CITY OF NORTH Ridgeville EST 1810

Planning Commission

AGENDA OF NOVEMBER 8, 2022
CITY HALL COUNCIL CHAMBERS
7:00 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Regular meeting of October 11, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

1. **Hampton Place Phase 7, North Ridgeville, OH 44039, PPN 07-00-029-000-057**
   Applicant: Valore Properties, Inc, 23550 Center Ridge Rd, Westlake, OH 44145. Proposal consists of 18 cluster lots and 24 single family lots (42 lots total) for Phase 7 of Hampton Place Subdivision. Property is zoned R-1.

2. **Chipotle, 34800 Center Ridge Rd, North Ridgeville, OH 44039, PPN 07-00-016-101-047**
   Applicant: Cardinal Realty, LLC, 1305 Boardman Canfield Rd, Suite 8, Youngstown, OH 44512. Proposal consists of constructing a new restaurant with a pick up window on a .88 acre lot to be split off from North Ridge Plaza on Center Ridge Road. Property is zoned B-2.

ADJOURNMENT

Meetings are broadcast on the North Ridgeville YouTube channel at:
www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

Visit the Planning Commission webpage to access agenda items:
http://www.nridgeville.org/PlanningCommission.aspx

NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, OCTOBER 11, 2022

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 Steve Ali, Vice-Chairwoman Jennifer Swallow, Council Liaison Bruce Abens and Chairman James Smolik. Also present were Planning and Economic Development Director Kimberly Lieber, Prosecutor Sean Kelleher and Deputy Clerk of Council Tina Wieber.

Paul Graupmann was excused.

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the special meeting on September 27, 2022. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

Angie's Coffee, 34906 Center Ridge Rd, North Ridgeville, OH 44039, PPN 07-00-016-101-051
Applicant: Ryan Lazuka, Aveline Holdings LLC, 19885 Detroit Rd #210, Rocky River, OH 44116. Proposal consists of a 312 sq. ft. drive through only coffee shop. Property is zoned B-3.

Application and Administrative comments were read.

Chairman Smolik asked the applicant to state his name and address for the record and explain the proposed project.

Ryan Lazuka, 19885 Detroit Rd #210, Rocky River, OH 44116.

Mr. Lazuka stated that the proposed Angie's Coffee would be located at 34906 Center

Ridge Road with City Diner located to the right and to the left was a CVS drugstore and Jaycox was to the left of that. He discussed that the location would be in the parking lot of EQ Technologies. He stated that regarding the team he was the owner operator and that his background was in computer programming and had experience in design build work. He stated that his family wanted to be a part of the community. He introduced Jason Frindt as the property owner and was an IT technichian in North Ridgeville City Schools and a resident of North Ridgeville for the last twelve years who owned multiple small businesses with EQ Technologies being one of them. He explained that they hired a consultant named Bree who was out of Utah and owned three coffe drive-throughs and had been doing it for eight years. He mentioned that she was very successful at it and that she was helping them with all coffee related components of the business. He mentioned that Dominic Sciria sits on the Planning Commission for the City of Brecksville and he was helping them with city planning and zoning. He explained that Jeremy Smith was the owner and architect of Onward Design Collaborative an architectural firm from Lakewood. He stated that Jeremy sat on the Architectural Board of Review of Lakwood and had fourteen years of experience. He discussed that there was a large shortage of drive-through coffee shops in North Ridgeville on Center Ridge Road in particular. He stated that he understood that there may be another coffee shop going in by them but there still would only be two drive-through coffee shops on that whole stretch of road through North Ridgeville. He explained that there was a McDonld's but that they served other things as well. He stated that the drive-through demand was growing and gave the example that 70% of Starbucks' business came from drive-through only traffic. He explained that they wanted to address three key principles, one of which was speed to get people in and out. He explained that they were only going to serve coffee which would help with speed as on one would be ordering food. He stated that the second was affordability. He mentioned that they wanted to be affordable to everyone and the price point would be a little less than Dunkin Donuts. He discussed that the third was friendliness and explained that a little "my pleasure" went a long way and they wanted to do something similar to Chik-fil-a in their shop. He stated that the building would be 12 x 26 with a service window to service the cars. He showed the interior of the building and stated that everything was ADA compatible. He then showed elevations from the street and what it would look like in the drive-though que turning left and onto the main road. He explained that one of the concerns was how the garbage truck would get into the dumpster and showed the path on the drawing. He mentioned that another concern was landscaping and that was shown around the building in the drawing. He stated that there was thirty feet between their building and the nearest parking spot. He explained that there was a water line that was one inch in diameter and they would be tying into that which also ran into the main building. He mentioned that with fast food or coffee shops there would always be conern for traffic but he felt they had found a good spot

for various reasons. He stated that it had a middle turning lane, two lanes of traffic in each direction, the speed limit was 35 miles per hour and there was a stop light on Jaycox. He added that they checked off a lot of boxes with that location. He discussed that according to ODOT there were 17,000 cars travelling Center Ridge Road per day on average and their coffee consultant advised that they should expect .5% would be stopping at their shop in the first year which would be about 85 cars per day. He stated that they could easily handle that amount. He added that they applied for a variance for the signage. He stated that initially they had wanted to build in the upper lot for visibilty reasons but the only practical place that would work would be in the lower lot. He discussed that the lower lot was about four feet lower than the upper lot and it took away a great amount of visibilty from the road. He mentioned that the code regarding signage was based on the building frontage and their building was smaller by design but felt that they were penalized a little because their building was so small. He stated that if the building was bigger, they would be able to have a bigger sign. He advised that he wanted people to be able to see the building from the road so that people could come down and get coffee. He then showed some photos of the site for visibilty. He stated that their sign would be on the roof but it was tricky to see things from the road at that location. He remarked that it was worse on the City Diner side because it sat so close to the road and Angie's would be set back farther than City Diner making it harder for people to see if they were going west on the street. He then showed a picture with a code compliant sign and then a larger version of that sign.

Chairman Smolik stated that he wanted to make sure the applicant realized that Planning Commission wouldn't look at the variance but the Board of Zoning and Building Appeals would handle that.

Mr. Lazuka remarked that he just wanted to be as transparent as possible and was told that the planning and zoning had to go hand in hand. He added that he could skip the drawings.

Chairman Smolik stated that he just wanted to make sure that he understood the sign variance wouldn't be decided at the meeting.

Mr. Lazuka stated that he understood that even if Planning Commission approved the application that BZBA could reject the variance.

Prosecutor Kelleher asked if he could go back to the drawing with the two signs.

Mr. Lazuka explained that the top sign was eighteen feet long and six feet high which was code compliant and the bottom sign was twenty-one feet four inches long and seven feet high. He stated that it was a little over three feet on width and one foot on

height. He mentioned that on the variance application it asked if it would impact the neighbors and he didn't think it would and that it wouldn't impact the line of sight. He discussed that regarding parking, Jason had other offices in EQ Technologies and they calculated everything based on the zoning use per code and his whole center including the coffee shop requires thirty three parking spaces and there would be five remaining spaces and all the details would be in the legend on the site map.

Chairman Smolik asked him to go back to the slide and asked if he was saying the zoning for that particular parcel required thirty three parking spaces.

Mr. Lazuka remarked that was correct.

Chairman Smolik asked that if it was improved there would only be five remaining.

Mr. Lazuka stated that was correct. He explained that there would be five remaining including all the parking spaces for all the office space that was already there and his building as well.

Director Lieber asked if he was stating a surplus of five.

Mr. Lazuka stated that it would be a surplus of five. He disucssed that the water main would plum to the street. He added that they would be applying to have an order board but that right away they didn't want to have one. He stated that they wanted to have someone out there taking orders which was recommended by the coffee consultant that was helping them from Utah and was how they had done things for the last eight years because they felt it was just more friendly that way and moved the line quicker. He added that if they did want to have an order board one day that they would be able to put one in. He mentioned that the order board was on the site map with the details but they probably wouldn't build one right away. He stated that they wanted to be able to plumb for the conduit to have an order board if necessary. He explained that regarding lanscaping, Mexican feather grass and lavender would be around the building. He added that Director Lieber had good feedback for them regarding protecting their building so on their site plan there were two ballards on each side of the service window and then there was a curb running all the way around the building that would either be concrete or some kind of landscape retaining wall and then the Mexican feather grass and lavender would be inside that curb to help protect the building. He indicated that he and his wife wanted to be a part of the community. He explained that they were a self funded project and wouldn't be taking a loan out for it so they wouldn't just open and leave in a couple years. He stated that they would do whatever it took to make it work. He added that they would like to pass the business on to their daughter eventually.

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

Vice-Chairwoman Swallow asked if there was a reason for the roof sign as opposed to a sign out on Center Ridge.

Mr. Lazuka explained that Jason the owner was already putting a monument sign out on Center Ridge which was already done before they started negotiating. He stated that he didn't feel it was big enough to display them down where they would be located. He added that moving to the lower lot was a hugh business risk for them and they were trying to mitgate that by putting a sign that was more clear on the building.

Vice-Chairwoman Swallow asked if they would have space on that monument sign.

Mr. Lazuka stated that they would but that it would be very small.

Vice-Chairwoman Swallow discussed that her concern was with the site plan they were showing with the parking spaces was that thirteen of those spaces on a busy day if cars were backed up, that the stacking spaces they were showing would not be accessible. She mentioned that either someone wouldn't be able to park there or if the space would actually be able to be utilized a car would be blocked in there.

Mr. Lazuka stated that if they went past the lot Jason had a lot of vans and employees that park there and that would be one of the ways they could go which would be his cars could park there because they didn't need to get in and out as much as they were usually parked there for the day.

Jason Frindt, 6000 Denise Dr, North Ridgeville, OH, 44039.

Mr. Frindt stated that in the morning they would be parked there through out the day when it was a day that the guys weren't working but if it was a day when they were out on the road they would park their cars in that front row and that was where they had planned to park them. He stated that the cars wouldn't be coming and going but the serviceable spots would be left open.

Vice-Chairwoman Swallow asked how many employees he had come to the building a day.

Mr. Frindt stated that he had five, the tattoo shop had two and Transform & Renew had two for a total of nine. He mentioned that they had a middle open space. He explained that when they did their calculation for parking and the worst case scenerio, which was their middle space that was for lease, hopefully becoming a retail space that would

draw the most parking spaces and that was where that calculation came from. He stated that if it ended up being office space then they were even better off than the few extra spots they had but they wanted to look at it as worst case if that needed to have spaces for. He discussed that they wouldn't put a restaurant in there because it wasn't built for it but the worst case would be retail and best case would be an office space where they would have less employees.

Vice-Chairwoman Swallow asked how many employees they anticipated having at the coffee shop.

Mr. Lazuka stated that there would be four at the most. He added that it would probably just be a couple to begin with for the first year.

Council Liaison Abens commented that he noticed they had a deck on the back of the building and asked if that was correct.

Mr. Lazuka explained that it was just a marked off spot to keep people from hitting the building and also there was a stairway so that if they had an employee out there taking orders from customers that stairway would let people go up and down. He stated that the marked off section was a request from the City to put marking there to block that off for people getting in and out of the building.

Council Liaison Abens remarked that if the buisness was going to be as successful as they believed it would be, they were allowing in their picture ten cars and if you took it all the way to the street it looked like it may be twelve cars.He mentioned that he certainly didn't want another Dunkin Donuts on their hands. He asked if that was enough stacking.

Chairman Smolik stated that they ran a traffic study on it and they determined that the morning and the evening peak it was adequate and asked if that was correct.

Director Lieber discussed that she didn't think that the traffic study specifically addressed queing but they did not reach the threshold for enough traffic to require a full blown traffic study so it was still under the City requirement. She explained that it was a concern staff had when they first had the discussions with the applicant which was why the building placement was an important issue to the City. She added that the City didn't have any code for stacking currently but was working on that. She mentioned that one of the things that gave her a little piece of mind was that it was coffee only and not food, which is what tends to slow the orders down. She stated that ten in a line for a coffee only establishment seemed like a better situation than if it were a Dunkin Donuts as that would not be sufficient with their product line.

Vice-Chairwoman Swallow asked what the average anticipated service time was.

Mr. Lazuka mentioned that he was pretty sure Dunkin Donuts was a minute and thirty seconds and they would try to be better than that time so around there or less. He explained that it should be less because they weren't serving food.

Council Liaison Abens commented that he felt sorry for the person who would be taking orders outside in the winter time.

Mr. Lazuka stated that that was his concern when his coffee consultant told them to do that and she explained that she was in Utah and the peak hours were usually three hours at the most so either they could have someone out there for three hours or it could be split up between a couple people. He added that she said she had been doing it for eight years and her employees liked working there and it wasn't a huge issue. He indicated that they were going to treat their employees well and if someone was freezing they would bring them inside.

Mr. Frindt stated that there were a couple things they had discussed when he also brought that question up and the two things that gave him a little more piece of mind was first when it's not busy, you don't need someone out there so that would be just for the busier times. He remarked that number two was to plumb for a menu board just in case that would become a concern which was why it was on the plans currently.

Council Liaison Abens asked if it was correct that they would not be accepting any walk up orders as well.

Mr. Frindt indicated that was correct.

Chairman Smolik explained that he loved the idea of the coffee shop but he was having a hard time with the site. He disucssed that he didn't think the parking lot was big enough for what they were proposing with the amount of cars queing in and the amount of parking spots that would be lost. He stated that he would expect something like that maybe five hundred feet east in the Marc's parking lot which could absorb some of the loss of parking spots. He remarked that he had some reservations regarding the fact that it was going to impact the parking lot so much. He stated that currently based on the businesses in the existing lot it may be okay but you never know what might happen in the future. He asked if there were any other questions or comments from the Commission.

None were given.

City Engineer Eavenson asked if they determined that the existing water service line

was one inch and if they felt that that would be enough capacity for both buildings.

Mr. Lazuka explained that that was something they needed to talk about with the City Engineer and the Building Department. He stated that he wasn't sure yet but he thought it was borderline and it would have to be determined by the City. He stated that if it wasn't, they would have to go to the street on a separate line.

City Engineer Eavenson stated that the sanitary lateral that they had going into the sanitary transmission line was on the neighboring property. She asked if they were aware that they would have to pass through private property, that there was an easement there but they would have to pass through some private property first. She asked if they had a good relationship with their neighbor. She stated that the City would require that they got their approval to go through their property.

Mr. Frindt stated that that was their first hurdle. He explained that the City did go out and look at it and measure it to make sure that they could put a drop in there. He added that they did the camera and the whole thing. He mentioned that he spoke with City Diner briefly and told them it wasn't official yet but they were aware of what they were planning.

Director Lieber discussed that in their staff review meeting they discussed that the owner's intention is to repair, reseal and restripe the parking lot and they wanted that noted on the plan as part of those.

Chairman Smolik asked if there were any question or comments from the Public.

None were given.

Chairman Smolik asked if it was going to be a land lease or how it was going to work.

Mr. Frindt stated that they worked that out before even starting the process. He mentioned that his concern was owning the building when it was all said and done. He explained that he would be giving them a rent credit towards the space he would be leasing to help reimburse him for the cost of the building but anything beyond the structure would be improvements like having a sign that he wouldn't need or care to have for future use if he would move out. He added that in the end he would own the building after a couple terms of the lease and if it didn't reach that full term then they would agree on the buyout of the difference of what the construction costs were.

Moved by Smolik and seconded by Ali to approve the plans.

A roll call vote was taken and the motion carried.

Yes – 3 No – 1

Planning Commission appointment to Community Reinvestment Area Housing Council

Director Lieber explained that City Council recently updated its' key reinvestment area ordinance and that was a program that allowed for the City to offer tax abatements for certain types of commercial improvements. She stated that in the process of updating the City's ordinance and amending the ordinance they had found that back when the ordinance was initially introduced in 1994, a Housing Council was the body that was to accompany that program to oversee monitoring and enforcement of any agreements that the City entered into and that it was a State requirement. She added that instead of seating a Housing Council, which is called "housing" because the CRA program initially was a housing program that was established by the State of Ohio to reinvest in neighborhoods but that it transformed into more of an economic development tool for commercial industrial properties. She discussed that it was the group that would oversee any tax abatement agreements that the City would have. She stated that instead the City had a Tax Abatement Review Board but it didn't have the same composition of the State required Housing Council. She indicated that with the most recent update, one of the things it did was to abolish the TARB and reinforce the need to seat a Housing Council, which under the ORC has a very specific composition. She explained that it would be two appointments of the Mayor, two appointments of the legislative authority, one appointment of the Planning Commission and then two members that would be appointed by the rest of that group that must be residents. She further explained that the responsibility of the group would be for the monitoring and there would be a minimum of one meeting per year. She explained that there might be other times in which the Housing Council might convene if there was a need to discuss the performance of an agreement or a particular application but there would be no regular meeting schedule associated with the commitment. She stated that they did need an appointment from the Planning Commission to the Housing Council.

Chairman Smolik asked if it would be one meeting unless something happened, the Council could dictate that they needed to have a meeting on an issue.

Director Lieber stated that was correct, that if there was an issue with one of the agreements but typically Housing Councils weren't used to recommend applications. She mentioned that in the past the Tax Abatement Review Board had done that. She added that it was possible that the Housing Council may take a more active role than reviewing applications at the forefront versus after it had already been awarded. She discussed that she couldn't really speak to that just yet but she did know it wouldn't be a regular meeting schedule as Planning Commission or BZBA or Civil Service or City

Council. She stated that it would be once a year plus as needed.

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

None were given.

Chairman Smolik asked if there was anyone interested sitting on the Board.

Vice-Chairwoman Swallow stated that she would be interested.

Moved by Smolik and seconded by Abens to nominate Jennifer Swallow to the Community Reinvestment Area Housing Council.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:37 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, November 8, 2022
Date Approved

Planning Review

October 25, 2022

Project: Chipotle
Location: 34800 Center Ridge Road | North Ridge Plaza
District: B-2 Central Business District

Project Summary:

The proposal consists of constructing a new restaurant with a pick up window on a 0.88 acre lot to be split off from North Ridge Plaza on Center Ridge Road. The property adjoining the site to the east and west is zoned for business, while the property to the south across Center Ridge Road is zoned R-1 Residence District.

A restaurant is a permitted use in the B-2 District; though the district does not permit drive through facilities by right. Section 1266.02(b) lists conditional uses in the B-2 District, which includes, "Accessory uses, provided that such uses are clearly incidental and customary to, and commonly associated with, the operation of the permitted use." The Planning Commission can consider the proposed pick up window as a conditional accessory use. The Commission should apply the standards in Chapter 1247 in their review of this conditional use.

The 2,325 square foot building meets all required setbacks. The building is primarily comprised of EIFS with an aluminum storefront system. A patio will provide for outdoor seating. There is a dumpster enclosure located in the northeast corner of the site.

Decorative landscaping is shown around the building perimeter and patio, within parking lot islands and around a future pylon sign. Additionally, the applicant proposes to install a sizeable lawn area to the west of the building and outside of the area that will be the future Chipotle lot.

The applicant submitted a trip generation analysis for the restaurant that indicates anticipated traffic counts will be below the threshold which would have required a full traffic impact study. The site will be served by existing access points. The Chipotle site will be curbed and one-direction traffic is provided within the site. As proposed, sufficient parking is provided for Chipotle; however, no calculations were run on the plaza as a whole. A significant amount of parking has been converted into building and lawn area, so it needs to be verified that sufficient parking remains for the existing multi-tenant building. The drive through facility is for mobile order pick up only. Five spaces are reserved for vehicles waiting for orders after the pick up window.

No building lighting is shown. Parking lot lighting levels appear code compliant. Future sign locations are conceptually shown however no details on size, height or area were provided. A separate package will need to be submitted for review. The applicant will also make application after development plan approval is obtained for the lot split.

Recommendations:

- Elevations are difficult to read. Provide improved color renderings and material board.
- Add masonry to the building, especially where the structure meets grade, recommend a minimum of 3 feet of masonry.
- Provide detail of “decorative railing” for patio.
- Provide specifications for the dumpster enclosure.
- Provide a parking space count and analysis for entire plaza.
- Verify there is no building lighting proposed. Provide cut sheet of new parking lot light fixtures.
- Add sidewalk between street and building. Add bike rack near the store entrance.

DocuSign Envelope ID: B1335CBD-01A8-4854-AB21-2C6373DDB472

Planning Commission Application

RECEIVED
OCT 14 2022

CITY OF NORTH Ridgeville EST 1810

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the process described in Chapter 1243 of the City's Zoning Code.

- Pre-Application. Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- Application Submittal. Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible but no larger than 24" x 36".
- Staff Review. The applicant shall attend a staff review meeting and may be required to submit revised plans based on staff input.
- Variances. Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- Decision or Referral. Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

34800 Center Ridge Road
Location address

0700016101047
Parcel number

CENTRAL BUSINESS (B2)
Current zoning

CHIPOTLE RESTAURANT
Proposed project

APPLICANT/AGENT INFORMATION

CARDINAL REALTY, LLC
Name/Company

1305 BOARDMAN CANFIELD RD., SUITE 8 YOUNGSTOWN, OHIO 44512
Applicant address

330-629-9300
Applicant phone

sabatine.james@gmail.com
Applicant email

PROPERTY OWNER INFORMATION

NORTH RIDGE PLAZA A PARTNERSHIP
Name/Company

3912 PROSPECT AVE CLEVELAND, OHIO 44115
Property owner address

Property owner phone

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

DocuSigned by:
James R. Sabatine, Jr.
CE1A6ED04C0644B...
Applicant signature

DocuSigned by:
NORMA ZUKERMAN
6D337D175745465...
Property owner signature

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

Staff Use Only	PPZ No.	Date Received	Amount Paid	Payment Type
	PPZ2022-0146	10-14-2022	$150.00 ck 4155	check
			$1,125.00 ck 4156	check

DocuSign Envelope ID: B1335CBD-01A8-4854-AB21-2C6373DDB472

Planning Commission
APPLICANT GUIDE

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

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

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

SUBMITTAL REQUIREMENTS
Section 1243.05 of the Zoning Code contains the complete list of development plan requirements. Applicants shall submit information responsive to these requirements, as applicable and directed by city staff. Also note that a traffic impact study is required for all developments involving a new use, change of use and/or expansion of use based on trip generation rates and in accordance with the requirements of Chapter 1210. All drawings for subdivision of property must have the seal of a licensed professional engineer or registered surveyor. Development plans should be stamped by a registered architect or licensed professional engineer.

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

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

October 17, 2022

Attn: Guy Fursdon – Chief Building Official
City of North Ridgeville - Building Department
7307 Avon Belden Road
North Ridgeville, OH 44039
P: 440-353-0822
E: gfursdon@nridgeville.org

Regarding: Planning Commission Submittal for Shell Building for Chipotle – CMG North Ridgeville Shell, OH
34800 Center Ridge Road
North Ridgeville, Ohio

Mr. Guy Fursdon,

As requested, this letter is to confirm that the drawings with the red architecture titleblock that were submitted for the above referenced project (Issue Record: 10/05/22 – SD Set) were completed by our office.

Please feel free to contact me with any comments or questions regarding this project. Thank you for your time.

Sincerely,

Tiffany Clapper
Project Manager



red architecture + planning | 589 W Nationwide Blvd Suite B | Columbus Ohio 43215
(p) 614.487.8770 (f) 614.487.8777 info@redarchitects.com

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS

Name of Applicant:	Cardinal Realty LLC
Name of Owner:	North Ridge Plaza Partnership
Date Submitted for Consideration:	10-14-2022
Date to Return to Planning Commission:	10-20-2022

Regarding: Proposed Chipotle Restaurant – Center Ridge Road

RECOMMENDATIONS:

1. Drive-thru pick up window is not a permitted use in B-2 zoning. Has Economic Development Director approved this use? Will Planning Commission give consideration to this use as a like use in B-2 zoning.
2. Signage information in drawings was not provided. Sign permits may be approved if code compliant.
3. All else appears code compliant.

(use additional sheets if necessary)

Department Head Signature & Title: _____

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

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

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

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS

Name of Applicant:	Cardinal Realty, LLC, 1305 Boardman Canfield Rd, Suite 8, Youngstown, OH 44512
Name of Owner:	North Ridge Plaza A Partnership, 3912 Prospect Ave, Cleveland, OH 44115
Date of Planning Commission Meeting:	Tuesday, November 08, 2022
Date to Return to Deputy Clerk of Council:	Thursday, October 27, 2022

Regarding: Proposal to build a Chipotle Restaurant at 34800 Center Ridge Rd, North Ridgeville, OH 44039

Permanent Parcel No(s). 07-00-016-101-047

Recommendations:

Site improvements will need to address water quality.

(Use additional sheets if necessary.)

Department Head Signature: _____ **Title:** Asst. City Engineer

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 03-22-2019.

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

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

IV. Summary of Findings:

This Operations Study has been prepared at the request of Chipotle Mexican Grill in association with the 'Chipotlane' pick-up window now being implemented at various Chipotle sites nationwide. The purpose of this Operations Study was to analyze the operational characteristics of the Chipotlane pick-up window in order to determine the typical volumes, queue lengths and service times associated with this new configuration. This study has analyzed the operation of two (2) existing Chipotlanes located at high-volume locations within the Columbus market.

A new pick-up window being implemented at select Chipotle locations, referred to as a 'Chipotlane', is a relatively new concept for the restaurant that allows customers to pick up an order without having to park their vehicle and walk into the restaurant. Unlike traditional fast-food restaurants, the Chipotlane does not function as a typical drive-thru lane as customers cannot place an order at a menu board or the pick-up window. This pick-up window is only available to those customers who have placed a prior order via the Chipotle mobile application or via Chipotle's website.

In Summary,

1. The first Chipotle Mexican Grill location evaluated for this study is located in the City of Pickerington at 1291 Hill Road N. (State Route 256) on the northwest quadrant of the Hill Road N. / Stonecreek Drive intersection. This Chipotle location has four (4) access points, one (1) to each adjacent parcel to the north and south and two (2) to an internal shopping center drive to the west. This location operates from 10:45 AM to 11:00 PM daily.

2. The second Chipotle Mexican Grill location evaluated for this study is located in the Village of Obetz at 5051 Groveport Road on the southwest quadrant of the Alum Creek Drive / Groveport Road intersection. This location has two (2) access points to an internal drive (serving the Chipotle and adjacent parcel) that connects to both Alum Creek Drive and Groveport Road. This location operates from 10:45 AM to 12:00 AM daily.

3. The Chipotlane at the Pickerington location was found to experience a peak daily volume of 226 vehicles as well as peak hourly volume of 37 vehicles, while the Obetz location had a peak daily volume of 163 vehicles and a peak hourly volume of 28 vehicles. Throughout the study period, the Pickerington location averaged between 13 and 18 vehicles per hour each day while the Obetz location only averaged between 7 and 11 vehicles per hour.

4. The Pickerington Chipotle, which is located in a suburban area with extensive residential development in the vicinity, was found to experience higher demand during dinner hours from 5:00 PM and 9:00 PM, while the Obetz Chipotle, which is located near an Interstate and large employment base, was found to experience higher demand during lunch hours from 11:00 AM to 1:00 PM.

5. While the Chipotlane was found to be well utilized at both locations, the documented volumes utilizing the pick-up lane are only about one-third or less of the daily drive-thru volume of an average fast-food restaurant (approximately 750) and about one-half or less of the peak hourly volume (approximately 75) of a fast-food restaurant.

6. Observations found the typical maximum queue length at the Pickerington location to be six (6) vehicles with a single instance where the queue length reached seven (7) vehicles on the evening of Thursday, May 30th. The maximum queue length at the Obetz location never exceeded five (5) vehicles which only occurred during two (2) of the four (4) days observed.

7. Based on the total operating hours over the four (4) day study period, the Chipotlane queue in Pickerington was found to be four (4) vehicles or less for 99.37% of the time, and five (5) vehicles or less for 99.88% of the time. A queue length of six (6) or seven (7) vehicles only ever occurred for a total of 3 minutes and 32 seconds out of the total 2,940 minutes of observed operation which represents only 0.12% of the overall time. In Obetz, the Chipotlane queue was four (4) vehicles or less 99.79% of the time and five (5) vehicles or less 100.00% of the time as it was never observed to reach six (6) vehicles in length.

8. When reviewing the pick-up window service times of the Pickerington Chipotle, it was found that the average service time varied between 1 minute and 34 seconds and 2 minutes and 24 seconds depending on the day of the week, but overall averaged under two (2) minutes. At the Obetz Chipotle, the average service time varied between 1 minute and 1 second and 1 minutes and 35 seconds depending on the day of the week, but overall averaged under one and one-half minutes. While the average time at the window in Obetz was 15 seconds longer than what was observed in Pickerington, the average time in the queue was far less due to less demand and shorter queues at this location.

9. Both Chipotle locations were found to have service times that are far less that what is experienced at a traditional fast-food restaurant. A fast food restaurant drive-thru lane has three points of delay; placing the order, paying for the order and then receiving the order. The Chipotlane derives its efficiency from the fact that it has eliminated two (2) actions that contribute to the overall service time – placing the order and making the payment. Additionally, when picking up the order, the customer does not have to wait for the food to be made like they do at a fast-food restaurant. All of these factors help contribute to the relatively low service times which allow the Chipotlane to operate with greater efficiency and shorter vehicle queues.

TMS Engineers, Inc.
Transportation Management Services
2112 Case Parkway South, #7 • Twinsburg, Ohio 44087
www.TMSEngineers.com

August 19, 2022

Mr. Brent Artman, P.E.
Artman Engineering Consulting
13710 Cleveland Ave NW
Uniontown, Ohio 44685

Re: Proposed Chipotle Restaurant
North Ridgeville, Ohio
Trip Generation Analysis

Dear Mr. Artman:

TMS Engineers, Inc. has performed the following trip generation analysis for the proposed Chipotle Restaurant in North Ridgeville, Lorain County, Ohio. The development site is located north of Center Ridge Road in North Ridgeville, Ohio (See **Location Map, Figure 1**). The purpose of the trip generation analyses is to estimate the traffic that will be generated by the restaurant. The site plan can be seen in **Figure 2**. The following are the results of our trip generation analysis.

SITE GENERATED TRAFFIC

Calculating future total driveway trips requires an estimate of the traffic generated by the proposed development. The most widely accepted method of determining the amount of traffic that the proposed development will generate is to compare the proposed land use with existing facilities of the same use. The Institute of Transportation Engineers (ITE) has prepared a manual titled "**Trip Generation Manual**", which is a compilation of similar traffic generation studies to aide in making such a comparison. The most recent update of this manual is the 11TH edition and was utilized for this analysis.

The proposed development is expected to consist of the following land uses:

- **2,325 Square Foot Fast Casual Restaurant (ITE LU #930)**

PROPOSED TRIP GENERATION CALCULATIONS

Trip generation calculations were performed utilizing data contained in the **Trip Generation Manual, 11TH Edition** and the methods outlined in the (ITE) **Trip Generation Handbook**. Based on the previously discussed trip generation analysis procedures, the table below shows the estimated site generated traffic during the AM and PM peak hours of the adjacent streets. A copy of the trip generation worksheet can be seen in **Figure 3**.

NEW TRIP GENERATION

ITE TRIP GENERATION			TRIP ENDS			
ITE CODE	DESCRIPTION	Square Feet	Weekday AM Peak Hour of Adjacent Streets (Enter/Exit)		Weekday PM Peak Hour of Adjacent Streets (Enter/Exit)	
930	Fast Casual Restaurant	2,325	2	1	14	12
TOTAL NEW TRIPS			**3**		**26**	

CONCLUSIONS

The previous table shows that the proposed Chipotle is expected to generate a total of 3 trips in the AM peak hour and 26 trips in the PM peak hour. It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the facility should not have an impact on the surrounding street network system.

This opinion is based upon the fact that traffic impact studies are recommended to be performed by the **Institute of Transportation Engineers** whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed. The anticipated generated volumes from this development are less than daily variations in the current volumes on the local roadway network and should not be perceived by the traveling public.

The Ohio Department of Transportation concedes that traffic studies are only necessary when the resulting trip increase is more than 60 trips in either of the peak hours. This is stated in their **State Highway Access Management Manual**. Since the proposed Chipotle is expected to generate less than 60 trips, it is our professional opinion that the change in the amount of generated traffic will **not** have an impact on the surrounding roadway network nor require traffic analyses.

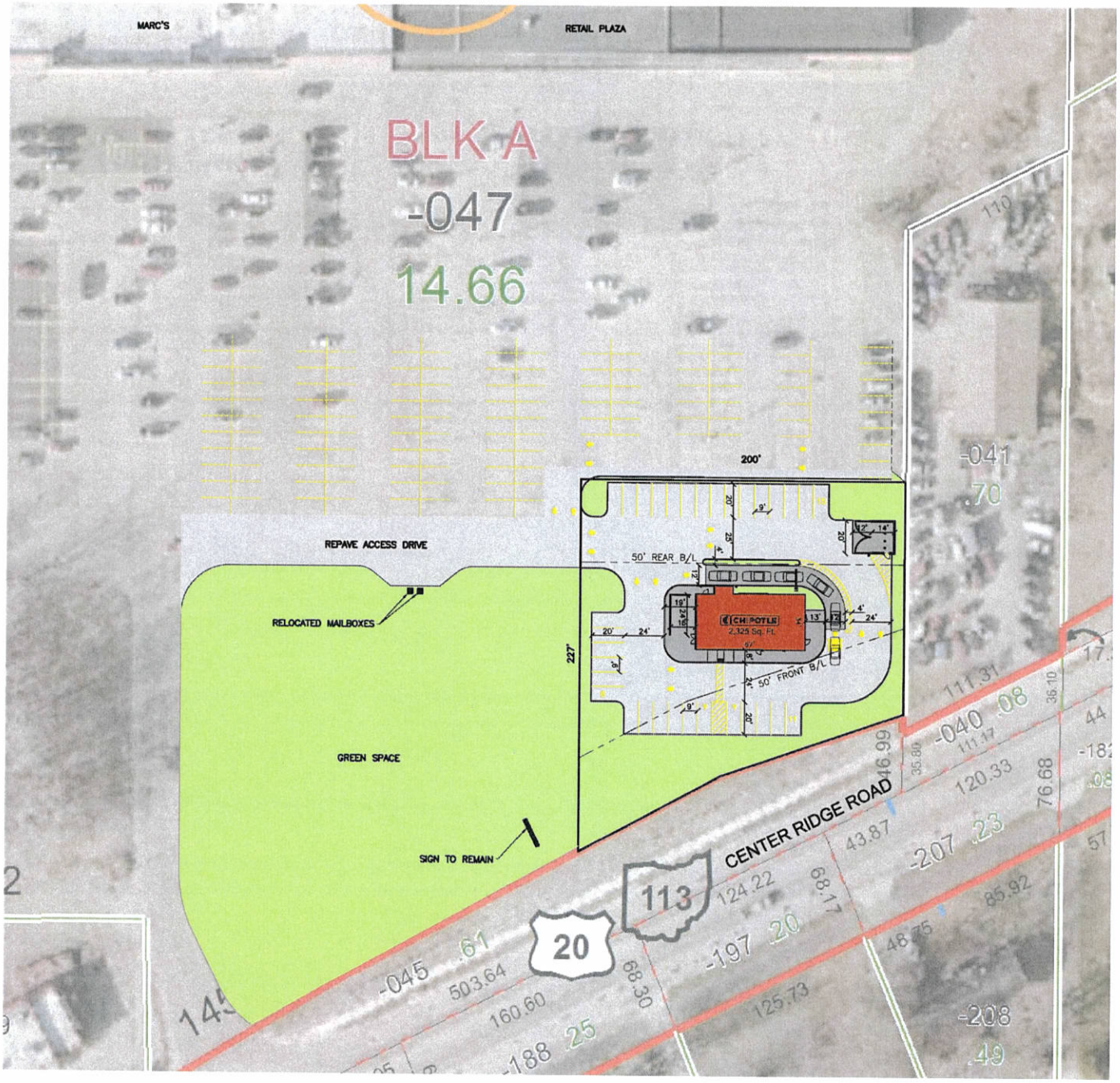
If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

TMS Engineers, Inc.

Andrew J Pierson, P.E.
Senior Traffic Engineer





TMS Engineers, Inc. 2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087 www.TMSEngineers.com	**Proposed Chipotle** **North Ridgeville, Ohio** **Trip Generation Analysis**	**Site Plan**	⇧ **NORTH** NOT TO SCALE	**Figure: 2** **Attachment**

FAST CASUAL RESTAURANT

ITE CODE = 930

Date: 8/19/2022

Trip Generation based on: Size of Analysis Area: 2.325 1,000 Sq Ft

1,000 Square Feet Gross Floor Area

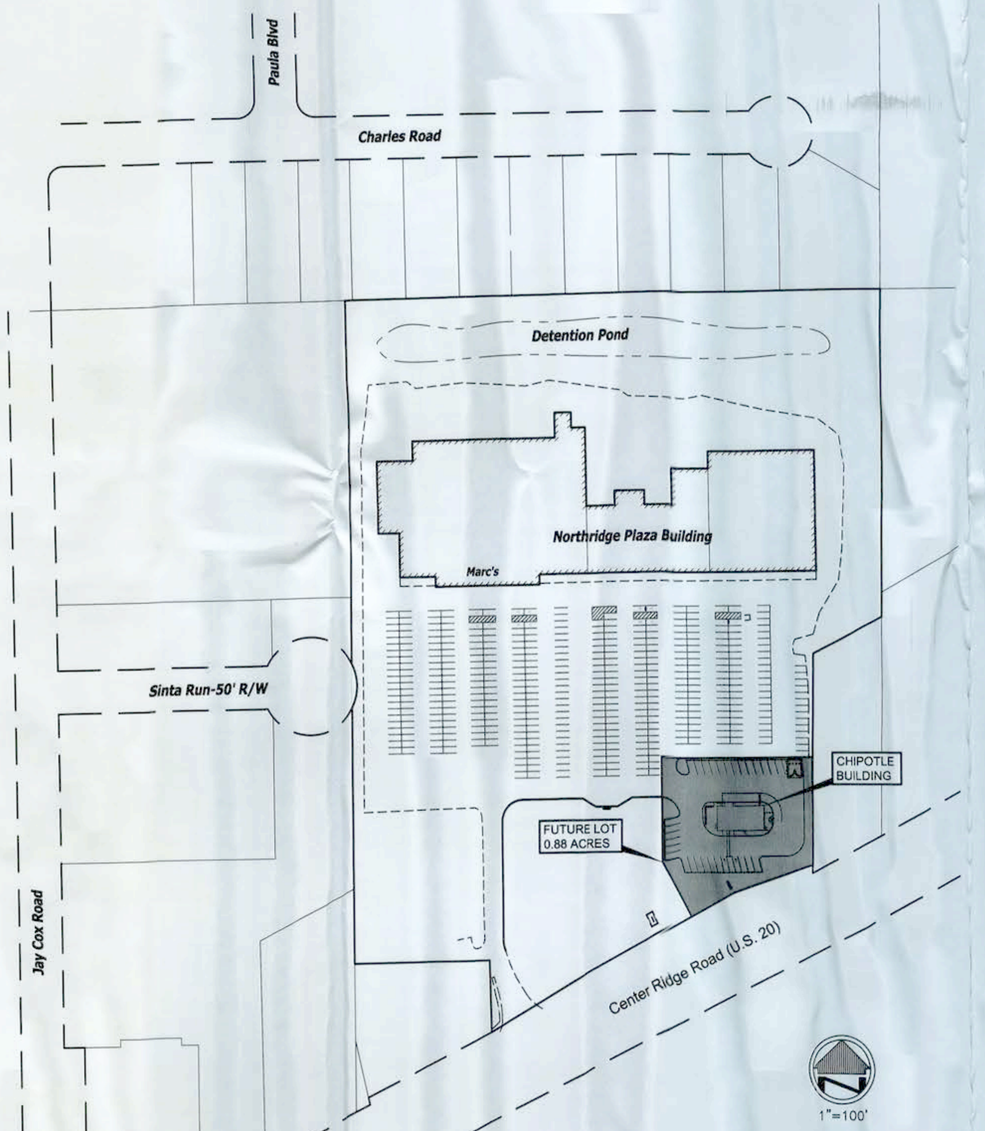
	Average Rate	Standard Deviation	Adjustment factor	Driveway Volume
WEEKDAY				
Average Weekday 2-way Volume	97.14	**	1.00	226
Weekday Peak Hour of Adjacent Street Traffic				
7-9 AM Peak Hour Enter	0.72	0.00	1.00	2
7-9 AM Peak Hour Exit	0.28	0.00	1.00	1
7-9 AM Peak Hour Total	1.43	**	1.00	3
4-6 PM Peak Hour Enter	6.15	0.00	1.00	14
4-6 PM Peak Hour Exit	5.03	0.00	1.00	12
4-6 PM Peak Hour Total	12.55	7.72	1.00	26

The above rates were calculated from the equations shown below:

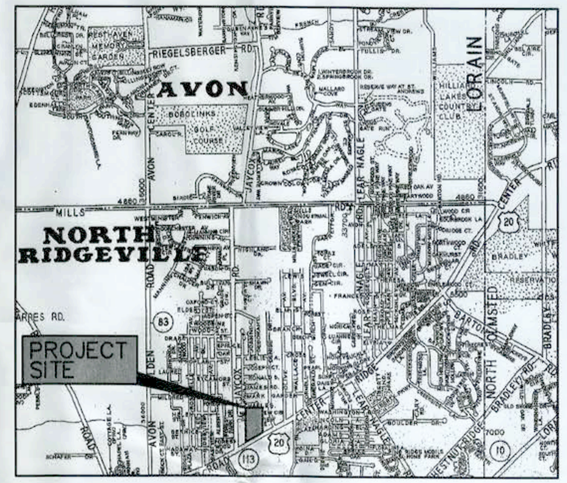
		% ENTER	% EXIT
WEEKDAY			
Average Weekday 2-way Volume	*Equation Not Given*	50%	50%
Weekday Peak Hour of Adjacent Street Traffic			
7-9 AM Peak Hour Total	*Equation Not Given*	50%	50%
4-6 PM Peak Hour Total	*T = 17.96 (X) - 15.94*	55%	45%

Source: **Institute of Transportation Engineers**
Trip Generartion, 11TH Edition, 2021

PRELIMINARY SITE IMPROVEMENT PLANS
CHIPOTLE RESTAURANT
NORTHRIDGE PLAZA
34800 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO



OVERALL SITE PLAN



INDEX OF SHEETS

TITLE SHEET	T
DIMENSIONED SITE PLAN	C-1.0
LANDSCAPE PLAN	L-1.0
SITE ELECTRICAL PLAN	E100
PHOTOMETRIC PLAN	E110
ARCHITECTURAL SITE PLAN	SP100
ARCHITECTURAL SHELL PLAN	A100
EXTERIOR ELEVATIONS	A301
EXTERIOR PERSPECTIVES	A901

CERTIFICATION

STATE OF OHIO
C. BRENT ARTMAN
65963
REGISTERED
PROFESSIONAL ENGINEER

C. BRENT ARTMAN P.E.
REG. NO. 65963

10/14/22
DATE

OWNER:

NORTH RIDGE PLAZA PARTNERSHIP
3912 PROSPECT AVE
CLEVELAND, OHIO 44115

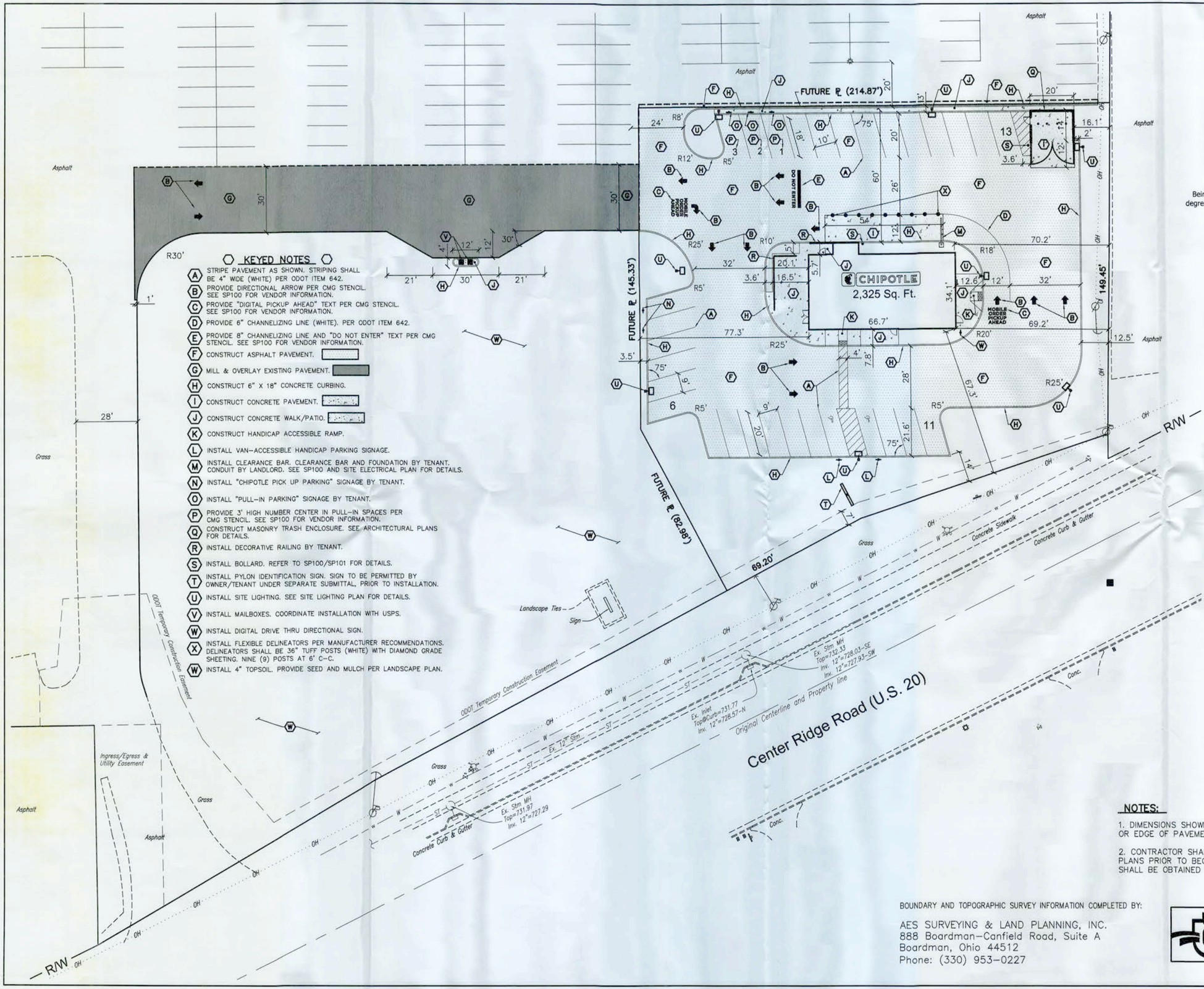
DEVELOPER:

CARDINAL REALTY, LLC
1305 BOARDMAN CANFIELD RD., SUITE 8
YOUNGSTOWN, OHIO 44512
(330)629-9300

Artman Engineering
CIVIL ENGINEERING - LAND PLANNING - SITE DEVELOPMENT
13710 CLEVELAND AVENUE NW UNIONTOWN, OHIO 44685
PHONE: (330) 699-9435 FAX: (330) 699-4005

DATE	INITIAL	REVISION DESCRIPTION

DATE
10/13/22
SHEET
T



KEYED NOTES

- (A) STRIPE PAVEMENT AS SHOWN. STRIPING SHALL BE 4" WIDE (WHITE) PER ODOT ITEM 642.
- (B) PROVIDE DIRECTIONAL ARROW PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (C) PROVIDE "DIGITAL PICKUP AHEAD" TEXT PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (D) PROVIDE 6" CHANNELIZING LINE (WHITE). PER ODOT ITEM 642.
- (E) PROVIDE 8" CHANNELIZING LINE AND "DO NOT ENTER" TEXT PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (F) CONSTRUCT ASPHALT PAVEMENT.
- (G) MILL & OVERLAY EXISTING PAVEMENT.
- (H) CONSTRUCT 6" X 18" CONCRETE CURBING.
- (I) CONSTRUCT CONCRETE PAVEMENT.
- (J) CONSTRUCT CONCRETE WALK/PATIO.
- (K) CONSTRUCT HANDICAP ACCESSIBLE RAMP.
- (L) INSTALL VAN-ACCESSIBLE HANDICAP PARKING SIGNAGE.
- (M) INSTALL CLEARANCE BAR. CLEARANCE BAR AND FOUNDATION BY TENANT. CONDUIT BY LANDLORD. SEE SP100 AND SITE ELECTRICAL PLAN FOR DETAILS.
- (N) INSTALL "CHIPOTLE PICK UP PARKING" SIGNAGE BY TENANT.
- (O) INSTALL "PULL-IN PARKING" SIGNAGE BY TENANT.
- (P) PROVIDE 3' HIGH NUMBER CENTER IN PULL-IN SPACES PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (Q) CONSTRUCT MASONRY TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (R) INSTALL DECORATIVE RAILING BY TENANT.
- (S) INSTALL BOLLARD. REFER TO SP100/SP101 FOR DETAILS.
- (T) INSTALL PYLON IDENTIFICATION SIGN. SIGN TO BE PERMITTED BY OWNER/TENANT UNDER SEPARATE SUBMITTAL, PRIOR TO INSTALLATION.
- (U) INSTALL SITE LIGHTING. SEE SITE LIGHTING PLAN FOR DETAILS.
- (V) INSTALL MAILBOXES. COORDINATE INSTALLATION WITH USPS.
- (W) INSTALL DIGITAL DRIVE THRU DIRECTIONAL SIGN.
- (X) INSTALL FLEXIBLE DELINEATORS PER MANUFACTURER RECOMMENDATIONS. DELINEATORS SHALL BE 36" TUFF POSTS (WHITE) WITH DIAMOND GRADE SHEETING. NINE (9) POSTS AT 6' C-C.
- (W) INSTALL 4" TOPSOIL. PROVIDE SEED AND MULCH PER LANDSCAPE PLAN.

BENCH MARK - BM

NORTH BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF CENTER RIDGE ROAD, NEAR THE SOUTHEAST CORNER OF THE PROPERTY.
ELEVATION = 733.55

Basis of Bearing

Being the original centerline of Center Ridge Rd. (U.S. 20), Held at North 63 degrees 20 minutes 29 seconds East, as Recorded on ODOT plan LOR-20-22.13.

LEGEND

- R/W – RIGHT OF WAY
- ℄ – PROPERTY LINE
- ℄ – CENTER LINE
- ● – IRON PIN FOUND
- – IRON PIN SET ("D. Clipse PS 8836")
- – EXISTING UTILITY POLE
- OH – EXISTING OVEHEAD LINE
- – EXISTING GUY ANCHOR
- – EXISTING SIGN
- – EXISTING LIGHT POLE
- – PROPOSED ASPHALT PAVEMENT
- – PROPOSED CONCRETE
- – PROPOSED SIGN
- – PROPOSED SITE LIGHT POLE

PROPERTY INFORMATION

PARCEL NUMBERS: PART OF 0700016101047
AREA: 0.88 ACRES
PRESENT USE: PARKING
PROPOSED USE: RESTAURANT
PARKING SPACES PROVIDED: 30

ZONING INFORMATION

ZONING: CENTRAL BUSINESS (B2)
FRONT YARD SETBACK: 50'
REAR YARD SETBACK: 50'
SIDE YARD SETBACK: NONE
MAXIMUM BUILDING HEIGHT: 65'

PARKING REQUIREMENTS

USE: RESTAURANT
PARKING REQUIREMENTS:
1 SPACE PER 100 SQUARE FEET OF FLOOR AREA, PLUS 1 SPACE FOR EACH 4 EMPLOYEES.
SPACES REQUIRED: 27

NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, FACE OF BUILDING, OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL VERIFY BUILDING FOOTPRINT WITH ARCHITECTURAL PLANS PRIOR TO BEGINNING CONSTRUCTION. ALL BUILDING DIMENSIONS SHALL BE OBTAINED FROM THE ARCHITECTURAL PLANS.

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION COMPLETED BY:

AES SURVEYING & LAND PLANNING, INC.
888 Boardman-Canfield Road, Suite A
Boardman, Ohio 44512
Phone: (330) 953-0227

OHIO811.org Before You Dig

STATE OF OHIO · C. BRENT ARTMAN · E-65963 · REGISTERED PROFESSIONAL ENGINEER

DEVELOPER:
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1935 BOARDMAN CANFIELD RD., SUITE 8
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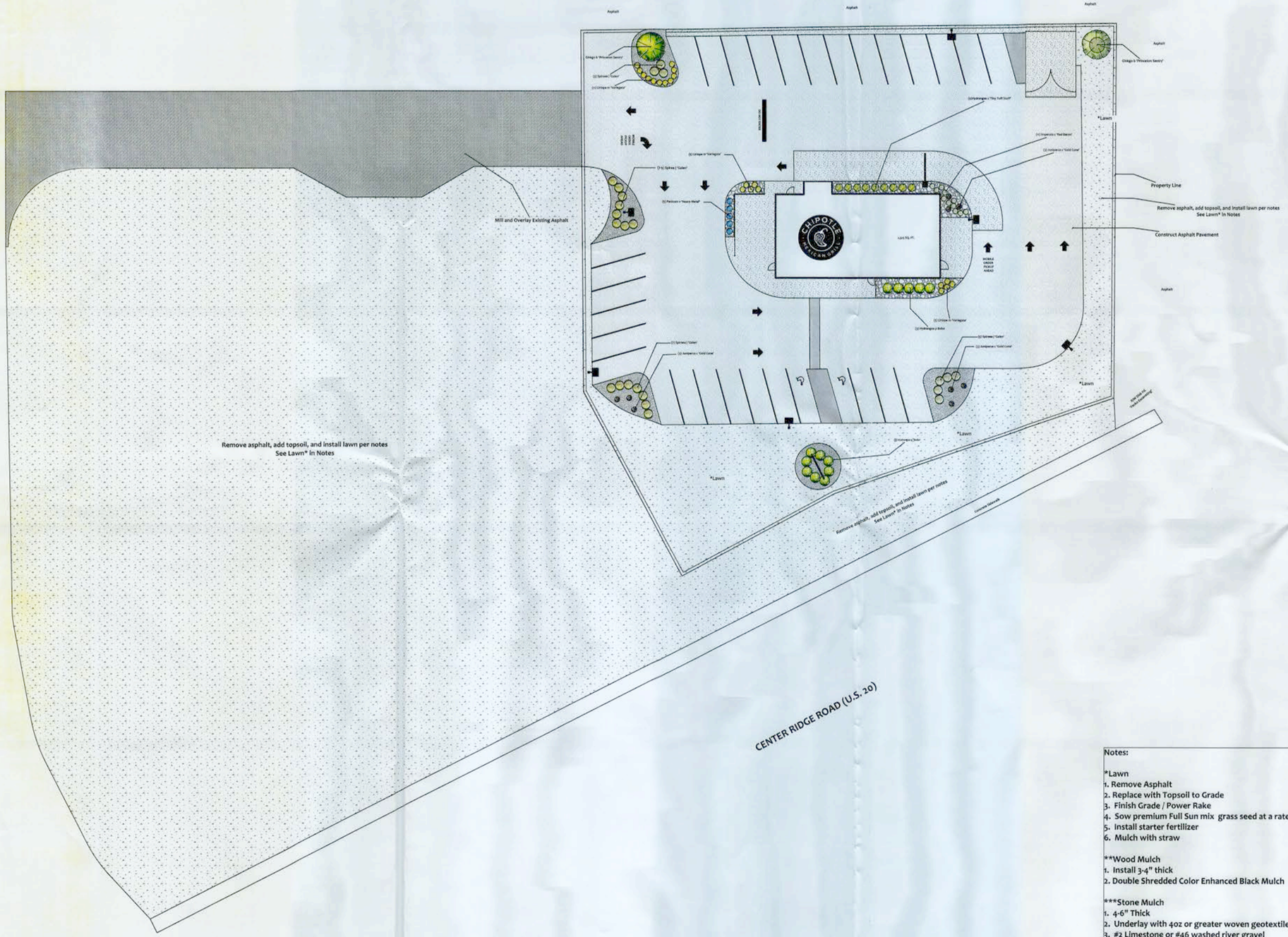
DIMENSIONED SITE PLAN
CHIPOTLE RESTAURANT
34800 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO

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PHONE: (330) 699-9435 FAX: (330) 699-4005

DATE	INITIAL	REVISION DESCRIPTION

DATED
10/13/22

SHEET
C-1.0


Asphalt
Asphalt
Asphalt

ABBREVIATIONS

(A)	EXISTING TO BE ABANDONED	INCD	INCANDESCENT
(D)	EXISTING TO BE DEMOLISHED	KVA	KILOVOLT AMPERE
(E)	EXISTING TO REMAIN	KW	KILOWATT
(F)	FUTURE	LTG	LIGHTING OR LIGHT
(R)	EXISTING TO BE RELOCATED	LRA	LOCKED ROTOR AMPS
A	AMPERE	MCA	MAXIMUM CURRENT AMPACITY
AC	ALTERNATING CURRENT OR AIR CONDITIONER	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISHED FLOOR	MCC	MOTOR CONTROL CENTER
AFG	ABOVE FINISHED GRADE	MDP	MAIN DISTRIBUTION PANEL
AIC	AMPS INTERRUPTING CAPACITY	MLO	MAIN LUGS ONLY
ANNC	ANNUNCIATOR	MOCP	MAXIMUM OVERCURRENT PROTECTION
AWG	AMERICAN WIRE GAUGE	MSB	MAIN SWITCHBOARD
BPS	BOLTED PRESSURE SWITCH	MH	METAL HALIDE
C	CONDUIT	MTS	MANUAL TRANSFER SWITCH
CB	CIRCUIT BREAKER	NAC	NOTIFICATION APPLIANCE CIRCUIT
CCTV	CLOSED CIRCUIT TELEVISION	NC	NORMALLY CLOSED
CKT	CIRCUIT	NO	NORMALLY OPEN
CM	CONSTRUCTION MANAGER	NF	NON-FUSED
DC	DIRECT CURRENT	OCC	OCCUPANCY
DP	DISTRIBUTION PANELBOARD	PA	PUBLIC ADDRESS
DTT	DOUBLE TWIN TUBE	PB	PULL BOX OR PUSH BUTTON
EB	ELECTRONIC BALLAST	PVC	POLYVINYL CHLORIDE (PLASTIC PIPE)
EC	ELECTRICAL CONTRACTOR	PWR	POWER
EM	EMERGENCY	RECPT	RECEPTACLE
EMT	ELECTRICAL METAL TUBING	STP	SHIELDED, TWISTED PAIR
EWC	ELECTRIC WATER COOLER	TC	TIME CLOCK
FA	FIRE ALARM	TRT	TRIPLE TUBE
FLA	FULL LOAD AMPS	TYP	TYPICAL
G	GROUND	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL TRADES CONTRACTOR	UTP	UNSHIELDED, TWISTED PAIR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	V	VOLT
GEN	GENERATOR	W	WATT
HOA	HAND-OFF-AUTOMATIC	WAP	WIRELESS ACCESS POINT
HP	HORSEPOWER	WH	WATTHOUR
HPC	HIGH PRESSURE CONTACT SWITCH	WP	WEATHERPROOF, NEMA 3R UNO
HZ	HERTZ	XFMR	TRANSFORMER
IG	ISOLATED GROUND	Z	IMPEDANCE
IMC	INTERMEDIATE METAL CONDUIT	Φ	PHASE

LIGHTING LEGEND

TAG	DESCRIPTION
	WALL SCONCE
	EXIT/EMERGENCY LIGHT W/ BATTERY PACK AND DUAL HEADS
	EXIT/EMERGENCY LIGHT WITH BATTERY PACK
	EXIT LIGHT (SURFACE MOUNTED)
	EXIT LIGHT (CEILING MOUNTED)
	REMOTE EMERGENCY HEADS
	EMERGENCY BATTERY PACK AND DUAL HEADS

ELECTRICAL LEGEND

DETAIL	DESCRIPTION
	DUPLEX RECEPTACLE - WITH WEATHERPROOF COVER & GFCI
A-1	BRANCH CIRCUIT HOME-RUN WITH CIRCUIT NUMBER
J	JUNCTION BOX
	DISCONNECT - NON FUSED
M	UTILITY METER
	ELECTRICAL PANEL

GENERAL NOTES:

A. ALL WORK TO COMPLY TO ALL STATE, LOCAL, NEC, & NFPA CODES.

B. ELECTRICAL CONTRACTOR TO VISIT THE SITE PRIOR TO SUBMITTING A BID & INCLUDE IN THEIR BID ANY ITEMS NECESSARY FOR A COMPLETE & OPERATIONAL SYSTEM.

C. DRAWINGS ARE SCHEMATIC IN NATURE. ELECTRICAL CONTRACTOR IS TO ADD ANY ITEMS THAT ARE REQUIRED FOR A COMPLETE & OPERATIONAL SYSTEM IN THEIR PROPOSAL.

D. ELECTRICAL CONTRACTOR IS TO COORDINATE THEIR INSTALLATION WITH THE OTHER TRADES. IF A CONFLICT OCCURS AND IT IS DUE TO THE ELECTRICAL CONTRACTOR'S LACK OF COORDINATION, ALL WORK INVOLVED IN RESOLVING THE CONFLICT WILL BE AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.

E. ELECTRICAL CONTRACTOR TO PAY ALL FEES AND PERMITS.

F. SEE ARCHITECTURAL DRAWINGS FOR PATIO CONDUIT DETAIL. COORDINATE PRIOR TO ROUGH-IN.

G. ANY MC CABLE MUST BE RUN IN WALL. ALL CONDUIT OUTSIDE OF WALL TO BE EMT.

H. CANOPY LIGHTING CONDUIT SHALL BE RUN IN MC CABLE.

I. NO LIGHTING SUBSTITUTIONS.

CONDUITS AND WIRING NOTES:

ALL WIRING RUN THROUGH TENANT'S EXPOSED CEILING SHALL BE IN EMT OR IMC AND RUN TIGHT TO THE DECK OR EITHER PARALLEL OR PERPENDICULAR TO MAIN ENTRY STOREFRONT. THERE SHALL BE NO DIAGONAL RUNS AND ALL CONDUITS SHALL BE IN STRAIGHT LINES.

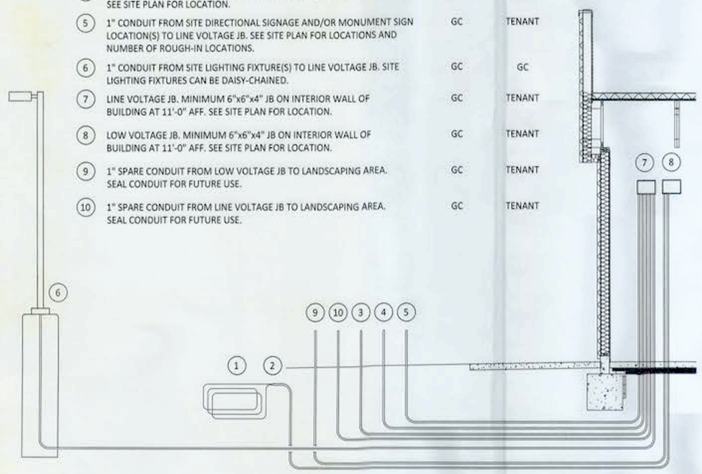
CODED NOTES: ⟨#⟩

1. VEHICLE LOOP. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION. REFER TO CIVIL AND ARCHITECTURAL PLANS FOR CONTINUATION.
2. ANNOUNCE SIGN. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
3. CLEARANCE BAR. REFER TO SITE DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
4. PROVIDE (2) #10, #10 G IN 1" CONDUIT FROM SITE LIGHTING TO JB AS SHOWN FOR FUTURE CONNECTION WITHIN BUILDING BY TENANT. REFER TO DETAIL 2 THIS SHEET F OR FURTHER INFORMATION.
5. PROVIDE PARKING AREA LIGHT PER SCHEDULE. REFER TO POLE BASE DETAIL ON SHEET E400 FOR FURTHER INFORMATION. PROVIDE CONDUIT TO LINE VOLTAGE JB. COORDINATE FINAL LOCATIONS WITH CIVIL SITE PLAN AND POINT-BY-POINT PLAN PRIOR TO CONSTRUCTION.
6. PATIO LIGHTING LINE VOLTAGE JUNCTION BOX FOR FUTURE CONNECTION WITHIN BUILDING BY TENANT. REFER TO ARCHITECTURAL PLANS AND ARCHITECTURAL POLE BASE DETAIL FOR EXACT LOCATION AND FURTHER INFORMATION.
7. VEHICLE DETECTOR JB. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
8. PATIO LIGHTING BY TENANT. REFER TO ARCHITECTURAL PLANS AND ARCHITECTURAL POLE BASE DETAIL FOR EXACT LOCATION AND FURTHER INFORMATION. PULL 1" EMPTY CONDUIT WITH PULLSTRING FROM LINE VOLTAGE JB. TO STUB UP AT GRADE.
9. PROVIDE (2) SPARE 1" EMPTY CONDUIT WITH PULLSTRING THROUGH FOUNDATION WALL OUT REAR OF BUILDING, CAPPED AND TERMINATED ABOVE CEILING. RUN TIGHT TO STRUCTURE. COORDINATE EXACT LOCATION FOR STUB UP WITH TENANT.
10. MONUMENT SIGN. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.

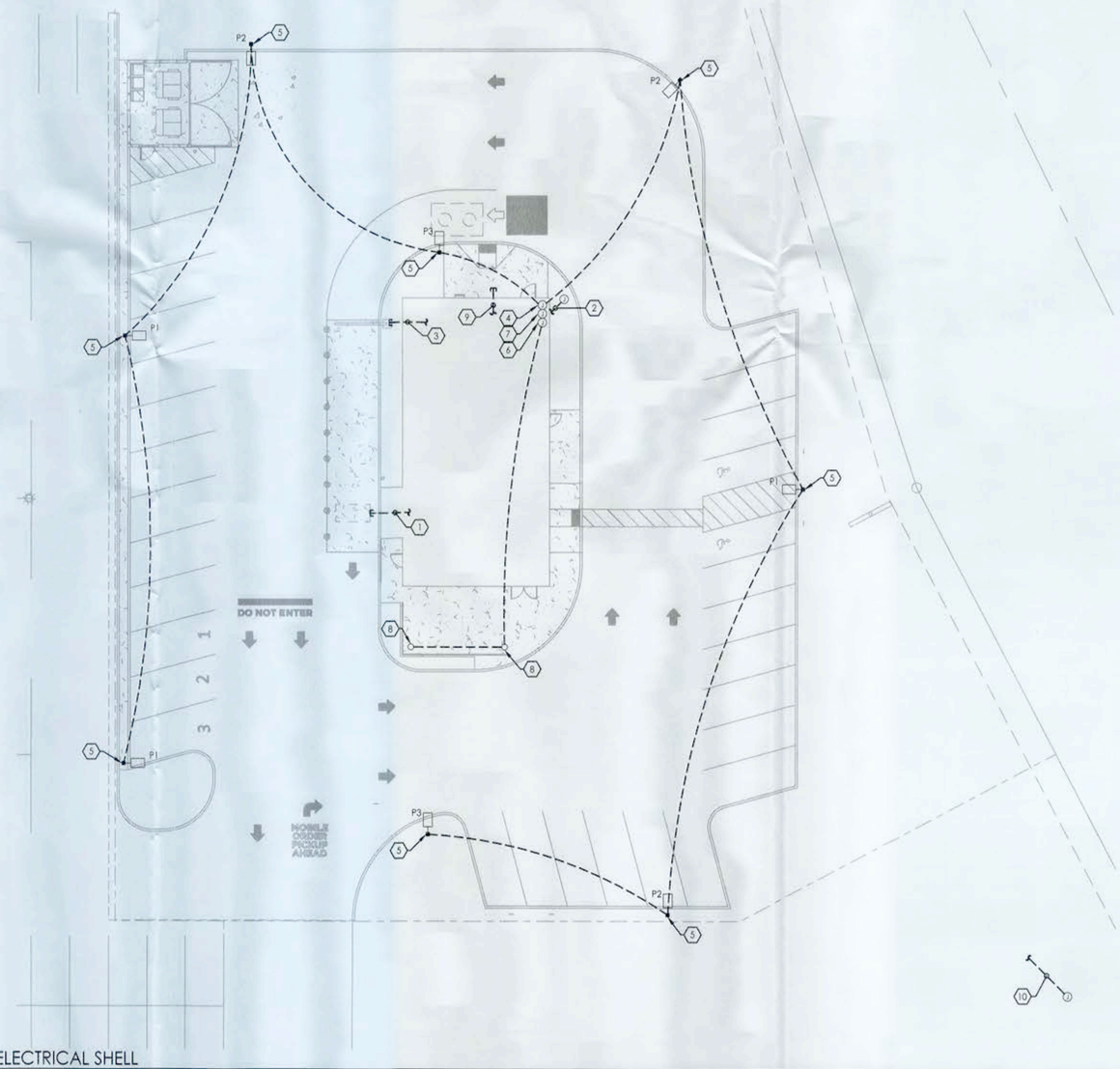
TAG	DESCRIPTION	RESPONSIBILITY: DEVICE OR CONDUIT	RESPONSIBILITY: CONNECTION OR CONDUCTORS
1	VEHICLE DETECTOR LOOP - 6'x4' WITH 4 TURNS (EMX PR-46-XX). VERIFY LENGTH OF LEAD-IN WIRE PRIOR TO ORDERING TO ALLOW WIRE TO REACH VEHICLE DETECTOR WITHOUT SPLICING. SEE SITE PLAN FOR LOCATIONS.	TENANT	TENANT
2	1" CONDUIT FROM VEHICLE DETECTOR LOOP LOCATION TO LOW VOLTAGE JB.	GC	TENANT
3	1" CONDUIT FROM MARKETING BOARD LOCATION TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATION.	GC	TENANT
4	1" CONDUIT FROM CLEARANCE BAR LOCATION TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATION.	GC	TENANT
5	1" CONDUIT FROM SITE DIRECTIONAL SIGNAGE AND/OR MONUMENT SIGN LOCATION(S) TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATIONS AND NUMBER OF ROUGH-IN LOCATIONS.	GC	TENANT
6	1" CONDUIT FROM SITE LIGHTING FIXTURE(S) TO LINE VOLTAGE JB. SITE LIGHTING FIXTURES CAN BE DAISY-CHAINED.	GC	GC
7	LINE VOLTAGE JB. MINIMUM 6"x6"x4" JB ON INTERIOR WALL OF BUILDING AT 11'-0" AFF. SEE SITE PLAN FOR LOCATION.	GC	TENANT
8	LOW VOLTAGE JB. MINIMUM 6"x6"x4" JB ON INTERIOR WALL OF BUILDING AT 11'-0" AFF. SEE SITE PLAN FOR LOCATION.	GC	TENANT
9	1" SPARE CONDUIT FROM LOW VOLTAGE JB TO LANDSCAPING AREA. SEAL CONDUIT FOR FUTURE USE.	GC	TENANT
10	1" SPARE CONDUIT FROM LINE VOLTAGE JB TO LANDSCAPING AREA. SEAL CONDUIT FOR FUTURE USE.	GC	TENANT

GENERAL NOTES

A. WORK AND MATERIALS SHALL BE COMPLIANT WITH THE NEC AND REQUIREMENTS OF THE AHJ.
B. CONDUCTORS AND CONNECTIONS BELOW GRADE, EVEN WHERE WITHIN CONDUITS OR ENCLOSURES, SHALL BE SUITABLE FOR WET LOCATIONS.
C. PROVIDE PULL STRING IN EMPTY CONDUITS.
D. SEAL ENDS OF CONDUITS STUBBED UP ABOVE GRADE TO PROTECT FROM THE ELEMENTS.



