

CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION



Chairman James Smolik

Vice-Chairwoman Jennifer Swallow
Member Steve Ali

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

Member Paul Graupmann
Council Liaison Bruce F. Abens

AGENDA

REGULAR MEETING – TUESDAY, NOVEMBER 9, 2021

All Planning Commission meetings are held in Council Chambers located at 7307 Avon Belden Road, North Ridgeville, Ohio 44039 and are open to the public. You may also view this meeting on our YouTube channel at:

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TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

MINUTES: Regular meeting held Tuesday, October 12, 2021

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: Tony Valore, Valore Properties, Inc., 23550 Center Ridge Road, Westlake, Ohio 44145

OWNER: Same

REQUEST: Final Plat approval for Hampton Place Phase 6.

LOCATION: 775' southeast of Stone Creek Drive and Stoney Ridge Road in an R-1 District
Permanent Parcel Nos. 07-00-029-000-419, 07-00-029-000-197, 07-00-029-000-085

COUNCIL REFERRAL: T 128-2021 Vacating public access to property known as Roosevelt Avenue from 5169 Lear Nagle Road to 33593 Adele Street in the City of North Ridgeville.
(Introduced by the petition of Michelle Howells on 10.06.2021)

ADJOURNMENT:

NEXT REGULAR MEETING WILL BE HELD TUESDAY, DECEMBER 14, 2021

7307 Avon Belden Road, North Ridgeville, Ohio 44039
Phone: (440) 353-0513 Fax: (440) 353-1528 www.nridgeville.org

**NORTH RIDGEVILLE PLANNING COMMISSION
AGENDA – TUESDAY, NOVEMBER 9, 2021**

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**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, OCTOBER 12, 2021**

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 Paul Graupmann, Chairman James Smolik, Vice-Chairwoman Jennifer Swallow and Council Liaison Bruce Abens.

Member Steve Ali was excused.

Also present were Chief Building Official Guy Fursdon, Prosecutor Sean Kelleher, City Engineer Daniel Rodriguez, Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, September 14, 2021. He asked if there were any corrections. Hearing no corrections, the minutes were filed and stamped.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

Chairman Smolik asked for the application to be read.

APPLICANT: Ryan Kozak, SLK Capital Holdings, LLC, 28400 Hilliard Boulevard, Westlake, Ohio 44145

OWNER: Ronald L & Karen E Ware, 7691 Avon Belden Road, North Ridgeville, Ohio, 44039

REQUEST: Preliminary site plan approval for a senior citizen planned residential development consisting of 29 duplex buildings (58 units), clubhouse/community center including parking facilities, public utility and roadway extensions, storm water management, walking trails, sidewalks and site restoration.

LOCATION: 7691 Avon Belden Road in an R-1 District
Permanent Parcel No. 07-00-022-101-065, 07-00-022-101-086, 07-00-022-101-015, 07-00-022-109-013

Application was read.

Administrative comments were read.

Chairman Smolik asked the applicant to state their name and address for the record.

Ryan Kozak, SLK Capital Holdings, LLC, 28400 Hilliard Boulevard, Westlake, Ohio 44145 and Aaron Appell, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011.

Mr. Kozak thanked everyone for allowing them to talk about the project, Ridgeville Farms. He stated that the name Ridgeville Farms speaks to a couple things including the agricultural use of the land. He further explained that the Thibo family were in attendance and that the project combines the significance of the greenhouse on the property and North Ridgeville's history of agriculture. Mr. Kozak advised that the project will be senior housing for ages 55 and older. He explained that there will be between 20 and 30 duplexes. He stated the current site plan has 58 units but that the project won't be going over 60 units per the previous zoning meeting. The duplexes will all be single story, one and two bedroom units. Many of the units will be wheelchair accessible. He stated the project will be the first of its kind in Ohio that would be a senior development with an emphasis on fresh food, agriculture and wellness. He explained that per code they could build up to 80 plus units but they have decided to keep the density low to allow for green space available to the residents. They will be providing walking trails and a full clubhouse that will have seating for 20 to 30 people for events. The project will have wellness events, nutrition classes and cooking classes for the residents. He explained that on site they will also have active agriculture. In the middle of the project and further south towards the freeway, they will have several fields that they will be actively growing in. The entire eastern portion of the project would be devoted to green space, walking trails and potentially a connection to the park so that citizens of North Ridgeville might enjoy an extension of walking trails but that is something that will be evaluated in the future. The project is planning on city streets and will be adding sidewalks and city services. He stated they looked forward to collaboration with the City Senior Director to pair up their program and possibly offer many of the benefits that site has to offer seniors in the city. He explained that they have a partnership with a Cleveland based nonprofit, Food Conscious, that has been around for 10 years and is sponsored by the Cleveland Clinic to hold programs on site and also offer fresh food and cooking classes. He explained that Aaron Appell from Bramhall is the engineer and RDL is the project's architect and that they are both very experienced firms in working on these types of projects. He stated that Aaron could explain further from the engineering side.

Mr. Appell stated he would explain some of the due diligence that was done of the project. He said there was a wetland investigation performed on the site and on the eastern end, just north of the turnpike, there is a significant wetland that will remain undisturbed. He stated there was a traffic study done, a generation report. He explained that the project with the 58 units and the clubhouse will generate some traffic but not to the level of requiring a full traffic study. He stated they did look at the sight distance because of the driveway, both horizontal and vertical alignments of the driveway and State Route 83, and that design has been considered as well. There will be about 2400 feet that will be installed to city standard of 26 feet wide. Public water would be extended and looped throughout the development. The sanitary and sewer would come from State Route 83 to serve the development. He stated the current plans have a couple storm water basins shown with a significant amount of storm water management on site to handle the

development of what is shown, a total of 58 units. He advised of the right-of-way being installed. He stated that was a bird's eye view of the developer's due diligence.

Chairman Smolik explained that the access to this development is an existing easment. He asked the applicant to go over exactly how that would work and how they were proposing they would turn that into a right-of-way.

Mr. Appell stated there was a title search done on the property that was well over 300 pages and that they had found an easment for the existing driveway that is currently there. That driveway would need to be widened. He explained that on average the driveway was about 12 feet wide currently and would need to be widened to 26 feet and as the road gets closer to State Route 83 it is about 20 feet wide. He explained that the easment would need to turn into a right-of-way and that the developer was looking at the residents to acquire the space needed.

Chairman Smolik asked if the applicant had any purchase agreements with any of the residents.

Mr. Appell stated that they didn't.

Chairwoman Swallow asked if the units would be for sale or for rent.

Mr. Kozak stated the units would be for rent.

Mr. Abens explained that he sees an issue that he is currently facing with another subdivision. He asked the applicant if there were any plans for sound barriers.

Mr. Kozak stated that as shown in the preliminary landscape plan, there will be trees and some mounding and there are a couple fields in the way as well. He further explained that they will be doing a sound study next year.

Mr. Abens explained that if a sound barrier isn't built, the City will be hearing from those residents asking for a sound barrier wall.

Mr. Kozak stated that it is in their plans as shown.

Chairman Smolik asked regarding the easment, if there were four parcels they would have to purchase land from.

Mr. Appell stated that he believed there were two. He explained that one of the existing property owners will be selling the property to Mr. Kozak and the development.

Mr. Kozak explained that he believed that was correct. There were four parcels.

Chairman Smolik asked if the whole entire project hinges on acquiring the right-of-way because there isn't an alternate route to get in this parcel.

Mr. Kozak stated not at this time but they have contemplated alternate routes if other adjacent properties were acquired but the current route is the one that was shown.

Chairman Smolik asked if besides the entry way, that the rest of the road through the subdivision is all city right-of-way and would be dedicated street.

Mr. Appell stated that was correct.

Chairman Smolik asked what the reason was for choosing a dedicated road as opposed to a private road.

Mr. Kozak explained that in conversations with the City it seemed like a good option and they had the room to do it and have City services provided not only to the residents of the development but also to residents of the street. It would bring sidewalks and plowing and things like that for the people who live there.

Chairman Smolik asked for questions or comments from the Administration.

No questions or comments were offered.

Chairman Smolik stated he would open the floor to the public and explained that they would go up to the podium and state their name and address and they would be free to speak and ask questions or if they had any comments.

Zane Havemann, 7625 Avon Belden Road, North Ridgeville, Ohio 44039.

Mr. Havemann stated that he had recently purchased the property at 7625 Avon Belden Road, that stretches from the center median right around to the back. Geraldine Wilson was the previous owner and that he is the new owner of the property. He stated that he shares the concern regarding easements. He stated that the road is a shared access driveway and wasn't a public street. He further explained there were three easements he recently purchased. He stated one easement was for Ohio electrical and the other two easements were for Ohio Turnpike. He stated his real estate agent didn't find any easements with regard to increasing the size of this little street. He further explained that there is a gas line as well as electrical that runs along the side of the street. He advised that when the road would need to be widened it would encroach upon his front door. He stated that when he bought the property it was nice and quiet and serene and he enjoyed living there but that this project would suddenly put all of the traffic right past his front door. He stated he understood the road would be widened 16 feet, possibly, and that would come towards his front door. It would dig up his trees, dig up his property, dig up his driveway and run some sewer and storm water, increase paving and it made him uncomfortable. He advised that as of now, he hadn't been approached with any kind of recommendations or any consultations and they haven't seen any plans. He stated that right now he is uneasy, which means that he opposes the project. He stated he wasn't sure if it had anything to do with the City and dedicating to the

City, he didn't know how that would work either. He explained that as of now he opposed the easment. He further explained that attending the meeting August 26th, it was pretty clear at that time that the City was eager or that Council was eager to build this development. He stated that the project sounds very nice, but his main concern was the increased flow of traffic suddenly coming up in front of his front door. He stated that if Mr. Thomas Thibo was talking about selling and then turned and asked Mr. Thibo if he had sold his property.

Mr. Thibo stated no.

Mr. Havemann stated that Mr. Thibo could sell his property, sure. Could the road come directly up through that property, sure. He stated that would mean building an up ramp that would save him and his neighbor, Mr. Galvez, the most impacted by this development in terms of traffic, volume and flow, ambulances, staff and visitors constantly coming past their front doors. He explained that it made him uneasy.

Chairman Smolik asked if the City Engineer would give a quick explanation of what a city right-of-way is and what that would entail.

City Engineer Rodriguez explained that the land that is there has access rights due to an easment that had previously been granted. He stated that in essence if the applicant made the improvements and made them up to the City standards, the City could accept that as right-of-way, but that's a process.

Chairman Smolik stated that the land would have to be purchased and then would have to be given to the City.

City Engineer Rodriguez explained that that was correct. The land would have to be purchased. There would have to be purchase agreements between all of the different property owners and those splits would have to be done in accordance with state laws. He further explained that at that point in time, those easments or purchases could be handed over to the City for right-of-way purposes.

Mr. Havemann stated that essentially it would have to be an easment, in which case he would have to be involved.

Chairman Smolik stated that he wanted to make sure Mr. Havemann understood that it's not an easment anymore. It would be a City street. It would be a City right-of-way. It would be City property. It wouldn't be Mr. Havemann's property.

Mr. Havemann explained that it would become a street. He then asked if he would own either side of the street because that would still be his property or would that fall away.

Chairman Smolik advised that that would depend on the sale agreement.

Mr. Havemann explained that he has had no information, no volume study, no plan. He stated no one has spoken to him. He said no one has said, “look, it’s not going to impact you negatively. It’s going to be this distance away from your door”. No one has gone to my neighbor Mr. Glavez and said, “Don’t worry about it. Your children can still ride their bicycles up and down the street”. He stated he looked at the traffic module that is all based on theory and some formulation. He further explained that it is all nice and well until you live on that street. And that if the theory fails he has to live with it. He stated currently he is uncomfortable with the project and is opposed.

Mr. Appell stated that as far as the driveway goes, it’s about 12 feet wide, and would have to be widened to 26 feet wide, so about 14 feet additional and would be 7 feet on either side. He stated that if they could move it closer to the west, toward State Route 83, they would do that as well.

Chairman Smolik asked for questions or comments from the public.

Karen Buttrey, 7686 Avon Belden Road, North Ridgeville, Ohio 44039.

Ms. Buttrey stated that she lived across from where the developer plans to build. She advised that their problem, the whole street, was being able to get out of her street on to State Route 83 and that this project would bring more traffic. She stated that they will never get out of their street. She further explained that in the winter time it’s horrible because they always have to call the city to come and plow the street out because the street is low. She explained that coming up the hill in the winter, the cars slide back down and if traffic is coming they will not be able to get out of their street. Ms. Buttrey stated that she has lived there for 28 years and it isn’t getting any better with the traffic. She advised that Mr. Kozak stated he didn’t need to do a traffic study but she begged to differ. After 28 years of trying to get up the hill and past the traffic on State Route 83 trying to get to work, she has to jam on the gas pedal just to get out and take a chance that she may get hit by the traffic. She stated she is opposed to the project and that her whole street was as well.

Chairman Smolik stated that he had a question for the engineer on record. He explained that his understanding was that the grade on the project’s side isn’t as bad as the grade on Ms. Buttrey’s side, that it was more level terrain.

Mr. Appell advised that the road that is currently there goes over the overpass. The existing road would be brought up to improve the sight distance. He explained that that was part of the design.

Chairman Smolik asked for any other questions or comments from the general public.

Guy Appel, 6561 Pitts Boulevard, North Ridgeville, Ohio 44039.

Mr. Appel stated that the notice he received in the mail states that the project is at 37501 Center Ridge Road. He explained that he had no idea where that is. He asked if there was a map that he could see exactly where the project location is.

Chairman Smolik advised Mr. Appel that he was referring to the second application which is Jiffy Lube. He stated this is the first application and it's right near South Central Park.

Mr. Appel stated that he had no idea where any of these roads were that the applicant and Commission were referring to.

Chairman Smolik advised the road was State Route 83.

Mr. Appel explained that he doesn't live by Avon Belden Road.

Chairman Smolik stated that was correct. But that Mr. Appel was referring to the second application and he would advise him when to speak on that application. He further explained that there were two projects on the agenda and were currently on the first project. The second project involved Mr. Appel.

Issac Galvez, 7667 Avon Belden Road, North Ridgeville, Ohio 44039.

Mr. Galvez explained that last month he stated he didn't think it was a good idea to have a senior development at this location. The location is exceedingly loud. He stated the applicant said they were going to do a sound study. He further explained that he could use his impact tools late at night and his neighbors won't complain or hear a thing because the highway is that loud. Especially at night time, the sound gets worse. He stated the second issue he had was the traffic. He advised that being a former law enforcement officer, he has personally dealt with traffic accidents. He stated he was also EMT qualified at that time and has provided patient care. He explained that one of the reoccurring things regarding accidents he saw regularly was bad road design. He stated in his opinion, that is more of an issue than behavior issues. He stated that when he saw the traffic study the applicant had provided, he dug into a little more of the details. The study compared traffic models of senior residential models that are similar in kind but it didn't take into consideration State Route 83 and the current traffic conditions that exist on that road. If the applicant had incorporated State Route 83, he would have the data to know if that road is already at capacity. He explained that it takes him three to five minutes to get out of his road on a sunny day with no traffic. On peak hours, he stated he waits five minutes at least. He explained that that entrance to State Route 83 is a blind spot and there is a bridge that cars are coming down well over 35 miles per hour and that they are trucking at about 55 miles per hour. He advised that North Ridgeville Police are parked all the time at South Central Park to try and give speeding tickets. He stated that it was a big concern. He explained that if the project is for a senior development, seniors wouldn't be responsive to that kind of traffic. He further explained that he would not agree to sell any of his land for it to become City property. He stated that right now, the road going down the property goes all the way down to Thibo's and it is the responsibility of each of these neighbors to take care of that road. For the most part, the Thibo's had been taking care of the road because they had a business there. Mr. Galvez advised that he had paid \$3,000 of his own money to pave the corner of the road to fill pot holes to help maintain the road. He explained that it wasn't a road he wanted to give up. He stated he enjoyed his property and wouldn't enter into a purchase agreement. He thought it would be a really good

idea if Mr. Thibo was willing to sell his property to the development that they would have the access they need and wouldn't have to fight himself or Mr. Havemann on getting property rights.

Chairman Smolik explained that regarding the sight distance as cars approach, the developer did say they ran a study on it and the sight distance is there.

Mr. Appell advised that they did look at the sight distance and there are lots of elevations there. He stated they could pair everything up to the Ohio Department of Transportation's land development manuals. He stated that was standard that all engineers when they are doing a roadway design, that's in addition to what's required from the City of North Ridgeville. On the traffic study that was done, the same premise, there is a standard of care that is done. He explained that TMS Engineers are a professional traffic management company and they performed the study. He advised that you look at what the use proposed is and the amount of traffic that will be developed and that's what gets analyzed.

Chairman Smolik asked if there was anyone else who wanted to speak on the matter.

Mr. Galvez stated the traffic study data that was provided was only regarding traffic that is coming out of the development. He advised that the study did not include in its data how much traffic is already on that road, which he believed was a very crucial point. He explained that the traffic study needs to include how much traffic is on State Route 83 so that the people that are in that development can get out safely. He further advised that without that major piece, the study is only doing half the work.

Chairman Smolik advised he would close the public comment section. He asked for any further comments or questions from the Commission.

Member Abens stated that he did hear something that disturbed him. He explained that the one gentleman that spoke stated that the road was going to be 16 feet from his front door. He advised that that doesn't meet City codes.

Mr. Havemann explained that what he said was that the road would have to extend from where it is now 16 feet toward the front door. He hadn't measured the actual distance but the road would come 16 feet towards. It would be chopping 16 feet off of his property, trees, lawn and bringing traffic that much closer to his front door.

Chairman Smolik stated that there was also discussion that the developer would look at trying to shift the road more west so that it wouldn't impact that setback as much.

Mr. Havemann stated that there are power lines and gas on the other side of the road.

Chairman Smolik asked if the developer wanted to talk a little bit more about that shift.

Mr. Appell advised that the existing utilities would be incorporated. The electric that was on State Route 83 is already an easement to the applicant's right-of-way. He stated the project would

be butting up to that as close as they could and shifting the road further west as much as they could. He explained that the road shouldn't get any closer to Mr. Havemann's property than 7 feet which would be the maximum.

Chairman Smolik asked for further questions or comments from the Commission members.

Member Abens stated sidewalks to the development had been mentioned but asked if sidewalks would also be installed on the access road as well.

Mr. Appell stated they would.

Chairman Smolik asked for final comments from the Administration.

Mr. Abens stated he would like a condition placed that a sound barrier be included in the project.

Chairman Smolik asked if Mr. Abens was referring to a full design for a sound barrier or for a study.

Mr. Abens stated that he wanted a physical sound barrier and that trees don't count. Trees aren't a good sound barrier. He explained he has experienced this problem with some of the neighborhoods in his ward and that folks won't realize the sound until they are there that the Turnpike is noisy.

Chairman Smolik asked if the developer wanted to comment.

Mr. Kozak stated that the sound is something they are considering and as the landscape design shows the development will have trees and plan on mounding as well.

It was moved by Swallow and seconded by Graupmann to approve with the condition of of the sound barrier.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

Chairman Smolik asked for the next application to be read.

APPLICANT: Frank Malawski, Sevan Solutions, 3025 Highland Parkway, Suite 850, Downers Grove, Illinois 60515

OWNER: Rini Realty Company, 924 Westpoint Parkway, Suite 150, Westlake, Ohio 44145

REQUEST: Construction of a retail automotive quick oil change on an existing parcel consisting of one (1) 3,064 square foot building

LOCATION: 34385 Center Ridge Road in a B-3 District
Permanent Parcel No. 07-00-016-112-001

Application was read.

Administrative comments were read.

Chairman Smolik asked the applicant to state their name and address for the record.

Frank Malawski, Sevan Solutions, 3025 Highland Parkway, Suite 850, Downers Grove, Illinois 60515

Chairman Smolik asked the applicant to explain his project.

Mr. Malawski thanked the Commission for the opportunity to present the Jiffy Lube project that will encompass the .82 acre development. He explained that the main frontage is on Center Ridge Road and the additional frontage is on Pitts Boulevard, the north south street. The cars will be entering the existing driveway. He stated the project will use the existing curb cut that is at the the supermarket on the right and relocating the drive on Pitts Boulevard down south. They will be removing the existing road and adding a new one on the west side of the property. The way the cars will approach the building is that they will enter from the rear and they exit out of the front, which is the way the order of operations is for Jiffy Lube. The site drainage is currently going from north to south the way its been designed. He stated that what is currently designed is where the trash enclosure is located, in the line of parking is draining and there will also be drains under the development that will route the storm water going from north to south. He stated there is a preliminary storm water narrative that was provided to the engineers for the City which is currently under review. He explained that unlike traditional service stations, automobiles are serviced while the customer waits, so there would not be any overnight parking on the property. The typical Jiffy Lube has 8 to 10 parking spaces primarily for the employees during shift changes and the current site has 16 plus one, so that would be 16 spots plus one 80 inch stall. The landscaping to the rear is screened with some evergreen elements along the trash enclosure, the landscaping strip starting from the trash enclosure down west. There is also the buffer that is provided for the storm water drainage area that is shown. The hours of operation are typically between 7 a.m. to 8 p.m. daily. Peak hours are Saturday afternoons. There are four to six employees per shift, one being a location manager. The services that Jiffy Lube provides are oil changes, vehicle inspections, filter changes, fluids, battery replacements, brakes, exterior glass and suspension. He explained that Jiffy Lube doesn't really do much with gasoline. Most of the flammable liquids would be window washing fluid. He stated that per the comments, they will speak to the Fire Chief on all of their concerns when the full plan is developed going forward. He advised that the trash enclosure will be a full concrete masonry unit (CMU) wall screened trash enclosure. The enclosure isn't something that will be transparent. He advised that the signage was typical as part of their submission. He explained that the exterior building materials are exterior insulation finishing system (EIFS) on the building. There will be landscaping on all sides of the building. On the west there will be trees and on the southern end will be some evergreens. On the north there will be elements added and also shrubery that will surround the building. There will be an American's with Disabilities Act (ADA) stall and some striping to the west for a pathway. He thanked the Commission for their time.

Chairman Smolik asked if the Commission had any questions or comments.

Member Graupmann stated he was at the property and asked if the applicant was moving the entrance road off of Pitts Boulevard and would go in front of the bays.

Mr. Malawski explained that the road would be moved south.

Member Graupmann stated it appears the road curves up towards Center Ridge Road so the bays would be in front of the access road.

Mr. Malawski explained that the way the project is aligned, the vehicles will go into one of the four bays.

Member Graupmann stated he understood.

Mr. Malawski advised that the cars would go from the south to the north and the long elevation is the entry point of the vehicles.

Chairman Smolik asked for questions and comments from the Commission.

Chairman Smolik stated it appears the project is being shoe horned into a small area. He asked if there had been any conversation regarding a three bay building as opposed to a four bay building or if that was a business model where a four bay is needed to be profitable. He further explained that Jiffy Lube has several two and three bay locations elsewhere. He asked the applicant to explain why the four bay was chosen.

Mr. Malawski explained that the reason the four bay was chosen was due to the way sites are selected and the initial schematic on what can be placed on the property. He stated that was the best choice for the client to provide that locally and to provide better customer service, less wait times, that kind of element to the property. Providing better value for the community.

Chairman Smolik stated the applicant would have to obtain variances in order to make the project work because the side street still has a front yard setback. He explained the applicant would be short by 13 feet. He further explained eliminating one bay would fulfill the code requirement.

Mr. Malawski advised that they were applying for several variances for BZBA coming up and are currently investigating the issues at the next meeting on October 28th.

Chairman Smolik asked for questions for comments from the Administration.

City Engineer Rodriguez stated he had a set of plans but did not believe they were final plans and will be reviewed. He explained the size of the lot was .82 and they don't typically require as

much storm water retention since it's under an acre but it appears they have a pond there and he assumes that would be the 50 percent water volume that is required by code.

Chairman Smolik stated the applicant did turn in their traffic study as well. He explained that the study was compared to a bank because that was what was originally in that location prior to the street widening project.

City Engineer Rodriguez advised that there was a First Federal of Lakewood at that location previously.

Mr. Malawski stated that per that report a bank would typically have 272 trips. The new proposed use would have 160 trips and that would be 122 less trips than the bank had prior. It would be a less impactful development to what was there previously.

Chief Building Official Fursdon advised that for the record, the City requested that they move the Pitts Boulevard entryway into the south so that traffic could stack better and traffic could easily get out of the shopping center off Pitts Boulevard. He stated that currently traffic blocks that driveway and makes it difficult to get in and out of there. He explained that was done at the City's request. The applicant would also need a side yard variance because there is an existing property line that they are right up against. The Zoning Board could grant the variance to them. He stated they could combine all the property as one. He further explained that the applicant will need to figure out if there is enough distance between buildings and may have to fire rate the exterior wall on that side of the building.

Chairman Smolik stated he believed the ordinance is 25 feet between two commercial buildings. He explained that he kept going back to making the project have three bays. He then asked if the applicant was stating that the outer loop wasn't necessarily for Jiffy Lube but another way to get in and out of the entire plaza.

Mr. Malawski stated that was correct and thought there were benefits to both developments to have that circulation lane in that area.

Chairman Smolik asked if Jiffy Lube realized that the lane will be used for that purpose.

Mr. Malawski advised that was correct and stated they worked with the developer, Rini Realty, for the entire parcel as they have ownership of all those parcels. He advised that was the plan of attack they had come up with when it came to potentially building a Jiffy Lube in that location after investigating the site and the .82 acres and trying to fit that on the parcel and maintain some type of safe circulation around the building so there are no blind corners or bad design intents when it came to the new building.

Chairman Smolik asked for questions and comments from the general public.

Mr. Appel stated that now he knows where it's at, that it was at Giant Eagle. He explained that Mr. Ali told him that the senior development would be behind Rini's and that's not anywhere

near what they were talking about. He explained that he didn't even have to come to the meeting. He explained that previously there had been maps on the back of public notices and citizens could see where the location was.

Chairman Smolik advised that the public could always call and something could be sent out if requested.

Chairman Smolik asked for any other questions or comments.

Member Abens stated that people will be using the proposed lane to cut through the area.

Mr. Malawski asked if he was referring to the proposed northwest drive.

Member Abens stated that was correct and that on Pitts when entering the small parking area, where folks enter, that cut through, folks are going to use it. He explained that he just wanted the applicant aware that it would be used as a cut through. He then asked if the site plan included sidewalks.

City Engineer Rodriguez explained that there are sidewalks on Pitts and a walking trail. Jiffy Lube does show a crosswalk from their location over to the sidewalk on Pitts and that it will be accessible.

Chairman Smolik stated he had one final comment, because he sits on the Board of Building and Zoning Appeals as well, that the applicant needs to take a look at changing to a three bay development and questions and comments regarding that may come up in that meeting as well.

Chairman Smolik asked for questions or comments from the Commission.

No questions or concerns were offered.

It was moved by Swallow and seconded by Graupmann to approve the application.

A roll call was taken and the motion carried.

Yes – 3 No – 1

ADJOURNMENT:

The meeting was adjourned at 8:00 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, November 9, 2021
Date Approved

Engineering Fee Paid: \$ 5420.00 - PAID ON
Receipt No.: 144396
☐ Cash ☒ Check - Check No.: 2606

(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ 34.00
Receipt No.: 00169660009786
☐ Cash ☒ Check - Check No.: 69042603

(See attached for description of fees.)



RECEIVED

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

Received: OCT 21 2021 Date Released to Planning Commission: _____

Date of Planning Commission Meeting: 12-14-21 (Unless otherwise notified.)
11.09.21 T.W.

APPLICANT INFORMATION AND REQUEST

APPLICANT:	<u>Tony Valore</u>	PROPERTY OWNER:	<u>Valore Properties, Inc</u>
COMPANY NAME:	<u>Valore Properties, Inc</u>	ADDRESS:	<u>23550 Center Ridge Road</u>
ADDRESS:	<u>23550 Center Ridge Road</u>	CITY / STATE:	<u>Westlake, Oh</u> ZIP: <u>44145</u>
CITY / STATE:	<u>Westlake, Oh</u> ZIP: <u>44145</u>	PHONE NO.:	<u>440-331-1900</u>
PHONE NO.:	<u>440-331-1900</u>	SIGNATURE:	_____
SIGNATURE:	_____	(Owner's original signature must be submitted with application.)	
EMAIL ADDRESS:	<u>office@valorebuilders.com</u>		

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

LOCATION OF PROPERTY/ADDRESS: Property is located 775' southeast of Stone Creek Dr and Stoney Ridge Road
PERMANENT PARCEL NO.: 07-00-029-000-419,-197,-085 **ZONING OF PROPERTY:** R-1
ZONING OF ADJACENT PROPERTY TO: NORTH R-1 EAST R-1 SOUTH R-1 WEST R-1
DESCRIPTION OF REQUEST:
Final Plat Approval for Hampton Place Phase 6

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

If yes, list dates and nature of each: BZA VARIANCE (7-23-09), REVISED PRELIMINARY PLAN
APPROVAL (9-1-09), DE MINIMUS CHANGE (2-12-13)

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

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

PLANNING COMMISSION USE ONLY:

☐ APPROVED ☐ DISAPPROVED

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

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

Date: 10-26-21

Signature: _____

(Presiding Officer at Meeting)

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

TO BE FILLED OUT BY APPLICANT

I, Anthony M. Valore [Signature]
 (Print Name) (Signature)

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

Applicant: Tony Valore

Owner: Valore Properties, Inc

Project Address: Property is located 775' southeast of Stone Creek Dr and Stoney Ridge Road

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

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
✓1	Valore Properties, Inc/6305 Stoney Ridge Road	07-00-029-000-418 07-00-029-000-057
✓2	Robert Jr & Andrea L. Baumgardner/ 6327 Stoney Ridge Road	07-00-029-000-321
✓3	Thomas S III & Ruby Schultz/ 6345 Stoney Ridge Road	07-00-029-000-196
✓4	Raymond M. Hughes/6365 Stoney Ridge Road	07-00-029-000-020
✓5	Raymond M. Hughes/6365 Stoney Ridge Road	07-00-029-000-021
✓6	Christopher A. Hoover/6401 Stoney Ridge Road	07-00-029-000-060
✓7	Bryan Roth & Lisa Kondzer/6433 Stoney Ridge Road	07-00-029-000-086
✓8	Bryan Roth & Lisa Kondzer/6433 Stoney Ridge Road	07-00-028-102-096
✓9	Janet A Frank/6465 Stoney Ridge Road	07-00-028-102-084
✓10	Daniel R & Jennifer L. Stopper/6487 Stoney Ridge Road	07-00-028-102-091 -092

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

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

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	EMANUEL MATHIELLS & RHONDA CRICK 6195 STONEY RIDGE RD. N.R. OH. 44039	07-00-029-000-323
✓12	JANICE RIVERA & ERICK MURRIA 36219 LANDS END DR. N.R. OH. 44039	07-00-029-000-405
✓13	HAMPTON PLACE HOA P.O. BOX 39531 N.R. OH. 44039	07-00-029-000-416
✓14	HAMPTON PLACE HOA 23550 CENTER RIDGE RD. WESTAKE, OH. 44145	07-00-029-000-244
✓15	PLANT FACTORY 1526 GULF RD. EURICA, OH. 44035	07-00-029-000-046 07-00-029-000-084
✓16	WILLIAM & CHERYL KEARNEY 6780 AVON BELDEN RD. N.R. OH. 44039	07-00-029-000-083
✓17	EUGENE & JULIA KLEINHOLZ 7470 ROOT RD. N.R. OH. 44039	07-00-029-000-014
✓18	ANTHONY & CONSTANCE KING 6226 STONEY RIDGE RD. N.R. OH. 44039	07-00-029-000-102
✓19	TIMOTHY ROLLINS 6240 STONEY RIDGE RD. N.R. OH. 44039	07-00-029-000-103
✓20	KENDRA GOLOGANOFF & DOUGLAS BOOSE 6256 STONEY RIDGE RD. N.R. OH. 44039	07-00-029-000-104
✓21	BRIAN & PAMELA CORDY 6272 STONEY RIDGE RD. N.R. OH. 44039	07-00-029-000-105
22		
23		
24		
25		
26		

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

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		

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

SUBDIVISION: Hampton Place Subdivision Phase 6

DATE: 10/20/21

FINAL PLAT APPROVAL: §1224.02

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

	Included	Not Included	Item
1	x		Application with names of adjacent parcel owners, parcel numbers and addresses: §1210.04
2	x		Preliminary plan approval on (date): <u>9-1-2009</u> §1224.05(b)(2)
3	x		Subdivision plat drawn to scale of not less than 100 feet to the inch. If more than 2 sheets, an index sheet of same dimensions must be filed with the entire subdivision on 1 sheet with all areas shown on other sheets indicated. Drawings shall be held to a minimum of 18 inches by 24 inches and a maximum of 24 inches by 36 inches outside dimensions; and must be drawn using India ink: §1224.02(a)
4	x		The final plan shows boundary lines of the area being subdivided in heavy lines with accurate distances and bearings, including original lot, township, corporations and county lines and road center lines: §1224.02(a)(1)
5	x		The final plan shows property lines of all proposed streets with their widths, names, bearings and existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and adjacent thereto: §1224.02(a)(2)
6	x		The final plan shows the accurate boundary lines of all grounds for public use and the acreage of the same: §1224.02(a)(3)
7	x		The final plan shows all common boundary corners of all adjoining lands and adjacent streets with their widths and names, the names of adjoining subdivisions and the name of record owners of adjoining parcels of unplatted land: §1224.02(a)(4)
8	x		The final plan shows all lot lines with as many bearings as necessary to describe each line and a system for identification of lots, blocks and other areas: §1224.02(a)(5)
9	x		The final plan shows easements for public uses, services or utilities and their dimensions: §1224.02(a)(6)
10	x		The final plan shows all dimensions, linear and angular, boundary locations, lots, streets, easements and areas for public or private uses, expressed in decimals of a foot and the number of acres of each reserve, park, playground and other public areas: §1224.02(a)(7)
11	x		The final plan shows the radii and chords, points of tangency, control angles for all curvilinear street center lines and radii for all rounded corners: §1224.02(a)(8)
12	x		The final plans shows all arcs, chords lengths, bearings of chords and points of tangency of the property lines of the curvilinear lines: §1224.02(a)(9)
13	x		The name of the subdivision and a description of the property subdivided, showing its location and extent, points of compass, scale of plan, dedication of streets and other public open spaces, and he names of the owner and subdivider, together with the appropriate evidence of ownership of the subdivision: §1224.02(a)(10)

	Included	Not Included	Item
14	X		Certification by a surveyor, licensed or registered in the state, to the effect that the plan represents a survey made by him/her in which the traverse of the exterior boundaries of the tract and of each block, when computed from field measurements of the ground, closed within a limit of error of 1 foot to 10,000 feet of the perimeter before balancing the survey, and that all the required survey monuments are correctly shown thereon and that those which are necessary for construction of improvements are in place on the site, with any remaining survey monuments to be properly placed upon the completion of construction: §1224.02(a)(11)
15	X		Proper acknowledgement of consent of the plat by all parties having any record, legal right, title or interest in the property: §1224.02(a)(13)
16	X		Building setback lines with dimensions to be shown on plan: §1224.02(a)(14)
17	X		A copy of the preliminary title report: §1224.02
18	X		A copy of improvement plans, if any, along with a subdivider's agreement, construction drawings, title sheet, plan view and profile view, engineering details, estimates of quantities and materials: §1228.01(a) through (h)
19	X		10 copies of the subdivision plat: §1224.05(b)(2)A
20	X		A copy of the certificate from City Engineer that all improvements have been installed or a performance agreement and bond have been filed to secure the construction: §1224.05(b)(2)A 1 and 2

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Tony Valore
Name of Owner:	Valore Properties Inc.
Date Submitted for Consideration:	10-21-21
Date to Return to Planning Commission:	10-25-21

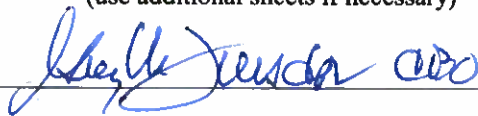
Regarding: Hampton Place Subdivision No. 6 – Final Plat

RECOMMENDATIONS:

1. Hampton Place Subdivision No. 6 has 63 lots, 25 cluster family lots and 38 single family lots.
2. Hampton Place Subdivision No. 6 has 63 lots on 24.8346 total acres with a density of 2.54 (63 lots divided by 24.8346 total acres = 2.54).
3. Hampton place Subdivision No. 6 has 17.6% open space (4.3761 open space acres divided by 24.8346 total acres = 0.176).
4. Sublot 293 requires a 35 foot side yard on each side from the cluster family lot to the single family lots unless Planning Commission approves (Chapter 1282.11 (b)(2)).

(use additional sheets if necessary)

Department Head Signature & Title: _____



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

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

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

IMPROVEMENT PLANS

FOR

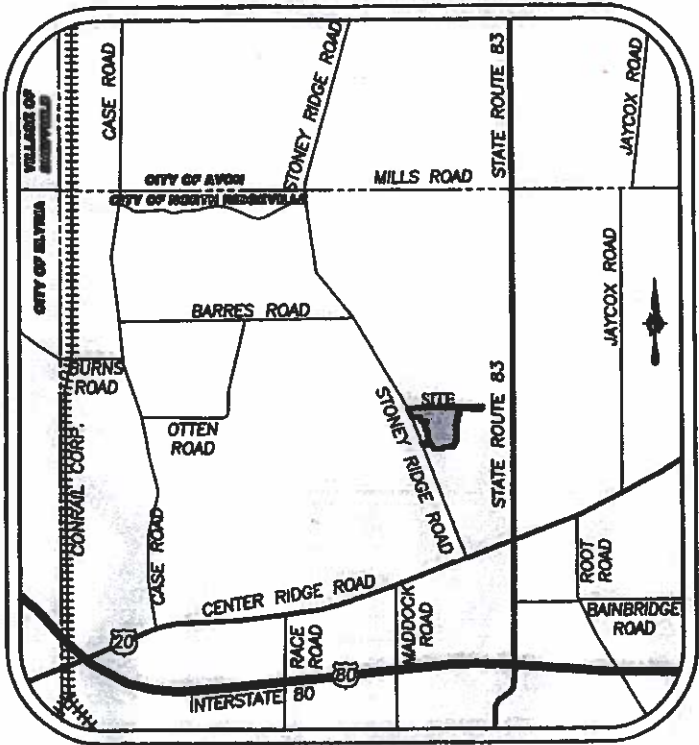
HAMPTON PLACE SUBDIVISION - PHASE 6

BEING SUBLOTS 260-322 INCLUSIVE AND SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 28 & 29.

INDEX OF SHEETS:

NORTH RIDGEVILLE PLANNING COMMISSION

✓	Approval Granted		Request Rejected
Refer for Council Approval:			
BZA approval required:			
Other Conditions: <i>that legislation is in place regarding cluster distribution.</i>			
Date:	11.9.21	BY:	<i>[Signature]</i>



VICINITY MAP
NOT TO SCALE

LEGEND OF SYMBOLS & LINETYPES:

CL	CENTERLINE	W	PROPOSED FIRE HYDRANT
R/W	RIGHT-OF-WAY	W	EXISTING FIRE HYDRANT
P	POWER POLE	---	SURFACE WATER FLOW
W	EXISTING WATER VALVE	W	PROPOSED YARD DRAIN
W	PROPOSED WATER VALVE	W	EXISTING CATCHBASIN
C	CLEAN OUT	W	PROPOSED CATCHBASIN
M	EXISTING MONUMENT BOX	M	PROPOSED MONUMENT BOX
T/C	TOP OF CURB	M	EXISTING MANHOLE
F.G.	FINISH GRADE AT HOUSE	M	PROPOSED MANHOLE
E	EXISTING ELECTRIC BOX	SPOT	SPOT GRADE ELEVATION
E	EXISTING CABLE BOX	---	EXISTING STORM
W	EXISTING GAS MARKER	G	EXISTING GAS
---	SUBLOT LINE	---	EXISTING WATER
---	PROPOSED STORM	---	EXISTING SANITARY
---	PROPOSED WATER	---	EXISTING EASEMENT
---	PROPOSED SANITARY	---	PROPOSED EASEMENT

UTILITY INFORMATION

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

GAS
COLUMBIA GAS
3101 NORTH RIDGE ROAD E
LORAIN, OHIO 44035
PHONE: (440) 891 2428

INTERNET/CABLE/PHONE
WIDE OPEN WEST
105 BLAZE INDUSTRIAL PARKWAY
ELYRIA, OH 44035
PHONE: (440) 806 8282

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

CABLE
SPECTRUM
576 TERNES LAKE
ELYRIA, OH 44035
PHONE: (440) 368 0416

ELECTRIC
OHIO EDISON
6328 LAKE AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 326 3271

APPROVALS ON BEHALF OF THE CITY OF NORTH RIDGEVILLE:

[Signature] 6/14/2021
DANIEL A. RODRIGUEZ, P.E.
CITY ENGINEER DATE

ENGINEER PREPARING PLANS:

[Signature] 5/24/21
CHRISTOPHER L. HOWARD, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. E-61829 DATE



EPA APPROVALS:

APPROVED BY THE OHIO EPA LETTER DATED 5/27/2021
(SANITARY)

APPROVED BY THE OHIO EPA LETTER DATED 7/7/2021
(WATER)

NOTE

- STREET LIGHTING IS TO BE INSTALLED BY THE DEVELOPER WITH THIS PROJECT.
- PER CITY ORDINANCE 3862-2002 THE CITY OF NORTH RIDGEVILLE SHALL INSTALL ALL TRAFFIC CONTROL DEVICES. THE DEVELOPER WILL BE CHARGED FOR THE INSTALL OF THE DEVICES.
- A MINIMUM OF 1 TREE SHALL BE INCLUDED ON THE INDIVIDUAL SITE PLAN. THE PROPOSED TREE SHALL BE POSITIONED SO THAT IT WILL BE OUTSIDE OF THE CITY RIGHT-OF-WAY. (SEE SHEET 39)

EXISTING UNDERGROUND UTILITIES NOTE:

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

OHIO UTILITIES PROTECTION SERVICE BEFORE YOU DIG ANYWHERE IN OHIO CALL 1-800-562-2784 OR 8-1-1 (TOLL FREE) OHIO LAW REQUIRES 48 HOURS BUT NO MORE THAN 10 WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH (NON MEMBERS MUST BE CALLED DIRECTLY) WWW.OUPUS.ORG TICKET NO.: 002401047, 002401048, 002401049, 002401050	OHIO OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE  Call Before You Dig	TWO WORKING DAYS BEFORE YOU DIG CALL 1-800-925-0888 (TOLL FREE) WWW.OUPUS.ORG
---	--	---

DATE	BY	DESCRIPTION
9-18-2021	CLH	ISSUE TO CITY FOR REVIEW
9-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY: SIM

CHECKED BY: CLH

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

PREPARED FOR:

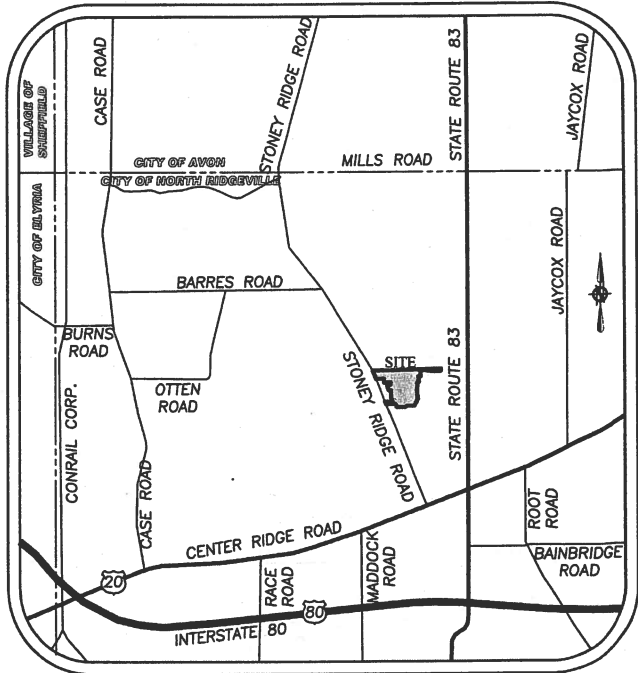
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
TITLE SHEET
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 39
JOB NO. 20-5445

HAMPTON PLACE SUBDIVISION NO. 6

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 28 & 29



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 28 & 29.

THE UNDERSIGNED VALORE PROPERTIES, INC. HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "HAMPTON PLACE SUBDIVISION NUMBER 6" A SUBDIVISION OF LOTS 260 TO 322 AND BLOCKS "S", "T", "U", "V", AND "W", INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

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

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

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

OWNER

WITNESS

NOTARIAL SEAL

STATE OF OHIO)

SS

COUNTY OF LORAIN)

ON THIS _____ DAY OF _____, 20__

BEFORE ME PERSONALLY APPEARED _____

AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS (THEIR) FREE ACT AND DEED FOR THE

PURPOSES HEREON MENTIONED.

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

NOTARY PUBLIC IN AND FOR LORAIN COUNTY, OHIO

MY COMMISSION EXPIRES: _____

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE.

NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

LEGEND

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

UTILITY EASEMENTS

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

GRANTOR:

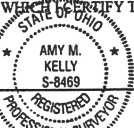
MANAGING MEMBER
VALORE PROPERTIES, INC.
23550 CENTER RIDGE RD.
WESTLAKE, OHIO 44145

DATE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "HAMPTON PLACE SUBDIVISION NUMBER 6" AS SHOWN HEREON AND CONTAINING 24.8346 ACRES OF LAND WHICH 0.2569 OF AN ACRE LIE WITHIN ORIGINAL RIDGEVILLE TOWNSHIP LOT NOS. 28 AND 24.5777 ACRES LIE WITHIN ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 29, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

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



DATE

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

PLANNING COMMISSION

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

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

MAYOR

APPROVED THIS _____ DAY OF _____, 20__.

MAYOR - KEVIN CORCORAN

CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20__.

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

HOA RESPONSIBILITIES

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

ACREAGE SUMMARY

15.9048 ACRES IN SUBLOTS 260-322
4.3205 ACRES IN PROPOSED RIGHT-OF-WAY
0.2332 ACRES IN EXISTING RIGHT-OF-WAY
4.3761 ACRES IN BLOCKS "S", "T", "U", "V", AND "W"
24.8346 AC. TOTAL
0.2569 OF AN ACRE WITHIN O.L. 28
24.5777 ACRES WITHIN O.L. 29

NOTES:

- THE LANDSCAPE EASEMENT ON BLOCK "S" AND SUBLOTS 260-262 IS FOR A LANDSCAPE MOUND AND IS INTENDED TO BE CONTIGUOUS WITH THE EXISTING LANDSCAPE AND DRAINAGE EASEMENT RECORDED IN HAMPTON PLACE SUBDIVISION NO. 5.
- THE 20' UTILITY EASEMENT WITH IN BLOCK "V" GRANTS THE PROPERTY OWNER(S) OF SUBLOT 293 ACCESSIBILITY RIGHTS TO MAINTAIN THEIR LATERALS.

HAMPTON PLACE SUBDIVISION NO. 6
PLAT

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

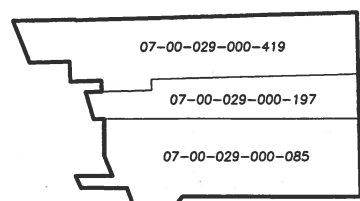
SHEET

1 OF 7

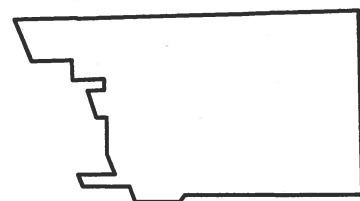
JOB NO.

20-5445

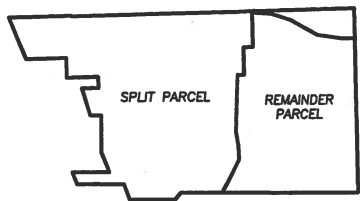
STONE CREEK DRIVE (VARIES)
ATLANTIC AVENUE (60')



PRE LOT CONSOLIDATION SUMMARY
-NOT TO SCALE-

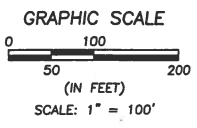


POST LOT CONSOLIDATION/ PRE LOT SPLIT SUMMARY
-NOT TO SCALE-



POST LOT SPLIT SUMMARY
-NOT TO SCALE-

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF STONEY RIDGE ROAD WHICH WAS ASSUMED TO BE SOUTH 22°18'37" EAST.
AS SURVEYED IN DECEMBER, 2020



HAMPTON PLACE SUBDIVISION NO. 5
VOL. 107, PAGES 98-100

HAMPTON PLACE SUBDIVISION NO. 3
VOL. 102, PAGES 61-65

SPLIT PARCEL
24.8346 ACRES (CALC.)
0.2330 ACRES WITHIN RIGHT OF WAY
0.2569 ACRES WITHIN O.L. 28
24.5777 ACRES WITHIN O.L. 29

REMAINDER PARCEL
15.6529 ACRES (CALC.)

MONUMENTATION TABLE			
(P1)	1" IRON PIPE FOUND 0.44' (S) 1.09' (W)	(P18)	1" IRON PIPE IN MONUMENT BOX FOUND & USED
(P2)	1" IRON PIPE FOUND 0.48' (S) 0.72' (W)	(P19)	3/4" IRON PIPE FOUND 2.25' (N) 25.94' OFF C/L
(P3)	IRON PIN W/CAP STAMPED "GBC" FOUND 0.46' (N) 0.13' (W)	(P20)	1.25" IRON PIPE FOUND & USED FOR E-W LINE 26.72' OFF C/L
(P4)	IRON PIN W/CAP STAMPED "GBC" FOUND 0.16' (N) 0.09' (W)	(P21)	1" IRON PIPE FOUND & USED FOR N-S LINE 0.24' (N)
(P5)	1" IRON PIPE IN MONUMENT BOX FOUND & USED	(P22)	1" IRON PIPE FOUND 0.21' (S)
(P6)	1" IRON PIPE FOUND & USED FOR E-W LINE 24.71' OFF C/L	(P23)	1" IRON PIPE FOUND & USED
(P7)	5/8" IRON PIPE FOUND & USED	(P24)	1" IRON PIPE IN CONCRETE FOUND & USED FOR E-W LINE 0.25' (E)
(P8)	1" IRON PIPE FOUND & USED FOR E-W LINE 24.61' OFF C/L	(P25)	3/4" IRON PIPE FOUND 0.15' (E)
(P9)	1" IRON PIPE FOUND & USED FOR N-S LINE 0.07' (N)	(P26)	1" IRON PIPE IN CONCRETE FOUND 0.07' (W)
(P10)	IRON PIN W/CAP STAMPED "BARBOSA" FOUND & USED	(P27)	1" IRON PIPE IN CONCRETE FOUND 0.06' (E)
(P11)	IRON PIN W/CAP STAMPED "BARBOSA" FOUND & USED FOR E-W LINE 27.00' OFF C/L	(P28)	1" IRON PIPE IN MONUMENT BOX FOUND & USED
(P12)	1" IRON PIPE FOUND 0.26' (N) 0.23' (W)	(P29)	MONUMENT BOX (LID ONLY) FOUND & USED
(P13)	5/8" IRON PIPE FOUND & USED FOR N-S LINE 0.06' (S)		
(P14)	1" IRON PIPE FOUND 0.06' (N) 0.61' (E)		
(P15)	3/4" IRON PIPE FOUND 0.21' (N) 26.69' OFF C/L		
(P16)	5/8" IRON PIPE FOUND 0.29' (N) 26.88' OFF C/L		
(P17)	3/4" IRON PIPE FOUND 0.44' (N) 0.55' (E)		

TABLE OF OWNERSHIP			
(A)	07-00-029-000-418 VALORE PROPERTIES, INC. 6305 STONEY RIDGE ROAD INST. #2020-0794445	(G)	07-00-029-000-086 BRYAN ROTH & LISA KONDZER 6433 STONEY RIDGE RD INST. #2019-0734729
(B)	07-00-029-000-321 ROBERT, JR. & ANDREA L. BAUMGARDNER 6327 STONEY RIDGE ROAD INST. #2018-0683673	(H)	07-00-028-102-096 BRYAN ROTH & LISA KONDZER INST. #2019-0734729
(C)	07-00-029-000-196 THOMAS S., III & RUBY L. SCHULTZ 6345 STONEY RIDGE ROAD INST. #2014-0497590	(I)	07-00-028-102-116 GAYLE A. BANGS INST. #2015-0543084
(D)	07-00-029-000-020 RAYMOND M. HUGHES, JR. 6365 STONEY RIDGE RD INST. #2008-0260832	(J)	07-00-028-102-017 WILLIAM A. & CHERYL A. KEARNEY INST. #1997-0500076
(E)	07-00-029-000-021 RAYMOND M. HUGHES, JR. INST. #2008-0260832		
(F)	07-00-029-000-060 CHRISTOPHER A. HOOVER 6401 STONEY RIDGE RD INST. #2015-0564186		

TABLE OF LINES		
LINE #	LENGTH	BEARING
L1	5.23' (C)	S 31°58'31" E
L2	3.07' (C)	N 17°35'57" E
L3	48.87' (R&U)	S 38°04'08" W
L4	96.31' (R&U)	N 20°52'29" W
L5	74.85' (C)	N 22°18'37" W
L6	63.87' (C)	N 89°58'47" W
L7	97.86' (C)	N 88°40'33" E
L8	65.00' (R&U)	N 01°19'27" W
L9	114.84' (R&U)	N 01°19'27" W
L10	85.33' (C)	N 89°58'29" W
L11	85.27' (C)	N 61°07'17" W
L12	101.30' (C)	N 61°21'40" W
L13	117.42' (C)	N 72°45'52" W
L14	111.99' (C)	N 86°34'55" W
L15	57.18' (C)	S 88°42'52" W
L16	38.94' (C)	N 88°07'34" W
L17	84.33' (C)	S 09°50'12" E
L18	81.43' (C)	S 03°18'02" E
L25	157.51' (C)	N 70°43'21" E
L26	24.21' (C)	N 88°40'33" E
L27	209.56' (C)	N 88°40'33" E
L28	214.49' (C)	N 67°37'36" E
L29	25.50' (C)	N 88°40'33" E
L30	123.36' (C)	N 88°40'33" E
L31	55.08' (R&U)	S 20°52'29" E
L32	41.23' (R&U)	S 20°52'29" E

JOHN & KATHY HAMPTON PLACE PHOTODUPLICATIONS (PLOT) Lot Consolidation - Split Survey and Pre Lot Split Survey May 19, 2021 - 5:42pm

REVISION	DATE	BY	DESCRIPTION
1	01-28-2021	CLH	ISSUE TO CITY FOR REVIEW
2	04-16-2021	CLH	REVISED PER CITY COMMENTS
3	05-19-2021	CLH	REVISED PER CITY COMMENTS AND ISSUED FOR FINAL PLAT

DRAWN BY: SJM
CHECKED BY: AMK

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

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

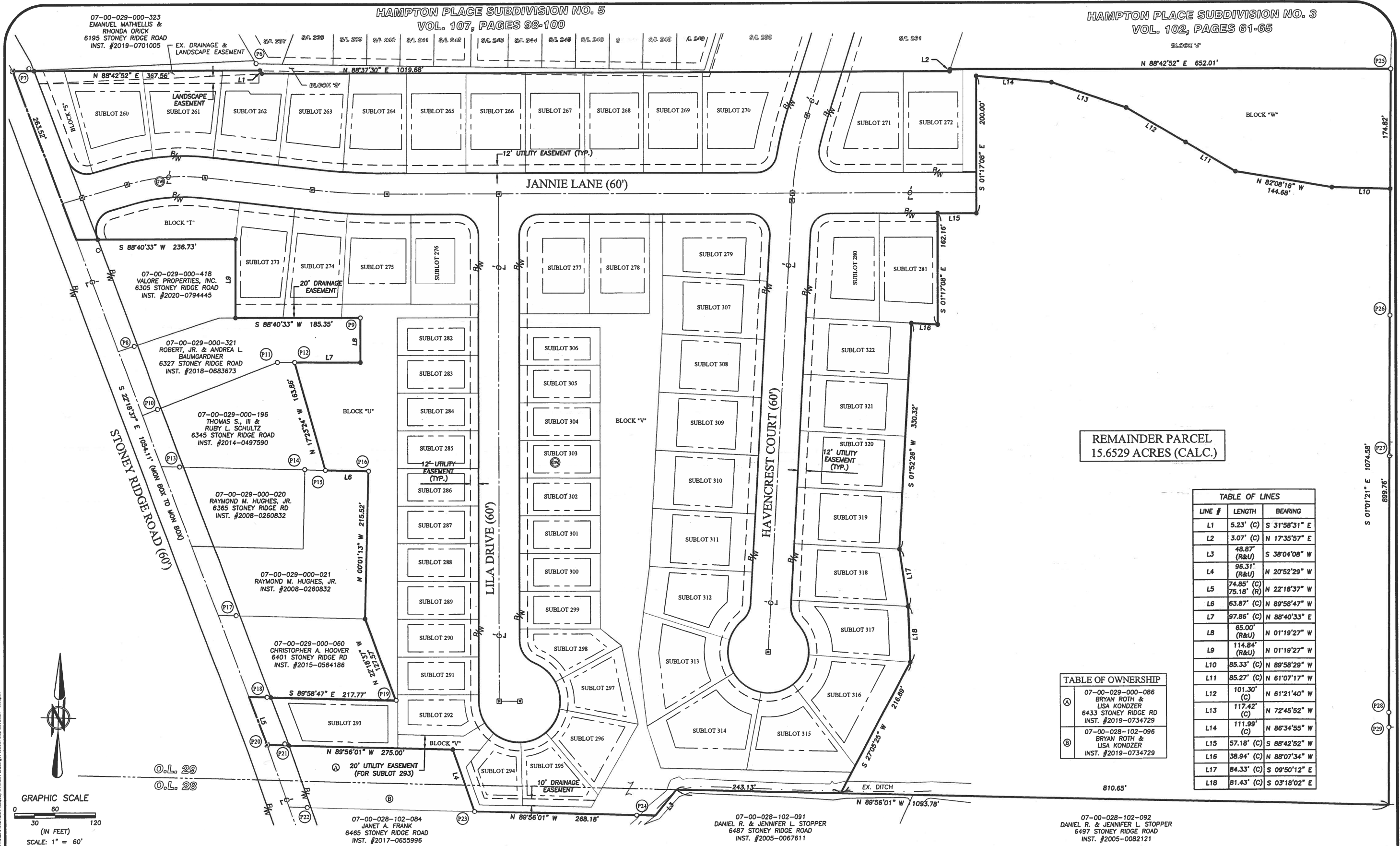
HAMPTON PLACE SUBDIVISION NO. 6
LOT SPLIT AND CONSOLIDATION SURVEY
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
2 OF 7
JOB NO.
20-5445

07-00-029-000-323
EMANUEL MATHIELLUS &
RHONDA ORICK
6195 STONEY RIDGE ROAD
INST. #2019-0701005

HAMPTON PLACE SUBDIVISION NO. 5
VOL. 107, PAGES 98-100

HAMPTON PLACE SUBDIVISION NO. 3
VOL. 102, PAGES 61-65



J:\05445 Hampton Place PH-ADRAWING\PH-ADRAWING\03 Overall Plat.dwg, Plotted: Sep 28, 2021 - 3:55pm

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
05-19-2021	CLH	REVISED PER CITY COMMENTS AND ISSUED FOR FINAL PLAT
09-29-2021	CLH	REVISED STREET NAMES PER CLIENTS COMMENT

DRAWN BY:
SJM

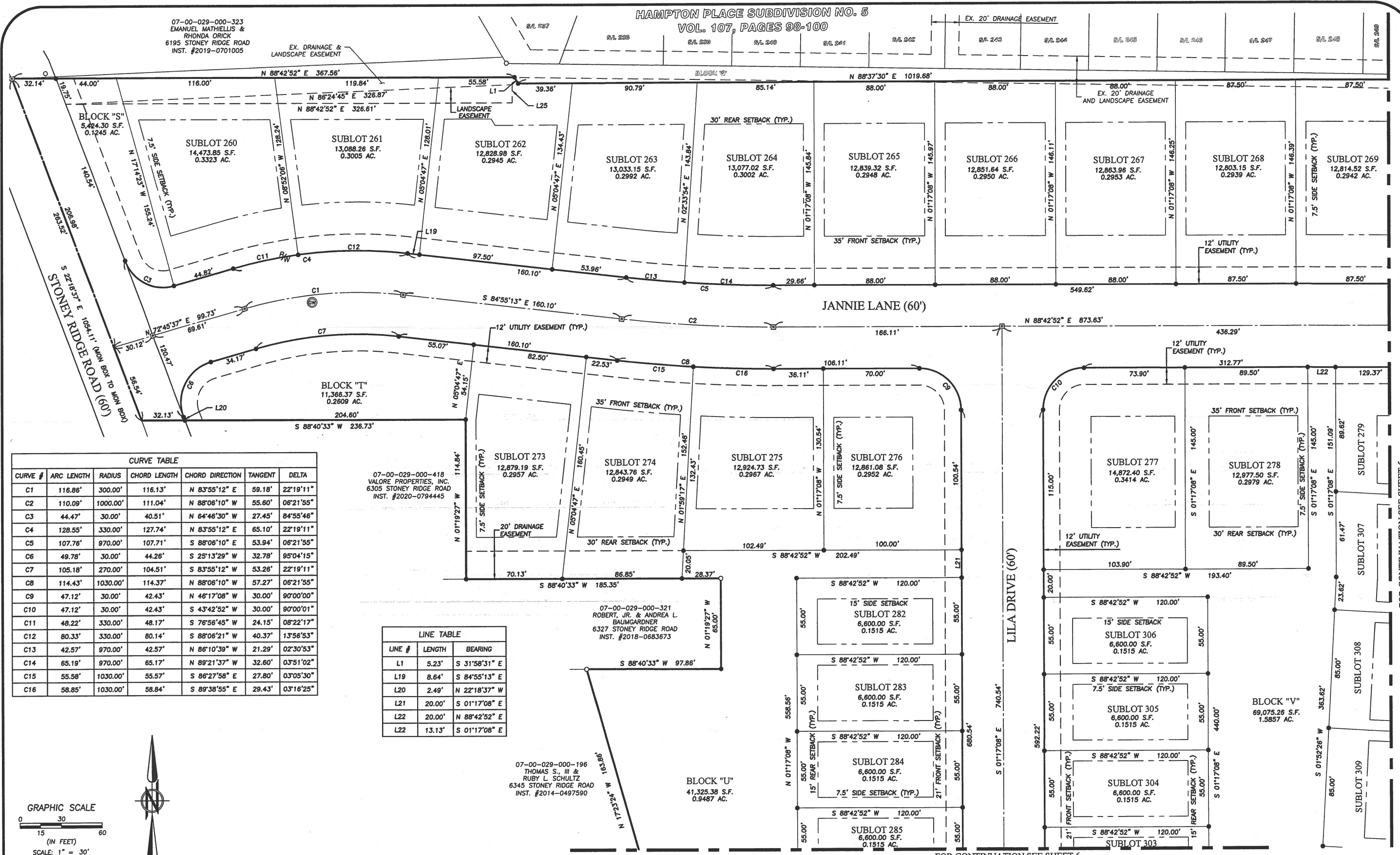
CHECKED BY:
AMK

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

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

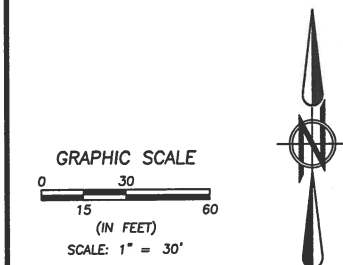
HAMPTON PLACE SUBDIVISION NO. 6
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
3 OF 7
JOB NO.
20-5445



CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	116.86'	300.00'	116.13'	N 83°55'12" E	59.18'	22°19'11"
C2	110.09'	1000.00'	111.04'	N 88°06'10" W	55.60'	08°21'55"
C3	44.47'	30.00'	40.51'	N 64°46'30" W	27.45'	84°55'46"
C4	128.55'	330.00'	127.74'	N 83°55'12" E	65.10'	22°19'11"
C5	107.76'	970.00'	107.71'	S 88°06'10" E	53.94'	06°21'55"
C6	49.78'	30.00'	44.26'	S 25°13'29" W	32.78'	95°04'15"
C7	105.18'	270.00'	104.51'	S 83°55'12" W	53.26'	22°19'11"
C8	114.43'	1030.00'	114.37'	N 88°06'10" W	57.27'	06°21'55"
C9	47.12'	30.00'	42.43'	N 46°17'08" W	30.00'	90°00'00"
C10	47.12'	30.00'	42.43'	S 43°42'52" W	30.00'	90°00'01"
C11	48.22'	330.00'	48.17'	S 76°56'45" W	24.15'	08°22'17"
C12	80.33'	330.00'	80.14'	S 88°06'21" W	40.37'	13°56'53"
C13	42.57'	970.00'	42.57'	N 86°10'39" W	21.29'	02°30'53"
C14	65.19'	970.00'	65.17'	N 89°21'37" W	32.60'	03°51'02"
C15	55.58'	1030.00'	55.57'	S 86°27'58" E	27.80'	03°05'30"
C16	58.85'	1030.00'	58.84'	S 89°38'55" E	29.43'	03°16'25"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	5.23'	S 31°58'31" E
L19	8.64'	S 84°55'13" E
L20	2.49'	N 22°18'37" W
L21	20.00'	S 01°17'08" E
L22	20.00'	N 88°42'52" E
L22	13.13'	S 01°17'08" E



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
05-19-2021	CLH	REVISED PER CITY COMMENTS AND ISSUED FOR FINAL PLAT
09-29-2021	CLH	REVISED STREET NAMES PER CLIENTS COMMENT

DRAWN BY:
STM

CHECKED BY:
AMK

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ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
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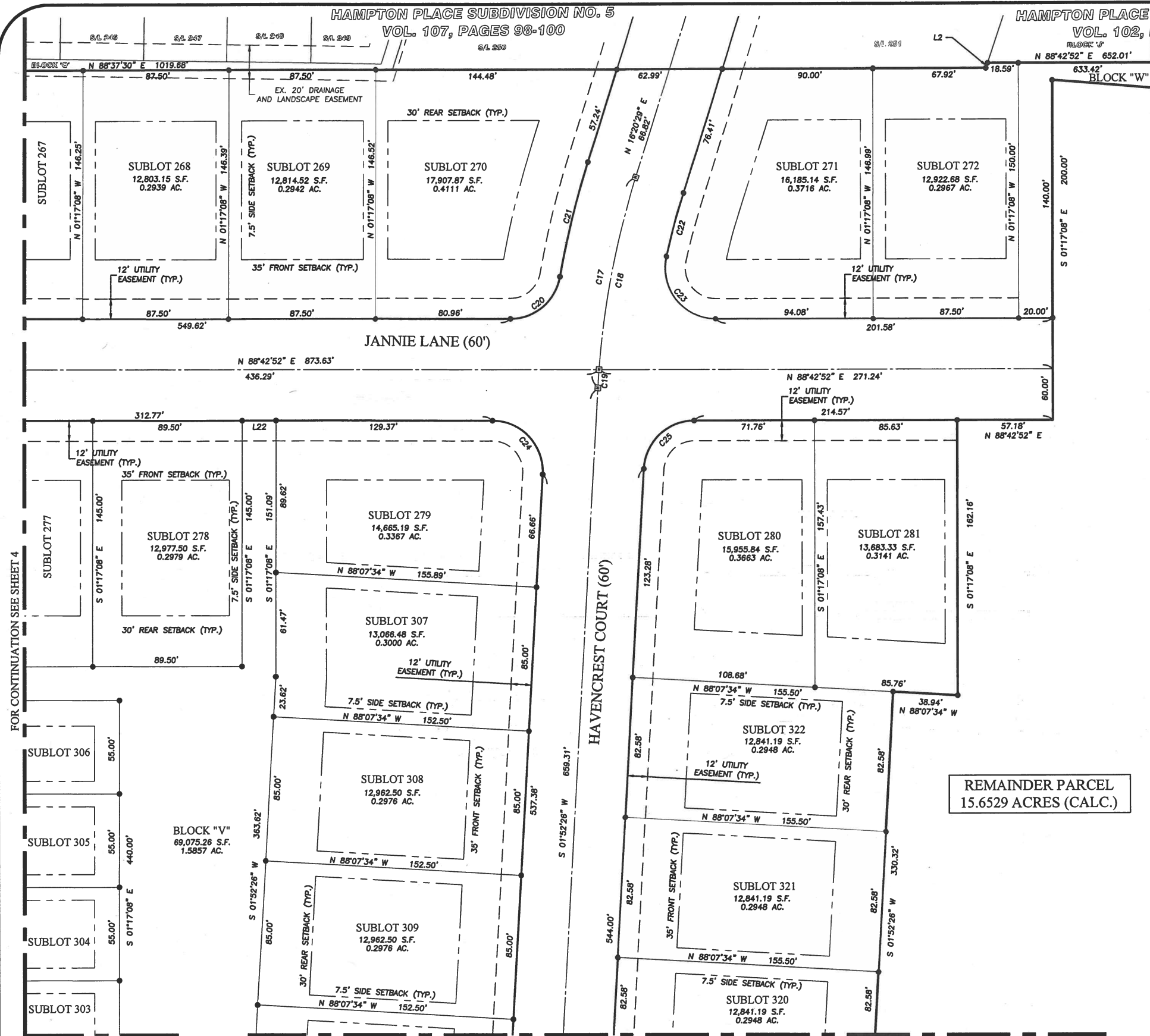
PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION NO. 6
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
4 OF 7
JOB NO.
20-5445

J:\2024\Hampton Place Plat\Drawings\Plat.dwg, Plotted: Sep 26, 2024 - 3:59pm



FOR CONTINUATION SEE SHEET 4

FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 6

REVISION	DATE	BY	DESCRIPTION
1	01-26-2021	CLH	ISSUED TO CITY FOR REVIEW
2	04-16-2021	CLH	REVISED PER CITY COMMENTS
3	05-19-2021	CLH	REVISED PER CITY COMMENTS AND ISSUED FOR FINAL PLAT
4	09-26-2021	CLH	REVISED STREET NAMES PER CLIENTS COMMENT

DRAWN BY:
SJM
CHECKED BY:
AMK

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801 MOORE ROAD AVON, OHIO 44011
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PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION NO. 6
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
5 OF 7
JOB NO.
20-5445

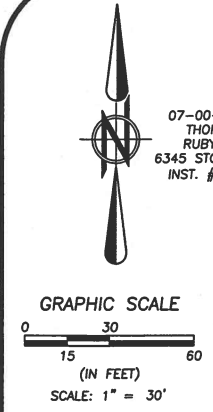
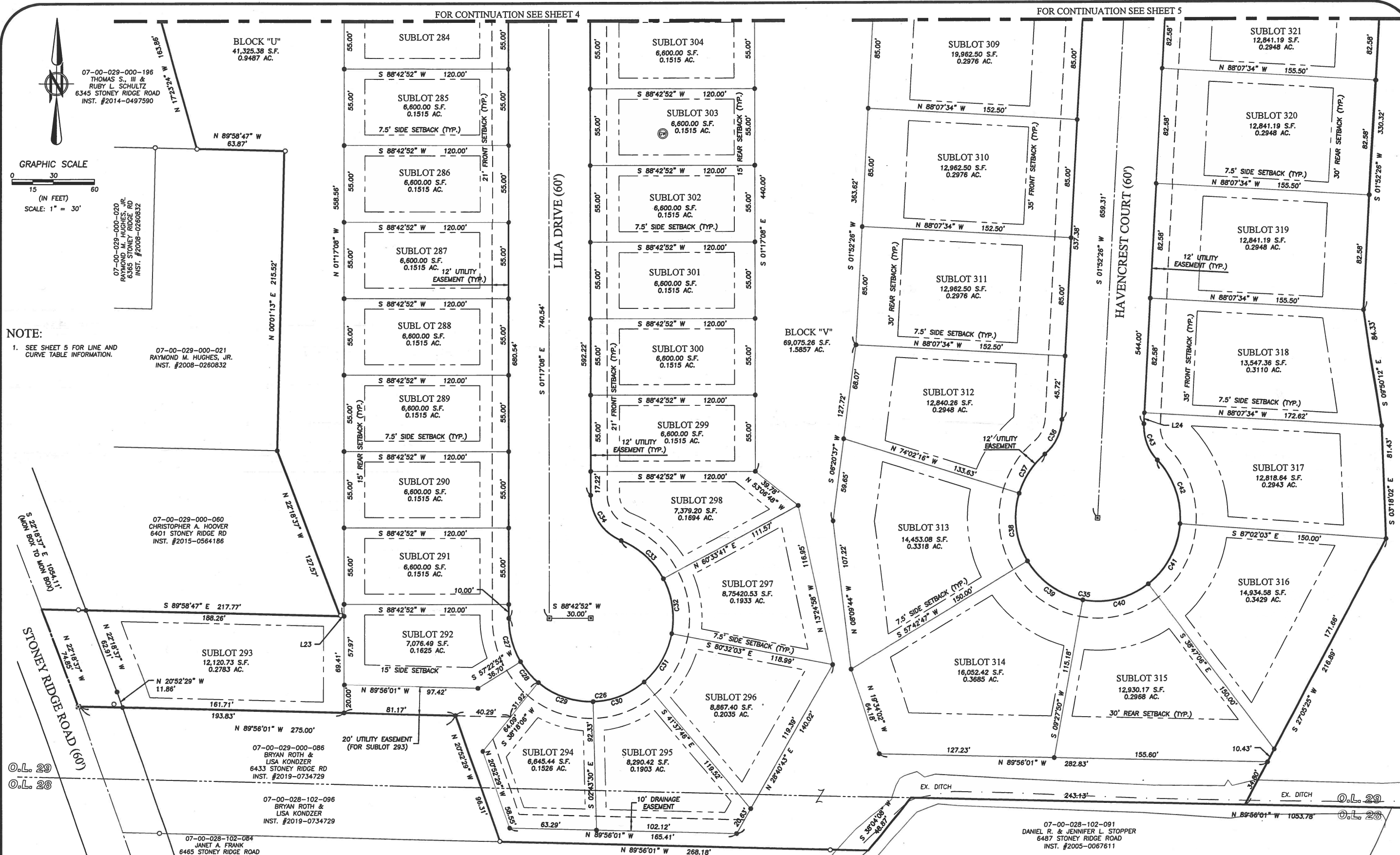
LINE TABLE		
LINE #	LENGTH	BEARING
L2	3.07'	N 17°35'57" E
L22	20.00'	N 88°42'52" E

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C17	126.25'	500.00'	125.92'	N 09°06'28" E	63.46'	14°28'03"
C18	115.49'	500.00'	115.23'	N 09°43'28" E	58.00'	13°14'02"
C19	10.76'	500.00'	10.76'	N 02°29'26" E	5.38'	01°14'00"
C20	41.83'	30.00'	38.52'	N 48°46'09" E	25.12'	79°53'25"
C21	69.57'	530.00'	69.49'	N 12°34'58" E	34.82'	07°31'02"
C22	38.70'	470.00'	38.69'	S 13°58'57" W	19.36'	04°43'04"
C23	53.88'	30.00'	46.93'	S 39°49'52" E	37.65'	102°54'33"
C24	48.78'	30.00'	43.58'	N 44°42'21" W	31.70'	93°09'34"
C25	45.47'	30.00'	41.24'	S 45°17'39" W	28.39'	86°50'26"

SHEET 6 LINE TABLE		
LINE #	LENGTH	BEARING
L23	2.92'	S 89°58'47" E
L24	7.82'	N 01°52'26" E

SHEET 6 CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT
C26	260.10'	60.00'	99.26'	S 54°31'25" W	88.32'
C27	32.79'	60.00'	32.39'	S 16°56'34" E	16.82'
C28	20.00'	60.00'	19.91'	S 42°08'57" E	10.09'
C29	42.96'	60.00'	42.05'	S 72°12'42" E	22.45'
C30	40.74'	60.00'	39.96'	N 67°49'22" E	21.19'
C31	40.74'	60.00'	39.96'	N 28°55'05" E	21.19'
C32	40.74'	60.00'	39.96'	N 09°59'11" W	21.19'
C33	42.13'	60.00'	41.27'	N 49°33'11" W	21.97'
C34	41.77'	35.00'	39.34'	N 35°28'35" W	23.78'
C35	286.57'	60.00'	82.10'	N 88°07'34" W	56.29'
C36	28.60'	35.00'	27.81'	S 25°17'14" W	15.15'
C37	34.28'	60.00'	33.82'	S 32°19'53" W	17.62'
C38	50.52'	60.00'	49.05'	S 08°09'44" E	26.87'
C39	50.52'	60.00'	49.05'	S 56°24'41" E	26.87'
C40	50.52'	60.00'	49.05'	N 75°20'22" E	26.87'
C41	50.52'	60.00'	49.05'	N 27°05'25" E	26.87'
C42	50.18'	60.00'	48.73'	N 20°59'36" W	26.66'
C43	28.60'	35.00'	27.81'	N 21°32'21" W	15.15'





NOTE:
1. SEE SHEET 5 FOR LINE AND CURVE TABLE INFORMATION.

07-00-029-000-196
THOMAS S., III &
RUBY L. SCHULTZ
6345 STONEY RIDGE ROAD
INST. #2014-0497590

07-00-029-000-020
RAYMOND M. HUGHES, JR.
6365 STONEY RIDGE RD
INST. #2008-0260832

07-00-029-000-021
RAYMOND M. HUGHES, JR.
INST. #2008-0260832

07-00-029-000-060
CHRISTOPHER A. HOOVER
6401 STONEY RIDGE RD
INST. #2015-0564186

07-00-029-000-086
BRYAN ROTH &
LISA KONDZER
6433 STONEY RIDGE RD
INST. #2019-0734729

07-00-028-102-096
BRYAN ROTH &
LISA KONDZER
INST. #2019-0734729

07-00-028-102-084
JANET A. FRANK
6465 STONEY RIDGE ROAD
INST. #2017-0855996

07-00-028-102-091
DANIEL R. & JENNIFER L. STOPPER
6487 STONEY RIDGE ROAD
INST. #2005-0067611

REVISION	DATE	BY	DESCRIPTION
	01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
	04-16-2021	CLH	REVISED PER CITY COMMENTS
	05-19-2021	CLH	REVISED PER CITY COMMENTS AND ISSUED FOR FINAL PLAT
	09-29-2021	CLH	REVISED STREET NAMES PER CLIENTS COMMENT

DRAWN BY:
SJM

CHECKED BY:
AMK

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

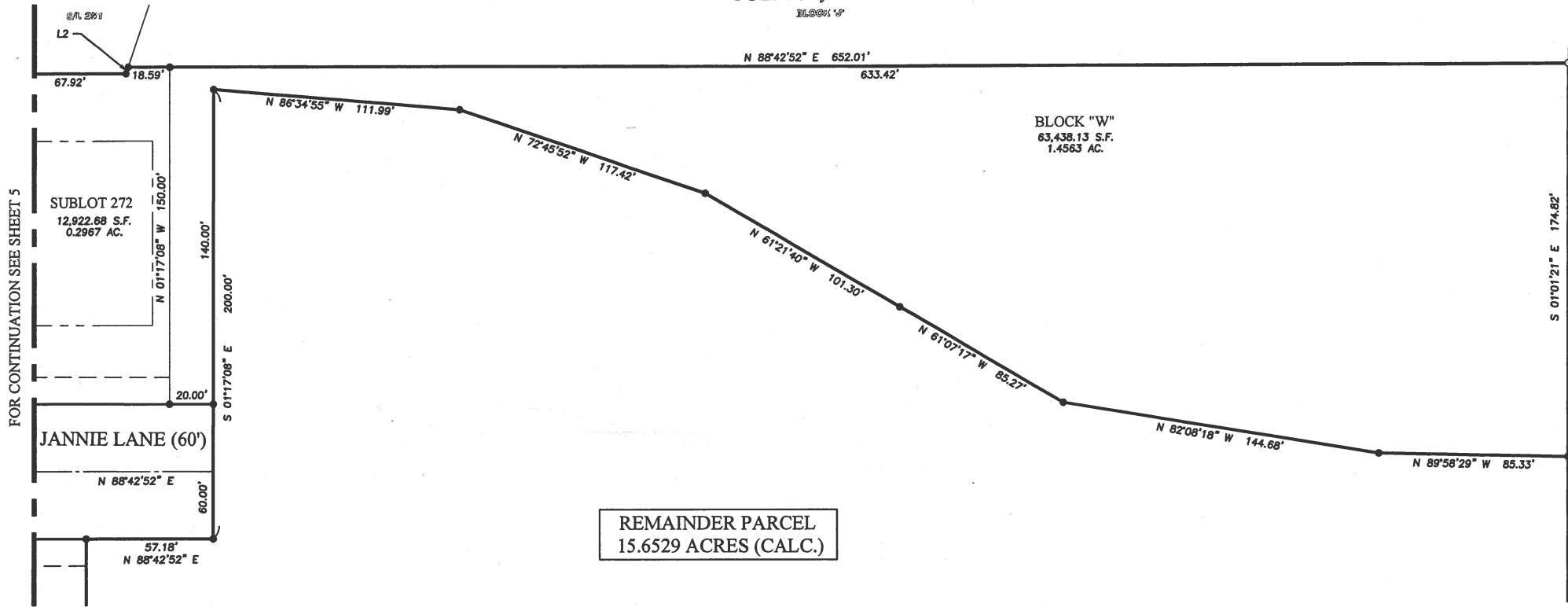
PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

**HAMPTON PLACE SUBDIVISION NO. 6
PLAT**
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
6 OF 7
JOB NO.
20-5445

HAMPTON PLACE SUBDIVISION NO. 3
VOL. 102, PAGES 61-65

LINE TABLE		
LINE #	LENGTH	BEARING
L2	3.07'	N 17°35'57" E



GRAPHIC SCALE
0 15 30 60
(IN FEET)
SCALE: 1" = 30'

REVISION	DATE	BY	DESCRIPTION
	01-20-2021	CLH	ISSUE TO CITY FOR REVIEW
	04-16-2021	CLH	REVISED PER CITY COMMENTS
	05-19-2021	CLH	REVISED PER CITY COMMENTS AND ISSUED FOR FINAL PLAT
	09-20-2021	CLH	REVISED STREET NAMES PER CLIENTS COMMENT

DRAWN BY:
SJM

CHECKED BY:
AMK

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PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION NO. 6
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
7 OF 7
JOB NO.
20-5445

LEGEND

EXISTING 100 YEAR FLOOD PLAIN LIMITS "A"
(NO BASE FLOOD ELEVATIONS DETERMINED PER FIRM MAP
39093C0144D WITH EFFECTIVE DATE AUGUST 19, 2008)

BENCHMARK NO. 1

HAMPTON PLACE SUBDIVISION

NO. 3

VOL. 102, PAGES 61-65

NO. 3

TABLE OF OWNERSHIP

07-00-029-000-083 WILLIAM A. & CHERYL A. KEARNEY 6380 AVON BELDEN RD

NOTES:

- CONTRACTOR SHALL CONFIRM GAS WELL LOCATION WITH ODNR & THE CITY PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL CLEAR TREES BETWEEN OCTOBER 1ST AND MARCH 31ST.

