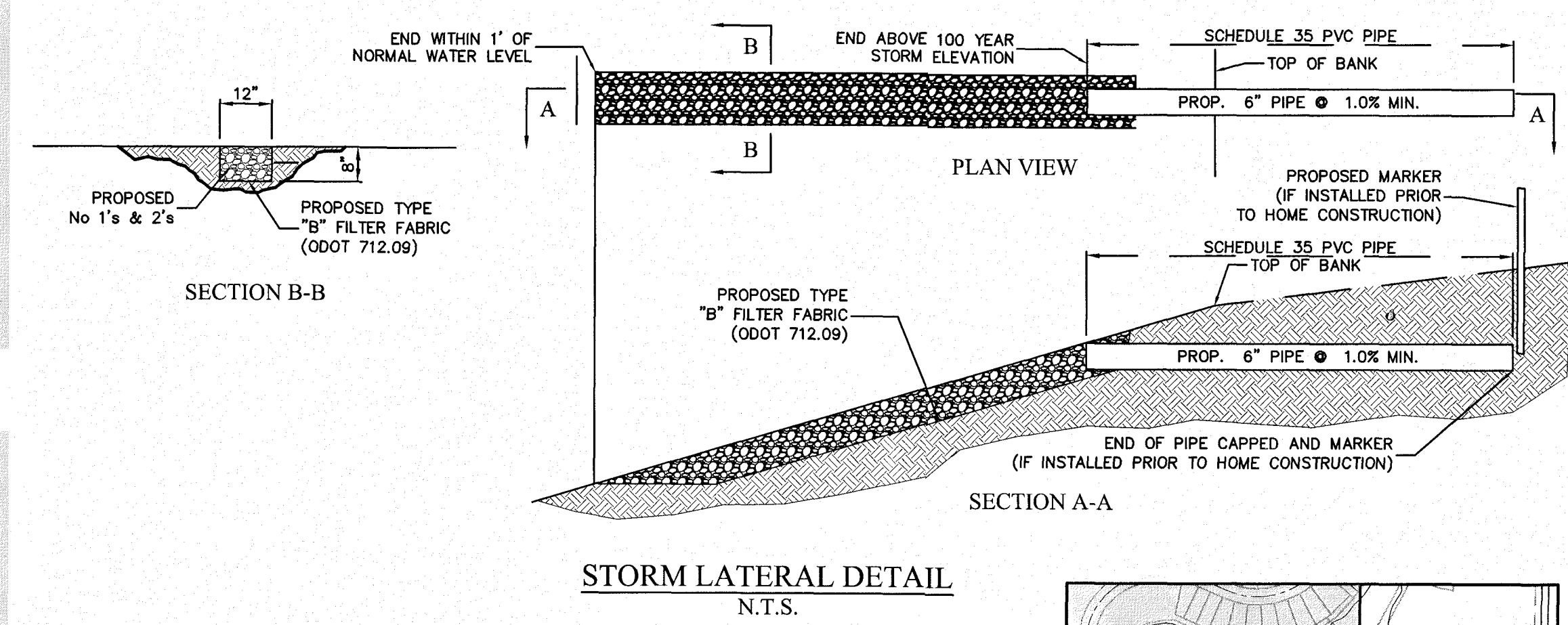
EX. POND
SUB. 10.26
NORMAL WATER ELEV. 708.50 (DESIGN)
100 YEAR WATER ELEV. 711.70 (DESIGN)



MATCH LINE - SEE THIS SHEET



DITCH DETAIL
N.T.S.



KEY MAP
N.T.S.

LEGEND

~	PROPOSED SWALE
SG	SUB-GRADE
H.P.	HIGH POINT

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

*NOTE:
LATERAL TO BE INSTALLED BY THE HOME BUILDER DURING HOME CONSTRUCTION.

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INDEPENDENCE, OH 44131
440.369.2600

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

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

DATE
JANUARY 11, 2019

REVISIONS
SCALE 0 20 40
1" = 40 FEET
DR. TDR CH. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 51

HIGH PERCH DRIVE

SANITARY RIM 715.04

SANITARY RIM 716.04

ST-C13.1
RIM: 715.22

ST-C13.2
RIM: 715.22

STORM RIM 714.53

EX. CULVERT
18" HDPE=710.40 (W)

EX. IRRIGATION POND
NORMAL WATER ELEV.: 710.50±

EX. CULVERT
12" HDPE=710.80 (S)

EX. CULVERT
12" HDPE=711.31 (N)

AMBER WAY

FLEDGLING COURT

LEGEND

- PROPOSED SWALE
SG SUB-GRADE
H.P. HIGH POINT

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7. SEE SHEETS C10.4 AND C10.5 FOR HEADWALL DETAILS.

0.5' MIN.

1.0' 1" 3"

REARYARD SWALE DETAIL
N.T.S.

KEY MAP

N.T.S.

811

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INDIANAPOLIS, IN 46241-3131

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

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

DATE
JANUARY 11, 2019

JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 10, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 08, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS

SCALE 0 20 40

1" = 40 FEET

DR. TDR CH. DH

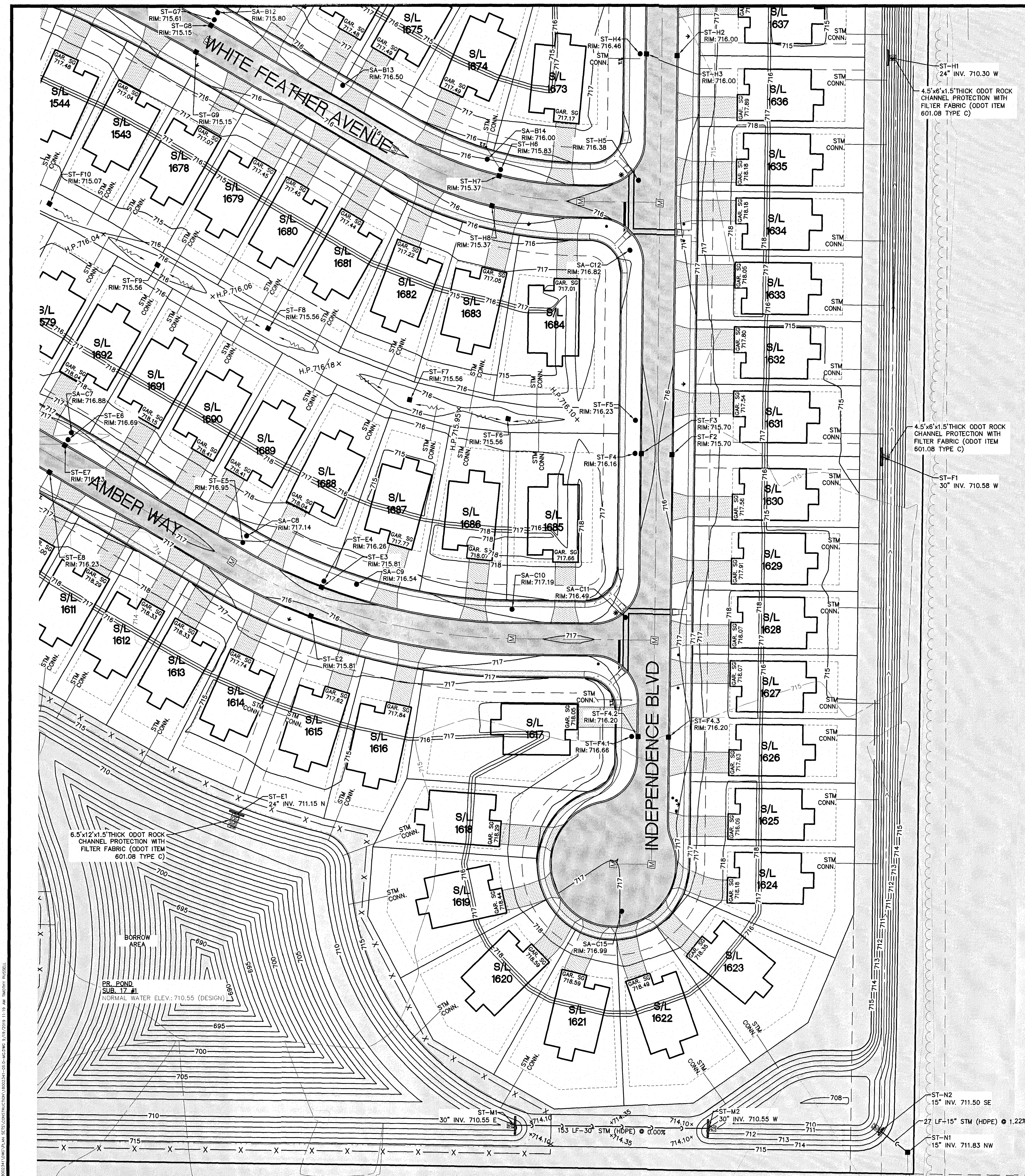
P.M. DH

BOOK N/A

JOB 18002341

SHEET NO.

52



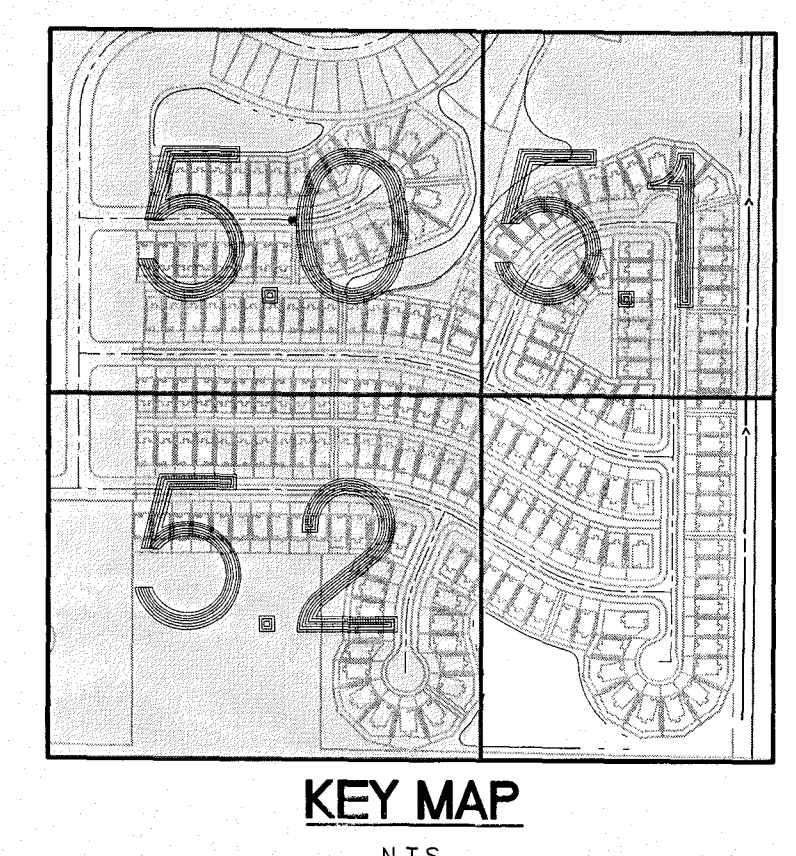
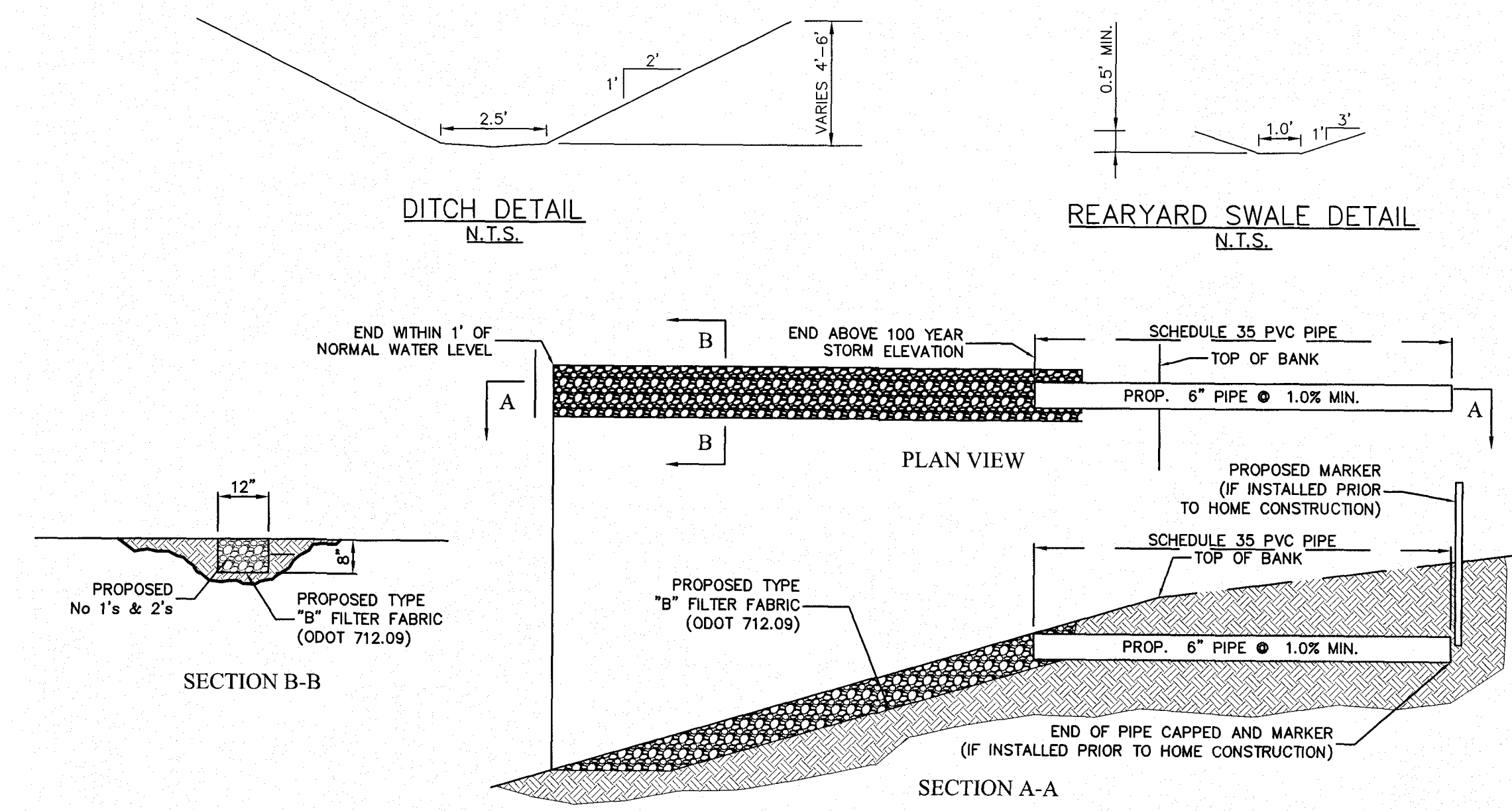
LEGEND

~ PROPOSED SWALE

SG SUB-GRADE

H.P. HIGH POINT

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440.243.2005

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

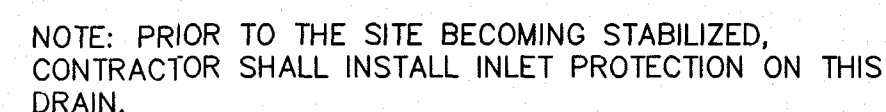
CLIENT
K. HOWNAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
MASS GRADING PLAN

DATE
JANUARY 11, 2019

JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS	
SCALE	0 20 40
1" = 40 FEET	
DR.	TDR
CH.	DH
P.M.	DH
BOOK	N/A
JOB	18002341
SHEET NO.	53

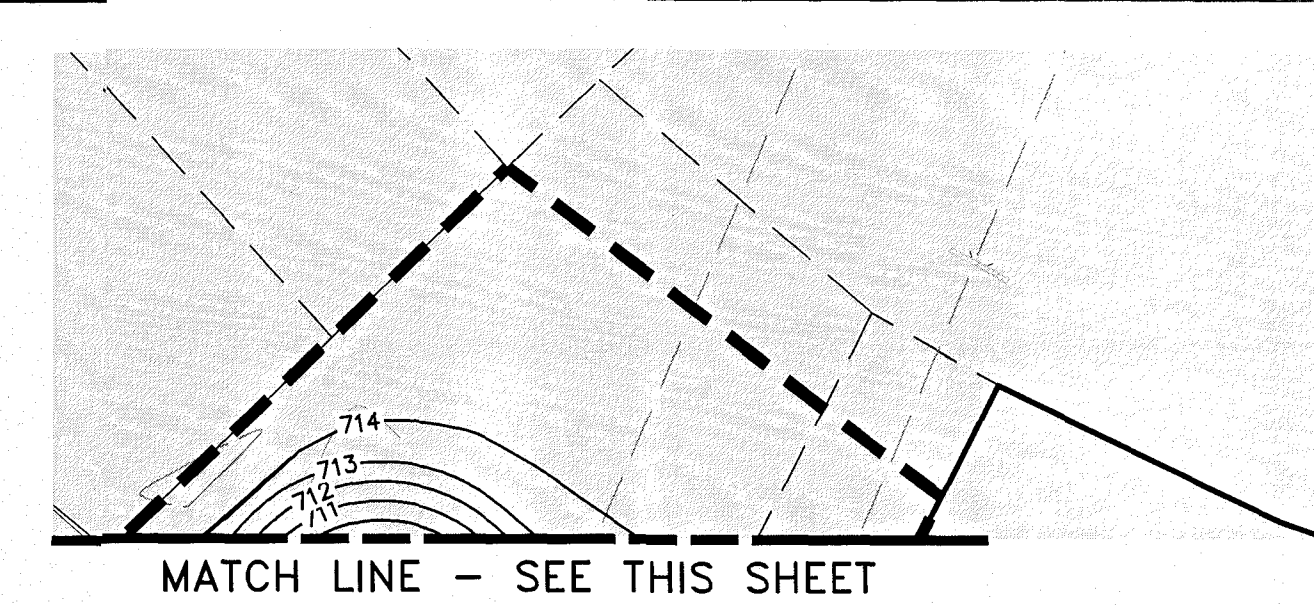
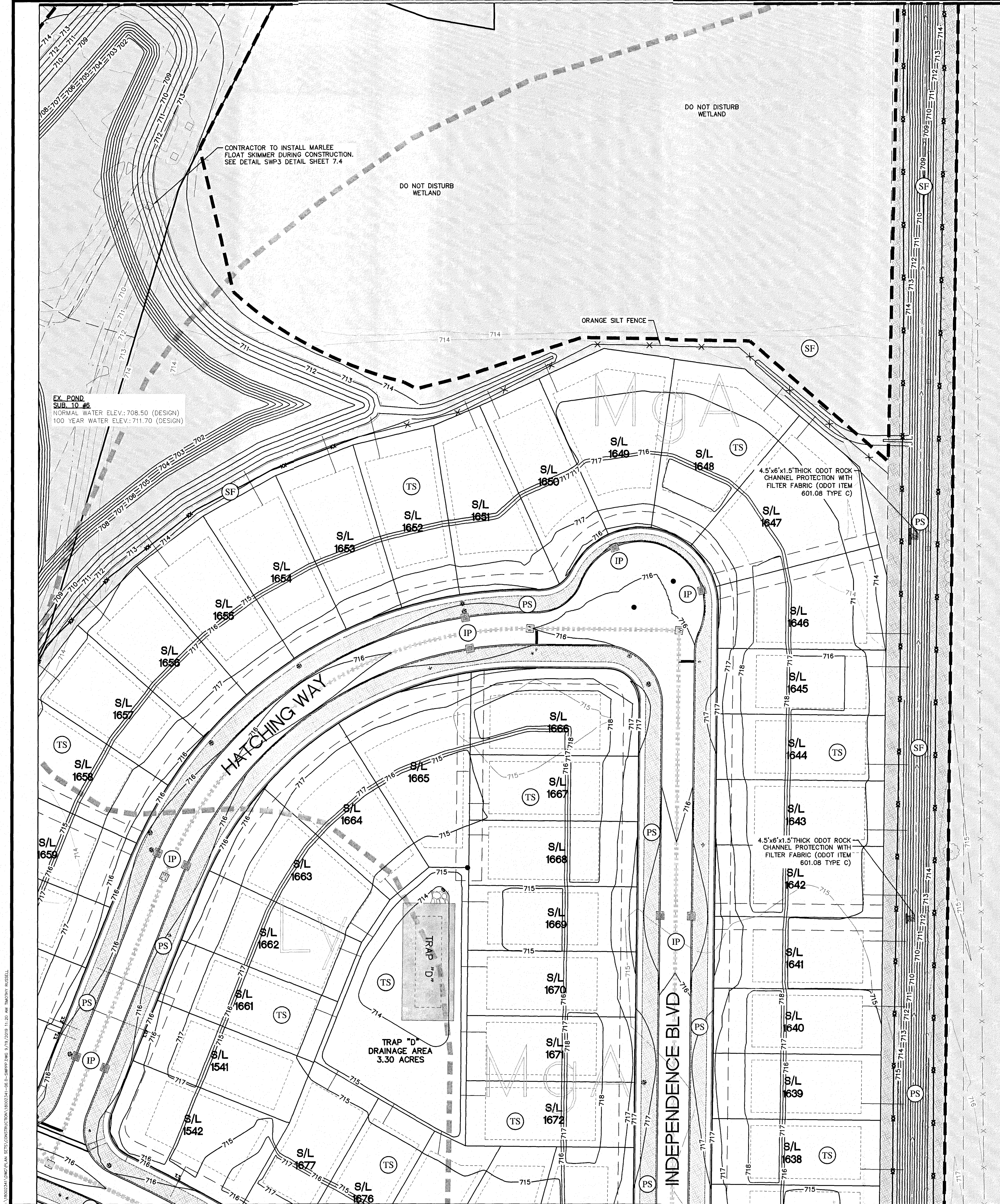
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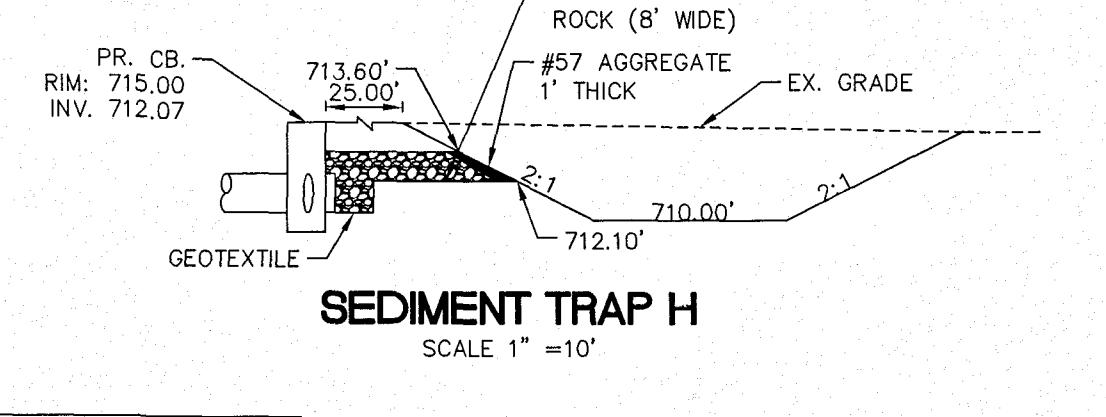
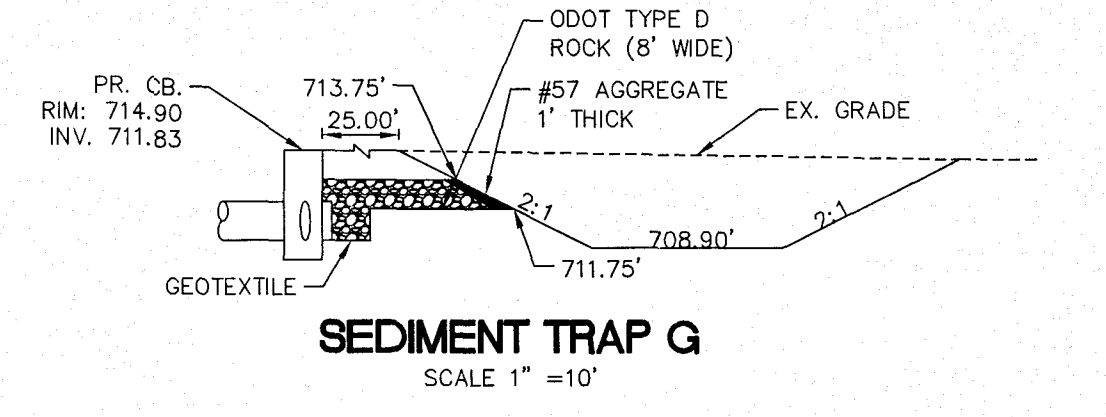
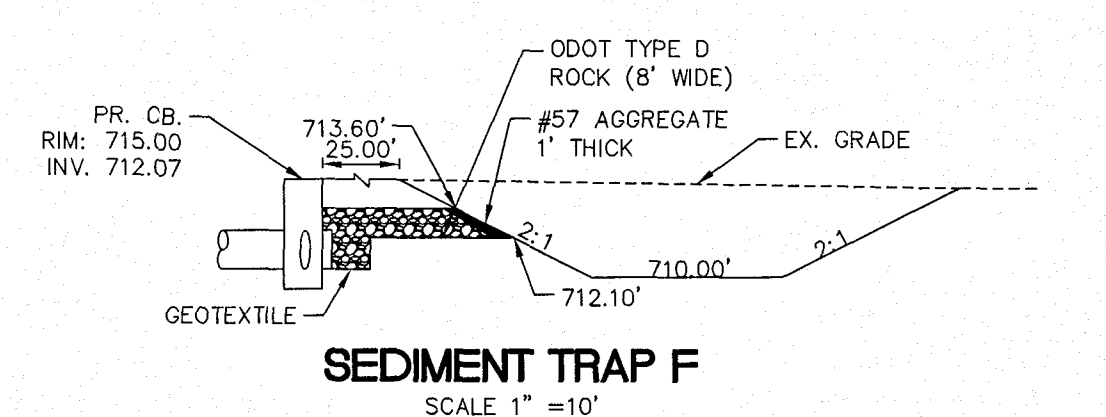
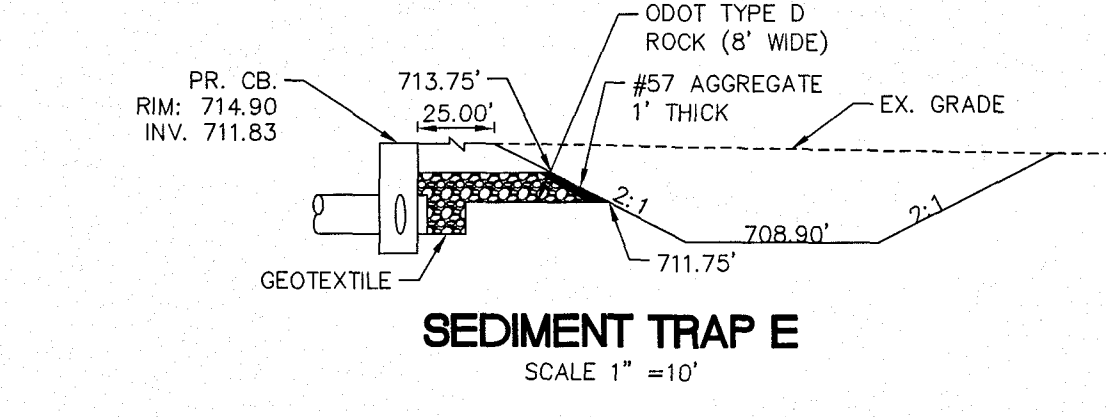
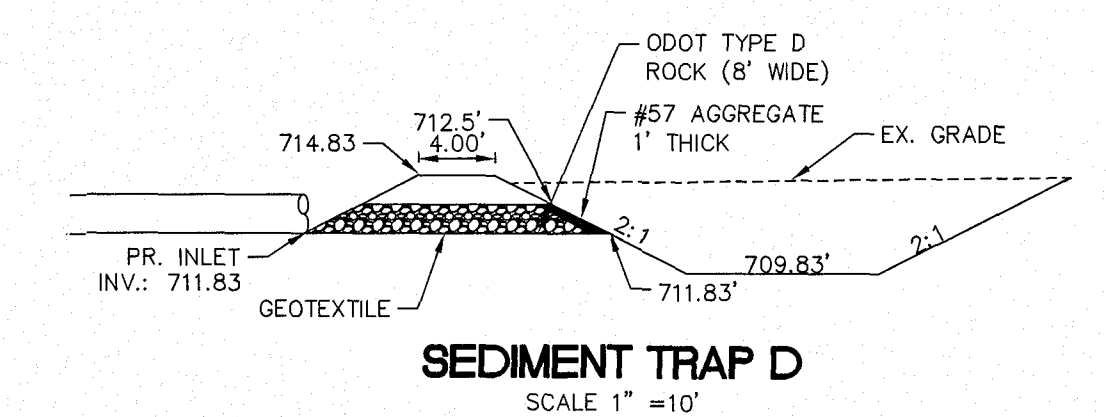
The map displays four residential lots, each with a garage structure. The lots are labeled S/L 1497, S/L 1498, S/L 1499, and S/L 1500. Each lot has an associated garage structure labeled GAR. SG with specific area measurements: 717.17, 717.17, 717.05, and 716.70 respectively. The map includes various boundary lines and lot numbers (714, 715, 716, 717, 718) indicating the surrounding area. A road is shown at the bottom of the map.

A cross-sectional diagram showing a vertical pipe with a horizontal branch. A square grate is mounted on top of the vertical pipe. A low profile adapter is shown as a horizontal pipe section that connects to the vertical pipe. The adapter is labeled "NDS #1221-1222 12\" x 12\" LOW PROFILE ADAPTER". The grate is labeled "NDS #1210-1212 12\" SQUARE GRATE". Arrows indicate flow direction into the grate and out of the adapter. The diagram shows the adapter is installed below the grate level, with a hatched area representing the ground or base material.

DRAIN
NO SCALE



Sediment Trap Data					
Trap Number	D	E	F	G	H
A. Total Contributing Watershed (ac)	3.30	1.97	3.57	1.97	3.58
B. Disturbed Area (ac)	3.30	1.97	3.57	1.97	3.58
C. Req. Dewatering Volume (A x 1800 ft ³ /ac)	5,940	3,546	6,426	3,546	6,444
D. Req. Sediment Storage Zone Vol. (B * 1000)	3,300	1,970	3,570	1,970	3,580
E. Total Required Capacity (C + D in ft ³)	9,240	5,516	9,996	5,516	10,024
F. Dewatering Volume Provided (ft ³ /ac)	8,612	5,840	8,031	5,840	8,031
G. Sediment Volume Provided (ft ³ /ac)	3,568	2,330	3,604	2,330	3,604
Total Provided Capacity (yd ³)	12,180	8,170	11,635	8,170	11,635
Average Bottom Length (L)	70	53	69	53	69
Average Bottom Width (W)	20	3	19	3	19
Flow L/W Ratio (2:1 min)	3.5:1	20:1	3.5:1	20:1	3.5:1
Bottom Elevation (max 4 ft sed-storage d)	709.83	708.90	710.00	708.90	710.00
Top of Embankment Elevation	N/A	N/A	N/A	N/A	N/A
Embankment Height (Max 5 ft @ of from grad to top embankment)	3.0'	3.15'	2.90'	3.15'	2.90'
Embankment Side Slopes (Max 2:1)	2:1	2:1	2:1	2:1	2:1
Embankment Top Width (Min. 4 feet)	N/A	N/A	N/A	N/A	N/A
Crest of Spillway Elevation (At least 1.5' below embankment elev.)	714.83	714.90	715.00	714.90	715.00
Top of Sediment Storage Elevation (Base of stone outlet)	711.83	711.75	712.10	711.75	712.10

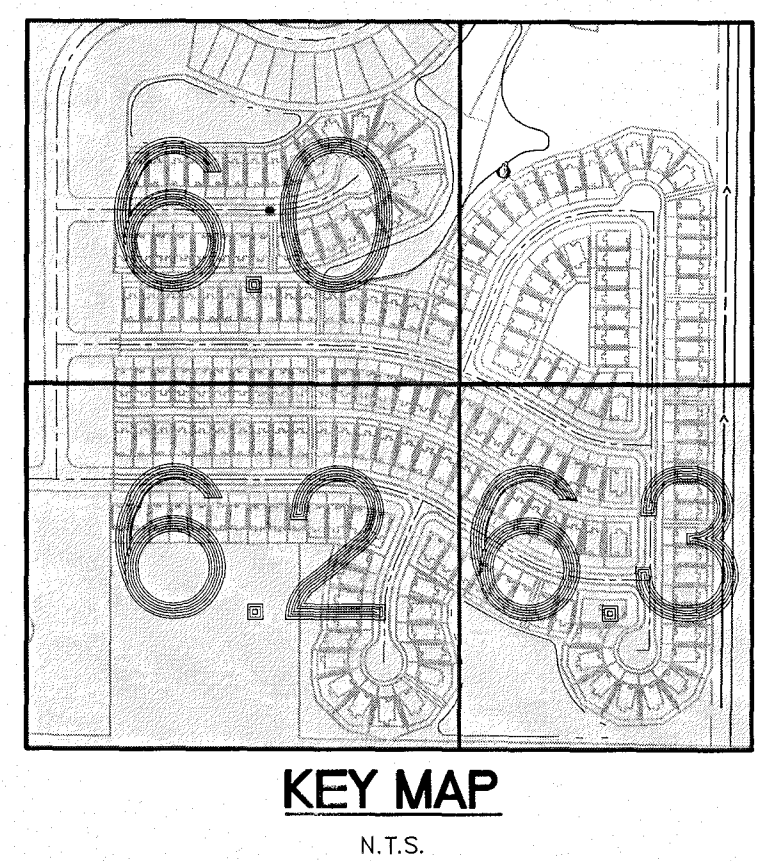


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SWPPP LEGEND

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

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



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440.546.2000

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

CLIENT: K. HOWANIAN HOMES LLC
PROJECT: MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
STORMWATER POLLUTION PREVENTION PLAN

DATE: JANUARY 11, 2019
JANUARY 11, 2019 CITY SUBMITTAL NO. 1
APRIL 10, 2019 CITY SUBMITTAL NO. 2
JUNE 11, 2019 CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019 CITY SUBMITTAL - FINAL APPROVAL

REVISIONS
SCALE 0 20 40
1" = 40 FEET
DR. TDR [CH. DH]
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 61

CAD FILE: 18002341-06-C-SWPPP.DWG

HIGH PERCH DRIVE

TRAP "E"
DRAINAGE AREA
1.97 ACRES

TRAP "G"

TRAP "G"
DRAINAGE AREA
1.97 ACRES

AMBER WAY

CONTRACTOR TO INSTALL MARLEE
FLOAT SKIMMER DURING CONSTRUCTION.
SEE DETAIL SWP3 DETAIL SHEET 7.4

EX. IRRIGATION POND
NORMAL WATER ELEV. 710.50±

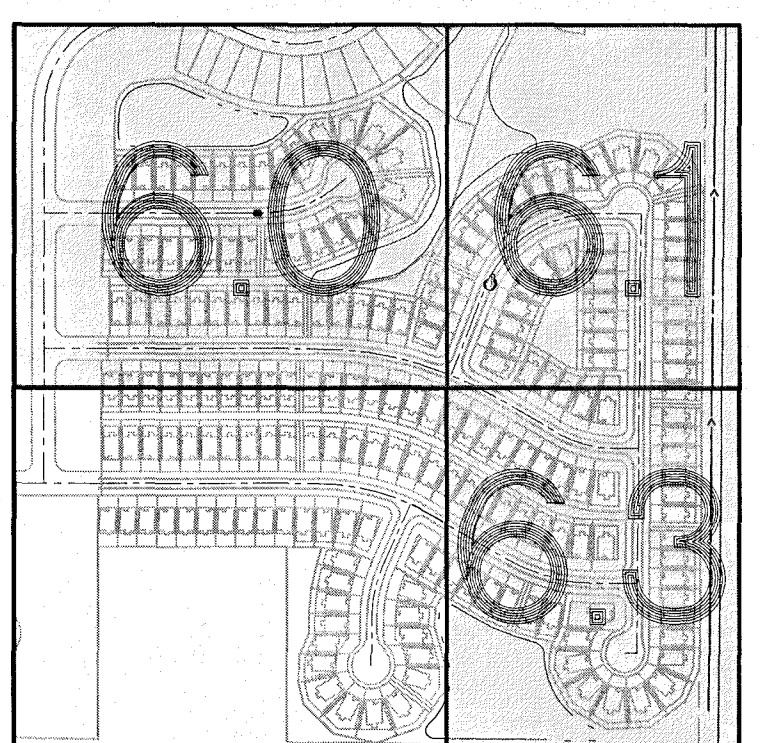
TRAP "I"

FLEDGLING COURT

6.5'x12'x1.5" THICK ODOT ROCK
CHANNEL PROTECTION WITH
FILTER FABRIC (ODOT ITEM
601.08 TYPE C)

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

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SECTION	TOWN	NORTH, RANGE	EAST
K. HOMANIAN HOMES LLC	CITY OF NORTH RIDGEVILLE		LORAIN COUNTY, OHIO

**MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS**

**STORMWATER POLLUTION
PREVENTION PLAN**

CLIENT
K. HOMANIAN HOMES LLC

DATE
JANUARY 11, 2019

JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 03, 2019
CITY SUBMITTAL - FINAL APPROVAL

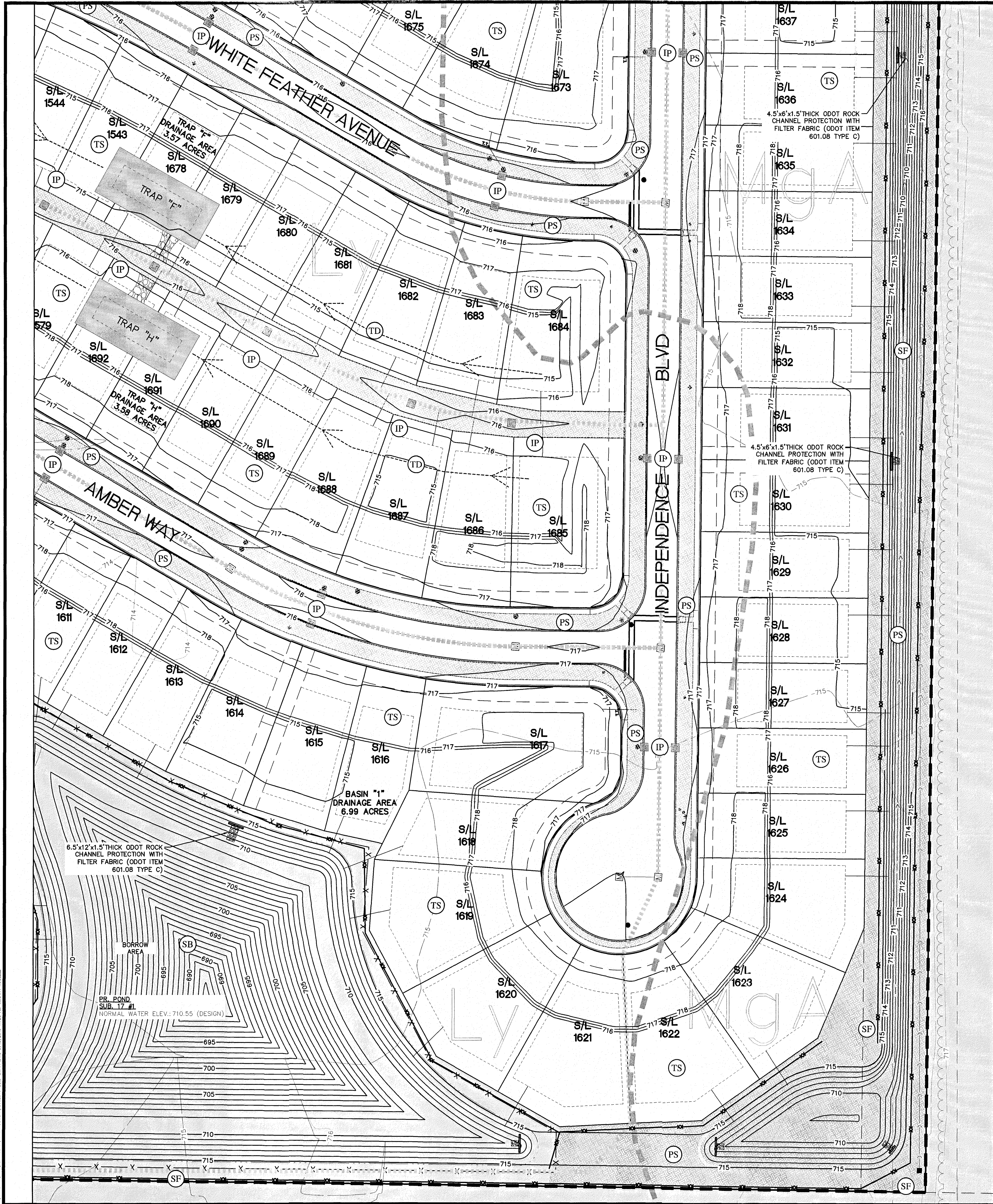
REVISIONS

SCALE 0 20 40
1" = 40 FEET

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

P:\18002341\DWG\18002341-06-0-SWPPP.DWG, 6/7/2019, 11:29 AM, MATHIE, RUSSELL

CAD FILE: 18002341-06-0-SWPPP.DWG



Sediment Basin & Post-Construction Data Sheet			
Basin Reference Number			
A. Total Contributing Watershed (ac)	1		
B. Disturbed Area (ac)	6.99		
C. Req. Dewatering Volume (A x 1800 ft ³ /ac)	12,582		
D. Req. Sediment Storage Zone Vol. (B x 1000 ft ³ /ac)	6,990		
E. Total Required Capacity (C + D in ft ³)	19,572		
F. Dewatering Volume Provided (ft ³)	335,387		
G. Sediment Storage Provided (ft ³)	938,852		
H. Total Storage Provided at Crest of Riser (ft ³)	1,274,239		
Principal Spillway			
Req. Principal Spillway Capacity (10 yr 24 hr storm) (cfs)	NA		
Principal Spillway Capacity Provided (cfs)	NA		
Diameter of Barrel (inches)	NA		
Diameter of Riser (inches)	NA		
Volume of Concrete To Prevent Riser Flooding (ft ³)	NA		
Sediment Control Outlet Type			
Drawdown Time (Hours must exceed 48 hr drawdown)			
Mark selected outlet type (X)			
A. Faircloth Skimmer			
B. Delaware DOT Skimmer MARLEE FLOAT SKIMMER	X		
Orifice size in INCHES	5.00"		
Stone pad provided at top of sediment storage (ELEV.)			
"Skimmers shall have guide posts with wire for easy maintenance"			
Sediment Clean Out Elevation (clearly marked in field)			
Pond Shape - 4:1 L:W for each inlet or outlet(s)	4:1		
Flow L:W Ratio (4:1 min)	4:1		
Baffles Detailed (Yes or No)	NO		
Bottom Elevation	680.00		
Sediment Storage Zone Elevation	710.55		
Crest of Principal Spillway Elevation (Min. 18" below crest E.S.)	714.25		
Pond Depth at Riser (feet, ideally 3'-5')	3.7		
Top of Embankment Elevation	715.25		
Embankment Side Slopes (Max 2:1, combined 5:1)	2:1		
Embankment Top Width (ft based on C/L Height, Min 8')	8'		
Emergency Spillway Elevation	715.00		
Emergency Spillway Discharge (25 yr 24 hr storm less Principal S.)	NA		
Emergency Spillway Bottom Width	NA		
Emergency Spillway Lining (Vegetated, Riprap...)	VEG.		
Rock Outlet Protection (Size, gradation and quality of rock)	TYPE D		
Water Quality Volume	N/A		
Post Construction Orifice Size	N/A		
Post Construction Orifice Elevation	N/A		
Max Head (Top of WG Volume) Elevation	N/A		

SKIMMER SIZING CALCULATIONS POND #1 MARLEE SKIMMER

Marlee Float Skimmer Size Selection Report

Date: April 20, 2018
Company: Atwell, LLC
Engineer: Timothy Russell PE
Project Name: Meadow Lakes Subdivision Ph. 17
Project Location: North Ridgeville, Ohio
Basin Description: Sediment Basin #1
Owner 1:
Owner 2:
Owner 3:

Inputs	Calculations
Max. Time to Drain, hrs = 168	Calculated Pond Volume, ft ³ = 215,924
Min. Time to Drain, hrs = 48	
Pond Depth, ft = 5	Calculated Pond Volume, gal = 3,497,553
Pond Top Length, ft = 240	
Pond Top Width, ft = 215	
Pond Bottom Length, ft = 207	
Pond Bottom Width, ft = 174	

Minimum Average Flow Rate Allowable	31.275 cfs to drain in 0.362 cfs	168 hrs
Maximum Average Flow Rate Allowable	109.462 cfs to drain in 1.267 cfs	48 hrs

Marlee Float Selection Chart

Model #	Orifice	Draw down time (hrs)	Acceptable for basin
1	1.0"	2817	no
1	1.5"	1540	no
1	2.0"	895	no
1	2.5"	485	no
2	3.0"	320	no
2	3.5"	214	no
2	4.0"	133	no
3	5.0"	93	Model 3 - 5.0" orifice suitable
3	6.0"	74	Model 3 - 6.0" orifice suitable
3	8.0"	71	Model 3 - 8.0" orifice

808 Roper Creek Drive
Greenwich, SC 29615
www.SWFeeSaver.com

SWPPP LEGEND

LIMITS OF DISTURBANCE

EXIST. 1' CONTOUR

EXIST. 5' CONTOUR

PROP. 1' CONTOUR

PROP. 5' CONTOUR

EXIST. STORM SEWER

EXIST. CATCH BASIN/INLET

PROP. STORM SEWER

PROP. CATCH BASIN/INLET

PROP. STORM MANHOLE

INLET PROTECTION

SILT FENCE

SOIL TYPES

CONCRETE WASHOUT

CONSTRUCTION ENTRANCE

PERMANENT SEEDING

TEMPORARY SEEDING

TEMPORARY DIVERSION

DRAINAGE AREA TO SILT TRAP

TEMPORARY DIVERSION CHANNEL

STOCKPILE AREA

ORANGE CONSTRUCTION FENCE

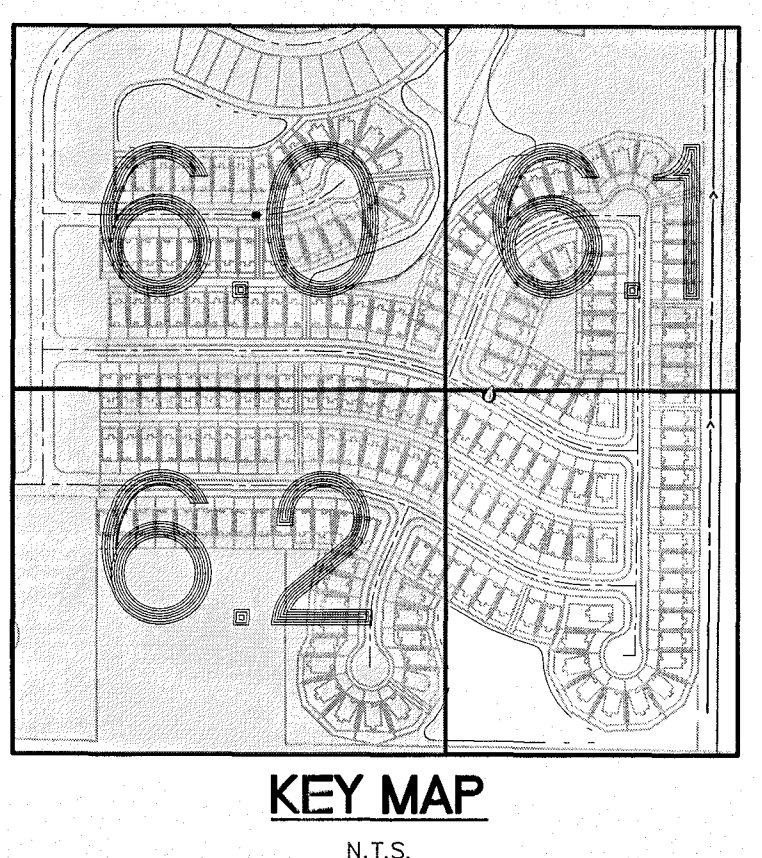
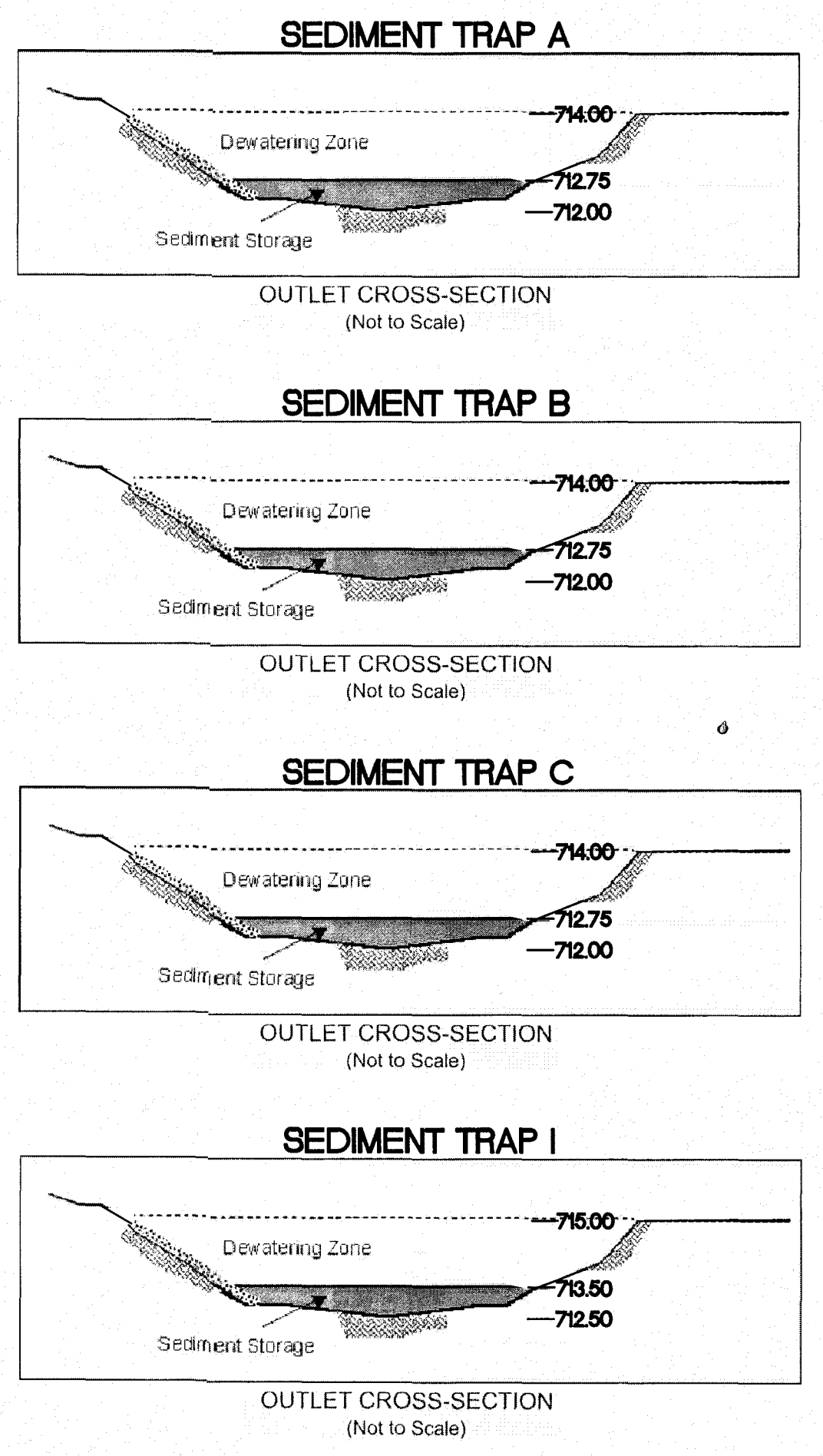
1 DUMPSTER LOCATION

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

3 FUEL STORAGE AREA

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

Sediment Trap Data				
Trap Number	A	B	C	I
A. Total Contributing Watershed (ac)	3.69	3.84	3.02	4.91
B. Disturbed Area (ac)	3.69	3.84	3.02	4.91
C. Req. Dewatering Volume (A x 1800 ft ³ /ac)	6,642	6,912	5,436	8,838
D. Req. Sediment Storage Zone Vol. (B x 1000 ft ³ /ac)	3,690	3,840	3,020	4,910
E. Total Required Capacity (C + D in ft ³)	10,332	10,752	8,456	13,748
F. Dewatering Volume Provided (ft ³ /ac)	7,536	7,536	7,536	9,495
G. Sediment Storage Provided (ft ³ /ac)	4,128	4,128	4,128	5,504
Total Provided Capacity (yd ³)	11,664	11,664	11,664	14,999
Average Bottom Length (L)	108	108	108	108
Average Bottom Width (W)	48	48	48	48
Flow L:W Ratio (2:1 min)	2:1	2:1	2:1	2:1
Bottom Elevation (max 4 ft seg-storage d)	712.00	712.00	712.00	712.50
Top of Embankment Elevation	N/A	N/A	N/A	N/A
Embankment Height (Max. 5 ft @ 0'1 from grid to top embankment)	1.25'	1.25'	1.25'	1.50'
Embankment Side Slopes (Max 2:1)	2:1	2:1	2:1	2:1
Embankment Top Width (Min. 4 feet)	N/A	N/A	N/A	4'
Crest of Spillway Elevation (At least 1.5' below embankment elev.)	714.00	714.00	714.00	715.00
Top of Sediment Storage Elevation (Base of stone outlet)	712.75	712.75	712.75	713.50



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440.349.2000

SECTION

TOWN

RANGE

EAST

CITY OF NORTH RIDGEVILLE

LORAIN COUNTY, OHIO

CLIENT

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

DATE

JANUARY 11, 2019

JANUARY 11, 2019
CITY SUBMITTAL NO. 1

APRIL 10, 2019
CITY SUBMITTAL NO. 2

JUNE 11, 2019
CITY SUBMITTAL NO. 3

SEPTEMBER 05, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS

SCALE 0 20 40
1" = 40 FEET
DR. TDR | CH. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 63

CAO FILE 18002341-06.0-SWPPP.DWG

CAD FILE: 18002341-07 - SWPPP DT0W6

X:\18002341\DWG\PLAN SETS\CONSTRUCTION\18002341-07 - SWPPP.DWG 9/19/2019 11:21 AM TIMOTHY RUSSELL

SHEET NO. 71

The diagrams illustrate the geometry of a ditch cross-section. The top diagram shows a parabolic cross-section with a top width T , a bottom width d , a top width T , and a depth d . The bottom diagram shows a trapezoidal cross-section with a top width T , a bottom width d , a top width T , and a depth d . The trapezoidal cross-section is defined by a top width T , a bottom width d , a top width T , and a depth d . The trapezoidal cross-section is defined by a top width T , a bottom width d , a top width T , and a depth d .

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

Larry Luff
CITY OF NORTH RIDGEVILLE, ENGINEER

PLAN VIEW

Horizontal

Length of Riprap Outlet Protection

WIDTH= HEADWALL PRE-CAST + 6" Min.

PROFILE

5% slope

Cobble or Gravel bedding

Road Pump Apron

Minimum 18" Min. 6"

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

Larry Liffitt
CITY OF NORTH RIDGEVILLE, ENGINEER

(Not to Scale)

The diagram illustrates a cross-section of a river channel. A solid line represents the channel bed profile, and a dashed line represents the channel bank profile. Key dimensions and labels include:

- T**: Top Width (the horizontal distance between the channel banks at the water surface level).
- d**: Depth (the vertical distance from the water surface to the channel bed at the deepest point).
- h**: Freeboard & Settlement (the vertical distance from the water surface to the top of the channel bank).
- C Min**: A label indicating a minimum value, likely related to the channel's cross-section.
- Constructed Slope**: A label pointing to the dashed line representing the channel bank profile.

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

Larry Luffick

1. A de-watering plan shall be developed prior to the commencement of any pumping activities.
2. The de-watering plan shall include all pumps and related equipment necessary for the dewatering activities and delineate areas for placement of materials. Outputs for discharge shall be protected from scour either by riprap protection, tiebacks or other acceptable method of outlet protection.
3. Water that is not discharged into a seepage/treatment basin but directly into waters of the State shall be monitored hourly. Discharged water shall show no pH of 7.0 or less.
4. Settling basins shall not be greater than 40 feet in length. The basin shall be constructed per sediment storage as outlined in Chapter 6, SEDIMENT BASIN OF SEDIMENT TRAP. The inlet and outlet for the basin shall be located at the furthest points of the storage. A float valve shall be installed at the outlet of the basin. The basin is to be suspended during the discharge process. Water that is not discharged into the basin through its discharge shall be cleaned out within three hours has been reduced by 50% of its original capacity.
5. All necessary National, State and local permits shall be secured prior to discharging into waters of the State.

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

Larry Suffolk

1. **Preserving vegetation shall be retained on site** portions of the building lot for as long as construction operations allow. Clearing shall be done so only active working areas are bare.
2. **Temporary seed and/or mulch** shall be applied to areas such as stockpiles and/or graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.
3. **Stockpiles created from basement excavation and grading** shall be stabilized away from streets, walks, or other workings and shall be seeded and/or mulched immediately.
4. **Slit fence or other sediment barriers** shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and
5. **Initial protection** shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.
6. **Construction vehicle access** shall be limited to one travel to the greatest dirt travel. The access shall be gravel or crushed rock underlain with geotextile.
7. **Mud tracked onto streets or sediment settled** around curb inlet *protection* shall be removed daily or as needed to prevent it from accumulating. It shall be removed by sweeping and scraping and then HCl be washed off paved surface or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

[illegible]

- | | |
|---|--|
|  | Temporary seeding and/or mulch applied to rough graded areas |
|  | Construction Entrance gravel |
|  | Rough grade areas to allow settling below grade elevation |
|  | Storm Drain whinlet protection |
|  | Storm Drain without inlet protection |
|  | Yard Drain w/ inlet protection |
|  | Silt Fence |

(Not to Scale)

10' Max.

Level contour
No slope

ELEVATION

SECTION

Flat slope in front of
barrier

Flow

16" Min.

16" Min.

6" Min.

Wrap geotextile
around stakes
before driving

Trench to be
backfilled and
compacted

Joining sections of
silt fence

1. **Silt fence** shall be constructed before any land disturbance begins.
2. All **silt fence** shall be placed close to and to the contour as possible so that water will not concentrate at low points in the fence and to avoid small flows or depressions that may carry concentrated solids to the fence. Erosion is dissipated along its length.
3. Ends of the **silt fence** shall be brought up tightly so that water ponded by the **silt fence** will be prevented from flowing around the ends.
4. **Silt fence** shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 feet or more on each side of the fence from the tail of fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the **silt fence**.
6. The height of the **silt fence** shall be a minimum of 16 inches above the original ground surface.
7. The **silt fence** shall be placed in an excavated or sloped trench a minimum of 6 inches deep.
8. The **silt fence** shall be constructed by hand or machine with a breacher, cable laying machine, slicing machine, or other suitable device that will ensure an adequately uniform trench depth.
9. The **silt fence** shall be placed with the stakes on the outside of the trench of the groundline. A minimum of 5 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench immediately behind the breacher and compacted on both sides of the fabric.
10. **Seams** between sections of **silt fence** shall be spliced together only at a support post with a minimum 9 ft overlap prior to diving into the ground. (see details).
11. **Maintenance**—**Silt Fence** shall allow runoff to pass only as diffuse flow through the geotextile. If runoff occurs in a concentrated flow, the **silt fence** must be around the fence ends, or in any other where available a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the layout of the **silt fence** shall be changed; 2) accumulated sediment shall be removed; or 3) other practices shall be installed.
12. Sediment deposits shall be routinely removed when the deposit reaches approximately one-half of the height of the **silt fence**.
13. **Silt fence** shall be inspected after each rainfall and at 24-hour daily basis; a prolonged rainfall. The objective of exiting **silt fence** shall be to **review** daily data to ensure its proper location and effectiveness. If damaged, the **silt fence** shall be repaired immediately.

Options for **silt fence materials**

1. **Wood post**—The length shall be a minimum of 32 inches. Wood posts shall be 2 1/2 inches nominal dimension, hardwood of sound quality. They shall be free of knots and other visible imperfections, but will weaken if they are not free of knots and other visible imperfections. Posts shall be driven a minimum of 10 ft. Posts shall be driven a minimum 16 inches below ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence and the water level shall be maintained.
2. **Silt Fence Fabric**—See next section below.

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4533
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	≤ 0.84 mm	ASTM D 4781
Minimum Permittivity	1X10 ⁻² sec.-1	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM D 4395

SCALE: NOT TO SCALE		SWP-18
DATE: 10/01/08	DRWN BY: JAR/TER	

SCALE: NOT TO SCALE		SWP-32
DATE: 10/01/08	DRWN BY: JAB/TEB	

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

CLIENT

K. HOVNIANIAN HOMES LLC

MEADOW LAKES SUBDIVISION

CONSTRUCTION PLANS

SWP3 DETAILS

DATE JANUARY 11, 2019

JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS

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

7.3



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TOWN
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOWANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
SWP3 DETAILS & OUTLET STRUCTURE SEDIMENT CONTROL DEVICE DETAILS

DATE
JANUARY 11, 2019

JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019
CITY SUBMITTAL - FINAL APPROVAL

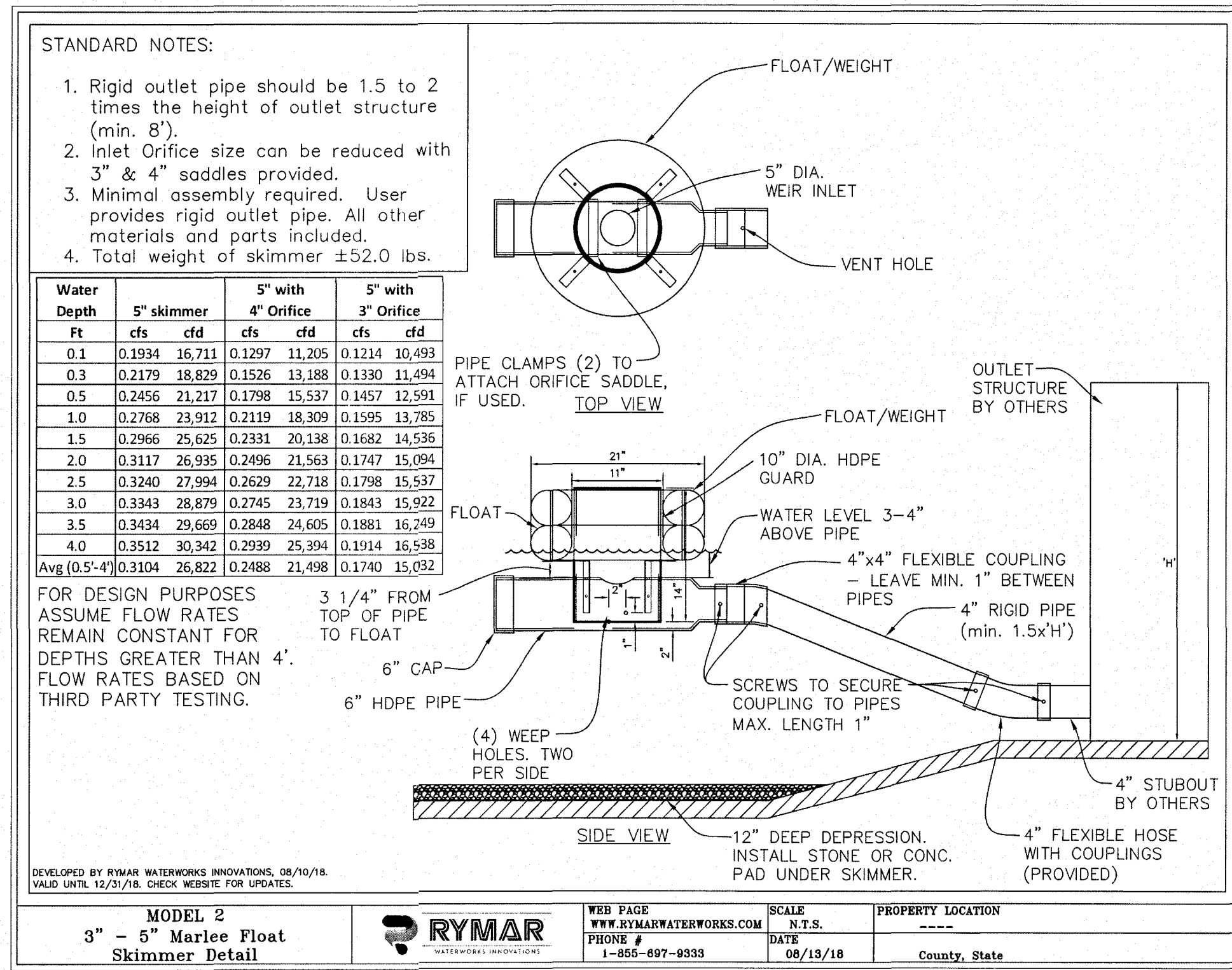
REVISIONS

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

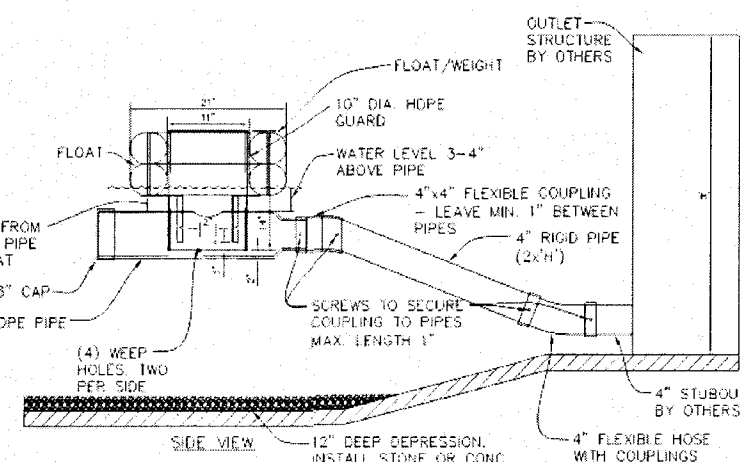
74

CAD FILE: 18002341-07 - SWPPP DT.DWG

1/3/19 Rev. Skimmer Detail to 4013 Updated Detail to 5 Rev. Skimmer Detail from 4013



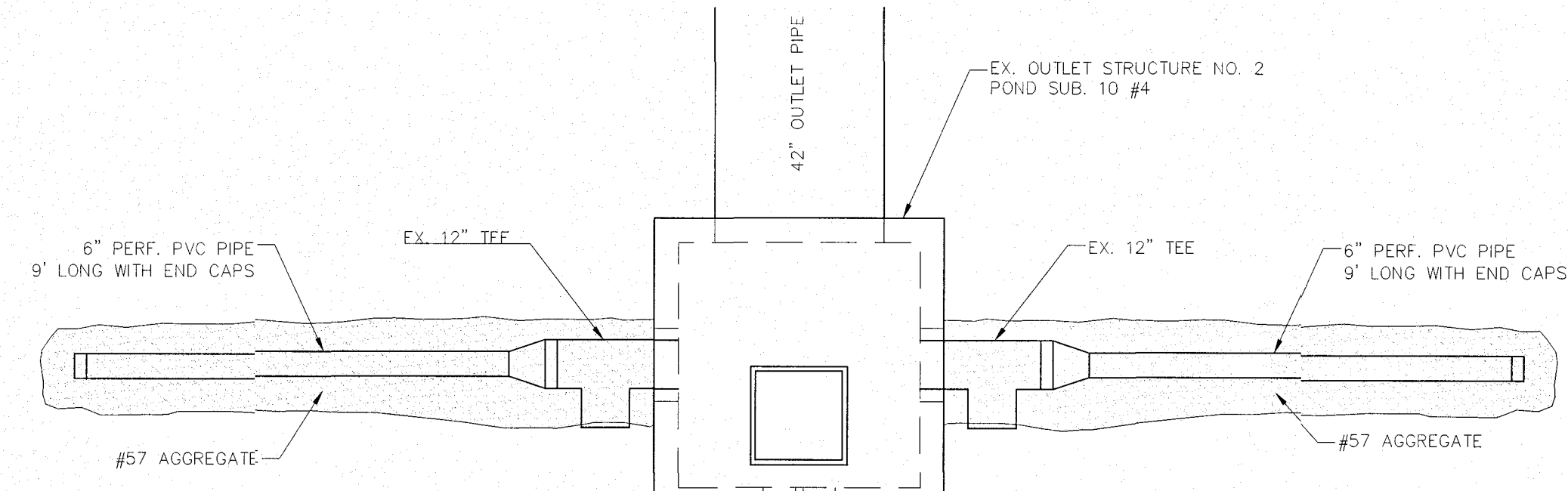
Model #2 | 3", 4" & 5"
Marlee Float™ Skimmer Cut Sheet/Installation Instructions



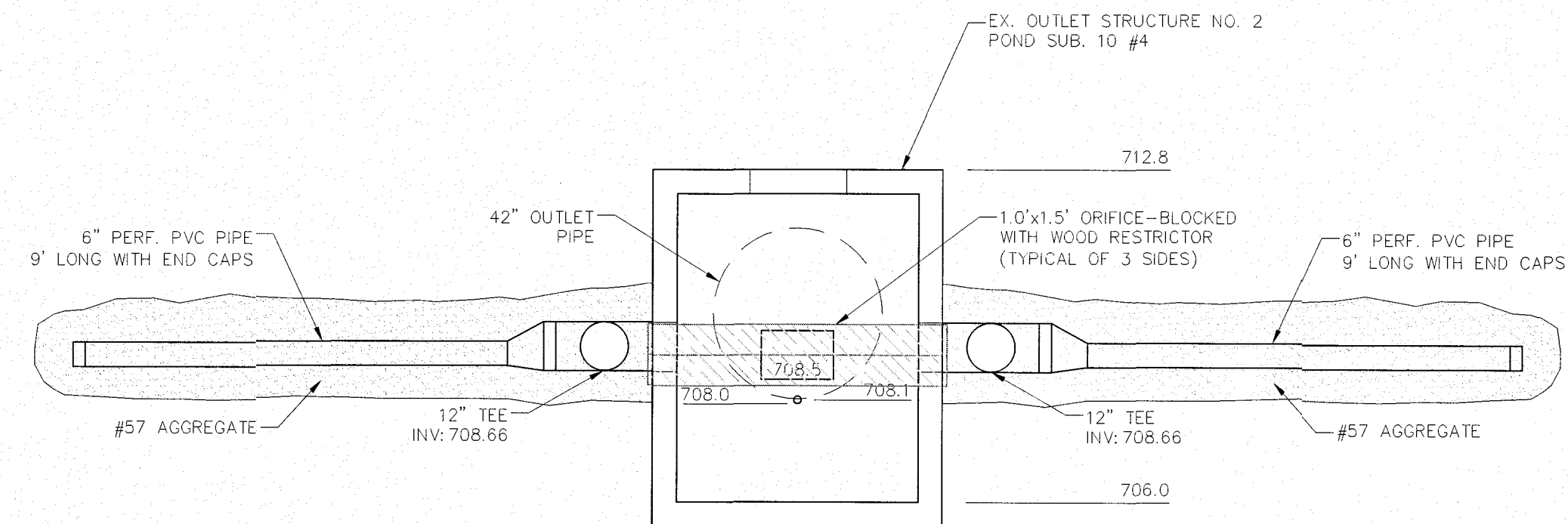
1. Model 2: 3" - 5" Marlee Float Skimmer is to be attached to a 4" rigid pipe (Schedule 40 PVC for construction/temporary applications or HDPE for permanent applications). Rigid pipe should be 1.5 times the height of the outlet structure (H), minimum of 8'. For ponds requiring a pipe length greater than 16' additional weight may be required to counteract buoyancy.
2. 4" Rigid pipe to be attached to 4" pipe stubbed out of outlet structure or through dam. Flexible pipe with couplings to attach 4" rigid pipe to 4" PVC or HDPE stub out is provided. If stubout is material other than Schedule 40 PVC or HDPE an alternate coupling may be required.
3. When attaching rigid pipe to skimmer coupling make sure to leave at least 1" space in coupling between pipes to allow for sufficient flexibility.
4. Basin should have a +/- 12" depression (skimmer pit) to effectively drain pond. It is preferable to line bottom of skimmer pit with stone, riprap or concrete. Water may remain in bottom of skimmer pit. It is recommended to slope basin at minimum 1% grade to skimmer pit.
5. Skimmer is shipped fully assembled. User attaches flexible couplings to rigid pipe and stubout from outlet structure. Securely tighten pipe clamps and install two screws (provided) through each connection to minimize twisting.
6. During installation take care to position skimmer in upright position with floats level. Also verify that vent hole in flexible coupling is rotated to top of pipe.
7. 3" and 4" Orifice saddle is provided to convert standard 5" orifice. Center hole in saddle over 5" hole and secure using two pipe clamps provided.
8. Add maintenance rope, if required. Tie to skimmer and affix to outlet structure or post on bank. Insure sufficient rope so skimmer flotation is not restricted.
9. Flow rates are provided with details. Design engineer to select skimmer size as required to meet local requirements.
10. For technical support and/or assistance with installation, visit our website at www.rymarwaterworks.com or call 855.697.9333.

803 Roper Creek Drive Greenville, SC 29615

855.697.9333 www.rymarwaterworks.com info@rymarwaterworks.com

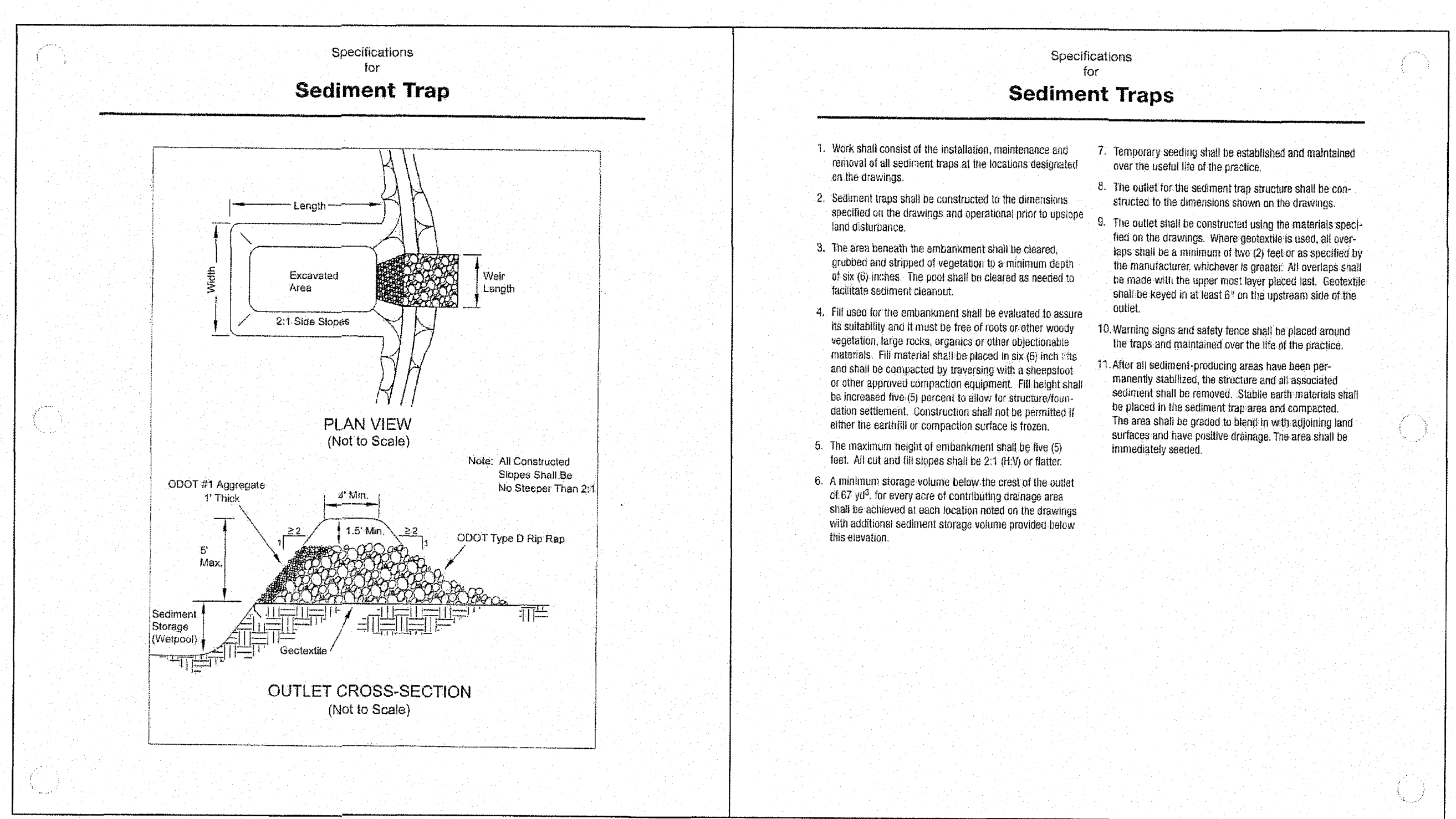


EX. OUTLET STRUCTURE NO. 2, POND SUB. 10 #4
PLAN VIEW
NOT TO SCALE



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

POND SUB. 10 #4 SEDIMENT CONTROL DEVICE DETAILS



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

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
SEDIMENT TRAPS			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/TB			
SWP-17			



LEGEND

PROPOSED SWALE

RIGHT OF WAY

HIGH POINT

FINISH FLOOR

FINISH GRADE AT HOUSE (GAR. F.F. - 0.33')

NOTES:

1. SEE SHEETS C9.0-C9.16 FOR STORM SEWER PROFILES.

2. EACH SUBLOT SHALL HAVE A 6" PVC STORM LATERAL TIE SUMP PUMP INTO THIS LATERAL (SEE SUMP PUMP CONNECTION DETAIL, SHEET C11.1). DURING CONSTRUCTION OF THE SUBDIVISION AND PRIOR TO HOME CONSTRUCTION, THESE LATERALS SHALL SERVE AS DRAINAGE FOR THE HOLDOWN AREA OF THE HOUSE. LATERALS SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS AND SHALL BE CONSTRUCTED PER THE DETAIL SHOWN ON THE MASS GRADING PLAN SECTION.

3. PER CITY ORDINANCE 1468.06 DOWNSPOUTS SHALL DRAIN ONTO SPLASH BLOCKS.

4. SUBLOTS WITH STORM CONNECTIONS DIRECTLY TO PONDS SHALL HAVE AN INVERT ELEVATION AT OR ABOVE THE 100YR ELEVATION FOR THAT POND.

5. EROSION CONTROL MATTING SHALL BE USED ON DITCH/CHANNEL SLOPES OF 3:1 OR STEEPER.

6. SEE SHEETS C10.4 AND C10.5 FOR HEADWALL DETAILS.

*NOTE:

LATERAL TO BE INSTALLED BY THE HOME BUILDER DURING HOME CONSTRUCTION.

81

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SECTION

TOWN

NORTH

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CITY OF NORTH RIDGEVILLE

LORAIN COUNTY, OHIO

CLIENT

K. HOVANIEN HOMES LLC

MEADOW LAKES SUBDIVISION #17

CONSTRUCTION PLANS

FINAL GRADING PLAN

DATE

JANUARY 11, 2019

JANUARY 11, 2019
CITY SUBMITTAL NO. 1

APRIL 10, 2019
CITY SUBMITTAL NO. 2

JUNE 11, 2019
CITY SUBMITTAL NO. 3

SEPTEMBER 08, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS

SCALE 0 20 40

1" = 40 FEET

DR. TDR CH. DH

P.M. DH

BOOK N/A

JOB 18002341

SHEET NO. 80

KEY MAP

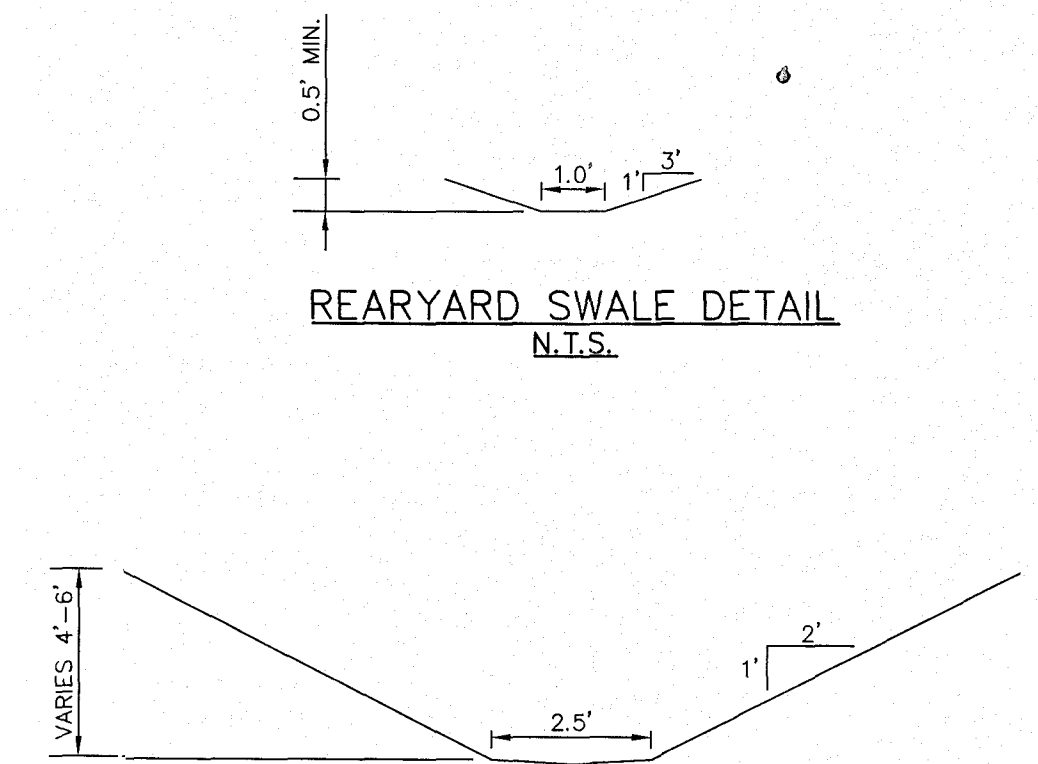
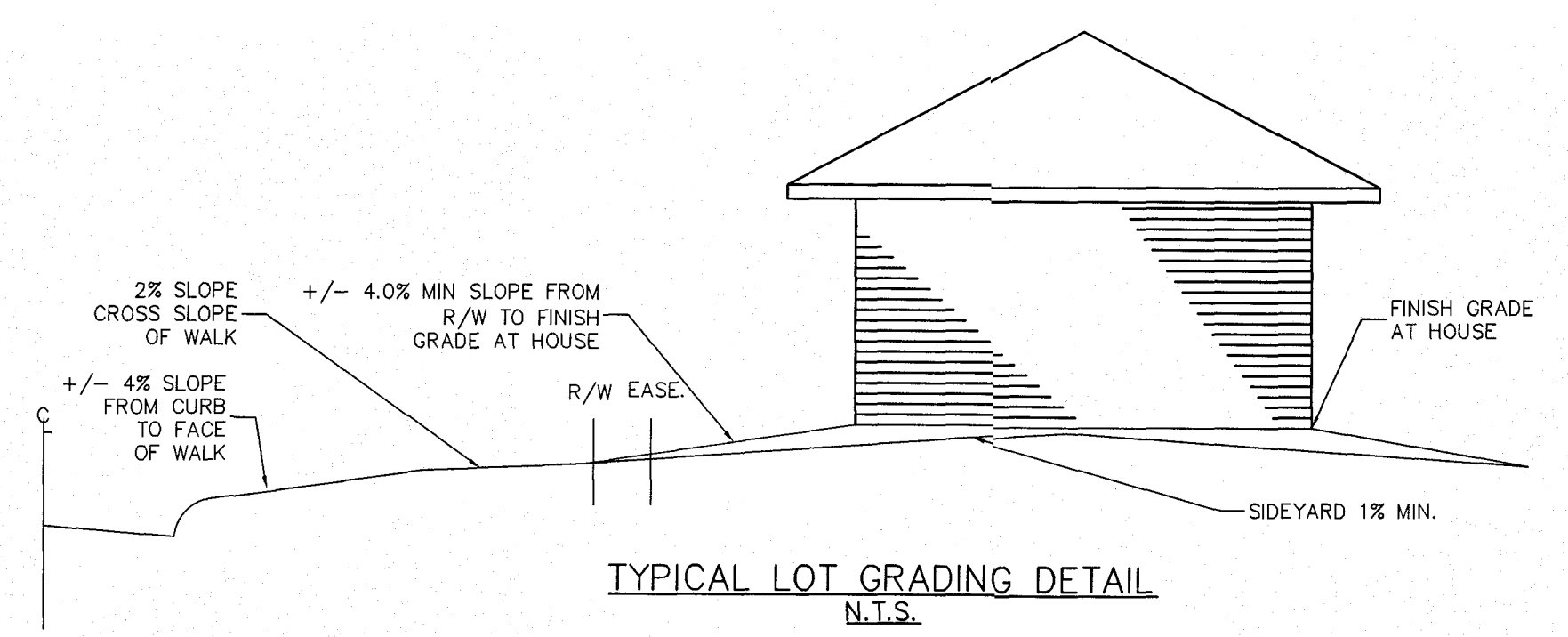
N.T.S.

C:\WORKSPACE\MEADOW LAKES SUBDIVISION\18002341-08-0-F6.DWG 6/21/2019 1:22 AM MARIO HERRERA

CAD FILE: 18002341-08-0-F6.DWG



SL #	House FF	Garage FF	Bsmnt FF	Top Footer	Bottom Footer	Drive Slope
1495	719.37	717.37	710.70	710.37	709.70	5.20%
1496	719.62	717.62	710.95	710.62	709.95	5.20%
1497	719.84	717.84	711.17	710.84	710.17	5.10%
1498	719.84	717.84	711.17	710.84	710.17	4.90%
1499	719.72	717.72	711.05	710.72	710.05	5.30%
1500	719.37	717.37	710.70	710.37	709.70	5.30%
1501	719.01	717.01	710.34	710.01	709.34	5.30%
1502	718.88	716.88	710.21	709.88	709.21	5.70%
1503	719.16	717.16	710.49	710.16	709.49	5.00%
1504	719.16	717.16	710.49	710.16	709.49	4.40%
1505	718.64	716.64	709.97	709.64	708.97	5.00%
1506	718.17	716.17	709.50	709.17	708.50	5.00%
1507	718.45	716.45	709.78	709.45	708.78	6.40%
1508	718.09	716.09	709.42	709.09	708.42	5.70%
1509	718.09	716.09	709.42	709.09	708.42	5.50%
1510	718.10	716.10	709.43	709.10	708.43	4.90%
1511	718.77	716.77	710.10	709.77	709.10	4.30%
1512	719.03	717.03	710.36	710.03	709.36	5.00%
1513	719.09	717.09	710.42	710.09	709.42	4.90%
1514	719.09	717.09	710.42	710.09	709.42	5.00%
1515	718.83	716.83	710.16	709.83	709.16	5.20%
1516	718.90	716.90	710.23	709.90	709.23	5.30%
1517	719.25	717.25	710.58	710.25	709.58	5.30%
1518	719.61	717.61	710.94	710.61	709.94	5.30%
1519	719.85	717.85	711.18	710.85	710.18	5.10%
1520	719.85	717.85	711.18	710.85	710.18	5.00%
1521	719.71	717.71	711.04	710.71	710.04	5.20%
1522	719.46	717.46	710.79	710.46	709.79	5.20%
1523	718.85	716.85	710.18	709.85	709.18	6.50%
1524	719.45	717.45	710.78	710.45	709.78	5.20%
1525	719.70	717.70	711.03	710.70	710.03	5.10%
1526	719.70	717.70	711.03	710.70	710.03	4.90%
1527	719.63	717.63	710.96	710.63	709.96	5.20%
1528	719.38	717.38	710.71	710.38	709.71	5.10%
1529	719.51	717.51	710.84	710.51	709.84	5.20%
1530	719.72	717.72	711.05	710.72	710.05	5.10%
1531	719.72	717.72	711.05	710.72	710.05	4.90%
1532	719.63	717.63	710.96	710.63	709.96	5.20%
1533	719.38	717.38	710.71	710.38	709.71	5.20%
1534	719.48	717.48	710.81	710.48	709.81	5.40%
1535	719.89	717.89	711.22	710.89	710.22	5.20%
1536	719.89	717.89	711.22	710.89	710.22	4.90%
1537	719.78	717.78	711.11	710.78	710.11	5.20%
1538	719.55	717.55	710.88	710.55	709.88	5.20%
1539	719.46	717.46	710.79	710.46	709.79	4.70%
1540	719.83	717.83	711.16	710.83	710.16	5.20%
1541	719.82	717.82	711.15	710.82	710.15	5.30%
1542	719.52	717.52	710.85	710.52	709.85	4.80%
1543	719.71	717.71	711.04	710.71	710.04	5.40%
1544	720.15	718.15	711.48	711.15	710.48	5.40%
1545	720.15	718.15	711.48	711.15	710.48	4.80%
1546	720.01	718.01	711.34	711.01	710.34	5.50%
1547	719.47	717.47	710.80	710.47	709.80	5.20%
1548	719.73	717.73	711.06	710.73	710.06	5.20%
1549	719.88	717.88	711.21	710.88	710.21	4.80%
1550	719.88	717.88	711.21	710.88	710.21	5.40%
1551	719.33	717.33	710.66	710.33	709.66	5.30%
1552	719.48	717.48	710.81	710.48	709.81	5.20%
1553	719.70	717.70	711.03	710.70	710.03	5.10%
1554	719.70	717.70	711.03	710.70	710.03	4.90%
1555	719.66	717.66	710.99	710.66	709.99	5.20%
1556	719.41	717.41	710.74	710.41	709.74	5.20%
1557	719.48	717.48	710.81	710.48	709.81	5.20%
1558	719.70	717.70	711.03	710.70	710.03	5.10%
1559	719.70	717.70	711.03	710.70	710.03	4.90%
1560	719.62	717.62	710.95	710.62	709.95	5.10%
1561	719.57	717.57	710.90	710.57	709.90	5.90%
1562	719.78	717.78	711.11	710.78	710.11	5.50%
1563	719.94	717.94	711.27	710.94	710.27	5.20%
1564	720.14	718.14	711.47	711.14	710.47	5.00%
1565	720.14	718.14	711.47	711.14	710.47	4.90%
1566	720.06	718.06	711.39	711.06	710.39	5.20%
1567	719.81	717.81	711.14	710.81	710.14	5.20%
1568	719.80	717.80	711.13	710.80	710.13	5.30%
1569	720.20	718.20	711.53	711.20	710.53	5.30%
1570	720.54	718.54	711.87	711.54	710.87	5.20%
1571	720.54	718.54	711.87	711.54	710.87	4.80%
1572	720.48	718.48	711.81	711.48	710.81	5.30%
1573	720.21	718.21	711.54	711.21	710.54	5.10%
1574	720.21	718.21	711.54	711.21	710.54	5.20%
1575	720.67	718.67	712.00	711.67	711.00	5.40%
1576	721.13	719.13	712.46	712.13	711.46	5.40%
1577	721.52	719.52	712.85	712.52	711.85	5.20%
1578	721.52	719.52	712.85	712.52	711.85	4.90%
1579	721.28	719.28	712.61	712.28	711.61	5.50%
1580	720.54	718.54	711.87	711.54	710.87	4.00%

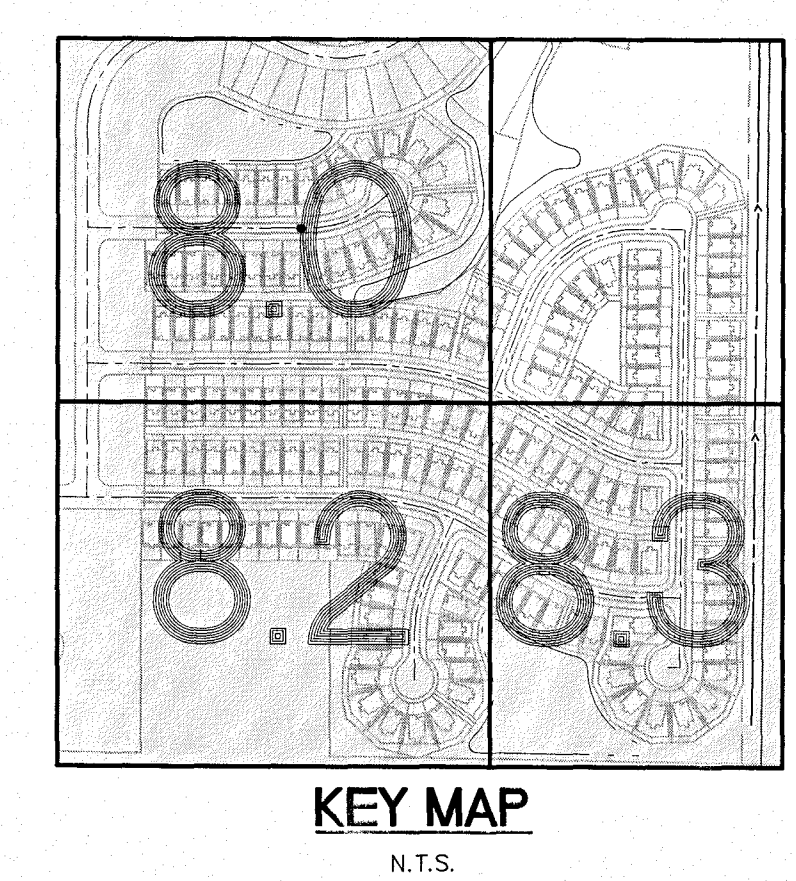


- LEGEND**
- PROPOSED SWALE
 - RW RIGHT OF WAY
 - H.P. HIGH POINT
 - F.F. FINISH FLOOR
 - F.G. FINISH GRADE AT HOUSE (GAR. F.F. - 0.33')

NOTES:

- SEE SHEETS C9.0-C9.16 FOR STORM SEWER PROFILES.
- EACH SUBLOT SHALL HAVE A 6" PVC STORM LATERAL. TIE SUMP PUMP INTO THIS LATERAL (SEE SUMP PUMP CONNECTION DETAIL, SHEET C11.1). DURING CONSTRUCTION OF THE SUBDIVISION AND PRIOR TO HOME CONSTRUCTION, THESE LATERALS WILL SERVE AS DRAINAGE FOR THE HOLDDOWN AREA OF THE HOUSE. LATERALS SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS AND SHALL BE CONSTRUCTED PER THE DETAIL SHOWN ON THE MASS GRADING PLAN SECTION.
- PER CITY ORDINANCE 1468.08 DOWNSPOUTS SHALL DRAIN ONTO SPLASH BLOCKS.
- SUBLOTS WITH STORM CONNECTIONS DIRECTLY TO PONDS SHALL HAVE AN INVERT ELEVATION AT OR ABOVE THE 100% ELEVATION FOR THAT POND.
- EROSION CONTROL MATTING SHALL BE USED ON DITCH/CHANNEL SLOPES OF 3:1 OR STEEPER.
- SEE SHEETS C10.4 AND C10.5 FOR HEADWALL DETAILS.

***NOTE:**
LATERAL TO BE INSTALLED BY THE HOME BUILDER DURING HOME CONSTRUCTION.



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

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

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440.546.2000

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

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

DATE
JANUARY 11, 2019

JANUARY 11, 2019 CITY SUBMITTAL NO. 1 FRL 10, 2019	
JUNE 10, 2019 CITY SUBMITTAL NO. 2 FRL 10, 2019	
SEPTEMBER 08, 2019 CITY SUBMITTAL NO. 3 FRL 10, 2019	
SEPTEMBER 08, 2019 CITY SUBMITTAL - FINAL APPROVAL	

REVISIONS

SCALE	0	20	40
1" = 40 FEET			
DR. TDR	CH. DH		
P.M. DH			
BOOK	N/A		
JOB	18002341		
SHEET NO.	81		

CAD FILE: 18002341-08-0-FC.DWG

HIGH PERCH DRIVE

AMBER WAY

COURT

FLEDGLING

EX. IRRIGATION POND
NORMAL WATER ELEV.: 710.50±

SEE SHEET 9.17
FOR POND BANK
CROSS-SECTION

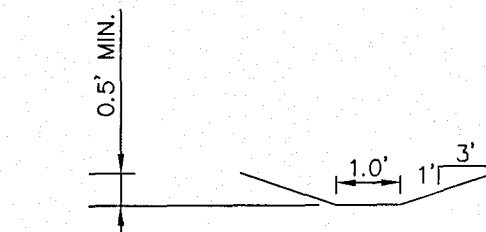
SEE SHEET 9.17
FOR POND BANK
CROSS-SECTION

LEGEND

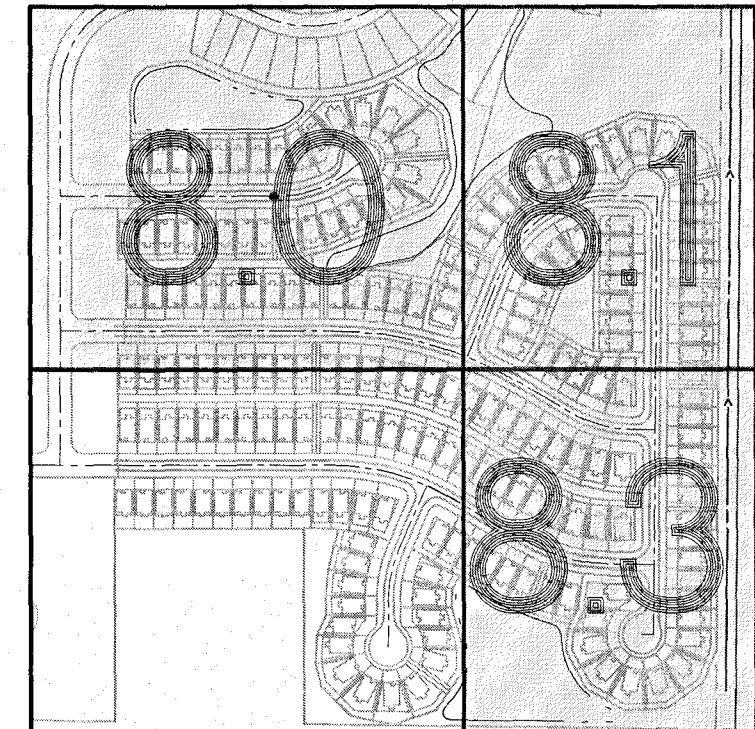
- PROPOSED SWALE
- RW RIGHT OF WAY
- H.P. HIGH POINT
- F.F. FINISH FLOOR
- F.G. FINISH GRADE AT HOUSE (GAR. F.F. - 0.33')

NOTES:

- SEE SHEETS C9.0-C9.16 FOR STORM SEWER PROFILES.
- EACH SUBLOT SHALL HAVE A 6" PVC STORM LATERAL. THE SUMP PUMP INTO THIS LATERAL (SEE SUMP PUMP CONNECTION DETAIL, SHEET C11.1). DURING CONSTRUCTION OF THE SUBDIVISION AND PRIOR TO HOME CONSTRUCTION, THESE LATERALS WILL SERVE AS DRAINAGE FOR THE HOLDDOWN AREA OF THE HOUSE. LATERALS SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS AND SHALL BE CONSTRUCTED PER THE DETAIL SHOWN ON THE MASS GRADING PLAN SECTION.
- PER CITY ORDINANCE 1468.06 DOWNSPOUTS SHALL DRAIN ONTO SPLASH BLOCKS.
- SUBLOTS WITH STORM CONNECTIONS DIRECTLY TO PONDS SHALL HAVE AN INVERT ELEVATION AT OR ABOVE THE 100YR ELEVATION FOR THAT POND.
- EROSION CONTROL MATTING SHALL BE USED ON DITCH/CHANNEL SLOPES OF 3:1 OR STEEPER.
- SEE SHEETS C10.4 AND C10.5 FOR HEADWALL DETAILS.



REARYARD SWALE DETAIL
N.T.S.



KEY MAP
N.T.S.



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PH: 330.923.0200

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

CLIENT
K. HOVNIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
FINAL GRADING PLAN

DATE
JANUARY 11, 2019

JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 26, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS
SCALE 0 20 40 1" = 40 FEET DR. TDR [CH. DH] P.M. DH BOOK N/A JOB 18002341 SHEET NO. 82



NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
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MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS

EXISTING POND AND OUTLET
STRUCTURE MODIFICATIONS

DATE JANUARY 11, 2019

JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019
CITY SUBMITTAL - FINAL APPROVAL

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

REVISIONS	
SCALE	0 40 80 
1" = 80 FEET	
DR.	TDR CH. DH
P.M. DH	
BOOK	N/A
JOB	18002341
SHEET NO. 84	

BENCHMARKS				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	SANITARY MH RIM	716.73	628941.9440	2094368.2390
2	SANITARY MH RIM	715.91	628256.773	2094372.243



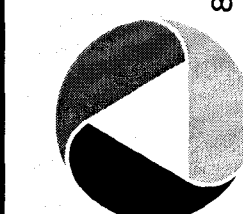
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SECTION
TOWN NORTH RANGE EAST
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

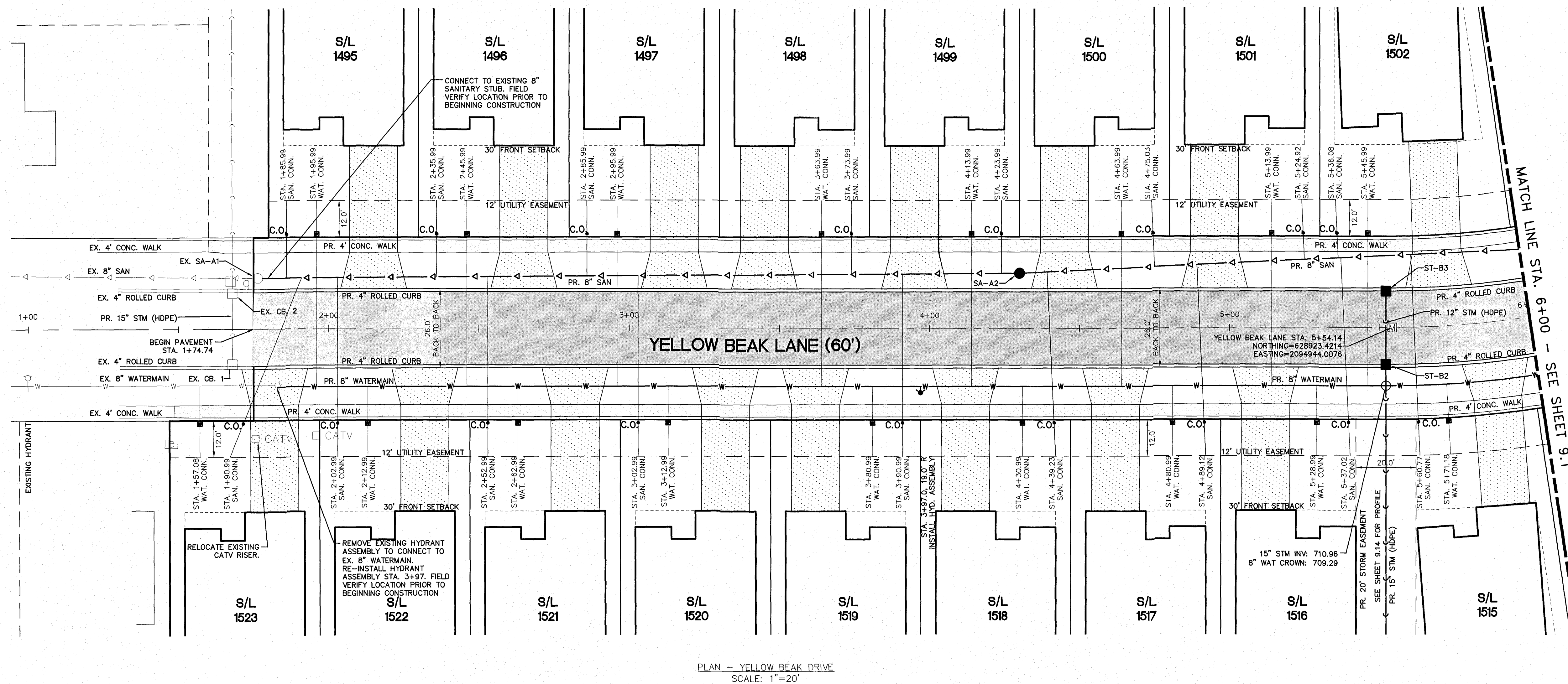
CLIENT
K. HOWANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
YELLOW BEAK PLAN & PROFILE
STA. 1+00 TO STA. 6+00

DATE
JANUARY 11, 2019

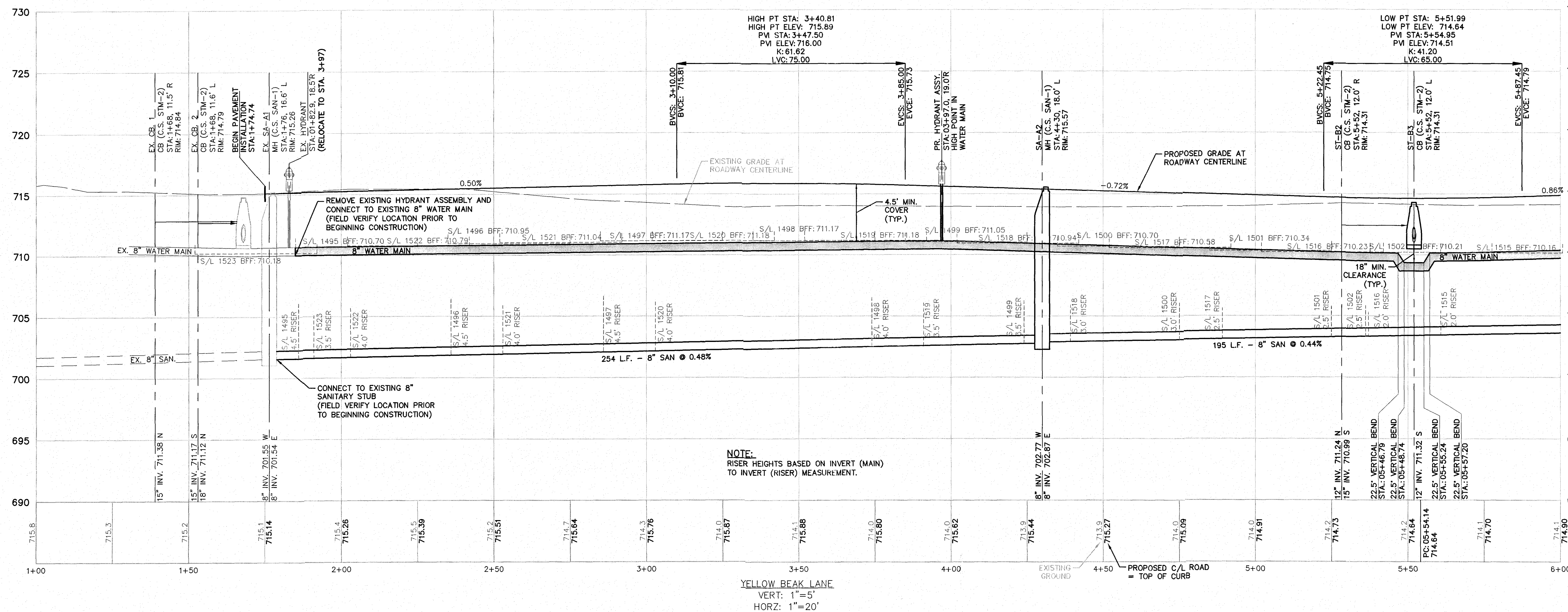
JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 19, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS
SCALE 0 10 20
1" = 20 FEET
DR. TDR CH. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 90

CAD FILE: 18002341-03.0 PP (YELLOW BEAK).DWG



PLAN - YELLOW BEAK DRIVE
SCALE: 1"=20'



NOTE:
RISER HEIGHTS BASED ON INVERT (MAIN)
TO INVERT (RISER) MEASUREMENT.

• C.O. = SANITARY SEWER CLEANOUT
■ = WATER SERVICE BOX

- NOTE:
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
 2. 4.5' OF COVER REQUIRED OVER 8" WATERMAINS.
 3. 18" MINIMUM VERTICAL SEPARATION BETWEEN 8" SANITARY LATERALS AND 8" WATERMAIN (TYP.).
 4. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
 5. DEVELOPER TO INSTALL THE PUBLIC SIDEWALKS ON FRONTAGE OF COMMON AREAS AND BLOCKS.
 6. STORM PUMP REQUIRED ON ALL UNITS.
 7. IF LESS THAN 2' BETWEEN TOP OF FOOTING AND TOP OF MAIN, GRINDER PUMP IS REQUIRED.
 8. UTILIZE A-LOK MANHOLE TO PIPE CONNECTIONS.
 9. PAVEMENT JOINTS TO HAVE A MAXIMUM SPACING OF 15' SEE DETAIL PAV-4 FOR JOINT REQUIREMENTS.
 10. EXPANSION JOINTS TO BE INSTALLED BETWEEN CONCRETE DRIVES AND CURBS DURING DRIVEWAY CONSTRUCTION.
 11. SANITARY SEWERS AT A DEPTH OF 15' OR GREATER SHALL BE SDR 26.
 12. NO FENCES, SHEDS OR OTHER APPURTENANCES SHALL BE CONSTRUCTED IN THE 20' WIDE STORM SEWER EASEMENTS.



Know what's below.

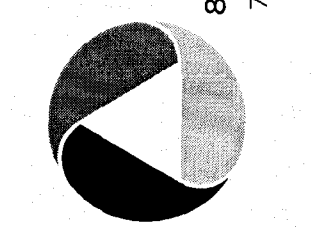
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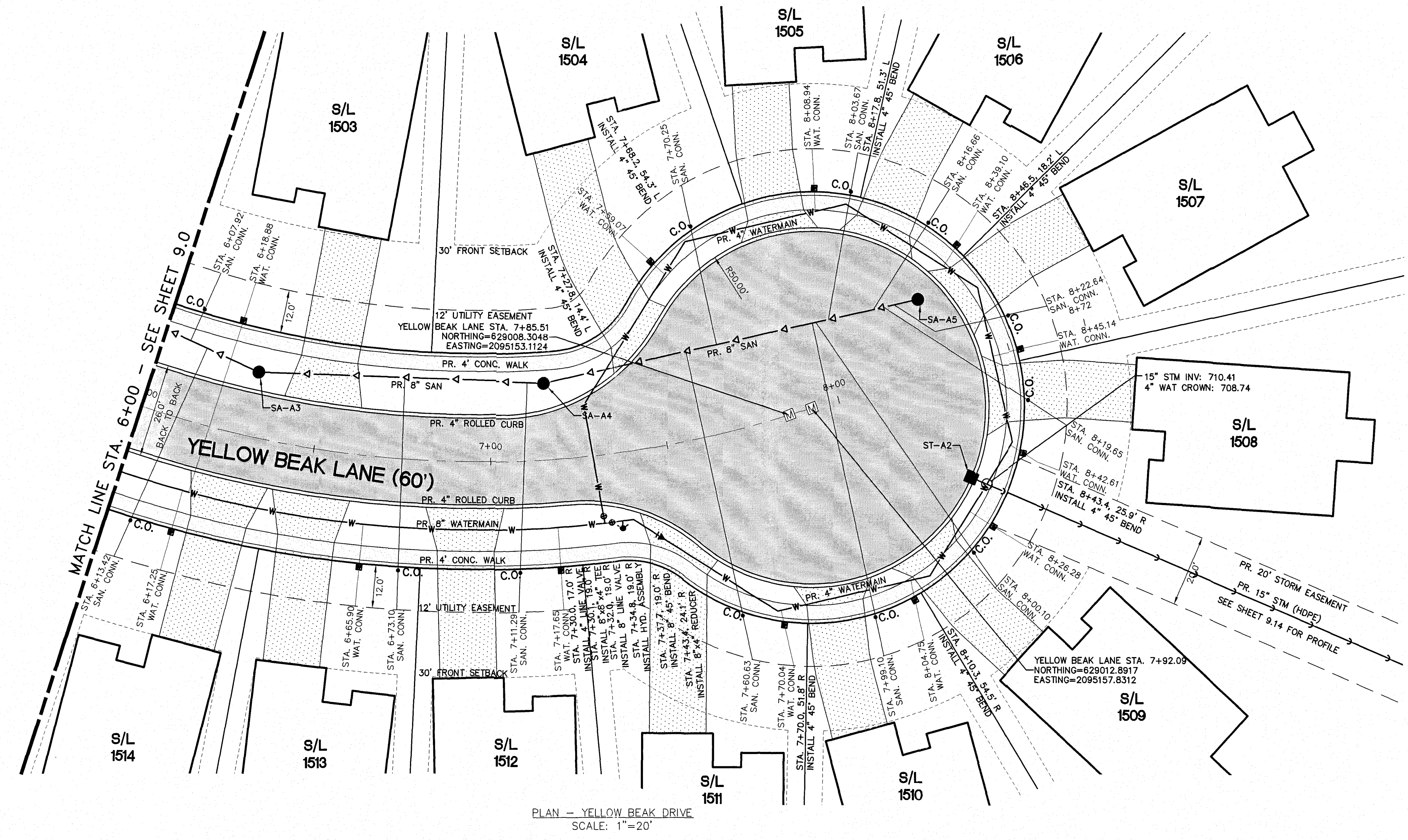


SECTION	TOWN	NORTH, RANGE	EAST
	CITY OF NORTH RIDGEVILLE		
	LORAIN COUNTY, OHIO		

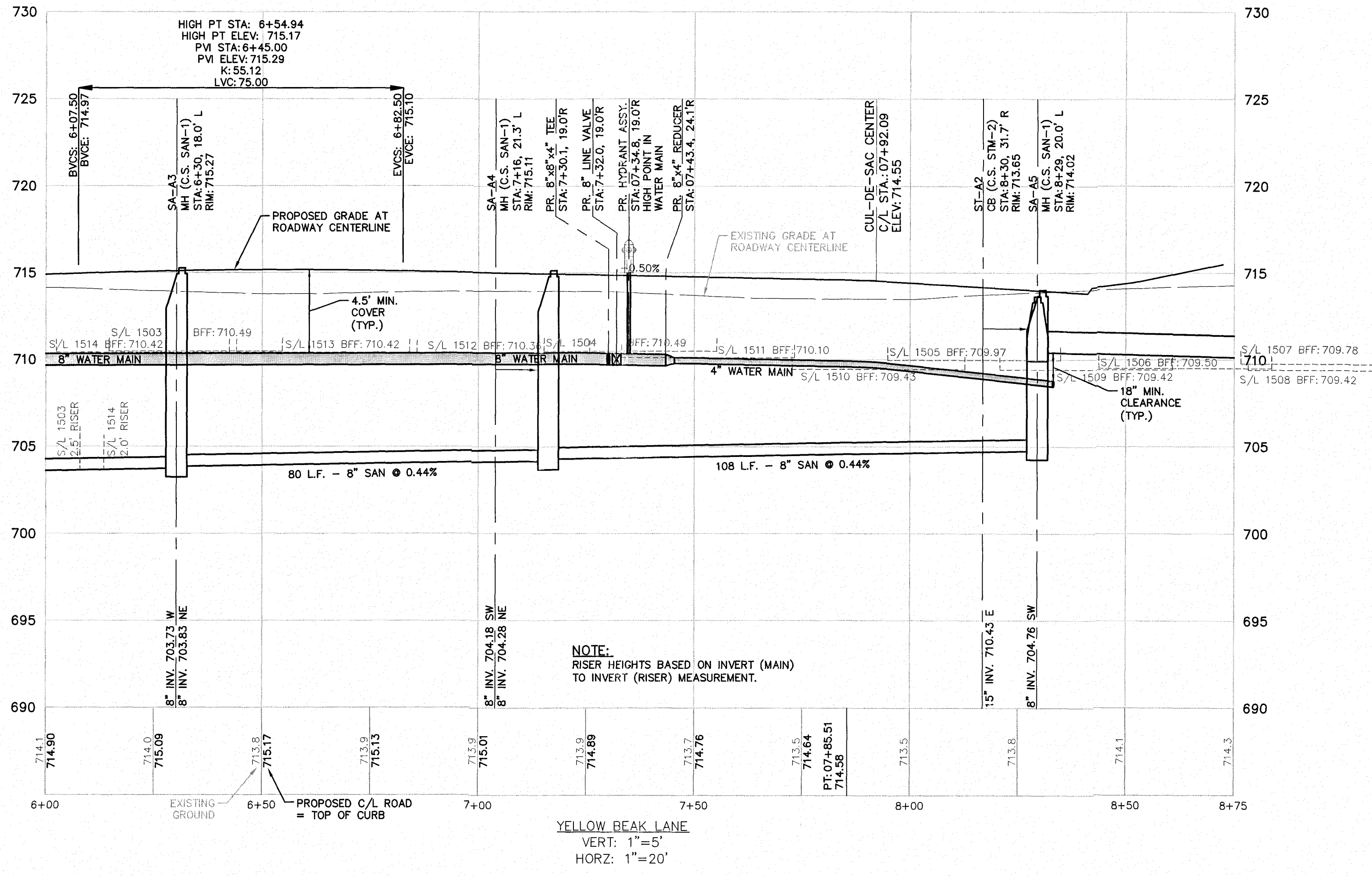
CLIENT
K. HOWANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
YELLOW BEAK PLAN & PROFILE
STA. 6+00 TO STA. 8+75

DATE
JANUARY 11, 2019

JANUARY 11, 2019 CITY SUBMITTAL NO. 1 FEB 10, 2019 CITY SUBMITTAL NO. 2 MAY 11, 2019 CITY SUBMITTAL NO. 3 SEPTEMBER 03, 2019 CITY SUBMITTAL - FINAL APPROVAL	REVISIONS
SCALE 0 10 20 1" = 20 FEET	
DR. TDR CH. DH	
P.M. DH	
BOOK N/A	
JOB 18002341	
SHEET NO.	
91	



PLAN - YELLOW BEAK DRIVE
SCALE: 1"=20'



NOTE:
RISER HEIGHTS BASED ON INVERT (MAIN)
TO INVERT (RISER) MEASUREMENT.

• C.O. = SANITARY SEWER CLEANOUT
■ = WATER SERVICE BOX

- NOTE:
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
 2. 4.5' OF COVER REQUIRED OVER 8" WATERMAINS.
 3. 18" MINIMUM VERTICAL SEPARATION BETWEEN 6" SANITARY LATERALS AND 8" WATERMAIN (TYP.)
 4. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
 5. DEVELOPER TO INSTALL THE PUBLIC SIDEWALKS ON FRONTAGE OF COMMON AREAS AND BLOCKS.
 6. STORM SUMP PUMP REQUIRED ON ALL UNITS.
 7. IF LESS THAN 2' BETWEEN TOP OF FOOTING AND TOP OF MAIN, GRINDER PUMP IS REQUIRED.
 8. UTILIZE A-LOK MANHOLE TO PIPE CONNECTIONS.
 9. PAVEMENT JOINTS TO HAVE A MAXIMUM SPACING OF 15' SEE DETAIL PAV-4 FOR JOINT REQUIREMENTS.
 10. EXPANSION JOINTS TO BE INSTALLED BETWEEN CONCRETE DRIVES AND CURBS DURING DRIVEWAY CONSTRUCTION.
 11. SANITARY SEWERS AT A DEPTH OF 15' OR GREATER SHALL BE SDR 26.
 12. NO FENCES, SHEDS OR OTHER APPURTENANCES SHALL BE CONSTRUCTED IN THE 20' WIDE STORM SEWER EASEMENTS.

C:\Users\jw\OneDrive\Documents\18002341-09.1 PP (YELLOW BEAK).DWG

CAD FILE: 18002341-09.1 PP (YELLOW BEAK).DWG



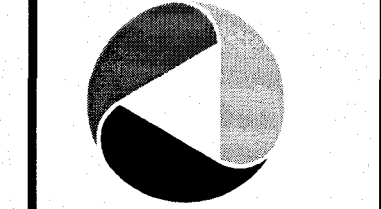
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SECTION
TOWN NORTH, RANGE EAST
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOVANIYAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
WHITE FEATHER PLAN & PROFILE
STA. 1+00 TO STA. 6+00

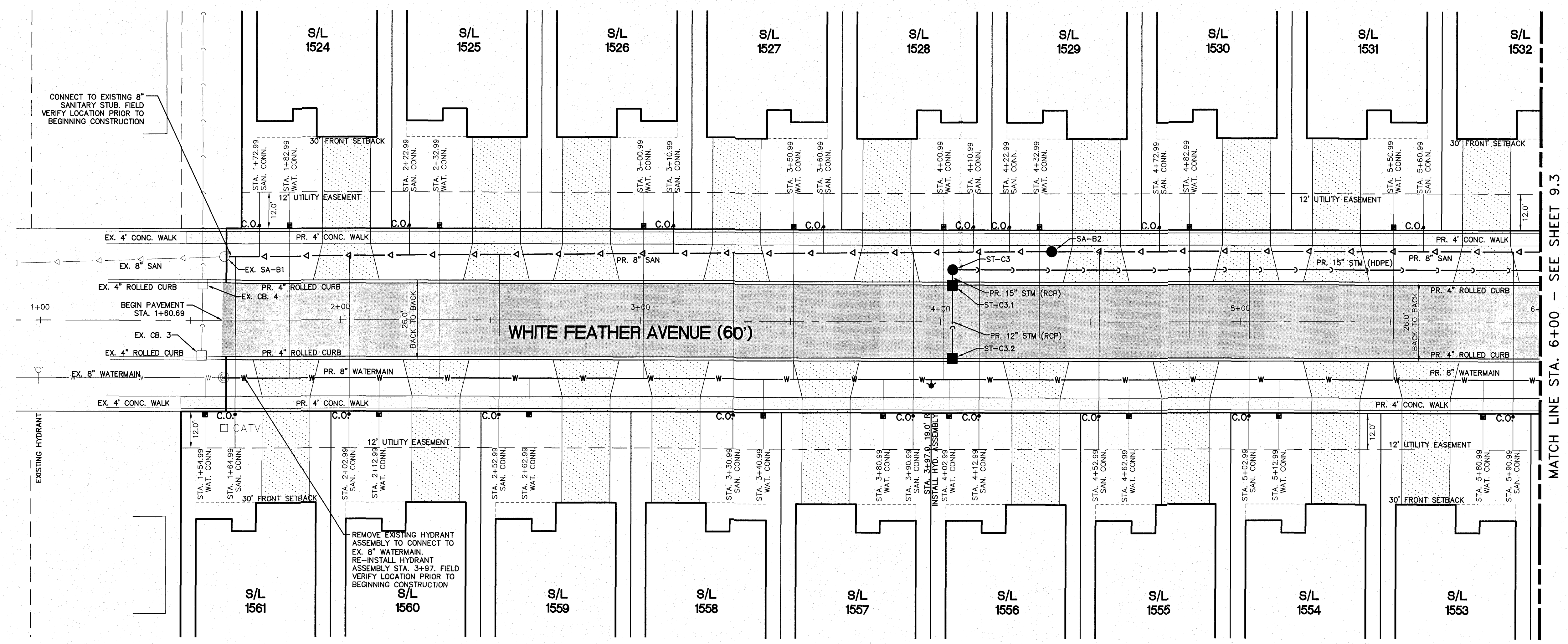
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JANUARY 11, 2019

JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019
CITY SUBMITTAL - FINAL APPROVAL

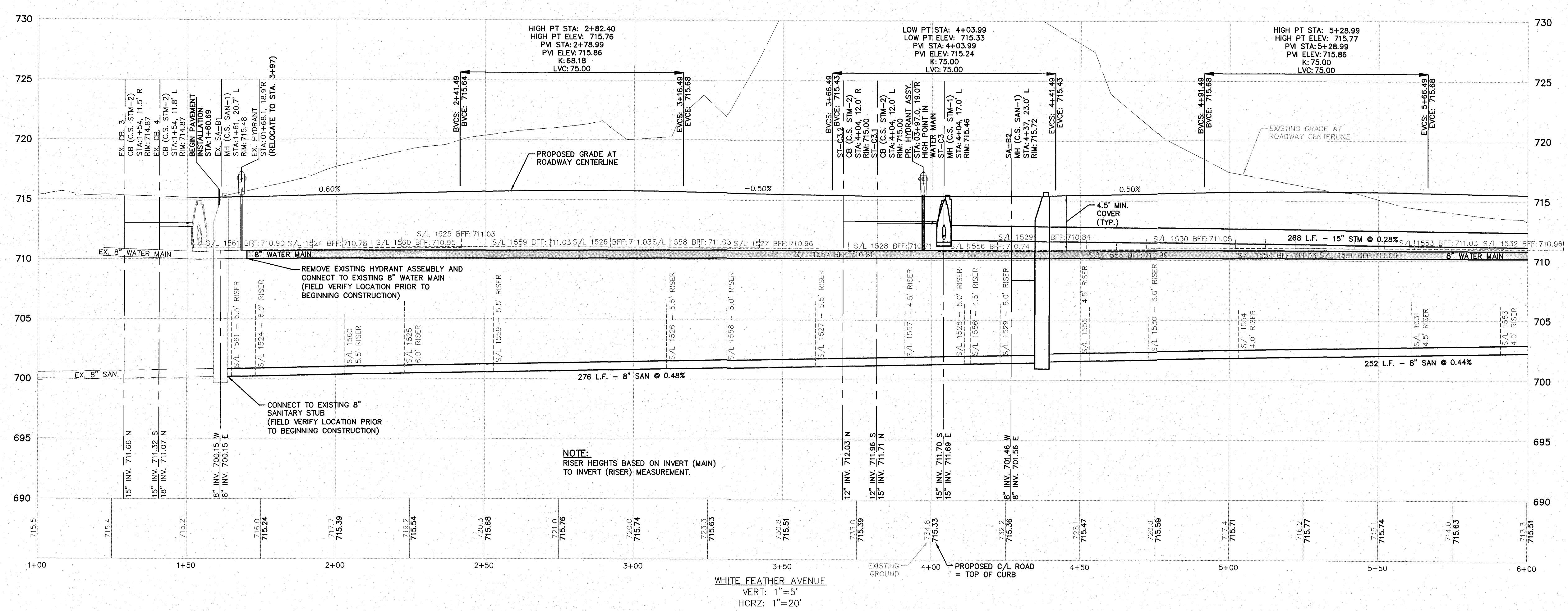
REVISIONS

NO.	DESCRIPTION

SCALE 0 10 20
1" = 20 FEET
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 92



PLAN - WHITE FEATHER AVENUE
SCALE: 1"=20'



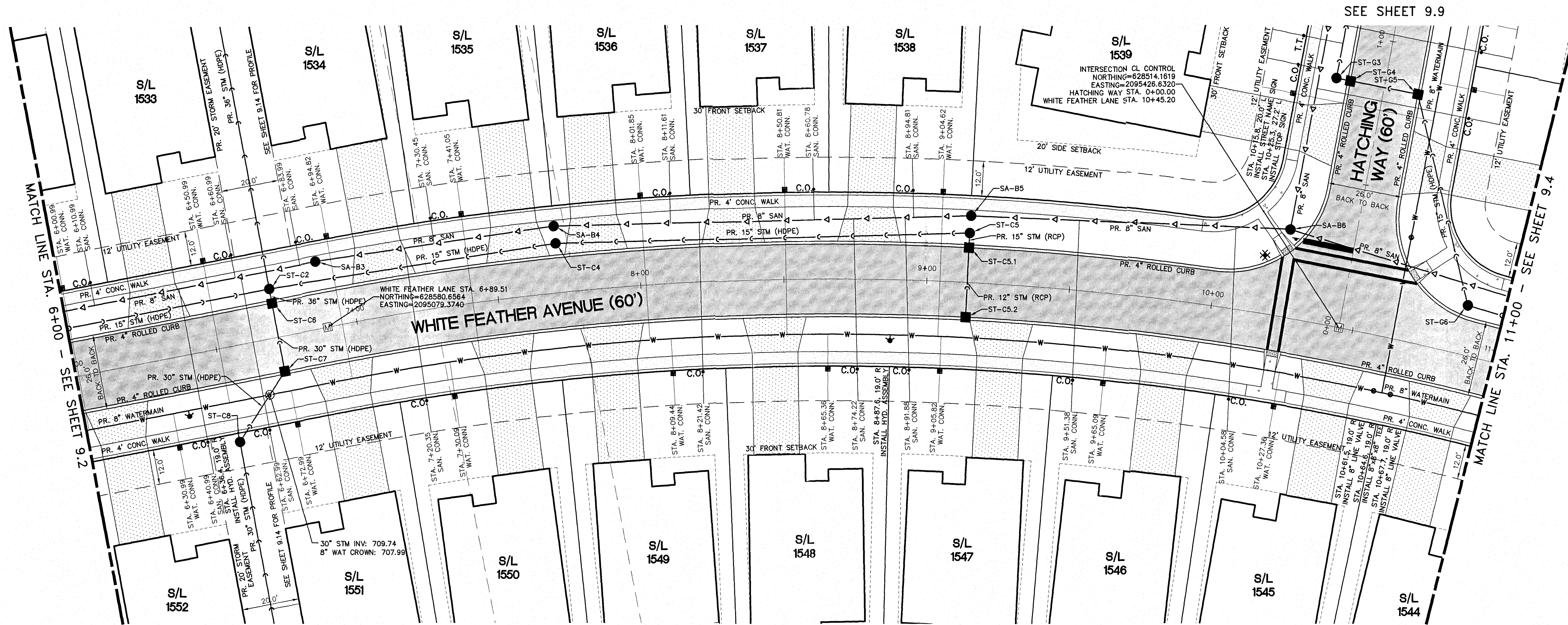
• C.O. = SANITARY SEWER CLEANOUT
■ = WATER SERVICE BOX

NOTE:
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
2. 4.5' OF COVER REQUIRED OVER 8" WATERMAINS.
3. 18" MINIMUM VERTICAL SEPARATION BETWEEN 6" SANITARY LATERALS AND 8" WATERMAIN (TYP.)
4. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
5. DEVELOPER TO INSTALL THE PUBLIC SIDEWALKS ON FRONTAGE OF COMMON AREAS AND BLOCKS.
6. STORM SUMP PUMP REQUIRED ON ALL UNITS.
7. IF LESS THAN 2' BETWEEN TOP OF FOOTING AND TOP OF MAIN, GRINDER PUMP IS REQUIRED.
8. UTILIZE A-LOK MANHOLE TO PIPE CONNECTIONS.
9. PAVEMENT JOINTS TO HAVE A MAXIMUM SPACING OF 15' SEE DETAIL PAV-4 FOR JOINT REQUIREMENTS.
10. EXPANSION JOINTS TO BE INSTALLED BETWEEN CONCRETE DRIVES AND CURBS DURING DRIVEWAY CONSTRUCTION.
11. SANITARY SEWERS AT A DEPTH OF 15' OR GREATER SHALL BE SDR 26.
12. NO FENCES, SHEDS OR OTHER APPURTENANCES SHALL BE CONSTRUCTED IN THE 20' WIDE STORM SEWER EASEMENTS.

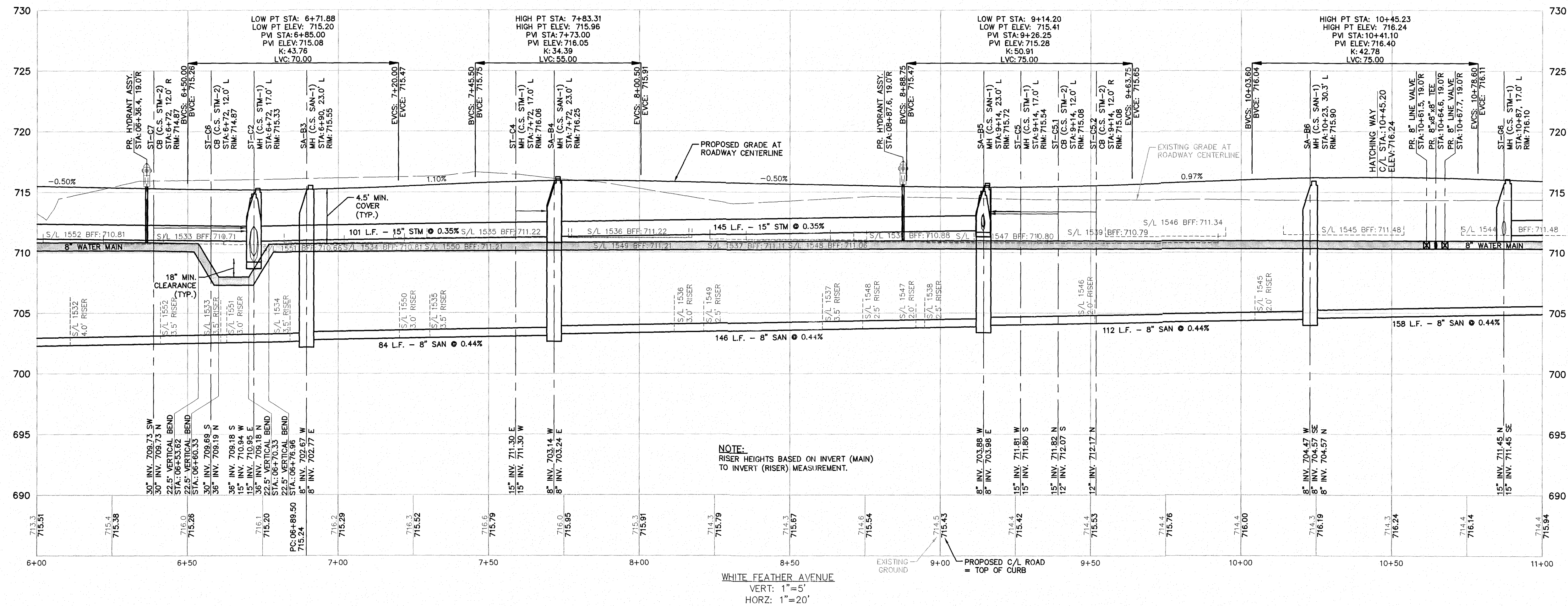
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CAD FILE: 18002341-02.2 PP (WHITE FEATHER).DWG

\\ATWELL\proj\1800234\DWG\1800234-03.3 PR WHITE FEATHER.DWG 9/10/2019 11:29 AM MATHY RUSSELL



PLAN - WHITE FEATHER AVENUE
SCALE: 1"=20'



NOTE:
RISER HEIGHTS BASED ON INVERT (MAIN)
TO INVERT (RISER) MEASUREMENT.

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■ = WATER SERVICE BOX

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SECTION	NORTH, RANGE
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COUNTY	LORAIN COUNTY, OHIO

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

DATE
JANUARY 11, 2019

REVISIONS
JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019
CITY SUBMITTAL - FINAL APPROVAL

WHITE FEATHER PLAN & PROFILE
STA. 6+00 TO STA. 11+00

SCALE
0 10 20
1" = 20 FEET

DR. TDR CH. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 93

CAD FILE: 1800234-03.3 PR WHITE FEATHER.DWG

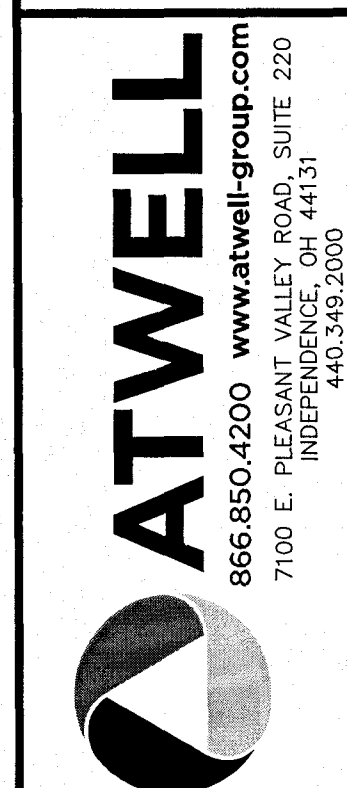


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LOAN COUNTY, OHIO

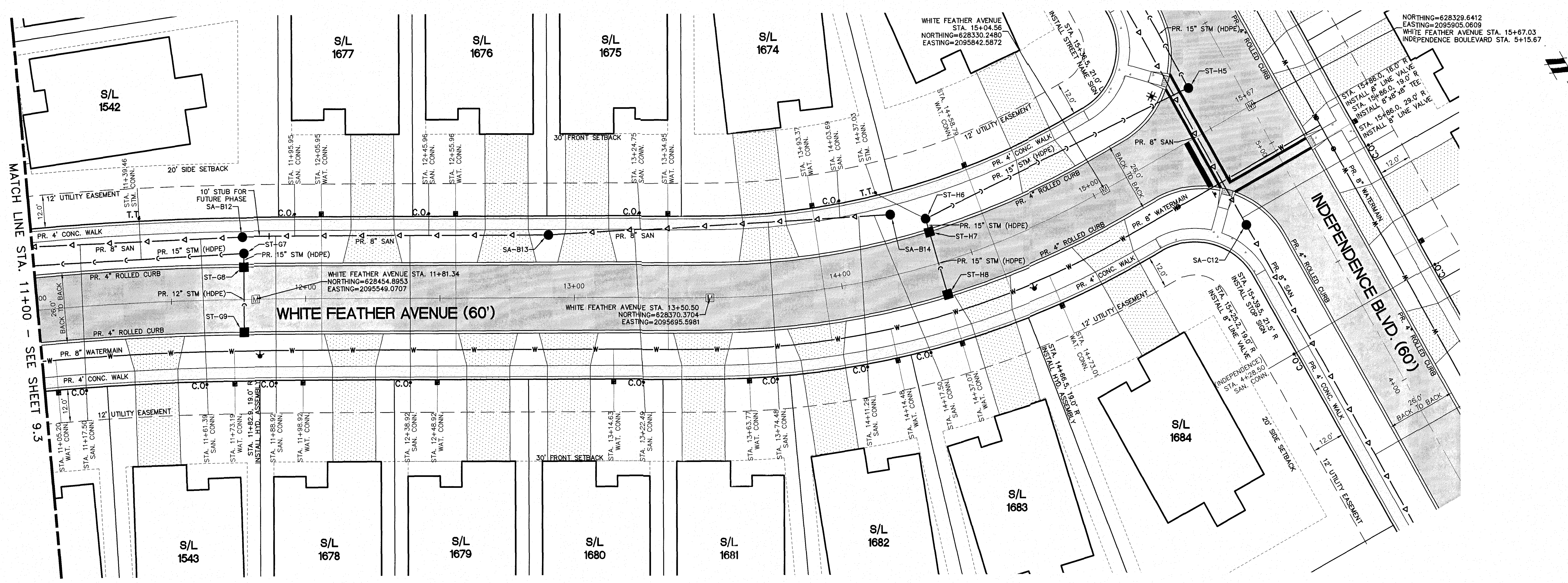
CLIENT
K. HOWANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
WHITE FEATHER AVENUE & PROFILE
STA. 11+00 TO STA. 16+00

DATE
JANUARY 11, 2019

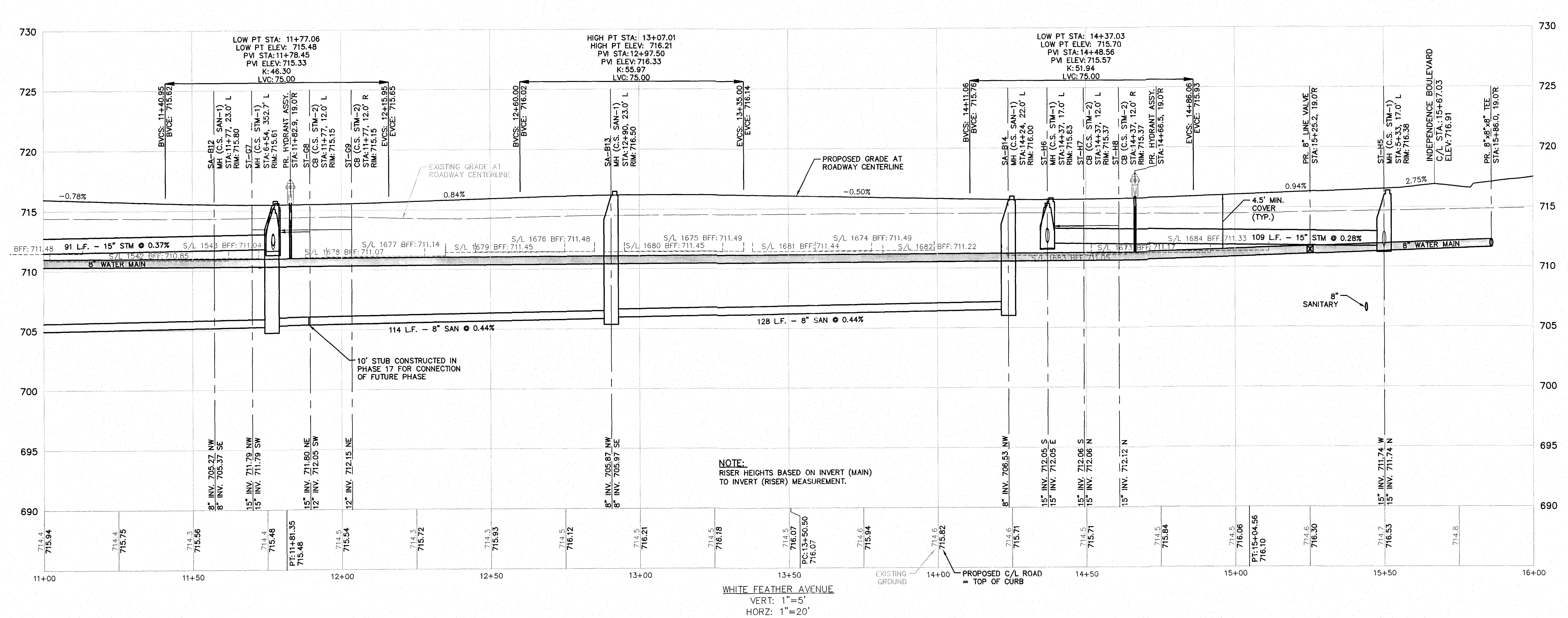
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APRIL 10, 2019
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JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS	
SCALE	0 10 20
1" = 20 FEET	
DR. TDR	CH. DH
P.M. DH	
BOOK	N/A
JOB	18002341
SHEET NO.	94

CAD FILE: 18002341-08.dwg
PP (WHITE FEATHER).DWG



PLAN - WHITE FEATHER AVENUE
SCALE: 1"=20'



- T.T. = STORM SEWER CLEANOUT
- C.O. = SANITARY SEWER CLEANOUT
- = WATER SERVICE BOX

- NOTE:
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
 2. 4.5' OF COVER REQUIRED OVER 8" WATERMAINS.
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 11. SANITARY SEWERS AT A DEPTH OF 15' OR GREATER SHALL BE SDR 26.
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NOTE:
RISER HEIGHTS BASED ON INVERT (MAIN)
TO INVERT (RISER) MEASUREMENT.

WHITE FEATHER AVENUE
VERT: 1"=5'
HORIZ: 1"=20'

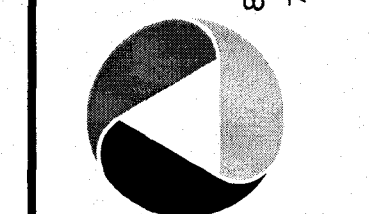


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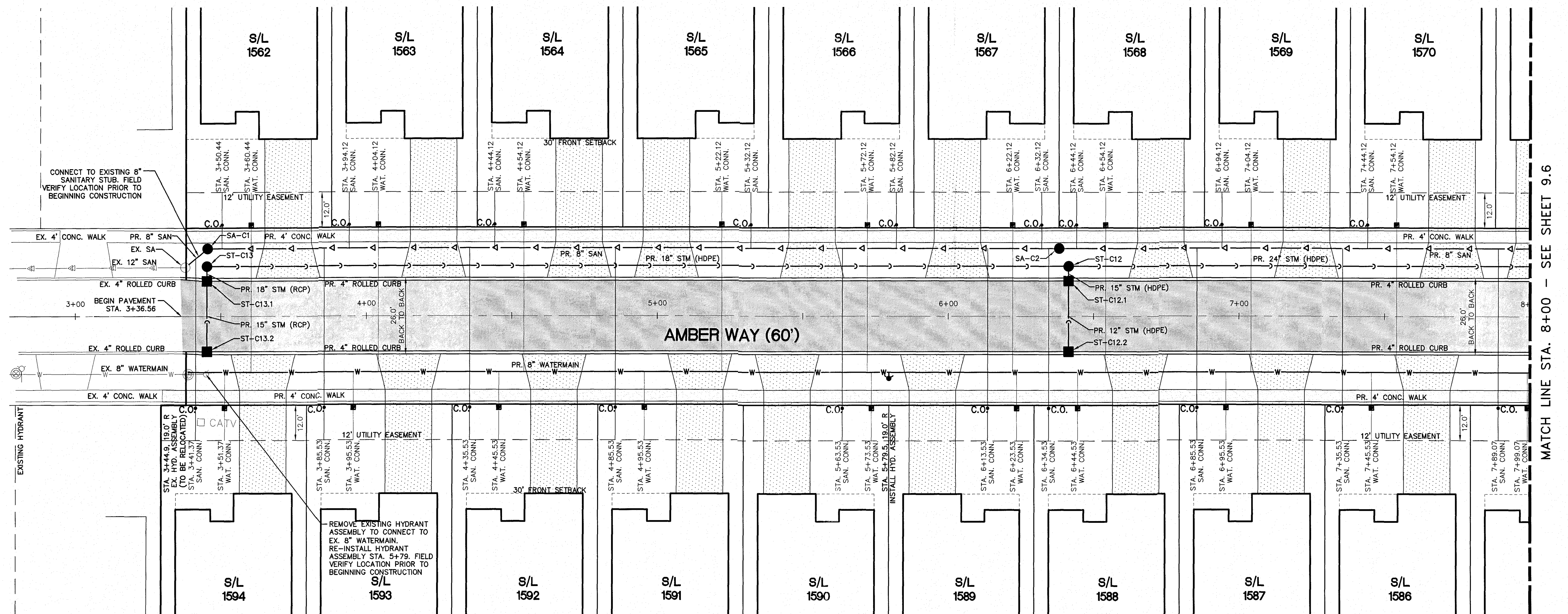
SECTION
TOWN NORTH RANGE EAST
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOVANIYAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
AMBER WAY PLAN & PROFILE
STA. 3+00 TO STA. 8+00

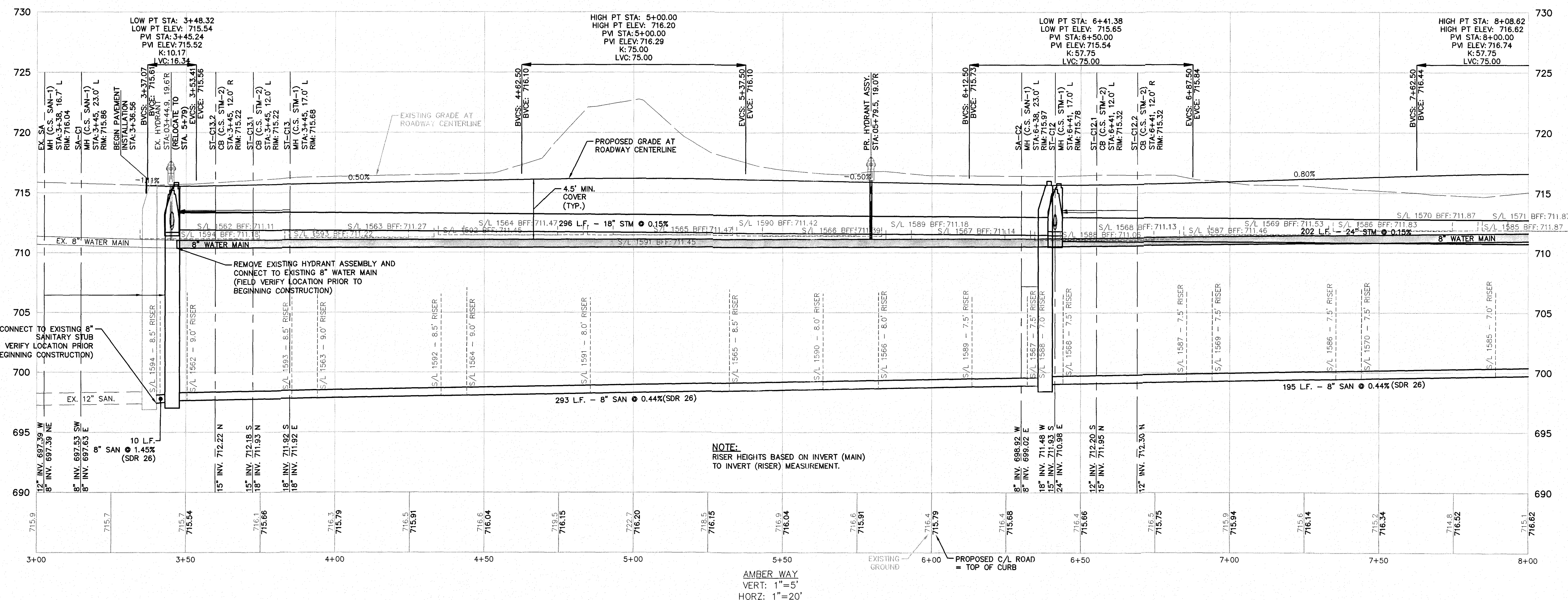
DATE
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CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 20, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS
SCALE 0 10 20
1" = 20 FEET
DR. TDR CH. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 95
CAD FILE: 18002341-09.5 PP (AMBER WAY).DWG



PLAN - AMBER WAY
SCALE: 1"=20'



NOTE:
RISER HEIGHTS BASED ON INVERT (MAIN)
TO INVERT (RISER) MEASUREMENT.

• C.O. = SANITARY SEWER CLEANOUT
■ = WATER SERVICE BOX

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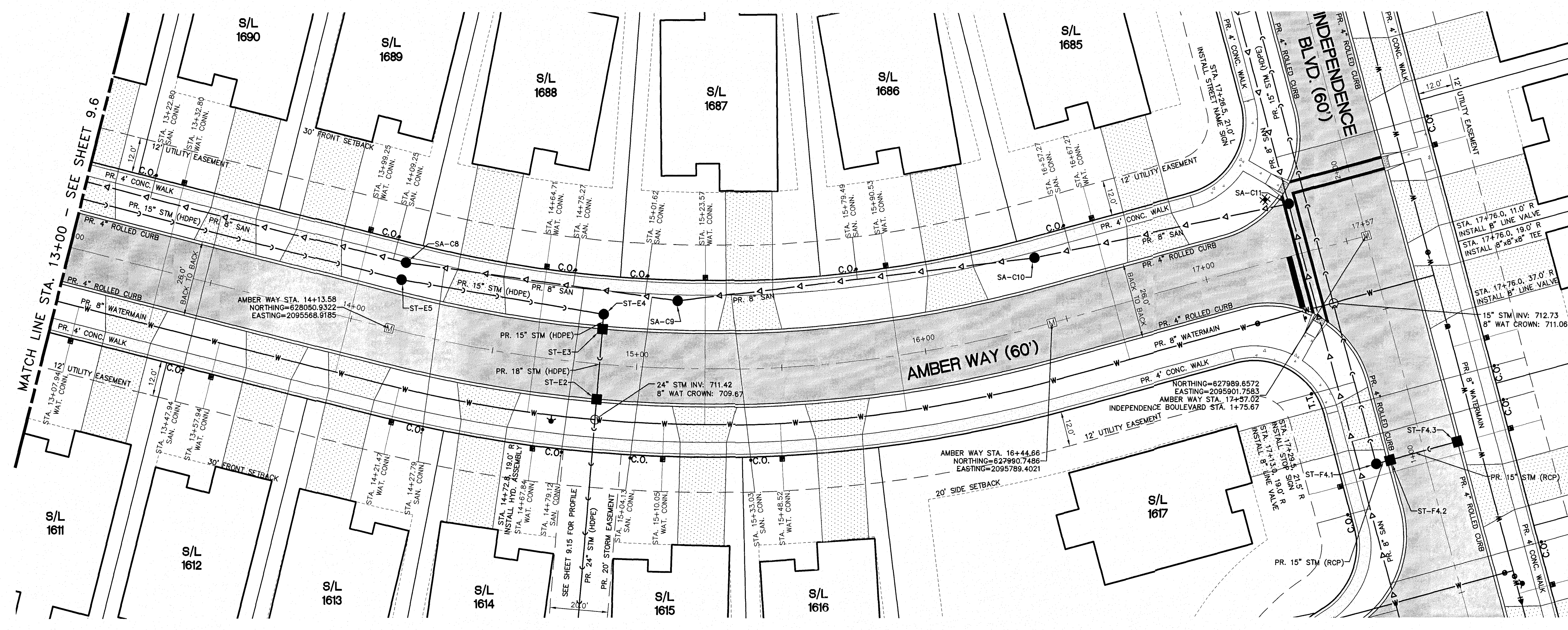
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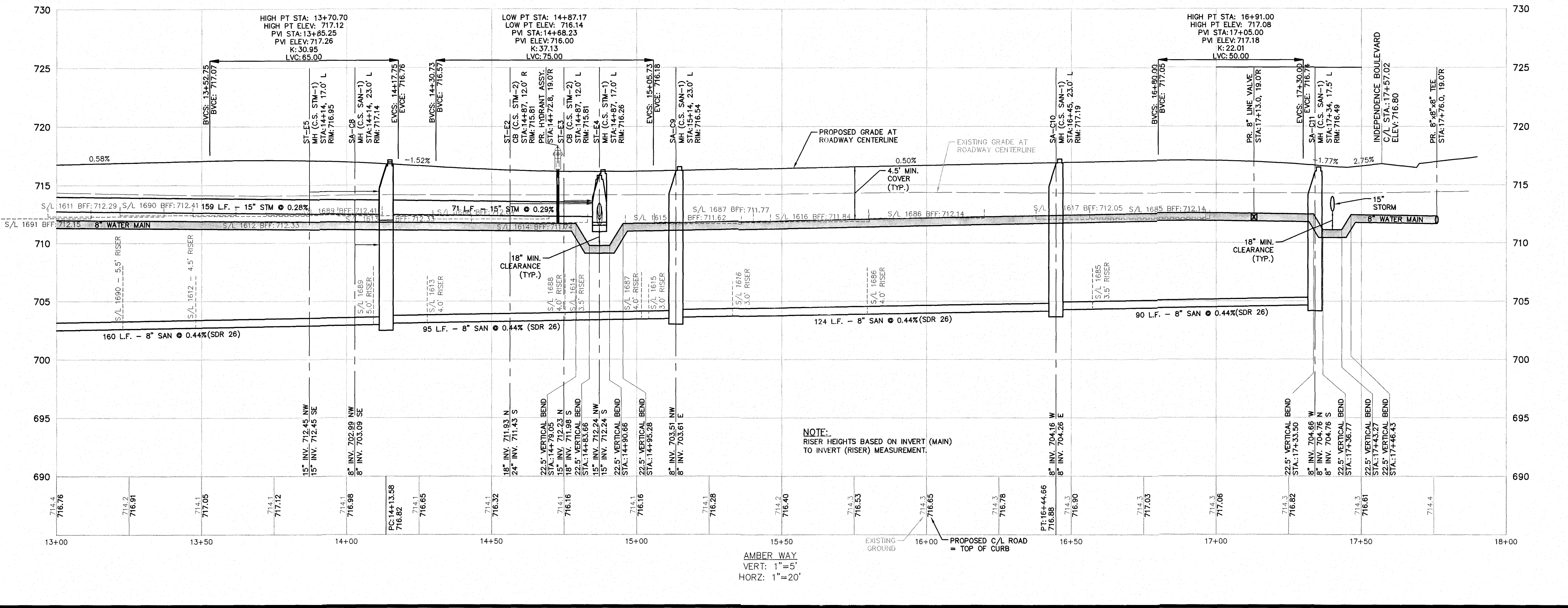
SECTION	TOWN	NORTH	RANGE	EAST
	CITY OF NORTH RIDGEVILLE			
	LORAIN COUNTY, OHIO			

CLIENT: K. HOWANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
DATE: JANUARY 11, 2019
JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS
SCALE 0 10 20 1" = 20 FEET
DR. DH BOOK N/A JOB 18002341 SHEET NO. 97



PLAN - AMBER WAY
SCALE: 1"=20'



NOTE:
RISER HEIGHTS BASED ON INVERT (MAIN)
TO INVERT (RISER) MEASUREMENT.

AMBER WAY
VERT: 1"=5'
HORIZ: 1"=20'



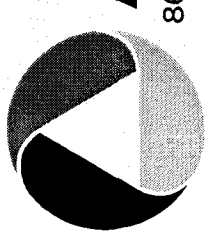
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SECTION	TOWN	NORTH	RANGE	EAST
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	LORAIN COUNTY, OHIO			

CLIENT
K. HOWANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
HATCHING WAY PLAN & PROFILE
STA. -0+50 TO STA. 3+50

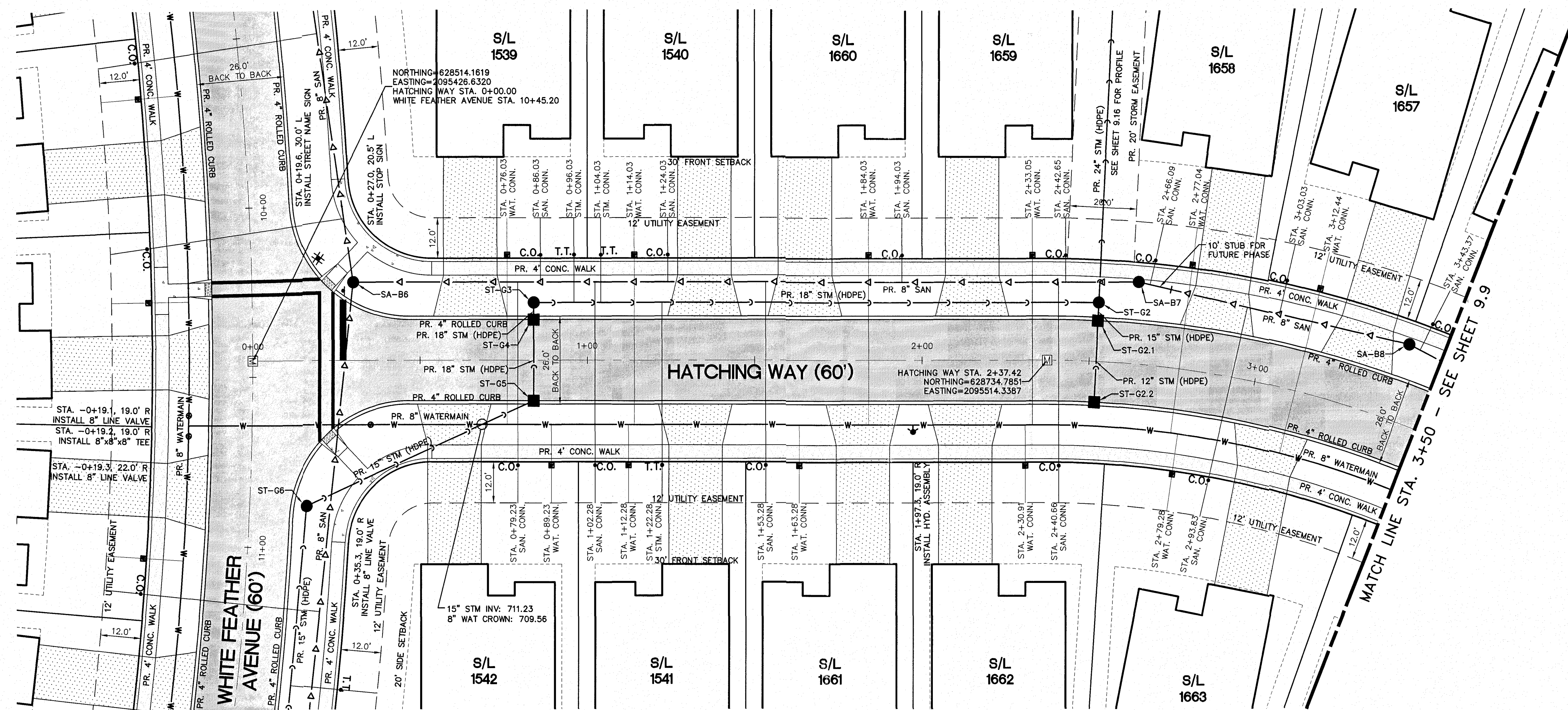
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CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 08, 2019
CITY SUBMITTAL - FINAL APPROVAL

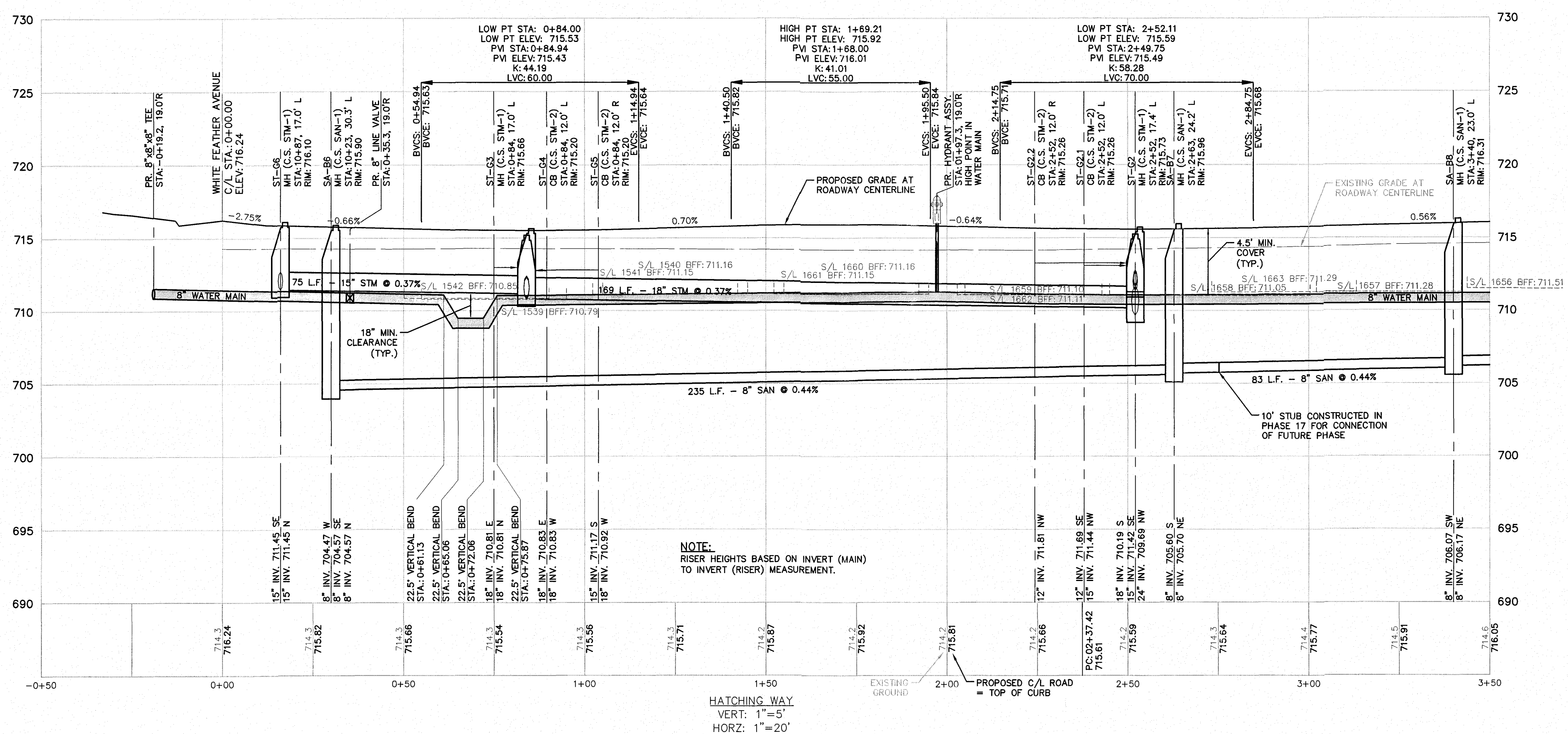
REVISIONS
SCALE 0 10 20 1" = 20 FEET
DR. TDR CH. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO.

98

CAD FILE: 18002341-08.8 PP (HATCHING WAY).DWG



PLAN - HATCHING WAY
SCALE: 1"=20'



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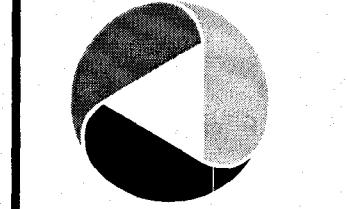
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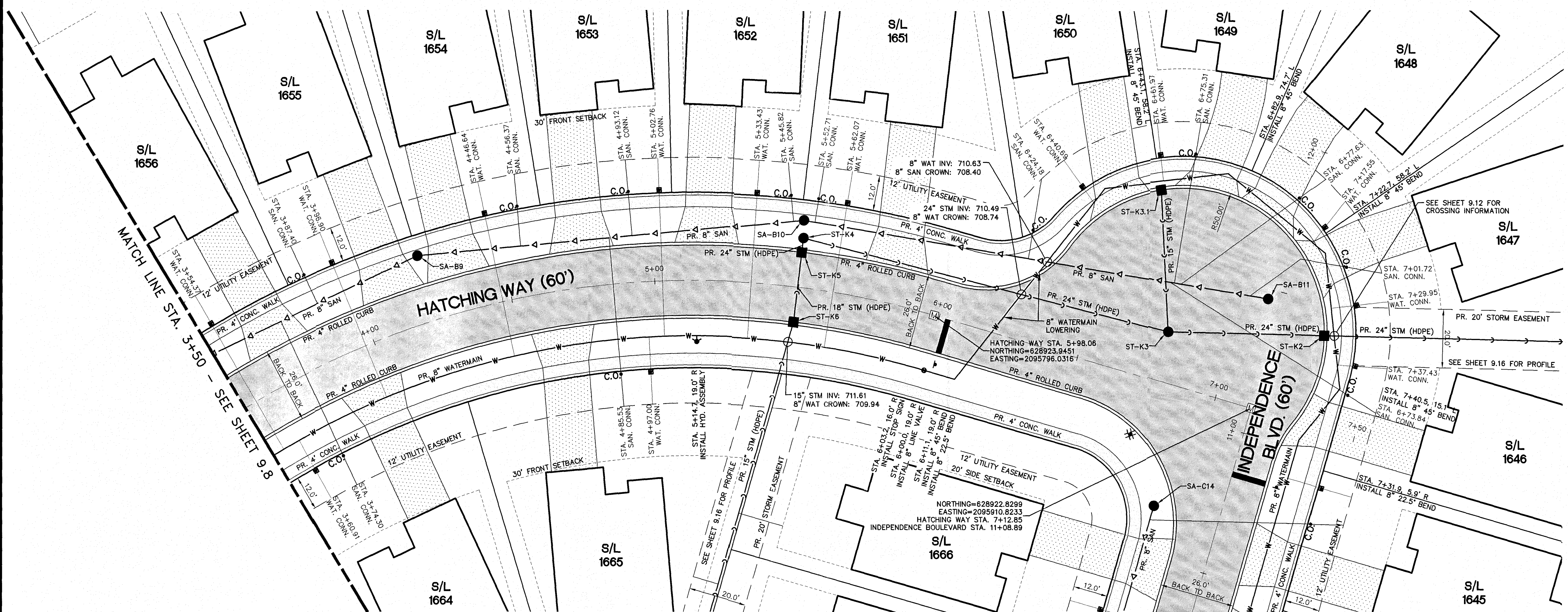
SECTION	TOWN	NORTH	RANGE	EAST
	CITY OF NORTH RIDGEVILLE			
	LORAIN COUNTY, OHIO			

CLIENT: **K. HOVANIAN HOMES LLC**
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
HATCHING WAY PLAN & PROFILE
STA. 3+50 TO STA. 8+00

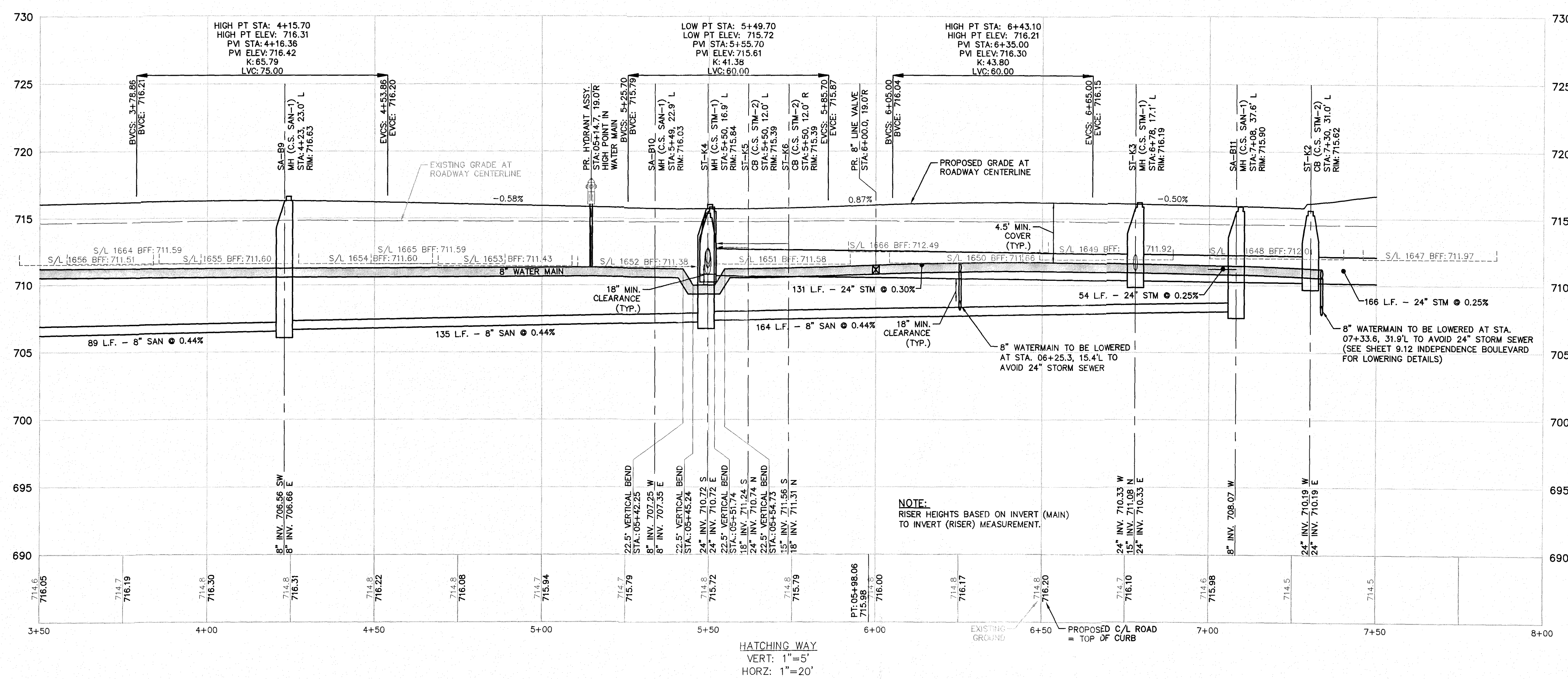
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JANUARY 11, 2019 CITY SUBMITTAL NO. 1
APRIL 10, 2019 CITY SUBMITTAL NO. 2
JUNE 11, 2019 CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019 CITY SUBMITTAL - FINAL APPROVAL

REVISIONS
SCALE 0 10 20 1" = 20 FEET
DR. TDR CH. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO.
99



PLAN - HATCHING WAY
SCALE: 1"=20'



• C.O. = SANITARY SEWER CLEANOUT
■ = WATER SERVICE BOX

- NOTE:
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
 2. 4.5' OF COVER REQUIRED OVER 8" WATERMAINS.
 3. 18" MINIMUM VERTICAL SEPARATION BETWEEN 6" SANITARY LATERALS AND 8" WATERMAIN (TYP.).
 4. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
 5. DEVELOPER TO INSTALL THE PUBLIC SIDEWALKS ON FRONTAGE OF COMMON AREAS AND BLOCKS.
 6. STORM SUMP PUMP REQUIRED ON ALL UNITS.
 7. IF LESS THAN 2' BETWEEN TOP OF FOOTING AND TOP OF MAIN, GRINDER PUMP IS REQUIRED.
 8. UTILIZE A-LOK MANHOLE TO PIPE CONNECTIONS.
 9. PAVEMENT JOINTS TO HAVE A MAXIMUM SPACING OF 15' SEE DETAIL PAY-4 FOR JOINT REQUIREMENTS.
 10. EXPANSION JOINTS TO BE INSTALLED BETWEEN CONCRETE DRIVES AND CURBS DURING DRIVEWAY CONSTRUCTION.
 11. SANITARY SEWERS AT A DEPTH OF 15' OR GREATER SHALL BE SDR 28.
 12. NO FENCES, SHEDS OR OTHER APPURTENANCES SHALL BE CONSTRUCTED IN THE 20' WIDE STORM SEWER EASEMENTS.

HATCHING WAY
VERT: 1"=5'
HORIZ: 1"=20'

\\ATWELL\DATA\PROJECTS\18002341\DWG\18002341-09.9 PP (HATCHING WAY).DWG

AD FILE: 18002341-09.9 PP (HATCHING WAY).DWG



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

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440.349.2000

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

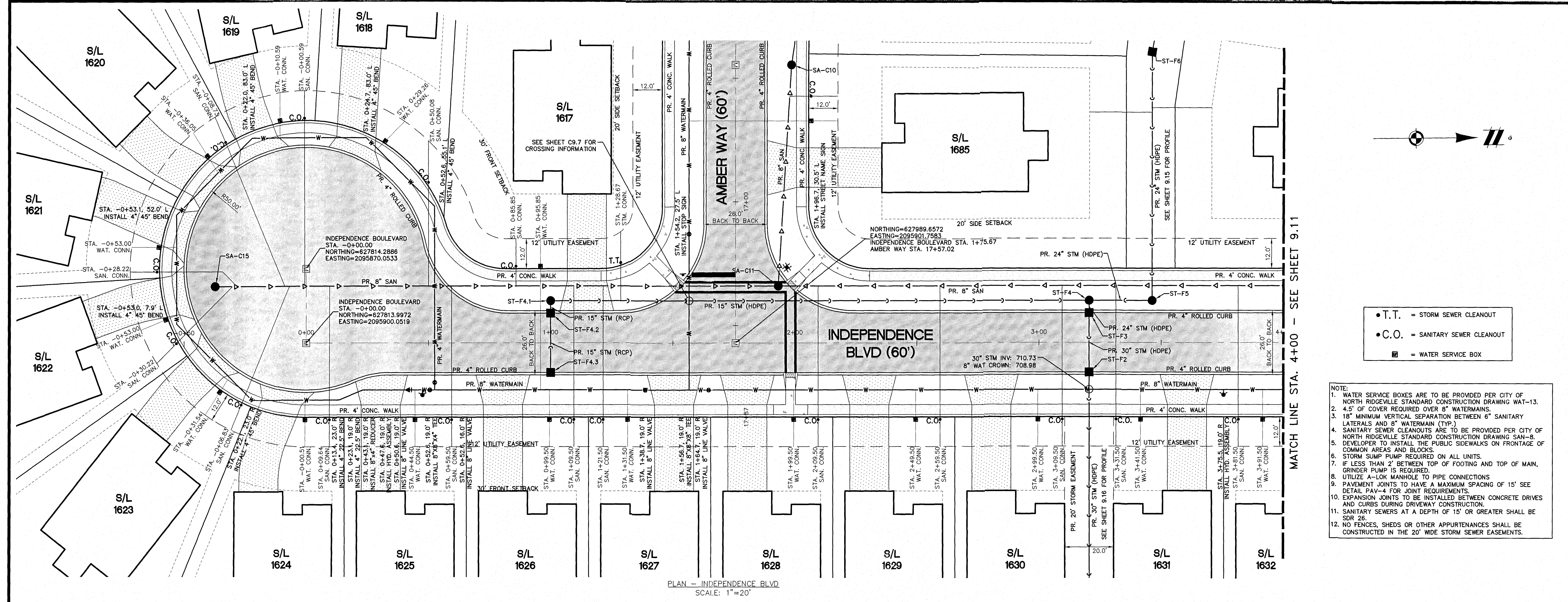
K. HOVANIYAN HOMES LLC
MEADOW LAKES SUBDIVISION
CONSTRUCTION PLANS
INDEPENDENCE BLVD
PLAN & PROFILE
STA. -0+50 TO STA. 4+00

DATE: JANUARY 11, 2019

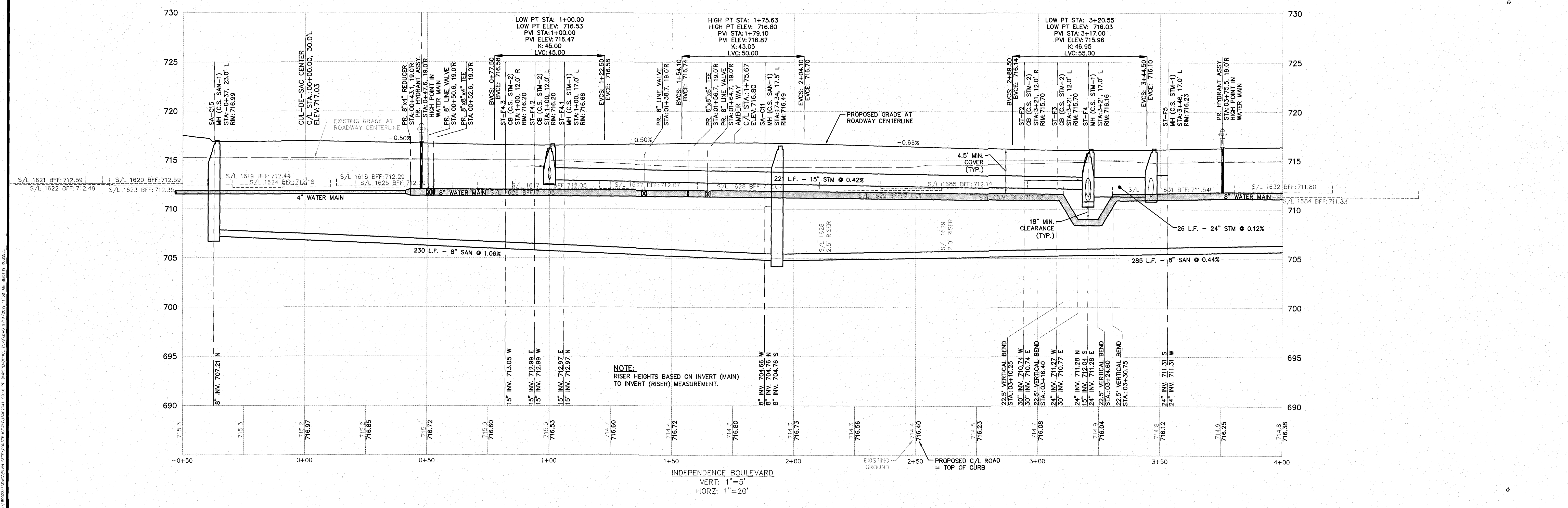
JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS
SCALE 0 10 20 1" = 20 FEET
DR. TDR CH. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 9.10

CAD FILE: 18002341-09.10 PP (INDEPENDENCE BLVD).DWG



PLAN - INDEPENDENCE BLVD
SCALE: 1"=20'



INDEPENDENCE BOULEVARD
VERT: 1"=5'
HORIZ: 1"=20'

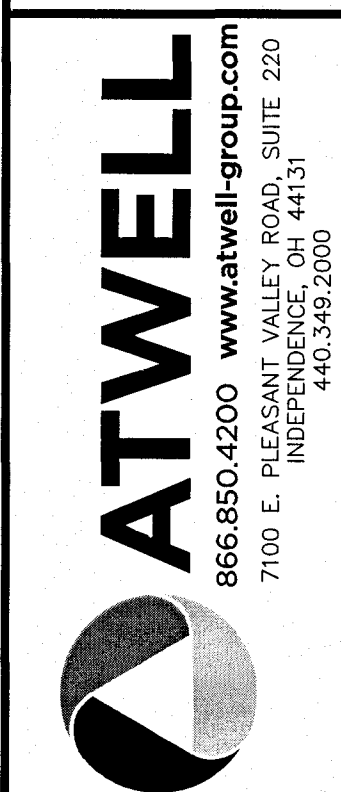


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SECTION
TOWN NORTH, RANGE EAST
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOWNAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
INDEPENDENCE BLVD
PLAN & PROFILE
STA. 4+00 TO STA. 7+50

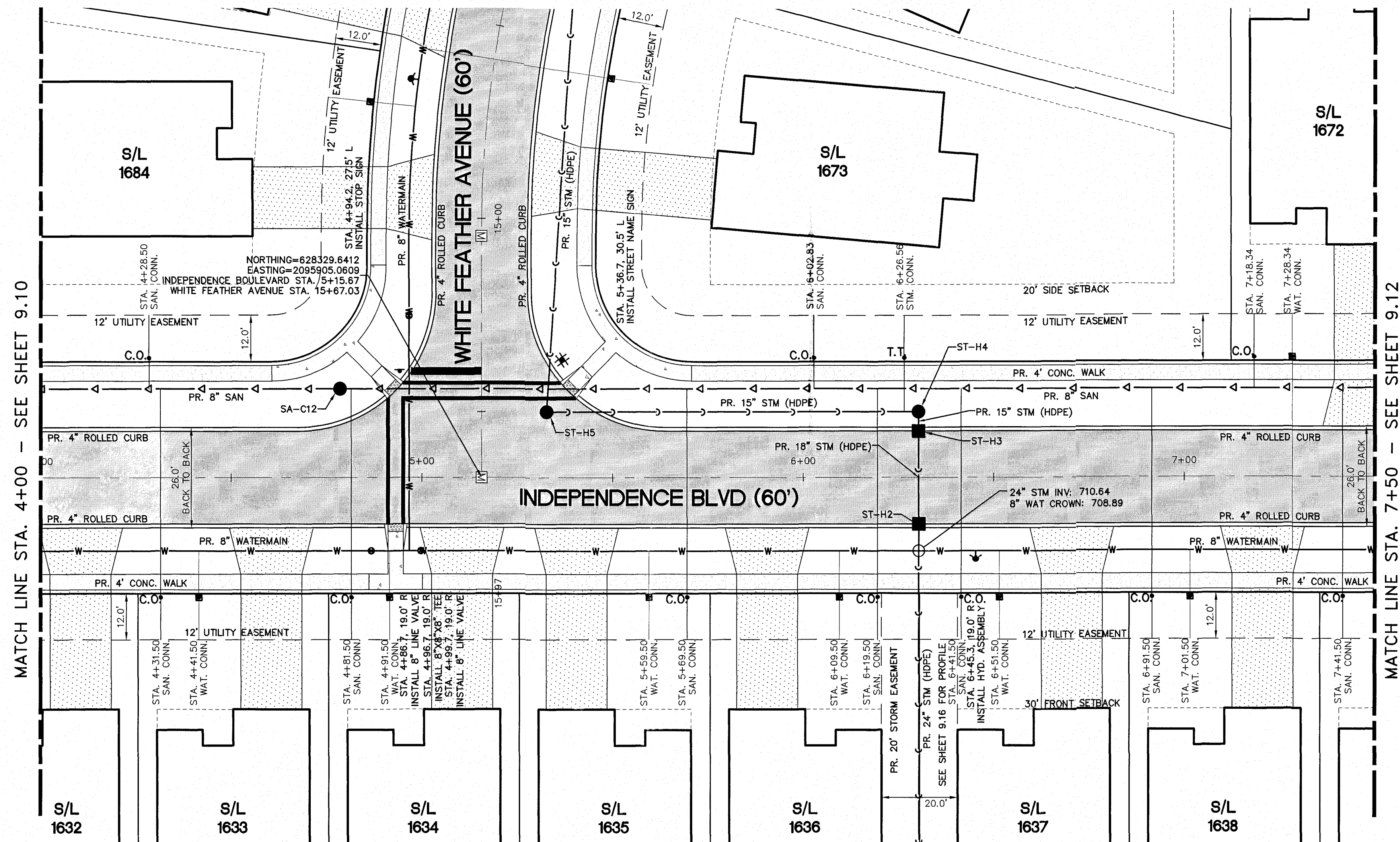
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JANUARY 11, 2019

JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS

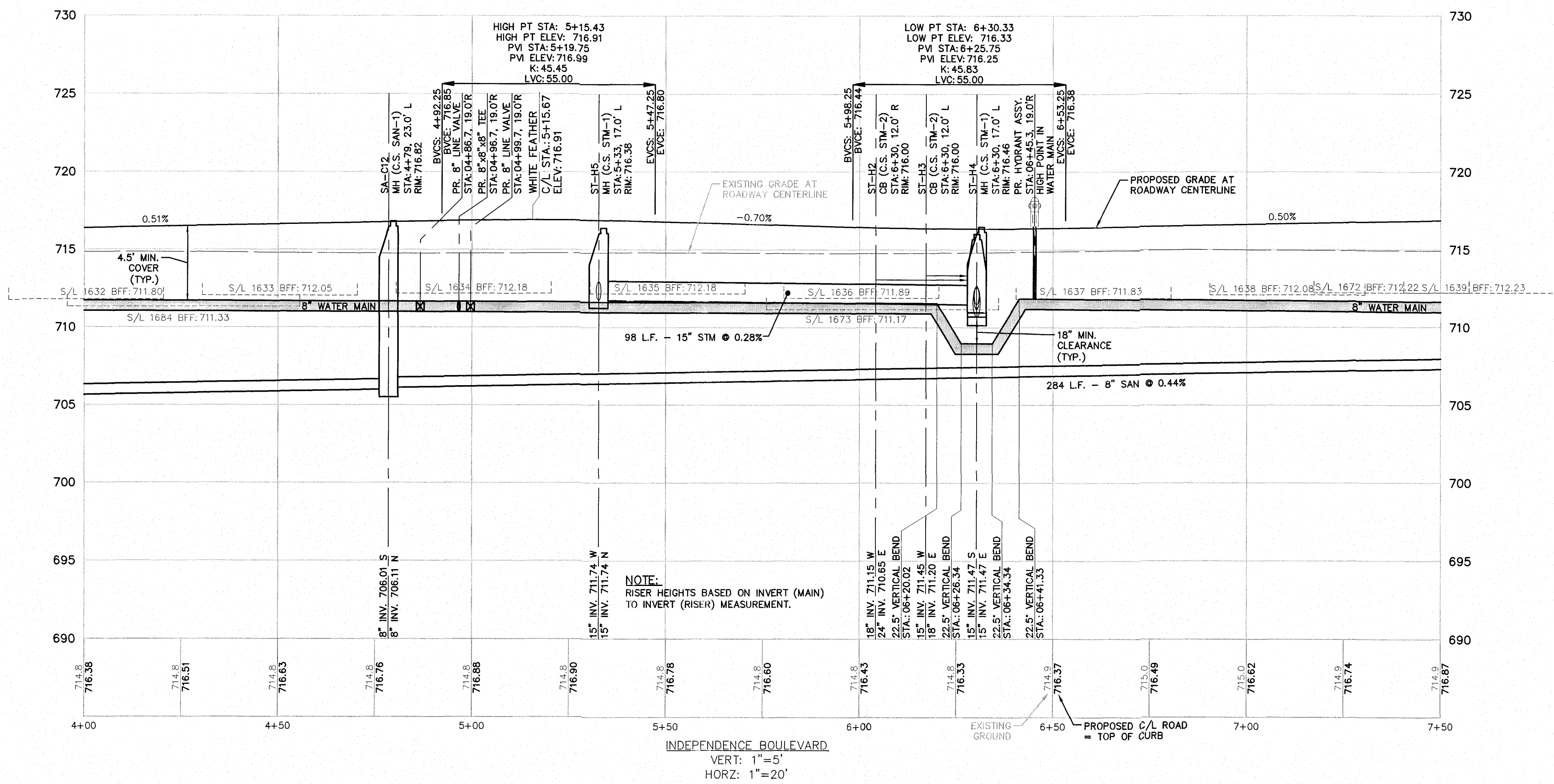
SCALE 0 10 20
1" = 20 FEET
DR. TDR CH. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 9.11

CAD FILE: 18002341-09.11 PP (INDEPENDENCE BLVD).DWG



PLAN - INDEPENDENCE BLVD
SCALE: 1"=20'

- T.T. = STORM SEWER CLEANOUT
- C.O. = SANITARY SEWER CLEANOUT
- = WATER SERVICE BOX



NOTE:
RISER HEIGHTS BASED ON INVERT (MAIN)
TO INVERT (RISE) MEASUREMENT.

- NOTE:
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 6. STORM SUMP PUMP REQUIRED ON ALL UNITS.
 7. IF LESS THAN 2' BETWEEN TOP OF FOOTING AND TOP OF MAIN, GRINDER PUMP IS REQUIRED.
 8. UTILIZE A-LOK MANHOLE TO PIPE CONNECTIONS
 9. PAVEMENT JOINTS TO HAVE A MAXIMUM SPACING OF 15' SEE DETAIL PAV-4 FOR JOINT REQUIREMENTS.
 10. EXPANSION JOINTS TO BE INSTALLED BETWEEN CONCRETE DRIVES AND CURBS DURING DRIVEWAY CONSTRUCTION.
 11. SANITARY SEWERS AT A DEPTH OF 15' OR GREATER SHALL BE SDR 26.
 12. NO FENCES, SHEDS OR OTHER APPURTENANCES SHALL BE CONSTRUCTED IN THE 20' WIDE STORM SEWER EASEMENTS.



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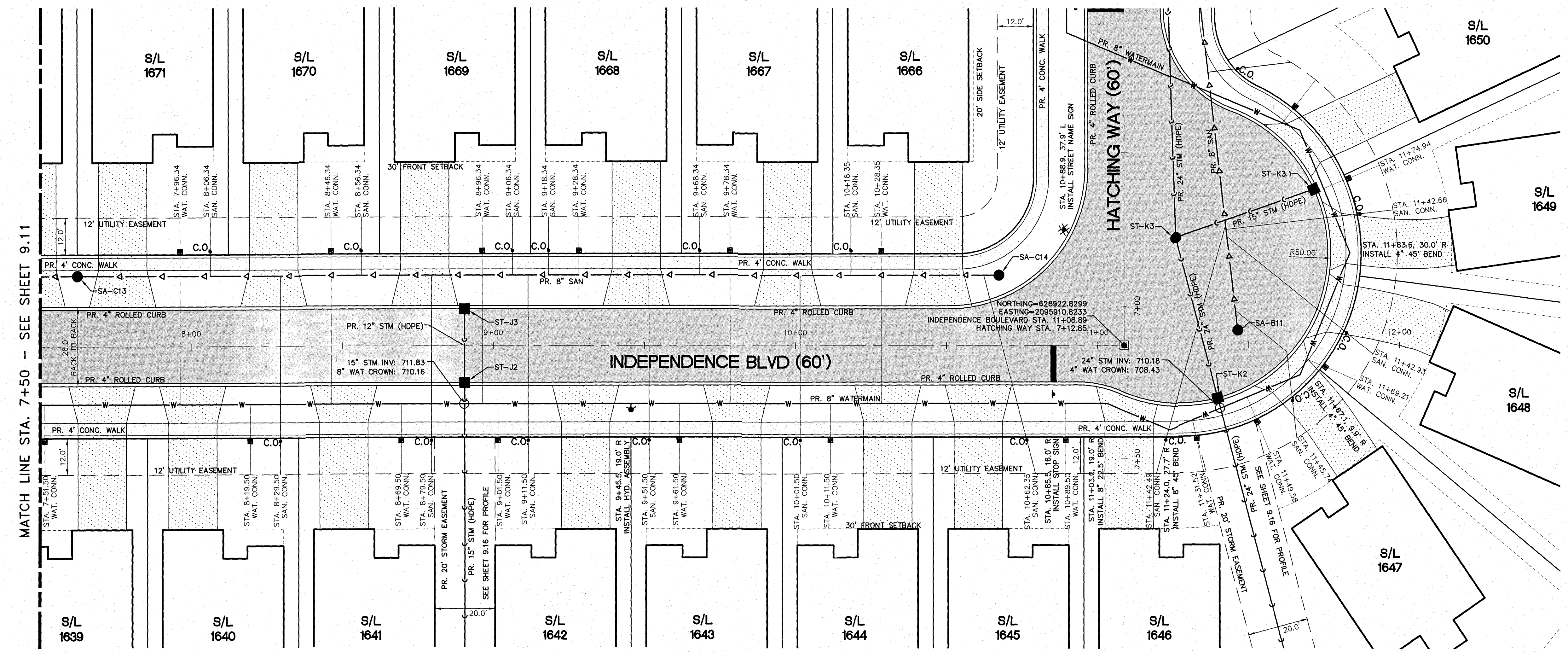
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SECTION	TOWN	NORTH, RANGE	EAST
	CITY OF NORTH RIDGEVILLE		
	LORAIN COUNTY, OHIO		

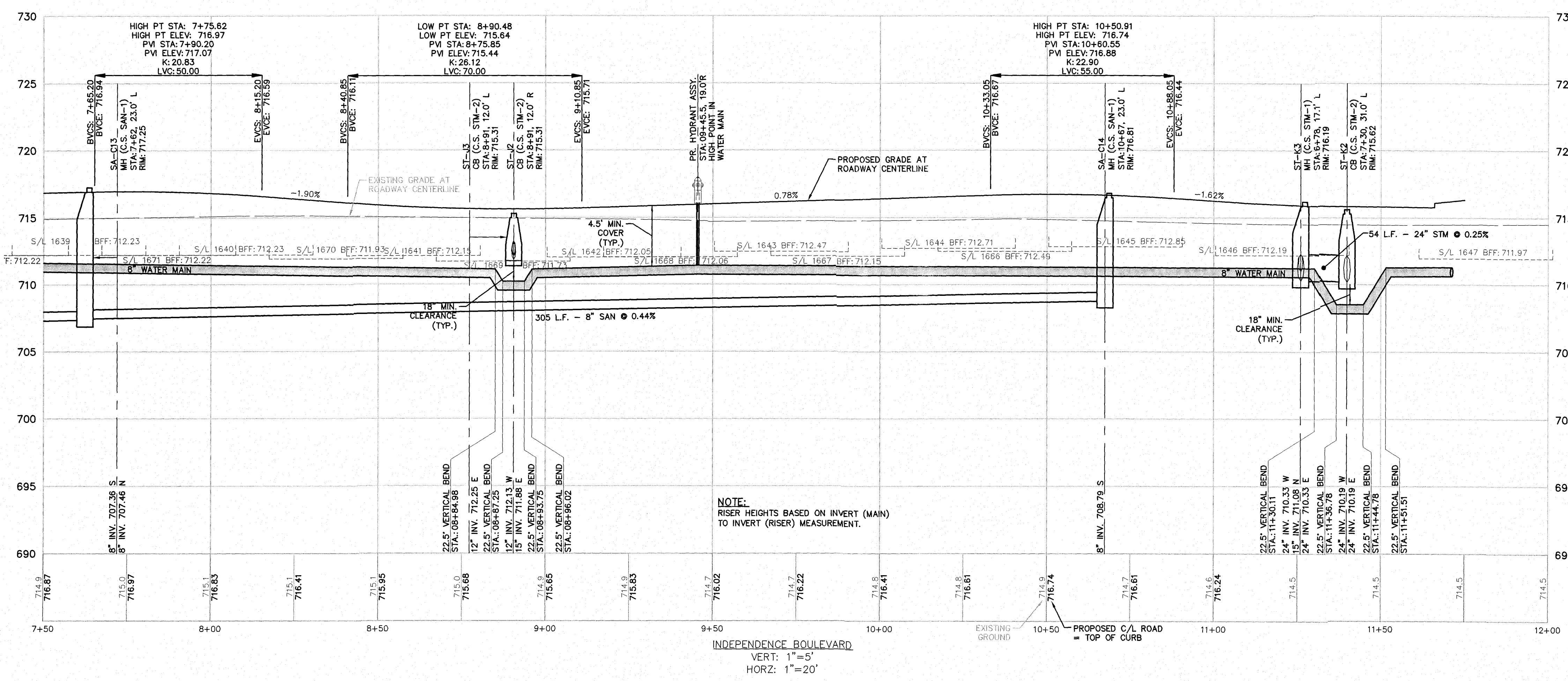
K. HOMANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
INDEPENDENCE BLVD
PLAN & PROFILE
STA. 7+50 TO STA. 12+00

DATE: JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS
SCALE 0 10 20 1" = 20 FEET DR. TDR CH. DH P.M. DH BOOK N/A JOB 18002341 SHEET NO. 912



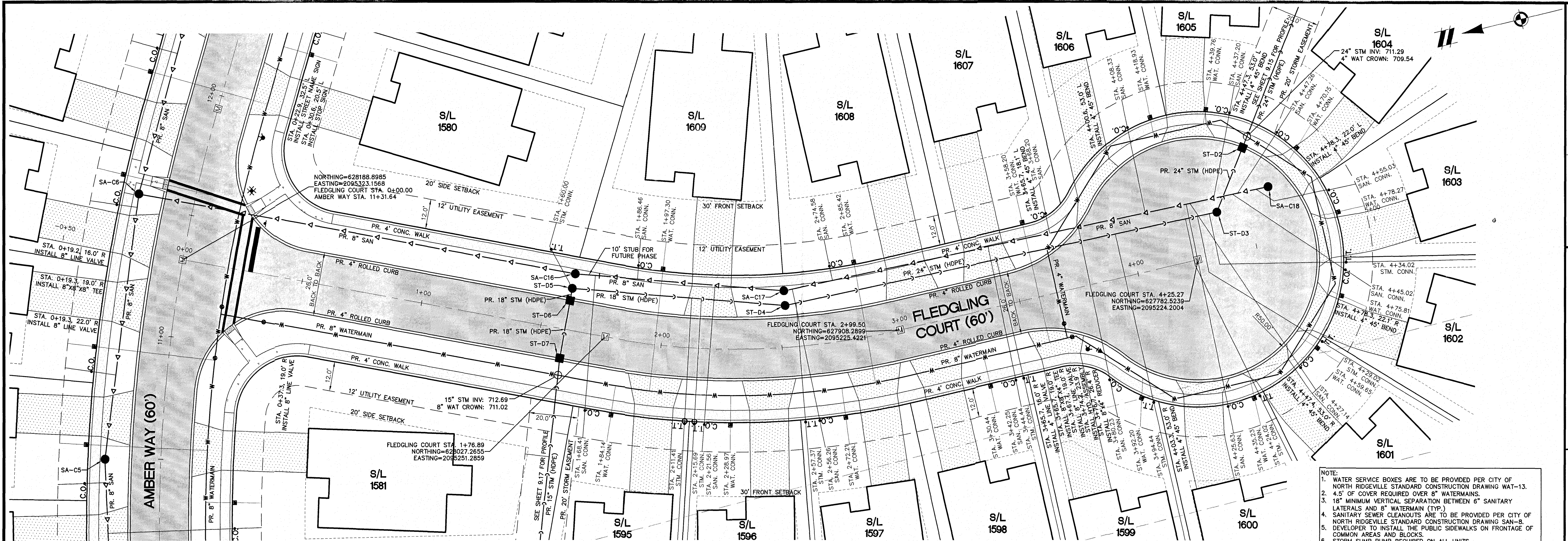
PLAN - INDEPENDENCE BLVD
SCALE: 1"=20'



NOTE:
RISER HEIGHTS BASED ON INVERT (MAIN)
TO INVERT (RISER) MEASUREMENT.

• C.O. = SANITARY SEWER CLEANOUT
■ = WATER SERVICE BOX

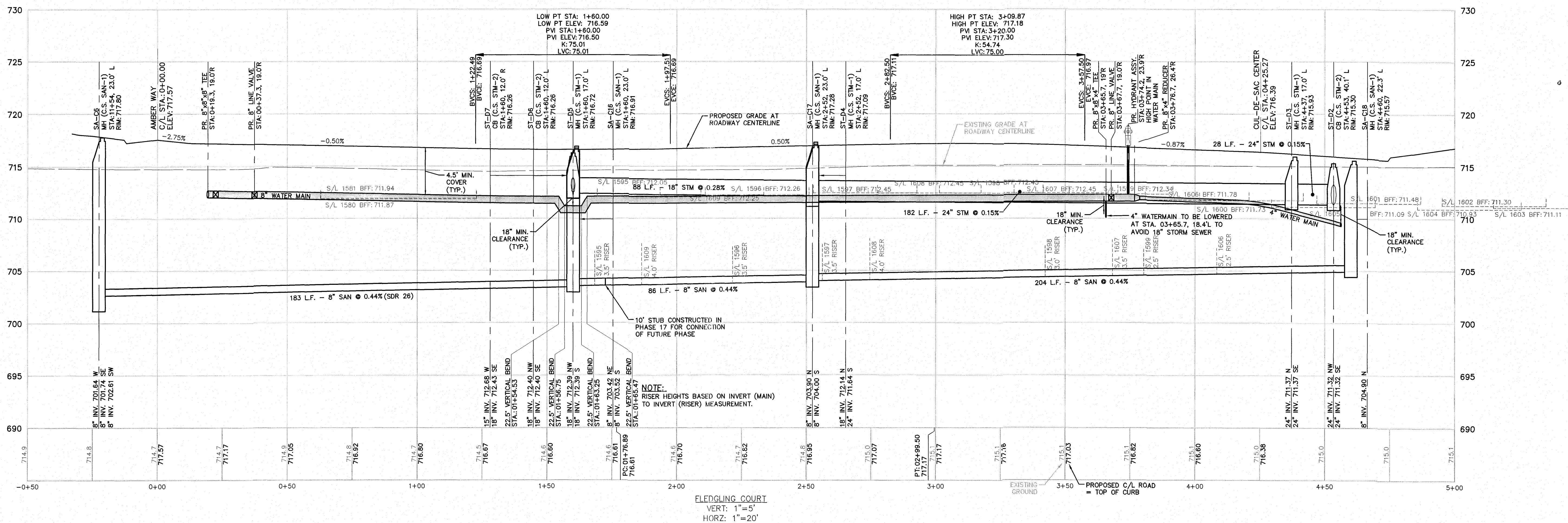
- NOTE:
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
 2. 4.5" OF COVER REQUIRED OVER 8" WATERMAINS.
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 11. SANITARY SEWERS AT A DEPTH OF 15' OR GREATER SHALL BE SDR 26.
 12. NO FENCES, SHEDS OR OTHER APPURTENANCES SHALL BE CONSTRUCTED IN THE 20' WIDE STORM SEWER EASEMENTS.



PLAN - FLEDGLING COURT
SCALE: 1"=20'

- T.T. = STORM SEWER CLEANOUT
- C.O. = SANITARY SEWER CLEANOUT
- = WATER SERVICE BOX

- NOTE:
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 11. SANITARY SEWERS AT A DEPTH OF 15' OR GREATER SHALL BE 24\"/>
 12. NO FENCES, SHEDS OR OTHER APPURTENANCES SHALL BE CONSTRUCTED IN THE 20' WIDE STORM SEWER EASEMENTS.



FLEDGLING COURT
VERT: 1"=5'
HORIZ: 1"=20'

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

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

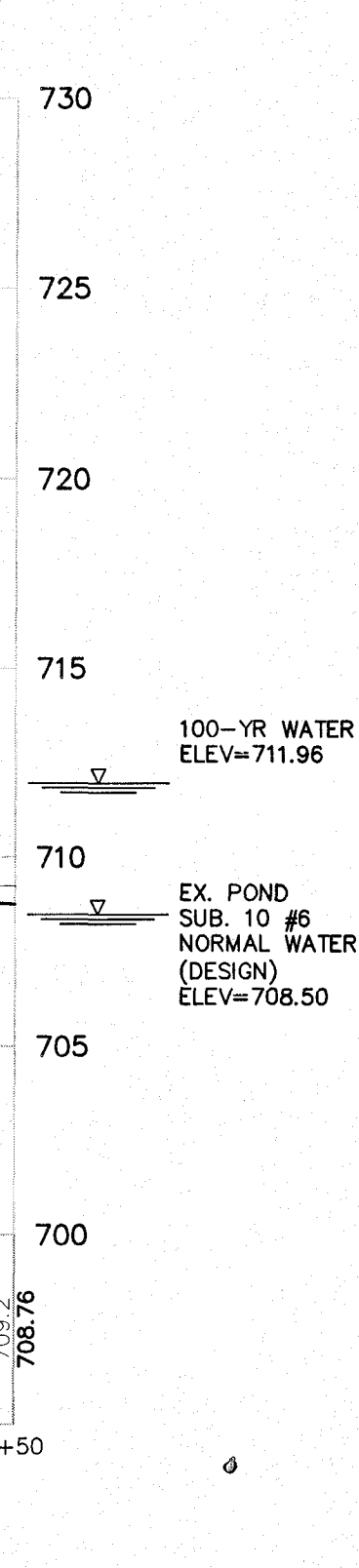
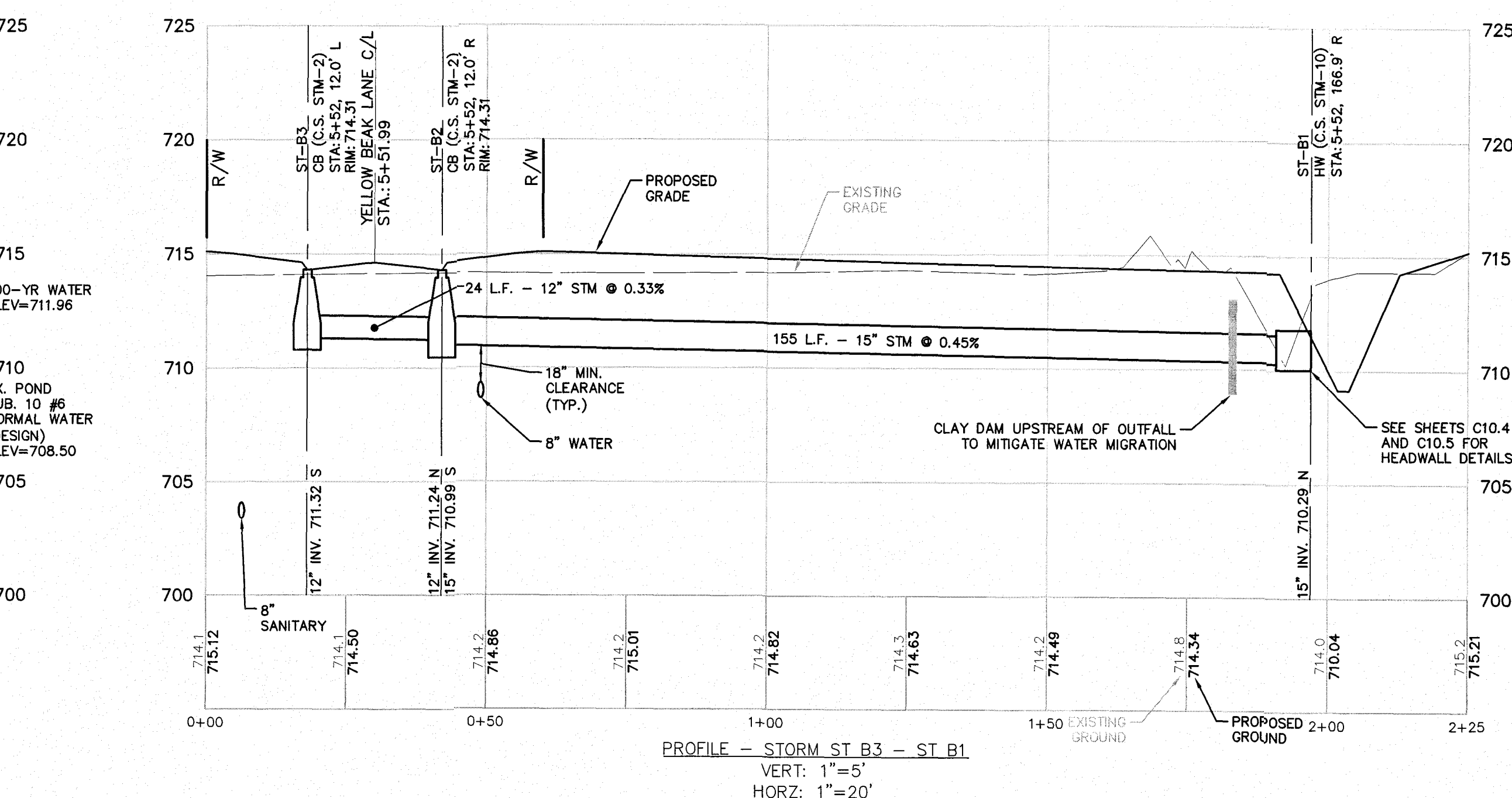
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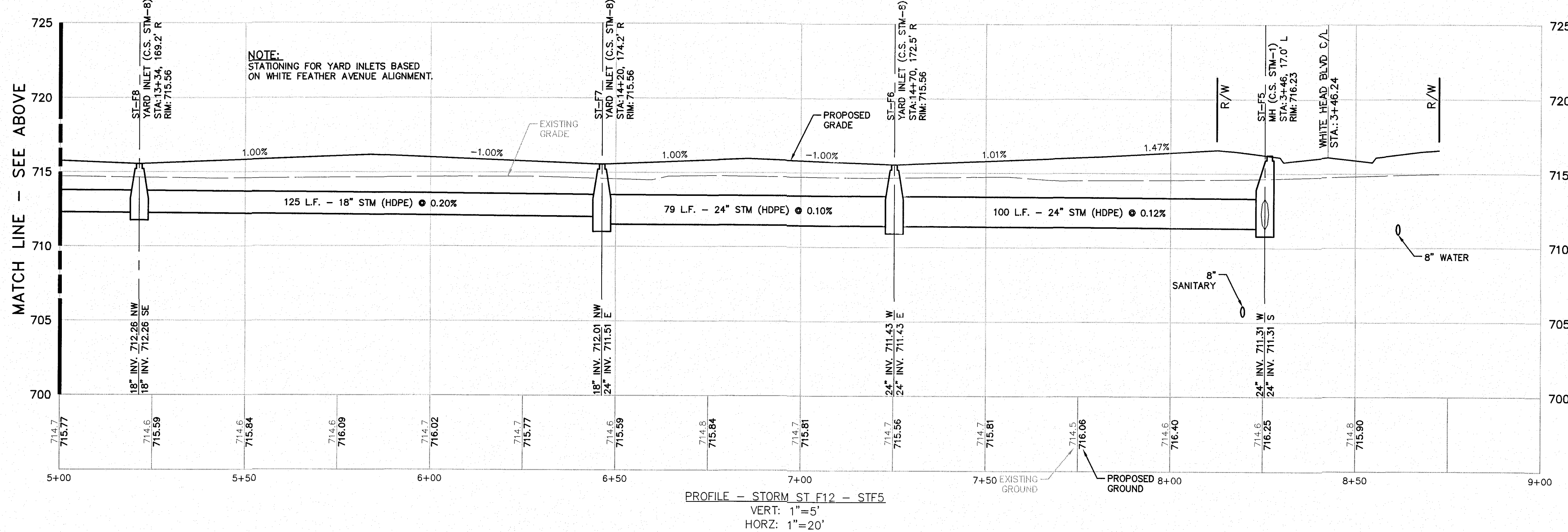
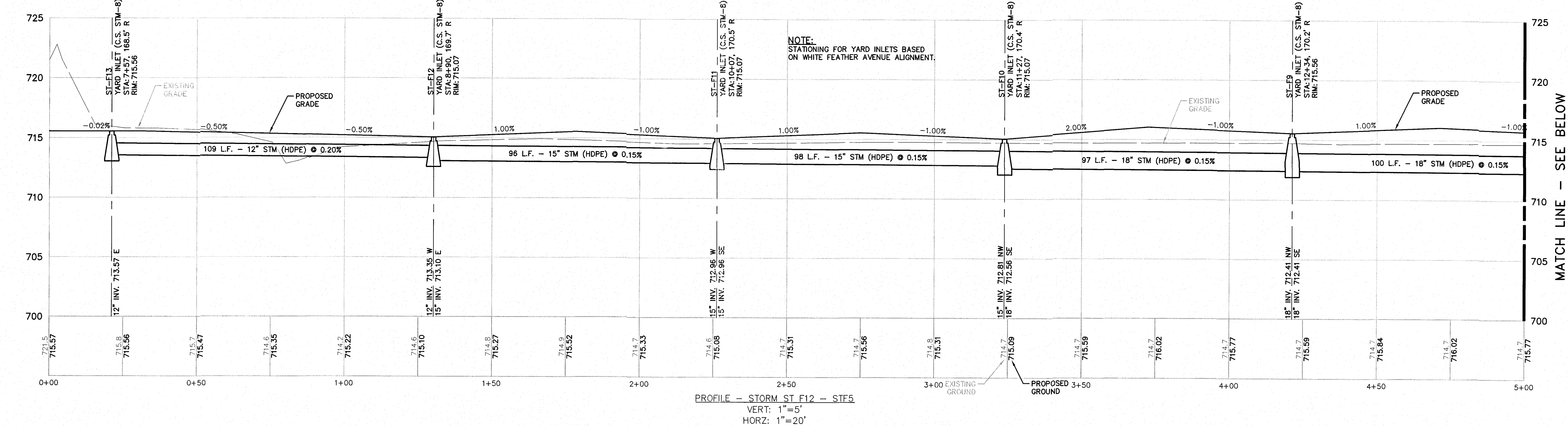
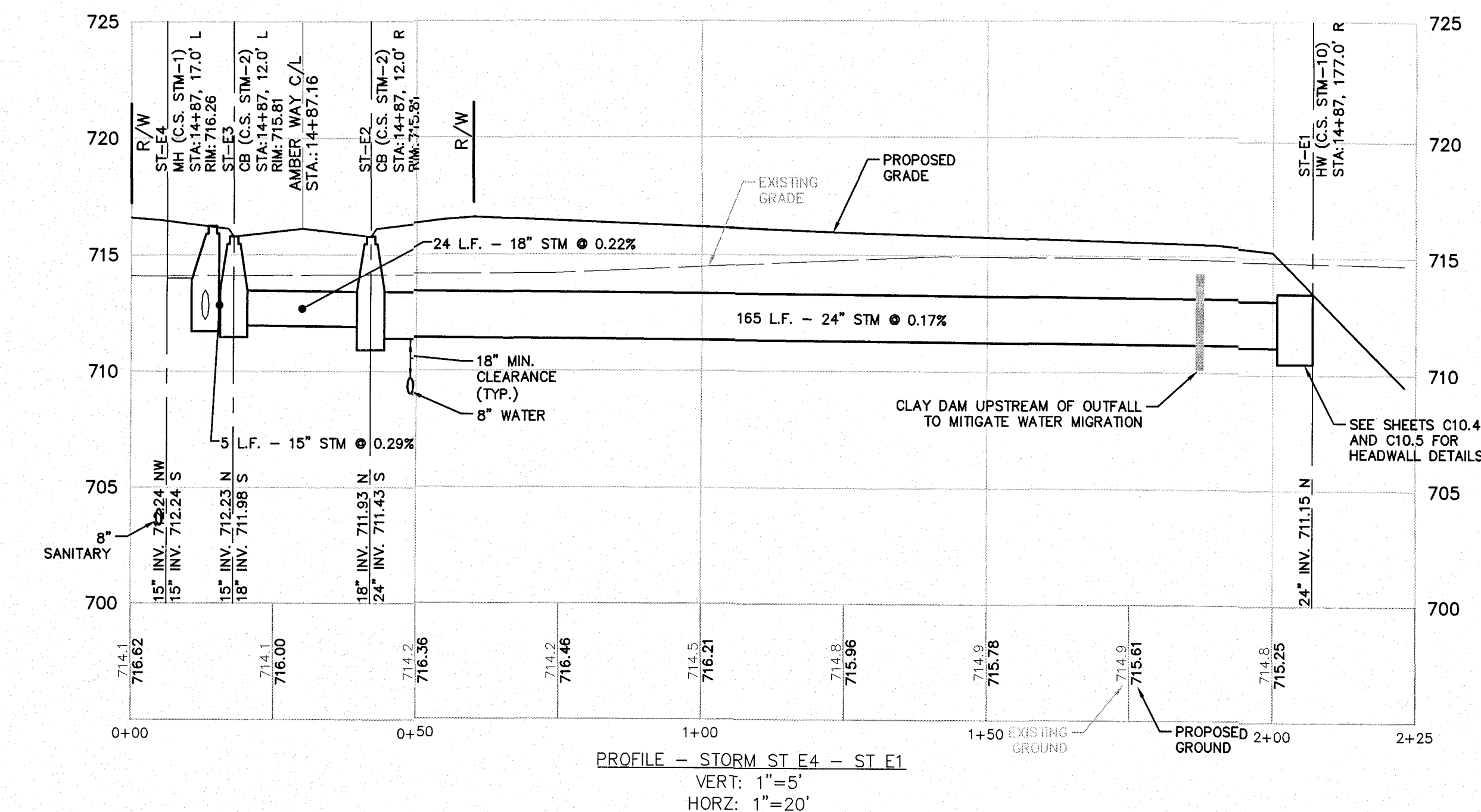
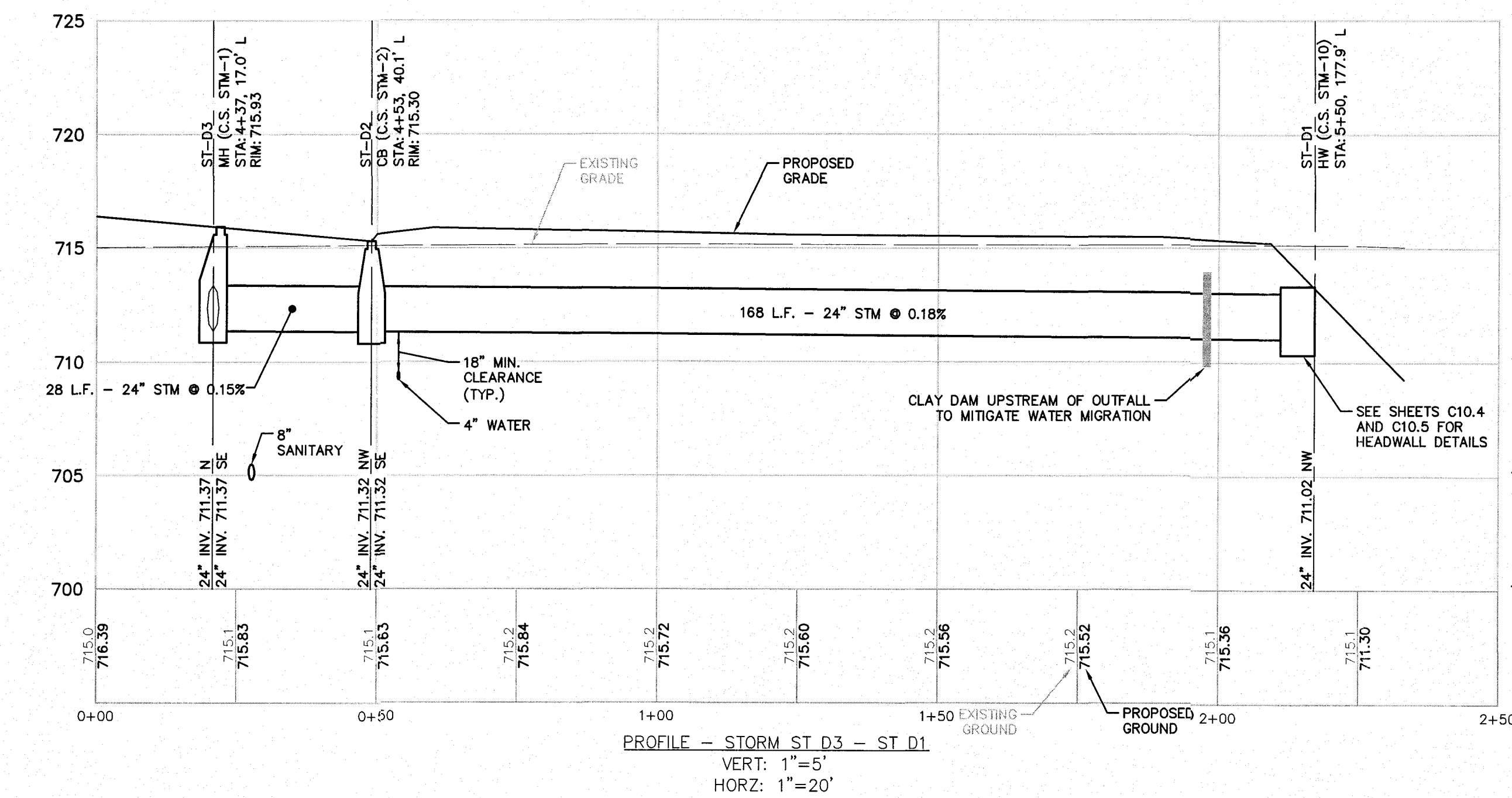
REVISIONS

NO.	DATE	DESCRIPTION
1	JANUARY 11, 2019	CITY SUBMITTAL NO. 1
2	APRIL 10, 2019	CITY SUBMITTAL NO. 2
3	JUNE 11, 2019	CITY SUBMITTAL NO. 3
4	SEPTEMBER 09, 2019	CITY SUBMITTAL - FINAL APPROVAL

SCALE 0 10 20
1" = 20 FEET

DR.	TDR	CH.	DH
P.M.	DH		
BOOK	N/A		
JOB	18002341		
SHEET NO.	913		





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CLIENT	K. HOWANIAN HOMES LLC	SECTION	NORTH	RANGE	EAST
	MEADOW LAKES SUBDIVISION #17		TOWN	CITY OF NORTH RIDGEVILLE	
	CONSTRUCTION PLANS			LORAIN COUNTY, OHIO	
AUXILIARY STORM PROFILES					
DATE	JANUARY 11, 2019				
	JANUARY 11, 2019				
	CITY SUBMITTAL NO. 1				
	APRIL 10, 2019				
	CITY SUBMITTAL NO. 2				
	JUNE 11, 2019				
	CITY SUBMITTAL NO. 3				
	SEPTEMBER 09, 2019				
	CITY SUBMITTAL - FINAL APPROVAL				
REVISIONS					
SCALE	0 10 20				
	1" = 20 FEET				
DR.	TDR	CH.	DH		
	P.M.	DH			
BOOK	N/A				
JOB	18002341				
SHEET NO.	915				

CAD FILE: 18002341-09.15 PP (AUX).DWG



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

CLIENT
K. HOMANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
AUXILIARY STORM PROFILES

DATE
JANUARY 11, 2019

REVISIONS
JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 16, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 06, 2019
CITY SUBMITTAL - FINAL APPROVAL

SCALE
0 10 20
1" = 20 FEET

DR. TDR CH. DH

P.M. DH

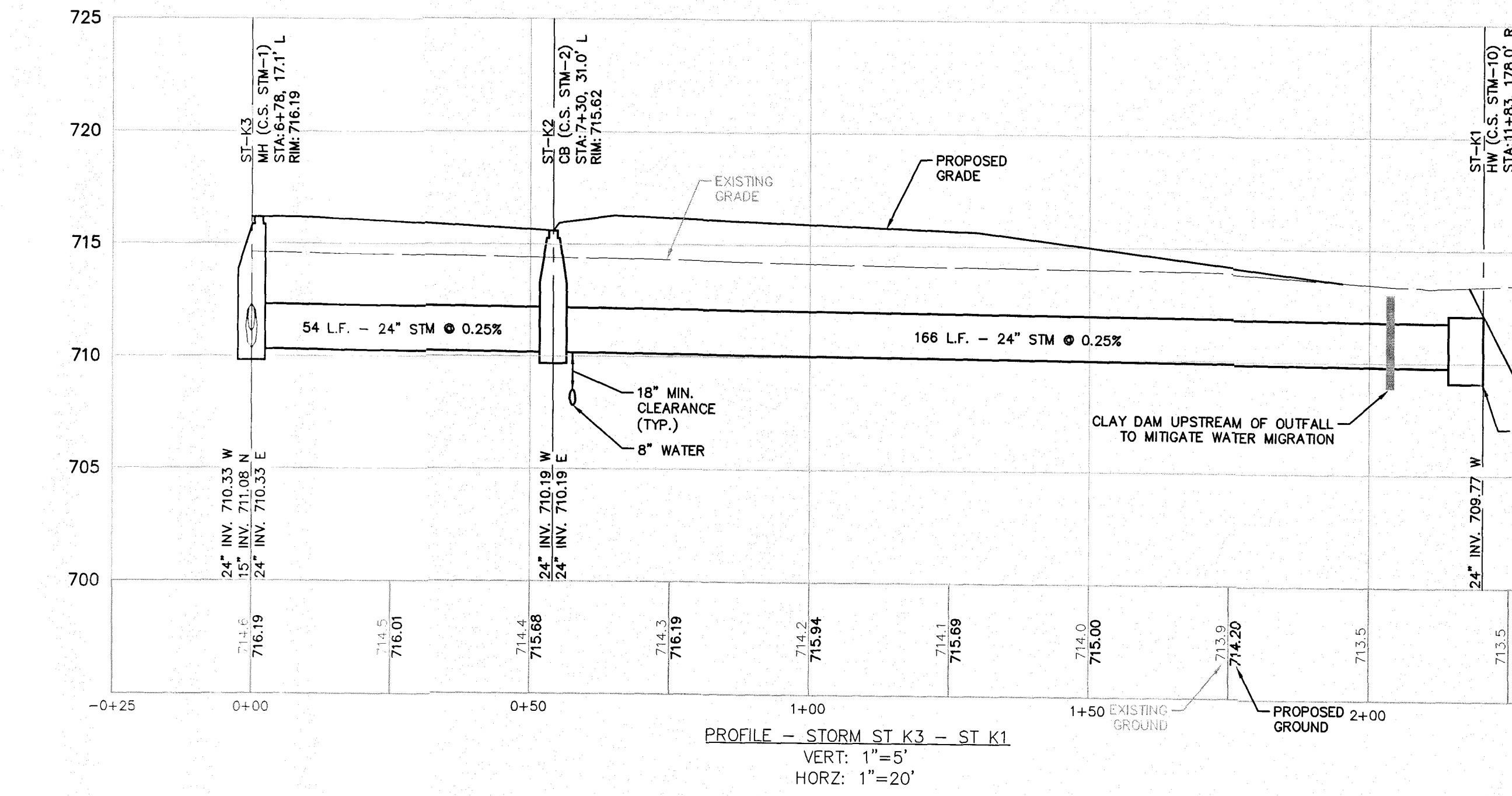
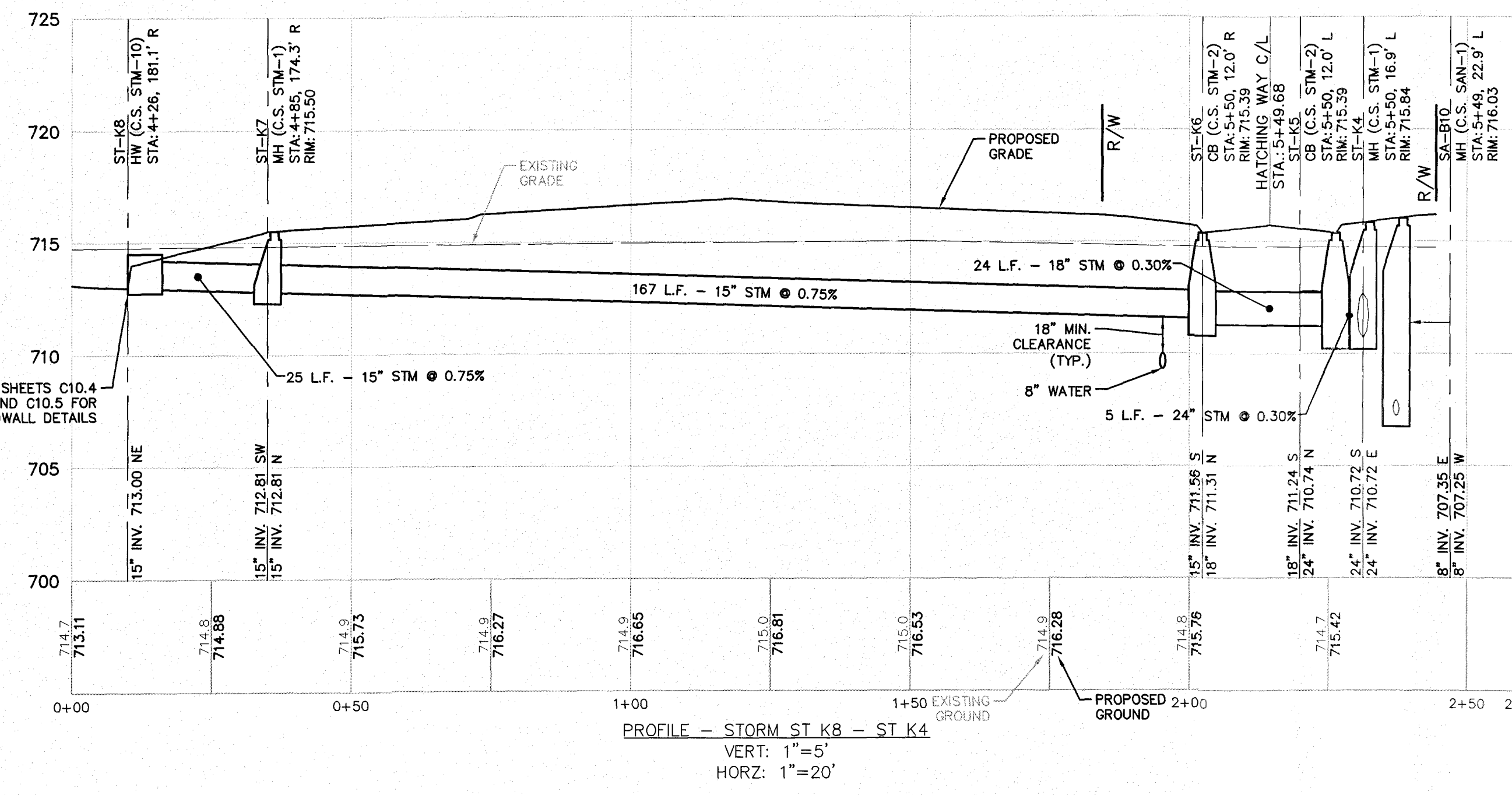
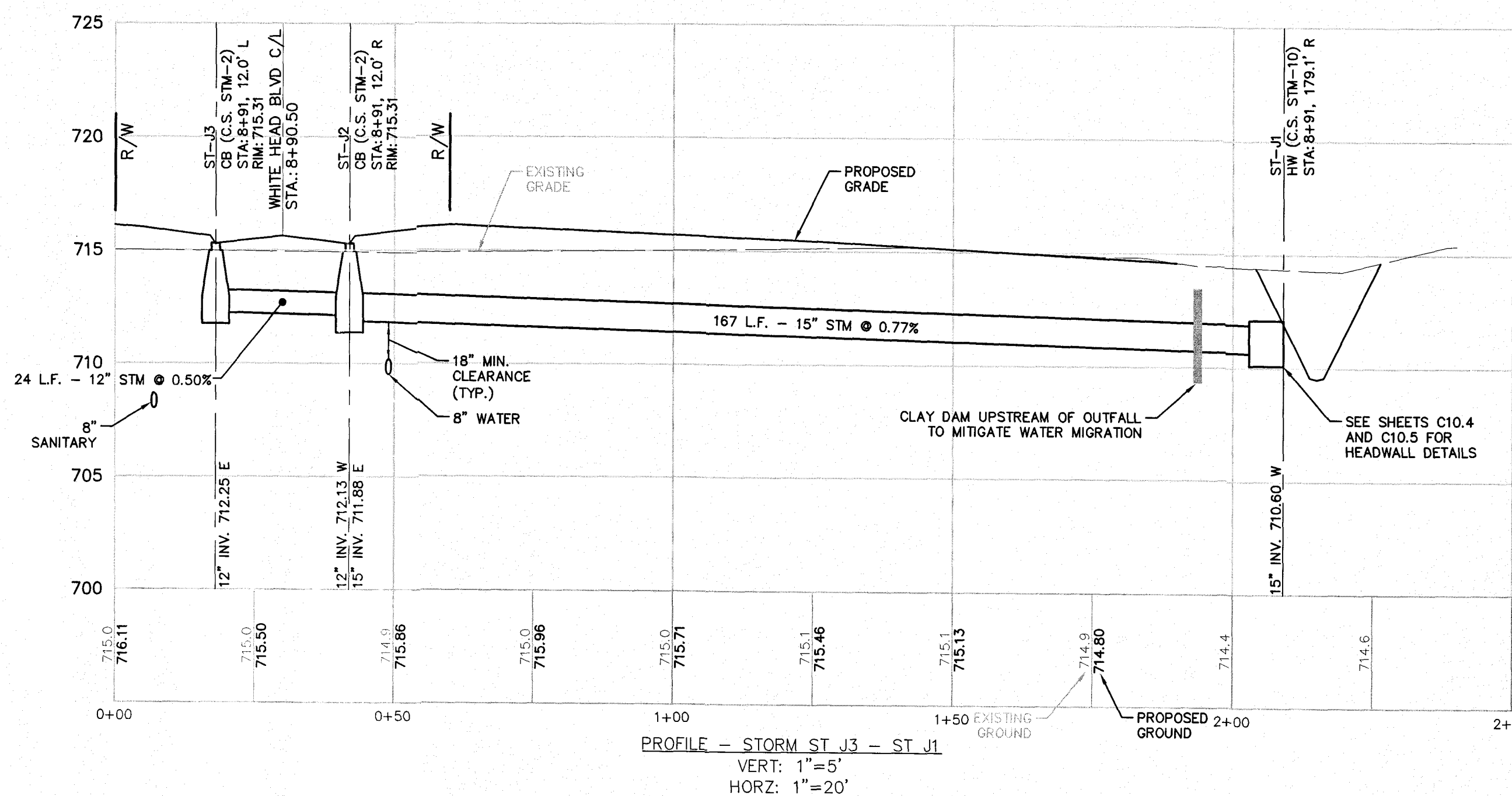
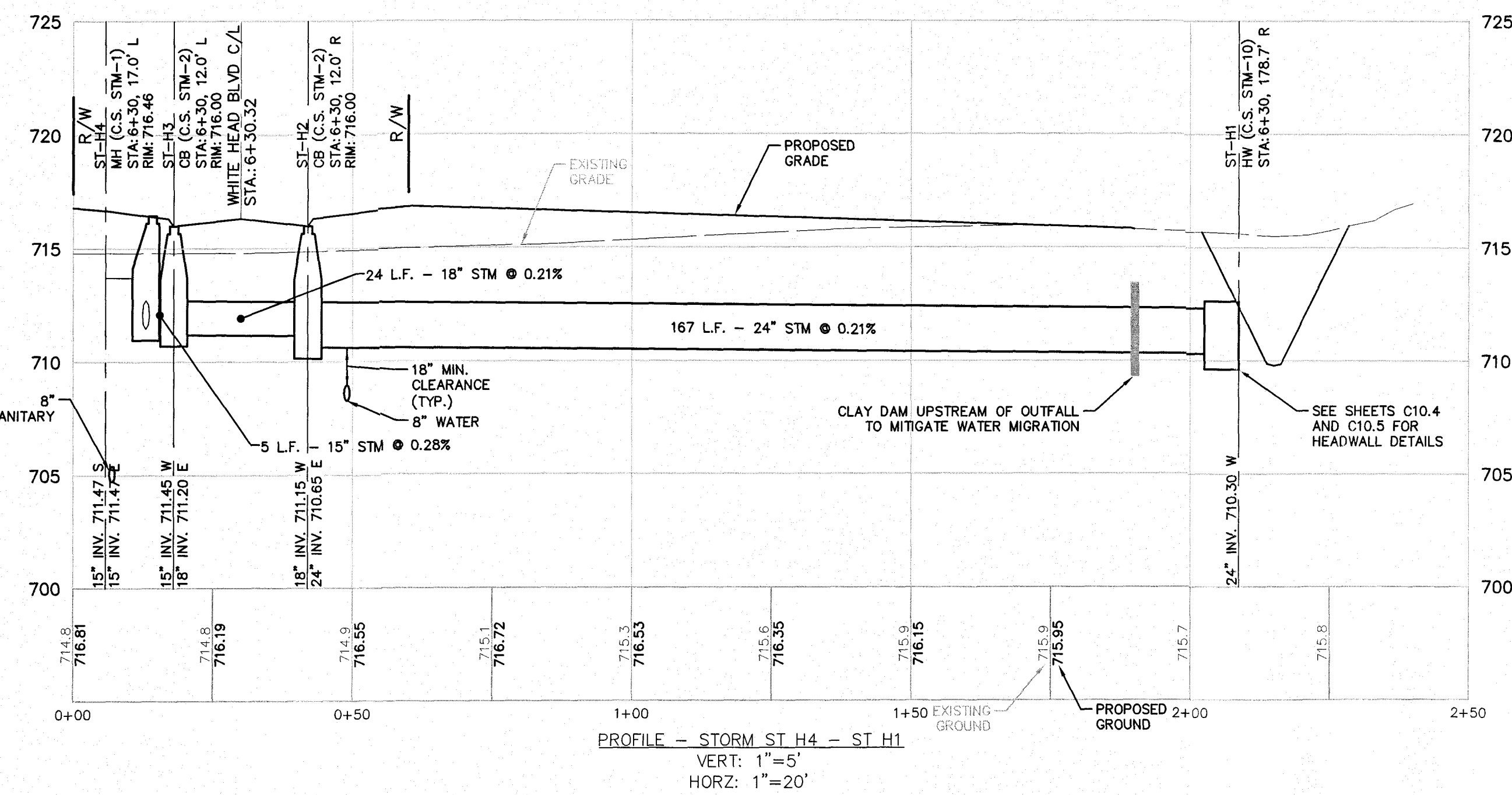
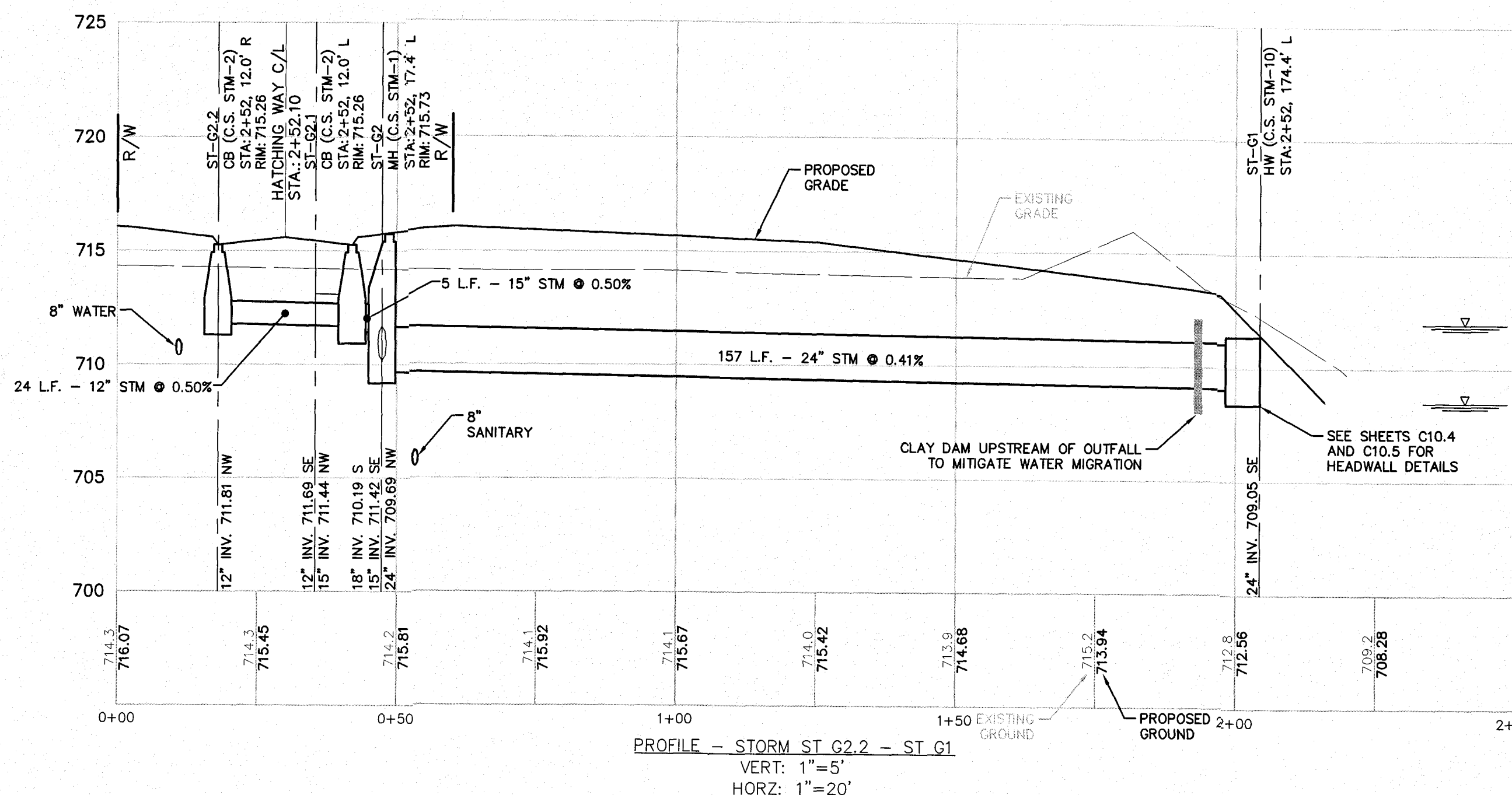
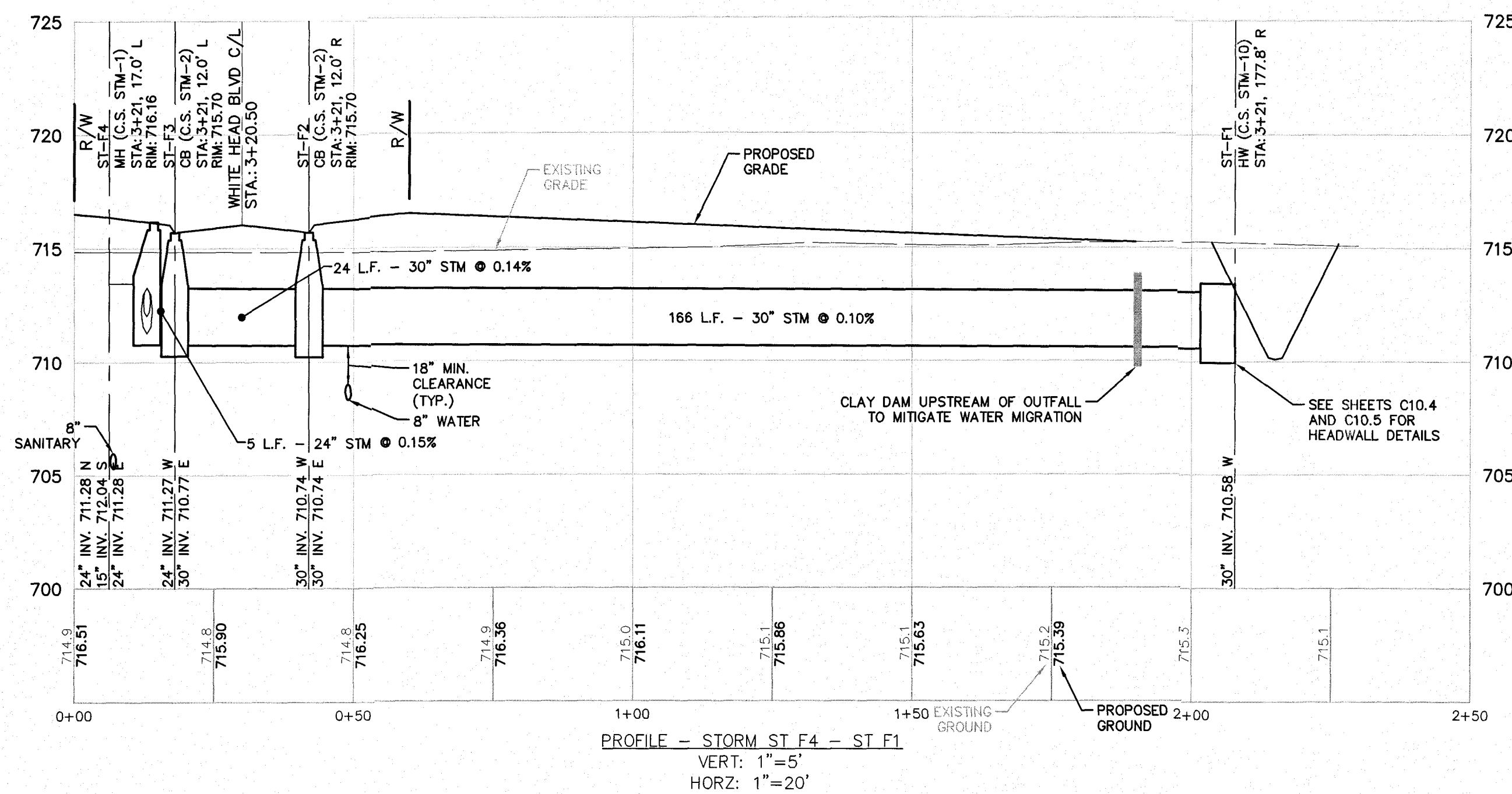
BOOK N/A

JOB 18002341

SHEET NO.