2 SITE CONDUIT DETAIL
N.T.S.



1 SITE PLAN - ELECTRICAL SHELL
1/16" = 1'-0"

Consultant:
annex ENGINEERING GROUP
589 w nationwide blvd ste b
columbus, ohio 43215
tel: 614.481.2292
fax: 614.487.8777

REFERENCE DOCUMENTS ONLY

FOR CONSTRUCTION

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CARDINAL REALTY LLC

CARDINAL REALTY, LLC
6820 TWIN OAKS
CANFIELD, OH 44406

CMG NORTH RIDGEVILLE SHELL, OH
34760 CENTER RIDGE RD
NORTH RIDGEVILLE, OH 44039

Issue Record:
10.05.2022 SD SET

Revisions:

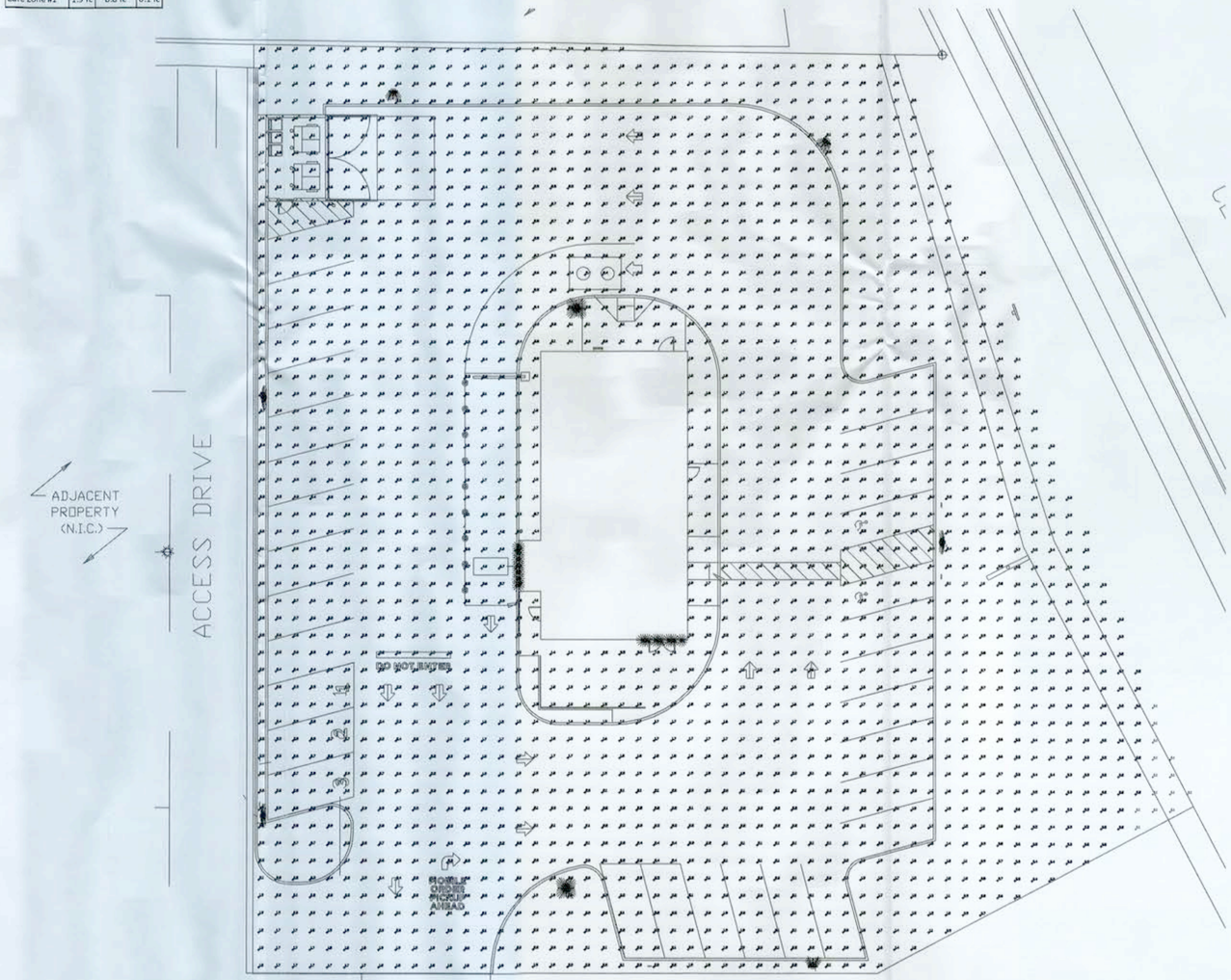
Drawn: SS
Checked: RS

Project No.
CRL007

Contents:
SITE PLAN
ELECTRICAL SHELL

E100

Description	Avg	Max	Min
Calc Zone #1	1.9 fc	8.8 fc	0.1 fc



1 PHOTOMETRIC PLAN - ELECTRICAL SHELL
1/16" = 1'-0"

Consultant:
annex
ENGINEERING GROUP
589 w nationwide blvd ste b
columbus, ohio 43215
tel: 614.481.2292
fax: 614.487.8777

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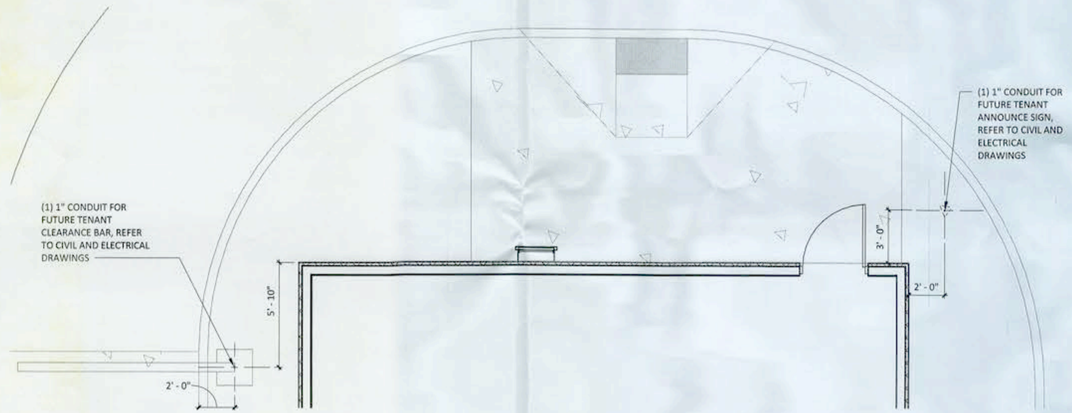
Project No.
CRL007

Contents:
PHOTOMETRIC PLAN
ELECTRICAL SHELL

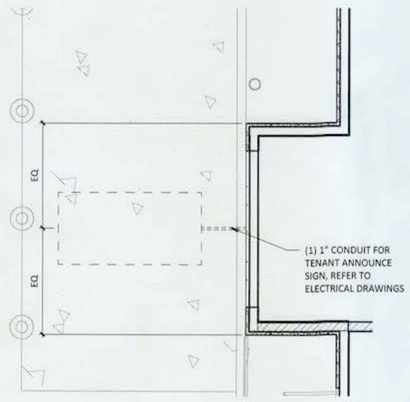
E110

GENERAL NOTES

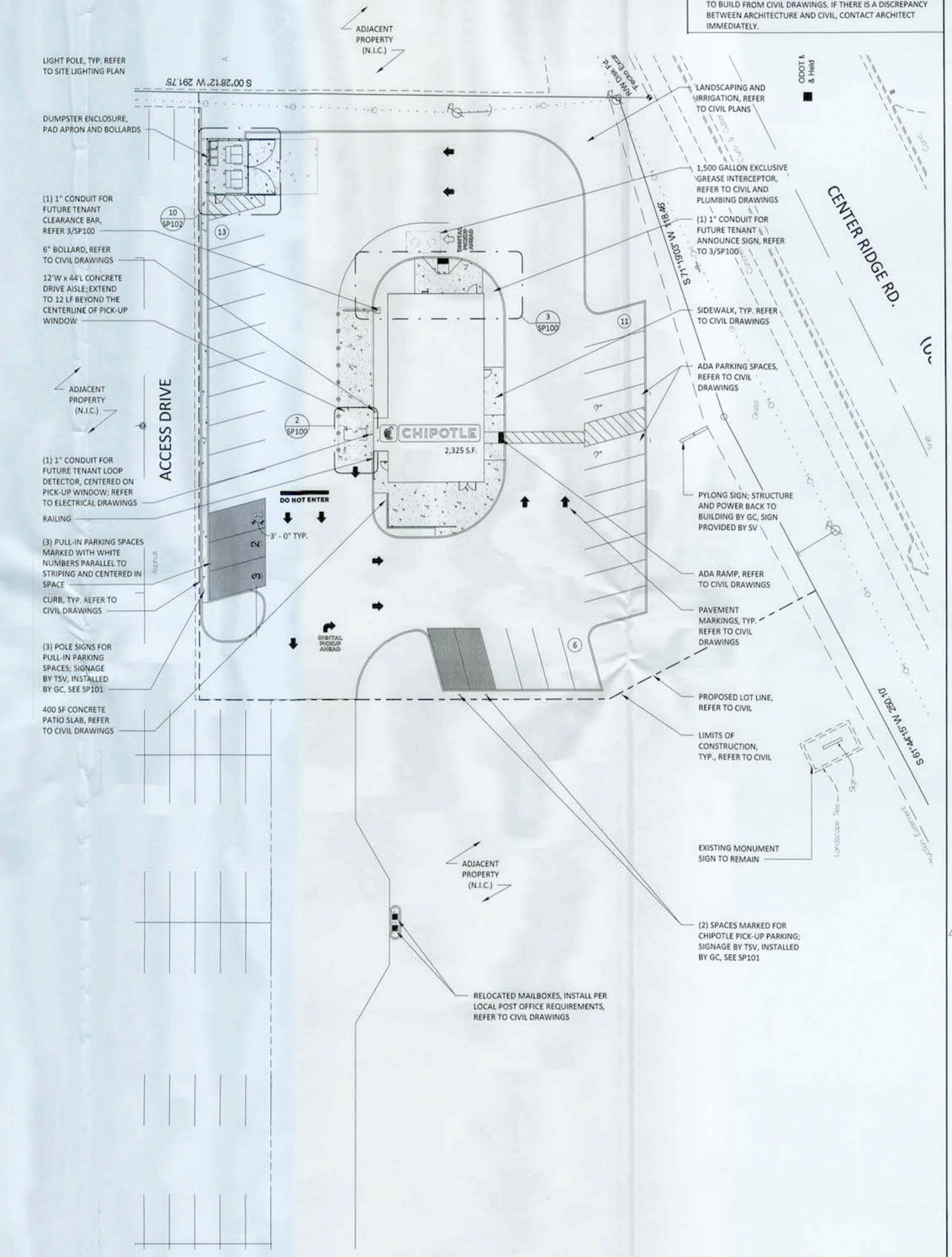
1. STENCILS FOR PARKING MARKINGS AVAILABLE FROM PAVEMENT STENCIL COMPANY, PHONE: (800) 250-5547, EMAIL: STENCILS@PAVEMENTSTENCIL.COM
2. NOTE: ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. GC TO BUILD FROM CIVIL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURE AND CIVIL, CONTACT ARCHITECT IMMEDIATELY.



3 SP100 **ARCHITECTURAL SITE PLAN DIMENSIONED**
1/4" = 1'-0"



2 SP100 **ARCHITECTURAL SITE PLAN DIMENSIONED**
1/4" = 1'-0"



1 SP100 **ARCHITECTURAL SITE PLAN**
3/64" = 1'-0"

Consultant:
r e d
architecture + planning
589 w. nationwide blvd.
suite b
columbus, ohio 43215
tel: 614.487.8770
fax: 614.487.8777

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6820 TWIN OAKS
CANFIELD, OH 44406

CMG NORTH RIDGEVILLE SHELL, OH
34760 CENTER RIDGE RD
NORTH RIDGEVILLE, OH 44039

Issue Record:

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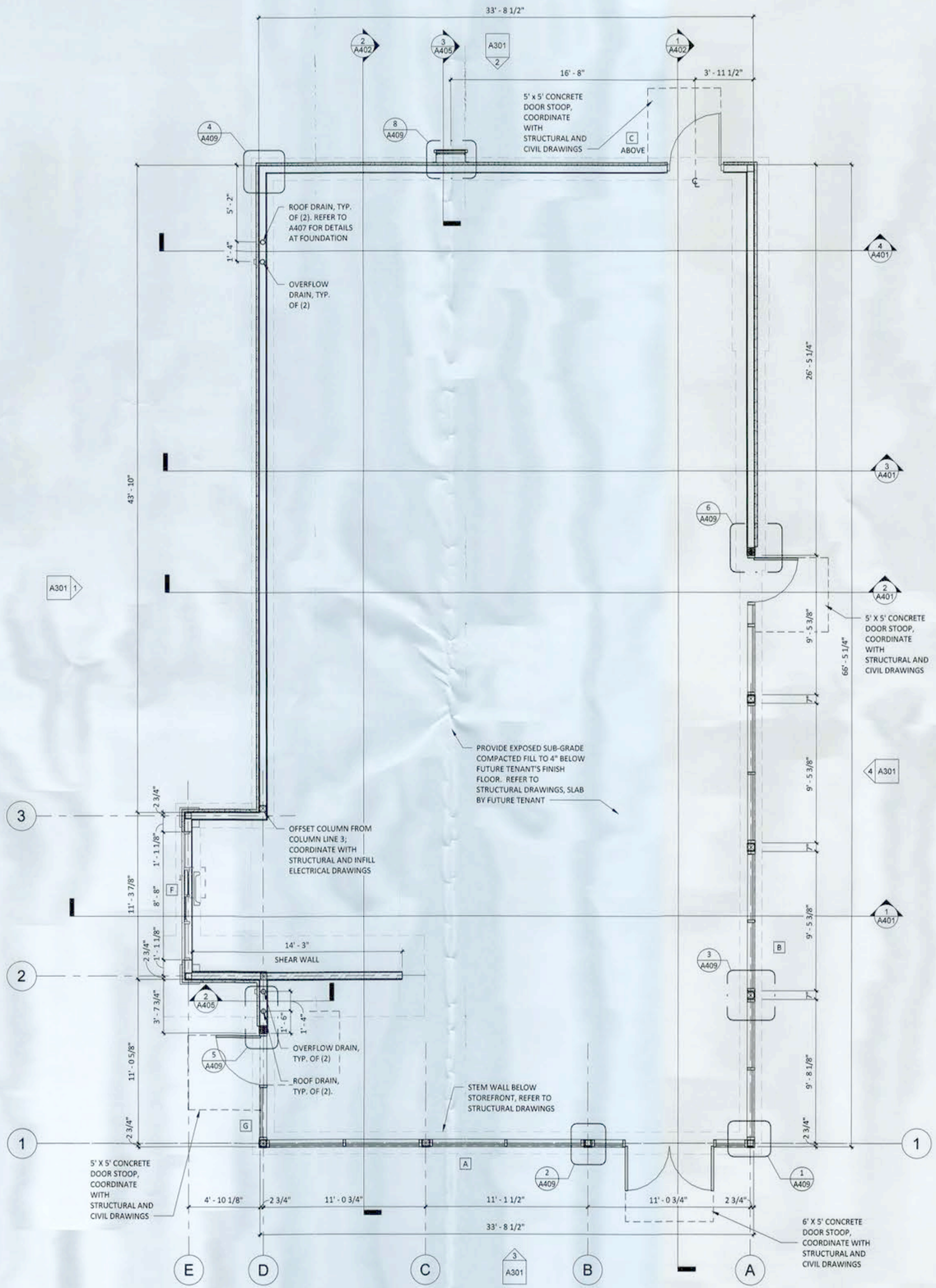
Drawn: MC, TC
Checked: TC

Project No.: CRL007

Contents:

ARCHITECTURAL SITE PLAN

SP100



ARCHITECTURAL SHELL PLAN

1/4" = 1'-0"

CONSTRUCTION NOTES

1. REFER TO A601 FOR DOOR INFORMATION & A602 FOR STOREFRONT DIMENSIONS.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING (STUD WALL) OR CENTERLINE OF STRUCTURE UNLESS NOTES OTHERWISE.
3. SEE STRUCTURAL SHEETS FOR ALL STUD FRAMING CONFIGURATIONS, SIZES, SPACING AND GAUGES.
4. ALL EXTERIOR WOOD BLOCKING TO BE MOISTURE RESISTANT PRESERVATIVE TREATED (P.T.)
5. TAPE SEALANT AT ALL ANCHOR LOCATIONS.
6. ALL FLASHING AND SEAMS BETWEEN SHEATHING IN COMPOSITE WOOD STUD WALL CONSTRUCTION CONDITIONS TO BE TAPED AND SEALED WITH TAPE SEALANT.
7. LAP ALL WEATHER RESISTANT BARRIERS AND THRU-WALL FLASHING IN A WATER SHEDDING FASHION. TAPE ALL EXPOSED EDGES.
8. EXTEND ALL THRU-WALL FLASHING TO 1/4 INCH PAST THE EXTERIOR FACE OF WALL.
9. PROVIDE CONTINUOUS ANCHORAGE FOR ALL THRU-WALL FLASHING.
10. EXTEND FLASHING VERTICALLY A MINIMUM OF 8 INCHES ABOVE THE BASE OF THE FLASHING.
11. APPLY SEALANT TO ALL SHEATHING JOINTS AND FASTENER PENETRATIONS.
12. PROVIDE FULLY ADHERED FLASHING AT ALL WINDOW AND DOOR OPENING HEADS, SILLS AND JAMBS.

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NORTH RIDGEVILLE, OH 44039

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Project No. CRL007

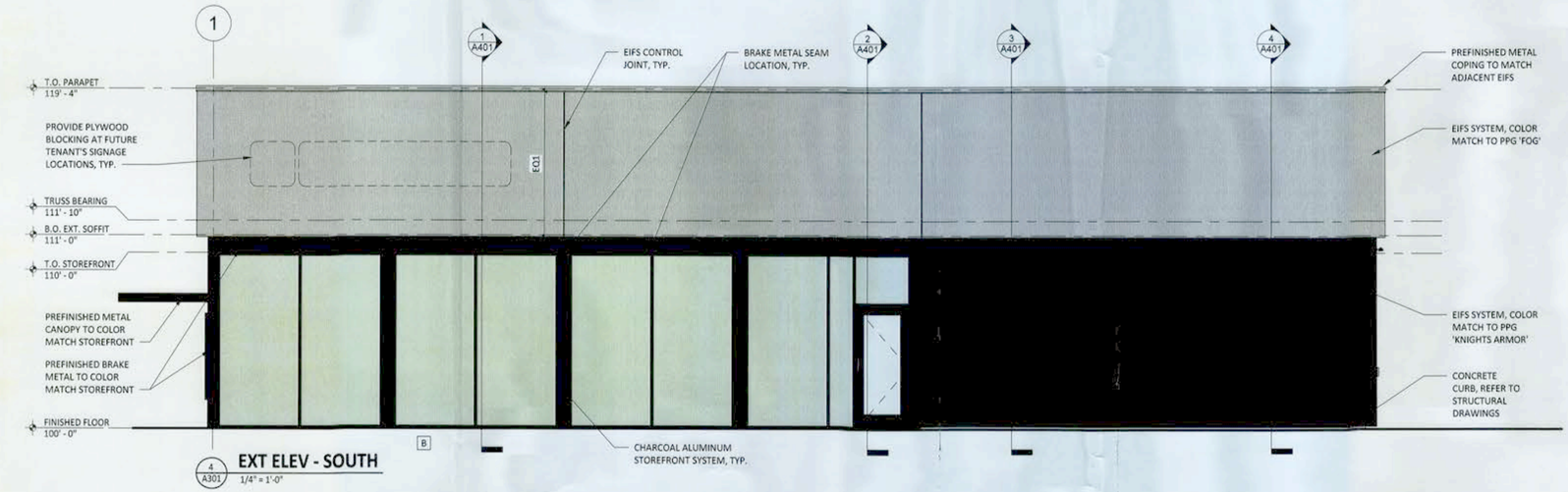
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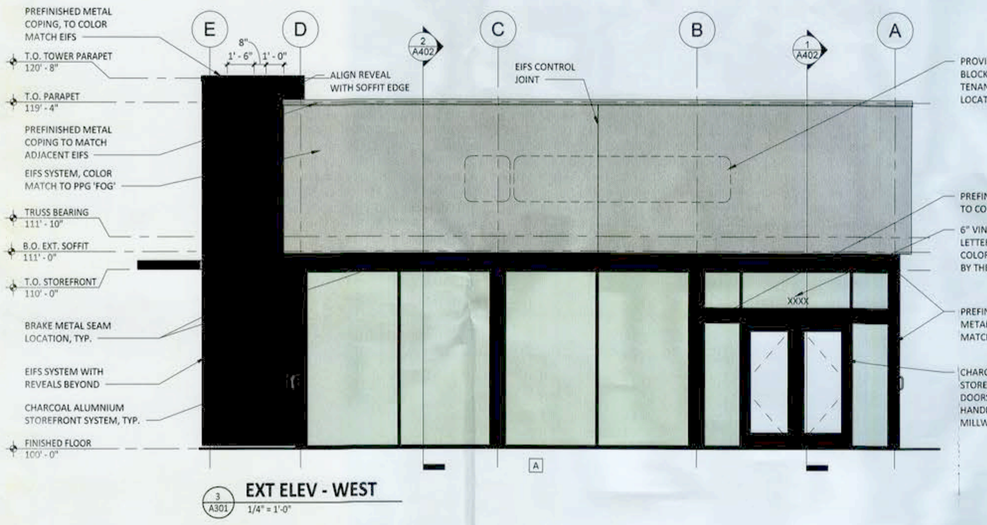
ARCHITECTURAL SHELL PLAN

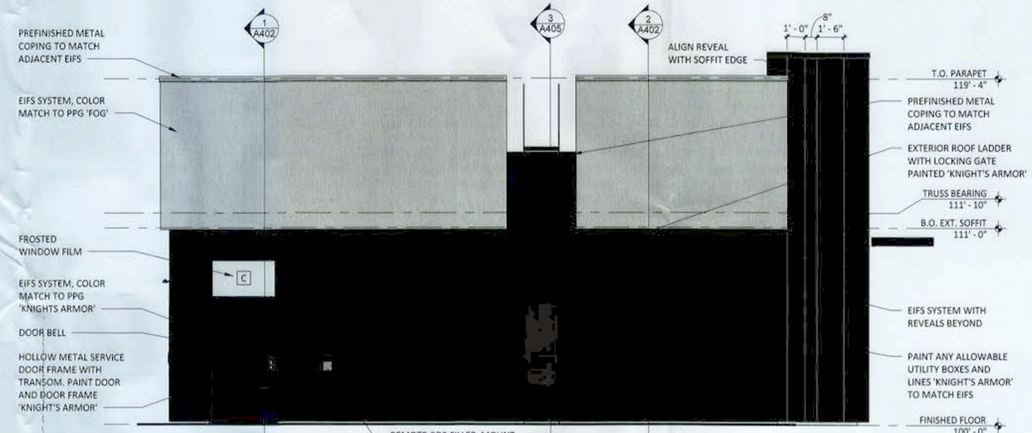
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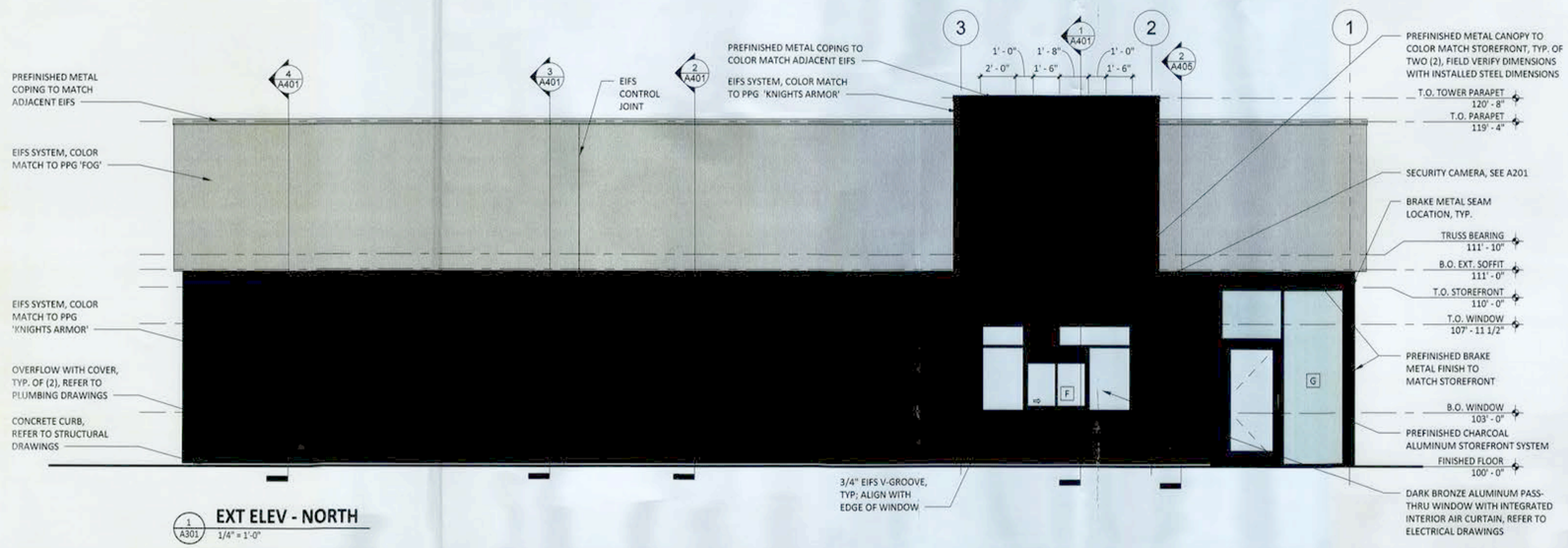
GENERAL NOTES

1. REFER TO EXTERIOR ELEVATIONS THIS SHEET FOR EXTERIOR SIGNAGE LOCATIONS, SIZES & DESCRIPTIONS.
2. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.









Consultant:

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architecture + planning
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CANFIELD, OH 44406

CMG NORTH RIDGEVILLE SHELL, OH
34760 CENTER RIDGE RD
NORTH RIDGEVILLE, OH 44039

Issue Record:

10/05/22	SD SET

Revisions:

Drawn: MC, TC
Checked: TC

Project No.
CRL007

Contents:
EXTERIOR ELEVATIONS

A301



4 A901 EXTERIOR PERSPECTIVE



3 A901 EXTERIOR PERSPECTIVE



2 A901 EXTERIOR PERSPECTIVE



1 A901 EXTERIOR PERSPECTIVE

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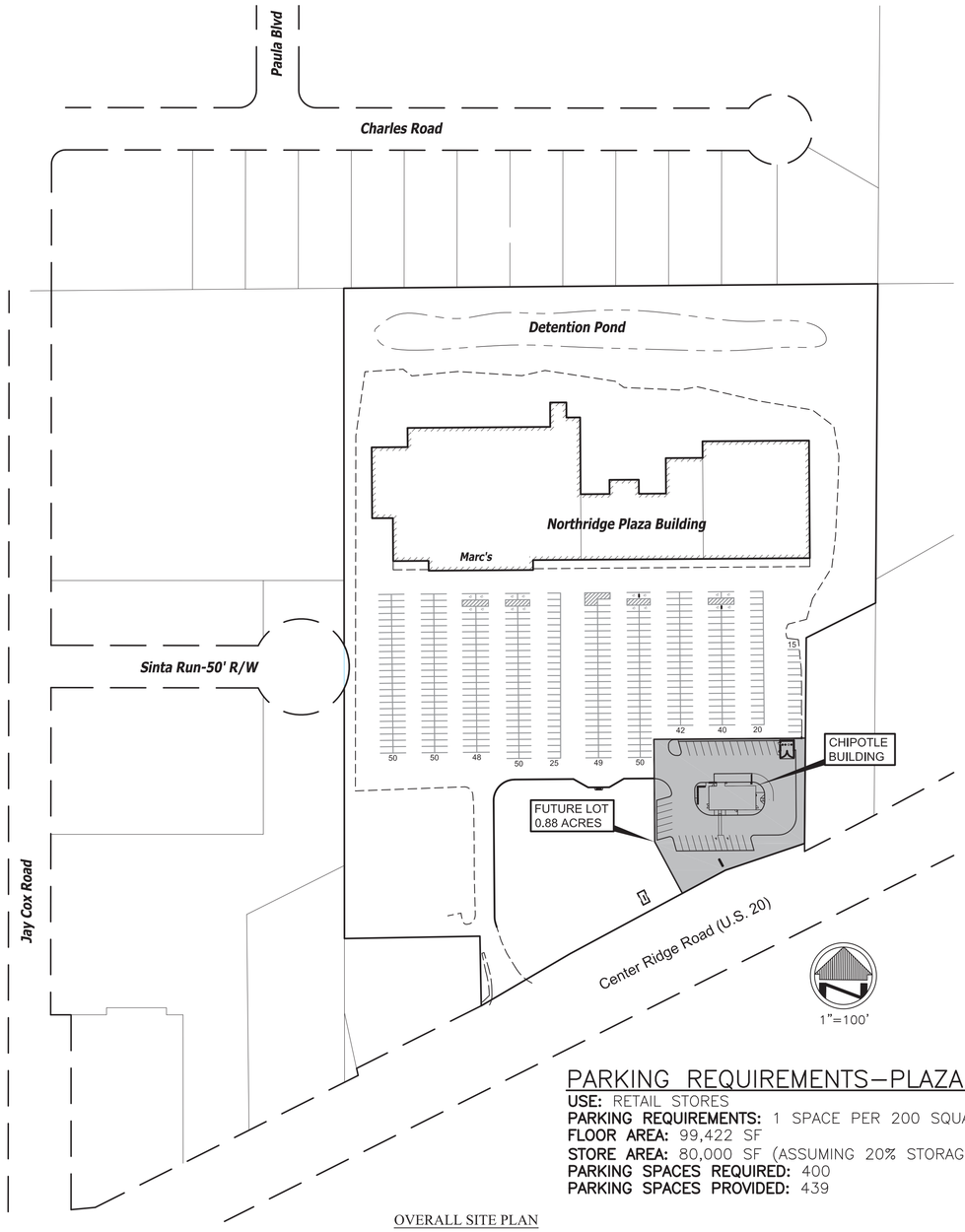
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Project No.
CRL007

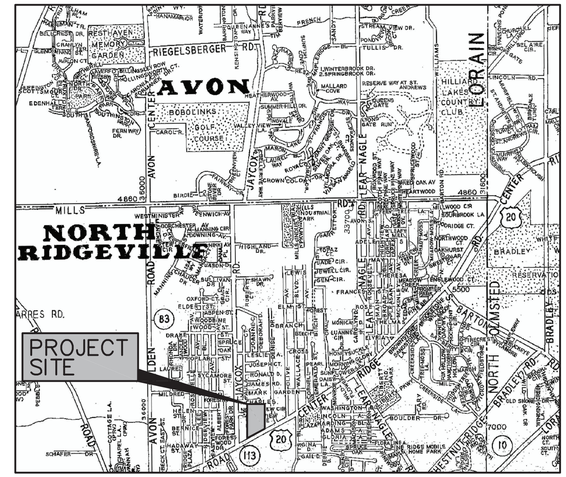
Contents:
EXTERIOR PERSPECTIVES

A901

PRELIMINARY SITE IMPROVEMENT PLANS
CHIPOTLE RESTAURANT
NORTHRIDGE PLAZA
34800 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO



OVERALL SITE PLAN



INDEX OF SHEETS

TITLE SHEET	T
DIMENSIONED SITE PLAN	C-1.0
LANDSCAPE PLAN	L-1.0
SITE ELECTRICAL PLAN	E100
PHOTOMETRIC PLAN	E110
ARCHITECTURAL SITE PLAN	SP100
ARCHITECTURAL SITE DETAILS	SP101
DUMPSTER PLAN AND DETAILS	SP102
ARCHITECTURAL SHELL PLAN	A100
EXTERIOR ELEVATIONS	A301
EXTERIOR PERSPECTIVES	A901

PARKING REQUIREMENTS–PLAZA TO REMAIN

USE: RETAIL STORES
PARKING REQUIREMENTS: 1 SPACE PER 200 SQUARE FEET OF STORE AREA.
FLOOR AREA: 99,422 SF
STORE AREA: 80,000 SF (ASSUMING 20% STORAGE/LOADING)
PARKING SPACES REQUIRED: 400
PARKING SPACES PROVIDED: 439

CERTIFICATION

STATE OF OHIO
C. BRENT ARTMAN
65963
PROFESSIONAL ENGINEER

11/1/22

C. BRENT ARTMAN P.E.
REG. NO. 65963

DATE

OWNER:

NORTH RIDGE PLAZA PARTNERSHIP
3912 PROSPECT AVE
CLEVELAND, OHIO 44115

DEVELOPER:

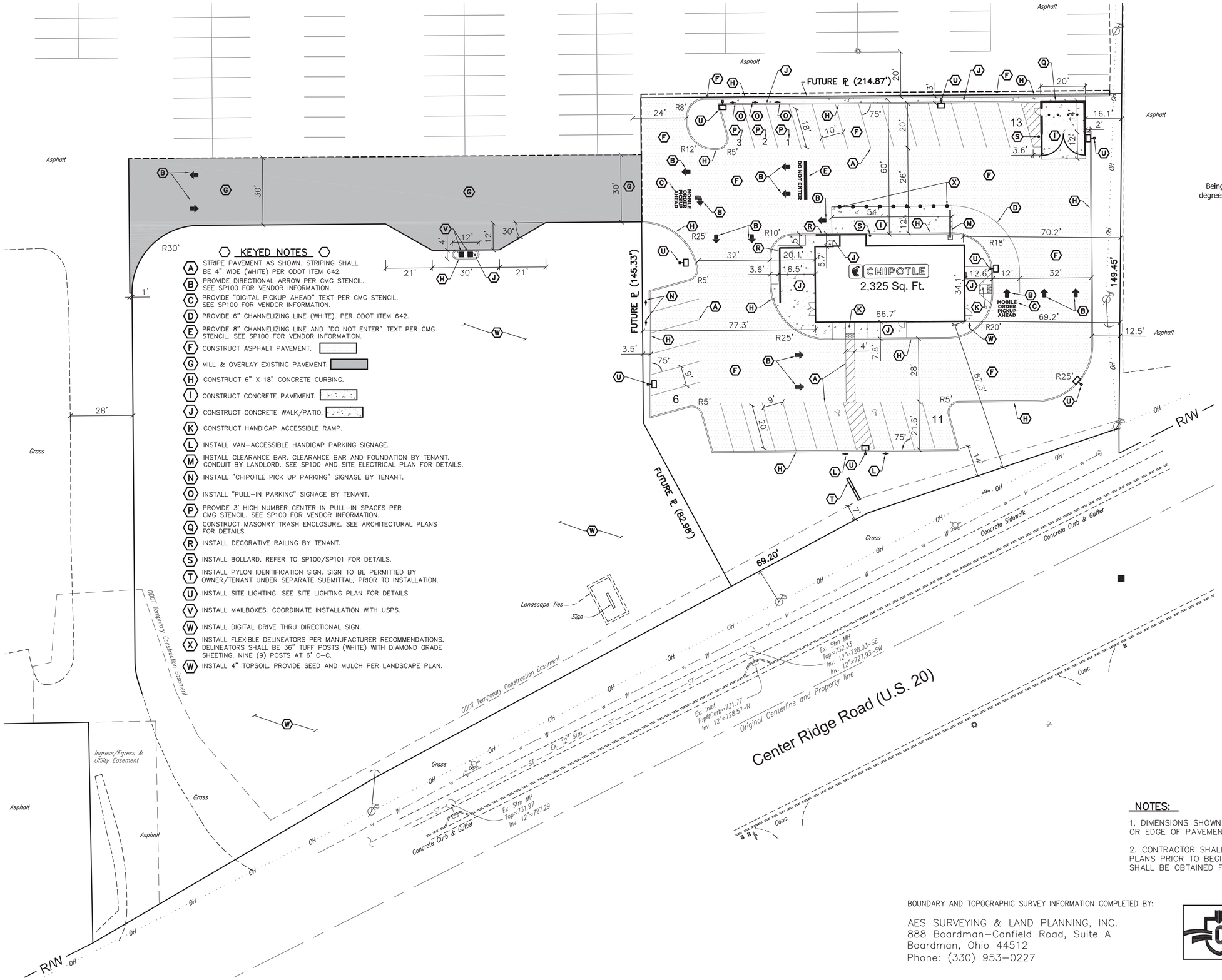
CARDINAL REALTY, LLC
1305 BOARDMAN CANFIELD RD., SUITE 8
YOUNGSTOWN, OHIO 44512
(330)629-9300

Artman Engineering
CIVIL ENGINEERING - LAND PLANNING - SITE DEVELOPMENT
13710 CLEVELAND AVENUE NW UNIONTOWN, OHIO 44685
PHONE: (330) 699-9435 FAX: (330) 699-4005

DATE	INITIAL	REVISION DESCRIPTION
11/1/22	CBA	PER CITY REVIEW

DATE
10/13/22

SHEET
T



KEYED NOTES

- (A) STRIPE PAVEMENT AS SHOWN. STRIPING SHALL BE 4" WIDE (WHITE) PER ODOT ITEM 642.
- (B) PROVIDE DIRECTIONAL ARROW PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (C) PROVIDE "DIGITAL PICKUP AHEAD" TEXT PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (D) PROVIDE 6" CHANNELIZING LINE (WHITE). PER ODOT ITEM 642.
- (E) PROVIDE 8" CHANNELIZING LINE AND "DO NOT ENTER" TEXT PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (F) CONSTRUCT ASPHALT PAVEMENT.
- (G) MILL & OVERLAY EXISTING PAVEMENT.
- (H) CONSTRUCT 6" X 18" CONCRETE CURBING.
- (I) CONSTRUCT CONCRETE PAVEMENT.
- (J) CONSTRUCT CONCRETE WALK/PATIO.
- (K) CONSTRUCT HANDICAP ACCESSIBLE RAMP.
- (L) INSTALL VAN-ACCESSIBLE HANDICAP PARKING SIGNAGE.
- (M) INSTALL CLEARANCE BAR. CLEARANCE BAR AND FOUNDATION BY TENANT. CONDUIT BY LANDLORD. SEE SP100 AND SITE ELECTRICAL PLAN FOR DETAILS.
- (N) INSTALL "CHIPOTLE PICK UP PARKING" SIGNAGE BY TENANT.
- (O) INSTALL "PULL-IN PARKING" SIGNAGE BY TENANT.
- (P) PROVIDE 3' HIGH NUMBER CENTER IN PULL-IN SPACES PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (Q) CONSTRUCT MASONRY TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (R) INSTALL DECORATIVE RAILING BY TENANT.
- (S) INSTALL BOLLARD. REFER TO SP100/SP101 FOR DETAILS.
- (T) INSTALL PYLON IDENTIFICATION SIGN. SIGN TO BE PERMITTED BY OWNER/TENANT UNDER SEPARATE SUBMITTAL, PRIOR TO INSTALLATION.
- (U) INSTALL SITE LIGHTING. SEE SITE LIGHTING PLAN FOR DETAILS.
- (V) INSTALL MAILBOXES. COORDINATE INSTALLATION WITH USPS.
- (W) INSTALL DIGITAL DRIVE THRU DIRECTIONAL SIGN.
- (X) INSTALL FLEXIBLE DELINEATORS PER MANUFACTURER RECOMMENDATIONS. DELINEATORS SHALL BE 36" TUFF POSTS (WHITE) WITH DIAMOND GRADE SHEETING. NINE (9) POSTS AT 6' C-C.
- (W) INSTALL 4" TOPSOIL. PROVIDE SEED AND MULCH PER LANDSCAPE PLAN.

0' 20' 40' 60'

SCALE: 1"=20'

BENCH MARK - BM

NORTH BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF CENTER RIDGE ROAD, NEAR THE SOUTHEAST CORNER OF THE PROPERTY.
ELEVATION = 733.55

Basis of Bearing

Being the original centerline of Center Ridge Rd. (U.S. 20), Held at North 63 degrees 20 minutes 29 seconds East, as Recorded on ODOT plan LOR-20-22.13.

LEGEND

- R/W – RIGHT OF WAY
- – PROPERTY LINE
- – CENTER LINE
- – IRON PIN FOUND
- – IRON PIN SET ("D. Clipse PS 8836")
- – EXISTING UTILITY POLE
- OH – EXISTING OVEHEAD LINE
- – EXISTING GUY ANCHOR
- – EXISTING SIGN
- – EXISTING LIGHT POLE
- – PROPOSED ASPHALT PAVEMENT
- – PROPOSED CONCRETE
- – PROPOSED SIGN
- – PROPOSED SITE LIGHT POLE

PROPERTY INFORMATION

PARCEL NUMBERS: PART OF 0700016101047
AREA: 0.88 ACRES
PRESENT USE: PARKING
PROPOSED USE: RESTAURANT
PARKING SPACES PROVIDED: 30

ZONING INFORMATION

ZONING: CENTRAL BUSINESS (B2)
FRONT YARD SETBACK: 50'
REAR YARD SETBACK: 50'
SIDE YARD SETBACK: NONE
MAXIMUM BUILDING HEIGHT: 65'

PARKING REQUIREMENTS

USE: RESTAURANT
PARKING REQUIREMENTS:
1 SPACE PER 100 SQUARE FEET OF FLOOR AREA, PLUS 1 SPACE FOR EACH 4 EMPLOYEES.
SPACES REQUIRED: 27

NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, FACE OF BUILDING, OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.

2. CONTRACTOR SHALL VERIFY BUILDING FOOTPRINT WITH ARCHITECTURAL PLANS PRIOR TO BEGINNING CONSTRUCTION. ALL BUILDING DIMENSIONS SHALL BE OBTAINED FROM THE ARCHITECTURAL PLANS.

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION COMPLETED BY:

AES SURVEYING & LAND PLANNING, INC.
888 Boardman-Canfield Road, Suite A
Boardman, Ohio 44512
Phone: (330) 953-0227

OHIO811.org Before You Dig

STATE OF OHIO
C. BRENT ARTMAN
E-65963
PROFESSIONAL ENGINEER

DEVELOPER:
CARDINAL REALTY, LLC
1305 BOARDMAN CANFIELD RD., SUITE 8
YOUNGSTOWN, OHIO 44512

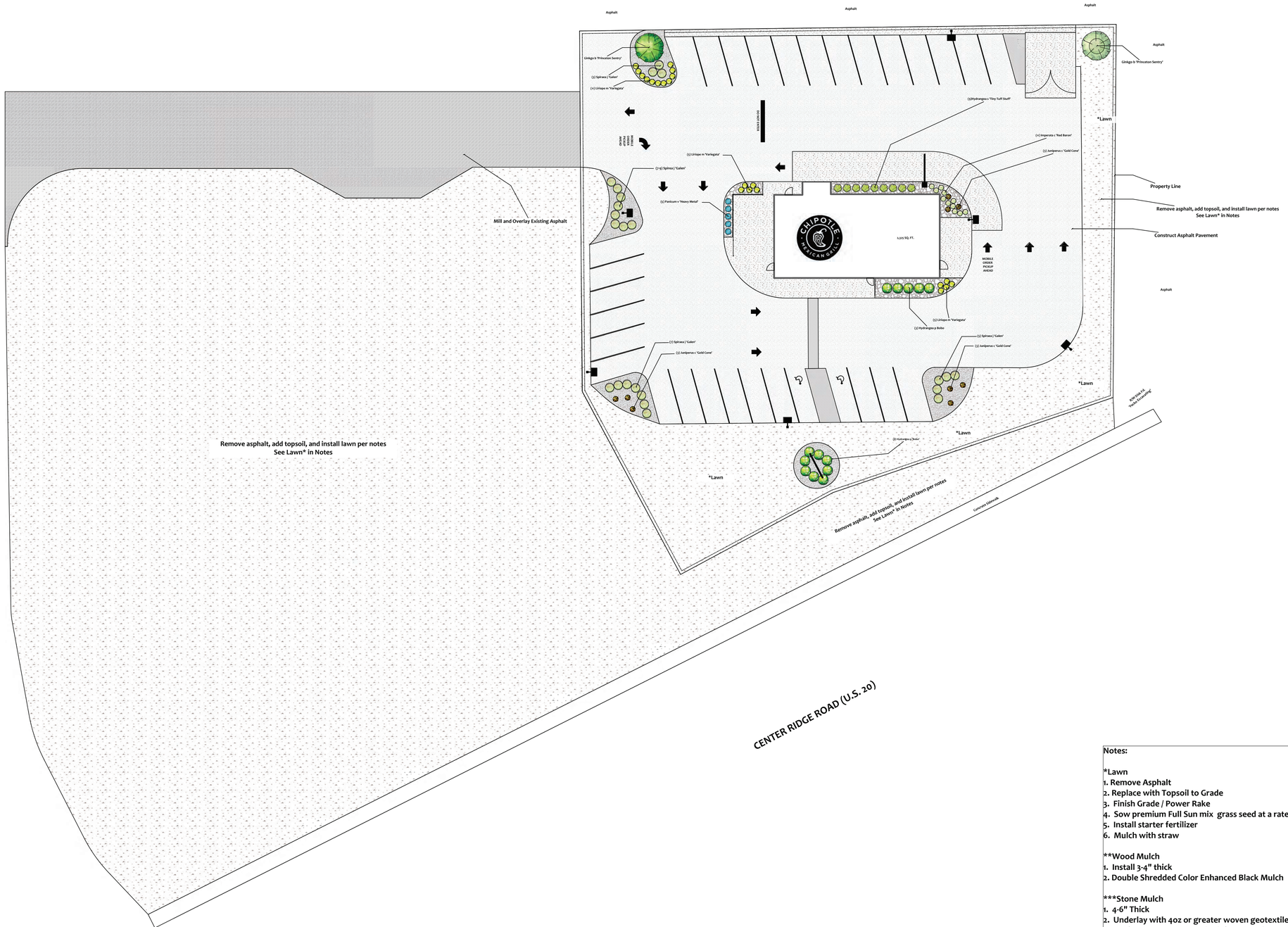
DIMENSIONED SITE PLAN
CHIPOTLE RESTAURANT
34800 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO

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CIVIL ENGINEERING - LAND PLANNING - SITE DEVELOPMENT
13710 CLEVELAND AVENUE NW UNIONTOWN, OHIO 44685
PHONE: (330) 699-9435 FAX: (330) 699-4005

DATE	INITIAL	REVISION DESCRIPTION

DATED
10/13/22

SHEET
C-1.0



CHIPOTLE MEXICAN GRILL

CHIPOTLE MEXICAN GRILL
North Ridgeville, OH
Center Ridge Road (U.S. 20)

BY:
SABATINE DEVELOPMENT
1305 BOARDMAN CANFIELD ROAD
SUITE 8
BOARDMAN, OHIO
44512

10/3/2022

1" = 20'

Lp 1.2

Plant Legend

Symbol	Botanical	Common Name	Qty	Size
	Hydrangea p 'Bobo'	Bobo Hydrangea	13	#3
	Spiraea j 'Galen'	Double Play Artisan Spirea	23	#3
	Juniperus c 'Gold Cone'	Gold Cone Juniper	9	#3
	Panicum v 'Heavy Metal'	Heavy Metal Blue Switchgrass	5	#3
	Imperata c 'Red Baron'	Japanese Blood Grass	11	#1
	Ginkgo b 'Princeton Sentry'	Princeton Sentry Ginkgo	2	1.75" Caliper
	Hydrangea s 'Tiny Tuff Stuff'	Tiny Tuff Stuff Hydrangea	9	#3
	Liriope m 'Variegata'	Variegated Lilyturf	21	#1

N

Notes:

***Lawn**
1. Remove Asphalt
2. Replace with Topsoil to Grade
3. Finish Grade / Power Rake
4. Sow premium Full Sun mix grass seed at a rate of 10lb per 1,000 square feet
5. Install starter fertilizer
6. Mulch with straw

****Wood Mulch**
1. Install 3-4" thick
2. Double Shredded Color Enhanced Black Mulch

*****Stone Mulch**
1. 4-6" Thick
2. Underlay with 4oz or greater woven geotextile weed barrier
3. #2 Limestone or #46 washed river gravel

Symbol	Material	Square Feet	Notes
	Lawn	9,300	See Note *
	Wood Mulch	1,495	See Note **
	Stone Mulch	700	See Note ***
	Mill and Overlay Existing Asphalt		
	Construct Asphalt Pavement		

LANDSCAPE PLAN
L-1.0

Scale: 1/20" = 1 ft

ABBREVIATIONS

(A)	EXISTING TO BE ABANDONED	INCD	INCANDESCENT
(D)	EXISTING TO BE DEMOLISHED	KVA	KILOVOLT AMPERE
(E)	EXISTING TO REMAIN	KW	KILOWATT
(F)	FUTURE	LTG	LIGHTING OR LIGHT
(R)	EXISTING TO BE RELOCATED	LRA	LOCKED ROTOR AMPS
A	AMPERE	MCA	MAXIMUM CURRENT AMPACITY
AC	ALTERNATING CURRENT OR AIR CONDITIONER	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISHED FLOOR	MCC	MOTOR CONTROL CENTER
AFG	ABOVE FINISHED GRADE	MDP	MAIN DISTRIBUTION PANEL
AIC	AMPS INTERRUPTING CAPACITY	MLO	MAIN LUGS ONLY
ANNC	ANNUNCIATOR	MOCP	MAXIMUM OVERCURRENT PROTECTION
AWG	AMERICAN WIRE GAUGE	MSB	MAIN SWITCHBOARD
BPS	BOLTED PRESSURE SWITCH	MH	METAL HALIDE
C	CONDUIT	MTS	MANUAL TRANSFER SWITCH
CB	CIRCUIT BREAKER	NAC	NOTIFICATION APPLIANCE CIRCUIT
CCTV	CLOSED CIRCUIT TELEVISION	NC	NORMALLY CLOSED
CKT	CIRCUIT	NO	NORMALLY OPEN
CM	CONSTRUCTION MANAGER	NF	NON-FUSED
DC	DIRECT CURRENT	OCC	OCCUPANCY
DP	DISTRIBUTION PANELBOARD	PA	PUBLIC ADDRESS
DTT	DOUBLE TWIN TUBE	PB	PULL BOX OR PUSH BUTTON
EB	ELECTRONIC BALLAST	PVC	POLYVINYL CHLORIDE (PLASTIC PIPE)
EC	ELECTRICAL CONTRACTOR	PWR	POWER
EM	EMERGENCY	RECPT	RECEPTACLE
EMT	ELECTRICAL METAL TUBING	STP	SHIELDED, TWISTED PAIR
EWC	ELECTRIC WATER COOLER	TC	TIME CLOCK
FA	FIRE ALARM	TRT	TRIPLE TUBE
FLA	FULL LOAD AMPS	TYP	TYPICAL
G	GROUND	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL TRADES CONTRACTOR	UTP	UNSHIELDED, TWISTED PAIR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	V	VOLT
GEN	GENERATOR	W	WATT
HOA	HAND-OFF-AUTOMATIC	WAP	WIRELESS ACCESS POINT
HP	HORSEPOWER	WH	WATTHOUR
HPC	HIGH PRESSURE CONTACT SWITCH	WP	WEATHERPROOF, NEMA 3R UNO
HZ	HERTZ	XFMR	TRANSFORMER
IG	ISOLATED GROUND	Z	IMPEDANCE
IMC	INTERMEDIATE METAL CONDUIT	Φ	PHASE

LIGHTING LEGEND

TAG	DESCRIPTION
	WALL SCONCE
	EXIT/EMERGENCY LIGHT W/ BATTERY PACK AND DUAL HEADS
	EXIT/EMERGENCY LIGHT WITH BATTERY PACK
	EXIT LIGHT (SURFACE MOUNTED)
	EXIT LIGHT (CEILING MOUNTED)
	REMOTE EMERGENCY HEADS
	EMERGENCY BATTERY PACK AND DUAL HEADS

ELECTRICAL LEGEND

DETAIL	DESCRIPTION
	DUPLEX RECEPTACLE - WITH WEATHERPROOF COVER & GFCI
A-1	BRANCH CIRCUIT HOME-RUN WITH CIRCUIT NUMBER
	JUNCTION BOX
	DISCONNECT - NON FUSED
M	UTILITY METER
	ELECTRICAL PANEL

GENERAL NOTES:

A. ALL WORK TO COMPLY TO ALL STATE, LOCAL, NEC, & NFPA CODES.

B. ELECTRICAL CONTRACTOR TO VISIT THE SITE PRIOR TO SUBMITTING A BID & INCLUDE IN THEIR BID ANY ITEMS NECESSARY FOR A COMPLETE & OPERATIONAL SYSTEM.

C. DRAWINGS ARE SCHEMATIC IN NATURE. ELECTRICAL CONTRACTOR IS TO ADD ANY ITEMS THAT ARE REQUIRED FOR A COMPLETE & OPERATIONAL SYSTEM IN THEIR PROPOSAL.

D. ELECTRICAL CONTRACTOR IS TO COORDINATE THEIR INSTALLATION WITH THE OTHER TRADES. IF A CONFLICT OCCURS AND IT IS DUE TO THE ELECTRICAL CONTRACTOR'S LACK OF COORDINATION, ALL WORK INVOLVED IN RESOLVING THE CONFLICT WILL BE AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.

E. ELECTRICAL CONTRACTOR TO PAY ALL FEES AND PERMITS.

F. SEE ARCHITECTURAL DRAWINGS FOR PATIO CONDUIT DETAIL. COORDINATE PRIOR TO ROUGH-IN.

G. ANY MC CABLE MUST BE RUN IN WALL. ALL CONDUIT OUTSIDE OF WALL TO BE EMT.

H. CANOPY LIGHTING CONDUIT SHALL BE RUN IN MC CABLE.

I. NO LIGHTING SUBSTITUTIONS.

CONDUITS AND WIRING NOTES:

ALL WIRING RUN THROUGH TENANT'S EXPOSED CEILING SHALL BE IN EMT OR IMC AND RUN TIGHT TO THE DECK OR EITHER PARALLEL OR PERPENDICULAR TO MAIN ENTRY STOREFRONT. THERE SHALL BE NO DIAGONAL RUNS AND ALL CONDUITS SHALL BE IN STRAIGHT LINES.

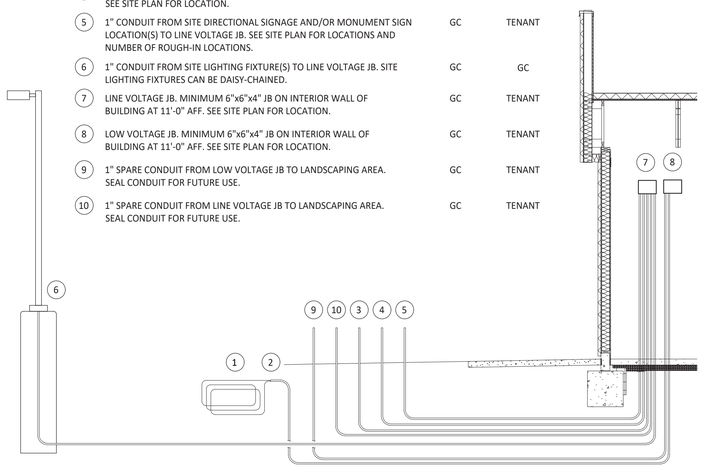
CODED NOTES: ⟨#⟩

1. VEHICLE LOOP. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION. REFER TO CIVIL AND ARCHITECTURAL PLANS FOR CONTINUATION.
2. ANNOUNCE SIGN. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
3. CLEARANCE BAR. REFER TO SITE DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
4. PROVIDE (2) #10, #10 G IN 1" CONDUIT FROM SITE LIGHTING TO JB AS SHOWN FOR FUTURE CONNECTION WITHIN BUILDING BY TENANT. REFER TO DETAIL 2 THIS SHEET F OR FURTHER INFORMATION.
5. PROVIDE PARKING AREA LIGHT PER SCHEDULE. REFER TO POLE BASE DETAIL ON SHEET E400 FOR FURTHER INFORMATION. PROVIDE CONDUIT TO LINE VOLTAGE JB. COORDINATE FINAL LOCATIONS WITH CIVIL SITE PLAN AND POINT-BY-POINT PLAN PRIOR TO CONSTRUCTION.
6. PATIO LIGHTING LINE VOLTAGE JUNCTION BOX FOR FUTURE CONNECTION WITHIN BUILDING BY TENANT.
7. VEHICLE DETECTOR JB. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
8. PROVIDE WALL MOUNTED PATIO LIGHT PER SCHEDULE. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHT.
9. PROVIDE (2) SPARE 1" EMPTY CONDUIT WITH PULLSTRING THROUGH FOUNDATION WALL OUT REAR OF BUILDING, CAPPED AND TERMINATED ABOVE CEILING. RUN TIGHT TO STRUCTURE. COORDINATE EXACT LOCATION FOR STUB UP WITH TENANT.
10. MONUMENT SIGN. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.

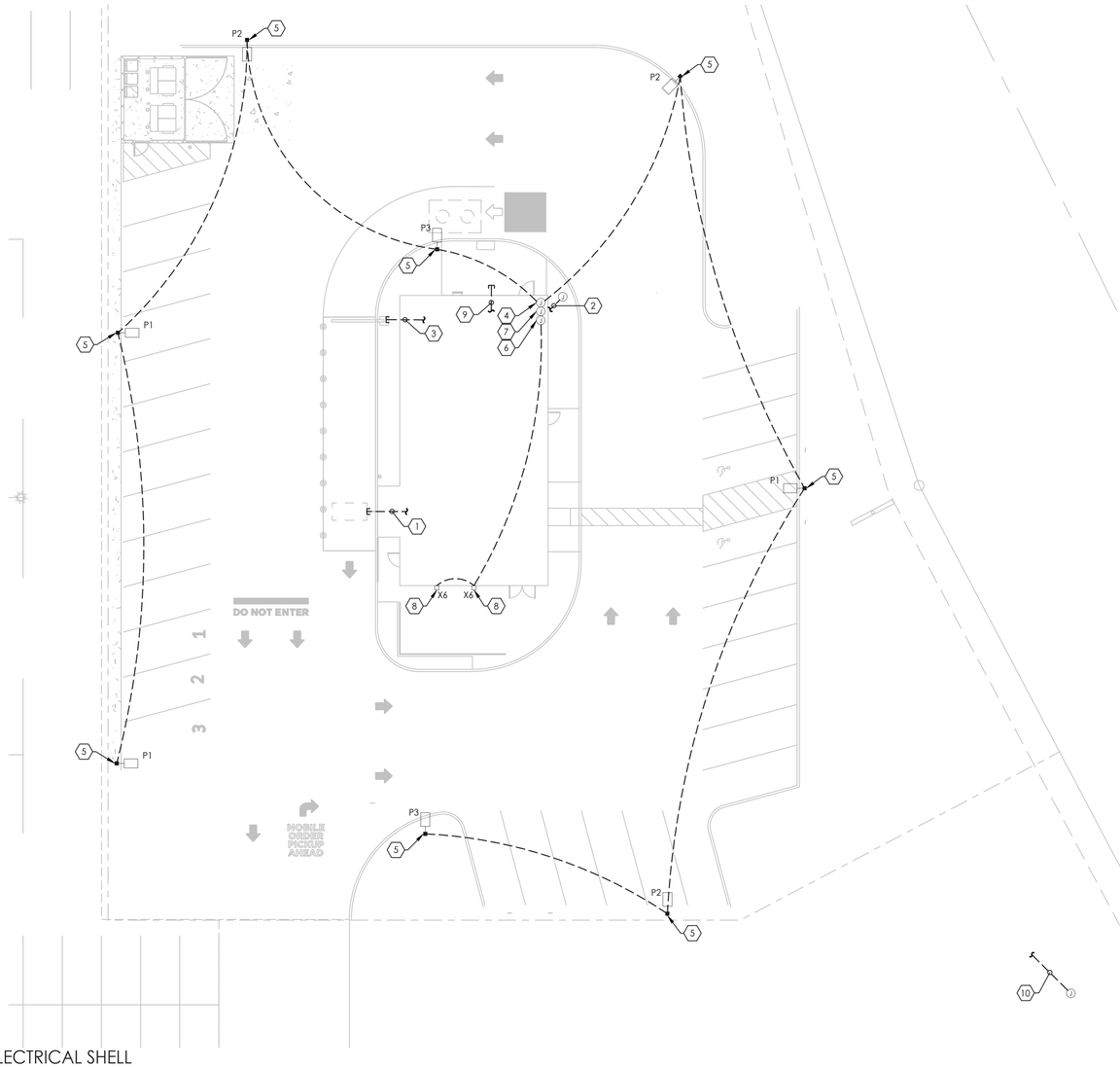
TAG	DESCRIPTION	RESPONSIBILITY: DEVICE OR CONDUIT	RESPONSIBILITY: CONNECTION OR CONDUCTORS
1	VEHICLE DETECTOR LOOP - 6'x4' WITH 4 TURNS (EMX PR-46-XX). VERIFY LENGTH OF LEAD-IN WIRE PRIOR TO ORDERING TO ALLOW WIRE TO REACH VEHICLE DETECTOR WITHOUT SPLICING. SEE SITE PLAN FOR LOCATIONS.	TENANT	TENANT
2	1" CONDUIT FROM VEHICLE DETECTOR LOOP LOCATION TO LOW VOLTAGE JB.	GC	TENANT
3	1" CONDUIT FROM MARKETING BOARD LOCATION TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATION.	GC	TENANT
4	1" CONDUIT FROM CLEARANCE BAR LOCATION TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATION.	GC	TENANT
5	1" CONDUIT FROM SITE DIRECTIONAL SIGNAGE AND/OR MONUMENT SIGN LOCATION(S) TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATIONS AND NUMBER OF ROUGH-IN LOCATIONS.	GC	TENANT
6	1" CONDUIT FROM SITE LIGHTING FIXTURE(S) TO LINE VOLTAGE JB. SITE LIGHTING FIXTURES CAN BE DAISY-CHAINED.	GC	GC
7	LINE VOLTAGE JB. MINIMUM 6"x6"x4" JB ON INTERIOR WALL OF BUILDING AT 11'-0" AFF. SEE SITE PLAN FOR LOCATION.	GC	TENANT
8	LOW VOLTAGE JB. MINIMUM 6"x6"x4" JB ON INTERIOR WALL OF BUILDING AT 11'-0" AFF. SEE SITE PLAN FOR LOCATION.	GC	TENANT
9	1" SPARE CONDUIT FROM LOW VOLTAGE JB TO LANDSCAPING AREA. SEAL CONDUIT FOR FUTURE USE.	GC	TENANT
10	1" SPARE CONDUIT FROM LINE VOLTAGE JB TO LANDSCAPING AREA. SEAL CONDUIT FOR FUTURE USE.	GC	TENANT

GENERAL NOTES

A. WORK AND MATERIALS SHALL BE COMPLIANT WITH THE NEC AND REQUIREMENTS OF THE AHJ.
B. CONDUCTORS AND CONNECTIONS BELOW GRADE, EVEN WHERE WITHIN CONDUITS OR ENCLOSURES, SHALL BE SUITABLE FOR WET LOCATIONS.
C. PROVIDE PULL STRING IN EMPTY CONDUITS.
D. SEAL ENDS OF CONDUITS STUBBED UP ABOVE GRADE TO PROTECT FROM THE ELEMENTS.



