

**Planning Commission**  
**CITY HALL COUNCIL CHAMBERS**  
**AGENDA OF MARCH 10, 2026**  
**7:00 PM**

---

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

Regular meeting minutes of February 10, 2025

**CORRESPONDENCE**

Administrative Approvals

1. PPZ2026-0408 Physicians Ambulance Service Inc, 38777 Taylor Parkway  
Approval of a Certificate of Zoning Compliance for a private ambulance service - vehicle storage, dispatch, and employee operations.
2. PPZ2026-0410 Mills Creek Commons, 32652 Center Ridge Rd  
Administrative Approval of a Planning Commission application for exterior alterations.
3. GovWell Online Services – Planning & Zoning Module

**OLD BUSINESS**

**NEW BUSINESS**

1. PPZ2026-0405: North Ridge Pointe Subdivision Phase 9 Final Plat, PPN 07-00-030-000-179  
Applicant: North Ridge Point Ltd., Gary Smitek Managing Member, 36715 Avalon Court, Avon, OH, 44011. Proposal consists of final plat approval of Phase 9, consisting of 16 cluster lots for North Ridge Pointe Subdivision. Property is zoned R-1 Residence District (Chapter 1282).
2. PPZ2026-0413: Victory Park Turf Baseball Field, 7777 Victory Lane, PPN 07-00-003-102-107  
Applicant: PMJ Park Holdings, 7777 Victory Lane, North Ridgeville, OH 44039. Proposal consists of converting one existing baseball field (Field 7) to an artificial

turf baseball field with turf bullpens and a batting cage. Property is zoned I-2 Light Industrial District.

3. PPZ2026-0414 Madison Avenue Salon, LLC, 6040 Lear Nagle Road, PPN: 07-00-008-117-082

Applicant: Nicholas R. Dubecky, Integrated Outdoor Living, LLC, 47581 US Highway 20, Oberlin, OH 44074. Proposal consists of construction of a new 6,000 square foot commercial building with associated site improvements for use as a hair salon. Property is zoned B-3 Highway Commercial District.

## **ADJOURNMENT**



**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
TUESDAY, FEBRUARY 10, 2026**

**CALL TO ORDER**

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

**ROLL CALL**

Present were members Frank Toth, Council Liaison Cliff Winkel, and Chairman James Smolik.

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

Member Steve Ali and Vice-Chairman Paul Schumann were excused.

**MINUTES**

Chairman Smolik stated that the Commission had received the regular meeting minutes of January 13, 2026, and asked if there were any corrections.

None were given.

Chairman Smolik stated the minutes were approved as submitted.

**CORRESPONDENCE**

**Administrative Approvals**

1. PPZ2025-0399 Dunkin', 32323 Lorain Rd  
Administrative Approval of a Planning Commission application to make exterior alterations.
2. PPZ2026-0403 Healing Psalms Massage Therapy and Wellness, 37000 Center Ridge Rd  
Approval of a Certificate of Zoning Compliance for massage therapy and wellness services.
3. PPZ2026-0404 Healing Psalms Massage Therapy and Wellness, 37000 Center Ridge Rd  
Approval of a Registration Certificate for a Massage Establishment.
4. PPZ2026-0407 Rays of Play LLC, 8540 Root Rd  
Approval of a Certificate of Zoning Compliance for developmental playgroups for preschool and elementary students.

Chairman Smolik asked Director Lieber to discuss the Administrative Approvals.

Director Lieber stated that the first approval was for exterior changes at Dunkin' on Lorain Road. She said that they proposed a refresh of the facade, which was basically paint and some new awnings and then replacement signage to update while they were also going to do some interior renovation. She mentioned that she was able to convince them to address the drive through traffic issue so that the traffic will now become one way around the building, so when cars pulled in, they would loop the drive

through, then around the building to then enter the drive through to prevent traffic that spills out onto Lorain Road and the impact it has to traffic in that very busy area, especially in the morning rush as people head to the highway. She stated that so far they were very pleased that they were amenable to restriping and redirecting traffic around the building and hoped that that would eventually address that traffic area there on Lorain Road. She added that approvals were granted for healing Psalms, Massage Therapy and Wellness, both for a zoning certificate and the required registration certificates for any massage establishments, and then finally Rays of Play which is a business that took over a spot by a former business. All together play and similar developmental play groups for preschool and elementary students. So those were approved since the last meeting.

## **OLD BUSINESS**

## **NEW BUSINESS**

PPZ2026-0401: The Crossing at French Creek, 5725 Avon Belden Rd, PPN 07-00-020-101-155

Applicant: Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105, Brecksville, OH 44141. Proposal consists of final plat for Phase 2 of The Crossing at French Creek Subdivision. Property is zoned R-1 Residence District.(Chapter 1282).

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber explained that The Crossing at French Creek Subdivision is located on property zoned R-1 Residence District and was designed and is being constructed in accordance with the requirements of Chapter 1282, Single-Family Detached and Cluster Development. She noted that the development commenced prior to recent zoning code amendments that would no longer permit this type of new development. The Planning Commission approved the preliminary plat in October 2023, and the Phase 1 final plat was approved in December 2024. Construction of Phase 2 improvements is nearly complete.

She stated that the Drees development team reported strong sales in Phase 1, noting they are ahead of schedule and eager to proceed with Phase 2 lot sales. Phase 2 encompasses 28.42 acres and includes 44 single-family lots and seven cluster lots. The subdivision layout, number of lots, and open space configuration remain consistent with the Planning Commission's preliminary approval. The total subdivision remains at 92 dwelling units, and the open space continues to meet the minimum requirement, totaling 10.13 acres or 20.1% of the development.

Director Lieber reviewed the Planning Commission's role in final plat approval, which includes review of the subdivision plat depicting streets, lots, common areas, lot types, and easements; detailed plans and specifications; landscaping plans; and the final form of covenants running with the land, including HOA documents. She noted that the HOA documents previously approved for Phase 1 remain unchanged. Landscaping plans were submitted following the staff review meeting.

She further reported that staff communicated with the applicant regarding the lighting plan, which has been approved by the City and is currently proceeding through the FirstEnergy review process. Staff review comments included confirmation that the detailed plans meet all zoning requirements. A zoning

compliance summary was added to the title sheet, verifying that dwelling footprints and setbacks are consistent with the original approval.

Additional discussion addressed the City's requested access to Batner Ditch for maintenance purposes. Director Lieber also noted that the original traffic study required a northbound right-turn lane; however, this improvement will be deferred until Phase 2 is fully built out. At that time, a new traffic study may be conducted once traffic patterns have stabilized following the Roosevelt connection and full development. She stated that this requirement will be included as a condition in the developer's agreement and emphasized that the Planning Commission should be aware that this traffic improvement remains outstanding and will be evaluated based on demonstrated need.

City Engineer Eavenson stated that, in addition to the items outlined by Director Lieber, Engineering typically prefers certain requirements to be completed prior to plat execution when a performance bond has not been provided. These items include completion and testing of all utilities, noting that the water lines still require testing; receipt and review of as-built drawings, which were submitted within the past few days; review of concrete test reports, which are in good standing; and submission and review of utility video inspections, which may still be outstanding.

She also noted that street name signs must be installed and that any significant punch list items should be addressed. Due to recent snowfall, inspectors have had difficulty completing a full punch list; however, she stated that inspections began that day and are expected to be completed by the end of the week.

Additional requirements include review of all easement language shown on the plat and provision of a three-year maintenance bond in the amount of 10 percent of construction costs for all installed and approved improvements. Specific to this project, a maintenance agreement will also be required for the sanitary force main located within the public right-of-way but maintained by the HOA, and this agreement must be recorded with the County concurrently with the plat.

City Engineer Eavenson concluded that she would not oppose proceeding with plat execution provided a performance bond is secured for the outstanding items at a mutually agreed-upon value. She stated that, aside from those items, she had no additional concerns.

Chairman Smolik asked if there was a representative for the application.

Katie Lancianese, 3200 W. Market St. Ste. 104, Akron, OH 44333.

Ms. Lancianese stated that she was the representative on behalf of Drees Homes that evening and had the engineers with her. She stated that Engineer Eavenson was correct that the weather did hold them up on those items, but they were planning on wrapping everything up. She stated that she talked to the contractor that evening and they hoped to have everything wrapped up hopefully by the next afternoon and would have that amount over to her and prepared to file the easements and everything else that were requested. She stated that she was there to answer any questions if anything came up.

Chairman Smolik asked if anyone in the general audience had any questions or comments in regard to the project.

**NORTH RIDGEVILLE PLANNING COMMISSION  
REGULAR MEETING—TUESDAY, FEBRUARY 10, 2026**

**PAGE 4**

Donald Pincombe, 5927 Rhonda Dr, North Ridgeville, OH 44039.

Mr. Pincombe pointed at the screen where his parcel was located. He stated that he met with City Engineer, Mike Runyon, who came out to visit him and his neighbor Jeff Greenberg to talk about that section of the development and how it may impact the adjacent property of theirs. He said that they were interested in learning that part of that area of the property on the dry side has been declared as wetlands and he just had a couple of questions. He asked if when the lots are divided would the lot owner's property include the wetlands or will it end at the beginning of the wetlands.

Ms. Lancianese stated that yes, the lot owner will own those wetlands and there is going to be a permanent easement which is part of what they were working with the city currently to mark on the plat. She added that they were also working with a conservancy group that will come and administer and check on that quarterly to inspect and make sure those wetlands are protected.

Mr. Pincombe commented that the property owner will own the land, but they will know that they can't put their kids swing sets and they can't put their fences and they can't put whatever they wanted to on the wetlands and that they would have this group come and check it once a quarter or so to make sure they're respecting the wetlands.

Ms. Lancianese stated that that was correct.

Chairman Smolik asked if there were any other members of the audience that had any questions or comments.

Jeff Greenberg, 5932 Sandalwood Ave, North Ridgeville, OH 44039.

Mr. Greenberg displayed the location of his property on the screen and stated that his primary concern is drainage runoff, which he has experienced as an ongoing issue and previously raised with the developer. He explained that, now that the subdivision is largely developed—with roads and utilities substantially installed and home construction anticipated—he is seeking clarification on when the individual lots will be formally deeded and precisely surveyed.

Mr. Greenberg expressed concern about potential encroachment onto neighboring properties, noting that a construction fence is currently in place but may not accurately reflect the true property boundaries. He stated that he and Mr. Don had reviewed the fence location during earlier construction activities. He further relayed that Inspector Runyon advised that, prior to home excavation, a survey would be completed to clearly identify the rear lot lines and ensure that construction does not encroach onto adjacent properties. Mr. Greenberg noted that this information is not yet visible in the field and remains a concern.

Chairman Smolik said to Ms. Lancianese, if she wanted to talk about how property pins get put in towards occupancy, that's right.

Ms. Lancianese stated that they would come in and mark all the corners of the lots themselves and then prior to being able to dig or build, they would have to provide a plot plan to the city for approval. She added that it was part of their approval. In fact, it's going to notate that we're protecting the wetlands there as well and this homeowner and the builder have signed off on that. She explained that they had to

**NORTH RIDGEVILLE PLANNING COMMISSION  
REGULAR MEETING–TUESDAY, FEBRUARY 10, 2026**

**PAGE 5**

fit within a setback that's already determined and that she believed they could see on those smaller envelopes in there are the setbacks so there could be no building past that point and there will be regularly inspected by the city as they went through building the building department.

Mr. Greenberg asked when that would be available when that plot plan gets approved.

Ms. Lancianese stated that she imagined that once the homeowner has chosen their home that's going on there that plot plan will be submitted to the city.

Mr. Greenberg asked who was doing the surveys for them.

Mr. Sutliff stated Davey Resource Group.

Mr. Pincombe stated that there were property pins all along that back section there. And asked how there's compared with respect with what they did when they did their survey.

Dan Angle, Davey Resource Group, 13315 Spruce Run Dr., North Royalton, OH 44133.

Mr. Angle stated that he was the surveyor stamping the plat and they did an original survey of the whole farm in 2023 and they determined the boundary lines and that's what this plan is setting up is where the new lot lines will tie into essentially their property line.

Mr. Pincombe stated that they had their stakes put in from Will Barbosa, who had been surveying property for many, many years and he thought that when they did their survey or whoever did that survey he happened to be home and he saw whoever they had doing that survey pulling off their pins.

Mr. Angle clarified that they were measuring the pin.

Mr. Greenberg stated that when they walked back there, he and Don, a month or so ago called Mike Runyon to meet them out there, and he said that until that final time comes that everything being actually set, then you'll know where the back of the properties are and where the wetlands are and everything will be at that point in time because those construction fences were well onto their property right now. He said that they didn't know if they were going to be moved or if that's where he thought they were going to be, but their construction fence was already on their side.

Mr. Pincombe stated that for clarification, when Jeff says construction, they were talking about the orange fencing.

Mr. Angle stated that was what the meeting was about approving those lots and once that was approved and the plan was filed, they were going to set the property pins, which will be in alignment with your pins from Barbosa.

Chairman Smolik asked if there were any other comments from the public.

Mr. Greenburg stated that he also wanted to know about the drainage off the back of that cul-de-sac that's coming to the back of their property and how that was being taken care of.

**NORTH RIDGEVILLE PLANNING COMMISSION  
REGULAR MEETING–TUESDAY, FEBRUARY 10, 2026**

**PAGE 6**

Chris Schmidt, Davey Resource Group, 1310 Sharon Copley Rd, Sharon Center, OH, 44274.

Mr. Schmidt stated that he was the civil engineer of record for the project and explained that the city requires individual yard drains for each lot and that's what would be the intent to catch the drainage on the lots that ties into the downspout. He stated that everything ties into the basin on the north property line, so there's a big basin on the north property line and all the storm sewer on this property for this phase ties into that basin on the north side of the project, the project in between in front of lots 42 through 48.

Chairman Smolik asked if there were any other public question or comments.

None were given.

Chairman Smolik asked if there were and questions or comments from the Commission.

Member Toth stated that this is the this was third act basically coming here for approval on The Crossings at French Creek and was wondering if he could speak for a moment with Mr. Sutcliffe regarding how this is all transpired together to go through everything and make sure nothing has fallen through the cracks at this time.

Thom Sutcliff, 6860 W. Snowville Dr., Brecksville, OH, 44141.

Member Toth stated that during the preliminary approval the meeting was held back on 10/10/23, when he first came forward, at that time he had mentioned that this was going to be a Drees built only, no other contract or no other builders involved.

Mr. Sutcliff stated that that was correct, there would be no other vertical builder.

Member Toth stated that he had previously mentioned that he was employing West Creek Conservancy.

Mr. Sutcliff stated that they were West Creek Conservancy out of Parma, OH and Derek Schaefer was Director.

Member Toth asked if they were going to monitor and ensure conservation areas were not encroached by residents.

Mr. Sutcliff stated that that was correct.

Member Toth stated that it was mentioned here that evening that it was going to be done on a quarterly basis.

Mr. Sutcliff stated that that was correct.

Member Toth asked regarding the sewers, there was some talk about some going east, some going west and asked how that all ended up being resolved.

**NORTH RIDGEVILLE PLANNING COMMISSION  
REGULAR MEETING–TUESDAY, FEBRUARY 10, 2026**

**PAGE 7**

Mr. Sutcliff stated that if you used the creek as the center point, everything west of the creek has gravity fed towards the sewer, the brand-new sewer out in the main road on 83. He stated that everything on the east side, they are pumping uphill into that system, so it goes towards Center Road, so it's not feeding into the older system to the east.

Member Toth asked if they were not going to be feeding into the Aspen connection.

Mr. Sutcliff stated that that was correct.

Member Toth asked if they were able to get all over to 83 then.

Mr. Sutcliff stated yes, sir, that's correct.

Member Toth asked if the grinder pumps were going to be owned by the homeowners and the HOA would own the forced main.

Mr. Sutcliff stated that that was correct.

Member Toth commented that it was mentioned that evening that that was going to be in a city right of way.

Mr. Sutcliff stated that the HOA had in their declaration and bylaws the maintenance responsibility for the 42-inch forced main.

Member Toth stated that also at that first meeting it was mentioned that there would be trails around the ponds and in the French Creek area and asked if that still held true.

Mr. Sutcliff stated yes, he didn't know if the ones on the east side were constructed yet, but the ones on the west side are and the east side as weather permits.

Member Toth asked what the paths were constructed of.

Mr. Sutcliff stated that it was asphalt.

Member Toth stated that regarding the Final approval of phase one, that meeting was held on 12/10/2024 and at that time it was determined that you were going to work with the city arborist for tree selection.

Mr. Sutcliff stated that yes, his company did. He stated that he was not part of that selection process, but they did.

Member Toth stated that he did notice that on the final landscaping plan that they got it looked like he did have multiple varieties of trees there.

Mr. Sutcliff stated that they went multiple times with the arborist to make sure they had the right quantities and types.

Member Toth stated that also at that time there was the issue of an additional shade canopy tree planting area that was addressed due to some unapproved tree clearing Director Lieber had asked that that be better enumerated in terms of the number of trees to be replanted in that area. On the landscaping plan they were provided with today, it really doesn't call out the trees. He indicated that they had some different colored green dots there and so forth, but really nothing concrete there. He discussed that at that meeting back in 2024, the engineer stated that she felt that this could all be resolved without any type of problem and he was just wondering how.

Mr. Sutcliff stated that he believed they added trees to phase one to correct that problem. He stated that they planted those with the previous phase to make up for the ones we took down by accident.

Member Toth asked regarding the drawing that they were given, was that for the landscape plan, was that supposed to be representative of that area around the Creek there.

Mr. Sutcliff stated that he wasn't sure which plan he was looking at and asked for Phase 1 or Phase 2.

Member Toth commented that the landscape plan was for both phases.

Member Toth asked if the landscaping plan on the screen was supposed to be indicative of what was going to happen there.

Mr. Sutcliff stated that they planned to install what they submitted to the city.

Member Toth stated that he counted their 49 trees and asked City Engineer Eavenson if that sounded correct to her.

City Engineer Eavenson stated that she let the arborist communicate with our field engineer as well as the applicant as to what they decided would be appropriate for the additional clearing, so she would not know what the exact number was that they ended up installing and would have to get back to him on that.

Member Toth asked Mr. Sutcliff if he felt it had been resolved to the city's satisfaction.

Mr. Sutcliff stated that they wouldn't stop until it was resolved to their satisfaction.

Member Toth commented that he liked to hear that. He mentioned that the Commission had not seen a lighting plan throughout the entire process.

Mr. Sutcliff stated that he believed it was submitted to the city. He stated that he thought it was submitted for payment and they've seen the plan from the energy company.

City Engineer Eavenson stated that that was correct. She stated that they did receive and approve, with some modification, the lighting plan.

Member Toth asked the City Engineer if all the utilities locations had been approved and if she was happy with all of that.



**NORTH RIDGEVILLE PLANNING COMMISSION  
REGULAR MEETING–TUESDAY, FEBRUARY 10, 2026**

**PAGE 9**

City Engineer Eavenson stated that there were a few outstanding items, but as previously mentioned, if they were willing to put up a performance bond for those items that hadn't been tested and approved, then we they proceed, but she would need the value of those items that hadn't been accepted by testing, review of the testing, that they'd be included in the performance bond.

Member Toth stated that the Commission had a document in their package from Guy, the Chief Building Official, and he states here that everything on your plat there appears to be code compliant so with that, he had no further questions.

Chairman Smolik asked if there were any other questions or comments from the Commission.

Council Liaison Winkel stated that he had several questions after reviewing the staff comments and the Planning review summary. He noted that some of his questions, including those related to landscaping details and lighting, had already been addressed by Mr. Toth. He further referenced a comment from Chief Building Official Fursdon regarding a missed curve at subplot 52 and asked City Engineer Eavenson whether that issue had been resolved.

City Engineer Eavenson asked what the concern was.

Council Liaison Winkel stated that Chief Building Official Fursdon stated that there was a missed curve 17, on subplot 52. He asked if that was one of the outstanding items that she was referring to.

City Engineer Eavenson stated that she usually didn't look at all of the arcs and lines and bearings on there, but she did know that engineering had some comments as well but they would be doing another revision.

Council Liaison Winkel stated that it was also mentioned during the planning review that all setbacks were listed properly and asked if that concern had been resolved.

Director Lieber stated that it had.

Council Liaison Winkel asked about the ditch access and if that was through an easement.

City Engineer Eavenson stated that they had a conversation with the applicant regarding the access on that ditch that runs north south parallel to Ridgeview Boulevard. She stated that she thought that they had talked about that maybe in a previous meeting, but they did ask for the city to have access through the common block running north south with that ditch as well. She stated that they would ensure that the language gives that authority and they'll make sure that it's clear.

Council Liaison Winkel stated that he appreciated that. And asked if the access would be achieved through an easement or an agreement.

City Engineer Eavenson stated that it would be platted on with an easement on the plat.

Council Liaison Winkel stated that he noticed earlier that she talked about several engineering items including a traffic study and contingent on performance bond being issued to cover said items, so his

question was, without knowing that value at this meeting, if they were to approve something, and asked the Chairman that they should maybe place a condition on it.

Chairman Smolik stated that that would be a wise choice, yes. He stated that he had some questions regarding the easement. He stated that he noticed the retention basin has a conservation easement as opposed to storm sewer easement and was assuming that was probably some type of typo.

City Engineer Eavenson commented that that was correct. She stated that they would be scrutinizing that a little bit more and that they had just got that update a week ago and had not had an opportunity to write all their comments and get back to the applicant, but it is their intent to kind of clear some of that up.

Chairman Smolik stated that he had a question in regards and maybe he never caught this before but the general storm sewer easement that's to the homeowner's association, the City of North Ridgeville isn't listed on that for the betterment of the community and it was his understanding that if the HOA doesn't respond to something, The City of North Ridgeville could go in there, for the betterment of the community. He stated that he thought that maybe they needed to have law take a look at that language.

City Engineer Eavenson stated that they had been trying to standardize the drainage easement language so that it was consistent across all of the residential subdivisions and stated that she would take a look at that.

Chairman Smolik asked for clarification regard that phase on the screen, it's a sanitary forced main, was it with a lift station or individual grinder pumps at every home.

City Engineer Eavenson stated that they were individual grinder pumps.

Chairman Smolik asked if the forced main ends just on the other side of the Creek.

City Engineer Eavenson stated that it ended at the manhole on the east side of the Creek.

Chairman Smolik stated that all those homes have to be designed for that certain head loss getting to that point.

City Engineer Eavenson stated that it was all submitted with the manufacturers' shop drawings and hydraulics.

Chairman Smolik asked if there were any other questions or comments from the Commission.

Member Toth stated that he wanted to direct everyone's attention to Chapter 1282.08 of the Zoning Code:

- (a) If the Planning Commission finds that the final subdivision plan of the single-family detached and cluster development is in substantial compliance with and represents a detailed expansion of the approved preliminary plan, that it complies with all of the conditions which may have been imposed in the approval of such preliminary plan, that all agreements, contracts, deed restrictions, dedications, declarations of ownership and other required documents are in acceptable form and have been executed, that all fees have been provided and all payments

made, and that the applicable provisions of the Subdivision Regulations have been complied with and certified by the City Engineer, the Commission shall then approve such final subdivision plan of single-family detached and cluster development.

Moved by Toth and seconded by Winkel to approve final plat for Phase 2 of The Crossing at French Creek Subdivision with the following conditions:

1. A three-year performance bond shall be posted by the applicant for remaining construction items, the value of which shall be determined by the City Engineer.
2. There shall be administrative review of all easement language associated with the final plat.

A roll call vote was taken

Yes – 3 No – 0

**ADJOURNMENT**

Chairman Smolik adjourned the meeting at 7:35 PM.

\_\_\_\_\_  
**James Smolik**  
*Chairman*

\_\_\_\_\_  
**Tina Wieber**  
*Deputy Clerk of Council*

\_\_\_\_\_  
Tuesday, March 10, 2026  
**Date Approved**

# Planning Commission Application



## SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

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

## PROJECT INFORMATION

Location address NORTH RIDGE POINTE PHASE 2 Parcel number(s) 07-00-030-000-179

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

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

Project description ~~ASBESTOS~~ COMPLETION OF THE IMPROVEMENTS FOR 16 LOT PHASE 2

## APPLICANT/AGENT INFORMATION

Name/Company NORTH RIDGE POINT LTD. / GARY SMITH, MANAGING MEMBER

Applicant address

Applicant phone

Applicant email

## PROPERTY OWNER INFORMATION

Name/Company NORTH RIDGE POINT LTD.

Property owner address

Property owner phone

Property owner email

## AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Property owner signature

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

|        |              |                   |        |
|--------|--------------|-------------------|--------|
| OFFICE | PPZ No.      | Planning Fee Paid | ACTION |
|        | PPZ2026-0405 | \$400.00          |        |

## Planning Review

February 23, 2026

Project: North Ridge Pointe Subdivision Phase 9 Final Plat  
PPNs: 07-00-030-000-179  
District: R-1 Residence District (Chapter 1282)

### Project Summary:

The North Ridge Pointe subdivision is located on property zoned R-1 Residence District and has been designed and is being constructed per the requirements contained in Chapter 1282 (Single-Family Detached and Cluster Development). An amended preliminary plan for the subdivision was last approved by the Planning Commission in 2023.

The developer is seeking final plat approval of Phase 9, consisting of 16 sublots, all of which are cluster lots. Phase 9 continues Sophia Lane adds the Turin Place cul-de-sac. Through Phase 9, the development meets the requirements for density, open space and percentage of cluster units. Front yard depth is adequate.

Per 1224.02 - Plats and data for final approval of subdivision plats, the final plat must show building setback lines, with dimensions. The drawings show 15 foot rear yards for all cluster lots due to the required setback to open space. Several setback issues are noted:

- Two lots, SL 307 and 322, are also subject to 15 foot setbacks to open space, which are not shown on the drawings.
- SL 312 shows a 7.5 foot setback to open space, where 15 feet is required. The adjacent area to the east of the lot is intended as permanent open space.
- SL 315 shows a 7.5 foot setback to open space where 15 feet is required. The adjacent area to the west of the lot was approved in the amended preliminary plan as a future cluster lot.

Planning Commission may allow lesser distances between cluster areas and open space if it determines that the intent of Chapter 1282 will be adequately met.

For final approval, Planning Commission is to review those items listed in Section 1282.07 Final Subdivision Plan; Contents, including the following:

- A plat of the development area showing the street right of way, subdivided and common land, areas reserved for single-family cluster use, and easements, in form for recording
- Detailed plans and specifications for all streets, sidewalks, storm and sanitary sewers, water mains, street illumination, grading and other site features of the development area
- A detailed landscape plan showing all existing site features to remain, recreation facilities and the landscape treatment of all common open space areas within the development area
- The final form of covenants running with the land, deed restrictions, restrictions or easements to be recorded, bylaws of a homeowners' association, etc.

Recommendations:

- Detailed plans should be provided that address requirements of Chapter 1282 as listed above. Applicant may submit approved or as-built construction drawings.
  - Planning Commission is specifically to review a detailed landscaping plan showing the landscape treatment of all common open space areas within the development area. More detail on landscaping was requested by the City Engineer at the time of preliminary plan approval.
  - Street tree locations and selections are part of the detailed landscaping plan.
  - Common mailbox area details not shown in submittal.
  - Lighting details not shown in submittal.
- Show all required building setback lines and, if necessary, indicate any lots for which the applicant is seeking Planning Commission to allow a lesser distance.



**HAYWOOD CIVIL ENGINEERING  
& LAND SURVEYING, LLC**

January 15, 2026      **UPDATED 3/2/2026**

City of North Ridgeville Planning & Development Department  
7307 Avon Belden Road  
North Ridgeville, Ohio 44039

Attn: Kim Lieber, Director

**Re: North Ridge Pointe Subdivision Phase #9  
R-1 Chapter 1282 Single-Family Detached and Cluster Development  
Final Plat Review**

Dear Ms. Lieber:

The following table provides the development statistics, requested for your review, and includes Phase #9, for which Gary Smittek is seeking final Planning Commission approval.

| Phase                | Lots       | # Standard | # Cluster  | Total Area<br>Acres | Open Area<br>Acres |
|----------------------|------------|------------|------------|---------------------|--------------------|
| 1                    | 30         | 30         | 0          | 22.5292             | 8.635              |
| 2                    | 35         | 6          | 29         | 17.2113             | 7.1896             |
| 3                    | 38         | 38         | 0          | 17.1325             | 1.2862             |
| 4                    | 45         | 45         | 0          | 21.9176             | 2.2726             |
| 5                    | 47         | 26         | 21         | 26.2969             | 11.0609            |
| 6                    | 39         | 39         | 0          | 20.1799             | 3.6826             |
| 7                    | 41         | 0          | 41         | 10.9476             | 1.4931             |
| 8                    | 31         | 31         | 0          | 11.7204             | 0.1383             |
| 9                    | 16         | 0          | 16         | 6.0483              | 2.0293             |
| Totals               | 322        | 215        | 107        | 153.9837            | 37.7876            |
| <i>2008 Original</i> | <i>376</i> | <i>238</i> | <i>138</i> | <i>171.977</i>      | <i>44.15</i>       |
| <i>2023 Amended</i>  | <i>402</i> | <i>261</i> | <i>141</i> | <i>196.3254</i>     | <i>51.2766</i>     |

The table below summarizes the proposed development statistics in relation to the requirements for cluster development.

|           | <b>Through<br/>Phase #9</b> | <b>Requirements</b> |
|-----------|-----------------------------|---------------------|
| Density   |                             |                     |
| lots/acre | 2.09                        | 2.3 max             |
| % Cluster | 33%                         | 35% max             |
| Open Area | 25%                         | 20% min             |

Attached is a PDF copy of the plat, which contains the requested information for the Planning Commission review. The plat clearly indicates the cluster lots, including their sizes and setbacks.

Please let me know if you have any questions or require additional information. Thank you for your attention to this matter.

Sincerely,  
**HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC**



Dale Haywood, R.E., P.S., CPESC

Cc: Gary Smitek



## Planning Commission Comment Sheet



### PROJECT INFORMATION

North Ridge Pointe Subdivision

Proposed project

Phase 9

07-00-030-000-179

Location

Parcel number

March 10, 2026

February 26, 2026

Meeting date

Comments due

### RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

North Ridge Pointe No. 9 appears to be code compliant.

Please remember at the last phase of North Ridge Pointe to demonstrate code compliance, not only for density, open space and cluster lot percentage, but also average lot width for single family lots and average front setback for single family lots for the entire subdivision.

### SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

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

## Staff Meeting Bulletin

**Meeting Date:** February 24, 2026

**Project:** North Ridge Pointe Subdivision Phase 9

**Applicant:** North Ridge Point Ltd./Gary Smitek Managing Member, 36715 Avalon Ct, Avon, OH 44011

**Zoning:** R-1 Residence District

**In Attendance:** Kim Lieber, Planning & Development Director  
John Reese, Fire Chief  
Mike Uhnak, Assistant Fire Chief  
Guy Fursdon, Chief Building Official  
Lori Birschbach-Tober, Assistant City Engineer  
Eric Brown, Civil Engineer  
Gary Smitek, North Pointe Ltd.  
Dale Haywood, Haywood Civil Engineering & Land Surveying, LLC

### Project Introduction

- Gary explained that Phase 9 of North Ridge Pointe includes 16 cluster lots (307–322) approved in the amended preliminary plan. Construction of improvements serving the remaining 50 lots is expected to begin in a few months. He said the work on Phase 9 is straightforward and nearly complete, including installation of the common mailbox and access to the retention basin. The site has 8 inches of concrete (reduced to 6 in some areas), and all utilities are installed except for Ohio Edison, which has not yet arrived but is expected soon. While utility lines are in place, they have not yet been energized. Columbia Gas is also pending.

### Staff Comments

- Kim identified a likely error in the acreage figures on the updated plans, noting that the total acreage and open space numbers appeared to be reversed. While density and open space percentages for the cluster units comply with code, she stated that setbacks for sublots adjacent to open space must be shown and that Lots 307 and 322 need to include 15-foot side setbacks adjacent to open space.

The group discussed seeking waivers or variances for reduced lot widths and setbacks, with confirmation that a waiver would be requested from the Planning Commission first, followed by a variance request if necessary. Lots 307 and 312 are expected to request a 7½-foot minimum width, and clarification was provided that Lot 315 will remain a cluster lot to avoid larger single-family setbacks. It was emphasized that all changes should be clearly documented and presented to the Planning Commission.

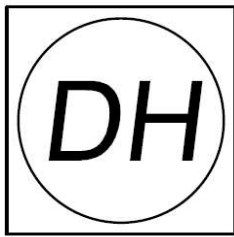
As the subdivision nears completion, the developer must demonstrate compliance not only with density and open space requirements but also that single-family lots meet the required average 85-foot width and 35-foot front setback standards.

- Kim also reviewed the Planning Commission's final subdivision checklist, which includes infrastructure, utilities, lighting, grading, site features, and a detailed landscaping plan for common open space. She stressed that even if some items are included in engineering drawings or prior HOA submissions, the Commission must still review all required details, including street tree selections.

- Kim clarified that under Chapter 1282, the Planning Commission has always required a detailed landscape plan for approval, even if it hadn't been strictly enforced before. She emphasized that simply labeling an area as open space does not meet the requirement and that the plan must include specific details such as tree types, locations, and street trees. She also showed an example of a proper detailed landscape plan with a legend. Kim warned that if the submitted plan only shows grass, the Planning Commission could require additional plantings.
- Lori emphasized that the covenants needed legal review and that Block V should be clearly defined and hatched on the plat with an explanatory note rather than relying solely on the covenant document. She raised the question of whether the drainage easement and ponds should be combined or separated into different blocks because their maintenance responsibilities and city access requirements could differ. Lori also stressed the importance of properly documenting easements on the plat and marking them on topographic surveys to prevent homeowners from building in restricted areas. Additionally, she highlighted maintenance and performance issues, such as ponding, grading, and ensuring proper drainage, and requested that standard easement notes covering the 20-foot areas behind homes be included on the plat.

#### **Next Steps**

- The applicant will provide updated plans prior to the March 10<sup>th</sup> meeting.



**HAYWOOD CIVIL ENGINEERING  
& LAND SURVEYING, LLC**

January 15, 2026

City of North Ridgeville Planning & Development Department  
7307 Avon Belden Road  
North Ridgeville, Ohio 44039

Attn: Kim Lieber, Director

**Re: North Ridge Pointe Subdivision Phase #9  
R-1 Chapter 1282 Single-Family Detached and Cluster Development  
Final Plat Review**

Dear Ms. Lieber:

The following table provides the development statistics, requested for your review, and includes Phase #9, for which Gary Smitek is seeking final Planning Commission approval.

| Phase                | Lots       | # Standard | # Cluster  | Total Area<br>Acres | Open Area<br>Acres |
|----------------------|------------|------------|------------|---------------------|--------------------|
| 1                    | 30         | 30         | 0          | 22.5292             | 8.635              |
| 2                    | 35         | 6          | 29         | 17.2113             | 7.1896             |
| 3                    | 38         | 38         | 0          | 17.1325             | 1.2862             |
| 4                    | 45         | 45         | 0          | 21.9176             | 2.2726             |
| 5                    | 47         | 26         | 21         | 26.2969             | 11.0609            |
| 6                    | 39         | 39         | 0          | 20.1799             | 3.6826             |
| 7                    | 41         | 0          | 41         | 10.9476             | 1.4931             |
| 8                    | 31         | 31         | 0          | 11.7204             | 0.1383             |
| 9                    | 16         | 0          | 16         | 6.0483              | 12.3793            |
| Totals               | 322        | 215        | 107        | 153.9837            | 48.1376            |
| <i>2008 Original</i> | <i>376</i> | <i>238</i> | <i>138</i> | <i>171.977</i>      | <i>44.15</i>       |

The table below summarizes the proposed development statistics in relation to the requirements for cluster development.

|                      | Through<br>Phase #9 | Requirements |
|----------------------|---------------------|--------------|
| Density<br>lots/acre | 2.09                | 2.3 max      |
| % Cluster            | 33%                 | 35% max      |
| Open Area            | 31%                 | 20% min      |

Attached is a PDF copy of the plat, which contains the requested information for the Planning Commission review. The plat clearly indicates the cluster lots, including their sizes and setbacks.

Please let me know if you have any questions or require additional information. Thank you for your attention to this matter.

Sincerely,  
**HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC**



Dale Haywood, R.E., P.S., CPESC

Cc: Gary Smitek

February 24, 2026

To: Kim Lieber, Director, Planning & Economic Development  
Members of North Ridgeville Planning Commission

Regarding: Section 1282.11(b)(2)

Cluster area building spacing:

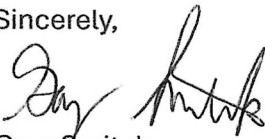
- North Ridge Point, Ltd. is asking for the Planning Commission to wave the fifteen foot side yard setback requirements for cluster sublots next to common open space.

History – this phase represents sublots 307 through 322 of the North Ridge Pointe Subdivision. Prior cluster lots have had 7.5 foot side yard setbacks from open spaces and we are asking to continue the side yard setback of 7.5 feet for sublots 307, 312 and 322 (I believe these are the only lots impacted by the requirement). All other side yard setbacks in this phase are 7.5 feet.

To be clear, the common areas adjacent to these cluster lots are either land that is part of a ditch/drainage easement or next to a retention basin area. There are no significant amenities like the pool, tennis courts or playground in prior phases.

I appreciate your consideration of this request and we look forward to continue building a first class subdivision in North Ridgeville.

Sincerely,



Gary Smitek

Managing Member

North Ridge Point, Ltd.

NORTH RIDGE POINTE SUBDIVISION No. 9

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO  
BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

OWNER'S CERTIFICATE  
SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL  
RIDGEVILLE TOWNSHIP LOT 30 CONTAINING 6.0483 ACRES.

THE UNDERSIGNED (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY  
CERTIFY THAT THE ATTACHED PLAT REPRESENTS NORTH RIDGE POINTE SUBDIVISION NO. 9, A SUBDIVISION OF LOTS  
307 TO 379 INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH,  
ALL OR PART OF THE ROADS, SIDEWALKS, AND IMPROVEMENTS 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, ZONING, HEALTH, OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING  
THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF NORTH RIDGEVILLE, OHIO FOR THE BENEFIT  
OF HIMSELF (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 HEREBY GRANTED WHERE INDICATED ON THE PLAT FOR PUBLIC DRAINAGE AND SIDEWALK PURPOSES  
ABOVE AND BENEATH THE SURFACE OF THE GROUND.

NORTH RIDGE POINT, LTD

BY: \_\_\_\_\_  
GARY SMITEK

TITLE: \_\_\_\_\_  
MANAGING MEMBER

NOTARIAL SEAL

STATE OF OHIO \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED  
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 \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

UTILITY EASEMENTS GRANT

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE UTILITY COMPANIES, (HEREINAFTER  
REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE FEET IN WIDTH AND LENGTH AS  
SHOWN ON THIS PLAT UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH  
ALL STREETS TO CONSTRUCT, PLACE, OPERATE MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND  
ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW GROUND MOUNTED  
TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT  
BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING  
NATURAL GAS INCLUDING OTHER UTILITIES, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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 SERVICES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN  
SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND  
EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT  
OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

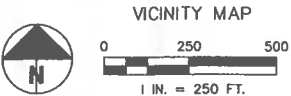
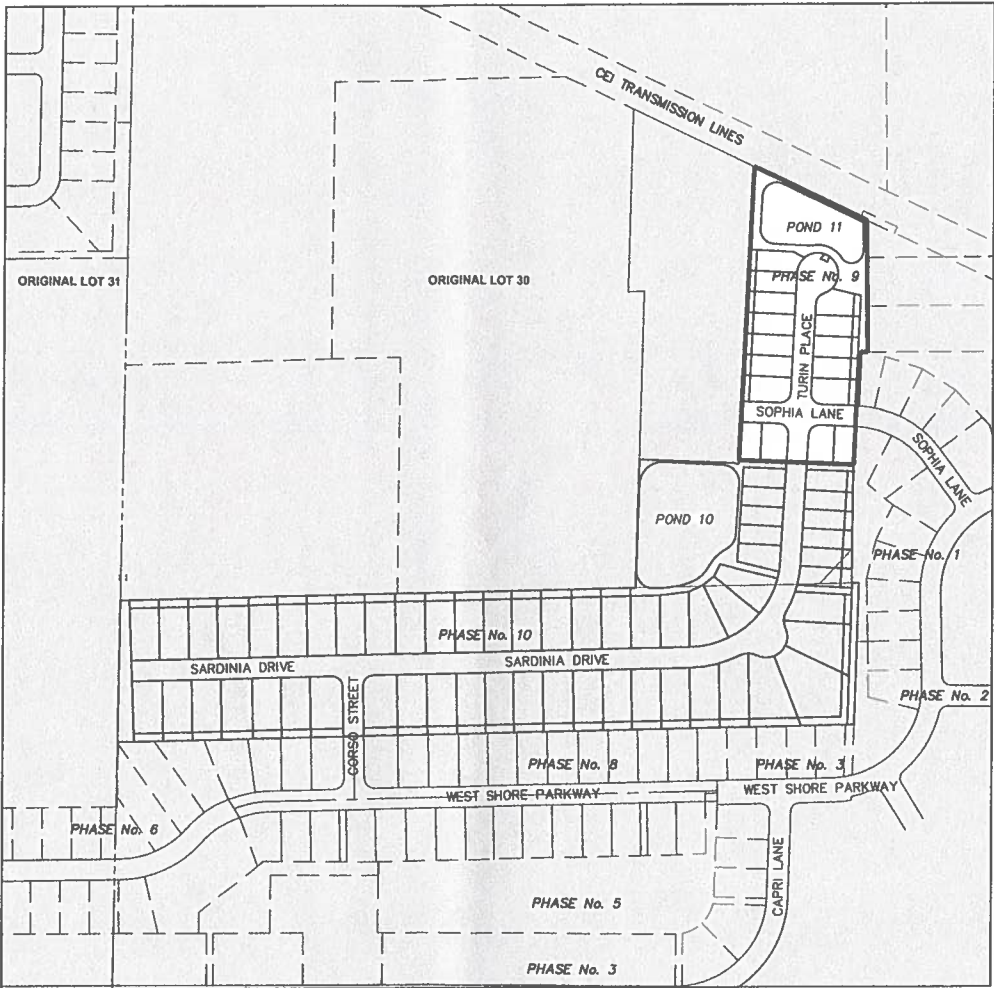
NORTH RIDGE POINT, LTD

BY: \_\_\_\_\_  
GARY SMITEK

TITLE: \_\_\_\_\_  
MANAGING MEMBER

DRAINAGE AND STORM SEWER EASEMENTS

DRAINAGE AND STORM SEWER EASEMENTS AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING  
BUT NOT LIMITED TO, GRADING, DRAINAGE, STORM SEWERS, AND DRAINAGE STRUCTURES ARE THE RESPONSIBILITY  
OF THE NORTH RIDGE POINTE SUBDIVISION HOMEOWNERS ASSOCIATION. THESE IMPROVEMENTS ARE PRIVATELY HELD  
AND, THEREFORE, THE COMPLETE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH RIGHTS TO ACCESS,  
INSTALL, MAINTAIN, REPLACE, AND/OR REMOVE STORM SEWERS, INLETS, DITCHES, SWALES, EARTH MOUNDS,  
VEGETATION, AND/OR OTHER APPURTENANCES AS NECESSARY. WORK SHALL BE IN ACCORDANCE WITH ALL  
APPLICABLE REGULATORY AGENCIES INCLUDING THE CITY OF NORTH RIDGEVILLE, THE OHIO ENVIRONMENTAL AGENCY,  
AND THE UNITED STATES ARMY CORPS OF ENGINEERS.



| SHEET INDEX |                 |
|-------------|-----------------|
| SHEET NO.   | DESCRIPTION     |
| 1.0         | TITLE SHEET     |
| 2.0         | BOUNDARY SURVEY |
| 2.1         | BOUNDARY SURVEY |
| 2.2         | BOUNDARY SURVEY |
| 2.3         | BOUNDARY SURVEY |
| 2.4         | BOUNDARY SURVEY |
| 2.5         | BOUNDARY SURVEY |
| 2.6         | BOUNDARY SURVEY |
| 3.0         | PLAT            |
| 3.1         | PLAT            |
| 3.2         | PLAT            |

NORTH RIDGEVILLE APPROVALS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NORTH RIDGEVILLE CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NORTH RIDGEVILLE CITY COUNCIL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NORTH RIDGEVILLE PLANNING COMMISSION

AREA SUMMARY

|           |                          |             |
|-----------|--------------------------|-------------|
|           | 07-00-030-000-008        | 20.0147 AC. |
|           | 07-00-030-000-179        | 17.9251 AC. |
|           | 07-00-030-000-286        | 0.1044 AC.  |
|           | TOTAL                    | 38.0442 AC. |
| LOTS      | 307 THRU 322             | 2.6783 AC.  |
| BLOCKS    | V                        | 2.0293 AC.  |
| STREETS   | TURIN PLACE, SOPHIA LANE | 1.3407 AC.  |
| PLAT      |                          | 6.0483 AC.  |
| REMAINDER |                          | 31.9959 AC. |
|           | TOTAL                    | 38.0442 AC. |

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "NORTH RIDGE POINTE SUBDIVISION NO.  
9" AS SHOWN HEREON AND CONTAINING 6.0483 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 30, LORAIN COUNTY, OHIO.  
AT ALL POINTS INDICATED "O", IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS INDICATED "●", IRON PIN MONUMENTS  
WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN REFERENCE STATE PLANE, OHIO  
NORTH ZONE AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

BY \_\_\_\_\_ -DRAFT FOR REVIEW-

REGISTERED SURVEYOR NO. S-8284



HAYWOOD  
CIVIL ENGINEERING  
& LAND SURVEYING  
dh@dhurveying.com  
440.897.3855

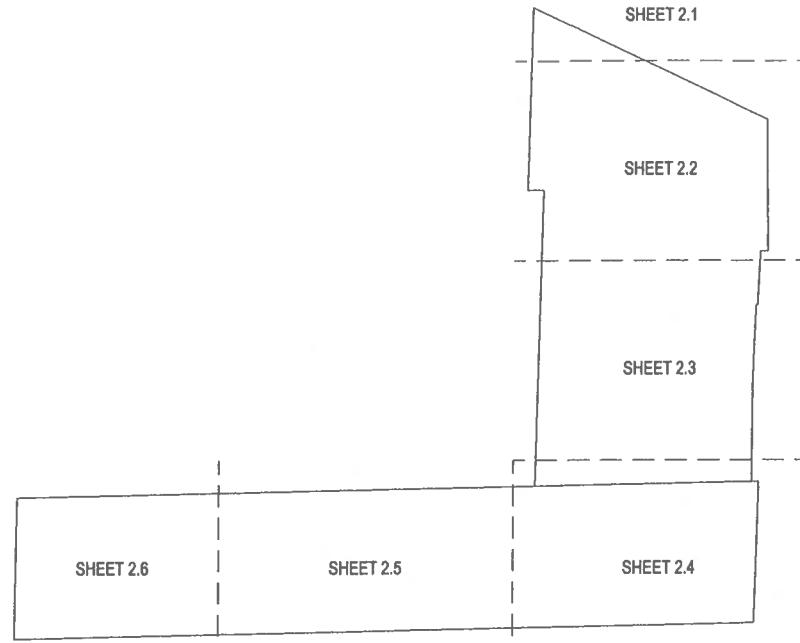
JAN 21 2026

1/15/2026

NORTH RIDGE POINTE  
SUBDIVISION NO. 9  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

TITLE SHEET

SHEET  
1.0



KEY MAP  
(NOT TO SCALE)

P.N. 07-00-031-000-021  
GERARD A. WENSINK &  
DENISE L. WENSINK, CO-TRUSTEES  
FILE 2024-0036173  
69.79 AC.

P.N. 07-00-030-000-345  
GERARD A. WENSINK & DENISE  
L. WENSINK, CO-TRUSTEES  
FILE 2024-0036173  
50.12 AC.

P.P.N. 07-00-030-000-008  
20.0147 ACRES

P.P.N. 07-00-030-000-008  
20.0147 ACRES

3/4" I. PIPE FD.  
& USED FOR  
LINE E&W  
0.26 NORTH  
(1 FT. DEEP)

S88° 50' 21.64"W  
252.447'  
NORTH RIDGE  
POINTE No. 6  
VOL. 1121, PG. 1 L.C.R.