916

CAD FILE: 18002341-0516 PP (AUX).DWG





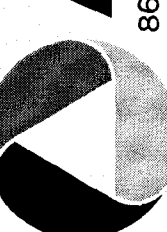
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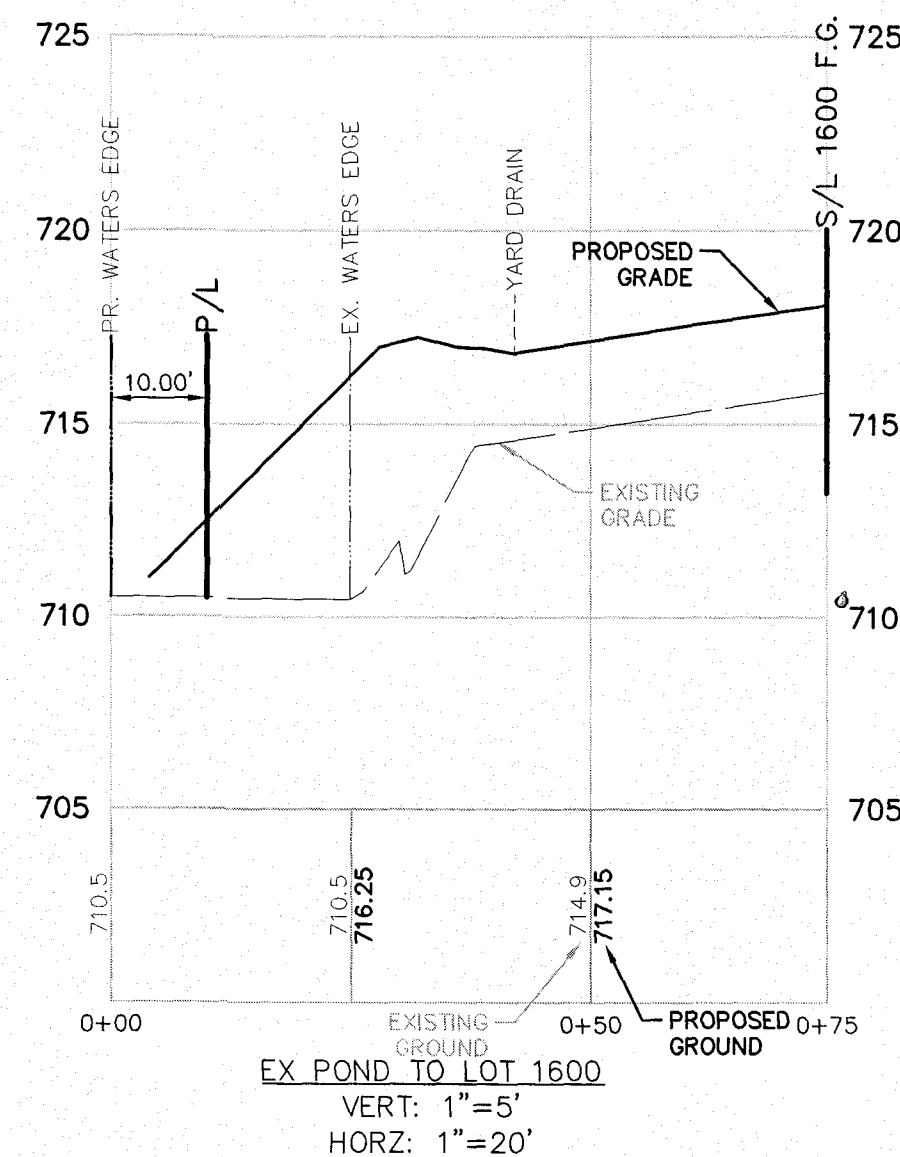
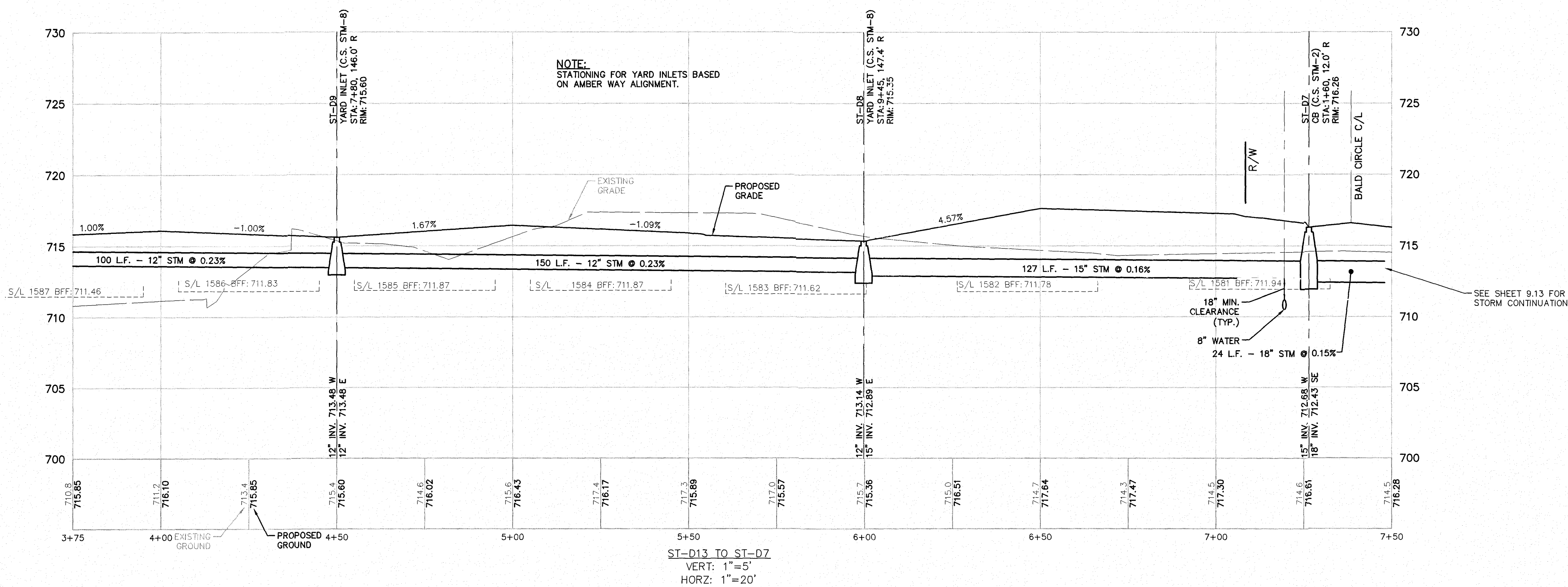
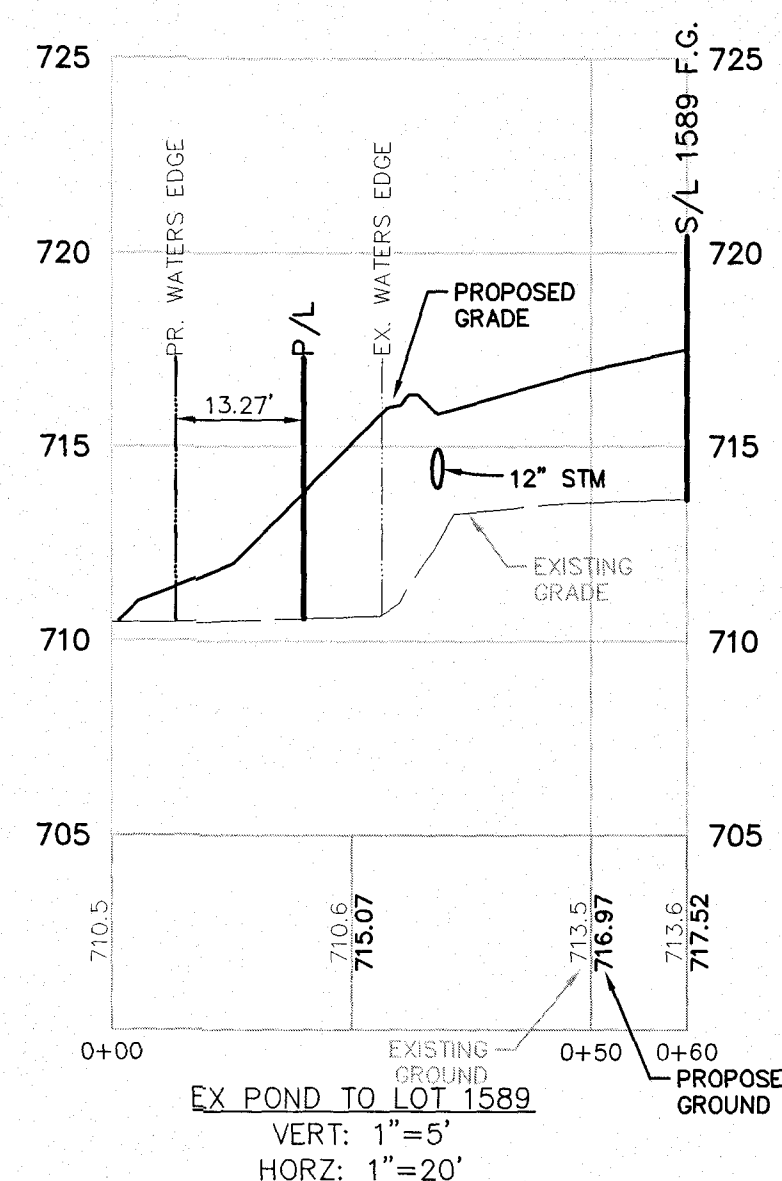
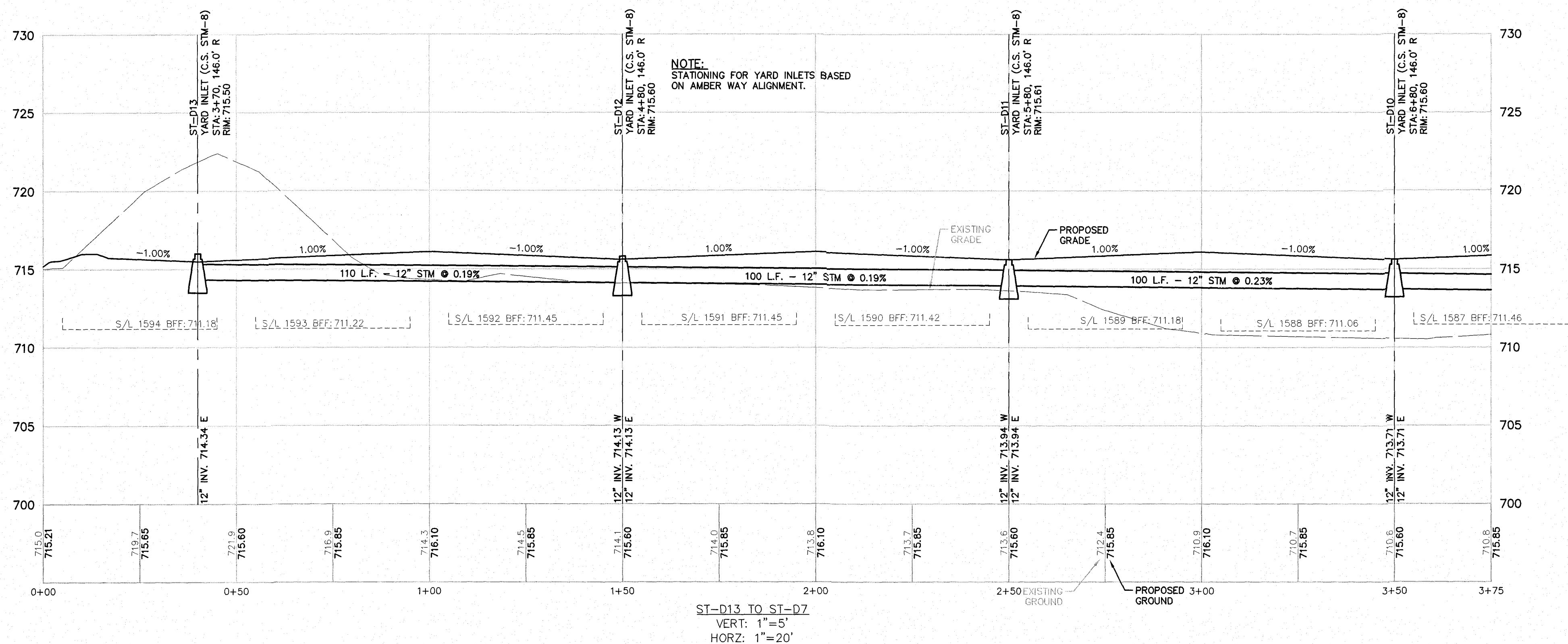
SECTION	
TOWN	NORTH, RANGE EAST
CITY	CITY OF NORTH RIDGEVILLE
COUNTY	LORAIN COUNTY, OHIO

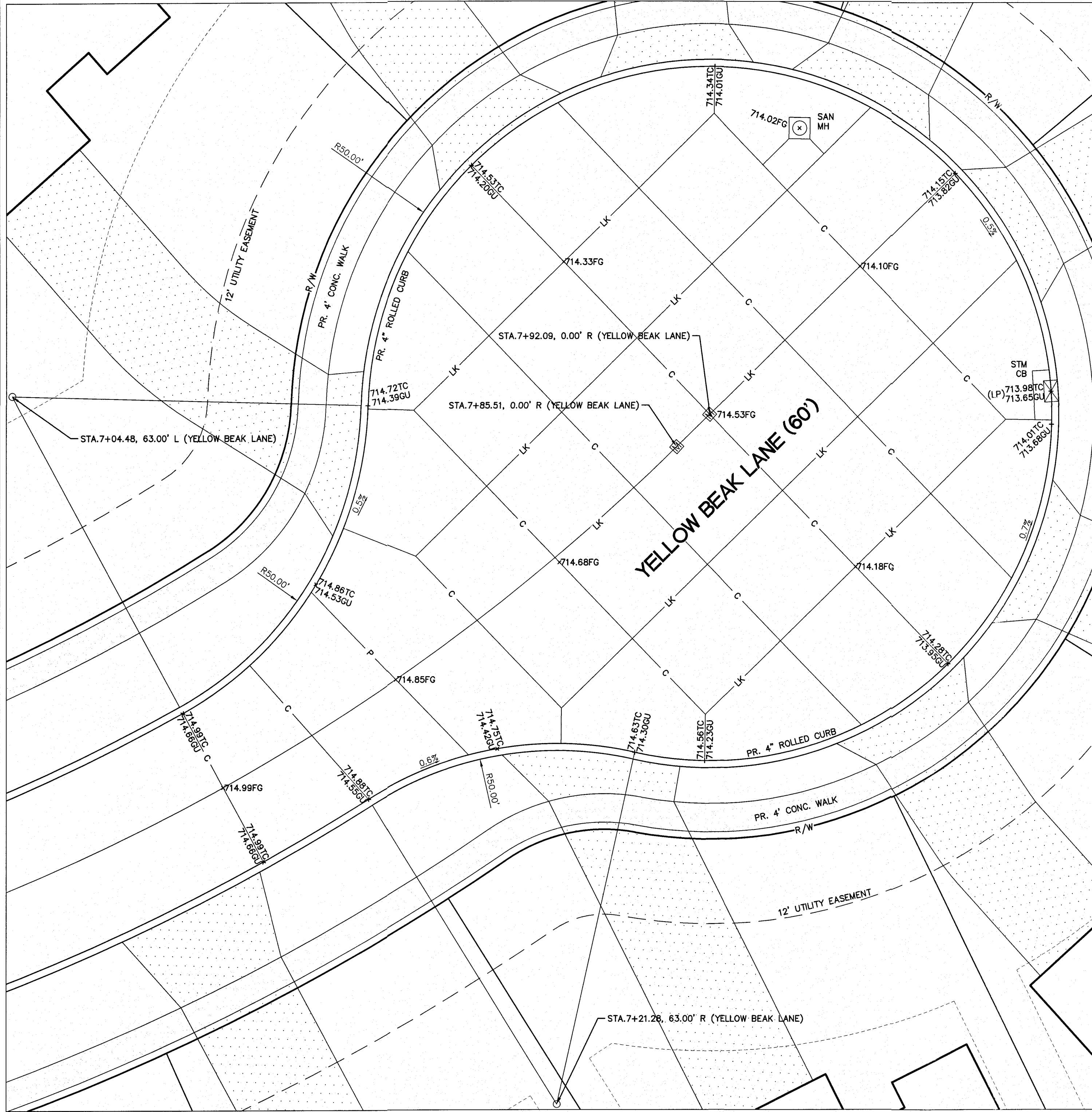
CLIENT
K. HOWANIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
AUXILIARY STORM PROFILES

DATE	JANUARY 11, 2019
JANUARY 11, 2019	CITY SUBMITTAL NO. 1
APRIL 10, 2019	CITY SUBMITTAL NO. 2
JUNE 11, 2019	CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019	CITY SUBMITTAL - FINAL APPROVAL

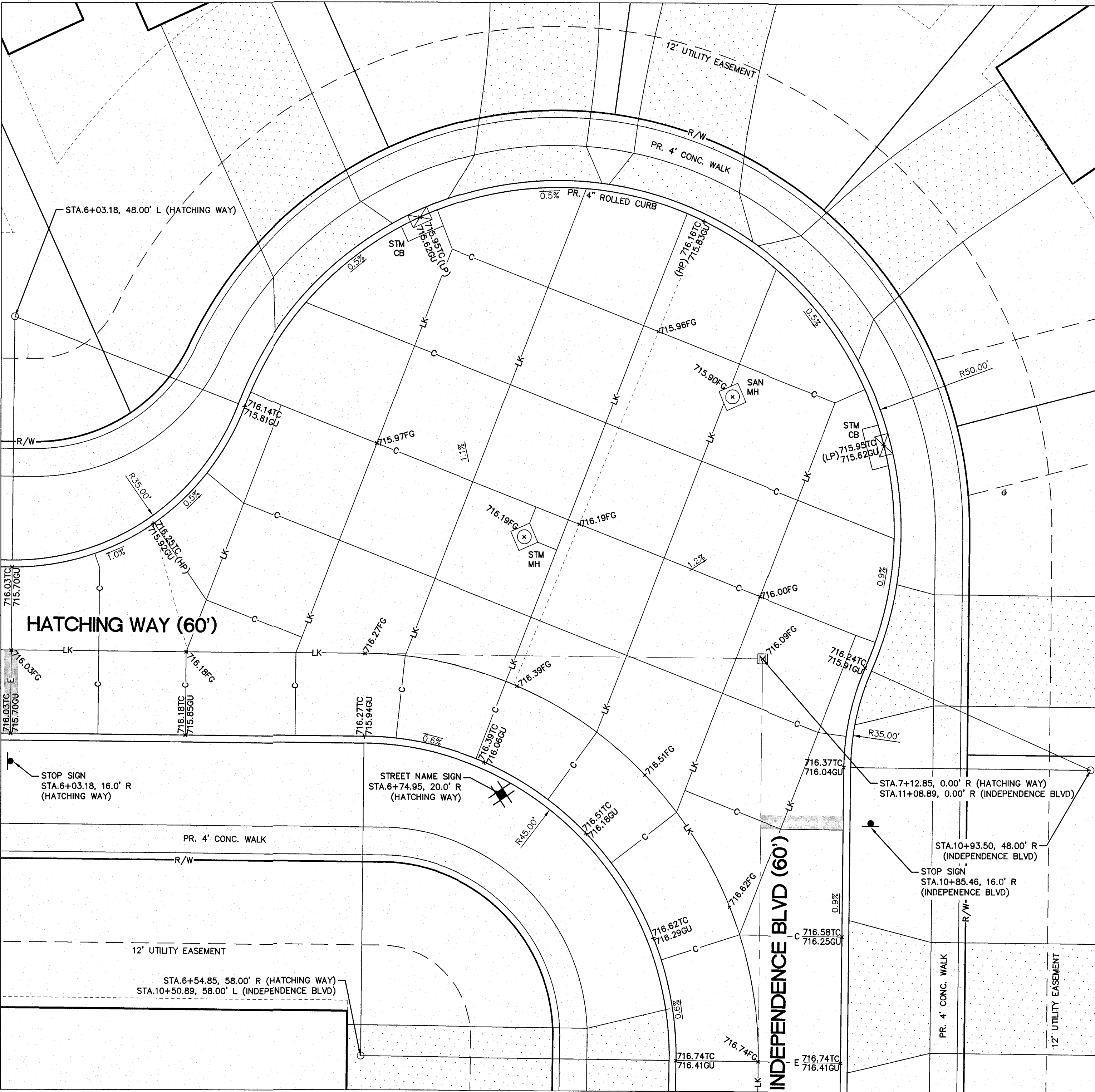
REVISIONS
SCALE 0 10 20
1" = 20 FEET
DR. TDR CH. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 917

CAD FILE: 18002341-09.17 PP (AUX).DWG





CUL-DE-SAC DETAIL - YELLOW BEAK LANE
SCALE: 1" = 10'



INTERSECTION DETAIL - INDEPENDENCE BLVD AND HATCHING WAY
SCALE: 1" = 10'

JOINT LEGEND

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

NOTES:

- REFER TO STREET SIGN STANDARDS ON SHT. C10.6 FOR ALL SIGNAGE.
- STOP BARS SHALL CONFORM TO ODOT C&M SPECIFICATIONS ITEM 640.
- CROSSWALK STRIPING SHALL CONFORM TO ODOT C&M SPECIFICATIONS ITEM 640.



Know what's below.
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SECTION	TOWN	NORTH	RANGE	EAST
	CITY OF NORTH RIDGEVILLE			
	LORAIN COUNTY, OHIO			

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

DATE
JANUARY 11, 2019

JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 05, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS

SCALE	0	5	10
1" = 10 FEET			

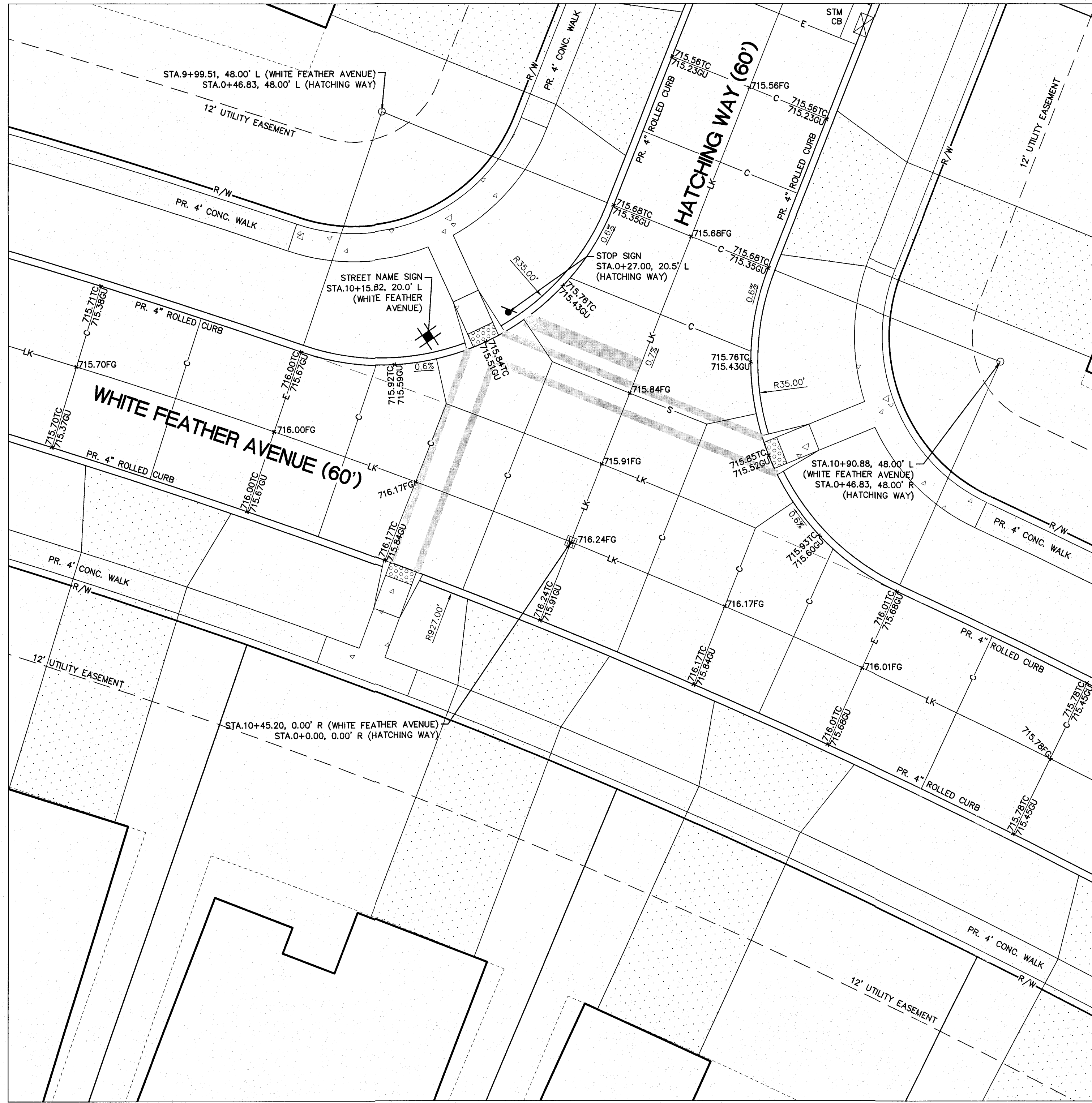
DR.	TDR	CH.	DH
P.M.	DH		
BOOK	N/A		
JOB	18002341		
SHEET NO.	10.0		



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

1. REFER TO STREET SIGN STANDARDS ON SHT. C10.6 FOR ALL SIGNAGE.
2. STOP BARS SHALL CONFORM TO ODOT C&M SPECIFICATIONS ITEM 640.
3. CROSSWALK STRIPING SHALL CONFORM TO ODOT C&M SPECIFICATIONS ITEM 640.

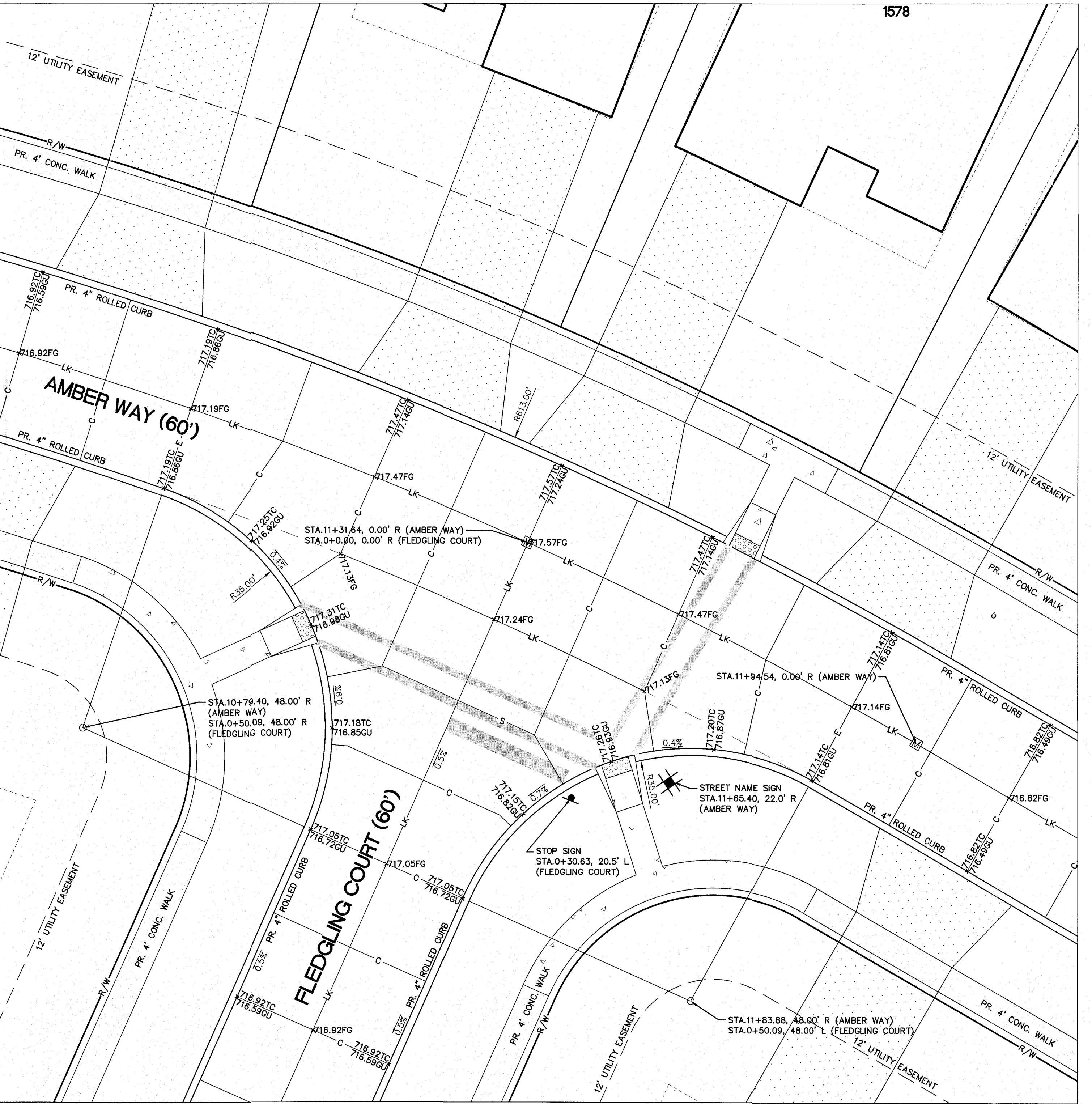
10.2



INTERSECTION DETAIL - WHITE FEATHER AVENUE AND HATCHING WAY
SCALE: 1" = 10'

JOINT LEGEND

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



INTERSECTION DETAIL - AMBER WAY AND FLEDGLING COURT
SCALE: 1" = 10'

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SECTION	TOWN	NORTH	RANGE	EAST
CLIENT	K. HOVNANIAN HOMES LLC			
	MEADOW LAKES SUBDIVISION #17			
DATE	JANUARY 11, 2019			
	JANUARY 11, 2019 CITY SUBMITTAL NO. 1 APRIL 10, 2019 CITY SUBMITTAL NO. 2 JUNE 11, 2019 CITY SUBMITTAL NO. 3 SEPTEMBER 08, 2019 CITY SUBMITTAL - FINAL APPROVAL			
REVISIONS				
SCALE 0 5 10 1" = 10 FEET				
DR.	TDR	CH.	DH	
P.M.	DH			
BOOK	N/A			
JOB	18002341			
SHEET NO.	10.3			

CAD FILE: 18002341-10.0-INT.DWG



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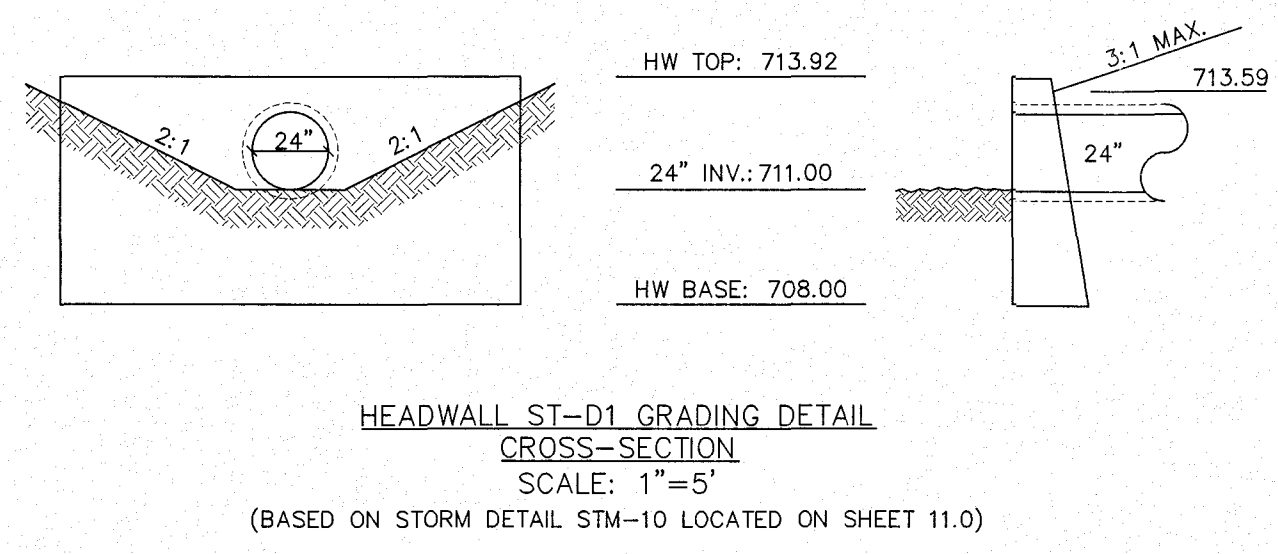
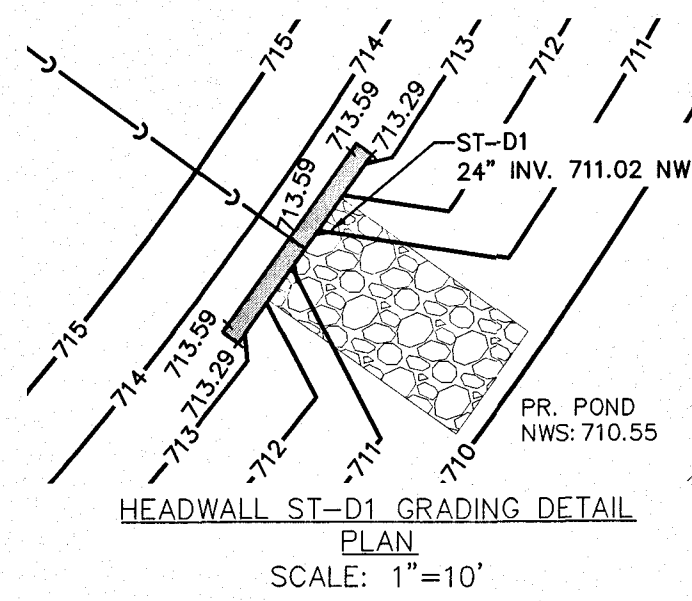
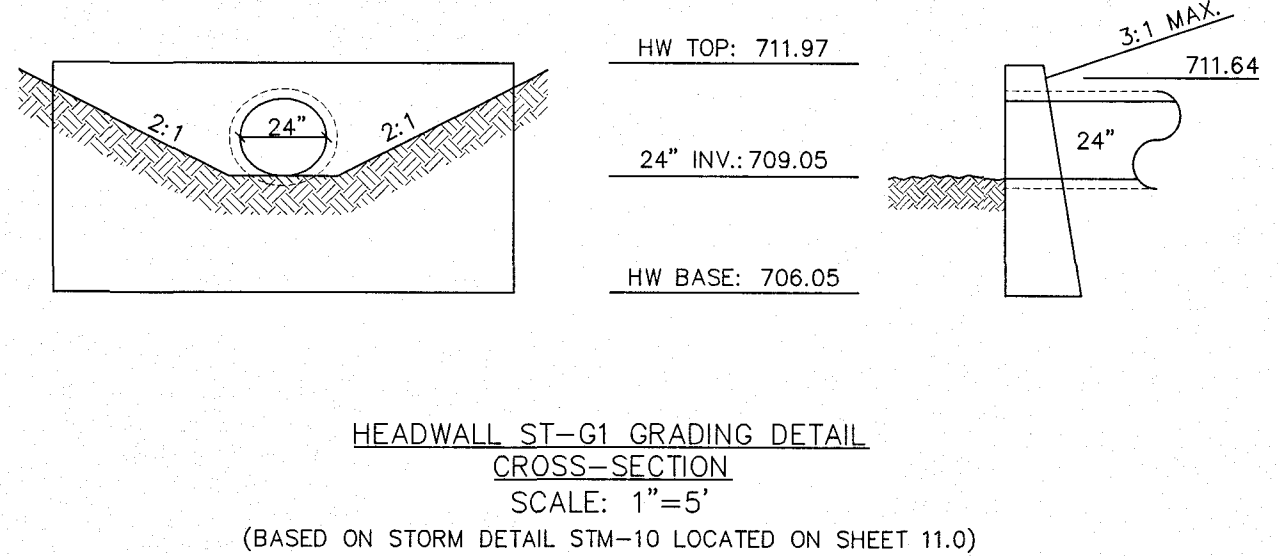
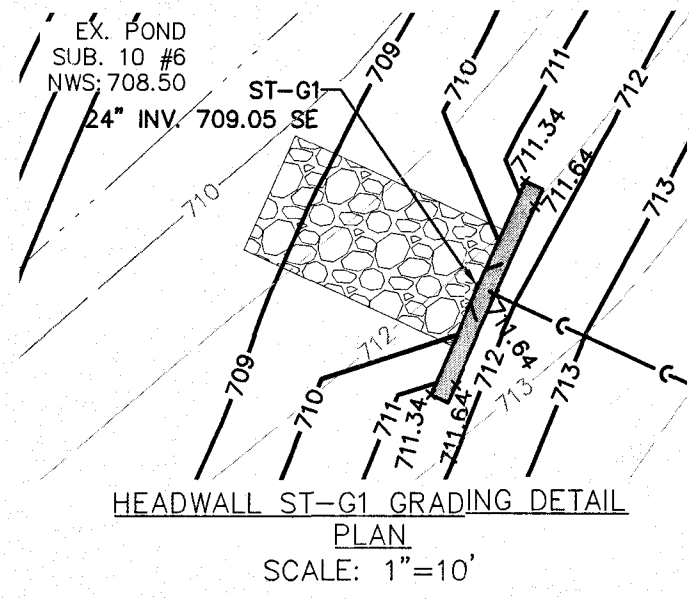
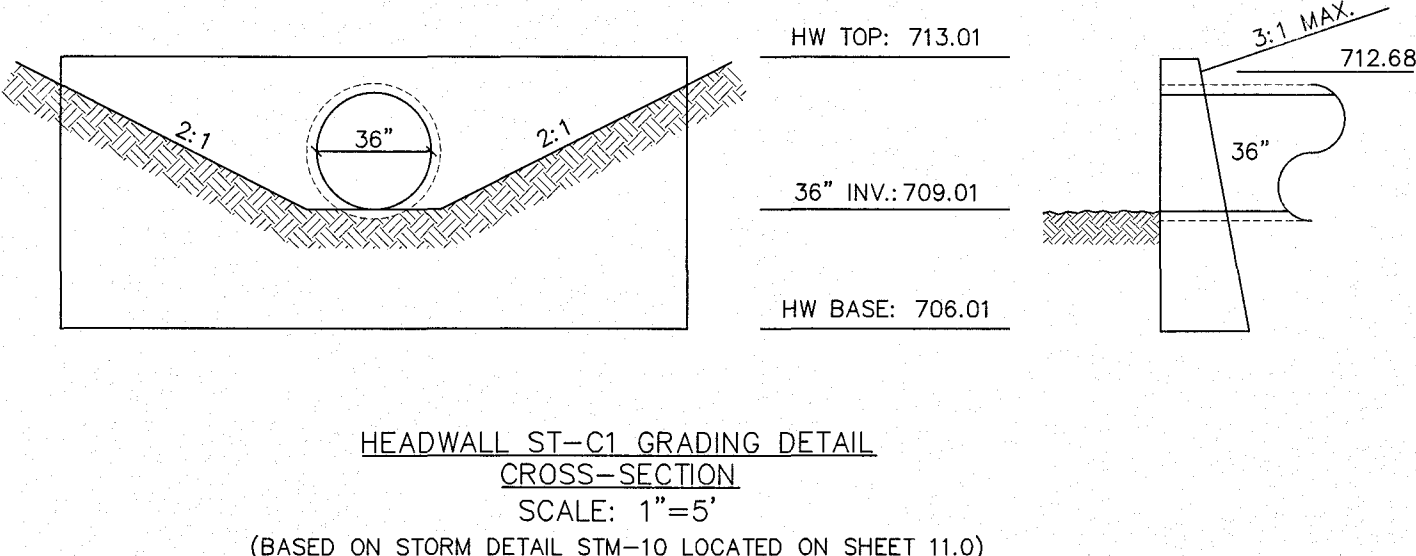
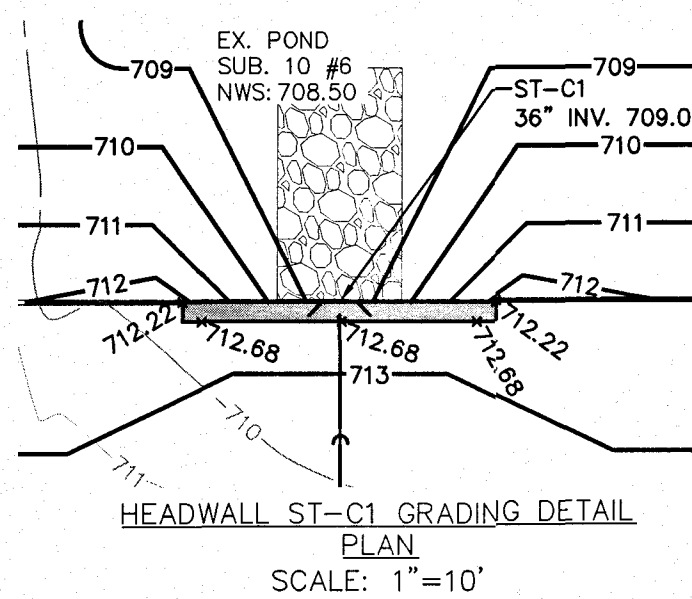
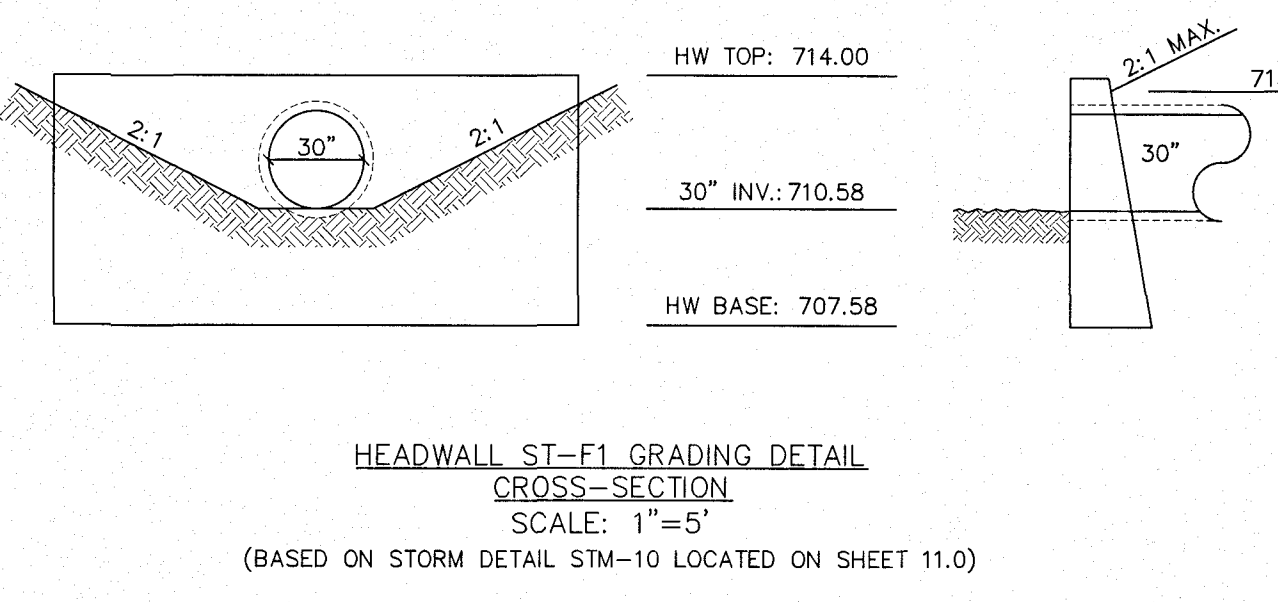
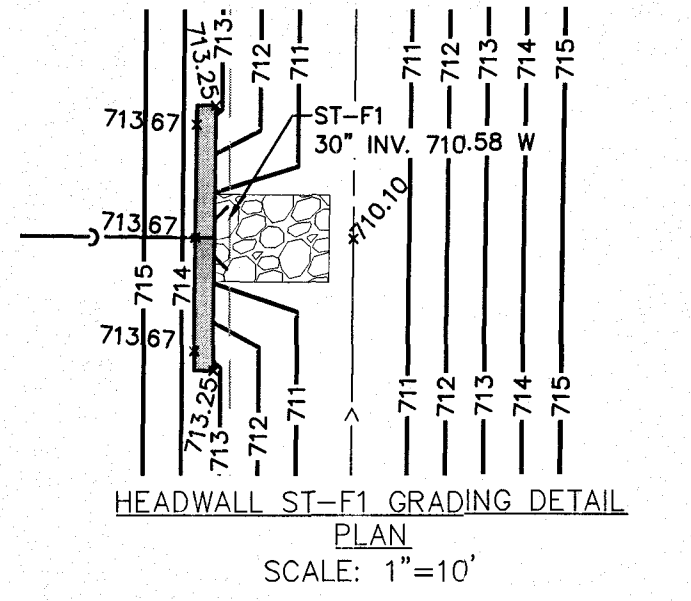
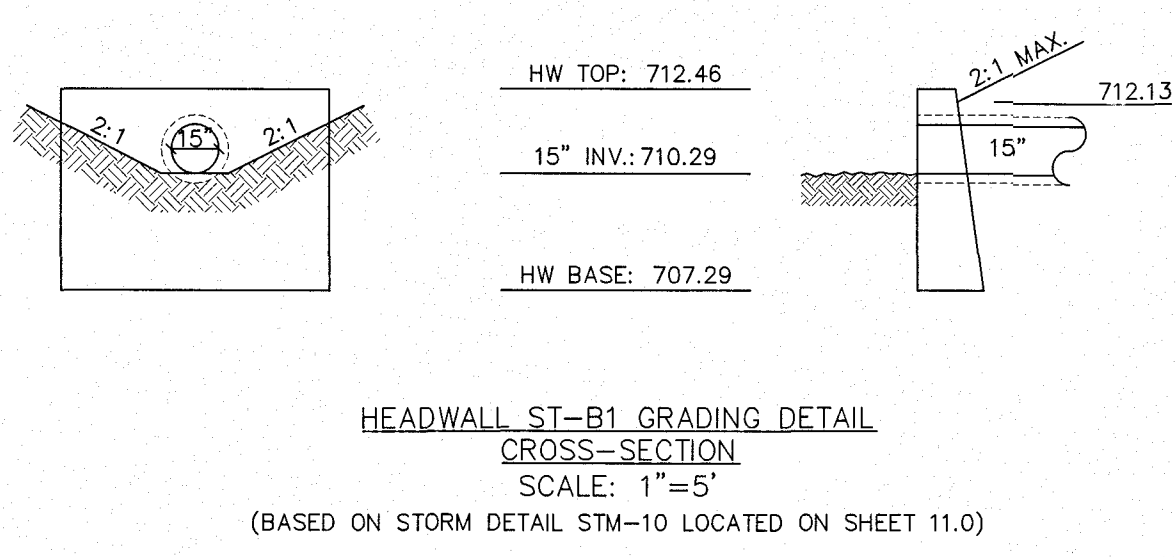
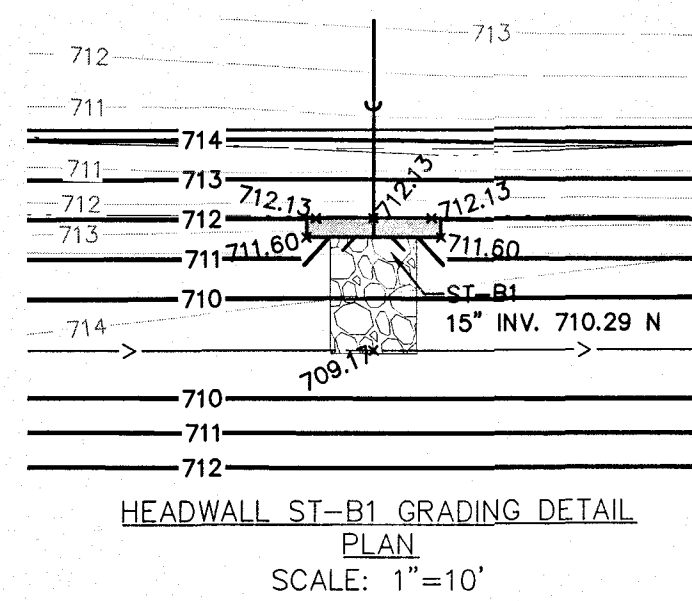
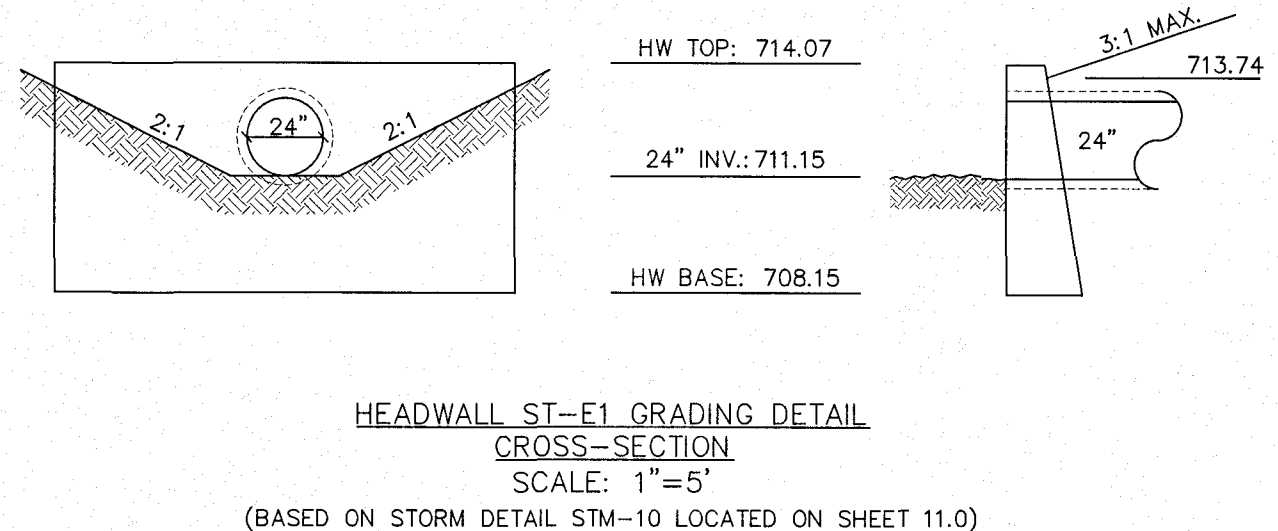
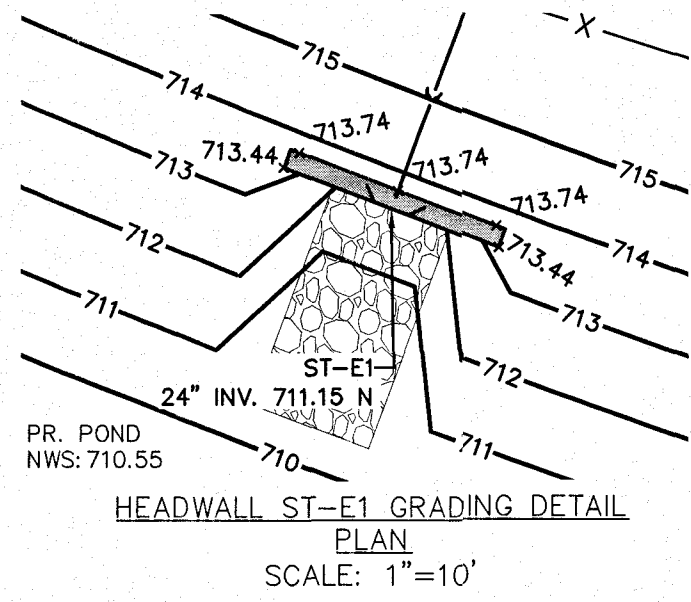
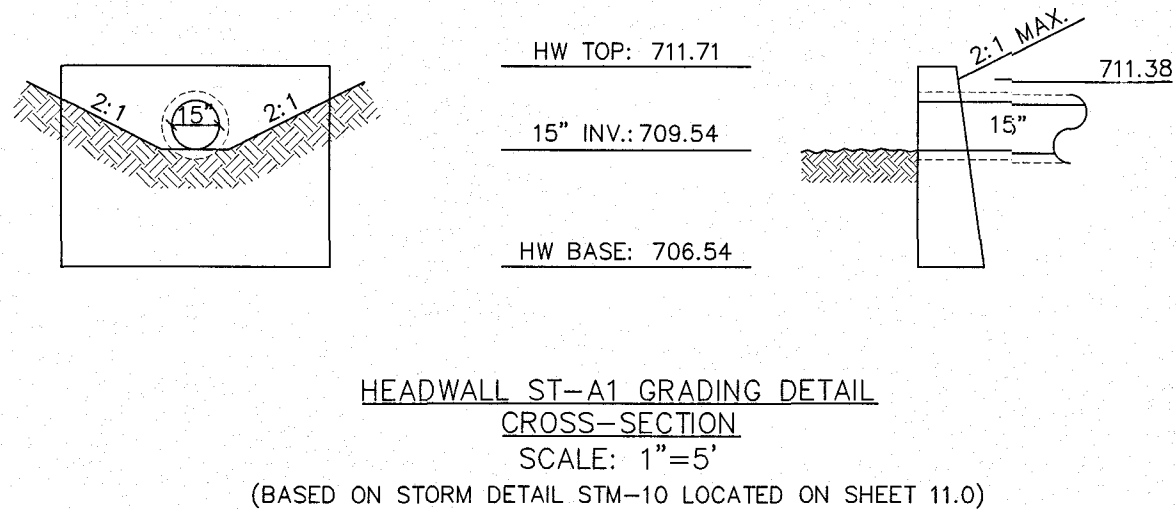
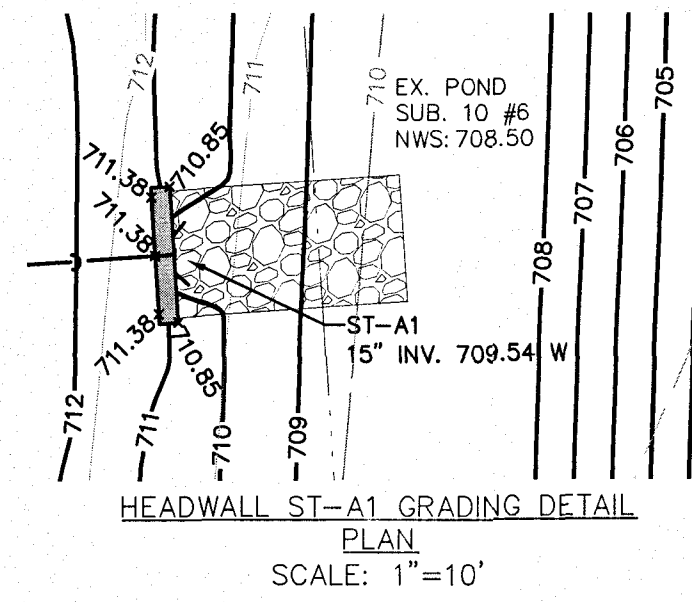
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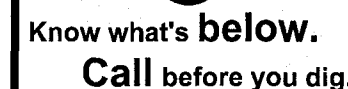
SECTION	TOWN	NORTH RANGE	EAST
	CITY OF NORTH RIDGEVILLE		
	LORAIN COUNTY, OHIO		

CLIENT	DATE
K. HOVNIANIAN HOMES LLC MEADOW LAKES SUBDIVISION #17 CONSTRUCTION PLANS HEADWALL DETAILS	JANUARY 11, 2019

REVISIONS
SCALE 0 5 10 1" = 10 FEET
DR. TDR CH. DH
BOOK N/A
JOB 18002341
SHEET NO.

JANUARY 11, 2019 CITY SUBMITTAL NO. 1
APRIL 10, 2019 CITY SUBMITTAL NO. 2
JUNE 11, 2019 CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019 CITY SUBMITTAL - FINAL APPROVAL





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THE WORK, OF PERSONS ENGAGED
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SECTION		
TOWN	NORTH, RANGE	EAST
CITY OF NORTH RIDGEVILLE		
LORAIN COUNTY, OHIO		

K. HOVANNIAN HOMES LLC
MEADOW LAKES SUBDIVISION #17
CONSTRUCTION PLANS
HEADWALL DETAILS

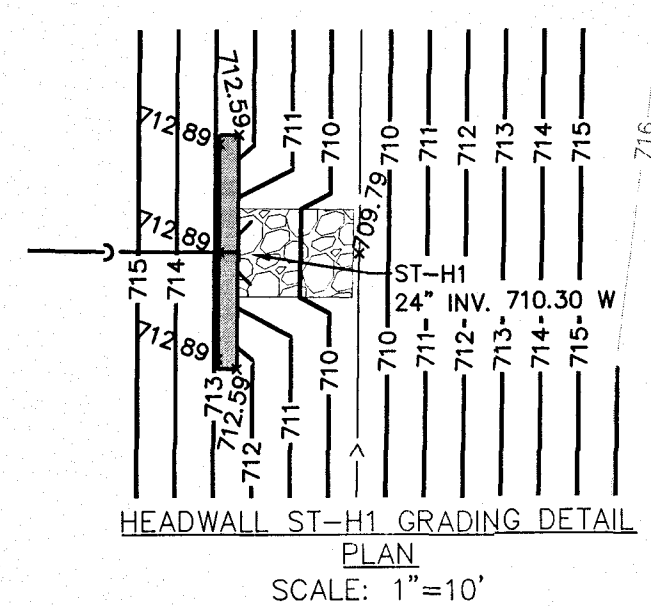
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JANUARY 11, 2019

JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019
CITY SUBMITTAL - FINAL APPROVAL

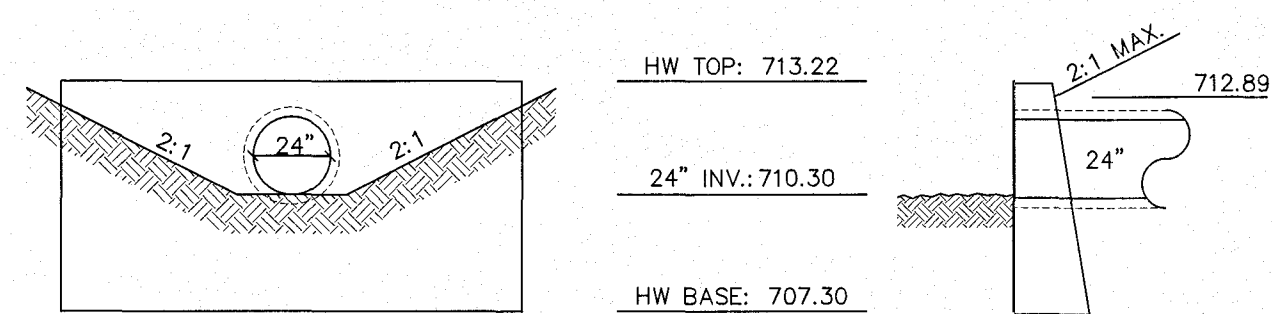
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REVISIONS			
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1" = 10 FEET			
DR.	TDR	CH.	DH
P.M. DH			
BOOK	N/A		
JOB	18002341		
SHEET NO.			

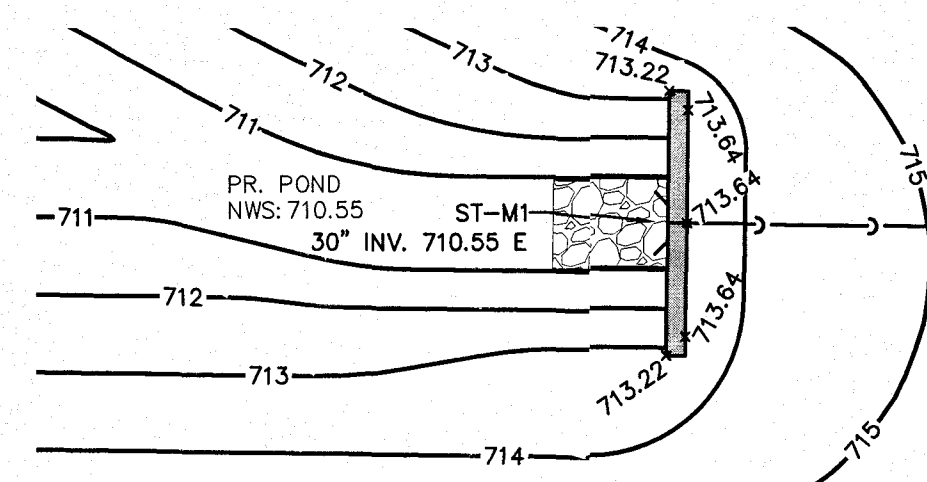
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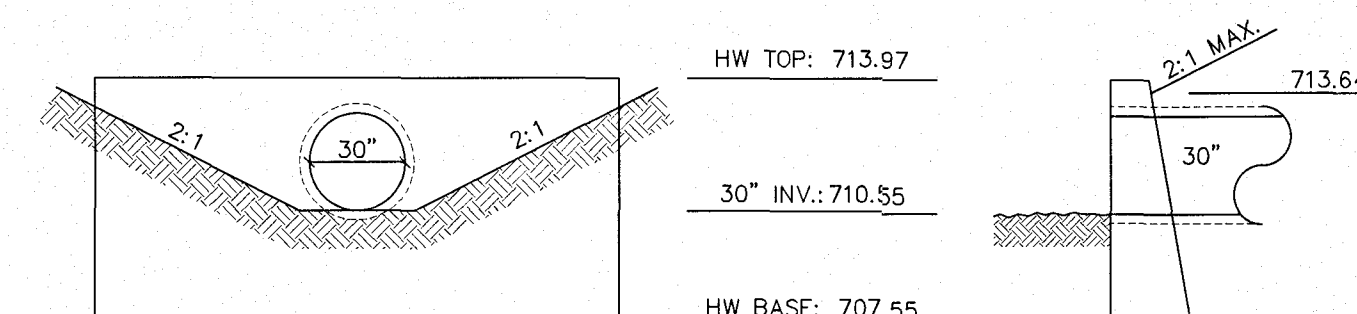
HEADWALL ST-H1 GRADING DETAIL
PLAN
SCALE: 1"=10'



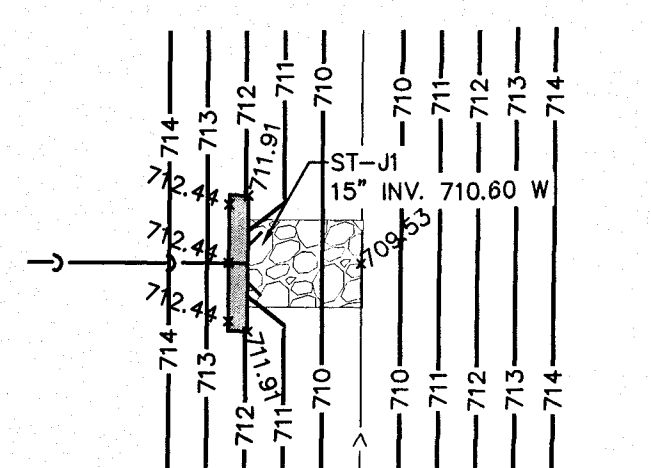
HEADWALL ST-H1 GRADING DETAIL
CROSS-SECTION
SCALE: 1"=5'
(BASED ON STORM DETAIL STM-10 LOCATED ON SHEET 11.0)



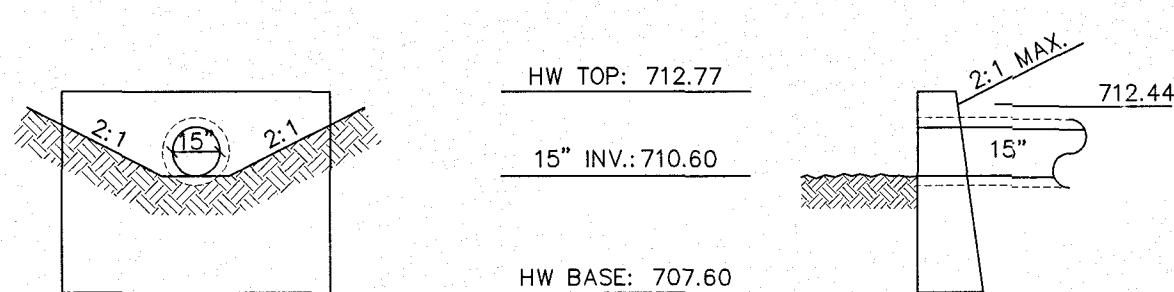
HEADWALL ST-M1 GRADING DETAIL
PLAN
SCALE: 1"=10'



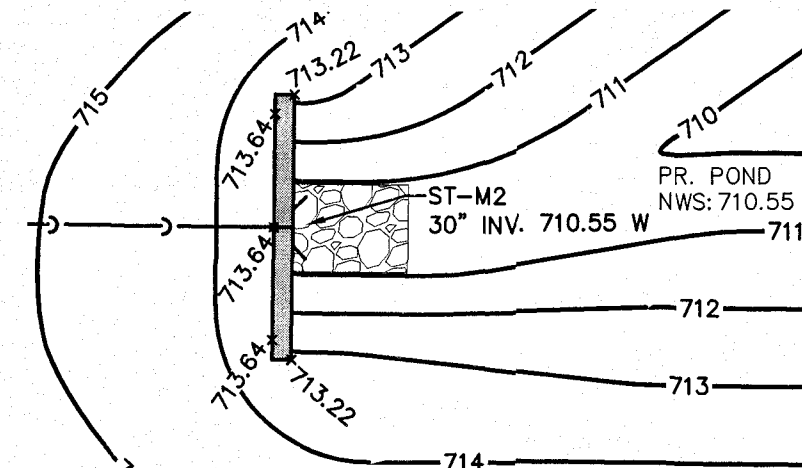
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CROSS-SECTION
SCALE: 1"=5'
(BASED ON STORM DETAIL STM-10 LOCATED ON SHEET 11.0)



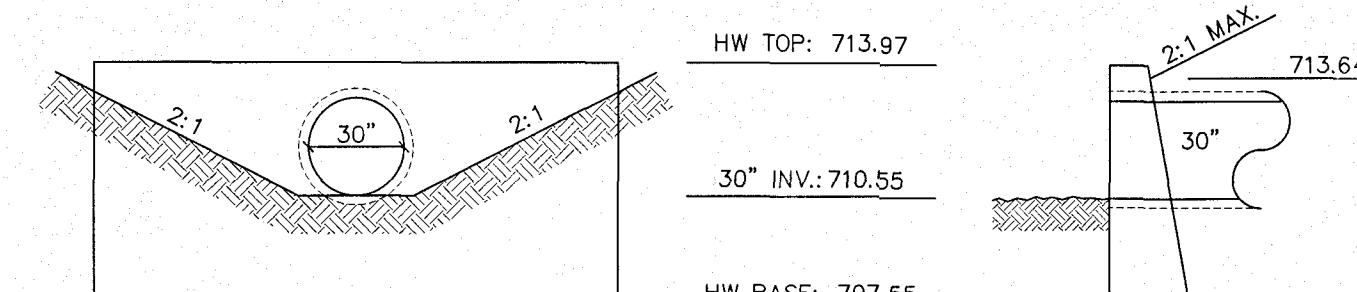
HEADWALL ST-J1 GRADING DETAIL
PLAN
SCALE: 1"=10'



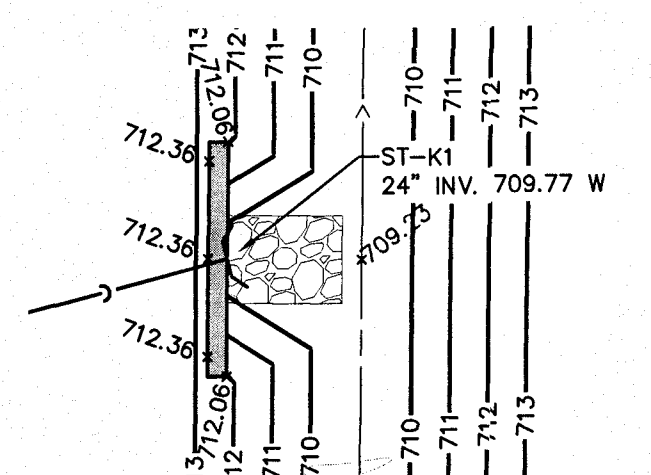
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CROSS-SECTION
SCALE: 1"=5'
(BASED ON STORM DETAIL STM-10 LOCATED ON SHEET 11.0)



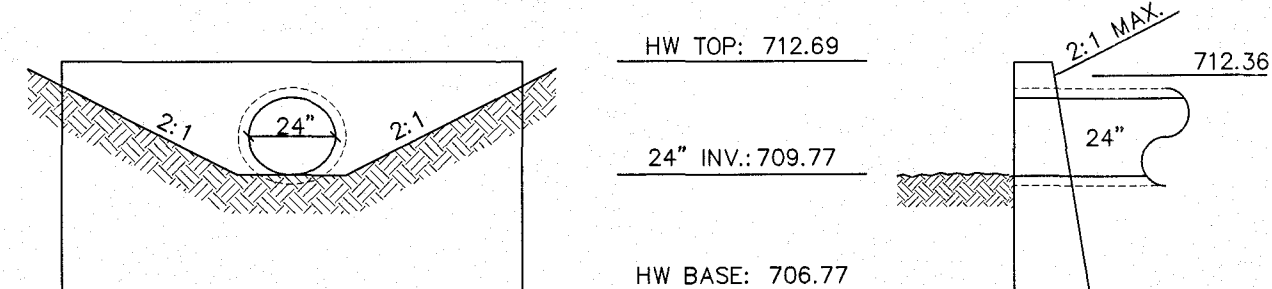
HEADWALL ST-M2 GRADING DETAIL
PLAN
SCALE: 1"=10'



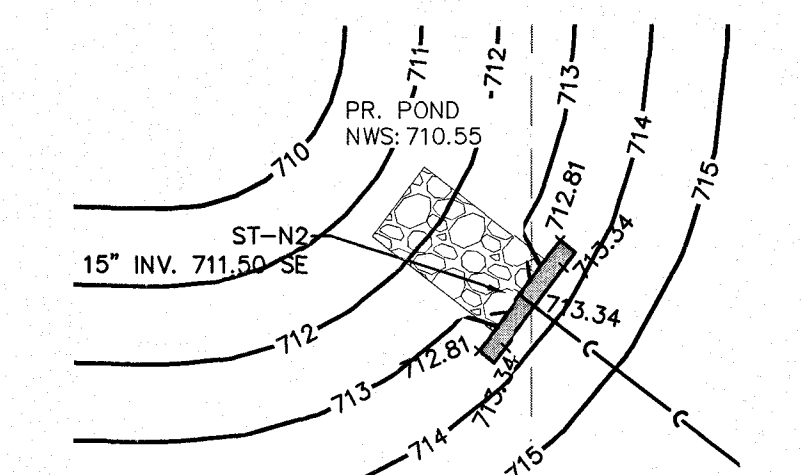
HEADWALL ST-M2 GRADING DETAIL
CROSS-SECTION
SCALE: 1"=5'
(BASED ON STORM DETAIL STM-10 LOCATED ON SHEET 11 OF 12)



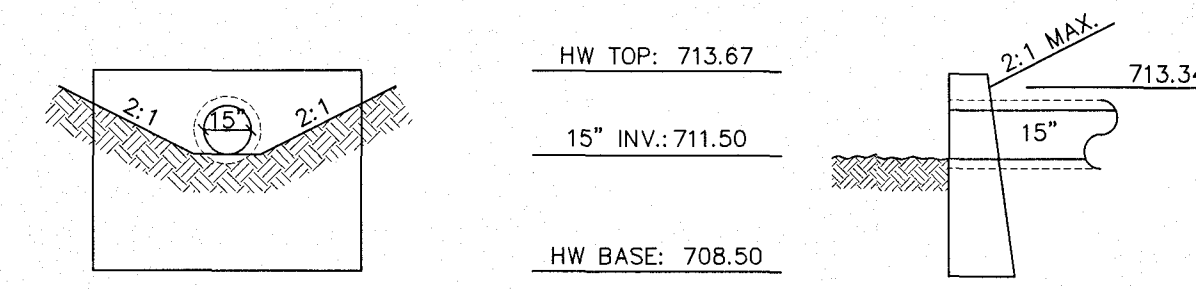
HEADWALL ST-K1 GRADING DETAIL
PLAN
SCALE: 1"=10'



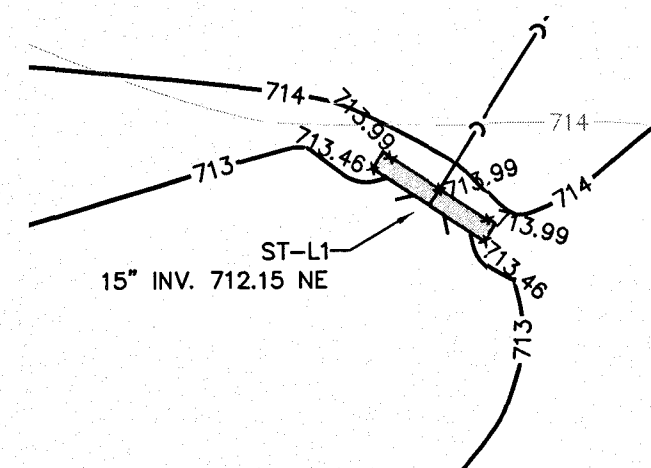
HEADWALL ST-K1 GRADING DETAIL
CROSS-SECTION
SCALE: 1"=5'
(BASED ON STORM DETAIL STM-10 LOCATED ON SHEET 11.0)



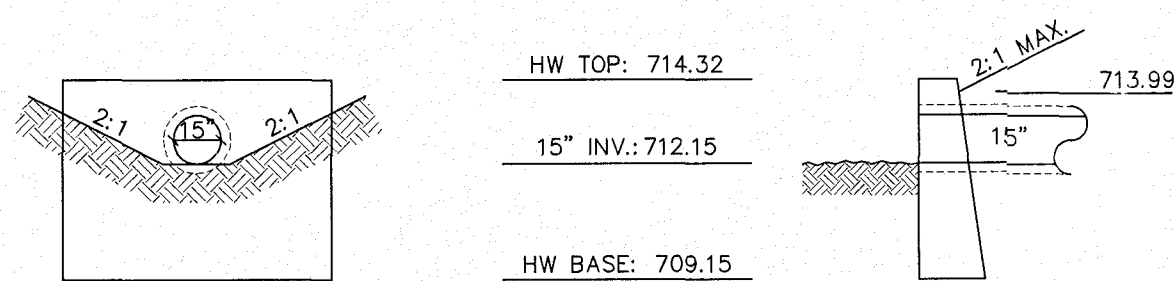
HEADWALL ST-N2 GRADING DETAIL
PLAN
SCALE: 1"=10'



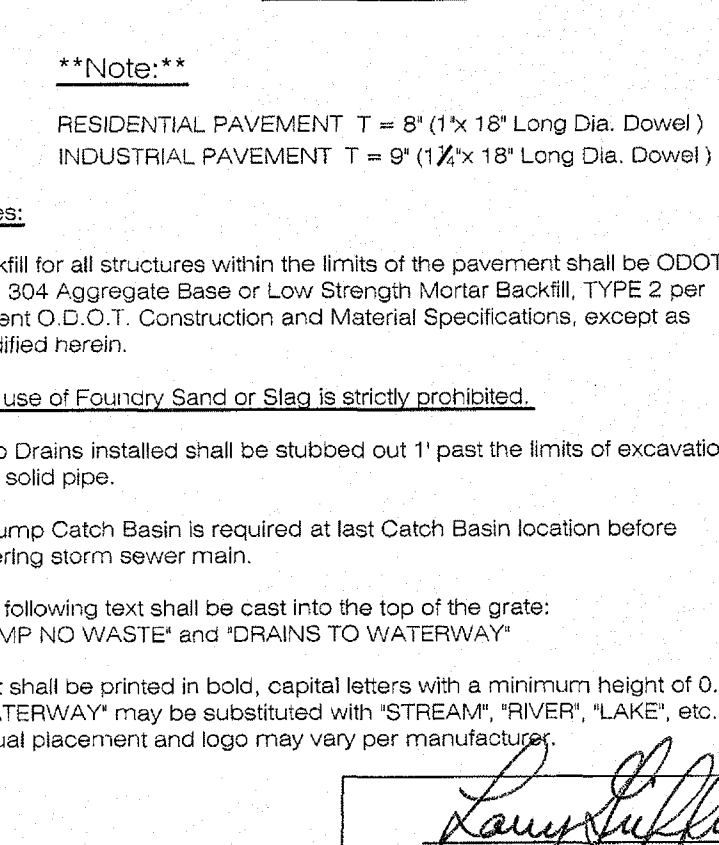
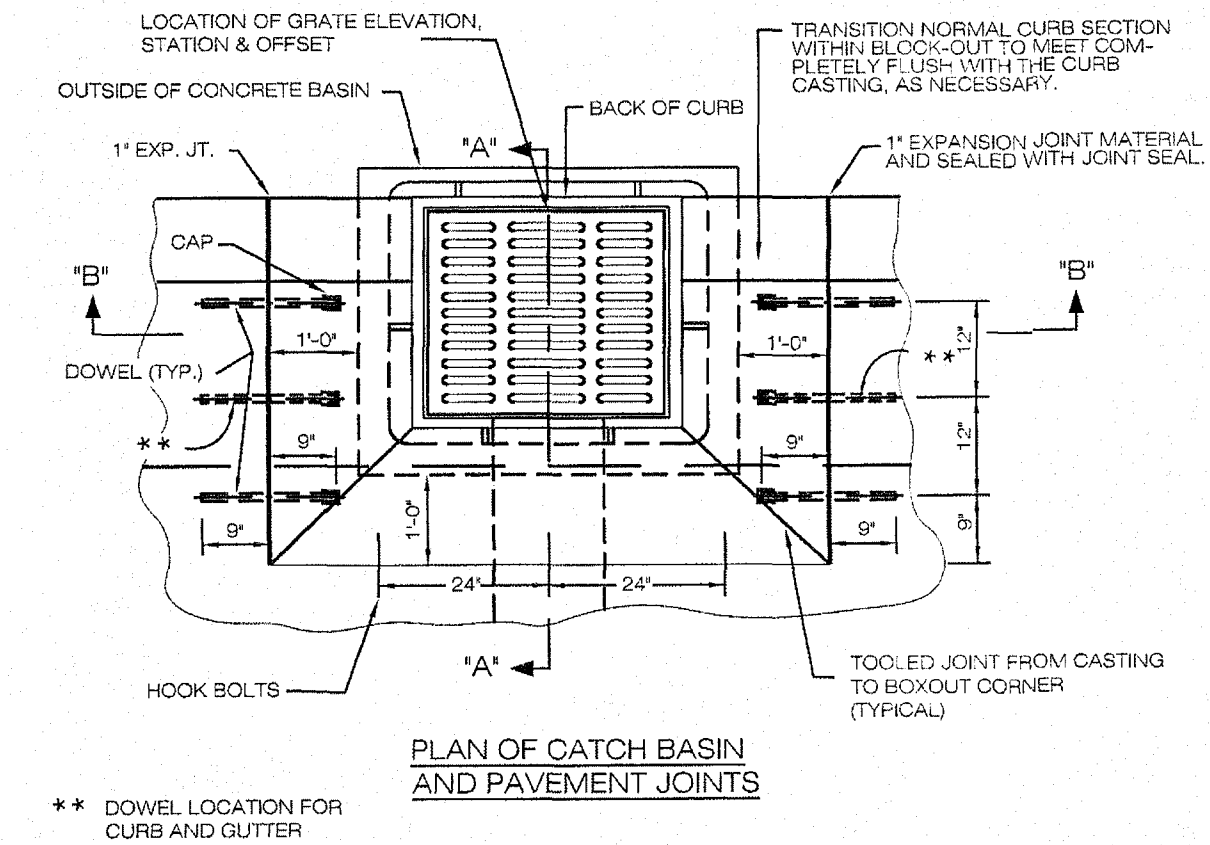
HEADWALL ST-N2 GRADING DETAIL
CROSS-SECTION
SCALE: 1"=5'
(BASED ON STORM DETAIL STM-10 LOCATED ON SHEET 11 OF 12)



HEADWALL ST-L1 GRADING DETAIL
PLAN
SCALE: 1"=10'



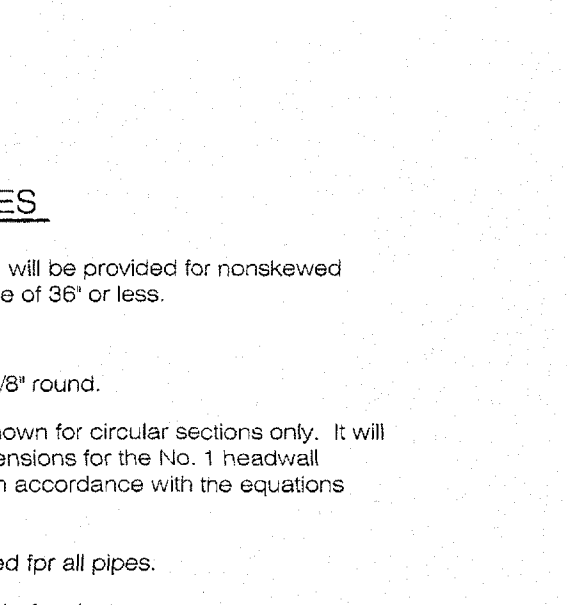
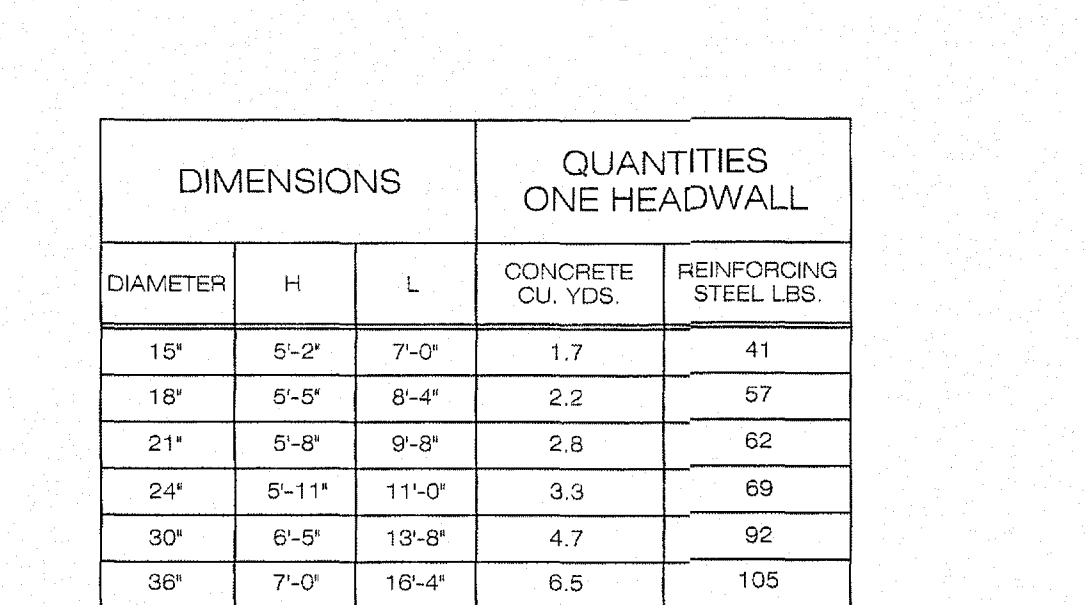
HEADWALL ST-L1 GRADING DETAIL
CROSS-SECTION
SCALE: 1"=5'
(BASED ON STORM DETAIL STM-10 LOCATED ON SHEET 11.0)



REQUIRED IF PRECAST CONCRETE STRUCTURE IS USED.

BLOCKOUT: WHERE ONE SIDE OF THE BLOCKOUT IS LOCATED AT THE TRANSVERSE PAWMENT JOINT, THE TRANSVERSE PAWMENT JOINT SHALL BE THICKENED AND CONTINUED IN KIND WITHIN THE LIMITS OF THE BLOCKOUT, EXCEPT AS DESCRIBED ABOVE. BLOCKOUTS SHALL BE LOCATED NO CLOSER THAN FIVE FEET FROM A TRANSVERSE PAWMENT JOINT, WHERE THE SPECIFIED CATCH BASIN WORK REQUIRED FOR THE CONSTRUCTION, RECONSTRUCTION OF BLOCKOUTS IN EXISTING PAWMENT, THE BLOCKOUTS SHALL CONFORM, AS CLOSELY AS POSSIBLE, TO THE DETAILS SHOWN HEREON EXCEPT THAT THE JOINTING SHALL BE PLACED IN ACCORDANCE WITH THE "SECTION-TYPE X JOINT, PER D.O.D. OF THE CONSTRUCTION DRAWING" OF B-2-2C, (SECTION-TYPE Y JOINT WHERE BLOCKOUT IS AT A CATCH BASIN OR TRANSFORMATION OR NEW JOINT LOCATION) A GLASS C/C CONCRETE AREA, THE SIZE OF THE TWO (2) FOOT GUTTER BLOCKOUTS SHALL BE PLACED IN FLEXIBLE PLACEMENT. NO DOWELS ARE REQUIRED.

REV.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
CATCH BASIN MOUNTAIN CURB			
SCALE: NOT TO SCALE		SHEET	



No. 1 headwall, where required, will be provided for nonsewered outfalls having a diameter or rise of 36" or less.

Concrete shall be class "C".

Reinforcing steel bars shall be 5/8" round.

Dimension and quantities are shown for circular sections only. It is necessary to determine dimensions for the No. 1 headwall required for other pipe shapes in accordance with the equations listed on this drawing.

Full height headwalls are required for all pipes.

Chamfer all exposed corners 3/4 of an inch.

Foundation. Where the soil borings indicate a bearing capacity less than 2600 pounds per square foot, it will be necessary to increase the width of the base.

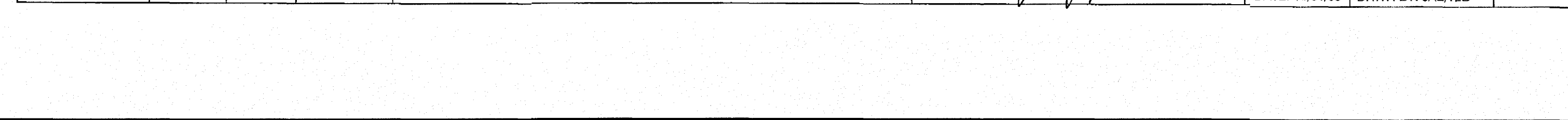
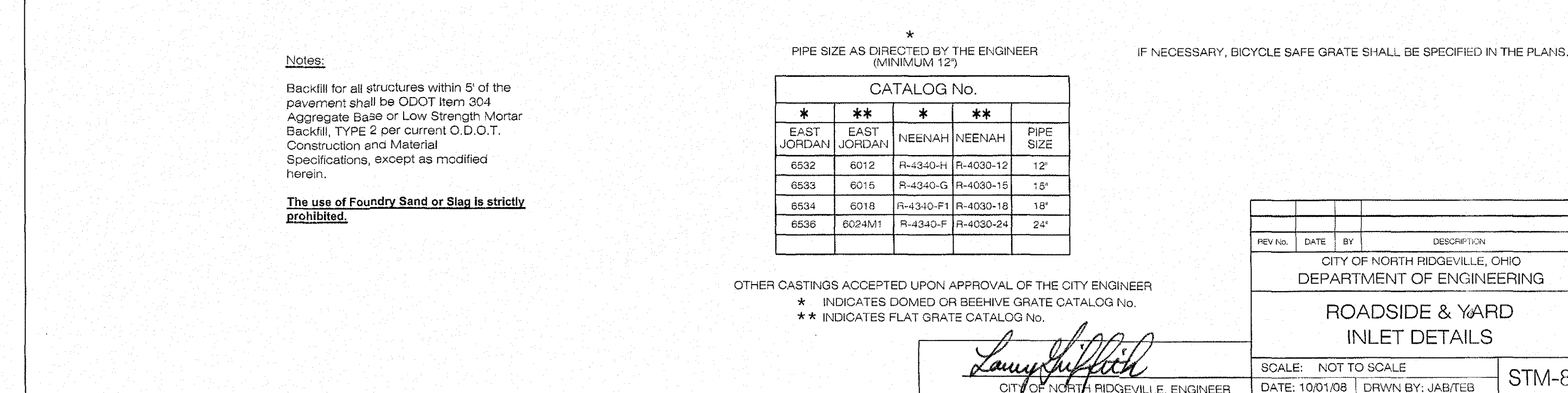
For headwall outlet protection, see STM-13.

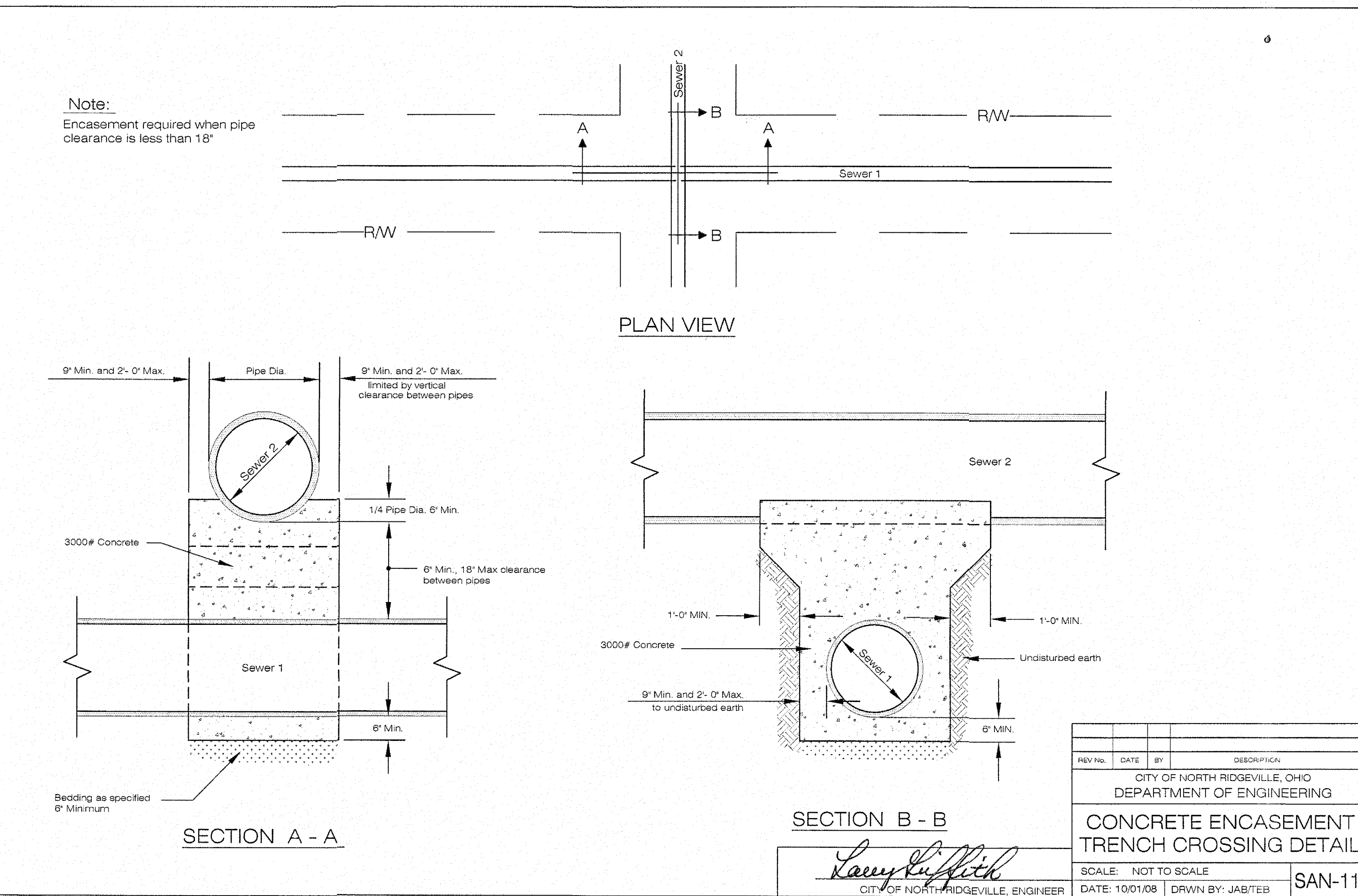
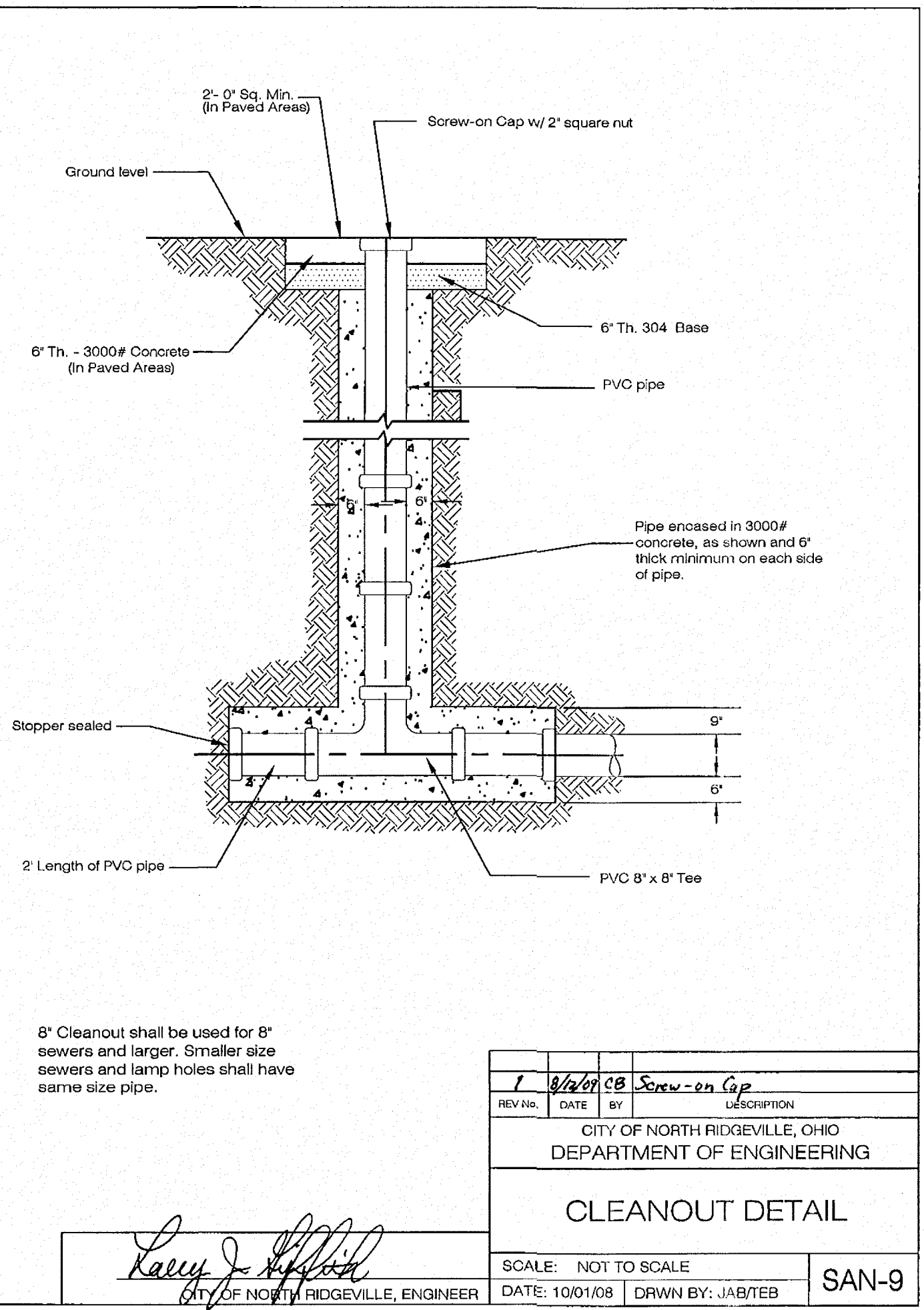
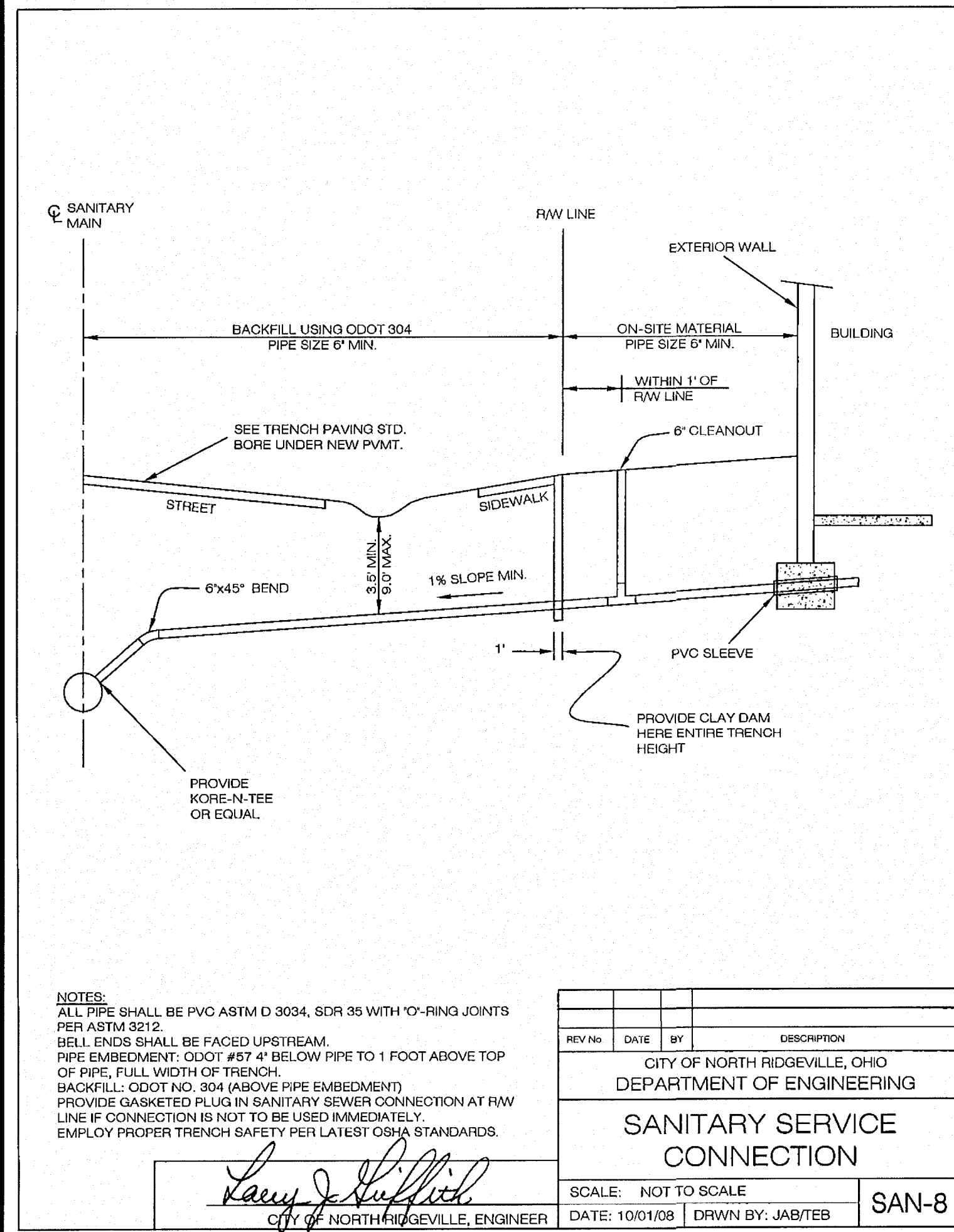
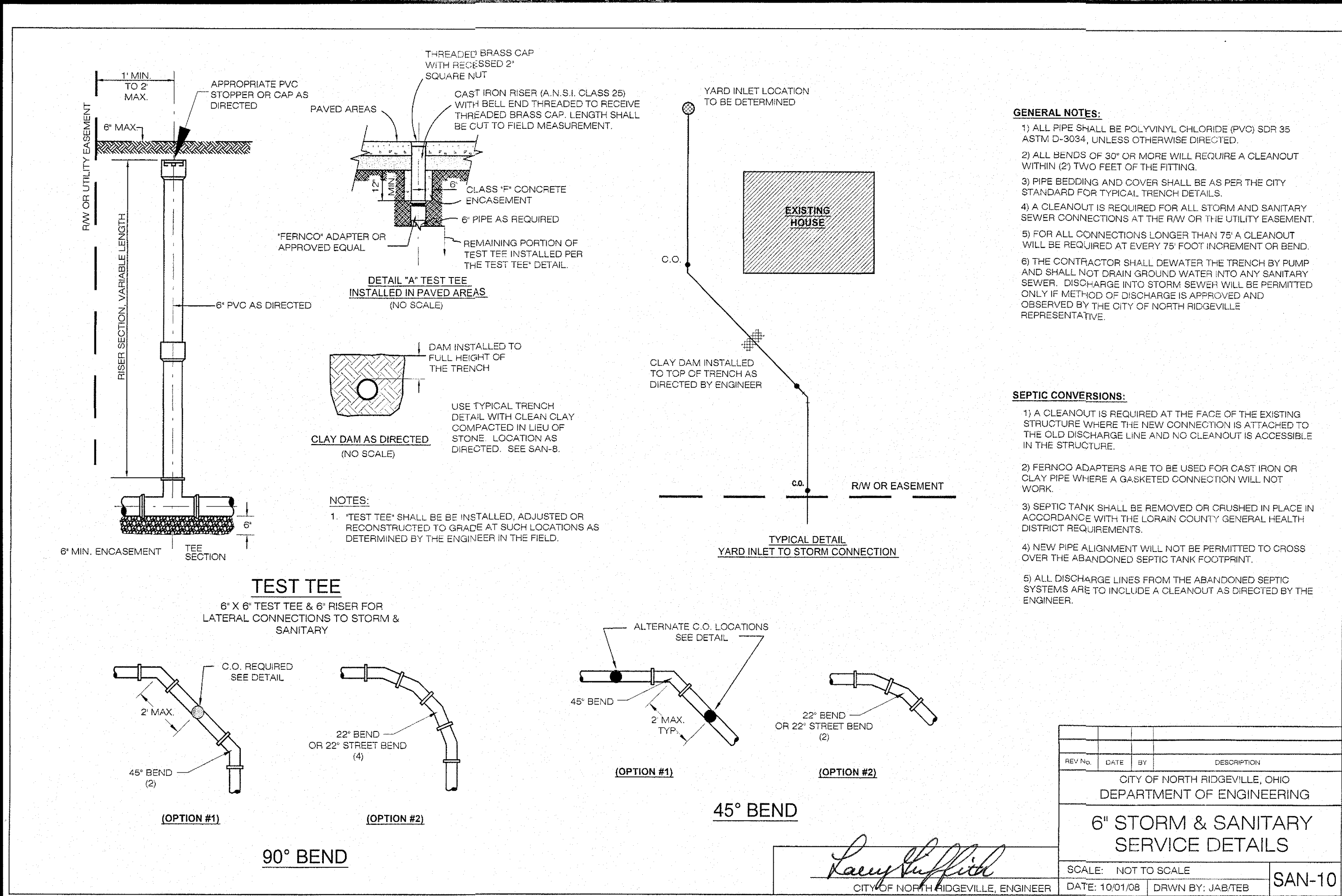
L CIRCULAR SECTIONS = $5D + 4t$
 L ELLIPTICAL OR PIPE ARCH = $4R + 4t +$
 H CIRCULAR SECTIONS = $D + t = 4$
 H ELLIPTICAL OR PIPE ARCH = $R + t = 4$

D = DIAMETER OF PIPE
 R = RISE OF PIPE
 S = SPAN OF PIPE
 t = THICKNESS OF BARREL
 L = LENGTH OF HEADWALL
 H = HEIGHT OF HEADWALL

All cast in place headwalls shall have a cement wash

REV NO.	DATE	BY	DESCRIPTION	
CITY OF NORTH RIDGEVILLE, OHIO				
DEPARTMENT OF ENGINEERING				
STANDARD				
No. 1 HEADWALL				
SCALE: NOT TO SCALE				STM-10
DATE: 10/01/08 DRAWN BY: JAB/TER				





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INDEPENDENCE, OH 44131
440.349.2000

SECTION

TOWN NORTH, RANGE EAST

CITY OF NORTH RIDGEVILLE

LORAIN COUNTY, OHIO

CLIENT

K. HOWNANIAN HOMES LLC

MEADOW LAKES SUBDIVISION #17

CONSTRUCTION PLANS

TYPICAL DETAILS

DATE

JANUARY 11, 2019

JANUARY 11, 2019 CITY SUBMITTAL NO. 1

JUNE 10, 2019 CITY SUBMITTAL NO. 2

JUNE 11, 2019 CITY SUBMITTAL NO. 3

SEPTEMBER 09, 2019 CITY SUBMITTAL - FINAL APPROVAL

REVISIONS

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

111

**TYPICAL CORE AND TEE DETAIL
(USE ON EXISTING MAINS)**

TYPICAL Y-BRANCH DETAIL

Notes:
Provide gasketed plug in sanitary sewer connection at R/W line if connection is not to be used immediately.
Employ proper trench safety per latest OSHA Standards.
Bell ends are to be placed upstream.

All PVC pipe shall be ASTM 3034 SDR 35, with 'O' Ring joints per ASTM D-3212

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

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SANITARY SERVICE CONNECTION DETAILS

SCALE: NOT TO SCALE
DATE: 10/01/08
DRWN BY: JAB/TEB
SAN-5

Sanitary Manholes

Castings in pavement shall have a solid lid and gasket.

Manhole Testing: All sanitary manholes shall be vacuum tested per ASTM C 1244.

Precast collars and/or bricks for height adjustments to manholes must meet ASTM C-32.

NOTES

Sections of the precast manhole shall be cast and assembled with either all tongue or all groove ends up. Lift holes may be provided in each section for handling.

TOP AND TRANSITION (or reduced) Sections may be either eccentric cone or flat slab.

BASES for manholes are shown with monolithic floor and riser which may be cast in one or two operations. A permissible alternate is to cast and ship the floor and barrel separately. Openings for inlet and outlet pipe shall be provided, either when the unit is cast or later, to meet project requirements. Bottom channels may be formed of concrete precast in the base or by field construction. Bases may also be poured in place. All inlets and outlets are to be identified.

OPENINGS IN RISER SECTIONS for 18" and smaller inlet pipes shall be prefabricated. Flexible connections shall be provided for sanitary and combined sewers.

JOINT SEAL between precast manhole sections on sewers shall be resilient and flexible gasket joints per ASTM C-443 or latest edition.

The manhole seal at the top of the manhole (casting, adjustment rings, etc.) shall be a "WRAPIDSEAL" heat shrinkable seal manufactured by Canusa-CPS or approved equal.

All other joints shall be sealed with CONSEAL CS102 butyl sealant manufactured by Concrete Sealants, Inc. or an approved equal.

A watertight flexible sleeve "KOR-N-SEAL", "PRESS WEDGE" or equal to be provided at all connections between manholes and pipes and shall meet the requirements of ASTM C-923.

MATERIALS for bases and other precast sections, including reinforcement not specified herein, shall comply with the specifications.

LANDING PLATFORMS as shown on the Landing Details shall be installed in manholes that are over 28 feet deep to the invert with maximum vertical spacing of 20 feet.

PRECAST MANHOLE shall conform to the requirements of ASTM C-478. Concrete shall be 4000# P.S.I.

SEAL lift holes with approved concrete plugs and bit.

ANCHORS 1/2" dia. Allthread with washers and hex nut (Min 4). Lead anchor secured into the eccentric cone top.

CASTINGS for manholes shall be cleaned and painted in field with one coat of asphalt varnish or coal tar pitch paint.

REV. NO.	DATE	BY	DESCRIPTION
1	12/09/08	CB	STEP SPECIFICATION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

PRECAST CONCRETE MANHOLE

SCALE: NOT TO SCALE
DATE: 10/01/08
DRWN BY: JAB/TEB
SAN-1

STANDARD RISER DETAIL

Note:
Bedding and Backfill shall meet the requirements of the City Standard Construction Drawing "Sanitary Service Connection Details".
When using PVC for construction, all portions of the riser shall be ASTM 3034 SDR 35 unless otherwise directed by the Engineer.

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

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

STANDARD RISER DETAIL

SCALE: NOT TO SCALE
DATE: 10/01/08
DRWN BY: JAB/TEB
SAN-7

DETAIL FOR R.C.P., V.C.P. & D.I.P.

MAY ONLY BE USED WITH THE WRITTEN PERMISSION OF THE CITY ENGINEER

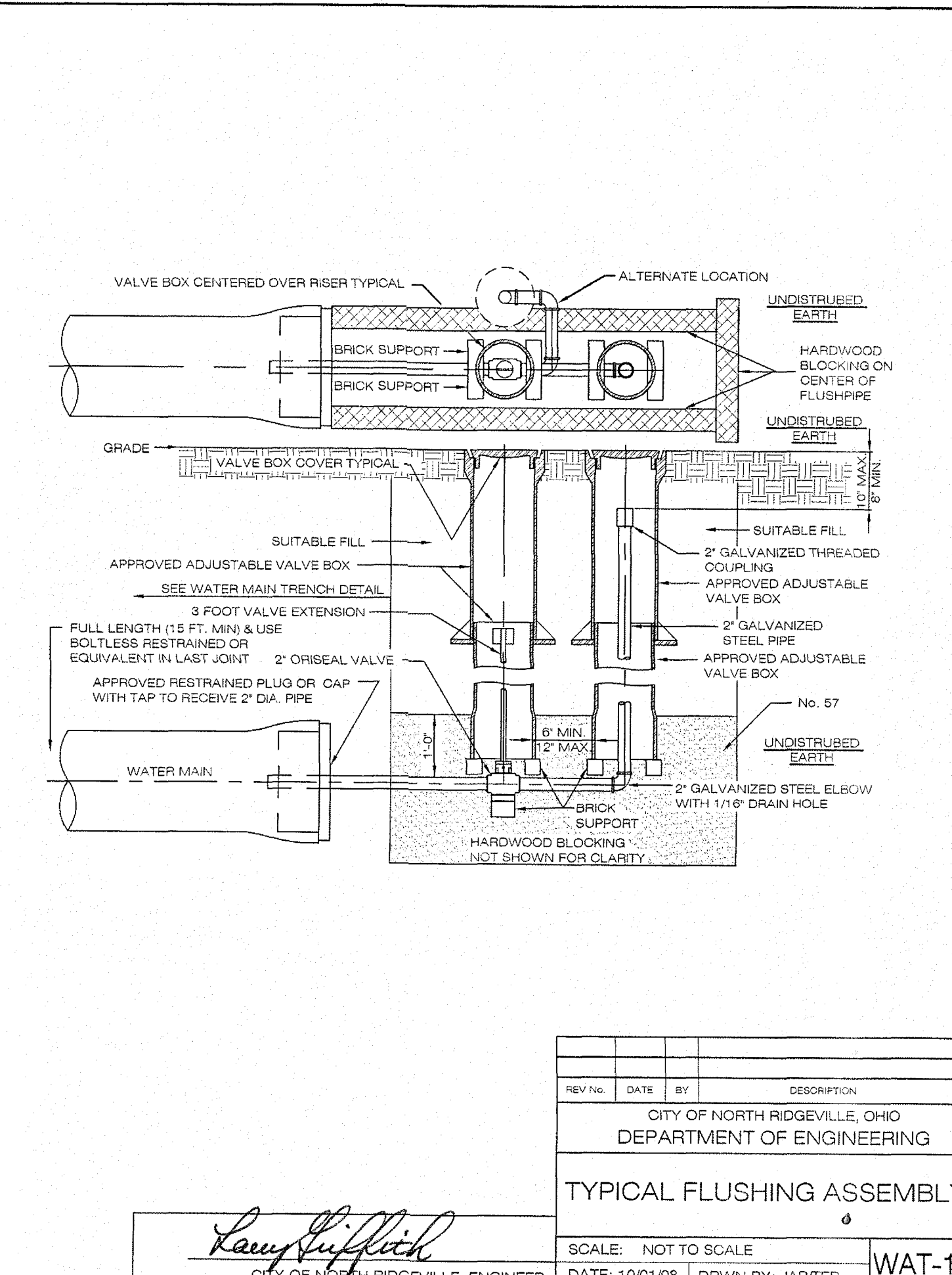
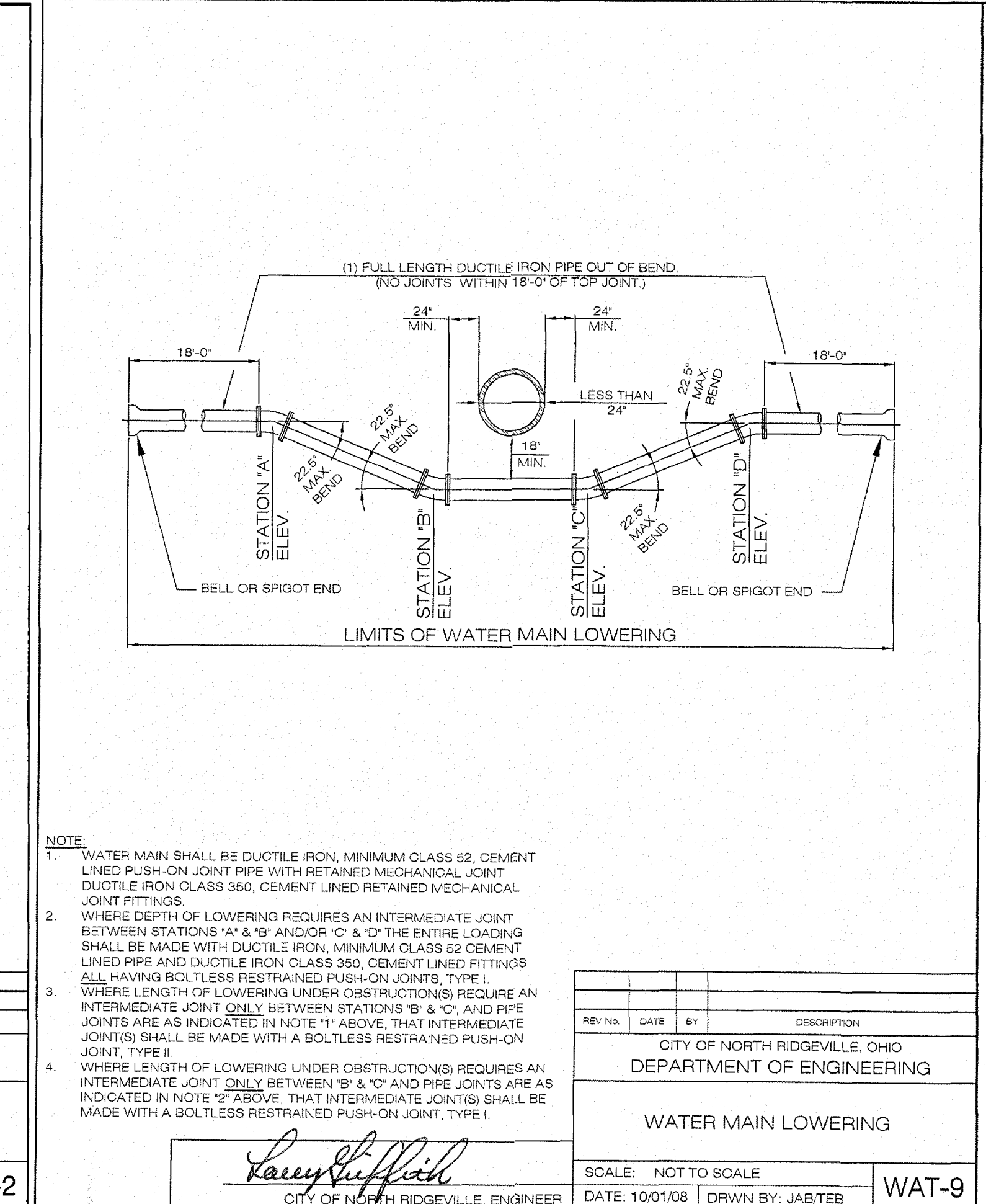
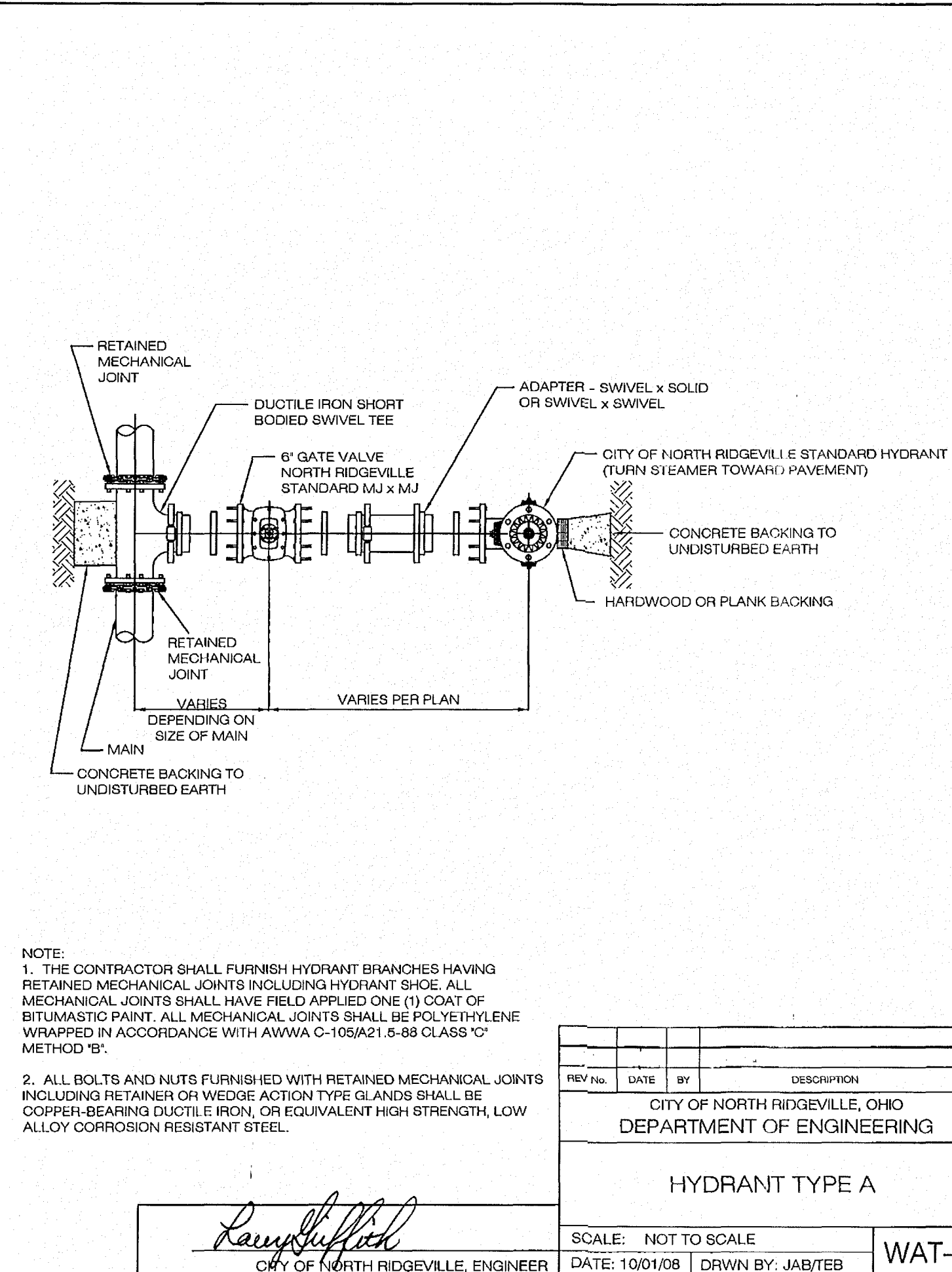
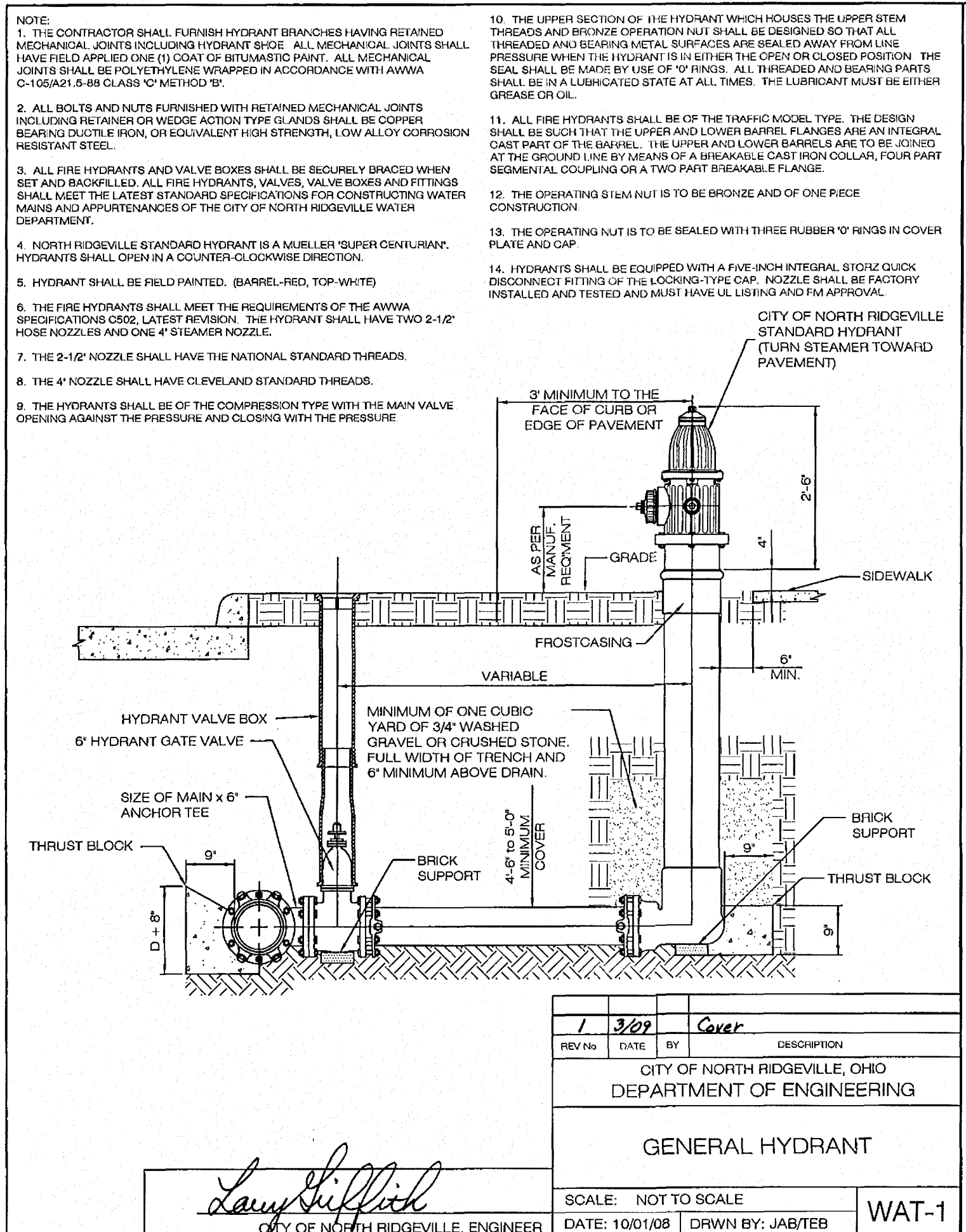
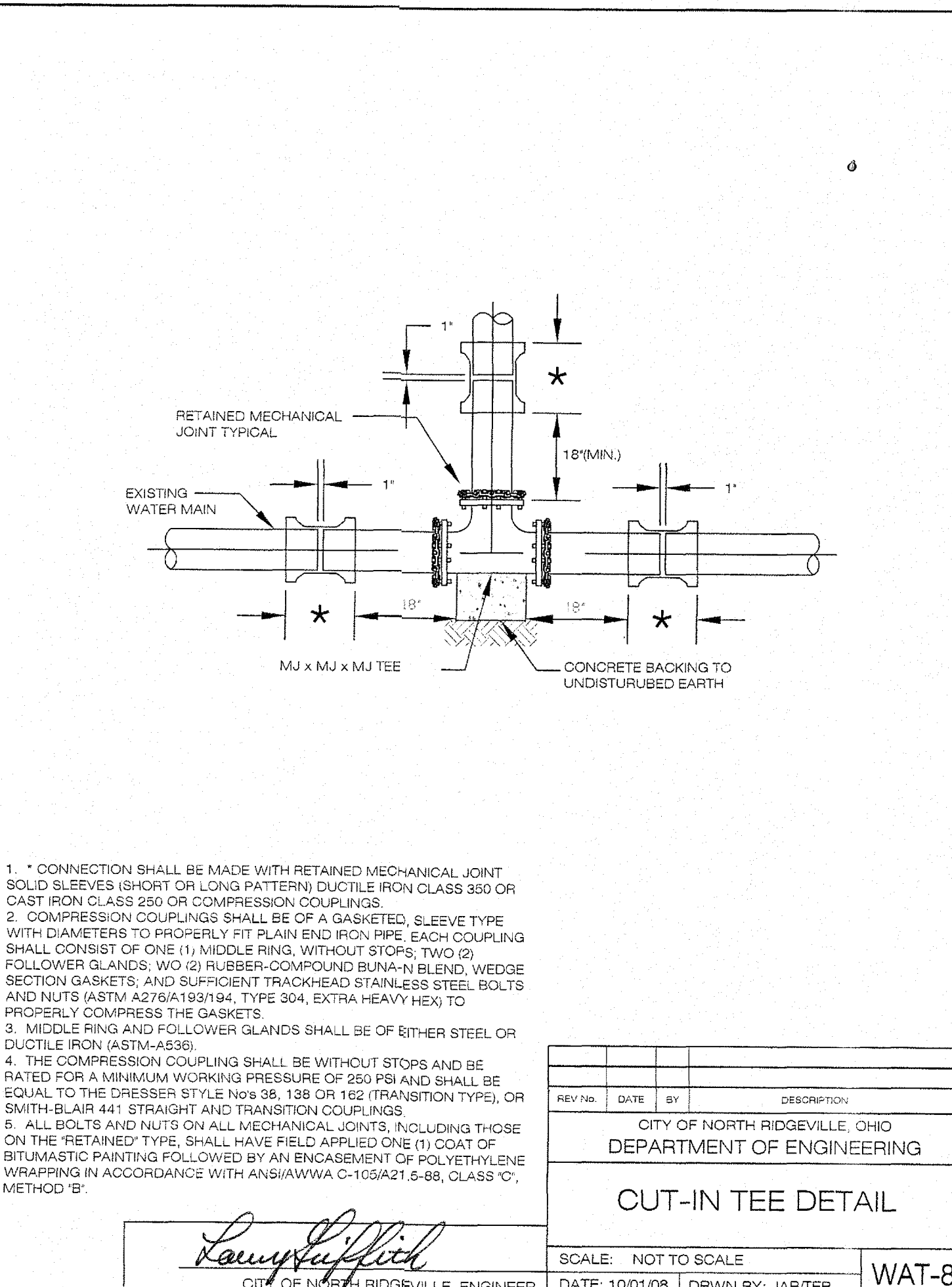
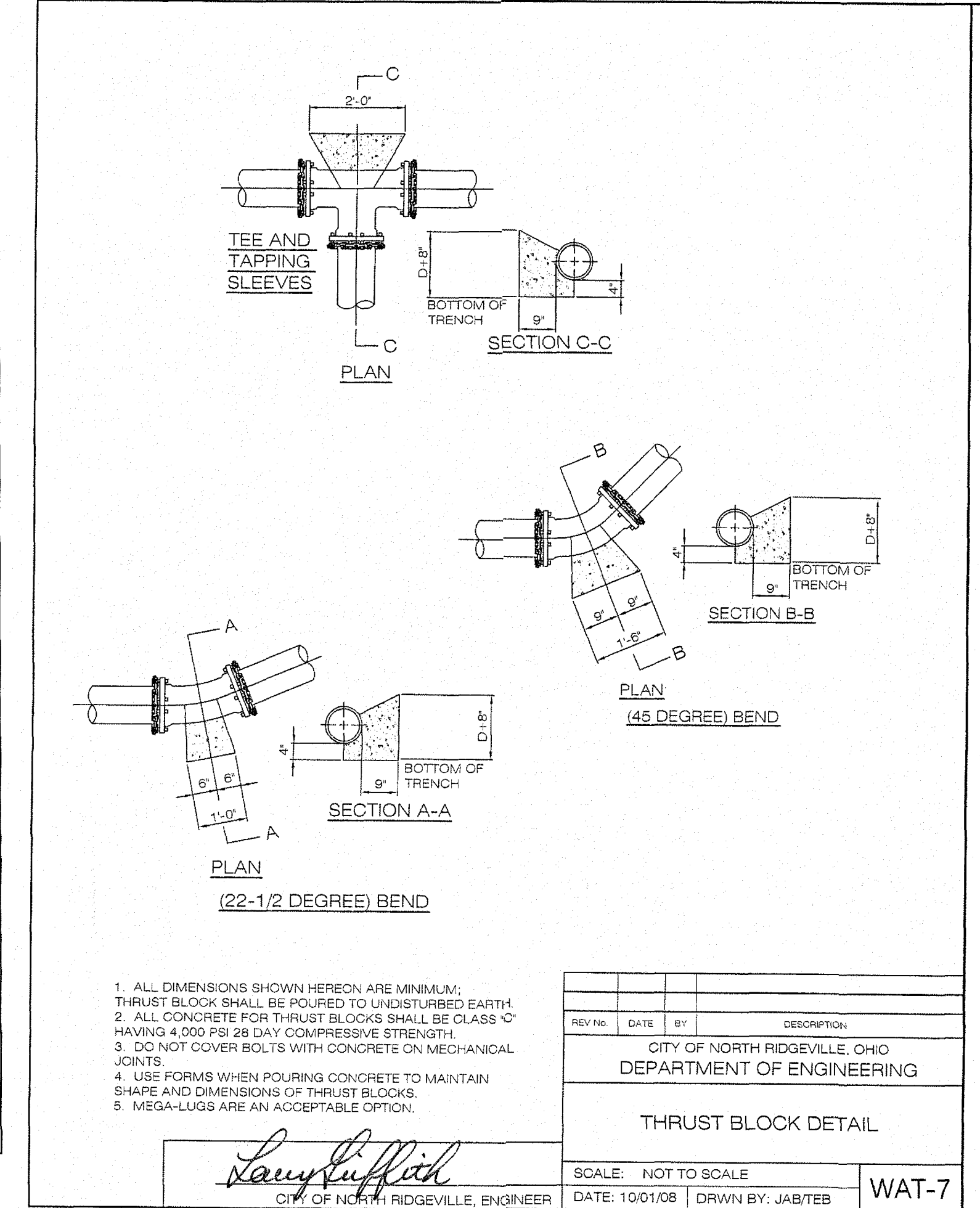
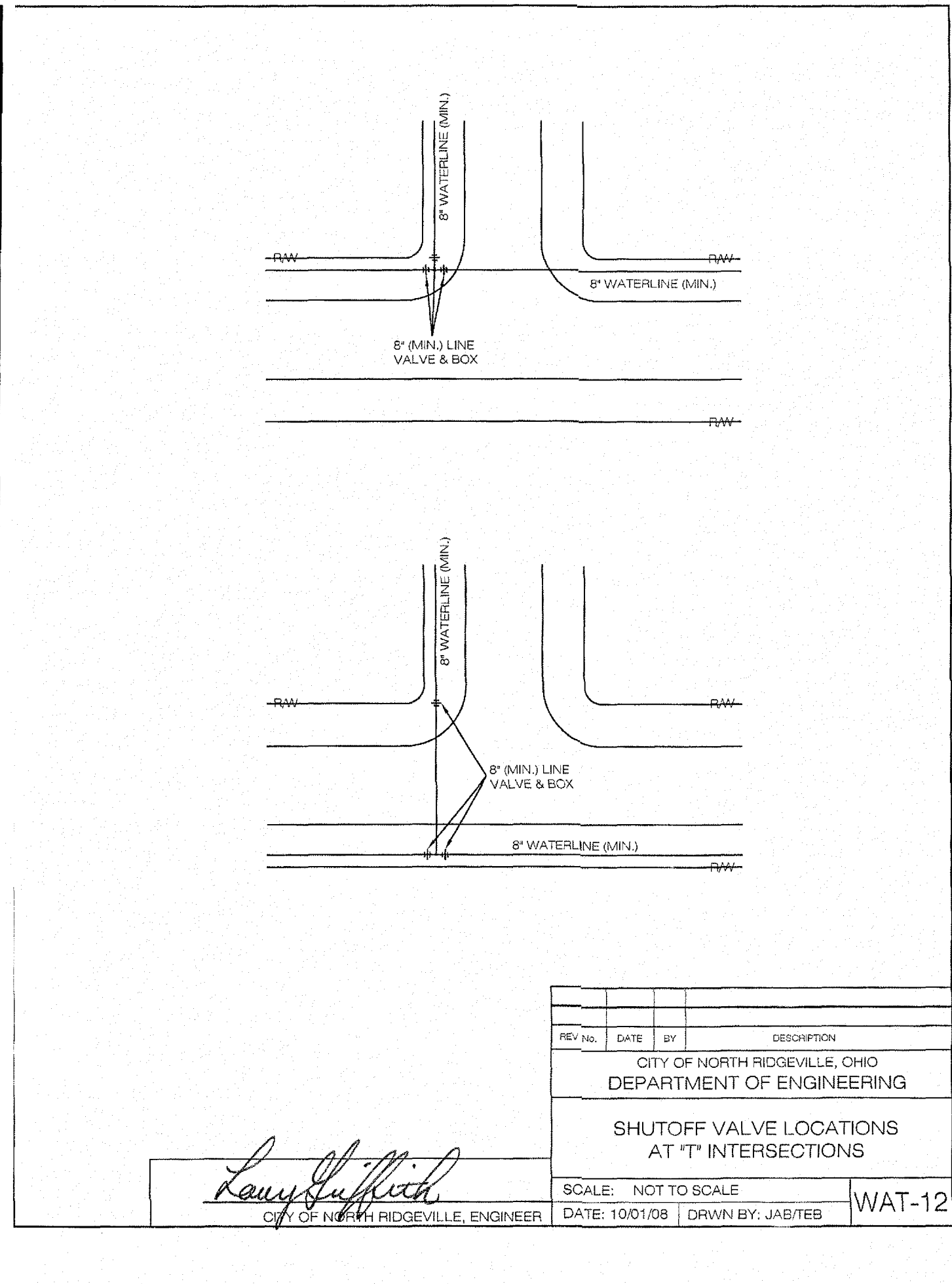
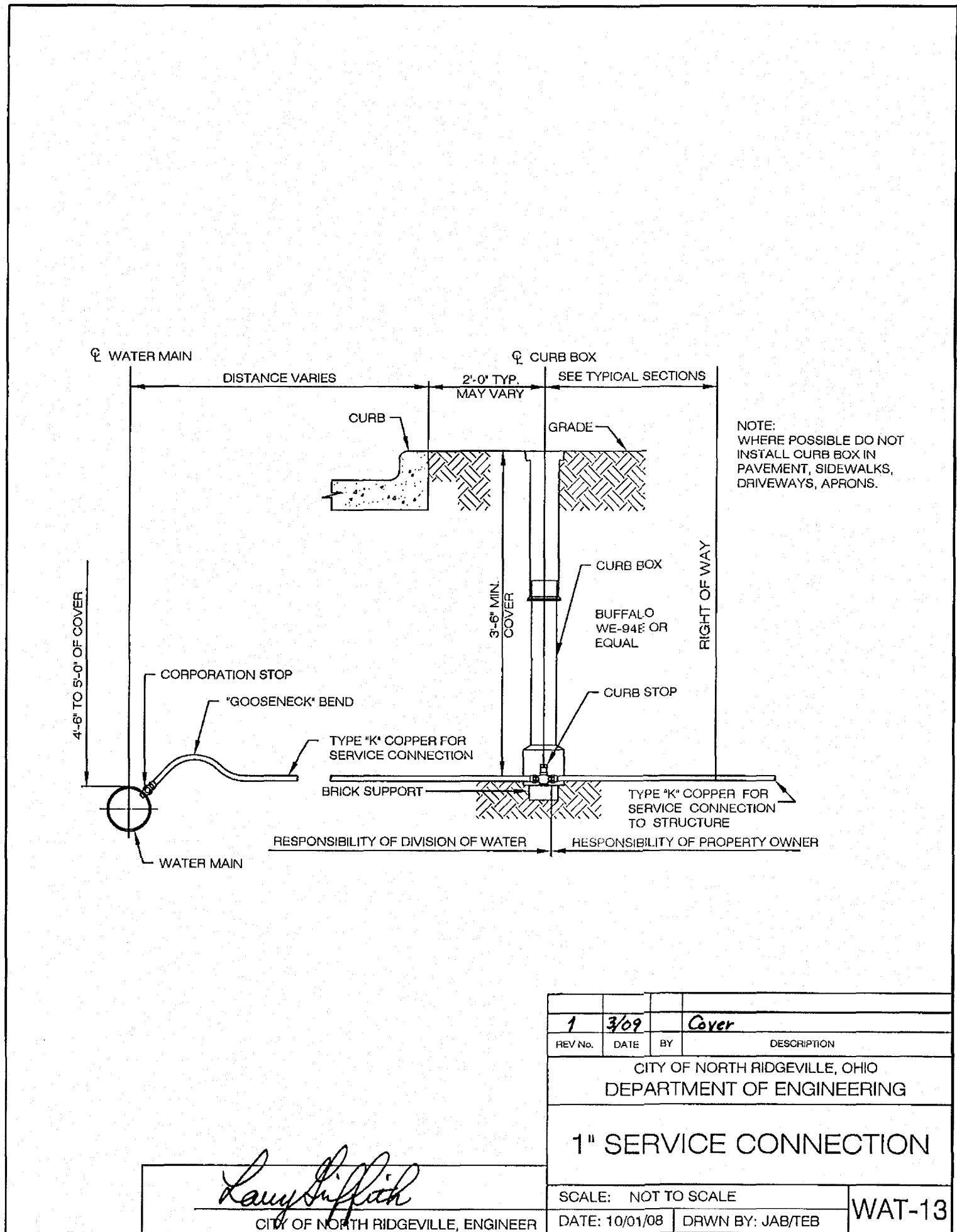
DETAIL FOR ALL PIPE

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

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

PIPE TAPPING DETAIL

SCALE: NOT TO SCALE
DATE: 10/01/08
DRWN BY: JAB/TEB
SAN-12



Know what's below.
Call before you dig.

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

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SECTION

TOWN

CITY OF NORTH RIDGEVILLE

COUNTY

LOAN COUNTY, OHIO

K. HOMANIAN HOMES LLC

MEADOW LAKES SUBDIVISION #17

CONSTRUCTION PLANS

TYPICAL WATER DETAILS

DATE

JANUARY 11, 2019

CITY SUBMITTAL NO. 1

APRIL 15, 2019

CITY SUBMITTAL NO. 2

JUNE 11, 2019

CITY SUBMITTAL NO. 3

SEPTEMBER 09, 2019

CITY SUBMITTAL - FINAL APPROVAL

REVISIONS

DR. TDR

CH. DH

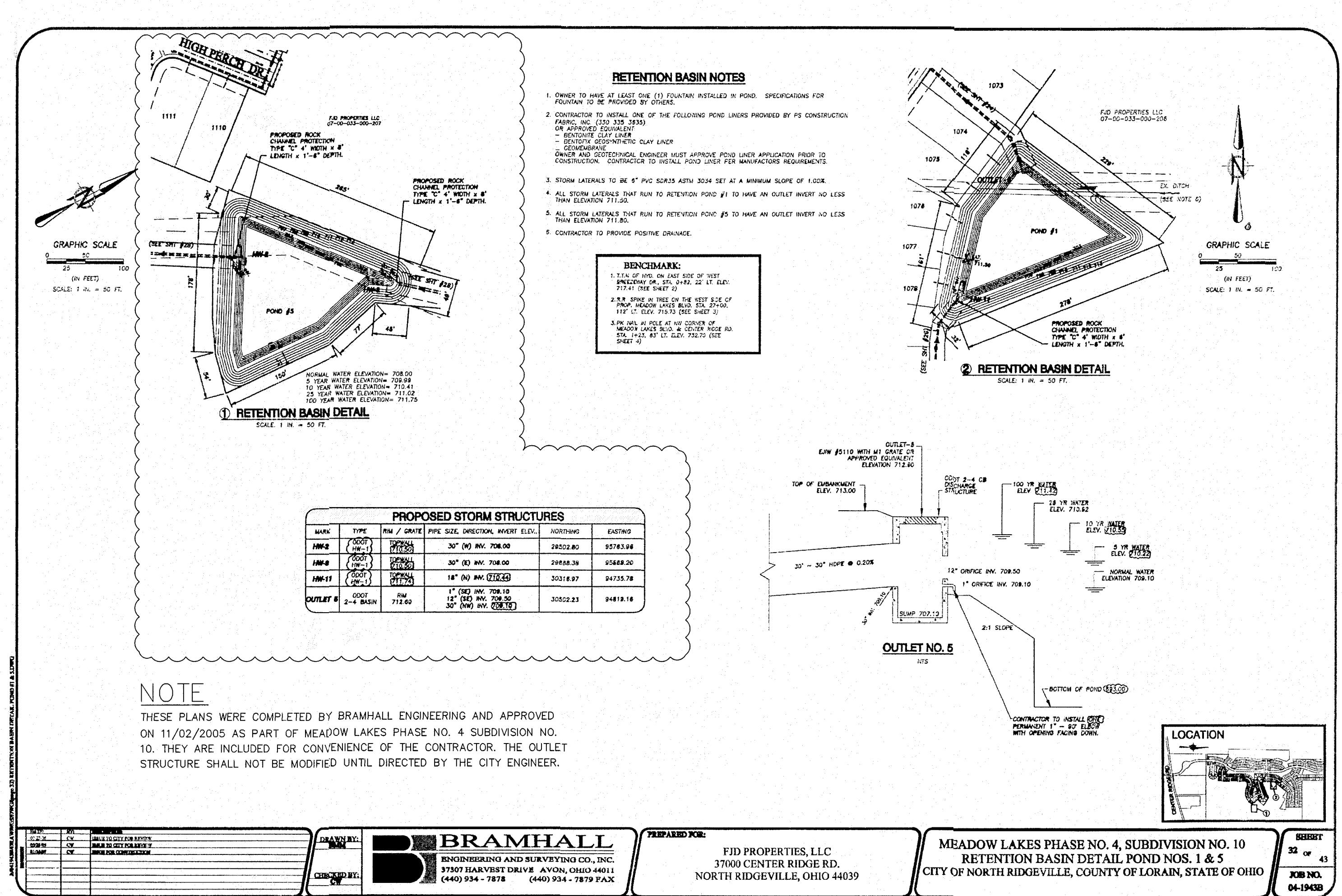
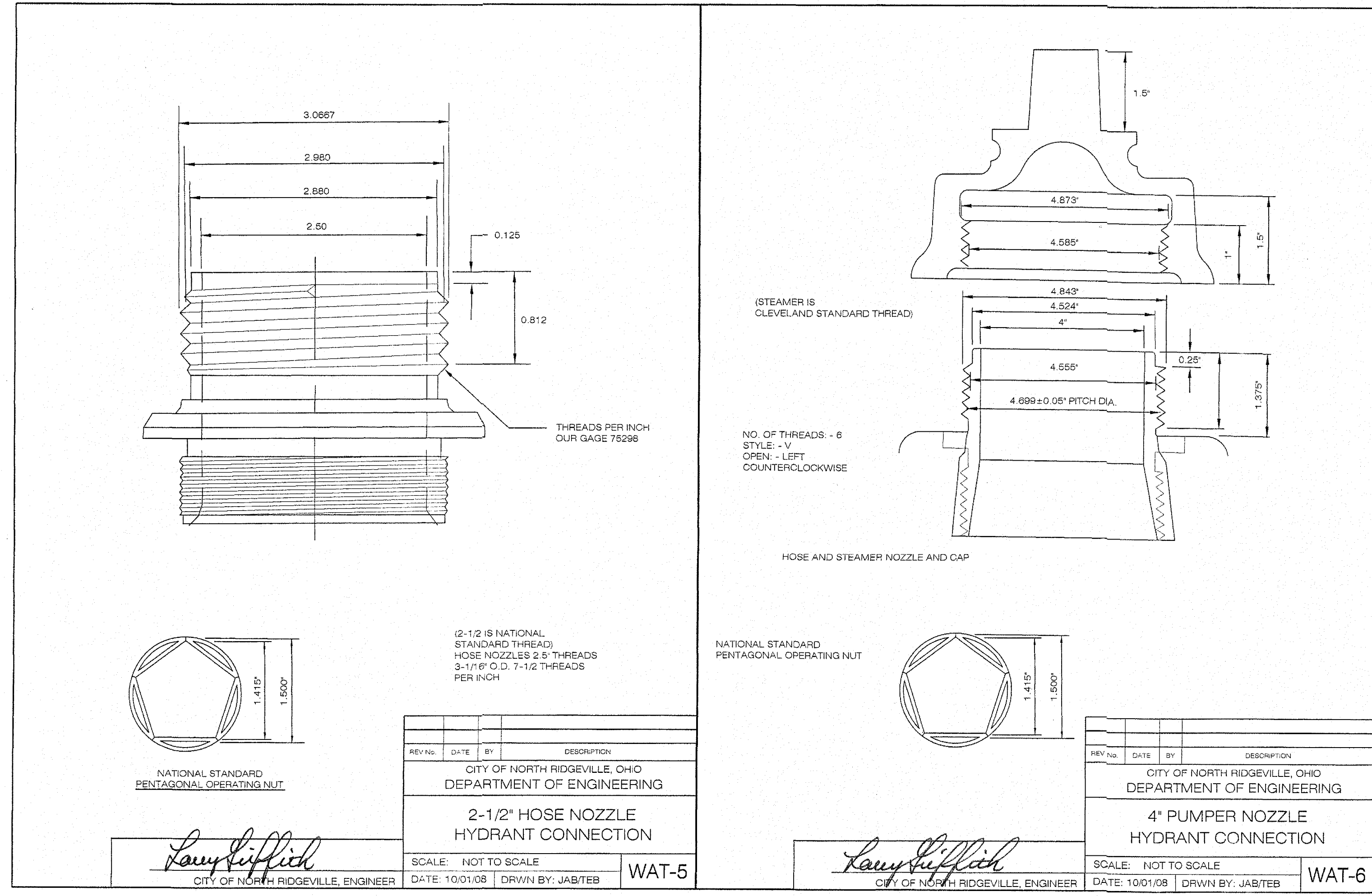
P.M. DH

BOOK N/A

JOB 18002341

SHEET NO.

113

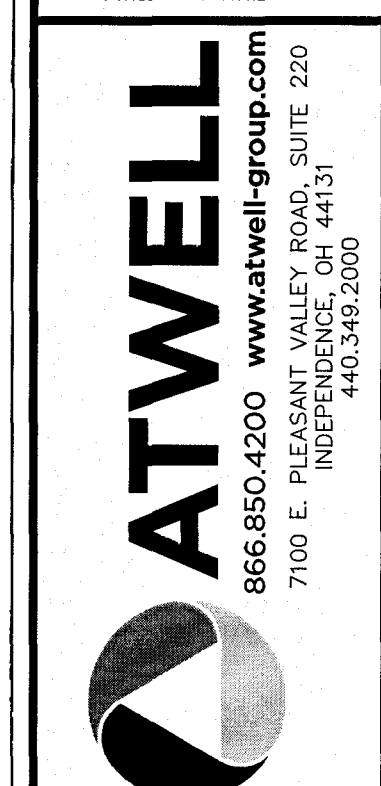


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SECTION TOWN NORTH RANGE EAST
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT K. HONANIAN HOMES LLC
MEADOW LAKES SUBDIVISION
CONSTRUCTION PLANS
TYPICAL PAVEMENT DETAILS

DATE JANUARY 11, 2019
CITY SUBMITTAL NO. 1
APRIL 10, 2019
CITY SUBMITTAL NO. 2
JUNE 11, 2019
CITY SUBMITTAL NO. 3
SEPTEMBER 09, 2019
CITY SUBMITTAL - FINAL APPROVAL

REVISIONS

NO.	DATE	BY	DESCRIPTION

DR. TDR CH. DH
P.M. DH
BOOK N/A
JOB 18002341
SHEET NO. 115

JOINT LEGEND

C Control Joint
E Expansion Joint (Sleeper Slab)
LK Longitudinal Key Joint
T Thickened Edge
P Pressure Relief Joint
S Sleeper Slab Expansion Joint

Use Longitudinal Key Joints, without hook bolts around all manholes.
All catch basins and manholes shall be separated from the pavement and curb by Box Out.

	INDUSTRIAL	RESIDENTIAL
A	50.00"	50.00"
B	50.00" MIN.	50.00" MIN.
D	55.00"	55.00"

Locate catch basins (low points) to facilitate joint spacing.

TYPICAL JOINT LAYOUT FOR CONCRETE CUL-DE-SAC & INTERSECTION PAVEMENT

All Transverse Joints to be extended through Integral Curb (including Expansion Joint Materials where applicable).

18" Dowels at 12' Ctr.

1/2" x 9" lg. Hook Bolt or 30" #5 Rebar @ 30" Centers as directed.

TYPICAL SECTION OF PAVEMENT

2" Preformed expansion joint filler as approved by the Engineer. Filler shall be one continuous piece along its entire length.

12" thick Sleeper slab 4000 P.S.I. Concrete.

EXPANSION JOINT (SLEEPER SLAB)

Expansion joints shall be used at all intersections and at a maximum of every 200' and where designated on the plans by the Engineer.

LONGITUDINAL KEY JOINT

RESIDENTIAL PAVEMENT T = 6" (1" Dia. Dowel)
INDUSTRIAL PAVEMENT T = 9" (1 1/2" Dia. Dowel)

GENERAL NOTES:

All material and workmanship shall conform to the latest local & Ohio Department of Transportation Construction and Material Specifications.
Opening of pavement to traffic to be determined by a 600 P.S.I. beam test (per site cutting) or 4000 P.S.I. cylinder test (28 days).
One core or cylinder to be taken for each 500 S.Y. of pavement.
All work to be performed under full time inspection by local representative.
All dowels, hook bolts or rebar are to be epoxy coated.
Transverse Joint Spacing:
7' Item 452 Concrete Pavement - 14 Lin. Ft. (Maximum)
9' Item 452 Concrete Pavement - 18 Lin. Ft. (Maximum)
Pressure Relief Joint
Pressure relief joints are to be placed at the location directed by the City Engineer. The pressure relief joint shall have an underdrain installed according to applicable ODOT standard drawings.

CONTROL JOINT

Joint w/ Filter, O.D.O.T. Item 705.04.

TK - THICKENED EDGE JOINT

To be used at all intersections and at all points where new pavement abuts existing pavement. Dowel bar not required when abutting full depth asphalt roadways.

EXPANSION JOINT SPACING

REV.	DATE	BY	DESCRIPTION
2	7-13-10	CB	EXPANSION JOINT SPACING

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONCRETE PAVEMENT STANDARDS

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRAWN BY: JAB/TEB | PAV-4

Larry J. Luff
CITY OF NORTH RIDGEVILLE, ENGINEER

TYPICAL SECTION OF RW

TYPICAL SECTION OF CONCRETE PAVEMENT

USE FOR MEADOW LAKES PHASE 15 PAVEMENT CONSTRUCTION

TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT

SHALLOW PIPE UNDERDRAIN WITH FABRIC WRAP

ITEM 304- 4" SUBBASE, PER DETAIL BELOW AND SHEET PAV-3

ITEM 605- 6" PVC (ODOT 707.41) PERFORATED CURB UNDERDRAIN WITH GEOTEXTILE PIPE WRAP

MINIMUM PAVEMENT WIDTHS (W_p)

ITEM	DESCRIPTION
24	PRIVATE RESIDENTIAL
24	PUBLIC, LIGHT TRAFFIC (UP TO 25 SUBLOTS)
25	PUBLIC, MEDIUM TRAFFIC (> 25 SUBLOTS)
28	PRIVATE, COMMERCIAL AND INDUSTRIAL
29	PUBLIC, COLLECTORS AND ARTERIALS
30	PUBLIC, COMMERCIAL AND INDUSTRIAL

LEGEND

- ODOT ITEM 204 - SUBGRADE COMPACTION
- ODOT ITEM 304 - AGGREGATE BASE, 4" TH MIN.
- ODOT ITEM 452 - NON-REINFORCED CONCRETE PAVEMENT THICKNESS 9" MIN. RESIDENTIAL THICKNESS 9" MIN. COMMERCIAL INDUSTRIAL
- ODOT ITEM 609 - TYPE 2 CONCRETE CURB FOR ARTERIALS, COLLECTORS, COMMERCIAL AND INDUSTRIAL
- ODOT ITEM 609 - TYPE 3 CONCRETE CURB AND GUTTER
- ODOT ITEM 609 - TYPE 3 CONCRETE CURB FOR ARTERIALS, COLLECTORS, COMMERCIAL AND INDUSTRIAL
- SPECIAL - "SILENCURE" CURING AND SEALING COMPOUND PRODUCED BY CHEMMASTERS 300 EDWARDS STREET, MADISON, OHIO WWW.CHEMMASTERS.NET APPLICATION RATE OF 150 SQ. FT. PER GALLON.

PAVEMENT & RIGHT-OF-WAY STANDARDS

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

Larry J. Luff
CITY OF NORTH RIDGEVILLE, ENGINEER

NOTES

GENERAL: This drawing shows alternate types of curb that may be used on various types of pavement. Typical section of project shows the type to be used, also the thickness of the edge of the pavement or the edge of the curb and gutter section.

JOINTS: One inch expansion joint shall extend up to the top of the curb and shall be constructed in the curb and gutter section in such a manner that the joint seal will extend the full width of the gutter and into the curb face a sufficient distance to seal the joint to an elevation of at least 2" above the low line of the gutter. Dowel bars shall be used in the curb and gutter section at expansion joints which are identical with the joints in the pavement. All joints shall be constructed perpendicular to the edge of the curb and to the surface of the pavement.
Transverse expansion joint material shall meet the requirements of Item 705.03.

GUTTER PLATE THICKNESS: Thickness of the gutter plate "T" shall be 9" unless otherwise shown on plans.

TOLERANCES: in the dimensions are as follows:
Curb: -1/32" to +1/4", Gutter: 0 to +1/2".

LEGEND

- Expansion joint material and joint sealer is not required for that portion of the curb which is adjacent to a flexible type pavement. Both materials are required as detailed for the full height of rigid pavement and concrete bases.
- Butt joints shall be provided between combined curb-and-gutter and new or existing rigid pavements, with tie bars or hook bolts provided at intervals of 3 feet. See PAV-7 for details of tie bars and hook bolts.
- Curb monolithic with pavement for proposed concrete pavement.

If the combined curb-and-gutter adjoins a new rigid base or an existing rigid base or pavement that is to be surfaced with bituminous material, a butt joint shall also be provided. However, tie bars or hook bolts shall be omitted when the vertical overlap 1/4" in detail below between the curb-and-gutter and rigid pavement is less than 7 inches.

For Types 2-A, 2-B, 3-A and 3-B, the existing concrete shall receive an application of epoxy sealant conforming to AASHTO designation of M255-75 Class 1.

CONCRETE CURBS & CURB & GUTTER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRAWN BY: JAB/TEB | PAV-3

Larry J. Luff
CITY OF NORTH RIDGEVILLE, ENGINEER

DETAIL NOTES

- FLARED SIDES ARE NOT REQUIRED WHERE THE EDGES OF A CURB RAMP ARE PROTECTED BY LANDSCAPING OR OTHER BARRIERS AND WHEELCHAIR OR PEDESTRIAN TRAVEL DOES NOT OCCUR ACROSS THE EDGE OF THE CURB RAMP. HOWEVER, IF FLARED SIDES ARE USED IN AREAS OF CROSS TRAVEL, THE MINIMUM SLOPE SHALL BE 10:1 WITH A LANDING AND 12:1 WITHOUT A DEFINED LANDING.
- THE SLOPE OF THE RAMP TOWARD THE CURB IS REQUIRED TO BE 12:1 (0.0833) OR LESS, RELATIVE TO THE HORIZONTAL, UNLESS APPROVED IN WRITING BY THE ENGINEER.
- THE MINIMUM LENGTH OF A PERPENDICULAR RAMP IS 6' FROM THE BACK OF A 6" CURB AND MAY BE INCREASED WHERE FEASIBLE TO OBTAIN A FLATTER RAMP SLOPE OR TO BETTER BLEND WITH THE WALK CONFIGURATION.
- DETECTABLE WARNING CASTINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL, EXTENDING A DISTANCE OF 24" FROM THE BACK OF CURB AND SPANNING THE ENTIRE WIDTH OF THE RAMP OPENING.
- DETECTABLE WARNING CASTING SHALL BE 48" WIDE AND 24" DEEP (2 EA. 2' X 2' CASTINGS).
- DETECTABLE WARNING CASTING SHALL BE EAST JORDON IRON WORKS, PRODUCT NO. 00700541, CATALOG NO. 7005PL6, HEAVY DUTY.
- TEXTURE SHALL BE OBTAINED BY COURSE BROOMING TRANSVERSE TO THE RAMP SLOPES AND SHALL BE ROUGHER THAN THE ADJACENT WALK. (DOES NOT APPLY TO TRUNCATED DOMES)
- JOINTS SHALL BE PROVIDED IN THE CURB RAMP AS EXTENSIONS OF THE WALK JOINTS. A 0.5" ODOT ITEM 705.03 PREFORMED JOINT MATERIAL SHALL BE PROVIDED AROUND THE EDGE OF RAMP BUILT IN EXISTING CONCRETE WALK. LINES SHOWN IN THIS DRAWING INDICATE THE RAMP EDGE AND SLOPE CHANGES AND ARE NOT NECESSARILY JOINT LINES.

SECTION A-A EXISTING WALK DETAIL

SECTION A-A NORMAL DETAIL

PERPENDICULAR RAMP W/O FLARES

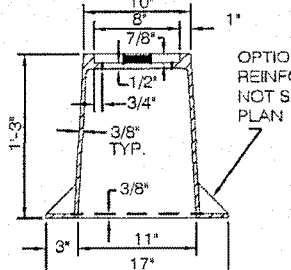
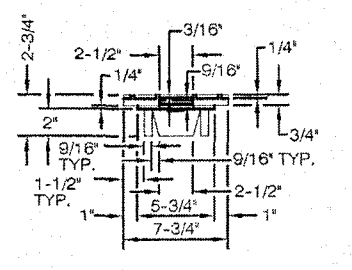
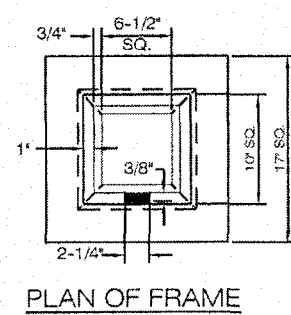
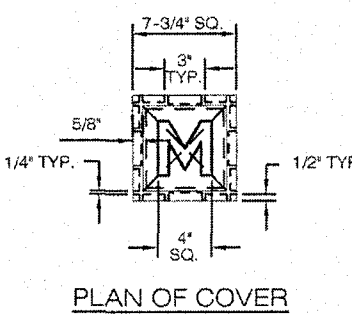
(SEE CURB RAMP DETAILS THIS SHEET FOR ADDITIONAL REQUIREMENTS)

PERPENDICULAR CURB RAMP DETAIL

CURB RAMP

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

Larry J. Luff
CITY OF NORTH RIDGEVILLE, ENGINEER

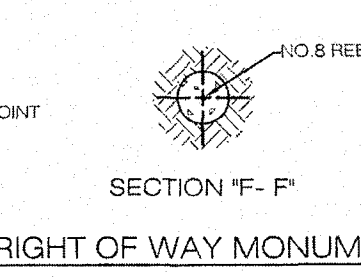
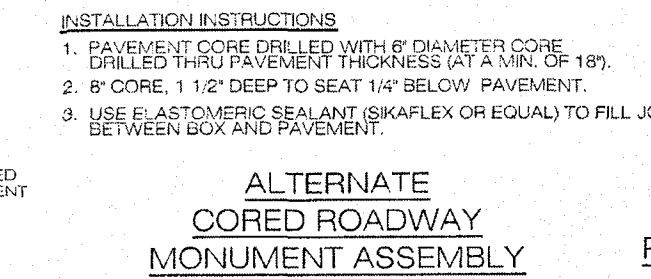
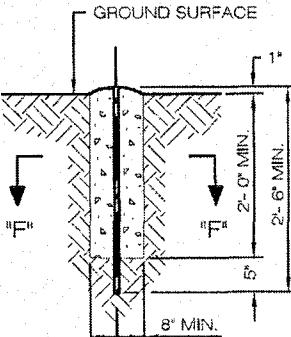
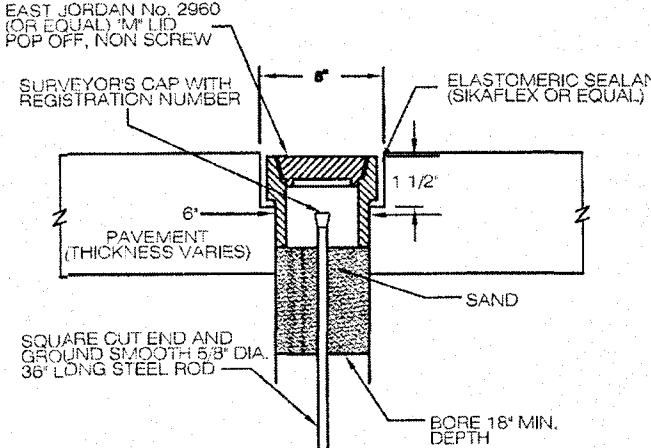


ADJUSTING RING

ADJUSTMENT HEIGHT	DIMENSION 'A'	MINIMUM WEIGHTS
1-1/2"	2-3/8"	20-LBS.
2-1/2"	3-3/8"	27-LBS.
3"	3-7/8"	30-LBS.
3-1/2"	4-3/8"	32-LBS.

- ① MONUMENT ASSEMBLY BLOCK OUT (3/4\"/>

DETAIL 'A'
TYPICAL BLOCK OUT IN ROAD PAVEMENT. (SEE FIG. 100 FOR DEPTH FLEEBLE PAVEMENT)



ROADWAY MONUMENT ASSEMBLY

NOTES

CASTINGS
SHALL MINIMALLY MEET THE REQUIREMENTS OF 604.02-711.12, A.S.T.M. A-48, CLASS 35 GRAY IRON OR 711.13 DUCTILE IRON.
THE ASSEMBLY SHALL BE ESSENTIALLY THE SAME AND EQUALLY AS STRONG AS THOSE HEREON.
MINIMUM WEIGHTS:
FRAME 84 LBS.
COVER 16 LBS.
PROVIDED THEY COMPLY WITH THE SPECIFICATIONS, DETAILS, DIMENSIONS AND MINIMUM WEIGHTS.
NEENAH NO NF-0000704
EAST JORDAN, NO. 0086 OF APPROVED EQUAL CASTINGS ARE ACCEPTABLE.

BEARING AREAS SHALL BE FINISHED AS TO PROVIDE A FIRM AND EVEN SEAT. NO PROJECTION SHALL EXIST ON THE BEARING AREAS AND THE COVER SHALL SEAT IN ITS FRAME WITHOUT ROCKING.

PRIOR TO CONSTRUCTION OF PAVEMENT, THE FRAME SHALL BE SET TO GRADE IN SUCH A MANNER THAT WILL PREVENT ANY PAVEMENT MATERIAL FROM ENTERING THE CASTING.

MONUMENT CAPS WILL BE FURNISHED BY THE CLEVELAND REGIONAL GEODETIC SURVEY (C.R.G.S.) OFFICE. CONTACT CUYAHOGA COUNTY ENGINEERS SURVEY OFFICE TWO (2) WORKING DAYS BEFORE CONSTRUCTING.

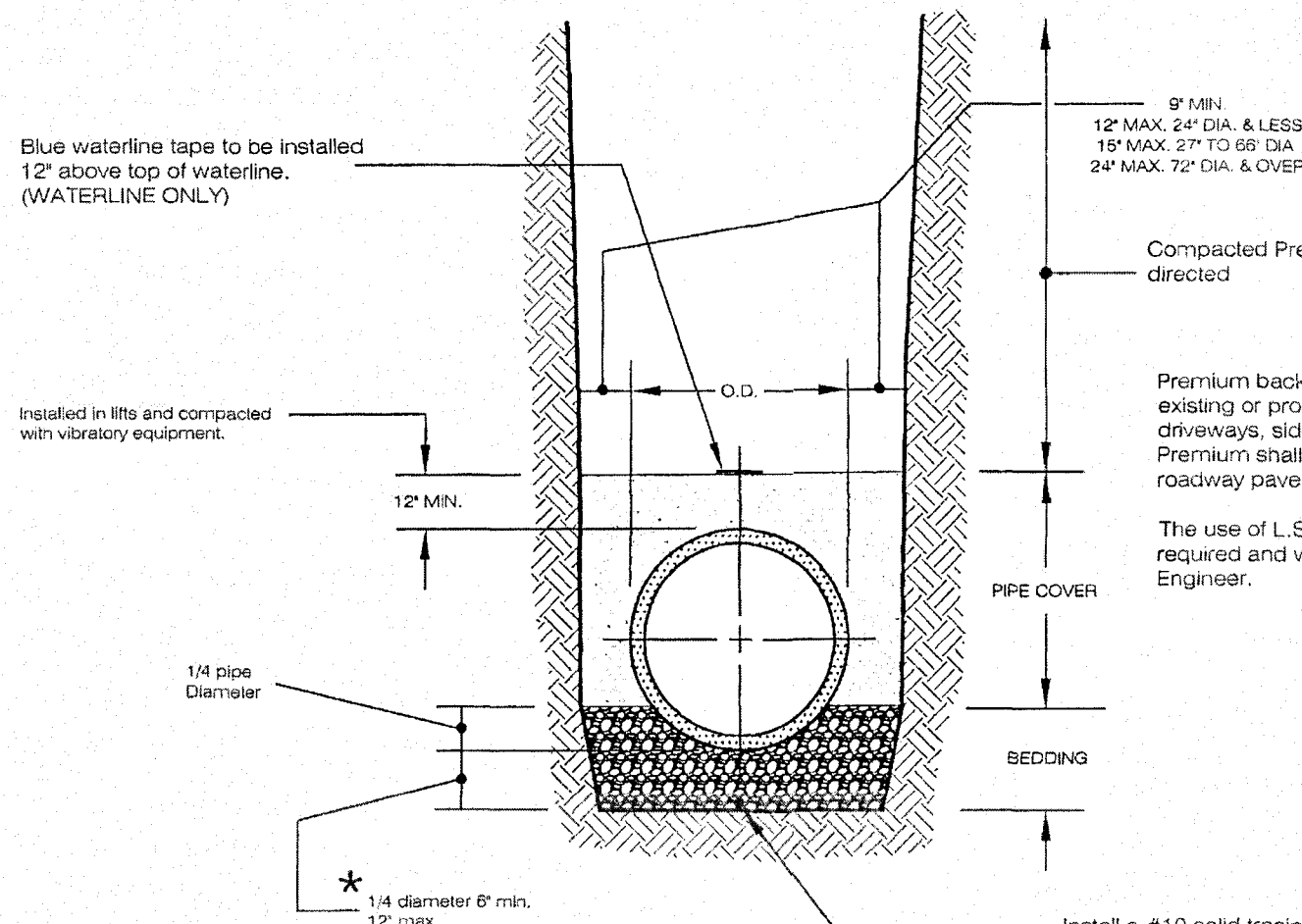
ALL MONUMENTS ARE TO BE SET AND CAPPED UNDER THE DIRECTION OF A REGISTERED SURVEYOR. (REF. O.A.C. 4733-37-03)

LEGEND
ITEM 489- CONCRETE, CLASS 'C'
SAND, ITEM 702.02- COMPACTED AS REQUIRED

*** UNDISTURBED BEARING AND/OR SUITABLE FIRM FOUNDATION PROVIDED IN ACCORDANCE WITH 604.04 AND TO THE SATISFACTION OF THE ENGINEER.

REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	MONUMENT BOX ASSEMBLIES

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



TYPICAL TRENCH DETAIL
MAINLINE AND LATERALS

Premium backfill shall consist of course interlocking aggregate O.D.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\"/>

All Material substitutions must be approved by the City Engineer.

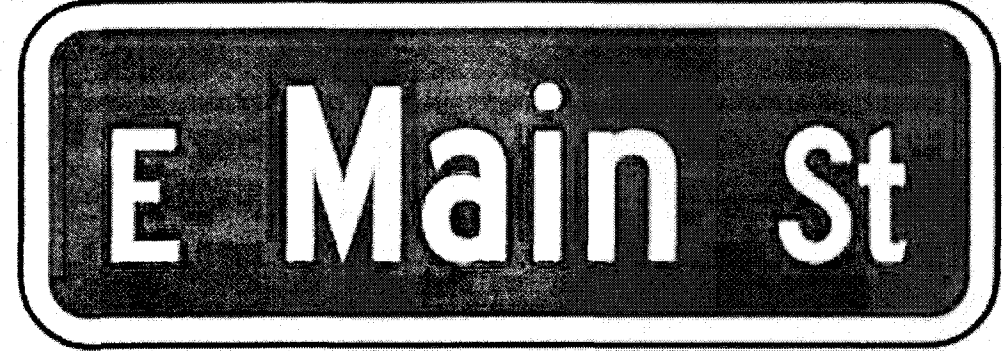
Low Strength Mortar Backfill
When the use of flowable fill is directed by the Engineer within the limits of the pavement, the material used shall be Low Strength Mortar Backfill TYPE 2 per current O.D.T. Construction and Material Specifications, except as modified herein.
The use of Foundry Sand or Slag is strictly prohibited.

Notes:
★ Lateral connections to have a minimum bedding depth of 8\"/>

REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	TRENCH DETAIL

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

Rev. 8/20/2014



STREET SIGN STANDARDS

STREET NAME SIGN SUPPORTS: SUPPORTS FOR DOUBLE-FACED STREET NAME SIGNS SHALL BE 2-3/8\"/>

STREET NAME SIGN SHEETING: THERE SHALL BE TWO (2) SIGN FACES ON EACH SIGN BLANK-ONE ON EACH SIDE, UNLESS OTHERWISE APPROVED. ALL SHEETING SHALL BE ODOT TYPE H DIAMOND GRADE TO PROVIDE HIGH RETROREFLECTIVITY PER THE 2007 (OR CURRENT) FEDERAL HIGHWAY ADMINISTRATION AND FEDERAL MUTCD REQUIREMENTS.

LETTERING SHALL BE UPPER AND LOWER CASE AND A MINIMUM OF SIX (6) INCHES IN HEIGHT. THE MINIMUM SIGN HEIGHT IS NINE (9) INCHES. LETTERING SHALL BE UPPER AND LOWER CASE AND A MINIMUM OF FOUR (4) INCHES IN HEIGHT ON LOCAL STREETS WITH A MINIMUM SIGN HEIGHT OF SIX (6) INCHES.

LETTERING SHALL BE WHITE ON A GREEN BACKGROUND.



Know what's below.
Call before you dig.

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

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

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

CLIENT	PROJECT	TYPICAL DETAILS
K. HOWNANIAN HOMES LLC	MEADOW LAKES SUBDIVISION #17 CONSTRUCTION PLANS	

DATE: JANUARY 11, 2019

JANUARY 11, 2019	CITY SUBMITTAL NO. 1
APRIL 10, 2019	CITY SUBMITTAL NO. 2
JUNE 11, 2019	CITY SUBMITTAL NO. 3
SEPTEMBER 05, 2019	CITY SUBMITTAL - FINAL APPROVAL

REVISIONS

DR.	TDR	CH.	DH
P.M.	DH		
BOOK	N/A		
JOB	18002341		
SHEET NO.	116		

Engineering Fee Paid: \$ 375.00
Receipt No.: 486246
☐ Cash ☒ Check - Check No.: 5270
(See attached for description of fees.)

Planning Commission & Bldg Admin. Fees: \$ 315.00 \$11.00 cash
Receipt No.: 356022 rec. 6250
☐ Cash ☒ Check - Check No.: 5269
(See attached for description of fees.)



RECEIVED
CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION

Received: NOV 13 2019 Date Released to Planning Commission: _____

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

APPLICANT INFORMATION AND REQUEST

APPLICANT: MILL RIDGE LLC
COMPANY NAME: 11 ADDRESS: 11
ADDRESS: 260 S. LOGAN CITY / STATE: OHIO ZIP: 44035
CITY / STATE: OHIO PHONE NO.: 3663241
PHONE NO.: 3663241 SIGNATURE: [Signature]
SIGNATURE: [Signature] (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: BBPOST02@6MAN.COM

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

LOCATION OF PROPERTY/ADDRESS: 07-00-031-000-232
PERMANENT PARCEL NO.: _____ ZONING OF PROPERTY: R-1
ZONING OF ADJACENT PROPERTY TO: NORTH R-1 EAST R-1 SOUTH R-1 WEST R-1
DESCRIPTION OF REQUEST: PHASE 4
EAST OF SPOKEY RIDGE WEST OF MILL RIDGE SUBDIVISION

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

If yes, list dates and nature of each: _____

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

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

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

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

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

Date: _____ Signature: _____

(Presiding Officer at Meeting)

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

TO BE FILLED OUT BY APPLICANT

I, BOB YOST
(Print Name)

[Signature]
(Signature)

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

Applicant: MILL RIDGE LLC.

Owner: BOB YOST FOUNDATION.

Project Address: OF MILL RD.

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

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
✓ 1	JEFFREY + AMY L. HANSON 5017 STONEY RIDGE N/E 44039	07 00 031 000 035
2	GRAN SHIDEMAKER 5079 STONEY RIDGE N/E 44039	07 00 031 000 037
✓ 3	LARRY SHARP 4969 STONEY RIDGE RD. N.E. 04. 44039	07 00 031 000 028
4	Safwat ALZURAIKI 36703 STOCKPORT MILL DR. N.R. 04 44039	07 00031 000 139
5	Scottie Chandel Dusenbury 36687 STOCKPORT MILL DR. N.R. 04 44039	07 00 031 000 140
6	Herman + Amanda Bradley 36671 STOCKPORT MILL DR. N.R. 04 44039	07 00 031 000 141
7	Lawrence Jancsek + Nicole Fretwell 36655 STOCKPORT MILL DR. N.R. 04 44039	07 00 031 000 142
8	Gunabalan Anantharajan + 36639 STOCKPORT MILL DR. N.R. 04 44039 Uma Maheswari Seenivasan	07 00 031 000 143
9	Brendan DO + Jamie Lynn Natole 36616 RUMBLE MILL DR. N.R. 04 44039	07 00 031 000 209
10	Christy + Sesa Patterson 36617 RUMBLE MILL DR. N.R. 04 44039	07 00 031 000 216

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

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

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	ONTARIO LAND COMPANY 6150 PARK SQUARE DR. LORAIN, OH. 44053	ONTARIO LAND COMPANY 0700031000134
✓12	DIANA THIELMAN 5063 STONEY RIDGE RD. N.R. OH. 44039	0700031000039
✓13	CRAIG & ELIZABETH SHOGMAKER 5079 STONEY RIDGE RD. N.R. OH. 44039	0700031000037
✓14	ROBERT WENSINK ET AL 4704 WOOD RD MONROEVILLE OH. 44137	0700031000015
✓15	MILLRIDGE HOA INC. 3681 S GREEN RD. #305 BETHWOOD OH. 44122	0700031000230 0700031000228 0700031000175
✓16	MILL RIDGE SUBDIVISION LLC 32642 CENTER RIDGE RD. N.R. OH. 44039	0700031000217
✓17	TODD & MICHELLE PIERCE 36589 RUMMEL MILL DR. N.R. OH. 44039	0700031000218
✓18	NVR INC. 36577 RUMMEL MILL DR. N.R. OH. 44039 R. 6710 SNOWVILLE RD. #100 BROOKSVILLE, OH. 44141	0700031000219
✓19	KRISTEN TRAXLER 36565 RUMMEL MILL DR. N.R. OH. 44039	0700031000220
✓20	MICHELLE REICHLIN 36557 RUMMEL MILL DR. N.R. OH. 44039	0700031000221
✓21	JAMES & CARA MCCARTHY 36541 RUMMEL MILL DR. N.R. OH. 44039	0700031000222
✓22	CARL & MARLENE DUFFIELD 4987 CLIFTON MILL DR N.R. OH. 44039	0700031000227
23		
24		
25		
26		

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

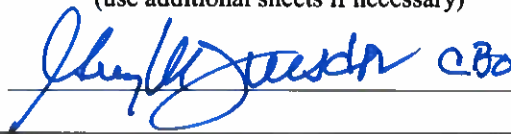
Name of Applicant:	Bob Yost
Name of Owner:	Mill Ridge Subdivision LLC
Date Submitted for Consideration:	11-13-19
Date to Return to Planning Commission:	11-20-19
Regarding: Millridge Subdivision No. 4 – Final Plat	

RECOMMENDATIONS:

1. Millridge Subdivision No. 4 has 21 single family lots on 12.1972 total acres with a density of 1.72 (21 lots divided by 12.1972 total acres = 1.72)
2. Millridge Subdivision No. 4 has 24% open space (2.9376 open space divided by 12.1972 total acres = 1.72).
3. Single family lots are required to have a minimum of 12,800 square foot, subplot 116 has 12,763.71 square foot and subplot 122 has 12,686.97 square foot.
4. This is the final phase of Millridge Subdivision, applicant must demonstrate total compliance with code.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 CBO

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

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

Laws, Article V, Section 3)

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Mill Ridge Subdivision, LLC 260 South Logan Street, Elyria, Ohio 44035
Name of Owner:	Same
Date of Planning Commission Meeting:	Tuesday, December 10, 2019
Date to Return to Deputy Clerk of Council:	Wednesday, November 27, 2019
Regarding:	Final plat approval for Millridge Subdivision Phase No. 4, a continuation of Stratton Mill Street and Rummel Mill Drive, located east of Stoney Ridge Road in an R-1 Residence District. Permanent Parcel No. 07-00-031-000-232

Recommendations:

Single-Family Detached & Cluster Development

Intent: a) creation functional and interesting residential areas; b) readily accessible recreation areas and open spaces; c) conservation of natural amenities; and d) separation of pedestrian & vehicular circulation. (1282.01)

A copy of covenants, restrictions and easements were submitted to the Law Department previously.

In addition to lot area and width requirements and setbacks, etc. in 1282.11, Land Planning Criteria, the Open Space requirements are not less than 20% of the gross acreage of the entire development area. The CBO has asked the applicant to verify all land planning criteria for the development.

The only definition of "open space" occurs in NRCO 1279.21 and includes interconnected areas throughout the development, adjacent to or accessible to as many dwelling units as practicable. Priority should be given to preserving the natural landscape or unique features and it should be large enough to be suitable for the intended purpose. It must be preserved in perpetuity by common ownership or conservation/environmental easements. It should not solely include land merely because it has a shape or characteristics which makes it unsuitable for development and should not include private yards, streets, private drives, center island of streets, private parking areas, required setbacks or the minimum required spacing between buildings and other required spaces. It may, include retention or detention basins, swimming pools, golf courses, etc. and parking exclusive to those areas.

(Use additional sheets if necessary.)

Department Head Signature: _____

Title: [Select Title...] *Asst. C.D.*

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

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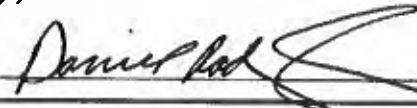
Recommendations:

1. Since the streets are public streets, Ordinance 3862-2002 applies. The City is required to install all traffic control devices in new subdivisions and charge the developer for same.
2. Street lighting is required per CNRO Section 1226.15.
3. Detailed improvement plans and stormwater management calculations need to be submitted for review and approval by the Engineering Department.
4. A statement shall be added to the Plat Title Sheet stating the responsibilities of the HOA for future and ongoing maintenance of all drainage easements and the appurtenances therein.

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

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: City Engineer

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

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

No comment

(Use additional sheets if necessary.)

Department Head Signature: _____

Title: Safety-Service Director

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

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

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RECOMMENDATIONS**

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Recommendations:

No comment

(Use additional sheets if necessary.)

Department Head Signature: _____ Title: Mayor

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

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

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

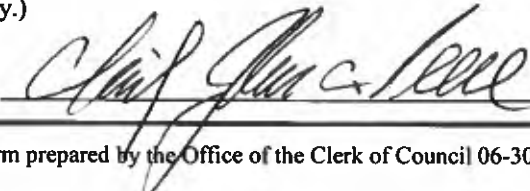
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Regarding: Final plat approval for Millridge Subdivision Phase No. 4, a continuation of Stratton Mill Street and Rummel Mill Drive, located east of Stoney Ridge Road in an R-1 Residence District. Permanent Parcel No. 07-00-031-000-232	

Recommendations:

No comments at this time.

(Use additional sheets if necessary.)

Department Head Signature:



Title: Fire Chief

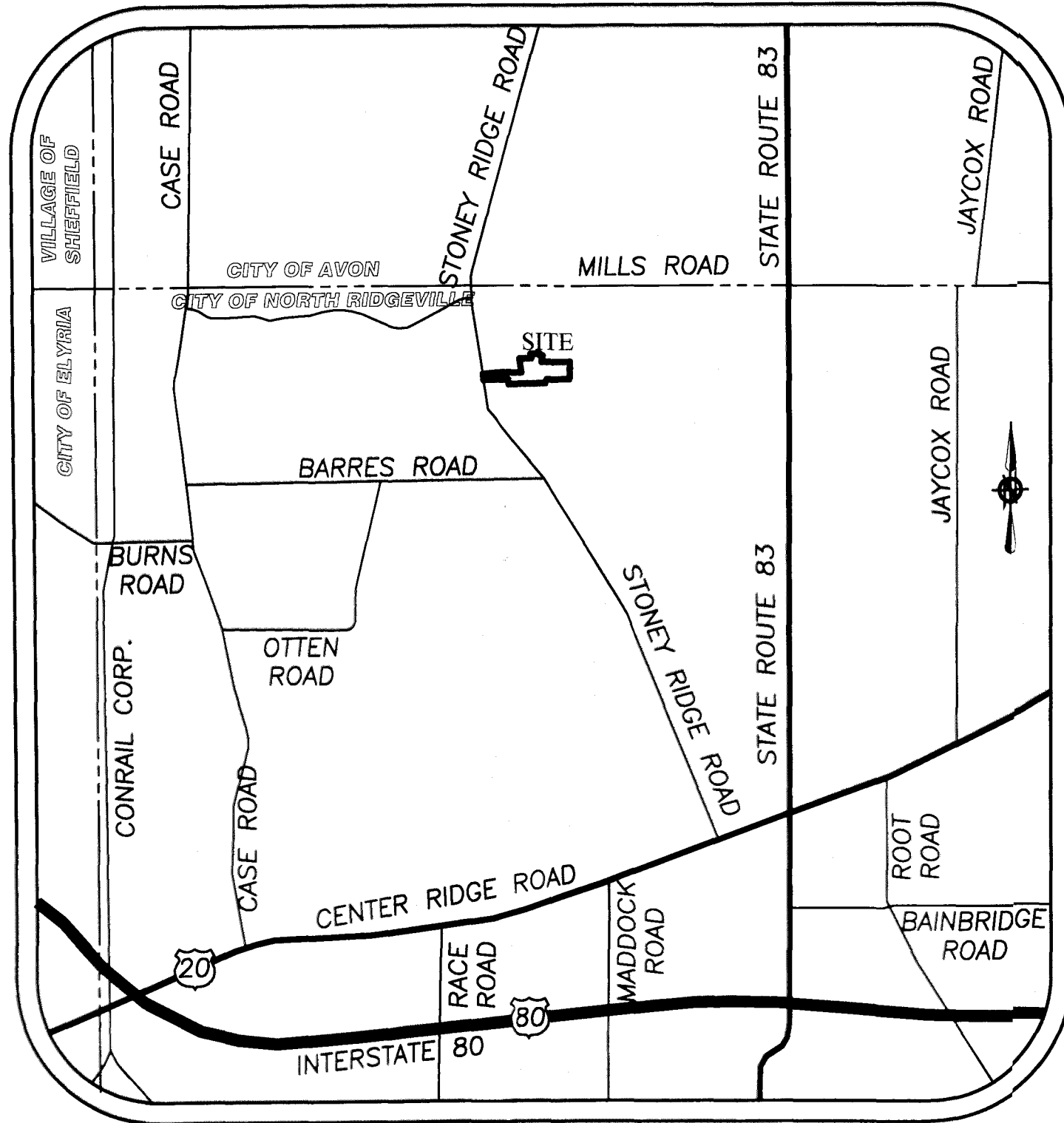
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(Planning Commission By-Laws, Article V, Section 3)

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

MILLRIDGE SUBDIVISION NUMBER 4

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 31



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 31.

THE UNDERSIGNED MILL RIDGE SUBDIVISION, LLC HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "MILLRIDGE SUBDIVISION NUMBER 4" A SUBDIVISION OF LOTS 111 TO 131 AND BLOCKS "K", "L", "M", AND "N". INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE CITY OF NORTH RIDGEVILLE FOR THE BENEFIT OF HIMSELF (THEMSELVES) AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 20__.

OWNER

WITNESS

NOTARIAL SEAL

STATE OF OHIO }
COUNTY OF LORAIN }
ON THIS _____ DAY OF _____, 20__ BEFORE ME PERSONALLY APPEARED _____,
AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS (THEIR) FREE ACT AND DEED FOR THE
PURPOSES HEREON MENTIONED.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR LORAIN COUNTY, OHIO

MY COMMISSION EXPIRES: _____

LEGEND

- IRON PIN/PIPE FOUND
- 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL 8073"
- ▣ MONUMENT BOX FOUND
- ▣ MONUMENT BOX SET WITH 5/8" REBAR WITH CAP STAMPED "BRAMHALL 8073"
- ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND

UTILITY EASEMENTS

WE, THE UNDERSIGNED OWNERS OF THE PLATTED LAND, DO HEREBY GRANT UNTO COLUMBIA GAS OF OHIO, FIRST ENERGY, (TELEPHONE), AND (COMMUNICATIONS), THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT AS SHOWN HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, OPERATION OF SAID ELECTRIC, GAS, AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTOR:

MANAGING MEMBER
MILL RIDGE SUBDIVISION, LLC
38642 CENTER RIDGE RD.
NORTH RIDGEVILLE, OHIO 44039

DATE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "MILLRIDGE SUBDIVISION NUMBER 4" AS SHOWN HEREON AND CONTAINING 12.1972 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 31, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469

PREPARED FOR:

MILL RIDGE SUBDIVISION, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE CITY OF NORTH RIDGEVILLE, OHIO THIS _____ DAY OF _____ 20__.

SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION - GUY M. FURSDON

MAYOR

APPROVED THIS _____ DAY OF _____ 20__.

MAYOR - G. DAVID GILLOCK

CITY ENGINEER

APPROVED THIS _____ DAY OF _____ 20__.

CITY ENGINEER - DANIEL A. RODRIGUEZ, P.E.

ACREAGE SUMMARY

6.5178 ACRES IN SUBLOTS 111-131
2.6624 ACRES IN PROPOSED RIGHT-OF-WAY
0.0791 ACRES IN EXISTING RIGHT-OF-WAY
2.9379 ACRES IN BLOCKS "K", "L", "M", AND "N"

12.1972 AC. TOTAL

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

MILLRIDGE SUBDIVISION NUMBER 4
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET

1 OF 4

JOB NO.

13-3747-6

J:\133747-5 Mill Ridge Phase 4 Subdivision\Subdivision Plat\13-3747-5 Mill Ridge Phase 4 Subdivision Plat.dwg, Plotted: Nov 14, 2019 - 3:52pm

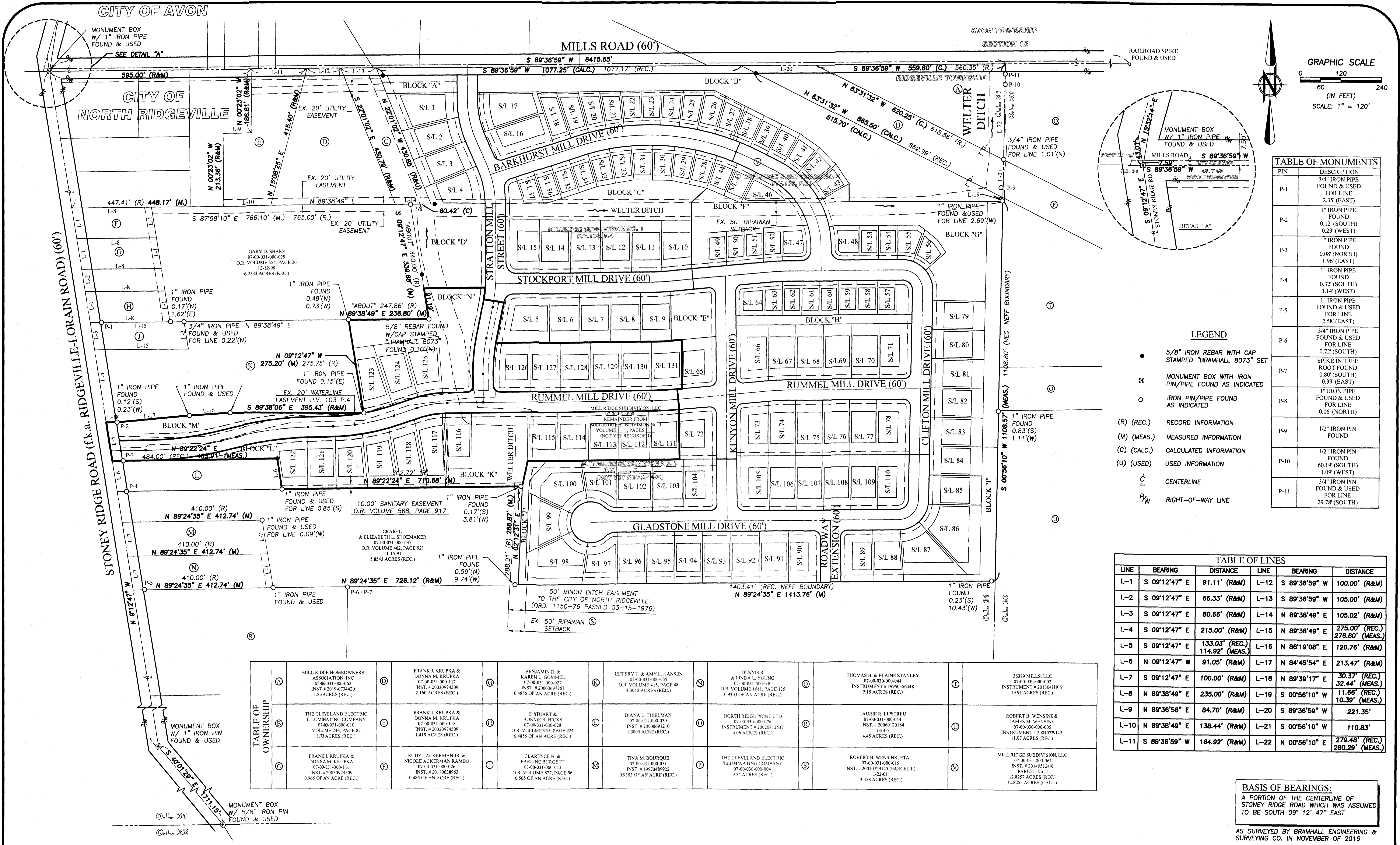


TABLE OF MONUMENTS	
PIN	DESCRIPTION
P-1	3/4" IRON PIPE FOUND & USED FOR LINE 2.35' (EAST)
P-2	1" IRON PIPE FOUND 0.12' (SOUTH) 0.23' (WEST)
P-3	1" IRON PIPE FOUND 0.08' (NORTH) 1.96' (EAST)
P-4	1" IRON PIPE FOUND 0.32' (SOUTH) 3.14' (WEST)
P-5	1" IRON PIPE FOUND & USED FOR LINE 2.58' (EAST)
P-6	3/4" IRON PIPE FOUND & USED FOR LINE 0.72' (SOUTH)
P-7	SPIKE IN TREE ROOT FOUND 0.80' (SOUTH) 0.39' (EAST)
P-8	1" IRON PIPE FOUND & USED FOR LINE 0.06' (NORTH)
P-9	1/2" IRON PIN FOUND
P-10	1/2" IRON PIN FOUND 60.19' (SOUTH) 1.09' (WEST)
P-11	3/4" IRON PIN FOUND & USED FOR LINE 29.78' (SOUTH)

TABLE OF LINES					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	S 09°12'47" E	91.11' (R&M)	L-12	S 89°36'59" W	100.00' (R&M)
L-2	S 09°12'47" E	66.33' (R&M)	L-13	S 89°36'59" W	105.00' (R&M)
L-3	S 09°12'47" E	80.66' (R&M)	L-14	N 89°38'49" E	105.02' (R&M)
L-4	S 09°12'47" E	215.00' (R&M)	L-15	N 89°38'49" E	275.00' (REC.) 276.60' (MEAS.)
L-5	S 09°12'47" E	133.03' (REC.) 114.92' (MEAS.)	L-16	N 86°19'08" E	120.76' (R&M)
L-6	N 09°12'47" W	91.05' (R&M)	L-17	N 84°45'54" E	213.47' (R&M)
L-7	S 09°12'47" E	100.00' (R&M)	L-18	N 89°39'17" E	30.37' (REC.) 32.44' (MEAS.)
L-8	N 89°38'49" E	235.00' (R&M)	L-19	S 00°56'10" W	11.66' (REC.) 10.39' (MEAS.)
L-9	N 89°36'58" E	84.70' (R&M)	L-20	S 89°36'59" W	221.35'
L-10	N 89°38'49" E	138.44' (R&M)	L-21	S 00°56'10" W	110.83'
L-11	S 89°36'59" W	164.92' (R&M)	L-22	N 00°56'10" E	279.48' (REC.) 280.29' (MEAS.)

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF STONEY RIDGE ROAD WHICH WAS ASSUMED TO BE SOUTH 09° 12' 47" EAST
AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING CO. IN NOVEMBER OF 2016

DATE	BY	DESCRIPTION
11-14-2019	AMK	ISSUE FOR PRELIMINARY REVIEW

DRAWN BY:
SJM

CHECKED BY:
AMK

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

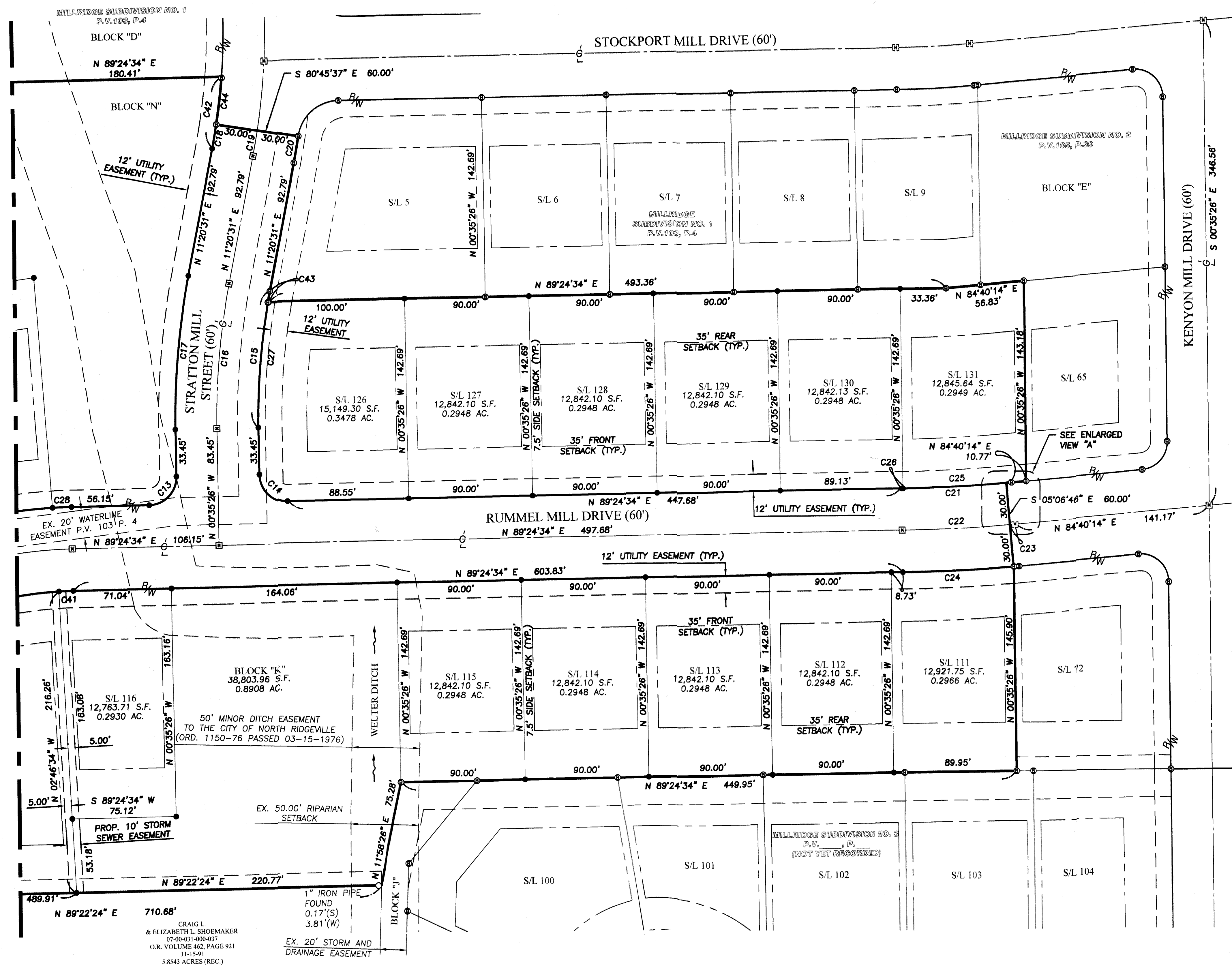
PREPARED FOR:
MILL RIDGE SUBDIVISION, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION NUMBER 4
PLAT - OVERALL
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
2 OF 4
JOB NO.
13-3747-6

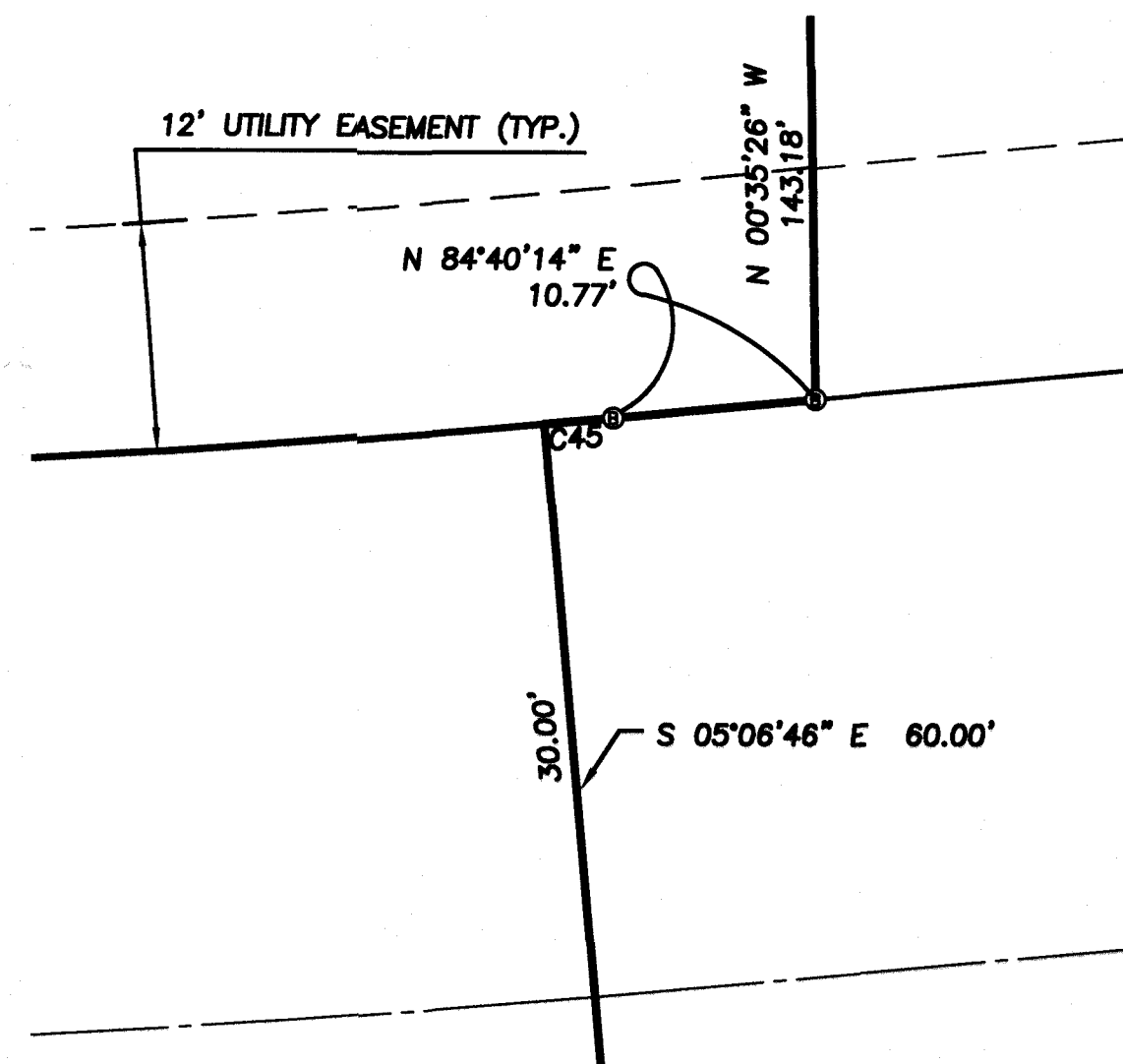
J:\13747-4 Millridge Phase 4 Subdivision Plat.dwg, Plotted: Nov 14, 2019 - 3:52pm

FOR CONTINUATION - SEE SHEET 4



PARCEL CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C13	31.42'	20.00'	28.28'	N 44°24'34" E	20.00'	90°00'00"
C14	31.42'	20.00'	28.28'	S 45°35'26" E	20.00'	90°00'00"
C15	97.88'	470.00'	97.70'	S 05°22'33" W	49.12'	11°55'56"
C16	104.13'	500.00'	103.94'	S 05°22'33" W	52.25'	11°55'56"
C17	110.38'	530.00'	110.18'	N 05°22'33" E	55.39'	11°55'56"
C18	17.24'	470.00'	17.24'	N 10°17'27" E	8.62'	02°06'07"
C19	18.34'	500.00'	18.34'	N 10°17'27" E	9.17'	02°06'07"
C20	19.44'	530.00'	19.44'	N 10°17'27" E	9.72'	02°06'07"
C21	76.55'	970.00'	76.54'	N 87°08'54" E	38.30'	04°31'20"
C22	78.93'	1000.00'	78.91'	N 87°08'54" E	39.48'	04°31'20"
C23	3.78'	1000.00'	3.78'	N 84°46'44" E	1.89'	00°13'00"
C24	81.30'	1030.00'	81.27'	N 87°08'54" E	40.67'	04°31'20"
C25	79.36'	970.00'	79.34'	N 87°00'51" E	39.70'	04°41'15"
C26	0.87'	970.00'	0.87'	N 89°23'02" E	0.44'	00°03'06"
C27	89.79'	470.00'	89.65'	S 04°52'56" W	45.03'	10°56'44"
C28	13.77'	330.00'	13.77'	N 88°12'51" E	6.89'	02°23'27"
C41	10.30'	270.00'	10.30'	N 88°19'00" E	5.15'	02°11'08"
C42	51.86'	470.00'	51.84'	N 08°10'50" E	25.96'	06°19'21"
C43	8.10'	470.00'	8.09'	S 10°50'54" W	4.05'	00°59'13"
C44	34.62'	470.00'	34.61'	S 07°07'47" W	17.32'	04°13'14"
C45	3.67'	970.00'	3.67'	S 84°46'44" W	1.84'	00°13'00"



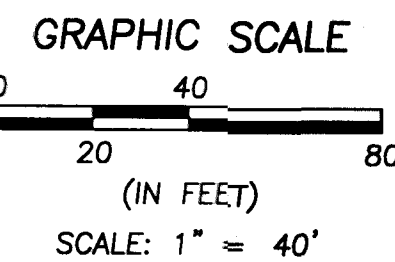
ENLARGED VIEW "A"

SCALE: 1"=10'



NOTES:

- PER NORTH RIDGEVILLE CODIFIED ORDINANCES SECTION 128.11 (4):
 - EACH DWELLING SHALL HAVE A MINIMUM SIDE-YARD DEPTH OF NOT LESS THAN FIVE FEET.
 - THE MINIMUM SEPARATION BETWEEN ADJACENT DWELLINGS SHALL BE NOT LESS THAN FIFTEEN FEET.



BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF STONEY RIDGE ROAD WHICH WAS ASSUMED TO BE SOUTH 09° 12' 47" EAST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN DECEMBER OF 2018

DATE: 11-14-2019

BY: AMK

DESCRIPTION: ISSUE FOR PRELIMINARY REVIEW

DRAWN BY: SJM

CHECKED BY: AMK

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

MILL RIDGE SUBDIVISION, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION NUMBER 4
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

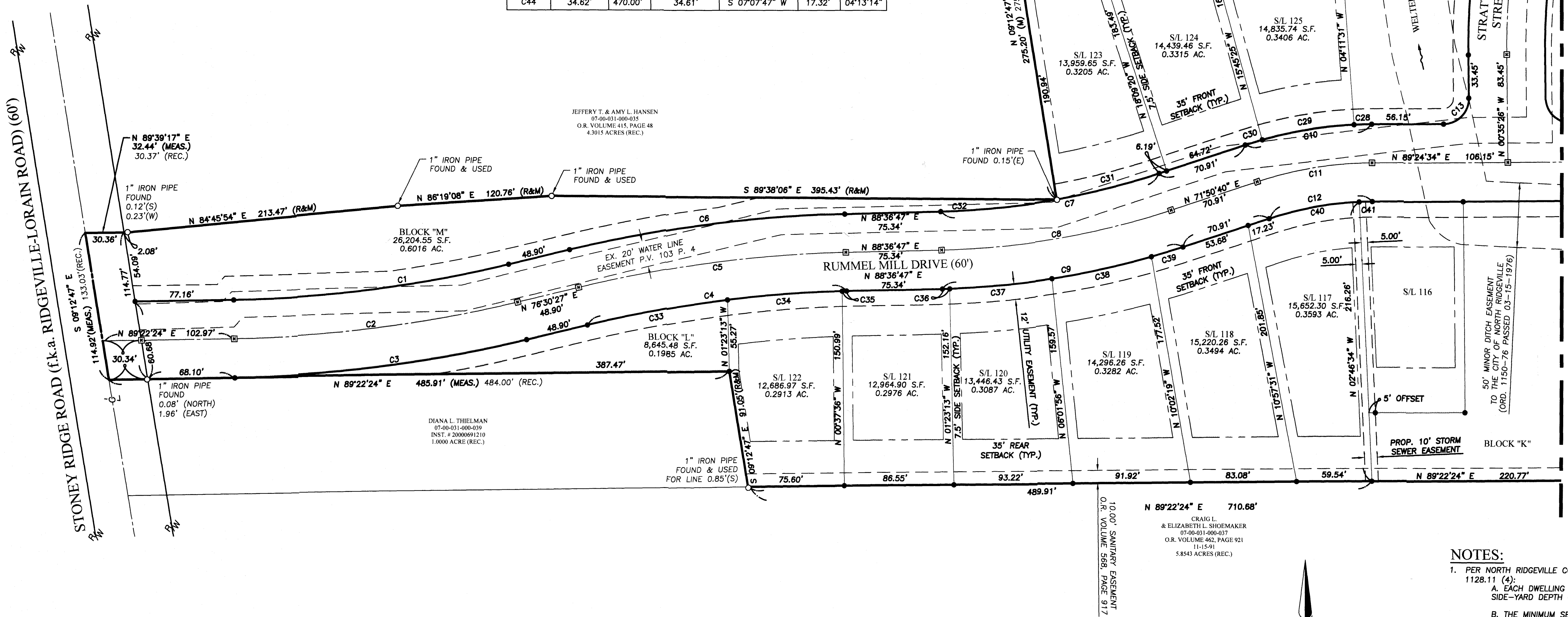
SHEET

3 OF 4

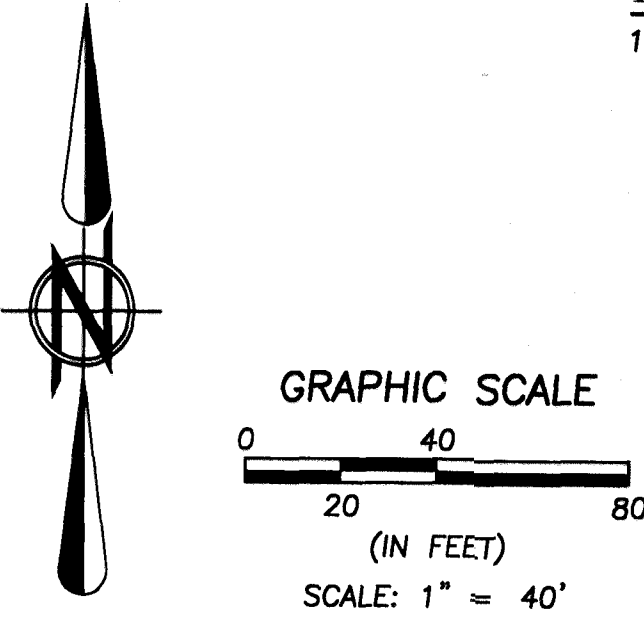
JOB NO.

13-3747-6

PARCEL CURVE TABLE													
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA	CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	217.81'	970.00'	217.36'	N 82°56'26" E	109.37'	12°51'57"	C19	18.34'	500.00'	18.34'	N 10°17'27" E	9.17'	02°06'07"
C2	224.55'	1000.00'	224.08'	N 82°56'26" E	112.75'	12°51'57"	C28	13.77'	330.00'	13.77'	N 88°12'51" E	6.89'	02°23'27"
C3	231.29'	1030.00'	230.80'	N 82°56'26" E	116.13'	12°51'57"	C29	73.58'	330.00'	73.43'	N 80°37'52" E	36.94'	12°46'33"
C4	204.94'	970.00'	204.56'	N 82°33'37" E	102.85'	12°06'19"	C30	13.82'	330.00'	13.81'	N 73°02'37" E	6.91'	02°23'56"
C5	211.28'	1000.00'	210.88'	N 82°33'37" E	106.03'	12°06'19"	C31	82.76'	595.00'	82.70'	N 75°49'45" E	41.45'	07°58'11"
C6	217.62'	1030.00'	217.21'	N 82°33'37" E	109.21'	12°06'19"	C32	91.37'	595.00'	91.28'	N 84°12'49" E	45.78'	08°47'56"
C7	174.14'	595.00'	173.52'	N 80°13'43" E	87.70'	16°46'07"	C33	111.33'	970.00'	111.27'	N 79°47'44" E	55.73'	06°34'34"
C8	182.92'	625.00'	182.26'	N 80°13'43" E	92.12'	16°46'07"	C34	90.14'	970.00'	90.11'	N 85°44'45" E	45.10'	05°19'29"
C9	191.70'	655.00'	191.01'	N 80°13'43" E	96.54'	16°46'07"	C35	3.46'	970.00'	3.46'	N 88°30'38" E	1.73'	00°12'17"
C10	101.17'	330.00'	100.77'	N 80°37'37" E	50.98'	17°33'55"	C36	5.74'	655.00'	5.74'	N 88°21'43" E	2.87'	00°30'06"
C11	91.97'	300.00'	91.61'	N 80°37'37" E	46.35'	17°33'55"	C37	80.54'	655.00'	80.49'	N 84°35'19" E	40.32'	07°02'44"
C12	82.77'	270.00'	82.45'	N 80°37'37" E	41.71'	17°33'55"	C38	79.65'	655.00'	79.60'	N 77°34'56" E	39.87'	06°58'02"
C13	31.42'	20.00'	28.28'	N 44°24'34" E	20.00'	90°00'00"	C39	25.77'	655.00'	25.77'	N 72°58'17" E	12.89'	02°15'15"
C16	104.13'	500.00'	103.94'	S 05°22'33" W	52.25'	11°55'56"	C40	72.47'	270.00'	72.26'	N 79°32'03" E	36.46'	15°22'46"
C17	110.38'	530.00'	110.18'	N 05°22'33" E	55.39'	11°55'56"	C41	10.30'	270.00'	10.30'	N 88°19'00" E	5.15'	02°11'08"
C18	17.24'	470.00'	17.24'	N 10°17'27" E	8.62'	02°06'07"	C42	51.86'	470.00'	51.84'	N 08°10'50" E	25.96'	06°19'21"
							C44	34.62'	470.00'	34.61'	S 07°07'47" W	17.32'	04°13'14"



- NOTES:**
- PER NORTH RIDGEVILLE CODIFIED ORDINANCES SECTION 1128.11 (4):
 - EACH DWELLING SHALL HAVE A MINIMUM SIDE-YARD DEPTH OF NOT LESS THAN FIVE FEET.
 - THE MINIMUM SEPARATION BETWEEN ADJACENT DWELLINGS SHALL BE NOT LESS THAN FIFTEEN FEET.



BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF STONEY RIDGE ROAD WHICH WAS ASSUMED TO BE SOUTH 09° 12' 47" EAST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN DECEMBER OF 2018

DATE	BY	DESCRIPTION
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BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

DRAWN BY: SJM
CHECKED BY: AMK

PREPARED FOR:
MILL RIDGE SUBDIVISION, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION NUMBER 4
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
4 OF 4
JOB NO.
13-3747-6

IMPROVEMENT PLANS
FOR
MILLRIDGE SUBDIVISION - PHASE NO. 4

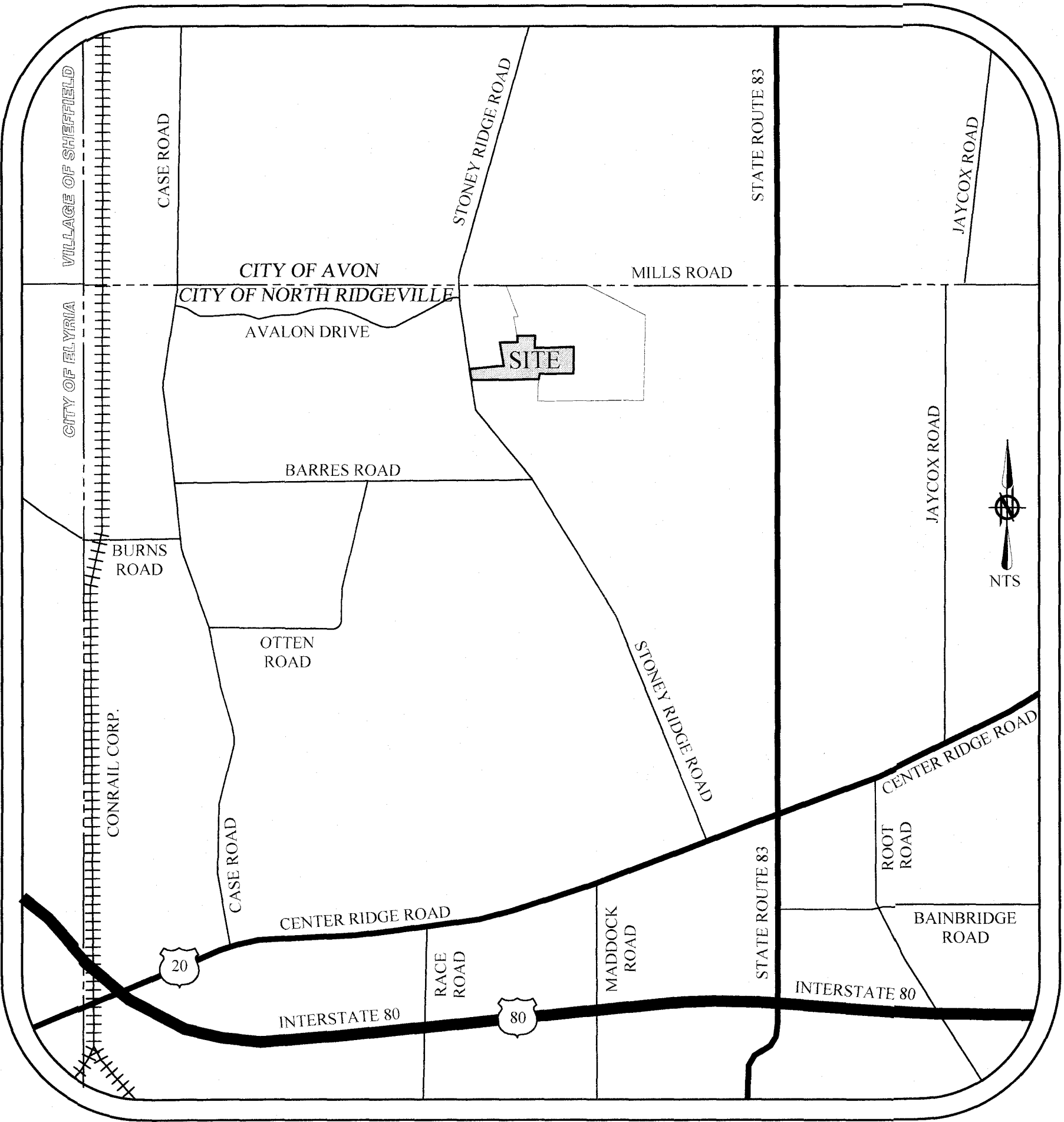
BEING SUBLOTS 111-131 INCLUSIVE AND SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 31.

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LEGEND OF SYMBOLS & LINETYPES:

	CENTERLINE		PROPOSED FIRE HYDRANT
	RIGHT-OF-WAY		EXISTING FIRE HYDRANT
	POWER POLE		SURFACE WATER FLOW
	EXISTING WATER VALVE		PROPOSED YARD DRAIN
	PROPOSED WATER VALVE		EXISTING CATCHBASIN
	CLEAN OUT		PROPOSED CATCHBASIN
	EXISTING MONUMENT BOX		PROPOSED MONUMENT BOX
	TOP OF CURB		EXISTING MANHOLE
	FINISH GRADE AT HOUSE		PROPOSED MANHOLE
	EXISTING ELECTRIC BOX		SPOT GRADE ELEVATION
	EXISTING CABLE BOX		EXISTING STORM
	EXISTING GAS MARKER		EXISTING GAS
	SUBLOT LINE		EXISTING WATER
	PROPOSED STORM		EXISTING SANITARY
	PROPOSED WATER		EXISTING EASEMENT
	PROPOSED SANITARY		PROPOSED EASEMENT



VICINITY MAP

APPROVALS ON BEHALF OF THE CITY OF NORTH RIDGEVILLE:

DANIEL A. RODRIGUEZ, P.E.
CITY ENGINEER

DATE

ENGINEER PREPARING PLANS:

CHRISTOPHER L. HOWARD, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. E-61829



DATE

EPA APPROVALS:

APPROVED BY THE OHIO EPA LETTER DATED _____
(SANITARY)

APPROVED BY THE OHIO EPA LETTER DATED _____
(WATER)

NOTE

1. STREET LIGHTING IS TO BE INSTALLED BY THE DEVELOPER WITH THIS PROJECT.
2. PER CITY ORDINANCE 3862--2002 THE CITY OF NORTH RIDGEVILLE SHALL INSTALL ALL TRAFFIC CONTROL DEVICES. THE DEVELOPER WILL BE CHARGED FOR THE INSTALL OF THE DEVICES.
3. A MINIMUM OF 1 TREE SHALL BE INCLUDED ON THE INDIVIDUAL SITE PLAN. THE PROPOSED TREE SHALL BE POSITIONED SO THAT IT WILL BE OUTSIDE OF THE CITY RIGHT-OF-WAY. (SEE SHEET 31)

EXISTING 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, BRAMHALL ENGINEERING AND SURVEYING COMPANY, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

UTILITY INFORMATION

PAVEMENT, STORM,
SANITARY, WATER
CITY OF NORTH RIDGEVILLE
35010 BAINBRIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
PHONE: (440) 353 0814
FAX: (440) 353 3257

GAS
COLUMBIA GAS
3101 NORTH RIDGE ROAD E
LORAIN, OHIO 44055
PHONE: (440) 891 2428

TELEPHONE
WINDSTREAM
560 TERNES AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 329 4247

CABLE
SPECTRUM
576 TERNES LANE
ELYRIA, OH 44035
PHONE: (440) 366 0416

ELECTRIC
OHIO EDISON
6326 LAKE AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 326 3271

WATER TRANSMISSION
AVON LAKE MUNICIPAL UTILITIES
201 MILLER ROAD
AVON LAKE, OH 44012
PHONE: (440) 933 6226

REVISION	DATE:	BY:	DESCRIPTION:
	11/14/2019	CLH	ISSUE TO PLANNING COMMISSION

DRAWN BY:
REB

CHECKED BY:
CLH

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
TITLE SHEET
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 31
JOB NO.
13-3747-6

CITY OF NORTH RIDGEVILLE STANDARD GENERAL NOTES

GENERAL

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

PAYEMENTS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
STORM SEWERS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
SANITARY SEWERS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
WATERLINES	CITY OF NORTH RIDGEVILLE	(440) 353-0842
GAS-COLUMBIS GAS	DAN SUREN	(440) 881-2428
TELEPHONE-WANDSTREAM	GEOFF HAMM	(440) 329-4247
ELECTRIC-CHIO EDMSON	MIKE ZANNI	(440) 326-3271
CABLE-SPECTRUM	RON HRIBAL	(440) 388-0418 (EXT. 825)

WATER TRANSMISSION AVON LAKE MUNICIPAL UTILITIES (440) 933-8226

THE CONTRACTOR SHALL VERIFY THE ABOVE INFORMATION WITH OUPS WHEN HE CONTACTS THEM BEFORE CONSTRUCTION BEGINS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. WHERE IN ANY CASE THE PLANS AND SPECIFICATIONS DO NOT ENTIRELY COVER MATERIALS AND/OR WORKMANSHIP, THE "STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION WILL APPLY. ODOT REFERENCES MAY BE INDICATED THROUGHOUT THE PLANS, MATERIAL AND WORKMANSHIP SHALL ALSO CONFORM TO THE SPECIFICATIONS, RULES AND ORDINANCES OF THE CITY OF NORTH RIDGEVILLE. WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY ENGINEER SHALL DETERMINE THE GOVERNING AUTHORITY. ANY DEFECTS IN THE CONSTRUCTION INCLUDING MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER. REFERENCES THROUGHOUT THESE PLANS TO "THE ENGINEER" SHALL BE THE CITY ENGINEER.
5. ALL WORK SHALL BE DONE IN A SAFE MANNER AND AS A MINIMUM SHALL COMPLY WITH THE SPECIFIC SAFETY REQUIREMENTS OF THE OSHA AS DEFINED IN 29 CFR 1926.
6. AT LEAST FIVE DAYS PRIOR TO THE START OF ACTUAL CONSTRUCTION WORK, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEER AND APPROPRIATE CITY OFFICIALS, AND THE OWNER'S ENGINEER. THE CONTRACTOR OR HIS AUTHORIZED SUPERINTENDENT SHALL BE PRESENT, ALONG WITH ANY AND ALL PRIVATE UTILITY COMPANY REPRESENTATIVES. THIS MEETING WILL BE FOR COORDINATION AND PROCEDURE REVIEW PRIOR TO COMMENCING ANY PHYSICAL WORK.
7. THE CONTRACTOR SHALL NOT COMMENCE WITH ANY FORM OF CONSTRUCTION WITHOUT GIVING 24 HOUR NOTICE TO THE OFFICE OF THE CITY ENGINEER TO ARRANGE FOR INSPECTION. IF ANY CHANGE IN THE WORK SCHEDULE BECOMES NECESSARY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE INSPECTOR TO AVOID UNNECESSARY INSPECTION COSTS. IF NO NOTIFICATION IS MADE IN REGARDS TO CANCELLATION OF WORK, THE CONTRACTOR WILL BE CHARGED A MINIMUM OF FOUR (4) HOURS.
8. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY, SUCH AS CALCIUM CHLORIDE, WATER, OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE, AS DIRECTED BY THE ENGINEER, TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE.
9. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS BARRICADES, SATISFACTORY BARRIERS, LIGHTING, FLAGMEN, TEMPORARY GUARDRAIL, AND SUCH OTHER TRAFFIC CONTROL DEVICES AS PROVIDED IN "ITEM 814 - MAINTAINING TRAFFIC" SO AS TO AVOID DAMAGE AND/OR INJURY TO VEHICLES AND PERSONS USING THE ROADWAY DURING CONSTRUCTION. ALL AREAS OF PAVEMENT REMOVAL WHICH HAVE NOT BEEN FULLY RESTORED SHALL BE PROTECTED WITH CONES OR DRUMS DURING DAYLIGHT HOURS. THESE AREAS SHALL BE PROTECTED WITH FLASHING BARRICADES OR DRUMS WITH STEADY BURNING LIGHTS AT NIGHT. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS AS TO THE PROPOSED WORK WITH MINIMUM HAZARD, DELAY, AND INCONVENIENCE TO THE MOTORISTS USING THE STREETS AFFECTED BY THE WORK DONE UNDER THE CONTRACT AND HE SHALL COORDINATE ALL CLOSING OF STREETS WITH THE CITY ENGINEER AND THE POLICE CHIEF OF THE CITY OF NORTH RIDGEVILLE.
10. ACCESS ROADS SHALL BE KEPT FREE OF MUD, DEBRIS, DIRT, ETC, AND SHALL BE CLEANED EVERY DAY AT THE END OF WORK OR MORE FREQUENTLY IF SO ORDERED BY THE CITY OF NORTH RIDGEVILLE.
11. THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL HAVE A COMPETENT SUPERVISOR ON THE PROJECT AT ALL TIMES WHEN WORK IS BEING DONE.
12. NO SLAG OR OTHER SULFUROUS MATERIAL WILL BE USED ON THE PROJECT.

12. FOR RESIDENTIAL SUBDIVISIONS, THE TRAFFIC CONTROL SIGNS WILL BE ERECTED BY THE CITY OF NORTH RIDGEVILLE AND THE COST OF INSTALLATION WILL BE PAID BY THE DEVELOPER. THE INSTALLATION AND COST OF THE STREET NAME SIGNS AND STREET LIGHTS WILL BE DONE BY THE DEVELOPER AT HIS EXPENSE.
 13. THE CITY ENGINEER SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING THE ACTUAL CONSTRUCTION.
- ## EARTHWORK
1. ALL EXCAVATION AND FILL WORK SHALL BE DONE IN ACCORDANCE WITH ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS.
 2. THE SUBGRADE IN THE STREET SHALL BE LEFT TWO INCHES HIGH FOR THE PAVEMENT CONTRACTOR TO TRIM DOWN TO FINAL GRADE. THE CONTRACTOR SHALL PROOF ROLL THE GRADE WITH A FULLY LOADED (MAXIMUM LEGAL WEIGHT) TRIAXLE DUMP TRUCK. ANY "SOFT" SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTED EARTH.
 3. EARTHWORK SHALL BE DONE IN SUCH A FASHION AS TO NOT TRAP WATER DURING CONSTRUCTION.
 4. TREE AND BRUSH CLEARING/DISPOSAL SHALL BE DONE IN A MANNER ACCEPTABLE TO THE CITY OF NORTH RIDGEVILLE.
 5. ALL PAVEMENT AREAS SHALL HAVE ALL ORGANICS AND TOPSOIL REMOVED FROM THE AREA.
 6. AT ALL TIMES DURING THE PROGRESS OF THE WORK AND UNTIL RELEASE OF THE CONTRACTOR FROM HIS GUARANTEE BY THE OWNER, THE CONTRACTOR SHALL MAINTAIN THE BACKFILLED TRENCHES AND OTHER EXCAVATIONS. IN PARTICULAR, THOSE TRENCHES OR EXCAVATIONS WHICH ARE WITHIN FIFTEEN (15) FEET OF THE EDGE OF PAVEMENT OR THE EDGE OF TRAVELED ROADWAYS, SHALL BE KEPT FILLED UP THE SAME LEVEL AS THE ADJACENT UNDISTURBED GROUND, ANY SETTLEMENT WHICH OCCURS DURING THIS PERIOD SHALL BE IMMEDIATELY FILLED IN TO PREVENT THE POSSIBILITY OF ACCIDENTS.
 7. WHERE EXISTING SEWERS ARE ENCOUNTERED AND ARE INTERFERED WITH, FLOWS SHALL BE MAINTAINED. SEWAGE OR OTHER LIQUID MUST BE HANDLED BY THE CONTRACTOR EITHER BY CONNECTION INTO OTHER SEWERS (WITH THE APPROVAL OF THE CITY ENGINEER) OR BY TEMPORARY PUMPING TO A SATISFACTORY OUTLET. SEWAGE OR OTHER LIQUID SHALL NOT BE PUMPED, BAILED OR FLUMED OVER THE STREET.
 9. BACKFILL SHALL INCLUDE THE MATERIAL PLACED ABOVE THE BEDDING AND SHALL CONSIST OF FINELY DIVIDED SOIL FREE FROM STONES, RUBBISH, LARGE CLUMPS OR OTHER HARMFUL DEBRIS. THE BACKFILL SHALL BE TAMPED IN SIX (6) INCH LAYERS.
 10. BACKFILL WITHIN EXISTING OR PROPOSED PAVED OR STONE STREETS, ALLEYS, DRIVEWAYS, PARKING AREA AND PROPOSED SIDEWALKS, OR WITHIN FIVE (5) FEET OF THESE AREAS SHALL CONSIST OF A DURABLE GRAVEL OR CRUSHED STONE MEETING THE REQUIREMENTS OF ITEM 304 OF THE CURRENT ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS. THE USE OF A 304 RECYCLED CONCRETE EQUIVALENT AND SLAG IS PROHIBITED. THE GRANULAR BACKFILL SHALL BE MECHANICALLY TAMPED IN SIX (6) INCH LAYERS SO THAT THE BACKFILL WILL HAVE A DENSITY EQUAL TO A MINIMUM OF 95% OF THAT POSSIBLE UNDER OPTIMUM MOISTURE CONTENT AS DETERMINED BY STANDARD PROCTOR TEST.

ROADWAY

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

6. IN AREAS OF HIGH GROUNDWATER OR WHERE SURFACE SEEPAGE HAS BEEN OBSERVED IT MAY BE NECESSARY TO CONSTRUCT DRAINS PERPENDICULAR TO THE PROPOSED PAVEMENT. THESE UNCLASSIFIED PIPE UNDERDRAINS, CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 805, SHALL BE 3 FEET BELOW PAVEMENT GRADE AND CONNECTED INTO THE APPROPRIATE STORM CONDUIT OR OUTLET. CONDUIT SHALL BE 6" DIAMETER PERFORATED PVC TYPE PS-48 PIPE CONFORMING TO ASTM F-758 OR 6" DIAMETER PERFORATED PSM POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH GEOTEXTILE DRAIN SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09, TYPE A, AND WITH NO. 8 STONE OR GRAVEL AGGREGATE.

UNDERGROUND INSTALLATIONS - GENERAL

1. THE VARIOUS UNDERGROUND INSTALLATION ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL EXCAVATION, MATERIAL, LABOR, BEDDING, BACKFILL, COMPACTION, EQUIPMENT, UTILITY PROTECTION, MAINTENANCE OF ROADWAYS AND DRIVES UNTIL FINAL REPLACEMENT, PUMPING AND/OR DEWATERING, CONSTRUCTION AND REMOVAL OF ALL NECESSARY TRENCH PROTECTION AND ALL OTHER INCIDENTAL ITEMS NECESSARY TO INSTALL SUCH UTILITY. THE CONTRACTOR IS TO TOTALLY FAMILIARIZE HIMSELF WITH THE GROUND CONDITIONS THAT NOW DO OR MAY EXIST DURING THE CONSTRUCTION SO AS NOT TO ADVERSELY AFFECT THE INTEGRITY OF ANY UTILITY INSTALLATION OR STRUCTURE ON THE CONSTRUCTION SITE OR ADJACENT PROPERTIES.
 2. ALL SANITARY SEWER AND STORM SEWER CONSTRUCTION SHALL CONFORM WITH ODOT ITEM 611.
 3. ANY UNSUITABLE MATERIAL, MATERIAL NOT APPROVED BY THE ENGINEER FOR BACKFILL AND MATERIAL IN EXCESS OF THAT REQUIRED FOR BACKFILLING SHALL BE DISPOSED OF BY THE CONTRACTOR ON THE SITE.
 4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT ANY CAVING OR SETTLING OF EXCAVATION OR TRENCH WALLS WHICH COULD ENDANGER THE SAFETY OF ANY PERSON ENGAGED IN THE WORK OR IN ANY WAY DAMAGE THE UNDERGROUND INSTALLATIONS OF ADJACENT UTILITY OR PROPERTY; OR DIMINISH THE TRENCH WIDTH NECESSARY FOR THE PROPER CONSTRUCTION OF THE UNDERGROUND INSTALLATION OR OTHERWISE INJURE OR DELAY THE WORK. THE TYPE AND AMOUNT OF SUCH PROTECTION, SUCH AS TRENCH BOXES, SHEETING, SHORING, OR BRACING SHALL BE CONSISTENT WITH THE DEPTH AND WIDTH OF EXCAVATION, THE COMPOSITION AND WATER CONTENT OF THE SOIL IN THE PROXIMITY OF STRUCTURES OR OTHER UTILITIES, THE VIBRATION FROM EQUIPMENT AND THE SPOIL PLACEMENT, AND SHALL BE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
 5. IN ORDER TO REDUCE GROUND WATER SEEPAGE AND PROVIDE A STABLE TRENCH IT MAY BE NECESSARY TO DEWATER PRIOR TO EXCAVATION OF THE SEWER TRENCH AND/OR PROVIDE TEMPORARY SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT STRUCTURES, PAVEMENTS, OR UTILITIES, OR LOSS OF PRIVATE WELL WATER RESULTING FROM DEWATERING, LOSS OF GROUND, HEAVE, TRENCH CONSTRUCTION, AND ANY OTHER CONSTRUCTION METHODS. THE CONTRACTOR SHALL PROTECT ALL EXISTING SEWERS AND UTILITIES THAT THE PROPOSED INSTALLATION CROSSES BY COMPACTING THE BACKFILL UNDER SUCH EXISTING FACILITIES OR SHALL PROTECT THE EXISTING FACILITY IN A MANNER AS APPROVED BY THE ENGINEER. IF SHEETING IS USED, IT MAY BE NECESSARY TO DRIVE THE SHEETING SEVERAL FEET BELOW THE BOTTOM OF THE PIPE. WHEN USING MOVABLE TRENCH SUPPORTS OR SHEETING, CARE MUST BE EXERCISED SO AS NOT TO DISTURB THE PIPE LOCATION, JOINTING OR BEDDING MATERIAL. IF STEEL SHEETING IS USED IT SHALL BE HELD IN PLACE BY LONGITUDINAL BEAMS AND CROSS BRACES OR STRUTS AS REQUIRED TO RESTRAIN THE TOP OF THE SHEETING. IF TIMBER SHEETING AND BRACING IS USED, IT MUST BE OF GOOD QUALITY AND OF HARDWOOD CONSTRUCTION. AFTER THE PIPE HAS BEEN INSTALLED AND THE BALANCE OF THE BEDDING MATERIAL HAS BEEN PLACED OVER THE PIPE, THE REMOVAL OF ANY TRENCH PROTECTION SHALL BE CAREFULLY CONTROLLED. THE CONTRACTOR SHALL DEMONSTRATE THAT THE REMOVAL OF THE TRENCH PROTECTION WILL NOT ADVERSELY AFFECT THE PIPE LOCATION AND BEDDING. IF SHEETING CANNOT BE REMOVED WITHOUT ADVERSELY AFFECTING THE PIPE AND BEDDING LOCATION, THE ENGINEER MAY ORDER THE SHEETING CUT OFF AT SOME POINT, AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE AND LEFT IN PLACE.
 6. PRIOR TO ANY CONNECTION INTO AN EXISTING SEWER MANHOLE OR CONDUIT THE CONTRACTOR SHALL TAKE SUCH MEASURES AS NECESSARY, "AS APPROVED BY THE ENGINEER", (I.E. TEMPORARY PLUGS, SAND BAGS, ETC.) DURING THE COURSE OF THE CONSTRUCTION OF THE PROPOSED SEWERS, TO GUARD AGAINST ANY DRAINAGE FROM ENTERING THE EXISTING SYSTEM AND POSSIBLY CONTAMINATING SUCH SYSTEM WITH SILT.
7. WHERE THE PROPOSED IMPROVEMENTS CROSS EXISTING OR PROPOSED PAVEMENTS, INCLUDING A POINT FIVE (5) FEET BEYOND SUCH CROSSINGS, OR WHERE THE CONSTRUCTION METHODS USED BY THE CONTRACTOR RESULT IN THE TRENCH WALL BEING LESS THAN 3 FEET FROM THE EDGE OF THE PAVEMENT, THE ENTIRE TRENCH BACKFILL SHALL BE COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS WITH MECHANICAL TAMPERS MEETING NINETY-EIGHT (98) PERCENT OF MAXIMUM LABORATORY DRY WEIGHT.
 8. THE LINE AND GRADE OF SEWER MAINS SHALL BE CONTROLLED DURING THE SEWER CONSTRUCTION BY USE OF AN APPROVED LASER DEVICE.
 9. AT ALL STORM SEWER MAIN AND SANITARY SEWER MAIN INTERSECTIONS (CROSSINGS) WHEN PIPE CLEARANCE IS LESS THAN 18", THE LOWER PIPE SHALL BE ENCASED AND THE UPPER PIPE SHALL BE MONOLITHICALLY CRADLED IN 2800 PSI CONCRETE FOR THE WIDTH OF THE TRENCH. AT PIPE CROSSINGS GREATER THAN 18" THE BACKFILL BELOW THE UPPER PIPE SHALL BE COMPACTED IN PLACE TO THE SATISFACTION OF THE ENGINEER.
- ## STORM SEWERS
1. STORM SEWER CONDUIT SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: STORM CONDUIT BETWEEN STREET BASINS AND CONNECTING TO MANHOLE SHALL BE (A.) ONLY IF COVER IS LESS THAN OR EQUAL TO ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE, OR MAY BE (E.) IF COVER IS GREATER THAN ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE. ALL FOOTING DRAIN CONNECTIONS SHALL BE (B.) ONLY.
 - A. REINFORCED CONCRETE PIPE ASTM C-76, "B" OR "C" WALL, 8 FOOT LENGTHS, WITH AN "O" RING CONFINED GASKET JOINT PER ASTM C-443: (A) 12" & LARGER DIA. CLASS IV.
 - B. POLYVINYL CHLORIDE (PVC) ASTM D-3034 (SDR 35) (ODOT 707.45) WITH GASKET MATERIAL CONFORMING TO ASTM F-477 AND JOINTS PER ASTM D-3212 OR SOLVENT CEMENT JOINTS PER ASTM D-2584.
 - C. PERMA-LOC (PVC) AASHTO SPECIFICATION IN N-304M (ODOT 707.43) WITH INTEGRAL BELL GASKET JOINTS IN ACCORDANCE WITH ASTM D-3212 AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
 - D. ULTRA-RIB (PVC) ASTM F 794 (ODOT 707.43) WITH INTEGRAL BELL AND SPIGOT JOINT IN ACCORDANCE WITH ASTM D-3212 AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - E. SMOOTH INTERIOR, CORRUGATED, HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO AASHTO SPECIFICATIONS M252 TYPE S AND M-284 TYPE S, (OFOT 707.33) AOS N-12, HANCOR HI-O, OR APPROVED EQUAL. THE JOINTS SHALL BE SILT-TIGHT AND THE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477 (NOT PRESSURE RATED), INSTALLED IN ACCORDANCE WITH ASTM D-3212 AND MANUFACTURER'S RECOMMENDATIONS.
 2. OTHER OPTIONAL MATERIALS MAY BE USED WHEN APPROVED BY THE CITY ENGINEER.
 3. UNDERDRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 805. CONDUIT SHALL BE 6" DIAMETER PVC TYPE PS-48 PIPE CONFORMING TO ASTM F-758, OR 6" DIAMETER PSM POLYVINYLCHELOIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH A GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09, TYPE A, AND WITH THE GRANULAR MATERIAL BEING NO. 57 AGGREGATE (NO SLAG)
 4. ROOF DRAINS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS. NO CONNECTION TO STORM SEWER.
 5. AT LEAST 60 DAYS PRIOR TO THE END OF THE PERIOD FOR WHICH IMPROVEMENTS ARE COVERED BY MAINTENANCE BONDS, THE DEVELOPER SHALL CLEAN AND VIDEO TAPE THE STORM SEWER, SANITARY SEWER AND MANHOLES, OR CAUSE THIS TO BE DONE BY A SUBCONTRACTOR OR BUILDER(S) WHO THE DEVELOPER HOLDS RESPONSIBLE PRIOR TO RELEASE OF THE MAINTENANCE BONDS COVERING THE IMPROVEMENTS. TWO (2) COPIES OF THE VIDEO TAPE(S) AND A WRITTEN REPORT OF THE RESULTS SHALL BE FURNISHED TO THE DEVELOPER AND THE CITY ENGINEER, BOTH THE TAPING AND THE WRITTEN REPORT SHALL BE DONE TO THE SATISFACTION OF THE DEVELOPER AND THE CITY ENGINEER OR THEIR DESIGNEES. ANY AND ALL PROBLEMS DISCOVERED SHALL BE REMEDIATED WITHIN TEN (10) WORKING DAYS BY THE DEVELOPER OR BY THE PARTY THE DEVELOPER SHALL CAUSE TO REMEDIATE THE PROBLEMS, IF ANY
 6. ALL MAIN LINE STORM SEWERS SHALL BE CLEANED AND VIDEOTAPE IMMEDIATELY AFTER CONSTRUCTION AND THE VIDEOTAPE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. ALL DEFECTS SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR.

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

5/9/17, 6/28/17

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PREPARED FOR:

MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
GENERAL NOTES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
2 OF 31
JOB NO.
13-3747-6

CITY OF NORTH RIDGEVILLE
STANDARD GENERAL NOTES

SANITARY SEWERS

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

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

WATER SYSTEM

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

GATE VALVES

1. VALVES SHALL CONFORM IN ALL RESPECTS WITH AWWA C-500 OR C-509 AND WITH THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT SPECIFICATIONS.
2. ALL GATE VALVES THREE INCH AND LARGER SHALL HAVE A NON-RISING STEM, SHALL OPEN BY TURNING TO THE RIGHT, AND SHALL BE OPERATED BY A TWO-INCH SQUARE OPERATING NUT. NUTS SHALL HAVE AN ARROW AND THE WORD "OPEN" CAST THEREON TO INDICATE THE DIRECTION OF TURNING TO OPEN THE VALVE.
3. ALL GATE VALVES THREE-INCH TO 16 INCH IN SIZE SHALL BE OF RESILIENT WEDGE SEATED TYPE. THE VALVES SHALL HAVE RUBBER "O" RING PACKING SEALS AND MECHANICAL JOINT ENDS UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE CITY ENGINEER. IF THE TOP OF THE OPERATING NUT IS MORE THAN 36 INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE PROVIDED TO PLACE THE OPERATING WRENCH NUT BETWEEN 24 AND 36 INCHES BELOW THE SURFACE.
4. ALL 20 AND 24 INCH GATE VALVES SHALL BE PROVIDED WITH A FOUR INCH BYPASS VALVE AND ALL 30 INCH TO 48 INCH VALVES INCLUSIVE SHALL BE PROVIDED WITH A SIX INCH BYPASS VALVE LOCATED BELOW THE CENTER OF THE VALVES.
5. ALL GATE VALVES 18 INCH AND UNDER SHALL BE CONSTRUCTED TO WORK VERTICALLY. GATE VALVES 20 INCH AND LARGER IN SIZE SHALL BE CONSTRUCTED TO WORK HORIZONTALLY.
6. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.

BUTTERFLY VALVES

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

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

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

HYDROSTATIC TESTING

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

DISINFECTING MAINS

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

CURB CONNECTIONS

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

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

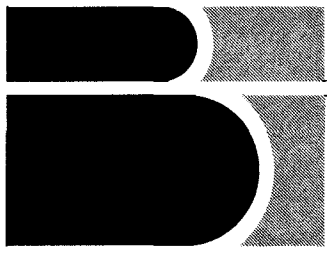
7/22/14

J:\13747-2 Millridge Phase 4\ORDINANCE\Improvement Plans\Sheet (2 of 3) General Notes.dwg, Printed: Nov. 14, 2019 - 2:30pm

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11/14/2019	CLH	ISSUE TO PLANNING COMMISSION

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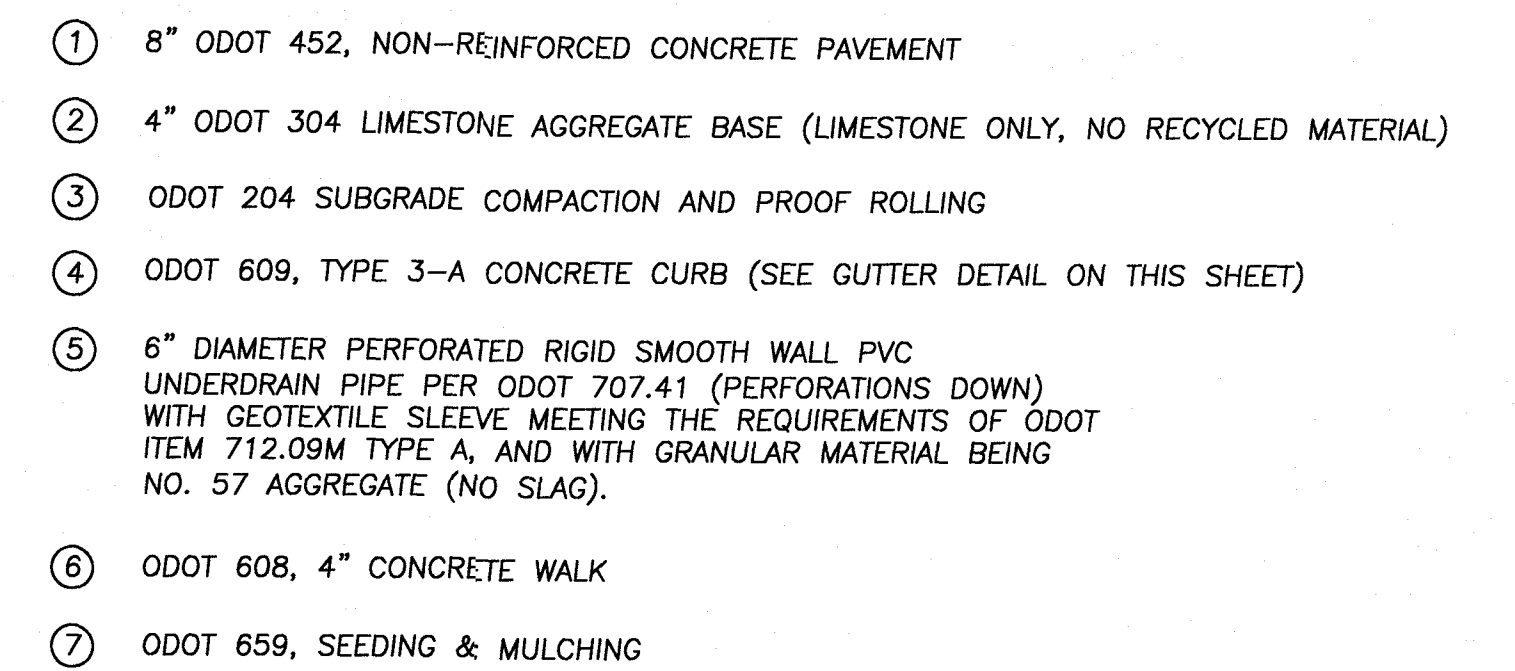


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801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

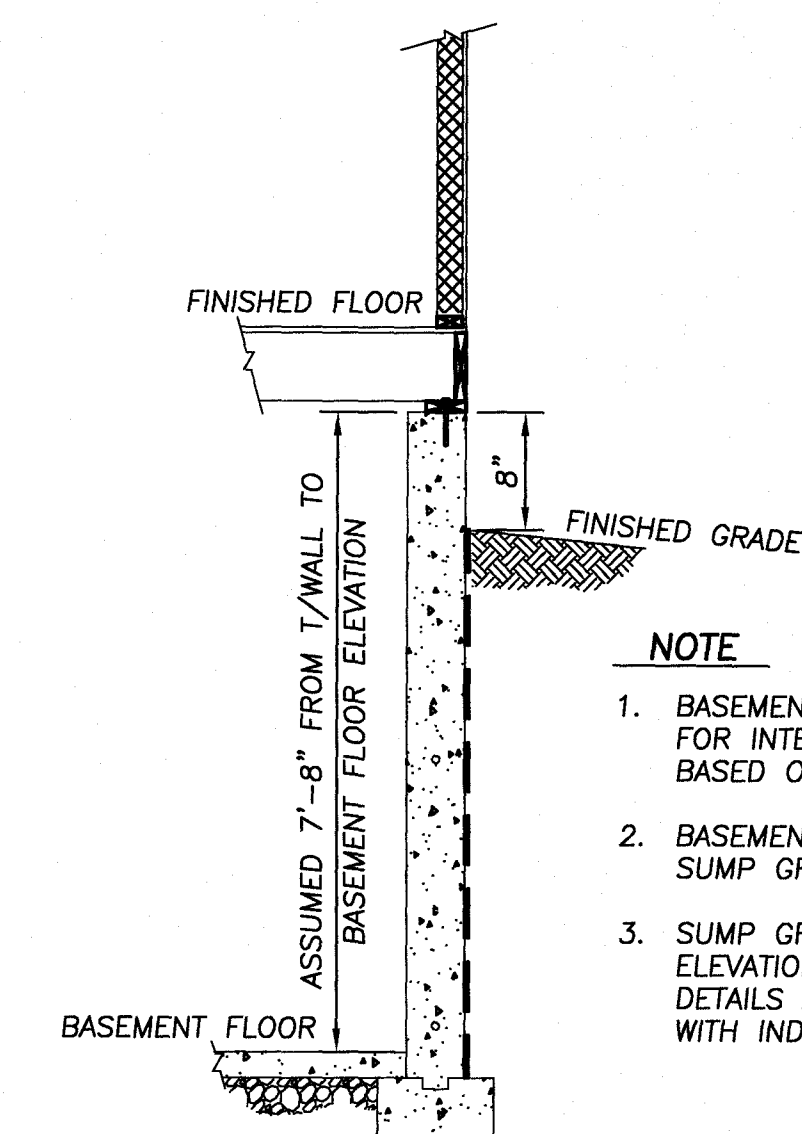
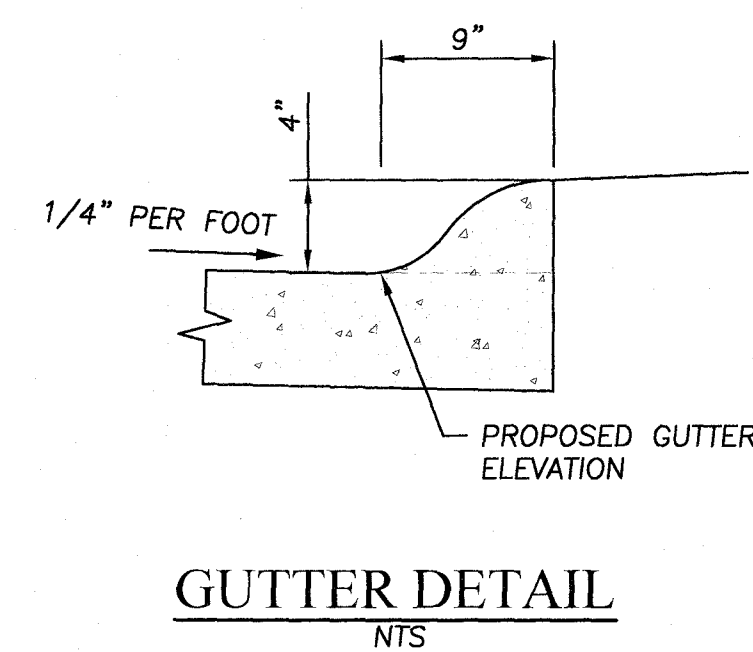
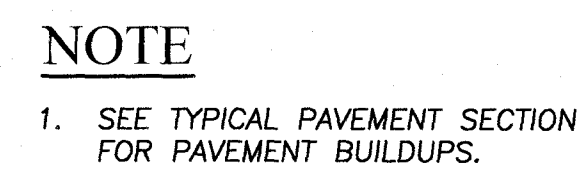
PREPARED FOR:
MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
GENERAL NOTES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
3 OF 31
JOB NO.
13-3747-6

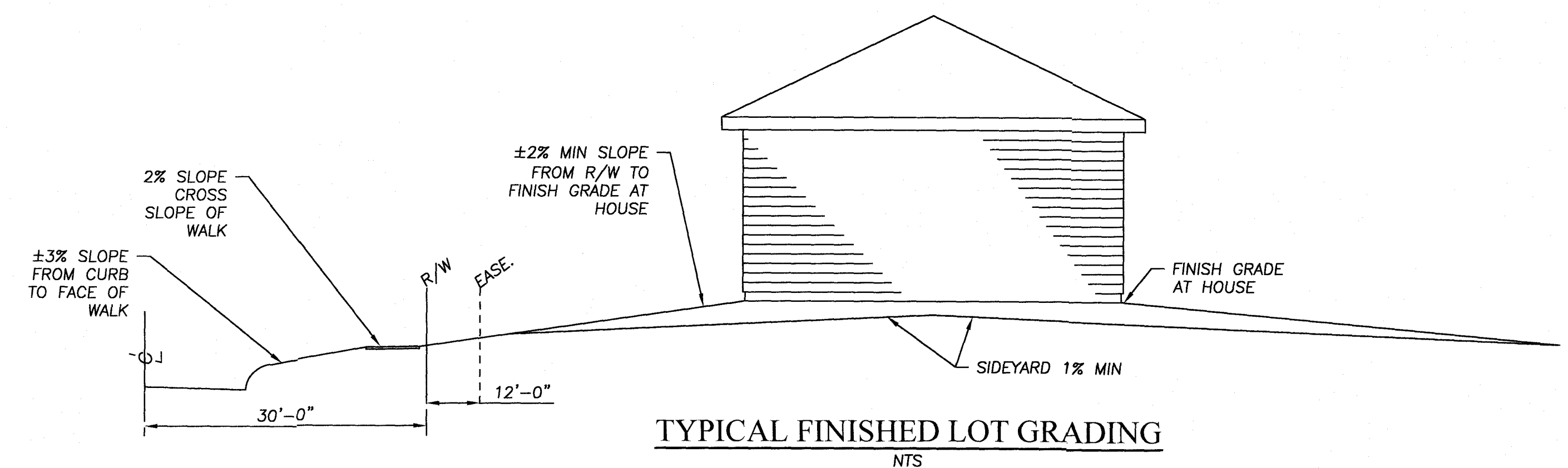


1. A CURING AGENT SHALL BE APPLIED TO ALL CONCRETE PAVEMENT. THE CURING AGENT SHALL BE A COMBINATION CURING AND SEALING COMPOUND AND SHALL BE SILENCURE AS FROM CHEMMASTERS, 300 EDWARDS STREET, MADISON, OHIO, 44057, WWW.CHEMMASTERS.NET OR AN APPROVED EQUAL. THE APPLICATION RATE SHALL BE 200 SQUARE FEET PER GALLON.



NOTE

1. BASEMENT ELEVATIONS ARE APPROXIMATE AND ARE SHOWN FOR INTENT ONLY. ELEVATIONS ARE SUBJECT TO CHANGE BASED ON INDIVIDUAL SITE PLANS.
2. BASEMENT ELEVATIONS ARE SHOWN TO DETERMINE IF A SUMP GRINDER PUMP MIGHT BE REQUIRED.
3. SUMP GRINDER PUMPS SHALL BE PROVIDED IF BASEMENT ELEVATION IS LOWER THAN THE PROPOSED SANITARY SEWER. DETAILS AND PLANS FOR GRINDER PUMP TO BE PROVIDED WITH INDIVIDUAL SITE PLANS.



TYPICAL FINISHED LOT GRADING
NTS

[illegible]

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MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
TYPICAL SECTIONS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
4 OF 31
JOB NO.
3-3747-6

OPEN SPACE PHASES BREAKDOWN

PHASE I	
PLAN ACREAGE:	17.39 ACRES
OPEN SPACE NEEDED (20% OF GROSS ACREAGE OF ENTIRE DEVELOPMENT AREA):	3.48 ACRES
OPEN SPACE PROVIDED:	5.74 ACRES
PHASE II	
PLAN ACREAGE:	17.66 ACRES
OPEN SPACE NEEDED (20% OF GROSS ACREAGE OF ENTIRE DEVELOPMENT AREA):	3.53 ACRES
OPEN SPACE PROVIDED:	4.01 ACRES
PHASE III	
PLAN ACREAGE:	11.96 ACRES
OPEN SPACE NEEDED (20% OF GROSS ACREAGE OF ENTIRE DEVELOPMENT AREA):	2.40 ACRES
OPEN SPACE PROVIDED:	0.78 OF AN ACRE
PHASE IV	
PLAN ACREAGE:	12.20 ACRES
OPEN SPACE NEEDED (20% OF GROSS ACREAGE OF ENTIRE DEVELOPMENT AREA):	2.44 ACRES
OPEN SPACE PROVIDED:	2.94 ACRES
TOTAL OPEN SPACE NEEDED FOR PHASE I, II, III, & IV	
PLAN ACREAGE:	59.21 ACRES
OPEN SPACE NEEDED (20% OF GROSS ACREAGE OF ENTIRE DEVELOPMENT AREA):	11.85 ACRES
OPEN SPACE PROVIDED:	13.47 ACRES
EXISTING ZONING CODE (PER NORTH RIDGEVILLE ZONING SECTION 1282)	
ALLOWABLE DENSITY:	2.30 UNITS PER ACRE
MAXIMUM NUMBER OF ALLOWABLE LOTS (PER ZONING):	140 LOTS
~ TOTAL NUMBER OF CLUSTER LOTS	
(35% OF MAX NUMBER):	47 UNITS
~ TOTAL NUMBER OF SINGLE FAMILY LOTS:	84 LOTS
~ TOTAL	131 LOTS
PHASE I:	
~ TOTAL NUMBER OF CLUSTER LOTS:	20 UNITS
~ TOTAL NUMBER OF SINGLE FAMILY LOTS:	17 LOTS
PHASE II:	
~ TOTAL NUMBER OF CLUSTER LOTS:	27 UNITS
~ TOTAL NUMBER OF SINGLE FAMILY LOTS:	19 LOTS
PHASE III:	
~ TOTAL NUMBER OF SINGLE FAMILY LOTS:	27 LOTS
PHASE IV:	
~ TOTAL NUMBER OF SINGLE FAMILY LOTS:	21 LOTS
MINIMUM LOT SIZE FOR SINGLE FAMILY:	12,800 Sq. Ft.