2 SITE CONDUIT DETAIL
N.T.S.



1 SITE PLAN - ELECTRICAL SHELL
1/16" = 1'-0"

Consultant:
annex ENGINEERING GROUP
589 w nationwide blvd ste b
columbus, ohio 43215
tel: 614.481.2292
fax: 614.487.8777

REFERENCE DOCUMENTS ONLY

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34760 CENTER RIDGE RD
NORTH RIDGEVILLE, OH 44039

Issue Record:
11.01.2022 SCHEMATIC DESIGN SET

Revisions:

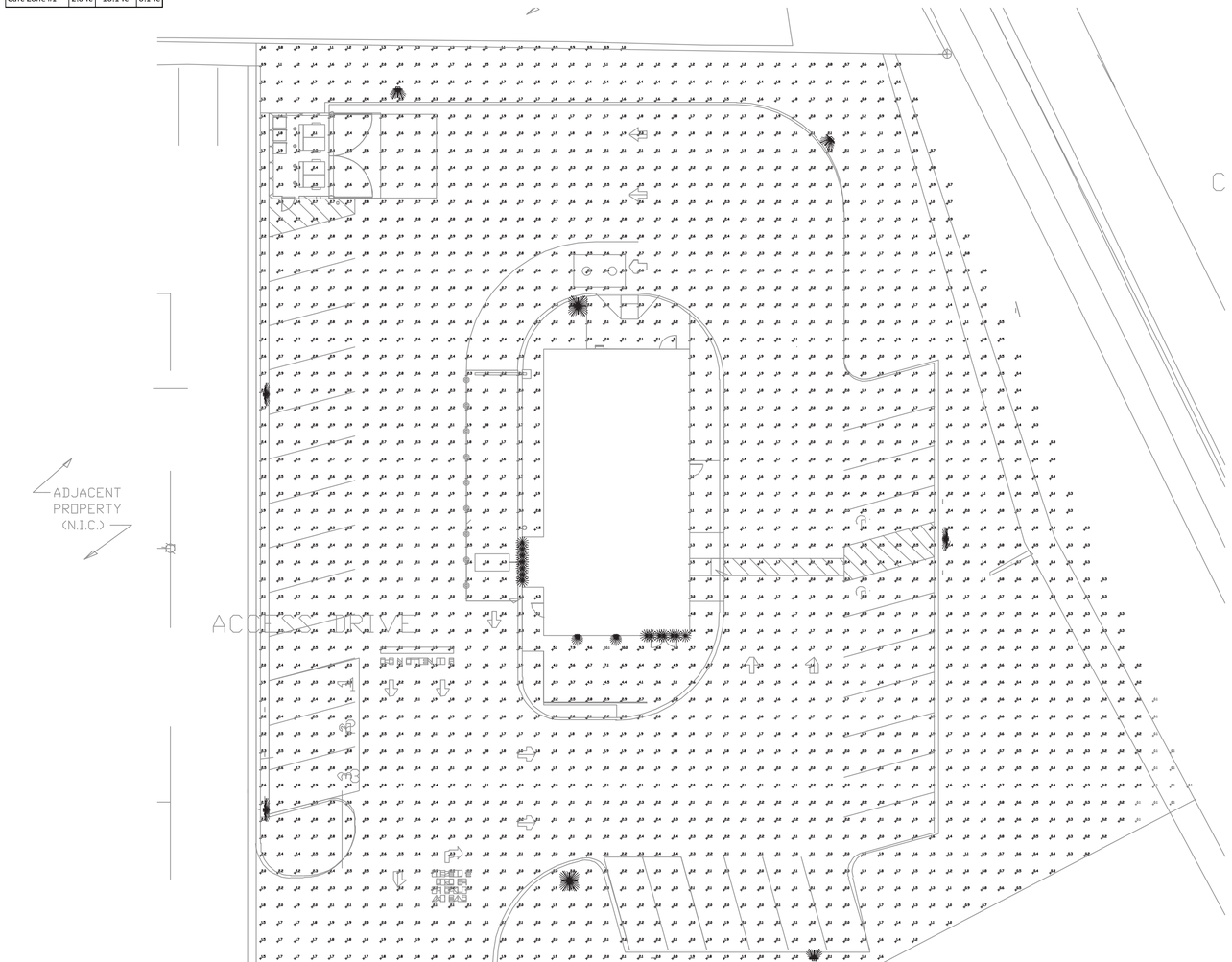
Drawn: SS
Checked: RS

Project No.
CRL007

Contents:
SITE PLAN
ELECTRICAL SHELL

E100

Description	Avg	Max	Min
Calc Zone #1	2.0 fc	10.1 fc	0.1 fc



1 PHOTOMETRIC PLAN - ELECTRICAL SHELL
1/16" = 1'-0"

Consultant:
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ENGINEERING GROUP
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columbus, ohio 43215
tel: 614.481.2292
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Checked: RS

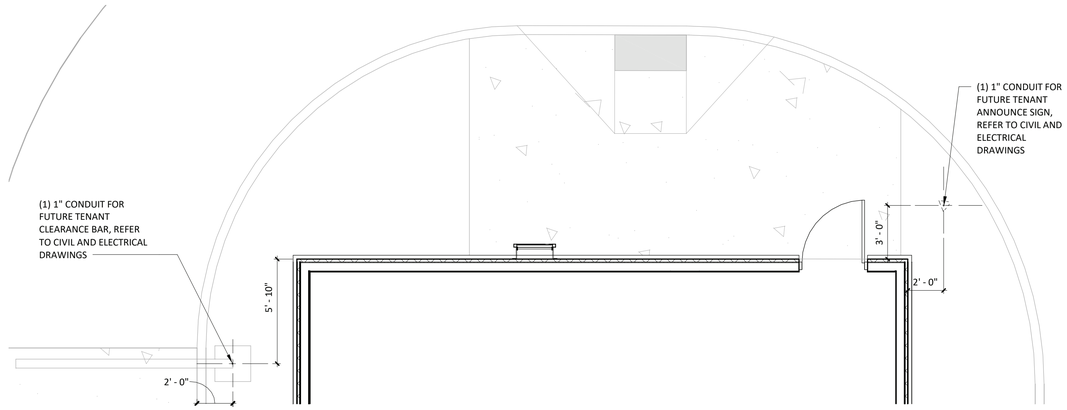
Project No.
CRL007

Contents:
PHOTOMETRIC PLAN
ELECTRICAL SHELL

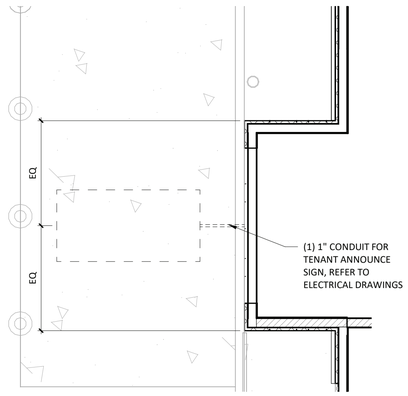
E110

GENERAL NOTES

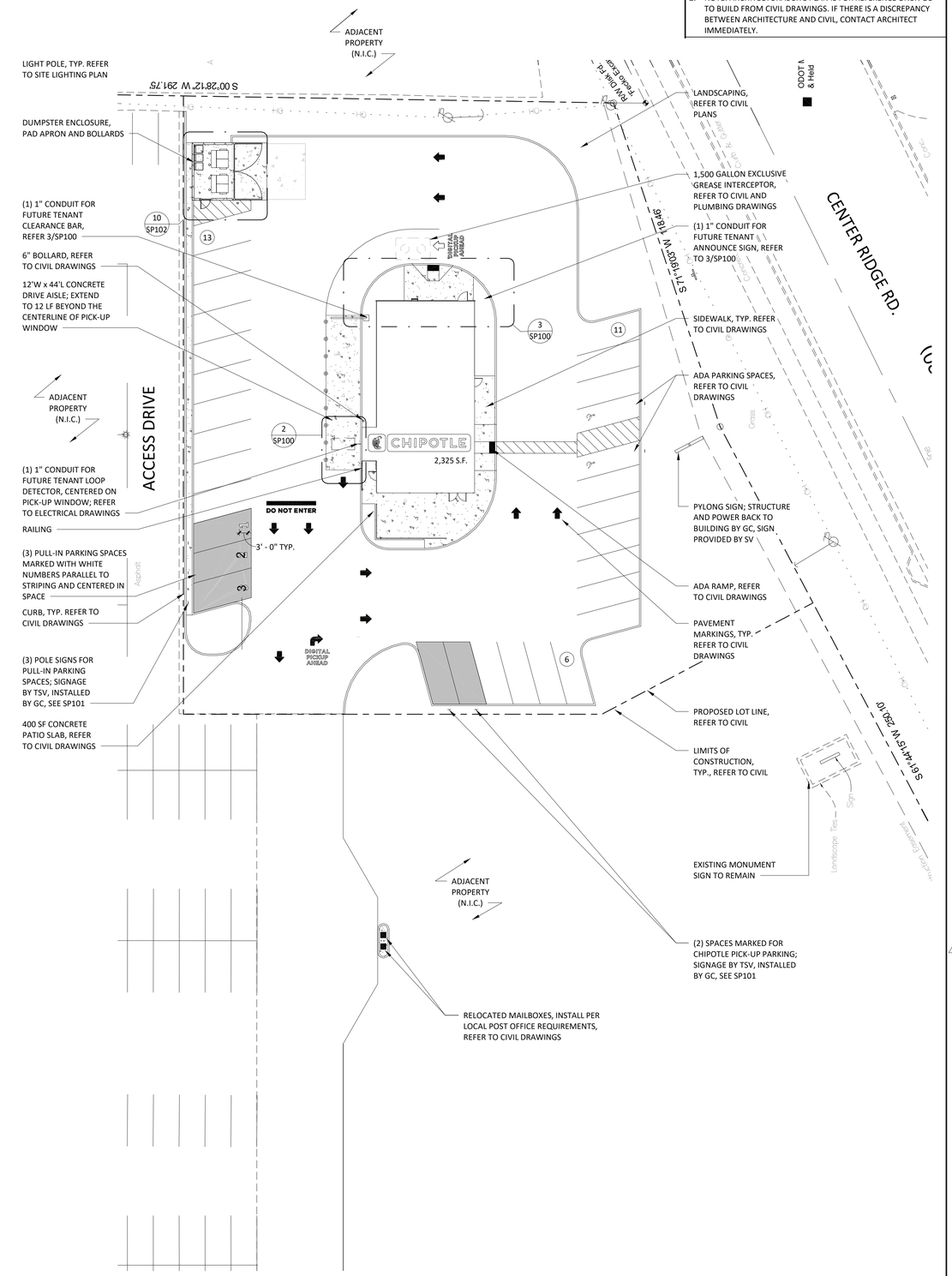
1. STENCILS FOR PARKING MARKINGS AVAILABLE FROM PAVEMENT STENCIL COMPANY, PHONE: (800) 250-5547, EMAIL: STENCILS@PAVEMENTSTENCIL.COM
2. NOTE: ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. GC TO BUILD FROM CIVIL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURE AND CIVIL, CONTACT ARCHITECT IMMEDIATELY.



3 SP100 **ARCHITECTURAL SITE PLAN DIMENSIONED**
1/4" = 1'-0"



2 SP100 **ARCHITECTURAL SITE PLAN DIMENSIONED**
1/4" = 1'-0"



1 SP100 **ARCHITECTURAL SITE PLAN**
3/64" = 1'-0"

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STATE OF OHIO
DAVID A. EFAW
8909129
REGISTERED ARCHITECT
10/31/22

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Expiration Date 12/31/23

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Issue Record:

10/31/22	UPDATED SD SET

Revisions:

Drawn: MC, TC
Checked: TC

Project No.
CRL007

Contents:
ARCHITECTURAL SITE PLAN

SP100

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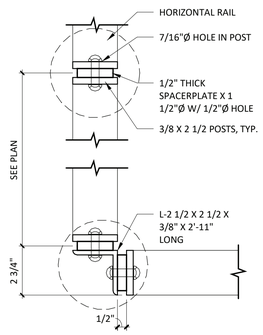
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Drawn: AUTHOR
Checked: CHECKER

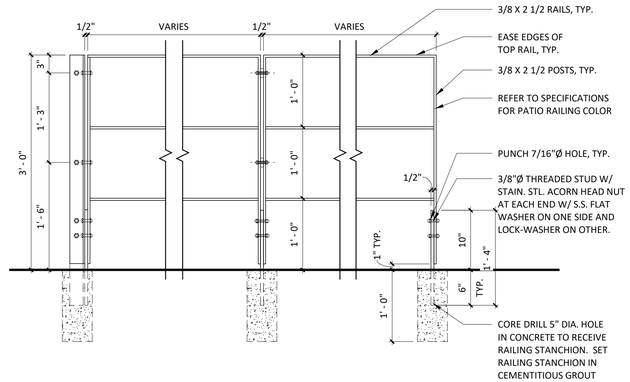
Project No.
CRL007

Contents:
ARCHITECTURAL SITE DETAILS

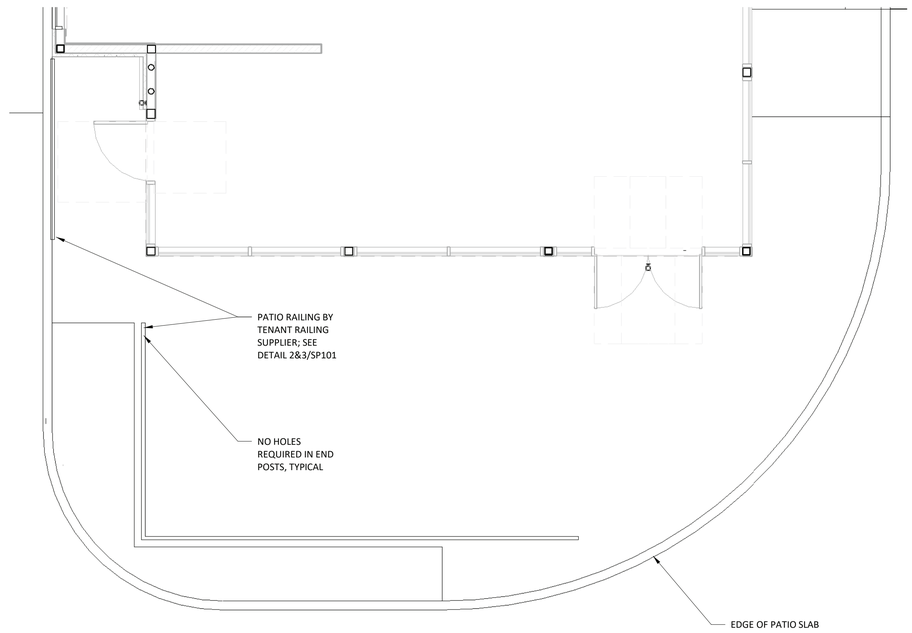
SP101



3 SP101 **RAILING PLAN DETAIL**
3" = 1'-0"



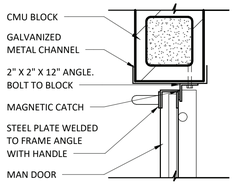
2 SP101 **RAILING MOUNTING DETAIL**
1" = 1'-0"



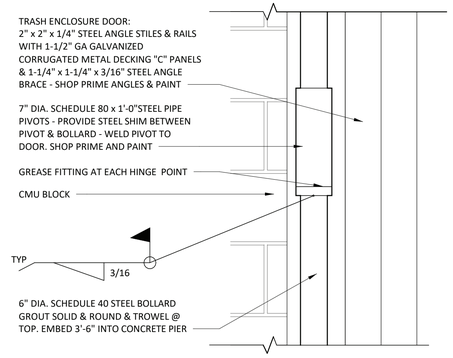
1 SP101 **PATIO PLAN**
1/4" = 1'-0"

DUMPSTER ENCLOSURE FINISH SCHEDULE

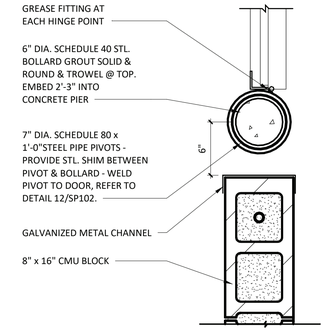
MATERIAL	COLOR/FINISH
CMU - PRIMER	REFER TO PAINT SPECIFICATIONS, COLOR 'WHITE'
CMU	PAINTED 'KNIGHTS ARMOR' PPG 1001-6 REFER TO PAINT SPECIFICATIONS
METAL COPING	PREFINISHED TO MATCH CMU
CORRUGATED METAL & DOOR FRAMES	PAINTED 'KNIGHTS ARMOR' PPG 1001-6



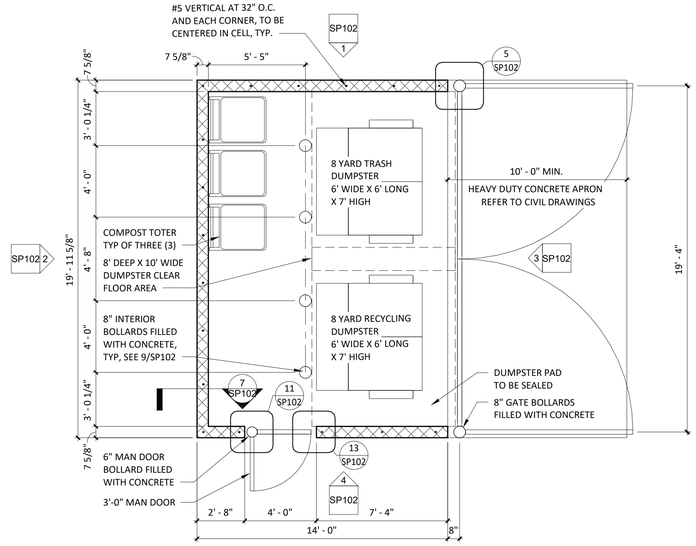
13 SP102 **MAN DOOR LATCH DETAIL**
1 1/2" = 1'-0"



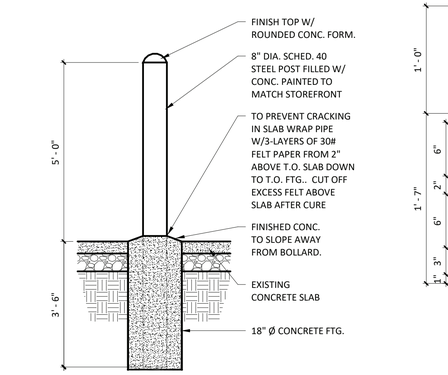
12 SP102 **MAN DOOR PIVOT**
1 1/2" = 1'-0"



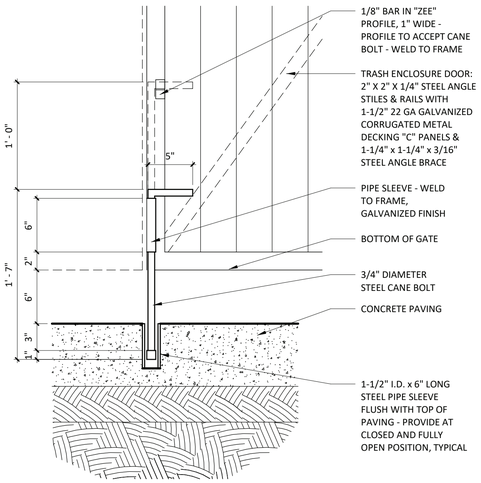
11 SP102 **MAN DOOR PIVOT DETAIL**
1 1/2" = 1'-0"



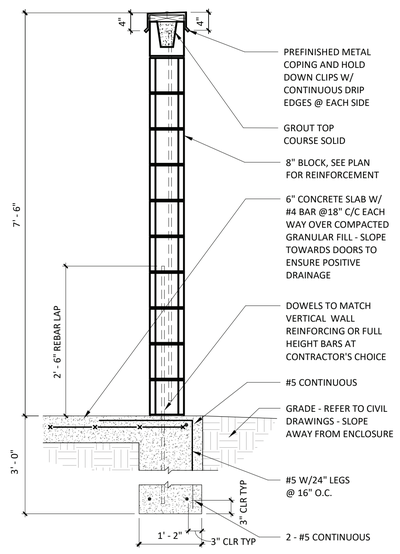
10 SP102 **DUMPSTER PLAN**
1/4" = 1'-0"



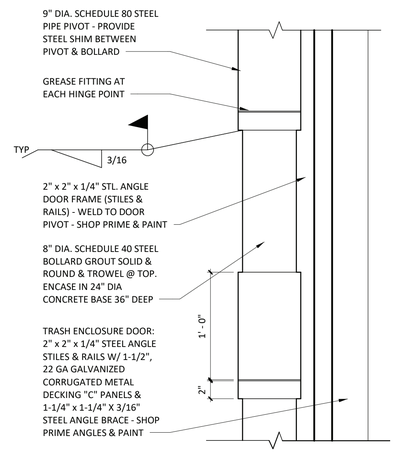
9 SP102 **TYP. BOLLARD DETAIL**
1/2" = 1'-0"



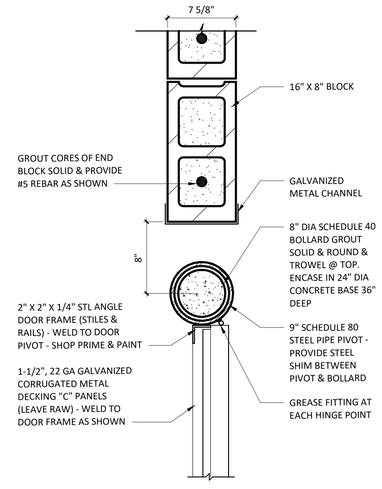
8 SP102 **TYPICAL CANE BOLT DETAIL**
1 1/2" = 1'-0"



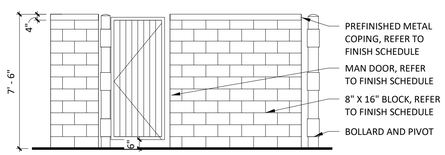
7 SP102 **DUMPSTER DETAIL**
3/4" = 1'-0"



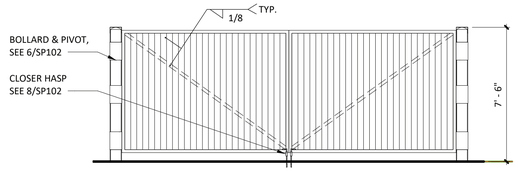
6 SP102 **DUMPSTER DOOR PIVOT**
1 1/2" = 1'-0"



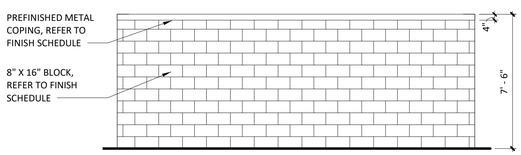
5 SP102 **DUMPSTER WALL DETAIL**
1 1/2" = 1'-0"



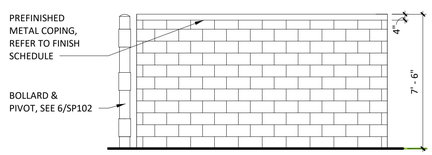
4 SP102 **DUMPSTER ELEVATION**
1/4" = 1'-0"



3 SP102 **DUMPSTER ELEVATION**
1/4" = 1'-0"



2 SP102 **DUMPSTER ELEVATION**
1/4" = 1'-0"



1 SP102 **DUMPSTER ELEVATION**
1/4" = 1'-0"

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STATE OF OHIO
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CMG NORTH RIDGEVILLE SHELL, OH
34760 CENTER RIDGE RD
NORTH RIDGEVILLE, OH 44039

Issue Record:

10/31/22	UPDATED SD SET

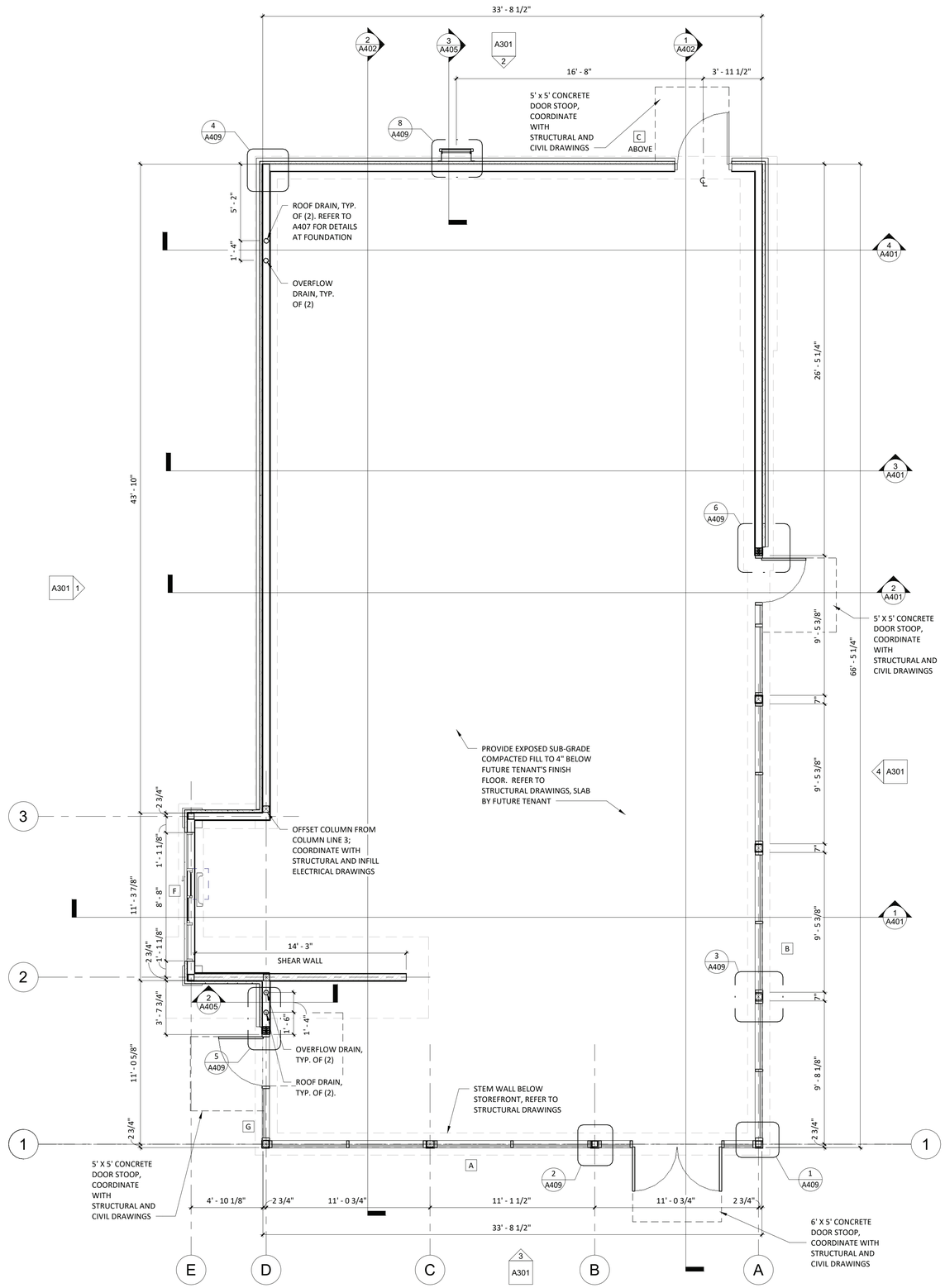
Revisions:

Drawn: AUTHOR
Checked: CHECKER

Project No.
CRL007

Contents:
DUMPSTER PLAN & DETAILS

SP102



ARCHITECTURAL SHELL PLAN

1/4" = 1'-0"

CONSTRUCTION NOTES

1. REFER TO A601 FOR DOOR INFORMATION & A602 FOR STOREFRONT DIMENSIONS.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING (STUD WALL) OR CENTERLINE OF STRUCTURE UNLESS NOTES OTHERWISE.
3. SEE STRUCTURAL SHEETS FOR ALL STUD FRAMING CONFIGURATIONS, SIZES, SPACING AND GAUGES.
4. ALL EXTERIOR WOOD BLOCKING TO BE MOISTURE RESISTANT PRESERVATIVE TREATED (P.T.)
5. TAPE SEALANT AT ALL ANCHOR LOCATIONS.
6. ALL FLASHING AND SEAMS BETWEEN SHEATHING IN COMPOSITE WOOD STUD WALL CONSTRUCTION CONDITIONS TO BE TAPED AND SEALED WITH TAPE SEALANT.
7. LAP ALL WEATHER RESISTANT BARRIERS AND THRU-WALL FLASHING IN A WATER SHEDDING FASHION. TAPE ALL EXPOSED EDGES.
8. EXTEND ALL THRU-WALL FLASHING TO 1/4 INCH PAST THE EXTERIOR FACE OF WALL.
9. PROVIDE CONTINUOUS ANCHORAGE FOR ALL THRU-WALL FLASHING.
10. EXTEND FLASHING VERTICALLY A MINIMUM OF 8 INCHES ABOVE THE BASE OF THE FLASHING.
11. APPLY SEALANT TO ALL SHEATHING JOINTS AND FASTENER PENETRATIONS.
12. PROVIDE FULLY ADHERED FLASHING AT ALL WINDOW AND DOOR OPENING HEADS, SILLS AND JAMBS.

Consultant:

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columbus, ohio 43215
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REGISTERED ARCHITECT
10/31/22

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Expiration Date 12/31/23

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CARDINAL REALTY LLC

CARDINAL REALTY, LLC
6820 TWIN OAKS
CANFIELD, OH 44406

CMG NORTH RIDGEVILLE SHELL, OH
34760 CENTER RIDGE RD
NORTH RIDGEVILLE, OH 44039

Issue Record:

10/31/22	UPDATED SD SET

Revisions:

Drawn: MC, TC
Checked: TC

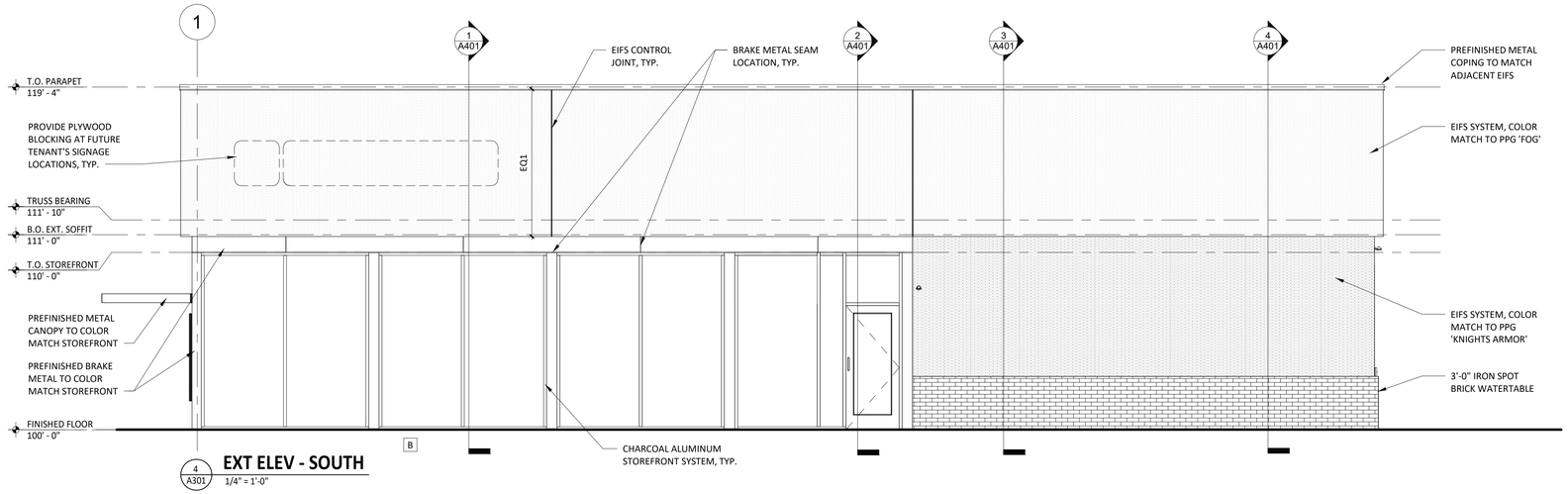
Project No.
CRL007

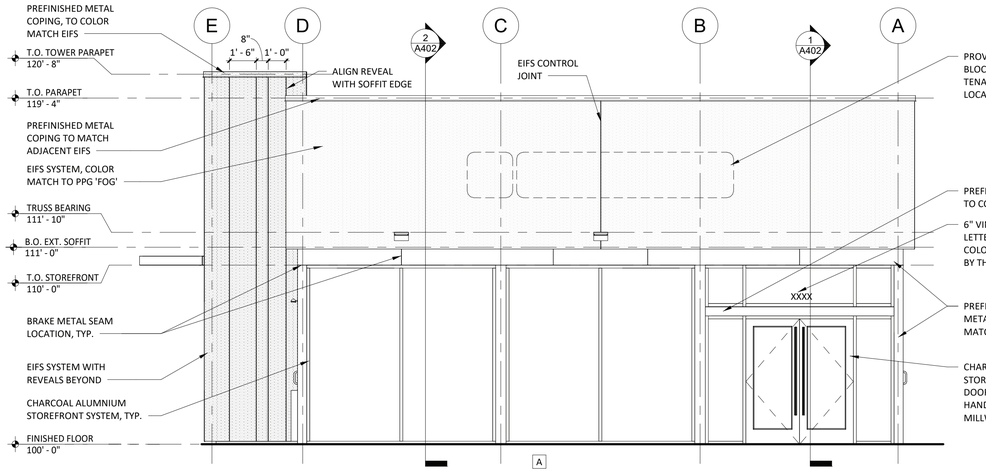
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ARCHITECTURAL SHELL PLAN

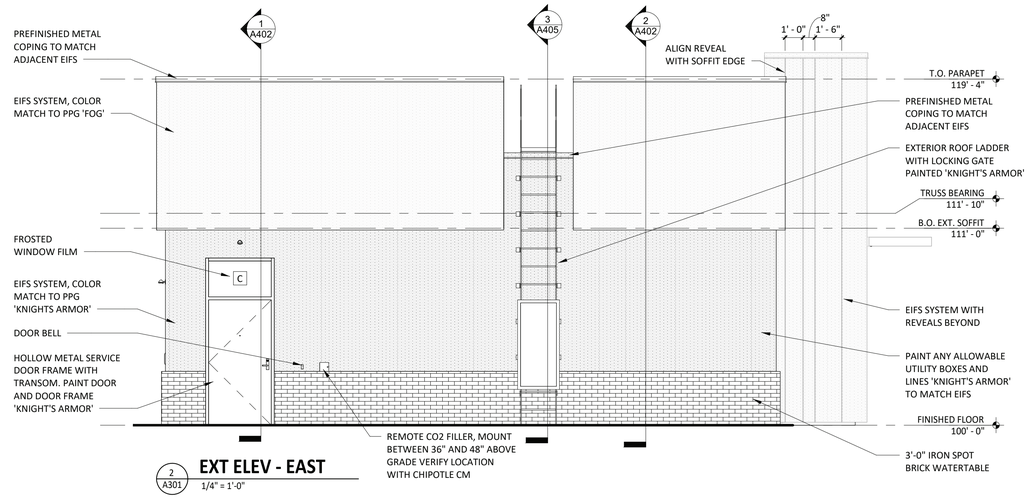
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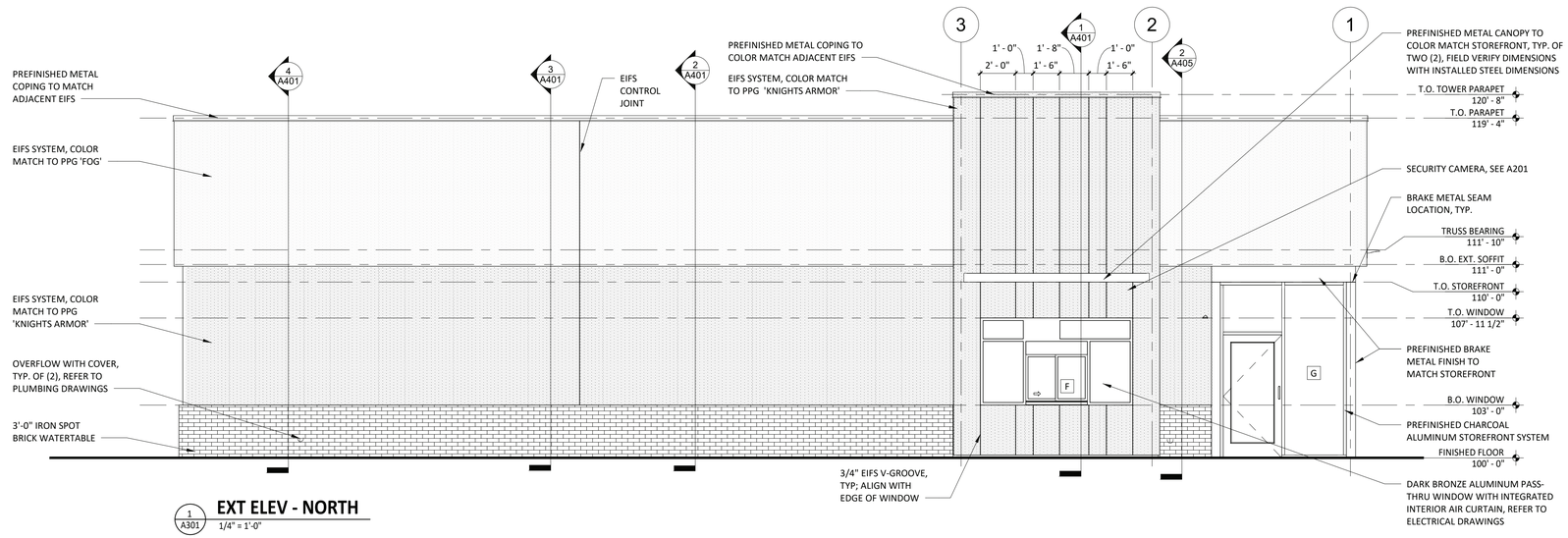
GENERAL NOTES

1. REFER TO EXTERIOR ELEVATIONS THIS SHEET FOR EXTERIOR SIGNAGE LOCATIONS, SIZES & DESCRIPTIONS.
2. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.









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REGISTERED ARCHITECT
10/31/22

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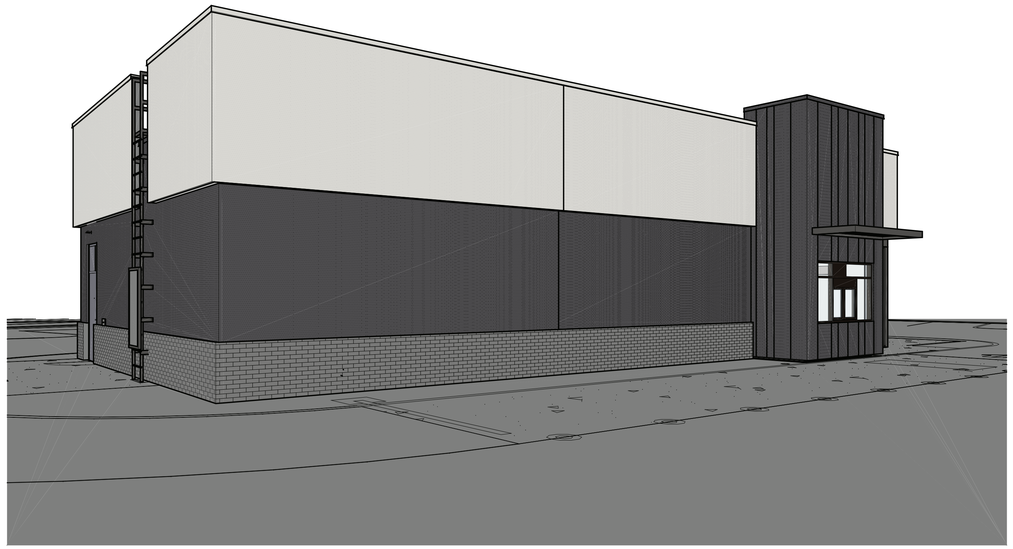
Project No.
CRL007

Contents:
EXTERIOR ELEVATIONS

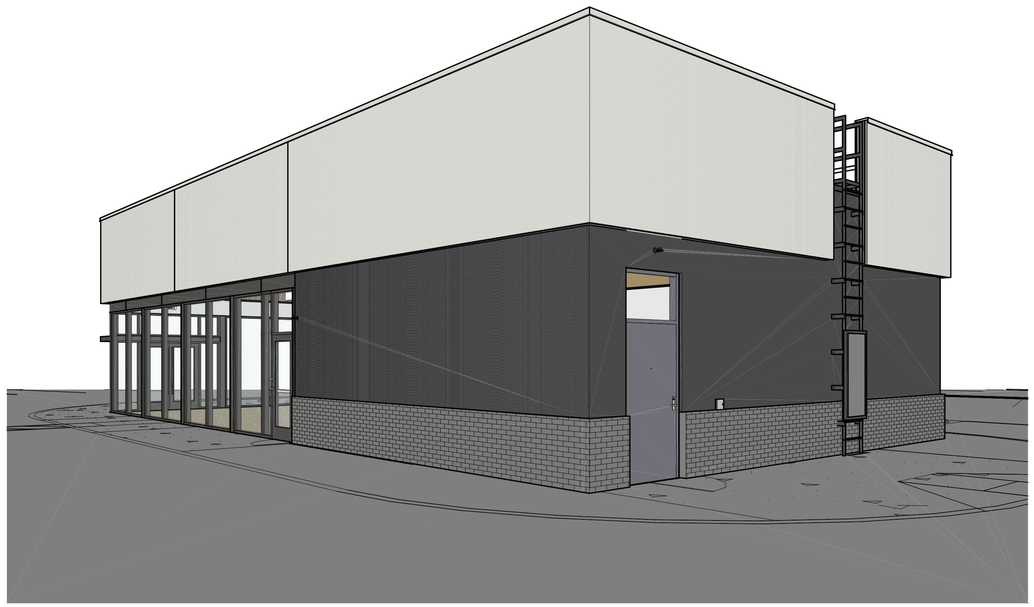
A301



4 A901 **EXTERIOR PERSPECTIVE**



3 A901 **EXTERIOR PERSPECTIVE**



2 A901 **EXTERIOR PERSPECTIVE**



1 A901 **EXTERIOR PERSPECTIVE**

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Project No.
CRL007

Contents:
EXTERIOR PERSPECTIVES

A901

EXITRONIX emergency lighting

E2

MLED Series

Remote Lamps for LED Exit, Combo or Emergency Units

The MLED Series is a multi-voltage, high-performance, high-impact thermoplastic adjustable LED lamp head designed to increase center-to-center spacing. Suitable for indoor and outdoor applications.

Model: _____ Date: _____

Accessories: _____

Job Name: _____ Type: _____



Includes Mounting Plate

FEATURES AND BENEFITS

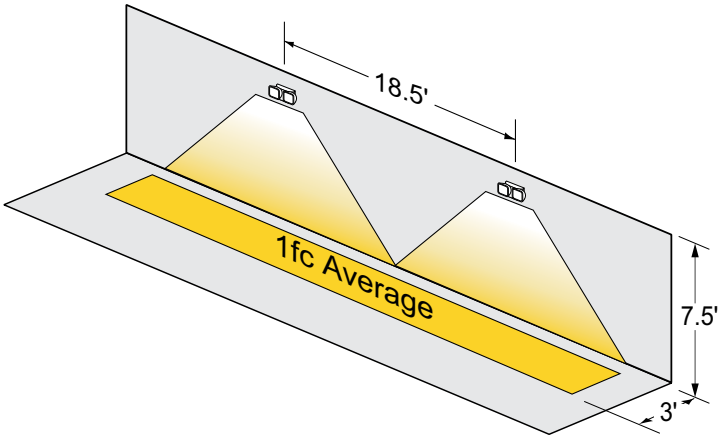
- Compatible with CLED, VLED, LED-90, LED-95, LED-RX, NFT, VEX-R, VEX-WPC, VEX-WPCR, RMW or RS2 units only
- Each 1.5 Watt lamp head contains twelve long-lasting, efficient, ultra-bright white LEDs in a high-performance reflector with glass lens (outdoor) or plastic lens (indoor)
- All models include mounting plate
- Operating Voltages: 3.6V, 6V, 9.6V & 12V
- Temperature rating of -20°C to 50°C (-4°F to 122°F)
- Optional Wet Location rating (WP) available for outdoor applications
- Rugged, injection-molded 5VA flame retardant, high-temperature thermoplastic housing
- Adjustable LED lamp heads optimize spacing
- Low cost - easy installation
- Single and double head configurations available
- Suitable for ceiling or wall mount
- Standard finishes: black or white for indoor, black, gray or white for outdoor
- UL 924 Listed

WARRANTY

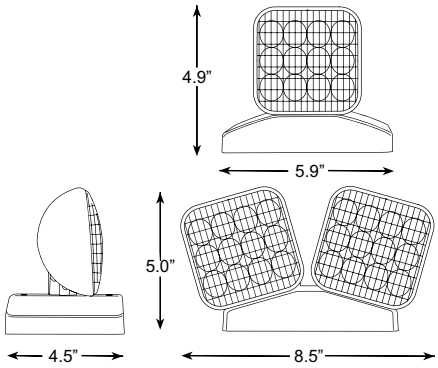
Any component that fails due to manufacturing defect is guaranteed for five years. The warranty does not cover physical damage, abuse or instances of uncontrollable natural forces. See the full Exitronix warranty document for detailed information.
(Terms and Conditions Apply)

SAMPLE PHOTOMETRICS

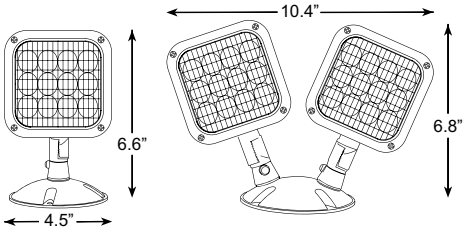
Using multiple MLED (1.5 Watt lamps) units mounted at a typical 7.5' height delivers 18.5' on-center spacing with a 3' wide path of egress.



Indoor



Outdoor (WP Option)



ORDERING INFORMATION

Example: MLED1-B-G2-WP

Series[1]	Finish	Options
MLED1 = Single Remote Lamp	B = Black	G2[3] = Self-test/Self-diagnostics Compatible
MLED2 = Double Remote Lamp	G[2] = Gray	WP = Weatherproof Applications
	W = White	

Notes

[1] MLED series only compatible with CLED, VLED, LED-90, LED-95, LED-RX, NFT, VEX-R, VEX-WPC, VEX-WPCR or WNX units

[2] Available only with WP option

[3] Unit powering remote lamp head must also have G2 option

P1, P2, P3



D-Series Size 1

Legacy LED Area Luminaire

Buy American

Catalog Number

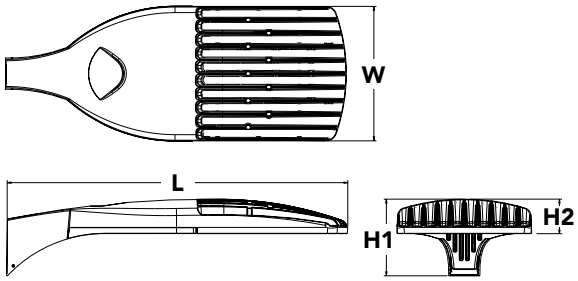
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1 P4[1] P7[1]
P2 P5[1] P8
P3 P6[1] P9[1]

Rotated optics

P10[2] P12[2]
P11[2] P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,22]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]
BAA	Buy America(n) Act Compliant

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Generation *(required)*

G1 Generation 1

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U G1	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U G1	House-side shield for P6 and P7 [23]
DSX1HS 60C U G1	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U G1*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U G1	External glare shield

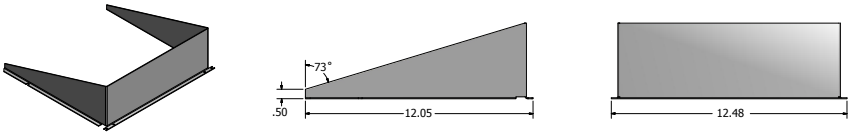
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. KMA8 must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits.
20 Reference Controls Options table on page 4.
21 Reference Motion Sensor default settings table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

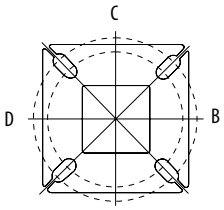
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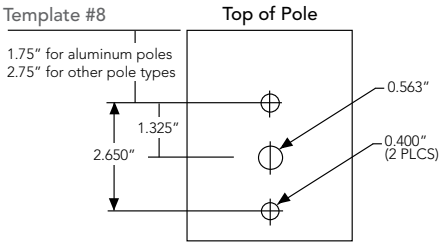
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

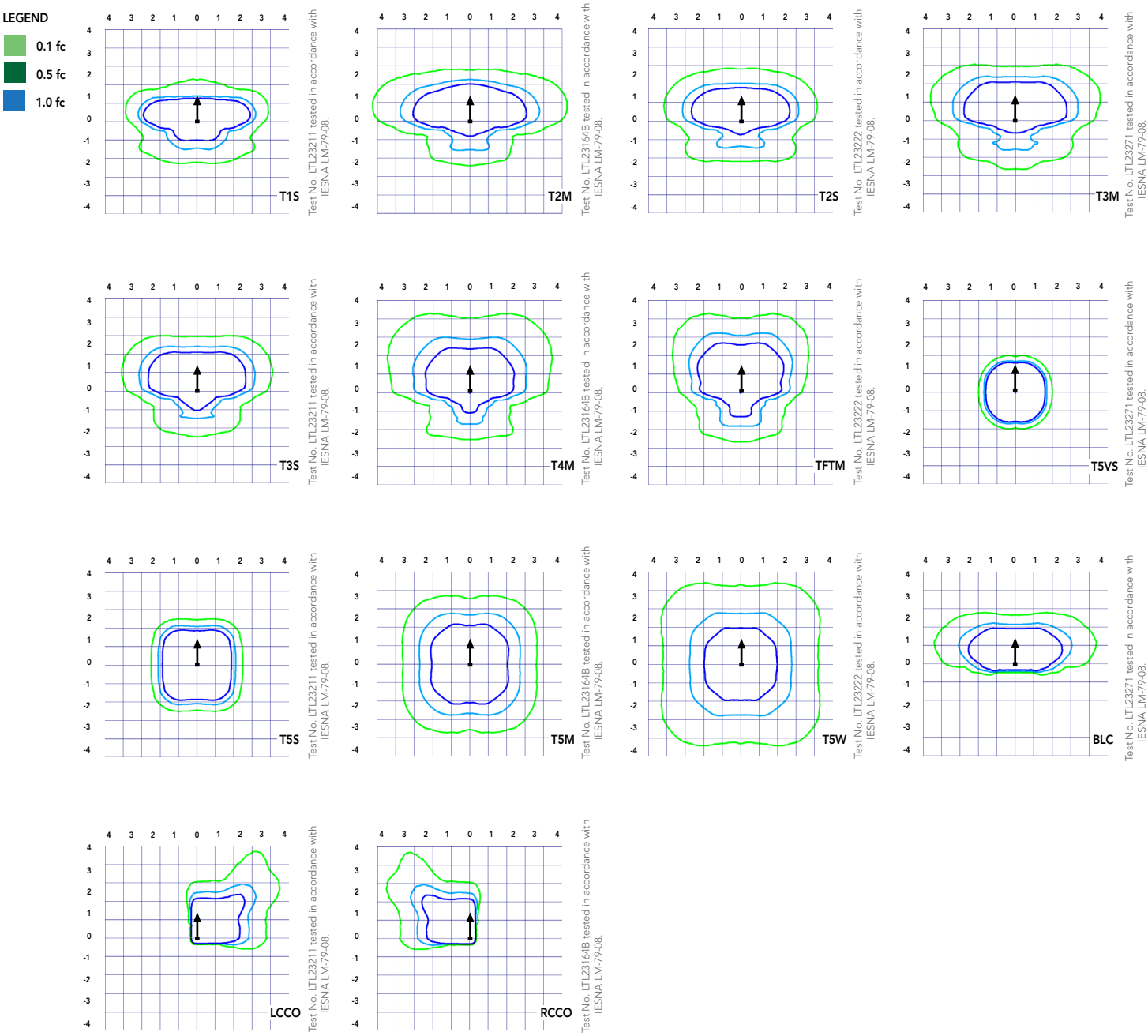
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED P7 40K G1. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,483	1	0	1	120	6,984	2	0	2	129	7,072	2	0	2	131
				T2M	6,450	2	0	2	119	6,948	2	0	2	129	7,036	2	0	2	130
				T3S	6,468	1	0	2	120	6,967	1	0	2	129	7,055	1	0	2	131
				T3M	6,279	2	0	2	116	6,764	2	0	2	125	6,849	2	0	2	127
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,282	2	0	2	118	8,923	2	0	2	127	9,035	2	0	2	129
				T2M	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T3S	8,262	2	0	2	118	8,901	2	0	2	127	9,013	2	0	2	129
				T3M	8,021	2	0	2	115	8,641	2	0	2	123	8,750	2	0	2	125
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,708	2	0	2	115	12,612	2	0	2	124	12.772	2	0	2	125
				T2M	11,648	2	0	2	114	12,548	3	0	3	123	12.707	3	0	3	125
				T3S	11,679	2	0	2	115	12.582	2	0	2	123	12,741	2	0	2	125
				T3M	11,338	2	0	2	111	12.214	3	0	3	120	12,369	3	0	3	121
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,489	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T2M	13,420	3	0	3	107	14,457	3	0	3	116	14,640	3	0	3	117
				T3S	13,457	2	0	2	108	14,496	2	0	2	116	14,680	2	0	2	117
				T3M	13,064	3	0	3	105	14,073	3	0	3	113	14,251	3	0	3	114
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T2M	14,663	3	0	3	106	15,796	3	0	3	114	15,996	3	0	3	116
				T3S	14,703	2	0	3	107	15,839	3	0	3	115	16,039	3	0	3	116
				T3M	14,274	3	0	3	103	15,377	3	0	3	111	15,571	3	0	3	113
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,725	3	0	3	109	19,095	3	0	3	117	19,336	3	0	3	119
				T2M	17,634	3	0	3	108	18,997	3	0	3	117	19,237	3	0	3	118
				T3S	17,682	3	0	3	108	19,048	3	0	3	117	19,289	3	0	3	118
				T3M	17,166	3	0	3	105	18,492	3	0	3	113	18,726	3	0	3	115
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,304	3	0	3	105	20,796	3	0	3	114	21,059	3	0	3	115
				T2M	19,205	3	0	3	105	20,689	3	0	3	113	20,951	3	0	3	114
				T3S	19,257	3	0	3	105	20,745	3	0	3	113	21,008	3	0	3	115
				T3M	18,695	3	0	3	102	20,140	3	0	3	110	20,395	3	0	4	111
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,581	3	0	3	109	24,326	3	0	3	118	24,634	3	0	3	119
				T2M	22,465	3	0	4	109	24,201	3	0	4	117	24,507	3	0	4	119
				T3S	22,526	3	0	4	109	24,267	3	0	4	117	24,574	3	0	4	119
				T3M	21,869	3	0	4	106	23,558	3	0	4	114	23,857	3	0	4	115
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,678	3	0	3	107	27,663	3	0	3	115	28,013	3	0	3	116
				T2M	25,547	3	0	4	106	27,521	3	0	4	114	27,869	3	0	4	116
				T3S	25,616	3	0	4	106	26,791	3	0	4	111	27,945	3	0	4	116
				T3M	24,868	3	0	4	103	27,597	3	0	4	115	27,129	3	0	4	113
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

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Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	13,200	3	0	3	125	14,220	3	0	3	134	14,400	3	0	3	136
				T2M	12,966	4	0	4	122	13,968	4	0	4	132	14,145	4	0	4	133
				T3S	13,193	4	0	4	124	14,212	4	0	4	134	14,392	4	0	4	136
				T3M	12,766	4	0	4	120	13,751	4	0	4	130	13,925	4	0	4	131
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,757	4	0	4	122	18,052	4	0	4	132	18,280	4	0	4	133
				T2M	16,460	4	0	4	120	17,732	4	0	4	129	17,956	4	0	4	131
				T3S	16,747	4	0	4	122	18,041	4	0	4	132	18,270	4	0	4	133
				T3M	16,204	4	0	4	118	17,456	4	0	4	127	17,677	4	0	4	129
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	23,276	4	0	4	112	25,074	4	0	4	121	25,392	4	0	4	123
				T2M	22,863	4	0	4	110	24,630	5	0	5	119	24,941	5	0	5	120
				T3S	23,262	4	0	4	112	25,060	4	0	4	121	25,377	4	0	4	123
				T3M	22,508	4	0	4	109	24,247	5	0	5	121	24,554	5	0	5	119
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,709	4	0	4	111	27,695	4	0	4	120	28,046	4	0	4	121
				T2M	25,253	5	0	5	109	27,204	5	0	5	118	27,548	5	0	5	119
				T3S	25,694	5	0	5	111	27,679	5	0	5	120	28,029	5	0	5	121
				T3M	24,861	5	0	5	108	26,782	5	0	5	116	27,121	5	0	5	117
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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WPLED10Y

X6



LED 10W & 13 Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.3 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.09A
208V	0.05A
240V	0.05A
277V	0.04A
Input Watts	12.1W

LED Info

Watts	10W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000 Hours
Lumens	1,297 lm
Efficacy	107.2 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

IESNA LM-79 & LM-80 Testing:

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

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P5NSZ02C

Performance

Lifespan:

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

Wattage Equivalency:

Equivalent to 70W Metal Halide

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.09A, 208V: 0.05A, 240V: 0.05A, 277V 0.04A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

6.51% at 120V, 13.57% at 277V

Power Factor:

99% at 120V, 90.6% at 277V

Construction

Finish:

Formulated for high durability and long-lasting color

Cold Weather Starting:

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

Maximum Ambient Temperature:

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

Housing:

Precision die-cast aluminum housing, lens frame

Mounting:

Surface plate and Junction box

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WPLED10Y

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

Gaskets:

High-temperature Silicone

LED Characteristics

Color Consistency:

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

Color Stability:

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

Color Uniformity:

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

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Other

Patents:

The design of the LPACK is protected by U.S. Pat. D604,004 and patents pending in Canada, China and Taiwan.

Warranty:

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

Buy American Act Compliance:

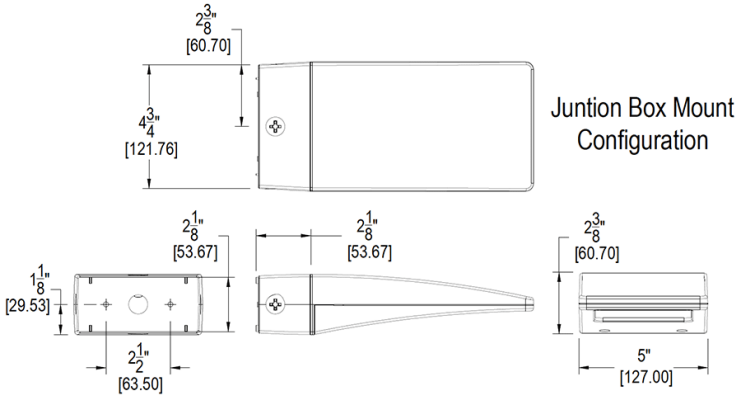
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-Year, No-Compromise Warranty

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X9

FLEXSR OUTDOOR SERIES



c UL us LISTED

FLEX SR Series is a high performance linear LED with high CRI, tight LED spacing and an economical price.

SPECIFICATION

SERIES	WATTAGE	COLOR**	IP RATING	VOLTAGE	LENGTH
FLEXSR	20=2.0 W/ft. 45=4.5 W/ft.	23=2350K 27=2700K 30=3000K 41=41000K	67C=IP67 Clear outdoor	24=24 VDC	5M=196 inches (5 meter) Reel XX= Custom Length (inches)

**RGB,RGBW & OTHER COLORS AVAILABLE CONSULT FACTORY

ELECTRICAL

Input Voltage	24VDC
Dimming Options	MLV, 0-10V,DMX,Lutron
Power Consumption	2.0 or 4.5 W/ft.
Wire Size	20AWG, 2 Wire
Regulatory	UL Listed file E468751
Max Run Length per feed	
FlexSR20	44' = (96W)
FlexSR45	22' = (96W)

LUMEN OUTPUT

OUTDOOR	
FlexSR20	2.0W/ftX85lum/W=170 lum/ft
FlexSR45	4.5W/ftX85lum/W=383 lum/ft

PHYSICAL

Field Cuttable	Every 2.0" (50.8mm)
Operating Temperature	-20˚C(-40˚F) to +50˚C(+122˚F)
Environment	IP67 Outdoor
Max Reel Length	FlexSR20=32' FlexSR45=16'

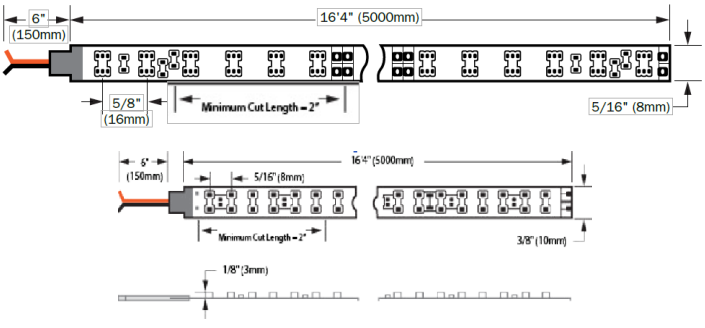
PERFORMANCE

CRI	95+
Binning Tolerance	+/-100K
Warranty	5 years

DIMENSIONS

FLEXSR-20	
Width	0.33" (8.00mm)
Height	0.07" (1.78mm)
Cuttable Segment Length	4.0" (100mm)
Pitch Length	0.625" (17.0mm)
FLEXSR-45	
Width	0.39" (10.05mm)
Height	0.13" (4.00mm)
Cuttable Segment Length	0.625" (17.00mm)
Pitch Length	0.09" (2.29mm)

DRAWINGS



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Project_____

Type_____

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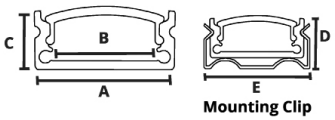
RECOMMENDED CHANNELS

QUICK SPEC GUIDE

CHANNEL PART NUMBER BREAKDOWN

SERIES	+ DIMENSIONS	+ APPLICATION	+ LENS	+ LENGTH
AMC = Aluminum Mounting Channel	XXXX = W x H (mm)	S = Surface Mount R = Recessed Channel C = Corner Mount M = Mud In Channel	C=Clear lens O=Opal lens G=Grazer lens	1M=39 Inches 2M=78 Inches

AMC-1707-S



A: 0.68" (17.25mm)
B: 0.50" (12.59mm)
C: 0.34" (8.60mm)
D: 0.40" (12.70mm)
E: 0.78" (19.90mm)

MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and shallow surface mount channel

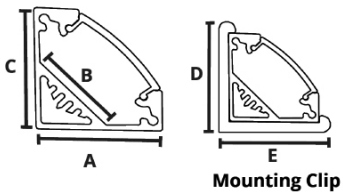
LENGTH
39", 78"

LENS TYPES
Clear=C
Opal=O
Grazer=G

ACCESSORIES

Endcap	AMC-1707-S-EC
Endcap w/hole	AMC-1707-S-ECL
Mounting Clip	AMC-1707-S-MC

AMC-1919-C



A: 0.73" (18.50mm)
B: 0.48" (12.20mm)
C: 0.73" (18.50mm)
D: 0.82" (20.82mm)
E: 0.82" (20.82mm)

MATERIAL
Anodized Aluminum

DESCRIPTION
Slim corner channel

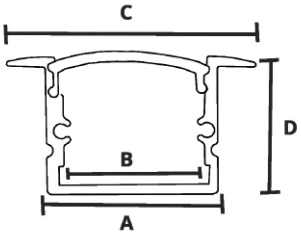
LENGTH
39", 78"

LENS TYPES
Clear=C
Opal=O

ACCESSORIES

Endcap	AMC-1919-C-EC
Endcap w/hole	AMC-1919-C-ECL
Mounting Clip	AMC-1919-C-MC

AMC-1715-R



A: 0.68" (17.25mm)
B: 0.58" (14.75mm)
C: 0.98" (25.00mm)
D: 0.59" (15.05mm)

MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and deep recessed channel

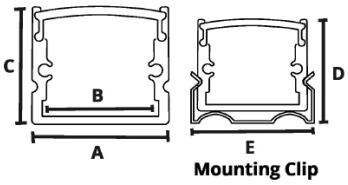
LENGTH
39", 78"

LENS TYPES
Clear=C
Opal=O
Grazer=G

ACCESSORIES

Endcap	AMC-1715-R-EC
Endcap w/hole	AMC-1715-R-ECL

AMC-1715-S



A: 0.68" (17.25mm)
B: 0.48" (12.30mm)
C: 0.59" (15.05mm)
D: 0.66" (16.76mm)
E: 0.78" (19.90mm)

MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and deep surface mounted channel

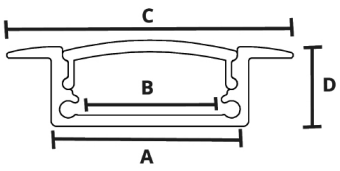
LENGTH
39", 78"

LENS TYPES
Clear=C
Opal=O
Grazer=G

ACCESSORIES

Endcap	AMC-1715-S-EC
Endcap w/hole	AMC-1715-S-ECL
Mounting Clip	AMC-1715-S-MC

AMC-1707-R



A: 0.68" (17.25mm)
B: 0.50" (12.59mm)
C: 0.98" (25.00mm)
D: 0.34" (8.60mm)

MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and shallow recessed channel

LENGTH
39", 78"

LENS TYPES
Clear=C
Opal=O
Grazer=G

ACCESSORIES

Endcap	AMC-1707-R-EC
Endcap w/hole	AMC-1707-R-ECL

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Project _____

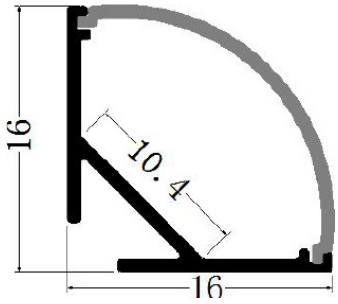
Type _____

ParadigmLED

RECOMMENDED CHANNELS

QUICK SPEC GUIDE

AMC-1616-C



MATERIAL
Anodized Aluminum

DESCRIPTION
Slim corner channel with rounded lens

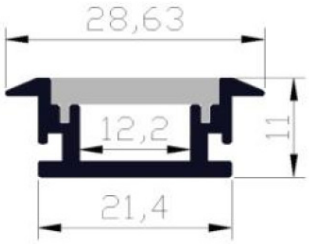
LENGTH
39", 78"

LENS TYPES
Clear=C
Opal=O

ACCESSORIES

Endcap	AMC-1616-C-EC
Endcap w/hole	AMC-1616-C-ECL
Mounting Clip	AMC-1616- C-MC

AMC-2111-R



MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and shallow recessed mount channel.

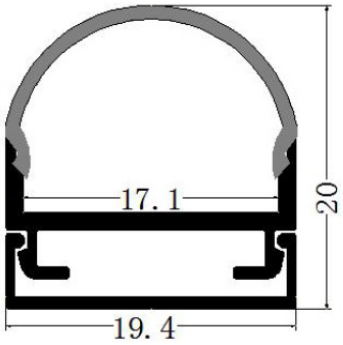
LENGTH
39", 78"

LENS TYPES
Opal=O

ACCESSORIES

Endcap	AMC-2111-R-EC
Endcap w/hole	AMC-2111-R-ECL

AMC-2020-S-RO



MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and deep surface mounted channel

LENGTH
39", 78"

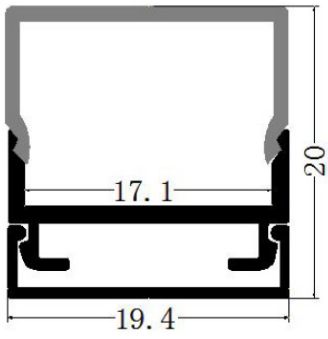
LENS TYPES
Opal

LENS SHAPE
Round=RO

ACCESSORIES

Endcap	AMC-2020-RO-EC
Endcap w/hole	AMC-2020-RO-ECL
Mounting Clip	AMC-2020-RO-MC

AMC-2020-S-SQ



MATERIAL
Anodized Aluminum

DESCRIPTION
Slim corner mount channel w/ rounded lens

LENGTH
39", 78"

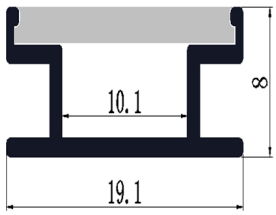
LENS TYPES
Opal=O

LENS SHAPE
Square=SQ

ACCESSORIES

Endcap	AMC-2020-SQ-EC
Endcap w/hole	AMC-2020-SQ-ECL
Mounting	AMC-2020-SQ-MC

AMC-1908-R



MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and shallow recessed mount channel.

LENGTH
39", 78"

LENS TYPES
Opal=O

ACCESSORIES

Endcap	AMC-1908-R-EC
Endcap w/hole	AMC-1908-R-ECL

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Project_____

Type_____

Water Quality Volume Calculations
Chipotle Restaurant
North Ridgeville, Ohio
10/31/22

PREPARED BY:

Artman Engineering
CIVIL ENGINEERING - LAND PLANNING - SITE DEVELOPMENT
13710 Cleveland Avenue NW
Uniontown, Ohio 44685
(330)699-9435

Water Quality Volume Required

$WQV = P \times A \times [(R_{V1} \times 0.2) + (R_{V2} - R_{V1})]/12$

P = 0.90 Inches
A = Drainage Area = 0.884 Acres
R_{V1} = Volumetric Runoff Coefficient for the existing conditions
R_{V2} = Volumetric Runoff Coefficient for the proposed conditions

$R_V = 0.05 + 0.9i$
i = fraction of impervious surface

Existing Impervious Area = 0.80 Acres
Proposed Impervious Area = 0.63 Acres

$i_1 = 0.80/0.884 = 0.905$
$i_2 = 0.63/0.884 = 0.691$

$R_{V1} = 0.05 + 0.9(0.905) = 0.864$
$R_{V2} = 0.05 + 0.9(0.691) = 0.691$

$WQV = 0.9 \times 0.884 \times [(0.864 \times 0.2) + (0.691 - 0.864)]/12 = -0.00001$ ac-ft

WQV = -0.43 cu. ft.