S88° 50' 19.15"W  
510.489'  
NORTH RIDGE POINTE No. 8  
PLAT VOL. 115 PG. 54

S88° 50' 55.64"W  
367.790'  
NORTH RIDGE POINTE No. 3  
VOL. 104, PG. 65 L.C.R.

N1° 09' 08"W  
L=400.7, R=290.0  
Δ=79°09'30"

5/8" CAPPED (KS)  
I. PIN FD.

5/8" CAPPED (KS)  
I. PIN FD.

NORTH RIDGE  
POINTE No. 2  
VOL. 102, PG. 96 L.C.R.

P.P.N. 07-00-030-000-179  
17.9251 ACRES

N87° 34' 57"W  
L=260.0, R=290.0  
Δ=51°22'30"

S2° 25' 04.64"W  
102.008'

S2° 04' 29.64"W  
60.770'

S0° 26' 12.64"W  
288.793'

N43° 21' 10.19"E  
136.850'

P.P.N. 07-00-030-000-286  
0.1044 AC

N88° 54' 25.64"E  
21.032'

S0° 43' 33.64"W  
238.998'

N36° 12' 25.36"W  
194.100'

S1° 09' 08"E  
L=460.2, R=290.0  
Δ=90°56'00"

N36° 12' 25.36"W  
194.100'

N36° 12' 25.36"W  
194.100'

N36° 12' 25.36"W  
194.100'

N36° 12' 25.36"W  
194.100'

N36° 12' 25.36"W  
194.100'

N36° 12' 25.36"W  
194.100'

N36° 12' 25.36"W  
194.100'

N36° 12' 25.36"W  
194.100'

N36° 12' 25.36"W  
194.100'



HAYWOOD  
CIVIL ENGINEERING  
& LAND SURVEYING  
dh@dhurveying.com  
440.897.3655

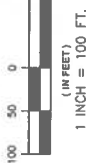
RECEIVED

JAN 21 2026

1/15/2026



NORTH



NORTH RIDGE POINTE  
SUBDIVISION NO. 9  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

BOUNDARY SURVEY

SHEET  
2.0





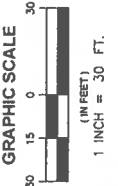
**HAYWOOD**  
CIVIL ENGINEERING  
& LAND SURVEYING  
dh@dhsurveying.com  
440.897.3655

JAN 21 2026

1/15/2026



**NORTH**



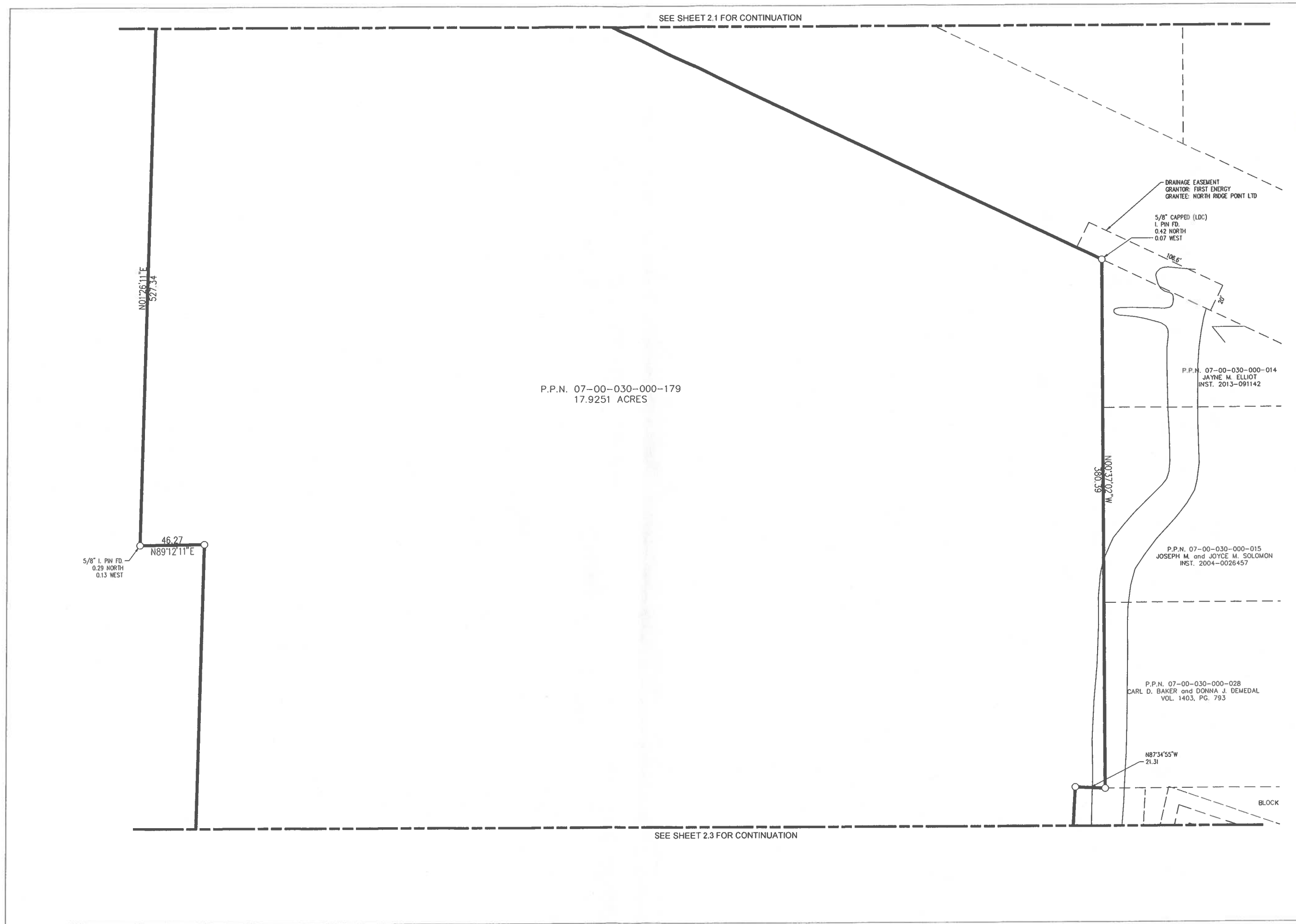
**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**BOUNDARY SURVEY**

**SHEET**  
**2.1**



P.P.N. 07-00-030-000-004  
CLEVELAND ELECTRIC ILLUMINATING CO.  
VOL. 248, PG. 82  
4/11/1929



**DH**  
**HAYWOOD**  
CIVIL ENGINEERING  
& LAND SURVEYING  
dh@dhurveying.com  
440.897.3855

JAN 21 2026

1/15/2026

**NORTH**

GRAPHIC SCALE  
30  
15  
0  
15  
30  
(IN FEET)  
1 INCH = 30 FT.

**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**BOUNDARY SURVEY**

**SHEET**  
**2.2**

SEE SHEET 2.2 FOR CONTINUATION

P.P.N. 07-00-030-000-179  
17.9251 ACRES

N01°26'11"E  
855.41'

SEE SHEET 2.4 FOR CONTINUATION

S87° 11' 54.44"E 4.290'

N87° 34' 57"W  
L=260.0, R=290.0  
Δ=51°22'30"

155.29  
N02°45'52"E

50' RIPARIAN  
EASEMENT  
V. 191, P. 47 L.C.R.

20' STL  
ESWT.

S/L 18

C=2  
R = 290.00  
Δ = 51°22'30"  
A = 260.03  
T = 139.49  
C = 251.41  
N81°53'41"W

C=3  
R = 320.00  
Δ = 00°46'07"  
A = 4.29  
T = 2.15  
C = 4.29  
N87°11'54"W

12" UTILITY ESWT.

SOPHIA LANE 60'

12" UTILITY ESWT.

NORTH RIDGE  
POINTE No. 1  
VOL. 101, PG. 47 L.C.R.

S/L 17

S/L 16

S/L 15

50' RIPARIAN  
EASEMENT  
V. 191, P. 47 L.C.R.

REMAINDER  
BLOCK "C"

288.79  
N00°26'13"E

60.77  
N02°04'30"E

162.00  
N02°25'05"E



HAYWOOD  
CIVIL ENGINEERING  
& LAND SURVEYING  
dh@dhurveying.com  
440.897.3855

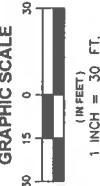
RECEIVED

JAN 21 2026

1/15/2026



NORTH

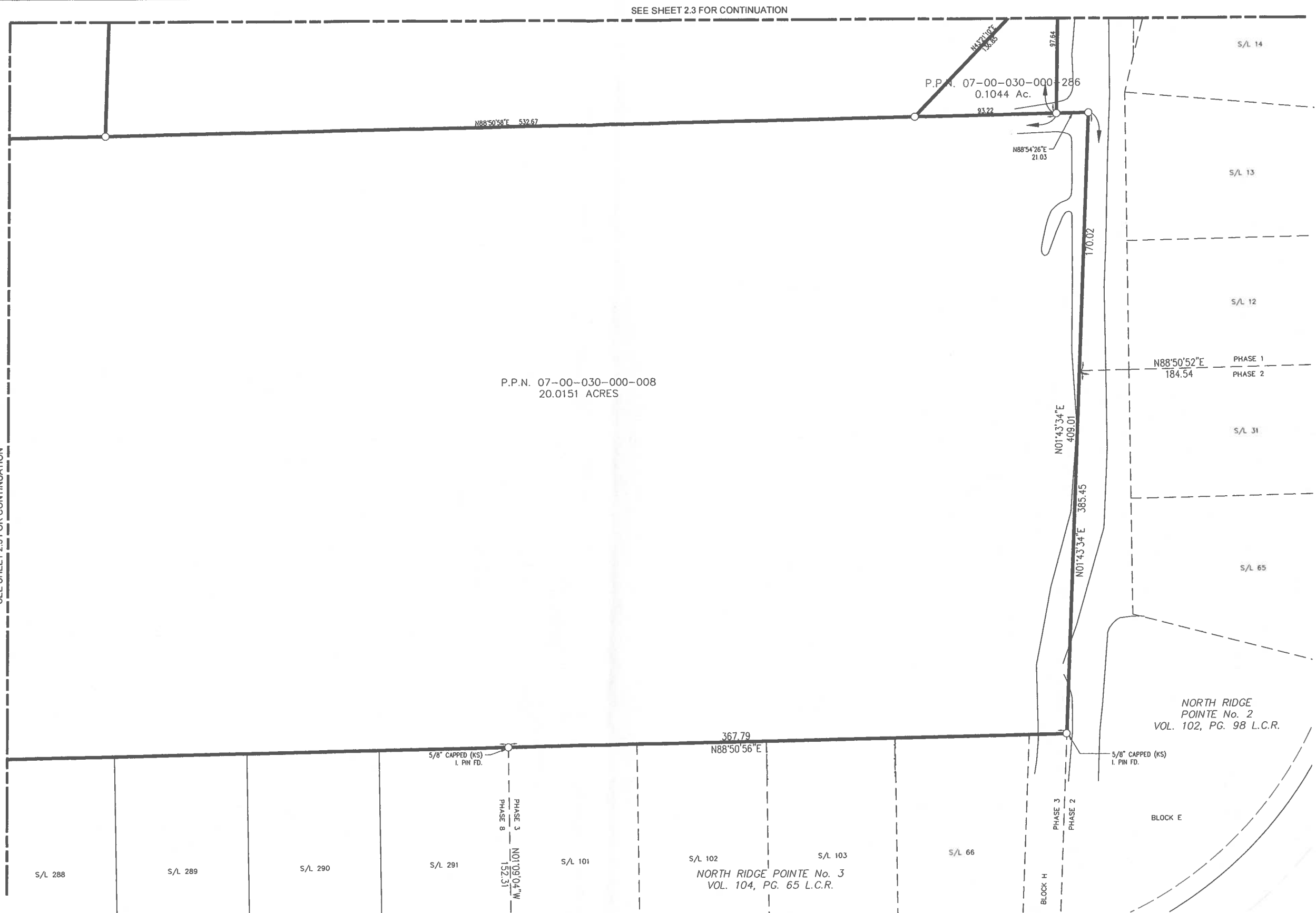


**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**BOUNDARY SURVEY**

**SHEET**  
**2.3**

SEE SHEET 2.5 FOR CONTINUATION



DH

HAYWOOD  
CIVIL ENGINEERING  
& LAND SURVEYING  
dh@dhsurveying.com  
440.897.3855

RECEIVED

JAN 21 2026

1/15/2026

NORTH

GRAPHIC SCALE

30

15

0

15

30

(IN FEET)

1 INCH = 30 FT.

**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**BOUNDARY SURVEY**

**SHEET**  
**2.4**

SEE SHEET 2.6 FOR CONTINUATION



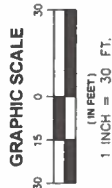
**HAYWOOD**  
CIVIL ENGINEERING  
& LAND SURVEYING  
dh@dhhsurveying.com  
440.897.3855

JAN 21 2026

1/15/2026



NORTH



**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**BOUNDARY SURVEY**

**SHEET**  
**2.5**

P.N. 07-00-031-000-021  
GERARD A. WENSINK &  
DENISE L. WENSINK, CO-TRUSTEES  
FILE 2024-0036173  
69.79 AC.

P.N. 07-00-030-000-345  
GERARD A. WENSINK & DENISE  
L. WENSINK, CO-TRUSTEES  
FILE 2024-0036173  
50.12 AC.

P.P.N. 07-00-030-000-008  
20.0151 ACRES

3/4" I. PIPE FD.  
& USED FOR  
LINE E&W  
0.26 NORTH  
(1 FT. DEEP)

NORTH RIDGE  
POINTE No. 6  
VOL. 1121, PG. 1 L.C.R.

S/L 208

PHASE 8  
PHASE 6

S/L 276

S/L 277

S/L 278

SEE SHEET 2.5 FOR CONTINUATION

**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**BOUNDARY SURVEY**

**SHEET**  
**2.6**

DH

HAYWOOD  
CIVIL ENGINEERING  
& LAND SURVEYING  
dh@dhsurveying.com  
440.897.3655

RECEIVED  
JAN 21 2026  
1/15/2026

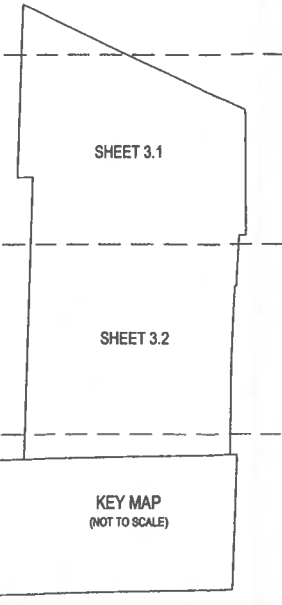
NORTH

GRAPHIC SCALE  
30 15 0 15 30  
(IN FEET)  
1 INCH = 30 FT.

Page 32 of 95



- LEGEND:**
- IRON PIN/PIPE FOUND AS NOTED
  - 5/8" REBAR SET WITH ID CAP
  - ▣ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED



**R-1 CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT**

| PHASE         | STANDARD   | CLUSTER    | TOTAL LOTS | OPEN AREA      | TOTAL AREA      |
|---------------|------------|------------|------------|----------------|-----------------|
| 1             | 30         | 0          | 30         | 8.6350         | 22.5292         |
| 2             | 6          | 29         | 35         | 7.1896         | 17.2113         |
| 3             | 38         | 0          | 38         | 1.2862         | 17.1325         |
| 4             | 45         | 0          | 45         | 2.2726         | 21.9176         |
| 5             | 26         | 21         | 47         | 11.0609        | 26.2969         |
| 6             | 39         | 0          | 39         | 3.6826         | 20.1789         |
| 7             | 0          | 41         | 41         | 1.4931         | 10.9476         |
| 8             | 31         | 0          | 31         | 0.1383         | 11.7204         |
| 9             | 0          | 16         | 16         | 6.0483         | 12.3793         |
| <b>TOTALS</b> | <b>215</b> | <b>107</b> | <b>322</b> | <b>48.1376</b> | <b>153.9837</b> |
| 2008 ORIGINAL | 238        | 138        | 376        | 44.15          | 171.977         |

**DEVELOPMENT SUMMARY - AMENDED**

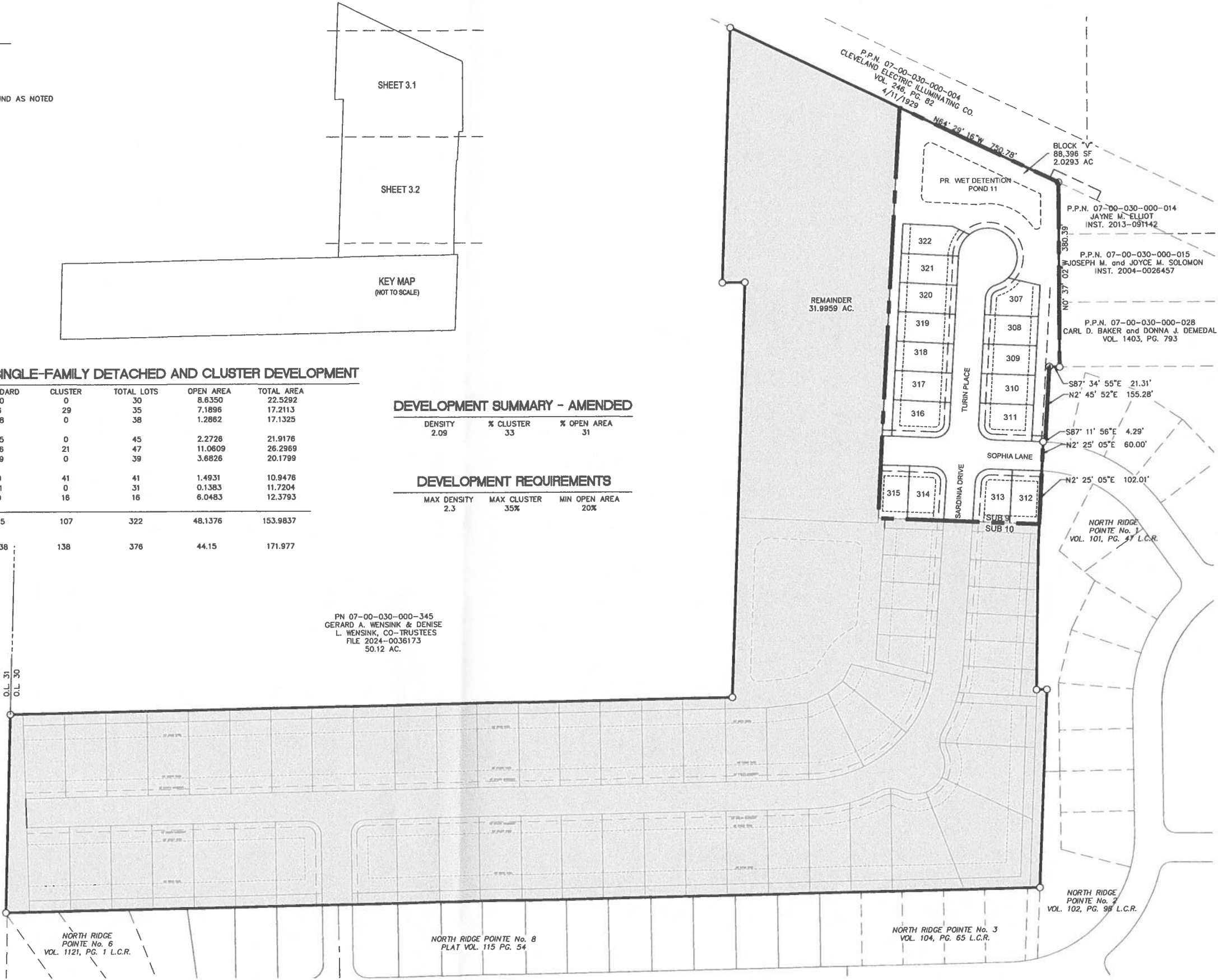
| DENSITY | % CLUSTER | % OPEN AREA |
|---------|-----------|-------------|
| 2.09    | 33        | 31          |

**DEVELOPMENT REQUIREMENTS**

| MAX DENSITY | MAX CLUSTER | MIN OPEN AREA |
|-------------|-------------|---------------|
| 2.3         | 35%         | 20%           |

P.N. 07-00-030-000-021  
GERARD A. WENSINK &  
DENISE L. WENSINK,  
CO-TRUSTEES  
FILE 2024-0036173  
69.79 AC.

PN 07-00-030-000-345  
GERARD A. WENSINK & DENISE  
L. WENSINK, CO-TRUSTEES  
FILE 2024-0036173  
50.12 AC.



**HAYWOOD**  
CIVIL ENGINEERING  
& LAND SURVEYING  
dh@dhurveying.com  
440.887.3855

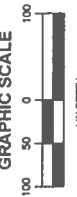
RECEIVED

JAN 21 2026

1/15/2026



NORTH



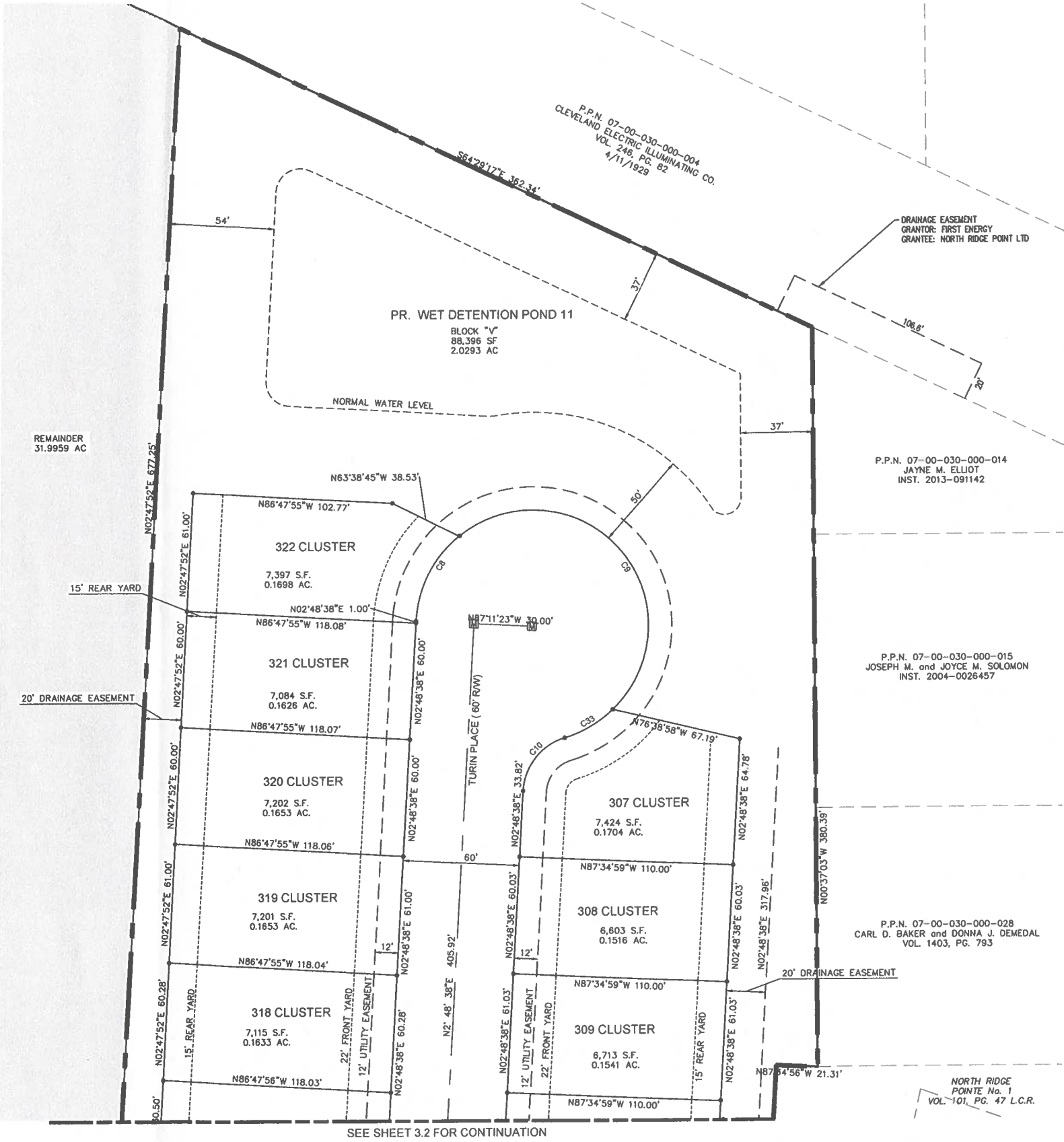
**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**PLAT**

**SHEET**  
**3.0**

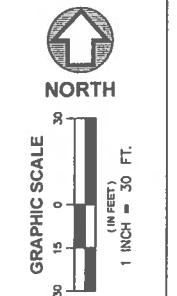


| Curve Table |        |        |        |                 |              |         |
|-------------|--------|--------|--------|-----------------|--------------|---------|
| Curve #     | Length | Radius | Delta  | Chord Direction | Chord Length | Tangent |
| C8          | 50.45  | 60.00  | 48.18  | S26° 54' 02"W   | 48.98        | 26.83   |
| C9          | 182.97 | 60.00  | 174.73 | N41° 38' 45"W   | 119.87       | 1302.87 |
| C10         | 36.93  | 30.00  | 70.53  | N38° 04' 29"E   | 34.64        | 21.21   |
| C33         | 28.93  | 60.00  | 27.62  | N59° 31' 42"E   | 28.65        | 14.75   |



RECEIVED  
JAN 21 2026

1/15/2026



**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**PLAT**

**SHEET**  
**3.1**



| Curve Table |        |        |       |                 |              |         |
|-------------|--------|--------|-------|-----------------|--------------|---------|
| Curve #     | Length | Radius | Delta | Chord Direction | Chord Length | Tangent |
| C11         | 47.33  | 30.00  | 90.39 | N42° 23' 10"W   | 42.57        | 30.21   |
| C13         | 46.57  | 30.00  | 88.94 | N47° 57' 00"E   | 42.03        | 29.45   |
| C36         | 47.68  | 30.00  | 91.06 | S42° 03' 00"E   | 42.82        | 30.56   |
| C37         | 46.92  | 30.00  | 89.61 | S47° 38' 50"W   | 42.28        | 29.79   |

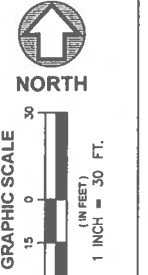
P.N. 07-00-030-000-007  
PARCEL No. 1  
ROBERT B. WENSICK, GERALD A. WENSICK,  
RICHARD J. WENSICK and JAMES M. WENSICK  
INST. No. 2001-0729145  
26.6493 Ac.



**DH**  
**HAYWOOD**  
CIVIL ENGINEERING  
& LAND SURVEYING  
dh@dhurveying.com  
440.897.3655

JAN 21 2026

1/18/2026



**NORTH RIDGE POINTE**  
**SUBDIVISION NO. 9**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO  
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

**PLAT**

**SHEET**  
**3.2**

DEVELOPER CONTACT: GARY SMITEK  
(216) 849-7651

1-2 AL JCN 15KV PRI CABLE 5707'  
2-3/0 : 1-1/0 AL TPX SEC 3185'  
10- 25KVA PM XFMR 120/240V 7.2KV  
7- 50KVA PM XFMR 120/240V 7.2KV  
24- DOME HANDHOLES

SUB/CIRCUIT:  
SLATER W111413

July. 8, 2025

Engineering Div.  
Approved As Noted

*MA*

PH. 9 + EXTENSION  
REQUESTED BY FE.

SUB/CIRCUIT:  
SLATER W111414

CLUSTER  
MAIL BOXES

FUSES  
210045D636A6  
210045D636S5  
AB-40-T

Add light poles

NORMAL OPEN

Move light  
TO Southwest  
Corner

**SOFIA LN**

**CLOSE**  
**NORMAL OPEN**

◆ = 4 Total lights  
To be installed

- 2500L 50w LED's

- 3ft buffer to be maintained near Driveways, Manholes and valves

- 2ft offset Min. from any water or sewer line.

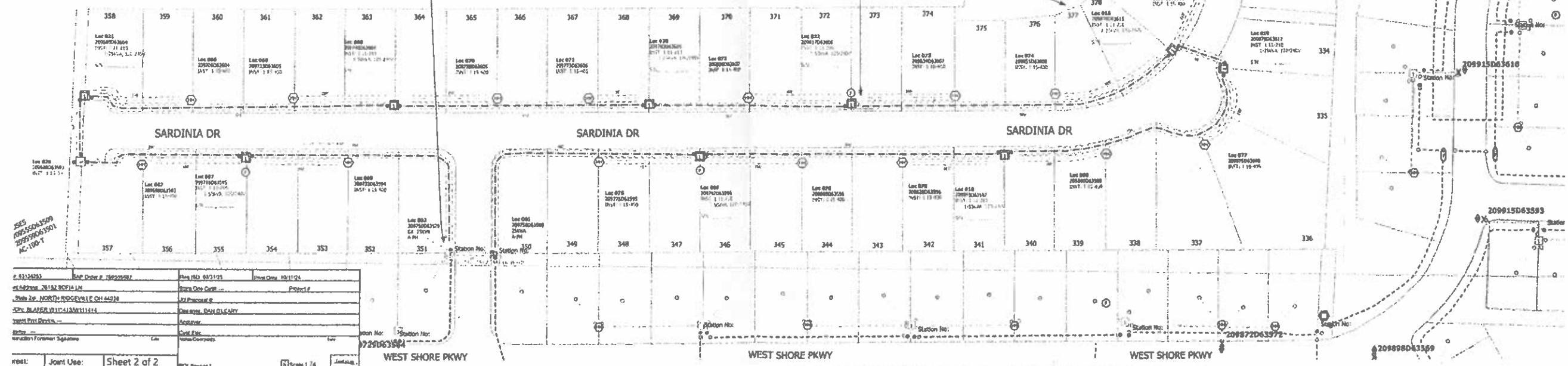
- 3 • Do not place any Handhole or Junction Box in an easement Access area

- S/L numbers Do not Match ph9 Approved plan Set

• Don't install in ADA sidewalk

NORMAL OPEN

CLOSE  
NORMAL OPEN



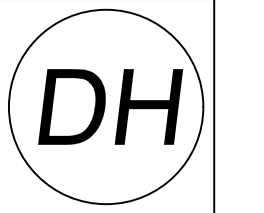
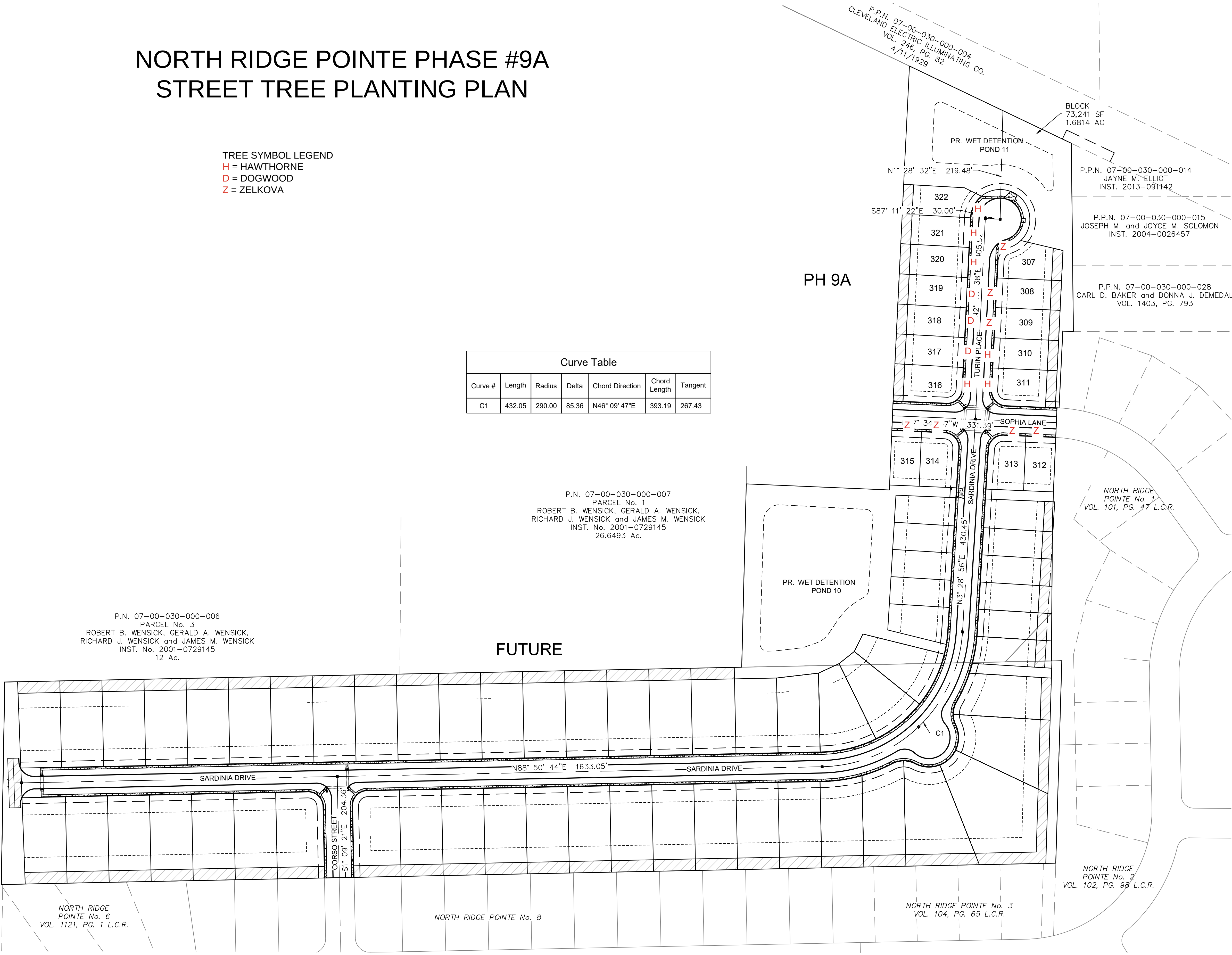
|                                      |  |                        |                       |                     |
|--------------------------------------|--|------------------------|-----------------------|---------------------|
| P. 03114293                          |  | RAF Order P. 190520087 | Plan No. 0031425      | Sheet Only 10/11/24 |
| est Address: 2815M BOYD LN           |  |                        | State Date Drawn      | Project 6           |
| State Zip: NORTH MOOREVILLE GA 30428 |  |                        | City/Parish/Co        |                     |
| SCH: BLAVER 171413M11114             |  |                        | City State: BLANCKLEY |                     |
| Project First Block                  |  |                        | Acres                 |                     |
| By: _____                            |  |                        | Draw Date             |                     |
| Verification Foreman Signature       |  | Date                   | Notes/Comments        | Date                |
| replot:                              |  | Joint Use:             | Sheet 2 of 2          | Scale 1/4"          |



# NORTH RIDGE POINTE PHASE #9A STREET TREE PLANTING PLAN

TREE SYMBOL LEGEND  
H = HAWTHORNE  
D = DOGWOOD  
Z = ZELKOVA

| Curve Table |        |        |       |                 |         |
|-------------|--------|--------|-------|-----------------|---------|
| Curve #     | Length | Radius | Delta | Chord Direction | Tangent |
| C1          | 432.05 | 290.00 | 85.36 | N46° 09' 47"E   | 393.19  |



**HAYWOOD**  
CIVIL ENGINEERING  
& LAND SURVEYING  
dh@dhurveying.com  
440.897.3655



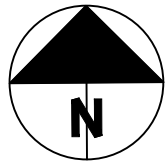
08/06/2024  
11/26/2024  
02/11/2025

NORTH RIDGE POINTE SUBDIVISION PHASE NO. 9  
NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

OVERALL LAYOUT PLAN

SHEET  
3.0

P.N. 07-00-030-000-021  
ROBERT B. WENSICK ET. AL.  
INST. No. 1999-0639266



SCALE  
0 50 100  
1" = 100 FEET

NORTH RIDGE  
POINTE No. 6  
VOL. 1121, PG. 1 L.C.R.

NORTH RIDGE POINTE No. 8

NORTH RIDGE POINTE No. 3  
VOL. 104, PG. 65 L.C.R.

NORTH RIDGE  
POINTE No. 2  
VOL. 102, PG. 98 L.C.R.

# Planning Commission Application



## SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

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

## PROJECT INFORMATION

7777 VICTORY LANE

Location address

07-00-003-102-107

Parcel number(s)

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

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

CONVERT ONE GRASS BASEBALL FIELD TO ARTIFICIAL TURF.

Project description

## APPLICANT/AGENT INFORMATION

PMJ PARKHOLDINGS

Name/Company

7777 VICTORY LANE NORTH RIDGEVILLE OH 44039

Applicant address

Applicant phone

Applicant email

## PROPERTY OWNER INFORMATION

CITY OF NORTH RIDGEVILLE

Name/Company

Property owner address

Property owner phone

Property owner email

## AUTHORIZATION AND ACKNOWLEDGEMENT

JOSEPH BORKEY

Digitally signed by JOSEPH BORKEY  
Date: 2026.02.06 14:25:58 -05'00'

Applicant signature

Property owner signature

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

|        |              |                   |        |
|--------|--------------|-------------------|--------|
| OFFICE | PPZ No.      | Planning Fee Paid | ACTION |
|        | PPZ2026-0413 | FEB 06 2026       |        |

## Planning Review

February 23, 2026  
March 2, 2026 *revised*

Project: Victory Park Turf Baseball Field  
Location: 7777 Victory Lane  
PPNs: 07-00-003-102-107  
District: I-2 Light Industrial District

### Project Summary:

Victory Park is owned by the City of North Ridgeville but operated by PMJ Park Holdings, LLC, a private entity. The property is zoned I-2 Light Industrial; however, the agreement between the city and operator establishes the permitted use as a sports park facility, including ballfields, parking, lighting, fencing and all of the other amenities in support of a sports park. The agreement also provides that prior to the installation of any changes, the city will review and approve any such installation in compliance with the codified ordinances including review by city boards, commissions and/or Council.

The proposal consists of converting one existing baseball field (Field 7) to an artificial turf baseball field with turf bullpens and a batting cage. The field is located at the extreme southeast corner of the property. Other fields part of the sports complex are located to the west and north, railroad tracks are located to the south and the lake of the neighboring property owner is located to the east.

The wooded area adjacent to the railroad tracks, the lake and between Field 7 and Field 8 will be cleared. A new dry stormwater detention basin is proposed between Field 7 and Field 6.

New fencing around Field 7 is proposed. Fence height varies from 4 feet (north and west) to 8 feet (south and southwest) to 16 feet (west). The fenced area is setback 7.2 feet from the south property line at its closest point and 9.6 feet from the west property line at its closest point. No new lighting is proposed; existing light poles will remain. The existing scoreboard will remain. These fixtures are located outside of the fenced area.

### Recommendations:

- Provide an exhibit with baseball fields numbered for reference. *Exhibit C3.1 provided.*
- Clarify intent for existing trees/plant material. Proposed site plan shows existing trees and vegetation but demo plan indicates several in the zone of removal.
- Provide fencing detail. *Provided; combination of chain link fencing and netting shown.*
- Will spectator seating be provided? *Applicant indicated pad will be poured for bleachers.*
- Address legally required accessibility. Provide a firm, stable, and clearly marked accessible path from parking or drop-off areas to Field 7; include accessible seating or viewing areas if permanent fixtures (including season-long seating) are added. *Accessible path from parking to field provided along with pad for bleachers. See C3.0.*

## Planning Commission Comment Sheet



### PROJECT INFORMATION

Convert grass field to artificial turf

Proposed project

7777 Victory Lane

Location

March 10, 2026

Meeting date

07-00-003-102-107

Parcel number

February 26, 2026

Comments due

### RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

No information or details have been provided for the proposed Bullpens, Batting Cage, Dugouts and fencing.

### SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

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

## Staff Meeting Bulletin

**Meeting Date:** February 24, 2026

**Project:** Victory Park Turf Baseball Field

**Applicant:** PMJ Park Holdings, 7777 Victory Lane, North Ridgeville, OH 44039

**Zoning:** I-2 Light Industrial District

**In Attendance:** Kim Lieber, Planning & Development Director  
John Reese, Fire Chief  
Mike Uhnak, Assistant Fire Chief  
Guy Fursdon, Chief Building Official  
Lori Birschbach-Tober, Assistant City Engineer  
Eric Brown, Civil Engineer  
Joe Borkey, PMJ Park Holdings  
Steve Smetana, My Field of Play  
Nick Mann, My Field of Play  
Aaron Appell, Bramhall Engineering  
George Webb, Bramhall Engineering

### Project Introduction

- Joe explained that they are renovating one of the rear ball diamonds by converting it from grass to turf. The primary tenant will be St. Edward High School, which will use the field for all levels of baseball as well as tournaments. St. Edward's plans to add signage and banners, and alumni will help build dugouts and complete minor improvements, though dugout drawings are not yet available.

### Staff Comments

- Kim asked for an overview of the site numbering the fields for easier identification. She also recommended removing trees from the site plan graphics if they are being removed as shown on the demolition plan, since showing them creates confusion.
- She asked for more detail about the proposed fencing—such as the style, material (e.g., chain link vs netting) and height, particularly the taller netting near the lake. She also inquired whether proximity to the railroad imposed any special requirements.
- Kim asked about spectator seating, including whether there would be concrete pads, and emphasized that accessibility requirements must be met. She stressed the need for a firm, stable, and clearly marked accessible route from parking or drop-off areas to the fields and to any permanent seating. She requested that permit drawings clearly show bleacher locations and uninterrupted accessible connections.
- Finally, Kim asked about the new stormwater basin, confirming that it would be a dry basin and questioning whether fencing would be required for safety. Aaron stated that rather than rely solely on the existing basin's capacity, the team decided to install a new stormwater management basin to handle runoff from the field. The proposed basin will function primarily as a dry basin with a small micro pool and is not intended to require fencing.
- Guy noted that there were no drawings included for the proposed bullpens and batting cages and stated that whoever is providing those structures should submit documentation to the Planning Commission for the record.
- He also asked for clarification about the dugouts and the planned netting, specifically confirming the height of the netting (30 feet). Aaron explained that detailed drawings for the bullpens and



batting cages were not included because those elements are being provided by others.

- Additionally, Guy emphasized the importance of obtaining proper permits and inspections for all proposed work.
- Eric raised several technical engineering concerns. He noted that the detention basin side slopes must comply with ordinance requirements of 4:1 rather than the 3:1 shown on the plans. He also stated that the top of bank should be 10 feet from the property line, whereas the drawings showed it closer to approximately 8.6 feet.
- He asked for clarification and additional details regarding the proposed 1-inch by 12-inch geosynthetic wrapped field drains, stating he was unfamiliar with them and did not see sufficient detail on the plans. He asked how deep they would be installed and how they would connect into the storm system.
- Lori explained that the current submission was only a planning-level overview and that a full engineering review has not yet been completed.
- She also commented on long-term stormwater maintenance, pointing out that system capacity can decrease over time if components are not properly cleaned and maintained. While design standards address current conditions, she emphasized that ongoing maintenance will be necessary in the future.
- Aaron stated that regarding stormwater management, that the existing city basin has been studied, but a final report is not yet complete. In the meantime, contractors are cleaning and jetting storm sewers, and the clubhouse sanitary lateral will be inspected per prior discussions.
- Finally, Lori referenced prior comments about the parking lot improvements, noting that they were expected to be completed within a year of the last approval and requested evidence of progress. She acknowledged that those items could be discussed further at an upcoming progress meeting.

#### Next Steps

- The applicant will provide updated plans prior to the March 10 meeting.



# Planning Commission

## APPLICANT GUIDE

### COMMISSION AUTHORITY

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

### APPLICATIONS

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

### FEES

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

### SUBMITTAL REQUIREMENTS

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

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

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

### NOTICE AND APPEARANCE

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

### APPLICANT PRESENTATION

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

## RECEIVED 3.2.2026

## CITY ENGINEER – CHRISTINA EAVENSON, P.E.

DATE \_\_\_\_\_



|                                           |           |
|-------------------------------------------|-----------|
| TITLE SHEET.....                          | C1.0      |
| EX. CONDITIONS & DEMOLITION PLAN.....     | C2.0      |
| SITE PLAN.....                            | C3.0      |
| OVERALL PARK PLAN.....                    | C3.1      |
| OVERALL UTILITY PLAN.....                 | C4.0      |
| ENLARGED UTILITY PLAN.....                | C4.1      |
| GRADING PLAN.....                         | C5.0      |
| STORMWATER POLLUTION PREVENTION PLAN..... | C6.0      |
| SWP3 NOTES & DETAILS.....                 | C6.1-C6.4 |
| STORMWATER MANAGEMENT PLAN.....           | C7.0      |
| MISCELLANEOUS DETAILS.....                | C8.0-C8.2 |

BRAMHALL ENGINEERING AND SURVEYING COMPANY

  
AARON P. APPELL, P.E.  
REGISTERED OHIO ENGINEER NO. E-7



02-27-2026  
DATE

|  |                          |  |                              |
|--|--------------------------|--|------------------------------|
|  | RIGHT-OF-WAY             |  | PROP. STORM                  |
|  | PROPERTY LINE            |  | PROP. CENTERLINE DITCH/CREEK |
|  | CENTERLINE               |  | PROP. CATCH BASIN            |
|  | EX. SETBACK              |  | PROP. CLEANOUT               |
|  | EASEMENT                 |  |                              |
|  | CENTERLINE DITCH/CREEK   |  |                              |
|  | EX. TOP OF BANK/MOUND    |  |                              |
|  | EX. TREE LANDSCAPE       |  |                              |
|  | EX. FENCE                |  |                              |
|  | EX. 1FT CONTOUR          |  |                              |
|  | EX. 5FT CONTOUR          |  |                              |
|  | EX. UNDERGROUND ELECTRIC |  |                              |
|  | EX. GAS                  |  |                              |
|  | EX. SANITARY             |  |                              |
|  | EX. STORM                |  |                              |
|  | EX. WATER                |  |                              |
|  | EX. MANHOLE              |  |                              |
|  | EX. CATCH BASIN          |  |                              |
|  | EX. TREE (DECIDUOUS)     |  |                              |
|  | EX. TREE (CONIFER)       |  |                              |
|  | EX. ELECTRIC BOX         |  |                              |
|  | EX. LIGHT POLE           |  |                              |
|  | IRON PIN/PIPE FOUND      |  |                              |

**SURVEY NOTE:**

A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE HAS NOT BEEN PERFORMED BY BRAMHALL ENGINEERING & SURVEYING COMPANY. THIS PLAN IS BASED UPON AVAILABLE COUNTY INFORMATION. BOUNDARY LINES ARE SHOWN PER RECORD SURVEY PREPARED BY MCSTEEN LAND SURVEYORS AND DATED APRIL 25, 2022.

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 DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

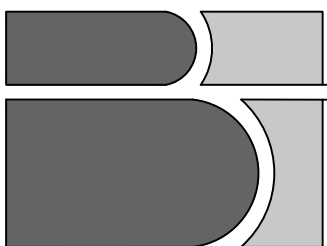
## DRAFT NOI PERMIT #: 3GC16658

|                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------|
| <b>UNDERGROUND UTILITIES</b>                                                                                            |
| Contact Two Working Days<br>Before You Dig                                                                              |
|  <b>OHIO811.org</b><br>Before You Dig |
| OHIO811, 8-1-1, or 1-800-362-2764<br>(Non-members must be called directly)                                              |

[illegible]

DRAWN BY:  
CJK

CHECKED BY:  
APA



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

PREPARED FOR:

VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
TITLE SHEET  
CITY OF NORTH RIDGEVILLE, COUNTY OF  
LORAIN, STATE OF OHIO

SHEET  
C1.0

---

JOB NO  
5-6287E







HATCH LEGEND

- EX. ASPHALT PAVEMENT
- PROPOSED TURF
- PROPOSED CONCRETE
- PROPOSED GRAVEL

NOTES:

1. ALL PAVEMENT AND SITE WORK SHALL CONFORM TO O.D.O.T., AND CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWINGS.
2. ALL EARTHWORK, SUBGRADE PREPARATION, & BACKFILL REQUIREMENTS SHALL BE MONITORED BY A CERTIFIED GEOTECHNICAL ENGINEER.
3. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
4. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
6. CONTRACTOR TO NOTIFY THE CITY OF NORTH RIDGEVILLE AND SITE OWNERS AUTHORIZED REPRESENTATIVE A MINIMUM OF SEVENTY TWO (72) HOURS BEFORE BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY BOTH PRIVATE & PUBLIC PROTECTED FROM DAMAGE.
8. ALL ADA SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE, AND LOCAL CODE.
9. SEE FENCE SPECIFICATIONS BY OTHERS.
10. ELECTRICAL FEED AND DETAILS BY OTHERS.
11. EXISTING FLYASH CAP IF ENCOUNTERED SHALL NOT BE DISTURBED OR PENETRATED. WHEN TRENCHING CONDUITS REQUIRES IMPACTING THE CAP, THE CONTRACTOR SHALL FOLLOW THE GUIDANCE AND REQUIREMENTS OF THE GEOTECHNICAL REPORT BY ECS, MIDWEST LLC APRIL 2023 OR LATEST VERSION. DRAINAGE PATTERNS SHALL GENERALLY BE MAINTAINED.