EXISTING ZONING CODE-CONTINUED

(PER NORTH RIDGEVILLE ZONING SECTION 1282)
WIDTH FOR SINGLE FAMILY: 80-100 FEET (AVERAGE OF 85')
95' MIN. (CORNER LOTS @ BUILDING LINE)

PHASE 4 BREAKDOWN

PLAN ACREAGE: 12.20 ACRES

FRONT YARD SETBACK:
~ SINGLE FAMILY: 30-40 FEET (AVERAGE OF 35')

REAR YARD SETBACK:
~ SINGLE FAMILY: 35 FEET MIN.

SIDE YARD:
~ MINIMUM OF 5' SETBACK,
~ MINIMUM 15' BUILDING SEPARATION FROM ADJACENT DWELLING
~ 35 FEET IF ABUTTING SINGLE FAMILY AREA

APPROXIMATE ROADWAY LENGTH: 1,990 L.F.

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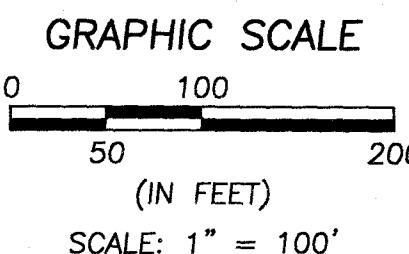
PREPARED FOR:

MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
MASTER GENERAL PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
5 OF 31
JOB NO.
13-3747-6

TABLE OF OWNERSHIP	A	MILL RIDGE HOMEOWNERS ASSOCIATION, INC. 07-00-031-000-027 INST. # 2019-0734420 1.80 ACRES (REC.)	B	FRANK J. KRUPKA & DONNA M. KRUPKA 07-00-031-000-027 INST. # 20030974509 2.160 ACRES (REC.)	C	BENJAMIN D. & KAREN L. GOMMEL 07-00-031-000-027 INST. # 20006097261 0.4855 OF AN ACRE (REC.)	D	JEFFERY T. & AMY L. HANSEN 07-00-031-000-035 O.R. VOLUME 415, PAGE 48 4.3015 ACRES (REC.)	E	DENNIS R. & LINDA L. YOUNG 07-00-031-000-030 O.R. VOLUME 1081, PAGE 135 0.9303 OF AN ACRE (REC.)	F	THOMAS B. & ELAINE STANLEY 07-00-031-000-044 INSTRUMENT # 19950356448 2.15 ACRES (REC.)	G	ROBERT B. WENSINK & JAMES M. WENSINK 07-00-031-000-005 INSTRUMENT # 20010729145 11.07 ACRES (REC.)
	B	THE CLEVELAND ELECTRIC ILLUMINATING COMPANY 07-00-031-000-010 VOLUME 246, PAGE 82 1.73 ACRES (REC.)	C	FRANK J. KRUPKA & DONNA M. KRUPKA 07-00-031-000-118 INST. # 20030974509 1.419 ACRES (REC.)	D	E. STUART & BONNIE R. HICKS 07-00-031-000-028 O.R. VOLUME 955, PAGE 224 0.4855 OF AN ACRE (REC.)	E	DIANA L. THEILMAN 07-00-031-000-039 INST. # 20006091210 1.0000 ACRE (REC.)	F	NORTH RIDGE POINT LTD 07-00-030-000-076 INSTRUMENT # 20020813357 4.06 ACRES (REC.)	G	ROBERT B. WENSINK, ETAL 07-00-031-000-015 INST. # 20010729145 (PARCEL II) 13.358 ACRES (REC.)	H	JUDITH A. GILL, BETH A. MOTTA 07-00-031-000-177 INST. # 20170655725 1.13 ACRES (REC.)
	C	FRANK J. KRUPKA & DONNA M. KRUPKA 07-00-031-000-116 INST. # 20030974509 0.965 OF AN ACRE (REC.)	D	RUDY J ACKERMAN JR. & NICOLE ACKERMAN RAMBO 07-00-031-000-026 INST. # 20170638963 0.485 OF AN ACRE (REC.)	E	MOLLY RUSCHAU & AARON J. RUSCHAU 07-00-031-000-013 INST. # 20190705215 0.505 OF AN ACRE (REC.)	F	TINA M. BOURQUE 07-00-031-000-031 INST. # 19970489922 0.9305 OF AN ACRE (REC.)	G	THE CLEVELAND ELECTRIC ILLUMINATING COMPANY 07-00-030-000-004 9.34 ACRES (REC.)	H	36389 MILLS, LLC 07-00-030-000-002 INSTRUMENT # 200130481919 19.91 ACRES (REC.)	I	JUDITH A. GILL, BETH A. MOTTA 07-00-031-000-178 INST. # 20170655725 0.70 OF AN ACRE (REC.)



J:\13747-6 Millridge Phase 4\Drawings\Improvement Plans\Sheet 03 Survey Control Plan.dwg, Plotted Nov 14, 2019 - 2:31pm

REVISION

DATE	BY	DESCRIPTION
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801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
SURVEY CONTROL PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
6 OF 31

JOB NO.
13-3747-6

CENTERLINE CURVE DATA									
CURVE #	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA	PC	PT	PI
C1	224.55'	1000.00'	224.08'	N 82°56'26" E	112.75'	12°51'57"	2+02.96	4+27.52	STA 3+15.24, 6.34' RT
C2	211.28'	1000.00'	210.88'	N 82°33'37" E	106.03'	12°06'19"	4+76.42	6+87.70	STA 5+82.06, 5.61' LT
C3	182.92'	625.00'	182.26'	N 80°13'43" E	92.12'	16°46'07"	7+63.03	9+45.95	STA 8+54.49, 6.75' RT
C4	91.97'	300.00'	91.61'	N 80°37'37" E	46.35'	17°33'55"	10+16.86	11+08.84	STA 10+62.85, 3.56' LT
C5	82.71'	1000.00'	82.69'	N 87°02'24" E	41.38'	04°44'20"	17+12.66	17+95.38	STA 17+54.02, 0.86' RT
C6	104.13'	500.00'	103.94'	N 05°22'33" W	52.25'	05°22'33"	1+83.45	2+87.58	STA 2+35.51, 2.72' LT
C7	104.13'	500.00'	103.94'	N 05°22'33" E	52.25'	11°55'55"	3+80.37	4+84.49	STA 4+32.43, 2.72' LT

CENTERLINE DATA		
LINE #	LENGTH	BEARING
L1	102.97'	N 89°22'24" E
L2	48.90'	N 76°30'27" E
L3	75.34'	N 88°36'47" E
L4	70.91'	N 71°50'40" E
C5	106.15'	N 89°24'34" E

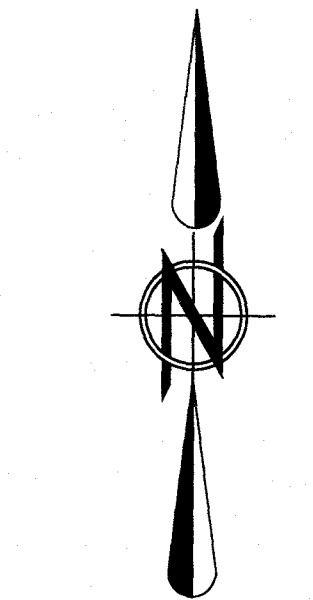
BENCHMARK

P.K. NAIL FOUND IN HIGH
TENSION TOWER BASE
ELEV.=704.57
(SEE SHEET 5 FOR LOCATION)

CONTROL POINTS

CONTROL POINT No. 1
1" PIN IN MONUMENT BOX
N: 638670.09
E: 2094083.14
ELEV: 709.83
(SEE SHEET 5 FOR LOCATION)

CONTROL POINT No. 2
REBAR
N: 638651.20
E: 2095160.69
ELEV: 706.15
(SEE SHEET 5 FOR LOCATION)



GRAPHIC SCALE
0 60
30 120
(IN FEET)
SCALE: 1" = 60'

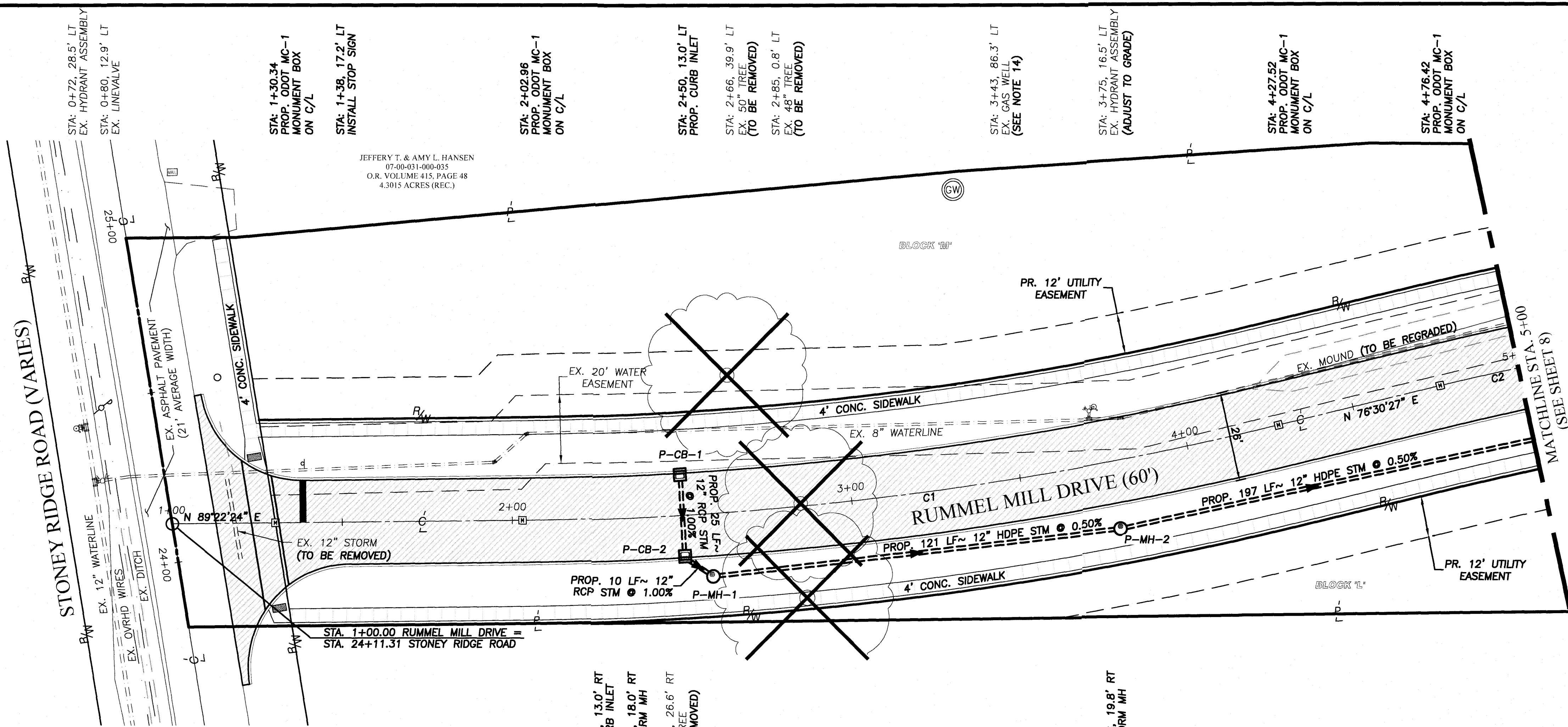
CURVE DATA

C1

R=1000.00'
L=224.55'
Δ=12°51'57"
T=112.75'
C=224.08'
N 82°56'26" E
PC=2+02.96
PT=4+27.52
PI=STA. 3+15.24, 6.34' RT

C2

R=1000.00'
L=211.28'
Δ=12°06'19"
T=106.03'
C=210.88'
N 82°33'37" E
PC=4+76.42
PT=6+87.70
PI=STA. 5+82.06, 5.61' LT

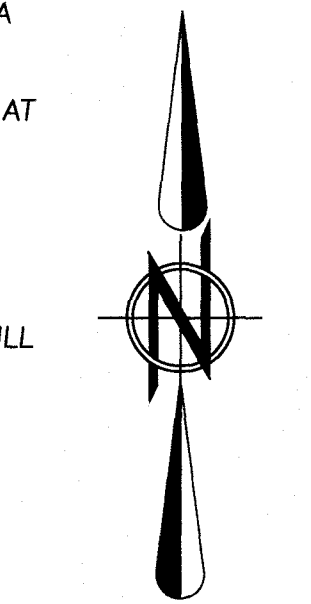


PLAN - RUMMEL MILL DRIVE (60')

SCALE: 1 IN. = 20 FT.

NOTES:

- ALL DIMENSIONS TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
- FOR INTERSECTION DETAILS, SEE SHEET 16.
- STATIONING FOR THE PROPOSED WATER HYDRANTS ARE TAKEN FROM THE CENTER OF THE HYDRANT.
- PUBLIC SIDEWALKS IN THE COMMON AREAS SHALL BE INSTALLED BY THE DEVELOPER.
- WATER SERVICE BOXES SHALL BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
- SANITARY SEWER CLEANOUTS SHALL BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
- CONTRACTOR TO PROVIDE PREMIUM FILL AT ALL STORM SEWER CROSSINGS OVER WATERLINE IN ACCORDANCE WITH CITY OF NORTH RIDGEVILLE STANDARDS. A MINIMUM O/O SEPARATION OF 18" IS REQUIRED.
- IF THERE IS LESS THAN 2.5 FEET FROM THE INVERT OF THE SANITARY SEWER MAIN TO THE BASEMENT FLOOR ELEVATION, THE HOUSE WILL REQUIRE HUNG SEWERS OR GRINDER PUMPS.
- STATIONING FOR THE PROPOSED CURB INLETS ARE TAKEN AT THE BACK OF CURB.
- CONTRACTOR SHALL INSTALL THE STORM SEWER SUCH THAT THE HYDRANT IS LOCATED IN THE MIDDLE OF THE PIPE SECTION AND NOT AT A JOINT.
- CONTRACTOR SHALL PLUG ALL WEEP HOLES AT HYDRANTS.
- CONTRACTOR SHALL VERIFY PREMIUM FILL IS PROVIDED FOR THE EXISTING WATERMAIN BETWEEN STATION 3+50 TO STATION 5+00.
- ALL REAR YARD DRAINAGE FOR EACH LOT WILL BE DETAILED OUT ON THE INDIVIDUAL PLOT PLANS.
- CONTRACTOR SHALL CONFIRM GAS WELL LOCATION WITH ODNR & THE CITY PRIOR TO STARTING CONSTRUCTION.

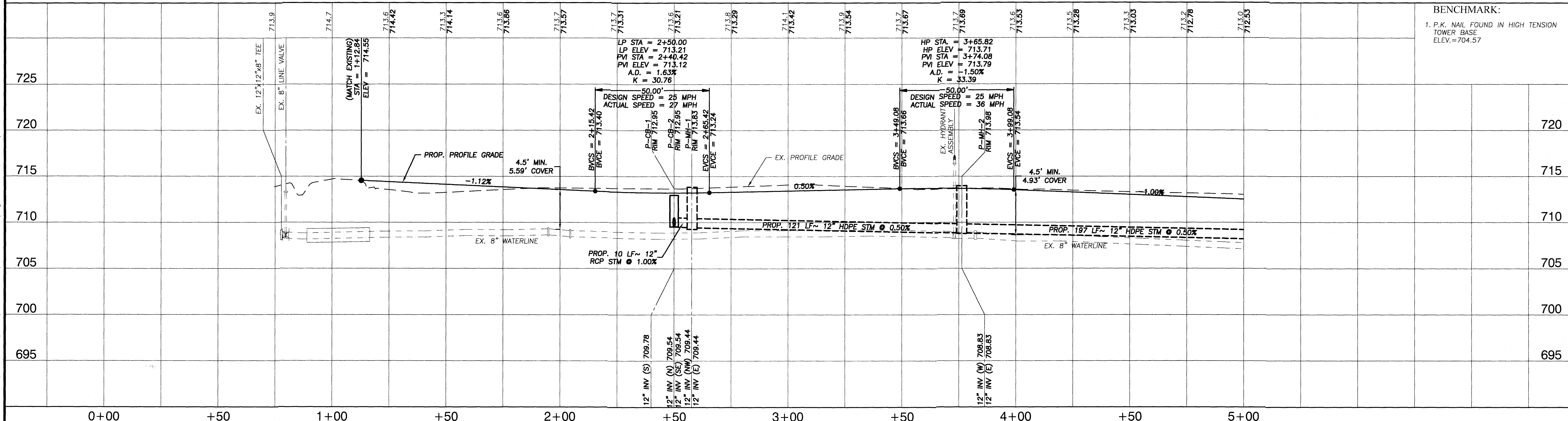


GRAPHIC SCALE

0 10 20 40
(IN FEET)
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

BENCHMARK:

1. P.K. NAIL FOUND IN HIGH TENSION TOWER BASE
ELEV.=704.57



DATE: 11/14/2019 BY: CLH DESCRIPTION: ISSUE TO PLANNING COMMISSION	DRAWN BY: REB CHECKED BY: CLH	BRAMHALL ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX	PREPARED FOR: MILLRIDGE DEVELOPMENT, LLC 38642 CENTER RIDGE ROAD NORTH RIDGEVILLE, OHIO 44039	MILLRIDGE SUBDIVISION - PHASE NO. 4 RUMMEL MILL DRIVE - STA. 0+00 TO STA. 5+00 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO	SHEET 7 OF 31 JOB NO. 13-3747-6
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J:\133747-6 Millage Phase 4\BAMHALL\Improvement Plans\Sheet 09 Rummel Mill Drive Sta. 5+00 to Sta. 9+75.dwg, Plotted Nov 14, 2019, 2:33pm

CURVE DATA

C2

R=1000.00'
L=211.28'
Δ=12°06'19"
T=106.03'
C=210.88'
N 82°33'37" E
PC=4+76.42
PT=6+87.70
PI=STA. 5+82.06, 5.61' LT

C3

R=625.00'
L=182.92'
Δ=16°46'07"
T=92.12'
C=182.26'
N 80°13'43" E
PC=7+63.03
PT=9+45.95
PI=STA. 8+54.49, 6.75' RT

PLAN - RUMMEL MILL DRIVE (60')

SCALE: 1 IN. = 20 FT.

NOTES:

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- CONTRACTOR SHALL PLUG ALL WEEP HOLES AT HYDRANTS.
- CONTRACTOR SHALL VERIFY PREMIUM FILL IS PROVIDED FOR THE EXISTING WATERMAIN BETWEEN STATION 5+00 TO STATION 5+50.
- ALL REAR YARD DRAINAGE FOR EACH LOT WILL BE DETAILED OUT ON THE INDIVIDUAL PLOT PLANS.
- CONTRACTOR SHALL CONFIRM GAS WELL LOCATION WITH ODNR & THE CITY PRIOR TO STARTING CONSTRUCTION.

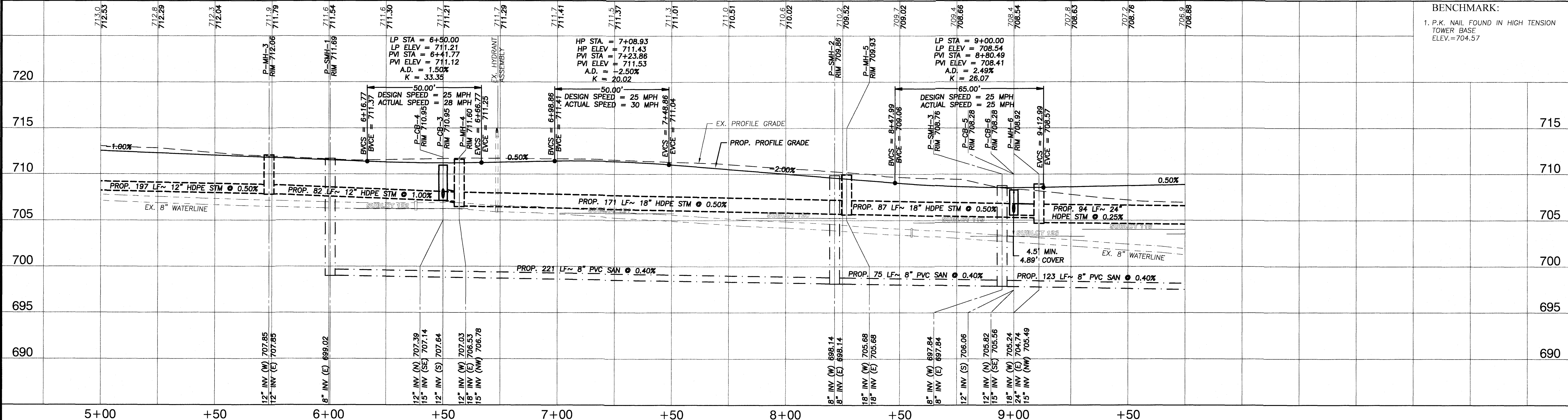


GRAPHIC SCALE

0 10 20 40
(IN FEET)
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

BENCHMARK:

1. P.K. NAIL FOUND IN HIGH TENSION TOWER BASE
ELEV.=704.57



REVISION	DATE	BY	DESCRIPTION
	11/14/2019	CLH	ISSUE TO PLANNING COMMISSION

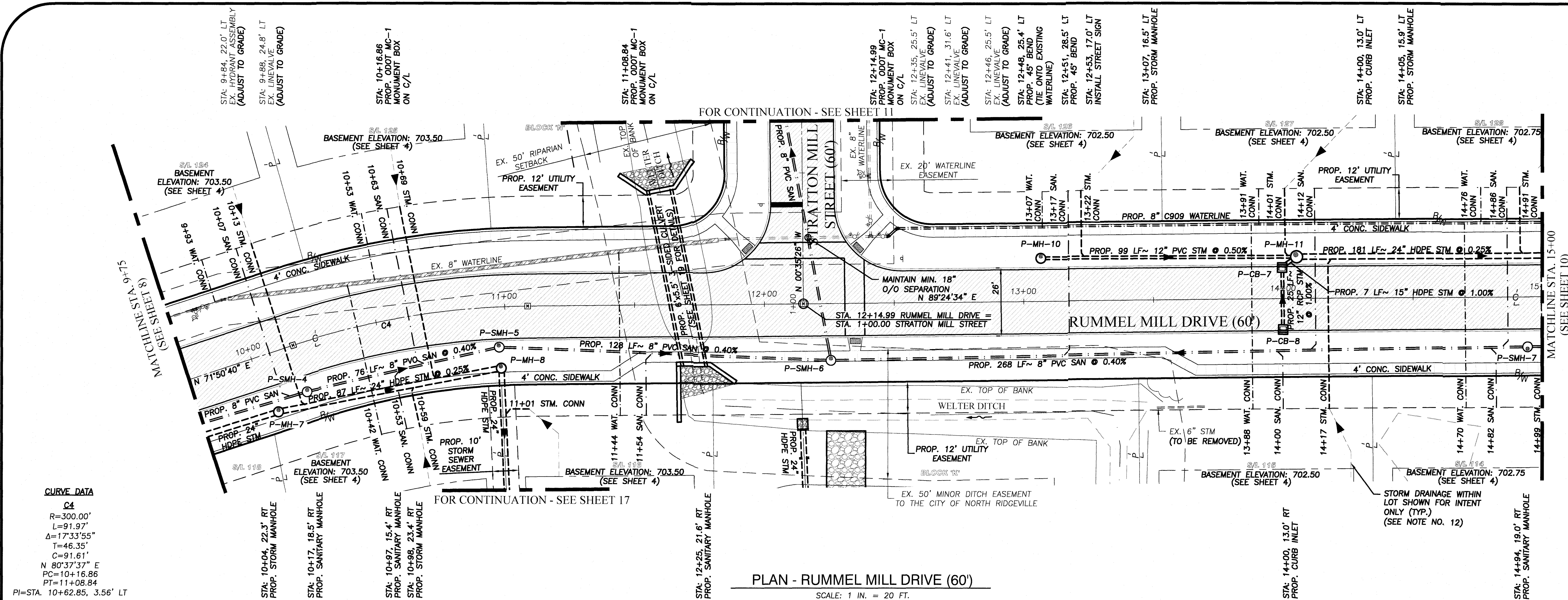
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CHECKED BY: CLH

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

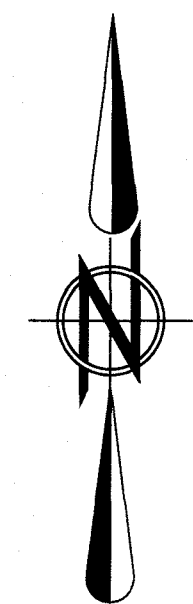
MILLRIDGE SUBDIVISION - PHASE NO. 4
RUMMEL MILL DRIVE - STA. 5+00 TO STA. 9+75
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
8 OF 31
JOB NO.
13-3747-6

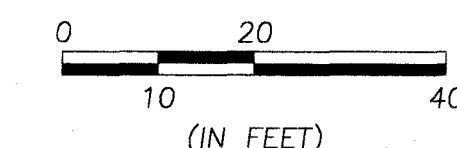


NOTES:

1. ALL DIMENSIONS TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
2. FOR INTERSECTION DETAILS, SEE SHEET 16.
3. STATIONING FOR THE PROPOSED WATER HYDRANTS ARE TAKEN FROM THE CENTER OF THE HYDRANT.
4. PUBLIC SIDEWALKS IN THE COMMON AREAS SHALL BE INSTALLED BY THE DEVELOPER.
5. WATER SERVICE BOXES SHALL BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
6. SANITARY SEWER CLEANOUTS SHALL BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
7. CONTRACTOR TO PROVIDE PREMIUM FILL AT ALL STORM SEWER CROSSINGS OVER WATERLINE IN ACCORDANCE WITH CITY OF NORTH RIDGEVILLE STANDARDS. A MINIMUM O/O SEPARATION OF 18" IS REQUIRED.
8. IF THERE IS LESS THAN 2.5 FEET FROM THE INVERT OF THE SANITARY SEWER MAIN TO THE BASEMENT FLOOR ELEVATION, THE HOUSE WILL REQUIRE HUNG SEWERS OR GRINDER PUMPS.
9. STATIONING FOR THE PROPOSED CURB INLETS ARE TAKEN AT THE BACK OF CURB.
10. CONTRACTOR SHALL INSTALL THE STORM SEWER SUCH THAT THE HYDRANT IS LOCATED IN THE MIDDLE OF THE PIPE SECTION AND NOT AT A JOINT.
11. CONTRACTOR SHALL PLUG ALL WEEP HOLES AT HYDRANTS.
12. ALL REAR YARD DRAINAGE FOR EACH LOT WILL BE DETAILED OUT IN THE INDIVIDUAL PLOT PLANS.



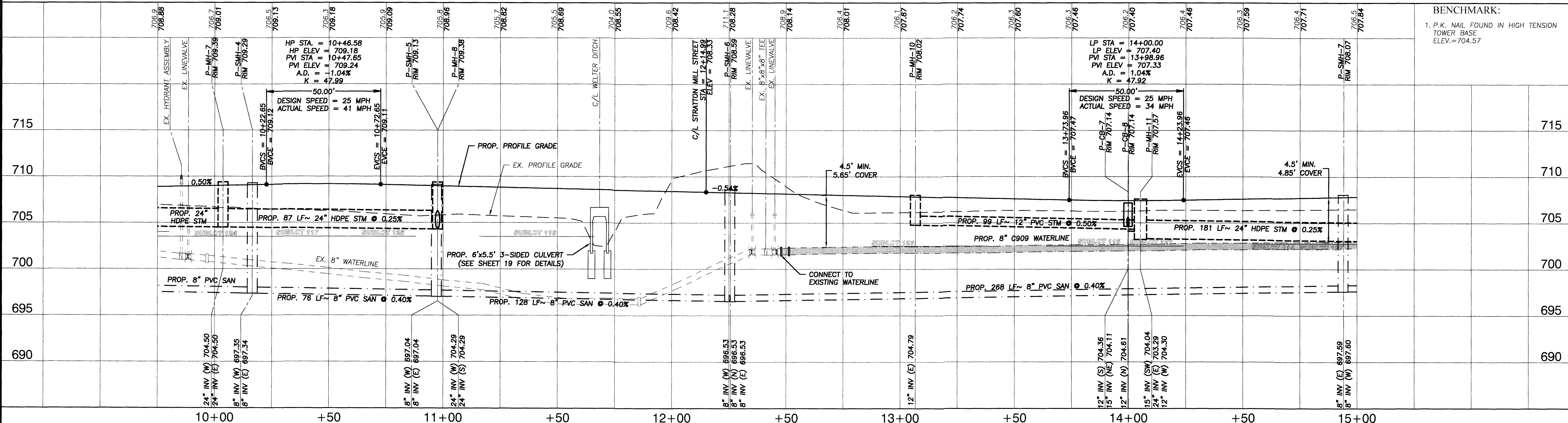
GRAPHIC SCALE



HORIZONTAL SCALE: 1" = 20'

BENCHMARK:

1. P.K. NAIL FOUND IN HIGH TENSION
TOWER BASE
ELEV.=704.57

[illegible]

DRAWN BY:
REB

KLD

CHECKED BY:



PREPARED FOR:

MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
RUMMEL MILL DRIVE - STA. 9+75 TO STA. 15+00
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET

9 --

OF 3

JOB NO

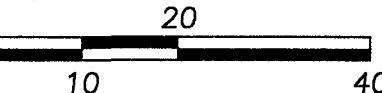
13-3747-6

NOTES:

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11. CONTRACTOR SHALL PLUG ALL WEEP HOLES AT HYDRANTS.



GRAPHIC SCALE



HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

PLAN - STRATTON MILL STREET (60')

SCALE: 1 IN. = 20 FT.

CURVE DATA

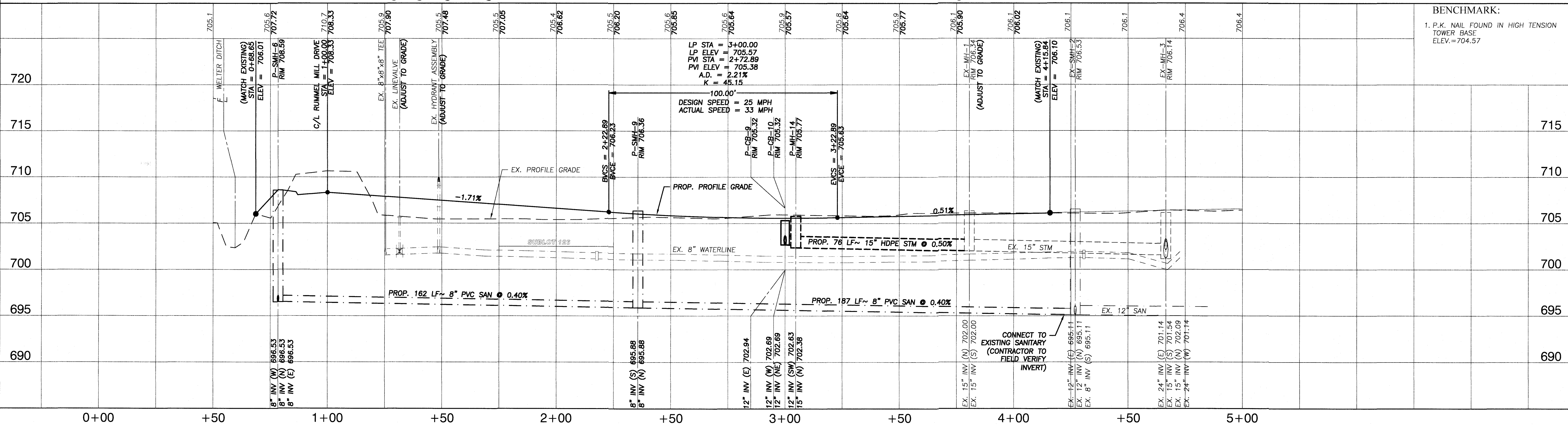
C6
R=500.00'
L=104.13'
Δ=11°55'56"
T=52.25'
C=103.94'
N 05°22'33" W
PC=1+83.45
PT=2+87.58
PI=STA. 2+35.51, 2.72' LT

C7
R=500.00'
L=18.34'
Δ=02°06'07"
T=9.17'
C=18.34'
N 10°17'27" E
PC=3+80.37
PT=4+84.49
PI=STA. 4+32.43, 2.72' RT

STA. 1+25, 19.9' RT
EX. LINEVALVE
(ADJUST TO GRADE)
STA. 1+25, 30.8' RT
EX. LINEVALVE
(ADJUST TO GRADE)
STA. 1+32, 26.2' RT
EX. LINEVALVE
(ADJUST TO GRADE)
STA. 1+50, 22.3' RT
EX. HYDRANT ASSEMBLY
(ADJUST TO GRADE)

STA. 3+00, 13.0' RT
PROP. CURB INLET
STA. 3+05, 16.8' RT
PROP. STORM MANHOLE
STA. 3+81, 18.4' RT
EX. STORM MANHOLE
(ADJUST TO GRADE)

STA. 4+67, 18.5' RT
EX. STORM MANHOLE



BENCHMARK:

1. P.K. NAIL FOUND IN HIGH TENSION TOWER BASE
ELEV.=704.57

REVISION	DATE	BY	DESCRIPTION
1	11/14/2019	CLH	ISSUE TO PLANNING COMMISSION

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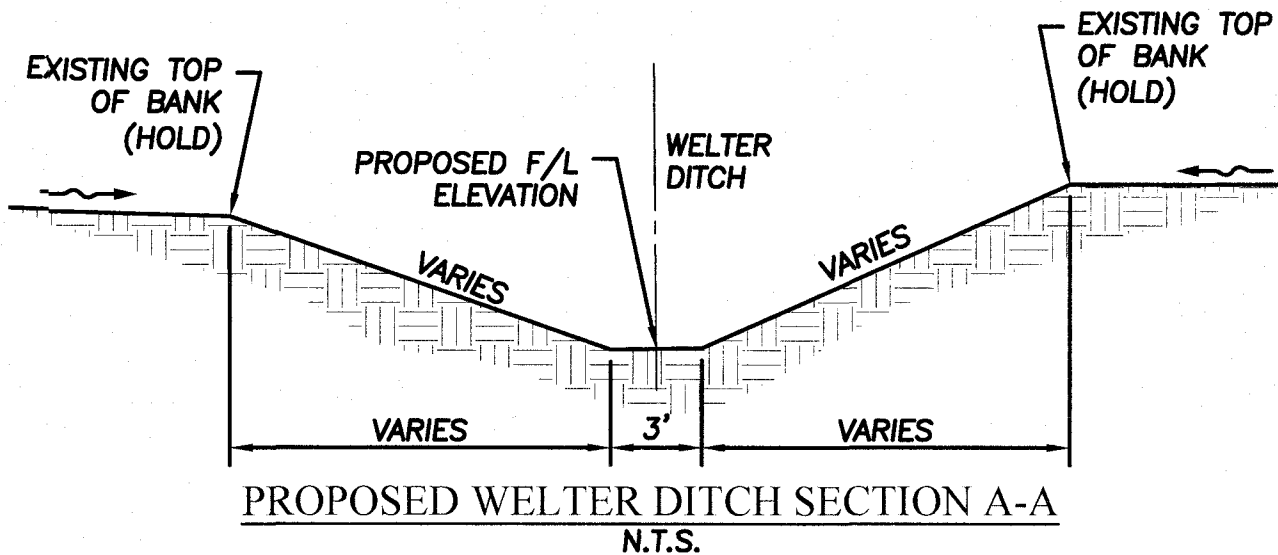
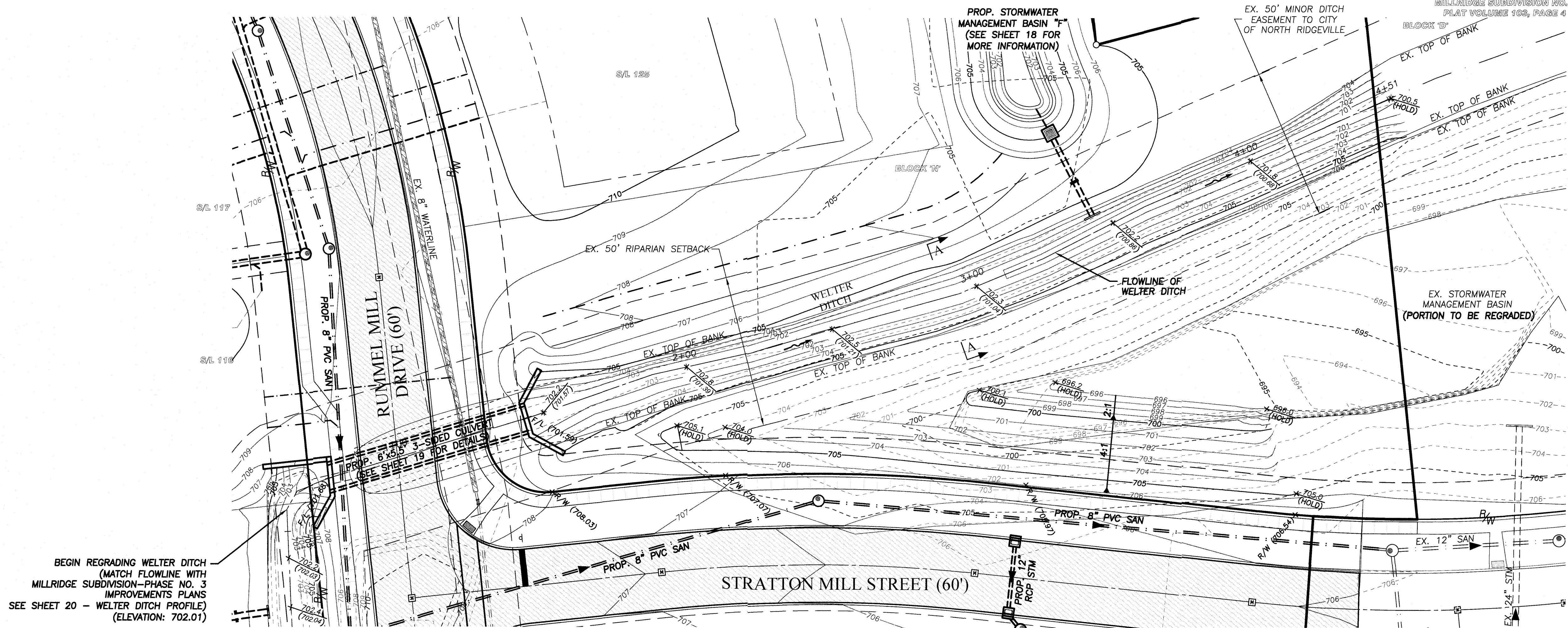
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PREPARED FOR:
MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
STRATTON MILL STREET - STA. 0+00 TO STA. 5+00
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

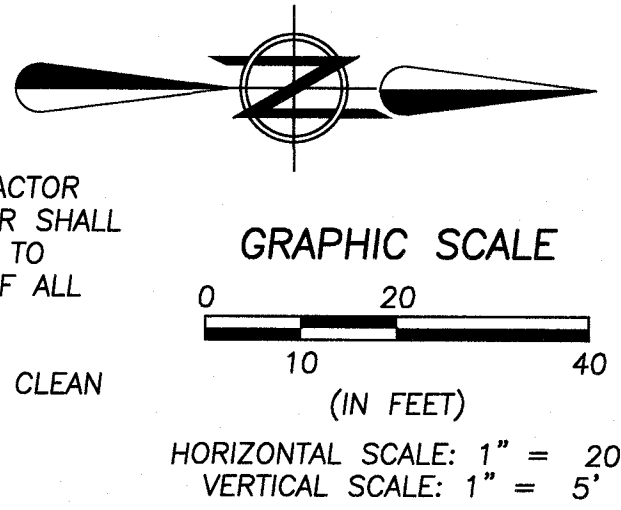
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JOB NO.
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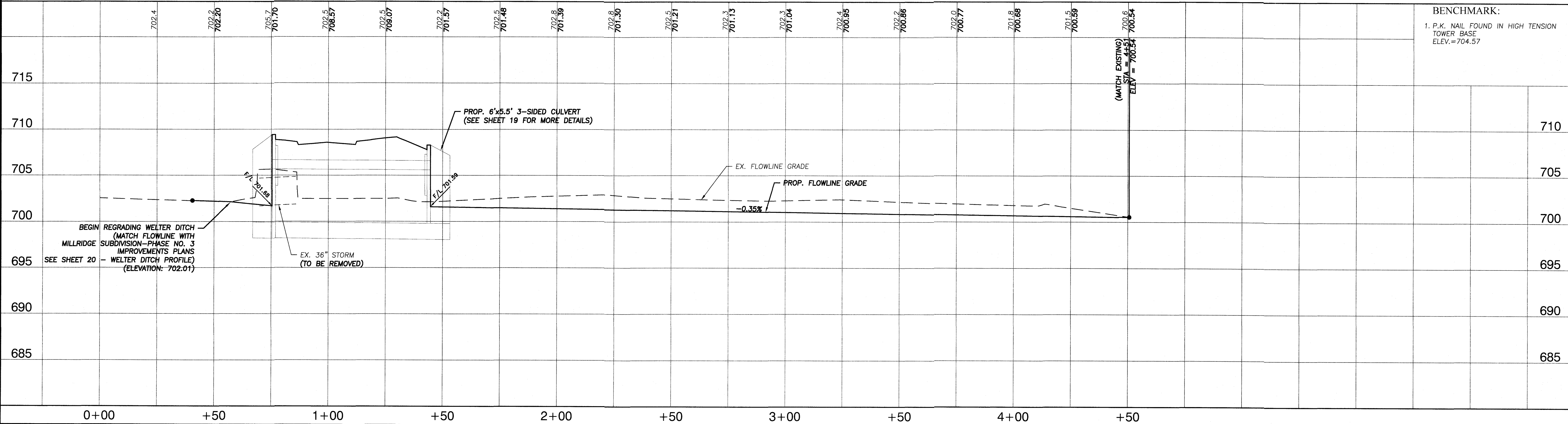
- LEGEND**
- R/W: (708.45) + PROPOSED RIGHT-OF-WAY ELEVATION
 - 100.0 EXISTING FLOWLINE ELEVATION
 - 100.00 PROPOSED FLOWLINE ELEVATION
 - 604- EXISTING CONTOURS
 - 604- PROPOSED CONTOURS (PHASE 4 IMPROVEMENTS)

NOTE:

- PRIOR TO GRADING OF THE SITE, THE CONTRACTOR SHALL CLEAN WELTER DITCH. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FROM UPSTREAM TO DOWNSTREAM. CONTRACTOR SHALL DISPOSE OF ALL MATERIAL FROM THE DITCH CLEANING.
- CONTRACTOR SHALL STABILIZE BANKS OF THE CLEAN DITCH IMMEDIATELY WITH APPROPRIATE BMP'S.



PLAN - WELTER DITCH
SCALE: 1 IN. = 20 FT.



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PREPARED FOR:

MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
WELTER DITCH - STA. 0+00 TO STA. 4+51 &
BASIN REGRAIDING
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

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12 OF 31

JOB NO.
13-3747-6

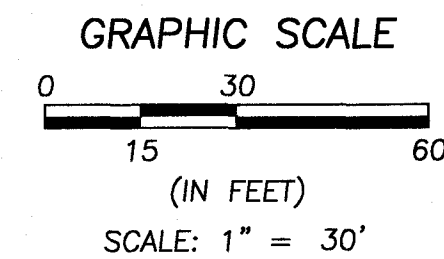
J:\133747-6 Millridge Phase 4\DRAWINGS\Improvement Plans\Sheet xx\Welter Ditch Sta 0+00 to Sta 4+51.dwg, Plotted: Nov 14, 2019 - 2:38pm

LEGEND

- *C/L (705.96) PROPOSED CENTERLINE ELEVATION
- *R/W (706.45) PROPOSED RIGHT-OF-WAY ELEVATION
- *RM (705.96) PROPOSED RIM ELEVATION
- 100.0 ± EXISTING SPOT GRADE ELEVATION
- F.G. (705.36) ± FINAL GRADE ELEVATION
- *F/L (705.26) PROPOSED FLOW LINE ELEVATION
- *T/BANK (705.96) PROPOSED TOP OF BANK ELEVATION
- 604- EXISTING CONTOURS
- 605- PROPOSED CONTOURS (PHASE 4 IMPROVEMENTS)
- 604- PROPOSED CONTOURS (PHASE 2 & 3 IMPROVEMENTS)

NOTES:

- SEE PLAN AND PROFILE SHEETS FOR OTHER STORM STRUCTURES.
- IF THERE IS LESS THAN 2.5 FEET FROM THE INVERT OF THE SANITARY SEWER MAIN TO THE BASEMENT FLOOR ELEVATION, THE HOUSE WILL REQUIRE HUNG SEWERS OR GRINDER PUMPS.
- ALL REAR YARD STORM DRAINAGE FOR EACH LOT WILL BE DETAILED ON THE INDIVIDUAL HOUSE PLOT PLANS.
- PRIOR TO GRADING OF THE SITE, THE CONTRACTOR SHALL CLEAN WELTER DITCH. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FROM UPSTREAM TO DOWNSTREAM. CONTRACTOR SHALL DISPOSE OF ALL MATERIAL FROM THE DITCH CLEANING. SEE SHEET 12 FOR SECTION AND PROFILE.



GARY D. SHARP
07-00-031-000-029
O.R. VOLUME 355, PAGE 20
12-13-90
6.2533 ACRES (REC.)

JEFFERY T. & AMY L. HANSEN
07-00-031-000-035
O.R. VOLUME 415, PAGE 48
4.3015 ACRES (REC.)

DIANA L. THIELMAN
07-00-031-000-039
INST. # 20060601210
1.0000 ACRE (REC.)

SEE ENLARGED VIEW "B"
ON SHEET 15

PROP. STORMWATER
MANAGEMENT BASIN "F"
(SEE SHEET 18 FOR
MORE INFORMATION)

S/L 125
F.G. 710.50

S/L 124
F.G. 710.50

RUMMEL MILL DRIVE (60')

STORM DRAINAGE WITHIN
LOT SHOWN FOR INTENT
ONLY (TYP.)
(SEE NOTE No. 3)

S/L 122
F.G. 713.25

S/L 121
F.G. 712.75

S/L 120
F.G. 712.25

S/L 119
F.G. 711.75

S/L 118
F.G. 711.00

FOR CONTINUATION SEE SHEET 14

STONE RIDGE ROAD (VARIES)

J:\133747-4 Millridge Phase 4\DRAWINGS\Improvement Plans\Sheet 12-XXI Grading Plan.dwg, Plotted: Nov 14, 2019 - 2:40pm

DATE:	BY:	DESCRIPTION:
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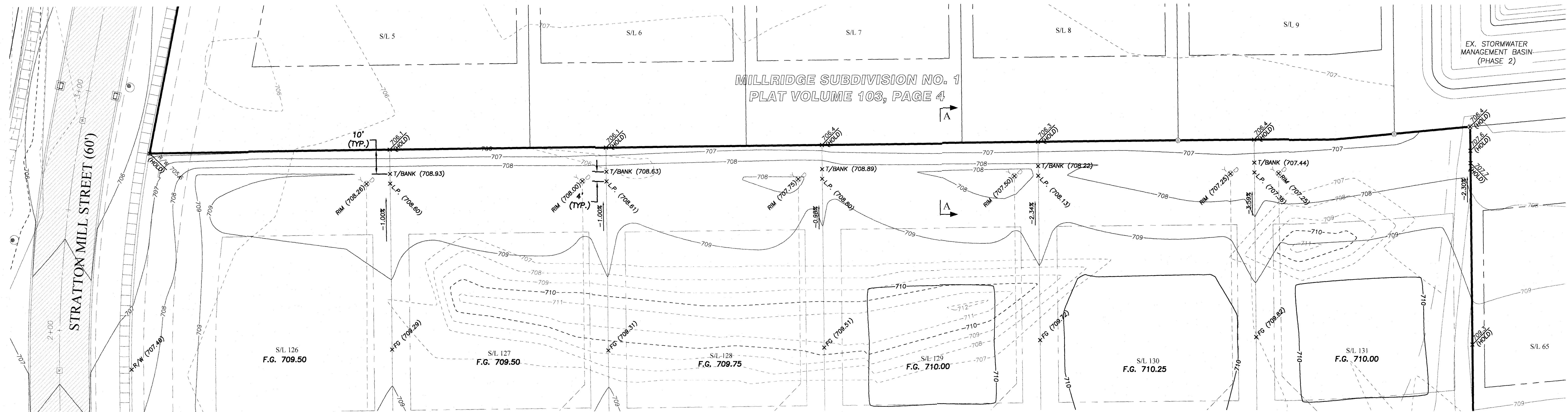
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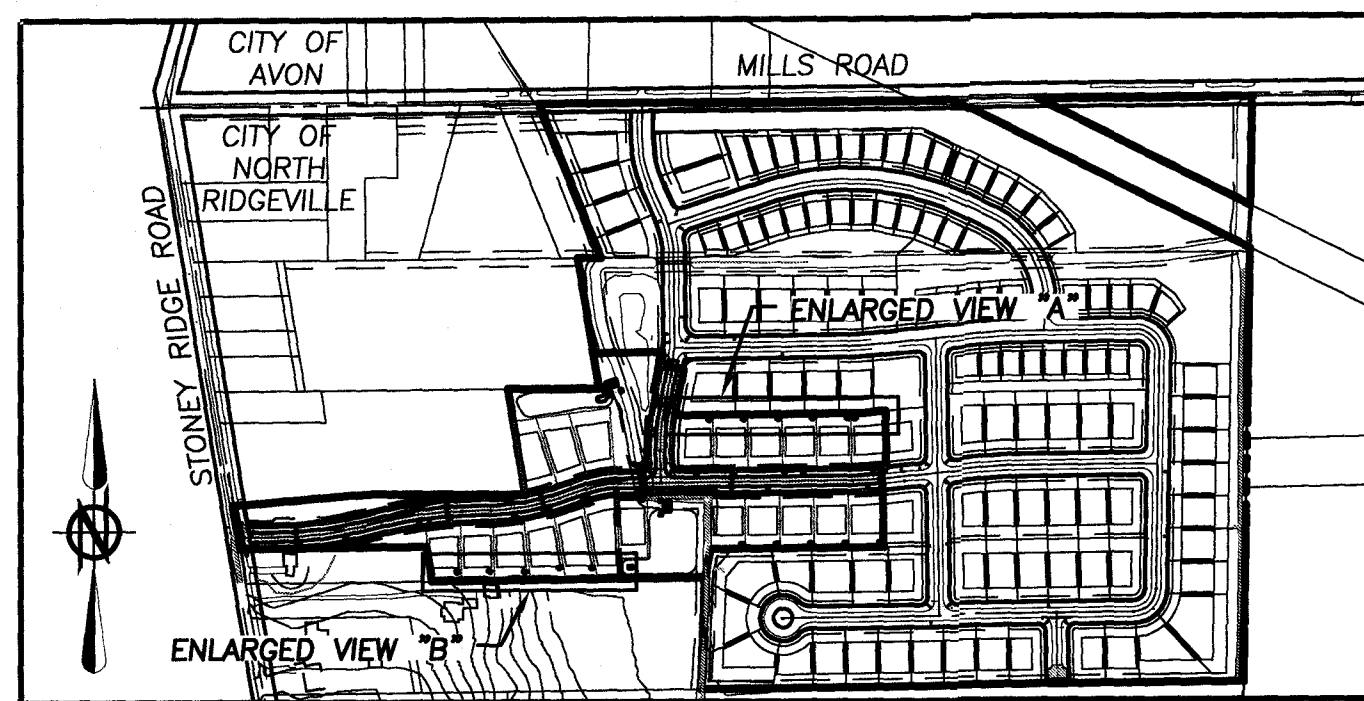
PREPARED FOR:
MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
GRADING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

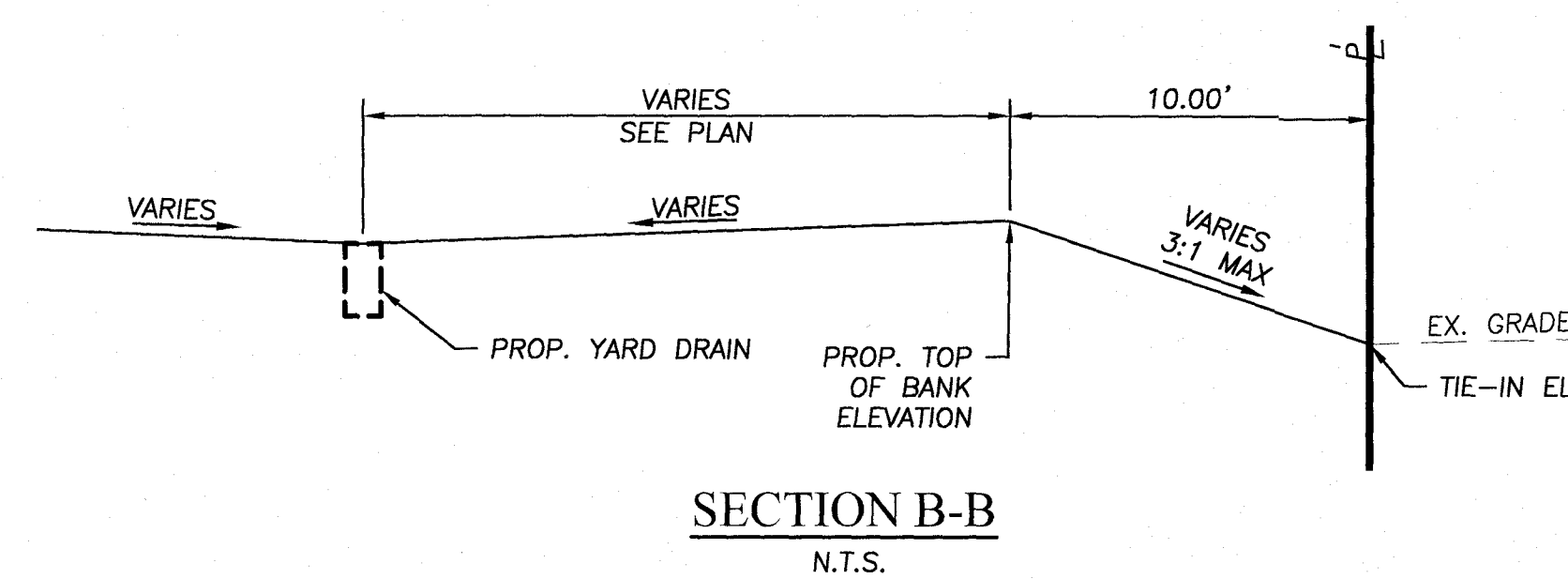
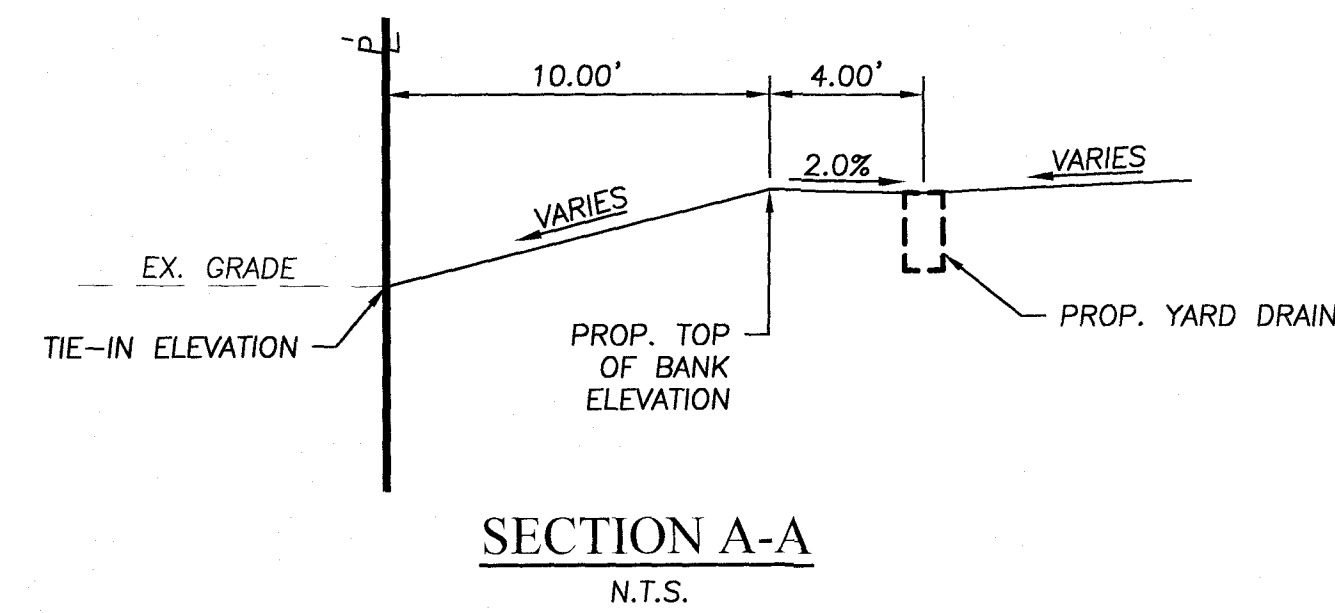
SHEET
13 OF 31
JOB NO.
13-3747-6



ENLARGED VIEW "A"

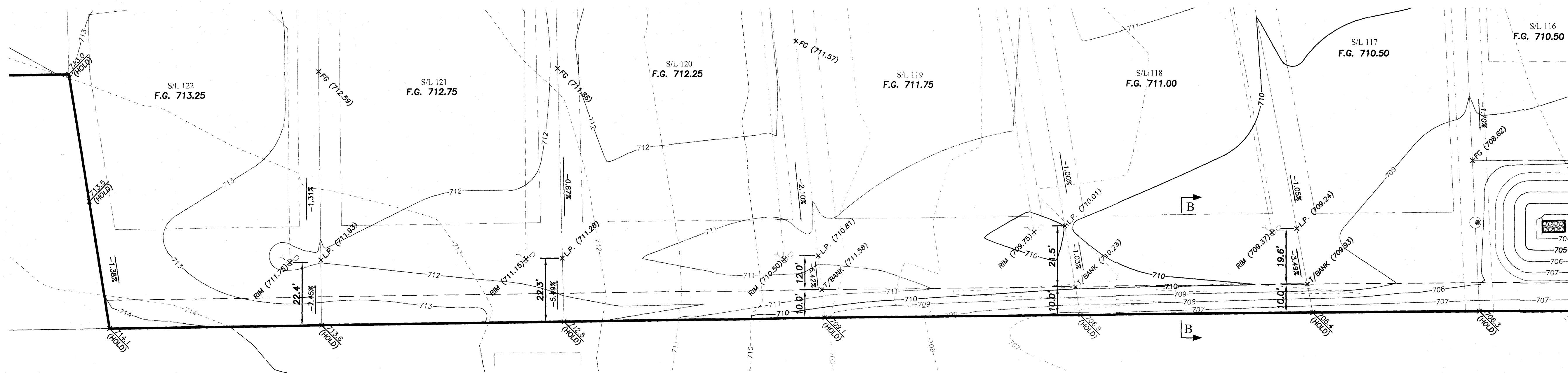


LOCATION MAP
N.T.S.

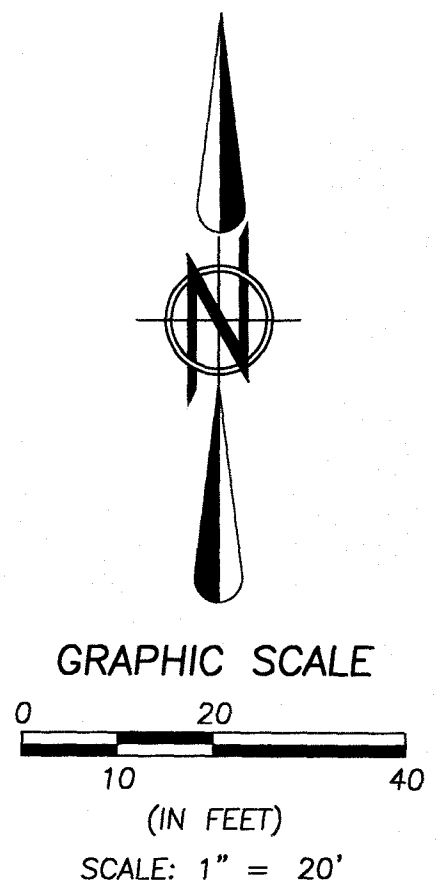


LEGEND

- PROPOSED TOP OF BANK ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED RIM ELEVATION
- EXISTING SPOT GRADE ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS (PHASE 4 IMPROVEMENTS)
- PROPOSED CONTOURS (PHASE 2 & 3 IMPROVEMENTS)



ENLARGED VIEW "B"



J:\133747-6 Millridge Phase 4 Drawings\Improvement Plans\Sheet xx\Enlarged Grading Plan.dwg Plotted Nov 14, 2019 - 2:43pm

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PREPARED FOR:
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38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

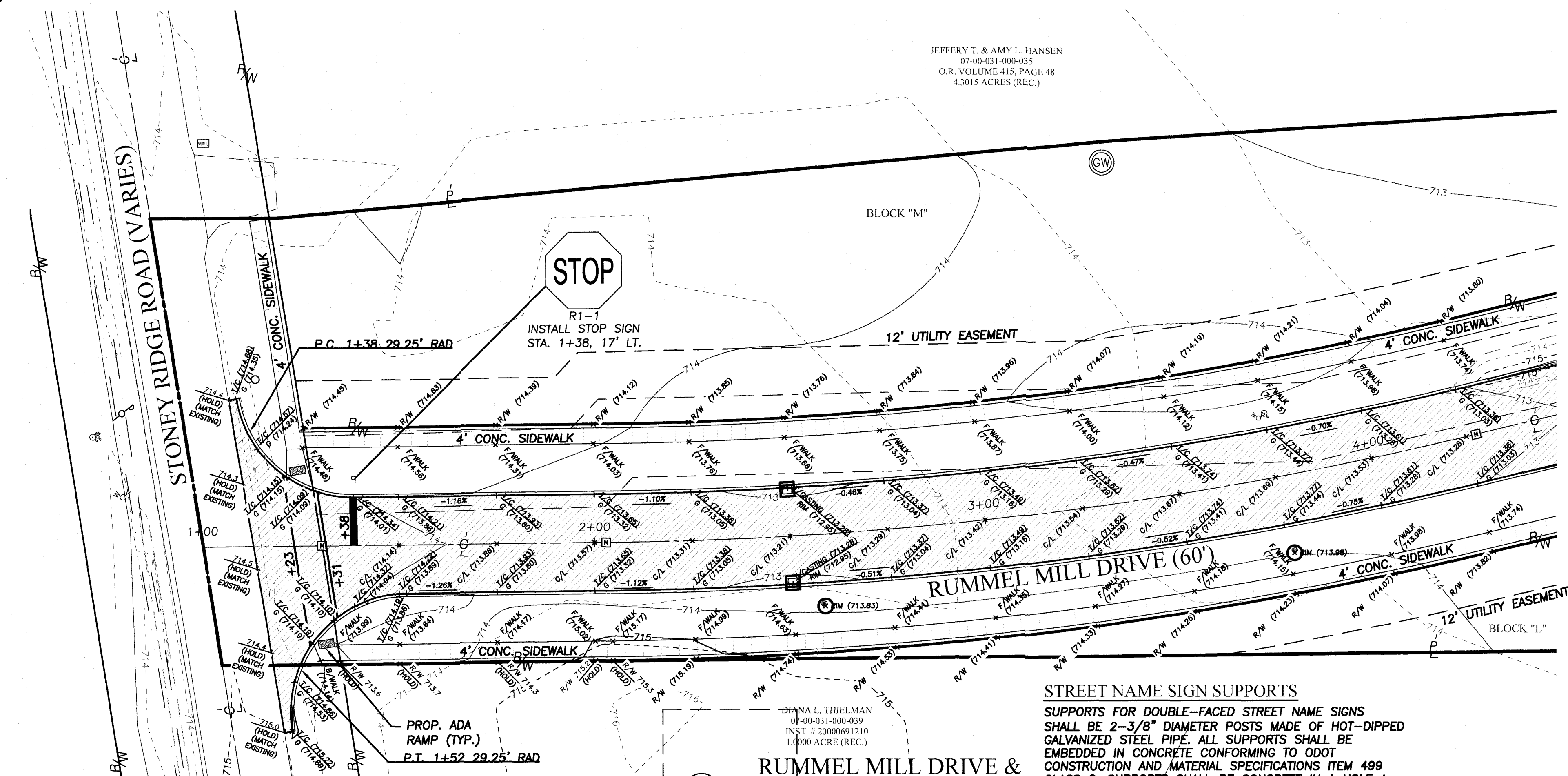
MILLRIDGE SUBDIVISION - PHASE NO. 4
ENLARGED GRADING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
15 OF 31

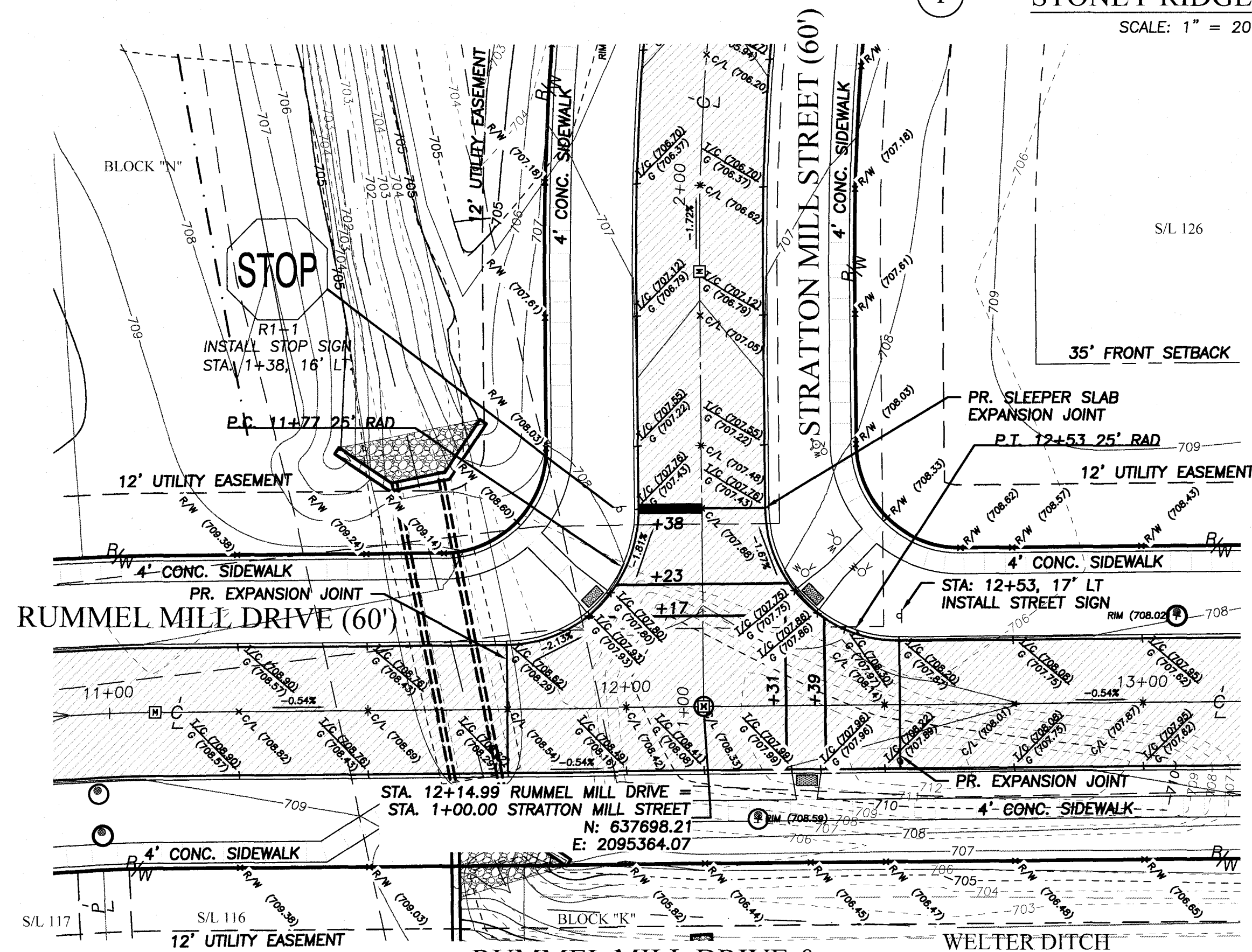
JOB NO.
13-3747-6

J:\133747-6 Millridge Phase 4 Drawings\Improvement Plans\Sheet 14 Intersection Details.dwg Plotted: Nov 14, 2019 - 2:45pm

JEFFERY T. & AMY L. HANSEN
07-00-031-000-035
O.R. VOLUME 415, PAGE 48
4.3015 ACRES (REC.)



**RUMMEL MILL DRIVE &
STONEY RIDGE ROAD**
SCALE: 1" = 20'



**RUMMEL MILL DRIVE &
STRATTON MILL STREET**
SCALE: 1" = 20'

STREET NAME SIGN SUPPORTS

SUPPORTS FOR DOUBLE-FACED STREET NAME SIGNS SHALL BE 2-3/8" DIAMETER POSTS MADE OF HOT-DIPPED GALVANIZED STEEL PIPE. ALL SUPPORTS SHALL BE EMBEDDED IN CONCRETE CONFORMING TO ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS ITEM 499 CLASS C. SUPPORTS SHALL BE CONCRETE IN A HOLE A MINIMUM DEPTH OF THREE (3) FEET AND A DIAMETER OF TEN (10) INCHES. THE POST SHALL PROJECT A MINIMUM OF NINE (9) FEET ABOVE GROUND TO THE BOTTOM OF THE SIGN FACE.

STREET NAME SIGN SHEETING

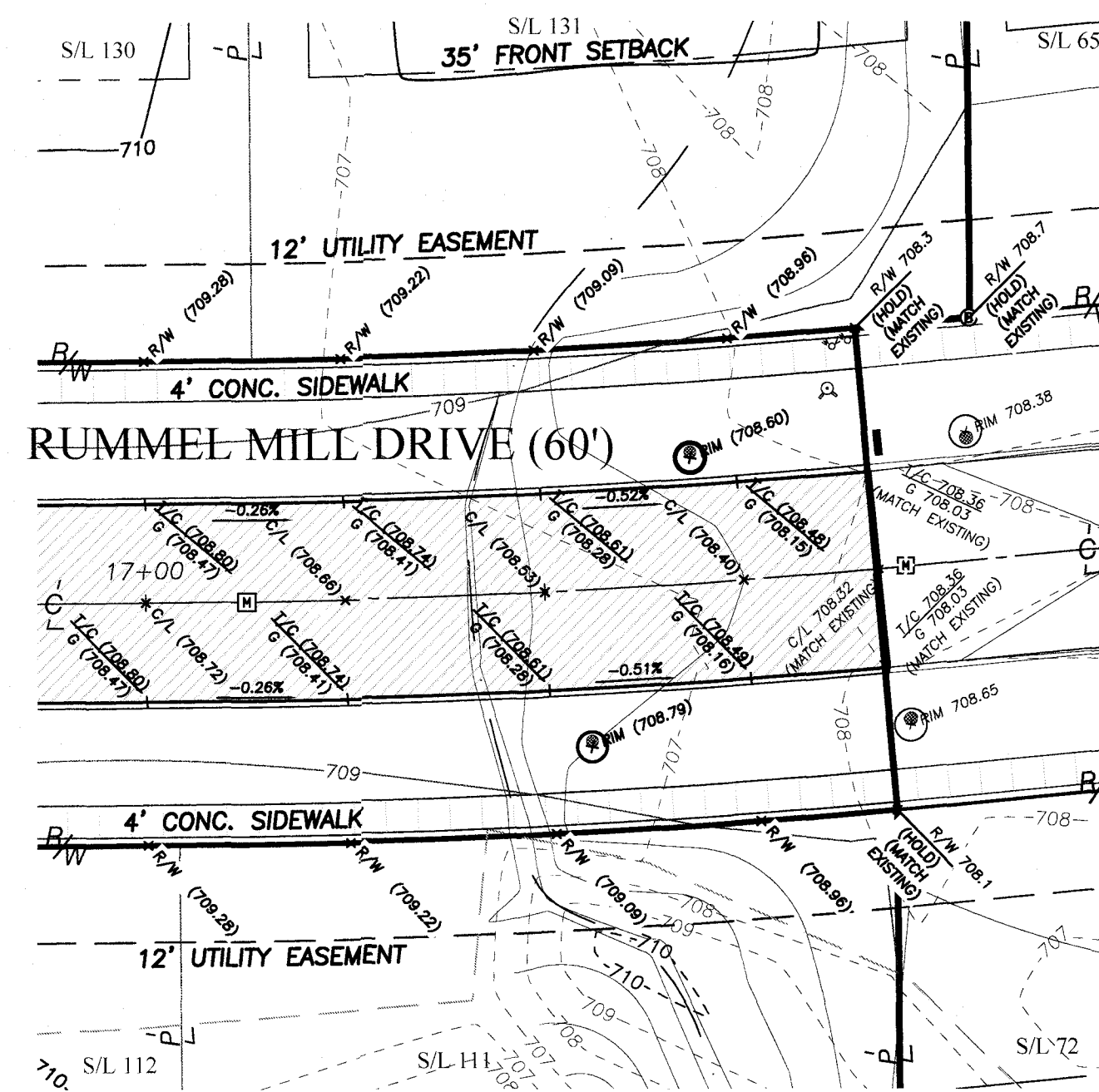
THERE SHALL BE TWO (2) SIGN FACES ON EACH SIGN BLANK - ONE ON EACH SIDE, UNLESS OTHERWISE APPROVED. ALL SHEETING SHALL BE ODOT TYPE H DIAMOND GRADE TO PROVIDE HIGH RETROREFLECTIV PER THE 2007 (OR CURRENT) FEDERAL HIGHWAY ADMINISTRATION AND FEDERAL MUTCD REQUIREMENTS.

LETTERING SHALL BE UPPER AND LOWER CASE A MINIMUM OF SIX (6) INCHES IN HEIGHT. THE MINIMUM SIGN HEIGHT IS NINE (9) INCHES.

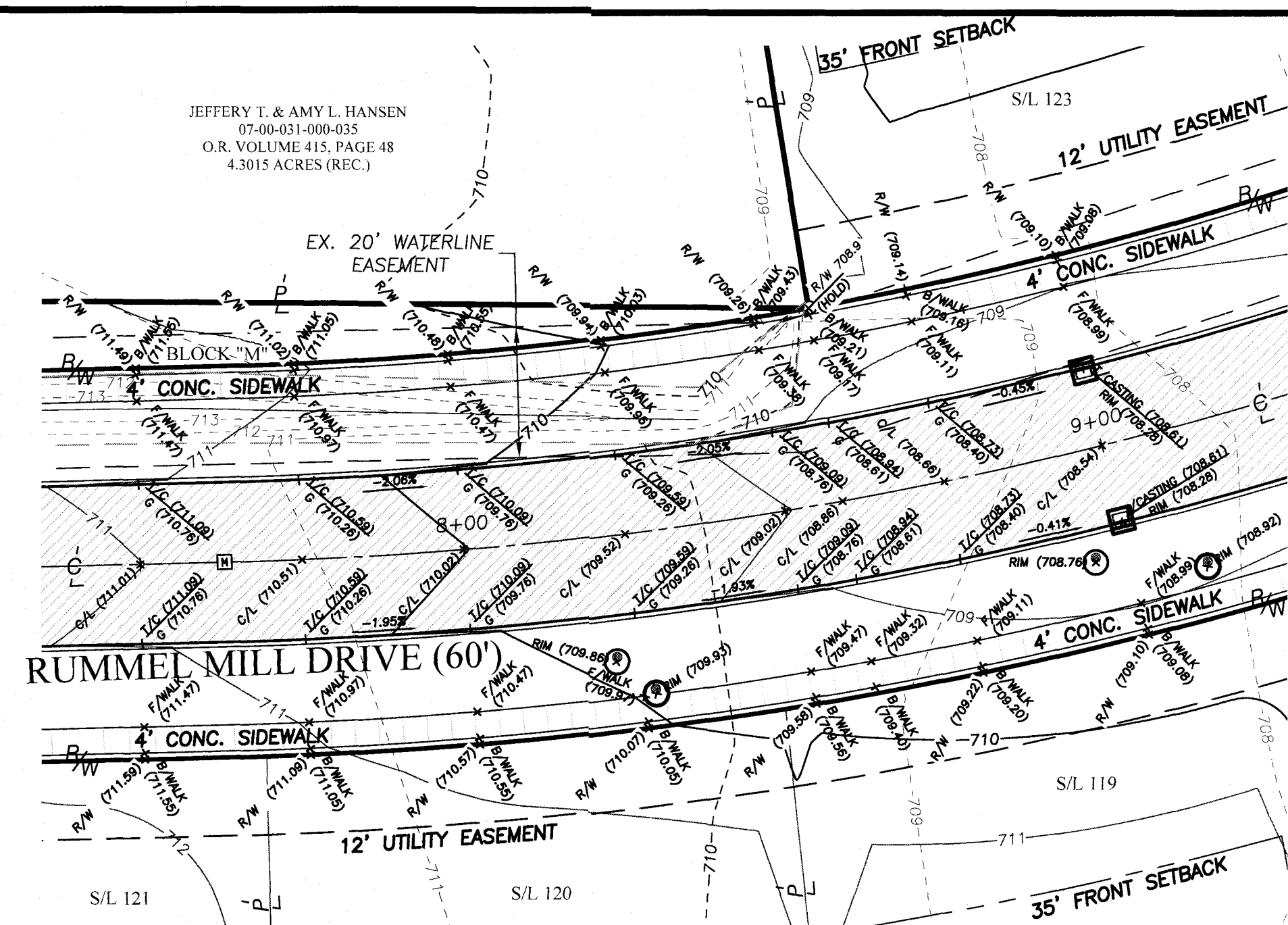
LETTERING SHALL BE WHITE ON A GREEN BACKGROUND.

LEGEND

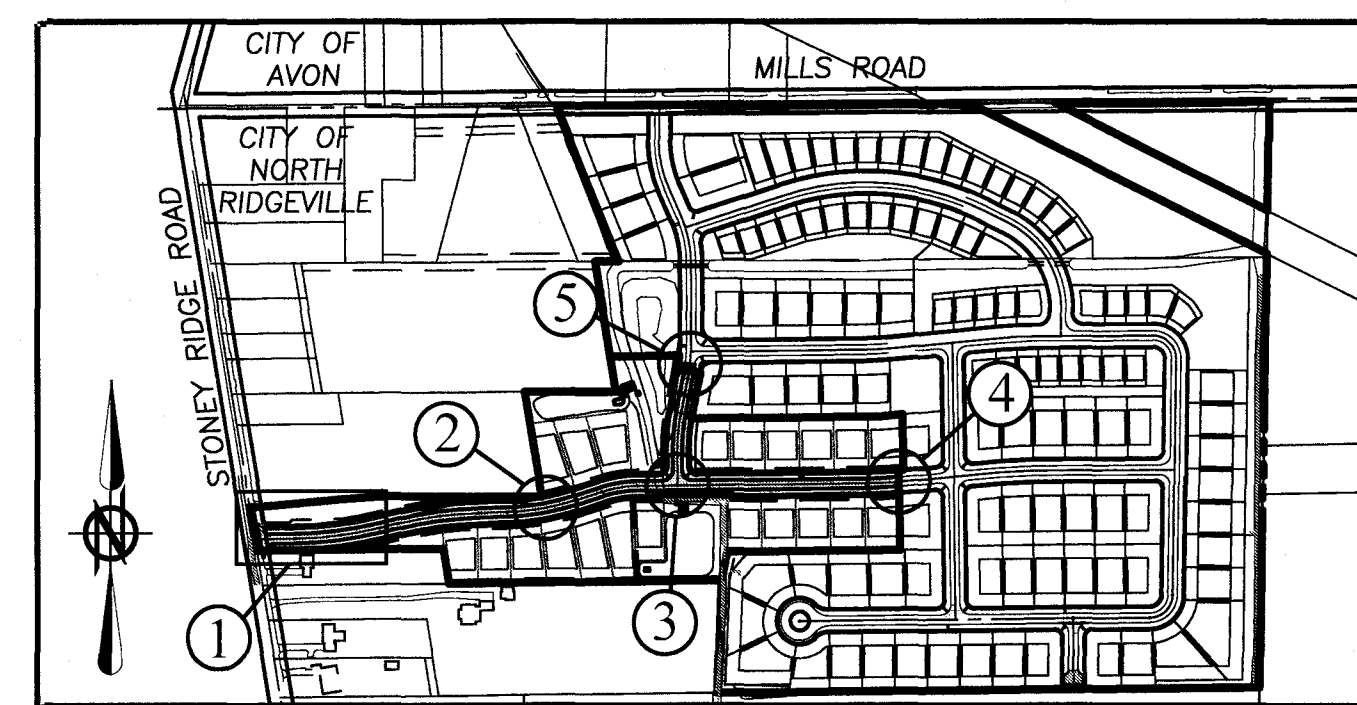
1/2" (100.00) +	TOP OF CURB ELEVATION
0 (100.00)	GUTTER ELEVATION
1/2" CASTING (100.00) +	TOP OF CASTING ELEVATION
X F/WALK (705.96)	PROPOSED FACE OF WALK ELEVATION
X B/WALK (705.96)	PROPOSED BACK OF WALK ELEVATION
X RIM: (705.96)	PROPOSED RIM ELEVATION
X C/L (705.96)	PROPOSED CENTERLINE ELEVATION
X R/W: (706.45)	PROPOSED RIGHT-OF-WAY ELEVATION
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	PROPOSED CONTOURS (PHASE 2 & 3 IMPROVEMENTS)



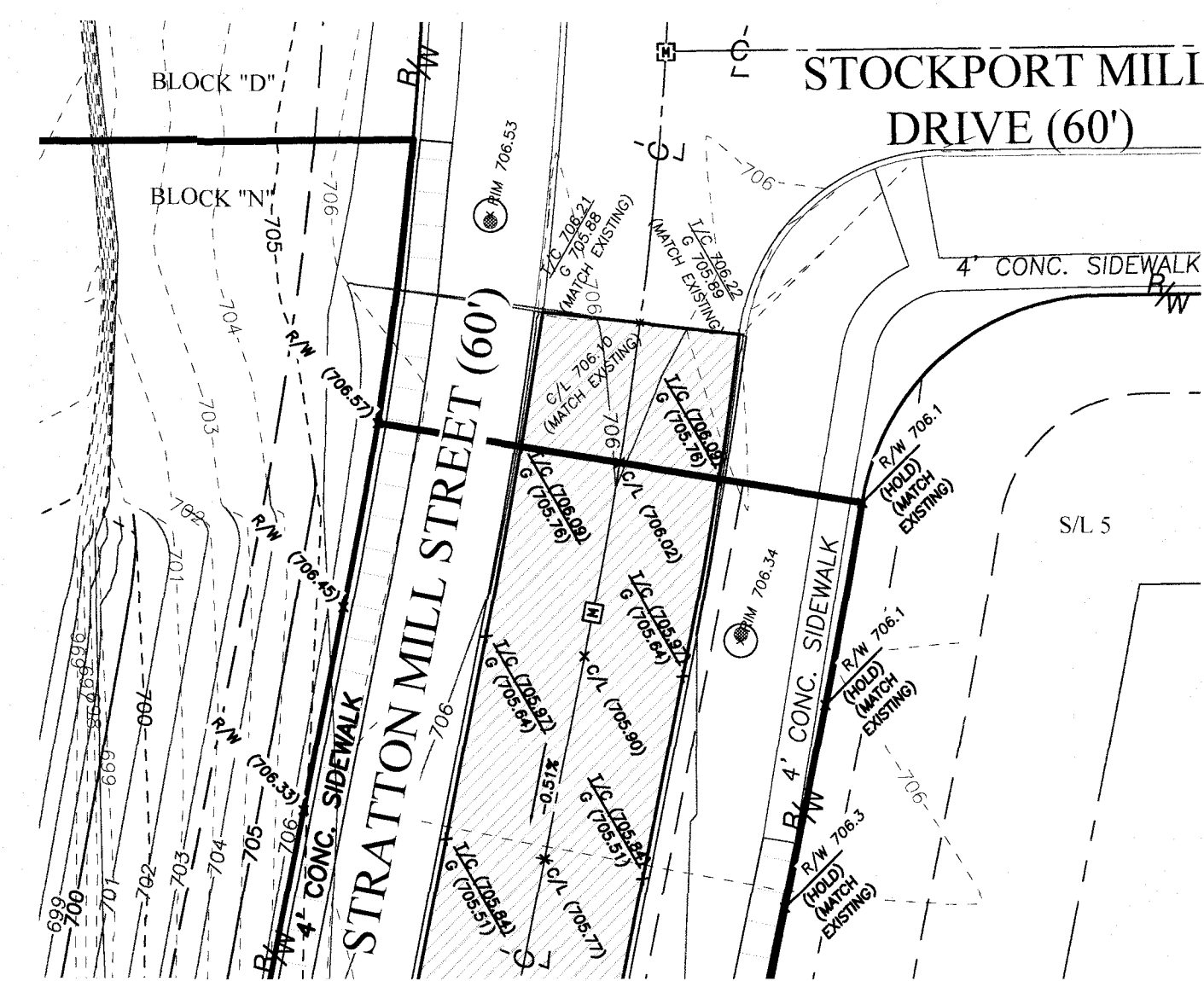
**RUMMEL MILL DRIVE
CONNECTION**
SCALE: 1" = 20'



RUMMEL MILL DRIVE
SCALE: 1" = 20'



LOCATION MAP



**STRATTON MILL STREET
CONNECTION**
SCALE: 1" = 20'

REVISION	DATE	BY	DESCRIPTION
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NORTH RIDGEVILLE, OHIO 44039

**MILLRIDGE SUBDIVISION - PHASE NO. 4
INTERSECTION DETAILS**
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET

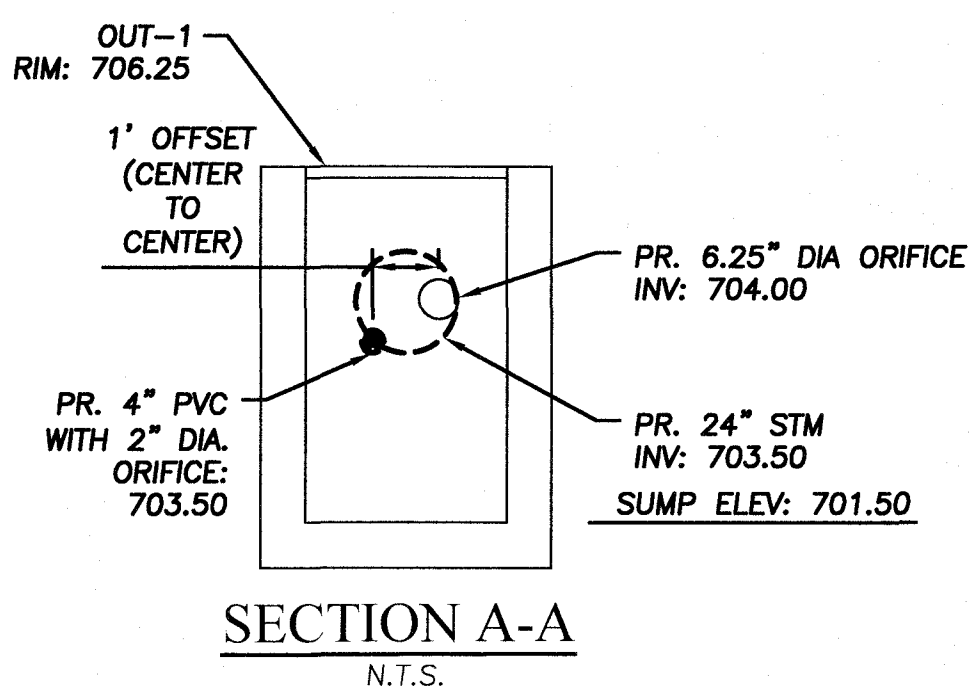
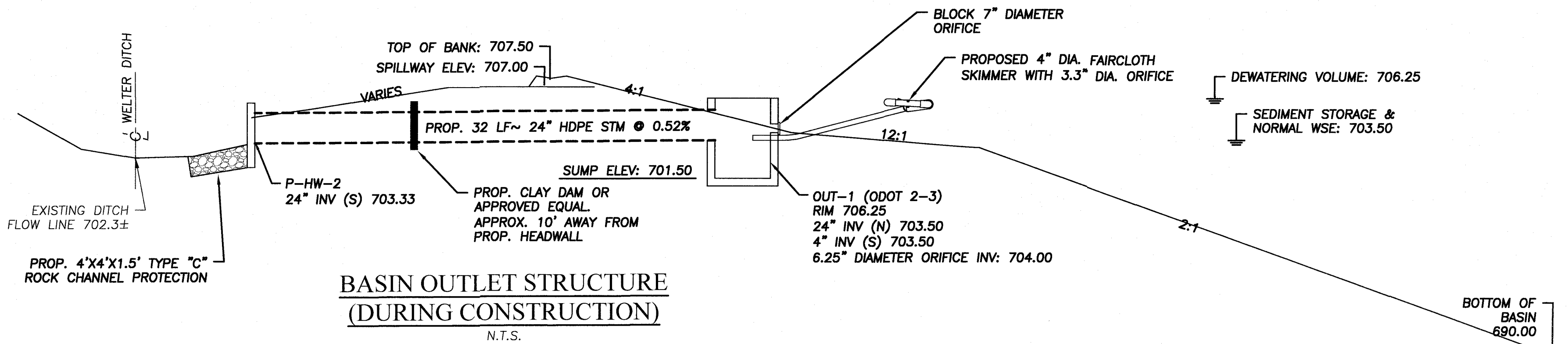
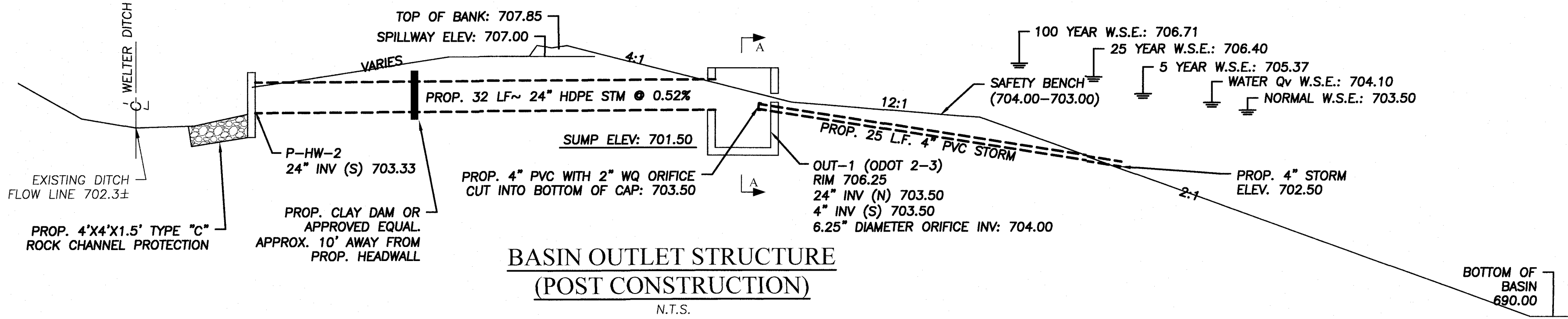
16 OF 31

JOB NO.

13-3747-6

NOTES

- CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICT EXIST WITH PROPOSED IMPROVEMENTS. 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF STORM DRAINAGE. 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.
- CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE LOCAL AGENCY STANDARD CONSTRUCTION DRAWINGS.
- ALL EXISTING SEWERS AND DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES OR DITCHES.
- COORDINATE EXACT TRENCHING, ROUTING AND POINT OF TERMINATIONS WITH ALL UTILITIES COMPANIES, BOTH PUBLIC AND PRIVATE.
- CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS AND CROSSINGS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL SEEDING AND MULCHING WITHIN THE BASIN LIMITS SHALL BE NO MOW SEED MIX WITH ANNUAL RYE. CONTRACTOR SHALL FOLLOW ALL THE SPECIFICATIONS FOR SITE PREPARATION, SEEDING METHODS, DATES AND WATER SHALL BE IN ACCORDANCE WITH THE MANUFACTURE'S REQUIREMENTS.



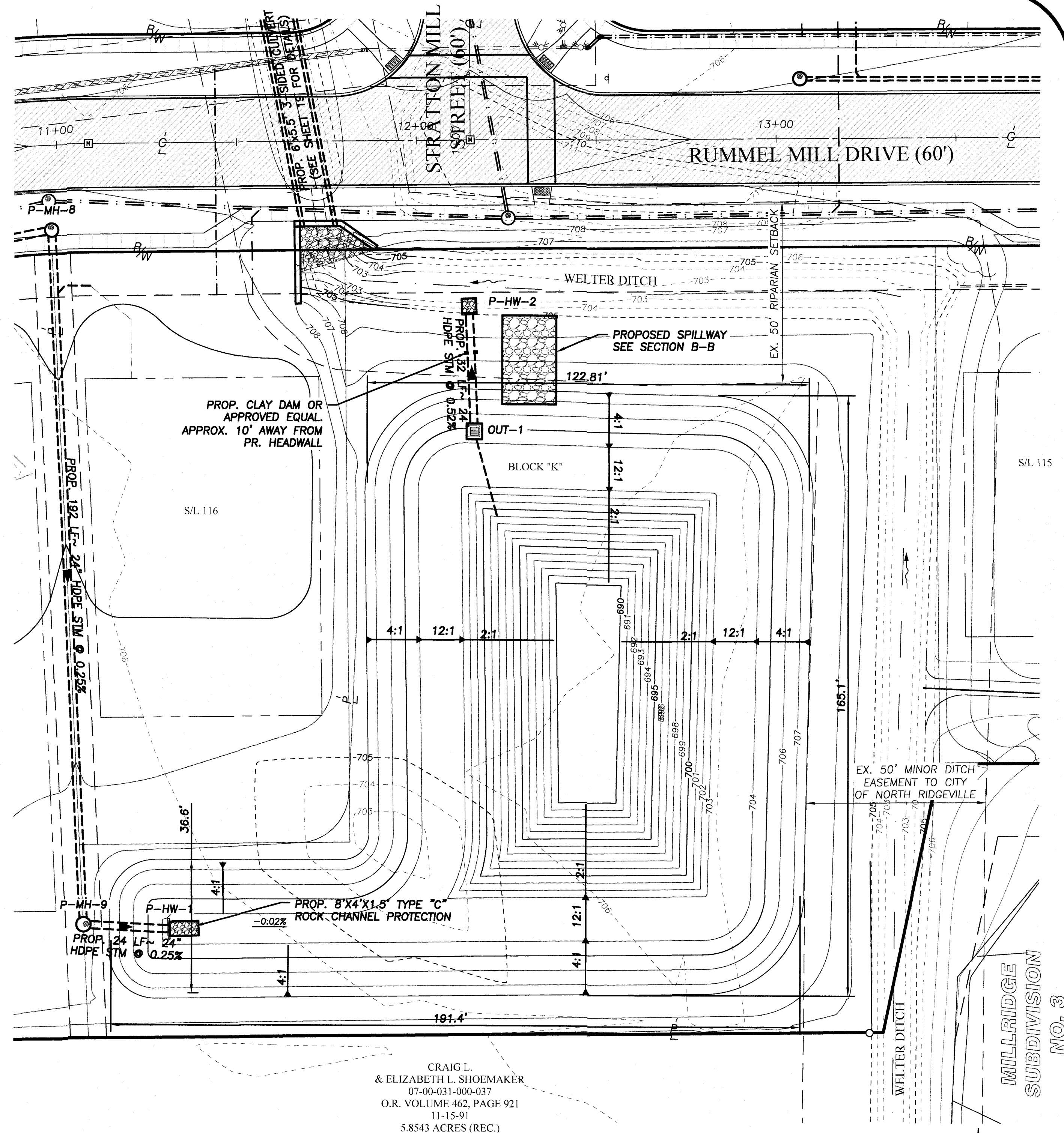
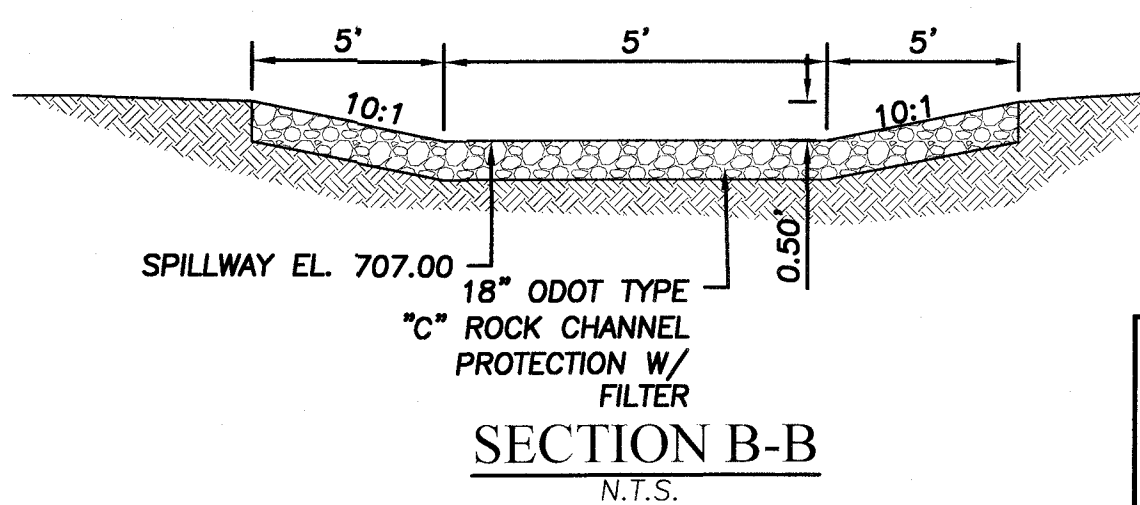
Ohio EPA Storm Water Quality Calculator

Project Name:	Millridge Phase 4 Basin E
Project Date:	Thursday, November 14, 2019
Designed By:	Wbaldwin

Input Information		
Area (A) =	8.09	Acres
Perc. (P) =	0.90	Inches
Coeff. (C) =	0.21	Unitless
Drawdown Time (T) =	24.00	Hours
WQ ₂ depth (H) =	0.60	Feet

Summary of Calculations		
WQ ₂ (Required)	5,529	Cu. Ft.
WQ ₂ (Provided)	7,173	Cu. Ft.
Permanent Pool (Required)	5,529	Cu. Ft.
Permanent Pool (Provided)	51,806	Cu. Ft.
Orifice Diameter (Required)	2.020	Inches
Orifice Diameter (Provided)	2.000	Inches
Draw Down Time (Required)	24.00	Hours
Flow Rate (Calculated)	0.081	cfs
Draw Down Time (Provided)	24.49	Hours

PROPOSED STORM STRUCTURE TABLE			
STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
OUT-1	SEE DETAIL THIS SHEET		N: 637617.83 E: 2095365.39
P-HW-1	—	24" HDPE (W) INV.: 703.75	N: 637480.86 E: 2095280.61
P-HW-2	—	24" HDPE (S) INV.: 703.33	N: 637650.26 E: 2095363.94
P-MH-9	RIM 708.37	24" HDPE (N) INV.: 703.81 24" HDPE (E) INV.: 703.81	N: 637482.04 E: 2095256.89



SEDIMENT BASIN DESIGN CRITERIA:

DRAINAGE AREA: 8.09 ACRES
DISTURBED AREA: 5.43 ACRES

REQUIRED DEWATERING VOLUME = (8.09 AC)*(1800 cf/ACRES) = 14,562 cf

PROVIDED DEWATERING VOLUME @ 706.25 = 40,763 cf > 14,562 cf

REQUIRED SEDIMENT STORAGE VOLUME = (5.43 AC)*(1000 cf/ACRES) = 5,430 cf

PROVIDED SEDIMENT STORAGE VOLUME @ 703.50 = 51,806 cf > 5,430 cf

BARREL LENGTH = 1.4x DEPTH OF DEWATERING
1.4 * (706.25-703.50) = 3.85' REQUIRED

Calculate Skimmer Size

Basin Volume in Cubic Feet

Days to Drain*

*In NC assume 3 days to drain

40,763 Cu.Ft
3 Days

Skimmer Size
Orifice Radius
Orifice Diameter

4.0 Inch
1.6 Inch[es]
3.3 Inch[es]

EXISTING 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, BRAMHALL ENGINEERING AND SURVEYING COMPANY, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

BEFORE YOU DIG ANYWHERE IN OHIO!
CALL 1-800-362-2764 OR 8-1-1

OHIO LAW REQUIRES 48 HOURS BUT NO MORE THAN 10 WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

TICKET NO.:



GRAPHIC SCALE

0 10 20 40
(IN FEET)

SCALE: 1" = 20'

DATE: 11/14/2019 BY: CLH DESCRIPTION: ISSUE TO PLANNING COMMISSION

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ENGINEERING AND SURVEYING COMPANY
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(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

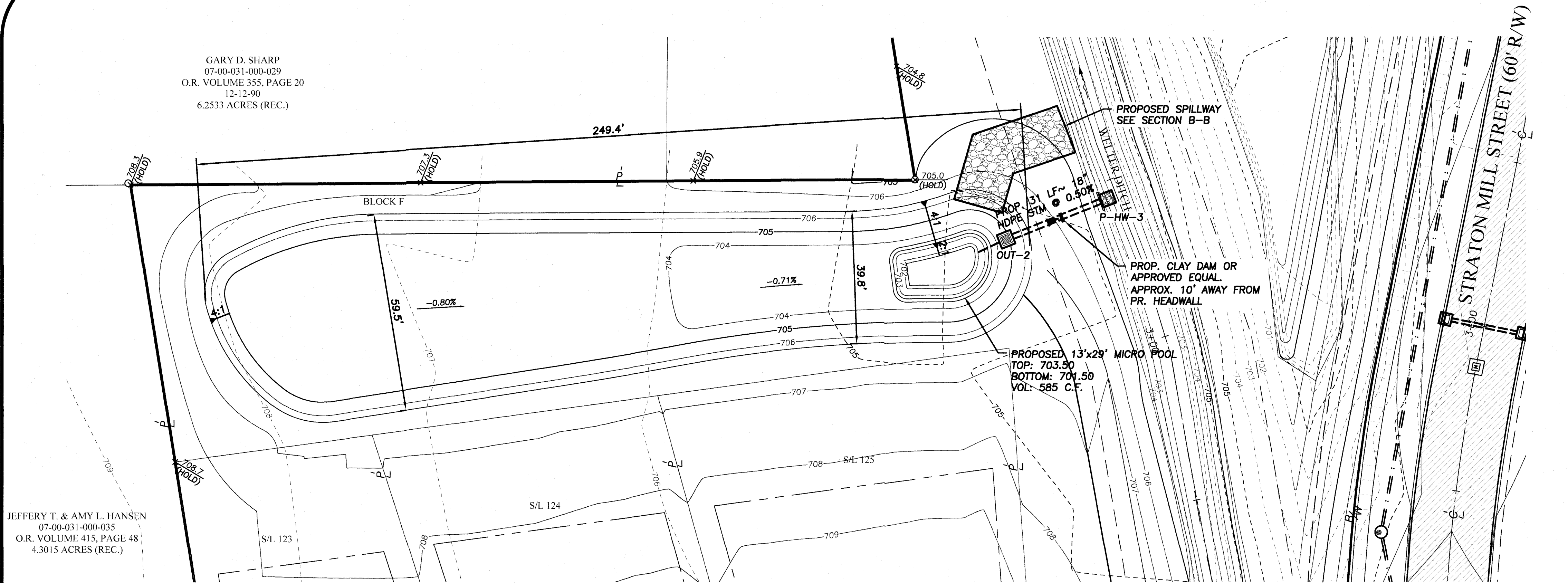
MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
STORMWATER MANAGEMENT BASIN E
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
17 OF 31
JOB NO.
13-3747-6

GARY D. SHARP
07-00-031-000-029
O.R. VOLUME 355, PAGE 20
12-12-90
6.2533 ACRES (REC.)

JEFFERY T. & AMY L. HANSEN
07-00-031-000-035
O.R. VOLUME 415, PAGE 48
4.3015 ACRES (REC.)



Ohio EPA Storm Water Quality Calculator

Project Name:	Millridge Phase 4 Basin F
Project Date:	Thursday, November 14, 2019
Designed By:	Wbaldwin

Input Information		
Area (A) =	2.49	Acres
Perc. (P) =	0.90	Inches
Coeff. (C) =	0.19	Unitless
Drawdown Time (T) =	48.00	Hours
WQ _d depth (H) =	0.80	Feet

Summary of Calculations		
WQ _d (Required)	1.664	Cu. Ft.
WQ _d (Provided)	1.840	Cu. Ft.
Orifice Diameter (Required)	0.673	Inches
Orifice Diameter (Provided)	0.625	Inches
Draw Down Time (Required)	48.00	Hours
Flow Rate (Calculated)	0.009	cfs
Draw Down Time (Provided)	55.70	Hours

NOTE: Enter your design criteria into the blue fields.

SEDIMENT BASIN DESIGN CRITERIA:

DRAINAGE AREA: 2.49 ACRES
DISTURBED AREA: 1.44 ACRES

REQUIRED DEWATERING VOLUME = (2.49 AC)*(1800 cf/ACRES) = 4,482 cf

PROVIDED DEWATERING VOLUME @ 705.20 = 8,839 cf > 4,482 cf

REQUIRED SEDIMENT STORAGE VOLUME = (1.44 AC)*(1000 cf/ACRES) = 1,440 cf

PROVIDED SEDIMENT STORAGE VOLUME @ 704.25 = 2,164 cf > 1,440 cf

BARREL LENGTH = 1.4x DEPTH OF DEWATERING
1.4 * (705.20-704.25) = 1.33' REQUIRED

Calculate Skimmer Size

Basin Volume in Cubic Feet	8,839 Cu.Ft	Skimmer Size	2.0 Inch
Days to Drain*	3 Days	Orifice Radius	0.9 Inch[es]
		Orifice Diameter	1.8 Inch[es]

*In NC assume 3 days to drain

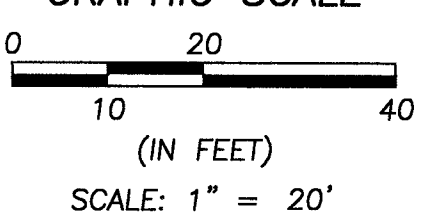
PROPOSED STORM STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
OUT-2	SEE DETAIL THIS SHEET		N: 637923.59 E: 2095230.89
P-HW-3	—	18" HDPE (W) INV.: 702.10	N: 637934.99 E: 2095259.45

EXISTING UNDERGROUND UTILITIES NOTE:

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GRAPHIC SCALE



J:\133747-8 Millridge Phase 4 Drawings\Improvement Plans\Sheet 16 Stormwater Management Basin F Detail.dwg, Plotted: Nov 14, 2019 - 2:49pm

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PREPARED FOR:

MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
STORMWATER MANAGEMENT BASIN F
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

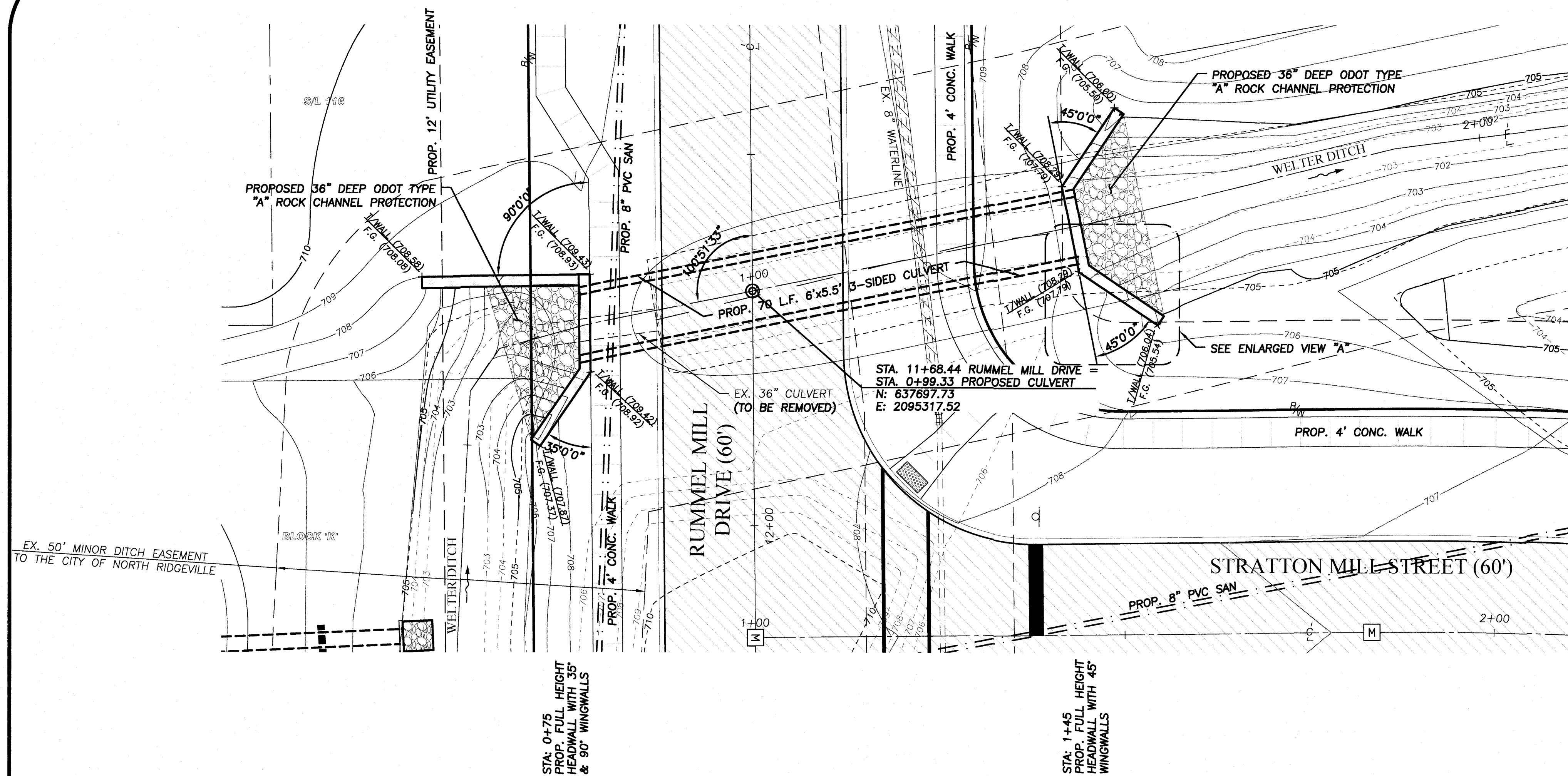
SHEET

18 OF 31

JOB NO.

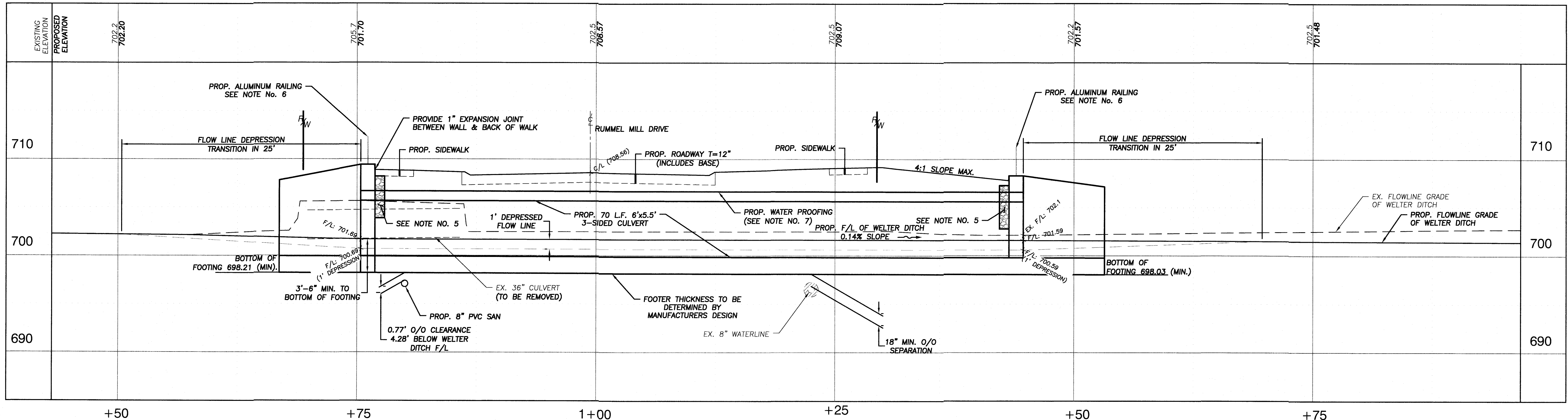
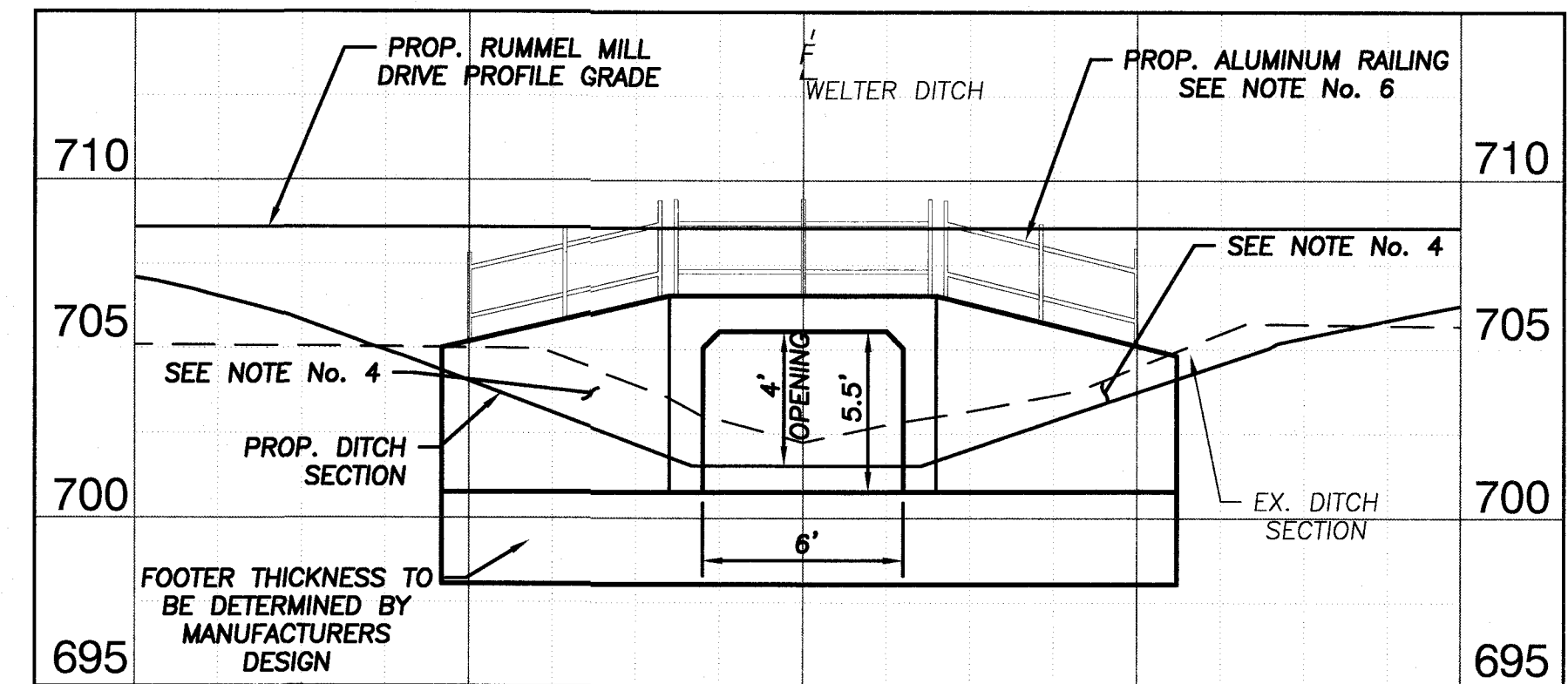
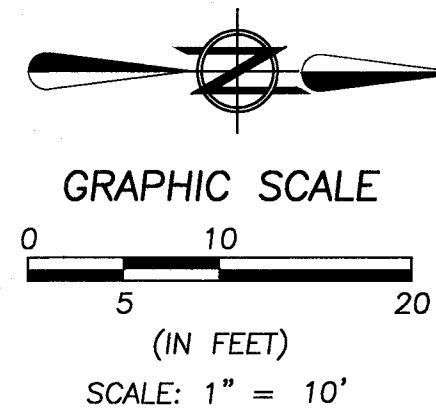
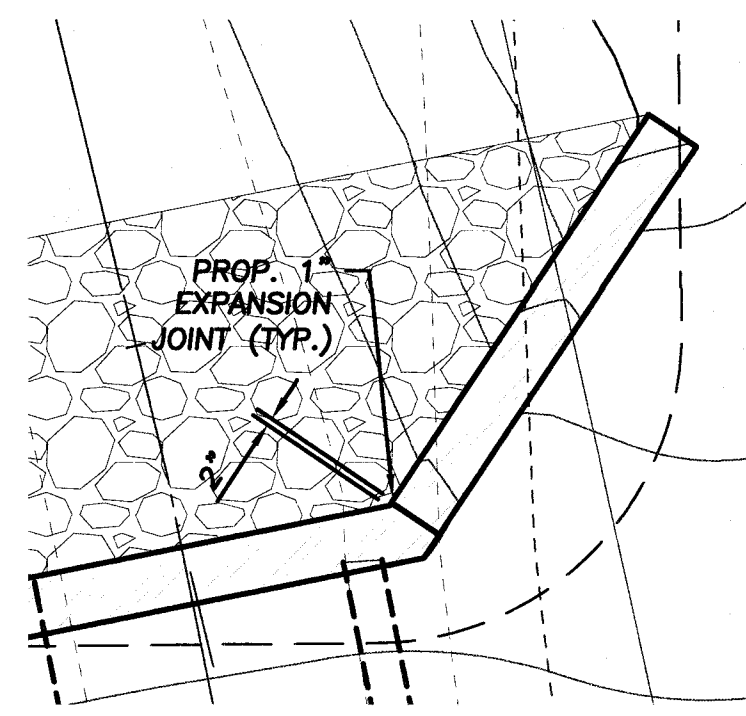
13-3747-6

J:\133747-6 Millridge Phase 4\DRAWINGS\Improvement Plans\Sheet 17 Culvert Detail Plan.dwg, Plotted: Nov 14, 2019 - 2:52pm



NOTES:

1. THE FOUNDATIONS FOR THE HEADWALLS AND WINGWALLS SHALL BE DESIGNED AND STAMPED WITH A P.E. BY THE CONTRACTOR AND/OR SUBCONTRACTOR/SUPPLIER. THE SIGNED AND STAMPED PLANS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL. DIMENSIONS SHOWN ARE NOMINAL AND FOR INTENT ONLY.
3. THE DESIGN LOADING FOR THE THREE SIDED CULVERT SHALL BE IN ACCORDANCE WITH HS-25 AND THE ALTERNATE MILITARY LOADING IN ACCORDANCE WITH THE CURRENT EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS INCLUDING HL-93 LOADING AND AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES
4. CONTRACTOR SHALL PROVIDE ODOT ITEM 512 ELASTOMERIC PROTECTIVE COATING TO THE EXPOSED FACES OF THE WINGWALLS AND HEADWALLS.
5. A MINIMUM OF 12" OF POROUS BACK FILL AND UNDERDRAIN SHALL BE PROVIDED FOR EACH HEADWALL AND WINGWALL. SEE SHEET 24 FOR DETAIL.
6. CONTRACTOR SHALL PROVIDE DETAILS FOR THE ALUMINUM RAILING OF THE CULVERT HEADWALLS.
7. CONTRACTOR SHALL PROVIDE ODOT ITEM 512 TYPE 2 WATERPROOFING ALONG THE TOP OF THE STRUCTURE AND DOWN 1' ON BOTH SIDES. SEE SHEET 24 FOR DETAIL.
8. CONTRACTOR SHALL LOWER THE FLOW LINE OF THE EXISTING DITCH A MINIMUM OF 1'.
9. THE CULVERT DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS 611 & 706.051 OR LATEST SPECIFICATION.
10. ALL PAVEMENT UNDERDRAINS OVER THE PROPOSED CULVERT SHALL BE NON-PERFORATED.



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NORTH RIDGEVILLE, OHIO 44039

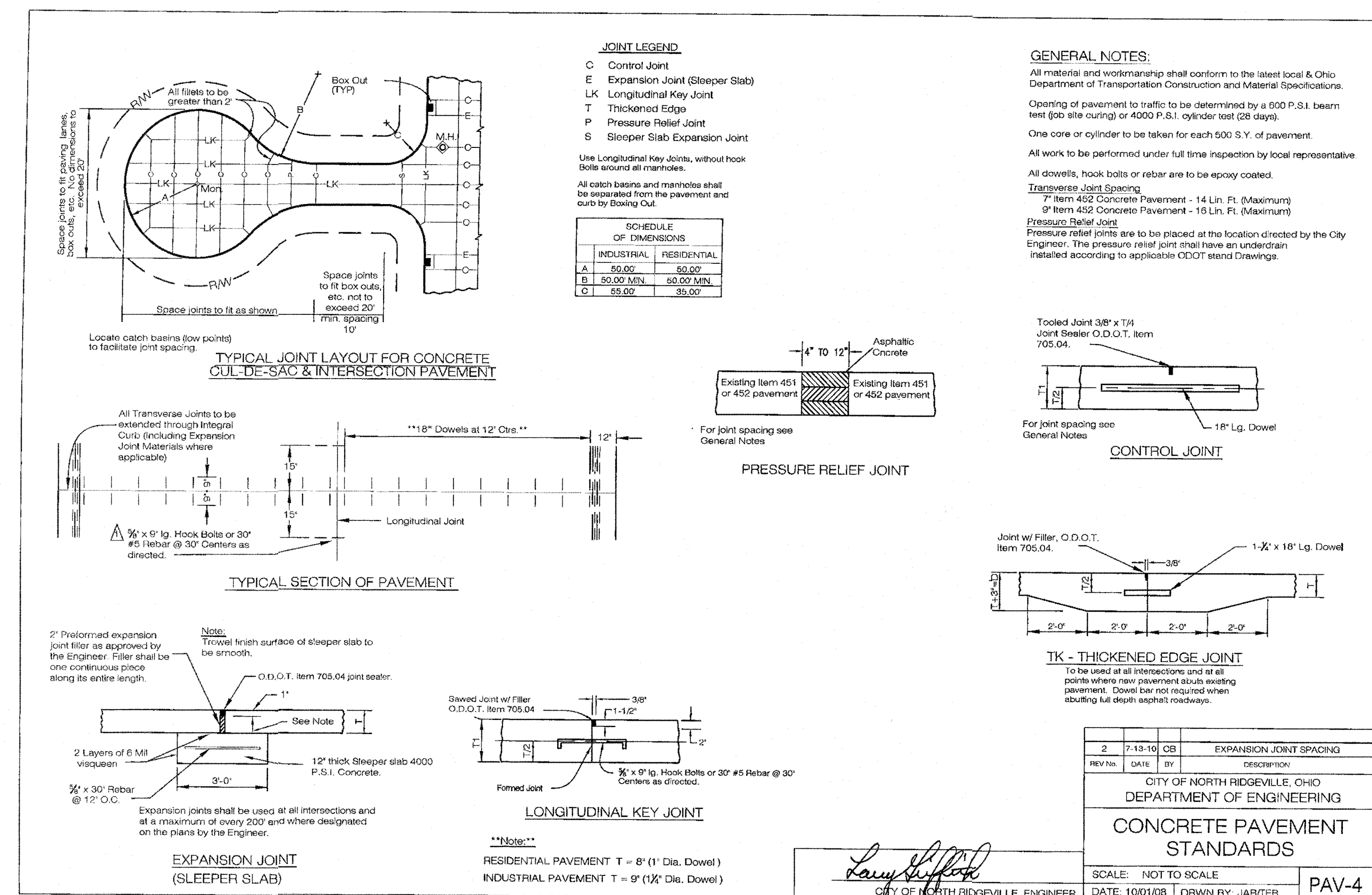
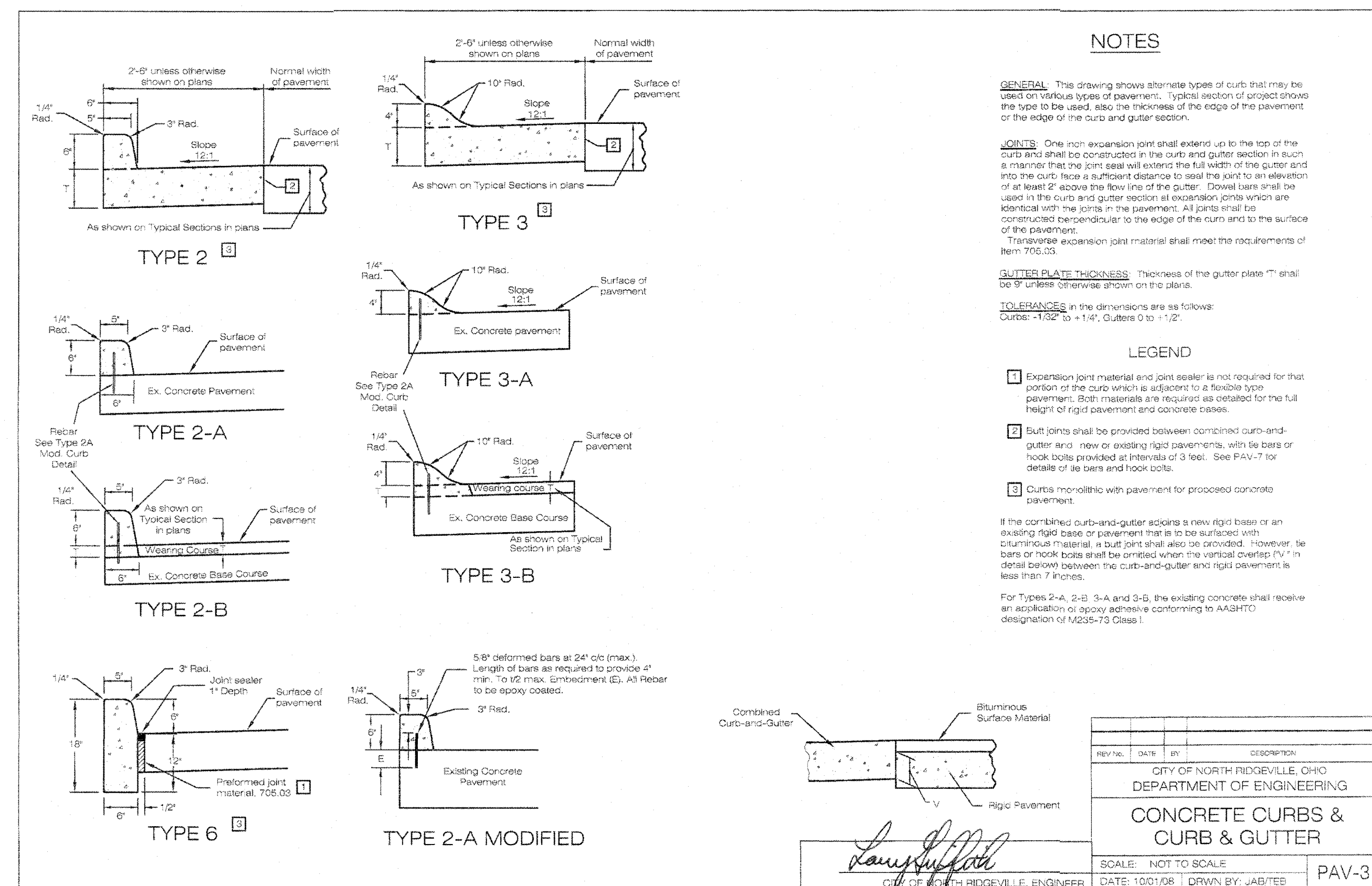
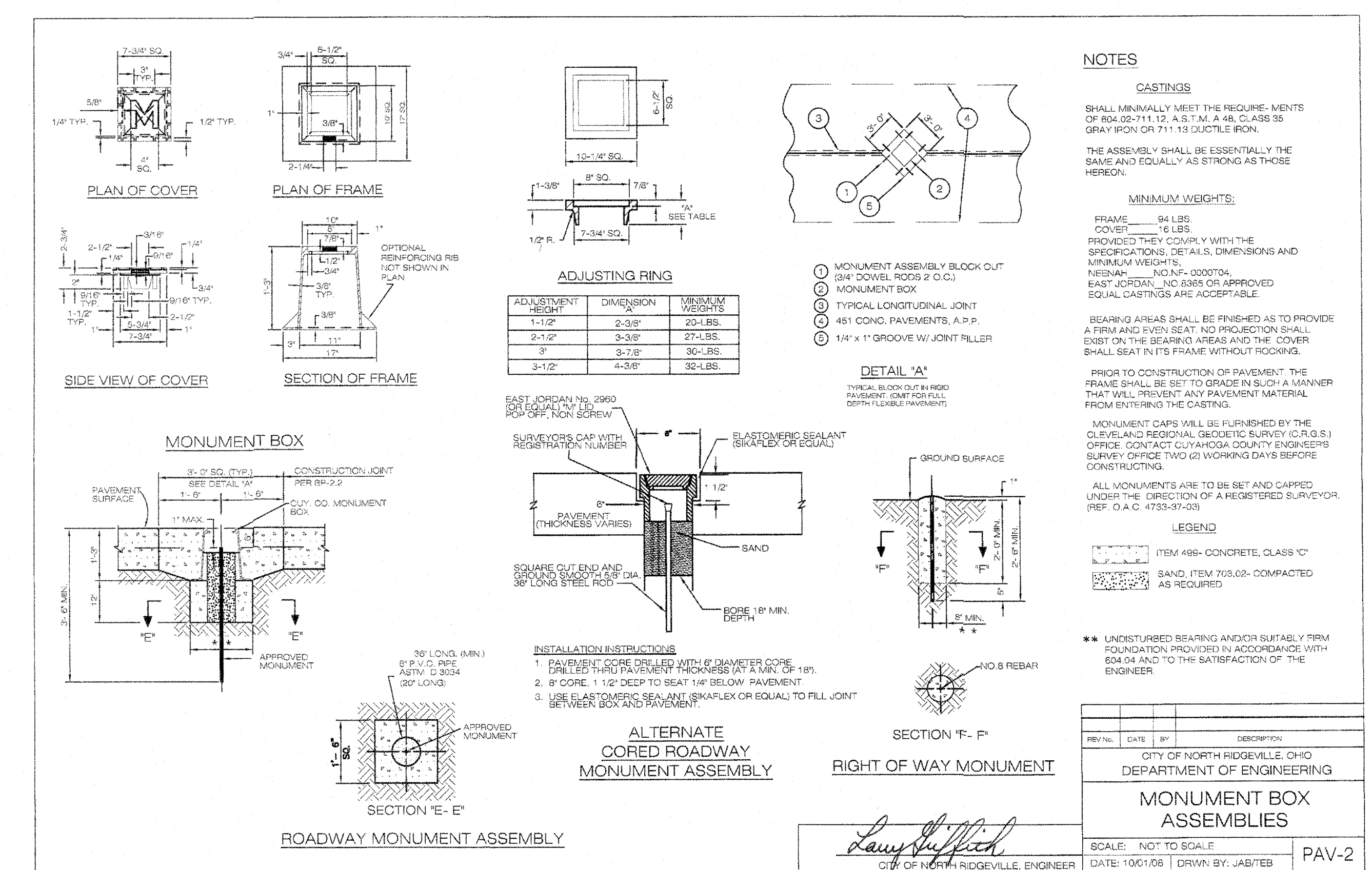
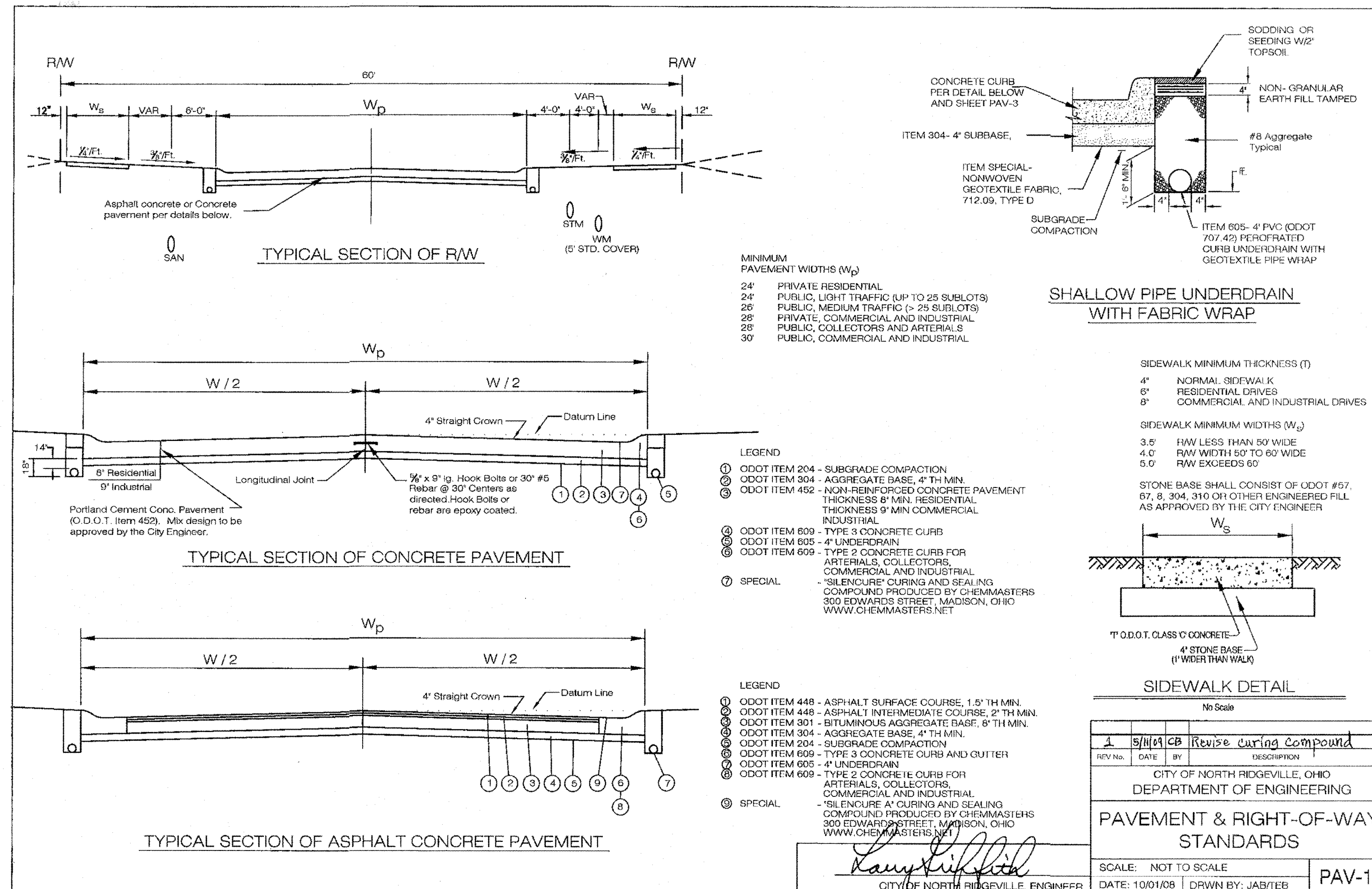
MILLRIDGE SUBDIVISION - PHASE NO. 4
CULVERT DETAIL PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET

19 OF 31

JOB NO.

13-3747-6



J:\133747 & Millridge Phase 4\Drawings\Improvement Plans\Sheet 13-23 Miscellaneous Details.dwg, Plotted Nov 14, 2019, 2:52pm

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38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
20 OF 31
JOB NO.
13-3747-6

J:\113747-6 Millridge Phase 4 Drawings\Improvement Plans\Sheet 16-20 Miscellaneous Details.dwg, Plotted: Nov 14, 2019 - 2:02pm

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NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
21 OF 31
JOB NO.
13-3747-6

Notes:

Location and elevation when given on the plans is top center of the grate. When side openings are provided, elevation shall be the low line of the side inlets.

Casting and Frame: Casting to be East Jordan Iron Works No. 5110 w/Type M2 Flat Grate or as approved equal. A type M2 or M4 may be required in a bicycle traffic environment.

Brick, concrete block or cast-in-place walls have a nominal thickness of 8 inches. Precast walls shall have a min. thickness of 8 inches and be reinforced sufficiently to permit shipping and handling without damage.

2-2-B Grate: elevation to be placed 4 to 6 inches below normal ditch returning to normal 10 feet each side of the basin.

The following text shall be cast into the top of the grate: "DUMP NO WASTE" and "DRAINS TO WATERWAY"

Text shall be printed in bold, capital letters with a minimum height of 0.5". "WATERWAY" may be substituted with "STREET", "RIVER", "LAKE", etc. Actual placement and logo may vary per manufacturer.

Side Inlets: shall be provided on both sides of the No. 2-2-B catch basins in dips and on upstream side only where the ditch has a continuous down grade past the catch basin.

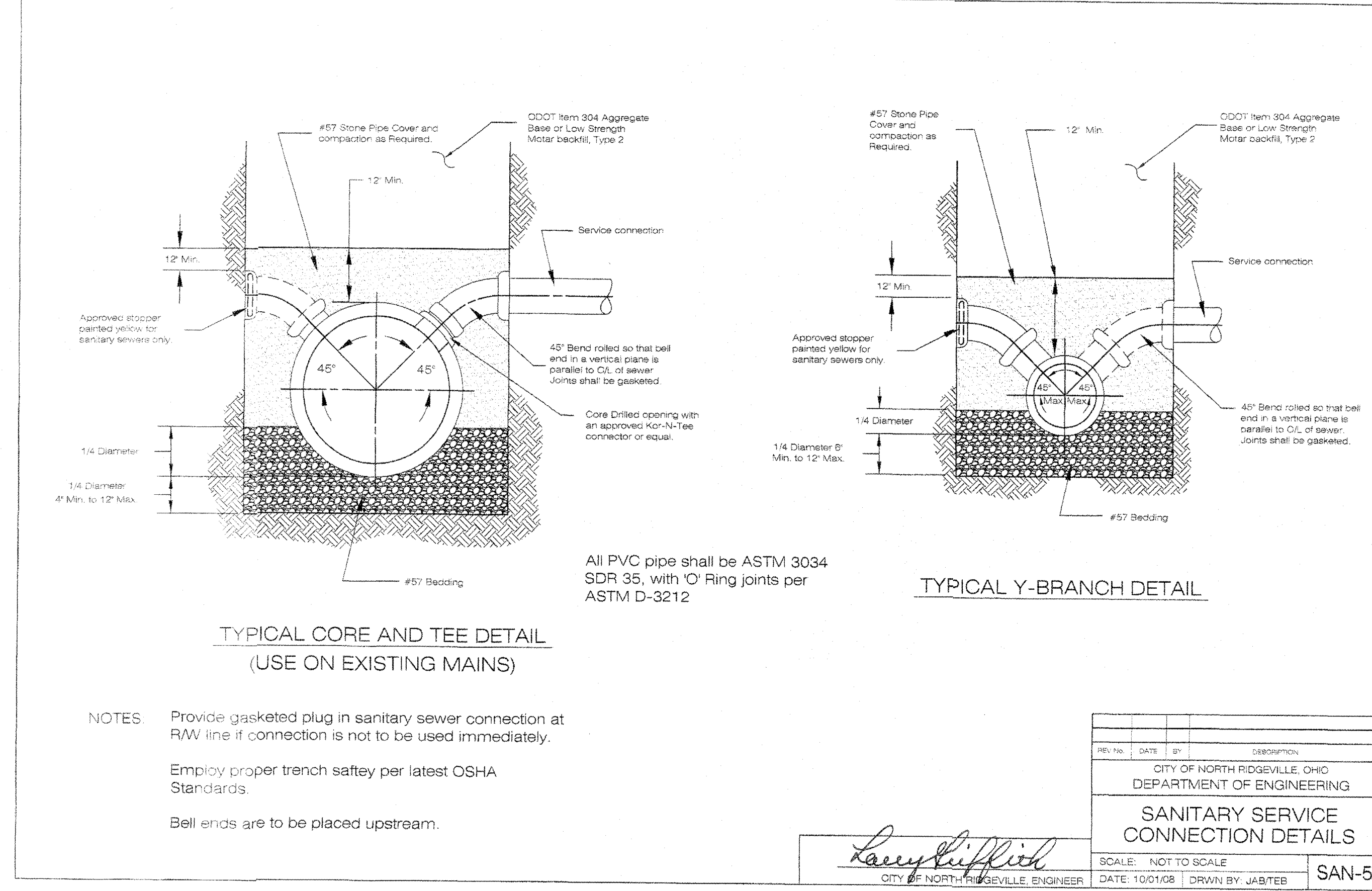
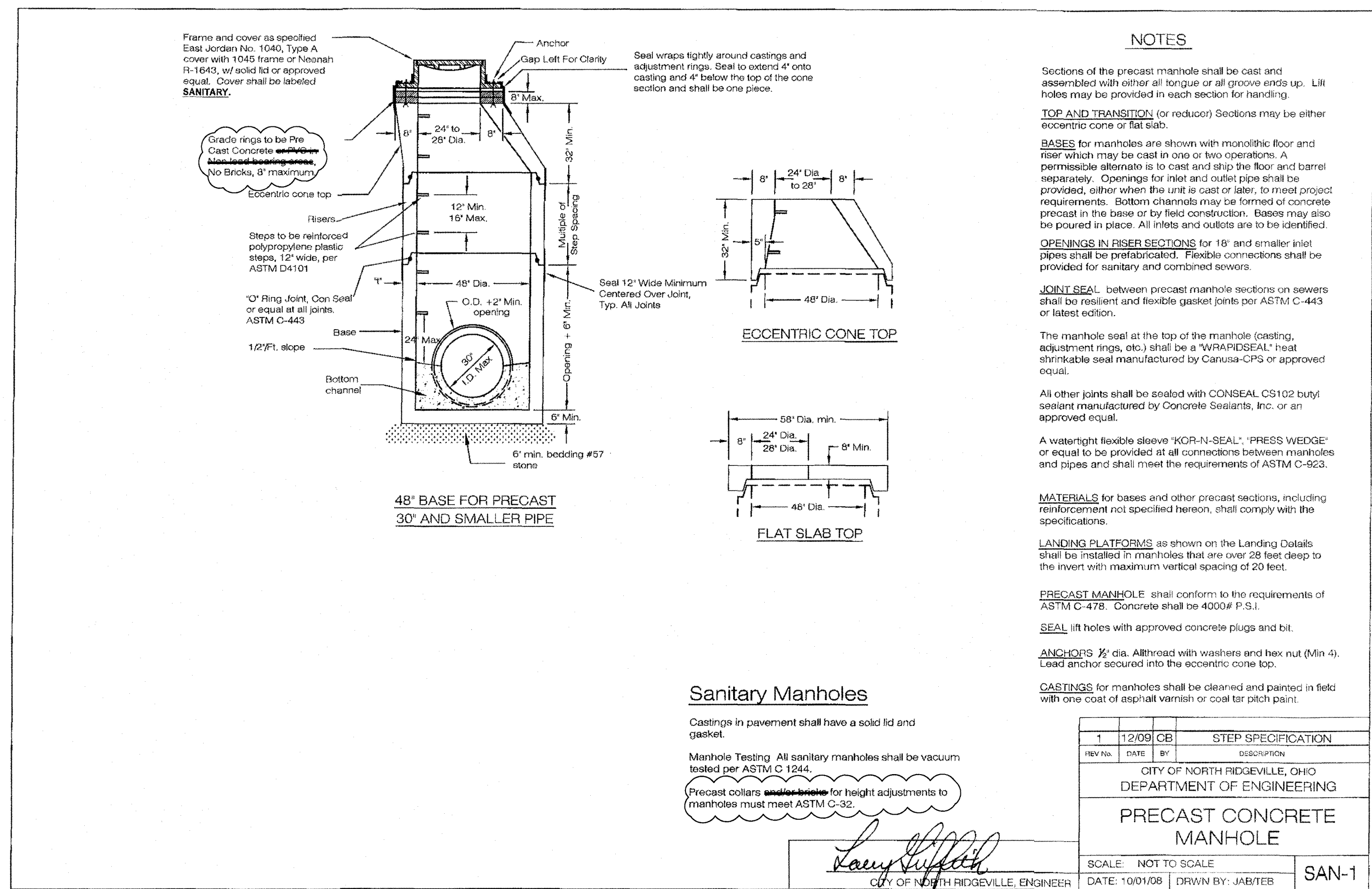
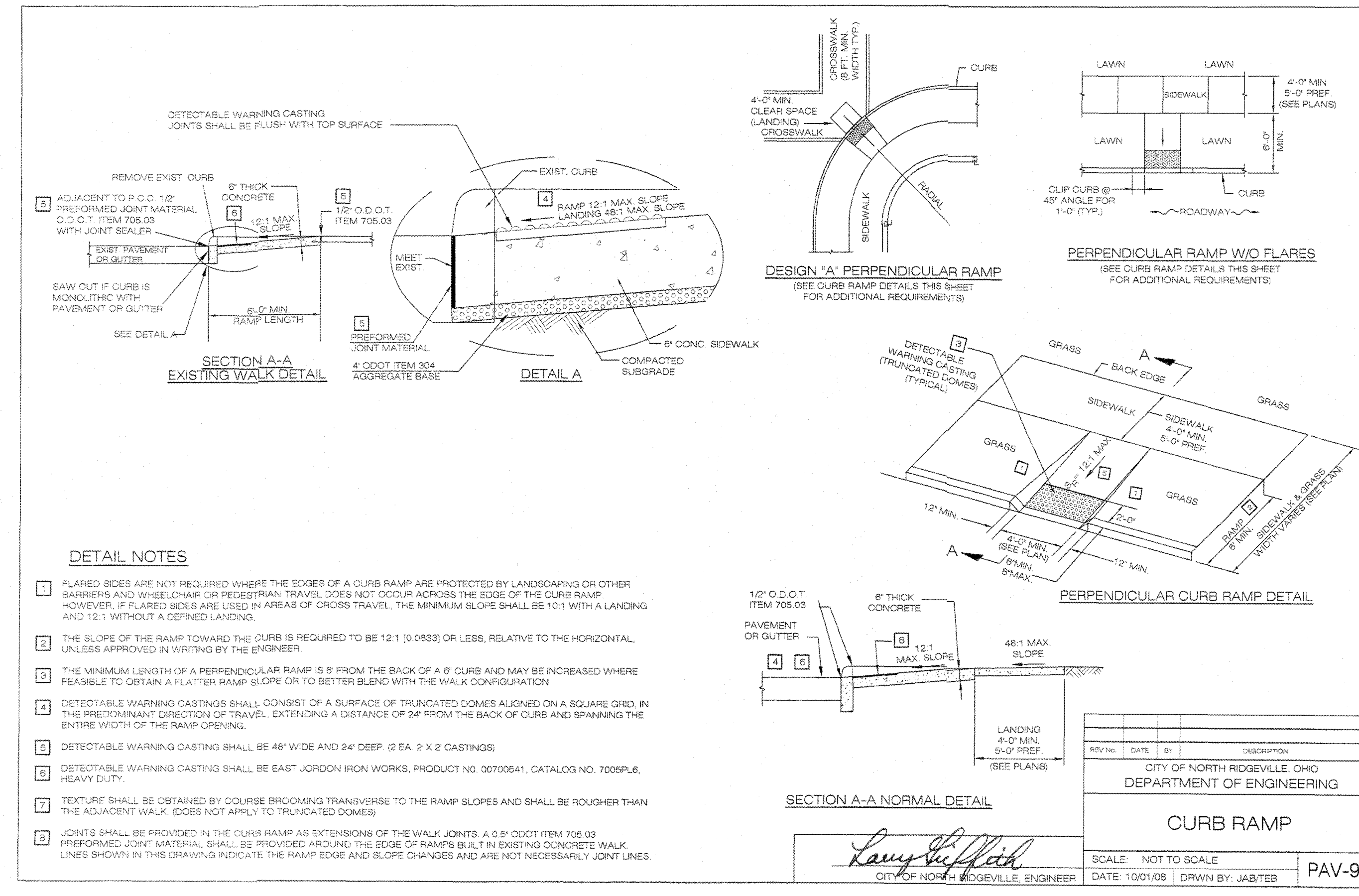
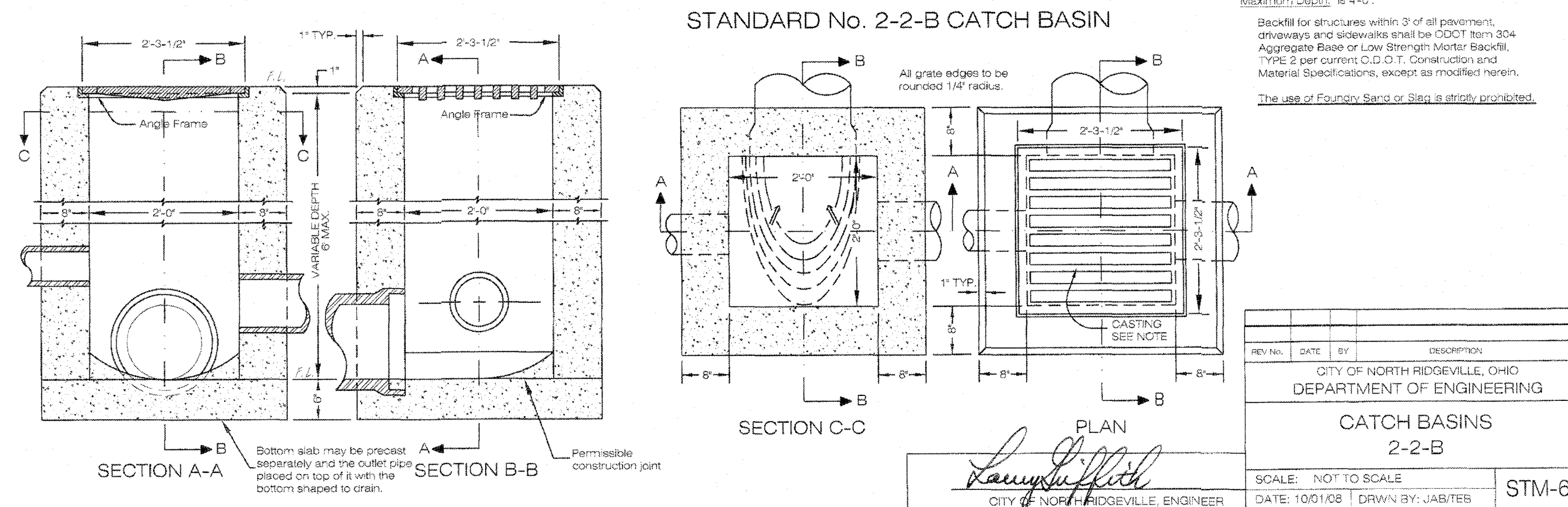
Concrete: cast in place, to be Class C. All precast concrete shall meet the requirements of T05.13.

Openings: for pipes shall be O.D. + 2" when fabricated or bored cut.

Maximum Depth: is 4'-0".

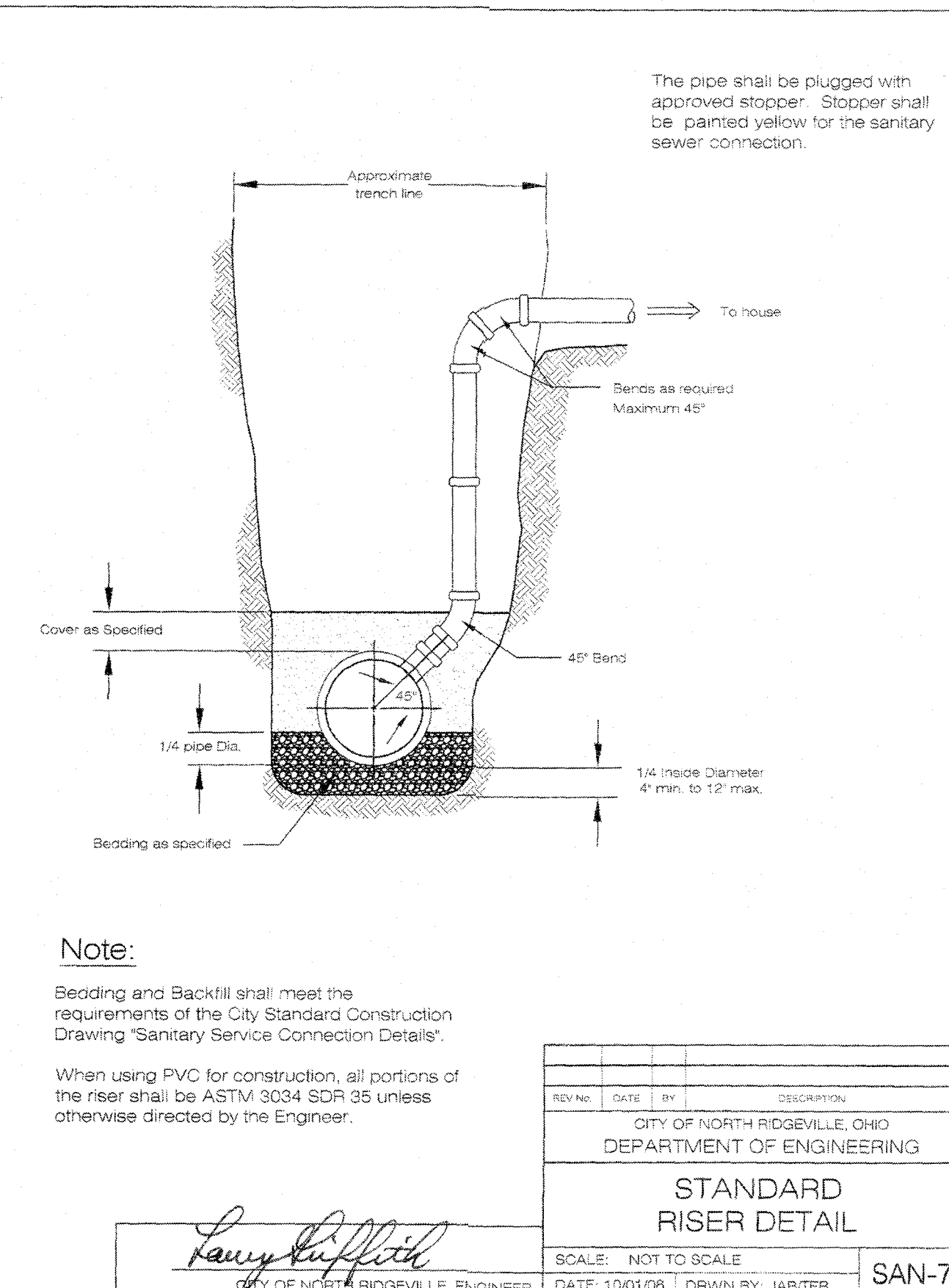
Backfill for structures within 3' of all pavement, driveways and sidewalks shall be ODOT Item 304 Aggregate Base or Low Strength Mortar Backfill, Type 2 per current O.D.T. Construction and Material Specifications, except as modified herein.

The use of Foundry Sand or Slag is strictly prohibited.



90° BEND
45° BEND
90° BEND
FLOOR JOIST
90° BEND
EMERGENCY OUTLET
(OPEN TO AIR)
RISER WITH
REMOVABLE CAP
WYE
LAWN YARD GRADE
PROPOSED HOUSE
DEPTH VARIES
2' MIN.
45° WYE
4" FOOTER DRAIN CONNECTION
STORM SEWER
WATER TIGHT
CAP
BASEMENT WALL
w/ WATERPROOFING
PER CODE
STONE BACKFILL
FOOTER DRAIN
FOOTER
DISCHARGE
LINE
45° BEND
COUPLING/CHECK VALVE
ELECTRIC LINES
PER N.E.C. (TYP.)
TOP COVER PLATE
SUBMERSIBLE
SUMP PUMP
(BACK UP PUMP
SYSTEM AS REQUIRED)
SUMP BASIN
18" DIA x 36" DEEP
FLOAT SWITCH
DISCHARGE LINE TO
EXTEND THROUGH
FLOOR JOIST
(1 1/2" PVC)

NO SCALE



C SANITARY SEWER

BACKFILL USING COOT 304 PIPE SIZE 6" MIN.

R/W LINE

EXTERIOR WALL

BUILDING

CN-SITE MATERIAL PIPE SIZE 6" MIN.

WITHIN 1' OF R/W LINE

6" CLEANOUT

SEE TRENCH PAVING STD BORE UNDER NEW P/MT.

STREET

6"x45" BEND

2' MIN 9" O.D. NO. 1

1% SLOPE MIN.

1'

PVC SLEEVE

PROVIDE GLAY DAM HERE ENTIRE TRENCH HEIGHT

PROVIDE KORE-N-TEE OR EQUAL

NOTES:
 ALL PIPE SHALL BE PVC ASTM D 3034, SDR 35 WITH "O"-RING JOINTS PER ASTM 5212.
 BELL ENDS SHALL BE FACED UPSTREAM.
 PIPE EMBEDEDMENT: CDOT #57 4" BELOW PIPE TO 1 FOOT ABOVE TOP OF PIPE, FULL WIDTH OF TRENCH.
 BACKFILL: CDOT #40, 20" ABOVE PIPE EMBEDEDMENT.
 PROVIDE CASKETED PLUGS IN SANITARY SEWER CONNECTION AT R/W LINE IF CONNECTION IS NOT TO BE USED IMMEDIATELY.
 EMPLOY PROPER TRENCH PAVING PER LATEST OMA STANDARDS

Larry J. Ruppel
 CITY OF NORTH RIDGEVILLE, ENGINEER

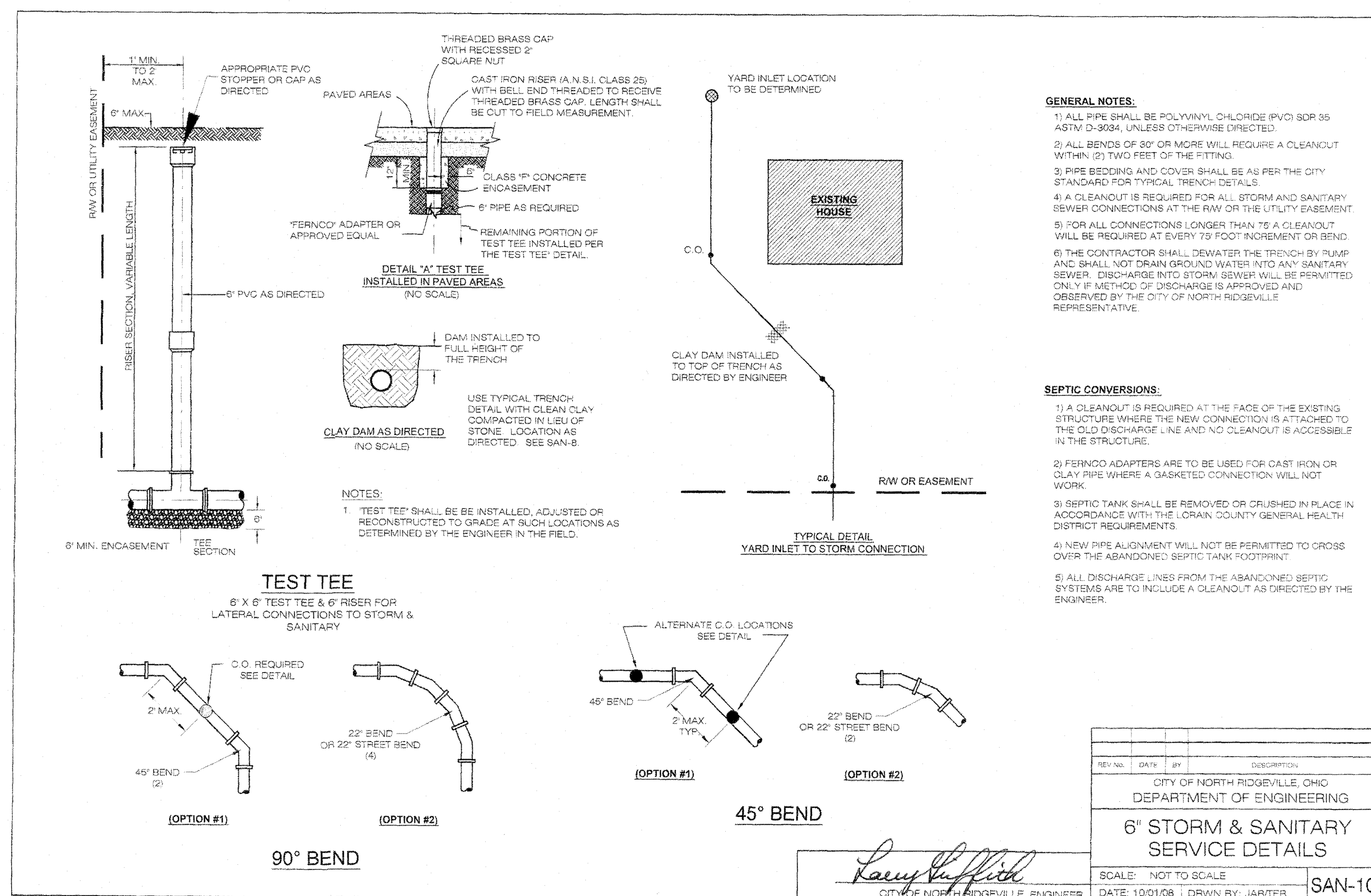
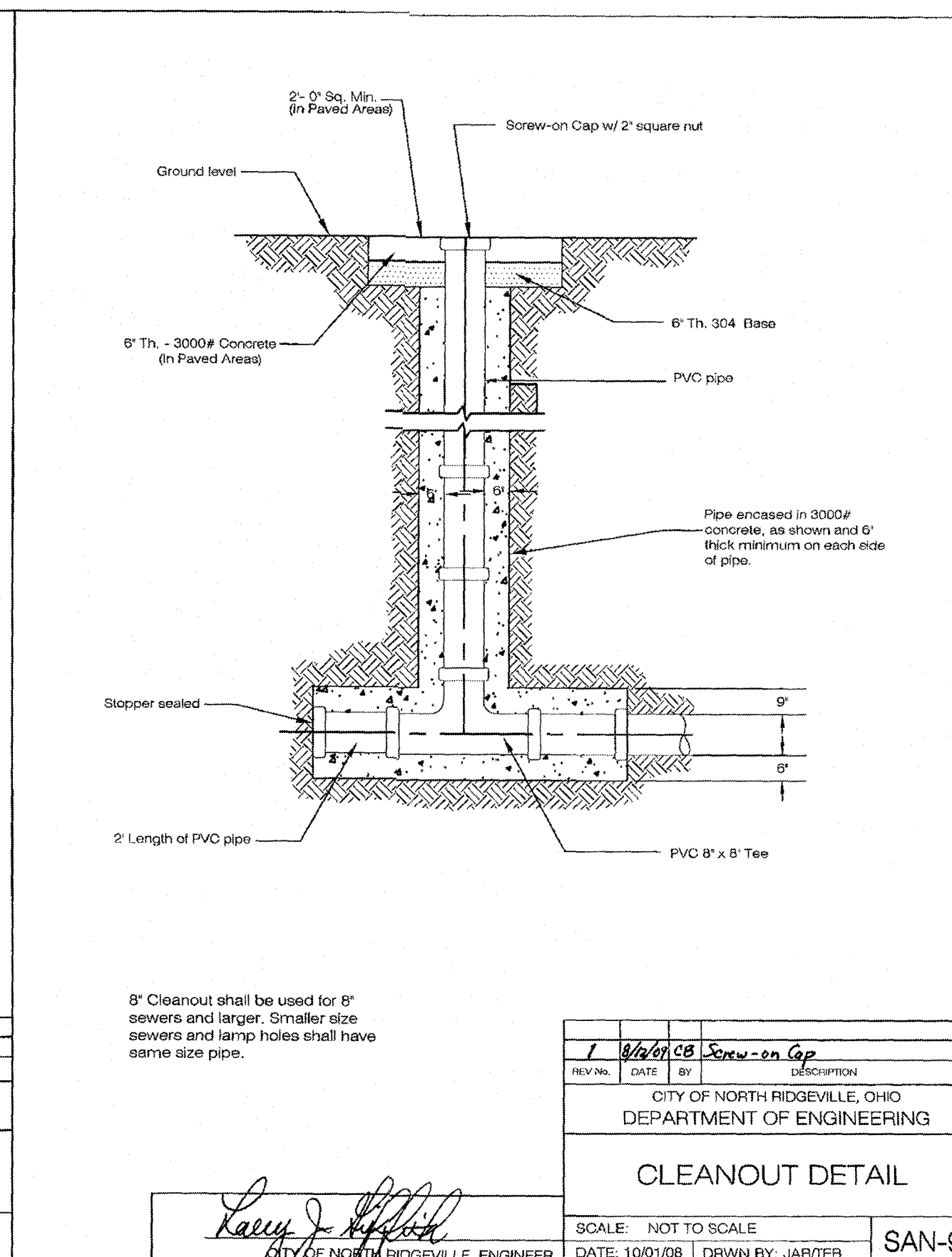
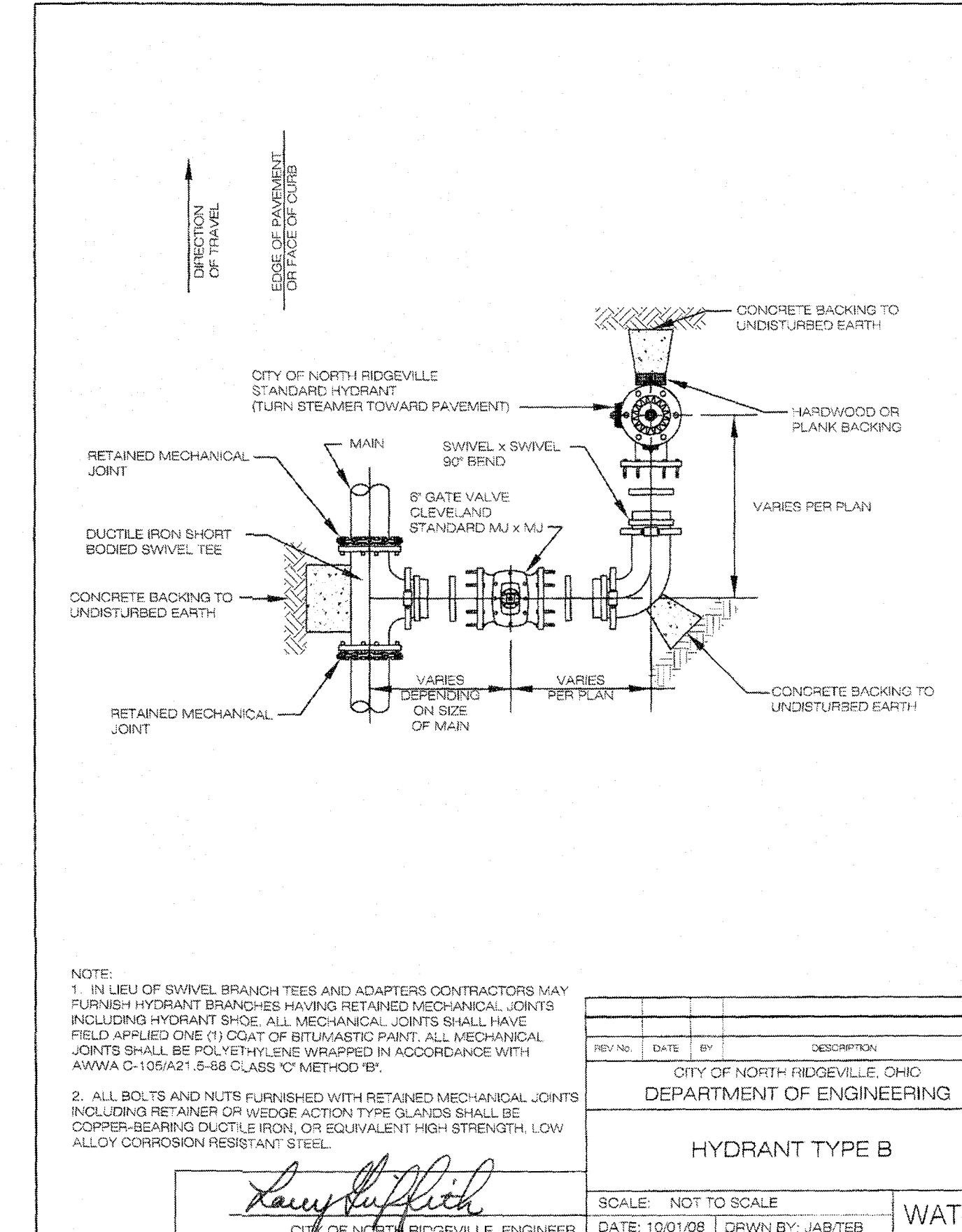
REV	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
 DEPARTMENT OF ENGINEERING

SANITARY SERVICE CONNECTION

SCALE: NOT TO SCALE
 DATE: 10/01/08 DRAWN BY: JAB/BTB

SAN-

[illegible][illegible]

DRAWN BY:
REB

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ENGINEERING AND SURVEYING COMPANY

801 MOORE ROAD AVON, OHIO 44011

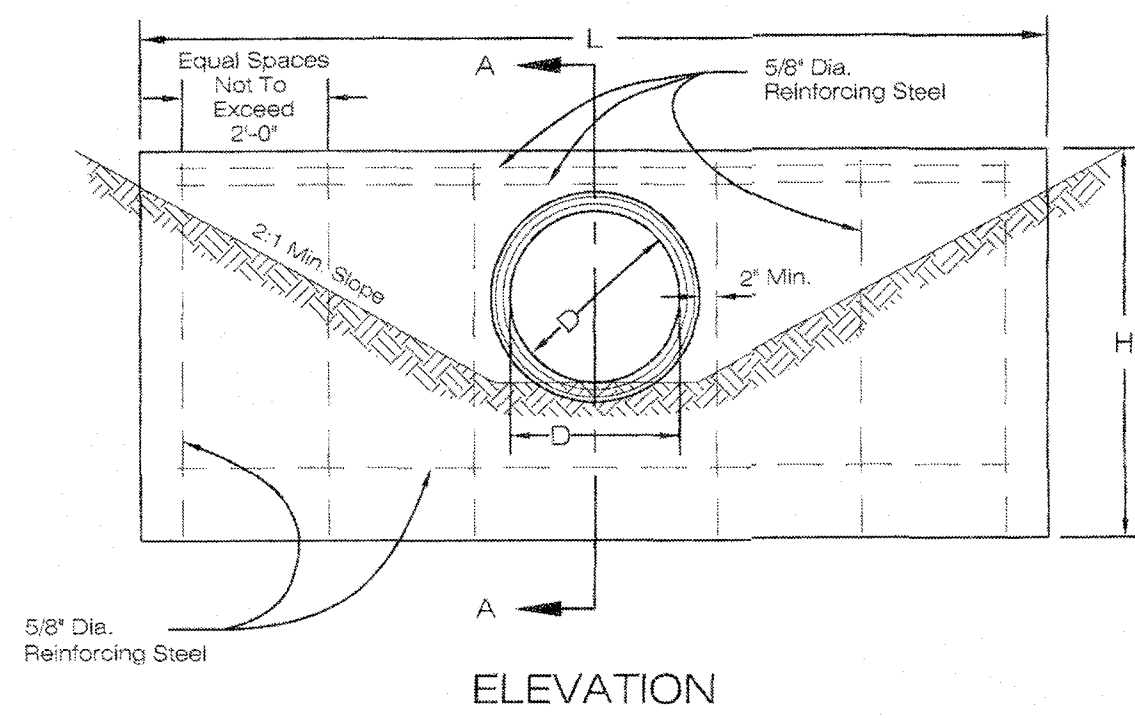
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38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
22 OF 31
JOB NO.
13-3747-6

J:\1337-6 Millridge Phase 4\DRAWING\Improvement Plans\Sheet: 18-23 Miscellaneous Details.dwg Plotted: Nov 14, 2019 - 2:52pm



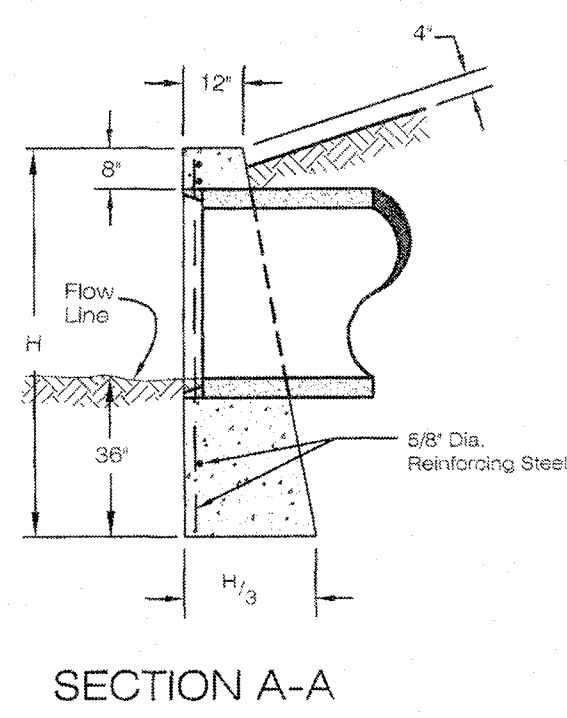
DIMENSIONS			QUANTITIES ONE HEADWALL	
DIAMETER	H	L	CONCRETE CU. YDS.	REINFORCING STEEL LBS.
15"	5'-2"	7'-0"	1.7	41
18"	5'-5"	8'-4"	2.2	57
21"	5'-8"	9'-8"	2.8	62
24"	5'-11"	11'-0"	3.3	69
30"	6'-5"	13'-8"	4.7	92
36"	7'-0"	16'-4"	6.5	105

L = CIRCULAR SECTIONS = 5D + 4;
L = ELLIPTICAL OR PIPE ARCH = 4R + 4t + S
H = CIRCULAR SECTIONS = D + 1 + 4t
H = ELLIPTICAL OR PIPE ARCH = R + t + 4t
D = DIAMETER OF PIPE
R = RISE OF PIPE
S = SPAN OF PIPE
t = THICKNESS OF BARREL
L = LENGTH OF HEADWALL
H = HEIGHT OF HEADWALL

NOTES

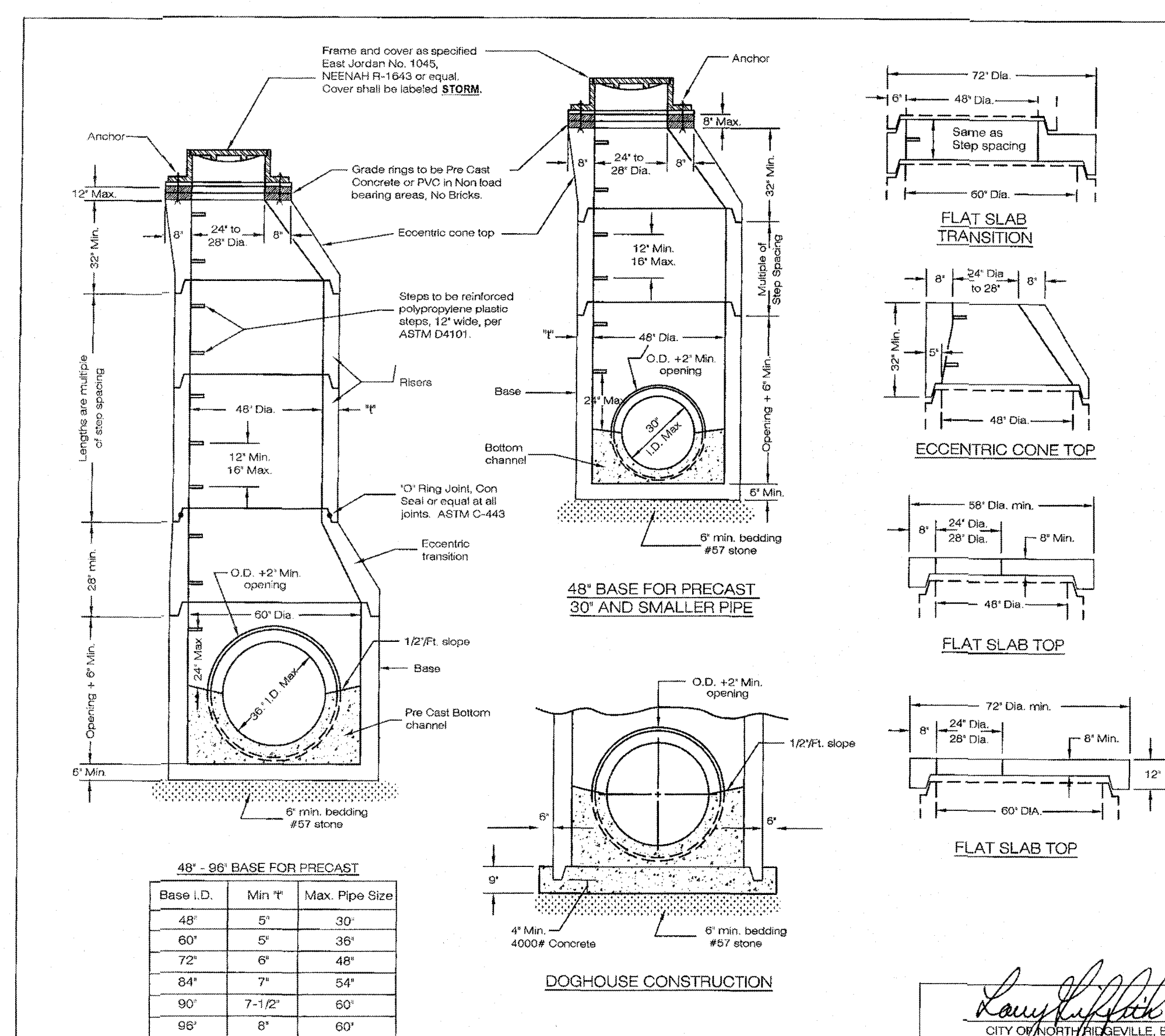
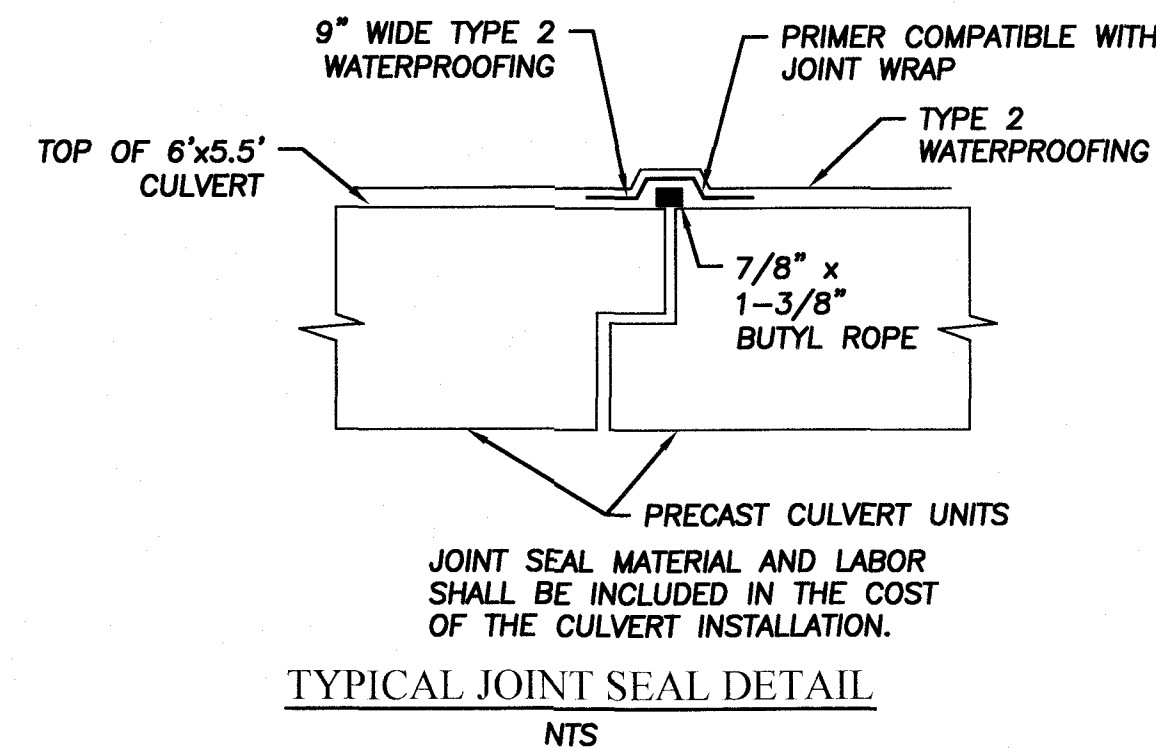
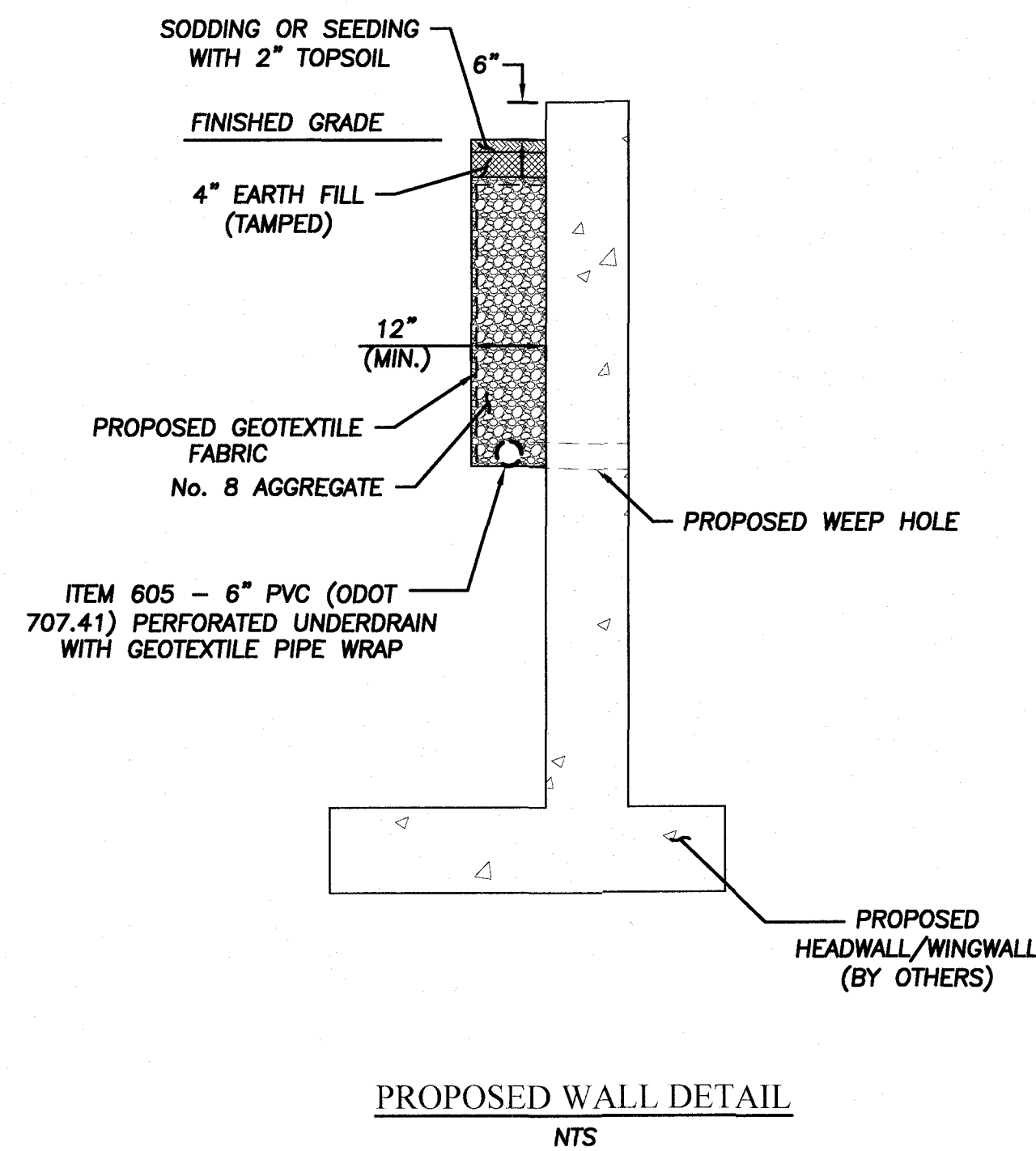
No. 1 headwall, where required, will be provided for non-skewed culverts having a diameter or rise of 36" or less.
Concrete shall be class "C".
Reinforcing steel bars shall be 5/8" round.
Dimension and quantities are shown for circular sections only. It will be necessary to determine dimensions for the No. 1 headwall required for other pipe shapes in accordance with the equations listed on this drawing.
Full height headwalls are required for all pipes.
Chamfer all exposed corners 3/4 of an inch.
Foundation: Where the soil borings indicate a bearing capacity of less than 2600 pounds per square foot, it will be necessary to increase the width of the base.
For headwall outlet protection, see STM-13.

All cast in place headwalls shall have a cement wash.



REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	STANDARD No. 1 HEADWALL

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

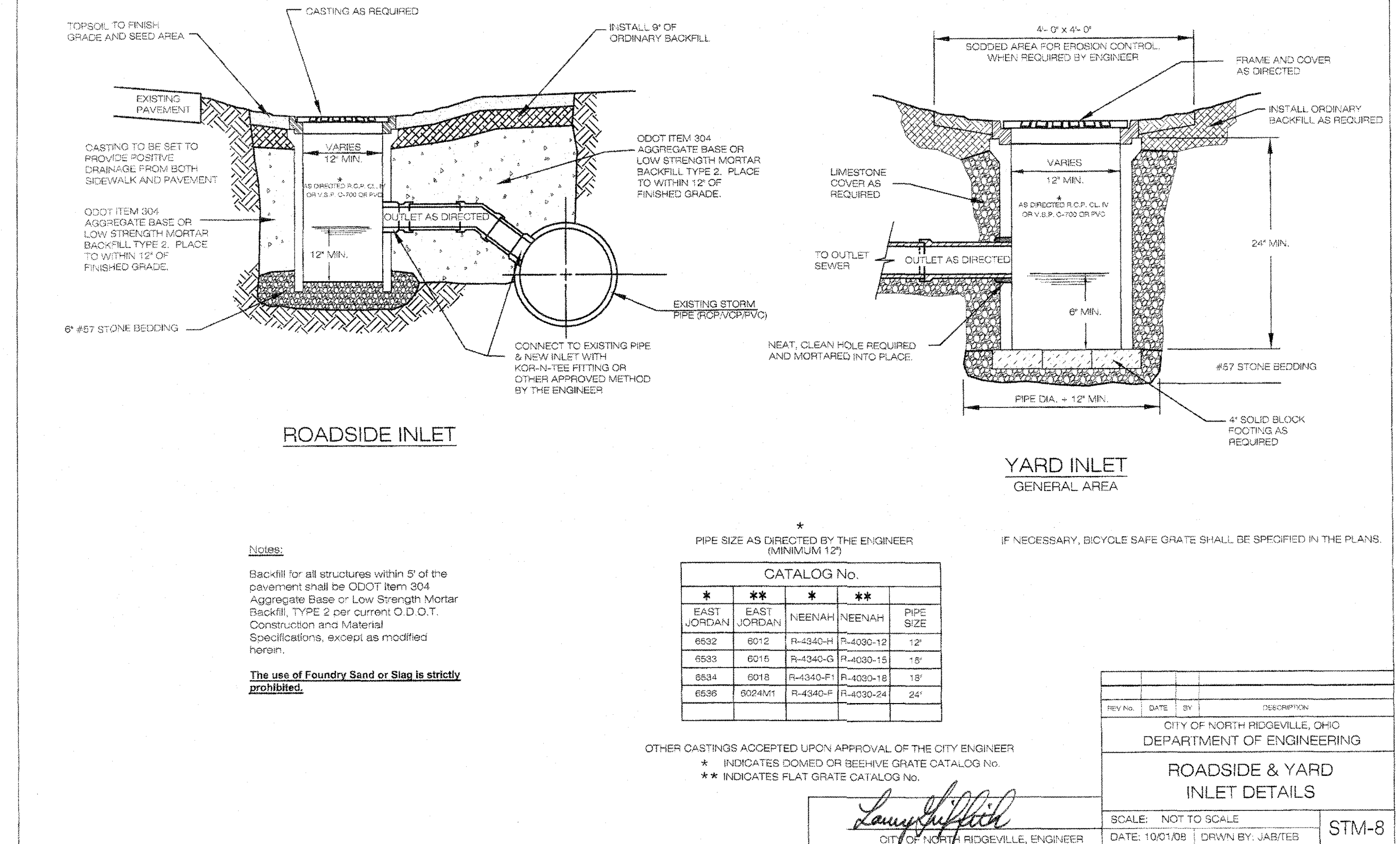


NOTES

Sections of the precast manhole shall be cast and assembled with either all tongue or all groove ends up. Lift holes may be provided in each section for handling.
TOP AND TRANSITION (or reducer) Sections may be either eccentric cone, or flat slab.
BASES for manholes are shown with monolithic floor and riser which may be cast in one or two operations. A permissible alternate is to cast and ship the floor and barrel separately. Openings for inlet and outlet pipe shall be provided, either when the unit is cast or later, to meet project requirements. Bottom channels may be formed of concrete precast in the base or by field construction. Bases may also be poured in place. All inlets and outlets are to be identified.
OPENINGS IN RISER SECTIONS for 18" and smaller inlet pipes shall be precast.
MATERIALS for bases and other precast sections, including reinforcement not specified herein, shall comply with the specifications.
LANDING PLATFORMS as shown on the Landing Details shall be installed in manholes that are over 28 feet deep to the invert with maximum vertical spacing of 20 feet.
PRECAST MANHOLE shall conform to the requirements of ASTM C-478. Concrete shall be 4000# P.S.I.
SEAL lift holes with approved concrete plugs and bit.
ANCHORS 1/2" dia. All threaded with washers and hex nut (min 4). Lead anchor secured into the eccentric cone top.
CASTINGS for manholes shall be cleaned and painted in field with one coat of asphalt varnish or coal tar pitch paint.

REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	PRECAST CONCRETE MANHOLE

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



ROADSIDE INLET

YARD INLET

GENERAL AREA

NOTES

Backfill for all structures within 8' of the pavement shall be ODOT Item 304 Aggregate Base or Low Strength Mortar Backfill, TYPE 2 per current O.D.T. Construction and Material Specifications, except as modified herein.
The use of Foundry Sand or Slag is strictly prohibited.

PIPE SIZE AS DIRECTED BY THE ENGINEER (MINIMUM 12")

CATALOG No.				
* **	*	**		PIPE SIZE
EAST JORDAN	EAST JORDAN	NEENAH	NEENAH	
6552	6012	R-4340-H	R-4330-12	12"
6553	6016	R-4340-G	R-4330-15	15"
6554	6018	R-4340-F	R-4330-18	18"
6555	6024V1	R-4340-F	R-4330-24	24"

OTHER CASTINGS ACCEPTED UPON APPROVAL OF THE CITY ENGINEER

* INDICATES DOMED OR BISHOP GRATE CATALOG No.

** INDICATES FLAT GRATE CATALOG No.

REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	ROADSIDE & YARD INLET DETAILS

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

DATE	BY	DESCRIPTION
11/14/2019	CLH	ISSUE TO PLANNING COMMISSION

DRAWN BY: REB

CHECKED BY: CLH

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET

24 OF 31

JOB NO.
13-3747-6

SWP3 LEGEND OF SYMBOLS
AND LINETYPES

MgA	SOIL TYPE	— SF —	FILTER FABRIC FENCE
IP	INLET PROTECTION	— W/L —	WORK LIMITS
		— — — — —	SOIL BOUNDARY LIMITS
	ROCK CHECK DAM (L'xW'xH')	— — — — —	PROPOSED DIVERSION SWALE
	TEMPORARY SEEDING & MULCHING	- - - - -	EXISTING CONTOURS
	PERMANENT SEEDING & MULCHING	- - - - -	PROPOSED CONTOURS (PHASE 4 IMPROVEMENTS)
CE	CONSTRUCTION ENTRANCE	- - - - -	PROPOSED CONTOURS (PHASE 2 & 3 IMPROVEMENTS)
WO	WASHOUT PIT		
SA	STAGING AREA (SEE NOTE 6)		

SITE LOCATION INFORMATION

CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO

NAME OF WATERSHED/SUBSEQUENT RECEIVING WATER(S)
SITE DISCHARGES TO WELTER DITCH AND THE SUBSEQUENT RECEIVING
WATERS IS FRENCH CREEK

SITE ADDRESS
SOUTH OF MILLS ROAD AND EAST OF STONEY RIDGE ROAD
NORTH RIDGEVILLE, OHIO

OWNER:
MILLRIDGE DEVELOPMENT, LLC.
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

CONTRACTOR SHALL REGRADE WELTER
DITCH PRIOR TO STARTING CONSTRUCTION.
CONTRACTOR SHALL THEN INSTALL BASINS
AND TEMPORARY DIVERSION SWALES.

PRIOR TO CONSTRUCTION STARTING THE
CONTRACTOR AND SUBCONTRACTOR SHALL
COMPLETE THE SIGNATURE LIST FOUND ON
SHEET 27 OF 31 AND SUBMIT IT TO THE CITY
OF NORTH RIDGEVILLE ENGINEERING
DEPARTMENT

PROJECT DESCRIPTION

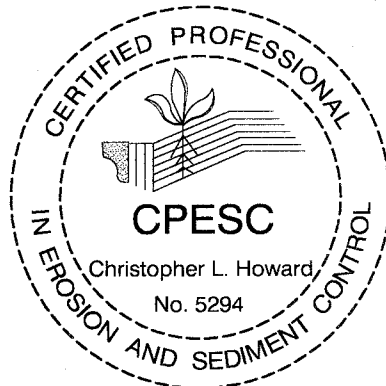
- THE PROJECT INCLUDES THE CONSTRUCTION OF A SUBDIVISION OF
SINGLE-FAMILY HOMES AND CLUSTER HOMES IN A RESIDENTIAL AREA.
THE PROJECT INCLUDES THE CONSTRUCTION OF A CURBED CONCRETE
ROAD, DRAINAGE IMPROVEMENTS, WATERLINE AND SANITARY SERVICE.
- PRIOR LAND USE WAS FARM FIELD & WOODS.
- THE ESTIMATED START DATE OF CONSTRUCTION IS APRIL 1, 2019 AND
THE ESTIMATED COMPLETION DATE IS NOVEMBER 1, 2019.

SITE/ OPERATOR CONTACT INFORMATION:

COMPANY: MILLRIDGE DEVELOPMENT, LLC
CONTACT: ROBERT YOST
ADDRESS: 38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

SWP3 AUTHORIZATION AGENT CONTACT INFORMATION:

CHRISTOPHER L. HOWARD, P.E., CPESC No. 5294
BRAMHALL ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD
AVON, OHIO 44011
(440) 934-7878



SITE INFORMATION

LIMITS OF DISTURBED AREA = 12.8 ACRES

PRE-CONSTRUCTION
AREA OF WOODS/GRASS = 5.0 ACRES
AREA OF FARM FIELD = 7.8 ACRES

POST-CONSTRUCTION
AREA OF PAVEMENT/ROOFTOP = 3.7 ACRES
AREA OF GRASS/LANDSCAPE = 9.1 ACRES

RUNOFF COEFFICIENT PRE-CONSTRUCTION SITE:
 $((5.0 \text{ AC}) * (0.45) + (7.8 \text{ AC}) * (0.40))/12.8 = 0.42$

RUNOFF COEFFICIENT POST-CONSTRUCTION SITE:
 $((3.7 \text{ AC}) * (0.95) + (9.1 \text{ AC}) * (0.50))/12.8 = 0.63$

IMPERVIOUSNESS FOR PRE-CONSTRUCTION = $(0.42) * 12.8 \text{ AC} = 5.38$
IMPERVIOUSNESS FOR POST-CONSTRUCTION = $(0.63) * 12.8 \text{ AC} = 8.06$
PERCENT IMPERVIOUSNESS CREATED BY CONSTRUCTION = 50%

NOTES

- THE FOLLOWING SOIL TYPES ARE FOUND WITHIN THE PROJECT LIMITS

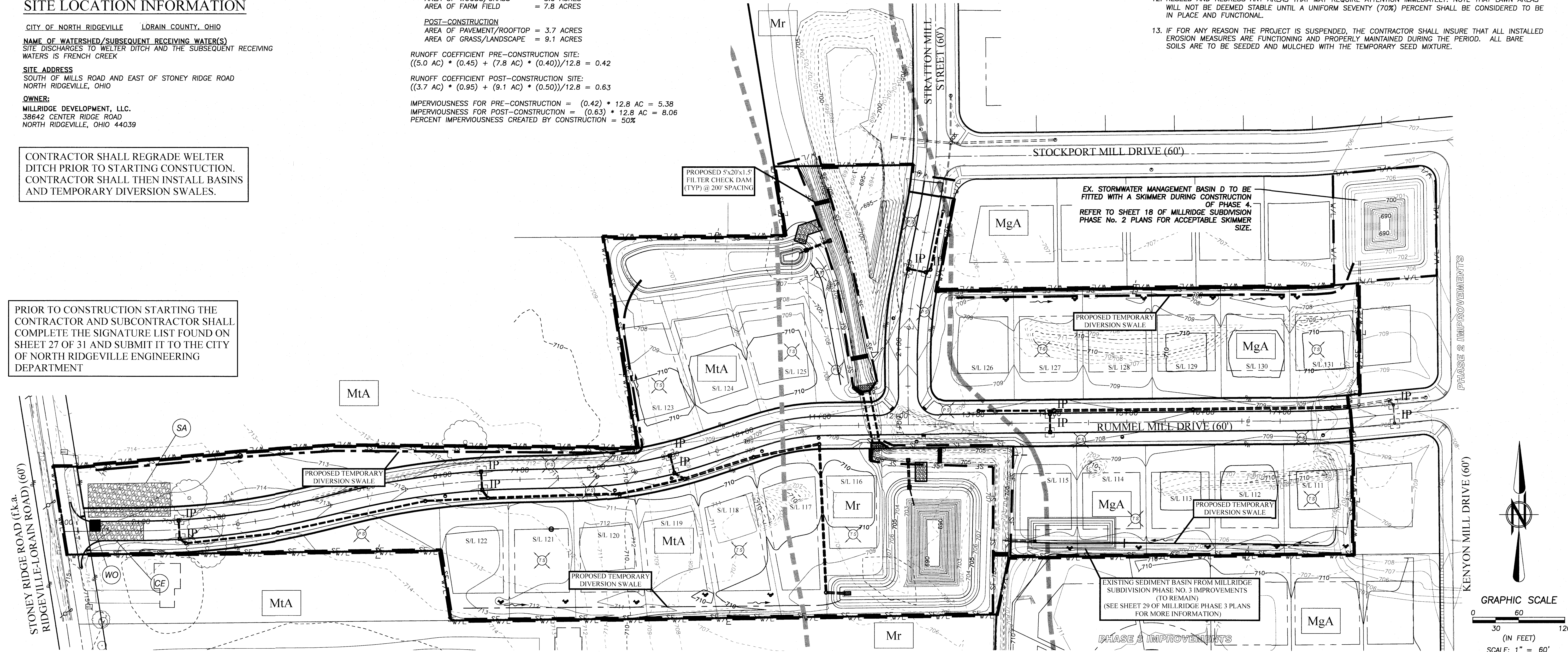
MtA - MITIWANGA SILT LOAM, 0 TO 2 PERCENT SLOPES
MgA - MAHONING SILT LOAM, 0 TO 2 PERCENT SLOPES
Mr - MINER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES

SOIL DATA REFERENCED FROM WEB SOIL SURVEY LORAIN COUNTY, OHIO (OH093) SOILS MAPS
VERSION 15, SEPTEMBER 19TH, 2016.

- WASHOUT PIT LOCATION TO BE CONFIRMED WITH SITE SUPERINTENDENT. LOCATION SHOWN FOR
INTENT ONLY AND IS APPROXIMATE.
- ALL STORM SEWER SHALL BE JETTED AND CLEANED PRIOR TO OCCUPANCY.
- DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE ACCESS TO ALL RESIDENTS.
- CONTRACTOR SHALL INSTALL DIVERSIONS SWALES AS SHOWN ON PLANS PRIOR OF ANY EARTH
MOVING OPERATIONS AND CONSTRUCTION.
- ALL FUEL TANKS & DRUMS, DUMPSTER FOR CONSTRUCTION DEBRIS, AND DISPOSAL/STORAGE OF
SOLID, SANITARY AND OR TOXIC WASTES SHALL BE WITHIN THE STAGING AREA LIMITS, IF NEEDED.

SEQUENCE OF CONSTRUCTION:

- PRE-CONSTRUCTION MEETING.
- STAKEOUT LIMITS OF DISTURBANCE, INSTALL THE CONSTRUCTION ENTRANCE, PREPARE THE AREA WHERE
THE PROJECT TRAILER (IF REQUIRED) CONSTRUCTION DUMPSTER, CONSTRUCTION STAGING, AND VEHICLE
FUELING SHALL BE LOCATED.
- INSTALL THE INLET PROTECTION, SILT FENCE, DIVERSION SWALES AND SEDIMENT BASIN WHERE INDICATED
ON THE PLANS. DIVERSION SWALES AND SEDIMENT BASIN SHALL BE STABILIZED UPON INSTALLATION.
- BEGIN EARTH MOVING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER &
THE CITY OF THE LOCATION OF ANY AND ALL EROSION AND SEDIMENTATION CONTROL MEASURES
IMPLEMENTED AT ANY BORROW OR SPOIL SITE OF IMPORT/EXPORT MATERIAL.
- STABILIZE ALL DISTURBED AREAS WITH TEMPORARY SEED AND MULCHING OR REPLACE SEEDING
IMMEDIATELY UPON REACHING FINAL GRADE.
- ALL UTILITY CONSTRUCTION WITHIN THE RIGHT-OF-WAY MAY BEGIN IMMEDIATELY FOLLOWING
ESTABLISHMENT OF GRADE.
- STABILIZE ALL UTILITY TRENCHES AT THE END OF EACH WORKDAY BY MEANS OF GRAVEL BACKFILL TO
SURFACE, REPAVING, OR MULCHING.
- INSTALL PAVEMENT SUB-BASE.
- BEGIN PAVING, THE AUTHORIZED SWP3 AGENT SHALL NOTE THE LOCATIONS OF ALL CONCRETE WASHOUT
PITS ON THE SWP3 PRIOR TO INSTALLATION. REMOVE STONE CONSTRUCTION ENTRANCE ONLY WHEN
NECESSARY.
- REPLACE TOPSOIL, FINE GRADE AND SEED AREAS AS REQUIRED.
- COMPLETE SITE WORK, PAVEMENT MARKING, FINAL LANDSCAPING AND CLEAN UP.
- RESEED AND REDRESS ANY AREAS THAT MAY REQUIRE ATTENTION IMMEDIATELY. NOTE THAT LAWN AREAS
WILL NOT BE DEEMED STABLE UNTIL A UNIFORM SEVENTY (70%) PERCENT SHALL BE CONSIDERED TO BE
IN PLACE AND FUNCTIONAL.
- 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.



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NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
SWP3 PLAN

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

SHEET
25 OF 31
JOB NO.
13-3747-6

CITY OF NORTH RIDGEVILLE
SWP3 STANDARD GENERAL NOTES

GENERAL EROSION AND SEDIMENT CONTROL NOTES:
EROSION CONTROL SHALL CONSIST OF TEMPORARY CONTROL MEASURES AS DETAILED ON THE PLANS OR ORDERED BY THE GOVERNING AGENCY DURING THE LIFE OF THE CONTRACT TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH USE OF EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S).

TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS, THE LOCATION AND SIZE OF WHICH ARE DETAILED ON THE PLANS, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORK OPERATIONS. CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE NOT FORESEEN DURING DESIGN STAGE; THAT REQUIRE ADDITIONAL OR MODIFIED TEMPORARY OR PERMANENT BMP'S SHALL BE APPROVED BY THE CITY ENGINEER AND REFLECTED ON THE REVISED SWP3.

SEDIMENT PONDS, SEDIMENT TRAPS, AND PERIMETER SEDIMENT CONTROLS, SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RE-ESTABLISHED WITH TEMPORARY VEGETATION. NO SEDIMENT CONTROLS SHALL BE PLACED IN A STREAM.

TRENCH DEWATERING OR GROUND WATER, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED TO STREAMS OR THE STORM SEWER SYSTEM.

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

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

CLEARING AND GRUBBING

LIMITS OF CLEARING AND GRADING SHALL BE CLEARLY MARKED ON THE SITE WITH SIGNAGE, FLAGGING AND/OR ORANGE CONSTRUCTION FENCING.

THE CONTRACTOR SHALL LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY EXCAVATION, BORROW, AND FILL OPERATIONS AND PROVIDE IMMEDIATE PERMANENT OR TEMPORARY CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, WETLANDS OR OTHER AREAS OF WATER IMPOUNDMENT.

CONSTRUCTION ENTRANCE

A STONED CONSTRUCTION ENTRANCE SHALL BE INSTALLED FOR ALL INGRESS & EGRESS TO THE SITE. THE MINIMUM DIMENSIONS OF THE DRIVE SHALL BE 20 FT. WIDE AND 50 FT. LONG. THE STONE SHALL BE 8 INCHES DEEP WITH AN UNDERLAIN GEOTEXTILE FABRIC. THE DRIVE SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRUBBING. SEDIMENTS SHALL BE REMOVED FROM THE ROADWAYS DAILY.

STABILIZATION

PERMANENT AND TEMPORARY STABILIZATION ARE DEFINED IN PART VI OF THE OEPA AUTHORIZATION FOR FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

OHIO EPA PERMIT NO. OH000003 EFFECTIVE DATE 4/21/08 - EXPIRATION DATE 4/20/13 DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES BELOW:

TABLE 1: PERMANENT STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY AREA THAT WILL BE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREA WITHIN 50 FT. OF A STREAM AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING

SEEDING AREAS SHALL BE INSPECTED AND WHERE THE SEED HAS NOT PRODUCED 80% COVER SHALL BE RESEEDDED AS NECESSARY BY THE CONTRACTOR. AREAS SHALL BE STABILIZED WITH STRAW MULCH WHEN CONDITIONS PROHIBIT SEEDING.

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

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

TABLE 2: TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY DISTURBED AREAS WITHIN 50 FT. OF A STREAM AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 21 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FT. OF STREAM	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
	FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S)
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO ONSET OF WINTER WEATHER (NOV.1) STRAW MULCH 2 TO 3 BALES PER 1000 SQ.FT. AND OR 2 TONS PER ACRE.

PERMANENT STABILIZATION OF CONVEYANCE CHANNELS

OPERATORS SHALL UNDERTAKE SPECIAL MEASURES TO STABILIZE CHANNELS AND OUTFALLS AND PREVENT EROSION FLOWS. MEASURES MAY INCLUDE SEEDING, DORMANT SEEDING (AS DEFINED IN THE LATEST EDITION OF "ODNR RAINWATER AND LAND DEVELOPMENT MANUAL"), MULCHING, EROSION CONTROL MATTING, SODDING, RIPRAP NATURAL CHANNEL DESIGN WITH BIO ENGINEERING TECHNIQUES OR ROCK CHECK DAMS.

SOIL TRANSPORT ONTO PUBLIC ROADS

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

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

SILT FENCE & DIVERSIONS

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SILT FENCE OR DIVERSIONS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED VIA SHEET FLOW. WHERE INTENDED TO PROVIDE SEDIMENT CONTROL, SILT FENCES SHALL BE PLACED ON A LEVEL CONTOUR. THE EPA PERMIT NO. OH000003 DOES NOT PRECLUDE THE USE OF OTHER SEDIMENT BARRIERS DESIGNED TO CONTROL SHEET FLOW RUNOFF. SILT FENCE IS NOT PERMITTED TO BE USED FOR CONTROLLING CONCENTRATED SURFACEWATER FLOW (ONLY SHEET FLOW). STORMWATER DIVERSION PRACTICES SHALL BE USED TO KEEP RUNOFF AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHERE PRACTICAL. SUCH DEVICES, WHICH INCLUDE SWALES, DIKES OR BERMS, MAY RECEIVE FROM AREAS UP TO 10 ACRES.

INLET PROTECTION

INLET PROTECTION IS MANDATORY.

NON-SEDIMENT POLLUTANTS CONTROLS

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

TRENCH AND GROUND WATER CONTROL

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

MAINTENANCE

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

INSPECTION

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

WASTE DISPOSAL

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

CLEAN HARD FILL

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

CONSTRUCTION & DEMOLITION DEBRIS

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

CONSTRUCTION CHEMICAL COMPOUNDS

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

EQUIPMENT FUELING & MAINTENANCE

EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.

A SPILL PREVENTION CONTROL AND COUNTERMEASURES

A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS, OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

CONCRETE WASH WATER

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

CONTAMINATED SOILS

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

SPILL REPORTING REQUIREMENTS

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

OPEN BURNING

OPEN BURNING IS NOT PERMITTED.

DUST CONTROLS/SUPPRESSANTS

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

STREAM CROSSINGS

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

PERMITS

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

THIS SITE IS COVERED UNDER OEPA / ARMY 401 /404 PERMIT # _____

STRUCTURAL BMP'S

PERMANENT BMP'S FOR POST CONSTRUCTION TREATMENT OF STORMWATER (CONVERSION OF SEDIMENT LAND TO STORMWATER POND) SHALL NOT BE INSTALLED UNTIL 80% OF THE DISTURBED AREA IS STABILIZED.

SEEDING AND MULCHING

SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING IMMEDIATELY UPON COMPLETION OF EXCAVATION OR FILL AND FINISHED GRADING IN ACCORDANCE WITH ITEM 659 OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER. THE FOLLOWING PRO-MIXTURE SHALL BE USED FOR SEEDING: S-21 CERTIFIED KENTUCKY BLUE GRASS - 35% PENNLAWN FESCUE - 25% MANHATTEN II RYEGRASS - 40% FERTILIZER - 10#/1000 S.F. (12-12-12) MULCH - STRAW - 2 TONS/ACRE RESTORATION OF ALL DISTURBED AREAS SHALL IMMEDIATELY FOLLOW EXCAVATION AND GRADING OPERATIONS. DELAY IN RESTORATION SHALL NECESSITATE TEMPORARY EROSION CONTROL MEASURES APPROVED BY THE ENGINEER AND AT THE CONTRACTOR'S COST.

RIPARIAN BUFFERS

THE RIPARIAN BUFFER (SETBACK) FOR ALL MAJOR AND MINOR DITCHES SHALL BE MARKED IN THE FIELD WITH ORANGE CONSTRUCTION FENCING BY THE CONSTRUCTION SITE OPERATOR PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ENFORCEMENT

ALL DEVELOPMENT SITES ARE SUBJECT TO INSPECTIONS BY THE CITY OF NORTH RIDGEVILLE AUTHORIZED AGENT(S) UNDER THE DIRECTION OF THE A LICENSED PROFESSIONAL ENGINEER TO ENSURE COMPLIANCE WITH THE APPROVED SITE DEVELOPMENT PLAN OR SWM PLAN.

IF IT IS FOUND THAT THE OPERATIONS ARE BEING CONDUCTED IN VIOLATION OF THE APPROVED SITE DEVELOPMENT PLAN AND SWM PLAN, A STOP-WORK ORDER MY BE ISSUED BY THE CITY OF NORTH RIDGEVILLE UNTIL THE IDENTIFIED VIOLATIONS CEASE.

AFTER ISSUANCE OF A STOP-WORK ORDER PROVIDED IN THE PARAGRAPH ABOVE, BUT BEFORE THE IMPOSITION OF ANY FINES, THE APPLICANT SHALL HAVE TWO (2) BUSINESS DAYS TO REQUEST A MEETING WITH THE CITY LAW DIRECTOR AND THE CITY ENGINEER TO SHOW CAUSE WHY THE WORK SHOULD NOT BE STOPPED.

FOLLOWING THE ISSUANCE OF A STOP-WORK ORDER, THE CITY OF NORTH RIDGEVILLE SHALL DETERMINE IF AND WHEN THE DEVELOPMENT MAY PROCEED. ANY DETERMINATION BY THE CITY OF NORTH RIDGEVILLE PURSUANT TO THIS SECTION IS A FINAL ORDER FOR THE PURPOSE OF JUDICIAL REVIEW.

VIOLATIONS

THE CITY OF NORTH RIDGEVILLE SHALL NOTIFY THE STORM WATER PERMITTEE OF ANY VIOLATIONS OBSERVED IN WRITING. SAID NOTICE SHALL INDICATE THE EXACT NATURE OF THE VIOLATIONS AND OTHER SPECIFIC CORRECTIONS WHICH ARE REQUIRED.

THE PERMITTEE SHALL COMPLY WITH THE TIMELINE FOR CORRECTIONS SPECIFIED BELOW. TIMELINE EXTENSIONS FOR ADVERSE WEATHER CONDITIONS MAY BE GRANTED UPON APPROVAL OF THE CITY ENGINEER.

NATURE OF VIOLATION:	NUMBER OF DAYS FROM INSPECTION TO CORRECT FUNCTIONING OF CONTROL PRACTICE:
SILT FENCE	WITHIN THREE (3) DAYS
OUTLET CONTROL STRUCTURE	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION WITHIN 50' OF DRAINAGE CHANNELS	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION FOR ALL OTHER DISTURBED AREAS	WITHIN THREE (3) DAYS
STABILIZED CONSTRUCTION ENTRANCE	WITHIN THREE (3) DAYS
PUMPING SEDIMENT-LADEN DISCHARGE INTO DRAINAGE CHANNEL	IMMEDIATELY UPON NOTICE
SEDIMENT SETTLING POND	WITHIN TEN (10) DAYS
ANY OTHER CONTROL PRACTICE NOT ADDRESSED IN THIS TABLE	WITHIN THREE (3) DAYS

PENALTIES SUBSEQUENT TO ISSUANCE OF STOP-WORK ORDER

SUBSEQUENT TO ISSUANCE OF A STOP-WORK ORDER, PENALTIES MAY BE IMPOSED ACCORDING TO THE CITY OF NORTH RIDGEVILLE CODIFIED ORDINANCE 1056.08(G)(1)(A), 1056.08(G)(1)(B) OR 1056.08(G)(1)(C).

REV. 11/22/16 OCTOBER 1, 2008

DATE:	BY:	DESCRIPTION:
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BRAMHALL
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PREPARED FOR:

MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET

26 OF 31

JOB NO.

13-3747-6

Project Name:

[illegible]

Project Name:

[illegible]

Project Name:

[illegible][illegible]

YEAR	2019/2020							
MONTH	N	D	J	F	M	A	M	J
TEMP. EROSION CONTROL	X	X	X	X	X	X	X	X
CLEARING AND GRUBBING	X	X						
ROUGH GRADING		X	X	X				
UTILITIES			X	X	X			
FINE GRADING				X	X	X		
PAVING					X	X	X	
TOPSOIL & SEEDING							X	X
LANDSCAPE							X	X
TEMP. EROSION CONTROL MAINTENANCE	X	X	X	X	X	X	X	X

PROIR TO STARTING CONSTRUCTION THE SWP3 SHALL BE SIGNED BY ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE SUBMITTED TO THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.

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

[illegible]

	DATE:	BY:	DESCRIPTION:
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REVISION			

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PREPARED FOR:

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38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

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 STATE OF OHIO

SHEET
27 OF 31
JOB NO.
3-3747-6

J:\131727 & Millridge Phase 4\DRAWINGS\Improvement Plans\Sheet 25-29\SWP3 Notes & Details.dwg, Plotted: Nov 14, 2016 - 2:54pm

Specifications for De-Watering

1. A de-watering plan shall be developed prior to the commencement of any dewatering activities.
2. The de-watering plan shall include all permits and related equipment necessary for the dewatering activities and designate areas for placement of practices. Details for practices shall be provided from source either by permit protection, fabric liner, or other acceptable method of water protection.
3. Water that is not discharged into a settling/treatment basin but directly into waters of the state shall be monitored hourly. Discharged water shall be written in a log of the receiving waters.
4. Settling basins shall not be greater than four (4) feet in depth. The basin shall be constructed for sediment storage as outlined in Chapter 6, SEDIMENT BASIN OR SEDIMENT TRAP. The inlet and outlet for the basin shall be located at the furthest points of the storage. A settling outlet shall be used to ensure that settled solids do not re-suspend during the discharge process. The settling basin shall be cleaned out when the storage has been reduced by 50% of its original capacity.
5. All necessary National, State and Local permits shall be secured prior to discharging into waters of the state.

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			
DE-WATERING			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/TES SWP-15			

Specifications for Topsoiling

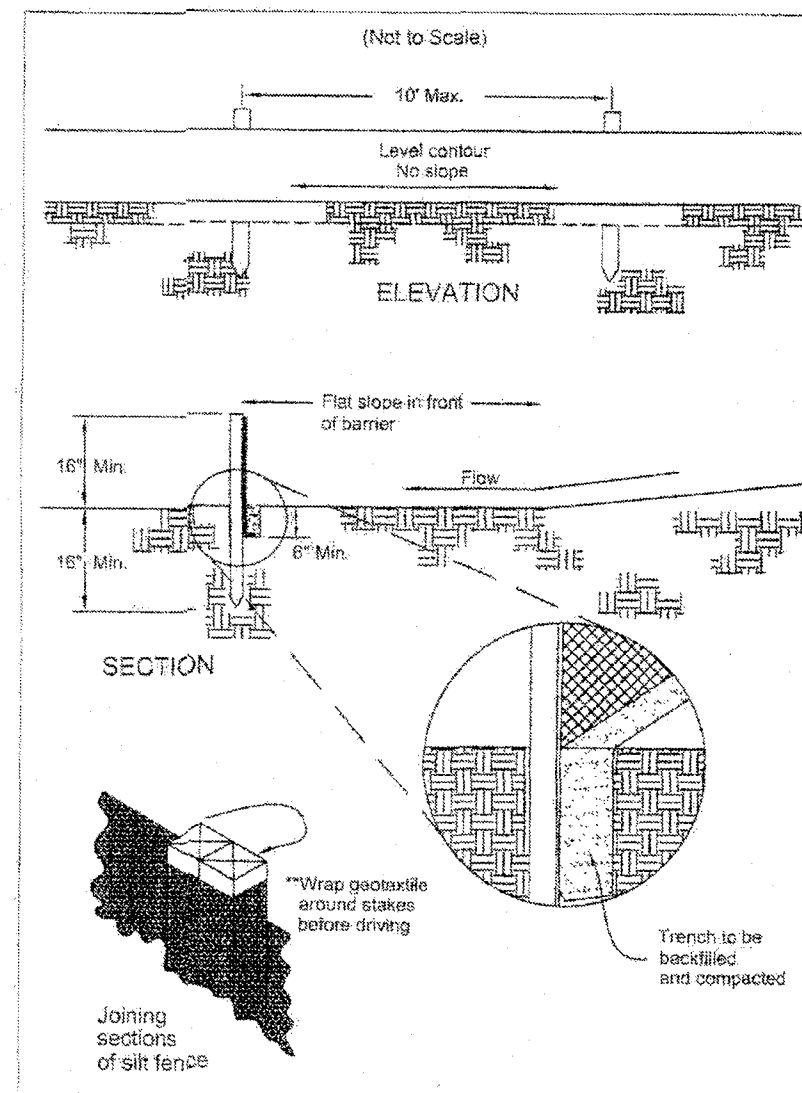
Salvaging and Stockpiling

1. Determine the depth and suitability of topsoil at the site. (For help, contact your local SWCD office to obtain a county soil survey report).
2. Prior to stripping topsoil, install appropriate downslope erosion and sedimentation controls such as sediment traps and basins.
3. Remove the soil material no deeper than what the county soil survey describes as "surface soil" (ie. A or Ap horizon).
4. Construct stockpiles in accessible locations that do not interfere with natural drainage. Install appropriate sediment controls to trap sediment such as silt fence immediately adjacent to the stockpile or sediment traps or basins downstream of the stockpile. Stockpile side slopes shall not exceed a ratio of 2:1.
5. If topsoil is stored for more than 21 days, it should be temporary seeded, or covered with a tarp.

Specifications for Mulching

1. Mulch and other appropriate vegetative practices shall be applied to disturbed areas within 7 days of grading if the area is to remain dormant (undisturbed) for more than 21 days or on areas and portions of the site which can be brought to final grade.
2. Mulch shall consist of one of the following:
 - Straw - Straw shall be unrotted small grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The straw mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq. ft. sections and place two 45-lb. bales of straw in each section.
 - Hydroseders - Wood cellulose fiber should be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
 - Other - Acceptable mulches include mulch matings and rolled erosion control products applied according to manufacturer's recommendations or wood mulch/chips applied at 10-20 tons/ac.
3. Mulch Anchoring - Mulch shall be anchored immediately to minimize loss by wind or runoff. The following are acceptable methods for anchoring mulch.
 - Mechanical - Use a disk, crimper, or similar type tool set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but be left generally longer than 6 inches.
 - Mulch Nettings - Use according to the manufacturer's recommendations, following all placement and anchoring requirements. Use in areas of water concentration and steep slopes to hold mulch in place.
 - Synthetic Binders - For straw mulch, synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosol, Terra Tac or equal may be used at rates recommended by the manufacturer. All applications of Synthetic Binders must be conducted in such a manner where there is no contact with waters of the state.
 - Wood Cellulose Fiber - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.

Specifications for Silt Fence



1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small depressions or depressions that may carry small concentrated flows to the silt fence are dissipated along its length.
3. Ends of the silt fences shall be brought upstream slightly so that water ponded by the silt fence will be prevented from flowing around the ends.
4. Silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 feet or as much as possible upstream from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
7. The silt fence shall be placed in an excavated or sliced trench of a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine, slicing machine, or other suitable device that will ensure an adequately uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile. A minimum of 8 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
9. Seams between sections of silt fence shall be spaced together only at a support post with a minimum 9-in. overlap prior to driving into the ground, (see details).
10. Maintenance—Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff concentrates the silt fence, flows under the fabric or across the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the layout of the silt fence shall be changed; 2) accumulated sediment shall be removed; or 3) other practices shall be installed.

Sediment deposits shall be routinely removed when the deposit reaches approximately one-half of the height of the silt fence.

Silt fences shall be inspected after each rainfall and at least daily during a prolonged rainfall. The location of existing silt fence shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.

Criteria for silt fence materials

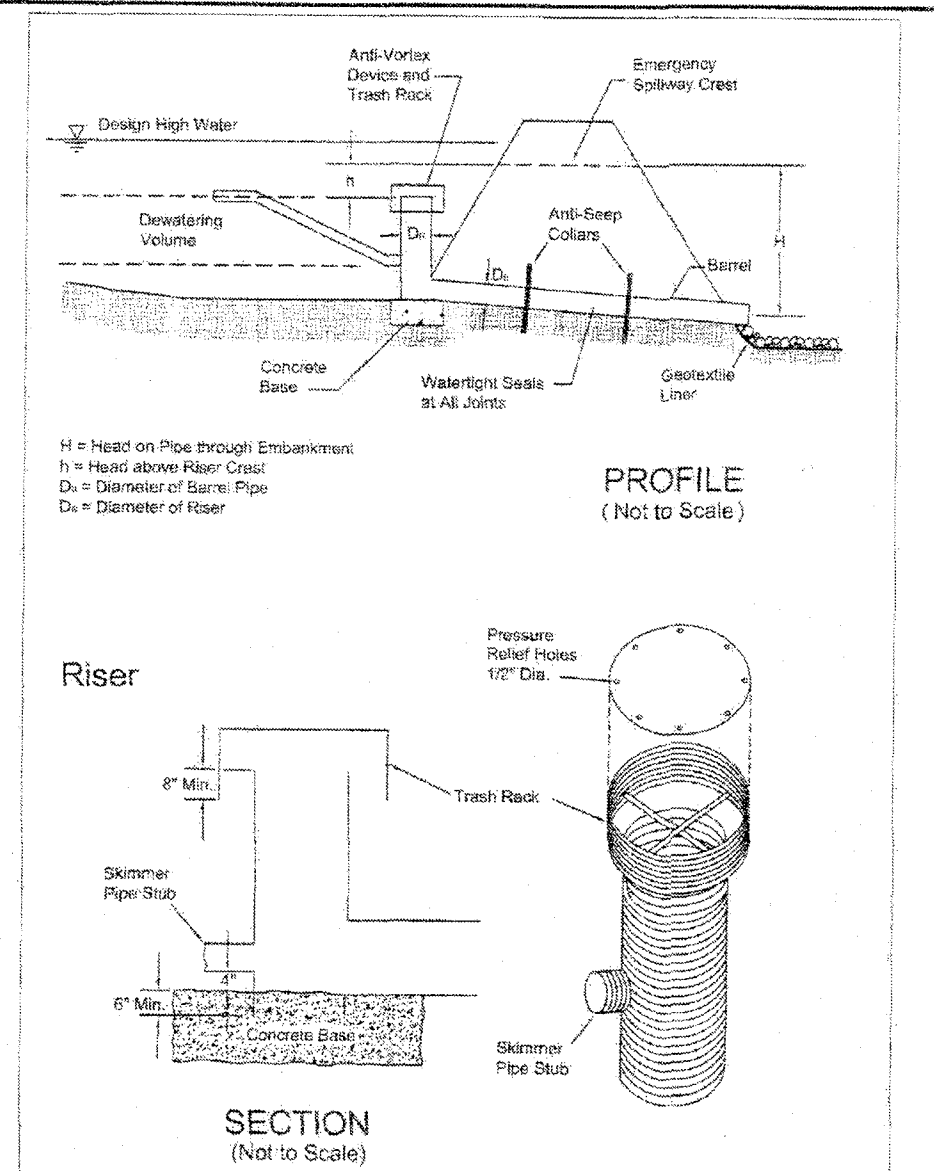
1. Fence post - The length shall be a minimum of 32 inches. Wood posts will be 2-by-2-in. nominal dimensioned hardwood of sound quality. They shall be free of knots, splits and other visible imperfections that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water loading.
2. Silt fence fabric - See chart below.

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs./3.5 ft. N	ASTM D 4832
Minimum Elongation at 60 lbs	60%	ASTM D 4832
Minimum Puncture Strength	50 lbs (22N) N	ASTM D 4833
Minimum Tear Strength	40 lbs (18N) N	ASTM D 5833
Aperture Opening Size	≤ 0.84 mm	ASTM D 4751
Minimum Permeability	1X10 ⁻² sec ⁻¹	ASTM D 4461
UV Exposure Strength Retention	70%	ASTM D 4305

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			
SILT FENCE			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/TES SWP-18			

Specifications for Sediment Basins



Specifications for Sediment Basins

1. Sediment basins shall be constructed and operational before upslope land disturbance begins.
2. Site Preparation - The area under the embankment shall be cleared, grubbed, and stripped of any vegetation and root mat. The pool area shall be cleared as needed to facilitate sediment cleanup. Gullies and sharp breaks shall be sloped to no steeper than 1:1. The surface of the foundation area will be thoroughly scarified before placement of the embankment material.
3. Cut-Off Trench - The cutoff trench shall be excavated along the crestline of the embankment. The minimum depth shall be 3 ft. unless specified otherwise on the plans or as a result of site conditions. The minimum bottom width shall be 4 ft., but wide enough to permit operation of compaction equipment. The trench shall be kept free of standing water during backfill operations.
4. Embankment - The fill material shall be free of all sod, roots, frozen soil, stones over 6 in. in diameter, and other objectionable material. The spacing and spreading of the fill material shall be started at the lowest point of the foundation and the fill shall be brought up in approximately 6 in. horizontal layers or of such thickness that the required compaction can be obtained with the equipment used. Construction equipment shall be operated over each layer in a way that will result in the required compaction. Special equipment shall be used when the required compaction cannot be obtained without it. The moisture content of fill material shall be such that the required degree of compaction can be obtained with the equipment used.
5. Pipe Sillway - The pipe conduit barrel shall be placed on a firm foundation to the lines and grades shown on the plans. Connections between the riser and barrel, the anti-sweep collars and barrel and all pipe joints shall be watertight. Selected backfill material shall be placed around the conduit in layers and each layer shall be compacted to at least the same density as the adjacent embankment. All construction within 2 ft. of the pipe sillway will be accomplished with hand-operated tamping equipment.
6. Riser Pipe Size - The riser pipe shall be set a minimum of 6 in. in the concrete base.
7. Trash Rack - The top of the riser shall be fitted with racks firmly fastened to the riser pipe.
8. Emergency Sillway - This emergency sillway shall be cut in undisturbed ground. Accurate construction of the sillway elevation and width is critical and shall be within a tolerance of 0.2 ft.
9. Seed and Mulch - The sediment basin shall be seeded immediately following its construction. It is not case shall the embankment or emergency sillway remain bare for more than 7 days.
10. Sediment Cleanup - Sediment shall be removed and the sediment basin restored to its original condition when the sediment has filled one-half the basin's original depth or as indicated on the plans. Sediment removed from the basin shall be stored so that it will not erode.
11. Silt Removal - Sediment basins shall be removed after the upstream drainage area is stabilized or as indicated in the plans. Dewatering and removal shall NOT cause sediment to be discharged. This sediment basin site and sediment removed from the basin shall be stabilized.

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			
SEDIMENT BASINS			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/TES SWP-16			

Larry J. Smith
CITY OF NORTH RIDGEVILLE, ENGINEER

DATE: 11/14/2019 BY: CLH DESCRIPTION: ISSUE TO PLANNING COMMISSION

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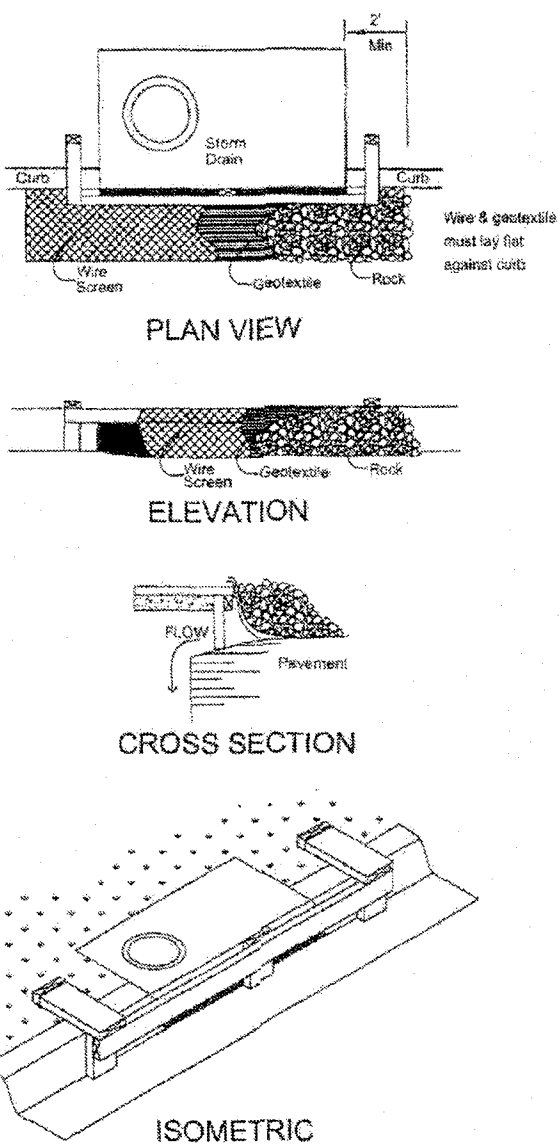
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38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

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28 OF 31
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J:\13747-5 Millridge Phase 4\DRAWINGS\Improvement Plans\Sheet 25-29 SWP3 Notes & Details.dwg Printed: Nov 12, 2019 - 2:54pm

Specifications for Geotextile - Stone Inlet Protection



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

Larry Sifflick
CITY OF NORTH RIDGEVILLE, ENGINEER

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DEPARTMENT OF ENGINEERING

GEOTEXTILE-STONE
INLET PROTECTION

SCALE: NOT TO SCALE

DATE: 10/01/08

DRWN BY: JAB/TEB

SWP-21

Specifications for Geotextile-Stone Inlet Protection for Curb Inlets

- Inlet protection shall be constructed either before upslope land disturbance begins or before the inlet becomes functional.
- Construct a wooden frame of 2-by-4-in. construction-grade lumber. The end spacers shall be a minimum of 1 ft. beyond both ends of the frame opening. The anchors shall be nailed to 2-by-4-in. stakes driven on the opposite side of the curb.
- The wire mesh shall be of sufficient strength to support fabric and stone. It shall be a continuous piece with a minimum width of 50 in. and 1 ft. longer than the throat length of the inlet, 2 ft. on each side.
- On-textile cloth shall have an equivalent opening size of 20-40 sieve and be resistant to sunlight. It shall be at least the same size as the wire mesh.
- The wire mesh and geotextile cloth shall be formed to the concrete gutter and against the face of the curb on both sides of the inlet and securely fastened to the 2-by-4-in. frame.
- Two-inch stone shall be placed over the wire mesh and geotextile in such a manner as to prevent water from entering the inlet water or around the geotextile curb side of the curb.
- This type of protection must be inspected frequently and the stone and/or geotextile replaced when clogged with sediment.

NOTE:
NOT TO BE USED DURING SNOW PLOWING
SEASON.

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

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GEOTEXTILE-STONE INLET
PROTECTION FOR CURB INLETS

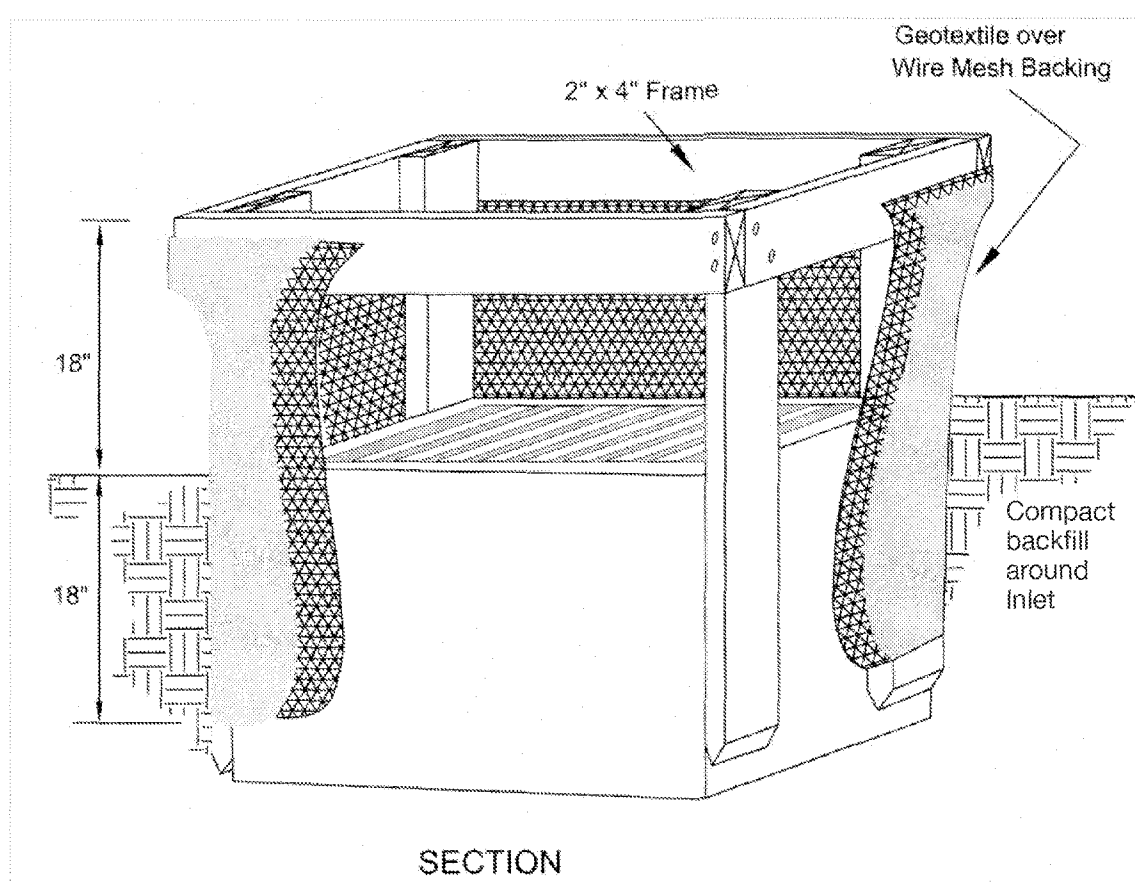
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DATE: 10/01/08

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SWP-22

Specifications for Geotextile Inlet Protection



- Inlet protection shall be constructed either before upslope land disturbance begins or before the inlet becomes functional.
- The earth around the inlet shall be excavated completely to a depth at least 18 inches.
- The wooden frame shall be constructed of 2-inch by 4-inch construction grade lumber. The 2-inch by 4-inch posts shall be driven one (1) ft. into the ground at four corners of the inlet and the top portion of 2-inch by 4-inch frame assembled using the overlap joint shown. The top of the frame shall be at least 6 inches below adjacent roads if ponded water will pose a safety hazard to traffic.
- Wire mesh shall be of sufficient strength to support fabric with water fully impounded against it. It shall be stretched tightly around the frame and fastened securely to the frame.
- Geotextile material shall have an equivalent opening size of 20-40 sieve and be resistant to sunlight. It shall be stretched tightly around the frame and fastened securely. It shall extend from the top of the frame to 18 inches below the inlet notch elevation. The geotextile shall overlap across one side of the inlet so the ends of the cloth are not fastened to the same post.
- Backfill shall be placed around the inlet in compacted 6-inch layers until the earth is even with notch elevation on ends and top elevation on sides.
- A compacted earth dike or check dam shall be constructed in the ditch line below the inlet if the inlet is not in a depression. The top of the dike shall be at least 6 inches higher than the top of the frame.

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

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DEPARTMENT OF ENGINEERING

DUST CONTROL

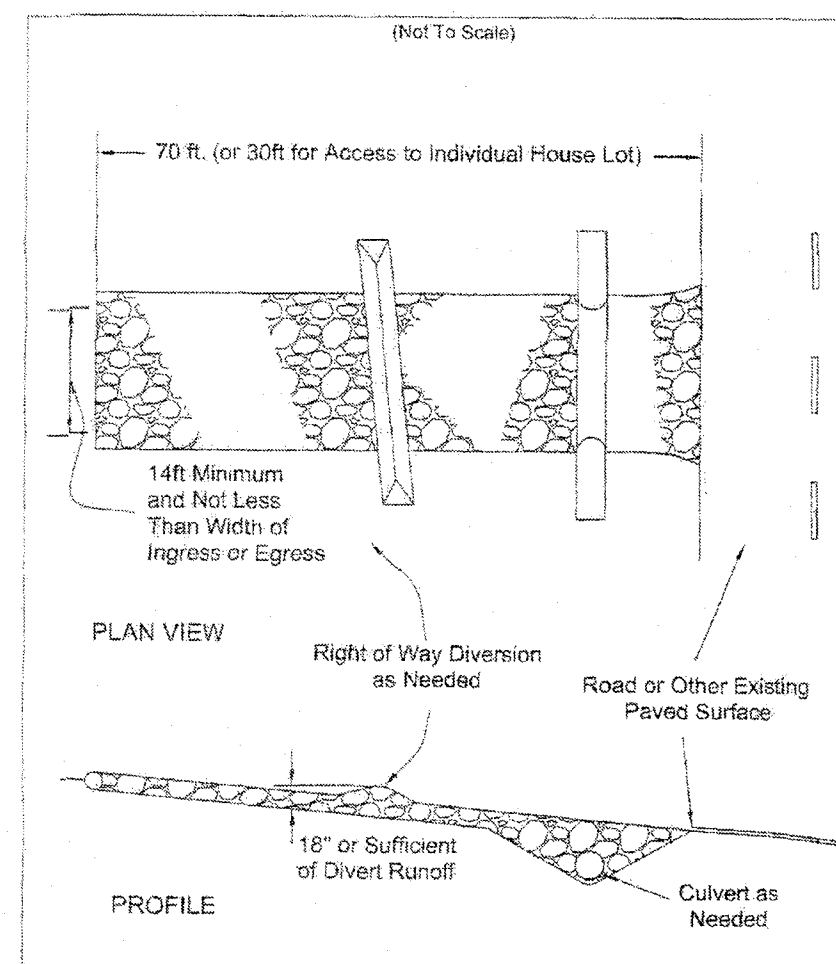
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DATE: 10/01/08

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SWP-29

Specifications for Construction Entrance



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

Specifications for Construction Entrance

- Stone Size—DOT # 2 1/2-5-5 inch stone shall be used, or recycled concrete equivalent.
- Length—This construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
- Thickness—The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
- Width—The entrance shall be at least 14 feet wide, but not less than the full width of bays where ingress or egress occurs.
- Geotextile—A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong non-woven polymeric fibers and meet the following specifications:
- Timing—The construction entrance shall be installed as soon as is practicable before major grading activities.
- Drain—A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
- Water for a water seal shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and not onto paved surfaces.
- Maintenance—The presence of additional stone shall be applied as conditions demand. Mud, silt, debris, weeds, or other material shall be removed from the entrance. The entrance shall be inspected and cleaned as needed. The entrance shall be replaced with a permanent roadway or entrance.
- Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles shall enter and leave the construction site shall be restricted from muddy areas.
- Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

Figure 7-4.1
Geotextile Specification for Construction Entrance

Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 psi
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	320 psi
Minimum Elongation	20%
Equivalent Opening Size	EDS < 0.075 mm
Permeability	1x10 ⁻⁵ cm/sec

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CONSTRUCTION
ENTRANCE

SCALE: NOT TO SCALE

DATE: 10/01/08

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SWP-27

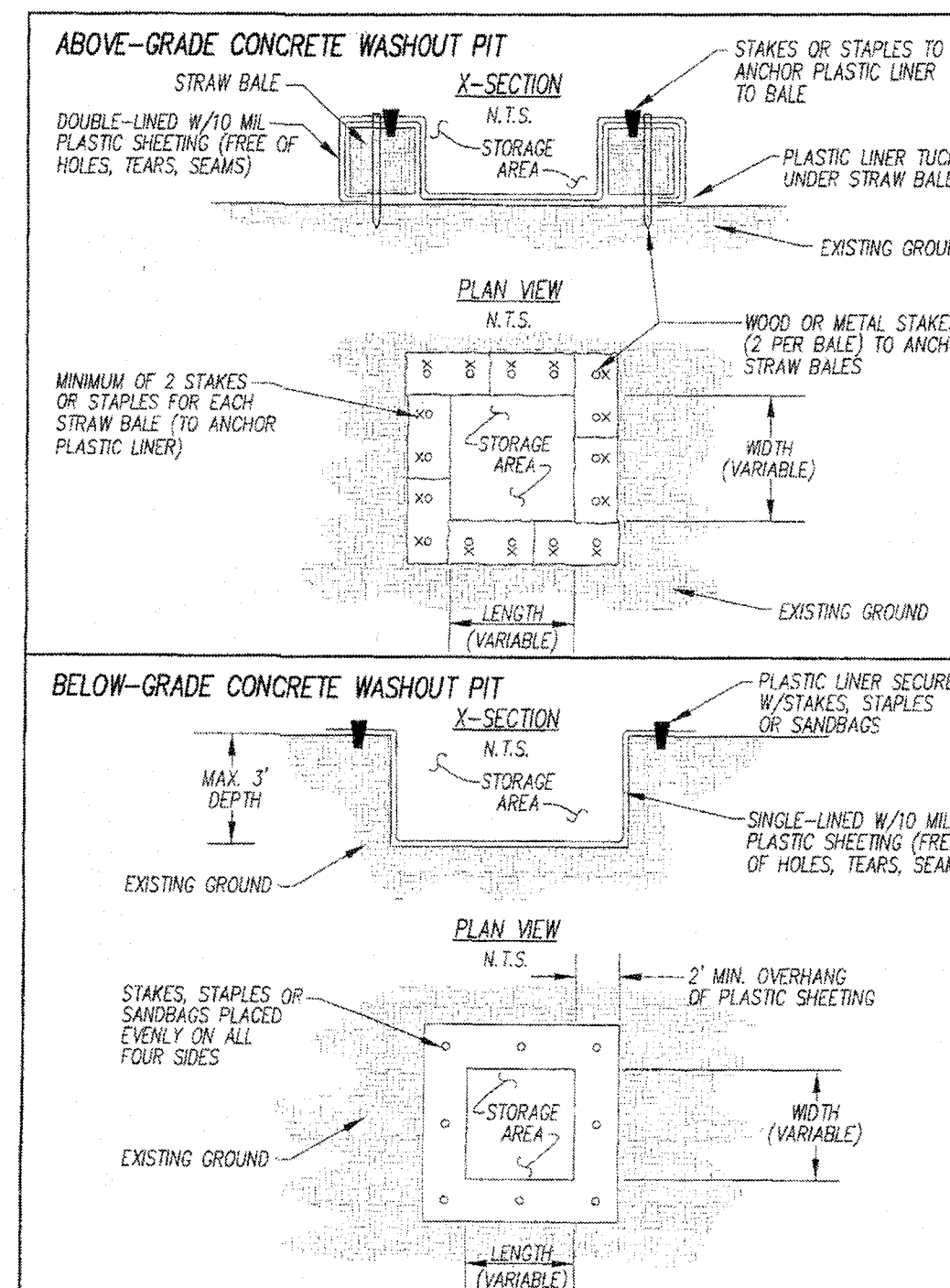
Concrete Washout Areas

- Installation:**
- 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.
 - Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged.
 - Ensure a stable path is provided for concrete trucks to reach the washout area.
 - A highly visible sign that reads "Concrete Washout Area" shall be erected adjacent to the washout pit.
 - Surface runoff generated from upslope areas shall be diverted away from below-grade washout pits so as not to flow into them.
 - A single centralized washout area may be utilized for multiple sublots.
- Maintenance:**
- The washout pit must be inspected frequently to ensure the liner is intact.
 - 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:**
- Once the washout pit is no longer needed, ensure all washout material has completely hardened, then remove and properly dispose of all materials. If straw bales were used, they can be spread as mulch.
 - Prefabricated containers specifically designed for concrete washout collection may be used subject to 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

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



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DEPARTMENT OF ENGINEERING

CONCRETE WASHOUT

SCALE: NOT TO SCALE

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SWP-33

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MILLRIDGE SUBDIVISION - PHASE NO. 4
SWP3 NOTES & DETAILS
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29 OF 31
JOB NO.
13-3747-6

Technical drawings of a Rock Outlet Protection (ROP) structure.

PLAN VIEW: Shows a rectangular structure with a **HEADWALL** on the left. The structure is filled with **ROCK**. Dimensions include **Length of ROP Outlet Protection** and **WIDTH = HEADWALL PILE DIA + 4' MAX**.

PROFILE: Shows a cross-section of the structure. It includes a **Pile Slope**, **Gravelly or Gravel Bedding**, and **Rock Riprap** layer. The **Rock Riprap** layer has a **Thickness** of **Max 6"**.

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

REV No.	DATE	BY	DESCRIPTION
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ROCK OUTLET PROTECTION			
SCALE: NOT TO SCALE			SWP-7
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Larry Liffich
CITY OF NORTH RIDGE

[illegible]

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DIVERSION			
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DATE: 10/01/08	DRAWN BY: JAB/TEB		

Larry Griffith
CITY OF NORTH RIDGEVILLE

(Not to Scale)

1.5%

1.5%

CROSS SECTION

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

Diversion Slope	< 2:1	2:1 to 3:1	3:1 to 4:1
0 - 8%	Seed and Straw	Seed and Straw	Seed and Straw
9 - 15%	Seed and Straw	Seed and Straw	Mulching
16 - 25%	Seed and Straw	Mulching	Mulching
26 - 35%	Seed and Straw	Mulching	Engineered

Note: Diversion with steep slopes or greater drainage areas are beyond the scope of this standard and must be designed for stability. Seed, straw and mulching used must meet the Specifics for the Temporary Seeding, Mulching and Mating.

INFORMATION OBTAINED FROM THE 2006 OF THE STATE OF OHIO'S "RAINWATER AND DEVELOPMENT MANUAL"			REV. NO. DATE BY DESCRIPTION	
CITY OF NORTH RIVERVILLE, ENGINEER			CITY OF NORTH RIVERVILLE, OHIO DEPARTMENT OF ENGINEERING	
			TEMPORARY DIVERSION	
CITY OF NORTH RIVERVILLE, ENGINEER			SCALE: NOT TO SCALE DATE: 10/01/08 DRAWN BY: JAB/TEB	

Larry Luff
CITY OF NORTH RIDGE

(Not to Scale)

Low center section
Must cause flow over
Not around Check Dam

Positive Slope

6" Min

3" Max

4"-8" Rock

Apron

Flow

CROSS SECTION

PROFILE

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

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

Larry Luffkin
CITY OF NORTH RIDGEVILLE

1. Preexisting vegetation shall be retained on idle portions of the building lot for as long as construction operations allow. Clearing shall be done so only active working areas are bare.
2. Temporary seed and/or mulch shall be applied to areas, such as stockpiles and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reseeded for 21 days or more.
3. Stockpiles created from basement excavation and grading shall be situated away from streets, sidewalks, or other walkways and shall be seeded and/or mulched immediately.
4. Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and

- inlet protection shall also be used to ensure no need to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained to good working condition.
5. Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or crushed rock underlain with geotextile.
6. Must track out onto streets or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling into scrapers and shall NOT be washed or piled further up or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

The diagram illustrates a remediation system for a contaminated site. A stream is shown at the top, with a dashed line indicating the water table. A 'Soil Stockpile' is located on the left side of the site. A 'Rough Gravel Pad' is shown in the center, with a 'Flow Direction' arrow pointing towards the right. A 'Rough Gravel Pad' is also shown in a separate inset, labeled 'Rough Gravel Pad' and 'Flow Direction'. The main diagram shows a 'Soil Stockpile' on the left, a 'Rough Gravel Pad' in the center, and a 'Rough Gravel Pad' on the right. A 'Rough Gravel Pad' is also shown in a separate inset, labeled 'Rough Gravel Pad' and 'Flow Direction'.

PLAN VIEW

	Temporary seeding and/or mulch applied to rough graded
	Construction Entrance gravel
	Rough grade areas to allow settling before grade elevation
	Storm Drain with inlet protection
	Storm Drain without inlet protection
	Yard Drain with inlet protection
	Silt Fence
	Cuts

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			
SMALL CONSTRUCTION SITE CONTROLS			
SCALE: NOT TO SCALE			SWP-32
DATE: 10/01/08	DRAWN BY: JAB/TES		

Larry Luff
CITY OF NORTH RIDGEVILLE, ENG

[illegible]

DRAWN BY:
RFB

CHECKED BY: GMH



PREPARED FOR:

MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
30 OF 31
JOB NO.
13-3747-6

NOTES

LEGEND OF SYMBOLS

1. A MINIMUM OF 1 TREE SHALL BE INCLUDED ON THE INDIVIDUAL SITE PLAN. THE PROPOSED TREE SHALL BE POSITIONED SO THAT IT WILL BE OUTSIDE OF THE CITY RIGHT-OF-WAY.

2. PER CITY OF NORTH RIDGEVILLE ORDINANCE 1032.09(d)(3) DEVELOPERS SHALL USE A MINIMUM OF THREE DIFFERENT TYPES OF TREES WITHIN THE DEVELOPMENT. THE DEVELOPER SHALL PICK THREE OF THE FOLLOWING VARIETIES:
- CRABAPPLE:

MALUS SUTZARN AKA 'SUGAR TYME'

MALUS PRAIRIFIRE

MALUS PROFESSOR SPRENGER

MALUS CENTZAM AKA 'CENTURION'

MALUS SPRING SNOW (NO FRUIT)

DOGWOOD:

COMUS KOUSA 'KOUSA'

CUYAHOGA GREY

HAWTHORN:

CRATAEGUS CMS-GALLI VAR. INERMIS

'THOMLESS COCKSPUR' 'CRUSADER' IS A CULTIVAR OF THIS TREE

JAPANESE TREE LILAC:

SYRINGA RETICULATA 'IVORY SILK'

SYRINGA RETICULATA 'SUMMER SNOW'

MAPLE:

ACER TATARICUM SSP. 'GINNAJA' AKA 'AMUR MAPLE' VARIETIES

BETZAM AKA 'BEETHOVEN'

EMBERS

FLAME

MOZAZAM AKA 'MOZART'

CELEBRATION

ARMSTRONG MAPLE

ACER TATARICUM 'TATARIAN', VAR. 'RUBRMN'

ACER BUERGERANUM ' TRIDENT', ♂AR. 'STREET WISE'

ACER CAMPESTIE 'HEDGE MAPLE'

VARIETIES:

QUEEN ELIZABETH'

SCHICHLITEL' S UPRIGHT' 'ST. GREGORY'
- PEAR:

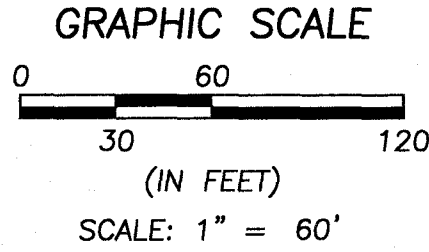
PYRUS CALLERYANA VARIETIES:

CLEVELAND SELECT OR 'CHANTICLEER' OR STONCHILL

PROPOSED TREE LOCATION

FOR INTENT ONLY

FINAL LOCATION TO BE DETERMINED BY CITY.