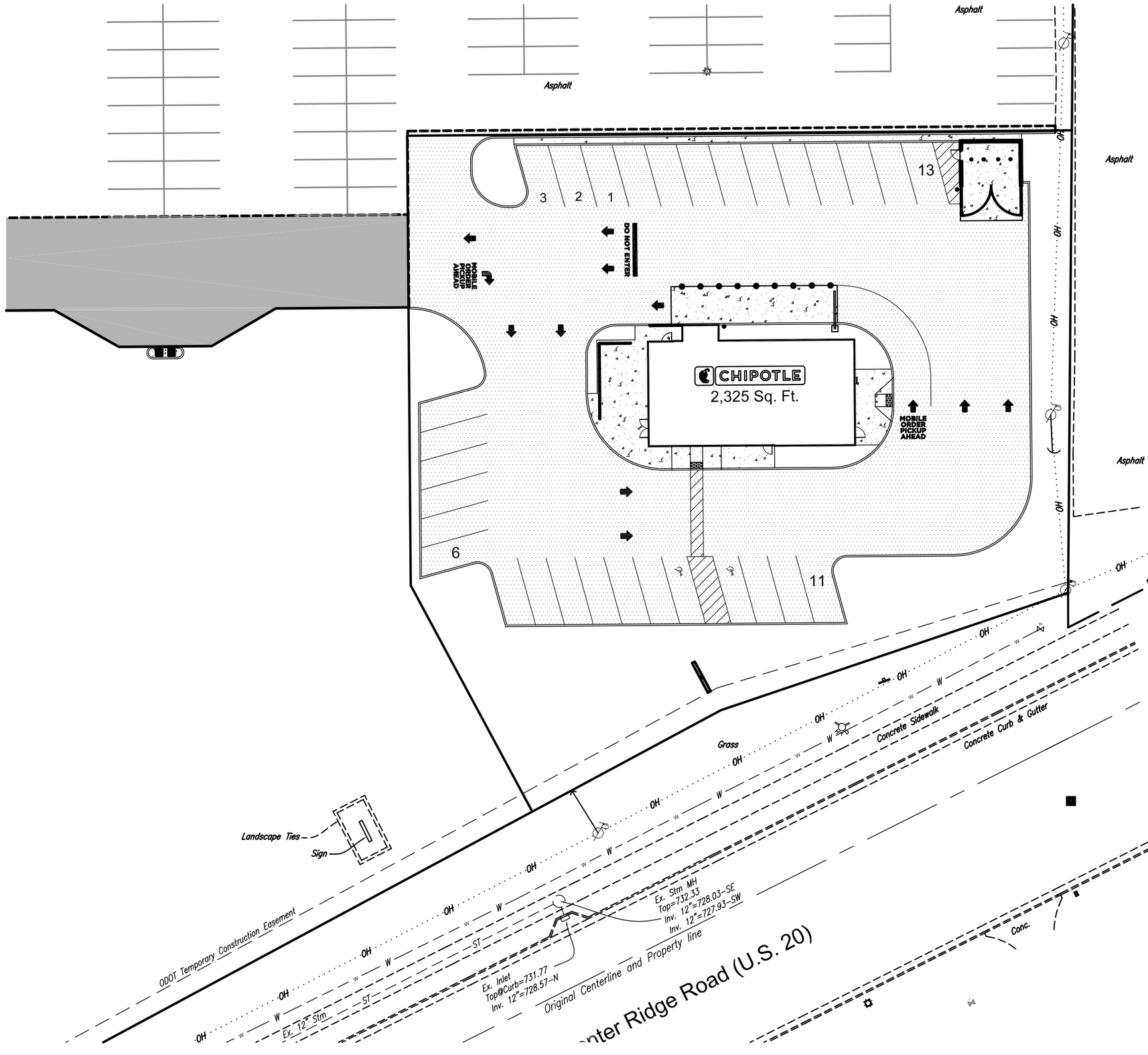
PRE-DEVELOPED SITE MAP



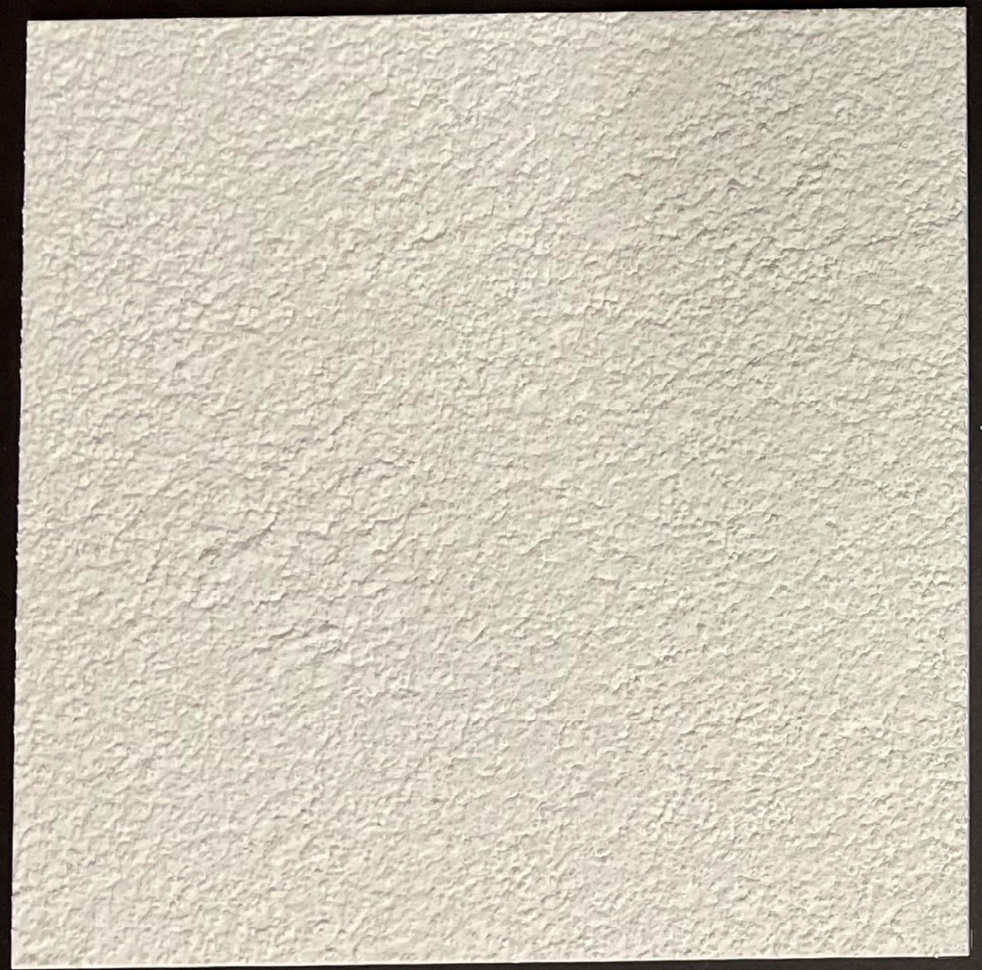
SCALE: 1"=30'

EXISTING CONDITIONS
CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO

POST-DEVELOPED SITE MAP



PROPOSED CONDITIONS
CHIPOTLE RESTAURANT
34800 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO



EXTERIOR EIFS
PPG 1010-2 "Fog"



EXTERIOR EIFS
PPG 1001-6 "Knight's Armor"



ALUMINUM STOREFRONT
Kawneer Charcoal Gray Powder Coat

CMG NORTH RIDGEVILLE SHELL, OH
EXTERIOR MATERIAL SAMPLES




ENDICOTT CLAY PRODUCTS CO
402-729-3315
WWW.ENDICOTT.COM
MANGANESE IRONSPOT
VELOUR MODULAR

Staff Meeting Bulletin

Meeting Date:	October 25, 2022
Project:	Chipotle, 34800 Center Ridge Road
Applicant:	Cardinal Realty, LLC, 1305 Boardman Canfield Rd, Suite 8, Youngstown, OH 44512
Zoning:	B-2 District
In Attendance:	Mayor Kevin Corcoran Guy Fursdon, Chief Building Official Kim Lieber, Planning and Economic Development Director Christina Eavenson, Assistant City Engineer Tina Wieber, Deputy Clerk of Council Brent Artman, P.E., Artman Engineering

Project Introduction

- Brent said the project consists of building a 2,325 square foot dine-in Chipotle in the existing North Ridge Plaza in front of Marc's. He stated that there would be parcel split of an .88 acre lot fronting on Center Ridge Rd. He explained that they would have 30 parking spaces with a small dining area in the front of the building. He added that all ordering would be done digitally and the customer would be given a time for pick-up. He stated that if the customer showed up prior to the order being ready that they would have space for them to pull up to and wait. He advised that they would typically have no more than 5 cars in the Chipotlane with adequate stacking and no backing up. He mentioned that the PM trip generation showed they would generate a maximum of 26 cars per hour. He stated that there was space for a 53-foot semi-truck to be able to circulate around the site so felt that was adequate for a fire truck to go around as well.

Staff Comments

- Kim said the building elevations were hard to understand in detail due to the dark color. She asked for more clear renderings and that a material/color board be provided. She was concerned with the amount of EIFS in contact with the ground and asked to have at least 3 feet of masonry added around the base of the building for long term durability. She asked for specifications of the patio railing and dumpster enclosure. She mentioned that on the architectural plan it noted landscape irrigation. Brent advised that they would not be providing irrigation. She mentioned she did not see lighting on the exterior of the building. Brent said that it was only over the doors at the exits. Kim asked for cut sheets of any building or parking lot fixtures.
- The group discussed the potential of a sidewalk connector from Center Ridge to their site. Brent stated that there was a grade transition there and that from the Right of Way it sloped steeply to the curb. He mentioned that they could add steps but that then it wouldn't be handicap accessible. Guy stated pedestrians may be able to come in through the driveway. Kim asked that Brent explore installing a more gently sloping walk through the green space to the site.
- Kim said the pick up window would require a conditional use permit from the Planning Commission. She verified there would be no payment transactions at the window. Brent stated that was correct. She mentioned that she appreciated that the traffic was all one direction.
- Christina said that the green space may count as a water quality component but asked if the green space had a deed restriction on the area staying green. Brent stated that there would be an overall site reduction of 20% of impervious area. Christine asked about maintenance of the detention pond if there was an ownership agreement in place and if everything would drain into their storm water system. She preferred a deed restriction on that property agreement so that if it were to be developed in the future they would be required to do water quality. Brent asked regarding the storm

water basin improvement if she was talking about sediment and regrading. Christine stated that was correct. Brent asked if they could reduce the impervious to 20% on the Chipotle lot if that would work for the water quality. Christine agreed.

- Guy asked that since the green space would be taking out parking that they provide a parking calculation to make sure there were enough spaces remaining per code. He also stated that there was no signage shown and that there would need to be a separate submittal for city review.

Next Steps

- The applicant will submit updated plans by November 1 to be distributed to Planning Commission members for the November 8 meeting.

Planning Review

October 25, 2022

Project: Chipotle
Location: 34800 Center Ridge Road | North Ridge Plaza
District: B-2 Central Business District

Project Summary:

The proposal consists of constructing a new restaurant with a pick up window on a 0.88 acre lot to be split off from North Ridge Plaza on Center Ridge Road. The property adjoining the site to the east and west is zoned for business, while the property to the south across Center Ridge Road is zoned R-1 Residence District.

A restaurant is a permitted use in the B-2 District; though the district does not permit drive through facilities by right. Section 1266.02(b) lists conditional uses in the B-2 District, which includes, "Accessory uses, provided that such uses are clearly incidental and customary to, and commonly associated with, the operation of the permitted use." The Planning Commission can consider the proposed pick up window as a conditional accessory use. The Commission should apply the standards in Chapter 1247 in their review of this conditional use.

The 2,325 square foot building meets all required setbacks. The building is primarily comprised of EIFS with an aluminum storefront system. A patio will provide for outdoor seating. There is a dumpster enclosure located in the northeast corner of the site.

Decorative landscaping is shown around the building perimeter and patio, within parking lot islands and around a future pylon sign. Additionally, the applicant proposes to install a sizeable lawn area to the west of the building and outside of the area that will be the future Chipotle lot.

The applicant submitted a trip generation analysis for the restaurant that indicates anticipated traffic counts will be below the threshold which would have required a full traffic impact study. The site will be served by existing access points. The Chipotle site will be curbed and one-direction traffic is provided within the site. As proposed, sufficient parking is provided for Chipotle; however, no calculations were run on the plaza as a whole. A significant amount of parking has been converted into building and lawn area, so it needs to be verified that sufficient parking remains for the existing multi-tenant building. The drive through facility is for mobile order pick up only. Five spaces are reserved for vehicles waiting for orders after the pick up window.

No building lighting is shown. Parking lot lighting levels appear code compliant. Future sign locations are conceptually shown however no details on size, height or area were provided. A separate package will need to be submitted for review. The applicant will also make application after development plan approval is obtained for the lot split.

Recommendations:

- Elevations are difficult to read. Provide improved color renderings and material board.
- Add masonry to the building, especially where the structure meets grade, recommend a minimum of 3 feet of masonry.
- Provide detail of “decorative railing” for patio.
- Provide specifications for the dumpster enclosure.
- Provide a parking space count and analysis for entire plaza.
- Verify there is no building lighting proposed. Provide cut sheet of new parking lot light fixtures.
- Add sidewalk between street and building. Add bike rack near the store entrance.

DocuSign Envelope ID: B1335CBD-01A8-4854-AB21-2C6373DDB472

Planning Commission Application

RECEIVED
OCT 14 2022

CITY OF NORTH Ridgeville EST 1810

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the process described in Chapter 1243 of the City's Zoning Code.

- Pre-Application. Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- Application Submittal. Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible but no larger than 24" x 36".
- Staff Review. The applicant shall attend a staff review meeting and may be required to submit revised plans based on staff input.
- Variances. Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- Decision or Referral. Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

34800 Center Ridge Road
Location address

0700016101047
Parcel number

CENTRAL BUSINESS (B2)
Current zoning

CHIPOTLE RESTAURANT
Proposed project

APPLICANT/AGENT INFORMATION

CARDINAL REALTY, LLC
Name/Company

1305 BOARDMAN CANFIELD RD., SUITE 8 YOUNGSTOWN, OHIO 44512
Applicant address

330-629-9300
Applicant phone

sabatine.james@gmail.com
Applicant email

PROPERTY OWNER INFORMATION

NORTH RIDGE PLAZA A PARTNERSHIP
Name/Company

3912 PROSPECT AVE CLEVELAND, OHIO 44115
Property owner address

Property owner phone

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

DocuSigned by:
James R. Sabatino, Jr.
Applicant signature

DocuSigned by:
NORMA ZUKERMAN
Property owner signature

APPROVED
NOV 08 2022

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

Staff Use Only	PPZ No.	Date Received	Amount Paid	Payment Type
	PPZ2022-0146	10-14-2022	$150.00 ck 4155	check
			$1,125.00 ck 4156	check

* Conditional use for drive-thru window - No point of order, pick-up only

DocuSign Envelope ID: B1335CBD-01A8-4854-AB21-2C6373DDB472

Planning Commission
APPLICANT GUIDE

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

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

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

SUBMITTAL REQUIREMENTS
Section 1243.05 of the Zoning Code contains the complete list of development plan requirements. Applicants shall submit information responsive to these requirements, as applicable and directed by city staff. Also note that a traffic impact study is required for all developments involving a new use, change of use and/or expansion of use based on trip generation rates and in accordance with the requirements of Chapter 1210. All drawings for subdivision of property must have the seal of a licensed professional engineer or registered surveyor. Development plans should be stamped by a registered architect or licensed professional engineer.

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

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

October 17, 2022

Attn: Guy Fursdon – Chief Building Official
City of North Ridgeville - Building Department
7307 Avon Belden Road
North Ridgeville, OH 44039
P: 440-353-0822
E: gfursdon@nridgeville.org

Regarding: Planning Commission Submittal for Shell Building for Chipotle – CMG North Ridgeville Shell, OH
34800 Center Ridge Road
North Ridgeville, Ohio

Mr. Guy Fursdon,

As requested, this letter is to confirm that the drawings with the red architecture titleblock that were submitted for the above referenced project (Issue Record: 10/05/22 – SD Set) were completed by our office.

Please feel free to contact me with any comments or questions regarding this project. Thank you for your time.

Sincerely,

Tiffany Clapper
Project Manager



red architecture + planning | 589 W Nationwide Blvd Suite B | Columbus Ohio 43215
(p) 614.487.8770 (f) 614.487.8777 info@redarchitects.com

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS

Name of Applicant:	Cardinal Realty LLC
Name of Owner:	North Ridge Plaza Partnership
Date Submitted for Consideration:	10-14-2022
Date to Return to Planning Commission:	10-20-2022

Regarding: Proposed Chipotle Restaurant – Center Ridge Road

RECOMMENDATIONS:

1. Drive-thru pick up window is not a permitted use in B-2 zoning. Has Economic Development Director approved this use? Will Planning Commission give consideration to this use as a like use in B-2 zoning.
2. Signage information in drawings was not provided. Sign permits may be approved if code compliant.
3. All else appears code compliant.

(use additional sheets if necessary)

Department Head Signature & Title: _____

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

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

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

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS

Name of Applicant:	Cardinal Realty, LLC, 1305 Boardman Canfield Rd, Suite 8, Youngstown, OH 44512
Name of Owner:	North Ridge Plaza A Partnership, 3912 Prospect Ave, Cleveland, OH 44115
Date of Planning Commission Meeting:	Tuesday, November 08, 2022
Date to Return to Deputy Clerk of Council:	Thursday, October 27, 2022

Regarding: Proposal to build a Chipotle Restaurant at 34800 Center Ridge Rd, North Ridgeville, OH 44039

Permanent Parcel No(s). 07-00-016-101-047

Recommendations:

Site improvements will need to address water quality.

(Use additional sheets if necessary.)

Department Head Signature: _____ **Title:** Asst. City Engineer

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 03-22-2019.

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

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

IV. Summary of Findings:

This Operations Study has been prepared at the request of Chipotle Mexican Grill in association with the 'Chipotlane' pick-up window now being implemented at various Chipotle sites nationwide. The purpose of this Operations Study was to analyze the operational characteristics of the Chipotlane pick-up window in order to determine the typical volumes, queue lengths and service times associated with this new configuration. This study has analyzed the operation of two (2) existing Chipotlanes located at high-volume locations within the Columbus market.

A new pick-up window being implemented at select Chipotle locations, referred to as a 'Chipotlane', is a relatively new concept for the restaurant that allows customers to pick up an order without having to park their vehicle and walk into the restaurant. Unlike traditional fast-food restaurants, the Chipotlane does not function as a typical drive-thru lane as customers cannot place an order at a menu board or the pick-up window. This pick-up window is only available to those customers who have placed a prior order via the Chipotle mobile application or via Chipotle's website.

In Summary,

1. The first Chipotle Mexican Grill location evaluated for this study is located in the City of Pickerington at 1291 Hill Road N. (State Route 256) on the northwest quadrant of the Hill Road N. / Stonecreek Drive intersection. This Chipotle location has four (4) access points, one (1) to each adjacent parcel to the north and south and two (2) to an internal shopping center drive to the west. This location operates from 10:45 AM to 11:00 PM daily.

2. The second Chipotle Mexican Grill location evaluated for this study is located in the Village of Obetz at 5051 Groveport Road on the southwest quadrant of the Alum Creek Drive / Groveport Road intersection. This location has two (2) access points to an internal drive (serving the Chipotle and adjacent parcel) that connects to both Alum Creek Drive and Groveport Road. This location operates from 10:45 AM to 12:00 AM daily.

3. The Chipotlane at the Pickerington location was found to experience a peak daily volume of 226 vehicles as well as peak hourly volume of 37 vehicles, while the Obetz location had a peak daily volume of 163 vehicles and a peak hourly volume of 28 vehicles. Throughout the study period, the Pickerington location averaged between 13 and 18 vehicles per hour each day while the Obetz location only averaged between 7 and 11 vehicles per hour.

4. The Pickerington Chipotle, which is located in a suburban area with extensive residential development in the vicinity, was found to experience higher demand during dinner hours from 5:00 PM and 9:00 PM, while the Obetz Chipotle, which is located near an Interstate and large employment base, was found to experience higher demand during lunch hours from 11:00 AM to 1:00 PM.

5. While the Chipotlane was found to be well utilized at both locations, the documented volumes utilizing the pick-up lane are only about one-third or less of the daily drive-thru volume of an average fast-food restaurant (approximately 750) and about one-half or less of the peak hourly volume (approximately 75) of a fast-food restaurant.

6. Observations found the typical maximum queue length at the Pickerington location to be six (6) vehicles with a single instance where the queue length reached seven (7) vehicles on the evening of Thursday, May 30th. The maximum queue length at the Obetz location never exceeded five (5) vehicles which only occurred during two (2) of the four (4) days observed.

7. Based on the total operating hours over the four (4) day study period, the Chipotlane queue in Pickerington was found to be four (4) vehicles or less for 99.37% of the time, and five (5) vehicles or less for 99.88% of the time. A queue length of six (6) or seven (7) vehicles only ever occurred for a total of 3 minutes and 32 seconds out of the total 2,940 minutes of observed operation which represents only 0.12% of the overall time. In Obetz, the Chipotlane queue was four (4) vehicles or less 99.79% of the time and five (5) vehicles or less 100.00% of the time as it was never observed to reach six (6) vehicles in length.

8. When reviewing the pick-up window service times of the Pickerington Chipotle, it was found that the average service time varied between 1 minute and 34 seconds and 2 minutes and 24 seconds depending on the day of the week, but overall averaged under two (2) minutes. At the Obetz Chipotle, the average service time varied between 1 minute and 1 second and 1 minutes and 35 seconds depending on the day of the week, but overall averaged under one and one-half minutes. While the average time at the window in Obetz was 15 seconds longer than what was observed in Pickerington, the average time in the queue was far less due to less demand and shorter queues at this location.

9. Both Chipotle locations were found to have service times that are far less that what is experienced at a traditional fast-food restaurant. A fast food restaurant drive-thru lane has three points of delay; placing the order, paying for the order and then receiving the order. The Chipotlane derives its efficiency from the fact that it has eliminated two (2) actions that contribute to the overall service time – placing the order and making the payment. Additionally, when picking up the order, the customer does not have to wait for the food to be made like they do at a fast-food restaurant. All of these factors help contribute to the relatively low service times which allow the Chipotlane to operate with greater efficiency and shorter vehicle queues.

TMS Engineers, Inc.
Transportation Management Services
2112 Case Parkway South, #7 • Twinsburg, Ohio 44087
www.TMSEngineers.com

August 19, 2022

Mr. Brent Artman, P.E.
Artman Engineering Consulting
13710 Cleveland Ave NW
Uniontown, Ohio 44685

Re: Proposed Chipotle Restaurant
North Ridgeville, Ohio
Trip Generation Analysis

Dear Mr. Artman:

TMS Engineers, Inc. has performed the following trip generation analysis for the proposed Chipotle Restaurant in North Ridgeville, Lorain County, Ohio. The development site is located north of Center Ridge Road in North Ridgeville, Ohio (See **Location Map, Figure 1**). The purpose of the trip generation analyses is to estimate the traffic that will be generated by the restaurant. The site plan can be seen in **Figure 2**. The following are the results of our trip generation analysis.

SITE GENERATED TRAFFIC

Calculating future total driveway trips requires an estimate of the traffic generated by the proposed development. The most widely accepted method of determining the amount of traffic that the proposed development will generate is to compare the proposed land use with existing facilities of the same use. The Institute of Transportation Engineers (ITE) has prepared a manual titled "**Trip Generation Manual**", which is a compilation of similar traffic generation studies to aide in making such a comparison. The most recent update of this manual is the 11TH edition and was utilized for this analysis.

The proposed development is expected to consist of the following land uses:

- **2,325 Square Foot Fast Casual Restaurant (ITE LU #930)**

PROPOSED TRIP GENERATION CALCULATIONS

Trip generation calculations were performed utilizing data contained in the **Trip Generation Manual, 11TH Edition** and the methods outlined in the (ITE) **Trip Generation Handbook**. Based on the previously discussed trip generation analysis procedures, the table below shows the estimated site generated traffic during the AM and PM peak hours of the adjacent streets. A copy of the trip generation worksheet can be seen in **Figure 3**.

NEW TRIP GENERATION

ITE TRIP GENERATION			TRIP ENDS			
ITE CODE	DESCRIPTION	Square Feet	Weekday AM Peak Hour of Adjacent Streets (Enter/Exit)		Weekday PM Peak Hour of Adjacent Streets (Enter/Exit)	
930	Fast Casual Restaurant	2,325	2	1	14	12
TOTAL NEW TRIPS			**3**		**26**	

CONCLUSIONS

The previous table shows that the proposed Chipotle is expected to generate a total of 3 trips in the AM peak hour and 26 trips in the PM peak hour. It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the facility should not have an impact on the surrounding street network system.

This opinion is based upon the fact that traffic impact studies are recommended to be performed by the **Institute of Transportation Engineers** whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed. The anticipated generated volumes from this development are less than daily variations in the current volumes on the local roadway network and should not be perceived by the traveling public.

The Ohio Department of Transportation concedes that traffic studies are only necessary when the resulting trip increase is more than 60 trips in either of the peak hours. This is stated in their **State Highway Access Management Manual**. Since the proposed Chipotle is expected to generate less than 60 trips, it is our professional opinion that the change in the amount of generated traffic will **not** have an impact on the surrounding roadway network nor require traffic analyses.

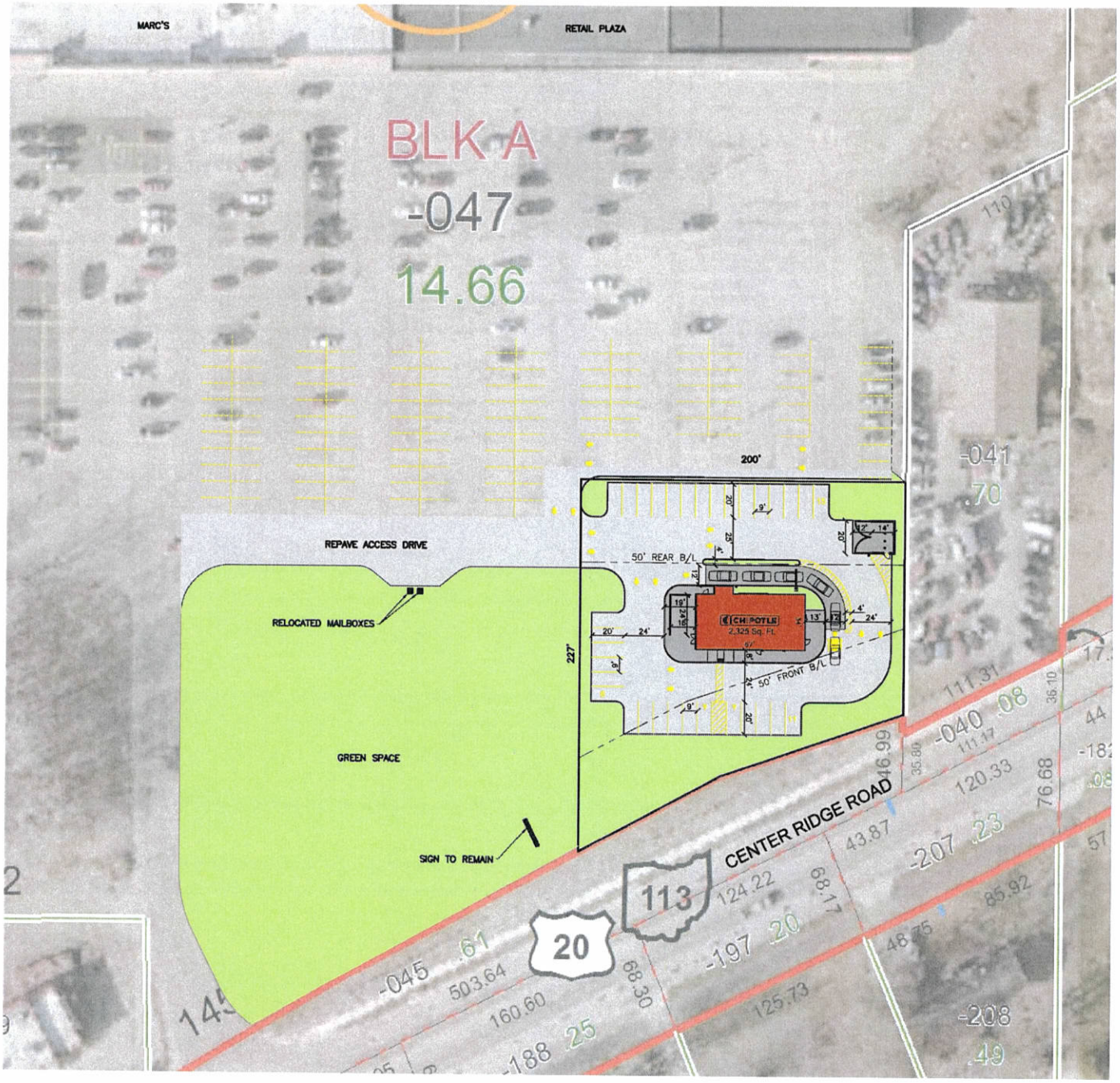
If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

TMS Engineers, Inc.

Andrew J Pierson, P.E.
Senior Traffic Engineer





TMS Engineers, Inc. 2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087 www.TMSEngineers.com	**Proposed Chipotle** **North Ridgeville, Ohio** **Trip Generation Analysis**	**Site Plan**	⇧ **NORTH** NOT TO SCALE	**Figure: 2** **Attachment**

FAST CASUAL RESTAURANT

ITE CODE = 930

Date: 8/19/2022

Trip Generation based on: Size of Analysis Area: 2.325 1,000 Sq Ft

1,000 Square Feet Gross Floor Area

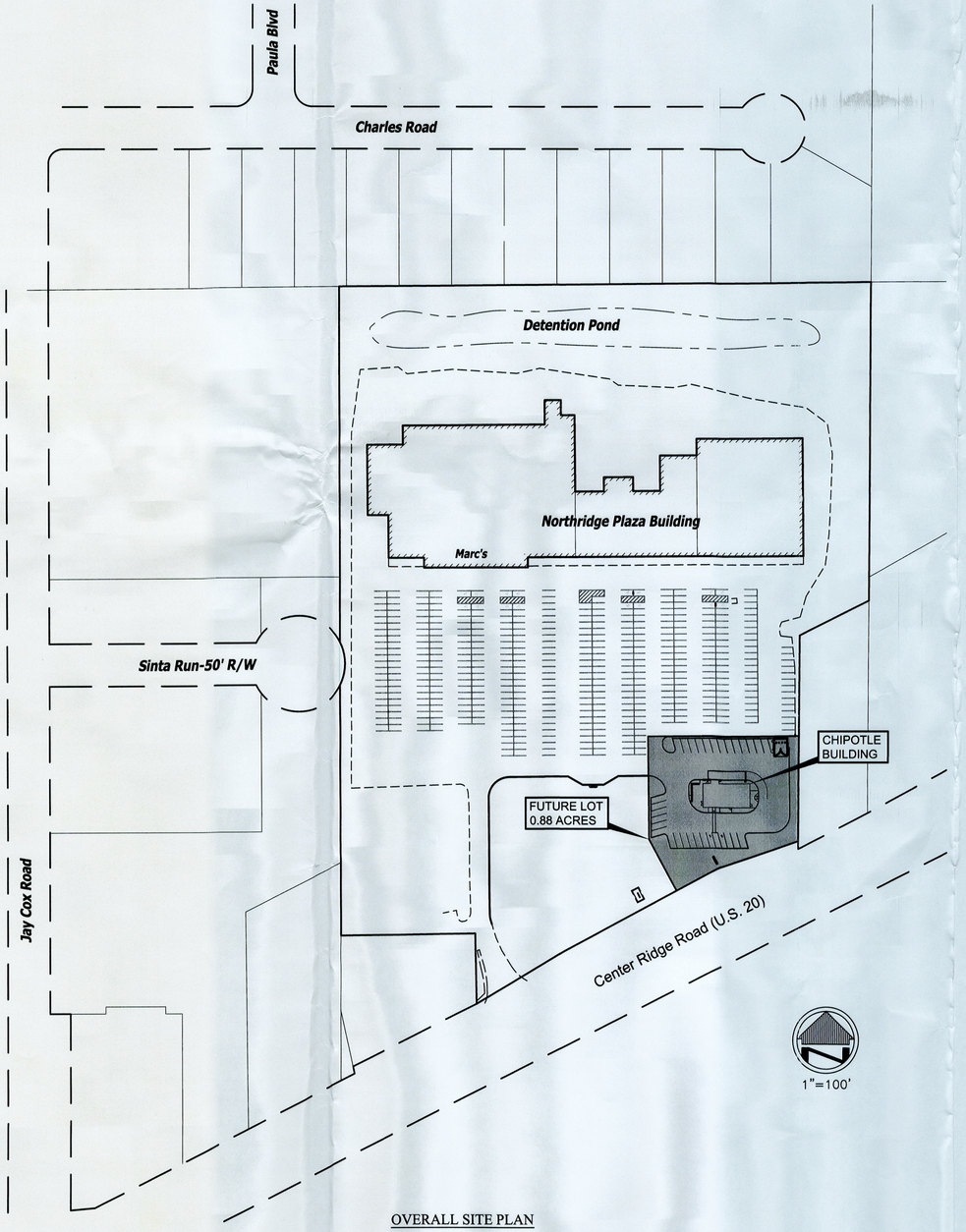
	Average Rate	Standard Deviation	Adjustment factor	Driveway Volume
WEEKDAY				
Average Weekday 2-way Volume	97.14	**	1.00	226
Weekday Peak Hour of Adjacent Street Traffic				
7-9 AM Peak Hour Enter	0.72	0.00	1.00	2
7-9 AM Peak Hour Exit	0.28	0.00	1.00	1
7-9 AM Peak Hour Total	1.43	**	1.00	3
4-6 PM Peak Hour Enter	6.15	0.00	1.00	14
4-6 PM Peak Hour Exit	5.03	0.00	1.00	12
4-6 PM Peak Hour Total	12.55	7.72	1.00	26

The above rates were calculated from the equations shown below:

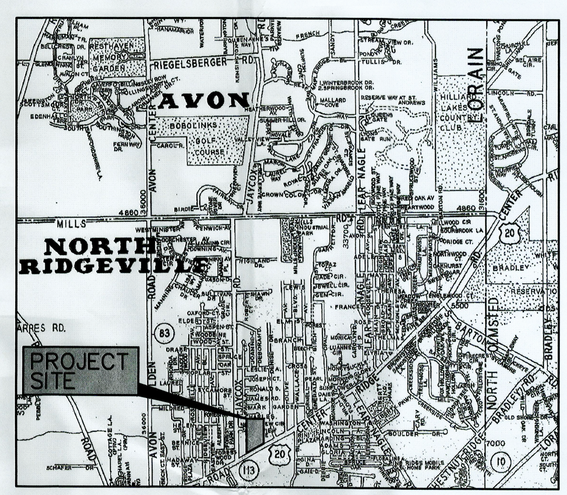
		% ENTER	% EXIT
WEEKDAY			
Average Weekday 2-way Volume	*Equation Not Given*	50%	50%
Weekday Peak Hour of Adjacent Street Traffic			
7-9 AM Peak Hour Total	*Equation Not Given*	50%	50%
4-6 PM Peak Hour Total	*T = 17.96 (X) - 15.94*	55%	45%

Source: **Institute of Transportation Engineers**
Trip Generartion, 11TH Edition, 2021

PRELIMINARY SITE IMPROVEMENT PLANS
CHIPOTLE RESTAURANT
NORTHRIDGE PLAZA
34800 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO



OVERALL SITE PLAN



INDEX OF SHEETS

TITLE SHEET	T
DIMENSIONED SITE PLAN	C-1.0
LANDSCAPE PLAN	L-1.0
SITE ELECTRICAL PLAN	E100
PHOTOMETRIC PLAN	E110
ARCHITECTURAL SITE PLAN	SP100
ARCHITECTURAL SHELL PLAN	A100
EXTERIOR ELEVATIONS	A301
EXTERIOR PERSPECTIVES	A901

APPROVED
NOV 08 2022

CITY OF NORTH RIDGEVILLE
PLANNING COMMISSION

✓ Approval Granted	Request Rejected
Refer For Council Approval:	
BZBA Approval Required:	
Other Conditions: Conditional use for drive-thru window-NO point of order pick-up window only.	
DATE: 11-8-2022	BY:

CERTIFICATION

STATE OF OHIO
C. BRENT ARTMAN
65963
REGISTERED PROFESSIONAL ENGINEER

10/14/22

C. BRENT ARTMAN P.E.
REG. NO. 65963

DATE

OWNER:

NORTH RIDGE PLAZA PARTNERSHIP
3912 PROSPECT AVE
CLEVELAND, OHIO 44115

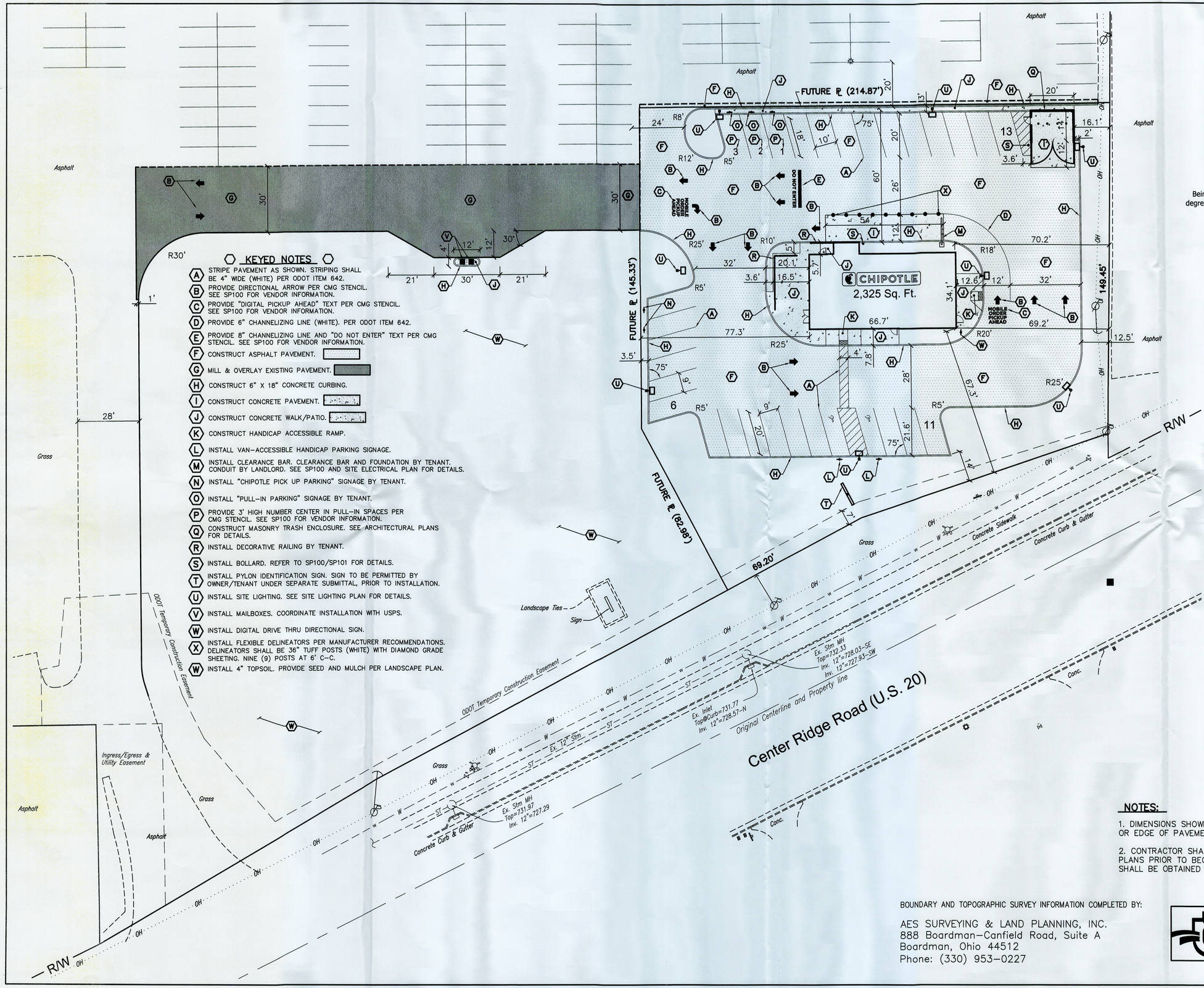
DEVELOPER:

CARDINAL REALTY, LLC
1305 BOARDMAN CANFIELD RD., SUITE 8
YOUNGSTOWN, OHIO 44512
(330)629-9300

Artman Engineering
CIVIL ENGINEERING - LAND PLANNING - SITE DEVELOPMENT
13710 CLEVELAND AVENUE NW UNIONTOWN, OHIO 44685
PHONE: (330) 699-9435 FAX: (330) 699-4005

DATE	INITIAL	REVISION DESCRIPTION

DATE
10/13/22
SHEET
T



KEYED NOTES

- (A) STRIPE PAVEMENT AS SHOWN. STRIPING SHALL BE 4" WIDE (WHITE) PER ODOT ITEM 642.
- (B) PROVIDE DIRECTIONAL ARROW PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (C) PROVIDE "DIGITAL PICKUP AHEAD" TEXT PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (D) PROVIDE 6" CHANNELIZING LINE (WHITE). PER ODOT ITEM 642.
- (E) PROVIDE 8" CHANNELIZING LINE AND "DO NOT ENTER" TEXT PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (F) CONSTRUCT ASPHALT PAVEMENT.
- (G) MILL & OVERLAY EXISTING PAVEMENT.
- (H) CONSTRUCT 6" X 18" CONCRETE CURBING.
- (I) CONSTRUCT CONCRETE PAVEMENT.
- (J) CONSTRUCT CONCRETE WALK/PATIO.
- (K) CONSTRUCT HANDICAP ACCESSIBLE RAMP.
- (L) INSTALL VAN-ACCESSIBLE HANDICAP PARKING SIGNAGE.
- (M) INSTALL CLEARANCE BAR. CLEARANCE BAR AND FOUNDATION BY TENANT. CONDUIT BY LANDLORD. SEE SP100 AND SITE ELECTRICAL PLAN FOR DETAILS.
- (N) INSTALL "CHIPOTLE PICK UP PARKING" SIGNAGE BY TENANT.
- (O) INSTALL "PULL-IN PARKING" SIGNAGE BY TENANT.
- (P) PROVIDE 3' HIGH NUMBER CENTER IN PULL-IN SPACES PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (Q) CONSTRUCT MASONRY TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (R) INSTALL DECORATIVE RAILING BY TENANT.
- (S) INSTALL BOLLARD. REFER TO SP100/SP101 FOR DETAILS.
- (T) INSTALL PYLON IDENTIFICATION SIGN. SIGN TO BE PERMITTED BY OWNER/TENANT UNDER SEPARATE SUBMITTAL, PRIOR TO INSTALLATION.
- (U) INSTALL SITE LIGHTING. SEE SITE LIGHTING PLAN FOR DETAILS.
- (V) INSTALL MAILBOXES. COORDINATE INSTALLATION WITH USPS.
- (W) INSTALL DIGITAL DRIVE THRU DIRECTIONAL SIGN.
- (X) INSTALL FLEXIBLE DELINEATORS PER MANUFACTURER RECOMMENDATIONS. DELINEATORS SHALL BE 36" TUFF POSTS (WHITE) WITH DIAMOND GRADE SHEETING. NINE (9) POSTS AT 6' C-C.
- (W) INSTALL 4" TOPSOIL. PROVIDE SEED AND MULCH PER LANDSCAPE PLAN.

0' 20' 40' 60'

SCALE: 1"=20'

BENCH MARK - BM

NORTH BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF CENTER RIDGE ROAD, NEAR THE SOUTHEAST CORNER OF THE PROPERTY.
ELEVATION = 733.55

Basis of Bearing

Being the original centerline of Center Ridge Rd. (U.S. 20), Held at North 63 degrees 20 minutes 29 seconds East, as Recorded on ODOT plan LOR-20-22.13.

LEGEND

- R/W – RIGHT OF WAY
- – PROPERTY LINE
- – CENTER LINE
- – IRON PIN FOUND
- – IRON PIN SET ("D. Clipse PS 8836")
- – EXISTING UTILITY POLE
- OH – EXISTING OVEHEAD LINE
- – EXISTING GUY ANCHOR
- – EXISTING SIGN
- – EXISTING LIGHT POLE
- – PROPOSED ASPHALT PAVEMENT
- – PROPOSED CONCRETE
- – PROPOSED SIGN
- – PROPOSED SITE LIGHT POLE

PROPERTY INFORMATION

PARCEL NUMBERS: PART OF 0700016101047
AREA: 0.88 ACRES
PRESENT USE: PARKING
PROPOSED USE: RESTAURANT
PARKING SPACES PROVIDED: 30

ZONING INFORMATION

ZONING: CENTRAL BUSINESS (B2)
FRONT YARD SETBACK: 50'
REAR YARD SETBACK: 50'
SIDE YARD SETBACK: NONE
MAXIMUM BUILDING HEIGHT: 65'

PARKING REQUIREMENTS

USE: RESTAURANT
PARKING REQUIREMENTS:
1 SPACE PER 100 SQUARE FEET OF FLOOR AREA, PLUS 1 SPACE FOR EACH 4 EMPLOYEES.
SPACES REQUIRED: 27

NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, FACE OF BUILDING, OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.

2. CONTRACTOR SHALL VERIFY BUILDING FOOTPRINT WITH ARCHITECTURAL PLANS PRIOR TO BEGINNING CONSTRUCTION. ALL BUILDING DIMENSIONS SHALL BE OBTAINED FROM THE ARCHITECTURAL PLANS.

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION COMPLETED BY:

AES SURVEYING & LAND PLANNING, INC.
888 Boardman-Canfield Road, Suite A
Boardman, Ohio 44512
Phone: (330) 953-0227

OHIO811.org Before You Dig

STATE OF OHIO
C. BRENT ARTMAN
E-65963
REGISTERED PROFESSIONAL ENGINEER

DEVELOPER:
CARDINAL REALTY, LLC
1305 BOARDMAN CANFIELD RD., SUITE 8
YOUNGSTOWN, OHIO 44512

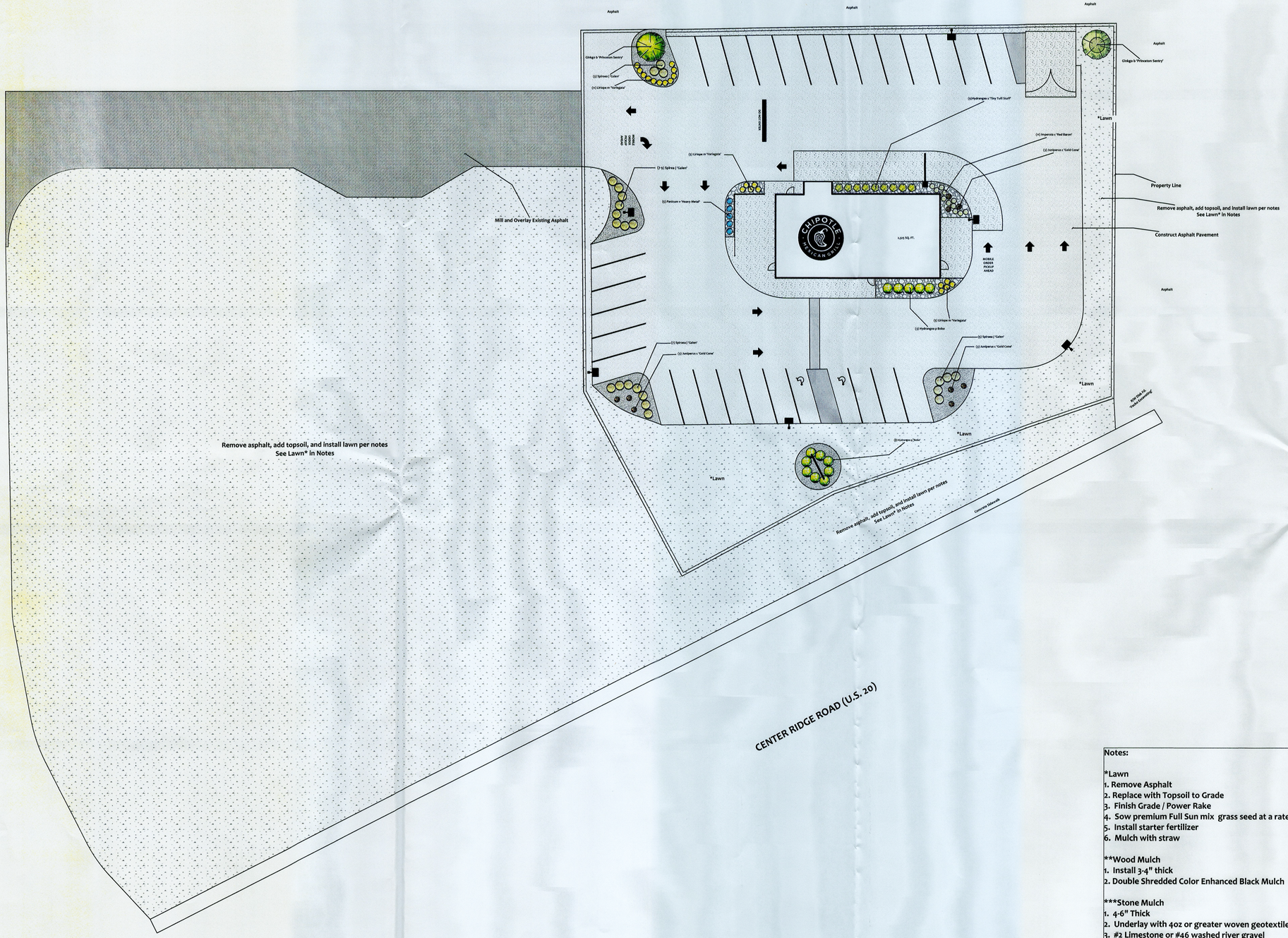
DIMENSIONED SITE PLAN
CHIPOTLE RESTAURANT
34800 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO

Artman Engineering
CIVIL ENGINEERING - LAND PLANNING - SITE DEVELOPMENT
13710 CLEVELAND AVENUE NW UNIONTOWN, OHIO 44685
PHONE: (330) 699-9435 FAX: (330) 699-4005

DATE	INITIAL	REVISION DESCRIPTION

DATED
10/13/22

SHEET
C-1.0



CHIPOTLE MEXICAN GRILL
North Ridgeville, OH
Center Ridge Road (U.S. 20)

BY:
SABATINE DEVELOPMENT
1305 BOARDMAN CANFIELD ROAD
SUITE 8
BOARDMAN, OHIO
44512

10/3/2022

1" = 20'

Lp 1.2

Plant Legend

Symbol	Botanical	Common Name	Qty	Size
	Hydrangea p 'Bobo'	Bobo Hydrangea	13	#3
	Spiraea j 'Galen'	Double Play Artisan Spirea	23	#3
	Juniperus c 'Gold Cone'	Gold Cone Juniper	9	#3
	Panicum v 'Heavy Metal'	Heavy Metal Blue Switchgrass	5	#3
	Imperata c 'Red Baron'	Japanese Blood Grass	11	#1
	Ginkgo b 'Princeton Sentry'	Princeton Sentry Ginkgo	2	1.75" Caliper
	Hydrangea s 'Tiny Tuff Stuff'	Tiny Tuff Stuff Hydrangea	9	#3
	Liriope m 'Variegata'	Variegated Lilyturf	21	#1

N

Notes:

***Lawn**
1. Remove Asphalt
2. Replace with Topsoil to Grade
3. Finish Grade / Power Rake
4. Sow premium Full Sun mix grass seed at a rate of 10lb per 1,000 square feet
5. Install starter fertilizer
6. Mulch with straw

****Wood Mulch**
1. Install 3-4" thick
2. Double Shredded Color Enhanced Black Mulch

*****Stone Mulch**
1. 4-6" Thick
2. Underlay with 4oz or greater woven geotextile weed barrier
3. #2 Limestone or #46 washed river gravel

Symbol	Material	Square Feet	Notes
	Lawn	9,300	See Note *
	Wood Mulch	1,495	See Note **
	Stone Mulch	700	See Note ***
	Mill and Overlay Existing Asphalt		
	Construct Asphalt Pavement		

LANDSCAPE PLAN
L-1.0

Scale: 1/20" = 1 ft

ABBREVIATIONS

(A)	EXISTING TO BE ABANDONED	INCD	INCANDESCENT
(D)	EXISTING TO BE DEMOLISHED	KVA	KILOVOLT AMPERE
(E)	EXISTING TO REMAIN	KW	KILOWATT
(F)	FUTURE	LTG	LIGHTING OR LIGHT
(R)	EXISTING TO BE RELOCATED	LRA	LOCKED ROTOR AMPS
A	AMPERE	MCA	MAXIMUM CURRENT AMPACITY
AC	ALTERNATING CURRENT OR AIR CONDITIONER	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISHED FLOOR	MCC	MOTOR CONTROL CENTER
AFG	ABOVE FINISHED GRADE	MDP	MAIN DISTRIBUTION PANEL
AIC	AMPS INTERRUPTING CAPACITY	MLO	MAIN LUGS ONLY
ANNC	ANNUNCIATOR	MOCP	MAXIMUM OVERCURRENT PROTECTION
AWG	AMERICAN WIRE GAUGE	MSB	MAIN SWITCHBOARD
BPS	BOLTED PRESSURE SWITCH	MH	METAL HALIDE
C	CONDUIT	MTS	MANUAL TRANSFER SWITCH
CB	CIRCUIT BREAKER	NAC	NOTIFICATION APPLIANCE CIRCUIT
CCTV	CLOSED CIRCUIT TELEVISION	NC	NORMALLY CLOSED
CKT	CIRCUIT	NO	NORMALLY OPEN
CM	CONSTRUCTION MANAGER	NF	NON-FUSED
DC	DIRECT CURRENT	OCC	OCCUPANCY
DP	DISTRIBUTION PANELBOARD	PA	PUBLIC ADDRESS
DTT	DOUBLE TWIN TUBE	PB	PULL BOX OR PUSH BUTTON
EB	ELECTRONIC BALLAST	PVC	POLYVINYL CHLORIDE (PLASTIC PIPE)
EC	ELECTRICAL CONTRACTOR	PWR	POWER
EM	EMERGENCY	RECPT	RECEPTACLE
EMT	ELECTRICAL METAL TUBING	STP	SHIELDED, TWISTED PAIR
EWC	ELECTRIC WATER COOLER	TC	TIME CLOCK
FA	FIRE ALARM	TRT	TRIPLE TUBE
FLA	FULL LOAD AMPS	TYP	TYPICAL
G	GROUND	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL TRADES CONTRACTOR	UTP	UNSHIELDED, TWISTED PAIR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	V	VOLT
GEN	GENERATOR	W	WATT
HOA	HAND-OFF-AUTOMATIC	WAP	WIRELESS ACCESS POINT
HP	HORSEPOWER	WH	WATTHOUR
HPC	HIGH PRESSURE CONTACT SWITCH	WP	WEATHERPROOF, NEMA 3R UNO
HZ	HERTZ	XFMR	TRANSFORMER
IG	ISOLATED GROUND	Z	IMPEDANCE
IMC	INTERMEDIATE METAL CONDUIT	Φ	PHASE

LIGHTING LEGEND

TAG	DESCRIPTION
	WALL SCONCE
	EXIT/EMERGENCY LIGHT W/ BATTERY PACK AND DUAL HEADS
	EXIT/EMERGENCY LIGHT WITH BATTERY PACK
	EXIT LIGHT (SURFACE MOUNTED)
	EXIT LIGHT (CEILING MOUNTED)
	REMOTE EMERGENCY HEADS
	EMERGENCY BATTERY PACK AND DUAL HEADS

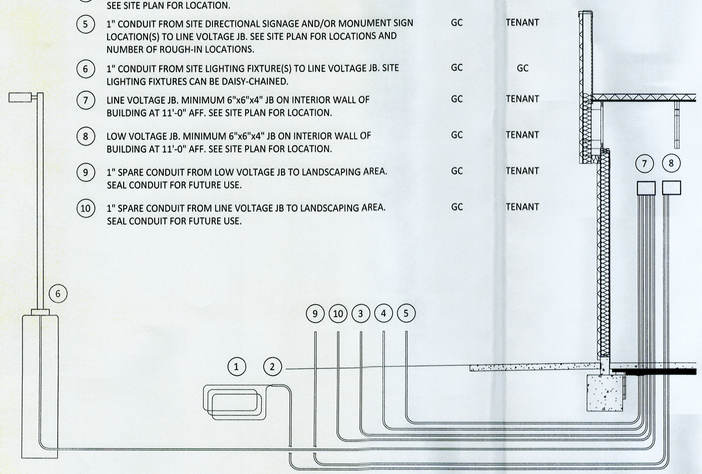
ELECTRICAL LEGEND

DETAIL	DESCRIPTION
	DUPLEX RECEPTACLE - WITH WEATHERPROOF COVER & GFCI
A-1	BRANCH CIRCUIT HOME-RUN WITH CIRCUIT NUMBER
	JUNCTION BOX
	DISCONNECT - NON FUSED
M	UTILITY METER
	ELECTRICAL PANEL

TAG	DESCRIPTION	RESPONSIBILITY: DEVICE OR CONDUIT	RESPONSIBILITY: CONNECTION OR CONDUCTORS
1	VEHICLE DETECTOR LOOP - 6'x4' WITH 4 TURNS (EMX PR-46-XX). VERIFY LENGTH OF LEAD-IN WIRE PRIOR TO ORDERING TO ALLOW WIRE TO REACH VEHICLE DETECTOR WITHOUT SPLICING. SEE SITE PLAN FOR LOCATIONS.	TENANT	TENANT
2	1" CONDUIT FROM VEHICLE DETECTOR LOOP LOCATION TO LOW VOLTAGE JB.	GC	TENANT
3	1" CONDUIT FROM MARKETING BOARD LOCATION TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATION.	GC	TENANT
4	1" CONDUIT FROM CLEARANCE BAR LOCATION TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATION.	GC	TENANT
5	1" CONDUIT FROM SITE DIRECTIONAL SIGNAGE AND/OR MONUMENT SIGN LOCATION(S) TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATIONS AND NUMBER OF ROUGH-IN LOCATIONS.	GC	TENANT
6	1" CONDUIT FROM SITE LIGHTING FIXTURE(S) TO LINE VOLTAGE JB. SITE LIGHTING FIXTURES CAN BE DAISY-CHAINED.	GC	GC
7	LINE VOLTAGE JB. MINIMUM 6"x6"x4" JB ON INTERIOR WALL OF BUILDING AT 11'-0" AFF. SEE SITE PLAN FOR LOCATION.	GC	TENANT
8	LOW VOLTAGE JB. MINIMUM 6"x6"x4" JB ON INTERIOR WALL OF BUILDING AT 11'-0" AFF. SEE SITE PLAN FOR LOCATION.	GC	TENANT
9	1" SPARE CONDUIT FROM LOW VOLTAGE JB TO LANDSCAPING AREA. SEAL CONDUIT FOR FUTURE USE.	GC	TENANT
10	1" SPARE CONDUIT FROM LINE VOLTAGE JB TO LANDSCAPING AREA. SEAL CONDUIT FOR FUTURE USE.	GC	TENANT

GENERAL NOTES

A. WORK AND MATERIALS SHALL BE COMPLIANT WITH THE NEC AND REQUIREMENTS OF THE AHJ.
B. CONDUCTORS AND CONNECTIONS BELOW GRADE, EVEN WHERE WITHIN CONDUITS OR ENCLOSURES, SHALL BE SUITABLE FOR WET LOCATIONS.
C. PROVIDE PULL STRING IN EMPTY CONDUITS.
D. SEAL ENDS OF CONDUITS STUBBED UP ABOVE GRADE TO PROTECT FROM THE ELEMENTS.



2 SITE CONDUIT DETAIL
N.T.S.

GENERAL NOTES:

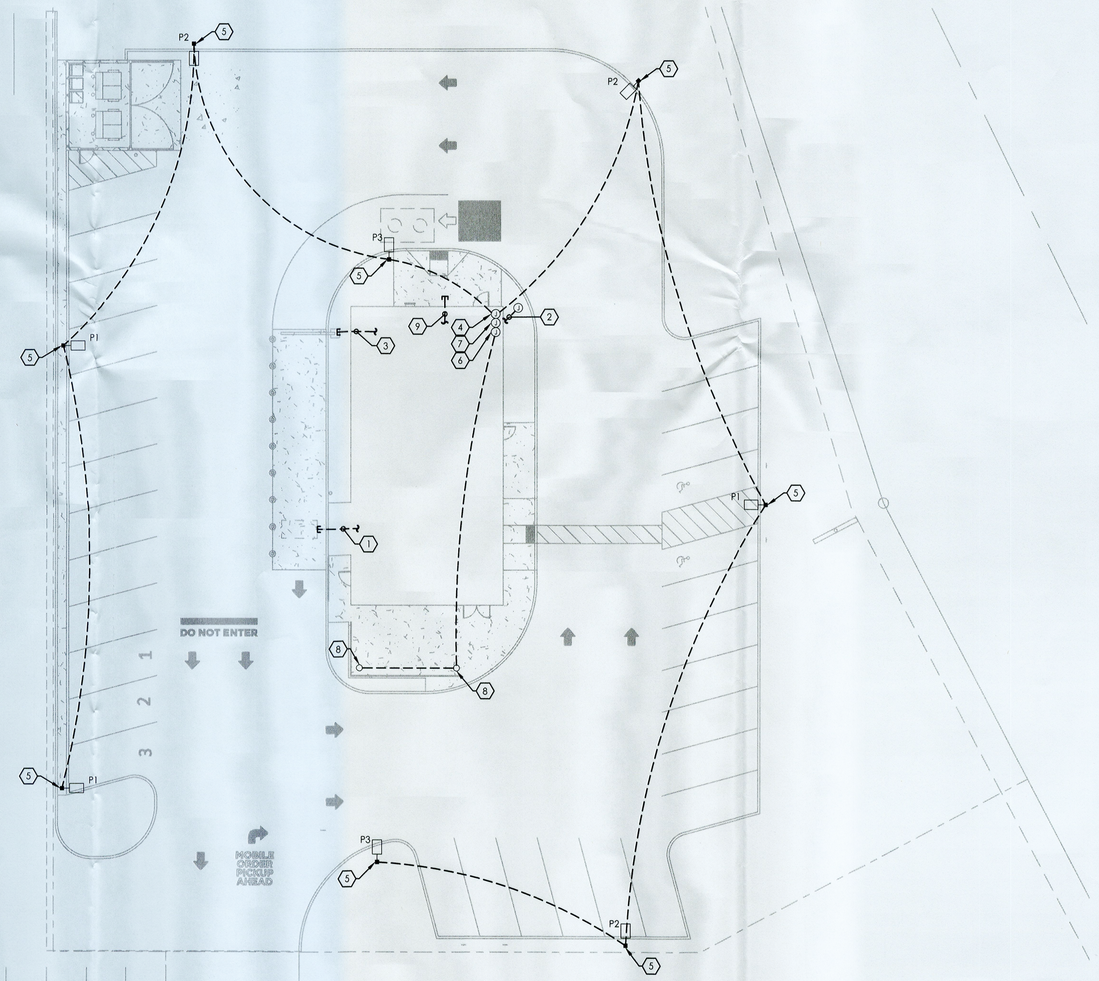
A. ALL WORK TO COMPLY TO ALL STATE, LOCAL, NEC, & NFPA CODES.
B. ELECTRICAL CONTRACTOR TO VISIT THE SITE PRIOR TO SUBMITTING A BID & INCLUDE IN THEIR BID ANY ITEMS NECESSARY FOR A COMPLETE & OPERATIONAL SYSTEM.
C. DRAWINGS ARE SCHEMATIC IN NATURE. ELECTRICAL CONTRACTOR IS TO ADD ANY ITEMS THAT ARE REQUIRED FOR A COMPLETE & OPERATIONAL SYSTEM IN THEIR PROPOSAL.
D. ELECTRICAL CONTRACTOR IS TO COORDINATE THEIR INSTALLATION WITH THE OTHER TRADES. IF A CONFLICT OCCURS AND IT IS DUE TO THE ELECTRICAL CONTRACTOR'S LACK OF COORDINATION, ALL WORK INVOLVED IN RESOLVING THE CONFLICT WILL BE AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
E. ELECTRICAL CONTRACTOR TO PAY ALL FEES AND PERMITS.
F. SEE ARCHITECTURAL DRAWINGS FOR PATIO CONDUIT DETAIL. COORDINATE PRIOR TO ROUGH-IN.
G. ANY MC CABLE MUST BE RUN IN WALL. ALL CONDUIT OUTSIDE OF WALL TO BE EMT.
H. CANOPY LIGHTING CONDUIT SHALL BE RUN IN MC CABLE.
I. NO LIGHTING SUBSTITUTIONS.

CONDUITS AND WIRING NOTES:

ALL WIRING RUN THROUGH TENANT'S EXPOSED CEILING SHALL BE IN EMT OR IMC AND RUN TIGHT TO THE DECK OR EITHER PARALLEL OR PERPENDICULAR TO MAIN ENTRY STOREFRONT. THERE SHALL BE NO DIAGONAL RUNS AND ALL CONDUITS SHALL BE IN STRAIGHT LINES.

CODED NOTES: ⟨#⟩

1. VEHICLE LOOP. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION. REFER TO CIVIL AND ARCHITECTURAL PLANS FOR CONTINUATION.
2. ANNOUNCE SIGN. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
3. CLEARANCE BAR. REFER TO SITE DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
4. PROVIDE (2) #10, #10 G IN 1" CONDUIT FROM SITE LIGHTING TO JB AS SHOWN FOR FUTURE CONNECTION WITHIN BUILDING BY TENANT. REFER TO DETAIL 2 THIS SHEET F OR FURTHER INFORMATION.
5. PROVIDE PARKING AREA LIGHT PER SCHEDULE. REFER TO POLE BASE DETAIL ON SHEET E400 FOR FURTHER INFORMATION. PROVIDE CONDUIT TO LINE VOLTAGE JB. COORDINATE FINAL LOCATIONS WITH CIVIL SITE PLAN AND POINT-BY-POINT PLAN PRIOR TO CONSTRUCTION.
6. PATIO LIGHTING LINE VOLTAGE JUNCTION BOX FOR FUTURE CONNECTION WITHIN BUILDING BY TENANT. REFER TO ARCHITECTURAL PLANS AND ARCHITECTURAL POLE BASE DETAIL FOR EXACT LOCATION AND FURTHER INFORMATION.
7. VEHICLE DETECTOR JB. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
8. PATIO LIGHTING BY TENANT. REFER TO ARCHITECTURAL PLANS AND ARCHITECTURAL POLE BASE DETAIL FOR EXACT LOCATION AND FURTHER INFORMATION. PULL 1" EMPTY CONDUIT WITH PULLSTRING FROM LINE VOLTAGE JB. TO STUB UP AT GRADE.
9. PROVIDE (2) SPARE 1" EMPTY CONDUIT WITH PULLSTRING THROUGH FOUNDATION WALL OUT REAR OF BUILDING, CAPPED, AND TERMINATED ABOVE CEILING. RUN TIGHT TO STRUCTURE. COORDINATE EXACT LOCATION FOR STUB UP WITH TENANT.
10. MONUMENT SIGN. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.