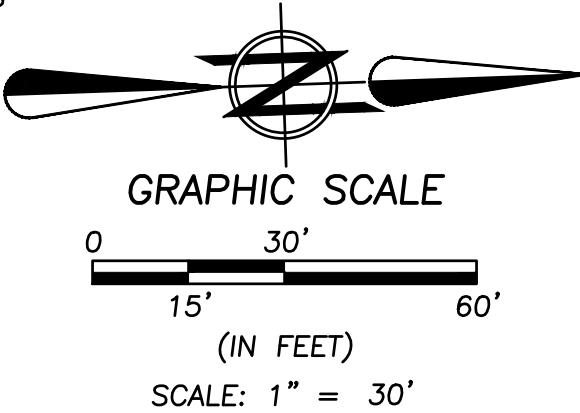
SURVEY NOTE:

A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE HAS NOT BEEN PERFORMED BY BRAMHALL ENGINEERING & SURVEYING COMPANY. THIS PLAN IS BASED UPON AVAILABLE COUNTY INFORMATION. BOUNDARY LINES ARE SHOWN PER RECORD SURVEY PREPARED BY MCSTEEN LAND SURVEYORS AND DATED APRIL 25, 2022.



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 DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



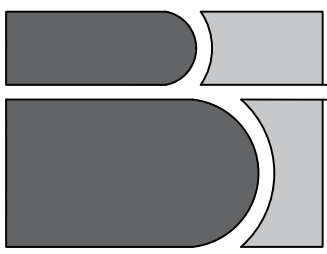
J:\26287B Victory Park Baseball Field\DRAWING\Improvement Plans\C3.0 SITE PLAN.dwg Plotter: Feb 27, 2026 - 2:55pm

REVISION

| DATE:      | BY: | DESCRIPTION:                      |
|------------|-----|-----------------------------------|
| 01-28-2026 | GEW | ISSUE TO VICTORY PARK FOR REVIEW  |
| 02-06-2026 | APA | ISSUE TO CITY OF NORTH RIDGEVILLE |
| 02-27-2026 | APA | REVISED PER CITY COMMENTS         |

DRAWN BY:  
CJK

CHECKED BY:  
APA



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

PREPARED FOR:

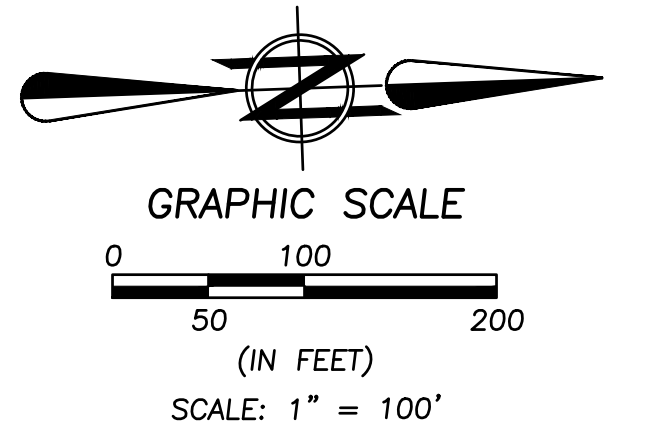
VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
SITE PLAN  
CITY OF NORTH RIDGEVILLE, COUNTY OF  
LORAIN, STATE OF OHIO

SHEET  
C3.0

JOB NO.  
25-6287B



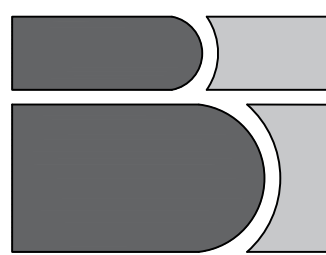


J:\26287B Victory Park FieldDRAWING\GIS\Improvement Plans\OVERALL FIELDS EXHIBIT.dwg, Plotted: Feb 27, 2026 - 2:57pm

| REVISION | DATE:      | BY: | DESCRIPTION:                      |
|----------|------------|-----|-----------------------------------|
|          | 01-28-2026 | GEW | ISSUE TO VICTORY PARK FOR REVIEW  |
|          | 02-06-2026 | APA | ISSUE TO CITY OF NORTH RIDGEVILLE |
|          | 02-27-2026 | APA | REVISED PER CITY COMMENTS         |
|          |            |     |                                   |
|          |            |     |                                   |
|          |            |     |                                   |
|          |            |     |                                   |

DRAWN BY:  
GEW

CHECKED BY:  
APA



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

PREPARED FOR:

VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
OVERALL PARK PLAN  
CITY OF NORTH RIDGEVILLE, COUNTY OF  
LORAIN, STATE OF OHIO

SHEET  
C3.1

JOB NO.  
25-6287B



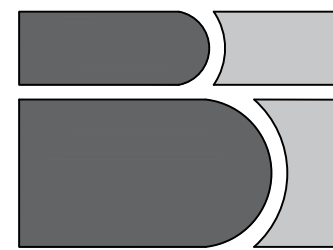
J:\26287B Victory Park Baseball Field\DRAWING\GIS\Improvement Plans\C4.0 OVERALL UTILITY PLAN.dwg Plotted: Feb 27, 2026 - 2:57pm

REVISION

| DATE:      | BY: | DESCRIPTION:                      |
|------------|-----|-----------------------------------|
| 01-28-2026 | GEW | ISSUE TO VICTORY PARK FOR REVIEW  |
| 02-06-2026 | APA | ISSUE TO CITY OF NORTH RIDGEVILLE |
| 02-27-2026 | APA | REVISED PER CITY COMMENTS         |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |

DRAWN BY:  
CJK

CHECKED BY:  
APA



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

PREPARED FOR:

VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
OVERALL UTILITY PLAN  
CITY OF NORTH RIDGEVILLE, COUNTY OF  
LORAIN, STATE OF OHIO

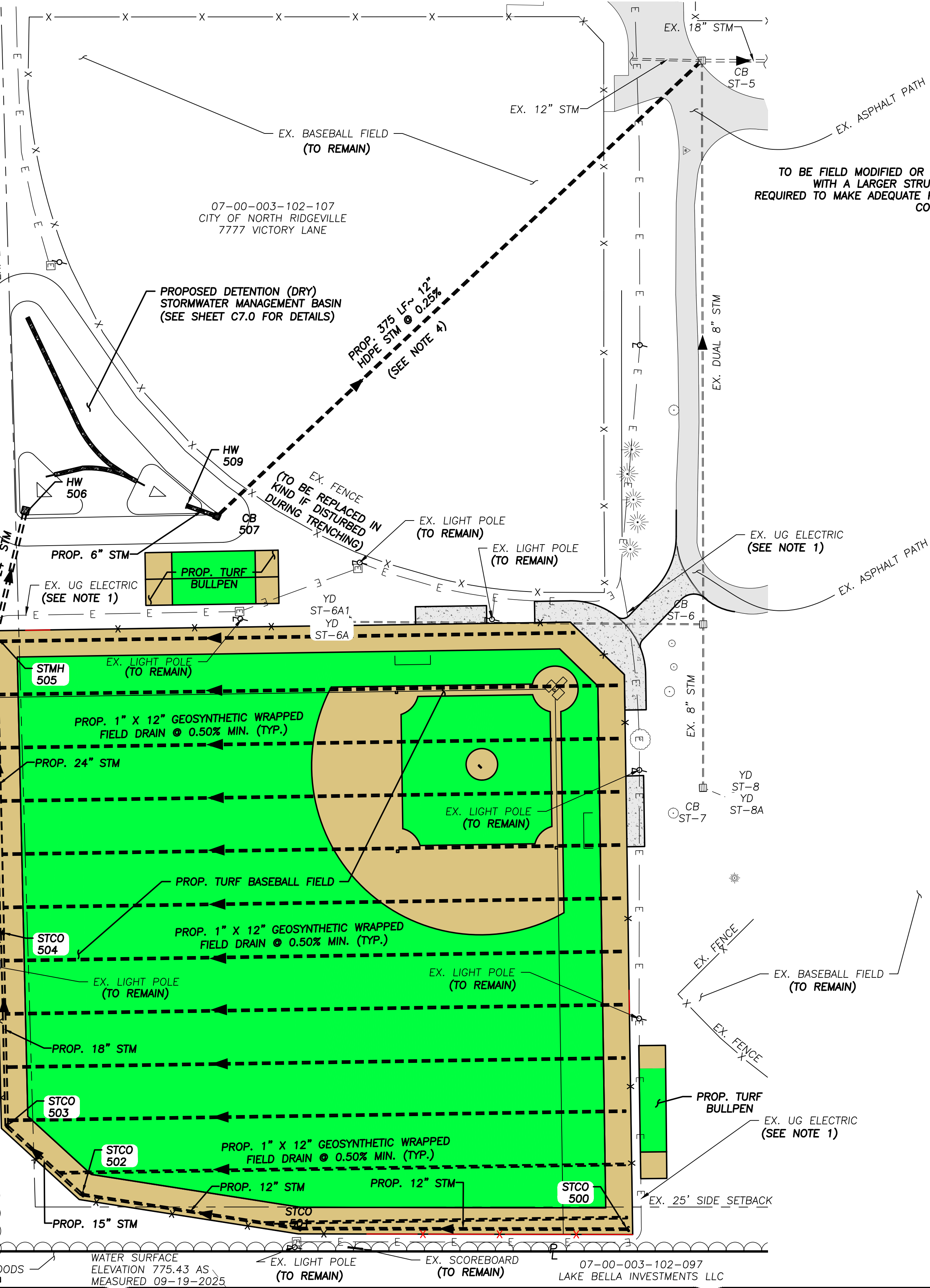
SHEET  
C4.0  
JOB NO.  
25-6287B

07-00-002-500-001  
PENNSYLVANIA LINES LLC

EX. RAILROAD

EX. WOODS

EX. 25' SIDE SETBACK



EXISTING STORM STRUCTURE TABLE

| STRUCTURE NAME | RIM        | INVERT(S)                                                                                                            |
|----------------|------------|----------------------------------------------------------------------------------------------------------------------|
| ST-5           | RIM 789.80 | 18" HDPE (N) INV.: 784.94<br>8" DUAL HDPE (E) INV.: 785.34<br>12" HDPE (S) INV.: 785.34<br>12" HDPE (SE) INV. 784.94 |
| ST-6           | RIM 789.53 | 8" DUAL HDPE (E) INV.: 786.17<br>8" DUAL HDPE (S) INV.: 786.17<br>8" DUAL HDPE (W) INV.: 786.17                      |
| ST-6A          | RIM 790.53 |                                                                                                                      |
| ST-6A1         | RIM 789.16 | 8" DUAL HDPE (N) INV.: 788.82                                                                                        |
| ST-7           | RIM 788.26 | 8" DUAL HDPE (W) INV.: 786.56<br>8" HDPE Pipe (NE) INV.: 786.56                                                      |
| ST-8           | RIM 788.29 |                                                                                                                      |
| ST-8A          | RIM 789.64 | 8" HDPE Pipe (SW) INV.: 787.93                                                                                       |
| ST-9           | RIM 789.18 |                                                                                                                      |
| ST-9A          | RIM 789.11 |                                                                                                                      |

WILL BE UPDATED UPON CLEANING  
AND JETTING OF EXISTING STORM SEWERS

STRUCTURE TYPES:

- ODOT 2-2B CATCH BASIN WITH  
EJIW 5110 GRATE.
- PVC CLEANOUT ASSEMBLY OR NYLOPLAST  
STRUCTURE WITH BELOW-GRADE CASTING, TO  
HAVE TURF INSTALLED OVER THE TOP.
- NYLOPLAST STRUCTURE OR PRECAST  
MANHOLE WITH BELOW GRADE CASTING, TO  
HAVE TURF INSTALLED OVER THE TOP. TO  
HAVE BMP SNOOT ATTACHED TO OUTLET  
PIPE (SEE MISC. DETAILS FOR ADDITIONAL  
INFORMATION.)
- HALF-HEIGHT HEADWALL
- FULL-HEIGHT HEADWALL

UTILITY NOTES:

- EXISTING UNDERGROUND ELECTRIC SHOWN DIAGRAMMATICALLY ONLY  
CONTRACTOR SHALL USE CAUTION WHEN PERFORMING EARTH  
MOVING/TRENCHING NEAR EXISTING UTILITIES.
- THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY  
OF NORTH RIDGEVILLE RULES AND REGULATIONS.
- CONTRACTOR SHALL COORDINATE UTILITY SERVICE CONNECTION WITH  
THE APPROPRIATE PRIVATE UTILITY COMPANY.
- CONTRACTOR SHALL USE CAUTION WHEN TRENCHING THROUGH THE  
EXISTING BASEBALL FIELD FOR STORM SEWER INSTALLATION. ALL  
EXISTING FENCING, IRRIGATION LINES/EQUIPMENT, AND FIELD  
DRAINAGE DISTURBED DURING TRENCHING SHALL BE REPLACED IN  
KIND.

PROPOSED STORM CLEANOUT TABLE

| STRUCTURE NAME     | RIM    | INVERT(S)                                               | STRUCTURE LOCATION            |
|--------------------|--------|---------------------------------------------------------|-------------------------------|
| STCO<br>500<br>"B" | 790.98 | 12" HDPE (S) INV.: 788.98                               | N: 623405.70<br>E: 2112668.79 |
| STCO<br>501<br>"B" | 790.00 | 12" HDPE (S) INV.: 788.00<br>12" HDPE (N) INV.: 788.00  | N: 623220.66<br>E: 2112663.42 |
| STCO<br>502<br>"B" | 789.54 | 15" HDPE (SW) INV.: 787.12<br>12" HDPE (N) INV.: 787.13 | N: 623098.91<br>E: 2112640.95 |
| STCO<br>503<br>"B" | 789.51 | 15" HDPE (NE) INV.: 786.92<br>18" HDPE (W) INV.: 786.92 | N: 623057.75<br>E: 2112601.17 |
| STCO<br>504<br>"B" | 789.83 | 18" HDPE (E) INV.: 786.65<br>24" HDPE (W) INV.: 786.65  | N: 623058.19<br>E: 2112492.26 |

PROPOSED STORM CATCHBASIN TABLE

| STRUCTURE NAME   | RIM    | INVERT(S)                                             | STRUCTURE LOCATION            |
|------------------|--------|-------------------------------------------------------|-------------------------------|
| CB<br>507<br>"A" | 790.15 | 6" PVC (S) INV.: 785.88<br>12" HDPE (NW) INV.: 785.88 | N: 623185.41<br>E: 2112260.94 |

PROPOSED STORM MANHOLE TABLE

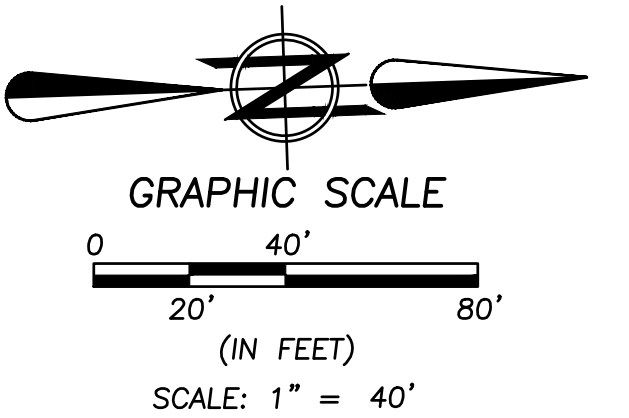
| STRUCTURE NAME     | RIM    | INVERT(S)                                              | STRUCTURE LOCATION            |
|--------------------|--------|--------------------------------------------------------|-------------------------------|
| STMH<br>505<br>"C" | 790.32 | 24" HDPE (E) INV.: 786.23<br>24" HDPE (W) INV.: 786.24 | N: 623058.87<br>E: 2112325.04 |

PROPOSED STORM HEADWALL TABLE

| STRUCTURE NAME   | INVERT(S)                 | STRUCTURE LOCATION            |
|------------------|---------------------------|-------------------------------|
| HW<br>506<br>"D" | 24" HDPE (E) INV.: 786.05 | N: 623077.08<br>E: 2112256.99 |
| HW<br>509<br>"E" | 6" PVC (N) INV.: 783.88   | N: 623168.50<br>E: 2112254.55 |

HATCH LEGEND

|  |                      |
|--|----------------------|
|  | EX. ASPHALT PAVEMENT |
|  | PROPOSED TURF        |
|  | PROPOSED CONCRETE    |
|  | PROPOSED GRAVEL      |





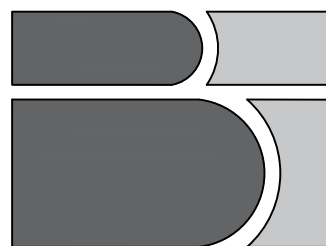
J:\26287B Victory Park Baseball Field\DRAWING\GIS\Improvement Plans\CA1\UTILITY PLAN.dwg, Plotter: Feb 27, 2026 - 2:57pm

REVISION

| DATE:      | BY: | DESCRIPTION:                      |
|------------|-----|-----------------------------------|
| 01-28-2026 | GEW | ISSUE TO VICTORY PARK FOR REVIEW  |
| 02-06-2026 | APA | ISSUE TO CITY OF NORTH RIDGEVILLE |
| 02-27-2026 | APA | REVISED PER CITY COMMENTS         |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |

DRAWN BY:  
CJK

CHECKED BY:  
APA



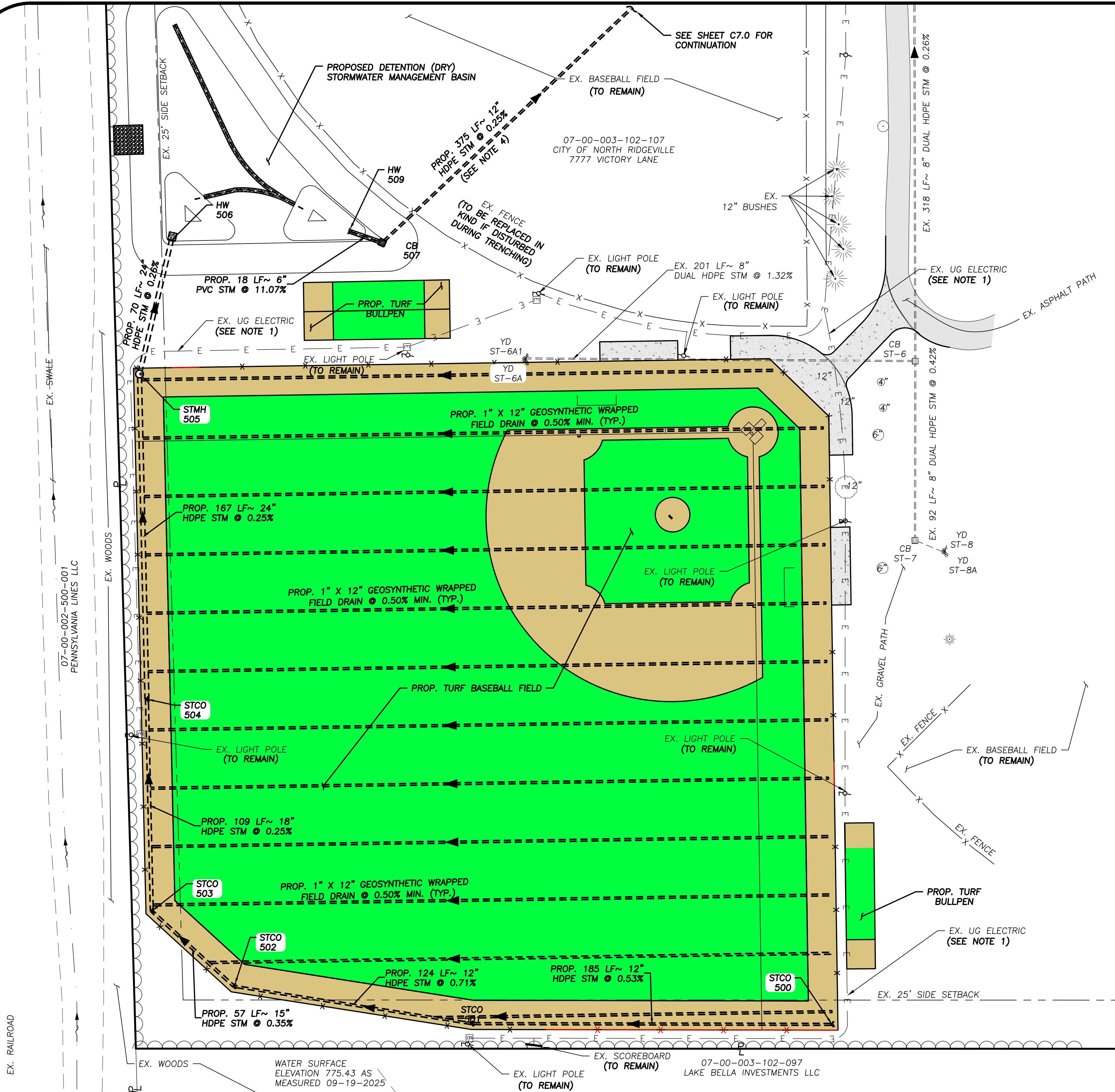
**BRAMHALL**  
ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
ENLARGED UTILITY PLAN  
CITY OF NORTH RIDGEVILLE, COUNTY OF  
LORAIN, STATE OF OHIO

SHEET  
C4.1  
JOB NO.  
25-6287B



| EXISTING STORM STRUCTURE TABLE |            |                                                                                                                       |
|--------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------|
| STRUCTURE NAME                 | RIM        | INVERT(S)                                                                                                             |
| ST-5                           | RIM 789.80 | 18" HDPE (N) INV.: 784.94<br>8" DUAL HDPE (E) INV.: 785.34<br>12" HDPE (S) INV.: 785.34<br>12" HDPE (SE) INV.: 784.94 |
| ST-6                           | RIM 789.53 | 8" DUAL HDPE (E) INV.: 786.17<br>8" DUAL HDPE (S) INV.: 786.17<br>8" DUAL HDPE (W) INV.: 786.17                       |
| ST-6A                          | RIM 790.53 |                                                                                                                       |
| ST-6A1                         | RIM 789.16 | 8" DUAL HDPE (N) INV.: 788.82                                                                                         |
| ST-7                           | RIM 788.26 | 8" DUAL HDPE (W) INV.: 786.56<br>8" HDPE Pipe (NE) INV.: 786.56                                                       |
| ST-8                           | RIM 788.29 |                                                                                                                       |
| ST-8A                          | RIM 789.64 | 8" HDPE Pipe (SW) INV.: 787.93                                                                                        |
| ST-9                           | RIM 789.18 |                                                                                                                       |
| ST-9A                          | RIM 789.11 |                                                                                                                       |

WILL BE UPDATED UPON CLEANING  
AND JETTING OF EXISTING STORM SEWERS

STRUCTURE TYPES:

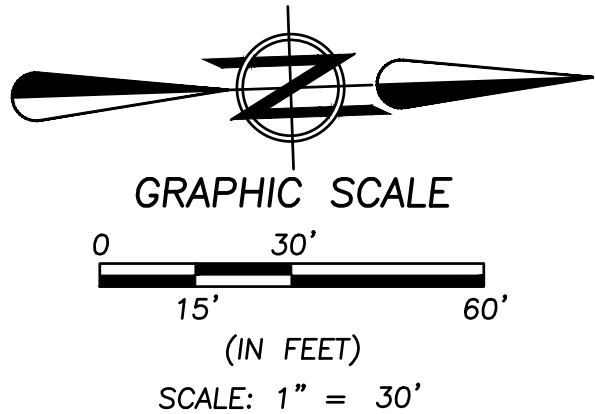
- A ODOT 2-2B CATCH BASIN WITH  
EJW 5110 GRATE.
- B PVC CLEANOUT ASSEMBLY OR NYLOPLAST  
STRUCTURE WITH BELOW-GRADE CAP, TO  
HAVE TURF INSTALLED OVER THE TOP.
- C NYLOPLAST STRUCTURE OR PRECAST  
MANHOLE WITH BELOW GRADE CASTING, TO  
HAVE TURF INSTALLED OVER THE TOP, TO  
HAVE BMP SNOT ATTACHED TO OUTLET  
PIPE (SEE MISC. DETAILS FOR ADDITIONAL  
INFORMATION.)
- D HALF-HEIGHT HEADWALL
- E FULL-HEIGHT HEADWALL

UTILITY NOTES:

- 1. EXISTING UNDERGROUND ELECTRIC SHOWN DIAGRAMMATICALLY ONLY  
CONTRACTOR SHALL USE CAUTION WHEN PERFORMING EARTH  
MOVING/TRENCHING NEAR EXISTING UTILITIES.
- 2. THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY  
OF NORTH RIDGEVILLE RULES AND REGULATIONS.
- 3. CONTRACTOR SHALL COORDINATE UTILITY SERVICE CONNECTION WITH  
THE APPROPRIATE PRIVATE UTILITY COMPANY.
- 4. CONTRACTOR SHALL USE CAUTION WHEN TRENCHING THROUGH THE  
EXISTING BASEBALL FIELD FOR STORM SEWER INSTALLATION. ALL  
EXISTING FENCING, IRRIGATION LINES/EQUIPMENT, AND FIELD  
DRAINAGE DISTURBED DURING TRENCHING SHALL BE REPLACED IN  
KIND.

HATCH LEGEND

- EX. ASPHALT PAVEMENT
- PROPOSED TURF
- PROPOSED CONCRETE
- PROPOSED GRAVEL



| PROPOSED STORM CLEANOUT TABLE |        |                                                         |                               |
|-------------------------------|--------|---------------------------------------------------------|-------------------------------|
| STRUCTURE NAME                | RIM    | INVERT(S)                                               | STRUCTURE LOCATION            |
| STCO 500 "B"                  | 790.98 | 12" HDPE (S) INV.: 788.98                               | N: 623405.70<br>E: 2112668.79 |
| STCO 501 "B"                  | 790.00 | 12" HDPE (S) INV.: 788.00<br>12" HDPE (N) INV.: 788.00  | N: 623220.66<br>E: 2112663.42 |
| STCO 502 "B"                  | 789.54 | 15" HDPE (SW) INV.: 787.12<br>12" HDPE (N) INV.: 787.13 | N: 623098.91<br>E: 2112640.95 |
| STCO 503 "B"                  | 789.51 | 15" HDPE (NE) INV.: 786.92<br>18" HDPE (W) INV.: 786.92 | N: 623057.75<br>E: 2112601.17 |
| STCO 504 "B"                  | 789.83 | 18" HDPE (E) INV.: 786.65<br>24" HDPE (W) INV.: 786.65  | N: 623058.19<br>E: 2112492.26 |

| PROPOSED STORM CATCHBASIN TABLE |        |                                                       |                               |
|---------------------------------|--------|-------------------------------------------------------|-------------------------------|
| STRUCTURE NAME                  | RIM    | INVERT(S)                                             | STRUCTURE LOCATION            |
| CB 507 "A"                      | 790.15 | 6" PVC (S) INV.: 785.88<br>12" HDPE (NW) INV.: 785.88 | N: 623185.41<br>E: 2112260.94 |

| PROPOSED STORM MANHOLE TABLE |        |                                                        |                               |
|------------------------------|--------|--------------------------------------------------------|-------------------------------|
| STRUCTURE NAME               | RIM    | INVERT(S)                                              | STRUCTURE LOCATION            |
| STMH 505 "C"                 | 790.32 | 24" HDPE (E) INV.: 786.23<br>24" HDPE (W) INV.: 786.24 | N: 623058.87<br>E: 2112325.04 |

| PROPOSED STORM HEADWALL TABLE |                           |                               |
|-------------------------------|---------------------------|-------------------------------|
| STRUCTURE NAME                | INVERT(S)                 | STRUCTURE LOCATION            |
| HW 506 "D"                    | 24" HDPE (E) INV.: 786.05 | N: 623077.08<br>E: 2112256.99 |
| HW 509 "E"                    | 6" PVC (N) INV.: 783.88   | N: 623168.50<br>E: 2112254.55 |





A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE HAS NOT BEEN PERFORMED BY BRAMHALL ENGINEERING & SURVEYING COMPANY. THIS PLAN IS BASED UPON AVAILABLE COUNTY INFORMATION. BOUNDARY LINES ARE SHOWN PER RECORD SURVEY PREPARED BY MCSTEEN LAND SURVEYORS AND DATED APRIL 25, 2022.



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 DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

Diagram illustrating the calculation of proposed spot grade elevation and flow line elevation, and the resulting contours.

**Calculations:**

- $$\begin{array}{r} + 650.0 \\ \times (M.O.D.) \\ \hline \end{array}$$
- $$\begin{array}{r} \text{Exist.} \\ \times 650.00 \\ \hline \end{array}$$
- $$\times (650.00)$$
- $$\times F/L (650.50)$$
- $$\times \text{RIM: } (650.00)$$

**Proposed Elevation:**

PROPOSED SPOT GRADE ELEVATION

**Proposed Flow Line Elevation:**

PROPOSED FLOW LINE ELEVATION

**Proposed Rim Elevation:**

PROPOSED RIM ELEVATION

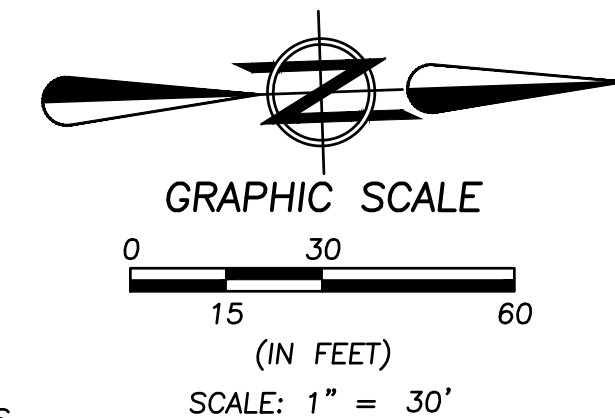
**Contours:**

- EX. 1FT CONTOUR (dashed line at 64.9)
- EX. 5FT CONTOUR (dashed line at 65.0)
- PROP. MAJOR CONTOUR (solid line at 65.0)
- PROP. MINOR CONTOUR (solid line at 64.9)

Diagram illustrating four types of pavement materials:

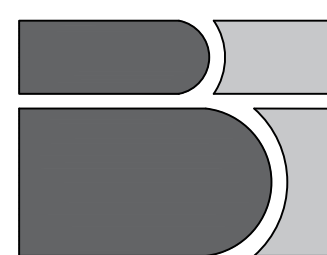
- EX. ASPHALT PAVEMENT**: A solid gray rectangle.
- PROPOSED TURF**: A rectangle split diagonally from the top-left to the bottom-right. The upper-left triangle is green, and the lower-right triangle is tan.
- PROPOSED CONCRETE**: A solid gray rectangle with a small triangle symbol inside.
- PROPOSED GRAVEL**: A rectangle filled with a pattern of small circles representing gravel.

1. ALL PAVEMENT AND SITE WORK SHALL CONFORM TO O.D.O.T., AND CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWINGS.
2. ALL EARTHWORK, SUBGRADE PREPARATION, & BACKFILL REQUIREMENTS SHALL BE MONITORED BY A CERTIFIED GEOTECHNICAL ENGINEER.
3. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
4. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
6. CONTRACTOR TO NOTIFY THE CITY OF NORTH RIDGEVILLE AND SITE OWNERS AUTHORIZED REPRESENTATIVE A MINIMUM OF SEVENTY TWO (72) HOURS BEFORE BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY BOTH PRIVATE & PUBLIC PROTECTED FROM DAMAGE.
8. ALL ADA SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE, AND LOCAL CODE.
9. SEE FENCE SPECIFICATIONS BY OTHERS.
10. ELECTRICAL FEED AND DETAILS BY OTHERS.
11. EXISTING FLYASH CAP SHALL NOT BE DISTURBED OR PENETRATED. WHEN TRENCHING CONDUITS REQUIRES IMPACTING THE CAP, THE CONTRACTOR SHALL FOLLOW THE GUIDANCE AND REQUIREMENTS OF THE GEOTECHNICAL REPORT BY ECS, MIDWEST LLC APRIL 2023 OR LATEST VERSION. DRAINAGE PATTERNS SHALL GENERALLY BE MAINTAINED.



DRAWN BY:  
CJK

CHECKED BY:  
APA



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

PREPARED FOR:

VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
GRADING PLAN  
CITY OF NORTH RIDGEVILLE, COUNTY OF  
LORAIN, STATE OF OHIO

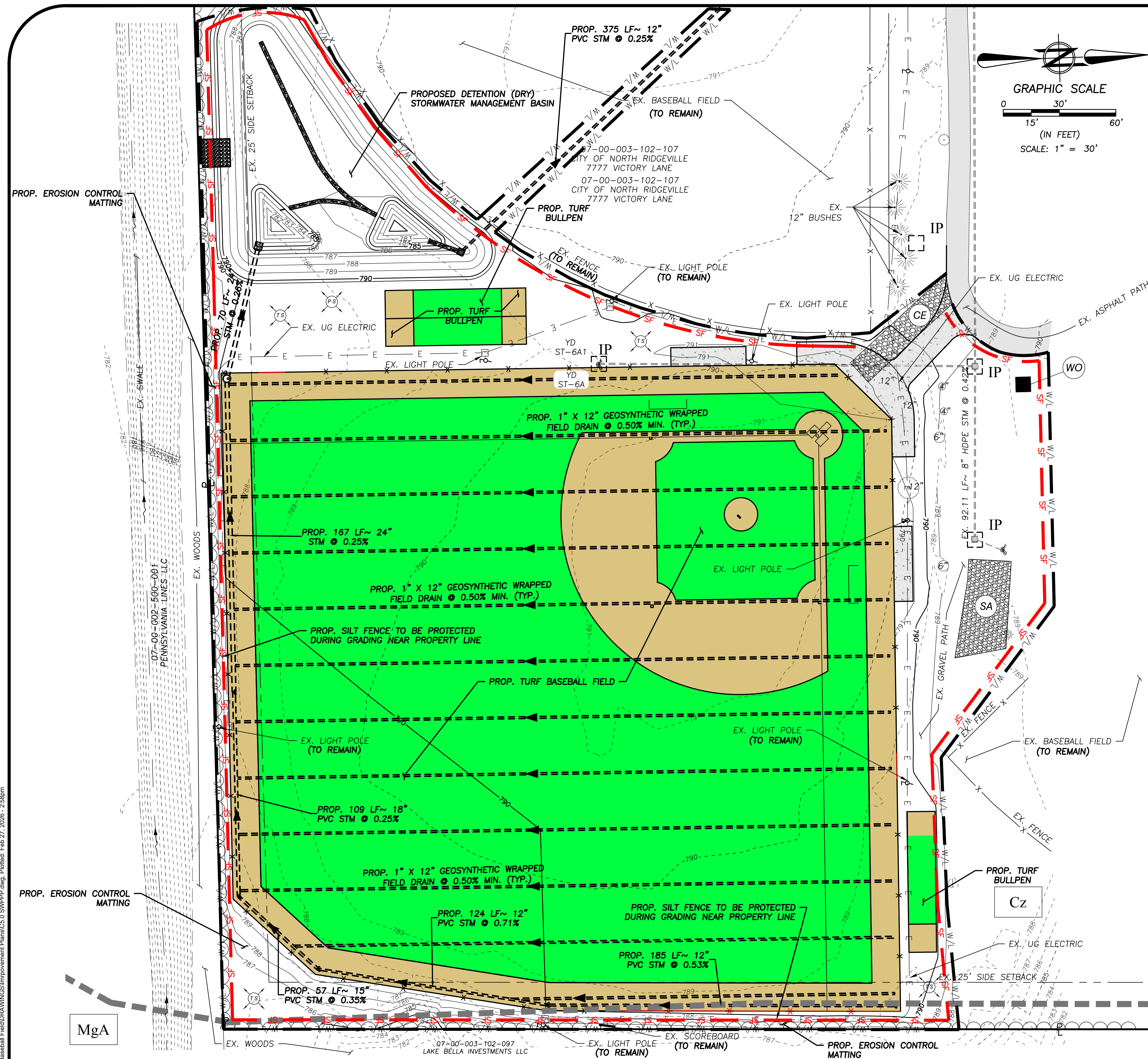
SHEET  
C5.0

---

JOB NO.  
25-6287B



J:\26287B Victory Park Baseball Field\DRAWING\GIS\Improvement Plans\CS-0 SWPPP.dwg Plotter: Feb 27, 2026 - 2:58pm



## SEQUENCE OF CONSTRUCTION:

1. PRE-CONSTRUCTION MEETING.
2. INSTALL INLET PROTECTION ON EXISTING STRUCTURES.
3. STAKEOUT LIMITS OF DISTURBANCE, INSTALL THE CONSTRUCTION ENTRANCE, INSTALL THE AREA WHERE THE PROJECT TRAILER (IF REQUIRED) CONSTRUCTION DUMPSTER, CONSTRUCTION AND STAGING AREA SHALL BE LOCATED.
4. INSTALL DETENTION BASIN AND OUTLET STRUCTURE AS SHOWN PER PLAN. ALL INLETS TO THE SYSTEM SHALL HAVE INLET PROTECTION INSTALLED. OUTSIDE SLOPE OF BASIN TO BE BROUGHT TO FINAL GRADE IMMEDIATELY AFTER CONSTRUCTION AND STABILIZATION WITH PERMANENT VEGETATION.
5. BEGIN EARTH MOVING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER & THE CITY OF NORTH RIDGEVILLE OF THE LOCATION OF ANY AND ALL EROSION AND SEDIMENTATION CONTROL MEASURES IMPLEMENTED AT ANY BORROW OR SPOIL SITE OF IMPORT/EXPORT MATERIAL.
6. INSTALL TEMPORARY DIVERSION SWALES TO DIRECT STORMWATER RUNOFF TO THE SEDIMENT BASIN. DIVERSION SWALES SHALL BE MAINTAINED UNTIL THE PROPOSED STORM SEWERS ARE INSTALLED.
7. STABILIZE ALL DISTURBED AREAS WITH TEMPORARY SEED AND MULCHING OR REPLACE SEEDING IMMEDIATELY UPON REACHING FINAL GRADE.
8. ALL UTILITY CONSTRUCTION MAY BEGIN IMMEDIATELY FOLLOWING ESTABLISHMENT OF GRADE AND PERMISSION OF THE OWNER. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE PLACEMENT OF STORM STRUCTURES.
9. STABILIZE ALL UTILITY TRENCHES AT THE END OF EACH WORKDAY BY MEANS OF GRAVEL BACKFILL TO SURFACE, REPAVING, OR MULCHING.
10. INSTALL FIELD ARTIFICIAL TURF BUILDUP.
11. INSTALL DUGOUT PADS, 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.
12. REPLACE TOPSOIL, FINE GRADE AND SEED AREAS AS REQUIRED.
13. COMPLETE SITE WORK, PAVEMENT MARKING, FINAL LANDSCAPING AND CLEAN UP.
14. 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 WHEN THE REQUIRED UNIFORM RATE OF COVERAGE (80%) IS OBTAINED.
15. ONCE CONSTRUCTION SITE HAS BEEN CONSIDERED FUNCTIONAL AND THE MINIMUM UNIFORM RATE OF COVERAGE HAS BEEN MET, THE PROPOSED SKIMMER CAN BE REMOVED FROM THE PROPOSED OUTLET STRUCTURE AND THE PROPOSED WATER QUALITY ORIFICE CAN BE DRILLED INTO THE PVC CAP. THIS WILL THEN SATISFY THE "POST CONSTRUCTION" BASIN CONDITIONS AS SHOWN ON SHEET C7.0.
16. 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 SEEDDED AND MULCHED WITH THE TEMPORARY SEED MIXTURE.

## NOTES

1. THE FOLLOWING SOIL TYPES ARE FOUND WITHIN THE PROJECT LIMITS  
  
Cz - UDORTHENTS  
MgA - MAHONING SILT LOAM, 0 TO 2 PERCENT SLOPES  
  
SOIL DATA REFERENCED FROM WEB SOIL SURVEY LORAIN COUNTY, OHIO (OH093) SOILS MAPS VERSION 23, AUGUST 28, 2024.
2. WASHOUT PIT LOCATION TO BE CONFIRMED WITH SITE SUPERINTENDENT. LOCATION SHOWN FOR INTENT ONLY AND IS APPROXIMATE.
3. ALL STORM SEWER SHALL BE JETTED AND CLEANED PRIOR TO OPENING.
4. 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.
5. ALL EROSION CONTROL MEASURES SHALL FOLLOW THE MOST CURRENT ODNr RAINWATER AND LAND DEVELOPMENT MANUAL.

## PROJECT DESCRIPTION

1. THE PROJECT INCLUDES THE RESURFACING OF A GRASS BASEBALL FIELD TO ARTIFICIAL TURF, ALONG WITH DRAINAGE IMPROVEMENTS AND A DRY STORMWATER DETENTION BASIN.
2. PRIOR LAND USE WAS A MIXTURE OF A GRASSED SPORTS FIELD AND WOODED AREAS.
3. THE ESTIMATED START DATE OF CONSTRUCTION IS MARCH 1, 2026 AND THE ESTIMATED COMPLETION DATE IS MAY 31, 2026.

## SITE LOCATION INFORMATION

CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO  
**NAME OF WATERSHED/SUBSEQUENT RECEIVING WATER(S)**  
PROPOSED DRY DETENTION BASIN IN SOUTHWEST CORNER OF THE SITE.  
SUBSEQUENT RECEIVING THE EXISTING PARK STORM SEWER AND EXISTING RETENTION BASIN ON THE WEST SIDE OF VICTORY LANE.  
**SITE ADDRESS**

EAST SIDE OF VICTORY LANE, APPROXIMATELY 2500 FEET SOUTHEAST OF THE INTERSECTION OF VICTORY LANE AND LORAIN ROAD.

### OWNER:

VICTORY PARK OHIO  
7777 VICTORY LANE NORTH  
RIDGEVILLE, OHIO 44039  
CONTACT: DON MOULD

### SITE / OPERATOR CONTACT INFORMATION:

COMPANY: MY FIELD OF PLAY  
CONTACT: STEVE SMETANA  
PHONE: (440) 479-8639  
EMAIL: steve@myfieldofplay.com  
ADDRESS: 13875 HALL RD, CHARDON  
OH. 44024

### SWP3 AUTHORIZATION AGENT CONTACT INFORMATION:

AARON APPELL, P.E., CPESC No. 5794  
BRAMHALL ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD  
AVON, OHIO 44011  
(440) 934-7878

## LEGEND

|     |                              |
|-----|------------------------------|
| MgA | SOIL TYPE                    |
| IP  | INLET PROTECTION             |
| TS  | TEMPORARY SEEDING & MULCHING |
| PS  | PERMANENT SEEDING & MULCHING |
| CE  | CONSTRUCTION ENTRANCE        |
| WO  | WASHOUT PIT                  |
| SA  | STAGING AREA (SEE NOTE 4)    |

|         |                                     |
|---------|-------------------------------------|
| SF      | FILTER FABRIC FENCE/<br>FILTER SOCK |
| W/L     | WORK LIMITS                         |
| ---     | SOIL BOUNDARY LIMITS                |
| - - - - | EX. 1FT CONTOUR                     |
| - - - - | EX. 5FT CONTOUR                     |
| ---     | PROP. MAJOR CONTOUR                 |
| ---     | PROP. MINOR CONTOUR                 |



| REVISION | DATE       | BY  | DESCRIPTION                       |
|----------|------------|-----|-----------------------------------|
|          | 01-28-2026 | GEW | ISSUE TO VICTORY PARK FOR REVIEW  |
|          | 02-06-2026 | APA | ISSUE TO CITY OF NORTH RIDGEVILLE |
|          | 02-27-2026 | APA | REVISED PER CITY COMMENTS         |

DRAWN BY:  
CJK

CHECKED BY:  
APA

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

PREPARED FOR:

VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
STORMWATER POLLUTION PREVENTION PLAN  
CITY OF NORTH RIDGEVILLE, COUNTY OF  
LORAIN, STATE OF OHIO

SHEET  
C6.0

JOB NO.  
25-6287B



CITY OF NORTH RIDGEVILLE  
SWP3 STANDARD GENERAL NOTES

GENERAL EROSION AND SEDIMENT 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 6 INCHES DEEP WITH AN UNDERLAIN GEOTEXTILE FABRIC. THE DRIVE SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRUBBING. SEDIMENTS SHALL BE REMOVED FROM THE ROADWAYS DAILY.

STABILIZATION

PERMANENT AND TEMPORARY STABILIZATION ARE DEFINED IN PART VII OF THE OEPA AUTHORIZATION 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 1DDO 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 PERMANENT 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<br><br>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

OPERATIONS 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 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. OHCO0DD03 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 1D ACRES.

INLET PROTECTION

INLET PROTECTION IS MANDATORY.

NON-SEDIMENT POLLUTANTS CONTROL

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 SIDE OR SURFACE WATERS OF THE STATE. UNDER NO CIRCUMSTANCES 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 STABILIZE. 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 BMPS 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., DUMPSTER, DRUMS) SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTE, 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 WASTE 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) 3745-2D.

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 88D 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 MANAGED 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 2D FT. STONE APRON ON EITHER SIDE OF THE STREAM SHALL BE CONSTRUCTED TO PREVENT LOCALIZED SEDIMENTATION. THE CHANNEL BED 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 # 3GC14887\*AG

THIS SITE IS COVERED UNDER OEPA / ARMY 401 / 404 PERMIT # N/A

STRUCTURAL BMP'S

PERMANENT BMP'S FOR POST CONSTRUCTION TREATMENT OF STORMWATER (CONVERSION OF SEDIMENT LAND) TO STORMWATER POND SHALL NOT BE INSTALLED UNTIL 8D% 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% MANHATTEN II RYEGRASS – 40% FERTILIZER – 10#/10DD 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 WHERE 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                                                      |

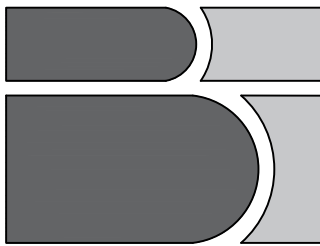
PENALTIES SUBSEQUENT TO ISSUANCE OF STOP -WORK ORDER

SUBSEQUENT TO ISSUANCE OF A STOP-WORK ORDER, PENALTIES MAY BE IMPOSED ACCORDING TO THE CITY OF NORTH RIDGEVILLE CODIFIED ORDINANCE 1D56.08(G)(1)(A),1056.08(G)(1)(B) or 1D56.08(G)(1)(C).

| DATE:      | BY: | DESCRIPTION:                      |
|------------|-----|-----------------------------------|
| 01-28-2026 | GEW | ISSUE TO VICTORY PARK FOR REVIEW  |
| 02-06-2026 | APA | ISSUE TO CITY OF NORTH RIDGEVILLE |
| 02-27-2026 | APA | REVISED PER CITY COMMENTS         |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |

DRAWN BY:  
GEW

CHECKED BY:  
APA



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

PREPARED FOR:

VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH  
44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
SWP3 NOTES & DETAILS  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET

C6.1

JOB NO.