- CRABAPPLE:

MALUS SUTZARN AKA 'SUGAR TYME'

MALUS PRAIRIFIRE

MALUS PROFESSOR SPRENGER

MALUS CENTZAM AKA 'CENTURION'

MALUS SPRING SNOW (NO FRUIT)
- DOGWOOD:

COMUS KOUSA 'KOUSA'

CUYAHOGA GREY
- HAWTHORN:

CRATAEGUS CMS-GALLI VAR. INERMIS

'THOMLESS COCKSPUR' 'CRUSADER' IS A CULTIVAR OF THIS TREE
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ACER CAMPESTIE 'HEDGE MAPLE'
- VARIETIES:

QUEEN ELIZABETH'

SCHICHLITEL' S UPRIGHT' 'ST. GREGORY'

PEAR:

PYRUS CALLERYANA VARIETIES:

CLEVELAND SELECT OR 'CHANTICLEER' OR STONCHILL

- REDBUD:

CERCIS CANADENSIS VARIETIES:

EASTERN REDBUD' 'ALBA'

FOREST PANSY

NORTHERN OR MINNESOTA STRAIN

WHITEBUD'
- SERVICCBERRY: (MAXIMUM 5 FOOT HEIGHT AT PLANTING.)
- AINELANCLIER X
- GRANDIFLORA VARIETIES:

AUTUMN BRILLIANCE

COLE'S SELECT'

PRINCESS DIANA'

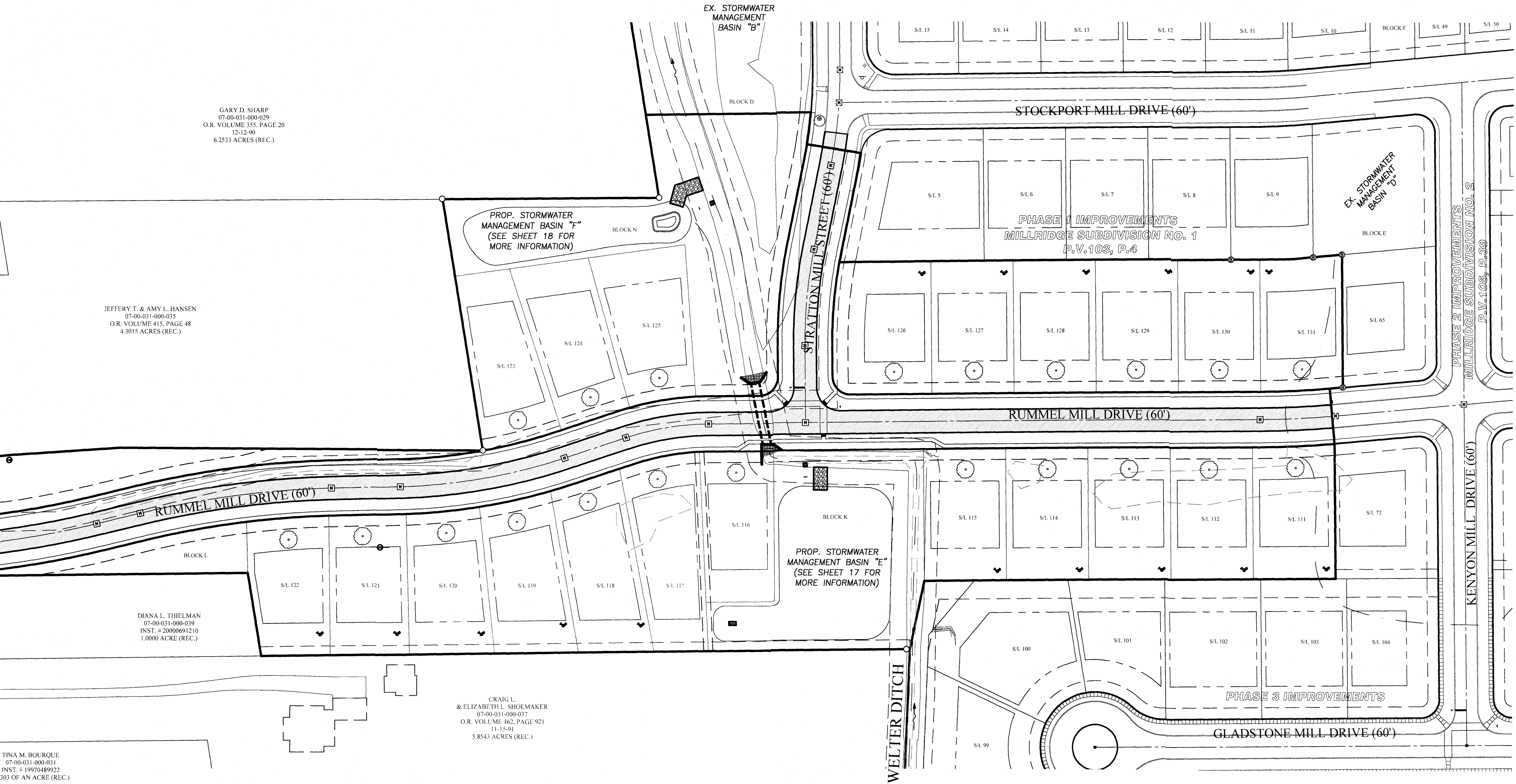
REFZAM' AKA 'REFLECTIONS'

ROBIN HILL'

SNOWCLOUD'

SPIRZANI' AKA 'SPRING GLORY'

TRAZAM' AKA 'TRADITION'



GARY D. SHARP
07-00-031-000-029
O.R. VOLUME 355, PAGE 20
12-12-90
6.2533 ACRES (REC.)

JEFFERY T. & AMY L. HANSEN
07-00-031-000-035
O.R. VOLUME 415, PAGE 48
4.3015 ACRES (REC.)

DIANA L. THELMAN
07-00-031-000-039
INST. # 20000691210
1.0000 ACRE (REC.)

CRAIG L. & ELIZABETH L. SHOEMAKER
07-00-031-000-037
O.R. VOLUME 462, PAGE 921
11-15-91
5.8543 ACRES (REC.)

TINA M. BOURQUE
07-00-031-000-031
INST. # 19970489922
0.9303 OF AN ACRE (REC.)

J:\133747-5 Millridge Phase 4 Drawings\Improvement Plans\Sheet 30 Tree Planting Plan.dwg, Plotted: Nov 14, 2019, 2:54pm

REVISION	DATE	BY	DESCRIPTION
	11/14/2019	CLH	ISSUE TO PLANNING COMMISSION

DRAWN BY:
SJM

CHECKED BY:
CLH

B

BRAMHALL

ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

MILLRIDGE DEVELOPMENT, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION - PHASE NO. 4
TREE PLANTING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
31 OF 31

JOB NO.
13-3747-6

Engineering Fee Paid: \$ 2,900.00
CR# 12606 rec. 486247

Planning Commission & Bldg. Admin. Fees : \$ 334.00
CR# 12605 Receipt No. 486248
See attached for description of fees



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



RECEIVED

Received: NOV 14 2019 Date released to Planning Commission: 11/19/2019
Date of Planning Commission meeting: 12/10/2019 (unless otherwise notified)

APPLICANT INFORMATION AND REQUEST:

APPLICANT:	<u>JILL ALLAN, JIM RUMBAUGH</u>	PROPERTY OWNER:	<u>WINFIELD FARMS DEVELOPMENT, LLC</u>
COMPANY NAME:	<u>THE MERITAGE GROUP</u>	ADDRESS:	<u>772 PINE VALLEY DRIVE</u>
ADDRESS:	<u>772 PINE VALLEY DRIVE</u>	CITY/STATE:	<u>PITTSBURGH, PA</u> ZIP <u>15239</u>
CITY/STATE:	<u>PITTSBURGH, PA</u> ZIP <u>15239</u>	PHONE NO:	<u>724-327-5755</u>
PHONE NO.:	<u>724-327-5755</u>	SIGNATURE:	<u>Jill Allan</u>
SIGNATURE:	<u>Jill Allan</u>	(Owner's original signature must be submitted with application)	

Applicant: please provide an email address, fax number or mailing address to send Administrative comments in advance of the Planning meeting: jallan@themeritagegroup.net; cschmidt@tgcengineering.com; ctrayter@tgcengineering.com

LOCATION OF PROPERTY/ADDRESS: Continuation of Nash Lane, Winfield Lane, and completion of Elva Lane
PERMANENT PARCEL NO: 0700036000402535 **ZONING OF PROPERTY:** Sing-Fam Det & Cluster
ZONING OF ADJACENT PROPERTY TO: NORTH PCD EAST PCD SOUTH PCD WEST PCD
DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes X No . If yes, list dates and nature of each: PRELIMINARY PLAN APPROVAL, JUNE 14, 2016

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

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

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

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

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

Date: _____ Signature: _____
(Presiding officer at meeting)

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

Engineering Fee Paid: \$ _____

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

Receipt No. _____

See attached for description of fees



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



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

APPLICANT INFORMATION AND REQUEST:

APPLICANT:	JILL ALLAN, JIM RUMBAUGH	PROPERTY OWNER:	WINFIELD FARMS DEVELOPMENT, LLC
COMPANY NAME:	THE MERITAGE GROUP	ADDRESS:	772 PINE VALLEY DRIVE
ADDRESS:	772 PINE VALLEY DRIVE	CITY/STATE:	PITTSBURGH, PA ZIP 15239
CITY/STATE:	PITTSBURGH, PA ZIP 15239	PHONE NO.:	724-327-5755
PHONE NO.:	724-327-5755	SIGNATURE:	<i>Jill Allan</i>
SIGNATURE:	<i>Jill Allan</i>	(Owner's original signature must be submitted with application)	

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

jallan@themeritagegroup.net; cschmidt@tgcengineering.com; ctayler@tgcengineering.com

LOCATION OF PROPERTY/ADDRESS: Continuation of Nash Lane, Winfield Lane, and completion of Elva Lane
PERMANENT PARCEL NO: 0700036000535 **ZONING OF PROPERTY:** Sing-Fam Det & Cluster
ZONING OF ADJACENT PROPERTY TO: NORTH PCD EAST PCD SOUTH PCD WEST PCD
DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

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

☐ Board of Building & Zoning Appeals approval required

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

Date: _____ Signature: _____

(Presiding officer at meeting)

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



November 18, 2019

Mr. Guy Fursdon
North Ridgeville Building Department
7307 Avon Belden Road
North Ridgeville, OH 44039

RE: 1447 (tgc#) Winfield Farms-Phase 4 Final Plat Application

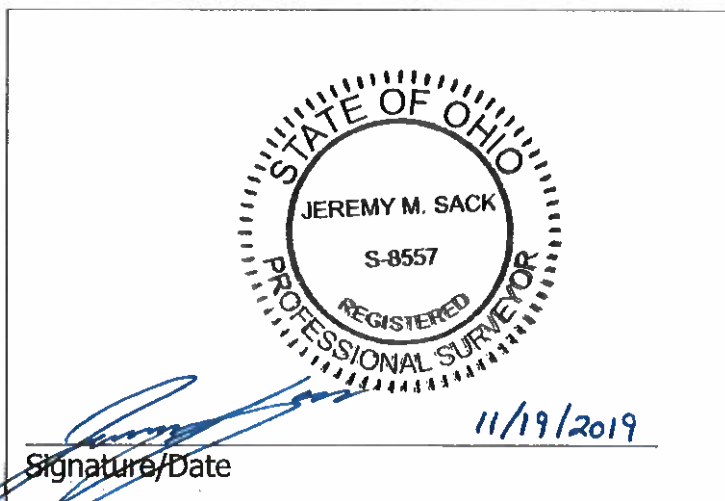
Dear Mr. Fursdon:

Please find affixed on company letterhead, Jeremy M. Sack's, registered professional surveyor's seal #S-8557 and signature, to satisfy the application for final plat.

Please advise if you require any further information, thank you.

Sincerely,

Cheryl Trayter
TGC Engineering



TGC ENGINEERING + 1310 SHARON COPLEY RD + P.O. BOX 37 + SHARON CENTER, OH 44274

P + 330.590.8004
F + 888.820.8423

TGCENGINEERING.COM
TCRANE@TGCENGINEERING.COM

TO BE FILLED OUT BY APPLICANT

I, CHRIS SCHMIDT, TGC ENGINEERING LLC

(Print Name)

(Signature)

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

Applicant: JILL ALLAN AND JIM RUMBAUGH

Owner: WINFIELD FARMS DEVELOPMENT, LLC

Project address: Elizabeth Lane North Ridgeville, OH 44039

Permanent parcel no. 0700036000482 535

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE.

ADMINISTRATION BUILDING., 226 MIDDLE AVENUE, ELYRIA, OHIO.

PHONE: 440-329-5207

WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓1	Pioneer Ridge Homeowners Association Inc. P.O. Box 360 Avon, OH 44011	0700037000788
✓2	Pioneer Ridge Homeowners Association Inc. P.O. Box 360 Avon, OH 44011	0700037000650
✓3	Pioneer Ridge Homeowners Association Inc. P.O. Box 360 Avon, OH 44011	0700037000528
✓4	Waterbury Homeowners Association Inc. 3681 S. Green Rd, Suite 305 Cleveland, OH 44122	0700037000868
✓5	Waterbury Homeowners Association Inc. 3681 S. Green Rd, Suite 305 Cleveland, OH 44122	0700037000867
✓6	Waterbury Homeowners Association Inc. 3681 S. Green Rd, Suite 305 Cleveland, OH 44122	0700038000165
✓7	Waterbury Homeowners Association Inc. 3681 S. Green Rd, Suite 305 Cleveland, OH 44122	0700036000292
✓8	Mark A. & Michelle L. Moreschi 9166 Calista Dr. North Ridgeville, OH 44039	0700036000154
✓9	Steven Perry & Elizabeth Perry 9174 Calista Dr. North Ridgeville, OH 44039	0700036000153
✓10	Christopher J. & Kristine N. Pierre 9182 Calista Dr. North Ridgeville, OH 44039	0700036000152

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO verification by: 

BZA/PC verification by: _____

Date/time stamp: _____

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	Jeffrey J. & Tina K. Demange 9190 Calista Dr. North Ridgeville, OH 44039	0700036000151
✓12	Kevin M. & Linda Hoge 9198 Calista Dr. North Ridgeville, OH 44039	0700036000150
✓13	Ann A. Dungan 9206 Calista Dr. North Ridgeville, OH 44039	0700036000149
✓14	Bradley Coyne 9214 Calista Dr. North Ridgeville, OH 44039	0700036000148
✓15	Bruce A. Thaiting 9222 Calista Dr. North Ridgeville, OH 44039	0700036000147
✓16	David L. Harrington & Samantha L. Conte 9230 Calista Dr. North Ridgeville, OH 44039	0700036000146
✓17	Susan M. Rager 9238 Calista Dr. North Ridgeville, OH 44039	0700036000145
✓18	Willie J. Dowell & Anita S. Sharp-Dowell 9246 Calista Dr. North Ridgeville, OH 44039	0700036000144
✓19	Matthew R. & Brenda M. Klein 9254 Calista Dr. North Ridgeville, OH 44039	0700036000143
✓20	Bryon A. & Melissa A. Barhoover 9262 Calista Dr. North Ridgeville, OH 44039	0700036000142
✓21	Winfield Farms Development LLC 772 Pine Valley Dr. Pittsburgh, PA 15239	0700036000141
✓22	Raymond P & Linda F. Bernard 9277 Winfield Lane North Ridgeville, OH 44039	0700036000421
✓23	Sean J. & Ashley M. Novak 9278 Winfield Lane North Ridgeville, OH 44039	0700036000453
✓24	Guyton, Alec & Pearson, William L, Jr. 9279 Nash LN, North North Ridgeville, OH 44039	0700036000454
✓25	Stonitsch, Mark S. & Julie A. 9280 Nash LN, North North Ridgeville, OH 44039	0700036000478
✓26	Jonathan Coyne & Jane Mellinger 6770 W. Snowville Rd, Suite 100 Brecksville, OH 44141	0700036000477

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

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓27	Jones, Jermaine A & Jones, Yvonne S. 9304 Nash Lane North Ridgeville, OH 44039	0700036000476
✓28	Erika Ventura 9316 Nash Lane North Ridgeville, OH 44039	0700036000475
✓29	Bowen, Tara G. & Palache, Everette E. 37722 Plymouth Trace North Ridgeville, OH 44039	0700036000473
✓30	ELIZABETH LN NORTH	0700036000 536
✓31	ALEX & RACANNE JOHNSON 9284 CALISTA DR. N.R. OH. 44039	0700036000 640
✓32	RESERVE AT WINFIELD FARMS HOA INC 3681 S. GREEN RD. #305 BEACHWOOD OH- 44122	0700036000 479
✓33	PATRICK & JOBI OSHER 9301 WINFIELD LN. N.R. OH. 44039	0700036000 422
✓34	FLAVIO SCHMIDT & YAHARA SUELI 9302 WINFIELD LN. N.R. OH. 44039	0700036000 452
✓35	ADAM & MELISSA SPEARS 9303 NASH LN. N.R. OH. 44039	0700036000 455
✓36	WINFIELD FARMS DEVELOPMENT LLC 772 PINE VALLEY DR. PITTSBURGH PA 15239	0700036000 483 THRU 539
37		
38		
39		
40		
41		
42		

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

SUBDIVISION: The Reserve at Winfield Farm - Phase 4

DATE: 11/15/19

FINAL PLAT APPROVAL: §1224.02

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

	Included	Not Included	Item
1	x		Application with names of adjacent parcel owners, parcel numbers and addresses: §1210.04
2	x		Preliminary plan approval on (date): <u>June 14, 2016</u> §1224.05(b)(2)
3	x		Subdivision plat drawn to scale of not less than 100 feet to the inch. If more than 2 sheets, an index sheet of same dimensions must be filed with the entire subdivision on 1 sheet with all areas shown on other sheets indicated. Drawings shall be held to a minimum of 18 inches by 24 inches and a maximum of 24 inches by 36 inches outside dimensions; and must be drawn using India ink: §1224.02(a)
4	x		The final plan shows boundary lines of the area being subdivided in heavy lines with accurate distances and bearings, including original lot, township, corporations and county lines and road center lines: §1224.02(a)(1)
5	x		The final plan shows property lines of all proposed streets with their widths, names, bearings and existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and adjacent thereto: §1224.02(a)(2)
6	x		The final plan shows the accurate boundary lines of all grounds for public use and the acreage of the same: §1224.02(a)(3)
7	x		The final plan shows all common boundary corners of all adjoining lands and adjacent streets with their widths and names, the names of adjoining subdivisions and the name of record owners of adjoining parcels of unplatted land: §1224.02(a)(4)
8	x		The final plan shows all lot lines with as many bearings as necessary to describe each line and a system for identification of lots, blocks and other areas: §1224.02(a)(5)
9	x		The final plan shows easements for public uses, services or utilities and their dimensions: §1224.02(a)(6)
10	x		The final plan shows all dimensions, linear and angular, boundary locations, lots, streets, easements and areas for public or private uses, expressed in decimals of a foot and the number of acres of each reserve, park, playground and other public areas: §1224.02(a)(7)
11	x		The final plan shows the radii and chords, points of tangency, control angles for all curvilinear street center lines and radii for all rounded corners: §1224.02(a)(8)
12	x		The final plans shows all arcs, chords lengths, bearings of chords and points of tangency of the property lines of the curvilinear lines: §1224.02(a)(9)
13	x		The name of the subdivision and a description of the property subdivided, showing its location and extent, points of compass, scale of plan, dedication of streets and other public open spaces, and the names of the owner and subdivider, together with the appropriate evidence of ownership of the subdivision: §1224.02(a)(10)

	Included	Not Included	Item
14	x		Certification by a surveyor, licensed or registered in the state, to the effect that the plan represents a survey made by him/her in which the traverse of the exterior boundaries of the tract and of each block, when computed from field measurements of the ground, closed within a limit of error of 1 foot to 10,000 feet of the perimeter before balancing the survey, and that all the required survey monuments are correctly shown thereon and that those which are necessary for construction of improvements are in place on the site, with any remaining survey monuments to be properly placed upon the completion of construction: §1224.02(a)(11)
15	x		Proper acknowledgement of consent of the plat by all parties having any record, legal right, title or interest in the property: §1224.02(a)(13)
16	x		Building setback lines with dimensions to be shown on plan: §1224.02(a)(14)
17	x		A copy of the preliminary title report: §1224.02
18	x		A copy of improvement plans, if any, along with a subdivider's agreement, construction drawings, title sheet, plan view and profile view, engineering details, estimates of quantities and materials: §1228.01(a) through (h)
19	x		10 copies of the subdivision plat: §1224.05(b)(2)A
20	IN-PROGRESS		A copy of the certificate from City Engineer that all improvements have been installed or a performance agreement and bond have been filed to secure the construction: §1224.05(b)(2)A 1 and 2

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



RECEIPT NUMBER

00006203

City of North Ridgeville

7307 Avon Belden Rd

North Ridgeville, OH 44039

Ph: (440) 353-0822

Fax: (440) 353-0823

Paid By

THE MERITAGE GROUP (JILL ALAN)

772 PINE VALLEY DR

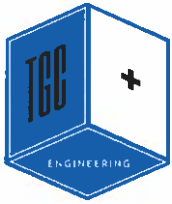
PITTSBURGH, PA 15239

11/14/2019

Type	Record	Category	Description	Amount
PZE Process	PPZ2019-0029	Standard Item	Planning Commission: Multiple	\$ 329.00
PZE Process	PPZ2019-0029	Standard Item	Administrative Fee	\$ 5.00

CHESTNUT RIDGE RD
THE RESERVE AT WINFIELD

Total	\$ 334.00
Cash	
Check	\$ 334.00
Check #	12605
Credit	
Transferred	
Tendered	\$ 334.00
Change	\$ 0.00
To Overpayment	\$ 0.00



Letter of Transmittal

Date: November 14, 2019

RE: 1447 (tgc#) Winfield Farms Phase 4

To: City of North Ridgeville
Attn: Planning Commission
7307 Avon Belden Road
North Ridgeville, OH 44039

Via: Hand Delivered

Quantity	Sort Order	Description
1	A	Check to <i>City of North Ridgeville</i> , Planning Commission Fee \$334.00
1	B	Check to <i>City of North Ridgeville</i> , Engineering Deposit Fee \$2,900.00
1	C	Planning Commission Request for Action (Application)
1	D	Final Plat Approval Checklist
1	E	Commitment for Title Insurance
1	F	Development Agreement
1	G	Engineer's Cost Estimate
1	H	Declaration of Easements (HOA)
1	I	Memorandum (City Planner's Report)
1	J	Trip Generation Study (Traffic Study)
10	K	Final Plat
1	L	Improvement/Construction Plans
9	M	Half-size Improvement/Construction Plans
10	N	Landscape Plans
10	O	Building/Floor Plans

If you have any questions, please contact Cheryl Trayter, 330-590-8004 x726.

Cheryl Trayter

ctrayter@tgcengineering.com

Chris Schmidt

cschmidt@tgcengineering.com

TGC Engineering, LLC

1310 Sharon Copley Rd, PO Box 37

Sharon Center, OH 44274

(p) 330.590.8004 ext. 708

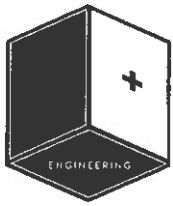
(f) 888.820.8423



TGC ENGINEERING + 1310 SHARON COPLEY RD + P.O. BOX 37 + SHARON CENTER, OH 44274

P + 330.590.8004
F + 888.820.8423

TGCENGINEERING.COM
TCRANE@TGCENGINEERING.COM



Letter of Transmittal

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Attn: Planning Commission
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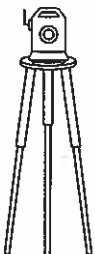
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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Jill Allan, Jim Rumbaugh – The Meritage Group
Name of Owner:	Winfield Farms Development, LLC
Date Submitted for Consideration:	11-14-19
Date to Return to Planning Commission:	11-19-19
Regarding: The Reserve at Winfield Farm Phase 4 – Final Plat	

RECOMMENDATIONS:

1. The Reserve at Winfield Farm Phase 4 has 31 single family lots and 24 cluster family lots = 55 total lots.
2. The Reserve at Winfield Farm Phase 4 has 55 lots on 43.6992 total acres with a density of 1.26 (55 total lots divided by 43.6992 total acres = 1.26).
3. The Reserve at Winfield Farm Phase 4 has 55% open space (24.4081 open space acres divided by 43.6992 total acres = 0.55).
4. Cluster family lots shall have 15 foot dwelling setback to open space unless approved by Planning Commission. Rear yard dwelling setback not given on plat.
5. This is the final phase for The Reserve at Winfield Farm. Applicant shall demonstrate to Planning Commission total code compliance.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 CEO

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

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

Laws, Article V, Section 3)

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Jill Allan, Jim Rumbaugh; The Meritage Group 772 Pine Valley Drive, Pittsburgh, Pennsylvania, 15239
Name of Owner:	Winfield Farms Development, LLC 772 Pine Valley Drive, Pittsburgh, Pennsylvania, 15239
Date of Planning Commission Meeting:	Tuesday, December 10, 2019
Date to Return to Deputy Clerk of Council:	Wednesday, November 27, 2019
Regarding:	Final plat approval for The Reserve at Winfield Farm Subdivision, Phase No. 4, a continuation of Nash Lane and Winfield Lane, and completion of Elva Lane; in an R-1 Residence District. Permanent Parcel No. 07-00-036-000-535

Recommendations:

Single-Family Detached & Cluster Development

Intent: a) creation functional and interesting residential areas; b) readily accessible recreation areas and open spaces; c) conservation of natural amenities; and d) separation of pedestrian & vehicular circulation. (1282.01)

A copy of covenants, restrictions and easements were submitted to the Law Department early in the development of this subdivision (1282.05) Additional copies of same were submitted with this application. At 4.2.4 A non-exclusive easement is granted to the City for emergency and necessary services to enter upon the land to perform necessary duties.

In addition to lot area and width requirements and setbacks, etc. in 1282.11, Land Planning Criteria, the Open Space requirements are not less than 20% of the gross acreage of the entire development area. The CBO has asked the applicant to verify all land planning criteria for the development.

The only definition of "open space" occurs in NRCO 1279.21 and includes interconnected areas throughout the development, adjacent to or accessible to as many dwelling units as practicable. Priority should be given to preserving the natural landscape or unique features and it should be large enough to be suitable for the intended purpose. It must be preserved in perpetuity by common ownership or conservation/environmental easements. It should not solely include land merely because it has a shape or characteristics which makes it unsuitable for development and should not include private yards, streets, private drives, center island of streets, private parking areas, required setbacks or the minimum required spacing between buildings and other required spaces. It may, include retention or detention basins, swimming pools, golf courses, etc. and parking exclusive to those areas.

(Use additional sheets if necessary.)

Department Head Signature: _____

Title: [Select Title...] *Asst. L.D.*

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

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

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

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Permanent Parcel No. 07-00-036-000-535

Recommendations:

1. Since the streets are public streets, Ordinance 3862-2002 applies. The City is required to install all traffic control devices in new subdivisions and charge the developer for same.
2. Street lighting is required per CNRO Section 1226.15.
3. Detailed improvement plans and stormwater management calculations have been approved by the Engineering Department.
4. A statement shall be added to the Plat Title Sheet stating the responsibilities of the HOA for future and ongoing maintenance of all drainage easements and the appurtenances therein.

For Example: "WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE RESERVE AT WINFIELD FARM SUBDIVISION HOMEOWNERS ASSOCIATION RESPONSIBILITIES FOR "DRAINAGE EASEMENTS" AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT OF WAY, INCLUDING, BUT NOT LIMITED, TO GRADING, DRAINAGE, DRAINAGE PIPING AND DRAINAGE STRUCTURES."

(Use additional sheets if necessary.)

Department Head Signature:  Title: City Engineer

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

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

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

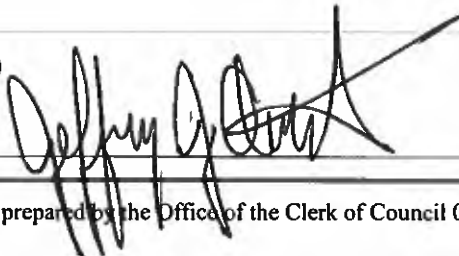
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Recommendations:

No comment

(Use additional sheets if necessary.)

Department Head Signature:



Title: Safety-Service Director

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

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

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

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Recommendations:

No comment

(Use additional sheets if necessary.)

Department Head Signature: _____ **Title:** Mayor

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

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

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

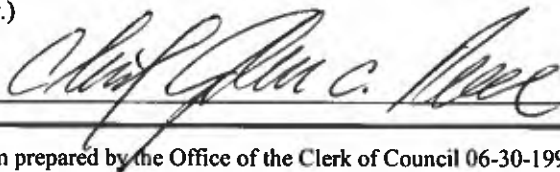
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Recommendations:

No comments at this time.

(Use additional sheets if necessary.)

Department Head Signature:



Title: Fire Chief

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

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

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

AMERICAN
LAND TITLE
ASSOCIATION

Countersigned: _____
Authorized Officer or Agent
NVR Title Agency, LLC
6200 Rockside Woods Blvd., Suite 115
Independence, Ohio 44131

stewart
A The American Land Title Association

[Signature]
Senior Chairman of the Board

[Signature]
Chairman of the Board

[Signature]
President

5. The land referred to in this Commitment is described as follows:

PARCEL 1:

Situated in the Township of Ridgeville, County of Lorain and State of Ohio: And known as being in Lot No. Thirty-Six (36) of said Township, bounded on the North by lands once owned by Jas Bauer, Sr. on the East by lands once owned by Williams Mills' heirs and lands of J.E. Mills, on the South by the lot line and lands of LaFayette Brush, on the West by lands of LaFayette Brush and lands of J. L. Kirk, and containing within the last boundaries Eighty-Eight (88) acres of land, all of the above described premises being further known as the Andrew Jackson farm, being the same land deeded to said Andrew Jackson in his life time by Barnabus Jackson December 26th, 1888, and recorded in Volume 63, Pages 122-3 of Lorain County Records of Deeds, be the same more less but subject to all legal highways.

PARCEL 2:

Situated in the Township of Eaton, County of Lorain and State of Ohio: And known as being an eight acre piece in Original Eaton Township Lot No. 70, bounded on the North by lot line, on the East by lands of Ira Mills, on the South by the highway, on the West by lands of LaFayette Brush, be the same more less, but subject to all legal highways.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

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AMERICAN
LAND TITLE
ASSOCIATION



COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - Section I

Commitment No: 2000739

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest mortgage or lien to be issued.
2. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record to wit:
 - a. N/A
3. The Company reserves the right to add other Schedule B Requirements or Exceptions upon reviewing the documents for or ascertaining details of the transaction. Affidavit in form, executed by Sellers or Borrowers in the case of a refinance, satisfactory to the Company, and plat of survey or inspection report from a registered surveyor in form satisfactory to the Company, if Standard Exceptions are to be modified or deleted from the proposed policy. The Company reserves the right to add requirements and/or exceptions and to decline modification or deletion of said Standard Exceptions when such affidavit or report is offered for examination.
4. Receipt of proof of corporate status, or limited liability company status, or partnership status, and all agreement(s), and necessary consents, authorizations, resolutions, notices and corporate/company/partnership actions have been conducted, given or properly waived relating to the transaction to be insured, including entity resolution(s) authorizing and designating appropriate officers/members/or partners to execute any and all necessary documents.
5. The Company requires either (1) a Certification of Trust prepared in accordance with O.R.C. 5810.13, or (2) a Memorandum of Trust prepared in accordance with O.R.C. 5301.255 and copies of the relevant trust provisions.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

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SCHEDULE B - Section II

Commitment No: 2000739

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

STANDARD EXCEPTIONS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in the boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the public records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereinafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
7. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.

SPECIAL EXCEPTIONS

8. Taxes for the year 2014 are as follows: AS TO PARCEL NUMBER 07-00-036-000-001 (PARCEL 1): First Half PAID in the amount of \$856.91; Second Half UNPAID AND A LIEN NOW DUE AND PAYABLE in the amount of \$856.91. (VALUATIONS: Land \$124,090.00 - Building \$0.00 - Total \$124,090.00) Note: Property part of the Current Agricultural Use Value Program and receives an Assessed Value of \$26,010.00.
9. Taxes for the year 2014 are as follows: AS TO PARCEL NUMBER 11-00-071-000-007 (PARCEL 2): First Half PAID in the amount of \$1,096.12; Second Half UNPAID AND A LIEN NOW DUE AND PAYABLE in the amount of \$1,096.12. (VALUATIONS: Land \$23,760.00 - Building \$12,900.00 - Total \$36,660) Please Note: Half year tax amounts include Special Assessment for Storm Water Fees in the amount of \$9.18.
10. All assessments and taxes for 2015 and all subsequent years.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

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11. Oil and gas leases, pipeline agreements or any other instruments related to the production or sale of oil and gas which may arise subsequent to the date of the Policy. (Note: This exception will appear only in the final loan policy.)
12. Roadside Right of Way for Pipe Line granted to The Ohio Fuel Gas Company, filed August 31, 1955 and recorded in Volume 639, Page 51 of Lorain County Records. Note: We have made no examination of the above.
13. Future special assessments on the tax duplicate occasioned by past due water bills, sewer bills, weed cutting charges, property clean-up and building maintenance charges assessed by a government authority.
14. Homeowner Association Dues: Failure to pay any Homeowners' Association dues required by the restrictive covenants set forth herein may result in a lien on the insured premises. The Company assumes no responsibility for ascertaining the status of these charges. The purchaser/insured is cautioned to obtain the current status of these charges.
15. No search of Federal Bankruptcy Records has been made and an exception in this regard will appear on any Policy to be issued by the Company.
16. NOTE: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.
17. Notwithstanding the reference to acreage or square footage in the description set forth in Schedule A hereof, this commitment/policy does not insure nor guarantee the acreage or quantity of land set forth therein.
18. The Land appears on the Agricultural Land Tax List. The company does not insure against loss or damage nor will it pay attorneys fees or cost for recoupment of taxes pursuant to RC Chapter 5713 et. seq. if said land or any part thereof is or has been converted to non-agricultural use.

NOTE: Pertaining to the covenants and restrictions, if any, described in Schedule B of this Commitment/Policy, the following is expressly omitted therefrom: any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that such covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) related to handicap but does not discriminate against handicapped persons. Any covenant and restriction, or any part thereof, omitted as described above shall in no event be construed as forming a part of this Commitment/Policy, Schedule B of this Commitment/Policy or as an existing covenant and restriction disclosed by the public records.

NOTE: No liability is assumed by Company for uncertified encumbrances and the purchase contract shall be binding unless the contract is silent or ambiguous. If the contract is silent or ambiguous, the buyer assumes the risk.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

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ROADSIDE RIGHT OF WAY

For and in Consideration of One Dollar (\$1.00) to them in hand paid, receipt of which is hereby acknowledged *E. C. Spandrock, Myrtle N. Spandrock, Esther E. Ponting, J. E. Symons, Vennie E. Symons, Herman D. Walker, Alvey D. Walker, Albert T. Kremer, and Helen B. Kremer, William M. Benton, Doris J. Benton, L. B. Myers, Marion Myers, C. P. Gilgenbach, Dorothy Gilgenbach, Clarence S. Brush, and Frances S. Brush, Wade L. Hanney, Doris M. Hanney, Robert J. Matovich, and Larissa C. Matovich, Tammie A. Nash, Alice M. Nash, Winfield S. Nash, A. Loescher, Rose Loescher, Russell Sigsworth, Louise Sigsworth, John C. Dawson, Shirley D. Dawson, Dorothy L. Jackson, and Kenneth R. Jackson, Robert Zacharias, and Mary C. Zacharias, John Hanney, and*

(hereinafter called the Grantors) do hereby grant to THE OHIO FUEL GAS COMPANY (hereinafter called the Company), its successors and assigns, the right to lay a pipe line together with service connections along the public highway over and through the premises hereinafter described, and to maintain, operate, repair, replace and remove same, together with valves and other necessary appurtenances, on lands in *Lorain County, Ohio, Township No. 16, Range No. 10, bounded and described as follows:*

Beginning on the North side of State Route 44 (Butternut Ridge) at its intersection with Durkee Road, thence North along the west side of Durkee Road to the intersection of Durkee Road with Chestnut Ridge road, thence East along South side of Chestnut Ridge road to Tammie A. Nash et al. Tract in Lot 21 Eastern Township, thence East along North side of Chestnut Ridge road to the East property line of William M. Benton Tract in Lot 25 Ridgville Township, Lorain County Ohio.

With the right of ingress and egress to and from the same. Grantors may fully use and enjoy the said premises, except for the purpose hereinbefore granted to the said Company. The Company may replace or change the size of its pipes, without interruption to service.

COPY

For assignee, see Vol. 639, p. 51 17650387

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EDWARD L. TOWNSEND
4 Park Avenue
New York City

Elyria L.P.
 489212 X
 Record, please use reverse side.
 Vol. 53
 Page 639
 ROADSIDE
 RIGHT OF WAY
 E.C. Sandersack
 Mail TO
 The Ohio Fuel Gas Co.
 Date August 2nd, 1955
 Typ. Elyria Ridgeville
 County Lorain
 LINE NAME Elyria L.P.
 2-169-197
 Lock line from
 To
 Feet Rods Acre
 Amount Paid \$ Date

Record No. 489212
 Filed for Record AUG 31 1955
 at 12:30 o'clock P.M.
 Recorded SEP 2 1955
 Vol. 639 Page 51
 of Book
 Photo by Mitchell
 JORDAN COUNTY RECORDERS
 ELYRIA, OHIO
 Recorded by L. L. L. Co. Ohio
 Mailed in 210

STATE OF OHIO, LORAIN COUNTY, ss.
 Personally appeared before me, Notary Public, in and for said County,
E.C. Sandersack, Myrtle M. Sandersack, Esther E. Panting, T.E. Symons and Vernice E.
Symons, Herman D. Welker and Lucy D. Welker, Albert T. Kremer and Helen B.
Kremer, William M. Benton and Doris T. Benton, L.B. Myers and Marion Myers,
C.P. Silgenbach and Dorothy Silgenbach, Clarence S. Bush and Fannie S. Bush,
Wade L. Hanney and Doris M. Hanney, Robert T. McWhirter and Clarissa C. Matavich,
Tamzin A. Nash, Alice N. Nash, Winifred S. Nash, M. Loeschner and Rose Loeschner,
Russell Sigsworth and Louise Sigsworth, Tabitha Dawson and Shirley Dawson,
Dorothy L. Jackson and Kenneth R. Jackson, Robert Zacharias and
Mary C. Zacharias,

who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and pur-
 poses therein mentioned.
 In Testimony Whereof, I have hereunto set my hand and affixed my official seal, this 2nd day of August, A.D. 1955.
H. Dale Brunder
 H. DALE BRUNDER
 Attorney-at-Law for the State of Ohio
 My Commission Expires Sept. 12, 1956

STATE OF OHIO, LORAIN COUNTY, ss.
 Personally appeared before me, Notary Public, in and for said County,
John HANANEE
 who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the
 uses and purposes therein mentioned.
 In Testimony Whereof, I have hereunto set my hand and affixed my official seal, this 16th day of August, A.D. 1955.
H. Dale Brunder
 H. DALE BRUNDER
 Attorney-at-Law for the State of Ohio
 My Commission Expires Sept. 12, 1956

DEVELOPMENT AGREEMENT

Reserve at Winfield Farm
PCD/Subdivision/Condominiums

The Meritage Group DBA Winfield Farm Development, LLC
Developer

and

THE CITY OF NORTH RIDGEVILLE, OHIO



Winfield Farm Development, LLC Developer
James C. Rumbaugh President
772 Pine Valley Dr. Address
Pittsburgh, PA 15289

CITY OF NORTH RIDGEVILLE, OHIO
G. David Gillock, Mayor
Andrew J. Crites, Director of Law
Scott Wangler, City Engineer

AGREEMENT

Winfield Farm Development, LLC
Developer

AND

CITY OF NORTH RIDGEVILLE, OHIO

WHEREAS, the Developer herein named has acquired the rights and interests in the lands, property, and improvements commonly known as Reserve at Winfield Farm (development) and thereafter, said land being within the corporate limits of the city of North Ridgeville, Ohio; and

WHEREAS, pursuant to North Ridgeville Codified Ordinance (NRCO) § 1279.01 et seq., an ordinance adding Planned Community Development District as a new zoning classification, implementation of a PCD is governed by NRCO § 1279.01 et seq., supplemented by applicable standard zoning where the PCD ordinance is silent or ambiguous as to any matter, and where the PCD and standard zoning regulations do not conflict. (Not applicable to subdivisions not in the PCD zoning classification.); and

WHEREAS, § 1228.01(b) of the Codified Ordinances of the city of North Ridgeville requires a Developers Agreement with the City prior to final approval of any plat or construction plan; and

WHEREAS, it is the intent and purpose of this Agreement to serve as the PCD/ Subdivider Agreement for the entire project and no other agreement shall be required.

NOW, THEREFORE, In consideration of mutual promises, covenants, and agreements, the city of North Ridgeville, Ohio, hereinafter referred to as "City" and Winfield Farm Development, LLC (Developer), organized and existing under the laws of the State of Ohio, whose principal place of business is 772 Pine Valley Dr., Pittsburgh, PA 15239 and whose President is James C. Rumbaugh, hereinafter referred to as "Developer", agree as follows:

SECTION 1. The City does hereby give authorization to the Developer to commence construction, and completion of the improvements as shown in the improvement plans for Reserve at Winfield Farm (development) and thereafter; provided the conditions of Paragraph 5 of this Agreement have first been met.

SECTION 2. The Developer will construct and install improvements including streets, sanitary sewers, detention basins, waterlines, fire hydrants, storm drainage, grading, and all other requirements of ordinance, statute, or City standards, subject to inspection and approval of the City Engineer and subject to all City Engineer's or consulting City Engineer's comments.

Any additional covenants or agreements, the receipt and adequacy of which are hereby acknowledged, beyond those required by the North Ridgeville Codified Ordinances shall be set forth in Exhibit A attached hereto and incorporated by reference.

SECTION 3. The Developer, in order to carry out the terms of Section 2 above, shall furnish complete improvement plans for use in construction of all improvements included in this Agreement, such plans to be furnished in adequate quantity, approximately six (6) in number, and supplied to the City Engineer and the City Building Official, and shall furnish additional sets of plans upon request by the Mayor and/or City Engineer. [NRCO § 1228.01(b)(8)(9)] Within thirty (30) days of the date of the City's acceptance of the improvements, Developer shall file with the City Engineer its engineer's drawings of said improvements in electronic (DXF or DWG) format. Developer shall also file its engineer's as-built plans with the City Engineer within thirty (30) days of the City's acceptance of the improvements.

SECTION 4. The Developer agrees to use only contractors and subcontractors licensed by, and continually in good standing with the City.

SECTION 5. Pursuant to NRCO § 1228.01(b)(1), the Developer shall post a performance bond, or other equivalent guarantee, for the amount of the estimated construction cost as determined by the Developer, and approved by the City Engineer, guaranteeing the installation of all the improvements prior to commencement of any construction, and as a condition precedent to the issuance of any building permits. Said performance bonds shall be in compliance with the provisions of Chapter 1228 of the North Ridgeville Codified Ordinances. All construction shall address and comply with all City Engineer comments. In lieu of a performance bond, a certified check in the amount of the estimated construction costs may be accepted by the City and deposited in the City's escrow account. Performance bonds in the appropriate amount, as approved by the City Engineer, shall be posted prior to final approval of the City Engineer of the final plat for recording. A copy of the performance bond or other equivalent guarantee for the estimated construction costs shall be attached hereto as Exhibit B. A form provided by the City may be used or any substantially equivalent form acceptable to the City Law Director is acceptable.

Should the Contractor or other entity fail to meet this obligation, the Developer remains responsible. The City shall be the beneficiary or owner of the bond or equivalent guarantee. The Developer shall not receive the Engineer's signature of approval on the plat for recording purposes until a performance bond or substantially equivalent guarantee in the form and in the amount satisfactory to the Engineer has been posted and proof of same is given to the City Engineer.

SECTION 6. Pursuant to NRCO § 1228.01(b)(2), the Developer herewith deposit with the City, in escrow, cash in the amount of \$10,000.00 against which review, inspection, and testing charges, and any other related costs incurred by the City, shall be charged. Further, any costs incurred by the City reasonably attributable to actions or omissions on the development site and not remediated by the developer or builder(s) or their subcontractors may be charged against such account. The Developer may require the builder(s) to deposit funds in the escrow account for such purposes as well. That in conformity with ordinances, review of plans, and inspections of construction by the City Engineer, the Chief Building Official, and other personnel shall be carried out to insure proper installation and construction of improvements and construction of buildings, provided however, that the presence of City personnel shall not make

the City liable for the acts of the Developer or its agents, and the Developer agrees to hold the City harmless from liability for acts, errors, omissions, or negligence arising out of the design, construction, or improvements on its part. If and when the initial \$10,000.00 deposit has been used or distributed, Developer shall immediately deposit an additional sum of \$10,000.00 and so forth, and upon its use and disbursement shall continually thereafter make additional deposits in \$10,000.00 increments until such time as all review, inspection, and testing is completed. Developer shall be liable for all review, inspection, testing, and any other costs incurred by the City reasonably attributable to actions or omissions on the development site, by the developer, builder, or other contractor in excess of the deposit required by this Agreement. The City is not obligated to schedule inspections or perform other functions related to the development site where the Developer has not replenished the inspection account on a timely basis as requested by the City.

SECTION 7. The City shall charge all inspection costs against the deposit per the published hourly rate charge schedule on file in the Council Clerk office per § 1444.22(b) of the NRCO. The current rate for 2008, as expressed in this agreement, is \$70.00 per hour for plan review and (\$75.00 for overtime hours) for construction inspection. Further, the actual rate charged to the City for independent inspection services plus a 20% administration fee shall be charged where independent inspector services are utilized. The Developer shall notify the Engineer or the Chief Building Official by 4:30 p.m. of the preceding day if he will not work on the following day an inspection might be scheduled. If such notice is not made, the Developer shall be charged for four (4) hours inspection.

SECTION 8. The developer shall make a deposit of legal fees, pursuant to § 1228.01, in a sum estimated to be the cost of legal services incurred by the City at a commercially reasonable hourly rate for the drafting and execution of this agreement and for all other legal services rendered by the City Law Department related to or performed in response to legal issues created by this project. Initial deposit of \$1500.00 shall accompany this signed development agreement.

SECTION 9. No oral approval or modifications of changes shall be made to modify plans or construction methods which may be necessitated by field conditions encountered during construction. Such changes must be in writing and approved by the City Engineer.

SECTION 10. All underground sewer and water facilities within this Agreement shall be tested for conformance to the City's standards and conditions certified by a Registered Professional Engineer. Any cost for testing shall be charged against the deposit of the Developer as stated in Section 6 above. That soil borings shall be performed by the Developer for pavement construction at the direction and approval of the City Engineer.

At least 60 days, but not more than 120 days, prior to the end of the period of time for which improvements are covered by maintenance bonds, the Developer shall clean and video tape the storm sewer, sanitary sewer and manholes, or cause this to be done by a subcontractor or builder(s) who the Developer holds responsible, prior to release of the maintenance bonds covering said improvements. For smaller development projects, this may be done at any time prior to the expiration of maintenance bonds if the City Engineer agrees, in writing, to accept the cleaning and taping of the improvements. Two (2) copies of the CDs and a written report of the results shall be furnished to the City Engineer. Both the taping and the written report shall be done to the satisfaction of the City Engineer or his/her designee. Any and all problems

discovered shall be remediated within ten (10) working days by the Developer or by the party the Developer shall cause to remediate the problems, if any.

SECTION 11. Said PCD/Subdivision shall have at least two (2) exits from the particular phase under construction to major roads when practical as determined by the City Engineer. [NRCO § 1228.01(b)(4)] (Ordinance No. 2205-87)

SECTION 12. The Developer shall furnish "as built" drawings of all of the improvements herein approved upon completion of the project. The Developer shall supply one (1) paper (24" x 36") copy and one (1) computer-generated drawing file on a disk compatible with the City's computer system, and approved by the Engineer.

SECTION 13. Upon acceptance of the final plat of a development and upon completion of the following conditions, the city of North Ridgeville shall begin the policing and snow plowing, salting, or other inclement weather precautions as are routinely performed on City streets.

- a. Pursuant to NRCO § 1226.14, the appropriate and necessary street signage has been installed, including where not to salt if needed.
- b. The Safety Service Director has caused a list to be generated of applicable streets and has conveyed this information to both the Chief of Police and the Superintendent of the Service Garage.
- c. The Developer, in cooperation with the City Engineer, has indicated on the final development plat a suitable easement dedicated to the City for access and maintenance purposes for any sanitary sewer water lines or similar installed improvements which, under current City ordinances or by written agreement, are the responsibility of the City.

This provision does not abrogate the obligation to maintain a maintenance bond. It does not include any streets which, because of substandard construction, size or other quality, do not meet the qualifications for a dedicated and/or accepted public street, unless specifically approved, in writing, by the City Engineer.

It also does not include any private streets which, by Home Owners Agreements or other similar contractual agreements, are to be maintained by Home Owners Associations (HOA), unless the HOA documents are formally changed by the HOA and written approval of the SSD is obtained as well. However, even private or substandard streets may have public sanitary sewer or water lines, possibly only a trunk line, which may come under the purview of the City. In those instances, the recorded plat must show a dedicated easement for City use for access and maintenance purposes.

SECTION 14. Upon completion of all public improvements, or all improvements in a particular phase, the Developer shall submit maintenance bonds or their alternates (cash deposits) deemed as applicable, and as described by NRCO § 1228.01(b)(3) as may from time to time be amended by the City. No building permit may be issued for any structure within the development until the maintenance bonds have been submitted by the Developer and approved by the City Engineer. The requirement for maintenance bonds as a condition for the issuance of

building permits may be waived only by the joint consent of the City Engineer and the Mayor upon application by the developer for special circumstances, such as but not limited to the construction of a "model" unit.

Said maintenance bonds shall be in effect for a period of three (3) years. Notwithstanding the maintenance bond obligations set forth herein, it is also agreed that the Developer shall remain liable for maintenance obligations of all public improvements and drainage easements, should the posted maintenance bond or bonds be deemed insufficient for any reason. Any costs incurred by the City to enforce this maintenance provision, including, but not limited to, legal expenses shall be the responsibility of the Developer, whether the Developer maintains maintenance bonds or not.

SECTION 15. Recordation of the plat shall not occur until, pursuant to NRCO § 1228.01(b)(1), the Developer shall post a performance bond or similar guarantee in the estimated amount of construction costs for construction of improvements, as approved by the Engineer and as a condition precedent to the issuance of any building permits.

SECTION 16. The Developer shall be responsible for the costs to repair all failures due to faulty construction or damages to said improvements or drainage easements by its builders or subcontractors during the above stated maintenance period above and beyond those included in any maintenance bond, during the maintenance bond period. The Developer shall also be responsible for repairs due to erosion or due to abuse by utility companies, and all failures from all other causes during the maintenance periods. All Federal Emergency Management Agency (FEMA), Ohio, and United States Environmental Protection Agency (OEPA and USEPA), and Army Corps of Engineer rules, regulations, and requirements relating to this project are and shall continue to be the sole and separate responsibility of the Developer. That the public improvements including drainage easements listed above shall be in condition acceptable to the City throughout the maintenance period.

SECTION 17. During construction, the Developer shall keep access streets and adjacent streets, when used, clean and free from hazards, including, but not limited to, cleaning the streets at least twice per week and more often, if necessary, or as ordered by the City Engineer. [NRCO § 1228.01(b)(6)].

SECTION 18. Pursuant to NRCO 3539-2000, developers of approved subdivisions within the City shall install, provide, and implement, at their cost, adequate and appropriate street and traffic signs and signals in accordance with Engineering/Service Department standards and Police Department requirements established by the City.

SECTION 19. The Developer agrees to remain responsible for the maintenance and safety of the Development's entry sign(s) until such time as a HOA (if any) takes over the responsibility. Both shall maintain liability insurance on any structure, including but not limited to the entry sign(s), in the amount of \$100,000.00, listing the city of North Ridgeville as an additional insured, for any structure located in the City's right-of-way during their respective periods of responsibility. When the HOA takes over responsibility, the HOA documents shall contain this provision. If this provision is not part of the HOA document, the developer shall remain the responsible party.

SECTION 20. The Developer agrees to remain responsible for the maintenance of storm water quality structures until such time as the HOA takes over the responsibility. The Ohio Department of Natural Resources (ODNR), in the current edition of *Rainwater and Land Development*, outlines the required maintenance and a copy of same may be viewed in the Engineering Department of the city of North Ridgeville. HOA documents shall contain the provision that the HOA shall be responsible for the continued maintenance of storm water quality structures as required by the ODNR in the current edition of *Rainwater and Land Development*. If this provision is not part of the HOA documents, the developer shall remain the responsible party.

SECTION 21. All requirements, applicable to this project, contained in Chapter 1228 of the North Ridgeville Codified Ordinances are incorporated into this Agreement by reference, unless specifically exempted.

SECTION 22. Any special conditions agreed to by the Developer not otherwise included in this Agreement shall be contained in "Exhibit A" attached hereto and made a part hereof, and signed by the parties. The Developer acknowledges and agrees that the City's parks and recreation permit fee is reasonable and necessary, and that the City's surface drainage fee is reasonable and necessary, and further the Developer agrees not to claim back against the City for reimbursement of such fees if ruled otherwise by any court.

SECTION 23. Any conditions, requirements or regulations upon which approval of this plan or plat was made contingent by either the Planning Commission, or by the Administration are agreed to by the Developer and are part of this Agreement as if fully rewritten herein.

SECTION 24. Pursuant to NRCO § 1226.14 the Developer agrees that it will comply with all requirements involving the installation of traffic control devices.

SECTION 25. The Developer shall, immediately upon recording and pursuant to § 1224.95(b)(4), furnish the Planning Commission with a 24" x 36" copy of the recording plat.

SECTION 26. Pursuant to NRCO § 1226.15 and § 1228.06, the Developer agrees that it will install street lights at all intersections and at any other locations specified by the City Engineer in consultation with the Chief of Police.

SECTION 27. Any required easements of any type granted by the Developer in favor of the City shall be approved by the City Engineer. Such easements shall be noted in the title to land, the record plat and the construction drawings.

SECTION 28. Pursuant to NRCO Chapters 1030 and 1032, the Developer shall install trees in conformance with the ordinance as applicable to such development.

SECTION 29. HOA Documents: HOA documents shall not conflict with any requirement of the NRCO in effect at the time the HOA documents are recorded with the state or at the time such documents should have been recorded or when the HOA commences. Such documents shall indicate if any streets, utilities, easements, other improvements or drainage improvements are privately held and, therefore, the complete responsibility of the HOA. HOA documents shall include adequate provisions for the maintenance and upkeep of all common areas by the HOA. Only public streets, easements, and other improvements properly recorded

at the County Recorder's office are acceptable to the City unless Council formally and specifically indicates otherwise.

All HOA documents shall contain the following language: Should any part of this document conflict with the requirements of the NRCOs, that particular portion of the HOA document shall be null and void and have no effect. The provisions of the NRCO's shall prevail over any non-conforming or conflicting HOA provision(s).

SECTION 30. Storm Water Management: The Developer and/or the Builder and/or the HOA shall be responsible for appropriate Storm Water Management practices and development as required and approved by the City Engineer, NRCO's, or the OEPA. It is the responsibility of the Developer to inform the Builder and/or the HOA of its obligation when such obligation passes to them. All storm water management requirements apply as of the effective date and forward unless waived by the City Engineer or the OEPA. The maintenance of storm water retention/detention basins, water quality basins, and all other storm water management structures or practices falls to the Developer, Builder, and HOA. This responsibility includes recorded easements for maintenance when dedicated to and accepted by the City. Such dedication and acceptance to be in writing and formally acted upon by the appropriate authorities.

SECTION 31. This Agreement shall be the only PCD/Subdivider Agreement. For developments built in phases, the Developer shall submit construction/improvement plans per NRCO § 1228.01 for approval to the City Engineer, and per NRCO § 1224.05 (b) shall submit a final plat to Planning Commission for approval for each phase.

SECTION 32. Pursuant to NRCO § 1224.05(a), the preliminary plan shall preview the entire proposed development. Pursuant to NRCO § 1224.05(b) the final plat(s) may constitute only the portion being developed at the time.

SECTION 33. This PCD Agreement/Subdivider Agreement shall note on the cover sheet (1) the name of the development; (2) the phase(s) covered by the agreement if less than the entire development; (3) the name of the developer; (4) the name of this City. It shall also contain the name and address of the developer and/or president of the development company and the name and title of the Mayor, Law Director, and Engineer of the city of North Ridgeville.

That four (4) signed and notarized originals shall be submitted in final form by the Developer to the Law Department.

That any changes or alterations to this PCD Agreement/Subdivider Agreement shall be noted by the Developer and approval of any changes or alterations shall be noted on Exhibit A Special Conditions which shall contain the signatures of both the Developer and the Mayor of the city of North Ridgeville. Unless changes or alterations are so noted and signed, they shall be considered void and of no effect.

SECTION 34. This Agreement, together with the "Exhibits" and "Schedules", if any, and any special conditions constitutes the entire agreement between the parties hereto and supersedes any and all prior oral or written agreements or understandings. This Agreement, the "Exhibits", and any and all agreements executed in connection herewith may be modified only by a written instrument or agreement and signed by the appropriate parties. This Agreement

shall be binding upon and shall inure to the benefit of the heirs, administrators, executors, legal representatives, successors and assigns of the parties hereto.

SECTION 35. In no event shall the Developer assign, transfer or otherwise convey any right, title, or interest in this Development Agreement without first obtaining the written consent of the city of North Ridgeville, signed by the Mayor, and further, without such express written consent the obligations, liabilities and responsibilities of the Subdivider Developer shall not be released and shall remain with the Developer. Such consent shall not be unreasonably withheld.

SECTION 36. If for any reason this project does not receive final approval from North Ridgeville City Council, this Agreement is automatically terminated.

IN WITNESS WHEREOF, parties have hereunto set their hands on this 28th day of July, 2016.

Approved:

Scott Wangler, City Engineer

Approved as to Form:

Law Director/Assistant Law Director

Witnesseth:

Jim Allen

THE CITY OF NORTH RIDGEVILLE

By: _____
G. David Gillock, Mayor

Winfield Farm Development, LLC
(Developer)
By: [Signature]
President

STATE OF OHIO

SS

COUNTY OF LORAIN

BEFORE ME, a Notary Public in and for the County of Lorain and state of Ohio, personally appeared the above named G. DAVID GILLOCK, Mayor of the city of North Ridgeville, Ohio, who did acknowledge that he did execute and sign the foregoing instrument and the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto affixed my signature and seal at North Ridgeville, Ohio, this _____ day of _____, 20____.

Notary Public

Pennsylvania
STATE OF OHIO

SS

COUNTY OF LORAIN

Allegheny
BEFORE ME, a Notary Public in and for the County of *Allegheny* and state of *Pennsylvania*, personally appeared the above named _____, President of _____ (Developer), who did acknowledge that he did execute and sign the foregoing instrument and the same is his free act and deed individually, and as such office of _____ (Developer).

IN TESTIMONY WHEREOF, I have hereunto affixed my signature and seal at North Ridgeville, Ohio, this _____ day of _____, 20____.

Notary Public

Exhibit A

SPECIAL CONDITIONS

The following covenants and agreements hereinafter set forth are in addition to and, in some instances, in lieu of, any requirements imposed by NRCO Chapter 1279 as supplemented by standard zoning, or by NRCO Chapter 1224 and Chapter 1228, as applicable. Covenants and agreements set forth below may expand the Development Agreement and supplemental Zoning Code requirements or modify the Agreement and supplemental Zoning Code requirements to the extent allowed by law.

The Developer and the City do hereby agree as follows:

- (1) Any mutually agreed to changes or other special conditions to subsequent phases shall be noted as further special conditions and added as addendum to this Agreement.

(2) **POLLUTION CONTROL**

- a. It shall be the responsibility of the Contractor or Developer or both to prevent or limit pollution of air and water resulting from its operations.
- b. The Contractor or Developer or both shall perform work required to prevent soil from eroding or otherwise entering onto all paved areas and into natural watercourses, ditches, and public sewer systems. This work shall conform to all local ordinances and/or regulations of the Ohio EPA General Storm Water NPDES Permit for Construction Activities and the Ohio Department of Natural Resources Rainwater and Land Development manual. This work may consist of but not be limited to construction and continual maintenance of silt fences, storm sewer inlet filters, sedimentation traps, sedimentation basins, check dams, temporary seeding, temporary mulching, storm water storage basin temporary sediment controls at outlet structures, erosion control matting and other means to clarify waters containing suspended materials from excavations, embankments, cleared and grubbed or stripped areas, stockpiles, well points, and disposal sites. This work shall be commensurate with the contractor's schedule, sequence of work, means and methods. If a storm water pollution prevention plan is not required for the project, the contractor shall at a minimum submit a plan of his proposed erosion control prevention methods for approval by the Owner and/or other regulatory authorities having jurisdiction prior to starting any construction activities which may cause erosion.

- c. The Contractor or Developer or both shall perform work required to prevent dust attributable to its operations from entering the atmosphere. Dust on unsurfaced streets or parking areas and any remaining dust on surfaced streets shall be controlled with water and/or calcium chloride dust palliative as needed.
- d. Any material removed from sanitary or storm sewers shall be disposed of in accordance with all applicable regulations.

Witnesseth:

THE CITY OF NORTH RIDGEVILLE

By: _____
G. David Gillock, Mayor

Date: _____

Winfield Farm Development, LLC
(Developer)

By: J. C. B.
President

Jim Allan

Date: 7/28/16

Exhibit B

**DEVELOPMENT IMPROVEMENTS SECURITY AGREEMENT/
PERFORMANCE BOND**

THIS AGREEMENT made this _____ day of _____, 20____, by and between _____ (Developer), organized and existing under the laws of the state of Ohio, hereinafter called "Developer", and The city of North Ridgeville, a Municipal Corporation of the state of Ohio, hereinafter called "City".

WHEREAS, Developer is desirous of developing said lands known as _____ (Subdivision/Construction project), as the same was approved by the City's Planning Commission on _____, 20____; and

WHEREAS, the Council of the City adopted regulations which establish requirements for the submission, approval, construction, and dedication of improvements; and

WHEREAS, said development regulations provide that no plat for record shall be filed for record purposes until the improvements required thereon (hereinafter "improvements") have been installed or the Developer has provided a form of security which assures that the cost and expense of all improvements are available to the City for the completion of such improvements in the event that the Developer defaults or otherwise fails to perform his commitment to complete such improvements; and

WHEREAS, Developer may cause the Contractor or similar entity to post the performance bond in the same or equivalent form and subject to the conditions herein; however, the Developer remains ultimately responsible should the Contractor or other entity fail to meet this obligation.

WHEREAS, Developer has agreed to pay for the installation and completion of the aforesaid improvements and comply with and abide by all the terms and conditions established by Planning Commission, set forth in this Agreement, and contained in the applicable law, the receipt of which is hereby acknowledged.

NOW, THEREFORE, for and in consideration of the aforesaid premises and other good and valuable consideration, the receipt of which is hereby acknowledged, Developer and City do hereby mutually covenant and agree as follows:

I. IMPROVEMENTS, SECURITY, ACCEPTANCE, AND DEDICATION:

1. Developer shall convey or dedicate to City all the public streets, alleys, roads, avenues, drives, easements, and public ways in the Development known as _____ (Subdivision/Construction project), as approved by the City's Planning Commission, and as accepted pursuant to this Agreement.

2. Developer shall convey or dedicate to City or other appropriate public entity or public utility all recreational facilities constructed as required, if any, and all public sewers, water lines, and other public utilities and improvements constructed or caused to be constructed on the

aforementioned streets, alleys, roads, avenues, drives and public ways in said Development, and shall grant easements and rights-of-way to said entities as may be required.

3. Developer shall construct or enter into a contract for the construction of the improvements required in the aforesaid Development as approved by the City Engineer, the general requirements herein, and the Regulations of the City, and shall pay the total cost thereof. Developer shall complete all street pavements, curbs, sidewalks, sanitary sewer systems, storm drainage systems, water mains, and other utilities to be constructed in public rights-of-way within _____

(Subdivision/Construction project) on or before 120 days, unless said time is extended by the City Engineer. Such time extensions may be granted by the City Engineer as he deems appropriate. Such extensions shall not be unreasonably withheld.

4. Any and all of the work performed as hereinabove provided shall be done subject to the approval of and inspection by the City Engineer.

5. In order to secure the performance of this Agreement and all the aforesaid work in accordance with the standards established in the Development Regulations, and the completion of such work within the time period(s) established herein, Developer herewith deposits with _____ (Escrow Agent) (hereinafter referred to as "Escrow Agent") the total sum of \$_____ (hereinafter referred to as the "Improvements Security Funds") to be held in escrow in accordance with the Escrow Agreement attached hereto and incorporated herein as Exhibit B and subject to the following terms:

A. Escrow Agent shall deposit and/or invest the improvements security funds in the following accounts, and/or investments which the City is authorized to utilize by law, subject to the approval of Developer, which shall not be unreasonably withheld:

- (1) Interest-bearing accounts of _____ (Escrow Agent), payable or withdrawable on demand.
- (2) Direct obligations of the United States maturing or redeemable on or before the date for completion established in accordance with Paragraph 3 above.
- (3) Certificates of deposit maturing or redeemable on or before the date for completion established in accordance with Paragraph 3 above.

B. Escrow Agent is authorized to deliver or disburse the improvements security funds, or any part thereof, with any additional funds including interest earned on the aforesaid sum less any and all fees or penalties arising from the deposit or investment to the Developer as follows:

- (1) Upon written notice from the City Engineer that he is in receipt of the following items:

- (a) A certificate of the City Engineer that all improvements have been installed in accordance with the requirements of the Development Regulations of the City, and with the actions of the Planning Commission; and
 - (b) A policy of title insurance in a form, meeting the approval of the Law Director, covering all lands to be dedicated to public use, and showing title to the same to be in the City free and clear of any easements, taxes, liens, assessments, or other encumbrances of any kind whatsoever, except the easements required by the Development Regulations of the City, and taxes not yet due and payable, or a certificate from the City Engineer acknowledging receipt of same; and
 - (c) Evidence of deposit by the Developer with the City or the Escrow Agent of a sum sufficient to pay all taxes and assessments which are a lien, but not yet due and payable.
- (2) Upon receipt of certification by the City Engineer of the satisfactory completion of a portion of the aforesaid improvements, and upon a determination by the City that all remaining uncompleted improvements are adequately secured, Escrow Agent shall release a portion of the improvements security funds deposited equal to an amount estimated by the City Engineer to be the cost of that portion of the improvements completed, or a difference between the total sum on deposit and the total sum determined by the City to be necessary to secure the completion of all remaining uncompleted improvements and all other obligations of Developer under this Agreement, whichever may be less.
- C. Escrow Agent is authorized to deliver or disburse to the City all or any part of the improvements security funds as determined by the City Engineer, plus any additional funds, including interest earned on the aforesaid sums, less any and all fees or penalties due arising from the deposit or investment upon Escrow Agent being notified by the City of the occurrence of one or more of the following events:
 - (1) If the land within the development area is used for any unlawful purpose, or for any purpose without the approval of the appropriate administrative official, board, or Commission of the City;
 - (2) If the improvements are not fully constructed by the completion date(s) established in Paragraph I (3) above, or by

any extension date approved by the City Engineer pursuant thereto;

- (3) If the Developer does not construct the improvements in accordance with plans and specifications that have been approved by the proper City authorities having charge thereof;
- (4) If the Developer does not permit the City or its authorized agents or employees to enter upon and inspect the same in every part at all reasonable times;
- (5) If the Developer shall commit an act of bankruptcy, or if relief under the Bankruptcy Act is sought by or against the Developer, or if a receiver is appointed to take charge of the assets or affairs of the Developer, or if Developer should become insolvent.

Prior to the delivery or disbursement of improvements security funds under this Paragraph 5(c), the City shall provide written notice by personal, or mail delivery, to the Developer of the grounds therefor, and shall establish and notify Developer of a time period within which Developer shall be afforded an opportunity to correct or cure the circumstances giving rise thereto. Such time period for correction or cure shall be no less than forty-five (45) days, unless the City Engineer determines that immediate work is required to protect the public health, safety and welfare, in which case such time period shall be as established by the City Engineer.

- D. The Developer and the City agree that interest earned on the improvements security funds shall be disbursed to the same parties, at the same time, and in the same proportion as the principal.
- E. In the event of any dispute under this Agreement, Developer and City agree that the City and the Escrow Agent shall disburse the improvements security funds in accordance with a final judgment entered in a court of law determining legal entitlement to such funds. Such a judgment will not be considered final until appellate review sought by either or both of the parties with respect to their legal entitlement to such funds has terminated.

Upon the proper completion of all improvements and their approval by the City Engineer, and if said improvements then comply with all present state laws, present City ordinances and Planning Commission rules, regulations and requirements, and all other development regulations of the City have been complied with, the City must then accept the aforesaid improvements, subject to this Agreement.

II. GENERAL REQUIREMENTS:

1. Developer's application(s), all maps on file, construction plans, detail maps and state laws, present City ordinances, Planning Commission rules, regulations and official acts with respect to this Development and all the terms and conditions of final approval are incorporated herein by reference as if set forth at length, except as expressly modified herein.

2. Prior to proceeding with the work, the Developer will apply for and secure permit(s) and pay all fees, as required by the City ordinances.

3. The Developer hereby agrees to procure, at its expense, the necessary permits, and furnish any bond required for the opening of any city or state or county roads.

4. Developer agrees that prior to the issuance of any building permits within the subdivision, all street pavements, curbs, sanitary sewer systems, storm drainage systems, water mains, and required appurtenances shall be substantially completed and approved by the City engineer, provided that the Chief Building Official may issue permits for "Model" home(s) or unit(s) upon his determination that improvements have been installed to the extent he deems necessary to serve and permit occupancy of such home(s) or unit(s), and, except as otherwise provided for model home(s) and unit(s), prior to the issuance of any certificates of occupancy by the City, all improvements and utilities must be completed and all other applicable state and local requirements must be complied with.

5. This Agreement shall run with the land, as shall also the covenants herein contained, and shall be to the benefit of the City and its successors and assigns.

IN WITNESS WHEREOF, the parties hereto have affixed their hands the day and year first above written.

Witnesseth:

THE CITY OF NORTH RIDGEVILLE

By: _____
G. David Gillock, Mayor

(Developer)
By: _____
President

STATE OF OHIO

SS

COUNTY OF LORAIN

BEFORE ME, a Notary Public in and for the County of Lorain and state of Ohio, personally appeared the above named G. David Gillock, Mayor of the city of North Ridgeville, Ohio, who did acknowledge that he did execute and sign the foregoing instrument and the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto affixed my signature and seal at North Ridgeville, Ohio, this _____ day of _____, 20____.

Notary Public

STATE OF OHIO

SS

COUNTY OF LORAIN

BEFORE ME, a Notary Public in and for the County of Lorain and state of Ohio, personally appeared the above named _____, President of _____ (Developer), who did acknowledge that he did execute and sign the foregoing instrument and the same is his free act and deed individually, and as such officer of _____ (Developer).

IN TESTIMONY WHEREOF, I have hereunto affixed my signature and seal at North Ridgeville, Ohio, this _____ day of _____, 20____.

Notary Public

Engineer's Cost Estimate

8/6/2019



Sanitary	Unit	Engineer's Quantity	Unit Cost	Total Cost
8" PVC Sanitary Sewer	LF	204	\$ 55.00	\$ 11,220.00
48" Base Precast Sanitary Manhole	EA	2	\$ 3,350.00	\$ 6,700.00
6" Lateral Assembly, Complete	EA	1	\$ 2,100.00	\$ 2,100.00

Subtotal Sanitary			\$	20,020.00
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Contractor's Quantity	Unit Cost	Total Cost
		\$ -
		\$ -
		\$ -

		\$ -
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Water	Unit	Engineer's Quantity	Unit Cost	Total Cost
8" C909 PVC WM	LF	792	\$ 38.00	\$ 30,111.20
6" Hydrant Assembly	EA	2	\$ 4,930.00	\$ 9,860.00
8" 22.5 Degree Bend	EA	10	\$ 450.00	\$ 4,500.00
8" x 8" Cross	EA	1	\$ 655.00	\$ 655.00
8" Line Valve and Box	EA	3	\$ 1,420.00	\$ 4,260.00
18" Steel Casing Pipe at Culvert Crossing	LF	40	\$ 92.00	\$ 3,680.00
1" Water Connection, Complete	EA	1	\$ 1,500.00	\$ 1,500.00

Subtotal Water			\$	54,566.20
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Contractor's Quantity	Unit Cost	Total Cost
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

		\$ -
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Storm	Unit	Engineer's Quantity	Unit Cost	Total Cost
4'H X 8'W Three Sided Box Culvert	EA	1	\$ 83,100.00	\$ 83,100.00
4'H X 15'W Three Sided Box Culvert	EA	1	\$ 86,350.00	\$ 86,350.00
12" HDPE Storm Sewer	LF	162	\$ 31.00	\$ 5,022.00
12" RCP Storm Sewer	LF	26	\$ 52.00	\$ 1,352.00
Storm Inlet	EA	4	\$ 1,700.00	\$ 6,800.00
No. 1 Headwall (Full-Height)	EA	3	\$ 1,550.00	\$ 4,650.00

Subtotal Storm			\$	187,274.00
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Contractor's Quantity	Unit Cost	Total Cost
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

		\$ -
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Pavement	Unit	Engineer's Quantity	Unit Cost	Total Cost
Subgrade Preparation (1' Outside Pvmnt)	SY	2,208	\$ 0.75	\$ 1,656.00
ODOT Item 304, 4" Aggregate Base	CY	224	\$ 52.00	\$ 11,667.24
ODOT Item 452, 8" Non-reinforced Concrete Pavement	SY	2,019	\$ 48.00	\$ 96,927.84
6" Underdrain	LF	1,412	\$ 8.00	\$ 11,296.00
Monuments	EA	2	\$ 250.00	\$ 500.00
Curb ramps	EA	6	\$ 86.68	\$ 520.08
Open Space Sidewalk	SF	2,994	\$ 6.00	\$ 17,965.56

Subtotal Pavement			\$	140,532.72
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Contractor's Quantity	Unit Cost	Total Cost
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

		\$ -
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Earthwork	Unit	Engineer's Quantity	Unit Cost	Total Cost
Excavation and Embankment	CY	1,100	\$ 3.50	\$ 3,850.00
Strip Topsoil	CY	300	\$ 3.00	\$ 900.00

Subtotal Earthwork			\$	4,750.00
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Contractor's Quantity	Unit Cost	Total Cost
		\$ -
		\$ -

		\$ -
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Engineer's Cost Estimate
8/6/2019



Erosion Control					Contractor's Quantity	Unit Cost	Total Cost
Inlet Protection (Pavement)	EA	4	\$ 110.00	\$ 440.00			
Temporary Seeding	AC	0.80	\$ 1,825.00	\$ 1,460.00			
Rock Channel Protection	CY	3	\$ 110.00	\$ 330.00			
Subtotal Erosion Control				\$ 2,230.00			

Miscellaneous							
Trenching and Conduit for Dry Utilities	LF	1,328	\$ 12.00	\$ 15,936.00			
Clay Dam in Storm Sewer Trench	EA	1	\$ 125.00	\$ 125.00			
Subtotal Miscellaneous				\$ 16,061.00			\$ -

Elva Lane Total				\$ 425,433.92			
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STATE OF OHIO
CHRISTOPHER M. SCHMIDT
E-88749
REGISTERED PROFESSIONAL ENGINEER
8/6/19

Engineer's Cost Estimate

8/6/2019



Sanitary	Unit	Engineer's Quantity	Unit Cost	Total Cost
Casting Adjusted to Grade	EA	5	\$ 350.00	\$ 1,750.00
Subtotal Sanitary				\$ 1,750.00

Contractor's Quantity	Unit Cost	Total Cost
		\$ -
		\$ -

Water	Unit	Engineer's Quantity	Unit Cost	Total Cost
8" C909 PVC WM	LF	949	\$ 38.00	\$ 36,058.20
4" C909 PVC WM	LF	345	\$ 18.00	\$ 6,208.20
6" Hydrant Assembly	EA	4	\$ 4,930.00	\$ 19,720.00
8" 22.5 Degree Bend	EA	2	\$ 450.00	\$ 900.00
8" 45 Degree Bend	EA	1	\$ 460.00	\$ 460.00
4" 45 Degree Bend	EA	7	\$ 350.00	\$ 2,450.00
8" Line Valve and Box	EA	4	\$ 1,420.00	\$ 5,680.00
8" x 4" Tee	EA	1	\$ 495.00	\$ 495.00
8" x 4" Reducer	EA	1	\$ 325.00	\$ 325.00
4" Line Valve and Box	EA	1	\$ 1,175.00	\$ 495.00
1" Water Connection, Complete	EA	29	\$ 1,500.00	\$ 43,500.00
Subtotal Water				\$ 116,291.40

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Storm	Unit	Engineer's Quantity	Unit Cost	Total Cost
12" HDPE Storm Sewer	LF	921	\$ 31.00	\$ 28,551.00
15" HDPE Storm Sewer	LF	6	\$ 35.00	\$ 210.00
18" HDPE Storm Sewer	LF	407	\$ 38.00	\$ 15,466.00
12" RCP Storm Sewer	LF	26	\$ 52.00	\$ 1,352.00
Catch Basin	EA	6	\$ 1,170.00	\$ 7,020.00
Storm Inlet	EA	4	\$ 1,700.00	\$ 6,800.00
48" Manhole	EA	4	\$ 2,140.00	\$ 8,560.00
No. 1 Headwall (Full-Height)	EA	5	\$ 1,550.00	\$ 7,750.00
Pond Outlet Structure	EA	2	\$ 4,060.00	\$ 8,120.00
Casting Adjusted to Grade	EA	2	\$ 350.00	\$ 700.00
Core Existing Storm MH	EA	1	\$ 1,185.00	\$ 1,185.00
6" Storm Lateral Assembly, Complete	EA	20	\$ 1,260.00	\$ 25,200.00
Subtotal Storm				\$ 110,914.00

[illegible]

Pavement	Unit	Engineer's Quantity	Unit Cost	Total Cost
Subgrade Preparation (1' Outside Pvmt)	SY	4,100	\$ 0.75	\$ 3,075.00
ODOT Item 304, 4" Aggregate Base	CY	430	\$ 52.00	\$ 22,382.53
ODOT Item 452, 8" Non-reinforced Concrete Pavement	SY	3,874	\$ 48.00	\$ 185,947.20
6" Underdrain	LF	2,177	\$ 8.00	\$ 17,416.00
Monuments	EA	4	\$ 250.00	\$ 1,000.00
Subtotal Pavement				\$ 229,820.73

[illegible]

Engineer's Cost Estimate

8/6/2019



Earthwork							
Excavation and Embankment	Unit	Engineer's Quantity	Unit Cost	Total Cost			
Excavation and Embankment	CY	9,890	\$ 3.50	\$ 34,615.00			\$ -
Strip Topsoil	CY	2,760	\$ 3.00	\$ 8,280.00			\$ -
Subtotal Earthwork				\$ 42,895.00			\$ -

Erosion Control							
Silt Fence	Unit	Engineer's Quantity	Unit Cost	Total Cost			
Silt Fence	LF	2,853	\$ 2.00	\$ 5,706.00			\$ -
Construction Entrance	EA	1	\$ 2,600.00	\$ 2,600.00			\$ -
Concrete Washout	EA	1	\$ 670.00	\$ 670.00			\$ -
Inlet Protection	EA	8	\$ 110.00	\$ 880.00			\$ -
Rock Channel Protection	CY	8	\$ 110.00	\$ 880.00			\$ -
Temporary Seeding	AC	10.11	\$ 1,825.00	\$ 18,450.75			\$ -
Subtotal Erosion Control				\$ 29,186.75			\$ -

Miscellaneous							
Trenching and Conduit for Dry Utilities	Unit	Engineer's Quantity	Unit Cost	Total Cost			
Trenching and Conduit for Dry Utilities	LF	2,094	\$ 12.00	\$ 25,128.00			\$ -
Clay Dam in Storm Sewer Trench	EA	2	\$ 125.00	\$ 250.00			\$ -
Removal Existing Temporary Turnaround	EA	1	\$ 3,100.00	\$ 3,100.00			\$ -
Subtotal Miscellaneous				\$ 28,478.00			\$ -

Nash Lane Total				\$ 559,335.88			
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8/6/19

Contractor's Quantity	Unit Cost	Total Cost
		\$ -
		\$ -

[illegible][illegible]

Contractor's Quantity	Unit Cost	Total Cost
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

Engineer's Cost Estimate

8/6/2019



Earthwork	Unit	Engineer's Quantity	Unit Cost	Total Cost
Excavation and Embankment	CY	10,510	\$ 3.50	\$ 36,785.00
Strip Topsoil	CY	2,940	\$ 3.00	\$ 8,820.00
Subtotal Earthwork				\$ 45,605.00

Contractor's Quantity	Unit Cost	Total Cost
		\$ -
		\$ -
		\$ -

Erosion Control	Unit	Engineer's Quantity	Unit Cost	Total Cost
Silt Fence	LF	1,281	\$ 2.00	\$ 2,562.00
Construction Entrance	EA	1	\$ 2,600.00	\$ 2,600.00
Inlet Protection	EA	5	\$ 110.00	\$ 550.00
Temporary Seeding	AC	6.59	\$ 1,825.00	\$ 12,026.75
Rock Channel Protection	CY	5	\$ 110.00	\$ 550.00
Subtotal Erosion Control				\$ 18,288.75

Contractor's Quantity	Unit Cost	Total Cost
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

Miscellaneous	Unit	Engineer's Quantity	Unit Cost	Total Cost
Trenching and Conduit for Dry Utilities (Estimated)	LF	1,827	\$ 12.80	\$ 23,389.44
Clay Dam in Storm Sewer Trench	EA	2	\$ 125.00	\$ 250.00
Subtotal Miscellaneous				\$ 23,639.44

Contractor's Quantity	Unit Cost	Total Cost
		\$ -
		\$ -
		\$ -

Winfield Lane Total				\$ 452,198.28
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8/6/19

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATION OF
EASEMENTS
FOR
THE RESERVE AT WINFIELD FARMS
SUBDIVISION**

Instrument Prepared By:

**John M. Coyne, III, Esq.
Roetzel & Andress, LPA
222 South Main Street, Suite 400
Akron, Ohio 44308**

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATION OF EASEMENTS
FOR
THE RESERVE AT WINFIELD FARMS SUBDIVISION**

Declarant, **WINFIELD FARMS DEVELOPMENT, LLC**, an Ohio limited liability company, is the owner of certain real estate in the City of North Ridgeville, Lorain County, Ohio, described on **Exhibit A**, attached hereto and incorporated herein (hereinafter referred to as "Property").

Declarant hereby declares that the Property shall be held, sold and conveyed subject to the covenants, conditions, restrictions and reservation of easements herein and to the provisions of Chapter 5312 of the Ohio Revised Code (the Ohio Planned Community Act and will be referred to as the "Act"). This Declaration is for the purpose of protecting the value and desirability of, and which shall run with, the Property submitted hereunder, or which may subsequently be added, and shall be binding on all parties having any right, title or interest in the Property, her/her/its successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

1.1 Additional Land. "Additional Land" means the property described on **Exhibit B**, which may be made subject to this Declaration pursuant to Article XII.

1.2 Allocated Interests. "Allocated Interests" means the Common Expense Liability and votes in the Association as set forth in Article III.

1.3 Assessments. "Assessments" means the Annual General Assessment, Working Capital Fund Assessment and all other assessments, charges, expenses and liabilities allocated to the Lots as established by Article VII of this Declaration.

1.4 Association. "Association" means **The Reserve at Winfield Farms Homeowners Association, Inc.**, an Ohio nonprofit corporation, and shall be the "owners association" as defined in Section 5312.01 (L) of the Act. Except as the context otherwise requires "Association" shall mean the Board acting on behalf of the Association.

1.5 Board. "Board" shall mean the Board of Directors of the Association.

1.6 Builder. "Builder" means any person or entity (including the Declarant) who acquires a Lot for the purpose of improving that Lot and erecting a Dwelling Unit thereon for resale to an Owner.

1.7 Code of Regulations. "Code of Regulations" means the regulations adopted for the Association in accordance with Chapter 1702 of the Ohio Revised Code and shall be the "bylaws" required pursuant to the Act. A copy of the initial Code of Regulations is attached as **Exhibit C**.

1.8 Common Elements. "Common Elements" shall mean any real estate owned or leased by the Association, other than a Lot, including, but not limited to, easements in favor of the Association.

1.9 Common Expense Liability. "Common Expense Liability" means the liability for Common Expenses allocated to each Lot pursuant to Article III of this Declaration, and as provided in Section 5312.10 of the Act.

1.10 Common Expenses. "Common Expenses" means expenditures made by, or financial liabilities of, the Association, together with any allocations to reserves.

1.11 Declarant. "Declarant" means Winfield Farms Development, LLC, an Ohio limited partnership, its successors and/or assigns.

1.12 Declarant Control Period. "Declarant Control Period" means the period of time that the Declarant may appoint, remove and re-organize the members of the Board and the officers of the Association, as more fully set forth in Article XIII.

1.13 Declaration. "Declaration" means this Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for The Reserve at Winfield Farms Subdivision, including any amendments hereto.

1.14 Dwelling Unit. "Dwelling Unit" means a building situated on the Property designed and intended for use and occupancy as a single-family residence.

1.15 Fiscal Year. "Fiscal Year" means January 1st through December 31st, or as subsequently determined by the Board.

1.16 Lot. "Lot" means the physical portion of the Property designated for separate ownership or occupancy, the boundaries of which are described pursuant to Article II, Section 2.1.

1.17 Member. "Member" means any person or entity entitled to membership in the Association as provided herein.

1.18 Occupant. "Occupant" means any person in possession of a Lot or Dwelling Unit whether or not such possession is lawful and shall include but not be limited to, an Owner's family members, guests, invitees, tenants and lessees.

1.19 Owner. "Owner" means the Declarant, Builder or other person or entity who owns a Lot, but does not include a person or entity having an interest in a Lot solely as security for an obligation.

1.20 Property. "Property" means the real estate described in Exhibit A attached hereto and any other property which may be made subject to the terms of this Declaration, together with any improvements made thereon.

1.21 Record Plan. "Record Plan" means the record plat for The Reserve at Winfield Farms Subdivision No.1, Plat Document No. _____, recorded _____ on _____ as Instrument No. _____ in the Lorain County Recorder's Plat Records, and any subsequent plats or replats made subject to this Declaration.

1.22 Successor Declarant. "Successor Declarant" shall mean any person or entity that succeeds to the Development Rights pursuant to Article XII of this Declaration.

1.23 Surface Water Management System. "Surface Water Management System" shall mean the system designed for the Property by the Declarant for storm water, soil erosion and sediment control. Such system shall include all existing watercourses, ditches, retention/detention basins and swales located on the Property.

ARTICLE II

LOTS

2.1 Description of Lot Boundaries. The boundaries of the Lots shall be those as set forth on the Record Plan.

ARTICLE III

ALLOCATION OF ALLOCATED INTERESTS

3.1 Common Expense Liability. The allocation of Allocated Interests for Common Expense Liability shall be determined in accordance with the allocation of the various assessments as set forth in Article VII, Section 7.11.

3.2 Votes in the Association. The allocation of Allocated Interests for voting purposes shall be one (1) vote per Lot.

ARTICLE IV

COMMON ELEMENTS, EASEMENTS AND RESERVATIONS

4.1 Description. The Common Elements shall be any portion of the Property, including, but not limited to, any mound and tree buffers, detention and retention basins, and all entrance monuments at the entrance of the community. The Common Elements shall also be any portion of the Property owned by the Association in fee or by easement or leased to the Association. _____ as shown on the Record Plan shall be deemed a Common Element.

4.2 Easements. The Lots and Common Elements shall be subject to certain easements, including all easements set forth on the Record Plan. These easements shall be appurtenant to and pass with the title to the Lots.

4.2.1 Enjoyment. The Common Elements and Lots shall be subject to an easement of enjoyment in favor of the Lots and Owners. Such easement shall be limited to the purposes for which the easements are created. Nothing herein shall be construed to provide any right of access to the Lots by any persons who are not Owners thereof.

4.2.2 Drainage. The Lots shall be subject to easements in favor of the Lots benefited for Surface Water Management as further defined in Article V. No Owner shall do anything within a Lot or Dwelling Unit which shall unreasonably increase the flow of surface water of the Lot or Dwelling Unit.

4.2.3 Utilities. The Lots and Common Elements shall be subject to, and there is hereby granted, easements as shown on the Record Plan, and more particularly described therein, in favor of appropriate utility and service companies and government agencies or authorities for such utility and service lines and equipment, as more fully described on the Record Plan. The character of the installation and structures which may be constructed, reconstructed, removed and maintained in, on and through these easements shall include, but not be limited to, all incidental appurtenances, such as, guys, conduits, poles, anchors, transformers, par mount transformers, handholes, etc. Said easement rights shall include the right, without liability therefore, to remove trees and landscaping, including lawns within said easement premises which may interfere with the installation, maintenance, repair or operation of the electric and or communication facilities, and with right of access, ingress to and from any of the within premises for exercising and of the purpose of this right of way and easement grant.

4.2.4 The City of North Ridgeville, Ohio. A non-exclusive easement is granted to the City of North Ridgeville, Ohio, and to all police, fire and other emergency personnel, ambulance operators, delivery, garbage and trash removal personnel, and to all similar persons, and to the local governmental authorities, but not to the public in general, to enter upon the Lots and Common Elements and the Surface Water Management System in the performance of their duties.

4.3 Reservation of Mineral Rights. Declarant reserves unto itself, its successors and assigns, ownership of all oil, gas, and other minerals and constituents lying beneath the surface of the Property, including the right to drill for, explore for, extract, and remove all such subsurface oil, gas, and minerals, excluding, however, any right to come upon or utilize the surface of the Property.

4.4 Owner's Delegation Rights. Any Owner may delegate his or her easement rights and rights of enjoyment to the Common Elements to any Occupants, and any guests, invitees, tenants or lessees thereof. Any Owner who has leased his or her Lot shall be deemed to have delegated such rights. Any such delegation, however, shall be in accordance with and subject to reasonable rules, regulations and limitation as may be adopted by the Association in accordance with its Code of Regulations.

4.5 Limitation on Common Elements and Easements. All Common Elements, easements and rights granted herein are subject to:

4.5.1 Restrictions set forth in this Declaration and set forth on the Record Plan.

4.5.2 Any rules and regulations adopted by the Association and the right to enforce such rules and regulations consistent with this Declaration and Record Plan.

4.5.3 The right of the Association to levy assessments for the Common Expenses and other assessments as set forth herein.

4.5.4 The right of the Declarant and the Association to amend the Record Plan and to grant further rights and easements within, upon, over, under, and across the Common Elements for the benefit of the Owners, the Association or Declarant. The Association, however, shall have no right to amend the Record Plan with respect to the Lots.

4.5.5 If access to any residence is through the Common Elements, any conveyance or encumbrance of such area is subject to the Lot Owner's easement.

4.5.6 All rights granted to the Association in this Declaration.

4.6 Preservation Easement. Certain portions of the Common Elements and Lots, as shown on the Record Plan, contain protected property that is subject to a preservation easement as required by the U.S. Department of the Army Corps of Engineers Permit No. 2016-01036("Permit"). The Permit requires the preservation of the easement areas defined in the Permit for wetland and wildlife resources. The wetlands remaining in the preservation easement are not to be adversely impacted in any way. The Declarant, Builder, all Owners, the Association, Occupants, and all of their respective heirs, successors, legal and estate representatives and assigns shall comply with all of the terms and conditions of the Permit and shall not violate any term or condition of the preservation easement.

4.7 Maintenance Easement. There is hereby reserved for the benefit of the Association and the City of North Ridgeville, Ohio, their respective agents, employees, successors, and assigns, an alienable, transferable and perpetual right and easement to enter upon any and all Lots or Common Elements for the purpose of mowing, removing, clearing, cutting or pruning underbrush, weeds, stumps or other unsightly growth, and removing trash and debris in order to maintain reasonable standards of health, fire safety and appearance within the Property; provided, that such easements shall not impose any duty or obligation upon the Declarant, the City of North Ridgeville, Ohio, or the Association to perform such actions.

ARTICLE V

SURFACE WATER MANAGEMENT

5.1 Storm Water Easement and Surface Water Management System. The Declarant and the Association shall have a non-exclusive right and easement in common to utilize the watercourses, ditches, waterways, courses, swales, retention basins, detention basins, spillway flow paths, storm sewers, concrete gutters, mechanical devices and drainage pipes ("Surface Water Management System") in, under and over the Property, including, but not limited to, the Lots, Common Elements and any open spaces show on the Record Plan, for the purpose of storm

water, soil erosion and sediment control, and the drainage of surface waters on the Property, said right of ways and easements being hereby established for said purposes ("Storm Easement"). The Surface Water Management System shall also consist of the "Storm Easements" as shown on the Record Plan. Such easements shall not run to the public at large. The Association shall maintain and administer the Surface Water Management System in accordance with the guidelines as may be promulgated from time to time by the State of Ohio, Lorain County and/or the City of North Ridgeville, Ohio. The Association shall have primary responsibility for the maintenance of the Surface Water Management System.

5.2 Surface Water Lot Easement and Lots. Each Lot and the Common Elements shall be subject to, and shall be benefited by, easements for storm sewers, drainage and surface water management as more particularly shown on the Record Plan. Such easements shall be non-exclusive as to the Owners and shall run to the Association, which has control and responsibility for drainage and surface water management. Such easement, however, shall not run to the public at large. No Owner shall do anything within a Lot or Dwelling Unit that shall unreasonably increase the flow of surface water into the Surface Water Management System.

5.3 Access to Lots and Common Elements. For the purpose solely of performing the maintenance required or authorized herein, the Association, through its duly authorized agents or employees, or subcontractors, shall have the right, after reasonable notice to the Owner, to enter upon the Lot at reasonable hours on any day. In case of emergency, no notice shall be required to enter upon a Lot.

5.4 Individual Maintenance. Notwithstanding Article V, Section 5.1 above, each Owner shall maintain that portion of the Surface Water Management System that is located within and serves only that Owner's Lot. Each Owner shall have primary responsibility for grass cutting and vegetation control within the easements located on his or her Lot. Such responsibility shall include keeping these easements clean and unobstructed. Maintenance of the Surface Water Management System shall be in accordance with the guidelines and standards set forth by the City of North Ridgeville, Ohio, and/or Lorain County. If any portion of the Surface Water Management System which serves only one Lot is damaged, the Owner of that portion shall promptly cause it to be repaired.

5.5 Maintenance and Repair. Except for the portion of the Surface Water Management System that is located within and serves only an Owner's Lot, as described in Article V, Section 5.4 above, the Association shall provide for all maintenance and repair of the Surface Water Management System including the following:

5.5.1 Inspection of the outlet pipe to check for structural integrity, obstructions, and condition of riprap annually and after any visual inspection during other routine maintenance.

5.5.2 Inspection for sediment accumulation annually and the removal of sediment accumulation every five (5) to ten (10) years as needed.

5.5.3 Examination of side slopes for erosion twice a year in the spring and fall and after any major storm events. Any damage observed shall be repaired immediately by filling in eroded areas with topsoil, seeding and mulch or straw to prevent it from being washed into the basin or other methods required to stabilize the banks.

5.5.4 Mowing shall be performed at least once per year.

5.5.5 No unnatural fertilization shall take place in the retention/detention basin.

5.5.6 Record keeping of all inspections, observations, and maintenance activities performed.

5.6 **Restriction on use.** No Owner shall use or permit any other persons to use the Surface Water Management System in any manner which would constitute a nuisance, hazard or unsanitary condition or be in violation of any local, state, or federal law ordinance, rule, regulation or statute or inconsistent with the terms of this Declaration. Easements to structural storm water management practices shall be restricted against the planting in said easement any trees, shrubbery, or other woody growth; against the construction therein of buildings, fences, walls, and other structures that may obstruct the free flow of storm water and the passage of inspectors and maintenance equipment; and against the changing of final grade from that described by the final grading plan approved by the City of North Ridgeville, Ohio.

5.7 **Reservation of Easement Rights.** The Declarant reserves the right to allow any Additional Land submitted by Declarant to the terms of this Declaration to utilize the Surface Water Management System.

5.8 **Rights of the City of North Ridgeville, Ohio in the Event of Default by the Association.** In the event of any default or failure by the Association in the performance of any of the covenants and warranties pertaining to the Association's maintenance of the Surface Water Management System, or the Association shall fail to maintain the Surface Water Management System in accordance with the approved design standards and with the law and applicable executive regulations, and in either case, the Association fails to correct such default or failure within thirty (30) days after the Association receives written notice of such default from the City of North Ridgeville, Ohio, or to begin to take action to correct such default or failure within said thirty (30) day period if the correction of such default or failure cannot reasonably be completed within such thirty (30) day period, or in the event of an emergency as determined by the City of North Ridgeville, Ohio, in its sole discretion, the City of North Ridgeville, Ohio, after providing reasonable notice to the Association, may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the reasonable cost of such repairs to the Association. The Association shall reimburse the City of North Ridgeville, Ohio, upon demand, within thirty (30) days of receipt thereof for all actual cost incurred by the City of North Ridgeville, Ohio hereunder. All reasonable costs thereof expended by the City of North Ridgeville, Ohio, in performing such necessary maintenance or repairs shall constitute a lien against the Property. However, nothing herein shall obligate the City of North Ridgeville, Ohio, to maintain the Surface Water Management System.

5.9 Release of City of North Ridgeville, Ohio. The Association hereby releases the City of North Ridgeville, Ohio, and its employees, officers and assigns from all damages, accidents, casualties, occurrences or claims that might arise or be asserted from the construction, presence, existence or maintenance of the Surface Water Management System in accordance with the terms set forth herein, except for such damages, accidents, casualties, occurrences or claims that arise out of the negligence or willful misconduct of the City of North Ridgeville, Ohio, or its employees, officers and assigns.

ARTICLE VI

OWNERS ASSOCIATION

6.1 Formation. The Declarant has caused, or will cause, to be chartered in accordance with Chapter 1702 of the Ohio Revised Code, a nonprofit corporation named The Reserve at Winfield Farms Homeowners Association, Inc., which shall be the "owners association" as defined in Section 5312.01 (L) of the Act. The purpose of the Association is to provide for the administrative governance, maintenance and upkeep of the Property and to promote the health, safety, and welfare of the Owners and Occupants of the Property.

6.2 Membership. The membership of the Association shall at all times consist exclusively of Owners of the Lots. All such Owners shall be Members. Membership shall be appurtenant to and may not be separated from such ownership.

6.3 Powers of the Association. Subject to Special Declarant Rights hereinafter set forth, the Association shall have the power to, and be responsible for, those items set forth in Article III, Section 5 of the Code of Regulations.

6.4 Voting Rights. Subject to Special Declarant Rights as set forth in Article XIII, and the Boards' right to suspend the voting rights of Members delinquent in the payment of any Assessments for more than thirty (30) days, Members shall be entitled to vote on matters properly before them in accordance with this Article, the Code of Regulations and the laws of the State of Ohio.

6.5 Number of Votes. Each Lot shall have one (1) vote. If only one of several Owners of a Lot is present at a meeting of the Association, that Owner is entitled to cast the vote allocated to that Lot. If more than one of the Owners is present, the vote allocated to that Lot may be cast only in accordance with the agreement of a majority in interest of the Owners. There is majority agreement if any one of the Owners casts the vote allocated to that Lot without protest being made promptly to the person presiding over the meeting by any of the other Owners of the Lot. The Association may adopt rules regarding deadlocks. No votes allocated to any Lots owned by the Association may be cast.

6.6 Proxies. A vote allocated to a Lot may be cast pursuant to a proxy duly executed by an Owner. An Owner may revoke a proxy given pursuant to this Section only by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice. Except as hereinafter provided, a proxy shall terminate one (1) year after its date, unless it specifies a shorter time. If a first mortgagee has

been designated a proxy under the terms of a first mortgage covering the Lot, its presentation to the Board of a copy of the mortgage shall be notice of the proxy designation, and if the mortgage so states, of the irrevocability of that designation. Written notice to the Board or notice in a meeting of a revocation of a proxy designation shall not affect any vote or act previously taken. Each proxy shall automatically cease upon conveyance of the Lot.

Unless expressly reserved and the Association is notified of such reservation, a land contract vendee as defined in Chapter 5313 of the Ohio Revised Code, shall be deemed the proxy of a land contract vendor for purposes of this Section.

6.7 Annual Meeting. A meeting of the Members of the Association must be held at least once each year at a time and place determined by the Board.

6.8 Management Agent. The Board may employ for the Association a professional management agent or agents at a compensation established by the Board to perform such duties and services as the Board shall authorize. The Board may delegate to the managing agent or manager, subject to the Board supervision, certain powers granted to the Board by this Declaration. The Declarant, or an affiliate of the Declarant, may be employed as a managing agent or manager. No management contract shall have a term in excess of three (3) years and must permit termination by either party without cause and without a termination fee on ninety (90) days or less written notice.

ARTICLE VII

ASSESSMENTS

7.1 Establishment of Assessments. There are hereby established for the benefit of the Association as a charge on each Lot, certain Assessments for Common Expenses and other expenses. Each Owner, by acceptance of a deed to a Lot, covenants and agrees to pay such Assessments.

7.2 Purpose of the Assessments. The Assessments are established for the benefit and use of the Association and shall be used in covering the costs of its Common Expenses and for other such purposes as hereinafter set forth.

7.3 Annual General Assessment. There is hereby established an Annual General Assessment levied against all Lots for the purpose of the Common Expenses of the Association. The Common Expenses shall be, but not limited to, (1) operation, maintenance, repair and replacement as required by this Declaration; (2) the cost of any insurance required by this Declaration; (3) reasonable reserves for contingencies and replacement; and (4) administrative, accounting, legal and management fees; (5) all other costs and liabilities incurred by the Association in the exercise of its powers and duties pursuant to this Declaration. Neither Declarant nor Builder shall be subject to or required to pay such Annual General Assessment.

7.4 Individual Assessment.

7.4.1 Subject to the provisions of Article VII, Section 7.6, the Association shall have the right to assess an individual Lot ("Individual Assessment"), except those Lots owned by Declarant or Builder, for any of the following:

7.4.1.1 any costs incurred by the Association in the performance of any maintenance in accordance with Article VIII.

7.4.1.2 any charges or fines imposed or levied in accordance with Article IX, Section 9.3.1.1.

7.4.1.3 any costs incurred for maintenance or repair caused through the willful or negligent act of an Owner or Occupant or their family, tenants, guests or invitees, including attorney fees, court costs and other expenses incurred.

7.4.1.4 any costs associated with the enforcement of this Declaration or the Rules and Regulations of the Association, including, but not limited to attorney's fees, witness fees and costs, court costs, discovery costs and other expenses.

7.4.1.5 any costs or charges permitted by this Declaration, any Supplemental Declarations, amendments, or the Code of Regulations to be charged or assessed as an Individual Assessment.

7.4.2 The Association shall credit any amount it receives from a Lot Owner pursuant to this Section in the following order:

7.4.2.1 To interest owed to the Association;

7.4.2.2 To administrative late fees or enforcement assessments owed to the Association;

7.4.2.3 To collection costs, attorney's fees, witness fees and costs, court costs, discovery costs and other expenses the Association incurred in collecting the Assessment;

7.4.2.4 To the oldest principal amounts the Owner owes to the Association for the Common Expenses chargeable against the Dwelling Unit or Lot.

7.5 Procedures for Imposing an Individual Assessment for Damages or Enforcement.

7.5.1 Notice. Prior to imposing an Individual Assessment, the Board shall give the Owner written notice containing:

7.5.1.1 a description of the property damaged, the required maintenance or the violation;

7.5.1.2 The amount of the proposed charge or Individual Assessment;

7.5.1.3 A statement that the Owner has a right to a hearing before the Board to contest the Individual Assessment;

7.5.1.4 A statement setting forth the procedures to request a hearing; and

7.5.1.5 A reasonable date by which the Owner must cure the violation to avoid the Individual Assessment, if such opportunity to cure is applicable.

7.6 Hearing. An Owner may request a hearing by delivering written notice of such request no later than the tenth (10th) day after receiving the notice provided in Section 7.6.1 of this Article. If the Owner fails to make a timely request for a hearing, the right to such hearing shall be considered waived, and the Board may immediately impose the Individual Assessment referenced in the notice provided above, or may allow a reasonable time to cure the violation before imposing an Individual Assessment. If an Owner requests a hearing, the Board shall not levy the Individual Assessment before holding a hearing, and will, at least seven (7) days prior to the hearing; provide the Owner with a written notice of the date, time and location of the hearing. Within thirty (30) days following a hearing at which the Board imposes an Individual Assessment, the Board shall deliver a written notice of the Individual Assessment to the Owner.

7.6.1 Manner of Notice. Any notice required under this Section to be served:

7.6.1.1 upon the Owner delivered personally to the Owner and Occupants at the Lot or Dwelling Unit, or mailed (by certified mail, return receipt requested) to the Owner at the address of the Lot; provided, that if the Owner has provided the Association with an alternate address, all such notices shall be mailed (by certified mail, return receipt requested) to the Owner at such alternative address.

7.6.1.2 upon the Association delivered personally to any officer of the Association or to any on-site representative of any professional management company hired by the Association; or mailed (by certified mail, return receipt requested) to any officer of the Association or to the management company hired by the Association.

7.7 Working Capital Fund; Initial Assessment. At the time of closing of a Lot from a Builder or Declarant, the purchaser of such Lot shall be assessed the sum of \$500.00 ("Working Capital Fund Assessment") as such purchaser's initial capital contribution to the working capital fund of the Association. The Assessment shall be used by the Association for its operating expenses. Such Assessment is not an advance payment of the Annual General Assessment, and it will not be held in any sort of trust or reserve account. Neither Declarant nor Builder shall be subject to or required to pay such Working Capital Fund Assessment.

7.8 Special Assessment. The Board has the right to establish a Special Assessment for the operation of the Association, including, but not limited to, the maintenance and repair of the Common Elements and to make up budgetary shortfalls. Neither Declarant nor Builder shall be subject to or required to pay such Special Assessments.

7.9 Computation and Payment of Annual General Assessment. The Annual General Assessment shall be computed and levied in accordance with the budget adopted by the Board pursuant to the terms of the Code of Regulations. This Assessment shall be effective as to each Lot on the first day of the Association's fiscal year. The initial Annual General Assessment as to each Lot shall commence on the first day of the month following the earlier of (i) its conveyance to an Owner, other than a Builder; or (ii) occupation of the Dwelling Unit. The initial Annual General Assessment shall be prorated on a monthly basis to the end of the Association's fiscal year, and shall be collected at closing of the conveyance of the Lot from the Builder. So long as there has been no default in payment of the Assessment, it shall be payable in annual installments due on the first day of each fiscal year. The Board shall have the power from time to time to adopt such billing, collection and payment procedures, charges and other payment time schedules as it deems appropriate. Neither Declarant nor Builder shall be subject to or required to pay such Annual General Assessment.

7.10 Maximum Annual Assessment. Beginning with the recording of this Declaration and until _____, the maximum Annual General Assessment shall be \$600.00. Beginning with Assessments levied as of _____, and annually thereafter, the Board, without a vote of the Owners, may increase or decrease the Annual General Assessment. If the Board increases the Annual General Assessment, then, within thirty (30) days of notice of such increase, Members in good standing exercising Twenty-five (25%) percent of the voting power of the Association, may petition the Board for a special meeting of the Association to reconsider such increase. At such meeting, the Members in good standing, in person or by proxy, exercising sixty-six and two thirds ($66 \frac{2}{3}$ %) percent of voting power of the Association, may vote to reduce the increase by any amount therein proposed, but not lower than the previous year's maximum amount. In no event shall the Annual General Assessment be lowered to an amount less than the minimum necessary to meet the Association's obligations contained in this Declaration.

7.11 Allocation of Assessments. The Common Expense Liability of each Lot shall be its portion of the Common Expense. The Common Expense Liability and the Annual General Assessment shall be allocated equally to each Lot. The other Assessments shall be allocated as applicable to the respective Lots and as determined by the Board. Neither Declarant nor Builder shall be subject to or required to pay such Common Expense Liability.

7.12 Lien for Assessments. The Association shall have a lien for any Assessment levied against a Lot, as well as any related interest, administrative late fees, enforcement assessments, collection costs, attorney's fees and expenses, discovery costs, and paralegal fees, that are chargeable against the Lot and that remain unpaid ten (10) days after any portion has become due and payable. The lien is a continuing lien upon the Lot against which each Assessment or charge is made, subject to automatic subsequent adjustments reflecting any additional unpaid interest,

administrative late fees, enforcement assessments, collection costs, attorney's fees and expenses, discovery costs, paralegal fees, and court costs.

7.12.1 Creation. The lien for Assessments is created by this Declaration and shall be a charge and a continuing lien on each Lot, which shall run with the land. All persons or entities acquiring an interest in a Lot after the filing of this Declaration take such interest subject to the lien.

7.12.2 Effective Dates. The lien is effective on the date that a certificate of lien is filed pursuant to Section 7.12.4.

7.12.3 Perfection. Recording of this Declaration constitutes notice and perfection of the lien.

7.12.4 Certificate of Lien. The Association shall file a certificate of lien with the Recorder of Lorain County.

7.12.5 Priority of the Lien. The lien is prior to any lien or encumbrance subsequently arising or created, except liens for real estate taxes and assessments of political subdivisions and liens of first mortgages that have been filed for record prior to the recording of the lien, and may be foreclosed in the same manner as a mortgage on real property in an action brought by the Association.

7.12.6 Subordination and Mortgagee Protection. Notwithstanding any of the provisions hereof to the contrary, the lien of any Assessment levied pursuant to this Declaration (and any late charges, interest, administrative late fees, enforcement assessments, collection costs, attorney's fees and expenses, discovery costs, and paralegal fees) shall be subordinate to, and shall in no way affect the rights of the holder of a first mortgage made in good faith for value received; provided, however, that such subordination shall apply only to Assessments, or installments thereof, which have become due and payable prior to the date of sheriff's sale of such Lot pursuant to a foreclosure or the date of a deed in lieu of foreclosure. Such sale or transfer shall not relieve the mortgagee or the purchaser of a Lot at such sale from liability for any Assessments thereafter becoming due, or from the lien of any such subsequent Assessment. Mortgagees are not required to collect Assessments on behalf of the Association. Failure to pay Assessments shall not constitute a default under any mortgage insured by FHA/VA. Any portion of any Assessment that is not collected as a result of this Section shall be deemed to be a Common Expense collectible from all Owners. Including the person or entity acquiring the Lot pursuant to sheriff's sale or deed in lieu of foreclosure.

7.12.7 Extinguishment of the Lien. A lien for unpaid Assessments is extinguished, unless proceedings to enforce it are instituted, within five (5) years after the recording of the lien against the Lot. If an Owner of a Lot subject to a lien files a petition for relief under the United States Bankruptcy Code, then the period of time to enforce the Association's lien shall be tolled until thirty (30) days after the automatic stay under Section 362 of the Bankruptcy Code is lifted.

7.12.8 Estoppel Certificate. Upon request of any mortgagee or Owner and upon payment in full of all Assessments and other charges permitted by this Declaration that are due to the Association, the Association shall execute and deliver to such mortgagee or Owner an Estoppel Certificate. Such certificate shall be in recordable form and shall note the payment of the outstanding Assessments and charges and that the Association is estopped from the enforcement of its lien with respect to Assessments and charges becoming due and payable prior to the date of the Estoppel Certificate. The Association may charge a reasonable fee for the preparation of such Estoppel Certificate.

7.13 Delinquency and Acceleration. Any installment of an Assessment provided for by this Declaration shall become delinquent if not paid on the due date as established by this Declaration or by the Board. With respect to each installment of an Assessment not paid within ten (10) days of its due date, the Board may, at its election, require the Owner to pay a reasonable late charges, administrative late fees, enforcement assessments, collection costs, attorney's fees and expenses, discovery costs, and paralegal fees reasonable attorney fees and interest at the rate provided in Section 1343.03 of the Ohio Revised Code (and as amended from time to time). Interest shall be calculated from the date of delinquency to the date full payment is received by the Association. If any installment of an Assessment is not paid within thirty (30) days of its due date, the Board may, at its election, declare all of the unpaid balance of the Assessment immediately due and payable without further notice or demand to the Owner. The Association may enforce the collection of the full Assessment and all charges thereon in any manner authorized by law or this Declaration. The filing of any petition for relief pursuant to the United States Bankruptcy Code by an Owner who's Assessment has been accelerated shall operate as a restoration of the Assessment to its prior status as if it has not been accelerated.

7.14 Remedies Cumulative. A suit to recover money judgment for unpaid Assessments and charges may be maintained without foreclosing or waiving the right to enforce the lien. A foreclosure may be maintained notwithstanding the pendency of any suit to recover a money judgment.

7.15 Personal Obligation. The Assessments, including fines, if any, payable by each Owner, together with any penalty, administrative late fees, enforcement assessments, collection costs, attorney's fees and expenses, discovery costs, and paralegal fees shall be the personal obligation of the Owner of the Lot at the time incurred. The personal obligation shall not pass to any successors in title unless expressly assumed by them.

7.16 Statement of Unpaid Assessments. The Association shall upon written request of the Owner, contract purchaser, or first mortgagee, furnish a statement setting forth the amount of unpaid Assessments against the Lot. This statement must be furnished within ten (10) business days after receipt of the request and is binding on the Association, the Board and every Owner. The Association may charge a reasonable amount for the preparation of this statement.

7.17 No Waiver of Liability for Common Expenses. No Owner may exempt himself or herself from liability for payment of the Common Expenses by waiver of the use or enjoyment of the Common Elements or by abandonment of the Lot against which the Assessments are made. Neither Declarant nor Builder shall be subject to or required to pay such Common Expenses.

7.18 Loan. In the event that sufficient funds are not on hand to pay Common Expenses as and when the same become due, Declarant may loan the Association such sums as may be required to pay said Common Expenses upon terms acceptable to the Declarant, including the interest rate charged.

7.19 Reserves. Each annual budget for Annual General Assessments shall include an amount reasonably considered by the Board to be sufficient as a reserve for replacements and contingencies. Extraordinary expenses not originally included in the annual budget that may become necessary during the year may be charged first against such reserve as the Board shall determine. The Association shall have the right to segregate all or any portion of the reserve for a specific replacement or contingency upon such conditions as the Board deems appropriate. The Association shall also have the right to apply any reserve amounts to Common Expenses as the Board deems appropriate. This reserve shall be collected as a portion of the Annual General Assessment and shall be replenished as needed, but no later than within twenty four (24) months. If the Annual General Assessments are insufficient to replenish this reserve, then the Association may levy a Special Assessment.

ARTICLE VIII

UPKEEP OF THE PROPERTY

8.1 Lots. Each and every Lot, its Dwelling Unit and any improvement erected thereon, shall be maintained in a reasonable manner in accordance with the standard generally prevailing throughout the Property and per the City of North Ridgeville, Ohio, laws, codes and regulations.

8.2 Common Elements. The Association shall maintain the Common Elements.

8.3 Association's Right to Maintain. In the event that an Owner shall fail to provide maintenance as required by this Declaration in a manner satisfactory to the Association, and such Owner has failed to comply for ten (10) days after being so notified of such failure and upon being provided an opportunity to be heard concerning such failure, then the Association, and its respective agents, employees, successors and assigns, shall have the right, through its agents and employees, to enter upon said Lot and repair, maintain and restore the Lot. In the event that such failure poses a health, safety or security risk, then no notice or hearing need be given. The cost of such maintenance and repair shall be assessed against the subject Lot in accordance with Article VII, Section 7.4. Nothing in this Section shall be construed as (a) imposing a duty on the Association to perform repairs, maintenance, and restoration of a Lot, and/or (b) giving the Association any right to repair, maintain or restore any Dwelling Unit.

8.4 Access to Lots. For the purpose solely of performing the maintenance required or authorized herein, the Association, through its duly authorized agents or employees, or subcontractors, shall have the right, after reasonable notice to the Owner, to enter upon any Lot at reasonable hours on any day.

8.5 Continuing Responsibility. The Association shall have primary responsibility maintain, preserve and administer the Property in compliance with the preliminary plan for the subdivision and subject to the zoning regulations of the City of North Ridgeville, Ohio. The Association

shall maintain and repair the Common Elements and the retention/detention basins. This obligation of the Association shall continue so long as there are Common Elements within the Association that require maintenance and administration as required by the regulations of the City of North Ridgeville, Ohio.

In the event of a failure by the Association to maintain or make necessary improvements or to enforce the provisions of this Declaration, which failure is material and adversely affects the public interest, the City of North Ridgeville, Ohio, shall have the right, but not the obligation, after proper notice, to enter on the Common Elements to make the required improvements and/or to perform those maintenance functions and/or to enforce the provisions of the Declaration. In addition, the City of North Ridgeville, Ohio, shall have the right to proceed against the Association and the Owners for reimbursement of its costs expended pursuant to this Section. In this event, the Association shall be required to collect Special Assessments, as set forth in Article VII, Section 7.8, from the Owners to reimburse the City of North Ridgeville, Ohio, for such costs. If the Association fails to collect and remit such Assessments to the City of North Ridgeville, Ohio, then the City of North Ridgeville, Ohio, shall have the right to proceed on behalf of the Association. The City of North Ridgeville, Ohio, shall have all rights accorded to the Association in Article VI, including the right to levy Individual Assessments and to file liens against the Lots.

8.6 Common Elements. The Association shall directly pay or reimburse Declarant for any real estate taxes and assessments assessed with respect to any of the Common Elements, and if Declarant at any time requests, the Association shall unconditionally and for a nominal consideration of Ten Dollars (\$10.00) accept a deed to hold title to the Common Elements if the Declarant chooses to deed over to the Association. The Association shall pay and be responsible for all taxes and assessments levied against portions of the Property owned or leased by Association, including, but not limited to, personal property taxes, real estate taxes and special assessments.

ARTICLE IX

RESTRICTIONS

9.1 Use and Occupancy. The following restrictions are applicable to the use and occupancy of the Property.

9.1.1 Compliance with Laws. No improper, offensive or unlawful use shall be made of the Property, or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof shall be observed. All laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof relating to any portion of the Property shall be complied with, by, and at the sole expense of, the Owner.

9.1.2 Harmful Discharges. There shall be no emissions of dust, sweepings, dirt, cinders, odors, gases or other substances into the atmosphere (other than normal residential chimney emissions), no production, storage or discharge of hazardous wastes on the Property or discharges of liquid, solid wastes or other harmful matter into the ground or any body of water, if such emission, production, storage or discharge may adversely affect the use or intended use of any portion of the Property or may adversely affect the health, safety or comfort of any person. No waste nor any substance or materials of any kind shall be discharged into any public sewer or the Surface Water Management System serving the Property or any part thereof in violation of any regulation of any public body having jurisdiction over such public sewer, or Surface Water Management System.

9.1.3 Noise. No person shall cause any unreasonably loud noise (except for security devices) anywhere on the Property, nor shall any person permit or engage in any activity, practice or behavior for the purpose of causing annoyance, discomfort or disturbance to any person lawfully present on any portion of the Property.

9.1.4 Signs. No signs of any character shall be erected, posted or displayed upon the Property, except: (i) marketing signs installed by the Declarant or any Builder while actively marketing the Lots for sale; (ii) street and identification signs installed by the Association or the Declarant; (iii) security and political signs in accordance with the Rules and Regulations established by the Association, and (iv) one temporary real estate sign not to exceed six (6) square feet in area advertising that such Lot is on the market.

9.1.5 No Trade or Business. No trade or business of any kind may be conducted in or from any Lot or Dwelling Unit, except that an Owner or Occupant of a Lot or Dwelling Unit may conduct such business activity within the Lot or Dwelling Unit so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from the exterior of the Lot or Dwelling Unit; (b) the business activity conforms to all zoning requirements for the Property; (c) the business activity does not involve persons coming on to the Lot who do not reside in the Property; and (d) the business activity is consistent with the residential character of the Property.

The terms "business" and "trade" as used in this provision shall be construed to have their ordinary generally accepted meanings and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation or other form of consideration, regardless of whether (i) such activity is engaged in full-time or part-time; (ii) such activity is intended to or does generate a profit; (iii) a license is required thereof. The term "trade" or "business" for purposes of this restriction shall not include the construction, operation and maintenance of any model home or homes and sales offices by any Builder or Declarant.

9.1.6 Trash. Except in connection with construction activities, no burning of any trash and any accumulation or storage of litter, refuse, bulk materials, building materials or trash of any other kind shall be permitted on any Lot. Trash containers (except during construction) shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any Lot.

9.1.7 Parking; Vehicle Repairs. Except in connection with construction activities, trucks, trailers, campers, commercial vehicles, recreational vehicles, boats and other large vehicles, including vehicles with ladder racks, signage trailers or machinery stored on them, may be parked on the Property only if in fully enclosed garages. No junk or derelict vehicle or other vehicle on which current registration plates are not displayed shall be kept upon any portion of the Property. Vehicle repairs and storage of vehicles are permitted on the Property only if in garages. Recreational vehicles and boats may be parked in the driveways for a period not to exceed seventy-two (72) hours during any thirty (30) day period for the purpose of cleaning, loading or unloading.

9.1.8 Animals. The maintenance, keeping, boarding or raising of animals, livestock, poultry or reptiles of any kind, regardless of number, is prohibited on any Lot, except that the keeping of guide animals and orderly domestic pets (e.g., dogs, cats or caged birds), is permitted, subject to the Rules and Regulations adopted by the Board. Such pets are not to be kept or maintained for commercial purposes or for breeding. No external compounds, cages, doghouses, kennels or hutches shall be permitted.

Any pet causing or creating a nuisance or unreasonable disturbance or noise may be permanently removed from the Property upon ten (10) days written notice from the Board. Pets shall not be permitted on the Common Elements, unless accompanied by someone who can control the pet and unless carried or leashed. No pets shall be tethered in a way as to be construed to be outside a Dwelling Unit. Any Owner or Occupant who keeps or maintains any pet on any portion of the Property shall be deemed to have indemnified and agreed to hold the Association harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Property. All pets which may leave the Dwelling Unit or Lot must be inoculated as required by law. Owners and Occupants shall not allow pets to defecate within the Common Elements or Lots without immediately picking up and properly disposing of such waste.

9.1.9 Open Fires. Open burning is not permitted on the Property, except that outdoor fireplaces, grills, and chimneys may be used if equipped with fire screens to prevent the discharge of embers or ashes.

9.1.10 Outdoor Wood Boilers. Outdoor wood boilers for heating purposes are not permitted on the Property.

9.1.11 Occupancy Restriction. A person who is classified a Tier II or Tier III sexual offender/child victim offender or any future equivalent classification, AND for whom the county Sheriff or other government entity must provide community notification of the sex offender's residence is prohibited from residing in or occupying a Dwelling Unit or remaining in or on the Property for any length of time. The classification of a sexual offender/child victim offender and determination of whether notice is required is made by a court of law pursuant to the Ohio Sex Offenders Act, as may be amended and/or renamed from time to time, or similar statute from another jurisdiction. The Association is not, however, liable to any Owner or Occupant, or anyone visiting any Owner of the Association, as a result of the Association's alleged failure, whether negligent, intentional or otherwise, to enforce the provisions of this restriction.

9.2 Architectural Restrictions. The following architectural restrictions shall be applicable to the Lots.

9.2.1 Plan Approval. No structure shall be placed, erected or installed upon any Lot, no construction (which term shall include within its definition fences, and staking, clearing, excavation, grading, and other site work), no exterior alteration or modification of existing improvements, and no plantings or removal of plants, trees, or shrubs shall take place until the requirements of this Section have been fully met. Prior to any construction, the Owner or Builder shall first submit to the Declarant (which for the terms of this Section shall include its designee) a complete set of building plans for the proposed construction. The Declarant shall approve, reject or modify such plans in a writing sent to the Owner or Builder in question not more than thirty (30) days after the plans are submitted to the Declarant. The thirty (30) day period shall commence upon execution of a written notice by the Declarant acknowledging receipt of plans and specifications and all information required therewith. The Declarant shall review the plans as to the quality of workmanship and design and harmony of external structures with existing structures and as to location in relation to surrounding structures, topography and finish grade elevation. The Declarant shall not unreasonably withhold approval of any plans that conform in every way with the Declaration and with the general character of the development on neighboring Lots within the Property. If the Declarant fails to approve, reject, or modify the plans within the thirty (30) day period, the Declarant's approval shall be deemed to have been given, and no further permission shall be needed before the improvements described in such plans may be constructed or installed. However, in no event shall any improvements be constructed or installed which violate any terms of this Declaration. Nothing herein shall relieve the Owner or Builder from obtaining the required governmental permits for the improvement.

9.2.1.1 Declarant's Plan Approval Period. Declarant's right of plan approval shall exist until all Lots have been sold to and occupied by Owners. Declarant's right of plan approval shall include any alterations to existing Lots or Dwelling Units and/or items requiring prior approval by this Declaration. In any items or matters that are discretionary, the Declarant's decision shall be conclusive upon all parties.

9.2.1.2 Design Guidelines. The Declarant shall prepare and, on behalf of itself and the Association, shall promulgate design and development guidelines governing construction within the Property, which shall include application and review procedures to be followed in submitting an application for approval hereunder ("Design Guidelines"). **A copy of the initial Design Guidelines are attached hereto as Exhibit D.** The Design Guidelines shall be those of the Association, and the Declarant, and then the Association, when the Declarant no longer owns any portion of the Property, shall have sole and full authority to modify and to amend them from time to time without the consent of any Owner or mortgage holder. The Declarant and/or the Association shall make the Design Guidelines available to Builders and Owners who seek to engage in construction upon all or any portion of the Property. For a copy of the current Design Guidelines contact the Declarant. **There is no requirement that the Design Guidelines be recorded. Each Builder and Owner is cautioned to request the most current version of the Design Guidelines prior to undertaking any improvement. The most current version shall be on file with the Declarant and/or the Association, as the case may be.**

9.2.1.3 Declarant's Control of New Construction. The Declarant shall have exclusive control of new construction within the Property. No provision of this Declaration or the Design Guidelines, as the same relates to new construction, may be modified without Declarant's consent.

9.2.1.4 Association's Right of Plan Approval. After Declarant's right of plan approval has expired, the Association shall be responsible for plan approval. The Declarant may assign its right of plan approval, or any portion thereof, to the Association at any time.

9.2.1.5 No Liability. Each Owner and Builder are responsible to insure that all construction or any modifications are in compliance with the Design Guidelines and approved plans. If the Declarant, its successor or designee, the Association or the Board have acted in good faith on the basis of such information possessed by them, neither the Declarant, the Board, nor any Director individually, shall be liable to the Association or to any Owner for any damage, loss or prejudice suffered or claimed due to: (a) the approval or disapproval of any plans, drawings and specifications, whether or not defective; or (b) the construction or performance of any work whether or not pursuant to approved plans, drawings, and specifications.

9.2.2 Dwelling Type. No building shall be erected, altered, placed or be permitted to remain on any Lot other than one single-family dwelling and a garage for at least two (2) cars.

9.2.3 Dwelling Floor Areas. The living area of the Dwelling Unit exclusive of porches, decks, attics, basements, areas not heated year round and garages shall be no less than the areas set forth in the Design Guidelines.

9.2.4 Roof Requirements. The roof and gables of each Dwelling Unit shall be in accordance with the Design Guidelines

9.2.5 Set Back, Minimum Elevation and Yard Requirements. All Dwelling Units shall be located in accordance with the building set back lines, minimum basement elevation and yard requirements as shown on the Record Plan and as set forth in the City of North Ridgeville Zoning Ordinance. The Owner or Builder shall be responsible for compliance with these standards. Declarant shall not be responsible for any failure to comply with these standards.

9.2.6 Front Yards and Driveways. Yards shall be landscaped in conformity with the requirements set forth in the Design Guidelines. Front yards shall be landscaped within ninety (90) days after closing, weather permitting. All driveways shall be paved with concrete, brick or paving stone.

9.2.7 Construction Materials. No Dwelling Units shall be constructed of concrete block, cinder block or other similar materials unless the exterior of the Dwelling Unit is covered with brick and/or siding in conformity with the requirements of the Design Guidelines. No underground Dwelling Units shall be permitted.

9.2.8 Exterior Siding. Any exterior wooden sheeting materials must have prior approval and conform to the requirements of the Design Guidelines.

9.2.9 Front Storage. No front porch shall be used for the storage of any items except normal porch furniture. No front yard shall be used for storage of any kind of items. This restriction shall not apply to building materials and/or equipment stored on the Lot during construction of the Dwelling Unit.

9.2.10 Radio and Television Antennas. With the exception of antennas and satellite dishes preempted by Federal Communications Commission rules, no exterior antennas, aerials, satellite dishes, or other apparatus for the reception or transmission of television, radio, satellite or other signals of any kind shall be placed, allowed, or maintained upon any portion of the Property, including any Dwelling Unit, without the prior written approval as provided in Section 9.2.1, and in accordance with the Design Guidelines established by the Declarant or the Association. Nothing herein shall be construed so as to be in conflict with current Federal Communications Commission's rules and regulations for antennas and satellite dishes.

9.2.11 Air Conditioning and Heat Pump Equipment. Air-conditioning and heating equipment should be located and screened in such a manner so as to provide minimum visual impact from other Lots.

9.2.12 Awnings. No metal or plastic awnings for windows, doors or patios may be erected or used.

9.2.13 Exterior Carpeting. No exterior carpeting shall be permitted if it is visible from the street or any neighboring Lot.

9.2.14 Mailboxes. Mailboxes shall be installed by each Builder and shall be of uniform style and color. If a mailbox needs to be replaced, each Owner, at his or her expense, shall install a matching mailbox/paper box in accordance with the specifications as to style and color as installed by Builder. Cluster mailboxes may be required by local postal service.

9.2.15 Fences. No fence of any sort may be erected unless the same is in accordance with the Design Guidelines and until prior approval in accordance with Section 9.2.1 of the Declaration has been obtained. The Declarant reserves the right to prohibit all fences or types of fences on certain Lots. Chain link fences shall not be permitted.

9.2.16 Other Structures. No structure of a temporary character, trailer, or shack shall be permitted on any Lot. A storage structure may be permitted with prior approval in accordance with Section 9.2.1. Construction trailers and/or storage sheds shall be permitted only during construction.

9.2.17 Pools and Spas. All pools, hot tubs and spas must have prior approval and comply with the Design Guidelines. All pools must be in-ground. No above-ground pools are permitted, hot tubs and spas if in-ground, or if above ground, incorporated into a deck with enclosed sides.

9.2.18 Play Equipment and Basketball Hoops. All play equipment and basketball hoops must have prior approval and comply with the Design Guidelines.

9.2.19 Clothes Drying. No outdoor clothes drying apparatus of any sort shall be permitted.

9.2.20 Completion. Construction of a Dwelling Unit on any Lot shall be completed within one (1) year from the date construction is started.

9.2.21 Lot Maintenance. All Lots must be kept mowed and free of debris and clutter. Each Owner must fully install a lawn on the Lot within three (3) months of the Lot's purchase, weather permitting. During construction, each Owner and Builder shall be responsible for keeping the streets and adjacent Lots clean and free of debris. The Declarant shall have the right to assess an Owner or Builder for the cost of mowing or clean up in the event that the Owner or Builder fails to do so. Each Owner and the Association, as the case may be, shall keep and maintain the property owned, leased to or controlled by or in the possession of it, and all improvements, buildings and structures therein or thereon, in a clean and safe condition and in good order and repair, including, but not limited to, the seeding, watering and mowing of all lawns, the weeding of plant or flower beds, the pruning of trees, shrubbery and grass, the painting (or other appropriate external care) of all buildings, structures and other improvements located thereon, and the absence of conditions constituting violations or applicable building, fire and health codes and the Declaration, all in a manner and with such frequency as is consistent with good property management.

9.3 Remedies for Breach of Covenants and Restrictions. The violation of any covenant or restriction, contained in the Declaration or violation of any rule or regulation duly adopted by the

Board shall give the Board the authority to enforce the covenants, restrictions, rules and regulations in accordance with this Section.

9.3.1 Actions. The Board may take any of the following actions:

9.3.1.1 levy a fine against the Owner or Occupant which shall also be an Individual Assessment under Section 7.4.

9.3.1.2 to enter upon a Lot or portion thereof upon which or, as to which, such violation or breach exists and to summarily abate and remove at the expense of the Owner, any structure, thing or condition that may exist thereon contrary to the intent and meaning of the provisions of this Declaration, and the Board, or its agents, shall not be thereby deemed guilty in any manner of trespass or wrongful act.

9.3.1.3 to institute appropriate legal proceedings to enjoin, abate or remedy the continuance of any breach.

9.3.1.4 undertake such dispute resolution methods such as mediation and arbitration, except that this provision shall not be construed as any requirement to do so as a condition precedent to legal proceedings.

9.3.2 Notice and Opportunity to be Heard. Prior to any action, the Board shall give the Owner and/or Occupant reasonable notice of the violation and an opportunity to be heard. Such notice and opportunity shall not be required in emergency situations or for repeated or continuing violations.

9.3.3 Individual Actions. Each Owner is empowered to enforce the covenants by appropriate legal proceedings or alternative dispute resolution methods.

ARTICLE X

INSURANCE AND CASUALTY LOSSES

10.1 Insurance. The Board, or its duly authorized agent, shall have the authority to and shall obtain such insurance as it may deem necessary to protect the Common Elements, the Owners, the Association and the Board. The resident Board, officers and managing agent shall be bonded through the Association.

10.2 Repair and Restoration. If the damage or destruction for which the insurance proceeds are paid is to be repaired or reconstructed and such proceeds are not sufficient to defray the cost thereof, the Board shall, without the necessity of a vote of the Members, levy a Special Assessment against all Owners. Additional Assessments may be made in like manner at any time during or following the completion of any repair or reconstruction. If the funds available from insurance exceed the cost of repair, such excess shall be deposited to the benefit of the Association.

10.3 Insurance Obligations of Lot Owners.

10.3.1. Casualty Insurance. Each Lot Owner shall obtain and maintain in effect, all-risk insurance coverage and other appropriate damage and physical loss insurance, all in an amount equal to the then current full replacement value of the Dwelling Unit. Each Lot Owner shall upon request provide the Association with evidence that such coverage is in effect.

10.3.2. Liability Insurance. Each Lot Owner shall obtain and maintain in effect adequate liability insurance covering such Unit Owner's Lot and Dwelling Unit. The Association may establish minimum amounts and types of liability insurance coverage each Unit Owner must carry.

10.3.3. Obligation to Repair and Restore. Subject only to the rights of a holder of a *bona fide* first mortgage lien on a damaged Dwelling Unit, the insurance proceeds from a policy covering a Dwelling Unit shall first be applied to the repair, restoration or replacement of such Dwelling Unit. Each Lot Owner shall be responsible for the repair, restoration or replacement of such Dwelling Unit pursuant to the terms hereof. Any such repair, restoration or replacement shall (subject to advances and changes in construction techniques and materials generally used in construction and then current generally accepted design criteria) be generally harmonious and consistent with the original construction or such other plans and specifications as are approved in accordance with this Declaration.

10.3.3.1. If the proceeds of the insurance are insufficient to pay for the cost of repair, restoration, or replacement of a Dwelling Unit, the Lot Owner shall be responsible for the payment of any such deficiency necessary to complete the repair, restoration, or replacement.

10.3.4 Association Rights. If any Lot Owner fails to obtain the insurance required in this Section, or fails to pay the premiums therefore when and as required or fails to perform the obligation of a Lot Owner under this Section, then the Association may, but shall not be obligated to, obtain such insurance, make such payments for such Lot Owner and/or perform such obligations, and levy the cost of such payments or performance as an Individual Assessment pursuant to Article VII, Section 7.4 of this Declaration.

10.3.5. Additional Insurance. Each Lot Owner may obtain additional insurance at such Owner's expense. No such policies, however, (i) shall be primary to that of the Association for any risk that the Association is obligated to insure and (ii) no Lot Owner may exercise such right to maintain insurance coverage in such a way as to decrease the amount which the Association may realize under any insurance policy which the Association may have in force on any part of the Property at any time.

ARTICLE XI

CONDEMNATION

11.1 Whenever all or any part of the Common Elements shall be taken (or conveyed in lieu of and under threat of condemnation by the Board, acting on its behalf or on the written direction of

all Owners of Lots subject to the taking, if any) by any authority having the power of condemnation or eminent domain, each Owner shall be entitled to notice thereof and to participate in the proceedings incident thereto, unless otherwise prohibited by law, the award made for such taking shall be payable to the Association.

11.2 If the taking involves a portion of the Common Elements on which improvements have been constructed, then, unless within sixty (60) days after such taking the Declarant, if it still owns a portion of the Property, and at least seventy-five (75%) percent of the Members of the Association shall otherwise agree, the Association shall restore or replace such improvements so taken on the remaining land included in the Common Elements, to the extent lands are available therefore, in accordance with plans approved by the Board. If such improvements are to be repaired or restored, the above provisions in Article X hereof regarding the disbursement of funds in respect to casualty damage or destruction which is to be repaired shall apply. If the taking does not involve any improvements on the Common Elements, or if there is a decision made not to repair or restore, or if there are net funds remaining after any such restoration or replacement is completed, then such award or net funds shall be disbursed to the Association and used for such purposes as the Board shall determine.

ARTICLE XII

DEVELOPMENT RIGHTS

12.1 Submission of Additional Land. The Declarant reserves the rights to submit all or any portion of the Additional Land to the terms of this Declaration without consent of the Owners for a period of twenty (20) years beginning with the date of recording of the Declaration. The submission shall be accomplished by the filing of a Supplemental Declaration identifying the Additional Land, the Lots and the Common Elements.

12.2 Notice to the Board. The Declarant shall promptly notify the Board of the filing of any Supplemental Declaration.

12.3 Easements Reserved. In addition to the easements already reserved to the Declarant, the Declarant reserves for itself, its successors and assigns and any Builder, the following easements:

12.3.1 Easements for drainage and all utilities as shown on the Record Plan, or amendments thereto.

12.3.2 Easements for ingress, egress, storm water control, any Surface Water Management System and all utilities over the Common Elements; provided, that such easements do not unreasonably interfere with any Owner's rights of enjoyment.

12.3.3 An easement over the Common Elements as may be reasonably necessary for the purpose of discharging its obligations or exercising any rights under the Declaration.

12.3.4 An easement for ingress, egress, storm water control, Surface Water Management System and all utilities over the Common Elements and in favor of the Additional Property and the right to convey that easements to others in the event that the Additional Property is not submitted to this Declaration.

12.3.5 Notwithstanding any provisions contained in this Declaration to the contrary, so long as construction and sales of Dwelling Units shall continue, it shall be expressly permissible for Declarant to maintain and carry on upon portions of the Common Elements such facilities and activities as, in the sole opinion of Declarant may be reasonably required, convenient or incidental to the construction or sale of Dwelling Units, including, but not limited to, administrative/customer services, construction offices/trailers, parking signs, identification signs, model units, and sales and resales offices, and Declarant, its guests, licensees and invitees shall have an easement for access to all such facilities. The right to maintain and carry on such facilities and activities shall specifically include the right to use Dwelling Units owned by Declarant and/or Builders as models and sales offices. Declarant further reserves the right for itself and its successors, assigns, contractors, material suppliers and other performing work and furnishing materials to construct Dwelling Units and other improvements upon the Property to conduct business and carry on construction/site development activities during business hours that are customary within the Greater Cleveland and Akron area.

12.4 Assignment of Development Rights. The Declarant, including any Successor Declarant, reserves the right to assign any or all of its Development Rights, including Special Declarant Rights, to any person or entity for the purpose of further development and improvement of the Property. No assignment shall be effective unless in writing signed by the assignor and assignee and filed with the Recorder of Lorain County, Ohio.

12.5 Transfer of Development Rights by Foreclosure. Unless otherwise provided in any mortgage securing the Property held by Declarant, in the case of foreclosure of such mortgage, deed in lieu of foreclosure, judicial sale, tax sale, sale under the U.S. Bankruptcy Code or receivership proceedings, of any portion of the Property held by the Declarant subject to the Development Rights herein reserved (including the Special Declarant Rights), a person acquiring title to such property, but only upon his request, succeeds to all such Development Rights. The judgment or instrument conveying title must provide for the transfer of such rights. Upon foreclosure sale, deed in lieu of foreclosure, judicial sale, tax sale, sale under the U.S. Bankruptcy Code or receivership proceedings, the Declarant ceases to have any of the rights herein reserved. A successor to the Development Rights held by a transferee who acquired such rights pursuant to this Section, may declare by a recorded instrument the intention to hold such rights solely for transfer to another person. Thereafter, until transferring such Development Rights to any person acquiring title to the Property subject to the Development Rights, or until recording an instrument permitting exercise of such rights, that successor may not exercise any of those rights, and any attempted exercise is void. So long as a successor declarant may not exercise any Development Rights under this section, such declarant is not subject to any liability as a declarant.

12.6 Realignment of Lot Lines. The Declarant reserves unto itself, its successors and assigns, including any Builder or the Association, the right to realign the lot lines of any Lot for

the purpose of placing the Dwelling Footprint of a Dwelling Unit within the Lot. The Declarant may effect such realignment by conveyance of a portion of a Common Element to the Owner or by replat of the Common Elements and Lot or Lots. Such conveyance or replat shall not require the joinder of the Owners, the Association or any mortgagee. Declarant reserves unto itself, its successors and assigns, including any Builder and the Association, a power of attorney coupled with this reserved interest, to act on behalf of any person having an interest in the Property or in the Common Elements and Lots, whether such interest is legal or equitable, including interests held as security for an obligation, for the purpose of effecting such realignment.

ARTICLE XIII

SPECIAL DECLARANT RIGHTS

13.1 Use for Sale Purposes. Declarant reserve for itself, its successors and assigns, and any Builder the right to maintain sales offices and models on the Lots.

13.2 Signs and Marketing. The Declarant reserve the right for itself and any Builder to post signs and displays in the Property to promote sales of Lots, and to conduct general sales activities, in a manner as will not unreasonably disturb the rights of Owners.

13.3 Control of the Association.

13.3.1 Appointment of Directors and Officers. The Declarant reserves the right to appoint and remove the members of the Board and the officers of the Association and to designate an Executive Committee of the Board during the Declarant Control Period which commences upon the recording of this Declaration and shall terminate no later than the earlier of: (a) sixty (60) days after the conveyance of ninety five percent (95%) of the Lots (including Lots to be included on the Additional Land) to Owners other than Declarant or any Builder; or (b) twenty (20) years after the recording of this Declaration.

13.3.2 Reorganization of the Board. At any time during the Declarant Control Period, the Declarant may determine, in its sole discretion, the number of Directors to serve on the Board, but in no case shall there be less than three (3) Directors.

13.3.3 Early Termination of Control. The Declarant may voluntarily surrender the right to appoint and remove Directors and officers before the termination of the period set forth above. In that event, the Declarant may require, for the duration of that period that specified actions of the Association or the Board, be approved by Declarant before they become effective. Such voluntary termination shall be evidenced by a recorded instrument executed by the Declarant setting forth the termination of right to appoint and the actions which require Declarant's approval. The Declarant's decision to allow the Owners to elect the Board, in whole or in part, during the Declarant Control Period shall not be a waiver of Declarant's rights specified in this Article XIII.

13.4 Declarant's Personal Property. The Declarant and any Builder reserve the right to retain all personal property and equipment used in sales, management, construction and maintenance of the Property that has not been represented as property of the Association. The

Declarant and Builder reserve the right to remove, within one (1) year after the sale of the last Lot, from the Property any and all goods and improvements used in development, marketing and construction, whether or not they have become fixtures.

13.5 Right to Amend Documents. Notwithstanding anything above to the contrary, this Declaration may be amended at any time without the vote of Owners by a written instrument executed by the Declarant for the purpose of: adding Additional Land pursuant to Article XII; eliminating or correcting any typographical or other inadvertent error herein; eliminating or resolving any ambiguity herein; making nominal changes; clarifying Declarant's original intent; making any change necessary or desirable to meet the requirements of any institutional lender, the Veteran's Administration, the Federal Housing Administration, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, or any other agency which may insure or purchase loans on a Lot. No such amendment, however, shall materially affect any Owner's interest in the Association or the Common Elements. Each Owner and his mortgagees, by acceptance of a deed to a Lot or a mortgage encumbering such Lot, shall be deemed to have consented to and approved of the provisions of this paragraph and the amendment of this Declaration by Declarant as provided in the immediately preceding sentence. All such Owners and their mortgagees, upon request of Declarant, shall execute and deliver from time to time all such instruments and perform all such acts as may be deemed by a Declarant to be necessary or proper to effectuate the provisions of this paragraph.

13.6 Right to Disapprove of Actions. This Section may not be amended without the express written consent of the Declarant as long as the Declarant owns a Lot or any part of the Property. So long as Declarant owns a Lot or any part of the Property, Declarant shall have a right to disapprove of actions of the Board or any Board committee. This right shall be exercisable only by the Declarant, its successors, and assigns who specifically take this power in a recorded instrument. No action authorized by the Board or any Board committee shall become effective, nor shall any action, policy, or program be implemented until and unless:

13.6.1. The Declarant shall have been given written notice of all meetings of the Board or any committee thereof by certified mail, return receipt requested, or by personal delivery at the address Declarant has registered with the Secretary of the Association, as it may change from time to time, which notice shall set forth with reasonable particularity the agenda for the meeting; and

13.6.2. The Declarant shall be given the opportunity at any such meeting to join in or have its representatives or agents join in discussion from the floor of any prospective action, policy, or program to be implemented by the Board, any committee thereof, or the Association. The Declarant, its representatives or agents shall have the right to make its concerns, thoughts, and suggestions known to the members of the Board and/or subject committee. The Declarant shall have the right to disapprove of any action, policy, or program proposed by the Board or any committee thereof. This right to disapprove shall serve to block any proposed action from moving forward. The Declarant shall not use its right of disapproval to require a reduction in the level of services the Association is obligated to provide or to prevent capital repairs or any expenditure required to comply with applicable laws and regulations.

13.7 Non-Liability of Declarant. Except as otherwise specifically provided in this Declaration or any written warranty by the Declarant to an Owner or the Association, neither the Declarant, nor its respective heirs, executors, administrators, trusts, shareholders, parents, subsidiaries, affiliates, members, directors, managers, officers, employees, agents, insurers, predecessors, successors and assigns ("Declarant Parties") shall be liable for any claim whatsoever arising out of or by reason of the Declarant Parties inactions or actions performed pursuant to any authority granted or delegated to them by or pursuant to this Declaration, the Code of Regulations, Design Guidelines, the Articles of Incorporation, or any other documents governing the Association, whether or not such claims shall be asserted by an Owner, the Association, or any person or entity claiming by and through any of them. Upon the termination of the Declarant Control Period and the election of the Board by the Owners, each Owner, the Association and/or any person or entity claiming by and through any of them forever release, acquit and discharge the Declarant Parties from any and all claims, demands, obligations, judgments, actions, causes of action and liabilities, at law or equity, for injuries, losses and damages, whether personal, property or economic, whether now known or unknown, vested or contingent, direct or indirect, that were or could have been raised, from the beginning of time arising out of or related to the Declarant Parties any and all inactions or actions performed in connection with the formation, administration, and governance of the Association and the development of the Property.

ARTICLE XIV

DURATION, AMENDMENT AND TERMINATION

14.1 Duration. This Declaration, and its provisions, shall be covenants running with the land and shall bind the property and shall (regardless of whether any such beneficiary owns an interest in any Lot) inure to the benefit of and be enforceable by Declarant, the Association, and each Owner, Occupant and their legal representatives, heirs, devisees, successors and assigns and shall continue in full force and effect for twenty (20) years from the date on which this Declaration is recorded. Thereafter this Declaration shall be automatically renewed for successive ten (10) year periods unless amended or terminated as provided in this Article.

14.2 Amendment. Except as provided in Section 13.5, prior to the end of the Declarant Control Period, any provision of this Declaration may be amended in whole or in part by a recorded instrument executed by Declarant, approved by the Owners of at least seventy-five (75%) percent of all Lots.

14.2.1 Except as provided in this Section 12.5, after the end of the Declarant Control Period, any provision of this Declaration may be amended in whole or in part by a recorded instrument approved by the Owners of at least seventy-five (75%) percent of all Lots; provided, however, that any amendment affecting the rights of the Declarant in this declaration shall not be effective without the prior written consent of the Declarant.

14.2.2 Any amendment reducing the maintenance responsibility of the Association as to the Common Elements, including the Surface Water Management System must be approved by the City of North Ridgeville, Ohio.

14.2.3 Except as otherwise provided in Section 13.5, all amendments shall be executed by the Declarant, and any Builder, if required, and shall be executed by the President and Secretary of the Association. Such Amendment shall certify that the proper notices were sent and that the requisite vote was obtained. Amendments need not be signed by the Owners.

14.3 Termination. This Declaration and the regime created thereby may be terminated only in accordance with this Section.

14.3.1 Consent Required. This Declaration may be terminated only upon consent of the Owners of at least eighty (80%) percent of all Lots, and if during the Declarant Control Period, by consent the Declarant.

14.3.2 Any agreement to terminate must be approved by the City of North Ridgeville, Ohio.

14.3.3 Agreement to Terminate. No termination shall be effective unless an agreement to terminate is filed for record with the Lorain County Recorder. This agreement shall be executed in the same manner as a deed by the requisite number of Owners. The agreement shall provide for disposition of the Common Elements, disposition of Association funds and other resolutions and provisions necessary to terminate the regime and wind up the affairs of the Association. Such agreement need not be signed by the Owners and the City of North Ridgeville, Ohio.

ARTICLE XV

MISCELLANEOUS

15.1 No Reverter. No covenant, condition, restriction or reservation of easement contained in this Declaration is intended to create, or shall be construed as creating, a condition subsequent or a possibility of reverter.

15.2 Notices. Any notice required or permitted to be given to an Owner or Occupant by the Board pursuant to the provisions of this Declaration shall be deemed given when mailed by United States mail, postage prepaid, addressed to such person's last address as it appears on the records of the Association.

15.3 Construction. The Board shall have the right to construe the provisions of this Declaration, and, in the absence of adjudication by a court of competent jurisdiction to the contrary, such construction shall be final and binding as to all persons and entities benefited or bound by the provisions of this Declaration.

15.4 Invalidity. The determination by a court of competent jurisdiction that any provision of this Declaration is invalid for any reason shall not affect the validity of any other provision hereof.

15.5 Headings. The headings of the Articles and Sections are for conveyance only and shall not affect the meaning or construction of the contents of this Declaration.

15.6 Gender. Throughout this Declaration, the masculine gender shall be deemed to include the feminine and neuter, and the singular, the plural and vice versa.

15.7 Conflict. In the event of a conflict between the restrictions or any one or more of them and the restrictions of any Declaration which may be recorded subsequent to this Declaration, the more restrictive restriction, covenant, condition, easement (when more burdensome as to the Owners and/or Association) or other obligation shall control. Additionally, Should any part of this Declaration conflict with the requirements of the North Ridgeville Codified Ordinances ("NRCO"), that particular portion of the Declaration shall be null and void and have no effect. The provisions of the NRCO's shall prevail over any non-conforming or conflicting provision of this Declaration.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the undersigned has caused this Declaration to be signed by this _____ day of 2017.

Winfield Farms Development, LLC

By: _____
James C. Rumbaugh, Manger

COMMONWEALTH OF PENNSYLVANIA)

)ss:

COUNTY OF ALLEGHENY)

BEFORE ME, a Notary Public in and for said county and state, personally appeared James C. Rumbaugh, as Manager of **Winfield Farms Development, LLC**, an Ohio limited liability company, who acknowledged that he did execute the foregoing instrument on behalf of said limited liability company and that the same was his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal as of this _____ day of _____, 2017.

Notary Public

EXHIBIT A

LOTS TO BE SUBMITTED

Situated in the City of North Ridgeville, Lorain County, Ohio and being all of Sublots 1 through _____, inclusive, Block _____ as shown on the recorded plat of The Reserve at Winfield Farms Subdivision, No. 1, recorded in Plat Document No. _____, of the Lorain County, Ohio Plat Records.

EXHIBIT B

ADDITIONAL LAND

[Attach legal Description of Additional Land]

EXHIBIT C
Code of Regulations

EXHIBIT C

CODE OF REGULATIONS

FOR

THE RESERVE AT WINFIELD FARMS HOMEOWNERS ASSOCIATION, INC.

ARTICLE I GENERAL

SECTION 1. Name and Nature of the Association. The name of the Association shall be The Reserve at Winfield Farms Homeowners Association, Inc. ("Association"), and shall be an Ohio nonprofit corporation, created pursuant to the provisions of Chapter 1702 of the Revised Code of Ohio.

SECTION 2. Membership. Each Owner upon acquisition of fee title or undivided fee interest to a Lot shall automatically become a Member of the Association; provided that any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a Member. Such Membership shall terminate upon the sale or other disposition by such Member of his or her Lot ownership, at which time the new Owner of such Lot shall automatically become a Member of the Association.

SECTION 3. Definitions. The terms used in this Code of Regulations shall have the same meaning as set forth in the Declaration, unless the context shall prohibit or unless otherwise expressly defined herein.

ARTICLE II MEETINGS OF MEMBERS

SECTION 1. Place of Meetings. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Members as may be designated by the Board either in the City of North Ridgeville, Ohio, or as convenient thereto as possible and practical.

SECTION 2. Annual Meetings. The first meeting of the Members, whether a regular or special meeting, shall be held at a date determined by the Declarant, but in no event later than sixty (60) days from the date of the end of the Declarant Control Period. The next annual meeting shall be set by the Board so as to occur no later than ninety (90) days before the close of the Association's fiscal year. Subsequent annual meetings of the Members shall be held within thirty (30) days of the same day of the same month of each year thereafter at an hour set

by the Board. The annual meeting of the Members shall be held at a date and time as set by the Board.

SECTION 3. Special Meetings. The President may call special meetings. In addition, it shall be the duty of the President to call special meetings of the Association if so directed by resolution of a majority of the quorum of the Board or a written petition signed by at least twenty-five percent (25%) of the total votes of the Association. The notice of special meetings shall state the date, time and place of such meeting and the purpose thereof. No business shall be transacted at special meetings except as stated in the notice.

SECTION 4. Notice of meetings. It shall be the duty of the Secretary to cause to be delivered to the Owner of record of each Lot a notice of each annual or special meeting of the Association stating time and place where it is to be held, and in the case of a special meeting, the purpose. Notice shall be given in accordance with Article VII, Section 7 herein. Notices for meetings of the Members shall be served not less than ten (10) nor more than sixty (60) days before a meeting.

SECTION 5. Waiver of Notice. Waiver of notice of a meeting of the Members shall be deemed the equivalent of proper notice. Any Member may, in writing, waive notice of any meeting of the Members, either before or after the holding of such meeting. In the event of attendance of any Member at any meeting without protesting, prior to or at the commencement of the meeting, the lack of proper notice shall be deemed to be a waiver by him or her of notice of such meeting.

SECTION 6. Adjournment of Meetings. If any meetings of the Association cannot be held because a quorum is not present, a majority of the Members who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time the original meeting was called. At such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted. If the time and place of the adjourned meeting is not fixed by those in attendance at the original meeting, or if for any reason a new date is fixed for the adjourned meeting after adjournment, notice of the time and place of the adjourned meeting shall be given to Members in the manner prescribed for special meetings.

Those present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum, provided that any action taken shall be approved by at least a majority of Members required to constitute a quorum.

SECTION 7. Voting Rights. Each Lot shall have one (1) vote. If only one of several Owners of a Lot is present at a meeting of the Association, that Owner is entitled to cast the vote allocated to that Lot. If more than one of the Owners is present, the vote allocated to that Lot may be cast only in accordance with the agreement of a majority in interest of the Owners. There is majority agreement if any one of the Owners casts a vote allocated to that Lot without protest being made promptly to the person presiding over the meeting by any of the other Owners of the Lot. The Association may adopt rules regarding deadlocks. No votes allocated to a Lot owned by the Association may be cast. Notwithstanding the foregoing, the Board shall

have the right to suspend the voting rights of an Owner that is delinquent in the payment of any Assessments for more than thirty (30) days.

Unless expressly reserved and the Association is notified of such reservation, a land contract vendee as defined in Chapter 5313 of the Revised Code, shall be deemed the proxy of a land contract vendor for purposes of this Section.

SECTION 8. Proxies. A vote allocated to a Lot may be cast pursuant to a proxy duly executed by an Owner. If a Lot is owned by more than one (1) person, each Owner of the Lot may vote or register protest to the casting of votes by the Owners of a Lot through a duly executed proxy. An Owner may revoke a proxy given pursuant to this Section only by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated, or purports to be revocable without notice. Except as hereinafter provided, a proxy shall terminate one (1) year after its date, unless it specifies a shorter time. If a first mortgagee has been designated a proxy under the terms of a first mortgage covering the Lot, its presentation to the Board of a copy of the mortgage shall be notice of the proxy designation, and if the mortgage so states, of the irrevocability of that designation. Written notice to the Board or notice in a meeting of a revocation of a proxy designation shall not affect any vote or act previously taken. Each proxy shall automatically cease upon conveyance of the Lot.

SECTION 9. Majority of Owners. As used in this Code of Regulations, the term majority shall mean those votes, Owners, Members or other group as the context may indicate totaling more than fifty percent (50%) of the total number.

SECTION 10. Quorum. Except as otherwise provided in these Code of Regulations or in the Declaration, those Members present, in person or by proxy, shall constitute a quorum at all meetings of the Association. Any provision in the Declaration concerning quorums is specifically incorporated herein.

SECTION 11. Conduct of Meetings. The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meeting and record in the minute book all resolutions adopted, as well as a record of all transactions occurring thereat.

SECTION 12. Action Without A Meeting. Any action which may be authorized or taken at a meeting of the Members, except the election of Board members, may be authorized or taken without a meeting with the affirmative vote or approval, and in writing or writings signed by not less than a majority of the Members. Any such writing shall be entered into the minute book of the Association.

ARTICLE III BOARD OF DIRECTORS

SECTION 1. Governing Body. Except as otherwise provided by law, the Articles of Incorporation, the Declaration or this Code of Regulations, all of the authority of the Association shall be exercised by or under the direction of the Board, each Board member shall have one (1) vote.

SECTION 2. Number and Qualification of Directors. The Board in the Association shall consist of no less than three (3) and no more than five (5) persons and shall be those named in the Articles of Incorporation or other such person or persons as may be substituted by the Declarant pursuant to Article XIII, Section 13.3 hereof. Except with respect to Directors appointed by the Declarant, the Board shall consist of Members or spouses of such Members; provided, however, no person and his or her spouse may serve on the Board at the same time. The spouse of an Owner is qualified to act as a Director if both the Owner and the spouse occupy the Lot. If an Owner is not an individual, that Owner may nominate for the Board any principal, member or manager of a limited liability company, partner, director, officer, or employee of that Owner.

SECTION 3. Directors During Declarant Control Period. The Declarant reserves the right, without a meeting of the Board, Members, and/or officers and without notice to the same, to unilaterally appoint and remove the members of the Board and the Officers of the Association and to re-organize the Board and determine the numbers of Directors during the Declarant Control Period. The Directors selected by the Declarant shall serve at the pleasure of the Declarant until one hundred eighty (180) days after the end of the Declarant Control Period pursuant to the Declaration.

SECTION 4. Right to Disapprove of Actions. This Section may not be amended without the express written consent of the Declarant as long as the Declarant owns a Lot. So long as Declarant owns a Lot or any part of the Property, Declarant shall have a right to disapprove of actions of the Board or any Board committee. This right shall be exercisable only by the Declarant, its successors and assigns who specifically take this power in a recorded instrument. The right to disapprove shall be as follows:

No action authorized by the Board or any Board committee shall become effective, nor shall any action, policy, or program be implemented until and unless:

- a. The Declarant shall have been given written notice of all meetings of the Board or any committee thereof by certified mail, return receipt requested, or by personal delivery at the address Declarant has registered with the Secretary of the Association, as it may change from time to time, which notice shall set forth with reasonable particularity the agenda for the meeting; and
- b. The Declarant shall be given the opportunity in any such meeting to join in or have its representatives or agents join in discussion from the floor of any prospective action, policy, or program to be implemented by the Board, any committee thereof, or the Association. The Declarant, its representatives or agents shall have the right to make its concerns, thoughts, and suggestions known to the members of the Board and/or subject committee. The Declarant shall have the right to disapprove of any action, policy, or program proposed by the Board or any committee thereof. This right to disapprove shall serve to block any proposed action from moving forward. The Declarant shall not use its right of disapproval to require a reduction in the level of services the Association is obligated to provide or to prevent capital repairs or any expenditure required to comply with the applicable laws and regulations.

SECTION 5. Powers and Duties. In addition to the duties imposed by the Articles of Incorporation and the Declaration or by any resolution of the Association that may be hereafter adopted, the Board shall have the power to and be responsible for the following, in way of explanation, but not limitation:

- a. Exercise for the Association all powers, duties and authority vested in or delegated to this Association pursuant to Ohio Revised Code 5312, unless expressly reserved to the membership by other provisions of these Code of Regulations or the Declaration;
- b. Take all actions deemed necessary or desirable to comply with all requirements of law;
- c. Hire and fire managing agents, attorneys, accountants, and other independent professionals and employees that the Board determines are necessary or desirable in the management of the Common Elements and the Association;
- d. Commence, defend, intervene in, settle, or compromise any civil, criminal, or administrative action or proceeding that is in the name of, or threatened against, the Association, the Board, or the Common Elements, or that involves two (2) or more Owners and relates to matters affecting the Common Elements;
- e. Enter into contracts and incur liabilities relating to the operation of the Common Elements;
- f. Enforce all provisions of the Declaration, Code of Declarations, covenants, conditions, restrictions, and articles of incorporation governing the Lots, Common Elements, and Property;
- g. Adopt and promulgate rules, by written notice to the Owners, as the Board deems advisable, for the maintenance, conservation, and beautification of the Common Elements, and/or for the health, comfort, safety, and general welfare of the Owners and occupants, and/or to govern the operation and use of the Common Elements or any portion, and/or to regulate the use or occupancy of Lots, Dwelling Units, and/or regulate the maintenance, repair, replacement, modification, and appearance of Lots, Dwelling Units, and Common Elements when the actions regulated by those rules affect Common Elements, Property, or other Dwelling Units;
- h. Acquire, encumber, and convey or otherwise transfer real and personal property;
- i. Hold in the name of the Association real property and personal property, subject to Section 5312.10 of the Act;
- j. Grant easements, leases, licenses, and concessions through, under, or over the Common Elements;

- k. Purchase or otherwise acquire, lease as lessee, invest in, hold, use, lease as lessor, encumber, sell, exchange, transfer, and dispose of property of any description or any interest in property of any description;
- l. Levy and collect fees or other charges for the use, rental, or operation of the Common Elements or for services provided to Owners;
- m. Pursuant to section 5212.11 of the Act, impose interest and administrative late fees for the late payment of Association Assessments, impose returned check charges, and, pursuant to the requirements of the Declaration and Ohio law, impose reasonable enforcement assessments for violations of the Declaration, these Code of Regulations, and the rules, and reasonable charges for damage to the Common Elements or other Property;
- n. Establish, enforce, levy and collect Association Assessments against Owners;
- o. Adopt and amend rules that regulate the collection of delinquent Assessments and the application of payments of delinquent Assessments;
- p. Impose reasonable charges to the Owner for preparing, recording, or copying the Declaration, Code of Regulations, or amendments, or meeting minutes as well as reasonable charges for the handling of refinancing and/or resale certificates, documentation and or statements of unpaid Association Assessments;
- q. Authorize entry to any portion of the Property by designated individuals when conditions exist that involve an imminent risk of damage or harm to Common Elements, another Lot or Dwelling Unit, or to the health or safety of the Owners or occupants of that Lot or Dwelling Unit or another Lot or Dwelling Unit;
- r. Borrow money, assign, without limitation, the Association's right to future income, including the right to receive Association Assessments and insurance proceeds, and issue, sell, or pledge notes, bonds, or other evidences of indebtedness of the Association as collateral for any monies borrowed, and execute related documents, provided that any such borrowing shall be limited to the purpose of acquiring funds to be used for the management, insurance, maintenance, repair, and/or replacement of the Common Elements, and/or for such capital additions, alterations, and improvements as may be approved by the Owners in accordance with these Code of Regulations;
- s. Establish, in the Board's sole determination, standards, and/or procedures for the suspension of the voting rights of an Owner and/or right of the Owner and/or occupant to use the recreational facilities during any period in which such Owner shall be in default. Default shall mean Owner is more than thirty (30) days delinquent in the payment of any Assessment or enforcement assessment levied by the Association;
- t. Obtain insurance and fidelity bonds the Board considers appropriate and necessary;

- u. Invest excess funds in investments that meet standards for fiduciary investments under Ohio law;
- v. Pay the taxes and assessments levied against the property owned by the Association before they become delinquent; and
- w. Do all things permitted by law and exercise all power and authority within the purposes stated in the Declaration or incidental thereto.

It shall be the duty of the Board to:

a. Cause to be kept a complete record of all its acts and corporate affairs and to present a statement to the Owners at each Annual Meeting, or at any special meeting when such statement is requested in writing by Owners representing fifty percent (50%) or more of the voting power of the Owners;

b. Supervise all officers, agents, and employees of the Association and see that their duties are properly performed;

c. As more fully provided in the Declaration and these Code of Regulations:

(1) Fix the amount of the Annual General Assessment against each Lot or Dwelling Unit at least thirty (30) days in advance of each Annual General Assessment period. (The failure to so fix an Annual General Assessment shall not relieve any Owner from paying an Annual General Assessment when one is fixed or from paying the Annual General Assessment last fixed.)

(2) Send written notice of each Annual General Assessment to every Owner subject thereto at least thirty (30) days in advance of each Annual General Assessment period. (The failure to send such notice within such time shall not relieve any Owner from paying an Annual General Assessment when the Owner does receive notice of the Assessment or from paying the Annual General Assessment of which the Owner last had notice.)

(3) Fix and give notice of such Special Assessment(s) as may be reasonably necessary and establish the time(s) for the payment of such Special Assessment(s).

(4) Collect delinquent Association Assessments and charges by foreclosing the lien against any property for which the Association Assessment(s) is not paid within thirty (30) days after the due date, bringing an action at law against the Owner personally obligated to pay the same, or initiating such other remedies or actions (including the right to forebear or postpone the prosecution of any authorized procedure) which the Board deems necessary or proper in the premises.

d. Foreclose the lien against any Lot or Dwelling Unit for which Association Assessment(s) is/are not paid;

e. File an action at law against the Owner(s) personally obligated to pay the same; and

f. Issue or cause an appropriate representative to issue, upon demand by any person, a certificate setting forth whether or not any Association Assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an Association Assessment has been paid, such certificate shall be conclusive evidence of such payment.

SECTION 6. Nomination of Directors. Except for Directors selected by the Declarant, nominations for election of the Board shall be made by the Members at the annual meeting. The Members present at an annual meeting or at a special meeting called for the purpose of electing Directors may make as many nominations for election to the Board as they shall in their discretion determine but in no event less than the number of vacancies or terms to be filled. Nominations shall be permitted from the floor. All candidates shall have a reasonable opportunity to communicate their qualifications to the Members and to solicit votes.

SECTION 7. Election of Directors. Except for Directors selected by the Declarant, the Directors shall be elected at each annual meeting of the Members of the Association or at a special meeting called for the purpose of electing Directors. At a meeting of Members of the Association at which Directors are to be elected, only persons nominated as candidates shall be eligible for election as directors and the candidates receiving the greatest number of votes shall be elected. The Board may adopt rules regarding nominations and procedure for elections. Election to the Board shall be by secret written ballot and at such elections, the Members or their proxies may be cast, in respect to each vacancy, such voting power as they are entitled to exercise under the provisions of the Declaration.

SECTION 8. Term of Office; Resignations. Except for those Directors appointed by the Declarant, each Director shall hold office for a term of two (2) years and until his or her successor is elected, or until his or her earlier resignation, removal from office, or death. It is intended by these Code of Regulations that the terms of the Directors shall be staggered with one (1) Director being elected in odd numbered years and two (2) Directors being elected in even numbered years. The initial terms of the Directors elected by the Owners shall be adjusted to carry out this intent.

Any Director may resign at any time by oral statement to the effect made at a meeting of the Board of Directors or in writing to that effect delivered to the Secretary of the Association, such resignation to take effect immediately or at such other time as the Director may specify. In the event of death or resignation of a Director, his or her successor shall be selected by a majority of the remaining members of the Board and shall serve for the unexpired term of the predecessor.

SECTION 9. Compensation. Members of the Board shall serve without compensation, except that they may be reimbursed for actual expenses incurred on behalf of the Association.

SECTION 10. Removal of Directors. Except for those Directors appointed by the Declarant, at any regular or special meeting of the Association duly called, any one or more of the members of the Board may be removed, with or without cause, by a majority vote of the Members, and a successor may then and there be elected to fill the vacancy thus created. A Director whose removal has been proposed shall be given at least ten (10) days' notice of the

calling of the meeting and the purpose thereof and shall be given an opportunity to be heard at the meeting. Additionally, any Director who has three (3) unexcused absences from Board meetings or who is delinquent in payment of an Assessment for more than twenty (20) days may be removed by a majority vote of the Directors at meeting, a quorum being present.

SECTION 11. Organization Meetings. The first meeting of the members of the Board shall be held within ten (10) days after the annual meeting of the Members thereafter at such time and place as shall be fixed by the Board.

SECTION 12. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors, but at least four (4) such meetings shall be held during each fiscal year with at least one (1) per quarter.

SECTION 13. Special Meetings. Special meetings of the Board shall be held when called by written notice signed by the President or Secretary of the Association, or by any two (2) Directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered.

SECTION 14. Notice of Meetings; Waiver. Notice of the time and place of each meeting of the Directors, whether regular or special, shall be given to each Director at least seventy-two (72) hours before the time set for the meeting in accordance with Article VII, Section 7.

Waiver of notice of meetings of the Directors shall be deemed the equivalent of proper notice. Any Director may, in writing, waive notice of any meeting of the Board of Directors, either before or after the holding of such meeting. Such writing shall be entered into the minutes of the meeting. In the event of attendance of any Director at any meeting without protesting, prior to or at the commencement of the meeting, the lack of proper notice shall be deemed to be a waiver by him or her of notice of such meeting.

SECTION 15. Quorum of the Board. At all meetings of the Board, a majority of the Directors shall constitute a quorum for the transaction of business, and the votes of a majority of the Directors present at a meeting at which a quorum is present shall constitute the decision of the Board. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of the Directors, if any action taken is approved by at least a majority of the required quorum for that meeting. Notice of adjournment of a meeting need not be given if the time and place to which it is adjourned are fixed and announced at such meeting. At such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted.

SECTION 16. Conduct of Meetings. The President shall preside over all meetings of the Board, and the Secretary shall keep the minutes of the meeting and record in the minute book all resolutions adopted, as well as a record of all transactions occurring thereat.

SECTION 17. Open Meetings. All meetings of the Board shall be open to all Members of the Association, but Members other than the Directors may not participate in any discussion or deliberation unless expressly so authorized by a majority of a quorum of the Board.

SECTION 18. Executive Session. The Board may, with approval of a majority of a quorum, adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved, or orders of business of similar nature. The nature of any and all business to be considered in executive session shall first be announced in open sessions. Executive session minutes are not available for inspection and/or copying.

SECTION 19. Action Without A Meeting. Any action which may be authorized or taken at a meeting of the Board may be authorized or taken without a meeting if such action is approved by the written consent of a majority of the Directors. Any such writing shall be entered into the minute book of the Association. An explanation of the action taken shall be posted at a prominent place or places within the Property within three (3) days after written consents of all the Board members have been obtained.

SECTION 20. Voting By Directors. A Director who is present at a meeting of the Board or any committee meeting when corporate action is taken shall be deemed to have assented to the action taken unless:

- a. He or she objects at the beginning of the meeting (or promptly upon arrival) to holding it or transacting business at the meeting;
- b. His or her dissent or abstention from the action taken is entered in the minutes of the meeting; or
- c. He or she delivers written notice of his or her dissent or abstention to the presiding officer of the meeting before its adjournment or to presiding officer immediately after adjournment of the meeting. This right of dissent or abstention shall not be available to a Director who votes in favor of the action taken.

ARTICLE IV OFFICERS

SECTION 1. Officers. The officers of the Association shall be a President, Vice President, Secretary and Treasurer. The Board may elect such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed from time to time by the Board. Any two (2) or more offices may be held by the same person, excepting the offices of President and Secretary. The President and Treasurer shall be elected from among members of the Board. All officers must be Members of the Association.

SECTION 2. Election; Term of Office; Vacancies. The officers of the Association shall be elected annually by the Board at the first meeting of the Board following each annual meeting of the Members, as herein set forth in Article III. A vacancy in any office arising because of death, resignation, removal or otherwise may be filled by the Board for the unexpired portion of the term.

SECTION 3. Removal. Any officer may be removed by the Board whenever in its judgment the best interests of the Association would be served thereby.

SECTION 4. Powers and Duties. The officers of the Association shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may from time to time be specifically conferred or imposed by the Board. The President shall be the chief executive officer of the Association. The Secretary shall have primary responsibility for the preparation and maintenance of all minutes and other records of actions by the Board, and shall provide all notice required hereunder and handle all correspondence or other communications of the Association, either directly or by delegation to other committees, the management agent, or both. The Treasurer shall have the primary responsibility for the preparation of the budget and may delegate all or part of the preparation and notification duties to a finance committee, management agent or both.

SECTION 5. Resignation. Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

SECTION 6. Fidelity Bonds. The Board shall require that all Board members, officers, agents, and employees of the Association handling or responsible for Association funds have adequate fidelity bonds or insurance, which the Association shall pay for, directly or indirectly (e.g. as part of a management contract). The premiums on such bonds or insurance shall be a Common Expense.

ARTICLE V COMMITTEES

SECTION 1. General. Committees to perform such tasks and to serve for such periods as may be designated by a resolution adopted by a majority of the Directors present at a meeting at which a quorum is present are hereby authorized. Such committees shall perform such duties and have such powers as may be provided in the resolution. Each committee shall be composed as required by law and operate in accordance with the terms of the resolution of the Board designating such committee or with rules adopted by the Board and to the full extent permitted by law.

SECTION 2. Executive Committee. The Board may, by resolution adopted or signed by all of the Directors, appoint an "Executive Committee" to consist of one (1) or more Directors. The Board may delegate any or all of its duties to such committee. Any resolution or writing appointing such committee must acknowledge the responsibility of all of the Directors for the operation and administration of the Association. The Declarant during any Declarant Control Period shall have the right to appoint an Executive Committee and to delegate such duties as the Declarant deems necessary.

SECTION 3. Architectural Control Committee. The Board may appoint an "Architectural Control Committee" which shall be responsible for plan approval in accordance with Article IX of the Declaration. In addition, the committee shall develop and promulgate architectural standards and guidelines with respect to those matters that are within the Association's ability to regulate. Notwithstanding the foregoing, after the Declarant Control

Period the Board shall not have the right to modify the type of units to be built on the remaining vacant Lots.

ARTICLE VI DETERMINATION AND PAYMENT OF ASSESSMENTS

SECTION 1. Adoption of Budget. It shall be the duty of the Board to prepare and adopt a budget covering the estimated Common Expenses of the Association for the coming fiscal year. The budget shall also include a capital contribution or reserve in accordance with a capital budget separately prepared. After adoption of the budget, the Board shall cause the summary of the budget and the Assessments to be levied against each Lot not owned by Declarant for the following year to be delivered to each Owner. Such summary shall be delivered at least thirty (30) days prior to the start of the fiscal year. The budget and Assessments shall take effect on the first day of the fiscal year.

SECTION 2. Capital Budget and Contribution. The Board shall annually prepare a capital budget (per Ohio Revised Code Chapter 5312) which shall take into account the number and nature of replaceable assets, the expected life of each asset and the expected repair or replacement cost. The Board shall set the required capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Association, as shown on the capital budget, with respect to both amount and timing by annual assessments over the period of the budget. The capital contribution required shall be fixed by the Board and included within the budget and assessment, as provided in Section 1 of this Article. A copy of the capital budget shall be distributed to each Member in the same manner as the operating budget.

SECTION 3. Petition for Reconsideration of Budget Increase. If the Board receives a petition for reconsideration of budget increase as set forth in Article VII, Section 7.9 of the Declaration, then the Board shall forthwith call a special meeting of the Members. At such meeting, the Members in good standing, in person or by proxy, exercising at least sixty-six and two-thirds percent (66 2/3%) of voting power of the Association, may vote to reduce the increase by any amount proposed in the petition, but not lower than the previous year's budget, nor lower than the amount necessary to meet the Declaration obligations of the Association.

SECTION 4. Failure to Adopt Budget. The failure or delay of the Board to adopt a budget as provided herein shall not constitute a waiver or release of the obligation of an Owner to pay the Assessments. In such event, the Assessments based upon the budget last adopted shall continue until such time as the Board of Directors adopts a new budget.

SECTION 5. Computation of Assessments. The Assessments for Common Expenses for each Lot shall be determined in accordance with the operating budget and the capital contribution budget as they apply to the various Lots. Unless otherwise determined by the Board, all Assessments shall be charged on an annual basis. No Assessment of any kind shall be levied against Declarant or any Lots owned by Declarant.

SECTION 6. Payment, Delinquency and Acceleration. Unless otherwise determined by the Board, all Assessments shall be payable annually. Any installment of an Assessment shall become delinquent if not paid on the due date as established by the Board.

With respect to each installment of an Assessment not paid within five (5) days after its due date, the Board may, at its election, require the Owner to pay a reasonable late charge, together with interest at the rate provided in Section 1343.03 of the Ohio Revised Code calculated from the date of delinquency to and including the date full payment is received by the Association. If any installment of an Assessment is not paid within thirty (30) days after its due date, it may, at its election, declare all of the unpaid balance of the Assessment for the then current fiscal year, attributable to that Lot, to be immediately due and payable without further demand and may enforce collection of the full Assessment and all charges thereon in any manner authorized by law, the Declaration and these Code of Regulations.

SECTION 7. Remedies for Default. If an Owner is in default of payment of an Assessment, the Board may authorize collection through any lawful means, including but not limited to foreclosure of the lien perfected by the filing of the Declaration. Interest and all costs of such collection, including but not limited to, court costs, lien fees, witness and expert witness fees, discovery costs, and attorney fees shall be included in the amount due from the Owner and may be collected. The Board may authorize the Association to bid its interest at any foreclosure sale and to acquire, hold, lease, mortgage and convey any Lot.

SECTION 8. Special Association Assessments for Capital Improvements. Notwithstanding anything in these Code of Regulations or in the Declaration, which authorizes expenditures, no single expenditure shall be made by the Association for any material additions, alterations, or improvements (as distinguished from maintenance, repair, or replacement) of the Common Elements or for the purchase or lease of any Lot by the Association, exceeding in total cost twenty-five percent (25%) of that fiscal year's annual budget without, in each case, having the prior approval of the Owners entitled to exercise at least a majority of the Association's total voting power present in person or by proxy at any annual or a special meeting duly held for such purposes. If such approval is obtained, the Board shall proceed with such additions, alterations, or improvements and shall assess all Owners for the cost as a Common Expense or a Special Assessment. The limitations on expenditures by the Association contained in this Section shall in no event apply to repair or replacement of the Common Elements due to casualty loss, emergency repairs immediately necessary for the preservation and safety of the Common Elements, to maintain compliance with any applicable local, state, or federal codes, ordinances, laws, rules, or regulations, or to avoid suspension of any necessary services for the safety of any person(s).

ARTICLE VII MISCELLANEOUS

SECTION 1. Fiscal Year. The Association shall have a fiscal year beginning on January 1 and ending December 31.

SECTION 2. Parliamentary Rules. Except as may be modified by Board resolution establishing modified procedures, Roberts' Rules of Order (current edition) shall govern the conduct of the Association proceedings when not in conflict with Ohio law, the Articles of Incorporation, the Declaration, or this Code of Regulations.

SECTION 3. Conflicts. If there are conflicts or inconsistencies between the Articles of Incorporation, the Declaration, and the Code of Regulations, the Declaration, the Articles of Incorporation, and this Code of Regulations (in that order) shall prevail.

SECTION 4. Books and Records.

Inspection by Members. The membership book, account books and minutes of the Association, the Board and any committee shall be made available for inspection and copying by any Member or by his or her duly appointed representative at any reasonable time and for a purpose reasonably related to his or her interest as a Member at the office of the Association or at such other place within the City of North Ridgeville, Ohio, as the Board shall prescribe.

- a. **Rules for Inspection.** The Board shall establish reasonable rules with respect to:
 - (1) notice to be given to the custodian of the records by the Members desiring to make the inspection;
 - (2) hours and days of the week when such inspection may be made; and
 - (3) payment of the cost of reproducing copies requested by a Member.
- b. **Withholding of Books and Records.** Communications, books and records may be withheld from examination or copying by members to the extent that the records concern:
 - (1) information that pertains to Property related personnel matters;
 - (2) communications with legal counsel or attorney work product that pertains to pending litigation or other Property related matters;
 - (3) information that pertains to contracts or transactions currently under negotiation, or information that is contained in a contract or other agreement containing confidentiality requirements and that is subject to those requirements;
 - (4) information that relates to matters involving enforcement of Association documents or rules and regulations promulgated pursuant thereto;
 - (5) information, the disclosure of which would be in violation of law; or
 - (6) meeting minutes or other records of an executive session duly called.
- c. **Inspection by Directors.** Every Director shall have the absolute right at any reasonable time to inspect all books, records, and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a Director includes the right to make extracts and copies of documents at the expense of the Association.

SECTION 5. Records of Unit Owners. Within thirty (30) days after an Owner takes title to a Lot, the Owner shall provide the following information in writing to the Association through the Board:

- a. The home address, home and business mailing addresses, and the home and business telephone numbers of the Owner, first mortgage holder, and all Occupants of the Dwelling Unit;
- b. The name, business address and business telephone number of any person who manages the Owner's Dwelling Unit as an agent of that Owner;
- c. Within thirty (30) days after a change in any information that this section requires, an Owner shall notify the Association, through the Board, in writing of the change. When the Board requests, an Owner shall verify or update the information.

SECTION 6. Authorized Communications Equipment. Authorized communications equipment means any communications equipment which provides a transmission, including, but not limited to, by telephone, telecopy, or any electronic means, from which it can be determined that the transmission was authorized by, and accurately reflects the intention of, the Member or Director involved and, with respect to meetings, allows all persons participating in the meeting to contemporaneously communicate with each other. The Board shall have the right to adopt procedures and guidelines regarding such equipment and its use.

SECTION 7. Notices. Unless otherwise provided in this Code of Regulations, all notices, demands, bills, statements, or other communications under this Code of Regulations shall be in writing and shall be deemed to have been duly given if delivered personally or sent by any one of the following: facsimile, electronic mail, or by United States mail, express mail, or courier service, with postage or fees prepaid:

- a. If to a Member, at the address which the Member has designated in writing and filed with the Secretary or, if no such address has been designated, at the address of the residence of such Member; or
- b. If to the Association, the Board, or the managing agent, at the principal office of the Association or the managing agent, if any, or at such other address as shall be designated by the Board with written notice of the Members.
- c. In computing the period of time for the giving of a notice required or permitted under the Articles of Incorporation, the Declaration, the Code of Regulations, or a resolution of its Members or Directors, the day on which the notice is given shall be excluded, and the day when the act for which notice is given is to be done shall be included, unless the instrument calling for the notice otherwise provides. If notice is given by personal delivery or transmitted by facsimile or electronic mail, the notice shall be deemed to have been given when delivered or transmitted.
- d. If notice is sent by United States mail, express mail or courier service, the notice shall be deemed to have been given three (3) days after deposited in the mail or

the next day when deposited with the overnight or same day courier service, instructing the service to make delivery no later than overnight.

- e. A written notice or report delivered as part of a newsletter or other publication regularly sent to the Members shall constitute a written notice or report if addressed or delivered to the Member's address shown in the Association's current list of Members, or, in the case of Members who are residents of the same household and who have the same address in the Association's current list of Members, if addressed or delivered to one of such Members at the address appearing on the Association's current list of Members.

SECTION 8. Amendment. The Declarant may unilaterally amend this Code of Regulations at any time during the Declarant Control Period. Thereafter, this Code of Regulations may be amended in accordance with Article XIV, Section 14.2 of the Declaration. During such time as the Declarant has the right to appoint Directors of the Association pursuant to Article XIII, section 13.3 of the Declaration, the Declarant shall have the right to consent to any amendment to this Code of Regulations pursuant to the provisions in the Declaration before it becomes effective.

SECTION 9. Financial Review. A review of the accounts of the Association shall be made annually in the manner as the Board may decide, provided, however, after having received the Board's report at the annual meeting, the Members, by majority vote, may require the accounts of the Association to be audited as a Common Expense by a public accountant.

ARTICLE VIII INDEMNIFICATION

SECTION 1. In General. The Association shall indemnify any member of the Board or officer of the Association or any former Director or officer of the Association and/or its or their respective heirs, executors, and administrators, against reasonable expenses, including attorneys' fees, judgments, decrees, fines, penalties or amounts paid in settlement, actually and necessarily incurred by him/her in connection with the defense of any pending or threatened action, suit, or proceeding, criminal or civil, to which he/she is or may be made a party by reason of being or having been such Director or officer of the Association, provided it is determined that (a) such Director or officer of the Association was not and is not adjudicated to have been grossly negligent or guilty of misconduct in the performance of his/her duty to the Association; (b) such Director or officer acted in good faith in what he/she reasonably believed to be in, or not opposed to, the best interest of the Association; (c) in any criminal action, suit or proceeding, such Director or officer had no reasonable cause to believe that his/her conduct was unlawful; and (d) in case of settlement, the amount paid in the settlement was reasonable.

The determination required above shall be made by written opinion of independent legal counsel chosen by the Board. Notwithstanding the opinion of legal counsel, to the extent that a Director or officer has been successful in defense of any action, suit or proceeding, or in the

defense of any claim, issue or matter, he/she shall, in that event, be indemnified as set forth above.

SECTION 2. Advance of Expenses. The Association may advance funds to cover expenses, including attorneys' fees, with respect to any pending or threatened action, suit, or proceeding prior to the final disposition upon receipt of a request to repay such amounts.

SECTION 3. Indemnification Not Exclusive; Insurance. The indemnification provided for in this Article shall not be exclusive, but shall be in addition to any other rights to which any person may be entitled under the Articles of Incorporation, the Declaration, these Code of Regulations or rules, any agreement, any insurance provided by the Association, the provisions of Section 1702.12(E) of the Ohio Revised Code, and its successor statutes, or otherwise. The Association shall purchase and maintain insurance on behalf of any person who is or was a Director or officer of the Association against any liability asserted against him/her or incurred by him/her in such capacity or arising out of his/her status as a Director or officer of the Association.

SECTION 4. Directors and Officers Liability. The Directors and officers of the Association shall not be personally liable to the Owners for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The Association's indemnification shall include, but not be limited to, all contractual liability to third parties arising out of contracts made on behalf of the Association and every contract or agreement made by any Director or officer of the Association shall mean that such Director or officer of the Association is acting only as a representative of the Association and shall have no personal liability, except with respect to any such contracts made in bad faith or contrary to the provisions of the Declaration or these Code of Regulations and/or as an Owner.

SECTION 5. Cost of Indemnification. Any sum paid or advanced by the Association under this Article shall constitute an Association Expense. The Board shall have the power and the responsibility to raise, by assessment or otherwise, any sums required to discharge the Association's obligations under this Article; provided, however, that the liability of any Owner arising out of the contract made by any Director or officer of the Association, or out of the aforesaid indemnity in favor of such Director or officer of the Association, shall be limited to such proportion of the total liability as said Owner's pro rata share of all the Owners as members of the Association.

EXHIBIT D

Design Guidelines

THE RESERVE AT WINFIELD FARMS HOMEOWNERS ASSOCIATION, INC.

DESIGN GUIDELINES

The following standards have been developed and promulgated by the Declarant in accordance with Article IX, Section 9.2.1.2 of the Declaration and are applicable to all new construction and all modifications or improvements. These Design Guidelines are not part of the Declaration and can be amended by the Declarant or the Association without a vote of the Owners.

NOTE: PRIOR PLAN APPROVAL IS REQUIRED ALL STRUCTURES OR IMPROVEMENTS PLACED ON THE LOT BY THE HOMEOWNER.

GENERAL GUIDELINES APPLICABLE TO THE PROPERTY

EXHIBIT D

RESERVE AT WINFIELD FARMS HOMEOWNERS ASSOCIATION DESIGN GUIDELINES

The following standards have been developed and promulgated by the Declarant in accordance with Article IX, Section 9.2.2 of the Declaration and are applicable to all new construction and all modifications or improvements. These Design Guidelines are not part of the Declaration and can be amended by the Declarant or the Association without a vote of the Owners.

NOTE: PRIOR PLAN APPROVAL IS REQUIRED ALL STRUCTURES OR IMPROVEMENTS PLACED ON THE LOT BY THE HOMEOWNER, INCLUDING BASKETBALL HOOPS, PLAY EQUIPMENT, STORAGE BUILDINGS, SWIMMING POOLS AND FENCES.

GENERAL GUIDELINES APPLICABLE TO ALL LOTS

Dwelling Type. No building shall be erected, altered, placed or be permitted to remain on any Lot other than one single-family dwelling and a garage for at least two cars. A single-family dwelling shall meet the following requirements:

- a. A one story dwelling structure, the living area being the first floor space only, constructed with or without a basement and a space between the first floor ceiling and the roof of inadequate heights to permit its use as a dwelling place.
- b. A story and a half or "Cape Cod" dwelling structure, the living area of which is on two levels connected by a stairway and constructed with a basement. The upper level is constructed within the gable portion of the roof. Window penetrations are made by use of dormers.
- c. A two-story dwelling structure, the living area of which is on two levels connected by a stairway, constructed with or without a basement.

Dwelling Unit Size. Must be approved by Declarant.

Roof. Must be approved by Declarant.

Yards, Driveways and Walks. Front yards shall be grass and landscaped as soon after completion of the Dwelling Unit as is practical under weather conditions. Rear Yards shall be defined as that portion of the Lot which is behind the rear elevation of the Dwelling Unit extended to each Lot line. All driveways shall be paved with asphalt, concrete, paver bricks or paving stone. Gravel or dirt driveways are prohibited.

Underground and Log Houses. Underground and log structures are prohibited.

Porches, appendages and additions. No porches, appendages, or additions shall be permitted unless they are of a size, style, color and type compatible with the original design of the house and shall match the house material and coloring exactly. Porches, appendages or additions must be integrated into the design of the house. Compatibility shall be at the discretion of the Declarant or the Association.

Front Storage. No front porch shall be used for the storage of any items except normal porch furniture. No front yard shall be used for the storage of any item of any kind.

Awnings. No metal or plastic awnings for windows, doors, decks or patios may be erected or used. Canvas awnings may be used subject to prior approval of size, color, location and manner of installation for the particular lot in question.

Exterior Carpeting. No exterior carpeting may be used if it is visible from any neighboring lot or the street.

Solar Panels. No solar panels shall be permitted.

Chimneys. All chimneys with metal flues must be enclosed within a chase that may be sided. Any direct vent chimney and / or furnace flues, hotwater heater or any other flues shall be vented only to the rear or side of the Dwelling Unit

Water Discharge. Storm water must be disposed in accordance with the drainage plan for the subdivision and county/township regulations.

Skylights. Skylights may be used on a back roof facing the rear of a lot. Other locations may be approved for a contemporary design house depending upon the design and the particulars of the lot.

Entrance Structures. No additional driveway entrance structures shall be permitted.

Pools. No above-ground swimming pools shall be permitted. Small portable "kiddie" pools shall be permitted in rear yards only behind the Dwelling Unit so long as said pool is not in place for more than seventy-two (72) consecutive hours. In-ground swimming pools must be approved by Declarant or the Association as to style and may only be placed in an approved location in the rear yard which is at least ten feet (10') from any property line and does not unreasonably hinder the flow of surface water on the Lot. Pool equipment shall be placed in a location approved by Declarant or the Association and screened in such a manner so as to provide minimum visual impact from the street and other Lots.

Spas and Hot Tubs. Hot tubs and spas shall be permitted provided that hot tubs and spas must be in-ground or if above ground incorporated into a deck. All hot tubs and spas must be screened with a privacy fence meeting the provisions of these Design Guidelines or other such adequate screening as approved by the Declarant or the Association.

Play Equipment. Play apparatus or structures shall be located in the Rear Yard and not located within any side or rear setback lines. Such structures shall be of wood construction with natural coloring or may be painted or stained brown or gray. Structures may include colored items of equipment, such as a slide or swing set seats. Any play structures that include a solid roof shall be shingled in the same color as the dwelling. Colored canopies shall be allowed.

Basketball Hoops. No basketball hoop or goal may be placed on any lot, regardless of location, until its specifications and location have been approved in accordance with these guidelines. Portable basketball goals also require approval.

- a. **Specifications.** In general, any commercially available goal will be acceptable. Goals with home-made backboards or posts will not be acceptable. Backboards must be clear. The post should be painted in neutral colors so as to blend in with the surroundings as much as possible. All goals must be maintained. Any backboard or goal that becomes broken or damaged, must be repaired, replaced or removed. Any lighting for the goal must be directed away from any neighboring dwelling or patio or deck areas.
- b. **Location.** No basketball goals shall be permitted in the front of any lot or dwelling. No goal may be attached to any dwelling or garage. No goal may be placed forward of the rear elevation line of any house. On corner lots, goals must be located behind the rear elevation line of the house and at least fifteen (15) feet back from the setback line on the "side" yard adjacent to the street. All goals must be located at least ten (10) feet back from any property line. A portable basketball goal may be located on a driveway for the period of its current use. No portable goals will be permitted to be used in driveways of corner lots. Any portable goal must be put away after use. Any portable goal left out overnight shall be considered in violation of these guidelines.

Pool Pump Buildings, Sheds and Storage Buildings. Pool Pump Buildings shall be permitted as accessory to an in-ground swimming pool. Storage buildings may be permitted with approval, provided that such structures do not exceed 144 square feet in size and must be constructed with shingles, trim and siding to match the Dwelling Unit. No such structure shall exceed ten (0) feet in height. The roof pitch must be at least 4:12. All such structures shall comply with all requirements for location and size of accessory buildings as set forth in the Medina Township Zoning Resolution. In the event of a conflict, the more restrictive provision shall apply.

Air Conditioning and Heat Pump Equipment. Air conditioning and heat pump equipment shall be located in side yards or Rear Yards. To the extent reasonably possible, such equipment shall be screened from view in a manner approved for each particular lot.

Fencing. Standard chain link or other metal fences shall not be permitted. Fences may be erected only in the Rear Yard. On corner lots, fences may not be placed within the setback on the street side. Perimeter fences are permitted if they are white PVC fencing not to exceed four (4) feet in height. e. All fencing is permitted in rear yard area only. All swimming pool fencing shall be reviewed on an individual basis in accordance with general standard hereinafter set forth. Decorative fencing will be reviewed upon an individual basis considering the visual impact on surrounding lots. The Declarant and the Association reserve the right to restrict fencing in areas where its presence would adversely impact the aesthetics of the community.

Radio and Television Antennas. These guidelines are to be interpreted so as to balance the right of the individual owners to receive acceptable quality broadcast signals in accordance with F.C.C. regulations with the right and duty of the Association to preserve, protect and enhance the value of the properties within the subdivision.

A. Prohibited Apparatus. All exterior antennas, except the following, are prohibited:

1. an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter; or
2. an antenna that is designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, and that is one meter or less in diameter or diagonal measurement; or
3. an antenna that is designed to receive television broadcast signals.

B. Permitted Locations.

An antenna must be located in the rear yard or on the rear of the Dwelling Unit in such a manner so as not to be visible by a person of normal height standing at the edge of the street directly in front of the Dwelling Unit. Other locations are permitted if placement under these guidelines precludes reception of an acceptable quality signal. In such case, the owner and the Declarant or the Association shall attempt to find a location with the least visual impact upon the surrounding properties. An "acceptable quality signal" is one that is intended for reception in the viewing area and is consistent with the quality of signals received by others in the immediate vicinity. No location shall be permitted if installation creates a line of sight problem for drivers in the vicinity. The Declarant or the Association may prohibit a location that imposes a legitimate safety concern. An example of a location that imposes a legitimate safety concern is one that is near high voltage power lines or one where the guy wires obstruct legitimate pedestrian access

C. Other Requirements.

The Declarant or the Association may require that the antenna be painted in a fashion that will not interfere with reception so that it blends into the background against which it is mounted or that the antenna be screened so as to reduce the visual impact. Any such requirements must be reasonable in light of the cost of the equipment or services and the visual impact of the antenna. The Declarant or the Association may impose restrictions on methods of installation that create legitimate safety concerns. For example, permitted methods of installation may include reasonable height restrictions and adequate bolting and guying.

D. Continued Maintenance.

Each owner shall maintain any antenna in a reasonable manner so as not become unsightly. Each owner shall remove any antenna upon cessation of its use.

Landscaping. Landscaping and normal lawn are required around all houses.

Lot Maintenance. All Lots must be kept mowed and free of debris and clutter. During any construction, each Owner and Builder shall be responsible for keeping the streets and adjacent lots clean and free of debris. No fill material shall be dumped on any lot except within five (5) days of commencement of construction. The Association shall have the right to assess any owner for the costs of mowing or clean up in the event that the owner fails to do so. Plus fine

Lot Grading. The Builder and Owners shall be responsible to regrade the Lot in accordance with the grading plan as approved by Medina County and / or Montville Township. Any deviations from such plan must be preapproved by the County/Township and the Declarant.

Mailboxes. Mailboxes shall be "Cluster Box Units" (CBU) and shall be placed by the developer. No individual boxes shall be allowed unless approved by the HOA and United States Postal Service. The HOA shall have the maintenance responsibility of the CBU's.

Exterior Lighting. All Lots shall have an exterior light post which must conform to the specifications set forth in the appendix to these guidelines. Plans showing sufficient detail as to size, wattage and type of bulb to be used in the exterior lighting must be submitted to the Association prior to installation. Exterior lighting must be directed in such a manner so as not to intrude into neighboring lots and houses.

Discretion. Any discretion to be exercised in the review of plans shall be that of the Declarant or the Association.

Variances. The Declarant or the Association may grant variances from these guidelines if such variance will not be of substantial detriment to adjacent lots and will not materially impair these guidelines and the overall best interest of the subdivision.

Right to Modify Guidelines. The Declarant and the Association reserve the right to modify these guidelines, provided however, that no such modification shall be made that will materially and adversely affect the overall character of the properties as a first class development. No modification shall be made with respect to new construction unless consented to in writing by the Declarant.

NOTE: All guidelines included in these Guidelines must comply with Medina Townships zoning resolutions. In the event of a conflict between the Association and the Township, the more restrictive provision shall apply.

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Chart of Maintenance Responsibilities

Item of Maintenance*	Ownership	Responsibility For Cost of Maintenance /Repair**	Responsibility For Performance of Maintenance/Repair**
Utilities that are part of the Common Elements	Association	Association	Association
Individual Driveways	Lot Owner	Lot Owner	Lot Owner
Sidewalks along private streets	Lot Owner	Lot Owner	Lot Owner
Sidewalks within Lot line	Lot Owner	Lot Owner	Lot Owner
Porch Slab	Lot Owner	Lot Owner	Lot Owner
Porch Structure	Lot Owner	Lot Owner	Lot Owner
Patios/Privacy Fences	Lot Owner	Lot Owner	Lot Owner
Decks	Lot Owner	Lot Owner	Lot Owner
Windows	Lot Owner	Lot Owner	Lot Owner
Shutters	Lot Owner	Lot Owner	Lot Owner with prior consent required to change color
Roof	Lot Owner	Lot Owner	Lot Owner

Item of Maintenance*	Ownership	Responsibility For Cost of Maintenance /Repair**	Responsibility For Performance of Maintenance/Repair**
Siding	Lot Owner	Lot Owner	Lot Owner
Landscaping	Lot Owner	Lot Owner	Lot Owner
Grass	Lot Owner	Lot Owner	Lot Owner
Trimwork	Lot Owner	Lot Owner	Lot Owner
Exterior Doors	Lot Owner	Lot Owner	Lot Owner with prior consent required to change color
Sliding Glass Doors	Lot Owner	Lot Owner	Lot Owner
Garage Doors	Lot Owner	Lot Owner	Lot Owner
Insurance (Common Elements)	Association	Public liability and casualty damage on Common Elements	N/A
Insurance (Lots and Dwelling Unit)	Lot Owner	Lot Owner to insure Lot and Dwelling Unit for public liability and casualty damage	N/A

*** FOR ANY ITEM NOT LISTED THE RESPONSIBILITY FOR COST AND THE PERFORMANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THAT ITEM.**

**** UNLESS OTHERWISE PROVIDED IN THE DECLARATION, MAINTENANCE/REPAIR SHALL INCLUDE THE OBLIGATION TO REPLACE.**

Memorandum

To: North Ridgeville Planning Commission
Copy: Jill Allan, Travis Crane
From: David Hartt
Subject: *Preliminary Subdivision Plan – The Reserve at Winfield Farm*
Date: May 17, 2016

Pursuant to the City's request, I am summarizing herein my review of the Preliminary Subdivision Plan for The Reserve at Winfield Farm.

This review is undertaken:

1. Within the scope as set forth in Section 1210.05 CITY PLANNER REVIEW of the Planning and Zoning Code that confines the review to: *"...how the development will impact current and future development in the area and the City as a whole, and as compared to the City Master Plan...and how the development might possibly be modified to reduce impact and conform to the overall development of the City."*
2. Based on the **preliminary plan drawings** (3 pages dated May 4, 2016) prepared by TGC Engineering, LLC.

The property is a long narrow strip of land zoned R-1 Residence District yet bounded on three (3) sides by the PCD Planned Community District Zoning which is substantially developed. The fourth (southerly) side is in Eaton Township and which includes a small portion of the proposed subdivision. Eighty-eight (88) of the projects 96 acres are in North Ridgeville.

The R-1 district requires, when sewers are available, a minimum lot size of 16,200 sq. ft. with a minimum lot width of at least 90 feet and a minimum depth of 150 feet. This lot size "typically yields" (but varies based on the shape of the parcel and the site's development "efficiency") an overall density of, approximately, 2.0 units per acre.

However, this plan is being submitted pursuant to Chapter 1182 **Single-Family Detached and Cluster Development** which specifies that the provisions *"...shall apply whenever an owner or developer elects to submit plans in accordance with the provisions of this chapter and whenever the Planning Commission finds and determines that the application of the planning standards and regulations..."* (Section 1282.03) are satisfied. On a minimum of 25 acres, Chapter 1282 permits a maximum overall density of 2.3 units per acre; requires a minimum 20% of the property to be common open space; and, limits cluster lots to not more than 35% of the total lots in the development. The proposal, as submitted, complies with these requirements. In fact, the resulting density (for the North Ridgeville portion) is 1.86 dwelling units per acre which is less



than permitted in both the R-1 district (approx. 2.0 per acre) and under the Chapter 1282 provisions (2.3 per acre). Additionally, at full build-out the project will have multiple access points - from the Winfield Farm development to the east and west and from Chestnut Ridge Road in Eaton Township.

Summary of Findings: It is my opinion that this project, as submitted:

1. Is comparable and compatible – i.e. lot sizes, circulation and open space arrangement – with the adjacent PCD developments on three sides of this proposal;
2. Has its circulation appropriately inter-connected to the street system in the existing developments to permit alternative routes in and out of the entire Winfield Farm development; and
3. Will “seamlessly” blend with the existing Winfield Farm development and will have no adverse impact on the adjacent developments.

This is a very acceptable outcome for this property particularly given that the property has not been, and is not, included in the surrounding PCD zoning that applies to the bulk of the Winfield Farms project.

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

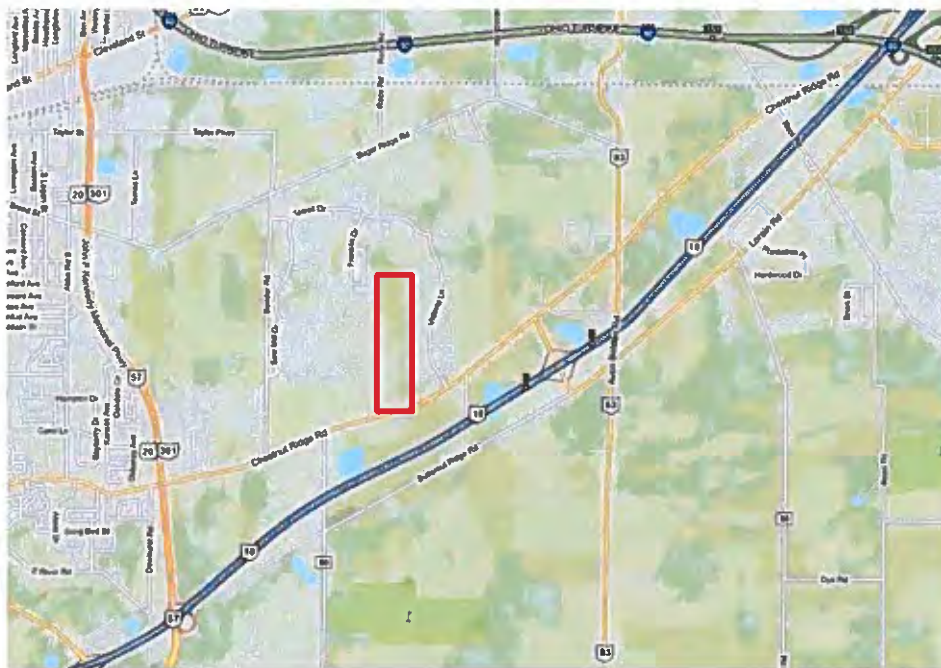
I:\2015\150069\PHASE1 Plan Reviews As Requested By The City\Prelimin Plan The Reserve At Winfield Farm 5-17-16 Doc





The Reserve at Winfield Farm Residential Development
Trip Generation Study – Summary Report
Prepared for The Meritage Group

05.17.16



Approximate Site Area
No Scale



TGC ENGINEERING + 1310 SHARON COPLEY RD + P.O. BOX 37 + SHARON CENTER, OH 44274

P + 330.590.8004
F + 888.820.8423

TGCENGINEERING.COM



SECTION 1, Introduction

The purpose of this report is to determine the projected traffic to be generated by the residential development proposed on the Nech and Nash properties by The Meritage Group. The development is located in the City of North Ridgeville and Eaton Township on the north side of Chestnut Ridge Road. The proposed project consists of 170 single family dwelling units on approximately 96 acres.

The following steps were completed in preparing this report:

- 1) Layout Review prepared by TGC Engineering, LLC dated April 11, 2016 was reviewed.
- 2) Traffic projections were developed using information on traffic generation and distribution contained in the Institute of Transportation Engineers' (ITE) publication, *Trip Generation*; 8th Edition.

SECTION 2, Proposed Development

The development is proposed on the north side of Chestnut Ridge Road west of State Route 83. The Nech property is located between existing subdivisions. These two existing developments were constructed with stub streets to the Nech parcel for future connections. On the Layout Review, the proposed subdivision will have one access point on Chestnut Ridge Road and three connection points to the adjacent subdivisions. See attached Preliminary Plan.

SECTION 3, Traffic Analysis

For purposes of this analysis, ITE's *Trip Generation* (2008, 8th Edition) was used to determine traffic volumes likely to be generated by the proposed development during the peak traffic times. The distribution of traffic entering and exiting the site during the peak hours was assumed to be consistent with the enter/exit distribution percentages established in *Trip Generation*.

The detached single family homes are represented as Land Use (210): SINGLE-FAMILY DETACHED HOUSING





Land Use (210): 170 Units

AM Peak Hour

$$\begin{aligned}T &= 0.70x + 12.37 \\&= 0.70(170) + 12.37 \\&= 131.37 \\&= 131 \text{ trip ends}\end{aligned}$$

26% Entering: 34 trip ends
74% Exiting: 97 trip ends

PM Peak Hour

$$\begin{aligned}\ln(T) &= 0.88\ln(x) + 0.62 \\&= 0.88\ln(84) + 0.62 \\&= 170.63 \\&= 171 \text{ trip ends}\end{aligned}$$

64% Entering: 109 trip ends
36% Exiting: 62 trip ends

SECTION 4, Conclusion

From the calculations it shows the PM peak hour would have the highest volume of vehicular trip ends with 109 vehicles entering and 62 vehicles exiting the overall development. These volumes would utilize not only the main entrance on Chestnut Ridge Road, but it is also expected that some residents would use the connection streets to the adjacent subdivisions to access Bender Road or Chestnut Ridge Road further east.

The projected PM peak volumes would have minimal impact on the existing adjacent roadways.



The Reserve at Winfield Farm Subdivision No. 4

Creating Sublot Nos. 123-177, Block "K", Block "L", Block "M" and Dedicating a portion of Winfield Lane, Nash Lane and Elva Lane

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, also known as being part of original Ridgeville Township Lot. No. 36 and further known as being a Replat of Block "I" in the The Reserve at Winfield Farm Subdivision No. 3 as recorded in Plat Volume 106, Pages 36 of the Lorain County Recorders Office.

LEGEND		
DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	●
MONUMENT BOX	□ M.F.	✕
IRON PIN	○ I.P.F.	
IRON PIPE	⊗ P.F.	
LIMITED ACCESS R/W	--- Ex LA	--- Ex LA
CENTERLINE		
PROPERTY LINE		
RIGHT-OF-WAY LINE	--- Ex R/W	
EASEMENT LINE		
ORIGINAL PROP. LINE		
ORIGINAL LOT LINE		

APPROVALS:

This Plat of The Reserve at Winfield Farm Subdivision No. 4, the granting and vacation of easements for public facilities and appurtenances, and the dedication for public purposes of the streets hereon, has been approved by the Council of the City of North Ridgeville, Ohio on this _____ day of _____, 20____ for record purposes.

Mayor

Approved by the Planning Commission of the City of North Ridgeville, Ohio on this _____ day of _____, 20____.

Chairman

Approved by the Engineer of the City of North Ridgeville, Ohio on this _____ day of _____, 20____.

City Engineer

SURVEYOR CERTIFICATION:

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set by me as shown.

Jeremy M. Sack P.S. No. S-8557 Date _____

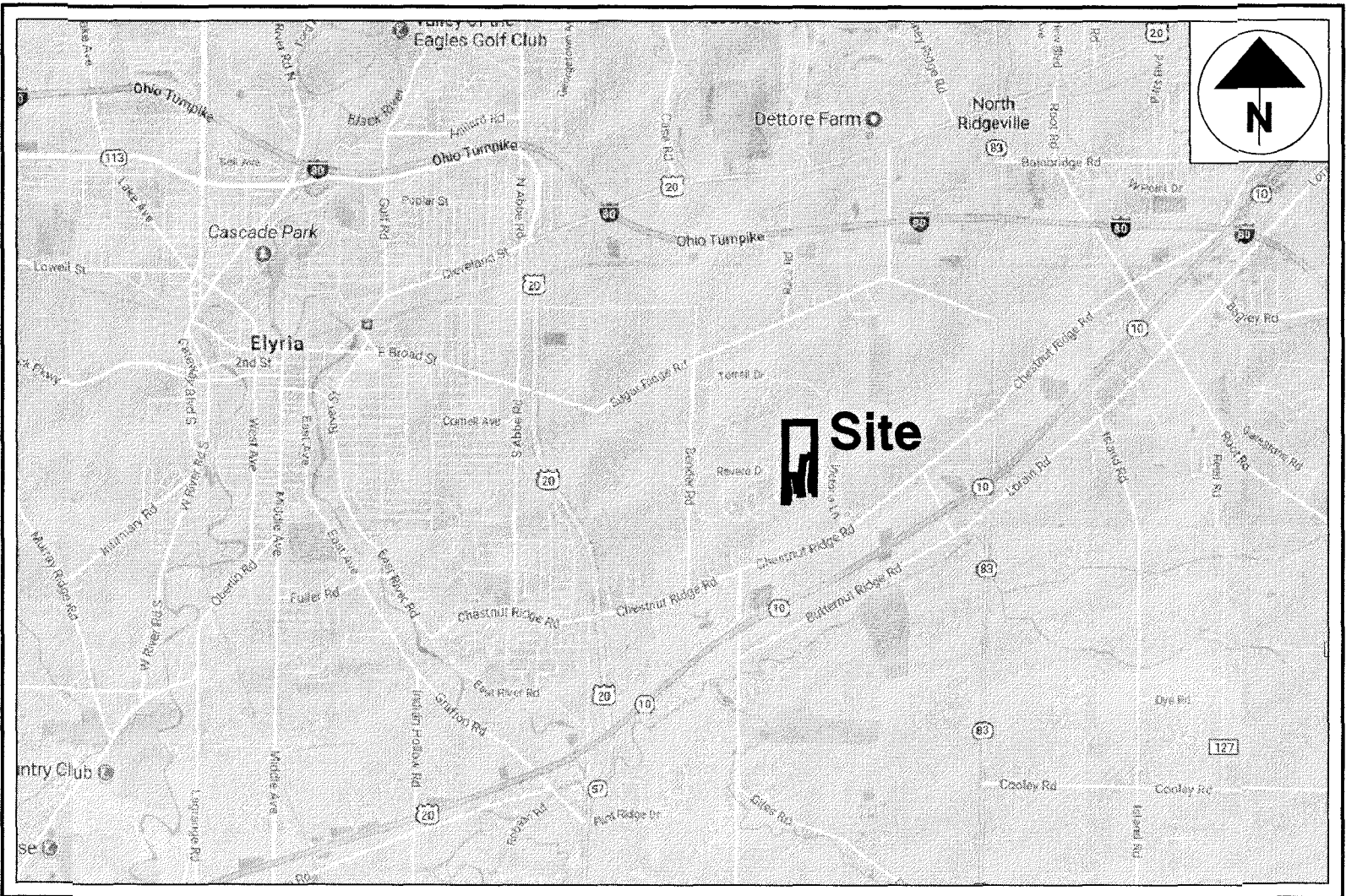
GENERAL UTILITY EASEMENTS:

We, the owners of the within platted land, do hereby grant unto Ohio Edison, Windstream, Time Warner a.k.a. Spectrum, and The Columbia Gas Company, their successors and assigns, (hereinafter referred to as grantees) a permanent right-of-way and easement twelve (12) feet in width under, over and through all sublots and all lands shown hereon and parallel with and contiguous to all street lines to construct, place, operate, maintain repair, reconstruct and relocate such underground electric, gas and communications cables, ducts, conduits, pipes, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the grantees for distributing and transmitting electricity, gas, and communication signals, for public and private use at such locations as the grantees may determine, upon within and across said easement premises. Said easement rights shall include the right, without liability therefore, to remove any and all facilities not contemplated in the rights conveyed to grantees by this easement grant within said easement premises including, but not limited to irrigation systems electronic animal fencing, trees and landscaping including lawns, flowers or shrubbery and landscape lighting within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric and communications facilities, the right to install, repair, operation of said electric and communications facilities, the right to install, repair, augment, and maintain service cables outside the above described easement premises, and with the right of access and egress to and from any of the within described premises for exercising any of the purposes of the right-of-way and easement grant. All sublots and all lands shall by restricted to underground utility service.

Grantor:

WINFIELD Farms Development, LLC

By: _____



LOCATION MAP

LATITUDE: 41°21'27.7" N LONGITUDE: 82°02'35.1" W
Not To Scale

AREA TABLE

Sublots 123-177 (55 Lots)	15.3502 acres
Block "K"	3.4861 acres
Block "L"	5.5960 acres
Block "M"	15.3260 acres
Right of Way	3.9409 acres
Total	43.6992 acres

NOTES:

REFERENCE WORKS:

Deed Documents as referenced by the Survey

Waterbury Subdivision No. 1 by Kenneth L. Bohning, S-6720 of Donald G. Bohning & Associates, Inc. in July, 2001. Plat Volume 70, Pages 51-55 of Lorain County Recorder's Office Plat Records.

Waterbury Subdivision No. 2 by Kenneth L. Bohning, S-6720 of Donald G. Bohning & Associates, Inc. in January, 2002. Plat Volume 70, Pages 72-75 of Lorain County Recorder's Office Plat Records.

Andover Place at Waterbury Subdivision by Scott A. Andrews, S-7733 of Donald G. Bohning & Associates, Inc. in October, 2002. Plat Volume 73, Pages 59-60 of Lorain County Recorder's Office Plat Records.

Pioneer Ridge Subdivision No. 10 by Del-Webb, by Kenneth L. Bohning, S-6720 of Donald G. Bohning & Associates, Inc. in July, 2013. Plat Volume 98, Pages 75-77 of Lorain County Recorder's Office Plat Records.

Pioneer Ridge Subdivision No. 12 by Del-Webb, by Kenneth L. Bohning, S-6720 of Donald G. Bohning & Associates, Inc. in May, 2014. Plat Volume 99, Pages 98-99 of Lorain County Recorder's Office Plat Records.

Winfield Farms Subdivision No. 1, Guy P. Haney, S-7631 of TGC Engineering, LLC in October of 2017. Plat Volume 104, Pages 6-10 of Lorain County Recorder's Office Plat Records.

Winfield Farms Subdivision No. 2, Guy P. Haney, S-7631 of TGC Engineering, LLC in February of 2019. Plat Volume 106, Pages 24-25 of Lorain County Recorder's Office Plat Records.

Winfield Farms Subdivision No. 3, Guy P. Haney, S-7631 of TGC Engineering, LLC in February of 2019. Plat Volume 106, Pages 36-40 of Lorain County Recorder's Office Plat Records.

BASIS OF BEARINGS:

Centerline bearing of Winfield Lane was calculated to be North 05° 37' 12" East between monuments found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

5/8" Iron pins to be set by me at all Sublot and Block corners. 3/4" Iron pins to be set in all centerline monuments by me.

All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "TGC ENG 7631-8557"

ACCEPTANCE & DEDICATION:

The undersigned (set forth all parties having record legal title interest in the parcel) Winfield Farms Development, LLC hereby certify that the attached plat correctly represents their "Reserve at Winfield Farm Subdivision No. 4" a subdivision of lots 123 through 177, inclusive, do hereby acknowledge this plat of same and dedicate to the public such, all or parts of the roads and storm sewer easements shown herein and not heretofore dedicated.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing platting, health or other lawful rules and regulations including the applicable off-street parking and loading requirements of the City of North Ridgeville, Ohio, for the benefit of themselves and all other subsequent parties taking title from, under or through the undersigned.

The dimensions of the lots and streets are shown on the plat in feet and decimal parts thereof. Easements are reserved where indicated on the plat for above and beneath the surface of the ground.

In witness thereof the undersigned have hereunto set their hand this _____ day of _____, 20____.

Witness _____ Signed _____
(James Rumbaugh, Winfield Farms Development, LLC)

State/Commonwealth of _____

Before me a notary public in and for said county and state, personally appeared the above named

_____, Owner/Agent who acknowledged the making of the foregoing instrument

and the signing of this plat to be their own free act and deed. In testimony whereof I have hereunto set my hand

and official seal at _____, _____ this _____ day of _____, 20____.

Notary public

My commission expires _____

MORTGAGEE'S CERTIFICATE:

This is to certify that the undersigned officers _____, Mortgagee of lands embraced within this plat of Winfield Farm Subdivision Phase 4 hereby accept the same to be correct and dedicate to the public use the streets and easements as shown hereon.

Mortgagee

By:

Title:

State/ Commonwealth of _____

Before me a notary public in and for said county and state, personally appeared the above named

Owner/Agent who acknowledged the making of the foregoing instrument and the signing of this plat to be their own

free act and deed. In testimony whereof I have hereunto set my hand and official seal at _____, _____ this _____ day of _____, 20____.

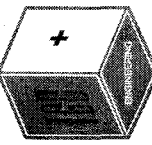
Notary public

My commission expires _____

SHEET INDEX	
Sheet Number	Sheet Title
1	TITLE
2	OVERALL
3	SUBLOTS
4	SUBLOTS

DRAWN BY: JMS 2019-02-08
CHECKED BY: GPH 2019-09-20

TGC Engineering, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.550.0004 (FAX) 888.830.8423



THE RESERVE AT WINFIELD FARM SUB. NO. 4

TITLE

PROJECT
NUMBER

1447-P4

DATE

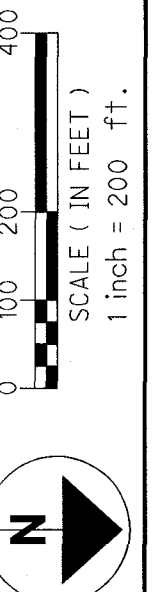
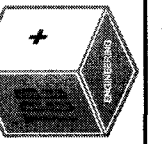
2019-09-25

1
4

The Reserve at Winfield Farm Subdivision No. 4

Creating Sublot Nos. 123-177, Block "K",
Block "L", Block "M" and dedicating a portion
of Winfield Lane, Nash Lane and Elva Lane
Situated in the City of North Ridgeville,
County of Lorain, and State of Ohio

TGC Engineering, LLC
1310 SHARON CIRCLE ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.390.8004 (FAX) 330.820.9423



THE RESERVE AT WINFIELD FARM SUB. NO. 4

OVERALL

PROJECT NUMBER

1447-P4

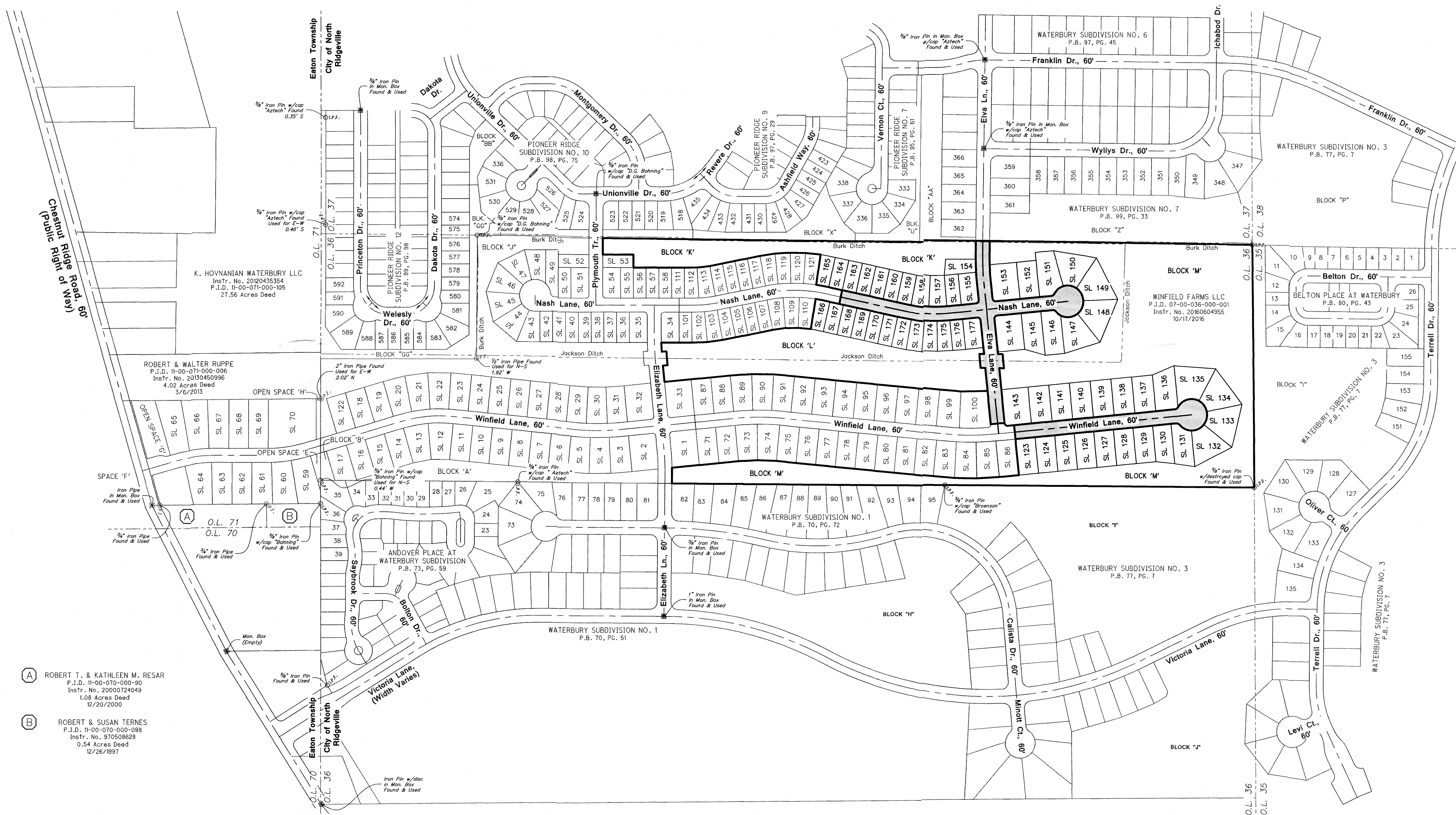
DATE

2019-09-25

2

4

DRAWN BY: JMS 2019-02-08
CHECKED BY: GPH 2019-09-20



A ROBERT T. & KATHLEEN M. RESAR
P.I.D. 11-00-070-000-90
Instr. No. 20000724049
1.08 Acres Deed
12/20/2000

B ROBERT & SUSAN TERNES
P.I.D. 11-00-070-000-098
Instr. No. 970508628
0.54 Acres Deed
12/26/1997

ROBERT & WALTER RUPPE
P.I.D. 11-00-071-000-006
Instr. No. 20130450996
4.02 Acres Deed
3/6/2013

K. HOVNANIAN WATERBURY LLC
Instr. No. 20120435354
P.I.D. 11-00-071-000-105
27.56 Acres Deed

WINFIELD FARMS LLC
P.I.D. 07-00-036-000-001
Instr. No. 20160604955
10/17/2016

BELTON PLACE AT WATERBURY
P.B. 80, PG. 43

WATERBURY SUBDIVISION NO. 3
P.B. 77, PG. 7

WATERBURY SUBDIVISION NO. 1
P.B. 70, PG. 72

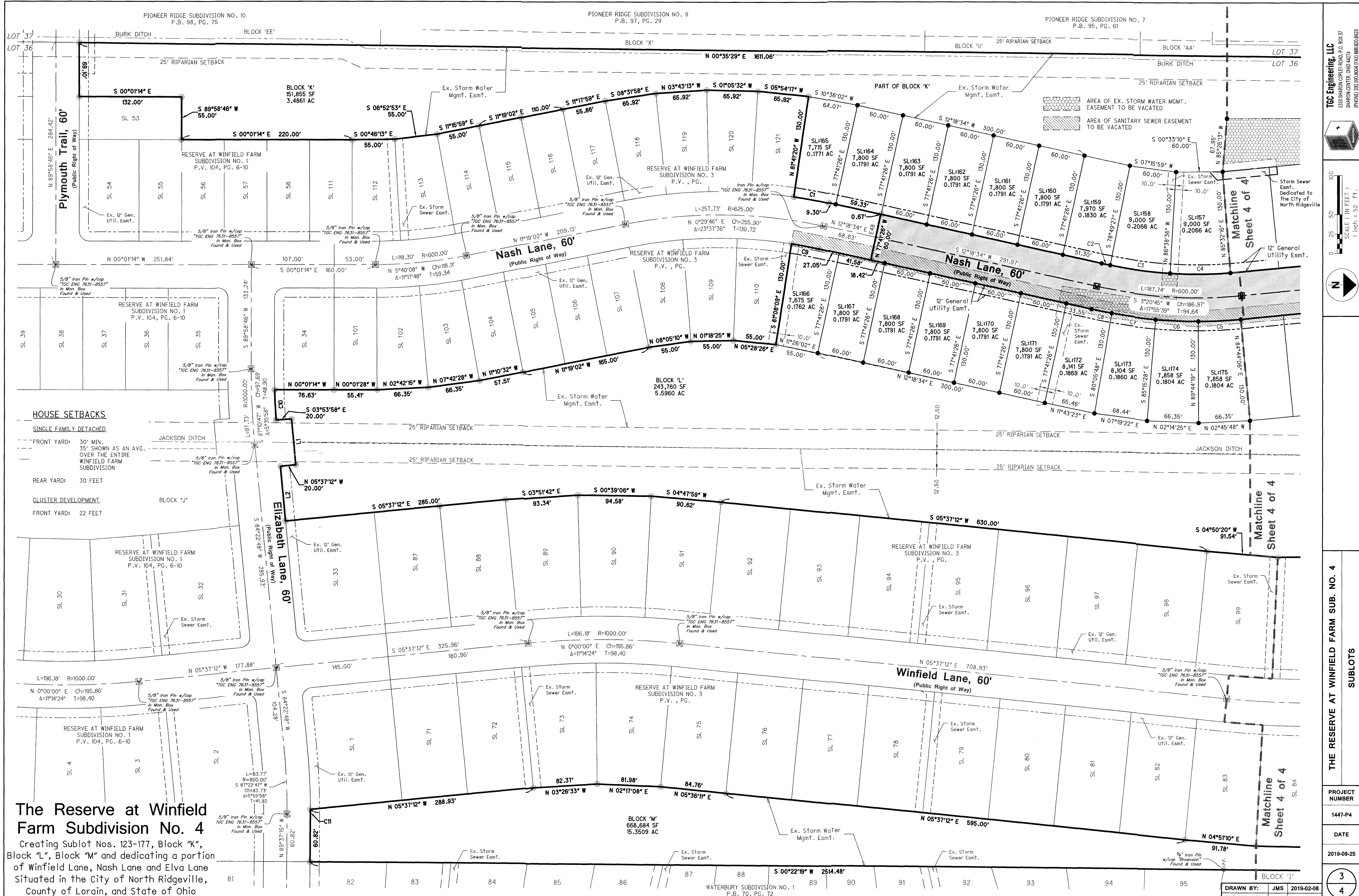
WATERBURY SUBDIVISION NO. 1
P.B. 70, PG. 51

ANDOVER PLACE AT
WATERBURY SUBDIVISION
P.B. 73, PG. 59

WATERBURY SUBDIVISION NO. 6
P.B. 97, PG. 45

WATERBURY SUBDIVISION NO. 3
P.B. 77, PG. 7

WATERBURY SUBDIVISION NO. 7
P.B. 99, PG. 33



The Reserve at Winfield Farm Subdivision No. 4
Creating Sublot Nos. 123-177, Block "K", Block "L", Block "M" and dedicating a portion of Winfield Lane, Nash Lane and Elva Lane Situated in the City of North Ridgeville, County of Lorain, and State of Ohio

T&C Engineering, LLC
1330 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44024
(PHONE) 330.590.8004 (FAX) 888.820.8423

100
50
0
SCALE (IN FEET)
1 inch = 50 ft.

N

THE RESERVE AT WINFIELD FARM SUB. NO. 4

SUBLOTS

PROJECT NUMBER	1447-P4
DATE	2019-09-25
	3
	4

DRAWN BY:	JMS	2019-02-08
CHECKED BY:	GPH	2019-09-20



The Reserve at Winfield Farm Subdivision No. 4
Creating Sublot Nos. 123-177, Block "K", Block "L", Block "M" and dedicating a portion of Winfield Lane, Nash Lane and Elva Lane Situated in the City of North Ridgeville, County of Lorain, and State of Ohio

GENERAL CURVE TABLE						
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TAN
C1	45.71'	655.00'	45.70'	N 10°18'36.93" E	3°59'55"	22.86'
C2	11.28'	570.00'	11.28'	S 11°44'33.73" W	1°08'01"	5.64'
C3	77.79'	570.00'	77.73'	S 07°15'58.81" W	7°49'09"	38.95'
C4	77.79'	570.00'	77.73'	S 00°33'10.05" E	7°49'09"	38.95'
C5	55.02'	630.00'	55.00'	N 02°45'47.94" W	5°00'13"	27.53'
C6	55.02'	630.00'	55.00'	N 02°14'25.03" E	5°00'13"	27.53'
C7	56.75'	630.00'	56.73'	N 07°19'21.90" E	5°09'41"	28.40'
C8	26.46'	630.00'	26.45'	N 11°06'23.26" E	2°24'22"	13.23'
C9	35.78'	595.00'	35.77'	S 10°35'12.82" W	3°26'43"	17.89'
C10	38.91'	970.00'	38.90'	N 87°14'58.72" E	2°17'53"	19.46'
C11	6.06'	830.00'	6.06'	N 89°49'47.54" W	0°25'06"	3.03'
C12	11.82'	570.00'	11.82'	S 05°02'28.34" E	1°09'28"	5.76'
C13	20.42'	13.00'	18.38'	S 50°37'12.20" E	90°00'00"	13.00'
C14	40.90'	1030.00'	40.90'	N 85°31'03.37" E	2°16'31"	20.45'
C15	55.01'	1030.00'	55.00'	N 88°11'06.66" E	3°03'35"	27.51'
C16	15.75'	1030.00'	15.75'	S 89°50'48.36" E	0°52'35"	7.88'
C17	39.11'	969.00'	39.10'	S 89°26'06.80" W	2°18'44"	19.56'
C18	65.94'	969.00'	65.93'	S 86°19'46.26" W	3°53'57"	32.98'
C19	20.42'	13.00'	18.38'	S 39°22'47.80" W	90°00'00"	13.00'
C20	17.47'	18.00'	16.80'	S 33°25'44.46" E	55°37'06"	9.49'
C21	52.73'	67.00'	51.38'	S 38°41'23.97" E	45°05'47"	27.82'
C22	58.82'	67.00'	56.95'	S 09°00'31.92" W	50°18'05"	31.46'
C23	62.55'	67.00'	60.30'	S 60°54'10.35" W	53°29'12"	33.76'
C24	62.55'	67.00'	60.30'	N 65°36'35.13" W	53°29'17"	33.76'
C25	76.71'	67.00'	72.59'	N 06°04'02.79" W	65°35'48"	43.18'
C26	27.21'	67.00'	27.02'	N 38°21'52.06" E	23°16'02"	13.79'
C27	17.47'	18.00'	16.79'	N 22°11'20.81" E	55°37'05"	9.49'
C28	20.42'	13.00'	18.38'	N 50°37'12.20" W	90°00'00"	13.00'
C29	20.42'	13.00'	18.38'	N 39°22'47.80" E	90°00'00"	13.00'
C30	17.47'	18.00'	16.79'	S 33°25'44.46" E	55°37'05"	9.49'
C31	104.25'	67.00'	94.05'	S 16°39'43.63" E	89°09'08"	66.02'
C32	58.92'	67.00'	57.04'	S 53°06'17.51" W	50°22'55"	31.51'
C33	58.82'	67.00'	56.95'	N 76°33'12.78" W	50°18'05"	31.46'
C34	61.43'	67.00'	59.30'	N 25°08'06.52" W	52°32'08"	33.07'
C35	57.14'	67.00'	55.43'	N 25°33'55.21" E	48°51'56"	30.44'
C36	17.47'	18.00'	16.79'	N 22°11'20.44" E	55°37'05"	9.49'
C37	20.42'	13.00'	18.38'	N 39°22'47.80" E	90°00'00"	13.00'
C38	3.90'	630.00'	3.90'	N 05°26'33.31" W	0°21'18"	1.95'

GENERAL LINE TABLE		
SEGMENT	LENGTH	DIRECTION
L1	59.17'	S 84°47'41" W
L2	70.28'	N 84°22'48" E
L3	9.59'	S 84°22'48" W
L4	20.11'	S 00°29'10" W
L5	60.34'	S 84°22'48" W
L6	20.11'	N 00°29'10" E
L7	20.11'	N 00°29'10" E
L8	60.34'	N 84°22'48" E
L9	20.11'	S 00°29'10" W
L10	28.17'	N 84°22'48" E
L11	16.94'	N 00°33'10" W
L12	14.45'	S 47°00'18" W
L13	78.08'	S 05°32'47" E
L14	10.00'	N 84°22'13" E
L15	69.99'	N 05°32'47" W
L16	10.00'	N 84°27'13" E
L17	68.20'	N 05°32'47" W

TGC Engineering, LLC
1310 SHARON CORLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.990.9000 (FAX) 888.820.9423

THE RESERVE AT WINFIELD FARM SUB. NO. 4

SUBLOTS

PROJECT NUMBER
1447-P4

DATE
2019-09-25

DRAWN BY: JMS
CHECKED BY: GPH

2019-09-28
2019-09-20

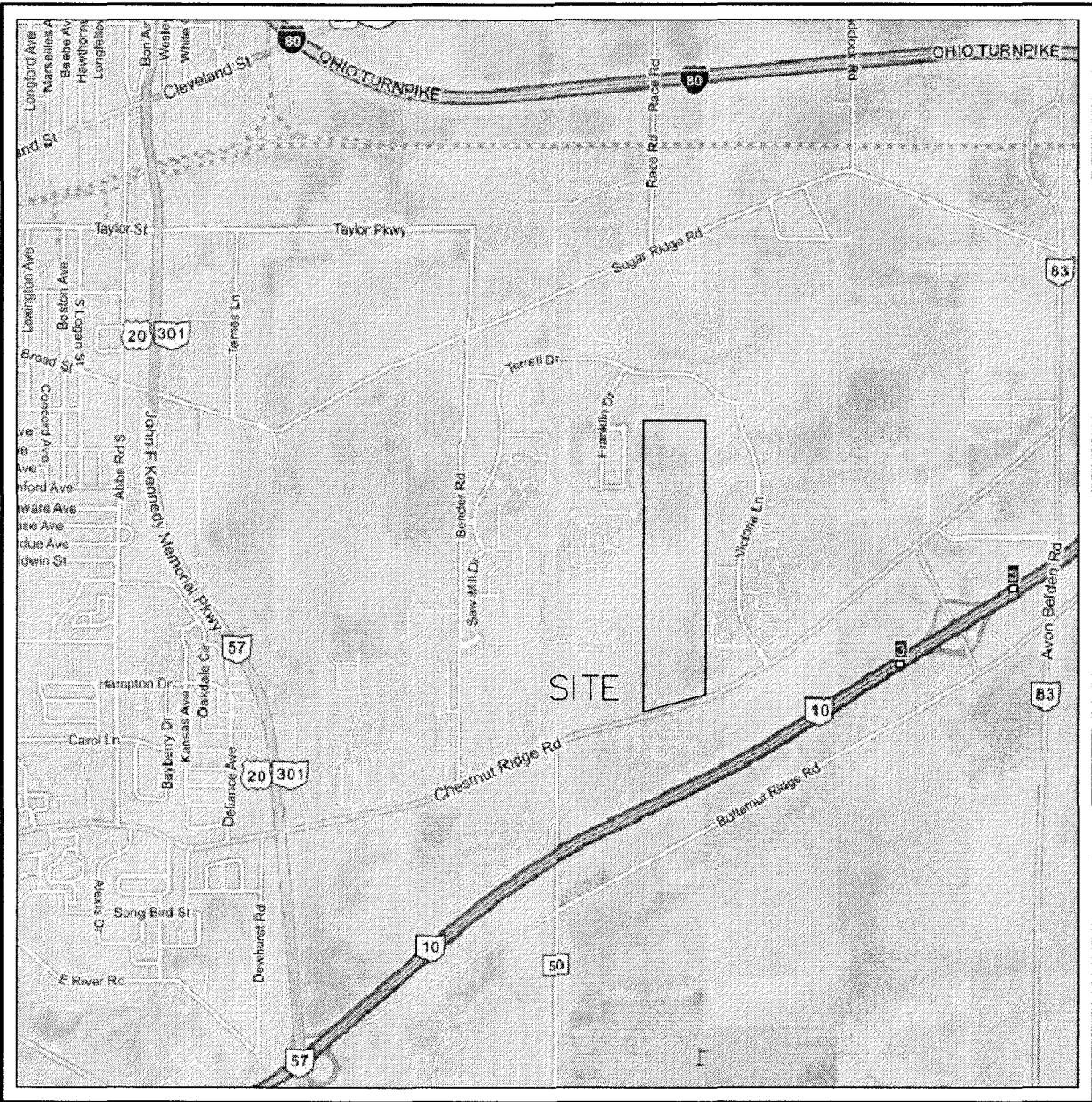
4
4

IMPROVEMENT PLANS
FOR

THE RESERVE AT WINFIELD FARM
PHASE 4

WINFIELD LANE, NORTH RIDGEVILLE
LORAIN COUNTY

PUBLIC STREETS, WATERMAIN, STORM SEWERS, AND SANITARY SEWERS



LOCATION MAP
N.T.S.

LATITUDE: 41.350685
LONGITUDE: -82.041694

BENCHMARKS

BENCHMARK #1: SANITARY MANHOLE MH-12, SOUTH SIDE OF NASH LANE
STA. 6+39.84, 19.53, ELEV=749.26'
BENCHMARK #2: SANITARY MANHOLE MH-P1-L, NORTH SIDE OF WINFIELD LANE
STA. 23+31.26, -27.85, ELEV=749.57'

APPROVALS

CHRISTOPHER M. SCHMIDT, P.E. DATE

DANIEL A. RODRIGUEZ, P.E. DATE
CITY ENGINEER

OHIO EPA PERMIT TO INSTALL LETTER DATED: 06/04/2019
OHIO EPA WATER PERMIT LETTER DATED:
OHIO EPA NPDES (*3GCI0607*AG) PERMIT LETTER DATED: 01/22/2019



800-925-0988 or 8-1-1
www.ogpups.org



1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

OWNER

THE MERITAGE GROUP
772 PINE VALLEY DRIVE
PITTSBURGH, PA 15239

CONTACT: JILL ALLAN
JIM RUMBAUGH
724-327-5755

DESIGN ENGINEER

TGC ENGINEERING, LLC
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274

CONTACT: CHRIS SCHMIDT, P.E.
330-590-8004

CONTRACTOR

MAJESTIC EXCAVATING
9439 FRIENDSVILLE RD
SEVILLE, OH 44273



SITE INFORMATION

SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT

PROPOSED UNITS IN PHASE 4:
31 SINGLE-FAMILY UNITS
24 CLUSTER UNITS
55 TOTAL UNITS PHASE 4

PHASE 4 AREA: 35.88 AC

AREA OF PAVEMENT IN PHASE 4: 82,675 SF

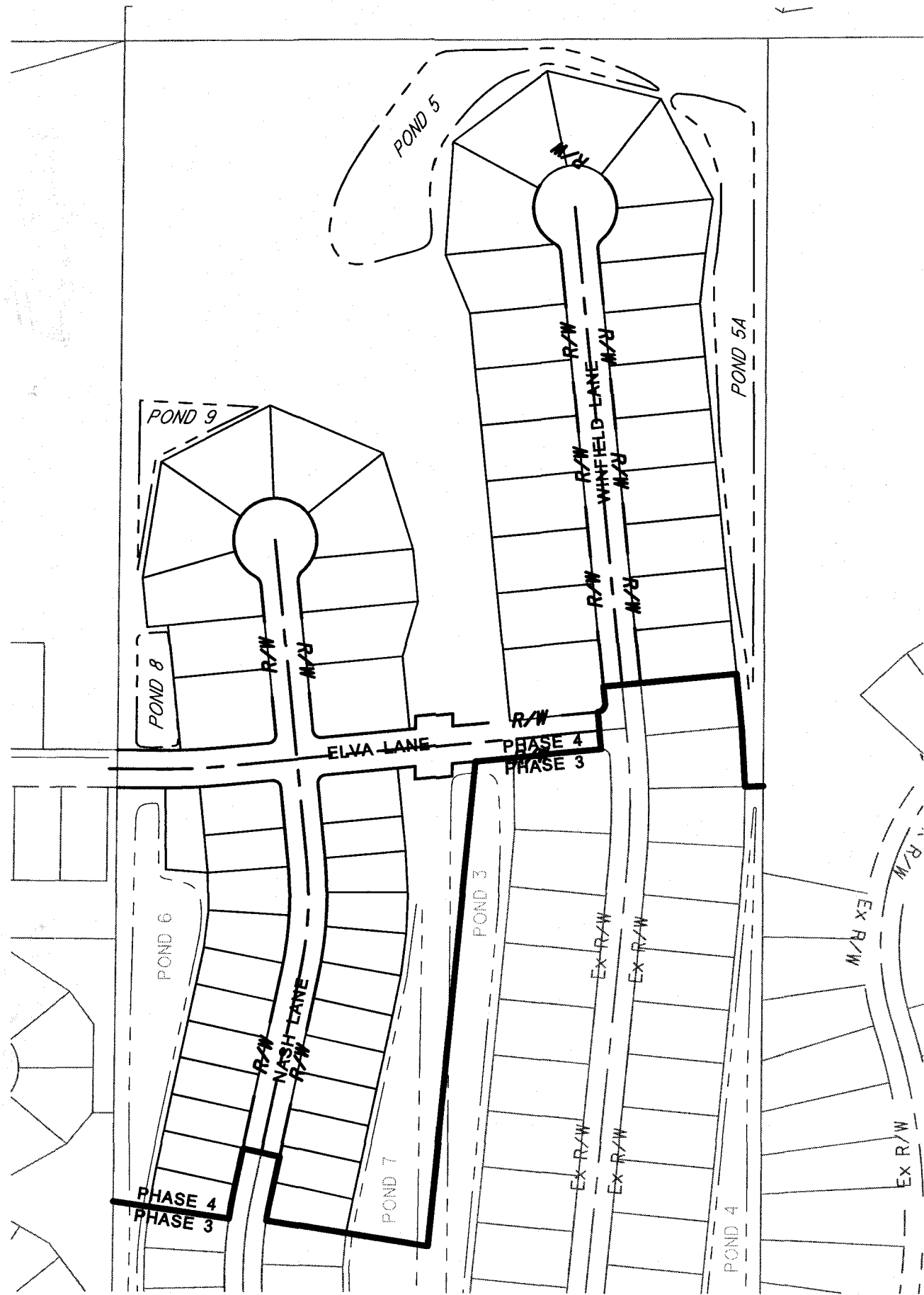
SUBMITTAL INDEX	
SUBMITTAL	DATE
1 (CITY, EPA)	1/28/2019
2 (CITY)	4/18/2019
2 (EPA)	5/22/2019
3 (CITY)	6/7/2019
4 (CITY)	6/25/2019
5 (CONSTRUCTION SET)	7/16/2019

IMPROVEMENT PLAN SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	OVERALL SITE PLAN
4	OVERALL SITE PLAN
5	LANDSCAPE PLAN
6	OVERALL UTILITY PLAN
7	MASS GRADING PLAN
8	FINAL GRADING PLAN
9	INTERSECTION DETAILS AND CONNECTION SCHEDULE
10	PLAN AND PROFILE - NASH LANE
11	PLAN AND PROFILE - NASH LANE
12	PLAN AND PROFILE - WINFIELD LANE
13	PLAN AND PROFILE - WINFIELD LANE
14	PLAN AND PROFILE - ELVA LANE
15	PLAN AND PROFILE - ELVA LANE
16	BURK DITCH - ELVA LANE CULVERT DETAILS
17	JACKSON DITCH - ELVA LANE CULVERT DETAILS
18	PLAN AND PROFILE - STORM 1 TO 3
19	PLAN AND PROFILE - STORM 4
20	PLAN AND PROFILE - STORM 5 TO 7
20A	PLAN AND PROFILE - STORM 8
20B	BURK DITCH PROFILES
20C	BURK DITCH PROFILES
20D	JACKSON DITCH PROFILES
20E	JACKSON DITCH PROFILES
21	GENERAL NOTES
22	NORTH RIDGEVILLE STANDARDS GENERAL NOTES
23	NORTH RIDGEVILLE STANDARD GENERAL NOTES
24	TYPICAL SECTION AND PAVEMENT DETAILS
25	PAVEMENT DETAILS
26	SANITARY SEWER DETAILS
27	SANITARY SEWER DETAILS
28	WATER DETAILS
29	WATER DETAILS
30	STORM SEWER DETAILS
31	STORM SEWER DETAILS

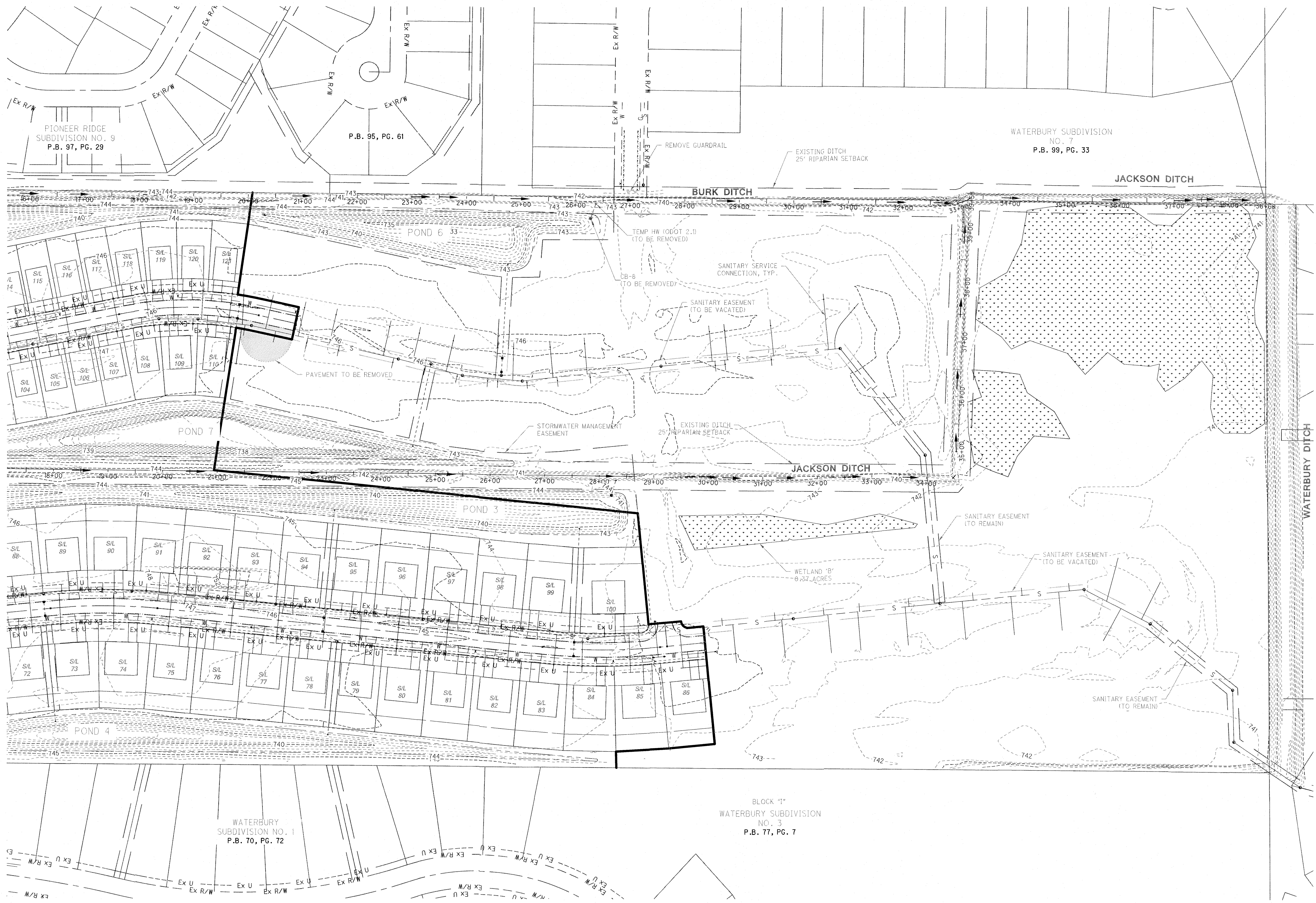
SWPPP SHEET INDEX

SHEET NUMBER	SHEET TITLE
32	SWPPP TITLE SHEET
33	STORM WATER POLLUTION PREVENTION PLAN
34	POND 5 DETAILS
35	POND 5A DETAILS
36	POND 8 DETAILS
36A	POND 9 DETAILS
37	NORTH RIDGEVILLE SWPPP GENERAL NOTES
38	SWPPP DETAILS
39	SWPPP DETAILS
40	SWPPP DETAILS
41	SWPPP DETAILS
42	SWPPP NOTES



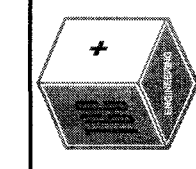
Utility Line Legend		
Existing	Proposed	Description
---	OHE	Overhead Electric Line
---	E	Underground Electric Line
---	G	Underground Gas Line
---	S	Sanitary Sewer Line
---	SAN FM	Sanitary Sewer Forcemain
---	W	Water Line
---	Ex U	Utility Easement
---	Ex R/W	Right of Way
---	---	Storm Water Management Easement

Utility Symbol Legend		
Existing	Proposed	Description
		Catch Basin
		Fire Hydrant
		Inlets
		Light Pole
		Mailbox
		Power Pole
		Sanitary Manhole
		Signs
		Storm Manhole
		Water Gate Valve
		Water Service Stop



THE RESERVE AT WINFIELD FARM PHASE 4
EXISTING CONDITIONS PLAN

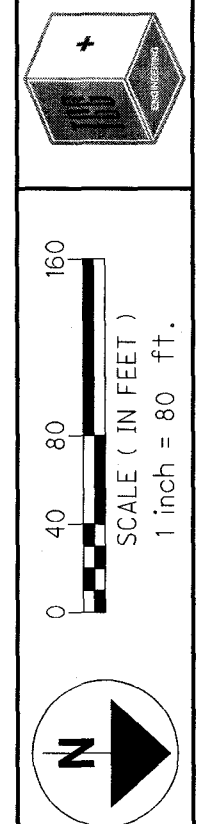
PROJECT NUMBER
1447
DATE
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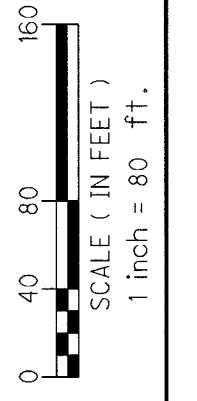
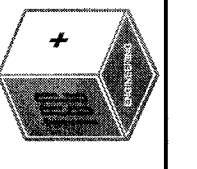




THE RESERVE AT WINFIELD FARM PHASE 4
OVERALL SITE PLAN

PROJECT NUMBER
1447
DATE
2019-07-16





THE RESERVE AT WINFIELD FARM PHASE 4
OVERALL SITE PLAN

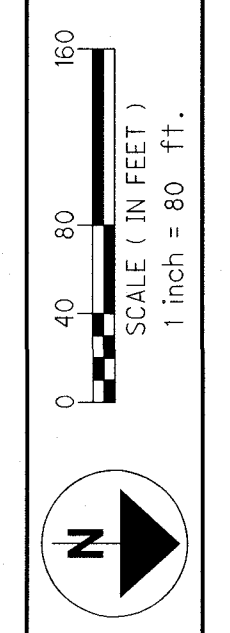
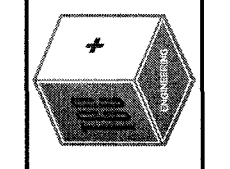
PROJECT NUMBER
1447
DATE
2019-07-16



NOTES
1. TREE PLAN:
ONE TREE PER LOT MIN. 2" CALIPER
MIN. 8' HIGH IN FRONT YARD. HOME
BUILDER WILL CHOOSE TREE TYPES AS
ALLOWED BY THE BUILDING DEPT. AND
CONFORMING WITH CITY OF NORTH
RIDGEVILLE TREE ORDINANCE.