1 SITE PLAN - ELECTRICAL SHELL
1/16" = 1'-0"

Consultant:
annex ENGINEERING GROUP
589 w nationwide blvd ste b
columbus, ohio 43215
tel: 614.481.2292
fax: 614.487.8777

REFERENCE DOCUMENTS ONLY

FOR CONSTRUCTION

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CARDINAL REALTY LLC

CARDINAL REALTY, LLC
6820 TWIN OAKS
CANFIELD, OH 44406

CMG NORTH RIDGEVILLE SHELL, OH
34760 CENTER RIDGE RD
NORTH RIDGEVILLE, OH 44039

Issue Record:

10.05.2022	SD SET

Revisions:

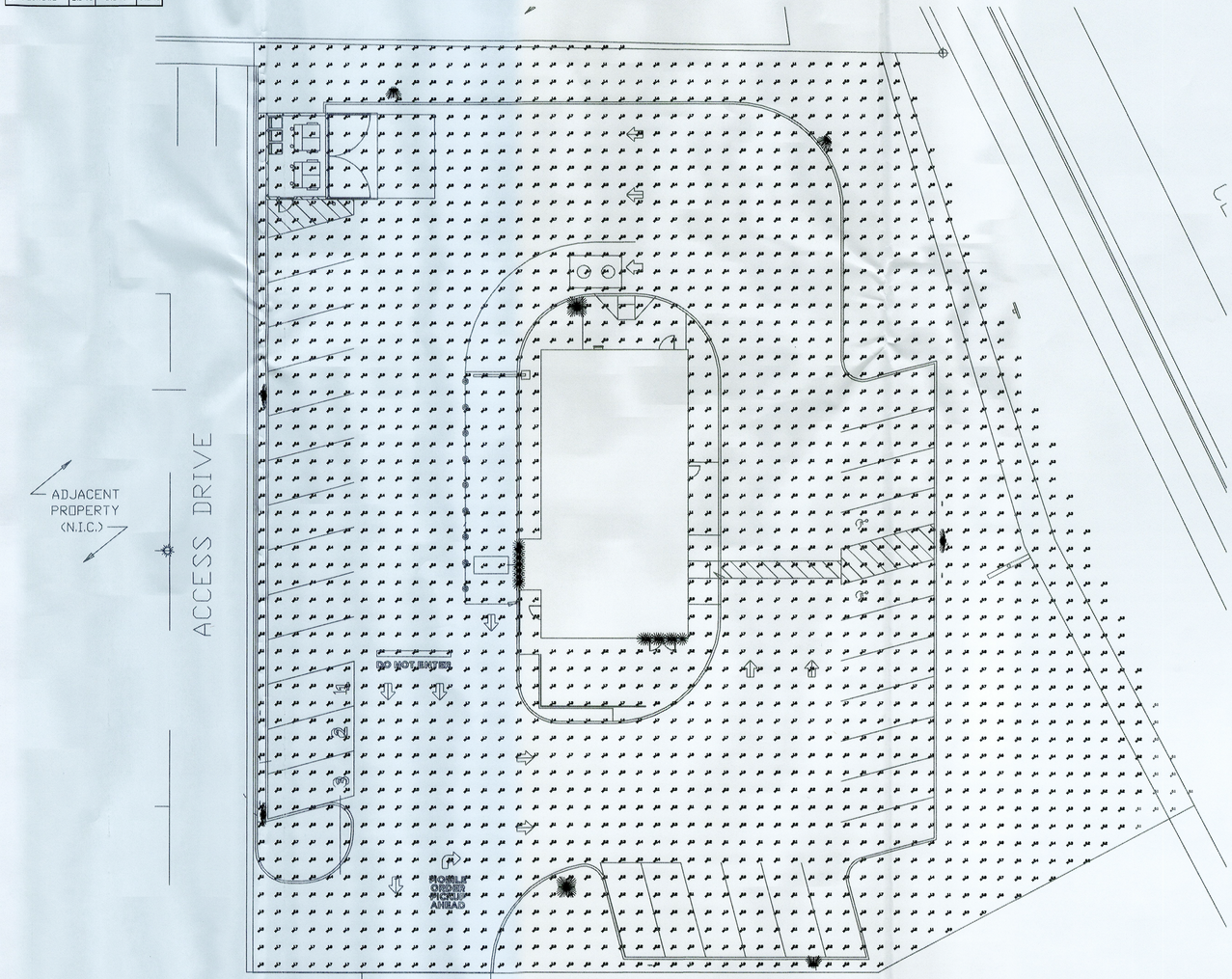
Drawn: SS
Checked: RS

Project No.: CRL007

Contents:
SITE PLAN
ELECTRICAL SHELL

E100

Description	Avg	Max	Min
Calc Zone #1	1.9 fc	8.8 fc	0.1 fc



1 PHOTOMETRIC PLAN - ELECTRICAL SHELL
1/16" = 1'-0"

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fax: 614.487.8777

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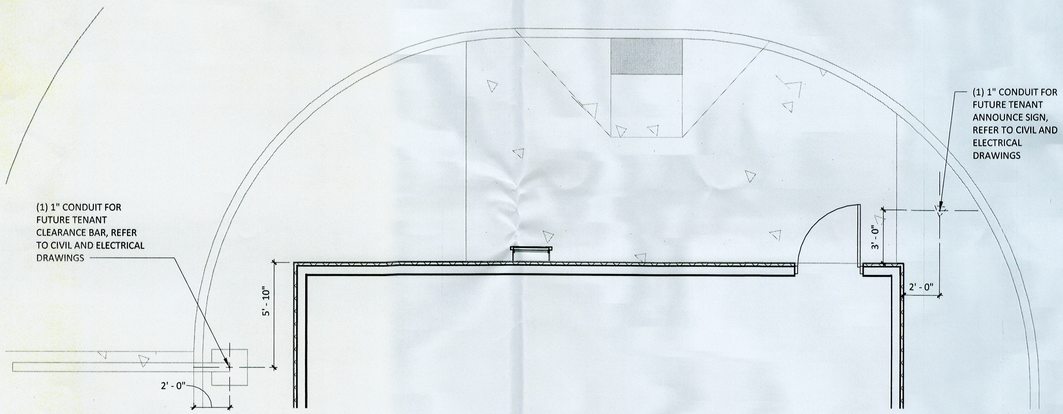
Project No.
CRL007

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PHOTOMETRIC PLAN
ELECTRICAL SHELL

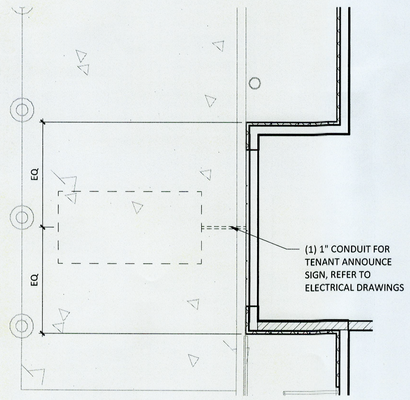
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GENERAL NOTES

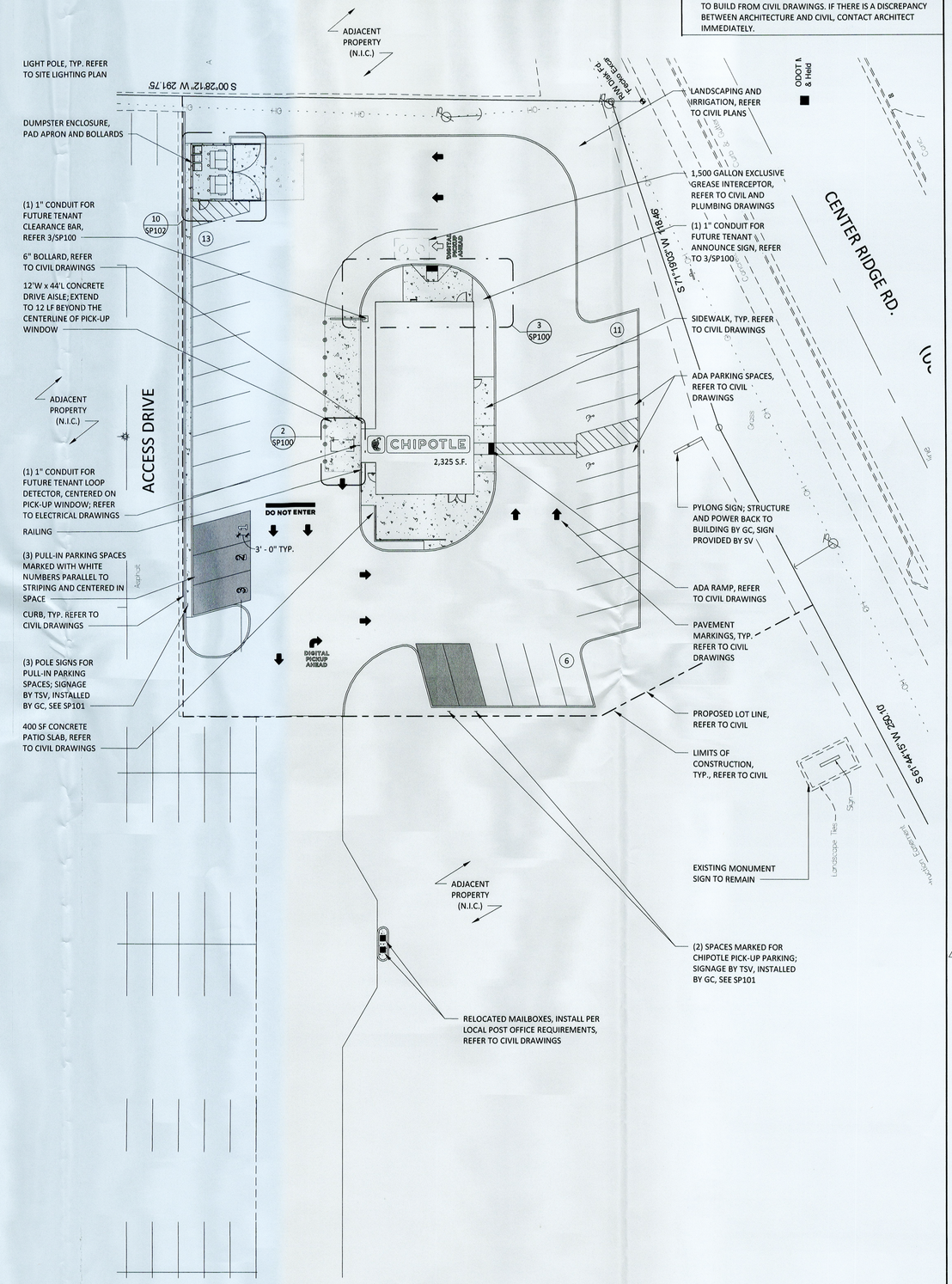
1. STENCILS FOR PARKING MARKINGS AVAILABLE FROM PAVEMENT STENCIL COMPANY, PHONE: (800) 250-5547, EMAIL: STENCILS@PAVEMENTSTENCIL.COM
2. NOTE: ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. GC TO BUILD FROM CIVIL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURE AND CIVIL, CONTACT ARCHITECT IMMEDIATELY.



3 SP100 **ARCHITECTURAL SITE PLAN DIMENSIONED**
1/4" = 1'-0"



2 SP100 **ARCHITECTURAL SITE PLAN DIMENSIONED**
1/4" = 1'-0"



1 SP100 **ARCHITECTURAL SITE PLAN**
3/64" = 1'-0"

Consultant:

r e d
architecture + planning
589 w. nationwide blvd.
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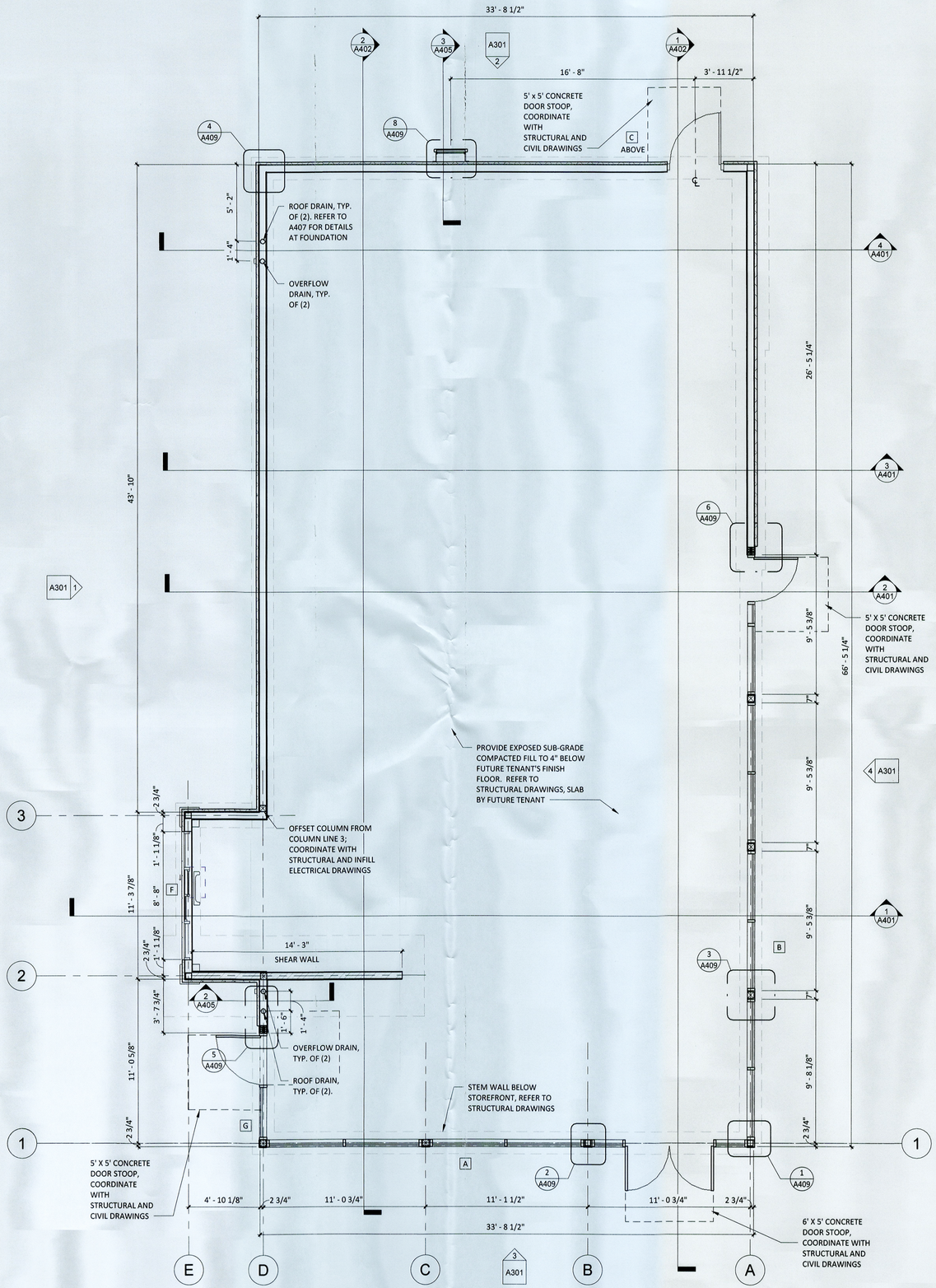
Revisions:

Drawn: MC, TC
Checked: TC

Project No.
CRL007

Contents:
ARCHITECTURAL SITE PLAN

SP100



ARCHITECTURAL SHELL PLAN

1/4" = 1'-0"

CONSTRUCTION NOTES

1. REFER TO A601 FOR DOOR INFORMATION & A602 FOR STOREFRONT DIMENSIONS.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING (STUD WALL) OR CENTERLINE OF STRUCTURE UNLESS NOTES OTHERWISE.
3. SEE STRUCTURAL SHEETS FOR ALL STUD FRAMING CONFIGURATIONS, SIZES, SPACING AND GAUGES.
4. ALL EXTERIOR WOOD BLOCKING TO BE MOISTURE RESISTANT PRESERVATIVE TREATED (P.T.)
5. TAPE SEALANT AT ALL ANCHOR LOCATIONS.
6. ALL FLASHING AND SEAMS BETWEEN SHEATHING IN COMPOSITE WOOD STUD WALL CONSTRUCTION CONDITIONS TO BE TAPED AND SEALED WITH TAPE SEALANT.
7. LAP ALL WEATHER RESISTANT BARRIERS AND THRU-WALL FLASHING IN A WATER SHEDDING FASHION. TAPE ALL EXPOSED EDGES.
8. EXTEND ALL THRU-WALL FLASHING TO 1/4 INCH PAST THE EXTERIOR FACE OF WALL.
9. PROVIDE CONTINUOUS ANCHORAGE FOR ALL THRU-WALL FLASHING.
10. EXTEND FLASHING VERTICALLY A MINIMUM OF 8 INCHES ABOVE THE BASE OF THE FLASHING.
11. APPLY SEALANT TO ALL SHEATHING JOINTS AND FASTENER PENETRATIONS.
12. PROVIDE FULLY ADHERED FLASHING AT ALL WINDOW AND DOOR OPENING HEADS, SILLS AND JAMBS.

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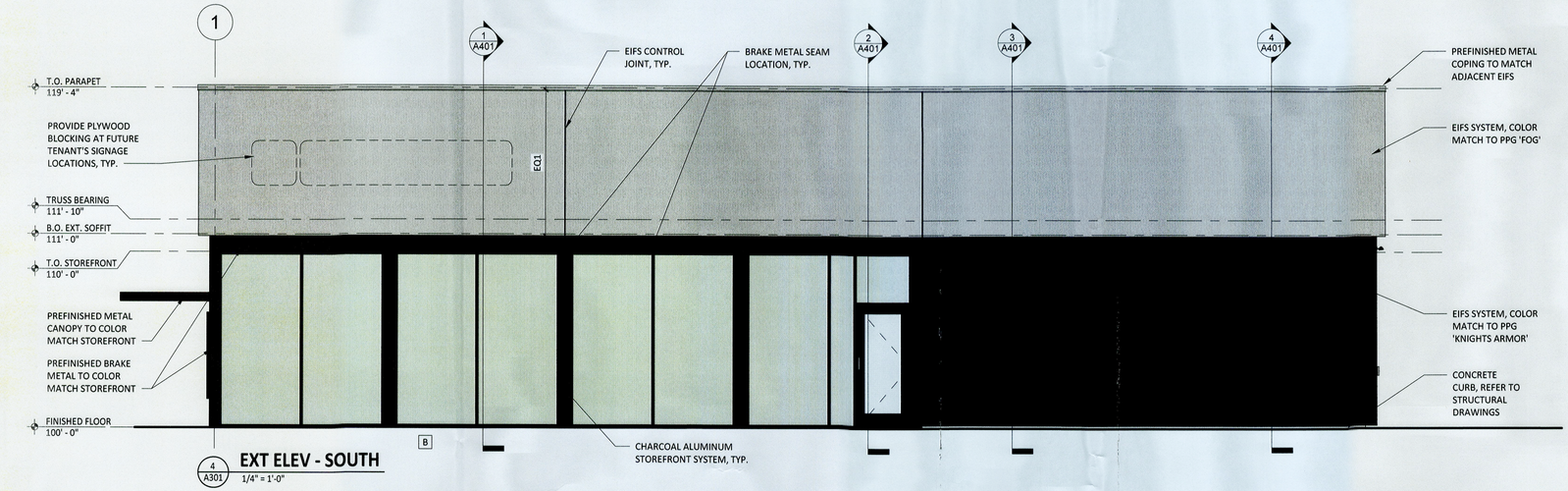
Project No.
CRL007

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ARCHITECTURAL SHELL PLAN

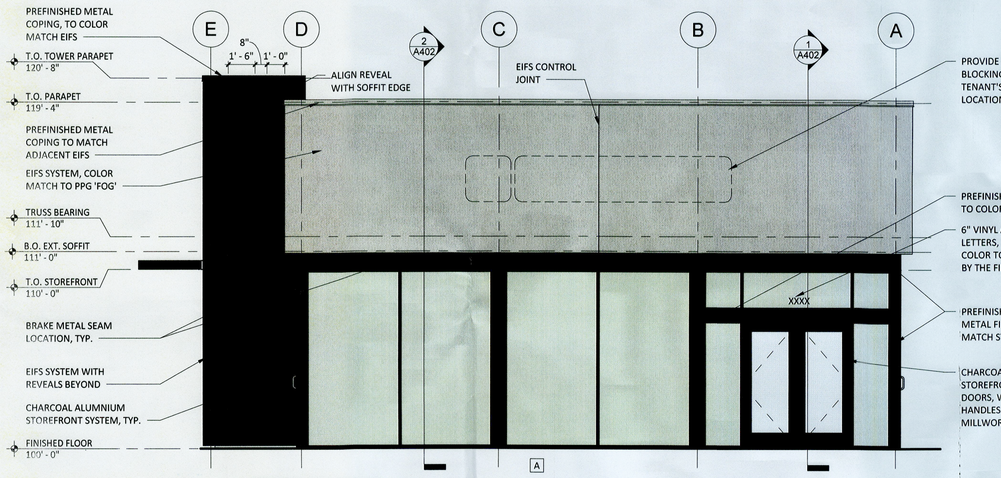
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GENERAL NOTES

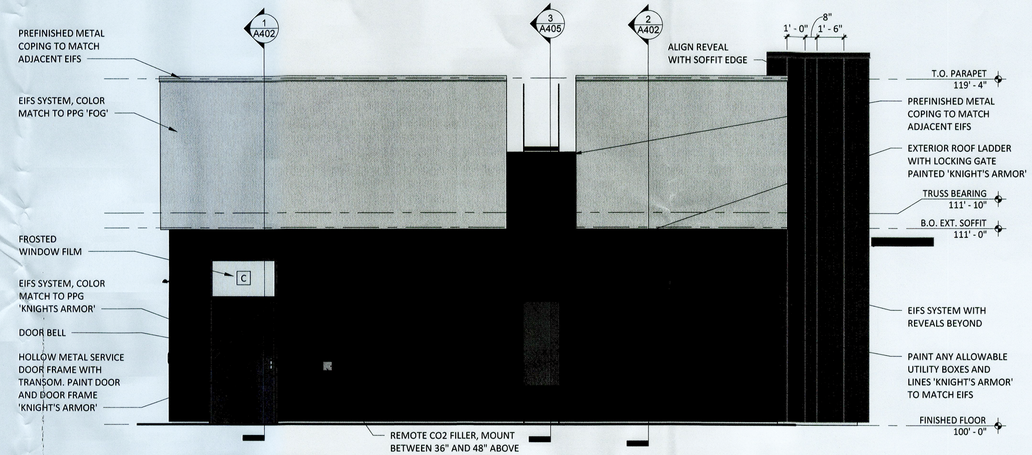
1. REFER TO EXTERIOR ELEVATIONS THIS SHEET FOR EXTERIOR SIGNAGE LOCATIONS, SIZES & DESCRIPTIONS.
2. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.



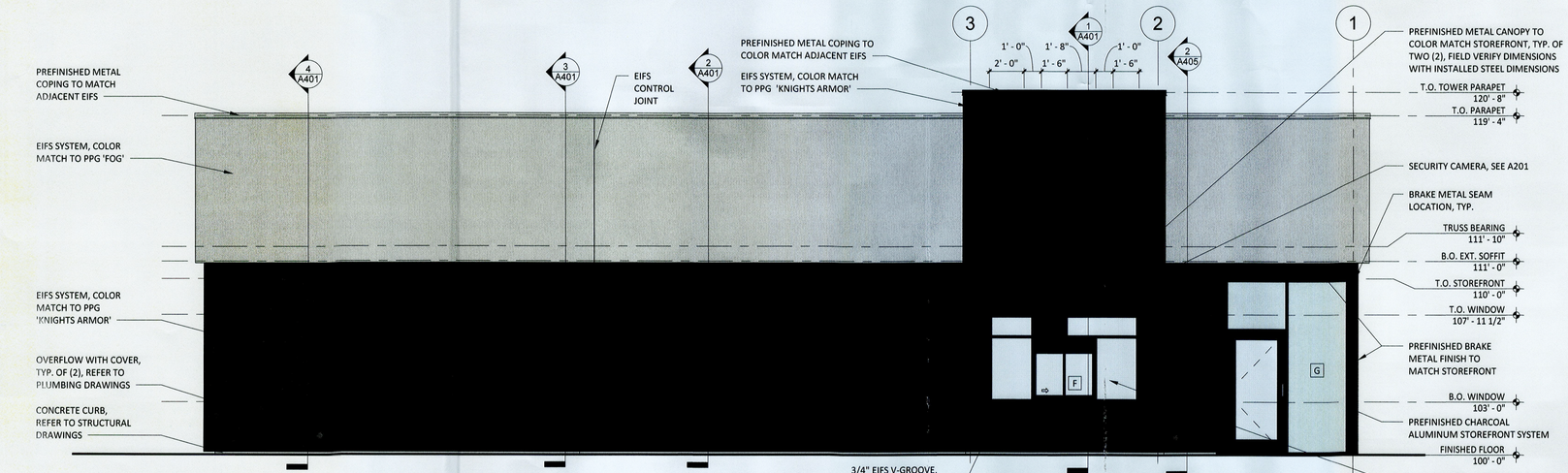
4 A301 **EXT ELEV - SOUTH**
1/4" = 1'-0"



3 A301 **EXT ELEV - WEST**
1/4" = 1'-0"



2 A301 **EXT ELEV - EAST**
1/4" = 1'-0"



1 A301 **EXT ELEV - NORTH**
1/4" = 1'-0"

Consultant:

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Contents:
EXTERIOR ELEVATIONS

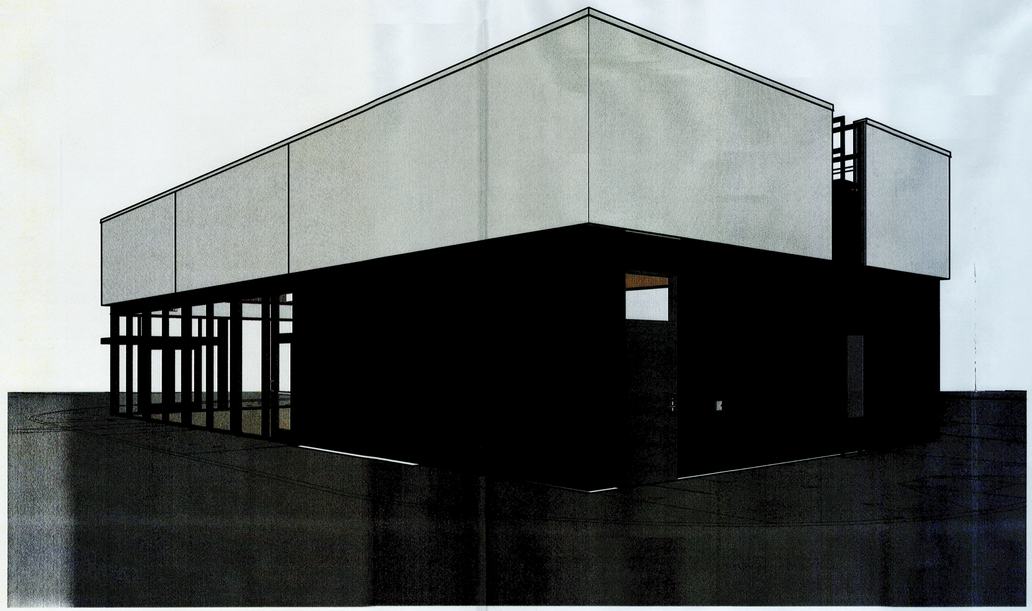
A301



4 A901 **EXTERIOR PERSPECTIVE**



3 A901 **EXTERIOR PERSPECTIVE**



2 A901 **EXTERIOR PERSPECTIVE**



1 A901 **EXTERIOR PERSPECTIVE**

Consultant:

r e d

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CARDINAL REALTY, LLC
6820 TWIN OAKS
CANFIELD, OH 44406

CMG NORTH RIDGEVILLE SHELL, OH
34760 CENTER RIDGE RD
NORTH RIDGEVILLE, OH 44039

Issue Record:

10/05/22	SD SET

Revisions:

Drawn:	Checked:
MC, TC	TC

Project No.

CRL007

Contents:

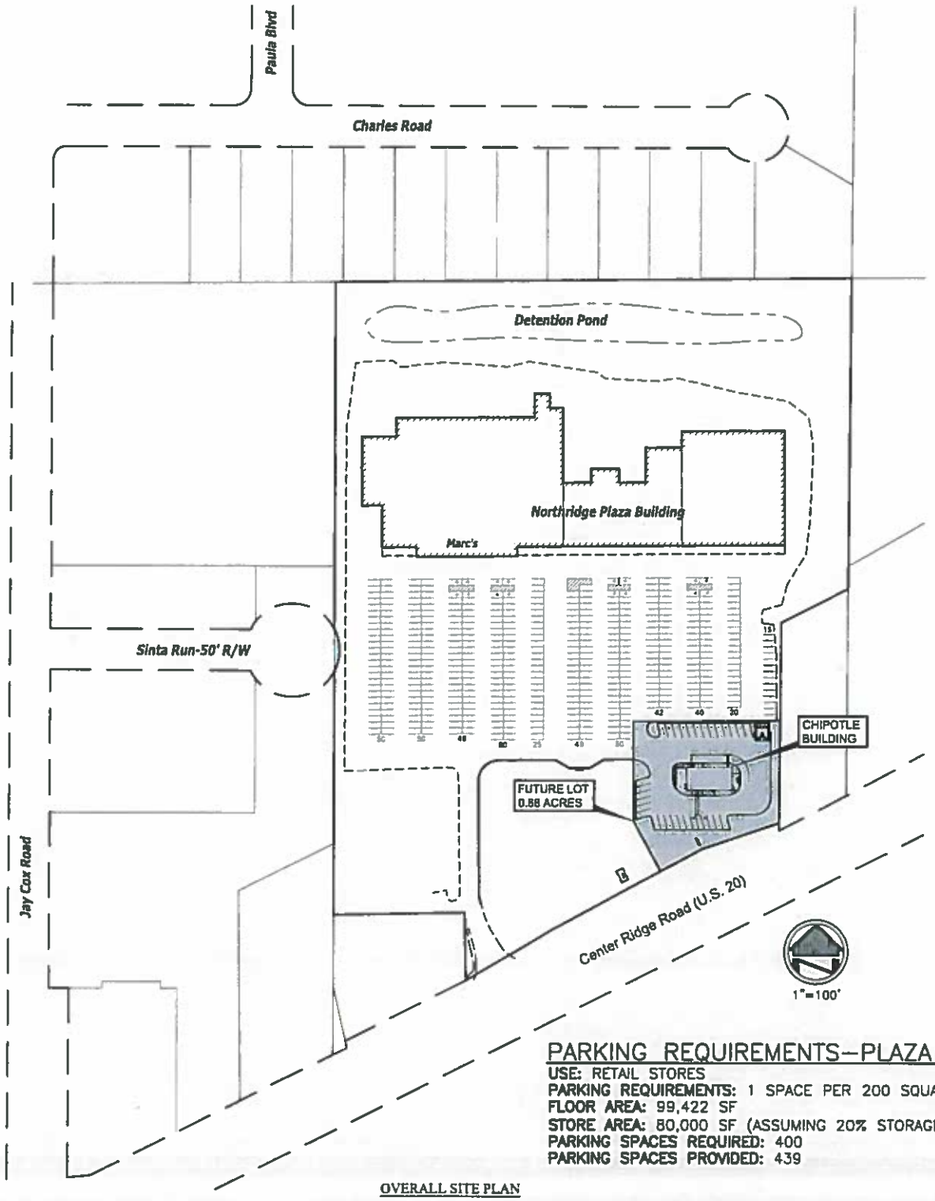
EXTERIOR PERSPECTIVES

A901

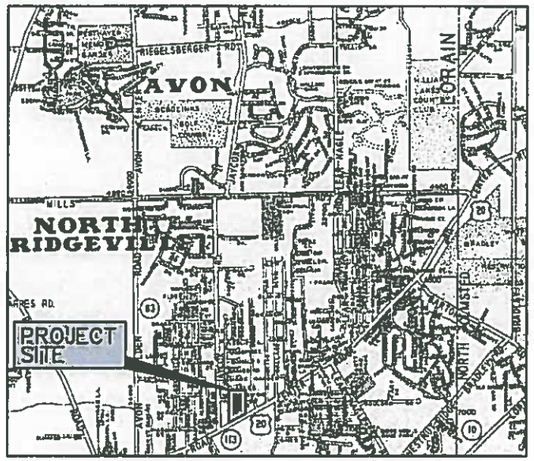
PRELIMINARY SITE IMPROVEMENT PLANS
CHIPOTLE RESTAURANT
NORTHRIDGE PLAZA
34800 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO

UPDATED

APPROVED
NOV 08 2022



OVERALL SITE PLAN



INDEX OF SHEETS

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PARKING REQUIREMENTS–PLAZA TO REMAIN

USE: RETAIL STORES
PARKING REQUIREMENTS: 1 SPACE PER 200 SQUARE FEET OF STORE AREA.
FLOOR AREA: 99,422 SF
STORE AREA: 80,000 SF (ASSUMING 20% STORAGE/LOADING)
PARKING SPACES REQUIRED: 400
PARKING SPACES PROVIDED: 439

CERTIFICATION

STATE OF OHIO
C. BRENT ARTMAN
65963
PROFESSIONAL ENGINEER

11/1/22

C. BRENT ARTMAN P.E.
REG. NO. 65963

DATE

OWNER:

NORTH RIDGE PLAZA PARTNERSHIP
3912 PROSPECT AVE
CLEVELAND, OHIO 44115

DEVELOPER:

CARDINAL REALTY, LLC
1305 BOARDMAN CANFIELD RD., SUITE 8
YOUNGSTOWN, OHIO 44512
(330)629-9300

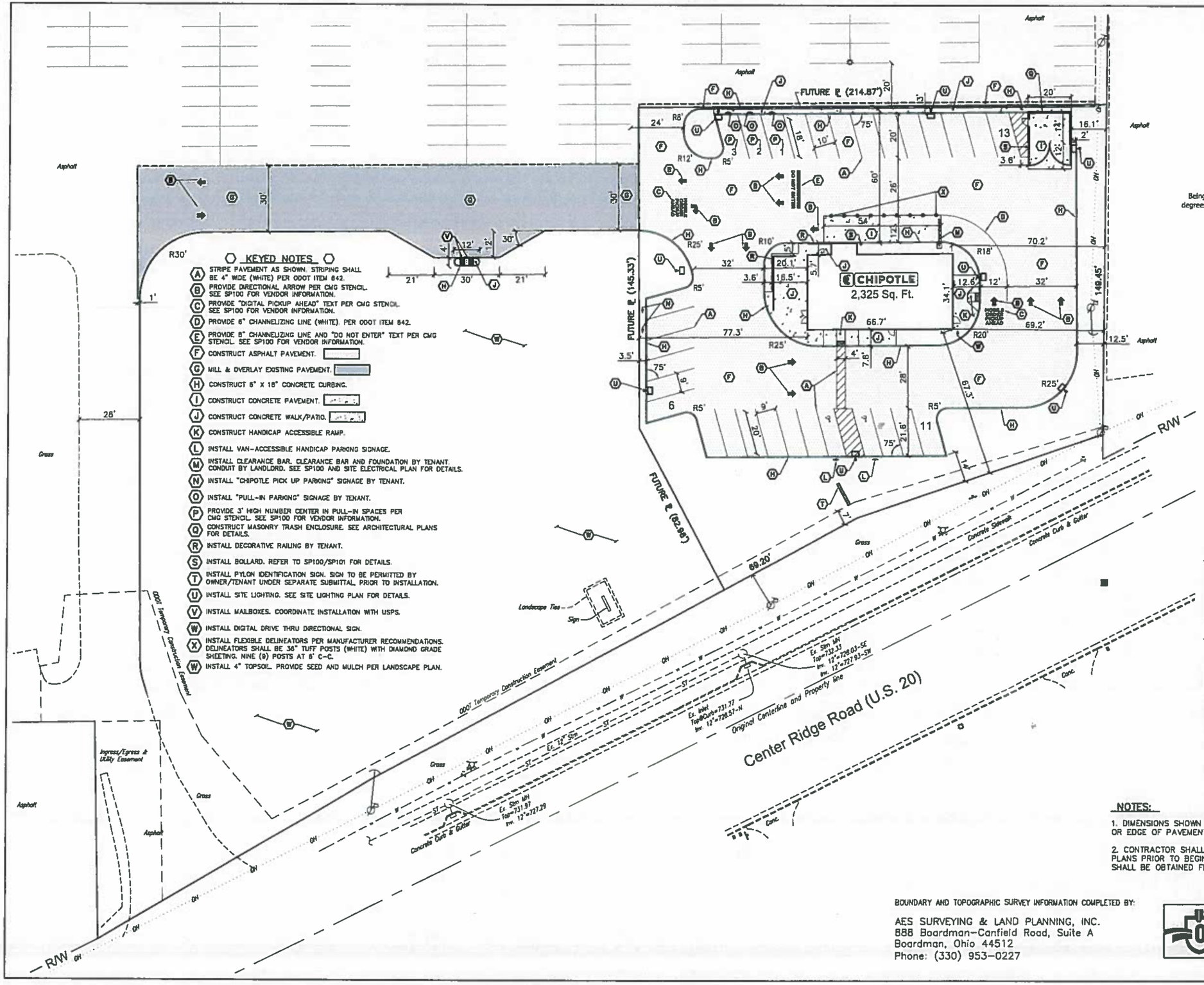
Artman Engineering
CIVIL ENGINEERING - LAND PLANNING - SITE DEVELOPMENT
13710 CLEVELAND AVENUE NW UNIONTOWN, OHIO 44685
PHONE: (330) 699-9435 FAX: (330) 699-4005

DATE	INITIAL	REVISION DESCRIPTION
11/1/22	CBA	PER CITY REVIEW

DATE
10/13/22

SHEET
T

APPROVED
NOV 08 2022



KEYED NOTES

- (A) STRIPE PAVEMENT AS SHOWN. STRIPING SHALL BE 4" WIDE (WHITE) PER ODOT ITEM 642.
- (B) PROVIDE DIRECTIONAL ARROW PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (C) PROVIDE "DIGITAL PICKUP AHEAD" TEXT PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (D) PROVIDE 6" CHANNELIZING LINE (WHITE). PER ODOT ITEM 642.
- (E) PROVIDE 8" CHANNELIZING LINE AND "DO NOT ENTER" TEXT PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (F) CONSTRUCT ASPHALT PAVEMENT.
- (G) MILL & OVERLAY EXISTING PAVEMENT.
- (H) CONSTRUCT 6" X 18" CONCRETE CURBING.
- (I) CONSTRUCT CONCRETE PAVEMENT.
- (J) CONSTRUCT CONCRETE WALK/PATIO.
- (K) CONSTRUCT HANDICAP ACCESSIBLE RAMP.
- (L) INSTALL VAN-ACCESSIBLE HANDICAP PARKING SIGNAGE.
- (M) INSTALL CLEARANCE BAR, CLEARANCE BAR AND FOUNDATION BY TENANT. CONDUIT BY LANDLORD. SEE SP100 AND SITE ELECTRICAL PLAN FOR DETAILS.
- (N) INSTALL "CHIPOTLE PICK UP PARKING" SIGNAGE BY TENANT.
- (O) INSTALL "PULL-IN PARKING" SIGNAGE BY TENANT.
- (P) PROVIDE 3" HIGH NUMBER CENTER IN PULL-IN SPACES PER CMG STENCIL. SEE SP100 FOR VENDOR INFORMATION.
- (Q) CONSTRUCT MASONRY TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (R) INSTALL DECORATIVE RAILING BY TENANT.
- (S) INSTALL BOLLARD. REFER TO SP100/SP101 FOR DETAILS.
- (T) INSTALL PYLON IDENTIFICATION SIGN. SIGN TO BE PERMITTED BY OWNER/TENANT UNDER SEPARATE SUBMITTAL, PRIOR TO INSTALLATION.
- (U) INSTALL SITE LIGHTING. SEE SITE LIGHTING PLAN FOR DETAILS.
- (V) INSTALL MAILBOXES. COORDINATE INSTALLATION WITH USPS.
- (W) INSTALL DIGITAL DRIVE THRU DIRECTIONAL SIGN.
- (X) INSTALL FLEXIBLE DELINEATORS PER MANUFACTURER RECOMMENDATIONS. DELINEATORS SHALL BE 36" TUFF POSTS (WHITE) WITH DIAMOND GRADE SHEETING. NINE (9) POSTS AT 8' C-C.
- (W) INSTALL 4" TOPSOIL. PROVIDE SEED AND MULCH PER LANDSCAPE PLAN.

0' 20' 40' 60'
SCALE: 1"=20'

BENCH MARK - BM
NORTH BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF CENTER RIDGE ROAD, NEAR THE SOUTHEAST CORNER OF THE PROPERTY.
ELEVATION = 733.55

Basis of Bearing
Being the original centerline of Center Ridge Rd. (U.S. 20), Held at North 63 degrees 20 minutes 29 seconds East, as Recorded on ODOT plan LOR-20-22.13.

LEGEND

- R/W - RIGHT OF WAY
- ℄ - PROPERTY LINE
- ℄ - CENTER LINE
- ● - IRON PIN FOUND
- - IRON PIN SET ("D. Clise PS 8836")
- - EXISTING UTILITY POLE
- OH - EXISTING OVERHEAD LINE
- - EXISTING GUY ANCHOR
- - EXISTING SIGN
- - EXISTING LIGHT POLE
- - PROPOSED ASPHALT PAVEMENT
- - PROPOSED CONCRETE
- - PROPOSED SIGN
- - PROPOSED SITE LIGHT POLE

PROPERTY INFORMATION

PARCEL NUMBERS: PART OF 0700016101047
AREA: 0.88 ACRES
PRESENT USE: PARKING
PROPOSED USE: RESTAURANT
PARKING SPACES PROVIDED: 30

ZONING INFORMATION

ZONING: CENTRAL BUSINESS (B2)
FRONT YARD SETBACK: 50'
REAR YARD SETBACK: 50'
SIDE YARD SETBACK: NONE
MAXIMUM BUILDING HEIGHT: 65'

PARKING REQUIREMENTS

USE: RESTAURANT
PARKING REQUIREMENTS:
1 SPACE PER 100 SQUARE FEET OF FLOOR AREA, PLUS 1 SPACE FOR EACH 4 EMPLOYEES.
SPACES REQUIRED: 27

NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, FACE OF BUILDING, OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL VERIFY BUILDING FOOTPRINT WITH ARCHITECTURAL PLANS PRIOR TO BEGINNING CONSTRUCTION. ALL BUILDING DIMENSIONS SHALL BE OBTAINED FROM THE ARCHITECTURAL PLANS.

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION COMPLETED BY:

AES SURVEYING & LAND PLANNING, INC.
888 Boardman-Canfield Road, Suite A
Boardman, Ohio 44512
Phone: (330) 953-0227

OHIO811.org Before You Dig

STATE OF OHIO
C. BRENT ARTMAN
E-65983
PROFESSIONAL ENGINEER

DEVELOPER:
CARDINAL REALTY, LLC
1305 BOARDMAN CANFIELD RD. SUITE H
YOUNGSTOWN, OHIO 44512

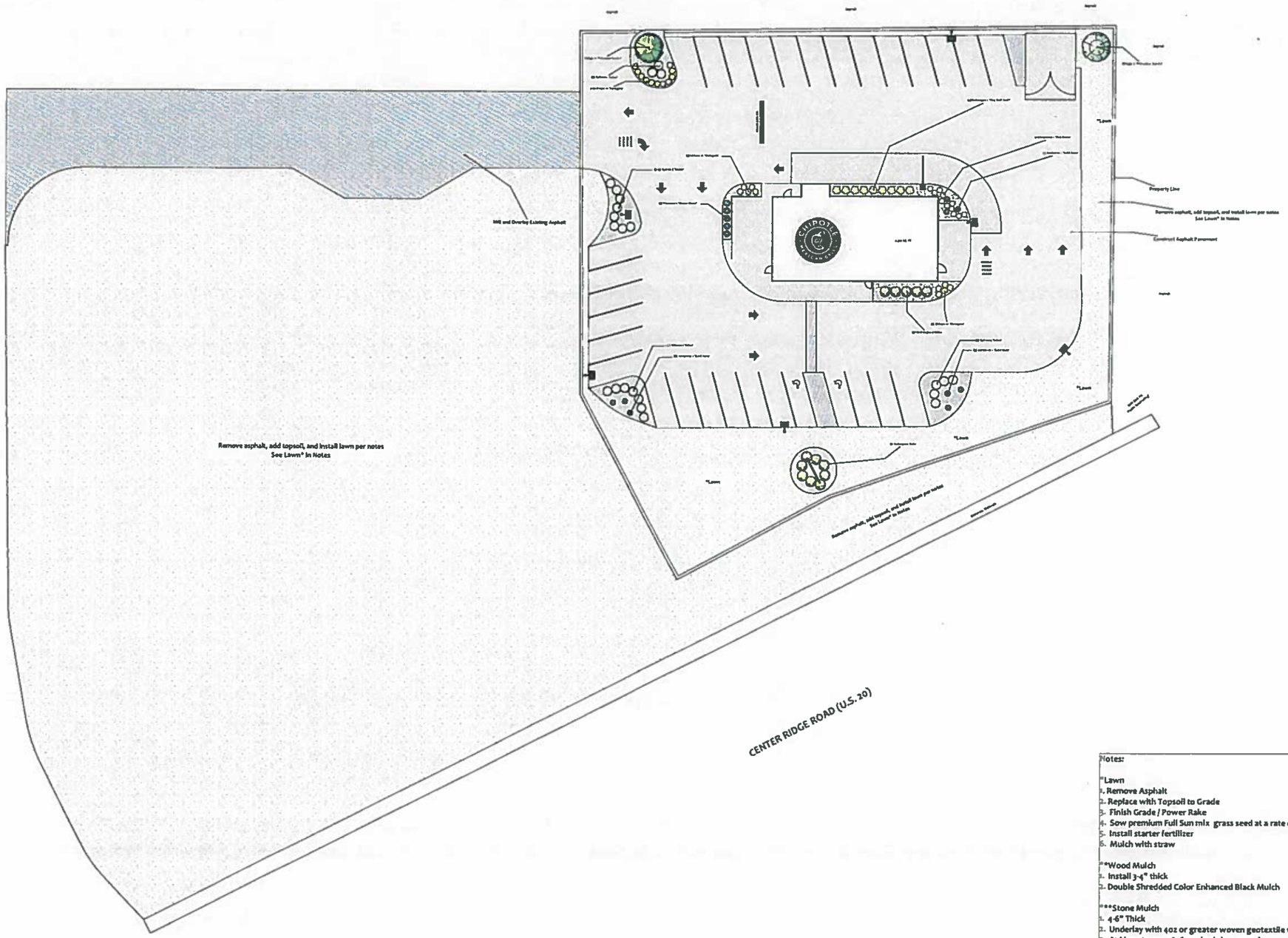
DIMENSIONED SITE PLAN
CHIPOTLE RESTAURANT
34800 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO

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13710 CLEVELAND AVENUE NW UNIONTOWN, OHIO 44685
PHONE: (330) 699-9435 FAX: (330) 699-4005

DATE	INITIAL	REVISION DESCRIPTION

DATED
10/13/22

SHEET
C-1.0



CHIPOTLE MEXICAN GRILL

APPROVED
NOV 08 2022

CHIPOTLE MEXICAN GRILL
North Ridgeville, OH
Center Ridge Road (U.S. 20)

BY:
SABATINE DEVELOPMENT
1305 BOARDMAN CANFIELD ROAD
SUITE B
BOARDMAN, OHIO
44512

10/3/2022

1" = 20'

Lp 1.2

Plant Legend

Symbol	Botanical	Common Name	Qty	Size
	Hydrangea p 'Bobo'	Bobo Hydrangea	13	#3
	Spiraea j 'Galen'	Double Play Artisan Spirea	23	#3
	Juniperus c 'Gold Cone'	Gold Cone Juniper	9	#3
	Panicum v 'Heavy Metal'	Heavy Metal Blue Switchgrass	5	#3
	Imperata c 'Red Baron'	Japanese Blood Grass	11	#1
	Ginkgo b 'Princeton Sentry'	Princeton Sentry Ginkgo	2	1.75" Caliper
	Hydrangea a 'Tiny Tuff Stuff'	Tiny Tuff Stuff Hydrangea	9	#3
	Liriope m 'Variegata'	Variegated Lilyturf	21	#1

N

Notes:

*Lawn
1. Remove Asphalt
2. Replace with Topsoil to Grade
3. Finish Grade / Power Rake
4. Sow premium Full Sun mix grass seed at a rate of 10lb per 1,000 square feet
5. Install starter fertilizer
6. Mulch with straw

**Wood Mulch
1. Install 3-4" thick
2. Double Shredded Color Enhanced Black Mulch

***Stone Mulch
1. 4-6" Thick
2. Underlay with 4oz or greater woven geotextile weed barrier
3. #1 Limestone or #46 washed river gravel

Symbol	Material	Square Feet	Notes
	Lawn	5,300	See Note *
	Wood Mulch	1,491	See Note **
	Stone Mulch	700	See Note ***
	Mill and Overlay Existing Asphalt		
	Construct Asphalt Pavement		

LANDSCAPE PLAN
L-1.0

ABBREVIATIONS

(A)	EXISTING TO BE ABANDONED	INCD	INCANDESCENT
(D)	EXISTING TO BE DEMOLISHED	KVA	KILOVOLT AMPERE
(E)	EXISTING TO REMAIN	KW	KILOWATT
(F)	FUTURE	LTG	LIGHTING OR LIGHT
(R)	EXISTING TO BE RELOCATED	LRA	LOCKED ROTOR AMPS
A	AMPERE	MCA	MAXIMUM CURRENT AMPACITY
AC	ALTERNATING CURRENT OR AIR CONDITIONER	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISHED FLOOR	MCC	MOTOR CONTROL CENTER
AFG	ABOVE FINISHED GRADE	MDP	MAIN DISTRIBUTION PANEL
AIC	AMPS INTERRUPTING CAPACITY	MLO	MAIN LUGS ONLY
ANNC	ANNUNCIATOR	MOCP	MAXIMUM OVERCURRENT PROTECTION
AWG	AMERICAN WIRE GAUGE	MSB	MAIN SWITCHBOARD
BPS	BOLTED PRESSURE SWITCH	MH	METAL HALIDE
C	CONDUIT	MTS	MANUAL TRANSFER SWITCH
CB	CIRCUIT BREAKER	NAC	NOTIFICATION APPLIANCE CIRCUIT
CCTV	CLOSED CIRCUIT TELEVISION	NC	NORMALLY CLOSED
CKT	CIRCUIT	NO	NORMALLY OPEN
CM	CONSTRUCTION MANAGER	NF	NON-FUSED
DC	DIRECT CURRENT	OCC	OCCUPANCY
DP	DISTRIBUTION PANELBOARD	PA	PUBLIC ADDRESS
DTT	DOUBLE TWIN TUBE	PB	PULL BOX OR PUSH BUTTON
EB	ELECTRONIC BALLAST	PVC	POLYVINYL CHLORIDE (PLASTIC PIPE)
EC	ELECTRICAL CONTRACTOR	PWR	POWER
EM	EMERGENCY	RECPT	RECEPTACLE
EMT	ELECTRICAL METAL TUBING	STP	SHIELDED TWISTED PAIR
EWC	ELECTRIC WATER COOLER	TC	TIME CLOCK
FA	FIRE ALARM	TF	TRIPLE FUSE
FLA	FULL LOAD AMPS	TYP	TYPICAL
G	GROUND	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL TRADES CONTRACTOR	UTP	UNSHIELDED, TWISTED PAIR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	V	VOLT
GEN	GENERATOR	W	WATT
HOA	HAND-OFF-AUTOMATIC	WAP	WIRELESS ACCESS POINT
HP	HORSEPOWER	WH	WATTHOUR
HPC	HIGH PRESSURE CONTACT SWITCH	WP	WEATHERPROOF, NEMA 3R UNO
HZ	HERTZ	XFMR	TRANSFORMER
IG	ISOLATED GROUND	Z	IMPEDANCE
IMC	INTERMEDIATE METAL CONDUIT	Ø	PHASE

LIGHTING LEGEND

TAG	DESCRIPTION
	WALL SCONCE
	EXIT/EMERGENCY LIGHT W/ BATTERY PACK AND DUAL HEADS
	EXIT/EMERGENCY LIGHT WITH BATTERY PACK
	EXIT LIGHT (SURFACE MOUNTED)
	EXIT LIGHT (CEILING MOUNTED)
	REMOTE EMERGENCY HEADS
	EMERGENCY BATTERY PACK AND DUAL HEADS

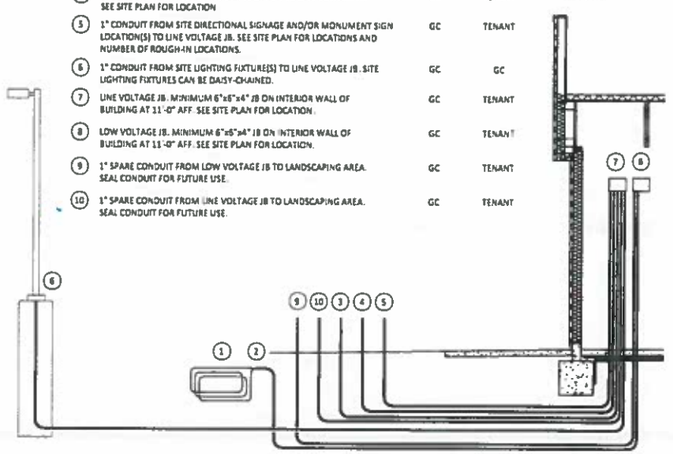
ELECTRICAL LEGEND

DETAIL	DESCRIPTION
	DUPLEX RECEPTACLE - WITH WEATHERPROOF COVER & GFCI
	BRANCH CIRCUIT HOMERUN WITH CIRCUIT NUMBER
	JUNCTION BOX
	DISCONNECT - NON FUSED
	UTILITY METER
	ELECTRICAL PANEL

TAG	DESCRIPTION	RESPONSIBILITY: DEVICE OR CONDUIT	RESPONSIBILITY: CONNECTION OR CONDUCTORS
1	VEHICLE DETECTOR LOOP - 6'x4' WITH 4 TURNS (EMX PR-46-XX). VERIFY LENGTH OF LEAD-IN WIRE PRIOR TO ORDERING TO ALLOW WIRE TO REACH VEHICLE DETECTOR WITHOUT SPLICING. SEE SITE PLAN FOR LOCATIONS.	TENANT	TENANT
2	1" CONDUIT FROM VEHICLE DETECTOR LOOP LOCATION TO LOW VOLTAGE JB	GC	TENANT
3	1" CONDUIT FROM MARKETING BOARD LOCATION TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATION	GC	TENANT
4	1" CONDUIT FROM CLEARANCE BAR LOCATION TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATION	GC	TENANT
5	1" CONDUIT FROM SITE DIRECTIONAL SIGNAGE AND/OR MONUMENT SIGN LOCATION(S) TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATIONS AND NUMBER OF ROUGH-IN LOCATIONS.	GC	TENANT
6	1" CONDUIT FROM SITE LIGHTING FIXTURE(S) TO LINE VOLTAGE JB. SITE LIGHTING FIXTURES CAN BE DAISY-CHAINED.	GC	GC
7	LINE VOLTAGE JB. MINIMUM 6"x6"x4" JB ON INTERIOR WALL OF BUILDING AT 11'-0" AFF. SEE SITE PLAN FOR LOCATION.	GC	TENANT
8	LOW VOLTAGE JB. MINIMUM 6"x6"x4" JB ON INTERIOR WALL OF BUILDING AT 11'-0" AFF. SEE SITE PLAN FOR LOCATION.	GC	TENANT
9	1" SPARE CONDUIT FROM LOW VOLTAGE JB TO LANDSCAPING AREA. SEAL CONDUIT FOR FUTURE USE.	GC	TENANT
10	1" SPARE CONDUIT FROM LINE VOLTAGE JB TO LANDSCAPING AREA. SEAL CONDUIT FOR FUTURE USE.	GC	TENANT

GENERAL NOTES

A. WORK AND MATERIALS SHALL BE COMPLIANT WITH THE NEC AND REQUIREMENTS OF THE AHJ.
B. CONDUCTORS AND CONNECTIONS BELOW GRADE, EVEN WHERE WITHIN CONDUITS OR ENCLOSURES, SHALL BE SUITABLE FOR WET LOCATIONS.
C. PROVIDE PULL STRING IN EMPTY CONDUITS.
D. SEAL ENDS OF CONDUITS STUBBED UP ABOVE GRADE TO PROTECT FROM THE ELEMENTS.



2 SITE CONDUIT DETAIL

GENERAL NOTES:

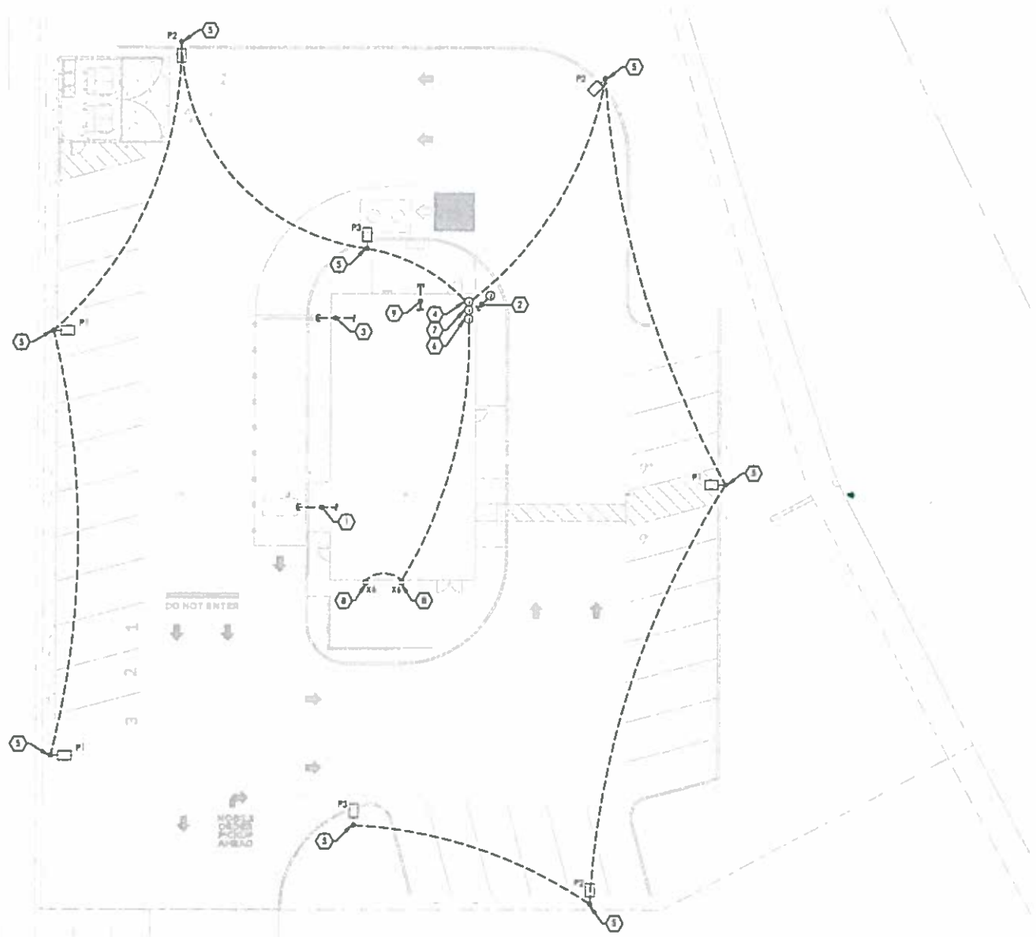
A. ALL WORK TO COMPLY TO ALL STATE, LOCAL, NEC, & NFPA CODES.
B. ELECTRICAL CONTRACTOR TO VISIT THE SITE PRIOR TO SUBMITTING A BID & INCLUDE IN THEIR BID ANY ITEMS NECESSARY FOR A COMPLETE & OPERATIONAL SYSTEM.
C. DRAWINGS ARE SCHEMATIC IN NATURE. ELECTRICAL CONTRACTOR IS TO ADD ANY ITEMS THAT ARE REQUIRED FOR A COMPLETE & OPERATIONAL SYSTEM IN THEIR PROPOSAL.
D. ELECTRICAL CONTRACTOR IS TO COORDINATE THEIR INSTALLATION WITH THE OTHER TRADES IF A CONFLICT OCCURS AND IT IS DUE TO THE ELECTRICAL CONTRACTOR'S LACK OF COORDINATION, ALL WORK INVOLVED IN RESOLVING THE CONFLICT WILL BE AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
E. ELECTRICAL CONTRACTOR TO PAY ALL FEES AND PERMITS.
F. SEE ARCHITECTURAL DRAWINGS FOR PATIO CONDUIT DETAIL. COORDINATE PRIOR TO ROUGHIN.
G. ANY MC CABLE MUST BE RUN IN WALL. ALL CONDUIT OUTSIDE OF WALL TO BE EMT.
H. CANOPY LIGHTING CONDUIT SHALL BE RUN IN MC CABLE.
I. NO LIGHTING SUBSTITUTIONS.

CONDUITS AND WIRING NOTES:

ALL WIRING RUN THROUGH TENANT'S EXPOSED CEILING SHALL BE IN EMT OR IMC AND RUN TIGHT TO THE DECK OR EITHER PARALLEL OR PERPENDICULAR TO MAIN ENTRY STOREFRONT. THERE SHALL BE NO DIAGONAL RUNS AND ALL CONDUITS SHALL BE IN STRAIGHT LINES.

CODED NOTES:

1. VEHICLE LOOP. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION. REFER TO CIVIL AND ARCHITECTURAL PLANS FOR CONTINUATION.
2. ANNOUNCE SIGN. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
3. CLEARANCE BAR. REFER TO SITE DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
4. PROVIDE (2) #10, #10 G IN 1" CONDUIT FROM SITE LIGHTING TO JB AS SHOWN FOR FUTURE CONNECTION WITHIN BUILDING BY TENANT. REFER TO DETAIL 2 THIS SHEET F OR FURTHER INFORMATION.
5. PROVIDE PARKING AREA LIGHT PER SCHEDULE. REFER TO POLE BASE DETAIL ON SHEET E400 FOR FURTHER INFORMATION. PROVIDE CONDUIT TO LINE VOLTAGE JB. COORDINATE FINAL LOCATIONS WITH CIVIL SITE PLAN AND POINT-BY-POINT PLAN PRIOR TO CONSTRUCTION.
6. PATIO LIGHTING LINE VOLTAGE JUNCTION BOX FOR FUTURE CONNECTION WITHIN BUILDING BY TENANT.
7. VEHICLE DETECTOR JB. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
8. PROVIDE WALL MOUNTED PATIO LIGHT PER SCHEDULE. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHT.
9. PROVIDE (2) SPARE 1" EMPTY CONDUIT WITH PULLSTRING THROUGH FOUNDATION WALL OUT REAR OF BUILDING, CAPPED AND TERMINATED ABOVE CEILING. RUN TIGHT TO STRUCTURE. COORDINATE EXACT LOCATION FOR STUB UP WITH TENANT.
10. MONUMENT SIGN. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.



1 SITE PLAN - ELECTRICAL SHELL

APPROVED
NOV 08 2022

annex
ENGINEERING GROUP
500 metroplex blvd ste b
columbus ohio 43215
tel 614 481 2292
fax 614 481 8777

REFERENCE DOCUMENTS ONLY

FOR CONSTRUCTION

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CARDINAL REALTY LLC

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6620 TWIN OAKS
CANFIELD, OH 44406

CMG NORTH RIDGEVILLE SHELL, OH
34760 CENTER RIDGE RD
NORTH RIDGEVILLE, OH 44039

Issue Record	
11.03.2022	SCHEMATIC DESIGN SET
1 Revisions	

Drawn: SS
Checked: RS

Project No.: CRL007

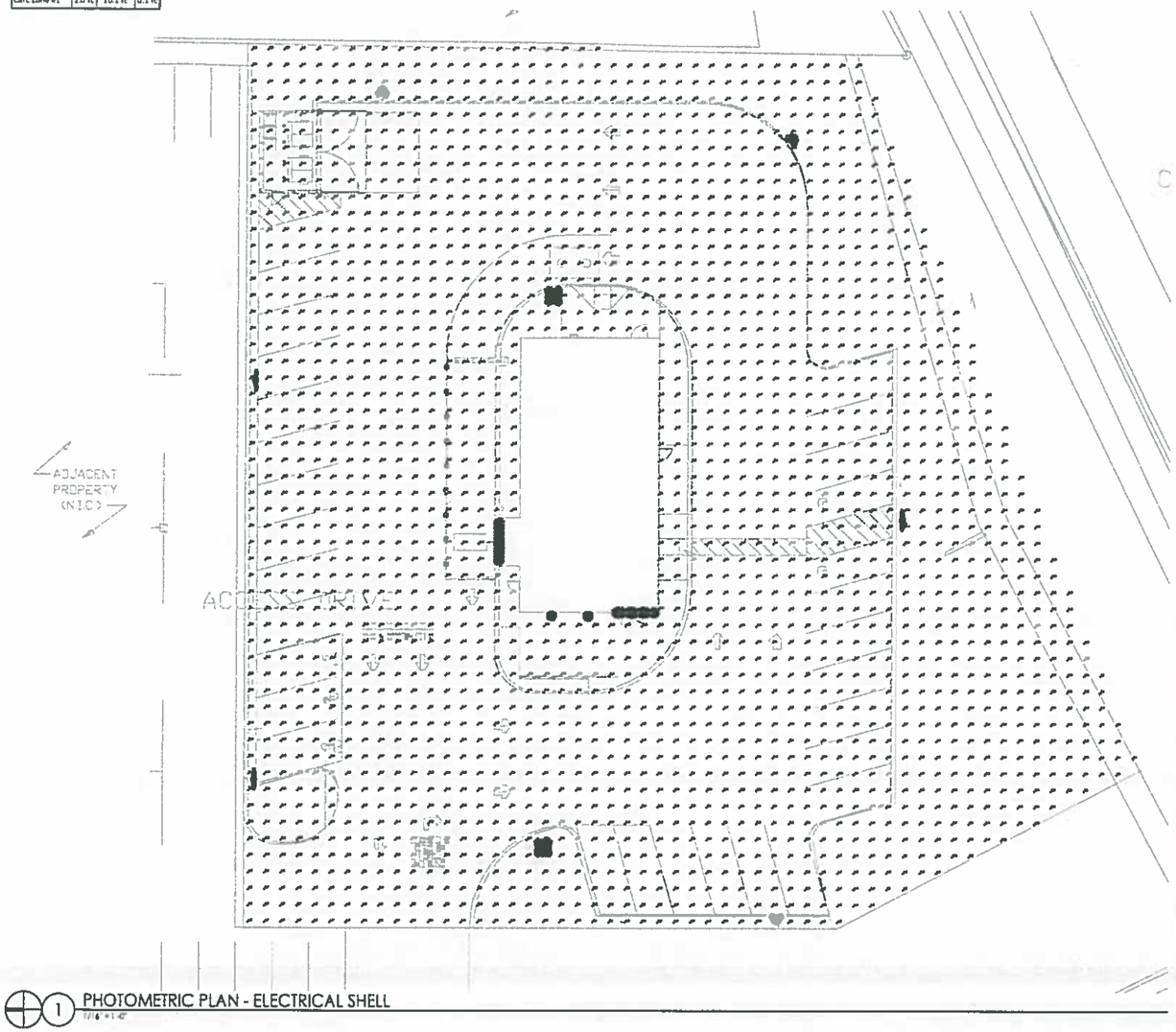
Contents:

SITE PLAN
ELECTRICAL SHELL

E100

APPROVED
NOV 08 2022

Description	Avg	Max	Min
Calc Zone #1	2.0 fc	10.1 fc	0.1 fc



1 PHOTOMETRIC PLAN - ELECTRICAL SHELL
1/16" = 1'-0"

annex
ENGINEERING GROUP
539 w nationwide blvd ste b
columbus, ohio 43215
tel 614.481.2292
fax 614.487.8777

REFERENCE
DOCUMENTS ONLY

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CANFIELD, OH 44406

CMG NORTH RIDGEVILLE SHELL, OH
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11.01.2022	SCHEMATIC DESIGN SET

Drawn	Checked
SS	RS

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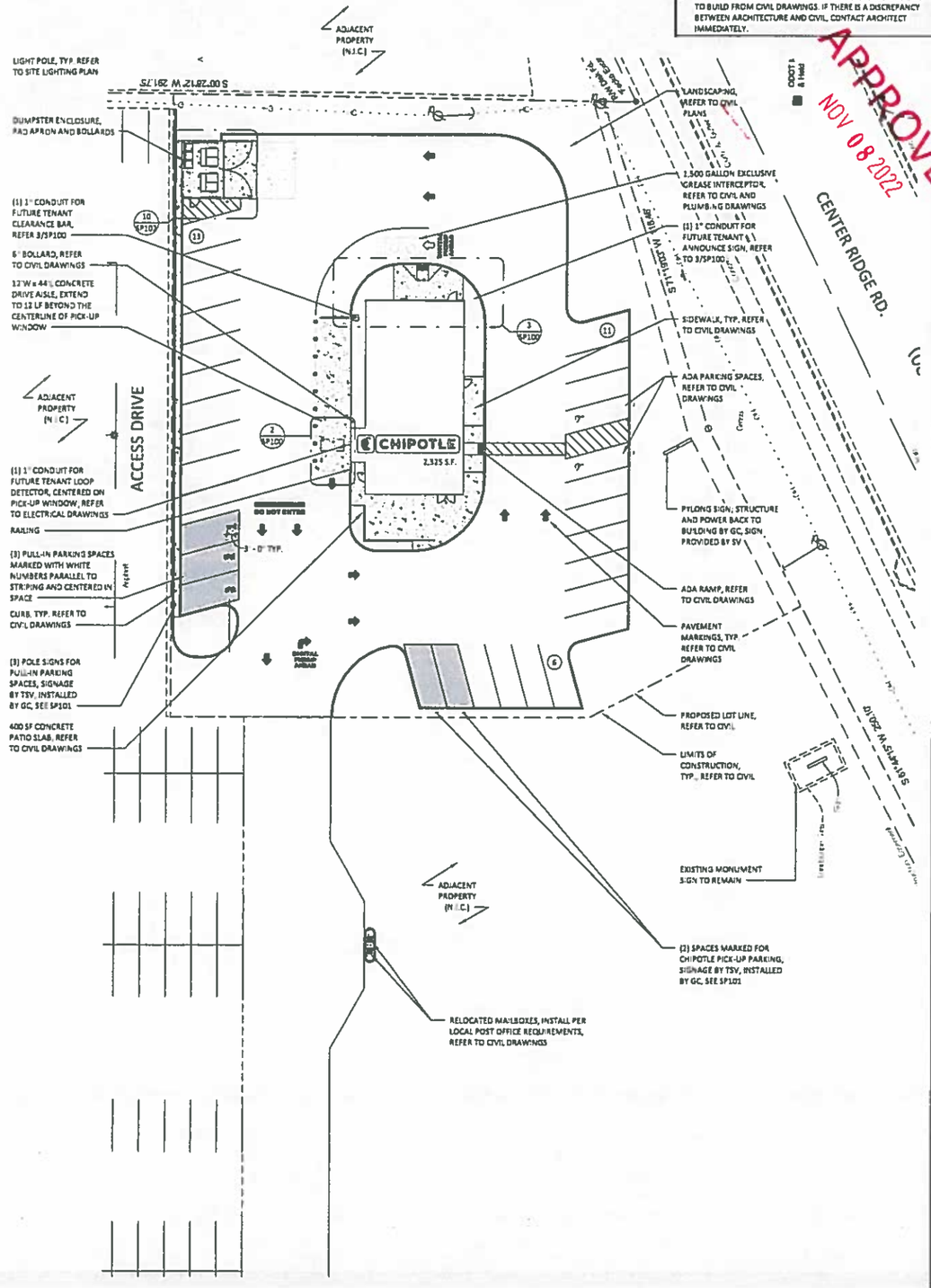
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PHOTOMETRIC PLAN
ELECTRICAL SHELL

E110

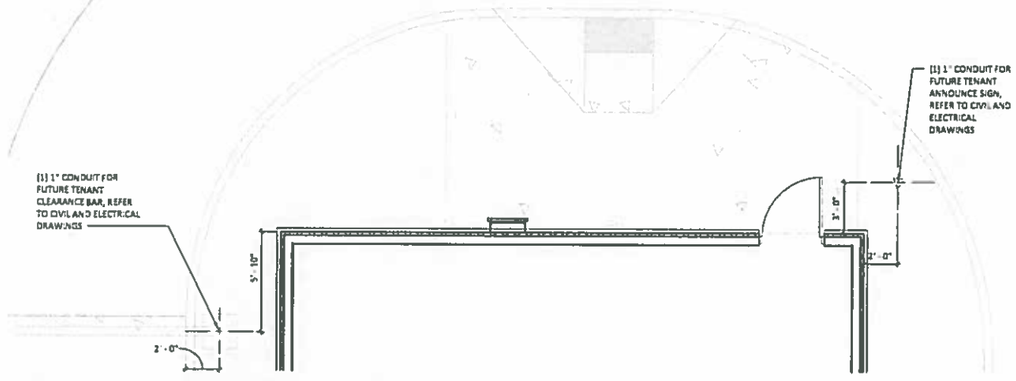
GENERAL NOTES

1. STENCILS FOR PARKING MARKINGS AVAILABLE FROM PAVEMENT STENCIL COMPANY, PHONE: (800) 250-5547, EMAIL: STENCILS@PAVEMENTSTENCIL.COM
2. NOTE: ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. GC TO BUILD FROM CIVIL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURE AND CIVIL, CONTACT ARCHITECT IMMEDIATELY.