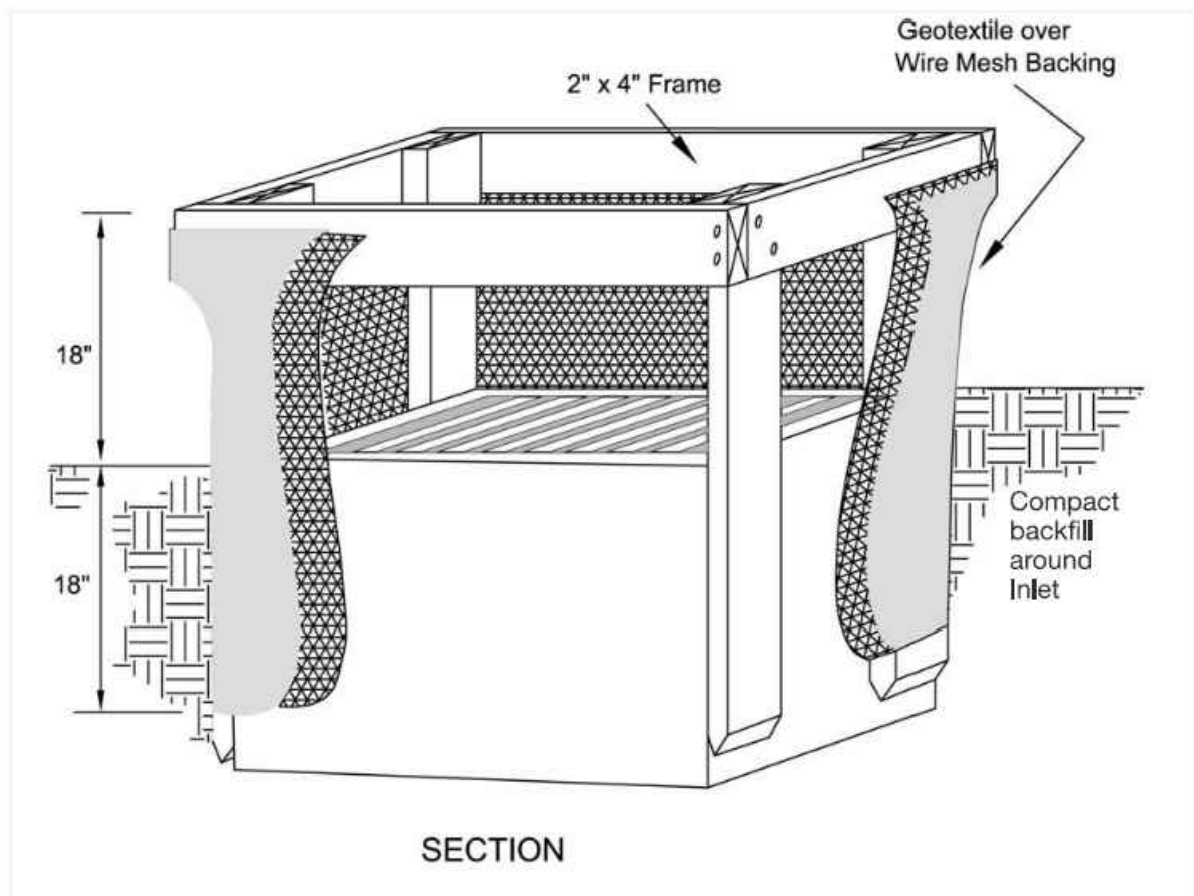
25-6287B







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.

Specifications  
for  
**Topsoiling**

**Salvaging and Stockpiling**

- Determine the depth and suitability of topsoil at the site. (For help, contact your local SWCD office to obtain a county soil survey report).
- Prior to stripping topsoil, install appropriate downslope erosion and sedimentation controls such as sediment traps and basins.
- Remove the soil material no deeper than what the county soil survey describes as "surface soil" (ie. A or Ap horizon).
- 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.
- If topsoil is stored for more than 14 days, it should be temporary seeded, or covered with a tarp.

**Spreading the Topsoil**

- Prior to applying topsoil, the topsoil should be pulverized.
- To ensure bonding, grade the subsoil and roughen the top 3-4 in. by disking.
- Do not apply when site is wet, muddy, or frozen, because it makes spreading difficult, causes compaction problems, and inhibits bonding with subsoil.
- Apply topsoil evenly to a depth of at least 4 inches and compact slightly to improve contact with subsoil.
- After spreading, grade and stabilize with seeding or appropriate vegetation.

Specifications  
for  
**Dust Control**

- Vegetative Cover and Mulch** - Apply temporary or permanent seeding and mulch to areas that will remain idle for over 21 days. Seeding seedling trees and large shrubs will also reduce soil and air movement across disturbed areas. See Temporary Seeding, Permanent Seeding, Mulching Practices and Tree and Shrub Area Protection Practices.
- Watering** - Spray site with water until the surface is wet before and during grading and repeat as needed, especially on local roads and other heavy traffic routes. Watering shall be done in a rate that prevents dust but does not cause soil erosion. Wetting agents shall be utilized according to manufacturer's instructions.
- Spray-On Adhesives** - Apply adhesive according to the following table or manufacturer's instructions.

| Adhesive                                     | Water Ratio (Adhesive:Water) | Mixing Ratio | Application Rate (lb./sq. ft.) |
|----------------------------------------------|------------------------------|--------------|--------------------------------|
| Latex Emulsion                               | 12:5:1                       | Fine         | 235                            |
| Water in Water Acrylic Emulsion (No-Traffic) | 4:1                          | Fine         | 300                            |
| Acrylic Emulsion (No-Traffic)                | 7:1                          | Coarse       | 450                            |
| Acrylic Emulsion (Traffic)                   | 3.5:1                        | Coarse       | 300                            |

- Stone** - Graded roadways and other suitable areas will be stabilized using crushed stone or coarse gravel as soon as practicable after reaching its interim or final grade. Crushed stone or coarse gravel can be used as a permanent cover to provide control of soil emissions.
- Barriers** - Existing windbreak vegetation shall be marked and preserved. Snow fencing or other suitable barrier may be placed perpendicular to prevailing air currents at intervals of about 15 times the barrier height to control air currents and blowing soil.
- Calcium Chloride** - This chemical may be applied by mechanical spreader as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage. Application rates should be strictly in accordance with supplier's specified rates.

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

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

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

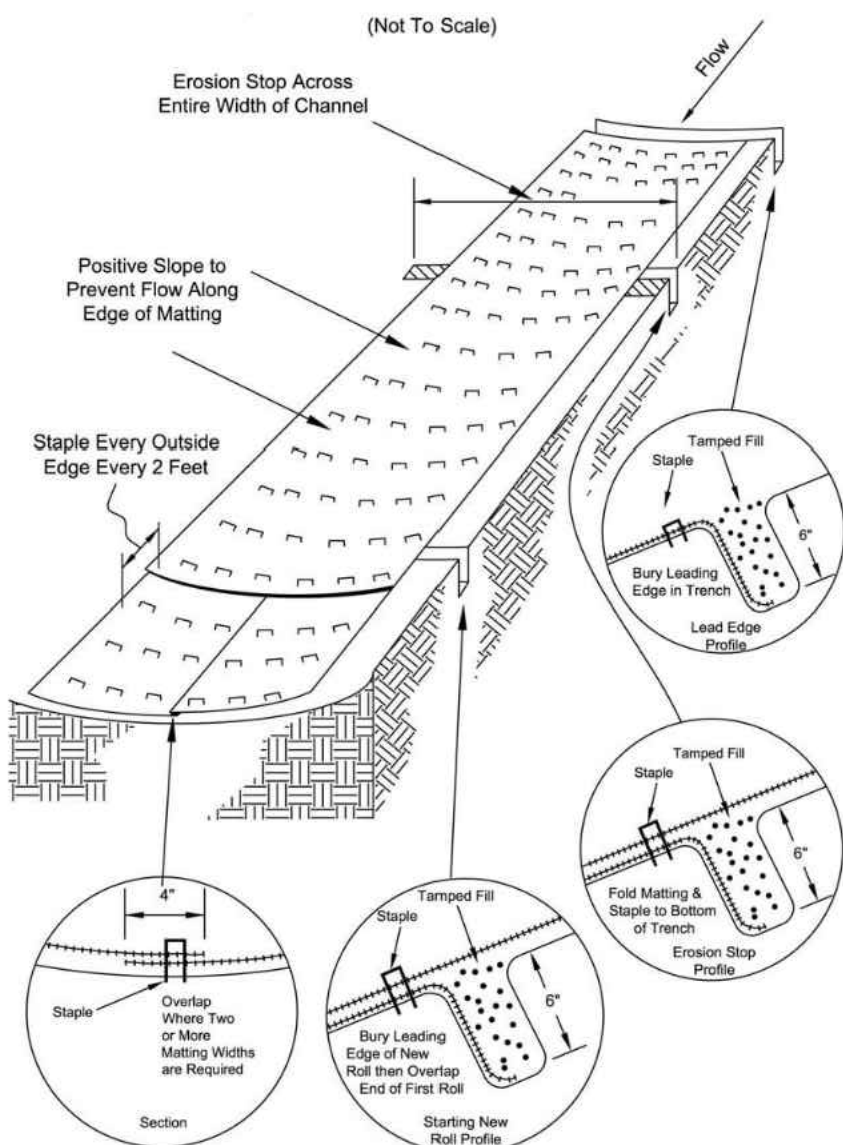
*Laurel Hill*  
CITY OF NORTH RIDGEVILLE, ENGINEER

| REV. NO. | DATE     | BY      | DESCRIPTION  |
|----------|----------|---------|--------------|
| 1        | 10/01/08 | JAS/TEB | DUST CONTROL |
| 2        | 10/01/08 | JAS/TEB | DUST CONTROL |
| 3        | 10/01/08 | JAS/TEB | DUST CONTROL |
| 4        | 10/01/08 | JAS/TEB | DUST CONTROL |
| 5        | 10/01/08 | JAS/TEB | DUST CONTROL |
| 6        | 10/01/08 | JAS/TEB | DUST CONTROL |
| 7        | 10/01/08 | JAS/TEB | DUST CONTROL |
| 8        | 10/01/08 | JAS/TEB | DUST CONTROL |
| 9        | 10/01/08 | JAS/TEB | DUST CONTROL |
| 10       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 11       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 12       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 13       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 14       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 15       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 16       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 17       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 18       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 19       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 20       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 21       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 22       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 23       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 24       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 25       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 26       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 27       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 28       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 29       | 10/01/08 | JAS/TEB | DUST CONTROL |
| 30       | 10/01/08 | JAS/TEB | DUST CONTROL |

Specifications  
for  
**Mulching**

- 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 14 days or on areas and portions of the site which can be brought to final grade.
- 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.
  - Hydroseeders** - Wood cellulose fiber should be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
  - Other** - Acceptable mulches include mulch matting and rolled erosion control products applied according to manufacturer's recommendations or wood mulch/chips applied at 10-20 tons/ac.
- 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 (Agi-Tac), DCA-70, Petrosel, Terra Tack 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  
**Temporary Rolled Erosion Control Product**



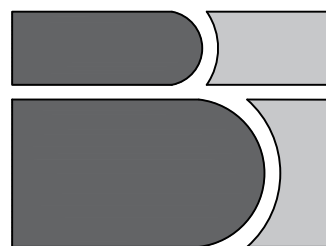
Specifications  
for  
**Temporary Rolled Erosion Control Product**

- Channel/Slope Soil Preparation** Grade and compact area of installation, preparing seedbed by loosening 2"-3" of topsoil above final grade. Incorporate amendments such as lime and fertilizer into soil. Remove all rocks, clods, vegetation or other debris so that installed RECP will have direct contact with the soil surface.
- Channel/Slope Seeding** Apply seed to soil surface prior to installation. All check slots, anchor trenches, and other disturbed areas must be reseeded. Refer to the Permanent Seeding specification for seeding recommendations.
- Channel Installation**
  - Excavate initial anchor trench (12"x6") across the lower end of the project area.
  - Excavate intermittent check slots (6"x6") across the channel at 30' intervals along the channel.
  - Excavate longitudinal channel anchor slots (4"x4") along both sides of the channel to bury the edges. Whenever possible extend the RECP 2'-3' above the crest of channel side slopes.
  - Install RECP in initial anchor trench (downstream) anchor every 12", backfill and compact soil.
  - Roll out RECP beginning in the center of the channel toward the intermittent check slot. Do not pull taught. Unroll adjacent rolls upstream with a 3" minimum overlap (anchor every 18") and up each channel side slope.
  - At top of channel side slopes install RECP in the longitudinal anchor slots, anchor every 18".
  - Install RECP in intermittent check slots. Lay into trench and secure with anchors every 12", backfill with soil and compact.
  - Overlap roll ends a minimum of 12" with upstream RECP on top for a shingling effect. Begin all new rolls in an intermittent check slot, double anchored every 12".
  - Install upstream end in a terminal anchor trench (12"x6"); anchor every 12", backfill and compact.
  - Complete anchoring throughout channel at 2.5 per square yard using suitable ground anchoring devices (U shaped wire staples, metal geotextile pins, plastic stakes, and triangular wooden stakes). Anchors should be of sufficient length to resist pullout. Longer anchors may be required in loose sandy or gravelly soils.
- Slope Installation**
  - Excavate top and bottom trenches (12"x6"). Intermittent erosion check slots (6"x6") may be required based on slope length. Excavate top anchor trench 2' x 3' over crest of the slope.
  - If intermittent erosion check slots are required, install RECP in 6"x6" slot at a maximum of 30' centers or the mid point of the slope. RECP should be stapled into trench on 12" centers.
  - Install RECP in top anchor trench, anchor on 12" spacings, backfill and compact soil.
  - Unroll RECP down slope with adjacent rolls overlapped a minimum of 3". Anchor the seam every 18". Lay the RECP loose to maintain direct soil contact, do not pull taught.
  - Overlap roll ends a minimum of 12" with upslope RECP on top for a shingle effect. Begin all new rolls in an erosion check slot if required, double anchor across roll every 12".
  - Install RECP in bottom anchor trench (12"x6"), anchor every 12". Place all other staples throughout slope at 1 to 2.5 per square yard dependant on slope. Refer to manufacturer's anchor guide.

| DATE:      | BY: | DESCRIPTION:                      |
|------------|-----|-----------------------------------|
| 01-28-2026 | GEW | ISSUE TO VICTORY PARK FOR REVIEW  |
| 02-06-2026 | APA | ISSUE TO CITY OF NORTH RIDGEVILLE |
| 02-27-2026 | APA | REVISED PER CITY COMMENTS         |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |

DRAWN BY:  
GEW

CHECKED BY:  
APA



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

PREPARED FOR:

VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH  
44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
SWP3 NOTES & DETAILS  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
C6.3

JOB NO.  
25-6287B



SWP3 Grading and Stabilization Activities Log

Project Name:

| Date Grading Activity Initiated | Description of Grading Activity | Date Grading Activity Ceased (Indicate Temporary or Permanent) | Date When Stabilization Measures are Initiated | Description of Stabilization Measure and Location |
|---------------------------------|---------------------------------|----------------------------------------------------------------|------------------------------------------------|---------------------------------------------------|
|                                 |                                 |                                                                |                                                |                                                   |
|                                 |                                 |                                                                |                                                |                                                   |
|                                 |                                 |                                                                |                                                |                                                   |
|                                 |                                 |                                                                |                                                |                                                   |
|                                 |                                 |                                                                |                                                |                                                   |
|                                 |                                 |                                                                |                                                |                                                   |
|                                 |                                 |                                                                |                                                |                                                   |
|                                 |                                 |                                                                |                                                |                                                   |
|                                 |                                 |                                                                |                                                |                                                   |
|                                 |                                 |                                                                |                                                |                                                   |
|                                 |                                 |                                                                |                                                |                                                   |
|                                 |                                 |                                                                |                                                |                                                   |
|                                 |                                 |                                                                |                                                |                                                   |
|                                 |                                 |                                                                |                                                |                                                   |

SWP3 Amendment Log

Project Name:

| Amendment No. | Description of the Amendment | Date of Amendment | Amendment Prepared By |
|---------------|------------------------------|-------------------|-----------------------|
|               |                              |                   |                       |
|               |                              |                   |                       |
|               |                              |                   |                       |
|               |                              |                   |                       |
|               |                              |                   |                       |
|               |                              |                   |                       |
|               |                              |                   |                       |

CONTROL TIMETABLE

|               |   |   |   |   |   |   |   |   |   |   |   |   |
|---------------|---|---|---|---|---|---|---|---|---|---|---|---|
|               | J | F | M | A | M | J | J | A | S | O | N | D |
| TEMP. SEEDING |   |   | X | X | X | X | X | X | X | X |   |   |
| PERM. SEEDING |   |   |   | X | X | X | X | X | X |   |   |   |
| LANDSCAPING   |   |   | X | X | X | X |   |   | X | X | X |   |
| MULCHING      | X | X | X | X | X | X | X | X | X | X | X | X |
| MAINTENANCE   | X | X | X | X | X | X | X | X | X | X | X | X |

SCHEDULE OF MAJOR CONSTRUCTION OPERATIONS

|                                   |      |   |   |
|-----------------------------------|------|---|---|
|                                   | 2026 |   |   |
|                                   | M    | A | M |
| ROUGH GRADING                     | X    |   |   |
| UTILITY INSTALLATION              | X    | X |   |
| FINE GRADING                      |      | X | X |
| PAVEMENT                          |      |   | X |
| LANDSCAPING                       |      |   | X |
| TOPSOIL & SEEDING                 |      |   | X |
| TEMP. EROSION CONTROL             | X    | X | X |
| TEMP. EROSION CONTROL MAINTENANCE | X    | X | X |

SWP3 Corrective Action Log

Project Name:

| Inspection Date | Inspector Name | Description of Corrective Action Needed (From Inspection Report) | Corrective Action Taken | Date Action Taken |
|-----------------|----------------|------------------------------------------------------------------|-------------------------|-------------------|
|                 |                |                                                                  |                         |                   |
|                 |                |                                                                  |                         |                   |
|                 |                |                                                                  |                         |                   |
|                 |                |                                                                  |                         |                   |
|                 |                |                                                                  |                         |                   |
|                 |                |                                                                  |                         |                   |
|                 |                |                                                                  |                         |                   |
|                 |                |                                                                  |                         |                   |
|                 |                |                                                                  |                         |                   |
|                 |                |                                                                  |                         |                   |
|                 |                |                                                                  |                         |                   |
|                 |                |                                                                  |                         |                   |
|                 |                |                                                                  |                         |                   |
|                 |                |                                                                  |                         |                   |
|                 |                |                                                                  |                         |                   |

PRIOR TO STARTING CONSTRUCTION THE SWP3 SHALL BE SIGNED BY ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE SUBMITTED TO THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.

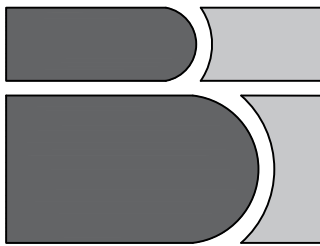
THE UNDERSIGNED HAS BEEN INFORMED AND UNDERSTANDS THEIR ROLE AND RESPONSIBILITY IN COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN:

| SIGNATURE | PRINTED NAME | TITLE | COMPANY | DATE |
|-----------|--------------|-------|---------|------|
|           |              |       |         |      |
|           |              |       |         |      |
|           |              |       |         |      |
|           |              |       |         |      |
|           |              |       |         |      |
|           |              |       |         |      |
|           |              |       |         |      |
|           |              |       |         |      |
|           |              |       |         |      |
|           |              |       |         |      |
|           |              |       |         |      |
|           |              |       |         |      |
|           |              |       |         |      |
|           |              |       |         |      |

J:\256287B Victory Park- Baseball Field\DRAWING\Improvement Plans\03-2 SWP3 NOTES & DETAILS.dwg, Plotted: Feb 27, 2026 - 2:59pm

|          |            |     |                                   |
|----------|------------|-----|-----------------------------------|
| REVISION | DATE:      | BY: | DESCRIPTION:                      |
|          | 01-28-2026 | GEW | ISSUE TO VICTORY PARK FOR REVIEW  |
|          | 02-06-2026 | APA | ISSUE TO CITY OF NORTH RIDGEVILLE |
|          | 02-27-2026 | APA | REVISED PER CITY COMMENTS         |
|          |            |     |                                   |
|          |            |     |                                   |

|             |     |
|-------------|-----|
| DRAWN BY:   | GEW |
| CHECKED BY: | APA |



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

PREPARED FOR:  
VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH  
44039

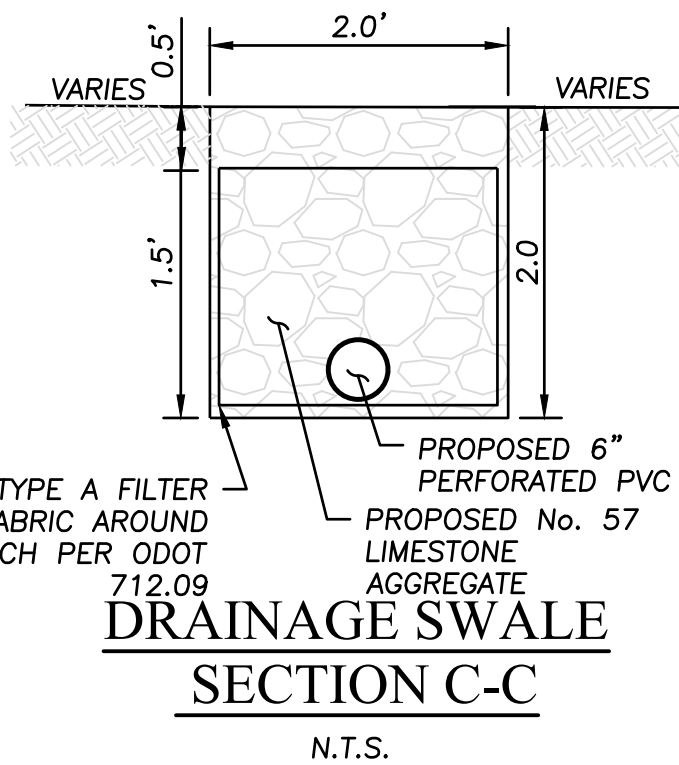
VICTORY PARK- FIELD 7 IMPROVEMENTS  
SWP3 NOTES & DETAILS  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
C6.4  
JOB NO.  
25-6287B



OUTLET STRUCTURE SEQUENCE OF INSTALLATION:

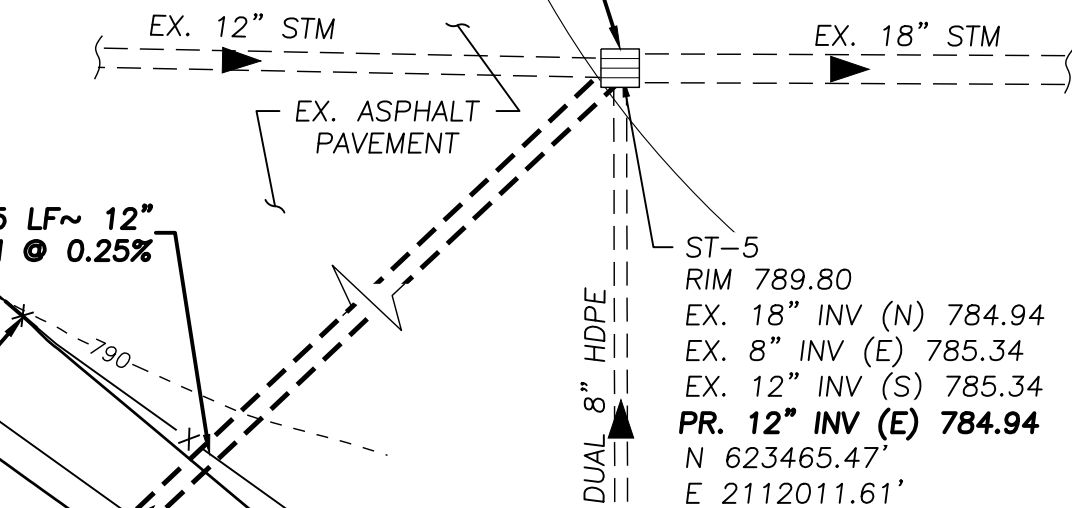
1. CONTRACTOR SHALL INSTALL THE OUTLET STRUCTURE AT THE LOCATION DRAWN ON THE PLANS, SO THAT THE ORIFICES WILL BE AT THE CORRECT ELEVATION AND NOT BE BLOCKED BY BASIN EARTH SLOPE.
2. CONTRACTOR SHALL INSTALL A SOLID 18 LF 6" PVC STORM SEWER (AT INVERT ELEVATION: 785.88) EXTENDING INSIDE THE STRUCTURE. THE OTHER END OF THE 6" PVC STORM SEWER SHALL EXTEND INTO THE MICROPOOL (AT INVERT ELEVATION: 783.88). THE CONTRACTOR SHALL INSTALL A CONCRETE HEADWALL TO THE PIPE EXTENSION OUTSIDE OF THE STRUCTURE.
3. THE 6" PVC SEWER INSIDE THE STRUCTURE MUST THEN HAVE A 6" PVC THREADED CAP ATTACHED. THE 6" PVC CAP MUST BE MECHANICALLY ANCHORED TO THE 6" PVC STORM SEWER WITH NO GLUE.
4. #57 LIMESTONE SHALL BE INSTALLED OVERTOP THE 6" PVC DOWNWARD POINTING PIPE TO PROTECT THE PIPE FROM EXPOSURE.
5. CONTRACTOR SHALL INSTALL PROPOSED SKIMMER INTO THE PROPOSED 4" DIAMETER WINDOW (AT INVERT ELEV: 787.58). THE REMAINDER OF THE 4" DIAMETER ORIFICE MUST BE BLOCKED WATERTIGHT.
7. AFTER THE UPSTREAM AREA IS AT LEAST 70% STABILIZED, THE SKIMMER IS TO BE REMOVED.
8. THE CONTRACTOR SHALL THEN CUT A 1-1/2" WATER QUALITY ORIFICE INTO THE 6" PVC CAP INSIDE OF THE PROPOSED OUTLET STRUCTURE SO THAT THE INVERT OF THE 1-1/2" WATER QUALITY ORIFICE IS AT ELEVATION 785.88.
9. THE CONTRACTOR SHALL CLEAN OUT THE PROPOSED MICROPOOL AND FOREBAY, RESTORING THEM TO THEIR DESIGN VOLUMES.
10. THE CONTRACTOR SHALL CLEAN THE SIDES OF THE BASIN AND RESULTING DISTURBED AREA SHALL BE PERMANENTLY SEEDED AND MULCHED.



STRUCTURE TO BE REPLACED WITH LARGER PRECAST OR CAST-IN-PLACE STRUCTURE TO BE ABLE TO ADEQUATELY PLACE PROPOSED AND EXISTING PIPES

PROP HWALL 509  
6" INV (N) 783.88  
N 623168.50'  
E 2112254.55'

PROP. 375 LF 12" HDPE STM @ 0.25%



3"WX6"H WINDOW (S): 788.63  
4" DIA. WINDOW (S): 787.58  
PROP. 6" PVC W/ 1-1/2" WQ ORIFICE DRILLED INTO CAP (S): 785.88

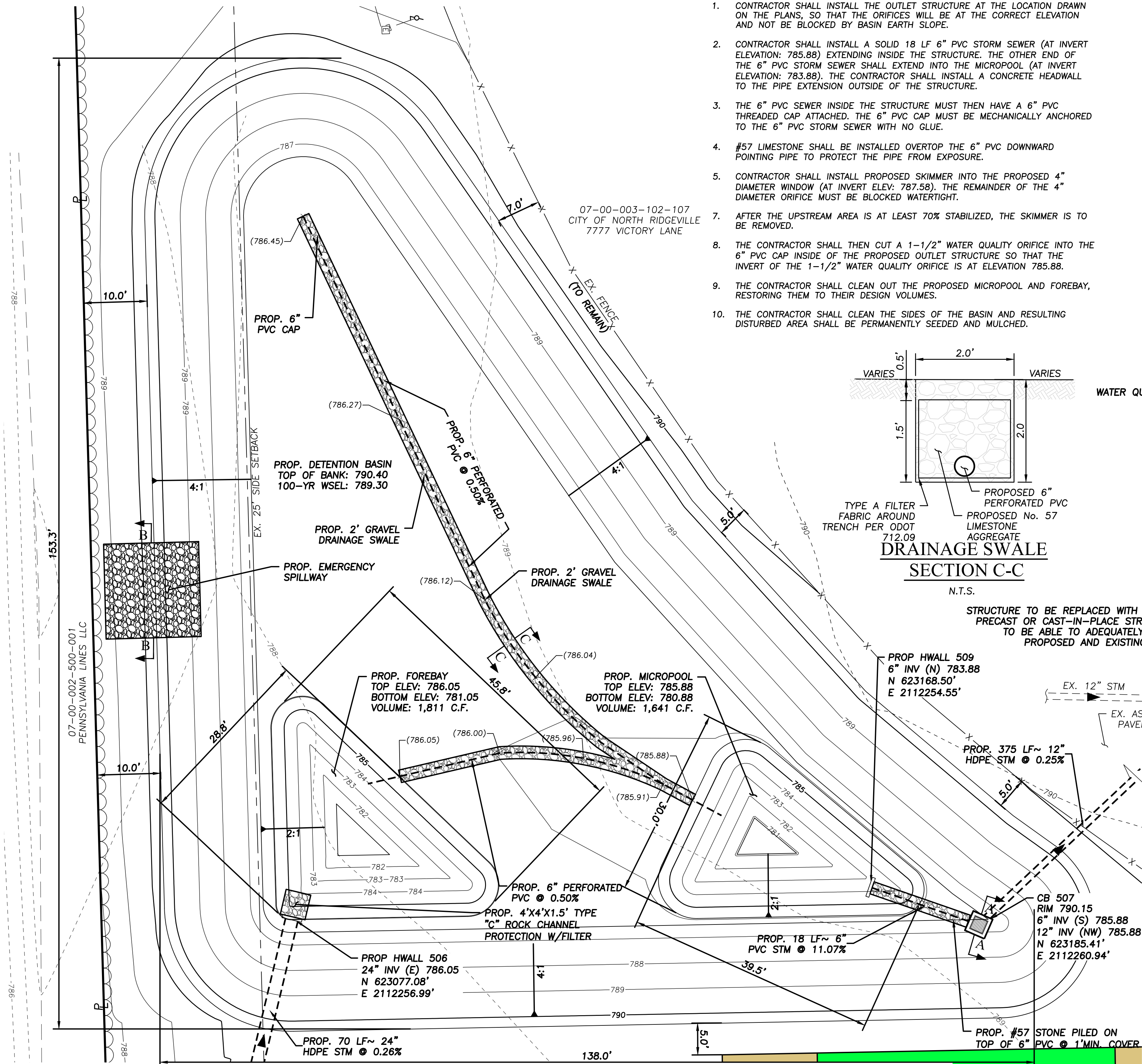
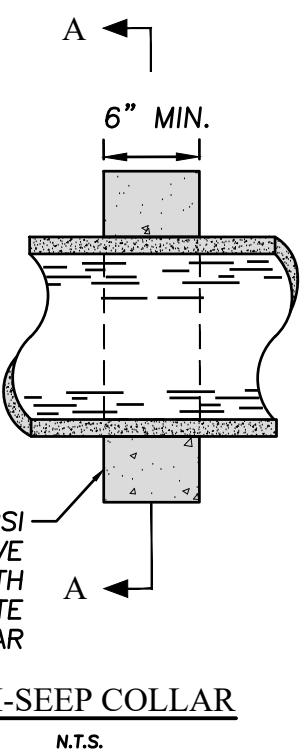
SECTION A-A  
N.T.S.

BASIN OUTLET STRUCTURE (POST CONSTRUCTION)  
N.T.S.

RIM ELEV: 790.15  
15"WX6"H WINDOW (E&W): 789.13  
12" DIA. HDPE CULVERT (N): 785.88  
SUMP ELEV: 783.88

NOTES:

1. 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 COMPLIANCE WITH THEIR GUIDELINES.
2. 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.
3. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE LOCAL AGENCY STANDARD CONSTRUCTION DRAWINGS.
4. ALL EXISTING SEWERS AND DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES OR DITCHES.
5. COORDINATE EXACT TRENCHING, ROUTING AND POINT OF TERMINATIONS WITH ALL UTILITIES COMPANIES, BOTH PUBLIC AND PRIVATE.
6. PVC CAP MUST BE SCREWED ON TO 6" PVC PIPE, NOT GLUED ON.
7. CONTRACTOR SHALL MAKE SURE THAT ALL PIPE CONNECTIONS BE WATER TIGHT.
8. ONCE LAWN AREAS IN THE DRAINAGE AREA HAVE REACHED A UNIFORM SEVENTY (70%) PERCENT STABILIZATION, THE FAIRCLOTH SKIMMER AND THE BLOCKADES (IF ANY WERE USED) COVERING THE OUTLET STRUCTURE WINDOW MAY BE REMOVED. THE BASIN MUST THEN BE DREGGED OF ANY ACCUMULATED SEDIMENT AND THE BASIN MUST BE RESTORED TO THE ORIGINAL DESIGN VOLUME.
9. TEMPORARY STABILIZATION SHALL BE PERFORMED AFTER SOIL HAS BEEN IDLE FOR 14 DAYS OR LONGER.
10. ALL APPLICABLE TMDLs SHALL BE TREATED WITHIN THE BASIN.

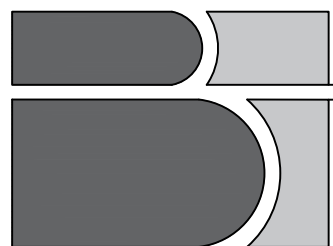


|                               |                  |              |
|-------------------------------|------------------|--------------|
| Calculate Skimmer Size        |                  |              |
| Basin Volume in Cubic Feet    |                  |              |
| 6,300 Cu.Ft                   | Skimmer Size     | 2.0 Inch     |
| 2 Days                        | Orifice Radius   | 0.9 Inch[es] |
|                               | Orifice Diameter | 1.9 Inch[es] |
| *In NC assume 3 days to drain |                  |              |

| DATE:      | BY: | DESCRIPTION:                      |
|------------|-----|-----------------------------------|
| 01-28-2026 | GEW | ISSUE TO VICTORY PARK FOR REVIEW  |
| 02-06-2026 | APA | ISSUE TO CITY OF NORTH RIDGEVILLE |
| 02-27-2026 | APA | REVISED PER CITY COMMENTS         |
| REVISION   |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |

DRAWN BY:  
GEW

CHECKED BY:  
APA



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

PREPARED FOR:

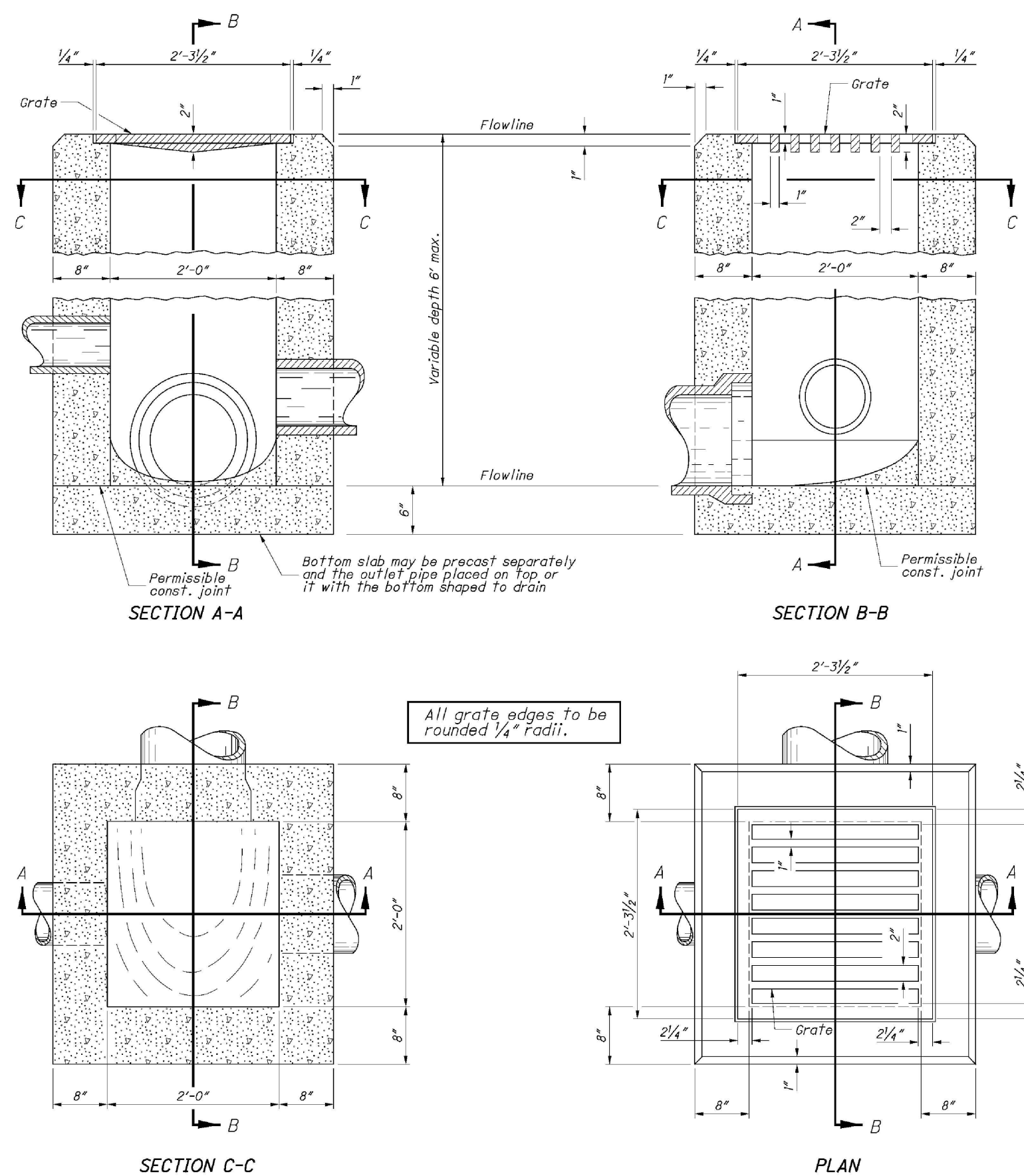
VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
STORMWATER MANAGEMENT PLAN  
CITY OF NORTH RIDGEVILLE, COUNTY OF  
LORAIN, STATE OF OHIO

SHEET  
C7.0

JOB NO.  
25-6287B





**Catch Basins 2-24, 2-26 & 2-C2:** This sheet depicts Catch Basin 2-28 & 2-C2C. See Sheet 1 for 2 for Catch Basin 2-24.

**C2-26-28 GRATES:** Furnish the same grate as specified in the notes. Also furnish the same grate as specified in the notes. The requirements of CMS 7H.4, provide grate openings and dimensions as shown here unless otherwise shown in the plans.

If necessary, bicycle safe grates will be specified in the plans. Furnish Neenah No. 18-455-S or E.J. S100M 10051043 grates or approved equals.

Place grate elevation 4" to 6" below minimum rim height and return to normal grade each side of the grate.

**C2-26-28 FRAME & GRATE:** Where the catch basin is specified for use in a parking lot, furnish Neenah No. 18-478-A5 or E.J. No. V-5622 (46522001) frame and S502M (45526203) grate or approved equals. If necessary, bicycle safe grates will be specified in the plans. Furnish Neenah No. 18-455-S or E.J. No. S502M (45526203) grate or approved equals.

**C2-26-28 APPROX** On cast-in-place and precast units, provide a level surface on the catch basin 4" below the plan grate elevation for setting the frame. If necessary, the contractor is responsible to encase and secure the frame with a minimum width not less than the thickness of the catch basin and the frame shall be specified in the plans. The catch basin include an expansion joint where the apron abuts PCC pavement. The cast is included in the catch basin bid price.

**GRATE TYPE:** Cast the following text into the top of the grates:

**"DRAIN TO WATERWAY" and "DUMP NO VASTE"**

Print text in bold, capital letters at least 1/2" high. "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logo design are the contractor's responsibility.

**WALLS:** Construct cast-in-place walls with a nominal 8" thickness. Provide precast walls at least 6" thick with sufficient reinforcement to permit shipping and handling without damage.

**CONCRETE:** Provide Class CCI concrete for cast-in-place structures. Provide precast, provide concrete for precast structures. The requirements of CMS 106.13. Mark the catch basin number on the structure.

**PRECAST BASE:** If a precast base is used, set it deep enough so that the top can be placed on the base to provide the grate elevation specified in the plans. Do not use the base to adjust the top elevation.

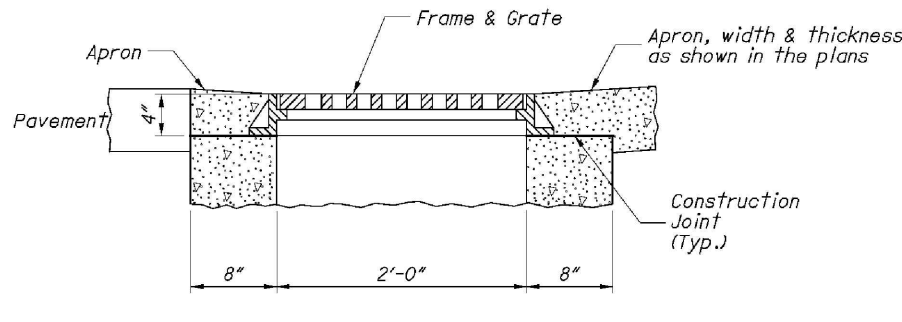
**LOCATION AND ELEVATION:** When given on the plans, location and elevation are of the top corner of the grate.

**MINIMUM DEPTH:** The minimum depth of CB No. 2-28 is the outside diameter (O.D.) of the outlet pipe plus 4". The minimum depth of CB No. 2-26 is the outside diameter (O.D.) of the outlet pipe plus 8".

**OPENINGS:** Ensure pipe openings are the O.D. of the pipe being supplied plus 1/2" for the pipe and 1/2" for the flange. The opening shall be 1/2" larger than the pipe.

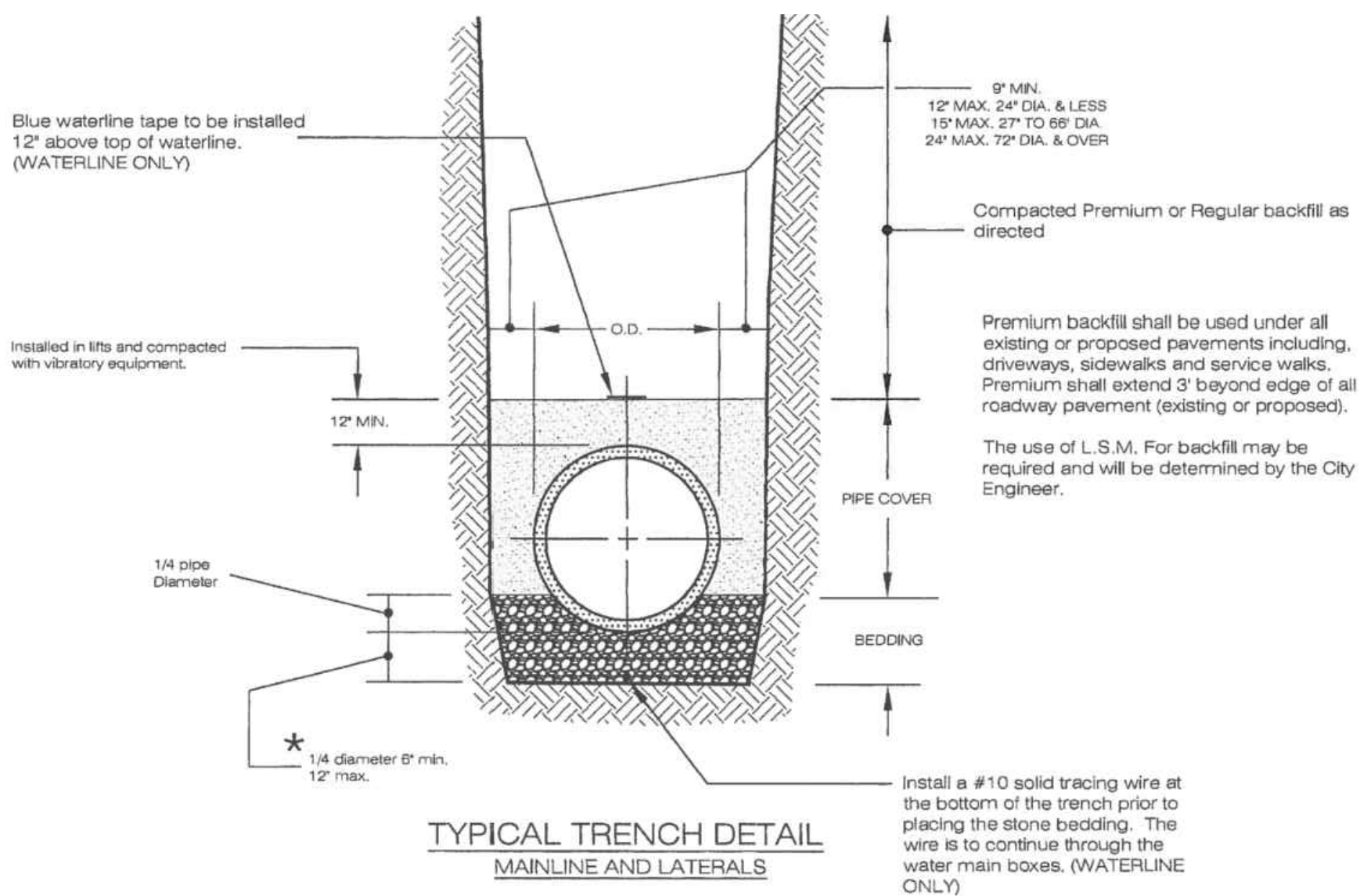
**PAYMENT:** All materials and labor, including excavation and backfilling, are paid for under Item 011 - Catch Basin, No. 2-28B or 2C.

|                                          |
|------------------------------------------|
| <b>CONSTRUCTION INFORMATION</b>          |
| <i>Minimum weight of grate, 120 lbs.</i> |



CATCH BASIN No. 2-2B

CATCH BASIN No. 2-2C



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

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

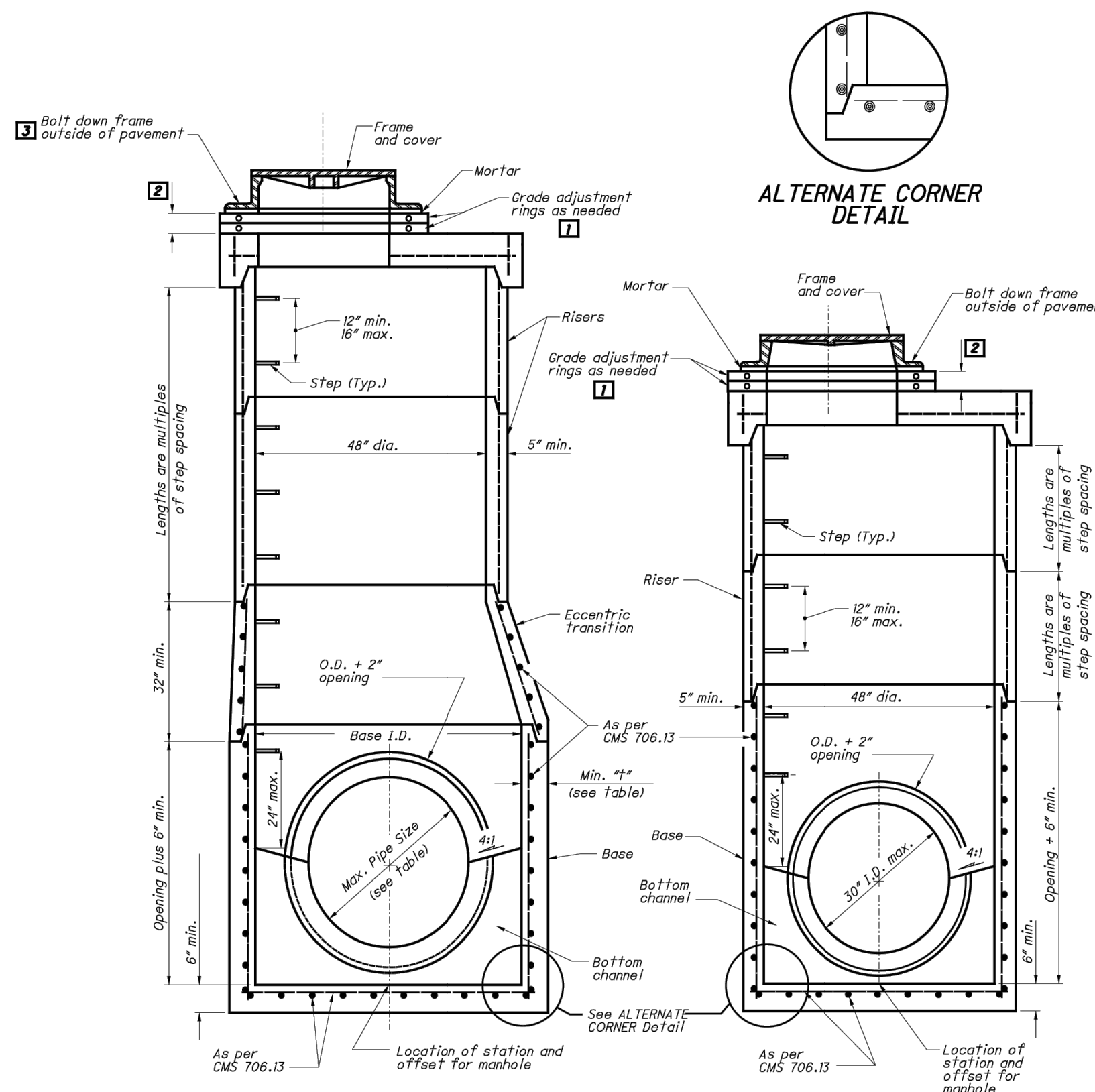
Bedding shall consist of course interlocking aggregate No. 57, or 8 for 60" or smaller diameter pipe, for 66" or larger diameter pipe No. 4, #57 and #8 aggregate may also be used.