CONTROL POINTS

CONTROL POINT NO. 1:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 632047.46
E: 2097798.47

CONTROL POINT NO. 2:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 631821.23
E: 2099402.56

CONTROL POINT NO. 3:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 631105.72
E: 2099403.31

BENCHMARK

BENCHMARK NO. 1:
TOP TURN NUT ON HYDRANT
LOCATED IN FRONT OF HOUSE
6009 HAVENCREST COURT
ELEV.: 714.82

EXISTING SANITARY STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-SM4-1	RIM 713.27	8" PVC (N) INV.: 694.77 8" PVC (S) INV.: 694.77	N: 632134.85 E: 2098559.90

EXISTING STORM STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-CB-1	RIM 711.10	12" HDPE (W) INV.: 708.90 12" HDPE (NE) INV.: 708.90	N: 632066.46 E: 2097732.16
EX-CB-2	RIM 712.23	12" HDPE (SW) INV.: 708.78 36" HDPE (NW) INV.: 708.23 36" HDPE (E) INV.: 708.03	N: 632075.62 E: 2097742.31
EX-MH-1	RIM 715.49	12" HDPE (E) INV.: 710.34	N: 632048.05 E: 2097447.97
EX-MH-2	RIM 710.34	48" HDPE (W) INV.: 705.79 48" HDPE (E) INV.: 705.79	N: 632144.95 E: 2098777.44
EX-MH-3 (T.B.R.)	RIM 719.61	48" HDPE (W) INV.: 705.57 48" HDPE (E) INV.: 705.44 30" HDPE (N) INV.: 705.70 48" HDPE (W) INV.: 705.44 30" HDPE (N) INV.: 705.44	N: 632160.31 E: 2098845.14
EX-MH-6	RIM 714.10	36" HDPE (W) INV.: 707.20 18" HDPE (N) INV.: 708.60 42" HDPE (E) INV.: 707.00	N: 632077.54 E: 2098049.55
EX-MH-7	RIM 714.17	42" HDPE (W) INV.: 706.67 42" HDPE (N) INV.: 706.67	N: 632079.06 E: 2098396.36
EX-YD-1	RIM 710.36	8" HDPE (S) INV.: 709.19	N: 632074.44 E: 2097691.65

SURVEY NOTE:

A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE HAS BEEN PERFORMED BY BRAMHALL ENGINEERING & SURVEYING COMPANY.

PROJECT DATUM

REFERENCE DATUM: STATE PLANE OHIO NORTH 3401 (GRID)
HORIZONTAL DATUM: NAD 1983
VERTICAL DATUM: NAVD 1988

GRAPHIC SCALE

0 80 160
(IN FEET)
SCALE: 1" = 80'

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
CLH

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

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
EXISTING CONDITIONS - DEMO PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
2 OF 39
JOB NO.
20-5445

TABLE OF LINES

LINE #	LENGTH	BEARING
L1	5.23' (C)	S 31°58'31" E
L2	3.07' (C)	N 17°35'57" E
L3	48.87' (R&U)	S 38°04'08" W
L4	96.31' (R&U)	N 20°52'29" W
L5	74.85' (C) 75.18' (R)	N 22°18'37" W
L6	63.87' (C)	N 89°58'47" W
L7	97.86' (C)	N 88°40'33" E
L8	65.00' (R&U)	N 01°19'27" W
L9	114.84' (R&U)	N 01°19'27" W
L10	236.73' (C) 236.72' (R)	S 88°40'33" W

CONTROL POINT NO. 3

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.

[illegible]

NOTES:

1. CONTRACTOR SHALL CONFIRM GAS WELL LOCATION WITH ODNR & THE CITY PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR SHALL CLEAR TRESS BETWEEN OCTOBER 1ST AND MARCH 31ST.
3. CONTRACTOR SHALL REMOVE EXISTING WATER SERVICES TO THE RIGHT-OF-WAY LINE IN ACCORDANCE WITH THE CITY OF NORTH RIDGEVILLE STANDARDS.
4. CONTRACTOR SHALL COORDINATE REMOVAL/ABANDONMENT OF EXISTING SEPTIC SYSTEM WITH THE LORAIN COUNTY HEALTH DEPARTMENT AND CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.

SURVEY NOTE:

A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE HAS BEEN PERFORMED BY BRAMHALL ENGINEERING & SURVEYING COMPANY.

PROJECT DATUM

REFERENCE DATUM: STATE PLANE OHIO NORTH 3401 (GRID)
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	DATE:	BY:	DESCRIPTION:
REVISION	01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
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	10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SIM

CHECKED BY:
CLH



PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

CONTROL POINTS

CONTROL POINT NO. 1:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 632047.46
E: 2097798.47
(SEE SHEET 2 FOR LOCATION)

CONTROL POINT NO. 2:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 631821.23
E: 2099402.56
(SEE SHEET 2 FOR LOCATION)

CONTROL POINT NO. 3:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 631105.72
E: 2099403.31
(SEE SHEET 2 FOR LOCATION)

BENCHMARK

BENCHMARK NO. 1:
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EX-YD-1	RIM 710.36	8" HDPE (S) INV.: 709.19	N: 632074.44 E: 2097691.65

ENLARGED VIEW "B"

GRAPHIC SCALE



(IN FEET)

SCALE: 1" = 30'



HAMPTON PLACE SUBDIVISION - PHASE 6
ENLARGED EXISTING CONDITIONS - DEMO PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
3 OF 39
JOB NO.
20-5445

CITY OF NORTH RIDGEVILLE STANDARD GENERAL NOTES

GENERAL

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

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

PAVEMENTS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
STORM SEWERS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
SANITARY SEWERS	CITY OF NORTH RIDGEVILLE	(440) 353-0842
WATERLINES	CITY OF NORTH RIDGEVILLE	(440) 353-0842
GAS-COLUMBIS GAS	DAN SUREN	(440) 881-2428
TELEPHONE-WINDSTREAM	GEOFF HAMM	(440) 328-4247
ELECTRIC-CHIO EDISON	MIKE ZAHN	(440) 326-3271
CABLE-SPECTRUM	RON HRIBAL	(440) 366-0418 (EXT. 825)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EARTHWORK

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

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

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

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

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

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

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

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

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

ROADWAY

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

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

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

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

5. CONCRETE PAVEMENT CURING COMPOUND SHALL BE SILENCURE A FROM CHELMASTERS, 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-48 PIPE CONFORMING TO ASTM F-758 OR 6" DIAMETER PERFORATED PSM POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH GEOTEXTILE DRAIN SLEEVE MEETING THE REQUIREMENTS OF ODOT 712.09, TYPE A, AND WITH NO. 8 STONE OR GRAVEL AGGREGATE.

UNDERGROUND INSTALLATIONS - GENERAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- E. SMOOTH INTERIOR, CORRUGATED, HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO AASHTO SPECIFICATIONS M252 TYPE S AND M-294 TYPE S, (ODOT 707.33) AOS N-12, HANCOR H-Q, OR APPROVED EQUAL. THE JOINTS SHALL BE S.L.T.-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-758, OR 6" DIAMETER PSM POLYVINYLCHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH A GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09, TYPE A, AND WITH THE GRANULAR MATERIAL BEING NO. 57 AGGREGATE (NO SLAG)

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

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

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

OCTOBER 1, 2008 - REV. 5/11/08, 9/28/09, 12/7/09, 8/18/16

5/9/17, 6/28/17, 6/5/20

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
CLH

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

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
GENERAL NOTES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
4 OF 39

JOB NO.
20-5445

CITY OF NORTH RIDGEVILLE
STANDARD GENERAL NOTES

SANITARY SEWERS

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

A. DEFLECTION TEST:

IF PVC PIPE IS USED, THE DEFLECTION TEST WILL BE RUN NOT LESS THAN 30 DAYS NOR MORE THAN 45 DAYS AFTER THE FINAL AND FULL BACKFILL HAS BEEN PLACED. THE TEST IS REQUIRED ON ALL PVC PIPE. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY EQUIPMENT FOR THE DEFLECTION TESTING. ALL EQUIPMENT SHALL BE APPROVED BY THE CITY OF NORTH RIDGEVILLE PRIOR TO THE START OF TESTING. WHERE POSSIBLE, ELECTRONIC EQUIPMENT SHALL BE USED TO MEASURE AND RECORD THE DEFLECTION IN THE FLEXIBLE PIPE. NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT. IF SUCH EQUIPMENT IS NOT AVAILABLE, THE DEFLECTION TEST CAN BE RUN BY THE USE OF MANDRELS, HAVING A DIAMETER EQUAL TO NINETY-FIVE (95) PERCENT OF THE INSIDE DIAMETER OF THE PIPE, PULLED THROUGH THE SEWER WITHOUT MECHANICAL PULLING DEVICES. MANDRELS SHALL BE CONSTRUCTED WITH AT LEAST NINE EVENLY SPACED ARMS OR PRONGS. A METAL PROVING RING SHALL BE PROVIDED TO VERIFY THE ACCURACY OF THE MANDREL TO THE CITY ENGINEER. THE LENGTH OF THE MANDREL SHALL BE EIGHT INCHES FOR EIGHT INCH PIPE, TEN INCHES FOR TEN AND TWELVE INCH PIPE. IF ANY SECTION OF CONDUIT EXCEEDS THE DEFLECTION OF FIVE PERCENT, THE NECESSARY CORRECTIONS SHALL BE MADE. CONDUIT WHICH HAS DEFLECTED MORE THAN FIVE PERCENT MUST BE CORRECTED TO THE SATISFACTION OF THE CITY ENGINEER BY THE CONTRACTOR. THE PIPE SHALL BE MEASURED IN COMPLIANCE WITH ASTM D2122.

- B. THE LEAKAGE, EXFILTRATION, OR INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.

3. THE SANITARY SEWER MAIN AND ITS LATERALS SHALL BE PVC ASTM D3034, WITH GASKETED JOINTS MEETING ASTM D3212 SDR-35, UNLESS DEPTH OF COVER IS 15 FEET OR GREATER THEN USE ASTM D3034 SDR-26.
4. SANITARY MANHOLES SHALL BE PRECAST CONCRETE MEETING THE STANDARDS OF THE CITY OF NORTH RIDGEVILLE. THE MANHOLE SHALL BE FULLY INSPECTED AROUND ITS EXTERIOR BEFORE BACKFILLING. ANY SUSPECTED WEAK SPOTS, CRACKS, ETC. THAT MAY CAUSE A LEAK IN THE FUTURE SHALL BE PATCHED, SEALED, ETC. WITH WATERPROOFING MATERIALS. PARTICULAR ATTENTION SHALL BE PAID TO THE BARREL JOINTS, STEP LOCATIONS, LIFTING HOLES, AND THE JOINT BETWEEN THE GRADE RINGS AND THE CASTING. ALL MANHOLES SHALL BE VACUUM TESTED PER ASTM-C1244.
5. GRADE RINGS SHALL BE USED TO BRING ALL CASTING TO GRADE, MAXIMUM 11 INCHES.
6. IF THE CASTING IS DISTURBED AFTER IT IS INSTALLED IT SHALL BE COMPLETELY REMOVED, CLEANED, AND THEN REINSTALLED.
7. THE CONTRACTOR SHALL MARK ALL LATERAL LOCATIONS IN THE FIELD WITH A CONTINUOUS 4" X 4" WOODEN STAKE FROM INVERT TO 2'-6" ABOVE GRADE, PAINTED ORANGE OR RED.
8. "LOW-PRESSURE" AIR TESTING FOR PLASTIC PIPE SHALL BE PER ASTM-F1417.
9. ALL MAINLINE SANITARY SEWER SHALL BE VIDEO TAPED PER CITY ORDINANCE.
10. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERLINE, STORM SEWERS, AND SANITARY SEWERS SHALL BE MAINTAINED AS FOLLOWS:
- A. A MINIMUM 10-FOOT HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE STORM SEWER WILL BE MAINTAINED.
- B. A MINIMUM 10-FOOT HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE SANITARY SEWER WILL BE MAINTAINED.
- C. A MINIMUM 18-INCH VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE SANITARY SEWER WILL BE MAINTAINED.
- D. A MINIMUM 18-INCH VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE STORM SEWER WILL BE MAINTAINED.

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

12. ALL BEDDING FOR PROPOSED SANITARY SEWER SHALL BE IN ACCORDANCE WITH ASTM D2321

WATER SYSTEM

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

GATE VALVES

1. VALVES SHALL CONFORM IN ALL RESPECTS WITH AWWA C-500 OR C-509 AND WITH THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT SPECIFICATIONS.
2. ALL GATE VALVES THREE INCH AND LARGER SHALL HAVE A NON-RISING STEM, SHALL OPEN BY TURNING TO THE RIGHT, AND SHALL BE OPERATED BY A TWO-INCH SQUARE OPERATING NUT. NUTS SHALL HAVE AN ARROW AND THE WORD "OPEN" CAST THEREON TO INDICATE THE DIRECTION OF TURNING TO OPEN THE VALVE.
3. ALL GATE VALVES THREE-INCH TO 16 INCH IN SIZE SHALL BE OF RESILIENT WEDGE SEATED TYPE. THE VALVES SHALL HAVE RUBBER "O" RING PACKING SEALS AND MECHANICAL JOINT ENDS UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE CITY ENGINEER. IF THE TOP OF THE OPERATING NUT IS MORE THAN 36 INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE PROVIDED TO PLACE THE OPERATING WRENCH NUT BETWEEN 24 AND 36 INCHES BELOW THE SURFACE.
4. ALL 20 AND 24 INCH GATE VALVES SHALL BE PROVIDED WITH A FOUR INCH BYPASS VALVE AND ALL 30 INCH TO 48 INCH VALVES INCLUSIVE SHALL BE PROVIDED WITH A SIX INCH BYPASS VALVE LOCATED BELOW THE CENTER OF THE VALVES.
5. ALL GATE VALVES 18 INCH AND UNDER SHALL BE CONSTRUCTED TO WORK VERTICALLY. GATE VALVES 20 INCH AND LARGER IN SIZE SHALL BE CONSTRUCTED TO WORK HORIZONTALLY.
6. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.

BUTTERFLY VALVES

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

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

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

HYDROSTATIC TESTING

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

DISINFECTING MAINS

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

CURB CONNECTIONS

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

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

7/22/14

DATE:	BY:	DESCRIPTION:
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
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10-27-2021	CLH	REVISED STREET NAMES

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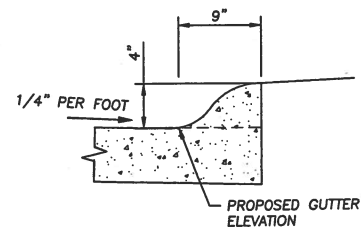
BRAMHALL
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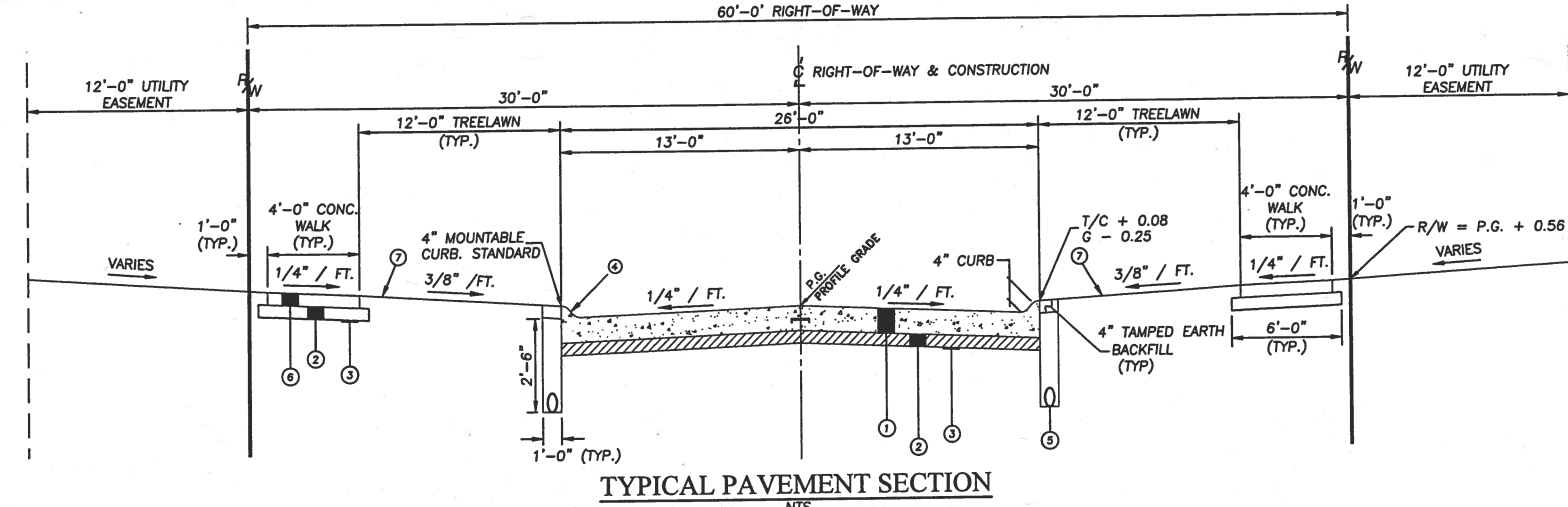
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
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HAMPTON PLACE SUBDIVISION - PHASE 6
GENERAL NOTES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

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GUTTER DETAIL
NTS

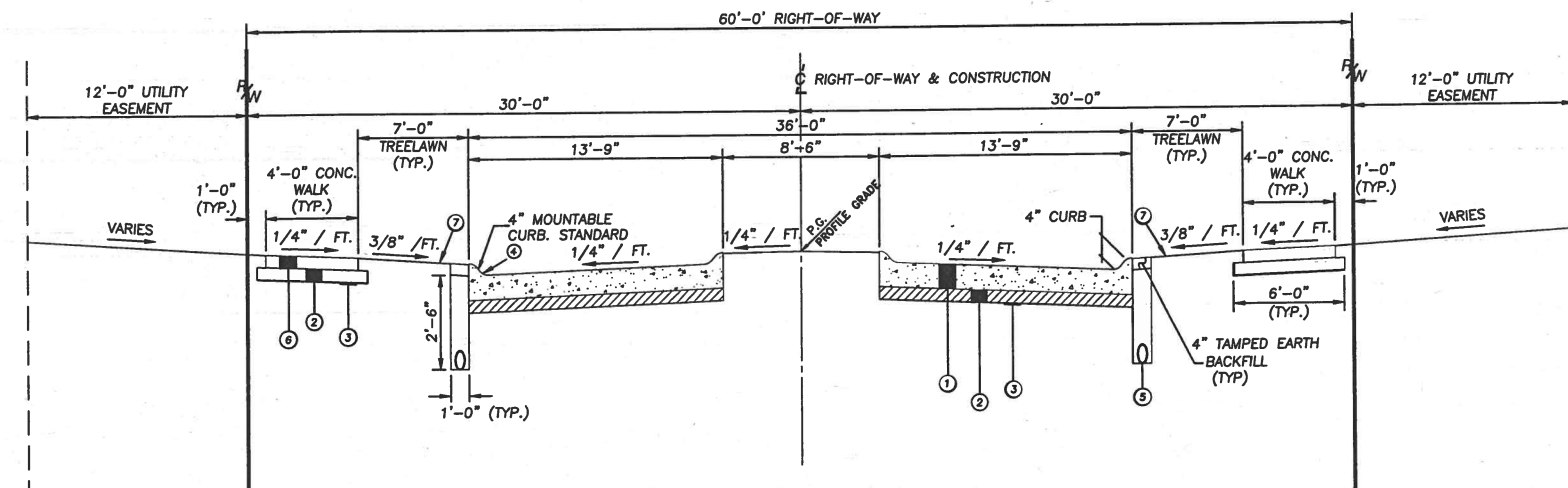


TYPICAL PAVEMENT SECTION
NTS

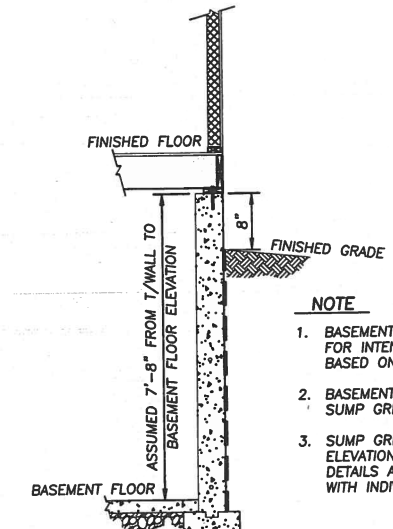
- ① 8" ODOT 452, NON-REINFORCED CONCRETE PAVEMENT
- ② 4" ODOT 304 LIMESTONE AGGREGATE BASE (LIMESTONE ONLY, NO RECYCLED MATERIAL)
- ③ ODOT 204 SUBGRADE COMPACTION AND PROOF ROLLING
- ④ ODOT 609, TYPE 3-A CONCRETE CURB (SEE GUTTER DETAIL ON THIS SHEET)
- ⑤ 6" DIAMETER PERFORATED RIGID SMOOTH WALL PVC UNDERDRAIN PIPE PER ODOT 707.41 (PERFORATIONS DOWN) WITH GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09M TYPE A, AND WITH GRANULAR MATERIAL BEING NO. 57 AGGREGATE (NO SLAG).
- ⑥ ODOT 608, 4" CONCRETE WALK (SEE NOTE 2)
- ⑦ ODOT 659, SEEDING & MULCHING

NOTES

1. A CURING AGENT SHALL BE APPLIED TO ALL CONCRETE PAVEMENT. THE CURING AGENT SHALL BE A COMBINATION CURING AND SEALING COMPOUND AND SHALL BE SILENCURE AS FROM CHEMMASTERS, 300 EDWARDS STREET, MADISON, OHIO, 44057, WWW.CHEMMASTERS.NET OR AN APPROVED EQUAL. THE APPLICATION RATE SHALL BE 200 SQUARE FEET PER GALLON.
2. SIDEWALK AT ALL BASIN ACCESS POINTS (AS SHOWN ON PLAN AND PROFILES) SHALL BE THICKENED TO 6" MINIMUM.



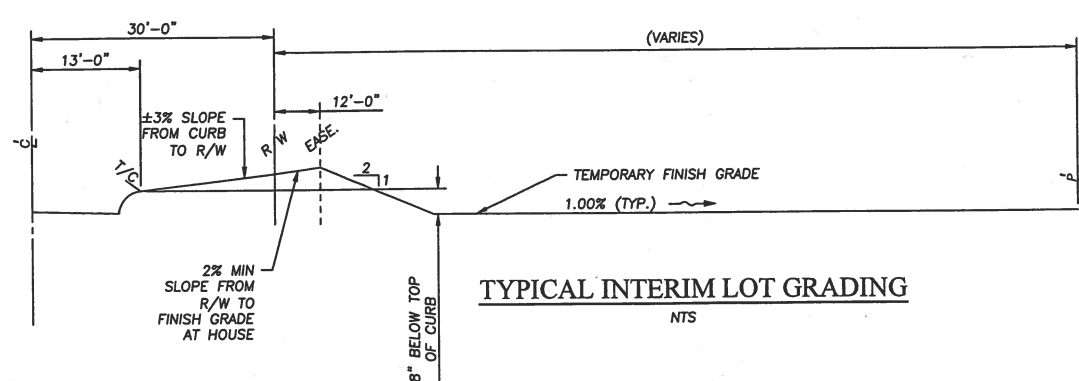
JANNIE LANE ENTRANCE SECTION
NTS



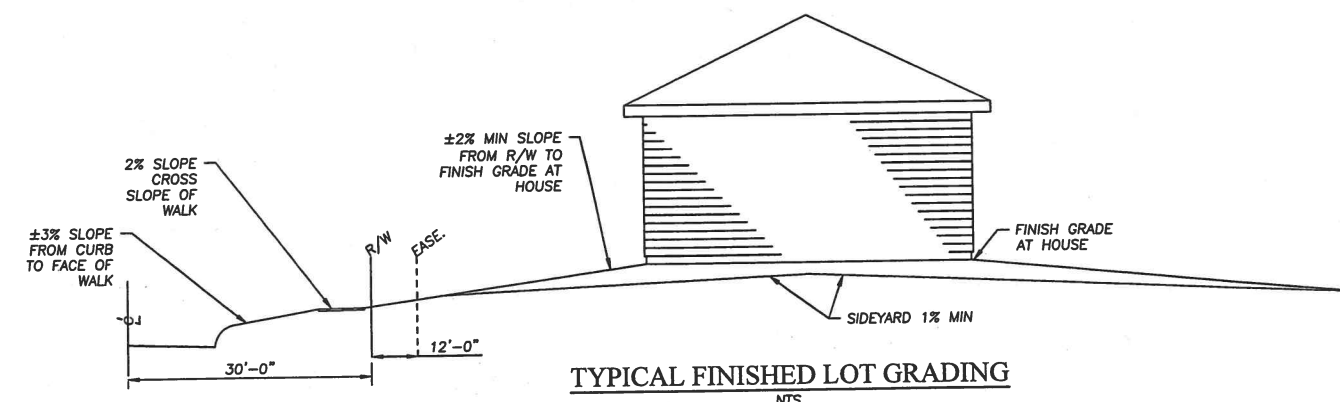
ASSUMED BASEMENT SECTION
NTS

NOTE

1. BASEMENT ELEVATIONS ARE APPROXIMATE AND ARE SHOWN FOR INTENT ONLY. ELEVATIONS ARE SUBJECT TO CHANGE BASED ON INDIVIDUAL SITE PLANS.
2. BASEMENT ELEVATIONS ARE SHOWN TO DETERMINE IF A SUMP GRINDER PUMP MIGHT BE REQUIRED.
3. SUMP GRINDER PUMPS SHALL BE PROVIDED IF BASEMENT ELEVATION IS LOWER THAN THE PROPOSED SANITARY SEWER. DETAILS AND PLANS FOR GRINDER PUMP TO BE PROVIDED WITH INDIVIDUAL SITE PLANS.



TYPICAL INTERIM LOT GRADING
NTS



TYPICAL FINISHED LOT GRADING
NTS

J:\05445 Hampton Place PH-ROADWAY\Improvement Plans\06 Typical Sections.dwg, Plotted: Oct 28, 2021 - 8:00am

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
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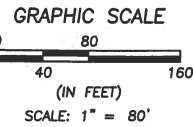
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HAMPTON PLACE SUBDIVISION - PHASE 6
TYPICAL SECTIONS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

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20-5445



LEGEND



EXISTING 100 YEAR FLOOD PLAIN LIMITS "A"
(NO BASE FLOOD ELEVATIONS DETERMINED PER FIRM MAP
39093C0144D WITH EFFECTIVE DATE AUGUST 19, 2008)

PHASE 6 BREAKDOWN

PLAN ACREAGE 24.20 ACRES
FRONT YARD SETBACK:
- SINGLE FAMILY: 30-40 FEET (AVERAGE OF 35')
- CLUSTER LOTS: 22 FEET FROM BACK OF WALK
REAR YARD SETBACK:
- SINGLE FAMILY: 35 FEET MIN.
SIDE YARD:
- MINIMUM OF 5' SETBACK, SHOWING 7.5' SETBACK PER NEEDING
TO BE A MINIMUM 15' BUILDING SEPARATION FROM ADJACENT DWELLING
- 35 FEET IF ABUTTING SINGLE FAMILY AREA
APPROXIMATE ROADWAY LENGTH 2,964 L.F.

PHASE 6 BREAKDOWN CONTINUED

CLUSTER AREA BUILDING SPACING. DWELLINGS UNITS IN AN APPROVED CLUSTER AREA SHALL BE SET BACK NOT LESS THAN FIFTEEN FEET FROM ANY COMMON OPEN SPACE AREA AND THIRTY-FIVE FEET FROM A DETACHED SINGLE-FAMILY SIDE AND REAR PROPERTY LINE.

HAMPTON PLACE SUBDIVISION NO. 3
VOL. 102, PAGES 61-65

EX. STORMWATER
MANAGEMENT BASIN
(TO BE MODIFIED)

TABLE OF OWNERSHIP

07-00-029-000-083
WILLIAM A. & CHERYL A.
KEARNEY
6380 AVON BELDEN RD

LOT SUMMARY

EXISTING ZONING CODE

(PER NORTH RIDGEVILLE ZONING SECTION 1282)
WIDTH FOR SINGLE FAMILY:

80-100 FEET (AVERAGE OF 85')
95' MIN. (CORNER LOTS @ BUILDING LINE)

MINIMUM LOT SIZE FOR SINGLE FAMILY:

12,800 SQ. FT.

ALLOWABLE DENSITY:

230 UNITS PER ACRE

MAXIMUM NUMBER OF ALLOWABLE LOTS (PER ZONING):

386 LOTS

- TOTAL NUMBER OF CLUSTER LOTS

174 UNITS

(45% OF MAX NUMBER (PER SUHAIL OVERALL PLAN),

- TOTAL NUMBER OF SINGLE FAMILY LOTS

212 LOTS

- TOTAL

286 LOTS

SUMMARY - (PER OVERALL PLAN FOR HAMPTON PLACE PREPARED BY SUHAIL
DATED OCTOBER 16, 2020)

PHASE I:

- TOTAL NUMBER OF SINGLE FAMILY LOTS:

34 LOTS

PHASE II:

- TOTAL NUMBER OF CLUSTER LOTS:

32 UNITS

- TOTAL NUMBER OF SINGLE FAMILY LOTS:

07 LOTS

PHASE III:

- TOTAL NUMBER OF CLUSTER LOTS:

19 UNITS

- TOTAL NUMBER OF SINGLE FAMILY LOTS:

21 LOTS

PHASE IV:

- TOTAL NUMBER OF CLUSTER LOTS:

53 UNITS

- TOTAL NUMBER OF SINGLE FAMILY LOTS:

25 LOTS

PHASE V:

- TOTAL NUMBER OF CLUSTER LOTS:

29 UNITS

- TOTAL NUMBER OF SINGLE FAMILY LOTS:

39 LOTS

PHASE VI:

- TOTAL NUMBER OF CLUSTER LOTS:

25 UNITS

- TOTAL NUMBER OF SINGLE FAMILY LOTS:

38 LOTS

FUTURE PHASE(S):

- TOTAL NUMBER OF CLUSTER LOTS:

14 UNITS

- TOTAL NUMBER OF SINGLE FAMILY LOTS:

38 LOTS

OPEN SPACE PHASES BREAKDOWN

PHASE VI

PLAN ACREAGE:

24.20 ACRES

OPEN SPACE NEEDED

(20% OF GROSS ACREAGE

OF ENTIRE DEVELOPMENT AREA):

4.84 ACRES

OPEN SPACE PROVIDED:

3.52 ACRES

TOTAL OPEN SPACE NEEDED FOR HAMPTON PLACE SUBDIVISION (PER OVERALL PLAN PREPARED BY
SUHAIL A/E DATED OCTOBER 16, 2020)

PLAN ACREAGE:

168.15 ACRES (FROM TAX MAPS)

OPEN SPACE NEEDED

(20% OF GROSS ACREAGE

OF ENTIRE DEVELOPMENT AREA):

33.63 ACRES

OPEN SPACE PROVIDED:

46.09 ACRES

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
CLH

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

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
GENERAL PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
7 OF 39

JOB NO.
20-5445

LEGEND



EXISTING 100 YEAR FLOOD
PLAIN LIMITS "A"
(NO BASE FLOOD ELEVATIONS
DETERMINED PER FIRM MAP
39093C0144D WITH EFFECTIVE
DATE AUGUST 19, 2008)

CONTROL POINTS

CONTROL POINT NO. 1:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 632047.46
E: 2097798.47
(SEE LOCATION ON SHEETS 2 & 7)

CONTROL POINT NO. 2:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 631821.23
E: 2099402.56
(SEE LOCATION ON SHEETS 2 & 7)

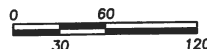
CONTROL POINT NO. 3:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 631105.72
E: 2099403.31
(SEE LOCATION ON SHEETS 2 & 7)

BENCHMARK

BENCHMARK NO. 1:
TOP TURN NUT ON HYDRANT
LOCATED IN FRONT OF HOUSE
6009 HAVENCREST COURT
(SEE LOCATION ON SHEET 2)
ELEV.: 714.82



GRAPHIC SCALE



SCALE: 1" = 60'

CENTERLINE DATA

LINE #	LENGTH	BEARING
L1	99.73'	S 72°45'37" W
L2	160.10'	N 84°55'13" W
L3	30.00'	S 88°42'52" W
L4	66.82'	N 16°20'29" E

NOTES:

- SIDEWALK AT ALL BASIN ACCESS
POINTS SHALL BE THICKENED TO
6" MINIMUM.
- CONTRACTOR SHALL CONFIRM
GAS WELL LOCATION WITH ODNR
& THE CITY PRIOR TO STARTING
CONSTRUCTION.

CENTERLINE CURVE DATA

CURVE #	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA	PC	PT	PI
C1	116.86'	300.00'	116.13'	N 83°55'12" E	59.18'	22°19'11"	1+49.73	2+66.60	STA 2+08.16, 5.78' LT
C2	111.09'	1000.00'	111.04'	N 88°06'10" W	55.60'	06°21'55"	4+26.70	5+37.80	STA 4+82.25, 1.54' RT
C3	115.49'	500.00'	115.23'	S 09°43'28" W	58.00'	13°14'02"	7+49.22	8+75.47	STA 8+12.35, 4.01' RT
C4	10.76'	500.00'	10.76'	S 02°29'26" W	5.38'	01°14'00"	7+49.22	8+75.47	STA 8+12.35, 4.01' RT

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
CLH

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ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
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PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
SURVEY CONTROL PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
8 OF 39

JOB NO.
20-5445

NOTES:

17. CONTRACTOR SHALL CONTACT THE CITY OF NORTH RIDGEVILLE WATER DEPARTMENT PRIOR TO STARTING ANY WORK ON THE EXISTING ASBESTOS WATER MAIN. ANY REMOVAL OF THE ASBESTOS WATERMAIN SHALL BE IN COMPLIANCE WITH ALL STATE AND FEDERAL REGULATIONS.

CURVE DATA

C1
R=300.00'
L=116.86'
Δ=22°19'11"
T=59.18'
C=116.13'
N 83°55'12" E
PC=1+49.73
PT=2+66.60
PI=STA. 2+08.16, 5.78' LT

CURVE DATA

C2
R=1000.00'
L=110.09'
Δ=06°21'55"
T=55.60'
C=111.04'
N 88°06'10" W
PC=4+26.70
PT=5+37.80
PI=STA. 4+82.25, 1.54' RT

GRAPHIC SCALE

0 10 20 40
(IN FEET)

HORIZONTAL SCALE: 1" = 20 FT.
VERTICAL SCALE: 1" = 5 FT.

NOTES:

- ALL DIMENSIONS TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
- FOR INTERSECTION DETAILS, SEE SHEET 23 & 24.
- STATIONING FOR THE PROPOSED WATER HYDRANTS ARE TAKEN FROM THE CENTER OF THE HYDRANT.
- PUBLIC SIDEWALKS IN THE COMMON AREAS SHALL BE INSTALLED BY THE DEVELOPER.
- WATER SERVICE BOXES SHALL BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
- SANITARY SEWER CLEANOUTS SHALL BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
- CONTRACTOR TO PROVIDE PREMIUM FILL AT ALL STORM SEWER CROSSINGS OVER WATERLINE IN ACCORDANCE WITH CITY OF NORTH RIDGEVILLE STANDARDS. A MINIMUM O/O SEPARATION OF 18" IS REQUIRED.
- IF THERE IS LESS THAN 2.5 FEET FROM THE INVERT OF THE SANITARY SEWER MAIN TO THE BASEMENT FLOOR ELEVATION, THE HOUSE WILL REQUIRE HUNG SEWERS OR GRINDER PUMPS.
- STATIONING FOR THE PROPOSED CURB INLETS ARE TAKEN AT THE BACK OF CURB.
- HYDRANT ASSEMBLIES ARE TO BE INSTALLED AT THE MIDDLE OF THE STORM SEWER PIPE SECTION AND NOT AT THE STORM SEWER JOINT LOCATIONS.
- CONTRACTOR SHALL PLUG ALL WEEP HOLES AT HYDRANTS.
- ALL REAR YARD DRAINAGE FOR EACH LOT WILL BE DETAILED OUT ON THE INDIVIDUAL PLOT PLANS. EACH SUBLOT SHALL HAVE A YARD DRAIN UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- CONTRACTOR SHALL CONFIRM GAS WELL LOCATION WITH ODNR & THE CITY PRIOR TO STARTING CONSTRUCTION.
- PREMIUM BACKFILL SHALL BE USED FOR ANY SANITARY SEWERS PLACED UNDER THE PAVEMENT, SIDEWALK OR WITHIN THE ZONE OF INFLUENCE SEE SHEET 30 FOR DETAILS.
- EACH SUBLOT SHALL REQUIRE A SUMP PUMP PER CITY ORDINANCE.
- CONTRACTOR SHALL REMOVE EXISTING WATER SERVICES TO THE RIGHT-OF-WAY LINE IN ACCORDANCE WITH THE CITY OF NORTH RIDGEVILLE STANDARDS.

BENCHMARK:

- TOP TURN NUT ON HYDRANT LOCATED IN FRONT OF HOUSE 6009 HAVENCREST COURT (SEE LOCATION ON SHEET 2) ELEV.: 714.82

J:\2024\445 Hampton Place PHA\DRAWINGS\Improvement Plans\09 Jannie Lane Sta 0+00 to 5+00.dwg, Plotted Oct 28, 2021 - 8:02am

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:

SJM

CHECKED BY:

CLH

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801 MOORE ROAD AVON, OHIO 44011
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PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
JANNIE LANE STA 0+00 TO STA 5+00
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET

9 OF 39

JOB NO.

20-5445

CURVE DATA

C2
R=1000.00'
L=110.09'
Δ=06°21'55"
T=55.60'
C=111.04'
N 88°06'10" W
PC=4+26.70
PT=5+37.80
PI=STA. 4+82.25, 1.54' RT

NOTES CONT:

16. SIDEWALK AT ALL BASIN ACCESS POINTS SHALL BE THICKENED TO 6" MINIMUM.

NOTES:

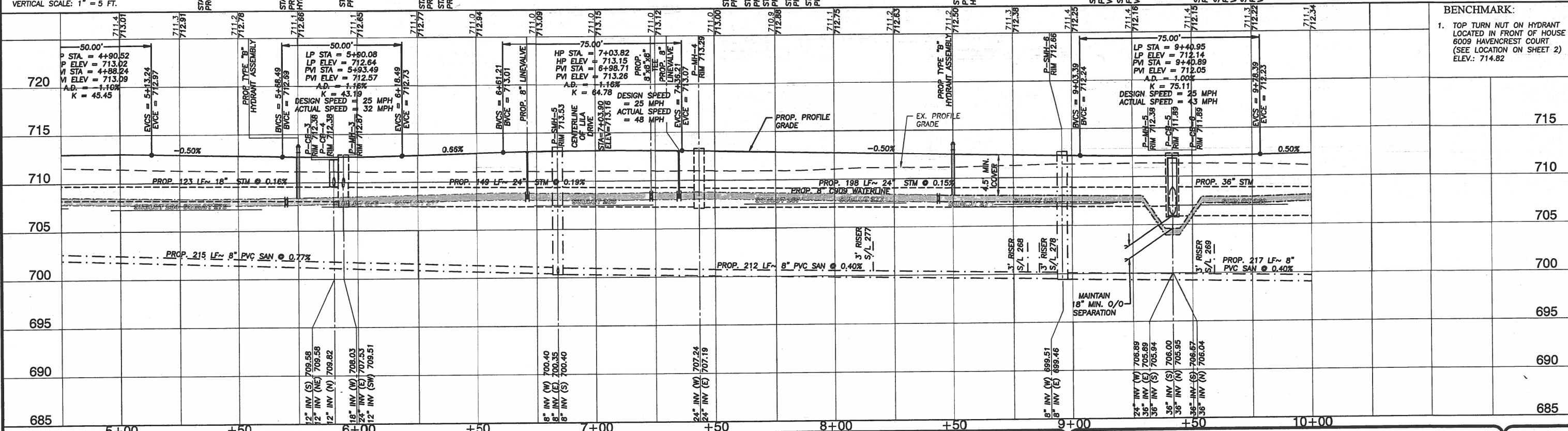
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GRAPHIC SCALE

0 10 20 40
(IN FEET)
HORIZONTAL SCALE: 1" = 20 FT.
VERTICAL SCALE: 1" = 5 FT.

J:\2024\Hampton Place PH-5\DRAWINGS\Improvement Plans\10 Jannie Lane Sta 5+00 to 10+00.dwg, Plot Date: Oct 29, 2021 - 8:08am



BENCHMARK:
1. TOP TURN NUT ON HYDRANT LOCATED IN FRONT OF HOUSE 6009 HAVENCREST COURT (SEE LOCATION ON SHEET 2) ELEV.: 714.82

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
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10-27-2021	CLH	REVISED STREET NAMES

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CHECKED BY:
CLH

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801 MOORE ROAD AVON, OHIO 44011
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PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
JANNIE LANE STA 5+00 TO STA 10+00
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

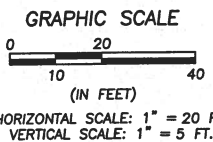
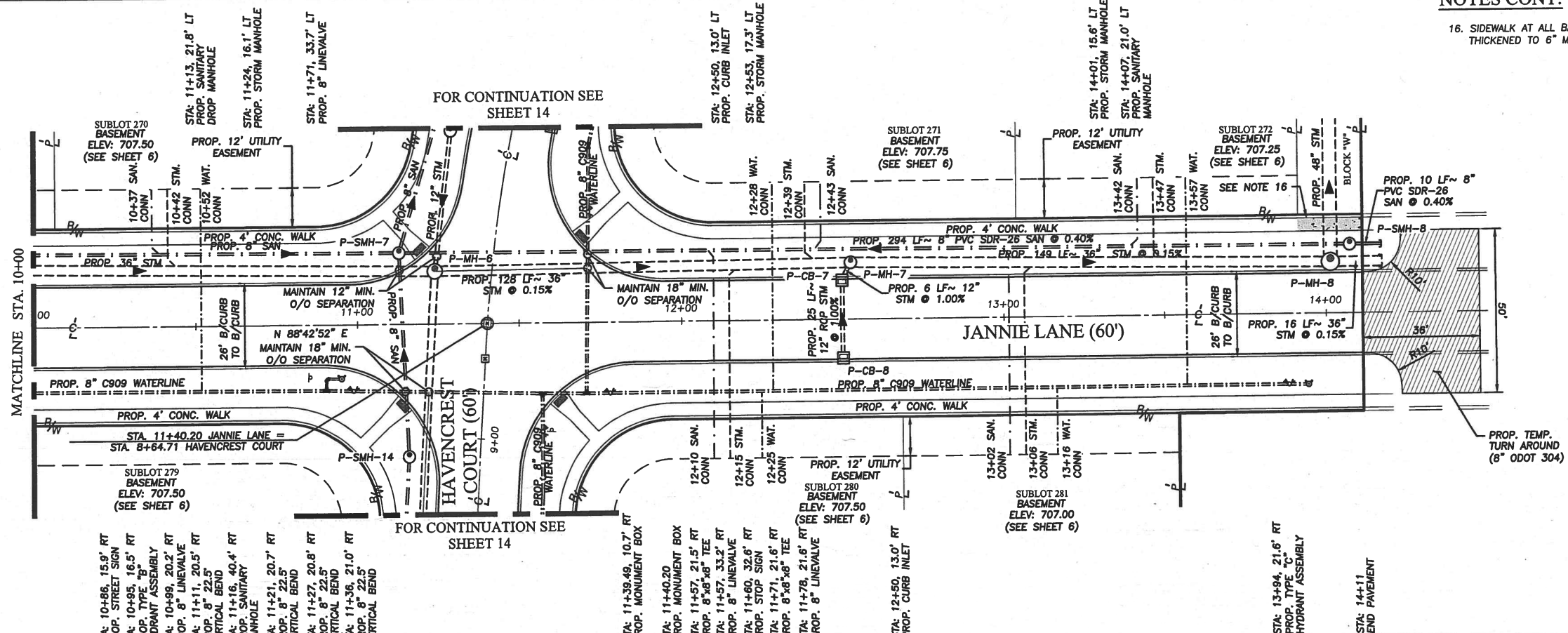
SHEET
10 OF 39
JOB NO.
20-5445

NOTES:

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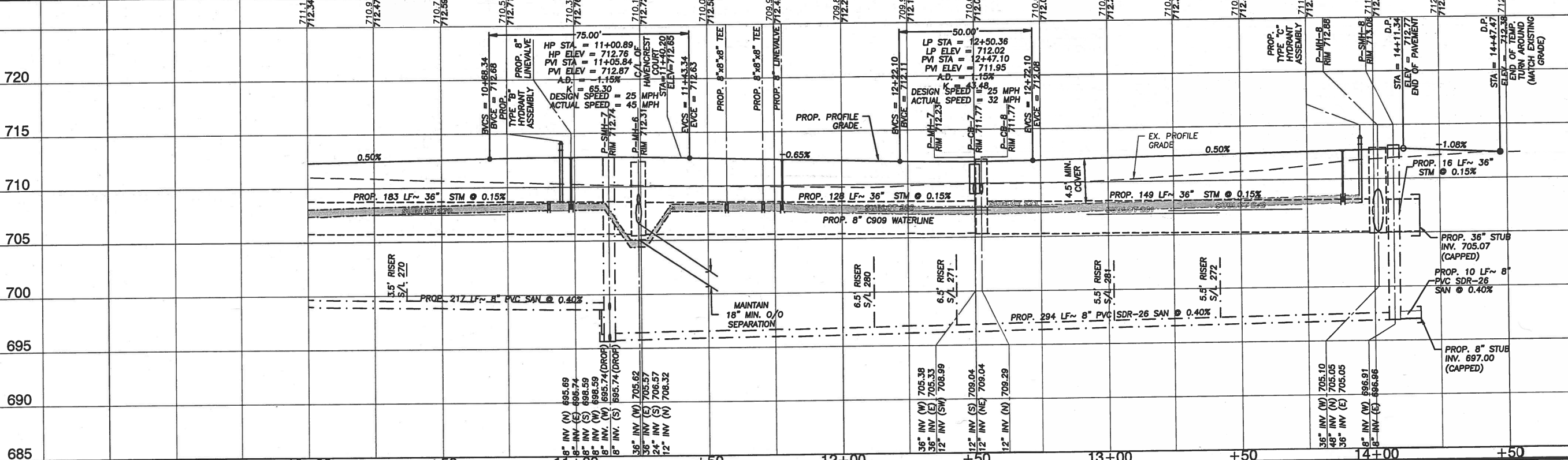
NOTES CONT:

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BENCHMARK:

- TOP TURN NUT ON HYDRANT LOCATED IN FRONT OF HOUSE 6009 HAVENCREST COURT (SEE LOCATION ON SHEET 2) ELEV.: 714.82



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
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BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

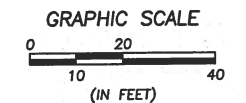
HAMPTON PLACE SUBDIVISION - PHASE 6
JANNIE LANE STA 10+00 TO STA 14+50
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
11 OF 39

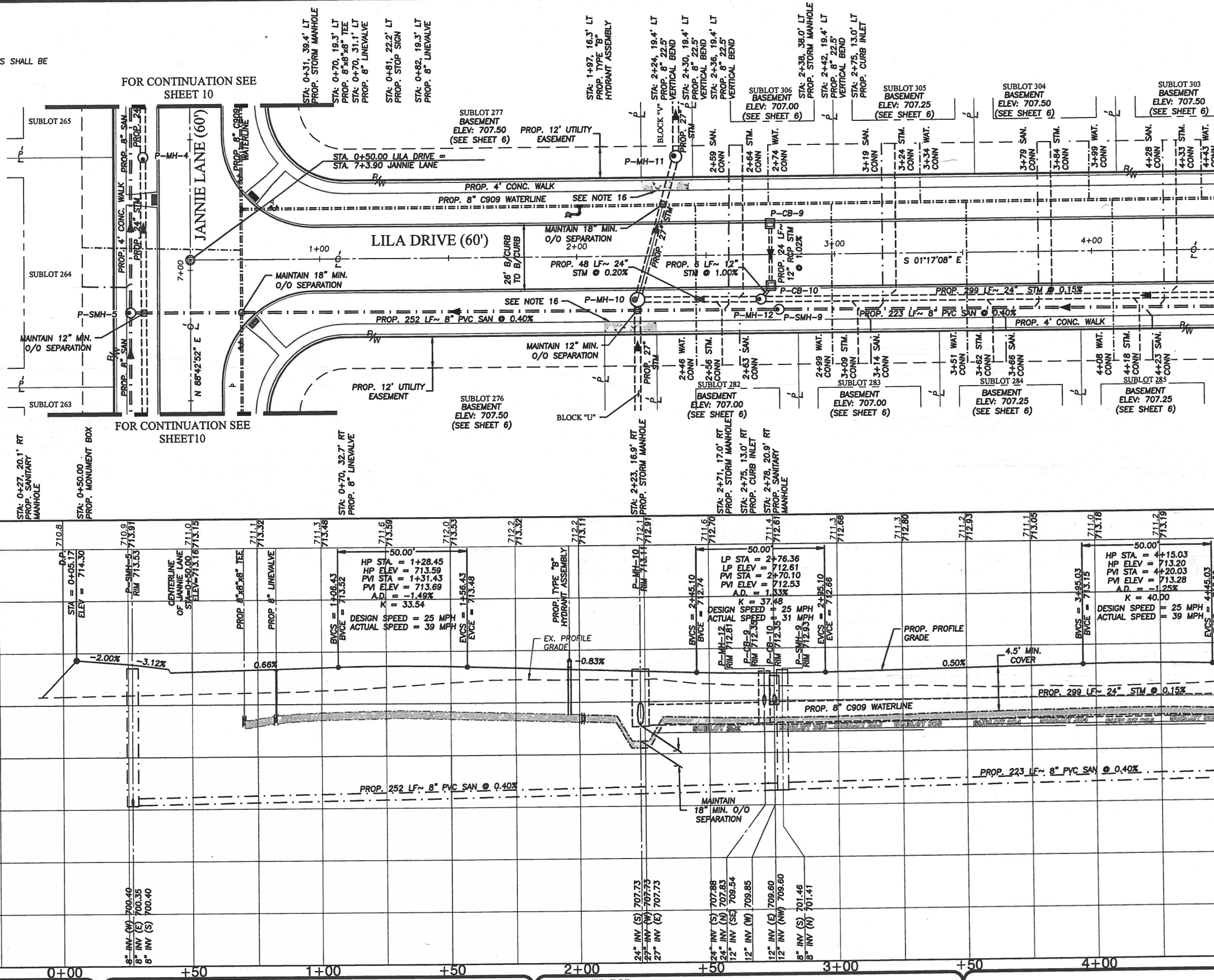
JOB NO.
20-5445

NOTES CONT:

16. SIDEWALK AT ALL BASIN ACCESS POINTS SHALL BE THICKENED TO 6" MINIMUM.



HORIZONTAL SCALE: 1" = 20 FT.
VERTICAL SCALE: 1" = 5 FT.



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BENCHMARK:

- TOP TURN NUT ON HYDRANT LOCATED IN FRONT OF HOUSE 8009 HAVENCREST COURT (SEE LOCATION ON SHEET 2) ELEV.: 714.82

J:\205445 Hampton Place PH-6-DRAWINGS\Improvement Plans\17 Lila Drive Sta 0+00 to 4+50.dwg, Plotted: Oct 29, 2021, 8:05am

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
CLH

BRAMHALL

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

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
LILA DRIVE STA 0+00 TO STA 4+50
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
12 OF 39

JOB NO.
20-5445

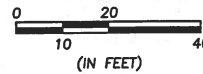
LINE DATA
L1
L=30.00'
N 88°42'52" E

NOTES CONT:

16. SIDEWALK SHALL BE THICKENED TO 6" MINIMUM.



GRAPHIC SCALE



HORIZONTAL SCALE: 1" = 20 FT.
VERTICAL SCALE: 1" = 5 FT.

NOTES:

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BENCHMARK:

- TOP TURN NUT ON HYDRANT LOCATED IN FRONT OF HOUSE 6009 HAVENCREST COURT (SEE LOCATION ON SHEET 2) ELEV.: 714.82

J:\05446 Hampton Place PH-DRAWINGS\Improvement Plans\13) Lila Drive Sta 4+50 to 9+00.dwg, Plotted: Oct 26, 2021 - 8:06am

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

REVISION		

DRAWN BY:
SJM

CHECKED BY:
CLH

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

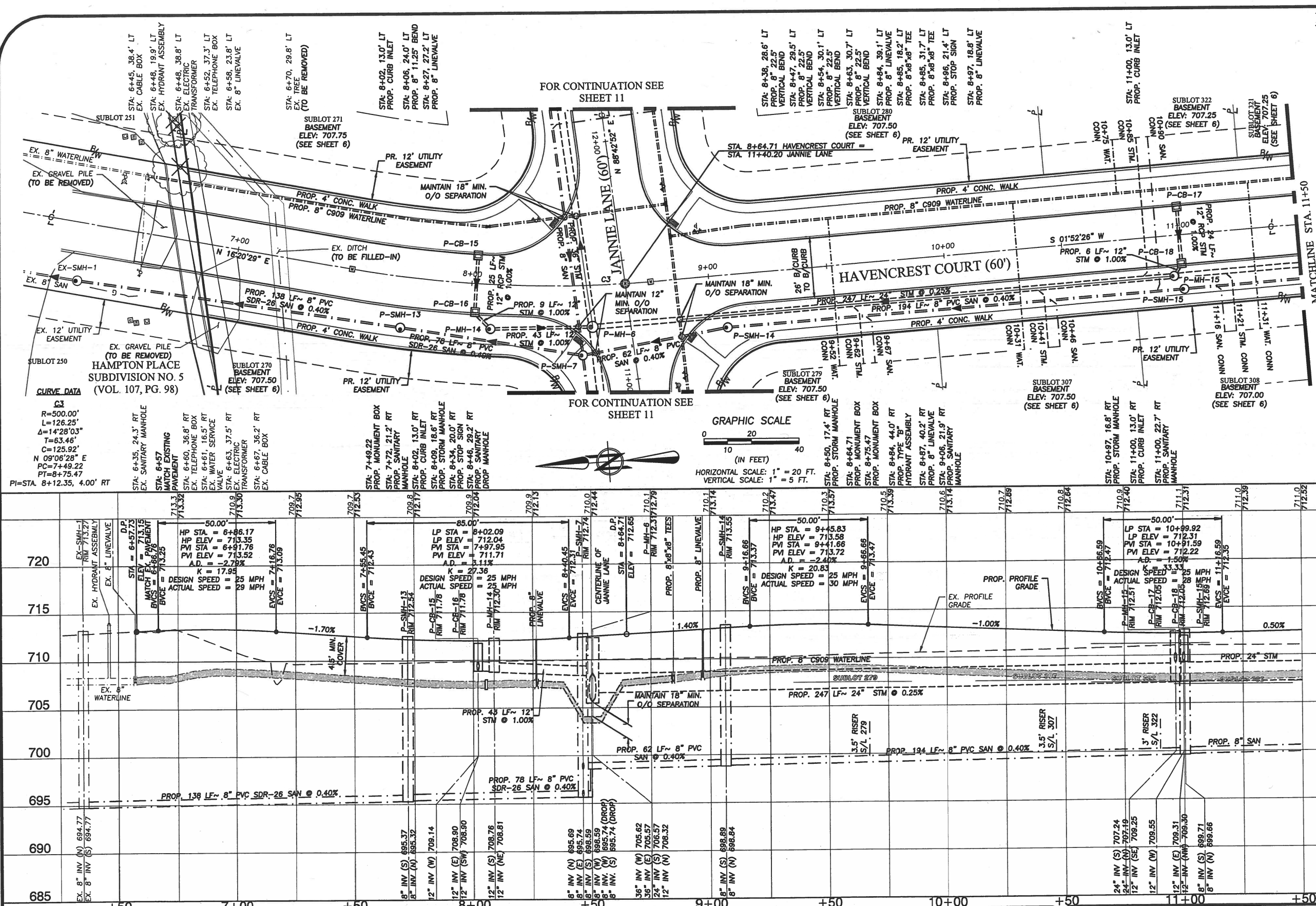
PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
LILA DRIVE STA 4+50 TO STA 9+00
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
13 OF 39
JOB NO.
20-5445

J:\2024\46 Hampton Place PH-6\DRAWINGS\Improvement Plans\1-6 Hampton Place PH-6.dwg, Plotted: Oct 28, 2021, 8:07am



- NOTES:**
1. ALL DIMENSIONS TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
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 3. STATIONING FOR THE PROPOSED WATER HYDRANTS ARE TAKEN FROM THE CENTER OF THE HYDRANT.
 4. PUBLIC SIDEWALKS IN THE COMMON AREAS SHALL BE INSTALLED BY THE DEVELOPER.
 5. WATER SERVICE BOXES SHALL BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
 6. SANITARY SEWER CLEANOUTS SHALL BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
 7. CONTRACTOR TO PROVIDE PREMIUM FILL AT ALL STORM SEWER CROSSINGS OVER WATERLINE IN ACCORDANCE WITH CITY OF NORTH RIDGEVILLE STANDARDS. A MINIMUM O/O SEPARATION OF 18" IS REQUIRED.
 8. IF THERE IS LESS THAN 2.5 FEET FROM THE INVERT OF THE SANITARY SEWER MAIN TO THE BASEMENT FLOOR ELEVATION, THE HOUSE WILL REQUIRE HUNG SEWERS OR GRINDER PUMPS.
 9. STATIONING FOR THE PROPOSED CURB INLETS ARE TAKEN AT THE BACK OF CURB.
 10. HYDRANT ASSEMBLIES ARE TO BE INSTALLED AT THE MIDDLE OF THE STORM SEWER PIPE SECTION AND NOT AT THE STORM SEWER JOINT LOCATIONS.
 11. CONTRACTOR SHALL PLUG ALL WEEP HOLES AT HYDRANTS.
 12. ALL REAR YARD DRAINAGE FOR EACH LOT WILL BE DETAILED OUT ON THE INDIVIDUAL PLOT PLANS. EACH SUBLOT SHALL HAVE A YARD DRAIN UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 13. PREMIUM BACKFILL SHALL BE USED FOR ANY SANITARY SEWERS PLACED UNDER THE PAVEMENT, SIDEWALK OR WITHIN THE ZONE OF INFLUENCE SEE SHEET 30 FOR DETAILS.
 14. EACH SUBLOT SHALL REQUIRE A SUMP PUMP PER CITY ORDINANCE.

REVISION		DATE		BY		DESCRIPTION	
		01-28-2021		CLH		ISSUE TO CITY FOR REVIEW	
		04-16-2021		CLH		REVISED PER CITY COMMENTS	
		10-27-2021		CLH		REVISED STREET NAMES	

DRAWN BY: SIM	CHECKED BY: CLH
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801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

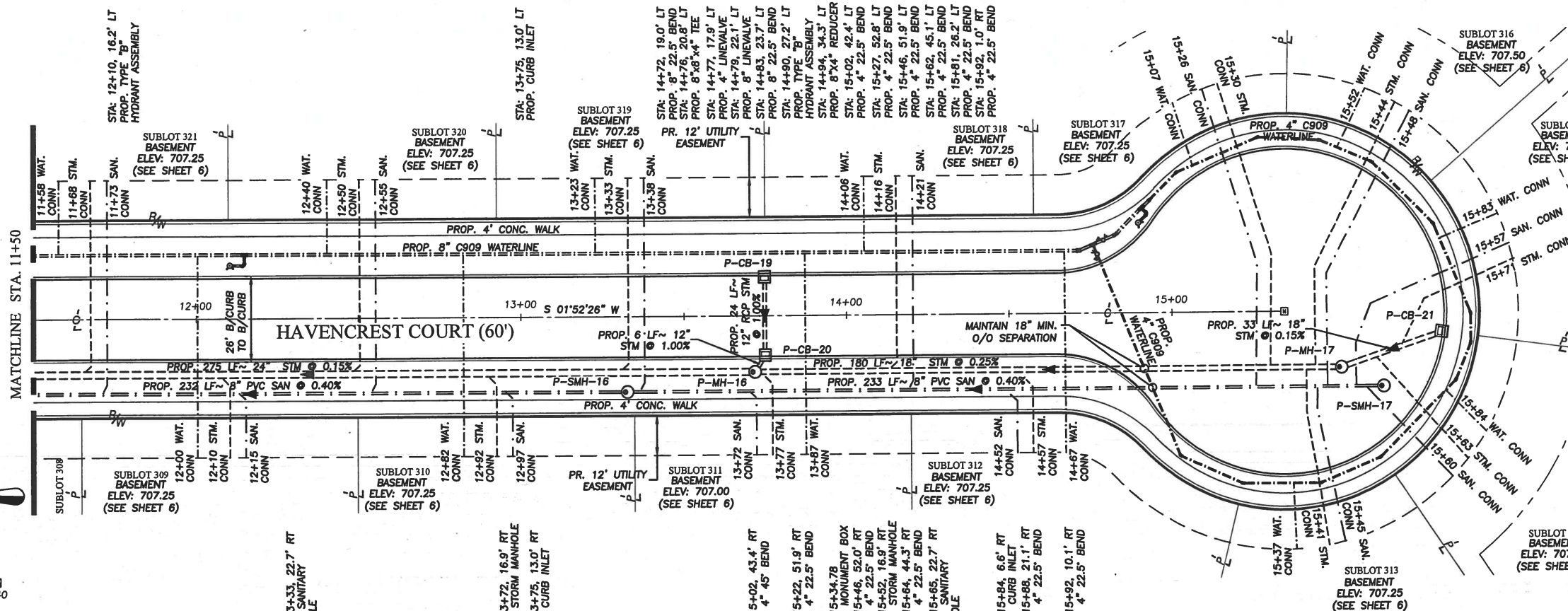
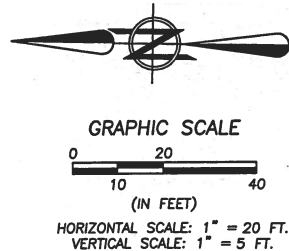
PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
HAVENCREST CT STA 6+25 TO STA 11+50
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 14 OF 39	JOB NO. 20-5445
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J:\205446 Hampton Place PH-6\DRAWINGS\Improvement Plans\15\Hamcrest CT Sta 11+50 to 16+00.dwg, Plotted: Oct 26, 2021 - 8:08am

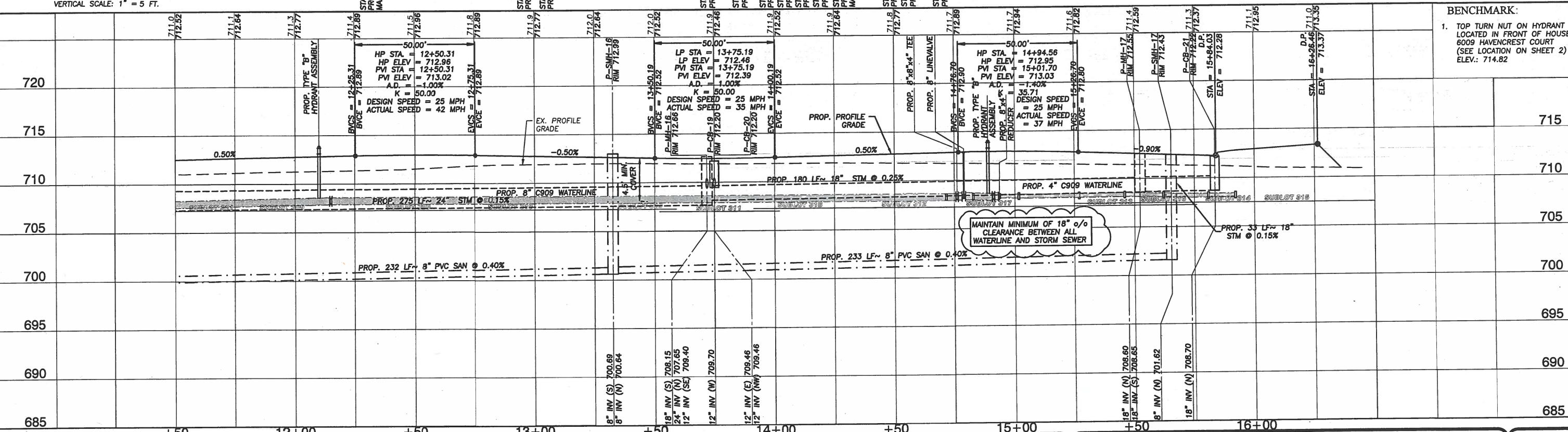


NOTES:

1. ALL DIMENSIONS TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
2. FOR INTERSECTION DETAILS, SEE SHEET 23 & 24.
3. STATIONING FOR THE PROPOSED WATER HYDRANTS ARE TAKEN FROM THE CENTER OF THE HYDRANT.
4. PUBLIC SIDEWALKS IN THE COMMON AREAS SHALL BE INSTALLED BY THE DEVELOPER.
5. WATER SERVICE BOXES SHALL BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
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9. STATIONING FOR THE PROPOSED CURB INLETS ARE TAKEN AT THE BACK OF CURB.
10. HYDRANT ASSEMBLIES ARE TO BE INSTALLED AT THE MIDDLE OF THE STORM SEWER PIPE SECTION AND NOT AT THE STORM SEWER JOINT LOCATIONS.
11. CONTRACTOR SHALL PLUG ALL WEEP HOLES AT HYDRANTS.
12. ALL REAR YARD DRAINAGE FOR EACH LOT WILL BE DETAILED OUT ON THE INDIVIDUAL PLOT PLANS. EACH SUBLOT SHALL HAVE A YARD DRAIN UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
13. PREMIUM BACKFILL SHALL BE USED FOR ANY SANITARY SEWERS PLACED UNDER THE PAVEMENT, SIDEWALK OR WITHIN THE ZONE OF INFLUENCE SEE SHEET 30 FOR DETAILS.
14. EACH SUBLOT SHALL REQUIRE A SUMP PUMP PER CITY ORDINANCE.

BENCHMARK:

1. TOP TURN NUT ON HYDRANT LOCATED IN FRONT OF HOUSE 6009 HAVENCREST COURT (SEE LOCATION ON SHEET 2) ELEV.: 714.82



DATE	BY	DESCRIPTION
01-28-2021	CLH	ISSUE TO CITY FOR REVIEW
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CLH

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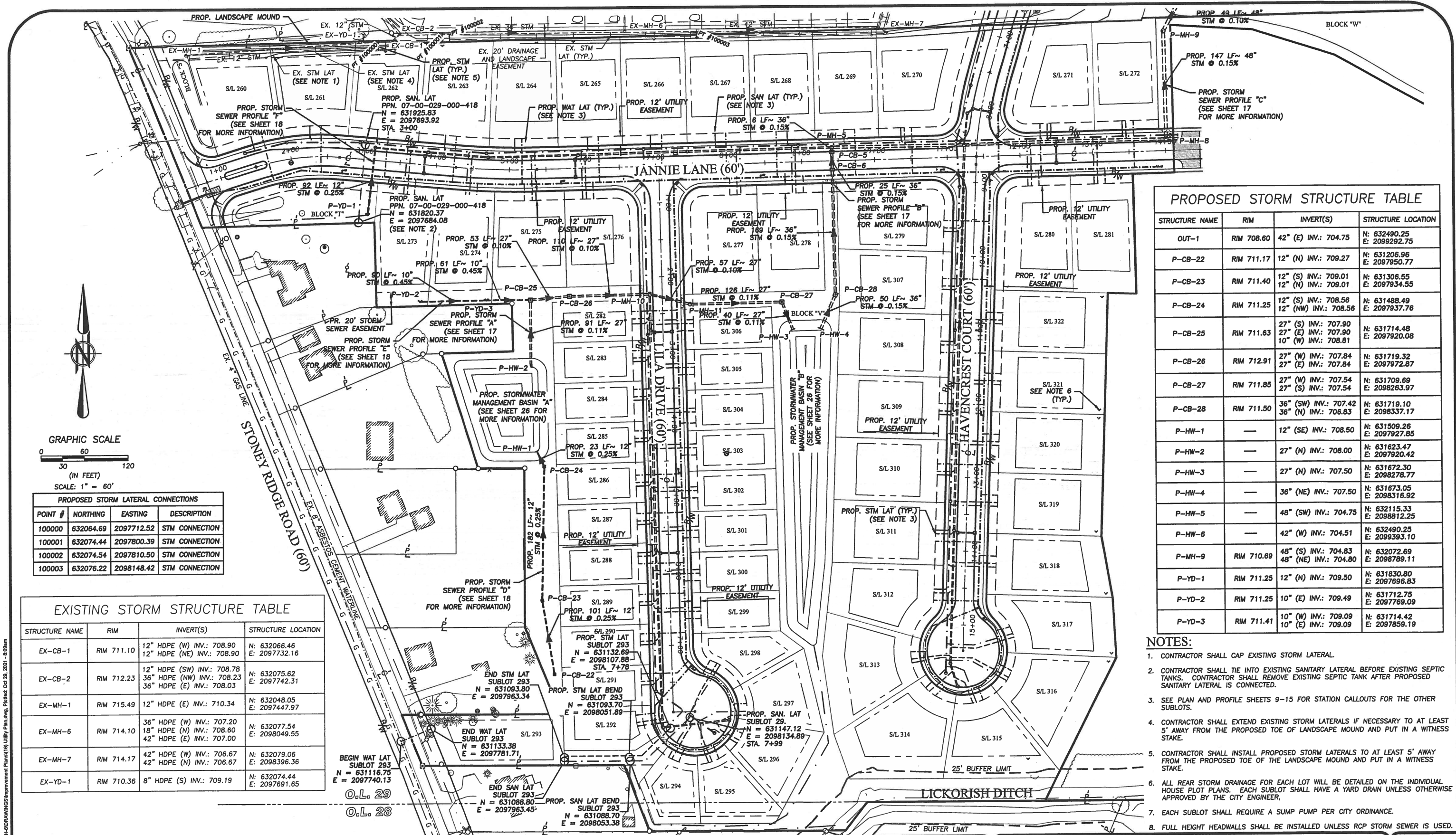
PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
HAVENCREST CT STA 11+50 TO STA 16+00
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
15 OF 39

JOB NO.
20-5445



PROPOSED STORM STRUCTURE TABLE			
STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
OUT-1	RIM 708.60	42" (E) INV.: 704.75	N: 632490.25 E: 2099292.75
P-CB-22	RIM 711.17	12" (N) INV.: 709.27	N: 631206.96 E: 2097950.77
P-CB-23	RIM 711.40	12" (S) INV.: 709.01 12" (N) INV.: 709.01	N: 631306.55 E: 2097934.55
P-CB-24	RIM 711.25	12" (S) INV.: 708.56 12" (NW) INV.: 708.56	N: 631488.49 E: 2097937.76
P-CB-25	RIM 711.63	27" (S) INV.: 707.90 27" (E) INV.: 707.90 10" (W) INV.: 708.81	N: 631714.48 E: 2097920.08
P-CB-26	RIM 712.91	27" (W) INV.: 707.84 27" (E) INV.: 707.84	N: 631719.32 E: 2097972.87
P-CB-27	RIM 711.85	27" (W) INV.: 707.54 27" (S) INV.: 707.54	N: 631709.69 E: 2098263.97
P-CB-28	RIM 711.50	36" (SW) INV.: 707.42 36" (N) INV.: 706.83	N: 631719.10 E: 2098337.17
P-HW-1	—	12" (SE) INV.: 708.50	N: 631509.26 E: 2097927.85
P-HW-2	—	27" (N) INV.: 708.00	N: 631623.47 E: 2097920.42
P-HW-3	—	27" (N) INV.: 707.50	N: 631672.30 E: 2098278.77
P-HW-4	—	36" (NE) INV.: 707.50	N: 631673.05 E: 2098316.92
P-HW-5	—	48" (SW) INV.: 704.75	N: 632115.33 E: 2098812.25
P-HW-6	—	42" (W) INV.: 704.51	N: 632490.25 E: 2099393.10
P-MH-9	RIM 710.69	48" (S) INV.: 704.83 48" (NE) INV.: 704.80	N: 632072.69 E: 2098789.11
P-YD-1	RIM 711.25	12" (N) INV.: 709.50	N: 631830.80 E: 2097696.83
P-YD-2	RIM 711.25	10" (E) INV.: 709.49	N: 631712.75 E: 2097769.09
P-YD-3	RIM 711.41	10" (W) INV.: 709.09 10" (E) INV.: 709.09	N: 631714.42 E: 2097859.19

- NOTES:
- CONTRACTOR SHALL CAP EXISTING STORM LATERAL.
 - CONTRACTOR SHALL TIE INTO EXISTING SANITARY LATERAL BEFORE EXISTING SEPTIC TANKS. CONTRACTOR SHALL REMOVE EXISTING SEPTIC TANK AFTER PROPOSED SANITARY LATERAL IS CONNECTED.
 - SEE PLAN AND PROFILE SHEETS 9-15 FOR STATION CALLOUTS FOR THE OTHER SUBLOTS.
 - CONTRACTOR SHALL EXTEND EXISTING STORM LATERALS IF NECESSARY TO AT LEAST 5' AWAY FROM THE PROPOSED TOE OF LANDSCAPE MOUND AND PUT IN A WITNESS STAKE.
 - CONTRACTOR SHALL INSTALL PROPOSED STORM LATERALS TO AT LEAST 5' AWAY FROM THE PROPOSED TOE OF THE LANDSCAPE MOUND AND PUT IN A WITNESS STAKE.
 - ALL REAR STORM DRAINAGE FOR EACH LOT WILL BE DETAILED ON THE INDIVIDUAL HOUSE PLOT PLANS. EACH SUBLOT SHALL HAVE A YARD DRAIN UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 - EACH SUBLOT SHALL REQUIRE A SUMP PUMP PER CITY ORDINANCE.
 - FULL HEIGHT HEADWALLS SHALL BE INSTALLED UNLESS RCP STORM SEWER IS USED.

PROPOSED STORM LATERAL CONNECTIONS			
POINT #	NORTHING	EASTING	DESCRIPTION
100000	632064.69	2097712.52	STM CONNECTION
100001	632074.44	2097800.39	STM CONNECTION
100002	632074.54	2097810.50	STM CONNECTION
100003	632076.22	2098148.42	STM CONNECTION

EXISTING STORM STRUCTURE TABLE			
STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-CB-1	RIM 711.10	12" HDPE (W) INV.: 708.90 12" HDPE (NE) INV.: 708.90	N: 632066.46 E: 2097732.16
EX-CB-2	RIM 712.23	12" HDPE (SW) INV.: 708.78 36" HDPE (NW) INV.: 708.23 36" HDPE (E) INV.: 708.03	N: 632075.62 E: 2097742.31
EX-MH-1	RIM 715.49	12" HDPE (E) INV.: 710.34	N: 632048.05 E: 2097447.97
EX-MH-6	RIM 714.10	36" HDPE (W) INV.: 707.20 18" HDPE (N) INV.: 708.60 42" HDPE (E) INV.: 707.00	N: 632077.54 E: 2098049.55
EX-MH-7	RIM 714.17	42" HDPE (W) INV.: 706.67 42" HDPE (N) INV.: 706.67	N: 632079.06 E: 2098396.36
EX-YD-1	RIM 710.36	8" HDPE (S) INV.: 709.19	N: 632074.44 E: 2097691.65

DATE	BY	DESCRIPTION
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10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SIM

CHECKED BY:
CLH

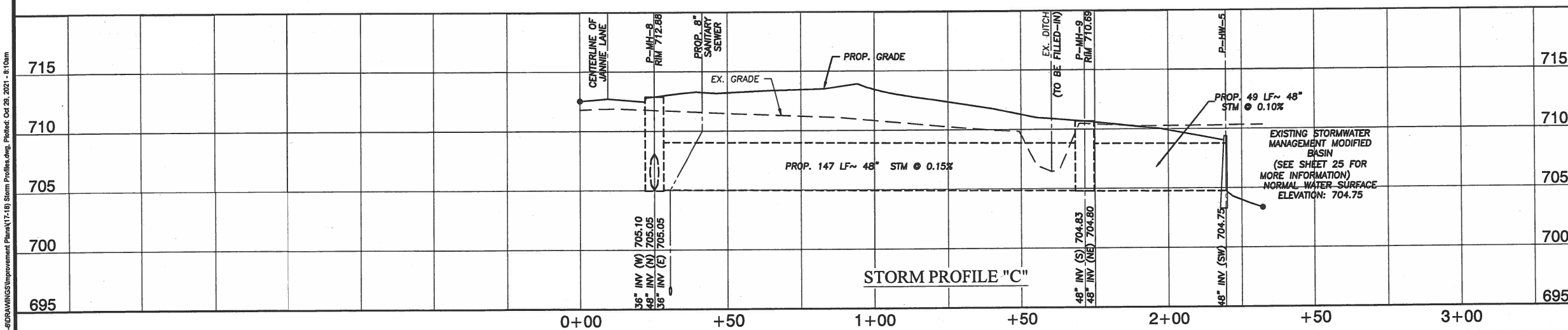
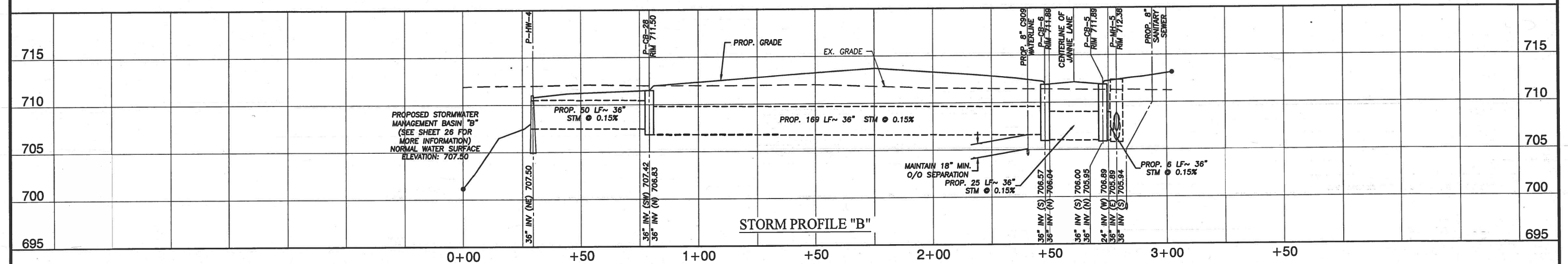
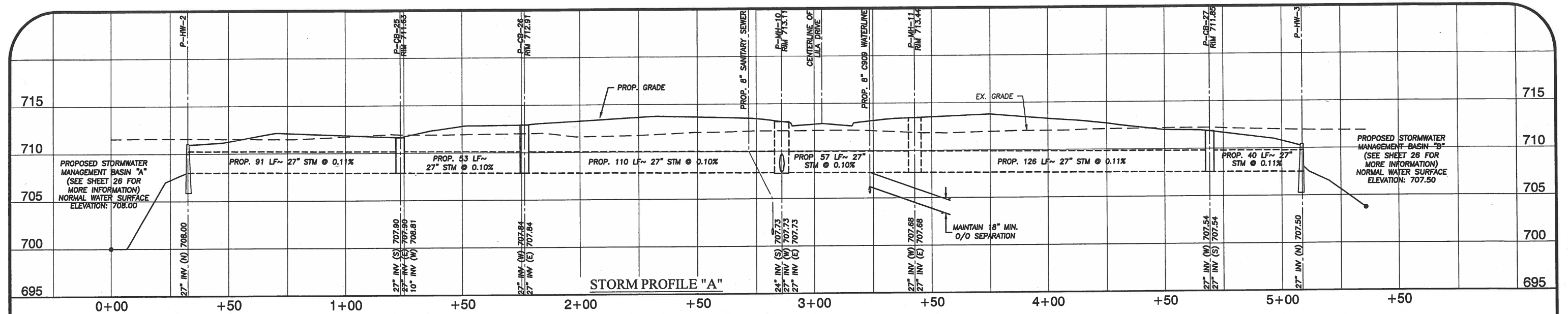
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ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

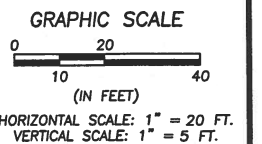
HAMPTON PLACE SUBDIVISION - PHASE 6
UTILITY PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
16 OF 39
JOB NO.
20-5445

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NOTE:
1. FULL HEIGHT HEADWALLS SHALL BE INSTALLED UNLESS RCP STORM SEWER IS USED.