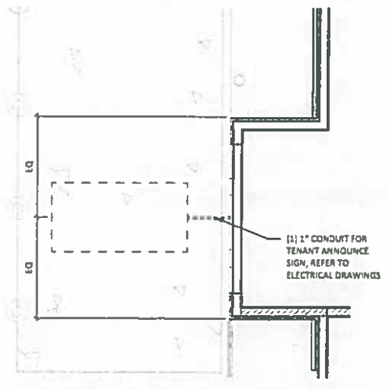
APPROVED
NOV 08 2022



ARCHITECTURAL SITE PLAN
3/SP100 1/4" = 1'-0"



ARCHITECTURAL SITE PLAN DIMENSIONED
2/SP100 1/4" = 1'-0"



ARCHITECTURAL SITE PLAN DIMENSIONED
1/SP100 1/4" = 1'-0"

ARCHITECTURAL SITE PLAN
1/SP100

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architecture + planning
589 w. nationwide blvd,
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columbus, ohio 43215
tel: 614.487.8770
fax: 614.487.8777

STATE OF OHIO · DAVID A. EFAW 8909129 · REGISTERED ARCHITECT

David A. Efaw License #9129
Expiration Date 12/31/23

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CARDINAL REALTY LLC

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CANFIELD, OH 44406

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34760 CENTER RIDGE RD
NORTH RIDGEVILLE, OH 44039

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Drawn: MC, TC
Checked: TC

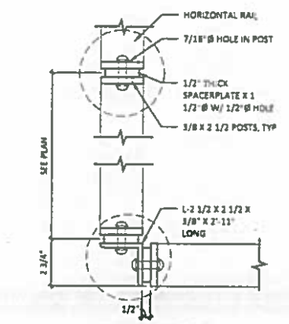
Project No.: CR1007

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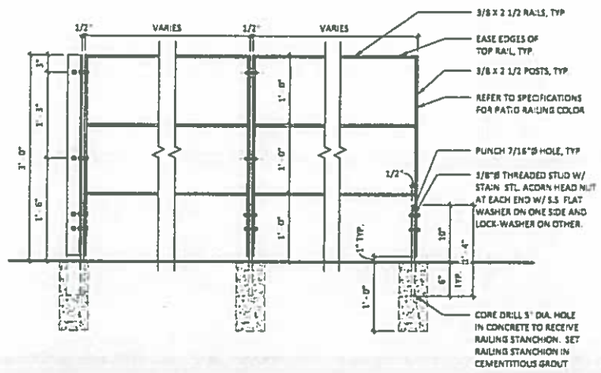
ARCHITECTURAL SITE PLAN

SP100

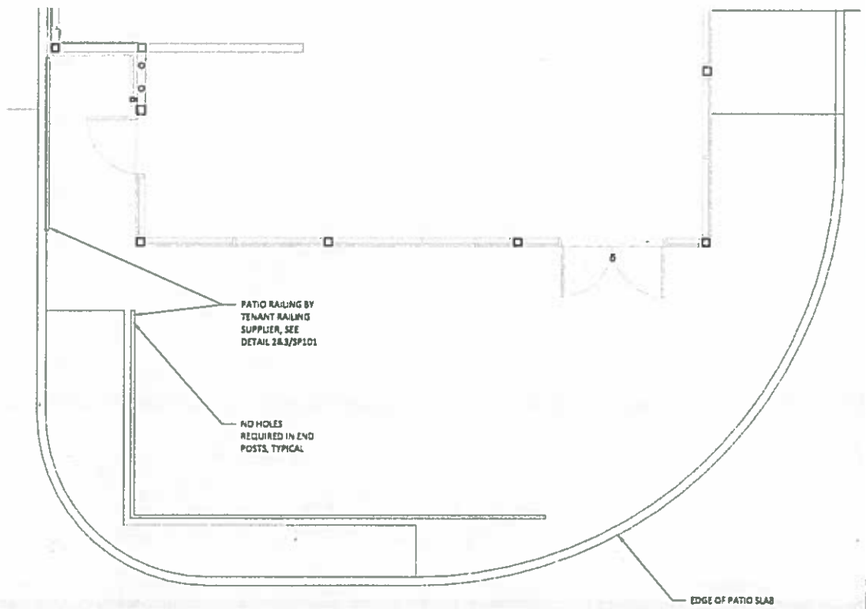
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1 RAILING PLAN DETAIL



2 RAILING MOUNTING DETAIL
1" = 1'-0"



1 PATIO PLAN
1/4" = 1'-0"

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Issue Record	
10/31/22	UPDATED SD SET

Drawn: AUTHOR
Checked: CHECKER

Project No.: CRL007

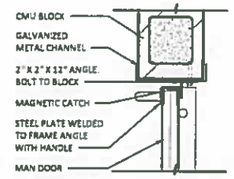
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ARCHITECTURAL SITE DETAILS

SP101

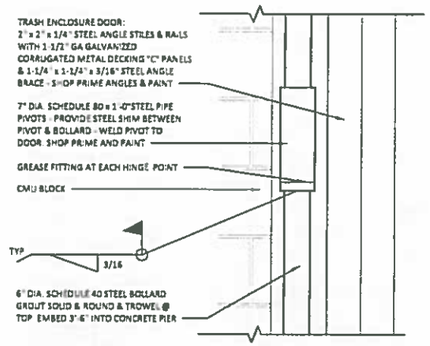
DUMPSTER ENCLOSURE FINISH SCHEDULE

MATERIAL	COLOR/FINISH
CMU - PRIMER	REFER TO PAINT SPECIFICATIONS, COLOR 'WHITE'
CMU	PAINTED 'KNIGHTS ARMOR' PPG 1001-6 REFER TO PAINT SPECIFICATIONS
METAL COPING	PREFINISHED TO MATCH CMU
CORRUGATED METAL & DOOR FRAMES	PAINTED 'KNIGHTS ARMOR' PPG 1001-6

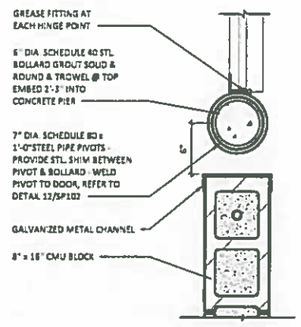
APPROVED
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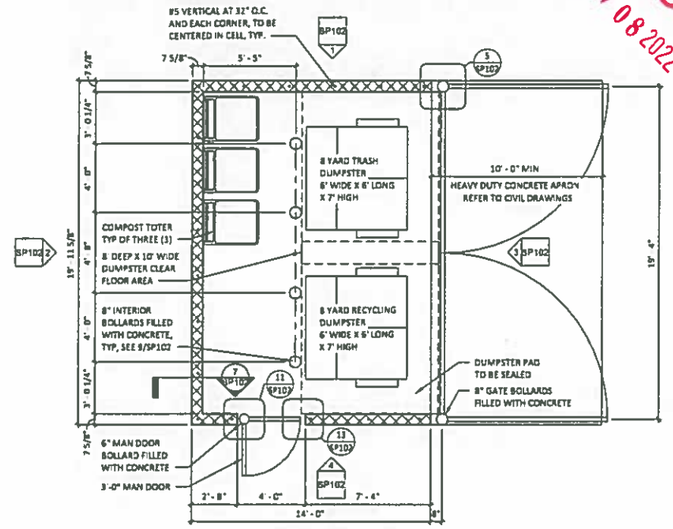
13/SP102 MAN DOOR LATCH DETAIL
1 1/2" = 1'-0"



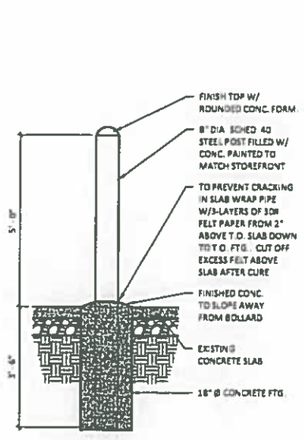
12/SP102 MAN DOOR PIVOT
1 1/2" = 1'-0"



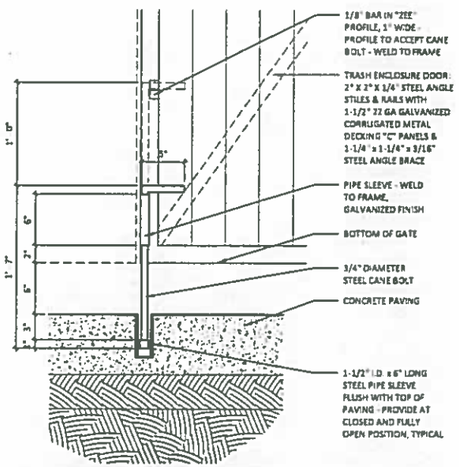
11/SP102 MAN DOOR PIVOT DETAIL
1 1/2" = 1'-0"



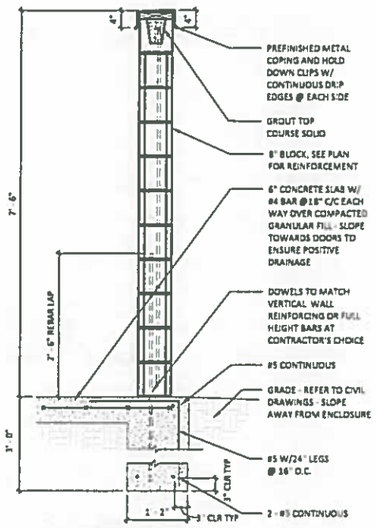
10/SP102 DUMPSTER PLAN
1/4" = 1'-0"



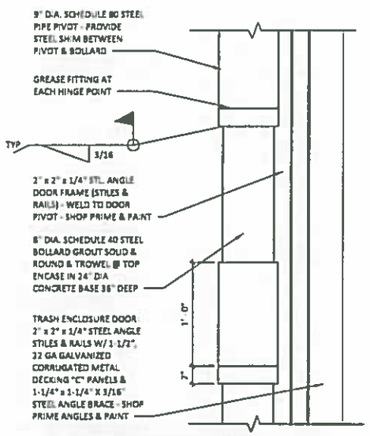
8/SP102 TYP. BOLLARD DETAIL
1/2" = 1'-0"



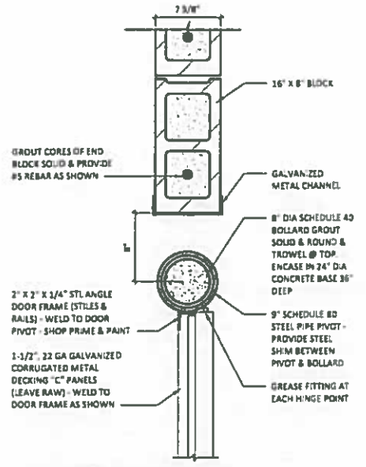
8/SP102 TYPICAL CANE BOLT DETAIL
1 1/2" = 1'-0"



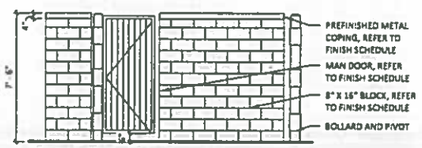
7/SP102 DUMPSTER DETAIL
3/4" = 1'-0"



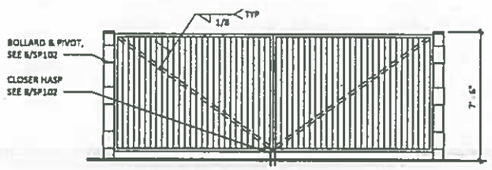
6/SP102 DUMPSTER DOOR PIVOT
1 1/2" = 1'-0"



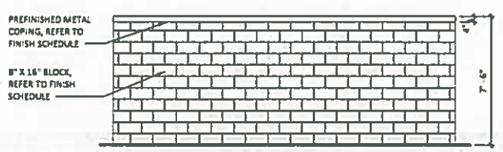
5/SP102 DUMPSTER WALL DETAIL
1 1/2" = 1'-0"



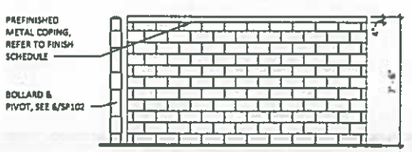
4/SP102 DUMPSTER ELEVATION



3/SP102 DUMPSTER ELEVATION



2/SP102 DUMPSTER ELEVATION



1/SP102 DUMPSTER ELEVATION

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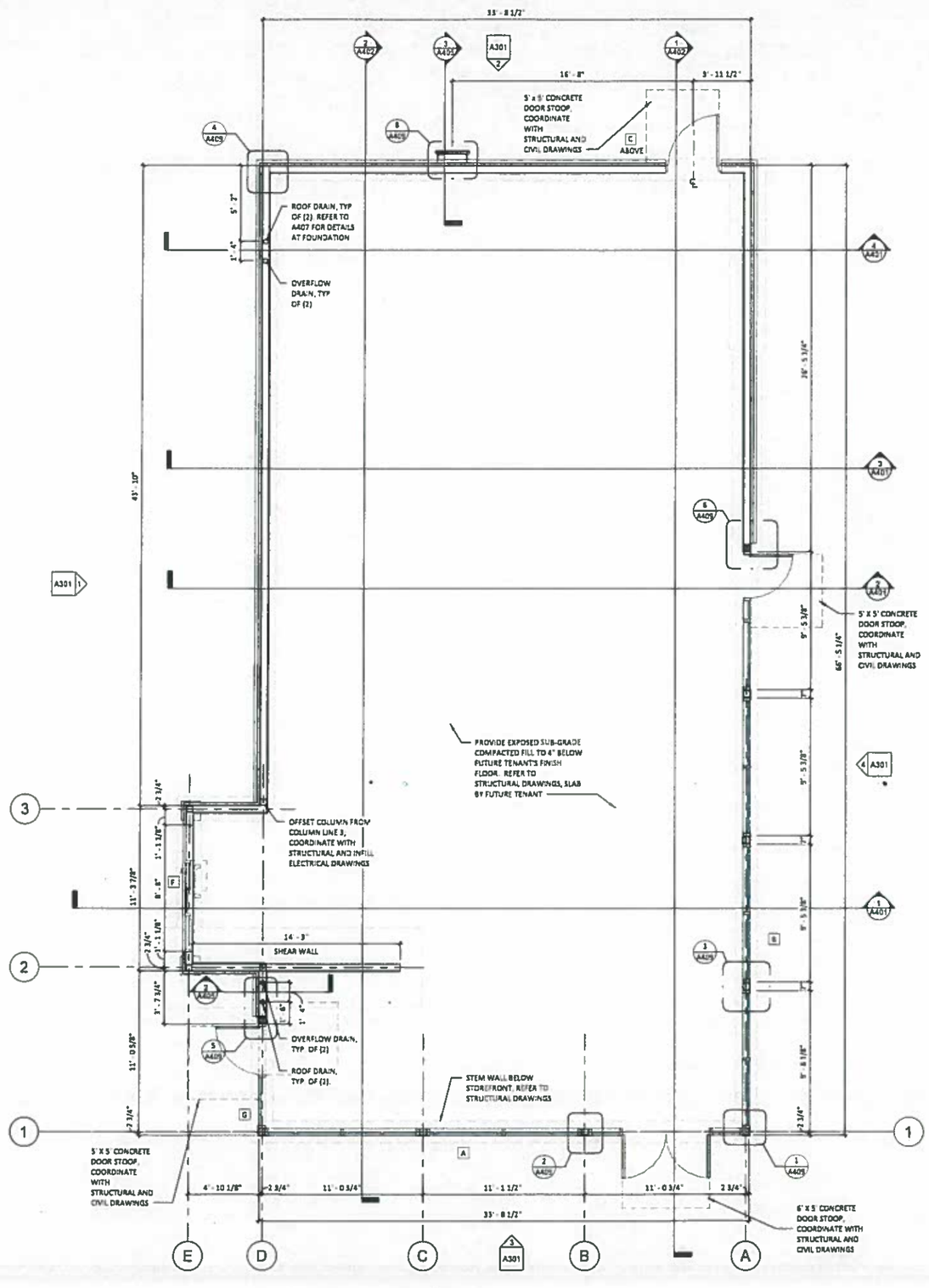
Issue Record	
10/31/22	UPDATED SD SET
Revisions	

Drawn: AUTHOR
Checked: CHECKER

Project No. CRL007

Contents: DUMPSTER PLAN & DETAILS

SP102



ARCHITECTURAL SHELL PLAN

CONSTRUCTION NOTES

1. REFER TO A601 FOR DOOR INFORMATION & A602 FOR STOREFRONT DIMENSIONS
2. ALL DIMENSIONS ARE TO FACE OF FRAMING (STUD WALL) OR CENTERLINE OF STRUCTURE UNLESS NOTES OTHERWISE.
3. SEE STRUCTURAL SHEETS FOR ALL STUD FRAMING CONFIGURATIONS, SIZES, SPACING AND GAUGES
4. ALL EXTERIOR WOOD BLOCKING TO BE MOISTURE RESISTANT PRESERVATIVE TREATED (P.T.)
5. TAPE SEALANT AT ALL ANCHOR LOCATIONS
6. ALL FLASHING AND SEAMS BETWEEN SHEATHING IN COMPOSITE WOOD STUD WALL CONSTRUCTION CONDITIONS TO BE TAPED AND SEALED WITH TAPE SEALANT.
7. LAP ALL WEATHER RESISTANT BARRIERS AND THRU-WALL FLASHING IN A WATER SHEDDING FASHION. TAPE ALL EXPOSED EDGES
8. EXTEND ALL THRU-WALL FLASHING TO 1/4 INCH PAST THE EXTERIOR FACE OF WALL.
9. PROVIDE CONTINUOUS ANCHORAGE FOR ALL THRU-WALL FLASHING.
10. EXTEND FLASHING VERTICALLY A MINIMUM OF 8 INCHES ABOVE THE BASE OF THE FLASHING
11. APPLY SEALANT TO ALL SHEATHING JOINTS AND FASTENER PENETRATIONS
12. PROVIDE FULLY ADHERED FLASHING AT ALL WINDOW AND DOOR OPENING HEADS, SILLS AND JAMBS.

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Project No.: CRL007

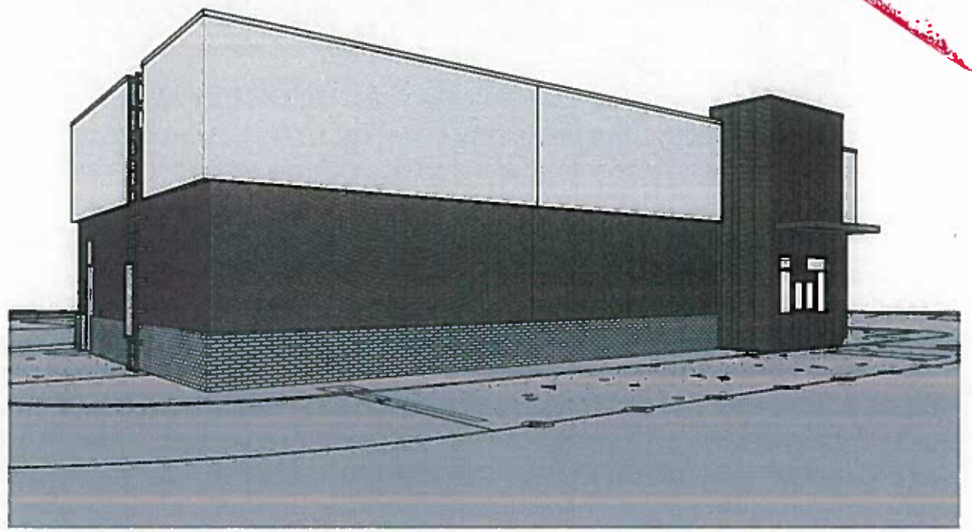
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ARCHITECTURAL SHELL PLAN

A100

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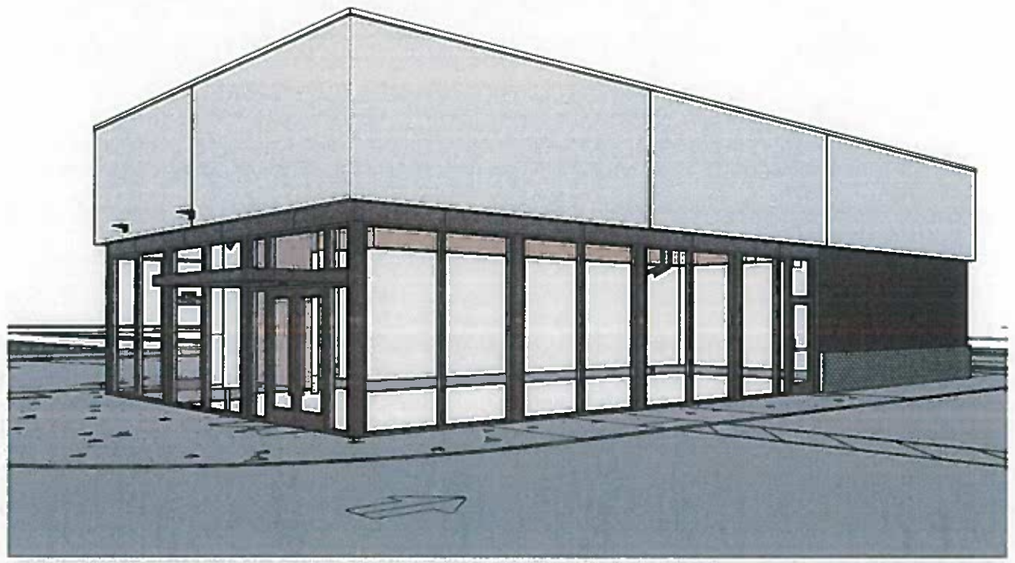
4 A901 EXTERIOR PERSPECTIVE



1 A901 EXTERIOR PERSPECTIVE



2 A901 EXTERIOR PERSPECTIVE



3 A901 EXTERIOR PERSPECTIVE

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Issue Record	
10/31/22	UPDATED SD SET
Revisions	

Drawn MC, TC
Checked TC

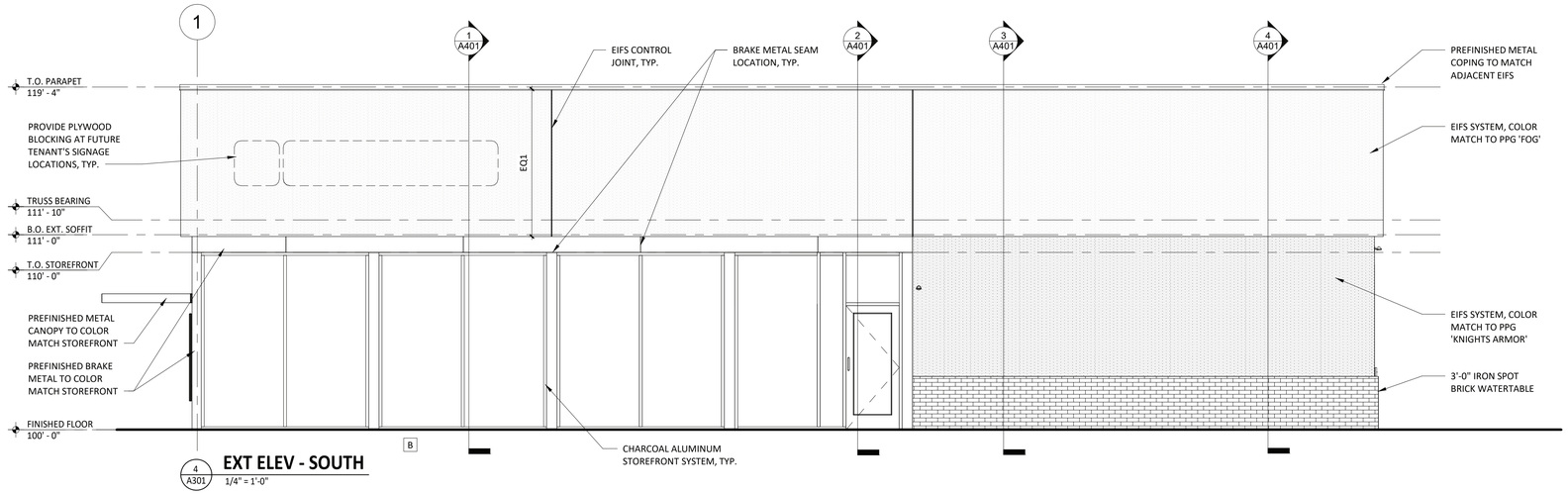
Project No. CRL007

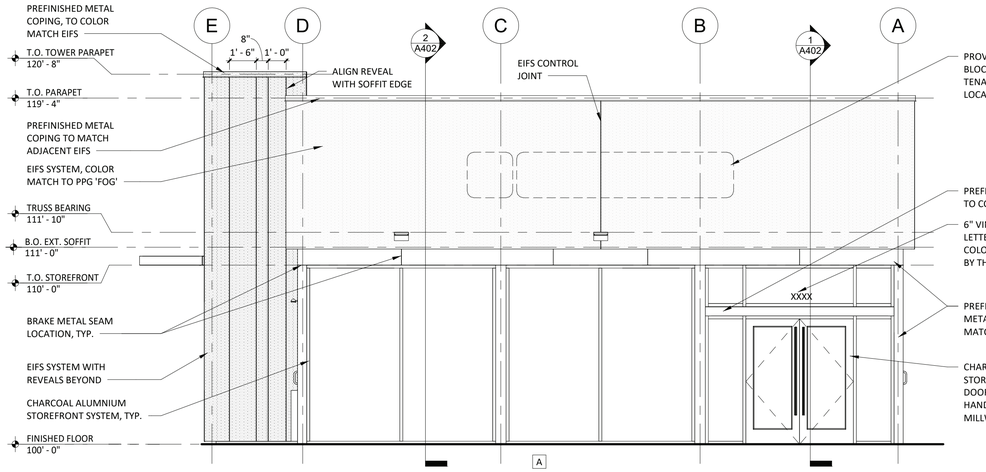
Contents
EXTERIOR PERSPECTIVES

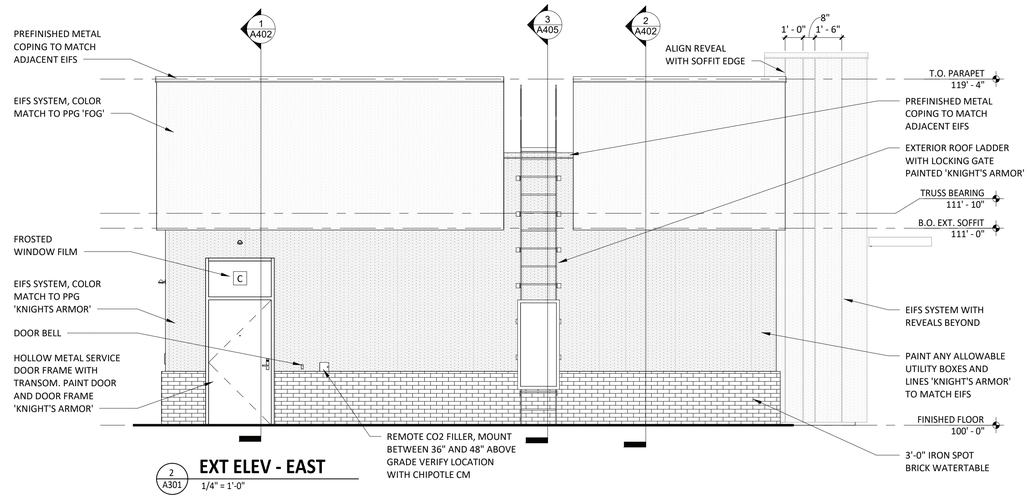
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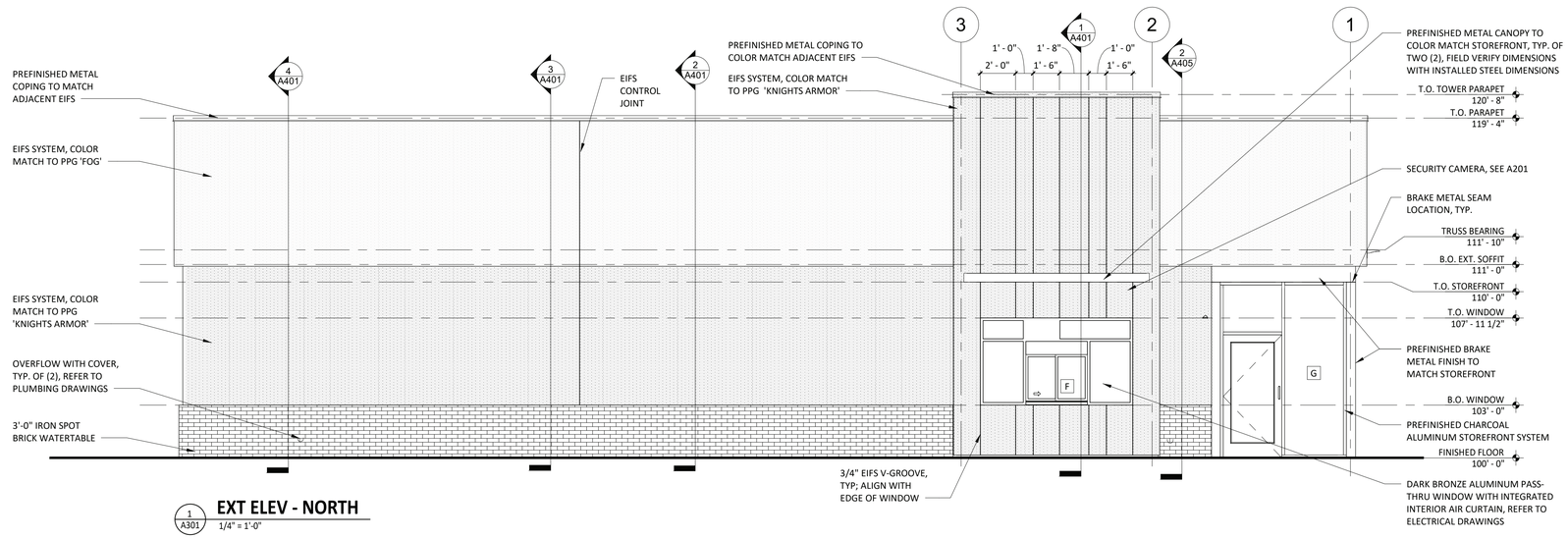
GENERAL NOTES

1. REFER TO EXTERIOR ELEVATIONS THIS SHEET FOR EXTERIOR SIGNAGE LOCATIONS, SIZES & DESCRIPTIONS.
2. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.









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Issue Record:

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Project No.
CRL007

Contents:
EXTERIOR ELEVATIONS

A301

EXITRONIX emergency lighting

E2

MLED Series

Remote Lamps for LED Exit, Combo or Emergency Units

The MLED Series is a multi-voltage, high-performance, high-impact thermoplastic adjustable LED lamp head designed to increase center-to-center spacing. Suitable for indoor and outdoor applications.

Model: _____ Date: _____

Accessories: _____

Job Name: _____ Type: _____



Includes Mounting Plate

FEATURES AND BENEFITS

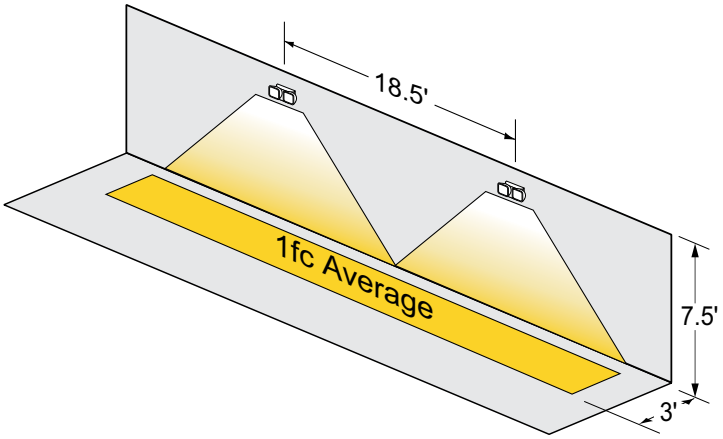
- Compatible with CLED, VLED, LED-90, LED-95, LED-RX, NFT, VEX-R, VEX-WPC, VEX-WPCR, RMW or RS2 units only
- Each 1.5 Watt lamp head contains twelve long-lasting, efficient, ultra-bright white LEDs in a high-performance reflector with glass lens (outdoor) or plastic lens (indoor)
- All models include mounting plate
- Operating Voltages: 3.6V, 6V, 9.6V & 12V
- Temperature rating of -20°C to 50°C (-4°F to 122°F)
- Optional Wet Location rating (WP) available for outdoor applications
- Rugged, injection-molded 5VA flame retardant, high-temperature thermoplastic housing
- Adjustable LED lamp heads optimize spacing
- Low cost - easy installation
- Single and double head configurations available
- Suitable for ceiling or wall mount
- Standard finishes: black or white for indoor, black, gray or white for outdoor
- UL 924 Listed

WARRANTY

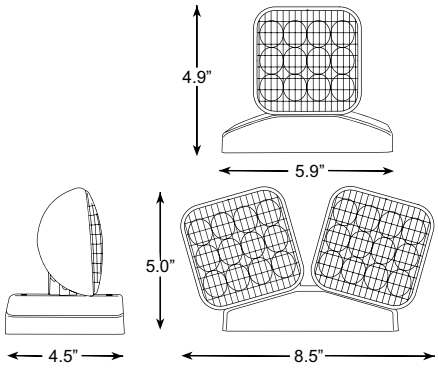
Any component that fails due to manufacturing defect is guaranteed for five years. The warranty does not cover physical damage, abuse or instances of uncontrollable natural forces. See the full Exitronix warranty document for detailed information.
(Terms and Conditions Apply)

SAMPLE PHOTOMETRICS

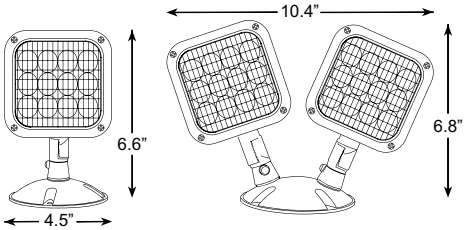
Using multiple MLED (1.5 Watt lamps) units mounted at a typical 7.5' height delivers 18.5' on-center spacing with a 3' wide path of egress.



Indoor



Outdoor (WP Option)



ORDERING INFORMATION

Example: MLED1-B-G2-WP

Series[1]	Finish	Options
MLED1 = Single Remote Lamp	B = Black	G2[3] = Self-test/Self-diagnostics Compatible
MLED2 = Double Remote Lamp	G[2] = Gray	WP = Weatherproof Applications
	W = White	

Notes

[1] MLED series only compatible with CLED, VLED, LED-90, LED-95, LED-RX, NFT, VEX-R, VEX-WPC, VEX-WPCR or WNX units

[2] Available only with WP option

[3] Unit powering remote lamp head must also have G2 option

P1, P2, P3



D-Series Size 1

Legacy LED Area Luminaire

Buy American

Catalog Number

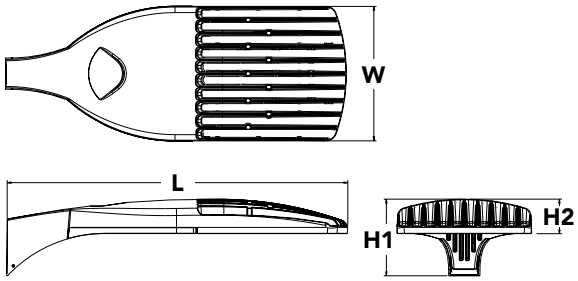
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1 P4[1] P7[1]
P2 P5[1] P8
P3 P6[1] P9[1]

Rotated optics

P10[2] P12[2]
P11[2] P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,22]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]
BAA	Buy America(n) Act Compliant

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Generation *(required)*

G1 Generation 1

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U G1	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U G1	House-side shield for P6 and P7 [23]
DSX1HS 60C U G1	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U G1*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U G1	External glare shield

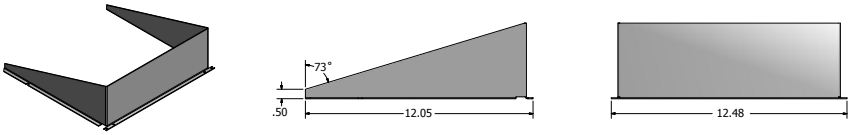
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. KMA8 must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits.
20 Reference Controls Options table on page 4.
21 Reference Motion Sensor default settings table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

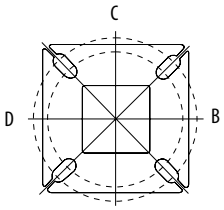
Options

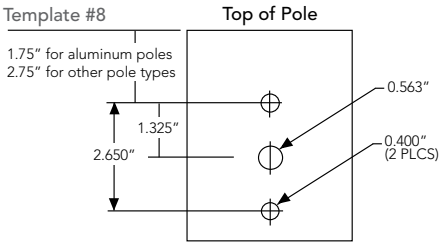
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

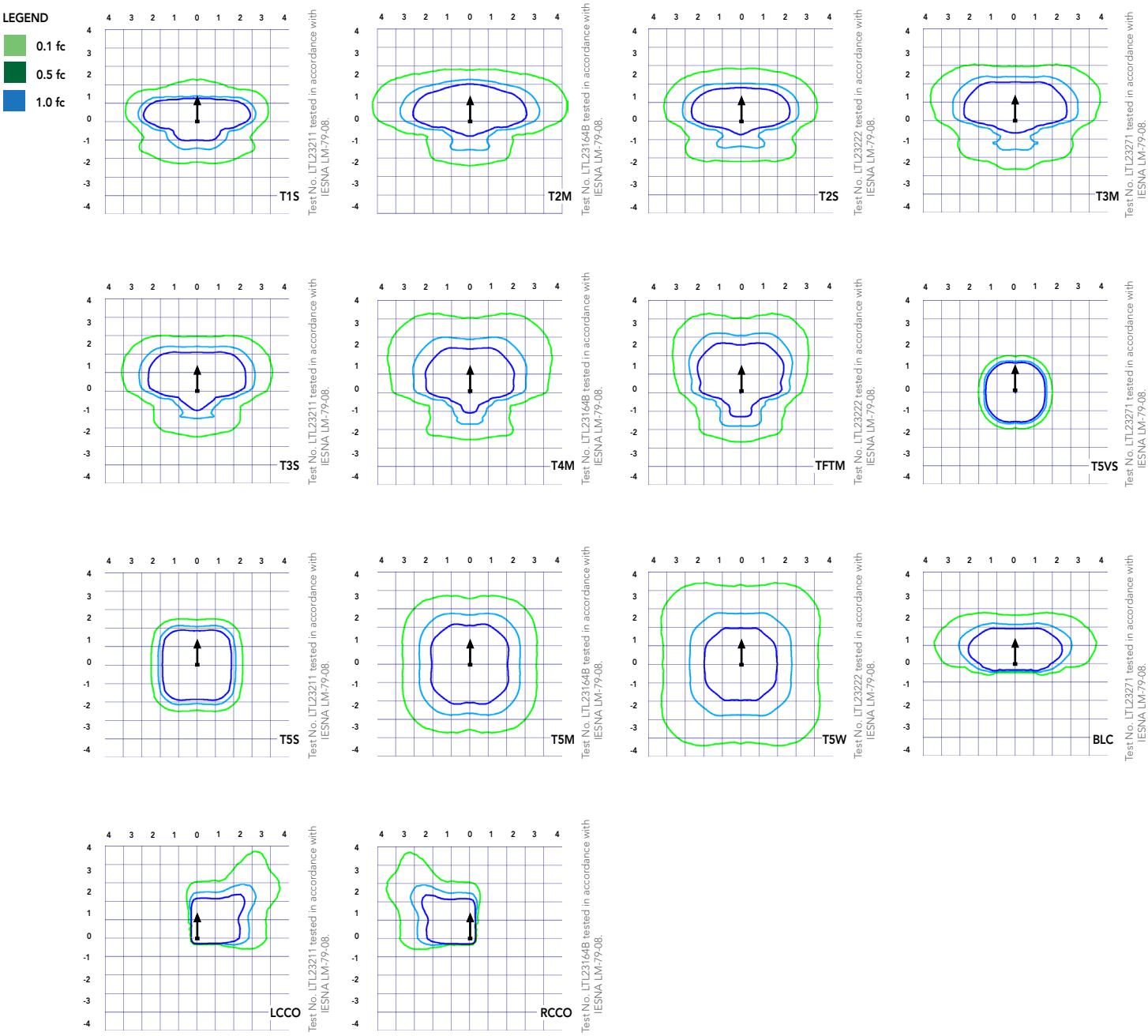
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED P7 40K G1. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,483	1	0	1	120	6,984	2	0	2	129	7,072	2	0	2	131
				T2M	6,450	2	0	2	119	6,948	2	0	2	129	7,036	2	0	2	130
				T3S	6,468	1	0	2	120	6,967	1	0	2	129	7,055	1	0	2	131
				T3M	6,279	2	0	2	116	6,764	2	0	2	125	6,849	2	0	2	127
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,282	2	0	2	118	8,923	2	0	2	127	9,035	2	0	2	129
				T2M	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T3S	8,262	2	0	2	118	8,901	2	0	2	127	9,013	2	0	2	129
				T3M	8,021	2	0	2	115	8,641	2	0	2	123	8,750	2	0	2	125
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,708	2	0	2	115	12,612	2	0	2	124	12.772	2	0	2	125
				T2M	11,648	2	0	2	114	12,548	3	0	3	123	12.707	3	0	3	125
				T3S	11,679	2	0	2	115	12.582	2	0	2	123	12,741	2	0	2	125
				T3M	11,338	2	0	2	111	12.214	3	0	3	120	12,369	3	0	3	121
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,489	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T2M	13,420	3	0	3	107	14,457	3	0	3	116	14,640	3	0	3	117
				T3S	13,457	2	0	2	108	14,496	2	0	2	116	14,680	2	0	2	117
				T3M	13,064	3	0	3	105	14,073	3	0	3	113	14,251	3	0	3	114
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T2M	14,663	3	0	3	106	15,796	3	0	3	114	15,996	3	0	3	116
				T3S	14,703	2	0	3	107	15,839	3	0	3	115	16,039	3	0	3	116
				T3M	14,274	3	0	3	103	15,377	3	0	3	111	15,571	3	0	3	113
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,725	3	0	3	109	19,095	3	0	3	117	19,336	3	0	3	119
				T2M	17,634	3	0	3	108	18,997	3	0	3	117	19,237	3	0	3	118
				T3S	17,682	3	0	3	108	19,048	3	0	3	117	19,289	3	0	3	118
				T3M	17,166	3	0	3	105	18,492	3	0	3	113	18,726	3	0	3	115
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,304	3	0	3	105	20,796	3	0	3	114	21,059	3	0	3	115
				T2M	19,205	3	0	3	105	20,689	3	0	3	113	20,951	3	0	3	114
				T3S	19,257	3	0	3	105	20,745	3	0	3	113	21,008	3	0	3	115
				T3M	18,695	3	0	3	102	20,140	3	0	3	110	20,395	3	0	4	111
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,581	3	0	3	109	24,326	3	0	3	118	24,634	3	0	3	119
				T2M	22,465	3	0	4	109	24,201	3	0	4	117	24,507	3	0	4	119
				T3S	22,526	3	0	4	109	24,267	3	0	4	117	24,574	3	0	4	119
				T3M	21,869	3	0	4	106	23,558	3	0	4	114	23,857	3	0	4	115
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,678	3	0	3	107	27,663	3	0	3	115	28,013	3	0	3	116
				T2M	25,547	3	0	4	106	27,521	3	0	4	114	27,869	3	0	4	116
				T3S	25,616	3	0	4	106	26,791	3	0	4	111	27,945	3	0	4	116
				T3M	24,868	3	0	4	103	27,597	3	0	4	115	27,129	3	0	4	113
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	13,200	3	0	3	125	14,220	3	0	3	134	14,400	3	0	3	136
				T2M	12,966	4	0	4	122	13,968	4	0	4	132	14,145	4	0	4	133
				T3S	13,193	4	0	4	124	14,212	4	0	4	134	14,392	4	0	4	136
				T3M	12,766	4	0	4	120	13,751	4	0	4	130	13,925	4	0	4	131
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,757	4	0	4	122	18,052	4	0	4	132	18,280	4	0	4	133
				T2M	16,460	4	0	4	120	17,732	4	0	4	129	17,956	4	0	4	131
				T3S	16,747	4	0	4	122	18,041	4	0	4	132	18,270	4	0	4	133
				T3M	16,204	4	0	4	118	17,456	4	0	4	127	17,677	4	0	4	129
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	23,276	4	0	4	112	25,074	4	0	4	121	25,392	4	0	4	123
				T2M	22,863	4	0	4	110	24,630	5	0	5	119	24,941	5	0	5	120
				T3S	23,262	4	0	4	112	25,060	4	0	4	121	25,377	4	0	4	123
				T3M	22,508	4	0	4	109	24,247	5	0	5	121	24,554	5	0	5	119
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,709	4	0	4	111	27,695	4	0	4	120	28,046	4	0	4	121
				T2M	25,253	5	0	5	109	27,204	5	0	5	118	27,548	5	0	5	119
				T3S	25,694	5	0	5	111	27,679	5	0	5	120	28,029	5	0	5	121
				T3M	24,861	5	0	5	108	26,782	5	0	5	116	27,121	5	0	5	117
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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WPLED10Y

X6



LED 10W & 13 Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.3 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.09A
208V	0.05A
240V	0.05A
277V	0.04A
Input Watts	12.1W

LED Info

Watts	10W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000 Hours
Lumens	1,297 lm
Efficacy	107.2 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

IESNA LM-79 & LM-80 Testing:

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

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P5NSZ02C

Performance

Lifespan:

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

Wattage Equivalency:

Equivalent to 70W Metal Halide

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.09A, 208V: 0.05A, 240V: 0.05A, 277V 0.04A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

6.51% at 120V, 13.57% at 277V

Power Factor:

99% at 120V, 90.6% at 277V

Construction

Finish:

Formulated for high durability and long-lasting color

Cold Weather Starting:

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

Maximum Ambient Temperature:

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

Housing:

Precision die-cast aluminum housing, lens frame

Mounting:

Surface plate and Junction box

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WPLED10Y

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

Gaskets:

High-temperature Silicone

LED Characteristics

Color Consistency:

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

Color Stability:

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

Color Uniformity:

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

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Other

Patents:

The design of the LPACK is protected by U.S. Pat. D604,004 and patents pending in Canada, China and Taiwan.

Warranty:

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

Buy American Act Compliance:

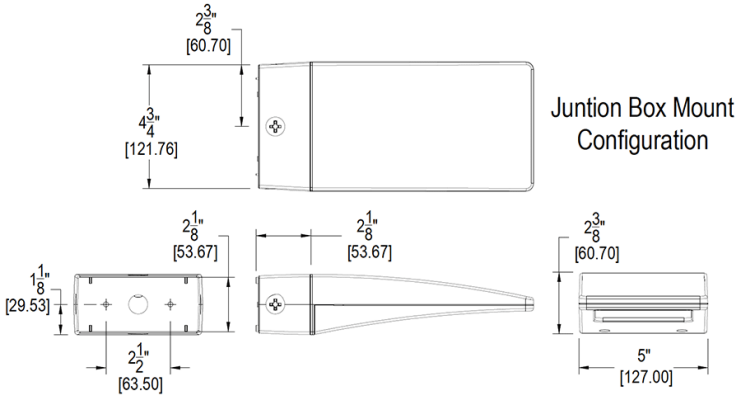
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-Year, No-Compromise Warranty

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X9

FLEXSR OUTDOOR SERIES



c UL us LISTED

FLEX SR Series is a high performance linear LED with high CRI, tight LED spacing and an economical price.

SPECIFICATION

SERIES	WATTAGE	COLOR**	IP RATING	VOLTAGE	LENGTH
FLEXSR	20=2.0 W/ft. 45=4.5 W/ft.	23=2350K 27=2700K 30=3000K 41=41000K	67C=IP67 Clear outdoor	24=24 VDC	5M=196 inches (5 meter) Reel XX= Custom Length (inches)

**RGB,RGBW & OTHER COLORS AVAILABLE CONSULT FACTORY

ELECTRICAL

Input Voltage	24VDC
Dimming Options	MLV, 0-10V,DMX,Lutron
Power Consumption	2.0 or 4.5 W/ft.
Wire Size	20AWG, 2 Wire
Regulatory	UL Listed file E468751
Max Run Length per feed	
FlexSR20	44' = (96W)
FlexSR45	22' = (96W)

LUMEN OUTPUT

OUTDOOR	
FlexSR20	2.0W/ftX85lum/W=170 lum/ft
FlexSR45	4.5W/ftX85lum/W=383 lum/ft

PHYSICAL

Field Cuttable	Every 2.0" (50.8mm)
Operating Temperature	-20˚C(-40˚F) to +50˚C(+122˚F)
Environment	IP67 Outdoor
Max Reel Length	FlexSR20=32' FlexSR45=16'

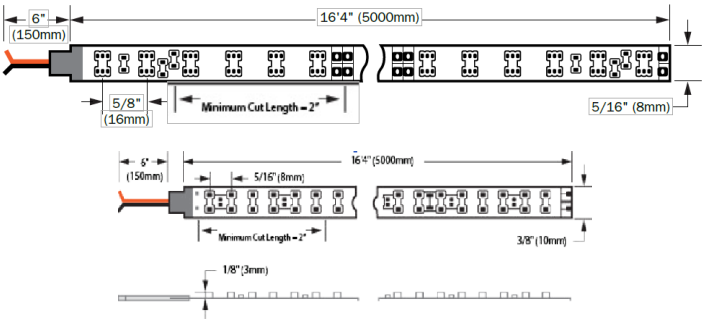
PERFORMANCE

CRI	95+
Binning Tolerance	+/-100K
Warranty	5 years

DIMENSIONS

FLEXSR-20	
Width	0.33" (8.00mm)
Height	0.07" (1.78mm)
Cuttable Segment Length	4.0" (100mm)
Pitch Length	0.625" (17.0mm)
FLEXSR-45	
Width	0.39" (10.05mm)
Height	0.13" (4.00mm)
Cuttable Segment Length	0.625" (17.00mm)
Pitch Length	0.09" (2.29mm)

DRAWINGS



www.paradigmled.com
303.399.0386 | sales@paradigmled.com

In an effort to continually improve our products, we reserve the right to change them without prior notice.

Project_____

Type_____

Rev 7.4 2/19

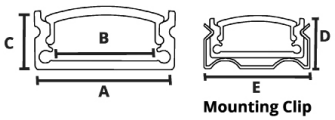
RECOMMENDED CHANNELS

QUICK SPEC GUIDE

CHANNEL PART NUMBER BREAKDOWN

SERIES	+ DIMENSIONS	+ APPLICATION	+ LENS	+ LENGTH
AMC = Aluminum Mounting Channel	XXXX = W x H (mm)	S = Surface Mount R = Recessed Channel C = Corner Mount M = Mud In Channel	C=Clear lens O=Opal lens G=Grazer lens	1M=39 Inches 2M=78 Inches

AMC-1707-S



A: 0.68" (17.25mm)
B: 0.50" (12.59mm)
C: 0.34" (8.60mm)
D: 0.40" (12.70mm)
E: 0.78" (19.90mm)

MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and shallow surface mount channel

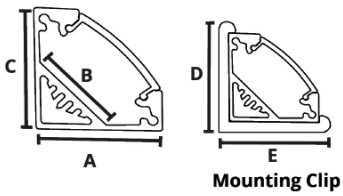
LENGTH
39", 78"

LENS TYPES
Clear=C
Opal=O
Grazer=G

ACCESSORIES

Endcap	AMC-1707-S-EC
Endcap w/hole	AMC-1707-S-ECL
Mounting Clip	AMC-1707-S-MC

AMC-1919-C



A: 0.73" (18.50mm)
B: 0.48" (12.20mm)
C: 0.73" (18.50mm)
D: 0.82" (20.82mm)
E: 0.82" (20.82mm)

MATERIAL
Anodized Aluminum

DESCRIPTION
Slim corner channel

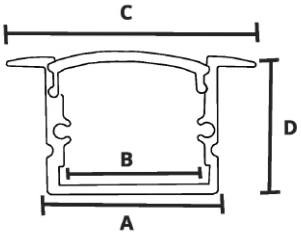
LENGTH
39", 78"

LENS TYPES
Clear=C
Opal=O

ACCESSORIES

Endcap	AMC-1919-C-EC
Endcap w/hole	AMC-1919-C-ECL
Mounting Clip	AMC-1919-C-MC

AMC-1715-R



A: 0.68" (17.25mm)
B: 0.58" (14.75mm)
C: 0.98" (25.00mm)
D: 0.59" (15.05mm)

MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and deep recessed channel

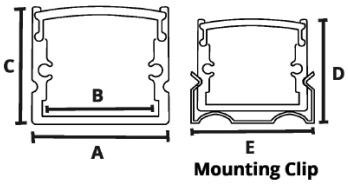
LENGTH
39", 78"

LENS TYPES
Clear=C
Opal=O
Grazer=G

ACCESSORIES

Endcap	AMC-1715-R-EC
Endcap w/hole	AMC-1715-R-ECL

AMC-1715-S



A: 0.68" (17.25mm)
B: 0.48" (12.30mm)
C: 0.59" (15.05mm)
D: 0.66" (16.76mm)
E: 0.78" (19.90mm)

MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and deep surface mounted channel

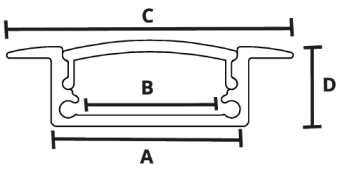
LENGTH
39", 78"

LENS TYPES
Clear=C
Opal=O
Grazer=G

ACCESSORIES

Endcap	AMC-1715-S-EC
Endcap w/hole	AMC-1715-S-ECL
Mounting Clip	AMC-1715-S-MC

AMC-1707-R



A: 0.68" (17.25mm)
B: 0.50" (12.59mm)
C: 0.98" (25.00mm)
D: 0.34" (8.60mm)

MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and shallow recessed channel

LENGTH
39", 78"

LENS TYPES
Clear=C
Opal=O
Grazer=G

ACCESSORIES

Endcap	AMC-1707-R-EC
Endcap w/hole	AMC-1707-R-ECL

www.paradigmled.com
303.399.0386 | sales@paradigmled.com

In an effort to continually improve our products, we reserve the right to change them without prior notice.

Rev. 7.4 2/19

Project _____

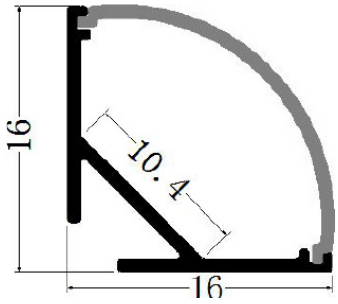
Type _____

ParadigmLED

RECOMMENDED CHANNELS

QUICK SPEC GUIDE

AMC-1616-C



MATERIAL
Anodized Aluminum

DESCRIPTION
Slim corner channel with rounded lens

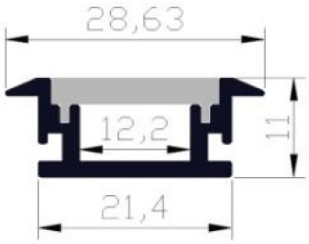
LENGTH
39", 78"

LENS TYPES
Clear=C
Opal=O

ACCESSORIES

Endcap	AMC-1616-C-EC
Endcap w/hole	AMC-1616-C-ECL
Mounting Clip	AMC-1616- C-MC

AMC-2111-R



MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and shallow recessed mount channel.

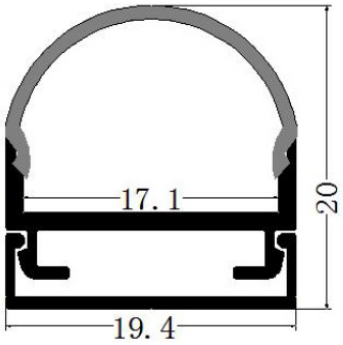
LENGTH
39", 78"

LENS TYPES
Opal=O

ACCESSORIES

Endcap	AMC-2111-R-EC
Endcap w/hole	AMC-2111-R-ECL

AMC-2020-S-RO



MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and deep surface mounted channel

LENGTH
39", 78"

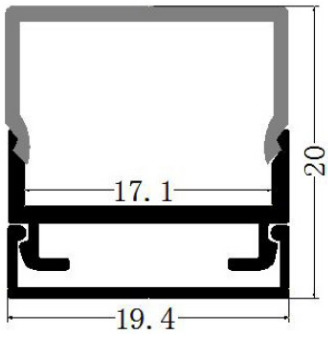
LENS TYPES
Opal

LENS SHAPE
Round=RO

ACCESSORIES

Endcap	AMC-2020-RO-EC
Endcap w/hole	AMC-2020-RO-ECL
Mounting Clip	AMC-2020-RO-MC

AMC-2020-S-SQ



MATERIAL
Anodized Aluminum

DESCRIPTION
Slim corner mount channel w/ rounded lens

LENGTH
39", 78"

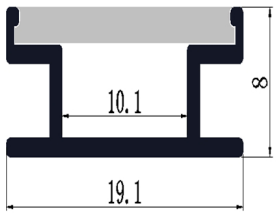
LENS TYPES
Opal=O

LENS SHAPE
Square=SQ

ACCESSORIES

Endcap	AMC-2020-SQ-EC
Endcap w/hole	AMC-2020-SQ-ECL
Mounting	AMC-2020-SQ-MC

AMC-1908-R



MATERIAL
Anodized Aluminum

DESCRIPTION
Slim and shallow recessed mount channel.

LENGTH
39", 78"

LENS TYPES
Opal=O

ACCESSORIES

Endcap	AMC-1908-R-EC
Endcap w/hole	AMC-1908-R-ECL

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In an effort to continually improve our products, we reserve the right to change them without prior notice.

Rev 7.4 2/19

Project_____

Type_____

Water Quality Volume Calculations
Chipotle Restaurant
North Ridgeville, Ohio
10/31/22

PREPARED BY:

Artman Engineering
CIVIL ENGINEERING - LAND PLANNING - SITE DEVELOPMENT
13710 Cleveland Avenue NW
Uniontown, Ohio 44685
(330)699-9435

Water Quality Volume Required

$WQV = P \times A \times [(R_{V1} \times 0.2) + (R_{V2} - R_{V1})]/12$

P = 0.90 Inches
A = Drainage Area = 0.884 Acres
R_{V1} = Volumetric Runoff Coefficient for the existing conditions
R_{V2} = Volumetric Runoff Coefficient for the proposed conditions

$R_V = 0.05 + 0.9i$
i = fraction of impervious surface

Existing Impervious Area = 0.80 Acres
Proposed Impervious Area = 0.63 Acres

$i_1 = 0.80/0.884 = 0.905$
$i_2 = 0.63/0.884 = 0.691$

$R_{V1} = 0.05 + 0.9(0.905) = 0.864$
$R_{V2} = 0.05 + 0.9(0.691) = 0.691$

$WQV = 0.9 \times 0.884 \times [(0.864 \times 0.2) + (0.691 - 0.864)]/12 = -0.00001$ ac-ft

WQV = -0.43 cu. ft.

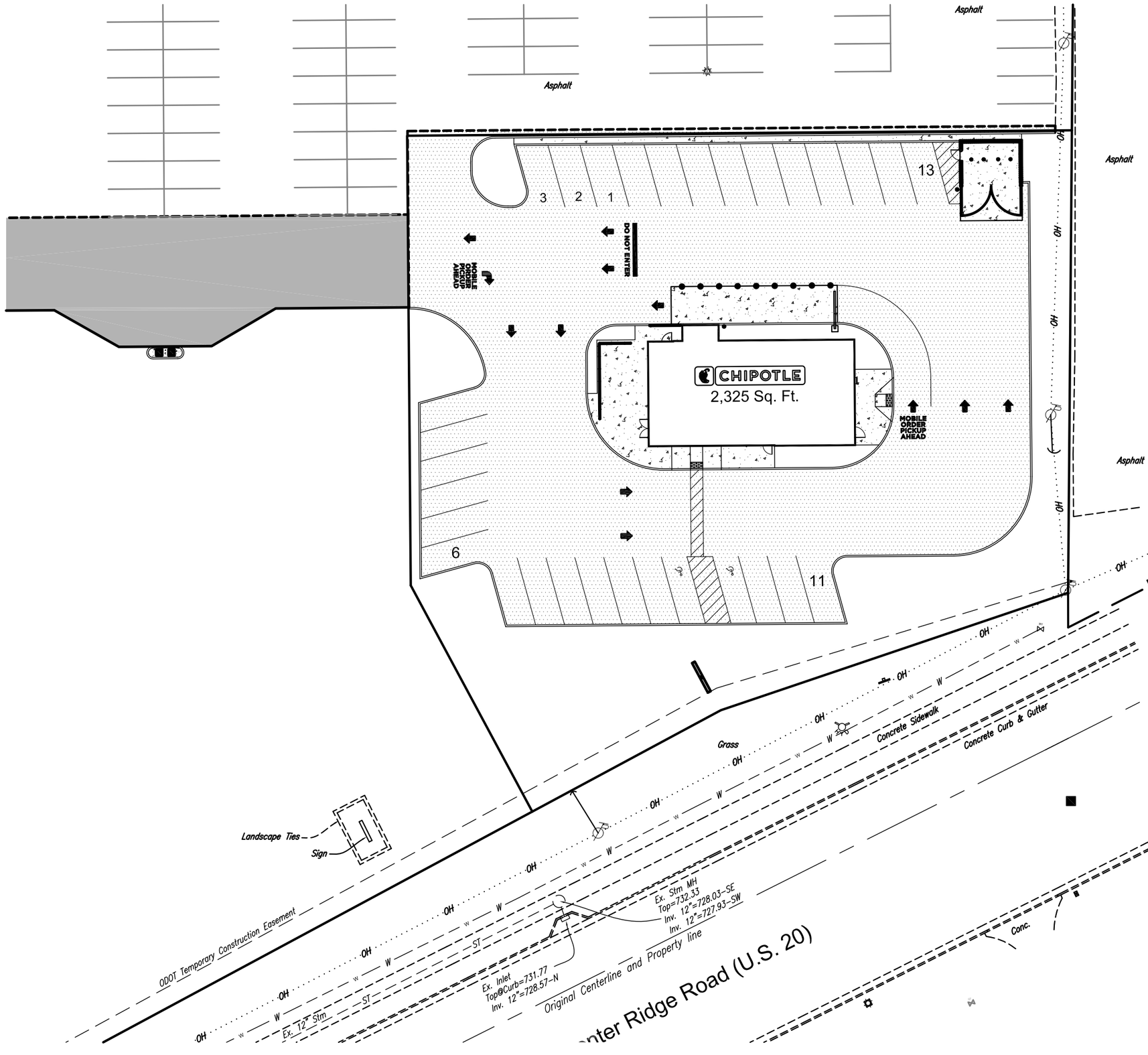
PRE-DEVELOPED SITE MAP



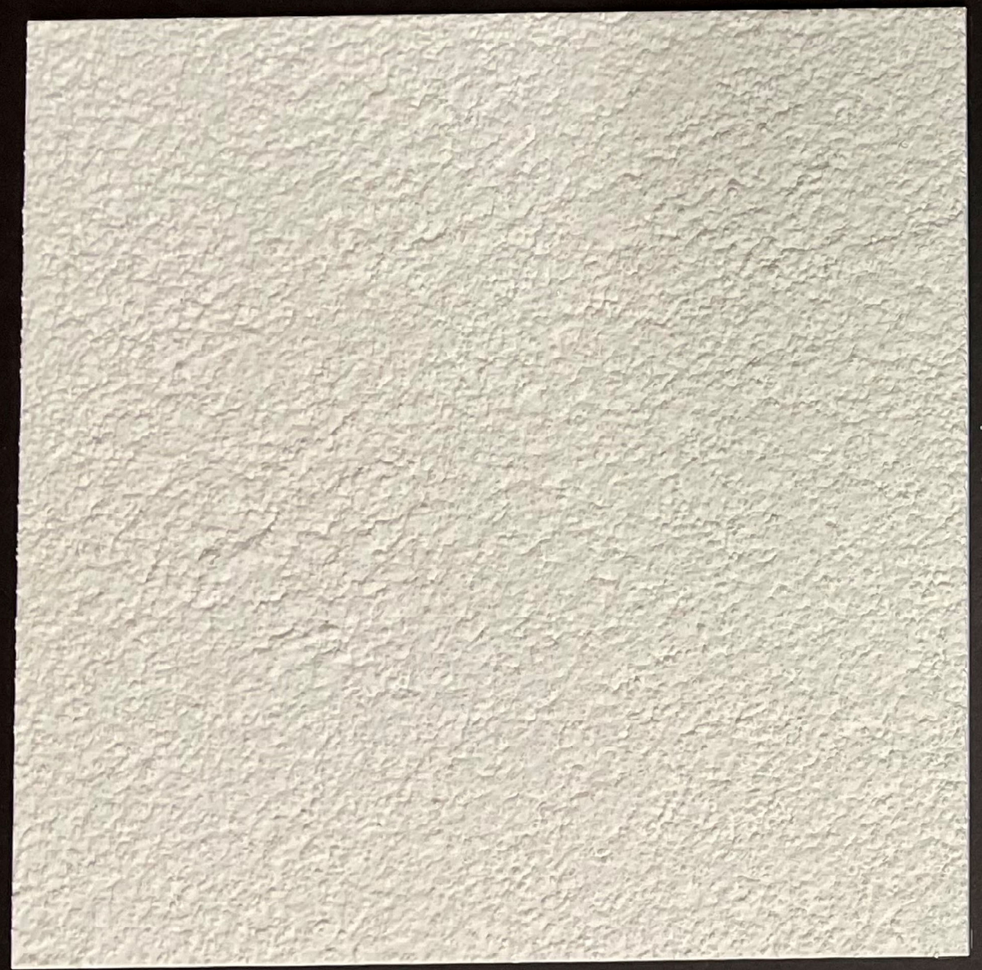
SCALE: 1"=30'

EXISTING CONDITIONS
CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO

POST-DEVELOPED SITE MAP



PROPOSED CONDITIONS
CHIPOTLE RESTAURANT
34800 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO



EXTERIOR EIFS
PPG 1010-2 "Fog"



EXTERIOR EIFS
PPG 1001-6 "Knight's Armor"



ALUMINUM STOREFRONT
Kawneer Charcoal Gray Powder Coat

CMG NORTH RIDGEVILLE SHELL, OH
EXTERIOR MATERIAL SAMPLES



ENDICOTT CLAY PRODUCTS CO
402-729-3315
WWW.ENDICOTT.COM

MANGANESE IRONSPOT VELOUR MODULAR



Planning Review

October 26, 2022

Project: Hampton Place, Phase 7 Final Plat
District: R-1 Residence District

Project Summary:

The Hampton Place subdivision is located on property zoned R-1 Residence District and has been designed and is being constructed per the requirements contained in Chapter 1282 (Single-Family Detached and Cluster Development). Phase 7 involves construction of 24 single family lots and 18 cluster lots for a total of 42 dwellings. Chapter 1282 requires that the final subdivision plan be approved by the Planning Commission and contain a final plat of the development area, detailed plans of the proposed infrastructure improvements including street illumination, a detailed landscape plan of all open space and recreation areas and any final covenants, easements or restrictions, if any.

The preliminary plat for Hampton Place was approved by the Planning Commission in 2009 and amended in 2013. Some deviations from the preliminary plan have occurred at each phase of development. At the time of preliminary plat approval, the subdivision was found to be zoning compliant in terms of overall density, and the applicant received a variance to increase the percentage of cluster versus standard lots. Based upon the changes to the site layout since the original approval, the overall density of the entire development through Phase 7 is 2.16 units per acre (364 units on 168.15 acres), which is below the allowable density of 2.3 units per acre. Code requires a minimum of 20% open space and total open space provided is 28.9%.

Recommendations:

While the final plat for Phase 7 deviates from the preliminary plan, it does not appear that these deviations cause violations of the zoning code for the overall development. The proposed arrangement of streets will allow for future connectivity to adjacent undeveloped lots. One planning concern is the location of S/L 340 and 341. A portion of sublot 340 and the entire sublot 341 is within the 100-year floodplain. While it might be possible to construct a dwelling in a floodplain, sound planning principles include preserving sensitive environmental areas, protecting future residents from negative stormwater impacts and avoiding placing burden on city service crews related to potential future flooding complaints. Unless a dwelling can be constructed entirely outside of the floodplain, I recommend those lots be removed.

Planning Commission Application

CITY OF NORTH Ridgeville EST 1810

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the process described in Chapter 1243 of the City's Zoning Code.