Bedding for pipe shall conform to ASTM D-2321.

**All Material substitutions must be approved by the City Engineer.**

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

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



60" to 108" PRECAST BASE  
SEE TABLE FOR MAXIMUM PIPE SIZES

**48" PRECAST BASE  
FOR 30" AND SMALLER PIPE**

### SECTION VIEWS OF REINFORCED PRECAST MANHOLES

# NOTES

**GENERAL:** With normal soil and site conditions, this standard precast manhole may be used for any required manhole depth.

**Cost and assembly sections:** The precast manhole with either 12" or 18" inside diameter and 12" lift holes may be provided in each section for handling.

**Leave** handling device for the Flat slab in place.

**TOP:** Provide a flat slab for this section unless an eccentric cone is specified.

**TRANSITION FOR REDUCER:** This section can be either eccentric cone or flat slab.

**BASE:** Manhole No. 3 is shown with a monolithic floor and riser which may be cast in one or two operations. A permissible alternative is to cast and ship the floor and barrel separately, leaving the base for use for outlet pipes, either when the unit is cast or later, to meet project requirements. Bottom channels may be formed or concrete, present in the base or floor constructed as shown on **SD M-1** and **MP-2**.

**RISE SECTIONS:** Openings for 18" and smaller inlet pipes may be either predrilled or cut in the field provided the sides of the pipe of the springline do not project into the manhole.

**CONNECTIONS:** Connections between precast manhole sections and pipes on sandy soils may be sealed with resilient connectors conforming to ASTM C 923.

**JOINT SEAL:** Furnish resilient seal between precast manhole sections on sanitary sewers and flexible gasket joints per **SD M-2**.

**OPENINGS:** Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per CMS 601.

**MATERIALS:** Provide materials for bases and other precast sections and for reinforcement not specified here. Meet the requirements of CMS 706.13.

**DROP PIPE:** When specified on the plans, construct drop pipe as shown on **SD M-2**.

**STEPS, FRAMES AND COVERS:** Meet the requirements shown on **SD M-2**.

**TOP SLAB REBAR:** Use epoxy coated reinforcing steel within the top slab rebar.

**LEGEND**

- 1 Approved materials are kept on file by the Office of Materials Management.
- 2
 

Grade rings cannot exceed 12" height when adjusting Drainage Structures to Grade per 611.0 D.

Grade rings cannot exceed 6" height when reconstructing Drainage Structures to Grade per 611.0 C.

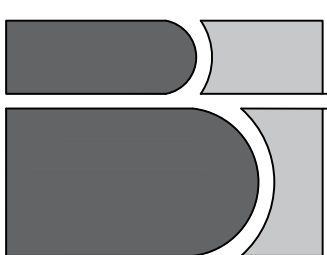
Grade rings cannot exceed 6" height when constructing new Drainage Structures to Grade per 611.0 ABB.
- 3 Where frames are outside of the pavement; Mechanically connect the frame to the manhole top slab. Through the four bolt holes using 5/8" minimum stainless steel wedge anchors. Embed anchors into the concrete slab. Tighten and secure the frame with stainless steel nuts and washers.

| MAXIMUM PIPE SIZES |          |                |
|--------------------|----------|----------------|
| BASE I.D.          | MIN. "t" | MAX. PIPE SIZE |
| 60"                | 5"       | 36"            |
| 72"                | 6"       | 48"            |
| 84"                | 7"       | 54"            |
| 90"                | 7½"      | 60"            |
| 96"                | 8"       | 66"            |
| 108"               | 9"       | 72"            |

|          | DATE:      | BY: | DESCRIPTION:                      |
|----------|------------|-----|-----------------------------------|
| REVISION | 01-28-2026 | GEW | ISSUE TO VICTORY PARK FOR REVIEW  |
|          | 02-06-2026 | APA | ISSUE TO CITY OF NORTH RIDGEVILLE |
|          | 02-27-2026 | APA | REVISED PER CITY COMMENTS         |
|          |            |     |                                   |
|          |            |     |                                   |
|          |            |     |                                   |

DRAWN BY:  
GEW

CHECKED BY:



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

PREPARED FOR:

VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
MISCELLANEOUS DETAILS  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
C8.0

---

JOB NO  
25-6287E



SITEDRAIN™ STRIP 9400  
PREFABRICATED STRIP DRAIN



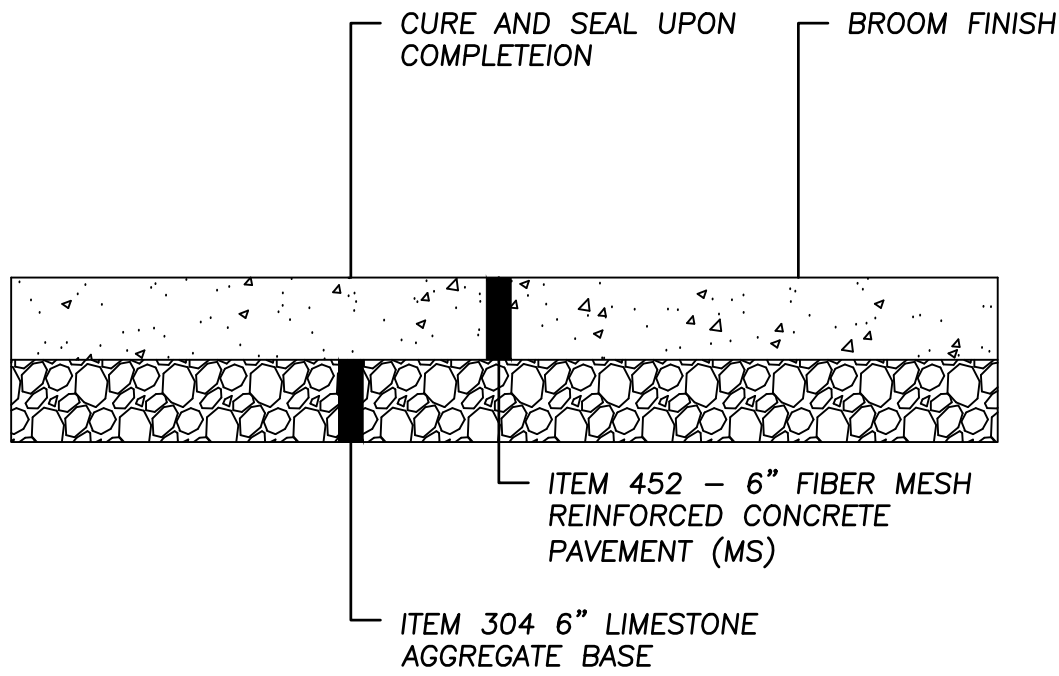
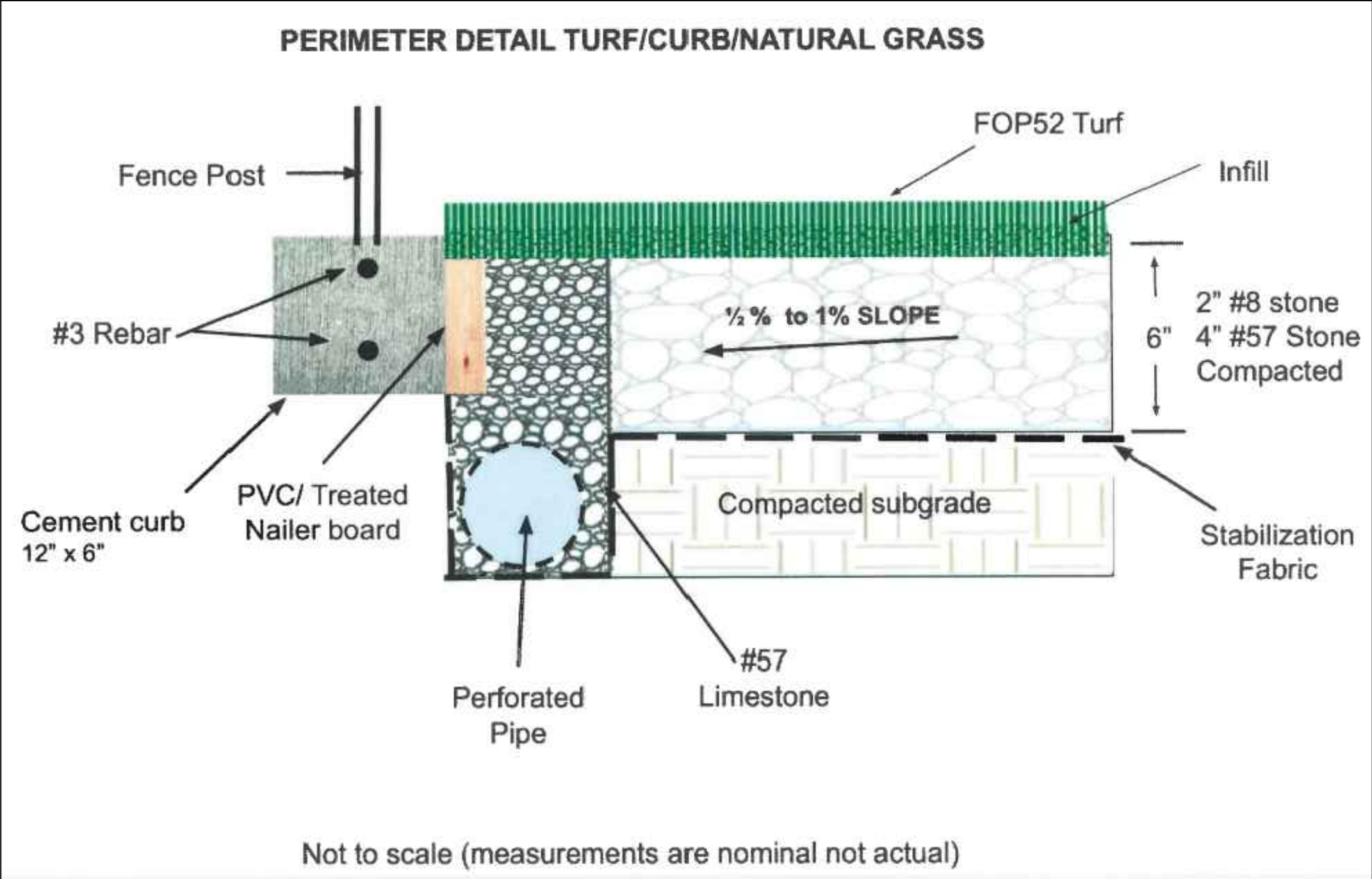
PRODUCT OVERVIEW

SITEDRAIN Strip 9400 geocomposite strip drain products are composed of a dimpled polymeric perforated core fully wrapped in a nonwoven geotextile. The geotextile allows water to pass through while retaining backfill materials. The perforated core allows water collection from all sides and provides a continuous flow path to designated drainage exits.

SITEDRAIN Strip 9400 products provide a value engineered alternative to perforated pipe and aggregate subsurface drainage systems requiring high strength, high flow capacity, and a geotextile meeting AASHTO M288 Class 3 subsurface drainage requirements.

| PROPERTY <sup>1</sup>                    | TEST METHOD | UNIT OF MEASURE       | Typical Value | MARV     |
|------------------------------------------|-------------|-----------------------|---------------|----------|
| GEOTEXTILE                               |             |                       |               |          |
| Material <sup>2</sup>                    |             |                       | PP, NPNW      | PP, NPNW |
| Survivability                            | AASHTO M288 | Class                 | 3             | 3        |
| Grab Tensile Strength                    | ASTM D4632  | lbs                   | 135           | 120      |
|                                          |             | N                     | 601           | 534      |
| Grab Elongation                          | ASTM D4632  | %                     | 60            | 50       |
| CBR Puncture                             | ASTM D6241  | lbs                   | 365           | 340      |
|                                          |             | N                     | 1,624         | 1,512    |
| Trapezoidal Tear                         | ASTM D4533  | lbs                   | 60            | 50       |
|                                          |             | N                     | 267           | 222      |
| UV Resistance                            | ASTM D4355  | % / 500 hrs           | 70            | 70       |
| Apparent Opening Size (AOS) <sup>3</sup> | ASTM D4751  | sieve                 | 70            | 70       |
|                                          |             | mm                    | 0.212         | 0.212    |
| Permittivity                             | ASTM D4491  | sec <sup>-1</sup>     | 2.4           | 1.7      |
| Water Flow Rate                          | ASTM D4491  | gpm / ft <sup>2</sup> | 175           | 140      |
|                                          |             | Lpm / m <sup>2</sup>  | 7,130         | 5,704    |
| CORE                                     |             |                       |               |          |
| Compressive Strength                     | ASTM D6384  | psf                   | 9,500         | -        |
|                                          | ASTM D1621  | kPa                   | 455           | -        |
| Thickness                                | ASTM D5199  | in                    | 1.0           | -        |
|                                          |             | mm                    | 25.4          | -        |
| In-Plane Flow Rate <sup>4</sup>          | ASTM D4716  | gpm/ft                | 21            | -        |
|                                          |             | Lpm/m                 | 261           | -        |

| MODEL | WIDTH | ROLL LENGTH | ROLL WEIGHT | ITEM CODE |
|-------|-------|-------------|-------------|-----------|
| 9408  | 8"    | 150'        | 26 lbs      | 10900     |
| 9422  | 12"   | 150'        | 48 lbs      | 10950     |
| 9422  | 12"   | 500'        | 160 lbs     | 10270     |
| 9438  | 18"   | 150'        | 72 lbs      | 10630     |
| 9438  | 18"   | 500'        | 240 lbs     | 10280     |
| 9424  | 24"   | 150'        | 90 lbs      | 10630     |
| 9424  | 24"   | 500'        | 300 lbs     | 10290     |
| 9436  | 36"   | 100'        | 90 lbs      | 10640     |



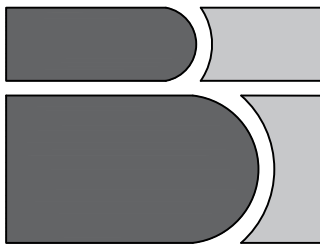
CONCRETE DUGOUT/BLEACHER  
PAD SECTION

N.T.S.  
(FULL DETAILS INCL. FOOTERS, DUGOUT STRUCTURE BY OTHERS)

| DATE:      | BY: | DESCRIPTION:                      |
|------------|-----|-----------------------------------|
| 01-28-2026 | GEW | ISSUE TO VICTORY PARK FOR REVIEW  |
| 02-06-2026 | APA | ISSUE TO CITY OF NORTH RIDGEVILLE |
| 02-27-2026 | APA | REVISED PER CITY COMMENTS         |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |

DRAWN BY:  
GEW

CHECKED BY:  
APA



**BRAMHALL**

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

PREPARED FOR:

VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
MISCELLANEOUS DETAILS  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
C8.1

JOB NO.  
25-6287B



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-COLUMBIA GAS      | DAN SUREN (440) 891-2428                     |
| TELEPHONE- WINDSTREAM | GEOFF HAMM (440) 329-4247                    |
| ELECTRIC- OHIO EDISON | MIKE ZANNI (440) 326-3271                    |
| CABLE-SPECTRUM        | RON HRIBAL (440) 388-0416 (EXT. 625)         |
| WATER TRANSMISION     | AVON LAKE MUNICIPAL UTILITIES (440) 933-5226 |
- 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 CRF 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 COST. IF NO NOTIFICATION IS MADE IN REGARDS TO CANCELLATION OF WORK, THE CONTRACTOR WILL BE CHARGES 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 MOTORIST 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 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.

13.
- 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
14.
- 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 REPLACES 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, SEWER OR OTHER LIQUID MUST BE HANDLED BY THE CONTRACTOR EITHER BY CONNECTION INTO THE 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 PROTECTOR 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 FRONT HE 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 TEST 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 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 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 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 605 SHALL BE 3 FEET BELOW PAVEMENT GRADE AND CONNECTED INTO THE APPROPRIATE STORM CONDUIT OR OUTLET. CONDUIT SHALL BE 6" DIAMETER PERFORATED PVC TYPE PS-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 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 HE 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 SEWER 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 AND 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 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 TOT EH 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 THAT 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 ASTM O-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 605. CONDUIT SHALL BE 6" DIAMETER PVC TYPE PS-48 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 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 RELEASES 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, 5/9/17, 6/28/17, 6/5/20

| DATE:      | BY: | DESCRIPTION:                      |
|------------|-----|-----------------------------------|
| 01-28-2026 | GEW | ISSUE TO VICTORY PARK FOR REVIEW  |
| 02-06-2026 | APA | ISSUE TO CITY OF NORTH RIDGEVILLE |
| 02-27-2026 | APA | REVISED PER CITY COMMENTS         |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |
|            |     |                                   |

DRAWN BY:  
GEW

CHECKED BY:  
APA

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

PREPARED FOR:

VICTORY PARK OHIO  
7777 VICTORY LANE  
NORTH RIDGEVILLE, OH 44039

VICTORY PARK- FIELD 7 IMPROVEMENTS  
MISCELLANEOUS DETAILS  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET

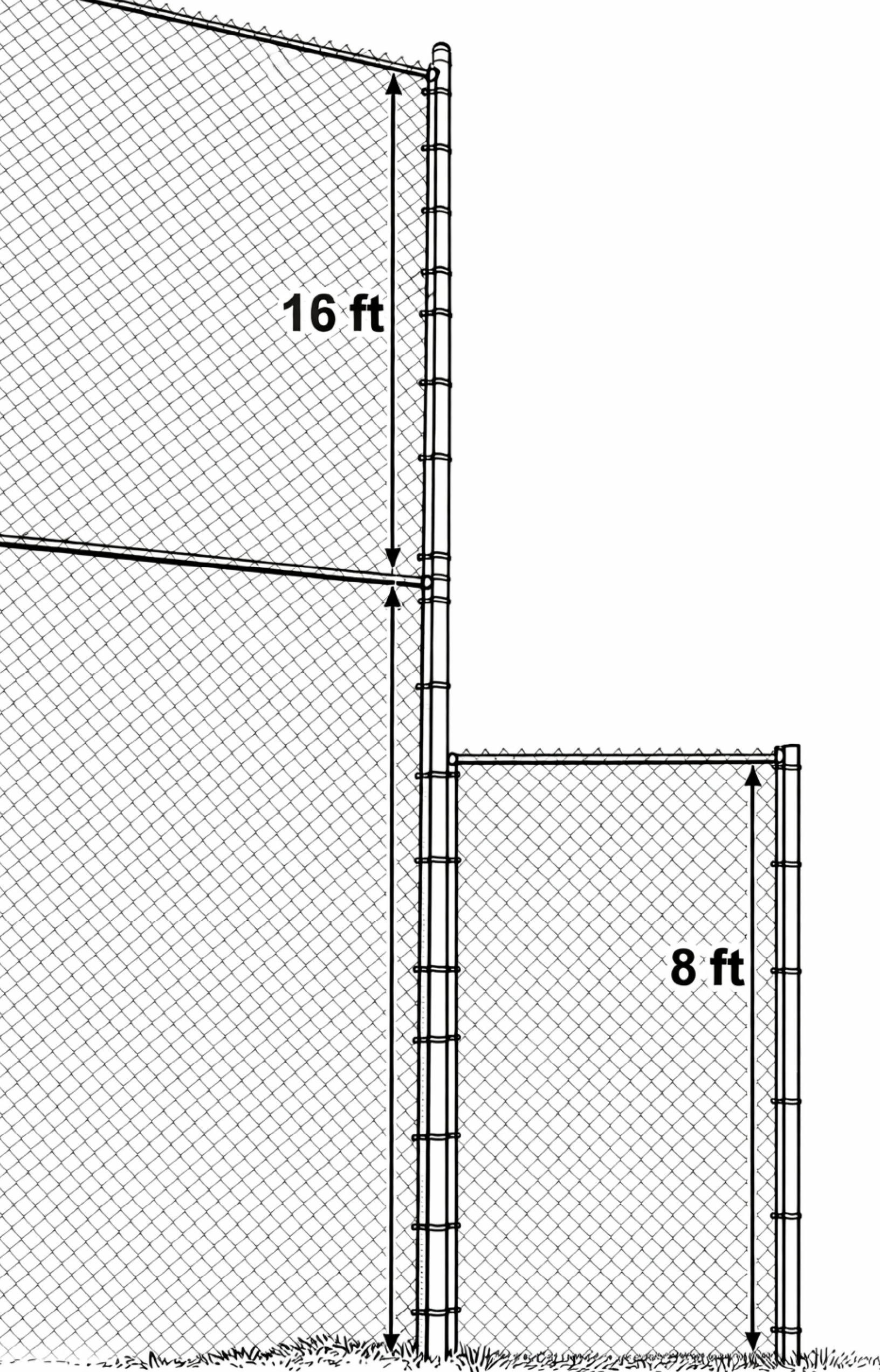
C8.2

JOB NO.

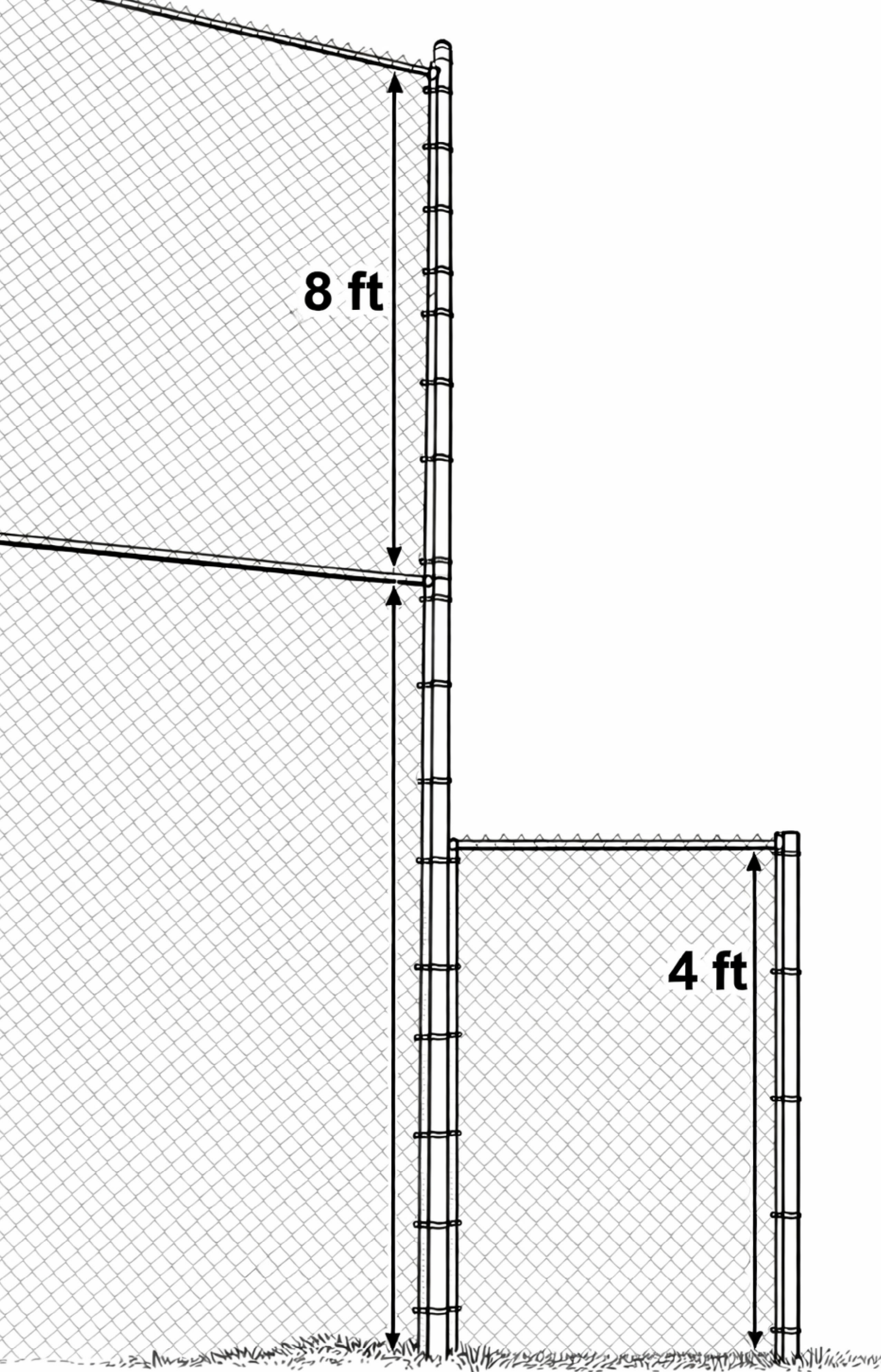
25-6287B

Page 59 of 95

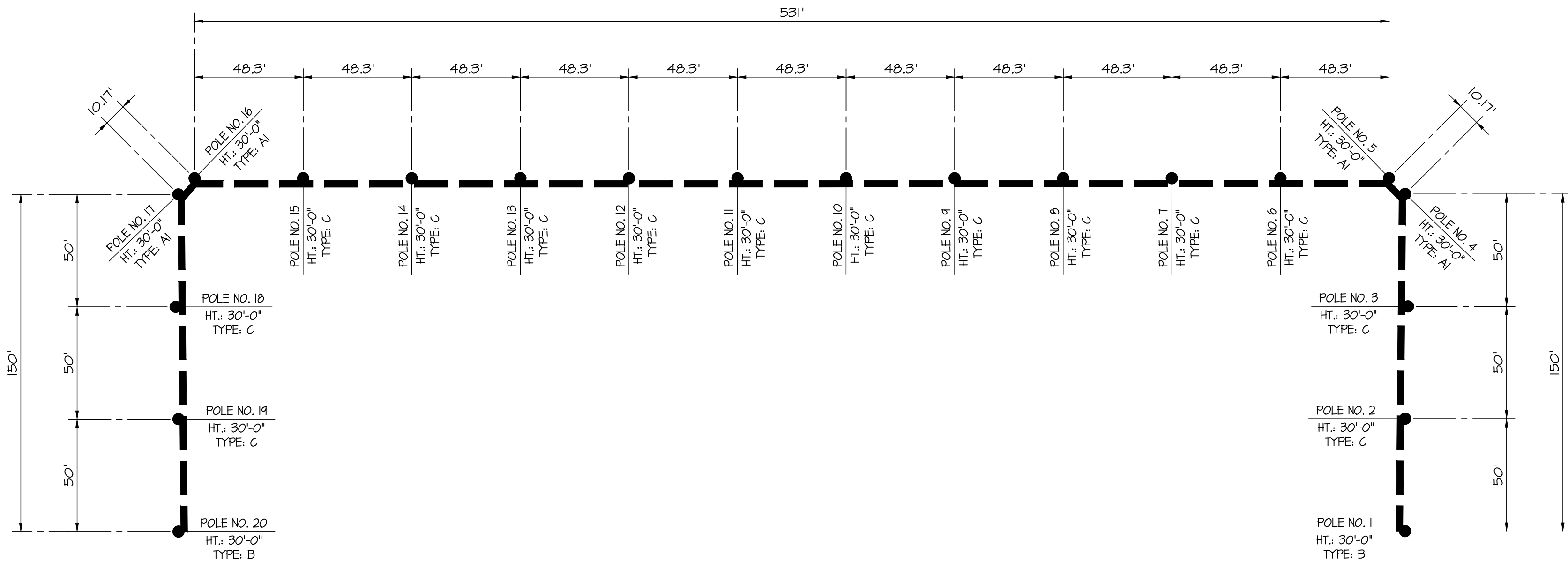










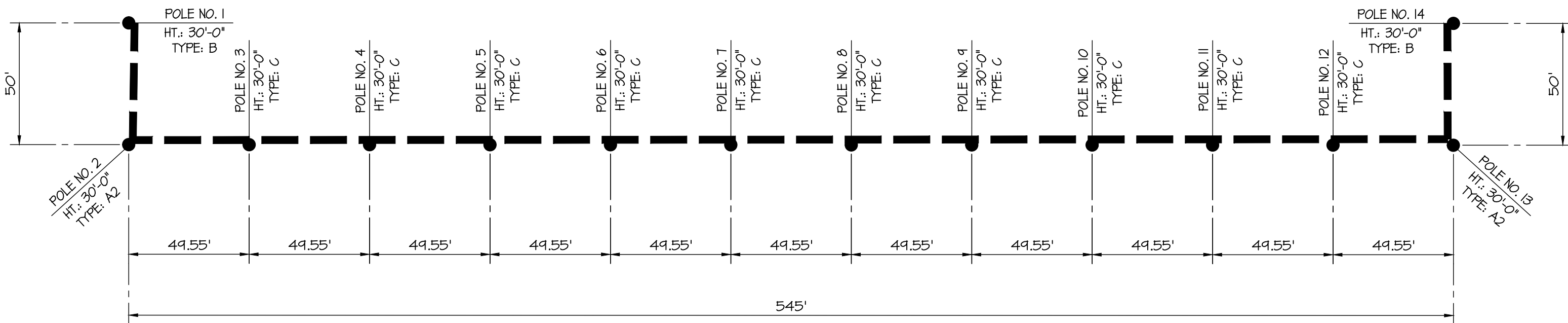


POLE LAYOUT PLAN SYSTEM 1

1" = 40'

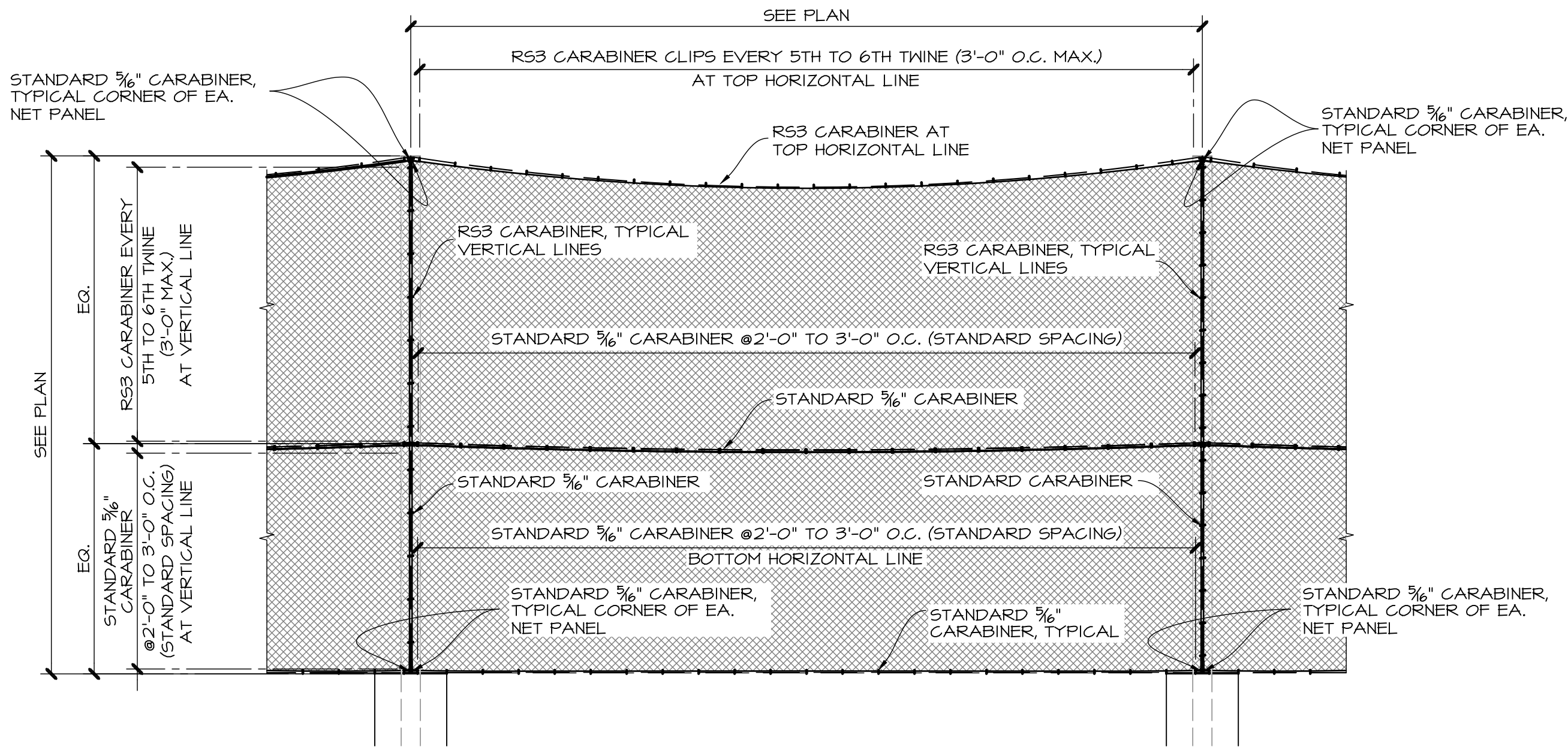
| POLE TYPE | MAX POLE HEIGHT | MAX POLE SPACING | POLE SIZE |                |                     | FOUNDATION |        |
|-----------|-----------------|------------------|-----------|----------------|---------------------|------------|--------|
|           |                 |                  | DIAMETER  | WALL THICKNESS | PIPE YIELD STRENGTH | DIAMETER   | DEPTH  |
| A1        | 30'             | 30.04'           | 10.75"    | 280"           | 60 KSI              | 2'-0"      | 14'-6" |
| A2        | 30'             | 50'              | 12.75"    | 281"           | 65 KSI              | 2'-0"      | 20'-6" |
| B         | 30'             | 50'              | 10.75"    | 214"           | 70 KSI              | 2'-0"      | 12'-0" |
| C         | 30'             | 50'              | 8.625"    | 214"           | 60 KSI              | 2'-0"      | 10'-0" |

- POLE HEIGHTS SHOWN ARE ABOVE FINISHED GRADE
- POLE SPACING IN SCHEDULE IS MAXIMUM, SEE PLAN
- WALL THICKNESS SHOWN ARE ACTUAL
- FOR FOUNDATION DETAIL, SEE 2



POLE LAYOUT PLAN SYSTEM 2

1" = 40'



1 TYPICAL NETTING ATTACHMENT DETAIL

1/8" = 1'-0"

THE INFORMATION AND DETAILS DEPICTED ON DRAWINGS ARE THE PROPERTY OF ENGEL & COMPANY, INC., ENGINEERS AND ARE FOR THE SOLE USE BY COASTAL NETTING & BURBANK SPORTS SPECIFICALLY FOR THE GOLF NETTING BARRIER PROJECT AT THE VICTORY PARK IN NORTH RIDGEVILLE, OH. ALL REPORTS, PLANS, SPECIFICATIONS, FIELD DATA AND NOTES AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY ENGEL & COMPANY, INC. ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ENGEL & COMPANY, INC. WHO SHALL RETAIN ALL COMMON LAW, STATUTORY LAW AND OTHER RIGHTS, INCLUDING COPYRIGHTS. DRAWINGS SHALL NOT BE DUPLICATED, MODIFIED, OR USED WITHOUT PRIOR WRITTEN CONSENT BY ENGEL & COMPANY, INC.



13913-100 Duval Road  
Jacksonville, Florida  
(866) 349-0057



2933 Sixteenth Street  
Bakersfield, California  
(661) 631-1582

|                                                                                                                            |            |                                                                |                                                                                                                                   |                                                   |
|----------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| ENGEL & COMPANY<br><i>Engineers</i><br>4009 UNION AVENUE<br>BAKERSFIELD, CA 93305<br>www.engelengineers.com (661) 327-7025 |            | DRAWN<br>BC<br>DATE<br>7/31/2025<br>CHECKED<br>RAG<br>APPROVED | Pole Layout Plan & Schedule<br>Baseball Netting Barrier<br>Victory Sports Park<br>7777 Victory Lane<br>North Ridgeville, OH 44039 | SHEET NO.<br><b>S11</b><br>25451<br>Page 62 of 95 |
| DATE                                                                                                                       | ISSUED FOR |                                                                |                                                                                                                                   |                                                   |



file: P:\coastal\_netting\05457 - victory\_sports\_barra\dwg\05457032.dwg layout: 25457032 scale: 1 by: BC date: 7/31/2025 2:00 PM

PART SCHEDULE (EQUAL OR EXCEED)

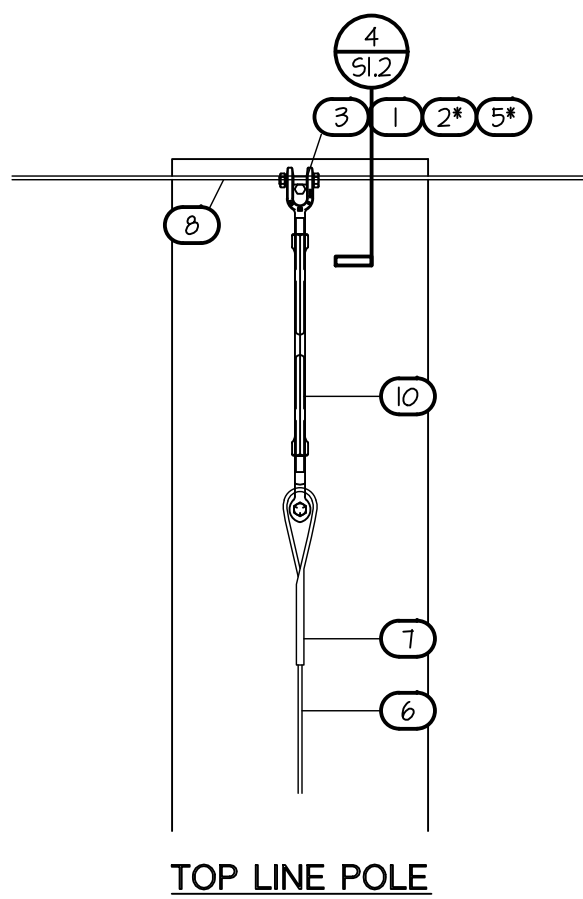
\* INDICATES FAR SIDE

- 1 3/4" GALV. BOLT w/ NUT  
2 3/4" FLAT ROUND WASHER  
3 3/4" GALV. THIMBLEYE NUT

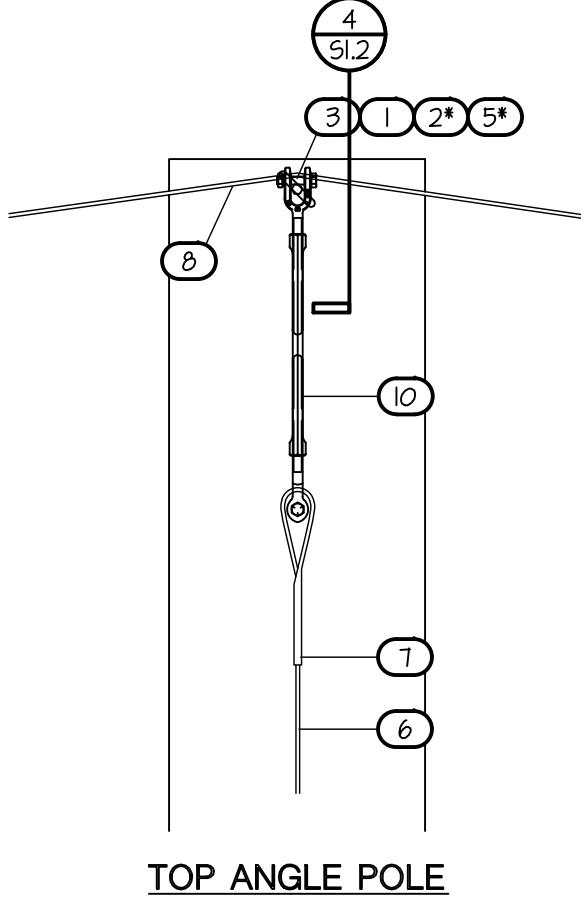
- 5 3/4" GALV. SPRING WASHER  
6 3/8" GALV. E.H.S. STRAND  
7 3/8" GALV. PRE-FORMED GRIP  
8 3/8" GALV. EHS STRAND