DATE	BY	DESCRIPTION
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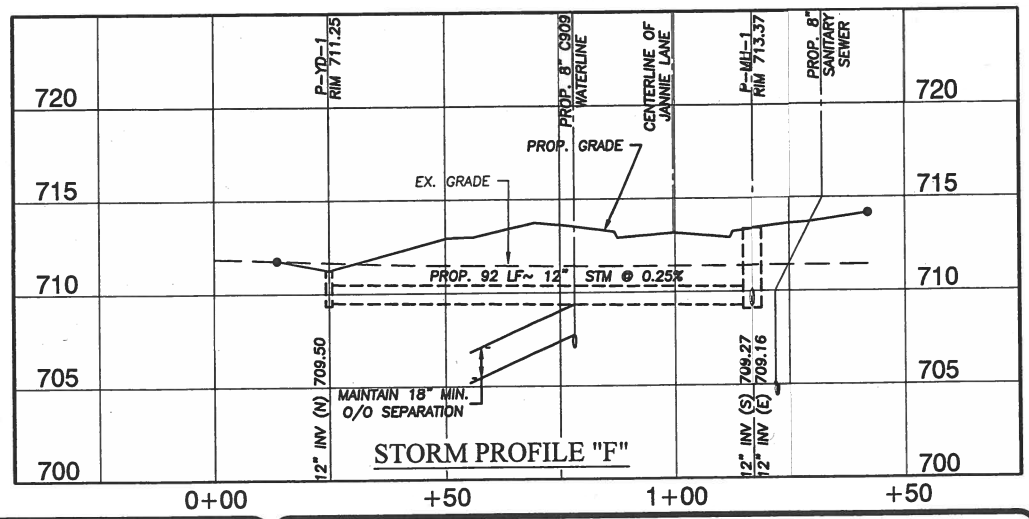
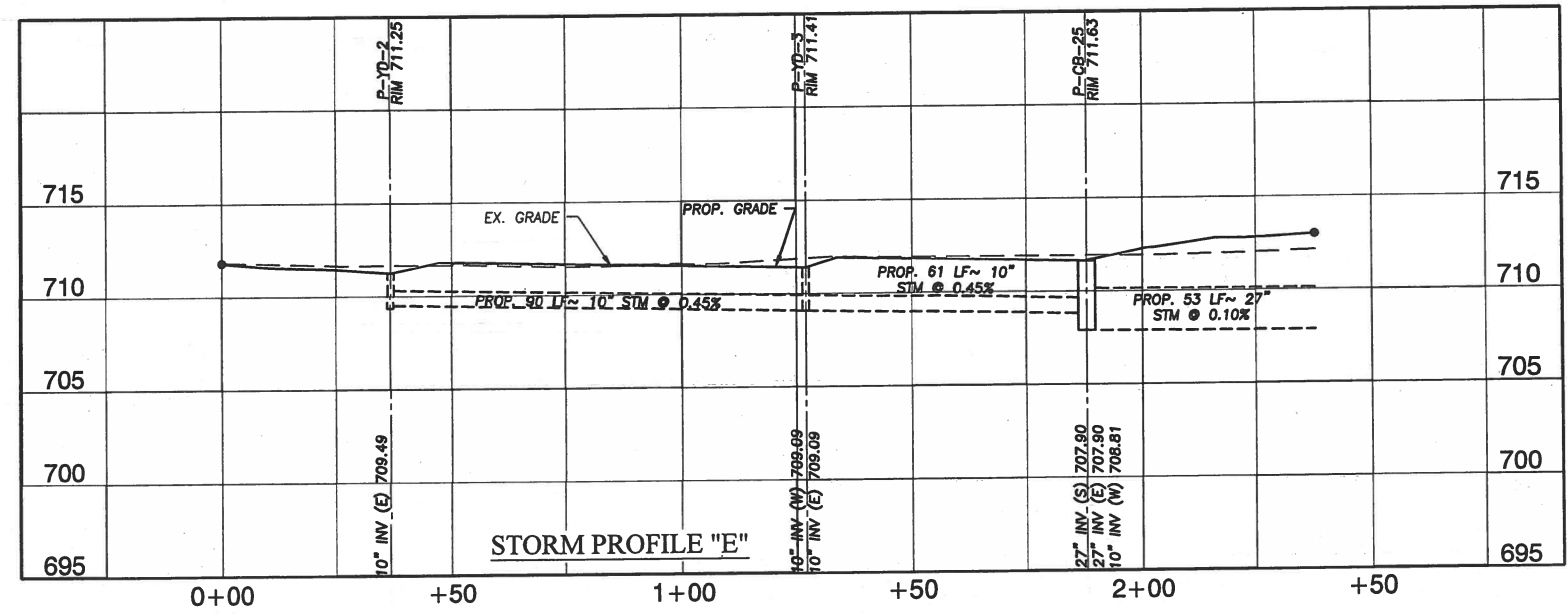
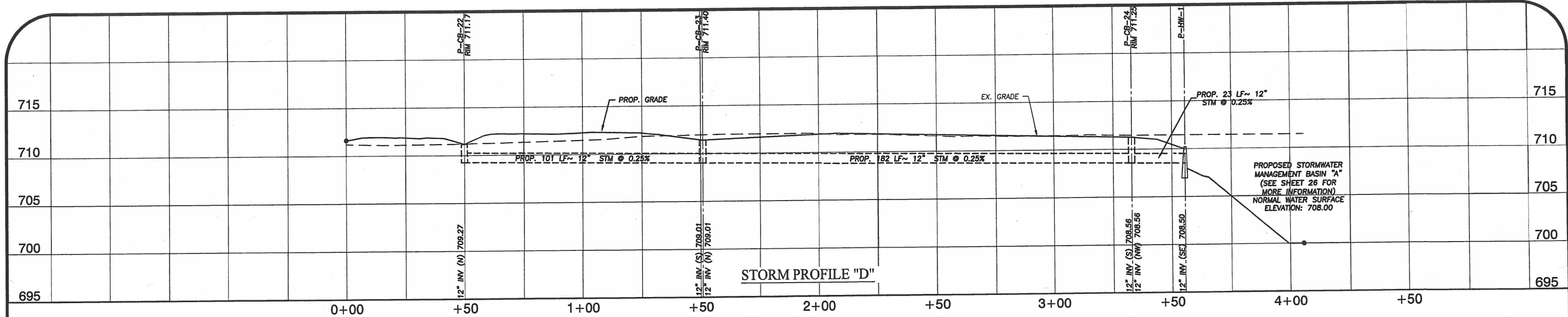
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PREPARED FOR:
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23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
STORM SEWER PROFILES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
17 OF 39
JOB NO.
20-5445



NOTE:

1. FULL HEIGHT HEADWALLS SHALL BE INSTALLED UNLESS RCP STORM SEWER IS USED.

GRAPHIC SCALE

0 10 20 40
(IN FEET)

HORIZONTAL SCALE: 1" = 20 FT.
VERTICAL SCALE: 1" = 5 FT.

J:\2024\Hampton Place PH-DRAIN\NGS\Improvement Plans\17-19 Storm Profiles.dwg, Plotted Oct 28, 2021 - 8:10am

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

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PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6

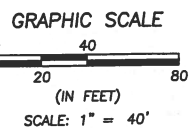
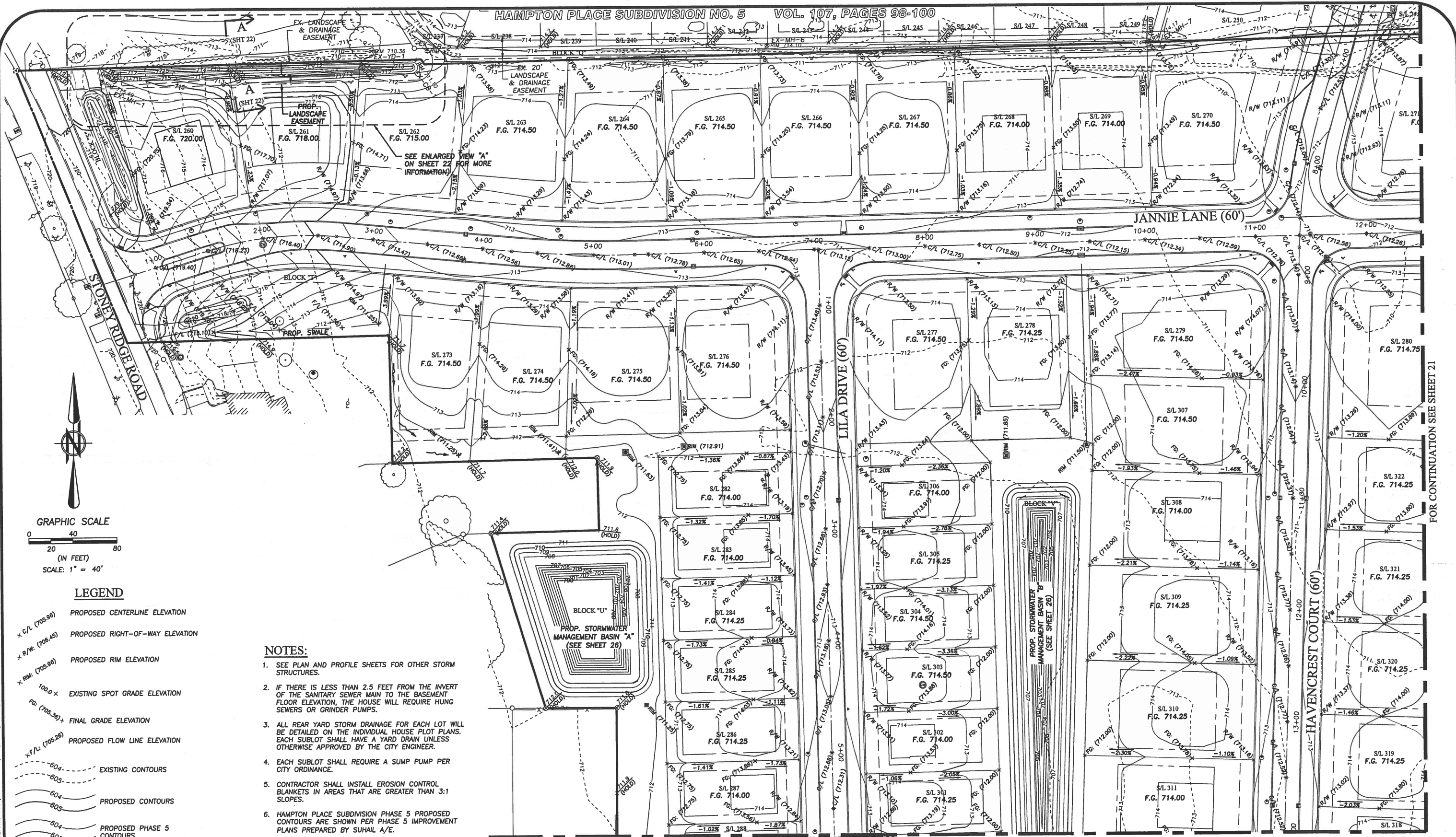
STORM SEWER PROFILES

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

SHEET
18 OF 39

JOB NO.
20-5445

HAMPTON PLACE SUBDIVISION NO. 5 VOL. 107, PAGES 98-100



LEGEND

- *C/L (705.96) PROPOSED CENTERLINE ELEVATION
- *R/W (706.45) PROPOSED RIGHT-OF-WAY ELEVATION
- *R/W (705.96) PROPOSED RIM ELEVATION
- 100.0' X EXISTING SPOT GRADE ELEVATION
- FG (705.36) FINAL GRADE ELEVATION
- *F/L (705.26) PROPOSED FLOW LINE ELEVATION
- 60.4' EXISTING CONTOURS
- 60.5' PROPOSED CONTOURS
- 60.4' PROPOSED PHASE 5 CONTOURS
- 60.5' PROPOSED PHASE 5 CONTOURS

NOTES:

- SEE PLAN AND PROFILE SHEETS FOR OTHER STORM STRUCTURES.
- IF THERE IS LESS THAN 2.5 FEET FROM THE INVERT OF THE SANITARY SEWER MAIN TO THE BASEMENT FLOOR ELEVATION, THE HOUSE WILL REQUIRE HUNG SEWERS OR GRINDER PUMPS.
- ALL REAR YARD STORM DRAINAGE FOR EACH LOT WILL BE DETAILED ON THE INDIVIDUAL HOUSE PLOT PLANS. EACH SUBLOT SHALL HAVE A YARD DRAIN UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- EACH SUBLOT SHALL REQUIRE A SUMP PUMP PER CITY ORDINANCE.
- CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS IN AREAS THAT ARE GREATER THAN 3:1 SLOPES.
- HAMPTON PLACE SUBDIVISION PHASE 5 PROPOSED CONTOURS ARE SHOWN PER PHASE 5 IMPROVEMENT PLANS PREPARED BY SUHAIL A/E.

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

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PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
GRADING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
19 OF 39
JOB NO.
20-5445

FOR CONTINUATION SEE SHEET 21

FOR CONTINUATION SEE SHEET 20

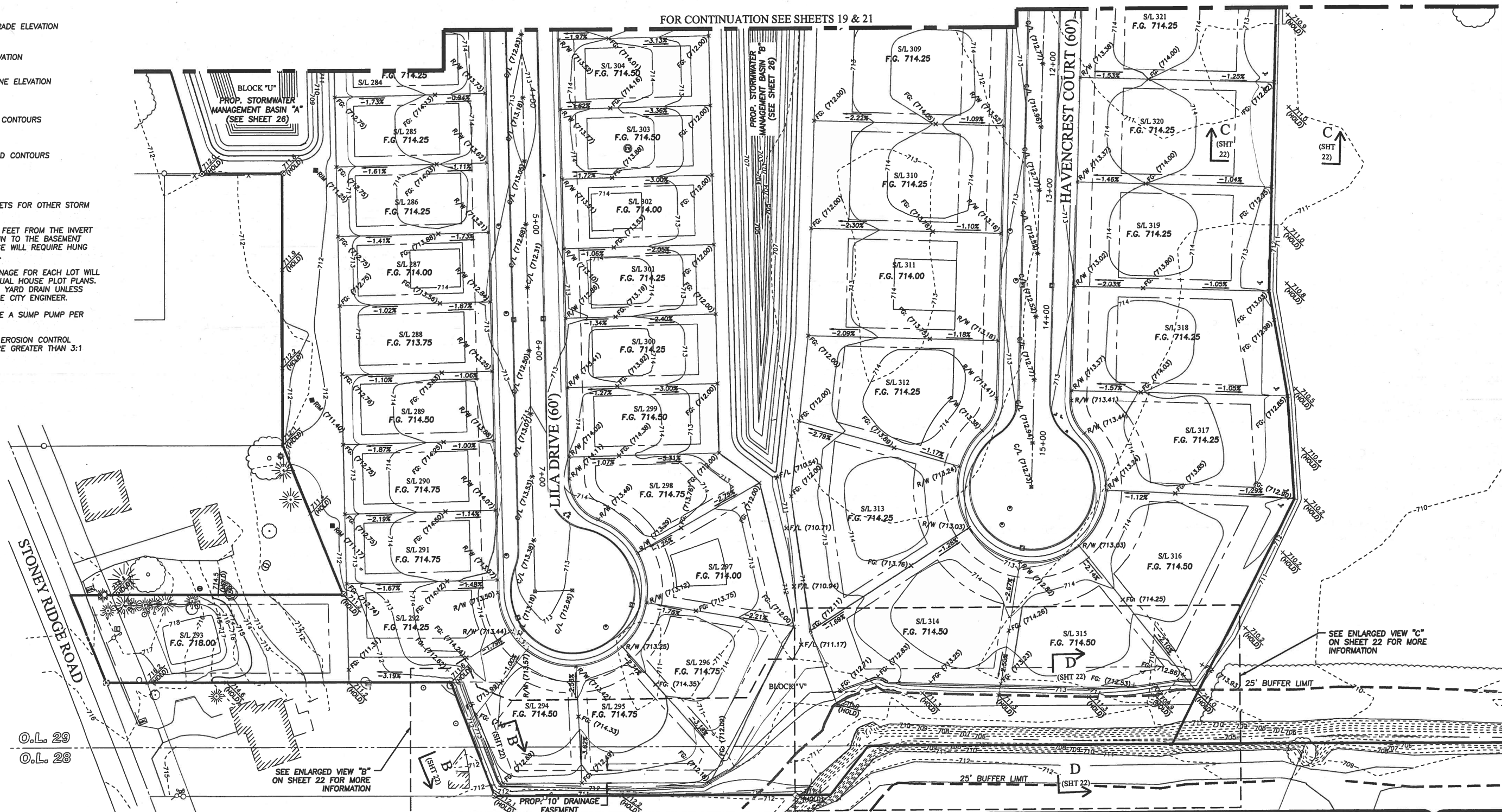
LEGEND

- X C/L (705.96) PROPOSED CENTERLINE ELEVATION
- X R/W (708.45) PROPOSED RIGHT-OF-WAY ELEVATION
- X R/W (705.96) PROPOSED RIM ELEVATION
- 100.0 X EXISTING SPOT GRADE ELEVATION
- FG (705.38) FINAL GRADE ELEVATION
- X FL (705.96) PROPOSED FLOWLINE ELEVATION
- 604- EXISTING CONTOURS
- 605- PROPOSED CONTOURS

NOTES:

- SEE PLAN AND PROFILE SHEETS FOR OTHER STORM STRUCTURES.
- IF THERE IS LESS THAN 2.5 FEET FROM THE INVERT OF THE SANITARY SEWER MAIN TO THE BASEMENT FLOOR ELEVATION, THE HOUSE WILL REQUIRE HUNG SEWERS OR GRINDER PUMPS.
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- CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS IN AREAS THAT ARE GREATER THAN 3:1 SLOPES.

FOR CONTINUATION SEE SHEETS 19 & 21



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
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PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
GRADING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
20 OF 39

JOB NO.
20-5445

HAMPTON PLACE SUBDIVISION NO. 5
VOL. 107, PAGES 98-100

HAMPTON PLACE SUBDIVISION NO. 3
VOL. 102, PAGES 61-65

BLOCK "J"
EX. STORMWATER
MANAGEMENT BASIN
(TO BE MODIFIED
(SEE SHEET 25)

BLOCK "W"

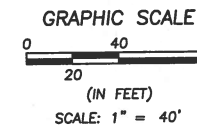
LEGEND

- C/L (705.96) + PROPOSED CENTERLINE ELEVATION
- R/W: (708.45) + PROPOSED RIGHT-OF-WAY ELEVATION
- R/W: (705.96) + PROPOSED RIM ELEVATION
- 100.0 + EXISTING SPOT GRADE ELEVATION
- FG: (705.36) + FINAL GRADE ELEVATION

- 604- EXISTING CONTOURS
- 605- PROPOSED CONTOURS
- 604- PROPOSED PHASE 5 CONTOURS
- 605- PROPOSED PHASE 5 CONTOURS

NOTES:

- SEE PLAN AND PROFILE SHEETS FOR OTHER STORM STRUCTURES.
- IF THERE IS LESS THAN 2.5 FEET FROM THE INVERT OF THE SANITARY SEWER MAIN TO THE BASEMENT FLOOR ELEVATION, THE HOUSE WILL REQUIRE HUNG SEWERS OR GRINDER PUMPS.
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- CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS IN AREAS THAT ARE GREATER THAN 3:1 SLOPES.
- HAMPTON PLACE SUBDIVISION PHASE 5 PROPOSED CONTOURS ARE SHOWN PER PHASE 5 IMPROVEMENT PLANS PREPARED BY SUHAIL A/E.



FOR CONTINUATION SEE SHEET 19

FOR CONTINUATION SEE SHEETS 19 & 20

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
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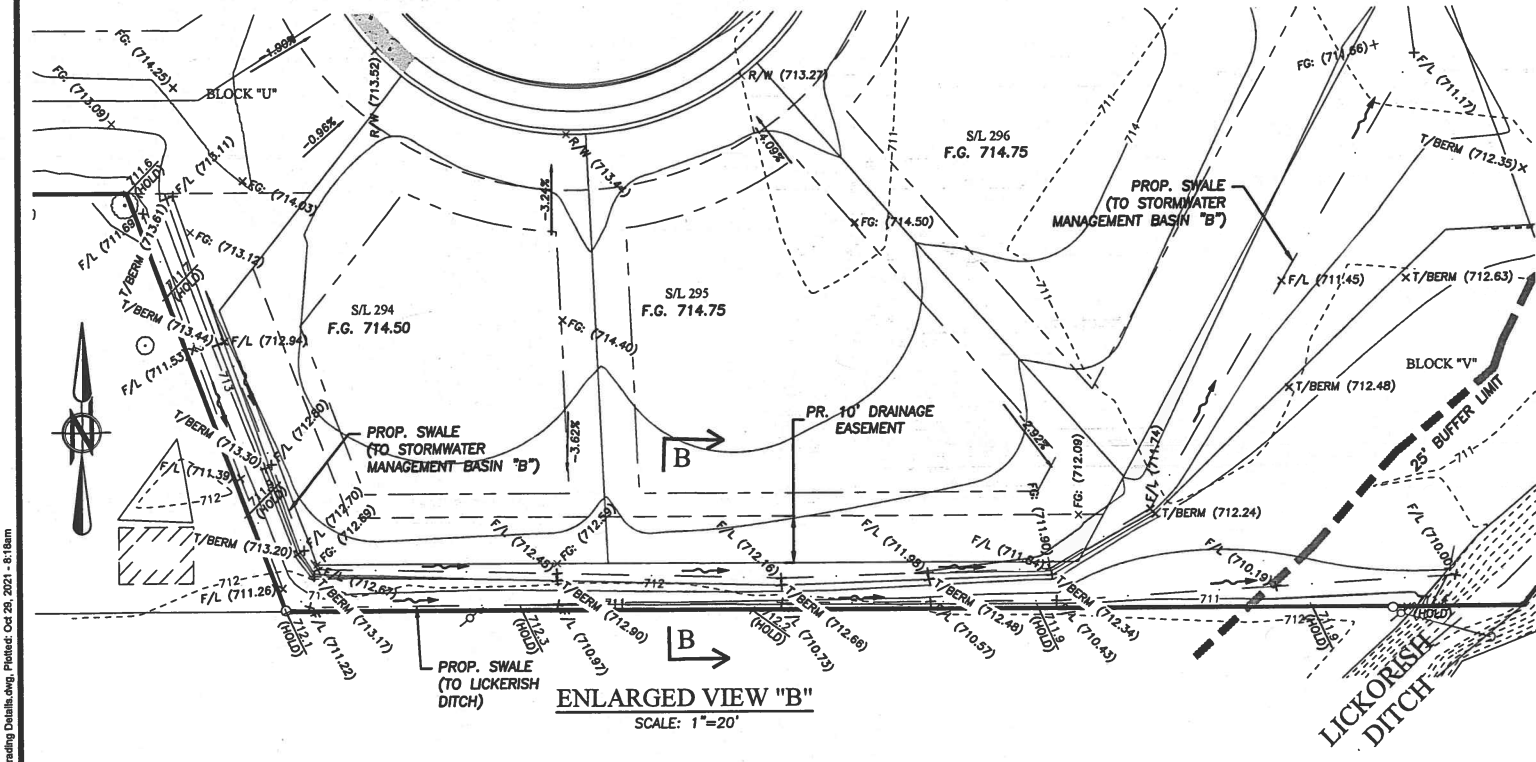
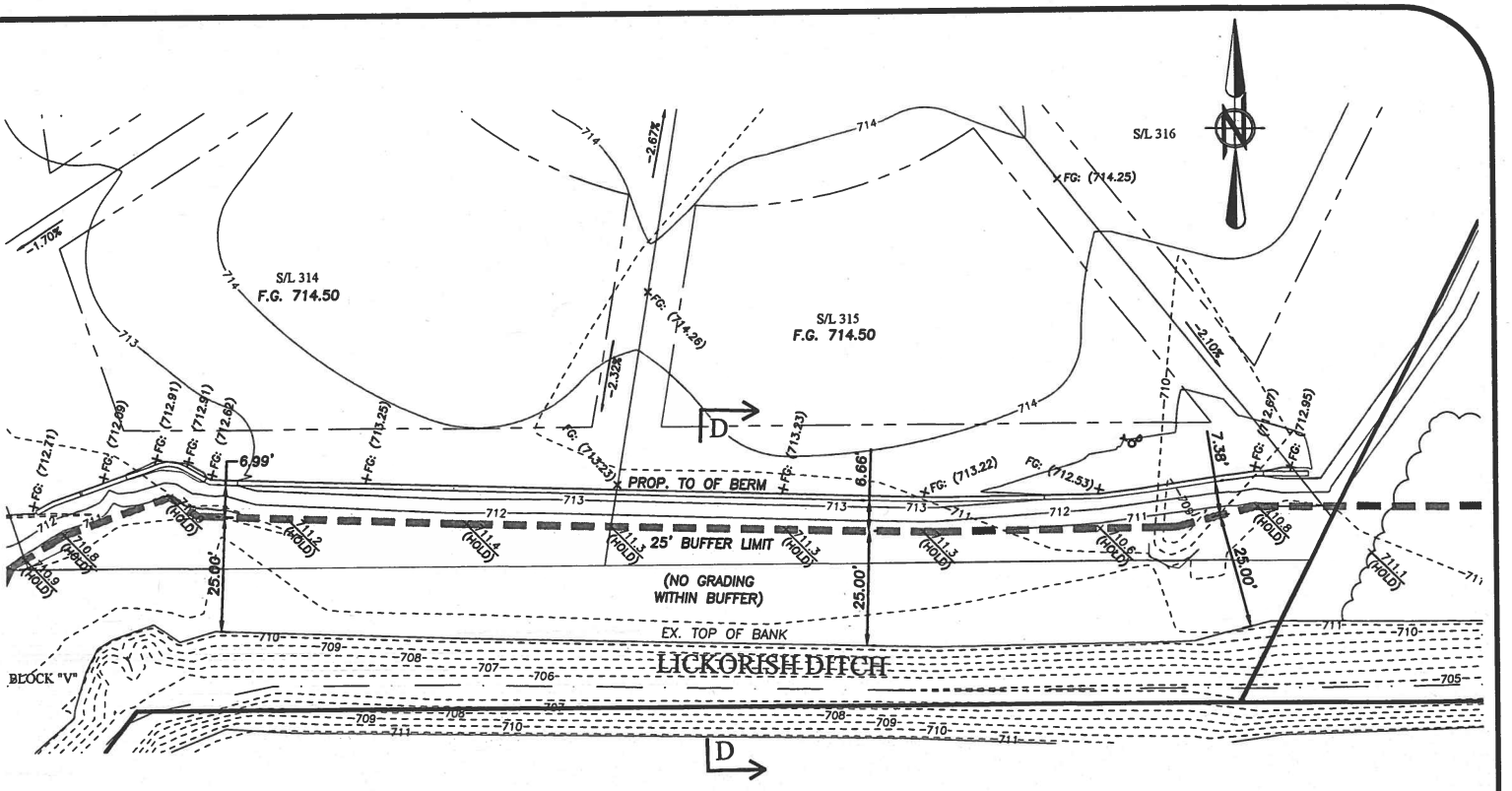
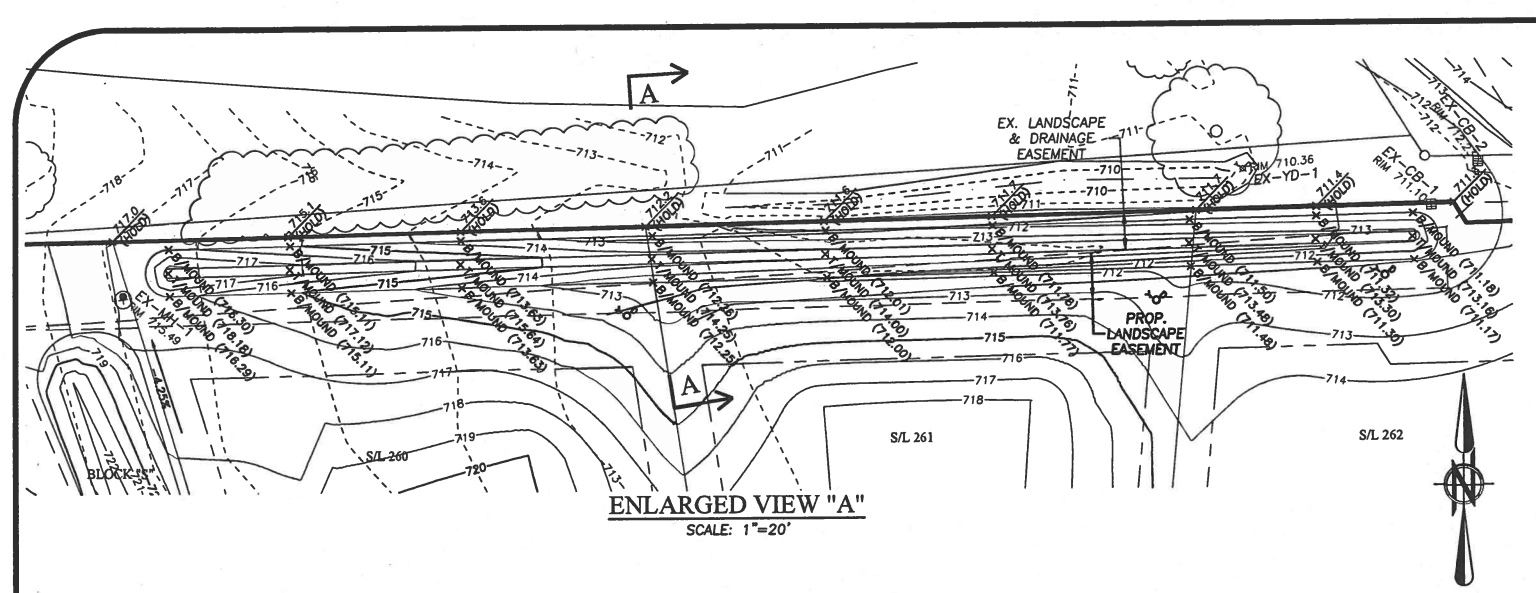
PREPARED FOR:

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23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

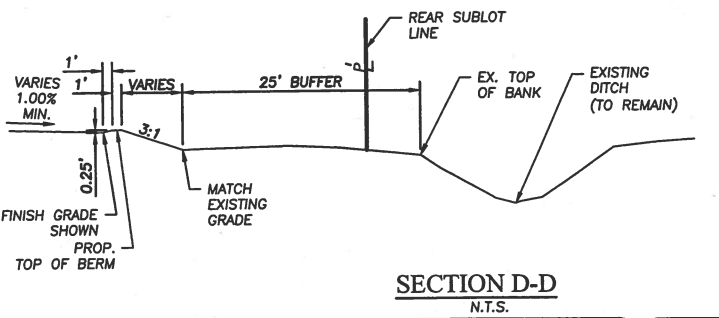
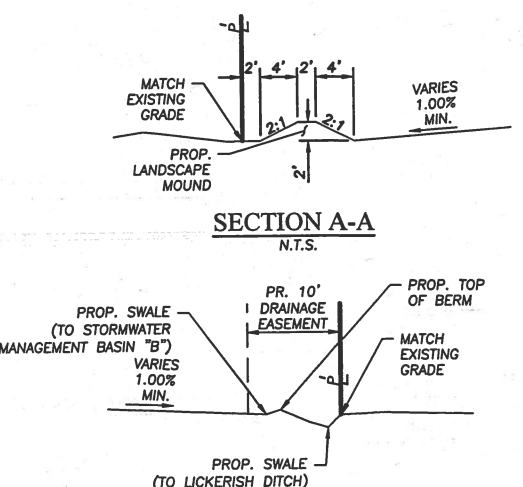
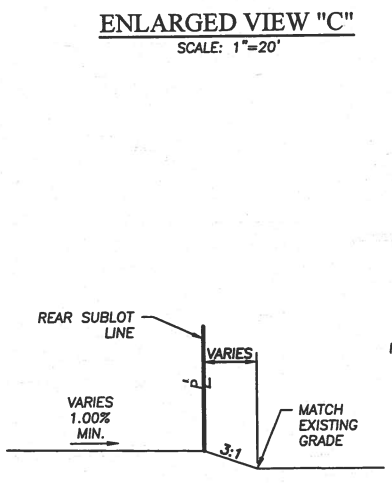
HAMPTON PLACE SUBDIVISION - PHASE 6
GRADING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
21 OF 39

JOB NO.
20-5445



- LEGEND**
- C/L (705.96) * PROPOSED CENTERLINE ELEVATION
 - R/W (708.45) * PROPOSED RIGHT-OF-WAY ELEVATION
 - RIM (705.96) * PROPOSED RIM ELEVATION
 - 100.0 * EXISTING SPOT GRADE ELEVATION
 - FG (705.36) * FINAL GRADE ELEVATION
 - B/MOUND (705.26) * PROPOSED TOE OF MOUND ELEVATION
 - T/MOUND (705.26) * PROPOSED TOP OF MOUND ELEVATION
 - F/L (705.96) * PROPOSED FLOWLINE ELEVATION
 - T/BERM (705.96) * PROPOSED TOP OF BERM ELEVATION
 - EXISTING CONTOURS
 - PROPOSED CONTOURS



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

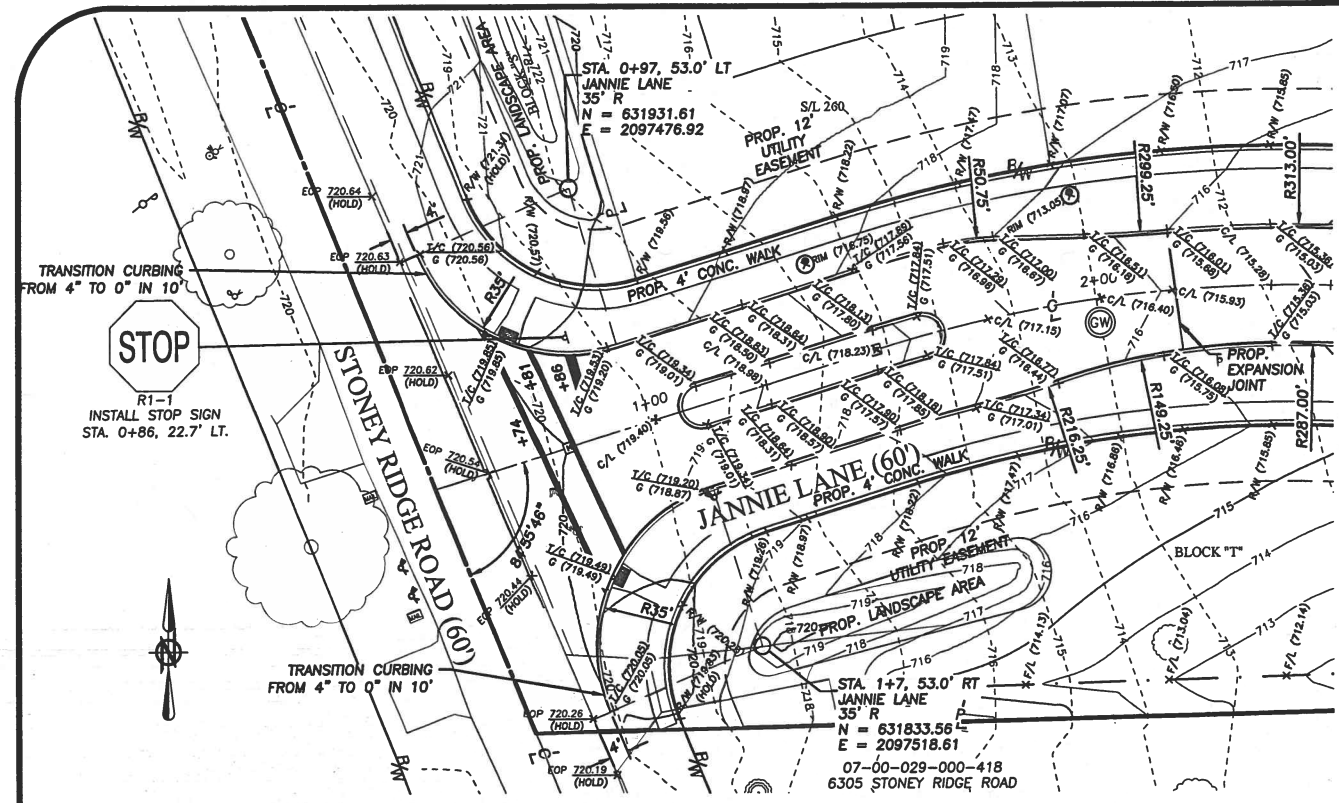
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

DRAWN BY: SJM
CHECKED BY: CLH

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
GRADING DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
22 OF 39
JOB NO.
20-5445



JANNIE LANE & STONEY RIDGE ROAD
SCALE: 1" = 20'

STREET NAME SIGN SUPPORTS
SUPPORTS FOR DOUBLE-FACED STREET NAME SIGNS SHALL BE 2-3/8" DIAMETER POSTS MADE OF HOT-DIPPED GALVANIZED STEEL PIPE. ALL SUPPORTS SHALL BE EMBEDDED IN CONCRETE CONFORMING TO ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS ITEM 499 CLASS C. SUPPORTS SHALL BE CONCRETE IN A HOLE A MINIMUM DEPTH OF THREE (3) FEET AND A DIAMETER OF TEN (10) INCHES. THE POST SHALL PROJECT A MINIMUM OF NINE (9) FEET ABOVE GROUND TO THE BOTTOM OF THE SIGN FACE.

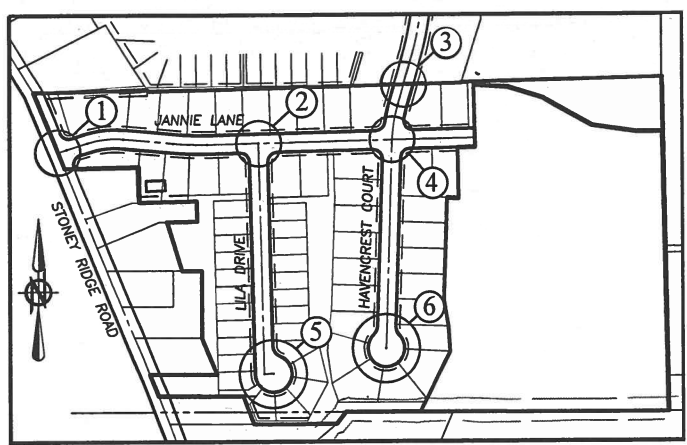
STREET NAME SIGN SHEETING
THERE SHALL BE TWO (2) SIGN FACES ON EACH SIGN BLANK - ONE ON EACH SIDE, UNLESS OTHERWISE APPROVED. ALL SHEETING SHALL BE ODOT TYPE H DIAMOND GRADE TO PROVIDE HIGH RETROREFLECTIVITY PER THE 2007 (OR CURRENT) FEDERAL HIGHWAY ADMINISTRATION AND FEDERAL MUTCD REQUIREMENTS.

LETTERING SHALL BE UPPER AND LOWER CASE A MINIMUM OF SIX (6) INCHES IN HEIGHT. THE MINIMUM SIGN HEIGHT IS NINE (9) INCHES.

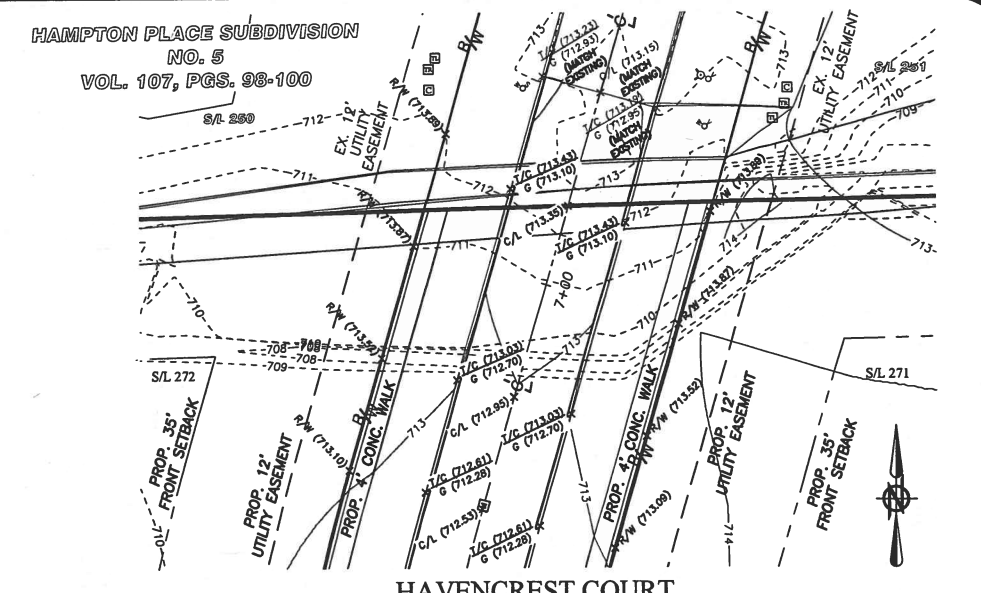
LETTERING SHALL BE WHITE ON A GREEN BACKGROUND.

LEGEND

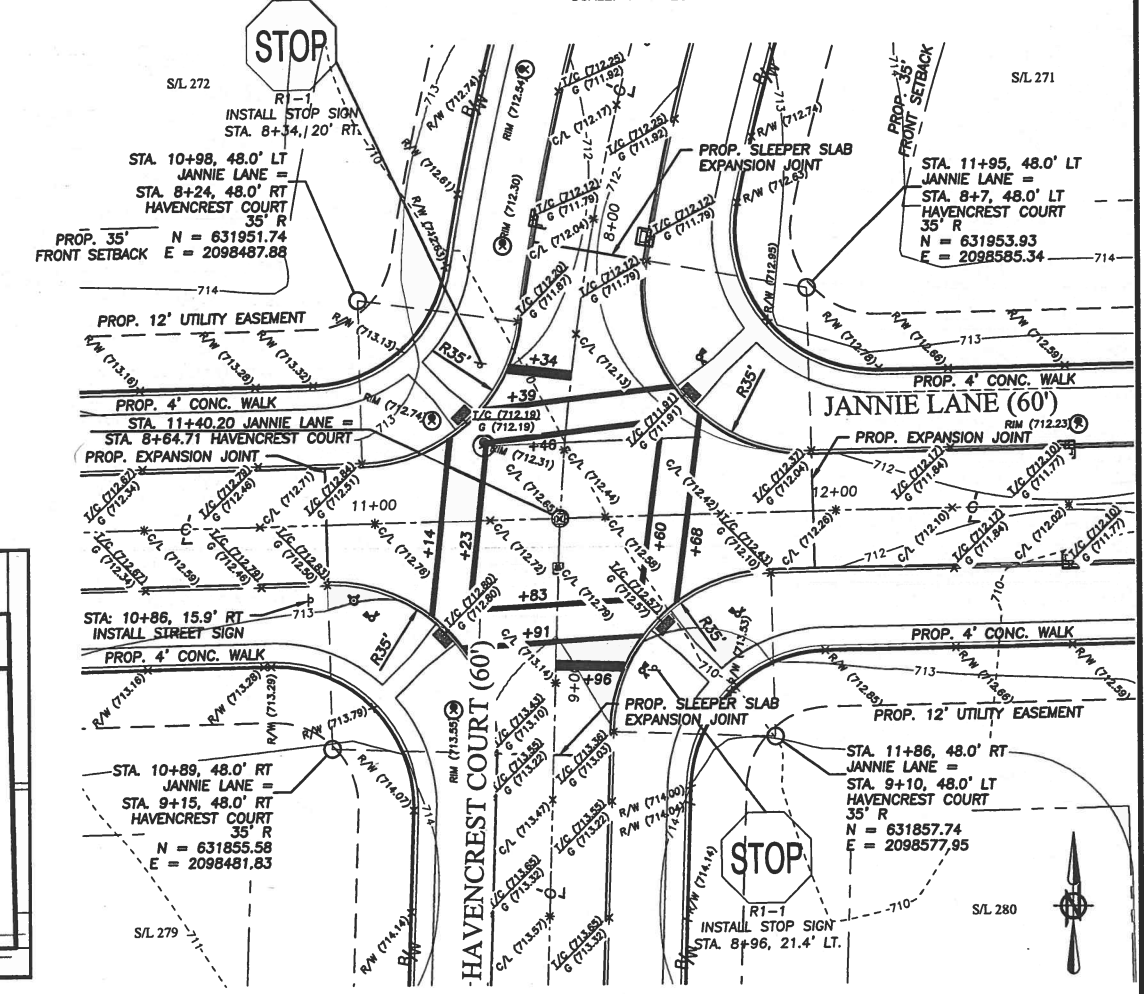
- 1/2" (100.00) + TOP OF CURB ELEVATION
- 1/2" (100.00) + GUTTER ELEVATION
- 1/2" (100.00) + TOP OF CASTING ELEVATION
- + F.WALK (705.96) PROPOSED FACE OF WALK ELEVATION
- + B.WALK (705.96) PROPOSED BACK OF WALK ELEVATION
- + R.W. (705.96) PROPOSED RIM ELEVATION
- + C/L (705.96) PROPOSED CENTERLINE ELEVATION
- + R/W. (705.45) PROPOSED RIGHT-OF-WAY ELEVATION
- + F/L (705.26) PROPOSED FLOW LINE ELEVATION
- - - - - EXISTING CONTOURS
- - - - - PROPOSED CONTOURS



LOCATION MAP
N.T.S.



HAVENCREST COURT CONNECTION WITH PH. 5
SCALE: 1" = 20'



HAVENCREST COURT JANNIE LANE
SCALE: 1" = 20'

DATE	BY	DESCRIPTION
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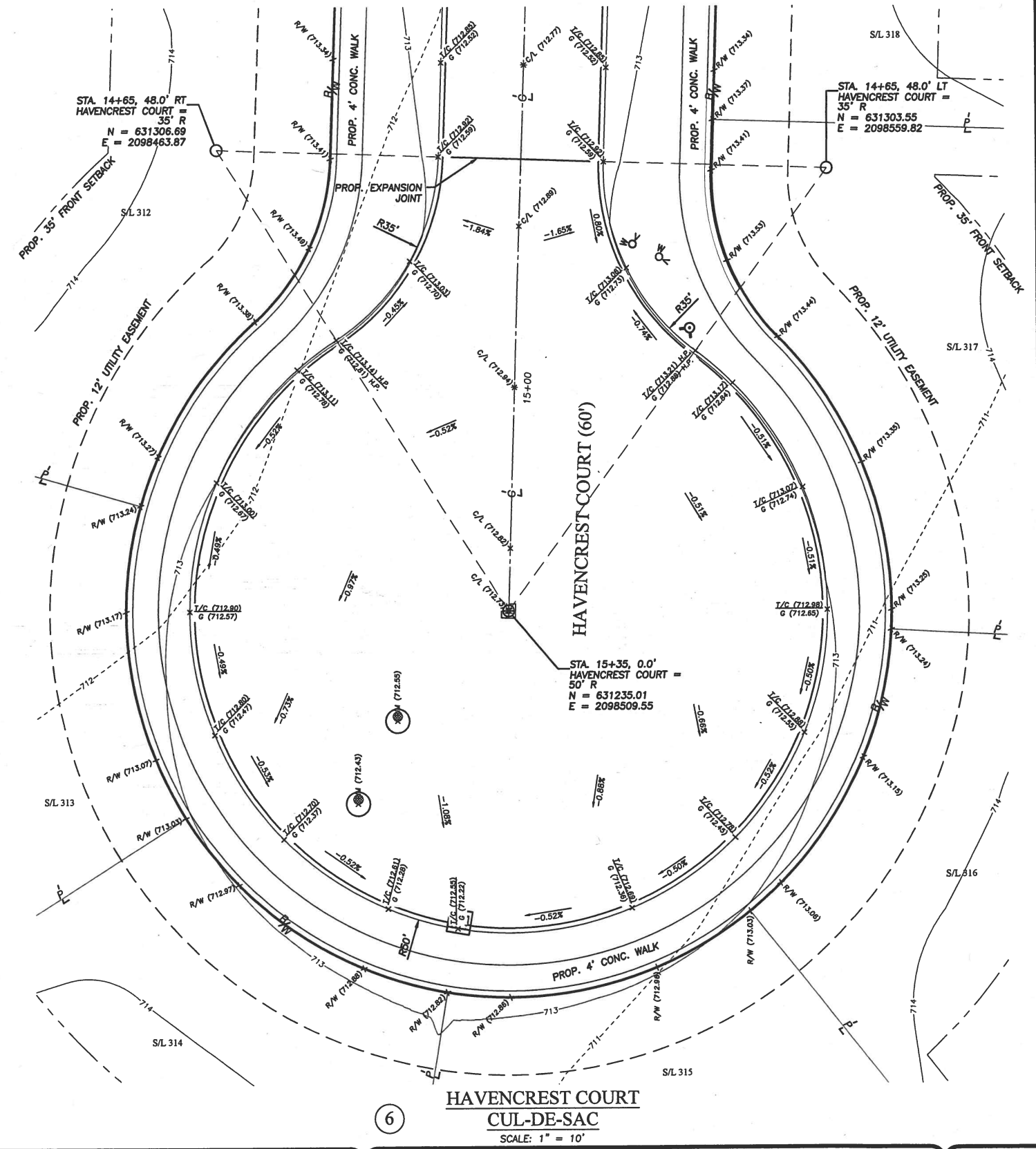
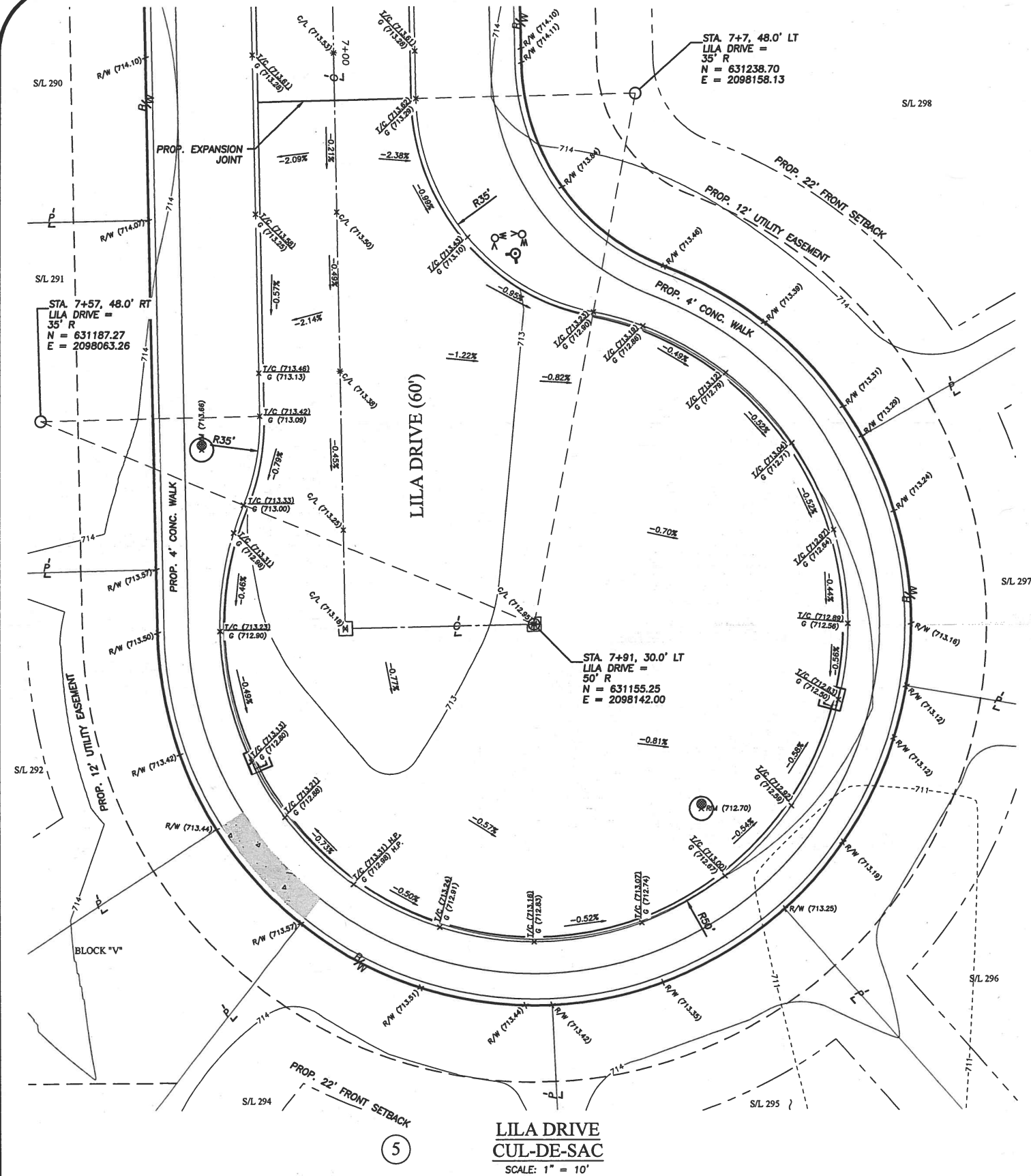
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23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
INTERSECTION DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
23 OF 39

JOB NO.
20-5445

J:\2024-45 Hampton Place PH-DRAMINGS\Improvement Plans\23-24 Intersection Details.dwg, Plotter: Oct 28, 2021 - 4:20am



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY: SJM
CHECKED BY: CLH

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

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
INTERSECTION DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

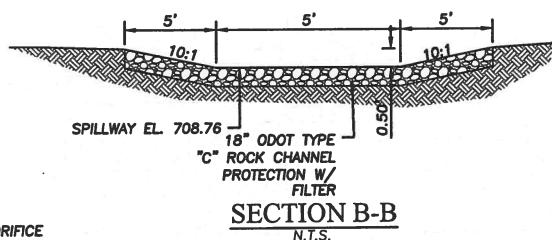
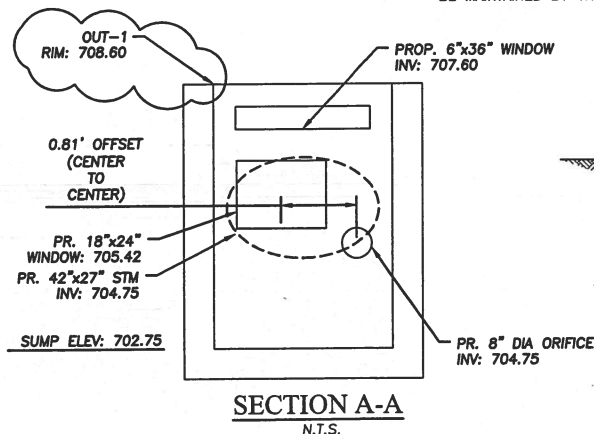
SHEET
24 OF 39
JOB NO.
20-5445

NOTES

- CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICT EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF STORM DRAINAGE. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORDED ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
- CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE LOCAL AGENCY STANDARD CONSTRUCTION DRAWINGS.
- ALL EXISTING SEWERS AND DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES OR DITCHES.
- COORDINATE EXACT TRENCHING, ROUTING AND POINT OF TERMINATIONS WITH ALL UTILITIES COMPANIES, BOTH PUBLIC AND PRIVATE.
- CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS AND CROSSINGS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL SEEDING AND MULCHING WITHIN THE BASIN LIMITS SHALL BE NO MOW SEED MIX WITH ANNUAL RYE. CONTRACTOR SHALL FOLLOW ALL THE SPECIFICATIONS FOR SITE PREPARATION, SEEDING METHODS, DATES AND WATER SHALL BE IN ACCORDANCE WITH THE MANUFACTURE'S REQUIREMENTS.
- ALL HEADWALLS SHALL BE FULL HEIGHT UNLESS REINFORCED CONCRETE PIPE IS USED.
- ALL STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SEDIMENT BASIN DESIGN CRITERIA:

DRAINAGE AREA: 83.57 ACRES
 DISTURBED AREA: 28.17 ACRES
 REQUIRED DEWATERING VOLUME = $(83.57 \text{ AC}) \times (1800 \text{ cf/ACRES}) = 150,426 \text{ cf}$
 PROVIDED DEWATERING VOLUME @ 705.5 = 171,293 cf > 150,426 cf
 REQUIRED SEDIMENT STORAGE VOLUME = $(28.17 \text{ AC}) \times (1000 \text{ cf/ACRES}) = 28,170 \text{ cf}$
 PROVIDED SEDIMENT STORAGE VOLUME @ 704.75 = 1,955,067 cf > 27,100 cf
 BARREL LENGTH = 1.4x DEPTH OF DEWATERING
 $1.4 \times (705.50 - 704.75) = 1.05'$ REQUIRED



100 YEAR W.S.E.: 708.05
 25 YEAR W.S.E.: 706.97
 10 YEAR W.S.E.: 706.46
 WATER Qv W.S.E.: 705.42
 NORMAL W.S.E.: 704.75

BASIN OUTLET STRUCTURE (POST CONSTRUCTION)

N.T.S.

DEWATERING VOLUME: 705.50
 SEDIMENT STORAGE & NORMAL WSE: 704.75

BASIN OUTLET STRUCTURE (DURING CONSTRUCTION)

N.T.S.

BEFORE YOU DIG ANYWHERE IN OHIO
 CALL 1-800-362-2764 OR 8-1-1
 OHIO UTILITIES PROTECTION SERVICE
 TICKET NO.:



GRAPHIC SCALE
 0 20 40 80
 (IN FEET)
 SCALE: 1" = 40'

J:\205446 Hampton Place PH-6\DRAWINGS\Improvement Plans\65 Stormwater Management Modified Basin.dwg, Plotter: Oct 28, 2021 - 8:23am

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
08-13-2021	CLH	MODIFIED THE OUTLET STRUCTURE RIM ELEVATION
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
 SUM
 CHECKED BY:
 CLH

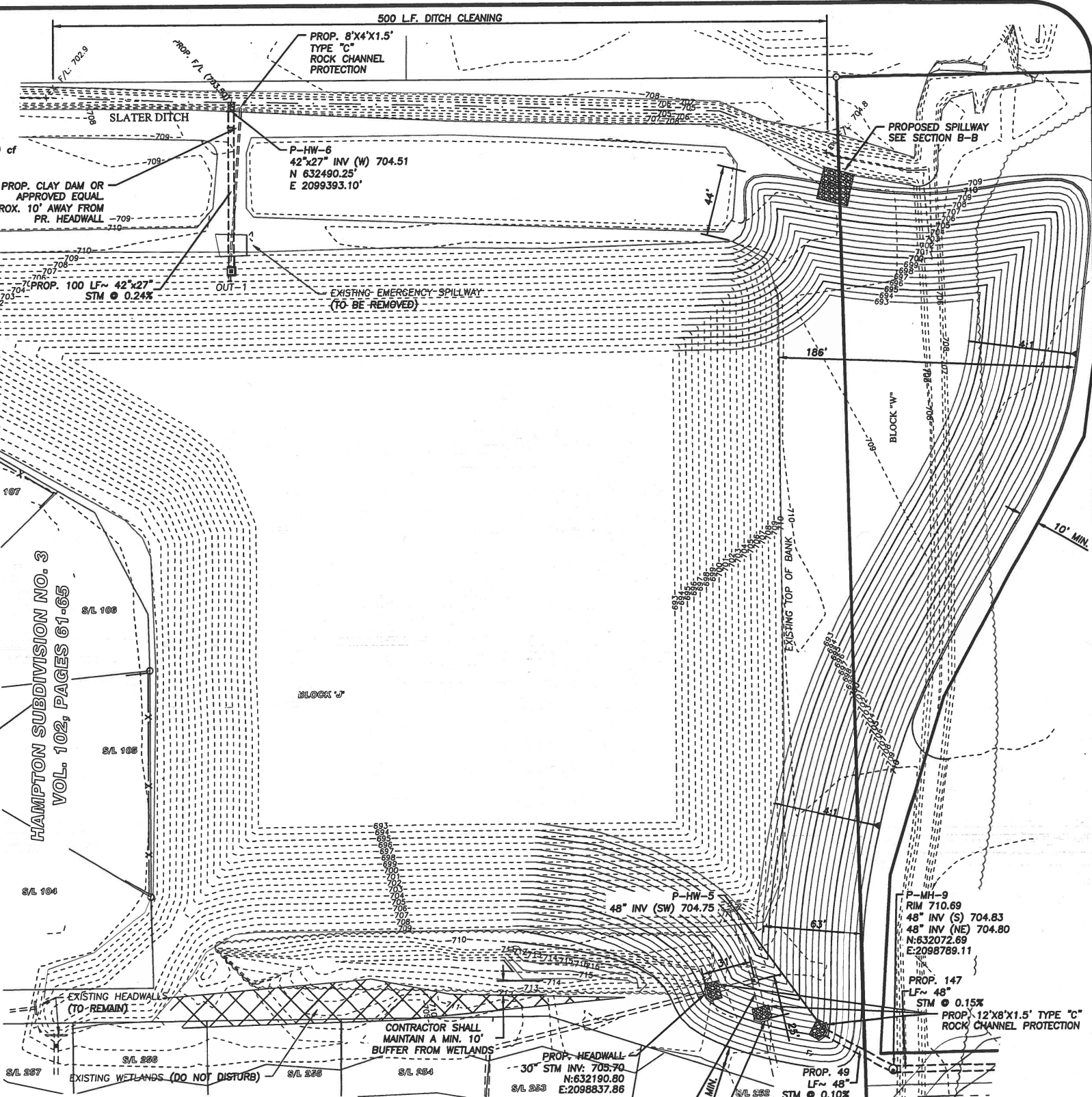
BRAMHALL
 ENGINEERING AND SURVEYING COMPANY
 801 MOORE ROAD AVON, OHIO 44011
 (440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

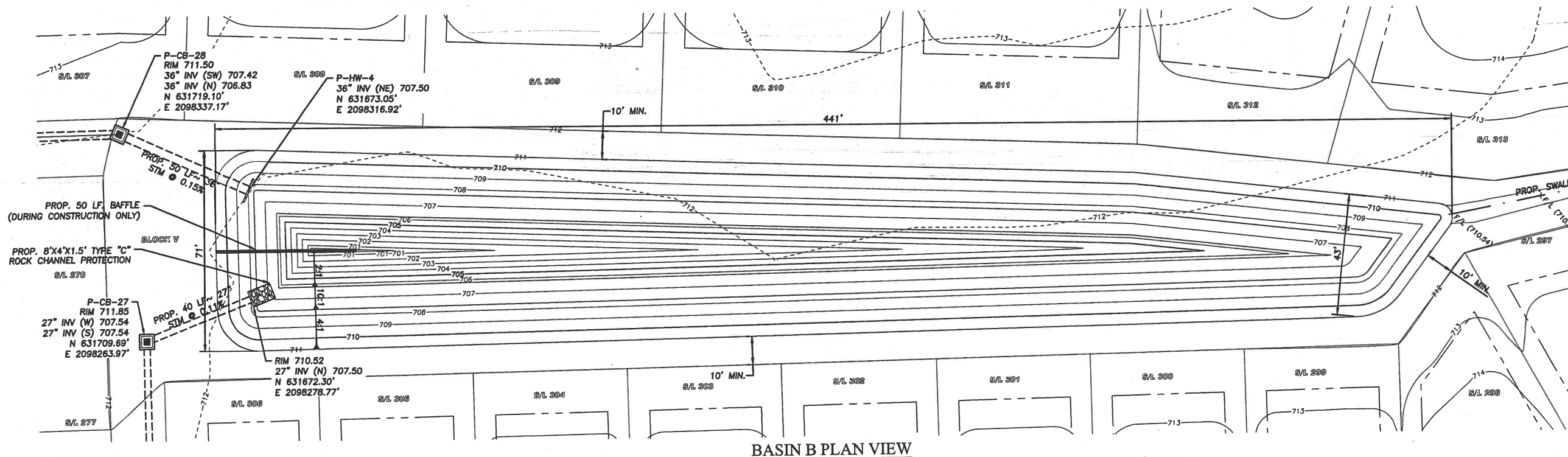
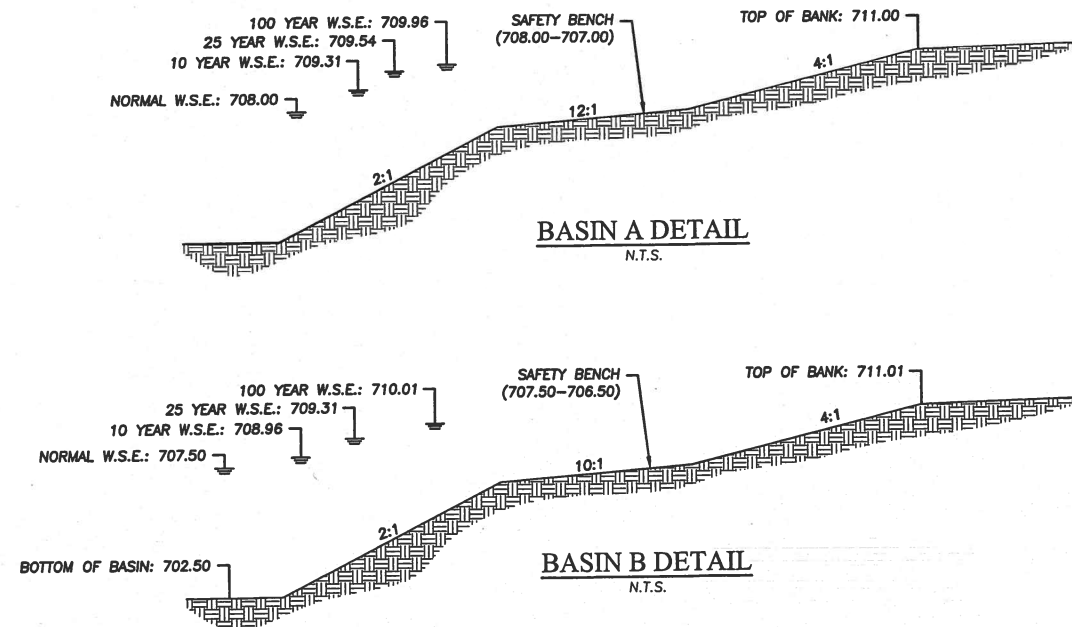
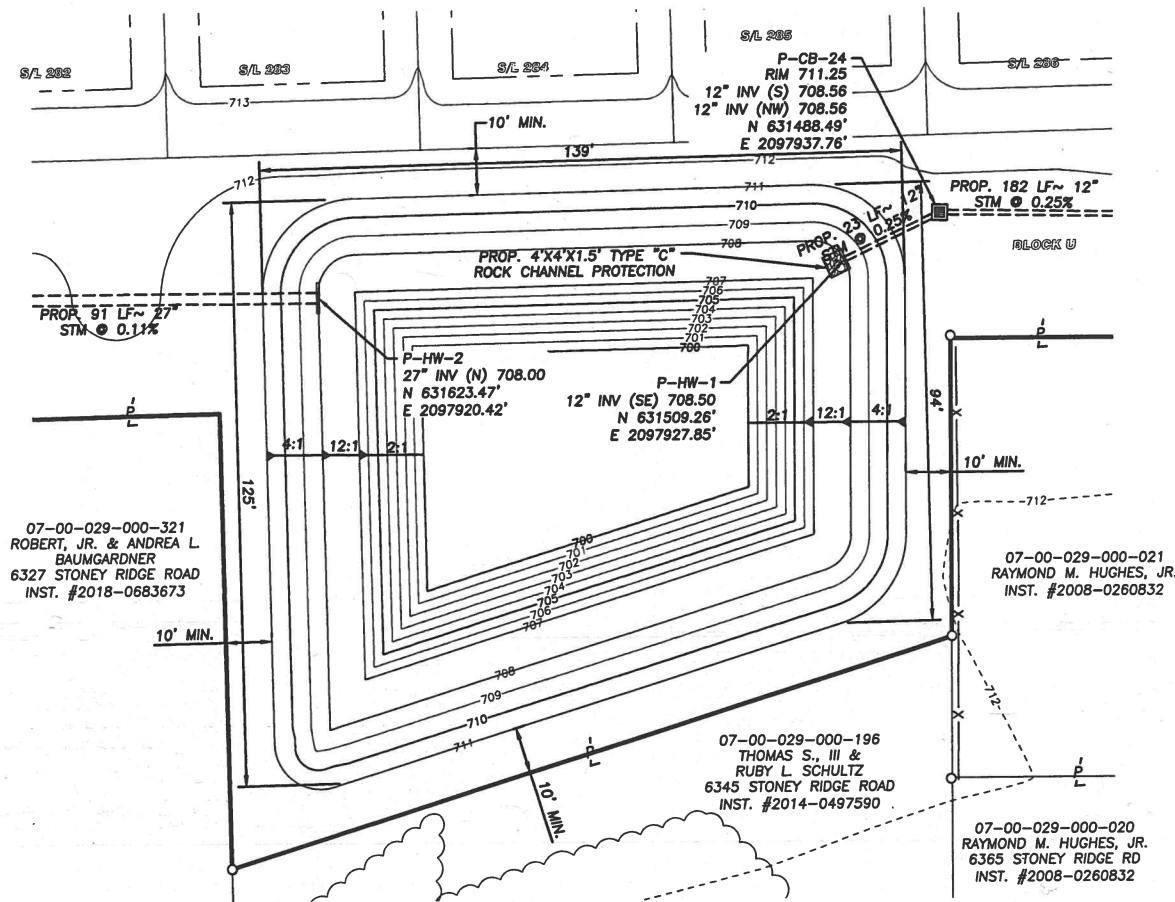
VALORE PROPERTIES, INC.
 23550 CENTER RIDGE ROAD
 WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
 STORMWATER MANAGEMENT MODIFIED BASIN
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
 25 OF 39
 JOB NO.
 20-5445

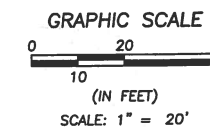


EXISTING UNDERGROUND UTILITIES NOTE:
 THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



NOTES

- CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICT EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
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10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

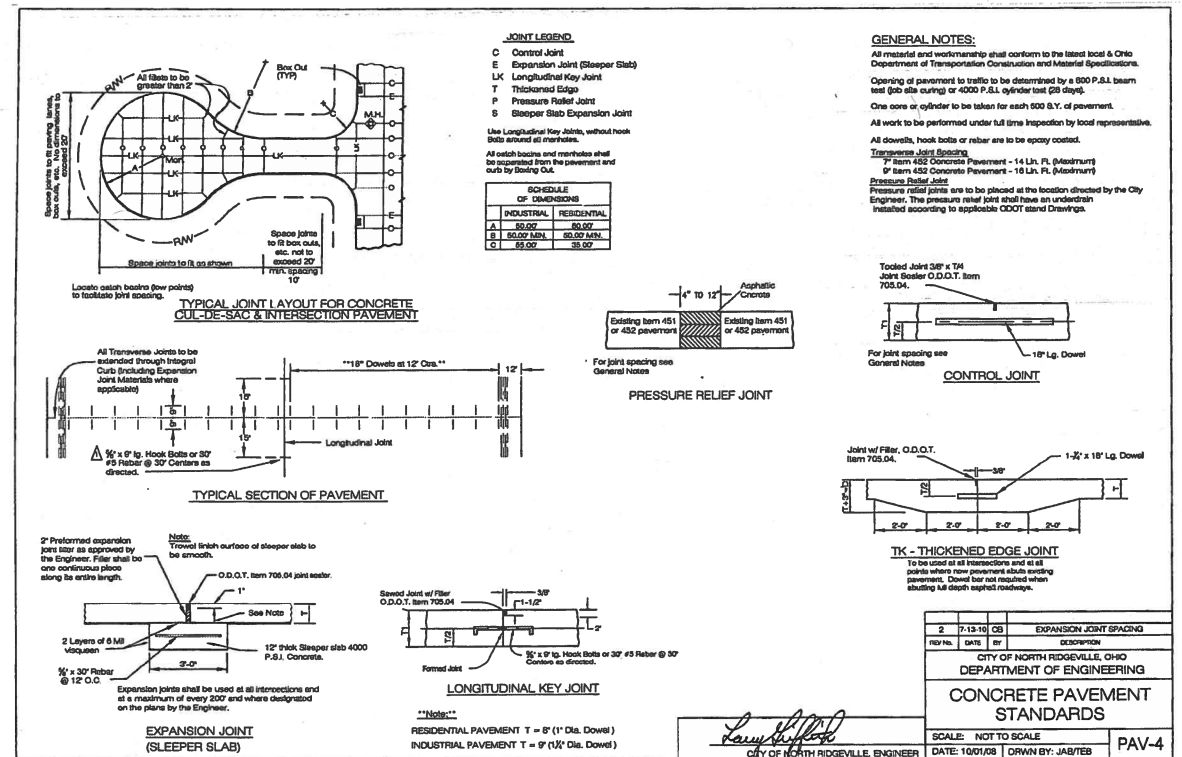
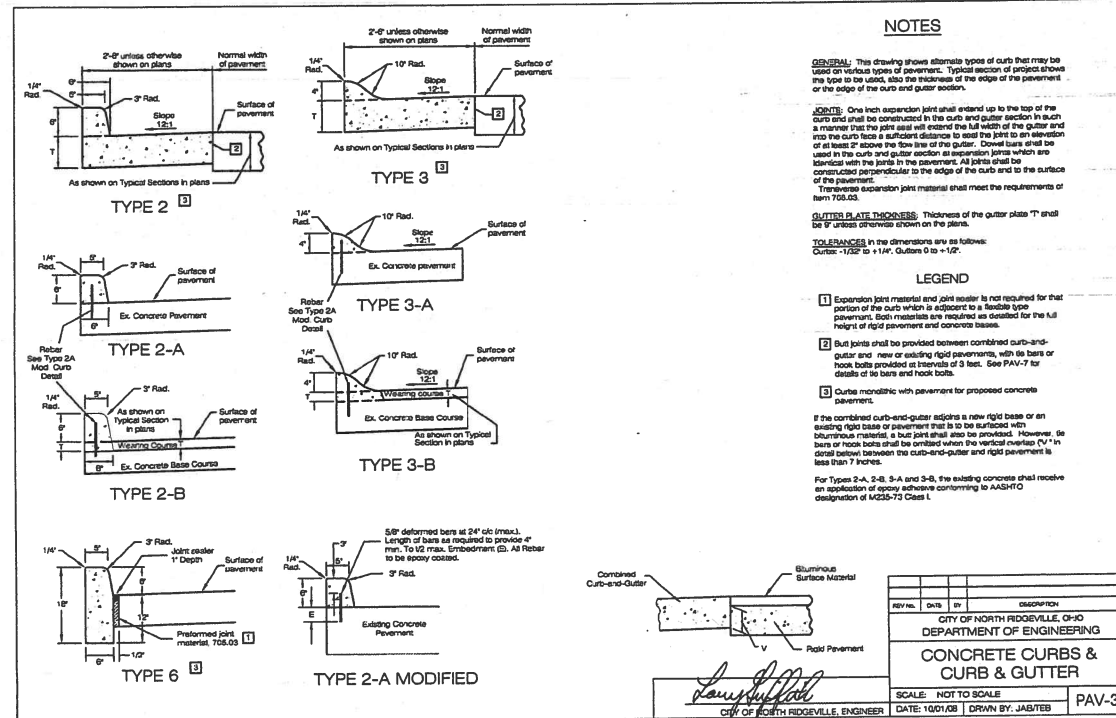
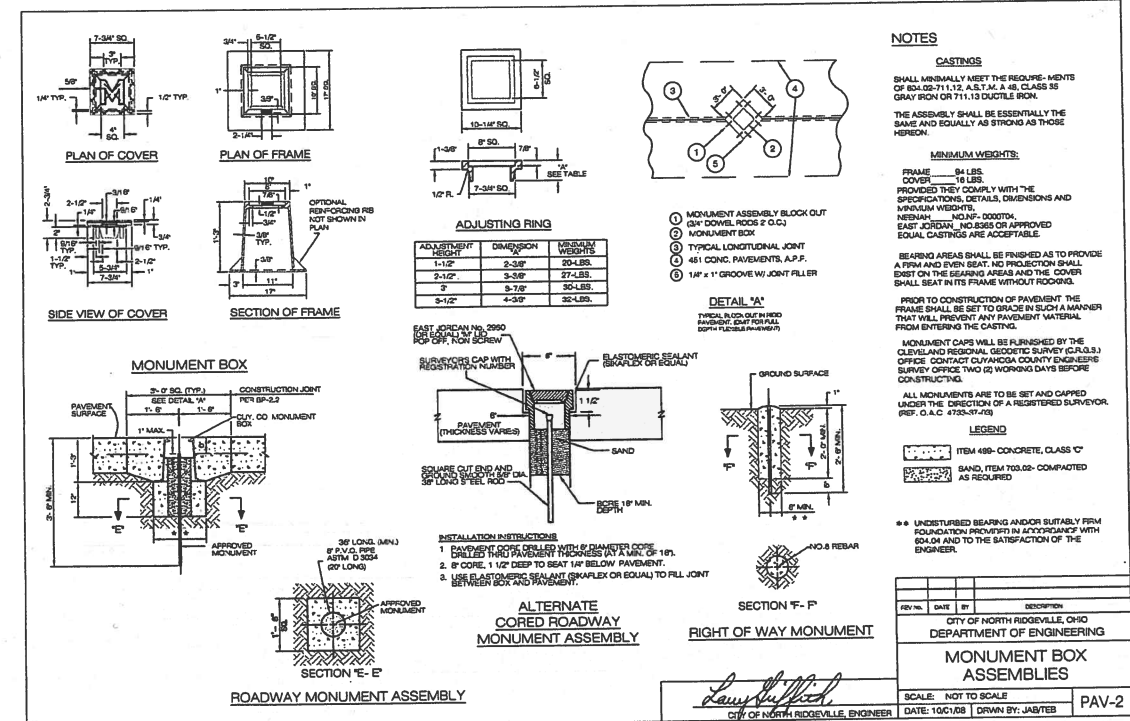
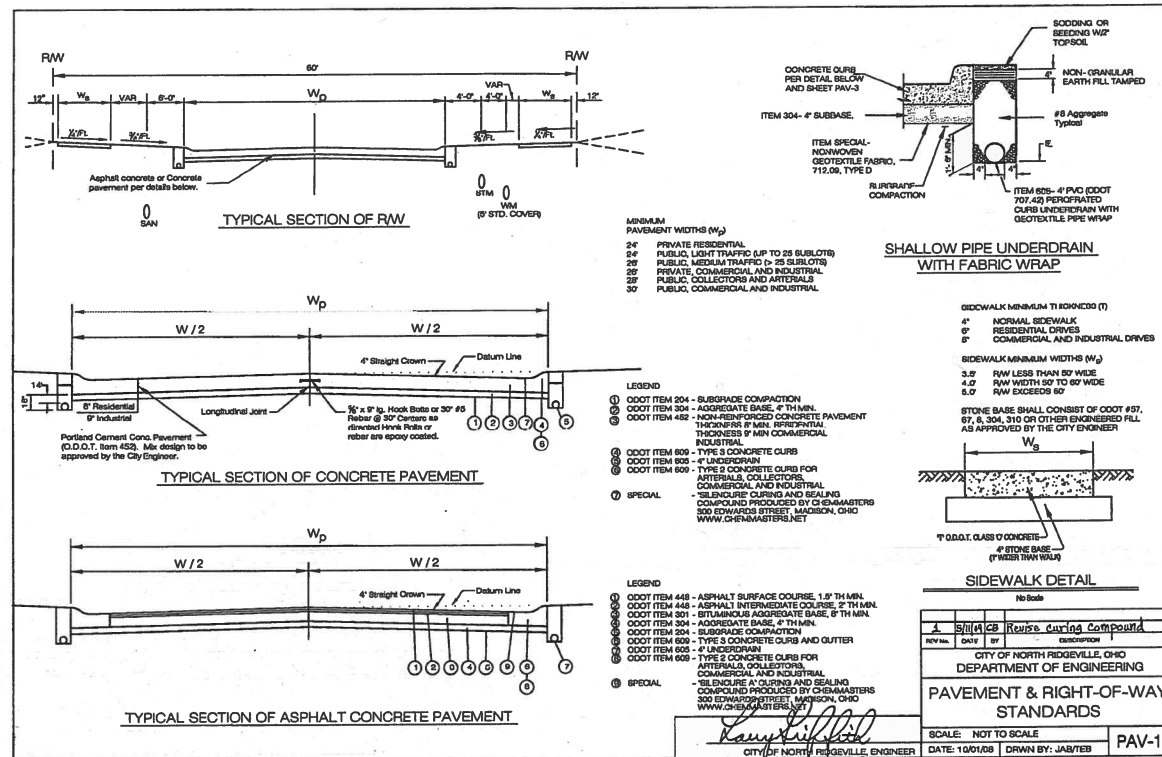
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ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

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23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
STORMWATER MANAGEMENT BASIN A & B
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
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JOB NO.
20-5445