THE RESERVE AT WINFIELD FARM PHASE 4
LANDSCAPE PLAN

PROJECT
NUMBER
1447
DATE
2019-07-16

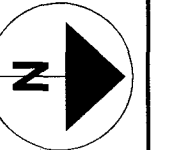
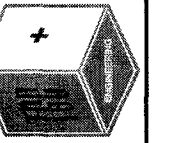




NOTES

1. CLEAR/GRUB AND DREDGE AS NECESSARY TO PROVIDE POSITIVE DRAINAGE TO THE REMAINING SECTIONS OF THE BURK AND JACKSON DITCHES THAT WERE NOT CLEANED DURING PREVIOUS PHASES.
2. WETLAND (TO REMAIN)

TGC Engineering, LLC
130 SHARON CIRCLE ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.950.9004 (FAX) 888.820.8423



THE RESERVE AT WINFIELD FARM PHASE 4

MASS GRADING PLAN

PROJECT NUMBER

1447

DATE

2019-07-16

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42





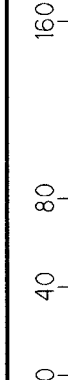
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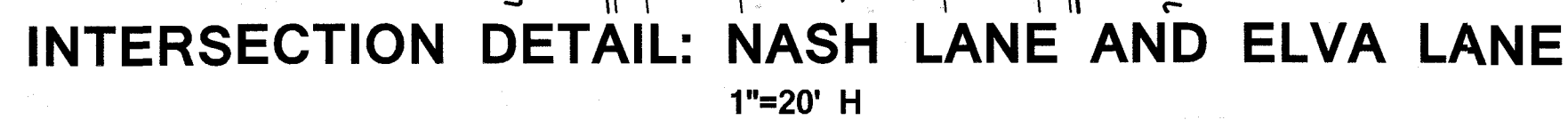
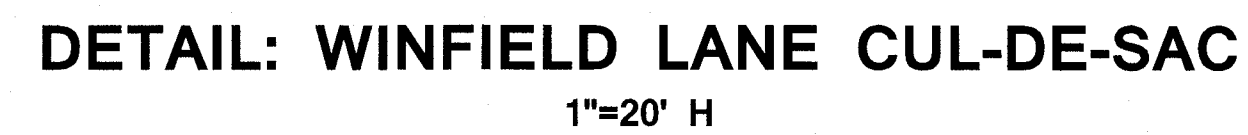
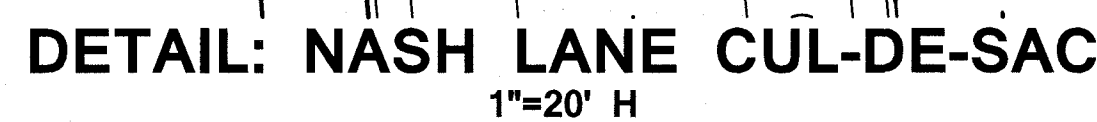
- SUMP PUMPS FOR ALL HOUSES SHALL EITHER BE CONNECTED TO THE STORM SEWER SYSTEM OR DRAIN TO THE PONDS.
- CLEAR/GRUB AND DREDGE AS NECESSARY TO PROVIDE POSITIVE DRAINAGE TO THE REMAINING SECTIONS OF THE BURK AND JACKSON DITCHES THAT WERE NOT CLEANED DURING PREVIOUS PHASES.
- WETLAND (TO REMAIN)

ANTICIPATED HOUSE DATA									
SUBLOT #	ELEV @ ROW	DRIVE LENGTH ROW TO GARAGE (FT)	DRIVE SLOPE (%)	GARAGE FLOOR	FINISHED FLOOR	BASEMENT	BOTTOM OF FOOTER	SUMP PUMP	GRINDER PUMP
123*	746.38	35.00	4.57	747.98	749.73	740.98	740.15	YES	NO
124*	745.41	35.00	4.57	747.01	748.76	740.01	739.18	YES	NO
125	744.35	35.00	4.57	745.95	747.70	738.95	738.12	YES	NO
126	744.05	35.00	4.57	745.65	747.40	738.65	737.82	YES	NO
127*	744.58	35.00	4.57	746.18	747.93	739.18	738.35	YES	NO
128*	745.00	35.00	4.57	746.60	748.35	739.60	738.77	YES	NO
129*	745.02	35.00	4.57	746.62	748.37	739.62	738.79	YES	NO
130	744.61	35.00	4.57	746.21	747.96	739.21	738.38	YES	NO
131	743.87	35.00	4.57	745.47	747.22	738.47	737.64	YES	NO
132*	743.65	35.00	4.57	745.25	747.00	738.25	737.42	YES	NO
133	743.35	35.00	4.57	744.95	746.70	737.95	737.12	YES	NO
134	743.26	35.00	4.57	744.86	746.61	737.86	737.03	YES	NO
135	743.68	35.00	4.57	745.28	747.03	738.28	737.45	YES	NO
136	744.47	35.00	4.57	746.07	747.82	739.07	738.24	YES	NO
137	744.96	35.00	4.57	746.56	748.31	739.56	738.73	YES	NO
138	744.88	35.00	4.57	746.48	748.23	739.48	738.65	YES	NO
139	744.58	35.00	4.57	746.18	747.93	739.18	738.35	YES	NO
140	744.15	35.00	4.57	745.75	747.50	738.75	737.92	YES	NO
141	744.41	35.00	4.57	746.01	747.76	739.01	738.18	YES	NO

ANTICIPATED HOUSE DATA									
SUBLOT #	ELEV @ ROW	DRIVE LENGTH ROW TO GARAGE (FT)	DRIVE SLOPE (%)	GARAGE FLOOR	FINISHED FLOOR	BASEMENT	BOTTOM OF FOOTER	SUMP PUMP	GRINDER PUMP
142	745.54	35.00	4.57	747.14	748.89	740.14	739.31	YES	NO
143	746.35	35.00	4.57	747.95	749.70	740.95	740.12	YES	NO
144	745.93	35.00	4.57	747.53	749.28	740.53	739.70	YES	NO
145	744.75	35.00	4.57	746.35	748.10	739.35	738.52	YES	NO
146	743.84	35.00	4.57	745.44	747.19	738.44	737.61	YES	NO
147	744.34	35.00	4.57	745.94	747.69	738.94	738.11	YES	NO
148	744.77	35.00	4.57	746.37	748.12	739.37	738.54	YES	NO
149	744.95	35.00	4.57	746.55	748.30	739.55	738.72	YES	NO
150	744.60	35.00	4.57	747.54	749.29	740.54	739.71	YES	NO
151	743.82	35.00	4.57	745.42	747.17	738.42	737.59	YES	NO
152	744.15	35.00	4.57	745.75	747.50	738.75	737.92	YES	NO
153	745.94	35.00	4.57	747.54	749.29	740.54	739.71	YES	NO
154*	744.84	22.00	6.00	746.16	747.91	739.16	738.33	YES	NO
155	746.29	22.00	6.00	747.61	749.36	740.61	739.78	YES	NO
156	746.04	22.00	6.00	747.36	749.11	740.36	739.53	YES	NO
157	745.69	22.00	6.00	747.01	748.76	740.01	739.18	YES	NO
158	745.77	22.00	6.00	747.09	748.84	740.09	739.26	YES	NO
159*	746.11	22.00	6.00	747.43	749.18	740.43	739.60	YES	NO
160*	746.44	22.00	6.00	747.76	749.51	740.76	739.93	YES	NO

ANTICIPATED HOUSE DATA									
SUBLOT #	ELEV @ ROW	DRIVE LENGTH ROW TO GARAGE (FT)	DRIVE SLOPE (%)	GARAGE FLOOR	FINISHED FLOOR	BASEMENT	BOTTOM OF FOOTER	SUMP PUMP	GRINDER PUMP
161*	746.71	22.00	6.00	748.03	749.78	741.03	740.20	YES	NO
162*	746.58	22.00	6.00	747.90	749.65	740.90	740.07	YES	NO
163*	746.28	22.00	6.00	747.60	749.35	740.60	739.77	YES	NO
164*	746.10	22.00	6.00	747.42	749.17	740.42	739.59	YES	NO
165*	745.75	22.00	6.00	747.07	748.82	740.07	739.24	YES	NO
166	745.60	22.00	6.00	746.92	748.67	739.92	739.09	YES	NO
167*	746.07	22.00	6.00	747.39	749.14	740.39	739.56	YES	NO
168*	746.38	22.00	6.00	747.70	749.45	740.70	739.87	YES	NO
169*	746.67	22.00	6.00	747.99	749.74	740.99	740.16	YES	NO
170*	746.68	22.00	6.00	748.00	749.75	741.00	740.17	YES	NO
171	746.36	22.00	6.00	747.68	749.43	740.68	739.85	YES	NO
172	746.02	22.00	6.00	747.34	749.09	740.34	739.51	YES	NO
173*	745.71	22.00	6.00	747.03	748.78	740.03	739.20	YES	NO
174*	745.52	22.00	6.00	746.84	748.59	739.84	739.01	YES	NO
175	745.77	22.00	6.00	747.09	748.84	740.09	739.26	YES	NO
176	746.04	22.00	6.00	747.36	749.11	740.36	739.53	YES	NO
177	746.32	22.00	6.00	747.64	749.39	740.64	739.81	YES	NO



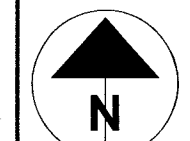
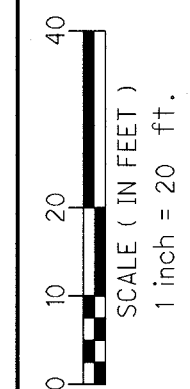
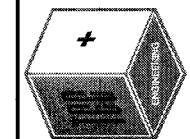


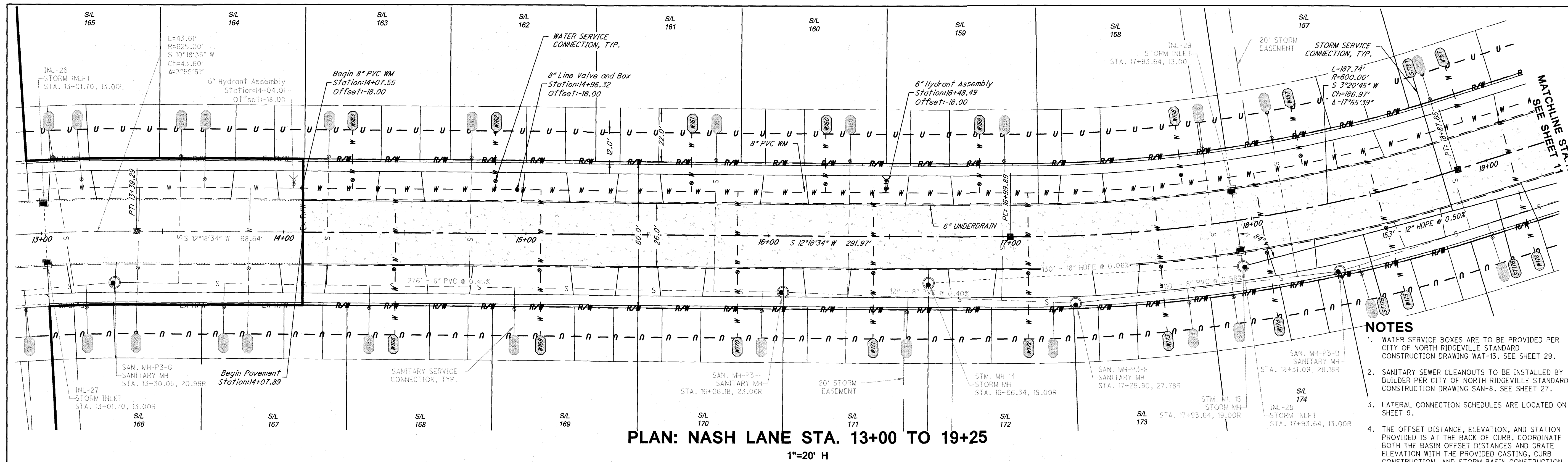
SANITARY CONNECTION SCHEDULE				
SUBLOT #	ALIGN.	STATION @ MAIN	ELEV. AT GUE	MAIN TO GUE (FT)
154	ELVA	5+05	735.78	64'

STORM CONNECTION SCHEDULE				
SUBLOT #	ALIGN.	STATION @ MAIN	ELEV. AT GUE	MAIN TO GUE (FT)
123*	POND 5	-	-	45'
124*	POND 5	-	-	41'
125	STM-5	1+46	741.24	10'
126	STM-5	1+51	741.24	10'
127*	POND 5	-	-	39'
128*	POND 5	-	-	43'
129*	POND 5	-	-	52'
130	STM-4	4+66	741.04	10'
131	STM-4	4+71	741.05	10'
132*	POND 5	-	-	54'
133	WINFIELD	46+16	741.69	99'
134	STM-4	1+26	740.70	10'
135	STM-4	1+31	740.71	10'
136	WINFIELD	45+16	741.02	22'
137	WINFIELD	44+25	741.45	23'
138	WINFIELD	43+49	741.34	23'
139	WINFIELD	41+89	741.62	23'
140	WINFIELD	41+42	741.89	23'
141	WINFIELD	40+35	741.89	23'
142	WINFIELD	39+45	742.34	23'
143	WINFIELD	38+99	742.07	23'
144	NASH	21+94	740.90	24'
145	NASH	22+37	741.31	23'
146	NASH	23+32	741.50	24'
147	NASH	23+98	742.19	60'
148	NASH	24+44	741.63	31'
149	NASH	24+31	742.47	71'
150	NASH	24+15	742.64	96'

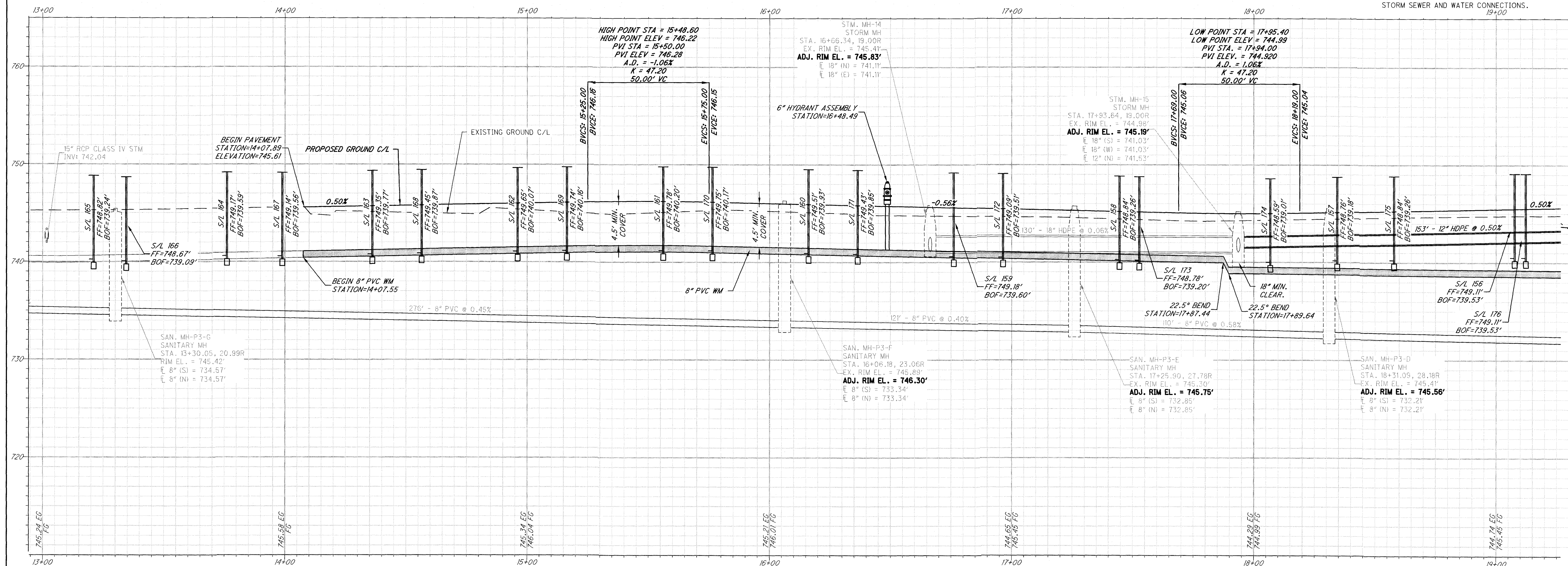
STORM CONNECTION SCHEDULE				
SUBLOT #	ALIGN.	STATION @ MAIN	ELEV. AT GUE	MAIN TO GUE (FT)
151	NASH	23+12	741.10	28'
152	STM-3	1+30	741.01	10'
153	STM-3	1+25	741.00	10'
154*	POND 6	-	-	56'
155	NASH	19+44	743.38	61'
156	NASH	18+81	743.53	58'
157	NASH	17+94	742.49	10'
158	NASH	17+94	742.48	10'
159*	POND 6	-	-	51'
160*	POND 6	-	-	50'
161*	POND 6	-	-	50'
162*	POND 6	-	-	50'
163*	POND 6	-	-	48'
164*	POND 6	-	-	49'
165*	POND 6	-	-	49'
166	NASH	13+02	743.11	10'
167*	POND 7	-	-	50'
168*	POND 7	-	-	50'
169*	POND 7	-	-	50'
170*	POND 7	-	-	50'
171	NASH	16+66	742.81	10'
172	NASH	16+66	742.81	10'
173*	POND 7	-	-	50'
174*	POND 7	-	-	54'
175	NASH	18+43	743.03	27'
176	NASH	18+99	743.30	26'
177	NASH	19+44	743.01	24'

1. "S" DENOTES POND STORM CONNECTION
TO BE INSTALLED BY HOME BUILDER
2. CONTRACTOR SHALL SUBMIT A JOINTING
PLAN IN ACCORDANCE WITH THE CITY
OF NORTH RIDGEVILLE STANDARD
CONSTRUCTION DRAWING PAV-4 FOR
APPROVAL PRIOR TO CONSTRUCTION.





- NOTES**
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13. SEE SHEET 29.
 2. SANITARY SEWER CLEANOUTS TO BE INSTALLED BY BUILDER PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8. SEE SHEET 27.
 3. LATERAL CONNECTION SCHEDULES ARE LOCATED ON SHEET 9.
 4. THE OFFSET DISTANCE, ELEVATION, AND STATION PROVIDED IS AT THE BACK OF CURB. COORDINATE BOTH THE BASIN OFFSET DISTANCES AND GRADE ELEVATION WITH THE PROVIDED CASTING, CURB CONSTRUCTION, AND STORM BASIN CONSTRUCTION DETAILS PER THE CITY OF NORTH RIDGEVILLE STANDARD DETAIL STM-2 FOR CATCH BASIN MOUNTABLE CURB.
 5. DEFLECT WATER CONNECTIONS UNDER STORM SEWER MAIN. MAINTAIN 18" VERTICAL CLEARANCE BETWEEN STORM SEWER AND WATER CONNECTIONS.



TGC Engineering, LLC
1310 SHARON CIRCLE ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.950.9001 (FAX) 330.950.9423

SCALE: 1" = 20' H
 1" = 5' V

THE RESERVE AT WINFIELD FARM PHASE 4

PLAN AND PROFILE - NASH LANE

PROJECT NUMBER

1447

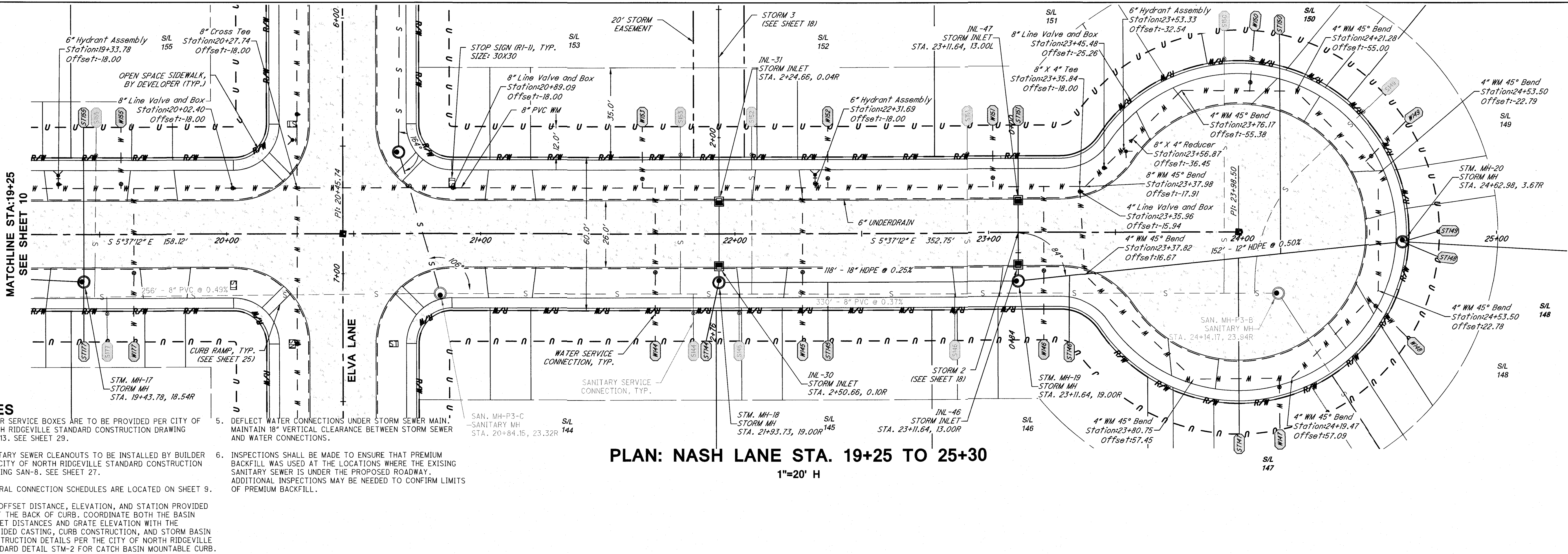
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2019-07-16

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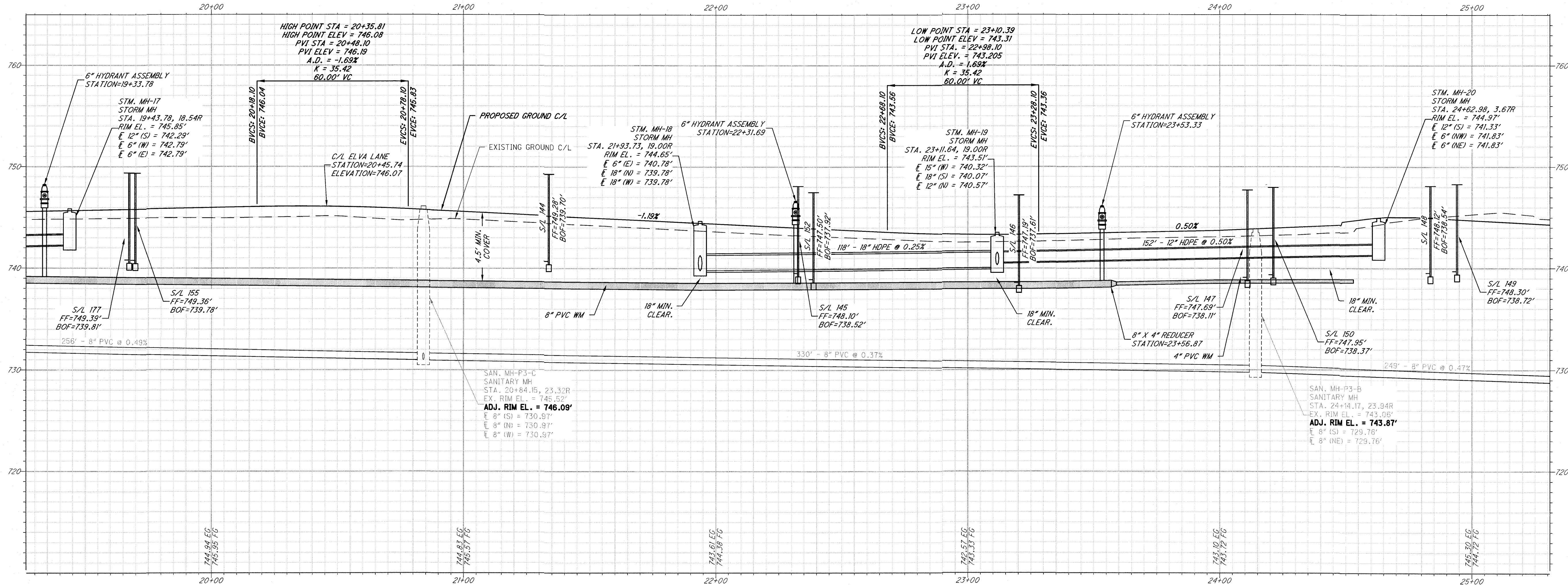
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 Sheet: 11 of 42



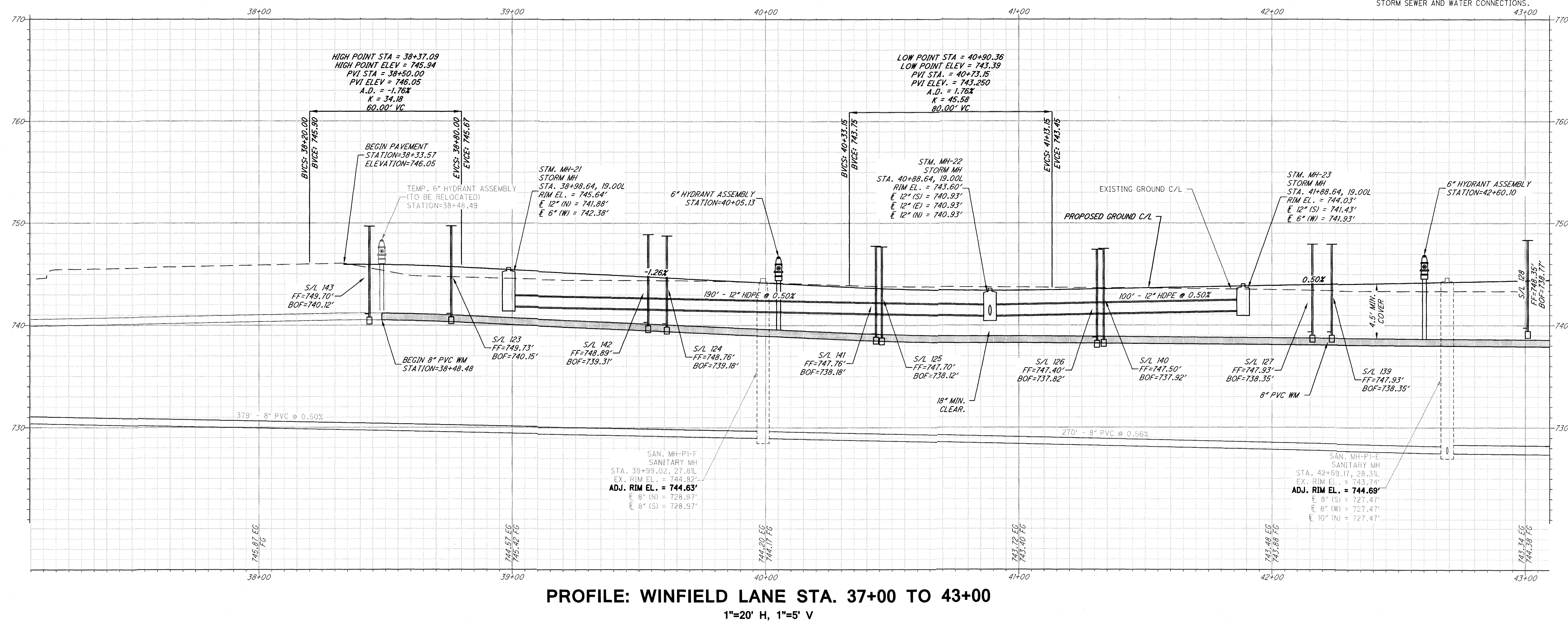
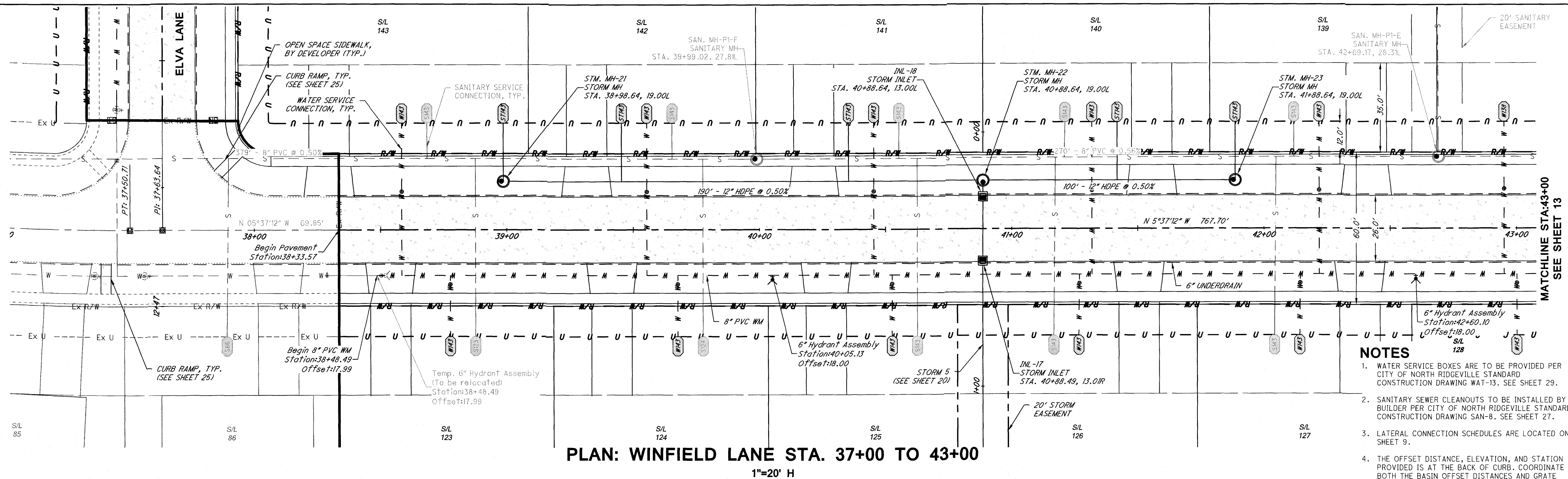
PLAN: NASH LANE STA. 19+25 TO 25+30
1"=20' H

NOTES

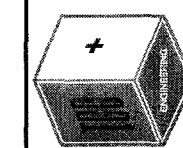
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5. DEFLECT WATER CONNECTIONS UNDER STORM SEWER MAIN. MAINTAIN 18" VERTICAL CLEARANCE BETWEEN STORM SEWER AND WATER CONNECTIONS.
6. INSPECTIONS SHALL BE MADE TO ENSURE THAT PREMIUM BACKFILL WAS USED AT THE LOCATIONS WHERE THE EXISTING SANITARY SEWER IS UNDER THE PROPOSED ROADWAY. ADDITIONAL INSPECTIONS MAY BE NEEDED TO CONFIRM LIMITS OF PREMIUM BACKFILL.



PROFILE: NASH LANE STA. 19+25 TO 25+30
1"=20' H, 1"=5' V



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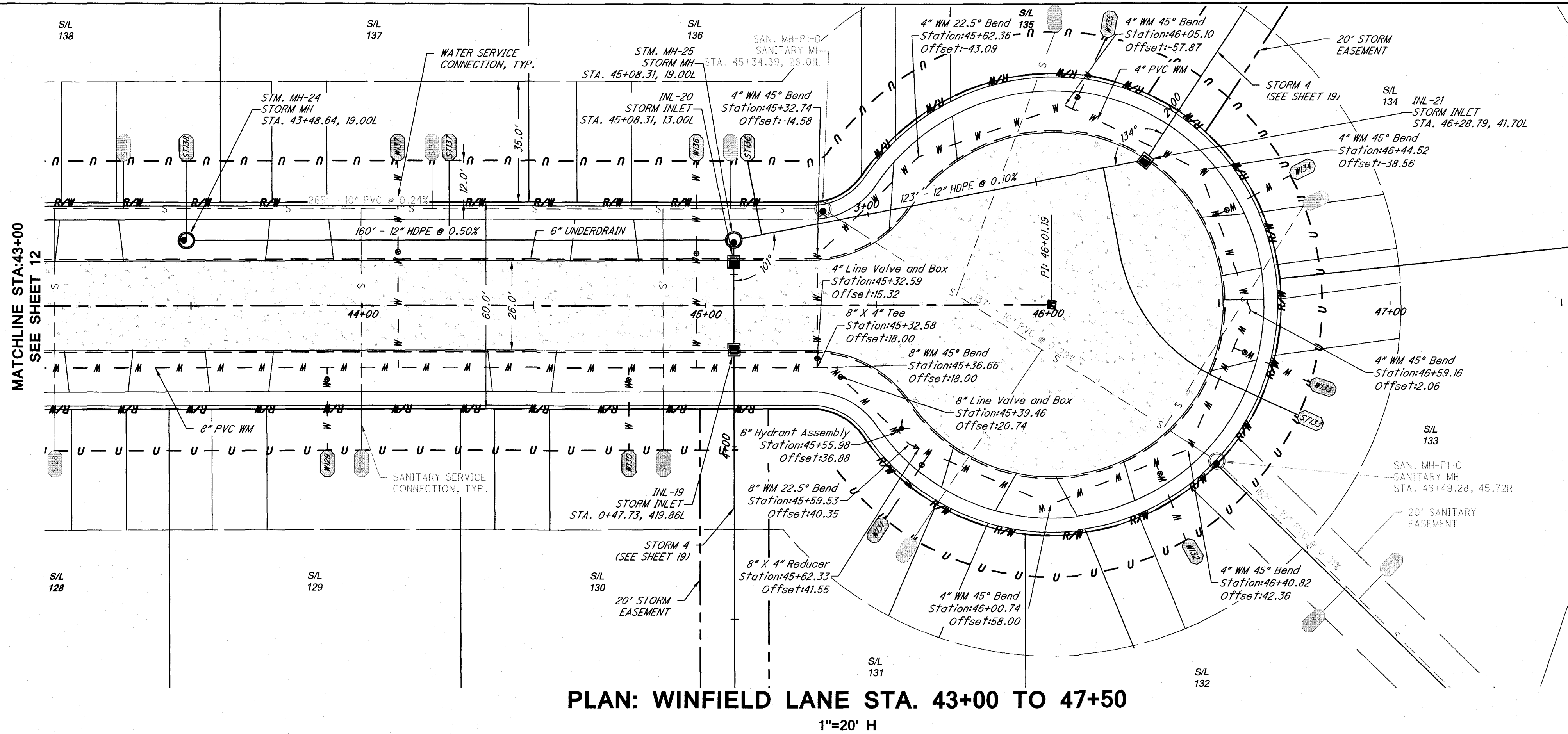


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20
10
SCALE (IN FEET)
1 inch = 20 ft.

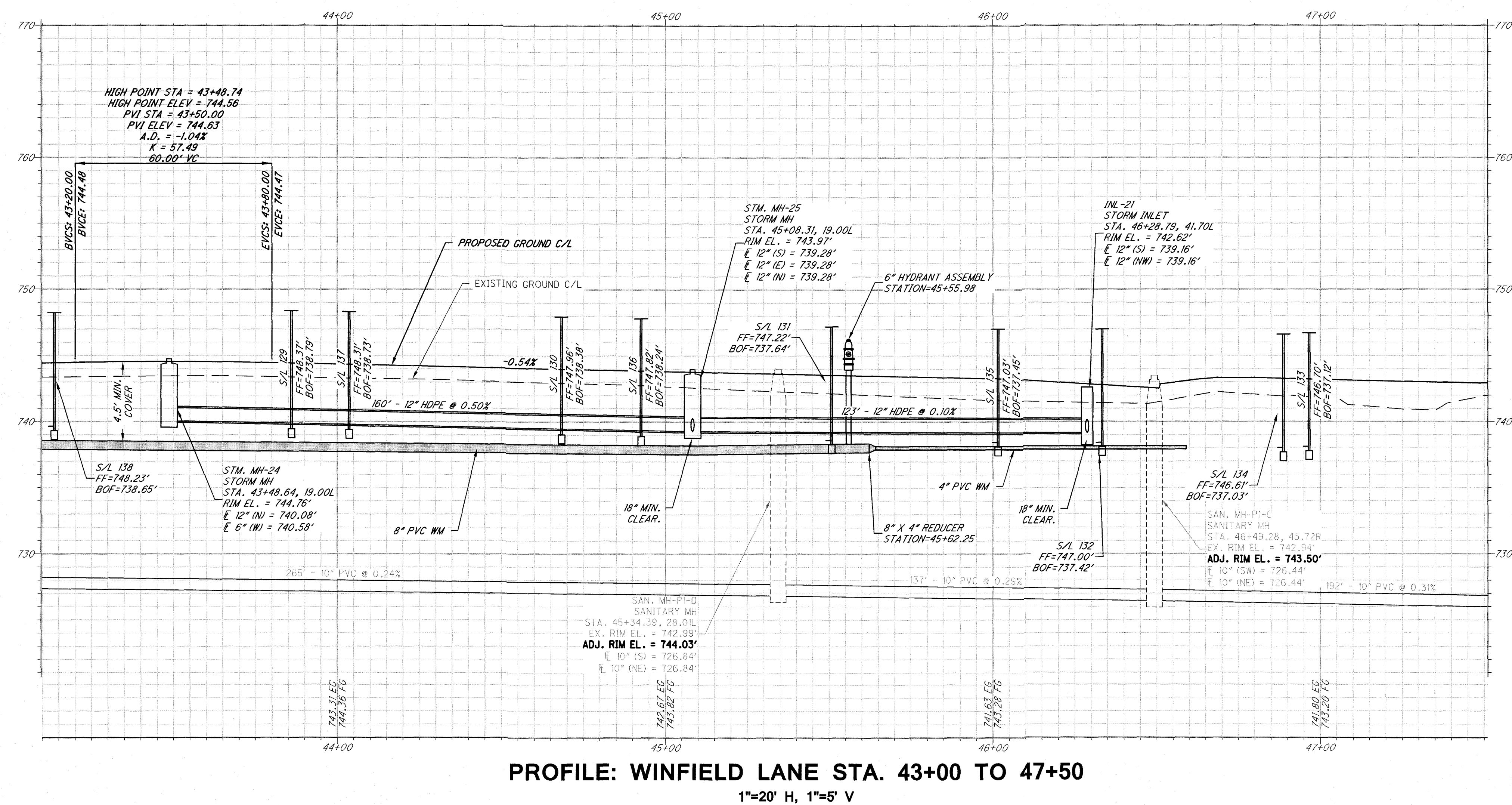
THE RESERVE AT WINFIELD FARM PHASE 4
PLAN AND PROFILE - WINFIELD LANE

PROJECT NUMBER
1447
DATE
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1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13. SEE SHEET 29.
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THE RESERVE AT WINFIELD FARM PHASE 4
PLAN AND PROFILE - WINFIELD LANE

1 inch = 20 ft.

PROJECT NUMBER
1447

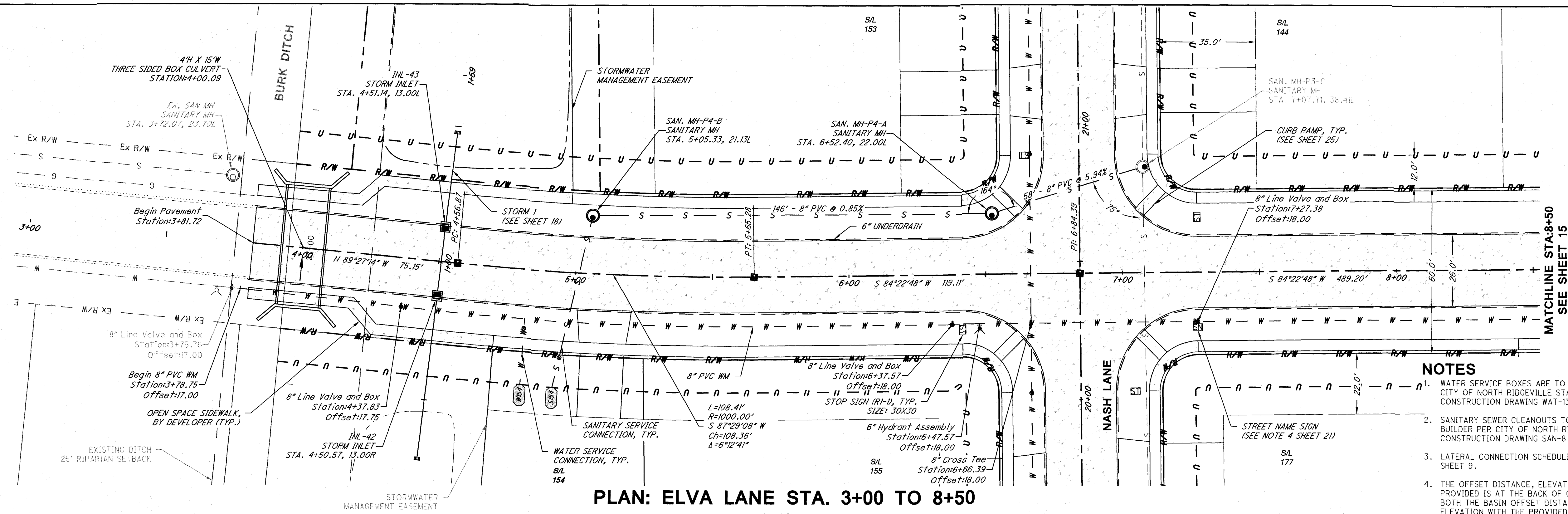
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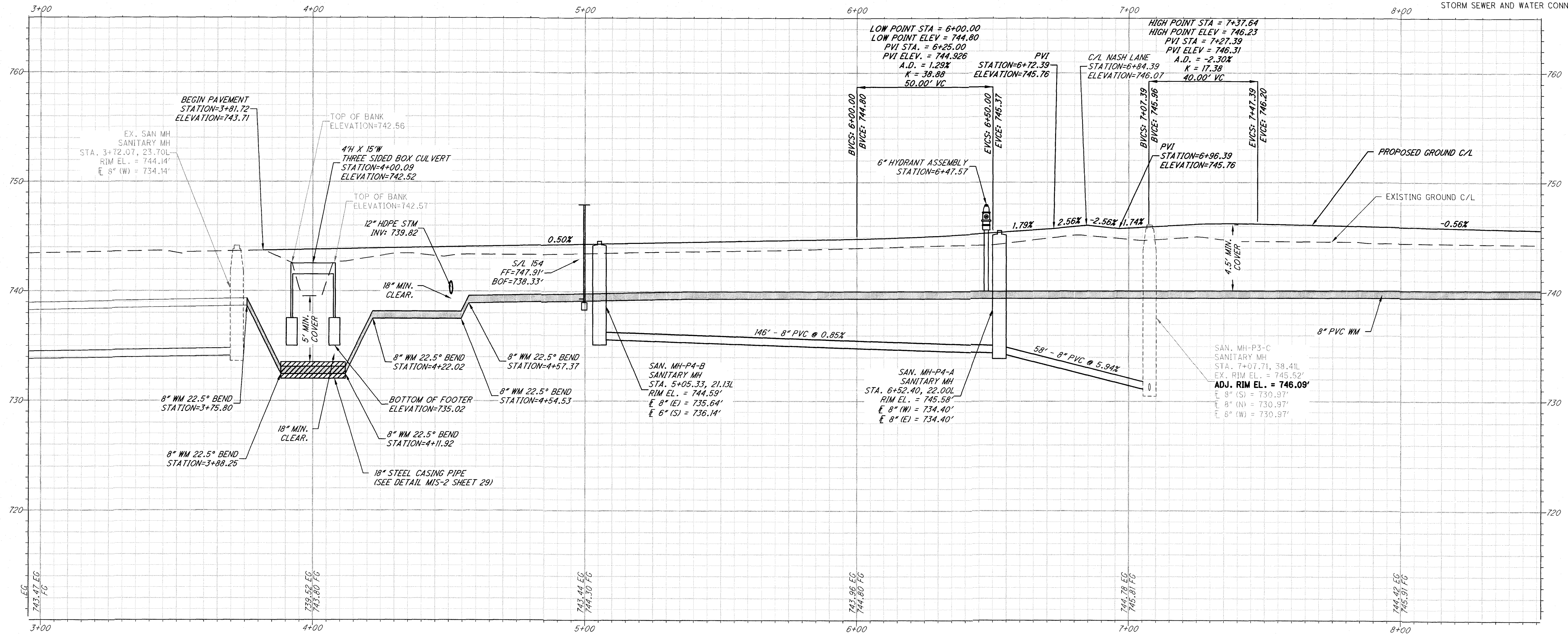
PROJECT NUMBER
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PLAN: ELVA LANE STA. 3+00 TO 8+50
1"=20' H

- NOTES**
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13. SEE SHEET 29.
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PROFILE: ELVA LANE STA. 3+00 TO 8+50
1"=20' H, 1"=5' V

Tec Engineering, LLC

1310 SHARON CIRCLE ROAD P.O. BOX 37

SHARON CENTER, OHIO 44274

(PHONE) 330.550.8004 FAX 330.888.8204

SCALE (IN FEET)
1 inch = 20 ft.

THE RESERVE AT WINFIELD FARM PHASE 4

PLAN AND PROFILE - ELVA LANE

PROJECT NUMBER

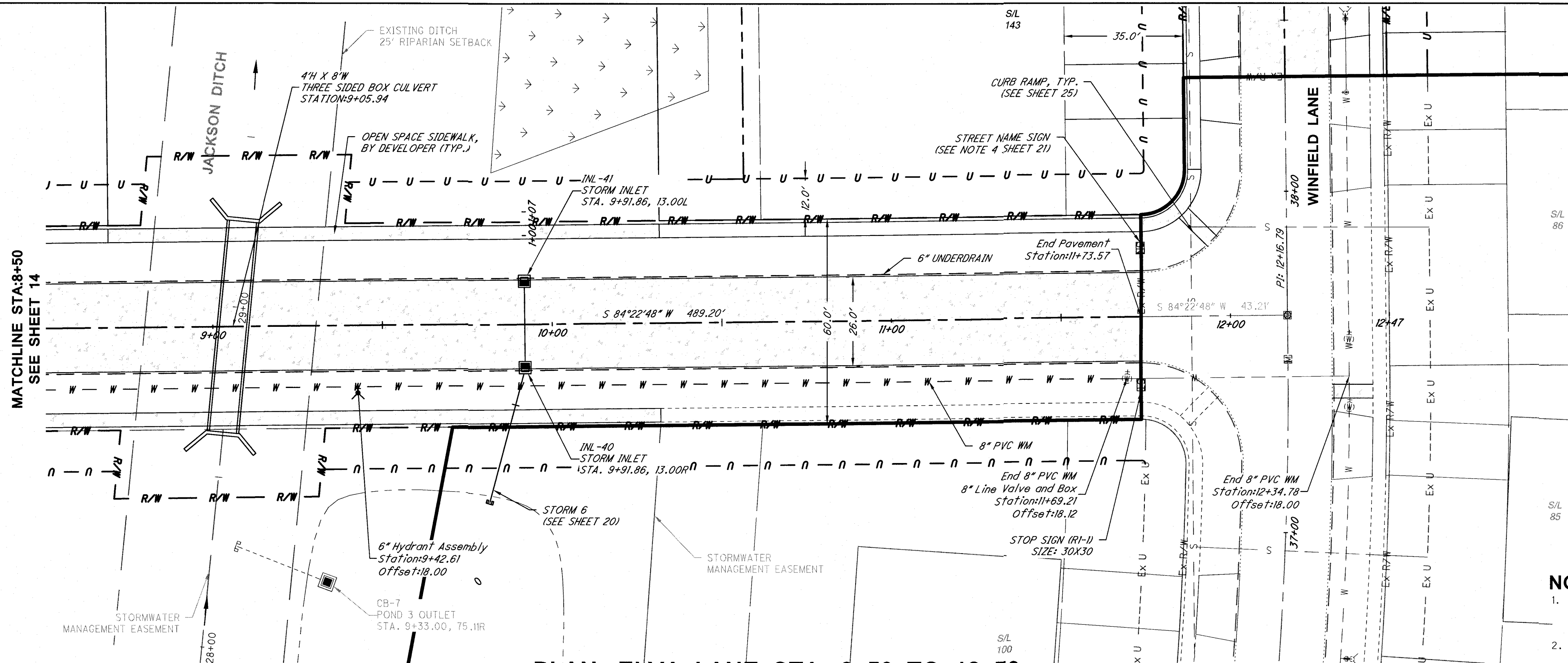
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DATE

2019-07-16

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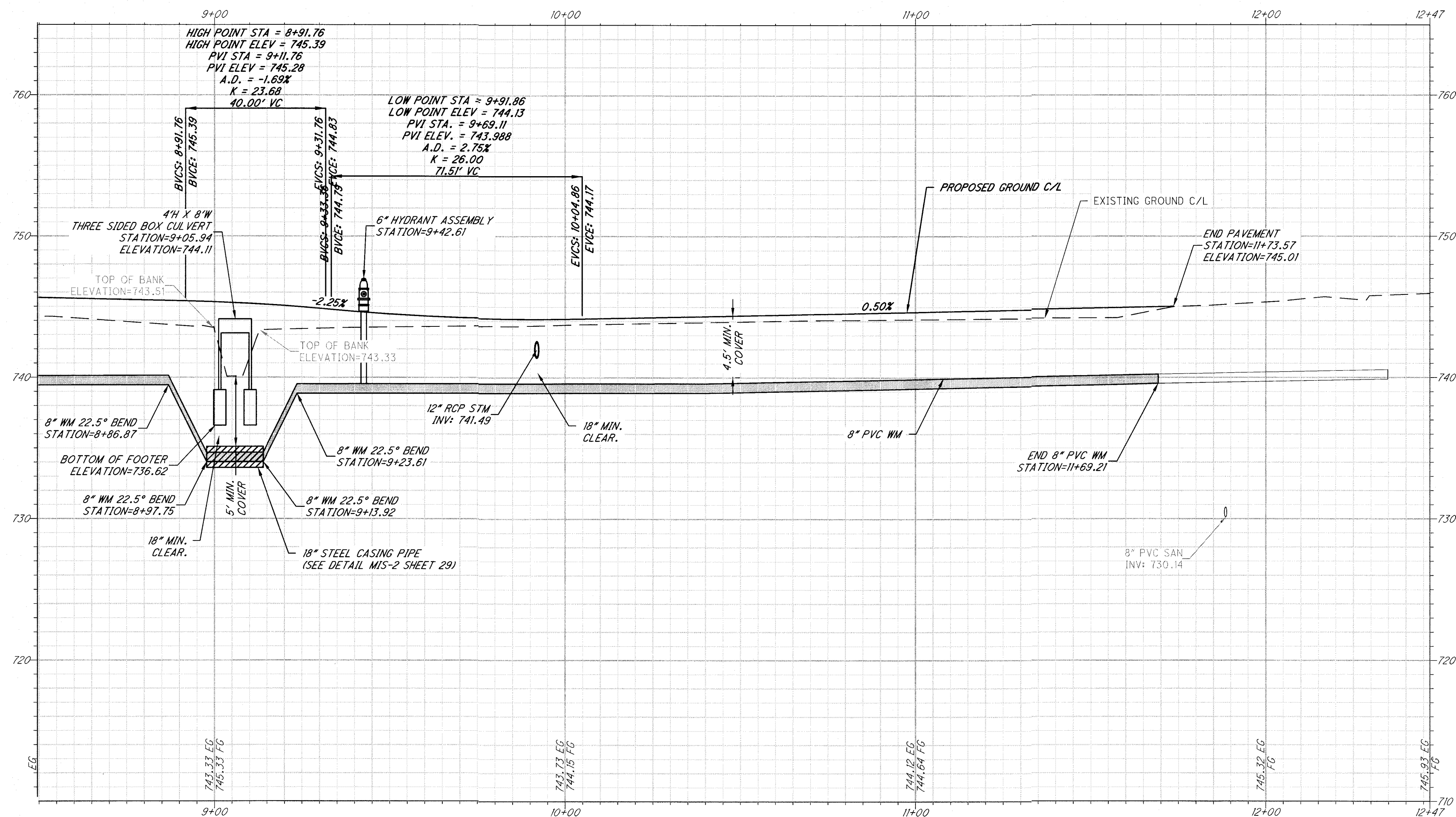
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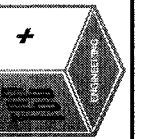
PLAN: ELVA LANE STA. 8+50 TO 12+50
1"=20' H

NOTES

1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13. SEE SHEET 29.
2. SANITARY SEWER CLEANOUTS TO BE INSTALLED BY BUILDER PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8. SEE SHEET 27.
3. LATERAL CONNECTION SCHEDULES ARE LOCATED ON SHEET 9.
4. THE OFFSET DISTANCE, ELEVATION, AND STATION PROVIDED IS AT THE BACK OF CURB. COORDINATE BOTH THE BASIN OFFSET DISTANCES AND GRATE ELEVATION WITH THE PROVIDED CASTING, CURB CONSTRUCTION, AND STORM BASIN CONSTRUCTION DETAILS PER THE CITY OF NORTH RIDGEVILLE STANDARD DETAIL STM-2 FOR CATCH BASIN MOUNTABLE CURB.
5. DEFLECT WATER CONNECTIONS UNDER STORM SEWER MAIN. MAINTAIN 18" VERTICAL CLEARANCE BETWEEN STORM SEWER AND WATER CONNECTIONS.
6. WETLAND (TO REMAIN)

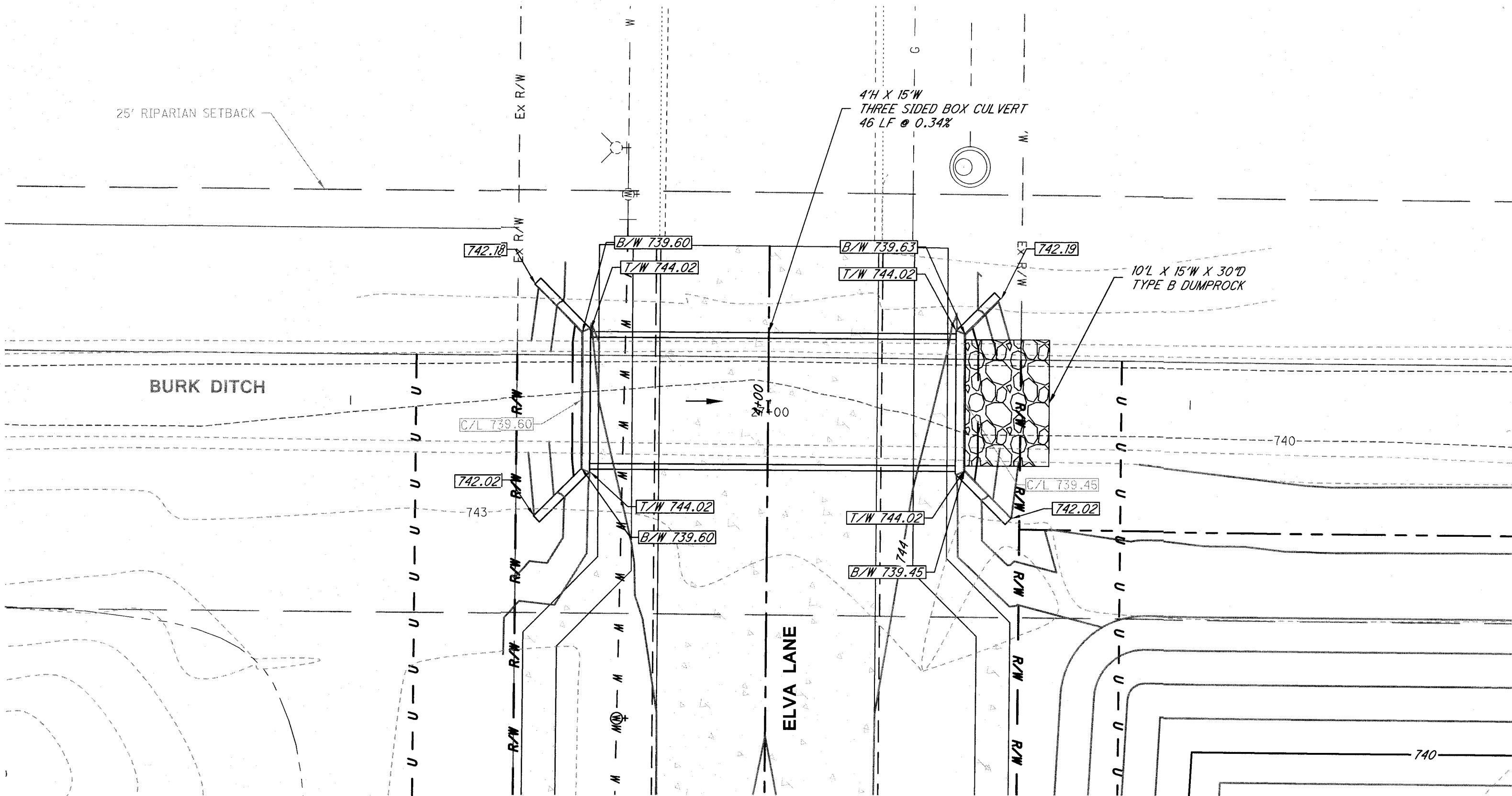


PROFILE: ELVA LANE STA. 8+50 TO 12+50
1"=20' H, 1"=5' V



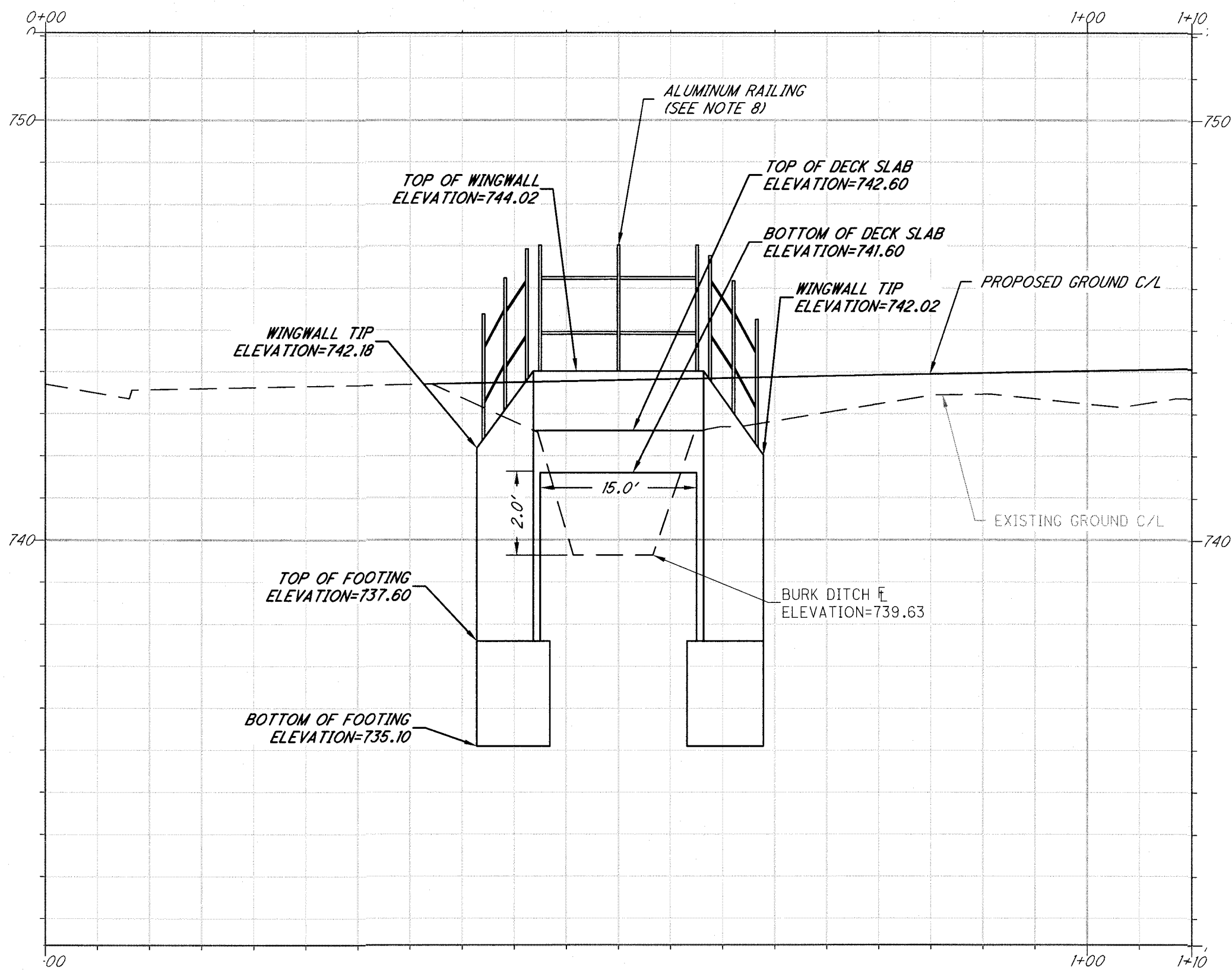
NOTES

1. THE CULVERTS ARE TO BE DESIGNED FOR ALTERNATE MILITARY LOADING, HS-25 LOADING PER STATE OF OHIO BRIDGE STANDARDS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS INCLUDING HL-93 LOADING AND AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES.
2. CONCRETE FOR THE CULVERT FOOTINGS, WALLS, SLAB, AND WINGWALLS SHALL BE ODOT CLASS C (MINIMUM 4,000 PSI).
3. 304 AGGREGATE SHALL BE PLACED BETWEEN THE ROADWAY SUBBASE AND THE CULVERT.
4. EPOXY COATED REINFORCING STEEL IS REQUIRED FOR THE WINGWALLS AND CULVERT FOOTINGS.
5. WATERPROOFING IS TO BE PROVIDED OVER THE TOP OF THE BOX CULVERT AND ONE (1) FOOT DOWN THE SIDES.
6. PROVIDE POROUS BACKFILL BEHIND THE BOX CULVERT WING WALLS AND AN ACCOMPANYING DRAINAGE SYSTEM.
7. PROVIDE AN ELASTOMERIC PROTECTIVE COATING TO THE EXPOSED FACES OF THE WINGWALLS AND HEADWALLS.
8. ALUMINUM TUBE RAILING SHALL BE PICKET STYLE AND BE PRE-FABRICATED WITH WELDED JOINTS. CONTRACTOR SHALL PROVIDE DETAILS FOR THE ALUMINUM RAILING OF THE CULVERT HEADWALLS.
9. A MINIMUM OF 12" OF POROUS BACKFILL AND UNDERDRAIN SHALL BE PROVIDED FOR EACH HEADWALL AND WINGWALL. DRAINAGE DETAILS SHALL BE SHOWN ON THE SUBMITTED SHOP DRAWINGS.
10. THE FOLLOWING ITEMS SHALL BE PROVIDED TO THE CITY PRIOR TO THE OPENING OF THE BRIDGE FOR SUBMITTAL TO ODOT:
 - a. BR100 - BRIDGE LOAD RATING REPORT
 - b. BRIDGE SITR PLAN AND STAMPED SHOP DRAWINGS
 - c. LOCATION MAP ON THE BRIDGE SITE PLAN
 - d. BRASS (OR OTHER ANALYSIS SOFTWARE) INPUT AND OUTPUT CALCULATIONS
 - e. BRIDGE OPENING DATE
11. A COPY OF THE GEOTECHNICAL REPORT PREPARED FOR THE FOUNDATION REVIEW BY THE PRE-CASTER SHALL BE SUBMITTED TO THE CITY.
12. SHOP DRAWINGS SHALL PREVAIL OVER ANY DISCREPANCIES IN DIMENSIONS OF THE CULVERT.



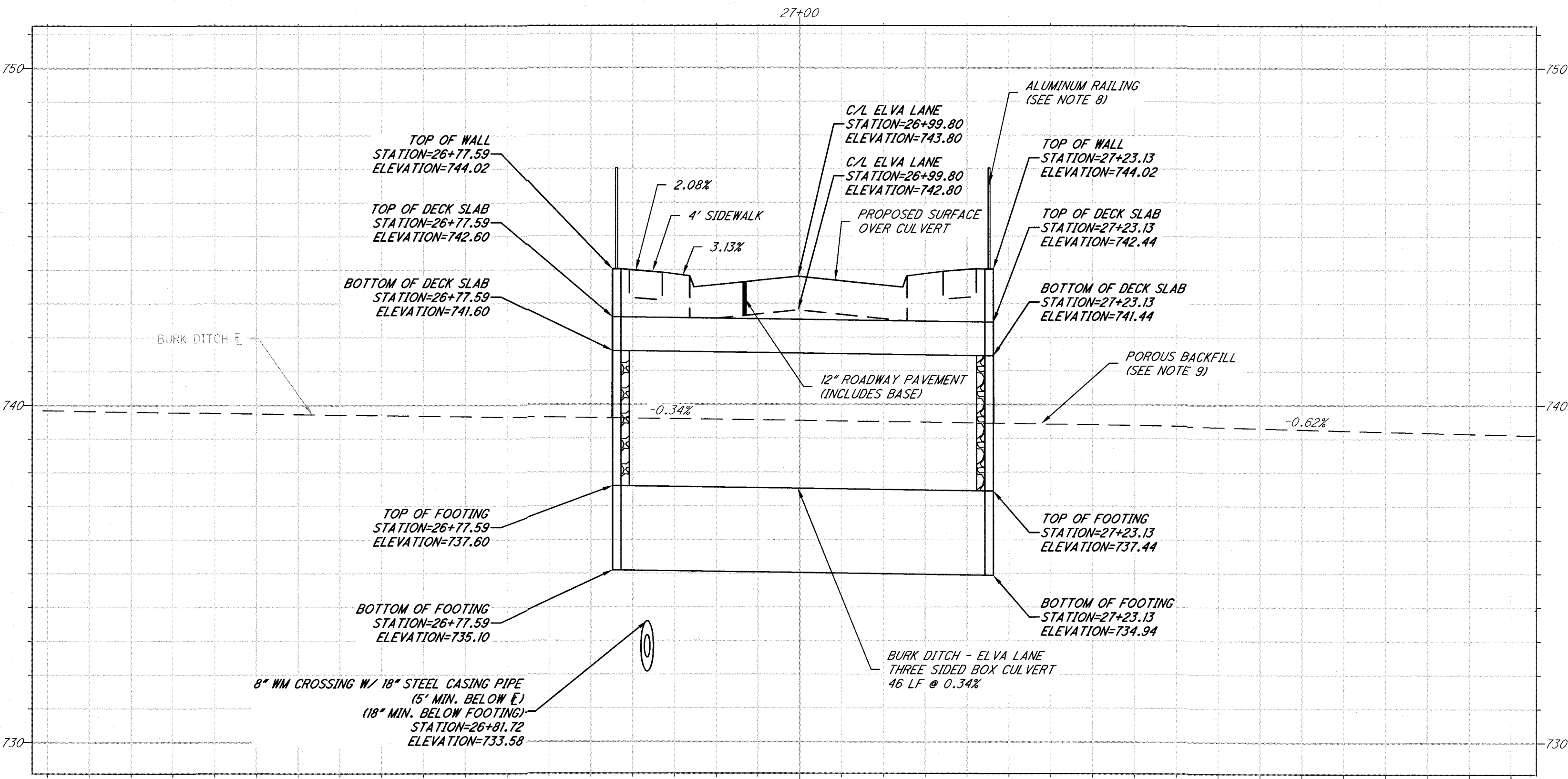
PLAN: BURK DITCH - ELVA LANE CULVERT

1"=10' H



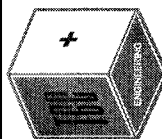
SECTION: BURK DITCH - ELVA LANE CULVERT

1"=10' H, 1"=2.5' V

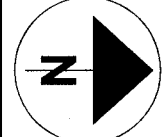


PROFILE: BURK DITCH - ELVA LANE CULVERT

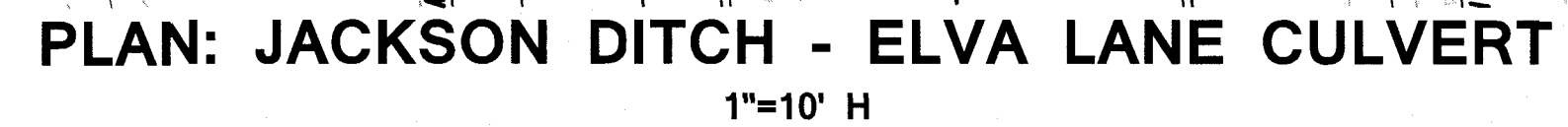
1"=10' H, 1"=2.5' V

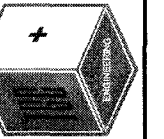
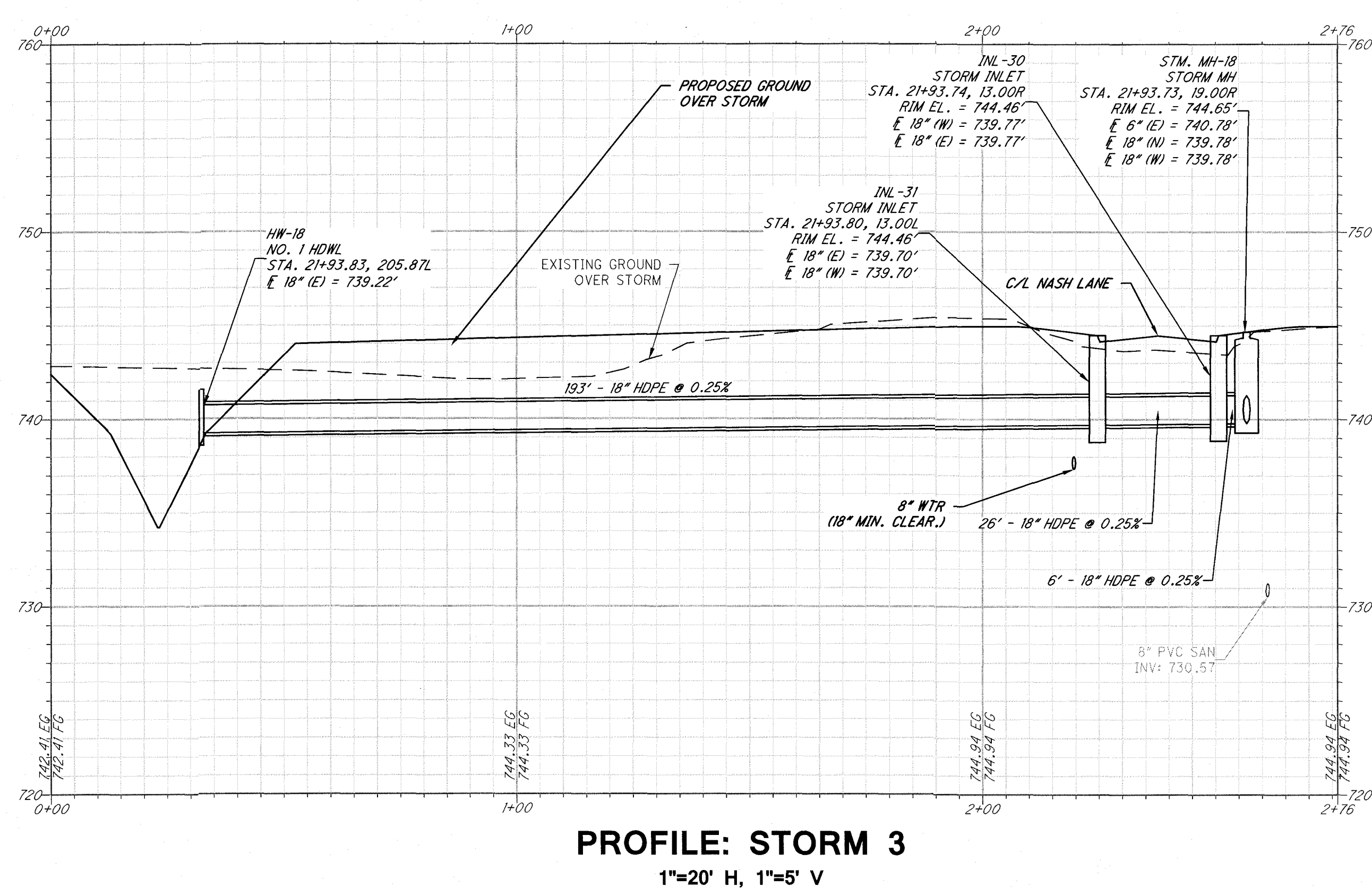
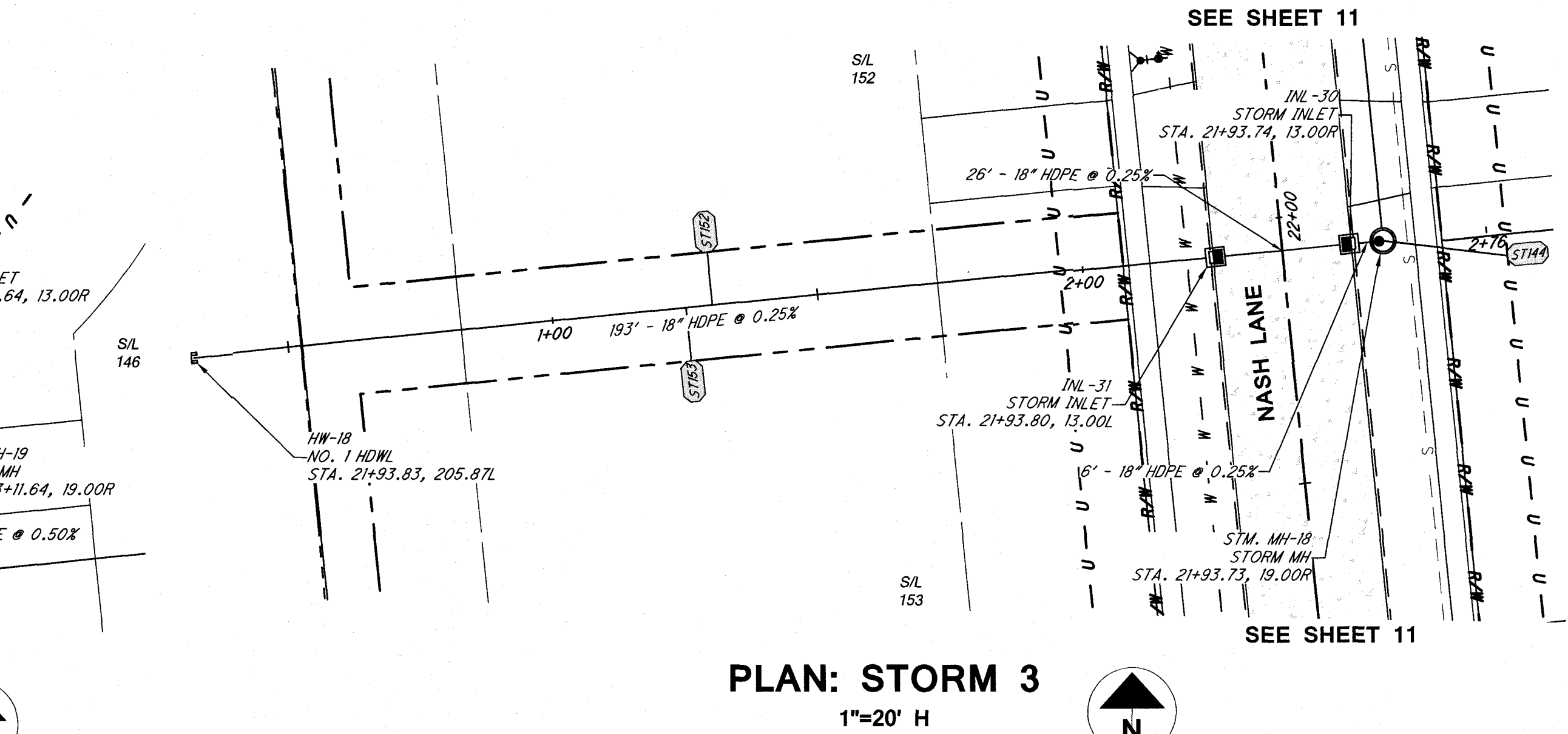
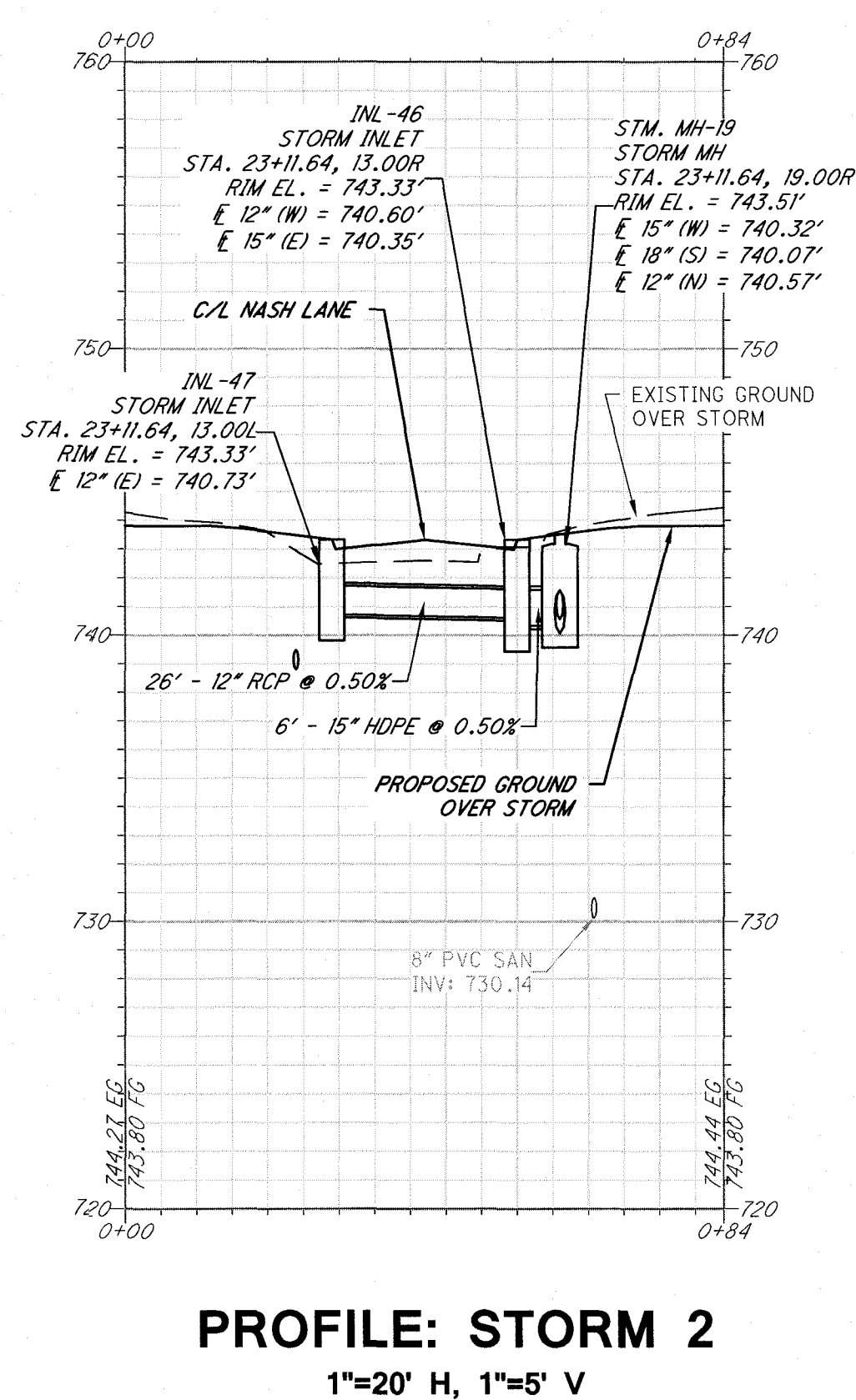
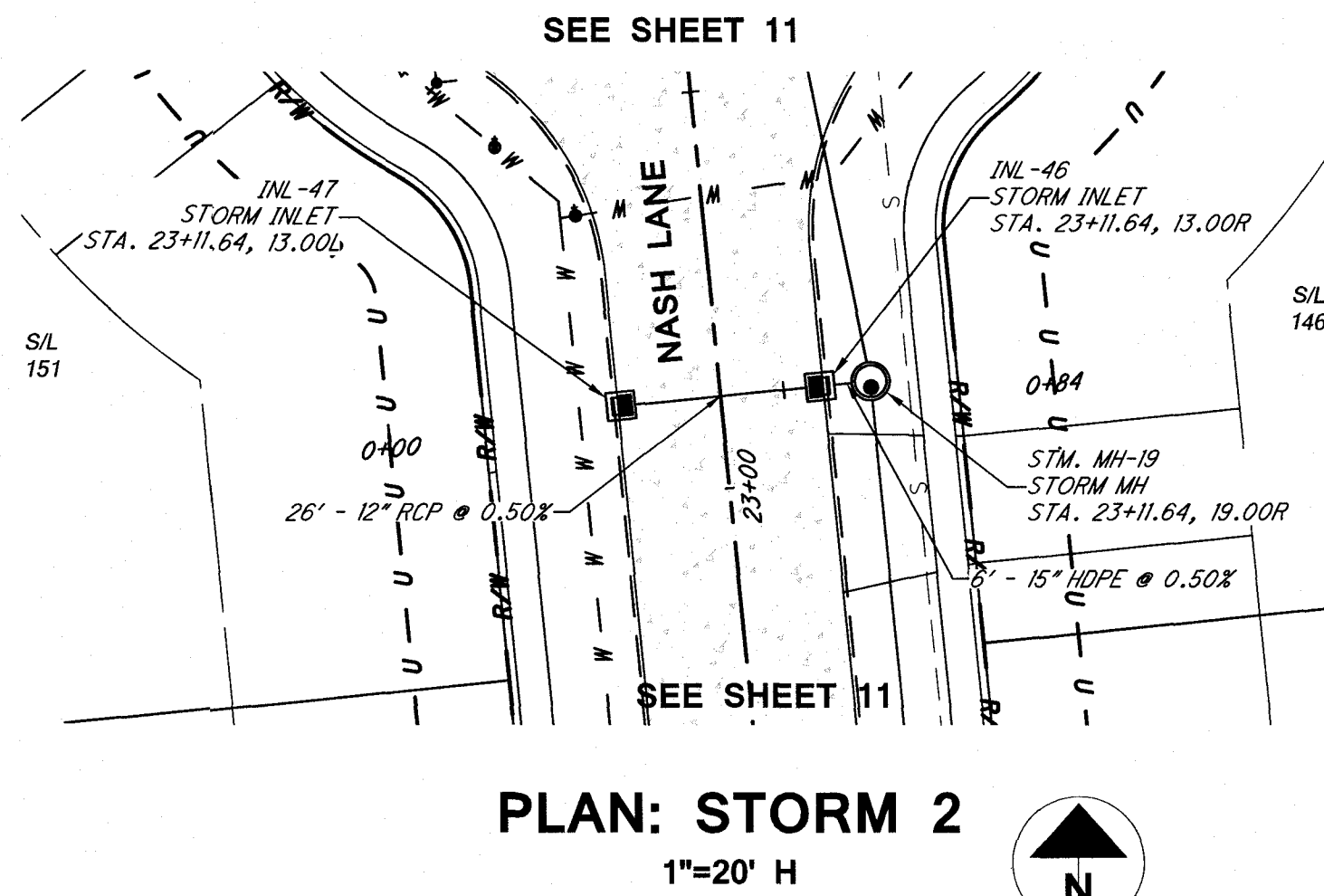
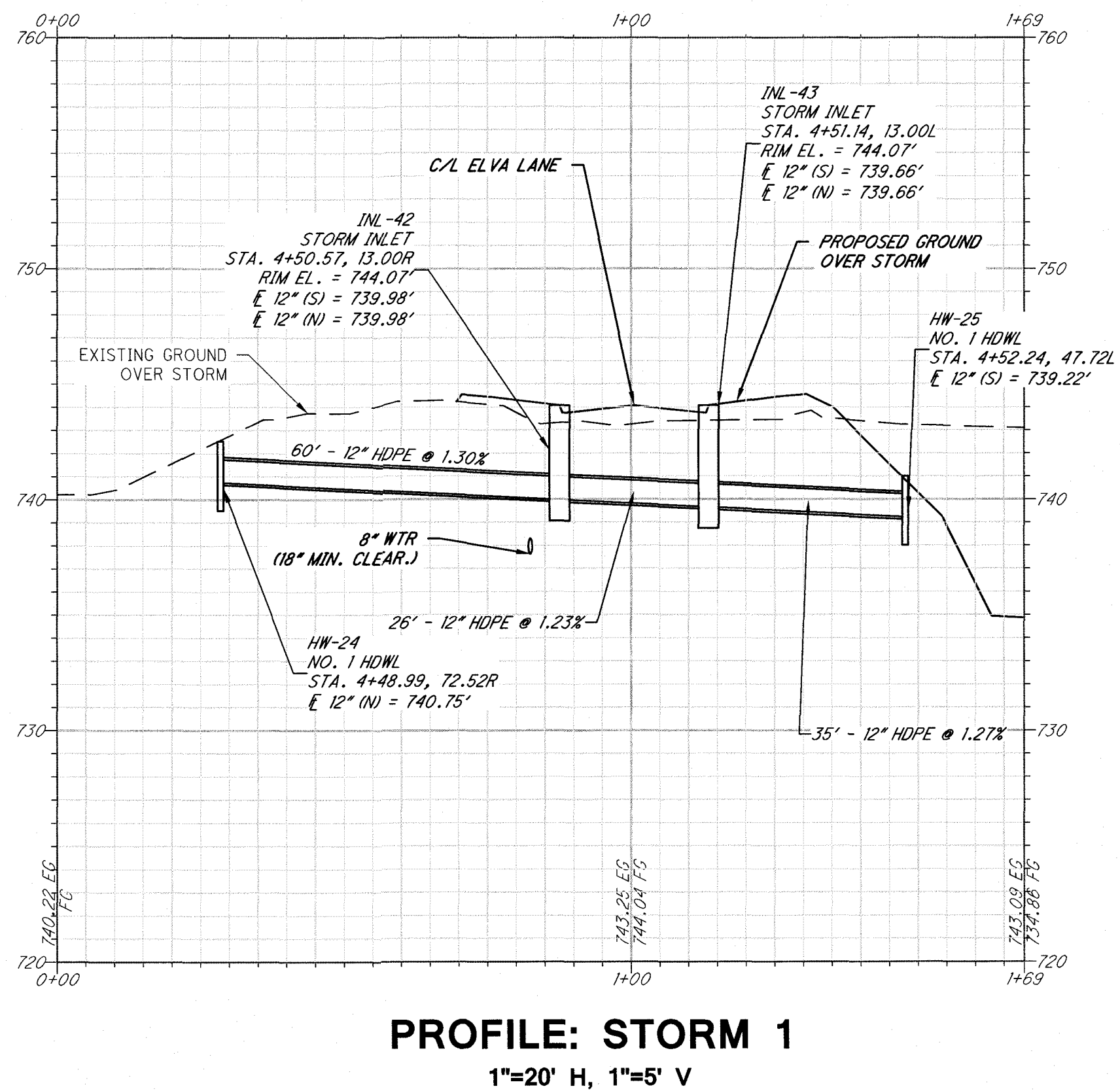
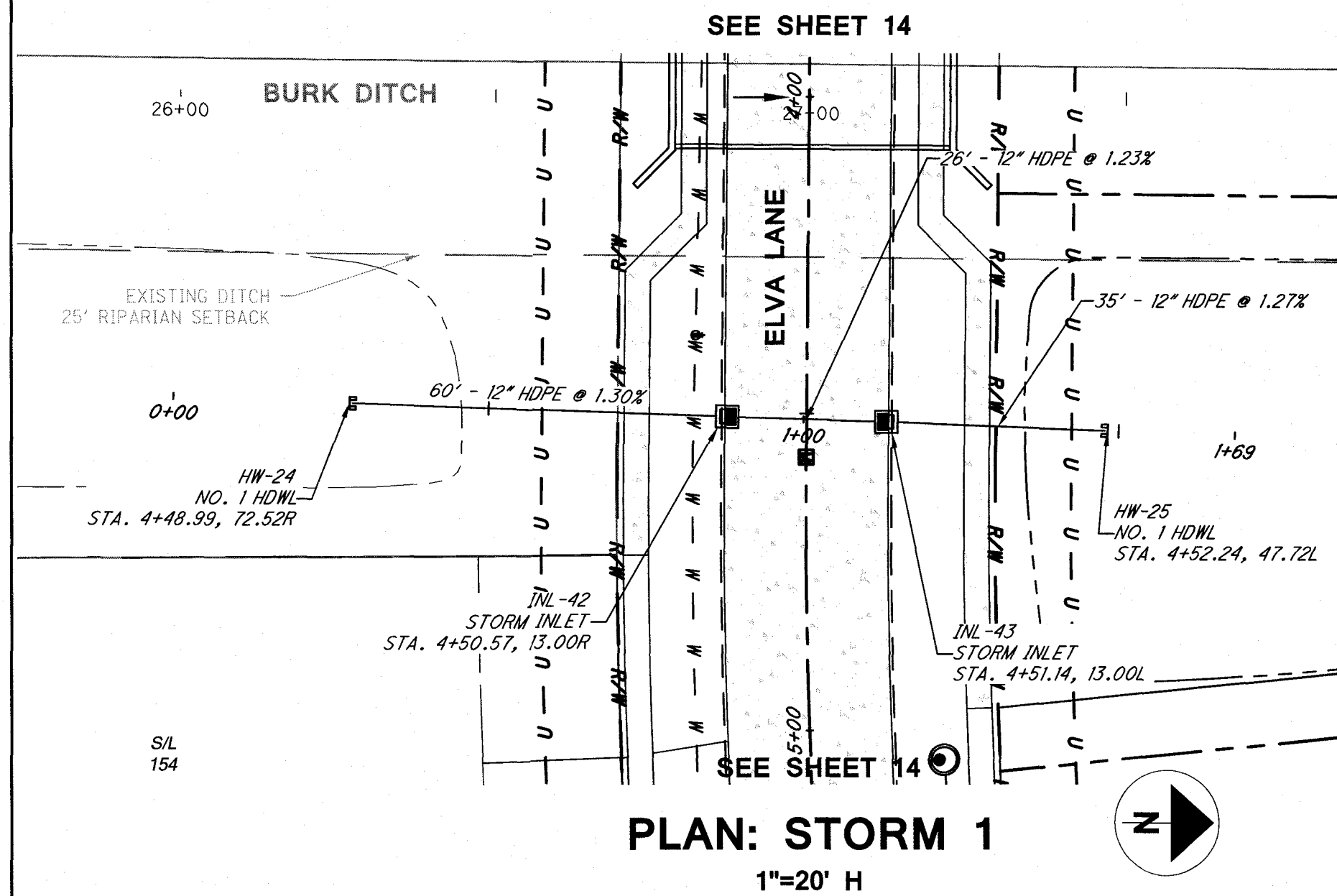


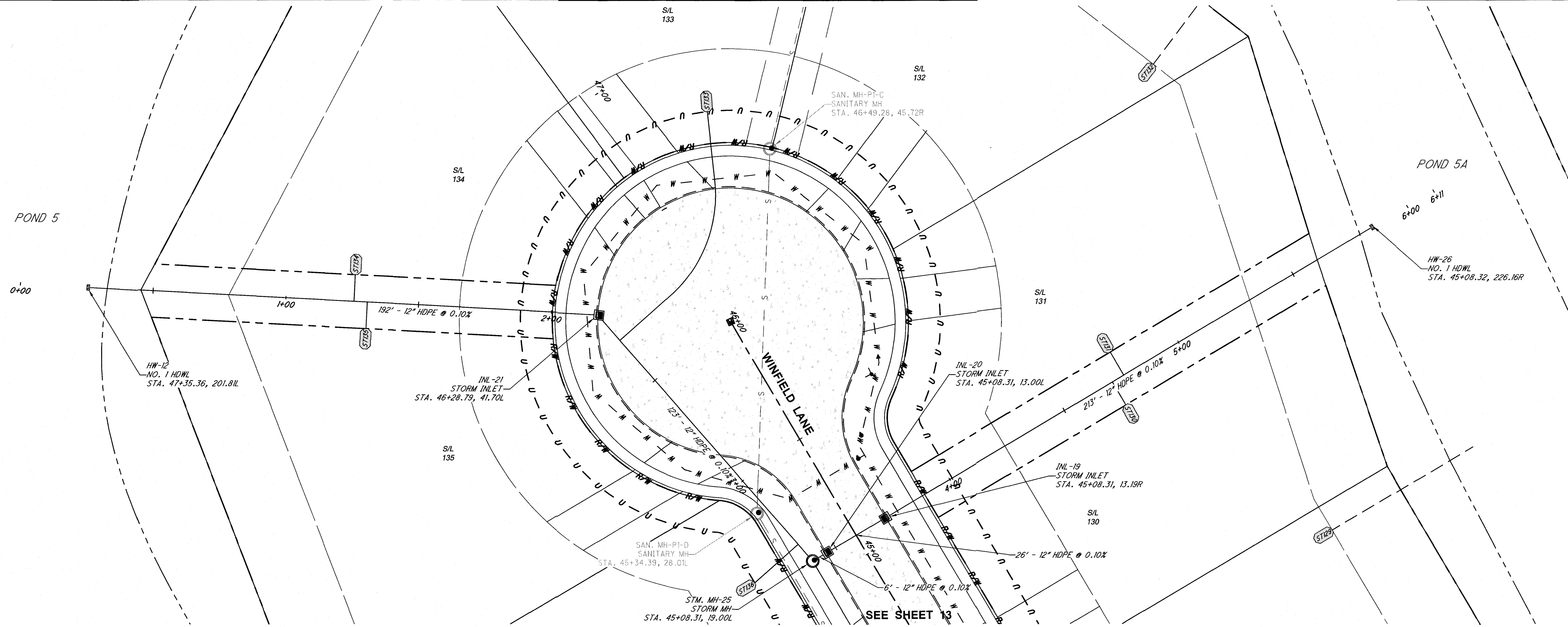
SCALE (IN FEET)
1 inch = 10 feet



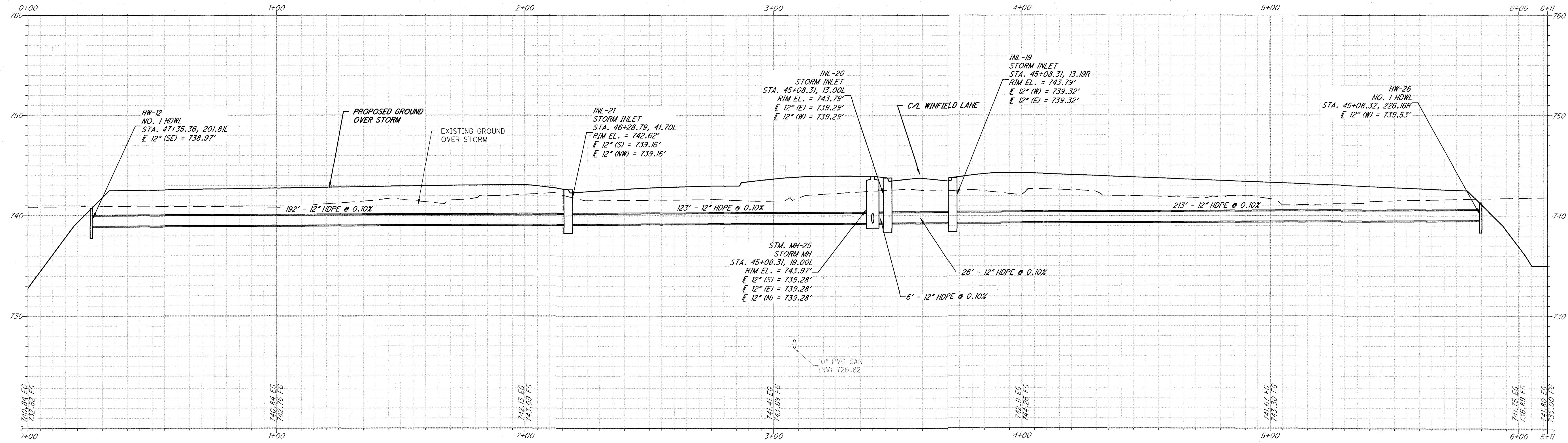
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10. SHOP DRAWINGS SHALL PREVAIL OVER ANY DISCREPANCIES IN DIMENSIONS OF THE CULVERT.



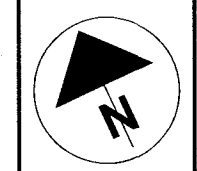
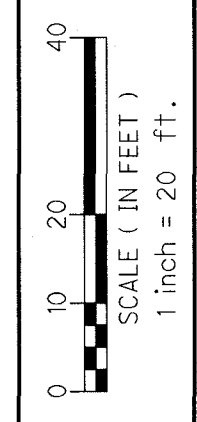
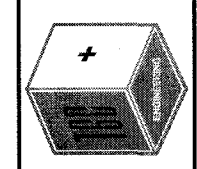


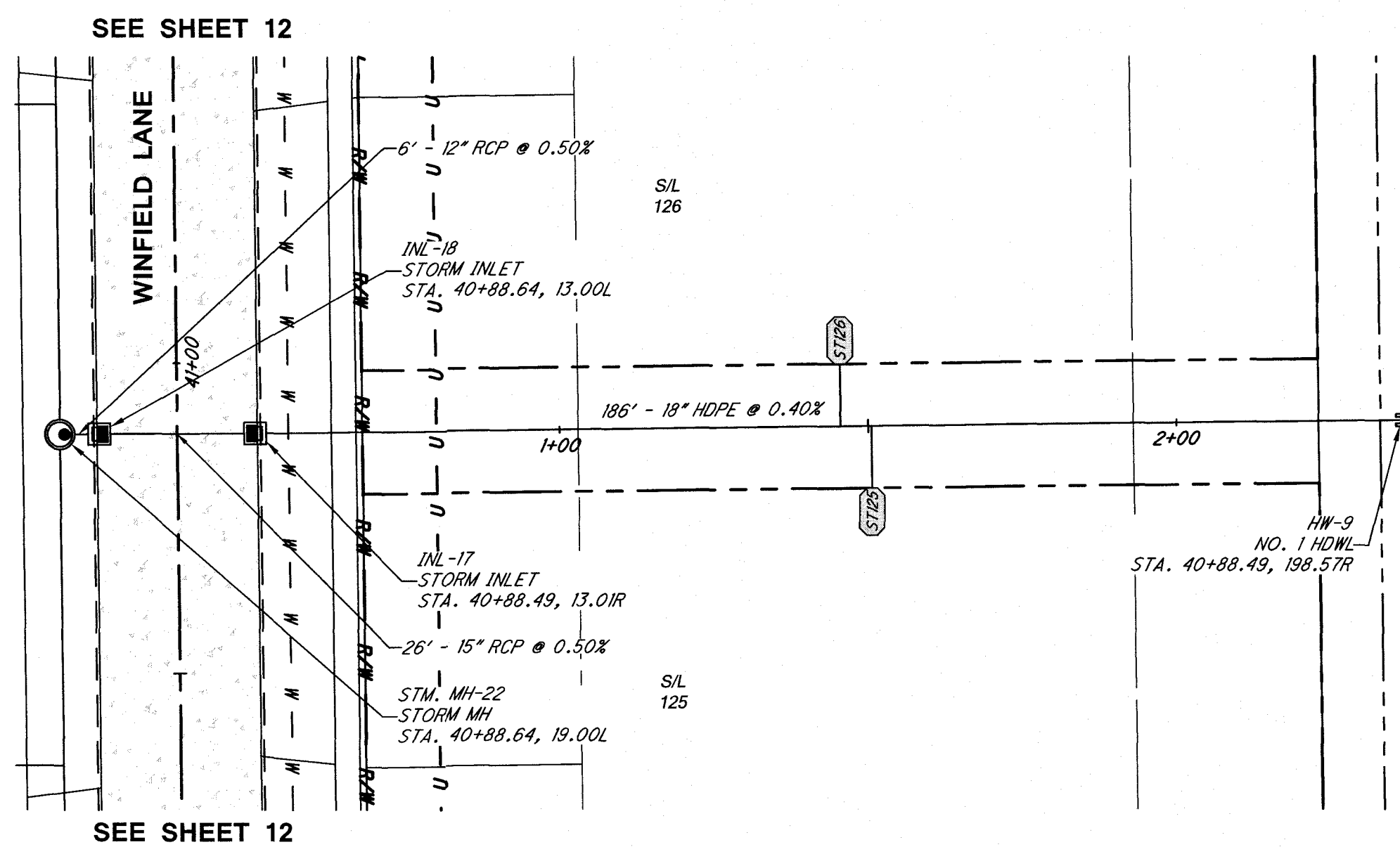


PLAN: STORM 4
1"=20' H

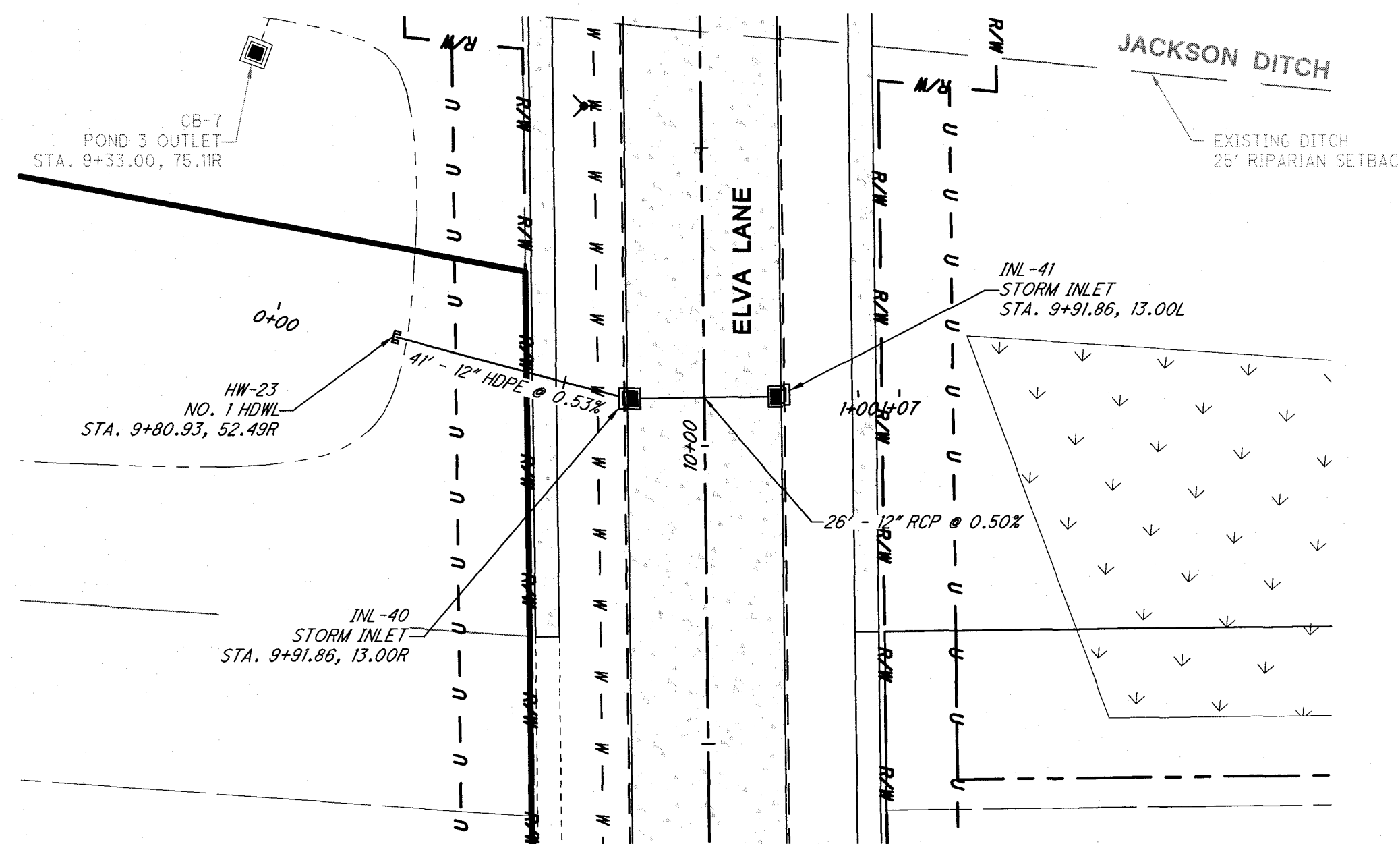
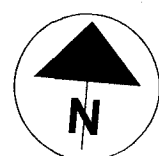


PROFILE: STORM 4
1"=20' H, 1"=5' V

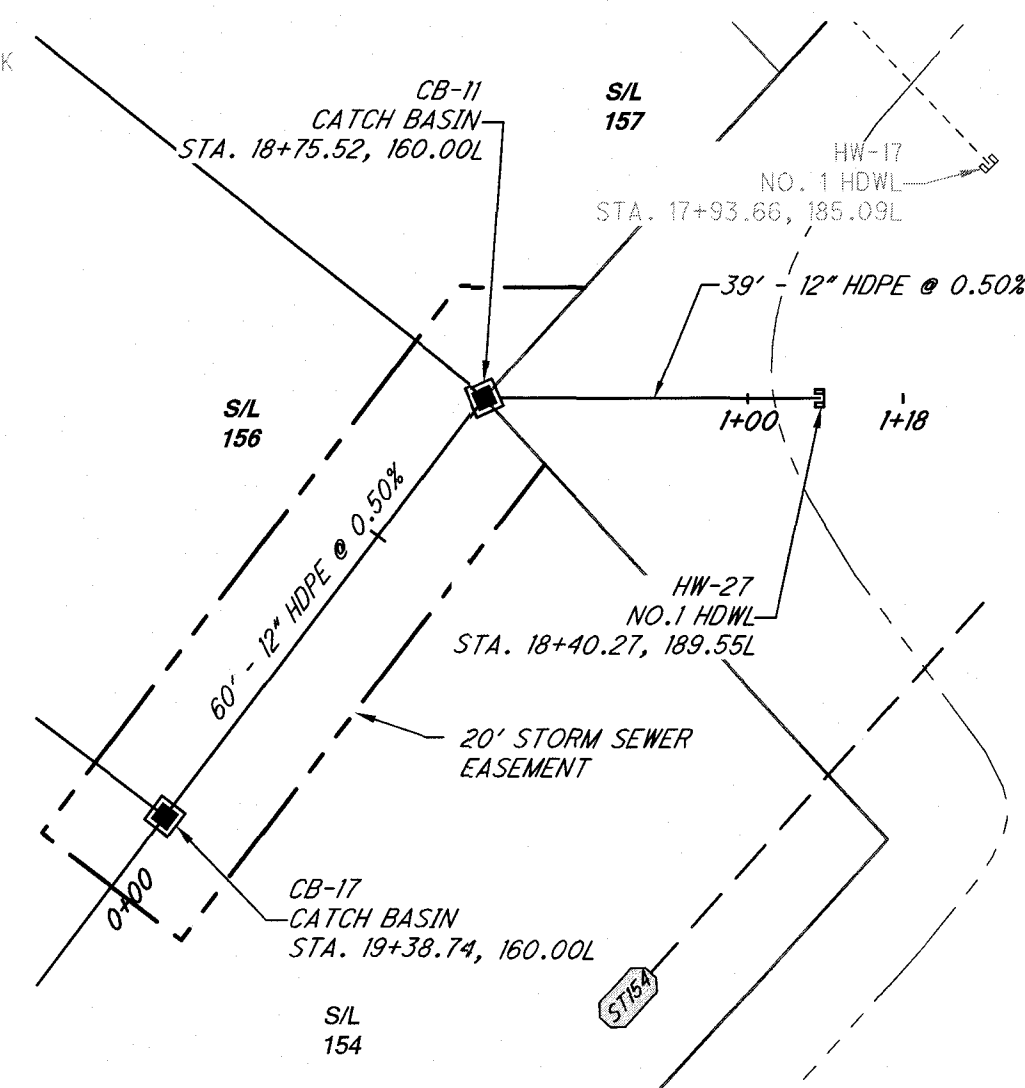
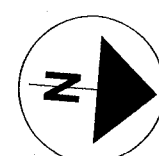




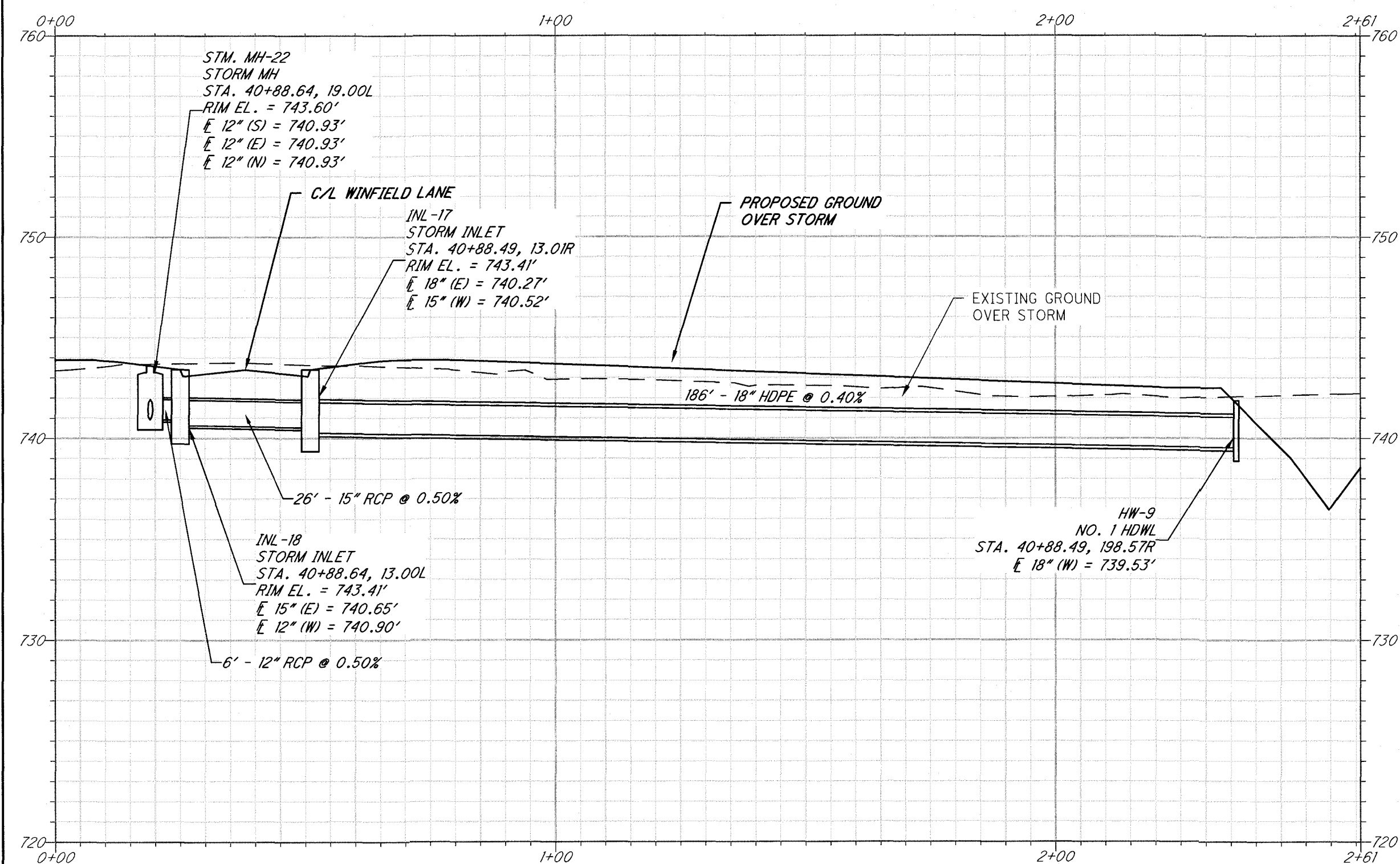
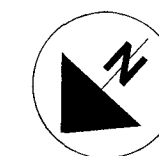
PLAN: STORM 5
1"=20' H



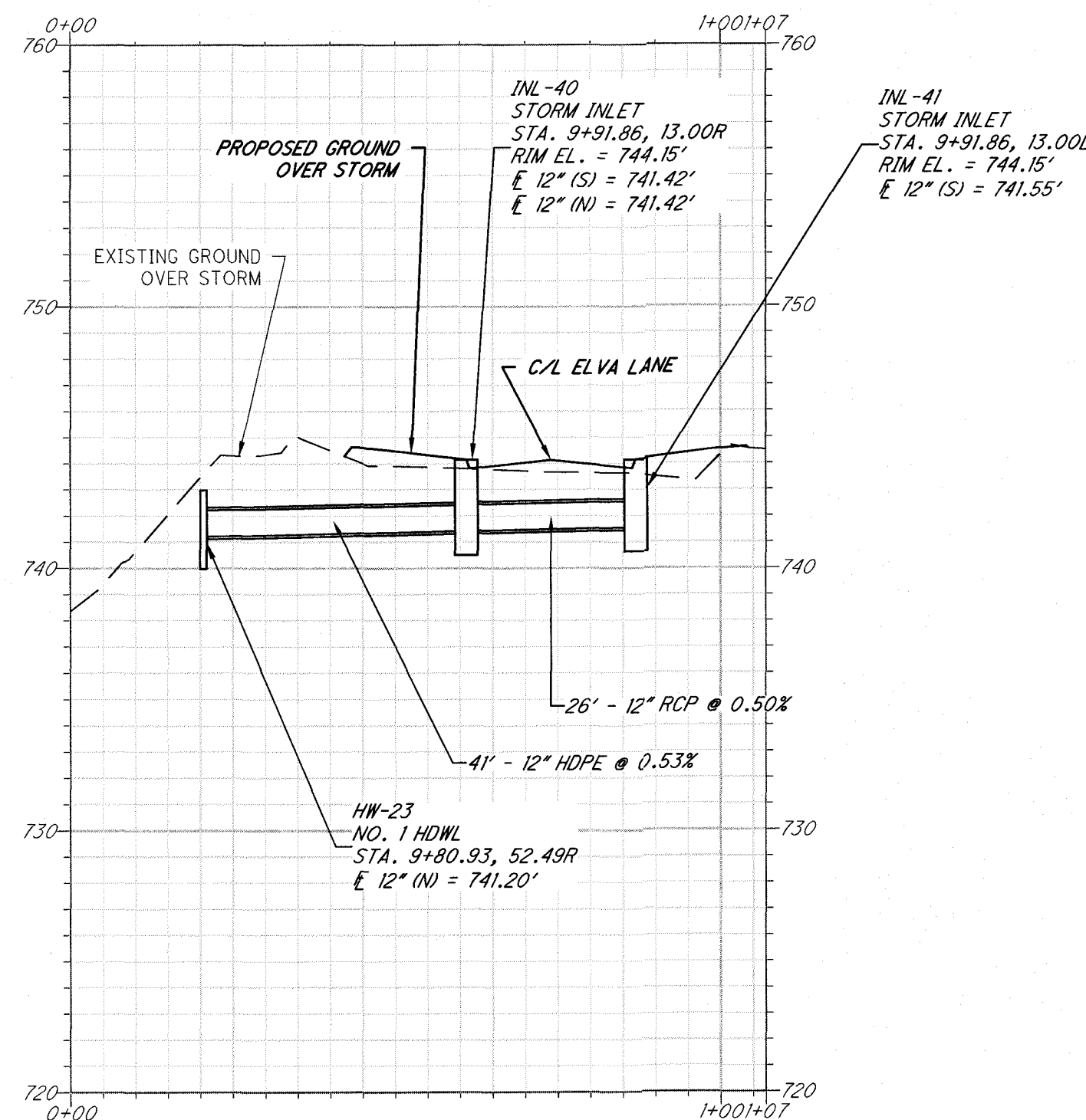
PLAN: STORM 6
1"=20' H



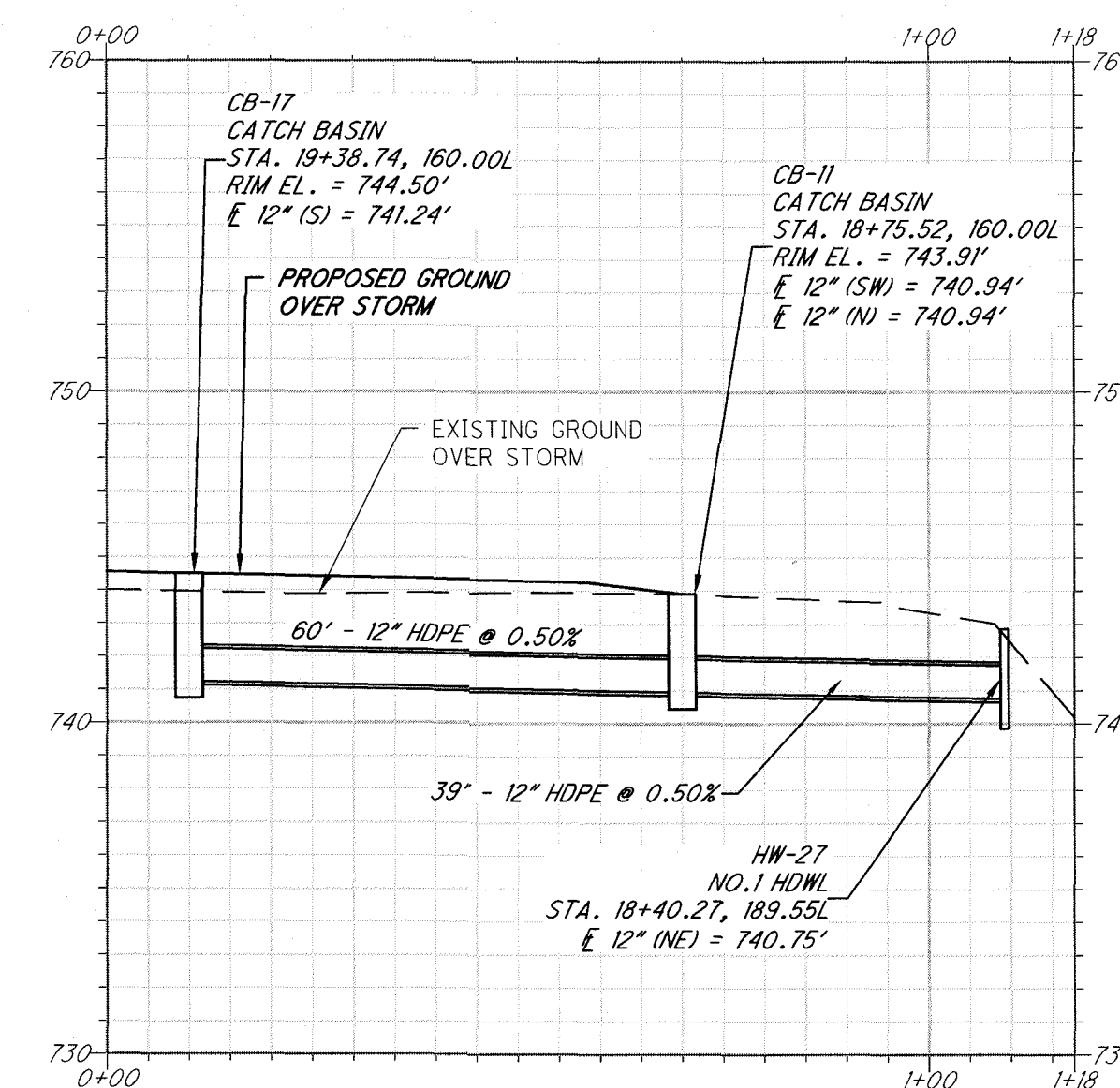
PLAN: STORM 7
1"=20' H



PROFILE: STORM 5
1"=20' H, 1"=5' V



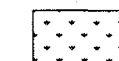
PROFILE: STORM 6
1"=20' H, 1"=5' V



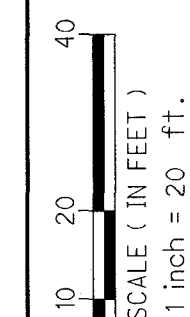
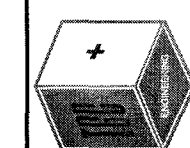
PROFILE: STORM 7
1"=20' H, 1"=5' V

NOTES

1. WETLAND (TO REMAIN)



TGC Engineering, LLC
130 SHARON CREEK ROAD P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423



THE RESERVE AT WINFIELD FARM PHASE 4

PLAN AND PROFILE - STORM 5 TO 7

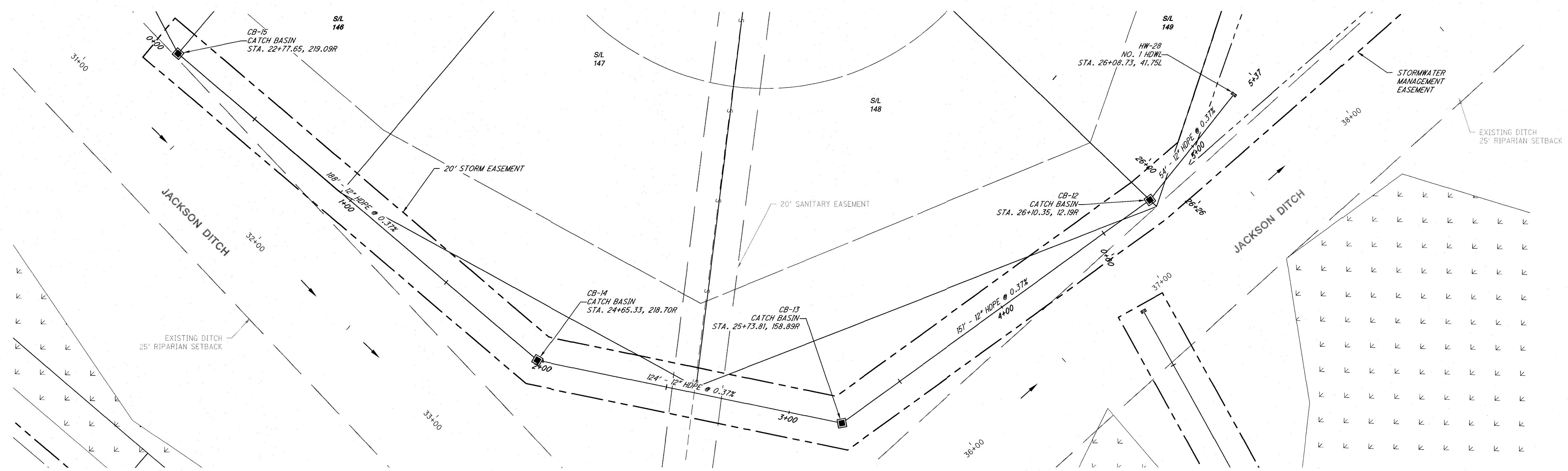
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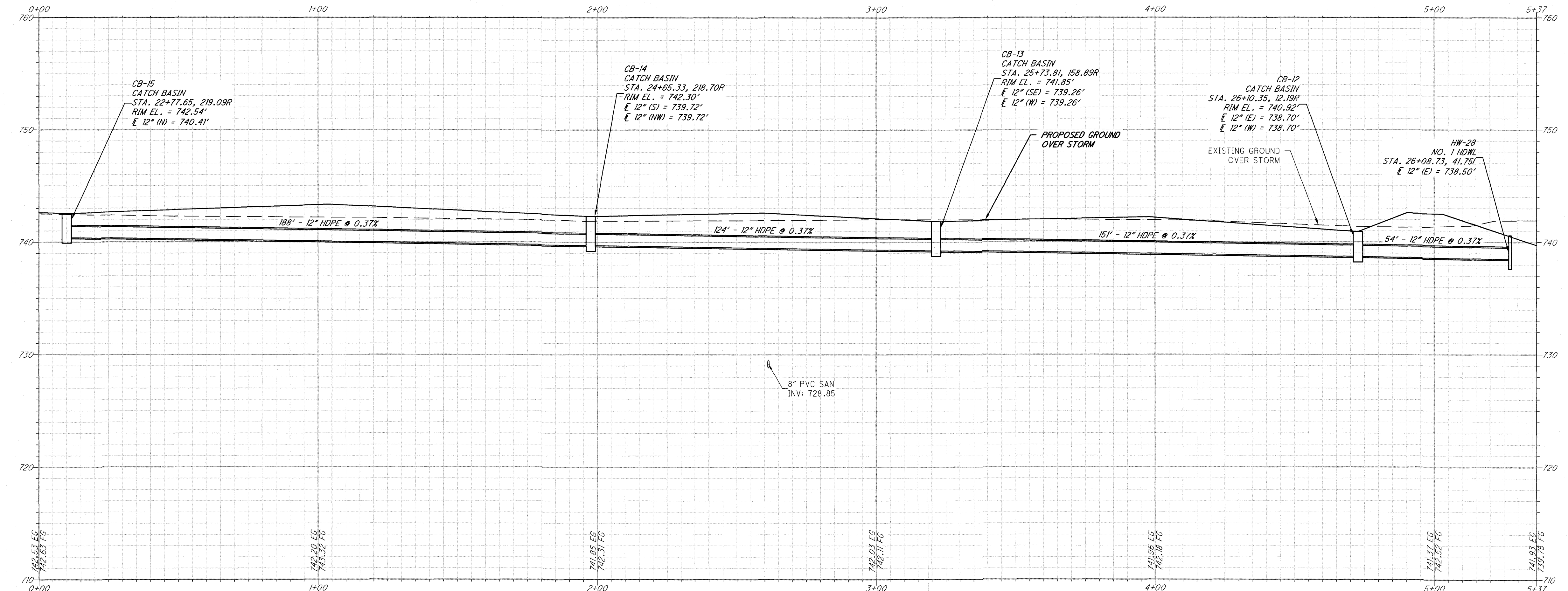
DATE

2019-07-16

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PLAN: STORM 8
1"=20' H



PROFILE: STORM 8
1"=20' H, 1"=5' V

NOTES
1. WETLAND (TO REMAIN)

Tec Engineering, LLC
1310 SHARON CIRCLE ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.550.8034 (FAX) 888.820.8423

THE RESERVE AT WINFIELD FARM PHASE 4
PLAN AND PROFILE - STORM 8

PROJECT NUMBER	1447
DATE	2019-07-16

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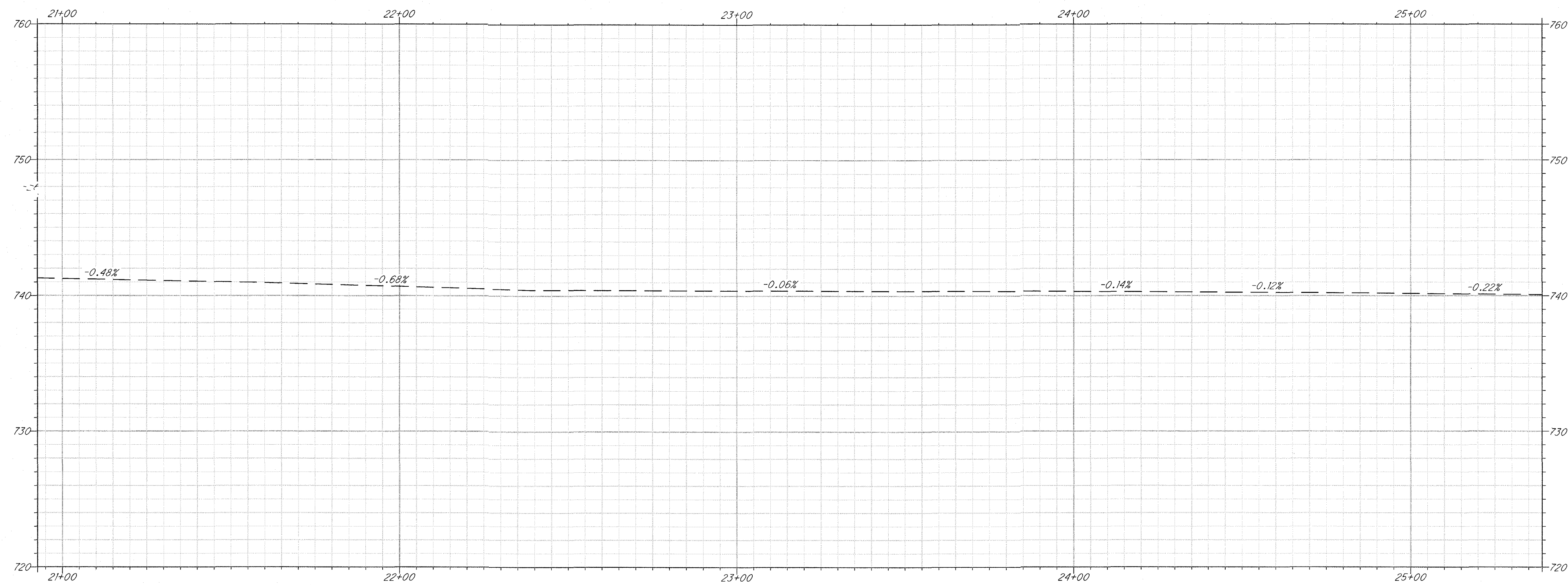
Scale (in feet)
1 inch = 20 ft.

40
20
10
0

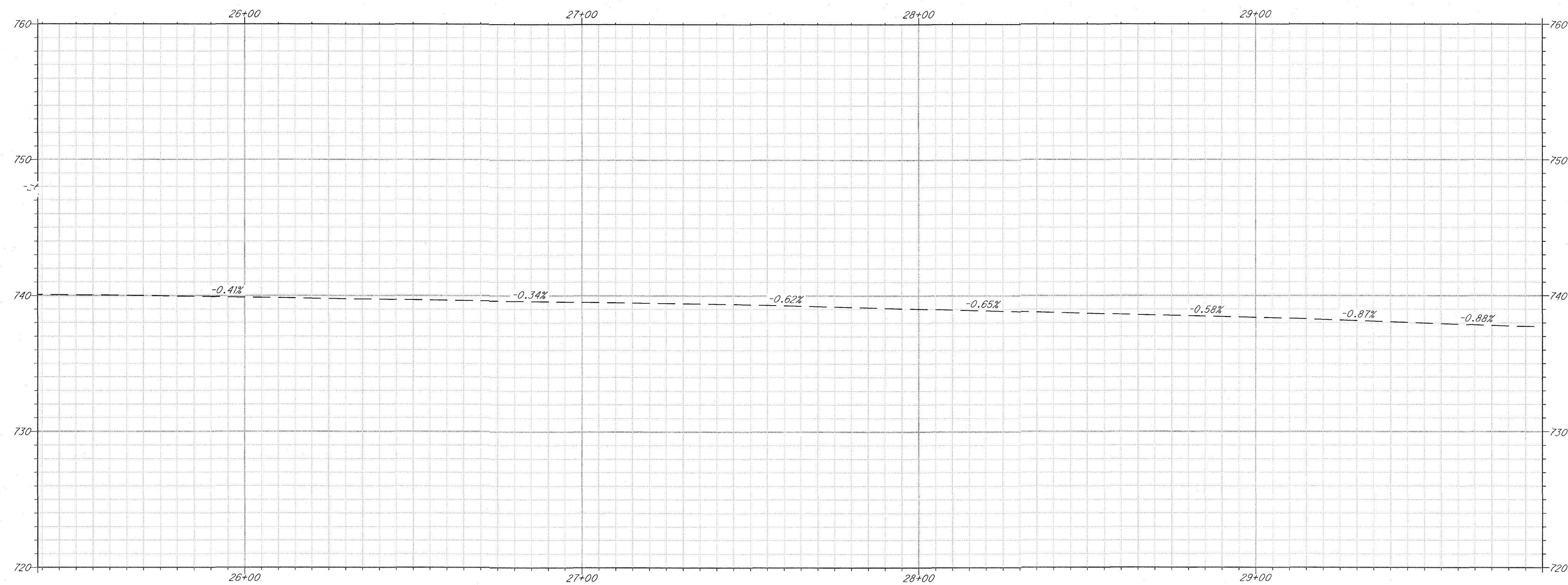
0 10 20 30 40

1 inch = 20 ft.

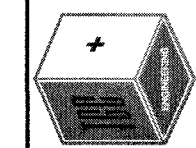
THE RESERVE AT WINFIELD FARM PHASE 4
PROJECT NUMBER
1447
DATE
2019-07-16



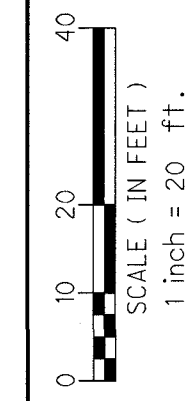
PROFILE: BURK DITCH STA. 21+00 TO 25+40
1"=20' H, 1"=5' V



PROFILE: BURK DITCH STA. 25+40 TO 29+85
1"=20' H, 1"=5' V

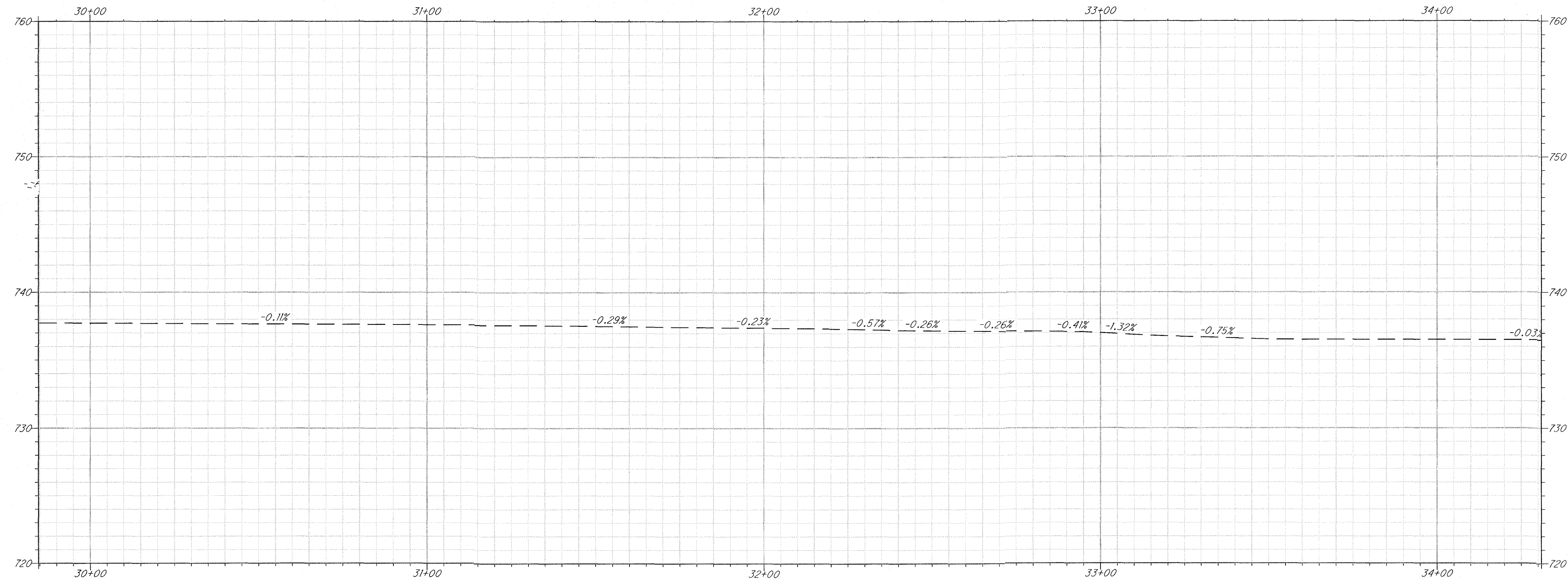


Tec Engineering, LLC
1310 SHARON CIRCLE ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.550.8004 (FAX) 888.820.8423

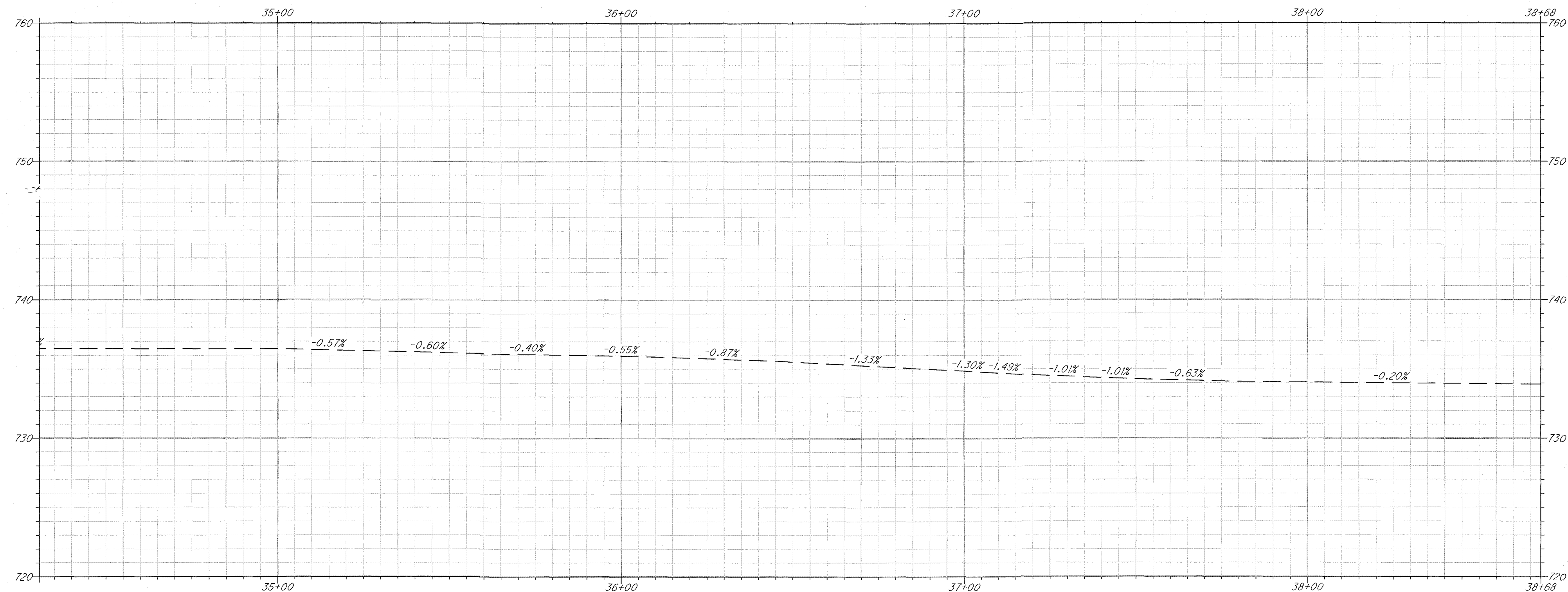


THE RESERVE AT WINFIELD FARM PHASE 4
BURK DITCH PROFILES

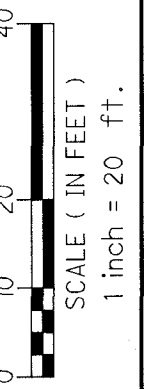
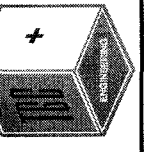
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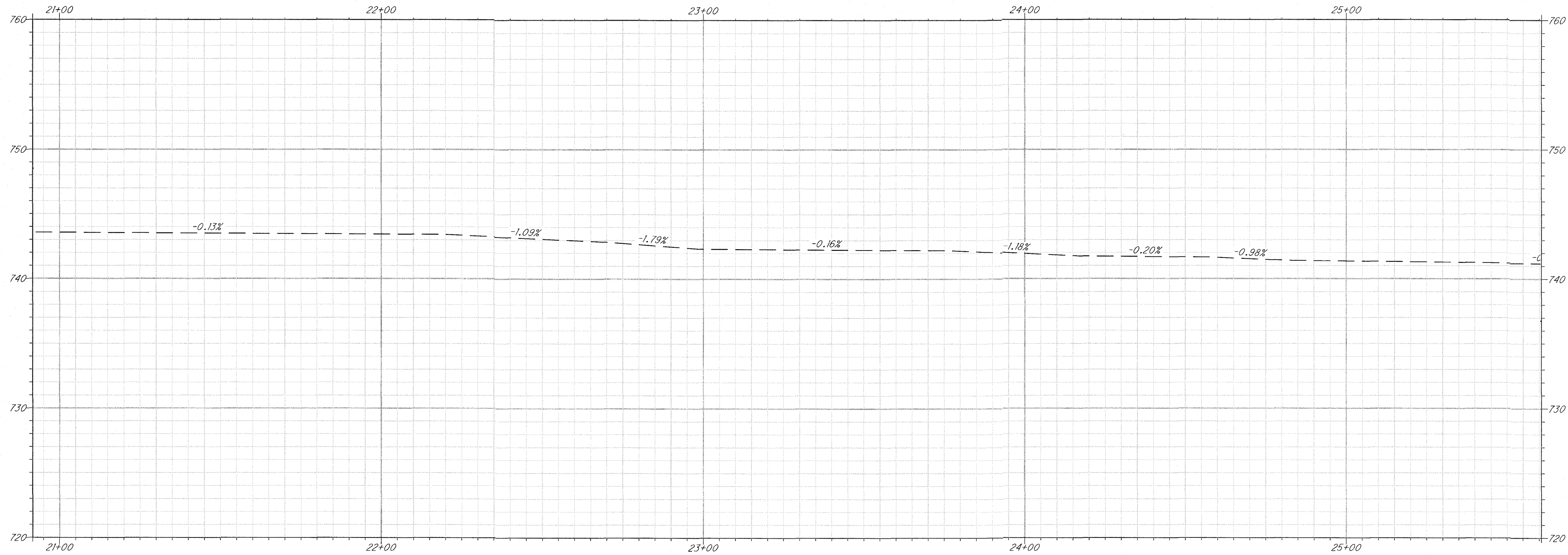


PROFILE: BURK DITCH STA. 29+85 TO 34+30
1"=20' H, 1"=5' V

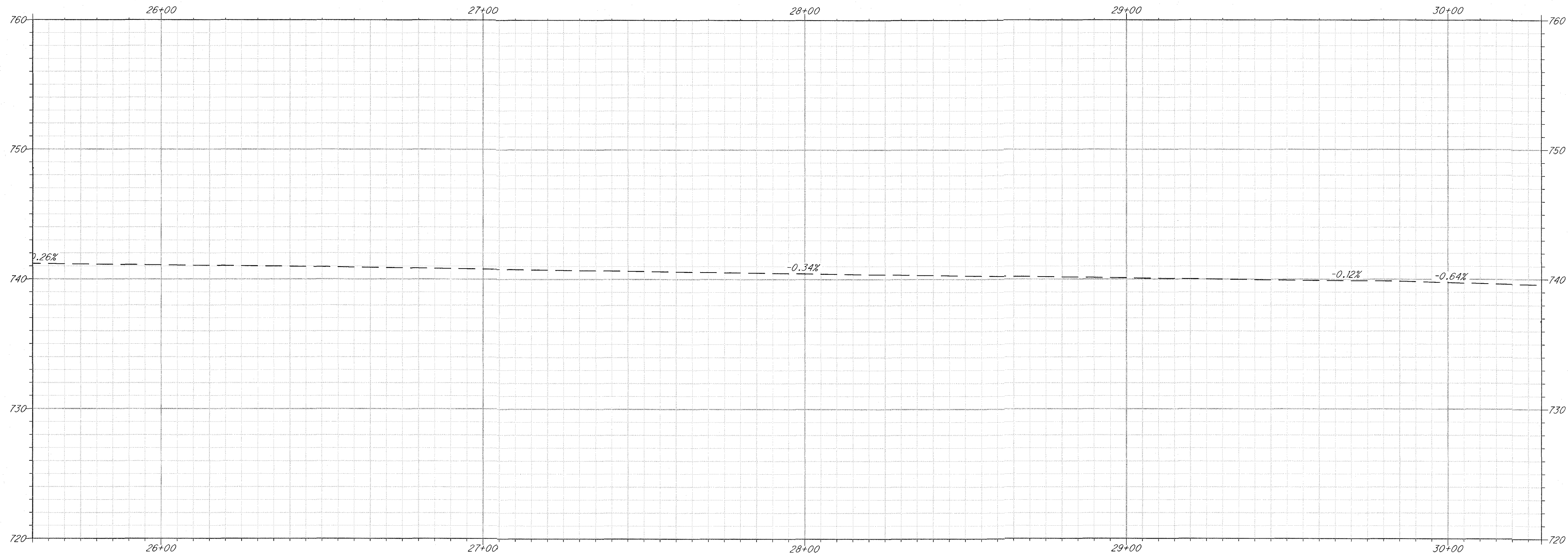


PROFILE: BURK DITCH STA. 34+30 TO 38+68
1"=20' H, 1"=5' V

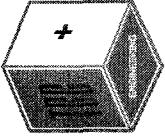




PROFILE: JACKSON DITCH STA. 21+00 TO 25+60
1"=20' H, 1"=5' V



PROFILE: JACKSON DITCH STA. 25+60 TO 30+30
1"=20' H, 1"=5' V



TGC Engineering, LLC
1310 SHARON CIRCLE ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.950.8041 (FAX) 888.820.8423



THE RESERVE AT WINFIELD FARM PHASE 4
JACKSON DITCH PROFILES

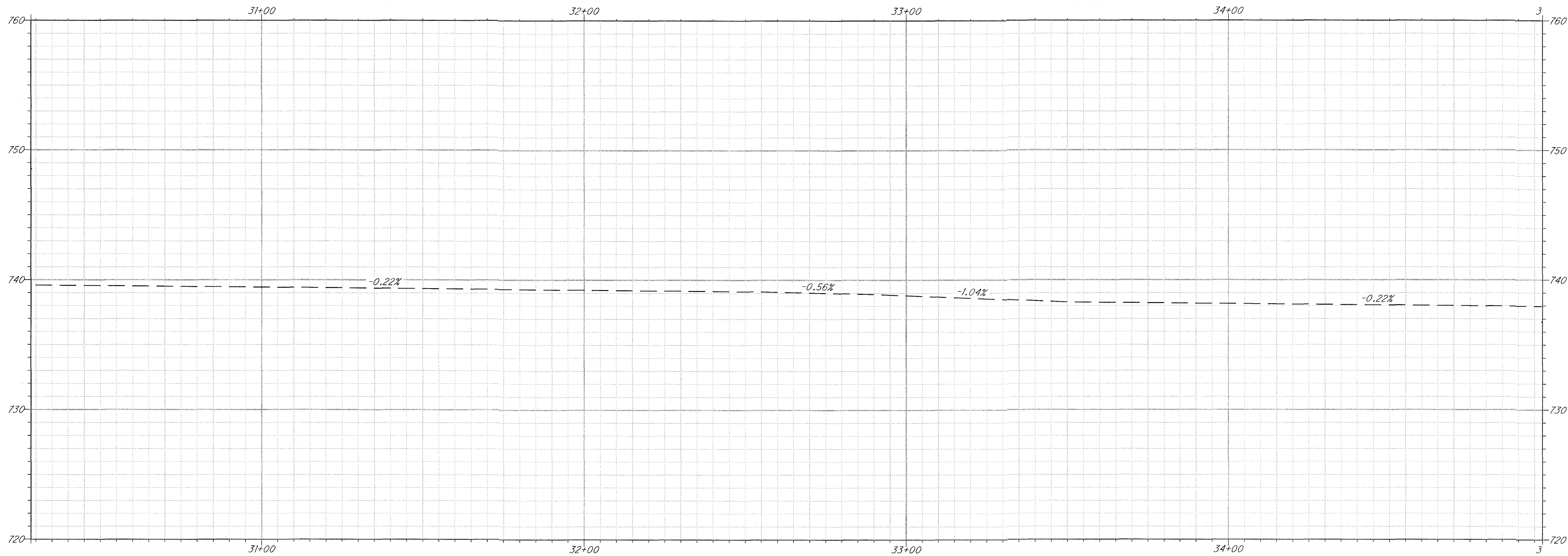
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NUMBER

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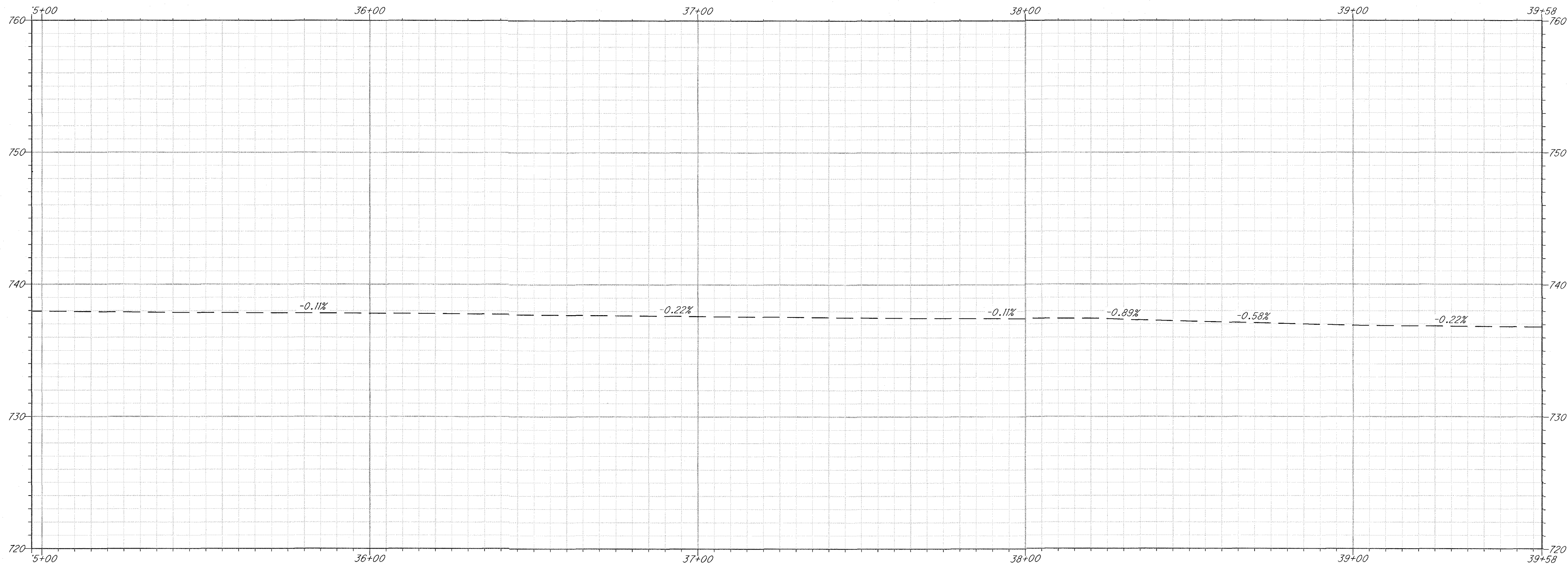
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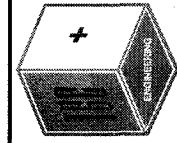
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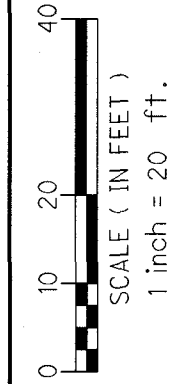
PROFILE: JACKSON DITCH STA. 30+30 TO 35+00
1"=20' H, 1"=5' V



PROFILE: JACKSON DITCH STA. 35+00 TO 39+58
1"=20' H, 1"=5' V



T&C Engineering, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
PHONE 330.590.8104 FAX 888.820.8423



THE RESERVE AT WINFIELD FARM PHASE 4
JACKSON DITCH PROFILES

PROJECT
NUMBER

1447

DATE

2019-07-16

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GENERAL NOTES

1. STREET LIGHTING IS REQUIRED TO BE INSTALLED BY THE DEVELOPER. DEVELOPER SHALL PROVIDE A LIGHTING PLAN TO THE CITY FOR APPROVAL.
2. TREE PLAN:
ONE TREE PER LOT MIN. 2" CALIPER MIN. 8' HIGH IN FRONT YARD. HOME BUILDER WILL CHOOSE TREE TYPES AS ALLOWED BY THE BUILDING DEPT. AND CONFORMING WITH CITY OF NORTH RIDGEVILLE TREE ORDINANCE.
3. THE HOMEOWNER'S ASSOCIATION MUST BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER STRUCTURES.
4. SIGN STANDARDS:

STREET NAME SIGN SUPPORT: SUPPORTS FOR DOUBLE-FACED STREET SIGNS SHALL BE 2-3/8 INCH DIAMETER POSTS MADE OF NEW HOT-DIPPED GALVANIZED STEEL PIPE. ALL SUPPORTS SHALL BE EMBEDDED IN CONCRETE CONFORMING TO ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS ITEM 499 CLASS C. SUPPORTS SHALL BE CONCRETED IN A HOLE WITH A MINIMUM DEPTH OF THREE (3) FEET AND DIAMETER OF TEN (10) INCHES. THE POST SHALL PROJECT A MINIMUM OF NINE (9) FEET ABOVE GROUND TO THE BOTTOM OF THE SIGN FACE.

STREET NAME SIGN SHEETING: THERE SHALL BE TWO (2) SIGN FACES ON EACH SIGN BLANK ONE ON EACH SIDE, UNLESS OTHERWISE APPROVED. ALL SHEETING SHALL BE ODOT TYPE H DIAMOND GRADE TO PROVIDE HIGH RETROREFLECTIVITY PER THE 2007 (OR CURRENT) FEDERAL HIGHWAY ADMINISTRATION AND FEDERAL MUTCD REQUIREMENTS.

LETTERING SHALL BE UPPER AND LOWER CASE AND A MINIMUM OF SIX (6) INCH IN HEIGHT. THE MINIMUM SIGN HEIGHT IS NINE (9) INCHES. LETTERING SHALL BE UPPER AND LOW CASE AND A MINIMUM OF FOUR (4) INCHES IN HEIGHT ON LOCAL STREETS WITH A MINIMUM SIGN HEIGHT OF SIX (6) INCHES.

LETTERING SHALL BE WHITE ON GREEN BACKGROUND

GENERAL NOTES-CONSTRUCTION

1. THIS PLAN HAS BEEN BASED UPON DIGITAL COUNTY ORTHOPHOTO INFORMATION AND TOPOGRAPHIC AND BOUNDARY SURVEY WORK PERFORMED BY TGC ENGINEERING, LLC.
2. THE CONTRACTOR SHALL KEEP ALL EXISTING STREETS CLEAN OF ALL SOIL, DIRT, MUD, AND DEBRIS. THE CONTRACTOR SHALL EXERCISE DILIGENT CARE TO PROTECT ALL TREES, SHRUBS, AND PLANTS NOT DESIGNATED FOR REMOVAL. CONTRACTOR SHALL REPLACE, TO THE SATISFACTION OF THE ENGINEER AND AT NO COST TO THE OWNER, ANY TREES, SHRUBS, PLANTS, AND OTHER OBJECTS REMOVED, DESTROYED, DISFIGURED, OR DAMAGED DUE TO CONTRACTOR'S NEGLIGENCE.
3. CONSTRUCTION WORK SHALL NOT COMMENCE UNTIL A PRECONSTRUCTION CONFERENCE HAS BEEN HELD AT THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEER.
4. MATERIAL AND METHODS OF CONSTRUCTION AND MACHINERY USED SHALL BE AS INDICATED IN THESE CONSTRUCTION PLANS AND IN ACCORDANCE WITH THE CITY OF NORTH RIDGEVILLE ENGINEER. ALL OTHER MATERIALS AND METHODS OF CONSTRUCTION AND MACHINERY USED SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE ODOT "CONSTRUCTION AND MATERIAL SPECIFICATIONS."
5. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY MUST BE INSPECTED AND APPROVED BY THE CITY OF NORTH RIDGEVILLE ENGINEER OR HIS DULY APPOINTED AGENTS.
6. ALL TESTING AND INSPECTION FEES ARE THE RESPONSIBILITY OF THE DEVELOPER (OWNER).
7. TRENCHES UNDER AND/OR WITHIN THREE FEET OF EXISTING OR PROPOSED PAVEMENT AREAS SHALL BE BACKFILLED WITH NO. 57 LIMESTONE TO WITHIN 12 INCHES OF EXISTING GRADE AND TOPPED WITH 12 INCHES OF NO. 304 LIMESTONE.
8. NO. 304 LIMESTONE BACKFILL SHALL BE USED WHEREVER SANITARY, STORM AND WATER LINES INTERSECT.
9. WARNING DEVICES (SIGNS, FLASHERS, BARRICADES, ETC.) SHALL BE PROVIDED (AT THE DEVELOPER'S EXPENSE) AT THE INTERSECTION(S) OF EXISTING ROADS AND THE ROAD(S) UNDER CONSTRUCTION.
10. EXISTING DRIVES, UTILITIES, AND APPURTENANCES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE DEVELOPER/CONTRACTOR'S EXPENSE AS DIRECTED BY THE CITY OF NORTH RIDGEVILLE ENGINEER.
11. THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN ALL NECESSARY COUNTY, STATE, AND FEDERAL PERMITS, INCLUDING BUT NOT LIMITED TO HIGHWAY USE, STORMWATER MANAGEMENT, HAULING, ROAD OPENING, RIGHT-OF-WAY, ETC.
12. THE CONTRACTOR SHALL CONTACT THE GOVERNING AUTHORITY FOR REQUIRED INSPECTIONS.
13. UPON COMPLETION OF THE IMPROVEMENTS, THE SUBDIVIDER SHALL REQUEST, IN WRITING, A FINAL INSPECTION BY THE CITY OF NORTH RIDGEVILLE ENGINEERS OFFICE, AS REQUIRED UNDER SECTION 711-091 OF THE OHIO REVISED CODE.
14. A CONSTRUCTION AGREEMENT, PERFORMANCE BOND AND

MAINTENANCE BOND WILL BE REQUIRED FOR THIS PROJECT.

15. ADDITIONAL SOIL AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE CITY OF NORTH RIDGEVILLE ENGINEER DURING CONSTRUCTION AND THE TWO YEAR MAINTENANCE PERIOD.
16. THE DEVELOPER IS ULTIMATELY RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES ON THE SITE DURING ROAD CONSTRUCTION AND THROUGH THE TWO YEAR MAINTENANCE PERIOD. THE DEVELOPER MAY BE REQUIRED TO POST SUITABLE FINANCIAL GUARANTEES PRIOR TO PLAT APPROVAL TO ENSURE COMPLIANCE WITH THIS REQUIREMENT.
17. VISIBLE ABOVE-GROUND UTILITIES ON SITE HAVE BEEN SHOWN ON THE PLANS. THE CONTRACTOR IS TO FIELD-VERIFY ELEVATIONS, QUANTITIES AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
18. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE AS OBTAINED FROM THE OWNERS OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.
19. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
20. ALL UNDERGROUND LINES ENCOUNTERED BY CONSTRUCTION ARE TO BE COMPLETELY RESTORED AT THE EXPENSE OF THE CONTRACTOR.
21. COST OF ANY SHEETING, DE-WATERING OR FOUNDATIONS NECESSARY FOR INSTALLATION SHALL BE INCLUDED IN PRICE BID PER LINEAR FOOT OF RESPECTIVE ITEMS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE PROPOSED CONSTRUCTION.
23. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS (INCLUDING BUT NOT LIMITED TO CLEARING/GRUBBING, EARTHWORK, BUILDING CONSTRUCTION, STREET OPENINGS AND UTILITY CONNECTIONS) REQUIRED BY LOCAL AND STATE AGENCIES PRIOR TO CONSTRUCTION.
24. ANY APPARENT DISCREPANCIES OR QUESTIONS IN CONTRACT DOCUMENTS ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVES IMMEDIATELY.
25. REFER TO "DETAILS & SPECIFICATIONS" PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.
26. TRAFFIC SHALL BE MAINTAINED ON ALL ADJOINING STREETS AT ALL TIMES. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
27. THE DESIGN ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES OR SEQUENCES OF CONSTRUCTION NOT SPECIFIED HEREIN, NOR FOR THE SAFETY ON THE JOB SITE, NOR SHALL THE DESIGN ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
28. ANY MODIFICATIONS TO THE WORK SHOWN ON THE PLANS MUST HAVE PRIOR WRITTEN APPROVAL FROM THE OWNER AND REVIEW AGENCIES.
29. REFER TO CITY OF NORTH RIDGEVILLE STANDARDS FOR STANDARD DETAILS AND SPECIFICATIONS.

GENERAL NOTES-SITE PREPARATION

1. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
2. WHERE EXISTING ITEMS ARE SHOWN TO REMAIN, CARE SHOULD BE TAKEN TO INSURE PROTECTION OF THAT ITEM FROM DAMAGE. ANY ITEM DISTURBED BY CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE TO A CONDITION EQUAL TO OR BETTER THAN EXISTING AND TO THE SATISFACTION OF THE OWNER OF THE ITEM.
3. UTILITIES, SIDEWALKS, DRIVE APRONS, ETC WITHIN THE RIGHT-OF-WAY ARE TO REMAIN UNLESS NOTED OTHERWISE.
4. REMOVE SOILS AS NECESSARY TO COMPLETE PROPOSED CONSTRUCTION.

GENERAL NOTES-EARTHWORK

1. THE CONTRACTOR SHALL INSTALL ALL SEDIMENTATION CONTROLS TO MINIMIZE SOIL EROSION AND OFF-SITE SILTATION BEFORE ANY CLEARING, GRUBBING OR EARTHWORK HAS BEGUN. REFERENCE STORM WATER POLLUTION PREVENTION PLAN FOR EROSION CONTROL STRUCTURES AND SPECIFICATIONS.
2. ALL TIMBER, LOGS, BRUSH, RUBBISH, AND VEGETATIVE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OF FILL AREAS SHALL BE REMOVED FROM THE ROAD CONSTRUCTION AREAS.
3. ANY UNSUITABLE SOILS ENCOUNTERED IN PROPOSED PAVEMENT AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED MATERIAL APPROVED BY THE ENGINEER.
4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES AND SHALL BACKFILL AND GRADE EXCAVATED AREAS SO AS TO ELIMINATE PONDING ON THE SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE

IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL NOT USED ON THE JOB SITE.
7. PROPOSED PAVEMENT AND BUILDING AREAS ARE TO BE PROOF-ROLLED PER SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY AREAS FOUND TO BE "SOFT" OR "SPONGY" ARE TO BE OVER-EXCAVATED TO FIRM EARTH AND BACKFILLED PER SPECIFICATIONS. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE SERVICES OF A GEOTECH.
8. PROPOSED ELEVATIONS SHOWN SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE ENGINEER.
9. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING AND IN AREAS SELECTED BY OWNER.
10. UNLESS OTHERWISE INDICATED AT A SPECIFIC LOCATION, ALL FINISHED GRADES AT THE LIMITS OF NEW WORK ARE TO CONFORM TO AND MATCH EXISTING GRADES.
11. SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE TO CATCH BASINS OR SHEET FLOW OFF OF AREAS, THUS PREVENTING THE PONDING OF WATER ON SITE.
12. PRIOR TO PLACEMENT OF ANY COMPACTED FILLS, PROCTOR CURVES SHALL BE ESTABLISHED FROM PROPOSED BORROW MATERIAL SAMPLES.
13. PRIOR TO PAVING, THE SUBGRADE SHALL BE TESTED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK FURNISHED BY THE CONTRACTOR IN THE PRESENCE OF A CITY OF NORTH RIDGEVILLE REPRESENTATIVE. ANY YIELDING AREAS IN THE SUBGRADE SHALL BE REMOVED AND/ OR REPLACED PER CITY OF NORTH RIDGEVILLE SPECIFICATIONS. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE SERVICES OF A GEOTECH.
14. ALL TOPSOIL SHALL BE REMOVED FROM THE ENTIRE WIDTH OF THE RIGHT OF WAY AND TEMPORARILY STOCKPILED.
15. ALL COMPACTED FILLS RELATED TO THE CONSTRUCTION OF THE PROPOSED ROAD SHALL BE PLACED IN ACCORDANCE WITH ODOT ITEM 203. DURING CONSTRUCTION, THESE COMPACTED FILLS SHALL BE TESTED USING THE NUCLEAR DENSOMETER METHOD. COMPACTION REQUIREMENTS SHALL BE AS FOLLOWS:
- | MAX LABORATORY REQUIREMENTS | MIN COMPACTION |
|-----------------------------|----------------|
| PERCENT LABORATORY MAX | |
| DRY WEIGHT #/CF | UNACCEPTABLE |
| 104.9 & UNDER | 98 |
| 105-119.9 | 98 |
| 120 & OVER | 95 |

GENERAL NOTES-UTILITIES

1. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE AS OBTAINED FROM THE OWNERS OF THE UTILITY AS REQUIRED BY SECTION 153.64 OF THE OHIO REVISED CODE.
2. THE OHIO UTILITIES PROTECTION SERVICE (OUPS, 1-800-362-2764) SHALL BE CONTACTED BY THE DEVELOPER/CONTRACTOR AT LEAST TWO WORKING DAYS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY.
3. EXISTING UTILITIES, INCLUDING PRIVATE OIL/GAS LINES, ENCOUNTERED DURING CONSTRUCTION SHALL BE LOWERED AS NECESSARY TO A MINIMUM OF THREE FEET BELOW FINISHED GRADE.
4. EXCAVATIONS SHALL BE SHORED OR SLOPED AS NECESSARY TO PROVIDE SAFE WORKING CONDITIONS DURING CONSTRUCTION. IN DEEP TRENCHES OR WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, A TRENCH BOX OR OTHER METHOD OF EMBANKMENT STABILIZATION WILL BE REQUIRED.
5. UNDERGROUND UTILITY CONSTRUCTION PRACTICES ARE TO CONFORM TO THE SAFETY REQUIREMENTS OF OSHA.
6. THE CONTRACTOR SHALL SHOW ALL MODIFIED PIPING, CONDUIT RUNS, UTILITIES AND ANY MODIFICATIONS MADE TO THE ORIGINAL DRAWINGS ON AS-BUILT PRINTS AND TURN OVER TO OWNERS REPRESENTATIVE UPON COMPLETION OF THE JOB.
7. ALL SEWER RUN DISTANCE GIVEN ARE FROM CENTERLINE TO CENTERLINE OF MANHOLES. ALL PIPE INVERT ELEVATIONS GIVEN AT MANHOLES ARE AT CENTERLINE OF MANHOLE. SEWER GRADES ARE ESTABLISHED FROM CENTERLINE OF MANHOLE AND CARRIED THROUGH MANHOLE INVERT TO ASSURE FLOW THROUGH MANHOLE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND STRUCTURES DESIGNATED TO REMAIN UNTIL ALL CONSTRUCTION IS COMPLETE. ANY ITEM DISTURBED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
9. EXISTING UTILITY SERVICES NOT BEING SAVED SHALL BE CUT AND CAPPED AT THE PROPERTY LIMITS. ALL ON-SITE PIPING SHALL BE REMOVED AND BE PROPERLY BACKFILLED. THE DEVELOPER/CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR TERMINATION OF SERVICE PRIOR TO DEMOLITION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE, PROTECTION, AND CONTINUATION OF SERVICE FOR ALL UTILITIES SERVICING ADJOINING AREAS.
11. PROPOSED MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED AS NECESSARY, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.

12. UTILITIES PROPOSED UNDER NEW PAVEMENT SHALL EITHER BE BORED OR INSTALLED IN CONDUITS PLACED PRIOR TO PAVEMENT INSTALLATION. OPEN CUTTING FOR UTILITY CROSSINGS WILL NOT BE PERMITTED ONCE PAVEMENT CONSTRUCTION IS UNDERWAY.

13. DEVELOPER SHALL INSTALL STREET LIGHTING.

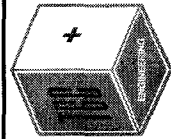
GENERAL NOTES-PAVEMENT

1. THE PAVEMENT AND BASE COURSE SHALL BE CONSTRUCTED AS SHOWN ON THE TYPICAL PAVEMENT SECTION CONTAINED IN THESE PLANS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE ODOT "CONSTRUCTION AND MATERIAL SPECIFICATIONS." THE ROAD(S) SHALL BE CONSTRUCTED TO THE LINE AND GRADE SHOWN ON THE ENCLOSED PLANS AND PROFILES.
2. UNDERDRAINS SHALL BE INSTALLED AS SPECIFIED ON THE TYPICAL PAVEMENT SHEET CONTAINED IN THESE PLANS.
3. UPON COMPLETION, ALL PAVEMENT WITHIN THE RIGHT-OF-WAY SHALL BE INSPECTED AND APPROVED BY THE CITY OF NORTH RIDGEVILLE ENGINEER BEFORE THE ROAD IS OPENED TO ANY TRAFFIC. TO RESTRICT ACCESS TO NEW PAVEMENT PRIOR TO OPENING, THE PAVING CONTRACTOR SHALL PROVIDE ADEQUATE BARRICADES WITH FLASHERS AS DIRECTED BY THE CITY OF NORTH RIDGEVILLE ENGINEER.
4. ANY AREA IN WHICH THE PAVEMENT IS IN A FILL SITUATION, THE TOP SOIL OR ANY UNSUITABLE SOIL SHALL BE STRIPPED AND A SUITABLE BACKFILL MATERIAL IS TO BE COMPACTED TO MEET CITY OF NORTH RIDGEVILLE SPECIFICATIONS.
5. ALL TESTING AND INSPECTION FEES ARE THE RESPONSIBILITY OF THE DEVELOPER (OWNER).
6. JOINT SEALING MUST BE COMPLETED AND APPROVED PER CITY OF NORTH RIDGEVILLE SPECIFICATIONS BEFORE THE ROAD IS OPEN TO ANY TRAFFIC. THE PAVING CONTRACTOR SHALL PROVIDE ADEQUATE BARRICADES AS DIRECTED BY THE ENGINEER.
7. NO TRAFFIC SHALL BE PERMITTED ON THE CONCRETE PAVEMENT FOR A PERIOD OF 7 DAYS UNLESS TESTING INDICATES A MINIMUM FLEXURAL STRENGTH OF 600 PSI HAS BEEN OBTAINED.
8. ALL PAVEMENT WITHIN THE RIGHT OF WAY SHALL BE COMPLETED AND APPROVED BY THE CITY OF NORTH RIDGEVILLE ENGINEER BEFORE THE ROAD IS OPENED TO ANY TRAFFIC. THE PAVING CONTRACTOR SHALL PROVIDE ADEQUATE BARRICADES WITH FLASHERS AS DIRECTED BY THE CITY OF NORTH RIDGEVILLE ENGINEER.

OHIO EPA NOTES

1. A TEN (10) FEET MINIMUM SEPARATION (OUT-TO-OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND THE SANITARY LINE.
2. AN 18-INCH MINIMUM VERTICAL CLEARANCE (OUT-TO-OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND THE SANITARY LINE AT ALL CROSSINGS.
3. A TEN (10) FEET MINIMUM SEPARATION (OUT-TO-OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND THE STORM SEWER.
4. AN 18-INCH MINIMUM VERTICAL CLEARANCE (OUT-TO-OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND THE STORM SEWER AT ALL CROSSINGS.
5. SANITARY SEWER AIR TESTING SHALL CONFORM WITH ASTM C-1244.
6. NO SANITARY PIPE SHALL EXCEED A DEFLECTION OF 5% AS PER GLUMRB 33.85.
7. FLEXIBLE GASKETS ON SEWER LINE CONNECTIONS ARE TO CONFORM WITH ASTM C-923
8. BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.
9. THE PROPOSED IMPROVEMENTS WILL PROVIDE A MINIMUM 35 PSI PRESSURE AT THE CURB STOP DURING NORMAL OPERATING CONDITIONS.
10. THE SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM OF 20 PSI AT GROUND LEVEL AT ALL POINTS IN THE DISTRIBUTION SYSTEM UNDER ALL FLOW CONDITIONS.
11. UNIFORM BEDDING SHALL BE PROVIDED FOR THE ENTIRE LENGTH OF WATER MAIN PER TEN STATE STANDARDS SECTION 8.7.2.

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THE RESERVE AT WINFIELD FARM PHASE 4

GENERAL NOTES

PROJECT NUMBER

1447

DATE

2019-07-16

21
42

TGC Engineering, LLC
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- THE RESERVE AT WINFIELD FARM PHASE 4
-
- NORTH RIDGEVILLE STANDARDS GENERAL NOTES

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| PROJECT
NUMBER |
| 1447 |
| DATE |
| 2019-07-16 |
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1. WHERE THE PROPOSED IMPROVEMENTS CROSS EXISTING OR PROPOSED PAYEMENTS, INCLUDING A POINT FIVE (5) FEET BEYOND SUCH CROSSINGS, OR WHERE THE CONSTRUCTION METHODS USED BY THE CONTRACTOR RESULT IN THE TRENCH WALL BEING LESS THAN 3 FEET FROM THE EDGE OF THE PAVEMENT, THE ENTIRE TRENCH BACKFILL SHALL BE COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS WITH MECHANICAL TAMPERS MEETING NINETY-EIGHT (98) PERCENT OF MAXIMUM LABORATORY DRY WEIGHT.
 2. THE LINE AND GRADE OF SEWER MAINS SHALL BE CONTROLLED DURING THE SEWER CONSTRUCTION BY USE OF AN APPROVED LASER DEVICE.
 3. AT ALL STORM SEWER MAIN AND SANITARY SEWER MAIN INTERSECTIONS (CROSSINGS) WHEN PIPE CLEARANCE IS LESS THAN 18", THE LOWER PIPE SHALL BE ENCASED AND THE UPPER PIPE SHALL BE MONOLITHICALLY GRADED IN 2500 PSI CONCRETE FOR THE WIDTH OF THE TRENCH. AT PIPE CROSSINGS GREATER THAN 18" THE BACKFILL BELOW THE UPPER PIPE SHALL BE COMPACTED IN PLACE TO THE SATISFACTION OF THE ENGINEER.
- STORM SEWERS
1. STORM SEWER CONDUIT SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: STORM CONDUIT BETWEEN STREET BASINS AND CONNECTING TO MANHOLE SHALL BE (A.) ONLY IF COVER IS LESS THAN OR EQUAL TO ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE, OR MAY BE (E.) IF COVER IS GREATER THAN ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE. ALL FOOTING DRAIN CONNECTIONS SHALL BE (B.) ONLY.
 - A. REINFORCED CONCRETE PIPE ASTM C-78, "8" OR "C" WALL, 8 FOOT LENGTHS, WITH AN "O" RING CONFINED GASKET JOINT PER ASTM C-443; (A) 12" & LARGER DIA. CLASS IV.
 - B. POLYVINYL CHLORIDE (PVC) ASTM D-3034 (SDR 35) (ODOT 707.43) WITH GASKET MATERIAL CONFORMING TO ASTM F-477 AND JOINTS PER ASTM D-3212 OR SOLVENT CEMENT JOINTS PER ASTM D-2584.
 - C. PERMA-LOC (PVC) AASHTO SPECIFICATION IN M-304M (ODOT 707.43) WITH INTEGRAL BELL GASKET JOINTS IN ACCORDANCE WITH ASTM D-3212 AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
 - D. ULTRA-RIB (PVC) ASTM F 794 (ODOT 707.43) WITH INTEGRAL BELL AND SPIGOT JOINT IN ACCORDANCE WITH ASTM D-3212 AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - E. SMOOTH INTERIOR, CORRUGATED, HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO AASHTO SPECIFICATIONS M252 TYPE S AND A12294 TYPE S, (ODOT 707.33) ADS 112, HANCOX H-0, OR APPROVED EQUAL. THE JOINTS SHALL BE SLIP-TIGHT AND THE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477 (NOT PRESSURE RATED), INSTALLED IN ACCORDANCE WITH ASTM D-3212 AND MANUFACTURER'S RECOMMENDATIONS.
 2. OTHER OPTIONAL MATERIALS MAY BE USED WHEN APPROVED BY THE CITY ENGINEER.
 3. UNDERDRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 605. CONDUIT SHALL BE 6" DIAMETER PVC TYPE PS-46 PIPE CONFORMING TO ASTM F-755, OR 6" DIAMETER PSM POLYVINYLCHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH A GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09, TYPE A, AND WITH THE GRANULAR MATERIAL BEING NO. 57 AGGREGATE (NO SLAC)
 4. ROOF DRAINS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS. NO CONNECTION TO STORM SEWER.
 5. AT LEAST 60 DAYS PRIOR TO THE END OF THE PERIOD FOR WHICH IMPROVEMENTS ARE COVERED BY MAINTENANCE BONDS, THE DEVELOPER SHALL CLEAN AND VIDEO TAPE THE STORM SEWER, SANITARY SEWER AND MANHOLES, OR CAUSE THIS TO BE DONE BY A SUBCONTRACTOR OR BUILDER(S) WHO THE DEVELOPER HOLDS RESPONSIBLE PRIOR TO RELEASE OF THE MAINTENANCE BONDS COVERING THE IMPROVEMENTS. TWO (2) COPIES OF THE VIDEO TAPE(S) AND A WRITTEN REPORT OF THE RESULTS SHALL BE FURNISHED TO THE DEVELOPER AND THE CITY ENGINEER, BOTH THE TAPING AND THE WRITTEN REPORT SHALL BE DONE TO THE SATISFACTION OF THE DEVELOPER AND THE CITY ENGINEER OR THEIR DESIGNERS. ANY AND ALL PROBLEMS DISCOVERED SHALL BE REMEDIATED WITHIN TEN (10) WORKING DAYS BY THE DEVELOPER OR BY THE PARTY THE DEVELOPER SHALL CAUSE TO REMEDIATE THE PROBLEMS, IF ANY
 6. ALL MAIN LINE STORM SEWERS SHALL BE CLEANED AND VIDEO-TAPED IMMEDIATELY AFTER CONSTRUCTION AND THE VIDEO-TAPE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. ALL DEFECTS SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR.

5/9/17, 6/28/17

CITY OF NORTH RIDGEVILLE
STANDARD GENERAL NOTES

SANITARY SEWERS

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

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

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

WATER SYSTEM

1. THE WATER SYSTEM SHALL BE CONSTRUCTED PER THE CITY OF NORTH RIDGEVILLE STANDARDS & REGULATIONS.
2. THE WATERLINE SHALL BE PVC MEETING THE REQUIREMENTS OF AWWA C900, OR C909, CLASS 150 PIPE CONFORMING TO D118 OR DUCTILE IRON PIPE CLASS 52, CEMENT LINED MEETING THE REQUIREMENTS OF ANSI A21.51 AND AWWA C-151.
3. A MINIMUM OF 35 PSI SHALL BE MAINTAINED TO THE CURB STOP DURING NORMAL OPERATING CONDITIONS. BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.
4. ALL FITTINGS FOR THE WATER MAIN SHALL BE RESTRAINED JOINT TYPE (MEGA-LUG) AND SHALL BE DUCTILE IRON MEETING AWWA C-153.
5. ALL BENDS OR TEES ON THE MAIN SHALL BE RESTRAINED JOINT TYPE (MEGA-LUG) AND BLOCKED WITH WOOD.
6. ALL DUCTILE IRON PIPE, CAST IRON FITTINGS AND HYDRANTS SHALL BE POLYWRAPPED ACCORDING TO AWWA C-105. RESTRAIN TWO PIPE JOINTS EITHER SIDE OF TEE OR ELBOW IN ADDITION TO THRUST RESTRAINT.
7. ALL FITTINGS SHALL BE GIVEN A CEMENT MORTAR LINING AT THE POINT OF MANUFACTURE. THE LINING SHALL CONFORM TO ANSI A21.4, AWWA C-104 AND ALL SUBSEQUENT AMENDMENTS.
8. ALL FITTINGS SHALL BE DESIGNED FOR A WORKING PRESSURE OF NOT LESS THAN 150 PSI.
9. ALL VALVES AND HYDRANT FITTINGS MUST HAVE STAINLESS STEEL NUTS AND BOLTS. T-BOLTS AND NUTS FOR ALL MECHANICAL JOINTS MUST HAVE A BITUMASTIC COATING.
10. ALL PIPE SHALL BE GIVEN A CEMENT MORTAR LINING AT THE POINT OF MANUFACTURE. THE MORTAR LINING SHALL NOT BE LESS THAN 1/16 INCH IN THICKNESS AND CONFORM TO ANSI A21.4, AWWA C-104 AND ALL SUBSEQUENT AMENDMENTS.
11. ALL JOINTS SHALL BE MECHANICAL OR PUSH-ON TYPE. MECHANICAL JOINTS SHALL MEET THE REQUIREMENTS OF ANSI A21.11, AWWA C-111 AND ALL SUBSEQUENT AMENDMENTS. PUSH-ON JOINTS SHALL BE MADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PIPE MANUFACTURER.
12. ALL HYDRANTS SHALL HAVE MECHANICAL TYPE JOINTS.
13. WHENEVER CHANGES IN LINE AND GRADE OF THE MAIN AS SHOWN ON THE DRAWINGS ARE NOT STANDARD FITTING DEFLECTIONS, THE CONTRACTOR WILL BE PERMITTED TO USE AN APPROVED COMBINATION OF STANDARD FITTINGS AND SMALL DEFLECTION OF THREE DEGREES PER JOINT IN THE ADJOINING LENGTHS OF PIPE (NOT TO EXCEED THE MANUFACTURER'S SPECIFICATIONS).
14. CLOSURE PIECES SHALL BE ACCURATELY MEASURED AND CUT, IN THE FIELD, AND INSTALLED USING SOLID TYPE LONG PATTERN SLEEVES AS SHOWN OR AS REQUIRED.

GATE VALVES

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

BUTTERFLY VALVES

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

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

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

HYDROSTATIC TESTING

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

DISINFECTING MAINS

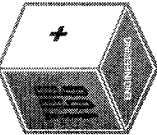
1. AFTER HYDROSTATIC TESTING, THE NEW LINE SHALL BE THOROUGHLY FLUSHED IN ACCORDANCE WITH AWWA C-651. THE MAIN SHALL BE FLUSHED THROUGH THE HYDRANTS, BLOWOFFS OR BY SOME OTHER APPROVED MEANS.
2. CHLORINE SHALL BE ADDED AT SUCH RATES AS TO GIVE A MINIMUM CHLORINE DOSAGE OF 50 PARTS PER MILLION AVAILABLE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

CURB CONNECTIONS

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

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

7/22/14

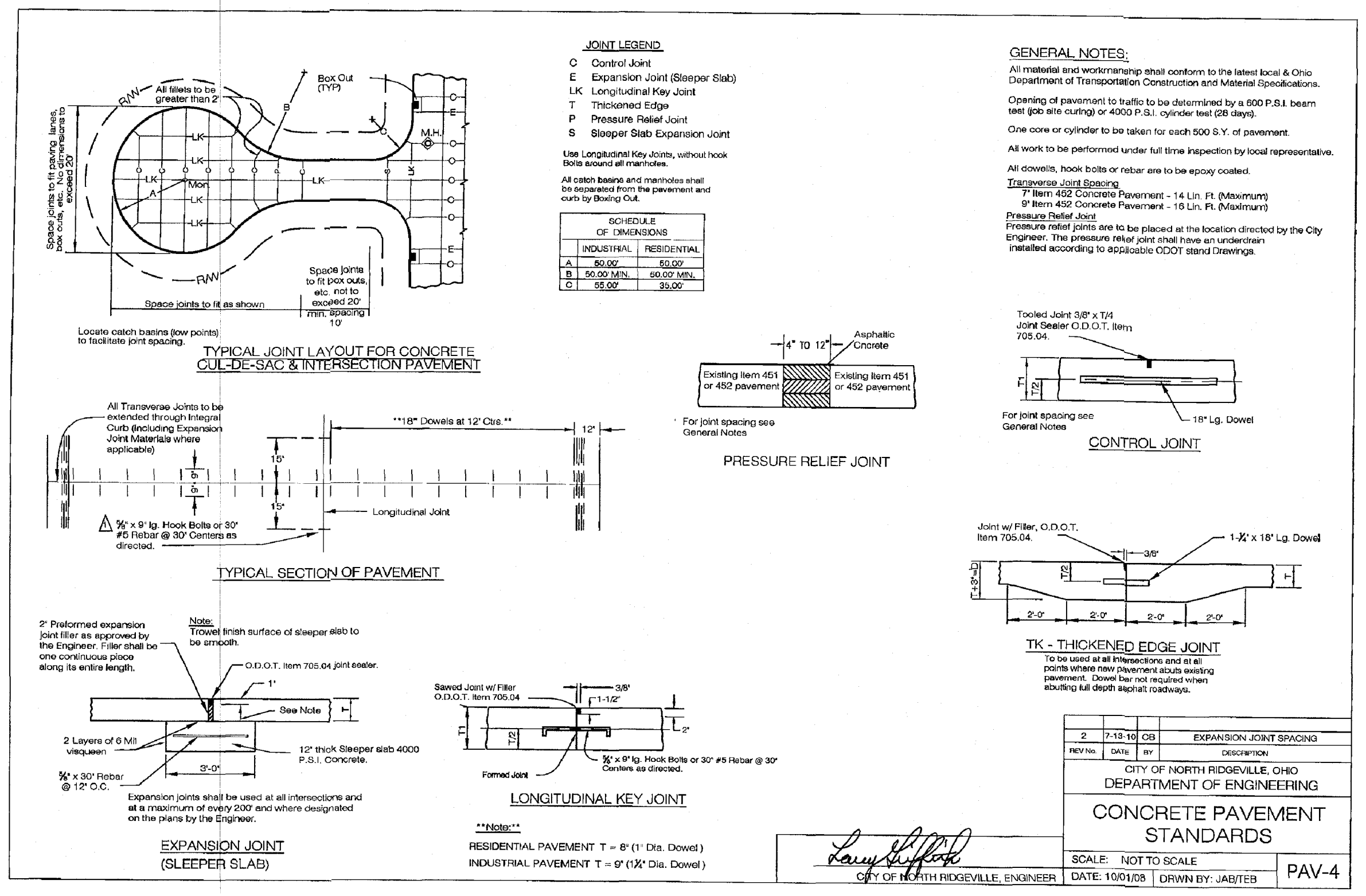
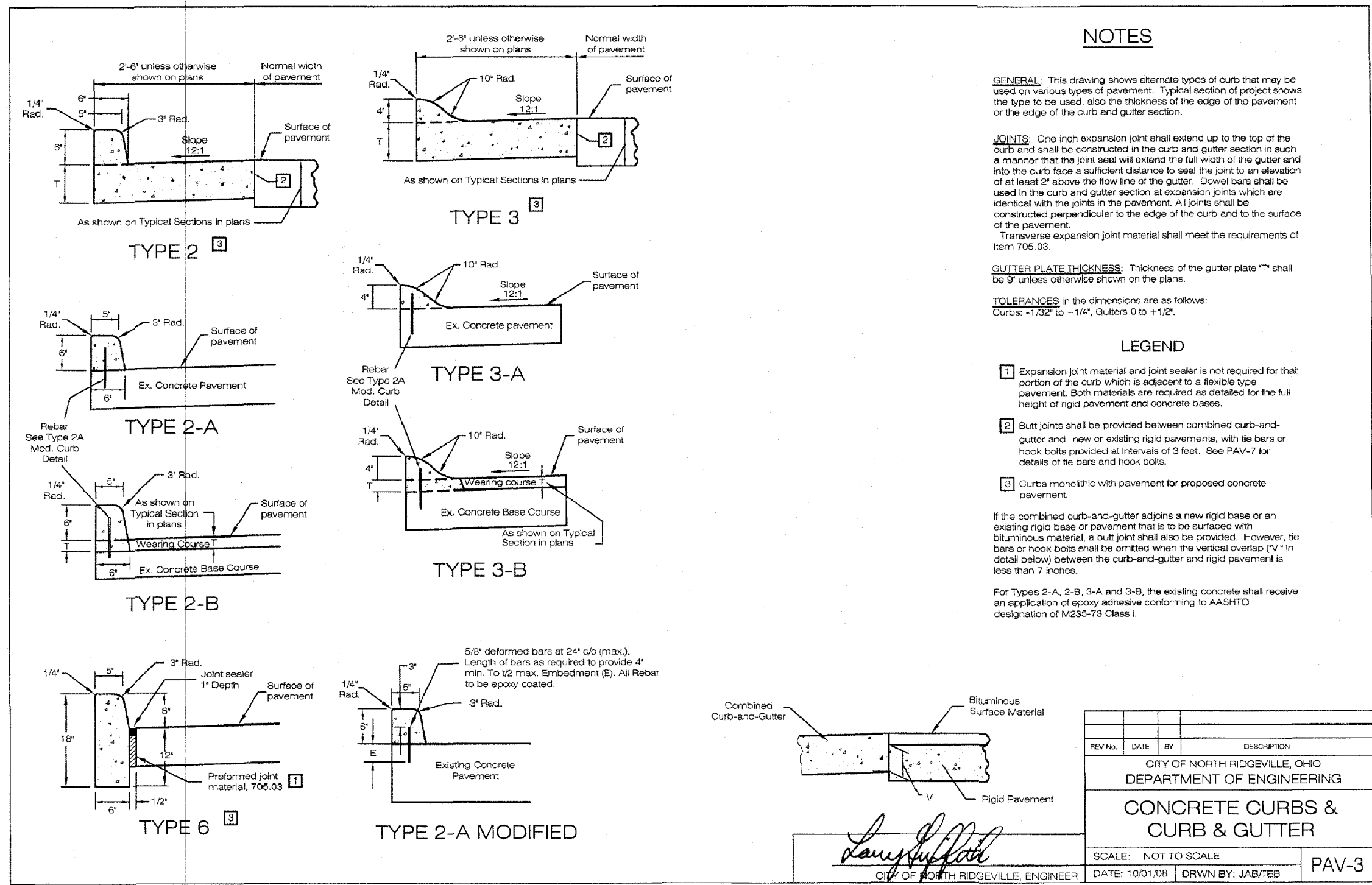
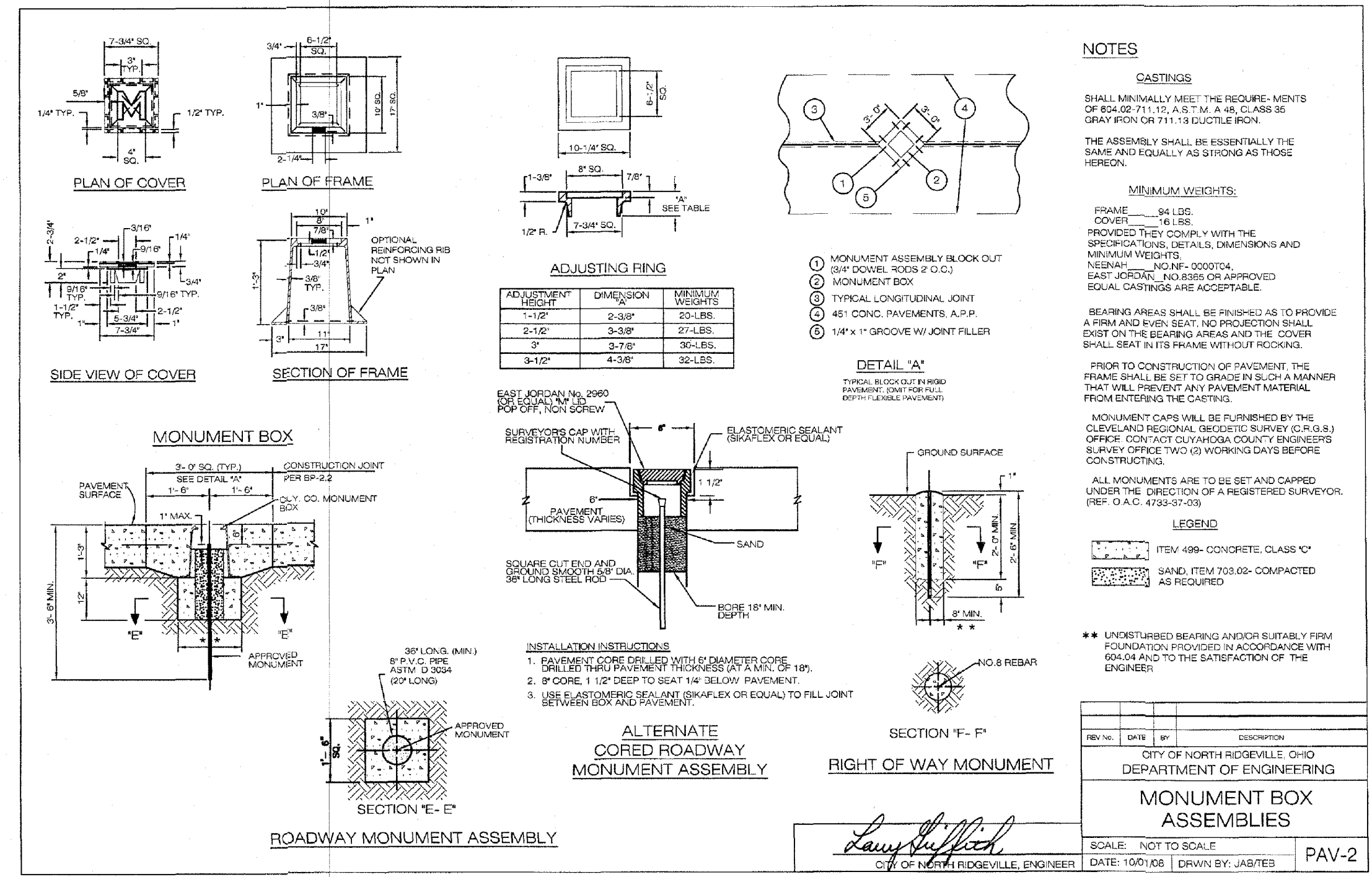
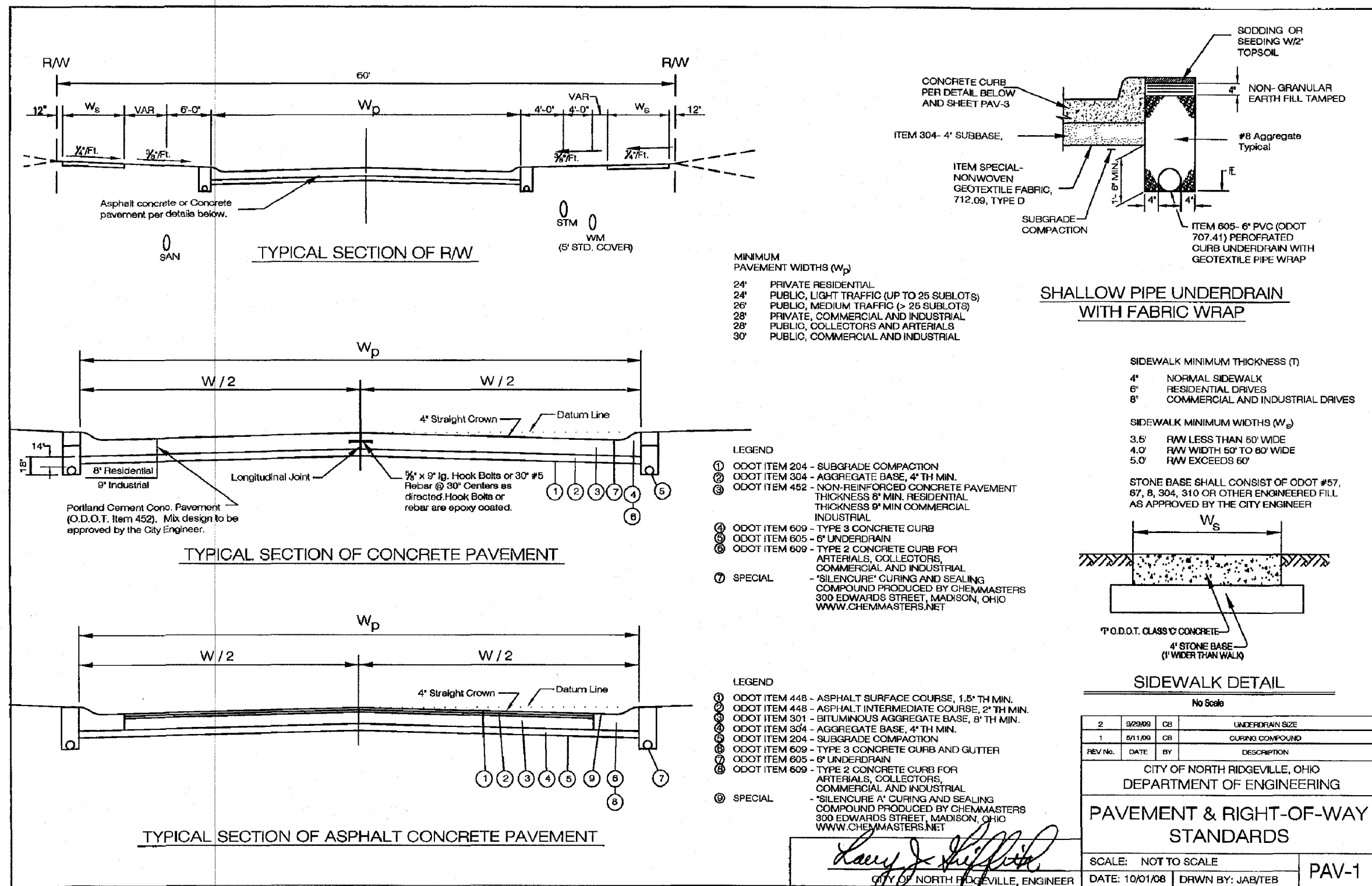


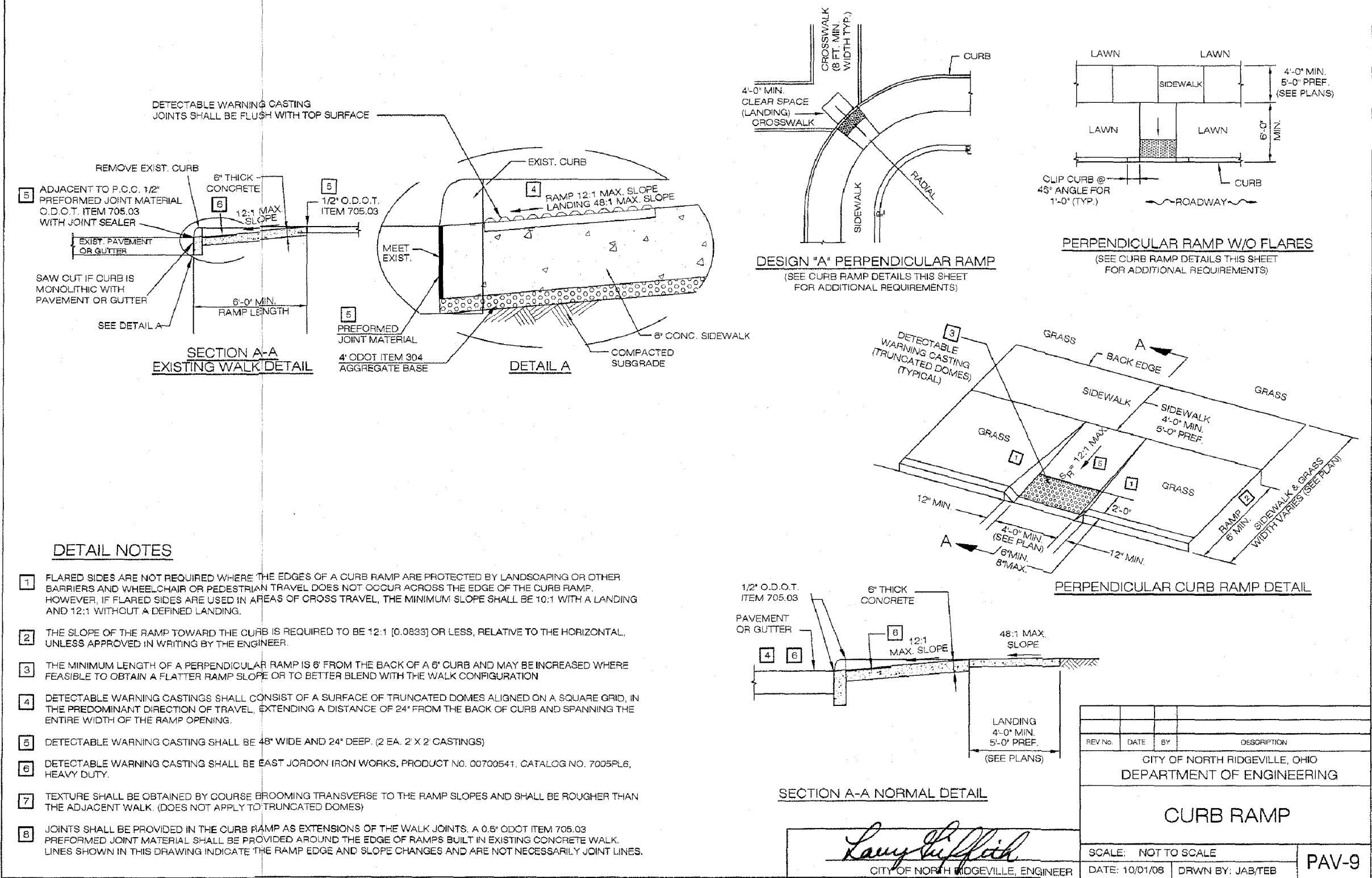
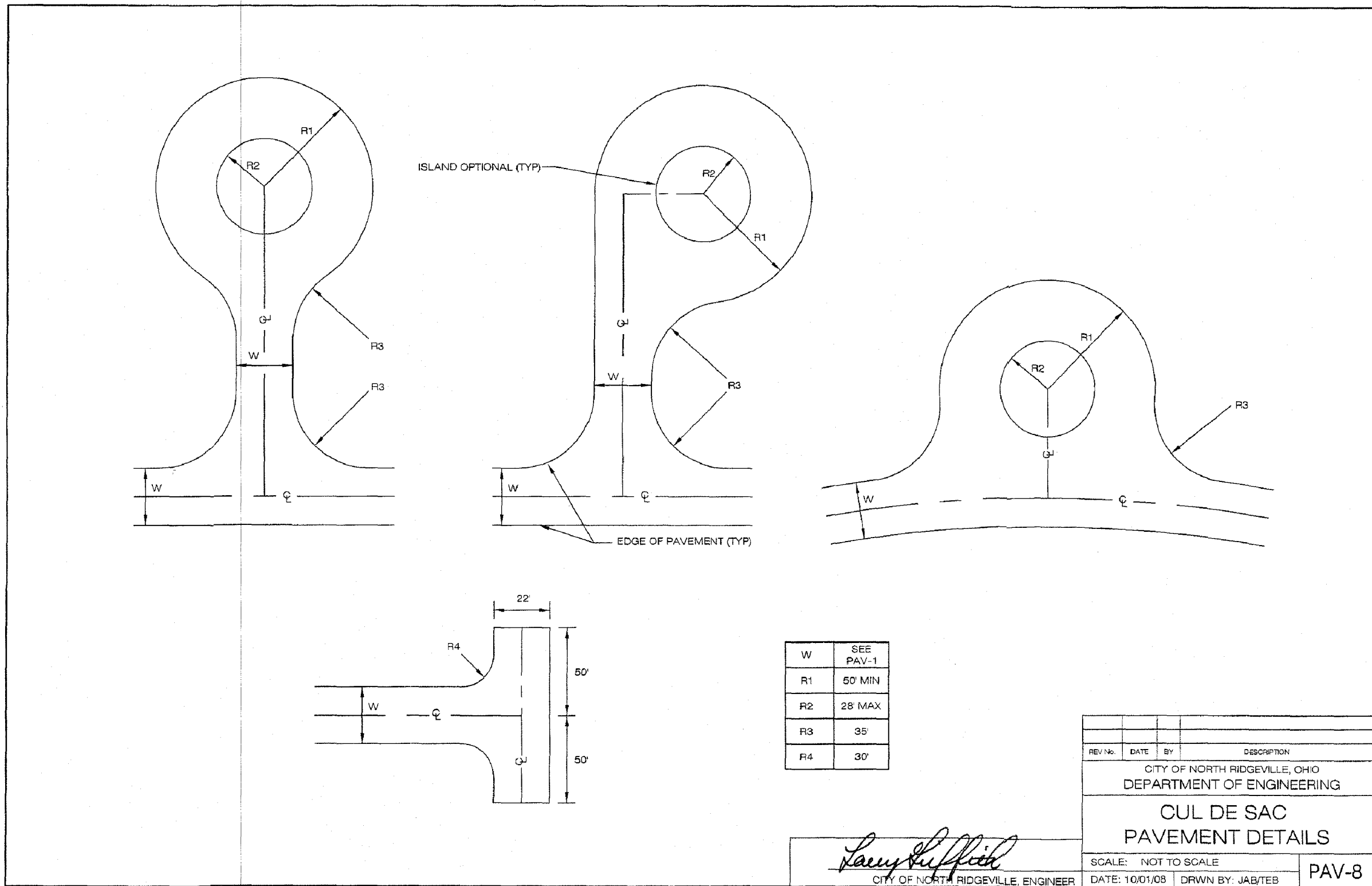
T&C Engineering, LLC
1310 SHARON CIRCLE, P.O. BOX 37
SHARON CENTER, OHIO 44781
PHONE: 330.626.0404 FAX: 330.626.0403

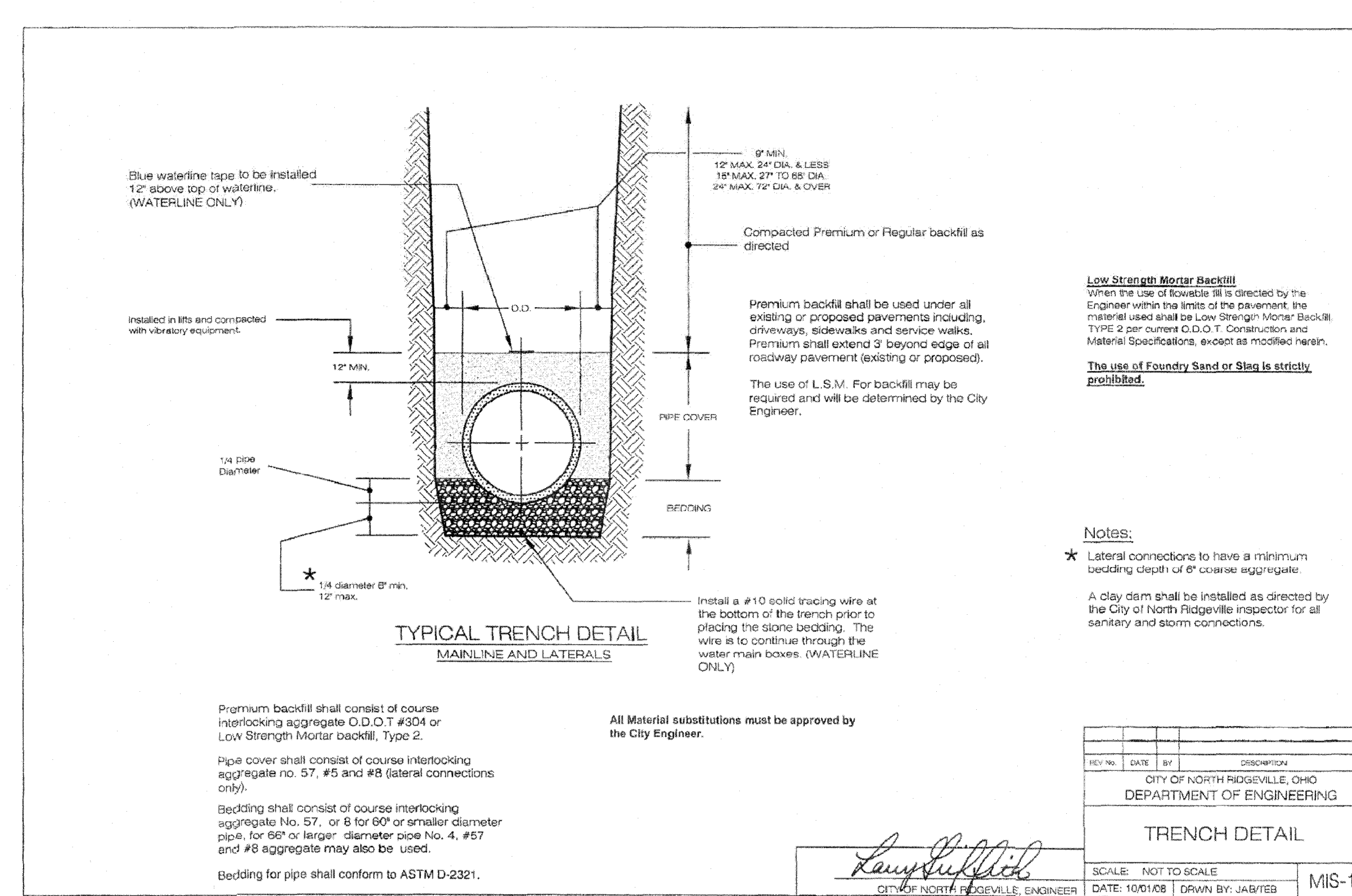
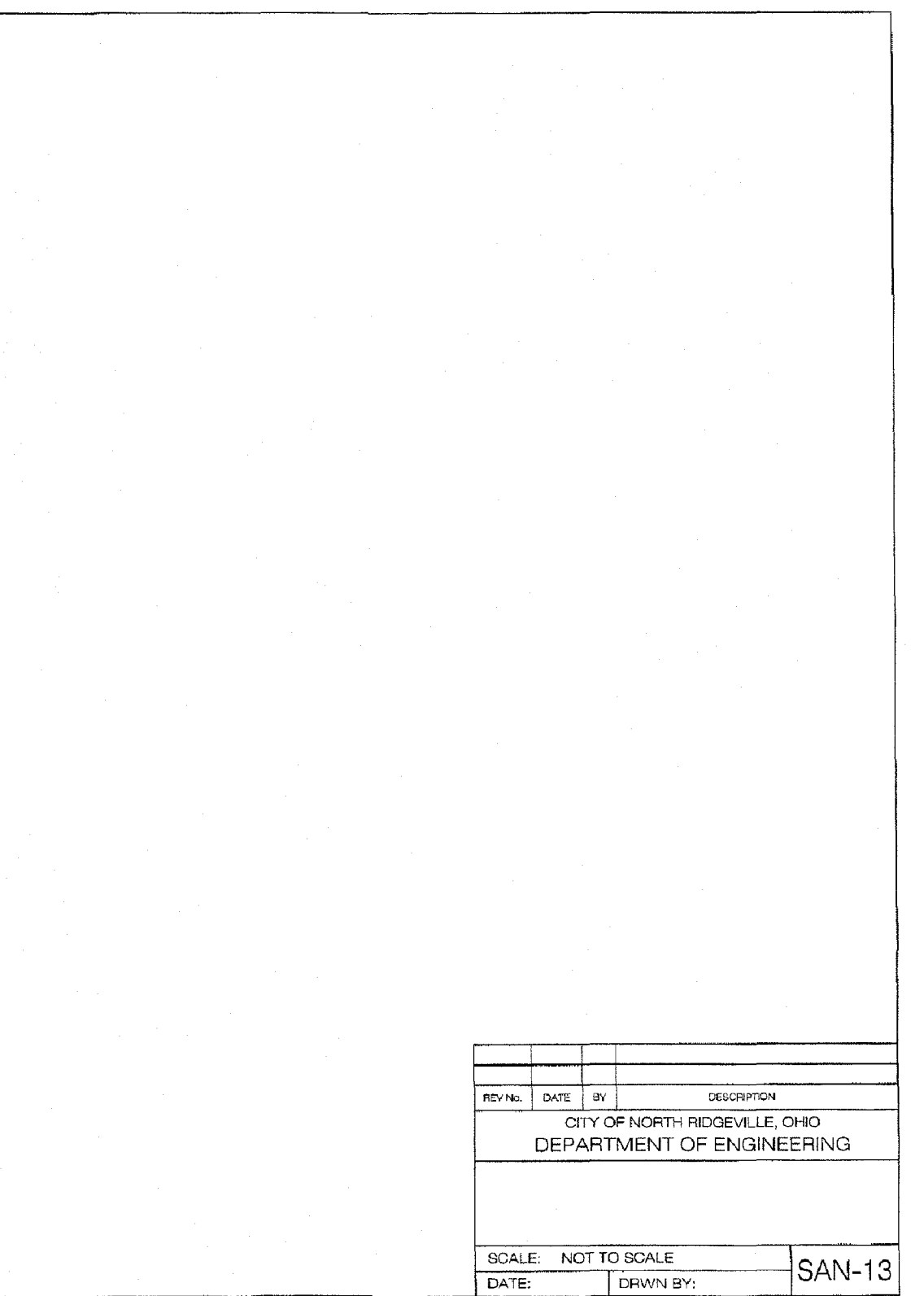
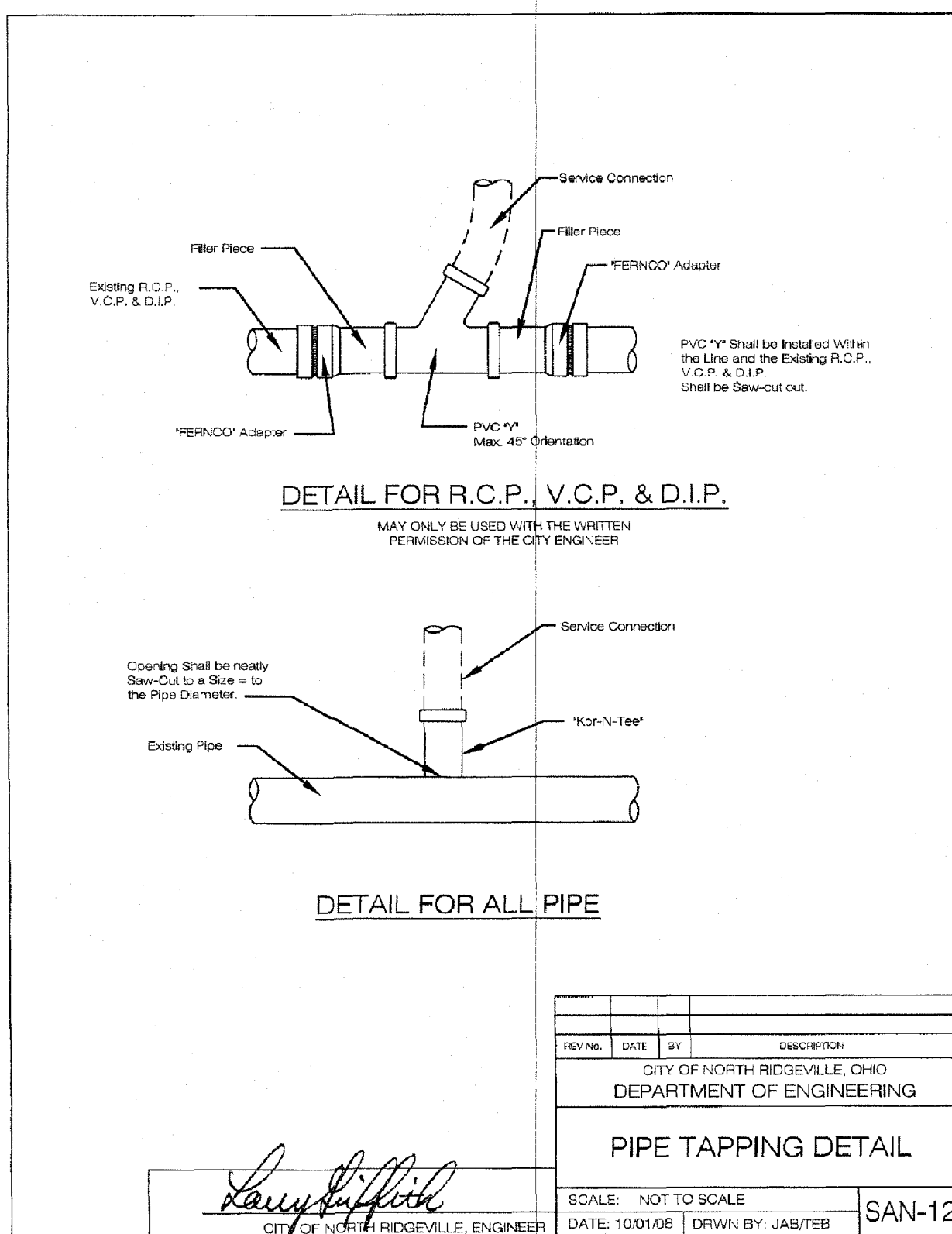
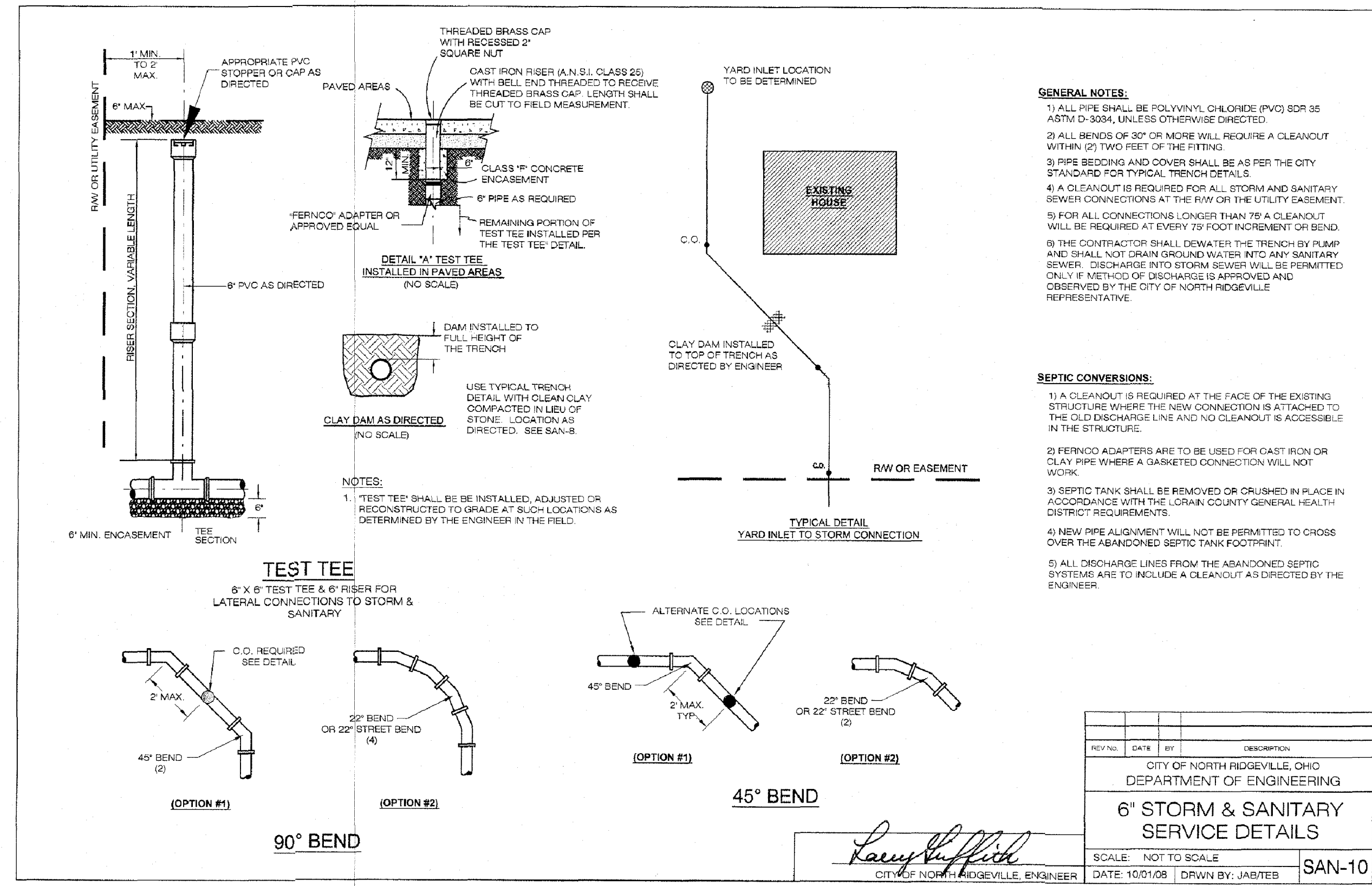
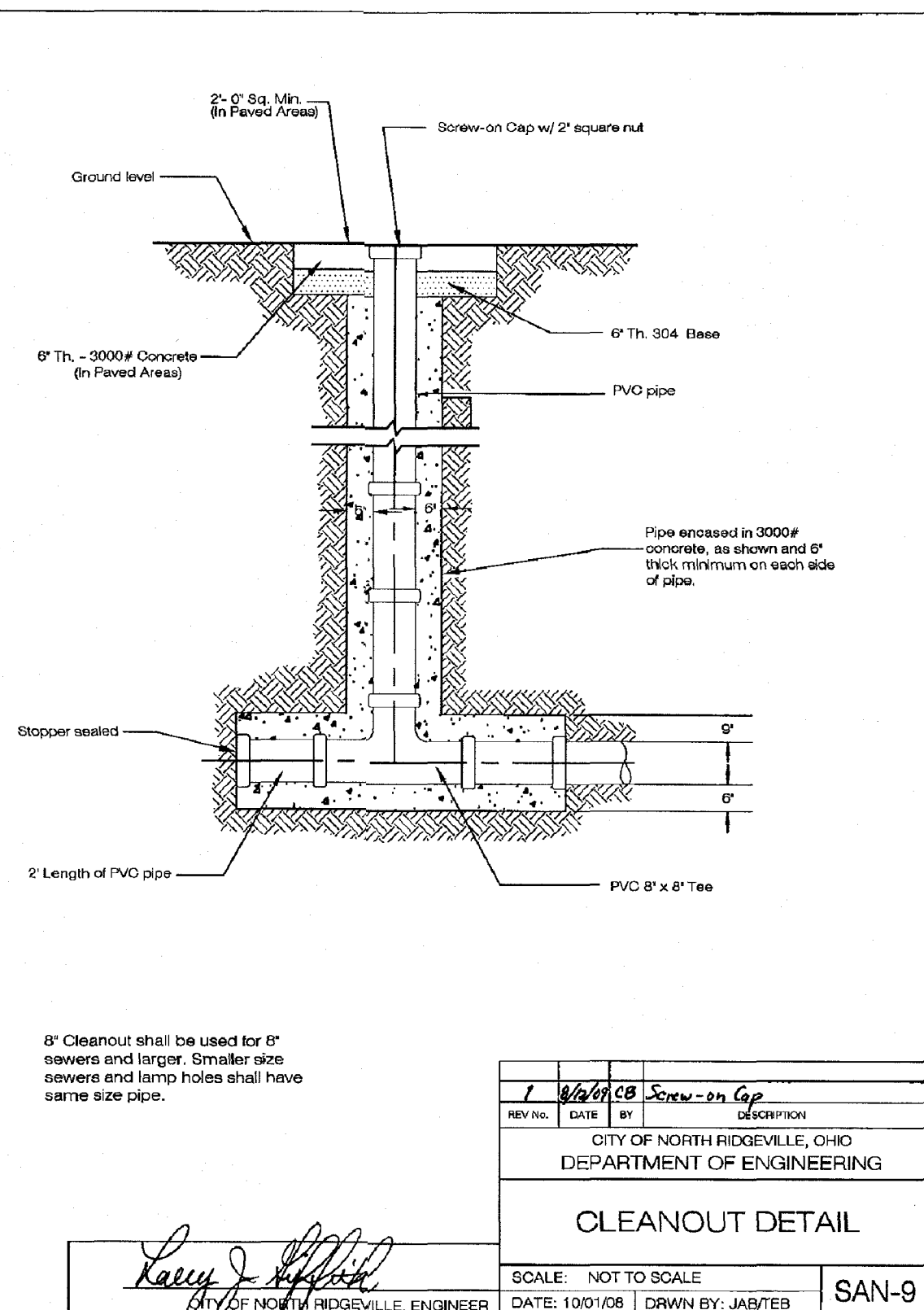
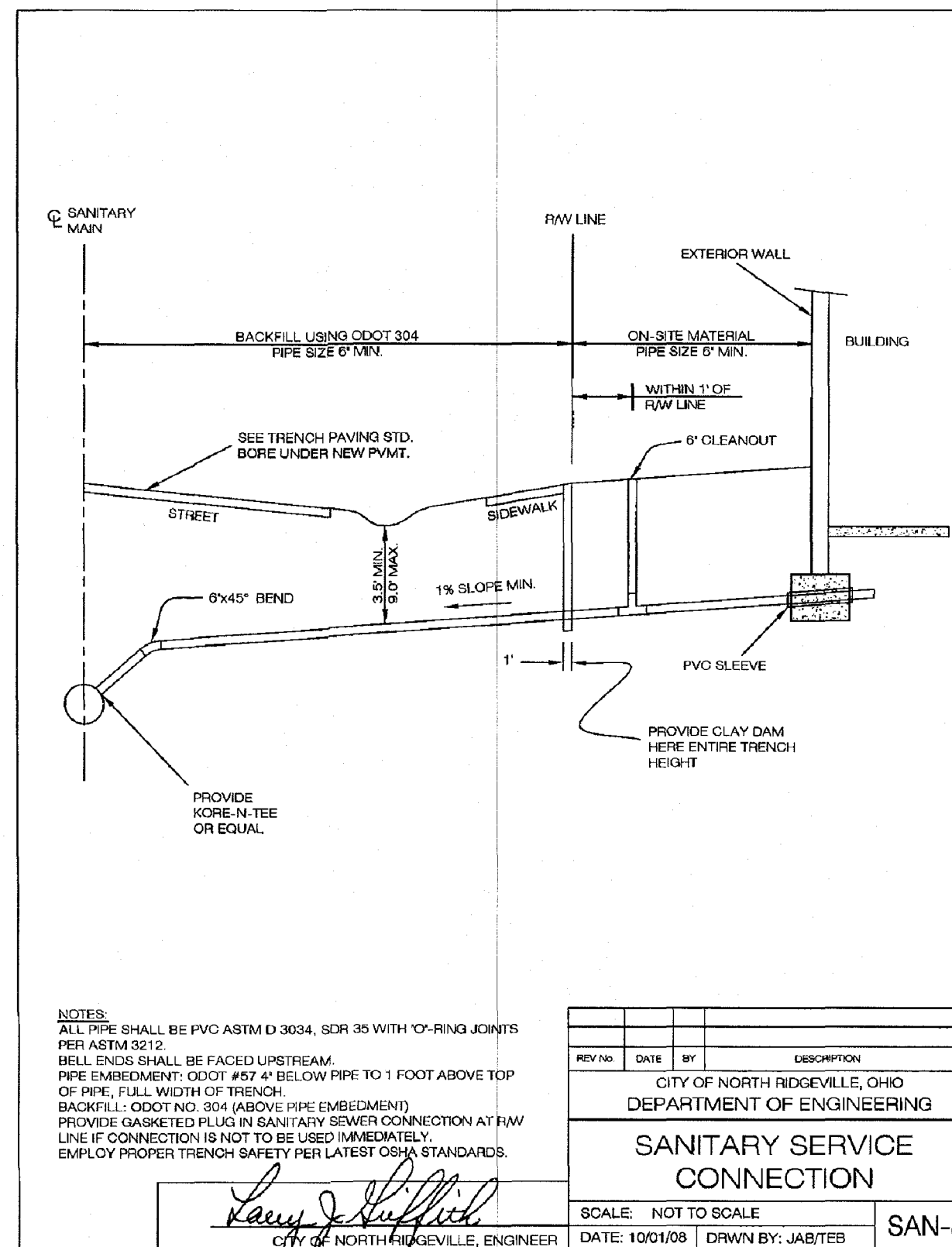
THE RESERVE AT WINFIELD FARM PHASE 4
NORTH RIDGEVILLE STANDARD GENERAL NOTES

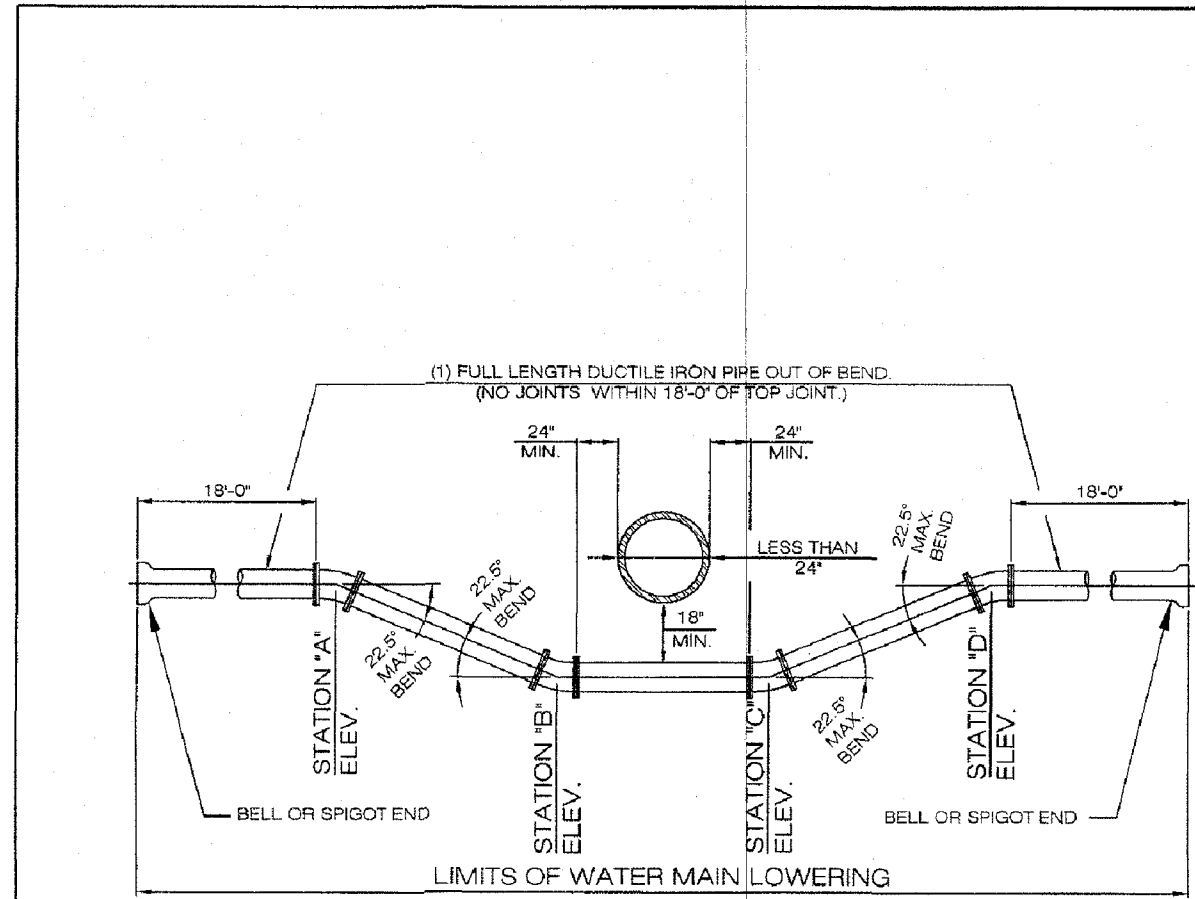
PROJECT
NUMBER
1447
DATE
2019-07-16

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42





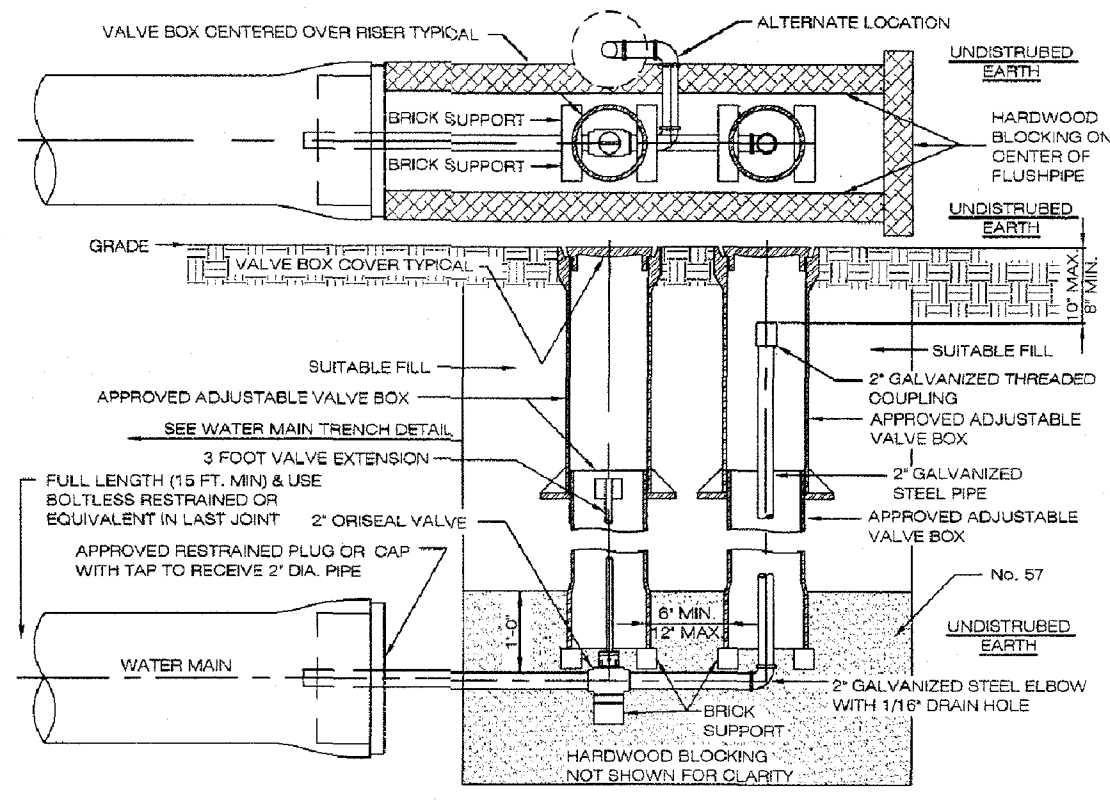




- NOTE:**
1. WATER MAIN SHALL BE DUCTILE IRON, MINIMUM CLASS 52, CEMENT LINED PUSH-ON JOINT PIPE WITH RETAINED MECHANICAL JOINT. DUCTILE IRON CLASS 50, CEMENT LINED RETAINED MECHANICAL JOINT FITTINGS.
 2. WHERE DEPTH OF LOWERING REQUIRES AN INTERMEDIATE JOINT BETWEEN STATIONS 'A' & 'B' AND/OR 'C' & 'D' THE ENTIRE LOWERING SHALL BE MADE WITH DUCTILE IRON, MINIMUM CLASS 52 CEMENT LINED PIPE AND DUCTILE IRON CLASS 50, CEMENT LINED FITTINGS. ALL HAVING BOLTLESS RESTRAINED PUSH-ON JOINTS, TYPE I.
 3. WHERE LENGTH OF LOWERING UNDER OBSTRUCTIONS REQUIRES AN INTERMEDIATE JOINT ONLY BETWEEN STATIONS 'B' & 'C' AND PIPE JOINTS ARE AS INDICATED IN NOTE 1 ABOVE, THAT INTERMEDIATE JOINT(S) SHALL BE MADE WITH A BOLTLESS RESTRAINED PUSH-ON JOINT, TYPE II.
 4. WHERE LENGTH OF LOWERING UNDER OBSTRUCTIONS REQUIRES AN INTERMEDIATE JOINT ONLY BETWEEN 'B' & 'C' AND PIPE JOINTS ARE AS INDICATED IN NOTE 2 ABOVE, THAT INTERMEDIATE JOINT(S) SHALL BE MADE WITH A BOLTLESS RESTRAINED PUSH-ON JOINT, TYPE I.