- 9 3/8" GALV. PRE-FORMED GRIP  
10 HG-228 JAW & JAW (OR EYE & JAW) 3/8"x12" (STOCK 1032652) CROSBY TURNBUCKLE

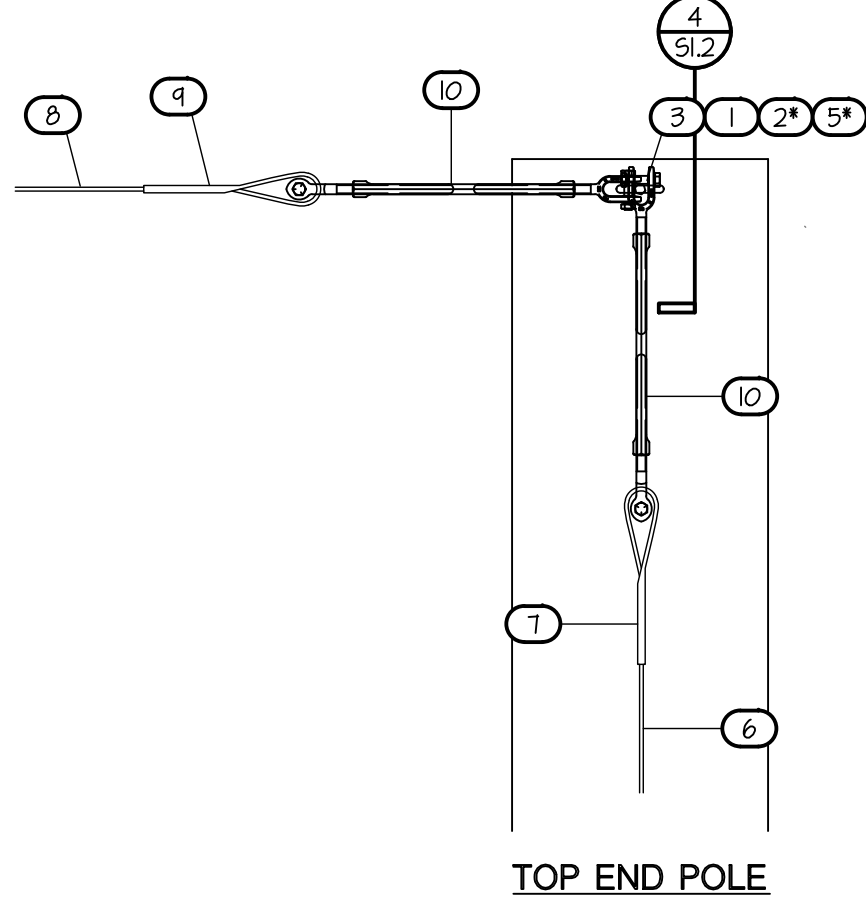
DETAIL A



TOP LINE POLE

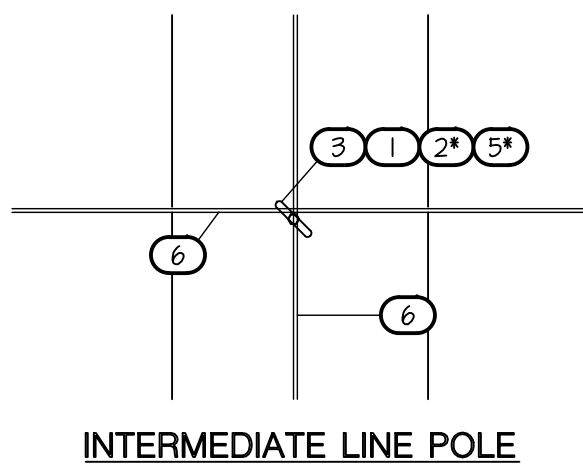


TOP ANGLE POLE

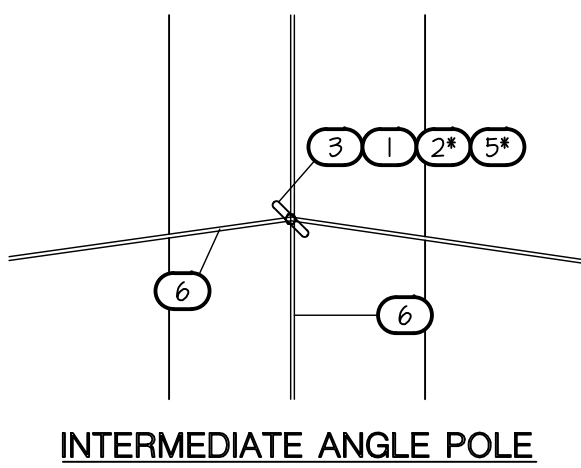


TOP END POLE

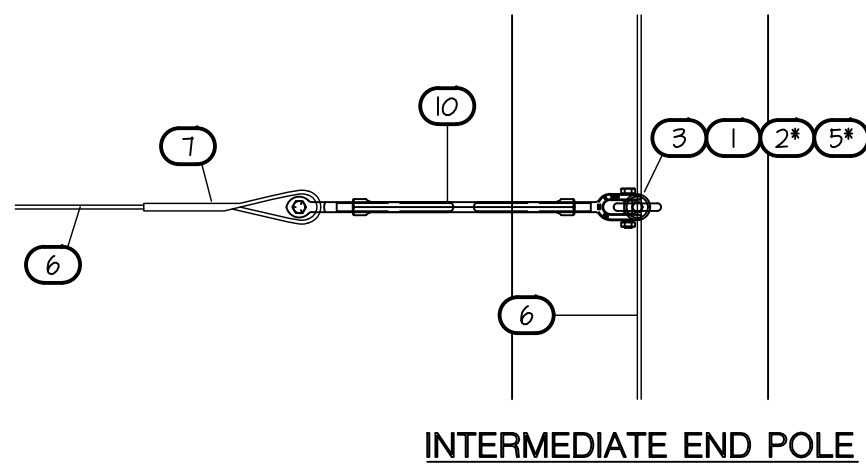
DETAIL B



INTERMEDIATE LINE POLE

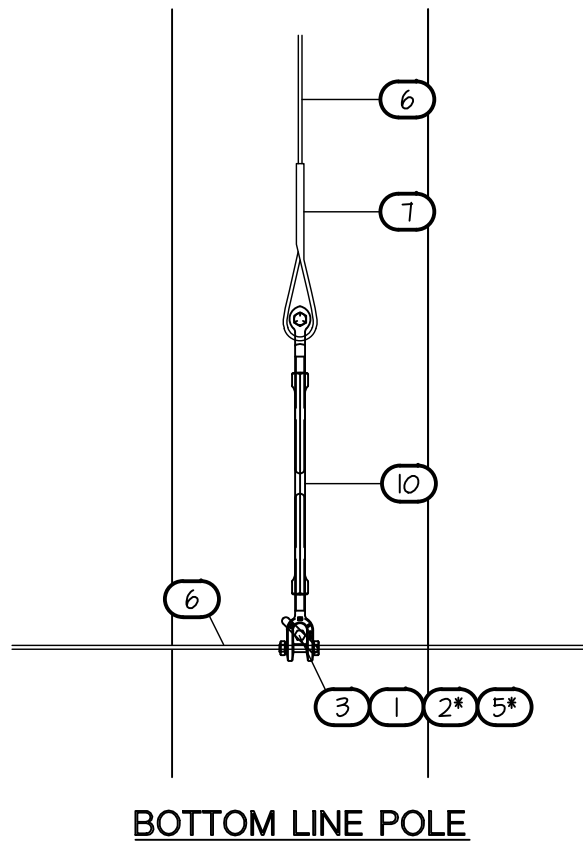


INTERMEDIATE ANGLE POLE

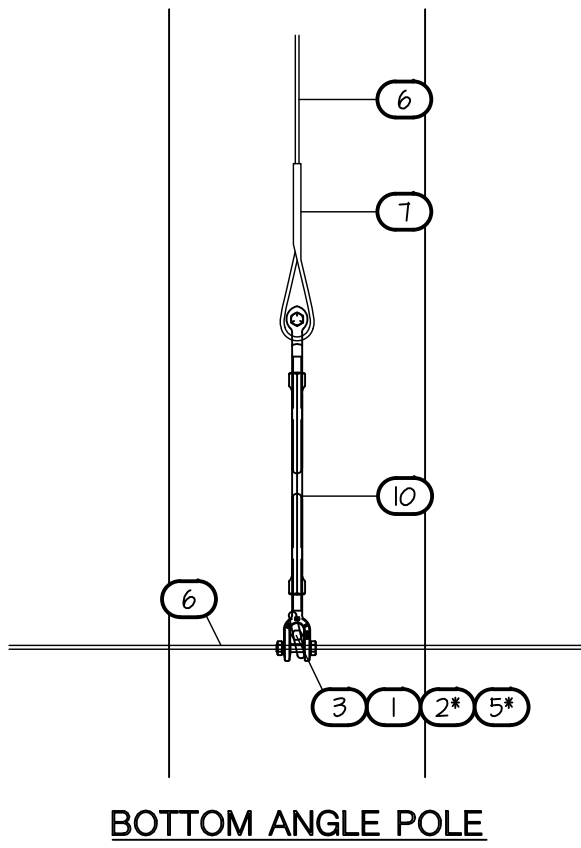


INTERMEDIATE END POLE

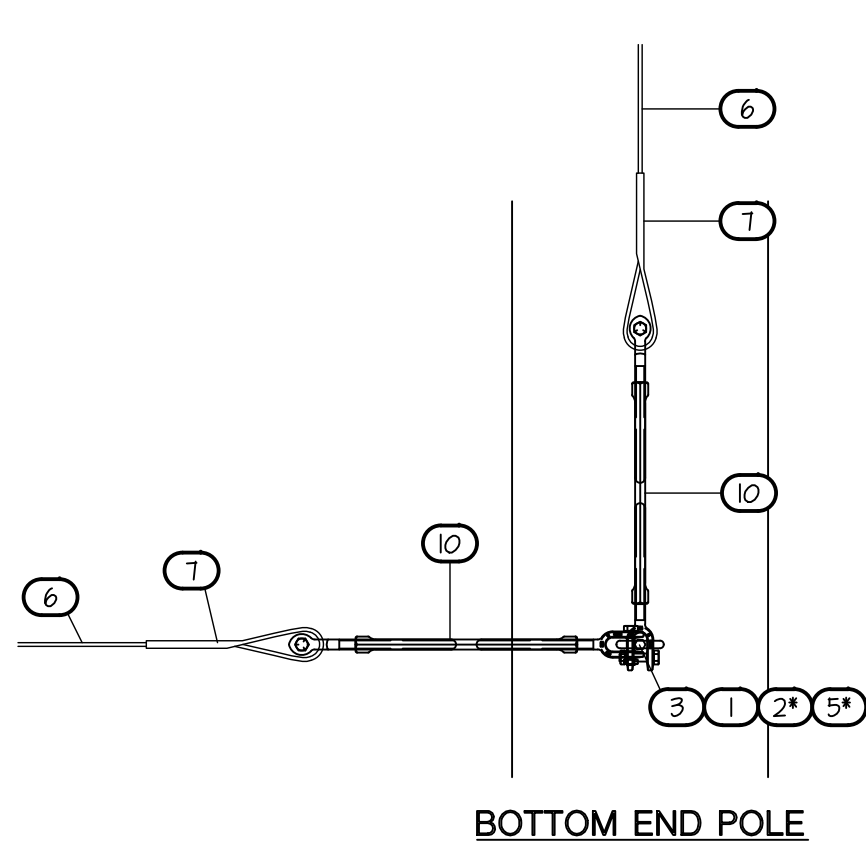
DETAIL C



BOTTOM LINE POLE



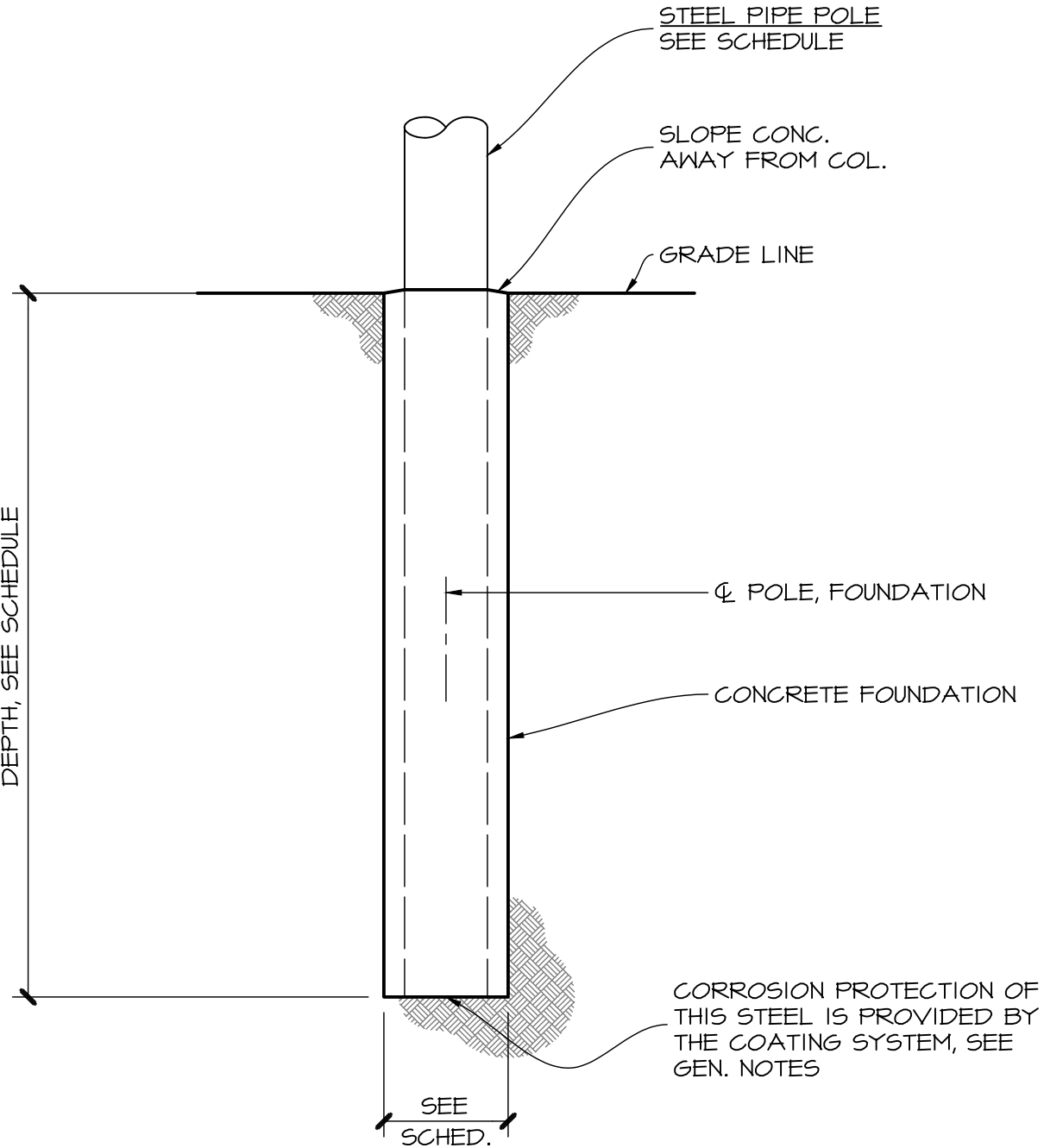
BOTTOM ANGLE POLE



BOTTOM END POLE

1 TYPICAL CABLE  
DETAIL

1" = 1'-0"



2 POLE FOUNDATION  
DETAIL

GENERAL NOTES

2021 INTERNATIONAL BUILDING CODE GOVERNS DESIGN AND CONSTRUCTION. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET OF PLANS.

SAFETY REGULATIONS - ADMIN. CODE, GENERAL SAFETY ORDERS ("OSHA") IS APPLICABLE TO THE CONSTRUCTION OF THIS PROJECT AND PROVISIONS THEREOF MUST BE FOLLOWED. ENGEL & COMPANY ENGINEERS IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR SAFETY ON THE JOBSITE. THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE BUILDER.

ALL DIMENSIONS WHICH ARE DEPENDENT ON EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

FOUNDATION DESIGN IS BASED ON IBC TABLE NO. 1806.2, CLASS 5 MATERIAL. BEARING FOUNDATIONS SHALL BE PLACED AT A DEPTH OF AT LEAST 12" INTO NATURAL UNDISTURBED SOIL OR COMPACTED (90% MIN.) FILL.

CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI MINIMUM IN 28 DAYS. USE NO MORE THAN 6.6 GALLONS OF WATER PER SACK OF CEMENT. (DESIGN IS BASED ON A COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS.)

WELDING SHALL BE DONE BY A CERTIFIED WELDER USING THE SHIELDED ARC PROCESS AND E80 SERIES ELECTRODES. WELDS SHALL BE FULL SECTION, FULL PENETRATION AND SHALL DEVELOP THE FULL STRENGTH OF THE SMALLER OF THE PARTS JOINED UNLESS THE PLANS SHOW OTHERWISE. ALL SHOP WELDING SHALL BE DONE USING THE SHIELDED ELECTRIC ARC PROCESS BY CERTIFIED WELDERS USING APPROVED ELECTRODES. NO FIELD WELDING WITHOUT SPECIAL INSPECTION. ALL WELDING PER AWS D1.1, USE E8018 ELECTRODES. NO FIELD WELDING IS EXPECTED TO BE PART OF THIS PROJECT. ALL WELDING MUST BE DONE IN AN APPROVED FABRICATORS SHOP.

STRUCTURAL STEEL -

ALL FLAT PLATES AND SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.

10.75"x219" THICK WALL PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A572 GRADE 70. ALTERNATE FOR PIPE SHALL BE ASTM A252 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MINIMUM YIELD STRENGTH OF 70 KSI.

10.75"x280" THICK WALL PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A572 GRADE 65. ALTERNATE FOR PIPE SHALL BE ASTM A252 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MINIMUM YIELD STRENGTH OF 60 KSI.

8.625"x219" THICK WALL PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A572 GRADE 65. ALTERNATE FOR PIPE SHALL BE ASTM A252 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MINIMUM YIELD STRENGTH OF 60 KSI.

BOLTS SHALL BE ASTM A307 UNLESS THE PLANS SHOW OTHERWISE. BOLT HOLES SHALL BE 1/16" LARGER IN DIAMETER THAN THE BOLT.

CABLE AND WIRE ROPE SHALL BE 1 X 7 EXTRA HIGH STRENGTH GALVANIZED GUY STRAND WITH THE FOLLOWING MINIMUM BREAKING STRENGTHS:  
5/16" NOMINAL DIAMETER: 11,200 LBS.  
3/8" NOMINAL DIAMETER: 15,400 LBS.

NETTING SHALL BE FASTENED TO STEEL STRAND. NET SHALL HAVE NO MORE THAN 8% EQUIVALENT SOLID WIND DRAG.

WIRE ROPE FITTINGS SHALL DEVELOP THE BREAK STRENGTH OF THE CABLE PER THE MANUFACTURER (CROSBY OR EQUAL).

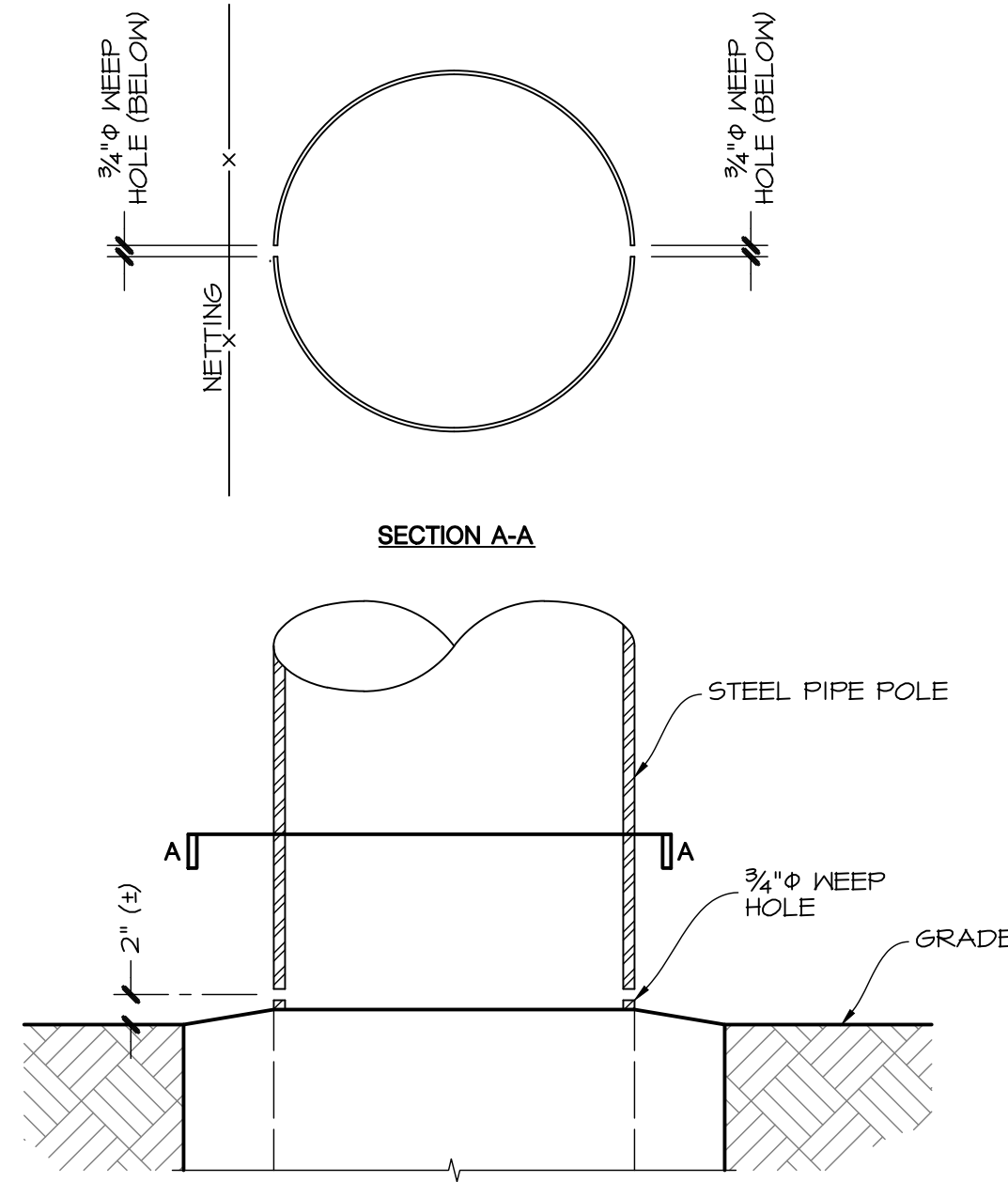
PAINT SHALL BE BLACK "STRYK 5388" ANTI-CORROSION COATING SYSTEM, 3-COAT PROCESS, APPLY 6-COATS TO BOTTOM EMBEDD PORTION OF STEEL SUPPORT POLE.

GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING ALL EXCAVATIONS, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED PORTIONS OF THE WORK.

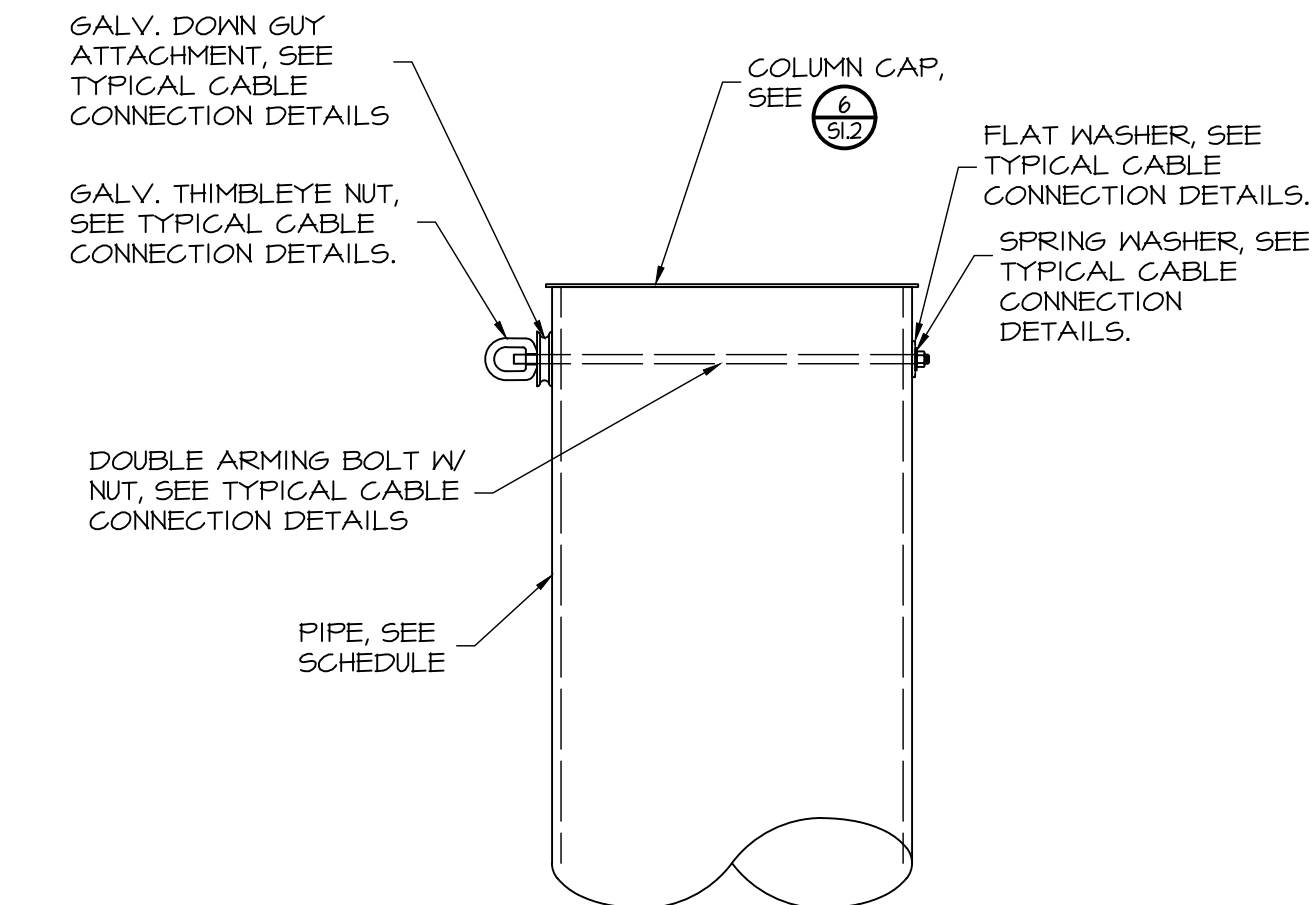
ENGEL & COMPANY IS NOT RESPONSIBLE FOR ONSITE INSPECTION TO ASSURE COMPLIANCE WITH MATERIALS AND/OR WORKMANSHIP SPECIFIED HEREIN. ENGEL & COMPANY IS NOT RESPONSIBLE FOR ANY CHANGES IN THE PLANS OR SPECIFICATIONS UNLESS APPROVAL IS AUTHORIZED IN WRITING. WORKMANSHIP IS TO BE OF THE HIGHEST QUALITY AND IN ALL CASES TO FOLLOW ACCEPTED CONSTRUCTION PRACTICES AND CITY/COUNTY STANDARDS. PLEASE REVIEW ALL PLANS AND SPECS PRIOR TO CONSTRUCTION.

WIND LOADING INFORMATION

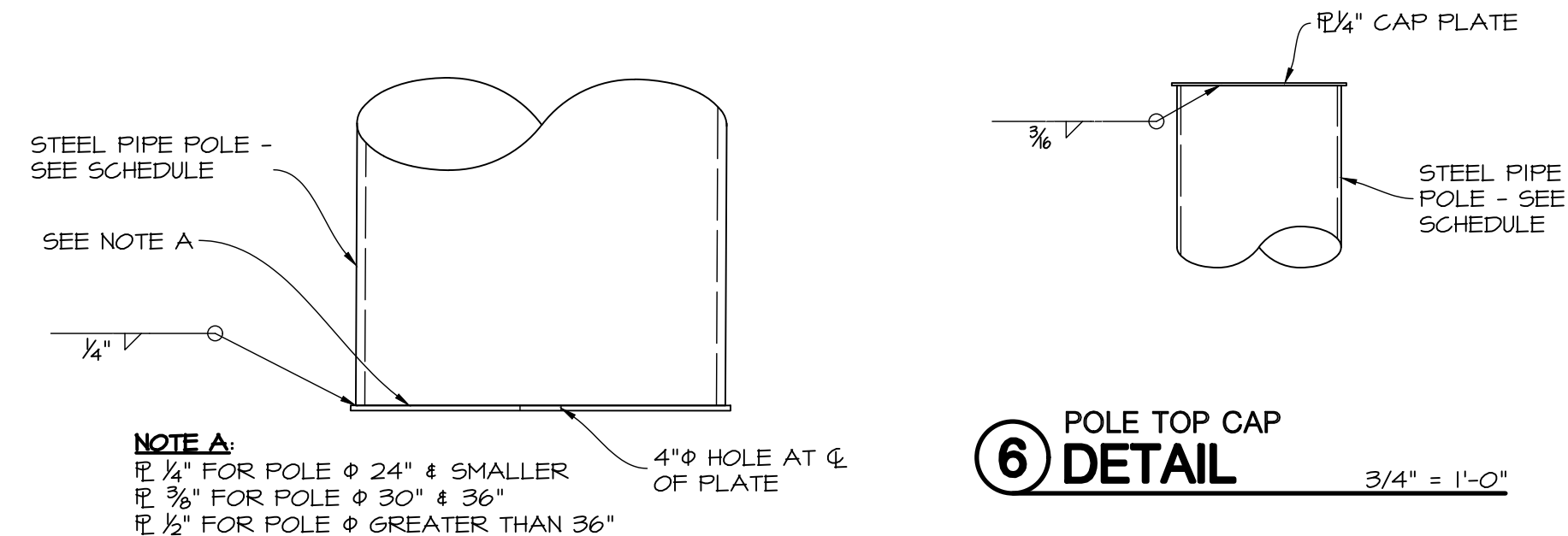
OCCUPANCY CATEGORY: II  
DESIGN WIND SPEED: 109 MPH  
RISK CATEGORY: C



3 WEEP HOLE  
DETAIL  
\* WEEP HOLE TO BE INSTALLED PERPENDICULAR TO AXIS OF NETTING



4 END GUY TOP  
DETAIL



5 POLE BASE CAP  
DETAIL

6 POLE TOP CAP  
DETAIL



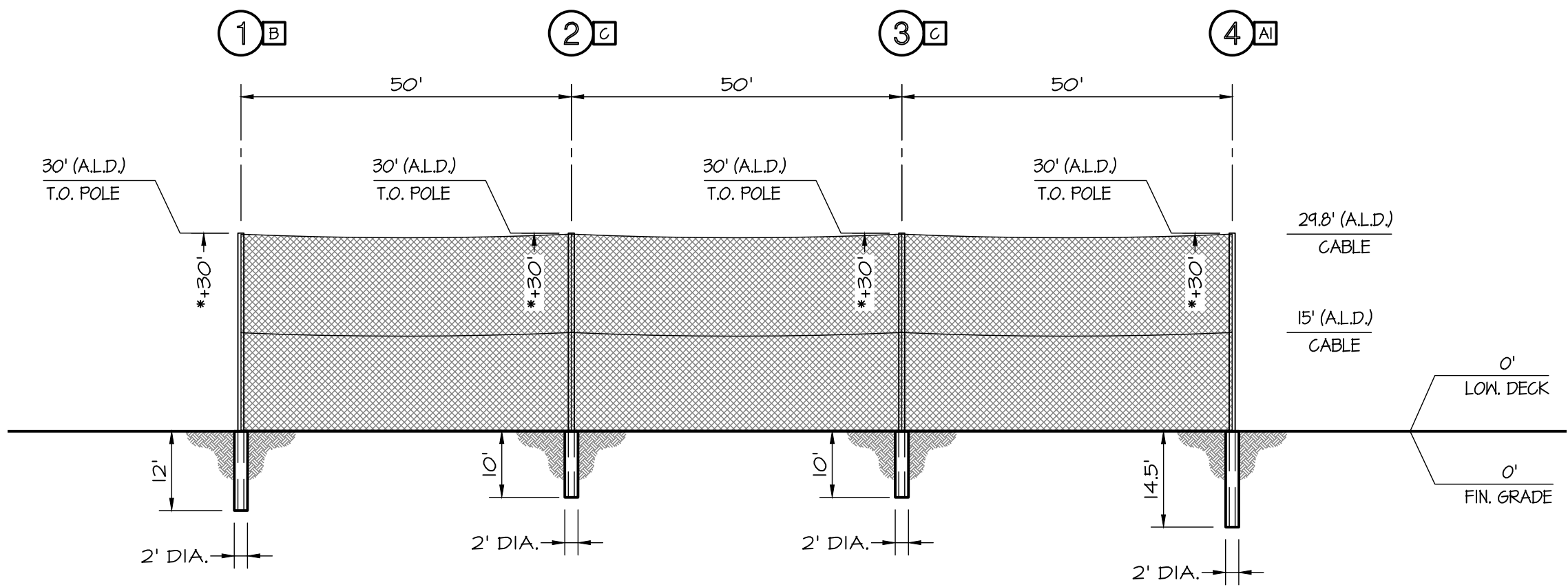
13913-100 Duval Road  
Jacksonville, Florida  
(866) 349-0057



2933 Sixteenth Street  
Bakersfield, California  
(661) 631-1582

|      |            |                                                                                                                                       |                                                                |                                                                                                                                                 |                                                      |
|------|------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
|      |            | <b>ENGEL &amp; COMPANY</b><br><i>Engineers</i><br>4009 UNION AVENUE<br>BAKERSFIELD, CA 93305<br>www.engelengineers.com (661) 327-7025 | DRAWN<br>BC<br>DATE<br>7/31/2025<br>CHECKED<br>RAG<br>APPROVED | <b>Details &amp; General Notes</b><br>Baseball Netting Barrier<br><b>Victory Sports Park</b><br>7777 Victory Lane<br>North Ridgeville, OH 44039 | SHEET NO.<br><b>S12</b><br>OF 25457<br>Page 63 of 95 |
| DATE | ISSUED FOR |                                                                                                                                       |                                                                |                                                                                                                                                 |                                                      |

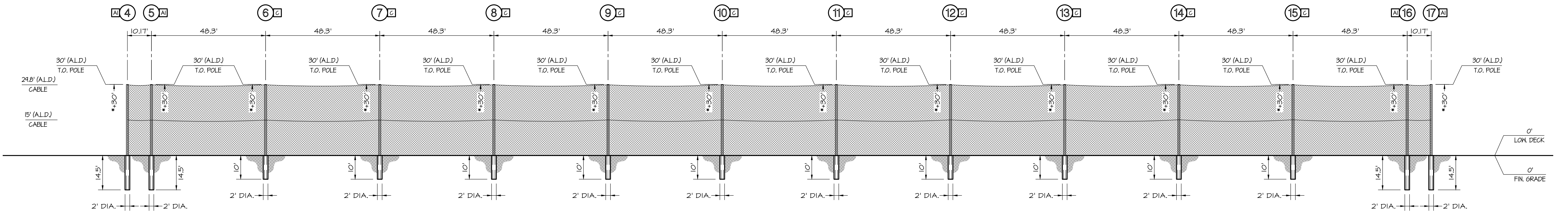




POLE NO. 1 THRU 4  
**A SYSTEM 1 ELEVATION**

1" = 20'-0"

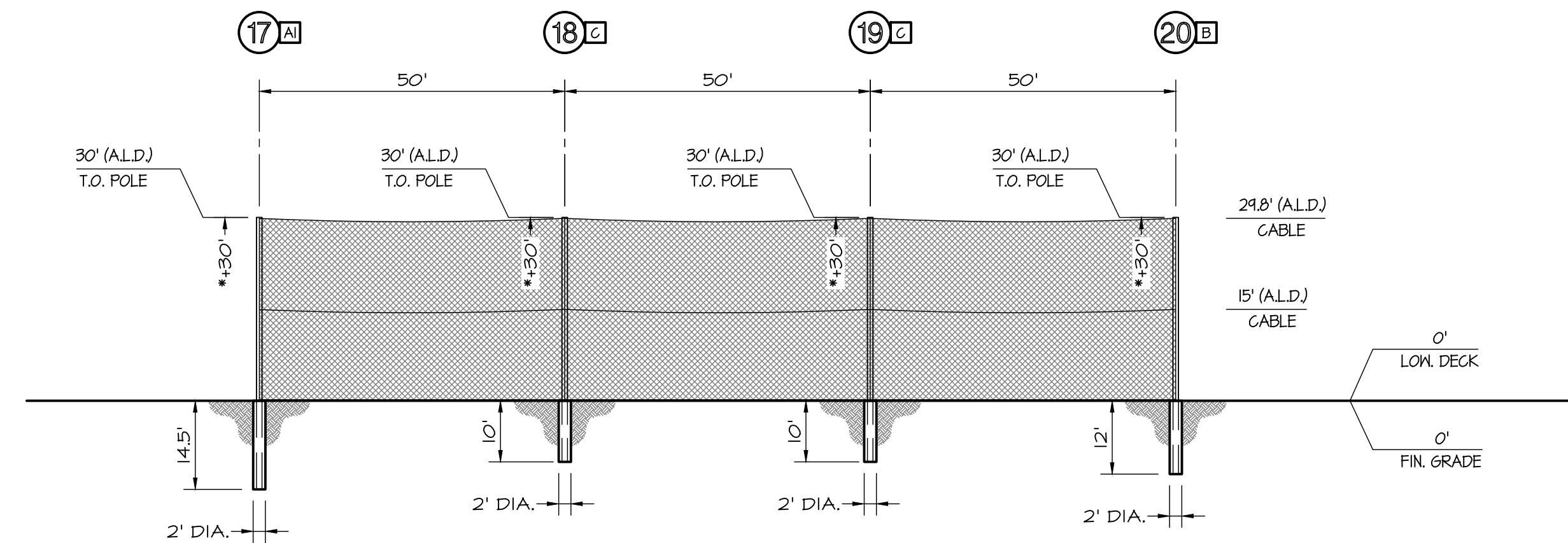
A.L.D. - DENOTES HEIGHT ABOVE THE LOWER DECK ELEVATION OF 0'  
\* - DENOTES HEIGHT ABOVE THE FINISHED GRADE AT EACH POLE LOCATION



POLE NO. 4 THRU 17  
**B SYSTEM 1 ELEVATION**

1" = 20'-0"

A.L.D. - DENOTES HEIGHT ABOVE THE LOWER DECK ELEVATION OF 0'  
\* - DENOTES HEIGHT ABOVE THE FINISHED GRADE AT EACH POLE LOCATION



POLE NO. 17 THRU 20  
**C SYSTEM 1 ELEVATION**

1" = 20'-0"

A.L.D. - DENOTES HEIGHT ABOVE THE LOWER DECK ELEVATION OF 0'  
\* - DENOTES HEIGHT ABOVE THE FINISHED GRADE AT EACH POLE LOCATION



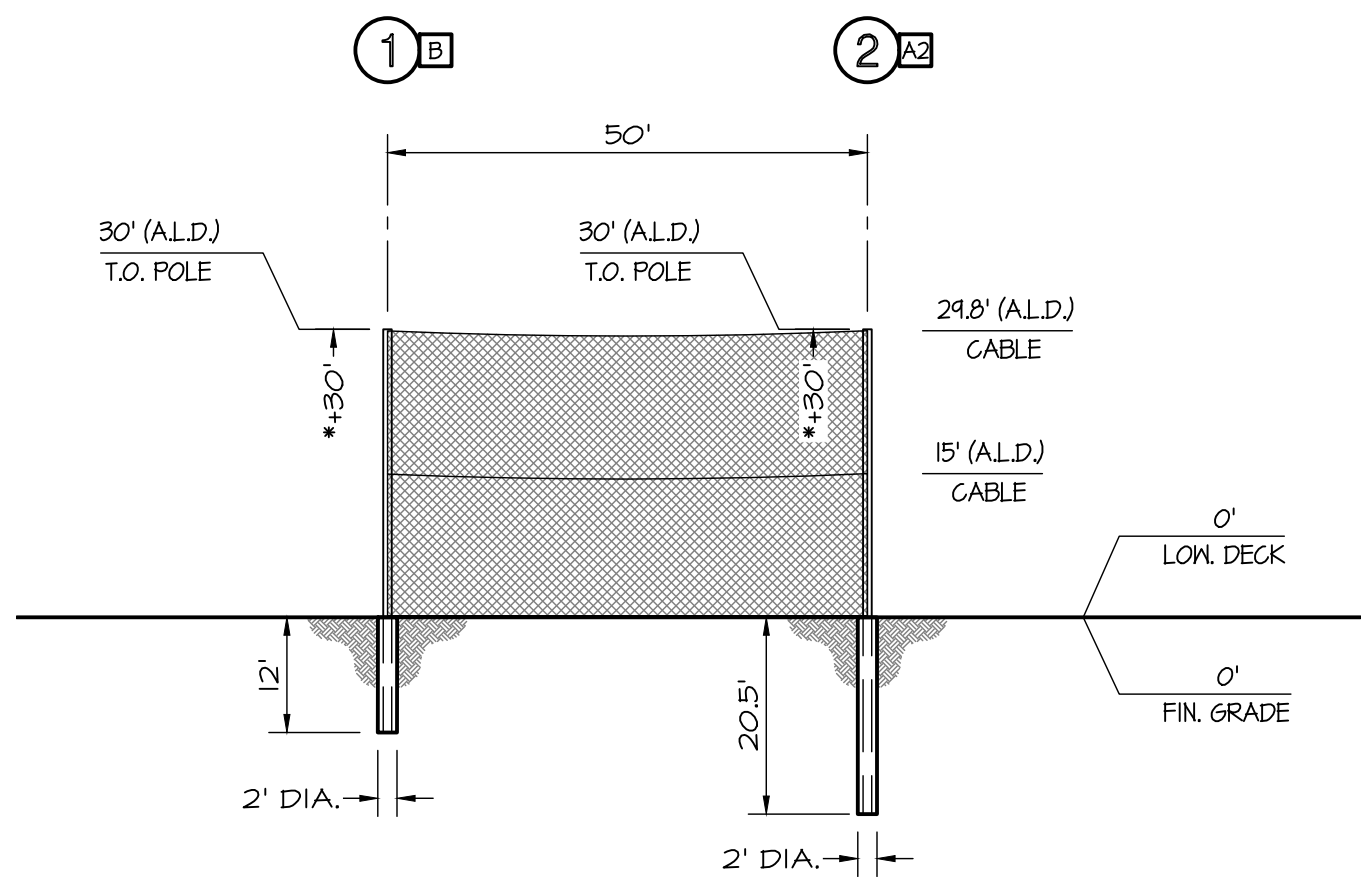
13913-100 Duval Road  
Jacksonville, Florida  
(866) 349-0057



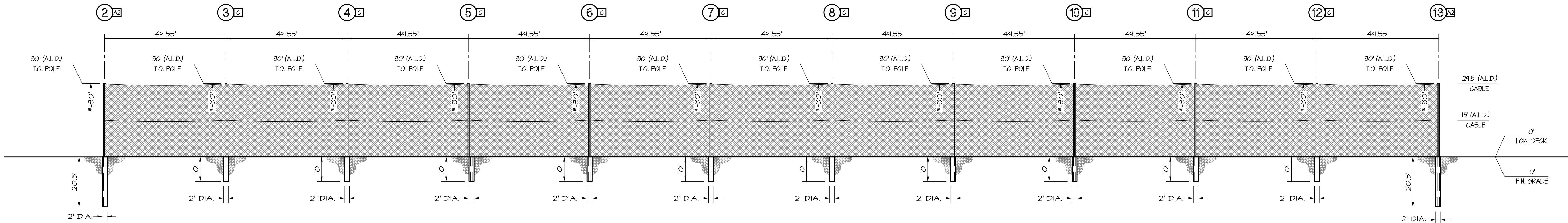
2933 Sixteenth Street  
Bakersfield, California  
(661) 631-1582

|      |            |                                                                                                                                       |                   |                                                                                                                                              |                                        |
|------|------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|      |            | <b>ENGEL &amp; COMPANY</b><br><i>Engineers</i><br>4009 UNION AVENUE<br>BAKERSFIELD, CA 93305<br>www.engelengineers.com (661) 327-7025 | DRAWN<br>BC       | <b>System 1 Pole Elevations</b><br>Baseball Netting Barrier<br><b>Victory Sports Park</b><br>7777 Victory Lane<br>North Ridgeville, OH 44039 | SHEET NO.<br><b>S13</b><br>OF<br>25451 |
|      |            |                                                                                                                                       | DATE<br>7/31/2025 |                                                                                                                                              |                                        |
|      |            |                                                                                                                                       | CHECKED<br>RAG    |                                                                                                                                              |                                        |
| DATE | ISSUED FOR |                                                                                                                                       | APPROVED          |                                                                                                                                              |                                        |

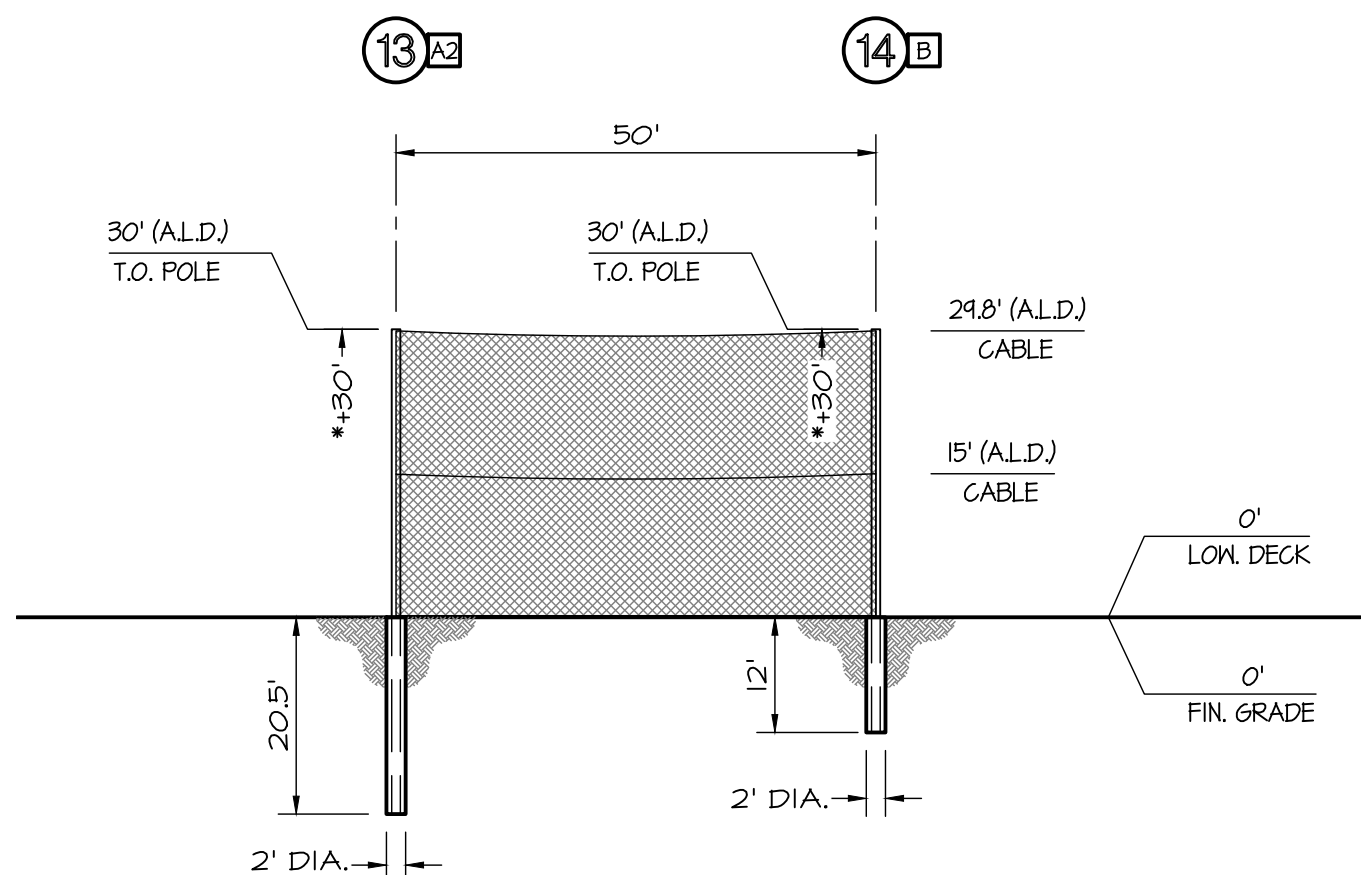




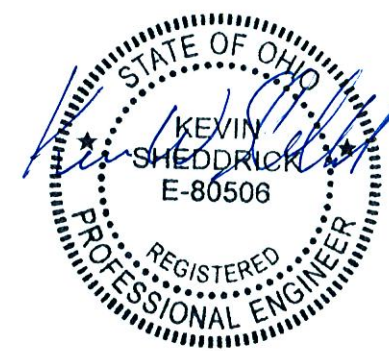
**A** POLE NO. 1 THRU 2  
**SYSTEM 2 ELEVATION**  
1" = 20'-0"  
A.L.D. - DENOTES HEIGHT ABOVE THE LOWER DECK ELEVATION OF 0'  
\* - DENOTES HEIGHT ABOVE THE FINISHED GRADE AT EACH POLE LOCATION



**B** POLE NO. 2 THRU 13  
**SYSTEM 2 ELEVATION**  
1" = 20'-0"  
A.L.D. - DENOTES HEIGHT ABOVE THE LOWER DECK ELEVATION OF 0'  
\* - DENOTES HEIGHT ABOVE THE FINISHED GRADE AT EACH POLE LOCATION



**C** POLE NO. 13 THRU 14  
**SYSTEM 2 ELEVATION**  
1" = 20'-0"  
A.L.D. - DENOTES HEIGHT ABOVE THE LOWER DECK ELEVATION OF 0'  
\* - DENOTES HEIGHT ABOVE THE FINISHED GRADE AT EACH POLE LOCATION



13913-100 Duval Road  
Jacksonville, Florida  
(866) 349-0057



2933 Sixteenth Street  
Bakersfield, California  
(661) 631-1582

|      |  |            |                                                                                                                     |  |                                                                |                                                                                                                                |                                     |
|------|--|------------|---------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| DATE |  | ISSUED FOR | ENGEL & COMPANY<br>Engineers<br>4009 UNION AVENUE<br>BAKERSFIELD, CA 93305<br>www.engelengineers.com (661) 327-7025 |  | DRAWN<br>BC<br>DATE<br>7/31/2025<br>CHECKED<br>RAG<br>APPROVED | System 2 Pole Elevations<br>Baseball Netting Barrier<br>Victory Sports Park<br>7777 Victory Lane<br>North Ridgeville, OH 44039 | SHEET NO.<br><b>S14</b><br>OF 25457 |
|------|--|------------|---------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|



# Planning Commission Application



## SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

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

## PROJECT INFORMATION

Location address: 6040 Lear Nagle Road Parcel number(s): 0760008117082

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

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

Project description: construction of new commercial building and parking lot (hair salon)

## APPLICANT/AGENT INFORMATION

Name/Company: Nicholas R. Dubecky / Integrated Outdoor Living LLC

Applicant address: 47581 US Highway 20, Oberlin OH 44074

Applicant phone: [REDACTED] Applicant email: [REDACTED]

## PROPERTY OWNER INFORMATION

Name/Company: Madison Avenue Salon LLC

Property owner address: [REDACTED]

Property owner phone: [REDACTED] Property owner email: [REDACTED]

## AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature: [Signature] Property owner signature: [Signature]

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

|        |                                |                                         |        |
|--------|--------------------------------|-----------------------------------------|--------|
| OFFICE | PPZ No.<br><u>PP22025-0414</u> | Planning Fee Paid<br><u>FEB 13 2026</u> | ACTION |
|--------|--------------------------------|-----------------------------------------|--------|



## Planning Review

March 1, 2026

Project: Madison Avenue Salon  
Location: 6040 Lear Nagle Road  
PPNs: 07-00-008-117-082  
District: B-3 Highway Commercial District

### Project Summary:

The applicant proposes construction of a new 6,000 square foot commercial building with associated site improvements for use as a hair salon.

The subject property is located on the west side of Lear Nagle Road, north of Walgreens and just off Center Ridge Road. The parcel is zoned B-3 Highway Commercial District. Properties to the west, south and east are also zoned B-3. The abutting property to the north is zoned R-1 Residence District; however, it is owned by CEI and contains electric utility infrastructure. Property beyond the utility corridor to the north is a church.

The 1.45-acre lot is currently vacant; however, it contains stormwater management facilities serving the Walgreens property as well as half of the Walgreens Lear Nagle driveway. Plans indicate a 15-foot access easement along both sides of the shared property line. The applicant proposes utilizing this shared drive for access to the salon. This will remain the only curb cut onto Lear Nagle Road. A sidewalk exists along the full frontage of the lot. The applicant has provided for a pedestrian connection between the sidewalk and the building entrance.

The proposed building meets required building setbacks and height limits. While the building is steel construction, the elevations show significant window area and architectural detailing on the most visible sides. Elevations and color renderings were provided; however, the plans do not identify proposed exterior materials and finishes.

Parking meets the required front yard setback. Twenty-four parking spaces are provided, meeting the zoning requirement for 2 spaces per chair. A dumpster enclosure is provided in the northwest corner of the site. Notes indicate it is 6 feet high white vinyl; however, detail of the enclosure and gates will be required prior to permit issuance.

A landscape plan was submitted showing foundation plantings around the building perimeter and several additional trees throughout the site. Because this B-3 property abuts a residential district, a 10-foot buffer strip is required along the north property line. Given the adjacent utility use and the church beyond, the Planning Commission may determine the need for and sufficiency of landscape buffering.

A lighting plan was provided. Parking lot fixtures are full cut-off. Some building-mounted lighting is not full cut-off; however, the Planning Commission is able to approve non full cut-off fixtures if deemed



decorative in nature. There is no light trespass onto residential property. The proposed average parking lot illumination is 3.87 footcandles (fc), where a maximum average of 2.0 fc is permitted. The plan does not comply with the lighting standard as submitted.

Signage is not included in this application and will require separate review and approval.

Comments/Recommendations:

- Label elevations with exterior materials and color selections.
- Will there be any ground mounted equipment? If so, provide screening.
- Provide parking space and drive aisle dimensions.
- Clarify the extent and location of parking lot curbing.
- Provide minimum planting sizes on the landscape plan.
- Reduce parking lot illumination to comply with code or obtain a variance.
- Provide access easement information for review.