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

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SJM

CHECKED BY:
CLH

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801 MOORE ROAD AVON, OHIO 44011
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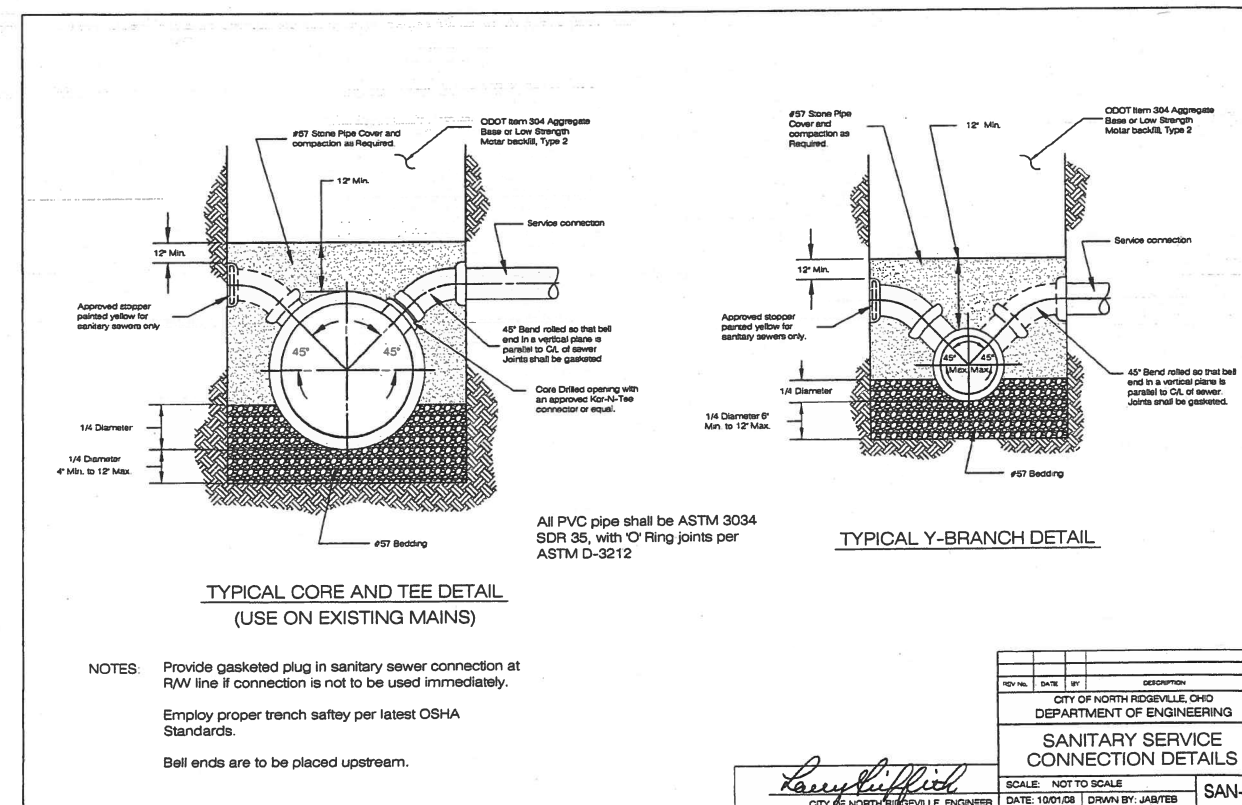
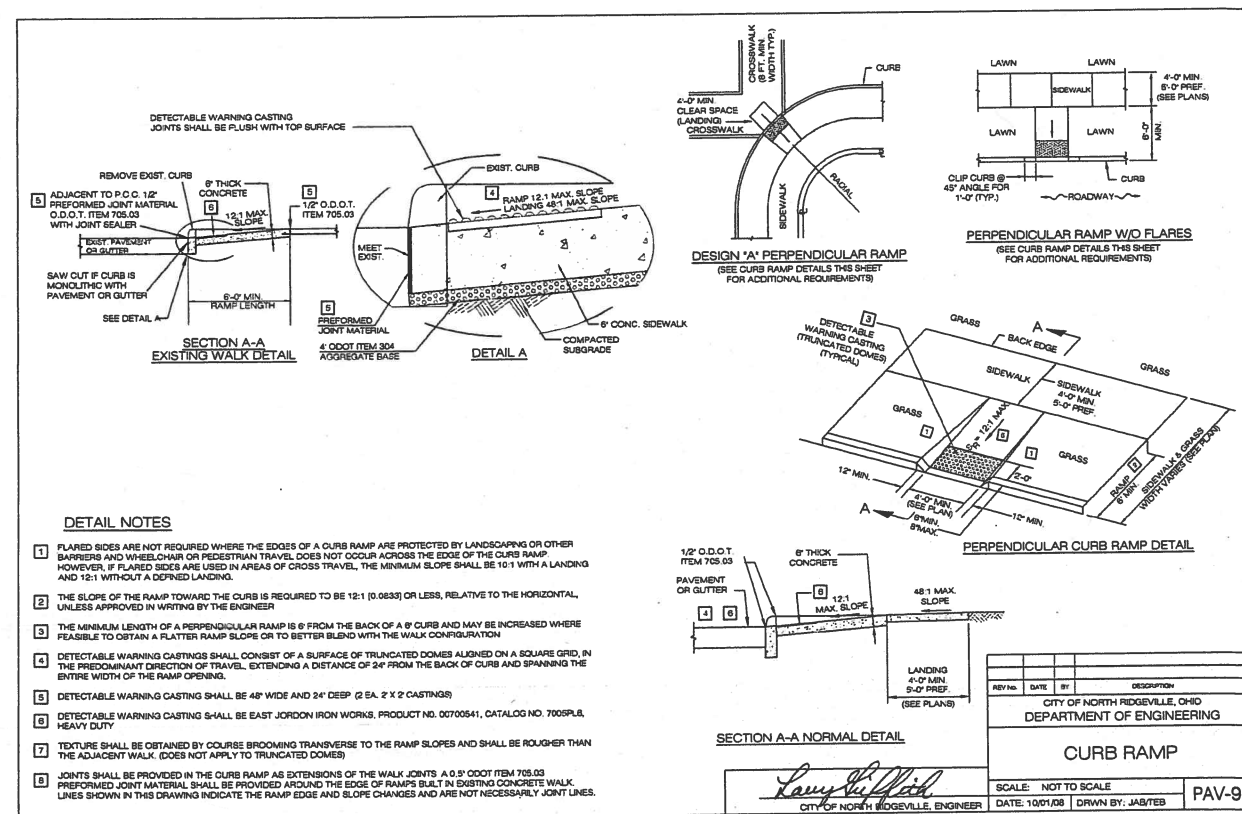
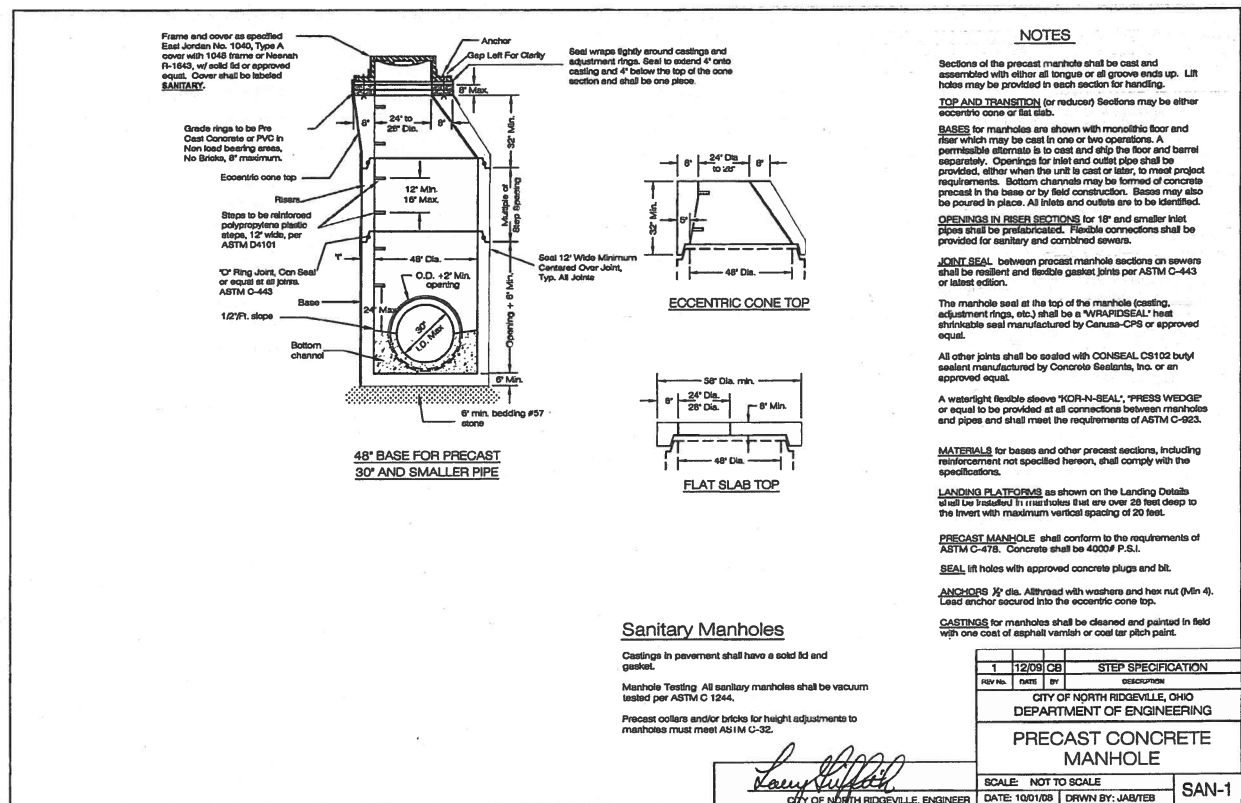
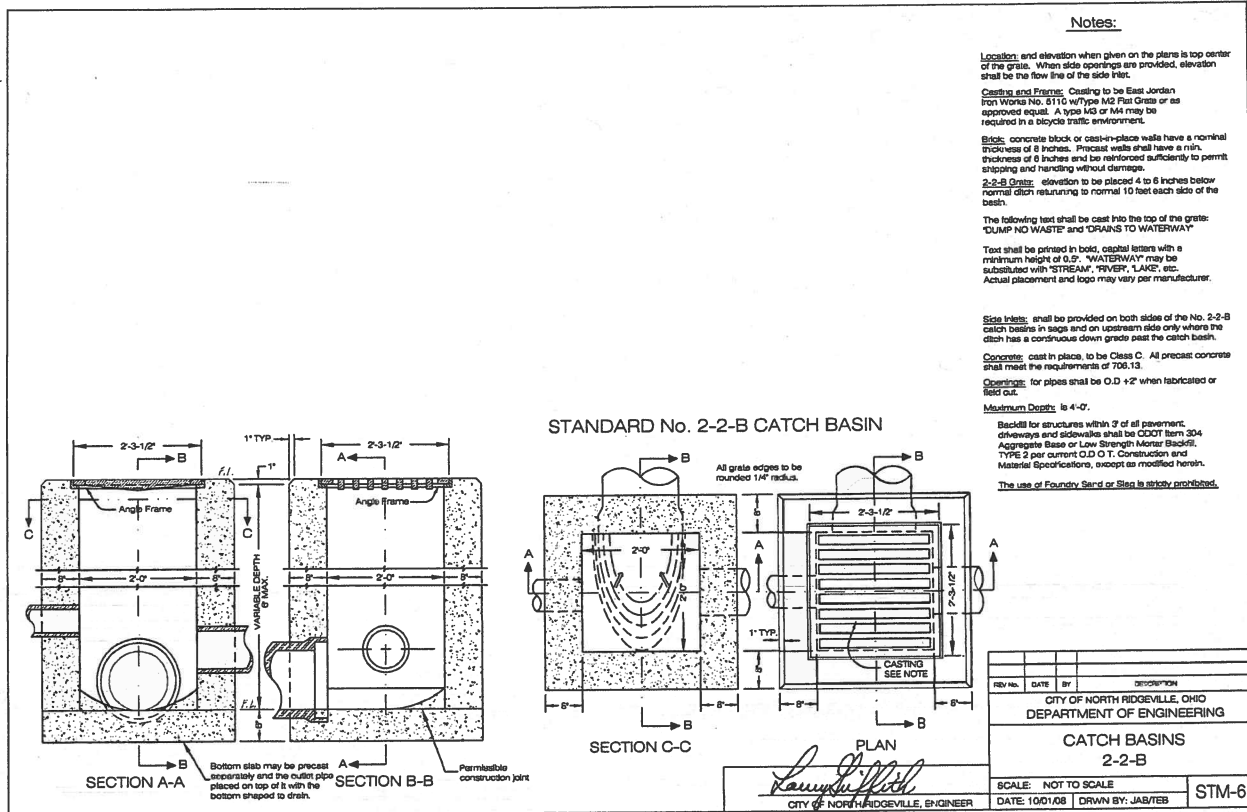
PREPARED FOR:

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23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
27 OF 39
JOB NO.
20-5445

2/05/45 Hampton Place PH-6 DRAWINGS Improvement Plans (27-32) Miscellaneous Details.dwg, Plotted: Oct 28, 2021 - 8:25am



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

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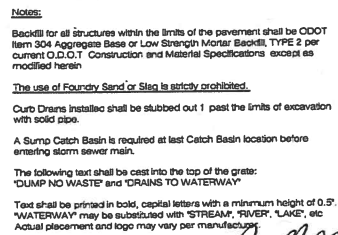
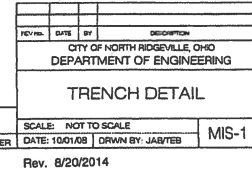
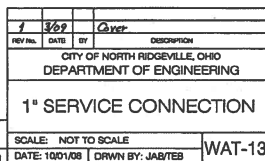
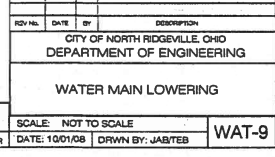
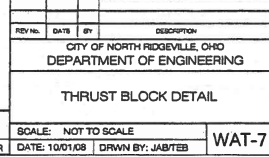
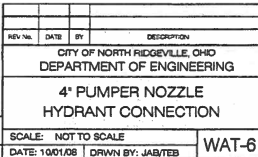
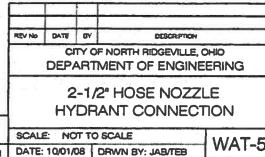
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WESTLAKE, OH 44145

**HAMPTON PLACE SUBDIVISION - PHASE 6
MISCELLANEOUS DETAILS**
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
28 OF 39
JOB NO.
20-5445

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DATE:	BY:	DESCRIPTION:
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
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10-27-2021	CLH	REVISED STREET NAMES

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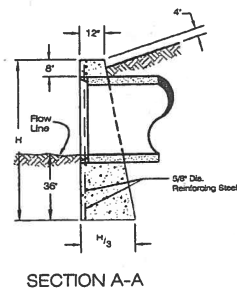
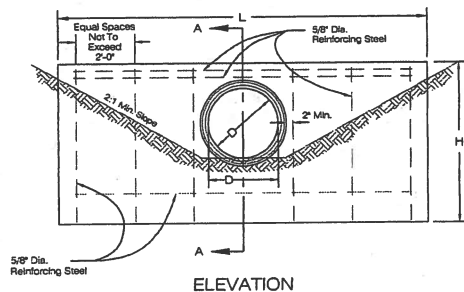
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6 MISCELLANEOUS DETAILS

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

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JOB NO.
20-5445



DIMENSIONS			QUANTITIES ONE HEADWALL	
DIAMETER	H	L	CONCRETE CU. YDS.	REINFORCING STEEL LBS.
15"	5'-2"	7'-0"	1.7	41
18"	5'-5"	8'-4"	2.2	57
21"	5'-8"	9'-8"	2.8	62
24"	5'-11"	11'-0"	3.3	69
30"	6'-8"	13'-8"	4.7	92
36"	7'-0"	16'-4"	6.5	105

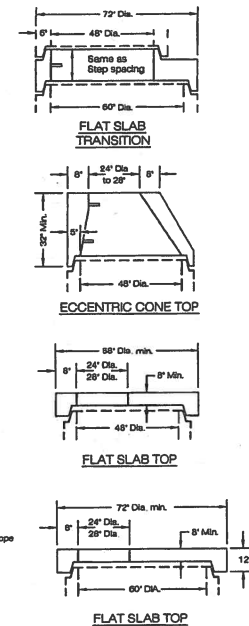
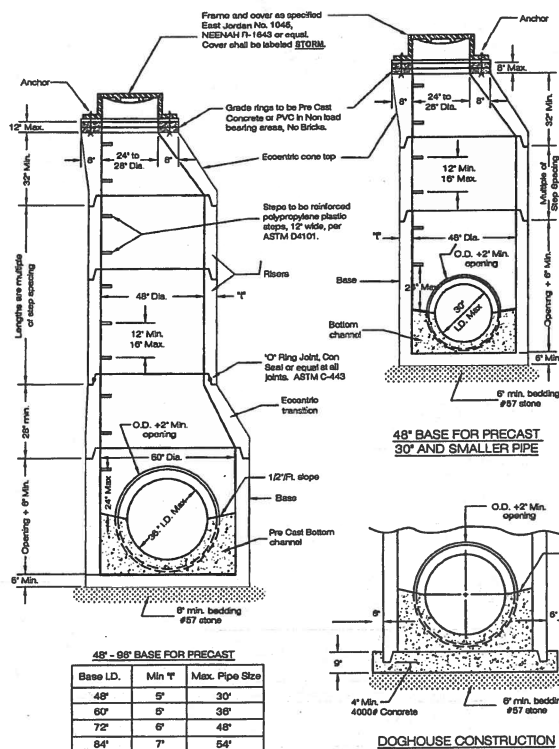
L = CIRCULAR SECTIONS = $6D + 4t$
 L = ELLIPTICAL OR PIPE ARCH = $4R + 4t + S$
 H = CIRCULAR SECTIONS = $D + t + 4t$
 H = ELLIPTICAL OR PIPE ARCH = $R + t + 4t$
 D = DIAMETER OF PIPE
 R = RISE OF PIPE
 S = SPAN OF PIPE
 t = THICKNESS OF BARREL
 L = LENGTH OF HEADWALL
 H = HEIGHT OF HEADWALL

NOTES

No. 1 headwall, where required, will be provided for nonstepped culverts having a diameter or rise of 36" or less.
 Concrete shall be class "C".
 Reinforcing steel bars shall be 5/8" round.
 Dimension and quantities are shown for circular sections only. It will be necessary to determine dimensions for the No. 1 headwall required for other pipe shapes in accordance with the equations listed on this drawing.
 Full height headwalls are required for all pipes.
 Chamfer all exposed corners 3/4" of an inch.
 Foundation: Where the soil borings indicate a bearing capacity of less than 2600 pounds per square foot, it will be necessary to increase the width of the base.
 For headwall outlet protection, see STM-13.

All cast in place headwalls shall have a cement wash.

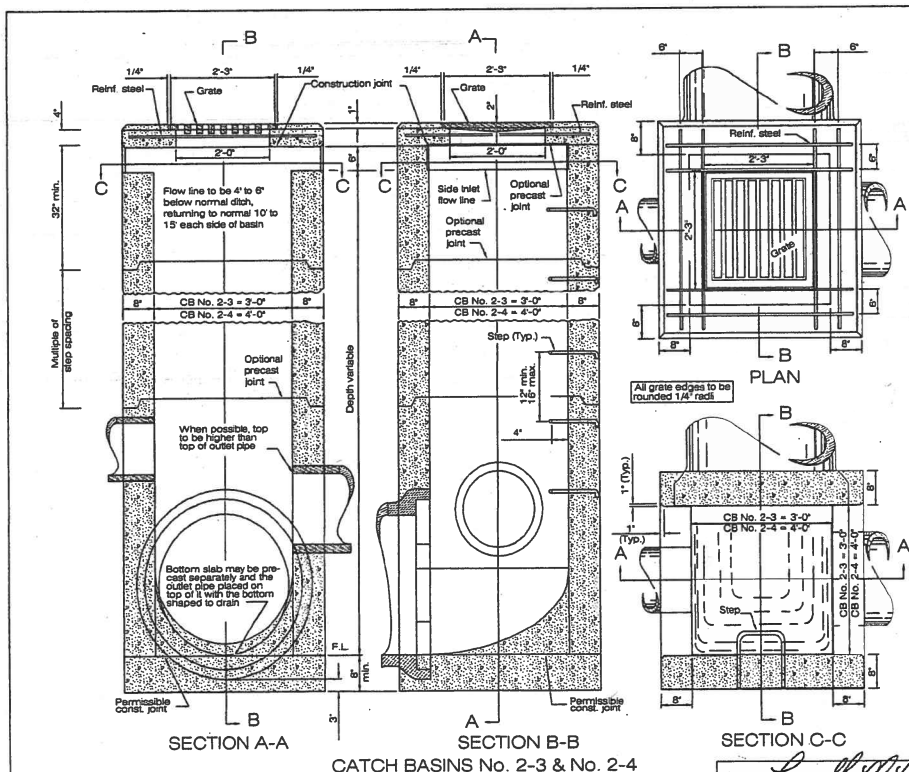
REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/STB	STANDARD No. 1 HEADWALL
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/STB			
STM-10			



NOTES

Sections of the precast manhole shall be cast and assembled with either all tongue or all groove ends up. Lift holes may be provided in each section for handling.
TOP AND TRANSITION (or reduced) Sections may be either eccentric cone, or flat slab.
BASES for manholes are shown with monolithic floor and riser which may be cast in one or two operations. A permeable alternate is to cast and slip the floor and riser separately. Openings for riser and outlet pipe shall be provided, either when the unit is cast or later, to meet project requirements. Bottom channels may be formed of concrete precast in the base or by field construction. Bases may also be poured in place. All riser and outlet are to be identified.
OPENINGS IN RISER SECTIONS for 18" and smaller inlet pipes shall be precast.
MATERIALS for bases and other precast sections, including reinforcement not specified herein, shall comply with the specifications.
LANDING PLATFORMS as shown on the Landing Details shall be installed in manholes that are over 28 feet deep to the invert with maximum vertical spacing of 20 feet.
PRECAST MANHOLE shall conform to the requirements of ASTM C-478. Concrete shall be 4000# P.S.I.
SEAL in holes with approved concrete plugs and bit.
ANCHORS 3/4" dia. threaded with washers and hex nut (Min 4). Used anchor secured into the eccentric cone top.
CASTINGS for manholes shall be cleaned and painted in field with one coat of asphalt venturi or coal tar pitch paint.
NOTE
CONTRACTOR SHALL PROVIDE ADEQUATE RACEWAY IN ACCORDANCE WITH THE CITY STANDARDS.

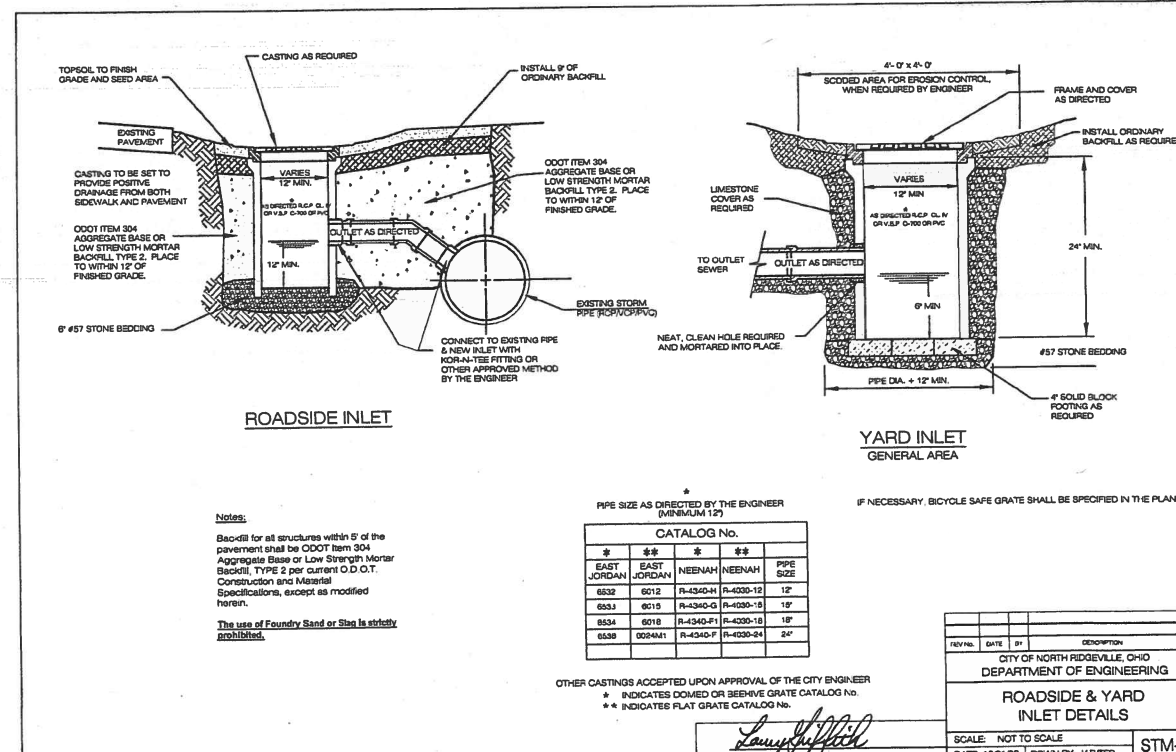
REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/STB	MANHOLE STEP SPECIFICATION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
PRECAST CONCRETE MANHOLE			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/STB			
STM-1			



GRATE: See details on STM-4.
 If necessary, bicycle safe grates shall be specified in the plans.
 Bicycle safe grates shall be Neenah No. R-425B-C or East Jordan No. S110 Type M3 or approved equals.
 As of January 1, 2003, the following text shall be cast into the top of the grate: "DUMP NO WASTE" and "DRAIN TO WATERWAY".
 Text shall be printed in bold, capital letters with a minimum height of 1".
 "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc.
 Actual placement and logic may vary per manufacturer.
WALLS: Brick or cast-in-place walls shall have a nominal thickness of 8" and be reinforced sufficiently to permit shipping and handling without damage. Precast tops shall be 8" thick.
STEPS: Steps shall be provided where the depth exceeds 8" and shall meet the requirements of SDD M&H-1.1.
CONCRETE: Cast-in-place concrete is to be Class C. All precast concrete shall meet the requirements of CMS 706-13 and be marked with the catch basin number.
REINFORCEMENT: Reinforcing in the top is to be #4 bars spaced at 8" center to center. For Catch Basin No. 2-3 use eight bars and for Catch Basin No. 2-4 use twelve bars.
INLETS OVER 12 FEET IN DEPTH: Shall be precast or cast-in-place concrete, reinforced with #4 bars on 12" centers both vertically and horizontally with 2" clearance from inside wall face.
PRECAST BASE: If a precast base is used, it shall be set deep enough so that the top can be placed on the base to provide the grate elevation specified in the plans. Layers of brick shall not be used to adjust the top elevation.
LOCATION AND ELEVATION: When given on the plans, the location and the elevation are at the top center of the grate. Where no elevations are provided, the elevation shall be at the low line of the side inlet.
MINIMUM DEPTH: The minimum depth of CB No. 2-3 and CB 2-4 shall be the outside diameter (O.D.) of the outlet pipe plus 7".
OPENINGS: Pipe openings shall be the O.D. of the pipe being supplied plus 2" when precast or field cut. All any voids per CMS 801.
SIDE INLETS: Inlets shall be provided on both sides of the No. 2-3 and 2-4 catch basins in sag and on upstream side only where the ditch has a continuous down grade past the catch basin. Catch basins with side inlets shall not be used within the Clear Zone.

CATCH BASIN	OUTLET PIPE SIZE
2-3	12" MIN.
2-4	18" MIN.

REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/STB	CATCH BASINS 2-3 AND 2-4
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/STB			
STM-7			



ROADSIDE INLET

Notes:
 Backfill for all structures within 5' of the pavement shall be ODOT Item 304 Aggregate Base or Low Strength Mortar Backfill, TYPE 2, per current O.D.O.T. Construction and Material Specifications, except as modified herein.
 The use of Foundry Sand or Slag is strictly prohibited.

PIPE SIZE AS DIRECTED BY THE ENGINEER (MINIMUM 12")				
CATALOG No.				
#	EAST JORDAN	NEENAH	NEENAH	PIPE SIZE
6532	6012	R-4340-H	R-4330-12	12"
6533	6015	R-4340-G	R-4330-15	15"
6534	6018	R-4340-F1	R-4330-18	18"
6538	6024H1	R-4340-F	R-4330-24	24"

OTHER CASTINGS ACCEPTED UPON APPROVAL OF THE CITY ENGINEER
 * INDICATES DOMED OR BEEHIVE GRATE CATALOG No.
 ** INDICATES FLAT GRATE CATALOG No.

REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/STB	ROADSIDE & YARD INLET DETAILS
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/STB			
STM-8			

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DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM
CHECKED BY:
CLH

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

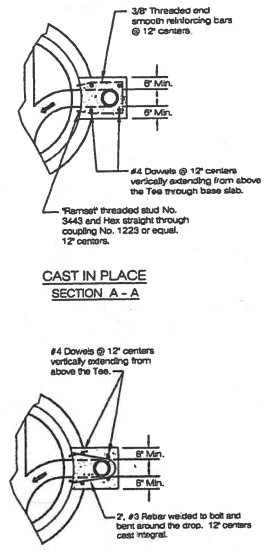
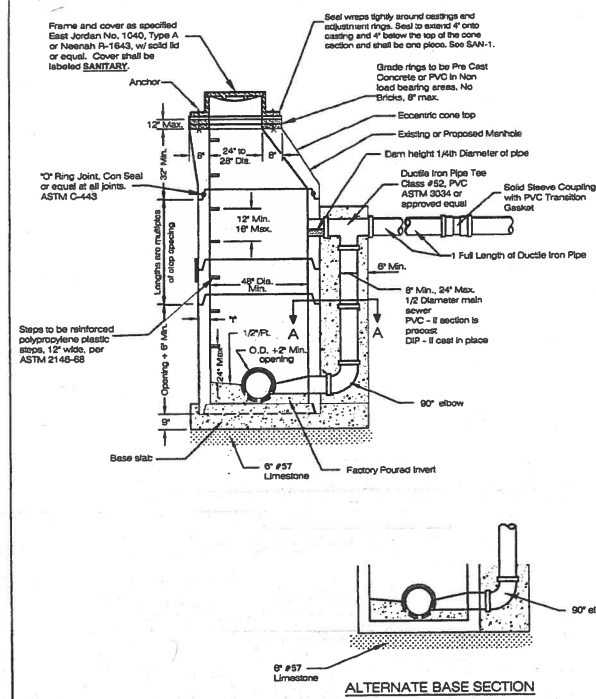
PREPARED FOR:

VALORE PROPERTIES, INC.
 23550 CENTER RIDGE ROAD
 WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
MISCELLANEOUS DETAILS
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

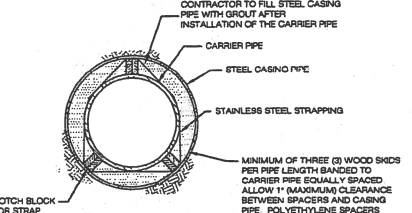
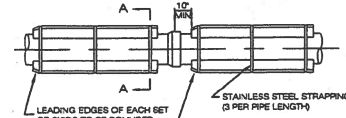
SHEET
 31 OF 39
 JOB NO.
 20-5445

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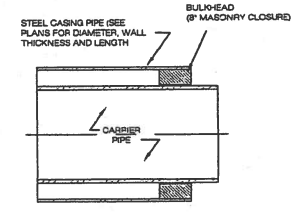
Notes:
A drop manhole shall be constructed in sewers when the distance between the inverts is 24" or greater.
The following notes on the Precast Concrete Manholes shall pertain to the Drop Manhole, Top or Transition Openings in riser sections, Joint Seal, Materials and Landing Platforms.
Poured in place concrete shall be 4000# concrete.
ANCHORS: 3/4" dia. threaded with washers and hex nut (Min 4). Lead anchor secured into the eccentric cone top.
CASTINGS: for manholes shall be cleaned and painted in field with one coat of asphalt varnish or coal tar pitch paint.
Sanitary Manholes:
Castings in pavement shall be solid lid and gasketed.
Manhole Testing:
All sanitary manholes shall be vacuum tested per ASTM C 1244.
JOINT SEAL ON ALL NEW MANHOLES: The joint seal between precast manhole sections on sewers shall be resilient and flexible gasket joints per ASTM C-443 or latest edition.
The manhole seal at the top of this manhole (base, adjustment rings, etc.) shall be a "WRAPIDSEAL" heat shrinkable seal manufactured by Canus CPB or approved equal.
All other joints shall be sealed with CONSIAL CS102 butyl sealant manufactured by Concrete Sealants, Inc. or an approved equal.
A watertight flexible sleeve "ICR-AL-SEAL", "PRESS WEDGE" or equal to be provided at all connections between manholes and pipes and shall meet the requirements of ASTM C-923.

REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	PRECAST CONCRETE DROP MANHOLE
2	10/01/08	JAB/TEB	SCALE: NOT TO SCALE

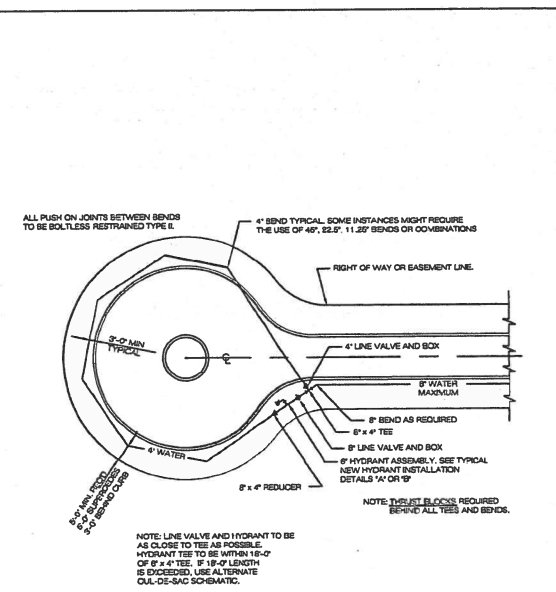


- NOTE:**
- WELD ALL ENCASUREMENT PIPE JOINTS
 - MINIMUM THICKNESS FOR NEW CASING PIPE IS 3/8". MINIMUM THICKNESS FOR USED CASING PIPE IS 1/2". *1/2" IS MIN. FOR R.R. BORES
 - CASING DIAMETER SHALL BE A MINIMUM OF 6" GREATER THAN THE LARGEST O.D. OF THE CARRIER PIPE
 - PROVIDE A 3/4" COPPER DRAIN PIPE AT THE BOTTOM OF THE DOWNSTREAM BULK-HEAD.

CARRIER PIPE	STEEL CASING PIPE	THICK	FILL TYPE
12"	12"	3/8"	GROUT
18"	18"	3/8"	GROUT
24"	24"	3/8"	GROUT
30"	30"	3/8"	GROUT
36"	36"	3/8"	GROUT
42"	42"	3/8"	GROUT
48"	48"	3/8"	GROUT
54"	54"	3/8"	GROUT
60"	60"	3/8"	GROUT
66"	66"	3/8"	GROUT
72"	72"	3/8"	GROUT
78"	78"	3/8"	GROUT
84"	84"	3/8"	GROUT
90"	90"	3/8"	GROUT
96"	96"	3/8"	GROUT
102"	102"	3/8"	GROUT
108"	108"	3/8"	GROUT
114"	114"	3/8"	GROUT
120"	120"	3/8"	GROUT



REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	CASING PIPE CLOSURE DETAIL
2	10/01/08	JAB/TEB	SCALE: NOT TO SCALE



REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	STANDARD CUL-DE-SAC HYDRANT LOOP SCHEMATIC
2	10/01/08	JAB/TEB	SCALE: NOT TO SCALE

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DRAWN BY:
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801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

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20-5445

SWP3 LEGEND OF SYMBOLS
AND LINETYPES

MgA	SOIL TYPE	SF	FILTER FABRIC FENCE
IP	INLET PROTECTION	W/L	WORK LIMITS
TS	TEMPORARY SEEDING & MULCHING	SS	SOIL BOUNDARY LIMITS
PS	PERMANENT SEEDING & MULCHING	---	PROPOSED DIVERSION SWALE
CE	CONSTRUCTION ENTRANCE	---	EXISTING CONTOURS
WO	WASHOUT PIT	---	PROPOSED CONTOURS
SA	STAGING AREA (SEE NOTE 6)		

CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL MEASURES WITHIN 7 DAYS OF CLEARING AND GRUBBING.

PRIOR TO CONSTRUCTION STARTING THE CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETE THE SIGNATURE LIST FOUND ON SHEET 35 OF 39 AND SUBMIT IT TO THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT

SITE INFORMATION

LIMITS OF DISTURBED AREA = 28.17 ACRES
LIMITS OF DRAINAGE AREA = 83.57

(CALCULATIONS BASED UPON DRAINAGE AREA)

PRE-CONSTRUCTION
AREA OF WOODS/GRASS/FARM FIELD = 82.57 ACRES
AREA OF PAVEMENT/ROOFTOP = 1.0 ACRE

POST-CONSTRUCTION
AREA OF PAVEMENT/ROOFTOP = 28.12 ACRES
AREA OF GRASS/LANDSCAPE = 57.45 ACRES

RUNOFF COEFFICIENT PRE-CONSTRUCTION SITE:
 $((1 \text{ AC}) * (0.95) + (82.57 \text{ AC}) * (0.50)) / 83.57 = 0.52$

RUNOFF COEFFICIENT POST-CONSTRUCTION SITE:
 $((57.45 \text{ AC}) * (0.95) + (28.12 \text{ AC}) * (0.50)) / 83.57 = 0.82$

IMPERVIOUSNESS FOR PRE-CONSTRUCTION = $(0.52) * 83.57 \text{ AC} = 43.46$
IMPERVIOUSNESS FOR POST-CONSTRUCTION = $(0.82) * 83.57 \text{ AC} = 68.64$
PERCENT IMPERVIOUSNESS CREATED BY CONSTRUCTION = 58%

SITE LOCATION INFORMATION

CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO

NAME OF WATERSHED/SUBSEQUENT RECEIVING WATER(S)
SITE DISCHARGES TO SLATER DITCH AND THE SUBSEQUENT RECEIVING WATERS IS FRENCH CREEK

SITE ADDRESS
SOUTH OF ATLANTIC AVENUE AND EAST OF STONEY RIDGE ROAD
NORTH RIDGEVILLE, OHIO

OWNER:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

PROJECT DESCRIPTION

- THE PROJECT INCLUDES THE CONSTRUCTION OF A SUBDIVISION OF SINGLE-FAMILY HOMES AND CLUSTER HOMES IN A RESIDENTIAL AREA. THE PROJECT INCLUDES THE CONSTRUCTION OF A CURBED CONCRETE ROAD, DRAINAGE IMPROVEMENTS, WATERLINE AND SANITARY SERVICE.
- PRIOR LAND USE WAS FARM FIELD & WOODS.
- THE ESTIMATED START DATE OF CONSTRUCTION IS MARCH 1, 2021 AND THE ESTIMATED COMPLETION DATE IS OCTOBER 29, 2021.

SITE/ OPERATOR CONTACT INFORMATION:

COMPANY: VALORE PROPERTIES, INC.
CONTACT: ANTHONY VALORE
ADDRESS: 23550 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

SWP3 AUTHORIZATION AGENT CONTACT INFORMATION:

CHRISTOPHER L. HOWARD, P.E., CPESC No. 5294
BRAMHALL ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD
AVON, OHIO 44011
(440) 934-7878



NOTES

- THE FOLLOWING SOIL TYPES ARE FOUND WITHIN THE PROJECT LIMITS

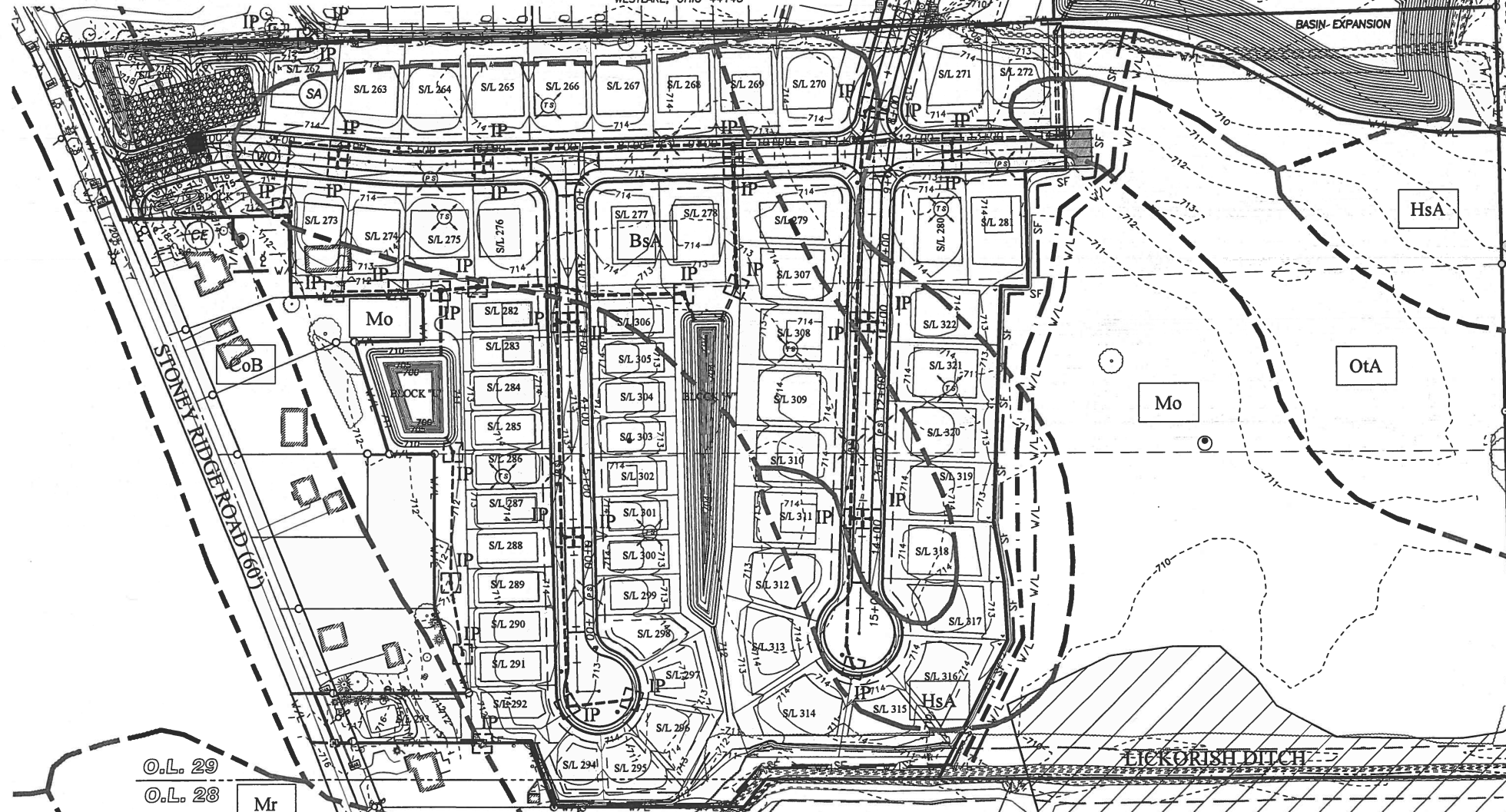
BsA - BOGART SANDY LOAM, 0 TO 2 PERCENT SLOPES
CoB - CANOTON GRAVELLY LOAM, 2 TO 6 PERCENT SLOPES
HsA - HASKINS LOAM, 0 TO 2 PERCENT SLOPES
Mo - MERRILL LOAM
OtA - OSHTIMO SANDY LOAM, 0 TO 2 PERCENT SLOPES

SOIL DATA REFERENCED FROM WEB SOIL SURVEY LORAIN COUNTY, OHIO (OH093) SOILS MAPS VERSION 18, JUNE 11TH, 2020.

- WASHOUT PIT LOCATION TO BE CONFIRMED WITH SITE SUPERINTENDENT. LOCATION SHOWN FOR INTENT ONLY AND IS APPROXIMATE.
- ALL STORM SEWER SHALL BE JETTED AND CLEANED PRIOR TO OCCUPANCY.
- DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE ACCESS TO ALL RESIDENTS.
- CONTRACTOR SHALL INSTALL DIVERSIONS SWALES AS SHOWN ON PLANS PRIOR OF ANY EARTH MOVING OPERATIONS AND CONSTRUCTION.
- ALL FUEL TANKS & DRUMS, DUMPSTER FOR CONSTRUCTION DEBRIS, AND DISPOSAL/STORAGE OF SOLID, SANITARY AND OR TOXIC WASTES SHALL BE WITHIN THE STAGING AREA LIMITS, IF NEEDED.
- ALL EROSION CONTROL MEASURES SHALL FOLLOW THE MOST CURRENT ODNR RAINWATER AND LAND DEVELOPMENT MANUAL.
- CONTRACTOR SHALL MAINTAIN THE PROPOSED STORMWATER MANAGEMENT FACILITY DURING CONSTRUCTION IN ACCORDANCE WITH THE LATEST EDITION OF THE RAINWATER AND LAND DEVELOPMENT MANUAL. AFTER CONSTRUCTION IS COMPLETE CONTRACTOR SHALL CLEANOUT SEDIMENT OF THE BASIN AND RETURN TO DESIGN VOLUMES.
- CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS IN AREAS THAT ARE GREATER THAN 3:1 SLOPES.

SEQUENCE OF CONSTRUCTION:

- PRE-CONSTRUCTION MEETING.
- STAKEOUT LIMITS OF DISTURBANCE, INSTALL THE CONSTRUCTION ENTRANCE, PREPARE THE AREA WHERE THE PROJECT TRAILER (IF REQUIRED) CONSTRUCTION DUMPSTER, CONSTRUCTION STAGING, AND VEHICLE FUELING SHALL BE LOCATED.
- INSTALL THE INLET PROTECTION, SILT FENCE, DIVERSION SWALES AND SEDIMENT BASIN WHERE INDICATED ON THE PLANS. DIVERSION SWALES AND SEDIMENT BASIN SHALL BE STABILIZED UPON INSTALLATION.
- BEGIN EARTH MOVING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER & THE CITY OF THE LOCATION OF ANY AND ALL EROSION AND SEDIMENTATION CONTROL MEASURES IMPLEMENTED AT ANY BORROW OR SPOIL SITE OF IMPORT/EXPORT MATERIAL.
- STABILIZE ALL DISTURBED AREAS WITH TEMPORARY SEED AND MULCHING OR REPLACE SEEDING IMMEDIATELY UPON REACHING FINAL GRADE.
- ALL UTILITY CONSTRUCTION WITHIN THE RIGHT-OF-WAY MAY BEGIN IMMEDIATELY FOLLOWING ESTABLISHMENT OF GRADE.
- STABILIZE ALL UTILITY TRENCHES AT THE END OF EACH WORKDAY BY MEANS OF GRAVEL BACKFILL TO SURFACE, REPAVING, OR MULCHING.
- INSTALL PAVEMENT SUB-BASE.
- BEGIN PAVING, THE AUTHORIZED SWP3 AGENT SHALL NOTE THE LOCATIONS OF ALL CONCRETE WASHOUT PITS ON THE SWP3 PRIOR TO INSTALLATION. REMOVE STONE CONSTRUCTION ENTRANCE ONLY WHEN NECESSARY.
- AFTER CONSTRUCTION IS COMPLETE THE CONTRACTOR SHALL DREDGE AND REGRADE ALL STORMWATER MANAGEMENT BASINS TO REACH THE DESIGN VOLUME IN THE APPROVED PLANS. THIS IS TO BE DONE PRIOR TO CITY ACCEPTANCE.
- REPLACE TOPSOIL, FINE GRADE AND SEED AREAS AS REQUIRED.
- COMPLETE SITE WORK, PAVEMENT MARKING, FINAL LANDSCAPING AND CLEAN UP.
- RESEED AND REDRESS ANY AREAS THAT MAY REQUIRE ATTENTION IMMEDIATELY. NOTE THAT LAWN AREAS WILL NOT BE DEEMED STABLE UNTIL A UNIFORM SEVENTY (70%) PERCENT SHALL BE CONSIDERED TO BE IN PLACE AND FUNCTIONAL.
- IF FOR ANY REASON THE PROJECT IS SUSPENDED, THE CONTRACTOR SHALL INSURE THAT ALL INSTALLED EROSION MEASURES ARE FUNCTIONING AND PROPERLY MAINTAINED DURING THE PERIOD. ALL BARE SOILS ARE TO BE SEED AND MULCHED WITH THE TEMPORARY SEED MIXTURE.



DATE	BY	DESCRIPTION
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PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
STORMWATER POLLUTION PREVENTION PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
33 OF 39
JOB NO.
20-5445

CITY OF NORTH RIDGEVILLE

SWP3 STANDARD GENERAL NOTES

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

EROSION CONTROL SHALL CONSIST OF TEMPORARY CONTROL MEASURES AS DETAILED ON THE PLANS OR ORDERED BY THE GOVERNING AGENCY DURING THE LIFE OF THE CONTRACT TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH USE OF EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S).

TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS, THE LOCATION AND SIZE OF WHICH ARE DETAILED ON THE PLANS, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORK OPERATIONS. CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE NOT FORESEEN DURING DESIGN STAGE; THAT REQUIRE ADDITIONAL OR MODIFIED TEMPORARY OR PERMANENT BMP'S SHALL BE APPROVED BY THE CITY ENGINEER AND REFLECTED ON THE REVISED SWP3.

SEDIMENT PONDS, SEDIMENT TRAPS, AND PERIMETER SEDIMENT CONTROLS, SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RE-ESTABLISHED WITH TEMPORARY VEGETATION. NO SEDIMENT CONTROLS SHALL BE PLACED IN A STREAM.

TRENCH DEWATERING OR GROUND WATER, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED TO STREAMS OR THE STORM SEWER SYSTEM.

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

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

CLEARING AND GRUBBING

LIMITS OF CLEARING AND GRADING SHALL BE CLEARLY MARKED ON THE SITE WITH SIGNAGE, FLAGGING AND/OR ORANGE CONSTRUCTION FENCING.

THE CONTRACTOR SHALL LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY EXCAVATION, BORROW, AND FILL OPERATIONS AND PROVIDE IMMEDIATE PERMANENT OR TEMPORARY CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, WETLANDS OR OTHER AREAS OF WATER IMPOUNDMENT.

CONSTRUCTION ENTRANCE

A STONED CONSTRUCTION ENTRANCE SHALL BE INSTALLED FOR ALL INGRESS & EGRESS TO THE SITE. THE MINIMUM DIMENSIONS OF THE DRIVE SHALL BE 20 FT. WIDE AND 50 FT. LONG. THE STONE SHALL BE 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 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.

OHIO EPA PERMIT NO. OH000003 EFFECTIVE DATE 4/21/08 - EXPIRATION DATE 4/20/13 DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES BELOW:

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY AREA THAT WILL BE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREA WITHIN 50 FT. OF A STREAM AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING

SEEDING AREAS SHALL BE INSPECTED AND WHERE THE SEED HAS NOT PRODUCED 80% COVER SHALL BE RESEED AS NECESSARY BY THE CONTRACTOR. AREAS SHALL BE STABILIZED WITH STRAW MULCH WHEN CONDITIONS PROHIBIT SEEDING.

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

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

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY DISTURBED AREAS WITHIN 50 FT. OF A STREAM AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 21 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FT. OF STREAM	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
	FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S)
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO ONSET OF WINTER WEATHER (NOV.1) STRAW MULCH 2 TO 3 BALES PER 1000 SQ.FT. AND OR 2 TONS PER ACRE

PERMANENT STABILIZATION OF CONVEYANCE CHANNELS

OPERATORS SHALL UNDERTAKE SPECIAL MEASURES TO STABILIZE CHANNELS AND OUTFALLS AND PREVENT EROSION FLOWS. MEASURES MAY INCLUDE SEEDING, DORMANT SEEDING (AS DEFINED IN THE LATEST EDITION OF "CONR RAINWATER AND LAND DEVELOPMENT MANUAL"), MULCHING, EROSION CONTROL MATTING, SODDING, RIPRAP NATURAL CHANNEL DESIGN WITH BIO ENGINEERING TECHNIQUES OR ROCK CHECK DAMS.

SOIL TRANSPORT ONTO PUBLIC ROADS

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

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

SILT FENCE & DIVERSIONS

SHEET FLOW RUNOFF FROM DENUDEED AREAS SHALL BE INTERCEPTED BY SILT FENCE OR DIVERSIONS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED VIA SHEET FLOW. WHERE INTENDED TO PROVIDE SEDIMENT CONTROL, SILT FENCES SHALL BE PLACED ON A LEVEL CONTOUR. THE EPA PERMIT NO. OH000003 DOES NOT PRECLUDE THE USE OF OTHER SEDIMENT BARRIERS DESIGNED TO CONTROL SHEET FLOW RUNOFF. SILT FENCE IS NOT PERMITTED TO BE USED FOR CONTROLLING CONCENTRATED SURFACEWATER FLOW (ONLY SHEET FLOW). STORMWATER DIVERSION PRACTICES SHALL BE USED TO KEEP RUNOFF AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHERE PRACTICAL. SUCH DEVICES, WHICH INCLUDE SWALES, DIKES OR BERMS, MAY RECEIVE FROM AREAS UP TO 10 ACRES.

INLET PROTECTION

INLET PROTECTION IS MANDATORY.

NON-SEDIMENT POLLUTANTS CONTROLS

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

TRENCH AND GROUND WATER CONTROL

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

MAINTENANCE

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

INSPECTION

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

WASTE DISPOSAL

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

CLEAN HARD FILL

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

CONSTRUCTION & DEMOLITION DEBRIS

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

CONSTRUCTION CHEMICAL COMPOUNDS

AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LINE 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 680 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS, OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

CONCRETE WASH WATER

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

CONTAMINATED SOILS

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

SPILL REPORTING REQUIREMENTS

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

OPEN BURNING

OPEN BURNING IS NOT PERMITTED.

DUST CONTROLS/SUPPRESSANTS

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

STREAM CROSSINGS

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

PERMITS

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

THIS SITE IS COVERED UNDER OPEA / ARMY 401 / 404 PERMIT # _____

STRUCTURAL BMP'S

PERMANENT BMP'S FOR POST CONSTRUCTION TREATMENT OF STORMWATER (CONVERSION OF SEDIMENT LAND TO STORMWATER POND) SHALL NOT BE INSTALLED UNTIL 80% OF THE DISTURBED AREA IS STABILIZED.

SEEDING AND MULCHING

SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING IMMEDIATELY UPON COMPLETION OF EXCAVATION OR FILL AND FINISHED GRADING IN ACCORDANCE WITH ITEM 659 OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER. THE FOLLOWING PRO-MIXTURE SHALL BE USED FOR SEEDING: 5-21 CERTIFIED KENTUCKY BLUE GRASS - 35% PENNLAWN FESCUE - 25% MANHATTAN II RYEGRASS - 40% FERTILIZER - 10#/1000 S.F. (12-12-12) MULCH - STRAW - 2 TONS/ACRE RESTORATION OF ALL DISTURBED AREAS SHALL IMMEDIATELY FOLLOW EXCAVATION AND GRADING OPERATIONS. DELAY IN RESTORATION SHALL NECESSITATE TEMPORARY EROSION CONTROL MEASURES APPROVED BY THE ENGINEER AND AT THE CONTRACTOR'S COST.

RIPARIAN BUFFERS

THE RIPARIAN BUFFER (SETBACK) FOR ALL MAJOR AND MINOR DITCHES SHALL BE MARKED IN THE FIELD WITH ORANGE CONSTRUCTION FENCING BY THE CONSTRUCTION SITE OPERATOR PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ENFORCEMENT

ALL DEVELOPMENT SITES ARE SUBJECT TO INSPECTIONS BY THE CITY OF NORTH RIDGEVILLE AUTHORIZED AGENT(S) UNDER THE DIRECTION OF THE A LICENSED PROFESSIONAL ENGINEER TO ENSURE COMPLIANCE WITH THE APPROVED SITE DEVELOPMENT PLAN OR SWM PLAN.

IF IT IS FOUND THAT THE OPERATIONS ARE BEING CONDUCTED IN VIOLATION OF THE APPROVED SITE DEVELOPMENT PLAN AND SWM PLAN, A STOP-WORK ORDER MY BE ISSUED BY THE CITY OF NORTH RIDGEVILLE UNTIL THE IDENTIFIED VIOLATIONS CEASE.

AFTER ISSUANCE OF A STOP-WORK ORDER PROVIDED IN THE PARAGRAPH ABOVE, BUT BEFORE THE IMPOSITION OF ANY FINES, THE APPLICANT SHALL HAVE TWO (2) BUSINESS DAYS TO REQUEST A MEETING WITH THE CITY LAW DIRECTOR AND THE CITY ENGINEER TO SHOW CAUSE WHY THE WORK SHOULD NOT BE STOPPED.

FOLLOWING THE ISSUANCE OF A STOP-WORK ORDER, THE CITY OF NORTH RIDGEVILLE SHALL DETERMINE IF AND WHEN THE DEVELOPMENT MAY PROCEED, ANY DETERMINATION BY THE CITY OF NORTH RIDGEVILLE PURSUANT TO THIS SECTION IS A FINAL ORDER FOR THE PURPOSE OF JUDICIAL REVIEW.

VIOLATIONS

THE CITY OF NORTH RIDGEVILLE SHALL NOTIFY THE STORM WATER PERMITTEE OF ANY VIOLATIONS OBSERVED IN WRITING, SAID NOTICE SHALL INDICATE THE EXACT NATURE OF THE VIOLATIONS AND OTHER SPECIFIC CORRECTIONS WHICH ARE REQUIRED.

THE PERMITTEE SHALL COMPLY WITH THE TIMELINE FOR CORRECTIONS SPECIFIED BELOW. TIMELINE EXTENSIONS FOR ADVERSE WEATHER CONDITIONS MAY BE GRANTED UPON APPROVAL OF THE CITY ENGINEER.

NATURE OF VIOLATION:	NUMBER OF DAYS FROM INSPECTION TO CORRECT FUNCTIONING OF CONTROL PRACTICE:
SILT FENCE	WITHIN THREE (3) DAYS
OUTLET CONTROL STRUCTURE	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION WITHIN 50' OF DRAINAGE CHANNELS	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION FOR ALL OTHER DISTURBED AREAS	WITHIN THREE (3) DAYS
STABILIZED CONSTRUCTION ENTRANCE	WITHIN THREE (3) DAYS
PUMPING SEDIMENT-LADEN DISCHARGE INTO DRAINAGE CHANNEL	IMMEDIATELY UPON NOTICE
SEDIMENT SETTLING POND	WITHIN TEN (10) DAYS
ANY OTHER CONTROL PRACTICE NOT ADDRESSED IN THIS TABLE	WITHIN THREE (3) DAYS

PENALTIES SUBSEQUENT TO ISSUANCE OF STOP-WORK ORDER

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

REV. 11/22/16 OCTOBER 1, 2009

DATE: 01-25-2021 BY: CLH DESCRIPTION: ISSUE TO CITY FOR REVIEW

04-16-2021 CLH REVISED PER CITY COMMENTS

10-27-2021 CLH REVISED STREET NAMES

DRAWN BY: SJM

CHECKED BY: CLH

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

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET

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JOB NO.
20-5445

SWP3 Amendment Log

Project Name:

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

SWP3 Corrective Action Log

Project Name:

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

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

SIGNATURE LIST

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

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

SIGNATURE	PRINTED NAME	TITLE	COMPANY	DATE

ACCEPTABLE EROSION CONTROL TIMETABLE

	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. SEEDING				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

YEAR	2021									
MONTH	M	A	M	J	J	A	S	O		
TEMP. EROSION CONTROL	X	X	X	X	X	X	X	X		
CLEARING AND GRUBBING	X	X								
ROUGH GRADING		X	X	X						
UTILITIES			X	X	X					
FINE GRADING				X	X	X				
PAVING					X	X	X			
TOPSOIL & SEEDING							X	X		
LANDSCAPE							X	X		
TEMP. EROSION CONTROL MAINTENANCE	X	X	X	X	X	X	X	X		

Detention Basin Maintenance Tasks and Schedule									
Tasks	Basin Side-Slopes	Basin Bottom	Basin Inlets	Basin Outlet	Catch Basin Inlets	Catch Basin Sumps	Storm Sewer System	Schedule	
Inspect for sediment accumulation		0	0	0	0	0	0	Annually	
Remove sediment accumulation		0	0	0	0	0	0	Every 5-10 years as needed	
Inspect for debris (dead vegetation and trash)	0	0	0	0	0	0	0	Early spring, fall and after major storms	
Clean debris	0	0	0	0	0	0	0	As needed	
Inspect for erosion on banks and bottom	0	0	0	0				Early spring, fall and after major storms	
Re-establish permanent vegetation on eroded slopes	0	0						As needed	
Rake out dead vegetation			0	0				Annually – early spring	
Replace stone rip-rap	0	0	0	0				Every 3-5 years as needed	
Mowing	0	0						0 to 2 times per year	
Inspect structural elements during rainfall event			0	0			0	Annually	

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
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CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
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20-5445

1/20/2021 Hampton Place PH-6 Drawings Improvement Plan (34-30) SWP3 Notes & Details.dwg, Plotted Oct 20, 2021 - 8:27am

J:\2024\Hampton Place PHAD\DWG\Improvement Plans\CA-30 SWP3 Notes & Details.dwg, Plotted: Oct 29, 2021 - 8:27am

Specifications for De-Watering

1. A de-watering plan shall be developed prior to the commencement of any pumping activities.
2. The de-watering plan shall include all pumps and related equipment necessary for the dewatering activities and designate areas for placement of practices. Details for practices shall be provided from below either by direct protection, fabric liner, or other acceptable method of outlet protection.
3. Water that is not discharged into a settling/treatment basin but directly into waters of the state shall be stockpiled locally. Discharged water shall be within $\pm 4^{\circ}$ F of the receiving waters.
4. Settling basins shall not be greater than four (4) feet in depth. The basins shall be constructed for sediment storage as outlined in Chapter 6, SEDIMENT BASIN ON SEDIMENT TYPE. The inlet and outlet for the basins shall be located at the furthest points of the discharge. A settling outlet shall be used to ensure that settled solids do not re-suspend during the discharge process. The settling basin shall be dewatered out when the storage has been reduced by 80% of its original capacity.
5. All necessary National, State and Local permits shall be secured prior to discharging into waters of the state.

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

REV. NO.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

DE-WATERING

SCALE: NOT TO SCALE

DATE: 10/01/08 | DRAWN BY: JAB/TEB

SWP-15

Specifications for Topsailing

Salvaging and Stockpiling

1. Determine the depth and suitability of topsoil at the site. (For help, contact your local SWCD office to obtain a county soil survey report).
2. Prior to stripping topsoil, install appropriate downslope erosion and sedimentation controls such as sediment traps and basins.
3. Remove the soil material no deeper than what the county soil survey describes as "surface soil" (i.e. A or Ap horizon).
4. Construct stockpiles in accessible locations that do not interfere with natural drainage. Install appropriate sediment controls to trap sediment such as silt fence immediately adjacent to the stockpile or sediment traps or basins downstream of the stockpile. Stockpile side slopes shall not exceed a ratio of 2:1.
5. If topsoil is stored for more than 21 days, it should be temporary seeded, or covered with a tarp.

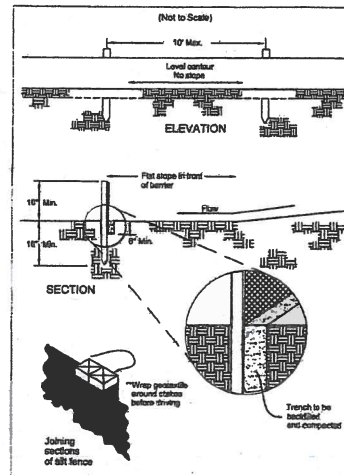
Specifications for Mulching

1. Mulch and other appropriate vegetative practices shall be applied to disturbed areas within 7 days of grading if the area is to remain dormant (undisturbed) for more than 21 days or on areas and portions of the site which can be brought to final grade.
2. Mulch shall consist of one of the following:
 - Straw - Straw shall be unrotted small grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The straw mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq. ft. sections and place two 45-lb. bales of straw in each section.
 - 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.
3. Mulch Anchoring - Mulch shall be anchored immediately to minimize loss by wind or runoff. The following are acceptable methods for anchoring mulch:
 - Mechanical - Use a disk, crimper, or similar type tool set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but be left generally longer than 6 inches.
 - Mulch Nettings - Use according to the manufacturer's recommendations, following all placement and anchoring requirements. Use in areas of water concentration and steep slopes to hold mulch in place.
 - Synthetic Binders - For straw mulch, synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, 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.

Spreading the Topsoil

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

Specifications for Silt Fence



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

Specifications for Silt Fence

1. Silt fence shall be constructed before topsoil first disturbance begins.
2. All silt fence shall be placed at close to the contour as possible so that water will not concentrate at low points in the fence and so that small ripples or depressions that may carry small concentrations of sediment to the silt fence are dissipated along its length.
3. Ends of the silt fence shall be brought up close together so that water passing by the silt fence will be prevented from flowing around the ends.
4. Silt fence shall be placed at the bottom of the ditch.
5. When possible, vegetation shall be preserved for 5 feet or as much as possible up and down the ditch. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
7. The silt fence shall be placed in a trench excavated or altered trench not a minimum of 6 inches deep. The trench shall be backfilled with a material, such as topsoil, silt, or other suitable material that will ensure an adequate uniform trench depth.
8. The silt fence shall be placed with the stones on the down-slope side of the geotextile. A minimum of 6 inches of geotextile shall be buried in the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
9. Seams between sections of silt fence shall be spliced together only at a support post with a minimum 6-in. overlap when driving into the ground, then casting.
10. Maintenance - Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff cleaves the silt fence, flows under the fabric or around the trench ends, or if any other way showing a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the layout of the silt fence shall be changed; 2) accumulated sediment shall be removed; or 3) other practices shall be instituted.

Silt fence deposits shall be routinely removed when the deposit reaches approximately one-third of the height of the silt fence.

Silt fences shall be inspected after each rainfall and at least daily during a prolonged rainfall. The location of existing silt fence shall be rechecked daily to ensure the proper location and effectiveness. If damaged, the silt fence shall be replaced immediately.

Criteria for silt fence materials

1. Fence post - The length shall be a minimum of 22 inches. Wood posts will be 2-in. x 4-in. nominal dimension, minimum 16 annual quality. They shall be free of knots, splits and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 18 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to wind or water loading.
2. Silt fence fabric - See chart below

Table 9.2.2 Minimum criteria for Silt Fence Fabric (2008, 2009)		
MAJOR PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	130 lbs./3.3 ft.	ASTM D 4832
Minimum Bursting Strength	50%	ASTM D 4832
Minimum Puncture Strength	20 lbs./100 in.	ASTM D 4832
Minimum Tear Strength	40 lbs./100 in.	ASTM D 4832
Apparent Opening Size	≤ 0.075 mm	ASTM D 4751
Permeability	100-200 sec./1	ASTM D 4832
UV Degradation Strength Retention	70%	ASTM D 4832

REV. NO.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SILT FENCE

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

SWP-18

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
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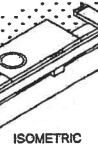
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HAMPTON PLACE SUBDIVISION - PHASE 6
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

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REV NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
GEOTEXTILE-STONE INLET PROTECTION			
SCALE: NOT TO SCALE			SWP-21
DATE: 10/01/08 DRWN BY: JAB/TEB			

Larry Pugh
CITY OF NORTH RIDGEVILLE, ENGINEER

REV NO.	DATE	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO		
DEPARTMENT OF ENGINEERING		
GEOTEXTILE-STONE INLET		
PROTECTION FOR CURB INLETS		
SCALE: NOT TO SCALE		SWP-2
DATE: 10/01/08	DRWN BY: JAB/TJB	

70 ft. (or 30 ft. for Access to Individual House Lot)

14ft. Minimum and Not Less Than Width of Ingress or Egress

PLAN VIEW

Right of Way Diversion as Needed

Road or Other Existing Paved Surface

16' or Sufficient of Divert Runoff

PROFILE

Culvert as Needed

Minimum Tensile Strength	700 lbs.
Minimum Porcure Strength	80 psi.
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	320 psi.
Minimum Elongation	20%
Equivalent Opening Size	605 < 0.5 mm.
Permeability	1 × 10 ⁻³ cm/sec.

REV	NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO				
DEPARTMENT OF ENGINEERING				
CONSTRUCTION				
ENTRANCE				
SCALE: NOT TO SCALE				SWP-27
DATE: 10/01/08		DRAWN BY: JAB/TEB		

This diagram shows a cross-section of a structure, likely a retaining wall or foundation, reinforced with geotextile. The structure is built on a base of compacted backfill around an inlet. The reinforcement consists of a 2" x 4" frame. The geotextile is applied over the wire mesh backing. The diagram indicates a height of 18" for the structure and 18" for the backfill around the inlet. The label "SECTION" is at the bottom.

Geotextile over Wire Mesh Backing

2" x 4" Frame

18"

18"

Compact backfill around Inlet

SECTION

1. Inlet protection shall be constructed either before upside lay down disturbance begins or before the inlet becomes functional
2. The earth around the inlet shall be excavated completely to a depth at least 18 inches.
3. 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.
4. Wire mesh shall be of sufficient strength to support fabric with water fully impinged against it. It shall be stretched tightly around the frame and fastened securely to the frame.
5. 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.
6. 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.
7. 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.

1. **Wet/Dry Concrete Antimicrobials**—Apply antimicrobial to permanent standing and runoff to areas that will remain dry for over 24 hours. Serving cooking benches and large shelves will be treated with dry and air-mixed antimicrobials. **Sealing**—Seal Temporary Sealing; Permanent Sealing; Sealing; Mixing Practices; and Time and Natural Area Protection practices.

1. **Washing**—Wash all areas with water and the surfactant to well lubricated (using emulsion) and repeat as needed, especially on hard roads and heavy traffic lanes. **Washing** should be done at a rate that prevents slits but does not "cavort" or "cavort". **Washing** agents should be utilized according to manufacturers' instructions.

3. **Seal-Off Adhesives**—Apply adhesive according to the following signs of manufacturers' instructions.

Table 7-3-1: Adhesive Treatment for Concrete	Application Rate (lb./sq. ft.)	Application Rate (lb./sq. ft.)
Adhesive Treatment	Adhesive Treatment	Adhesive Treatment
Leak Sealing	12.5 L	255
Leak Sealing	4 L	355

7. **Operation and Maintenance**—When Temporary Dust Control measures are used, repetitive treatment should be applied as needed to maintain conditions.

8. **Street Cleaning**—Paved areas that have accumulated sediment from construction should be cleaned daily. As needed, installing a street sweeper or bucket-type end-loader or street sweeper.

Larry Shifflet
CITY OF NORTH RIDGEVILLE, ENGINEER

REV NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
DUST CONTROL			
SCALE: NOT TO SCALE			SWP-2
DATE: 10/01/08	DRAWN BY: JAB/TEB		

1. Concrete wash water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance and washout pits shall be situated a minimum of fifty (50) feet from them.
2. Field tie or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged.
3. Ensure a stable path is provided for concrete trucks to reach the washout areas.
4. A highly visible sign that reads "Concrete Washout Area" shall be erected adjacent to the washout pit.
5. Surface runoff generated from upstate areas shall be diverted away from below-grade washout pits so as not to flow into them.
6. A single centralized washout area may be utilized for multiple sublots.

Maintenance:

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

Remove:

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

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

*For small projects using a maximum of only one truckload of concrete or utilizing on-site mixing, rinsing of equipment may take place on the lot without a pit, provided it can be done a minimum of fifty (50) feet away from any water conveyances.

The image contains two detailed diagrams illustrating methods for securing straw bales.

Diagram 1: Above-Ground Plastic Sheeting Method

- Top Section:** A cross-section showing a double-lined 1/10 mil plastic sheeting (with ties of holes, tears, seals) covering straw bales. The sheeting is tucked under the bales. A storage area is indicated between the bales. The entire structure is anchored to the existing ground using wood or metal stakes (2 per bale) to anchor the straw bales.
- Plan View (N.T.S.):** A top-down view of the straw bale arrangement. It shows a central storage area surrounded by straw bales. The length and width are both labeled as (variable). The existing ground is shown at the bottom.
- Annotations:**
 - "DOUBLE-LINED 1/10 MIL PLASTIC SHEETING (TIES OF HOLES, TEARS, SEALS)" points to the top layer of plastic.
 - "PLASTIC UNDER TUCKED UNDER STRAW BALES" points to the bottom layer of plastic.
 - "WOOD OR METAL STAKES (2 PER BALE) TO ANCHOR STRAW BALES" points to the stakes securing the bales.
 - "EXISTING GROUND" is labeled at the bottom right.
 - "PLAN VIEW N.T.S." is centered above the plan view.
 - "STORAGE AREA" is labeled with an arrow pointing to the central space.
 - "LENGTH (VARIABLE)" and "WIDTH (VARIABLE)" are labeled with arrows indicating the dimensions.

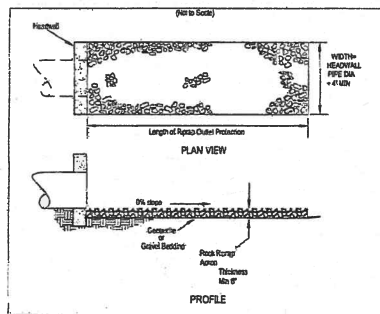
Diagram 2: Below-Grade Concrete Washout Pit Method

- Top Section:** A cross-section showing a concrete washout pit. The pit is lined with plastic (secured with stakes, staples, or sandbags) and contains straw bales. The pit is 3' deep. The existing ground is shown at the bottom.
- Plan View (N.T.S.):** A top-down view of the concrete washout pit. It shows a central storage area surrounded by straw bales. The length and width are both labeled as (variable). The existing ground is shown at the bottom.
- Annotations:**
 - "MAX. 3' DEPTH" points to the depth of the concrete pit.
 - "EXISTING GROUND" is labeled at the bottom left.
 - "X-SECTION N.T.S." is centered above the cross-section.
 - "STORAGE AREA" is labeled with an arrow pointing to the central space.
 - "LENGTH (VARIABLE)" and "WIDTH (VARIABLE)" are labeled with arrows indicating the dimensions.
 - "PLASTIC LINER SECURED WITH STAKES, STAPLES OR SANDBAGS" points to the plastic lining the pit.
 - "SINGLE-LINED 1/10 MIL PLASTIC SHEETING (TIES OF HOLES, TEARS, SEALS)" points to the plastic lining the pit.
 - "2' MIN. OVERHANG OF PLASTIC SHEETING" points to the overhang of the plastic lining.
 - "PLAN VIEW N.T.S." is centered above the plan view.
 - "STAKES, STAPLES OR SANDBAGS PLACED EVENLY ON ALL FOUR SIDES" points to the securing method on the sides.
 - "EXISTING GROUND" is labeled at the bottom left.

REV No.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			
CONCRETE WASHOUT			
SCALE: NOT TO SCALE			SWP-3
DATE: 10/1/08 DRAWN BY: JAD/TER			

J:\20545 Hampton Place PH-6DRAWINGS\Improvement Plans\34-39 SWP3 Notes & Details.dwg, Plotted: Oct 28, 2021 - 8:27am

Specifications for Rock Outlet Protection



- Subgrade for the filter or bedding and riprap shall be prepared to the required base and grades to show on the plan. The original shall be covered with 12-in. compacted, roots, soil, loose rock, or other material.
- Riprap shall conform to the grading limits as shown on the plan.
- Gravel bedding shall be secured according to manufacturer's recommendations.
- Gravel bedding shall be laid with the long dimension parallel to the direction of flow and shall be laid loosely but without voids and cracks. When joints are necessary, they shall be placed to provide a 12-in. minimum overlap, with the upstream side overlapping the downstream side.
- Gravel bedding shall be 0001 No. 67's or 57's unless shown differently on the drawings.
- Riprap may be placed by equipment but shall be placed in a manner to prevent slippage or damage to the protection.
- Riprap shall be placed by a method that does not cause segregation of sizes. Extensive grading with a dozer causes segregation and shall be avoided by delivering riprap near its final location within the channel.
- Construction shall be sequenced so that outlet protection is placed and functional when the storm drain, culvert, or open channel above it becomes operational.
- All disturbed areas will be vegetated as soon as practical.

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

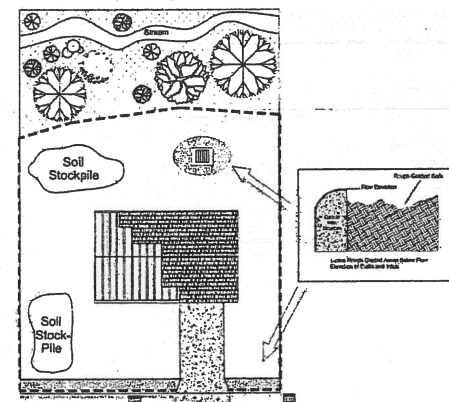
REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	ISSUE TO CITY FOR REVIEW
2	04/16/2021	CLH	REVISED PER CITY COMMENTS
3	10-27-2021	CLH	REVISED STREET NAMES

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

Specifications for Small Construction Site Controls

- Preexisting vegetation shall be retained on the portions of the building lot for as long as construction operations above clearing shall be done so only active working areas are bare.
- Temporary seed and/or mulch shall be applied to areas, such as disturbed and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.
- Stockpiles created from bottomland excavation and grading shall be situated away from streets, roads, or other waterways and shall be seeded after mulched immediately.
- Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and
- Initial protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.
- Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or compacted rock crushed with portland cement.
- Stockpiles of earth or sediment stored around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

Specifications for Small Construction Site Controls



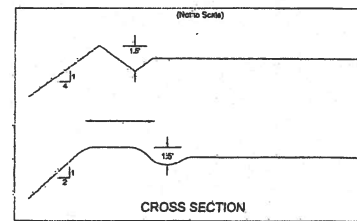
- PLAN VIEW
- Temporary seeding and/or mulch applied to rough graded areas
 - Construction Entrance gravel
 - Rough grade must be above existing below grade elevation
 - Storm Drain inlet protection
 - Storm Drain without inlet protection
 - Yard Clean w/ Inlet Protection
 - Silt Fence
 - Curb

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

REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	ISSUE TO CITY FOR REVIEW
2	04/16/2021	CLH	REVISED PER CITY COMMENTS
3	10-27-2021	CLH	REVISED STREET NAMES

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

Specifications for Temporary Diversion



- Drainage area should not exceed 10 acres. Larger areas require a more extensive design.
- The channel cross section may be parabolic or trapezoidal. Ditch the base of the ditch before placing fill. Build the ditch 10% higher than designed for settlement. The ditch shall be constructed by excavating with tracked earth-moving equipment.
- The minimum cross section of the levee or dike will be as follows: (Minimum design freeboard shall be 0.3 foot.) Where construction traffic will cross, the top width may be made wider and the side slopes flatter than specified above.
- The grade may be variable depending upon the topography. The ditch must have a positive drainage to the outlet and be stabilized to be non-erosive.

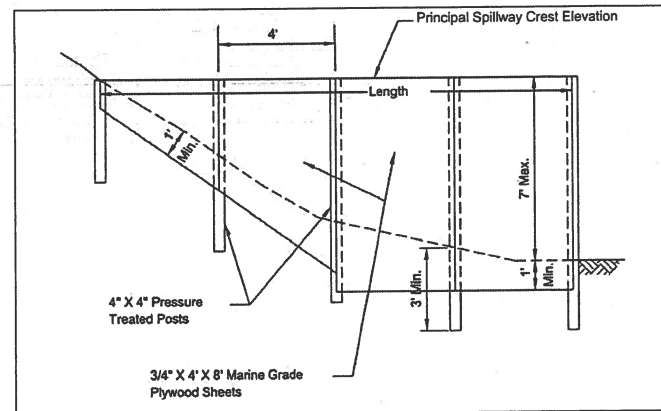
Channel Slope	4:1 to 6:1	2:1 to 4:1	1:1 to 2:1
4:1 to 6:1	Seed and mulch	Seed and mulch	Seed and mulch
2:1 to 4:1	Seed and mulch	Seed and mulch	Seed and mulch
1:1 to 2:1	Seed and mulch	Seed and mulch	Seed and mulch

Note: Diversion with major slopes in greater than 10% are required to be seeded and mulched. Seeding shall be done for stability, soil, and erosion control and shall be inspected for necessary seeding, mulching and watering.

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

REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	ISSUE TO CITY FOR REVIEW
2	04/16/2021	CLH	REVISED PER CITY COMMENTS
3	10-27-2021	CLH	REVISED STREET NAMES

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



BASIN BAFFLE DETAIL
N.T.S.

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
CLH

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

PREPARED FOR:

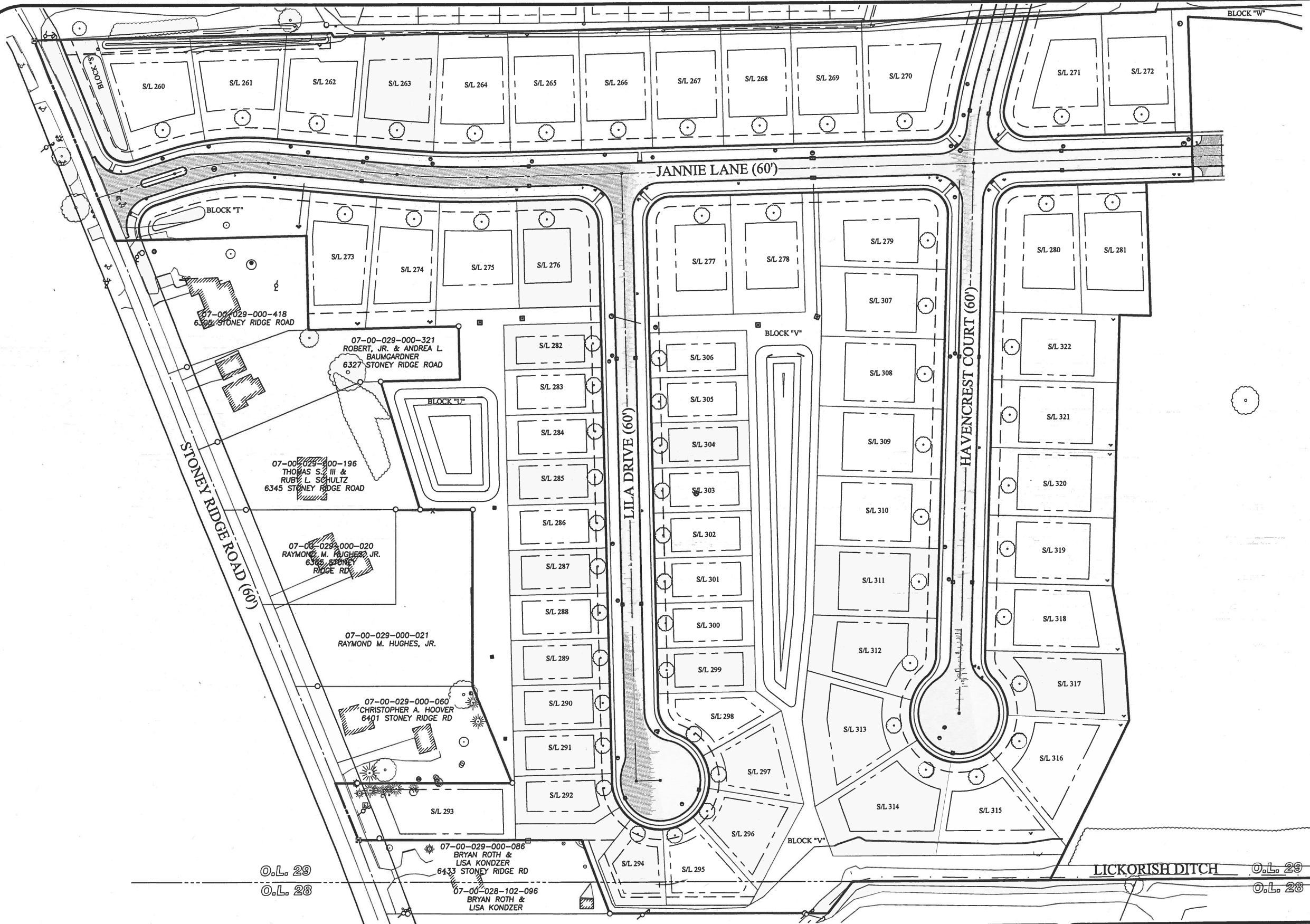
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
38 OF 39

JOB NO.
20-5445

J:\20545 Hampton Place PH-6\DRAWINGS\Improvement Plans\09 Tree Planting Plan.dwg, Plotted: Oct 28, 2021 - 8:27am



NOTES

1. A MINIMUM OF 1 TREE SHALL BE INCLUDED ON THE INDIVIDUAL SITE PLAN. THE PROPOSED TREE SHALL BE POSITIONED SO THAT IT WILL BE OUTSIDE OF THE CITY RIGHT-OF-WAY.
2. PER CITY OF NORTH RIDGEVILLE ORDINANCE 1032.09(4)(3) DEVELOPERS SHALL USE A MINIMUM OF THREE DIFFERENT TYPES OF TREES WITHIN THE DEVELOPMENT. THE DEVELOPER SHALL PICK THREE OF THE FOLLOWING VARIETIES:

CRABAPPLE:
MALUS SUTZARN AKA 'SUGAR TYME'
MALUS PRAIRIFIRE
MALUS PROFESSOR SPRENGER
MALUS CENTZAM AKA 'CENTURION'
MALUS SPRING SNOW (NO FRUIT)

DOGWOOD:
COMUS KOUSA 'KOUSA'
CUYAHOGA GREY

HAWTHORN:
CRATAEGUS CMS-GALLI VAR. INERMIS
'THOMLESS COCKSPUR' 'CRUSADER' IS A CULTIVAR OF THIS TREE

JAPANESE TREE LILAC:
SYRINGA RETICULATA 'IVORY SILK'
SYRINGA RETICULATA 'SUMMER SNOW'

MAPLE:
ACER TATARICUM SSP. 'GINNAJA' AKA 'AMUR MAPLE' VARIETIES
BETZAM AKA 'BEETHOVEN' EMBERS
FLAME
MOZAZAM AKA 'MOZART'
CELEBRATION
ARMSTRONG MAPLE
ACER TATARICUM 'TATARIAN', VAR. 'RUBRMN'
ACER BUERGERANUM 'TRIDENT', VAR. 'STREET WISE'
ACER CAMPESTRE 'HEDGE MAPLE'
VARIETIES:
QUEEN ELIZABETH
SCHICLITEL'S UPRIGHT 'ST. GREGORY'

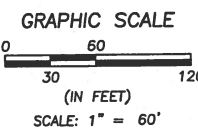
PEAR:
PYRUS CALLERYANA VARIETIES:
CLEVELAND SELECT OR 'CHANTICLEER' OR STONCHILL

REDBUD:
CERCIS CANADENSIS VARIETIES:
EASTERN REDBUD 'ALBA'
FOREST PANSY
NORTHERN OR MINNESOTA STRAIN 'WHITEBUD'

SERVICEBERRY: (MAXIMUM 5 FOOT HEIGHT AT PLANTING.) ANELANCLIFER X GRANDIFLORA VARIETIES:
AUTUMN BRILLIANCE
COLE'S SELECT
PRINCESS DIANA
REFZAM AKA 'REFLECTIONS'
ROBIN HILL
SNOWCLOUD
SPIRZANI AKA 'SPRING GLORY'
TRAZAM AKA 'TRADITION'

LEGEND OF SYMBOLS

- PROPOSED TREE LOCATION
- FOR INTENT ONLY
FINAL LOCATION TO BE DETERMINED BY CITY.