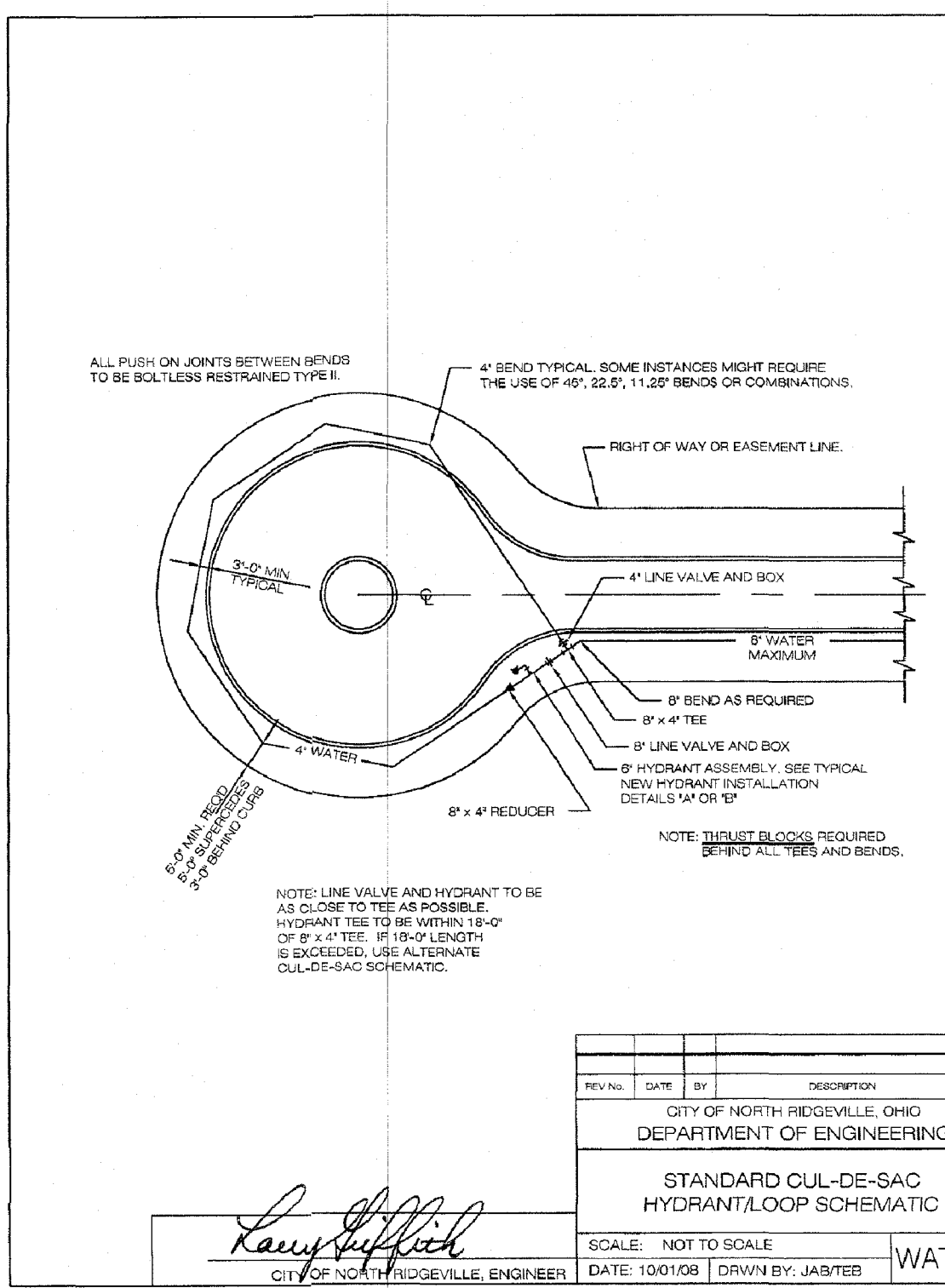
Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TES | **WAT-9**



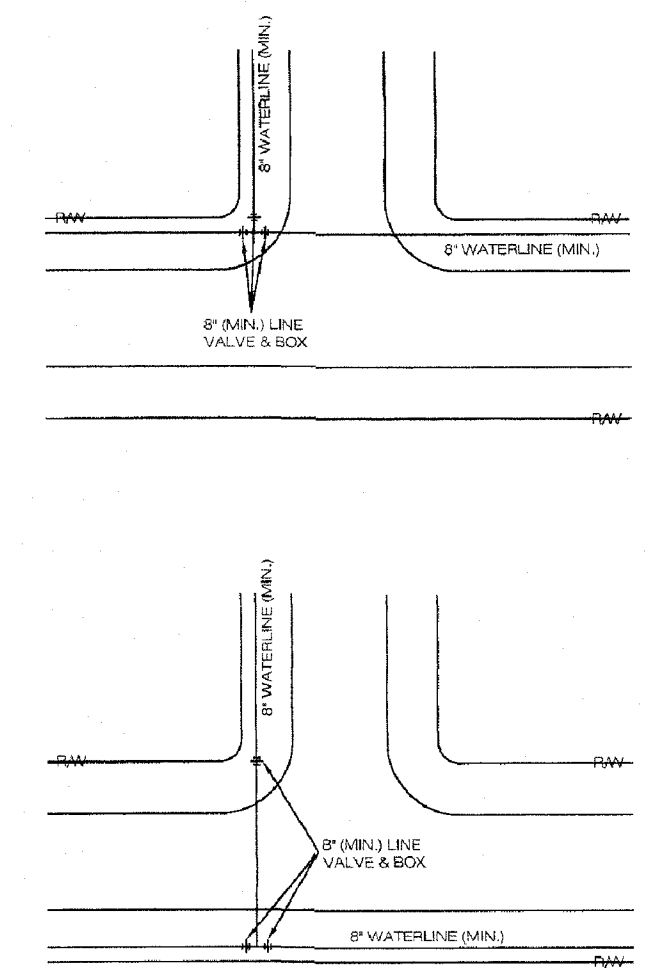
Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TES | **WAT-10**



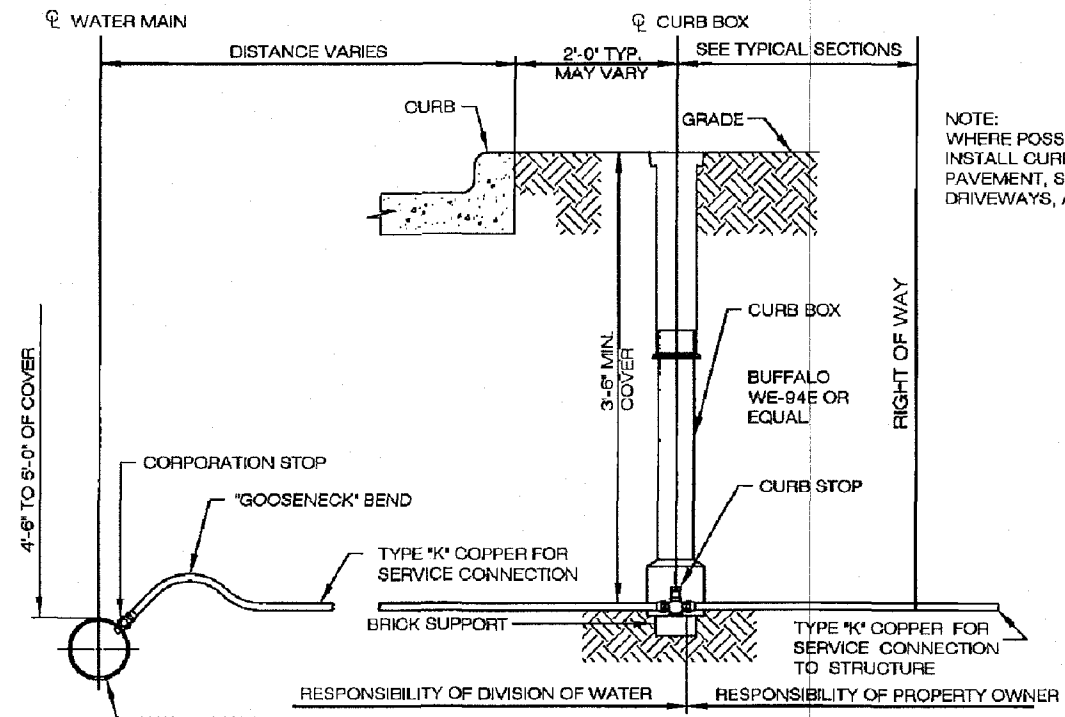
Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TES | **WAT-11**



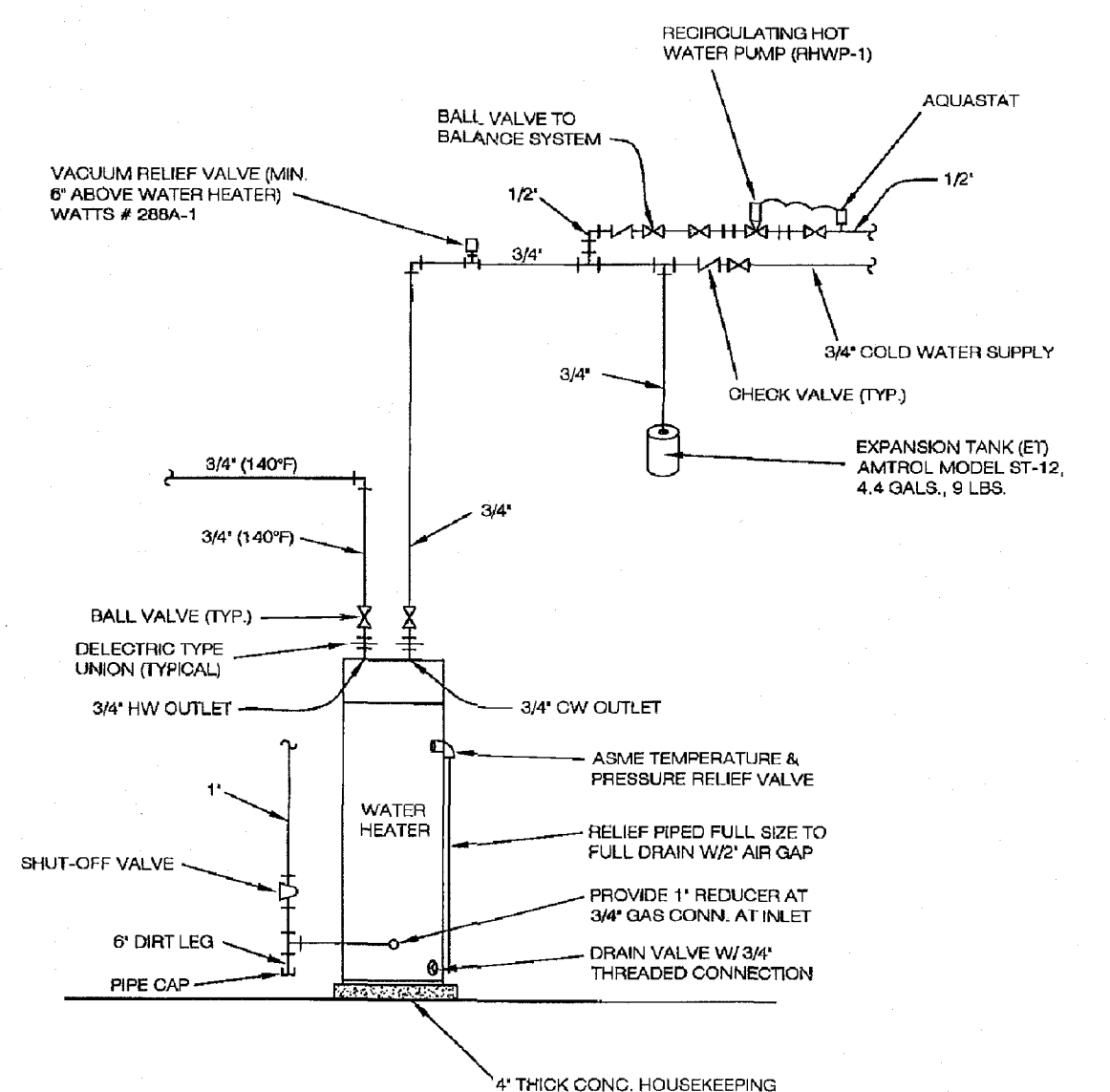
Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TES | **WAT-12**



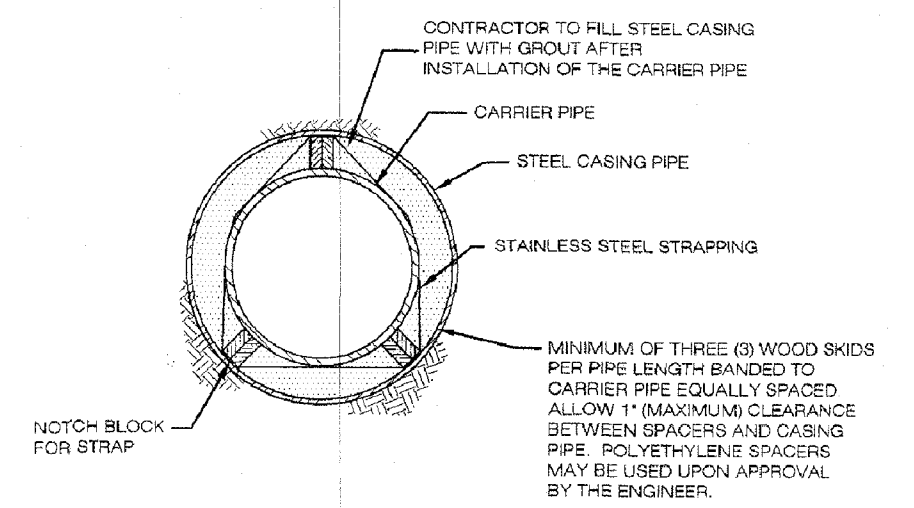
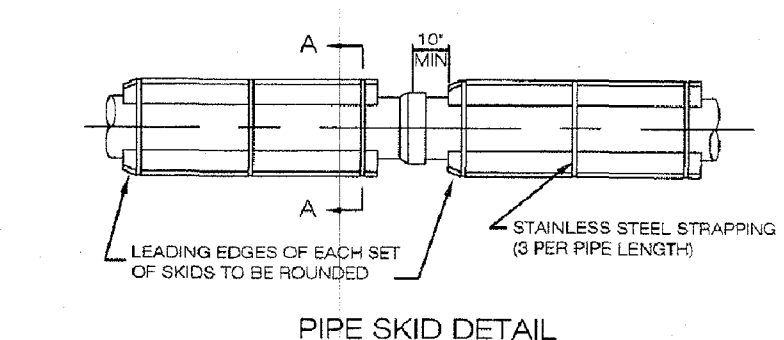
Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TES | **WAT-13**



Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TES | **WAT-14**

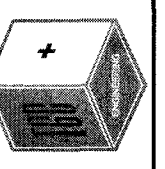
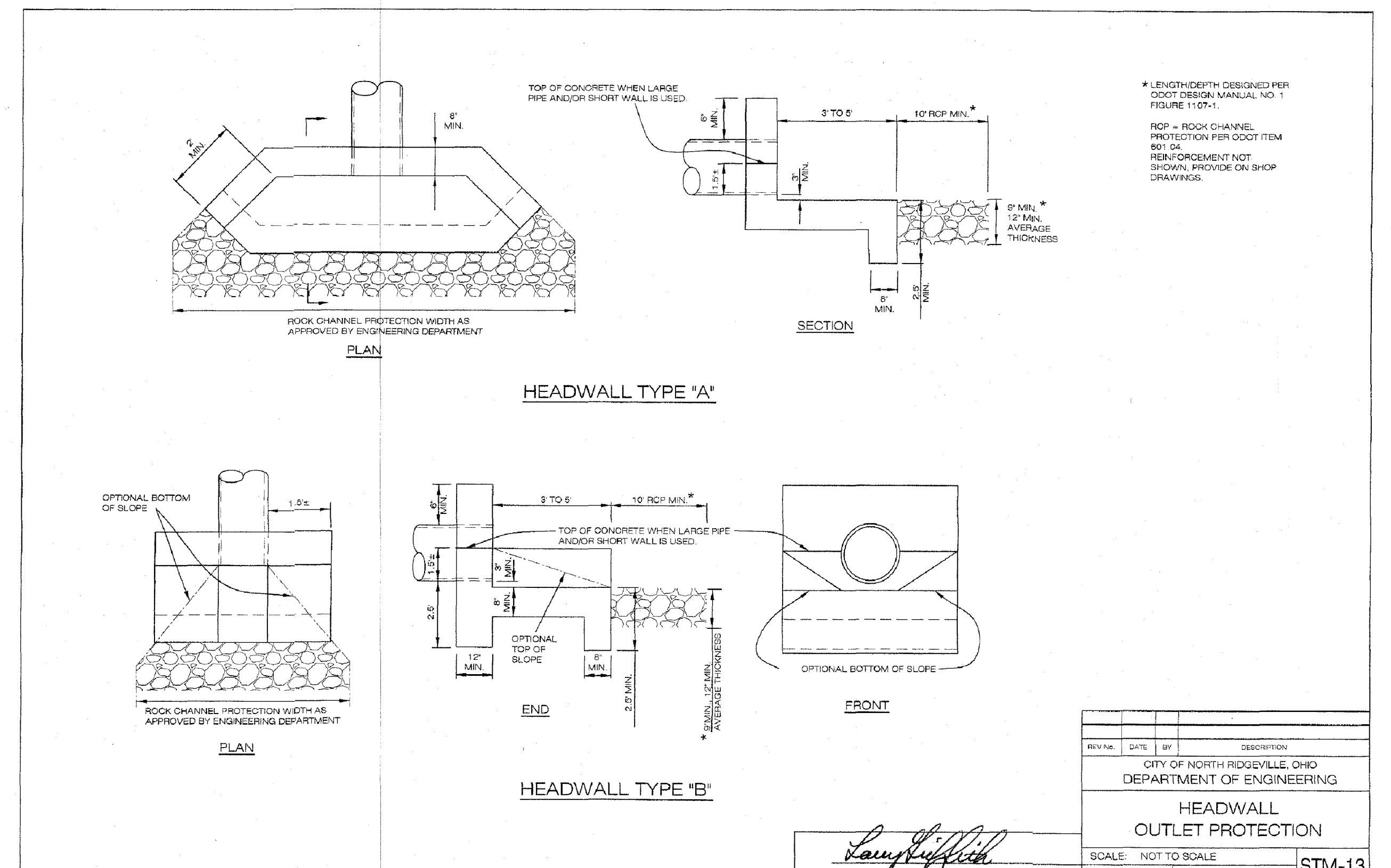
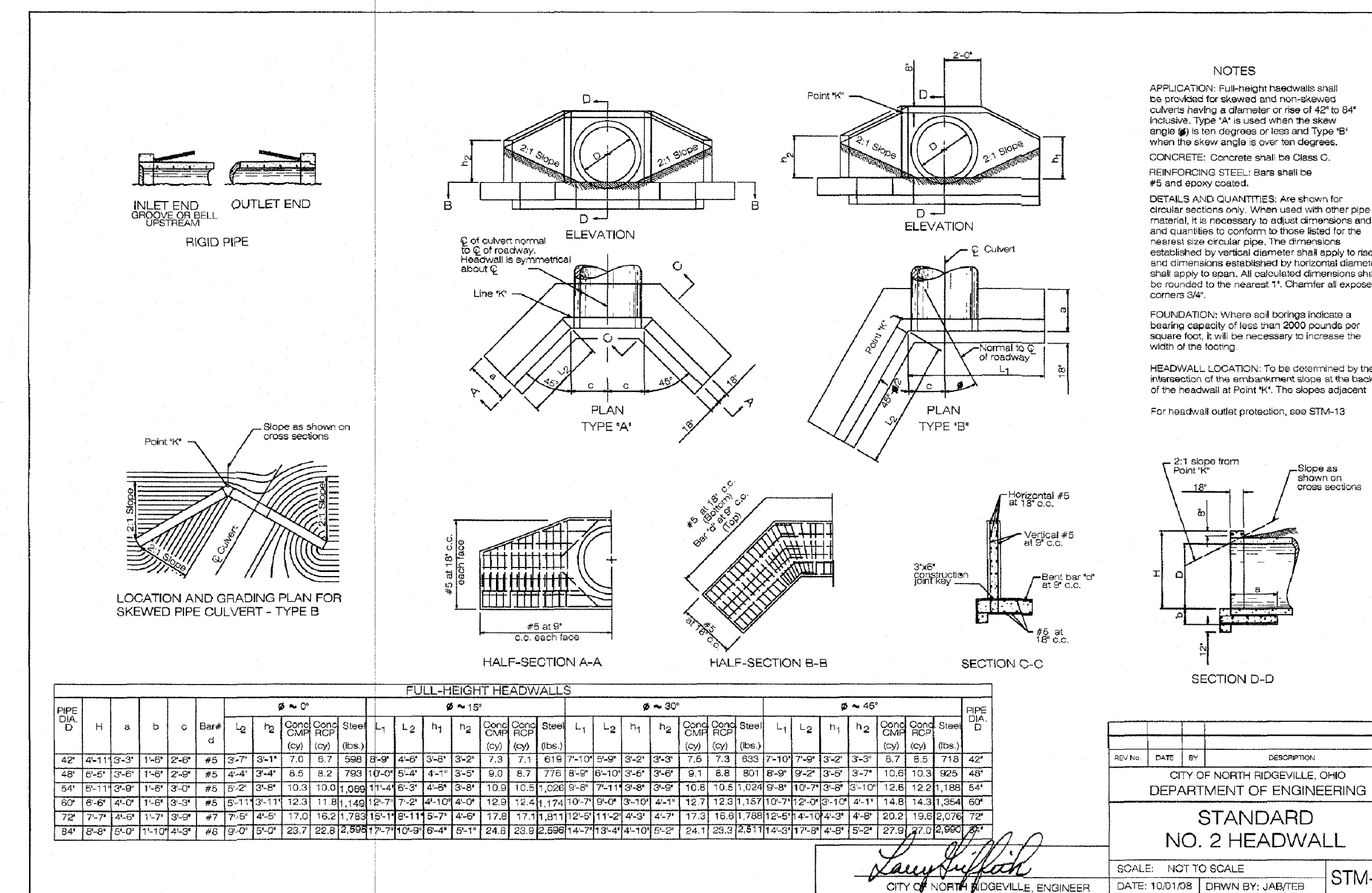
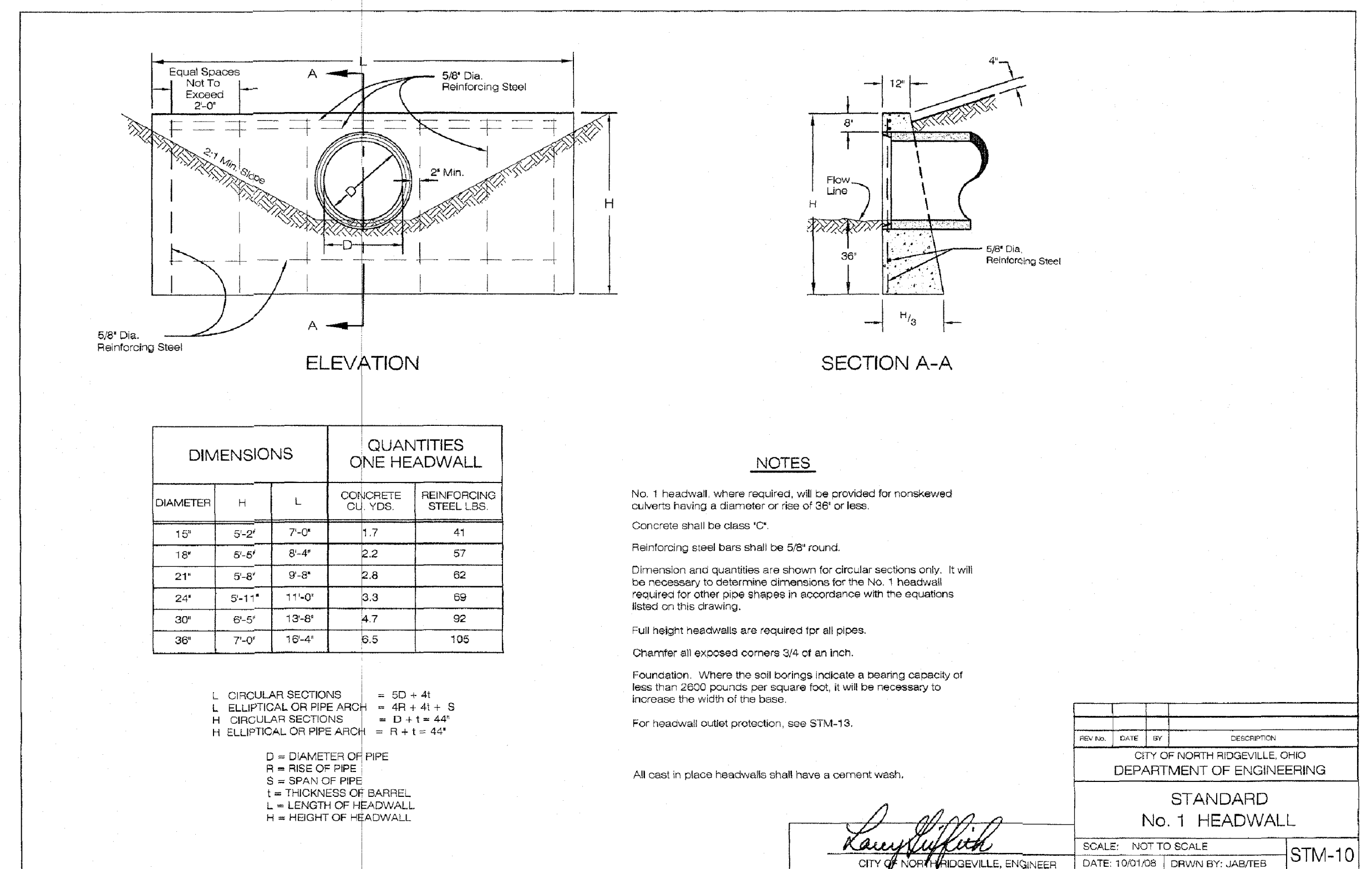
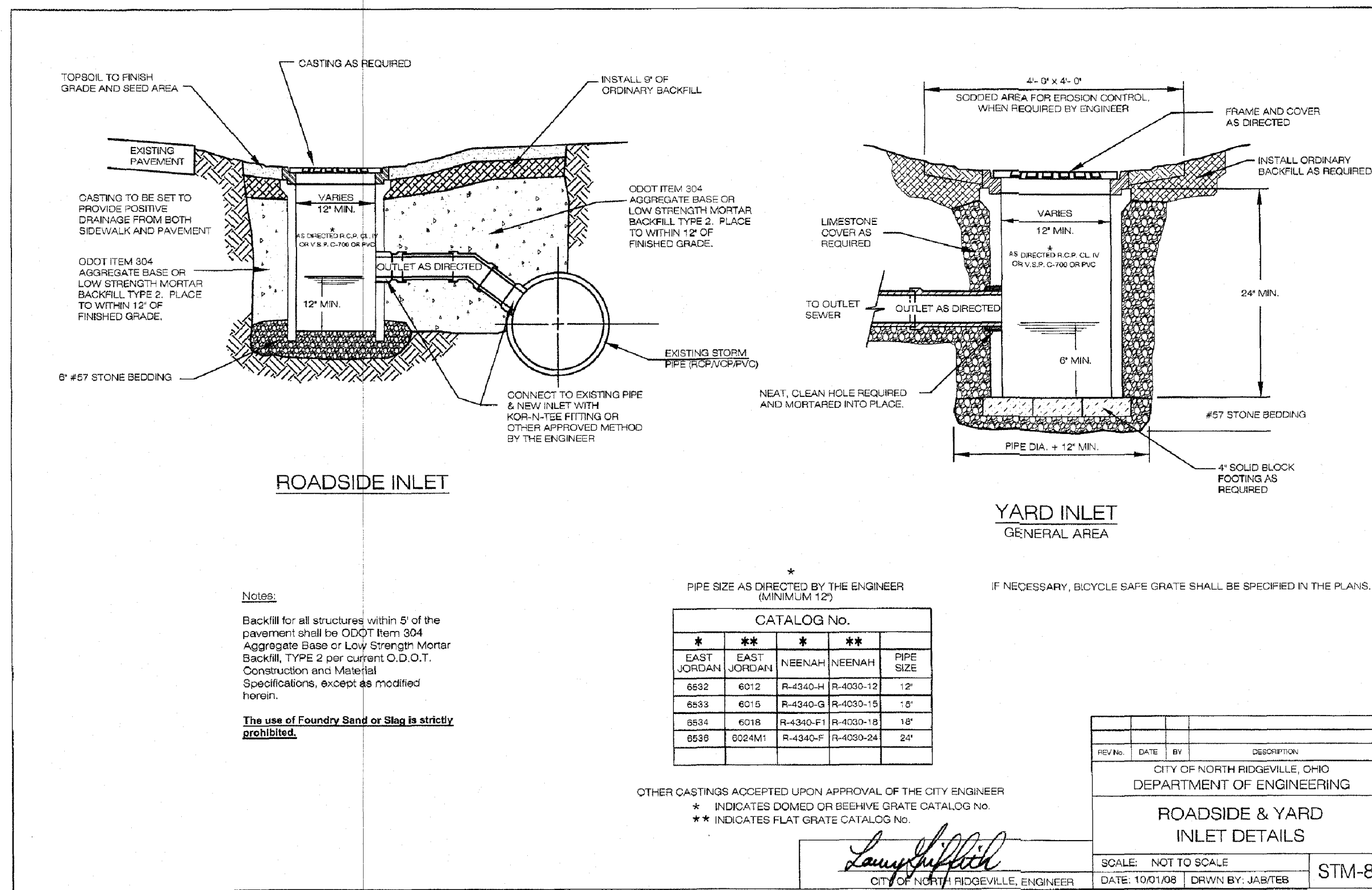


- NOTE:**
1. WELD ALL ENCASMENT PIPE JOINTS.
 2. MINIMUM THICKNESS FOR NEW CASING PIPE IS 3/8". MINIMUM THICKNESS FOR USED CASING PIPE IS 1/2".
 3. 1 1/2" IS MIN. FOR R/R BORES.
 4. CASING DIAMETER SHALL BE A MINIMUM OF 6" GREATER THAN THE LARGEST O.D. OF THE CARRIER PIPE. PROVIDE A 3/4" COPPER DRAIN PIPE AT THE BOTTOM OF THE DOWNSTREAM BULKHEAD.

CARRIER PIPE	STEEL CASING PIPE		
DIA.	DIA.	THICK.	FILL TYPE
3"	10"	3/8"	GROUT
6"	16"	3/8"	GROUT
8"	18"	3/8"	GROUT
10"	22"	3/8"	GROUT
12"	24"	1/2"	GROUT
16"	28"	1/2"	GROUT
18"	30"	1/2"	GROUT

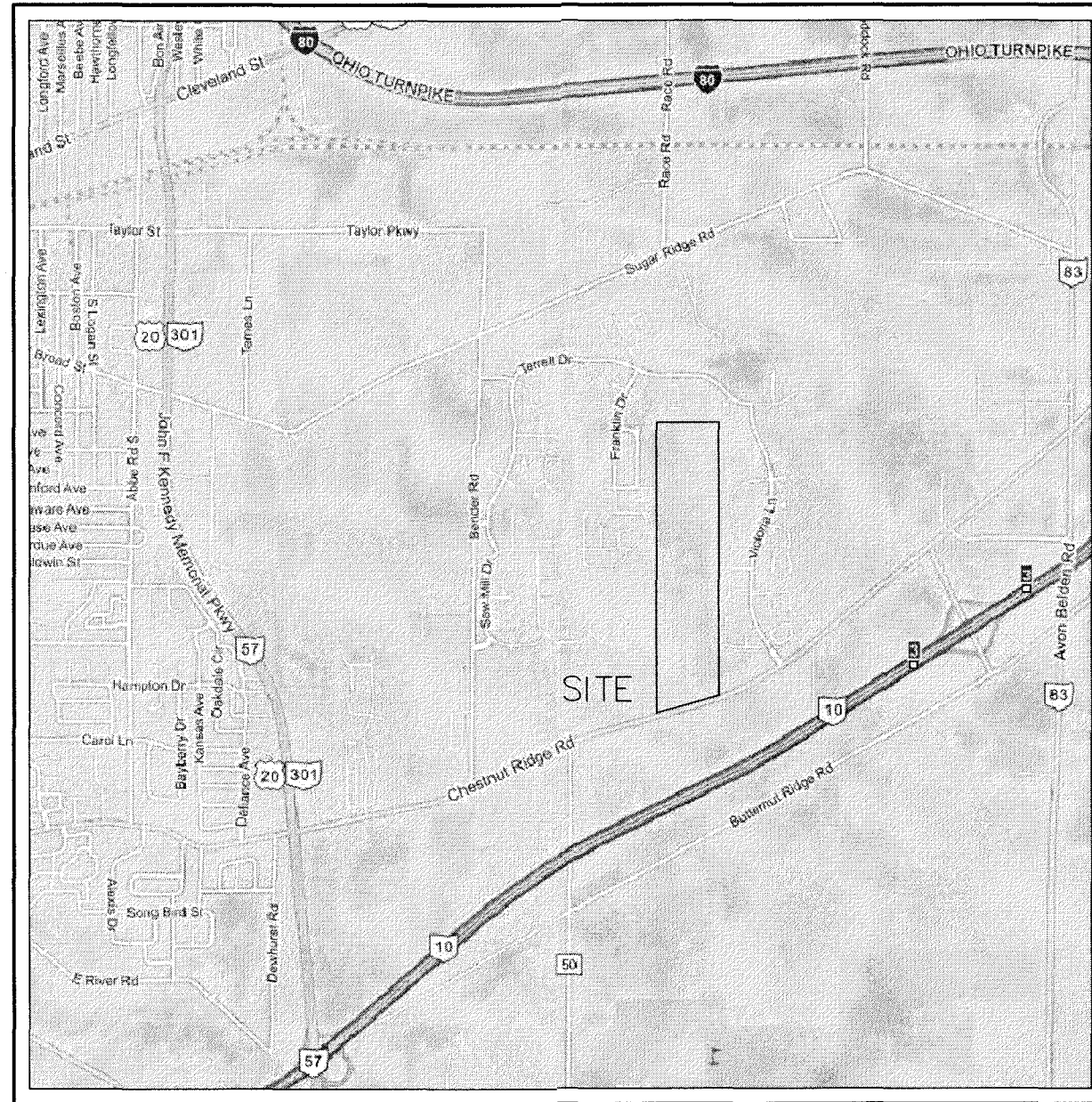
Larry Luffich
CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TES | **MIS-2**



STORM WATER POLLUTION PREVENTION PLAN FOR

**WINFIELD LANE, NORTH RIDGEVILLE
LORAIN COUNTY**



LOCATION MAP
N.T.S.

LATITUDE: 41.350685
LONGITUDE: -82.041694



PROJECT DATA	
PHASE 4 PROJECT AREA	35.88 AC
EARTH DISTURBED AREA	24.27 AC
IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE	0.00 AC
PERCENT IMPERVIOUS PRE-CONSTRUCTION SITE	0%
IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE	7.87 AC
% IMPERVIOUS POST-CONSTRUCTION SITE	22%
"Rv" COEFFICIENT FOR PRE-CONSTRUCTION SITE	0.050
"Rv" COEFFICIENT FOR POST-CONSTRUCTION SITE	0.257
CURVE NUMBER PRE-DEVELOPMENT	80
CURVE NUMBER POST-DEVELOPMENT	85
PRIOR LAND USE	AGRICULTURAL
TYPE OF CONSTRUCTION ACTIVITY	RESIDENTIAL
IMMEDIATE RECEIVING WATERS	JACKSON/BURK DITCH
SUBSEQUENT RECEIVING WATERS	BLACK RIVER
PROJECT START DATE	
PROJECT END DATE	

SWPPP SHEET INDEX	
SHEET NUMBER	SHEET TITLE
32	SWPPP TITLE SHEET
33	STORM WATER POLLUTION PREVENTION PLAN
34	POND 5 DETAILS
35	POND 5A DETAILS
36	POND 8 DETAILS
36A	POND 9 DETAILS
37	NORTH RIDGEVILLE SWPPP GENERAL NOTES
38	SWPP DETAILS
39	SWPP DETAILS
40	SWPPP DETAILS
41	SWPPP DETAILS
42	SWPPP NOTES

CERTIFICATION:				
THE UNDERSIGNED HAS BEEN INFORMED AND UNDERSTANDS THEIR ROLE AND RESPONSIBILITY IN COMPLYING WITH THIS STORM WATER POLLUTION PREVENTION PLAN (SWP3):				
SIGNATURE	PRINTED NAME	TITLE	COMPANY	DATE

CONTACT INFORMATION				
	SWP3 CONTACT	EMERGENCY 24-HOUR CONTACT	FACILITY CONTACT	SITE SUPERVISOR
CONTACT				
COMPANY				
ADDRESS				
PHONE NUMBER				

PROJECT DESCRIPTION:
THE PROJECT IS A RESIDENTIAL CONSTRUCTION OF 55 SUBLOTS WITH PAVEMENT, STORM SEWER, WATER MAINS, AND WATER QUALITY/QUANTITY BASINS.

DUTY TO INFORM:
NPDES AND SURFACE WATER POLLUTION PREVENTION PLAN
CONTRACTORS AND SUBCONTRACTORS RESPONSIBLE FOR ANY EARTH DISTURBING ACTIVITY HAVE
THE DUTY TO INFORM CONTRACTORS AND SUBCONTRACTORS (OHIO EPA PERMIT NO. OHC000005
PART III. E)

OHIO EPA FACILITY PERMIT NUMBER:
3GC10607*AG

OGPUPS 
Oil & Gas Producers Underground Protection Service

800-925-0988 or 8-1-1
www.ogpups.org



OHIO
Utilities Protection
SERVICE
Call Before You Dig

1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

THE RESERVE AT WINFIELD FARM PHASE 4

PROJECT
NUMBER

1447

DATE _____

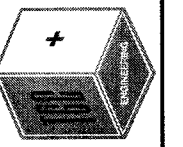
2019-07-16

32

42

32 42	2019-07-16	DATE	1447	PROJECT NUMBER	THE RESERVE AT WINFIELD FARM PHASE 4 SWPPP TITLE SHEET
	1309 map upload 1447-07-16 nr sect 34 - north segment 1447-07-16 p4 segment map Review 7/15/2019 3:21 The (revision procedure) Project: 7/15/2019 3:58 The (revision procedure) 7/6/2019 (02/2017) State: (13) Page Setup (36 B) 24 (24)				

TGC Engineering, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423





NOTES

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

2. THE HOMEOWNERS ASSOCIATION MUST BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER STRUCTURES.

3. ———— > ————

STORM SEWER PIPES WITH THE LABEL ABOVE ARE CONSIDERED PART OF THE POND STORMWATER MANAGEMENT SYSTEM AND SHALL BE INCLUDED IN ANY ANNUAL INSPECTION.

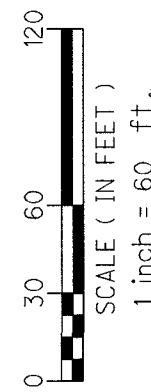
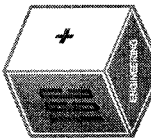
4. MAINTAIN A MINIMUM TWO FOOT OFFSET FROM THE WETLANDS FOR INSTALLATION OF SILT FENCE AND CONSTRUCTION FENCE.

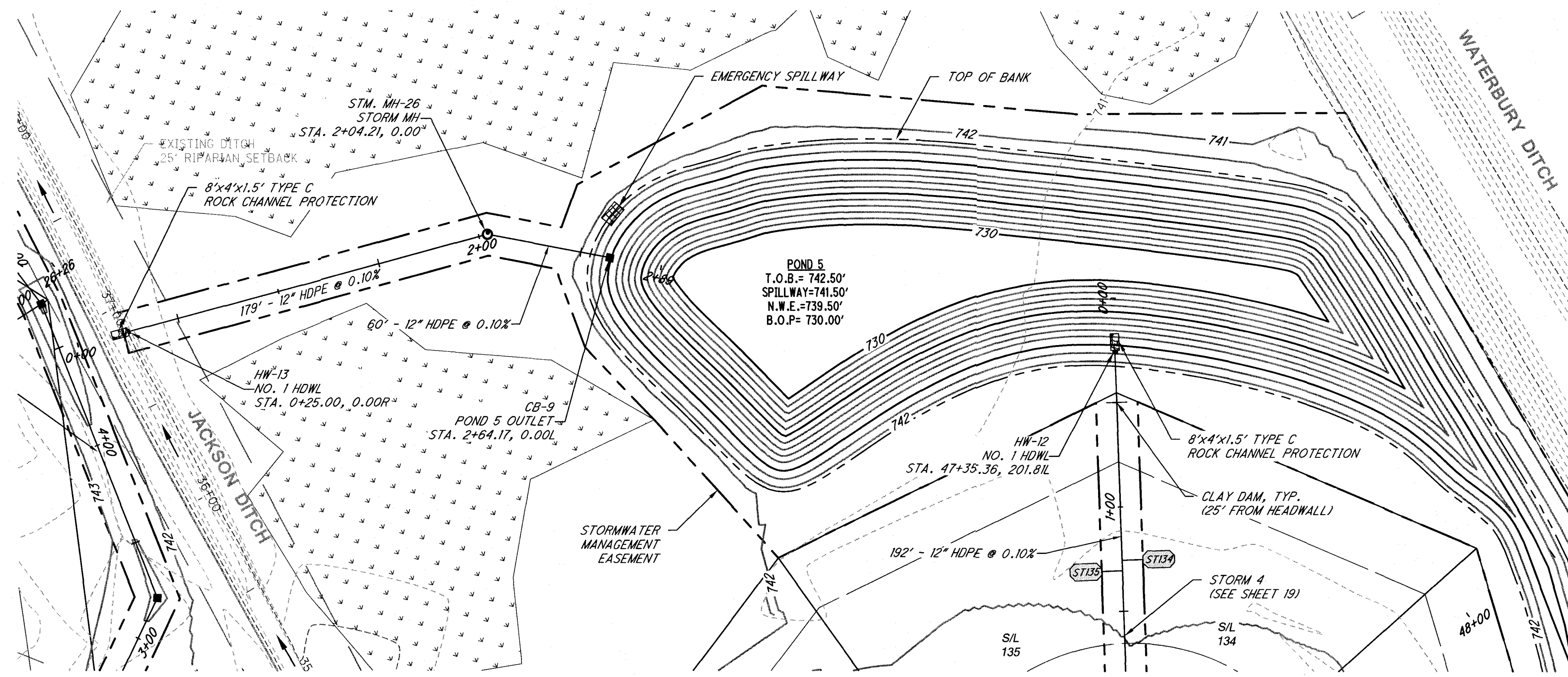
SOIL DESCRIPTIONS

Fca - FITCHVILLE SILT LOAM, 0-2% SLOPES
Mr - MINER SILTY CLAY LOAM, 0-2% SLOPES

SWPPP LEGEND

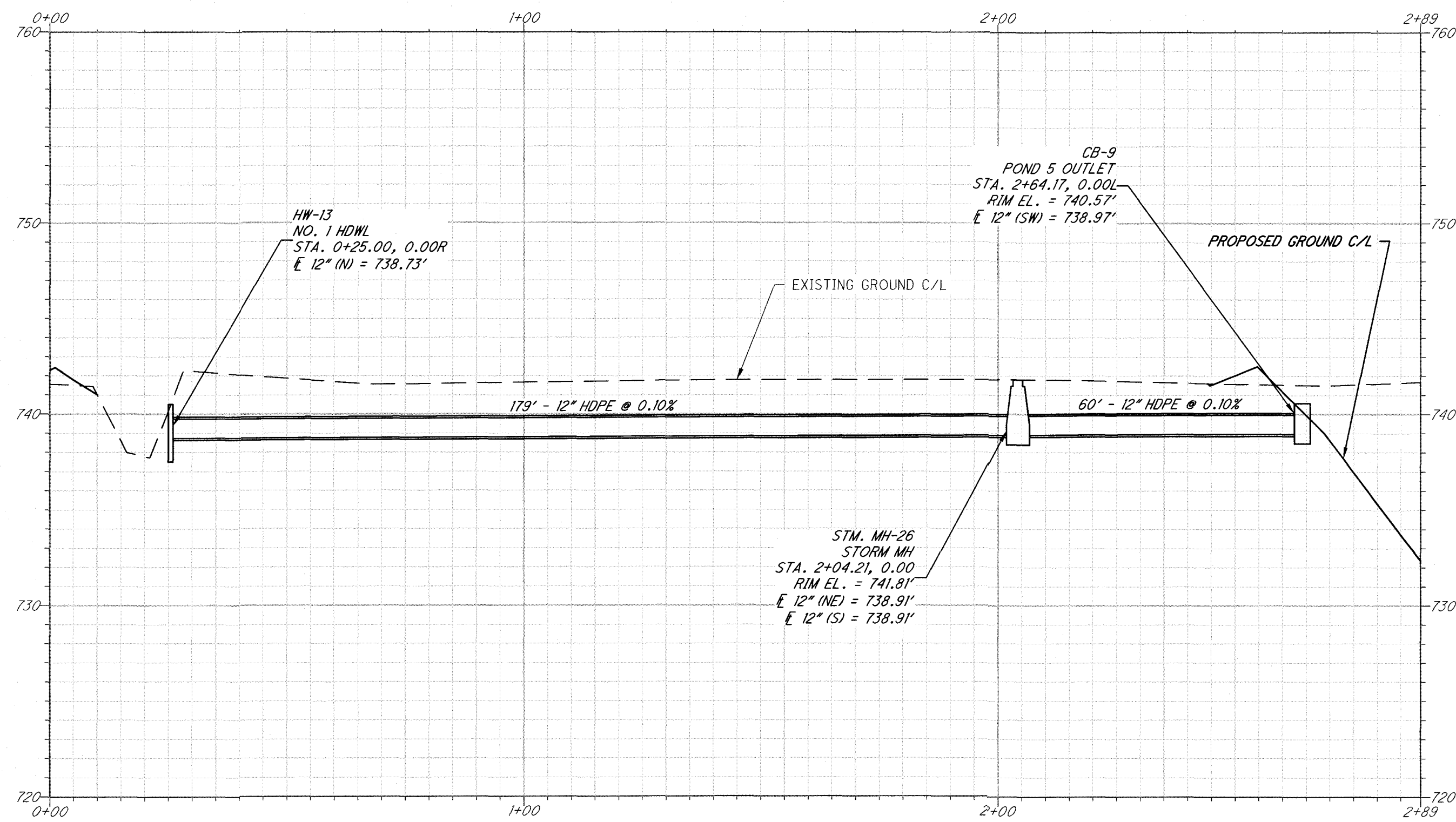
SILT FENCE	— — — — —	SF-1	CONSTRUCTION ENTRANCE (26'W x 70'L x 10'D)	CE-1
INLET PROTECTION		IP-1	PERMANENT ROCK CHANNEL PROTECTION (4'W x 8'L x 18'D, TY. C)	RC-1
CONCRETE WASHOUT AREA		CW-1		
VEHICLE REFUELING		VR-1	SOIL TYPE	
HAZARDOUS WASTE STORAGE AREA		WS-1	SOIL TYPE BOUNDARY	
WETLAND (TO REMAIN)			CLEARING/ GRADING LIMITS	— — — — —





PLAN: POND 5
(1"=40')

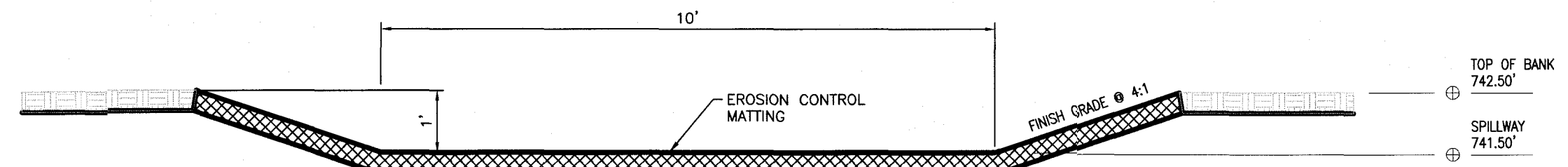
POND ELEVATION AND CONTOUR AREA SUMMARY TABLE			
ELEVATION	POND 5A AREA (SF)	POND 5 AREA (SF)	TOTAL AREA (SF)
738.97	0	32,445	32,445
739.00	0	32,560	32,560
739.53	23,235	34,650	57,885
740.00	26,320	36,530	62,850
741.00	33,210	40,620	73,830
742.00	40,615	44,810	85,425
742.50	44,420	46,940	91,360



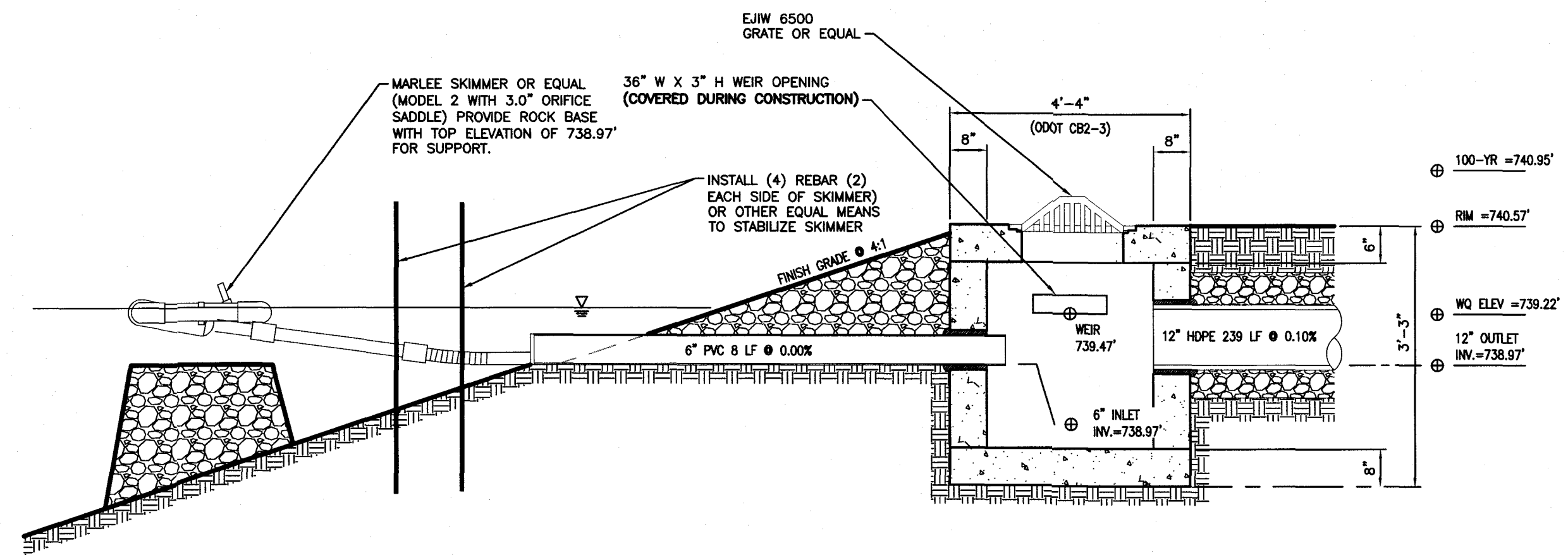
PROFILE: POND 5 OUTLET
(1"=20' H ; 1"=5' V)

POND 5 TEMPORARY SEDIMENT BASIN CHARACTERISTICS

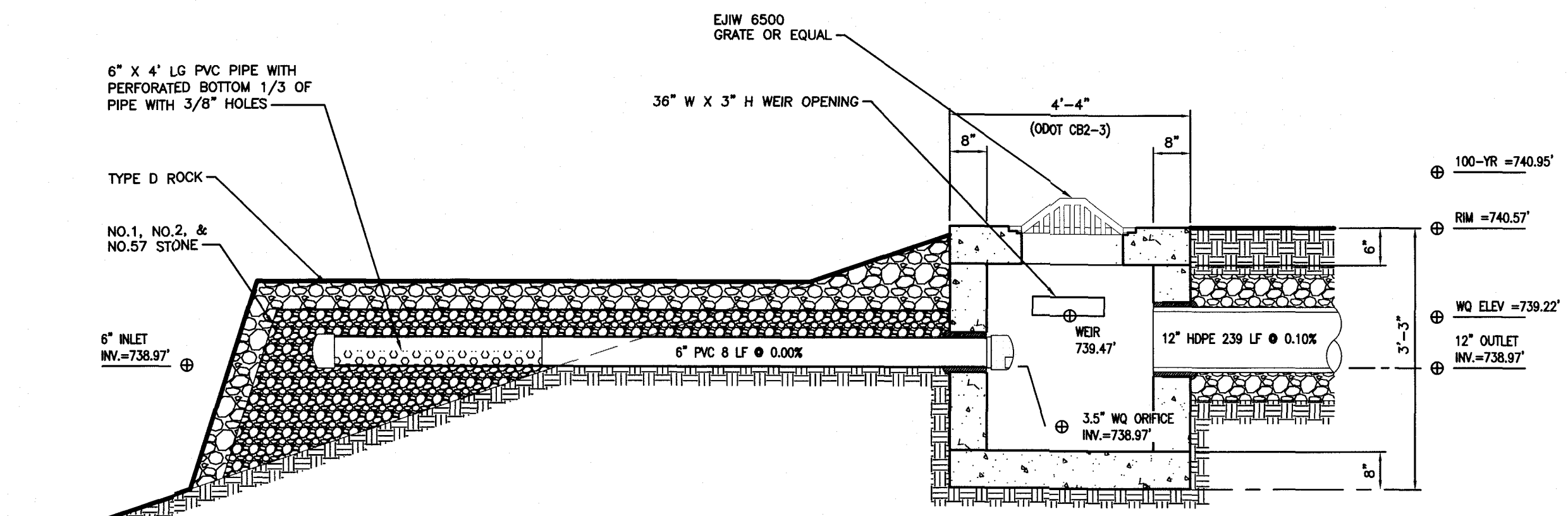
PERMANENT WATER QUALITY POND WILL BE USED FOR SEDIMENT CONTROL.
BOTTOM OF TEMPORARY SEDIMENT BASIN: 730.00'
TOTAL DRAINAGE AREA: 12.80 AC
TOTAL DISTURBED EARTH AREA: 12.80 AC
SEDIMENT STORAGE VOLUME REQUIRED (1000 CF PER DISTURBED ACRE): 12,800 CF
SEDIMENT STORAGE VOLUME PROVIDED: 186,624 CF
REQUIRED DE-WATERING VOLUME (1800 CF PER ACRE OF DRAINAGE): 23,040 CF
DE-WATERING VOLUME PROVIDED: 91,900 CF



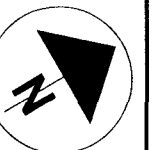
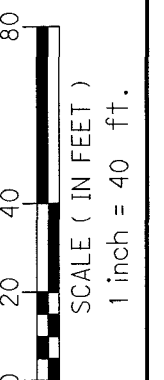
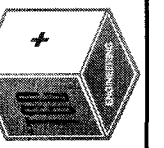
DETAIL: POND 5 AND POND 5A EMERGENCY SPILLWAYS
(N.T.S.)

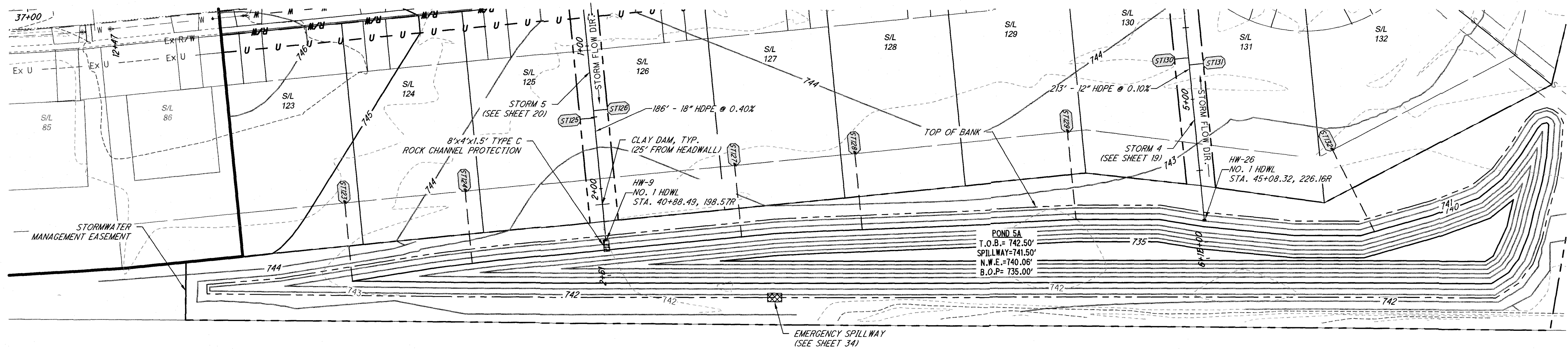


DETAIL: POND 5 OUTLET STRUCTURE SIDE VIEW - DURING CONSTRUCTION
(N.T.S.)



DETAIL: POND 5 OUTLET STRUCTURE SIDE VIEW - POST CONSTRUCTION
(N.T.S.)





PLAN: POND 5A
(1"=40')

NOTES

1. "*" DENOTES POND STORM CONNECTION TO BE INSTALLED BY HOME BUILDER

THE RESERVE AT WINFIELD FARM PHASE 4

PROJECT NUMBER

1447

DATE

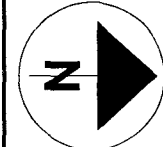
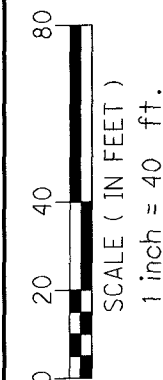
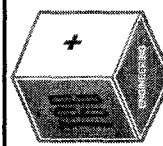
2019-07-16

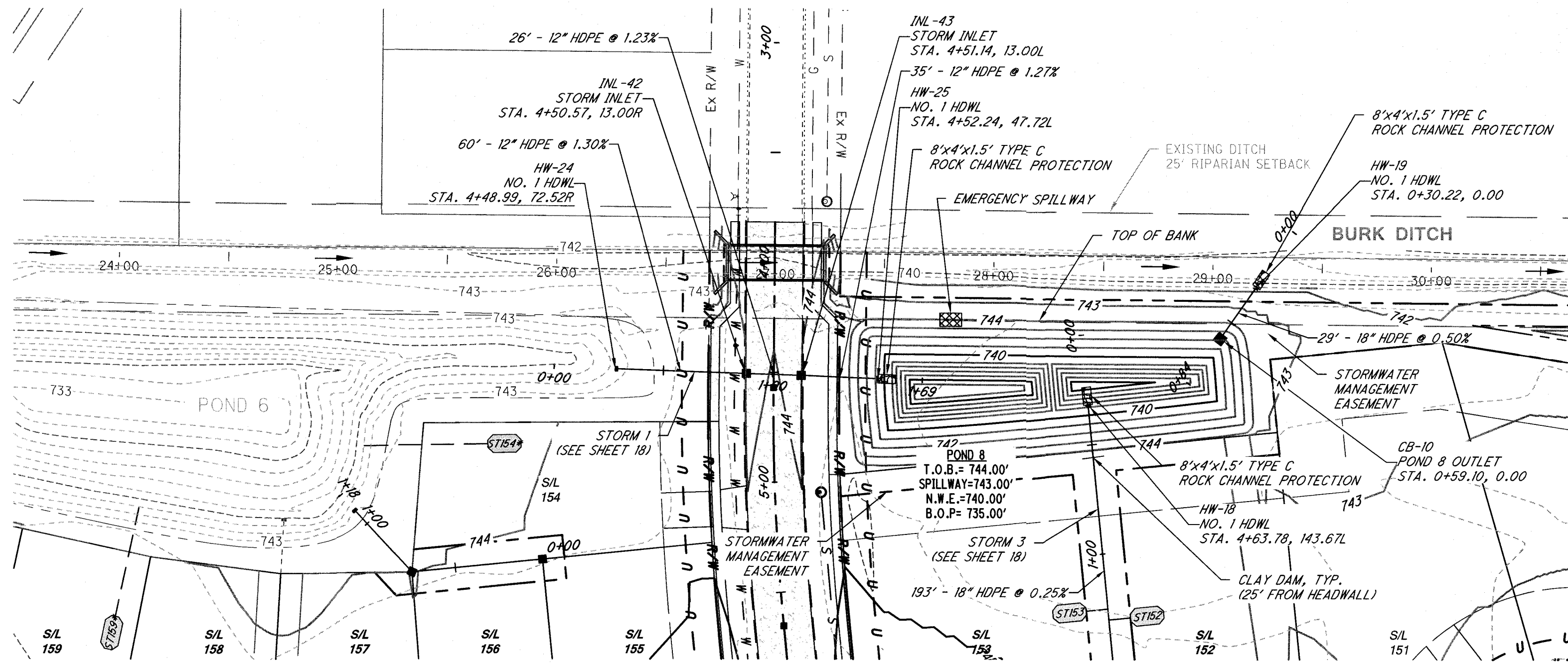
35

42

POND 5A DETAILS

T&C Engineering, LLC
1310 SHARON CORLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.590.8074 (FAX) 330.820.8423

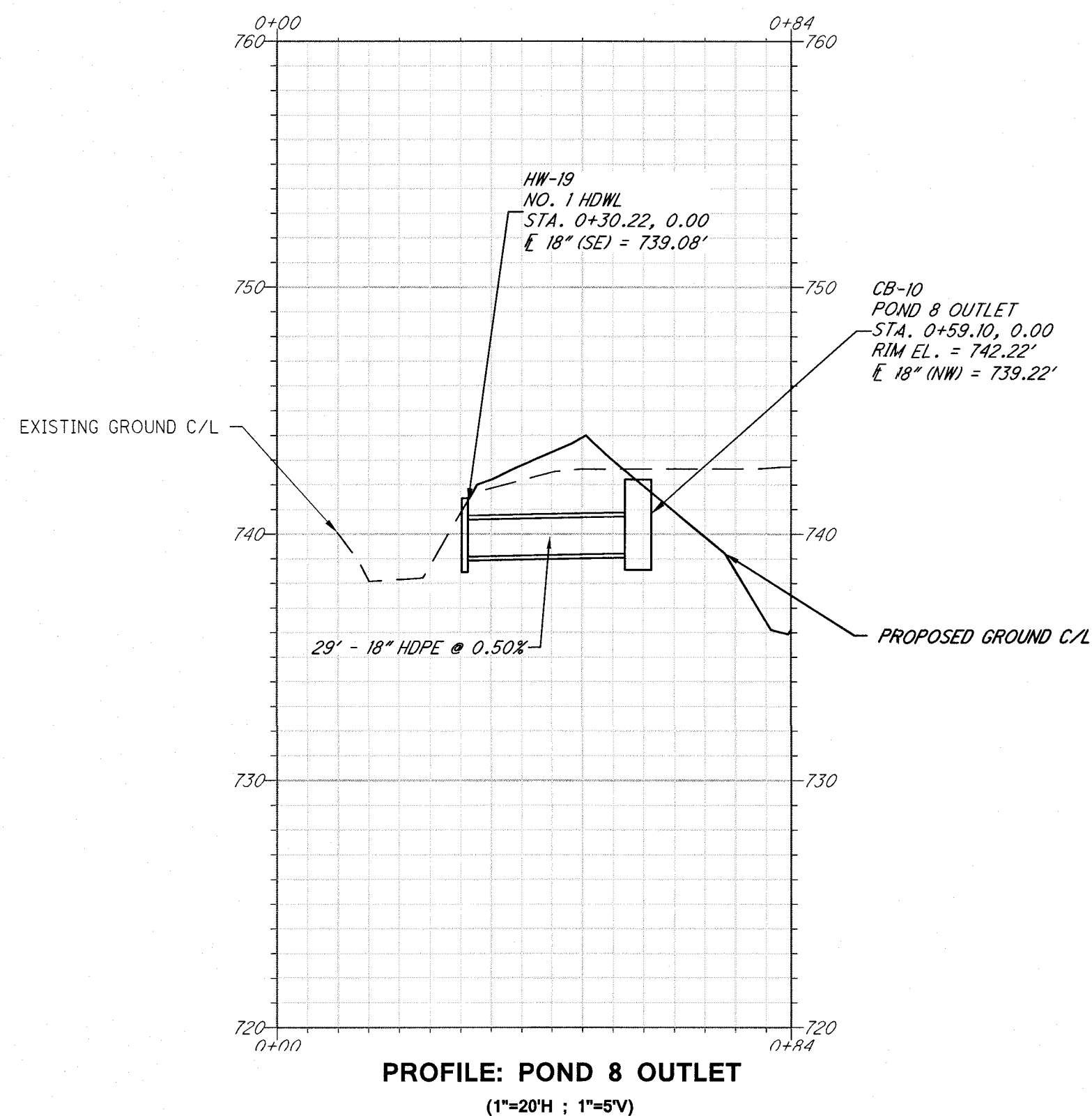




NOTES

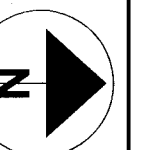
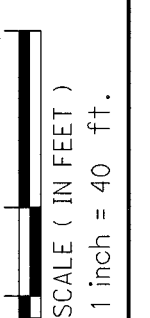
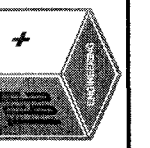
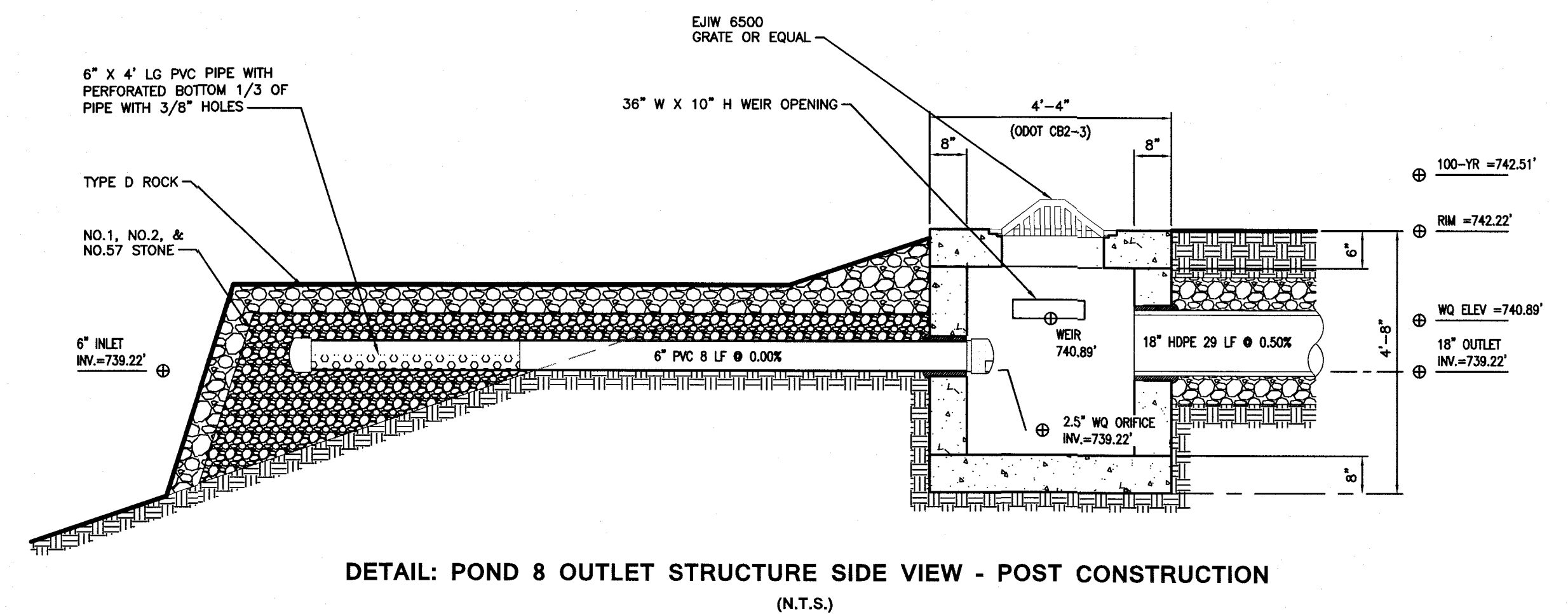
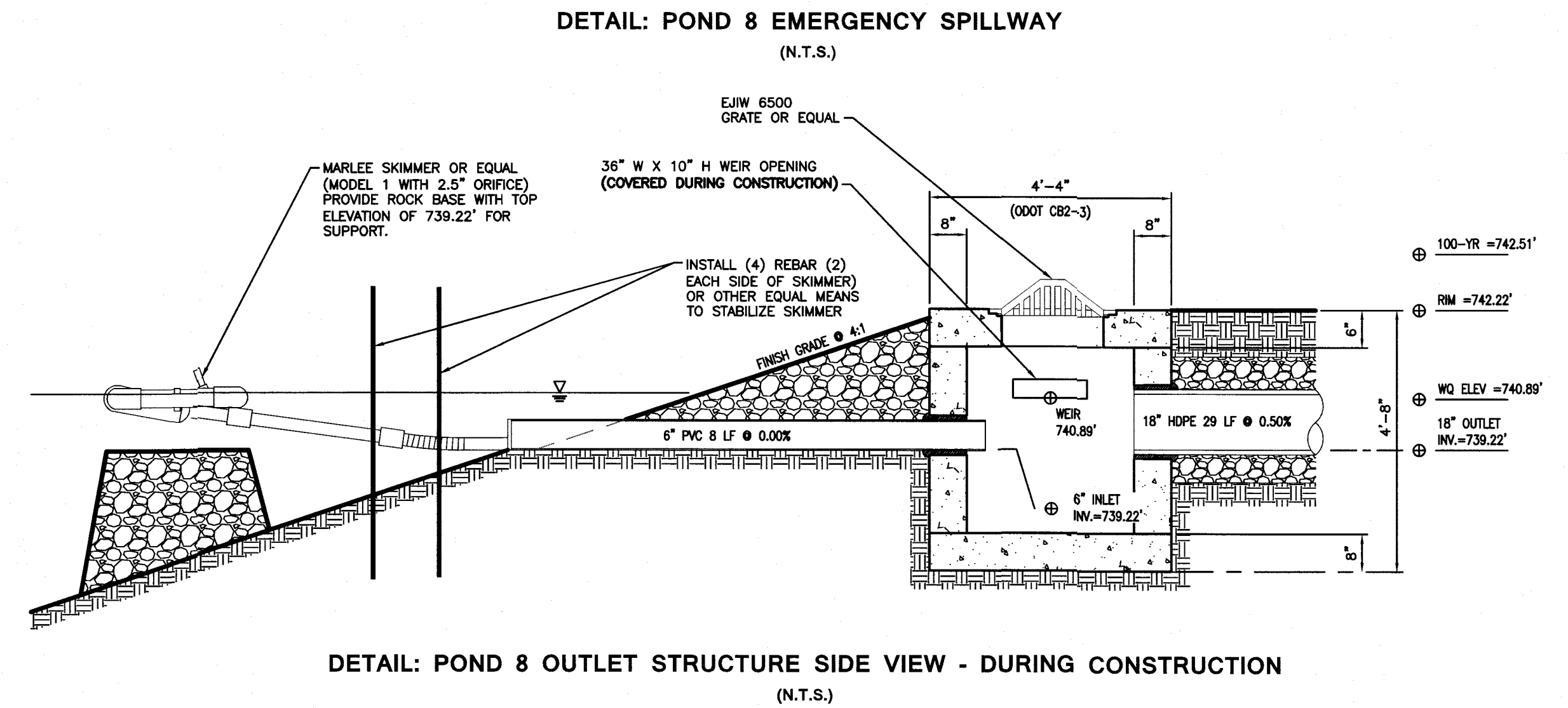
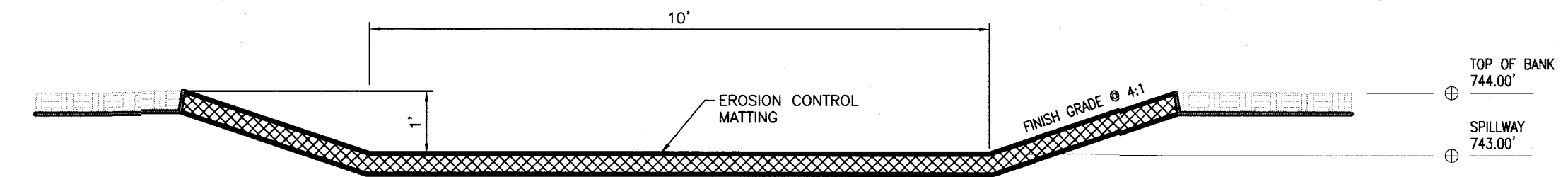
1. "*" DENOTES POND STORM CONNECTION TO BE INSTALLED BY HOME BUILDER

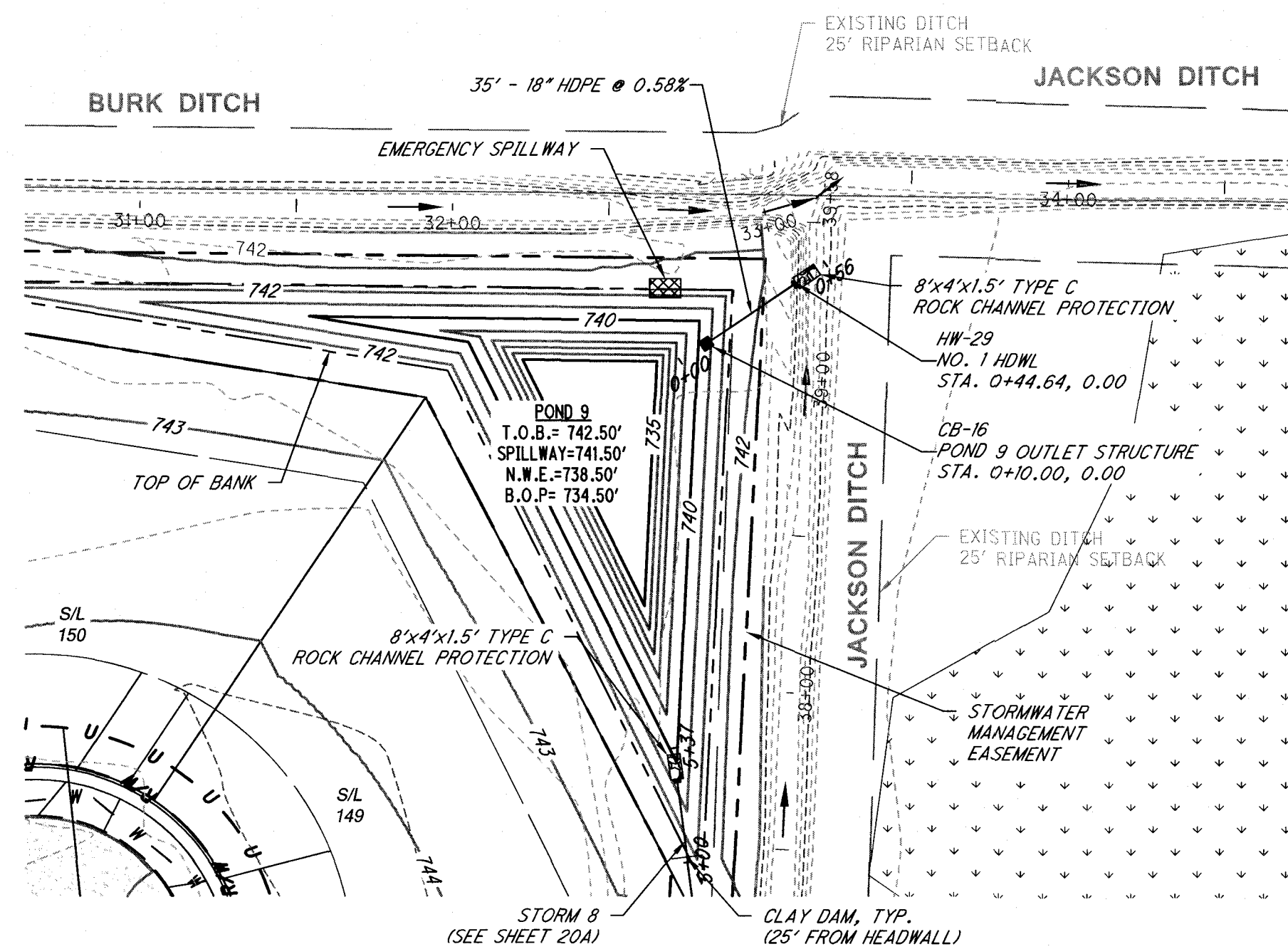
ELEVATION	POND 8 AREA (SF)	POND 7 AREA (SF)	POND 6 AREA (SF)	TOTAL AREA (SF)
739.22	3,175	0	0	3,175
740.00	4,245	0	0	4,245
740.80	5,125	0	65,500	70,625
741.00	5,730	0	68,300	74,030
741.29	6,070	44,850	71,548	122,468
742.00	7,335	49,910	79,500	136,745
743.00	9,050	58,370	91,600	159,020
744.00	10,870	69,030	104,400	184,300



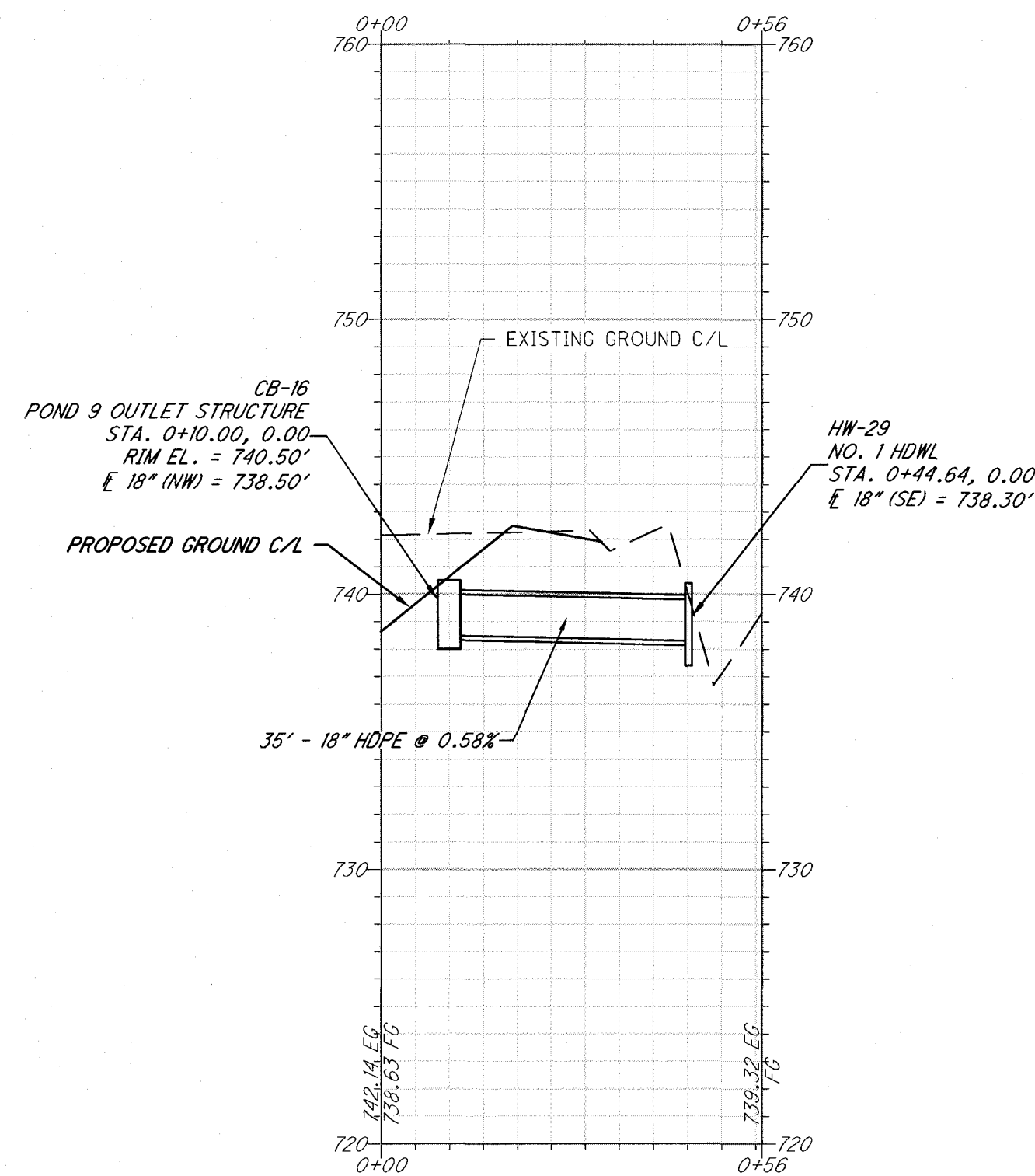
POND 8 TEMPORARY SEDIMENT BASIN CHARACTERISTICS

PERMANENT WATER QUALITY POND WILL BE USED FOR SEDIMENT CONTROL.
 BOTTOM OF TEMPORARY SEDIMENT BASIN: 735.00'
 TOTAL DRAINAGE AREA: 24.06 AC
 TOTAL DISTURBED EARTH AREA: 7.82 AC
 SEDIMENT STORAGE VOLUME REQUIRED (1000 CF PER DISTURBED ACRE): 7,820 CF
 SEDIMENT STORAGE VOLUME PROVIDED: 7,943 CF
 REQUIRED DE-WATERING VOLUME (1800 CF PER ACRE OF DRAINAGE): 43,308 CF
 DE-WATERING VOLUME PROVIDED: 33,975 CF





PLAN: POND 9
(1"=40')



PROFILE: POND 9 OUTLET
(1"=20' H ; 1"=5' V)

POND 9 TEMPORARY SEDIMENT BASIN CHARACTERISTICS

PERMANENT WATER QUALITY POND WILL BE USED FOR SEDIMENT CONTROL.

BOTTOM OF TEMPORARY SEDIMENT BASIN: 734.50'

TOTAL DRAINAGE AREA: 3.37 AC

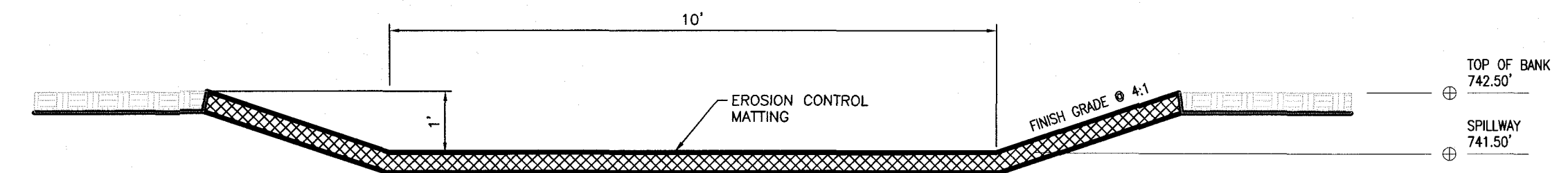
TOTAL DISTURBED EARTH AREA: 3.37 AC

SEDIMENT STORAGE VOLUME REQUIRED (1000 CF PER DISTURBED ACRE): 3,370 CF

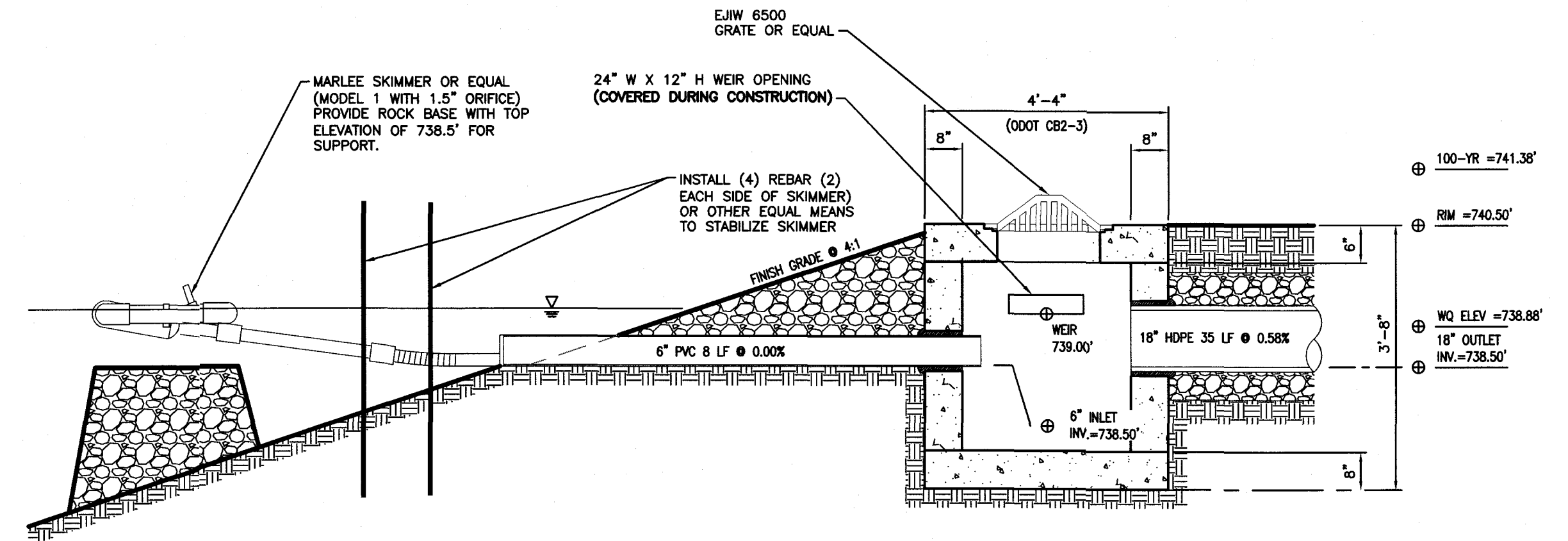
SEDIMENT STORAGE VOLUME PROVIDED: 9,583 CF

REQUIRED DE-WATERING VOLUME (1800 CF PER ACRE OF DRAINAGE): 6,066 CF

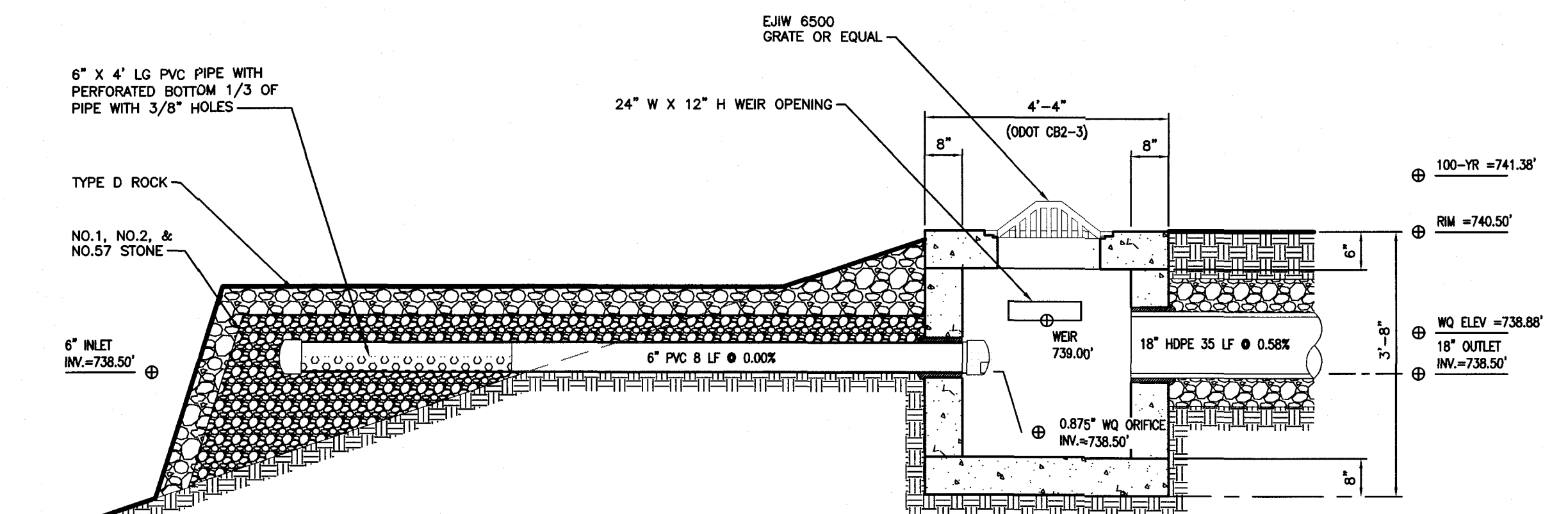
DE-WATERING VOLUME PROVIDED: 9,818 CF



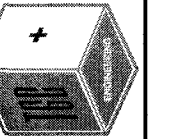
DETAIL: POND 9 EMERGENCY SPILLWAY
(N.T.S.)



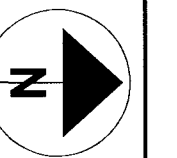
DETAIL: POND 9 OUTLET STRUCTURE SIDE VIEW - DURING CONSTRUCTION
(N.T.S.)



DETAIL: POND 9 OUTLET STRUCTURE SIDE VIEW - POST CONSTRUCTION
(N.T.S.)



0 20 40 80
SCALE (IN FEET)
1 inch = 40 ft.



CITY OF NORTH RIDGEVILLE
SWP3 STANDARD GENERAL NOTES

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

EROSION CONTROL SHALL CONSIST OF TEMPORARY CONTROL MEASURES AS DETAILED ON THE PLANS OR ORDERED BY THE GOVERNING AGENCY DURING THE LIFE OF THE CONTRACT TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH USE OF EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S).

TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS, THE LOCATION AND SIZE OF WHICH ARE DETAILED ON THE PLANS, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORK OPERATIONS. CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE NOT FORESEEN DURING DESIGN STAGE, THAT REQUIRE ADDITIONAL OR MODIFIED TEMPORARY OR PERMANENT BMP'S SHALL BE APPROVED BY THE CITY ENGINEER AND REFLECTED ON THE REVISED SWP3.

SEDIMENT PONDS, SEDIMENT TRAPS, AND PERIMETER SEDIMENT CONTROLS, SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RE-ESTABLISHED WITH TEMPORARY VEGETATION. NO SEDIMENT CONTROLS SHALL BE PLACED IN A STREAM.

TRENCH DEWATERING OR GROUND WATER, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED TO STREAMS OR THE STORM SEWER SYSTEM.

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

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

CLEARING AND GRUBBING

LIMITS OF CLEARING AND GRADING SHALL BE CLEARLY MARKED ON THE SITE WITH SIGNAGE, FLAGGING AND/OR ORANGE CONSTRUCTION FENCING.

THE CONTRACTOR SHALL LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY EXCAVATION, BORROW, AND FILL OPERATIONS AND PROVIDE IMMEDIATE PERMANENT OR TEMPORARY CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, WETLANDS OR OTHER AREAS OF WATER IMPOUNDMENT.

CONSTRUCTION ENTRANCE

A STONED CONSTRUCTION ENTRANCE SHALL BE INSTALLED FOR ALL INGRESS & EGRESS TO THE SITE. THE MINIMUM DIMENSIONS OF THE DRIVE SHALL BE 20 FT. WIDE AND 50 FT. LONG. THE STONE SHALL BE 6 INCHES DEEP WITH AN UNDERLAIN GEOTEXTILE FABRIC. THE DRIVE SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRUBBING. SEDIMENTS SHALL BE REMOVED FROM THE ROADWAYS DAILY.

STABILIZATION

PERMANENT AND TEMPORARY STABILIZATION ARE DEFINED IN PART VI OF THE OEPA AUTHORIZATION FOR DISCHARGE ELIMINATION SYSTEM.

OHIO EPA PERMIT NO. OH000003 EFFECTIVE DATE 4/21/08 - EXPIRATION DATE 4/20/13 DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES BELOW.

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY AREA THAT WILL BE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREA WITHIN 50 FT. OF A STREAM AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING

SEEDING AREAS SHALL BE INSPECTED AND WHERE THE SEED HAS NOT PRODUCED 80% COVER SHALL BE RESEED AS NECESSARY BY THE CONTRACTOR. AREAS SHALL BE STABILIZED WITH STRAW MULCH WHEN CONDITIONS PROHIBIT SEEDING.

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

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

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY DISTURBED AREAS WITHIN 50 FT. OF A STREAM AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 21 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FT. OF STREAM	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S) PRIOR TO ONSET OF WINTER WEATHER (NOV.1) STRAW MULCH 2 TO 3 BALES PER 1000 SQ.FT. AND OR 2 TONS PER ACRE

PERMANENT STABILIZATION OF CONVEYANCE CHANNELS

OPERATORS SHALL UNDERTAKE SPECIAL MEASURES TO STABILIZE CHANNELS AND OUTFALLS AND PREVENT EROSION FLOWS. MEASURES MAY INCLUDE SEEDING, DORMANT SEEDING (AS DEFINED IN THE LATEST EDITION OF "OOHRAINWATER AND LAND DEVELOPMENT MANUAL"), MULCHING, EROSION CONTROL MATTING, SODDING, RIPRAP NATURAL CHANNEL DESIGN WITH BIO ENGINEERING TECHNIQUES OR ROCK CHECK DAMS.

SOIL TRANSPORT ONTO PUBLIC ROADS

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

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

SILT FENCE & DIVERSIONS

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SILT FENCE OR DIVERSIONS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED VIA SHEET FLOW. WHERE INTENDED TO PROVIDE SEDIMENT CONTROL, SILT FENCES SHALL BE PLACED ON A LEVEL CONTOUR. THE EPA PERMIT NO. OH000003 DOES NOT PRECLUDE THE USE OF OTHER SEDIMENT BARRIERS DESIGNED TO CONTROL SHEET FLOW RUNOFF. SILT FENCE IS NOT PERMITTED TO BE USED FOR CONTROLLING CONCENTRATED SURFACEWATER FLOW (ONLY SHEET FLOW). STORMWATER DIVERSION PRACTICES SHALL BE USED TO KEEP RUNOFF AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHERE PRACTICAL. SUCH DEVICES, WHICH INCLUDE SWALES, DIKES OR BERMS, MAY RECEIVE FROM AREAS UP TO 10 ACRES.

INLET PROTECTION

INLET PROTECTION IS MANDATORY.

NON-SEDIMENT POLLUTANTS CONTROLS

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

TRENCH AND GROUND WATER CONTROL

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

MAINTENANCE

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

INSPECTION

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

WASTE DISPOSAL

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

CLEAN HARD FILL

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

CONSTRUCTION & DEMOLITION DEBRIS

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

CONSTRUCTION CHEMICAL COMPOUNDS

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

EQUIPMENT FUELING & MAINTENANCE

EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.

A SPILL PREVENTION CONTROL AND COUNTERMEASURES

A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 850 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS, OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

CONCRETE WASH WATER

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

CONTAMINATED SOILS

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

SPILL REPORTING REQUIREMENTS

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

OPEN BURNING

OPEN BURNING IS NOT PERMITTED.

DUST CONTROLS/SUPPRESSANTS

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

STREAM CROSSINGS

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

PERMITS

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

THIS SITE IS COVERED UNDER OEPA / ARMY 401 / 404 PERMIT #_____

STRUCTURAL BMP'S

PERMANENT BMP'S FOR POST CONSTRUCTION TREATMENT OF STORMWATER (CONVERSION OF SEDIMENT LAND TO STORMWATER POND) SHALL NOT BE INSTALLED UNTIL 80% OF THE DISTURBED AREA IS STABILIZED.

SEEDING AND MULCHING

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

RIPARIAN BUFFERS

THE RIPARIAN BUFFER (SETBACK) FOR ALL MAJOR AND MINOR DITCHES SHALL BE MARKED IN THE FIELD WITH ORANGE CONSTRUCTION FENCING BY THE CONSTRUCTION SITE OPERATOR PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ENFORCEMENT

ALL DEVELOPMENT SITES ARE SUBJECT TO INSPECTIONS BY THE CITY OF NORTH RIDGEVILLE AUTHORIZED AGENT(S) UNDER THE DIRECTION OF THE A LICENSED PROFESSIONAL ENGINEER TO ENSURE COMPLIANCE WITH THE APPROVED SITE DEVELOPMENT PLAN OR SWM PLAN.

IF IT IS FOUND THAT THE OPERATIONS ARE BEING CONDUCTED IN VIOLATION OF THE APPROVED SITE DEVELOPMENT PLAN AND SWM PLAN, A STOP-WORK ORDER MAY BE ISSUED BY THE CITY OF NORTH RIDGEVILLE UNTIL THE IDENTIFIED VIOLATIONS CEASE.

AFTER ISSUANCE OF A STOP-WORK ORDER PROVIDED IN THE PARAGRAPH ABOVE, BUT BEFORE THE IMPOSITION OF ANY FINES, THE APPLICANT SHALL HAVE TWO (2) BUSINESS DAYS TO REQUEST A MEETING WITH THE CITY LAW DIRECTOR AND THE CITY ENGINEER TO SHOW CAUSE WHY THE WORK SHOULD NOT BE STOPPED.

FOLLOWING THE ISSUANCE OF A STOP-WORK ORDER, THE CITY OF NORTH RIDGEVILLE SHALL DETERMINE IF AND WHEN THE DEVELOPMENT MAY PROCEED. ANY DETERMINATION BY THE CITY OF NORTH RIDGEVILLE PURSUANT TO THIS SECTION IS A FINAL ORDER FOR THE PURPOSE OF JUDICIAL REVIEW.

VIOLATIONS

THE CITY OF NORTH RIDGEVILLE SHALL NOTIFY THE STORM WATER PERMITTEE OF ANY VIOLATIONS OBSERVED IN WRITING. SAID NOTICE SHALL INDICATE THE EXACT NATURE OF THE VIOLATIONS AND OTHER SPECIFIC CORRECTIONS WHICH ARE REQUIRED.

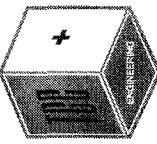
THE PERMITTEE SHALL COMPLY WITH THE TIMELINE FOR CORRECTIONS SPECIFIED BELOW. TIMELINE EXTENSIONS FOR ADVERSE WEATHER CONDITIONS MAY BE GRANTED UPON APPROVAL OF THE CITY ENGINEER.

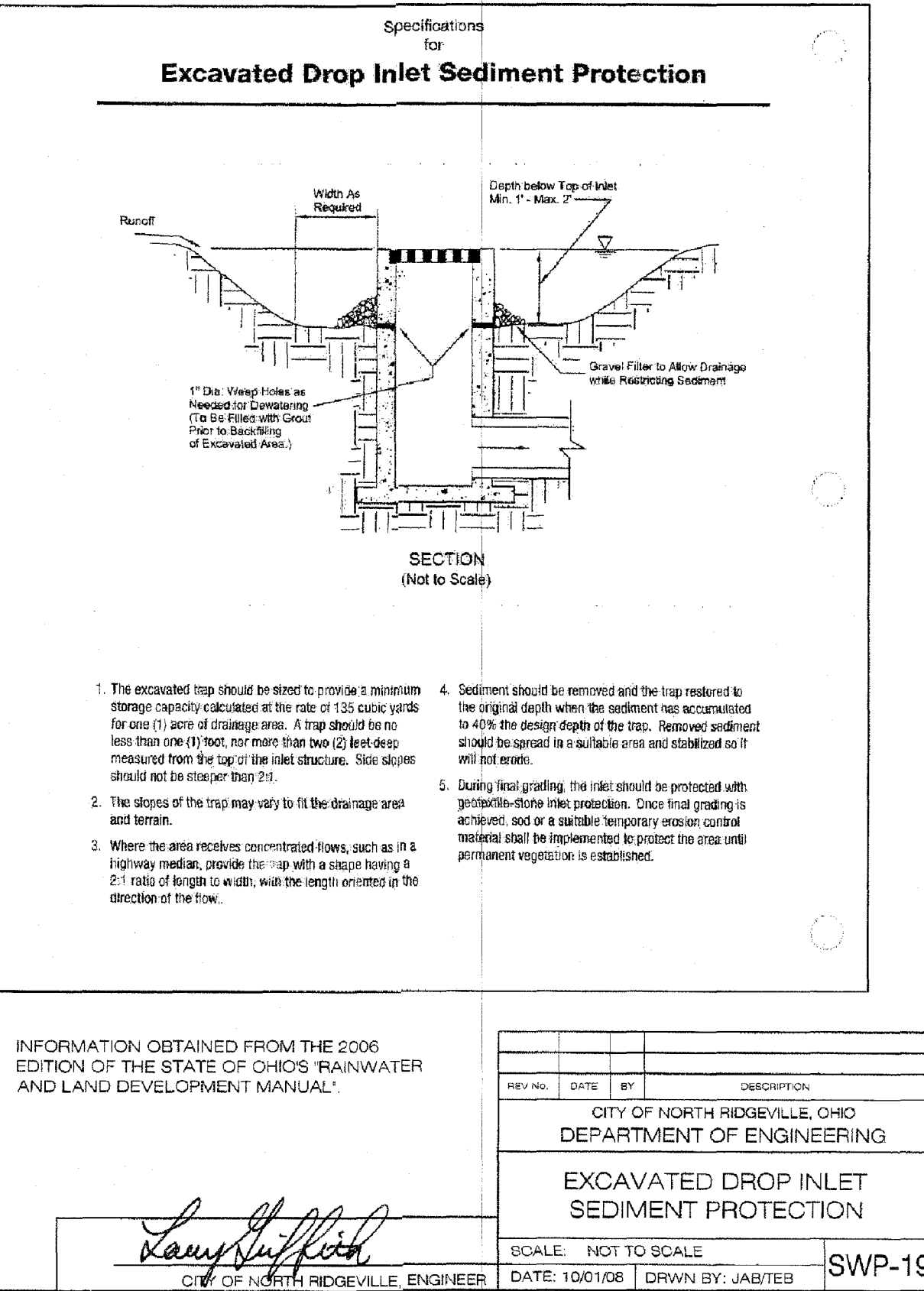
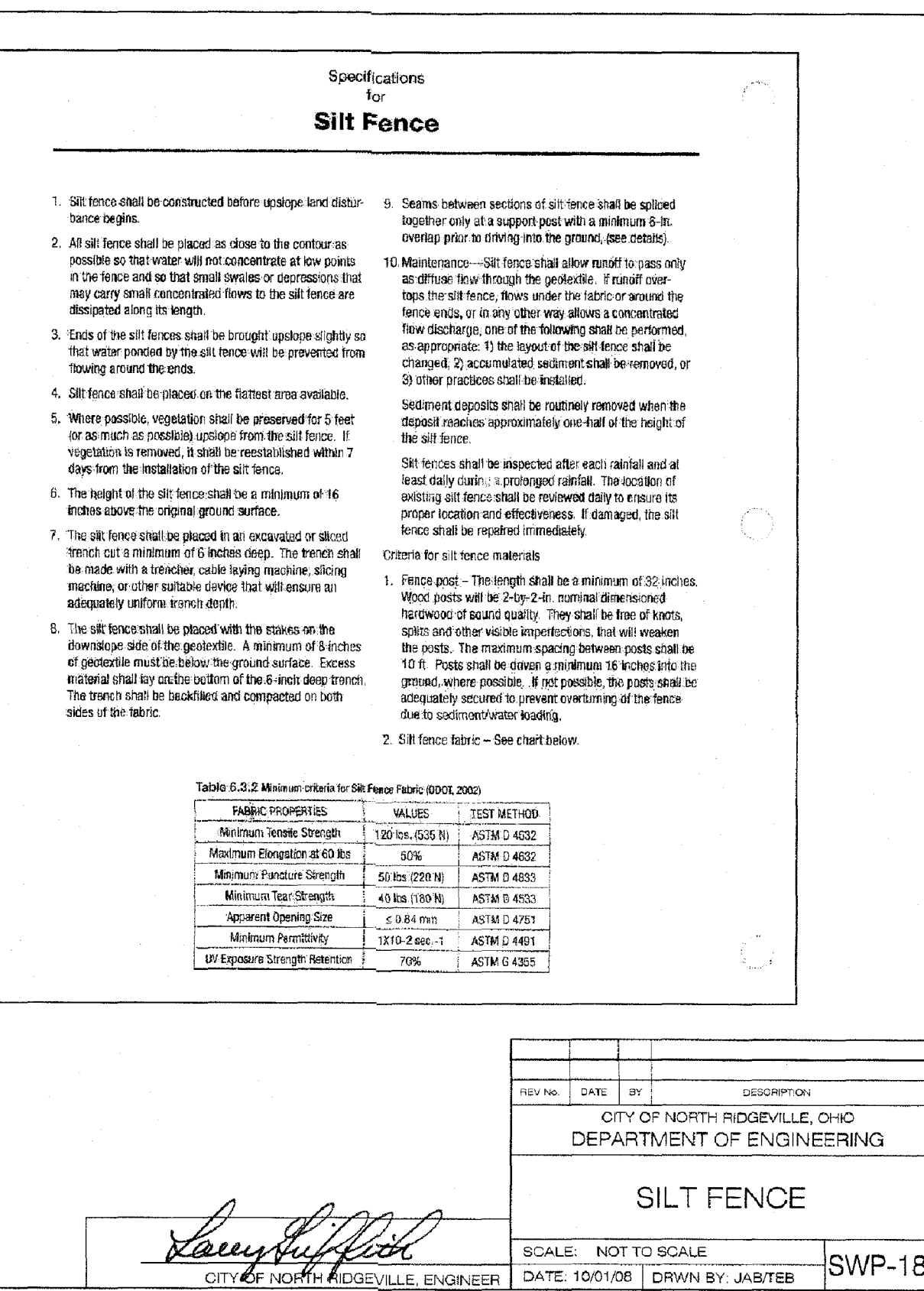
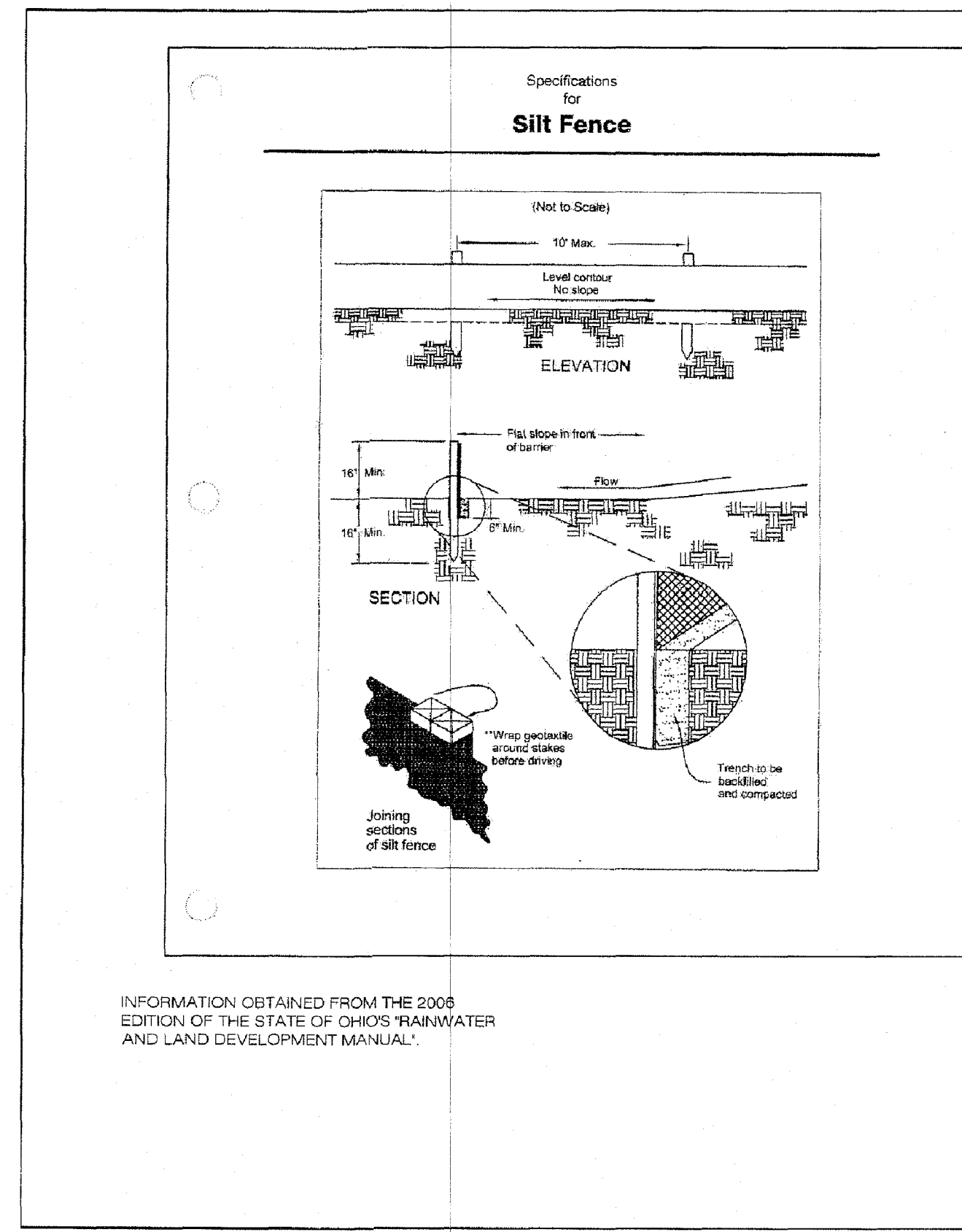
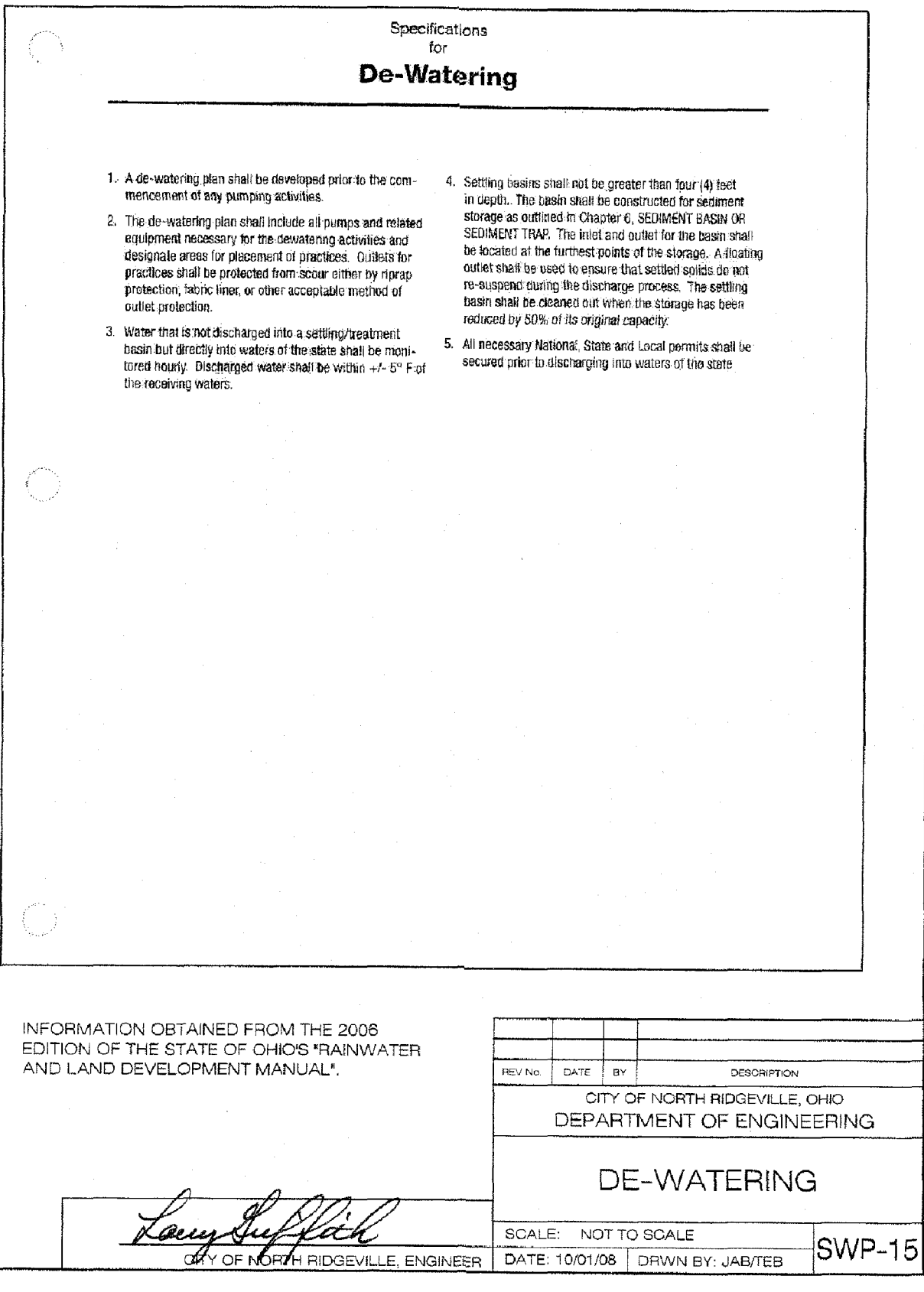
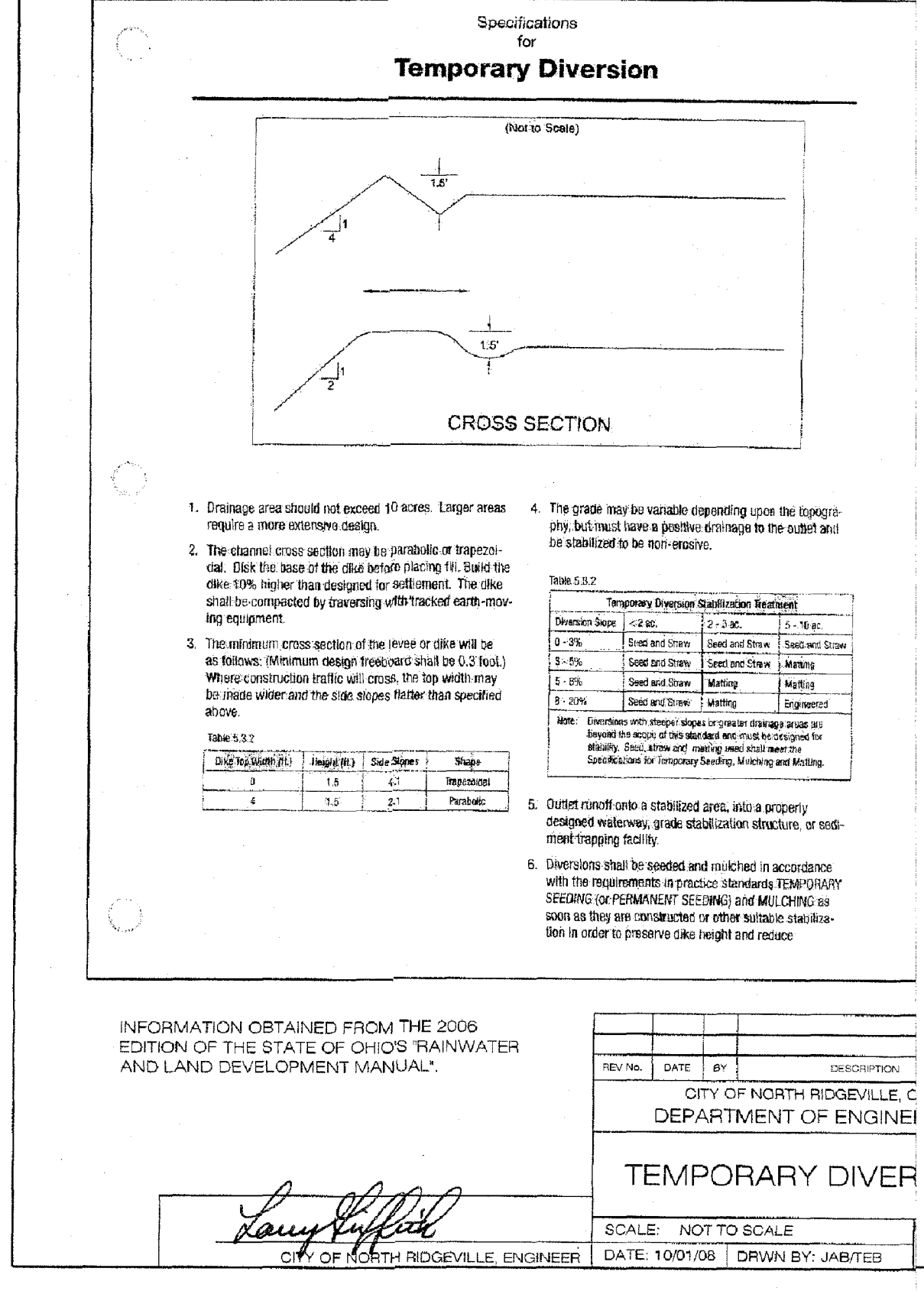
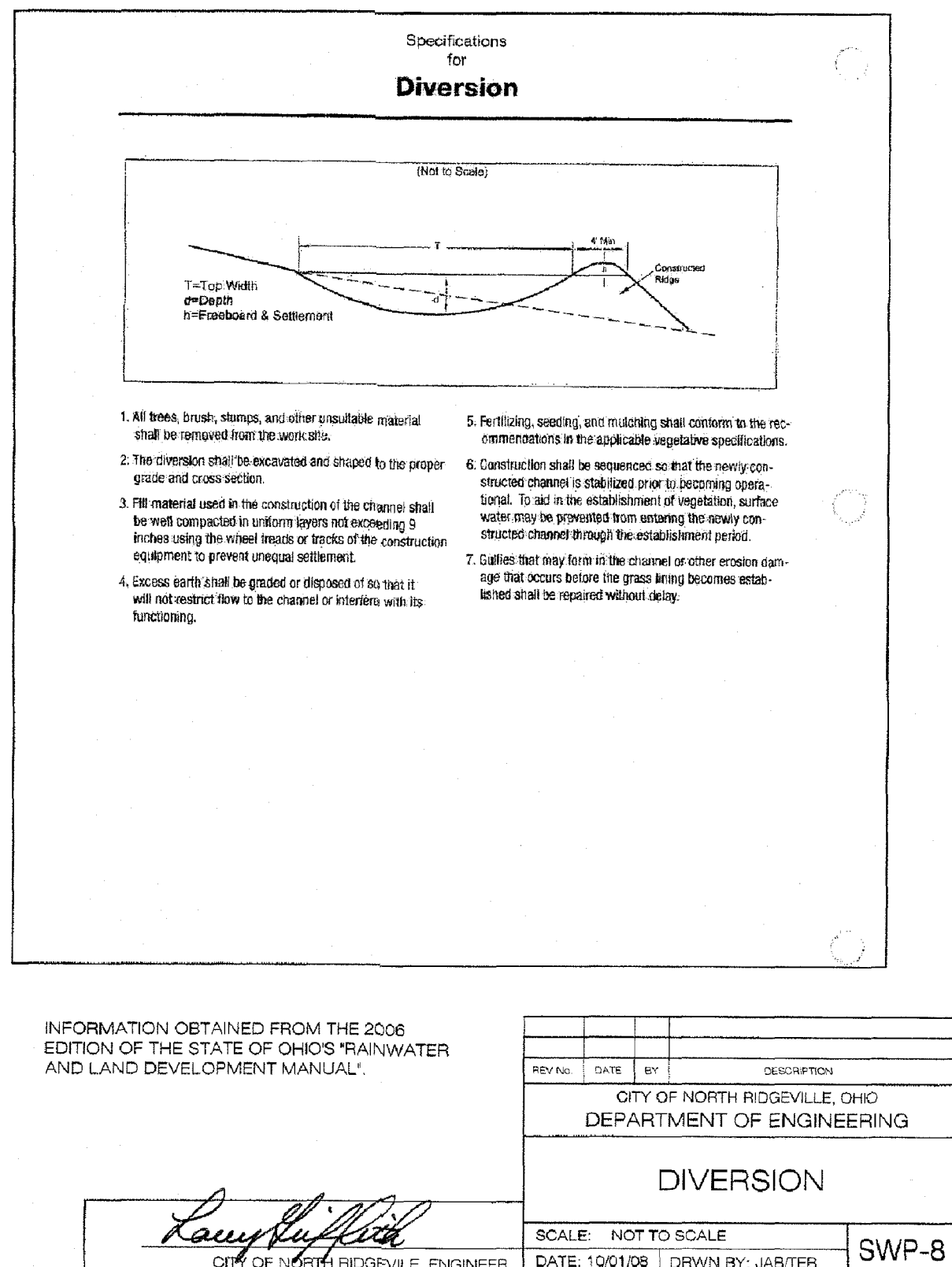
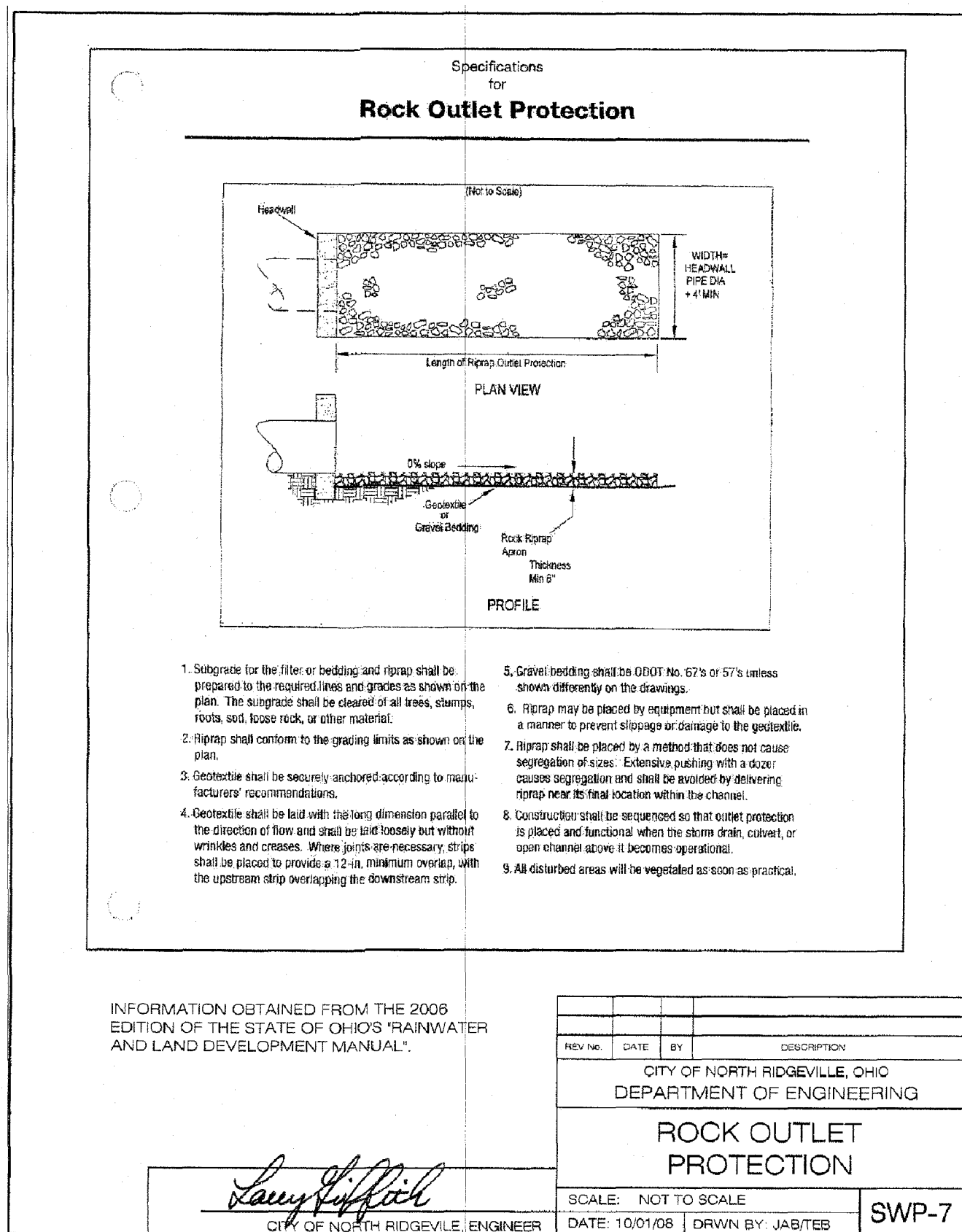
NATURE OF VIOLATION:	NUMBER OF DAYS FROM INSPECTION TO CORRECT FUNCTIONING OF CONTROL PRACTICE:
SILT FENCE	WITHIN THREE (3) DAYS
OUTLET CONTROL STRUCTURE	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION WITHIN 50' OF DRAINAGE CHANNELS	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION FOR ALL OTHER DISTURBED AREAS	WITHIN THREE (3) DAYS
STABILIZED CONSTRUCTION ENTRANCE	WITHIN THREE (3) DAYS
PUMPING SEDIMENT-LADEN DISCHARGE INTO DRAINAGE CHANNEL	IMMEDIATELY UPON NOTICE
SEDIMENT SETTLING POND	WITHIN TEN (10) DAYS
ANY OTHER CONTROL PRACTICE NOT ADDRESSED IN THIS TABLE	WITHIN THREE (3) DAYS

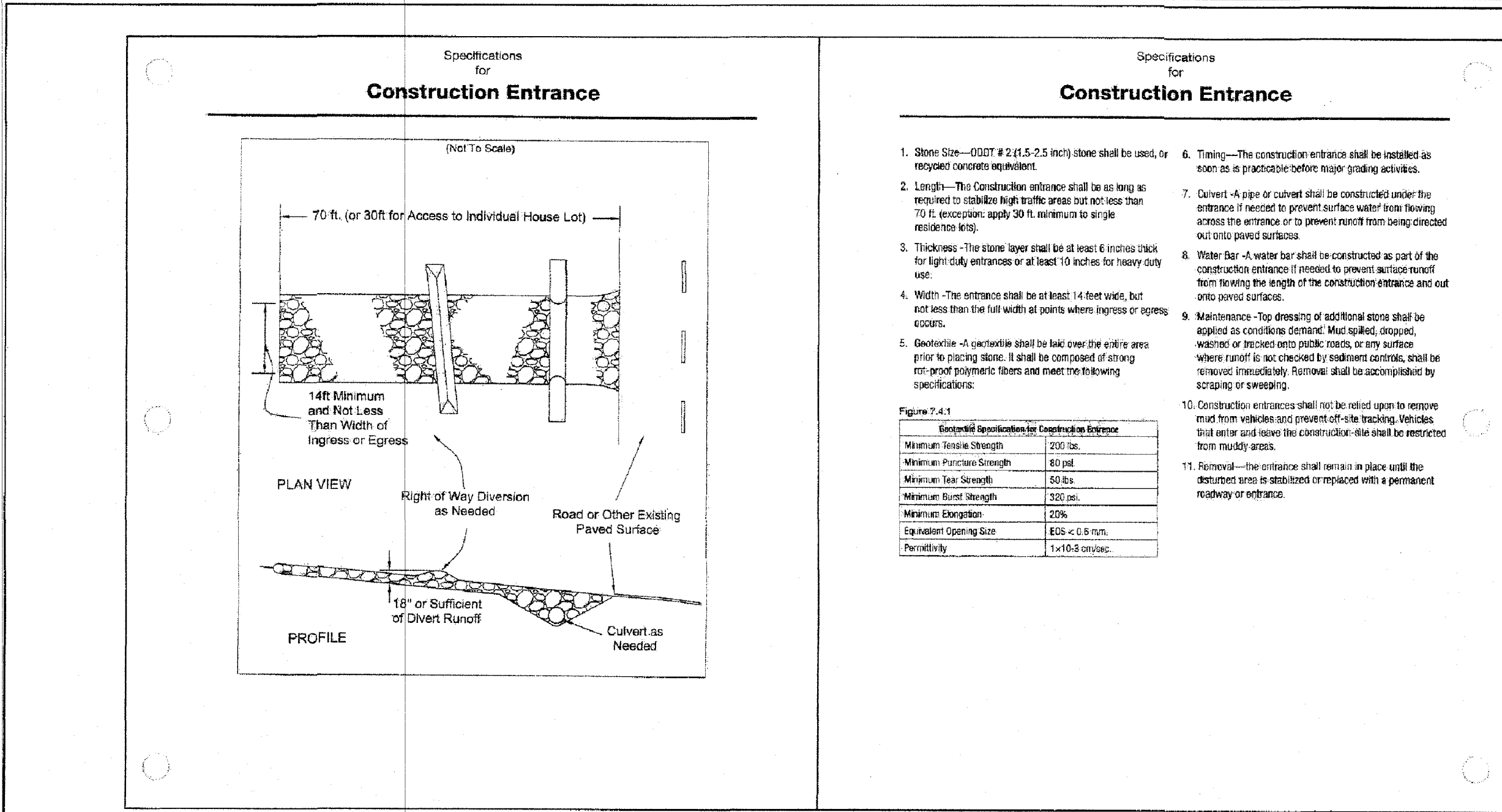
PENALTIES SUBSEQUENT TO ISSUANCE OF STOP-WORK ORDER

SUBSEQUENT TO ISSUANCE OF A STOP-WORK ORDER, PENALTIES MAY BE IMPOSED ACCORDING TO THE CITY OF NORTH RIDGEVILLE CODIFIED ORDINANCE 1058.08(c)(1)(A), 1058.08(c)(1)(B) OR 1058.08(c)(1)(C).

REV. 11/22/16 OCTOBER 1, 2009







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

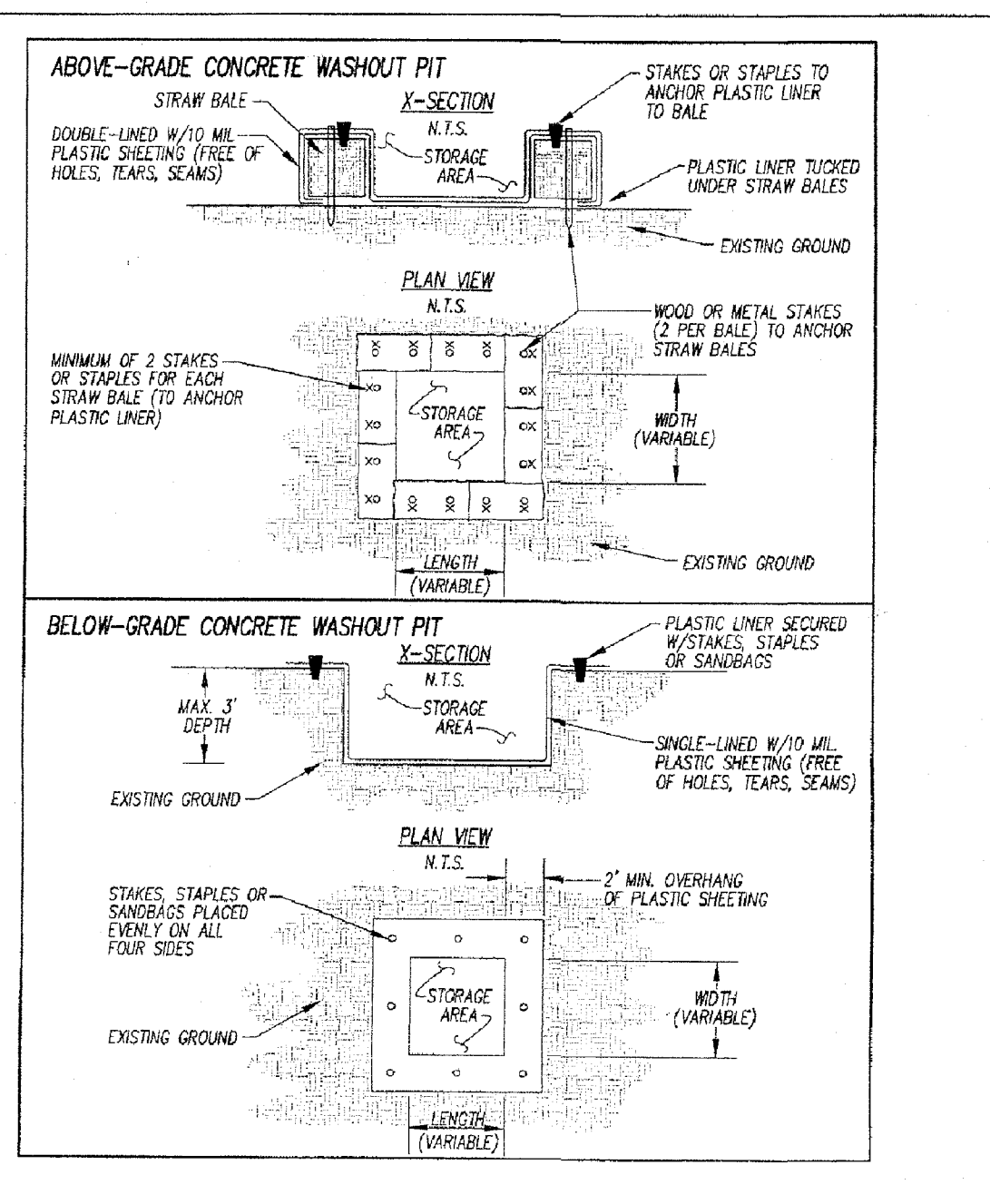
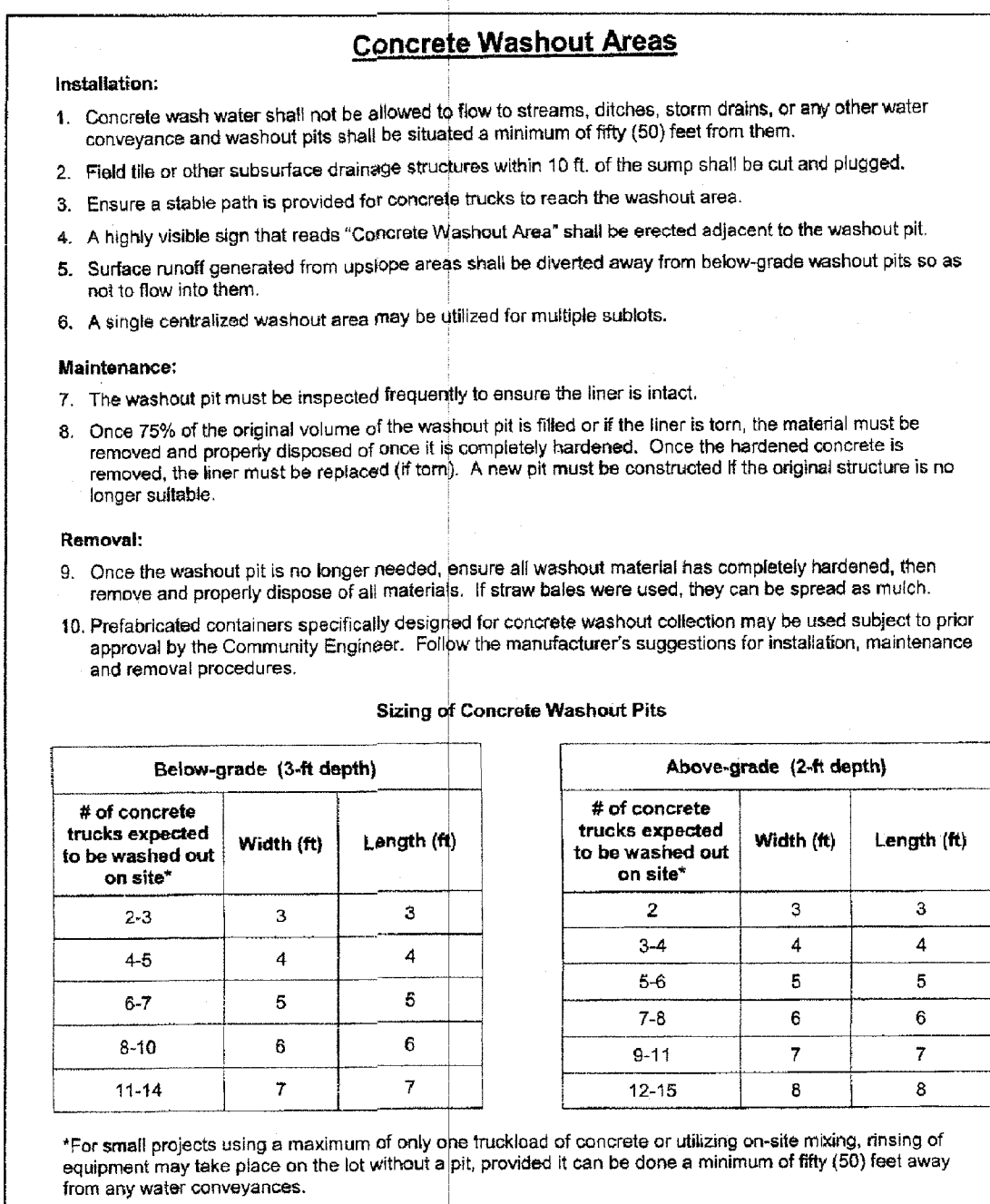
REV No. DATE BY DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE

CITY OF NORTH RIDGEVILLE, ENGINEER DATE: 10/01/08 DRAWN BY: JAB/TEB SWP-27



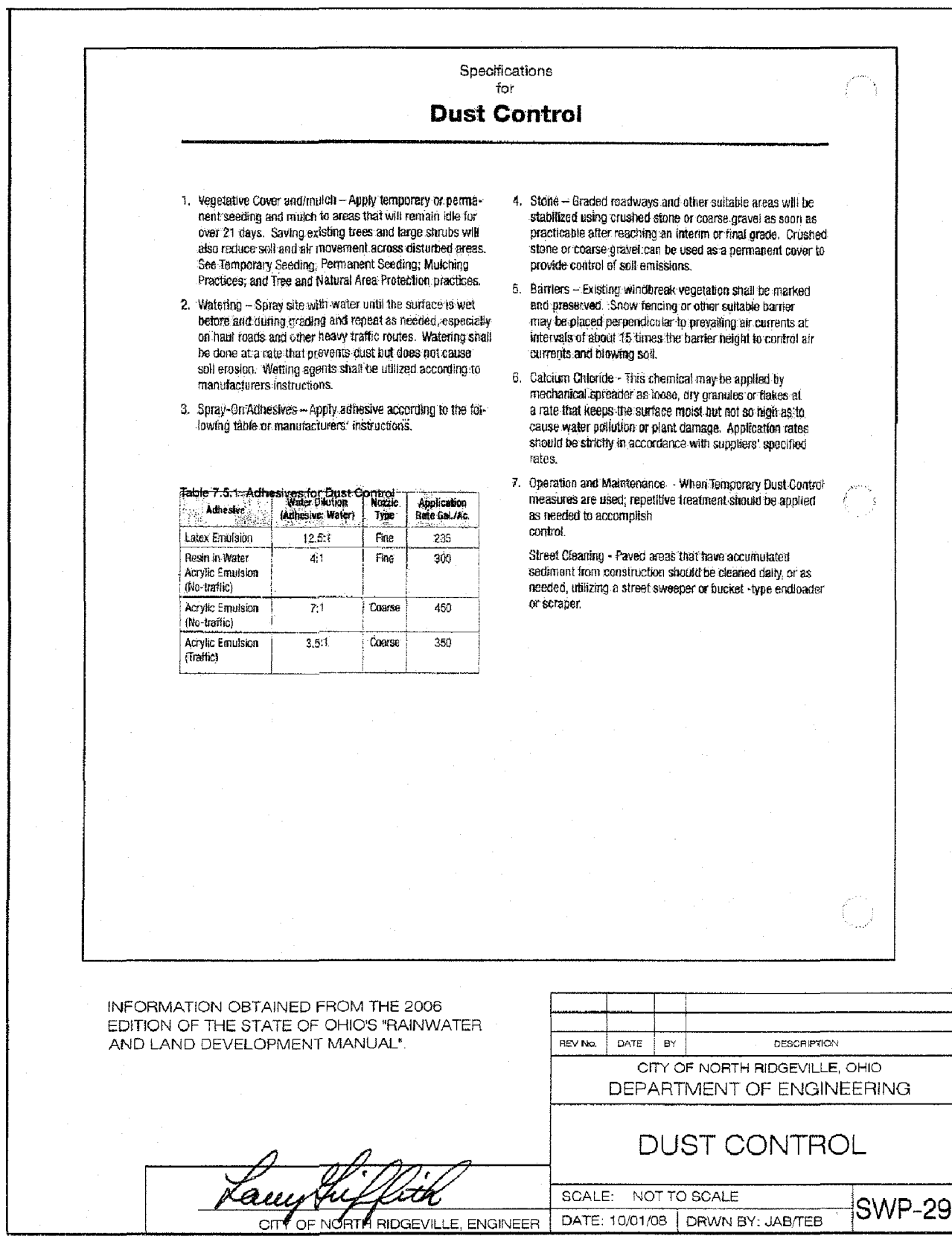
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CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONCRETE WASHOUT

SCALE: NOT TO SCALE

CITY OF NORTH RIDGEVILLE, ENGINEER DATE: 10/01/08 DRAWN BY: JAB/TEB SWP-33



CHAPTER 8 Pollution/Construction

gallons or more, accumulative above-ground storage of 1330 gallons or more, or 42,000 gallons of underground storage. Contaminated soils must be disposed of in accordance with Item 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 concrete wash water shall be constructed if needed to contain concrete wash water. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged. For small projects, truck chutes may be rinsed away from any water conveyances.

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 Ohio EPA (1-800-282-9378). Spills of 25 gallons or more of petroleum products shall be reported to Ohio EPA, the local fire department, and the Local Emergency Planning Committee within 30 min. of the discovery of the release. All spills which contact waters of the state must be reported to 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 licensed sanitary landfill or other approved petroleum contaminated soil remediation facility. (not a construction/demolition debris landfill). Note that storm water run off associated with contaminated soils are not be authorized under 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 3745-19). Open burning is not allowed in restricted areas, which are defined as: 1) within corporation limits; 2) within 1000 feet outside a municipal corporation having a population of 1000 to 10,000; and 3) a one mile zone outside of a corporation of 10,000 or more. Outside of restricted areas, no open burning is allowed within a 1000 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 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 Ohio EPA. For demolition of all

CHAPTER 8 Pollution/Construction

commercial sites, a Notification for Restoration and Demolition must be submitted to Ohio EPA to determine if asbestos corrective actions are required.

12. Process Waste Water/Leachate Management. Ohio EPA's 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 wastewaters. All process wastewaters must be collected and properly disposed at an approved disposal facility. In the event, leachate or seepage is discharged; it must be isolated for collection and proper disposal and corrective actions taken to eliminate the source of waste water.

13. A Permit To Install (PTI) is required prior to the construction of all centralized sanitary systems, including sewer extensions, and sewerage systems (except those serving one, two, and three family dwellings) and potable water lines. Plans must be submitted and approved by Ohio EPA. Issuance of an Ohio EPA Construction General Storm Water Permit does not authorize the installation of any sewerage system where Ohio EPA has not approved a PTI.

CHAPTER 8 Pollution/Construction

TCC Engineering, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44774
(PHONE) 330.590.8004 FAX 330.590.8423



THE RESERVE AT WINFIELD FARM PHASE 4
SWPP DETAILS

PROJECT NUMBER

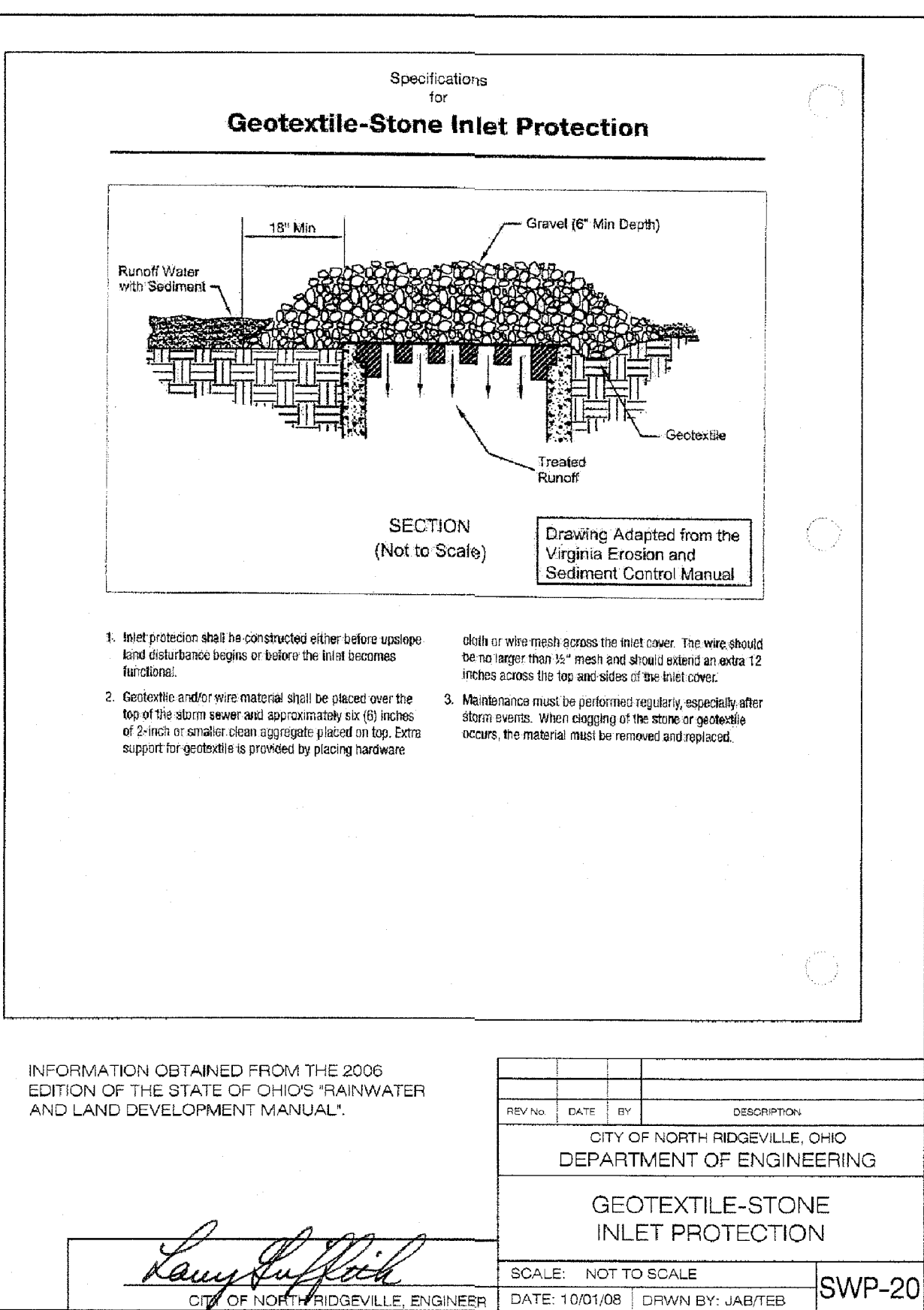
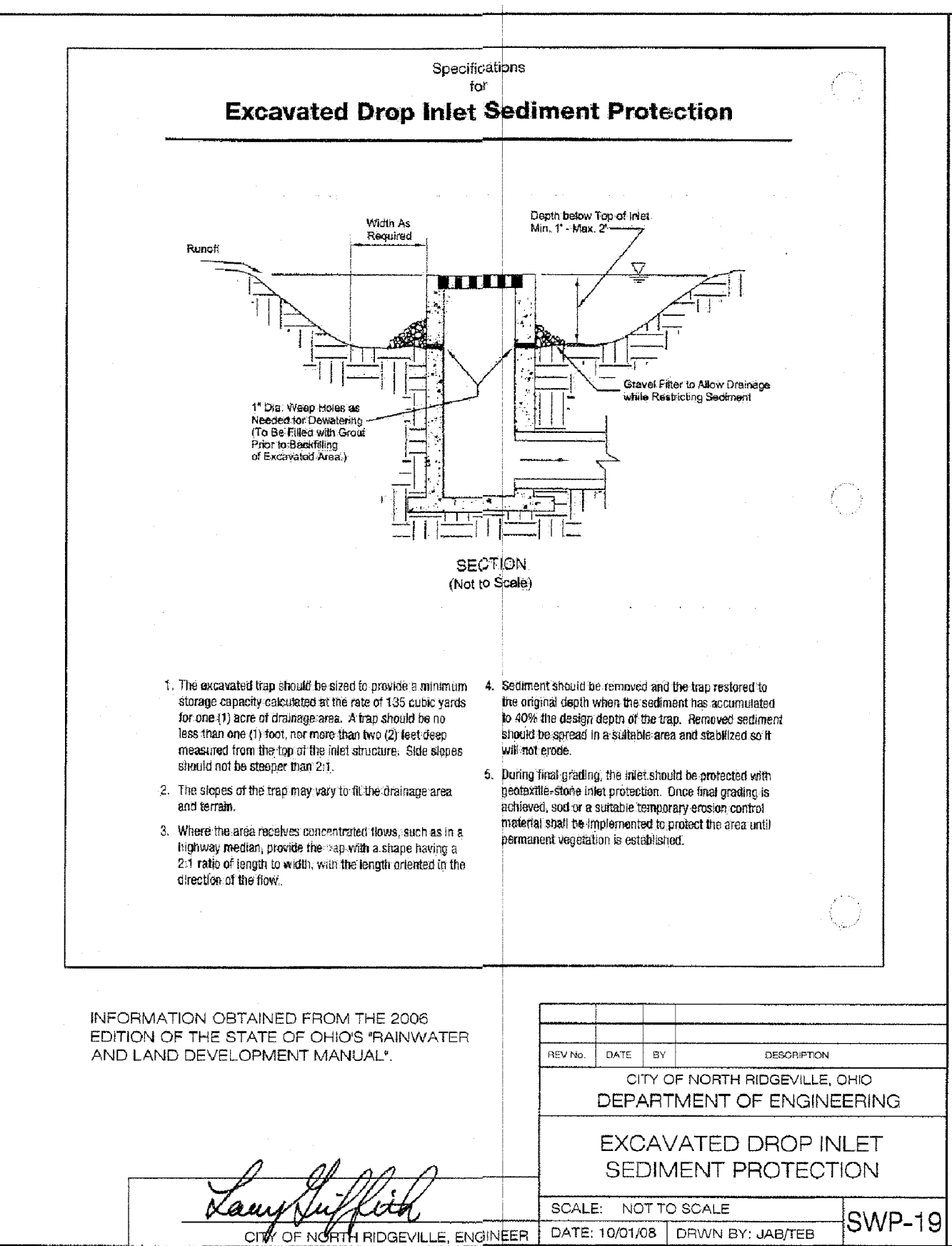
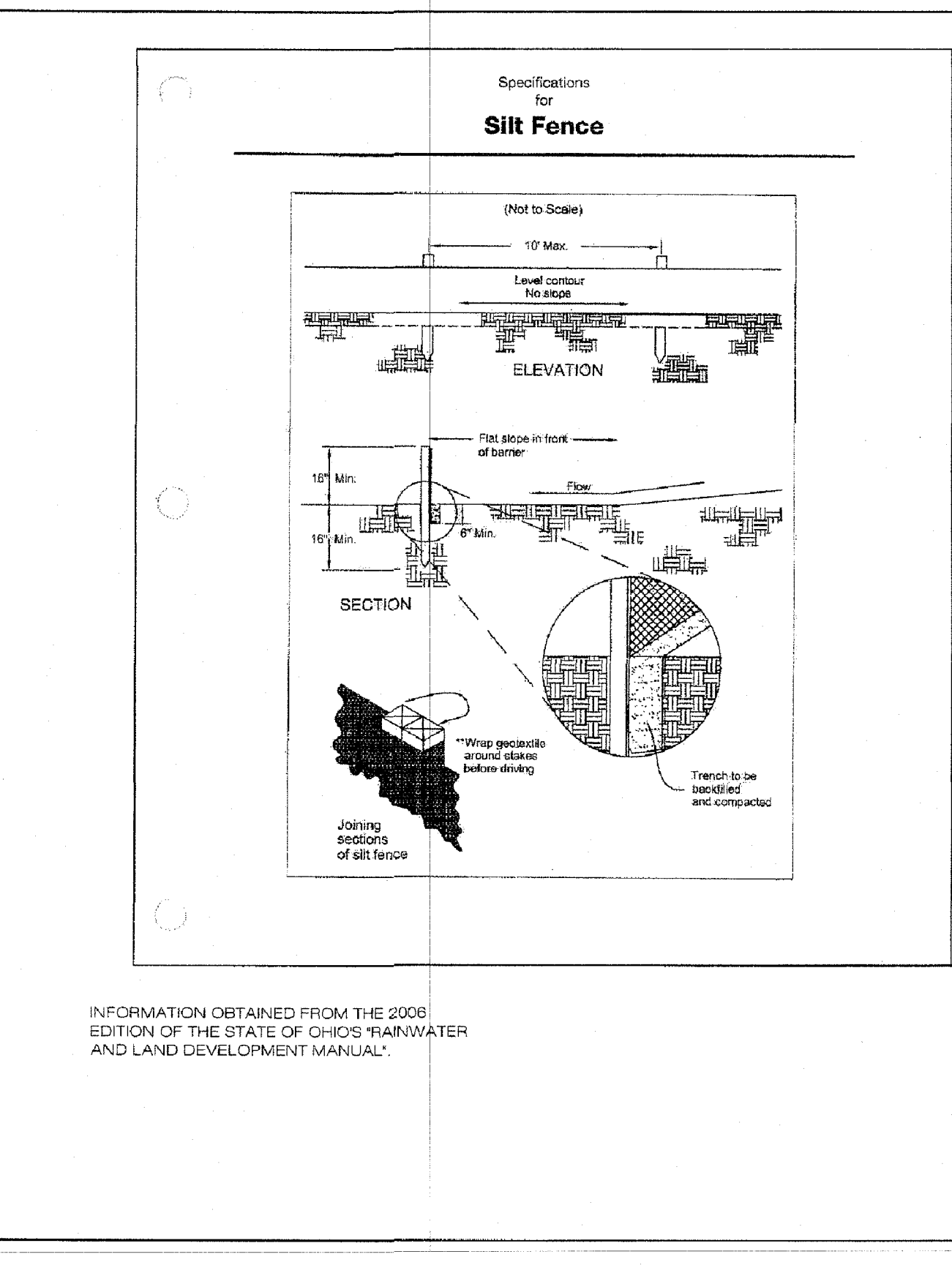
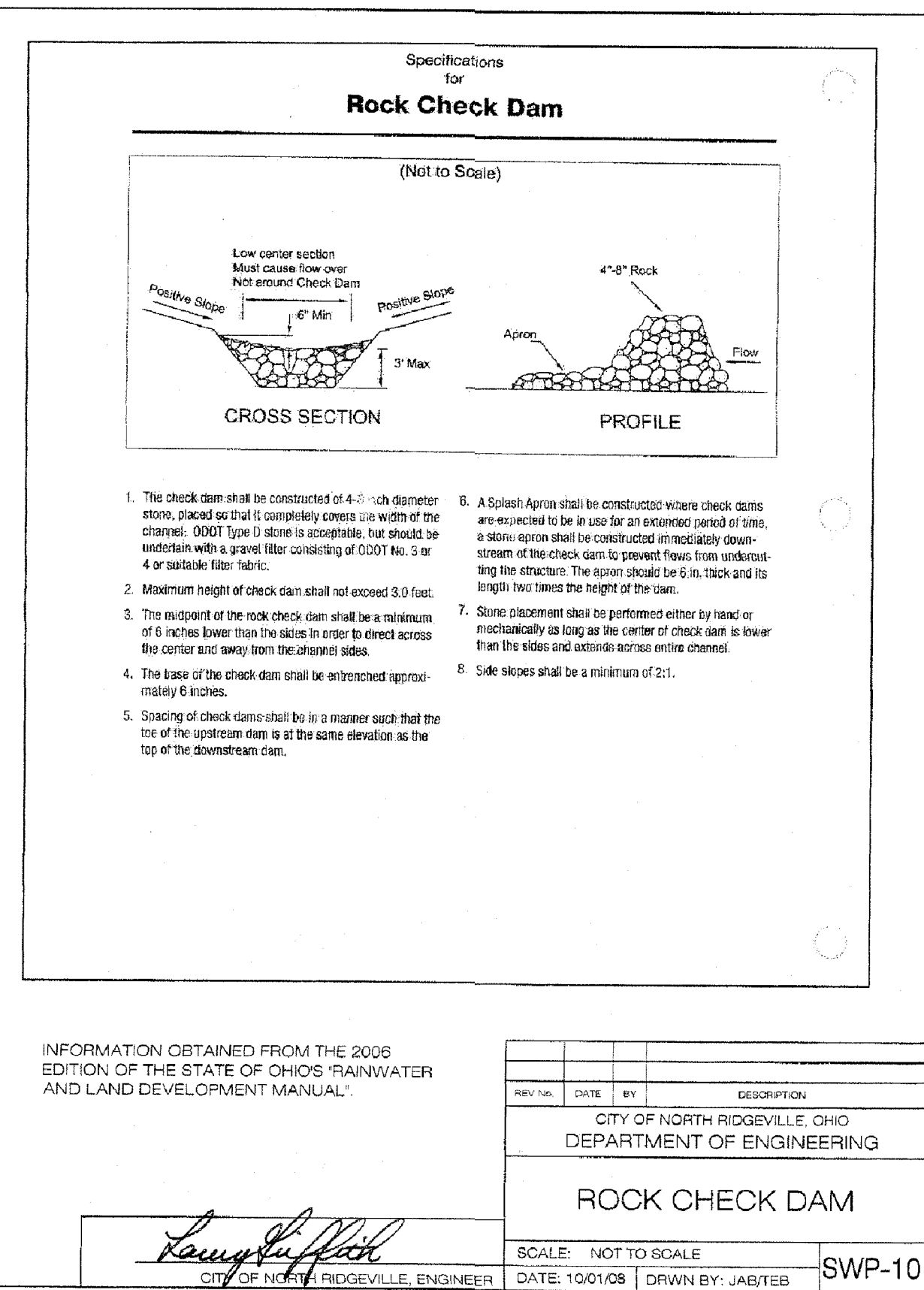
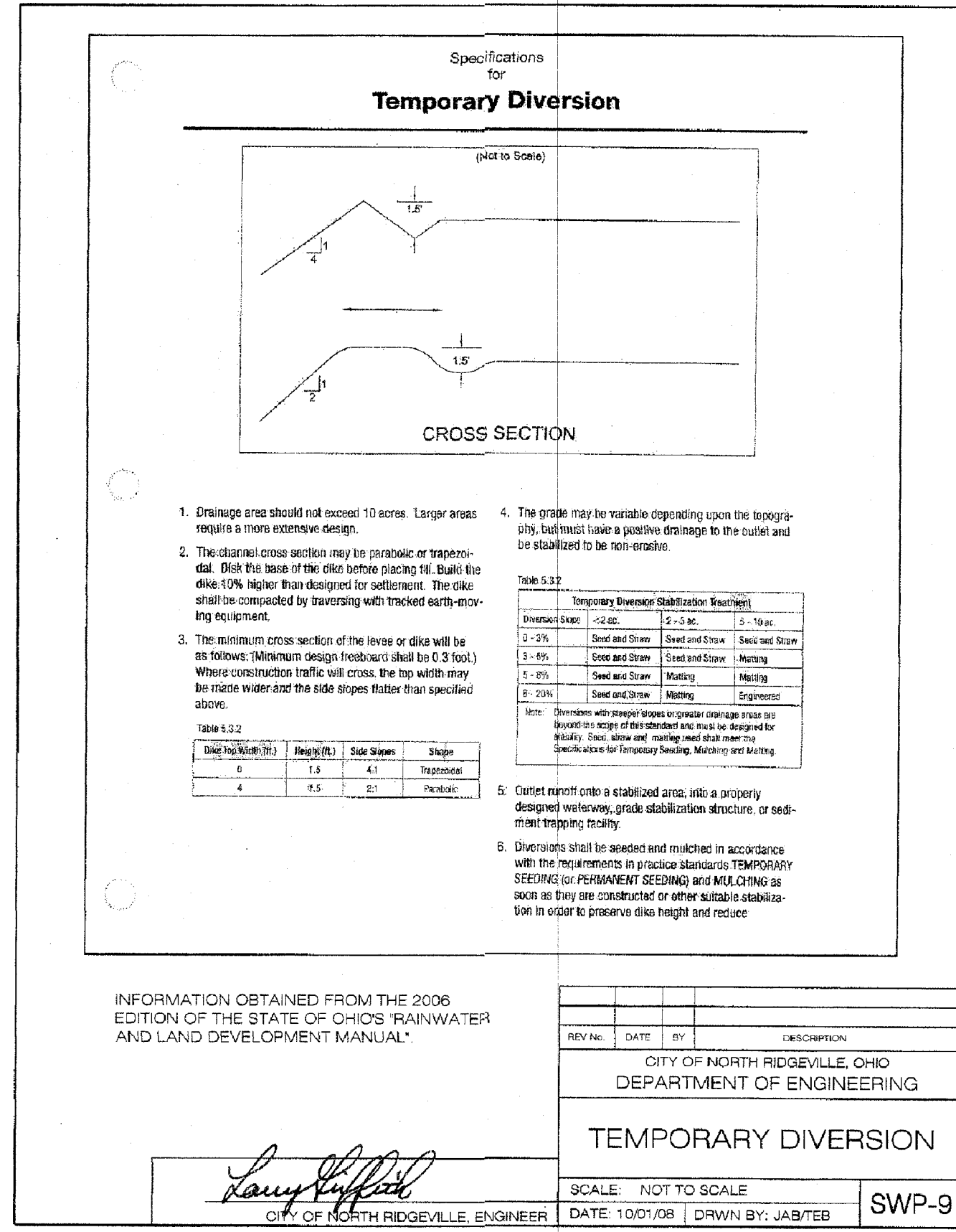
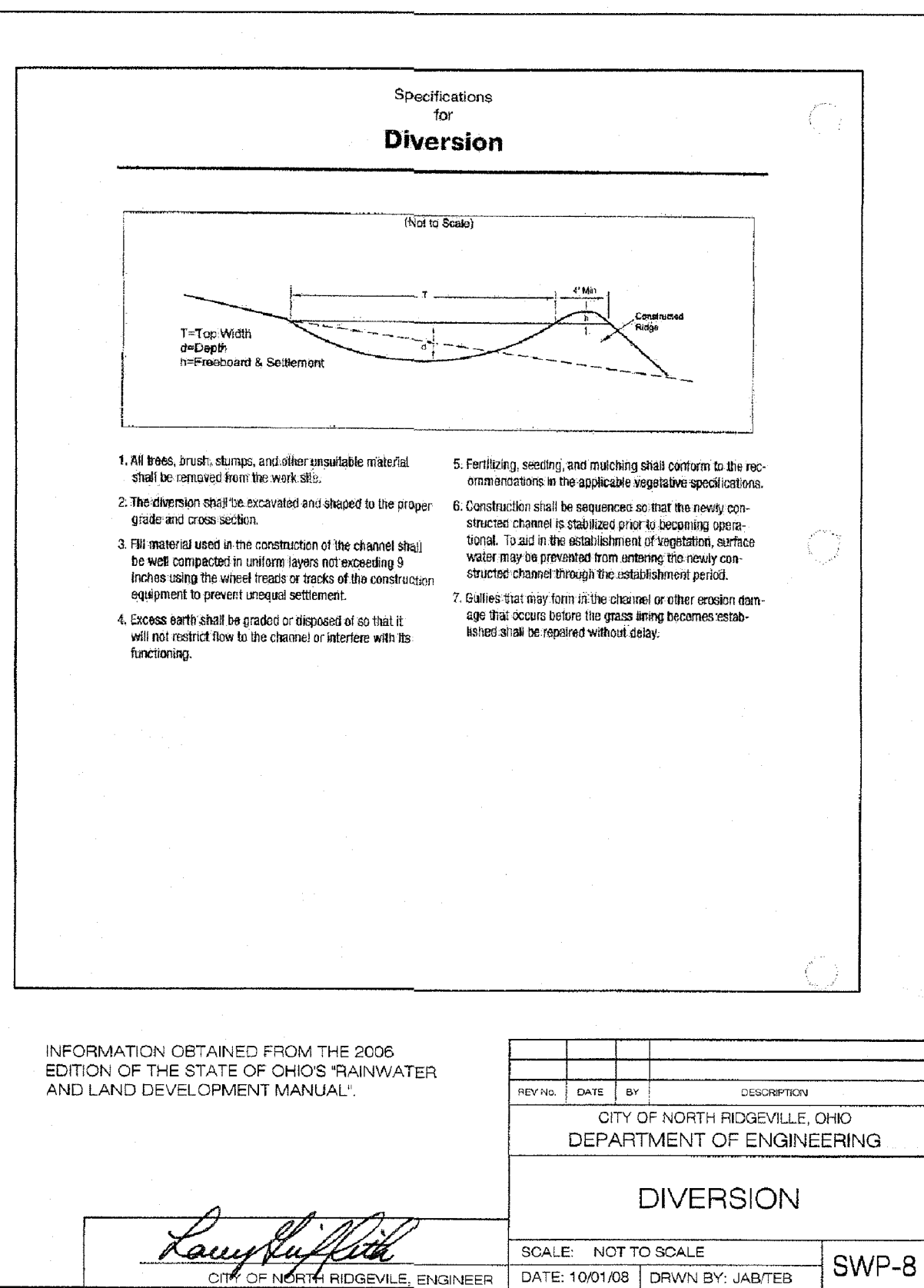
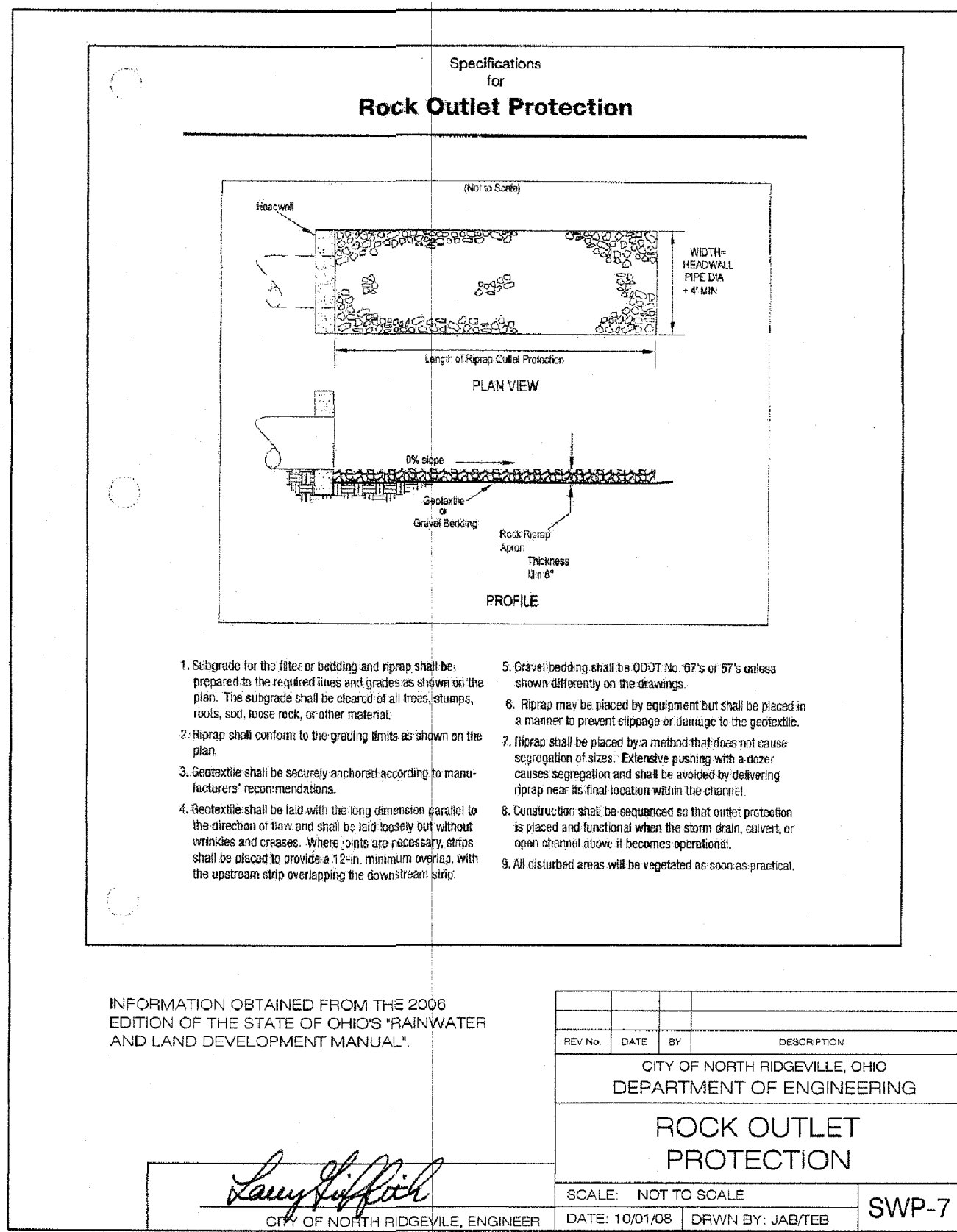
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2019-07-16

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Specifications
for
Temporary Seeding

Table 7.8.1 Temporary Seeding Species Selection

Seeding Dates	Species	Lb./1000 Ft ²	Lb./Acre
March 1 to August 15	Oats	3	128 (4 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Ryegrass	1	40
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Annual Ryegrass	1.25	55
	Perennial Ryegrass	3.25	142
	Crested Red Fescue	0.4	17
	Kentucky Bluegrass	0.4	17
August 16th to November	Oats	3	128 (3 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Rye	3	112 (2 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Wheat	3	120 (2 bushel)
	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Rye	1	40
November 1 to Feb. 29	Tall Fescue	1	40
	Annual Ryegrass	1	40
	Perennial Ryegrass	1.25	40
	Perennial Ryegrass	3.25	40
	Crested Red Fescue	0.4	40
	Kentucky Bluegrass	0.4	40
	Use mulch only or dormant seeding		

Note: Select approved species may be substituted.

- Structural erosion and sediment control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.
- Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 21 days or greater. These site areas shall be seeded within 7 days after grading.
- The seedbed should be pulverized and loose to ensure the success of establishing vegetation. Temporary seeding should not be postponed if ideal seedbed preparation is not possible.
- Soil Amendments—Temporary vegetation seeding rates shall establish adequate stands of vegetation, which may require the use of soil amendments. Base rates for lime and fertilizer shall be used.
- Seeding Method—Seed shall be applied uniformly with a cyclone spreader, drill, cultipacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or cultipacker. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

CHAPTER 7 Soil Stabilization 35

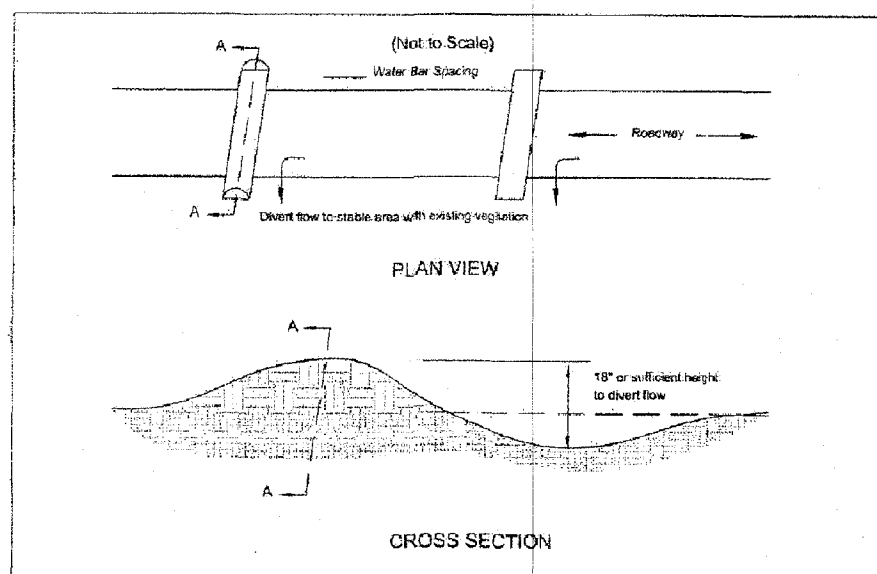
Specifications
for
Temporary Seeding

Mulching Temporary Seeding

- Applications of temporary seeding shall include mulch, which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates on favorable, very flat soil conditions may not need mulch to achieve adequate stabilization.
- Materials:
 - Straw—If straw is used, it shall be untreated small-grain straw applied at a rate of 2 tons per acre or 90 lbs./1,000 sq. ft. (2-3 bales).
 - Hydroseeds—If wood cellulose fiber is used, it shall be used at 2000 lbs./ac. or 48 lb./1,000-sq.-ft.
 - Other—Other acceptable mulches include mulch matting applied according to manufacturer's recommendations or wood chips applied at 6 ton/ac.
- Straw Mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods:
 - Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches.
 - Mulch Netting—Netting shall be used according to the manufacturers recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
 - Synthetic Binders—Synthetic binders such as Acrylic DLR (Aqui-Tac), DCA-70, Petroset, Terra Track or equivalent may be used at rates recommended by the manufacturer.
 - Wood-Cellulose Fiber—Wood-cellulose fiber binder shall be applied at a net dry wt. of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal.

CHAPTER 7 Soil Stabilization 36

Specifications
for
Water Bar



- The minimum water bar dimensions shall be:
 - Top width of berm/dike - 2 feet minimum.
 - Height/depth - 18 inches unless otherwise noted on plans.
 - Side Slopes - Sufficiently flat to accommodate the expected traffic.
- The spacing between water bars shall be as noted:

Road Spacing (ft)	Spacing (ft)
1	400
2	200
3	135
10	80
15	80
20	65

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

Larry Suffick
CITY OF NORTH RIDGEVILLE, ENGINEER

REV. NO. DATE BY DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

WATER BAR

SCALE: NOT TO SCALE
DATE: 10/01/08 DRAWN BY: JAB/TJB SWP-14

Specifications
for
De-Watering

- A de-watering plan shall be developed prior to the commencement of any pumping activities.
- The de-watering plan shall include all pumps and related equipment necessary for the de-watering activities and designate areas for placement of practices. Outside facilities shall be protected from access either by ramp protection, fabric lining, or other acceptable method of outlet protection.
- Water that is not discharged into a settling/treatment basin but directly into waters of the state shall be monitored hourly. Discharged water shall be within +/- 5" F of the receiving waters.
- Settling basins shall not be greater than four (4) feet in depth. The basins shall be constructed for sediment storage as outlined in Chapter 6, SEDIMENT BASIN OR SEDIMENT TRAP. The inlet and outlet for the basin shall be located at the furthest points of the storage. A floating netting shall be used to ensure that settled solids do not re-suspend during the discharge process. The settling basin shall be closed out when the storage has been reduced by 50% of its original capacity.
- All necessary National, State and Local permits shall be secured prior to discharging into waters of the state.

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

Larry Suffick
CITY OF NORTH RIDGEVILLE, ENGINEER

REV. NO. DATE BY DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

DE-WATERING

SCALE: NOT TO SCALE
DATE: 10/01/08 DRAWN BY: JAB/TJB SWP-15

**MAINTENANCE & INSPECTION SCHEDULE
(AS UTILIZED ON THE PROJECT):**

ALL PRACTICES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH 0.5 INCH RAINFALL EVENT.

SILT FENCE:

- INSURE THAT THE BOTTOM OF THE SILT FENCE IS EMBEDDED IN THE GROUND.
- THE TOP OF THE SILT FENCE SHALL BE DRAWN TIGHT BETWEEN POSTS.
- SILT SHALL BE REMOVED ONCE 40% OF THE CAPACITY IS LOST OR THE FENCE SHALL BE REPLACED.
- JOINTS BETWEEN SECTIONS SHALL BE TIGHTLY JOINED WITHOUT GAPS.

DITCH CHECK:

- MAINTAIN PARABOLIC SHAPE.
- RUNOFF SHALL PASS OVER THE CENTER OF THE CHECK DAM.
- ENSURE THAT EROSION IS NOT OCCURRING DOWNSTREAM OF THE CHECK DAM.

CONSTRUCTION ENTRANCE:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
- ENSURE THAT THE CONSTRUCTION ENTRANCE IS APPROPRIATELY SIZED TO MINIMIZE TRACKING ONTO THE ROADWAY.
- RESTRICT VEHICULAR ACCESS TO STABILIZED AREAS TO MINIMIZE OFF-SITE TRACKING.

VEGETATIVE STABILIZATION:

- ENSURE A 70% STAND ESTABLISHMENT RATE.
- REPAIR AREAS NOT MEETING SPECIFICATIONS.

ROLLED EROSION CONTROL PRODUCTS:

- ENSURE MANUFACTURES INSTALLATION RECOMMENDATIONS ARE FOLLOWED.
- ENSURE GOOD CONTACT BETWEEN SOIL AND THE BLANKET.
- IF EROSION OCCURS UNDER THE BLANKET, REPAIR ERODED AREA AND REINSTALL.
- ENSURE MANUFACTURES STAPLING GUIDELINES ARE FOLLOWED.
- ENSURE EROSION STOPS ARE NOT USED.
- IN CHANNELS, ENSURE THAT THE WIDTH OF THE BLANKET USED IS SUFFICIENT.
- INSTALL BLANKET/MATTING UP SIDE SLOPES OF DITCH LINE AS WELL AS THE BOTTOM.
- IF RUNOFF ERODES AROUND THE BLANKET, WIDEN AS NEEDED.

INLET PROTECTION:

- INSURE THE BOTTOM OF THE FABRIC IS EMBEDDED IN THE GROUND AND THE FRAME OF THE INLET PROTECTOR HAS NOT COLLAPSED.
- CLEAN OUT SEDIMENT ONCE 40% OF CAPACITY IS LOST.
- INSURE THAT THE INLET IS NOT CAUSING STORM WATER TO BYPASS THE INLET.
- MAINTAIN BYPASS PREVENTION DIKE.

SEDIMENT TRAP/BASIN:

- THE CAPACITY AND FUNCTION OF THE SEDIMENT TRAP SHALL BE MAINTAINED BY INSPECTING ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT, AND BY PERFORMING THE NECESSARY ACTIVITIES SHOWN BELOW.
- ESTABLISH VEGETATIVE COVER AND FERTILIZE AS NECESSARY TO MAINTAIN A VIGOROUS COVER AROUND THE SEDIMENT TRAP.
- MOW GRASS TO MAINTAIN A HEIGHT OF 4 TO 6 INCHES. REMOVE GRASS CLIPPINGS.
- BASED ON INSPECTION, PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED.
- INSPECT THE POOL AREA, EMBANKMENT AND SPILLWAY AREA FOR BURROWING RODENTS, SLOPE FAILURE, SEEPAGE, EXCESS SETTLEMENT, AND DISPLACED STONE. THE AREA SHOULD BE INSPECTED FOR STRUCTURAL SOUNDNESS AND REPAIRED AS NEEDED.
- REGULARLY INSPECT WATER DISCHARGED FROM TRAP FOR EXCESS SUSPENDED SEDIMENTS. IDENTIFY AND PERFORM NECESSARY REPAIRS TO IMPROVE WATER QUALITY. EXCESSIVE SUSPENDED SEDIMENTS MAY REQUIRE DESIGN MODIFICATIONS OR TREATMENT WITH FLOCCULANTS.
- REMOVE WOODY VEGETATED GROWTH ON THE EMBANKMENT AND SPILLWAY AREAS.
- REMOVE TRASH AND DEBRIS THAT ACCUMULATE IN THE POND AND HAVE POTENTIAL TO BLOCK SPILLWAYS.
- DEWATERING OUTLETS SHALL BE REGULARLY CHECKED TO ENSURE THAT PERFORMANCE IS MAINTAINED. FILTER STONE CHOKED WITH SEDIMENT SHALL BE REMOVED AND REPLACED TO RESTORE ITS FLOW CAPACITY.
- REMOVE SEDIMENT AND RESTORE THE SEDIMENT TRAP TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 40% OF THE SEDIMENT STORAGE DEPTH, OR THE DESIGN CLEANOUT ELEVATION. THIS ELEVATION SHALL BE SIGNIFIED BY THE TOP OF A STAKE NEAR THE CENTER OF THE TRAP. REMOVING SEDIMENT BY HAND MAY BE NECESSARY ADJACENT TO THE OUTLET SECTION OF THE EMBANKMENT TO PREVENT EQUIPMENT DAMAGE. PLACE THE REMOVED SEDIMENT AND STABILIZE WITH VEGETATION IN A DESIGNATED AREA WHERE IT WILL NOT EASILY ERODE AGAIN. RESTORE TRAP TO ITS ORIGINAL DIMENSIONS AND REPLACE STONE AS NEEDED ON THE OUTLET, BASIN SIDE SLOPES AND EMBANKMENTS SHALL BE PROTECTED FROM EROSION BY VEGETATION OF A DENSITY NOT LESS THAN 70%.
- RISER PIPES: DEBRIS AND SEDIMENT SHOULD BE CLEANED FROM THE STRUCTURE AS NEEDED TO RESTORE DESIGN FLOW RATES. ALL JOINTS SHOULD BE INSPECTED TO INSURE WATER TIGHTNESS.
- STONE SPILLWAYS: MAINTAIN FLOW OVER THE CENTER OF THE SPILLWAY, REPAIR DAMAGE CAUSED BY EROSION. DOWNSTREAM CHANNELS SHOULD BE INSPECTED FOR EROSION CONTROL DAMAGE. IF DAMAGE IS OCCURRING, AN ADDITIONAL STONE APRON

WILL BE NEEDED. DEBRIS AND SEDIMENT SHOULD BE REMOVED AS NEEDED.

- AFTER THE ENTIRE CONSTRUCTION PROJECT IS COMPLETED, TEMPORARY SEDIMENT TRAPS SHOULD BE DEWATERED AND REGRADED SO AS TO CONFORM TO THE CONTOURS OF THE AREA. ALL TEMPORARY STRUCTURES SHOULD BE REMOVED AND THE AREA SEEDED, MULCHED AND STABILIZED AS NECESSARY.

CONCRETE WASH-OUT FACILITIES:

- ENSURE MANUFACTURE'S INSTRUCTIONS ARE FOLLOWED.
- MAINTAIN ADJACENT AREAS CLEAN AND TIDY AND PROTECTED FROM DISTURBANCE.
- CHECK ALL CONCRETE WASHOUT FACILITIES DAILY TO DETERMINE IF THEY HAVE BEEN FILLED TO THE MANUFACTURERS SUGGESTED CAPACITY, WHICH IS WHEN THE FACILITIES NEED TO BE REMOVED/REPLACED. ENSURE THAT THE BMP IS INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES. PRE-FABRICATED WASHOUT CONTAINERS SHOULD BE INSPECTED DAILY TO ENSURE THE CONTAINER IS NOT LEAKING OR NEARING CAPACITY. INSPECTORS SHOULD ALSO NOTE WHETHER THE FACILITIES ARE BEING USED REGULARLY; IF DRIVERS HAVE WASHED OUT THEIR CHUTES OR HOPPERS IN OTHER LOCATIONS, YOU MAY NEED TO PROVIDE MORE EDUCATION, INSTALL ADDITIONAL SIGNAGE, OR PLACE ADDITIONAL WASHOUTS IN MORE CONVENIENT LOCATIONS.
- CONCRETE WASHOUTS ARE DESIGNED TO PROMOTE EVAPORATION WHERE FEASIBLE. HOWEVER, IF STORED LIQUIDS HAVE NOT EVAPORATED AND THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE LIQUID IN AN APPROVED MANNER - CHECK WITH THE LOCAL SANITARY SEWER AUTHORITY TO DETERMINE IF THERE ARE SPECIAL DISPOSAL REQUIREMENTS FOR CONCRETE WASH WATER. REMOVE LIQUIDS OR COVER THE STRUCTURES BEFORE PREDICTED RAINSTORMS TO PREVENT OVERFLOWS.
- AN IMPORTANT FACTOR THAT DICTATES THE SUCCESS OF CONCRETE WASHOUT FACILITIES IS WHETHER OR NOT CONCRETE TRUCK DRIVERS USE CONCRETE WASHOUTS. MAKE PERSONNEL AWARE OF THE PRESENCE OF THESE FACILITIES. EDUCATE CONCRETE SUBCONTRACTORS, POST SIGNAGE INDICATING THE LOCATION AND DESIGNATED USE OF THESE AREAS, AND PROVIDE CAREFUL OVERSIGHT TO INSPECT FOR EVIDENCE OF IMPROPER DUMPING OF CONCRETE WASTE AND WASH WATER. INCLUDE REQUIREMENTS IN CONTRACTS WITH CONCRETE DELIVERY COMPANIES THAT DRIVERS MUST USE DESIGNATED CONCRETE WASHOUT FACILITIES.

**BMP DECOMMISSIONING
(AS UTILIZED ON THE PROJECT):**

SEDIMENT TRAPS/BASINS

- PUMP REMAINING WATER THROUGH GRAVITY BAG FILTER PLACED ADJACENT TO AND DOWNSTREAM OF THE SEDIMENT TRAP.
- RE-GRADE TO FINAL ELEVATIONS AND SEED DISTURBED AREAS.

SILT FENCE

- REMOVE SILT AND STABILIZE ON-SITE OR TRANSFER TO AN APPROVED OFF-SITE FACILITY.
- REMOVE AND TRANSPORT SILT FENCE MATERIALS TO AN APPROVED OFF-SITE FACILITY.
- RE-GRADE AND SEED DISTURBED AREAS.

DITCH CHECK

- REMOVE SILT AND STABILIZE ON-SITE OR TRANSFER TO AN APPROVED OFF-SITE FACILITY.
- REMOVE AND TRANSPORT CHECK DAM MATERIALS TO AN APPROVED OFF-SITE FACILITY.

CONSTRUCTION ENTRANCE

- REMOVE SILT AND STABILIZE ON-SITE OR TRANSFER TO AN APPROVED OFF-SITE FACILITY.
- STONE SHALL BE REMOVED. CLEAN STONE MAY BE INCORPORATED IN SUBBASE FOR PAVED AREAS (AS SPECIFICATIONS ALLOW). STONE NOT RE-USED SHALL BE TRANSPORTED TO AN OFF-SITE FACILITY FOR DISPOSAL.
- RE-GRADE AND SEED DISTURBED AREAS.

PROCESS WATER/ LEACHATE MANAGEMENT

- ALL PROCESS WASTEWATERS (EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL, AND CONCRETE WASH-OUTS) WILL BE COLLECTED AND DISPOSED OF PROPERLY TO A PUBLICLY-OWNED TREATMENT WORKS.
- THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT ONLY AUTHORIZES THE DISCHARGE OF STORM WATER AND CERTAIN UNCONTAMINATED NON-STORM WATERS.
- THE DISCHARGE OF NON-STORM WATERS TO WATERS OF THE STATE MAY BE IN VIOLATION OF LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

MANUFACTURED CONCRETE WASHOUT FACILITIES

- TRANSFER STORAGE BAGS TO AN APPROVED OFF-SITE FACILITY FOR DISPOSAL.
- RE-GRADE AND SEED DISTURBED AREAS.

CONSTRUCTED CONCRETE WASHOUT FACILITIES

- TRANSFER WASTE WATER, SOLIDS AND CONTAINMENT MATERIALS TO AN APPROVED OFF-SITE DISPOSAL FACILITY.
- RE-GRADE AND SEED DISTURBED AREAS.

POST CONSTRUCTION MAINTENANCE SCHEDULE:

WATER QUALITY POND MAINTENANCE, TO BE COMPLETED MONTHLY

- MOW EMBANKMENTS.
- CLEAR TRASH AND DEBRIS FROM THE OUTLET STRUCTURE.
- REMOVE TRASH AND/ OR ACCUMULATED SEDIMENT.

WATER QUALITY POND MAINTENANCE, TO BE COMPLETED SEMI-ANNUALLY

- INSPECT POND FOR INVASIVE PLANTS.
- INSPECT OUTLET STRUCTURE FOR DAMAGE AND PROPER FLOW.

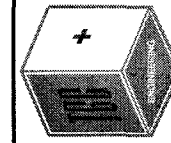
WATER QUALITY POND MAINTENANCE, TO BE COMPLETED ANNUALLY

- INSPECT EMBANKMENT FOR DAMAGE AND PROPER FLOW.
- REMOVE WOODY VEGETATION.
- FIX ANY ERODED AREAS.
- MONITOR SEDIMENT ACCUMULATION IN THE MAIN POOL.

WATER QUALITY POND MAINTENANCE, TO BE COMPLETED EVERY 15-20 YEARS

- MONITOR SEDIMENT ACCUMULATIONS IN POND AND MAIN POOL AND CLEAN AS POND BECOMES EUTROPHIC OR POND VOLUME IS REDUCED SIGNIFICANTLY.

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THE RESERVE AT WINFIELD FARM PHASE 4

SWPPP DETAILS

PROJECT
NUMBER

1447

DATE

2019-07-16

41
42

SWPPP NOTES:

GENERAL NOTES:

1. CONTRACTOR SHALL REVIEW AND STUDY THE PLANS AND SPECIFICATIONS. IMPLEMENTATION OF THE EROSION CONTROL ACTIVITIES SHOULD CORRESPOND TO CONSTRUCTION ACTIVITIES.
2. EROSION CONTROL MEASURES HAVE BEEN SHOWN FOR THE WORK AREAS AS IDENTIFIED ON THESE PLAN SHEETS. IF WORK IS CONDUCTED IN OTHER AREAS AS PART OF THIS PROJECT, ADDITION EROSION CONTROL MEASURES MAY BE REQUIRED.
3. THE OEPA PERMIT ASSOCIATED WITH THIS PLAN SHALL ACCOMPANY THIS PLAN. THE PLAN SHALL BE SIGNED IN ACCORDANCE WITH PART V.G. OF THE PERMIT AND BE RETAINED ON SITE DURING WORKING HOURS.
4. THE SWP3 SHALL CONTAIN SIGNATURES FROM ALL OF THE SUBCONTRACTORS ENGAGED IN ACTIVITIES THAT COULD IMPACT STORM WATER RUNOFF, INDICATING THAT THEY HAVE BEEN INFORMED AND UNDERSTAND THEIR ROLES AND RESPONSIBILITIES IN COMPLYING WITH THE SWP3. OHIO EPA RECOMMENDS THAT THE PRIMARY SITE OPERATOR REVIEW THE SWP3 WITH THE PRIMARY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND KEEP A SWP3 TRAINING LOG TO DEMONSTRATE THAT THIS REVIEW OCCUR.
5. THE PROJECT ENGINEER OR EROSION CONTROL INSPECTOR SHOULD BE ABLE TO EXPLAIN THE SEDIMENT AND EROSION CONTROLS AND PLAN TO AN OUTSIDE INSPECTOR (I.E. OHIO EPA, ENVIRONMENTAL SERVICES, QAR INSPECTOR, COUNTY SCS).
6. OWNER AND CONTRACTOR SHALL COMPLY WITH SOIL SEDIMENT POLLUTION CONTROL ORDINANCES DURING CONSTRUCTION AND SHALL IMPLEMENT SEDIMENT CONTROL AS DIRECTED BY THE ENGINEER OR THE GOVERNING AGENCY.
7. ALL EROSION AND SEDIMENT CONTROL PRACTICES SPECIFIED ON THE PLANS SHALL CONFORM WITH DETAILS AND SPECIFICATIONS OUTLINED IN THE OHIO DEPARTMENT OF NATURAL RESOURCES BOOKLET, "RAINWATER AND LAND DEVELOPMENT".
8. ALL CONTRACTORS AND BUILDERS ARE REQUIRED TO INSTALL, REGULARLY INSPECT AND MAINTAIN TEMPORARY SEDIMENTATION CONTROLS TO MINIMIZE SOIL EROSION AND OFF-SITE SILTATION.
9. REGULAR INSPECTION AND MAINTENANCE SHALL BE PROVIDED FOR ALL EROSION CONTROL PRACTICES. PERMANENT RECORDS OF MAINTENANCE AND INSPECTIONS MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. INSPECTIONS MUST BE MADE A MINIMUM OF ONCE EVERY SEVEN DAYS AND IMMEDIATELY AFTER STORM EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
10. EROSION AND SEDIMENT CONTROL PRACTICES NOT ALREADY SPECIFIED MAY BE NECESSARY DUE TO UNFORESEEN ENVIRONMENTAL CONDITIONS AND/OR CHANGES IN THE DRAINAGE PATTERNS CAUSED BY EARTH-MOVING ACTIVITY. IF UNFORESEEN EROSION IS ENCOUNTERED DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES SHALL BE PROVIDED, AS DIRECTED BY THE ENGINEER, AT THE OWNER'S EXPENSE.
11. THE CONTRACTOR SHALL COMPLY WITH ANY FIELD ORDERS FOR SEDIMENT CONTROL AS ISSUED BY EITHER THE ENGINEERING DEPARTMENT, THE COUNTY OR THE OWNER'S ENGINEER.
12. THE CONSTRUCTION ENTRANCE SHALL BE PREPARED WITH EROSION MEASURES AND SILT FENCE SHALL BE INSTALLED BEFORE ANY ON-SITE CONSTRUCTION OR DEMOLITION COMMENCES.
13. SILT FENCE IS TO BE CONSTRUCTED AT LOCATIONS SHOWN ON THE PLANS PER "SPECIFICATIONS FOR SILT FENCE". SILT FENCE SHALL BE PLACED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
14. EROSION CONTROL MEASURES MUST BE PROVIDED AROUND ALL DIRT STOCKPILES AND OTHER TEMPORARILY DISTURBED AREAS.
15. THE OUTLET OF THE STORM COLLECTION SYSTEM WILL BE PROPERLY DESIGNED WITH VELOCITY DISSIPATING STRUCTURES/MEDIA. BY USING THESE PRACTICES, NO EROSION FLOW VELOCITIES ARE EXPECTED AT THE DISCHARGE LOCATION.
16. UPON THE COMPLETION OF EARTH MOVING ACTIVITIES IN ANY GIVEN AREA, ALL DISTURBED AND ERODED EARTH SHALL BE REGRADED AND SEEDED WITHIN SEVEN DAYS BY USING BIN RUN OATS OR ANNUAL RYE TO PROVIDE STABILITY AND SEDIMENT CONTROL. WHERE POSSIBLE, GROWTH SHALL NOT BE MOWED UNTIL IT HAS GONE TO SEED FOR ONE YEAR.
17. PERMANENT GROUND COVER SHALL BE ESTABLISHED AS SOON AS POSSIBLE IN ACCORDANCE WITH THE PLAN.
18. MINIMIZE TRACKING OF SEDIMENTS BY VEHICLES BY UTILIZING THE CONSTRUCTION ENTRANCE AS THE ONLY ENTRANCE FOR VEHICLES. MAINTAIN THIS ENTRANCE WITH STONE AS NEEDED TO PREVENT DIRT AND MUD FROM TRACKING ONTO THE ROADWAY. REGULAR SWEEPING OF THE ROADWAY MAY BE NECESSARY TO ENSURE ROADWAY DOES NOT BUILD UP WITH SEDIMENTS. STREETS DIRECTLY ADJACENT TO CONSTRUCTION ENTRANCES AND RECEIVING TRAFFIC FROM THE DEVELOPMENT AREA SHALL BE CLEANED DAILY TO REMOVE SEDIMENT TRACKED OFF-SITE. IF APPLICABLE, THE CATCH BASINS ON THESE STREETS NEAREST THE CONSTRUCTION ENTRANCES SHALL ALSO BE CLEANED WEEKLY.
19. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED INTO STORM WATER RUNOFF. THE PERMITTEE MUST IMPLEMENT ALL NECESSARY BMP'S TO PREVENT DISCHARGE OF NON-SEDIMENT POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS OF THE STATE. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATERS OF THE STATE. NO EXPOSURE OF STORM WATER TO WASTE MATERIALS IS RECOMMENDED.
20. ANY DISTURBED AREA THAT IS NOT GOING TO BE WORKED FOR 21 DAYS OR MORE MUST BE SEEDED AND MULCHED BY NOVEMBER 1 OR MUST HAVE DORMANT SEEDING OR MULCH COVER APPLIED BETWEEN NOVEMBER 1 AND MARCH 1.
21. MAKE FIELD ADJUSTMENTS TO:
- A) MEET FIELD CONDITIONS
- B) ANTICIPATE FUTURE WORK
- C) MAKE CORRECTION BASED ON THE WEEKLY INSPECTIONS
29. ALL FUELING VEHICLES SHALL BE EQUIPPED WITH SPILL KITS. ANY SPILLS OVER 5 GALLONS (OR THE MINIMUM REPORTING LEVEL) SHALL BE REPORTED TO THE APPROPRIATE AGENCY ACCORDING TO STATE AND LOCAL LAWS. FOR SPILLS OVER 25 GALLONS, CONTACT THE EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE (LEPC) WITHIN 30 MINUTES.
30. SITE STABILIZATION, EITHER PERMANENT OR TEMPORARY, MUST FOLLOW THE REQUIREMENTS AS APPLICABLE ON THE TABLES ON THIS SHEET.
31. CONTRACTOR TO IMPLEMENT GOOD HOUSEKEEPING PRACTICES THROUGHOUT CONSTRUCTION.

32. WHERE CONSTRUCTION ACTIVITIES ARE TO OCCUR ON SITES WITH CONTAMINATION FROM PREVIOUS ACTIVITIES, OPERATORS MUST BE AWARE THAT CONCENTRATIONS OF MATERIALS THAT MEET OTHER CRITERIA (IS NOT CONSIDERED A HAZARDOUS WASTE, MEETING VAP STANDARDS, ETC.) MAY STILL RESULT IN STORM WATER DISCHARGES IN EXCESS OF OHIO WATER QUALITY STANDARDS. SUCH DISCHARGES ARE NOT AUTHORIZED BY THIS PERMIT. APPROPRIATE BMP'S INCLUDE, BUT ARE NOT LIMITED TO: THE USE OF BERMS TRENCHES, AND PITS TO COLLECT CONTAMINATED RUNOFF AND PREVENT DISCHARGES, PUMPING RUNOFF INTO A SANITARY SEWER (WITH PRIOR APPROVAL OF THE SANITARY SEWER OPERATOR) OR INTO A CONTAINER FOR TRANSPORT TO AN APPROPRIATE TREATMENT/ DISPOSAL FACILITY AND COVERING AREAS OF CONTAMINATION WITH TARPS OR OTHER METHODS THAT PREVENT STORM WATER FROM COMING IN CONTACT WITH THE MATERIAL. OPERATORS SHOULD CONSULT WITH THE OHIO EPA DIVISION OF SURFACE WATER PRIOR TO SEEKING PERMIT COVERAGE.
32. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE STOCKPILED PER DIRECTION OF OWNER'S REPRESENTATIVE. "CLEAN" SOIL SHALL BE STOCKPILED SEPARATELY FROM CONTAMINATED SOIL AND SHALL NOT BE COMMINGLED. CONTAMINATED SOILS SHALL BE PLACED ON, AND COVERED WITH VISQUEEN. A BERM SHALL BE CONSTRUCTED AROUND ENTIRE STOCKPILE TO HOLD VISQUEEN DOWN AND PREVENT SURFACE WATER AND RAIN FROM ENTERING. ALL SEALS OR OVERLAPS IN THE VISQUEEN COVERING SHALL BE SECURED. ALL CONTAMINATED SOILS MUST BE TREATED AND/OR DISPOSED IN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITIES OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDF'S).
33. ADDITIONAL EROSION CONTROL MEASURES MAY BECOME NECESSARY DUE TO CONSTRUCTION SEQUENCING. CONTRACTOR SHALL CONSULT WITH ENGINEER TO DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY.
34. CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS. WASTE DISPOSAL BY OPEN BURNING IS PROHIBITED. CONTRACTOR SHALL PROPERLY DISPOSE ANY CONTAMINATED SOILS, HAZARDOUS WASTE OR ASBESTOS CONTAINING MATERIAL ENCOUNTERED ON SITE ACCORDING TO CONTRACT DOCUMENTS.
35. CONTAINERS (E.G., DUMPSTERS, DRUMS) MUST BE MADE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTE. ALL CONTAINERS MUST BE COVERED AND LEAK- PROOF. NO TOXIC OR HAZARDOUS WASTES SHALL BE DISPOSED INTO STORM DRAINS, SEPTIC TANKS, OR BY BURYING, BURNING, OR MIXING OF WASTES.
36. CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE TRANSPORTED TO A LICENSED DISPOSAL FACILITY. THE MATERIAL SHALL BE COVERED WHILE BEING TRANSPORTED.
37. THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS OF THE STATE RESULTING FROM DOWATERING ACTIVITIES. IF TRENCH OR GROUND WATER CONTAINS SEDIMENT, IT MUST PASS THROUGH A SEDIMENT SETTLING POND OR OTHER EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE, PRIOR TO BEING DISCHARGED FROM THE CONSTRUCTION SITE. ALTERNATIVELY, SEDIMENT MAY BE REMOVED BY SETTING IN PLACE OR BY DEWATERING INTO A SUMP PIT, FILTER BAG OR COMPARABLE PRACTICE. GROUND WATER DEWATERING WHICH DOES NOT CONTAIN SEDIMENT OR OTHER POLLUTANTS IS NOT REQUIRED TO BE TREATED PRIOR TO DISCHARGE. HOWEVER, CARE MUST BE TAKEN WHEN DISCHARGING GROUND WATER TO ENSURE THAT IT DOES NOT BECOME POLLUTANT LADEN BY TRAVERSING OVER DISTURBED SOILS OR OTHER POLLUTANT SOURCES.
38. ALL EROSION AND SEDIMENT CONTROL SPECIFICATIONS, APPLICATIONS AND TIMETABLES ARE BASED ON THE DESCRIPTIONS AND STANDARDS OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "RAINWATER AND LAND DEVELOPMENT MANUAL".
39. REFERENCE PROJECT DESIGN PLANS FOR ADDITIONAL EROSION AND SEDIMENT CONTROLS THAT MAY BE REQUIRED, BUT ARE NOT IDENTIFIED ON THESE PLANS.
- SWPPP INSPECTIONS:
1. AT A MINIMUM, PROCEDURES IN AN SWP3 SHALL PROVIDE THAT CONTROLS ON THE SITE ARE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24-HOUR PERIOD. THE INSPECTION FREQUENCY MAY BE REDUCED TO AT LEAST ONCE EVERY MONTH IF THE ENTIRE SITE IS TEMPORARILY STABILIZED OR RUNOFF IS UNLIKELY DUE TO WEATHER CONDITIONS (E.G., SITE IS COVERED IN SNOW, ICE, OR THE GROUND IS FROZEN). A WAIVER OF INSPECTION REQUIREMENTS IS AVAILABLE UNTIL ONE MONTH BEFORE THAWING CONDITIONS ARE EXPECTED TO RESULT IN A DISCHARGE IF ALL OF THE FOLLOWING CONDITIONS ARE MET: THE PROJECT IS LOCATED IN AN AREA WHERE FROZEN CONDITIONS ARE ANTICIPATED TO CONTINUE FOR EXTENDED PERIODS OF TIME (I.E., MORE THAN ONE MONTH); LAND DISTURBANCE ACTIVITIES HAVE BEEN SUSPENDED; AND THE BEGINNING AND ENDING DATES OF THE WAIVER PERIOD ARE DOCUMENTED IN THE SWP3. ONCE A DEFINABLE AREA HAS BEEN FINALLY STABILIZED, THIS MAY BE MARKED ON THE SWP3 AND NO FURTHER INSPECTION REQUIREMENTS APPLY TO THAT PORTION OF THE SITE. THE PERMITTEE SHALL ASSIGN "QUALIFIED INSPECTION PERSONNEL" TO CONDUCT THESE INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE SWP3 IS ADEQUATE AND PROPERLY IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULE PROPOSED HEREIN OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED.
- IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE IS IN NEED OF REPAIR OR MAINTENANCE, WITH THE EXCEPTION OF A SEDIMENT SETTLING POND, IT MUST BE REPAIRED OR MAINTAINED WITHIN THREE DAYS OF THE INSPECTION. SEDIMENT SETTLING PONDS MUST BE REPAIRED OR MAINTAINED WITHIN 10 DAYS OF THE INSPECTION.
- IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE FAILS TO PERFORM ITS INTENDED FUNCTION AND THAT ANOTHER, MORE APPROPRIATE CONTROL PRACTICE IS REQUIRED, THE SWP3 MUST BE AMENDED AND THE NEW CONTROL PRACTICE MUST BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.
- IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE HAS NOT YET BEEN IMPLEMENTED IN ACCORDANCE WITH THE SWP3 SCHEDULE, THE CONTROL PRACTICE MUST BE IMPLEMENTED WITHIN 10 DAYS FROM THE DATE OF INSPECTION. IF THE INSPECTION REVEALS THAT THE PLANNED CONTROL PRACTICE IS NOT NEEDED, THE RECORD MUST CONTAIN A STATEMENT OF EXPLANATION AS TO WHY THE CONTROL PRACTICE IS NOT NEEDED.
- AN INSPECTION CHECKLIST MUST BE COMPLETED AND SIGNED BY THE INSPECTOR AFTER EVERY SWP3 INSPECTION.
- INSPECTION RECORDS ARE TO BE KEPT FOR 3 YEARS AFTER TERMINATION OF CONSTRUCTION ACTIVITIES.

ADDITIONAL BMP'S:

- REQUIREMENTS
1. EDUCATE CONSTRUCTION PERSONNEL, INCLUDING SUBCONTRACTORS WHO MAY USE OR HANDLE HAZARDOUS OR TOXIC MATERIALS, MAKING THEM AWARE OF THE FOLLOWING GENERAL GUIDELINES:
- DISPOSAL AND HANDLING OF HAZARDOUS AND OTHER CONSTRUCTION WASTE
- DO:
- PREVENT SPILLS
 - USE PRODUCTS UP
 - FOLLOW LABEL DIRECTIONS FOR DISPOSAL
 - REMOVE LIDS FROM EMPTY BOTTLES AND CANS WHEN DISPOSING IN TRASH
 - RECYCLE WASTES WHENEVER POSSIBLE
- DON'T:
- DON'T POUR INTO WATERWAYS, STORM DRAINS OR ONTO THE GROUND
 - DON'T POUR DOWN THE SINK, FLOOR DRAIN OR SEPTIC TANKS
 - DON'T BURY CHEMICALS OR CONTAINERS
 - DON'T BURN CHEMICALS OR CONTAINERS
 - DON'T MIX CHEMICALS TOGETHER
2. 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 THAT DOES NOT ENCRoACH UPON NATURAL WETLANDS, STREAMS OR THEIR FLOODPLAINS, UNLESS PROHIBITED BY LOCAL ORDINANCE OR ZONING. FILLING OF STREAM SIDE AREAS MAY REQUIRE FEDERAL, STATE AND LOCAL PERMITS AND MAY NOT BE PERMITTED TO RESULT IN THE CONTAMINATION OF WATERS OF THE STATE.
- 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.
- EQUIPMENT FUELING AND MAINTENANCE, OIL CHANGING, ETC., SHALL BE PERFORMED AWAY FROM WATERCOURSES, DITCHES OR STORM DRAINS. IF 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 OIL STORAGE TANKS. THESE AREAS MUST BE INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HRS. OF A 0.5 INCH OR GREATER RAIN EVENT TO ENSURE 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 ABOVEGROUND TANK OF 660 GALLONS OR MORE, ACCUMULATIVE ABOVEGROUND STORAGE OF 1330 GALLONS OR MORE, OR 42,000 GALLONS OF UNDERGROUND STORAGE. SOILS THAT HAVE BECOME CONTAMINATED MUST BE DISPOSED OF ACCORDANCE WITH ITEM 6 "CONTAMINATED SOILS". ALL FUEL/LIQUID TANKS AND DRUMS SHALL BE STORED IN A MARKED STORAGE AREA. A DIKE SHALL BE CONSTRUCTED AROUND THIS STORAGE AREA WITH A MINIMUM CAPACITY EQUAL TO 110% OF THE VOLUME OF ALL CONTAINERS IN THE STORAGE AREA.
5. CONCRETE WASH WATER/WASH OUTS:
- 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 AS SPECIFIED TO CONTAIN CONCRETE WASH WATER. FIELD TILE OR OTHER SUBSURFACE DRAINAGE STRUCTURES WITHIN 10 FT. OF THE SUMP SHALL BE CUT AND PLUGGED. FOR SMALL PROJECTS, TRUCK CHUTES MAY BE RINSED ON THE LOT AWAY FROM ANY WATER CONVEYANCES. CONCRETE WASH-OUT AREAS ARE SHOWN ON THE PLAN. REFERENCE PLANS FOR CONSTRUCTION DETAILS.
6. 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 LICENSED SANITARY LANDFILL OR OTHER APPROVED PETROLEUM CONTAMINATED SOIL REMEDIATION FACILITY (NOT A CONSTRUCTION/DEMOLITION DEBRIS LANDFILL). PLEASE BE AWARE THAT STORM WATER RUN OFF ASSOCIATED WITH CONTAMINATED SOILS ARE NOT AUTHORIZED UNDER OHIO EPA'S GENERAL STORM WATER PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITIES. IN THE EVENT THERE ARE LARGE EXTENSIVE AREAS OF CONTAMINATED SOILS ADDITIONAL MEASURES ABOVE AND BEYOND THE CONDITIONS OF OHIO EPA'S GENERAL CONSTRUCTION STORM WATER PERMIT WILL BE REQUIRED. DEPENDING ON THE EXTENT OF CONTAMINATION, ADDITIONAL TREATMENT AND/OR COLLECTION AND DISPOSAL MAY BE REQUIRED. ALL STORM WATER DISCHARGES ASSOCIATED WITH THE CONTAMINATED SOILS MUST BE AUTHORIZED UNDER AN ALTERNATE NPDES (NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT.
7. SPILL REPORTING REQUIREMENTS:
- SPILLS ON PAVEMENT SHALL BE ABSORBED WITH SAWDUST, KITTY LITTER OR OTHER ABSORBENT MATERIAL 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 OHIO EPA (1-800-282-9378). SPILLS OF 5 GALLONS OR MORE OF PETROLEUM PRODUCTS SHALL BE REPORTED TO OHIO EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MIN. OF THE DISCOVERY OF THE RELEASE. ALL SPILLS, WHICH RESULT IN CONTACT WITH WATERS OF THE STATE, MUST BE REPORTED TO OHIO EPA'S HOTLINE.
- OPEN BURNING:
- NO MATERIALS MAY BE BURNED WHICH CONTAIN RUBBER, GREASE, ASPHALT, OR PETROLEUM PRODUCTS SUCH AS TIRES, CARS, AUTOPARTS, PLASTICS OR PLASTIC COATED WIRE. (SEE ORC 3745-9) OPEN BURNING IS NOT ALLOWED IN RESTRICTED AREAS. RESTRICTED AREAS ARE DEFINED AS: 1) WITHIN CORPORATE LIMITS; 2) WITHIN 1000 FEET OUTSIDE A MUNICIPAL CORPORATION HAVING A POPULATION OF 1000 TO 10,000; AND 3) A ONE MILE ZONE OUTSIDE OF A CORPORATION OF 10,000 OR MORE. OUTSIDE A RESTRICTED AREA, NO OPEN BURNING CAN TAKE PLACE WITHIN 1000 FEET OF AN INHABITED BUILDING LOCATED OFF THE PROPERTY WHERE THE FIRE IS SET. OPEN BURNING IS PERMISSIBLE IN A RESTRICTED AREA FOR THE FOLLOWING ACTIVITIES: HEATING TAR, WELDING AND ACETYLENE TORCHES, SMUDGE POTS AND SIMILAR OCCUPATIONAL NEEDS, AND HEATING FOR WARMTH OR OUTDOOR BARBECUES. OUTSIDE OF RESTRICTED AREAS, OPEN BURNING IS PERMISSIBLE FOR LANDSCAPE WASTES (PLANT MATERIAL), LAND-CLEARING WASTES (PLANT MATERIAL, WITH PRIOR WRITTEN PERMISSION FROM OHIO EPA) AND AGRICULTURAL WASTES (MATERIAL GENERATED BY CROP, HORTICULTURAL, OR LIVESTOCK PRODUCTION PRACTICES. THIS INCLUDES FENCE POSTS AND SCRAP LUMBER, BUT NOT BUILDINGS).

9. DUST CONTROL/SUPPRESSANTS:

DUST CONTROL IS REQUIRED TO PREVENT NUISANCE CONDITIONS. DUST CONTROLS MUST BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND NOT BE APPLIED IN A MANNER WHICH WOULD RESULT IN DISCHARGE TO WATERS OF THE STATE. ISOLATION DISTANCES FROM BRIDGES, CATCH BASINS, AND OTHER DRAINAGEWAYS MUST BE OBSERVED. APPLICATION (EXCLUDING WATER) MAY NOT OCCUR WHEN PRECIPITATION IS IMMINENT AS NOTED IN THE SHORT TERM FORECAST. USED OIL MAY NOT BE APPLIED FOR DUST CONTROL.

10. OTHER AIR PERMITTING REQUIREMENTS:

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

11. PROCESS WASTE WATER/LEACHATE MANAGEMENT:

ALL PROCESS WASTEWATERS MUST BE COLLECTED AND PROPERLY DISPOSED AT AN APPROVED DISPOSAL FACILITY. IN THE EVENT THERE ARE LEACHATE OUTBREAKS ASSOCIATED WITH ONSITE DISPOSAL, MEASURES MUST BE TAKEN TO ISOLATE THIS DISCHARGE FOR COLLECTION AND PROPER DISPOSAL. INVESTIGATIVE MEASURES AND CORRECTIVE ACTIONS MUST BE IMPLEMENTED TO IDENTIFY AND ELIMINATE THE SOURCE OF ALL LEACHATE OUTBREAKS.

12. PERMIT TO INSTALL (PTI) REQUIREMENTS:

ALL CONTRACTORS AND SUB CONTRACTORS MUST BE MADE AWARE THAT A PTI MUST BE SUBMITTED AND APPROVED BY OHIO EPA PRIOR TO THE CONSTRUCTION OF ALL CENTRALIZED SANITARY SYSTEMS, INCLUDING SEWER EXTENSIONS, AND SEWERAGE SYSTEMS (EXCEPT THOSE SERVING ONE, TWO, AND THREE FAMILY DWELLINGS) AND POTABLE WATER LINES. THE ISSUANCE OF AN OHIO EPA GENERAL PERMIT DOES NOT AUTHORIZE THE INSTALLATION OF ANY SEWERAGE SYSTEM WHERE OHIO EPA HAS NOT APPROVED A PTI.

GOOD HOUSEKEEPING BMP'S:

MATERIAL HANDLING AND WASTE MANAGEMENT

1. NON-HAZARDOUS WASTE MATERIALS:

WASTE DISPOSAL CONTAINERS SHALL BE PROVIDED PRIOR TO MATERIALS BEING DELIVERED TO THE SITE. THE WASTE DISPOSAL CONTAINERS ARE FOR THE PROPER COLLECTION OF ALL WASTE MATERIAL INCLUDING CONSTRUCTION DEBRIS, SANITARY GARBAGE, PETROLEUM PRODUCTS AND ANY HAZARDOUS MATERIALS TO BE USED ON-SITE. CONTAINERS SHALL BE COVERED AND NOT LEAKING. THE DUMPSTERS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER STORM EVENTS. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THAT MATERIAL. CONSTRUCTION DEMOLITION AND DEBRIS (CD&D) WASTE MUST BE DISPOSED OF IN ACCORDANCE WITH ORC 3714 AT AN APPROVED OHIO EPA CD&D LANDFILL. CD&D WASTE IS DEFINED AS ALL MATERIALS ATTACHED TO A STRUCTURE, WHICH IS BEING DEMOLISHED.

2. HAZARDOUS WASTE MATERIALS:

THE CONTRACTOR WILL ESTABLISH A HAZARDOUS MATERIALS STORAGE AREA CONTAINING PROPER SHIPPING CONTAINERS USED TO STORE THE MATERIALS PRIOR TO THESE MATERIALS BEING DELIVERED TO THE SITE. ALL HAZARDOUS WASTE MATERIALS SUCH AS OIL FILTERS, PETROLEUM PRODUCTS, PAINT, AND EQUIPMENT MAINTENANCE FLUIDS WILL BE STORED IN STRUCTURALLY SOUND AND SEALED SHIPPING CONTAINERS, WITHIN THE HAZARDOUS MATERIALS STORAGE AREA. HAZARDOUS WASTE MATERIALS WILL BE STORED IN APPROPRIATE AND CLEARLY MARKED CONTAINERS AND SEGREGATED FROM OTHER NON-WASTE MATERIALS. SECONDARY CONTAINMENT WILL BE PROVIDED FOR ALL WASTE MATERIALS IN THE HAZARDOUS MATERIALS STORAGE AREA AND WILL CONSIST OF COMMERCIALY AVAILABLE SPILL PALLETS. THE AREA WILL BE INSPECTED WEEKLY AND AFTER STORM EVENTS. THE AREA WILL BE KEPT CLEAN, WELL ORGANIZED AND EQUIPPED WITH AMPLE CLEANUP SUPPLIES AS APPROPRIATE FOR THE MATERIALS BEING STORED. MATERIAL SAFETY DATA SHEETS, MATERIAL INVENTORY AND EMERGENCY CONTACT NUMBERS WILL BE MAINTAINED IN THE OFFICE TRAILER. ADDITIONALLY, ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND MUNICIPAL REGULATIONS. HAZARDOUS WASTE MATERIALS WILL NOT BE DISPOSED OF INTO THE ON-SITE DUMPSTERS. ALL PERSONNEL WILL BE INSTRUCTED, DURING TAILGATE TRAINING SESSIONS, REGARDING PROPER PROCEDURES FOR HAZARDOUS WASTE DISPOSAL. NOTICES THAT STATE THESE PROCEDURES WILL BE POSTED IN THE OFFICE TRAILER AND THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

3. TEMPORARY SANITARY FACILITIES (PORTABLE TOILETS) WILL BE PROVIDED AT THE SITE UPON THE START OF CONSTRUCTION AND WILL REMAIN THROUGHOUT THE CONSTRUCTION PHASE. THE TOILETS WILL BE LOCATED BY THE CONTRACTOR, AWAY FROM ALL CONCENTRATED FLOW PATHS AND TRAFFIC FLOW AND WILL HAVE COLLECTION PANS UNDERNEATH AS SECONDARY CONTAINMENT. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE FACILITIES AS NEEDED BY A LICENSED WASTE HAULER. THE PORTABLE TOILETS WILL BE INSPECTED WEEKLY FOR EVIDENCE OF LEAKING HOLDING TANKS. TOILETS WITH LEAKING HOLDING TANKS WILL BE REMOVED FROM THE SITE AND REPLACED WITH NEW PORTABLE TOILETS.

SPECIFIC BMP NOTES:

INLET/OUTLET PROTECTION AT STORM CULVERTS:

THE SWP3 INSPECTOR SHALL MONITOR CONDITIONS AT THE INLET AND OUTLET OF STORM CULVERTS. WHERE EROSION HAS OCCURRED OR SEDIMENT HAS ACCUMULATED, THIS EVIDENCE SHALL SERVE AS AN INDICATION THAT ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE NECESSARY. ALL AREAS CONTRIBUTING FLOW TOWARD THE CULVERT SHALL BE INSPECTED FOR POSSIBLE SEDIMENT TRANSPORT. BMP'S SHALL BE INSTALLED WHERE NECESSARY TO REDUCE SEDIMENT TRANSPORT TO CONVEYANCE STRUCTURES.

CONCRETE WASHOUT, VEHICLE REFUELING AND MATERIALS STAGING:

THESE OPERATIONS SHALL BE PERFORMED IN AREAS FIELD LOCATED BY THE CONTRACTOR IN APPROPRIATE AREAS AWAY FROM CONCENTRATED STORM WATER RUNOFF OR STORM WATER INLETS. THESE FACILITIES SHALL NOT IMPEDE USE OF ADJACENT PROPERTY OR BE SITED ON PRIVATE PROPERTY NOT OTHERWISE OWNED OR WITHOUT STANDING AGREEMENTS MADE BY THE CONTRACTOR.

CONSTRUCTION ENTRANCE:

PRIOR TO EARTH DISTURBANCE IN ANY GIVEN AREA, BMP'S (CONSTRUCTION ENTRANCE) SHOULD BE INSTALLED TO PROHIBIT SOILS FROM BEING DISTURBED AND EXPOSED TO PRECIPITATION AT POINTS OF INGRESS TO/EGRESS FROM THE CONSTRUCTION SITE. THIS BMP WILL ALSO REDUCE TRACKING OF SEDIMENT OFF THE PROJECT SITE. THIS BMP SHOULD BE IMPLEMENTED IN APPROPRIATE AREAS ACCORDING TO PROJECT PHASING AND WORK ZONES. THE LOCATIONS FOR THIS BMP SHALL BE AMENDED AS NECESSARY BY THE CONTRACTOR TO MEET THESE CONDITIONS.

TEMPORARY STABILIZATION

AREA REQUIRING TEMP. STABILIZATION	TIME FRAME
ANY DISTURBED AREAS WITHIN 50 FEET OF A STREAM AND NOT AT FINAL GRADE	WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN DORMANT FOR MORE THAN 21 DAYS
ALL OTHER AREAS	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE WITHIN AREA
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER
WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED. THESE TECHNIQUES MAY INCLUDE MULCHING, EROSION MATTING, OR PLACEMENT OF STONE.	

PERMANENT STABILIZATION

AREA REQUIRING PERM. STABILIZATION	TIME FRAME
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE IN THE AREA
ANY AREAS WITHIN 50 FEET OF A STREAM AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

CONSTRUCTION SEEDING AND MULCHING:

PER SWP3 DETAILS AND SPECIFICATIONS.

PERMANENT SEEDING AND MULCHING:

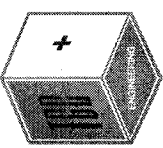
PER DESIGN PLANS.

TEMPORARY EROSION AND SEDIMENT CONTROL IMPLEMENTATION SCHEDULE -- NARRATIVE

THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL PRACTICES ACCORDING TO THE FOLLOWING CONSTRUCTION SCHEDULE IDENTIFIED BELOW. THE CONTRACTOR SHALL MODIFY THE ESTIMATED TIME FRAMES BASED ON FUTURE SCHEDULE CHANGES.

SWPPP IMPLEMENTATION / CONSTRUCTION SCHEDULE	
BMP DESCRIPTION	ESTIMATED DATES
INSTALL TEMPORARY SANITARY FACILITIES AND DUMPSTERS (IF NECESSARY) AS THE FIRST STEP OF MOBILIZATION	
LIMITED CLEARING AND GRUBBING AS NECESSARY TO ALLOW FOR INSTALLATION OF PERIMETER BMP'S WHICH WILL BE INSTALLED WITHIN 7 DAYS OF THIS ACTIVITY	
PREPARE CONSTRUCTION ENTRANCE AND INSTALL PERIMETER SILT FENCE, INLET PROTECTION FOR EXISTING STRUCTURES, PREPARE STAGING AND REFUELING AREAS, AND CONSTRUCT SEDIMENT BASIN BEFORE ANY ON-SITE MAJOR CLEARING/GRUBBING, CONSTRUCTION, OR DEMOLITION COMMENCES	
PERFORM MASS GRADING OPERATIONS PRIOR TO UTILITY INSTALLATION	
APPLY TEMPORARY SOIL STABILIZATION AND UTILIZE DUST CONTROL	
COMMENCE UTILITY INSTALLATION PRIOR TO PAVING OPERATIONS	
INSTALL INLET PROTECTION FOR PROPOSED STRUCTURES CONCURRENT WITH UTILITY CONSTRUCTION	
INSTALL CONCRETE WASHOUT AREAS	
INSTALL PAVEMENT	
INSTALL DRY UTILITIES AND REGRADE RIGHT-OF-WAY	
PERFORM PERMANENT SEEDING WITHIN (7) DAYS OF COMPLETION OF FINAL GRADING IN UNPAVED AREAS	
REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER BMP IS NO LONGER NEEDED OR AFTER "FINAL STABILIZATION" IS COMPLETE	

T&C Engineering, LLC
1310 SHARON COPLEY ROAD P.O. BOX 37
SHARON CENTER, OHIO 44274
PHONE: 330.559.8004 FAX: 888.828.9423



THE RESERVE AT WINFIELD FARM PHASE 4

SWPPP NOTES

PROJECT NUMBER

1447

DATE

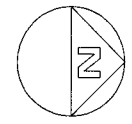
2019-07-16

42

42

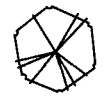
THE RESERVE AT WINFIELD FARM

SITUATED IN THE CITY OF NORTH RIDGEVILLE AND TOWNSHIP OF EATON,
COUNTY OF LORAIN AND STATE OF OHIO.

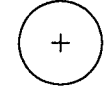


SCALE: 1" = 100'

LEGEND



CELEBRATION MAPLE



CLEVELAND SELECT PEAR

SEE SHEET 2

*THE RESERVE AT WINFIELD FARM
PRELIMINARY LANDSCAPE PLAN*



CAWRSE & ASSOCIATES, INC.
Landscape Architecture • Land Planning
549 E. Washington Street • Chagrin Falls, OH 44022
440-247-7003/fax 440-247-7143

PROJECT NO.
6028

DATE
07-10-17

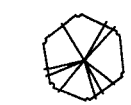
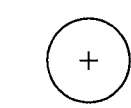
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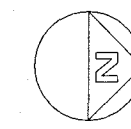
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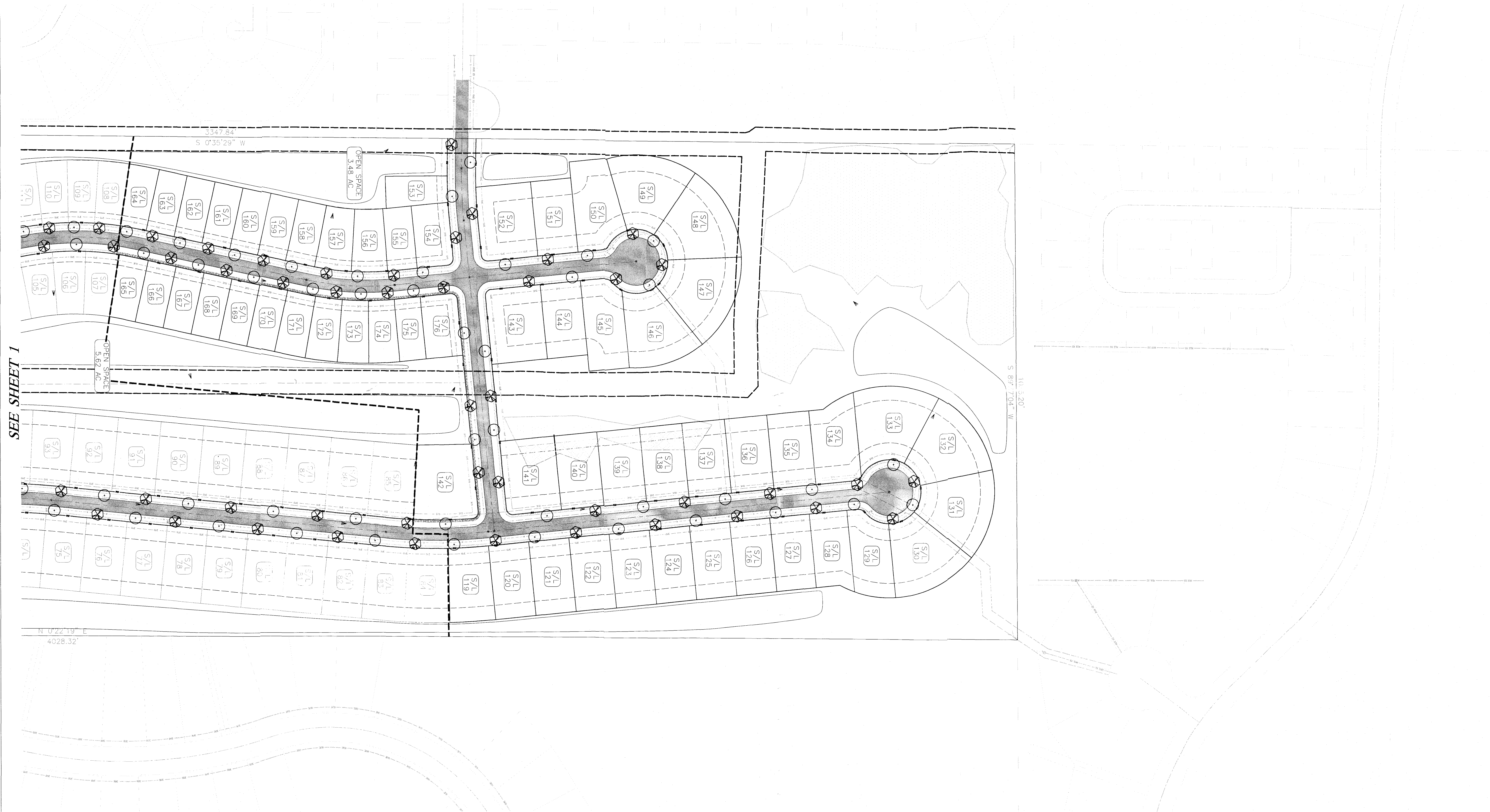
THE RESERVE AT WINFIELD FARM

SITUATED IN THE CITY OF NORTH RIDGEVILLE AND TOWNSHIP OF EATON,
COUNTY OF LORAIN AND STATE OF OHIO.

LEGEND

-  CELEBRATION MAPLE
-  CLEVELAND SELECT PEAR


SCALE: 1" = 100'

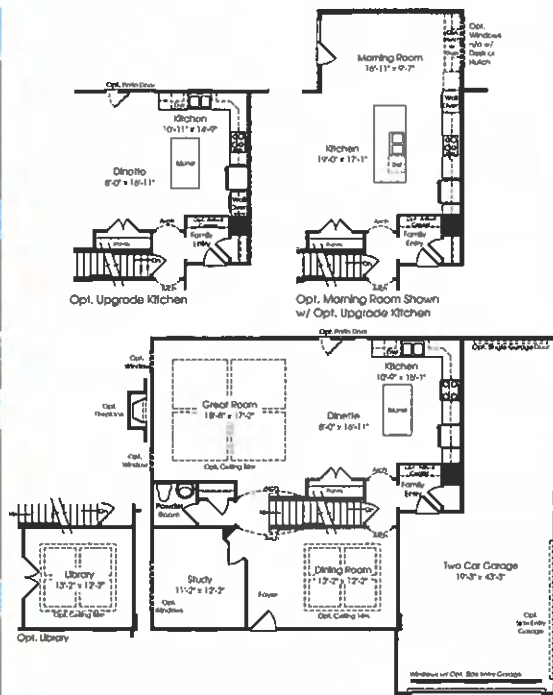


SEE SHEET 1

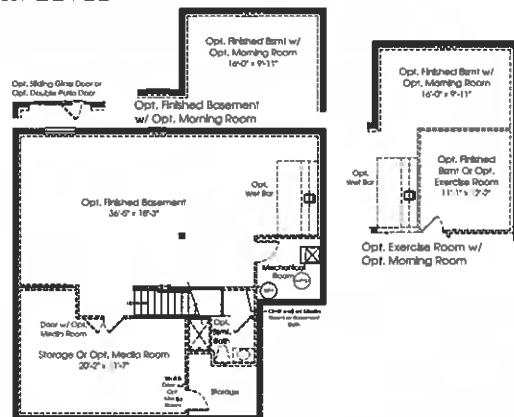
THE RESERVE AT WINFIELD FARM PRELIMINARY LANDSCAPE PLAN

 CAWRISE & ASSOCIATES, INC.
Landscape Architecture · Land Planning
590 E. Washington Street · Clayton Park, OH 44022
440-247-7000/fax 440-247-7143

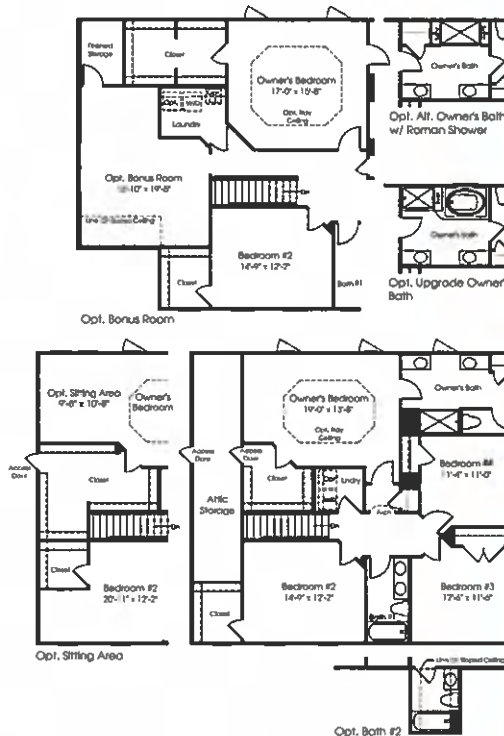
PROJECT NO.
16028
DATE
07-10-17



MAIN LEVEL



BASEMENT LEVEL



UPPER LEVEL

The Bateman

Product Line: Ryan
Series: Cornerstone
Footprint Min: 50'-0" x 44'-0"
Footprint Max: 50'-8" x 54'-4"
Height: 25'-6 1/16"
Sq. Ft. Min: 2,534

Available Foundation Types:

Basement, Crawl, Slab

Bedrooms: Std: 4 Opt.: 2
Full Baths: Std: 2 Opt.: 2
Half Baths: Std: 1 Opt.: 0

Ceiling Height

Bsmt: 8

1st Floor: 9

2nd Floor: 8

Available Veneers:

Traditional: 3

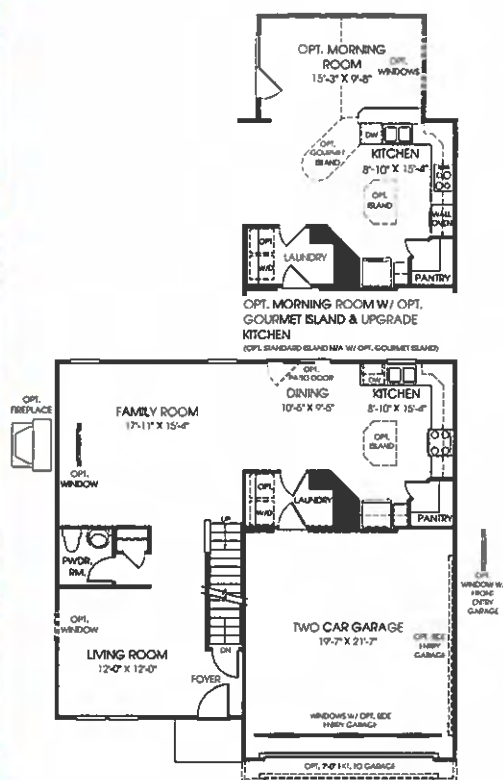
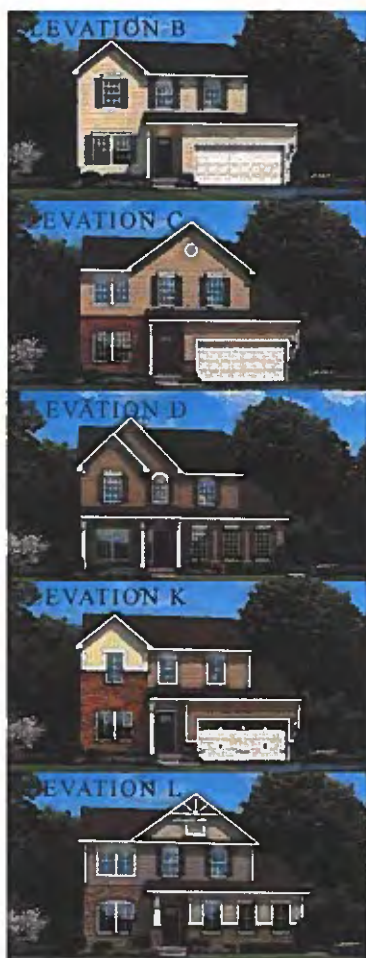
Craftman: 2

*Brick front may add 8" to width of house.
See blueprint for details.

**Maximum square feet does not include basement. Information provided for townhomes is for base condition.

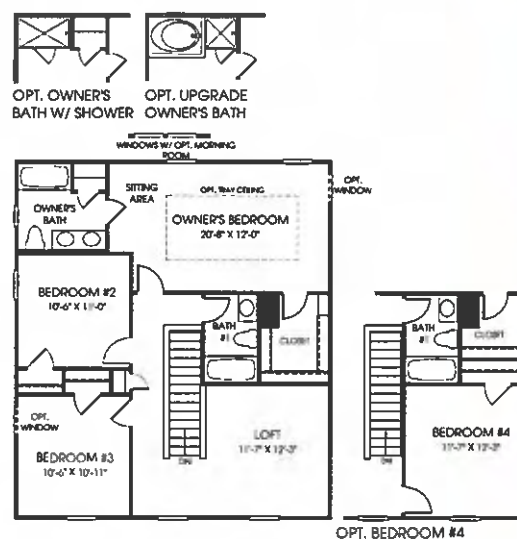
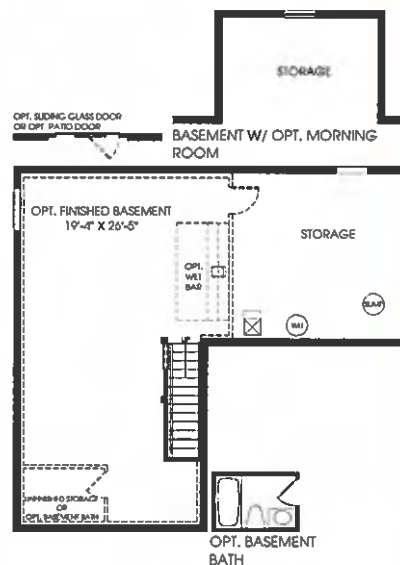
FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

THE BATEMAN
RY1115BATE02



MAIN LEVEL

BASEMENT LEVEL



UPPER LEVEL

The Florence

Product Line: Ryan

Series: Renaissance

Footprint Min: 38'-0" x 38'-0"

Footprint Max: 50'-0" x 50'-4"

Height: 23'-5 5/16"

Sq. Ft. Min: 1,953

Available Foundation Types:

Basement, Crawl/Slab

Bedrooms: Std: 3 Opt.: 1

Full Baths: Std: 2 Opt.: 1

Half Baths: Std: 1 Opt.: 0

Ceiling Height:

Bsmt: 8'

1st Floor: 9'

2nd Floor: 8'

Available Veneers:

Traditional: 3

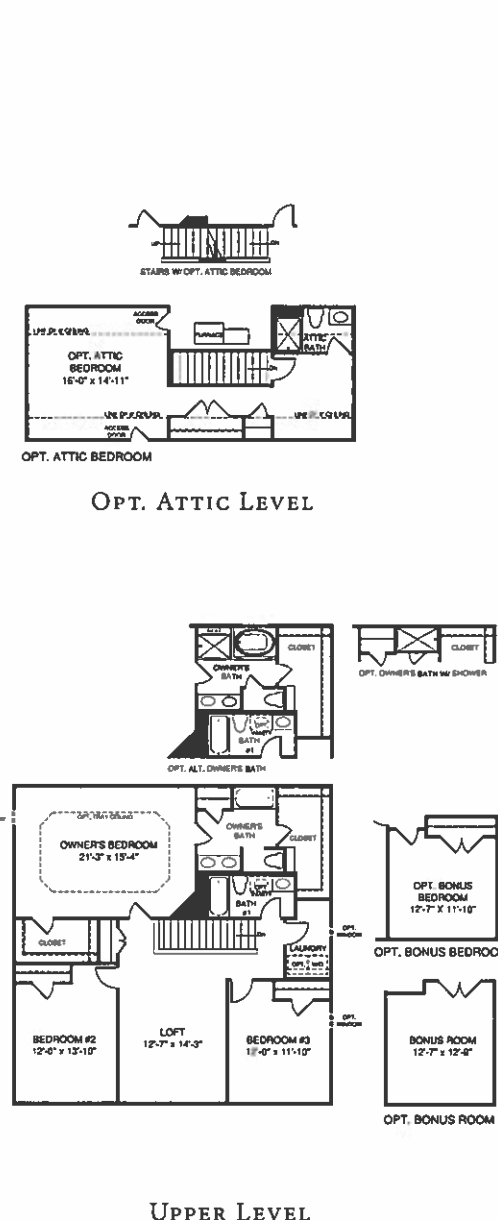
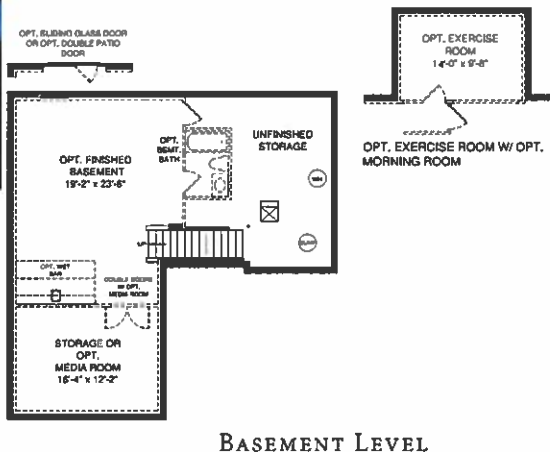
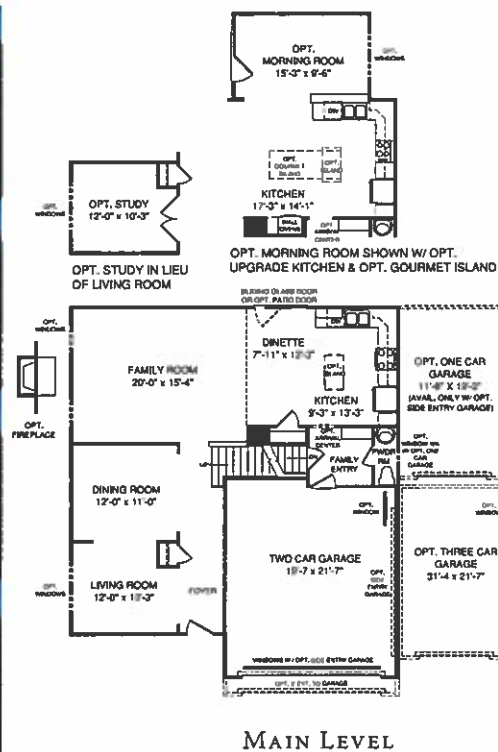
Craftman: 2

*Brick front may add 8" to width of house. See blueprint for details.

**Maximum square feet does not include basement. Information provided for townhomes is for base condition.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

THE FLORENCE
RY1115FLOR06



The Milan

Product Line: Ryan Homes

Series: Renaissance

Footprint Min: 38' 0" X 43' 0"

Footprint Max: 50' 0" X 55' 4"

Height: 25'-8 5/8"

Sq. Ft. Min: 2539

Available Foundation Types: Basement, Crawl, Slab

Bedrooms: Std:3 Opt:1

Full Baths: Std:2 Opt:1

Half Baths: Std:1 Opt:0

Ceiling Height

Bsmt: 8

1st Floor: 9

2nd Floor: 8

Available Veneers: Brick, Stone, Siding

Traditional: 3

Craftman: 2

*Brick front may add 8" to width of house. See blueprint for details.

**Maximum square feet does not include basement. Information provided for townhomes is for base condition.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

THE MILAN
RY0216MILA07

Engineering Fee Paid: \$ 3355.00
rec. 486250 cr# 2383

Planning Commission & Bldg. Admin. Fees : \$ 305.00
Receipt No. 356023
See attached for description of fees



CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION



RECEIVED

Received: NOV 15 2019 Date released to Planning Commission: _____
Date of Planning Commission meeting: _____ (unless otherwise notified)

APPLICANT INFORMATION AND REQUEST:

APPLICANT:	ANTHONY M. VALORE	PROPERTY OWNER:	VALORE PROPERTIES, INC.
COMPANY NAME:	VALORE PROPERTIES, INC.	ADDRESS:	23550 CENTER RIDGE ROAD
ADDRESS:	23550 CENTER RIDGE ROAD	CITY/STATE	WESTLAKE/OHIO ZIP 44145
CITY/STATE:	WESTLAKE/OHIO ZIP 44145	PHONE NO:	440-331-1900-
PHONE NO.:	440-331-1900	SIGNATURE:	
SIGNATURE:		(Owner's original signature must be submitted with application)	

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

LOCATION OF PROPERTY/ADDRESS:	EAST OF STONEY RIDGE ROAD, SOUTH OF HAMPTON PLACE SUBDIVISION NO. 4		
PERMANENT PARCEL NO:	07-00-029-000-325	ZONING OF PROPERTY:	R-1
ZONING OF ADJACENT PROPERTY TO:	NORTH R-1	EAST ROAD	SOUTH R-1 WEST R-1
DESCRIPTION OF REQUEST:	FINAL PLAT APPROVAL OF PHASE 5.		

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes__No__. If yes, list dates and nature of each: BZA VARIANCE (7-23-09), REVISED PRELIMINARY PLAN APPROVAL (9-1-09, DE MINIMUS CHANGE (2-12-13)

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

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

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

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

☐ Board of Building & Zoning Appeals approval required

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

Date: _____ Signature: _____
(Presiding officer at meeting)

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

TO BE FILLED OUT BY APPLICANT

I, ANTHONY M. VALORE
(Print Name) (Signature)

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

Applicant: ANTHONY M. VALORE

Owner: VALORE PROPERTIES, INC.

Project address: EAST OF STONEY RIDGE RD, SOUTH OF HAMPTON PLACE NO. 4 Permanent parcel no. 07-00-029-000-~~003, 004, 006~~ AND PART OF 152 & 196 325

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

	ADJACENT PROPERTY OWNER/ADDRESS	PARCEL NUMBER
✓1	QUINN JASON J & QUINN JENNIFER & 36391 ATLANTIC AVE NORTH	P.P. # 07-00-029-000-257
✓2	VALORE PROPERTIES INC & 36379 ATLANTIC AVE NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-256 # 322
✓3	NVR INC & 36367 ATLANTIC AVE NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-255
✓4	COURY MATTHEW J & COURY BIANCA HOLTIER 36355 & ATLANTIC AVE NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-254
✓5	GLEASON ZACHARY J & DIAZ OMAR R & 36343 ATLANTIC AVE NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-253
✓6	BHATI PRADEEP & KHADGAWAT ANSHU & 36331 ATLANTIC AVE NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-252
✓7	PHAM CHRISTOPHER V & CLY THANH N & 36319 ATLANTIC AVE NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-251
✓8	HENDERSON KOURY & HENDERSON SARAH & 36307 ATLANTIC AVE NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-250
✓9	LORENCE CHRISTA J & 36295 ATLANTIC AVE NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-249
✓10	HOILE ANN & HOILE JARED & ATLANTIC AVE NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-248

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO verification by:
BZA/PC verification by: _____

Date/time stamp:

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	SADO TALAL N & GHOMMAYD FHADYA & 36271 ATLANTIC AVE NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-247
✓12	MILLER JASON T & MILLER CHRISTY M & 36259 ATLANTIC AVE NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-213
✓13	LYSAGHT PATRICK & LYSAGHT KAREN & 36247 ATLANTIC AVE NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-214
✓14	VRABEL LAURA C & TAUS RONALD G JR & 36235 ATLANTIC AVE NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-215
✓15	FLURY MICHAEL C & 36223 ATLANTIC AVE NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-216
✓16	WICHERT WILLIAM & WICHERT HOLLY & 6000 HAVENCREST CT NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-217
✓17	SCHWANENBERGER CHRISTOPHER & SCHWANENBERGER CHRIS ANN & 6001 HAVENCREST CT NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-218
18	VRBANCIC MICHAEL B & VRBANCIC STACY A & 36188 WATERSCAPE CT NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-232
19	TODD BRIAN & TODD LESLI & 36194 WATERSCAPE CT NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-233
20	MROZ JOHN J & MROZ KATHLEEN M & 36200 WATERSCAPE CT NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-234
21	WALLACE CYNTHIA A & 36195 WATERSCAPE CT NORTH RIDGEVILLE, OH 44039	P.P. # 07-00-029-000-235
✓22	EMANUEL MATHIELLIS & Rhonda ORICK 6195 STONEY RIDGE RD NORTH RIDGEVILLE, OH 44039 AREA: 3.23 AC.	P.P. # 07-00-029-000-323
✓23	SCHUSTER JOHN & CECELIA & 6185 STONEY RIDGE RD NORTH RIDGEVILLE, OH 44039 AREA: 1 AC.	P.P. # 07-00-029-000-009
✓24	MACKEWICZ AUDREY & 6175 STONEY RIDGE RD NORTH RIDGEVILLE, OH 44039 AREA: 0.53 AC.	P.P. # 07-00-029-000-008
✓25	CALDWELL ERIC & CALDWELL NICHOLAS & 6161 STONEY RIDGE RD NORTH RIDGEVILLE, OH 44039 AREA: 0.53 AC.	P.P. # 07-00-029-000-007
✓26	HAMPTON PLACE HOA INC. 23550 CENTER RIDGE RD. WESTLAKE, OH- 44145	07-00-029-000-244

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

- ✓ TERRENCE & JEANNE KENNEALLY
6130 STONEY RIDGE RD.
N.R. OH. 44039
07-00-029-000-100
- ✓ JEFFERY & SUSAN WALLS
6146 STONEY RIDGE RD.
N.R. OH. 44039
07-00-029-000-101
- ✓ JUSTIN & ERICA WATERS
6162 STONEY RIDGE RD.
N.R. OH. 44039
07-00-029-000-089

SUBDIVISION: HAMPTON PLACE SUBDIVISION NO. 5

DATE: 11-15-19

FINAL PLAT APPROVAL: §1224.02

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

	Included	Not Included	Item
1.			Application with names of adjacent parcel owners, parcel numbers and addresses: §1210.04
2.			Preliminary plan approval on (date): §1224.05(b)(2)
3.			Subdivision plat drawn to scale of not less than 100 feet to the inch. If more than 2 sheets, an index sheet of same dimensions must be filed with the entire subdivision on 1 sheet with all areas shown on other sheets indicated. Drawings shall be held to a minimum of 18 inches by 24 inches and a maximum of 24 inches by 36 inches outside dimensions; and must be drawn using India ink: §1224.02(a)
4.			The final plan shows boundary lines of the area being subdivided in heavy lines with accurate distances and bearings, including original lot, township, corporations and county lines and road center lines: §1224.02(a)(1)
5.			The final plan shows property lines of all proposed streets with their widths, names, bearings and existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and adjacent thereto: §1224.02(a)(2)
6.			The final plan shows the accurate boundary lines of all grounds for public use and the acreage of the same: §1224.02(a)(3)
7.			The final plan shows all common boundary corners of all adjoining lands and adjacent streets with their widths and names, the names of adjoining subdivisions and the name of record owners of adjoining parcels of unplatted land: §1224.02(a)(4)
8.			The final plan shows all lot lines with as many bearings as necessary to describe each line and a system for identification of lots, blocks and other areas: §1224.02(a)(5)
9.			The final plan shows easements for public uses, services or utilities and their dimensions: §1224.02(a)(6)
10.			The final plan shows all dimensions, linear and angular, boundary locations, lots, streets, easements and areas for public or private uses, expressed in decimals of a foot and the number of acres of each reserve, park, playground and other public areas: §1224.02(a)(7)
11.			The final plan shows the radii and chords, points of tangency, control angles for all curvilinear street center lines and radii for all rounded corners: §1224.02(a)(8)
12.			The final plans shows all arcs, chords lengths, bearings of chords and points of tangency of the property lines of the curvilinear lines: §1224.02(a)(9)
13.			The name of the subdivision and a description of the property subdivided, showing its location and extent, points of compass, scale of plan, dedication of streets and other public open spaces, and he names of the owner and subdivider, together with the appropriate evidence of ownership of the subdivision: §1224.02(a)(10)
14.			Certification by a surveyor, licensed or registered in the state, to the effect that the plan represents a survey made by him/her in which the traverse of the exterior boundaries of the tract and of each block, when computed from field measurements of the ground, closed within a limit of error of 1 foot to 10,000 feet of the perimeter before balancing the survey, and that all the required survey monuments are correctly shown thereon and that those which are necessary for construction of improvements are in place on the site, with any remaining survey monuments to be properly placed upon the completion of construction: §1224.02(a)(11)

15.	✓		Proper acknowledgement of consent of the plat by all parties having any record, legal right, title or interest in the property: §1224.02(a)(13)
16.	✓		Building setback lines with dimensions to be shown on plan: §1224.02(a)(14)
17.		on file	A copy of the preliminary title report: §1224.02
18.			A copy of improvement plans, if any, along with a subdivider's agreement, construction drawings, title sheet, plan view and profile view, engineering details, estimates of quantities and materials: §1228.01(a) through (h)
19.	✓		10 copies of the subdivision plat: §1224.05(b)(2)A
20.		✓	A copy of the certificate from City Engineer that all improvements have been installed or a performance agreement and bond have been filed to secure the construction: §1224.05(b)(2)A 1 and 2

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Anthony M. Valore
Name of Owner:	Valore Properties, Inc.
Date Submitted for Consideration:	11-15-19
Date to Return to Planning Commission:	11-19-19
Regarding: Hampton Place Subdivision No. 5 – Final Plat	

RECOMMENDATIONS:

1. Hampton Place Subdivision No.5 has 67 lots, 29 cluster family lots and 38 single family lots.
2. Hampton place Subdivision No. 5 has 67 lots on 20.9588 total acres with a density of 3.20 (67 lots divided by 20.9588 total acres = 3.20).
3. Hampton Place Subdivision No. 5 has 4% open space (0.8439 open space acres divided by 20.9588 total acres = 0.04).
4. The street name Fortunes Trail is very similar to an existing street name, Fortune Court.
5. Sublot 219 is a corner lot and should be 95 foot wide.
6. Sublot 221 and 249 require a 15 foot side yard setback from the dwelling to open space unless Planning Commission approves.
7. Sublot 238 thru 249 require a 15 foot rear yard setback from the dwelling to open space unless Planning Commission approves.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 *John H. Weston*

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

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Anthony M. Valore; Valore Properties, Inc. 23550 Center Ridge Road, Westlake, Ohio 44145
Name of Owner:	Valore Properties, Inc. 23550 Center Ridge Road, Westlake, Ohio 44145
Date of Planning Commission Meeting:	Tuesday, December 10, 2019
Date to Return to Deputy Clerk of Council:	Wednesday, November 27, 2019

Regarding: Final plat approval for Hampton Place Subdivision Phase No. 5, located east of Stoney Ridge Road and south of Atlantic Avenue in an R-1 Residence District.
Permanent Parcel No. 07-00-029-000-325

Recommendations:

Single-Family Detached & Cluster Development

Hampton Place started out as a PCD, but now operates under Chapter 1282. The change was approved by a previous Planning Commission. All Land Planning Criteria and the Open Space requirement applies to Hampton Place from Chapter 1282.

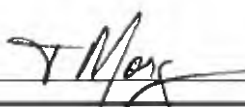
Intent: a) creation functional and interesting residential areas; b) readily accessible recreation areas and open spaces; c) conservation of natural amenities; and d) separation of pedestrian & vehicular circulation. (1282.01)

A copy of covenants, restrictions and easements were submitted to the Law Department previously.

In addition to lot area and width requirements and setbacks, etc. in 1282.11, Land Planning Criteria, the Open Space requirements are not less than 20% of the gross acreage of the entire development area.

The only definition of "open space" occurs in NRCO 1279.21 and includes interconnected areas throughout the development, adjacent to or accessible to as many dwelling units as practicable. Priority should be given to preserving the natural landscape or unique features and it should be large enough to be suitable for the intended purpose. It must be preserved in perpetuity by common ownership or conservation/environmental easements. It should not solely include land merely because it has a shape or characteristics which makes it unsuitable for development and should not include private yards, streets, private drives, center island of streets, private parking areas, required setbacks or the minimum required spacing between buildings and other required spaces. It may, include retention or detention basins, swimming pools, golf courses, etc. and parking exclusive to those areas.

(Use additional sheets if necessary.)

Department Head Signature:  Title: [Select Title...] 

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

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

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Anthony M. Valore; Valore Properties, Inc. 23550 Center Ridge Road, Westlake, Ohio 44145
Name of Owner:	Valore Properties, Inc. 23550 Center Ridge Road, Westlake, Ohio 44145
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Regarding: Final plat approval for Hampton Place Subdivision Phase No. 5, located east of Stoney Ridge Road and south of Atlantic Avenue in an R-1 Residence District.
Permanent Parcel No. 07-00-029-000-325

Recommendations:

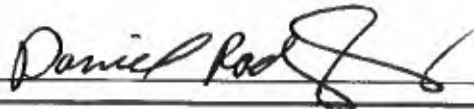
1. Since the streets are public streets, Ordinance 3862-2002 applies. The City is required to install all traffic control devices in new subdivisions and charge the developer for same.
2. Street lighting is required per CNRO Section 1226.15.
3. Detailed improvement plans and stormwater management calculations have been approved by the Engineering Department.
4. A statement shall be added to the Plat Title Sheet stating the responsibilities of the HOA for future and ongoing maintenance of all drainage easements and the appurtenances therein.

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

5. Clear and concise language shall be submitted for review and approval for the Sanitary Sewer Easement for a service connection to SL 259 and 6161 Stoney Ridge Road , that spans SL204, SL205, and BLOCK P.

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: City Engineer

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

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

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**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

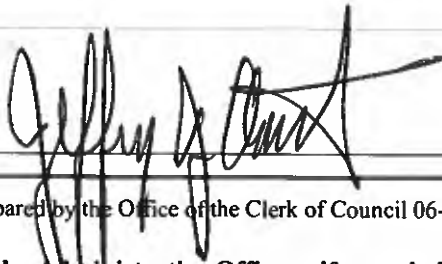
Name of Applicant:	Anthony M. Valore; Valore Properties, Inc. 23550 Center Ridge Road, Westlake, Ohio 44145
Name of Owner:	Valore Properties, Inc. 23550 Center Ridge Road, Westlake, Ohio 44145
Date of Planning Commission Meeting:	Tuesday, December 10, 2019
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Regarding: Final plat approval for Hampton Place Subdivision Phase No. 5, located east of Stoney Ridge Road and south of Atlantic Avenue in an R-1 Residence District. Permanent Parcel No. 07-00-029-000-325	

Recommendations:

No comment

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: Safety-Service Director

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

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

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Anthony M. Valore; Valore Properties, Inc. 23550 Center Ridge Road, Westlake, Ohio 44145
Name of Owner:	Valore Properties, Inc. 23550 Center Ridge Road, Westlake, Ohio 44145
Date of Planning Commission Meeting:	Tuesday, December 10, 2019
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Regarding:	Final plat approval for Hampton Place Subdivision Phase No. 5, located east of Stoney Ridge Road and south of Atlantic Avenue in an R-1 Residence District. Permanent Parcel No. 07-00-029-000-325

Recommendations:

No comment

(Use additional sheets if necessary.)

Department Head Signature: _____ Title: Mayor

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

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

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

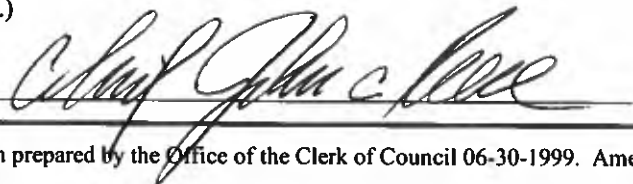
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Name of Owner:	Valore Properties, Inc. 23550 Center Ridge Road, Westlake, Ohio 44145
Date of Planning Commission Meeting:	Tuesday, December 10, 2019
Date to Return to Deputy Clerk of Council:	Wednesday, November 27, 2019
Regarding:	Final plat approval for Hampton Place Subdivision Phase No. 5, located east of Stoney Ridge Road and south of Atlantic Avenue in an R-1 Residence District. Permanent Parcel No. 07-00-029-000-325

Recommendations:

No comments at this time.

(Use additional sheets if necessary.)

Department Head Signature:



Title: Fire Chief

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

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

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

HAMPTON PLACE
SUBDIVISION NO. 5
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO, AND BEING PART OF ORIGINAL LOT NO. 29

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED "HAMPTON PLACE SUBDIVISION NO. 5 AS SHOWN HEREON AND CONTAINING 20.9588 ACRES OF LAND IN CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO. IRON PINS HAVE EITHER BEEN SET OR WILL BE SET AT ALL POINTS INDICATED ON THE PLAT. DISTANCES ARE SHOWN IN FEET AND IN DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY.

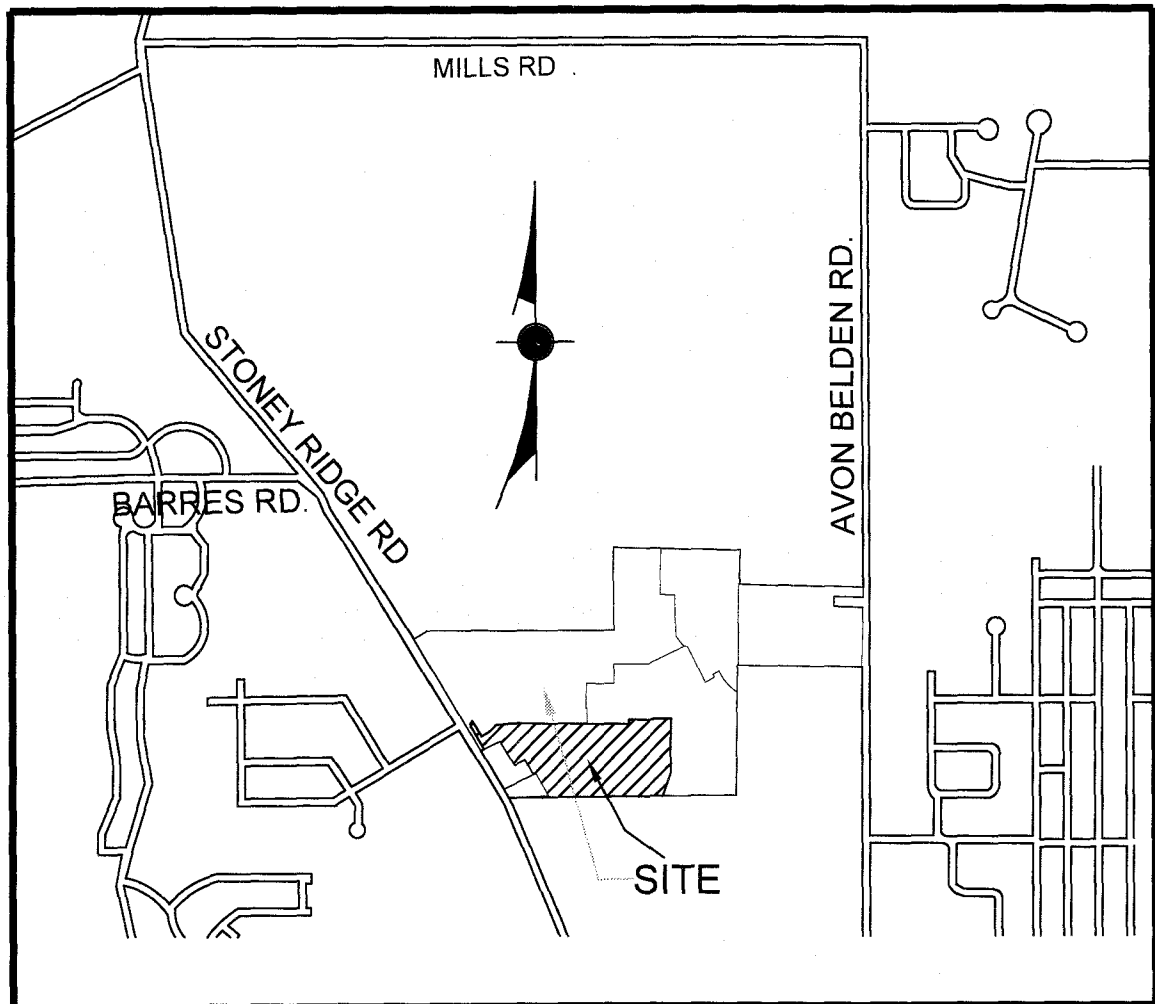
AREA IN SUBLOTS	16.3325 AC.
AREA IN BLOCKS (P, Q & R) -	0.8439 AC.
AREA IN ROW	3.8660 AC.
AREA IN SUBD. NO. 5	20.9588
AC.	

UTILITY EASEMENT

VALORE PROPERTIES, INC., THE OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE OHIO EDISON CO., COLUMBIA GAS OF OHIO, CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEEES), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

VALORE PROPERTIES, INC.

BY: ANTHONY M. VALORE
PRESIDENT



LOCATION MAP - NOT TO SCALE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ANTHONY M. VALORE REPRESENTING VALORE PROPERTIES, INC. OWNER OF LAND CONTAINED WITHIN THIS PLAT OF HAMPTON PLACE SUBDIVISION NO. 5, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE ROADWAYS AND EASEMENTS AS SHOWN HEREON.

BY: ANTHONY M. VALORE
VALORE PROPERTIES, INC.

STATE OF OHIO } SS
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR ANTHONY M. VALORE, PRESIDENT, VALORE PROPERTIES, INC., WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED.

IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL

SEAL THIS ____ DAY OF ____ 2019.

NOTARY PUBLIC

MY COMM. EXPIRES ____

APPROVALS

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE DEDICATION OF HAMPTON PLACE SUBDIVISION NO. 5 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREET SHOWN HEREON AND APPROVE SAME.

CITY ENGINEER

DATE

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HAMPTON PLACE SUBDIVISION NO. 5 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE.

MAYOR

DATE

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HAMPTON PLACE SUBDIVISION NO. 5 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE, OHIO.

CHAIRMAN OR RESPONSIBLE PARTY
CITY OF NORTH RIDGEVILLE
PLANNING COMMISSION

DATE

MORTGAGE RELEASE

THE UNDERSIGNED, BEING THE HOLDER OF A MORTGAGE ENCUMBERING ALL OR A PORTION OF THE LANDS FORMING A PART OF THE PLAT HEREBY (A) RELEASES THE LIEN OF ITS MORTGAGE AND OTHER SECURITY DOCUMENTS AS TO ALL LANDS IN ANY RIGHT OF WAY BEING DEDICATED OR GRANTED BY THE PLAT AND ALL LANDS WITHIN BLOCKS P, Q & R AND THE WETLANDS DEEDED AREA IDENTIFIED ON THE PLAT, PROVIDED, HOWEVER, THAT THE RELEASE SHALL NOT APPLY TO ANY PORTION OF ANY LAND IDENTIFIED ON THE PLAT AS A LOT; AND (B) SUBORDINATES THE LIEN OF ITS MORTGAGE AND OTHER SECURITY DOCUMENTS TO THE UTILITY EASEMENTS BEING GRANTED PURSUANT TO THE PLAT THAT ENCUMBER THE LOTS CREATED BY THE PLAT.