# PROJECT: Madison Avenue Salon, LLC

6040 Lear Nagle Road, North Ridgeville, OH 44039

Parcel Number 07-00-008-117-082

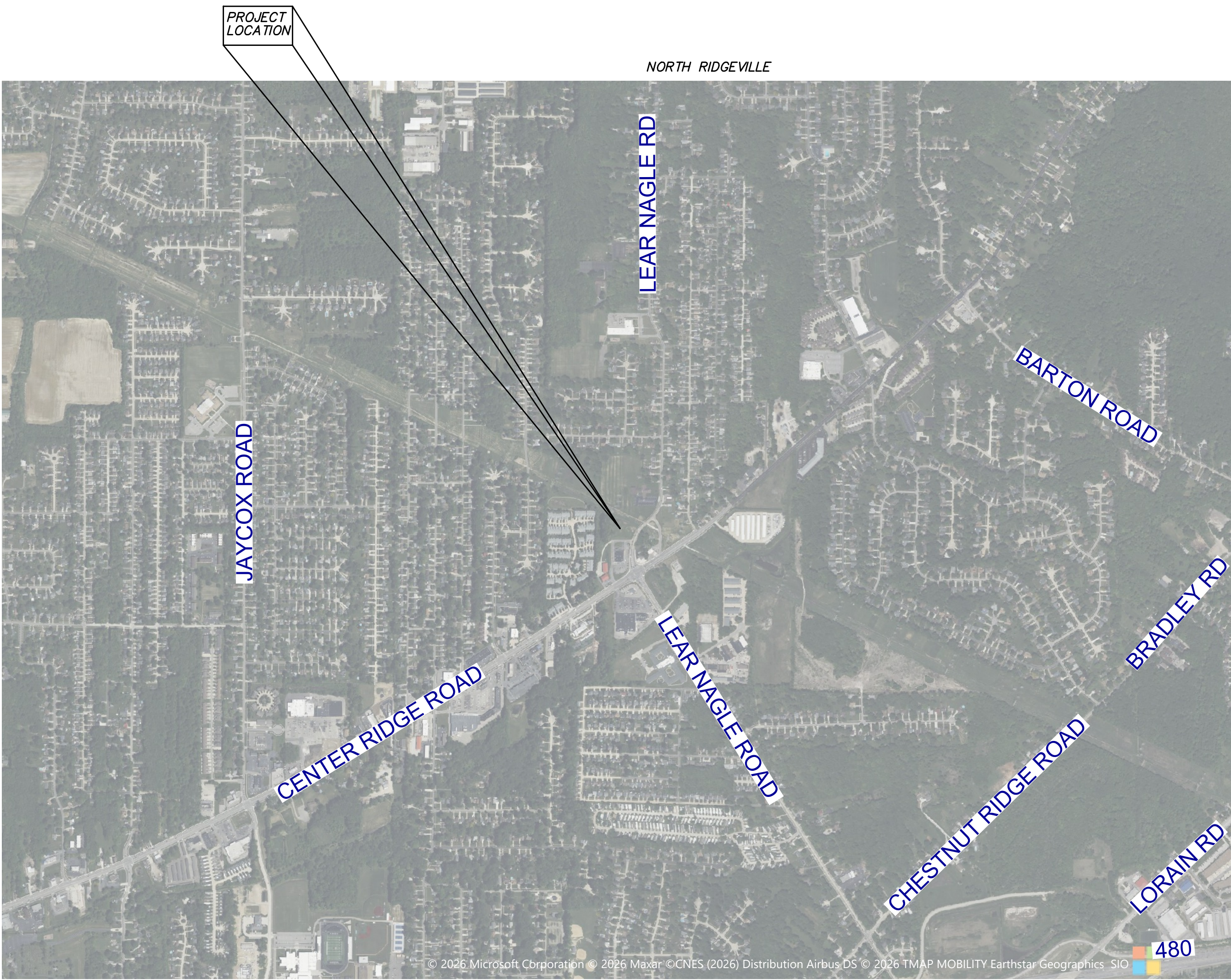
CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - STATE OF OHIO

FEBRUARY 7, 2026



## TABLE OF CONTENTS

| DESCRIPTION               | SHEET |
|---------------------------|-------|
| TITLE .....               | C-1   |
| EXISTING CONDITIONS ..... | C-2   |
| SITE PLAN .....           | C-3   |
| GRADING PLAN .....        | C-4   |



SCALE: 1" =1000'

- PLAN SET NOTES:
- 1) THE PURPOSE OF THESE PLANS ARE FOR SCHEMATIC LAYOUT AND GRADING DESIGN ONLY.
  - 2) SEE ARCHITECTURAL PLANS FOR ALL BUILDING/STRUCTURAL RELATED DESIGN.
  - 3) IF ANY DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND OTHER PLANS CONSIDERED PART OF THE FINAL PLAN SET, NOTIFY THE OWNER/ARCHITECT IMMEDIATELY BEFORE COMMENCING. ANY DISCREPANCIES BETWEEN EXISTING CONDITION RECORDS AND DIMENSIONS INDICATED HEREON SHOULD BE REPORTED BEFORE AND WORK COMMENCES.
  - 4) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CONSISTENCY BETWEEN FINAL APPROVED PLANS BETWEEN DISCIPLINES. A REVIEW SHOULD OCCUR BEFORE CONSTRUCTION COMMENCES. DLES WILL NOT BE RESPONSIBLE FOR DELAYS, STOPPAGES, OR COSTS INCURRED DUE TO AMBIGUITY OR ANY OTHER PURPOSES.
  - 5) PAVEMENT HAS NOT BEEN DESIGNED. STANDARD THICKNESS OF BASE MATERIAL AND WEARING COURSES HAVE BEEN USED FOR REFERENCE. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER TO DETERMINE THE CORRECT DESIGN CRITERIA FOR BUILDING ON THIS SPECIFIC SITE.
  - 6) ALL UTILITY CONNECTIONS MUST BE SUBJECT TO THE REQUIREMENTS OF THE UTILITY OWNER, CITY, OR AUTHORITY HAVING JURISDICTION.
  - 7) THESE PLANS HAVE NO AUTHORITY OFF THE PROJECT SITE. NOR HAS OFFSITE WORK BEEN CONSIDERED AS PART OF THESE PLANS.
  - 8) OWNER HAS DIRECTED DLES TO INDICATE UTILITY CONNECTIONS IN THE LOCATIONS SHOWN AND THE COORDINATION BETWEEN ADJOINING PROPERTY OWNERS IS THE SOLE RESPONSIBILITY OF THE CLIENT/OWNER.
  - 9) THE OWNER/CLIENT HAS BEEN MADE AWARE OF THE STANDARDS OF PRACTICE REQUIRED FOR CIVIL SITE PLANS OF THIS TYPE AND HAS DIRECTED DLES TO CONTINUE WITH THIS PRELIMINARY EXHIBIT FOR CITY REVIEW PROCESSES.

THESE PLANS ARE **NOT FOR CONSTRUCTION** UNTIL THEY CONTAIN THE CITY APPROVAL STAMP AND THE SEAL AND SIGNATURE OF THE DESIGNING ENGINEER.



PREPARED BY:

D.L. ENGINEERING, LLC dba

D.L. ENGINEERING & SURVEYING

DINO LUSTRI, P.E., P.S.

31905 Starboard Cove

Avon Lake, OH 44012

(216) 387-3781

dino@dles.co

THESE PLANS PROVIDED FOR:

Madison Avenue Salon LLC

c/o Madison Karnow

33484 Center Ridge Road

North Ridgeville, OH 44039

madisonkarnow2014@gmail.com

440-476-9466

and

Nicholas Dubecky

nick@integratedoutdoorliving.com

440-876-3450

SURVEY PERFORMED in 2025 BY:

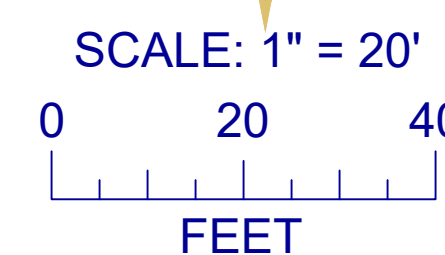
Sean Boland, P.S.

bolandsurveying@gmail.com

(440) 785-2943

TITLE SHEET **C-1**

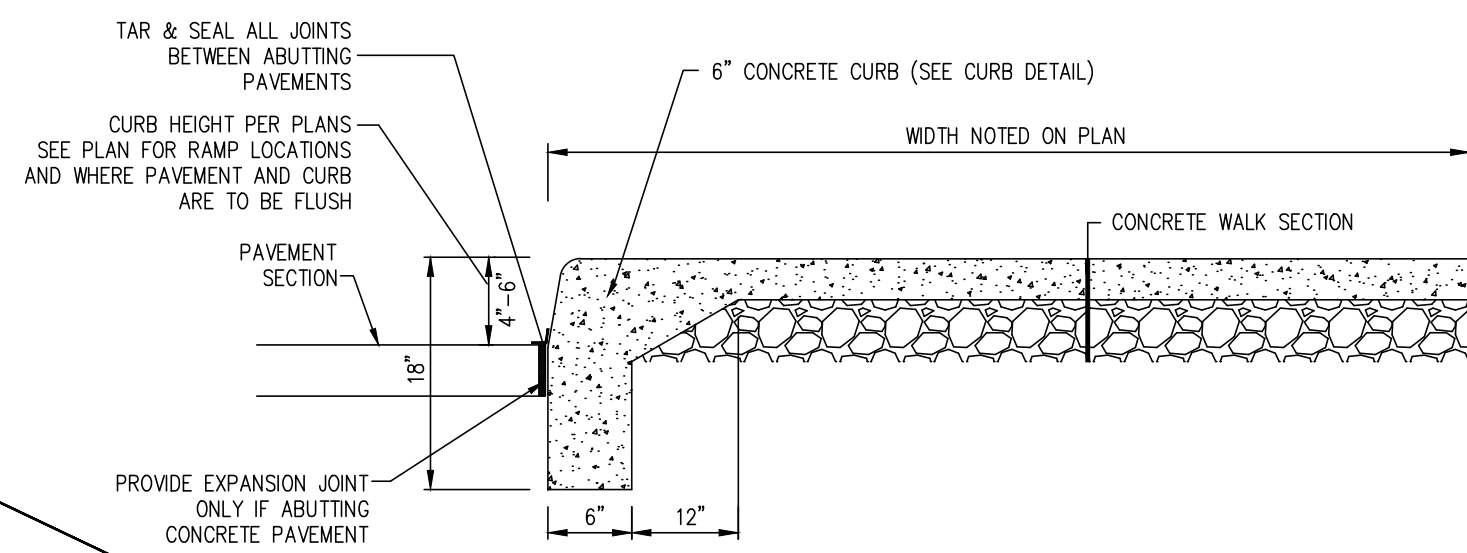




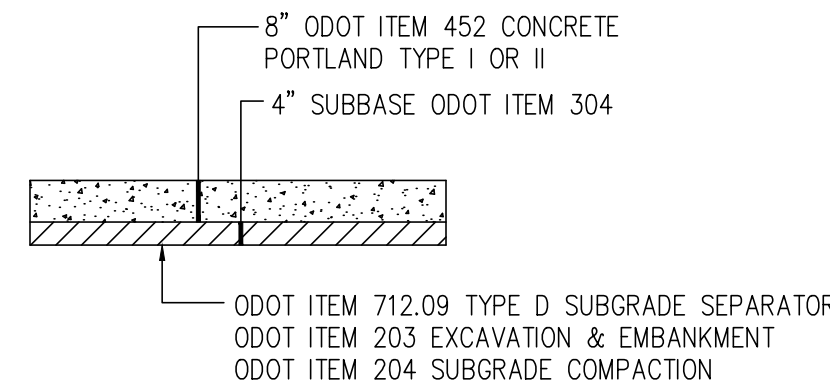




SCALE: 1" = 20'  
0 20 40  
FEET



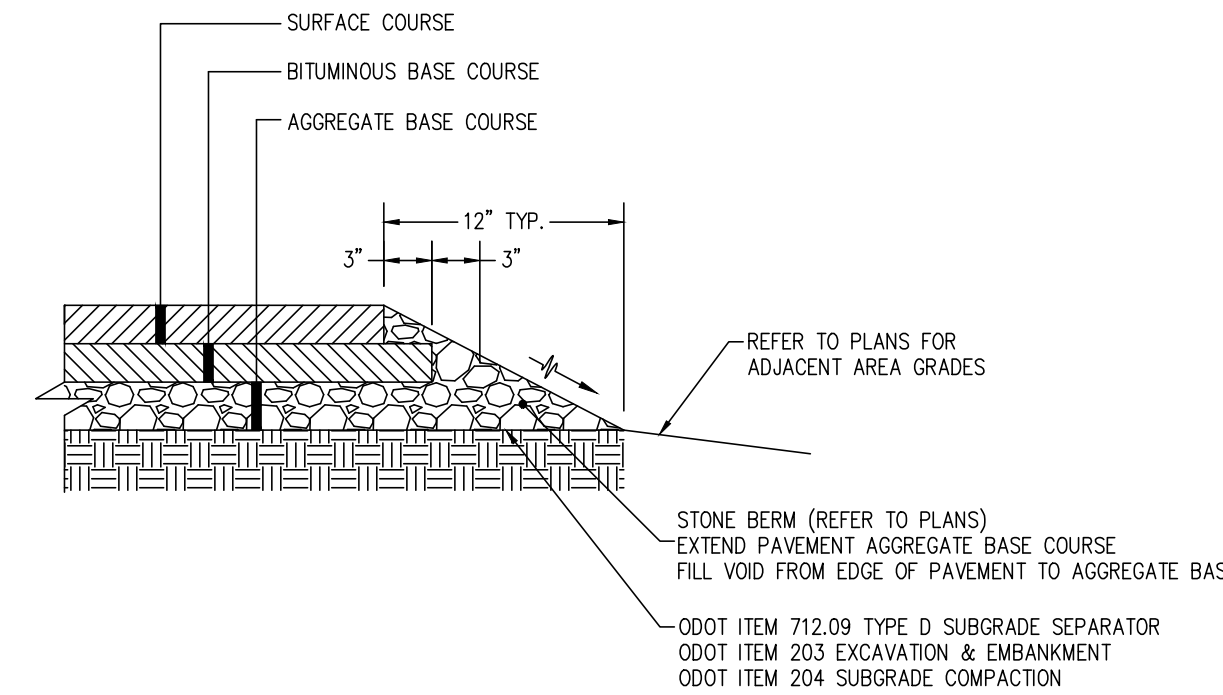
CONCRETE INTEGRAL CURB AND WALK DETAIL  
NO SCALE



CONCRETE PAVING DETAIL  
(HEAVY DUTY)  
NTS

CONCRETE PAVING NOTES

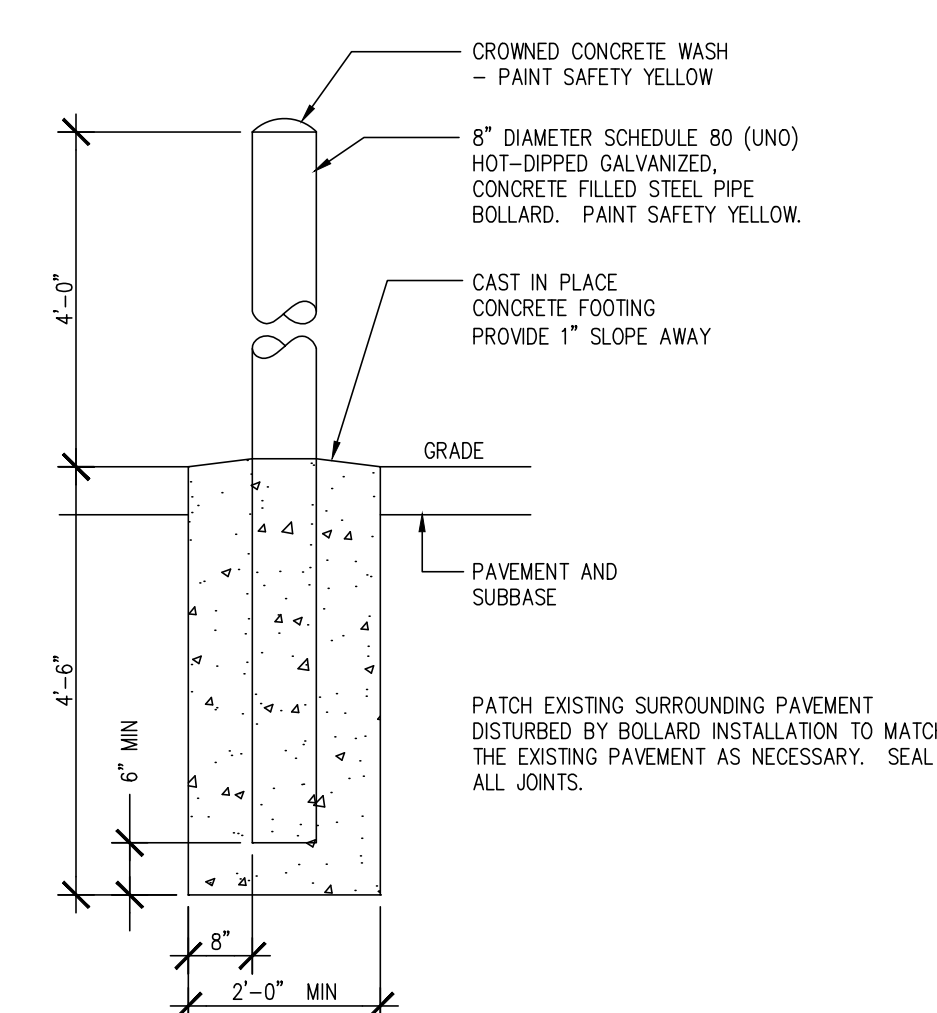
1. PROVIDE EXPANSION JOINTS AT 50' MAX SPACING
2. PROVIDE CONTRACTION JOINTS TO A DEPTH  $\frac{1}{4}$  THICKNESS AT 12' MAX SPACING
3. CONTRACTION JOINTS AT LIMITS OF CONCRETE SHALL BE PERPENDICULAR TO THE EDGES OF THE CONCRETE SURFACES
4. SUBMIT JOINT SPACING PLAN TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.



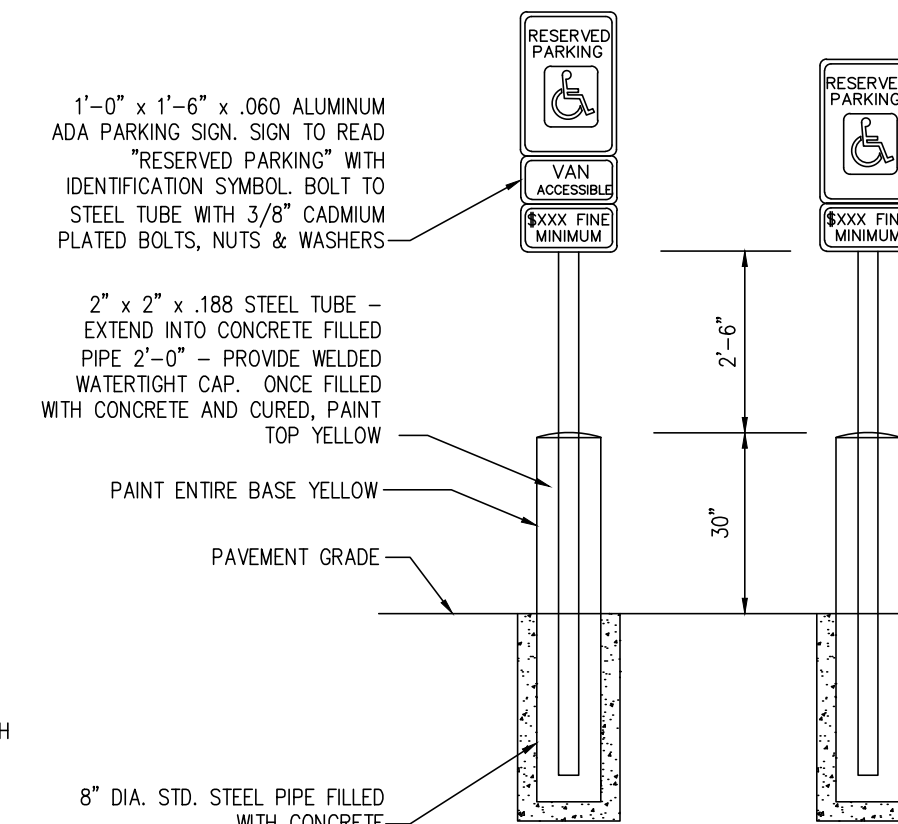
PAVEMENT EDGE AND STONE BERM DETAIL  
NOT TO SCALE

NOTES:

- DIMENSIONS SHOWN IN NON-CURBED PAVEMENT AREAS ARE REFERENCED TO THE LIMIT OF THE SURFACE COURSE
- STONE BERM TO BE SLOPED AWAY FROM ASPHALT PAVEMENT TO MAINTAIN POSITIVE DRAINAGE
- REFER TO PLANS & PAVEMENT SECTION DETAILS FOR COURSE THICKNESS



SITE BOLLARD DETAIL  
NTS



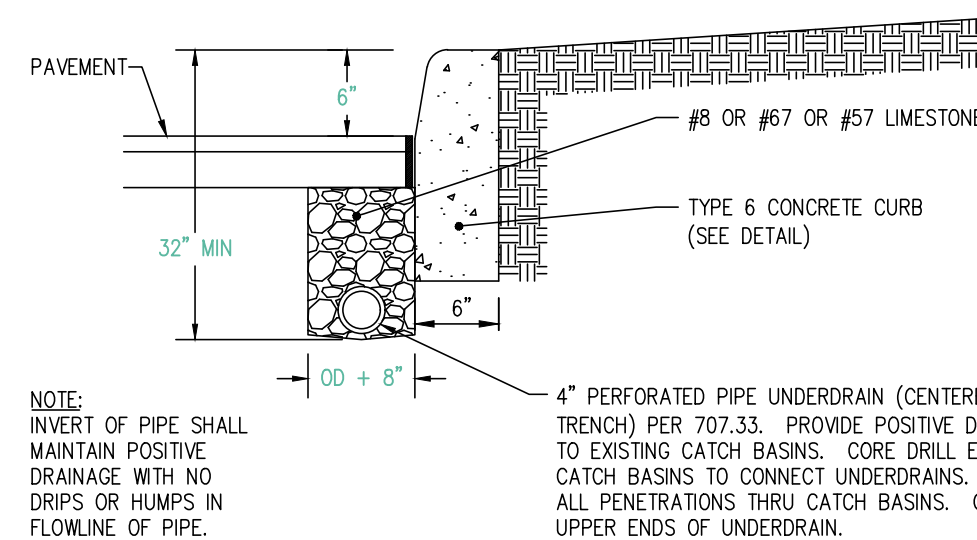
NOTES:

1. ADA PARKING SIGNAGE SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
2. PER ADA STANDARDS, THE MINIMUM HEIGHT FROM GRADE TO THE BOTTOM OF THE SIGN IS 5 FEET.
3. SIGN POSTS IN LANDSCAPING AREAS ARE NOT REQUIRED TO HAVE A CONCRETE BASE OR CONCRETE FOOTING UNLESS OTHERWISE SPECIFIED. SIGN POSTS IN LANDSCAPING AREAS ARE TO BE DRIVEN 36 INCHES INTO THE GROUND.
4. SIGN FOOTINGS ARE TO BE SUBMITTED AS SHOP DRAWINGS, THE ABOVE IS FOR REFERENCE ONLY.
5. DETERMINE MINIMUM FINE PER LOCAL CODES.

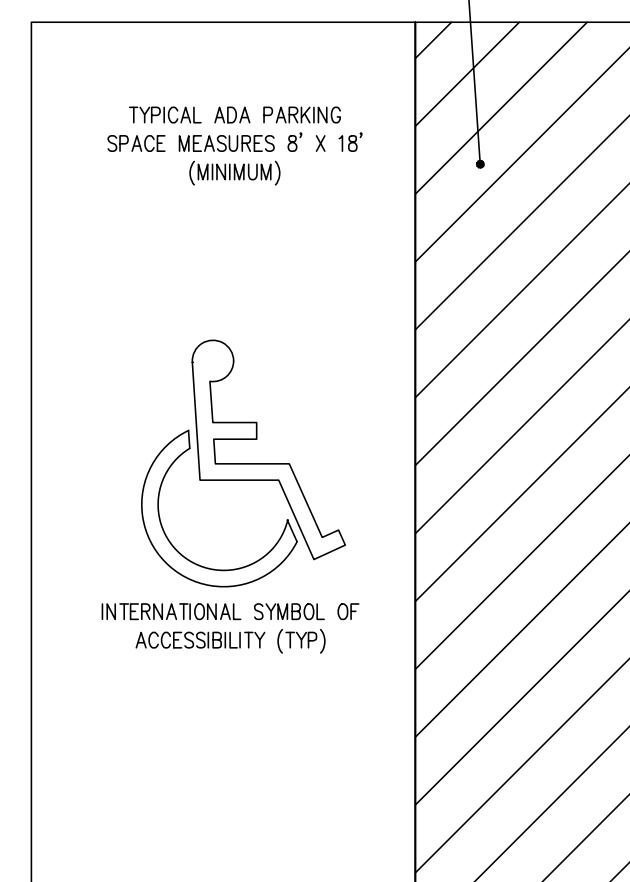
ADA PARKING SIGN  
(IN PAVEMENT)

CONCRETE WALK DETAIL  
NTS

- CONCRETE PAVING NOTES
1. PROVIDE EXPANSION JOINTS AT 50' MAX SPACING
  2. PROVIDE CONTRACTION JOINTS TO A DEPTH  $\frac{1}{4}$  THICKNESS AT 8' MAX SPACING
  3. CONTRACTION JOINTS AT LIMITS OF CONCRETE SHALL BE PERPENDICULAR TO THE EDGES OF THE CONCRETE SURFACES
  4. SUBMIT JOINT SPACING PLAN TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.



TYPE 6 CURB WITH PAVEMENT UNDERDRAIN DETAIL  
NO SCALE



ADA TYPICAL PARKING DETAIL (90° STALLS)



PREPARED BY:  
D.L. ENGINEERING, LLC dba  
D.L. ENGINEERING & SURVEYING  
DINO LUSTRI, P.E., P.S.  
(216) 387-3781  
dino@dles.co

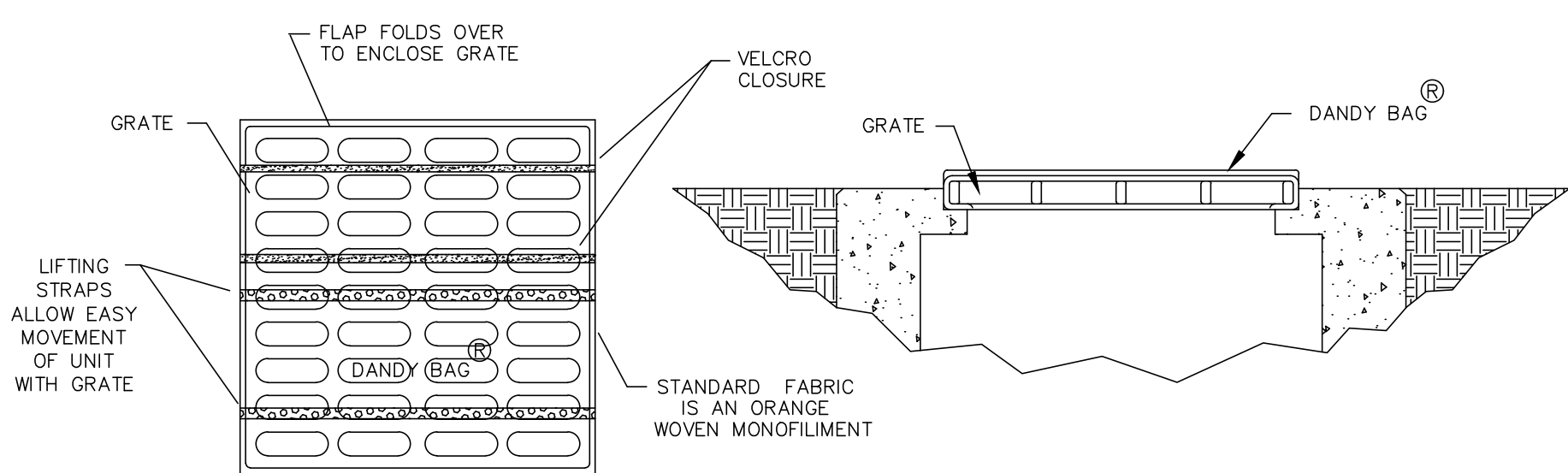
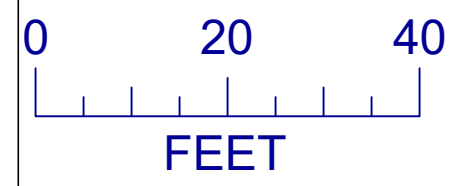
THESE PLANS ARE NOT CONSTRUCTION  
UNTIL THEY CONTAIN THE CITY APPROVAL  
STAMP AND THE SEAL AND SIGNATURE OF  
THE DESIGNING ENGINEER.

SITE C-3





SCALE: 1" = 20'

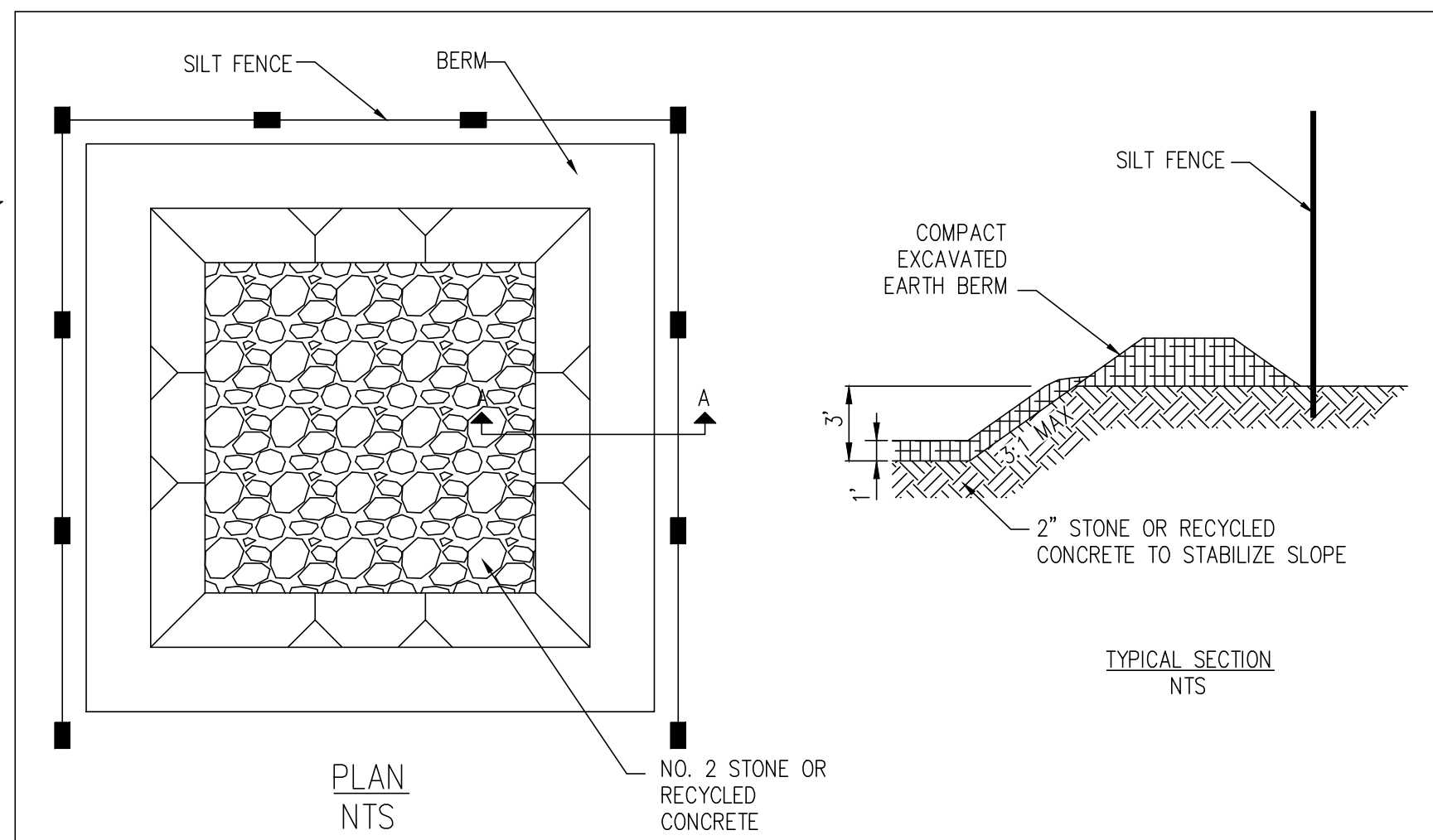


**Installation and Maintenance Guidelines**

**Installation:** The empty Dandy Bag® should be placed over the grate as the grate stands on end. If using optional oil absorbents; place absorbent pillow in pouch, on the bottom (below-grade side) of the unit. Attach absorbent pillow to tether loop. Tuck the enclosure flap inside to completely enclose the grate. Holding the lifting devices (do not rely on lifting devices to support the entire weight of the grate), place the grate into its frame.

**Maintenance:** Remove all accumulated sediment and debris from surface and vicinity of unit after each storm event. Remove sediment that has accumulated within the containment area of the Dandy Bag® as needed. If using optional oil absorbents; remove and replace absorbent pillow when near saturation.

**DANDY BAG® DETAIL**  
OR APPROVED ALTERNATE



**NOTES:**

1. TEMPORARY TRUCK WASHOUT FACILITIES SHOULD BE CONSTRUCTED AS SHOWN ON THIS DETAIL. THE QUANTITY AND VOLUME SHOULD BE SUFFICIENT TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
2. THE WASHOUT AREA SHALL BE LOCATED ADJACENT TO A STABILIZED DRIVE/AREA.
3. CONCRETE WASTE SHALL BE CLEANED OUT PERIODICALLY TO MAINTAIN AN ADEQUATE VOLUME.
4. FOLLOWING CONSTRUCTION, THE WASHOUT SHALL BE REMOVED BY CONTRACTOR.

**TEMPORARY CONCRETE WASHOUT DETAIL**

| SEEDING DATES             | SPECIES                                               | LB/1000 FT² | LB/ACRES       |
|---------------------------|-------------------------------------------------------|-------------|----------------|
| 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            |
|                           | CREeping RED FESCUE                                   | 0.4         | 17             |
|                           | KENTUCKY BLUEGRASS                                    | 0.4         | 17             |
| AUGUST 16 TO NOVEMBER 1   | OATS                                                  | 3           | 128 (4 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 RYEGRASS                                    | 1           | 40             |
| NOVEMBER 1 TO FEBRUARY 29 | TALL FESCUE                                           | 1           | 40             |
|                           | ANNUAL RYEGRASS                                       | 1           | 40             |
|                           | ANNUAL RYEGRASS                                       | 1.25        | 40             |
|                           | PERENNIAL RYEGRASS                                    | 3.25        | 40             |
|                           | CREeping RED FESCUE                                   | 0.4         | 40             |
|                           | KENTUCKY BLUEGRASS                                    | 0.4         | 40             |
|                           | USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING. |             |                |
|                           | NOTE: OTHER APPROVED SEED SPECIES MAY BE APPROVED.    |             |                |
|                           |                                                       |             |                |
|                           |                                                       |             |                |

**ADDITIONAL TEMPORARY STABILIZATION NOTES:**

1. TEMPORARY SEEDING IS REQUIRED FOR ANY AREAS THAT WILL REMAIN IDLE OVER THE WINTER PRIOR TO THE ONSET OF WINTER WEATHER.
2. TEMPORARY SEEDING IS REQUIRED WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE FOR AN AREA WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE THAT WILL REMAIN IDLE FOR 14 DAYS OR MORE.
3. TEMPORARY SEEDING IS REQUIRED ON ANY DISTURBED AREA, INCLUDING SOIL STOCKPILES THAT WILL LIE DORMANT FOR MORE THAN 14 DAYS, BUT LESS THAN ONE YEAR AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE.

**TEMPORARY SEEDING SPECIFICATIONS**

**SPECIFICATIONS FOR FILTER SOCK (NOT TO SCALE)**

1. MATERIALS — COMPOST USED FOR FILTER SOCKS SHALL BE WEED, PATHOGEN AND INSECT FREE AND FREE OF REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. THEY SHALL BE DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER AND CONSIST OF PARTICLES RANGING FROM 3/8" TO 2".

2. FILTER SOCKS SHALL BE 3 OR 5 MILL CONTINUOUS, TUBULAR, HDPE 3/8" KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS.

3. FILTER SOCKS SHALL BE PLACED ON A LEVEL LINE ACROSS SLOPES, GENERALLY PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND AS NEEDED MID-SLOPE.

4. FILTER SOCKS INTENDED TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, SHALL BE SEEDED AT THE TIME OF INSTALLATION OF ESTABLISHMENT OF PERMANENT VEGETATION.

5. FILTER SOCKS ARE NOT TO BE USED IN CONCENTRATED FLOW SITUATIONS OR IN RUNOFF CHANNELS.

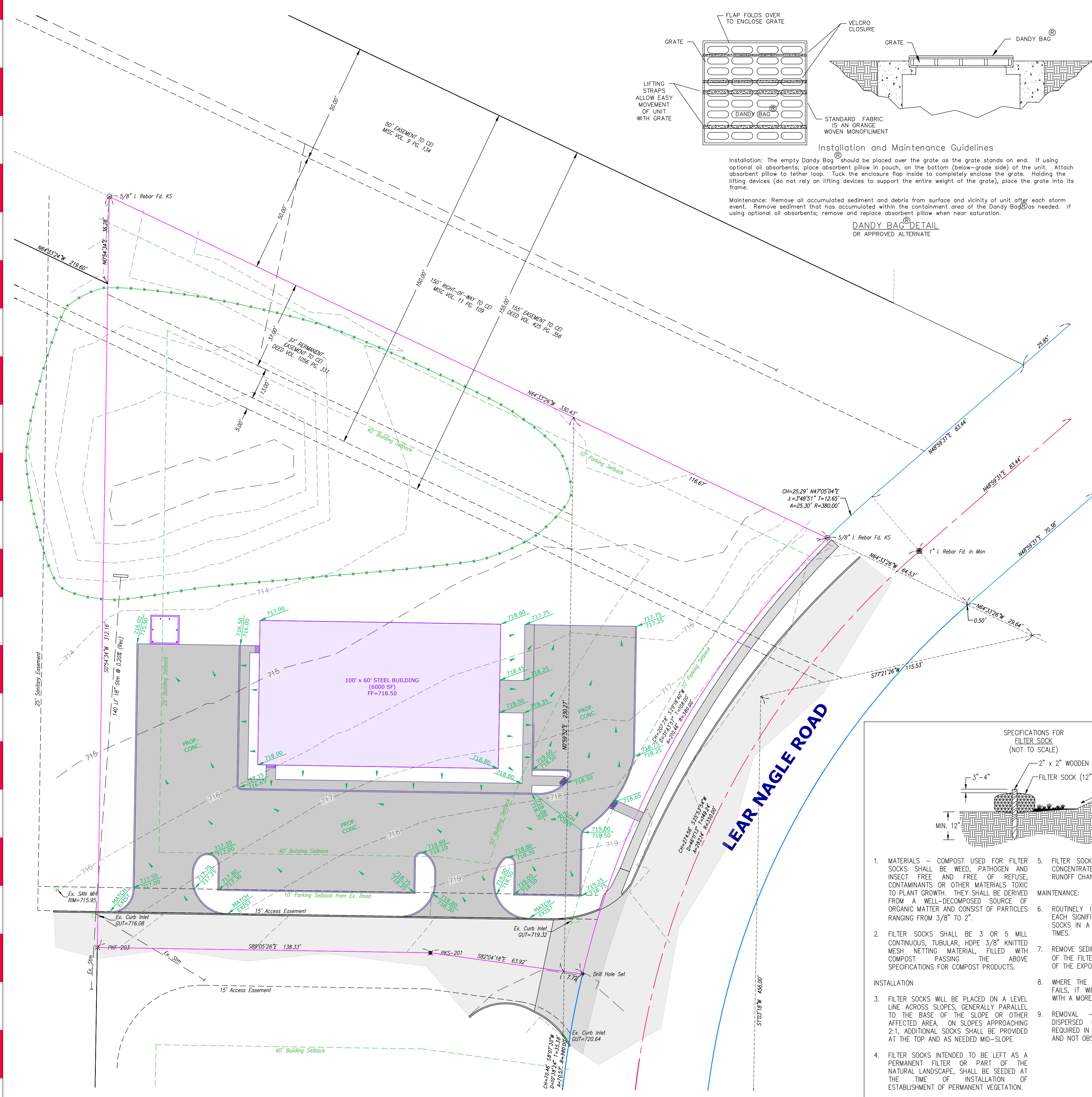
6. ROUTINELY INSPECT FILTER SOCKS AFTER EACH SIGNIFICANT RAIN, MAINTAINING FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES.

7. REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER SOCKS WHEN THE REACH 1/3 OF THE EXPOSED HEIGHT OF THE PRACTICE.

8. WHERE THE FILTER SOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.

9. REMOVAL — FILTER SOCKS WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED IN SUCH A WAY AS TO FACILITATE AND NOT OBSTRUCT SEEDINGS.

**INSTALLATION**



**THESE PLANS ARE NOT CONSTRUCTION UNTIL THEY CONTAIN THE CITY APPROVAL STAMP AND THE SEAL AND SIGNATURE OF THE DESIGNING ENGINEER.**

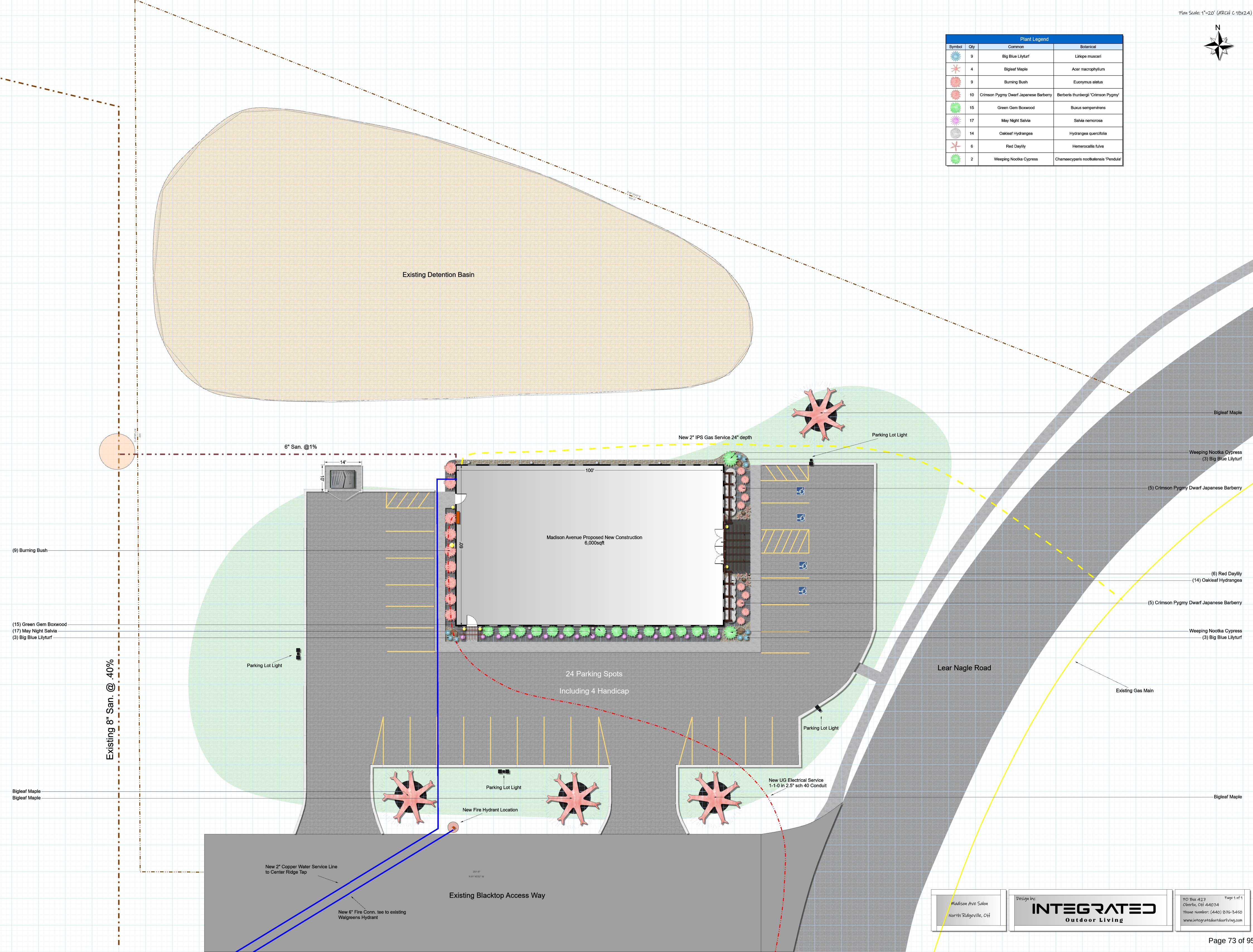
**PREPARED BY:**  
**D.L. ENGINEERING, LLC dba**  
**D.L. ENGINEERING & SURVEYING**  
DINO LUSTRI, P.E., P.S.  
(216) 387-3781  
dino@dles.co