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
CLH

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

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
TREE PLANTING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
39 OF 39

JOB NO.
20-5445

TO BE FILLED OUT BY APPLICANT

I, Anthony M. Valore [Signature]
 (Print Name) (Signature)

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

Applicant: Tony Valore

Owner: Valore Properties, Inc

Project Address: Property is located 775' southeast of Stone Creek Dr and Stoney Ridge Road

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

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
✓1	Valore Properties, Inc/6305 Stoney Ridge Road	07-00-029-000-418 07-00-029-000-057
✓2	Robert Jr & Andrea L. Baumgardner/ 6327 Stoney Ridge Road	07-00-029-000-321
✓3	Thomas S III & Ruby Schultz/ 6345 Stoney Ridge Road	07-00-029-000-196
✓4	Raymond M. Hughes/6365 Stoney Ridge Road	07-00-029-000-020
✓5	Raymond M. Hughes/6365 Stoney Ridge Road	07-00-029-000-021
✓6	Christopher A. Hoover/6401 Stoney Ridge Road	07-00-029-000-060
✓7	Bryan Roth & Lisa Kondzer/6433 Stoney Ridge Road	07-00-029-000-086
✓8	Bryan Roth & Lisa Kondzer/6433 Stoney Ridge Road	07-00-028-102-096
✓9	Janet A Frank/6465 Stoney Ridge Road	07-00-028-102-084
✓10	Daniel R & Jennifer L. Stopper/6487 Stoney Ridge Road	07-00-028-102-091 -092

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

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

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	EMANUEL MATHIELLS & RHONDA CRICK 6195 STONEY RIDGE RD. N.R. OH. 44039	07-00-029-000-323
✓12	JANICE RIVERA & ERICK MURRIA 36219 LANDS END DR. N.R. OH. 44039	07-00-029-000-405
✓13	HAMPTON PLACE HOA P.O. BOX 39531 N.R. OH. 44039	07-00-029-000-416
✓14	HAMPTON PLACE HOA 23550 CENTER RIDGE RD. WESTAKE, OH. 44145	07-00-029-000-244
✓15	PLANT FACTORY 1526 GULF RD. EURICA, OH. 44035	07-00-029-000-046 07-00-029-000-084
✓16	WILLIAM & CHERYL KEARNEY 6780 AVON BELDEN RD. N.R. OH. 44039	07-00-029-000-083
✓17	EUGENE & JULIA KLEINHOLZ 7470 ROOT RD. N.R. OH. 44039	07-00-029-000-014
✓18	ANTHONY & CONSTANCE KING 6226 STONEY RIDGE RD. N.R. OH. 44039	07-00-029-000-102
✓19	TIMOTHY ROLLINS 6240 STONEY RIDGE RD. N.R. OH. 44039	07-00-029-000-103
✓20	KENDRA GOLOGANOFF & DOUGLAS BOOSE 6256 STONEY RIDGE RD. N.R. OH. 44039	07-00-029-000-104
✓21	BRIAN & PAMELA CORDY 6272 STONEY RIDGE RD. N.R. OH. 44039	07-00-029-000-105
22		
23		
24		
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26		

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

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
11		
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PLEASE COPY THIS PAGE FOR ADDITIONAL LISTINGS OF ADJACENT PROPERTY OWNERS.

SUBDIVISION: Hampton Place Subdivision Phase 6

DATE: 10/20/21

FINAL PLAT APPROVAL: §1224.02

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

	Included	Not Included	Item
1	x		Application with names of adjacent parcel owners, parcel numbers and addresses: §1210.04
2	x		Preliminary plan approval on (date): <u>9-1-2009</u> §1224.05(b)(2)
3	x		Subdivision plat drawn to scale of not less than 100 feet to the inch. If more than 2 sheets, an index sheet of same dimensions must be filed with the entire subdivision on 1 sheet with all areas shown on other sheets indicated. Drawings shall be held to a minimum of 18 inches by 24 inches and a maximum of 24 inches by 36 inches outside dimensions; and must be drawn using India ink: §1224.02(a)
4	x		The final plan shows boundary lines of the area being subdivided in heavy lines with accurate distances and bearings, including original lot, township, corporations and county lines and road center lines: §1224.02(a)(1)
5	x		The final plan shows property lines of all proposed streets with their widths, names, bearings and existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and adjacent thereto: §1224.02(a)(2)
6	x		The final plan shows the accurate boundary lines of all grounds for public use and the acreage of the same: §1224.02(a)(3)
7	x		The final plan shows all common boundary corners of all adjoining lands and adjacent streets with their widths and names, the names of adjoining subdivisions and the name of record owners of adjoining parcels of unplatted land: §1224.02(a)(4)
8	x		The final plan shows all lot lines with as many bearings as necessary to describe each line and a system for identification of lots, blocks and other areas: §1224.02(a)(5)
9	x		The final plan shows easements for public uses, services or utilities and their dimensions: §1224.02(a)(6)
10	x		The final plan shows all dimensions, linear and angular, boundary locations, lots, streets, easements and areas for public or private uses, expressed in decimals of a foot and the number of acres of each reserve, park, playground and other public areas: §1224.02(a)(7)
11	x		The final plan shows the radii and chords, points of tangency, control angles for all curvilinear street center lines and radii for all rounded corners: §1224.02(a)(8)
12	x		The final plans shows all arcs, chords lengths, bearings of chords and points of tangency of the property lines of the curvilinear lines: §1224.02(a)(9)
13	x		The name of the subdivision and a description of the property subdivided, showing its location and extent, points of compass, scale of plan, dedication of streets and other public open spaces, and the names of the owner and subdivider, together with the appropriate evidence of ownership of the subdivision: §1224.02(a)(10)

	Included	Not Included	Item
14	X		Certification by a surveyor, licensed or registered in the state, to the effect that the plan represents a survey made by him/her in which the traverse of the exterior boundaries of the tract and of each block, when computed from field measurements of the ground, closed within a limit of error of 1 foot to 10,000 feet of the perimeter before balancing the survey, and that all the required survey monuments are correctly shown thereon and that those which are necessary for construction of improvements are in place on the site, with any remaining survey monuments to be properly placed upon the completion of construction: §1224.02(a)(11)
15	X		Proper acknowledgement of consent of the plat by all parties having any record, legal right, title or interest in the property: §1224.02(a)(13)
16	X		Building setback lines with dimensions to be shown on plan: §1224.02(a)(14)
17	X		A copy of the preliminary title report: §1224.02
18	X		A copy of improvement plans, if any, along with a subdivider's agreement, construction drawings, title sheet, plan view and profile view, engineering details, estimates of quantities and materials: §1228.01(a) through (h)
19	X		10 copies of the subdivision plat: §1224.05(b)(2)A
20	X		A copy of the certificate from City Engineer that all improvements have been installed or a performance agreement and bond have been filed to secure the construction: §1224.05(b)(2)A 1 and 2

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Tony Valore
Name of Owner:	Valore Properties Inc.
Date Submitted for Consideration:	10-21-21
Date to Return to Planning Commission:	10-25-21

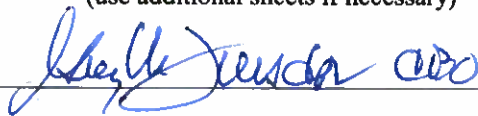
Regarding: Hampton Place Subdivision No. 6 – Final Plat

RECOMMENDATIONS:

1. Hampton Place Subdivision No. 6 has 63 lots, 25 cluster family lots and 38 single family lots.
2. Hampton Place Subdivision No. 6 has 63 lots on 24.8346 total acres with a density of 2.54 (63 lots divided by 24.8346 total acres = 2.54).
3. Hampton place Subdivision No. 6 has 17.6% open space (4.3761 open space acres divided by 24.8346 total acres = 0.176).
4. Sublot 293 requires a 35 foot side yard on each side from the cluster family lot to the single family lots unless Planning Commission approves (Chapter 1282.11 (b)(2)).

(use additional sheets if necessary)

Department Head Signature & Title: _____



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

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

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

IMPROVEMENT PLANS

FOR

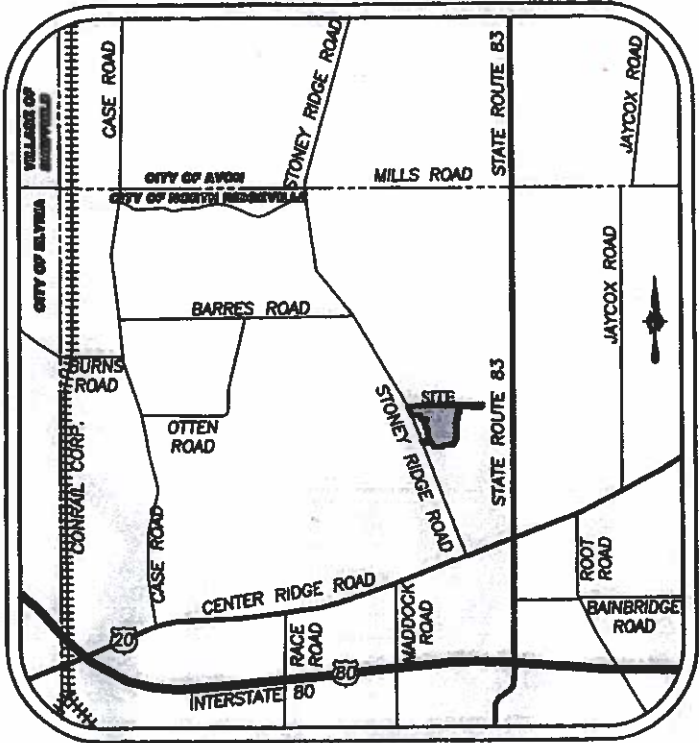
HAMPTON PLACE SUBDIVISION - PHASE 6

BEING SUBLOTS 260-322 INCLUSIVE AND SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 28 & 29.

INDEX OF SHEETS:

NORTH RIDGEVILLE PLANNING COMMISSION

✓	Approval Granted		Request Rejected
Refer for Council Approval:			
BZA approval required:			
Other Conditions: <i>that legislation is in place regarding cluster distribution.</i>			
Date:	11.9.21	BY:	<i>[Signature]</i>



VICINITY MAP
NOT TO SCALE

LEGEND OF SYMBOLS & LINETYPES:

CL	CENTERLINE	W	PROPOSED FIRE HYDRANT
R/W	RIGHT-OF-WAY	W	EXISTING FIRE HYDRANT
P	POWER POLE	---	SURFACE WATER FLOW
W	EXISTING WATER VALVE	W	PROPOSED YARD DRAIN
W	PROPOSED WATER VALVE	W	EXISTING CATCHBASIN
C	CLEAN OUT	W	PROPOSED CATCHBASIN
M	EXISTING MONUMENT BOX	M	PROPOSED MONUMENT BOX
T/C	TOP OF CURB	M	EXISTING MANHOLE
F.G.	FINISH GRADE AT HOUSE	M	PROPOSED MANHOLE
E	EXISTING ELECTRIC BOX	SPOT	SPOT GRADE ELEVATION
E	EXISTING CABLE BOX	---	EXISTING STORM
W	EXISTING GAS MARKER	G	EXISTING GAS
---	SUBLOT LINE	---	EXISTING WATER
---	PROPOSED STORM	---	EXISTING SANITARY
---	PROPOSED WATER	---	EXISTING EASEMENT
---	PROPOSED SANITARY	---	PROPOSED EASEMENT

UTILITY INFORMATION

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

GAS
COLUMBIA GAS
3101 NORTH RIDGE ROAD E
LORAIN, OHIO 44035
PHONE: (440) 891 2428

INTERNET/CABLE/PHONE
WIDE OPEN WEST
105 BLAZE INDUSTRIAL PARKWAY
ELYRIA, OH 44035
PHONE: (440) 806 8282

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

CABLE
SPECTRUM
576 TERNES LAKE
ELYRIA, OH 44035
PHONE: (440) 368 0416

ELECTRIC
OHIO EDISON
6328 LAKE AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 326 3271

APPROVALS ON BEHALF OF THE CITY OF NORTH RIDGEVILLE:

[Signature] 6/14/2021
DANIEL A. RODRIGUEZ, P.E.
CITY ENGINEER DATE

ENGINEER PREPARING PLANS:

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



EPA APPROVALS:

APPROVED BY THE OHIO EPA LETTER DATED 5/27/2021
(SANITARY)

APPROVED BY THE OHIO EPA LETTER DATED 7/7/2021
(WATER)

NOTE

- STREET LIGHTING IS TO BE INSTALLED BY THE DEVELOPER WITH THIS PROJECT.
- PER CITY ORDINANCE 3862-2002 THE CITY OF NORTH RIDGEVILLE SHALL INSTALL ALL TRAFFIC CONTROL DEVICES. THE DEVELOPER WILL BE CHARGED FOR THE INSTALL OF THE DEVICES.
- A MINIMUM OF 1 TREE SHALL BE INCLUDED ON THE INDIVIDUAL SITE PLAN. THE PROPOSED TREE SHALL BE POSITIONED SO THAT IT WILL BE OUTSIDE OF THE CITY RIGHT-OF-WAY. (SEE SHEET 39)

EXISTING UNDERGROUND UTILITIES NOTE:

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

OHIO UTILITIES PROTECTION SERVICE BEFORE YOU DIG ANYWHERE IN OHIO CALL 1-800-562-2784 OR 8-1-1 (TOLL FREE) OHIO LAW REQUIRES 48 HOURS BUT NO MORE THAN 10 WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH (NON MEMBERS MUST BE CALLED DIRECTLY) WWW.OUPUS.ORG TICKET NO.: 002401047, 002401048, 002401049, 002401050	OHIO OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE <i>[Logo]</i> OHIO Utilities Protection SERVICE Call Before You Dig	TWO WORKING DAYS BEFORE YOU DIG CALL 1-800-925-0888 (TOLL FREE) WWW.OUPUS.ORG
---	--	---

DATE	BY	DESCRIPTION
9-18-2021	CLH	ISSUE TO CITY FOR REVIEW
9-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SIM

CHECKED BY:
CLH

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

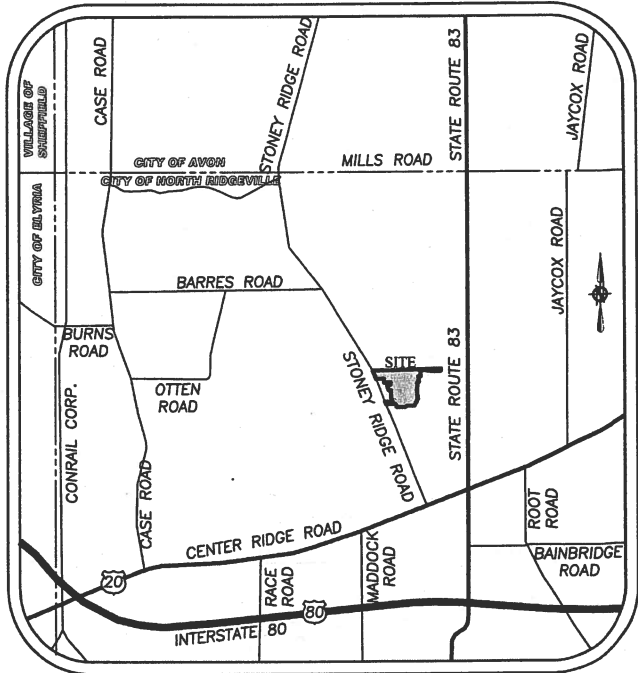
PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
TITLE SHEET
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
1 OF 39
JOB NO.
20-5445

HAMPTON PLACE SUBDIVISION NO. 6

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 28 & 29



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 28 & 29.

THE UNDERSIGNED VALORE PROPERTIES, INC. HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "HAMPTON PLACE SUBDIVISION NUMBER 6" A SUBDIVISION OF LOTS 260 TO 322 AND BLOCKS "S", "T", "U", "V", AND "W", INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

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

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

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

OWNER

WITNESS

NOTARIAL SEAL

STATE OF OHIO)

SS

COUNTY OF LORAIN)

ON THIS _____ DAY OF _____, 20__

BEFORE ME PERSONALLY APPEARED _____

AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS (THEIR) FREE ACT AND DEED FOR THE

PURPOSES HEREON MENTIONED.

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

NOTARY PUBLIC IN AND FOR LORAIN COUNTY, OHIO

MY COMMISSION EXPIRES: _____

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE.
NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

LEGEND

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

UTILITY EASEMENTS

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

GRANTOR:

MANAGING MEMBER
VALORE PROPERTIES, INC.
23550 CENTER RIDGE RD.
WESTLAKE, OHIO 44145

DATE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "HAMPTON PLACE SUBDIVISION NUMBER 6" AS SHOWN HEREON AND CONTAINING 24.8346 ACRES OF LAND WHICH 0.2569 OF AN ACRE LIE WITHIN ORIGINAL RIDGEVILLE TOWNSHIP LOT NOS. 28 AND 24.5777 ACRES LIE WITHIN ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 29, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

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

DATE

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

PLANNING COMMISSION

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

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

MAYOR

APPROVED THIS _____ DAY OF _____, 20__.

MAYOR - KEVIN CORCORAN

CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20__.

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

HOA RESPONSIBILITIES

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

ACREAGE SUMMARY

15.9048 ACRES IN SUBLOTS 260-322
4.3205 ACRES IN PROPOSED RIGHT-OF-WAY
0.2332 ACRES IN EXISTING RIGHT-OF-WAY
4.3761 ACRES IN BLOCKS "S", "T", "U", "V", AND "W"
24.8346 AC. TOTAL
0.2569 OF AN ACRE WITHIN O.L. 28
24.5777 ACRES WITHIN O.L. 29

NOTES:

- THE LANDSCAPE EASEMENT ON BLOCK "S" AND SUBLOTS 260-262 IS FOR A LANDSCAPE MOUND AND IS INTENDED TO BE CONTIGUOUS WITH THE EXISTING LANDSCAPE AND DRAINAGE EASEMENT RECORDED IN HAMPTON PLACE SUBDIVISION NO. 5.
- THE 20' UTILITY EASEMENT WITH IN BLOCK "V" GRANTS THE PROPERTY OWNER(S) OF SUBLOT 293 ACCESSIBILITY RIGHTS TO MAINTAIN THEIR LATERALS.

HAMPTON PLACE SUBDIVISION NO. 6
PLAT

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

SHEET

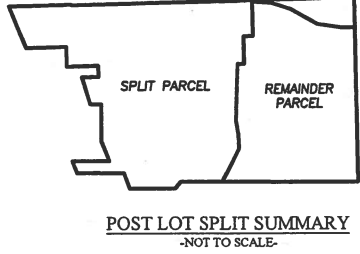
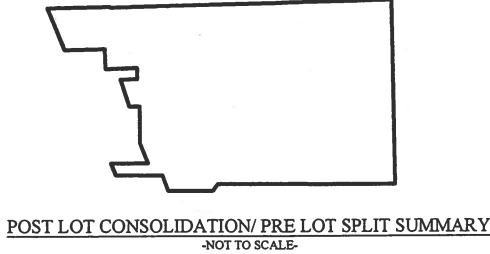
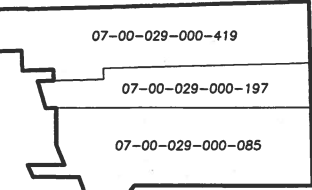
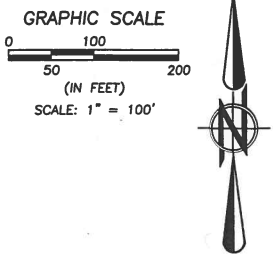
1 OF 7

JOB NO.

20-5445

STONE CREEK DRIVE (VARIES)
ATLANTIC AVENUE (60')

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF STONEY RIDGE ROAD WHICH WAS ASSUMED TO BE SOUTH 22°18'37" EAST.
AS SURVEYED IN DECEMBER, 2020



HAMPTON PLACE SUBDIVISION NO. 5
VOL. 107, PAGES 98-100

HAMPTON PLACE SUBDIVISION NO. 3
VOL. 102, PAGES 61-65

SPLIT PARCEL
24.8346 ACRES (CALC.)
0.2330 ACRES WITHIN RIGHT OF WAY
0.2569 ACRES WITHIN O.L. 28
24.5777 ACRES WITHIN O.L. 29

REMAINDER PARCEL
15.6529 ACRES (CALC.)

MONUMENTATION TABLE			
(P1)	1" IRON PIPE FOUND 0.44' (S) 1.09' (W)	(P18)	1" IRON PIPE IN MONUMENT BOX FOUND & USED
(P2)	1" IRON PIPE FOUND 0.48' (S) 0.72' (W)	(P19)	3/4" IRON PIPE FOUND 2.25' (N) 25.94' OFF C/L
(P3)	IRON PIN W/CAP STAMPED "GBC" FOUND 0.46' (N) 0.13' (W)	(P20)	1.25" IRON PIPE FOUND & USED FOR E-W LINE 26.72' OFF C/L
(P4)	IRON PIN W/CAP STAMPED "GBC" FOUND 0.16' (N) 0.09' (W)	(P21)	1" IRON PIPE FOUND & USED FOR N-S LINE 0.24' (N)
(P5)	1" IRON PIPE IN MONUMENT BOX FOUND & USED	(P22)	1" IRON PIPE FOUND 0.21' (S)
(P6)	1" IRON PIPE FOUND & USED FOR E-W LINE 24.71' OFF C/L	(P23)	1" IRON PIPE FOUND & USED
(P7)	5/8" IRON PIN FOUND & USED	(P24)	1" IRON PIPE IN CONCRETE FOUND & USED FOR E-W LINE 0.25' (E)
(P8)	1" IRON PIPE FOUND & USED FOR E-W LINE 24.61' OFF C/L	(P25)	3/4" IRON PIPE FOUND 0.15' (E)
(P9)	1" IRON PIPE FOUND & USED FOR N-S LINE 0.07' (N)	(P26)	1" IRON PIPE IN CONCRETE FOUND 0.07' (W)
(P10)	IRON PIN W/CAP STAMPED "BARBOSA" FOUND & USED	(P27)	1" IRON PIPE IN CONCRETE FOUND 0.06' (E)
(P11)	IRON PIN W/CAP STAMPED "BARBOSA" FOUND & USED FOR E-W LINE 27.00' OFF C/L	(P28)	1" IRON PIPE IN MONUMENT BOX FOUND & USED
(P12)	1" IRON PIPE FOUND 0.26' (N) 0.23' (W)	(P29)	MONUMENT BOX (LID ONLY) FOUND & USED
(P13)	5/8" IRON PIN FOUND & USED FOR N-S LINE 0.06' (S)		
(P14)	1" IRON PIPE FOUND 0.06' (N) 0.61' (E)		
(P15)	3/4" IRON PIPE FOUND 0.21' (N) 26.69' OFF C/L		
(P16)	5/8" IRON PIPE FOUND 0.29' (N) 26.88' OFF C/L		
(P17)	3/4" IRON PIPE FOUND 0.44' (N) 0.55' (E)		

TABLE OF OWNERSHIP			
(A)	07-00-029-000-418 VALORE PROPERTIES, INC. 6305 STONEY RIDGE ROAD INST. #2020-0794445	(G)	07-00-029-000-086 BRYAN ROTH & LISA KONDZER 6433 STONEY RIDGE RD INST. #2019-0734729
(B)	07-00-029-000-321 ROBERT, JR. & ANDREA L. BAUMGARDNER 6327 STONEY RIDGE ROAD INST. #2018-0683673	(H)	07-00-028-102-096 BRYAN ROTH & LISA KONDZER INST. #2019-0734729
(C)	07-00-029-000-196 THOMAS S., III & RUBY L. SCHULTZ 6345 STONEY RIDGE ROAD INST. #2014-0497590	(I)	07-00-028-102-116 GAYLE A. BANGS INST. #2015-0543084
(D)	07-00-029-000-020 RAYMOND M. HUGHES, JR. 6365 STONEY RIDGE RD INST. #2008-0260832	(J)	07-00-028-102-017 WILLIAM A. & CHERYL A. KEARNEY INST. #1997-0500076
(E)	07-00-029-000-021 RAYMOND M. HUGHES, JR. INST. #2008-0260832		
(F)	07-00-029-000-060 CHRISTOPHER A. HOOVER 6401 STONEY RIDGE RD INST. #2015-0564186		

TABLE OF LINES		
LINE #	LENGTH	BEARING
L1	5.23' (C)	S 31°58'31" E
L2	3.07' (C)	N 17°35'57" E
L3	48.87' (R&U)	S 38°04'08" W
L4	96.31' (R&U)	N 20°52'29" W
L5	74.85' (C)	N 22°18'37" W
L6	63.87' (C)	N 89°58'47" W
L7	97.86' (C)	N 88°40'33" E
L8	65.00' (R&U)	N 01°19'27" W
L9	114.84' (R&U)	N 01°19'27" W
L10	85.33' (C)	N 89°58'29" W
L11	85.27' (C)	N 61°07'17" W
L12	101.30' (C)	N 61°21'40" W
L13	117.42' (C)	N 72°45'52" W
L14	111.99' (C)	N 86°34'55" W
L15	57.18' (C)	S 88°42'52" W
L16	38.94' (C)	N 88°07'34" W
L17	84.33' (C)	S 09°50'12" E
L18	81.43' (C)	S 03°18'02" E
L25	157.51' (C)	N 70°43'21" E
L26	24.21' (C)	N 88°40'33" E
L27	209.56' (C)	N 88°40'33" E
L28	214.49' (C)	N 67°37'36" E
L29	25.50' (C)	N 88°40'33" E
L30	123.36' (C)	N 88°40'33" E
L31	55.08' (R&U)	S 20°52'29" E
L32	41.23' (R&U)	S 20°52'29" E

JOHN & KATHY HAMPTON PLACE PHOTODUPLICATIONS (PLOT) Lot Consolidation - Split Survey and Pre Lot Split - 5/20/21 - 5/20/21

REVISION	DATE	BY	DESCRIPTION
1	01-28-2021	CLH	ISSUE TO CITY FOR REVIEW
2	04-16-2021	CLH	REVISED PER CITY COMMENTS
3	05-19-2021	CLH	REVISED PER CITY COMMENTS AND ISSUED FOR FINAL PLAT

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

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

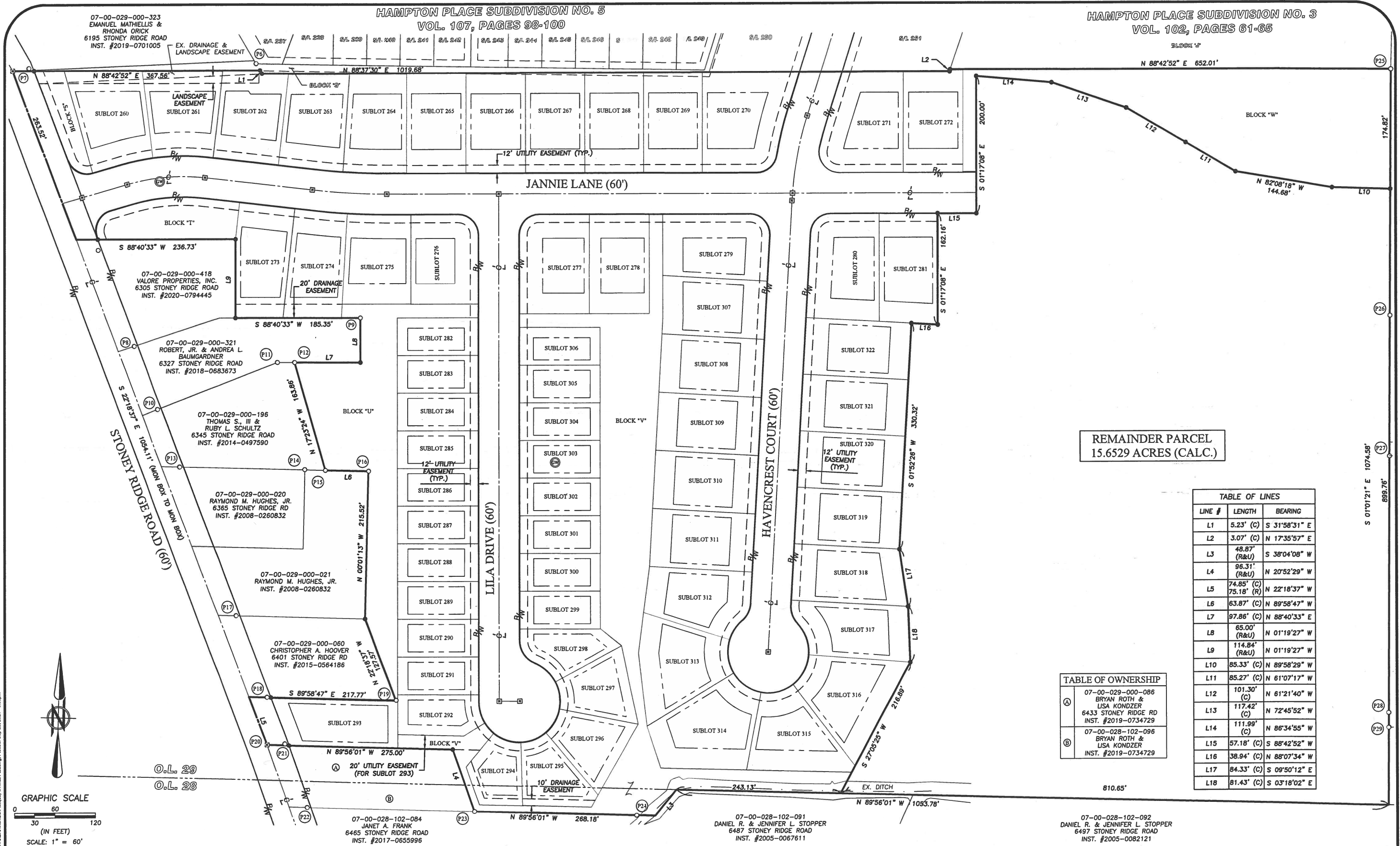
HAMPTON PLACE SUBDIVISION NO. 6
LOT SPLIT AND CONSOLIDATION SURVEY
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
2 OF 7
JOB NO.
20-5445

07-00-029-000-323
EMANUEL MATHIELLUS &
RHONDA ORICK
6195 STONEY RIDGE ROAD
INST. #2019-0701005

HAMPTON PLACE SUBDIVISION NO. 5
VOL. 107, PAGES 98-100

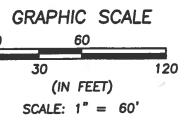
HAMPTON PLACE SUBDIVISION NO. 3
VOL. 102, PAGES 61-65



REMAINDER PARCEL
15.6529 ACRES (CALC.)

TABLE OF LINES		
LINE #	LENGTH	BEARING
L1	5.23' (C)	S 31°58'31" E
L2	3.07' (C)	N 17°35'57" E
L3	48.87' (R&U)	S 38°04'08" W
L4	96.31' (R&U)	N 20°52'29" W
L5	74.85' (C) 75.18' (R)	N 22°18'37" W
L6	63.87' (C)	N 89°58'47" W
L7	97.86' (C)	N 88°40'33" E
L8	65.00' (R&U)	N 01°19'27" W
L9	114.84' (R&U)	N 01°19'27" W
L10	85.33' (C)	N 89°58'29" W
L11	85.27' (C)	N 61°07'17" W
L12	101.30' (C)	N 61°21'40" W
L13	117.42' (C)	N 72°45'52" W
L14	111.99' (C)	N 86°34'55" W
L15	57.18' (C)	S 88°42'52" W
L16	38.94' (C)	N 88°07'34" W
L17	84.33' (C)	S 09°50'12" E
L18	81.43' (C)	S 03°18'02" E

TABLE OF OWNERSHIP	
(A)	07-00-029-000-086 BRYAN ROTH & LISA KONDZER 6433 STONEY RIDGE RD INST. #2019-0734729
(B)	07-00-028-102-096 BRYAN ROTH & LISA KONDZER INST. #2019-0734729



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
05-19-2021	CLH	REVISED PER CITY COMMENTS AND ISSUED FOR FINAL PLAT
09-29-2021	CLH	REVISED STREET NAMES PER CLIENTS COMMENT

DRAWN BY:
SJM

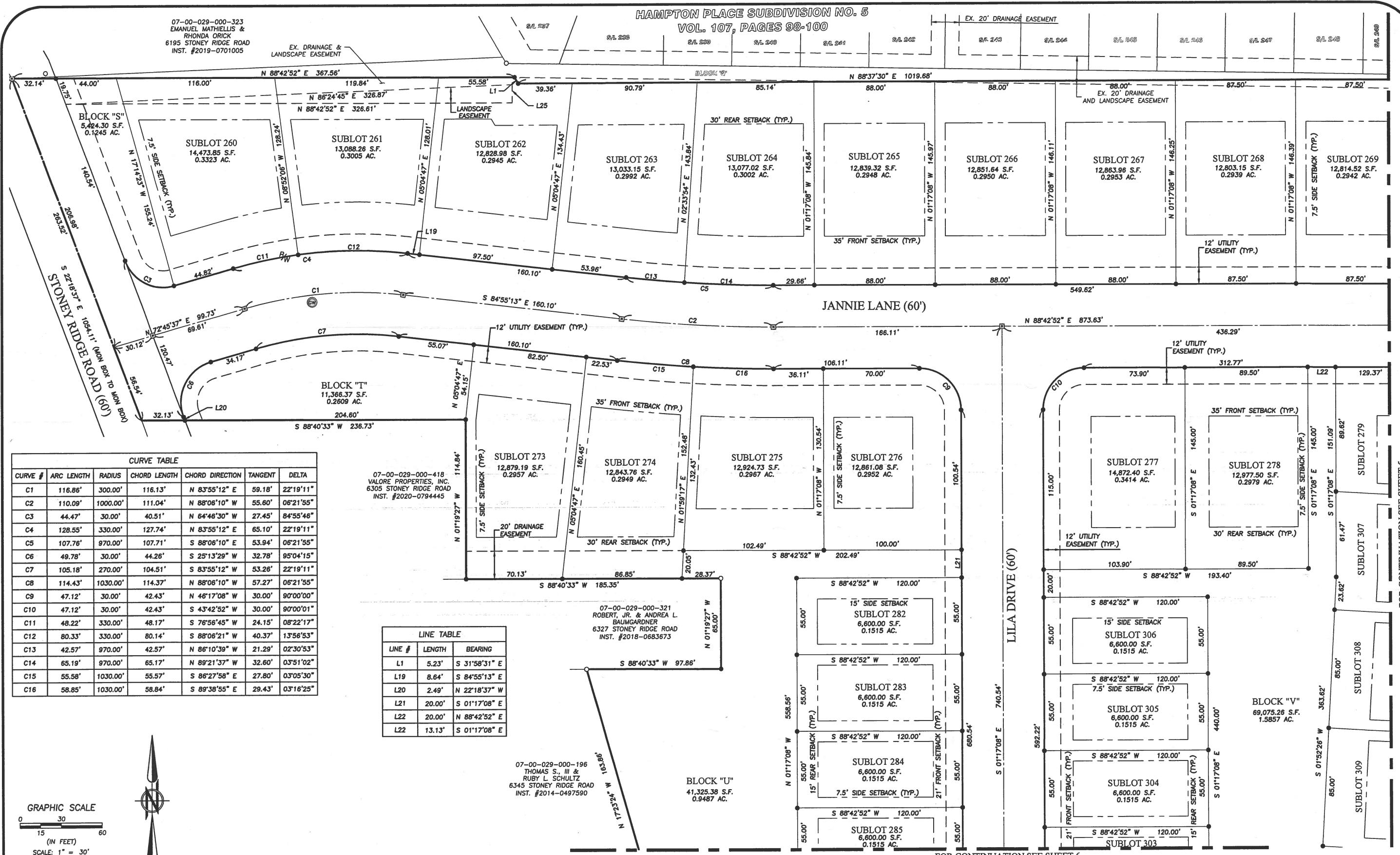
CHECKED BY:
AMK

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

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

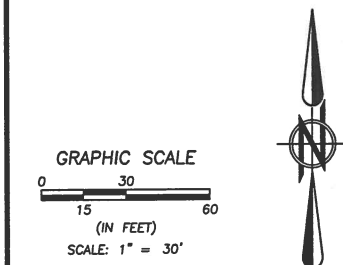
HAMPTON PLACE SUBDIVISION NO. 6
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
3 OF 7
JOB NO.
20-5445



CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	116.86'	300.00'	116.13'	N 83°55'12" E	59.18'	22°19'11"
C2	110.09'	1000.00'	111.04'	N 88°06'10" W	55.60'	08°21'55"
C3	44.47'	30.00'	40.51'	N 64°46'30" W	27.45'	84°55'46"
C4	128.55'	330.00'	127.74'	N 83°55'12" E	65.10'	22°19'11"
C5	107.76'	970.00'	107.71'	S 88°06'10" E	53.94'	08°21'55"
C6	49.78'	30.00'	44.26'	S 25°13'29" W	32.78'	95°04'15"
C7	105.18'	270.00'	104.51'	S 83°55'12" W	53.26'	22°19'11"
C8	114.43'	1030.00'	114.37'	N 88°06'10" W	57.27'	08°21'55"
C9	47.12'	30.00'	42.43'	N 46°17'08" W	30.00'	90°00'00"
C10	47.12'	30.00'	42.43'	S 43°42'52" W	30.00'	90°00'01"
C11	48.22'	330.00'	48.17'	S 76°56'45" W	24.15'	08°22'17"
C12	80.33'	330.00'	80.14'	S 88°06'21" W	40.37'	13°56'53"
C13	42.57'	970.00'	42.57'	N 86°10'39" W	21.29'	02°30'53"
C14	65.19'	970.00'	65.17'	N 89°21'37" W	32.60'	03°51'02"
C15	55.58'	1030.00'	55.57'	S 86°27'58" E	27.80'	03°05'30"
C16	58.85'	1030.00'	58.84'	S 89°38'55" E	29.43'	03°16'25"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	5.23'	S 31°58'31" E
L19	8.64'	S 84°55'13" E
L20	2.49'	N 22°18'37" W
L21	20.00'	S 01°17'08" E
L22	20.00'	N 88°42'52" E
L22	13.13'	S 01°17'08" E



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
05-19-2021	CLH	REVISED PER CITY COMMENTS AND ISSUED FOR FINAL PLAT
09-29-2021	CLH	REVISED STREET NAMES PER CLIENTS COMMENT

DRAWN BY:
STM

CHECKED BY:
AMK

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

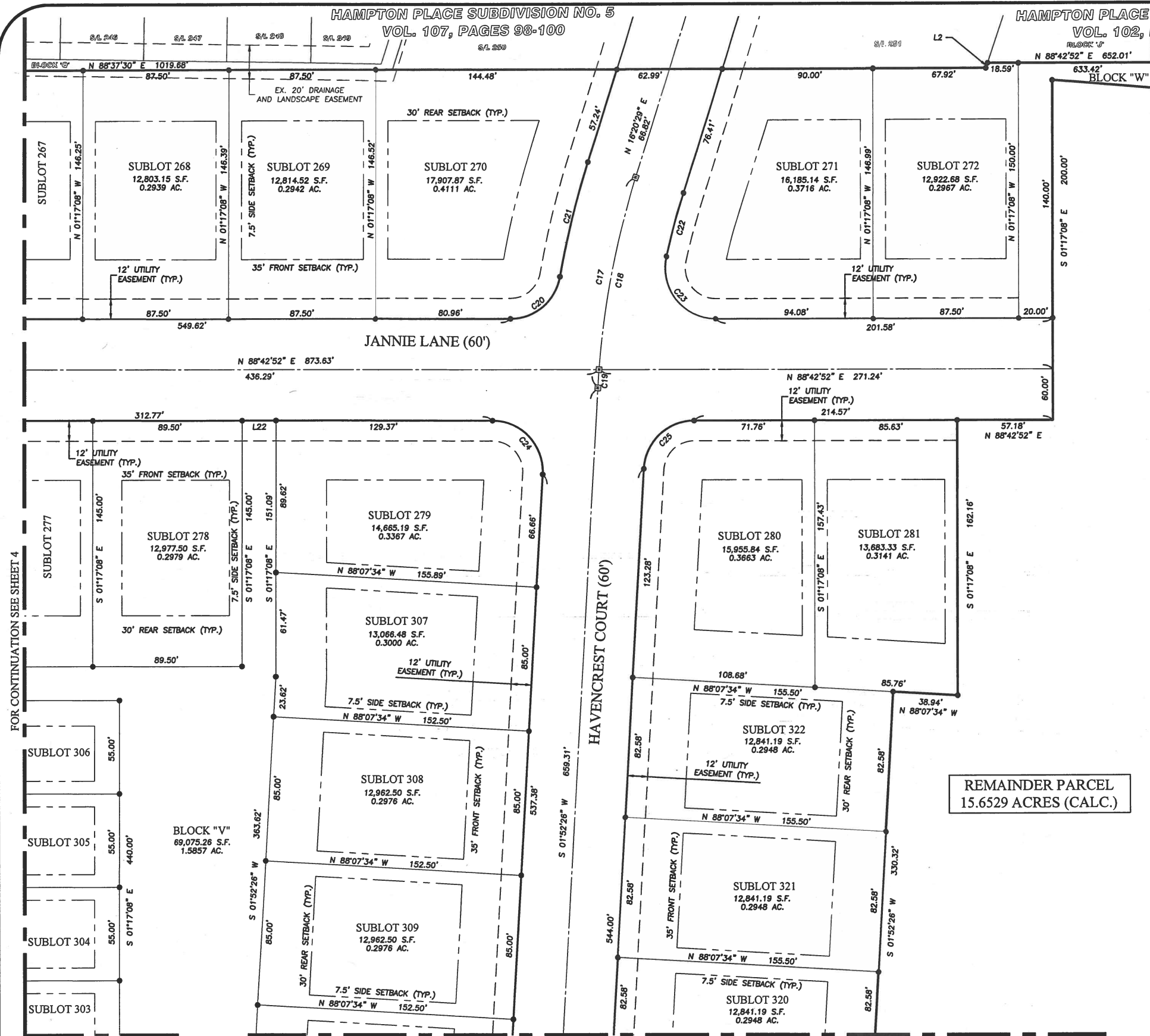
PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION NO. 6
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
4 OF 7
JOB NO.
20-5445

J:\2024\Hampton Place Plat\Drawings\Plat.dwg, Plotted: Sep 26, 2024 - 3:59pm



FOR CONTINUATION SEE SHEET 4

FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 6

REVISION	DATE	BY	DESCRIPTION
1	01-26-2021	CLH	ISSUED TO CITY FOR REVIEW
2	04-16-2021	CLH	REVISED PER CITY COMMENTS
3	05-19-2021	CLH	REVISED PER CITY COMMENTS AND ISSUED FOR FINAL PLAT
4	09-26-2021	CLH	REVISED STREET NAMES PER CLIENTS COMMENT

DRAWN BY:
SJM
CHECKED BY:
AMK

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801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION NO. 6
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
5 OF 7
JOB NO.
20-5445

LINE TABLE		
LINE #	LENGTH	BEARING
L2	3.07'	N 17°35'57" E
L22	20.00'	N 88°42'52" E

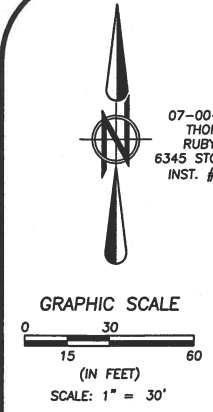
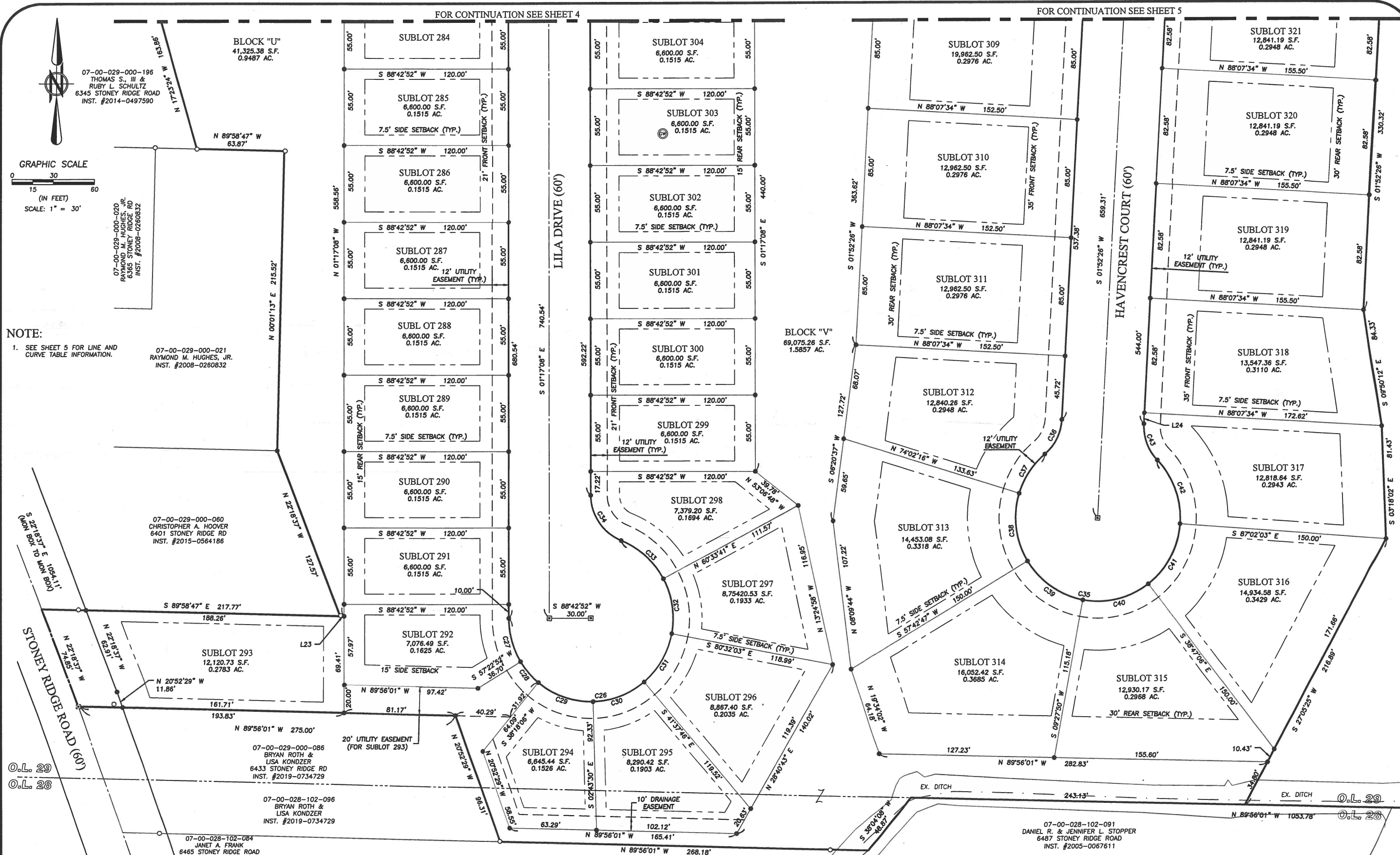
CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C17	126.25'	500.00'	125.92'	N 09°06'28" E	63.46'	14°28'03"
C18	115.49'	500.00'	115.23'	N 09°43'28" E	58.00'	13°14'02"
C19	10.76'	500.00'	10.76'	N 02°29'26" E	5.38'	01°14'00"
C20	41.83'	30.00'	38.52'	N 48°46'09" E	25.12'	79°53'25"
C21	69.57'	530.00'	69.49'	N 12°34'58" E	34.82'	07°31'02"
C22	38.70'	470.00'	38.69'	S 13°58'57" W	19.36'	04°43'04"
C23	53.88'	30.00'	46.93'	S 39°49'52" E	37.65'	102°54'33"
C24	48.78'	30.00'	43.58'	N 44°42'21" W	31.70'	93°09'34"
C25	45.47'	30.00'	41.24'	S 45°17'39" W	28.39'	86°50'26"

SHEET 6 LINE TABLE		
LINE #	LENGTH	BEARING
L23	2.92'	S 89°58'47" E
L24	7.82'	N 01°52'26" E

SHEET 6 CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C26	260.10'	60.00'	99.26'	S 54°31'25" W	88.32'	248°22'54"
C27	32.79'	60.00'	32.39'	S 16°56'34" E	16.82'	31°18'51"
C28	20.00'	60.00'	19.91'	S 42°08'57" E	10.09'	19°05'05"
C29	42.96'	60.00'	42.05'	S 72°12'42" E	22.45'	41°01'36"
C30	40.74'	60.00'	39.96'	N 67°49'22" E	21.19'	38°54'16"
C31	40.74'	60.00'	39.96'	N 28°55'05" E	21.19'	38°54'16"
C32	40.74'	60.00'	39.96'	N 09°59'11" W	21.19'	38°54'16"
C33	42.13'	60.00'	41.27'	N 49°33'11" W	21.97'	40°13'43"
C34	41.77'	35.00'	39.34'	N 35°28'35" W	23.78'	68°22'55"
C35	288.57'	60.00'	82.10'	N 88°07'34" W	56.29'	273°39'10"
C36	28.60'	35.00'	27.81'	S 25°17'14" W	15.15'	46°49'35"
C37	34.28'	60.00'	33.82'	S 32°19'53" W	17.62'	32°44'18"
C38	50.52'	60.00'	49.05'	S 08°09'44" E	26.87'	48°14'57"
C39	50.52'	60.00'	49.05'	S 56°24'41" E	26.87'	48°14'57"
C40	50.52'	60.00'	49.05'	N 75°20'22" E	26.87'	48°14'57"
C41	50.52'	60.00'	49.05'	N 27°05'25" E	26.87'	48°14'57"
C42	50.18'	60.00'	48.73'	N 20°59'36" W	26.66'	47°55'06"
C43	28.60'	35.00'	27.81'	N 21°32'21" W	15.15'	46°49'36"



GRAPHIC SCALE
0 30 60
(IN FEET)
SCALE: 1" = 30'



NOTE:
1. SEE SHEET 5 FOR LINE AND CURVE TABLE INFORMATION.

REVISION	DATE	BY	DESCRIPTION
	01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
	04-16-2021	CLH	REVISED PER CITY COMMENTS
	05-19-2021	CLH	REVISED PER CITY COMMENTS AND ISSUED FOR FINAL PLAT
	09-29-2021	CLH	REVISED STREET NAMES PER CLIENTS COMMENT

DRAWN BY:
SJM

CHECKED BY:
AMK

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

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

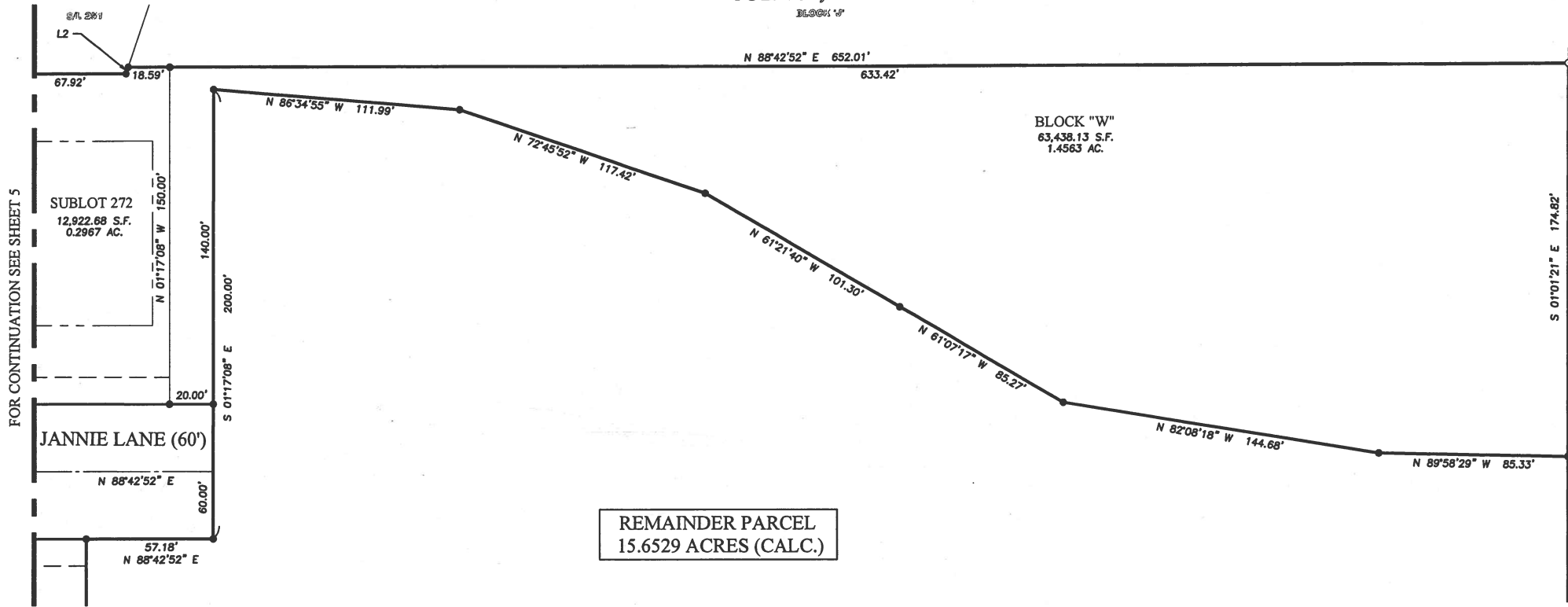
**HAMPTON PLACE SUBDIVISION NO. 6
PLAT**
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
6 OF 7
JOB NO.
20-5445

J:\205445 Hampton Place PH\DRAWINGS\PLAT\04-20\Enlarged Plat.dwg, Plotted: Sep 29, 2021 - 4:00pm

HAMPTON PLACE SUBDIVISION NO. 3
VOL. 102, PAGES 61-65

LINE TABLE		
LINE #	LENGTH	BEARING
L2	3.07'	N 17°35'57" E



GRAPHIC SCALE
0 15 30 60
(IN FEET)
SCALE: 1" = 30'

REVISION	DATE	BY	DESCRIPTION
	01-20-2021	CLH	ISSUE TO CITY FOR REVIEW
	04-16-2021	CLH	REVISED PER CITY COMMENTS
	05-19-2021	CLH	REVISED PER CITY COMMENTS AND ISSUED FOR FINAL PLAT
	09-20-2021	CLH	REVISED STREET NAMES PER CLIENTS COMMENT

DRAWN BY:
SJM

CHECKED BY:
AMK

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801 MOORE ROAD AVON, OHIO 44011
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PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION NO. 6
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
7 OF 7
JOB NO.
20-5445

LEGEND

EXISTING 100 YEAR FLOOD PLAIN LIMITS "A"
(NO BASE FLOOD ELEVATIONS DETERMINED PER FIRM MAP
39093C0144D WITH EFFECTIVE DATE AUGUST 19, 2008)

BENCHMARK NO. 1

HAMPTON PLACE SUBDIVISION

NO. 3

VOL. 102, PAGES 61-65

NO. 3

TABLE OF OWNERSHIP

07-00-029-000-083
WILLIAM A. & CHERYL A.
KEARNEY
6380 AVON BELDEN RD

NOTES:

- CONTRACTOR SHALL CONFIRM GAS WELL LOCATION WITH ODNR & THE CITY PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL CLEAR TREES BETWEEN OCTOBER 1ST AND MARCH 31ST.

CONTROL POINTS

CONTROL POINT NO. 1:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 632047.46
E: 2097798.47

CONTROL POINT NO. 2:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 631821.23
E: 2099402.56

CONTROL POINT NO. 3:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 631105.72
E: 2099403.31

BENCHMARK

BENCHMARK NO. 1:
TOP TURN NUT ON HYDRANT
LOCATED IN FRONT OF HOUSE
6009 HAVENCREST COURT
ELEV.: 714.82

EXISTING SANITARY STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-SM-1	RIM 713.27	8" PVC (N) INV.: 694.77 8" PVC (S) INV.: 694.77	N: 632134.85 E: 2098559.90

EXISTING STORM STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-CB-1	RIM 711.10	12" HDPE (W) INV.: 708.90 12" HDPE (NE) INV.: 708.90	N: 632066.46 E: 2097732.16
EX-CB-2	RIM 712.23	12" HDPE (SW) INV.: 708.78 36" HDPE (NW) INV.: 708.23 36" HDPE (E) INV.: 708.03	N: 632075.62 E: 2097742.31
EX-MH-1	RIM 715.49	12" HDPE (E) INV.: 710.34	N: 632048.05 E: 2097447.97
EX-MH-2	RIM 710.34	48" HDPE (W) INV.: 705.79 48" HDPE (E) INV.: 705.79	N: 632144.95 E: 2098777.44
EX-MH-3 (T.B.R.)	RIM 719.61	48" HDPE (W) INV.: 705.57 48" HDPE (E) INV.: 705.44 30" HDPE (N) INV.: 705.70 48" HDPE (W) INV.: 705.44 30" HDPE (N) INV.: 705.44	N: 632160.31 E: 2098845.14
EX-MH-6	RIM 714.10	36" HDPE (W) INV.: 707.20 18" HDPE (N) INV.: 708.60 42" HDPE (E) INV.: 707.00	N: 632077.54 E: 2098049.55
EX-MH-7	RIM 714.17	42" HDPE (W) INV.: 706.67 42" HDPE (N) INV.: 706.67	N: 632079.06 E: 2098396.36
EX-YD-1	RIM 710.36	8" HDPE (S) INV.: 709.19	N: 632074.44 E: 2097691.65

SURVEY NOTE:

A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE HAS BEEN PERFORMED BY BRAMHALL ENGINEERING & SURVEYING COMPANY.

PROJECT DATUM

REFERENCE DATUM: STATE PLANE OHIO NORTH 3401 (GRID)
HORIZONTAL DATUM: NAD 1983
VERTICAL DATUM: NAVD 1988

GRAPHIC SCALE

0 80 160
(IN FEET)
SCALE: 1" = 80'

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
CLH

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

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
EXISTING CONDITIONS - DEMO PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
2 OF 39
JOB NO.
20-5445

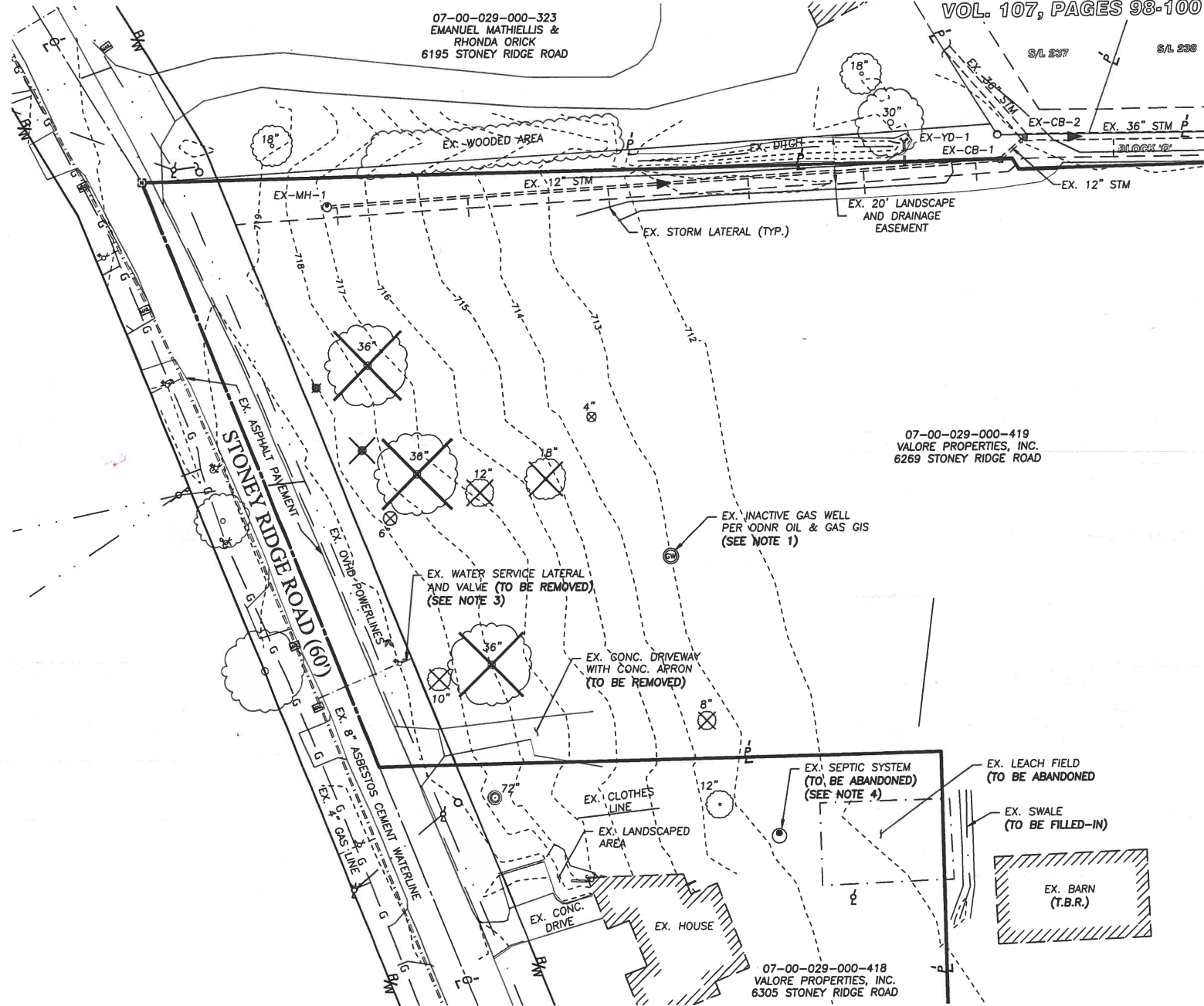
TABLE OF LINES

LINE #	LENGTH	BEARING
L1	5.23' (C)	S 31°58'31" E
L2	3.07' (C)	N 17°35'57" E
L3	48.87' (R&U)	S 38°04'08" W
L4	96.31' (R&U)	N 20°52'29" W
L5	74.85' (C) 75.18' (R)	N 22°18'37" W
L6	63.87' (C)	N 89°58'47" W
L7	97.86' (C)	N 88°40'33" E
L8	65.00' (R&U)	N 01°19'27" W
L9	114.84' (R&U)	N 01°19'27" W
L10	236.73' (C) 236.72' (R)	S 88°40'33" W

CONTROL POINT NO. 3

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.

HAMPTON PLACE
SUBDIVISION NO. 5
VOL. 107, PAGES 98-100



ENLARGED VIEW "A"

NOTES:

- CONTRACTOR SHALL CONFIRM GAS WELL LOCATION WITH ODNR & THE CITY PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL CLEAR TRESS BETWEEN OCTOBER 1ST AND MARCH 31ST.
- CONTRACTOR SHALL REMOVE EXISTING WATER SERVICES TO THE RIGHT-OF-WAY LINE IN ACCORDANCE WITH THE CITY OF NORTH RIDGEVILLE STANDARDS.
- CONTRACTOR SHALL COORDINATE REMOVAL/ABANDONMENT OF EXISTING SEPTIC SYSTEM WITH THE LORAIN COUNTY HEALTH DEPARTMENT AND CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.

SURVEY NOTE:

A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE HAS BEEN PERFORMED BY BRAMHALL ENGINEERING & SURVEYING COMPANY.

PROJECT DATUM

REFERENCE DATUM: STATE PLANE OHIO NORTH 3401 (GRID)
HORIZONTAL DATUM: NAD 1983
VERTICAL DATUM: NAVD 1988

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
CLH

BRAMHALL
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(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

CONTROL POINTS

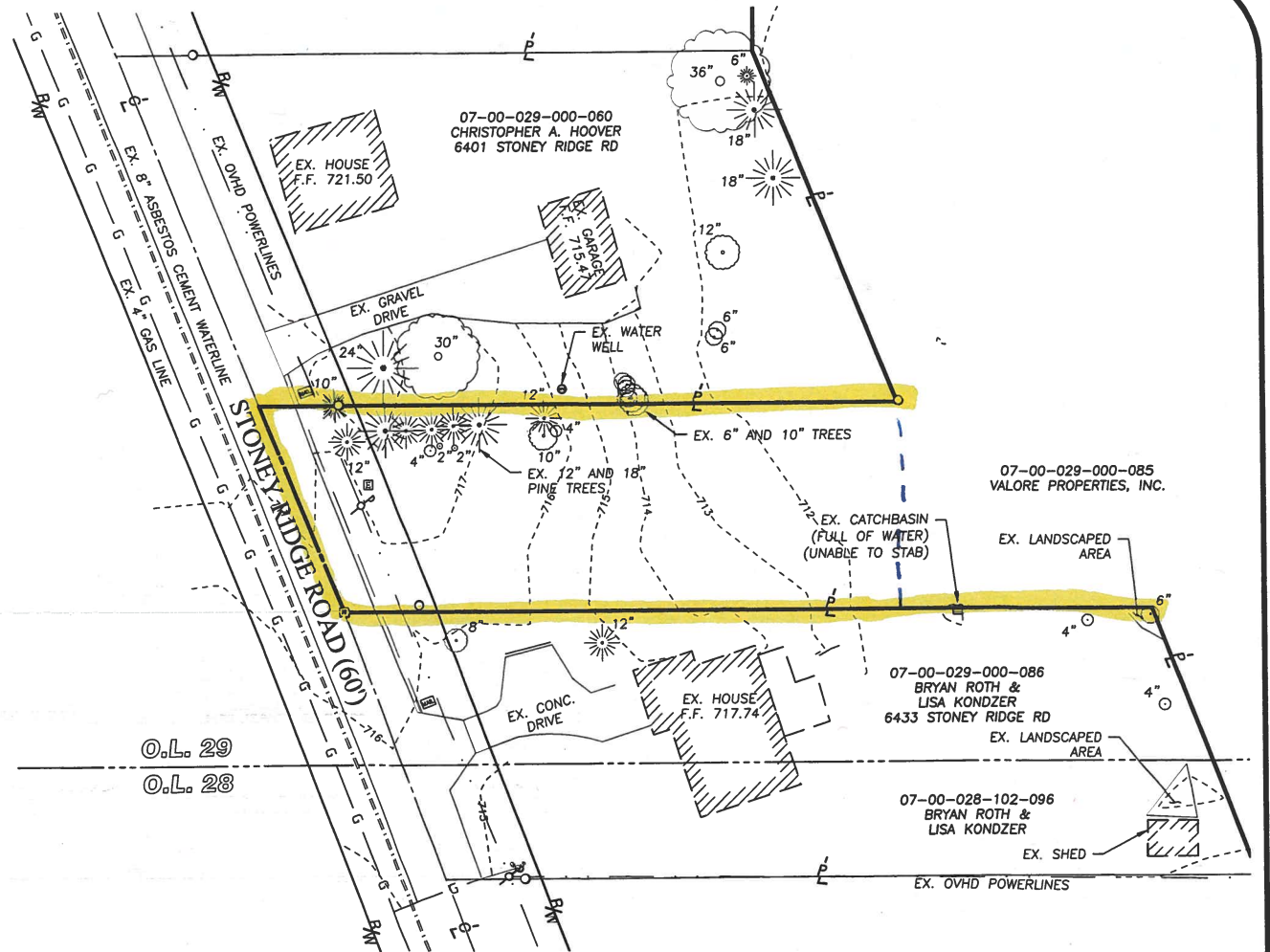
CONTROL POINT NO. 1:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 632047.46
E: 2097798.47
(SEE SHEET 2 FOR LOCATION)

CONTROL POINT NO. 2:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 631821.23
E: 2099402.56
(SEE SHEET 2 FOR LOCATION)

CONTROL POINT NO. 3:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 631105.72
E: 2099403.31
(SEE SHEET 2 FOR LOCATION)

BENCHMARK

BENCHMARK NO. 1:
TOP TURN NUT ON HYDRANT
LOCATED IN FRONT OF HOUSE
6009 HAVENCREST COURT
ELEV.: 714.82
(SEE SHEET 2 FOR LOCATION)



ENLARGED VIEW "B"

EXISTING STORM STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-CB-1	RIM 711.10	12" HDPE (W) INV.: 708.90 12" HDPE (NE) INV.: 708.90	N: 632066.46 E: 2097732.16
EX-CB-2	RIM 712.23	12" HDPE (SW) INV.: 708.78 36" HDPE (NW) INV.: 708.23 36" HDPE (E) INV.: 708.03	N: 632075.62 E: 2097742.31
EX-MH-1	RIM 715.49	12" HDPE (E) INV.: 710.34	N: 632048.05 E: 2097447.97
EX-YD-1	RIM 710.36	8" HDPE (S) INV.: 709.19	N: 632074.44 E: 2097691.65

GRAPHIC SCALE
0 15 30 60
(IN FEET)
SCALE: 1" = 30'



SHEET
3 OF 39
JOB NO.
20-5445

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) 881-2428
TELEPHONE-WINDSTREAM	GEOFF HAMM	(440) 328-4247
ELECTRIC-CHIO EDISON	MIKE ZAHN	(440) 326-3271
CABLE-SPECTRUM	RON HRIBAL	(440) 366-0418 (EXT. 825)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EARTHWORK

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

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

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

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

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

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

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

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

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

ROADWAY

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

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

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

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

5. CONCRETE PAVEMENT CURING COMPOUND SHALL BE SILENCURE A FROM CHELMASTERS, 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-48 PIPE CONFORMING TO ASTM F-758 OR 6" DIAMETER PERFORATED PSM POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH GEOTEXTILE DRAIN SLEEVE MEETING THE REQUIREMENTS OF ODOT 712.09, TYPE A, AND WITH NO. 8 STONE OR GRAVEL AGGREGATE.

UNDERGROUND INSTALLATIONS - GENERAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- E. SMOOTH INTERIOR, CORRUGATED, HIGH DENSITY POLYETHYLENE PIPE (HDPE) CONFORMING TO AASHTO SPECIFICATIONS M252 TYPE S AND M-294 TYPE S, (ODOT 707.33) AOS N-12, HANCOR H-Q, OR APPROVED EQUAL. THE JOINTS SHALL BE S.L.T.-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-758, OR 6" DIAMETER PSM POLYVINYLCHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH A GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09, TYPE A, AND WITH THE GRANULAR MATERIAL BEING NO. 57 AGGREGATE (NO SLAG)

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

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

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

OCTOBER 1, 2008 - REV. 5/11/08, 9/28/09, 12/7/09, 8/18/16

5/9/17, 6/28/17, 6/5/20

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
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PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
GENERAL NOTES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
4 OF 39

JOB NO.
20-5445

CITY OF NORTH RIDGEVILLE
STANDARD GENERAL NOTES

SANITARY SEWERS

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

A. DEFLECTION TEST:

IF PVC PIPE IS USED, THE DEFLECTION TEST WILL BE RUN NOT LESS THAN 30 DAYS NOR MORE THAN 45 DAYS AFTER THE FINAL AND FULL BACKFILL HAS BEEN PLACED. THE TEST IS REQUIRED ON ALL PVC PIPE. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY EQUIPMENT FOR THE DEFLECTION TESTING. ALL EQUIPMENT SHALL BE APPROVED BY THE CITY OF NORTH RIDGEVILLE PRIOR TO THE START OF TESTING. WHERE POSSIBLE, ELECTRONIC EQUIPMENT SHALL BE USED TO MEASURE AND RECORD THE DEFLECTION IN THE FLEXIBLE PIPE. NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT. IF SUCH EQUIPMENT IS NOT AVAILABLE, THE DEFLECTION TEST CAN BE RUN BY THE USE OF MANDRELS, HAVING A DIAMETER EQUAL TO NINETY-FIVE (95) PERCENT OF THE INSIDE DIAMETER OF THE PIPE, PULLED THROUGH THE SEWER WITHOUT MECHANICAL PULLING DEVICES. MANDRELS SHALL BE CONSTRUCTED WITH AT LEAST NINE EVENLY SPACED ARMS OR PRONGS. A METAL PROVING RING SHALL BE PROVIDED TO VERIFY THE ACCURACY OF THE MANDREL TO THE CITY ENGINEER. THE LENGTH OF THE MANDREL SHALL BE EIGHT INCHES FOR EIGHT INCH PIPE, TEN INCHES FOR TEN AND TWELVE INCH PIPE. IF ANY SECTION OF CONDUIT EXCEEDS THE DEFLECTION OF FIVE PERCENT, THE NECESSARY CORRECTIONS SHALL BE MADE. CONDUIT WHICH HAS DEFLECTED MORE THAN FIVE PERCENT MUST BE CORRECTED TO THE SATISFACTION OF THE CITY ENGINEER BY THE CONTRACTOR. THE PIPE SHALL BE MEASURED IN COMPLIANCE WITH ASTM D2122.

- B. THE LEAKAGE, EXFILTRATION, OR INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.

3. THE SANITARY SEWER MAIN AND ITS LATERALS SHALL BE PVC ASTM D3034, WITH GASKETED JOINTS MEETING ASTM D3212 SDR-35, UNLESS DEPTH OF COVER IS 15 FEET OR GREATER THEN USE ASTM D3034 SDR-26.
4. SANITARY MANHOLES SHALL BE PRECAST CONCRETE MEETING THE STANDARDS OF THE CITY OF NORTH RIDGEVILLE. THE MANHOLE SHALL BE FULLY INSPECTED AROUND ITS EXTERIOR BEFORE BACKFILLING. ANY SUSPECTED WEAK SPOTS, CRACKS, ETC. THAT MAY CAUSE A LEAK IN THE FUTURE SHALL BE PATCHED, SEALED, ETC. WITH WATERPROOFING MATERIALS. PARTICULAR ATTENTION SHALL BE PAID TO THE BARREL JOINTS, STEP LOCATIONS, LIFTING HOLES, AND THE JOINT BETWEEN THE GRADE RINGS AND THE CASTING. ALL MANHOLES SHALL BE VACUUM TESTED PER ASTM-C1244.
5. GRADE RINGS SHALL BE USED TO BRING ALL CASTING TO GRADE, MAXIMUM 11 INCHES.
6. IF THE CASTING IS DISTURBED AFTER IT IS INSTALLED IT SHALL BE COMPLETELY REMOVED, CLEANED, AND THEN REINSTALLED.
7. THE CONTRACTOR SHALL MARK ALL LATERAL LOCATIONS IN THE FIELD WITH A CONTINUOUS 4" X 4" WOODEN STAKE FROM INVERT TO 2'-6" ABOVE GRADE, PAINTED ORANGE OR RED.
8. "LOW-PRESSURE" AIR TESTING FOR PLASTIC PIPE SHALL BE PER ASTM-F1417.
9. ALL MAINLINE SANITARY SEWER SHALL BE VIDEO TAPED PER CITY ORDINANCE.
10. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERLINE, STORM SEWERS, AND SANITARY SEWERS SHALL BE MAINTAINED AS FOLLOWS:
- A. A MINIMUM 10-FOOT HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE STORM SEWER WILL BE MAINTAINED.
- B. A MINIMUM 10-FOOT HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE SANITARY SEWER WILL BE MAINTAINED.
- C. A MINIMUM 18-INCH VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE SANITARY SEWER WILL BE MAINTAINED.
- D. A MINIMUM 18-INCH VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE STORM SEWER WILL BE MAINTAINED.

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

12. ALL BEDDING FOR PROPOSED SANITARY SEWER SHALL BE IN ACCORDANCE WITH ASTM D2321

WATER SYSTEM

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

GATE VALVES

1. VALVES SHALL CONFORM IN ALL RESPECTS WITH AWWA C-500 OR C-509 AND WITH THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT SPECIFICATIONS.
2. ALL GATE VALVES THREE INCH AND LARGER SHALL HAVE A NON-RISING STEM, SHALL OPEN BY TURNING TO THE RIGHT, AND SHALL BE OPERATED BY A TWO-INCH SQUARE OPERATING NUT. NUTS SHALL HAVE AN ARROW AND THE WORD "OPEN" CAST THEREON TO INDICATE THE DIRECTION OF TURNING TO OPEN THE VALVE.
3. ALL GATE VALVES THREE-INCH TO 16 INCH IN SIZE SHALL BE OF RESILIENT WEDGE SEATED TYPE. THE VALVES SHALL HAVE RUBBER "O" RING PACKING SEALS AND MECHANICAL JOINT ENDS UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE CITY ENGINEER. IF THE TOP OF THE OPERATING NUT IS MORE THAN 36 INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE PROVIDED TO PLACE THE OPERATING WRENCH NUT BETWEEN 24 AND 36 INCHES BELOW THE SURFACE.
4. ALL 20 AND 24 INCH GATE VALVES SHALL BE PROVIDED WITH A FOUR INCH BYPASS VALVE AND ALL 30 INCH TO 48 INCH VALVES INCLUSIVE SHALL BE PROVIDED WITH A SIX INCH BYPASS VALVE LOCATED BELOW THE CENTER OF THE VALVES.
5. ALL GATE VALVES 18 INCH AND UNDER SHALL BE CONSTRUCTED TO WORK VERTICALLY. GATE VALVES 20 INCH AND LARGER IN SIZE SHALL BE CONSTRUCTED TO WORK HORIZONTALLY.
6. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.