STATE OF OHIO } SS

CF BANK

BY: _____

PRINT NAME: _____

COUNTY OF _____

TITLE: _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, THE _____

OF CF BANK, WHO ACKNOWLEDGED THE EXECUTION OF THIS PLAT ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND SEAL THIS ____ DAY OF ____ 2019

NOTARY PUBLIC

NO.	DATE		BY
REVISIONS			

SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
PH.: (800) 660-4291 FAX: (800) 660-7831



DESIGNED BY FA
CHECKED BY HS
REVIEWED BY EMS
DATE NOV. 15, 2019
SCALE AS NOTED

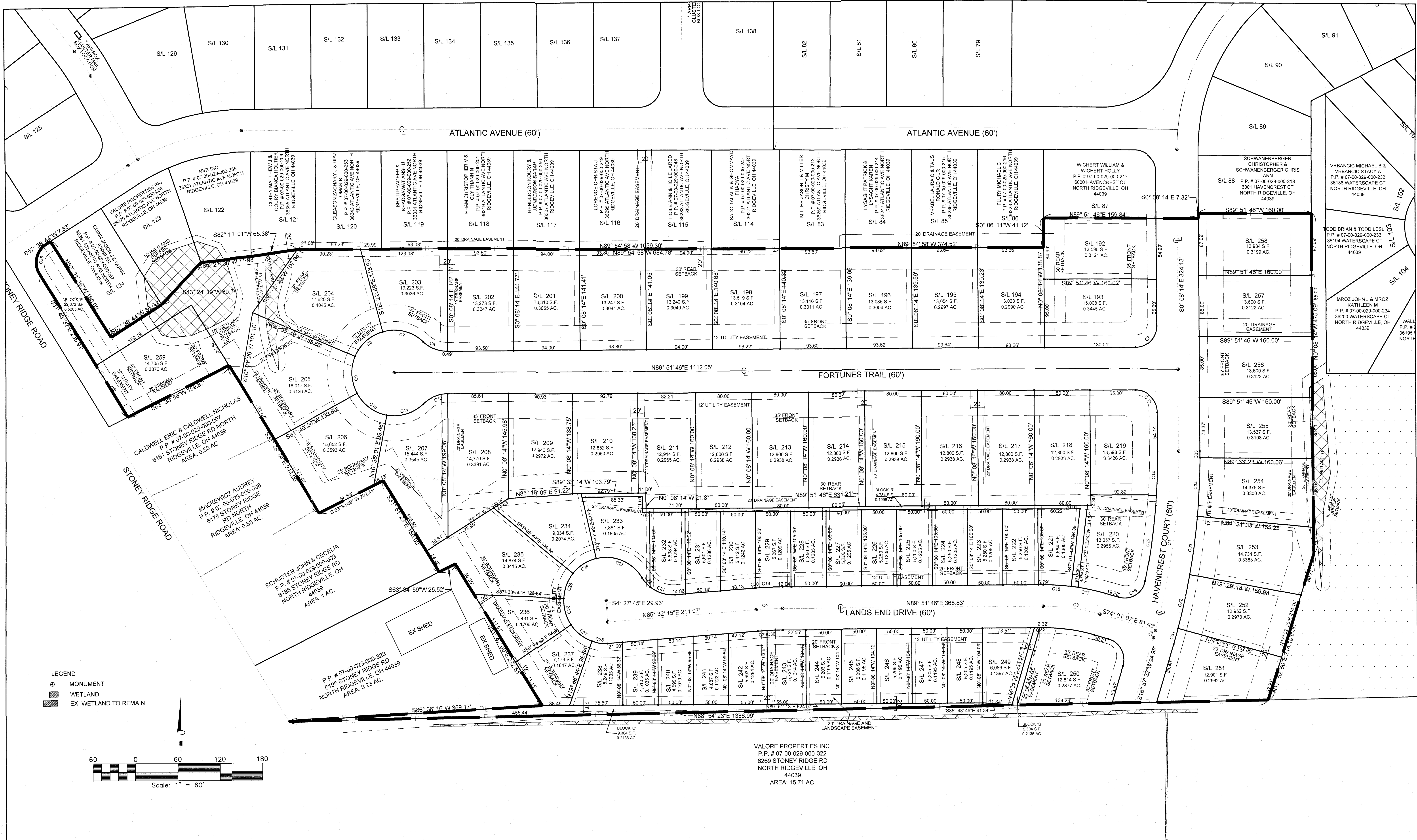
HAMPTON PLACE
SUBDIVISION 5

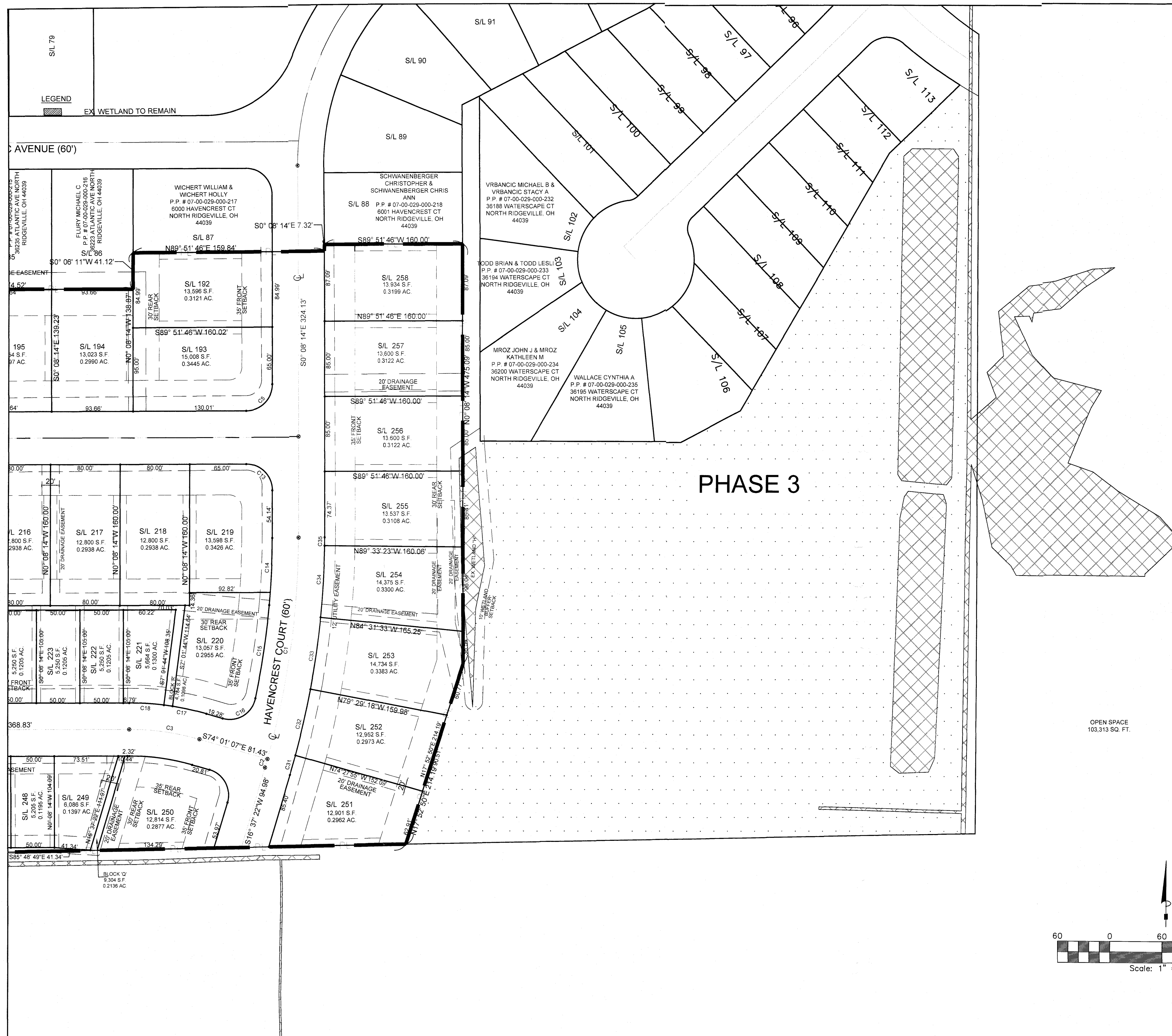
TITLE SHEET

PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145
PH. NO. (440) 331-1900
FAX. NO. (440) 331-3140

S&S JOB NO.
2018111C

SHEET NO.
1 OF 3





Curve Table						
Curve #	Radius	Length	Tangent	Chord Length	Chord Direction	Delta
C1	900.00'	253.19'	127.44'	252.35'	N7° 55' 19"E	16° 07' 0"
C2	900.00'	10.08'	5.04'	10.08'	N16° 18' 07"E	0° 38' 30"
C3	290.00'	81.58'	41.06'	81.31'	S82° 04' 41"E	16° 07' 0"
C4	500.00'	37.74'	18.88'	37.74'	N87° 42' 01"E	4° 19' 31"
C5	30.00'	47.12'	30.00'	42.43'	N44° 51' 46"E	90° 00' 0"
C6	50.00'	37.82'	19.87'	36.93'	S68° 27' 59"E	43° 20' 3"
C7	60.00'	61.35'	33.66'	58.71'	N76° 05' 17"W	58° 35' 0"
C8	60.00'	53.98'	28.97'	52.18'	S48° 50' 41"W	51° 33' 0"
C9	60.00'	53.82'	28.87'	52.04'	S2° 37' 42"E	51° 23' 4"
C10	60.00'	53.48'	28.67'	51.73'	S53° 51' 47"E	51° 04' 21"
C11	60.00'	56.63'	30.62'	54.55'	N73° 33' 38"E	54° 04' 4"
C12	50.00'	37.82'	19.87'	36.93'	S68° 11' 31"W	43° 20' 3"
C13	30.00'	47.12'	30.00'	42.43'	N45° 08' 14"W	90° 00' 0"
C14	870.00'	75.95'	38.00'	75.93'	N2° 21' 50"E	5° 00' 07"
C15	870.00'	106.60'	53.37'	106.53'	N8° 22' 30"E	7° 01' 13"
C16	30.00'	49.27'	32.23'	43.92'	N85° 56' 00"E	94° 05' 4"
C17	320.00'	50.00'	25.05'	49.95'	N78° 29' 42"W	8° 57' 06"
C18	320.00'	40.02'	20.04'	40.00'	N86° 33' 15"W	7° 09' 58"
C19	530.00'	37.99'	19.00'	37.98'	S87° 48' 33"W	4° 06' 26"
C20	530.00'	2.02'	1.01'	2.02'	N85° 38' 48"E	0° 13' 05"
C21	50.00'	37.73'	19.82'	36.84'	S72° 50' 35"E	43° 14' 1"
C22	50.00'	17.18'	8.67'	17.09'	S41° 22' 57"E	19° 40' 5"
C23	60.00'	75.04'	43.32'	70.24'	N67° 22' 05"W	71° 39' 1"
C24	60.00'	39.74'	20.63'	39.02'	S57° 49' 47"W	37° 57' 0"
C25	60.00'	38.14'	19.74'	37.50'	S20° 38' 40"W	36° 25' 1"
C26	60.00'	38.14'	19.74'	37.50'	S15° 46' 32"E	36° 25' 1"
C27	60.00'	38.14'	19.74'	37.50'	S52° 11' 44"E	36° 25' 1"
C28	60.00'	22.22'	11.24'	22.09'	S81° 00' 51"E	21° 13' 0"
C29	470.00'	13.02'	6.51'	13.02'	S86° 19' 53"W	1° 35' 15"
C30	470.00'	22.46'	11.23'	22.45'	S88° 29' 38"W	2° 44' 15"
C31	930.00'	22.66'	11.33'	22.66'	N15° 55' 29"E	1° 23' 46"
C32	930.00'	76.53'	38.29'	76.51'	N12° 52' 09"E	4° 42' 54"
C33	930.00'	81.77'	40.91'	81.74'	N7° 59' 34"E	5° 02' 15"
C34	930.00'	81.65'	40.85'	81.63'	N2° 57' 32"E	5° 01' 50"
C35	930.00'	9.43'	4.71'	9.43'	N0° 09' 11"E	0° 34' 51"
C36	30.00'	46.79'	29.67'	42.19'	S12° 57' 36"W	89° 22' 15"

NO.	DATE	REVISIONS	BY

SUHAIL *A/E*
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

DESIGNED BY	<u>TB</u>
CHECKED BY	<u>HS</u>
REVIEWED BY	<u>EMS</u>
DATE	<u>NOV. 15, 2019</u>
SCALE	<u>AS NOTED</u>

HAMPTON PLACE
SUBDIVISION NO. 5

PLAT

PREPARED FOR
VALORE PROPERTIES, INC
23550 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145
PH. NO. (440) 331-1900
FAX. NO. (440) 331-3140

S&S JOB NO.
2018111C

SHEET NO.

3 OF 3

IMPROVEMENT PLANS
FOR
HAMPTON PLACE
SUBDIVISION NO. 5

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO, AND BEING PART OF ORIGINAL LOT NO. 29
JANUARY 2019

APPROVALS

SEWER APPROVED BY O.E.P.A. BY LETTER DATED _____ HAMPTON PLACE SUBDIVISION 5

WATER APPROVED BY O.E.P.A. BY LETTER DATED _____ HAMPTON PLACE SUBDIVISION 5

APPROVED BY THE CITY OF NORTH RIDGEVILLE, OHIO:

BY _____ DATE _____
DANIEL A. RODRIGUEZ, P.E.
CITY ENGINEER, CITY OF NORTH RIDGEVILLE

LEGEND:

- ① PROP. STM. MH
② PROP. SAN. MH
➔ PROP. TYPE "B" HYD
H PROP. LINE VALVE
• PROP. REDUCER
T¹ PROP. TEE
⊙ PROP. MON.ASSEMBLY
⌋ PROP. HEADWALL
— PROP. W.M.
— SD — PROP. STM.
— SS — PROP. SAN.
▨ PROP. CROSSWALK
● OUTLET STRUCTURE
■ INLET BASIN
■ CATCH BASIN
○ CURB STOP
○ CLEAN OUT
□ BASEMENT ELEVATION
— EX. STM.
- TD TEMPORARY DIVERSION WITH EROSION CONTROL MATTING
TS TEMPORARY SEEDING
PS PERMANENT SEEDING
CE CONSTRUCTION ENTRANCE
IP INLET PROTECTION SQUARE
○ STOP SIGN / TRAFFIC SIGN
* STREET SIGN
EX. WETLAND TO REMAIN
ODOT TYPE C ROCK CHANNEL PROTECTION WITH FILTER FABRIC

ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND REFERENCED SPECIFICATIONS. CONSTRUCTION STAKING SHALL ONLY BE PERFORMED BY INDIVIDUALS WHO ARE QUALIFIED TO REVIEW ENGINEERING PLANS. PRIOR TO STAKING, ALL PLANS SHALL BE THOROUGHLY REVIEWED FOR CONSTRUCTABILITY AND ACCURACY AND ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF SUHAIL & SUHAIL.

ACCEPTED BY:

DEVELOPER

CONTRACTOR

NOTE:

STREET NAME SIGN SUPPORTS

SUPPORTS FOR DOUBLE-FACED STREET NAME SIGNS SHALL BE 2-3/8 INCH DIAMETER POSTS MADE OF NEW HOT-DIPPED GALVANIZED STEEL PIPE. ALL SUPPORTS SHALL BE EMBEDDED IN CONCRETE CONFORMING TO ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS ITEM 499 CLASS C. SUPPORTS SHALL BE CONCRETED IN A HOLE WITH A MINIMUM DEPTH OF THREE (3) FEET AND A DIAMETER OF TEN (10) INCHES. THE POST SHALL PROJECT A MINIMUM OF NINE (9) FEET ABOVE GROUND TO THE BOTTOM OF THE SIGN FACE.

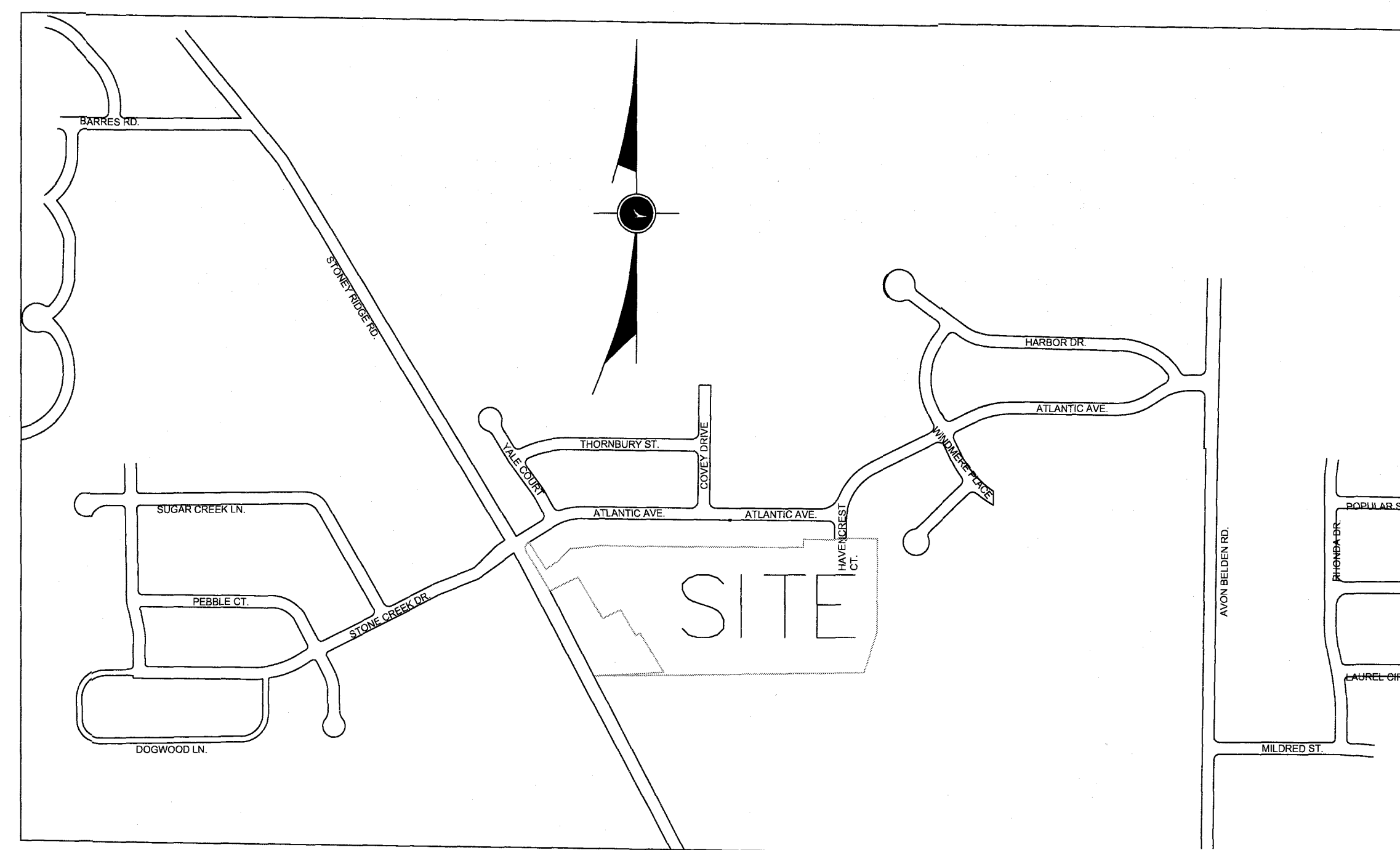
STREET NAME SIGN SHEETING

THERE SHALL BE TWO (2) SIGN FACES ON EACH SIGN BLANK, ONE ON EACH SIDE, UNLESS OTHERWISE APPROVED. ALL SHEETING SHALL BE ODOT TYPE H DIAMOND GRADE TO PROVIDE HIGH RETROREFLECTIVITY PER THE 2007 (OR CURRENT) FEDERAL HIGHWAY ADMINISTRATION AND FEDERAL MUTCD REQUIREMENTS.

LETTERING SHALL BE UPPER AND LOWER CASE AND A MINIMUM OF SIX (6) INCHES IN HEIGHT. THE MINIMUM SIGN HEIGHT IS NINE (9) INCHES.

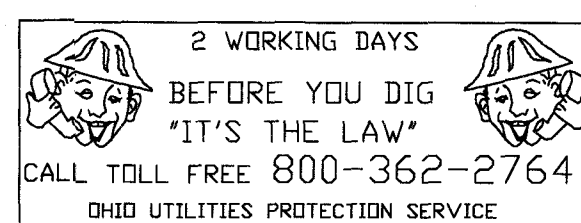
LETTERING SHALL BE WHITE ON A GREEN BACKGROUND.

VICINITY MAP
NOT TO SCALE



BENCH MARK:

TOP OF HYDRANT ON
HAVENCREST COURT
IN FRONT OF SL 88
EL: 714.82



INDEX OF SHEETS		
DESCRIPTION		SHEET NO.
TITLE SHEET		C-001
GENERAL NOTES		C-002 & C-003
SHEET NOT USED		C-004
DETAILS		C-005 THRU C-014
ROADWAY TYPICAL SECTION	005	
SHEET NOT USED		C-015 THRU C-017
INTERSECTION DETAILS		C-018
OVERALL PLAN		C-019
TREE PLANTING PLAN		C-020
DEVELOPMENT GRADING PLAN		C-021 & C-022
FINAL GRADING PLAN		C-023 THRU C-024A
SWP3		C-025 THRU C-027E
PLAN-PROFILE, HAVENCREST COURT		C-028 & C-029
PLAN-PROFILE, FORTUNES TRAIL		030-032
PLAN-PROFILE, LANDS END DRIVE		033-034
STORM PROFILE		035-052

CONTRACTOR'S ACKNOWLEDGEMENT

THE UNDERSIGNED CONTRACTORS HEREBY ACKNOWLEDGE THAT THEY HAVE REVIEWED AND UNDERSTAND THE CONDITIONS AND THE RESPONSIBILITIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWP3) AS STATED ON THE "STORMWATER GENERAL NOTES" SHEET. THE UNDERSIGNED CONTRACTORS ALSO UNDERSTAND THAT A SEPARATE NOI SHALL BE SUBMITTED TO OHIO EPA TO OBTAIN A STORMWATER PERMIT FOR ANY OFFSITE BORROW AND SPOIL AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE PERMIT AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWP3) FOR THESE OFFSITE AREAS.

ALL CONTRACTORS AND SUBCONTRACTORS MUST FILE A "CO-PERMITTEE NOTICE OF INTENT FOR COVERAGE UNDER OHIO EPA STORM WATER CONSTRUCTION GENERAL PERMIT."

CONTRACTOR / SUBCONTRACTOR

PRINT NAME

COMPANY

CONTRACTOR / SUBCONTRACTOR

PRINT NAME

COMPANY

CONTRACTOR / SUBCONTRACTOR

PRINT NAME

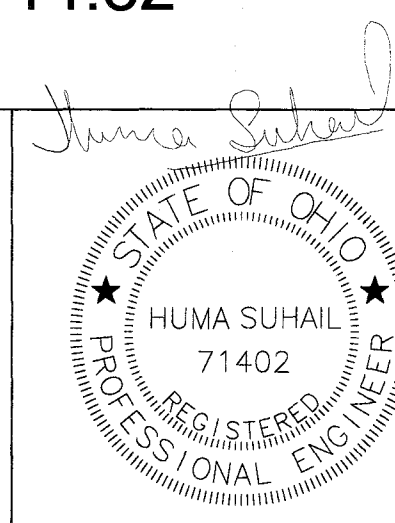
COMPANY

NOTE:

- STREET LIGHTING IS REQUIRED PER CNRO SECTION 1226.15
- THE ROADWAY PAVEMENT SHALL BE A MINIMUM OF EIGHT INCHES OF ODOT ITEM 452 PLAIN CONCRETE PAVEMENT ON FOUR INCHES OF ODOT ITEM 304 AGGREGATE BASE PER CITY OF NORTH RIDGEVILLE CODIFIED ORDINANCES SUBDIVISION REGULATIONS APPENDIX II STREET STANDARDS.
- CITY TO INSTALL ALL TRAFFIC CONTROL DEVICES AND CHARGED TO DEVELOPER.

1.	8/21/2018	SUBMITTED FOR CITY REVIEW	HS
2.	1/17/2019	REVISED AS PER CITY COMMENTS DATED 9-28-2018	ND
3.	4/08/2019	REVISED AS PER CITY COMMENTS DATED 02-27-2019	IR
4.	5/30/2019	REVISED AS PER CITY COMMENTS DATED 05-15-2019	ND
5.	6/14/2019	REVISED AS PER CITY COMMENTS DATED 06-14-2019	ND
6.	6/20/2019	REVISED AS PER CITY COMMENTS DATED 06-18-2019	ND
NO.	DATE		BY
REVISIONS			

SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	ES
DATE	JAN. 17, 2019
SCALE	N/A

HAMPTON PLACE
SUBDIVISION 5
TITLE SHEET
INDEX AND VICINITY MAP

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OHIO 44145 PH. NO. (440) 331-1900 FAX. NO. (440) 331-3140	
S&S JOB NO. 2018111C	SHEET NO. C-001

CITY OF NORTH RIDGEVILLE
STANDARD GENERAL NOTES

GENERAL

1. ALL WORK AND MATERIALS SHALL MEET THE RULES, LAWS & CODES OF THE CITY OF NORTH RIDGEVILLE.

2. THE FOLLOWING UTILITIES MAY BE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT:

PAVEMENTS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
STORM SEWERS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
SANITARY SEWERS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
WATERLINES	CITY OF NORTH RIDGEVILLE	(440) 353-0842
GAS-COLUMBIS GAS	DAN SUREN	(440) 881-2428
TELEPHONE-WANDSTREAM	GEOFF HAMM	(440) 329-4247
ELECTRIC-CHIO EDISON	MIKE ZANNI	(440) 326-3271
CABLE-SPECTRUM	RON HRIBAL	(440) 386-0416 (EXT. 825)
WATER TRANSMISSION	AVON LAKE MUNICIPAL UTILITIES	(440) 933-8228

THE CONTRACTOR SHALL VERIFY THE ABOVE INFORMATION WITH OUPS WHEN HE CONTACTS THEM BEFORE CONSTRUCTION BEGINS.

3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

4. WHERE IN ANY CASE THE PLANS AND SPECIFICATIONS DO NOT ENTIRELY COVER MATERIALS AND/OR WORKMANSHIP, THE "STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION WILL APPLY. ODOT REFERENCES MAY BE INDICATED THROUGHOUT THE PLANS, MATERIAL AND WORKMANSHIP SHALL ALSO CONFORM TO THE SPECIFICATIONS, RULES AND ORDINANCES OF THE CITY OF NORTH RIDGEVILLE. WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY ENGINEER SHALL DETERMINE THE GOVERNING AUTHORITY. ANY DEFECTS IN THE CONSTRUCTION INCLUDING MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER. REFERENCES THROUGHOUT THESE PLANS TO "THE ENGINEER" SHALL BE THE CITY ENGINEER.

5. ALL WORK SHALL BE DONE IN A SAFE MANNER AND AS A MINIMUM SHALL COMPLY WITH THE SPECIFIC SAFETY REQUIREMENTS OF THE OSHA AS DEFINED IN 29 CFR 1928.

6. AT LEAST FIVE DAYS PRIOR TO THE START OF ACTUAL CONSTRUCTION WORK, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEER AND APPROPRIATE CITY OFFICIALS, AND THE OWNER'S ENGINEER. THE CONTRACTOR OR HIS AUTHORIZED SUPERINTENDENT SHALL BE PRESENT, ALONG WITH ANY AND ALL PRIVATE UTILITY COMPANY REPRESENTATIVES. THIS MEETING WILL BE FOR COORDINATION AND PROCEDURE REVIEW PRIOR TO COMMENCING ANY PHYSICAL WORK.

7. THE CONTRACTOR SHALL NOT COMMENCE WITH ANY FORM OF CONSTRUCTION WITHOUT GIVING 24 HOUR NOTICE TO THE OFFICE OF THE CITY ENGINEER TO ARRANGE FOR INSPECTION. IF ANY CHANGE IN THE WORK SCHEDULE BECOMES NECESSARY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE INSPECTOR TO AVOID UNNECESSARY INSPECTION COSTS. IF NO NOTIFICATION IS MADE IN REGARDS TO CANCELLATION OF WORK, THE CONTRACTOR WILL BE CHARGED A MINIMUM OF FOUR (4) HOURS.

8. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY, SUCH AS CALCIUM CHLORIDE, WATER, OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE, AS DIRECTED BY THE ENGINEER, TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE.

9. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS BARRICADES, SATISFACTORY BARRIERS, LIGHTING, FLAGMEN, TEMPORARY GUARDRAIL, AND SUCH OTHER TRAFFIC CONTROL DEVICES AS PROVIDED IN "ITEM 614 - MAINTAINING TRAFFIC" SO AS TO AVOID DAMAGE AND/OR INJURY TO VEHICLES AND PERSONS USING THE ROADWAY DURING CONSTRUCTION. ALL AREAS OF PAVEMENT REMOVAL WHICH HAVE NOT BEEN FULLY RESTORED SHALL BE PROTECTED WITH CONES OR DRUMS DURING DAYLIGHT HOURS. THESE AREAS SHALL BE PROTECTED WITH FLASHING BARRICADES OR DRUMS WITH STEADY BURNING LIGHTS AT NIGHT. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS AS TO THE PROPOSED WORK WITH MINIMUM HAZARD, DELAY, AND INCONVENIENCE TO THE MOTORISTS USING THE STREETS AFFECTED BY THE WORK DONE UNDER THE CONTRACT AND HE SHALL COORDINATE ALL CLOSING OF STREETS WITH THE CITY ENGINEER AND THE POLICE CHIEF OF THE CITY OF NORTH RIDGEVILLE.

10. ACCESS ROADS SHALL BE KEPT FREE OF MUD, DEBRIS, DIRT, ETC, AND SHALL BE CLEANED EVERY DAY AT THE END OF WORK OR MORE FREQUENTLY IF SO ORDERED BY THE CITY OF NORTH RIDGEVILLE.

11. THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL HAVE A COMPETENT SUPERVISOR ON THE PROJECT AT ALL TIMES WHEN WORK IS BEING DONE.

12. NO SLAG OR OTHER SULFURIOUS MATERIAL WILL BE USED ON THE PROJECT.

12. FOR RESIDENTIAL SUBDIVISIONS, THE TRAFFIC CONTROL SIGNS WILL BE ERECTED BY THE CITY OF NORTH RIDGEVILLE AND THE COST OF INSTALLATION WILL BE PAID BY THE DEVELOPER. THE INSTALLATION AND COST OF THE STREET NAME SIGNS AND STREET LIGHTS WILL BE DONE BY THE DEVELOPER AT HIS EXPENSE.

13. THE CITY ENGINEER SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING THE ACTUAL CONSTRUCTION.

EARTHWORK

1. ALL EXCAVATION AND FILL WORK SHALL BE DONE IN ACCORDANCE WITH ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS.

2. THE SUBGRADE IN THE STREET SHALL BE LEFT TWO INCHES HIGH FOR THE PAVEMENT CONTRACTOR TO TRIM DOWN TO FINAL GRADE. THE CONTRACTOR SHALL PROOF ROLL THE GRADE WITH A FULLY LOADED (MAXIMUM LEGAL WEIGHT) TRIAXLE DUMP TRUCK. ANY "SOFT" SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTED EARTH.

3. EARTHWORK SHALL BE DONE IN SUCH A FASHION AS TO NOT TRAP WATER DURING CONSTRUCTION.

4. TREE AND BRUSH CLEARING/DISPOSAL SHALL BE DONE IN A MANNER ACCEPTABLE TO THE CITY OF NORTH RIDGEVILLE.

5. ALL PAVEMENT AREAS SHALL HAVE ALL ORGANICS AND TOPSOIL REMOVED FROM THE AREA.

6. AT ALL TIMES DURING THE PROGRESS OF THE WORK AND UNTIL RELEASE OF THE CONTRACTOR FROM HIS GUARANTEE BY THE OWNER, THE CONTRACTOR SHALL MAINTAIN THE BACKFILLED TRENCHES AND OTHER EXCAVATIONS. IN PARTICULAR, THOSE TRENCHES OR EXCAVATIONS WHICH ARE WITHIN FIFTEEN (15) FEET OF THE EDGE OF PAVEMENT OR THE EDGE OF TRAVELED ROADWAYS, SHALL BE KEPT FILLED UP THE SAME LEVEL AS THE ADJACENT UNDISTURBED GROUND. ANY SETTLEMENT WHICH OCCURS DURING THIS PERIOD SHALL BE IMMEDIATELY FILLED IN TO PREVENT THE POSSIBILITY OF ACCIDENTS.

7. WHERE EXISTING SEWERS ARE ENCOUNTERED AND ARE INTERFERED WITH, FLOWS SHALL BE MAINTAINED, SEWAGE OR OTHER LIQUID MUST BE HANDLED BY THE CONTRACTOR EITHER BY CONNECTION INTO OTHER SEWERS (WITH THE APPROVAL OF THE CITY ENGINEER) OR BY TEMPORARY PUMPING TO A SATISFACTORY OUTLET. SEWAGE OR OTHER LIQUID SHALL NOT BE PUMPED, BAILED OR FLUMED OVER THE STREET.

9. BACKFILL SHALL INCLUDE THE MATERIAL PLACED ABOVE THE BEDDING AND SHALL CONSIST OF FINELY DIVIDED SOIL FREE FROM STONES, RUBBISH, LARGE CLUMPS OR OTHER HARMFUL DEBRIS. THE BACKFILL SHALL BE TAMPED IN SIX (6) INCH LAYERS.

10. BACKFILL WITHIN EXISTING OR PROPOSED PAVED OR STONE STREETS, ALLEYS, DRIVEWAYS, PARKING AREA AND PROPOSED SIDEWALKS, OR WITHIN FIVE (5) FEET OF THESE AREAS SHALL CONSIST OF A DURABLE GRAVEL OR CRUSHED STONE MEETING THE REQUIREMENTS OF ITEM 304 OF THE CURRENT ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS. THE USE OF A 304 RECYCLED CONCRETE EQUIVALENT AND SLAG IS PROHIBITED. THE GRANULAR BACKFILL SHALL BE MECHANICALLY TAMPED IN SIX (6) INCH LAYERS SO THAT THE BACKFILL WILL HAVE A DENSITY EQUAL TO A MINIMUM OF 95% OF THAT POSSIBLE UNDER OPTIMUM MOISTURE CONTENT AS DETERMINED BY STANDARD PROCTOR TEST.

ROADWAY

1. ALL TREES AND BRUSH, AND ANY OTHER VEGETATION WITHIN THE LIMITS OF THIS PROJECT THAT INTERFERE WITH THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE. STUMPS MAY BE GROUND OUT OR REMOVED FROM THE SITE.

2. ALL EARTHWORK SHALL HAVE INSPECTION AND TESTING AS DEEMED NECESSARY BY THE CITY OF NORTH RIDGEVILLE. SUCH INSPECTION WILL BE COORDINATED BY THE "CONTRACTOR", WHO SHALL USE A SOILS TESTING LABORATORY TO MAKE THE TESTS INCIDENTAL TO THE QUALITY CONTROL OF THE EARTHWORK OPERATION. SOIL TESTING AND CLASSIFICATION SHALL BE PERFORMED BY THE SOILS TESTING LABORATORY TO DETERMINE THE PROPER MOISTURE CONTENT AND SOIL DENSITY BEFORE BEGINNING EARTHWORK CONSTRUCTION. THE COST OF THIS INSPECTION AND TESTING WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR SHALL PRESENT HIS PLAN AND SCHEDULE FOR EARTHWORK OPERATIONS AT THE PRE-CONSTRUCTION CONFERENCE.

3. WHERE SOFT SUBGRADE IS ENCOUNTERED, DUE TO NO FAULT OR NEGLIGENCE OF THE CONTRACTOR, IN WHICH SATISFACTORY STABILITY CANNOT BE OBTAINED BY MOISTURE CONTROL AND COMPACTION, THE UNSTABLE MATERIAL SHALL BE EXCAVATED TO THE DEPTH REQUIRED BY THE ENGINEER. BACKFILLING OF THESE EXCAVATED AREAS SHALL BE WITH EMBANKMENT MATERIAL FROM THE CONSTRUCTION PROJECT OR AGGREGATE BASE (ODOT ITEM 304) OR "AS DIRECTED BY THE ENGINEER."

4. CONCRETE WILL BE TESTED BY AN ODOT QUALIFIED LABORATORY DURING CONSTRUCTION FOR AIR ENTRAINMENT AND SLUMP. CONCRETE TEST CYLINDERS WILL BE PREPARED FOR EACH 50 YARDS OR FRACTION THEREOF. CONCRETE BEAMS MAY BE PREPARED AT THE CONTRACTOR'S OPTION. THE CONCRETE MIX DESIGN SHALL BE APPROVED BY THE SAME TESTING LABORATORY DESIGNATED TO PERFORM THE ON-SITE INSPECTION PRIOR TO CONSTRUCTION.

5. CONCRETE PAVEMENT CURING COMPOUND SHALL BE SILENCURE A FROM CHEMMASTERS, 300 EDWARDS ST., MADISON, OHIO, 44057.

6. IN AREAS OF HIGH GROUNDWATER OR WHERE SURFACE SEEPAGE HAS BEEN OBSERVED IT MAY BE NECESSARY TO CONSTRUCT DRAINS PERPENDICULAR TO THE PROPOSED PAVEMENT. THESE UNCLASSIFIED PIPE UNDERDRAINS, CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 805, SHALL BE 3 FEET BELOW PAVEMENT GRADE AND CONNECTED INTO THE APPROPRIATE STORM CONDUIT OR OUTLET. CONDUIT SHALL BE 6" DIAMETER PERFORATED PVC TYPE PS-46 PIPE CONFORMING TO ASTM F-758 OR 6" DIAMETER PERFORATED PSM POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH GEOTEXTILE DRAIN SLEEVE MEETING THE REQUIREMENTS OF ODOT 712.09, TYPE A, AND WITH NO. 8 STONE OR GRAVEL AGGREGATE.

UNDERGROUND INSTALLATIONS - GENERAL

1. THE VARIOUS UNDERGROUND INSTALLATION ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL EXCAVATION, MATERIAL, LABOR, BEDDING, BACKFILL, COMPACTION, EQUIPMENT, UTILITY PROTECTION, MAINTENANCE OF ROADWAYS AND DRIVES UNTIL FINAL REPLACEMENT, PUMPING AND/OR DEWATERING, CONSTRUCTION AND REMOVAL OF ALL NECESSARY TRENCH PROTECTION AND ALL OTHER INCIDENTAL ITEMS NECESSARY TO INSTALL SUCH UTILITY. THE CONTRACTOR IS TO TOTALLY FAMILIARIZE HIMSELF WITH THE GROUND CONDITIONS THAT NOW DO OR MAY EXIST DURING THE CONSTRUCTION SO AS NOT TO ADVERSELY AFFECT THE INTEGRITY OF ANY UTILITY INSTALLATION OR STRUCTURE ON THE CONSTRUCTION SITE OR ADJACENT PROPERTIES.

2. ALL SANITARY SEWER AND STORM SEWER CONSTRUCTION SHALL CONFORM WITH ODOT ITEM 611.

3. ANY UNSUITABLE MATERIAL, MATERIAL NOT APPROVED BY THE ENGINEER FOR BACKFILL AND MATERIAL IN EXCESS OF THAT REQUIRED FOR BACKFILLING SHALL BE DISPOSED OF BY THE CONTRACTOR ON THE SITE.

4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT ANY CAVING OR SETTLING OF EXCAVATION OR TRENCH WALLS WHICH COULD ENDANGER THE SAFETY OF ANY PERSON ENGAGED IN THE WORK OR IN ANY WAY DAMAGE THE UNDERGROUND INSTALLATIONS OF ADJACENT UTILITY OR PROPERTY; OR DIMINISH THE TRENCH WIDTH NECESSARY FOR THE PROPER CONSTRUCTION OF THE UNDERGROUND INSTALLATION OR OTHERWISE INJURE OR DELAY THE WORK. THE TYPE AND AMOUNT OF SUCH PROTECTION, SUCH AS TRENCH BOXES, SHEETING, SHORING, OR BRACING SHALL BE CONSISTENT WITH THE DEPTH AND WIDTH OF EXCAVATION, THE COMPOSITION AND WATER CONTENT OF THE SOIL IN THE PROXIMITY OF STRUCTURES OR OTHER UTILITIES, THE VIBRATION FROM EQUIPMENT AND THE SPOIL PLACEMENT, AND SHALL BE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.

5. IN ORDER TO REDUCE GROUND WATER SEEPAGE AND PROVIDE A STABLE TRENCH IT MAY BE NECESSARY TO DEWATER PRIOR TO EXCAVATION OF THE SEWER TRENCH AND/OR PROVIDE TEMPORARY SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT STRUCTURES, PAVEMENTS, OR UTILITIES, OR LOSS OF PRIVATE WELL WATER RESULTING FROM DEWATERING, LOSS OF GROUND, HEAVE, TRENCH CONSTRUCTION, AND ANY OTHER CONSTRUCTION METHODS. THE CONTRACTOR SHALL PROTECT ALL EXISTING SEWERS AND UTILITIES THAT THE PROPOSED INSTALLATION CROSSES BY COMPACTING THE BACKFILL UNDER SUCH EXISTING FACILITIES OR SHALL PROTECT THE EXISTING FACILITY IN A MANNER AS APPROVED BY THE ENGINEER. IF SHEETING IS USED, IT MAY BE NECESSARY TO DRIVE THE SHEETING SEVERAL FEET BELOW THE BOTTOM OF THE PIPE, WHEN USING MOVABLE TRENCH SUPPORTS OR SHEETING, CARE MUST BE EXERCISED SO AS NOT TO OBTURB THE PIPE LOCATION, JOINTING OR BEDDING MATERIAL. IF STEEL SHEETING IS USED IT SHALL BE HELD IN PLACE BY LONGITUDINAL BEAMS AND CROSS BRACES OR STRUTS AS REQUIRED TO RESTRAIN THE TOP OF THE SHEETING. IF TIMBER SHEETING AND BRACING IS USED, IT MUST BE OF GOOD QUALITY AND OF HARDWOOD CONSTRUCTION. AFTER THE PIPE HAS BEEN INSTALLED AND THE BALANCE OF THE BEDDING MATERIAL HAS BEEN PLACED OVER THE PIPE, THE REMOVAL OF ANY TRENCH PROTECTION SHALL BE CAREFULLY CONTROLLED. THE CONTRACTOR SHALL DEMONSTRATE THAT THE REMOVAL OF THE TRENCH PROTECTION WILL NOT ADVERSELY AFFECT THE PIPE LOCATION AND BEDDING. IF SHEETING CANNOT BE REMOVED WITHOUT ADVERSELY AFFECTING THE PIPE AND BEDDING LOCATION, THE ENGINEER MAY ORDER THE SHEETING CUT OFF AT SOME POINT, AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE AND LEFT IN PLACE.

6. PRIOR TO ANY CONNECTION INTO AN EXISTING SEWER MANHOLE OR CONDUIT THE CONTRACTOR SHALL TAKE SUCH MEASURES AS NECESSARY, "AS APPROVED BY THE ENGINEER", (I.E. TEMPORARY PLUGS, SAND BAGS, ETC.) DURING THE COURSE OF THE CONSTRUCTION OF THE PROPOSED SEWERS, TO GUARD AGAINST ANY DRAINAGE FROM ENTERING THE EXISTING SYSTEM AND POSSIBLY CONTAMINATING SUCH SYSTEM WITH S.L.T.

7. WHERE THE PROPOSED IMPROVEMENTS CROSS EXISTING OR PROPOSED PAVEMENTS, INCLUDING A POINT FIVE (5) FEET BEYOND SUCH CROSSINGS, OR WHERE THE CONSTRUCTION METHODS USED BY THE CONTRACTOR RESULT IN THE TRENCH WALL BEING LESS THAN 3 FEET FROM THE EDGE OF THE PAVEMENT, THE ENTIRE TRENCH BACKFILL SHALL BE COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS WITH MECHANICAL TAMPERS MEETING NINETY-EIGHT (98) PERCENT OF MAXIMUM LABORATORY DRY WEIGHT.

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

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

STORM SEWERS

1. STORM SEWER CONDUIT SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: STORM CONDUIT BETWEEN STREET BASINS AND CONNECTING TO MANHOLE SHALL BE (A.) ONLY IF COVER IS LESS THAN OR EQUAL TO ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE, OR MAY BE (E.) IF COVER IS GREATER THAN ONE FOOT MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE. ALL FOOTING DRAIN CONNECTIONS SHALL BE (B.) ONLY.

A. REINFORCED CONCRETE PIPE ASTM C-76, "B" OR "C" WALL, 8 FOOT LENGTHS, WITH AN "O" RING CONFINED GASKET JOINT PER ASTM C-443: (A) 12" & LARGER DIA. CLASS IV.

B. POLYVINYL CHLORIDE (PVC) ASTM D-3034 (SDR 35) (ODOT 707.45) WITH GASKET MATERIAL CONFORMING TO ASTM F-477 AND JOINTS PER ASTM D-3212 OR SOLVENT CEMENT JOINTS PER ASTM D-2584.

C. PERMA-LOC (PVC) AASHTO SPECIFICATION IN M-304M (ODOT 707.43) WITH INTEGRAL BELL GASKET JOINTS IN ACCORDANCE WITH ASTM D-3212 AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

D. ULTRA-RIB (PVC) ASTM F 794 (ODOT 707.43) WITH INTEGRAL BELL AND SPIGOT JOINT IN ACCORDANCE WITH ASTM D-3212 AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

E. SMOOTH INTERIOR, CORRUGATED, HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO AASHTO SPECIFICATIONS M252 TYPE S AND M-294 TYPE S, (OFOT 707.33) ADS N-12, HANCOR HI-O, OR APPROVED EQUAL. THE JOINTS SHALL BE SILT-TIGHT AND THE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477 (NOT PRESSURE RATED), INSTALLED IN ACCORDANCE WITH ASTM D-3212 AND MANUFACTURER'S RECOMMENDATIONS.

2. OTHER OPTIONAL MATERIALS MAY BE USED WHEN APPROVED BY THE CITY ENGINEER.

3. UNDERDRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 805. CONDUIT SHALL BE 6" DIAMETER PVC TYPE PS-46 PIPE CONFORMING TO ASTM F-758, OR 6" DIAMETER PSM POLYVINYLCHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH A GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09, TYPE A, AND WITH THE GRANULAR MATERIAL BEING NO. 57 AGGREGATE (NO SLAG)

4. ROOF DRAINS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS. NO CONNECTION TO STORM SEWER.

5. AT LEAST 60 DAYS PRIOR TO THE END OF THE PERIOD FOR WHICH IMPROVEMENTS ARE COVERED BY MAINTENANCE BONDS, THE DEVELOPER SHALL CLEAN AND VIDEO TAPE THE STORM SEWER, SANITARY SEWER AND MANHOLES, OR CAUSE THIS TO BE DONE BY A SUBCONTRACTOR OR BUILDER(S) WHO THE DEVELOPER HOLDS RESPONSIBLE PRIOR TO RELEASE OF THE MAINTENANCE BONDS COVERING THE IMPROVEMENTS. TWO (2) COPIES OF THE VIDEO TAPE(S) AND A WRITTEN REPORT OF THE RESULTS SHALL BE FURNISHED TO THE DEVELOPER AND THE CITY ENGINEER, BOTH THE TAPING AND THE WRITTEN REPORT SHALL BE DONE TO THE SATISFACTION OF THE DEVELOPER AND THE CITY ENGINEER OR THEIR DESIGNEES. ANY AND ALL PROBLEMS DISCOVERED SHALL BE REMEDIATED WITHIN TEN (10) WORKING DAYS BY THE DEVELOPER OR BY THE PARTY THE DEVELOPER SHALL CAUSE TO REMEDIATE THE PROBLEMS, IF ANY

6. ALL MAIN LINE STORM SEWERS SHALL BE CLEANED AND VIDEOTAPED IMMEDIATELY AFTER CONSTRUCTION AND THE VIDEOTAPE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. ALL DEFECTS SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR.

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

1	1-17-19	REVISED AS PER CITY COMMENTS DATED 09-28-2018	SH
2	5-30-19	REVISED AS PER CITY COMMENTS DATED 05-15-2019	TB
NO.	DATE		BY
REVISIONS			

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DESIGNED BY	MN
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
SCALE	N/A

HAMPTON PLACE
SUBDIVISION # 5

GENERAL NOTES

PREPARED FOR
VALORE PROPERTIES, INC.

23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

S&S JOB NO. SHEET NO.

2018111C

C-002

CITY OF NORTH RIDGEVILLE
STANDARD GENERAL NOTES

SANITARY SEWERS

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

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

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

WATER SYSTEM

- 1. THE WATER SYSTEM SHALL BE CONSTRUCTED PER THE CITY OF NORTH RIDGEVILLE STANDARDS & REGULATIONS.
- 2. THE WATERLINE SHALL BE PVC MEETING THE REQUIREMENTS OF AWWA C900, OR C909, CLASS 150 PIPE CONFORMING TO D1818 OR DUCTILE IRON PIPE, CLASS 52, CEMENT LINED MEETING THE REQUIREMENTS OF ANSI A21.51 AND AWWA C-151.
- 3. A MINIMUM OF 35 PSI SHALL BE MAINTAINED TO THE CURB STOP DURING NORMAL OPERATING CONDITIONS. BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.
- 4. ALL FITTINGS FOR THE WATER MAIN SHALL BE RESTRAINED JOINT TYPE (MEGA-LUG) AND SHALL BE DUCTILE IRON MEETING AWWA C-153.
- 5. ALL BENDS OR TEES ON THE MAIN SHALL BE RESTRAINED JOINT TYPE (MEGA LUG) AND BLOCKED WITH WOOD.
- 6. ALL DUCTILE IRON PIPE, CAST IRON FITTINGS AND HYDRANTS SHALL BE POLYWRAPPED ACCORDING TO AWWA C-105. RESTRAIN TWO PIPE JOINTS EITHER SIDE OF TEE OR ELBOW IN ADDITION TO THRUST RESTRAINT.
- 7. ALL FITTINGS SHALL BE GIVEN A CEMENT MORTAR LINING AT THE POINT OF MANUFACTURE. THE LINING SHALL CONFORM TO ANSI A21.4, AWWA C-104 AND ALL SUBSEQUENT AMENDMENTS.
- 8. ALL FITTINGS SHALL BE DESIGNED FOR A WORKING PRESSURE OF NOT LESS THAN 150 PSI.
- 9. ALL VALVES AND HYDRANT FITTINGS MUST HAVE STAINLESS STEEL NUTS AND BOLTS. T-BOLTS AND NUTS FOR ALL MECHANICAL JOINTS MUST HAVE A BITUMASTIC COATING.
- 10. ALL PIPE SHALL BE GIVEN A CEMENT MORTAR LINING AT THE POINT OF MANUFACTURE. THE MORTAR LINING SHALL NOT BE LESS THAN 1/16 INCH IN THICKNESS AND CONFORM TO ANSI A21.4, AWWA C-104 AND ALL SUBSEQUENT AMENDMENTS.
- 11. ALL JOINTS SHALL BE MECHANICAL OR PUSH-ON TYPE. MECHANICAL JOINTS SHALL MEET THE REQUIREMENTS OF ANSI A21.11, AWWA C-111 AND ALL SUBSEQUENT AMENDMENTS. PUSH-ON JOINTS SHALL BE MADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PIPE MANUFACTURER.
- 12. ALL HYDRANTS SHALL HAVE MECHANICAL TYPE JOINTS.
- 13. WHENEVER CHANGES IN LINE AND GRADE OF THE MAIN AS SHOWN ON THE DRAWINGS ARE NOT STANDARD FITTING DEFLECTIONS, THE CONTRACTOR WILL BE PERMITTED TO USE AN APPROVED COMBINATION OF STANDARD FITTINGS AND SMALL DEFLECTION OF THREE DEGREES PER JOINT IN THE ADJOINING LENGTHS OF PIPE (NOT TO EXCEED THE MANUFACTURER'S SPECIFICATIONS).
- 14. CLOSURE PIECES SHALL BE ACCURATELY MEASURED AND CUT, IN THE FIELD, AND INSTALLED USING SOLID TYPE LONG PATTERN SLEEVES AS SHOWN OR AS REQUIRED.

GATE VALVES

- 1. VALVES SHALL CONFORM IN ALL RESPECTS WITH AWWA C-500 OR C-509 AND WITH THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT SPECIFICATIONS.
- 2. ALL GATE VALVES THREE INCH AND LARGER SHALL HAVE A NON-RISING STEM, SHALL OPEN BY TURNING TO THE RIGHT, AND SHALL BE OPERATED BY A TWO-INCH SQUARE OPERATING NUT. NUTS SHALL HAVE AN ARROW AND THE WORD "OPEN" CAST THEREON TO INDICATE THE DIRECTION OF TURNING TO OPEN THE VALVE.
- 3. ALL GATE VALVES THREE-INCH TO 16 INCH IN SIZE SHALL BE OF RESILIENT WEDGE SEATED TYPE. THE VALVES SHALL HAVE RUBBER "O" RING PACKING SEALS AND MECHANICAL JOINT ENDS UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE CITY ENGINEER. IF THE TOP OF THE OPERATING NUT IS MORE THAN 36 INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE PROVIDED TO PLACE THE OPERATING WRENCH NUT BETWEEN 24 AND 36 INCHES BELOW THE SURFACE.
- 4. ALL 20 AND 24 INCH GATE VALVES SHALL BE PROVIDED WITH A FOUR INCH BYPASS VALVE AND ALL 30 INCH TO 48 INCH VALVES INCLUSIVE SHALL BE PROVIDED WITH A SIX INCH BYPASS VALVE LOCATED BELOW THE CENTER OF THE VALVES.
- 5. ALL GATE VALVES 18 INCH AND UNDER SHALL BE CONSTRUCTED TO WORK VERTICALLY. GATE VALVES 20 INCH AND LARGER IN SIZE SHALL BE CONSTRUCTED TO WORK HORIZONTALLY.
- 6. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.

BUTTERFLY VALVES

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

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

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

HYDROSTATIC TESTING

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

DISINFECTING MAINS

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

CURB CONNECTIONS

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

NOTE:

- A. THE SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI (140 KPA) AT GROUND LEVEL AT ALL POINTS IN THE DISTRIBUTION SYSTEM UNDER ALL CONDITIONS OF FLOW (FROM TEN STATES STANDARDS 8.2.1)
- B. THE SUPPLIER OF WATER SHALL ENSURE THAT NO PERSON SHALL INSTALL OR MAINTAIN A WATER SERVICE CONNECTION WHERE A BOOSTER PUMP HAS BEEN INSTALLED, UNLESS AN APPROVED METHOD IS IN PLACE AND OPERATIONAL TO MAINTAIN A MINIMUM SUCTION PRESSURE (FROM OHIO ADMINISTRATIVE CODE RULE 3745-95-07)

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

1	1-17-19	REVISED AS PER CITY COMMENTS DATED 09-28-2018	SH
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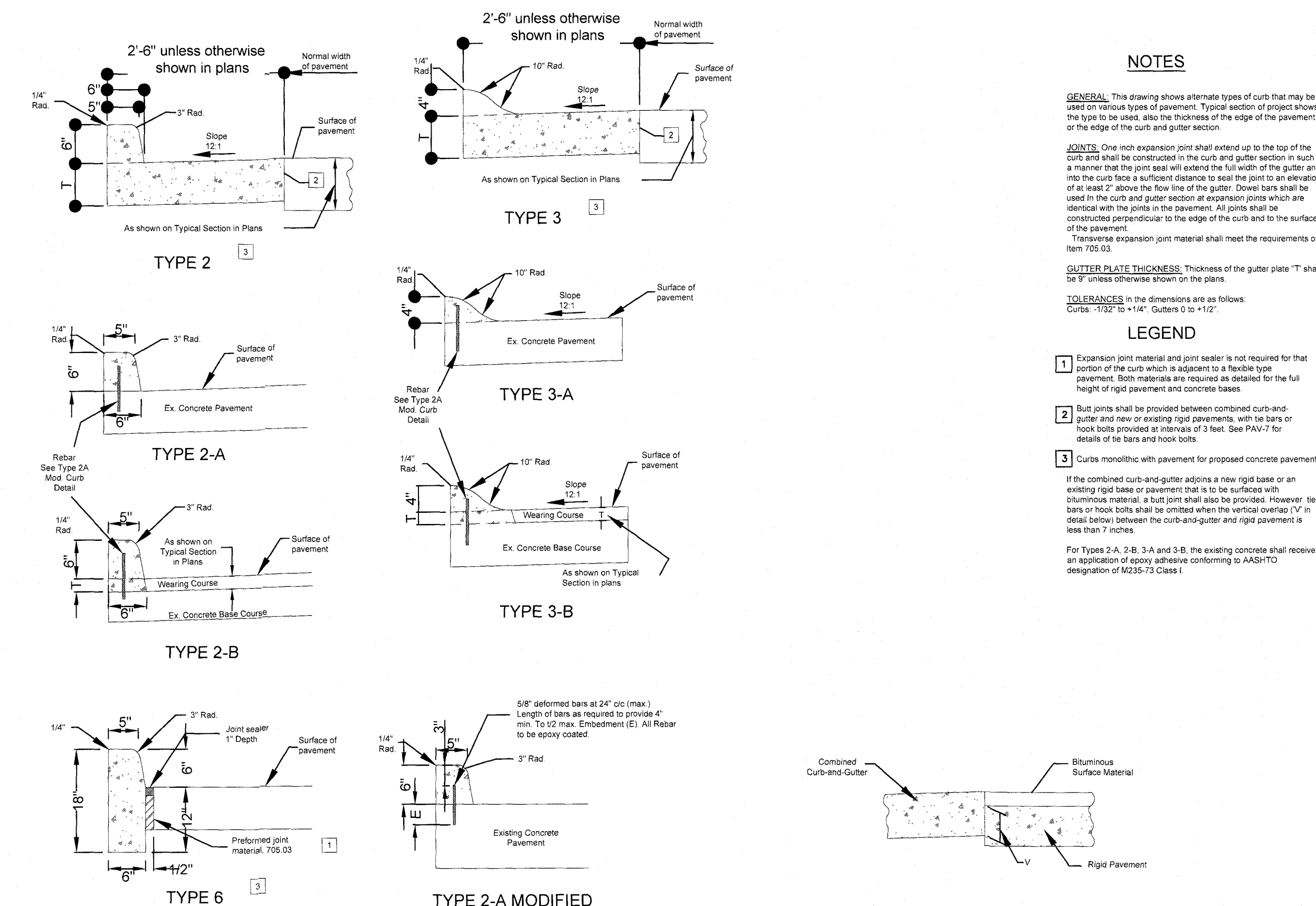
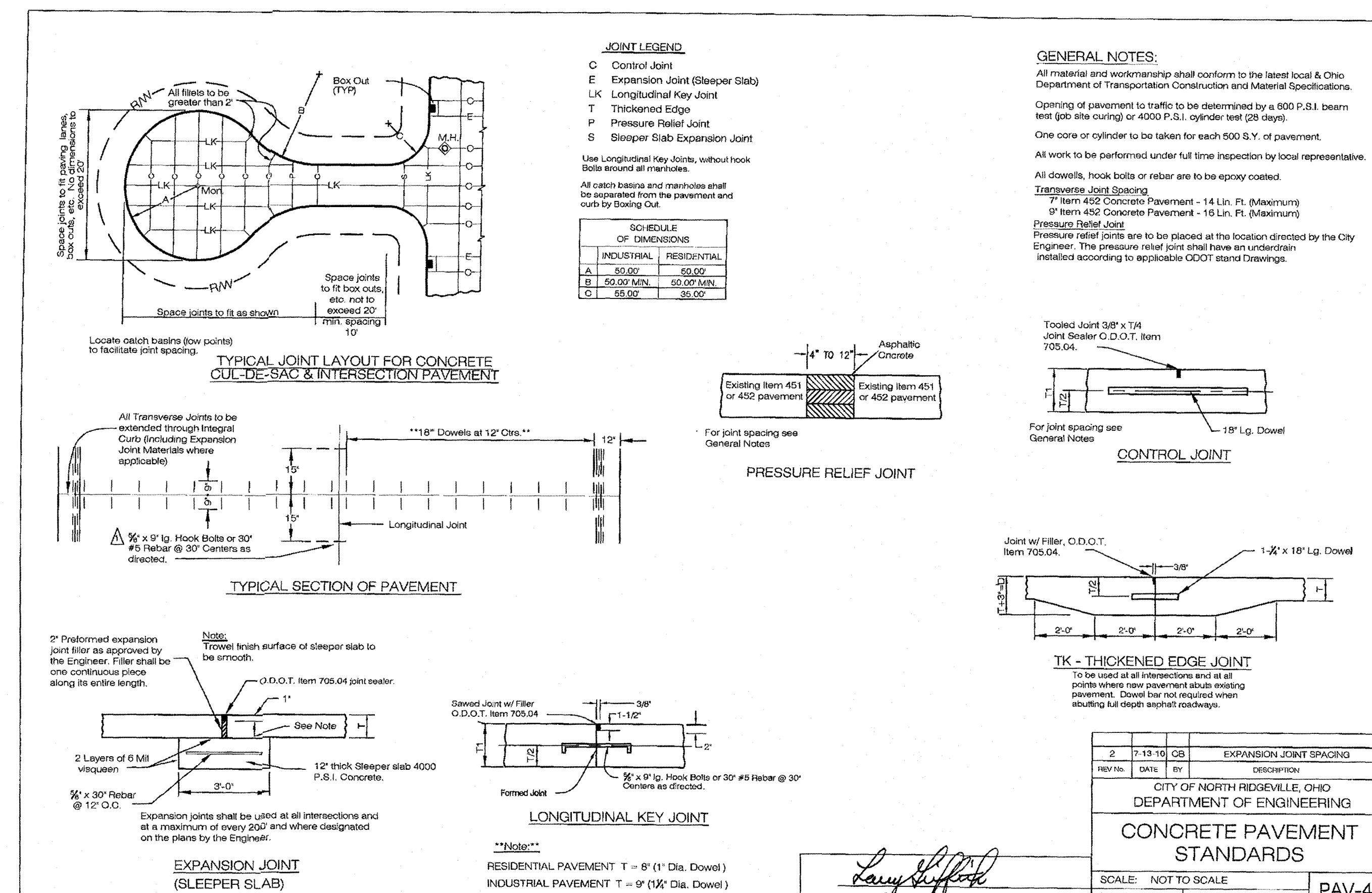
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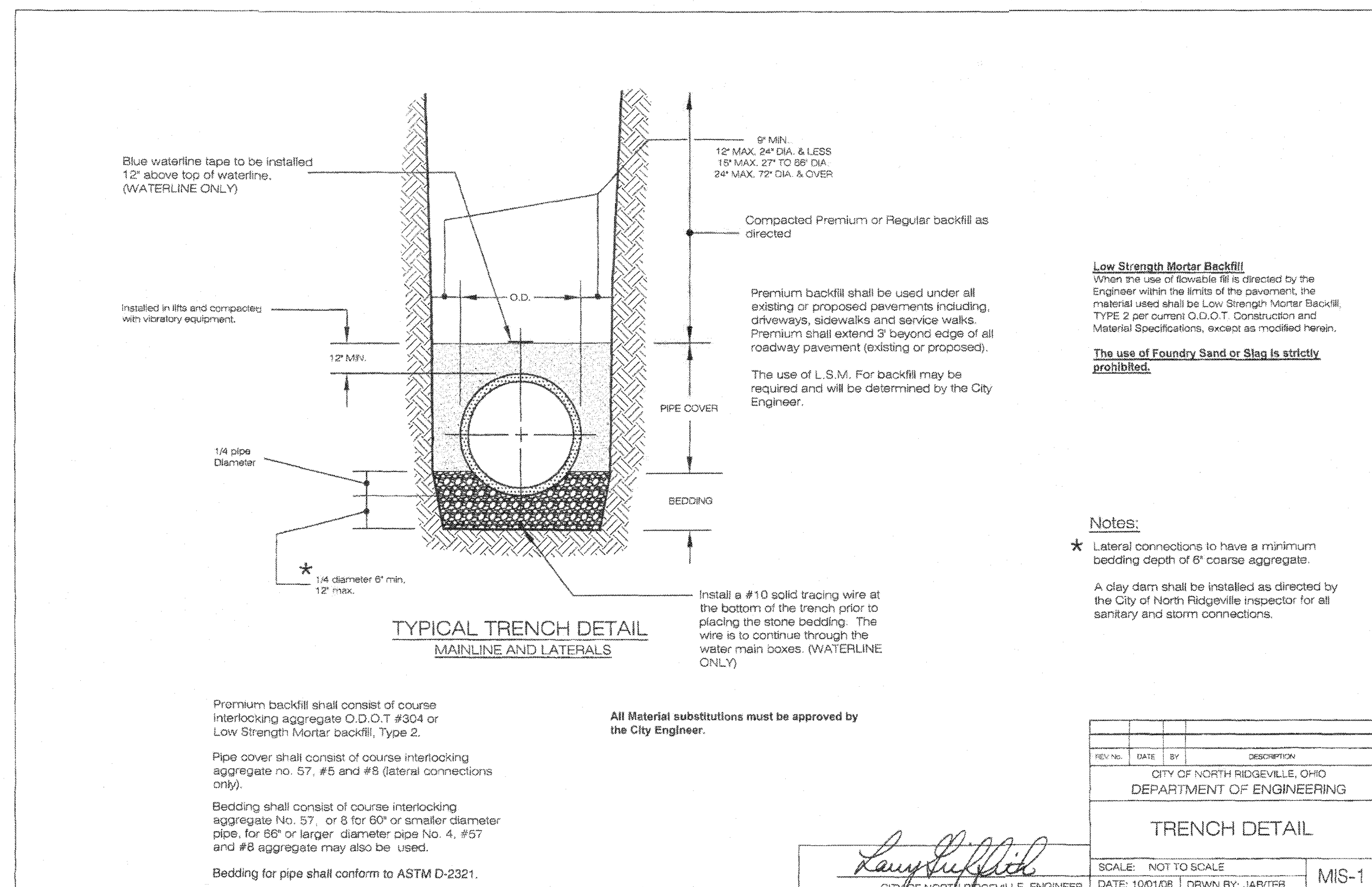
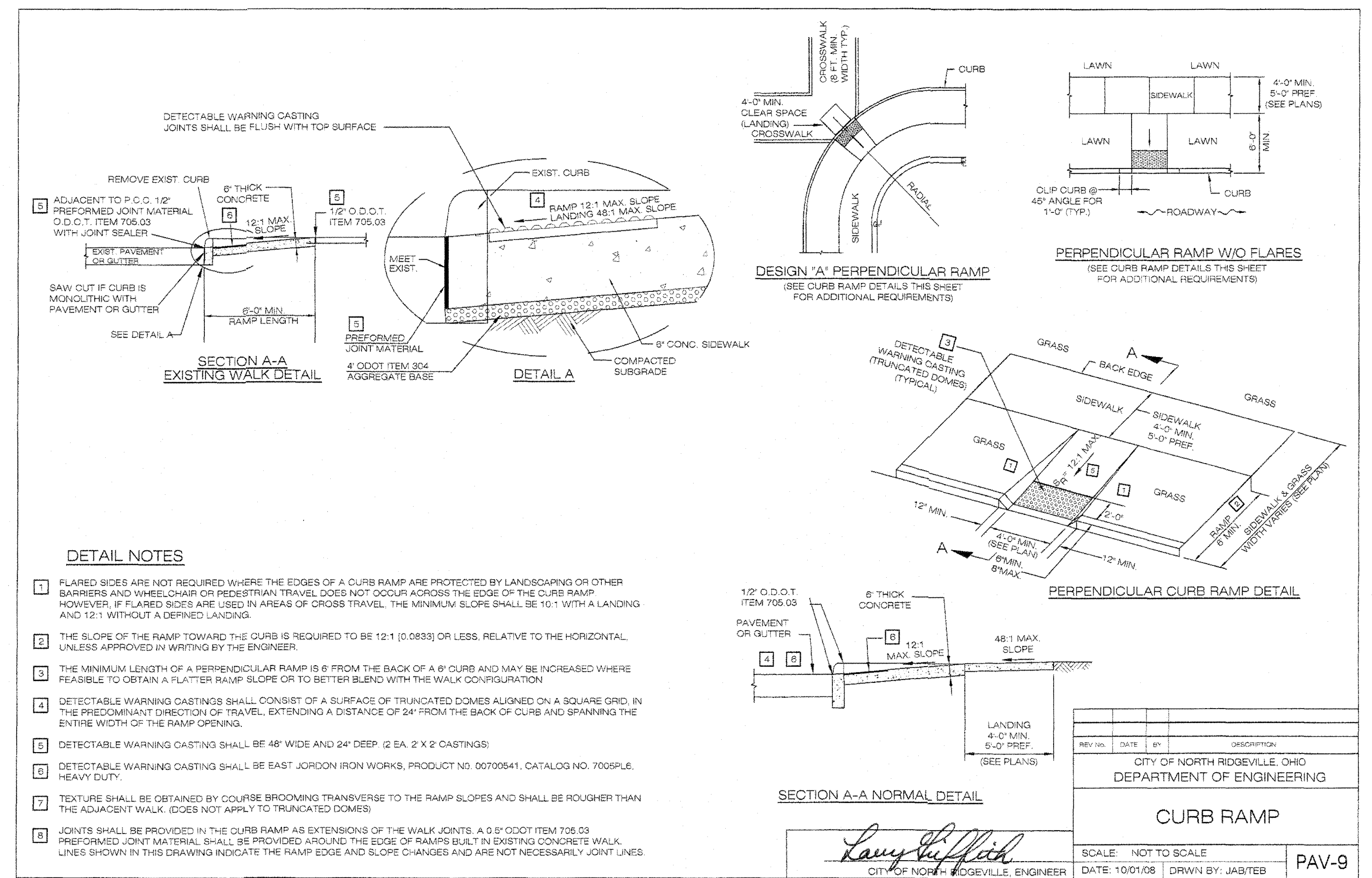
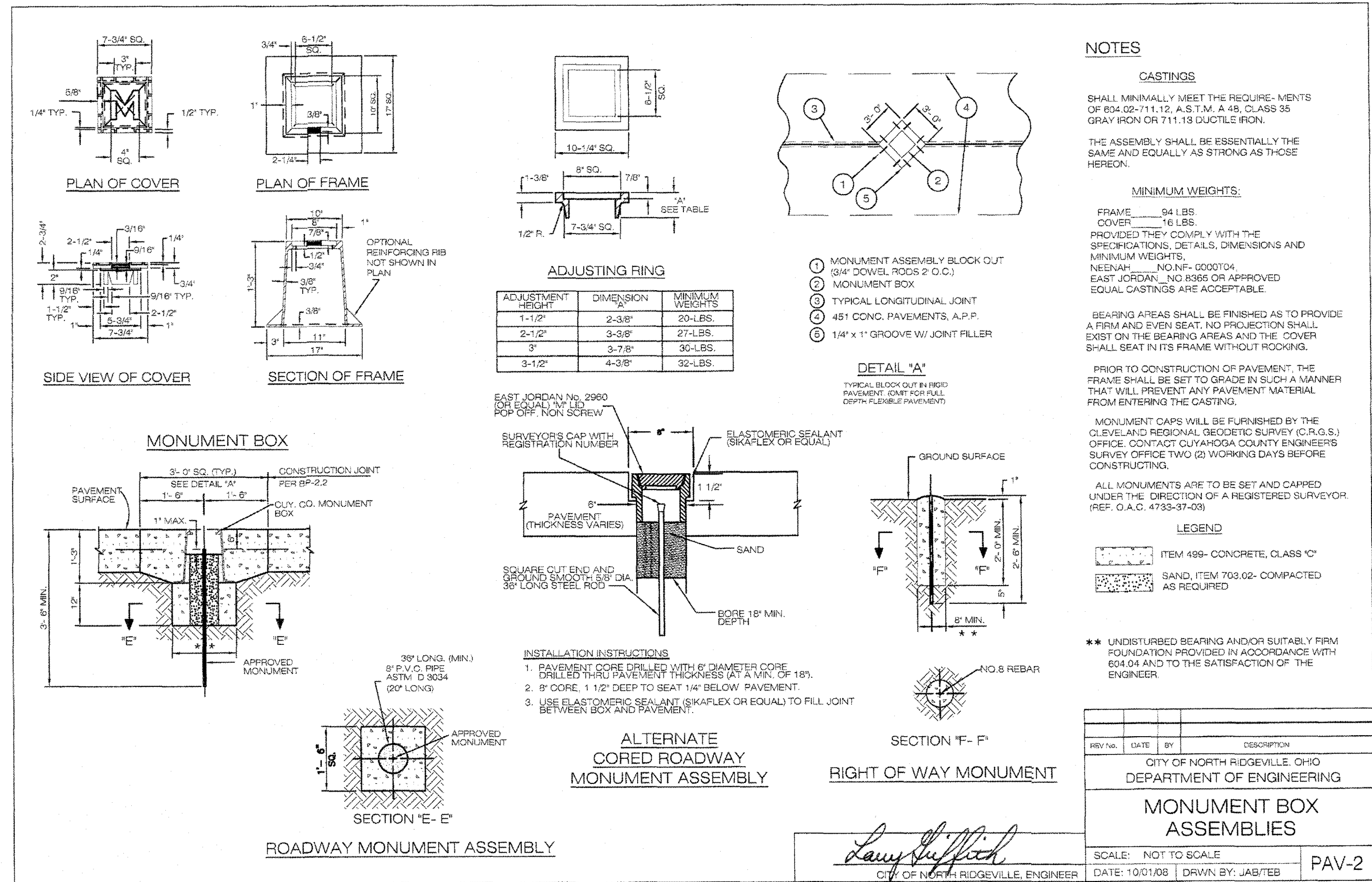
GENERAL NOTES

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WESTLAKE, OH 44145

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2018111C	C-003



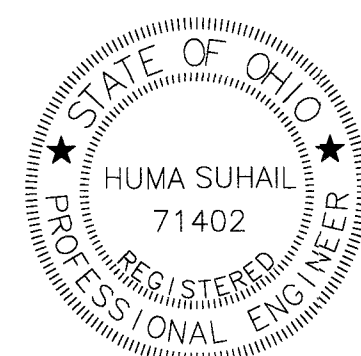
S&S JOB NO.	SHEET NO.
2018111C	C-005



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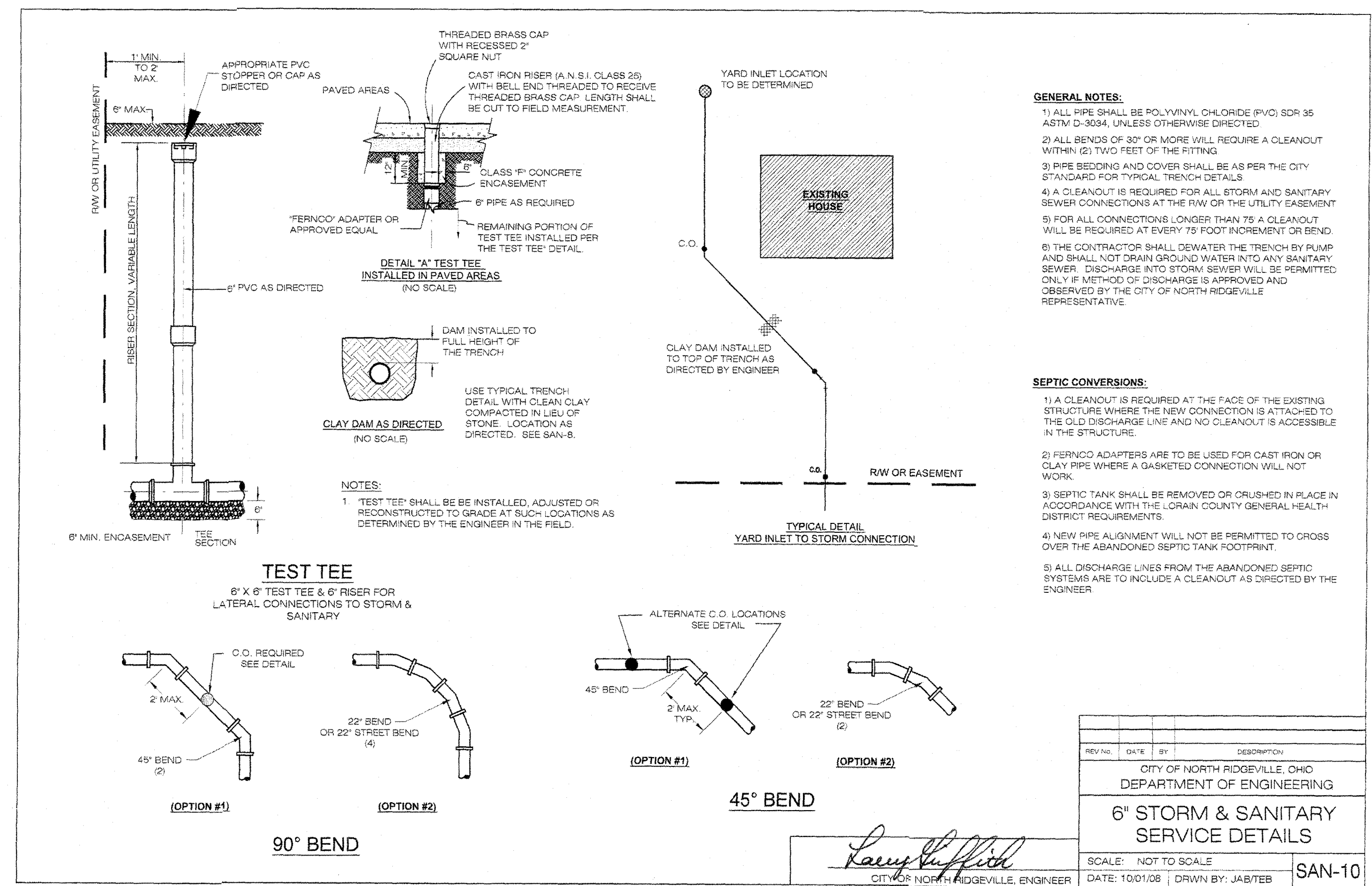
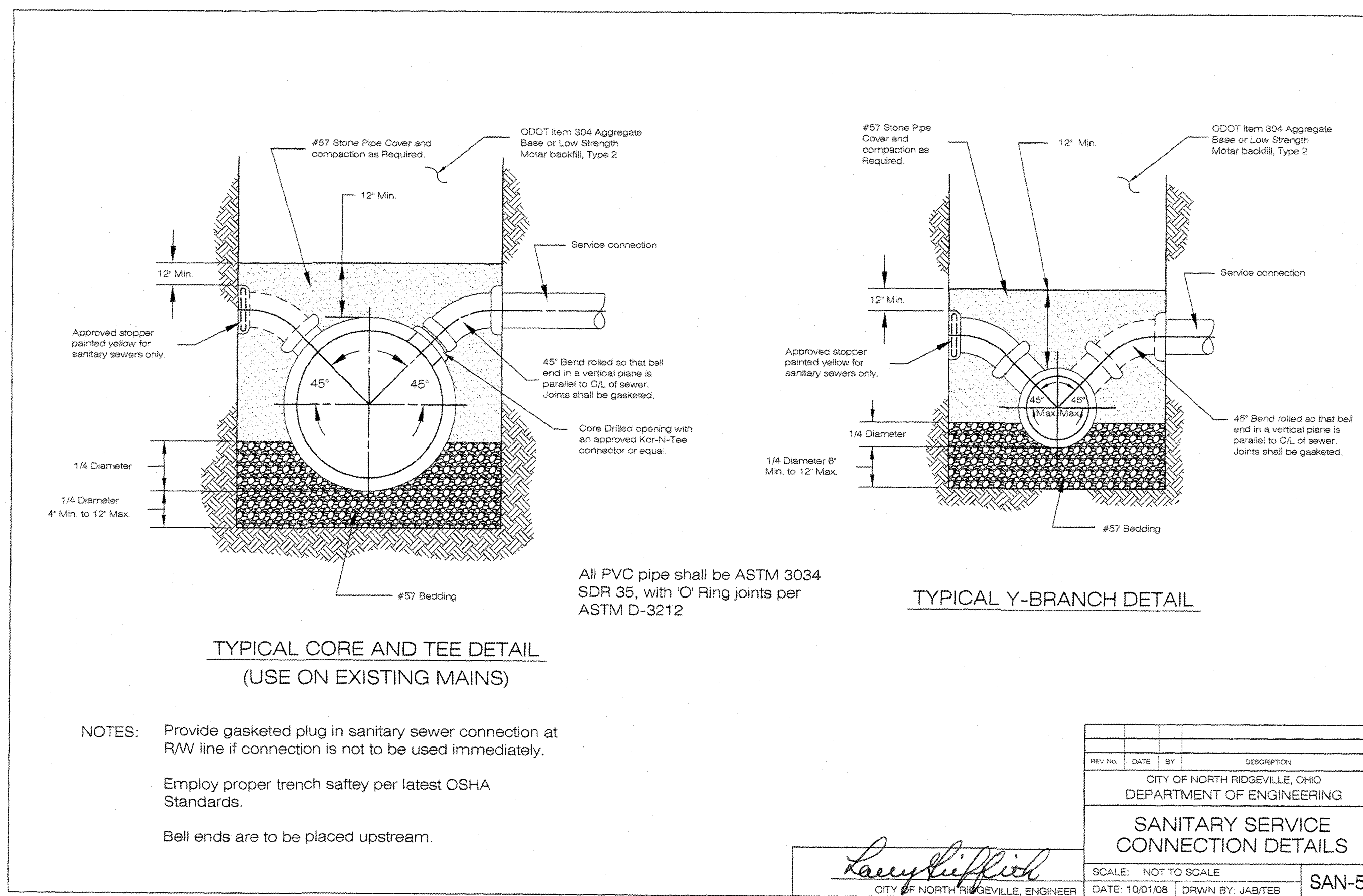
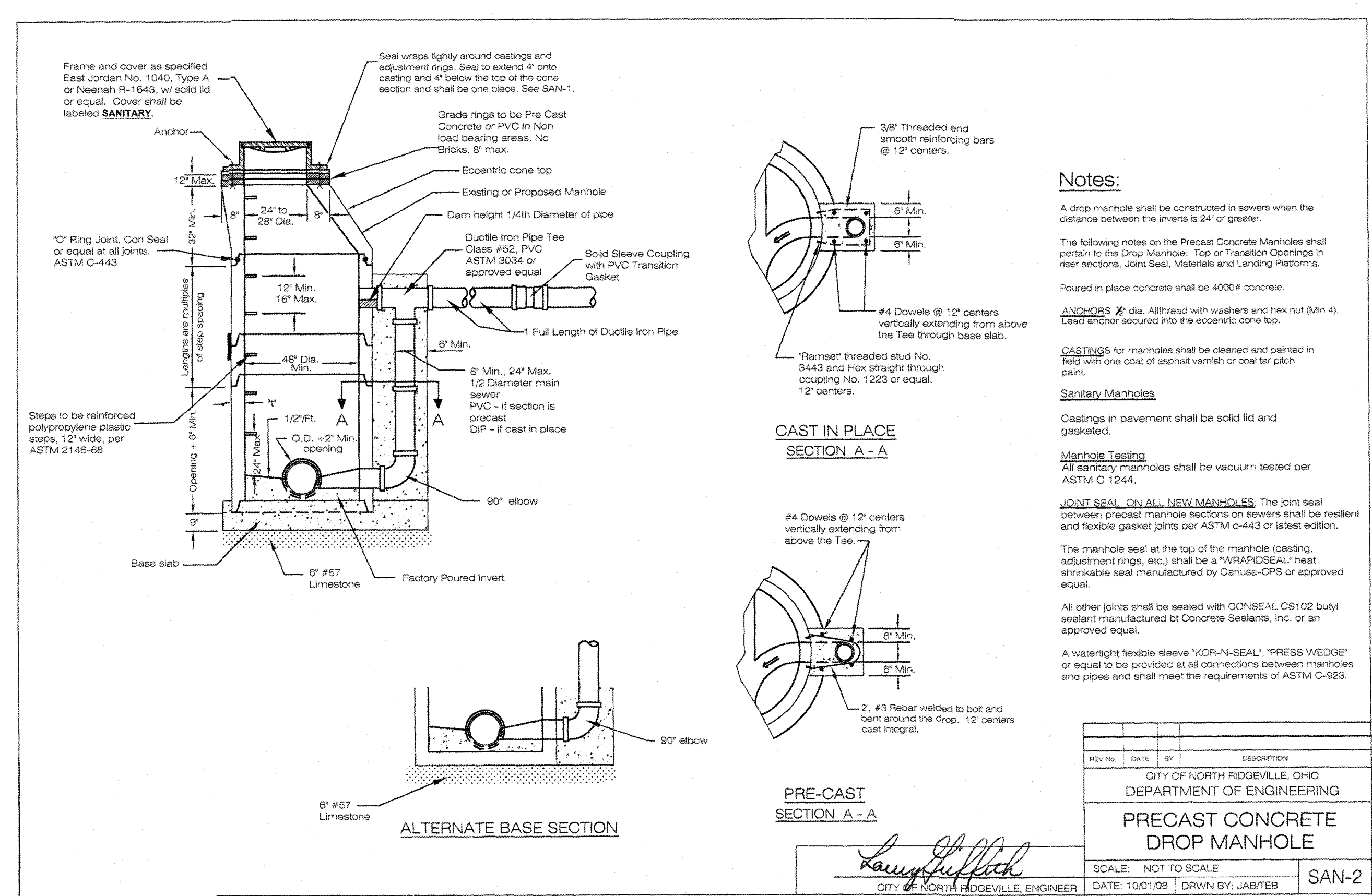
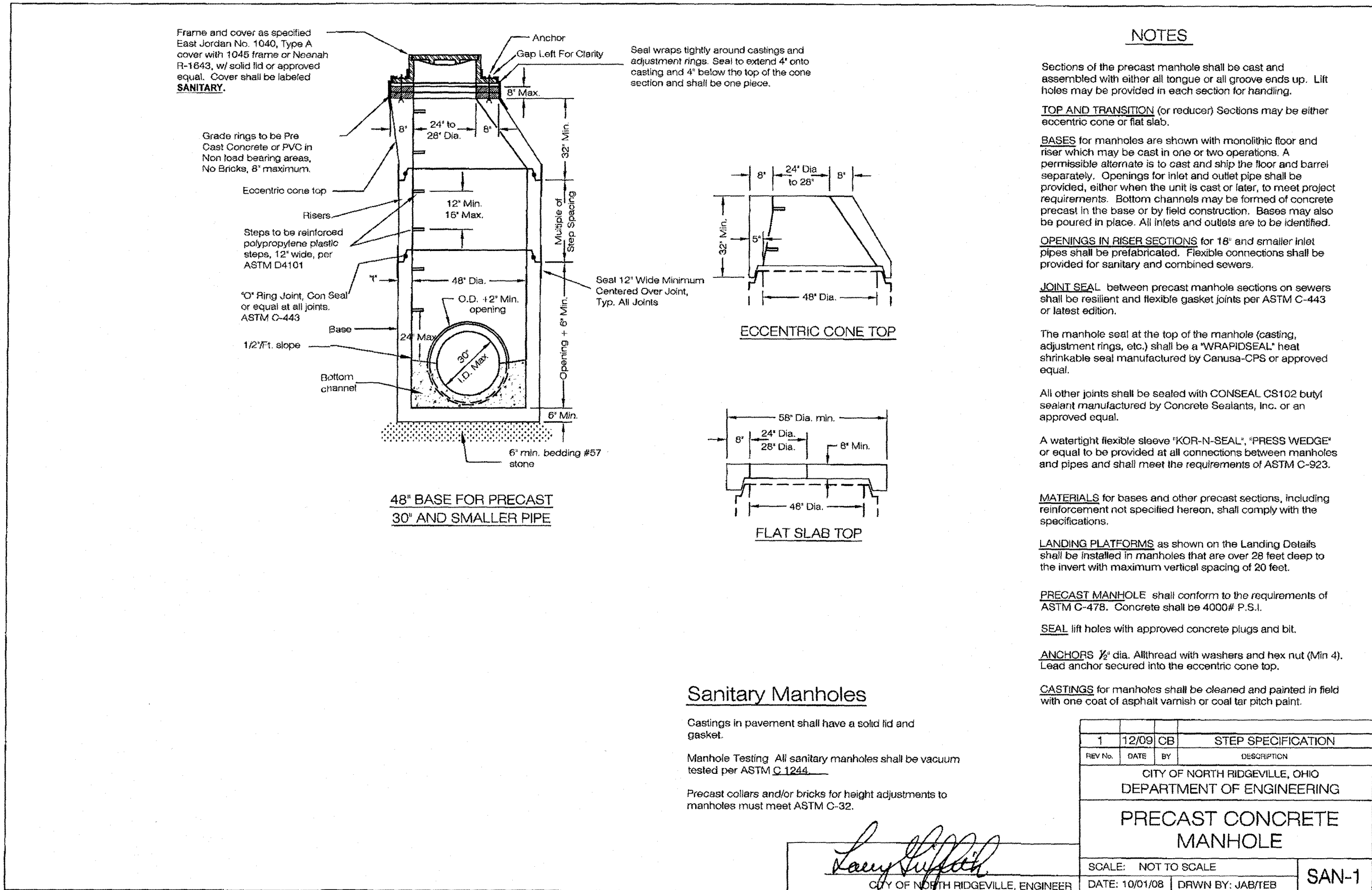


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DATE	AUG. 21, 2018
SCALE	N/A

**HAMPTON PLACE
SUBDIVISION # 5**

DETAILS

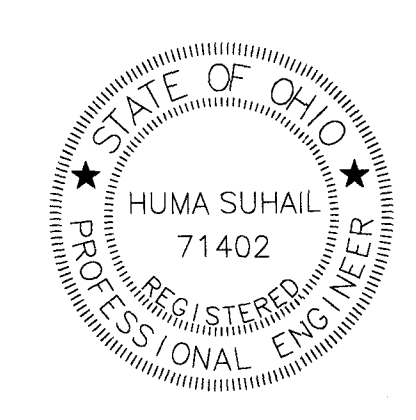
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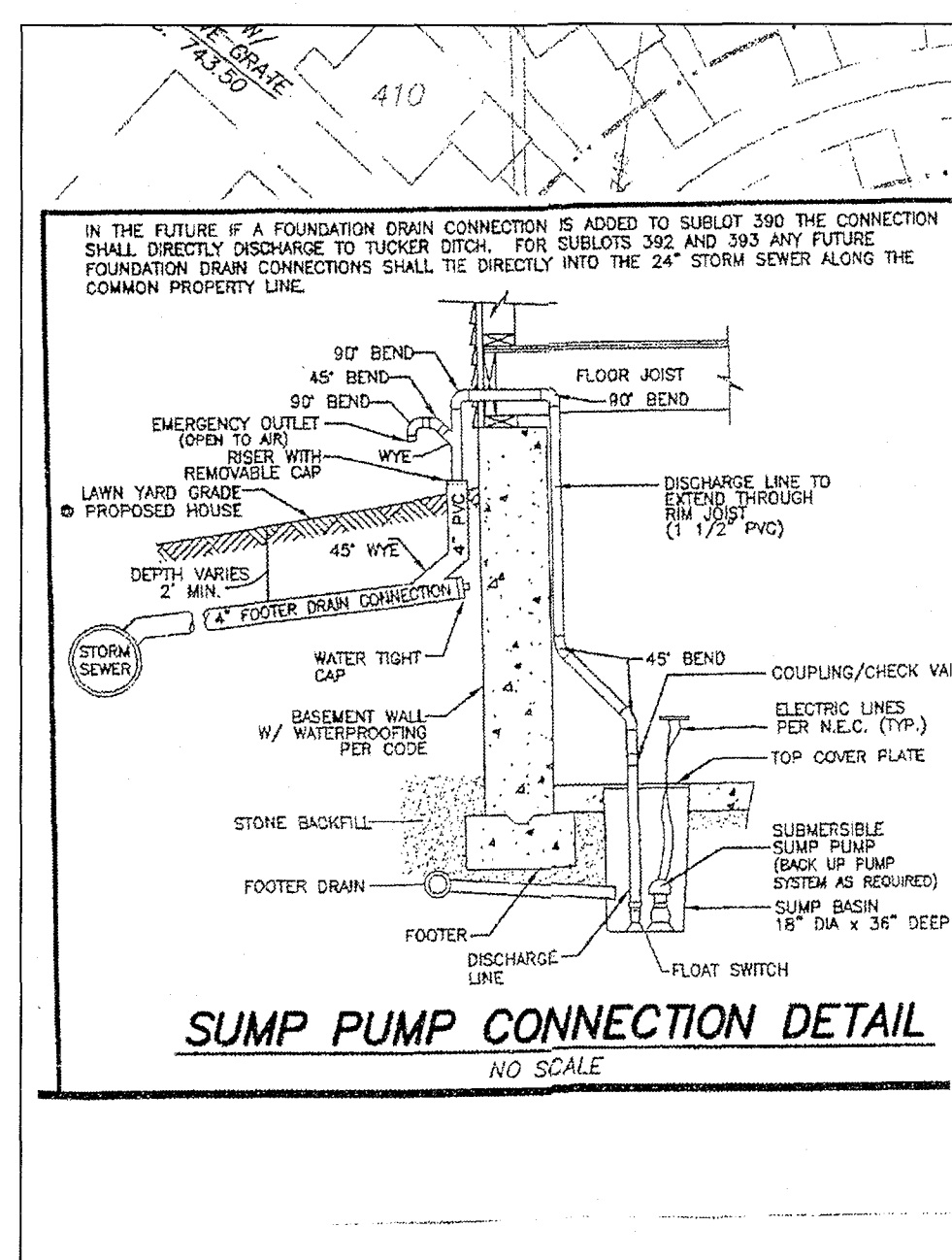
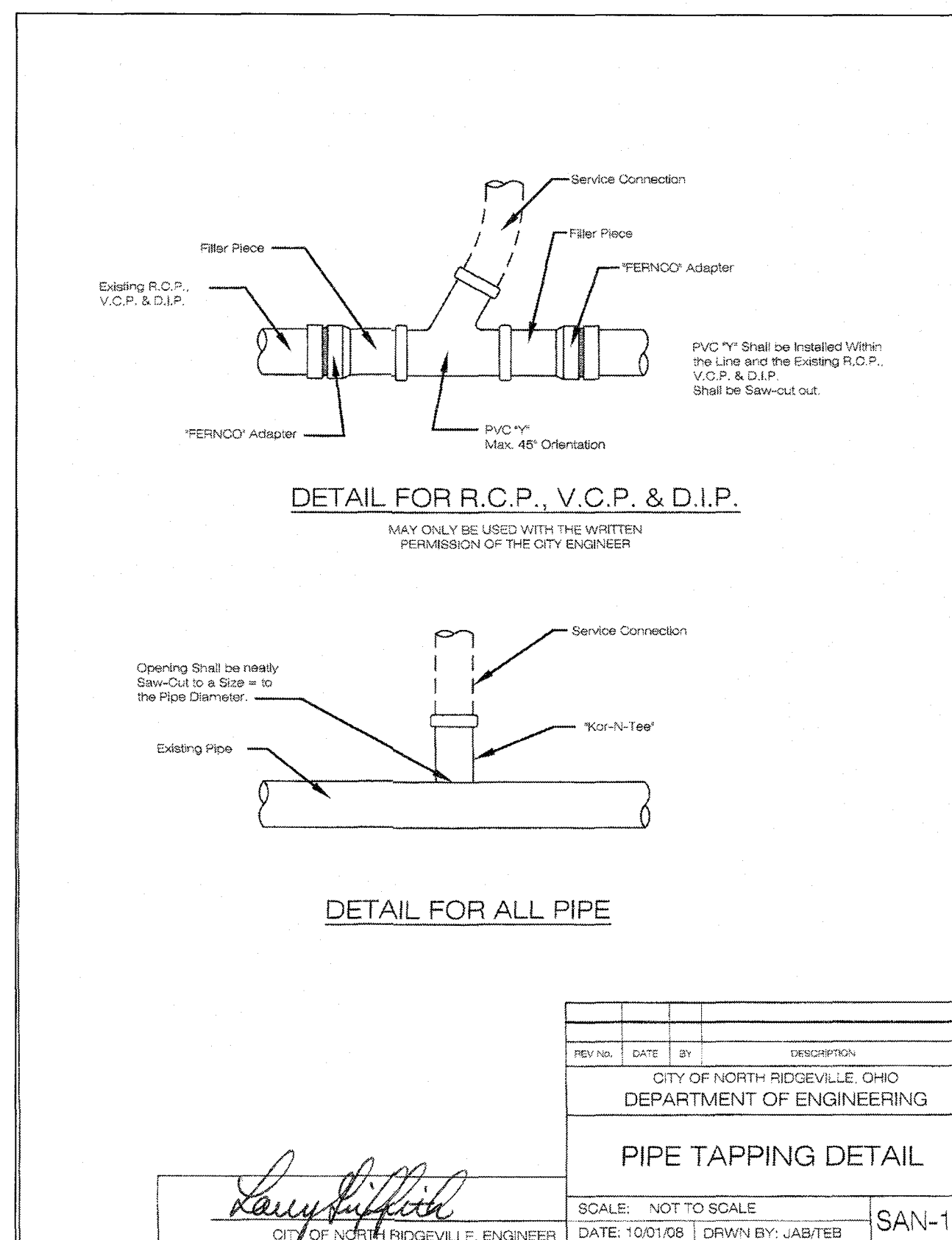
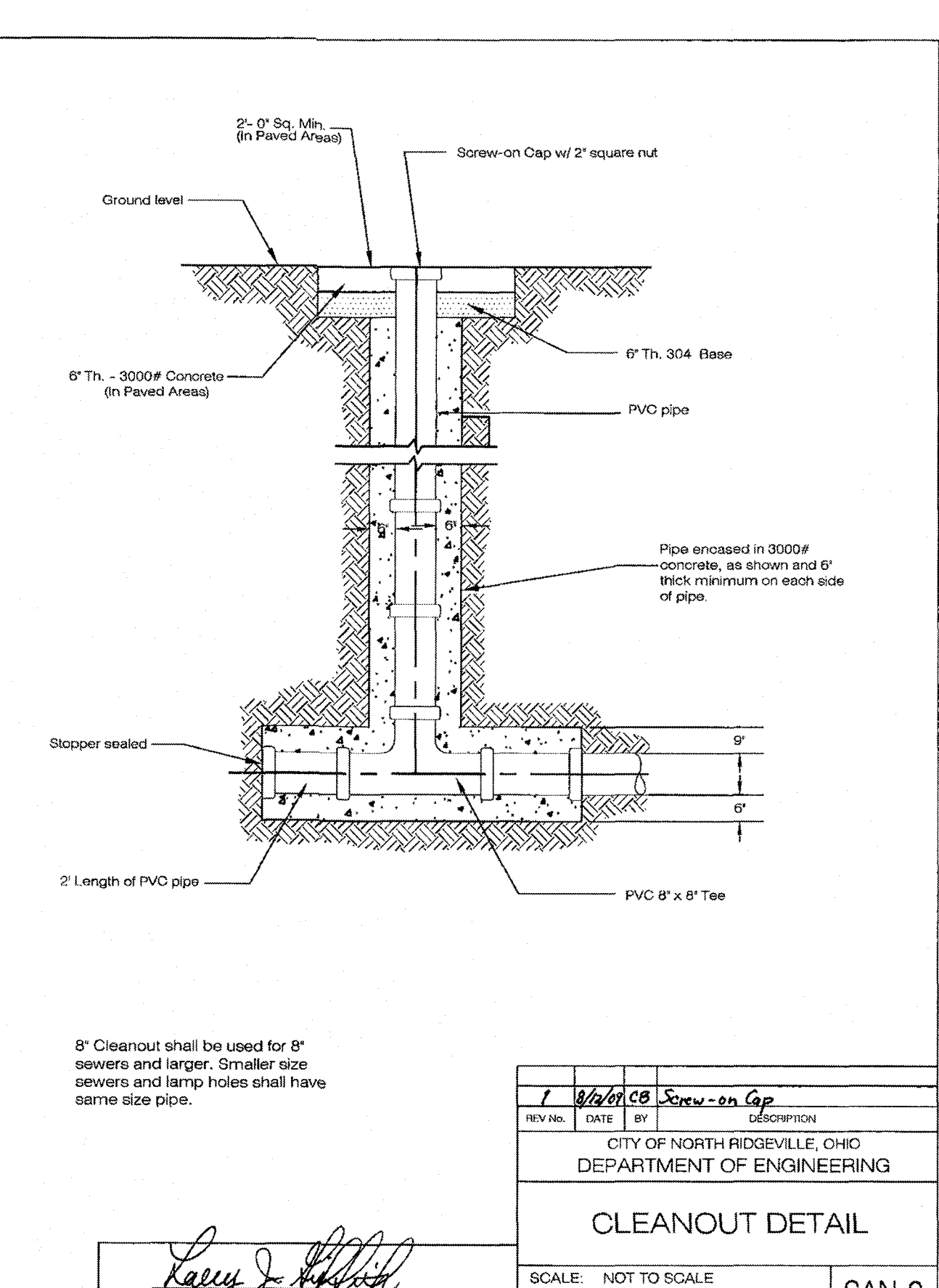
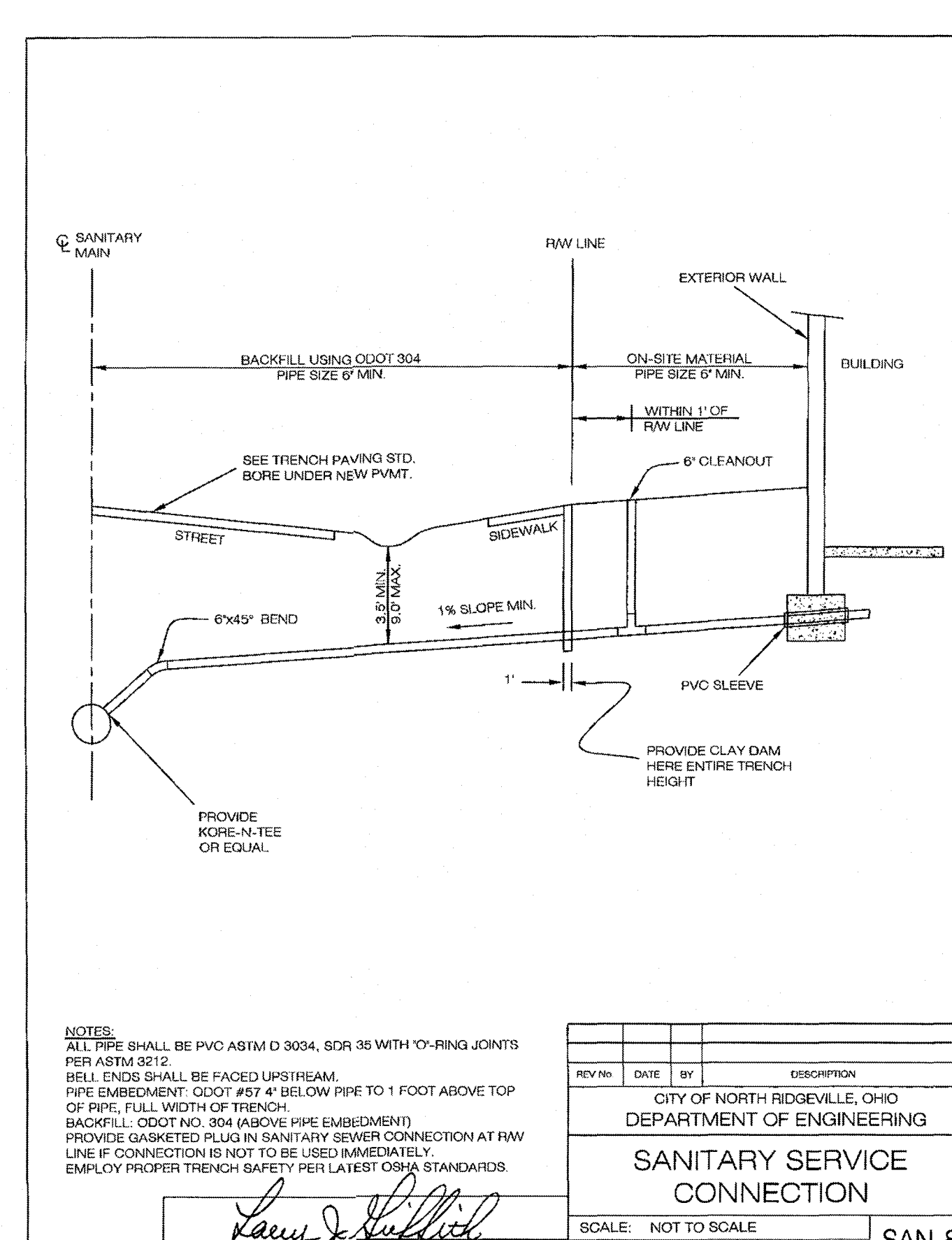
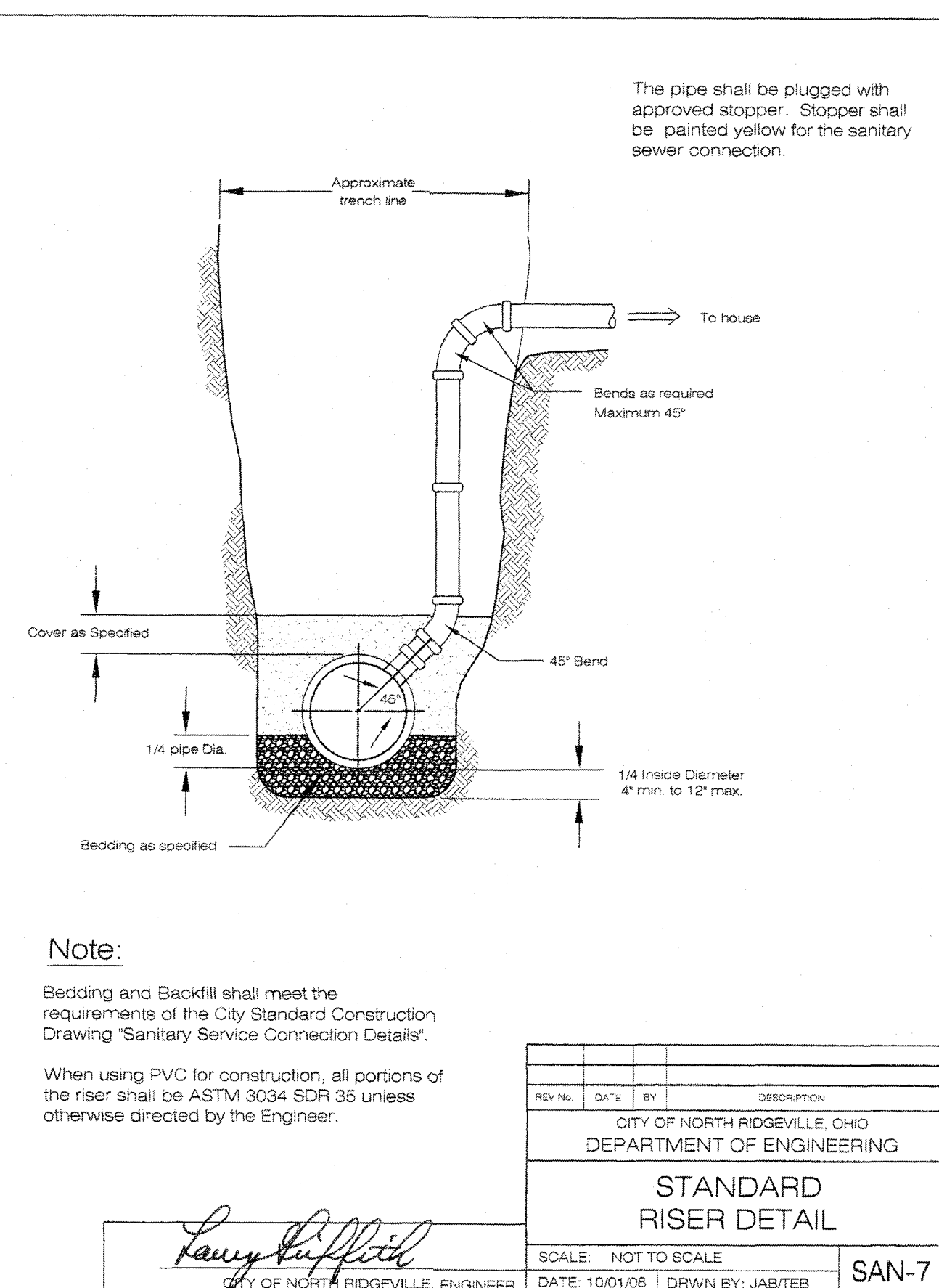
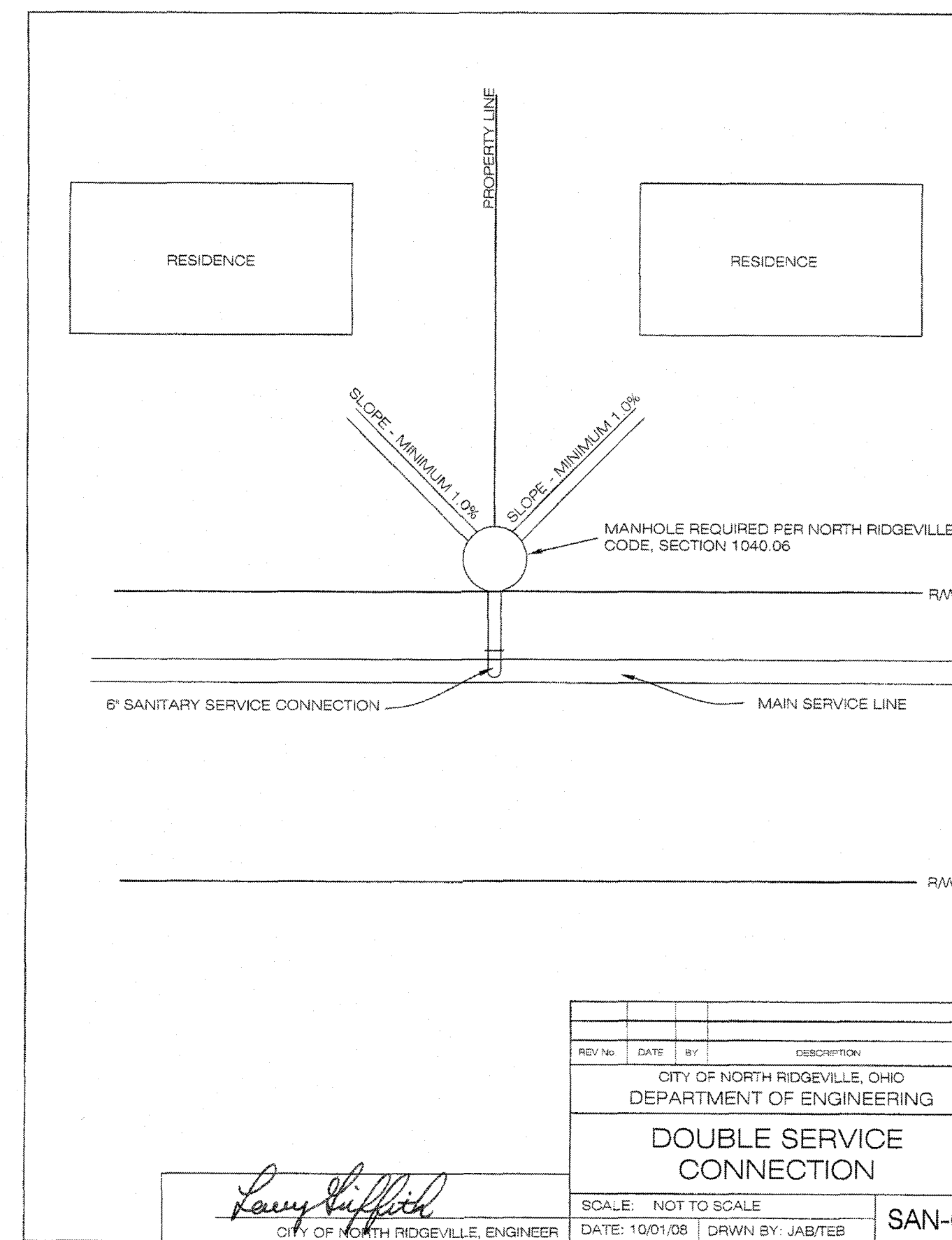
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REVIEWED BY **ES**
DATE **AUG. 21, 2018**
SCALE **N/A**

HAMPTON PLACE SUBDIVISION # 5

DETAILS

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VALORE PROPERTIES, INC
23560 CENTER RIDGE ROAD
WESTLAKE, OH 44145

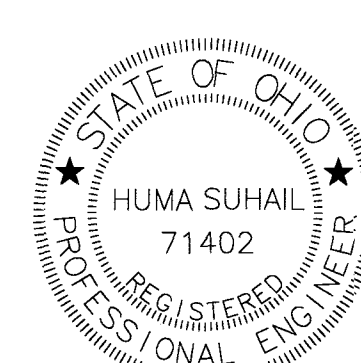
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SHEET NO. **C-007**



1	5-30-19	REVISED AS PER CITY COMMENTS DATED 05-15-2019	ND
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REVIEWED BY ES

DATE AUG. 21, 2018

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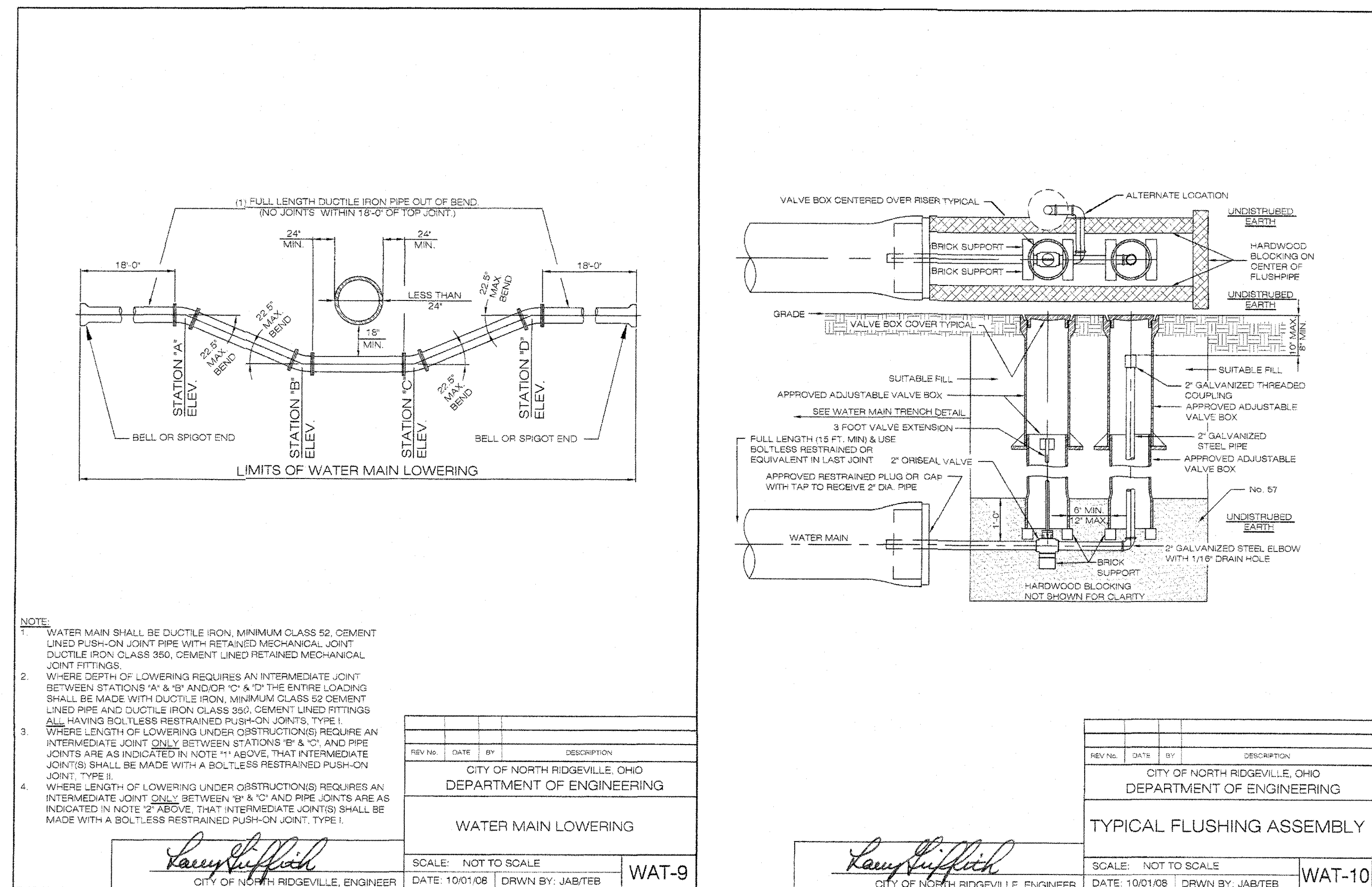
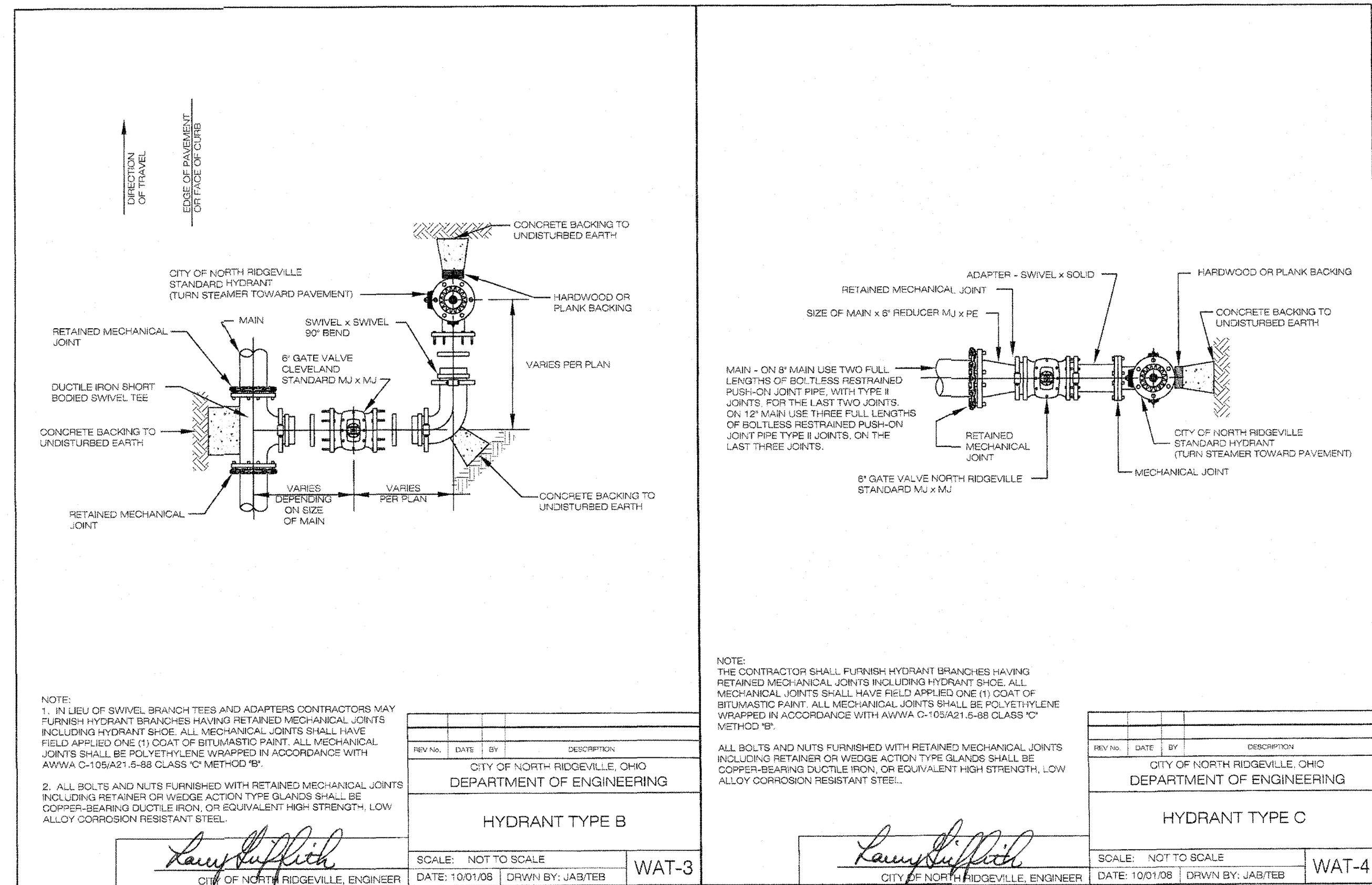
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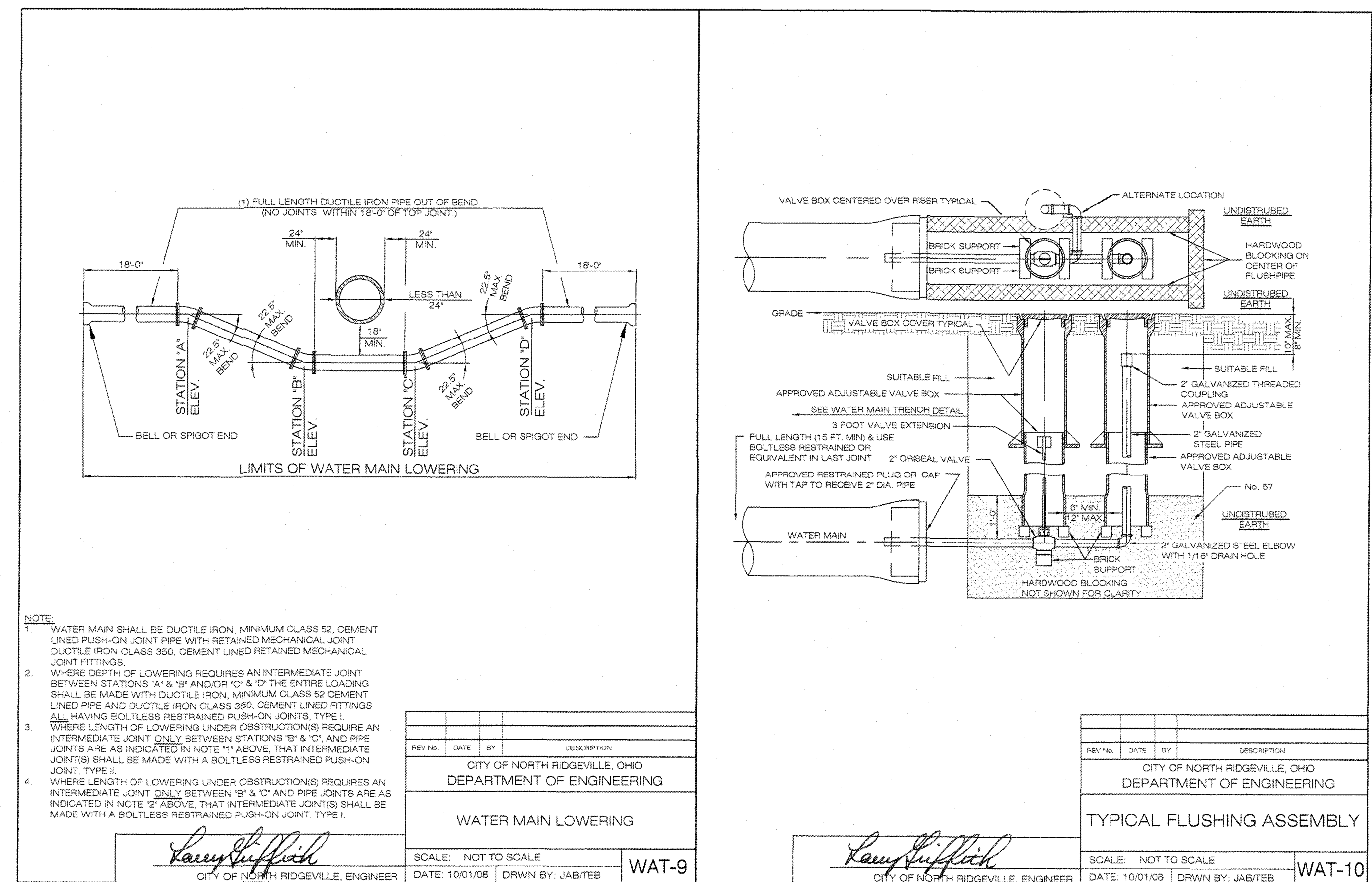
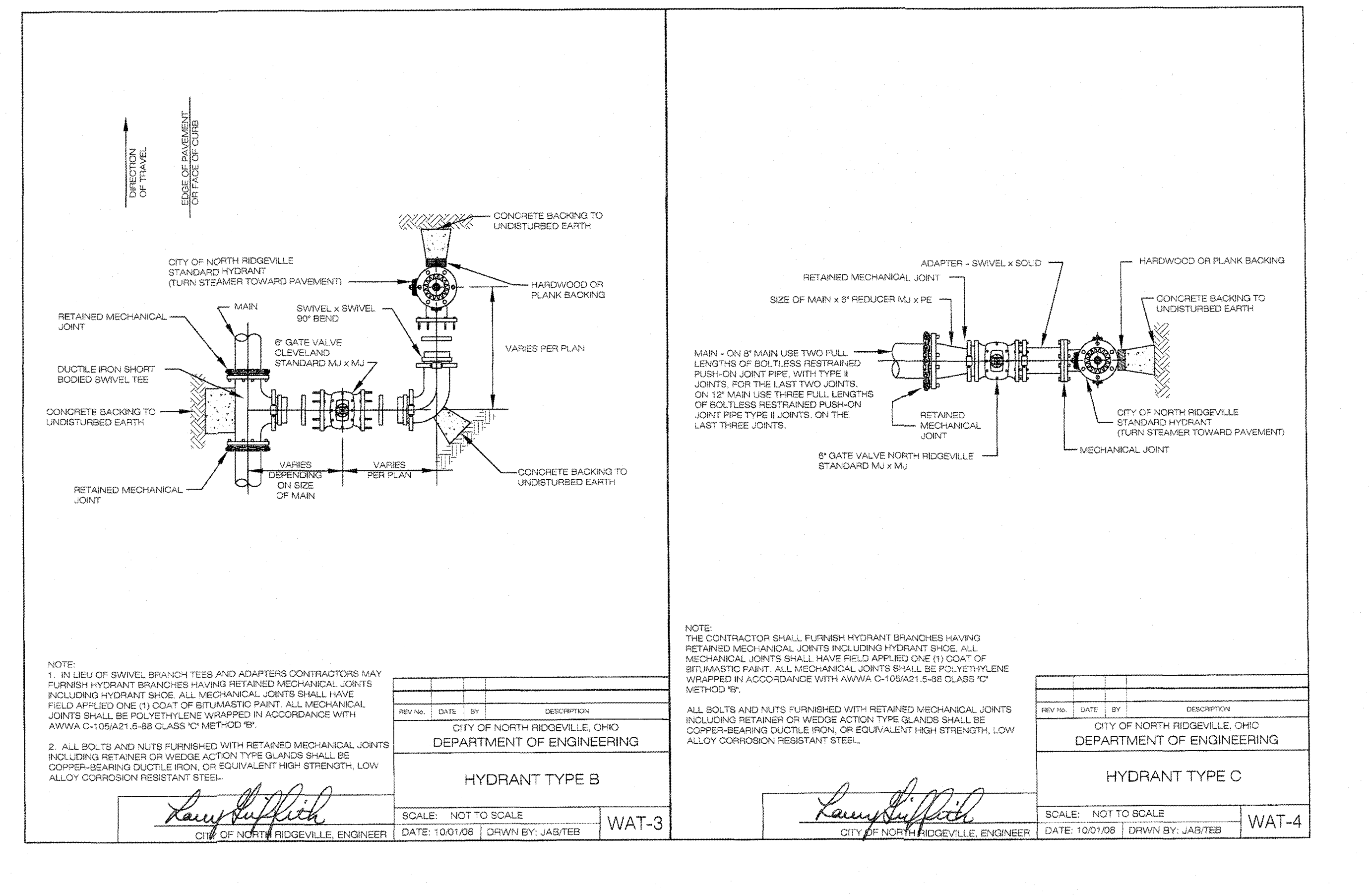
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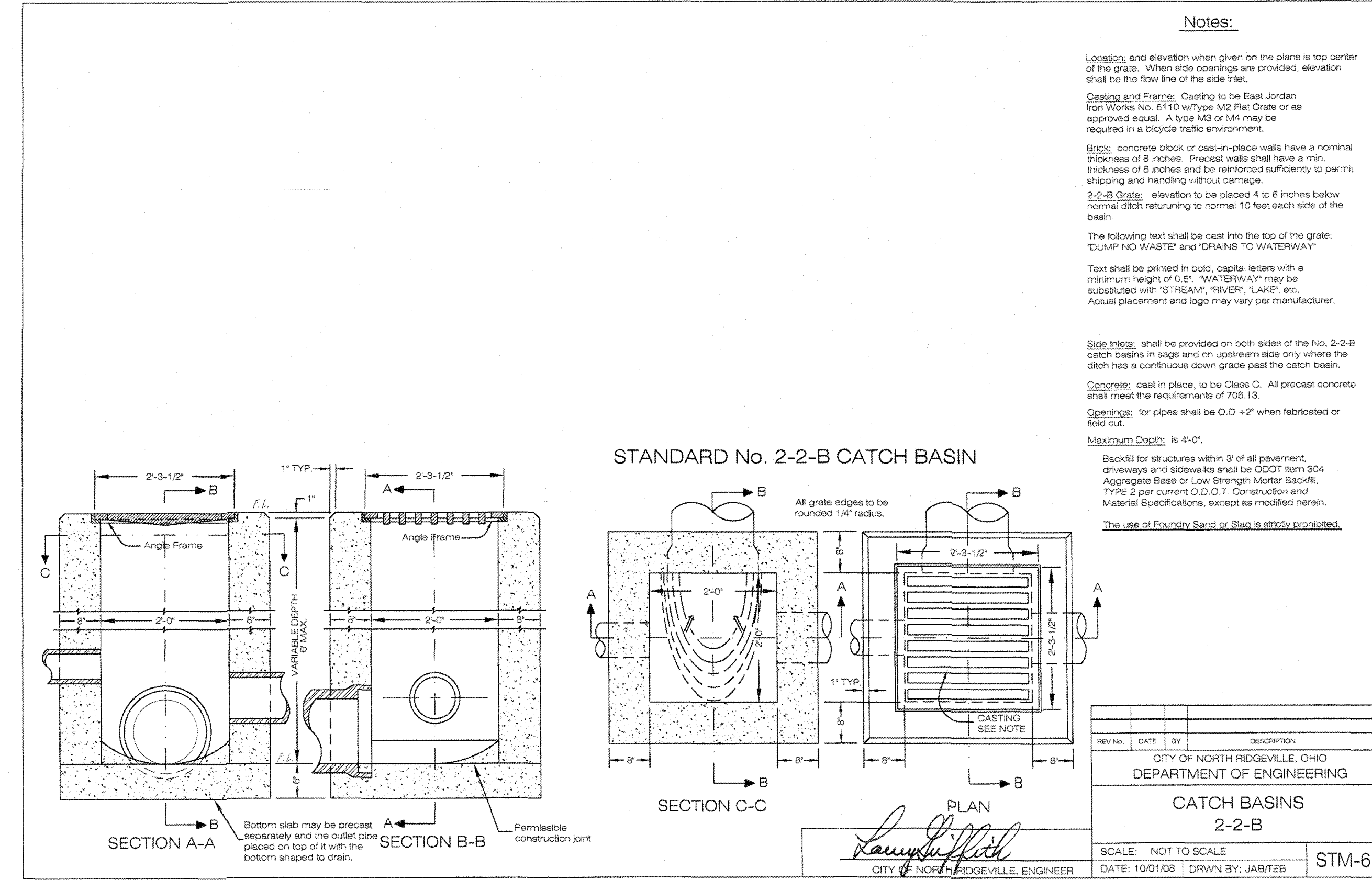
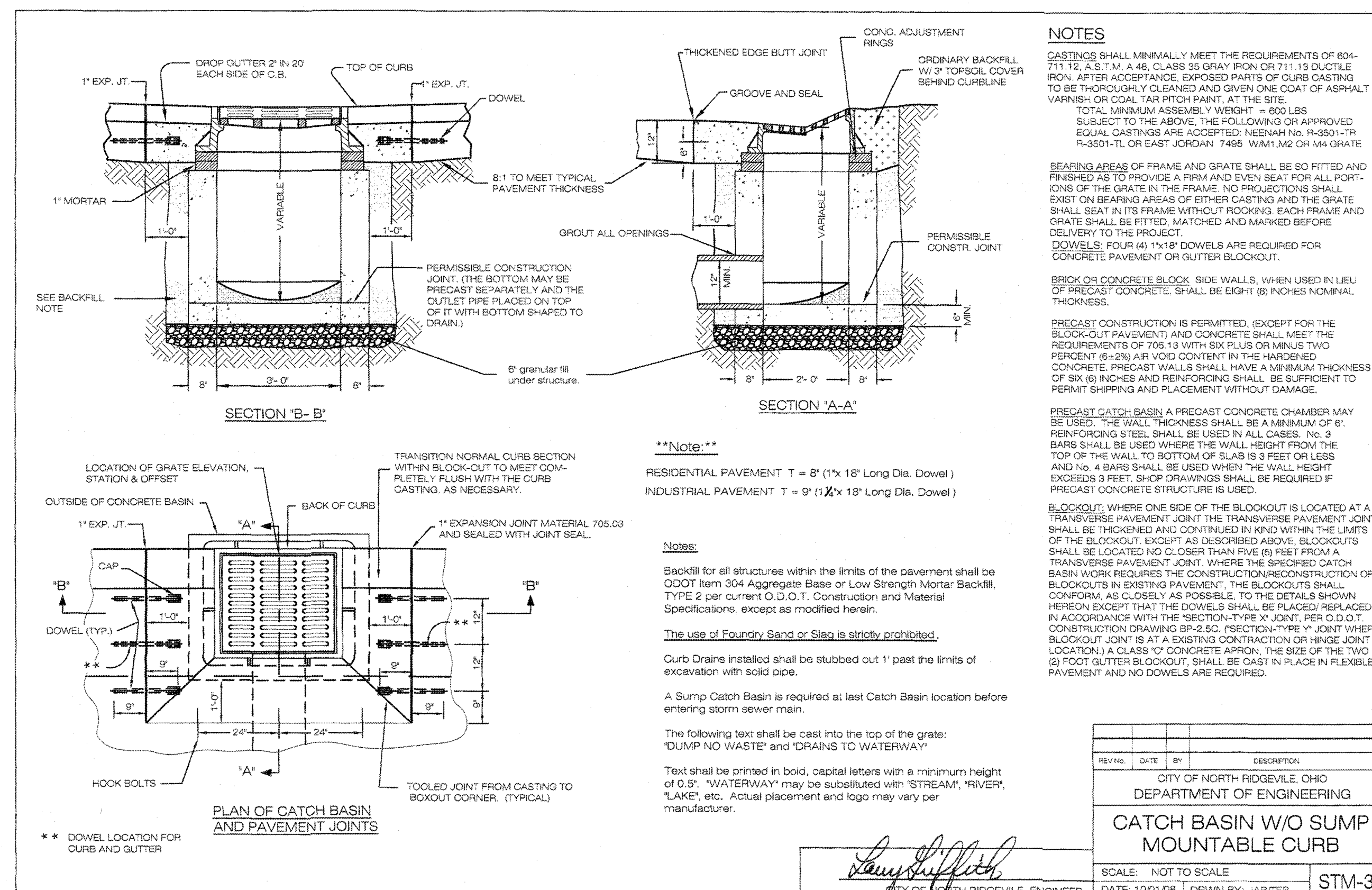
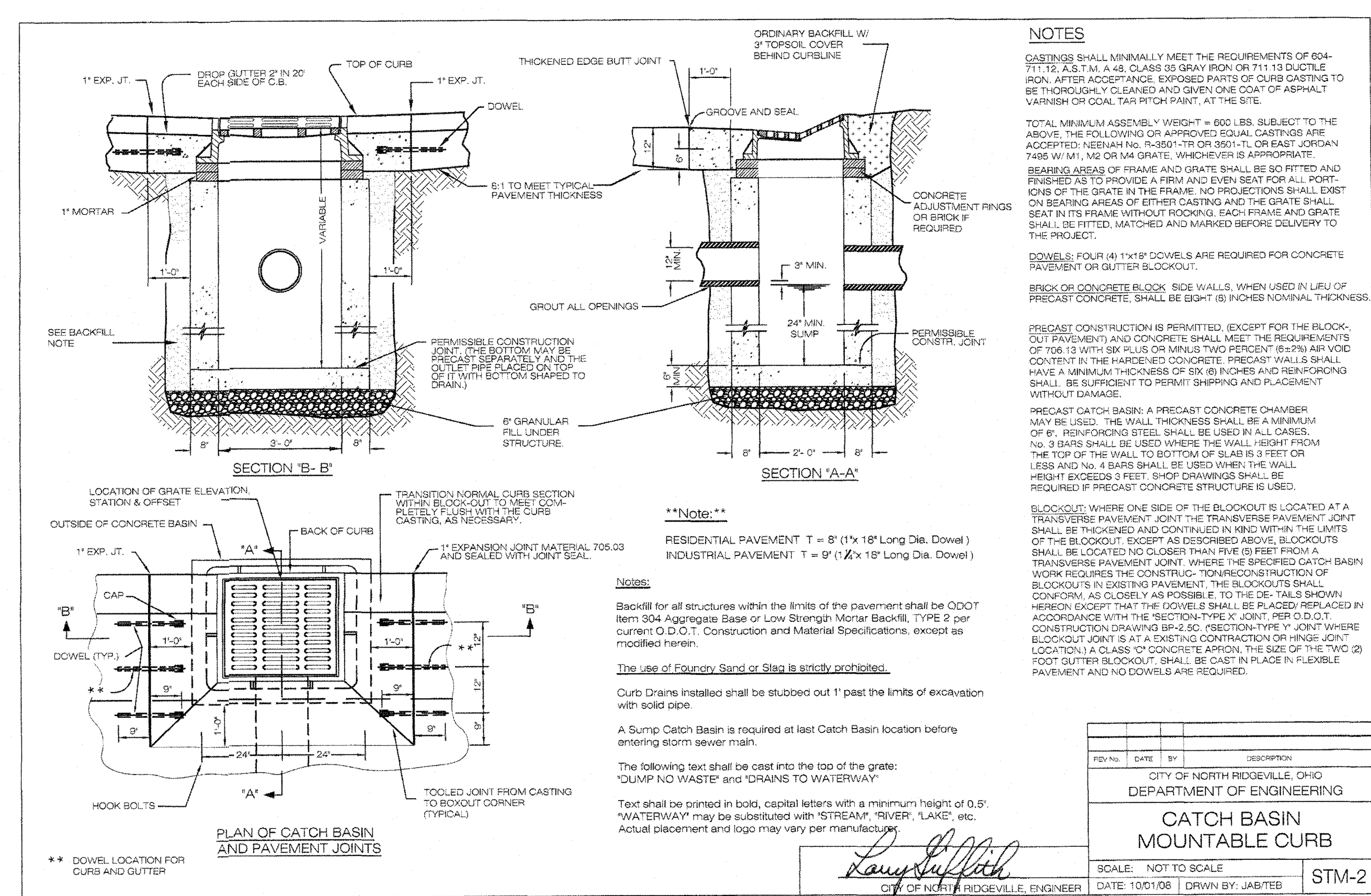
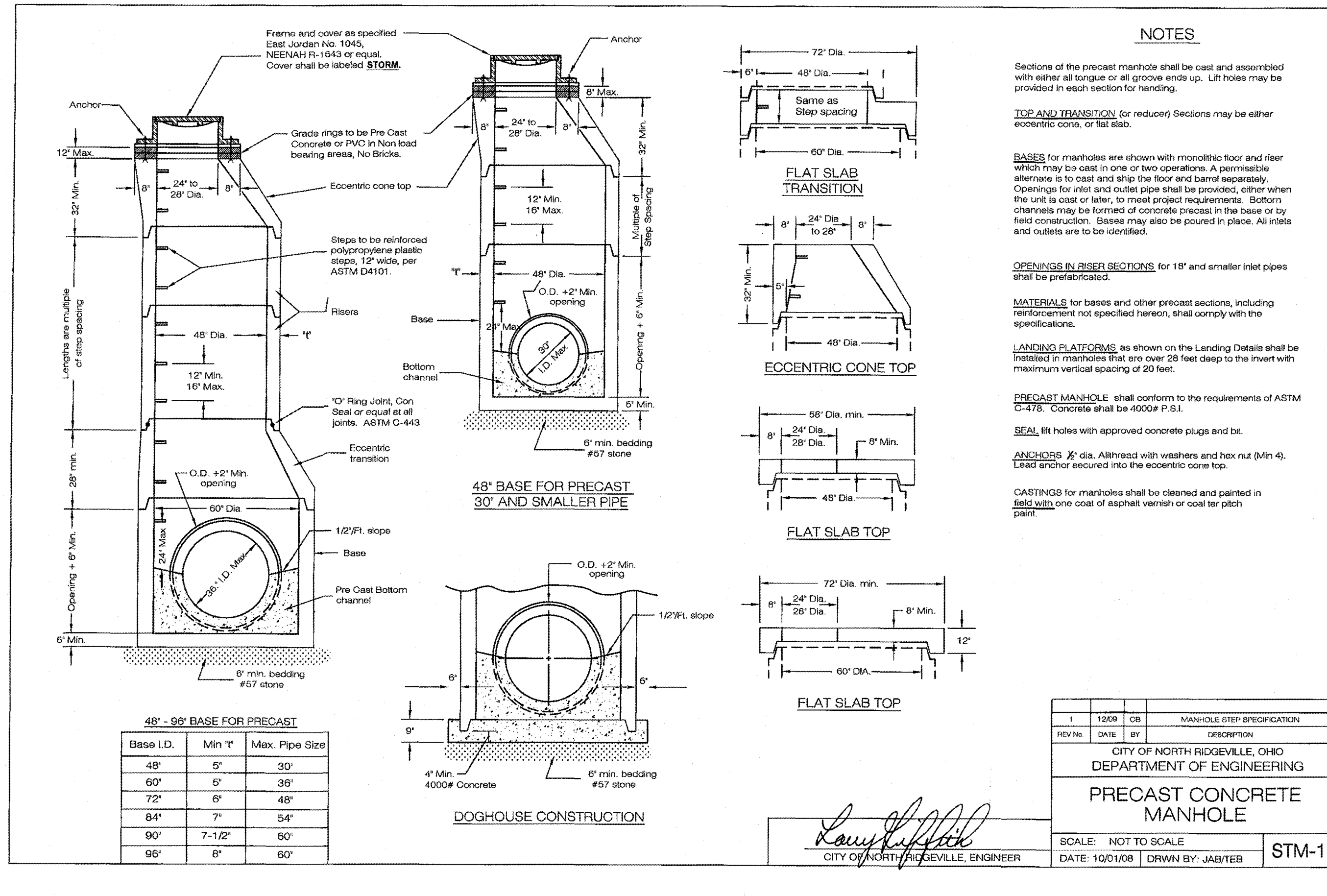
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2018111C

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C-008



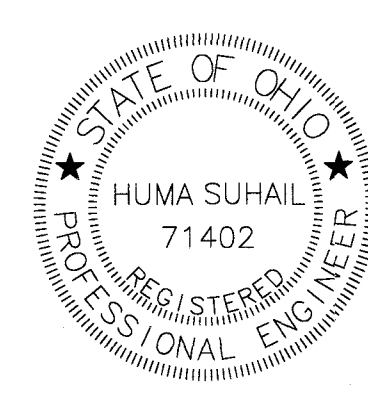




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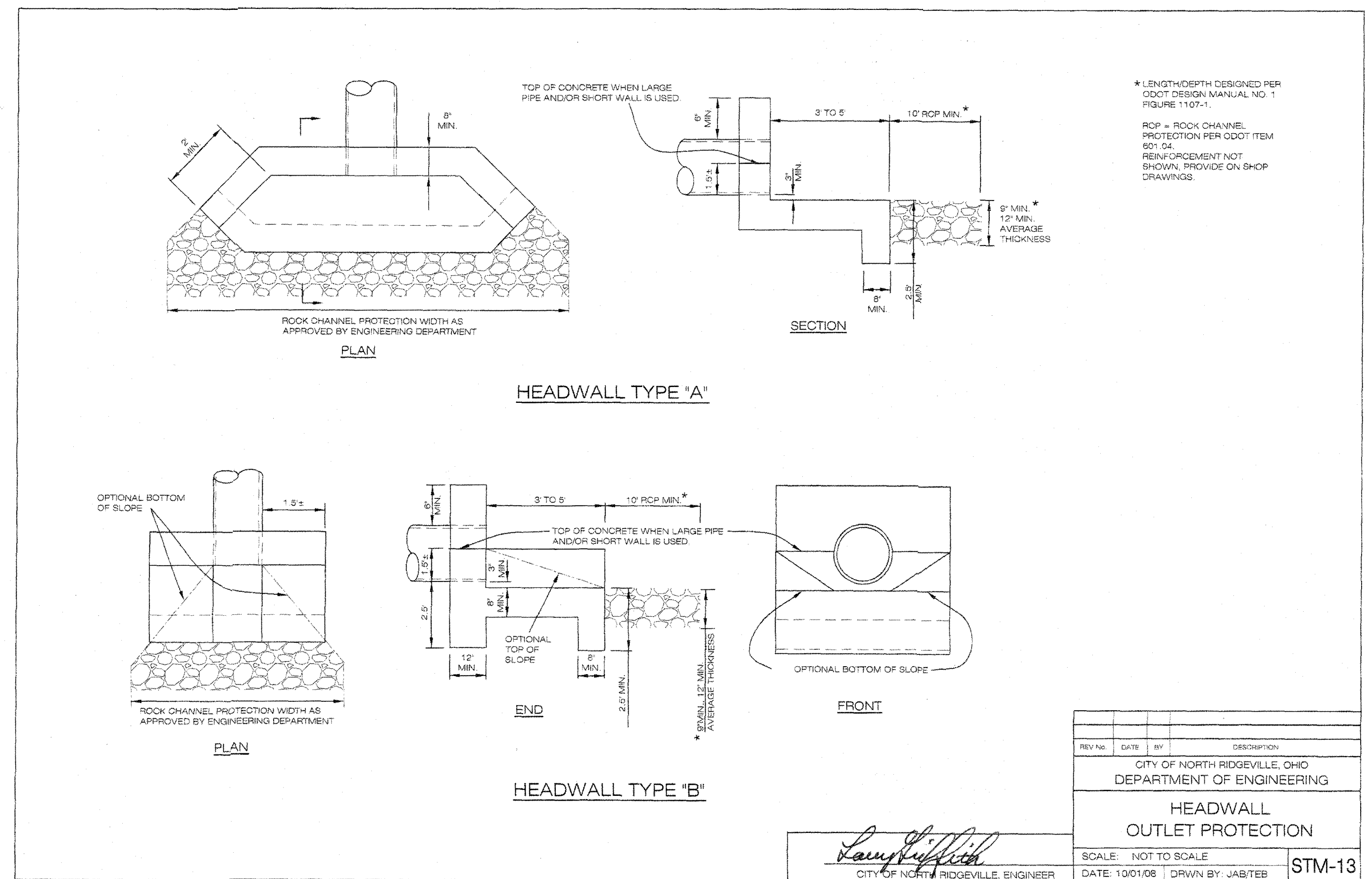
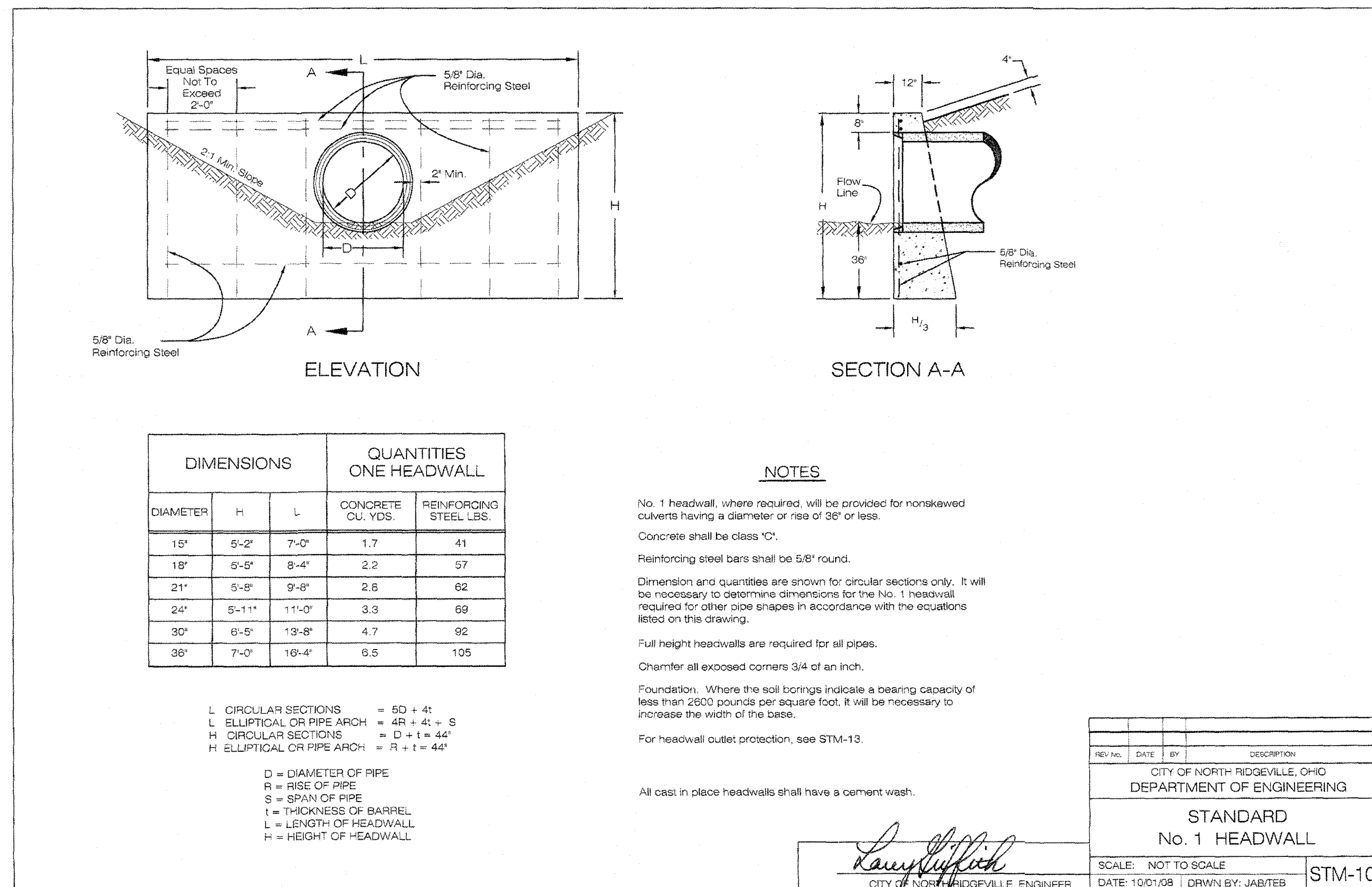
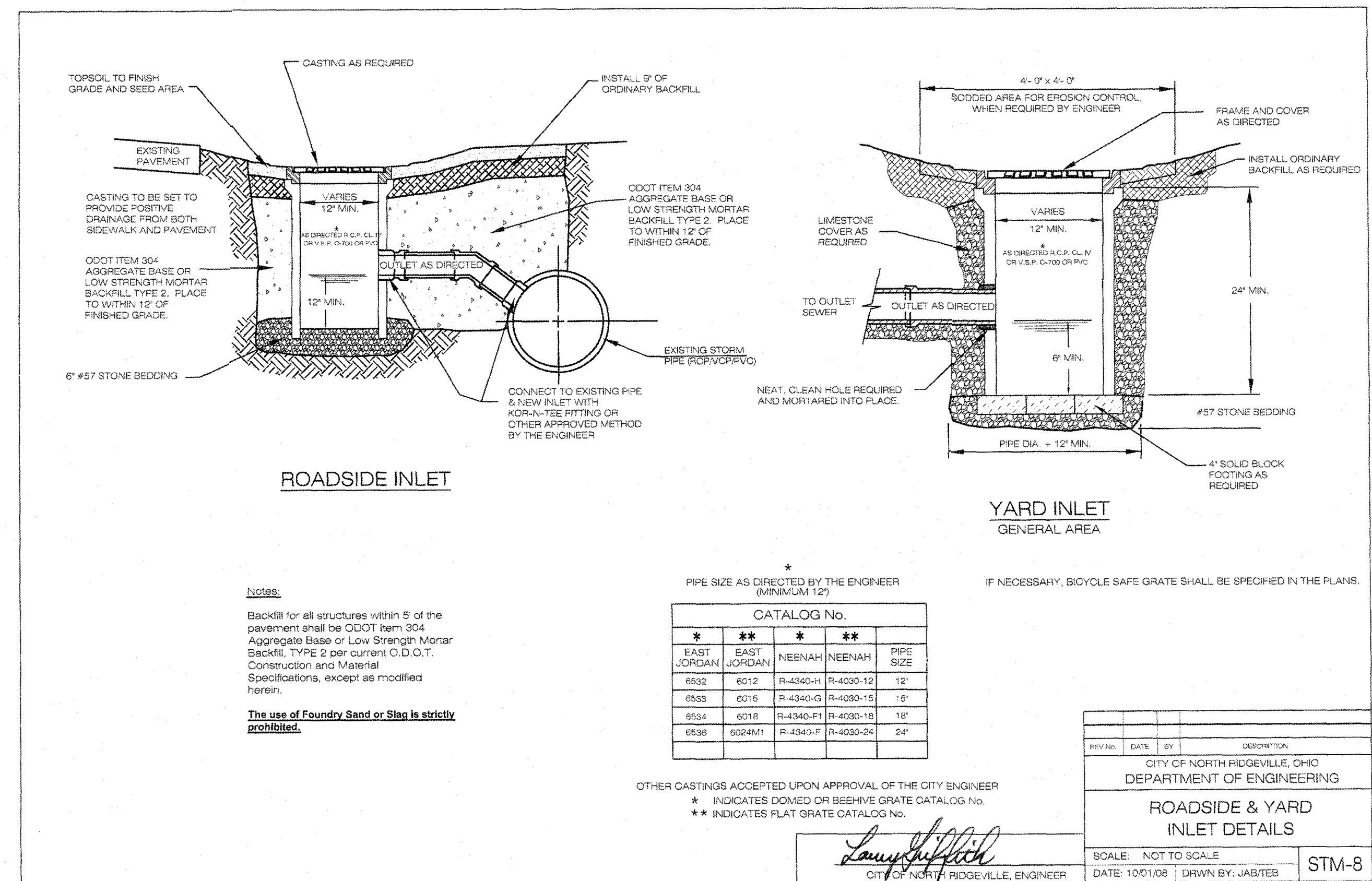
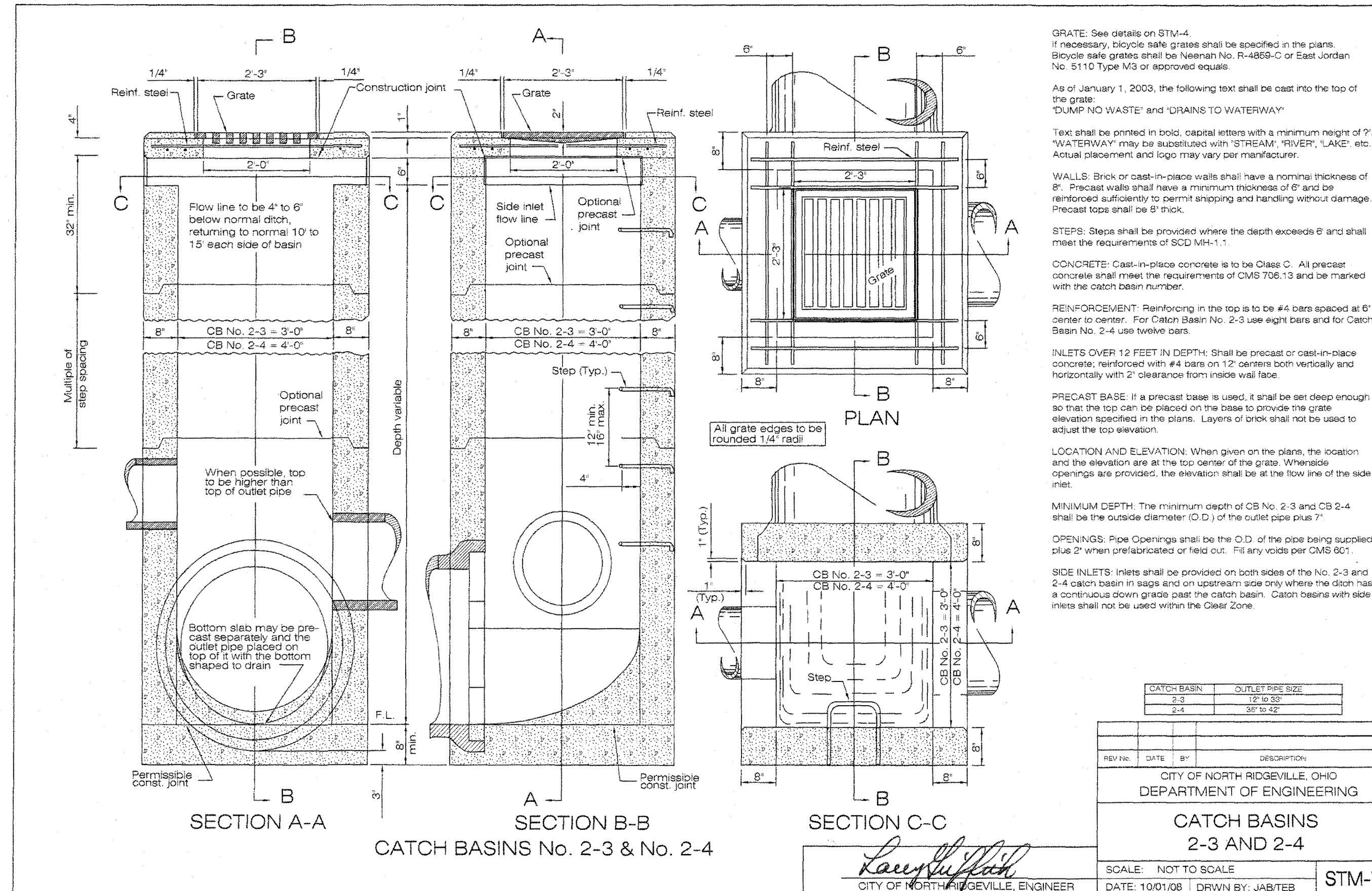
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SCALE **N/A**

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**HAMPTON PLACE
SUBDIVISION # 5**

DETAILS

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23550 CENTER RIDGE ROAD
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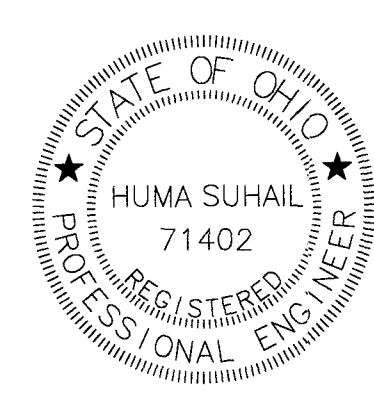
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SHEET NO. **C-011**



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SCALE: N/A

HAMPTON PLACE
SUBDIVISION # 5

DETAILS

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23550 CENTER RIDGE ROAD
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S&S JOB NO.
2018111C

SHEET NO.
C-012

HANCOR SURE-LOK ST PIPE SPECIFICATIONS

SCOPE

This specification describes Hancor 4" - 60" (100 and 1500 mm) Hancor Sure -Lok ST pipe for use in gravity flow drainage applications.

PIPE REQUIREMENTS

Sure-lok ST pipe shall have a smooth interior and annular exterior corrugations.

- 4"-10"(100-250mm) shall meet AASTHO M252, Type S.
- 12"-60"(300-1500mm) shall meet AASTHO M294, Type S or ASTM F2306.
- Manning's "n" value for use in design shall be 0.010 to 0.012

JOINT PERFORMANCE

Pipe shall be joined using a bell-and-spigot gasketed joint. Gaskets, when applicable, shall be made of polyisoprene meeting the requirements of ASTM F477. Gasket shall be installed by the pipe manufacturer and covered with a removable wrap to ensure the gaskets free from debris. A joint lubricant supplied by the manufacturer shall be used on the gasket and belt during assembly. Standard connections shall meet or exceed the soil-tight requirements of AASTHO M252, AASTHO N204, or ASTM F2306.

FITTINGS

Fittings shall conform to AASTHO M252, AASTHO M294, or ASTM F2306 fabricated fittings, where accessible shall be welded on the interior and exterior at all junctions.

MATERIAL PROPERTIES

Virgin material for pipe and fitting production shall be high density polyethylene conforming with the minimum requirements of cell classification 4244200 for 4" - 10" (100-250mm) diameters, or 4354000 for 12" - 60"(300-1500mm) diameters, as defined and described in the latest version of ASTM D3350. The 12" - 60" (300-1500mm) virgin pipe material shall comply with notched constant ligament - stress (NCLS) test as specified in section 9.5 and 5.1 of AASTHO M294 and ASTM F2306 respectively.

INSTALLATION

Installation shall be accordance with ASTM D2321 and Hancor's published installaion guidelines with that minimum cover in trafficked areas for 4" - 48" (100 - 1200mm) diameters shall be one foot (0.3m) and for 54" and 60" (1350 and 1500mm) diameters shall be 2 ft. (0.6m) in single run applications. Contact your local Hancor representative or visit our web site at www.hancor.com for a copy of the latest installation guidelines.

PIPE DIMENSIONS

		Nominal Diameter In (mm)															
PIPE I.D.	in	4	6	8	10	12	15	18	24	30	36	42	48	54*	60		
	mm	(100)	(150)	(200)	(250)	(300)	(375)	(450)	(600)	(750)	(900)	(1050)	(1200)	(1350)	(1500)		
PIPE O.D.**	in	4.8	6.9	9.1	11.4	14.5	18	21	28	36	42	48	54	61	67		
	mm	(122)	(175)	(231)	(290)	(368)	(457)	(533)	(711)	(914)	(1067)	(1219)	(1372)	(1549)	(1702)		
PREPERATION		ALL DIAMETERS AVAILABLE WITH OR WITHOUT PERFORATIONS															

* CHECK WITH SALES REPRESENTATIVE FOR AVAILABILITY BY REGION
** PIPE O.D. VALUES ARE PROVIDED FOR REFERENCE PURPOSES ONLY. VALUES STATED FOR 12" - 16" (300 - 1500mm) are ± 1 INCH

SureLok st

THE PERFORMANCE YOU EXPECT.
THE INNOVATIONS YOU NEED.

With over 110 years experience, Hancor has provided expert knowledge and innovative product solutions proven in a wide range of field drainage applications. Our HDPE pipe delivers superior value while providing physical strength and structural design that just cannot be matched by metal or concrete.

Sur-Lok ST pipe is perfect for storm water applications retention/detention systems: culverts; cross slope or edge drains. Other uses include golf courses, sports playing fields, or parking lot drainage.

Sur-Lok ST pipe is perfect for storm water applications retention/detention systems, culverts, cross slope or edge drains. Other uses include goll courses, sports playing fields, or parking lot drainage.

FEATURES & BENEFITS

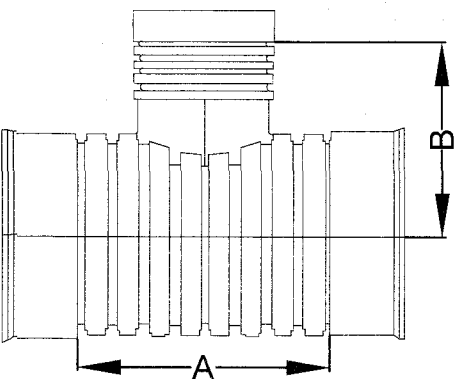
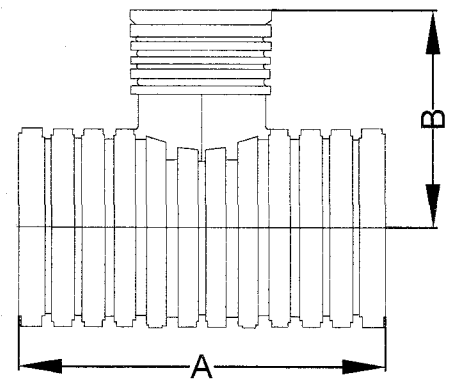
- Soil-tight rubber gasket meets ASTM F477 Available in 20'(6m) lengths resulting in fewer joints, custom lengths also available.
- Bell-and-spigot joint allows for quick and easy installation
- Easy to handle ,safe, light weight pipe requires less labor and equipment for faster installation and reduced costs.
- HS-25 (Highway traffic loads) rated with a minimum of 12" (0.3m) of cover for 4" - 48" (100- 1200mm) diameters and 24" (0.6m) of cover for 54" and 60" (1350 and 1500mm) diameters in single run applications.
- Provide superior resistance to chemicals, road salts, motor oil and gasoline - will not rust, deteriorate or crumble.
- Withstands repeated freeze/thaw cycles and continuous subzero temperatures.
- Superior hydraulic-smooth interior will ensure no debris or sediment build-up.

DUAL WALL FABRICATED REDUCING TEES
18" x 12" - 18" x 15" DIAMETER

PART #	PIPE SIZE	A	B	JOINT
1864AN	18 x 12 in (450 x 300 mm)	37.5 in (953 mm)	19.3 in (490 mm)	*
1864AN85B	18 x 12 in (450 x 300 mm)	26.8 in (681 mm)	15.5 in (393 mm)	ST
1864AN65B	18 x 12 in (450 x 300 mm)	26.8 in (681 mm)	15.5 in (393 mm)	WT
1865AN	18 x 15 in (450 x 375 mm)	40.2 in (1021 mm)	22.8 in (578 mm)	*
1865AN85B	18 x 15 in (450 x 375 mm)	29.5 in (749 mm)	17.6 in (446 mm)	ST
1865AN65B	18 x 15 in (450 x 375 mm)	29.5 in (749 mm)	17.6 in (446 mm)	WT

* = PLAIN END
ST = SOIL TIGHT
WT = WATER TIGHT

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY



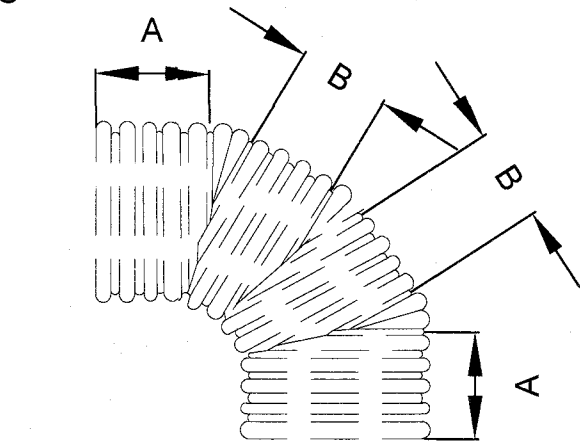
ST & WT (INCLUDES 3 GASKETS)

DUAL WALL FABRICATED MITERED 90° BENDS
12" - 18" DIAMETER

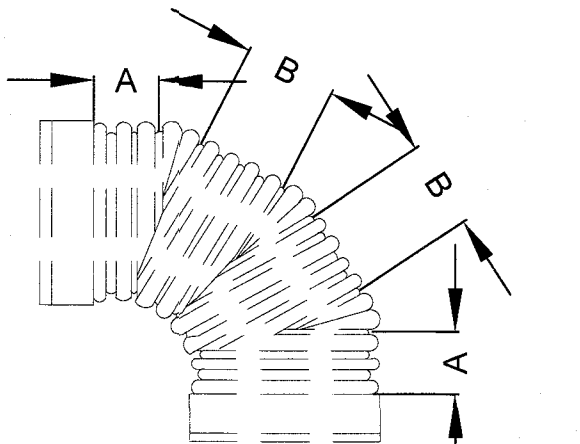
PART #	PIPE SIZE	A	B	JOINT
1299AN	12 in (300 mm)	9.4 in (239 mm)	7.8 in (198 mm)	*
1299AN85B	12 in (300 mm)	5.5 in (140 mm)	7.8 in (198 mm)	ST
1299AN65B	12 in (300 mm)	5.5 in (140 mm)	7.8 in (198 mm)	WT
1599AN	15 in (375 mm)	12.1 in (307 mm)	9.3 in (236 mm)	*
1599AN85B	15 in (375 mm)	6.9 in (175 mm)	9.3 in (236 mm)	ST
1599AN65B	15 in (375 mm)	6.9 in (175 mm)	9.3 in (236 mm)	WT
1899AN	18 in (450 mm)	12.2 in (310 mm)	10.0 in (254 mm)	*
1899AN85B	18 in (450 mm)	7.1 in (180 mm)	10.0 in (254 mm)	ST
1899AN65B	18 in (450 mm)	7.1 in (180 mm)	10.0 in (254 mm)	WT

* = PLAIN END
ST = SOIL TIGHT
WT = WATER TIGHT

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY



PLAIN END



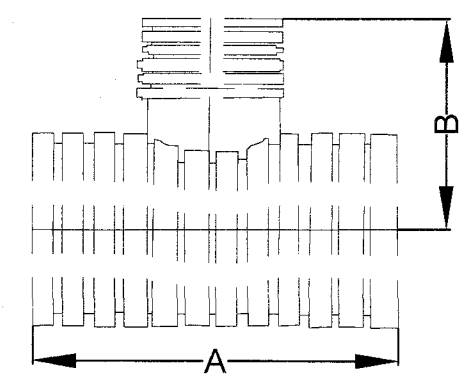
ST & WT (INCLUDES 2 GASKETS)

DUAL WALL FABRICATED REDUCING TEES
15" x 4" - 15" x 12" DIAMETER

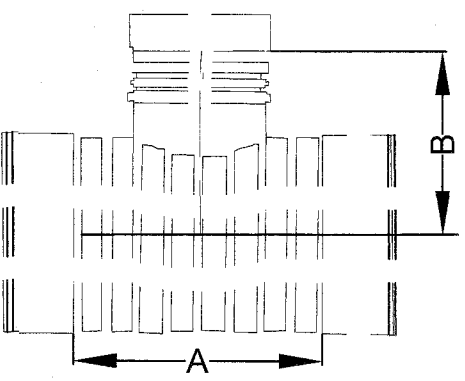
PART #	PIPE SIZE	A	B	JOINT
1560AN	15 x 4 in (375 x 100 mm)	25.9 in (658 mm)	15.1 in (384 mm)	*
1560AN85B	15 x 4 in (375 x 100 mm)	15.5 in (395 mm)	13.8 in (350 mm)	ST
1560AN65B	15 x 4 in (375 x 100 mm)	15.5 in (395 mm)	13.8 in (350 mm)	WT
1561AN	15 x 6 in (375 x 150 mm)	28.5 in (724 mm)	16.1 in (409 mm)	*
1561AN85B	15 x 6 in (375 x 150 mm)	18.1 in (461 mm)	14.6 in (370 mm)	ST
1561AN65B	15 x 6 in (375 x 150 mm)	18.1 in (461 mm)	14.6 in (370 mm)	WT
1562AN	15 x 8 in (375 x 200 mm)	31.1 in (789 mm)	18.8 in (479 mm)	*
1562AN85B	15 x 8 in (375 x 200 mm)	20.7 in (526 mm)	16.9 in (430 mm)	ST
1562AN65B	15 x 8 in (375 x 200 mm)	20.7 in (526 mm)	16.9 in (430 mm)	WT
1563AN	15 x 10 in (375 x 250 mm)	33.7 in (855 mm)	18.8 in (477 mm)	*
1563AN85B	15 x 10 in (375 x 250 mm)	23.3 in (592 mm)	16.3 in (413 mm)	ST
1563AN65B	15 x 10 in (375 x 250 mm)	23.3 in (592 mm)	16.3 in (413 mm)	WT
1564AN	15 x 12 in (375 x 300 mm)	36.3 in (921 mm)	18.0 in (457 mm)	*
1564AN85B	15 x 12 in (375 x 300 mm)	25.9 in (658 mm)	14.1 in (359 mm)	ST
1564AN65B	15 x 12 in (375 x 300 mm)	25.9 in (658 mm)	14.1 in (359 mm)	WT

* = PLAIN END
ST = SOIL TIGHT
WT = WATER TIGHT

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY



PLAIN END

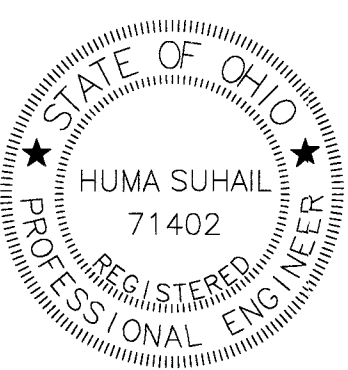


ST & WT (INCLUDES 3 GASKETS)

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REVIEWED BY ES
DATE AUG. 21, 2018
SCALE N/A

HAMPTON PLACE
SUBDIVISION # 5

STORM PIPE DETAILS

PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

S&S JOB NO.
2018111C

SHEET NO.
C-013

DUAL WALL FABRICATED TEES 12" - 30" DIAMETER				
PART #	PIPE SIZE	A	B	JOINT
1264AN	12 in (300 mm)	30.7 in (780 mm)	15.4 in (390 mm)	*
1264AN85B	12 in (300 mm)	21.1 in (536 mm)	10.6 in (268 mm)	ST
1264AN65B	12 in (300 mm)	21.1 in (536 mm)	10.6 in (268 mm)	WT
1565AN	15 in (375 mm)	38.9 in (987 mm)	19.4 in (494 mm)	*
1565AN85B	15 in (375 mm)	23.3 in (592 mm)	11.7 in (296 mm)	ST
1565AN65B	15 in (375 mm)	23.3 in (592 mm)	11.7 in (296 mm)	WT
1866AN	18 in (450 mm)	42.9 in (1089 mm)	21.4 in (545 mm)	*
1866AN85B	18 in (450 mm)	26.8 in (681 mm)	13.4 in (340 mm)	ST
1866AN65B	18 in (450 mm)	26.8 in (681 mm)	13.4 in (340 mm)	WT
2467AN	24 in (600 mm)	50.4 in (1280 mm)	25.2 in (640 mm)	*
2467AN85B	24 in (600 mm)	37.8 in (960 mm)	18.9 in (480 mm)	ST
2467AN65B	24 in (600 mm)	37.8 in (960 mm)	18.9 in (480 mm)	WT
3068AN	30 in (750 mm)	65.9 in (1674 mm)	33.0 in (837 mm)	*
3068AN85B	30 in (750 mm)	49.4 in (1256 mm)	24.7 in (628 mm)	ST
3068AN65B	30 in (750 mm)	49.4 in (1256 mm)	24.7 in (628 mm)	WT

PLAIN END

ST & WT (INCLUDED 3 GASKETS)

* = PLANE END
ST = SOIL TIGHT
WT = WATER TIGHT

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY

HANCOR DRAIN GRATE SPECIFICATION

Scope
The specification describes Hancor 12- and 15- inch (300 and 375 mm) Drain Grate for use in non-trafficked clean-out port and surface inlet applications.

Drain Grate Requirements
The Drain Grate shall be manufactured from high density polyethylene. The total maximum load capacity shall for the 12-inch drain grate shall be 1000 lbs. (454 kg), while the total maximum load capacity for the 15- inch drain grate shall be 1500 lbs. (681 kg).

Installation
Hancor 12- and 15-inch (300 and 375 mm) drain grates are intended to work in conjunction with 12- and 15-inch (300 and 375 mm) Hancor Hi-Q drainage pipes respectively. The bottom lip of the drain grate shall be inserted into the end of the Hi-Q pipe section, and then fastened to the pipe with four 1/4"x3" lag bolts.

Top view diagram showing dimensions A (width) and B (depth). Side view diagram showing dimensions C (lip width), D (lip height), E (grate height), and F (lip thickness).

Nominal Drain Grate Size	A in (mm)	B in (mm)	C in (mm)	D in (mm)	E in (mm)	F in (mm)
12-Inch (300 mm)	12.56 (319)	14.60 (368)	0.37 (9)	11.75 (299)	14.50 (368)	1.87 (46)
15-Inch (375 mm)	16.5 (419)	18.0 (457)	0.87 (22)	16.69 (373)	18.0 (457)	2.0 (51)

Warning: This product is furnished with four lag screws to be used as a fastening mechanism for proper installation. As well as this product has a maximum load capacity of 1000lbs (454 kg) for the 12-inch (300 mm) drain grate and 1500lbs (681 kg) for the 15-inch (375 mm) drain grate. Exceeding load capacity or poor installation may cause injury to persons and property.

NO.	DATE		BY
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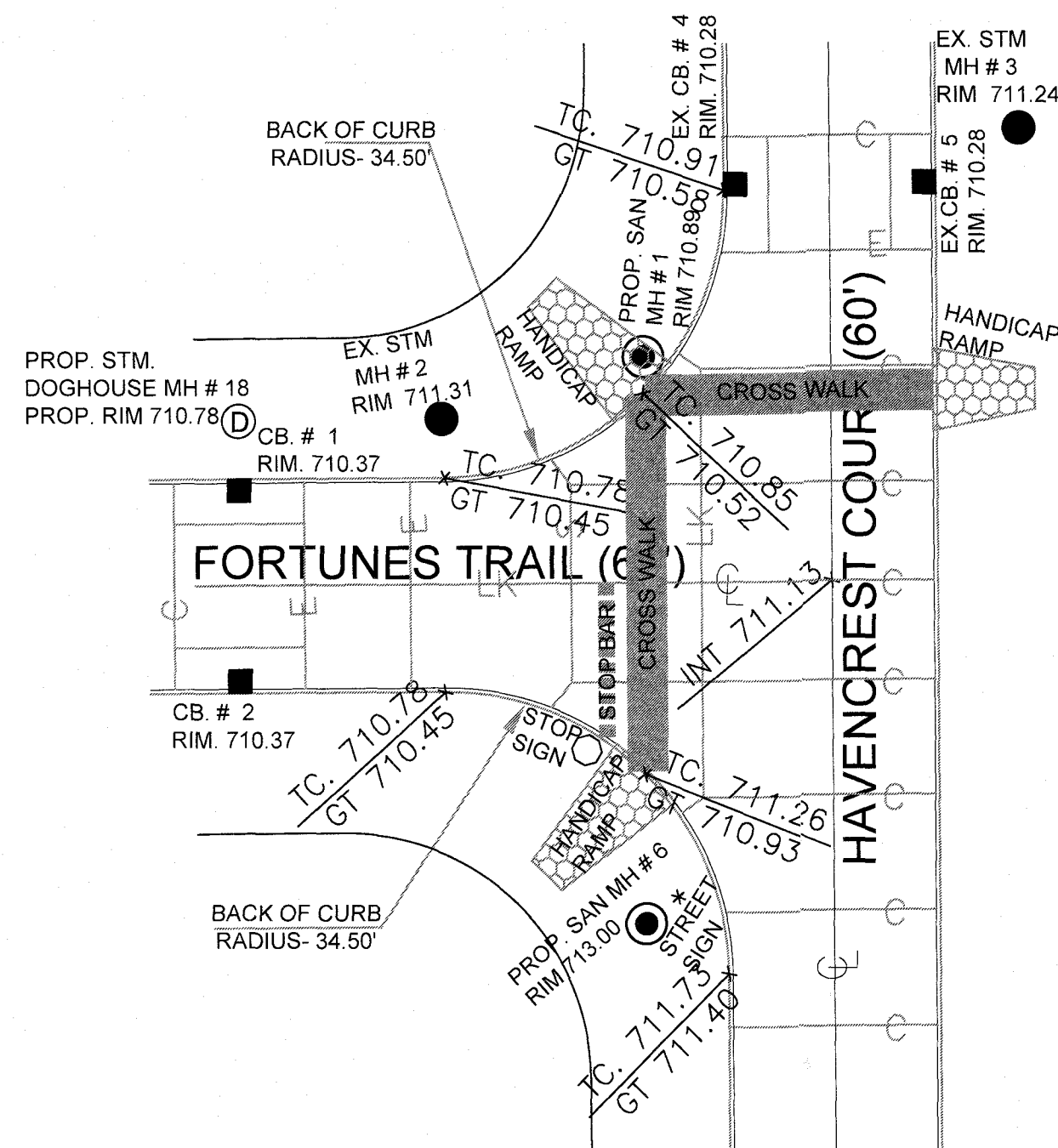
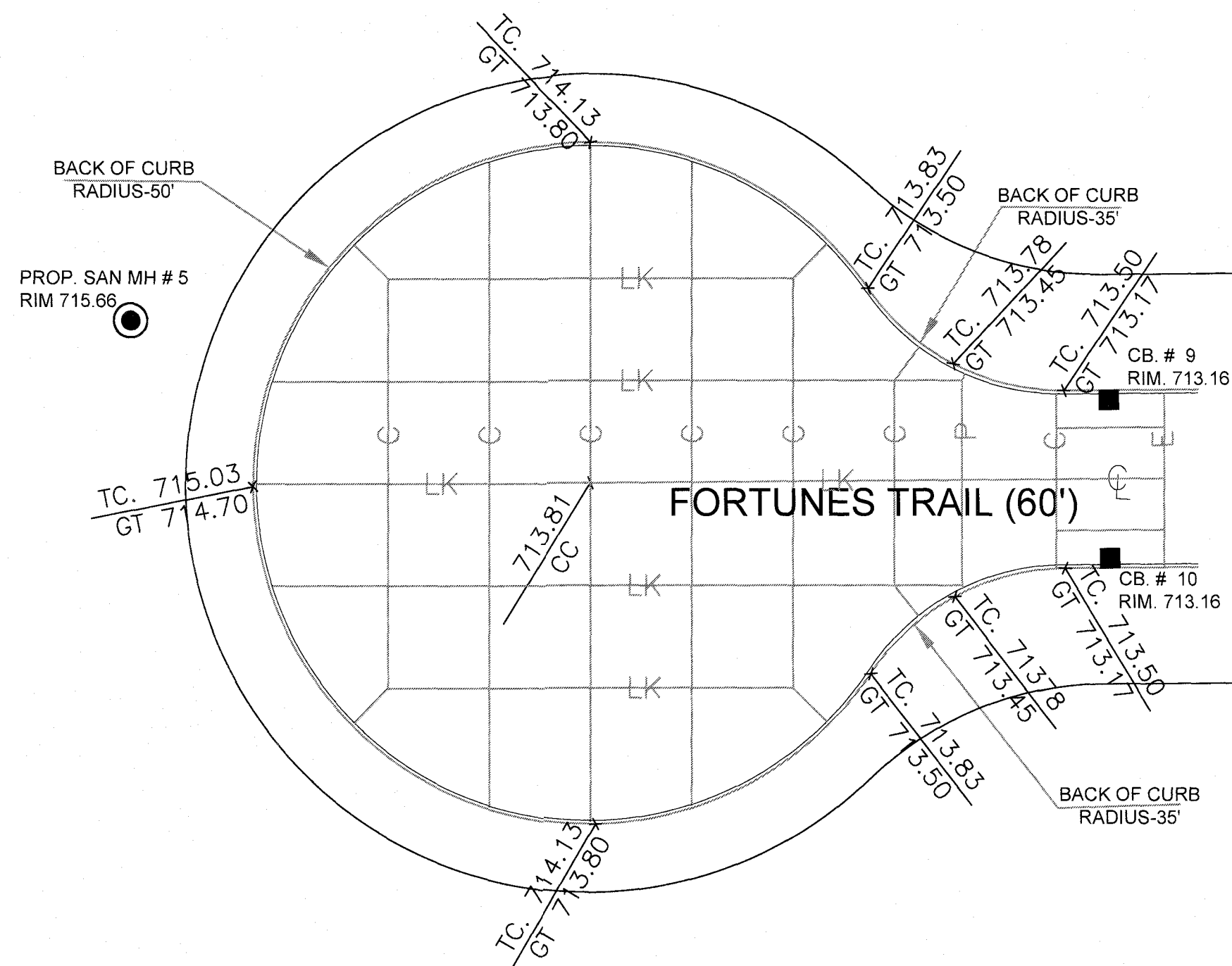
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CHECKED BY	<u>HS</u>		STORM PIPE DETAILS	S&S JOB NO. 2018111C	SHEET NO. C-014
REVIEWED BY	<u>ES</u>				
DATE	<u>AUG. 21, 2018</u>				
SCALE	<u>N/A</u>				



JOINT LEGEND

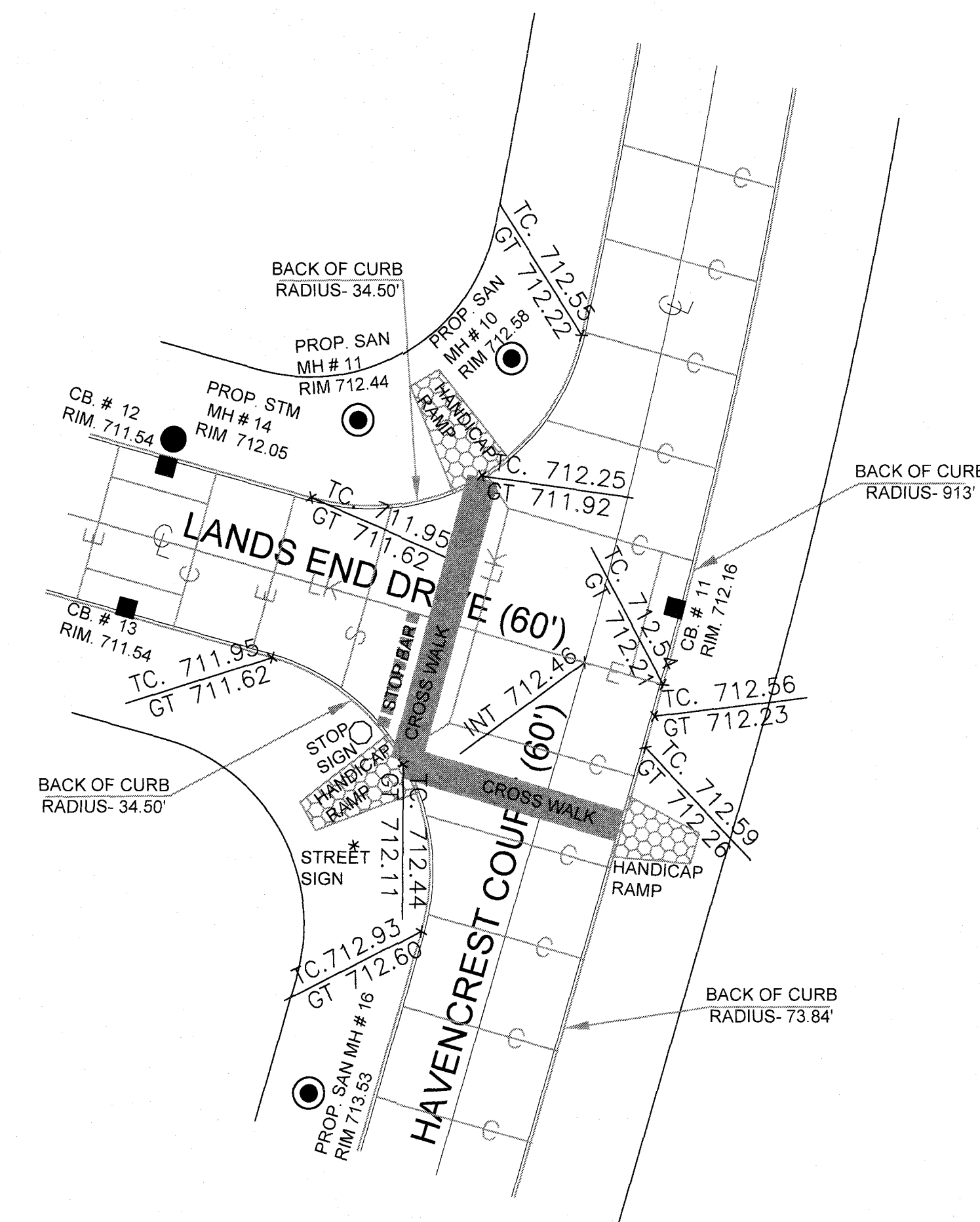
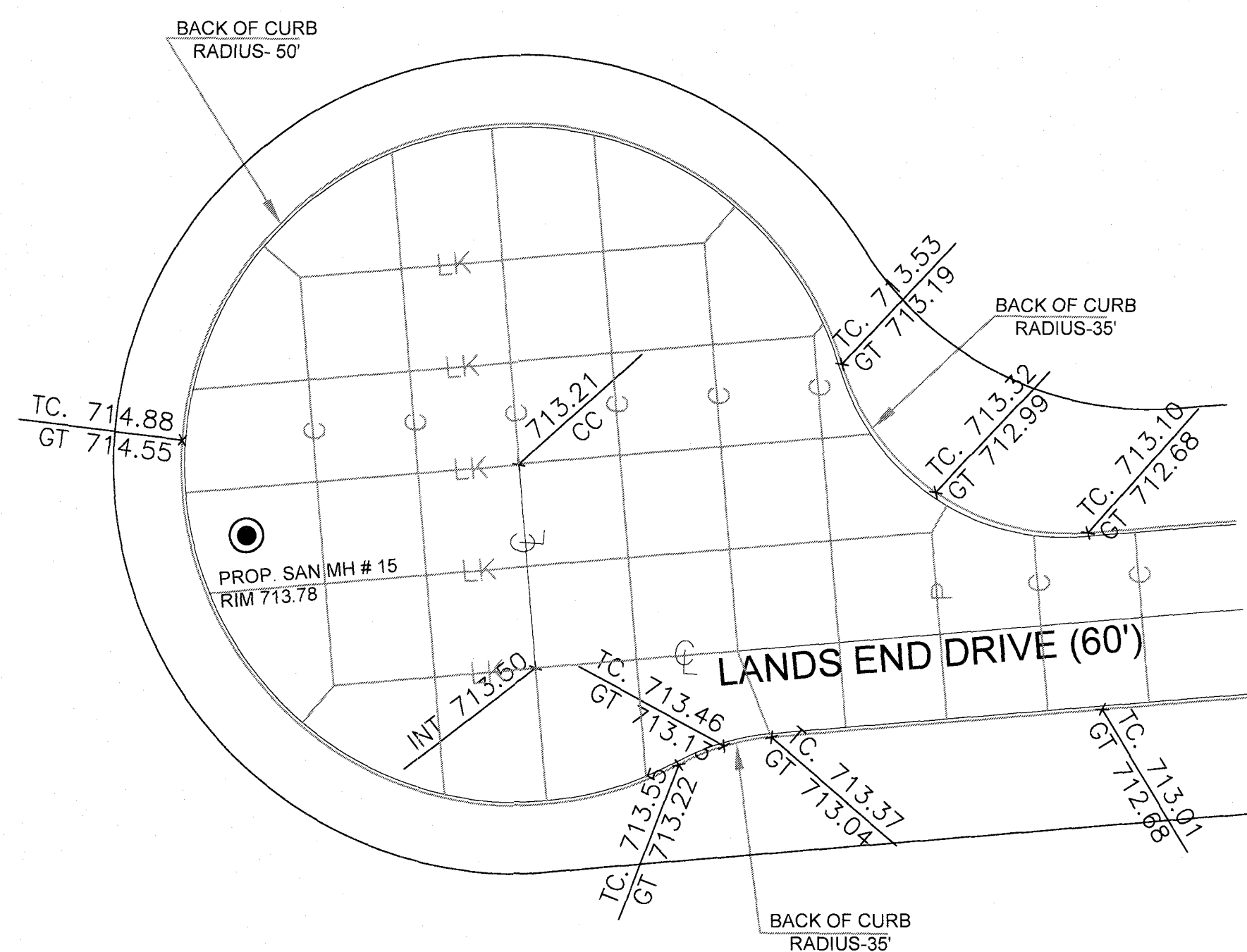
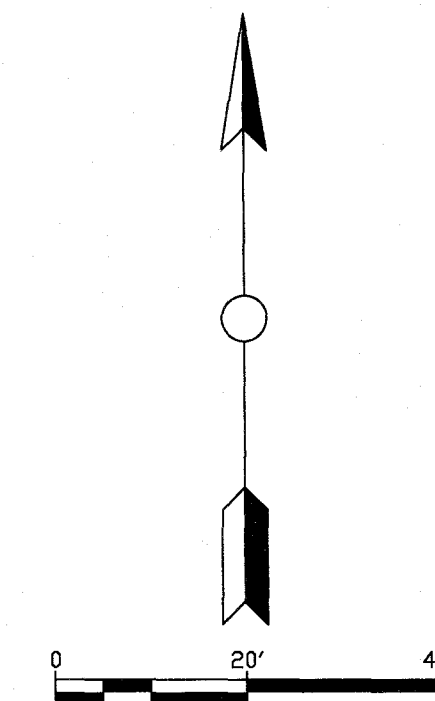
- C CONTROL JOINT
- E EXPANSION JOINT (SLEEPER SLAB)
- LK LONGITUDINAL KEY JOINT
- P PRESSURE RELIEF JOINT
- S SLEEPER SLAB EXPANSION JOINT

USE LONGITUDINAL KEY JOINTS, WITHOUT HOOK BOLTS AROUND ALL MANHOLES.

ALL CATCH BASINS AND MANHOLES SHALL BE SEPARATED FROM THE PAVEMENT AND CURB BY BOXING OUT.

NOTE:

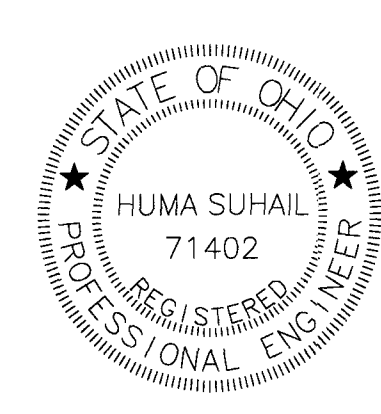
1. CONTRACTOR TO MAKE A CLEAN SAW CUT 2' INTO THE STONEY RIDGE ROAD EXISTING ASPHALT PAVEMENT.
2. THE CONTRACTOR IS TO REPAIR ANY EXISTING PAVEMENT ALONG STONEY RIDGE THAT IS DAMAGED BY HIS OPERATIONS.



1	1-17-19	REVISED AS PER CITY COMMENTS DATED 09-28-2018	IR
2	4-08-19	REVISED AS PER CITY COMMENTS DATED 02-27-2019	MK
NO.	DATE		BY
REVISIONS			

SUHAIL A/E

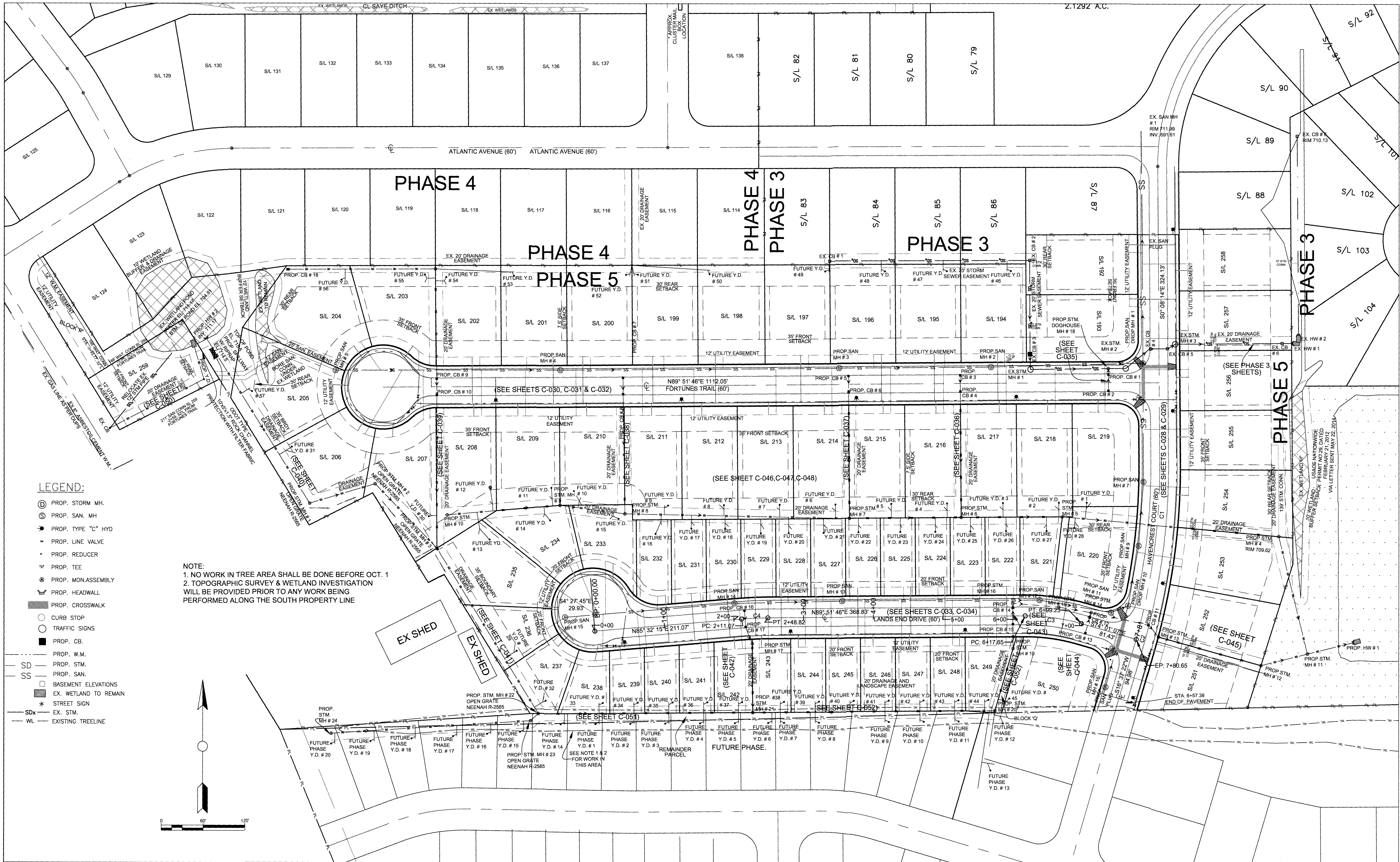
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY	IR
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
SCALE	AS NOTED

HAMPTON PLACE SUBDIVISION # 5
INTERSECTION DETAILS

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-018



NO.	DATE	REVISIONS	BY
1.	01-17-19	REVISED AS PER CITY COMMENTS DATED 09-28-2018	NO
2.	04-08-19	REVISED AS PER CITY COMMENTS DATED 02-27-2019	MK
3.	05-30-19	REVISED AS PER CITY COMMENTS DATED 05-15-2019	MK
4.	06-14-19	REVISED AS PER CITY COMMENTS DATED 06-12-2019	IR
5.	06-20-19	REVISED AS PER CITY COMMENTS DATED 06-18-2019	IR
6.	06-26-19	REVISED AS PER CITY COMMENTS DATED 06-21-2019	IR

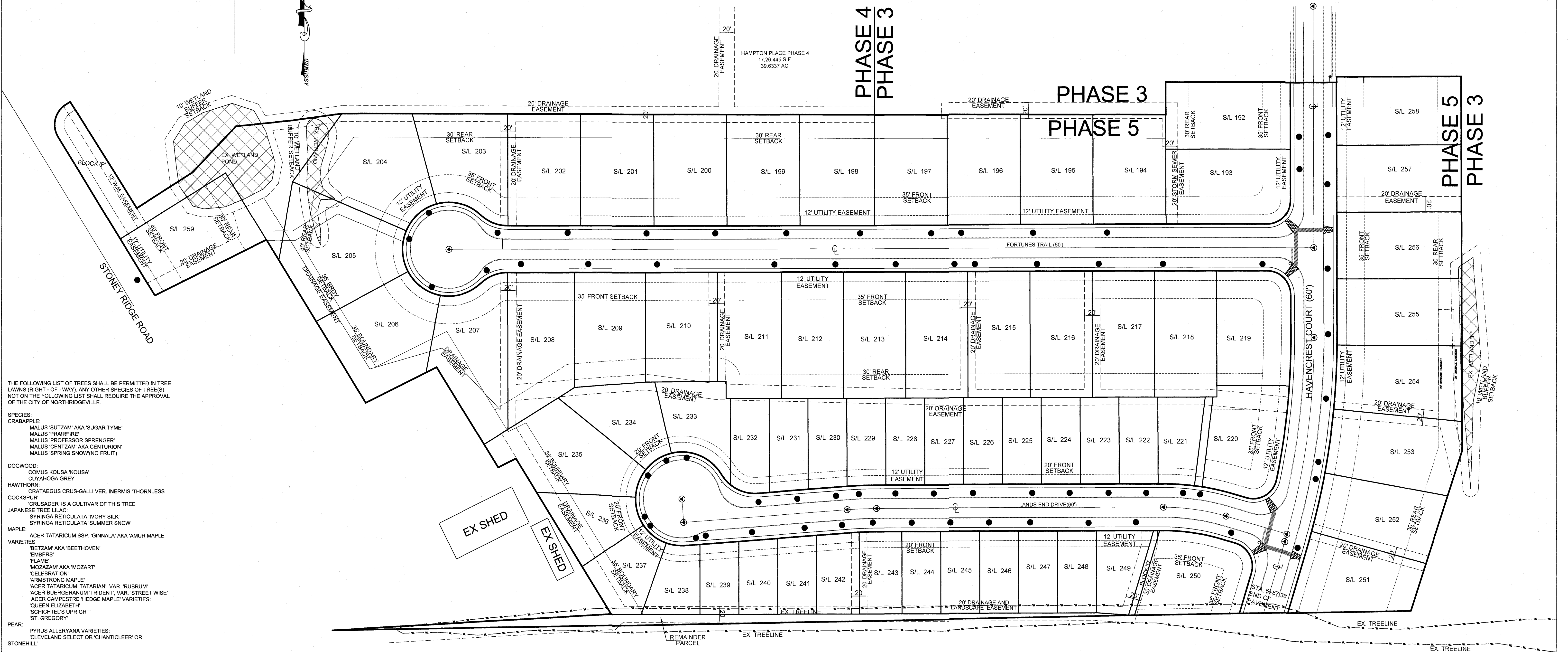
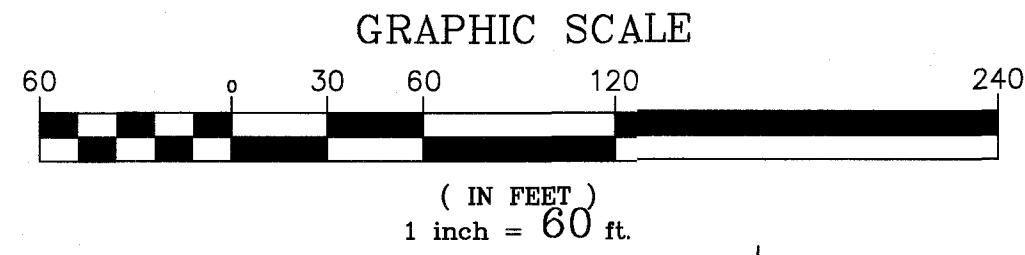
SUHAIL
A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

STATE OF OHIO
HUMA SUHAIL
71402
REGISTERED PROFESSIONAL ENGINEER

DES. BY MN
CHK. BY FA
RE-CHK. BY HS
APR. BY EMS
DATE AUG. 21, 2018
SCALE AS NOTED

OVERALL PLAN
HAMPTON PLACE
PHASE 5

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-019



THE FOLLOWING LIST OF TREES SHALL BE PERMITTED IN TREE LAWNS (RIGHT-OF-WAY). ANY OTHER SPECIES OF TREE(S) NOT ON THE FOLLOWING LIST SHALL REQUIRE THE APPROVAL OF THE CITY OF NORTH RIDGEVILLE.

- SPECIES:
- CRABAPPLE:
- MALUS 'SUTZAM' AKA 'SUGAR TYME'
 - MALUS 'PRAIRIFIRE'
 - MALUS 'PROFESSOR SPRENGER'
 - MALUS 'CENTZAM' AKA 'CENTURION'
 - MALUS 'SPRING SNOW' (NO FRUIT)
- DOGWOOD:
- COMUS KOUSA 'KOUSA'
 - CUYAHOGA GREY
- HAWTHORN:
- CRATAEGUS CRUS-GALLI VER. INERMIS 'THORNLESS'
- COCKSPUR:
- 'CRUSADER' IS A CULTIVAR OF THIS TREE
- JAPANESE TREE LILAC:
- SYRINGA RETICULATA 'IVORY SILK'
 - SYRINGA RETICULATA 'SUMMER SNOW'
- MAPLE:
- ACER TATARICUM SSP. 'GINNALA' AKA 'AMUR MAPLE'
- VARIETIES:
- 'BETZAM' AKA 'BEETHOVEN'
 - 'EMBERS'
 - 'FLAME'
 - 'MOZAM' AKA 'MOZART'
 - 'CELEBRATION'
 - 'ARMSTRONG MAPLE'
 - 'ACER TATARICUM 'TATARIAN' VAR. 'RUBRUM'
 - 'ACER BUERGERIANUM 'TRIDENT' VAR. 'STREET WISE'
 - 'ACER CAMPESTRE 'HEDGE MAPLE' VARIETIES:
 - 'QUEEN ELIZABETH'
 - 'SCHICHEL'S UPRIGHT'
 - 'ST. GREGORY'
- PEAR:
- PYRUS ALLERYANA VARIETIES:
 - 'CLEVELAND SELECT OR 'CHANTICLEER' OR STONEHILL'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS & FLOWERING TREES			
	PYRUS CALLERYANA	CLEVELAND SELECT PEAR	2"
	CORYLUS-COLUMNNA	TURKISH FILBERT	2"
	ACER X FREEMANI	AUTUMN BLAZE MAPLE	2"
	GLEDTISIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	2"

NOTE: FINAL TREE LOCATION TO BE DETERMINED BASED ON HOUSE DRIVEWAY LAYOUT

- LIST OF TREES (CONT.):
- REDBUD:
- CERCIS CANADENSIS VARIETIES:
 - 'EASTERN REDBUD'
 - 'ALBA'
 - 'FOREST PANSY':
 - 'NORTHERN OR MINNESOTA STRAIN'
 - 'WHITEBUD'
- SERVICEBERRY: (MAXIMUM 5 FOOT HEIGHT AT PLANTING.)
- AMELANCHIER X GRANDIFLORA VARIETIES:
 - 'AUTUMN BRILLIANCE'
 - 'COLE'S SELECT'
 - 'PRINCESS DIANA'
 - 'REFZAM' AKA 'REFLECTIONS'
 - 'ROBIN HILL'
 - 'SNOWCLOUD'
 - 'SPIRZAM' AKA 'SPRING GLORY'
 - 'TRAZAM' AKA 'TRADITION'

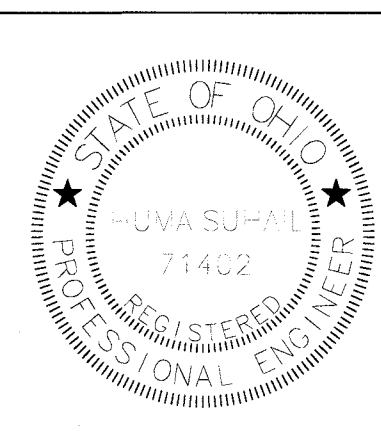
NOTE:
TREE PLANTING SHALL MEET THE REQUIREMENTS OF
NRCO 1032.09 TREE PLANTING REQUIREMENTS.

VALORE PROPERTIES INC.
P.P. # 07-00-029-000-322
6269 STONEY RIDGE RD., NORTH RIDGEVILLE OHIO 44039
AREA: 15.71 AC

NO.	DATE	REVISIONS	BY
1.	1/17/2019	REVISED AS PER CITY COMMENTS DATED 9-28-2018	SH
2.	04/08/2019	REVISED AS PER CITY COMMENTS DATED 02-27-2019	MK
3.	05/30/2019	REVISED AS PER CITY COMMENTS DATED 05-15-2019	ND
4.	06/14/2019	REVISED AS PER CITY COMMENTS DATED 06-12-2019	IR
5.	06/20/2019	REVISED AS PER CITY COMMENTS DATED 06-18-2019	IR
6.	06/26/2019	REVISED AS PER CITY COMMENTS DATED 06-21-2019	IR

SUHAIL A/E

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

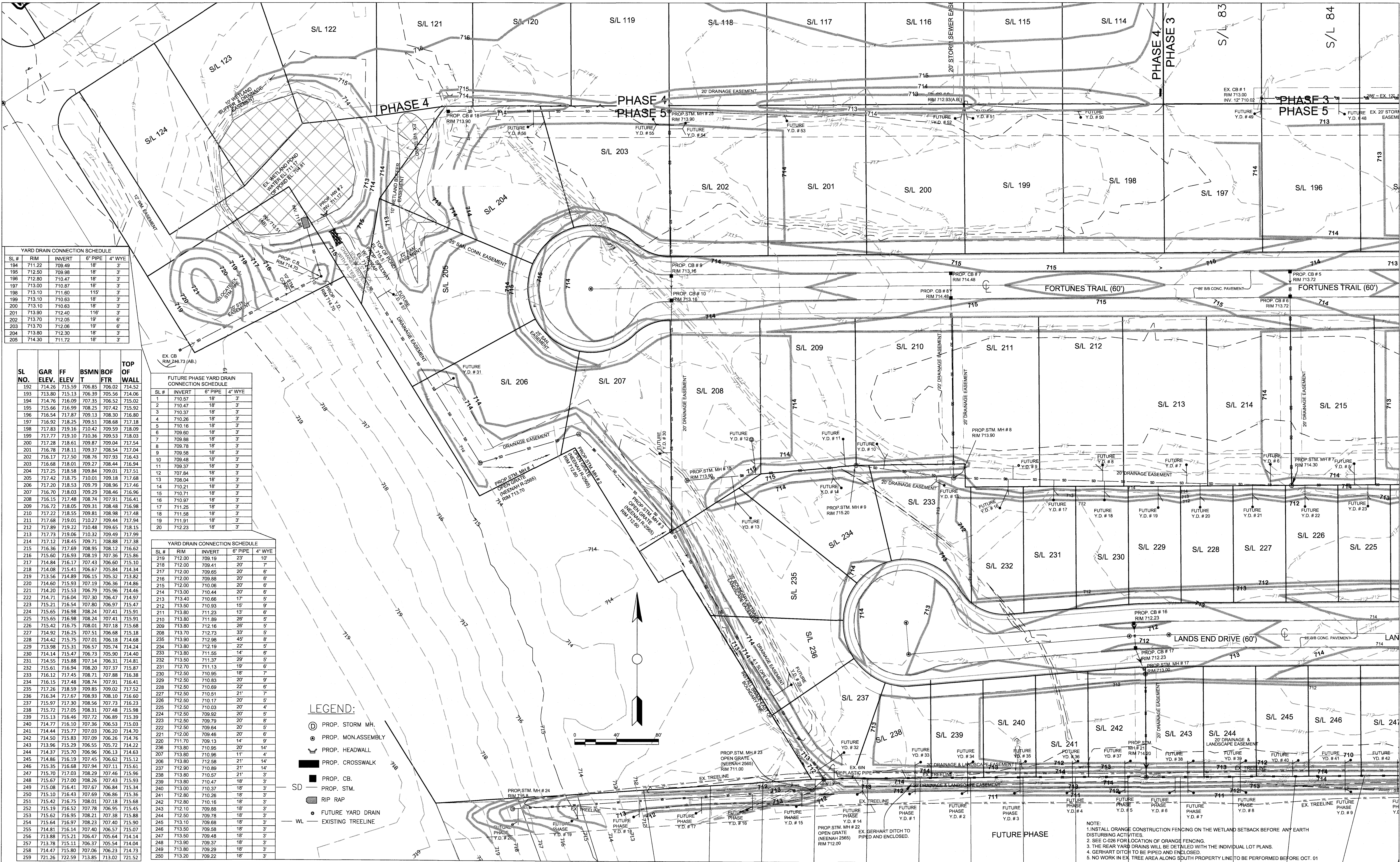


DES. BY	MN
CHK. BY	FA
RE-CHK. BY	HS
APR. BY	EMS
DATE	AUG. 21, 2018
SCALE	AS NOTED

TREE PLANTING PLAN HAMPTONPLACE PHASE 5

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN
STATE OF OHIO, AND BEING PART OF ORIGINAL LOT NO. 29

PREPARED FOR VALORE PROPERTIES, INC 23550 CENTER RIDGE ROAD WESTLAKE, OHIO 44145 PH # (440) 331-1900, FAX (440) 331-3140	
S&S JOB NO. 2018111C	SHEET NO. C-020



YARD DRAIN CONNECTION SCHEDULE				
SL #	RIM	INVERT	6" PIPE	4" WYE
194	711.22	709.49	18"	3"
195	712.50	709.98	18"	3"
196	712.80	710.47	18"	3"
197	713.00	710.87	18"	3"
198	713.10	711.60	115"	3"
199	713.10	710.83	18"	3"
200	713.10	710.63	18"	3"
201	713.80	712.40	116"	3"
202	713.70	712.05	19"	6"
203	713.70	712.06	19"	6"
204	713.80	712.30	18"	3"
205	714.30	711.72	18"	3"

SL NO.	GAR. ELEV.	FF ELEV.	BSMN T	BOF	TOP OF WALL
192	714.26	715.59	706.85	706.02	714.52
193	713.80	715.13	706.39	705.56	714.06
194	714.76	716.09	707.35	706.52	715.02
195	715.66	716.99	708.25	707.42	715.92
196	716.54	717.87	709.13	708.30	716.80
197	716.92	718.25	709.51	708.68	717.18
198	717.83	719.16	710.42	709.59	718.09
199	717.77	719.10	710.36	709.53	718.03
200	717.28	718.61	709.87	709.04	717.54
201	716.78	718.11	709.37	708.54	717.04
202	716.17	717.50	708.76	707.93	716.43
203	716.68	718.01	709.27	708.44	716.94
204	717.25	718.58	709.84	709.01	717.51
205	717.42	718.75	710.01	709.18	717.68
206	717.20	718.53	709.79	708.96	717.46
207	716.70	718.03	709.29	708.46	716.96
208	716.15	717.48	708.74	707.91	716.41
209	716.72	718.05	709.31	708.48	716.98
210	717.22	718.55	709.81	708.98	717.48
211	717.68	719.01	710.27	709.44	717.94
212	717.89	719.22	710.48	709.65	718.15
213	717.73	719.06	710.32	709.49	717.99
214	717.12	718.45	709.71	708.88	717.38
215	716.36	717.69	708.95	708.12	716.62
216	715.60	716.93	708.19	707.36	715.86
217	714.84	716.17	707.43	706.60	715.10
218	714.08	715.41	706.67	705.84	714.34
219	713.56	714.89	706.15	705.32	713.82
220	714.60	715.93	707.19	706.36	714.86
221	714.20	715.53	706.79	705.96	714.46
222	714.71	716.04	707.30	706.47	714.97
223	715.21	716.54	707.80	706.97	715.47
224	715.65	716.98	708.24	707.41	715.91
225	715.65	716.98	708.24	707.41	715.91
226	715.42	716.75	708.01	707.18	715.68
227	714.92	716.25	707.51	706.68	715.18
228	714.42	715.75	707.01	706.18	714.68
229	713.98	715.31	706.57	705.74	714.24
230	714.14	715.47	706.73	705.90	714.40
231	714.55	715.88	707.14	706.31	714.81
232	715.61	716.94	708.20	707.37	715.87
233	716.12	717.45	708.71	707.88	716.38
234	716.15	717.48	708.74	707.91	716.41
235	717.26	718.59	709.85	709.02	717.52
236	716.34	717.67	708.93	708.10	716.60
237	715.97	717.30	708.56	707.73	716.23
238	715.72	717.05	708.31	707.48	715.98
239	715.13	716.46	707.72	706.89	715.39
240	714.77	716.10	707.36	706.53	715.03
241	714.44	715.77	707.03	706.20	714.70
242	714.50	715.83	707.09	706.26	714.76
243	713.96	715.29	706.55	705.72	714.22
244	714.37	715.70	706.96	706.13	714.63
245	714.86	716.19	707.45	706.62	715.12
246	715.35	716.68	707.94	707.11	715.61
247	715.70	717.03	708.29	707.46	715.96
248	715.67	717.00	708.26	707.43	715.93
249	715.08	716.41	707.67	706.84	715.34
250	715.10	716.43	707.69	706.86	715.36
251	715.42	716.75	708.01	707.18	715.68
252	715.19	716.52	707.78	706.95	715.45
253	715.62	716.95	708.21	707.38	715.88
254	715.64	716.97	708.23	707.40	715.90
255	714.81	716.14	707.40	706.57	715.07
256	714.18	715.51	706.77	705.94	714.44
257	713.78	715.11	706.37	705.54	714.04
258	714.47	715.80	707.06	706.23	714.73
259	721.26	722.59	713.85	713.02	721.52

FUTURE PHASE YARD DRAIN CONNECTION SCHEDULE				
SL #	INVERT	6" PIPE	4" WYE	
1	710.57	18"	3"	
2	710.47	18"	3"	
3	710.37	18"	3"	
4	710.26	18"	3"	
5	710.16	18"	3"	
6	709.60	18"	3"	
7	709.88	18"	3"	
8	709.78	18"	3"	
9	709.58	18"	3"	
10	709.48	18"	3"	
11	709.37	18"	3"	
12	707.84	18"	3"	
13	706.04	18"	3"	
14	710.24	18"	3"	
15	710.71	18"	3"	
16	710.97	18"	3"	
17	711.25	18"	3"	
18	711.58	18"	3"	
19	711.91	18"	3"	
20	712.23	18"	3"	

YARD DRAIN CONNECTION SCHEDULE				
SL #	RIM	INVERT	6" PIPE	4" WYE
219	712.00	709.10	22"	10"
216	712.00	709.41	20"	7"
217	712.00	709.65	20"	6"
216	712.00	709.88	20"	6"
215	712.00	710.06	20"	6"
214	713.00	710.44	20"	6"
213	713.40	710.68	17"	5"
212	713.50	710.93	15"	5"
211	713.80	711.23	13"	6"
210	713.80	711.89	26"	5"
209	713.80	712.16	26"	5"
208	713.70	712.73	33"	5"
235	713.90	712.98	45"	8"
234	713.80	712.19	22"	5"
233	713.80	711.58	14"	6"
232	713.50	711.37	29"	5"
231	712.70	711.13	19"	6"
230	712.50	710.95	18"	7"
229	712.50	710.83	20"	9"
228	712.50	710.69	22"	6"
227	712.50	710.51	21"	7"
226	712.50	710.17	20"	5"
225	712.50	710.03	20"	4"
224	712.50	709.92	20"	5"
223	712.50	709.79	20"	8"
222	712.50	709.64	20"	5"
221	712.00	709.46	20"	6"
220	711.70	709.13	14"	9"
236	713.80	710.95	20"	14"
207	713.80	710.96	11"	4"
206	713.80	712.58	21"	14"
237	712.90	710.89	21"	14"
238	713.80	710.57	21"	3"
239	713.80	710.47	18"	3"
240	713.00	710.37	18"	3"
241	712.80	710.26	18"	3"
242	712.80	710.16	18"	3"
243	712.10	709.88	18"	3"
244	712.50	709.78	18"	3"
245	713.10	709.68	18"	3"
246	713.50	709.58	18"	3"
247	713.50	709.48	18"	3"
248	713.90	709.37	18"	3"
249	713.90	709.29	18"	3"
250	713.20	709.22	18"	3"

LEGEND:

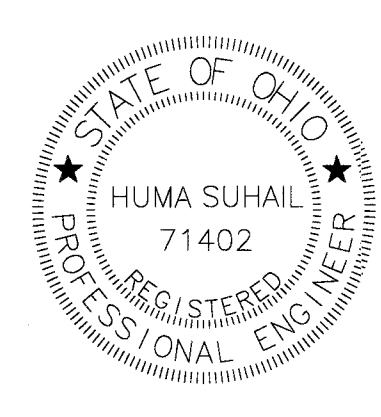
- PROP. STORM MH.
- PROP. MONUMENT
- PROP. HEADWALL
- PROP. CROSSWALK
- PROP. CB.
- SD PROP. STM.
- RIP RAP
- FUTURE YARD DRAIN
- EXISTING TREELINE

1	1-17-19	REVISED AS PER CITY COMMENTS DATED 09-28-2018	IR
2	4-08-19	REVISED AS PER CITY COMMENTS DATED 02-27-2019	ND
3	5-30-19	REVISED AS PER CITY COMMENTS DATED 05-15-2019	ND
4	6-14-19	REVISED AS PER CITY COMMENTS DATED 06-12-2019	HS
5	6-20-19	REVISED AS PER CITY COMMENTS DATED 06-18-2019	IR
6	7-02-19	REVISED AS PER CITY COMMENTS DATED 06-21-2019	IR
NO.	DATE		BY
REVISIONS			

SUHAIL

A/E

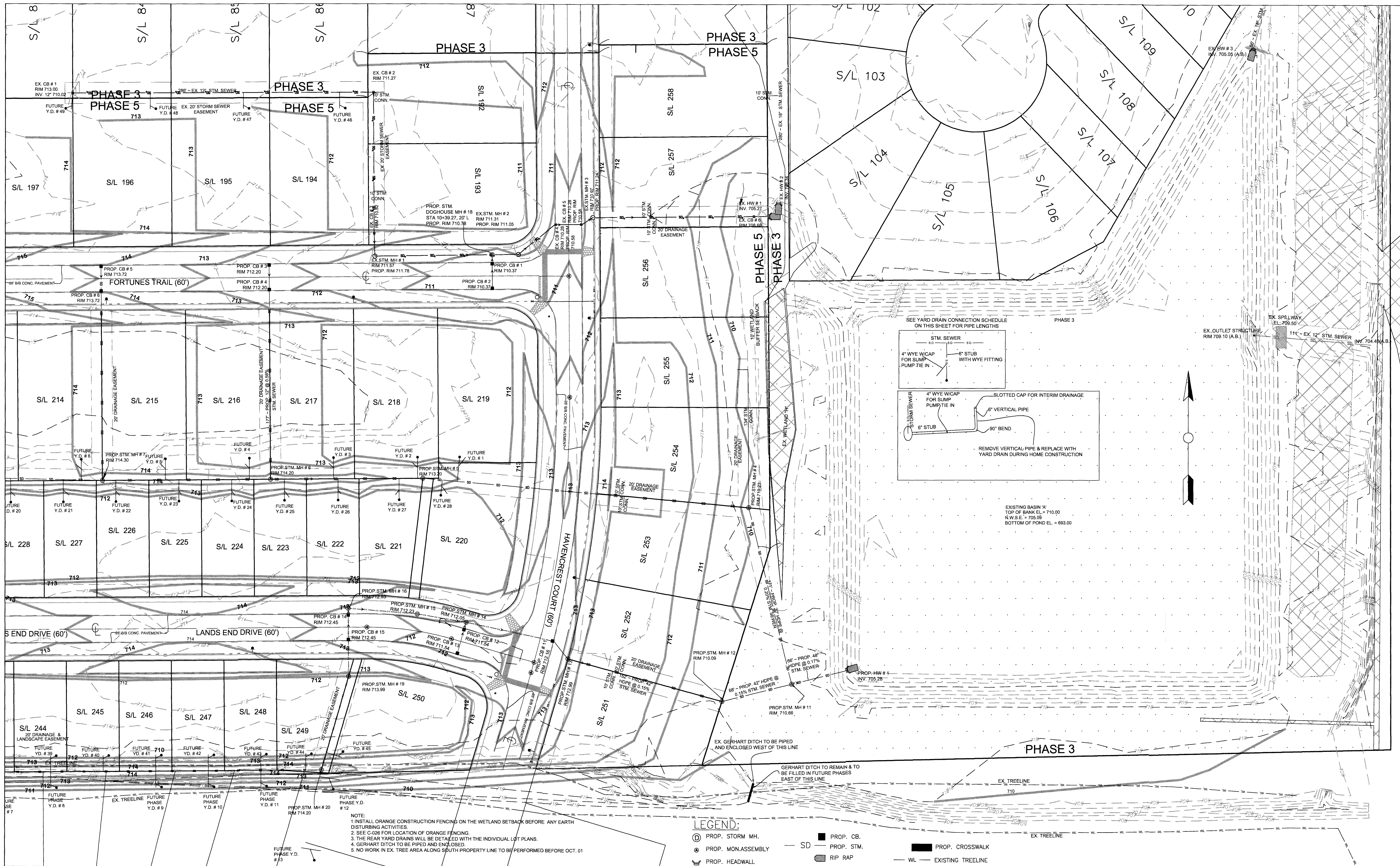
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
SCALE	1" = 40'

HAMPTON PLACE PHASE 5		PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
MASS GRADING PLAN SHEET 1		S&S JOB NO. 2018111C	SHEET NO. C-021

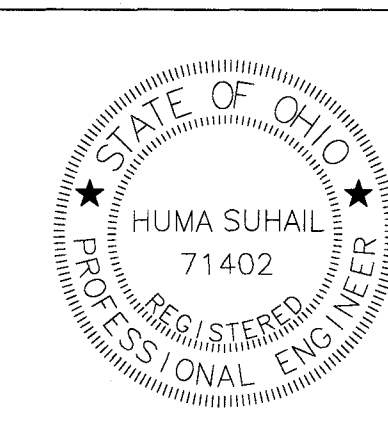
SEE SHEET C-021



1	1-17-19	REVISED AS PER CITY COMMENTS DATED 09-28-2018	IR
2	4-08-19	REVISED AS PER CITY COMMENTS DATED 02-27-2019	ND
3	5-30-19	REVISED AS PER CITY COMMENTS DATED 05-15-2019	ND
4	6-20-19	REVISED AS PER CITY COMMENTS DATED 06-18-2019	IR
5	6-26-19	REVISED AS PER CITY COMMENTS DATED 06-21-2019	IR
NO.	DATE	REVISIONS	BY

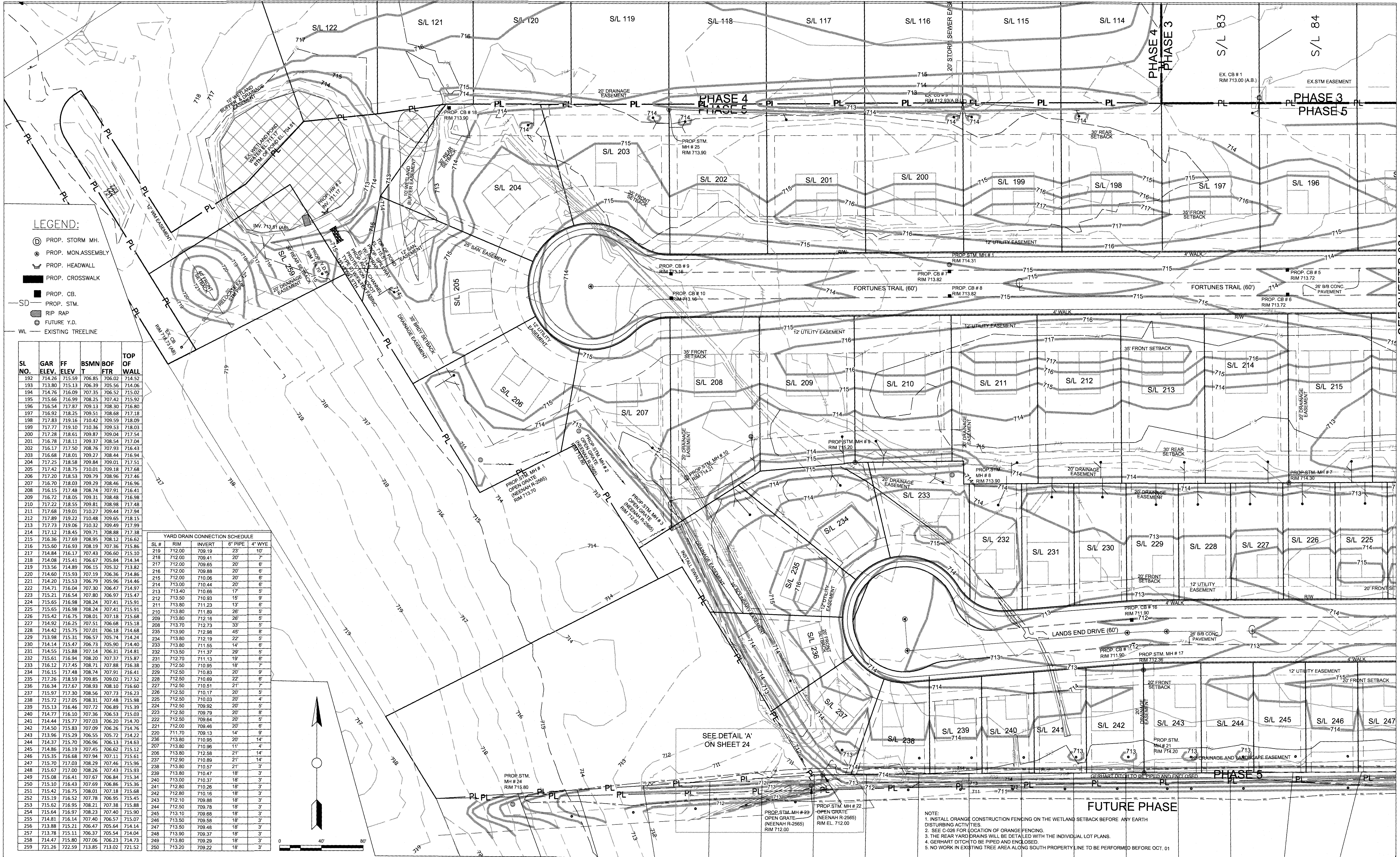
SUHAIL A/E

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
SCALE	1" = 40'

HAMPTON PLACE PHASE 5		PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
MASS GRADING PLAN SHEET 2		S&S JOB NO. 2018111C	SHEET NO. C-022

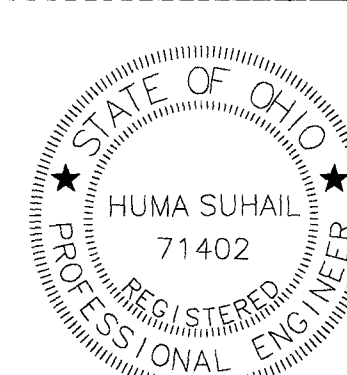


1.	01-17-19	REVISED AS PER CITY COMMENTS DATED 09-28-2018	ND
2.	04-08-19	REVISED AS PER CITY COMMENTS DATED 02-27-2019	HS
3.	05-30-19	REVISED AS PER CITY COMMENTS DATED 05-15-2019	ND
4.	06-14-19	REVISED AS PER CITY COMMENTS DATED 06-14-2019	HS
5.	06-20-19	REVISED AS PER CITY COMMENTS DATED 06-18-2019	ND
6.	07-02-19	REVISED AS PER CITY COMMENTS DATED 06-21-2019	IR
NO.	DATE	REVISIONS	BY

SUHAIL

A/E

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



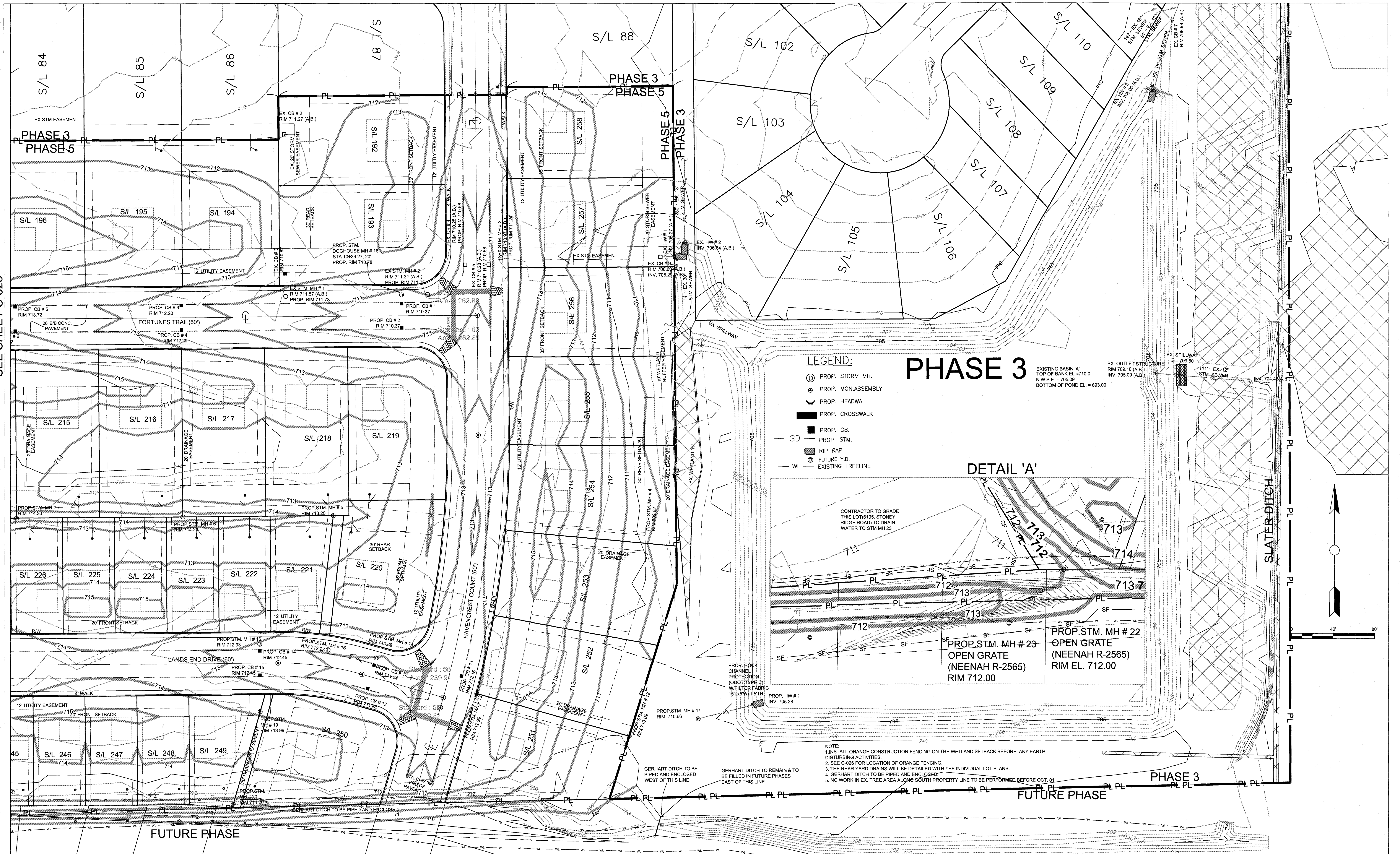
DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
SCALE	1" = 40'

FINAL GRADING PLAN
SHEET 1
HAMPTON PLACE
PHASE 5

PREPARED FOR VALORE PROPERTIES, INC. 23650 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-023

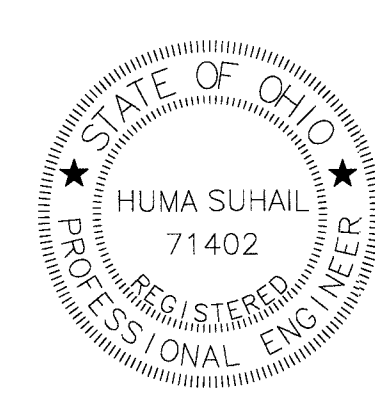
SEE SHEET C-024

SEE SHEET C-023



1.	01-17-2019	REVISED AS PER CITY COMMENTS DATED 09-28-2018	ND
2.	04-08-19	REVISED AS PER CITY COMMENTS DATED 02-27-2019	HS
3.	05-30-19	REVISED AS PER CITY COMMENTS DATED 05-15-2019	ND
4.	06-20-19	REVISED AS PER CITY COMMENTS DATED 06-18-2019	ND
5.	06-26-19	REVISED AS PER CITY COMMENTS DATED 06-21-2019	IR
NO.	DATE		BY
REVISIONS			

SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



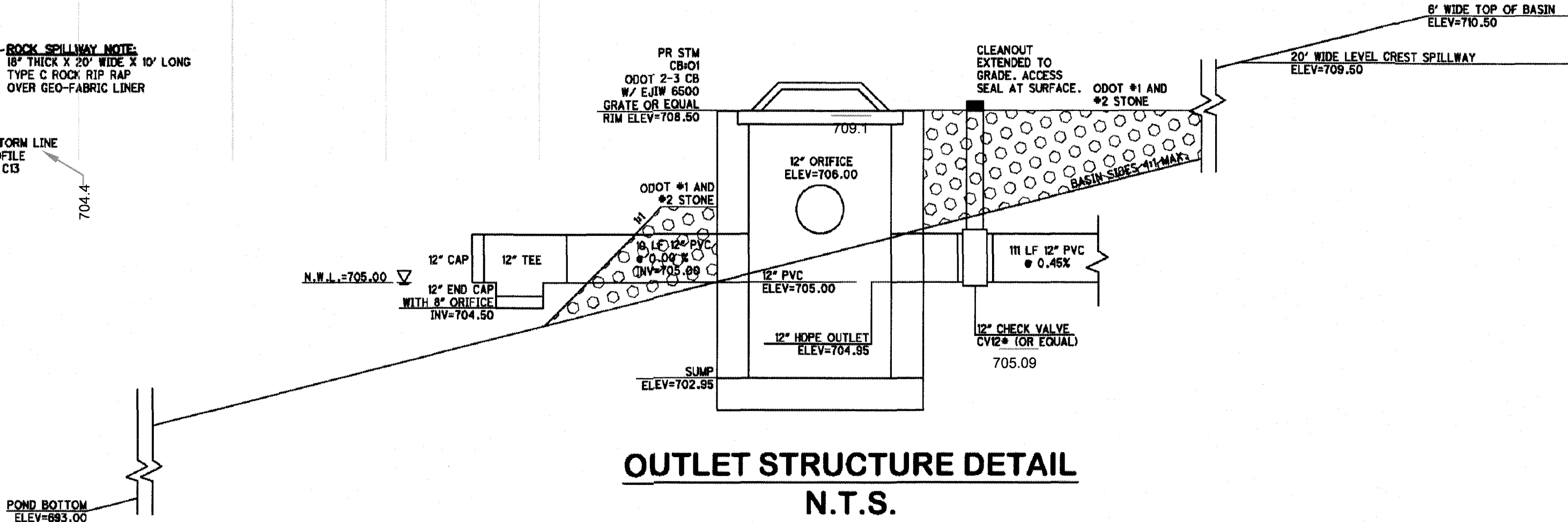
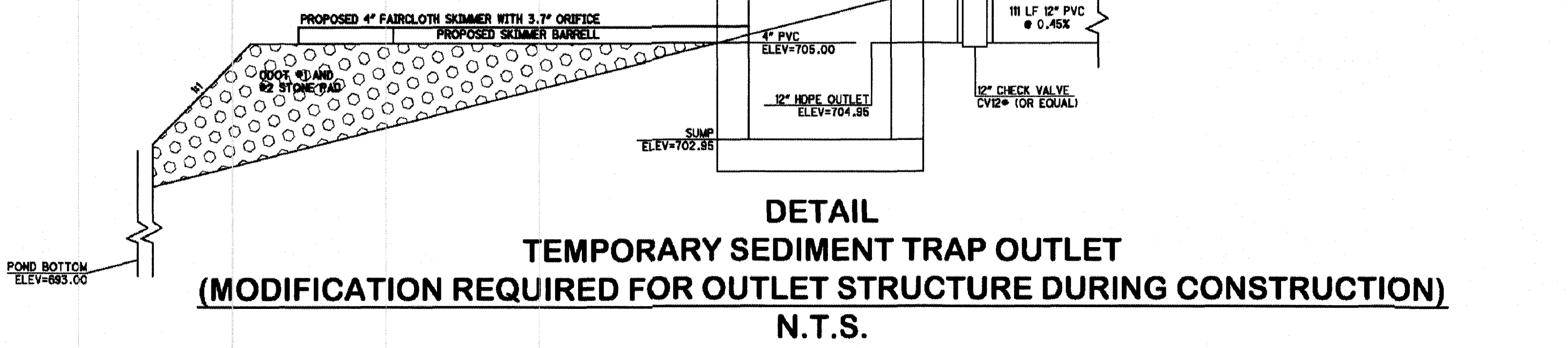
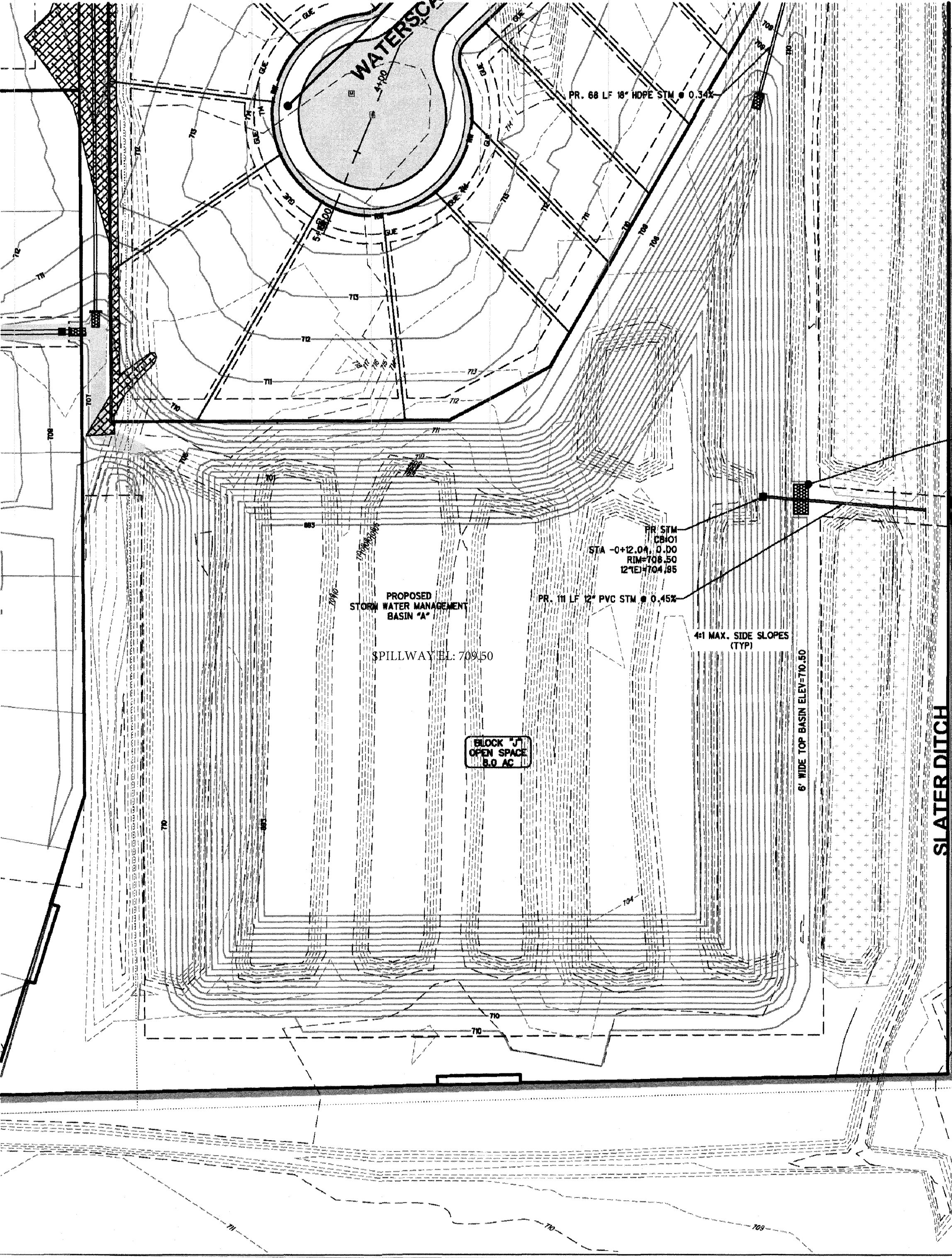
DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
SCALE	1" = 40'

FINAL GRADING PLAN
SHEET 2
HAMPTON PLACE
PHASE 5

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-024

Revised on 05-30-19 Basin A - Critical Storm=25-yr

Storm Frequency (year)	Area A (Hyd #1) Present Conditions Flow Rate (cfs)	Area A (Hyd #2) Developed Conditions Flow Rate (cfs)	Area A Allowable Flow Rate (cfs)	Area A (Hyd #3) Routed Flow Rate (cfs)	Basin "A" Maximum Water Surface Elevation (feet)
1	13.66	34.48	13.66	0.00	705.79
2	17.01	49.42	13.66	0.00	706.11
5	21.51	70.46	13.66	0.00	706.56
10	25.04	87.49	13.66	0.00	706.93
25	30.80	115.63	13.66	0.00	707.52
50	36.05	141.46	141.46	0.00	708.06
100	42.07	171.19	171.19	0.00	708.67



BASIN "A" CHARACTERISTICS		
CONTOUR ELEVATION	CONTOUR AREA (SF)	VOLUME (CF)
693	81,457	0
694	86,684	84,049
695	91,912	173,325
696	97,574	268,044
697	103,237	368,427
698	109,336	474,688
699	116,434	587,048
700	121,698	705,588
701	128,502	830,660
702	135,472	962,619
703	142,441	1,101,547
704	149,411	1,247,444
705	158,558	1,401,391
706	166,835	1,564,053
707	175,547	1,735,209
708	184,259	1,915,076
709	192,971	2,103,656
710	201,683	2,300,947

Agri Drain
CORPORATION
Check Valves

- Full flow for drainage.
- Constructed of rugged PVC.
- SDR35 PVC stubs.
- Clean outs available. Threaded access seals hand tight and allows easy maintenance and inspection.
- Valves are intended for gravity flow: Low pressure and some seepage may occur. Valves are not pressure rated.

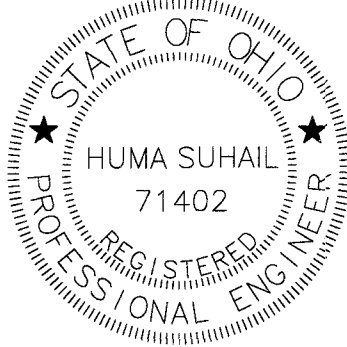
Size	Item#	Stub Length
6"	CV05	5 1/2"
6"	CV06C*	5 1/2"
8"	CV08	5 1/2"
8"	CV08C*	5 1/2"
10"	CV10	6"
10"	CV10C*	6"
12"	CV12	7"
12"	CV12C*	7"

*With clean out

1.	5-30-2019	REVISED AS PER CITY COMMENTS DATED 5-15-2019	ND
NO.	DATE	REVISIONS	BY

SUHAIL
A/E

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
SCALE	NTS

EXISTING BASIN 'A'
DETAILS
HAMPTON PLACE
PHASE 5

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-024A

GRADING PLAN
STORM WATER BASIN
"A"

2015-06-30 REVISED PER CITY ENGINEER COMMENTS
2015-07-02 REVISED PER EPA REQUIREMENTS
2014-10-28 REVISED PER OWNER COMMENTS
2015-02-24 SUBMIT FOR CITY APPROVAL

HAMPTON PLACE
PHASE 3
IMPROVEMENT PLANS

TGC Engineering, LLC
397 MEDINA ROAD, SUITE 500
MEDINA, OH 44056
(PHONE) 330.590.8004 (FAX) 888.820.9423

PROJECT NO.
1281
DATE
2013-03-20

C20

Calculate Skimmer Size for Faircloth Skimmer®

Basin Volume in Cubic Feet
Days to Drain*

49,404 Cu Ft
3 Days

Skimmer Size
Orifice Radius
Orifice Diameter

4.0 Inch
1.8 inches
3.6 inches

*In NC assume 3 days to drain. If no results maximum flow rate for a single skimmer is exceeded. More than one skimmer may be required.

Estimate Volume of Basin
Top of water surface in feet
Bottom dimensions in feet

Length
Width
Volume

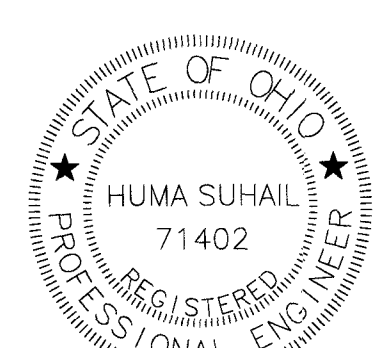
Feet
Feet
0 Cu Ft

Updated 5/7/19



1	1-17-19	REVISED AS PER CITY COMMENTS DATED 09-28-2018	ND
2	4-8-19	REVISED AS PER CITY COMMENTS DATED 02-27-2019	HS
3	5-30-19	REVISED AS PER CITY COMMENTS DATED 05-15-2019	ND
4	6-14-19	REVISED AS PER CITY COMMENTS DATED 06-14-2019	HS
5	6-20-19	REVISED AS PER CITY COMMENTS DATED 06-18-2019	ND
6	7-02-19	REVISED AS PER CITY COMMENTS DATED 06-21-2019	IR
NO.	DATE		BY
REVISIONS			

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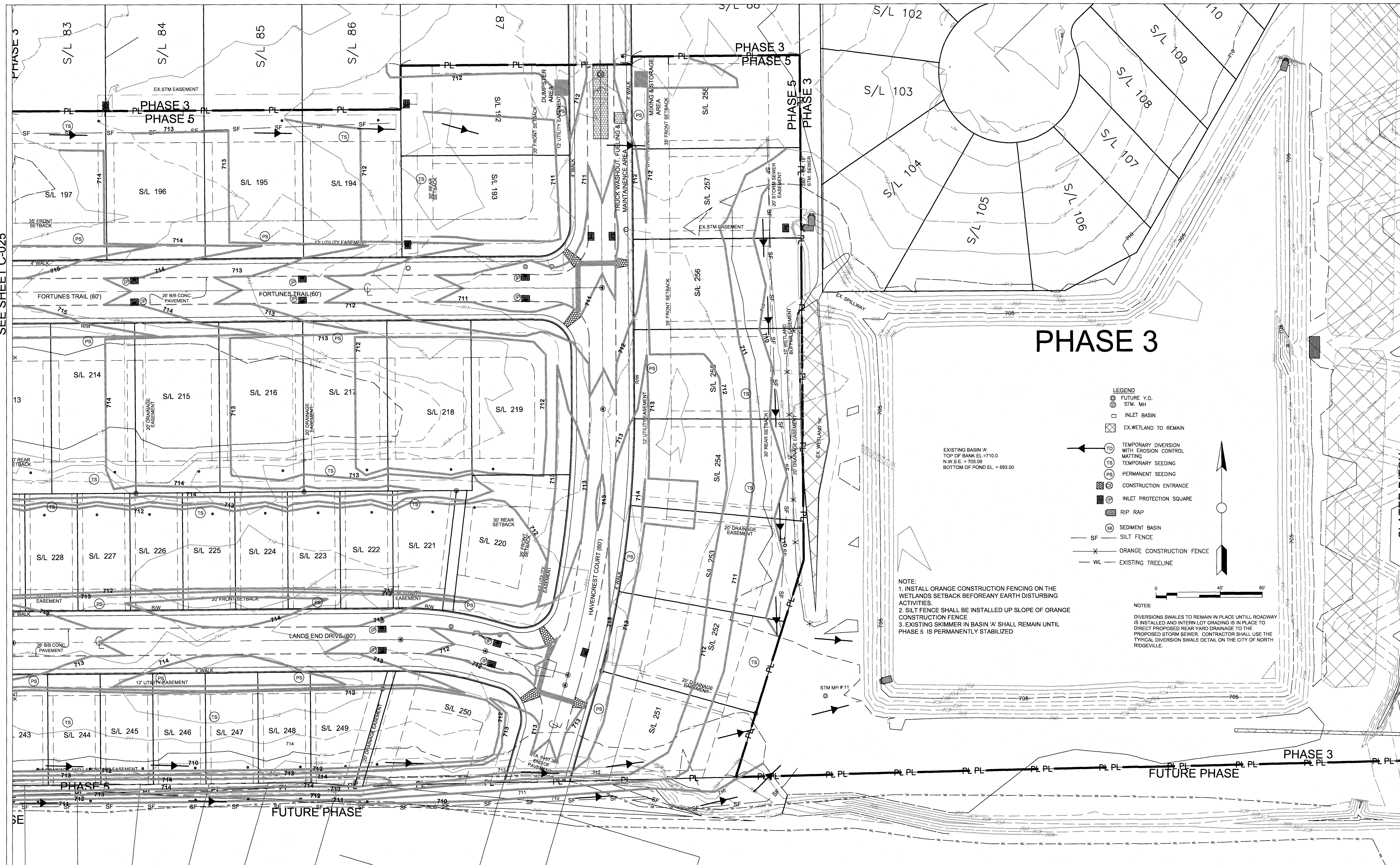


DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
SCALE	1" = 40'

SWP3
SHEET 1
HAMPTON PLACE
PHASE 5

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-025

SEE SHEET C-025



NO.	DATE	REVISIONS	BY
1	1-17-19	REVISED AS PER CITY COMMENTS DATED 09-28-2018	ND
2	4-8-19	REVISED AS PER CITY COMMENTS DATED 02-27-2019	HS
3	5-30-19	REVISED AS PER CITY COMMENTS DATED 05-15-2019	ND
4	6-20-19	REVISED AS PER CITY COMMENTS DATED 06-18-2019	ND
6	6-26-19	REVISED AS PER CITY COMMENTS DATED 06-21-2019	IR

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DATE	AUG. 21, 2018
SCALE	1" = 40'

SWP3
SHEET 2
HAMPTON PLACE
PHASE 5

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-026

CITY OF NORTH RIDGEVILLE
SWP3 STANDARD GENERAL NOTES

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

EROSION CONTROL SHALL CONSIST OF TEMPORARY CONTROL MEASURES AS DETAILED ON THE PLANS OR ORDERED BY THE GOVERNING AGENCY DURING THE LIFE OF THE CONTRACT TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH USE OF EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S).

TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS, THE LOCATION AND SIZE OF WHICH ARE DETAILED ON THE PLANS, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORK OPERATIONS. CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE NOT FORESEEN DURING DESIGN STAGE; THAT REQUIRE ADDITIONAL OR MODIFIED TEMPORARY OR PERMANENT BMP'S SHALL BE APPROVED BY THE CITY ENGINEER AND REFLECTED ON THE REVISED SWP3.

SEDIMENT PONDS, SEDIMENT TRAPS, AND PERIMETER SEDIMENT CONTROLS, SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RE-ESTABLISHED WITH TEMPORARY VEGETATION. NO SEDIMENT CONTROLS SHALL BE PLACED IN A STREAM.

TRENCH DEWATERING OR GROUND WATER, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED TO STREAMS OR THE STORM SEWER SYSTEM.

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

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

CLEARING AND GRUBBING

LIMITS OF CLEARING AND GRADING SHALL BE CLEARLY MARKED ON THE SITE WITH SIGNAGE, FLAGGING AND/OR ORANGE CONSTRUCTION FENCING.

THE CONTRACTOR SHALL LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY EXCAVATION, BORROW, AND FILL OPERATIONS AND PROVIDE IMMEDIATE PERMANENT OR TEMPORARY CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, WETLANDS OR OTHER AREAS OF WATER IMPOUNDMENT.

CONSTRUCTION ENTRANCE

A STONED CONSTRUCTION ENTRANCE SHALL BE INSTALLED FOR ALL INGRESS & EGRESS TO THE SITE. THE MINIMUM DIMENSIONS OF THE DRIVE SHALL BE 20 FT. WIDE AND 50 FT. LONG. THE STONE SHALL BE 8 INCHES DEEP WITH AN UNDERLAIN GEOTEXTILE FABRIC. THE DRIVE SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRUBBING. SEDIMENTS SHALL BE REMOVED FROM THE ROADWAYS DAILY.

STABILIZATION

PERMANENT AND TEMPORARY STABILIZATION ARE DEFINED IN PART VII OF THE OEPA AUTHORIZATION FOR FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. OHIO EPA PERMIT NO. OH000003 EFFECTIVE DATE 4/21/08 - EXPIRATION DATE 4/20/13 DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES BELOW.

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY AREA THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREA WITHIN 50 FT. OF A STREAM AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING

SEEDING AREAS SHALL BE INSPECTED AND WHERE THE SEED HAS NOT PRODUCED 80% COVER SHALL BE RESEEDD AS NECESSARY BY THE CONTRACTOR. AREAS SHALL BE STABILIZED WITH STRAW MULCH WHEN CONDITIONS PROHIBIT SEEDING.

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

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

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY DISTURBED AREAS WITHIN 50 FT. OF A STREAM AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 21 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FT. OF STREAM	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S) PRIOR TO ONSET OF WINTER WEATHER (NOV.1) STRAW MULCH 2 TO 3 BALES PER 1000 SQ.FT. AND OR 2 TONS PER ACRE.

PERMANENT STABILIZATION OF CONVEYANCE CHANNELS

OPERATORS SHALL UNDERTAKE SPECIAL MEASURES TO STABILIZE CHANNELS AND OUTFALLS AND PREVENT EROSION FLOWS. MEASURES MAY INCLUDE SEEDING, DORMANT SEEDING (AS DEFINED IN THE LATEST EDITION OF "ODNR RAINWATER AND LAND DEVELOPMENT MANUAL"), MULCHING, EROSION CONTROL MATING, SODDING, RIPRAP NATURAL CHANNEL DESIGN WITH BIO ENGINEERING TECHNIQUES OR ROCK CHECK DAMS.

SOIL TRANSPORT ONTO PUBLIC ROADS

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

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

SILT FENCE & DIVERSIONS

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SILT FENCE OR DIVERSIONS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED VIA SHEET FLOW. WHERE INTENDED TO PROVIDE SEDIMENT CONTROL, SILT FENCES SHALL BE PLACED ON A LEVEL CONTOUR. THE EPA PERMIT NO. OH0000003 DOES NOT PRECLUDE THE USE OF OTHER SEDIMENT BARRIERS DESIGNED TO CONTROL SHEET FLOW RUNOFF. SILT FENCE IS NOT PERMITTED TO BE USED FOR CONTROLLING CONCENTRATED SURFACEWATER FLOW (ONLY SHEET FLOW). STORMWATER DIVERSION PRACTICES SHALL BE USED TO KEEP RUNOFF AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHERE PRACTICAL. SUCH DEVICES, WHICH INCLUDE SWALES, DIKES OR BERMS, MAY RECEIVE FROM AREAS UP TO 10 ACRES.

INLET PROTECTION

INLET PROTECTION IS MANDATORY.

NON-SEDIMENT POLLUTANTS CONTROLS

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

TRENCH AND GROUND WATER CONTROL

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

MAINTENANCE

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

INSPECTION

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

WASTE DISPOSAL

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

CLEAN HARD FILL

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

CONSTRUCTION & DEMOLITION DEBRIS

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

CONSTRUCTION CHEMICAL COMPOUNDS

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

EQUIPMENT FUELING & MAINTENANCE

EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.

A SPILL PREVENTION CONTROL AND COUNTERMEASURES

A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS, OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

CONCRETE WASH WATER

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

CONTAMINATED SOILS

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

SPILL REPORTING REQUIREMENTS

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

OPEN BURNING

OPEN BURNING IS NOT PERMITTED.

DUST CONTROLS/SUPPRESSANTS

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

STREAM CROSSINGS

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

PERMITS

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

THIS SITE IS COVERED UNDER OEPA / ARMY 401 /404 PERMIT #_____

STRUCTURAL BMP'S

PERMANENT BMP'S FOR POST CONSTRUCTION TREATMENT OF STORMWATER (CONVERSION OF SEDIMENT LAND TO STORMWATER POND) SHALL NOT BE INSTALLED UNTIL 80% OF THE DISTURBED AREA IS STABILIZED.

SEEDING AND MULCHING

SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING IMMEDIATELY UPON COMPLETION OF EXCAVATION OR FILL AND FINISHED GRADING IN ACCORDANCE WITH ITEM 659 OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER. THE FOLLOWING PRO-MIXTURE SHALL BE USED FOR SEEDING: S-21 CERTIFIED KENTUCKY BLUE GRASS - 35% PENNLAWN FESCUE - 25% MANHATTEN II RYEGRASS - 40% FERTILIZER - 10#/1000 S.F. (12-12-12) MULCH - STRAW - 2 TONS/ACRE RESTORATION OF ALL DISTURBED AREAS SHALL IMMEDIATELY FOLLOW EXCAVATION AND GRADING OPERATIONS. DELAY IN RESTORATION SHALL NECESSITATE TEMPORARY EROSION CONTROL MEASURES APPROVED BY THE ENGINEER AND AT THE CONTRACTOR'S COST.

RIPARIAN BUFFERS

THE RIPARIAN BUFFER (SETBACK) FOR ALL MAJOR AND MINOR DITCHES SHALL BE MARKED IN THE FIELD WITH ORANGE CONSTRUCTION FENCING BY THE CONSTRUCTION SITE OPERATOR PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ENFORCEMENT

ALL DEVELOPMENT SITES ARE SUBJECT TO INSPECTIONS BY THE CITY OF NORTH RIDGEVILLE AUTHORIZED AGENT(S) UNDER THE DIRECTION OF THE A LICENSED PROFESSIONAL ENGINEER TO ENSURE COMPLIANCE WITH THE APPROVED SITE DEVELOPMENT PLAN OR SWM PLAN.

IF IT IS FOUND THAT THE OPERATIONS ARE BEING CONDUCTED IN VIOLATION OF THE APPROVED SITE DEVELOPMENT PLAN AND SWM PLAN, A STOP-WORK ORDER MAY BE ISSUED BY THE CITY OF NORTH RIDGEVILLE UNTIL THE IDENTIFIED VIOLATIONS CEASE.

AFTER ISSUANCE OF A STOP-WORK ORDER PROVIDED IN THE PARAGRAPH ABOVE, BUT BEFORE THE IMPOSITION OF ANY FINES, THE APPLICANT SHALL HAVE TWO (2) BUSINESS DAYS TO REQUEST A MEETING WITH THE CITY LAW DIRECTOR AND THE CITY ENGINEER TO SHOW CAUSE WHY THE WORK SHOULD NOT BE STOPPED.

FOLLOWING THE ISSUANCE OF A STOP-WORK ORDER, THE CITY OF NORTH RIDGEVILLE SHALL DETERMINE IF AND WHEN THE DEVELOPMENT MAY PROCEED. ANY DETERMINATION BY THE CITY OF NORTH RIDGEVILLE PURSUANT TO THIS SECTION IS A FINAL ORDER FOR THE PURPOSE OF JUDICIAL REVIEW.

VIOLATIONS

THE CITY OF NORTH RIDGEVILLE SHALL NOTIFY THE STORM WATER PERMITTEE OF ANY VIOLATIONS OBSERVED IN WRITING. SAID NOTICE SHALL INDICATE THE EXACT NATURE OF THE VIOLATIONS AND OTHER SPECIFIC CORRECTIONS WHICH ARE REQUIRED.

THE PERMITTEE SHALL COMPLY WITH THE TIMELINE FOR CORRECTIONS SPECIFIED BELOW. TIMELINE EXTENSIONS FOR ADVERSE WEATHER CONDITIONS MAY BE GRANTED UPON APPROVAL OF THE CITY ENGINEER.

NATURE OF VIOLATION:	NUMBER OF DAYS FROM INSPECTION TO CORRECT FUNCTIONING OF CONTROL PRACTICE:
SILT FENCE	WITHIN THREE (3) DAYS
OUTLET CONTROL STRUCTURE	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION WITHIN 50' OF DRAINAGE CHANNELS	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION FOR ALL OTHER DISTURBED AREAS	WITHIN THREE (3) DAYS
STABILIZED CONSTRUCTION ENTRANCE	WITHIN THREE (3) DAYS
PUMPING SEDIMENT-LADEN DISCHARGE INTO DRAINAGE CHANNEL	IMMEDIATELY UPON NOTICE
SEDIMENT SETTLING POND	WITHIN TEN (10) DAYS
ANY OTHER CONTROL PRACTICE NOT ADDRESSED IN THIS TABLE	WITHIN THREE (3) DAYS

PENALTIES SUBSEQUENT TO ISSUANCE OF STOP-WORK ORDER

SUBSEQUENT TO ISSUANCE OF A STOP-WORK ORDER, PENALTIES MAY BE IMPOSED ACCORDING TO THE CITY OF NORTH RIDGEVILLE CODIFIED ORDINANCE 1056.08(G)(1)(A), 1056.08(G)(1)(B) OR 1056.08(G)(1)(C).

REV. 11/22/16 OCTOBER 1, 2008

1	1-17-19	REVISED AS PER CITY COMMENTS DATED 09-28-2018	SH
NO.	DATE		BY
REVISIONS			

SUHAIL A/E

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Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY	MN	HAMPTON PLACE SUBDIVISION # 5	PREPARED FOR VALORE PROPERTIES, INC.	
CHECKED BY	HS		23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
REVIEWED BY	ES			
DATE	AUG. 21, 2018	GENERAL NOTES	S&S JOB NO.	SHEET NO.
SCALE	N/A		2018111C	C-027A

GRASSED WHALE

(NOT TO SCALE)

PARABOLIC

T

d

T = TOP WIDTH
 d = DEPTH

CROSS SECTION

TRAPEZOIDAL

T

d

$\frac{1}{2}$

b

$\frac{1}{2}$

T = TOP WIDTH
 d = DEPTH
 b = BOTTOM WIDTH

CROSS SECTION

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

(NOT TO SCALE)

CONCENTRATED FLOW

FLOW SPREADS

OUT IN

POOLING AREA

LEVEL SPREADER SHALL BE ALIGNED ON EXISTING LEVEL CONTOUR

PLAN VIEW

CONCENTRATED FLOW

EROSION CONTROL MATTING

UNDISTURBED SOIL AND VEGETATION

BURY MIN 6"

SECTION

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

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

REV No.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
ROCK OUTLET PROTECTION			
SCALE: NOT TO SCALE			SWP-7
DATE: 10/01/08	DRWN BY: JAB/TEB		

Larry Giffith
CITY OF NORTH RIDGEVILLE, ENGINEER

(Not to Scale)

Diagram illustrating the cross-section of a ship's hull, showing dimensions and structural features:

- T : Top Widths
- d : Depth
- h : Freeboard & Settlement
- Constructed Ridge

- 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			
DIVERSION			
SCALE: NOT TO SCALE			SWP-8
DATE: 10/01/08	DRWN BY: JAB/TEB		

Larry Luffkin
CITY OF NORTH RIDGEVILLE ENGINEER

- TABLE 5.3.2

DIKE TOP WIDTH (FT)	HEIGHT (FT)	SIDE SLOPE	SHAPE
0	1.5	4:1	TRAPEZOIDAL
4	1.5	2:1	PARABOLIC

- | TEMPORARY DIVERSION STABILIZATION TREATMENT | | | |
|---|----------------|----------------|----------------|
| DIVERSION SLOPE | < 2:1 c | 2-5:1 c | 5-10:1 c |
| 0-3 % | SEED AND STRAW | SEED AND STRAW | SEED AND STRAW |
| 3-5 % | SEED AND STRAW | SEED AND STRAW | MATTING |
| 5-8 % | SEED AND STRAW | MATTING | MATTING |
| 8-20 % | SEED AND STRAW | MATTING | ENGINEERED |
- NOTE: DIVERSIONS WITH STEEPER SLOPES OR GREATER DRAINAGE AREAS ARE BEYOND THE SCOPE OF THE STANDARD AND MUST BE DESIGNED FOR STABILITY. SEED, STRAW AND MATTING USED SHALL MEET THE SPECIFICATIONS FOR TEMPORARY SEEDING, MULCHING AND MATTING.

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

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

(Not to Scale)

10' Max.

Level contour
No slope

ELEVATION

10' Min.

6' Min.

Flat slope in front of barrier

Flow

SECTION

Wrap geotextile around shales before driving

Trench to be backfilled and compacted

Joining sections of silt fence

- Table 6.3.2 Minimum criteria for Six Fence Fabric (2007, 2008)

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs. (535 N)	ASTM D 4638
Maximum Elongation @ 100 lbs	50%	ASTM D 4638
Minimum Puncture Strength	50 lbf (220 N)	ASTM D 4682
Minimum Tear Strength	40 lbf (180 N)	ASTM D 4533
Apparent Opening Size	≤ 0.84 mm	ASTM D 4751
Minimum Permeability	1X10 ⁻² perm ⁻¹	ASTM D 4389
UV Exposure Strength Retention	70%	ASTM G 4505

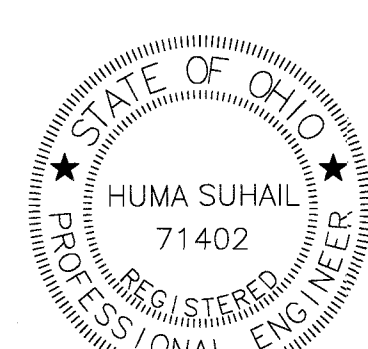
- INFORMATION OBTAINED FROM THE 2006
EDITION OF THE STATE OF OHIO'S "RAINWATER
AND LAND DEVELOPMENT MANUAL".

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

Larry Puffitt
CITY OF NORTH RIDGEVILLE ENGINEER

1	5-30-19	REVISED AS PER CITY COMMENTS DATED 05-15-2019	TB
NO.	DATE		BY
REVISIONS			

SUHAIL *A/E*
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY MN

CHECKED BY HS

REVIEWED BY ES

DATE AUG. 21, 2018

SCALE N/A

HAMPTON PLACE
SUBDIVISION # 5

DETAILS

PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

S&S JOB NO.	SHEET NO.
2018111C	C-027B

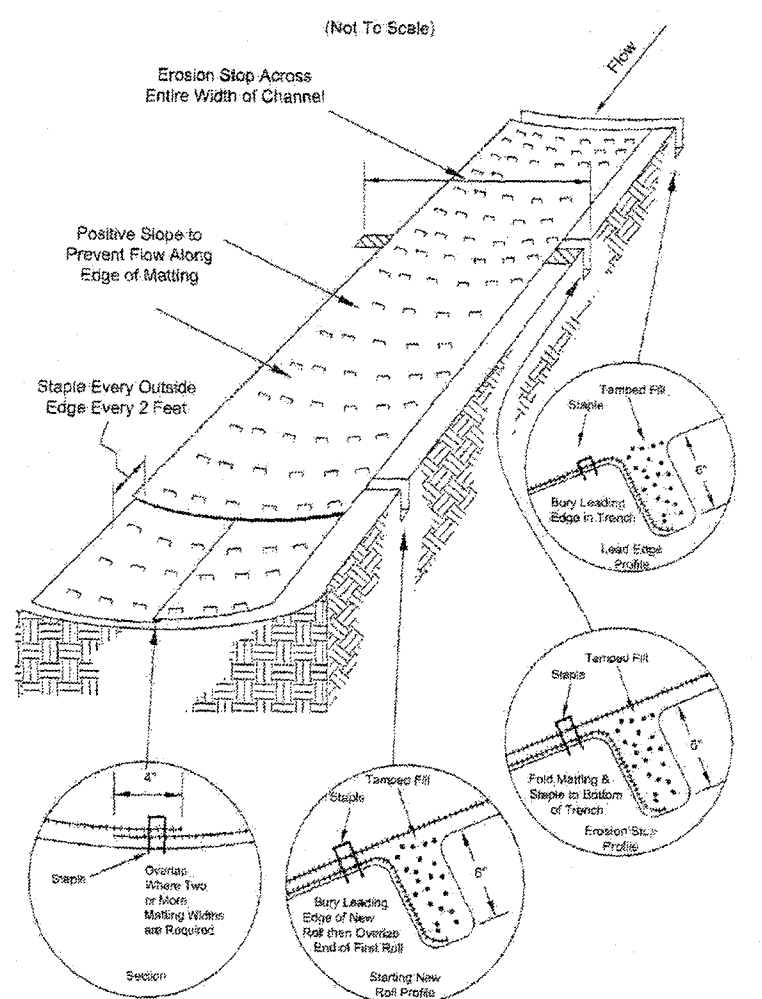
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Adhesive	Water Medium (Adhesive:Water)	Particle Size	Application Rate Gal./Ac.
Latices Emulsion	12.5:1	Fine	235
Resin in Water	4:1	Fine	900
Acrylic Emulsion (No-traffic)	7:1	Coarse	450
Acrylic Emulsion (Traffic)	3.5:1	Coarse	350

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
DUST CONTROL			
SCALE: NOT TO SCALE			SWP-29
DATE: 10/01/08	DRAWN BY: JAB/TEB		

Temporary Rolled Erosion Control Product



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			
TEMPORARY ROLLED EROSION CONTROL PRODUCT			
SCALE: NOT TO SCALE			SWP-30
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-21
DATE: 10/01/08			
DRAWN BY: JAB/TEB			

1. Inlet protection shall be constructed either before or after upslope land disturbance begins, but before the inlet becomes functional.
2. Construct a wooden frame for 2 by 4-8 in. construction (1) of the inlet. The inlet opening shall be a minimum of 1 ft. beyond both ends of the throat opening. The anchors shall be located to 2 by 4-8 in. straps, driven down in the opposite side of the inlet.
3. The wire shall be of sufficient strength to support three times load stress. It shall be a continuous piece with a minimum width of 3/16 in. and 4 ft. longer than the throat length of the inlet. 2 ft. on each side.
4. Geotextile cloth shall show an approved opening size of 1/16 to 1/20 of stone size the material is required to retain. It shall be at least 12 ft. the same size as the wire mesh.
5. The wire mesh and geotextile cloth shall be formed to the concrete grade and positioned along the face of the curb on both sides of the inlet and securely fastened to base 2 by 4-8 in. frame.
6. Two-inch traps shall be placed over the wire traps and extend 18 inches as a sump or to prevent water from entering the inlet under or around the geotextile cloth.
7. This type of protection must be inspected frequently and the stone and/or geotextile replaced when clogged with sediment.

NOTE:
NOT TO BE USED DURING SNOW PLOWING
SEASON

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

(Not To Scale)

70 ft. (or 30ft for Access to Individual House Lot)

14ft Minimum and Not Less Than Width of Ingress or Egress

PLAN VIEW

Right of Way Diversion as Needed

Road or Other Existing Paved Surface

18" or Sufficient of Divert Runoff

PROFILE

Culvert as needed

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

3. **Shore ST-0007** and 2 to 5.5 mils thick shall be used, of recognized concrete brand.
4. **Length**—The construction entrance shall be as long as required to provide high traffic aisle and not less than 70 feet to provide a full 10 ft. minimum to the style reinforcement (6).
5. **Thickness**—The shore walk shall be at least 4 inches thick, for sign duty entrances and not less than 10 inches for heavy duty use.
6. **Width**—The entrance shall be at least 14 feet wide, but not less than the full width at points where impacts or egress occur.
7. **Geofabric**—A geofabric shall be used under the entire area prior to placing the stone. It shall be composed of strong red-grown polymeric fibers and meet the following requirements:
 - a. **Testing**—The construction entrance shall be installed as seen in a principle below guard grading activities.
 - b. **Durability**—A geofabric shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being carried out onto paved surfaces.
 - c. **Water Bar**—A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing across the entrance or to prevent runoff from being carried out onto paved surfaces.
 - d. **Maintenance**—Top dressing of additional stone shall be used as conditions demand. And seals, dropped, damaged or worn shall be replaced with new seals, dropped, damaged or worn shall be replaced by adjacent contractor, shall be removed (cracked). It cannot be replaced by the contractor.

Minimum Tensile Strength	200 lbs
Minimum Puncture Strength	80 psi
Minimum Tear Strength	50 psi
Minimum Burst Strength	320 psi
Maximum Elongation	20%
Equivalent Opening Size	EDS < 0.5 mm
Permeability	1×10^{-3} cm/sec

REV NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
CONSTRUCTION ENTRANCE			
SCALE: NOT TO SCALE			SWP-27
DATE: 10/01/08 DRAWN BY: JAB/TES			

SUHAIL A/E

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY MN
CHECKED BY HS
REVIEWED BY ES
DATE AUG. 21, 2018
SCALE N/A

HAMPTON PLACE
SUBDIVISION # 5

DETAILS

PREPARED FOR
VALORE PROPERTIES, INC
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

S&S JOB NO.	SHEET NO.
2018111C	C-027C

NO.	DATE	REVISIONS	BY

1. Preexisting vegetation shall be retained on the portions of the existing lot for as long as constructive conditions exist. Any clearing shall be done to only clear existing areas that are bare. 2. Temporary seed and/or mulch shall be applied to the exposed soil at the conclusion of the clearing. This shall be done and not actively be degraded. This shall include a times that will not be necessary for 21 days or more. 3. Stormwater runoff from pavement collection and guttering shall be situated away from streets, sidewalks, or other walkways and shall be treated and/or captured immediately. 4. Soil from any other sediment trapped within a storm drain runoff from the buildings or roof. These shall not be discharged in channels or areas of concentrated flow. Other sediment control such as sediment traps and	Initial protection shall always be used to maintain to control sedimentation. Sediment control practices shall be used to prevent erosion, storm events, and maintained in good working condition. 5. Construction vehicle access shall be limited to one way, to the greatest extent practical. The boxes shall be placed or crushed rock underneath with protective. 6. Mulch trapped into streets or sediment settled around curb and protection shall be removed daily or as needed to prevent erosion. The mulch shall be returned by blowing and sweeping and shall not be washed off. However, if in storm drain, the sediment removed shall be placed where it will not be subject to erosion or concentrated flows.
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[illegible]

REV NO	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			
SMALL CONSTRUCTION			
SITE CONTROLS			
SCALE: NOT TO SCALE			SWP-32
DATE: 10/01/08	DRAWN BY: JAB/TEB		

(Not to scale)

Minimize width of clearing

Access Road

50 ft from Stream to diversion

Flow

PLAN VIEW

- | | |
|--|--|
| <p>3. Stream (Disturbance – Disruption to the stream that be kept to a minimum. Streamlines vegetation shall be preserved to the maximum extent practical and the stream channel shall be maintained in many places.</p> <p>2. Clearing shall be done by cutting NOT grubbing. The roots are stumps shall be left in place to help stabilize the stream and accelerate riparianity.</p> <p>4. Streambank revegetation shall be planted along the stream directly to the stream. Diversions and swales shall direct runoff away from the access road to a swale/catchment channel.</p> <p>5. Grubbing shall be restricted to open the fireline channel to the channel width expanded to 8 ft, as measured from the toe-of-bank.</p> | <p>1. toe-of-bank, a bank, a footing, pier or bridge support may be constructed within the channel. No more than six additional footings, piers or bridge support shall be permitted for each additional 40 ft width of the channel. However, any footing, pier or bridge support will be permitted within the channel for walkways less than 8 ft wide.</p> <p>6. Some small wetlands adjacent to 8 ft wide events may be crossed by a bridge less than 10 ft wide. No access to prevent downstream debris or hazard.</p> <p>6. No fill other than clean sieve 100 mesh soil shall be placed within the stream channel.</p> |
|--|--|

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			
TEMPORARY			
ACCESS BRIDGE			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/TJB			SWP-1

Figure 1 consists of two diagrams. The top diagram is a plan view of a rock quarry. It shows a central area labeled 'Rock quarry No. 302' surrounded by a 'Gravelly waste pit clearing'. A scale bar is shown to the right, and a note '(Not to scale)' is in the top right corner. A dimension line indicates '50 M from water (approx)'. The bottom diagram is a cross section of the quarry, showing a V-shaped profile. A horizontal dimension line above it is labeled 'Not. - Close length of Cut'.

- | | |
|--|---|
| <p>1. Timing: All construction measures of a temporary stream channel will be performed on personnel: streams from 15 March through June 15 to minimize interference with hatchling emergence.</p> <p>2. Stream Discontinuity: Discontinuity for the stream shall be kept to a minimum. Streambank vegetation shall be preserved to the maximum extent practical and the stream channel shall be native to the project area. Streambank erosion shall be minimized by cutting NOT deeper than 100% of stream profile.</p> <p>3. Surface Runoff: Water shall not be allowed to flow along the road directly to the stream. Downpipes and swales shall be installed to divert the water from the access road to a sediment control practice.</p> | <p>4. Fill and Surface Materials: All material placed in the stream channel shall be stone, rock or aggregate. (DOT # 1 and 2) shall be the minimum acceptable size. Larger stone and rock may be used. All SOLS SHALL BE USED in the construction of the stream channel or PLACED in the STREAM CHANNEL.</p> <p>5. Removal: Aggregate: 6" - 12" rock used for the stream channel shall NOT be 3" - 6" rock used but be limited to 5% of the aggregate. If it is important, remove the fill aggregate, or cause erosion of streambank.</p> <p>6. Stabilization - Streambanks shall be stabilized. Plantings SHALL include woody vegetation where practical.</p> |
|--|---|

REV NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			
TEMPORARY			
STREAM FORD			
SCALE: NOT TO SCALE			SWP-12
DATE: 10/1/08	DRAWN BY: JAMES		

Installation:

1. Concrete wash water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance and washout pits shall be situated a minimum of fifty (50) feet from them.
2. Field tie 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 upslope areas shall be diverted away from below-grade washout pits so as not to flow into them.
6. A single centralized washout area may be utilized for multiple sublots.

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.

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.

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
5-7	5	5	5-6	5	5
8-10	6	6	7-8	6	6
11-14	7	7	9-11	7	7
			12-15	8	8

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

ABOVE-GRADE CONCRETE WASHOUT PIT

E-SECTION
N.T.S.

Labels for E-Section: STRAW BALE, DOUBLE-LINED W/10 MIL PLASTIC SHEETING (FREE OF HOLES, TEARS, SEAMS), STORAGE AREA, STAKES OR STAPLES TO ANCHOR PLASTIC LINER TO RALE, PLASTIC LINER TUCKED UNDER STRAW BALES, EXISTING GROUND.

PLAN VIEW
N.T.S.

Labels for Plan View: MINIMUM OF 2 STAKES OR STAPLES FOR EACH STRAW BALE TO ANCHOR PLASTIC LINER, WOOD OR METAL STAKES (2 PER BALE) TO ANCHOR STRAW BALES, WIDTH (VARIABLE), LENGTH (VARIABLE), EXISTING GROUND, STORAGE AREA.

BELOW-GRADE CONCRETE WASHOUT PIT

E-SECTION
N.T.S.

Labels for E-Section: MAX. 3' DEPTH, EXISTING GROUND, PLASTIC LINER SECURED W/STAKES, STAPLES OR SANDBAGS, SINGLE-LINED W/10 MIL PLASTIC SHEETING (FREE OF HOLES, TEARS, SEAMS), STORAGE AREA.

PLAN VIEW
N.T.S.

Labels for Plan View: STAKES, STAPLES OR SANDBAGS PLACED EVERY 6" ON ALL FOUR SIDES, EXISTING GROUND, 8" MIN. OVERHANG OF PLASTIC SHEETING, WIDTH (VARIABLE), LENGTH (VARIABLE), STORAGE AREA.

REV No.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
CONCRETE WASHOUT			
SCALE: NOT TO SCALE			SWP-33
DATE: 10/01/08 DRWN BY: JAB/TEB			

(Not to Scale)

2" x 2" Wooden Stake

3'-4"

Filter Sock

Min 12"

Flow

SECTION

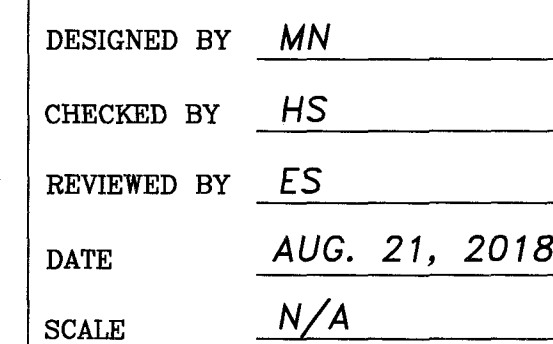
1. Materials – Compost used for filter socks should be coarse, peat-free and contain free tree and any other free, contaminant, organic or inorganic solids that may be leached or derived from a water-dispersible source of organic matter and consist of particles ranging from 3/8" to 1/2".
2. Filter socks should be 6 to 8 ft. in length and 2 to 4" O.D. knotted with netting material. Filtered with compost pressing the water down the sock for correct product, products.
- INSTALLATION:**
1. Filter socks will be placed on a level line across the slope, parallel to the line between the two adjacent affected areas. On slopes approaching 2:1, additional socks shall be provided on the top and as needed to reduce the slope.
2. Filter socks installed to be left as a permanent filter or part of the natural landscape shall be secured at the time of installation for establishment of permanent vegetation.
3. Filter socks are not to be used in concentrated flow situations or in runoff channels.
- MAINTENANCE:**
1. Routinely inspect for filter socks after each significant rain, maintaining filter socks as a functional component of all erosion control.
2. Remove sediments collected at the base of the filter socks when they reach 1/2" of the exposed length of the product.
3. Where the filter socks deteriorates or fail, it will be replaced or replaced with a more effective alternative.
4. Remove – Filter socks will be removed at end use when no longer needed, and disposed as they may be to the field and/or adjacent settings.

REV No.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
FILTER SOCK			
SCALE: NOT TO SCALE			SWP-25
DATE: 10/01/08	DRAWN BY: JAB/TEB		

1. Tree and natural area preservation shall be followed prior to beginning design plans.
2. Remove materials shall be natural logs placed with two straps and secured with a chain or cable to allow free fall.
3. Significant soil erosion identification shall be through geotechnical review and tests that no clearing or equipment is allowed within the tree protection area.
4. Fencing shall be placed as shown in plans and beyond the tree line or change of lines to be protected.
5. Any clearing or zone around significant trees shall be mowed by cutting of ground level with hand tools and shall not be grubbed or pulled out. No clearing shall be done in buffer zones or other preserved forested areas.
6. No filling or stockpiling of materials shall occur within the tree protection area, including deposition of sediment within the tree protection area.

REV No.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			
TREE AND NATURAL			
AREA PRESERVATION			
SCALE: NOT TO SCALE			SWP-26
DATE: 10/01/08 DRAWN BY: JAB/TER			

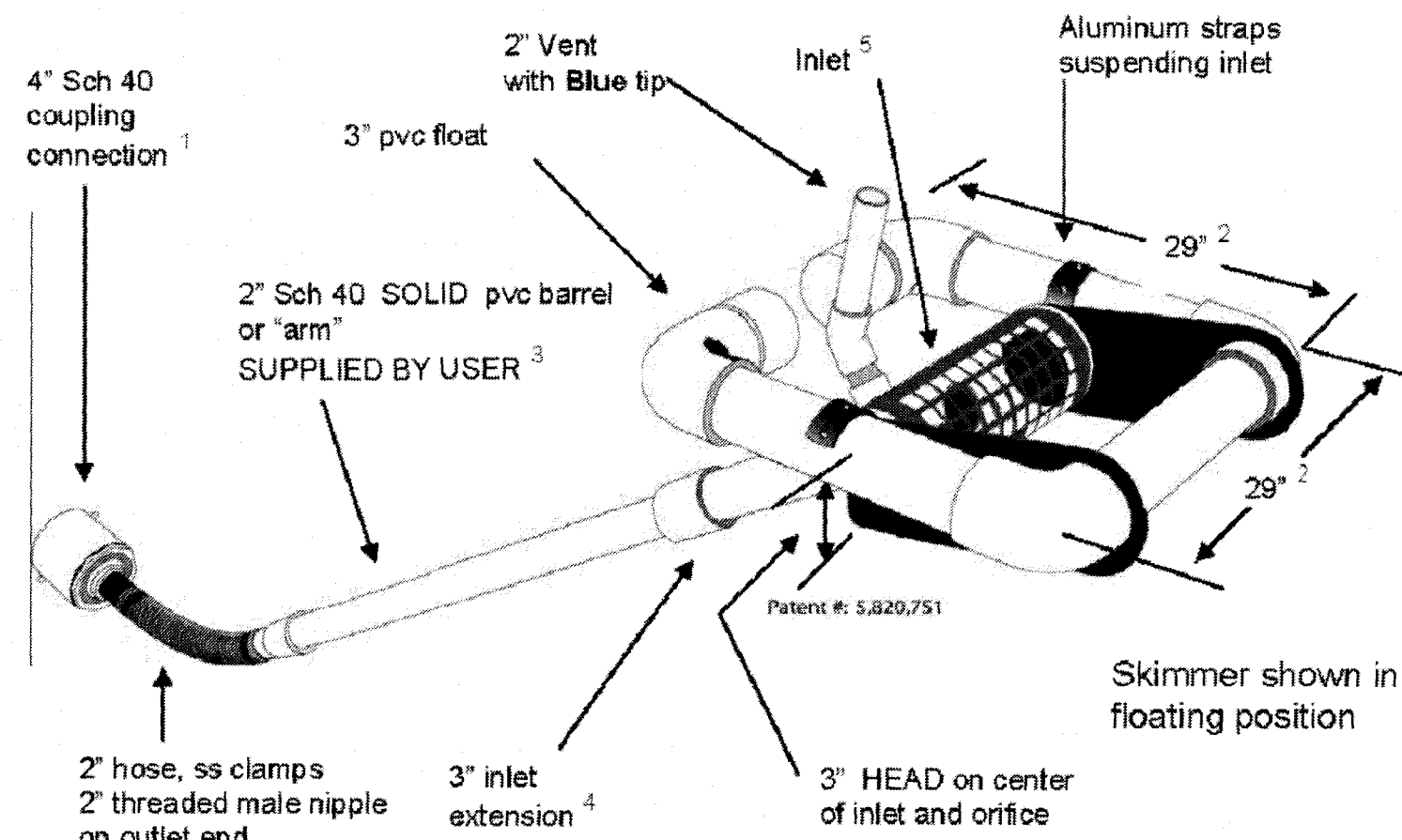
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DETAILS

S&S JOB NO.	SHEET NO.
2018111C	C-027D

3" Faircloth Skimmer® Cut Sheet
J. W. Faircloth & Son, Inc.
www.FairclothSkimmer.com

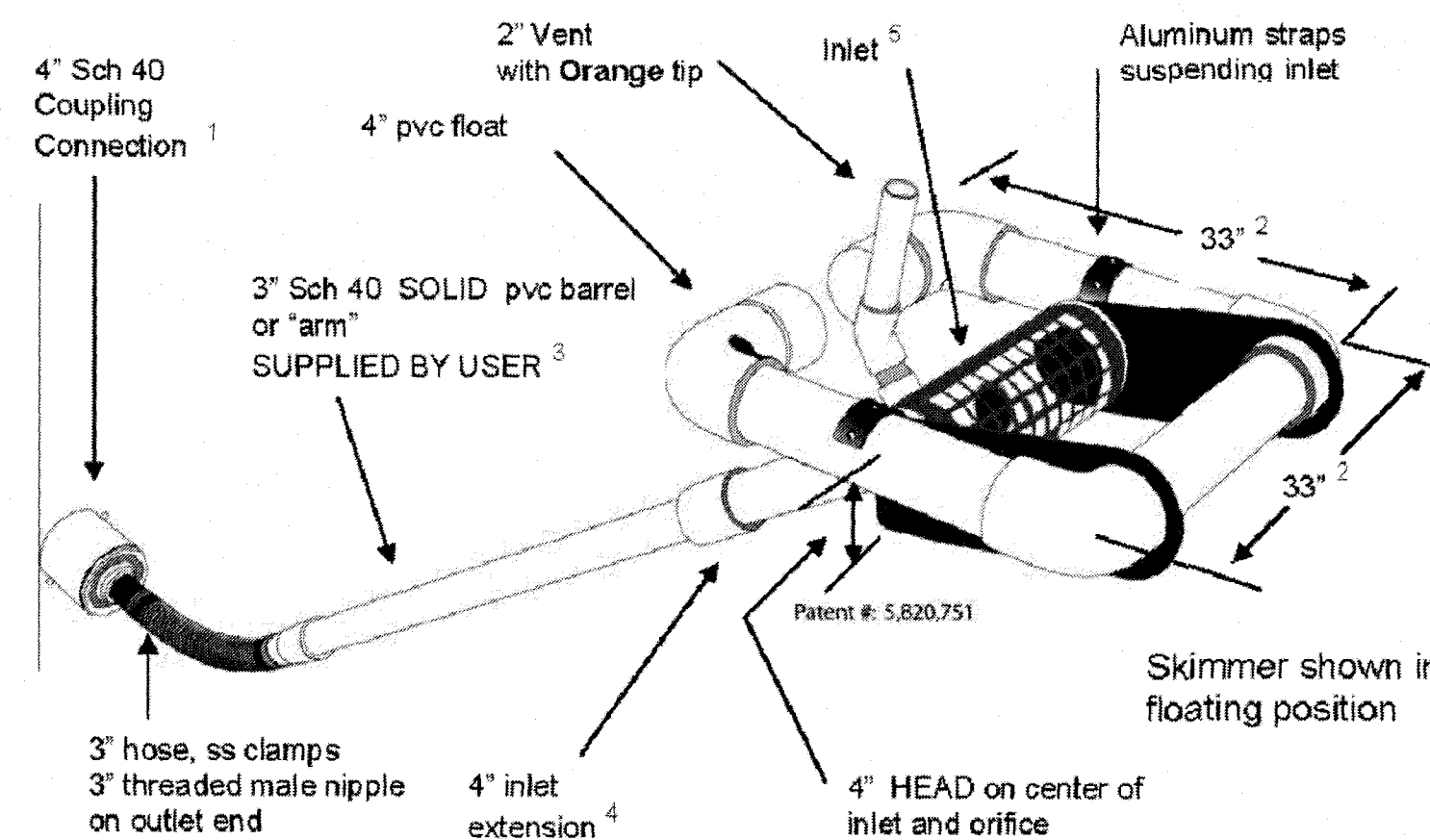


1. Coupling can be removed and hose attached to outlet using the threaded 2" nipple. Typical methods used: on a metal structure a steel stubout welded on the side at the bottom with a 2" threaded coupling or reducers; on a concrete structure with a hole or orifice at the bottom, use a steel plate with a hole cut in it and coupling welded to it that will fit over the hole in the concrete and bolted to the structure with sealant; grout a 4" pvc pipe in a hole in the concrete to connect the skimmer. It can be attached to a straight 4" sch 40 pipe through the dam but the pipe needs to be anchored to the bottom at the connection so it is secure.
2. Dimensions are approximate, not intended as plans for construction.
3. Barrel (solid, not foam core pipe) should be 1.4 times the depth of water with a minimum length of 8' so the inlet can be pulled to the side for maintenance. If more than 10' long weight may have to be added to inlet to counter the increased buoyancy.
4. Inlet tapers down from a 3" maximum inlet to a 2" barrel and hose. Barrel is smaller to reduce buoyancy and tendency to lift inlet but is sufficient for flow through inlet because of slope. The inlet orifice can be reduced using the plug and cutter provided to control the outflow rate.
5. Inlet is 6" pipe between the straps with aluminum screen door for access to the 3" inlet and orifice inside.
6. **Capacity** 9,774 cubic feet per day maximum with 3" inlet and 3" head. Inlet can be reduced by installing a smaller orifice using the plug and cutter provided to adjust flow rate for the particular basin volume and drawdown time required.
7. Shipped assembled. User glues inlet extension and barrel, installs vent, cuts orifice in plug and attaches to outlet pipe or structure. Includes flexible hose, rope, orifice cutter, etc.

3inchCut TM 11-07

November 14, 2007

4" Faircloth Skimmer® Surface Drain Cut Sheet
J. W. Faircloth & Son, Inc.
www.FairclothSkimmer.com



1. Coupling can be removed and hose attached to outlet using the threaded 3" nipple. Typical methods used: on a metal structure a steel stubout welded on the side at the bottom with a 3" threaded coupling or reducers; on a concrete structure with a hole or orifice at the bottom, use a steel plate with a hole cut in it and coupling welded to it that will fit over the hole in the concrete and bolted to the structure with sealant. It is possible to grout a 4" pvc pipe in a hole in the concrete to connect the skimmer but this is less secure than other methods.
2. Dimensions are approximate, not intended as plans for construction.
3. Barrel (solid, not foam core pipe) should be 1.4 times the depth of water with a minimum length of 8' so the inlet can be pulled to the side for maintenance. If more than 10' long weight may have to be added to inlet to counter the increased buoyancy.
4. Inlet tapers down from 4" maximum inlet to a 3" barrel and hose. Barrel is smaller to reduce buoyancy and tendency to lift inlet but is sufficient for flow through inlet because of slope. The inlet orifice can be reduced using the plug and cutter provided to control the outflow rate.
5. Inlet is 8" pipe between the straps with slots cut in the inlet and aluminum screen door (smaller than shown in illustration) for access to the 4" inlet and orifice inside.
6. **Capacity** 20,108 cubic feet per day maximum with 4" inlet and 4" head. Inlet can be reduced by installing a smaller orifice using the plug and cutter provided to adjust flow rate for the particular basin volume and drawdown time required.
7. Shipped assembled. User glues inlet extension and barrel, installs vent, cuts orifice in plug and attaches to outlet pipe or structure. Includes flexible hose, rope, orifice cutter, etc.

4inchCut TM 11-07

November 14, 2007

SKIMMER MAINTENANCE

Warning! The skimmer is made to withstand normal handling and the filling and draining of the sediment basin but it cannot withstand being yanked around with a backhoe. Use the rope to carefully, manually position the skimmer or move it out of the way of heavy equipment for excavation.

Erosion control (temporary and permanent stabilization) and controlling runoff within the catchment is essential to prevent sediment generation, prevent pollution, and reduce basin maintenance. When the sediment storage in the basins fills maintenance is required to restore the treatment volume in order to maintain basin efficiency.

Sediment removal is needed before sediment accumulates up to the crest of the weir in the first baffle.

Excavate the sediment from the entire basin to restore the original sediment storage volume. When sediment accumulates around the skimmer to the point it cannot settle low enough to drain the entire basin sediment removal is required.

Pull the skimmer to one side so the sediment underneath it can be excavated. Excavate the entire cell formed by the baffle, not just around the skimmer.

Baffles

Make repairs if damaged, the posts are laid over, water is flowing underneath, or the fabric has fallen. If water or sediment is escaping around the ends tie the ends into the side of the basin.

Skimmer Trash

If the skimmer is clogged with trash and there is water in the basin, usually a few jerks on the rope to make the skimmer bob up and down will dislodge the debris and restore flow. If this does not work pull the skimmer over to the side (it's easiest to do when the basin is partially full) and remove the debris. Also check the orifice inside the skimmer to see if it is clogged; if so remove the debris.

Sediment Under the Skimmer

If sediment accumulates to the point the skimmer cannot settle low enough to drain the entire basin pull the skimmer over to one side and excavate the sediment with a backhoe.

Clogged barrel or pipe through the dam.

If the skimmer is clogged despite removing debris and it appears that either the barrel between the orifice and the flexible joint or the pipe through the dam is clogged take the following steps to clear the blockage (sediment will sometimes accumulate in the pipe).

Pull the skimmer over to the side.

Remove the pin and open the door to access the orifice.

Remove the orifice plug or cap.

Raise the inlet as high as practical.

Fill the barrel with water (use a bucket and funnel or a pump) to remove the clog using the water and pressure.

After the obstruction is removed continue pouring water into the barrel to flush out accumulated debris and sediment to prevent future clogging.

A plumbers snake can be used but flushing out the sediment and debris accumulation is recommended first.

NO.	DATE			BY	
REVISIONS					

SUHAIL A/E

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



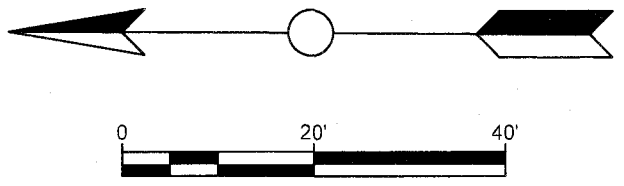
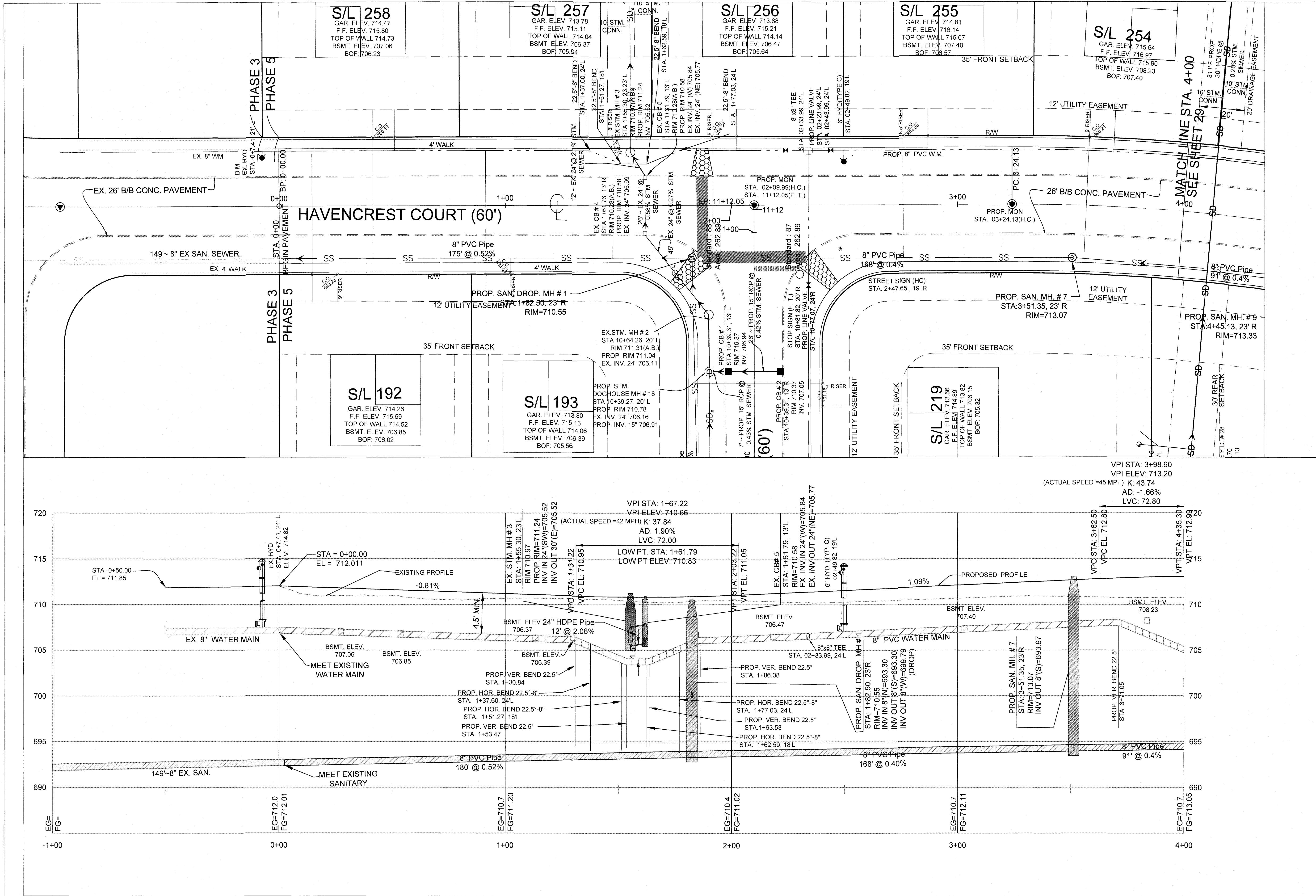
DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
SCALE	1" = 40'

SWP3
SHEET 3
HAMPTON PLACE
PHASE 5

PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

S&S JOB NO.
2018111C

SHEET NO.
C-027 E



- LEGEND:**
- PROP. STORM MH.
 - PROP. SAN. MH.
 - ➔ PROP. TYPE "C" HYD
 - ✱ PROP. LINE VALVE
 - ✱ PROP. REDUCER
 - ✱ PROP. TEE
 - ⊙ PROP. MON. ASSEMBLY
 - ⌒ PROP. HEADWALL
 - ▬ PROP. CROSSWALK
 - CURB STOP
 - CLEAN OUT
 - TRAFFIC SIGNS
 - PROP. CB.
 - PROP. W.M.
 - SD — PROP. STM.
 - SS — PROP. SAN.
 - BASEMENT ELEVATIONS
 - EX. STM.
 - EX. CB.
 - SDx — EX. STM.

NOTE:

WATER SERVICE BOXES ARE TO PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13

SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8

DEVELOPER TO INSTALL SIDEWALK IN FRONT OF COMMON AREAS AND BLOCKS.

A CLAY DAM IS TO BE PROVIDED IN THE STORM SEWER TRENCHES WHERE THEY OUTFALL INTO THE BASINS

1.	1-19-2019	REVISED AS PER CITY COMMENTS DATED 9-28-2018	FA
2.	4-08-2019	REVISED AS PER CITY COMMENTS DATED 2-27-2019	FA
3.	5-30-2019	REVISED AS PER CITY COMMENTS DATED 5-15-2019	FA
NO.	DATE		BY
REVISIONS			

SUHAIL

A/E

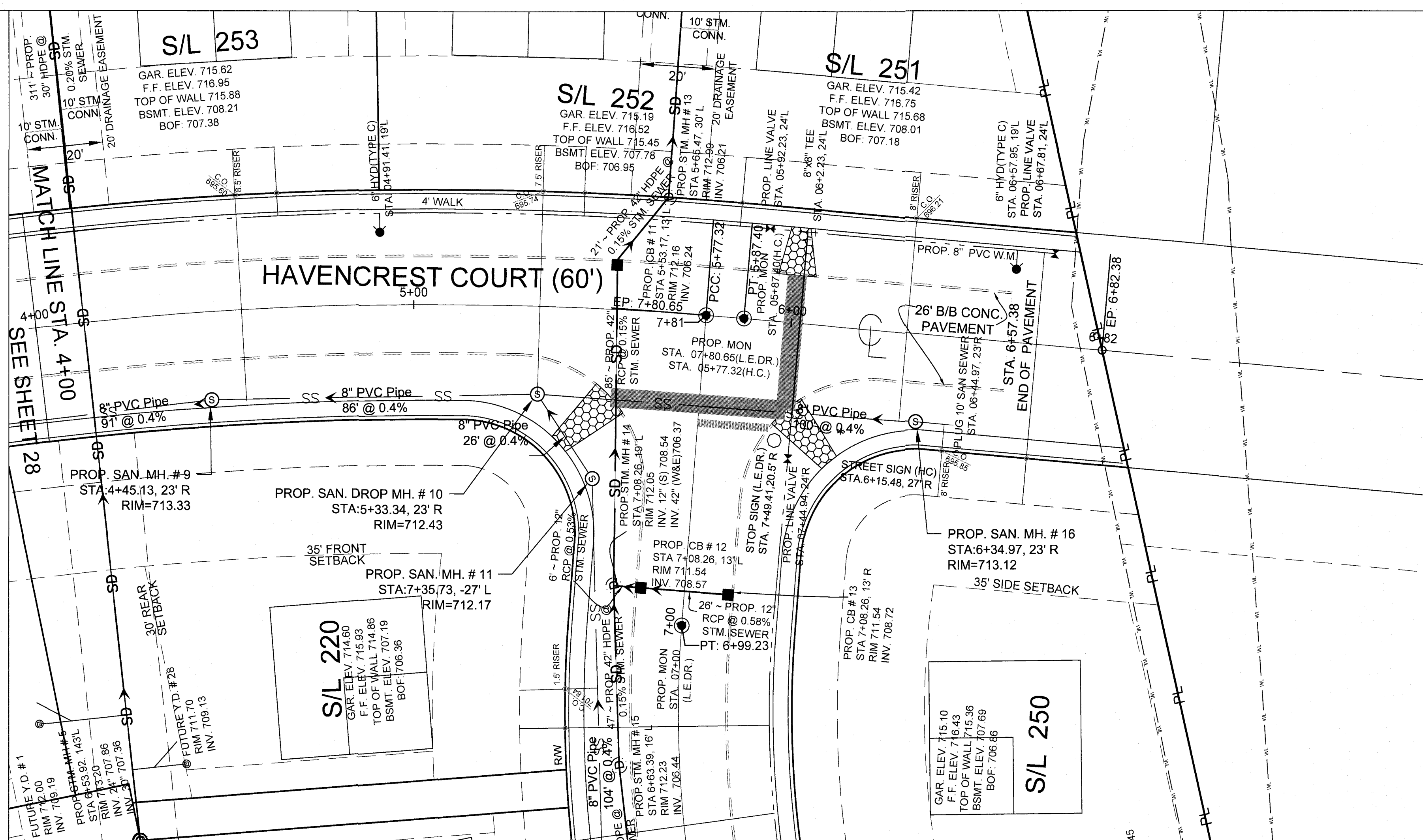
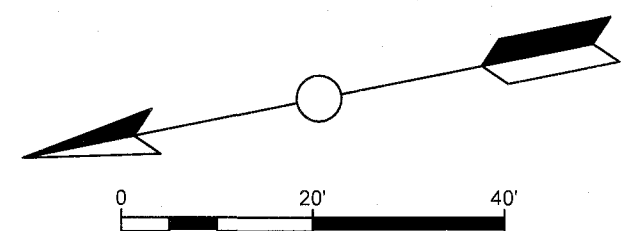
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
SCALE	1" = 20' HOR 1" = 5' VER

HAVENCREST COURT

PLAN AND PROFILE

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-028



SL NO	SAN. CONN STATION	OFFSET	WAT. CONN STATION	OFFSET
192	0+25.55	42' RT	0+14.55	42' RT
193	1+02.39	42' RT	0+91.39	42' RT
194	8+90.78	42' LT	8+80.78	42' LT
195	8+04.92	42' LT	7+89.92	42' LT
196	7+03.21	42' RT	7+14.21	42' LT
197	6+09.60	42' RT	5+98.60	42' LT
198	5+33.62	42' RT	5+22.62	42' LT
199	4+02.17	42' RT	3+86.17	42' LT
200	2+97.11	42' RT	2+86.11	42' LT
201	2+48.90	42' RT	2+05.71	42' LT
202	1+38.64	42' RT	1+27.64	42' LT
203	0+51.23	51' LT	0+42.84	58' LT
204	-0+32.67	64' LT	-0+42.09	58' LT
205	-0+70.42	15' LT	-0+71.89	4' LT
206	-0+36.29	62' RT	-0+26.37	67' LT
207	0+57.26	47' RT	0+12.98	71' RT
208	1+40.64	42' RT	1+29.64	42' RT
209	2+39.73	42' RT	2+29.73	42' RT
210	2+76.12	42' RT	3+22.90	42' RT
211	3+71.13	42' RT	3+84.13	42' RT
212	4+90.13	42' RT	5+01.13	42' RT
213	5+62.92	42' RT	5+51.92	42' RT
214	6+42.92	42' RT	6+31.92	42' RT
215	7+27.21	42' RT	7+16.21	42' RT
216	8+02.92	42' RT	7+91.92	42' RT
217	8+92.78	42' RT	8+82.78	42' RT
218	9+62.92	42' RT	9+51.92	42' RT
219	10+34.27	42' RT	10+24.27	42' RT
220	6+81.61	42' LT	6+72.87	42' LT
221	6+36.78	42' LT	6+45.51	42' LT
222	6+01.34	42' LT	5+91.34	42' LT
223	5+42.86	42' LT	5+52.86	42' LT
224	4+92.86	42' LT	5+02.86	42' LT
225	4+43.61	42' LT	4+53.61	42' LT
226	3+66.93	42' LT	3+77.93	42' LT
227	3+28.07	42' LT	3+18.07	42' LT
228	2+78.04	42' LT	2+68.04	42' LT
229	2+22.75	42' LT	2+31.98	42' LT
230	2+02.75	42' LT	1+92.75	42' LT
231	1+54.82	42' LT	1+41.82	42' LT
232	0+93.72	42' LT	1+04.72	42' LT
233	0+23.03	98' LT	0+33.71	94' LT
234	-0+18.35	99' LT	-0+28.75	96' LT
235	-0+58.82	72' LT	-0+71.12	41' LT
236	-0+68.75	9' LT	-0+71.61	37' LT
237	-0+60.49	9' RT	-0+54.48	17' RT
238	0+07.77	42' RT	-0+03.26	42' RT
239	0+62.43	42' RT	0+34.08	42' RT
240	0+71.67	42' RT	0+82.67	42' RT
241	1+60.04	42' RT	1+50.04	42' RT
242	2+09.17	42' RT	1+98.18	42' RT
243	2+49.43	42' RT	2+38.57	42' RT
244	3+02.43	42' RT	2+92.43	42' RT
245	3+39.43	42' RT	3+49.43	42' RT
246	3+87.93	42' RT	3+99.43	42' RT
247	4+40.56	42' RT	4+51.56	42' RT
248	5+13.43	42' RT	5+23.43	42' RT
249	5+76.52	42' RT	5+63.52	42' RT
250	6+42.57	42' RT	6+67.97	42' RT
251	6+30.61	42' LT	6+07.87	42' LT
252	5+33.34	42' LT	5+43.84	42' LT
253	4+54.57	42' LT	4+65.08	42' LT
254	3+57.45	42' LT	3+67.96	42' LT
255	2+75.97	42' LT	2+86.97	42' LT
256	1+91.39	42' LT	2+02.39	42' LT
257	1+47.17	42' LT	1+36.17	42' LT
258	0+41.55	42' LT	0+51.04	42' LT
259	-2+38.03	18' LT	-3+93.77	32' LT

LEGEND:

- PROP. STORM MH.
- PROP. SAN. MH.
- PROP. TYPE "C" HYD
- PROP. LINE VALVE
- PROP. REDUCER
- PROP. TEE
- PROP. MON.ASSEMBLY
- PROP. HEADWALL
- PROP. CROSSWALK
- CURB STOP
- CLEAN OUT
- TRAFFIC SIGNS
- PROP. CB.

- PROP. W.M.
- PROP. STM.
- PROP. SAN.
- BASEMENT ELEVATIONS
- EXISTING TREE LINE

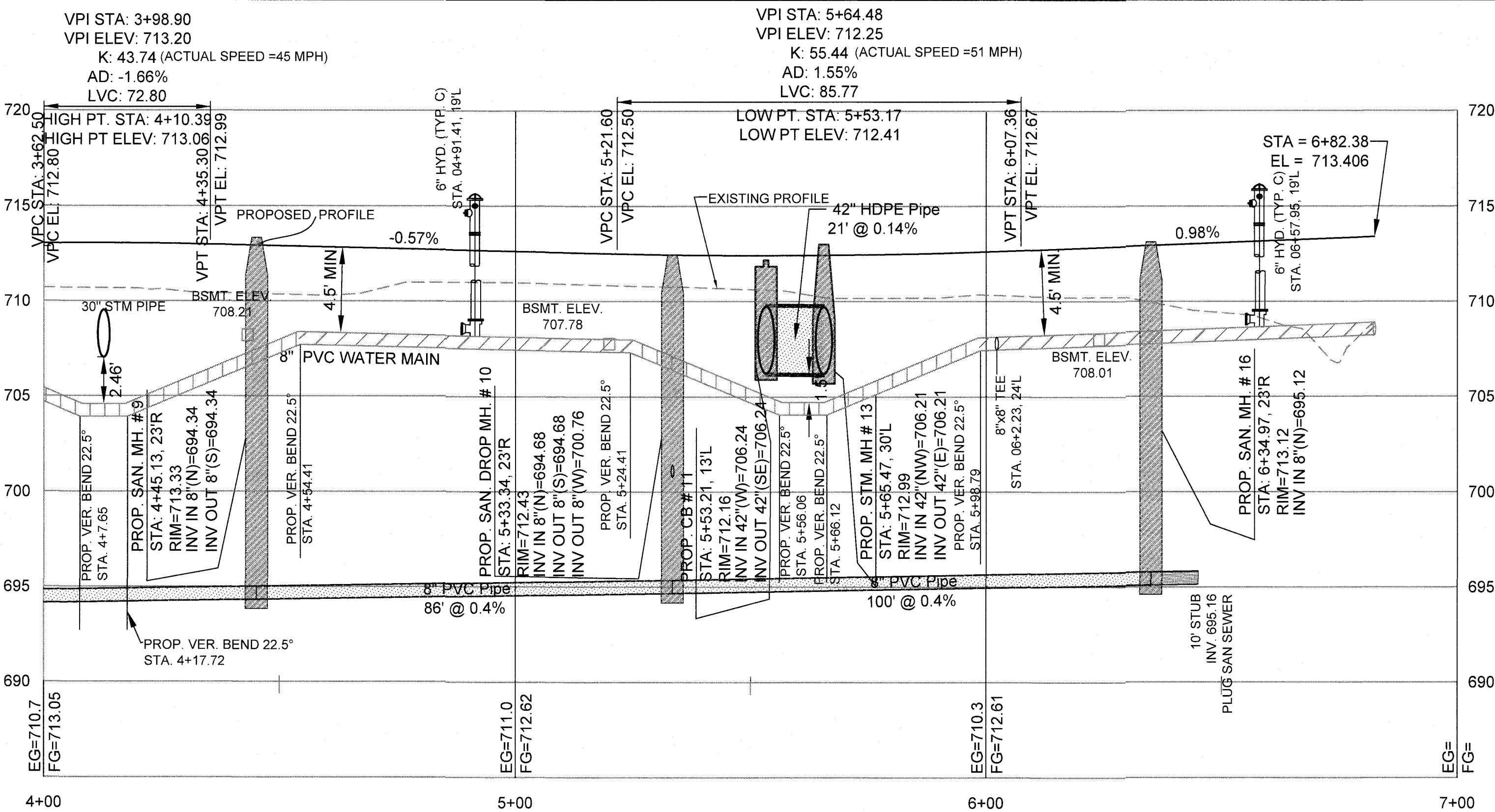
NOTE:

WATER SERVICE BOXES ARE TO PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13

SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8

DEVELOPER TO INSTALL SIDEWALK IN FRONT OF COMMON AREAS AND BLOCKS.

A CLAY DAM IS TO BE PROVIDED IN THE STORM SEWER TRENCHES WHERE THEY OUTFALL INTO THE BASINS



1.	1-19-2019	REVISED AS PER CITY COMMENTS DATED 9-28-2018	FA
2.	4-08-2019	REVISED AS PER CITY COMMENTS DATED 2-27-2019	FA
3.	5-30-2019	REVISED AS PER CITY COMMENTS DATED 5-15-2019	ND
4.	6-14-2019	REVISED AS PER CITY COMMENTS DATED 6-12-2019	FA
5.	8-23-2019	REVISED TO MOVE SAN. MH. #16 TO 20' NORTH	FA
NO.	DATE		BY
REVISIONS			

SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



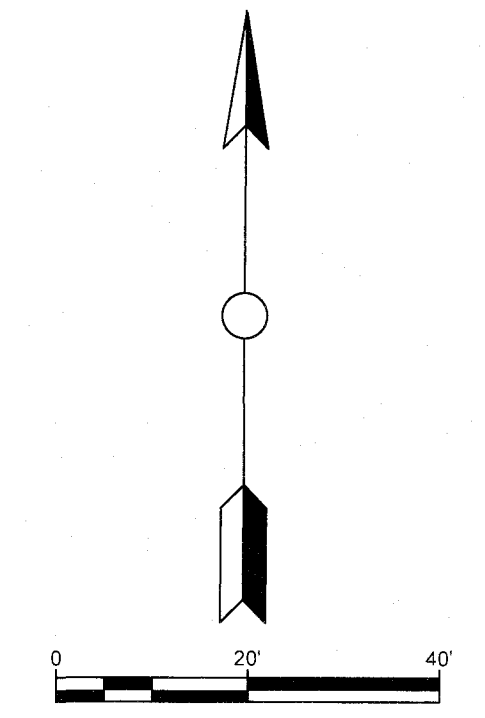
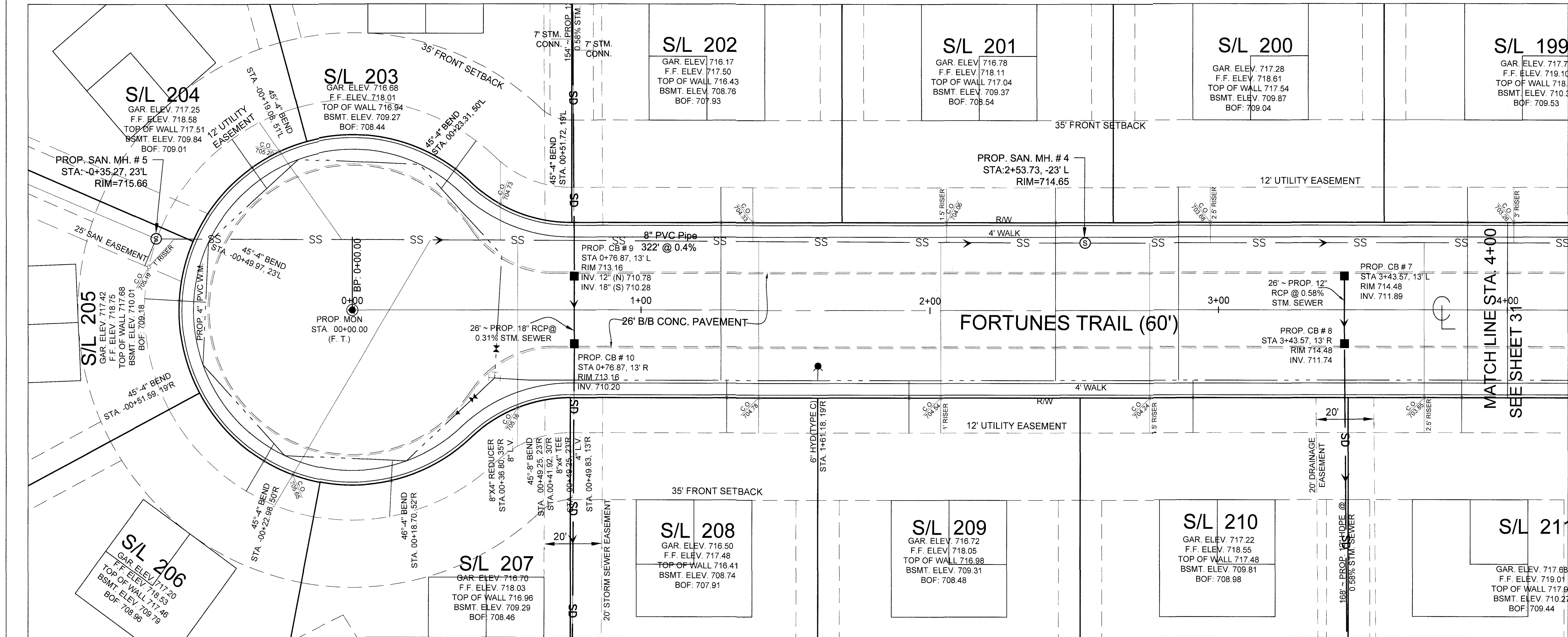
DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
SCALE	1" = 20' HOR 1" = 5' VER

HAVENCREST COURT

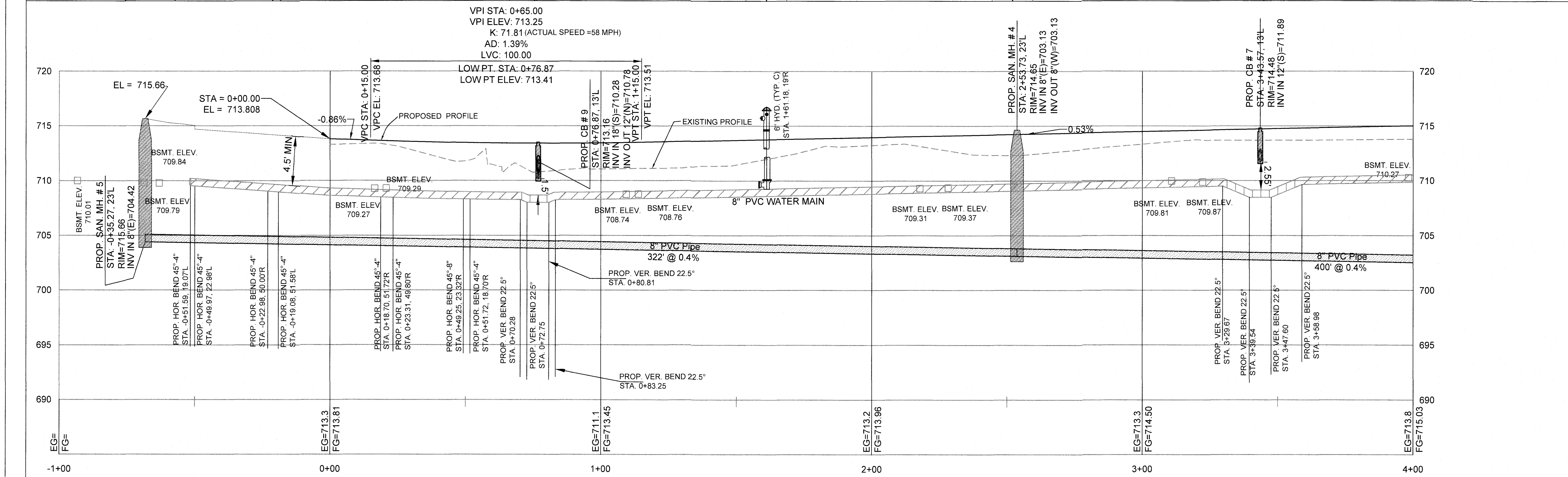
PLAN AND PROFILE

PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

S&S JOB NO. 2018111C
SHEET NO. C-029



- LEGEND:
- ① PROP. STORM MH.
 - ② PROP. SAN. MH
 - PROP. TYPE "C" HYD
 - PROP. LINE VALVE
 - PROP. REDUCER
 - PROP. TEE
 - ⊙ PROP. MON.ASSEMBLY
 - ⊙ PROP. HEADWALL
 - ▬ PROP. CROSSWALK
 - CURB STOP
 - CLEAN OUT
 - TRAFFIC SIGNS
 - PROP. CB.
 - PROP. W.M.
 - SD --- PROP. STM.
 - SS --- PROP. SAN.
 - BASEMENT ELEVATIONS



NOTE:

WATER SERVICE BOXES ARE TO PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13

SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8

DEVELOPER TO INSTALL SIDEWALK IN FRONT OF COMMON AREAS AND BLOCKS.

A CLAY DAM IS TO BE PROVIDED IN THE STORM SEWER TRENCHES WHERE THEY OUTFALL INTO THE BASINS

NO.	DATE	REVISIONS	BY
1.	1-19-2019	REVISED AS PER CITY COMMENTS DATED 9-28-2018	FA
2.	4-08-2019	REVISED AS PER CITY COMMENTS DATED 2-27-2019	FA
3.	5-28-2019	REVISED AS PER CITY COMMENTS DATED 5-15-2019	ND

SUHAIL
A/E

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

DESIGNED BY FA
CHECKED BY HS
REVIEWED BY ES
DATE AUG. 21, 2018
SCALE 1" = 20' HOR
1" = 5' VER

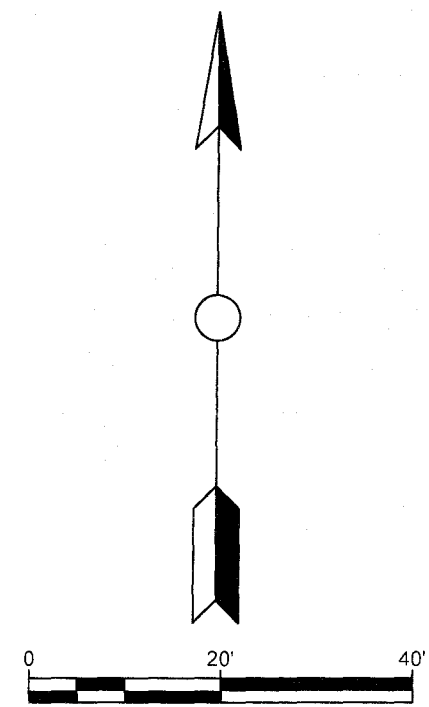
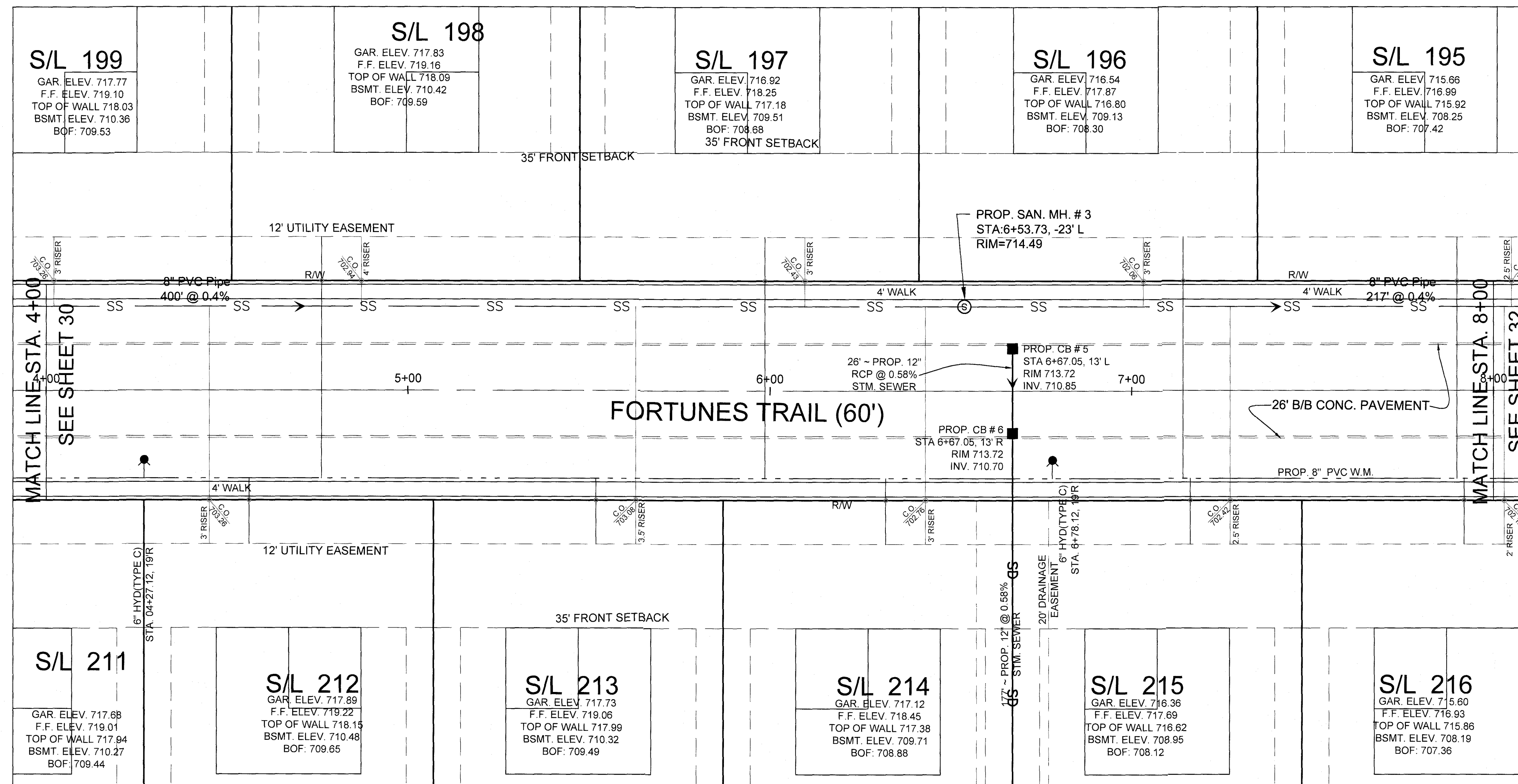
FORTUNES TRAIL

PLAN AND PROFILE

PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

S&S JOB NO.
2018111C

SHEET NO.
C-030



- LEGEND:
- Ⓢ PROP. STORM MH.
 - Ⓢ PROP. SAN. MH.
 - ➔ PROP. TYPE "C" HYD
 - ⋈ PROP. LINE VALVE
 - PROP. REDUCER
 - ⊕ PROP. TEE
 - ⊗ PROP. MON.ASSEMBLY
 - ▬ PROP. HEADWALL
 - ▬ PROP. CROSSWALK
 - CURB STOP
 - CLEAN OUT
 - TRAFFIC SIGNS
 - PROP. CB.
 - PROP. W.M.
 - SD — PROP. STM.
 - SS — PROP. SAN.
 - BASEMENT ELEVATIONS

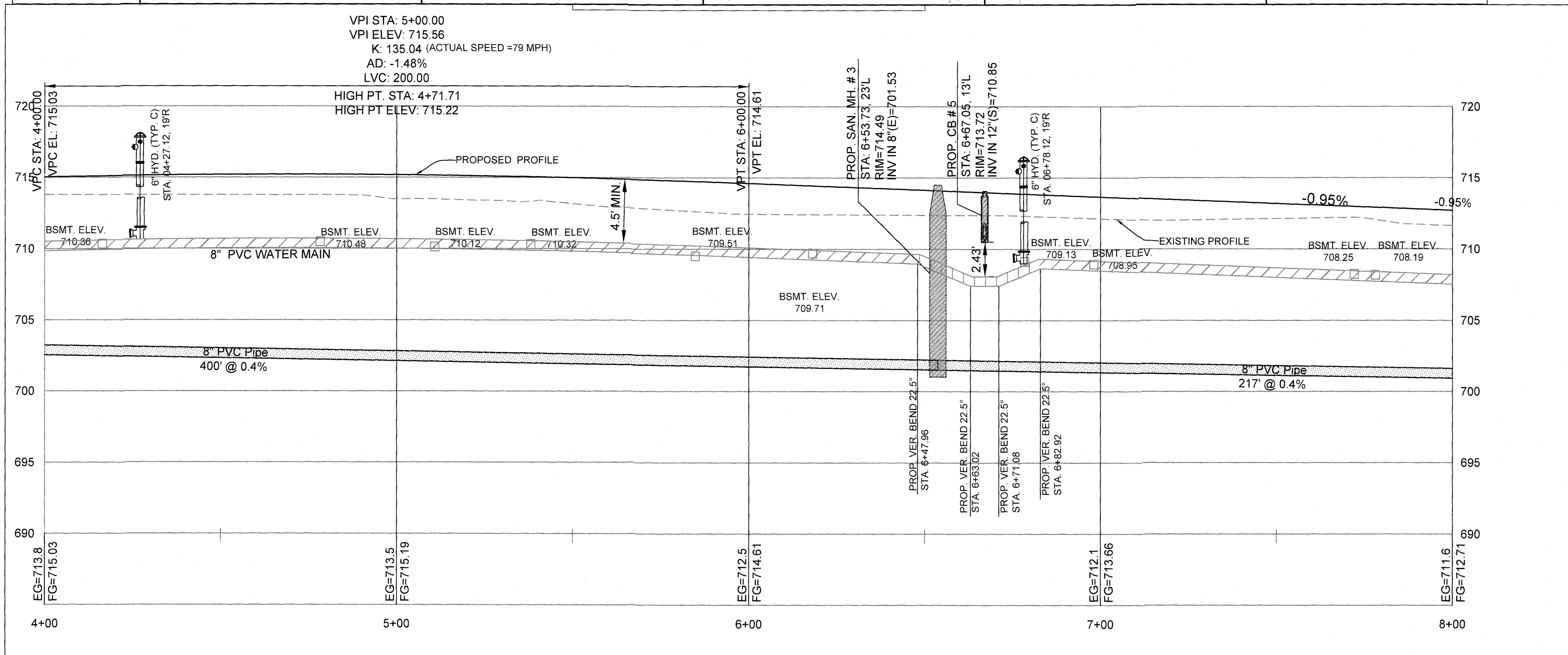
NOTE:

WATER SERVICE BOXES ARE TO PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13

SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8

DEVELOPER TO INSTALL SIDEWALK IN FRONT OF COMMON AREAS AND BLOCKS.

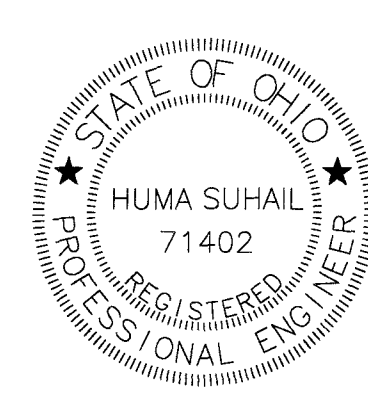
A CLAY DAM IS TO BE PROVIDED IN THE STORM SEWER TRENCHES WHERE THEY OUTFALL INTO THE BASINS



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2.	4-08-2019	REVISED AS PER CITY COMMENTS DATED 2-27-2019	FA
NO.	DATE		BY
REVISIONS			

SUHAIL A/E

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

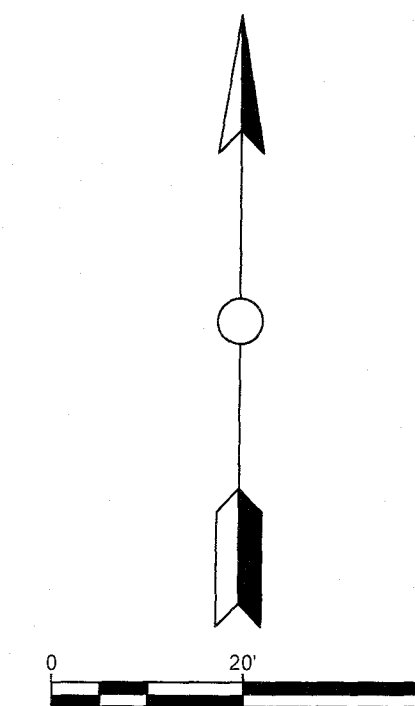
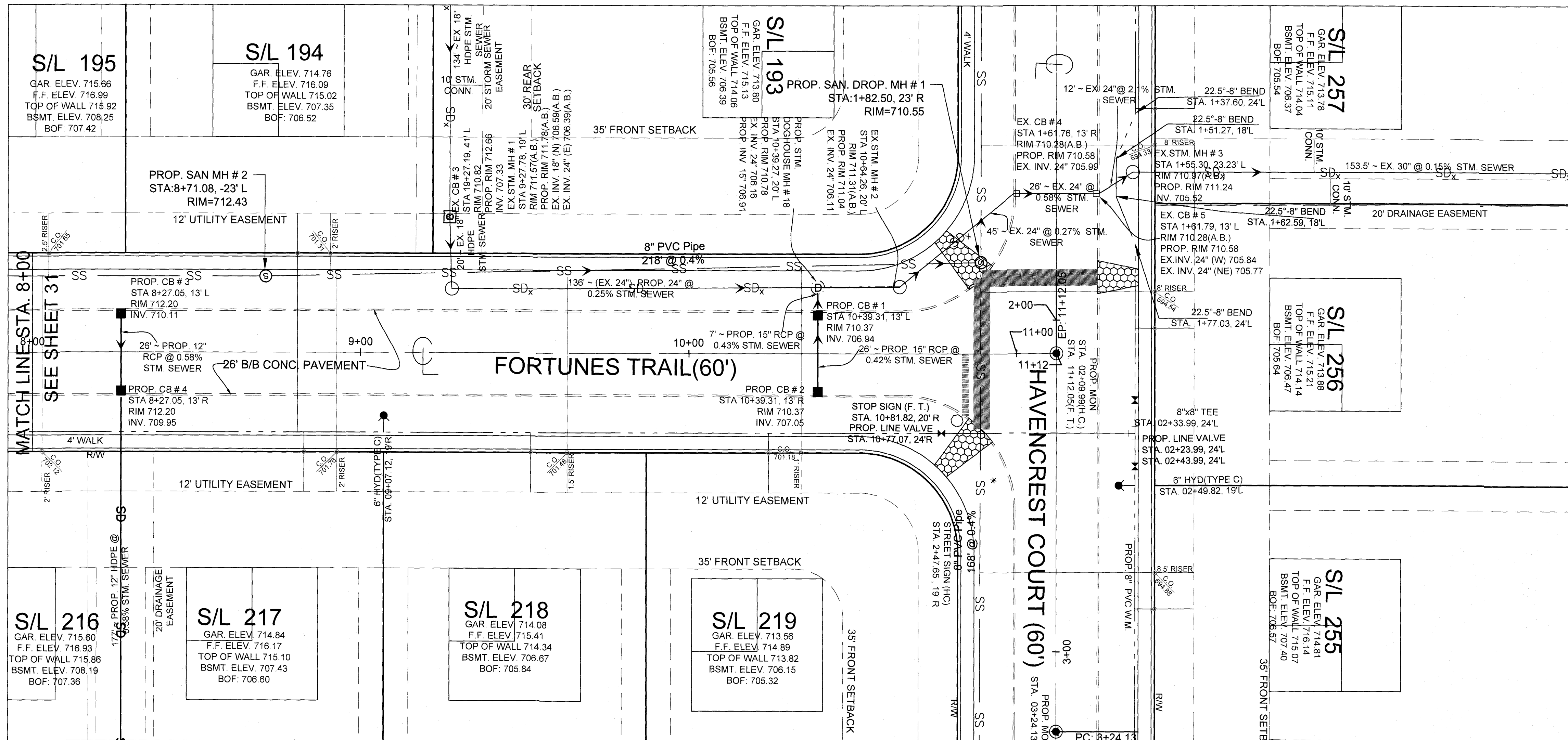


DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
SCALE	1" = 20' HOR 1" = 5' VER

FORTUNES TRAIL

PLAN AND PROFILE

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-031



LEGEND:

- ⊙ PROP. STORM MH.
- ⊙ PROP. SAN. MH
- ➔ PROP. TYPE "C" HYD
- ✦ PROP. LINE VALVE
- PROP. REDUCER
- ✦ PROP. TEE
- ⊙ PROP. MON.ASSEMBLY
- ⊙ PROP. HEADWALL
- ▨ PROP. CROSSWALK
- CURB STOP
- CLEAN OUT
- TRAFFIC SIGNS
- PROP. CB.
- PROP. W.M.
- SD — PROP. STM.
- SS — PROP. SAN.
- BASEMENT ELEVATIONS
- EX. STM.
- EX. CB
- SDx — EX. STM.

NOTE:

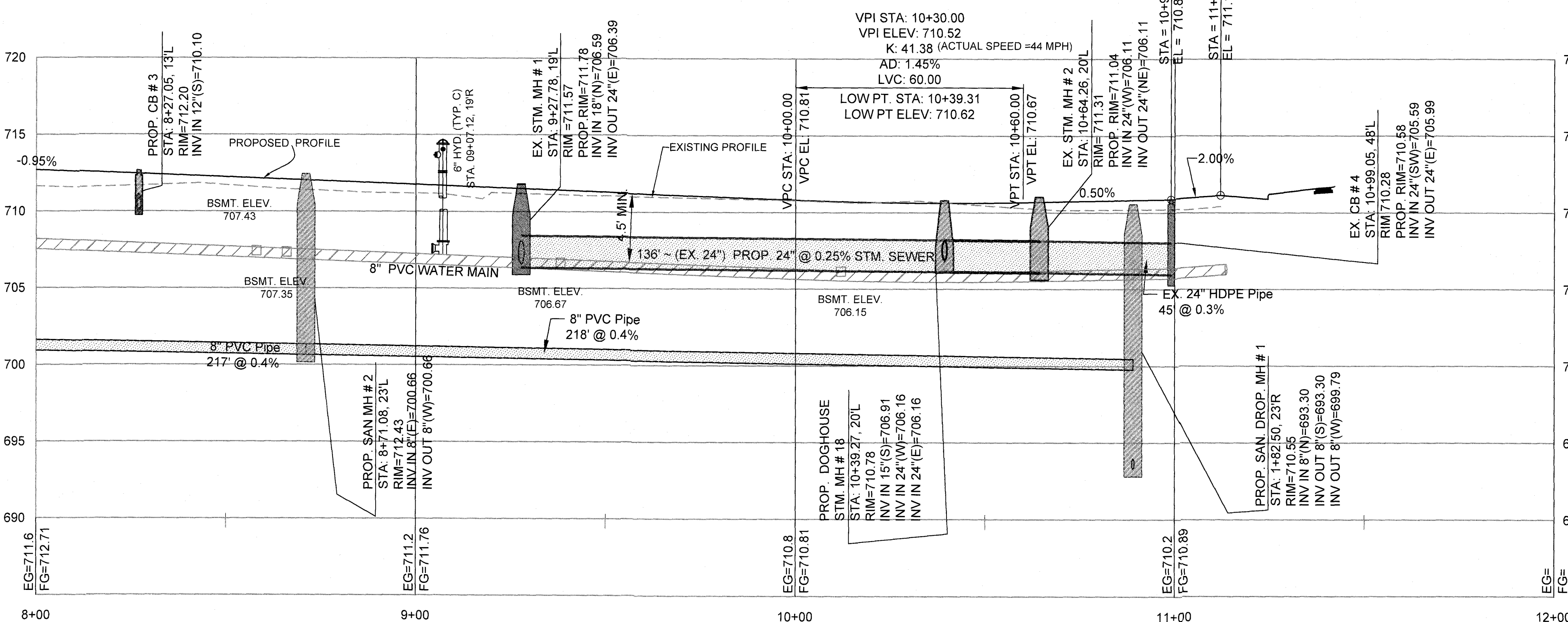
WATER SERVICE BOXES ARE TO PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13

SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8

DEVELOPER TO INSTALL SIDEWALK IN FRONT OF COMMON AREAS AND BLOCKS.

A CLAY DAM IS TO BE PROVIDED IN THE STORM SEWER TRENCHES WHERE THEY OUTFALL INTO THE BASINS

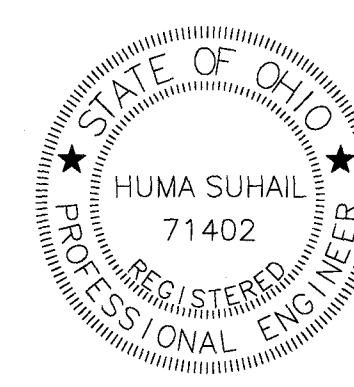
PREMIUM BACKFILL REQUIRED FOR SANITARY SEWER FOR THE LENGTH OF THE PIPE RUNNING UNDER SIDE WALK



1.	1-19-2019	REVISED AS PER CITY COMMENTS DATED 9-28-2018	FA
2.	4-08-2019	REVISED AS PER CITY COMMENTS DATED 2-27-2019	FA
NO.	DATE	REVISIONS	BY

SUHAIL A/E

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
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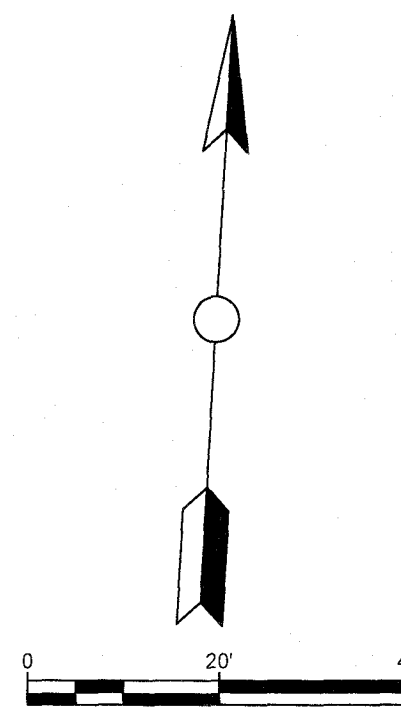
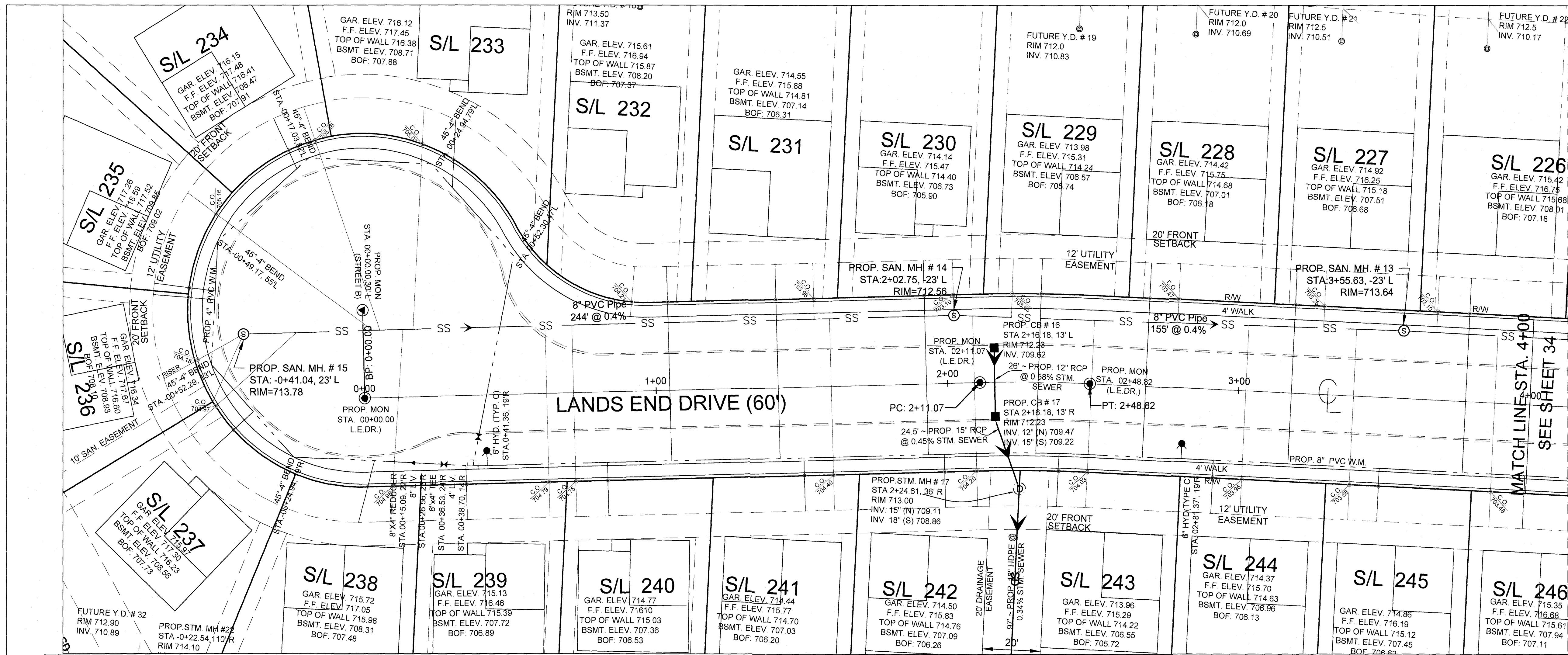
FORTUNES TRAIL

PLAN AND PROFILE

PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

S&S JOB NO.
2018111C

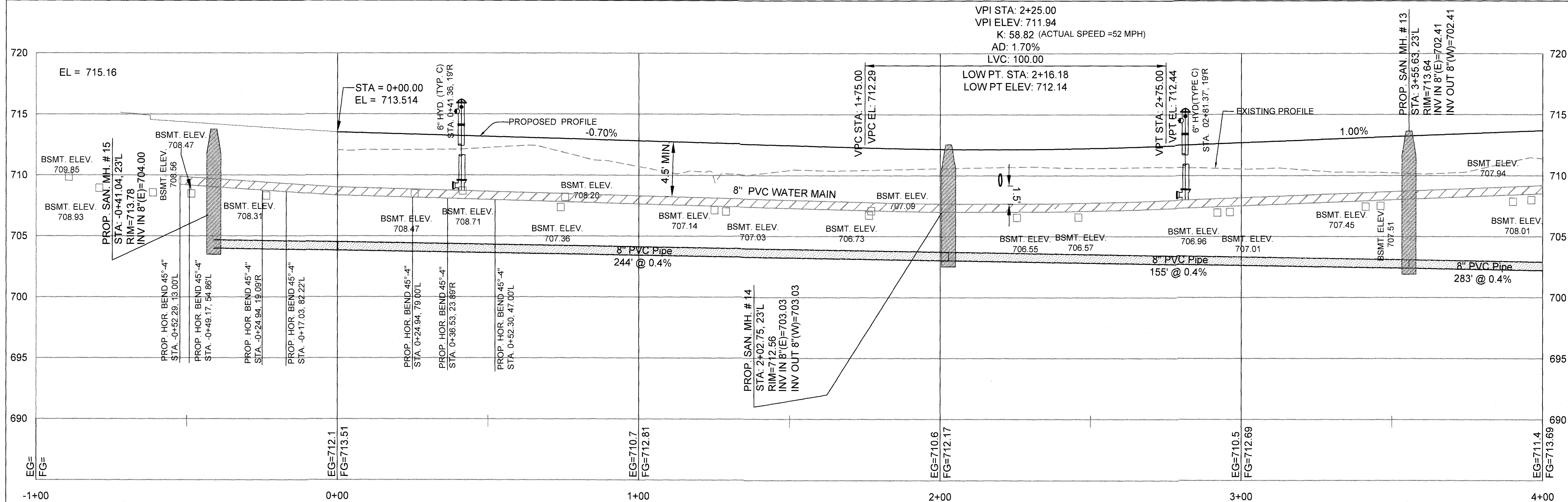
SHEET NO.
C-032



LEGEND:

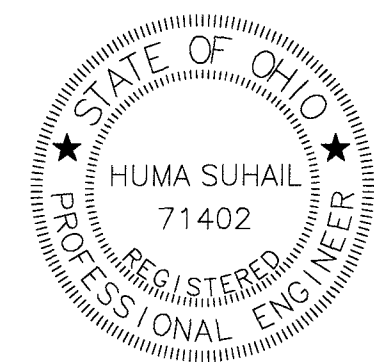
- PROP. STORM MH.
- ⊙ PROP. SAN. MH
- ➔ PROP. TYPE "C" HYD
- ✚ PROP. LINE VALVE
- ✚ PROP. REDUCER
- ✚ PROP. TEE
- ⊙ PROP. MON.ASSEMBLY
- ▬ PROP. HEADWALL
- ▬ PROP. CROSSWALK
- CURB STOP
- CLEAN OUT
- TRAFFIC SIGNS
- PROP. CB.
- PROP. W.M.
- SD — PROP. STM.
- SS — PROP. SAN.
- BASEMENT ELEVATIONS

NOTE:
WATER SERVICE BOXES ARE TO PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13
SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8
DEVELOPER TO INSTALL SIDEWALK IN FRONT OF COMMON AREAS AND BLOCKS.
A CLAY DAM IS TO BE PROVIDED IN THE STORM SEWER TRENCHES WHERE THEY OUTFALL INTO THE BASINS



1.	1-19-2019	REVISED AS PER CITY COMMENTS DATED 9-28-2018	FA
2.	4-08-2019	REVISED AS PER CITY COMMENTS DATED 2-27-2019	FA
3.	5-28-2019	REVISED AS PER CITY COMMENTS DATED 5-15-2019	ND
NO.	DATE		BY
REVISIONS			

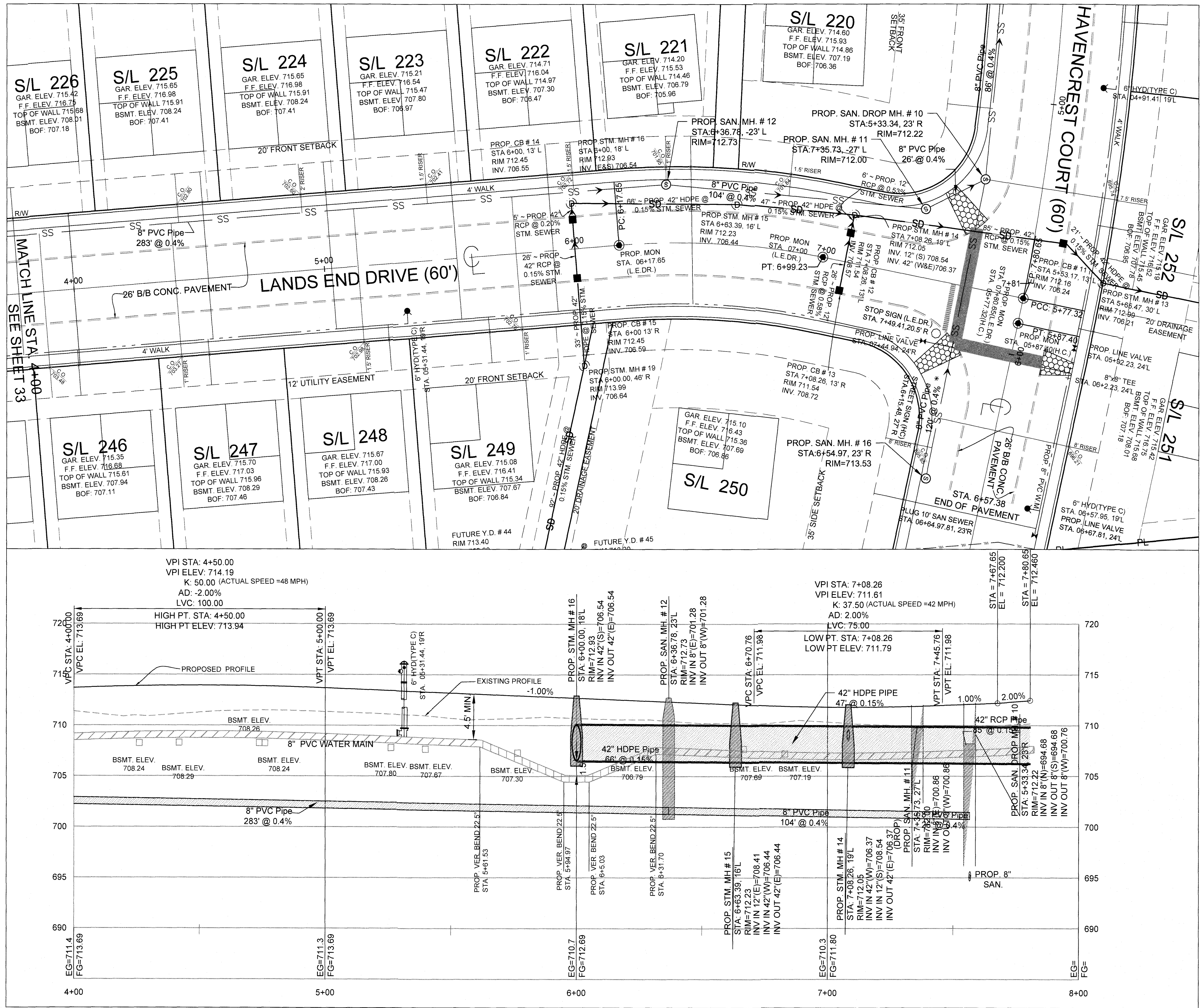
SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
SCALE	1" = 20' HOR 1" = 5' VER

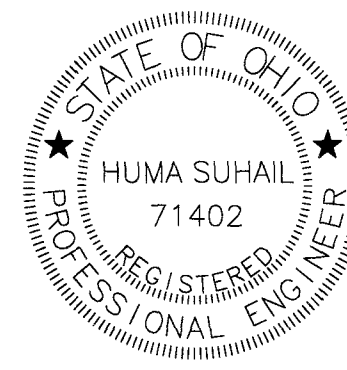
LANDS END DRIVE
PLAN AND PROFILE

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-033



1.	1-19-2019	REVISED AS PER CITY COMMENTS DATED 9-28-2018	FA
2.	4-08-2019	REVISED AS PER CITY COMMENTS DATED 2-27-2019	FA
NO.	DATE		BY
REVISIONS			

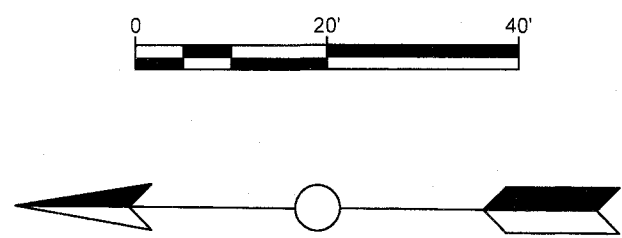
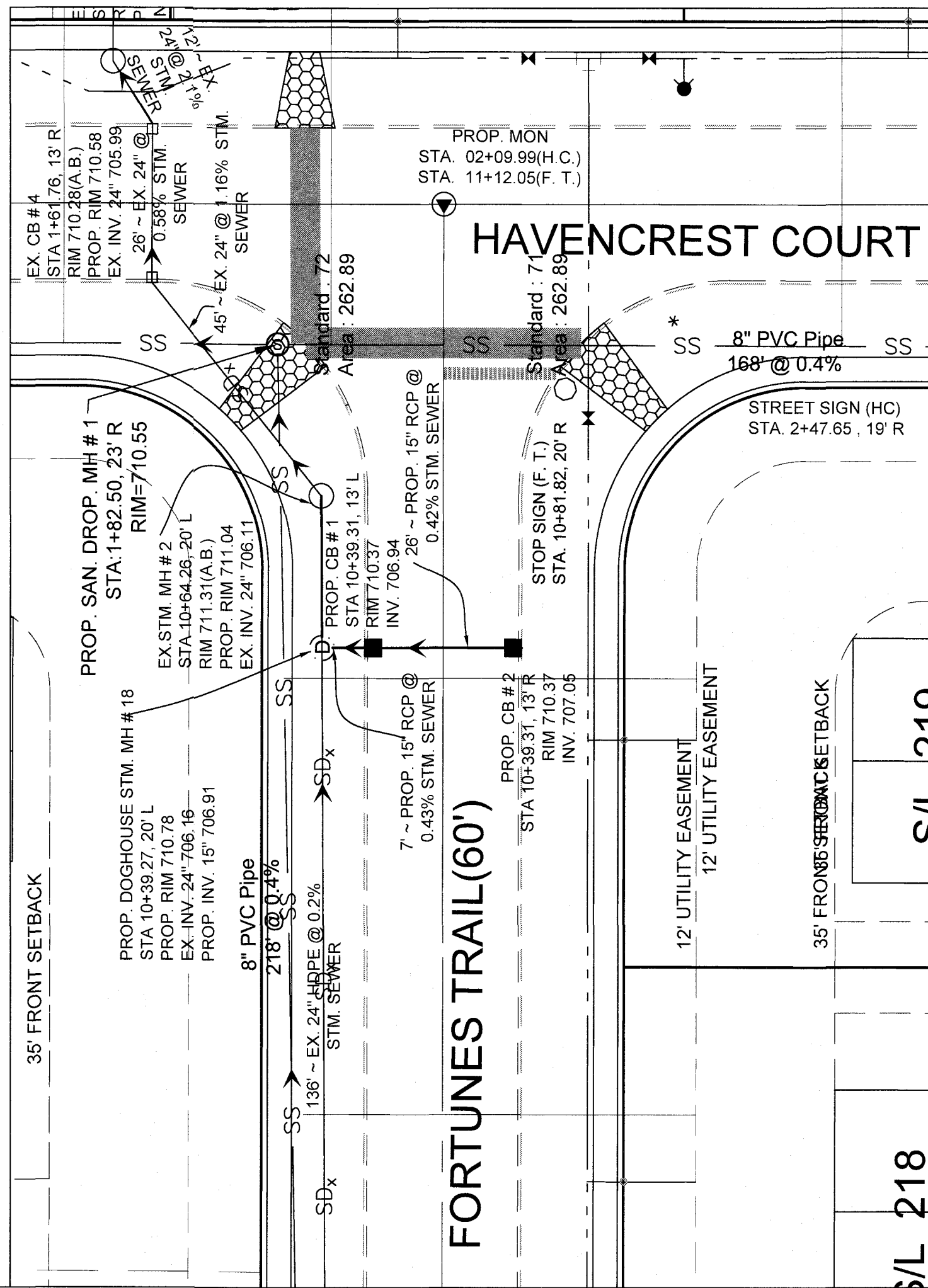
SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



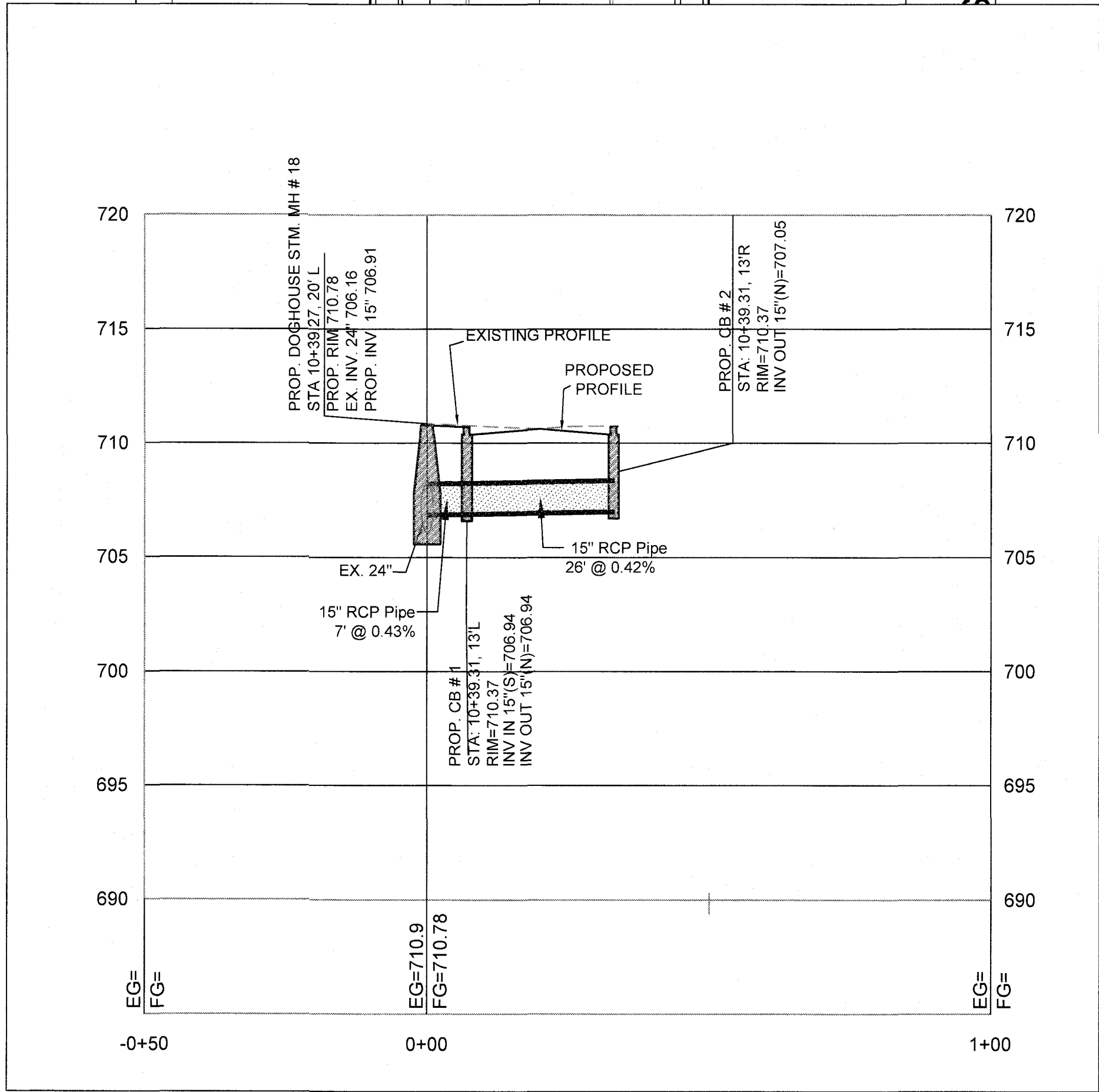
DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	ES
DATE	AUG. 21, 2018
SCALE	1" = 20' HOR 1" = 5' VER

LANDS END DRIVE
PLAN AND PROFILE

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-034



- LEGEND:
- ⊕ PROP. STORM MH.
 - ⊙ PROP. SAN. MH
 - PROP. TYPE "C" HYD
 - ✚ PROP. LINE VALVE
 - ✚ PROP. REDUCER
 - ⊕ PROP. TEE
 - ⊕ PROP. MON.ASSEMBLY
 - ⊕ PROP. HEADWALL
 - ▨ PROP. CROSSWALK
 - CURB STOP
 - CLEAN OUT
 - TRAFFIC SIGNS
 - PROP. CB.
 - PROP. W.M.
 - SD — PROP. STM.
 - SS — PROP. SAN.
 - BASEMENT ELEVATIONS
 - EX. STM.
 - EX. CB
 - SDx — EX. STM.



1.	4-08-2019	REVISED AS PER CITY COMMENTS DATED 02-27-2019	FA
NO.	DATE		BY
REVISIONS			

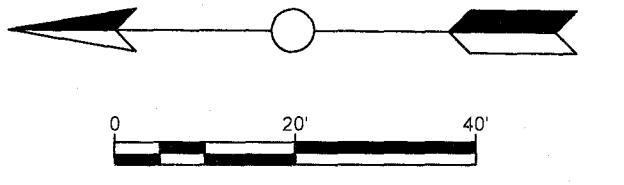
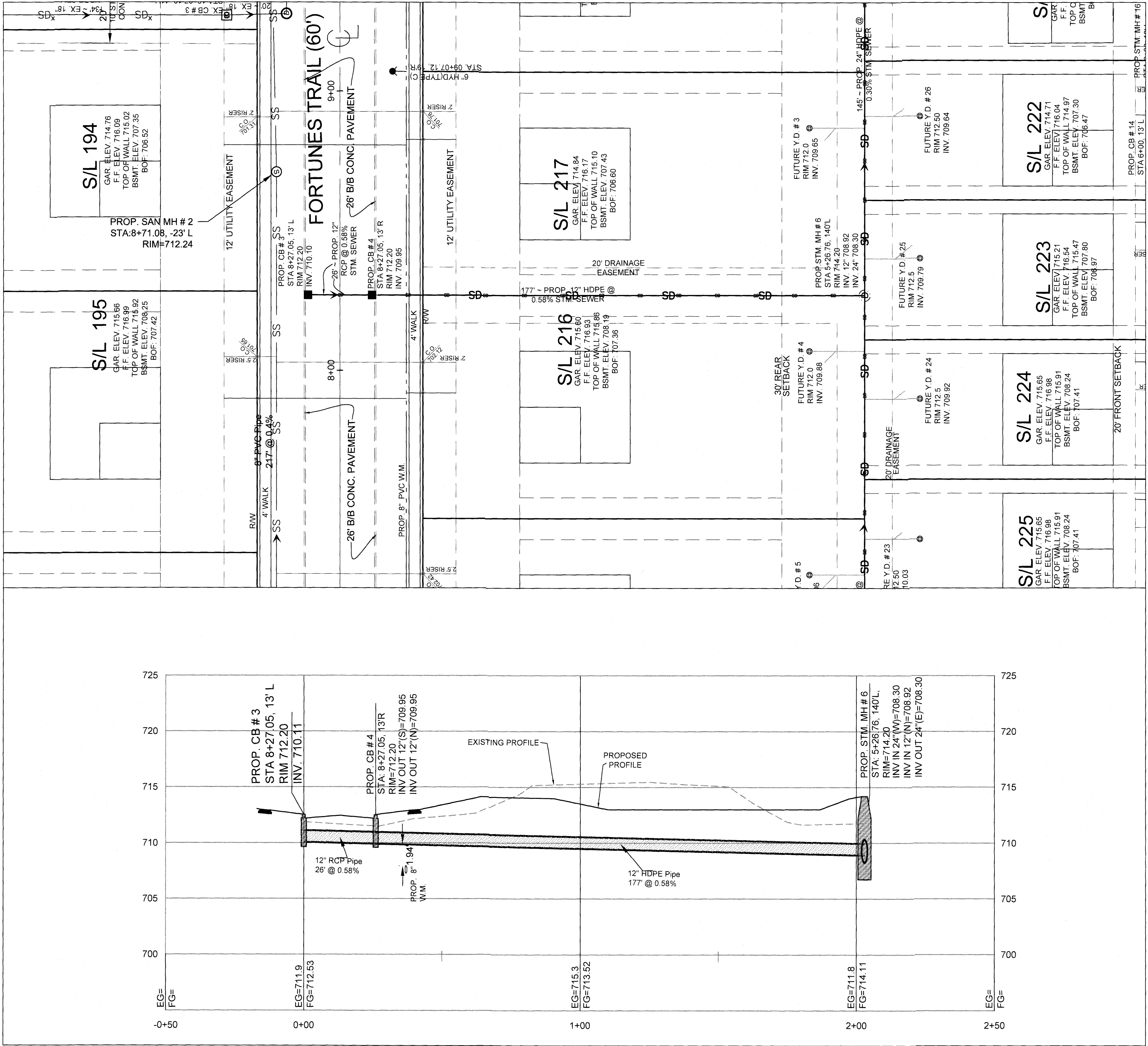
SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY	ND
CHECKED BY	HS
REVIEWED BY	ES
DATE	JAN. 27, 2019
SCALE	1" = 20' HOR 1" = 5' VER

CB 2 TO EX. 24" STM.	
PLAN AND PROFILE	

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-035



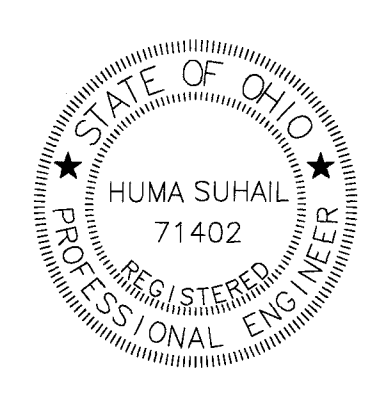
LEGEND:

- ⊙ PROP. STORM MH.
- ⊙ PROP. SAN. MH
- ➔ PROP. TYPE "C" HYD
- ✕ PROP. LINE VALVE
- PROP. REDUCER
- ⊕ PROP. TEE
- ⊙ PROP. MON.ASSEMBLY
- ⊕ PROP. HEADWALL
- ▬ PROP. CROSSWALK
- CURB STOP
- CLEAN OUT
- TRAFFIC SIGNS
- PROP. CB.
- PROP. W.M.
- SD --- PROP. STM.
- SS --- PROP. SAN.
- BASEMENT ELEVATIONS
- EX. STM.
- EX. CB

04-08-2019	REVISED AS PER CITY COMMENTS DATED 02-27-2019	MF
NO.	DATE	BY
REVISIONS		

SUHAIL A/E

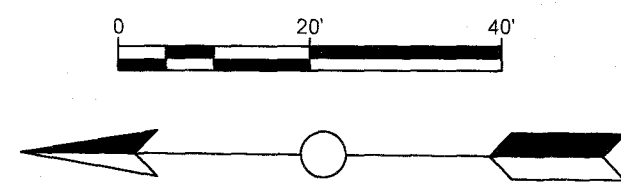
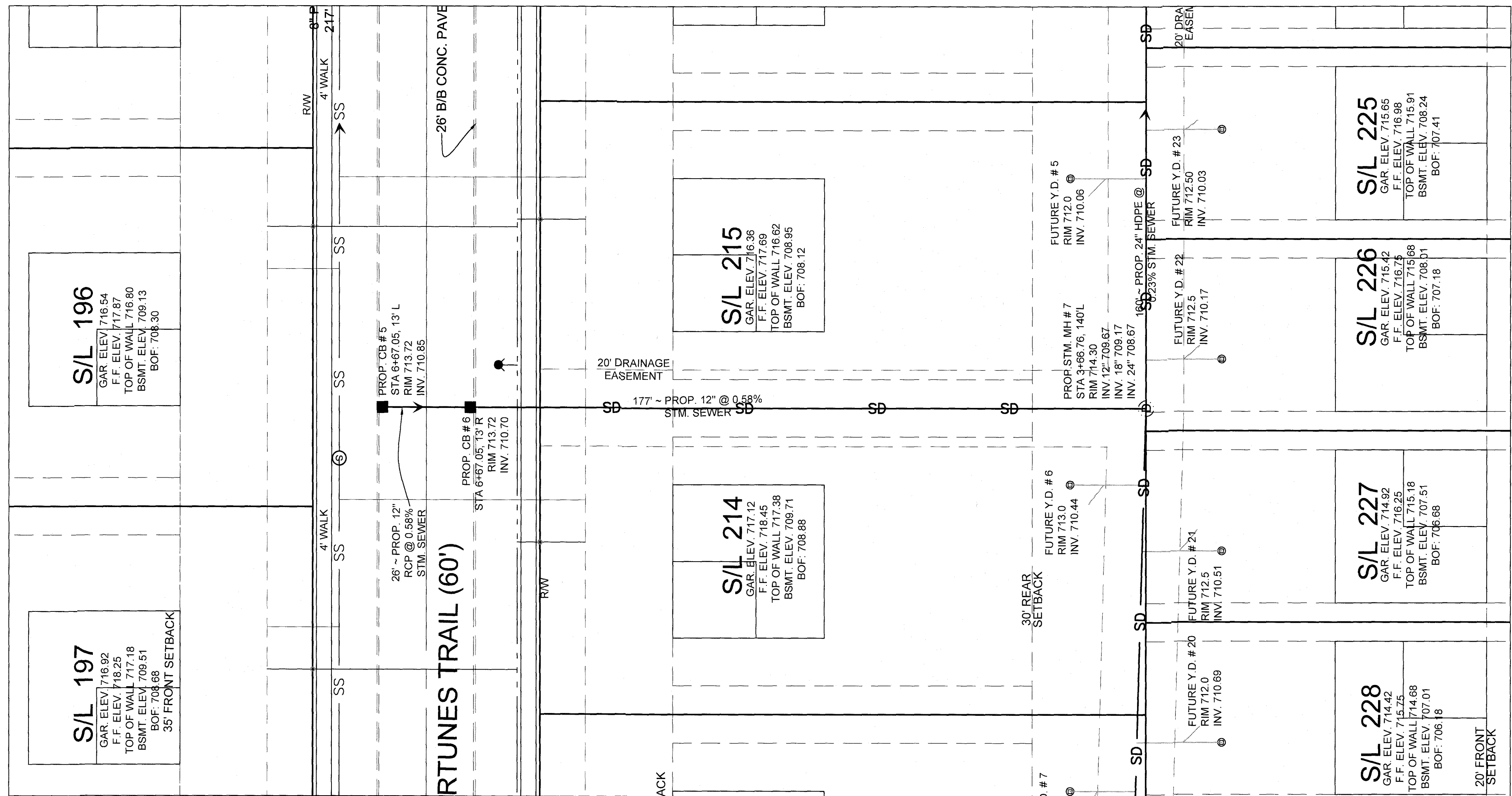
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY	ND
CHECKED BY	HS
REVIEWED BY	ES
DATE	JAN. 27, 2019
SCALE	1" = 20' HOR 1" = 5' VER

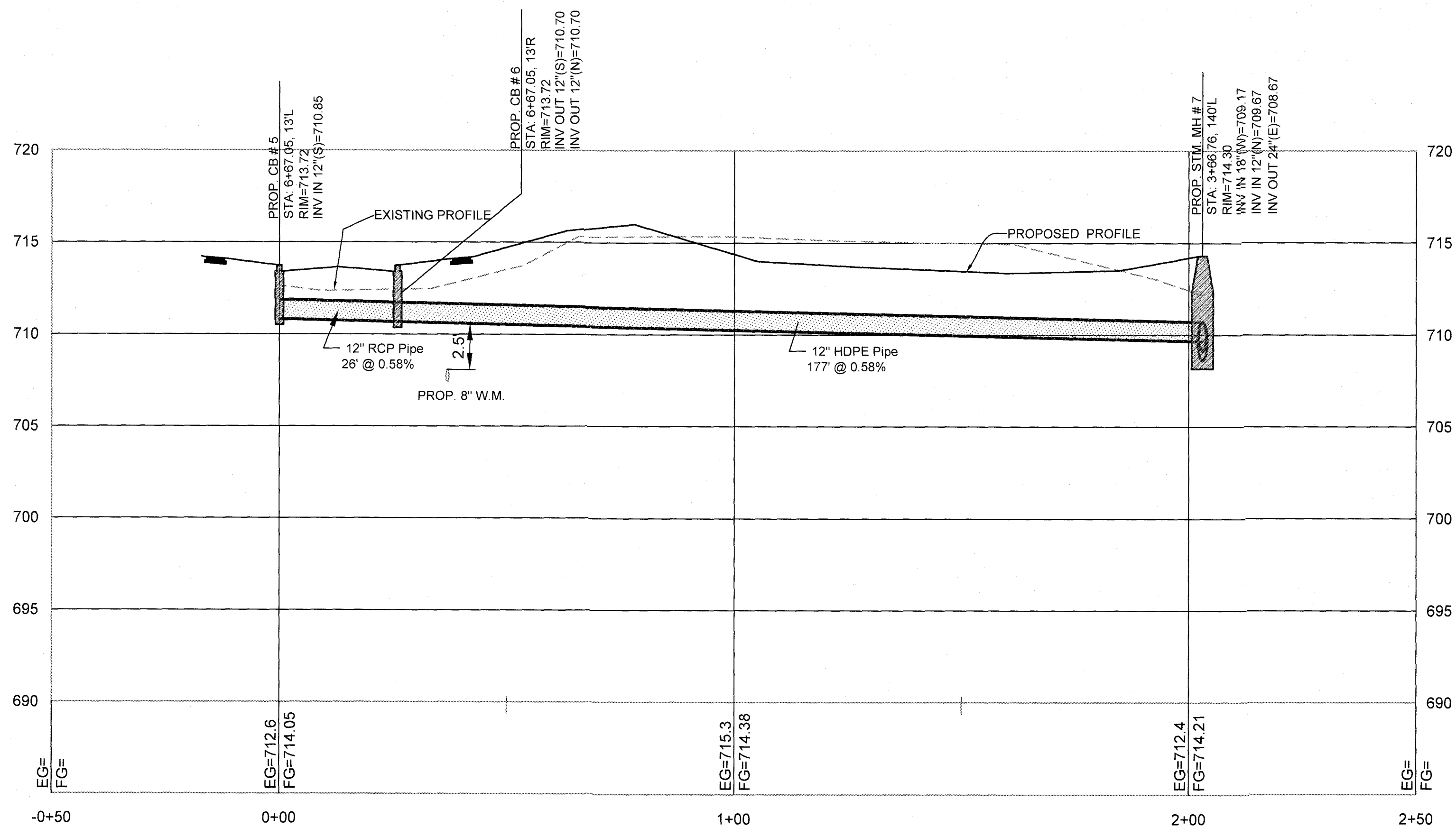
CB 3 TO STM MH 6	
PLAN AND PROFILE	

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-036



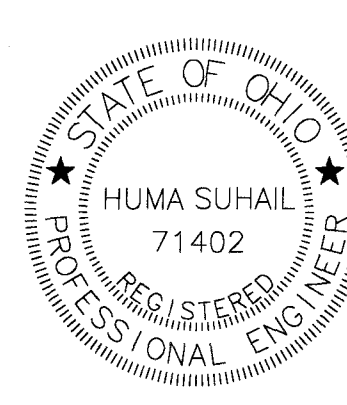
LEGEND:

- ⊕ PROP. STORM MH.
- ⊙ PROP. SAN. MH
- ➔ PROP. TYPE "C" HYD
- ✕ PROP. LINE VALVE
- PROP. REDUCER
- ⌋ PROP. TEE
- ⊗ PROP. MON.ASSEMBLY
- ⌒ PROP. HEADWALL
- ▨ PROP. CROSSWALK
- CURB STOP
- CLEAN OUT
- TRAFFIC SIGNS
- PROP. CB.
- PROP. W.M.
- SD --- PROP. STM.
- SS --- PROP. SAN.
- BASEMENT ELEVATIONS
- EX. STM.
- EX. CB



1.	04-08-2019	REVISED AS PER CITY COMMENTS DATED 02-27-2019	ND
NO.	DATE		BY
REVISIONS			

SUHAIL A/E
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Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY	TB
CHECKED BY	HS
REVIEWED BY	ES
DATE	JAN. 27, 2019
SCALE	1" = 20' HOR 1" = 5' VER

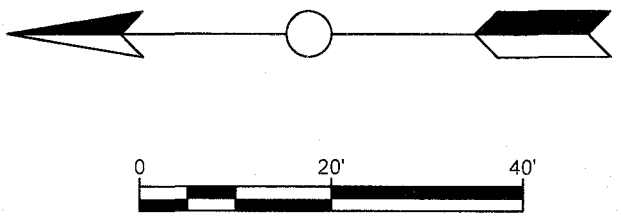
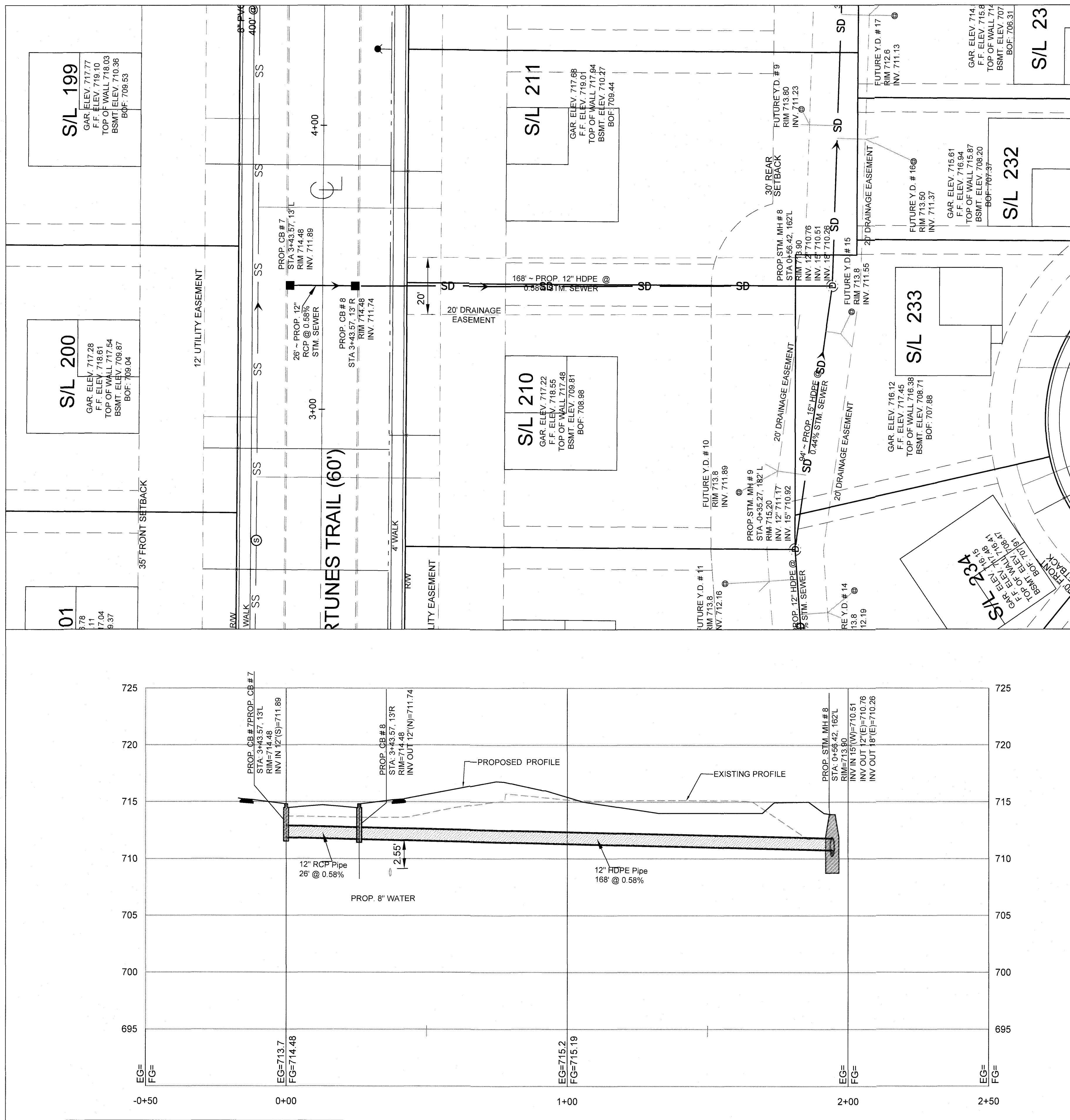
CB 5 TO STM MH 7

PLAN AND PROFILE

PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

S&S JOB NO.
2018111C

SHEET NO.
C-037



LEGEND:

- ⊙ PROP. STORM MH.
- ⊙ PROP. SAN. MH
- ➔ PROP. TYPE "C" HYD
- ✕ PROP. LINE VALVE
- PROP. REDUCER
- ⊕ PROP. TEE
- ⊕ PROP. MON.ASSEMBLY
- ⊕ PROP. HEADWALL
- ▬ PROP. CROSSWALK
- CURB STOP
- CLEAN OUT
- TRAFFIC SIGNS
- PROP. CB.
- PROP. W.M.
- SD --- PROP. STM.
- SS --- PROP. SAN.
- BASEMENT ELEVATIONS
- EX. STM.
- EX. CB

1	04-08-2019	REVISED AS PER CITY COMMENTS DATED 02-27-2019.	TB
NO.	DATE		BY
REVISIONS			

SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY	IR
CHECKED BY	HS
REVIEWED BY	ES
DATE	JAN. 27, 2019
SCALE	1" = 20' HOR 1" = 5' VER

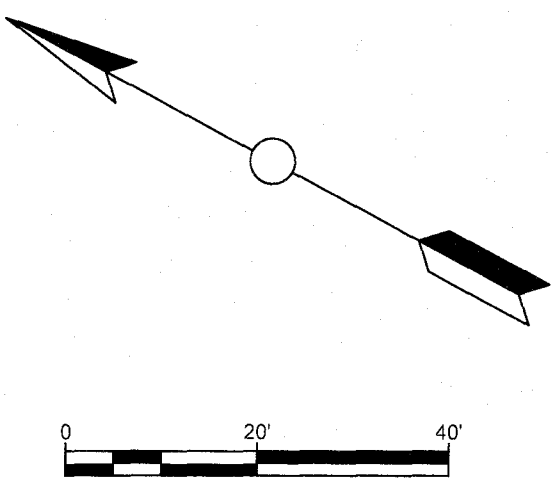
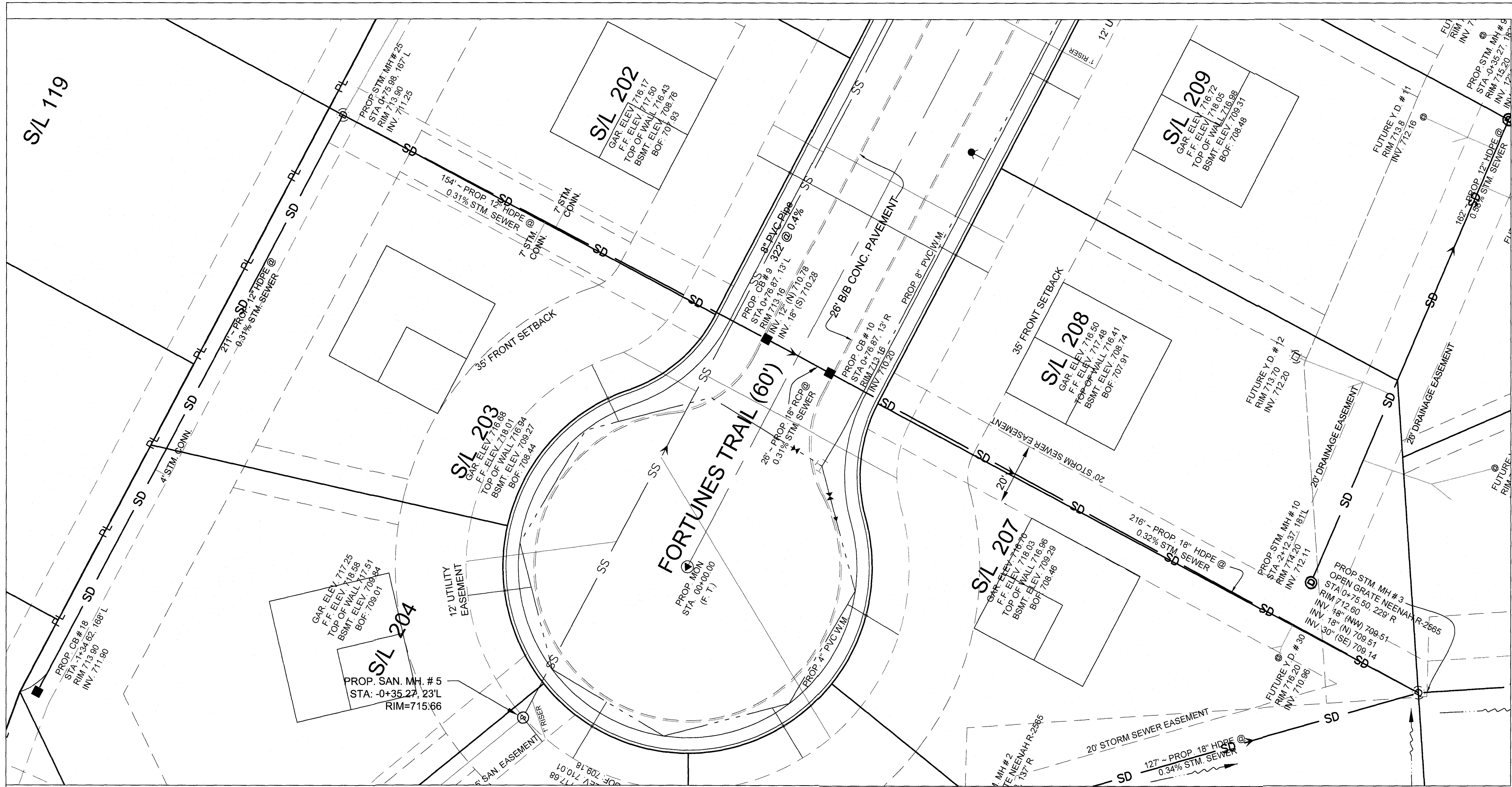
CB 7 TO STM MH 8

PLAN AND PROFILE

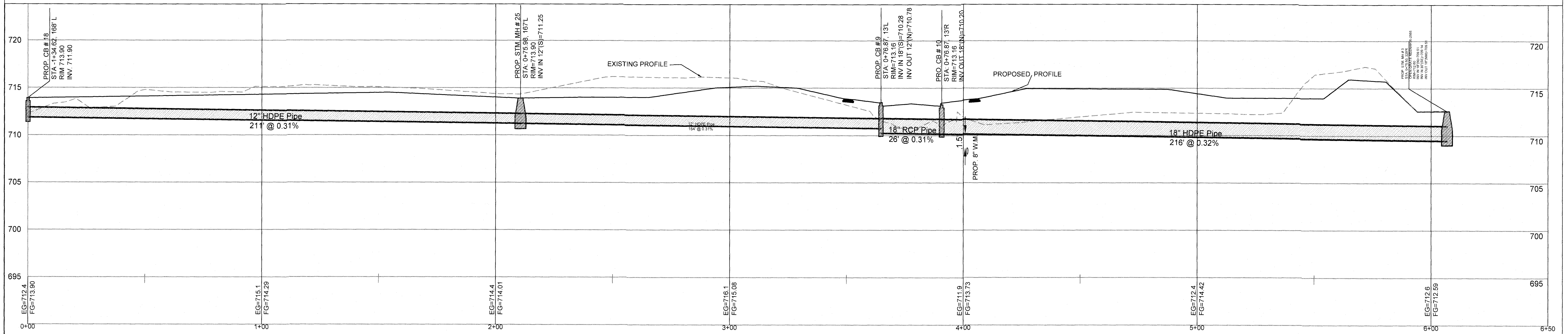
PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

S&S JOB NO.
2018111C

SHEET NO.
C-038



- LEGEND:**
- PROP. STORM MH.
 - PROP. SAN. MH
 - ➔ PROP. TYPE "C" HYD
 - ✕ PROP. LINE VALVE
 - PROP. REDUCER
 - ⊥ PROP. TEE
 - ⊙ PROP. MON.ASSEMBLY
 - ⌒ PROP. HEADWALL
 - ▨ PROP. CROSSWALK
 - CURB STOP
 - CLEAN OUT
 - TRAFFIC SIGNS
 - PROP. CB.
 - PROP. W.M.
 - SD --- PROP. STM.
 - SS --- PROP. SAN.
 - BASEMENT ELEVATIONS
 - EX. STM.
 - EX. CB



1	04-08-2019	REVISED AS PER CITY COMMENTS DATED 02-27-2019.	MF
2	05-30-2019	REVISED AS PER CITY COMMENTS DATED 05-15-2019.	ND
3	06-14-2019	REVISED AS PER CITY COMMENTS DATED 06-12-2019	FA
NO.	DATE		BY
REVISIONS			

SUHAIL A/E

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

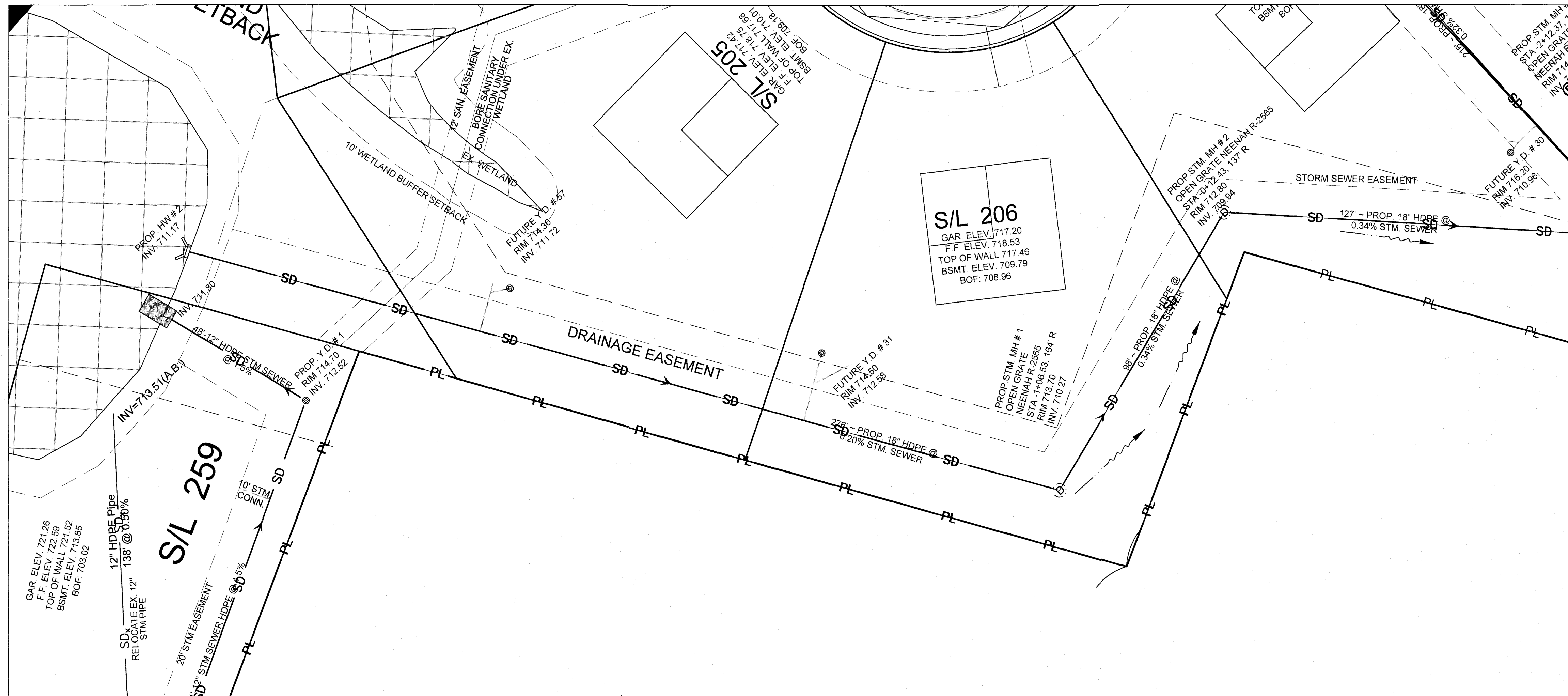
DESIGNED BY: IR
CHECKED BY: HS
REVIEWED BY: ES
DATE: JAN. 28, 2019
SCALE: 1" = 20' HOR
1" = 5' VER

CB 18 TO STM MH 3

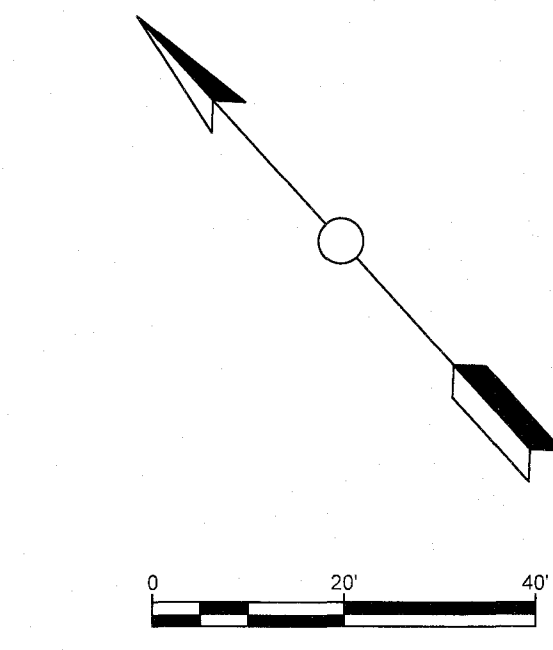
PLAN AND PROFILE

PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

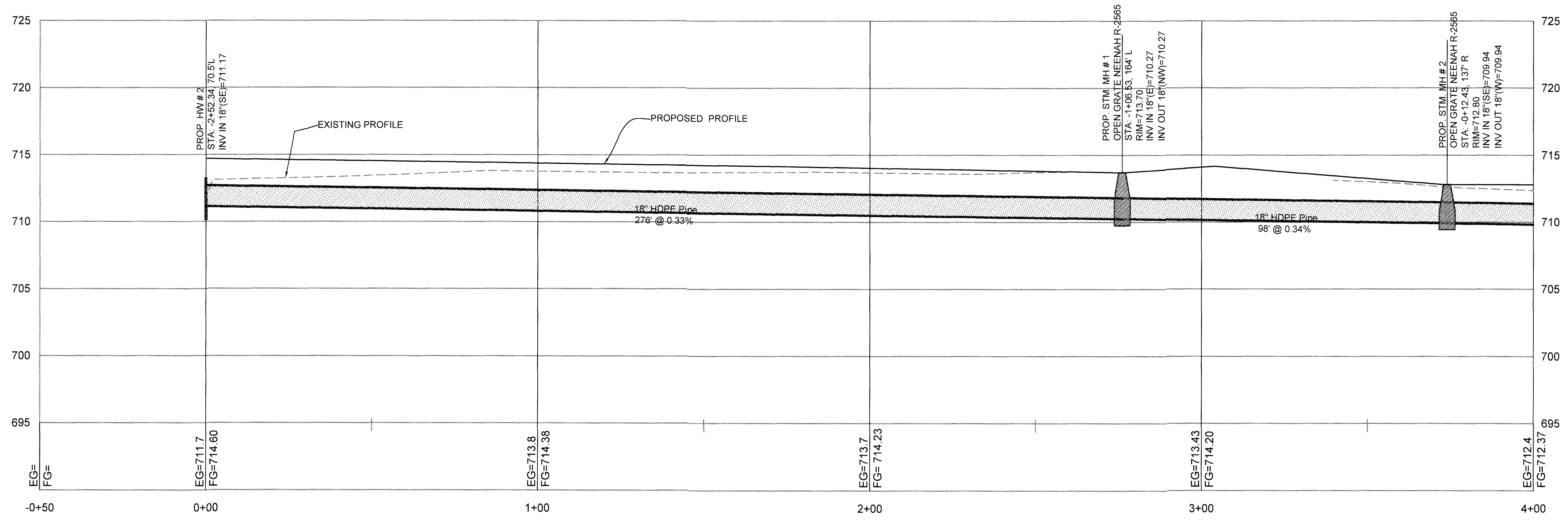
S&S JOB NO. 2018111C
SHEET NO. C-039



SEE SHEET 41
MATCH LINE STA. 4+00



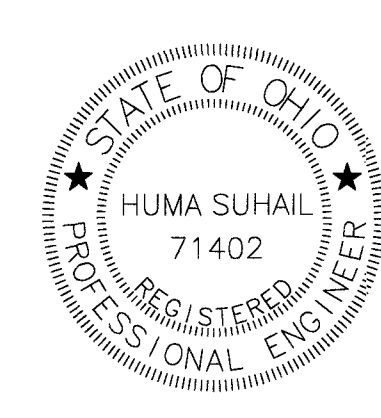
- LEGEND:**
- ⊕ PROP. STORM MH.
 - ⊙ PROP. SAN. MH.
 - ➔ PROP. TYPE "C" HYD
 - ✚ PROP. LINE VALVE
 - ✚ PROP. REDUCER
 - ⊕ PROP. TEE
 - ⊕ PROP. MON.ASSEMBLY
 - ⊕ PROP. HEADWALL
 - ▬ PROP. CROSSWALK
 - CURB STOP
 - CLEAN OUT
 - TRAFFIC SIGNS
 - PROP. CB.
 - PROP. W.M.
 - SD --- PROP. STM.
 - SS --- PROP. SAN.
 - BASEMENT ELEVATIONS
 - EX. STM.
 - EX. CB



1	04-08-2019	REVISED AS PER CITY COMMENTS DATED 2-27-2019.	MF
2	05-30-2019	REVISED AS PER CITY COMMENTS DATED 5-15-2019.	ND
3	06-14-2019	REVISED AS PER CITY COMMENTS DATED 6-12-2019	FA
3	06-20-2019	REVISED AS PER CITY COMMENTS DATED 6-18-2019	ND
NO.	DATE		BY
REVISIONS			

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Ph.: (800) 660-4291 Fax: (800) 660-7831



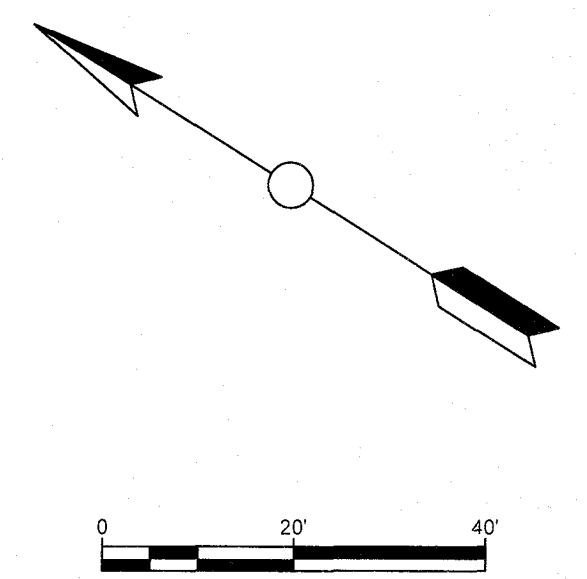
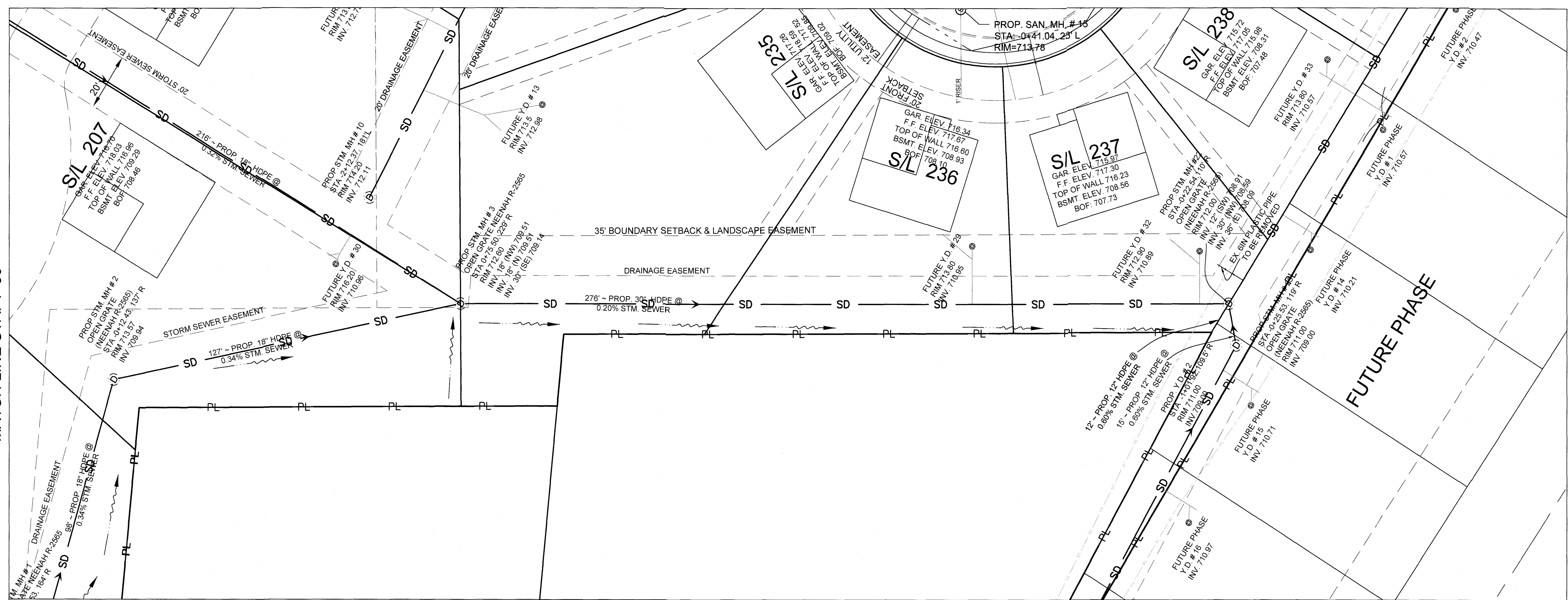
DESIGNED BY	TB
CHECKED BY	HS
REVIEWED BY	ES
DATE	JAN. 28, 2019
SCALE	1" = 20' HOR 1" = 5' VER

HW2 TO HW4
(STA: -00+50 to 04+00)

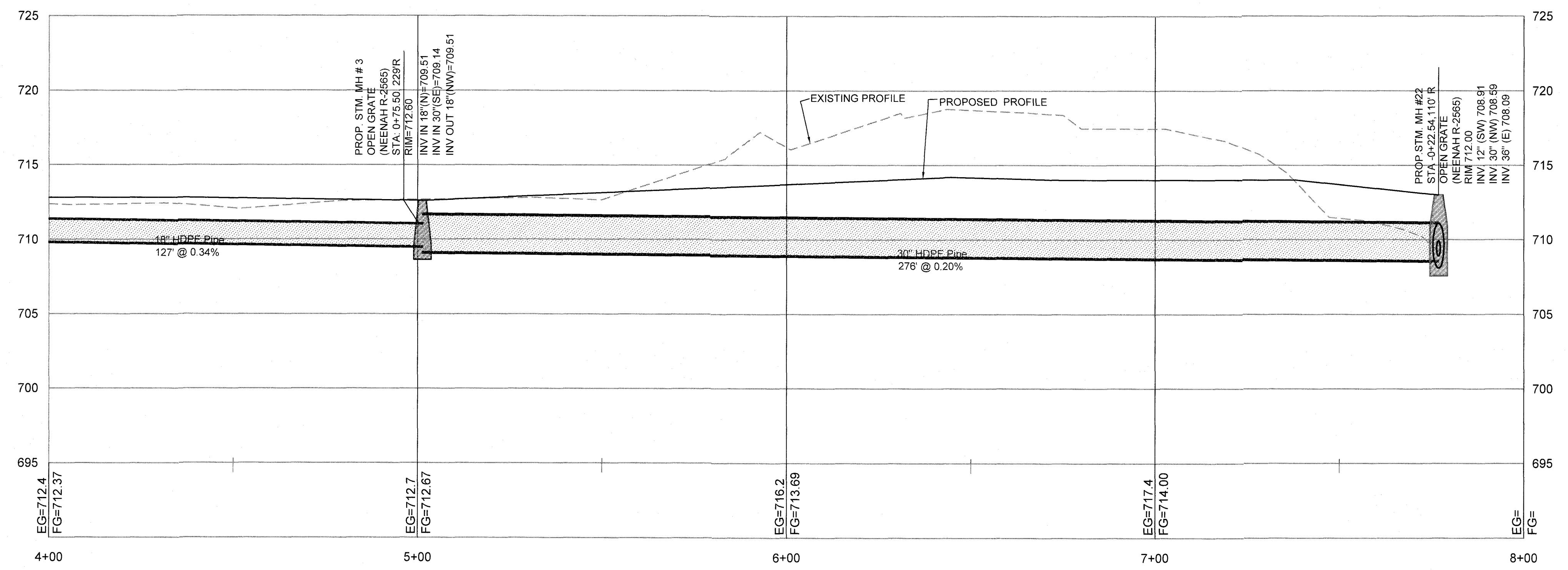
PLAN AND PROFILE

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-040

SEE SHEET 40
MATCH LINE STA. 4+00



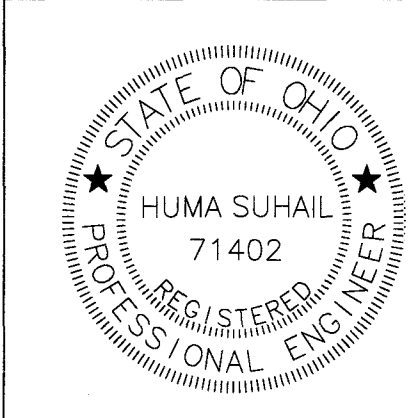
- LEGEND:**
- ⊙ PROP. STORM MH.
 - ⊙ PROP. SAN. MH.
 - ➔ PROP. TYPE "C" HYD
 - ✕ PROP. LINE VALVE
 - PROP. REDUCER
 - ⊕ PROP. TEE
 - ⊙ PROP. MON.ASSEMBLY
 - ⊕ PROP. HEADWALL
 - ▬ PROP. CROSSWALK
 - CURB STOP
 - CLEAN OUT
 - TRAFFIC SIGNS
 - PROP. CB.
 - PROP. W.M.
 - SD — PROP. STM.
 - SS — PROP. SAN.
 - BASEMENT ELEVATIONS
 - EX. STM.
 - EX. CB



1.	04-08-2019	REVISED AS PER CITY COMMENTS DATED 02-27-2019	FA
2.	05-30-2019	REVISED AS PER CITY COMMENTS DATED 05-15-2019	ND
3.	06-14-2019	REVISED AS PER CITY COMMENTS DATED 06-12-2019	FA
4.	06-20-2019	REVISED AS PER CITY COMMENTS DATED 06-18-2019	FA
5.	06-26-2019	REVISED AS PER CITY COMMENTS DATED 06-21-2019	FA
NO.	DATE	REVISIONS	BY

SUHAIL A/E

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

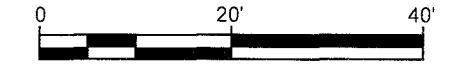
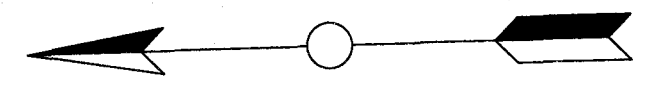
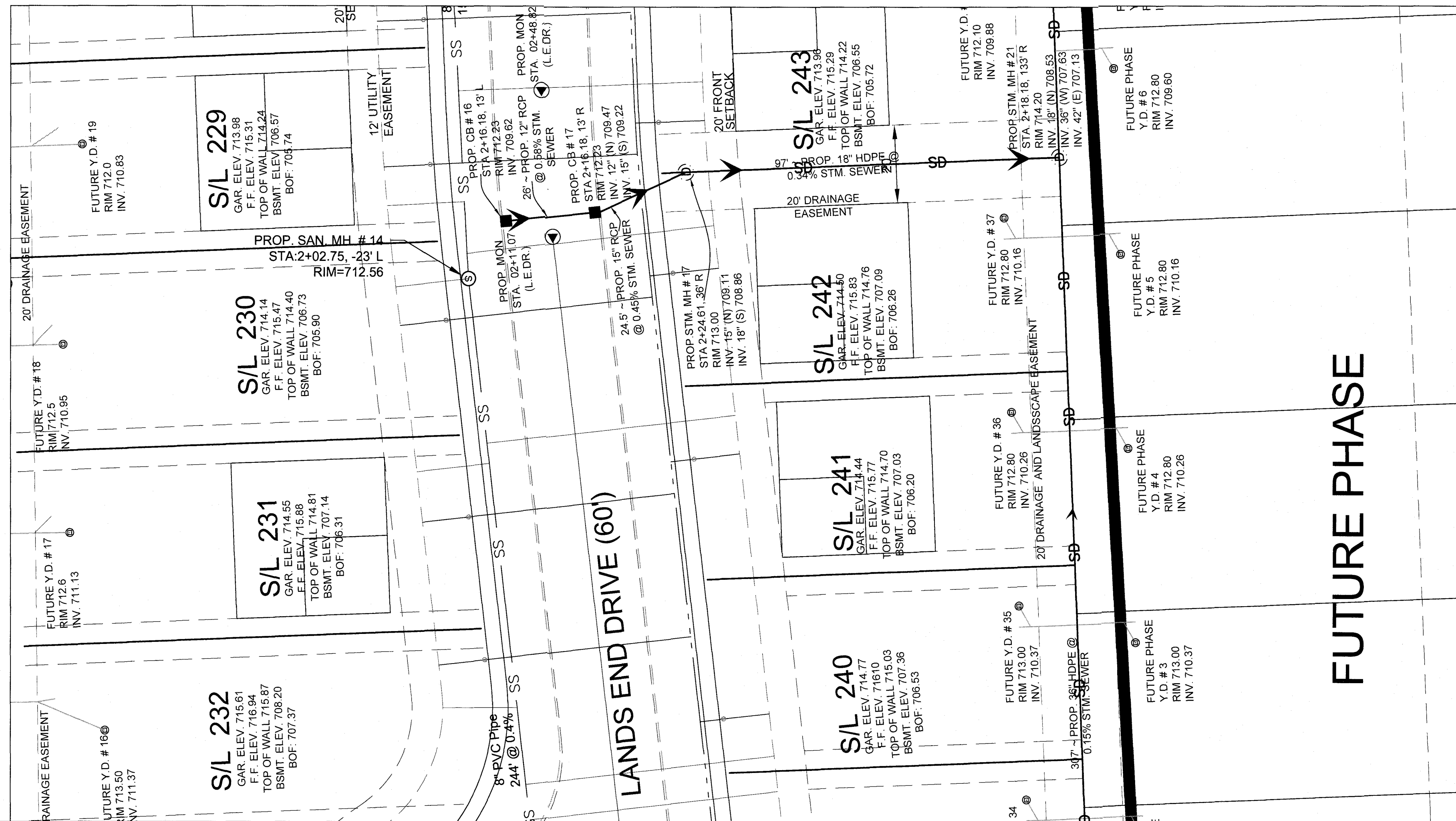


DESIGNED BY	ND
CHECKED BY	HS
REVIEWED BY	ES
DATE	JAN. 28, 2019
SCALE	1" = 20' HOR 1" = 5' VER

HW 2 TO HW 4
(STA. 4+00 TO STA. 8+00)

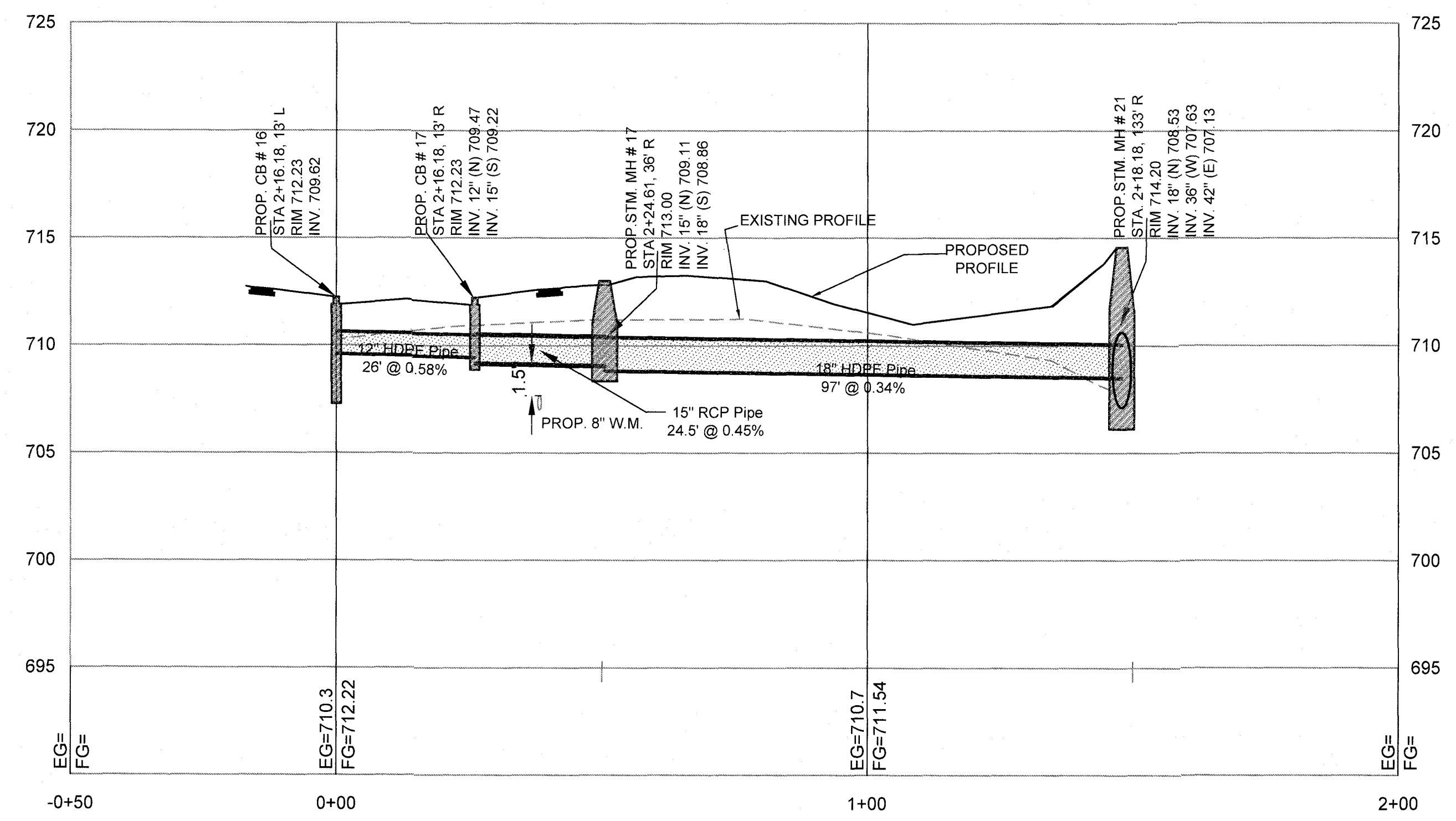
PLAN AND PROFILE

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-041



LEGEND:

- PROP. STORM MH.
- PROP. SAN. MH
- PROP. TYPE "C" HYD
- PROP. LINE VALVE
- PROP. REDUCER
- PROP. TEE
- PROP. MON.ASSEMBLY
- PROP. HEADWALL
- PROP. CROSSWALK
- CURB STOP
- CLEAN OUT
- TRAFFIC SIGNS
- PROP. CB.
- PROP. W.M.
- PROP. STM.
- PROP. SAN.
- BASEMENT ELEVATIONS
- EX. STM.
- EX. CB



1.	04-08-2019	REVISED AS PER CITY COMMENTS DATED 02-27-2019	ND
NO.	DATE	REVISIONS	BY

SUHAIL A/E

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

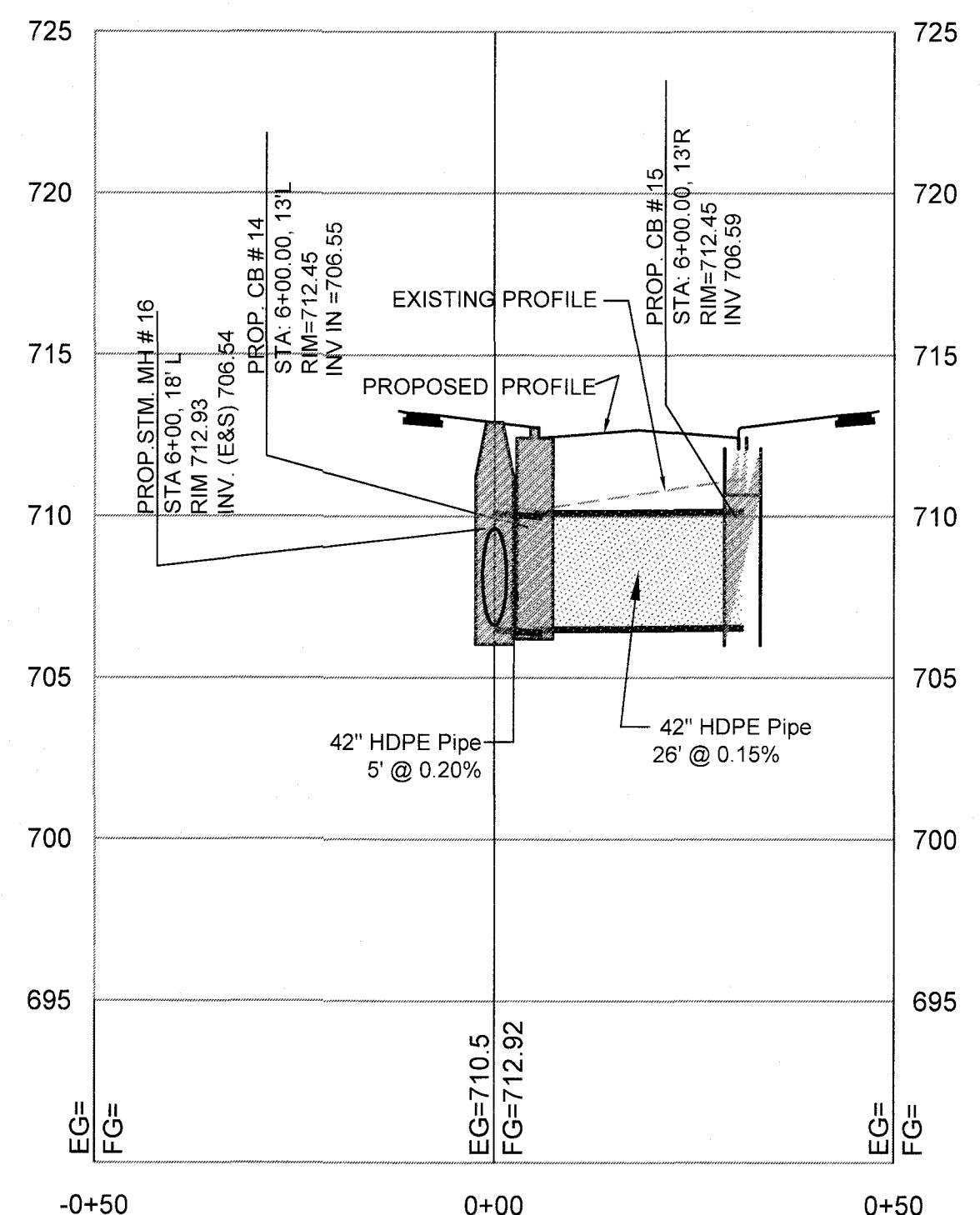
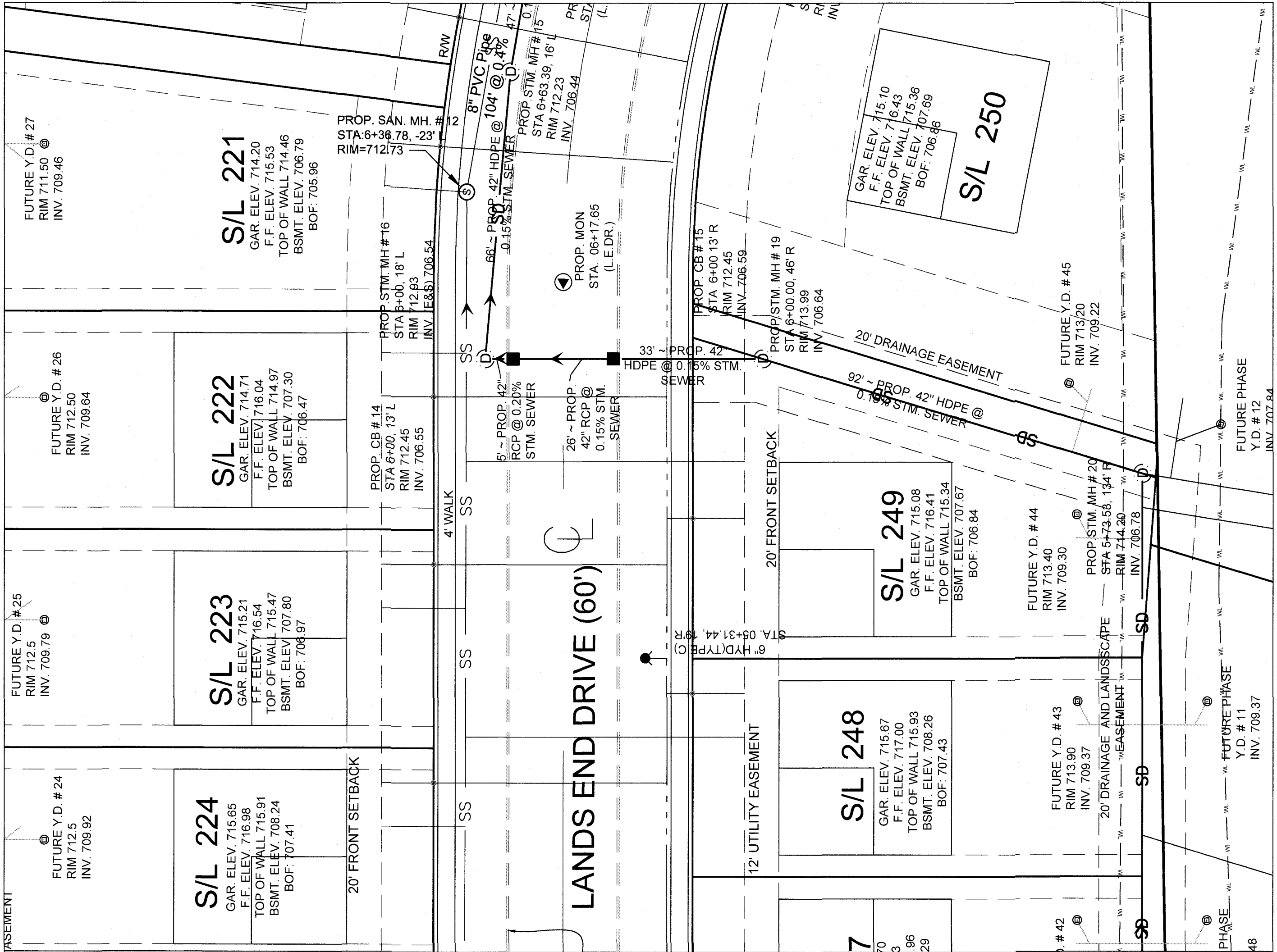
DESIGNED BY ND
CHECKED BY HS
REVIEWED BY ES
DATE JAN. 28, 2019
SCALE 1" = 20' HOR
1" = 5' VER

CB 16 TO STM MH 21

PLAN AND PROFILE

PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

S&S JOB NO. 2018111C
SHEET NO. C-042



1	04-08-2019	REVISED AS PER CITY COMMENTS DATED 02-27-2019.	TB
NO.	DATE		BY
REVISIONS			

SUHAIL **A/E**

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

DESIGNED BY ND
CHECKED BY HS
REVIEWED BY ES
DATE JAN. 28, 2019
SCALE 1" = 20' HOR
1" = 5' VER

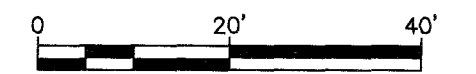
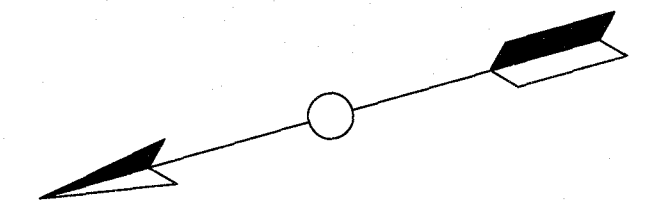
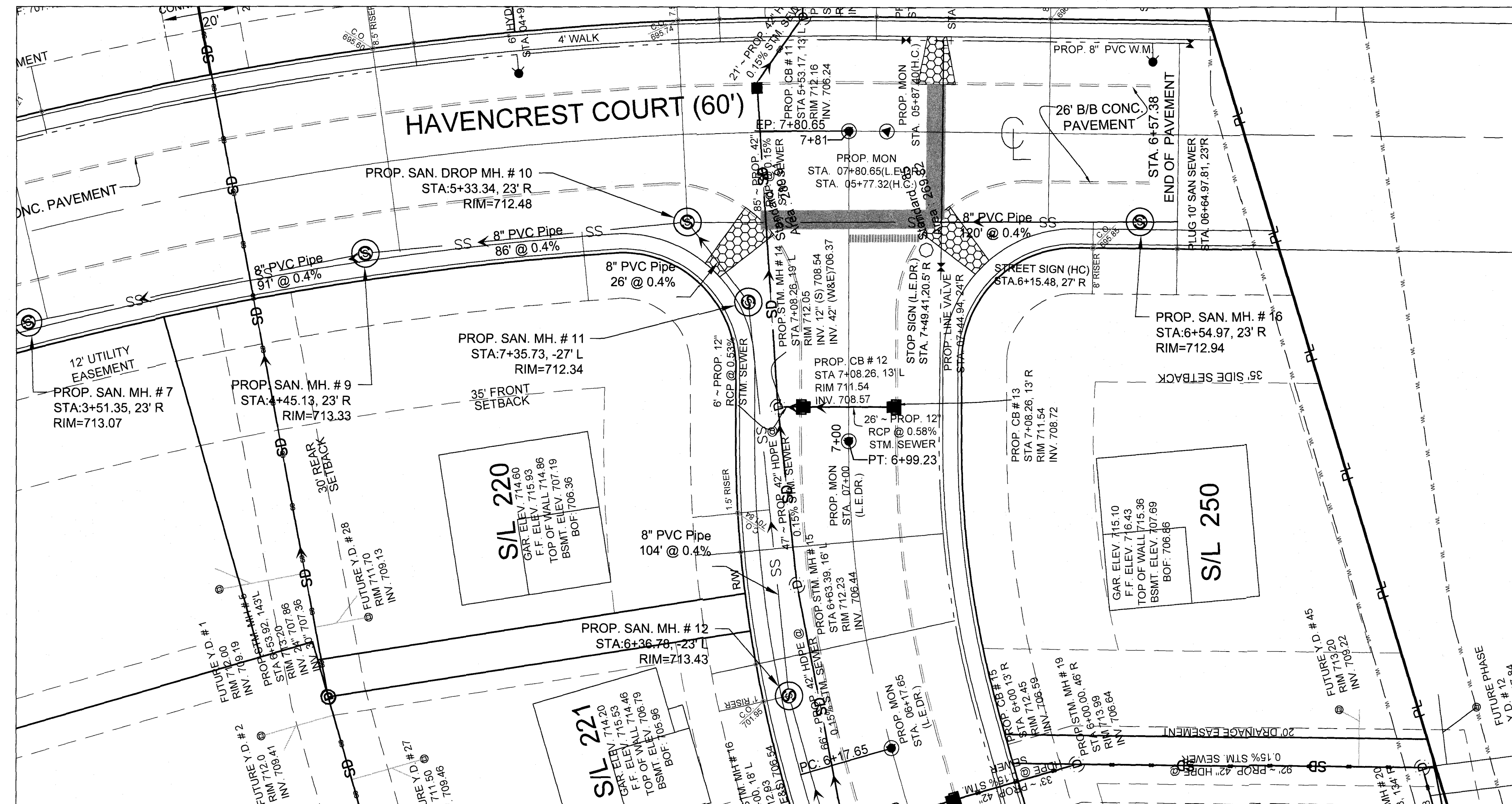
STM MH 16 TO CB 15

PLAN AND PROFILE

PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

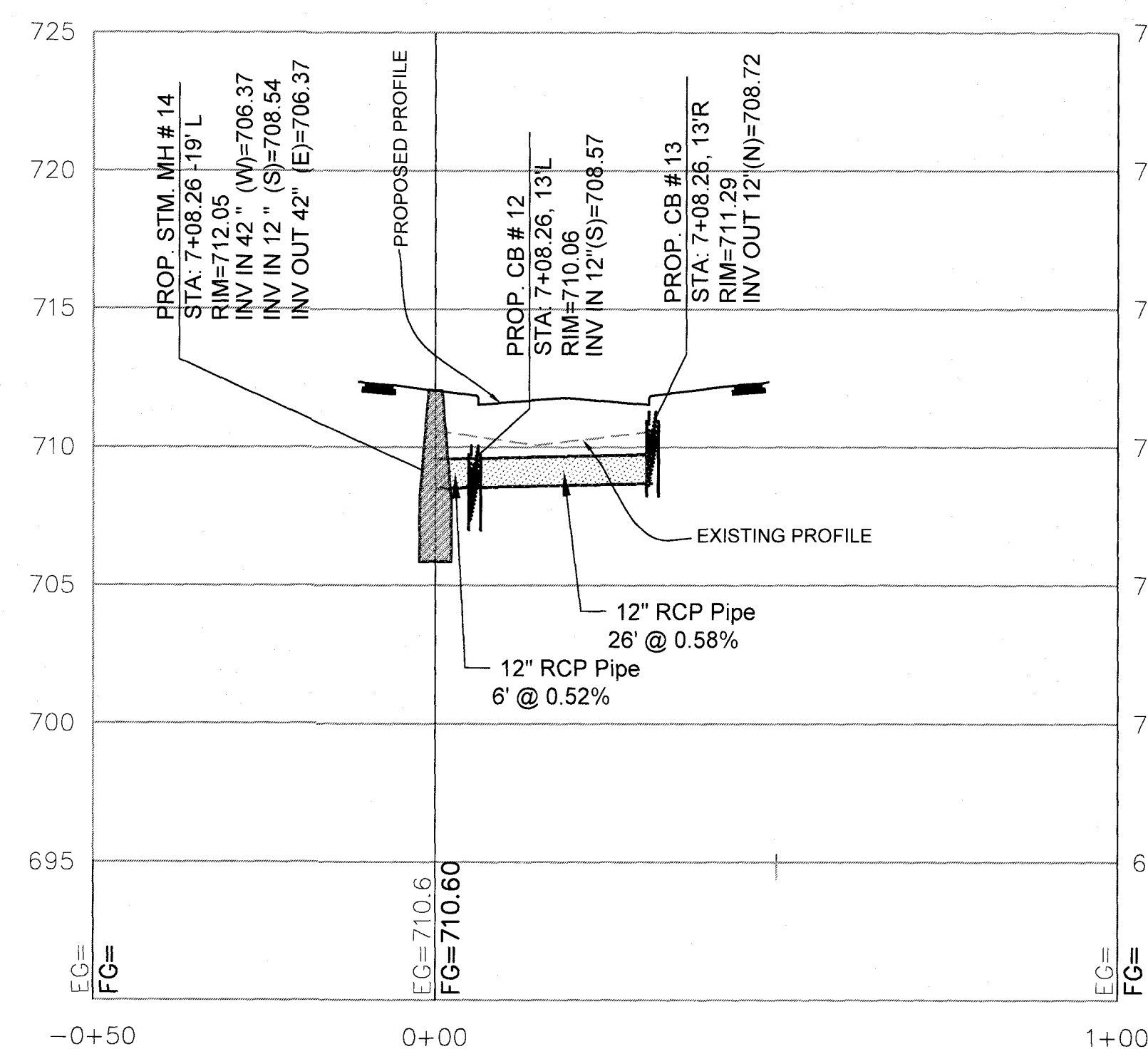
S&S JOB NO.
2018111C

SHEET NO.
C-043



LEGEND:

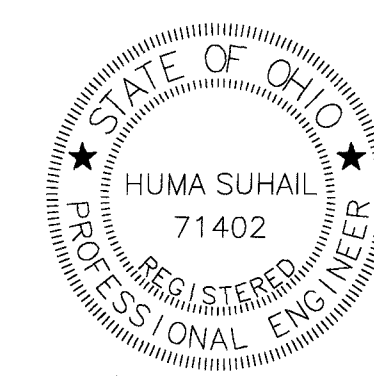
- ⊕ PROP. STORM MH.
- ⊙ PROP. SAN. MH
- ➔ PROP. TYPE "C" HYD
- ✕ PROP. LINE VALVE
- PROP. REDUCER
- ⊕ PROP. TEE
- ⊙ PROP. MON.ASSEMBLY
- ⊕ PROP. HEADWALL
- ▬ PROP. CROSSWALK
- CURB STOP
- CLEAN OUT
- TRAFFIC SIGNS
- PROP. CB.
- PROP. W.M.
- SD --- PROP. STM.
- SS --- PROP. SAN.
- BASEMENT ELEVATIONS
- EX. STM.
- EX. CB



1.	04-08-2019	REVISED AS PER CITY COMMENTS DATED 02-27-2019	ND
NO.	DATE	REVISIONS	BY

SUHAIL A/E

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY	TB
CHECKED BY	HS
REVIEWED BY	ES
DATE	JAN. 27, 2019
SCALE	1" = 20' HOR 1" = 5' VER

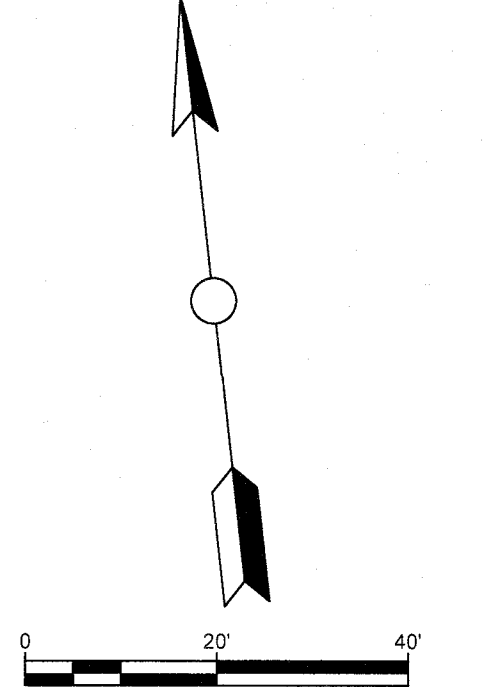
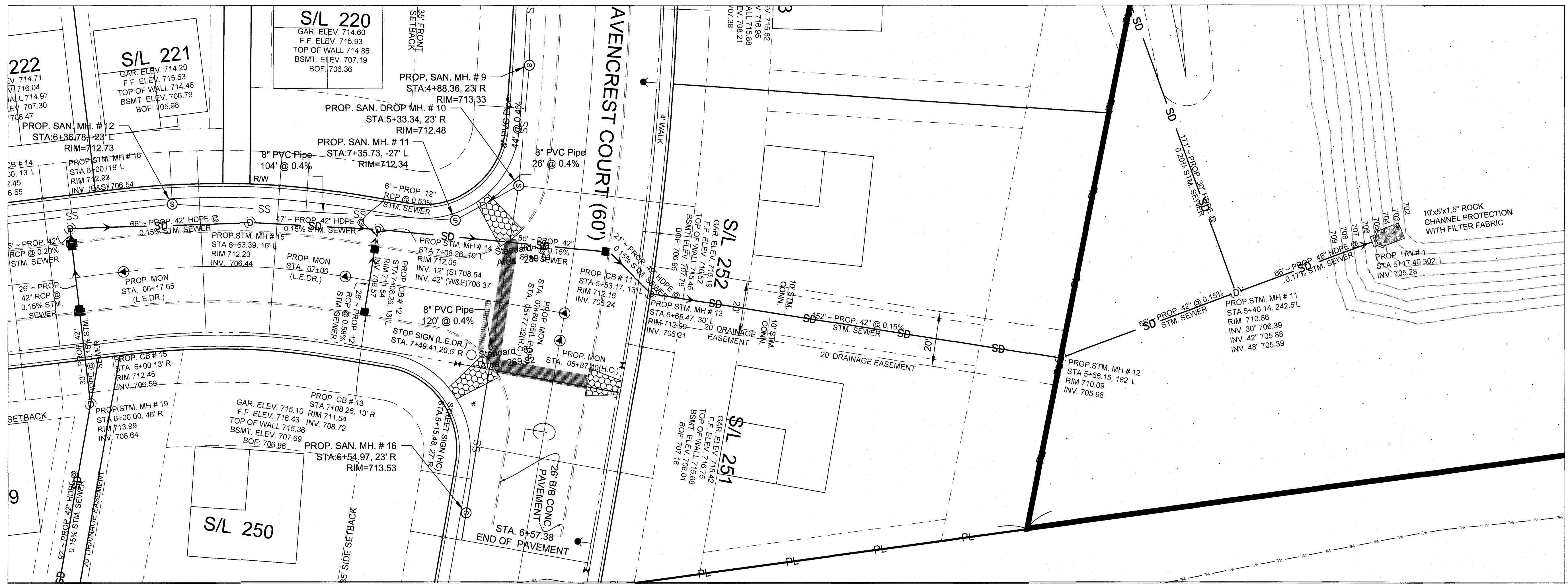
STM MH 14 TO CB 13

PLAN AND PROFILE

PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

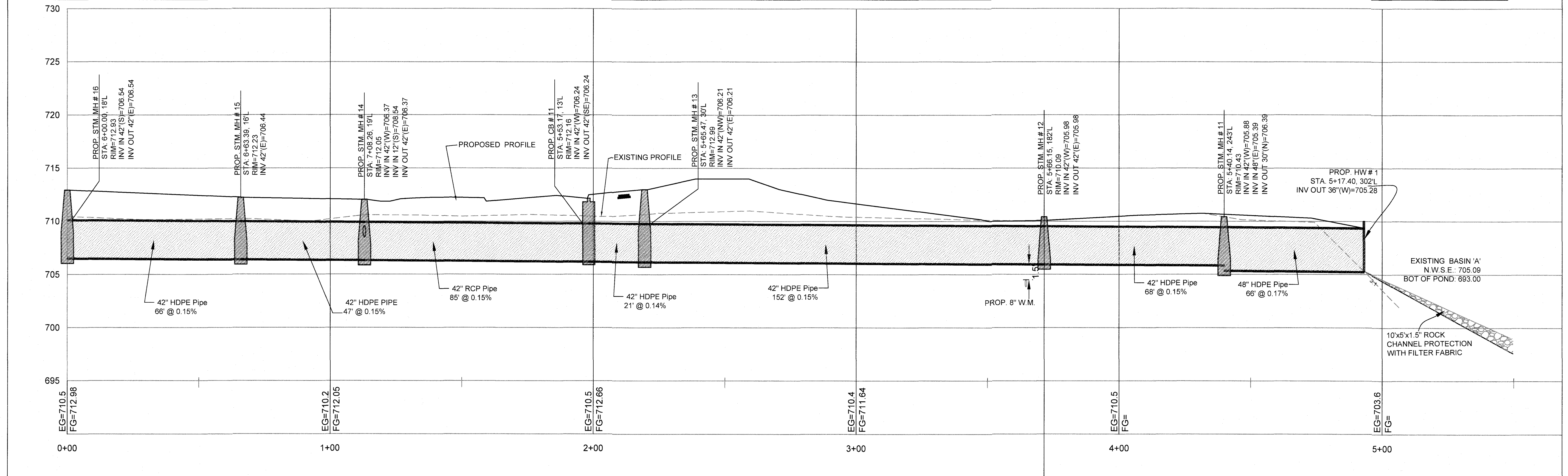
S&S JOB NO.
2018111C

SHEET NO.
C-044

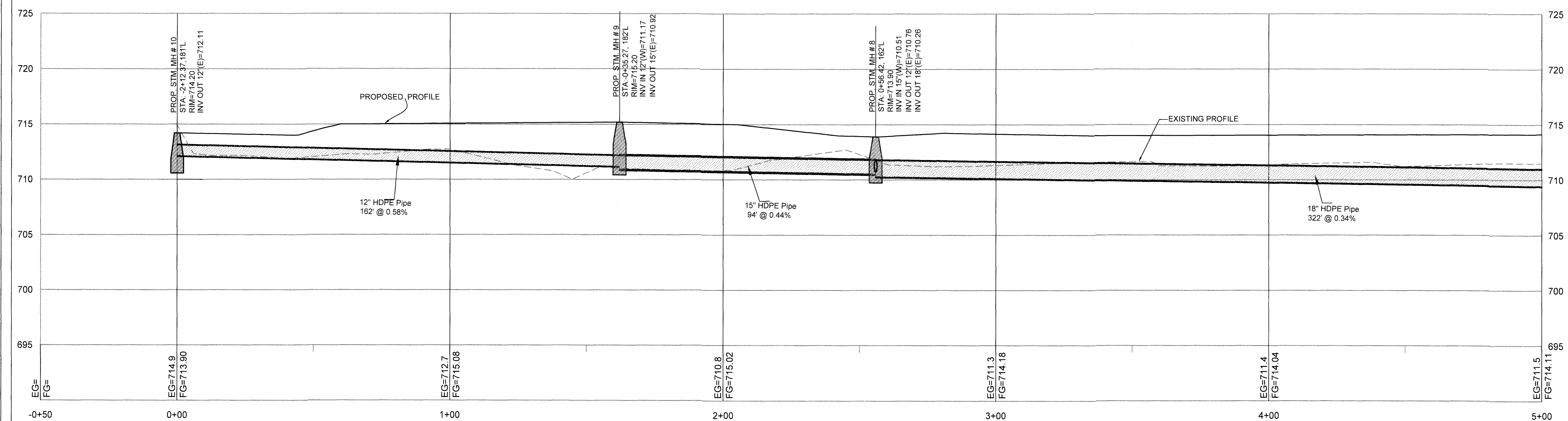
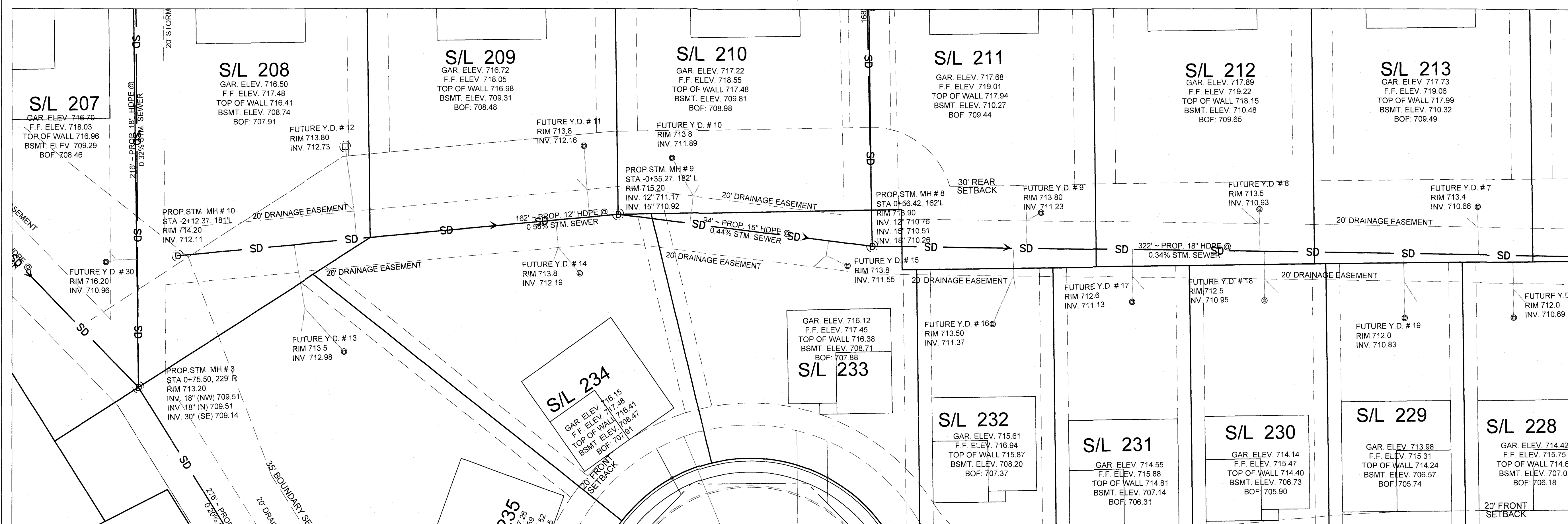


LEGEND:

- ① PROP. STORM MH.
- ② PROP. SAN. MH.
- PROP. TYPE "C" HYD
- ⋈ PROP. LINE VALVE
- ⋈ PROP. REDUCER
- ⋈ PROP. TEE
- ⊙ PROP. MON. ASSEMBLY
- ⋈ PROP. HEADWALL
- ▬ PROP. CROSSWALK
- PROP. CB.
- PROP. W.M.
- SD --- PROP. STM.
- SS --- PROP. SAN.

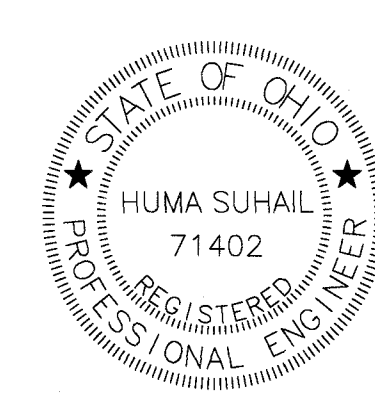


1. 04-08-2019 REVISED AS PER CITY COMMENTS DATED 02-27-2019			ND	SUHAIL A/E 18405 May Court, Chagrin Falls, Ohio 44023 Ph.: (800) 660-4291 Fax: (800) 660-7831 STATE OF OHIO HUMA SUHAIL 71402 REGISTERED PROFESSIONAL ENGINEER	DESIGNED BY	IR	STM MH 14 TO HW 1	PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
			CHECKED BY		HS	S&S JOB NO. 2018111C		SHEET NO. C-045	
			REVIEWED BY		ES				
			DATE		JAN. 28, 2019	PLAN AND PROFILE			
NO.	DATE		SCALE		1" = 20' HOR 1" = 5' VER				
REVISIONS			BY						



1.	04-08-2019	REVISED AS PER CITY COMMENTS DATED 02-27-2019	ND
NO.	DATE		BY
REVISIONS			

SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY	<u>TB</u>
CHECKED BY	<u>HS</u>
REVIEWED BY	<u>ES</u>
DATE	<u>JAN. 28, 2019</u>
SCALE	<u>1" = 20' HOR</u> <u>1" = 5' VER</u>

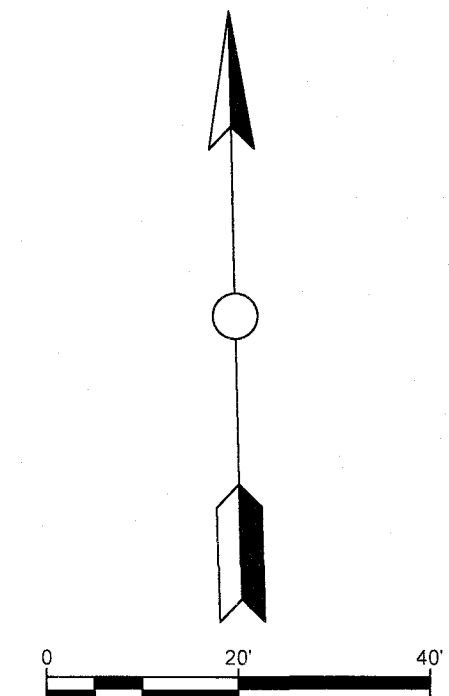
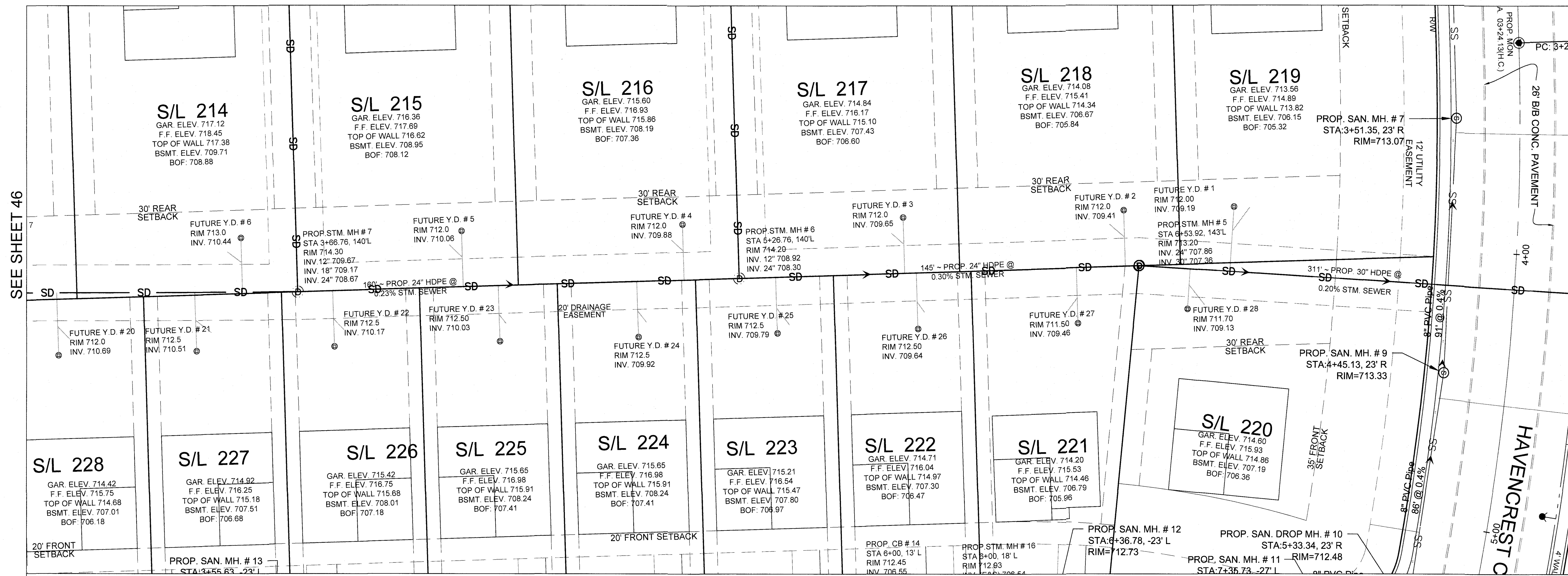
STM MH 10 TO STM MH 11
(STA. -0+50 TO 5+00)

PLAN AND PROFILE

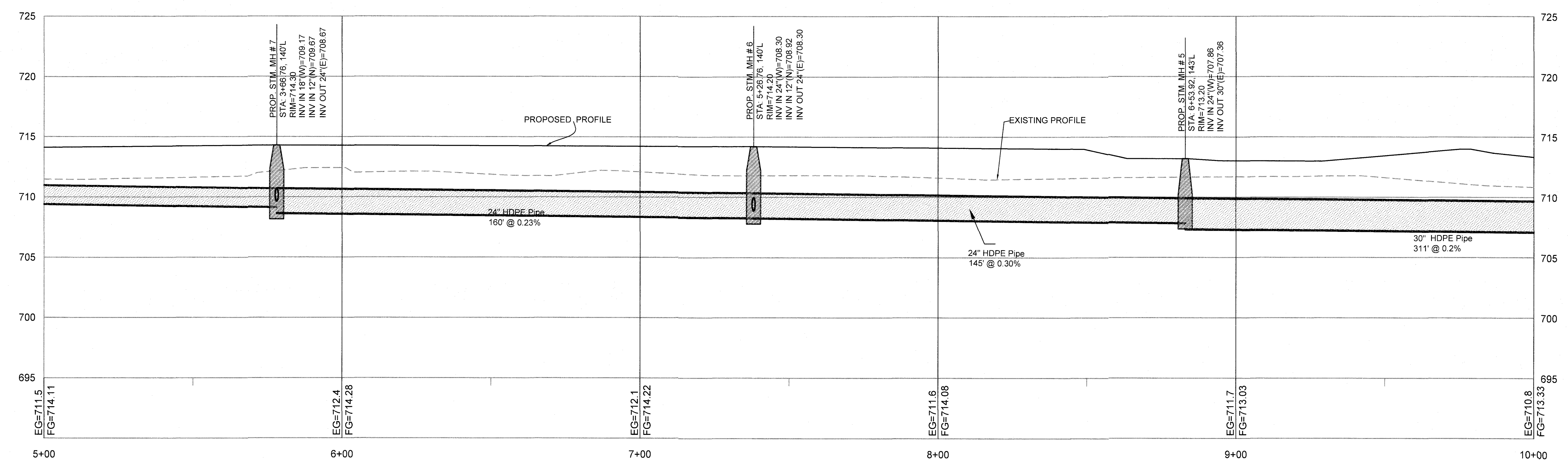
PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

S&S JOB NO.
2018111C

SHEET NO.
C-046



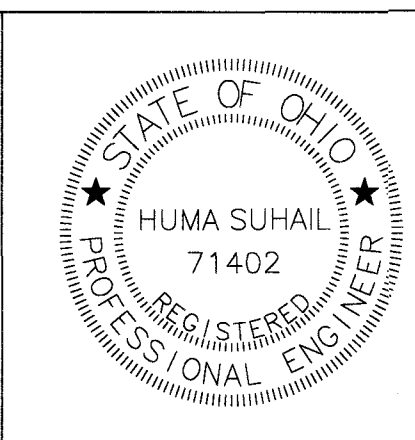
- LEGEND:
- ⊙ PROP. STORM MH.
 - ⊙ PROP. SAN. MH
 - PROP. TYPE "C" HYD
 - ✦ PROP. LINE VALVE
 - PROP. REDUCER
 - ⊥ PROP. TEE
 - ⊙ PROP. MON-ASSEMBLY
 - PROP. CB.
 - PROP. W.M.
 - SD --- PROP. STM.
 - SS --- PROP. SAN.
 - BASEMENT ELEVATIONS



1.	04-08-2019	REVISED AS PER CITY COMMENTS DATED 02-27-2019	ND
NO.	DATE	REVISIONS	BY

SUHAIL **A/E**

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

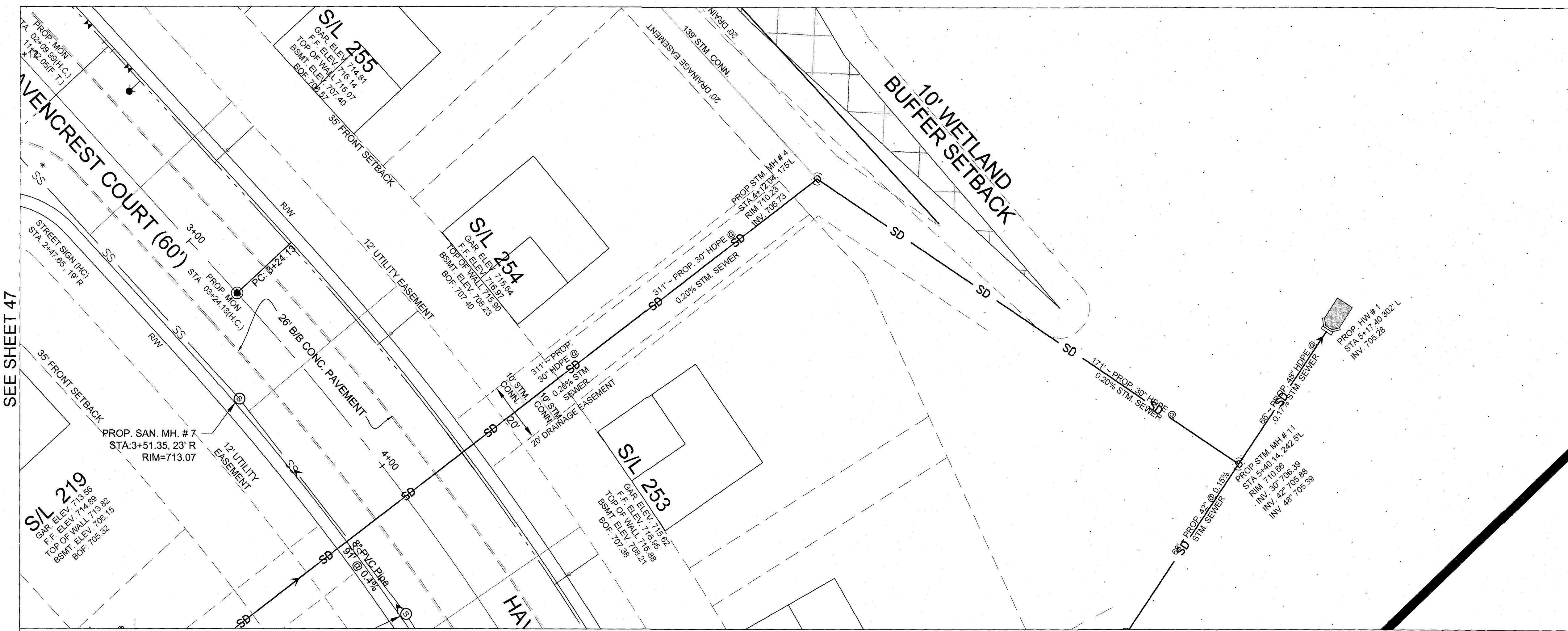


DESIGNED BY	ND
CHECKED BY	HS
REVIEWED BY	ES
DATE	JAN. 28, 2019
SCALE	1" = 20' HOR 1" = 5' VER

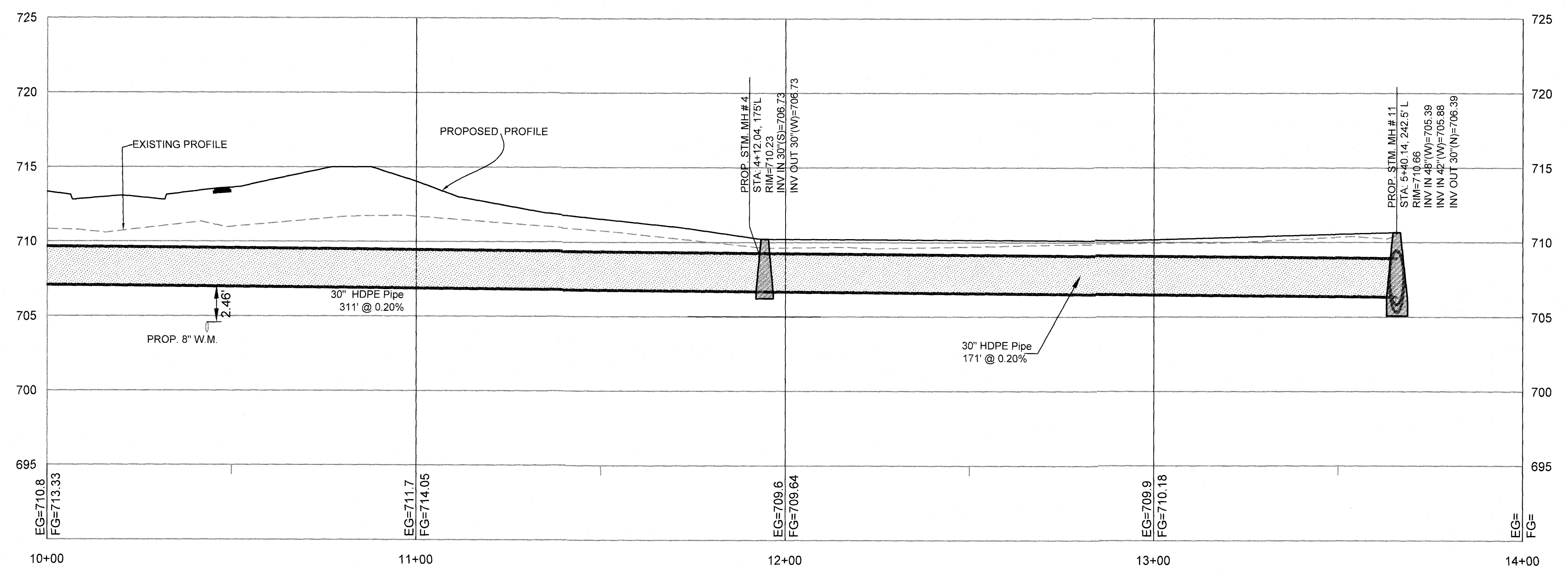
STM MH 10 TO STM MH 11
(STA. 5+00 TO 10+00)

PLAN AND PROFILE

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-047



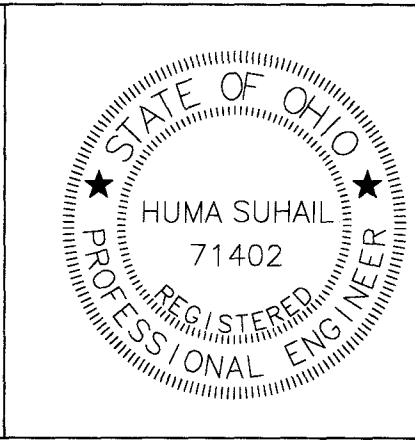
- LEGEND:
- ⊙ PROP. STORM MH.
 - ⊙ PROP. SAN. MH
 - PROP. TYPE "C" HYD
 - ⋈ PROP. LINE VALVE
 - ⋈ PROP. REDUCER
 - ⋈ PROP. TEE
 - ⊙ PROP. MON.ASSEMBLY
 - PROP. CB.
 - PROP. W.M.
 - SD --- PROP. STM.
 - SS --- PROP. SAN.
 - BASEMENT ELEVATIONS



1.	04-08-2019	REVISED AS PER CITY COMMENTS DATED 02-27-2019	ND
NO.	DATE		BY
REVISIONS			

SUHAIL A/E

18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

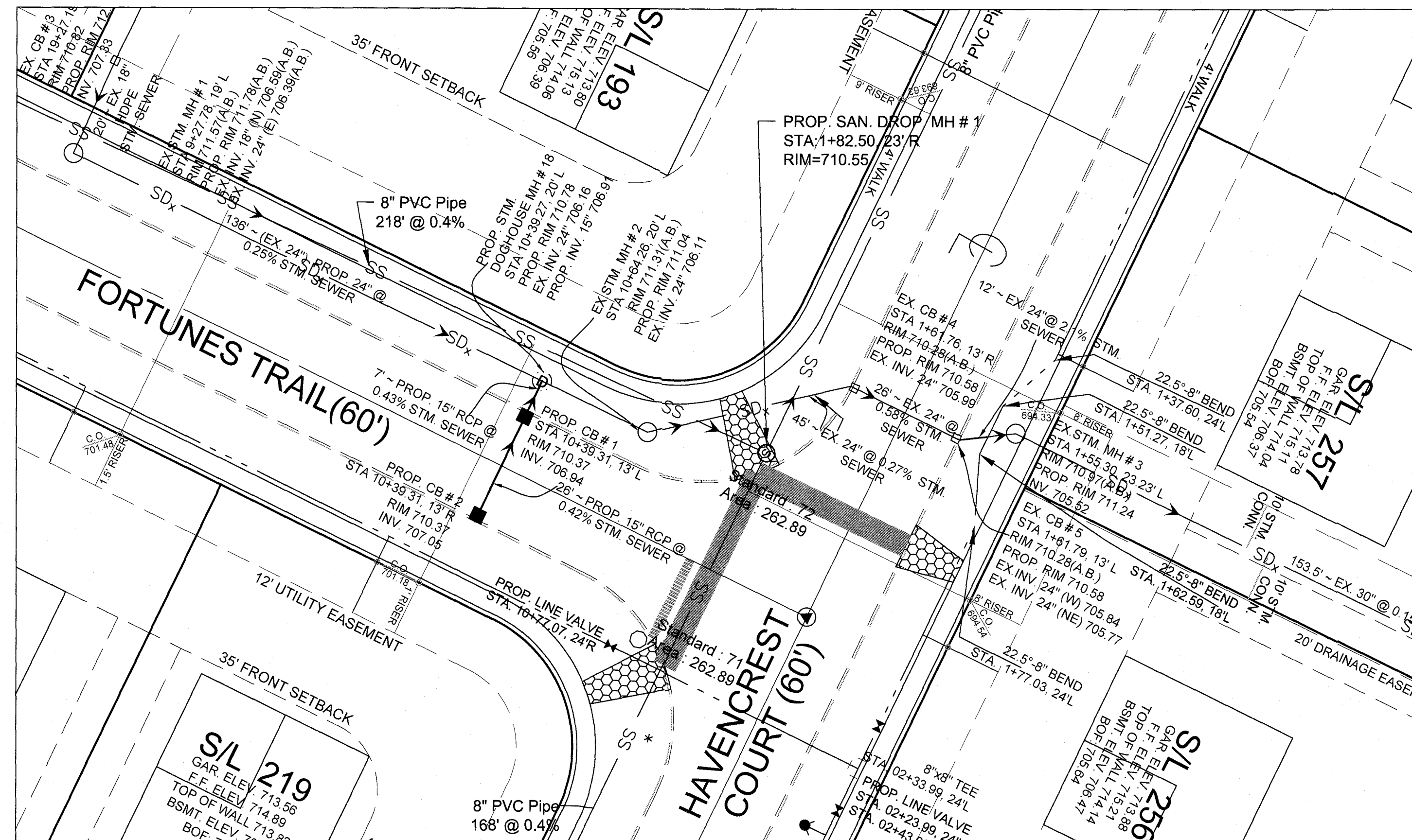


DESIGNED BY	ND
CHECKED BY	HS
REVIEWED BY	ES
DATE	JAN. 28, 2019
SCALE	1" = 20' HOR 1" = 5' VER

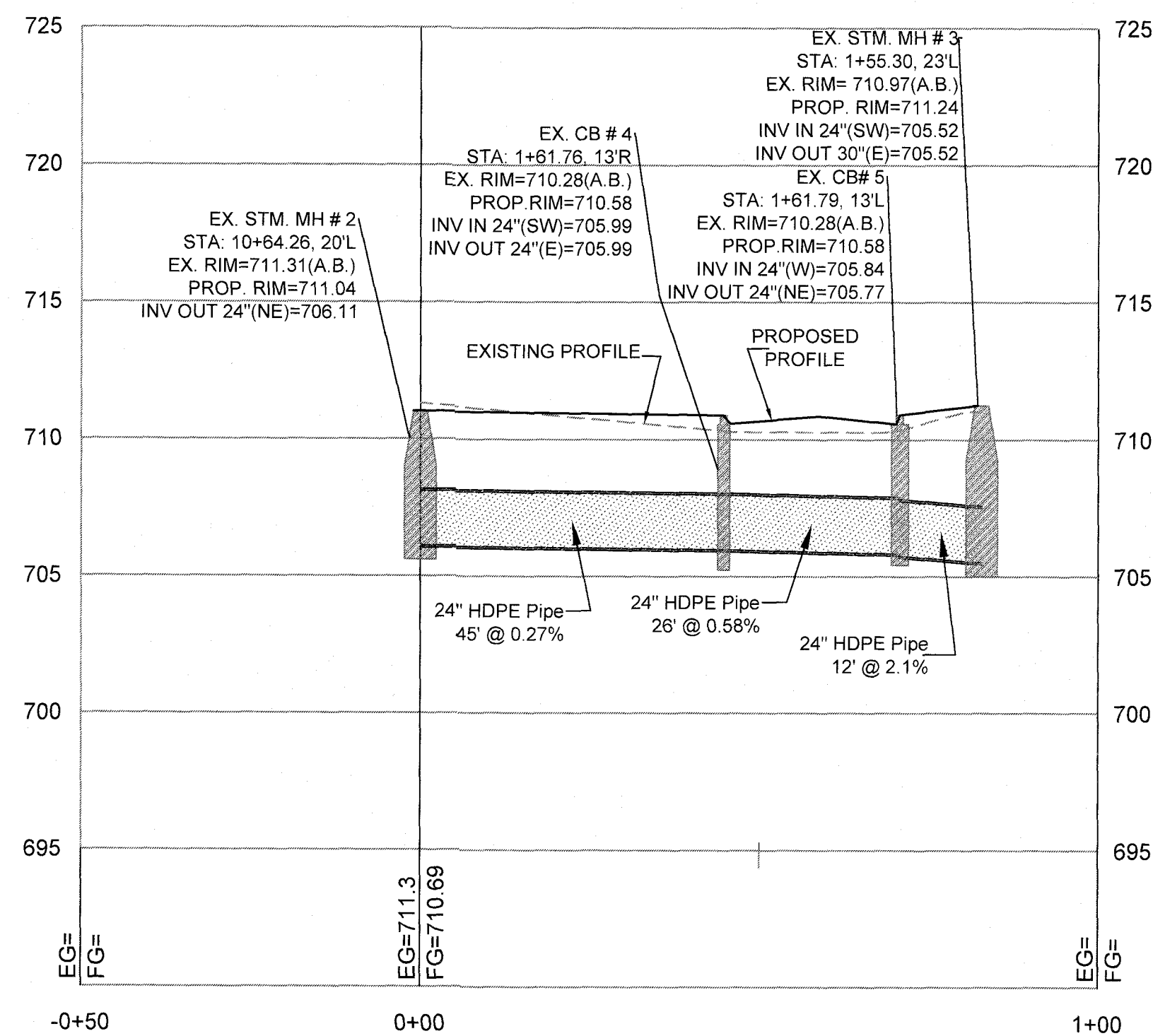
STM MH 10 TO STM MH 11
(STA. 10+00 TO 14+00)

PLAN AND PROFILE

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-048



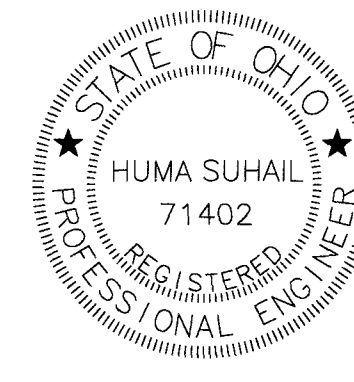
- LEGEND:**
- PROP. STORM MH.
 - ⊙ PROP. SAN. MH
 - ➔ PROP. TYPE "C" HYD
 - ✱ PROP. LINE VALVE
 - PROP. REDUCER
 - ⊥ PROP. TEE
 - ⊙ PROP. MON.ASSEMBLY
 - ⌒ PROP. HEADWALL
 - ▬ PROP. CROSSWALK
 - CURB STOP
 - CLEAN OUT
 - TRAFFIC SIGNS
 - PROP. CB.
 - PROP. W.M.
 - SD — PROP. STM.
 - SS — PROP. SAN.
 - EX. STM.



NO.	DATE			BY	
REVISIONS					

SUHAIL A/E

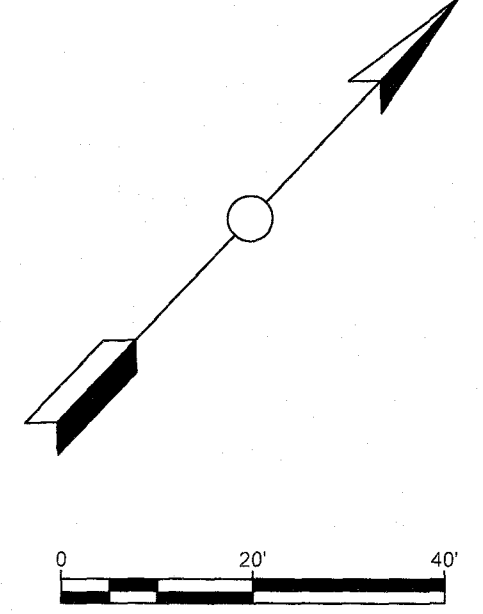
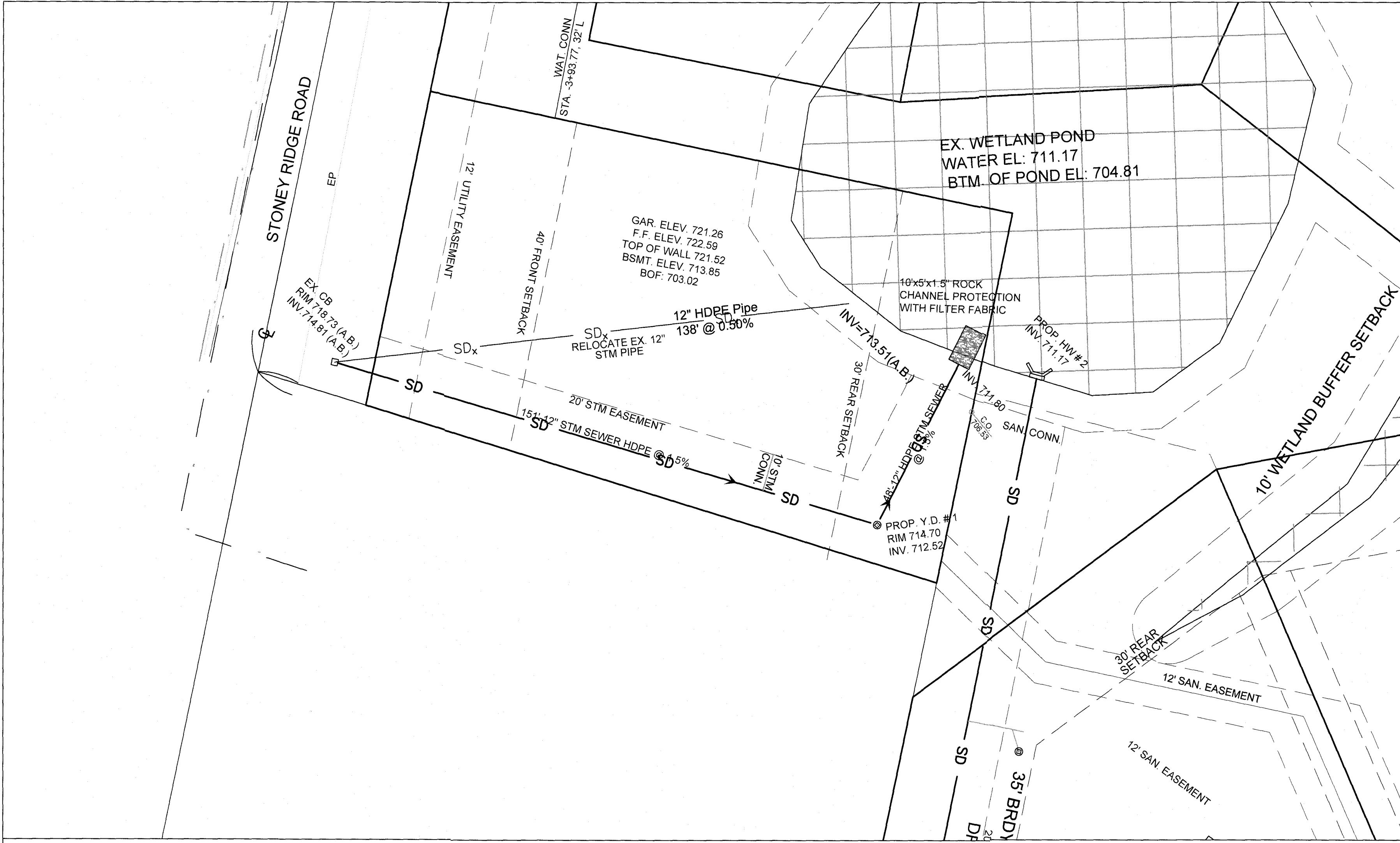
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



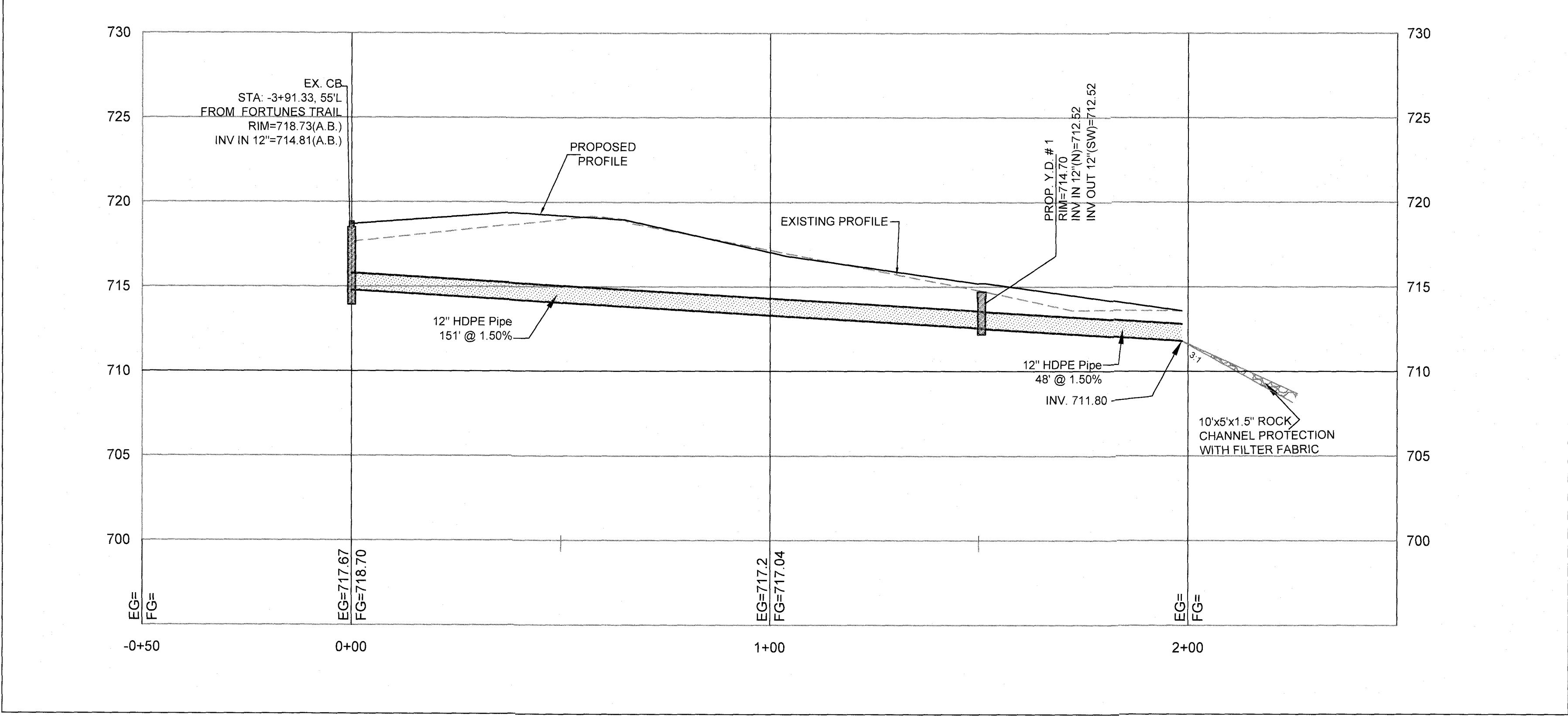
DESIGNED BY	IR
CHECKED BY	HS
REVIEWED BY	ES
DATE	JAN. 27, 2019
SCALE	1" = 20' HOR 1" = 5' VER

EX. STM. MH. 2 TO EX STM MH 3
PLAN AND PROFILE

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-049



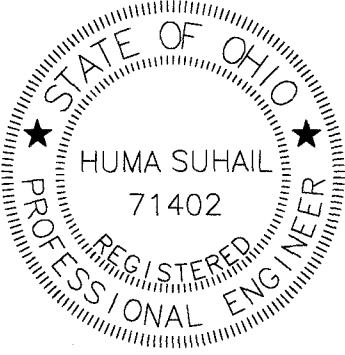
- LEGEND:**
- ⊙ PROP. STORM MH.
 - ⊙ PROP. SAN. MH
 - ➔ PROP. TYPE "C" HYD
 - ⋈ PROP. LINE VALVE
 - PROP. REDUCER
 - ⋈ PROP. TEE
 - ⊙ PROP. MON.ASSEMBLY
 - ⋈ PROP. HEADWALL
 - ▨ PROP. CROSSWALK
 - CURB STOP
 - CLEAN OUT
 - TRAFFIC SIGNS
 - PROP. CB.
 - PROP. W.M.
 - SD — PROP. STM.
 - SS — PROP. SAN.
 - EX. STM.



1	05-30-2019	REVISED AS PER CITY COMMENTS DATED 05-15-2019.	ND
2	06-20-2019	REVISED AS PER CITY COMMENTS DATED 06-18-2019.	FA
NO.	DATE		BY
REVISIONS			

SUHAIL A/E

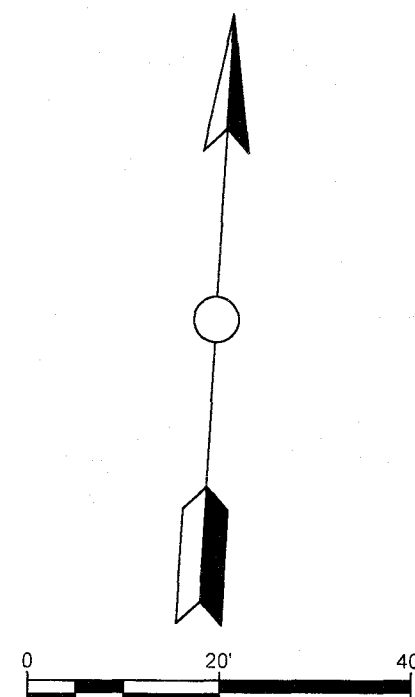
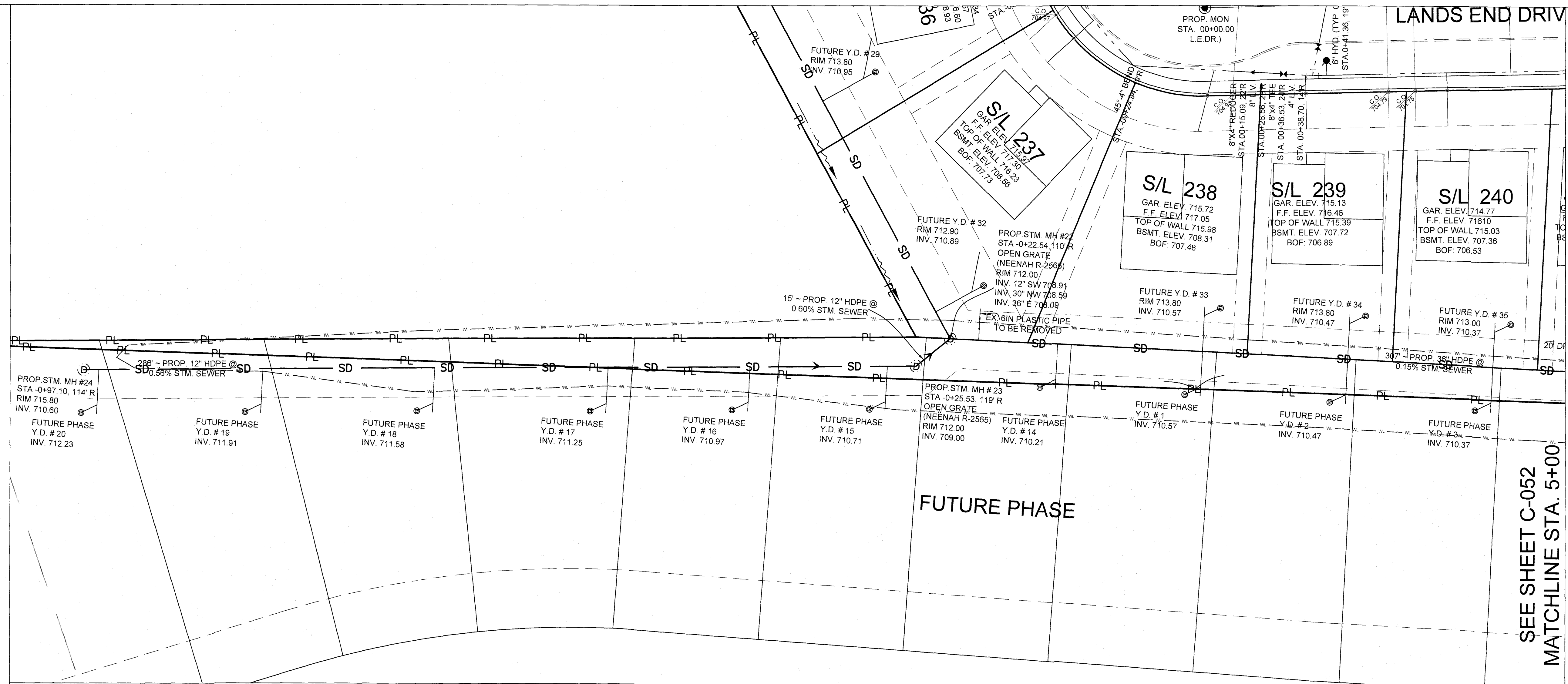
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



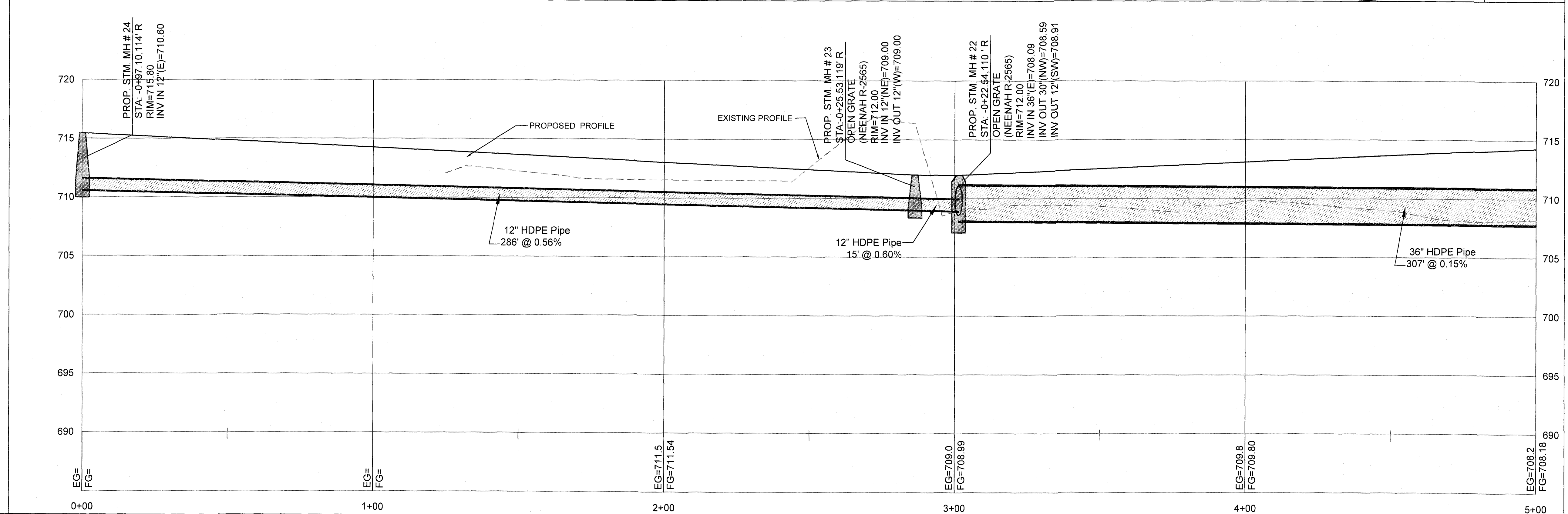
DESIGNED BY	IR
CHECKED BY	HS
REVIEWED BY	ES
DATE	JAN. 27, 2019
SCALE	1" = 20' HOR 1" = 5' VER

EX CB 13 TO EX. POND
PLAN AND PROFILE

PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-050

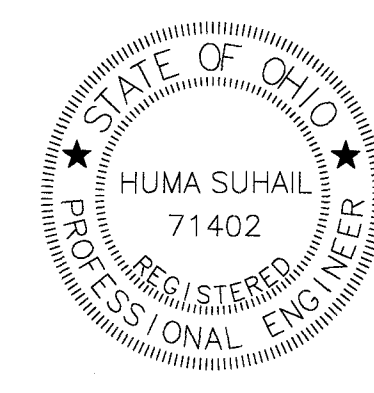


- LEGEND:
- ⊙ PROP. STORM MH.
 - ⊙ PROP. SAN. MH
 - ➔ PROP. TYPE "C" HYD
 - ✦ PROP. LINE VALVE
 - PROP. REDUCER
 - ⊥ PROP. TEE
 - ⊙ PROP. MON.ASSEMBLY
 - ⊥ PROP. HEADWALL
 - ▨ PROP. CROSSWALK
 - CURB STOP
 - CLEAN OUT
 - TRAFFIC SIGNS
 - PROP. CB.
 - PROP. W.M.
 - SD --- PROP. STM.
 - SS --- PROP. SAN.
 - WL --- EXISTING TREE LINE



1	5-30-2019	REVISED AS PER CITY COMMENTS DATED 5-15-2019	ND
2	6-20-2019	REVISED AS PER CITY COMMENTS DATED 6-18-2019	FA
3	6-26-2019	REVISED AS PER CITY COMMENTS DATED 6-21-2019	FA
NO.	DATE		BY
REVISIONS			

SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



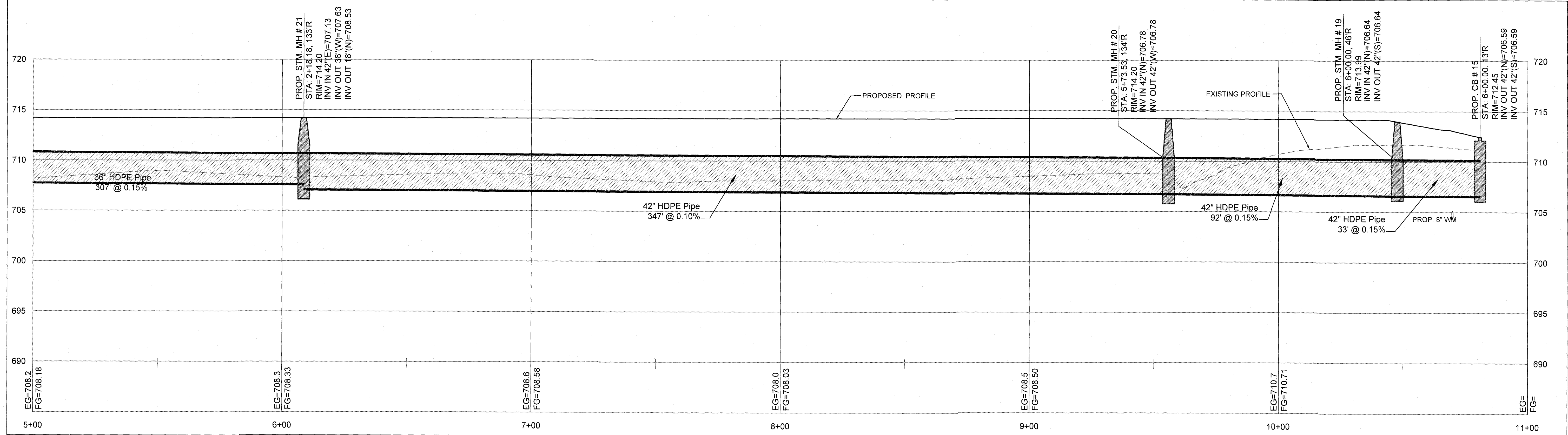
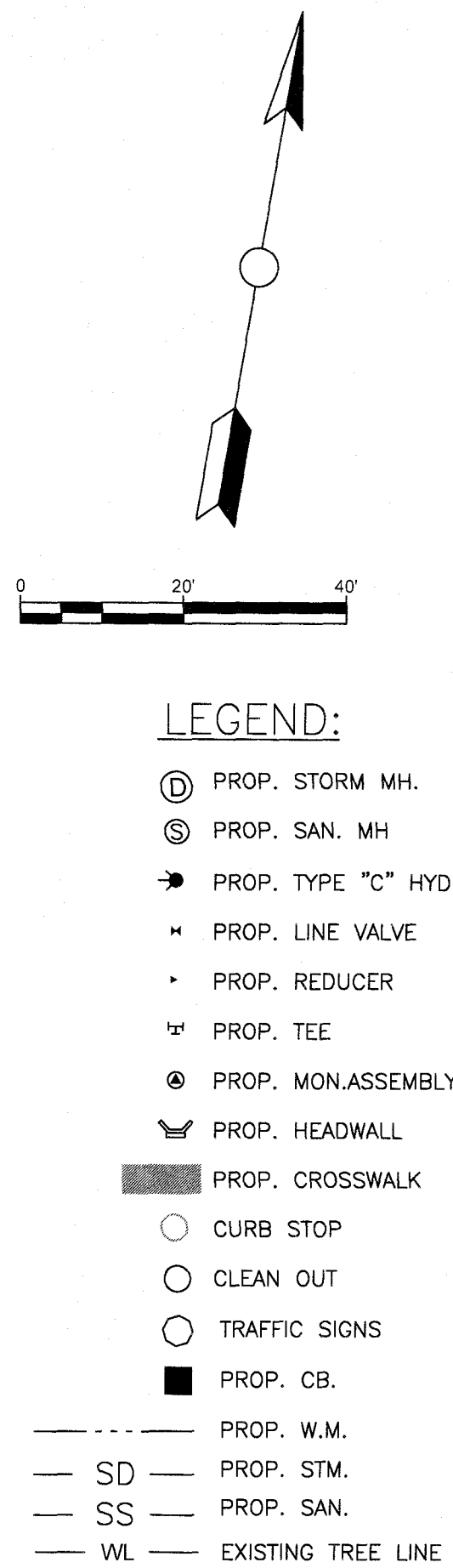
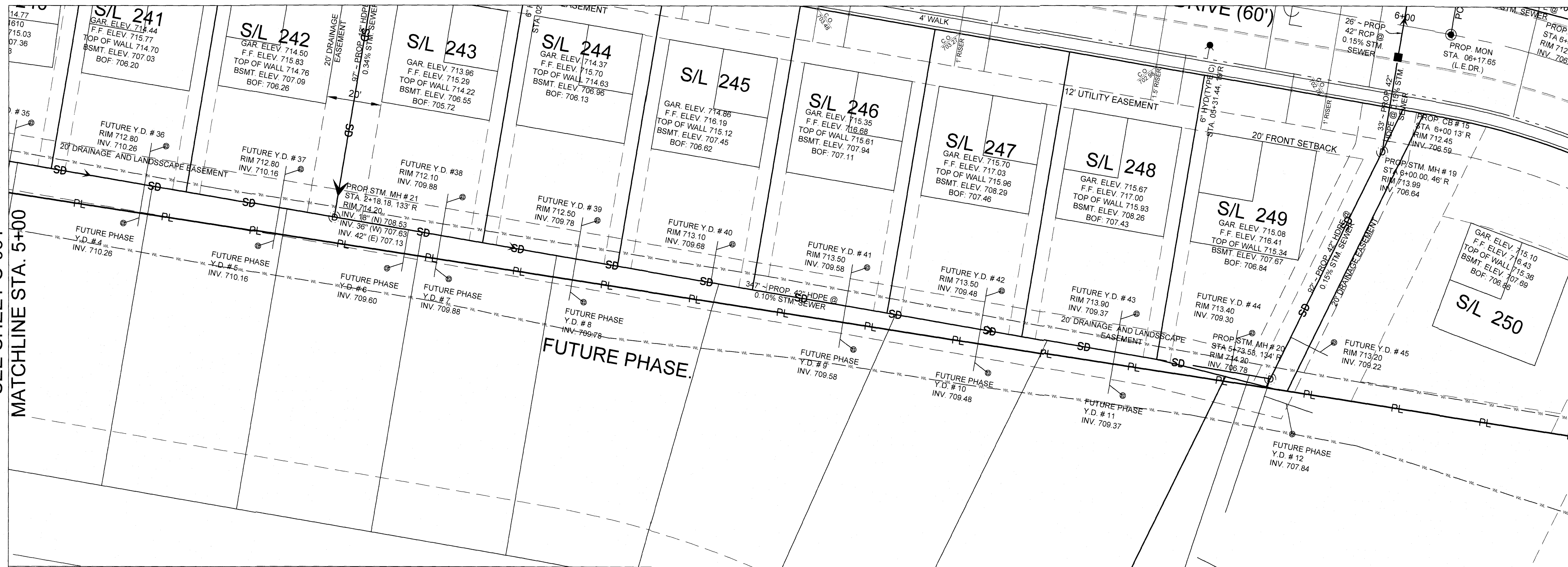
DESIGNED BY	ND
CHECKED BY	HS
REVIEWED BY	ES
DATE	APR. 08, 2019
SCALE	1" = 20' HOR 1" = 5' VER

STM 16 TO CB 15
(STA. -0+50 TO 5+00)

PLAN AND PROFILE

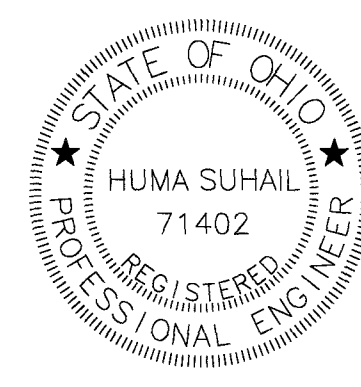
PREPARED FOR VALORE PROPERTIES, INC. 23550 CENTER RIDGE ROAD WESTLAKE, OH 44145	
S&S JOB NO. 2018111C	SHEET NO. C-051

SEE SHEET C-051
MATCHLINE STA. 5+00



1.	5-30-2019	REVISED AS PER CITY COMMENTS DATED 5-15-2019	ND
NO.	DATE	REVISIONS	BY

SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831



DESIGNED BY ND
CHECKED BY HS
REVIEWED BY ES
DATE APR. 08, 2019
SCALE 1" = 20' HOR
1" = 5' VER

STM 16 TO CB 15
(STA. 5+00 TO 11+00)
PLAN AND PROFILE

PREPARED FOR
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145
S&S JOB NO. 2018111C
SHEET NO. C-052