**GRADING C-4**

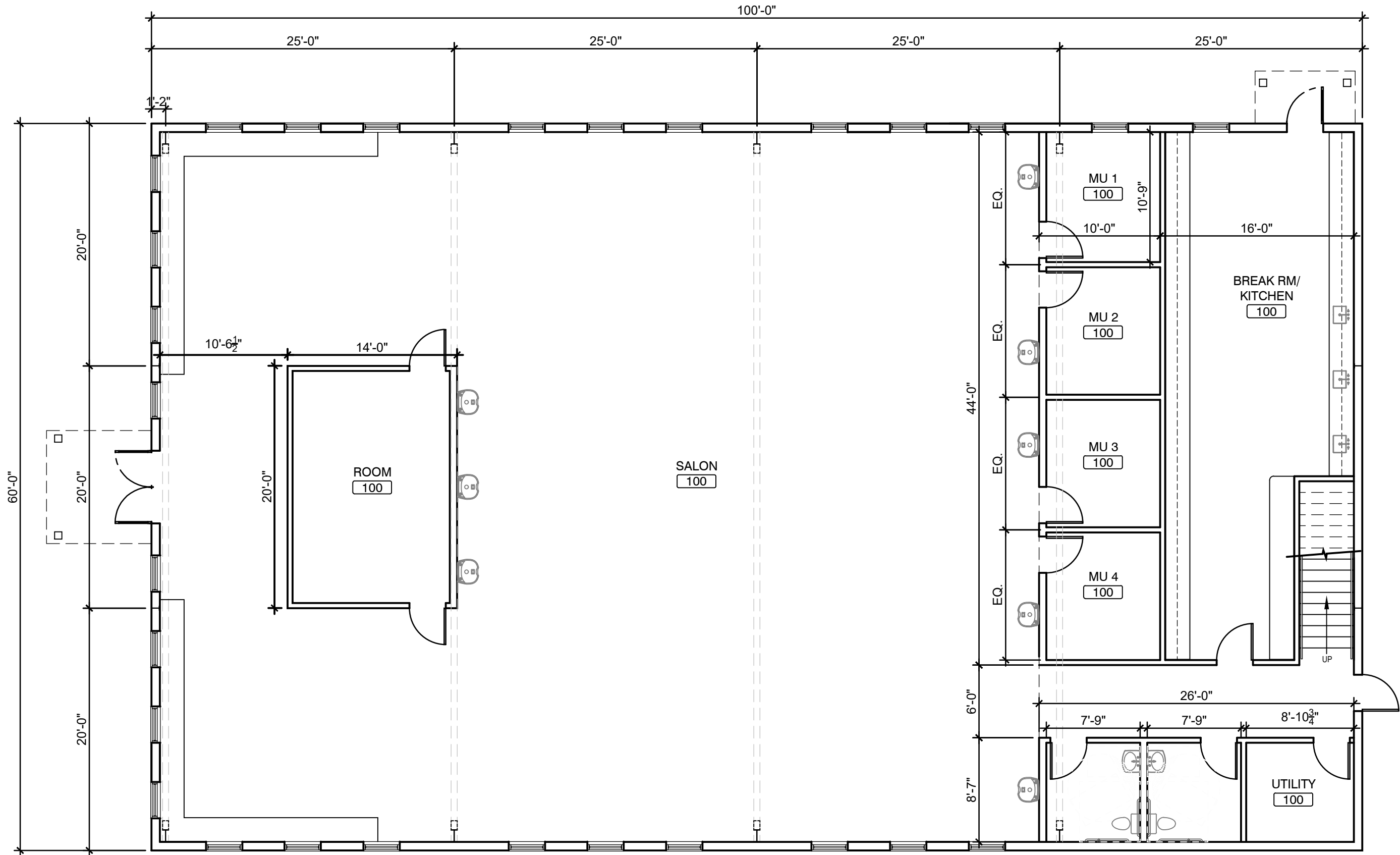




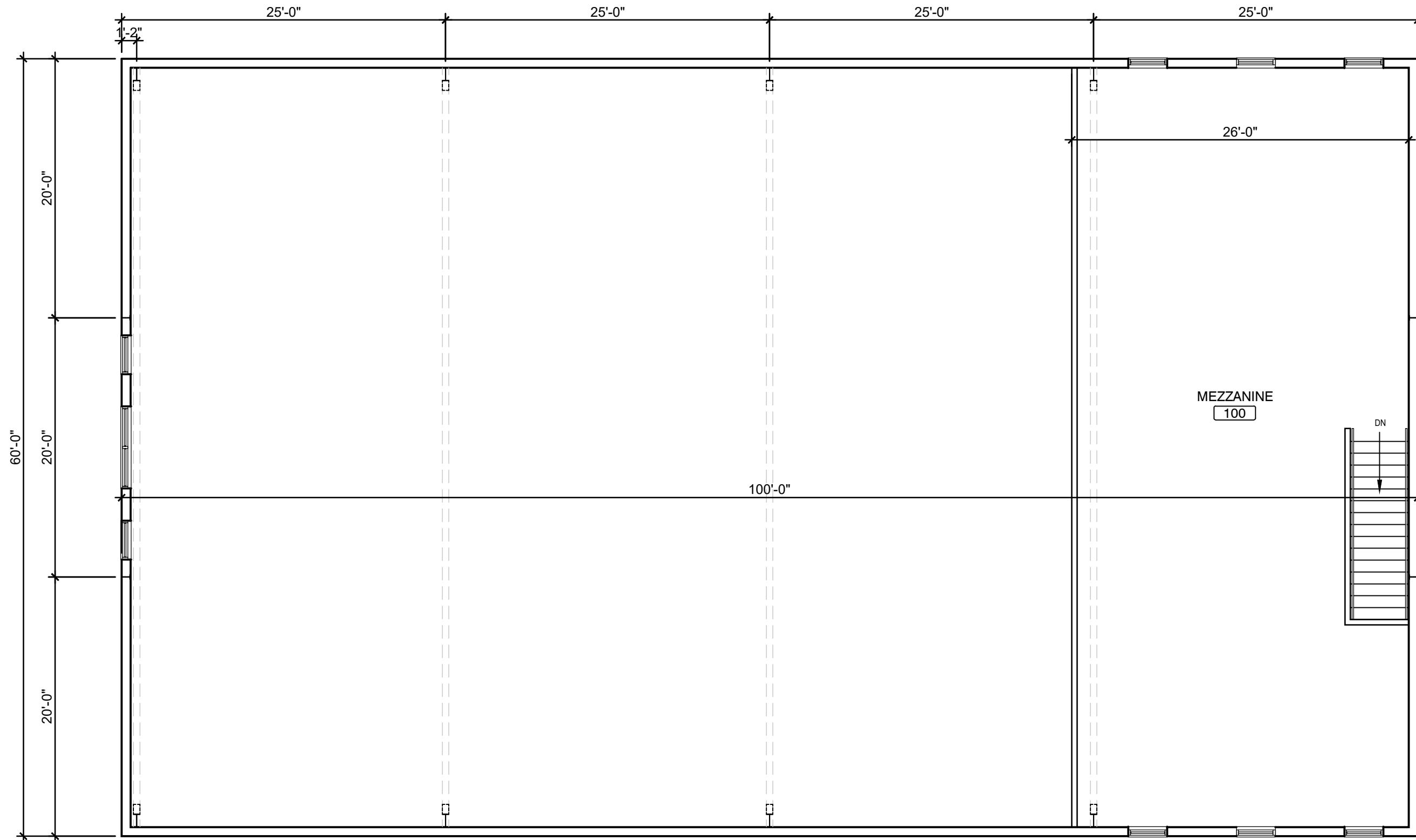
| Plant Legend |     |                                       |                                      |
|--------------|-----|---------------------------------------|--------------------------------------|
| Symbol       | Qty | Common                                | Botanical                            |
|              | 9   | Big Blue Lilyturf                     | Liriope muscari                      |
|              | 4   | Bigleaf Maple                         | Acer macrophyllum                    |
|              | 9   | Burning Bush                          | Euonymus alatus                      |
|              | 10  | Crimson Pygmy Dwarf Japanese Barberry | Berberis thunbergii 'Crimson Pygmy'  |
|              | 15  | Green Gem Boxwood                     | Buxus sempervirens                   |
|              | 17  | May Night Salvia                      | Salvia nemorosa                      |
|              | 14  | Oakleaf Hydrangea                     | Hydrangea quercifolia                |
|              | 6   | Red Daylily                           | Hemerocallis fulva                   |
|              | 2   | Weeping Nootka Cypress                | Chamaecyparis nootkatensis 'Pendula' |



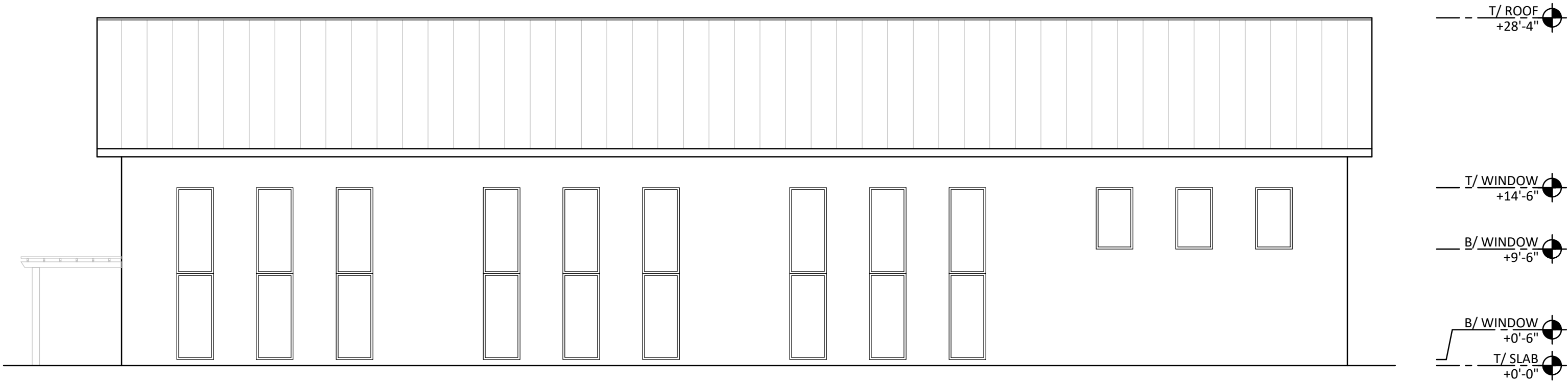












T/ ROOF  
+28'-4"

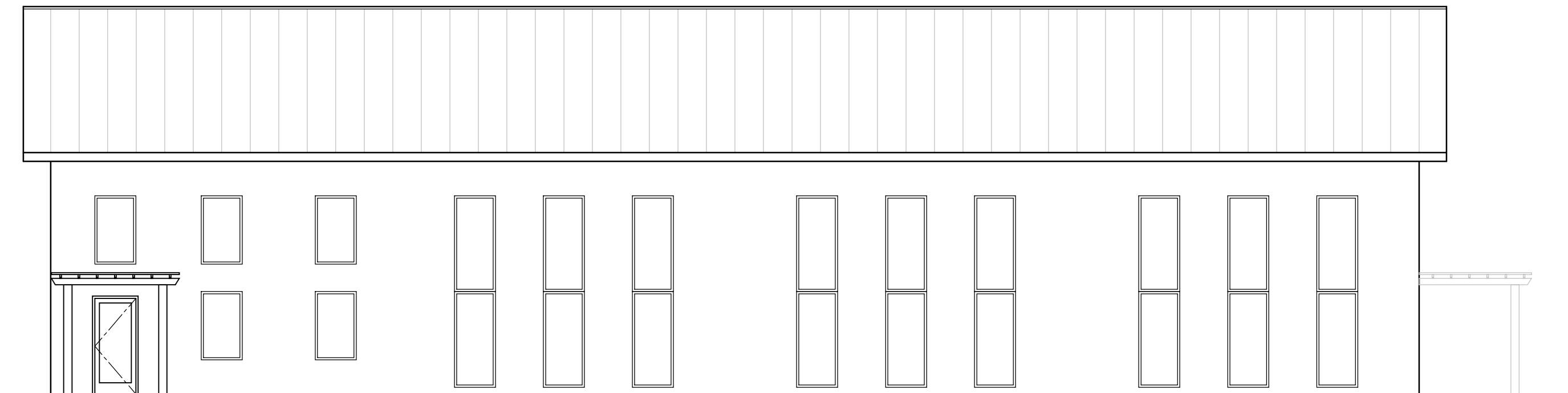
T/ WINDOW  
+14'-6"

B/ WINDOW  
+9'-6"

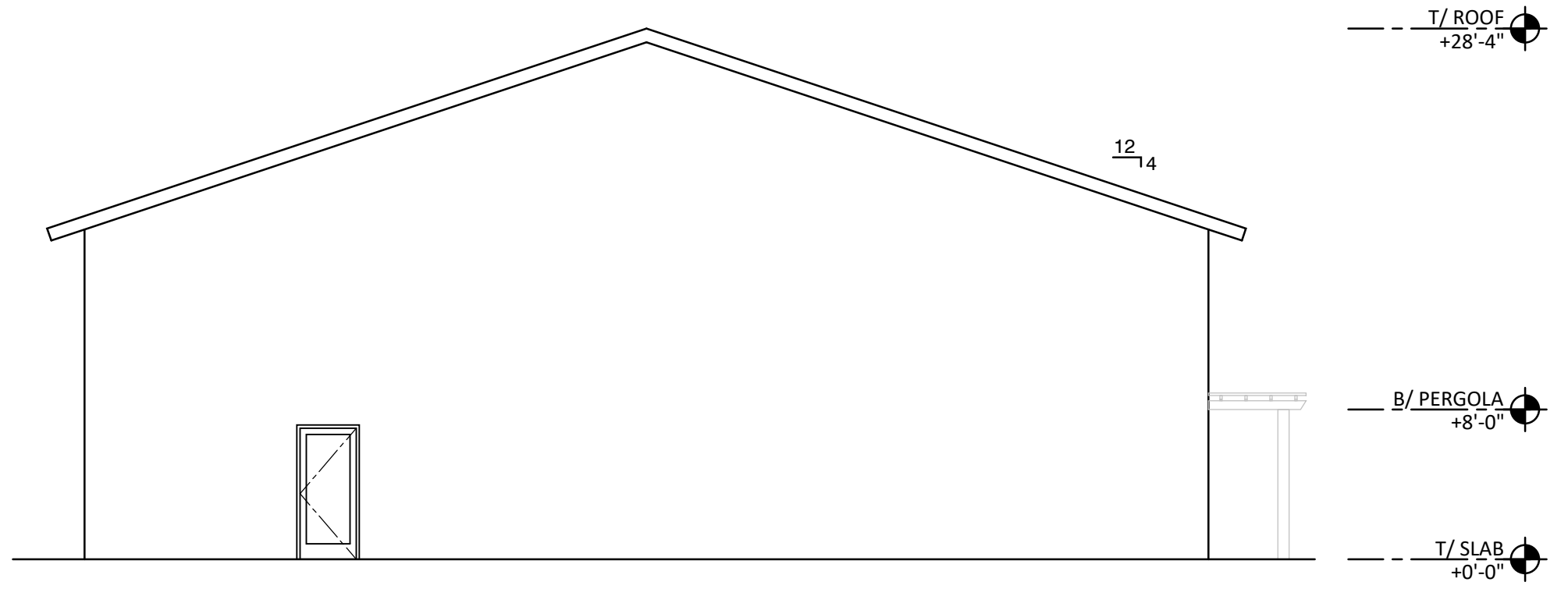
B/ PERGOLA  
+8'-0"

B/ WINDOW  
+0'-6"

T/ SLAB  
+0'-0"











# PHOTOMETRIC PLAN

Illuminance calculations, uniformity review, and documentation prepared for permitting and design coordination.

**DELIVERABLES**

Calculated light levels • Uniformity • Summary tables • IES polar diagrams

**USE**

Permit submittal • Design review • Procurement support

**DOCUMENTATION**

Print-ready ANSI B (11×17 in)



PHOTOMETRIC PLAN

Project Name: Madison Avenue Salon, LLC

Scope: Photometric Plan

Client: Nicholas Dubecky

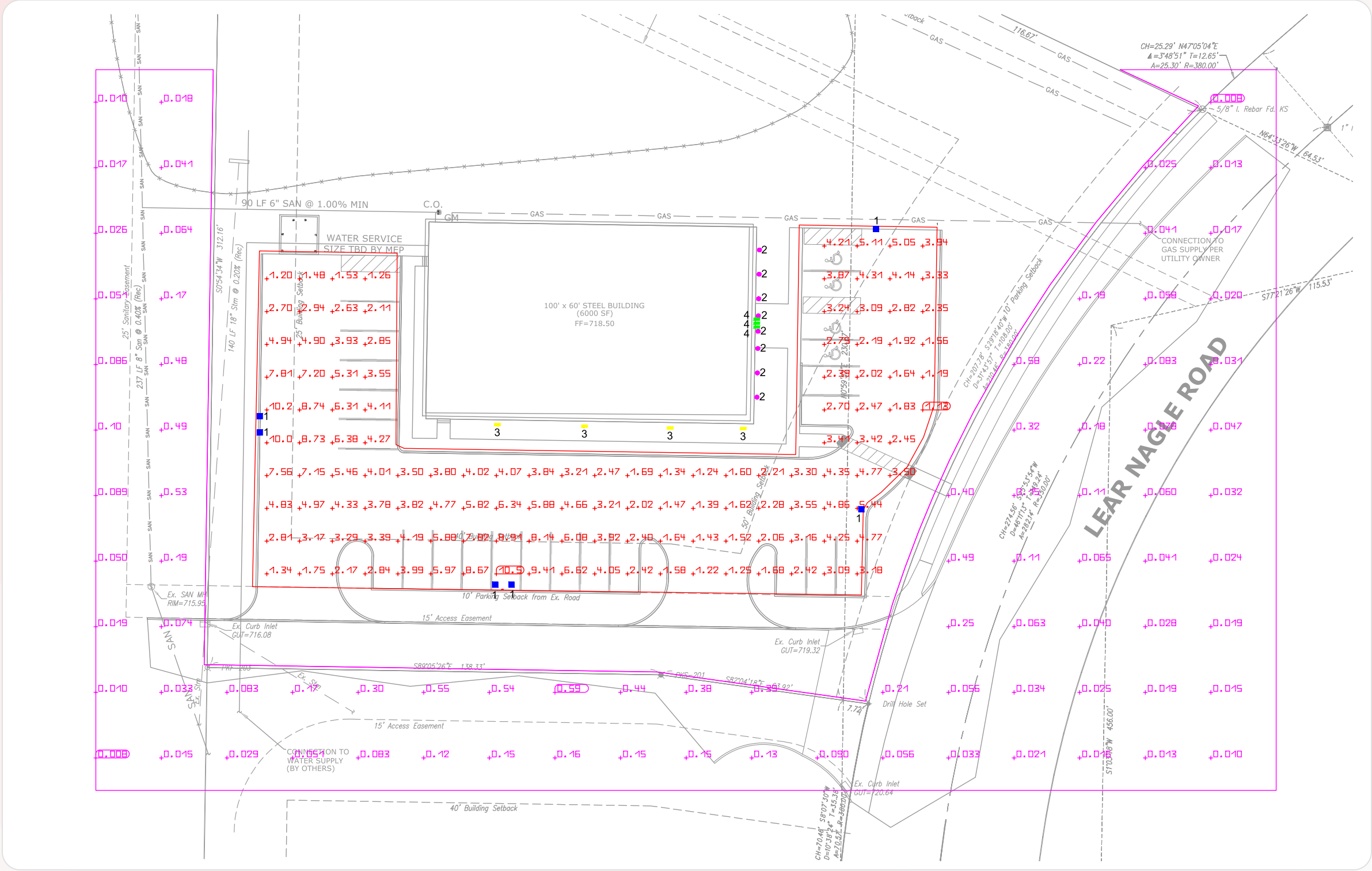
Date: 02/10/26

Prepared by: Stetra Lighting



Web: [stetralighting.com](http://stetralighting.com) | Email: [info@stetralighting.com](mailto:info@stetralighting.com)

PHOTOMETRIC SUMMARY



FIXTURE SCHEDULE

| ID | QTY | TYPE       | P(W)  | LM(LM)   | MH     | TILT | LLF |
|----|-----|------------|-------|----------|--------|------|-----|
| 1  | 6   | Area Light | 100 W | 16600 lm | 25 ft  | 15 ° | 0.9 |
| 2  | 8   | Downlight  | 6 W   | 500 lm   | ft     | 0 °  | 0.9 |
| 3  | 4   | Floodlight | 8 W   | 520 lm   | 0.7 ft | 0 °  | 0.9 |
| 4  | 3   | Floodlight | 17 W  | 2890 lm  | 15 ft  | 0 °  | 0.9 |

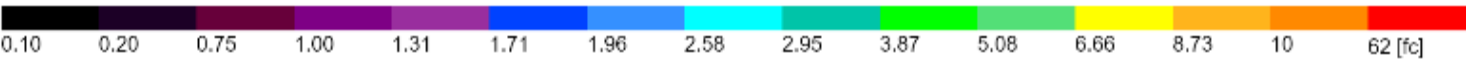
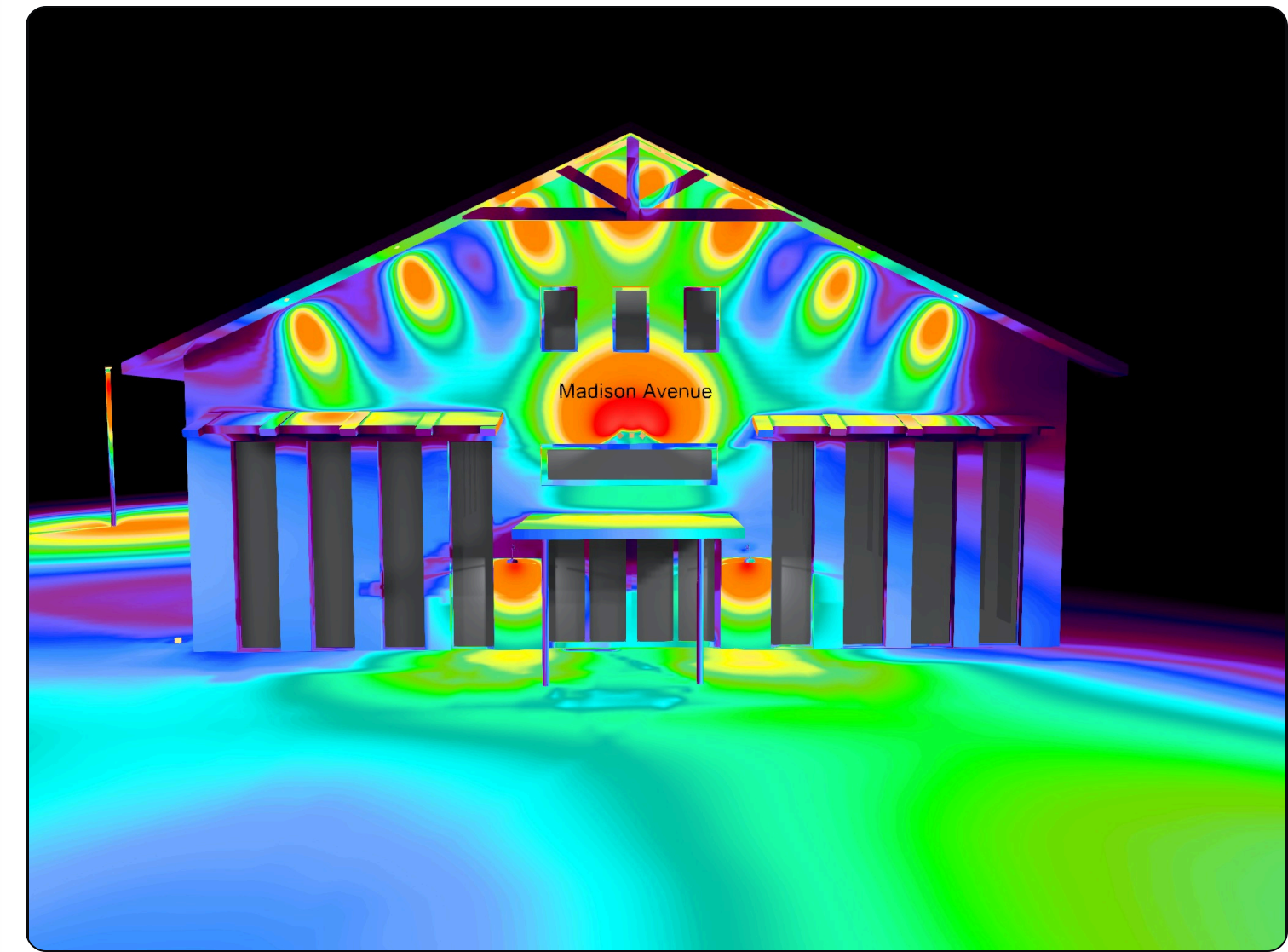
PHOTOMETRIC RESULTS

| Parking Lot @ 0ft AFF        |           |           |             |             |
|------------------------------|-----------|-----------|-------------|-------------|
| Avg (FC)                     | Emax (FC) | Emin (FC) | Eavg / Emin | Emax / Emin |
| 3.87                         | 10.5      | 1.13      | 3.42        | 9.29        |
| Tresspass Lighting @ 0ft AFF |           |           |             |             |
| Avg (FC)                     | Emax (FC) | Emin (FC) | Eavg / Emin | Emax / Emin |
| 0.14                         | 0.59      | 0         | —           | —           |



FALSE COLOR & 3D RENDER

FALSE COLOR RENDER



FC LEVELS

3D RENDER





**Project Name:** Madison Avenue Salon, LLC  
**Scope:** Photometric Plan  
**Client:** Nicholas Dubecky

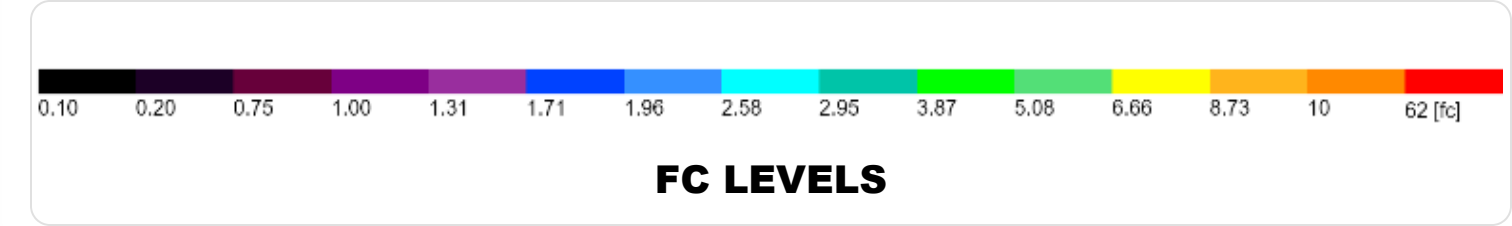
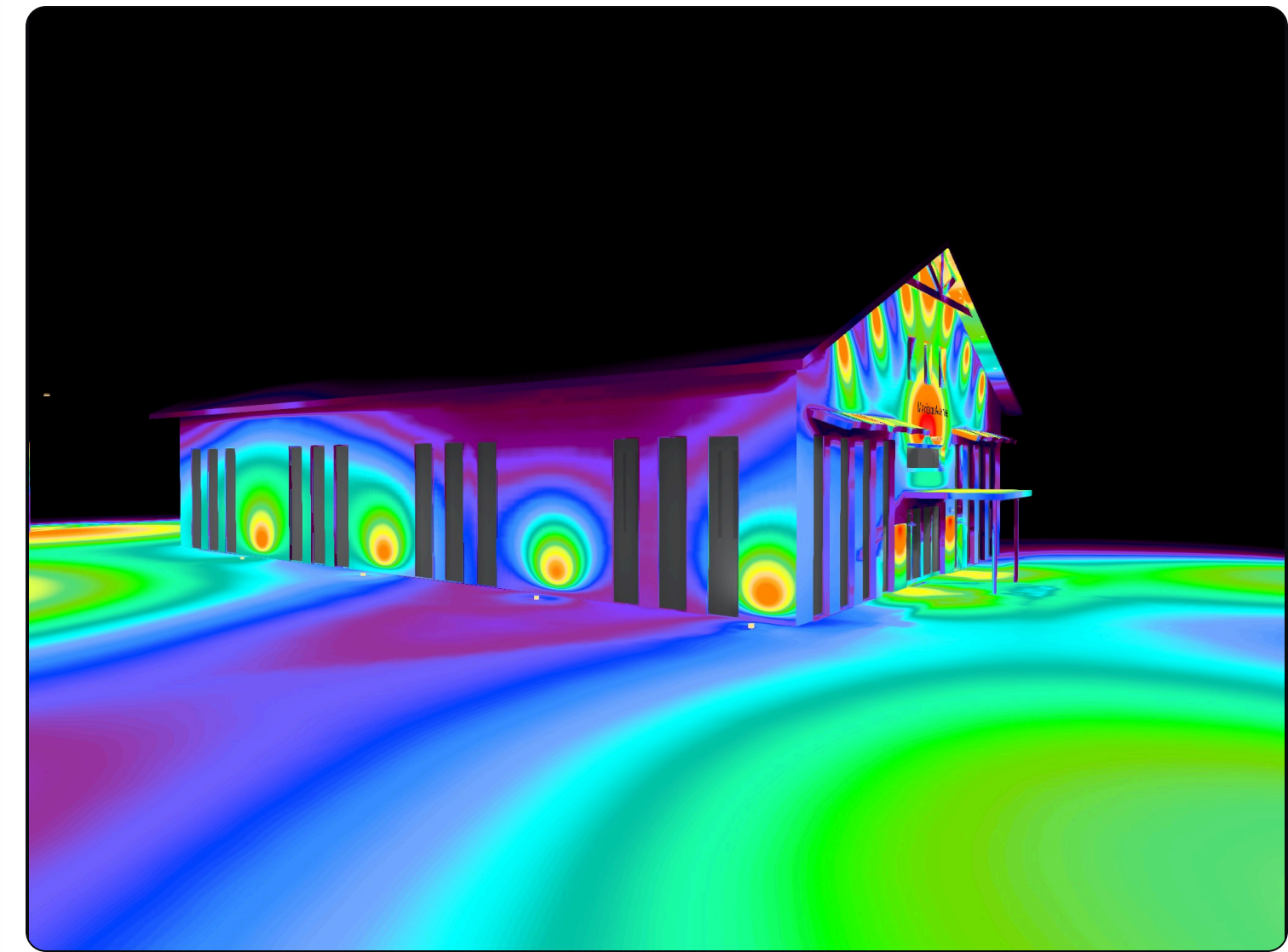
**Date:** 02/10/26  
**Prepared by:** Stetra Lighting



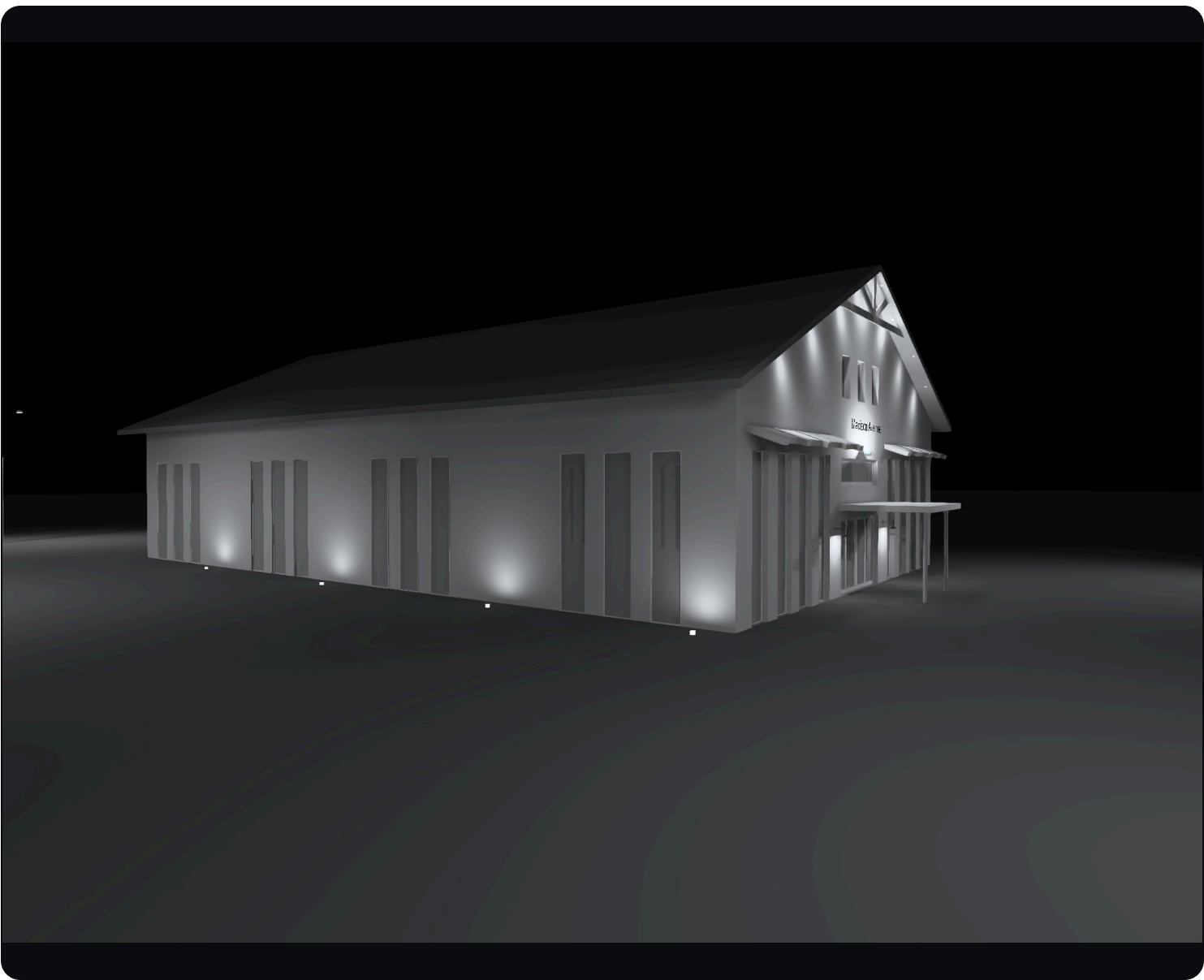
**Web:** [stetralighting.com](http://stetralighting.com) | **Email:** [info@stetralighting.com](mailto:info@stetralighting.com)

FALSE COLOR & 3D RENDER

FALSE COLOR RENDER



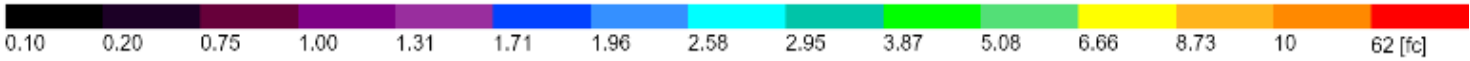
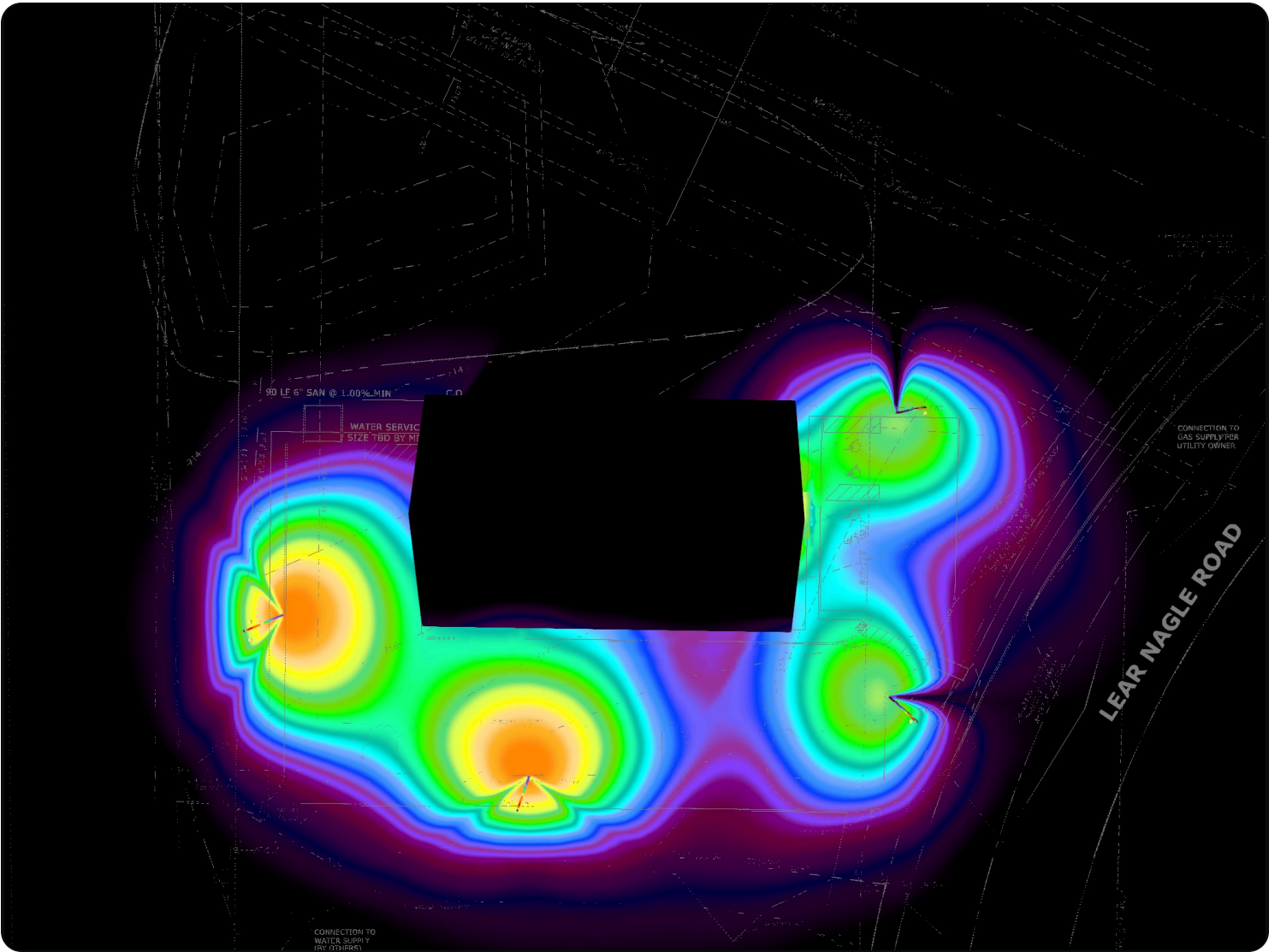
3D RENDER





FALSE COLOR & 3D RENDER

FALSE COLOR RENDER



FC LEVELS

3D RENDER





IES POLAR DIAGRAMS

LUMINAIRE PHOTOMETRIC DIAGRAM

#1

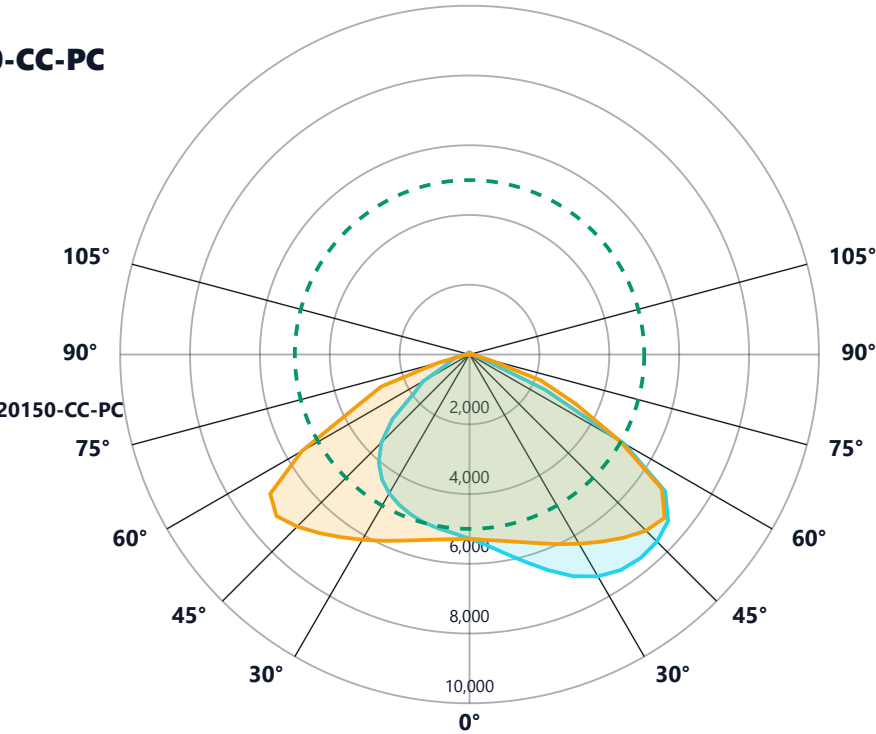


LED Lighting  
Supply/DRK —  
2347-LLS-AL-SB5A-100120150-CC-PC

IES Summary

Output: 16,600 lm  
Power: 100.0 W  
Efficacy: 166 lm/W  
Peak: 9,228 cd  
Beam angle: 124.8°  
V angles: 37  
Planes: 73  
Manufacturer: LED Lighting Supply/DRK

Luminaire: 2347-LLS-AL-SB5A-100120150-CC-PC  
Lamp: —  
Date: 2024-4-25



C0/C180 C90/C270 50%

Generated by Stetra IES Viewer

LUMINAIRE PHOTOMETRIC DIAGRAM

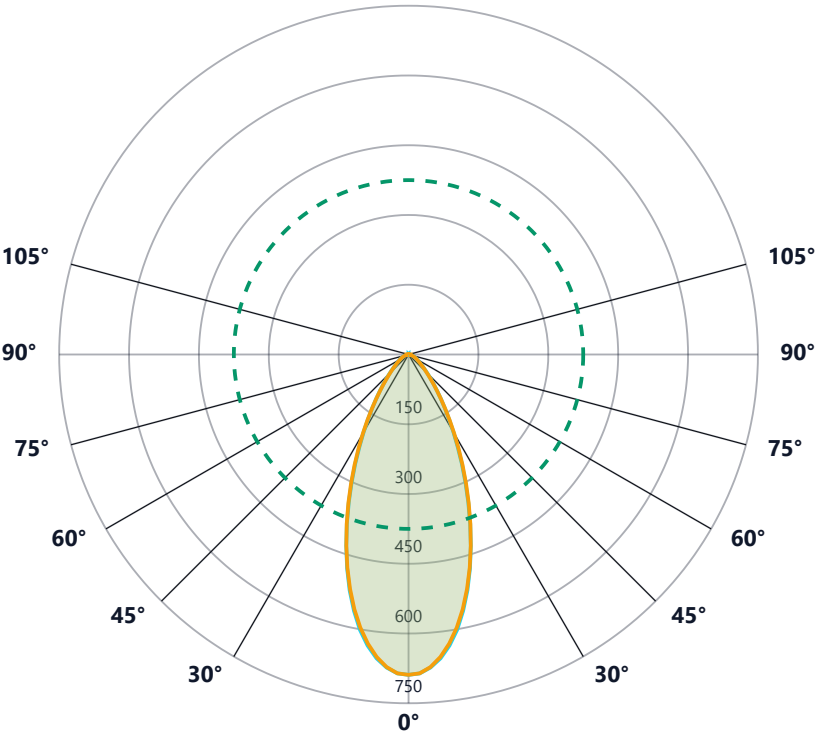
#2



Alcon Lighting —  
14144-R-DIR-WL-6L-30K-WH

IES Summary

Output: 547 lm  
Power: 6.0 W  
Efficacy: 91 lm/W  
Peak: 689 cd  
Beam angle: 43.8°  
V angles: 91  
Planes: 13  
Manufacturer: Alcon Lighting  
Luminaire: 14144-R-DIR-WL-6L-30K-WH  
Lamp: —  
Date: 8/5/2020

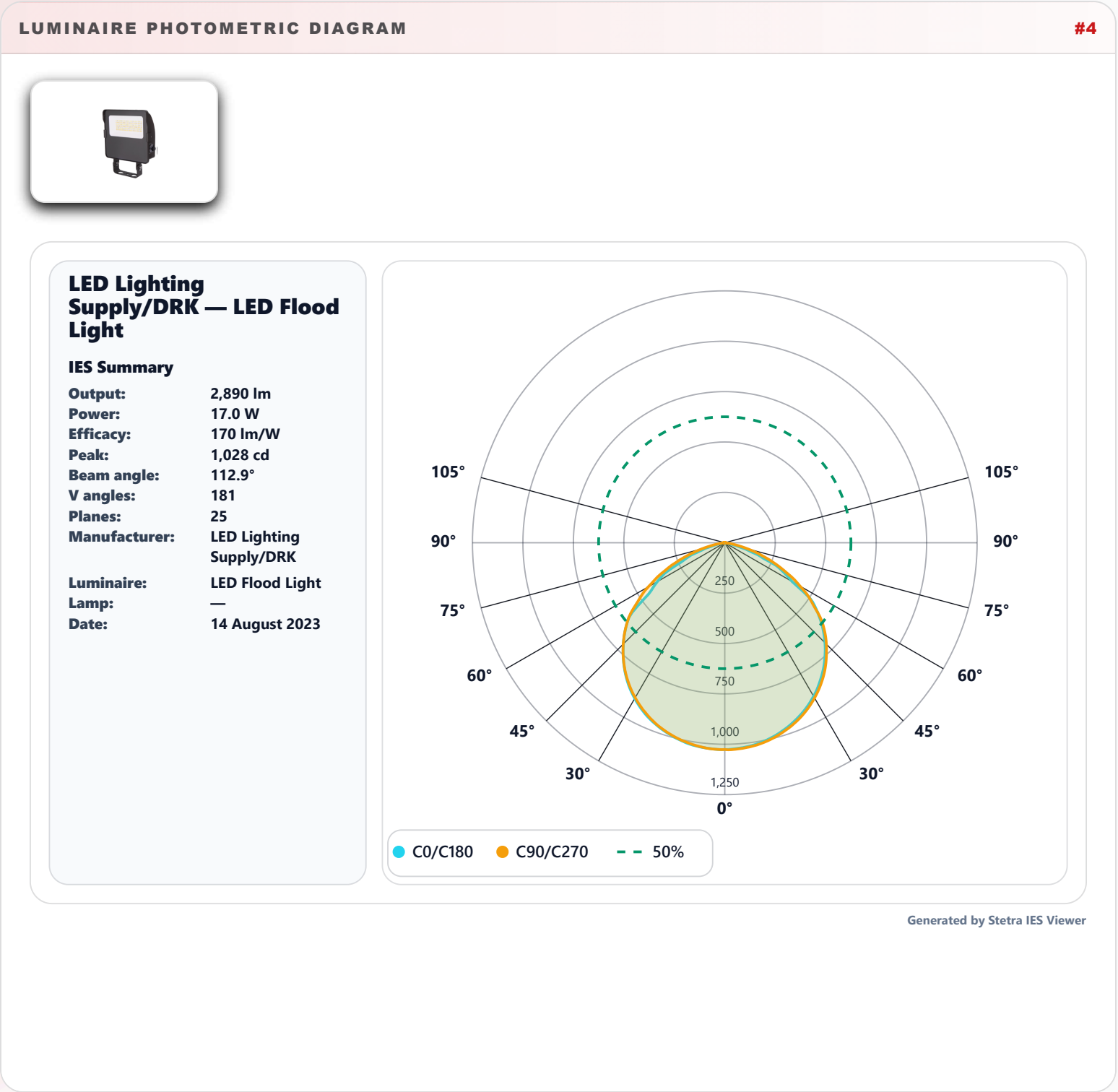
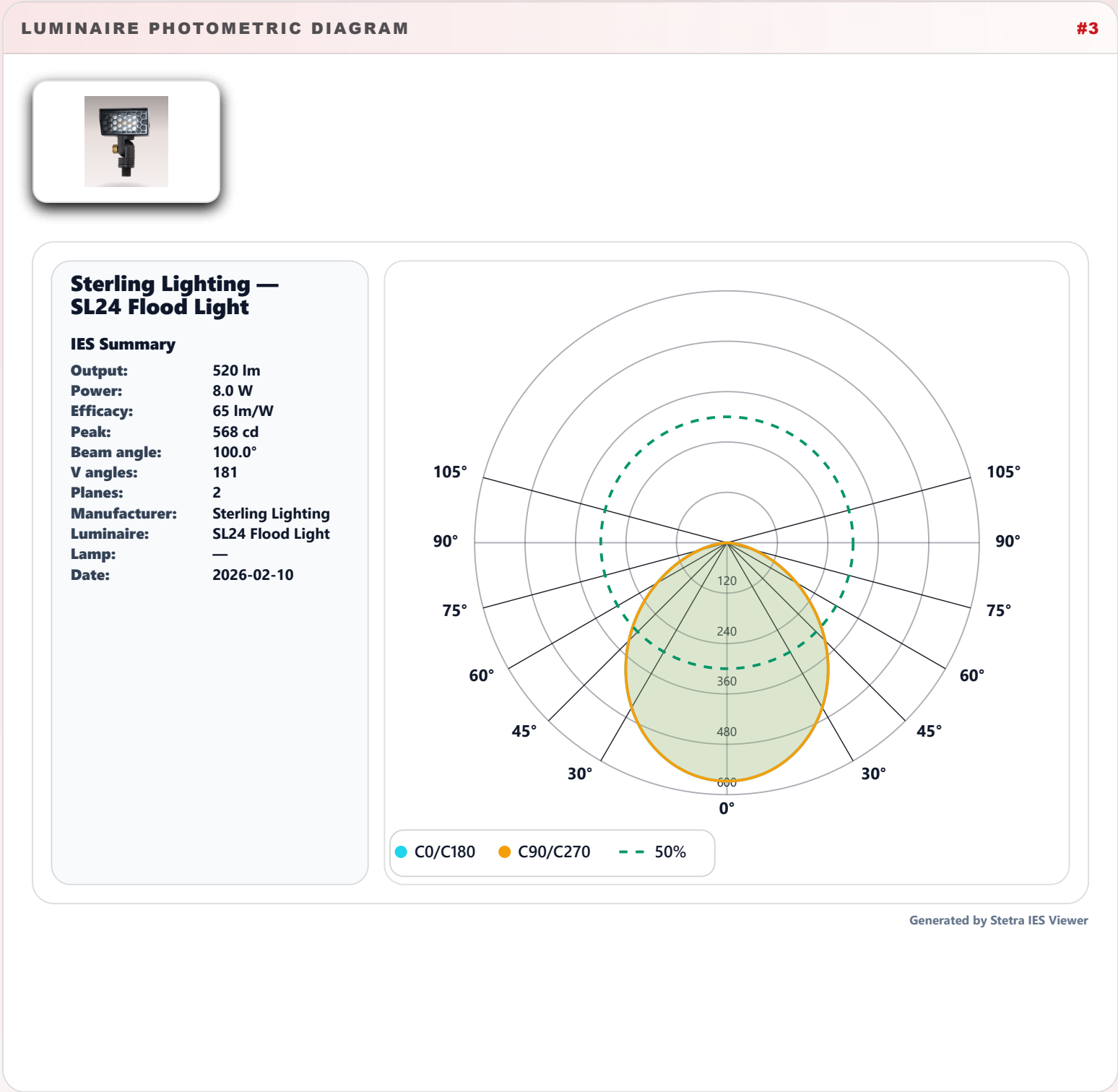


C0/C180 C90/C270 50%

Generated by Stetra IES Viewer



IES POLAR DIAGRAMS























Madison Avenue