BUTTERFLY VALVES

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

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

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

HYDROSTATIC TESTING

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

DISINFECTING MAINS

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

CURB CONNECTIONS

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

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

7/22/14

DATE:	BY:	DESCRIPTION:
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

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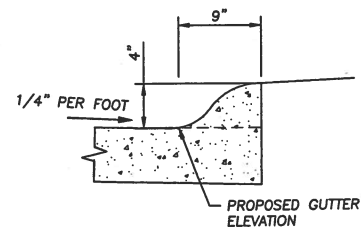
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ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

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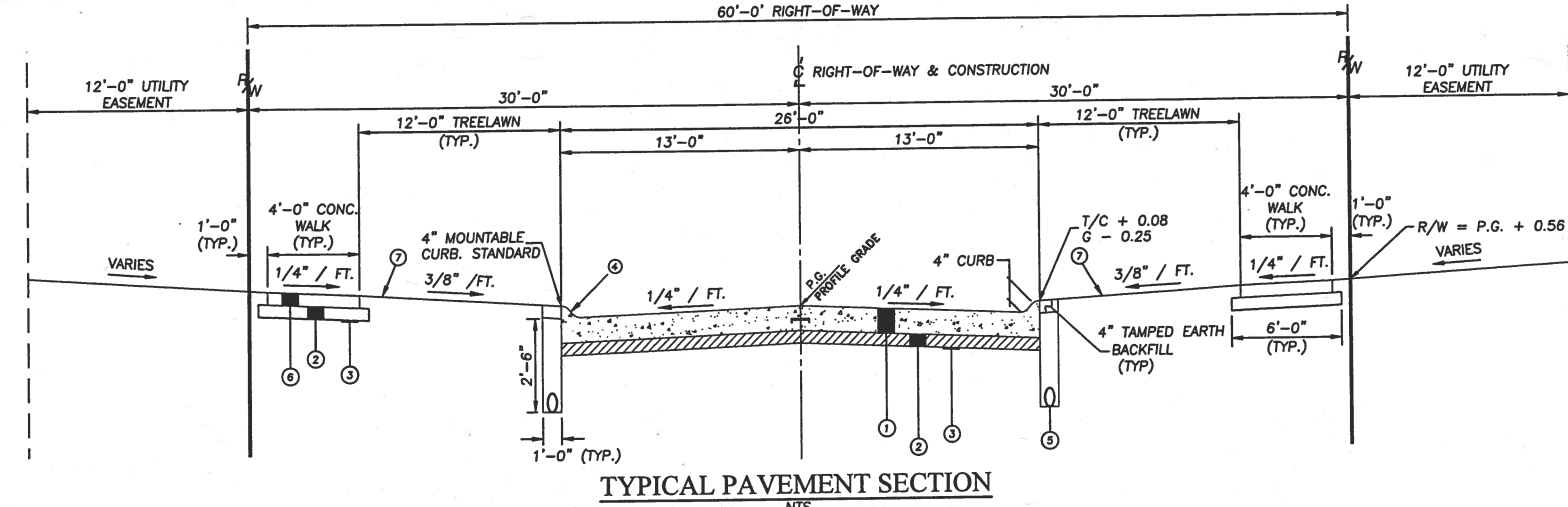
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
GENERAL NOTES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
5 OF 39
JOB NO.
20-5445



GUTTER DETAIL
NTS

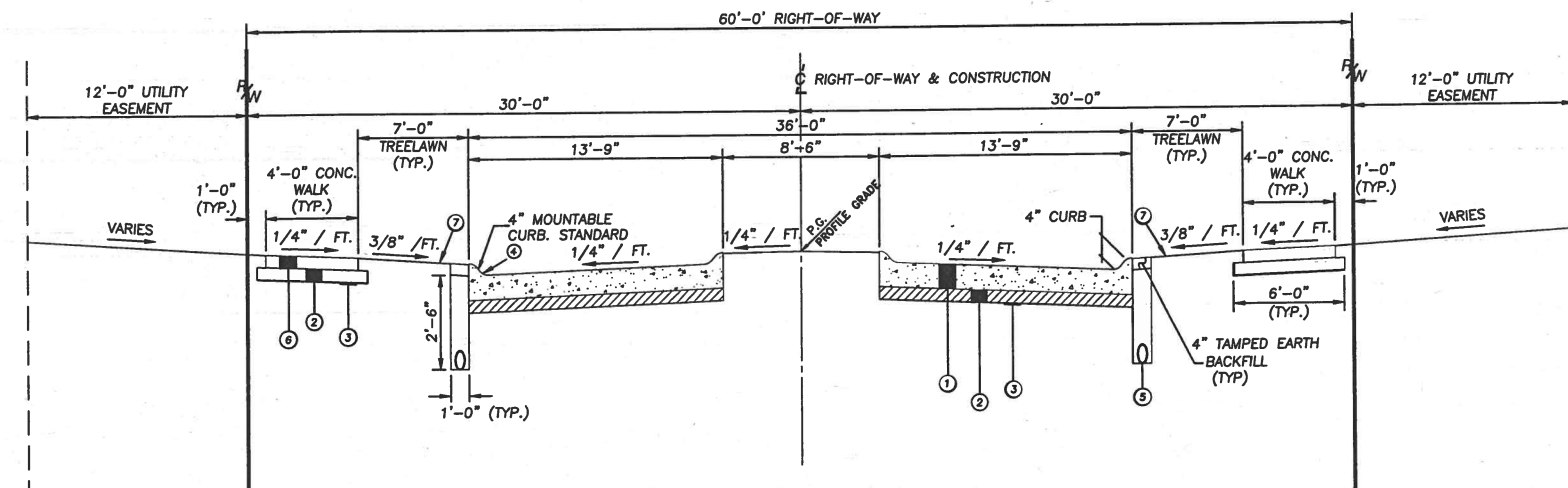


TYPICAL PAVEMENT SECTION
NTS

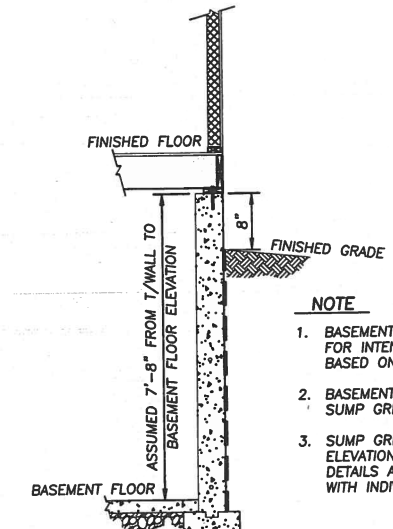
- ① 8" ODOT 452, NON-REINFORCED CONCRETE PAVEMENT
- ② 4" ODOT 304 LIMESTONE AGGREGATE BASE (LIMESTONE ONLY, NO RECYCLED MATERIAL)
- ③ ODOT 204 SUBGRADE COMPACTION AND PROOF ROLLING
- ④ ODOT 609, TYPE 3-A CONCRETE CURB (SEE GUTTER DETAIL ON THIS SHEET)
- ⑤ 6" DIAMETER PERFORATED RIGID SMOOTH WALL PVC UNDERDRAIN PIPE PER ODOT 707.41 (PERFORATIONS DOWN) WITH GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09M TYPE A, AND WITH GRANULAR MATERIAL BEING NO. 57 AGGREGATE (NO SLAG).
- ⑥ ODOT 608, 4" CONCRETE WALK (SEE NOTE 2)
- ⑦ ODOT 659, SEEDING & MULCHING

NOTES

1. A CURING AGENT SHALL BE APPLIED TO ALL CONCRETE PAVEMENT. THE CURING AGENT SHALL BE A COMBINATION CURING AND SEALING COMPOUND AND SHALL BE SILENCURE AS FROM CHEMMASTERS, 300 EDWARDS STREET, MADISON, OHIO, 44057, WWW.CHEMMASTERS.NET OR AN APPROVED EQUAL. THE APPLICATION RATE SHALL BE 200 SQUARE FEET PER GALLON.
2. SIDEWALK AT ALL BASIN ACCESS POINTS (AS SHOWN ON PLAN AND PROFILES) SHALL BE THICKENED TO 6" MINIMUM.



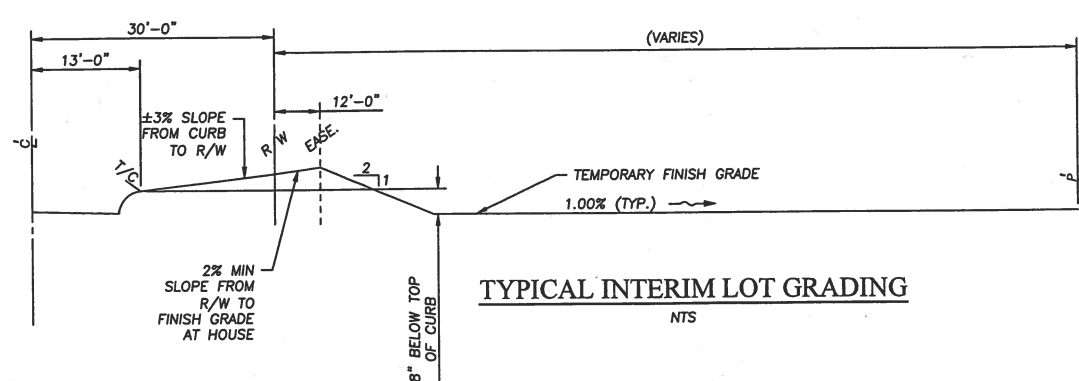
JANNIE LANE ENTRANCE SECTION
NTS



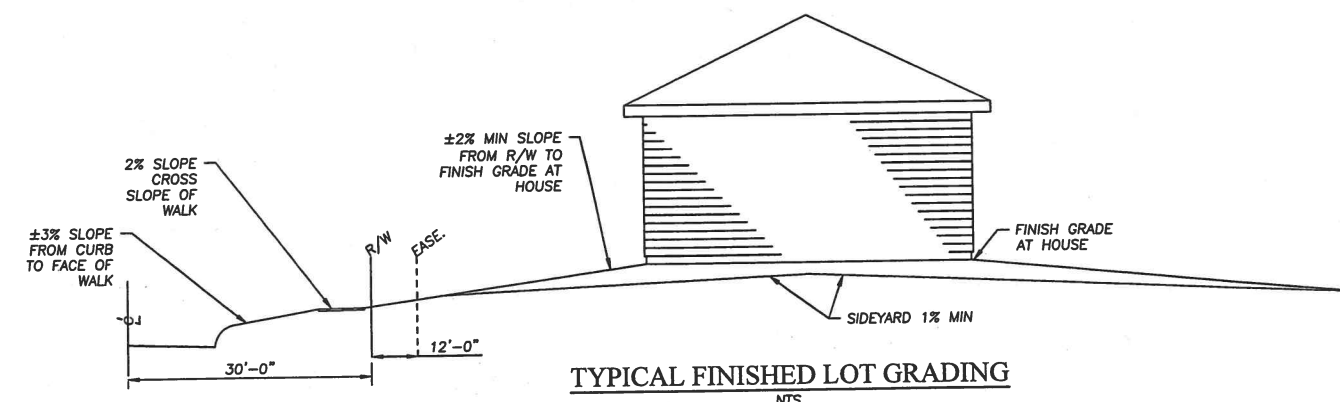
ASSUMED BASEMENT SECTION
NTS

NOTE

1. BASEMENT ELEVATIONS ARE APPROXIMATE AND ARE SHOWN FOR INTENT ONLY. ELEVATIONS ARE SUBJECT TO CHANGE BASED ON INDIVIDUAL SITE PLANS.
2. BASEMENT ELEVATIONS ARE SHOWN TO DETERMINE IF A SUMP GRINDER PUMP MIGHT BE REQUIRED.
3. SUMP GRINDER PUMPS SHALL BE PROVIDED IF BASEMENT ELEVATION IS LOWER THAN THE PROPOSED SANITARY SEWER. DETAILS AND PLANS FOR GRINDER PUMP TO BE PROVIDED WITH INDIVIDUAL SITE PLANS.



TYPICAL INTERIM LOT GRADING
NTS



TYPICAL FINISHED LOT GRADING
NTS

J:\05445 Hampton Place PH-DR-RAWINGS\Improvement Plans\06 Typical Sections.dwg, Plotted: Oct 28, 2021 - 8:00am

REVISION	DATE	BY	DESCRIPTION
1	01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
2	04-16-2021	CLH	REVISED PER CITY COMMENTS
3	10-27-2021	CLH	REVISED STREET NAMES

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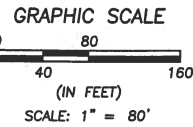
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PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
TYPICAL SECTIONS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
6 OF 39
JOB NO.
20-5445



LEGEND



EXISTING 100 YEAR FLOOD PLAIN LIMITS "A"
(NO BASE FLOOD ELEVATIONS DETERMINED PER FIRM MAP
39093C0144D WITH EFFECTIVE DATE AUGUST 19, 2008)

PHASE 6 BREAKDOWN

PLAN ACREAGE 24.20 ACRES
FRONT YARD SETBACK:
- SINGLE FAMILY: 30-40 FEET (AVERAGE OF 35')
- CLUSTER LOTS: 22 FEET FROM BACK OF WALK
REAR YARD SETBACK:
- SINGLE FAMILY: 35 FEET MIN.
SIDE YARD:
- MINIMUM OF 5' SETBACK, SHOWING 7.5' SETBACK PER NEEDING
TO BE A MINIMUM 15' BUILDING SEPARATION FROM ADJACENT DWELLING
- 35 FEET IF ABUTTING SINGLE FAMILY AREA
APPROXIMATE ROADWAY LENGTH 2,964 L.F.

PHASE 6 BREAKDOWN CONTINUED

CLUSTER AREA BUILDING SPACING. DWELLINGS UNITS IN AN APPROVED CLUSTER AREA SHALL BE SET BACK NOT LESS THAN FIFTEEN FEET FROM ANY COMMON OPEN SPACE AREA AND THIRTY-FIVE FEET FROM A DETACHED SINGLE-FAMILY SIDE AND REAR PROPERTY LINE.

HAMPTON PLACE SUBDIVISION NO. 3
VOL. 102, PAGES 61-65

EX. STORMWATER
MANAGEMENT BASIN
(TO BE MODIFIED)

TABLE OF OWNERSHIP

07-00-029-000-083 WILLIAM A. & CHERYL A. KEARNEY 6380 AVON BELDEN RD

LOT SUMMARY

EXISTING ZONING CODE

(PER NORTH RIDGEVILLE ZONING SECTION 1282)
WIDTH FOR SINGLE FAMILY:

80-100 FEET (AVERAGE OF 85')
95' MIN. (CORNER LOTS @ BUILDING LINE)

MINIMUM LOT SIZE FOR SINGLE FAMILY: 12,800 SQ. FT.

ALLOWABLE DENSITY: 230 UNITS PER ACRE

MAXIMUM NUMBER OF ALLOWABLE LOTS (PER ZONING): 386 LOTS

- TOTAL NUMBER OF CLUSTER LOTS

(45% OF MAX NUMBER (PER SUHAIL OVERALL PLAN), 174 UNITS

- TOTAL NUMBER OF SINGLE FAMILY LOTS, 212 LOTS

- TOTAL 286 LOTS

SUMMARY - (PER OVERALL PLAN FOR HAMPTON PLACE PREPARED BY SUHAIL
DATED OCTOBER 16, 2020)

PHASE I:
- TOTAL NUMBER OF SINGLE FAMILY LOTS: 34 LOTS

PHASE II:
- TOTAL NUMBER OF CLUSTER LOTS: 32 UNITS
- TOTAL NUMBER OF SINGLE FAMILY LOTS: 07 LOTS

PHASE III:
- TOTAL NUMBER OF CLUSTER LOTS: 19 UNITS
- TOTAL NUMBER OF SINGLE FAMILY LOTS: 21 LOTS

PHASE IV:
- TOTAL NUMBER OF CLUSTER LOTS: 53 UNITS
- TOTAL NUMBER OF SINGLE FAMILY LOTS: 25 LOTS

PHASE V:
- TOTAL NUMBER OF CLUSTER LOTS: 29 UNITS
- TOTAL NUMBER OF SINGLE FAMILY LOTS: 39 LOTS

PHASE VI:
- TOTAL NUMBER OF CLUSTER LOTS: 25 UNITS
- TOTAL NUMBER OF SINGLE FAMILY LOTS: 38 LOTS

FUTURE PHASE(S):
- TOTAL NUMBER OF CLUSTER LOTS: 14 UNITS
- TOTAL NUMBER OF SINGLE FAMILY LOTS: 38 LOTS

OPEN SPACE PHASES BREAKDOWN

PHASE VI	
PLAN ACREAGE:	24.20 ACRES
OPEN SPACE NEEDED (20% OF GROSS ACREAGE OF ENTIRE DEVELOPMENT AREA):	4.84 ACRES
OPEN SPACE PROVIDED:	3.52 ACRES

TOTAL OPEN SPACE NEEDED FOR HAMPTON PLACE SUBDIVISION (PER OVERALL PLAN PREPARED BY
SUHAIL A/E DATED OCTOBER 16, 2020)

PLAN ACREAGE:	168.15 ACRES (FROM TAX MAPS)
OPEN SPACE NEEDED (20% OF GROSS ACREAGE OF ENTIRE DEVELOPMENT AREA):	33.63 ACRES
OPEN SPACE PROVIDED:	46.09 ACRES

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PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
GENERAL PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
7 OF 39

JOB NO.
20-5445

LEGEND

EXISTING 100 YEAR FLOOD PLAIN LIMITS "A" (NO BASE FLOOD ELEVATIONS DETERMINED PER FIRM MAP 39093C0144D WITH EFFECTIVE DATE AUGUST 19, 2008)

CONTROL POINTS

CONTROL POINT NO. 1:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 632047.46
E: 2097798.47
(SEE LOCATION ON SHEETS 2 & 7)

CONTROL POINT NO. 2:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 631821.23
E: 2099402.56
(SEE LOCATION ON SHEETS 2 & 7)

CONTROL POINT NO. 3:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 631105.72
E: 2099403.31
(SEE LOCATION ON SHEETS 2 & 7)

BENCHMARK

BENCHMARK NO. 1:
TOP TURN NUT ON HYDRANT
LOCATED IN FRONT OF HOUSE
6009 HAVENCREST COURT
(SEE LOCATION ON SHEET 2)
ELEV.: 714.82



GRAPHIC SCALE
0 30 60 120
(IN FEET)
SCALE: 1" = 60'

CENTERLINE DATA		
LINE #	LENGTH	BEARING
L1	99.73'	S 72°45'37" W
L2	160.10'	N 84°55'13" W
L3	30.00'	S 88°42'52" W
L4	66.82'	N 16°20'29" E

NOTES:

- SIDEWALK AT ALL BASIN ACCESS POINTS SHALL BE THICKENED TO 6" MINIMUM.
- CONTRACTOR SHALL CONFIRM GAS WELL LOCATION WITH ODNR & THE CITY PRIOR TO STARTING CONSTRUCTION.

CENTERLINE CURVE DATA									
CURVE #	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA	PC	PT	PI
C1	116.86'	300.00'	116.13'	N 83°55'12" E	59.18'	22°19'11"	1+49.73	2+66.60	STA 2+08.16, 5.78' LT
C2	111.09'	1000.00'	111.04'	N 88°06'10" W	55.60'	06°21'55"	4+26.70	5+37.80	STA 4+82.25, 1.54' RT
C3	115.49'	500.00'	115.23'	S 09°43'28" W	58.00'	13°14'02"	7+49.22	8+75.47	STA 8+12.35, 4.01' RT
C4	10.76'	500.00'	10.76'	S 02°29'26" W	5.38'	01°14'00"	7+49.22	8+75.47	STA 8+12.35, 4.01' RT

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PREPARED FOR:

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23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
SURVEY CONTROL PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
8 OF 39
JOB NO.
20-5445

NOTES:

17. CONTRACTOR SHALL CONTACT THE CITY OF NORTH RIDGEVILLE WATER DEPARTMENT PRIOR TO STARTING ANY WORK ON THE EXISTING ASBESTOS WATER MAIN. ANY REMOVAL OF THE ASBESTOS WATERMAIN SHALL BE IN COMPLIANCE WITH ALL STATE AND FEDERAL REGULATIONS.

CURVE DATA

C1
R=300.00'
L=116.86'
Δ=22°19'11"
T=59.18'
C=116.13'
N 83°55'12" E
PC=1+49.73
PT=2+66.60
PI=STA. 2+08.16, 5.78' LT

CURVE DATA

C2
R=1000.00'
L=110.09'
Δ=06°21'55"
T=55.60'
C=111.04'
N 88°06'10" W
PC=4+26.70
PT=5+37.80
PI=STA. 4+82.25, 1.54' RT

GRAPHIC SCALE

0 10 20 40
(IN FEET)
HORIZONTAL SCALE: 1" = 20 FT.
VERTICAL SCALE: 1" = 5 FT.

NOTES:

- ALL DIMENSIONS TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
- FOR INTERSECTION DETAILS, SEE SHEET 23 & 24.
- STATIONING FOR THE PROPOSED WATER HYDRANTS ARE TAKEN FROM THE CENTER OF THE HYDRANT.
- PUBLIC SIDEWALKS IN THE COMMON AREAS SHALL BE INSTALLED BY THE DEVELOPER.
- WATER SERVICE BOXES SHALL BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
- SANITARY SEWER CLEANOUTS SHALL BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
- CONTRACTOR TO PROVIDE PREMIUM FILL AT ALL STORM SEWER CROSSINGS OVER WATERLINE IN ACCORDANCE WITH CITY OF NORTH RIDGEVILLE STANDARDS. A MINIMUM O/O SEPARATION OF 18" IS REQUIRED.
- IF THERE IS LESS THAN 2.5 FEET FROM THE INVERT OF THE SANITARY SEWER MAIN TO THE BASEMENT FLOOR ELEVATION, THE HOUSE WILL REQUIRE HUNG SEWERS OR GRINDER PUMPS.
- STATIONING FOR THE PROPOSED CURB INLETS ARE TAKEN AT THE BACK OF CURB.
- HYDRANT ASSEMBLIES ARE TO BE INSTALLED AT THE MIDDLE OF THE STORM SEWER PIPE SECTION AND NOT AT THE STORM SEWER JOINT LOCATIONS.
- CONTRACTOR SHALL PLUG ALL WEEP HOLES AT HYDRANTS.
- ALL REAR YARD DRAINAGE FOR EACH LOT WILL BE DETAILED OUT ON THE INDIVIDUAL PLOT PLANS. EACH SUBLOT SHALL HAVE A YARD DRAIN UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- CONTRACTOR SHALL CONFIRM GAS WELL LOCATION WITH ODNR & THE CITY PRIOR TO STARTING CONSTRUCTION.
- PREMIUM BACKFILL SHALL BE USED FOR ANY SANITARY SEWERS PLACED UNDER THE PAVEMENT, SIDEWALK OR WITHIN THE ZONE OF INFLUENCE SEE SHEET 30 FOR DETAILS.
- EACH SUBLOT SHALL REQUIRE A SUMP PUMP PER CITY ORDINANCE.
- CONTRACTOR SHALL REMOVE EXISTING WATER SERVICES TO THE RIGHT-OF-WAY LINE IN ACCORDANCE WITH THE CITY OF NORTH RIDGEVILLE STANDARDS.

BENCHMARK:

- TOP TURN NUT ON HYDRANT LOCATED IN FRONT OF HOUSE 6009 HAVENCREST COURT (SEE LOCATION ON SHEET 2) ELEV.: 714.82

J:\2024\445 Hampton Place PHA\DRAWINGS\Improvement Plans\09 Jannie Lane Sta 0+00 to 5+00.dwg, Plotted Oct 28, 2021 - 8:02am

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM
CHECKED BY:
CLH

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

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
JANNIE LANE STA 0+00 TO STA 5+00
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
9 OF 39
JOB NO.
20-5445

CURVE DATA

C2
R=1000.00'
L=110.09'
Δ=06°21'55"
T=55.60'
C=111.04'
N 88°06'10" W
PC=4+26.70
PT=5+37.80
PI=STA. 4+82.25, 1.54' RT

NOTES CONT:

16. SIDEWALK AT ALL BASIN ACCESS POINTS SHALL BE THICKENED TO 6" MINIMUM.

NOTES:

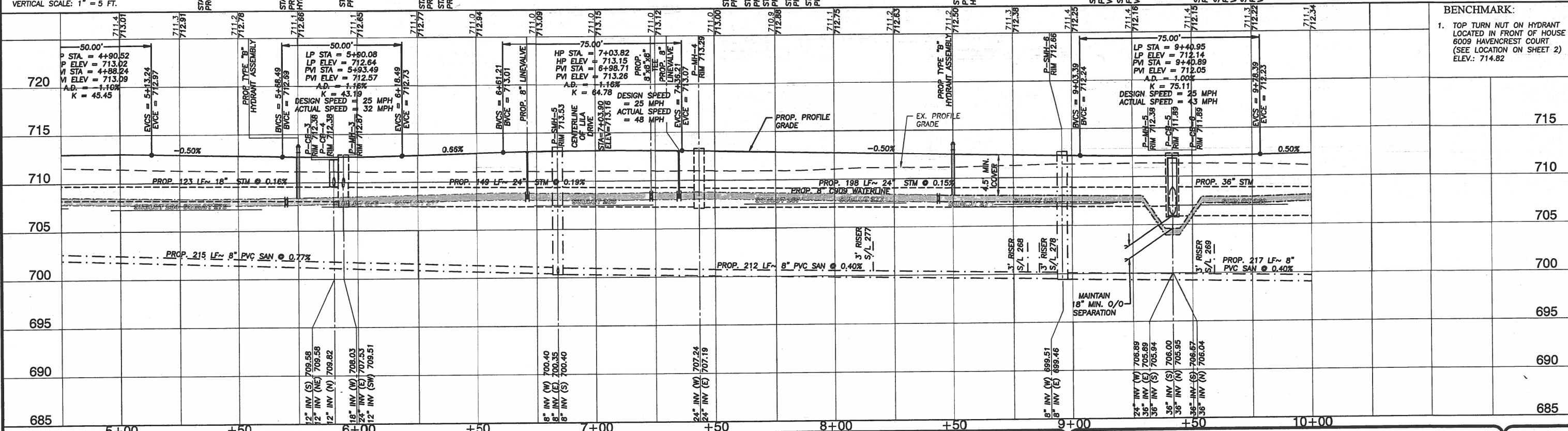
- ALL DIMENSIONS TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
- FOR INTERSECTION DETAILS, SEE SHEET 23 & 24.
- STATIONING FOR THE PROPOSED WATER HYDRANTS ARE TAKEN FROM THE CENTER OF THE HYDRANT.
- PUBLIC SIDEWALKS IN THE COMMON AREAS SHALL BE INSTALLED BY THE DEVELOPER.
- WATER SERVICE BOXES SHALL BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
- SANITARY SEWER CLEANOUTS SHALL BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
- CONTRACTOR TO PROVIDE PREMIUM FILL AT ALL STORM SEWER CROSSINGS OVER WATERLINE IN ACCORDANCE WITH CITY OF NORTH RIDGEVILLE STANDARDS. A MINIMUM O/O SEPARATION OF 18" IS REQUIRED.
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- EACH SUBLOT SHALL REQUIRE A SUMP PUMP PER CITY ORDINANCE.



GRAPHIC SCALE

0 10 20 40
(IN FEET)
HORIZONTAL SCALE: 1" = 20 FT.
VERTICAL SCALE: 1" = 5 FT.

J:\2024\Hampton Place PH-5\DRAWINGS\Improvement Plans\10 Jannie Lane Sta 5+00 to 10+00.dwg, Plot Date: Oct 29, 2021 - 8:08am



REVISION	DATE	BY	DESCRIPTION
1	01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
2	04-16-2021	CLH	REVISED PER CITY COMMENTS
3	10-27-2021	CLH	REVISED STREET NAMES

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WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
JANNIE LANE STA 5+00 TO STA 10+00
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

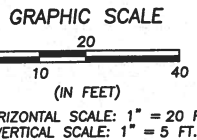
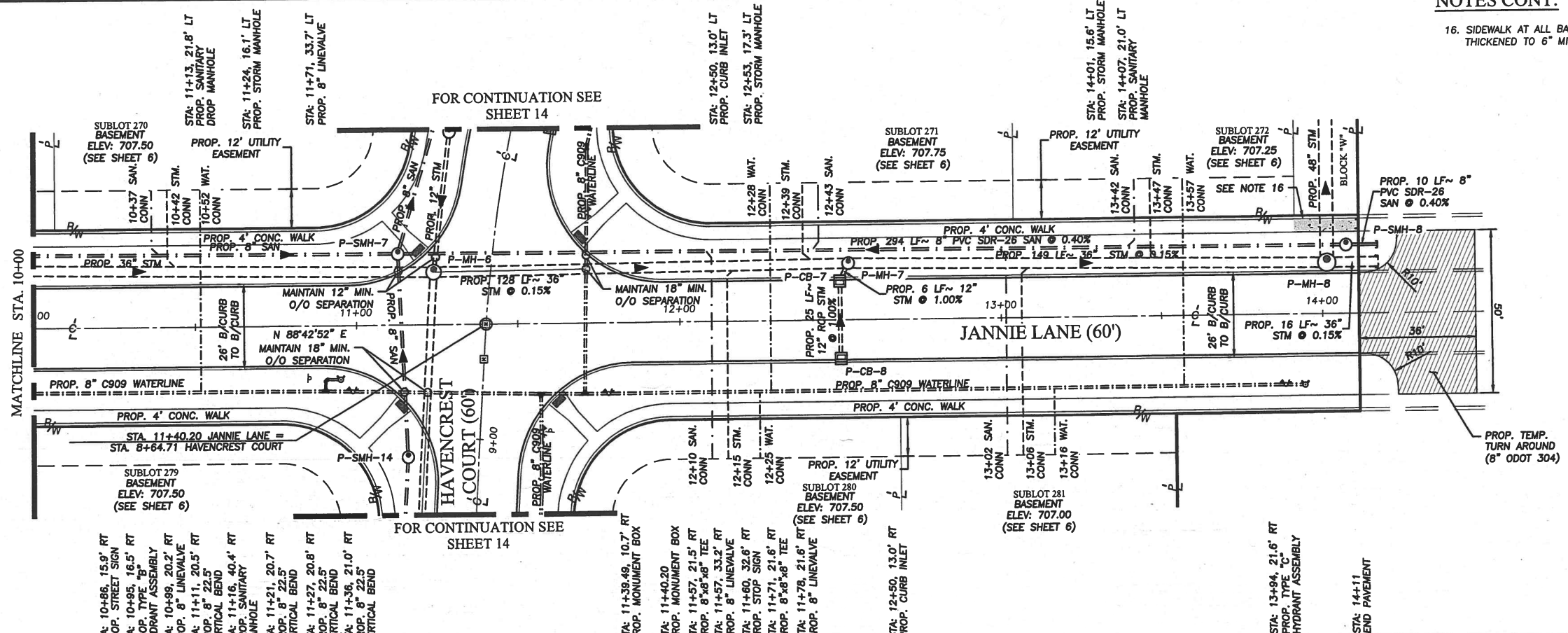
SHEET
10 OF 39
JOB NO.
20-5445

NOTES:

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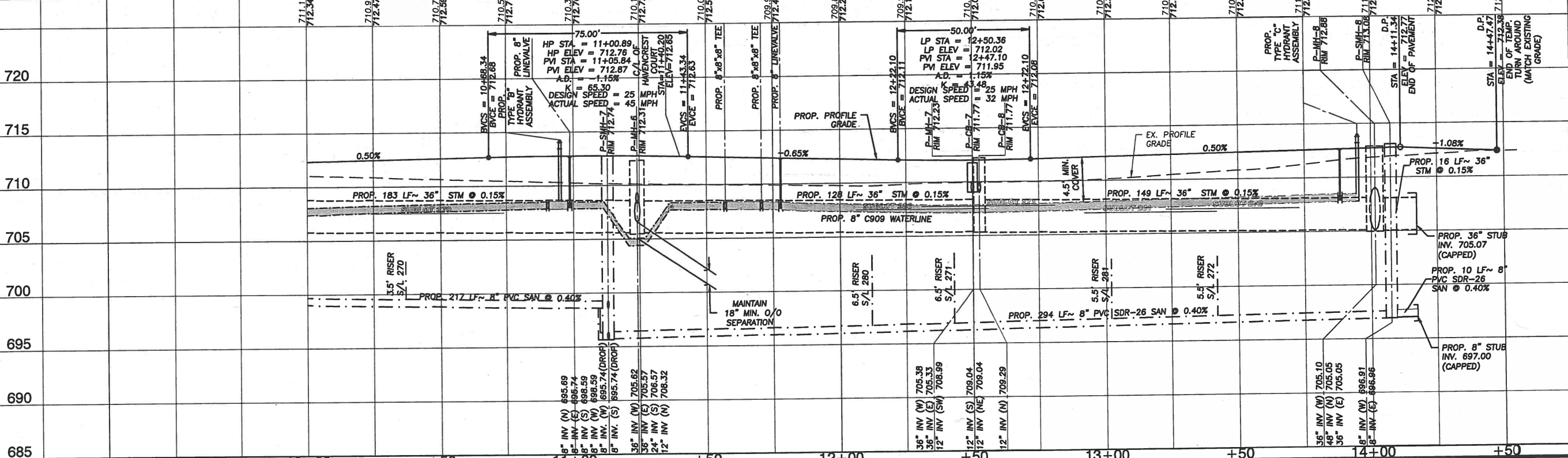
NOTES CONT:

- SIDEWALK AT ALL BASIN ACCESS POINTS SHALL BE THICKENED TO 6" MINIMUM.



BENCHMARK:

- TOP TURN NUT ON HYDRANT LOCATED IN FRONT OF HOUSE 6009 HAVENCREST COURT (SEE LOCATION ON SHEET 2) ELEV.: 714.82



DATE	BY	DESCRIPTION
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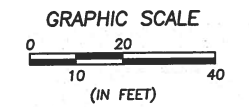
HAMPTON PLACE SUBDIVISION - PHASE 6
JANNIE LANE STA 10+00 TO STA 14+50
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
11 OF 39

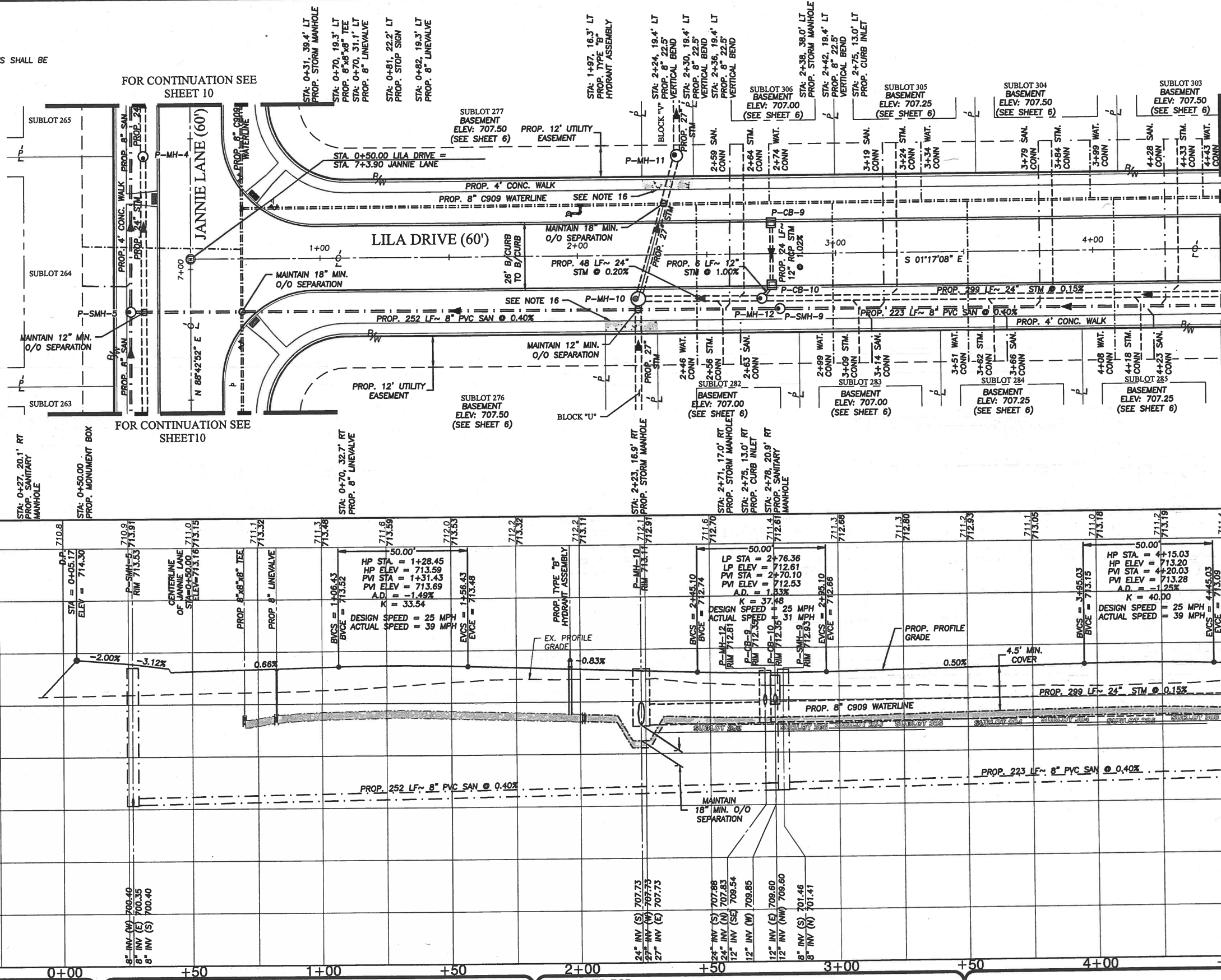
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NOTES CONT:

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HORIZONTAL SCALE: 1" = 20 FT.
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BENCHMARK:

- TOP TURN NUT ON HYDRANT LOCATED IN FRONT OF HOUSE 8009 HAVENCREST COURT (SEE LOCATION ON SHEET 2) ELEV.: 714.82

J:\205445 Hampton Place PH-6-DRAWINGS\Improvement Plans\17 Lila Drive Sta 0+00 to 4+50.dwg, Plotted: Oct 29, 2021, 8:05am

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
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10-27-2021	CLH	REVISED STREET NAMES

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23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
LILA DRIVE STA 0+00 TO STA 4+50
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
12 OF 39
JOB NO.
20-5445

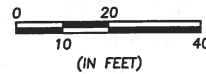
LINE DATA
L1
L=30.00'
N 88°42'52" E

NOTES CONT:

16. SIDEWALK SHALL BE THICKENED TO 6" MINIMUM.



GRAPHIC SCALE



HORIZONTAL SCALE: 1" = 20 FT.
VERTICAL SCALE: 1" = 5 FT.

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BENCHMARK:

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J:\05446 Hampton Place PH-DRAWINGS\Improvement Plans\13) Lila Drive Sta 4+50 to 9+00.dwg, Plotted: Oct 26, 2021 - 8:06am

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

REVISION		

DRAWN BY:
SJM

CHECKED BY:
CLH

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801 MOORE ROAD AVON, OHIO 44011
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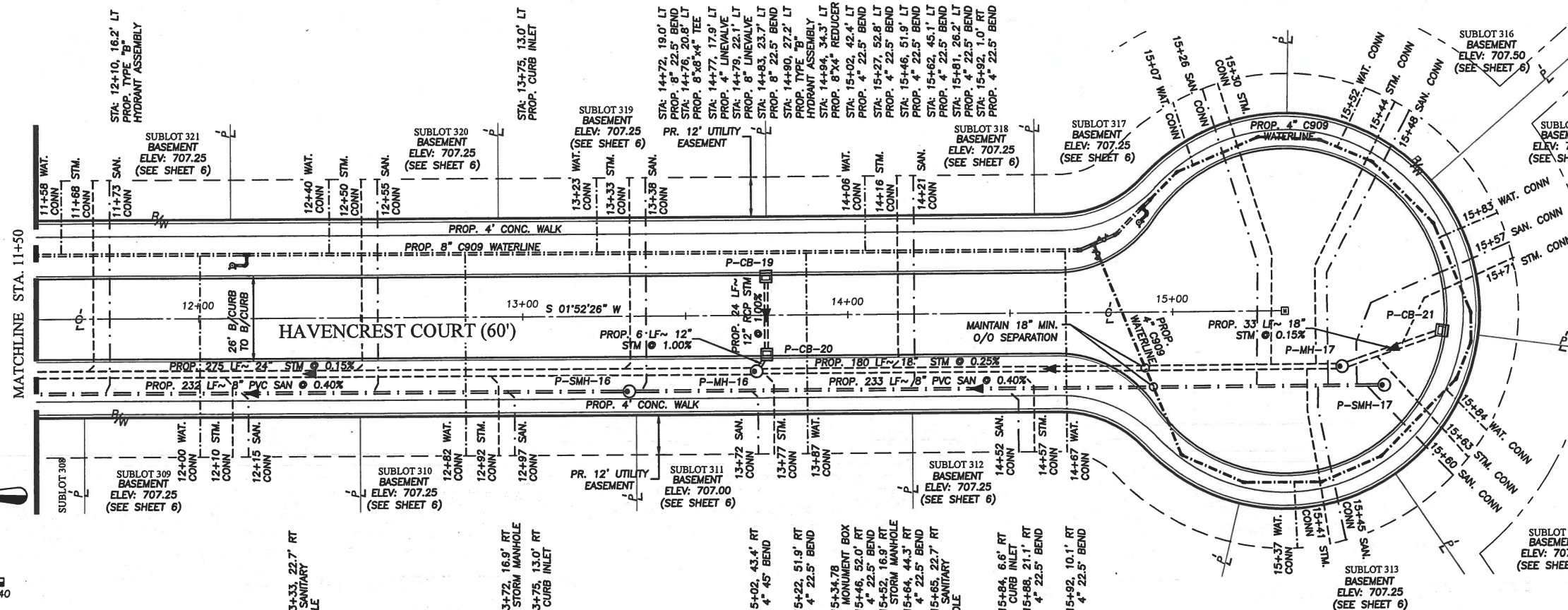
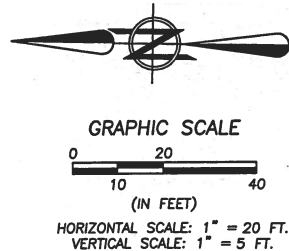
PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
LILA DRIVE STA 4+50 TO STA 9+00
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
13 OF 39
JOB NO.
20-5445

J:\205446 Hampton Place PH-6\DRAWINGS\Improvement Plans\15\Hamcrest CT Sta 11+50 to 16+00.dwg, Plotted: Oct 26, 2021, 8:08am

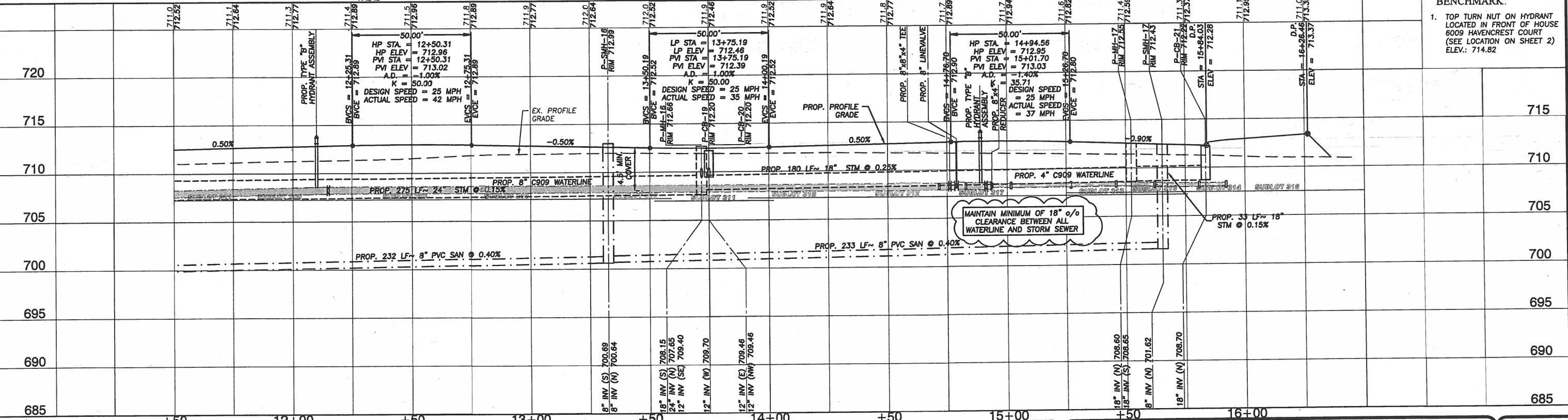


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BENCHMARK:

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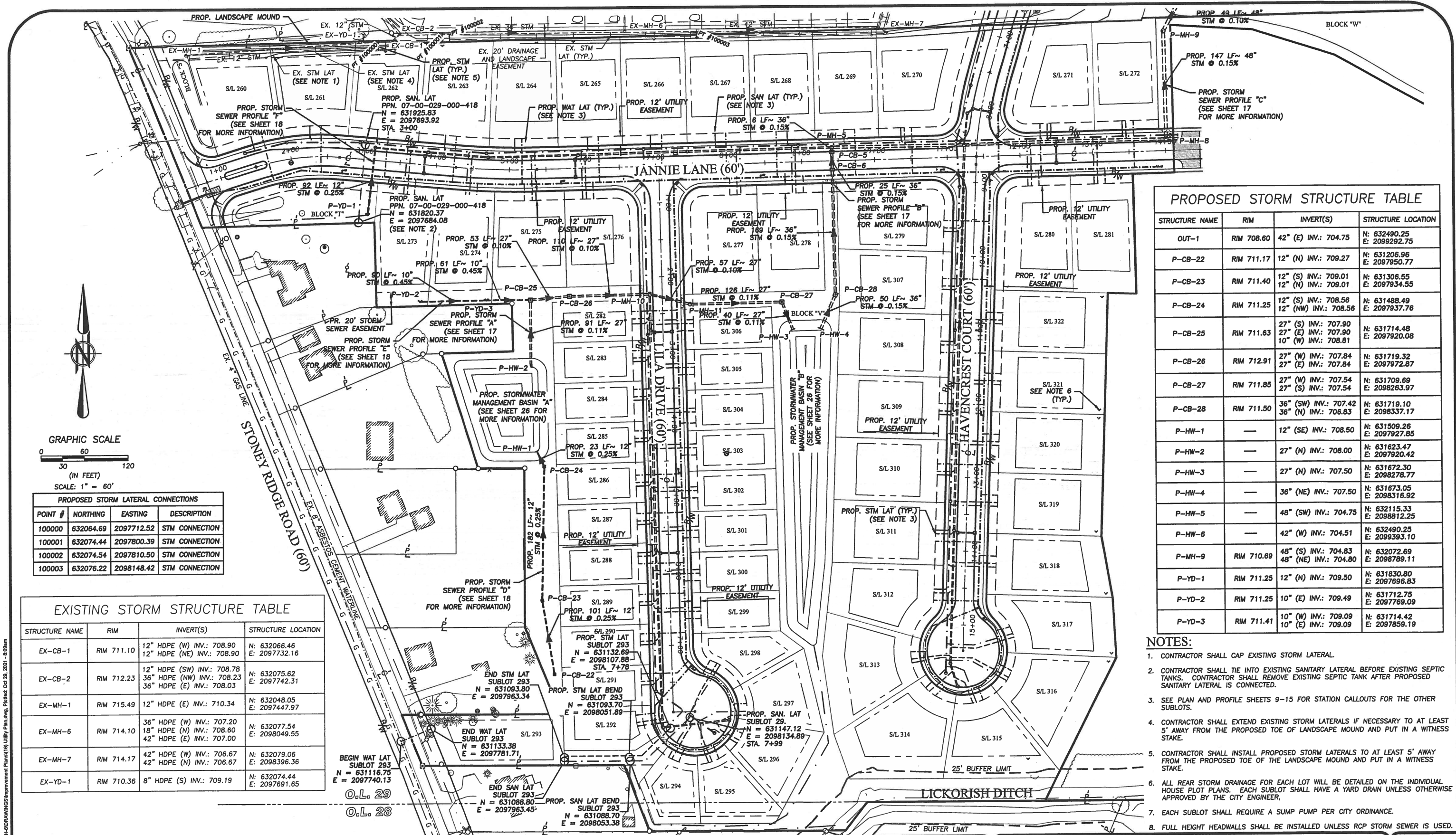
BRAMHALL
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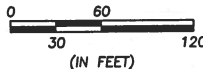
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HAMPTON PLACE SUBDIVISION - PHASE 6
HAVENCREST CT STA 11+50 TO STA 16+00
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
15 OF 39
JOB NO.
20-5445



GRAPHIC SCALE



SCALE: 1" = 60'

PROPOSED STORM LATERAL CONNECTIONS

POINT #	NORTHING	EASTING	DESCRIPTION
100000	632064.69	2097712.52	STM CONNECTION
100001	632074.44	2097800.39	STM CONNECTION
100002	632074.54	2097810.50	STM CONNECTION
100003	632076.22	2098148.42	STM CONNECTION

EXISTING STORM STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-CB-1	RIM 711.10	12" HDPE (W) INV.: 708.90 12" HDPE (NE) INV.: 708.90	N: 632066.46 E: 2097732.16
EX-CB-2	RIM 712.23	12" HDPE (SW) INV.: 708.78 36" HDPE (NW) INV.: 708.23 36" HDPE (E) INV.: 708.03	N: 632075.62 E: 2097742.31
EX-MH-1	RIM 715.49	12" HDPE (E) INV.: 710.34	N: 632048.05 E: 2097447.97
EX-MH-6	RIM 714.10	36" HDPE (W) INV.: 707.20 18" HDPE (N) INV.: 708.60 42" HDPE (E) INV.: 707.00	N: 632077.54 E: 2098049.55
EX-MH-7	RIM 714.17	42" HDPE (W) INV.: 706.67 42" HDPE (N) INV.: 706.67	N: 632079.06 E: 2098396.36
EX-YD-1	RIM 710.36	8" HDPE (S) INV.: 709.19	N: 632074.44 E: 2097691.65

PROPOSED STORM STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
OUT-1	RIM 708.60	42" (E) INV.: 704.75	N: 632490.25 E: 2098292.75
P-CB-22	RIM 711.17	12" (N) INV.: 709.27	N: 631206.96 E: 2097950.77
P-CB-23	RIM 711.40	12" (S) INV.: 709.01 12" (N) INV.: 709.01	N: 631306.55 E: 2097934.55
P-CB-24	RIM 711.25	12" (S) INV.: 708.56 12" (NW) INV.: 708.56	N: 631488.49 E: 2097937.76
P-CB-25	RIM 711.63	27" (S) INV.: 707.90 27" (E) INV.: 707.90 10" (W) INV.: 708.81	N: 631714.48 E: 2097920.08
P-CB-26	RIM 712.91	27" (W) INV.: 707.84 27" (E) INV.: 707.84	N: 631719.32 E: 2097972.87
P-CB-27	RIM 711.85	27" (W) INV.: 707.54 27" (S) INV.: 707.54	N: 631709.69 E: 2098263.97
P-CB-28	RIM 711.50	36" (SW) INV.: 707.42 36" (N) INV.: 706.83	N: 631719.10 E: 2098337.17
P-HW-1	—	12" (SE) INV.: 708.50	N: 631509.26 E: 2097927.85
P-HW-2	—	27" (N) INV.: 708.00	N: 631623.47 E: 2097920.42
P-HW-3	—	27" (N) INV.: 707.50	N: 631672.30 E: 2098278.77
P-HW-4	—	36" (NE) INV.: 707.50	N: 631673.05 E: 2098316.92
P-HW-5	—	48" (SW) INV.: 704.75	N: 632115.33 E: 2098812.25
P-HW-6	—	42" (W) INV.: 704.51	N: 632490.25 E: 2098393.10
P-MH-9	RIM 710.69	48" (S) INV.: 704.83 48" (NE) INV.: 704.80	N: 632072.69 E: 2098789.11
P-YD-1	RIM 711.25	12" (N) INV.: 709.50	N: 631830.80 E: 2097696.83
P-YD-2	RIM 711.25	10" (E) INV.: 709.49	N: 631712.75 E: 2097769.09
P-YD-3	RIM 711.41	10" (W) INV.: 709.09 10" (E) INV.: 709.09	N: 631714.42 E: 2097859.19

NOTES:

- CONTRACTOR SHALL CAP EXISTING STORM LATERAL.
- CONTRACTOR SHALL TIE INTO EXISTING SANITARY LATERAL BEFORE EXISTING SEPTIC TANKS. CONTRACTOR SHALL REMOVE EXISTING SEPTIC TANK AFTER PROPOSED SANITARY LATERAL IS CONNECTED.
- SEE PLAN AND PROFILE SHEETS 9-15 FOR STATION CALLOUTS FOR THE OTHER SUBLOTS.
- CONTRACTOR SHALL EXTEND EXISTING STORM LATERALS IF NECESSARY TO AT LEAST 5' AWAY FROM THE PROPOSED TOE OF LANDSCAPE MOUND AND PUT IN A WITNESS STAKE.
- CONTRACTOR SHALL INSTALL PROPOSED STORM LATERALS TO AT LEAST 5' AWAY FROM THE PROPOSED TOE OF THE LANDSCAPE MOUND AND PUT IN A WITNESS STAKE.
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- FULL HEIGHT HEADWALLS SHALL BE INSTALLED UNLESS RCP STORM SEWER IS USED.

J:\205445 Hampton Place PH-6\DRAWING\Improvement Plans\16 Utility Plan.dwg, Plotdate: Oct 28, 2021 - 8:08am

DATE	BY	DESCRIPTION
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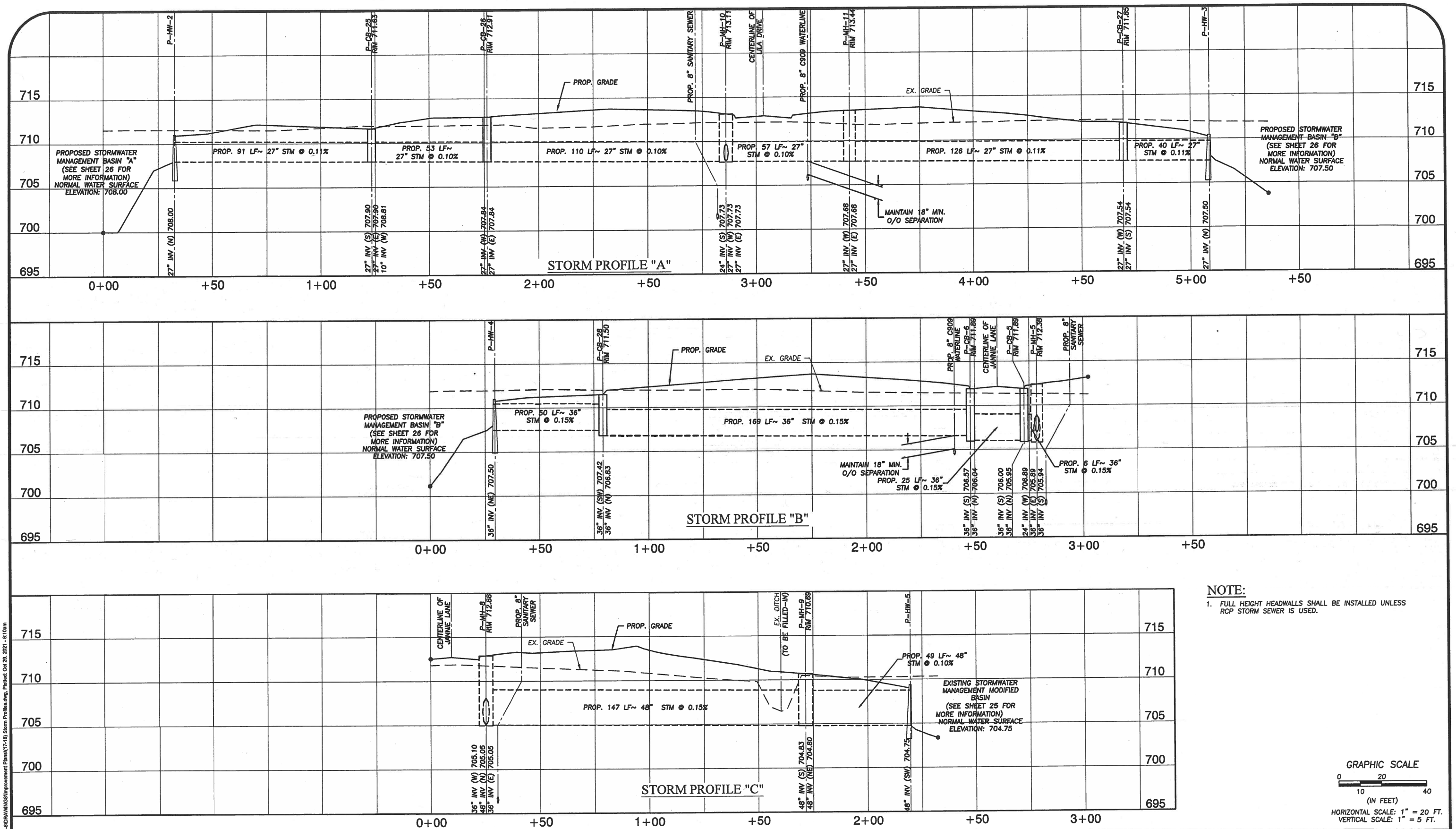
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23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

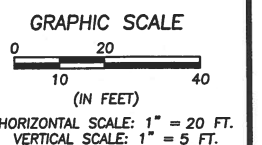
HAMPTON PLACE SUBDIVISION - PHASE 6
UTILITY PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
16 OF 39
JOB NO.
20-5445

J:\025445 Hampton Place PH-Drawings\Improvement Plans\17-19 Storm Profiles.dwg, Plotted Oct 26, 2021 - 8:10am



NOTE:
1. FULL HEIGHT HEADWALLS SHALL BE INSTALLED UNLESS RCP STORM SEWER IS USED.



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
CLH

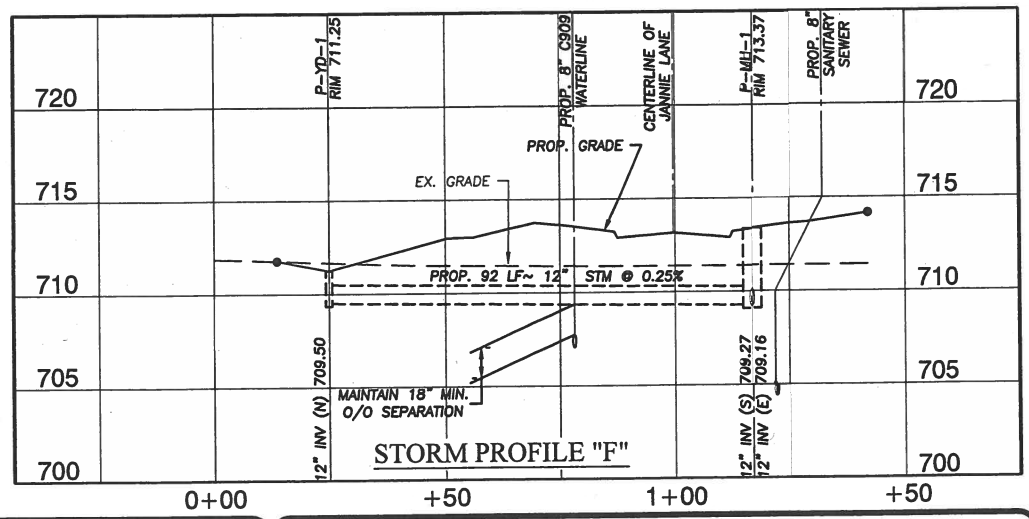
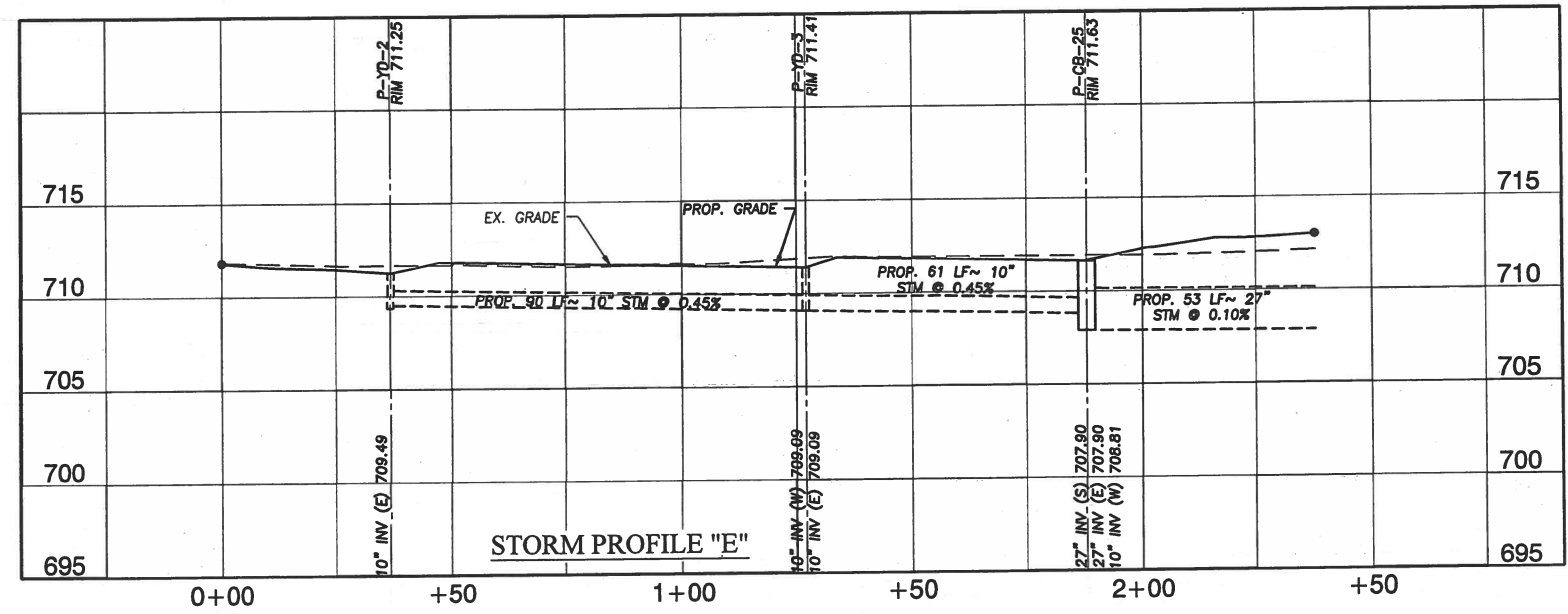
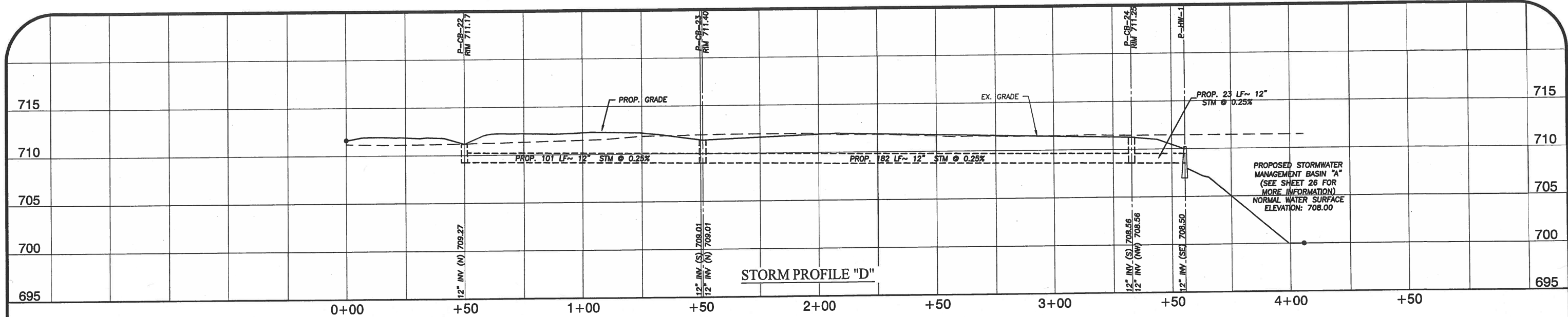
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

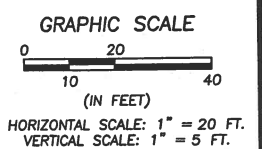
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
STORM SEWER PROFILES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
17 OF 39
JOB NO.
20-5445



NOTE:
1. FULL HEIGHT HEADWALLS SHALL BE INSTALLED UNLESS RCP STORM SEWER IS USED.



J:\2024\Hampton Place PH-DRAIN\NGS\Improvement Plans\17-19 Storm Profiles.dwg, Plotted Oct 28, 2021 - 8:10am

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
CLH

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

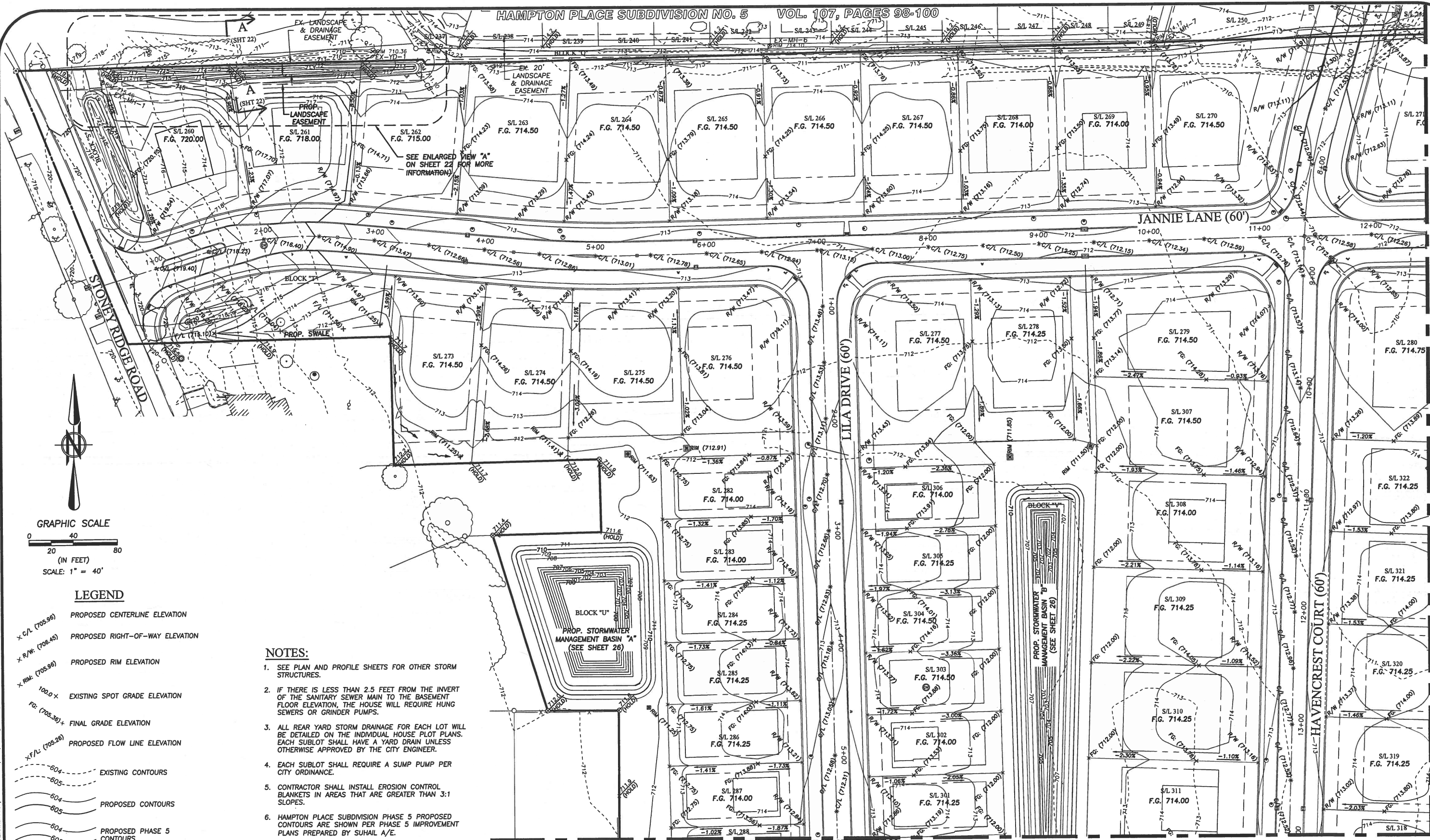
PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
STORM SEWER PROFILES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

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JOB NO.
20-5445

HAMPTON PLACE SUBDIVISION NO. 5 VOL. 107, PAGES 98-100



LEGEND

- *C/L (705.96) PROPOSED CENTERLINE ELEVATION
- *R/W (706.45) PROPOSED RIGHT-OF-WAY ELEVATION
- *R/W (705.96) PROPOSED RIM ELEVATION
- 100.0' X EXISTING SPOT GRADE ELEVATION
- FG (705.36) FINAL GRADE ELEVATION
- *F/L (705.26) PROPOSED FLOW LINE ELEVATION
- 604' EXISTING CONTOURS
- 605' PROPOSED CONTOURS
- 604' PROPOSED PHASE 5 CONTOURS
- 605' PROPOSED PHASE 5 CONTOURS

NOTES:

- SEE PLAN AND PROFILE SHEETS FOR OTHER STORM STRUCTURES.
- IF THERE IS LESS THAN 2.5 FEET FROM THE INVERT OF THE SANITARY SEWER MAIN TO THE BASEMENT FLOOR ELEVATION, THE HOUSE WILL REQUIRE HUNG SEWERS OR GRINDER PUMPS.
- ALL REAR YARD STORM DRAINAGE FOR EACH LOT WILL BE DETAILED ON THE INDIVIDUAL HOUSE PLOT PLANS. EACH SUBLOT SHALL HAVE A YARD DRAIN UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- EACH SUBLOT SHALL REQUIRE A SUMP PUMP PER CITY ORDINANCE.
- CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS IN AREAS THAT ARE GREATER THAN 3:1 SLOPES.
- HAMPTON PLACE SUBDIVISION PHASE 5 PROPOSED CONTOURS ARE SHOWN PER PHASE 5 IMPROVEMENT PLANS PREPARED BY SUHAIL A/E.

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
CLH

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801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
GRADING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
19 OF 39
JOB NO.
20-5445

FOR CONTINUATION SEE SHEET 21

FOR CONTINUATION SEE SHEET 20

PROPOSED CENTERLINE ELEVATION

PROPOSED RIGHT-OF-WAY ELEVATION

PROPOSED RIM ELEVATION

EXISTING SPOT GRADE ELEVATION

FINAL GRADE ELEVATION

PROPOSED FLOWLINE ELEVATION

X C/L (705.96) PROPOSED CENTERLINE ELEVATION
 X R/W: (706.45) PROPOSED RIGHT-OF-WAY ELEVATION
 X RIM: (705.96) PROPOSED RIM ELEVATION

100.0 + EXISTING SPOT GRADE ELEVATION
FG: (705.38) + FINAL GRADE ELEVATION

Figure 1 is a contour map comparing existing and proposed contours. It features two sets of contour lines. The upper set, labeled 'EXISTING CONTOURS', is represented by dashed lines with elevations of 604 and 605. The lower set, labeled 'PROPOSED CONTOURS', is represented by solid lines with elevations of 604 and 605. A dashed line labeled 'X.F/L (705.96)' is shown at the top left. The text 'PROPOSED FLOWLINE ELEVATION' is at the top right.

1. SEE PLAN AND PROFILE SHEETS FOR OTHER STORM STRUCTURES.
2. IF THERE IS LESS THAN 2.5 FEET FROM THE INVERT OF THE SANITARY SEWER MAIN TO THE BASEMENT FLOOR ELEVATION, THE HOUSE WILL REQUIRE HUNG SEWERS OR GRINDER PUMPS.
3. ALL REAR YARD STORM DRAINAGE FOR EACH LOT WILL BE DETAILED ON THE INDIVIDUAL HOUSE PLOT PLANS. EACH SUBLOT SHALL HAVE A YARD DRAIN UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
4. EACH SUBLOT SHALL REQUIRE A SUMP PUMP PER CITY ORDINANCE.
5. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS IN AREAS THAT ARE GREATER THAN 3:1 SLOPES.

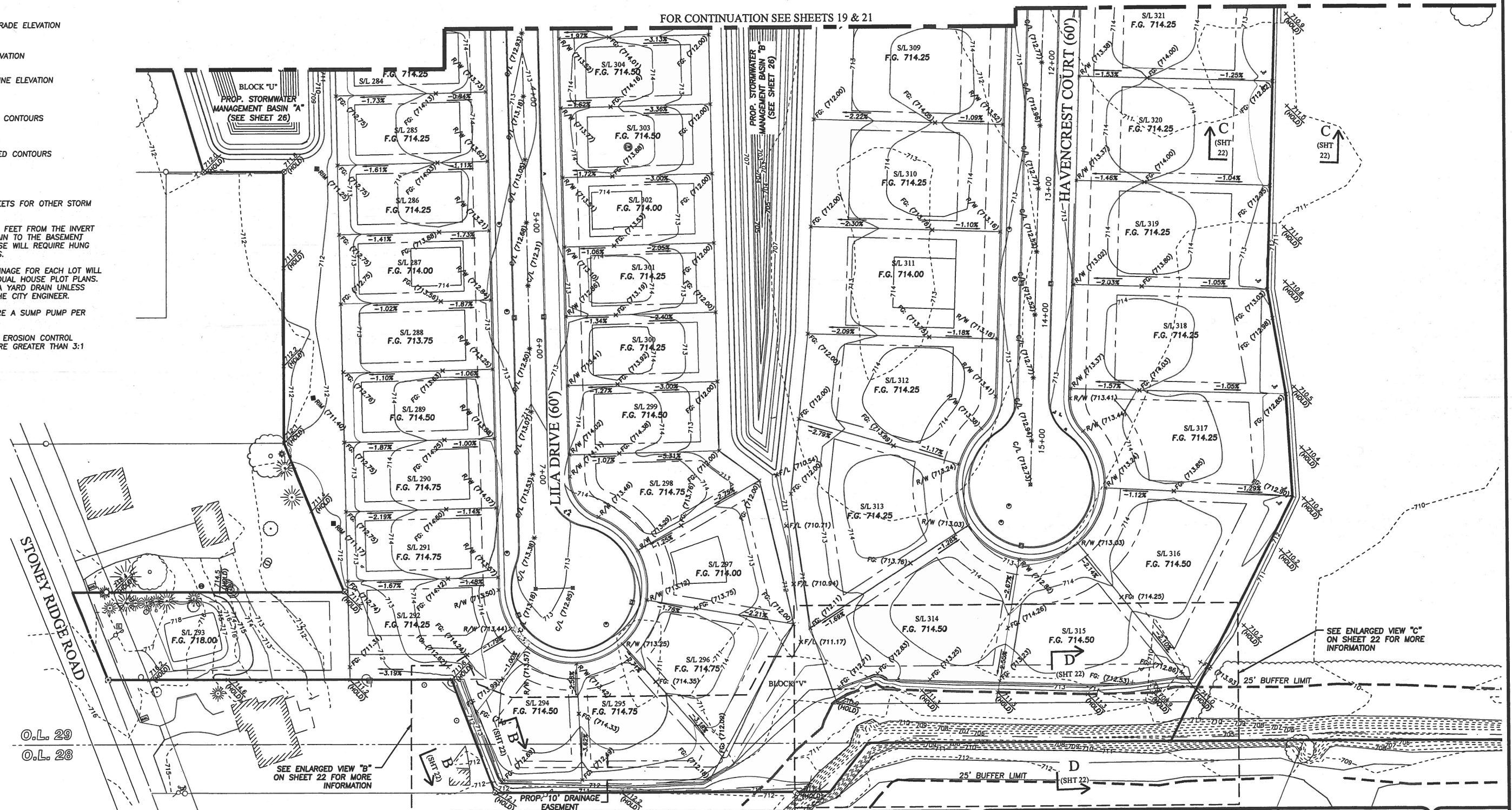


GRAPHIC SCALE



(IN FEET)

SCALE: 1" = 40'

[illegible]

DRAWN BY:
SJM

CHECKED BY:
CLH



PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
GRADING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
20 OF 39
JOB NO.
20-5445

HAMPTON PLACE SUBDIVISION NO. 5
VOL. 107, PAGES 98-100

HAMPTON PLACE SUBDIVISION NO. 3
VOL. 102, PAGES 61-65

BLOCK "J"
EX. STORMWATER
MANAGEMENT BASIN
(TO BE MODIFIED
(SEE SHEET 25)

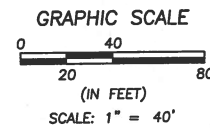
BLOCK "W"

LEGEND

- C/L (705.96) + PROPOSED CENTERLINE ELEVATION
R/W: (708.45) + PROPOSED RIGHT-OF-WAY ELEVATION
RM: (705.96) + PROPOSED RIM ELEVATION
100.0 + EXISTING SPOT GRADE ELEVATION
FG: (705.36) + FINAL GRADE ELEVATION
- 604 --- EXISTING CONTOURS
--- 605 --- PROPOSED CONTOURS
--- 604 --- PROPOSED PHASE 5 CONTOURS

NOTES:

1. SEE PLAN AND PROFILE SHEETS FOR OTHER STORM STRUCTURES.
2. IF THERE IS LESS THAN 2.5 FEET FROM THE INVERT OF THE SANITARY SEWER MAIN TO THE BASEMENT FLOOR ELEVATION, THE HOUSE WILL REQUIRE HUNG SEWERS OR GRINDER PUMPS.
3. ALL REAR YARD STORM DRAINAGE FOR EACH LOT WILL BE DETAILED ON THE INDIVIDUAL HOUSE PLOT PLANS. EACH SUBLOT SHALL HAVE A YARD DRAIN UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
4. EACH SUBLOT SHALL REQUIRE A SUMP PUMP PER CITY ORDINANCE.
5. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS IN AREAS THAT ARE GREATER THAN 3:1 SLOPES.
6. HAMPTON PLACE SUBDIVISION PHASE 5 PROPOSED CONTOURS ARE SHOWN PER PHASE 5 IMPROVEMENT PLANS PREPARED BY SUHAIL A/E.



FOR CONTINUATION SEE SHEET 19

FOR CONTINUATION SEE SHEETS 19 & 20

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

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CLH

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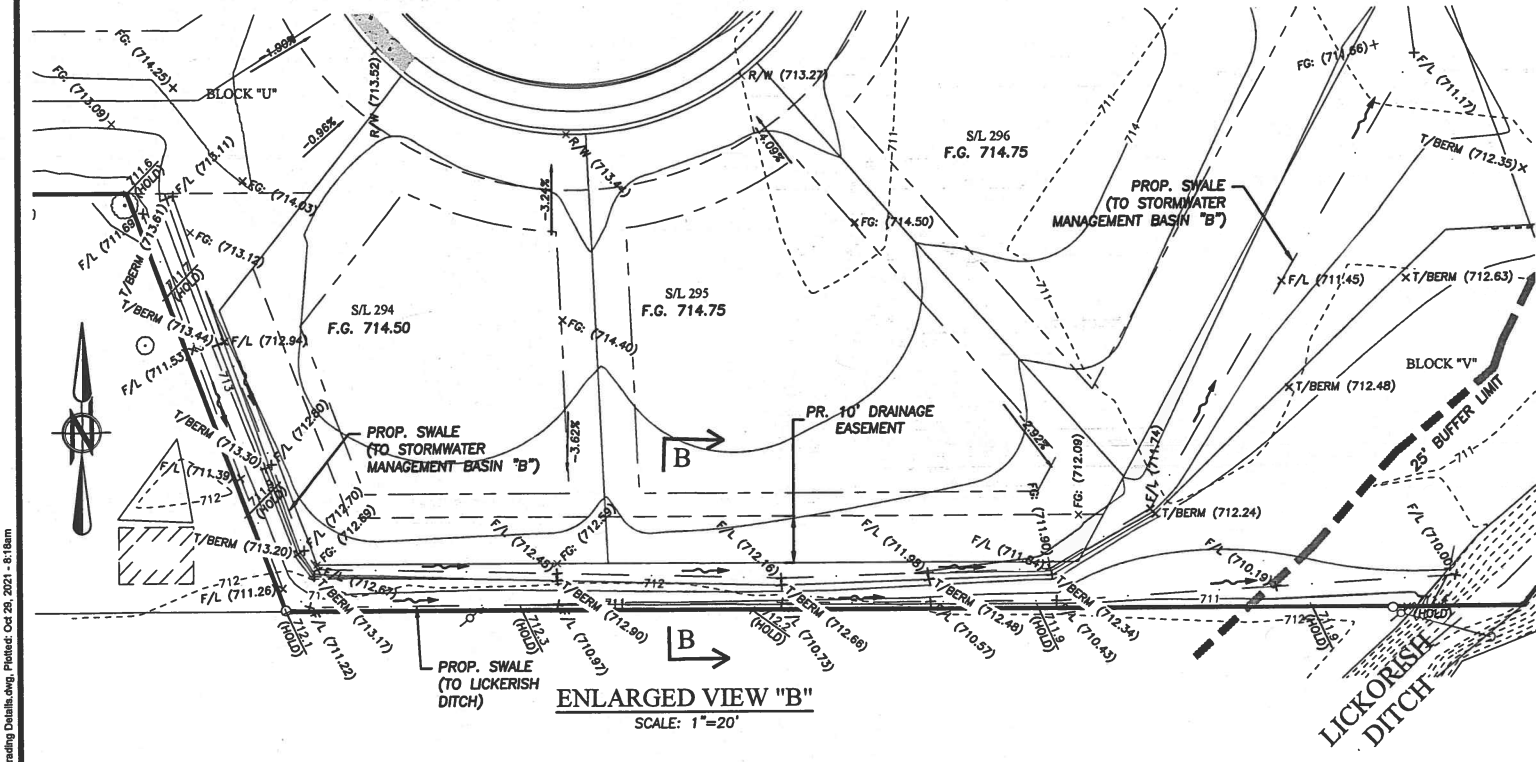
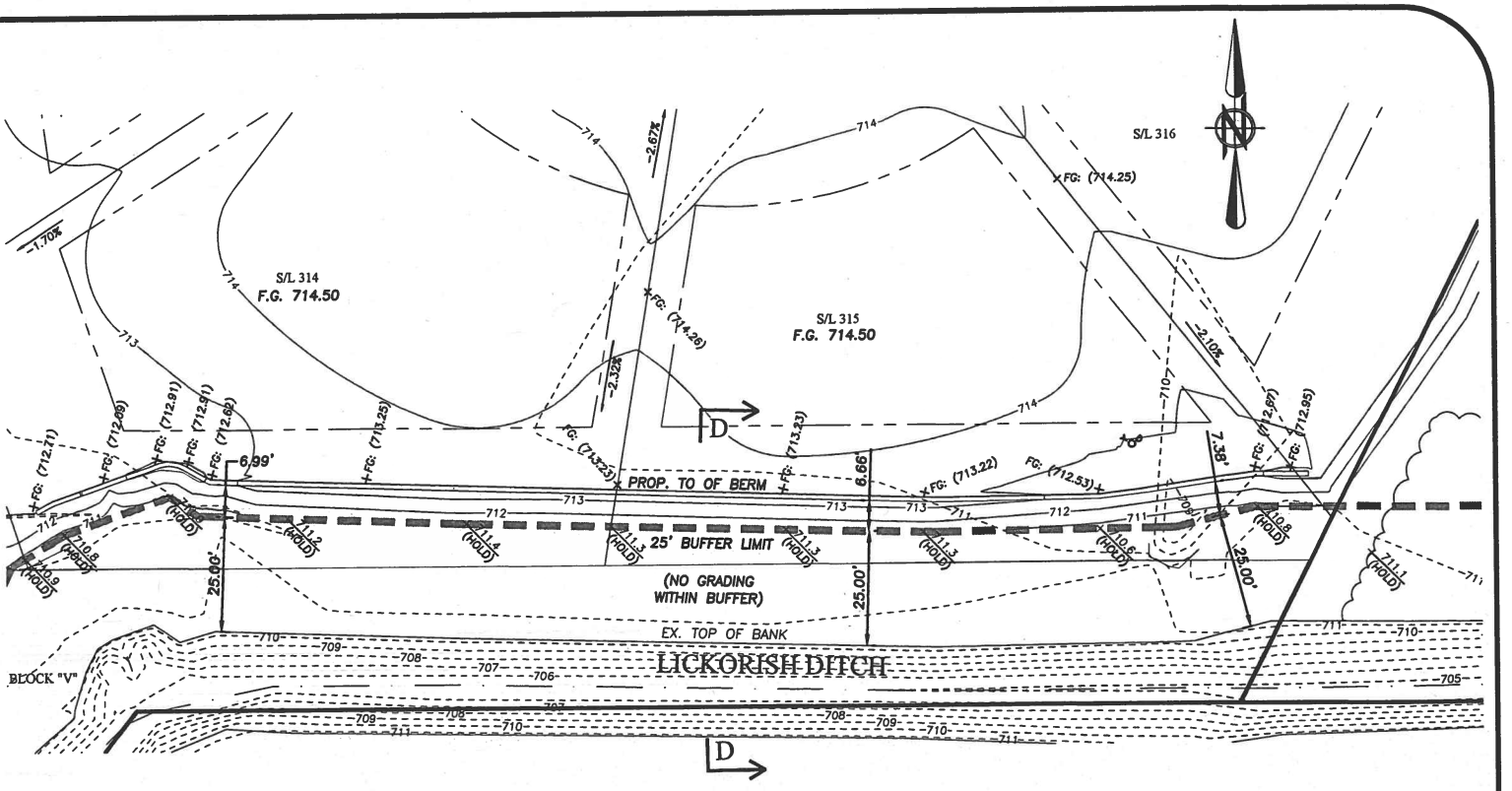
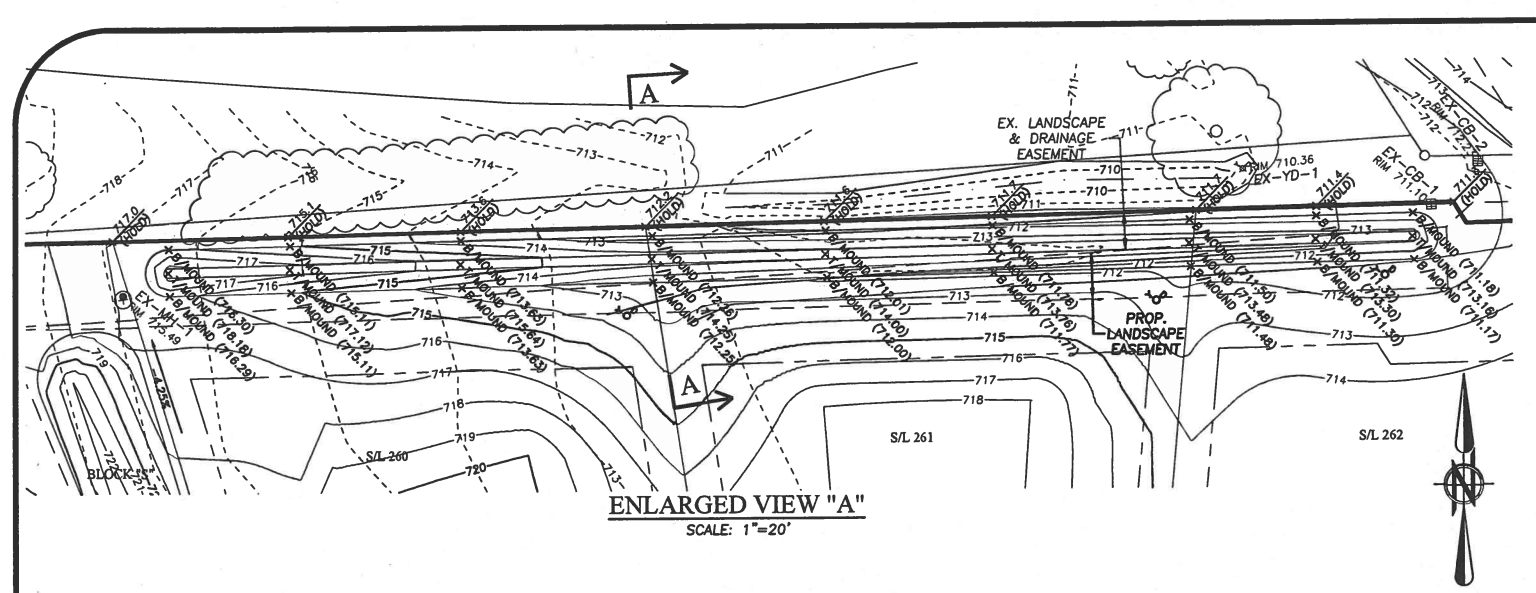
PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

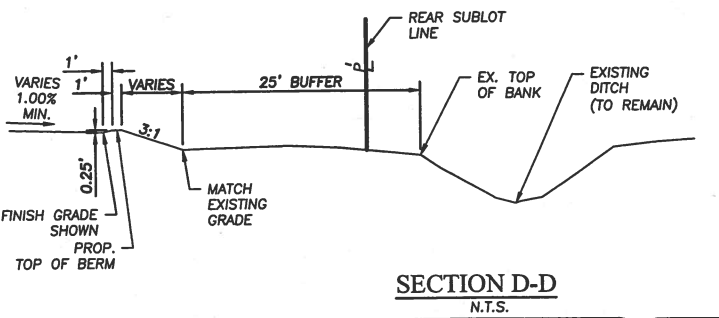
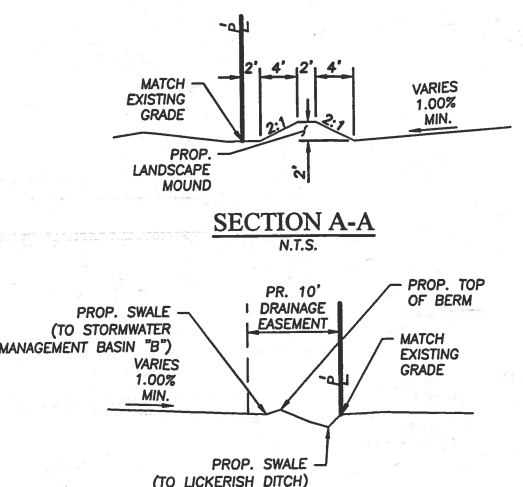
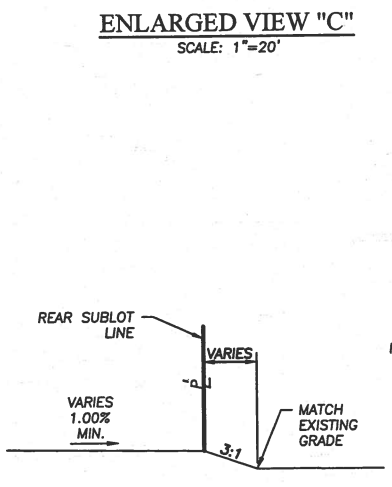
HAMPTON PLACE SUBDIVISION - PHASE 6
GRADING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
21 OF 39

JOB NO.
20-5445



- LEGEND**
- C/L (705.96) * PROPOSED CENTERLINE ELEVATION
 - R/W (708.45) * PROPOSED RIGHT-OF-WAY ELEVATION
 - RIM (705.96) * PROPOSED RIM ELEVATION
 - 100.0 * EXISTING SPOT GRADE ELEVATION
 - FG (705.36) * FINAL GRADE ELEVATION
 - B/MOUND (705.26) * PROPOSED TOE OF MOUND ELEVATION
 - T/MOUND (705.26) * PROPOSED TOP OF MOUND ELEVATION
 - F/L (705.96) * PROPOSED FLOWLINE ELEVATION
 - T/BERM (705.96) * PROPOSED TOP OF BERM ELEVATION
 - 604 --- EXISTING CONTOURS
 - 605 --- PROPOSED CONTOURS



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

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

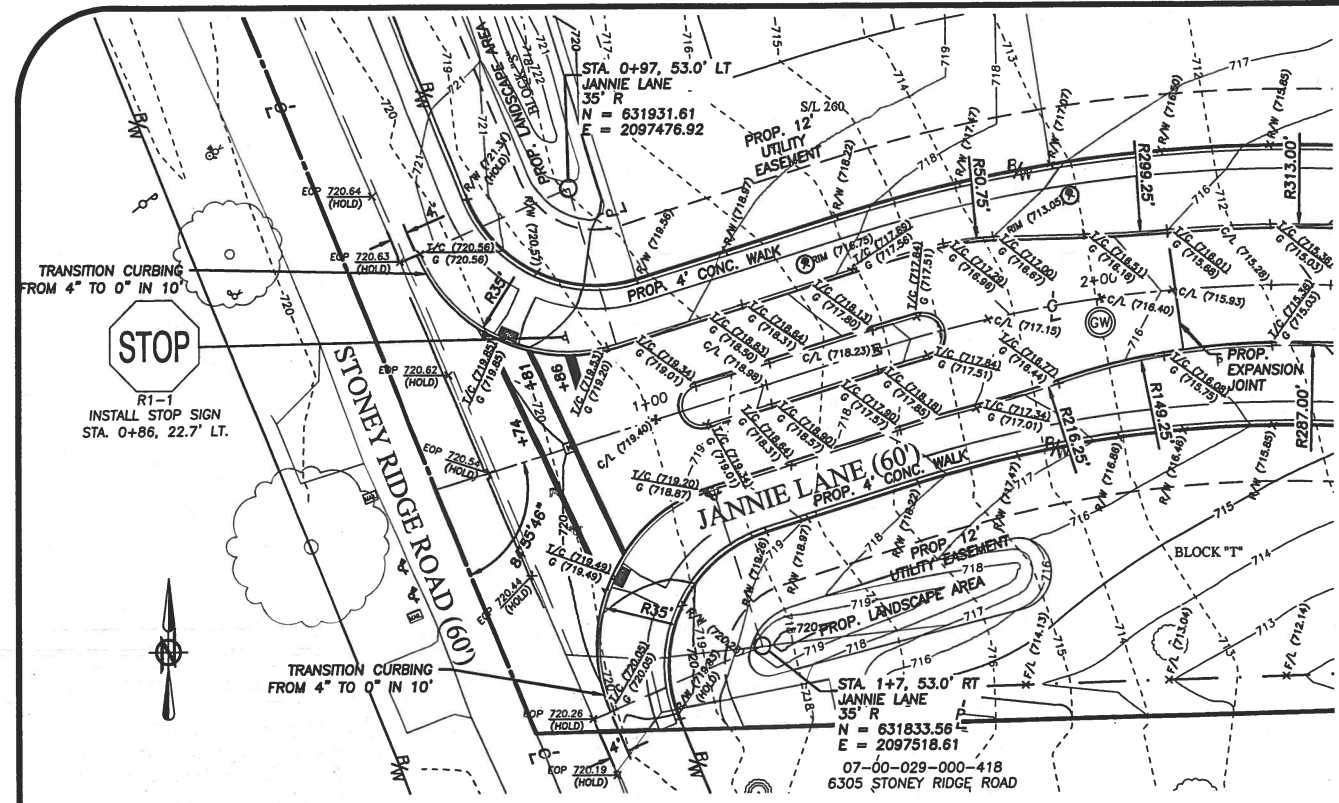
DRAWN BY:
SJM

CHECKED BY:
CLH

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
GRADING DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
22 OF 39
JOB NO.
20-5445



JANNIE LANE & STONEY RIDGE ROAD
SCALE: 1" = 20'

STREET NAME SIGN SUPPORTS
SUPPORTS FOR DOUBLE-FACED STREET NAME SIGNS SHALL BE 2-3/8" DIAMETER POSTS MADE OF HOT-DIPPED GALVANIZED STEEL PIPE. ALL SUPPORTS SHALL BE EMBEDDED IN CONCRETE CONFORMING TO ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS ITEM 499 CLASS C. SUPPORTS SHALL BE CONCRETE IN A HOLE A MINIMUM DEPTH OF THREE (3) FEET AND A DIAMETER OF TEN (10) INCHES. THE POST SHALL PROJECT A MINIMUM OF NINE (9) FEET ABOVE GROUND TO THE BOTTOM OF THE SIGN FACE.

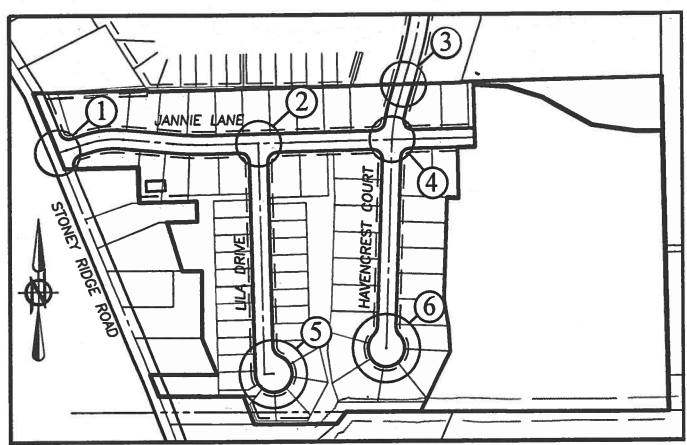
STREET NAME SIGN SHEETING
THERE SHALL BE TWO (2) SIGN FACES ON EACH SIGN BLANK - ONE ON EACH SIDE, UNLESS OTHERWISE APPROVED. ALL SHEETING SHALL BE ODOT TYPE H DIAMOND GRADE TO PROVIDE HIGH RETRORFLECTIVITY PER THE 2007 (OR CURRENT) FEDERAL HIGHWAY ADMINISTRATION AND FEDERAL MUTCD REQUIREMENTS.

LETTERING SHALL BE UPPER AND LOWER CASE A MINIMUM OF SIX (6) INCHES IN HEIGHT. THE MINIMUM SIGN HEIGHT IS NINE (9) INCHES.

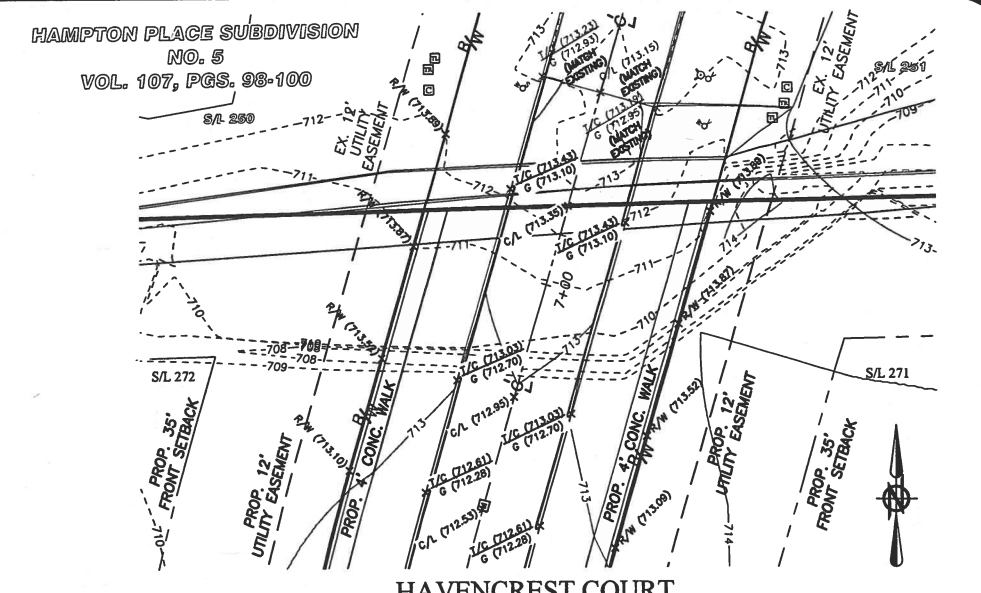
LETTERING SHALL BE WHITE ON A GREEN BACKGROUND.

LEGEND

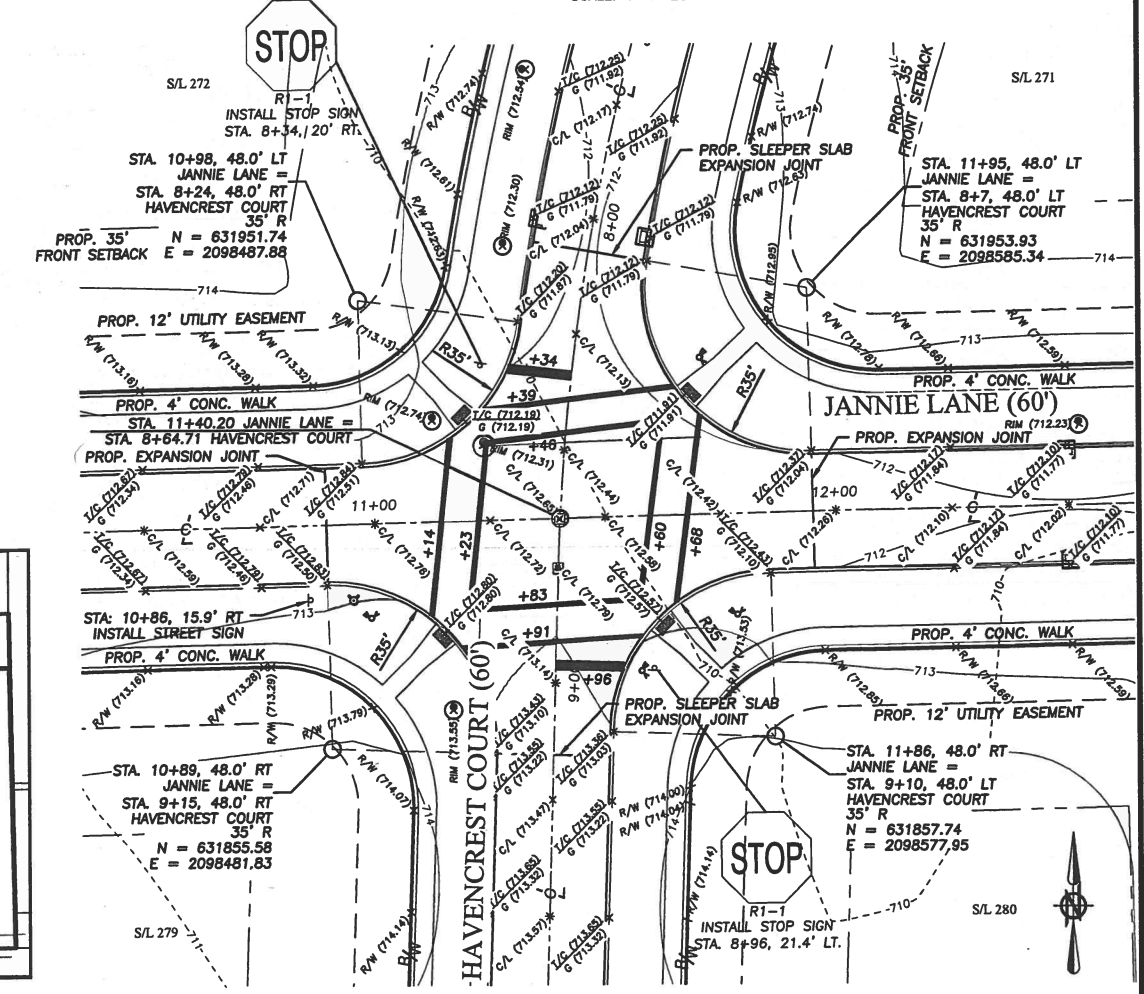
- 1/2" (100.00) + TOP OF CURB ELEVATION
- 1/2" (100.00) + GUTTER ELEVATION
- 1/2" (100.00) + TOP OF CASTING ELEVATION
- + F.WALK (705.96) PROPOSED FACE OF WALK ELEVATION
- + B.WALK (705.96) PROPOSED BACK OF WALK ELEVATION
- + R.W. (705.96) PROPOSED RIM ELEVATION
- + C/L (705.96) PROPOSED CENTERLINE ELEVATION
- + R/W. (705.45) PROPOSED RIGHT-OF-WAY ELEVATION
- + F/L (705.26) PROPOSED FLOW LINE ELEVATION
- - - - - EXISTING CONTOURS
- - - - - PROPOSED CONTOURS



LOCATION MAP
N.T.S.



HAVENCREST COURT CONNECTION WITH PH. 5
SCALE: 1" = 20'



HAVENCREST COURT & JANNIE LANE
SCALE: 1" = 20'

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

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SIM

CHECKED BY:
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BRAMHALL
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801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

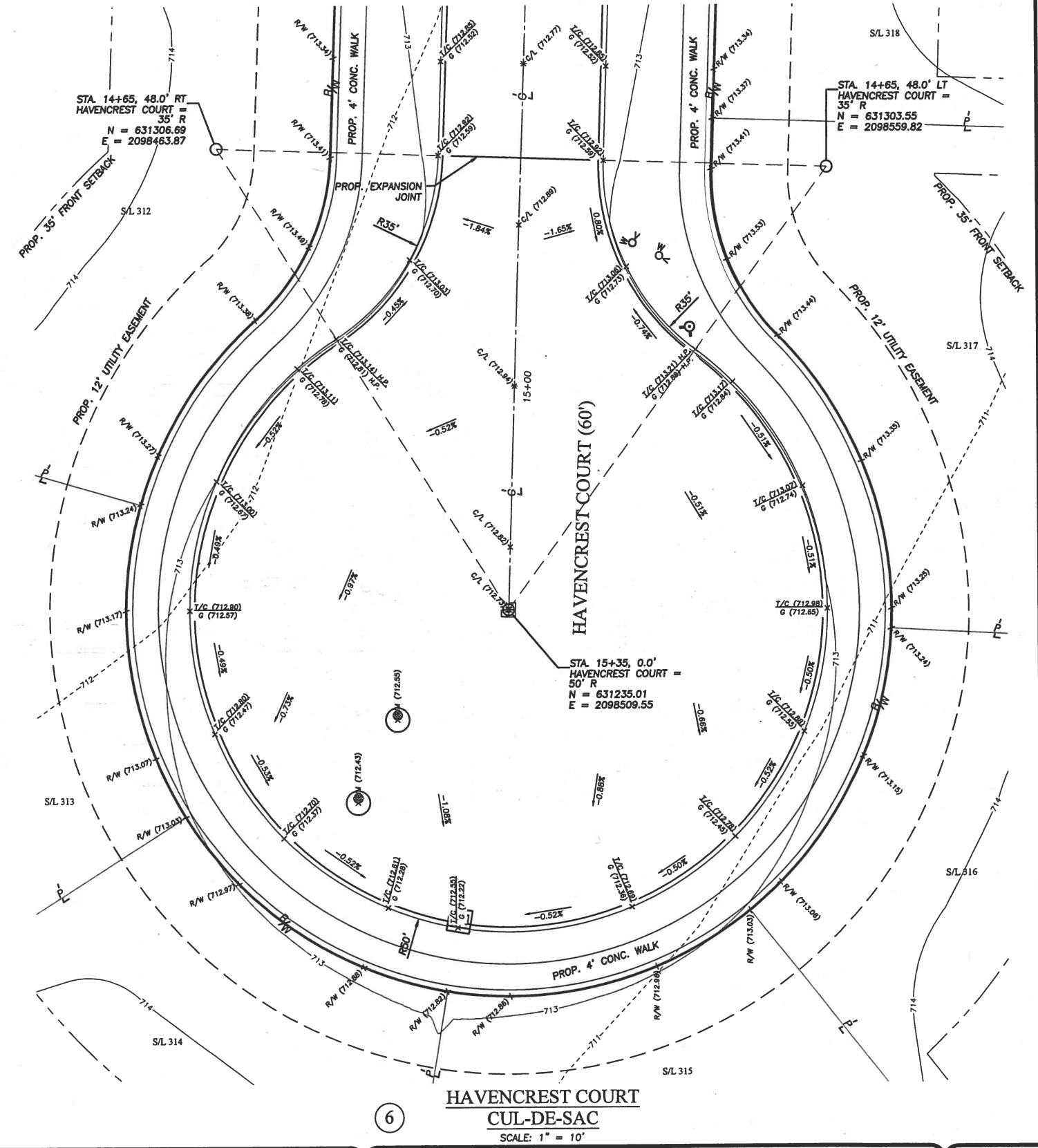
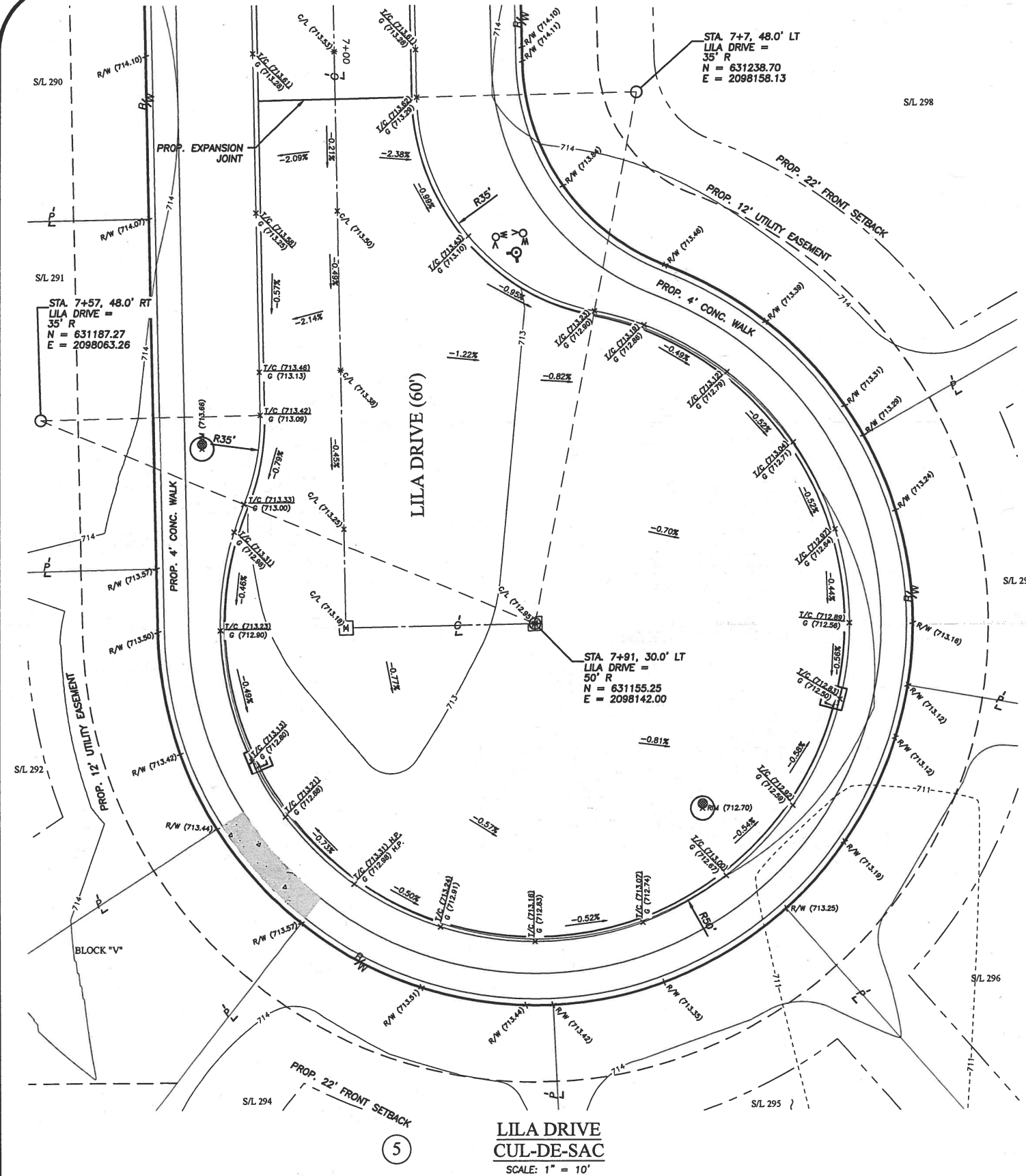
HAMPTON PLACE SUBDIVISION - PHASE 6
INTERSECTION DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
23 OF 39

JOB NO.
20-5445

J:\05445 Hampton Place PH-Drawings\Improvement Plans\22-24 Intersection Details.dwg, Plotted: Oct 29, 2021, 4:20pm

J:\2024-45 Hampton Place PH-DRAMINGS\Improvement Plans\23-34 Intersection Details.dwg, Plotat: Oct 28, 2021 - 8:20am



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

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CLH

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

PREPARED FOR:
VALORE PROPERTIES, INC.
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WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
INTERSECTION DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
24 OF 39

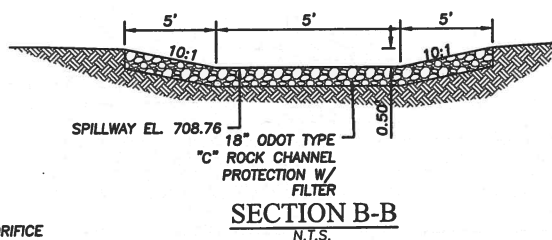
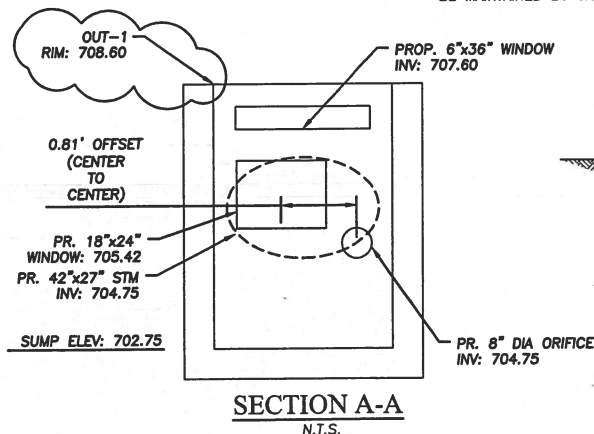
JOB NO.
20-5445

NOTES

- CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICT EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF STORM DRAINAGE. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORDED ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
- CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE LOCAL AGENCY STANDARD CONSTRUCTION DRAWINGS.
- ALL EXISTING SEWERS AND DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES OR DITCHES.
- COORDINATE EXACT TRENCHING, ROUTING AND POINT OF TERMINATIONS WITH ALL UTILITIES COMPANIES, BOTH PUBLIC AND PRIVATE.
- CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS AND CROSSINGS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL SEEDING AND MULCHING WITHIN THE BASIN LIMITS SHALL BE NO MOW SEED MIX WITH ANNUAL RYE. CONTRACTOR SHALL FOLLOW ALL THE SPECIFICATIONS FOR SITE PREPARATION, SEEDING METHODS, DATES AND WATER SHALL BE IN ACCORDANCE WITH THE MANUFACTURE'S REQUIREMENTS.
- ALL HEADWALLS SHALL BE FULL HEIGHT UNLESS REINFORCED CONCRETE PIPE IS USED.
- ALL STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SEDIMENT BASIN DESIGN CRITERIA:

DRAINAGE AREA: 83.57 ACRES
 DISTURBED AREA: 28.17 ACRES
 REQUIRED DEWATERING VOLUME = $(83.57 \text{ AC}) \times (1800 \text{ cf/ACRES}) = 150,426 \text{ cf}$
 PROVIDED DEWATERING VOLUME @ 705.5 = 171,293 cf > 150,426 cf
 REQUIRED SEDIMENT STORAGE VOLUME = $(28.17 \text{ AC}) \times (1000 \text{ cf/ACRES}) = 28,170 \text{ cf}$
 PROVIDED SEDIMENT STORAGE VOLUME @ 704.75 = 1,955,067 cf > 27,100 cf
 BARREL LENGTH = 1.4x DEPTH OF DEWATERING
 $1.4 \times (705.50 - 704.75) = 1.05'$ REQUIRED



100 YEAR W.S.E.: 708.05
 25 YEAR W.S.E.: 706.97
 10 YEAR W.S.E.: 706.46
 WATER Qv W.S.E.: 705.42
 NORMAL W.S.E.: 704.75

BASIN OUTLET STRUCTURE (POST CONSTRUCTION)

N.T.S.

DEWATERING VOLUME: 705.50
 SEDIMENT STORAGE & NORMAL WSE: 704.75

BASIN OUTLET STRUCTURE (DURING CONSTRUCTION)

N.T.S.

BEFORE YOU DIG ANYWHERE IN OHIO
 CALL 1-800-362-2764 OR 8-1-1
 OHIO UTILITIES PROTECTION SERVICE
 TICKET NO.:



GRAPHIC SCALE
 0 20 40 80
 (IN FEET)
 SCALE: 1" = 40'

J:\205446 Hampton Place PH-6\DRAWINGS\Improvement Plans\65 Stormwater Management Modified Basin.dwg, Plotted: Oct 28, 2021 - 8:23am

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
08-13-2021	CLH	MODIFIED THE OUTLET STRUCTURE RIM ELEVATION
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
 SUM
 CHECKED BY:
 CLH

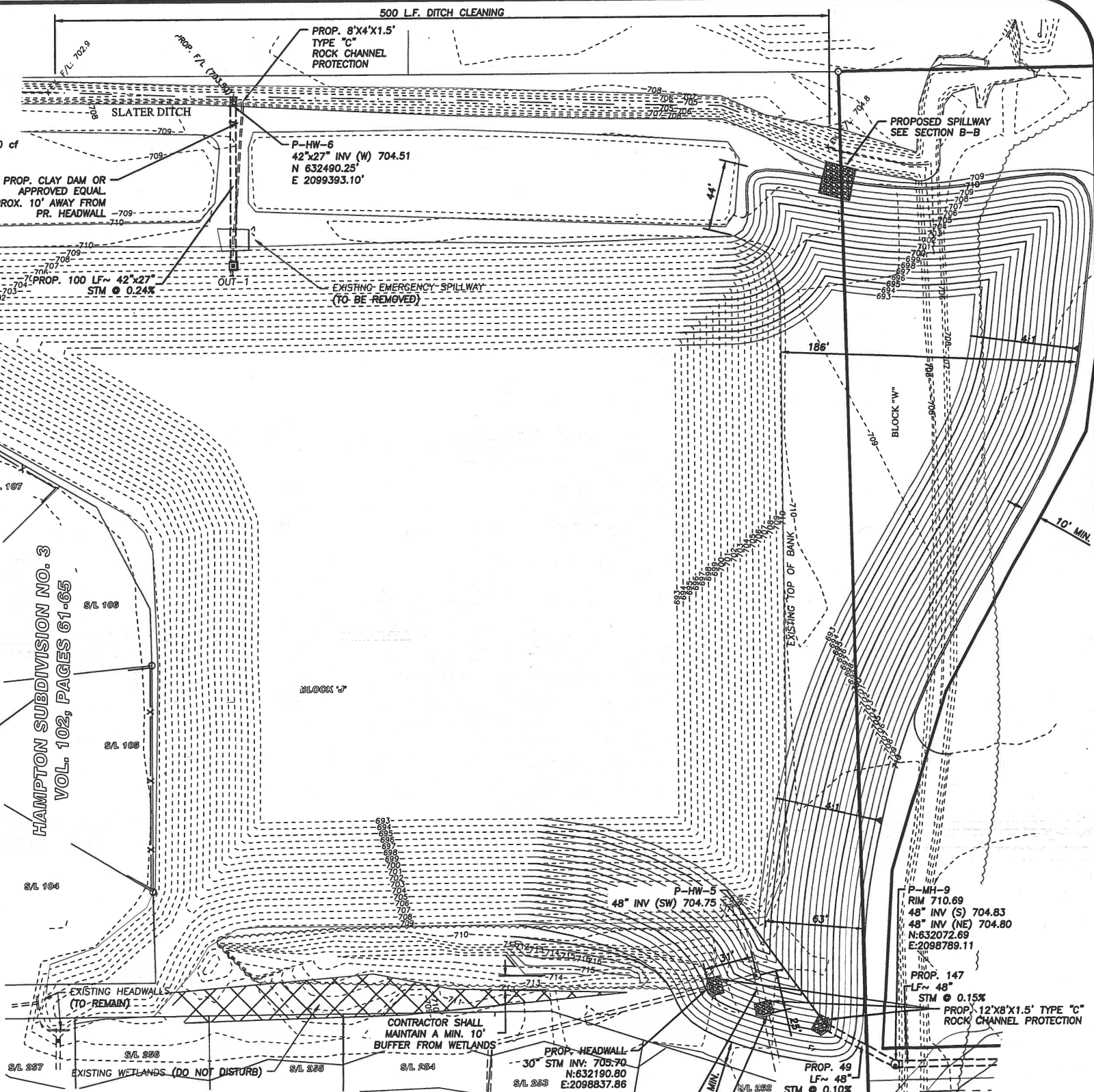
BRAMHALL
 ENGINEERING AND SURVEYING COMPANY
 801 MOORE ROAD AVON, OHIO 44011
 (440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

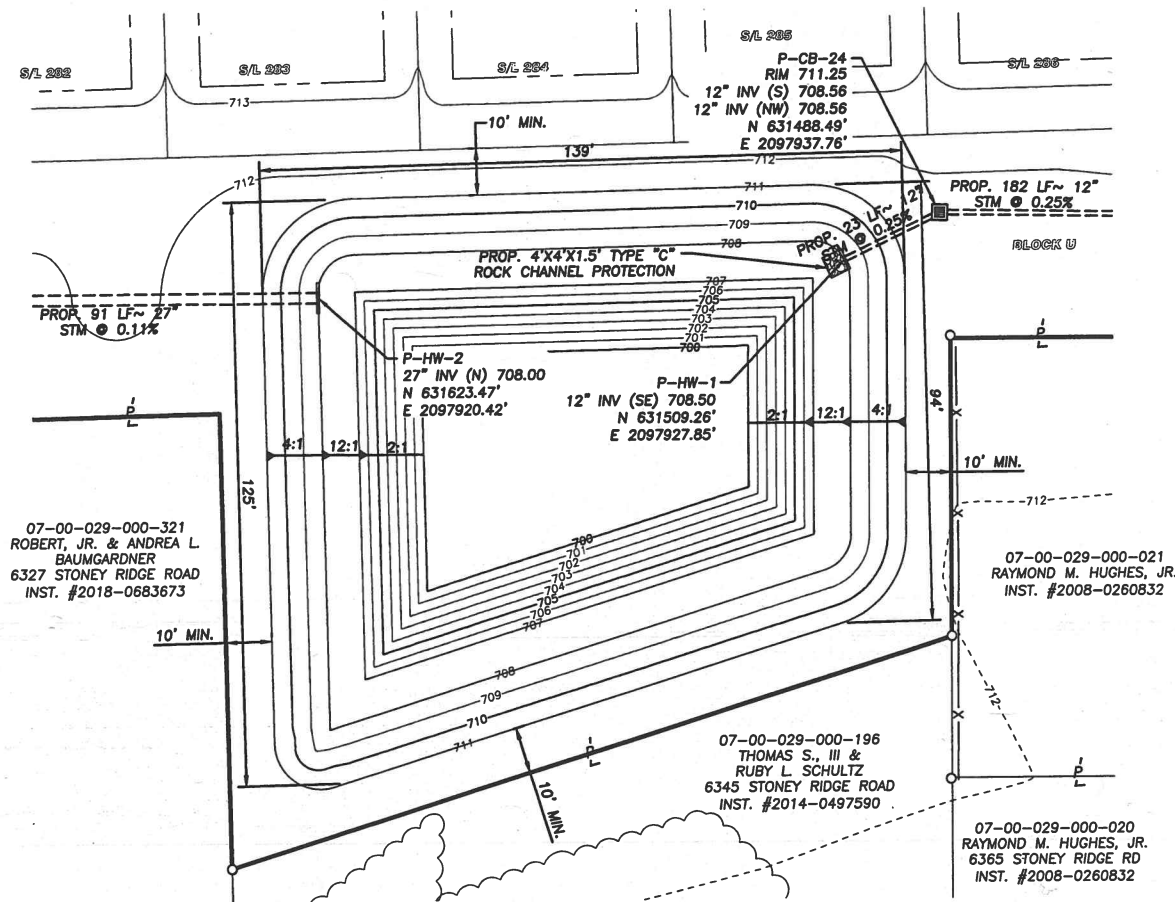
VALORE PROPERTIES, INC.
 23550 CENTER RIDGE ROAD
 WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
 STORMWATER MANAGEMENT MODIFIED BASIN
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

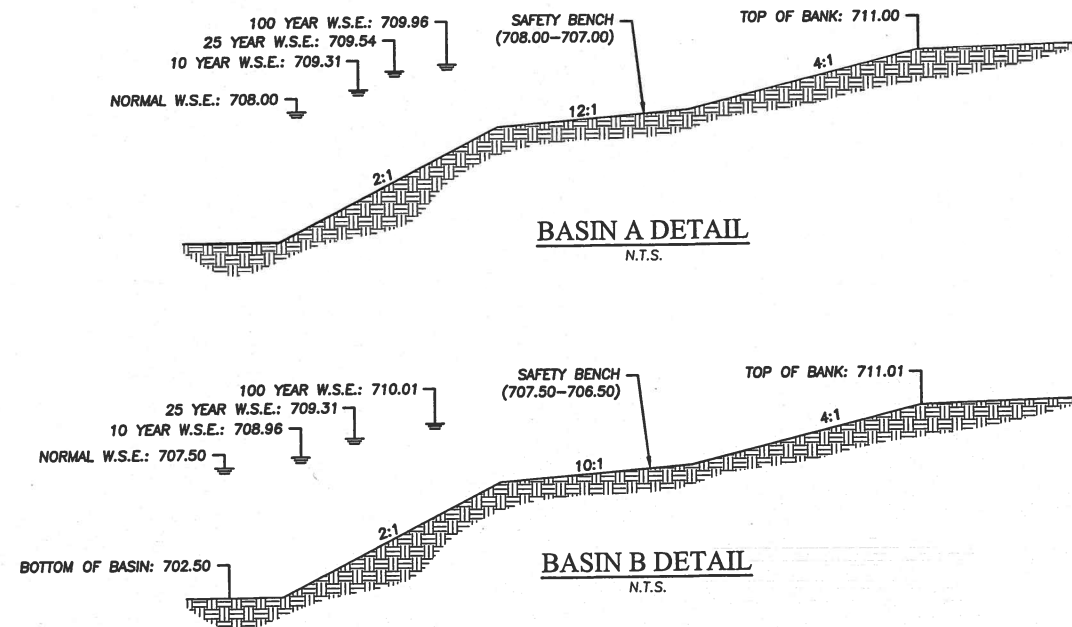
SHEET
 25 OF 39
 JOB NO.
 20-5445



EXISTING UNDERGROUND UTILITIES NOTE:
 THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

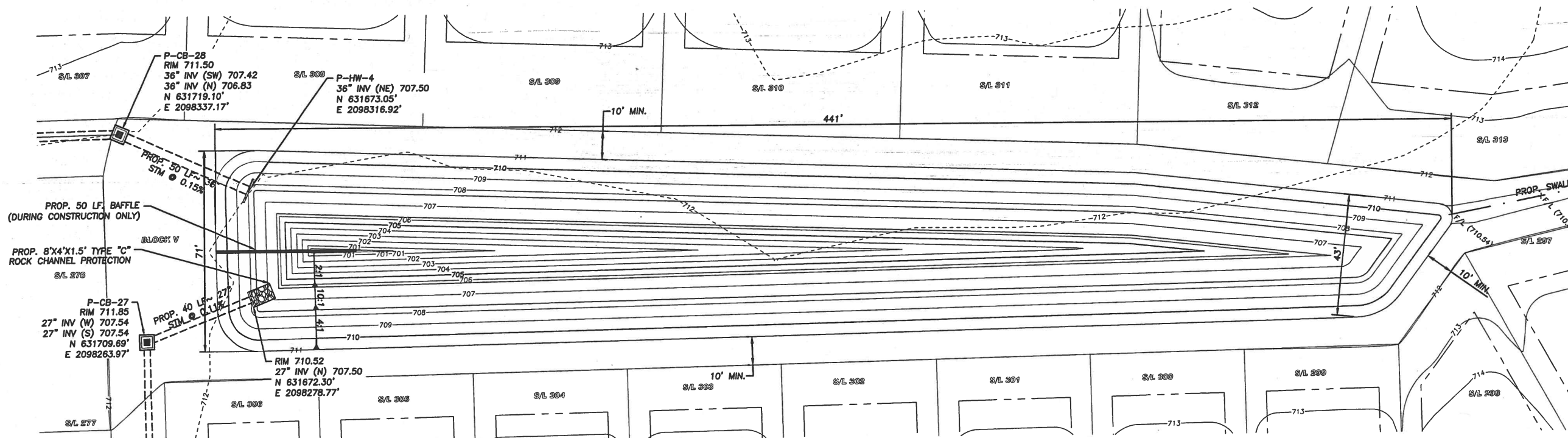


BASIN A PLAN VIEW



BASIN A DETAIL

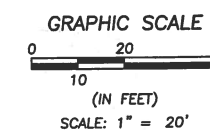
BASIN B DETAIL



BASIN B PLAN VIEW

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 CONFORMANCE 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. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS AND CROSSINGS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL SEEDING AND MULCHING WITHIN THE BASIN LIMITS SHALL BE NO MOW SEED MIX WITH ANNUAL RYE. CONTRACTOR SHALL FOLLOW ALL THE SPECIFICATIONS FOR SITE PREPARATION, SEEDING METHODS, DATES AND WATER SHALL BE IN ACCORDANCE WITH THE MANUFACTURE'S REQUIREMENTS.



J:\2024\Hampton Place PH-6\DRAWINGS\Improvement Plans\28 Stormwater Management Basin B.dwg, Plotted: Oct 28, 2021 - 8:25am

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

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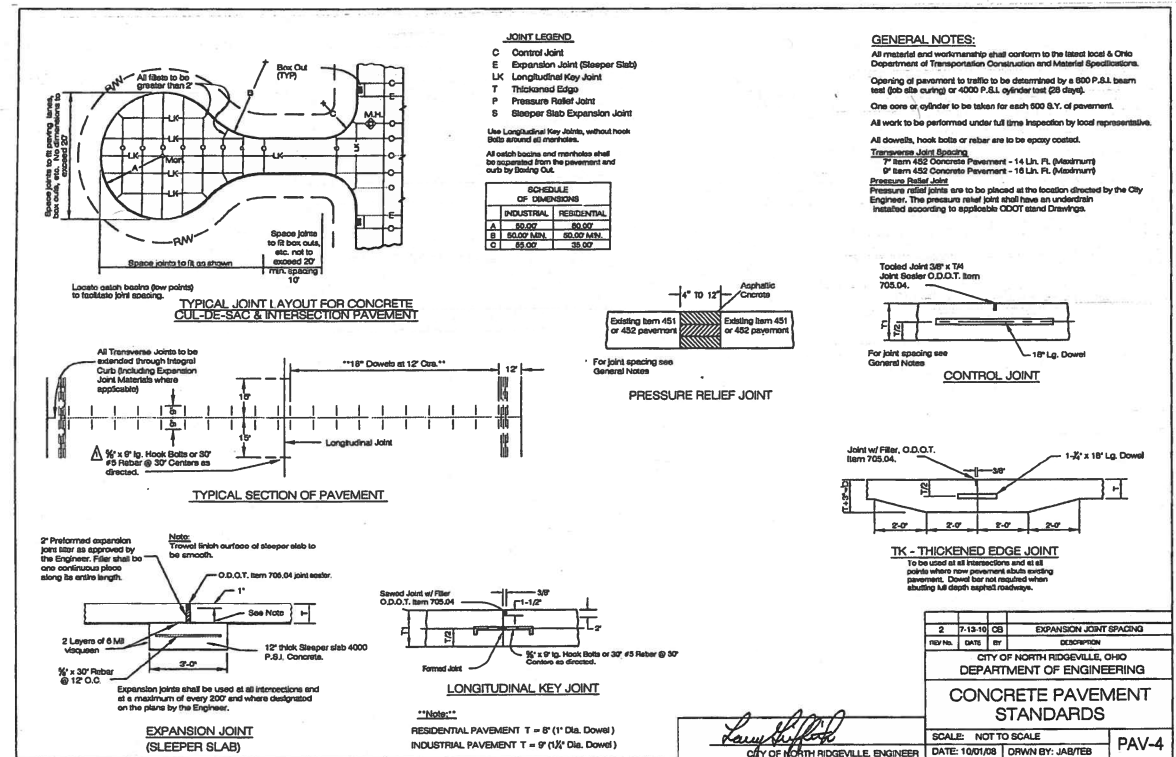
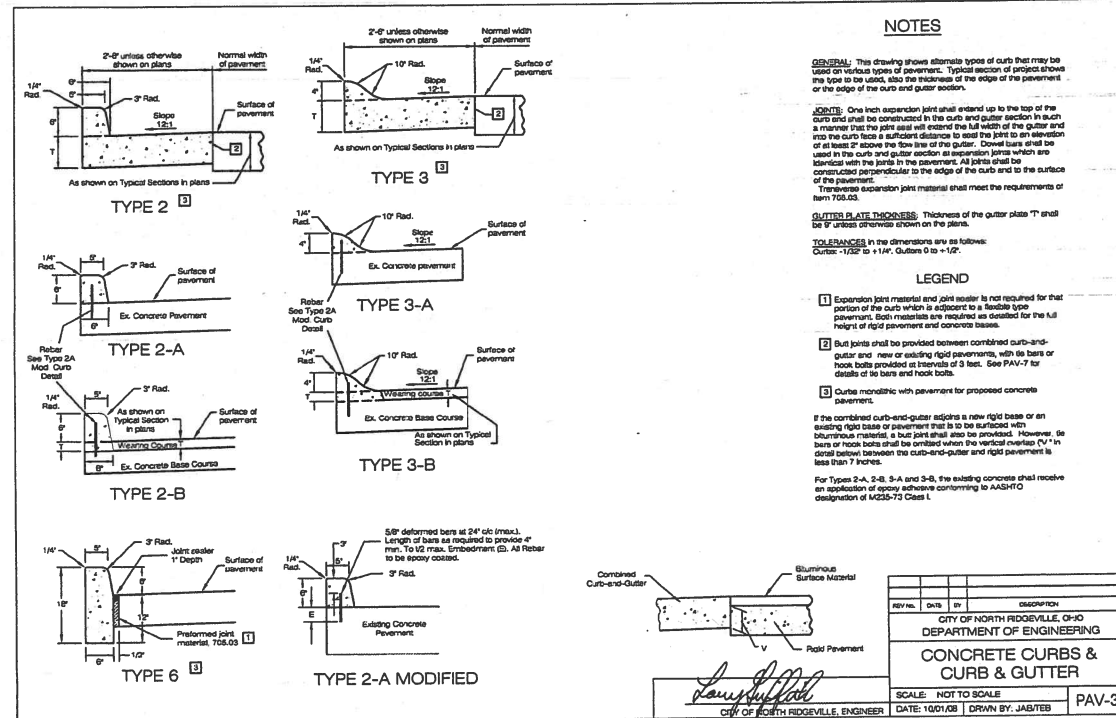
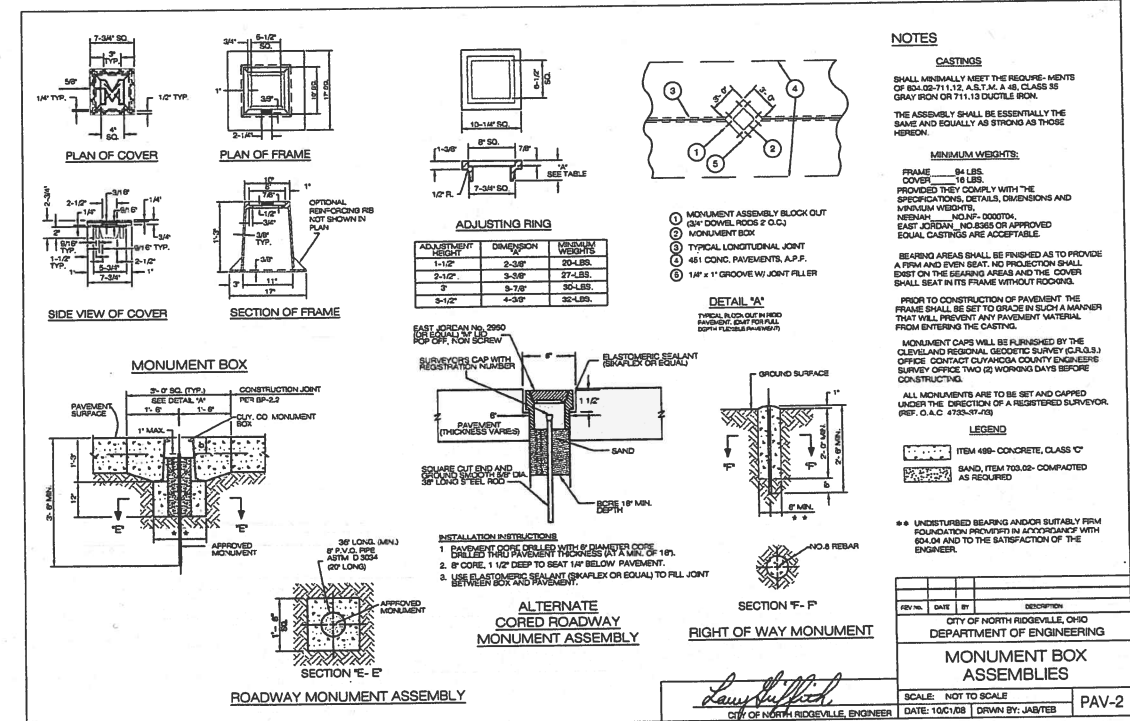
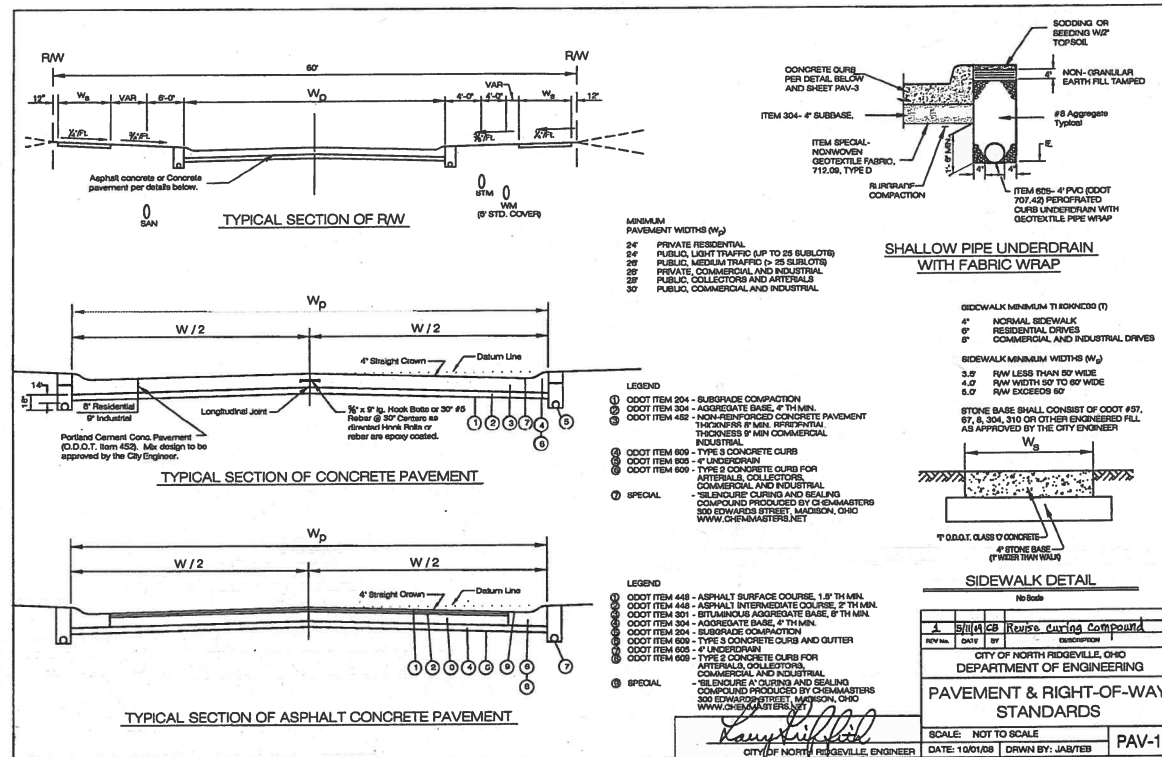
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801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
STORMWATER MANAGEMENT BASIN A & B
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
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JOB NO.
20-5445



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

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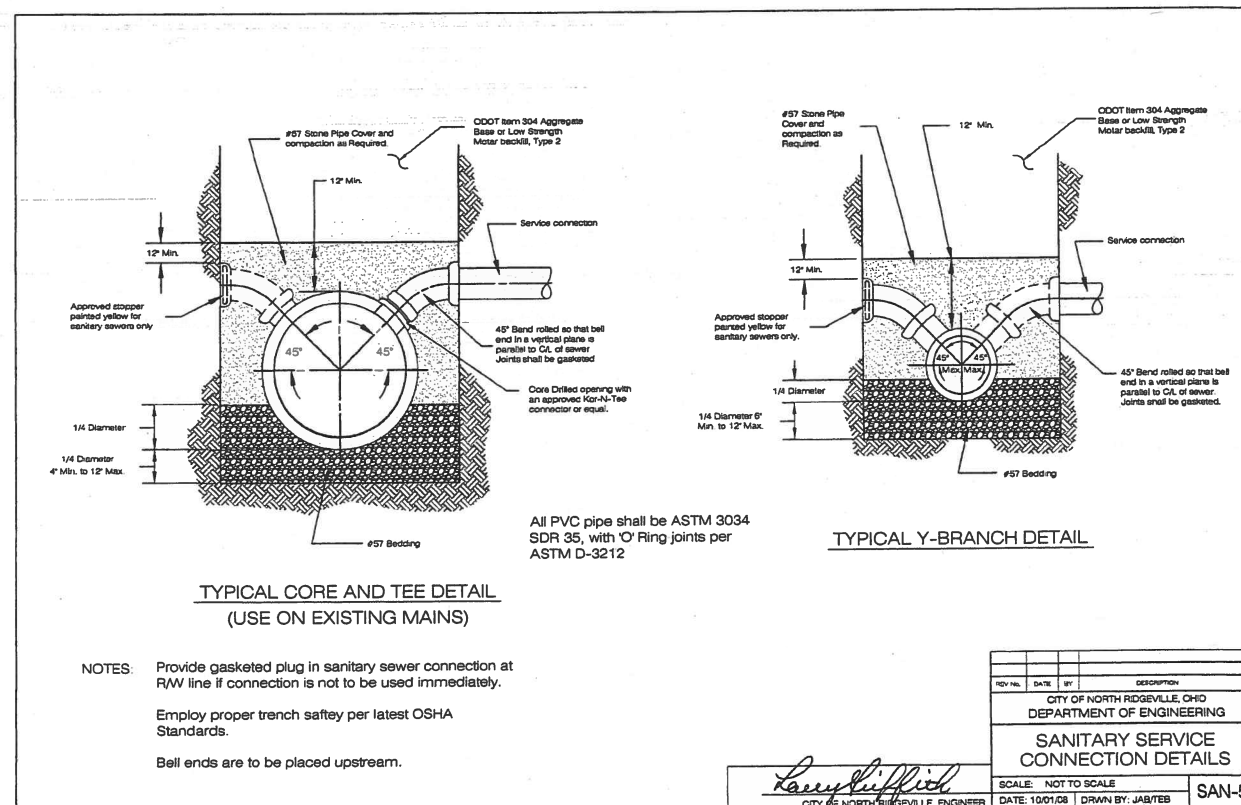
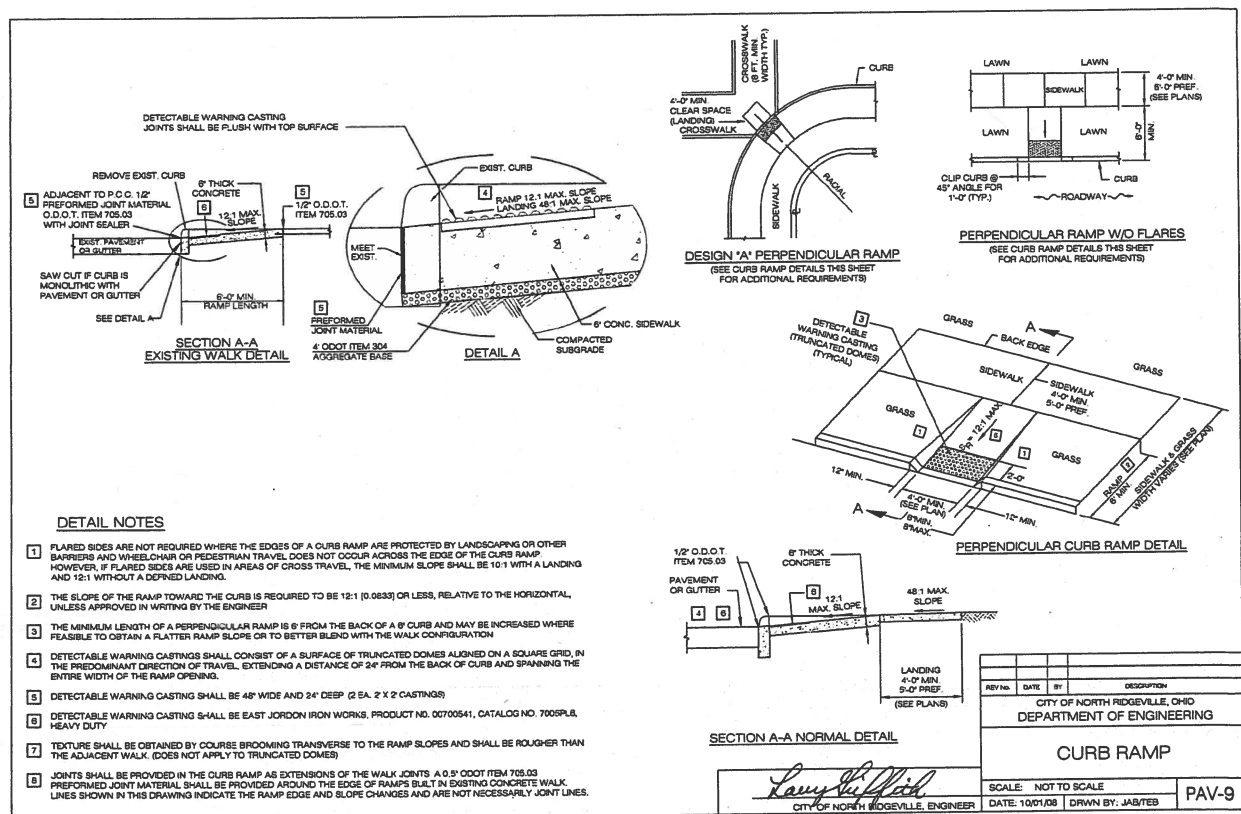
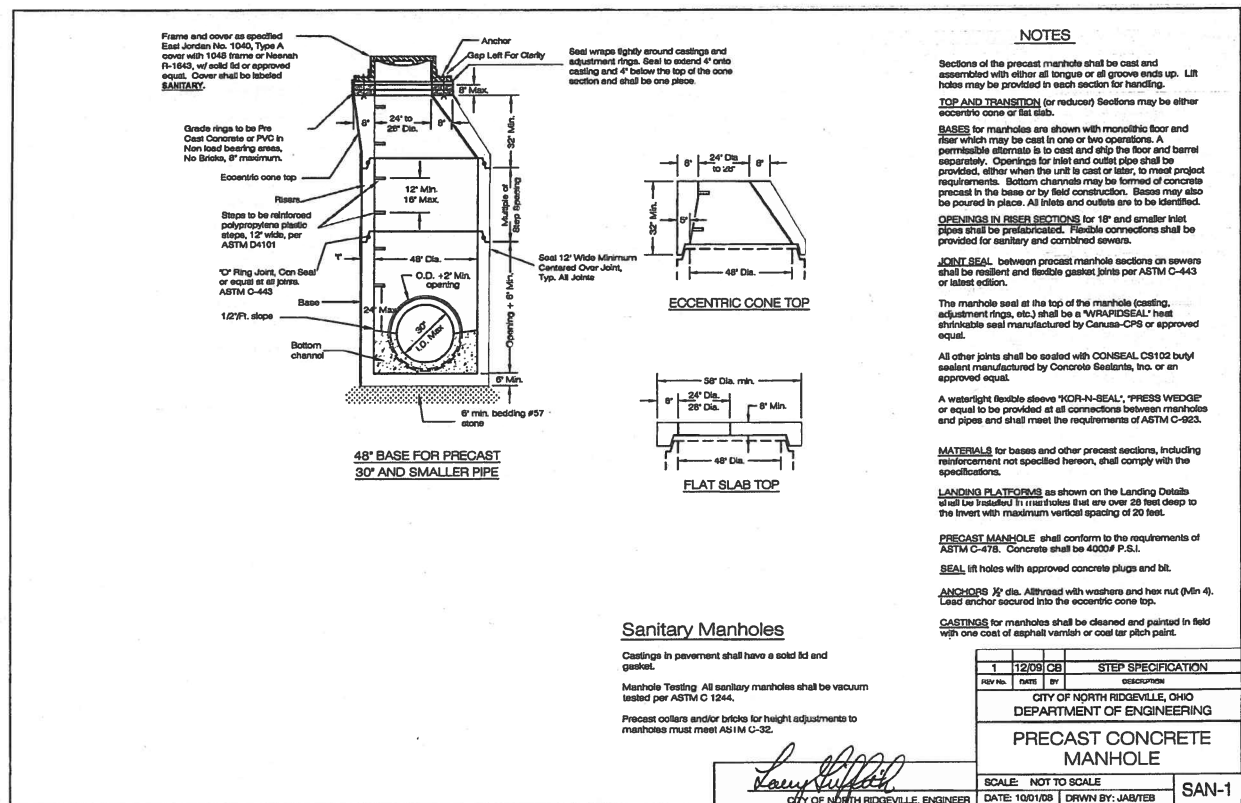
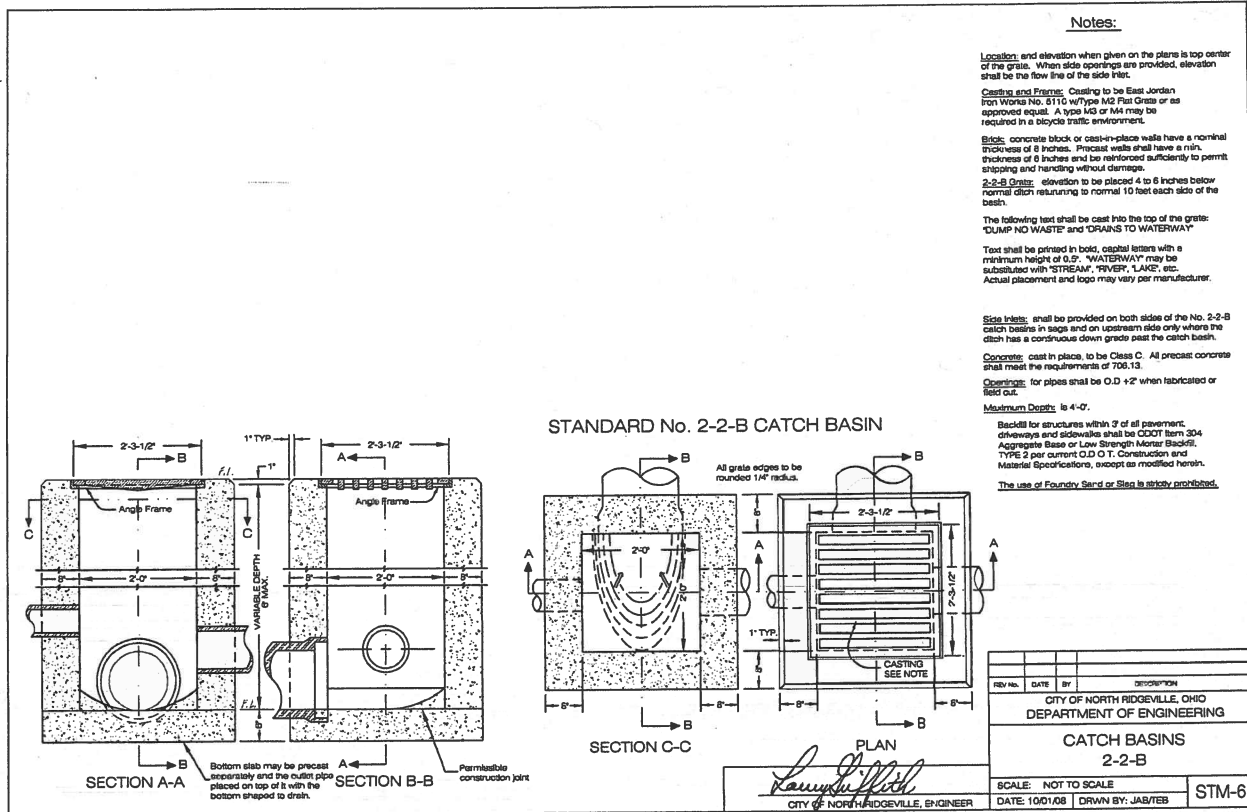
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23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
27 OF 39
JOB NO.
20-5445

2/05/45 Hampton Place PH-6 DRAWINGS Improvement Plans (27-32) Miscellaneous Details.dwg, Plotted: Oct 28, 2021 - 8:25am



DATE	BY	DESCRIPTION
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HAMPTON PLACE SUBDIVISION - PHASE 6
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
28 OF 39
JOB NO.
20-5445

NO SCALE

Bedding and Backfill shall meet the requirements of the City Standard Construction Drawing "Sanitary Service Connection Details".

When using PVC for construction, all portions of the riser shall be ASTM 3034 SDR 35 unless otherwise directed by the Engineer.

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

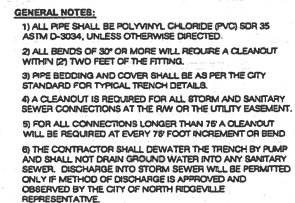
NOTES:
ALL PIPE SHALL BE PVC ASTM D 3034, SDR 35 WITH "O-RING JOINTS"
PER ASTM 3212.
BELL ENDS SHALL BE FACED UPSTREAM.
PIPE EMBEDMENT: ODOT #57 4' BELOW PIPE TO 1 FOOT ABOVE TOP
OF PIPE, FULL WIDTH OF TRENCH.
BACKFILL: ODOT NO. 304 (ABOVE PIPE EMBEDMENT)
PROVIDE GASKETTED PLUG IN SANITARY GOWER CONNECTION AT RM
LINE IF CONNECTION IS NOT TO BE USED IMMEDIATELY.
PROVIDE 12" MIN. 12" MIN. SLOPE AT 1% MIN. AT 1% MIN. AT 1% MIN.

SCALE: NOT TO SCALE

8" Cleanout shall be used for 8" sewers and larger. Smaller size sewers and lamp holes shall have same size pipe.

SCALE: NOT TO SCALE	SAN-
DATE: 10/11/09 DRAWN BY: JARPER	

Kacey J. Hoffarth



SEPTIC CONVERSIONS:

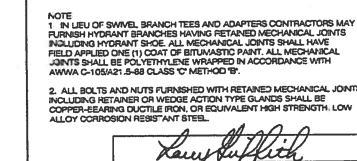
- 1) A CLEANOUP IS REQUIRED AT THE FACE OF THE EXISTING STRUCTURE WHERE THE NEW CONNECTION IS ATTACHED TO THE OLD DISCHARGE LINE AND NO CLEANOUP IS ACCESSIBLE IN THE STRUCTURE.
- 2) FERNDO ADAPTERS ARE TO BE USED FOR CAST IRON OR CLAY PIPE WHERE A GASKETED CONNECTION WILL NOT WORK.
- 3) SEPTIC TANK SHALL BE REMOVED OR CRUSHED IN PLACE IN ACCORDANCE WITH THE LORAIN COUNTY GENERAL HEALTH DISTRICT REQUIREMENTS.
- 4) NEW PIPE ALIGNMENT WILL NOT BE PERMITTED TO CROSS OVER THE ABANDONED SEPTIC TANK FOOTPRINT.
- 5) ALL DISCHARGE LINES FROM THE ABANDONED SEPTIC SYSTEM ARE TO INCLUDE A CLEANOUP AS DIRECTED BY THE ENGINEER.

SCALE: NOT TO SCALE	SAN-10
DATE: 10/01/08 DRAWN BY: JAB/TER	

[illegible]

GENERAL HYDRANT

SCALE: NOT TO SCALE



HYDRANT TYPE B

SCALE: NOT TO SCALE

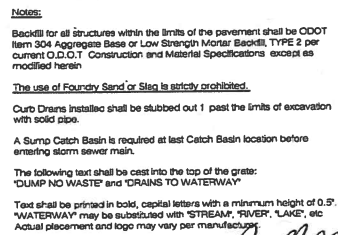
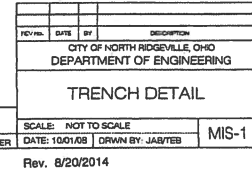
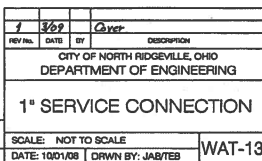
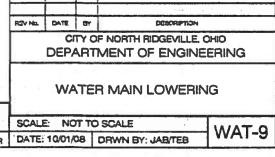
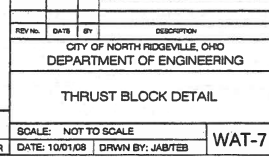
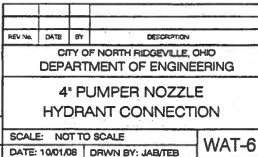
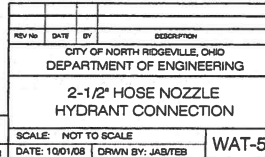
	DATE	BY:	DESCRIPTION:
REVISION	01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
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23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
29 OF 39
JOB NO.
20-5445



DATE:	BY:	DESCRIPTION:
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
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PREPARED FOR:

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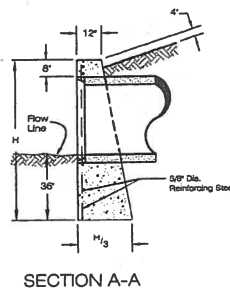
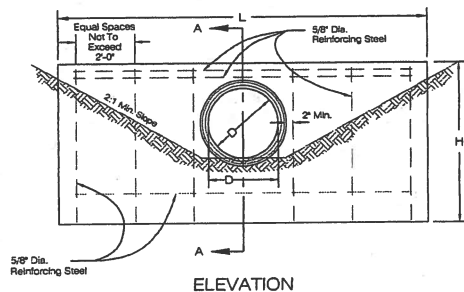
HAMPTON PLACE SUBDIVISION - PHASE 6

MISCELLANEOUS DETAILS

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

SHEET
30 OF 39

JOB NO.
20-5445



DIMENSIONS			QUANTITIES ONE HEADWALL	
DIAMETER	H	L	CONCRETE CU. YDS.	REINFORCING STEEL LBS.
15"	5'-2"	7'-0"	1.7	41
18"	5'-5"	8'-4"	2.2	57
21"	5'-8"	9'-8"	2.8	62
24"	5'-11"	11'-0"	3.3	69
30"	6'-8"	13'-8"	4.7	92
36"	7'-0"	16'-4"	6.5	105

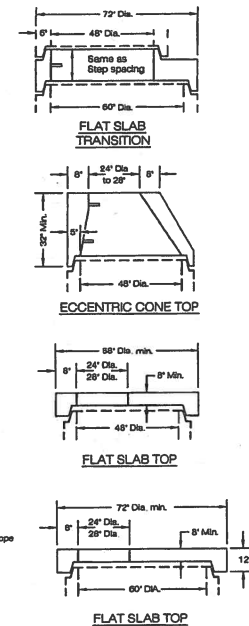
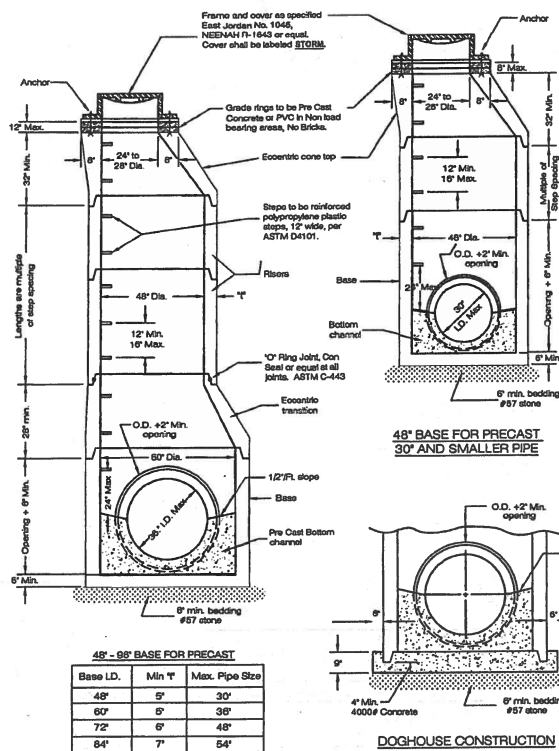
L = CIRCULAR SECTIONS = $6D + 4t$
 L = ELLIPTICAL OR PIPE ARCH = $4R + 4t + S$
 H = CIRCULAR SECTIONS = $D + 1 + 4t$
 H = ELLIPTICAL OR PIPE ARCH = $R + 1 + 4t$
 D = DIAMETER OF PIPE
 R = RISE OF PIPE
 S = SPAN OF PIPE
 t = THICKNESS OF BARREL
 L = LENGTH OF HEADWALL
 H = HEIGHT OF HEADWALL

NOTES

No. 1 headwall, where required, will be provided for nonstepped culverts having a diameter or rise of 36" or less.
 Concrete shall be class "C".
 Reinforcing steel bars shall be 5/8" round.
 Dimension and quantities are shown for circular sections only. It will be necessary to determine dimensions for the No. 1 headwall required for other pipe shapes in accordance with the equations listed on this drawing.
 Full height headwalls are required for all pipes.
 Chamfer all exposed corners 3/4" of an inch.
 Foundation: Where the soil borings indicate a bearing capacity of less than 2600 pounds per square foot, it will be necessary to increase the width of the base.
 For headwall outlet protection, see STM-13.

All cast in place headwalls shall have a cement wash.

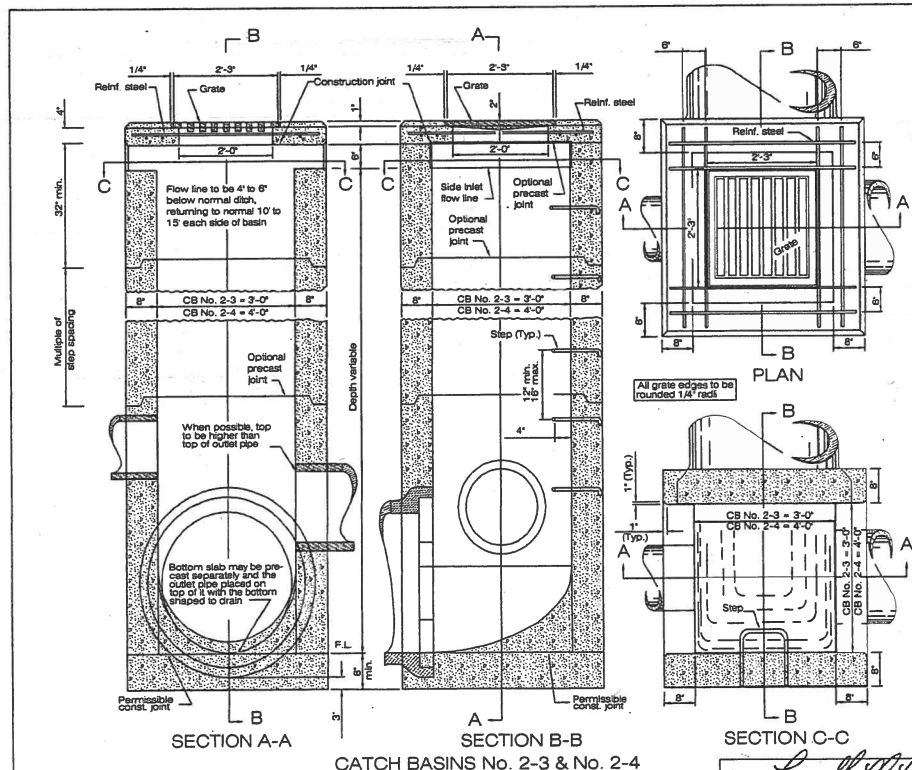
REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/STB	STANDARD No. 1 HEADWALL
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/STB			
STM-10			



NOTES

Sections of the precast manhole shall be cast and assembled with either all tongue or all groove ends up. Lift holes may be provided in each section for handling.
TOP AND TRANSITION (or reduced) Sections may be either eccentric cone, or flat slab.
BASES for manholes are shown with monolithic floor and riser which may be cast in one or two operations. A permeable alternate is to cast and slip the floor and riser separately. Openings for riser and outlet pipe shall be provided, either when the unit is cast or later, to meet project requirements. Bottom channels may be formed of concrete precast in the base or by field construction. Bases may also be poured in place. All riser and outlet are to be identified.
OPENINGS IN RISER SECTIONS for 18" and smaller inlet pipes shall be precast.
MATERIALS for bases and other precast sections, including reinforcement not specified herein, shall comply with the specifications.
LANDING PLATFORMS as shown on the Landing Details shall be installed in manholes that are over 28 feet deep to the invert with maximum vertical spacing of 20 feet.
PRECAST MANHOLE shall conform to the requirements of ASTM C-478. Concrete shall be 4000# P.S.I.
SEAL in holes with approved concrete plugs and bit.
ANCHORS 3/4" dia. threaded with washers and hex nut (Min. 4). Used anchor secured into the eccentric cone top.
CASTINGS for manholes shall be cleaned and painted in field with one coat of asphalt venturi or coal tar pitch paint.
NOTE
CONTRACTOR SHALL PROVIDE ADEQUATE RACEWAY IN ACCORDANCE WITH THE CITY STANDARDS.

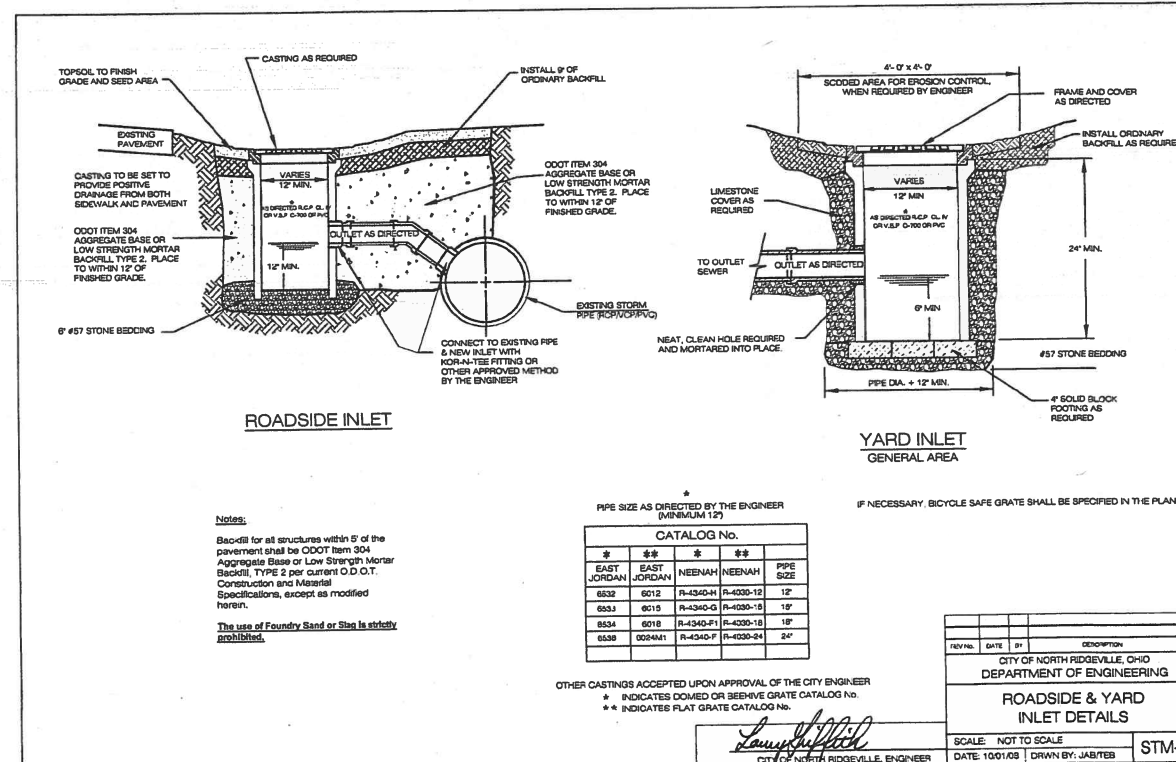
REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/STB	MANHOLE STEP SPECIFICATION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
PRECAST CONCRETE MANHOLE			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/STB			
STM-1			



GRATE: See details on STM-4.
 If necessary, bicycle safe grates shall be specified in the plans.
 Bicycle safe grates shall be Neenah No. R-425B-C or East Jordan No. S110 Type M3 or approved equals.
 As of January 1, 2003, the following text shall be cast into the top of the grate: "DUMP NO WASTE" and "DRAIN TO WATERWAY".
 Text shall be printed in bold, capital letters with a minimum height of 1".
"WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logic may vary per municipality.
WALLS: Brick or cast-in-place walls shall have a nominal thickness of 8" and be reinforced sufficiently to permit shipping and handling without damage. Precast tops shall be 8" thick.
STEPS: Steps shall be provided where the depth exceeds 8' and shall meet the requirements of SDG M-1.1.
CONCRETE: Cast-in-place concrete is to be Class C. All precast concrete shall meet the requirements of CMS 706-13 and be marked with the catch basin number.
REINFORCEMENT: Reinforcing in the top is to be #4 bars spaced at 8" center to center. For Catch Basin No. 2-3 use eight bars and for Catch Basin No. 2-4 use twelve bars.
INLETS OVER 12 FEET IN DEPTH: Shall be precast or cast-in-place concrete, reinforced with #4 bars on 12" centers both vertically and horizontally with 2" clearance from inside wall face.
PRECAST BASE: If a precast base is used, it shall be set deep enough so that the top can be placed on the base to provide the grate elevation specified in the plans. Layers of brick shall not be used to adjust the top elevation.
LOCATION AND ELEVATION: When given on the plans, the location and the elevation are at the top center of the grate. Where no elevations are provided, the elevation shall be at the low line of the side inlet.
MINIMUM DEPTH: The minimum depth of CB No. 2-3 and CB 2-4 shall be the outside diameter (O.D.) of the outlet pipe plus 7".
OPENINGS: Pipe openings shall be the O.D. of the pipe being supplied plus 2" when precast or field cut. All any voids per CMS 801.
SIDE INLETS: Inlets shall be provided on both sides of the No. 2-3 and 2-4 catch basins in sag and on upstream side only where the ditch has a continuous down grade past the catch basin. Catch basins with side inlets shall not be used within the Clear Zone.

CATCH BASIN	OUTLET PIPE SIZE
2-3	12" MIN.
2-4	18" MIN.

REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/STB	CATCH BASINS 2-3 AND 2-4
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/STB			
STM-7			



NOTES

Backfill for structures within 5' of the pavement shall be ODOT Item 304 Aggregate Base or Low Strength Mortar Backfill, TYPE 2, per current O.D.O.T. Construction and Material Specifications, except as modified herein.
 The use of Foundry Sand or Slag is strictly prohibited.

PIPE SIZE AS DIRECTED BY THE ENGINEER (MINIMUM 12")				
CATALOG No.				
#	EAST JORDAN	NEENAH	NEENAH	PIPE SIZE
6532	6012	R-4340-H	R-4330-12	12"
6533	6015	R-4340-G	R-4330-18	18"
6534	6018	R-4340-F1	R-4330-18	18"
6538	6024H1	R-4340-F	R-4330-24	24"

OTHER CASTINGS ACCEPTED UPON APPROVAL OF THE CITY ENGINEER
 * INDICATES DOMED OR BEEHIVE GRATE CATALOG No.
 ** INDICATES FLAT GRATE CATALOG No.

REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/STB	ROADSIDE & YARD INLET DETAILS
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRAWN BY: JAB/STB			
STM-8			

J:\205445 Hampton Place PH-9\DRAWINGS\Improvement Plans\27-32 Miscellaneous Details.dwg, Plotted: Oct 28, 2011 - 2:25pm

DATE	BY	DESCRIPTION
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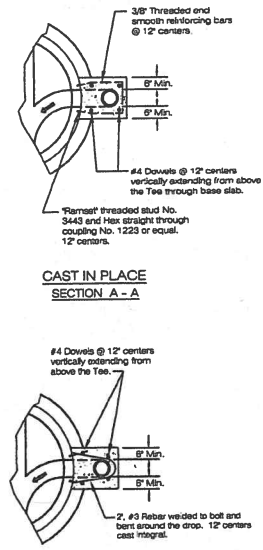
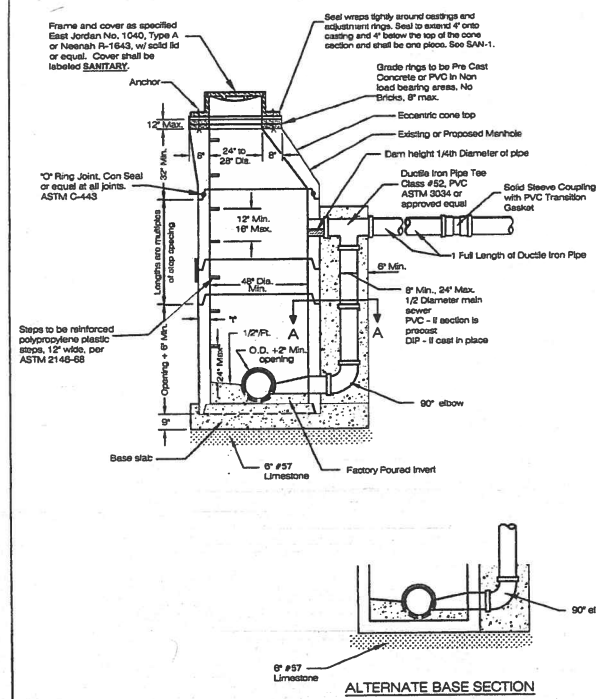
PREPARED FOR:

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 23550 CENTER RIDGE ROAD
 WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
MISCELLANEOUS DETAILS
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
 31 OF 39
 JOB NO.
 20-5445

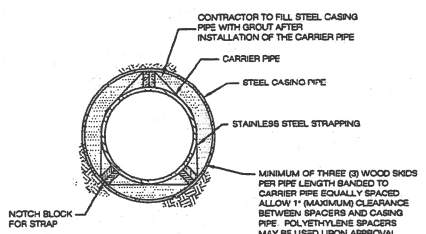
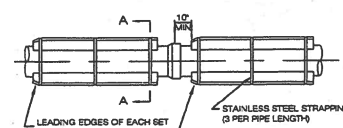
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Notes:

A drop manhole shall be constructed in sewers when the distance between the inverts is 24\"/>

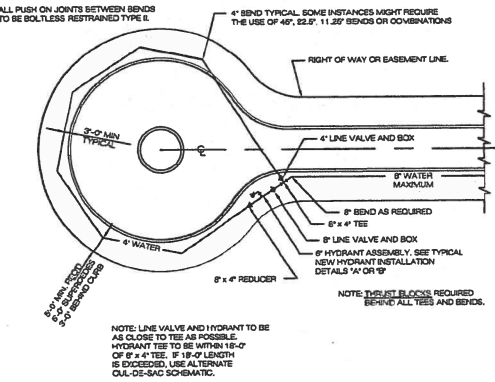
REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	PRECAST CONCRETE DROP MANHOLE



- NOTE**
- WELD ALL ENCASMENT PIPE JOINTS
 - MINIMUM THICKNESS FOR NEW CASING PIPE IS 3/8\"/>

CARRIER PIPE	STEEL CASING PIPE	FILL TYPE
DIA.	THICK.	
12"	3/8"	GROUT
18"	3/8"	GROUT
24"	3/8"	GROUT
30"	3/8"	GROUT
36"	3/8"	GROUT
42"	3/8"	GROUT
48"	3/8"	GROUT
54"	3/8"	GROUT
60"	3/8"	GROUT
66"	3/8"	GROUT
72"	3/8"	GROUT
78"	3/8"	GROUT
84"	3/8"	GROUT
90"	3/8"	GROUT

REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	BOREING DETAIL



REV.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	STANDARD CUL-DE-SAC HYDRANT/LOOP SCHEMATIC

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HAMPTON PLACE SUBDIVISION - PHASE 6
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
32 OF 39

JOB NO.
20-5445

SWP3 LEGEND OF SYMBOLS
AND LINETYPES

MgA	SOIL TYPE	SF	FILTER FABRIC FENCE
IP	INLET PROTECTION	W/L	WORK LIMITS
TS	TEMPORARY SEEDING & MULCHING	SS	SOIL BOUNDARY LIMITS
FS	PERMANENT SEEDING & MULCHING	---	PROPOSED DIVERSION SWALE
CE	CONSTRUCTION ENTRANCE	---	EXISTING CONTOURS
WO	WASHOUT PIT	---	PROPOSED CONTOURS
SA	STAGING AREA (SEE NOTE 6)		

CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL MEASURES WITHIN 7 DAYS OF CLEARING AND GRUBBING.

PRIOR TO CONSTRUCTION STARTING THE CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETE THE SIGNATURE LIST FOUND ON SHEET 35 OF 39 AND SUBMIT IT TO THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT

SITE INFORMATION

LIMITS OF DISTURBED AREA = 28.17 ACRES
LIMITS OF DRAINAGE AREA = 83.57

(CALCULATIONS BASED UPON DRAINAGE AREA)

PRE-CONSTRUCTION
AREA OF WOODS/GRASS/FARM FIELD = 82.57 ACRES
AREA OF PAVEMENT/ROOFTOP = 1.0 ACRE

POST-CONSTRUCTION
AREA OF PAVEMENT/ROOFTOP = 28.12 ACRES
AREA OF GRASS/LANDSCAPE = 57.45 ACRES

RUNOFF COEFFICIENT PRE-CONSTRUCTION SITE:
 $((1 \text{ AC}) * (0.95) + (82.57 \text{ AC}) * (0.50)) / 83.57 = 0.52$

RUNOFF COEFFICIENT POST-CONSTRUCTION SITE:
 $((57.45 \text{ AC}) * (0.95) + (28.12 \text{ AC}) * (0.50)) / 83.57 = 0.82$

IMPERVIOUSNESS FOR PRE-CONSTRUCTION = $(0.52) * 83.57 \text{ AC} = 43.46$
IMPERVIOUSNESS FOR POST-CONSTRUCTION = $(0.82) * 83.57 \text{ AC} = 68.64$
PERCENT IMPERVIOUSNESS CREATED BY CONSTRUCTION = 58%

SITE LOCATION INFORMATION

CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO

NAME OF WATERSHED/SUBSEQUENT RECEIVING WATER(S)
SITE DISCHARGES TO SLATER DITCH AND THE SUBSEQUENT RECEIVING WATERS IS FRENCH CREEK

SITE ADDRESS
SOUTH OF ATLANTIC AVENUE AND EAST OF STONEY RIDGE ROAD
NORTH RIDGEVILLE, OHIO

OWNER:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

PROJECT DESCRIPTION

- THE PROJECT INCLUDES THE CONSTRUCTION OF A SUBDIVISION OF SINGLE-FAMILY HOMES AND CLUSTER HOMES IN A RESIDENTIAL AREA. THE PROJECT INCLUDES THE CONSTRUCTION OF A CURBED CONCRETE ROAD, DRAINAGE IMPROVEMENTS, WATERLINE AND SANITARY SERVICE.
- PRIOR LAND USE WAS FARM FIELD & WOODS.
- THE ESTIMATED START DATE OF CONSTRUCTION IS MARCH 1, 2021 AND THE ESTIMATED COMPLETION DATE IS OCTOBER 29, 2021.

SITE/ OPERATOR CONTACT INFORMATION:

COMPANY: VALORE PROPERTIES, INC.
CONTACT: ANTHONY VALORE
ADDRESS: 23550 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145

SWP3 AUTHORIZATION AGENT CONTACT INFORMATION:

CHRISTOPHER L. HOWARD, P.E., CPESC No. 5294
BRAMHALL ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD
AVON, OHIO 44011
(440) 934-7878



NOTES

- THE FOLLOWING SOIL TYPES ARE FOUND WITHIN THE PROJECT LIMITS

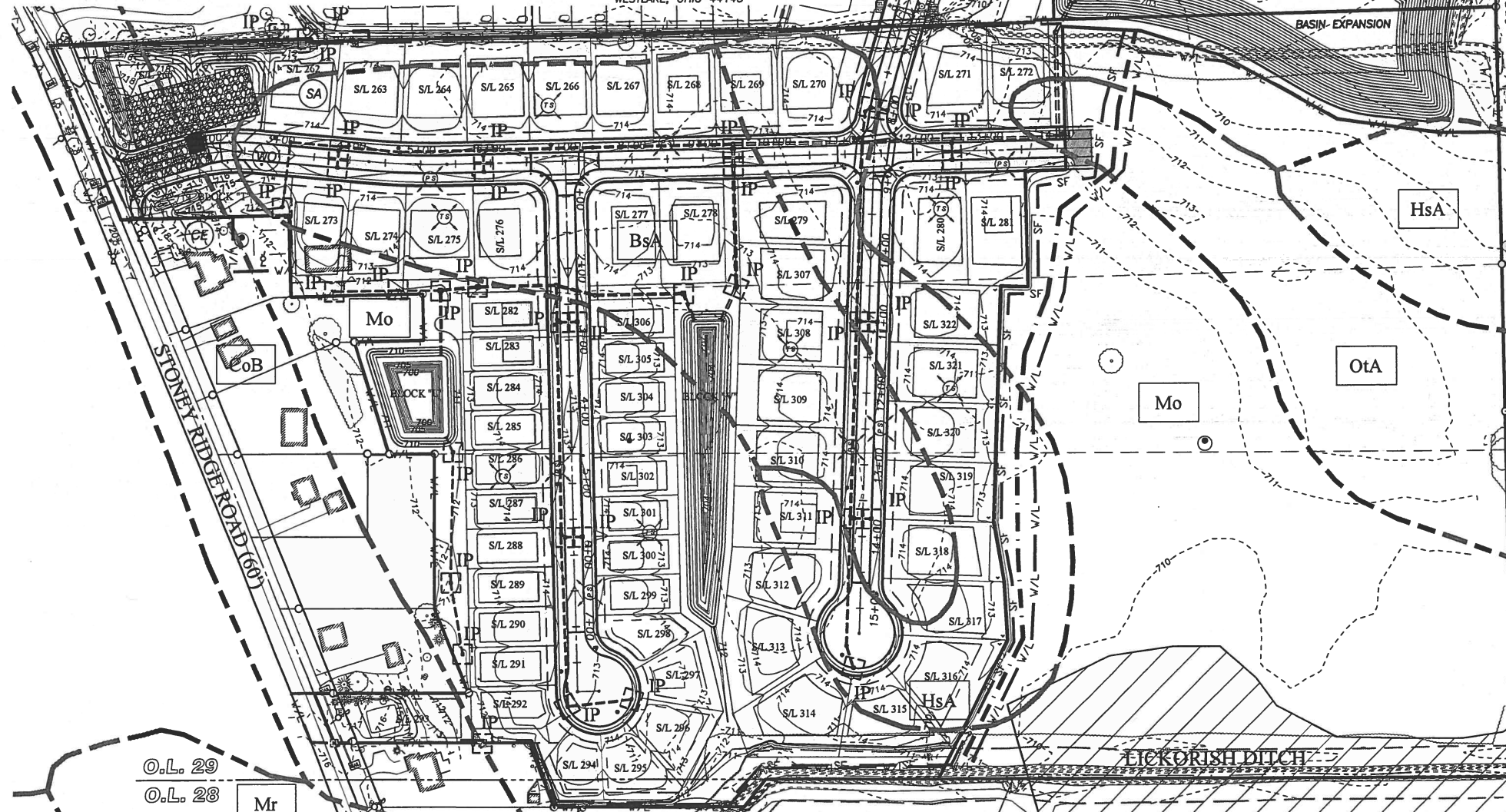
BsA - BOGART SANDY LOAM, 0 TO 2 PERCENT SLOPES
CoB - CANOTON GRAVELLY LOAM, 2 TO 6 PERCENT SLOPES
HsA - HASKINS LOAM, 0 TO 2 PERCENT SLOPES
Mo - MERRILL LOAM
OtA - OSHTIMO SANDY LOAM, 0 TO 2 PERCENT SLOPES

SOIL DATA REFERENCED FROM WEB SOIL SURVEY LORAIN COUNTY, OHIO (OH093) SOILS MAPS VERSION 18, JUNE 11TH, 2020.

- WASHOUT PIT LOCATION TO BE CONFIRMED WITH SITE SUPERINTENDENT. LOCATION SHOWN FOR INTENT ONLY AND IS APPROXIMATE.
- ALL STORM SEWER SHALL BE JETTED AND CLEANED PRIOR TO OCCUPANCY.
- DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE ACCESS TO ALL RESIDENTS.
- CONTRACTOR SHALL INSTALL DIVERSIONS SWALES AS SHOWN ON PLANS PRIOR OF ANY EARTH MOVING OPERATIONS AND CONSTRUCTION.
- ALL FUEL TANKS & DRUMS, DUMPSTER FOR CONSTRUCTION DEBRIS, AND DISPOSAL/STORAGE OF SOLID, SANITARY AND OR TOXIC WASTES SHALL BE WITHIN THE STAGING AREA LIMITS, IF NEEDED.
- ALL EROSION CONTROL MEASURES SHALL FOLLOW THE MOST CURRENT ODNR RAINWATER AND LAND DEVELOPMENT MANUAL.
- CONTRACTOR SHALL MAINTAIN THE PROPOSED STORMWATER MANAGEMENT FACILITY DURING CONSTRUCTION IN ACCORDANCE WITH THE LATEST EDITION OF THE RAINWATER AND LAND DEVELOPMENT MANUAL. AFTER CONSTRUCTION IS COMPLETE CONTRACTOR SHALL CLEANOUT SEDIMENT OF THE BASIN AND RETURN TO DESIGN VOLUMES.
- CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS IN AREAS THAT ARE GREATER THAN 3:1 SLOPES.

SEQUENCE OF CONSTRUCTION:

- PRE-CONSTRUCTION MEETING.
- STAKEOUT LIMITS OF DISTURBANCE, INSTALL THE CONSTRUCTION ENTRANCE, PREPARE THE AREA WHERE THE PROJECT TRAILER (IF REQUIRED) CONSTRUCTION DUMPSTER, CONSTRUCTION STAGING, AND VEHICLE FUELING SHALL BE LOCATED.
- INSTALL THE INLET PROTECTION, SILT FENCE, DIVERSION SWALES AND SEDIMENT BASIN WHERE INDICATED ON THE PLANS. DIVERSION SWALES AND SEDIMENT BASIN SHALL BE STABILIZED UPON INSTALLATION.
- BEGIN EARTH MOVING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER & THE CITY OF THE LOCATION OF ANY AND ALL EROSION AND SEDIMENTATION CONTROL MEASURES IMPLEMENTED AT ANY BORROW OR SPOIL SITE OF IMPORT/EXPORT MATERIAL.
- STABILIZE ALL DISTURBED AREAS WITH TEMPORARY SEED AND MULCHING OR REPLACE SEEDING IMMEDIATELY UPON REACHING FINAL GRADE.
- ALL UTILITY CONSTRUCTION WITHIN THE RIGHT-OF-WAY MAY BEGIN IMMEDIATELY FOLLOWING ESTABLISHMENT OF GRADE.
- STABILIZE ALL UTILITY TRENCHES AT THE END OF EACH WORKDAY BY MEANS OF GRAVEL BACKFILL TO SURFACE, REPAVING, OR MULCHING.
- INSTALL PAVEMENT SUB-BASE.
- BEGIN PAVING, THE AUTHORIZED SWP3 AGENT SHALL NOTE THE LOCATIONS OF ALL CONCRETE WASHOUT PITS ON THE SWP3 PRIOR TO INSTALLATION. REMOVE STONE CONSTRUCTION ENTRANCE ONLY WHEN NECESSARY.
- AFTER CONSTRUCTION IS COMPLETE THE CONTRACTOR SHALL DREDGE AND REGRADE ALL STORMWATER MANAGEMENT BASINS TO REACH THE DESIGN VOLUME IN THE APPROVED PLANS. THIS IS TO BE DONE PRIOR TO CITY ACCEPTANCE.
- REPLACE TOPSOIL, FINE GRADE AND SEED AREAS AS REQUIRED.
- COMPLETE SITE WORK, PAVEMENT MARKING, FINAL LANDSCAPING AND CLEAN UP.
- RESEED AND REDRESS ANY AREAS THAT MAY REQUIRE ATTENTION IMMEDIATELY. NOTE THAT LAWN AREAS WILL NOT BE DEEMED STABLE UNTIL A UNIFORM SEVENTY (70%) PERCENT SHALL BE CONSIDERED TO BE IN PLACE AND FUNCTIONAL.
- IF FOR ANY REASON THE PROJECT IS SUSPENDED, THE CONTRACTOR SHALL INSURE THAT ALL INSTALLED EROSION MEASURES ARE FUNCTIONING AND PROPERLY MAINTAINED DURING THE PERIOD. ALL BARE SOILS ARE TO BE SEED AND MULCHED WITH THE TEMPORARY SEED MIXTURE.



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
CLH

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

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
STORMWATER POLLUTION PREVENTION PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
33 OF 39

JOB NO.
20-5445

CITY OF NORTH RIDGEVILLE

SWP3 STANDARD GENERAL NOTES

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

EROSION CONTROL SHALL CONSIST OF TEMPORARY CONTROL MEASURES AS DETAILED ON THE PLANS OR ORDERED BY THE GOVERNING AGENCY DURING THE LIFE OF THE CONTRACT TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH USE OF EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S).

TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS, THE LOCATION AND SIZE OF WHICH ARE DETAILED ON THE PLANS, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORK OPERATIONS. CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE NOT FORESEEN DURING DESIGN STAGE; THAT REQUIRE ADDITIONAL OR MODIFIED TEMPORARY OR PERMANENT BMP'S SHALL BE APPROVED BY THE CITY ENGINEER AND REFLECTED ON THE REVISED SWP3.

SEDIMENT PONDS, SEDIMENT TRAPS, AND PERIMETER SEDIMENT CONTROLS, SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RE-ESTABLISHED WITH TEMPORARY VEGETATION. NO SEDIMENT CONTROLS SHALL BE PLACED IN A STREAM.

TRENCH DEWATERING OR GROUND WATER, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED TO STREAMS OR THE STORM SEWER SYSTEM.

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

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

CLEARING AND GRUBBING

LIMITS OF CLEARING AND GRADING SHALL BE CLEARLY MARKED ON THE SITE WITH SIGNAGE, FLAGGING AND/OR ORANGE CONSTRUCTION FENCING.

THE CONTRACTOR SHALL LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY EXCAVATION, BORROW, AND FILL OPERATIONS AND PROVIDE IMMEDIATE PERMANENT OR TEMPORARY CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, WETLANDS OR OTHER AREAS OF WATER IMPOUNDMENT.

CONSTRUCTION ENTRANCE

A STONED CONSTRUCTION ENTRANCE SHALL BE INSTALLED FOR ALL INGRESS & EGRESS TO THE SITE. THE MINIMUM DIMENSIONS OF THE DRIVE SHALL BE 20 FT. WIDE AND 50 FT. LONG. THE STONE SHALL BE 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 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.

OHIO EPA PERMIT NO. OH000003 EFFECTIVE DATE 4/21/08 - EXPIRATION DATE 4/20/13 DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES BELOW:

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY AREA THAT WILL BE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREA WITHIN 50 FT. OF A STREAM AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING

SEEDING AREAS SHALL BE INSPECTED AND WHERE THE SEED HAS NOT PRODUCED 80% COVER SHALL BE RESEEDED AS NECESSARY BY THE CONTRACTOR. AREAS SHALL BE STABILIZED WITH STRAW MULCH WHEN CONDITIONS PROHIBIT SEEDING.

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

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

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY DISTURBED AREAS WITHIN 50 FT. OF A STREAM AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 21 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FT. OF STREAM	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
	FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S)
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO ONSET OF WINTER WEATHER (NOV.1) STRAW MULCH 2 TO 3 BALES PER 1000 SQ.FT. AND OR 2 TONS PER ACRE

PERMANENT STABILIZATION OF CONVEYANCE CHANNELS

OPERATORS SHALL UNDERTAKE SPECIAL MEASURES TO STABILIZE CHANNELS AND OUTFALLS AND PREVENT EROSION FLOWS. MEASURES MAY INCLUDE SEEDING, DORMANT SEEDING (AS DEFINED IN THE LATEST EDITION OF "CONR RAINWATER AND LAND DEVELOPMENT MANUAL"), MULCHING, EROSION CONTROL MATTING, SODDING, RIPRAP NATURAL CHANNEL DESIGN WITH BIO ENGINEERING TECHNIQUES OR ROCK CHECK DAMS.

SOIL TRANSPORT ONTO PUBLIC ROADS

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

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

SILT FENCE & DIVERSIONS

SHEET FLOW RUNOFF FROM DENUDEED AREAS SHALL BE INTERCEPTED BY SILT FENCE OR DIVERSIONS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED VIA SHEET FLOW. WHERE INTENDED TO PROVIDE SEDIMENT CONTROL, SILT FENCES SHALL BE PLACED ON A LEVEL CONTOUR. THE EPA PERMIT NO. OH000003 DOES NOT PRECLUDE THE USE OF OTHER SEDIMENT BARRIERS DESIGNED TO CONTROL SHEET FLOW RUNOFF. SILT FENCE IS NOT PERMITTED TO BE USED FOR CONTROLLING CONCENTRATED SURFACEWATER FLOW (ONLY SHEET FLOW). STORMWATER DIVERSION PRACTICES SHALL BE USED TO KEEP RUNOFF AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHERE PRACTICAL. SUCH DEVICES, WHICH INCLUDE SWALES, DIKES OR BERMS, MAY RECEIVE FROM AREAS UP TO 10 ACRES.

INLET PROTECTION

INLET PROTECTION IS MANDATORY.

NON-SEDIMENT POLLUTANTS CONTROLS

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

TRENCH AND GROUND WATER CONTROL

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

MAINTENANCE

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

INSPECTION

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

WASTE DISPOSAL

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

CLEAN HARD FILL

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

CONSTRUCTION & DEMOLITION DEBRIS

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

CONSTRUCTION CHEMICAL COMPOUNDS

AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LINE 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 680 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS, OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

CONCRETE WASH WATER

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

CONTAMINATED SOILS

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

SPILL REPORTING REQUIREMENTS

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

OPEN BURNING

OPEN BURNING IS NOT PERMITTED.

DUST CONTROLS/SUPPRESSANTS

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

STREAM CROSSINGS

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

PERMITS

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

THIS SITE IS COVERED UNDER OPEA / ARMY 401 /404 PERMIT # _____

STRUCTURAL BMP'S

PERMANENT BMP'S FOR POST CONSTRUCTION TREATMENT OF STORMWATER (CONVERSION OF SEDIMENT LAND TO STORMWATER POND) SHALL NOT BE INSTALLED UNTIL 80% OF THE DISTURBED AREA IS STABILIZED.

SEEDING AND MULCHING

SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING IMMEDIATELY UPON COMPLETION OF EXCAVATION OR FILL AND FINISHED GRADING IN ACCORDANCE WITH ITEM 659 OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER. THE FOLLOWING PRO-MIXTURE SHALL BE USED FOR SEEDING: 5-21 CERTIFIED KENTUCKY BLUE GRASS - 35% PENNLAWN FESCUE - 25% MANHATTAN II RYEGRASS - 40% FERTILIZER - 10#/1000 S.F. (12-12-12) MULCH - STRAW - 2 TONS/ACRE RESTORATION OF ALL DISTURBED AREAS SHALL IMMEDIATELY FOLLOW EXCAVATION AND GRADING OPERATIONS. DELAY IN RESTORATION SHALL NECESSITATE TEMPORARY EROSION CONTROL MEASURES APPROVED BY THE ENGINEER AND AT THE CONTRACTOR'S COST.

RIPARIAN BUFFERS

THE RIPARIAN BUFFER (SETBACK) FOR ALL MAJOR AND MINOR DITCHES SHALL BE MARKED IN THE FIELD WITH ORANGE CONSTRUCTION FENCING BY THE CONSTRUCTION SITE OPERATOR PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ENFORCEMENT

ALL DEVELOPMENT SITES ARE SUBJECT TO INSPECTIONS BY THE CITY OF NORTH RIDGEVILLE AUTHORIZED AGENT(S) UNDER THE DIRECTION OF THE A LICENSED PROFESSIONAL ENGINEER TO ENSURE COMPLIANCE WITH THE APPROVED SITE DEVELOPMENT PLAN OR SWM PLAN.

IF IT IS FOUND THAT THE OPERATIONS ARE BEING CONDUCTED IN VIOLATION OF THE APPROVED SITE DEVELOPMENT PLAN AND SWM PLAN, A STOP-WORK ORDER MY BE ISSUED BY THE CITY OF NORTH RIDGEVILLE UNTIL THE IDENTIFIED VIOLATIONS CEASE.

AFTER ISSUANCE OF A STOP-WORK ORDER PROVIDED IN THE PARAGRAPH ABOVE, BUT BEFORE THE IMPOSITION OF ANY FINES, THE APPLICANT SHALL HAVE TWO (2) BUSINESS DAYS TO REQUEST A MEETING WITH THE CITY LAW DIRECTOR AND THE CITY ENGINEER TO SHOW CAUSE WHY THE WORK SHOULD NOT BE STOPPED.

FOLLOWING THE ISSUANCE OF A STOP-WORK ORDER, THE CITY OF NORTH RIDGEVILLE SHALL DETERMINE IF AND WHEN THE DEVELOPMENT MAY PROCEED, ANY DETERMINATION BY THE CITY OF NORTH RIDGEVILLE PURSUANT TO THIS SECTION IS A FINAL ORDER FOR THE PURPOSE OF JUDICIAL REVIEW.

VIOLATIONS

THE CITY OF NORTH RIDGEVILLE SHALL NOTIFY THE STORM WATER PERMITEE OF ANY VIOLATIONS OBSERVED IN WRITING, SAID NOTICE SHALL INDICATE THE EXACT NATURE OF THE VIOLATIONS AND OTHER SPECIFIC CORRECTIONS WHICH ARE REQUIRED.

THE PERMITEE SHALL COMPLY WITH THE TIMELINE FOR CORRECTIONS SPECIFIED BELOW. TIMELINE EXTENSIONS FOR ADVERSE WEATHER CONDITIONS MAY BE GRANTED UPON APPROVAL OF THE CITY ENGINEER.

NATURE OF VIOLATION:	NUMBER OF DAYS FROM INSPECTION TO CORRECT FUNCTIONING OF CONTROL PRACTICE:
SILT FENCE	WITHIN THREE (3) DAYS
OUTLET CONTROL STRUCTURE	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION WITHIN 50' OF DRAINAGE CHANNELS	WITHIN THREE (3) DAYS
TEMPORARY OR PERMANENT STABILIZATION FOR ALL OTHER DISTURBED AREAS	WITHIN THREE (3) DAYS
STABILIZED CONSTRUCTION ENTRANCE	WITHIN THREE (3) DAYS
PUMPING SEDIMENT-LADEN DISCHARGE INTO DRAINAGE CHANNEL	IMMEDIATELY UPON NOTICE
SEDIMENT SETTLING POND	WITHIN TEN (10) DAYS
ANY OTHER CONTROL PRACTICE NOT ADDRESSED IN THIS TABLE	WITHIN THREE (3) DAYS

PENALTIES SUBSEQUENT TO ISSUANCE OF STOP-WORK ORDER

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

REV. 11/22/16 OCTOBER 1, 2009

DATE:	BY:	DESCRIPTION:
01-25-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:	SJM
CHECKED BY:	CLH



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

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
34 OF 39
JOB NO.
20-5445

SWP3 Amendment Log

Project Name:

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

SWP3 Corrective Action Log

Project Name:

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

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

SIGNATURE LIST

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

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

SIGNATURE	PRINTED NAME	TITLE	COMPANY	DATE

ACCEPTABLE EROSION CONTROL TIMETABLE

	J	F	M	A	M	J	J	A	S	O	N	D
TEMP. SEEDING				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

YEAR	2021									
MONTH	M	A	M	J	J	A	S	O		
TEMP. EROSION CONTROL	X	X	X	X	X	X	X	X		
CLEARING AND GRUBBING	X	X								
ROUGH GRADING		X	X	X						
UTILITIES			X	X	X					
FINE GRADING				X	X	X				
PAVING					X	X	X			
TOPSOIL & SEEDING							X	X		
LANDSCAPE							X	X		
TEMP. EROSION CONTROL MAINTENANCE	X	X	X	X	X	X	X	X		

Detention Basin Maintenance Tasks and Schedule								
Tasks	Basin Side-Slopes	Basin Bottom	Basin Inlets	Basin Outlet	Catch Basin Inlets	Catch Basin Sumps	Storm Sewer System	Schedule
Inspect for sediment accumulation		0	0	0	0	0	0	Annually
Remove sediment accumulation		0	0	0	0	0	0	Every 5-10 years as needed
Inspect for debris (dead vegetation and trash)	0	0	0	0	0	0	0	Early spring, fall and after major storms
Clean debris	0	0	0	0	0	0	0	As needed
Inspect for erosion on banks and bottom	0	0	0	0				Early spring, fall and after major storms
Re-establish permanent vegetation on eroded slopes	0	0						As needed
Rake out dead vegetation			0	0				Annually – early spring
Replace stone rip-rap	0	0	0	0				Every 3-5 years as needed
Mowing	0	0						0 to 2 times per year
Inspect structural elements during rainfall event			0	0			0	Annually

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
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HAMPTON PLACE SUBDIVISION - PHASE 6
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

1:\205445 Hampton Place PH-6\DRAWINGS\Improvement Plans\34-36 SWP3 Notes & Details.dwg, Plotted Oct 29, 2021 - 8:27am

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Specifications for De-Watering

1. A de-watering plan shall be developed prior to the commencement of any pumping activities.
2. The de-watering plan shall include all pumps and related equipment necessary for the dewatering activities and designate areas for placement of practices. Details for practices shall be provided from below either by direct protection, fabric liner, or other acceptable method of outlet protection.
3. Water that is not discharged into a settling/treatment basin but directly into waters of the state shall be stockpiled locally. Discharged water shall be within $\pm 4^{\circ}$ F of the receiving waters.
4. Settling basins shall not be greater than four (4) feet in depth. The basins shall be constructed for sediment storage as outlined in Chapter 6, SEDIMENT BASIN ON SEDIMENT TYPE. The inlet and outlet for the basins shall be located at the furthest points of the discharge. A settling outlet shall be used to ensure that settled solids do not re-suspend during the discharge process. The settling basin shall be dewatered out when the storage has been reduced by 80% of its original capacity.
5. All necessary National, State and Local permits shall be secured prior to discharging into waters of the state.

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

REV. NO.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

DE-WATERING

SCALE: NOT TO SCALE

DATE: 10/01/08 | DRAWN BY: JAB/TEB

SWP-15

Specifications for Topsoiling

Salvaging and Stockpiling

1. Determine the depth and suitability of topsoil at the site. (For help, contact your local SWCD office to obtain a county soil survey report).
2. Prior to stripping topsoil, install appropriate downslope erosion and sedimentation controls such as sediment traps and basins.
3. Remove the soil material no deeper than what the county soil survey describes as "surface soil" (i.e. A or Ap horizon).
4. Construct stockpiles in accessible locations that do not interfere with natural drainage. Install appropriate sediment controls to trap sediment such as silt fence immediately adjacent to the stockpile or sediment traps or basins downstream of the stockpile. Stockpile side slopes shall not exceed a ratio of 2:1.
5. If topsoil is stored for more than 21 days, it should be temporary seeded, or covered with a tarp.

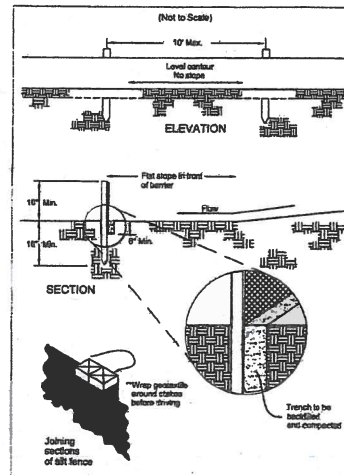
Specifications for Mulching

1. Mulch and other appropriate vegetative practices shall be applied to disturbed areas within 7 days of grading if the area is to remain dormant (undisturbed) for more than 21 days or on areas and portions of the site which can be brought to final grade.
2. Mulch shall consist of one of the following:
 - Straw - Straw shall be unrotted small grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The straw mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq. ft. sections and place two 45-lb. bales of straw in each section.
 - Hydroseeders - Wood cellulose fiber should be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
 - Other - Acceptable mulches include mulch matings and rolled erosion control products applied according to manufacturer's recommendations or wood mulch/chips applied at 10-20 tons/ac.
3. Mulch Anchoring - Mulch shall be anchored immediately to minimize loss by wind or runoff. The following are acceptable methods for anchoring mulch:
 - Mechanical - Use a disk, crimper, or similar type tool set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but be left generally longer than 6 inches.
 - Mulch Nettings - Use according to the manufacturer's recommendations, following all placement and anchoring requirements. Use in areas of water concentration and steep slopes to hold mulch in place.
 - Synthetic Binders - For straw mulch, synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, 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.

Spreading the Topsoil

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

Specifications for Silt Fence



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

Specifications for Silt Fence

1. Silt fence shall be constructed before topsoil first disturbance begins.
2. All silt fence shall be placed at close to the contour as possible so that water will not concentrate at low points in the fence and so that small ripples or depressions that may carry small concentrations of sediment to the silt fence are dissipated along its length.
3. Ends of the silt fence shall be brought up close to the water passing by the silt fence will be prevented from flowing around the ends.
4. Silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 feet or as much as possible up and down the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
7. The silt fence shall be placed in a trench and shall be a minimum of 6 inches deep. The trench shall be backfilled with a minimum of 6 inches of compacted material, either native soil, crushed stone, or other suitable material that will ensure an adequate uniform trench depth.
8. The silt fence shall be placed with the stones on the down-slope side of the fence. A minimum of 6 inches of graded material shall be placed on the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fence.
9. Seams between sections of silt fence shall be spliced together only at a support post with a minimum 6-in. overlap when the silt fence is being installed, and sealed.
10. Maintenance - Silt fence shall allow runoff to pass only as diffuse flow through the fence. If runoff cleaves the silt fence, flows under the fabric or around the back ends, or in any other way shows a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the type of the silt fence shall be changed; 2) accumulated sediment shall be removed; or 3) other practices shall be instituted.
11. Sediment deposits shall be routinely removed when the silt fence reaches approximately one-third of the height of the silt fence.
12. Silt fences shall be inspected after each rainfall and at least daily during a prolonged rainfall. The location of existing silt fence shall be rechecked daily to ensure the proper location and effectiveness. If damaged, the silt fence shall be replaced immediately.

Criteria for silt fence materials

1. Fence post - The length shall be a minimum of 22 inches. Wood posts will be 2-in. x 4-in. nominal dimension, minimum 16 annual quality. They shall be free of knots, splits and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 18 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to wind or water loading.
2. Silt fence fabric - See chart below

Table 9.2.2 Minimum criteria for Silt Fence Fabric (2008, 2009)

DESIGN PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	130 lbs./3.3 ft.	ASTM D 4832
Minimum Bursting Strength	50%	ASTM D 4832
Minimum Puncture Strength	20 lbs./100 in.	ASTM D 4832
Minimum Tear Strength	40 lbs./100 in.	ASTM D 4832
Apparent Opening Size	≤ 0.075 mm	ASTM D 4751
Permeability	100-200 sec./1	ASTM D 4832
UV Degradation Strength Retention	70%	ASTM D 4832

REV. NO.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SILT FENCE

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

SWP-18

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
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PREPARED FOR:

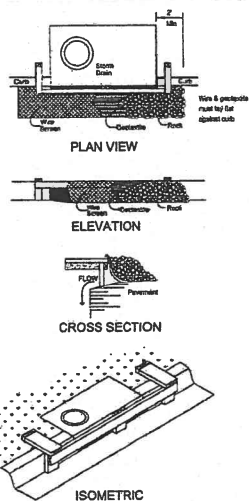
VALORE PROPERTIES, INC.
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HAMPTON PLACE SUBDIVISION - PHASE 6
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
36 OF 39
JOB NO.
20-5445

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Specifications for
Geotextile - Stone Inlet Protection



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

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
GEOTEXTILE-STONE INLET PROTECTION			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRWN BY: JAB/TES SWP-21			

Specifications for
Geotextile-Stone Inlet Protection for Curb Inlets

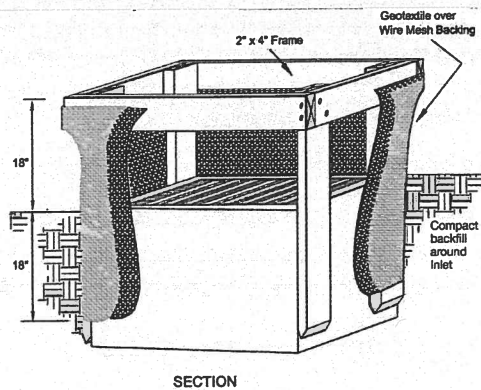
- Inlet protection shall be constructed either before or after the inlet becomes functional.
- Construct a wooden frame of 2-by-4-in. construction-grade lumber. The end spaces shall be a minimum of 1 ft beyond both ends of the frame railing. The sections shall be nailed to 2-by-4-in. stakes driven on the opposite side of the curb.
- The wire mesh shall be of sufficient strength to support fabric and stone. It shall be a continuous piece with a minimum width of 30 in. and 4 ft. longer from the front length of the inlet, 2 ft. on each side.
- Geotextile cloth shall have an equivalent opening size of 20-40 sieve and be resistant to sunlight. It shall be at least the same size as the wire mesh.
- The wire mesh and geotextile cloth shall be formed to the concrete gutter and applied to the face of the curb on both sides of the inlet and secured to the 2-by-4-in. frame.
- Two-inch stakes shall be placed under the wire mesh and geotextile to hold it in place on or around the geotextile cloth.
- This type of protection must be inspected frequently and the stone and/or geotextile replaced when clogged with sediment.

NOTE:
NOT TO BE USED DURING SNOW PLOWING
SEASON.

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

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
GEOTEXTILE-STONE INLET PROTECTION FOR CURB INLETS			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRWN BY: JAB/TES SWP-22			

Specifications for
Geotextile Inlet Protection



- Inlet protection shall be constructed either before or after the inlet becomes functional.
- The earth around the inlet shall be excavated completely to a depth of 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 in a depression. The top of the dike shall be at least 6 inches higher than the top of the frame.

Specifications for
Dust Control

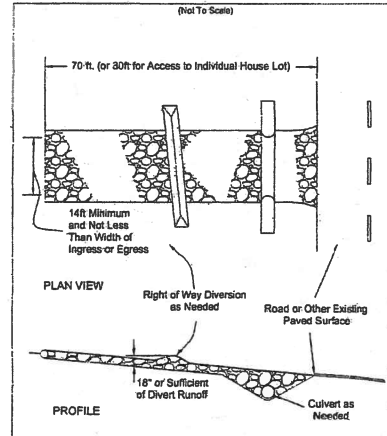
- Vegetative Cover (mow/mulch) - Apply temporary or permanent seeding and mulch to areas that remain bare for over 21 days. Seeding existing trees and large shrubs will also reduce soil and air movement across disturbed areas. See Temporary Seeding, Permanent Seeding, Mulching Practices, and Tree and Shrub Protection Practices.
- Watering - Spray area with water until the surface is wet before seeding or mulching. Watering should be done at a rate that prevents runoff but does not cause soil erosion. Watering agents shall be utilized according to manufacturer's instructions.
- Spray-On Adhesives - Apply adhesive according to the following table or manufacturer's instructions.
- Stalk - Graded roadsides and other outside areas will be stabilized using crushed stone or coarse gravel as soon as practicable after reaching an interim or final grade. Crushed stone or coarse gravel can be used as a permanent cover to provide control of soil erosion.
- Seeding - Existing windbreak vegetation shall be retained 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 or hand, dry granules or flakes of a fine feed shape the surface must be wet and 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.

Table 7.5-1: Adhesive Rates for Dust Control			
Adhesive	Dilution (Adhesive:Water)	Grain Type	Application Rate Gals./Ac.
Latex Emulsion	12.5:1	Fine	250
Resin in Water Acrylic Emulsion (No-traffic)	4:1	Fine	300
Acrylic Emulsion (No-traffic)	7:1	Coarse	450
Acrylic Emulsion	3.5:1	Coarse	350

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

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
DUST CONTROL			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRWN BY: JAB/TES SWP-29			

Specifications for
Construction Entrance



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

Specifications for
Construction Entrance

- Stone Size - GDOT # 2 (1.5-2.5 inch) stone shall be used, or crushed concrete equivalent.
- Length - The construction entrance shall be as long as required to establish high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single easement lots).
- Thickness - The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
- Width - The entrance shall be at least 14 feet wide, but not less than the full width of points where ingress or egress occurs.
- Geotextile - A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong non-woven polymeric fibers and meet the following specifications:
- Timing - The construction entrance shall be installed as soon as is practicable before major grading activities.
- Culvert - A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed onto paved surfaces.
- Water Bar - A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and onto paved surfaces.
- Maintenance - Top dressing of additional stone shall be required as conditions demand. That grading, erosion, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
- Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Methods that enter and leave the construction site shall be restricted from muddy tires.
- Reinforcement - The entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or easement.

Geotextile Specifications for Construction Entrance	
Minimum Tensile Strength	1000 lbs.
Minimum Puncture Strength	80 psi
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	200 psi
Minimum Elongation	20%
Entrance Opening Size	200 < 0.075 mm
Permeability	1-10.5 cm/sec

REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
CONSTRUCTION ENTRANCE			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRWN BY: JAB/TES SWP-27			

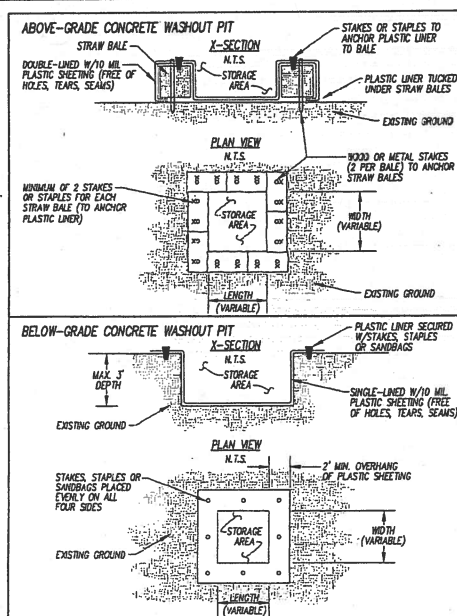
Concrete Washout Areas

- Installation:
- Concrete wash water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance and washout pits shall be situated a minimum of fifty (50) feet from them.
 - Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged.
 - Ensure a stable path is provided for concrete trucks to reach the washout area.
 - A highly visible sign that reads "Concrete Washout Area" shall be erected adjacent to the washout pit.
 - Surface runoff generated from upslope areas shall be diverted away from below-grade washout pits so as not to flow into them.
 - A single centralized washout area may be utilized for multiple sublots.
- Maintenance:
- The washout pit must be inspected frequently to ensure the liner is intact.
 - Once 75% of the original volume of the washout pit is filled or if the liner is torn, the material must be removed and properly disposed of once it is completely hardened. Once the hardened concrete is removed, the liner must be replaced (if torn). A new pit must be constructed if the original structure is no longer suitable.
- Removal:
- Once the washout pit is no longer needed, ensure all washout material has completely hardened, then remove and properly dispose of all materials. If straw bales were used, they can be spread as much.
 - Prefabricated containers specifically designed for concrete washout collection may be used subject to prior approval by the Community Engineer. Follow the manufacturer's suggestions for installation, maintenance and removal procedures.

Sizing of Concrete Washout Pits

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

*For small projects using a maximum of only one truckload of concrete or utilizing on-site mixing, timing of equipment may take place on the lot without a pit, provided it can be done a minimum of fifty (50) feet away from any water conveyances.



REV. NO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
CONCRETE WASHOUT			
SCALE: NOT TO SCALE			
DATE: 10/01/08 DRWN BY: JAB/TES SWP-33			

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
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PREPARED FOR:

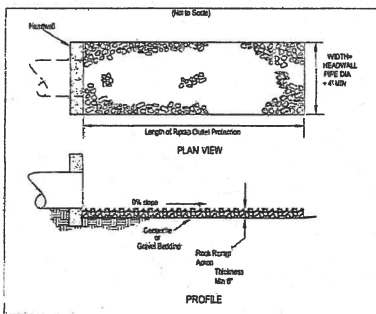
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HAMPTON PLACE SUBDIVISION - PHASE 6
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
37 OF 39
JOB NO.
20-5445

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Specifications for Rock Outlet Protection



- Subgrade for the filter or bedding and riprap shall be prepared to the required base and grades to show on the plan. The original shall be covered with 12-in. compacted, roots, soil, loose rock, or other material.
- Riprap shall conform to the grading limits as shown on the plan.
- Gravel bedding shall be secured according to manufacturer's recommendations.
- Gravel shall be laid with the long dimension parallel to the direction of flow and shall be laid loosely but without voids and cracks. When joints are necessary, dips shall be placed to provide a 12-in. minimum overlap, with the upstream dip overlapping the downstream dip.
- Gravel bedding shall be 0001 No. 67's or 57's unless shown differently on the drawings.
- Riprap may be placed by equipment but shall be placed in a manner to prevent slippage or damage to the protection.
- Riprap shall be placed by a method that does not cause segregation of sizes. Extensive grading with a dozer causes segregation and shall be avoided by delivering riprap near its final location within the channel.
- Construction shall be sequenced so that outlet protection is placed and functional when the storm drain, culvert, or open channel above it becomes operational.
- All disturbed areas will be vegetated as soon as practical.

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

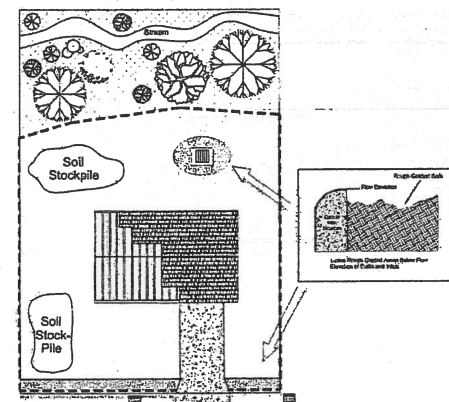
REV. NO.	DATE	BY	DESCRIPTION
1	10/01/08	JAB/TEB	ISSUE TO CITY FOR REVIEW
2	04/16/2021	CLH	REVISED PER CITY COMMENTS
3	10-27-2021	CLH	REVISED STREET NAMES

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

Specifications for Small Construction Site Controls

- Preexisting vegetation shall be retained on the portions of the building lot for as long as construction operations allow. Clearing shall be done in only active working areas, not bare.
- Temporary seed and/or mulch shall be applied to areas, such as ditches and rough graded areas. These areas shall not be actively lying worked. This shall apply to areas that will not be reworked for 21 days or more.
- Stockpiles created from bottomland excavation and grading shall be situated away from streets, roads, or other waterways and shall be seeded after mulched immediately.
- Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and
- Initial protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.
- Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or compacted rock crushed with portland cement.
- Stockpiles of materials or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

Specifications for Small Construction Site Controls

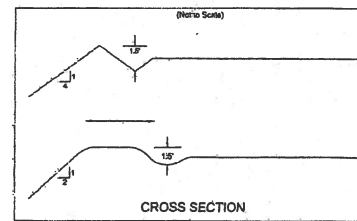


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SCALE: NOT TO SCALE
DATE: 10/01/08 | DRAWN BY: JAB/TEB | SWP-32

Specifications for Temporary Diversion



- Drainage area should not exceed 10 acres. Larger areas require a more extensive design.
- The channel cross section may be parabolic or trapezoidal. Ditch the base of the ditch before placing fill. Build the ditch 10% higher than designed for settlement. The ditch shall be constructed by excavating with tracked earth-moving equipment.
- The minimum cross section of the levee or dike will be as follows: (Minimum design freeboard shall be 0.3 foot.) Where construction traffic will cross, the top width may be made wider and the side slopes flatter than specified above.
- The grade may be variable depending upon the topography. The ditch must have a positive drainage to the outlet and be stabilized to be non-erosive.

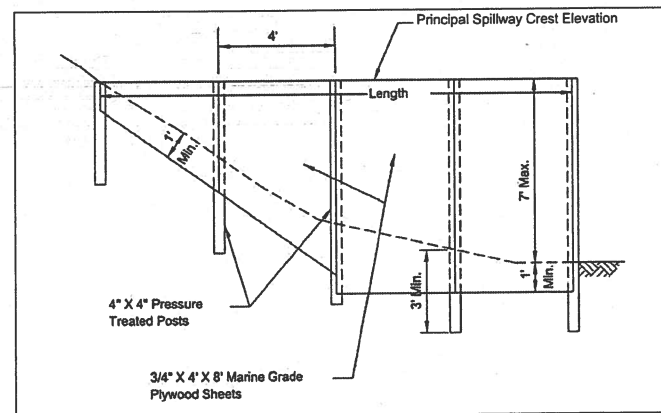
Channel Slope	1-4 ft.	4-8 ft.	8-16 ft.
1-4 ft.	Best and Slow	Best and Slow	Best and Slow
4-8 ft.	Best and Slow	Best and Slow	Best and Slow
8-16 ft.	Best and Slow	Best and Slow	Best and Slow

Note: Diversion with major slopes in greater than 10% are subject to erosion and shall be stabilized with tracked earth-moving equipment for temporary seeding, mulching and watering.

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

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



BASIN BAFFLE DETAIL
N.T.S.

DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:
SJM

CHECKED BY:
CLH

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

PREPARED FOR:

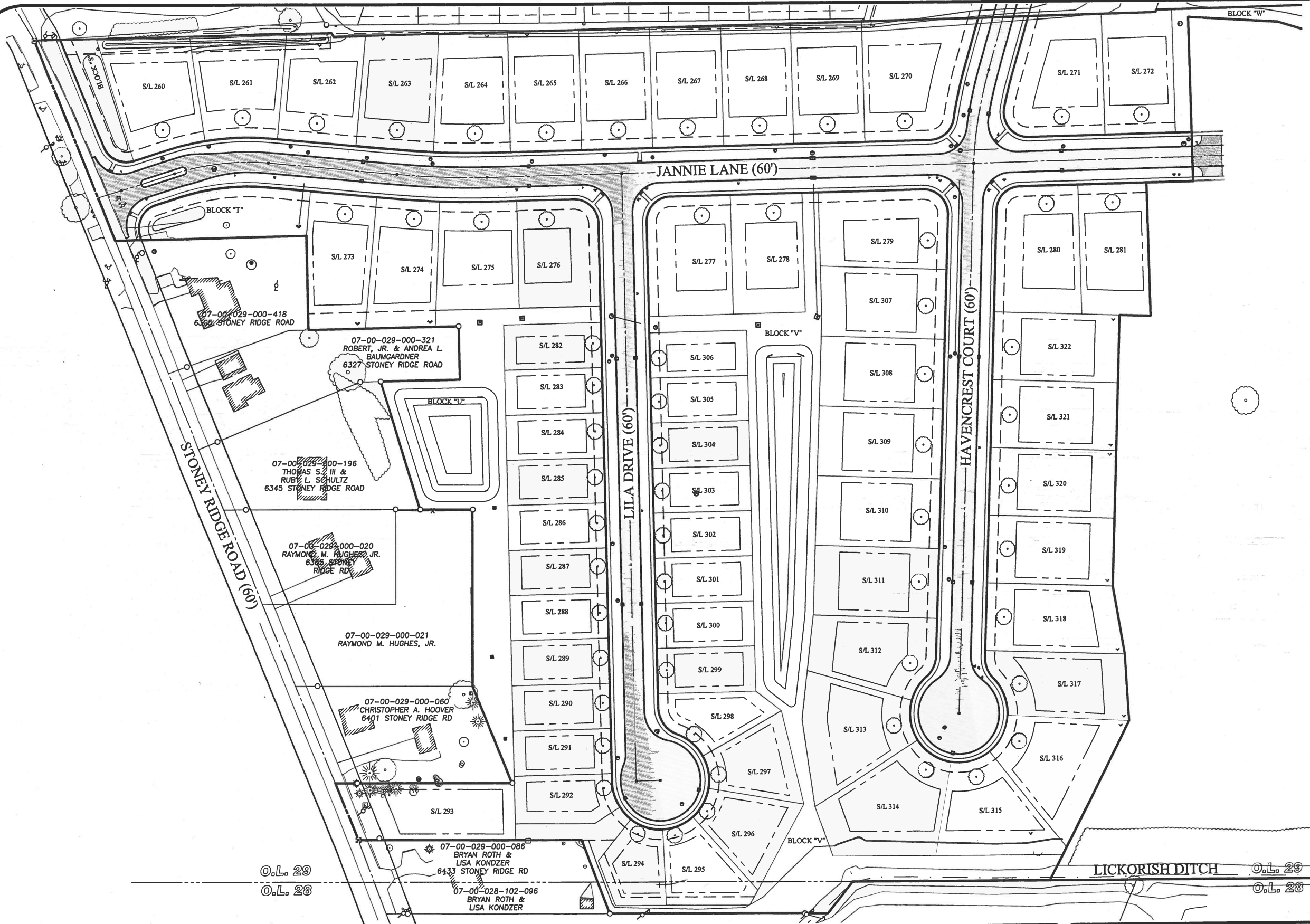
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
38 OF 39

JOB NO.
20-5445

J:\20545 Hampton Place PH-6\DRAWINGS\Improvement Plans\09 Tree Planting Plan.dwg, Plotted: Oct 28, 2021 - 8:27am



NOTES

1. A MINIMUM OF 1 TREE SHALL BE INCLUDED ON THE INDIVIDUAL SITE PLAN. THE PROPOSED TREE SHALL BE POSITIONED SO THAT IT WILL BE OUTSIDE OF THE CITY RIGHT-OF-WAY.
2. PER CITY OF NORTH RIDGEVILLE ORDINANCE 1032.09(4)(3) DEVELOPERS SHALL USE A MINIMUM OF THREE DIFFERENT TYPES OF TREES WITHIN THE DEVELOPMENT. THE DEVELOPER SHALL PICK THREE OF THE FOLLOWING VARIETIES:

CRABAPPLE:

MALUS SUTZARN AKA 'SUGAR TYME'
MALUS PRAIRIFIRE
MALUS PROFESSOR SPRENGER
MALUS CENTZAM AKA 'CENTURION'
MALUS SPRING SNOW (NO FRUIT)

DOGWOOD:

COMUS KOUSA 'KOUSA'
CUYAHOGA GREY

HAWTHORN:

CRATAEGUS CMS-GALLI VAR. INERMIS
'THOMLESS COCKSPUR' 'CRUSADER' IS A CULTIVAR OF THIS TREE

JAPANESE TREE LILAC:

SYRINGA RETICULATA 'IVORY SILK'
SYRINGA RETICULATA 'SUMMER SNOW'

MAPLE:

ACER TATARICUM SSP. 'GINNAJA' AKA 'AMUR MAPLE' VARIETIES
BETZAM AKA 'BEETHOVEN' EMBERS
FLAME

MOZAZAM AKA 'MOZART'
CELEBRATION
ARMSTRONG MAPLE

ACER TATARICUM 'TATARIAN', VAR. 'RUBRMN'

ACER BUERGERANUM 'TRIDENT', VAR. 'STREET WISE'

ACER CAMPESTRE 'HEDGE MAPLE'

VARIETIES:

QUEEN ELIZABETH
SCHICLITEL'S UPRIGHT 'ST. GREGORY'

PEAR:

PYRUS CALLERYANA VARIETIES:
CLEVELAND SELECT OR 'CHANTICLEER' OR STONCHILL

REDBUD:

CERCIS CANADENSIS VARIETIES:
EASTERN REDBUD 'ALBA'
FOREST PANSY
NORTHERN OR MINNESOTA STRAIN 'WHITEBUD'

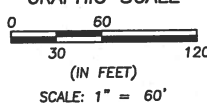
SERVICEBERRY: (MAXIMUM 5 FOOT HEIGHT AT PLANTING.) ANELANCLIER X GRANDIFLORA VARIETIES:
AUTUMN BRILLIANCE
COLE'S SELECT
PRINCESS DIANA
REFZAM AKA 'REFLECTIONS'
ROBIN HILL
SNOWCLOUD
SPIRZANI AKA 'SPRING GLORY'
TRAZAM AKA 'TRADITION'

LEGEND OF SYMBOLS

- PROPOSED TREE LOCATION
- FOR INTENT ONLY
FINAL LOCATION TO BE DETERMINED BY CITY.



GRAPHIC SCALE



DATE	BY	DESCRIPTION
01-29-2021	CLH	ISSUE TO CITY FOR REVIEW
04-16-2021	CLH	REVISED PER CITY COMMENTS
10-27-2021	CLH	REVISED STREET NAMES

DRAWN BY:	SJM
CHECKED BY:	CLH

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

PREPARED FOR:

VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 6
TREE PLANTING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
39 OF 39
JOB NO.
20-5445

DATE: October 18, 2021
INTRODUCED BY: Mayor Corcoran
REFERRED TO: Planning Commission
TEMPORARY NO: T 128-2021

1st READING: October 18, 2021
2nd READING: November 15, 2021
3rd READING: _____
ADOPTED: _____

ORDINANCE NO.

**AN ORDINANCE VACATING PUBLIC ACCESS TO PROPERTY
KNOWN AS ROOSEVELT AVENUE FROM 5169 LEAR NAGLE ROAD
TO 33593 ADELE STREET IN THE CITY OF NORTH RIDGEVILLE.**

WHEREAS, the landowners of 5169 Lear Nagle Road, also known as Permanent Parcel No. 07-00-007-109-006, have submitted a petition to the City of North Ridgeville requesting that public access to Roosevelt Avenue, beginning from their property and continuing north to 33593 Adele Street, also known as Permanent Parcel No. 07-00-007-109-070, be vacated; and

WHEREAS, the petition has been considered in open hearing by the North Ridgeville Planning Commission which has submitted to City Council a recommendation that the vacation be approved; and

WHEREAS, City Council finds by an affirmative vote of no less than two-thirds of its membership that the interests of public health, welfare and safety would be served by the vacation of the property, and that street located upon the same no longer serves a public use or purpose.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The street known as Roosevelt Avenue, located from 5169 Lear Nagle Road north to 33593 Adele Street in the City of North Ridgeville, Ohio, described herein below, is hereby vacated pursuant to the petition of the application.

SECTION 2. The portion of said street to be vacated extends from 5169 Lear Nagle Road, also known as Permanent Parcel No. 07-00-007-109-006, north to 33593 Adele Street, also known as Permanent Parcel No. 07-00-007-109-070.

SECTION 3. The portion of the street hereby vacated will revert in its entirety to original, as follows: the back yard of 5177 Lear Nagle Road shall increase by twenty (20) feet; Twenty-five (25) feet of property located on Lear Nagle Road (empty wooded lot), also known as Permanent Parcel No. 07-00-007-108-013, will increase by twenty (20) feet; property owners

Thomas and Irene Mangan, 5155 Lear Nagle Road, and Gabriel and Olha Leidy, 33593 Adele Street, own property across from each other and will divide the vacated street between their properties; Robert and Michelle Howells, 5169 Lear Nagle Road, and Alan and Valerie Wisniewski, 5161 Lear Nagle Road, own property both in front of and behind the portion of Roosevelt Avenue that has been vacated and will divide the vacated street between their properties.

SECTION 4. The vacation of the property by this ordinance shall be conditioned upon the grant of an easement by the applicant/owner to the City over the full street width for utility purposes including but not limited to storm sewers, water lines, Cable TV, electric and gas, if necessary.

SECTION 5. The City of North Ridgeville hereby relinquishes any and all rights that it may have for the use of said property for street or road purposes.

SECTION 6. The Engineer is hereby authorized to prepare and submit necessary data required to effect the transfer to the Engineer, Auditor and Recorder of Lorain County, Ohio.

SECTION 7. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 8. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____

PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____

Engineering Fee Paid: \$ N/A

Receipt No.: _____

☐ Cash ☐ Check - Check No.: _____

(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ 162.00

Receipt No.: 00014504

☐ Cash ☒ Check - Check No.: 4014

(See attached for description of fees.)



RECEIVED

OCT 06 2021

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

Received: _____ Date Released to Planning Commission: _____

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

APPLICANT INFORMATION AND REQUEST

APPLICANT: Michelle Howells PROPERTY OWNER: Robert & Michelle Howells
COMPANY NAME: _____ ADDRESS: 5169 Lear Nagle rd
ADDRESS: 5169 Lear Nagle rd CITY / STATE: North Ridgeville ZIP: 44039
CITY / STATE: N. Ridgeville PHONE NO.: _____
PHONE NO.: 440 327 6814 SIGNATURE: Michelle Howells
SIGNATURE: _____ (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: allptstrk@windstream.net

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

LOCATION OF PROPERTY/ADDRESS:	
PERMANENT PARCEL NO.: <u>0700007109006</u>	ZONING OF PROPERTY: _____
ZONING OF ADJACENT PROPERTY TO: NORTH ☒ EAST ☒ SOUTH _____ WEST _____	
DESCRIPTION OF REQUEST: <u>Vacate street/Alley way public rightaway</u> <u>Roosevelt Ave</u>	

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

If yes, list dates and nature of each: _____

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

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

PLANNING COMMISSION USE ONLY:

☐ APPROVED ☐ DISAPPROVED

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

☐ Board of Building & Zoning Appeals Approval Required

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

Date: _____ Signature: _____

(Presiding Officer at Meeting)

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

TO BE FILLED OUT BY APPLICANT

I, _____

Michelle Howells

(Print Name)

Michelle Howells

(Signature)

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

Applicant: _____

Michelle & Robert Howells

Owner: _____

Robert & Michelle Howells

Project Address: _____

5169 Lear Nagle rd North Ridgeville

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

PHONE: 440-329-5207

WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

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

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO Verification By: _____

Date / Time Stamp: _____

BZA / PC Verification By: _____

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		

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

PETITION FOR STREET NAME CHANGE, VACATING OR NARROWING

The undersigned is the owner of property at 5169 Lear Nagle, North Ridgeville, Ohio and hereby petitions the Council of the City of North Ridgeville, Ohio, to: (check the appropriate box)

☐ change the name of _____ Street or Alley to _____;

☒ vacate Roosevelt Ave Street or Alley or a portion thereof described as follows: public access;

☐ narrow _____ Street or Alley or a portion thereof described as follows: _____.

Accompanying this Petition are the following:

- A. A legal description of the street or alley to be vacated, narrowed or changed in name;
- B. A plat plan of the particular property drawn to a scale of one inch equals 100 feet;
- C. An Ordinance approved in writing as to form by the Director of Law;
- D. A list of owners and their addresses of the property abutting the street or alley;
- E. Written consent from abutting property owners, which consents are attached hereto and made a part hereof;
- F. A fee of \$162.00 (one-hundred sixty-two dollars) to defray the costs of notices and other expenses.

Respectfully submitted,

Name

Telephone

Address, City, State, Zip

Date Submitted

Comments:

CERTIFICATION

I, Michelle Howells, requesting to vacate property located at
Roosevelt Ave from 0700007109006 to
0700007109070, do hereby certify that the names and
addresses herein provided were obtained from the Lorain County Auditor's Office
and/or Treasurer's Office. Where the words NO ADDRESS appears, it is
not known or there is a bank code and no address is available.

Michelle Howells
NAME

5169 Lear Nagle rd
ADDRESS

10-7-21
DATE

To City of North Ridgeville

Vacation of Roosevelt Ave.

We would like to vacate the street &/or public access for Roosevelt Ave.

We all have been taking care of this property for several years & we wish this to be vacated.

Starting from our property owned by Robert & Michelle Howells parcel # 0700007109006 all the way heading north to Adele Street.


Robert & Michelle Howells

5169 Lear Nagle Road


Alan & Valerie Wisniewski

5161 Lear Nagle Road


Thomas & Irene Mangan

5155 Lear Nagle Road


Gabriel & Olha Leidy

33593 Adele Street

Amy McHugh died that back yard would increase by 20 feet . 5177 Lear Nagle Road

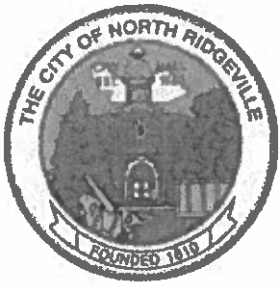
Thomas McGinty & Joanne can't be reached we have called several times, sent letters no one has ever answered us. 25 foot of their property would increase by 20 feet. Empty Wooded Lot

As you can see both the Howells & Wisniewski own in front & behind this public access, street. The other property owners Mangan & Leidy would like to divide the other part.

We are not blocking anyone & the other property owners can still enter this access, &/or street thru the May Street entrance to reach all of their properties.

Attach. Land description & Survey of Howells & Wisniewski lots

Thanks



City of North Ridgeville

7307 Avon Belden Rd

North Ridgeville, OH 44039

Ph: (440) 353-0822

Fax: (440) 353-0823

RECEIPT NUMBER

00014504

Paid By

ROBERT & MICHELLE HOWELLS

5169 LEAR NAGLE

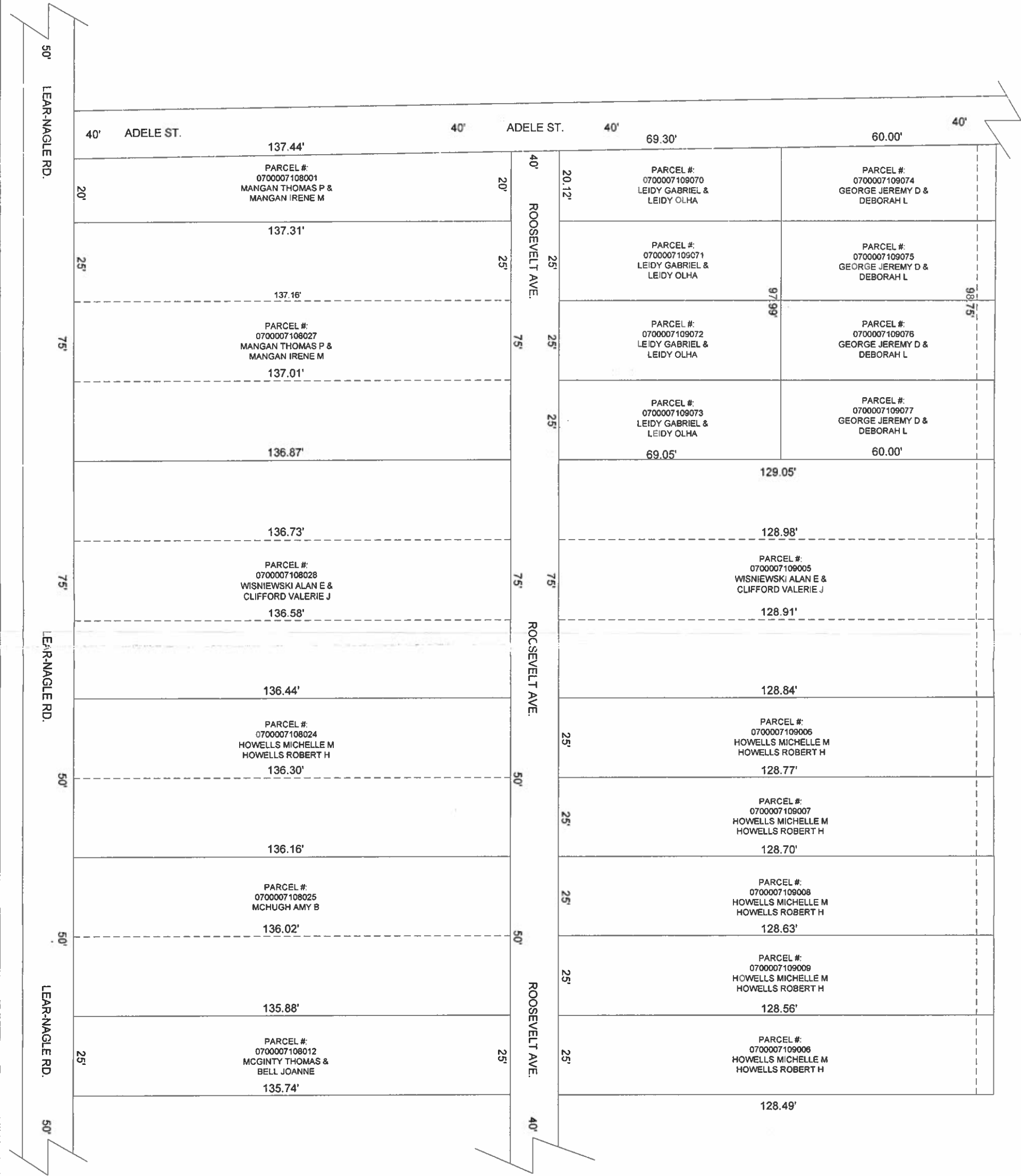
North Ridgeville, OH 44039

10/06/2021

Type	Record	Category	Description	Amount
PZE Process	PPZ2021-0094	Standard Item	Misc. Fee	\$ 162.00

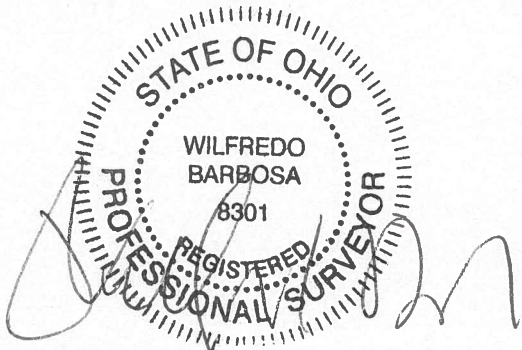
5169 LEAR NAGLE RD
0700007108024

Total	\$ 162.00
Cash	
Check	\$ 162.00
Check #	4014
Credit	
Transferred	
Tendered	\$ 162.00
Change	\$ 0.00
To Overpayment	\$ 0.00



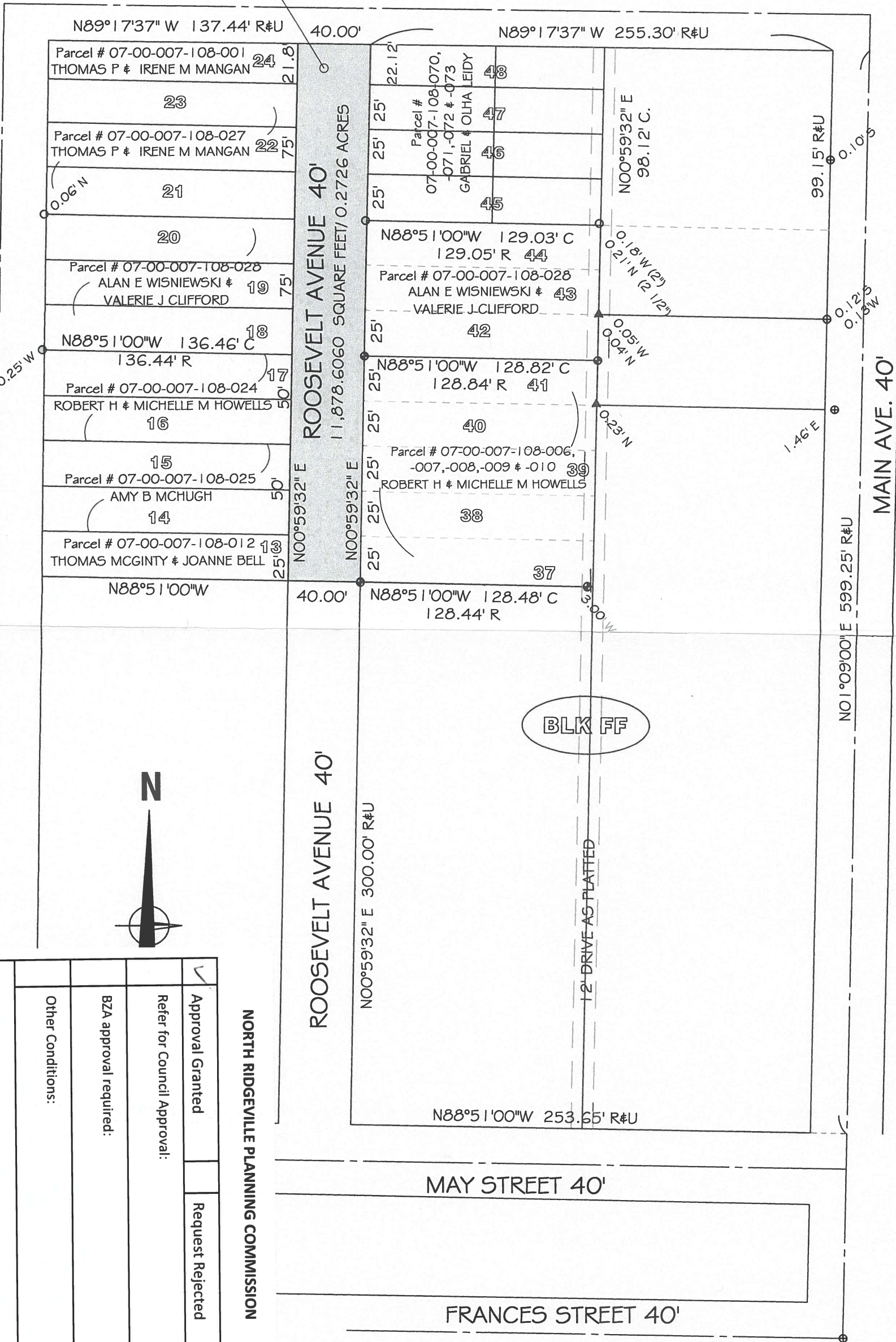
CLASSIC CAD SERVICE			
7392 STEARNS ROAD			
OLUMSTED TOWNSHIP, OHIO 44138			
PLAT FOR VACATING OF			
ROOSEVELT AVENUE AT ADELE STREET			
DATE: 7/28/21	SHEET: 1	TOTAL SHEETS: 1	
DRAWN BY: R.B.CAJ	CHECKED BY: A		
			NRPLAT1

AREA REQUESTED TO BE VACATED



ADELE STREET 40'

LEAR NAGLE RD 50'



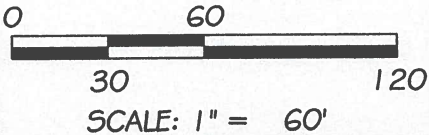
Date:	11.9.21	BY:	[Signature]
Approval Granted			
Request Rejected			
Refer for Council Approval:			
BZA approval required:			
Other Conditions:			

NORTH RIDGEVILLE PLANNING COMMISSION

BARBOSA AND ASSOCIATES LLC
5604 CASE ROAD
NORTH RIDGEVILLE, OH 44039
440 327-4776

PREPARED AT THE REQUEST OF:
ROBERT HOWELLS

GRAPHIC SCALE



VACATION PLAT FOR PART OF
ROOSEVELT
RIDGEVILLE HEIGHTS SUBN. PV 10 PAGES 11, 12
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN
STATE OF OHIO

October 10, 2021

JOB No: 2021-5-11-2

LEGEND:
⊕ = DRILL HOLE FOUND
⊙ = 3/8" REBAR SET WITH I.D. CAP
○ = PIPE FOUND ● = PIPE USED
▲ = IRON PIN/ REBAR FOUND
▴ = IRON PIN/ REBAR FOUND AND USED
■ = MONUMENT BOX
R, REC = RECORD U= USED
C, CALC = CALCULATED T.M. = TAX MAP
OBS = OBSERVED CL = CENTERLINE

Barbosa and Associates LLC

5604 Case Road North Ridgeville, Ohio 44039 (440) 327-4776

Vacation for part of Roosevelt Avenue

Situated in the City of North Ridgeville, County of Lorain, and State of Ohio and being known as part of Ridgeville Township Original Lot 107 and further described as follows:

Being a portion of Roosevelt Avenue forty feet in width extending from the south line of Adele Street (40 feet in width) southerly to the south line of subplot 37 block ff and the westerly projection thereof, as shown in Ridgeville Heights Subdivision and recorded in Plat Volume 10 Pages 11 and 12 of Lorain County Maps and Records, containing within said bounds 11,878.6060 square feet (0.2726 of an acre of land, be the same more or less but subject to all legal highways, easements, rights and agreements as surveyed by Wilfredo Barbosa Professional Surveyor PS#8301 in October, 2021.