- Pre-Application. Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- Application Submittal. Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible but no larger than 24" x 36".
- Staff Review. The applicant shall attend a staff review meeting and may be required to submit revised plans based on staff input.
- Variances. Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- Decision or Referral. Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

HAMPTON PLACE Ph 7, NORTH RIDGEVILLE
Location address

07-00-029-000-057 | R1
Parcel number | Current zoning

FINAL PLAT APPROVAL
Proposed project

APPLICANT/AGENT INFORMATION

VALORE PROPERTIES, INC
Name/Company

23550 CENTER RIDGE RD, WESTLAKE 44145
Applicant address

440-331-1900 | office@valorebuilders.com
Applicant phone | Applicant email

PROPERTY OWNER INFORMATION

VALORE PROPERTIES, INC
Name/Company

23550 CENTER RIDGE RD, WESTLAKE 44145
Property owner address

440-331-1900 | office@valorebuilders.com
Property owner phone | Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature | Property owner signature

APPROVED
NOV 08 2022

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

Staff Use Only	PPZ No.	Date Received	Amount Paid	Payment Type
	PPZ2022-0192	10-5-22	250.00	VISA

ENC # 144862 $975.00

*Conditions- Receive map revision from FEMA for lots 341 & 340, receive No-Rise Certificate & bathtubs reviewed to meet code.

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS	
Name of Applicant:	Valore Properties Inc.
Name of Owner:	Valore Properties Inc.
Date Submitted for Consideration:	10-5-2022
Date to Return to Planning Commission:	10-13-2022
Regarding: Hampton Place Subdivision Phase 7 – Final Plat	

RECOMMENDATIONS:

1. Hampton Place Subdivision Phase 7 has 42 lots, 18 cluster family lots and 24 single family lots.
2. Hampton Place Subdivision Phase 7 has 42 lots on 15.6529 total acres with a density of 2.68 (42 total lots divided by 15.6529 total acres = 2.68)
3. Hampton Place Subdivision Phase 7 has 13.6% open space (2.1407 open space divided by 15.6529 total acres =0.136)
4. Open space totals on page 3 does not match open space totals given on pages 1 & 4.

(use additional sheets if necessary)

Department Head Signature & Title: [signature] CBO

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

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

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS

Name of Applicant:	Valore Properties, Inc.,23550 Center Ridge Rd, Westlake, OH 44145
Name of Owner:	Same
Date of Planning Commission Meeting:	Sunday, November 08, 2020
Date to Return to Deputy Clerk of Council:	Thursday, October 27, 2022

Regarding: Final Plat for Hampton Place Phase 7 in an R-1 District

Permanent Parcel No(s). 07-00-029-000-057

Recommendations:

-Add current 100 year flood plain to plat
-Define the drainage easement details on the plat
- A letter of credit or a bond needs to be provided for the financial security instead of the submitted line of credit.

(Use additional sheets if necessary.)

Department Head Signature: _____ **Title:** City Engineer

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 03-22-2019.

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

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

CFBANK

October 3, 2022

To Whom It May Concern,

I, Mark Nykaza of CFBank certify that Tony Valore of Valore Properties Inc. currently has a construction line with CFBank that has $1.440MM available to complete Phase 7 of the Hampton Place project. Let me know if you need anything else or have any other questions.

Thanks,

Mark Nykaza

SVP

HAMPTON PLACE SUBDIVISION NO. 7

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

OWNER'S CERTIFICATE

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

THE UNDERSIGNED VALORE PROPERTIES, INC. HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "HAMPTON PLACE SUBDIVISION NUMBER 7" A SUBDIVISION OF LOTS 323 TO 364 AND BLOCKS "X", AND "Y", 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.

_____

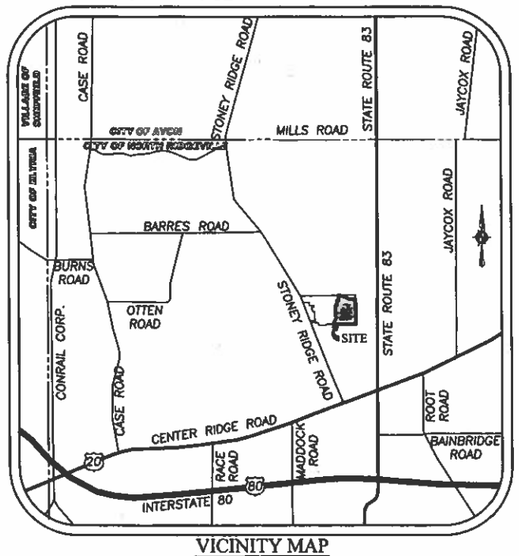
NOTARY PUBLIC IN AND FOR LORAIN COUNTY, OHIO

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



VICINITY MAP
NOT TO SCALE

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:

_____ DATE

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

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "HAMPTON PLACE SUBDIVISION NUMBER 7" AS SHOWN HEREON AND CONTAINING 15.6529 ACRES OF LAND IN 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.

STATE OF OHIO * AMY M. KELLY S-8469 * REGISTERED PROFESSIONAL SURVEYOR

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

10/3/2022
DATE

CITY OF NORTH RIDGEVILLE
PLANNING COMMISSION

✓	Approval Granted		Request Rejected
	Refer For Council Approval:		
	BZBA Approval Required:		
	Other Conditions: Receive Map revision from FEMA for lots 341 & 340, receive No-Rise Certificate, setbacks reviewed to meet Code.		
	DATE: 11.8.22	BY:	

PLANNING
WE HEREBY APP
CITY OF NORTH

SECRETARY (OR

MAYOR
APPROVED THIS

_____
MAYOR - KEVIN CORCORAN

CITY ENGINEER
APPROVED THIS _____ DAY OF _____ 20___.

_____
CITY ENGINEER

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
10.5653 ACRES IN SUBLOTS 323-364
2.9469 ACRES IN PROPOSED RIGHT-OF-WAY
2.1407 ACRES IN BLOCKS "X", AND "Y"
15.6529 AC. TOTAL

REVISION	DATE:	BY:	DESCRIPTION:
	02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
	04-26-2022	CLH	REVISED PER CITY COMMENTS
	06-22-2022	CLH	REVISED PER CITY COMMENTS
	10-03-2022	CLH	REVISED CITY ENGINEER SIGNATURE BLOCK

DRAWN BY: JLT
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. 7
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 4
JOB NO. 20-5445-7

J:\2020\445-7 Hampton Place PH-7\DRAWINGS\PW\(01) Title Sheet.dwg, Plotted: Oct 03, 2022 - 3:22pm

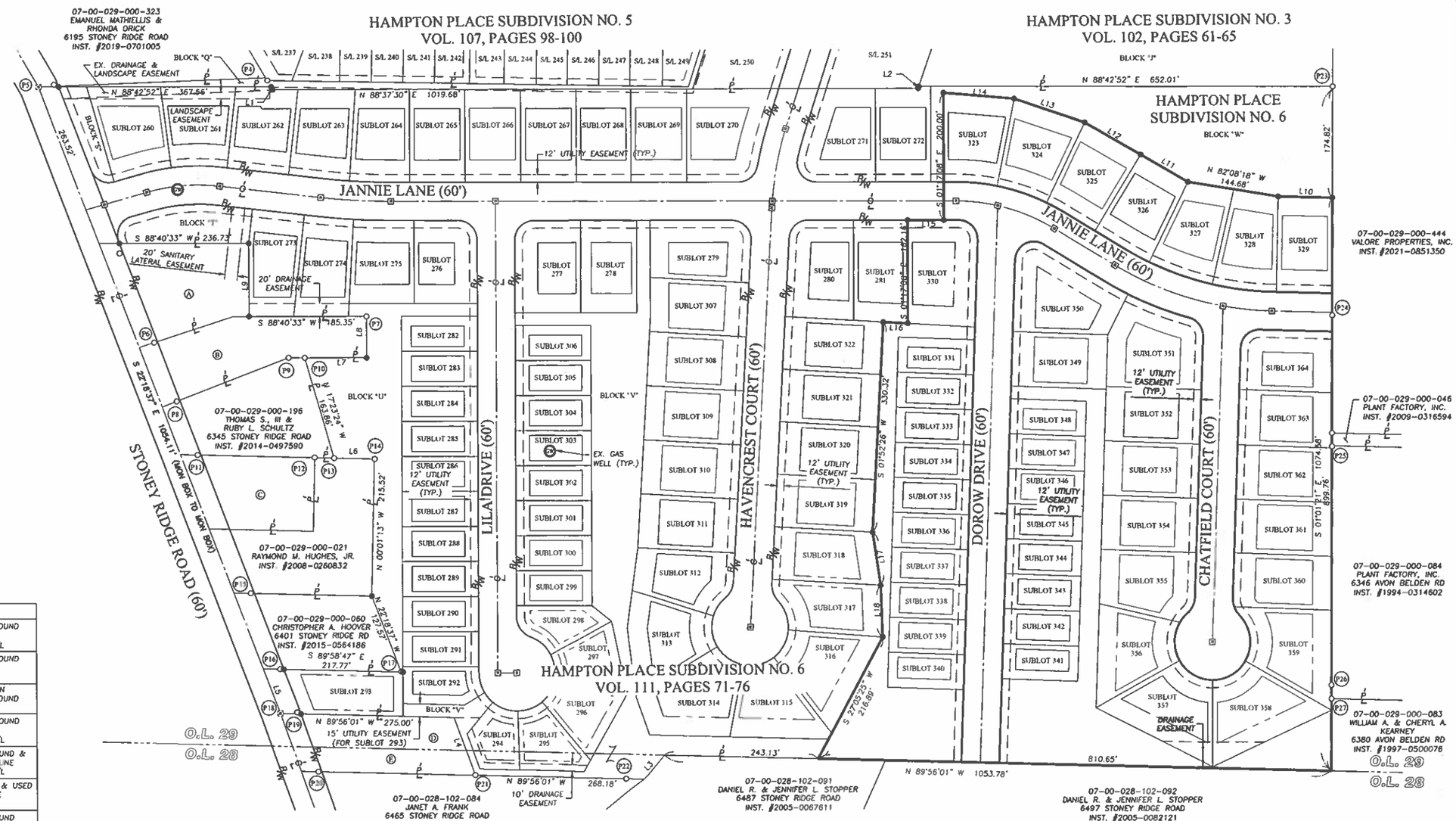


TABLE OF LINES		
LINE #	LENGTH	BEARING
L1	5.23' (C)	S 31°58'31" E
L2	3.07' (C)	N 17°35'57" E
L3	48.87' (R&U)	S 38°04'08" W
L4	96.31' (R&U)	N 20°52'29" W
L5	74.85' (C) 75.18' (R)	N 22°18'37" W
L6	63.87' (C)	N 89°58'47" W
L7	97.86' (C)	N 88°40'33" E
L8	65.00' (R&U)	N 01°19'27" W
L9	114.84' (R&U)	N 01°19'27" W
L10	85.33' (C)	N 89°58'29" W
L11	85.27' (C)	N 81°07'17" W
L12	101.30' (C)	N 81°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

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

TABLE OF OWNERSHIP			
A	07-00-029-000-418 VALORE PROPERTIES, INC. 6305 STONEY RIDGE ROAD INST. #2020-0794445	D	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	E	07-00-028-102-096 BRYAN ROTH & LISA KONDZER INST. #2019-0734729
C	07-00-029-000-020 RAYMOND M. HUGHES, JR. 6365 STONEY RIDGE RD INST. #2008-0260832		

GRAPHIC SCALE
0 80
40 160
(IN FEET)
SCALE: 1" = 80'

REVISION	DATE	BY:	DESCRIPTION
	02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
	04-26-2022	CLH	REVISED PER CITY COMMENTS
	06-22-2022	CLH	REVISED PER CITY COMMENTS

DRAWN BY: JLT
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. 7 PLAT

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

SHEET 2 OF 4
JOB NO. 20-5445-7

J:\2054457 Hampton Place PH7\DRAWINGS\Plat\02 Overall Plat.dwg, Plotted: Jun 22, 2022 - 12:11pm

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

HAMPTON PLACE SUBDIVISION NO. 6
VOL. 111, PAGES 71-77

BLOCK "J"

BLOCK "W"

S/L 251

S/L 271

S/L 272

S/L 281

S/L 322

S/L 321

S/L 320

HAVENCREST COURT (60')

DOROW DRIVE (60')

JANNIE LANE (60')

CHATFIELD COURT (60')

EX. 12' UTILITY EASEMENT

SUBLOT 323
13,539.67 S.F.
0.3108 AC.

SUBLOT 324
13,738.61 S.F.
0.3154 AC.

SUBLOT 325
13,188.59 S.F.
0.3028 AC.

SUBLOT 326
12,893.41 S.F.
0.2960 AC.

SUBLOT 327
13,135.97 S.F.
0.3016 AC.

SUBLOT 328
13,234.49 S.F.
0.3038 AC.

SUBLOT 329
13,005.69 S.F.
0.2986 AC.

SUBLOT 330
17,692.45 S.F.
0.4062 AC.

SUBLOT 331
6,600.00 S.F.
0.1515 AC.

SUBLOT 332
6,600.00 S.F.
0.1515 AC.

SUBLOT 333
6,600.00 S.F.
0.1515 AC.

SUBLOT 334

SUBLOT 347

SUBLOT 348
6,600.00 S.F.
0.1515 AC.

SUBLOT 349
12,801.00 S.F.
0.2939 AC.

SUBLOT 350
18,832.74 S.F.
0.4323 AC.

SUBLOT 351
18,167.39 S.F.
0.4171 AC.

SUBLOT 352
12,801.00 S.F.
0.2939 AC.

SUBLOT 353

SUBLOT 362

SUBLOT 363
12,811.15 S.F.
0.2941 AC.

SUBLOT 364
13,615.87 S.F.
0.3126 AC.

BLOCK "X"
39,647.84 S.F.
0.9102 AC.

BLOCK "Y"
53,603.40 S.F.
1.2306 AC.

S 86°34'55" E 111.99'
S 72°45'32" E 117.42'
S 61°21'40" E 101.31'
S 61°07'17" E 85.27'
S 82°06'18" E 144.66'
S 89°58'29" E 85.33'
N 01°01'17" W 200.00'
N 17°03'34" E 140.00'
N 24°24'42" E 140.00'
N 29°49'28" E 140.00'
N 24°31'31" E 140.00'
N 11°41'19" E 153.16'
N 00°01'31" E 150.00'
S 01°01'21" E 150.03'
271.24'
N 88°42'52" E 290.40'
60.00'
N 88°42'52" E 80.27'
S 80°10'32" E 111.76'
54.81'
N 80°10'32" W 111.76'
12' UTILITY EASEMENT (TYP.)
88.07'
S 89°58'29" E 94.52'
N 89°58'29" W 95.07'
S 01°01'21" E 899.76'
N 01°17'08" W 182.16'
137.02'
105.62'
S 88°07'34" E 144.56'
20.00'
N 00°43'02" E 820.24'
N 89°16'58" W 120.00'
55.00'
S 00°43'02" W 550.00'
330.32'
S 01°52'26" W
S 00°43'02" W 789.93'
85.34'
N 00°43'02" E 874.72'
N 89°16'58" W 150.00'
S 00°43'02" W 85.34'
80.84'
N 00°43'02" E 409.02'
S 00°43'02" W 300.40'
N 00°43'02" E 440.00'
112.32'
N 25°24'21" E 71.58'
83.10'
N 00°43'02" E 527.60'
S 00°43'02" W 393.54'
N 89°16'58" W 146.19'
N 89°16'58" W 148.83'
65.08'
86.85'
88.89'
95.20'
30' REAR SETBACK (TYP.)
35' FRONT SETBACK (TYP.)
7.5' SIDE SETBACK (TYP.)
15' SIDE SETBACK
15' REAR SETBACK (TYP.)
21' FRONT SETBACK (TYP.)
12' UTILITY EASEMENT (TYP.)

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	162.89'	300.00'	160.90'	N 75°43'50" W	83.51'	31°06'36"
C2	260.05'	500.00'	257.12'	N 75°04'31" W	133.04'	29°47'57"
C3	66.35'	300.00'	66.21'	N 84°56'59" W	33.31'	12°40'18"
C4	96.54'	300.00'	96.13'	N 69°23'41" W	48.69'	18°26'18"
C5	182.50'	500.00'	181.49'	S 70°37'56" E	92.28'	20°54'48"
C6	77.54'	500.00'	77.47'	S 85°31'55" E	38.85'	08°53'09"
C7	179.18'	330.00'	176.99'	S 75°43'50" E	91.86'	31°06'36"
C8	48.17'	30.00'	43.16'	N 45°17'03" W	31.07'	92°00'10"
C9	62.19'	30.00'	51.64'	S 60°06'22" W	50.70'	118°46'40"
C10	1.55'	270.00'	1.55'	N 80°20'25" W	0.78'	00°19'46"
C11	244.44'	470.00'	241.70'	S 75°04'31" E	125.05'	29°47'57"
C12	143.65'	530.00'	143.41'	N 67°57'05" W	72.37'	15°33'05"
C13	40.03'	30.00'	37.12'	S 37°30'17" E	23.63'	76°26'39"
C14	47.73'	30.00'	42.85'	N 46°17'36" E	30.61'	91°09'08"
C15	17.06'	530.00'	17.06'	N 89°03'10" W	8.53'	01°50'39"
C19	65.34'	330.00'	65.24'	N 85°36'47" W	32.78'	11°20'42"
C20	82.66'	330.00'	82.45'	N 72°45'52" W	41.55'	14°21'08"
C21	31.18'	330.00'	31.16'	N 62°52'55" W	15.60'	05°24'46"
C22	40.87'	530.00'	40.86'	S 62°23'06" E	20.45'	04°25'07"
C23	102.98'	530.00'	102.82'	S 70°09'38" E	51.65'	11°07'58"
C24	43.42'	470.00'	43.41'	N 62°49'21" W	21.73'	05°17'37"
C25	105.35'	470.00'	105.12'	N 71°53'25" W	52.89'	12°50'32"
C26	95.68'	470.00'	95.51'	N 84°08'35" W	48.00'	11°39'48"

SEE SHEET 4 FOR ADDITIONAL CURVE INFORMATION

07-00-029-000-444
VALORE PROPERTIES, INC.
INST. #2021-0851350

LINE TABLE		
LINE #	LENGTH	BEARING
L15	57.18' (C)	S 88°42'52" W
L16	38.94' (C)	N 88°07'34" W
L19	19.16'	N 88°42'52" E
L20	23.09'	N 88°42'52" E
L21	6.45'	N 89°58'29" W

07-00-029-000-046
PLANT FACTORY, INC.
INST. #2009-0316594

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

FOR CONTINUATION SEE SHEET 4

REVISIONS			
DATE	BY	DESCRIPTION	
02-18-2022	CLH	ISSUE TO CITY FOR REVIEW	
04-26-2022	CLH	REVISED PER CITY COMMENTS	
06-22-2022	CLH	REVISED PER CITY COMMENTS	

DRAWN BY: JLT
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. 7
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

JOB NO. 20-5445-7

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FOR CONTINUATION SEE SHEET 3

HAMPTON PLACE
SUBDIVISION NO. 6
VOL. 111, PAGES 71-76

S/L 320
S/L 319
S/L 318
S/L 317
S/L 316
S/L 315

SUBLOT 333
SUBLOT 334 6,600.00 S.F. 0.1515 AC.
SUBLOT 335 6,600.00 S.F. 0.1515 AC.
SUBLOT 336 6,600.00 S.F. 0.1515 AC.
SUBLOT 337 6,600.00 S.F. 0.1515 AC.
SUBLOT 338 6,600.00 S.F. 0.1515 AC.
SUBLOT 339 6,600.00 S.F. 0.1515 AC.
SUBLOT 340 6,600.00 S.F. 0.1515 AC.
SUBLOT 348
SUBLOT 347 6,600.00 S.F. 0.1515 AC.
SUBLOT 346 6,600.00 S.F. 0.1515 AC.
SUBLOT 345 6,600.00 S.F. 0.1515 AC.
SUBLOT 344 6,600.00 S.F. 0.1515 AC.
SUBLOT 343 6,600.00 S.F. 0.1515 AC.
SUBLOT 342 6,600.00 S.F. 0.1515 AC.
SUBLOT 341 6,600.00 S.F. 0.1515 AC.
SUBLOT 352
SUBLOT 353 12,801.00 S.F. 0.2939 AC.
SUBLOT 354 12,801.00 S.F. 0.2939 AC.
SUBLOT 355 14,614.17 S.F. 0.3355 AC.
SUBLOT 356 13,998.62 S.F. 0.3214 AC.
SUBLOT 363
SUBLOT 362 12,811.85 S.F. 0.2941 AC.
SUBLOT 361 12,911.28 S.F. 0.2964 AC.
SUBLOT 360 13,119.85 S.F. 0.3012 AC.
SUBLOT 359 16,352.07 S.F. 0.3754 AC.
SUBLOT 357 16,069.30 S.F. 0.3689 AC.
SUBLOT 358 16,487.30 S.F. 0.3785 AC.

BLOCK "X" 39,647.84 S.F. 0.9102 AC.
BLOCK "Y" 53,603.40 S.F. 1.2305 AC.
BLOCK "V"

DOROW DRIVE (60')
CHATFIELD COURT (60')

07-00-029-000-046 PLANT FACTORY, INC. INST. #2009-0316594
07-00-029-000-084 PLANT FACTORY, INC. 6346 AVON BELDEN RD INST. #1994-0314602
07-00-029-000-083 WILLIAM A. & CHERYL A. KEARNEY 6380 AVON BELDEN RD INST. #1997-0500076

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C16	28.60'	35.00'	27.82'	S 22°41'45" E	15.16'	46°49'36"
C17	286.57'	60.00'	82.11'	N 89°16'58" W	56.29'	273°39'10"
C18	28.60'	35.00'	27.82'	N 24°07'48" E	15.16'	46°49'36"
C27	13.15'	35.00'	13.07'	N 10°02'31" W	6.65'	21°31'08"
C28	15.46'	35.00'	15.33'	N 33°27'19" W	7.86'	25°18'28"
C29	78.08'	60.00'	72.69'	N 08°49'38" W	45.68'	74°33'50"
C30	63.16'	60.00'	60.28'	N 58°36'37" E	34.86'	60°18'41"
C31	63.48'	60.00'	60.58'	S 60°55'37" E	35.07'	60°36'50"
C32	62.84'	60.00'	60.00'	S 00°36'56" E	34.65'	60°00'31"
C33	19.01'	60.00'	18.93'	S 38°27'58" W	9.59'	18°09'18"

SEE SHEET 3 FOR ADDITIONAL CURVE INFORMATION

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

NOTE: REBAR TO BE SET AT AN OFFSET FOR SUBLOTS 355 AND 356 DUE TO DITCH.

O.L. 29
O.L. 28

REVISION	DATE	BY	DESCRIPTION
	02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
	04-26-2022	CLH	REVISED PER CITY COMMENTS
	06-22-2022	CLH	REVISED PER CITY COMMENTS

DRAWN BY: JLT
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. 7 PLAT

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

SHEET 4 OF 4
JOB NO. 20-5445-7

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IMPROVEMENT PLANS
FOR
HAMPTON PLACE SUBDIVISION - PHASE 7

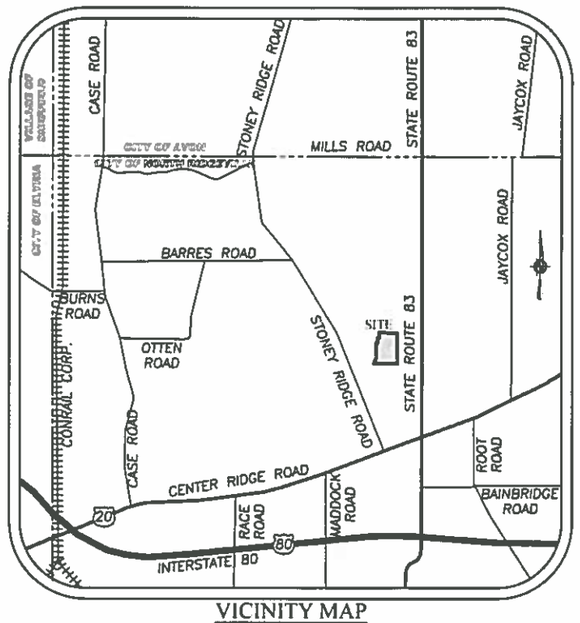
BEING SUBLOTS 323-362 INCLUSIVE AND SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 29.

INDEX OF SHEETS:

TITLE SHEET 1
EXISTING CONDITIONS – DEMO PLAN 2
GENERAL NOTES 3–4
TYPICAL SECTIONS 5
GENERAL PLAN 6
SURVEY CONTROL PLAN 7

PLAN AND PROFILES
- JANNIE LANE STA 14+00 TO STA 17+55 8
- JANNIE LANE STA 17+55 TO STA 21+00 9
- DOROW DRIVE STA 1+00 TO STA 6+00 10
- DOROW DRIVE STA 6+00 TO STA 11+00 11
- CHATFIELD COURT STA 0+00 TO STA 3+50 12
- CHATFIELD COURT STA 3+50 TO STA 7+00 13

UTILITY PLAN 14
STORM SEWER PROFILES 15–16
GRADING PLAN 17
GRADING DETAILS 18
INTERSECTION DETAILS 19–21
MISCELLANEOUS DETAILS 22–28
STORMWATER POLLUTION PREVENTION PLAN 29
SWP3 NOTES & DETAILS 30–34
TREE PLANTING PLAN 35
HAMPTON PLACE SUBDIVISION NUMBER 7 PLAT 1–4



VICINITY MAP
NOT TO SCALE

LEGEND OF SYMBOLS & LINETYPES:

- CENTERLINE
- RIGHT-OF-WAY
- POWER POLE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- CLEAN OUT
- EXISTING MONUMENT BOX
- T/C TOP OF CURB
- F.G. FINISH GRADE AT HOUSE
- EXISTING ELECTRIC BOX
- EXISTING CABLE BOX
- EXISTING GAS MARKER
- SUBLOT LINE
- PROPOSED STORM
- PROPOSED WATER
- PROPOSED SANITARY
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- SURFACE WATER FLOW
- PROPOSED YARD DRAIN
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED MONUMENT BOX
- EXISTING MANHOLE
- PROPOSED MANHOLE
- SPOT GRADE ELEVATION (EXIST / PROP)
- EXISTING STORM
- EXISTING GAS
- EXISTING WATER
- EXISTING SANITARY
- EXISTING EASEMENT
- 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 44055
PHONE: (440) 891 2428

INTERNET/CABLE/PHONE
WIDE OPEN WEST
105 BLAZE INDUSTRIAL PARKWAY
ELYRIA, OH 44035
PHONE: (440) 606 6262

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

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

ELECTRIC
OHIO EDISON
6328 LAKE AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 328 3271

CITY OF NORTH RIDGEVILLE
PLANNING COMMISSION

✓	Approval Granted	Request Rejected
	Refer For Council Approval:	APPROVED NOV 08 2022
	BZBA Approval Required:	
	Other Conditions: Receive map revision from FEMA for lots 341 & 340, receive No-Rise Certificate, Setbacks reviewed to meet Code.	
	DATE: 11-8-2023	BY:

APPROVALS

DANIEL A. RODRIGUEZ, P.E.
CITY ENGINEER — DATE

ENGINEER PREPARING PLANS:

CHRISTOPHER L. HOWARD, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. E-61829 — DATE 7/13/22

STATE OF OHIO · CHRISTOPHER L HOWARD · E-61829 · REGISTERED PROFESSIONAL ENGINEER

EPA APPROVALS:

APPROVED BY THE OHIO EPA LETTER DATED _____ (SANITARY)

APPROVED BY THE OHIO EPA LETTER DATED 6/22/22 (WATER)

NOTE

1. STREET LIGHTING IS TO BE INSTALLED BY THE DEVELOPER WITH THIS PROJECT.
2. PER CITY ORDINANCE 3862-2002 THE CITY OF NORTH RIDGEVILLE SHALL INSTALL ALL TRAFFIC CONTROL DEVICES. THE DEVELOPER WILL BE CHARGED FOR THE INSTALL OF THE DEVICES.
3. A MINIMUM OF 1 TREE SHALL BE INCLUDED ON THE INDIVIDUAL SITE PLAN. THE PROPOSED TREE SHALL BE POSITIONED SO THAT IT WILL BE OUTSIDE OF THE CITY RIGHT-OF-WAY. (SEE SHEET 35)

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 1-800-362-2764 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.OUPS.ORG
TICKET NO 803401347 803401366 803401372 803401377

OHIO Utilities Protection SERVICE — Call Before You Dig

OHIO OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE
TWO WORKING DAYS BEFORE YOU DIG
CALL 1-800-925-0988 (TOLL FREE)
WWW.OGPUPS.COM

DATE	BY	DESCRIPTION
02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
05-17-2022	CLH	REVISED PER CITY COMMENTS
06-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

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 7
TITLE SHEET
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 35
JOB NO. 20-5445-7

J:\20544-5-7 Hampton Place Ph-7\DRAWINGS\Improvement Plans\01) Title Sheet.dwg Plotted: Jul 13, 2022 - 1:51pm

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

NOTES:

1. CONTRACTOR SHALL CLEAR TREES BETWEEN OCTOBER 1ST AND MARCH 31ST.
2. EXISTING STORM AND SANITARY STRUCTURE INFORMATION IS BASED ON PROPOSED RIM AND INVERT ELEVATIONS FOR HAMPTON PLACE SUBDIVISION PHASE 6 IMPROVEMENT PLANS.
3. 100-YEAR FLOOD LIMITS ARE PER REPORT DATED JUNE 14, 2022 PREPARED BY HYDROSPHERE ENGINEERING.

CONTROL POINTS

CONTROL POINT NO. 1
5/8" IRON REBAR SET W/ CAP STAMPED "TRAVERSE"
N: 631821.23
E: 2099402.56

CONTROL POINT NO. 2
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 STORM STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-HW-1	—	48" HDPE (SW) INV.: 704.75	N: 632115.55 E: 2098812.36
EX-MH-1	RIM 712.88	36" HDPE (E) INV.: 705.05 48" HDPE (N) INV.: 705.05 36" HDPE (W) INV.: 705.10	N: 631926.16 E: 2098792.36
EX-MH-2	RIM 710.69	48" HDPE (S) INV.: 704.83 48" HDPE (NE) INV.: 704.80	N: 632072.69 E: 2098789.11

EXISTING SANITARY STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-SMH-1	RIM 713.08	8" PVC (E) INV.: 696.96 8" PVC (W) INV.: 696.91	N: 631932.95 E: 2098798.37

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

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

APPROVED
JUL 08 2022

LEGEND
- 100 YEAR FLOOD PLAIN LIMITS (SEE NOTE 3)
- EXISTING CONTOURS (PER FIELD TOPO GATHERED IN APRIL OF 2021)
- PHASE 6 IMPROVEMENTS CONTOURS

BENCHMARK NO. 1
HAMPTON PLACE SUBDIVISION NO. 5 VOL. 107, PAGES 98-100
HAMPTON PLACE SUBDIVISION NO. 6 (NOT YET RECORDED)
JANNIE LANE (60')
STONEY RIDGE ROAD (60')
LILA DRIVE (60')
HAVENCREST COURT (60')
SLATER DITCH
LICKORISH DITCH
EX. STORMWATER MANAGEMENT BASIN
EX. TEMPORARY TURNAROUND (TO BE REMOVED)
EX. MISCELLANEOUS MANHOLE WITH NO LID AND FILLED WITH WATER (TO BE REMOVED)
EX. WOODED AREA (TO BE CLEARED)
100-YR ZONE A FLOOD PLAIN LIMITS (PER FEMA FIRM)
100-YR FLOOD PLAIN LIMITS (SEE NOTE 3)
25' BUFFER LIMIT
CONTROL POINT NO. 1
CONTROL POINT NO. 2
07-00-029-000-009 JOHN & CECELIA SCHUSTER 6185 STONEY RIDGE ROAD
07-00-029-000-323 EMANUEL MATHIELLIS & RHONDA ORICK 6195 STONEY RIDGE ROAD
07-00-029-000-418 VALORE PROPERTIES, INC. 6305 STONEY RIDGE ROAD
07-00-029-000-321 ROBERT, JR. & ANDREA L BAUMGARDNER 6327 STONEY RIDGE ROAD
07-00-029-000-196 THOMAS S., III & RUBY L. SCHULTZ 6345 STONEY RIDGE ROAD
07-00-029-000-020 RAYMOND M. HUGHES, JR. 6365 STONEY RIDGE RD
07-00-029-000-021 RAYMOND M. HUGHES, JR.
07-00-029-000-060 CHRISTOPHER A. HOOVER 6401 STONEY RIDGE RD
07-00-029-000-086 BRYAN ROTH & LISA KONDZER 6433 STONEY RIDGE RD
07-00-028-102-096 BRYAN ROTH & LISA KONDZER
07-00-028-102-084 JANET FRANK & JANET A. FRANK 6465 STONEY RIDGE ROAD
07-00-028-102-091 DANIEL R. & JENNIFER L. STOPPER 6487 STONEY RIDGE ROAD
07-00-028-102-092 DANIEL R. & JENNIFER L. STOPPER 6497 STONEY RIDGE ROAD
07-00-029-000-444 VALORE PROPERTIES, INC.
07-00-029-000-046 PLANT FACTORY, INC.
07-00-029-000-084 PLANT FACTORY, INC. 6346 AVON BELDEN RD
O.L. 29
O.L. 28
EX. OVHD POWERLINES
EX. GAS LINE
EX. 8" WATERLINE
EX. 20' DRAINAGE & LANDSCAPE EASEMENT
EX. 12' UTILITY EASEMENT
EX. 10' DRAINAGE EASEMENT
EX. DITCH
EX. WOODED AREA (TO BE CLEARED)
EX. DED AREA (PORTIONS TO BE CLEARED)
EX-HW-1
EX-MH-2
EX-SMH-1
EX-MH 1
36"
48"
15"

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.

BY	DATE	DESCRIPTION
CLH	02-18-2022	ISSUE TO CITY FOR REVIEW
CLH	05-17-2022	REVISED PER CITY COMMENTS
CLH	06-17-2022	REVISED PER CITY COMMENTS
CLH	07-13-2022	REVISED PER CITY COMMENTS

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 7
EXISTING CONDITIONS - DEMO PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 2 OF 35
JOB NO. 20-5445-7

I:\2020\5445-7 Hampton Place Ph 7\DRAWINGS\Improvement Plans\PDF\ Existing Conditions - Demo Plan.dwg Plotted: Jul 13, 2022 - 1:53pm

CITY OF NORTH RIDGEVILLE
STANDARD GENERAL NOTES

APPROVED
NOV 08 2022

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) 329-4247
ELECTRIC-OHIO EDISON	MIKE ZANNI	(440) 326-3271
CABLE-SPECTRUM	RON HRIBAL	(440) 355-0416 (EXT. 825)
WATER TRANSMISSION	AVON LAKE MUNICIPAL UTILITIES	(440) 933-6226

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

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

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

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

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

7. THE CONTRACTOR SHALL NOT COMMENCE WITH ANY FORM OF CONSTRUCTION WITHOUT GIVING 24 HOUR NOTICE TO THE OFFICE OF THE CITY ENGINEER TO ARRANGE FOR INSPECTION. IF ANY CHANGE IN THE WORK SCHEDULE BECOMES NECESSARY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE INSPECTOR TO AVOID UNNECESSARY INSPECTION 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 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.

8. 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 CHEMMASTERS, 300 EDWARDS ST., MADISON, OHIO, 44057.

6. IN AREAS OF HIGH GROUNDWATER OR WHERE SURFACE SEEPAGE HAS BEEN OBSERVED IT MAY BE NECESSARY TO CONSTRUCT DRAINS PERPENDICULAR TO THE PROPOSED PAVEMENT. THESE UNCLASSIFIED PIPE UNDERDRAINS, CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 605, SHALL BE 3 FEET BELOW PAVEMENT GRADE AND CONNECTED INTO THE APPROPRIATE STORM CONDUIT OR OUTLET. CONDUIT SHALL BE 6" DIAMETER PERFORATED PVC TYPE PS-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 HOW DO OR MAY EXIST DURING THE CONSTRUCTION SO AS NOT TO ADVERSELY AFFECT THE INTEGRITY OF ANY UTILITY INSTALLATION OR STRUCTURE ON THE CONSTRUCTION SITE OR ADJACENT PROPERTIES.

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

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

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

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

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

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

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

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

STORM SEWERS

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

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

   B. POLYVINYL CHLORIDE (PVC) ASTM D-3034 (SDR 35) (ODOT 707.45) WITH GASKET MATERIAL CONFORMING TO ASTM F-477 AND JOINTS PER ASTM D-3212 OR SOLVENT CEMENT JOINTS PER ASTM D-2564.

   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, (OPOT 707.33) ADS N-12, HANCOR HI-Q, OR APPROVED EQUAL. THE JOINTS SHALL BE SILT-TIGHT AND THE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477 (NOT PRESSURE RATED), INSTALLED IN ACCORDANCE WITH ASTM D-3212 AND MANUFACTURER'S RECOMMENDATIONS.

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

3. UNDERDRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 605. CONDUIT SHALL BE 6" DIAMETER PVC TYPE PS-48 PIPE CONFORMING TO ASTM F-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 THIER DESIGNEES. ANY AND ALL PROBLEMS DISCOVERED SHALL BE REMEDIATED WITHIN TEN (10) WORKING DAYS BY THE DEVELOPER OR BY THE PARTY THE DEVELOPER SHALL CAUSE TO REMEDIATE THE PROBLEMS, IF ANY

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

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

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

J:\20-5445-7 Hampton Place PH-7\DRAWINGS\Improvement Plans\03-04 General Notes.dwg, Plotted: Jul 13, 2022 - 1:54pm

DATE	BY	DESCRIPTION
02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
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DRAWN BY: SJM
CHECKED BY: CLH

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

HAMPTON PLACE SUBDIVISION - PHASE 7
GENERAL NOTES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 3 OF 35
JOB NO. 20-5445-7

CITY OF NORTH RIDGEVILLE
STANDARD GENERAL NOTES

APPROVED
NOV 08 2022

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'-8" 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 16 INCH AND UNDER SHALL BE CONSTRUCTED TO WORK VERTICALLY. GATE VALVES 20 INCH AND LARGER IN SIZE SHALL BE CONSTRUCTED TO WORK HORIZONTALLY.

6. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.

BUTTERFLY VALVES

1. IN LIEU OF GATE VALVES, BUTTERFLY VALVES MAY BE USED ON 12 INCH AND LARGER MAINS.

2. ALL BUTTERFLY VALVES SHALL BE OF RUBBER-SEATED TIGHT-CLOSING TYPE. THEY SHALL MEET OR EXCEED PERFORMANCE REQUIREMENTS FOR WATER APPLICATIONS OF APPLICABLE RECOGNIZED STANDARDS SUCH AS AWWA C-504. ALL VALVES SHALL BE MUELLER BUTTERFLY VALVES OR AN APPROVED EQUAL.

3. BOTH VALVE ENDS SHALL BE MECHANICAL JOINT PER AWWA C-111. ACCESSORIES (BOLTS, GLANDS AND BASKETS) SHALL BE SUPPLIED BY THE VALVE MANUFACTURER.

4. ALL VALVES MUST USE FULL AWWA C-504, CLASS 150B VALVE SHAFT DIAMETER AND FULL CLASS 150B UNDERGROUND-SERVICE-OPERATOR TORQUE RATING THROUGHOUT ENTIRE TRAVEL, TO PROVIDE CAPABILITY FOR OPERATION IN EMERGENCY SERVICE.

5. VALVE BODY SHALL BE HIGH-STRENGTH CAST IRON ASTM A126, CLASS B WITH 18-8 TYPE 304 STAINLESS STEEL BODY SEAT. VALVE VANE SHALL BE HIGH STRENGTH CAST IRON ASTM A48 CLASS 40, HAVING RUBBER SEAT MECHANICALLY SECURED WITH AN INTEGRAL 18-8 STAINLESS STEEL CLAMP RING AND 18-8 STAINLESS STEEL SELF-LOCKING SCREWS.

6. RUBBER SEAT SHALL BE A FULL-CIRCLE 360 DREGEE SEAT NOT PENETRATED BY THE VALVE SHAFT. VALVE SHAFT SHALL BE ONE PIECE, EXTENDING FULL SIZE THROUGH THE ENTIRE SHAFT AND OPERATOR WITH NO NECK-DOWN, KEYWAYS OR HOLES TO WEAKEN IT. FOR 14 INCH AND LARGER, VALVE SHAFTS SHALL BE 18-8 STAINLESS STEEL STUB SHAFT DESIGN KEYED TO THE VANE WITH STAINLESS STEEL TAPER PINS.

7. VALVE OPERATOR SHALL BE OF THE TRAVELING-NUT TYPE, SEALED, GASKETED, AND LUBRICATED FOR UNDERGROUND SERVICE. IT SHALL BE CAPABLE OF WITHSTANDING AN OVERLOAD INPUT TORQUE OF 450 FT-LBS AT FULL-OPEN OR CLOSED POSITION WITHOUT DAMAGE TO THE VALVE OR VALVE OPERATOR. IT SHALL BE DESIGNED TO RESIST SUBMERGENCE IN WATER TO 25 FEET HEAD PRESSURE FOR UP TO 72 HOURS.

8. THE VALVE SHALL BE CAPABLE OF EASY CLOSURE BY ONE MAN USING A STANDARD VALVE KEY, EVEN UNDER EMERGENCY LINE-BREAK CONDITIONS AS SEVERE AS THOSE THAT WOULD CAUSE A VALVE MAXIMUM OPERATING TORQUE REQUIREMENT OF AS MUCH AS TWO TIMES AWWA CLASS 150B.

9. ALL VALVES SHALL BE TESTED, BUBBLE-TIGHT AIR-UNDER-WATER, BY THE MANUFACTURER AS FOLLOWS:

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

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

HYDROSTATIC TESTING

1. ALL WATER MAINS SHALL BE INSTALLED AND PRESSURE TESTED ACCORDING TO AWWA C-605, LATEST EDITION.

2. TESTING PLUGS OR CAPS SHALL BE FURNISHED AND INSTALLED FOR TESTING COMPLETED SECTIONS OF PIPE AND FITTINGS.

3. BEFORE THE TEST PRESSURE IS APPLIED, CARE SHALL BE TAKEN TO INSURE THE REMOVAL OF AIR IN THE LINE AT THE HIGH POINTS AND TO SEE THAT ALL CAPS, PLUGS AND EXPOSED PORTIONS OF THE LINE ARE SECURELY BRACED.

4. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY EQUIPMENT, GUAGES, TOOLS, AND LABOR TO PROPERLY CONDUCT THE TEST. ALL TESTING SHALL BE DONE UNDER THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.

5. WATER FOR FILLING THE TEST SECTIONS WILL BE PROVIDED BY THE CITY OF NORTH RIDGEVILLE.

6. IF THE LEAKAGE TEST EXCEEDS THE MAXIMUM ALLOWED, THE CONTRACTOR SHALL LOCATE AND REPAIR THE LEAKS AND AGAIN TEST THE PIPE. THIS PROCESS SHALL BE CONTINUED UNTIL THE LEAKAGE IS WITHIN THE ACCEPTABLE LIMITS.

DISINFECTING MAINS

1. AFTER HYDROSTATIC TESTING, THE NEW LINE SHALL BE THOROUGHLY FLUSHED IN ACCORDANCE WITH AWWA C-651. THE MAIN SHALL BE FLUSHED THROUGH THE HYDRANTS, BLOWOFFS OR BY SOME OTHER APPROVED MEANS.

2. CHLORINE SHALL BE ADDED AT SUCH RATES AS TO GIVE A MINIMUM CHLORINE DOSAGE OF 50 PARTS PER MILLION AVAILABLE CHLORINE.

3. CHLORINE USED AS A DISINFECTING AGENT MAY BE EITHER LIQUID CHLORINE OR AN ANHYDROUS CALCIUM HYPOCHLORITE COMPOUND SUCH AS "HTH" OR AN APPROVED EQUAL. LIQUID CHLORINE SHALL BE APPLIED THROUGH A SUITABLE CHLORINE FEEDING MACHINE AND INJECTION NOZZLE. ANHYDROUS CALCIUM HYPOCHLORITE SHALL BE FED AS A SOLUTION USING A SUITABLE INJECTION PUMP.

4. FOLLOWING THE DISINFECTING PERIOD, THE LINE SHALL BE THOROUGHLY FLUSHED UNTIL THE REPLACEMENT WATER THROUGHOUT THE ENTIRE LENGTH OF THE LINE SHALL UPON TEST, BOTH CHEMICALLY AND BACTERIOLOGICALLY, BE PROVEN EQUAL TO THE QUALITY OF THE WATER IN THE EXISTING SYSTEM.

5. THE CITY OF NORTH RIDGEVILLE SERVICE DEPARTMENT WILL TEST THE WATER. THE CONTRACTOR IS RESPONSIBLE FOR THE TEST ARRANGEMENTS.

CURB CONNECTIONS

1. THE SIZE OF SERVICE CONNECTIONS SHALL BE THREE-QUARTER INCH (3/4") DIAMETER MINIMUM.

2. SERVICE CONNECTIONS SHALL BE K COPPER. ALTERNATIVELY, 200 PSI PLASTIC PIPE APPROVED FOR POTABLE WATER, WITH TRACER WIRE, MAY BE USED PROVIDED THE 50 FEET OF CONNECTION ADJACENT TO THE SERVED STRUCTURE IS K COPPER AND THE STRUCTURE SERVED IS MORE THAN 200 FEET FROM THE ROADWAY RIGHT OF WAY LINE.

3. FOR STRUCTURES GREATER THAN 200 FEET FROM THE CENTERLINE OF THE ROADWAY, A METER VAULT MUST BE PROVIDED NEAR THE RIGHT OF WAY LINE OF THE ROADWAY.

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

7/22/14

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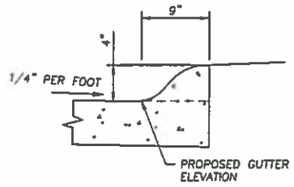
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HAMPTON PLACE SUBDIVISION - PHASE 7
GENERAL NOTES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

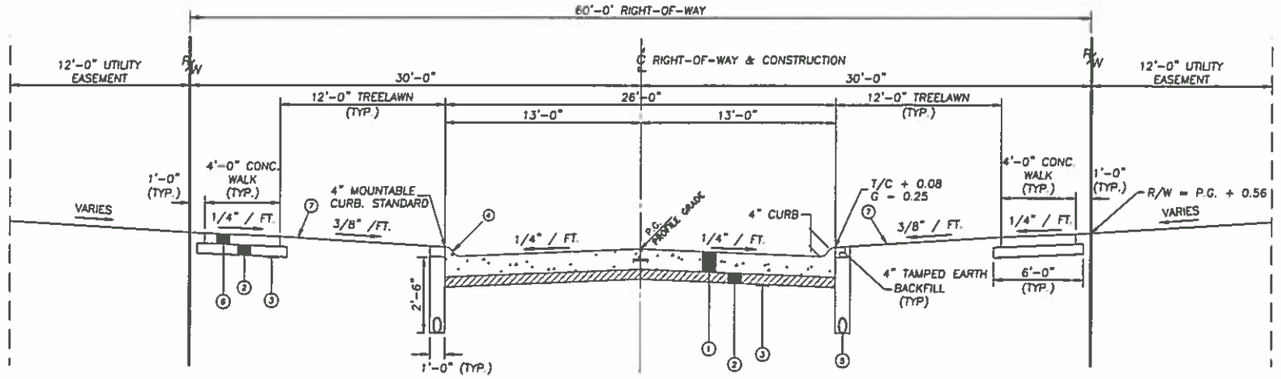
SHEET 4 OF 35

JOB NO. 20-5445-7

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GUTTER DETAIL
NTS



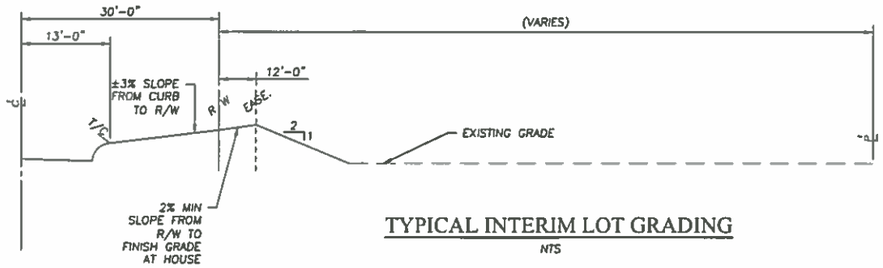
TYPICAL PAVEMENT SECTION
NTS

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. 8 AGGREGATE (NO SLAG).
6. ODOT 608, 4" CONCRETE WALK (SEE NOTE 2)
7. ODOT 659, SEEDING & MULCHING
8. ODOT 301, ASPHALT CONCRETE BASE, T=4"

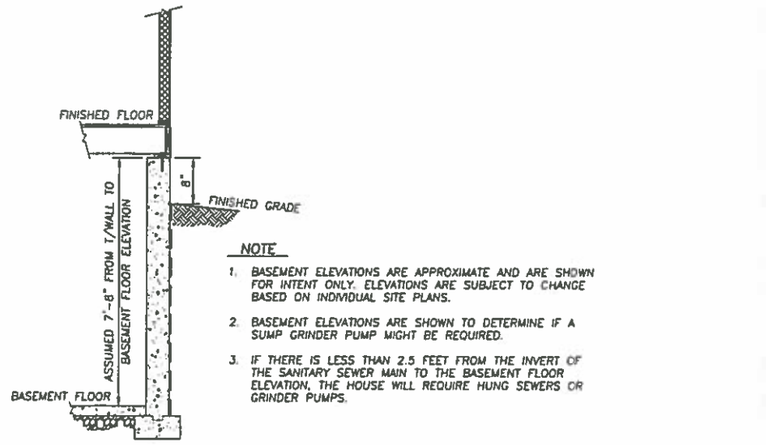
APPROVED
NOV 08 2022

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 BLOCKS (AS SHOWN ON PLAN AND PROFILES) SHALL BE THICKENED TO 6" MINIMUM.



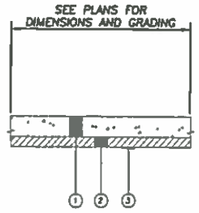
TYPICAL INTERIM LOT GRADING
NTS



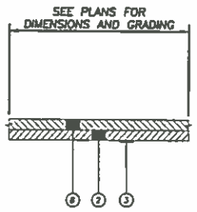
NOTE

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. 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.

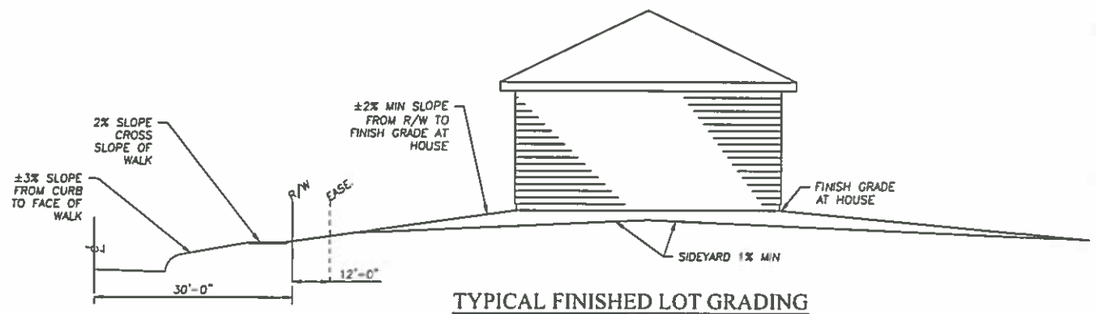
ASSUMED BASEMENT SECTION
NTS



CONCRETE TURN AROUND PAVEMENT SECTION AT END OF DOROW DRIVE
NTS



ASPHALT TURN AROUND PAVEMENT SECTION AT END OF JANNIE LANE
NTS



TYPICAL FINISHED LOT GRADING
NTS

REVISIONS		
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HAMPTON PLACE SUBDIVISION - PHASE 7
TYPICAL SECTIONS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 5 OF 35

JOB NO. 20-5445-7

J:\2020\5445-7 Hampton Place PH-7\DRAWINGS\Improvement Plans\100) Typical Sections.dwg, Plotted: Jul 13, 2022 - 1:54pm

APPROVED
NOV 08 2022

GRAPHIC SCALE
0 80
40 160
(IN FEET)
SCALE: 1" = 80'

LEGEND

100 YEAR FLOOD PLAIN LIMITS (SEE NOTE 1)

NOTE

1. 100-YEAR FLOOD LIMITS ARE PER REPORT DATED JUNE 14, 2022 PREPARED BY HYDROSPHERE ENGINEERING.

PHASE 7 BREAKDOWN

PLAN ACREAGE: 15.65 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: 1,964 L F

PHASE 7 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.

TABLE OF OWNERSHIP	
A	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	2.30 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
PHASE VII:	
~TOTAL NUMBER OF CLUSTER LOTS:	18 UNITS
~TOTAL NUMBER OF SINGLE FAMILY LOTS	24 LOTS

OPEN SPACE PHASES BREAKDOWN

PHASE VII

PLAN ACREAGE:	15.65 ACRES
OPEN SPACE NEEDED (20% OF GROSS ACREAGE OF ENTIRE DEVELOPMENT AREA):	3.13 ACRES
OPEN SPACE PROVIDED:	2.44 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:	48.53 ACRES

CONTROL POINTS

CONTROL POINT NO. 1
5/8" IRON REBAR SET W/ CAP STAMPED "TRAVERSE"
N: 631821.23
E: 2099402.56

CONTROL POINT NO. 2
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 (SEE LOCATION ON SHEET 2)
ELEV.: 714.82

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

HAMPTON PLACE SUBDIVISION NO. 6
(NOT YET RECORDED)

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

EX. STORMWATER MANAGEMENT BASIN

EX. LANDSCAPE EASEMENT

EX. 20' DRAINAGE AND LANDSCAPE EASEMENT

JANNIE LANE (60')

EX. 20' SAN. LATERAL EASEMENT

EX. 20' DRAINAGE EASEMENT

EX. 12' UTILITY EASEMENT

PROP. 12' UTILITY EASEMENT

SLATER DITCH

LILA DRIVE (60')

HAVENCREST COURT (60')

DOROW DRIVE (60')

CHATFIELD COURT (60')

STONEY RIDGE ROAD (60')

LICKORISH DITCH

EX. 10' DRAINAGE EASEMENT

PROP. DRAINAGE EASEMENT

25' BUFFER LIMIT

100-YR ZONE A FLOOD PLAIN LIMITS (PER FEMA FIRM)

100-YR FLOOD PLAIN LIMITS (SEE NOTE 1)

PHASE 7 IMPROVEMENTS

CONTROL POINT NO. 1

CONTROL POINT NO. 2

O.L. 29

O.L. 28

07-00-029-000-009 JOHN & CECELIA SCHUSTER 6185 STONEY RIDGE ROAD

07-00-029-000-323 EMANUEL MATHIELLIS & RHONDA DRICK 6195 STONEY RIDGE ROAD

07-00-029-000-418 VALORE PROPERTIES, INC. 6305 STONEY RIDGE ROAD

07-00-029-000-321 ROBERT, JR. & ANDREA L BAUMGARDNER 6327 STONEY RIDGE ROAD

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

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

07-00-029-000-021 RAYMOND M. HUGHES, JR.

07-00-029-000-060 CHRISTOPHER A. HOOVER 6401 STONEY RIDGE RD

07-00-029-000-086 BRYAN ROTH & LISA KONDZER 6433 STONEY RIDGE RD

07-00-028-102-096 BRYAN ROTH & LISA KONDZER

07-00-028-102-084 JANET FRANK & JANET A. FRANK 6465 STONEY RIDGE ROAD

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

07-00-028-102-092 DANIEL R. & JENNIFER L. STOPPER 6497 STONEY RIDGE ROAD

07-00-029-000-444 VALORE PROPERTIES, INC.

07-00-029-000-046 PLANT FACTORY, INC.

07-00-029-000-084 PLANT FACTORY, INC. 6346 AVON BELDEN RD

SUBLOT 323 SUBLOT 324 SUBLOT 325 SUBLOT 326 SUBLOT 327 SUBLOT 328 SUBLOT 329 SUBLOT 330 SUBLOT 331 SUBLOT 332 SUBLOT 333 SUBLOT 334 SUBLOT 335 SUBLOT 336 SUBLOT 337 SUBLOT 338 SUBLOT 339 SUBLOT 340 SUBLOT 341 SUBLOT 342 SUBLOT 343 SUBLOT 344 SUBLOT 345 SUBLOT 346 SUBLOT 347 SUBLOT 348 SUBLOT 349 SUBLOT 350 SUBLOT 351 SUBLOT 352 SUBLOT 353 SUBLOT 354 SUBLOT 355 SUBLOT 356 SUBLOT 357 SUBLOT 358 SUBLOT 359 SUBLOT 360 SUBLOT 361 SUBLOT 362 SUBLOT 363 SUBLOT 364

DATE	BY	DESCRIPTION
02-15-2022	CLH	1ST SUB TO CITY FOR REVIEW
05-17-2022	CLH	REVISED PER CITY COMMENTS
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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 7 GENERAL PLAN

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

SHEET 6 OF 35

JOB NO. 20-5445-7

J:\2054457 Hampton Place PH 7\DRAWINGS\Improvement Plans\05 General Plan.dwg Plotted: Jul 13, 2022 - 1:55pm

LEGEND

100 YEAR FLOOD PLAIN LIMITS (SEE NOTE 2)

NOTES:

1. SIDEWALK SHALL BE THICKENED TO 6" MINIMUM.
2. 100-YEAR FLOOD LIMITS ARE PER REPORT DATED JUNE 14, 2022 PREPARED BY HYDROSPHERE ENGINEERING.

CONTROL POINTS

CONTROL POINT NO 1:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 631821.23
E: 2099402.56
(SEE LOCATION ON SHEETS 2 & 6)

CONTROL POINT NO 2:
5/8" IRON REBAR SET W/ CAP
STAMPED "TRAVERSE"
N: 631105.72
E: 2099403.31
(SEE LOCATION ON SHEETS 2 & 6)

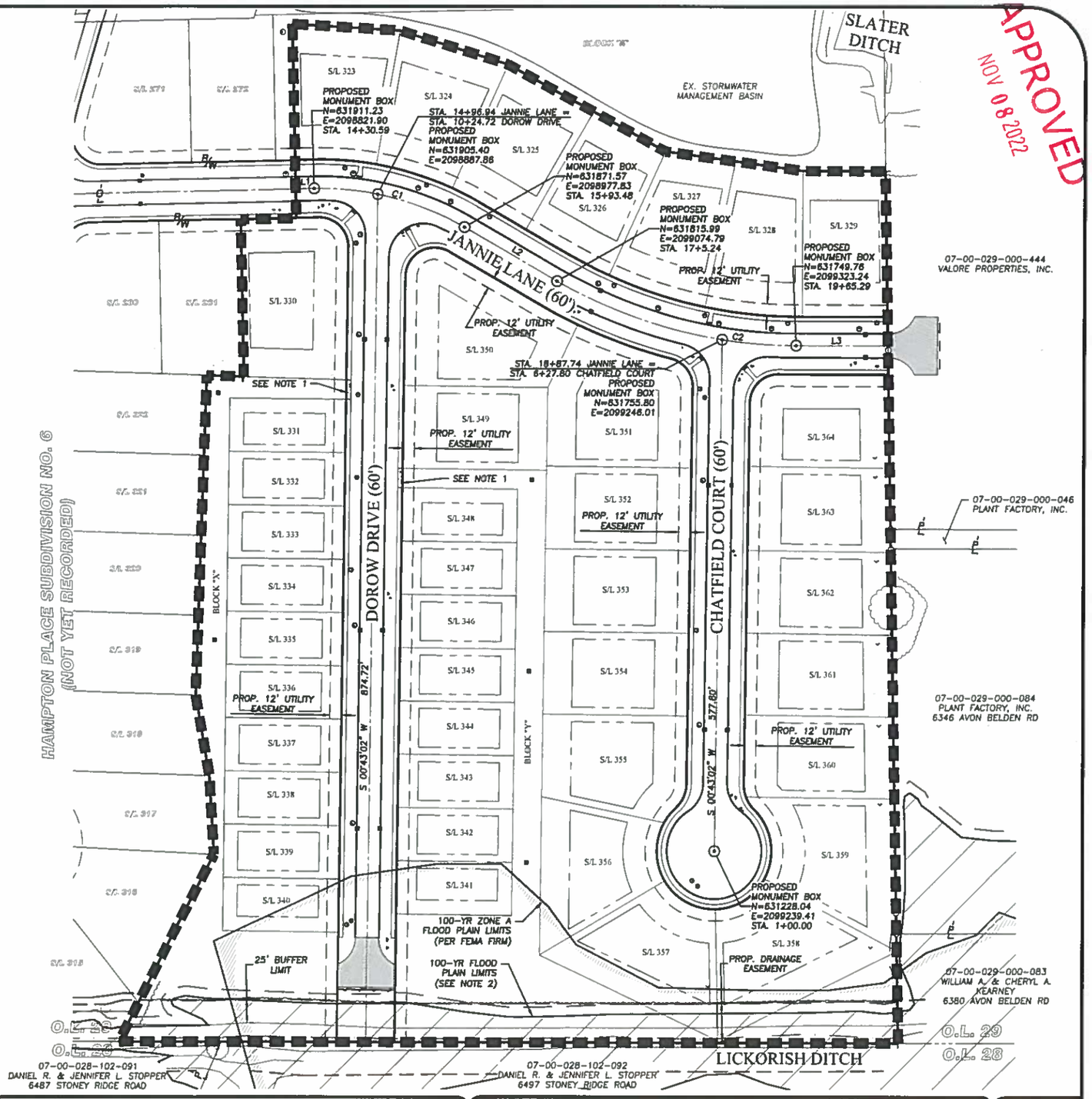
BENCHMARK

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

CENTERLINE DATA		
LINE #	LENGTH	BEARING
L1	19.16'	N 88°42'52" E
L2	111.76'	S 60°10'32" E
L3	95.07'	S 89°58'29" E

CENTERLINE CURVE DATA									
CURVE #	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA	PC	PT	PI
C1	162.89'	300.00'	160.90'	S 75°43'50" E	83.51'	31°06'36"	14+30.59	15+93.48	STA 15+12.04, 11.4' RT
C2	260.05'	500.00'	257.13'	S 75°04'31" E	133.04'	29°47'57"	17+05.24	19+65.29	STA 18+35.26, 17.4' RT

GRAPHIC SCALE
0 60 30 120
(IN FEET)
SCALE: 1" = 60'



APPROVED
NOV 08 2022

DATE	BY	DESCRIPTION
02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
05-17-2022	CLH	REVISED PER CITY COMMENTS
06-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

DRAWN BY: SJM
CHECKED BY: CLH

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

HAMPTON PLACE SUBDIVISION - PHASE 7
SURVEY CONTROL PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 7 OF 35
JOB NO. 20-5445-7

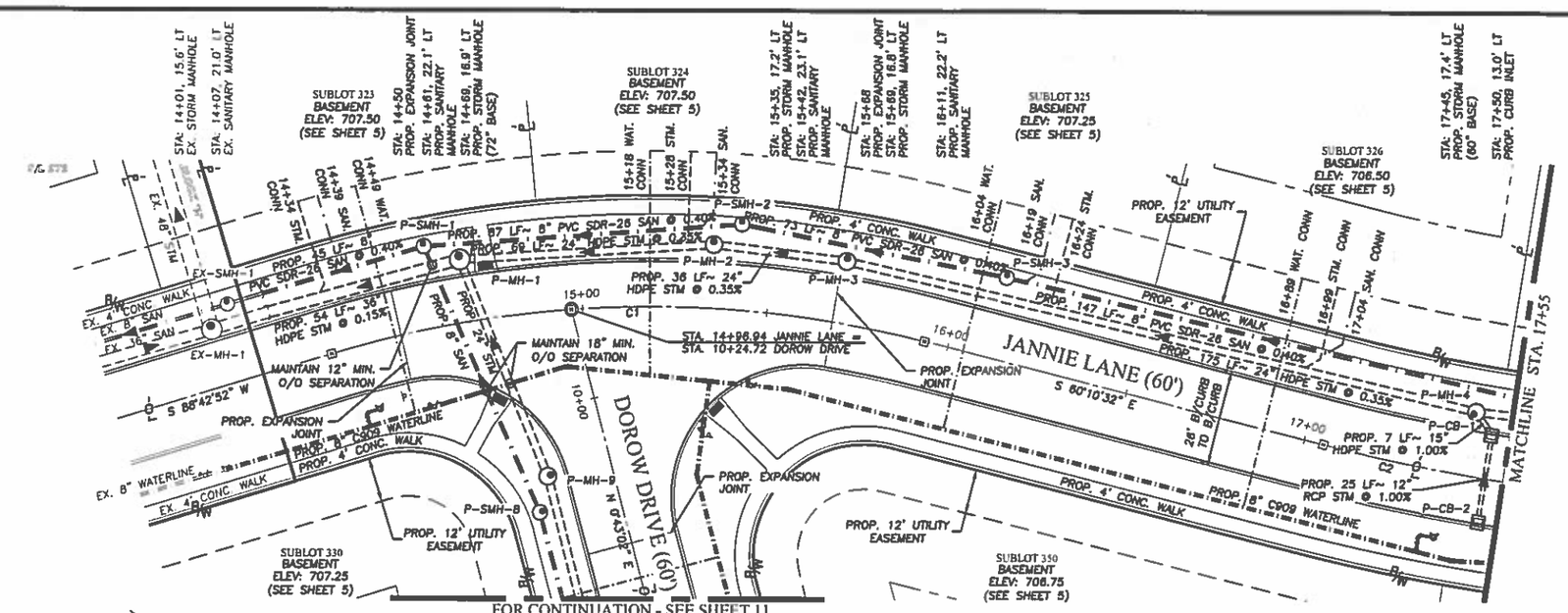
T:\2054457 Hampton Place PH 7\DRAWINGS\Improvement Plans\07) Survey Control Plan.dwg, Plotted: Jul 13, 2022 - 1:55pm

APPROVED
NOV 08 2022

CURVE DATA

C1
R=300.00'
L=162.89'
Δ=31°06'36"
T=83.51'
C=160.90'
S 75°43'50" E
PC=14+30.59
PT=15+93.48
PI=STA. 15+12.04, 11.4' LT

C2
R=500.00'
L=260.05'
Δ=29°47'57"
T=133.04'
C=257.13'
S 75°04'31" E
PC=17+05.24
PT=19+65.29
PI=STA. 18+35.26, 17.4' RT

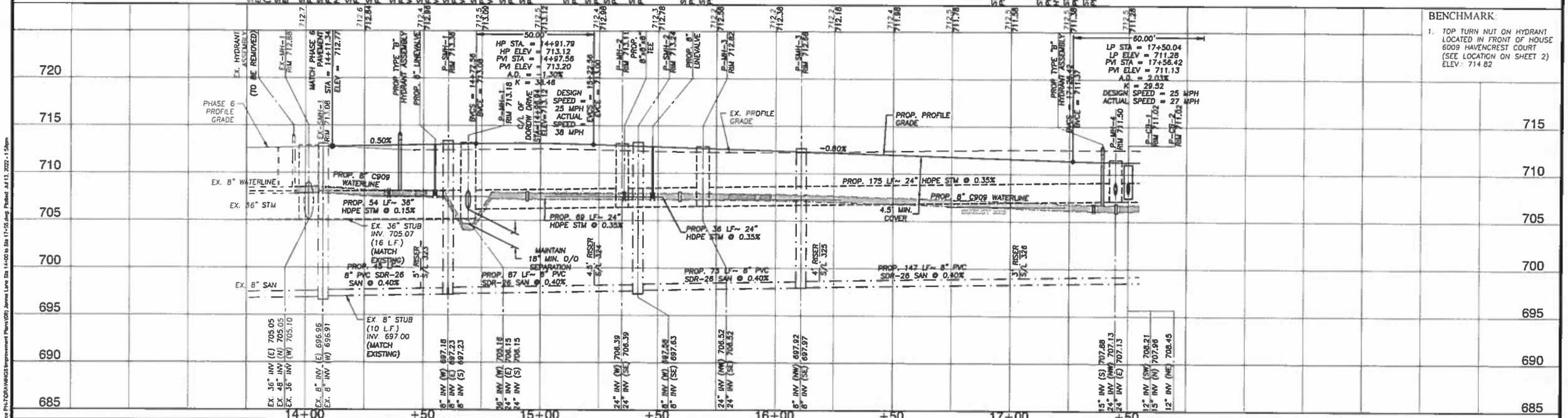


FOR CONTINUATION - SEE SHEET 11

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

NOTES:

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2. FOR INTERSECTION DETAILS, SEE SHEET 19 & 20.
3. STATIONING FOR THE PROPOSED WATER HYDRANTS ARE TAKEN FROM THE CENTER OF THE HYDRANT.
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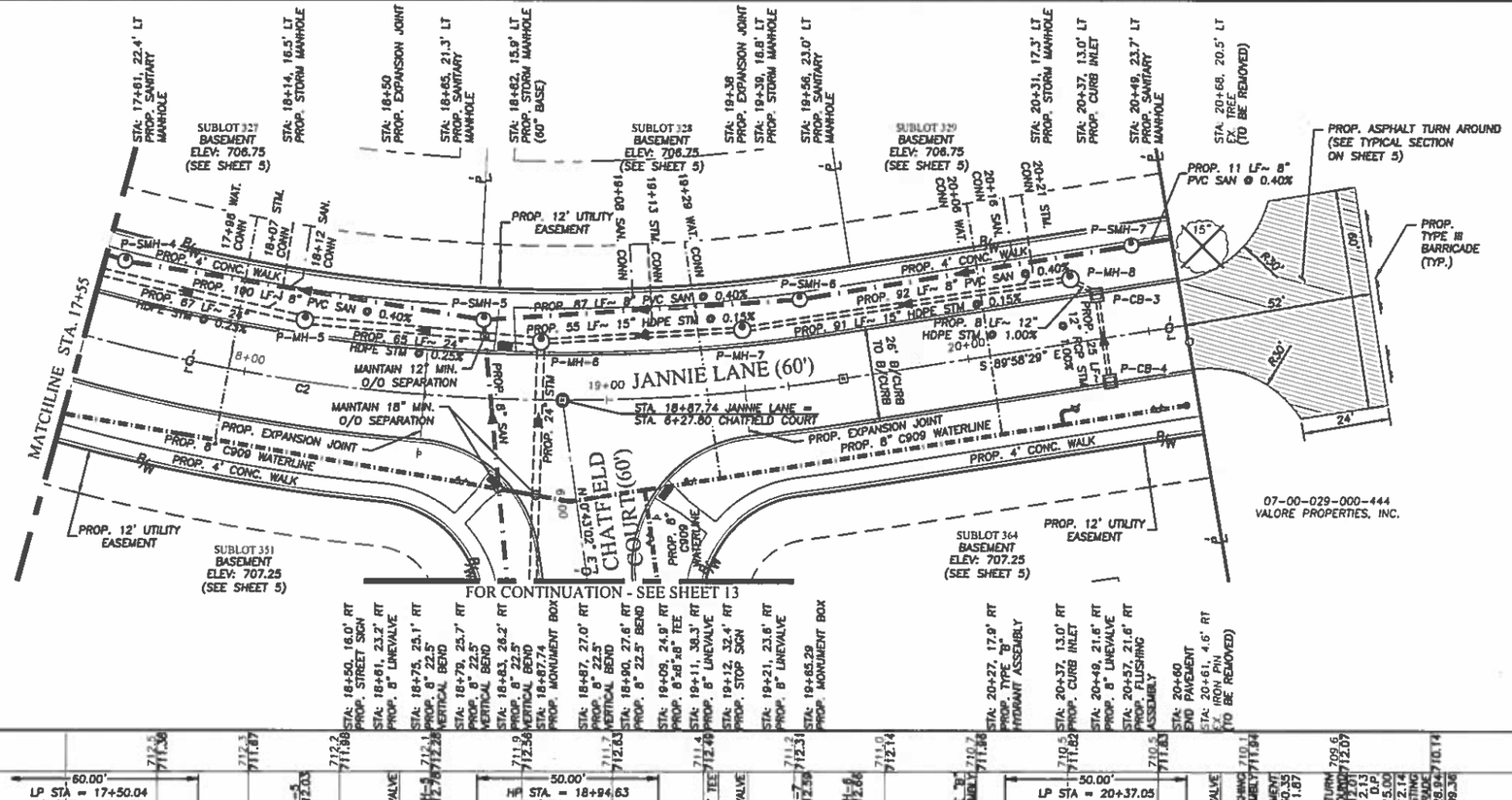
HAMPTON PLACE SUBDIVISION - PHASE 7
JANNIE LANE STA 14+00 TO STA 17+55
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 8 OF 35
JOB NO. 20-5445-7

J:\20544S-7 Hampton Place Ph7\DRAWINGS\Improvement Plans\09) Jannie Lane Sta 14+00 to Sta 17+55.dwg Plotted: Jul 13, 2022 - 1:56pm

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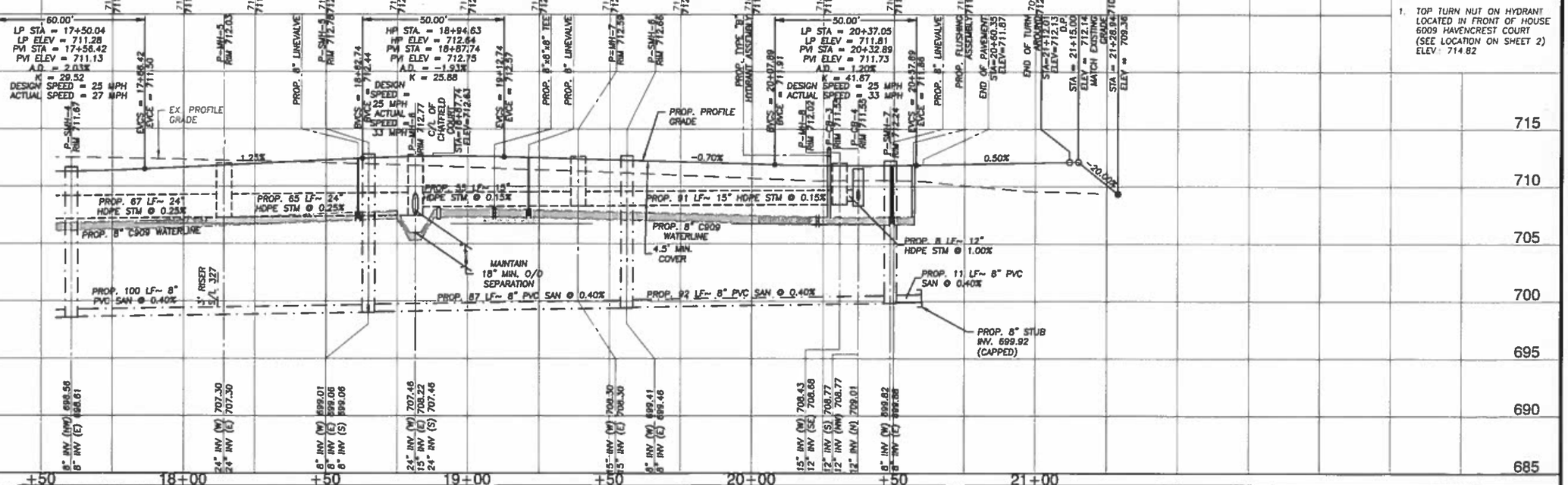
CURVE DATA
C2
R=500.00'
L=260.05'
Δ=29°47'57"
T=133.04'
C=257.13'
S 75°04'31" E
PC=17+05.24
PT=19+65.29
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0 20
10 40
(IN FEET)
HORIZONTAL SCALE: 1" = 20 FT.
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BENCHMARK:
1. TOP TURN NUT ON HYDRANT LOCATED IN FRONT OF HOUSE 6009 HAVENCREST COURT (SEE LOCATION ON SHEET 2) ELEV.: 714.82

DATE	BY	DESCRIPTION
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07-14-2022	CLH	REVISED PER CITY COMMENTS

DRAWN BY: SJM
CHECKED BY: CLH

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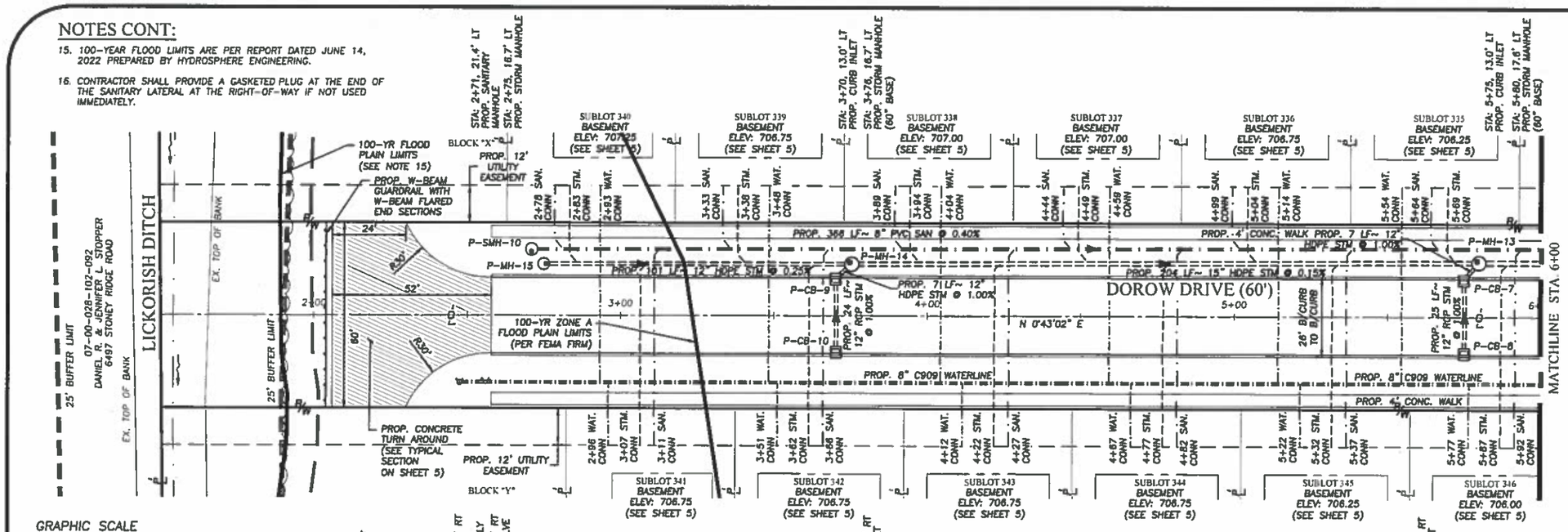
HAMPTON PLACE SUBDIVISION - PHASE 7
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CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

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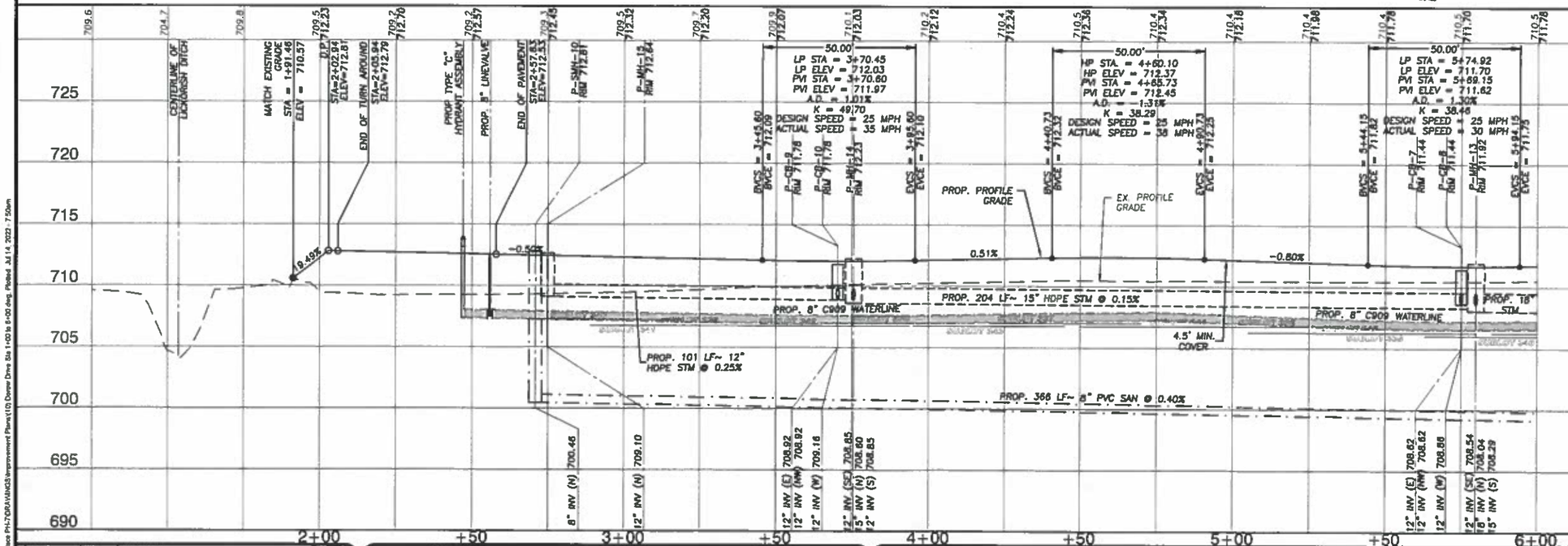
NOTES CONT:

15. 100-YEAR FLOOD LIMITS ARE PER REPORT DATED JUNE 14, 2022 PREPARED BY HYDROSPHERE ENGINEERING.

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0 10 20 40
(IN FEET)
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APPROVED
NOV 08 2022

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

HAMPTON PLACE SUBDIVISION - PHASE 7
DOROW DRIVE STA 1+00 TO STA 6+00
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 10 OF 35
JOB NO. 20-5445-7

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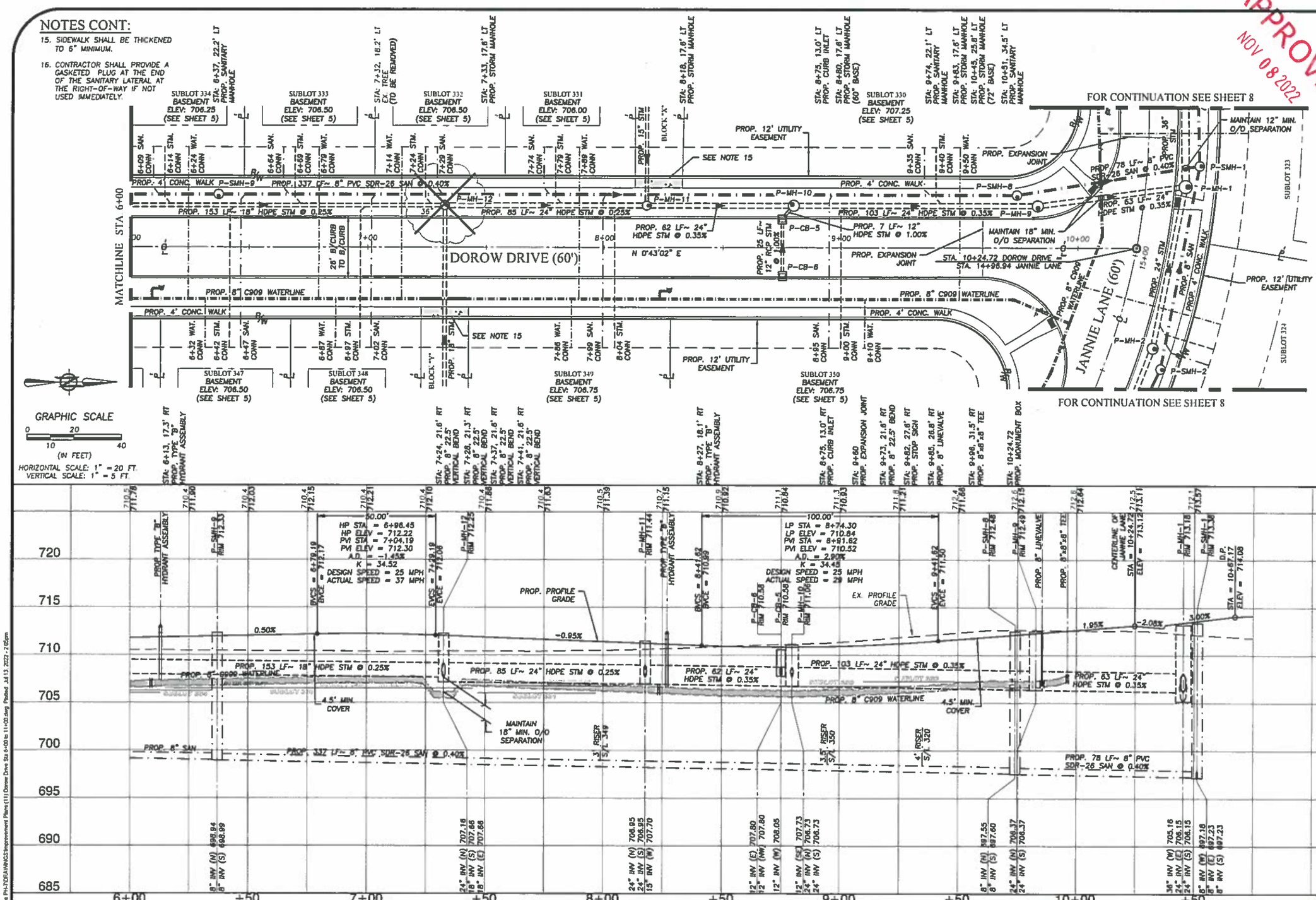
APPROVED
NOV 08 2022

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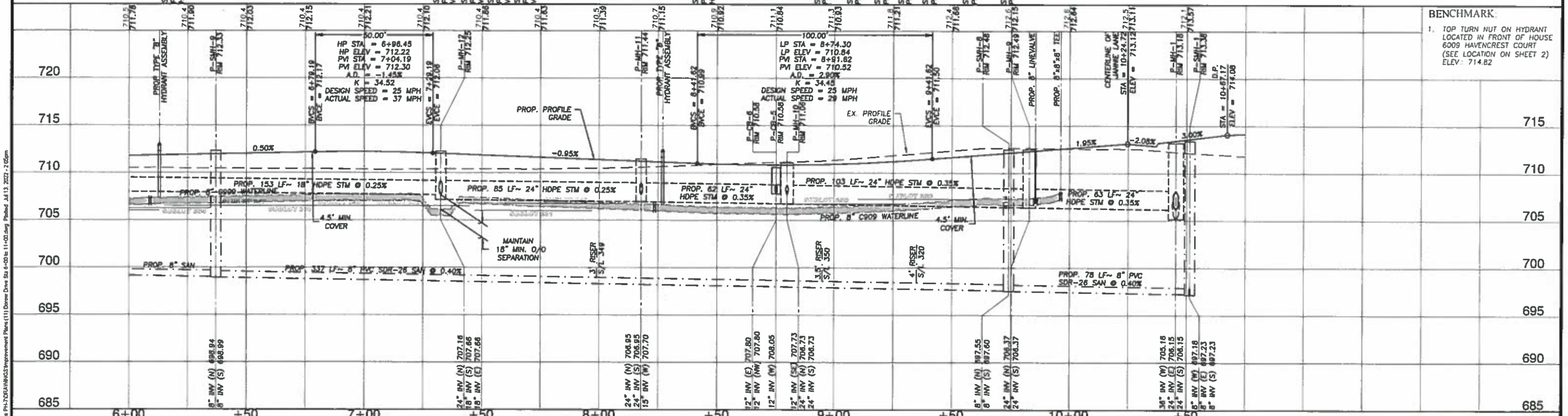
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7. CONTRACTOR TO PROVIDE PREMIUM FILL AT ALL STORM SEWER CROSSINGS OVER WATERLINE IN ACCORDANCE WITH CITY OF NORTH RIDGEVILLE STANDARDS. A MINIMUM O/O SEPARATION OF 18" IS REQUIRED.
8. IF THERE IS LESS THAN 2.5 FEET FROM THE INVERT OF THE SANITARY 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. RIM ELEVATIONS ARE TO THE GUTTER.
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 25 FOR DETAILS.
14. EACH SUBLOT SHALL REQUIRE A SUMP PUMP PER CITY ORDINANCE.



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



DATE	BY	DESCRIPTION
05-18-2022	CLH	ISSUE TO CITY FOR REVIEW
06-13-2022	CLH	REVISED PER CITY COMMENTS
06-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

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 7
DOROW DRIVE STA 6+00 TO STA 11+00
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

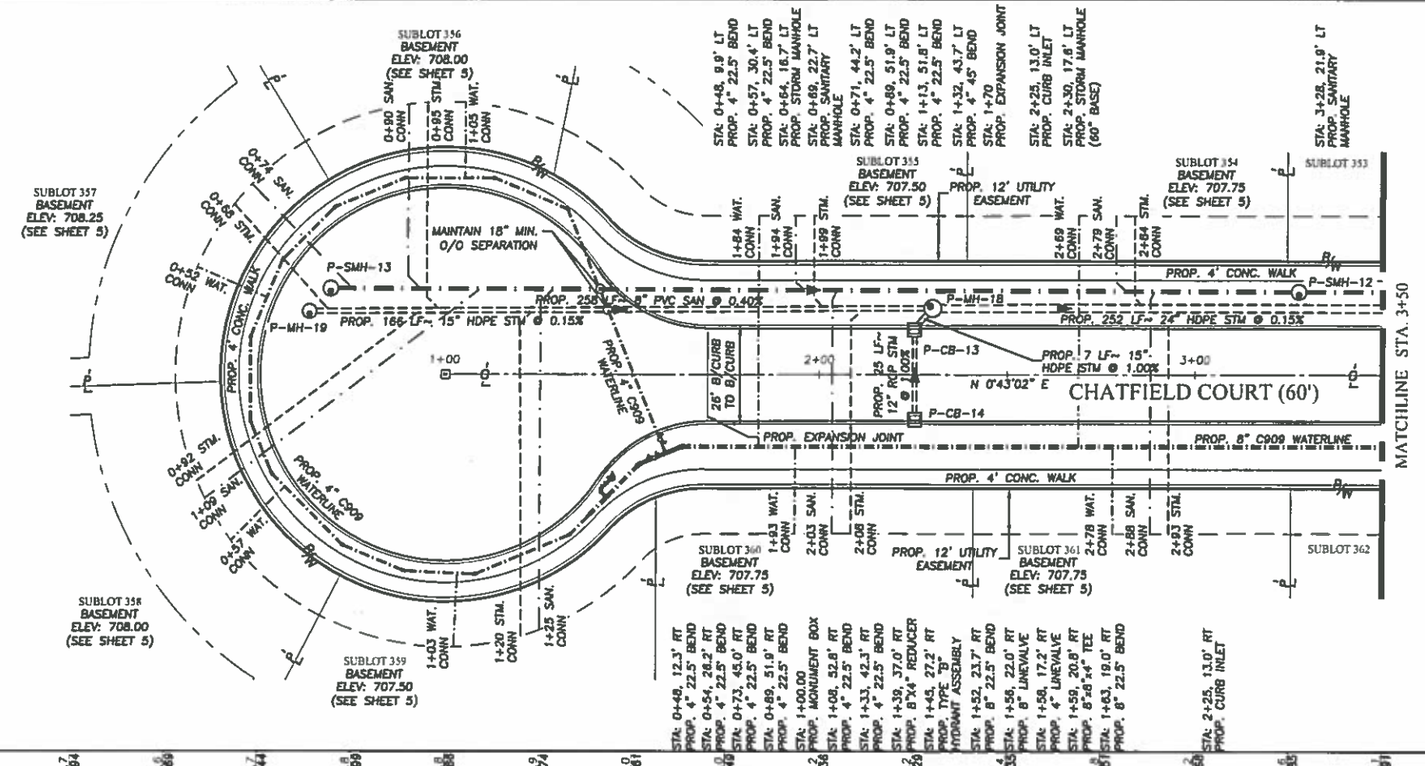
SHEET 11 OF 35
JOB NO. 20-5445-7

J:\20544S-7 Hampton Place PH-7\DRAWINGS\Improvement Plans (11) Dorow Drive Sta 6+00 to 11+00.dwg Plotted: Jul 13, 2022 - 2:05pm

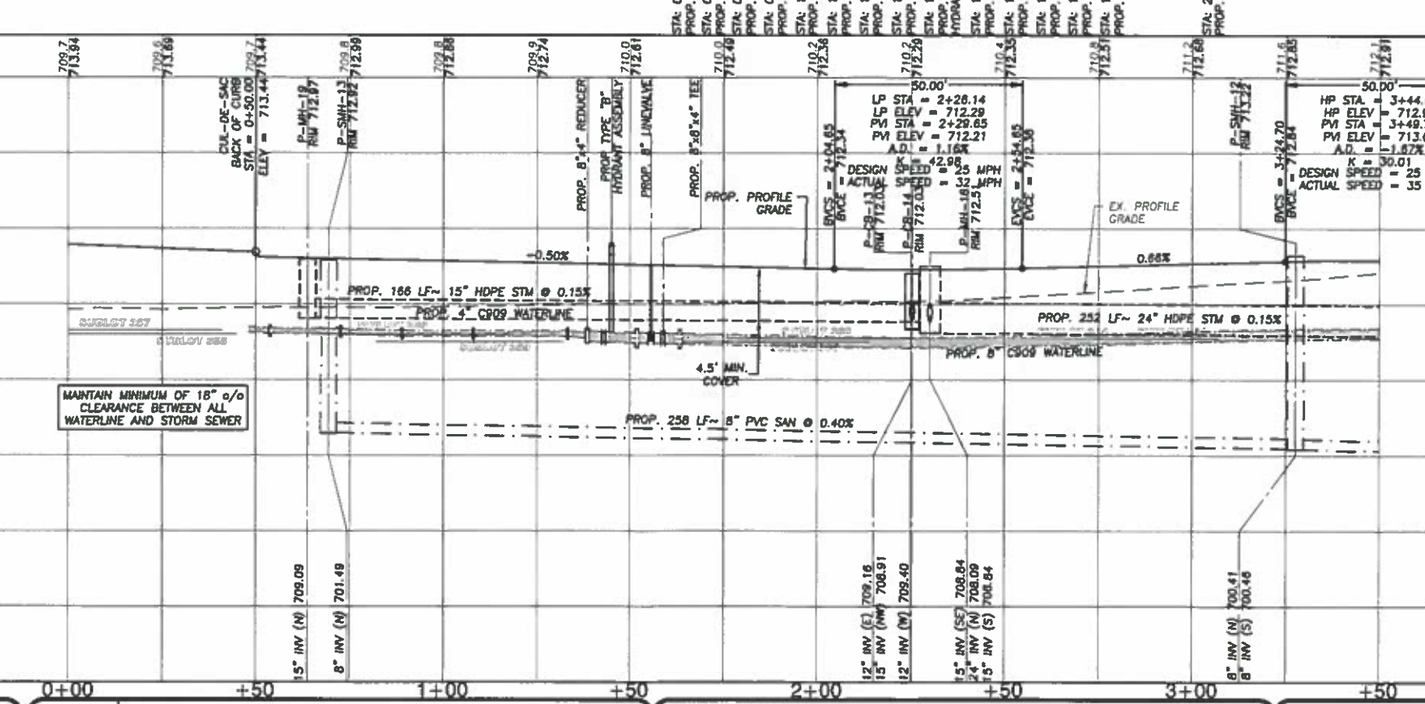
APPROVED
NOV 08 2022

NOTES:

1. ALL DIMENSIONS TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
2. FOR INTERSECTION DETAILS, SEE SHEET 19 & 20.
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.
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14. EACH SUBLOT SHALL REQUIRE A SUMP PUMP PER CITY ORDINANCE.
15. CONTRACTOR SHALL PROVIDE A GASKETED PLUG AT THE END OF THE SANITARY LATERAL AT THE RIGHT-OF-WAY IF NOT USED IMMEDIATELY.



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



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
02-16-2022	CLH	ISSUE TO CITY FOR REVIEW
05-17-2022	CLH	REVISED PER CITY COMMENTS
06-13-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

REVISIONS

DRAWN BY: SJM
CHECKED BY: CLH

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

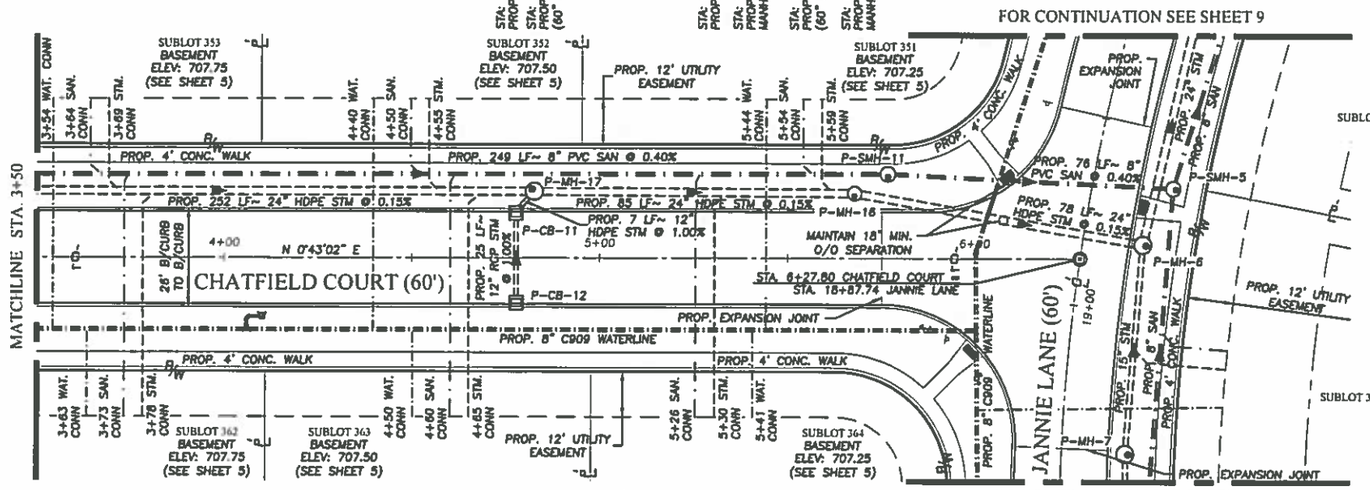
PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 7
CHATFIELD COURT STA 0+00 TO STA 3+50
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

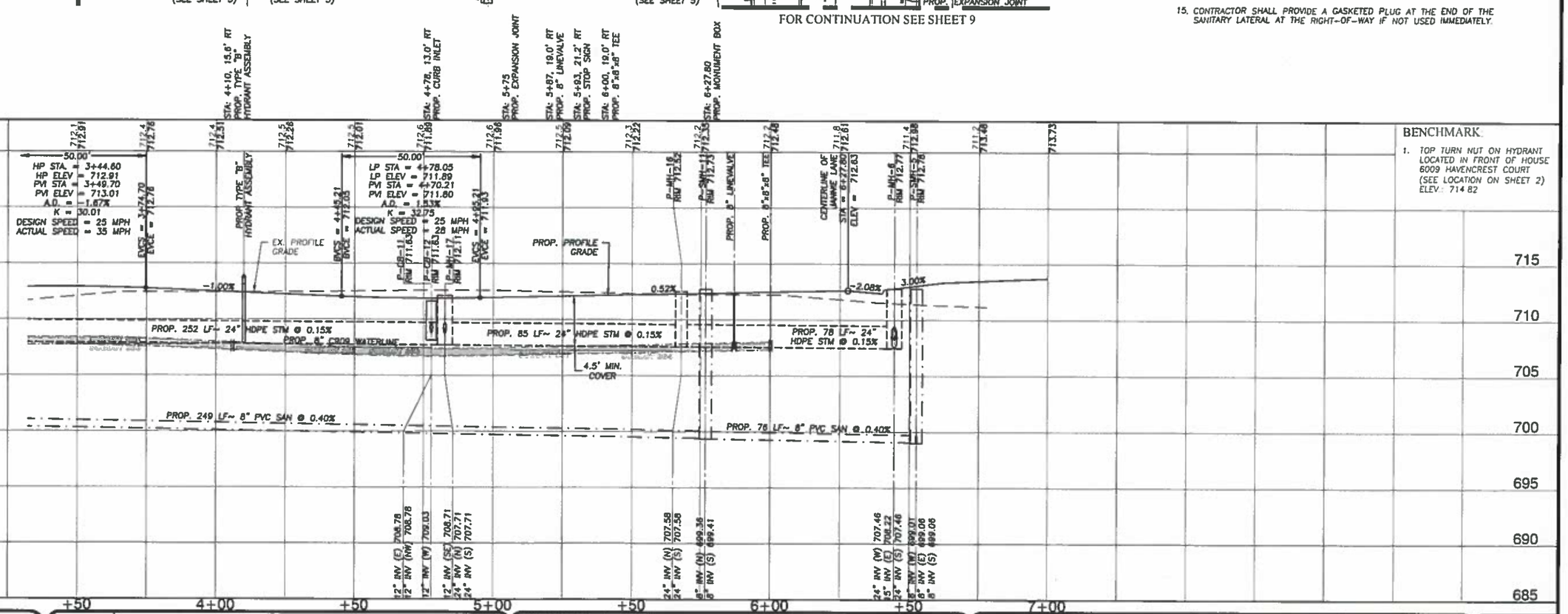
SHEET 12 OF 35
JOB NO. 20-5445-7

J:\20445-7 Hampton Place PH-7\DRAWINGS\Improvement Plans\12) Chatfield Court Sta 0+00 to 3+50.dwg Plotted: Jul 13, 2022 - 2:55pm

APPROVED
NOV 08 2022



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



NOTES:

1. ALL DIMENSIONS TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
2. FOR INTERSECTION DETAILS, SEE SHEET 19 & 20.
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.
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13. PREMIUM BACKFILL SHALL BE USED FOR ANY SANITARY SEWERS PLACED UNDER THE PAVEMENT, SIDEWALK OR WITHIN THE ZONE OF INFLUENCE SEE SHEET 25 FOR DETAILS.
14. EACH SUBLOT SHALL REQUIRE A SUMP PUMP PER CITY ORDINANCE.
15. CONTRACTOR SHALL PROVIDE A GASKETED PLUG AT THE END OF THE SANITARY LATERAL AT THE RIGHT-OF-WAY IF NOT USED IMMEDIATELY.

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
03-14-2022	CLH	ISSUE TO CITY FOR REVIEW
05-13-2022	CLH	REVISED PER CITY COMMENTS
06-13-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

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 7
CHATFIELD COURT STA 3+50 TO STA 7+00
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 13 OF 35
JOB NO. 20-5445-7

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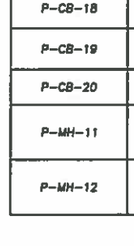
PROPOSED STORM STRUCTURE TABLE			
STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
P-CB-16	RIM 711.25	15" (E) INV.: 708.06 15" (S) INV.: 708.06	N: 631700.58 E: 2098722.69
P-CB-17	RIM 710.94	15" (N) INV.: 708.70	N: 631445.71 E: 2098719.50
P-CB-18	RIM 710.75	18" (W) INV.: 708.12 15" (S) INV.: 708.37	N: 631611.24 E: 2099049.19
P-CB-19	RIM 711.50	15" (N) INV.: 708.86 12" (S) INV.: 709.11	N: 631413.76 E: 2099046.71
P-CB-20	RIM 711.81	12" (N) INV.: 709.61	N: 631216.27 E: 2099044.24
P-MH-11	RIM 711.44	24" (N) INV.: 706.95 24" (S) INV.: 706.95 15" (W) INV.: 707.70	N: 631698.76 E: 2098867.70
P-MH-12	RIM 712.25	24" (N) INV.: 707.18 18" (S) INV.: 707.66 18" (E) INV.: 707.66	N: 631613.53 E: 2098866.63

NOTES:

1. SEE PLAN AND PROFILE SHEETS 8-13 FOR REMAINING STORM STATION CALLOUTS AND STRUCTURE INFORMATION.
2. 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.
3. EACH SUBLOT SHALL REQUIRE A SUMP PUMP PER CITY ORDINANCE.
4. 100-YEAR FLOOD LIMITS ARE PER REPORT DATED JUNE 14, 2022 PREPARED BY HYDROSPHERE ENGINEERING.
5. SUBLOTS 357 AND 358 SHALL HAVE OWNERS SIGNATURE ACKNOWLEDGING THAT A PORTION OF THE SUBLOT IS IN THE 100 YEAR FLOOD PLAIN.

LEGEND

100 YEAR FLOOD PLAIN LIMITS (SEE NOTE 4)

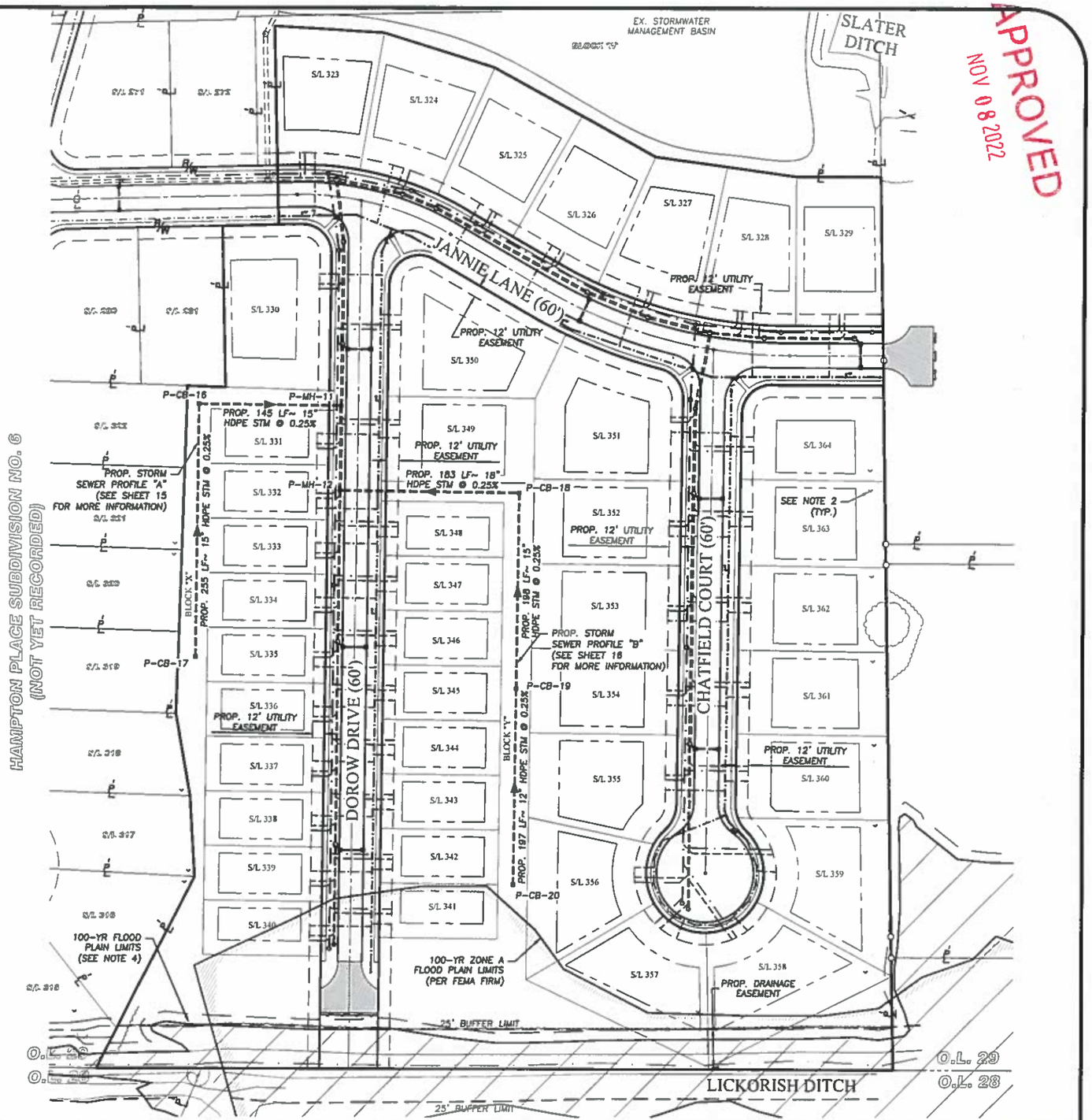


GRAPHIC SCALE

0 60 30 120

(IN FEET)

SCALE: 1" = 60'



APPROVED
NOV 08 2022

DATE	BY	DESCRIPTION
02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
03-17-2022	CLH	REVISED PER CITY COMMENTS
04-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

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 7
UTILITY PLAN

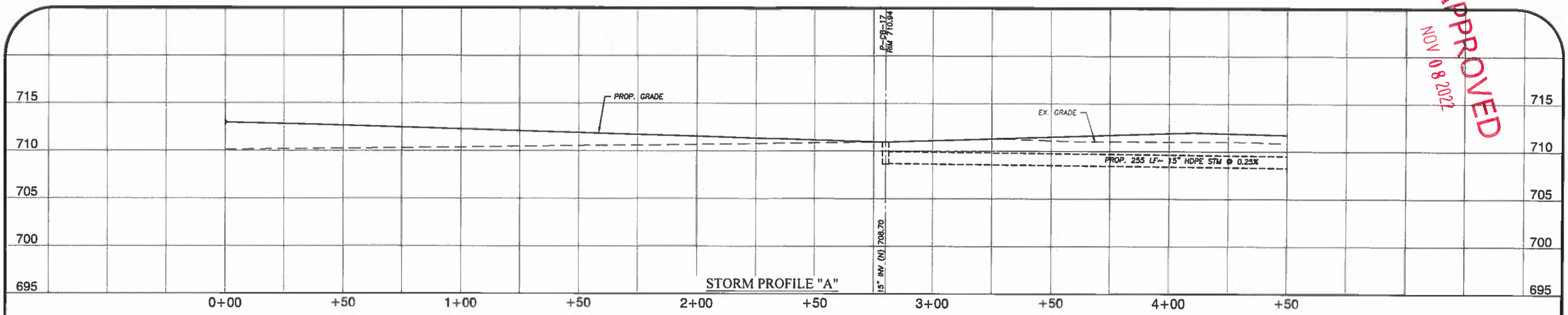
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 14 OF 35

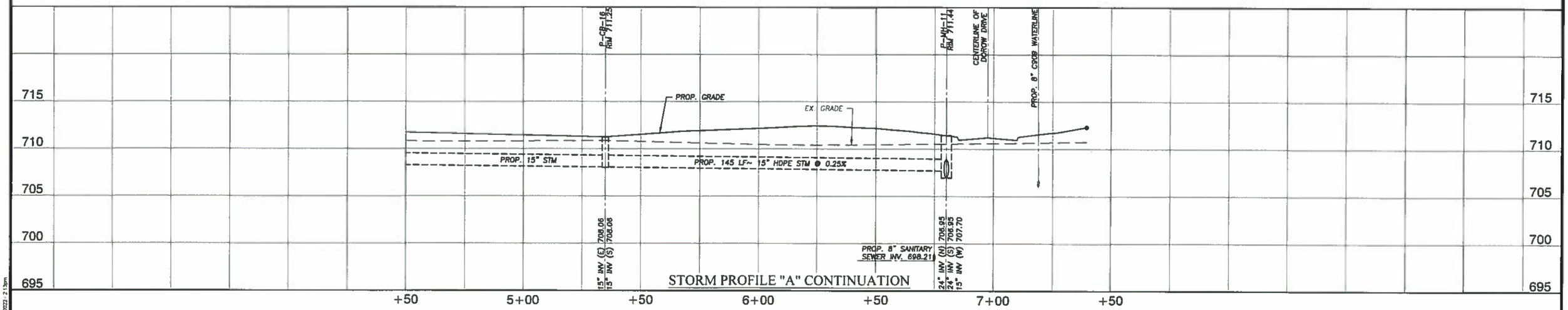
JOB NO. 20-5445-7

J:\2054457 Hampton Place PH 7\DRAWINGS\Improvement Plans\14) Utility Plan.dwg Plotted: Jul 14, 2022 - 7:45am

APPROVED
NOV 08 2022



STORM PROFILE "A"



STORM PROFILE "A" CONTINUATION

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

DATE	BY	DESCRIPTION
02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
05-17-2022	CLH	REVISED PER CITY COMMENTS
06-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

REVISIONS

DRAWN BY: SJM

CHECKED BY: CLH

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

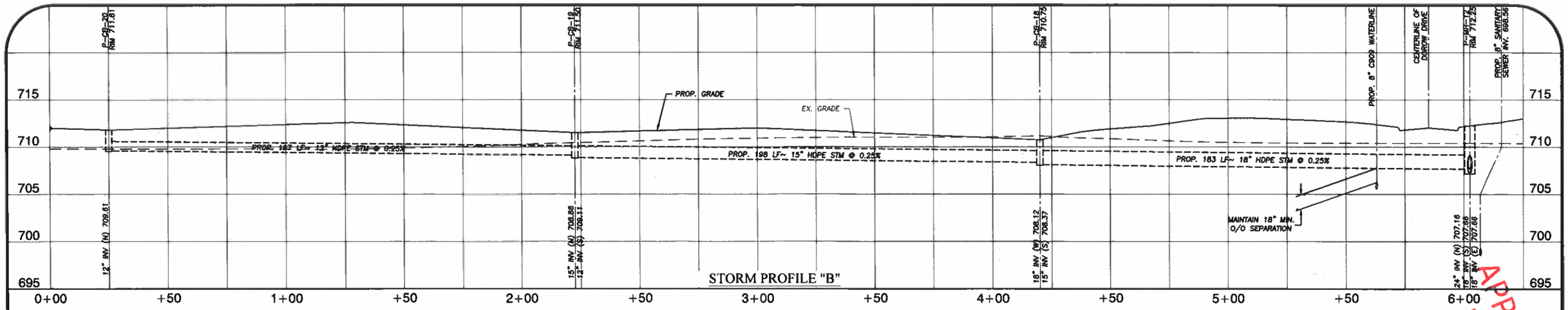
PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 7
STORM SEWER PROFILES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 15 OF 35

JOB NO. 20-5445-7

J:\2020\445-7 Hampton Place PH-7\DRAWINGS\Environment Plans\15-16 Storm Profiles.dwg, Plotted: Jul 13, 2022 - 2:13pm



STORM PROFILE "B"

APPROVED
NOV 08 2022

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

REVISIONS: DATE	BY	DESCRIPTION
02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
05-17-2022	CLH	REVISED PER CITY COMMENTS
06-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

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 7
STORM SEWER PROFILES
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 16 OF 35

JOB NO. 20-5445-7

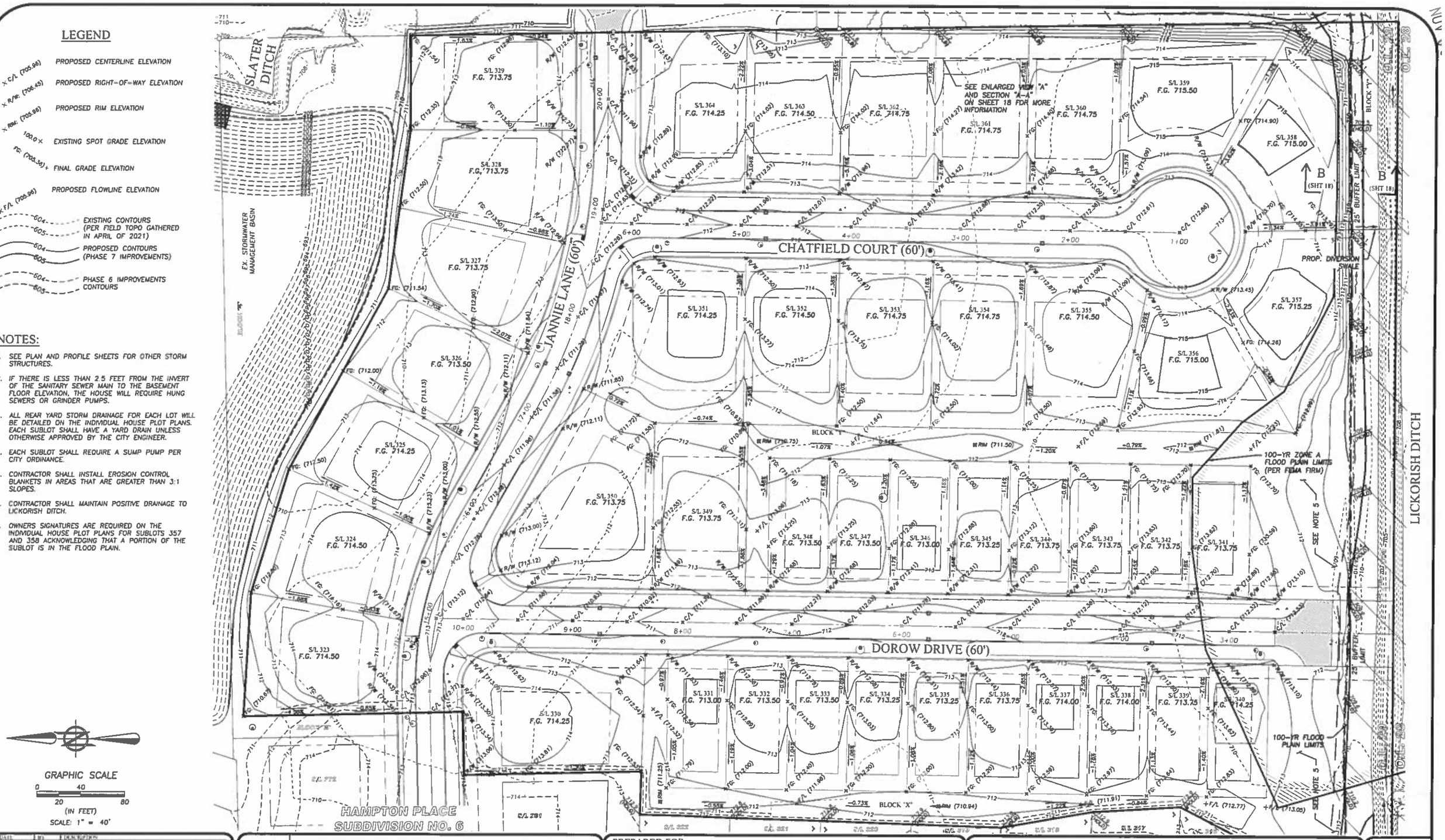
J:\20Jobs\5-7 Hampton Place PH-7\DRAWINGS\Improvement Plans\(15-16) Storm Profiles.dwg, Plotted: Jul 13, 2022 - 2:13pm

LEGEND

- PROPOSED CENTERLINE ELEVATION (× C/L (705.96))
- PROPOSED RIGHT-OF-WAY ELEVATION (× R/W: (706.45))
- PROPOSED RIM ELEVATION (× Rim: (705.96))
- EXISTING SPOT GRADE ELEVATION (100.0 ×)
- FINAL GRADE ELEVATION (FG: (705.36) +)
- PROPOSED FLOWLINE ELEVATION (× F/L (705.96))
- EXISTING CONTOURS (PER FIELD TOPO GATHERED IN APRIL OF 2021) (604 / 605)
- PROPOSED CONTOURS (PHASE 7 IMPROVEMENTS) (604 / 605)
- PHASE 6 IMPROVEMENTS CONTOURS (604 / 605)

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. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE TO LICKORISH DITCH.
7. OWNERS SIGNATURES ARE REQUIRED ON THE INDIVIDUAL HOUSE PLOT PLANS FOR SUBLOTS 357 AND 358 ACKNOWLEDGING THAT A PORTION OF THE SUBLOT IS IN THE FLOOD PLAIN.



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

DATE	BY	DESCRIPTION
02-10-2022	CLH	ISSUE TO CITY FOR REVIEW
04-12-2022	CLH	REVISED PER CITY COMMENTS
06-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

DRAWN BY: SJM
CHECKED BY: CLH

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

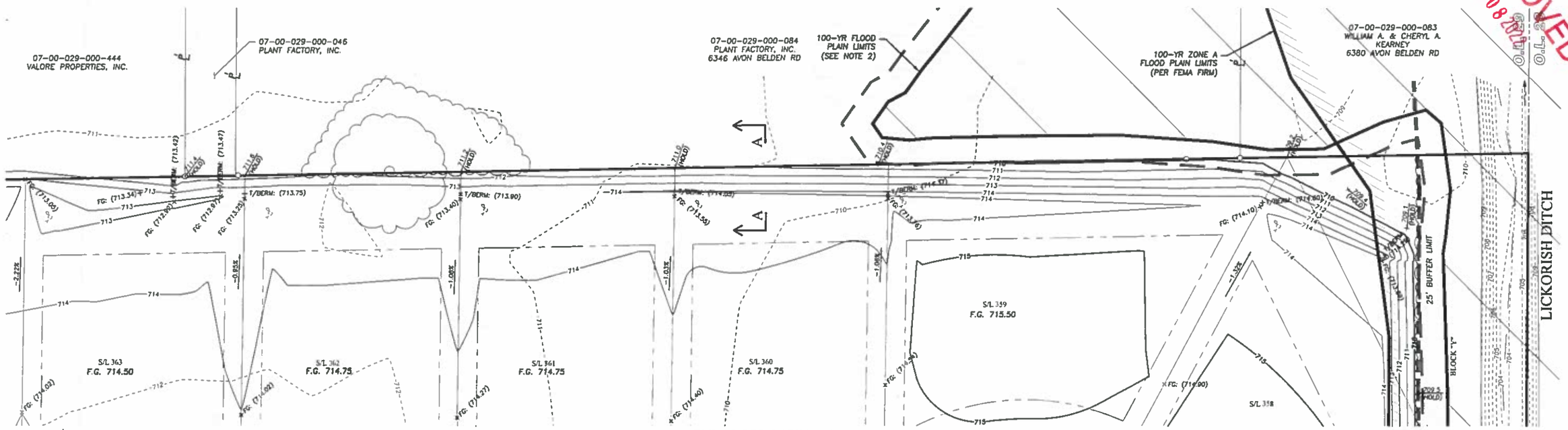
PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 7
GRADING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

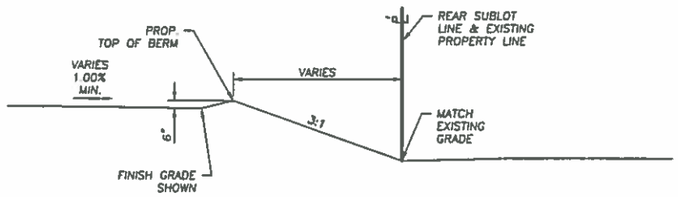
SHEET 17 OF 35
JOB NO. 20-5445-7

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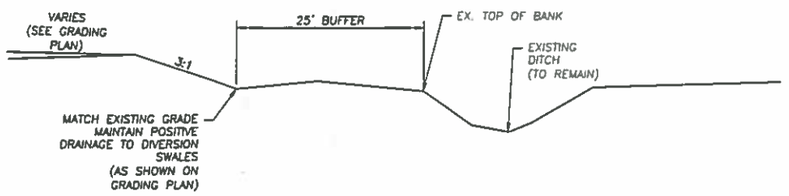
APPROVED
NOV 08 2022
O.L.C.C.D.



ENLARGED VIEW "A"
SCALE: 1"=20'



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

NOTES:

1. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS IN AREAS THAT ARE GREATER THAN 3:1 SLOPES.
2. 100-YEAR FLOOD LIMITS ARE PER REPORT DATED JUNE 14, 2022 PREPARED BY HYDROSPHERE ENGINEERING.

LEGEND

- 100.0 × EXISTING SPOT GRADE ELEVATION
- FG: (705.36) × FINAL GRADE ELEVATION
- × T/BERM (705.96) PROPOSED TOP OF BERM ELEVATION
- 604 EXISTING CONTOURS (PER FIELD TOPO GATHERED IN APRIL OF 2021)
- 605
- 604 PROPOSED CONTOURS (PHASE 7 IMPROVEMENTS)
- 605

DATE:	BY:	DESCRIPTION:
02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
04-15-2022	CLH	REVISED PER CITY COMMENTS
06-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

REVISIONS

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

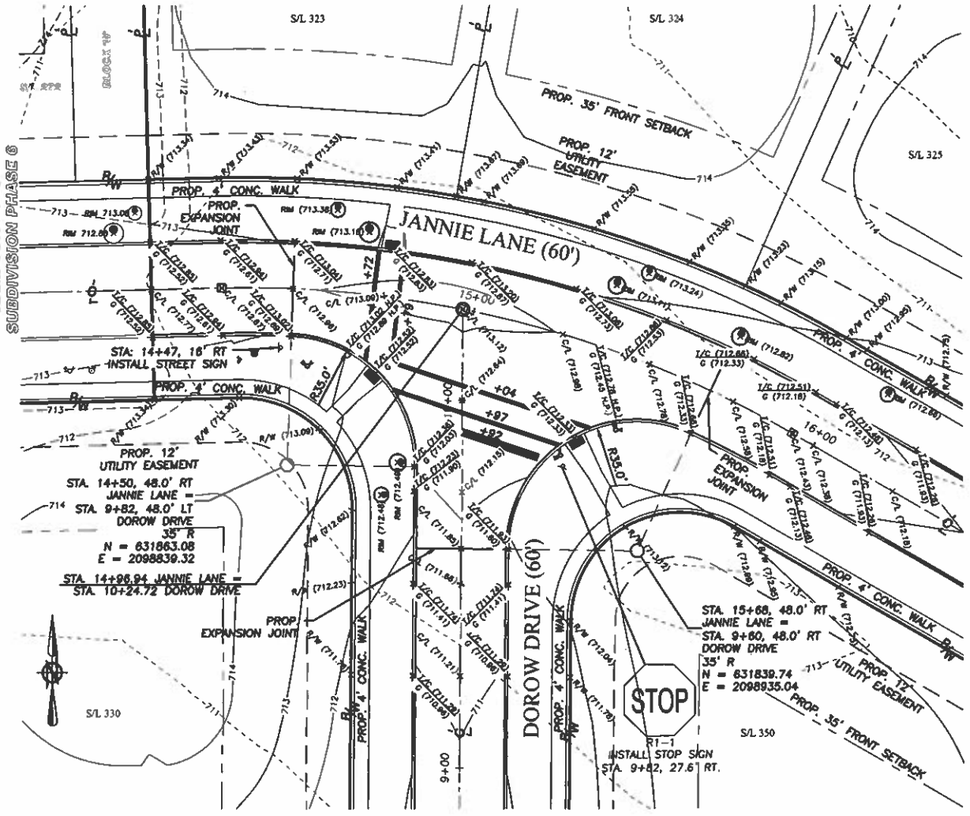
HAMPTON PLACE SUBDIVISION - PHASE 7
GRADING DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 18 OF 35
JOB NO. 20-5445-7

J:\20-5445-7 Hampton Place PH-7\DRAWINGS\Improvement Plans\(18) Grading Details.dwg Plotted: Jul 14, 2022 - 7:40am

APPROVED
NOV 08 2022

HAMPTON PLACE
SUBDIVISION PHASE 6



1

JANNIE LANE &
DOROW DRIVE
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) FEE AND A DIAMETER OF TEN (10) INCHES. THE POST SHLL PROJECT A MINIMUM OF NINE (9) FEET ABOVE GROUND TO THE BOTTOM OF THE SIGN FACE.

STREET NAME SIGN SHEETING

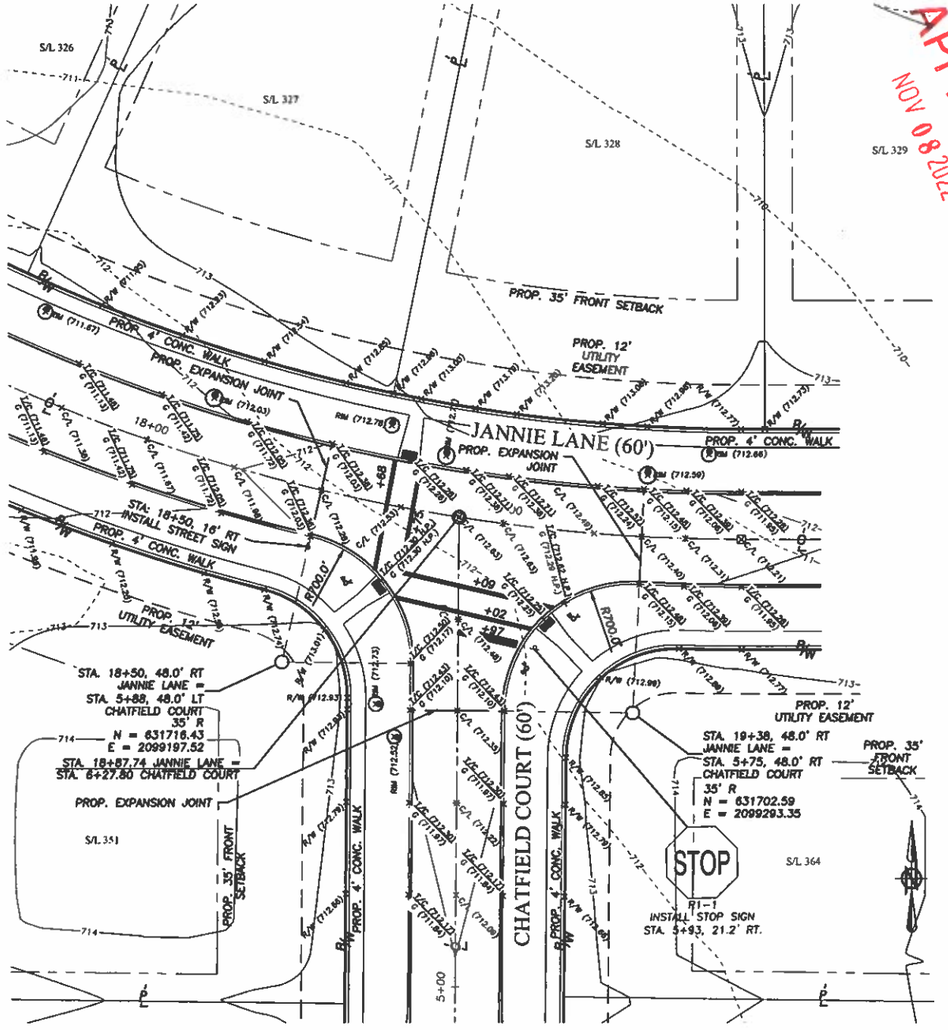
THERE SHALL BE TWO (2) SIGN FACES ON EACH SIGN BLANK - ONE ON EACH SIDE, UNLESS OTHERWISE APPROVED. ALL SHEETING SHALL BE ODOT TYPE H DIAMOND GRADE TO PROVIDE HIGH RETRORFLECTIVIT PER THE 2007 (OR CURRENT) FEDERAL HIGHWAY ADMINISTRATION AND FEDERAL MUTCD REQUIREMENTS.

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.

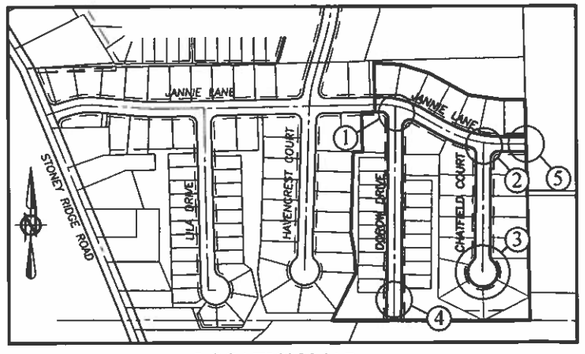
LEGEND

T/C (100.00) +	TOP OF CURB ELEVATION
G (100.00) +	GUTTER ELEVATION
T/CASTING (100.00) +	TOP OF CASTING ELEVATION
× F/WALK (705.96)	PROPOSED FACE OF WALK ELEVATION
× B/WALK (705.96)	PROPOSED BACK OF WALK ELEVATION
× RIM (705.96)	PROPOSED RIM ELEVATION
× C/L (705.96)	PROPOSED CENTERLINE ELEVATION
× R/W (706.45)	PROPOSED RIGHT-OF-WAY ELEVATION
× F/L (705.26)	PROPOSED FLOW LINE ELEVATION
H.P.	HIGH POINT
604	EXISTING CONTOURS (PER FIELD TOPO GATHERED IN APRIL OF 2021)
605	
604	PROPOSED CONTOURS (PHASE 7 IMPROVEMENTS)
605	
604	PHASE 6 IMPROVEMENTS CONTOURS
605	



2

JANNIE LANE &
CHATFIELD COURT
SCALE: 1" = 20'



LOCATION MAP
N.T.S.

NOTE:

1. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE CITY FOR APPROVAL.

DATE	BY	DESCRIPTION
02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
05-12-2022	CLH	REVISED PER CITY COMMENTS
06-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

REVISIONS

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 7
INTERSECTION DETAILS

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

SHEET 19 OF 35

JOB NO. 20-5445-7

J:\2020\5445-7 Hampton Place PH-7\DRAWINGS\Improvement Plans\19-21 Intersection Details.dwg Plotted: Jul 13, 2022 - 2:20pm

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) FEE AND A DIAMETER OF TEN (10) INCHES. THE POST SHLL PROJECT A MINIMUM OF NINE (9) FEET ABOVE GROUND TO THE BOTTOM OF THE SIGN FACE.

STREET NAME SIGN SHEETING

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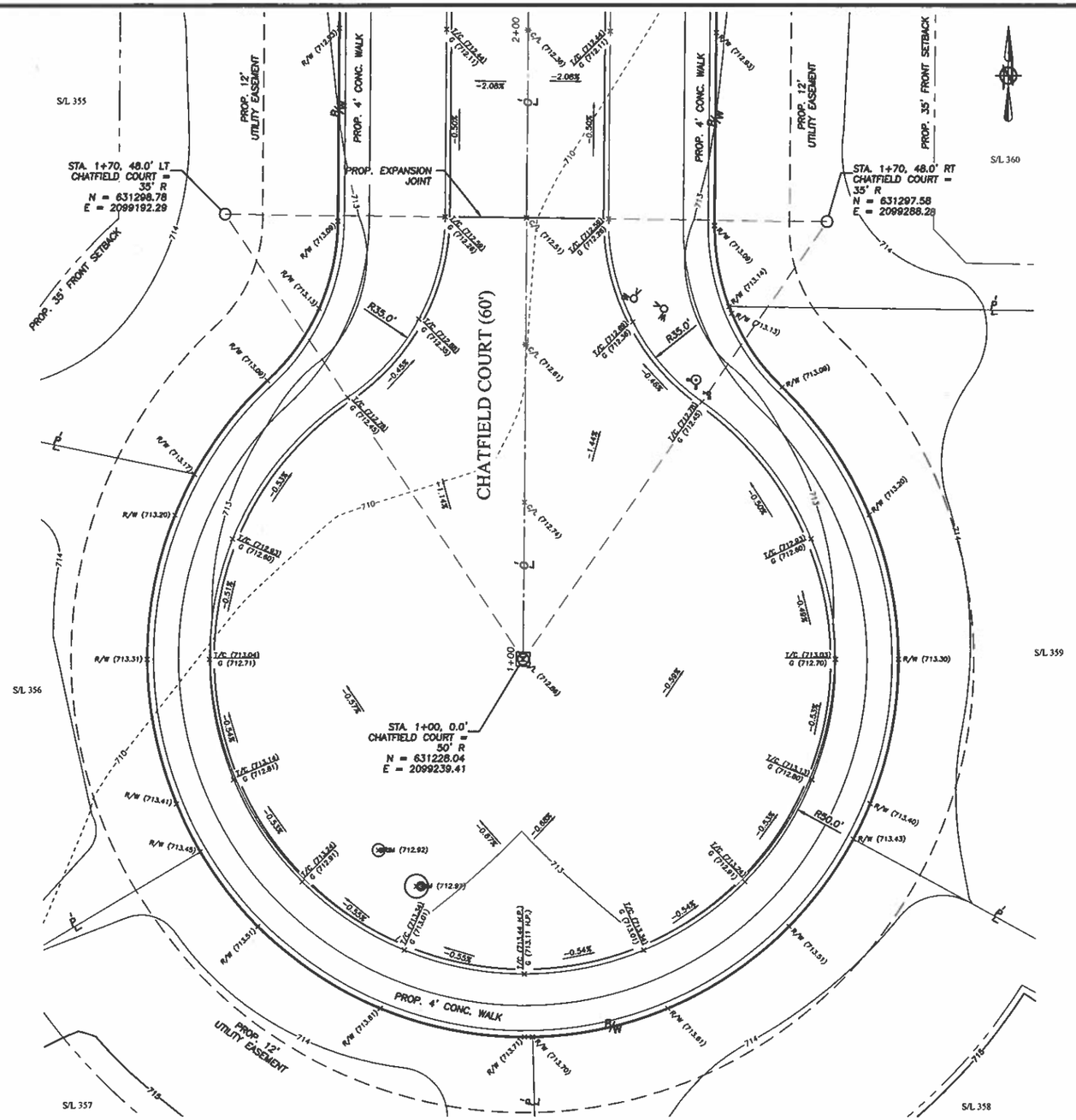
LETTERING SHALL BE WHITE ON A GREEN BACKGROUND.

LEGEND

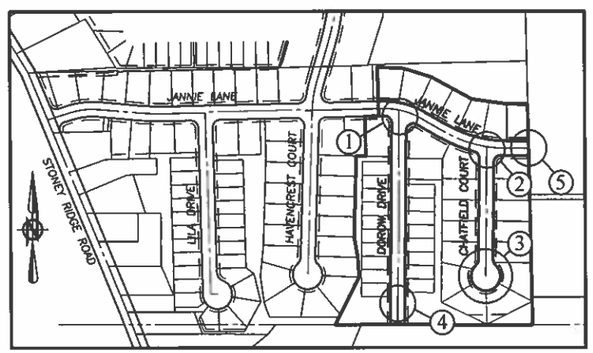
- T/C (100.00) / G (100.00) — TOP OF CURB ELEVATION / GUTTER ELEVATION
- T/CASTING (100.00) — TOP OF CASTING ELEVATION
- F/WALK (705.96) — PROPOSED FACE OF WALK ELEVATION
- B/WALK (705.96) — PROPOSED BACK OF WALK ELEVATION
- RIM: (705.96) — PROPOSED RIM ELEVATION
- C/L (705.96) — PROPOSED CENTERLINE ELEVATION
- R/W: (706.45) — PROPOSED RIGHT-OF-WAY ELEVATION
- H.P. — HIGH POINT
- 604 / 605 — EXISTING CONTOURS (PER FIELD TOPO GATHERED IN APRIL OF 2021)
- 604 / 605 — PROPOSED CONTOURS (PHASE 7 IMPROVEMENTS)

NOTE:

1. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE CITY FOR APPROVAL.



CHATFIELD COURT
CUL-DE-SAC
SCALE: 1" = 10'



LOCATION MAP
N.T.S.

APPROVED
NOV 08 2022

DATE	BY	DESCRIPTION
02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
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06-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

REVISIONS

DRAWN BY: SJM

CHECKED BY: CLH

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23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 7
INTERSECTION DETAILS

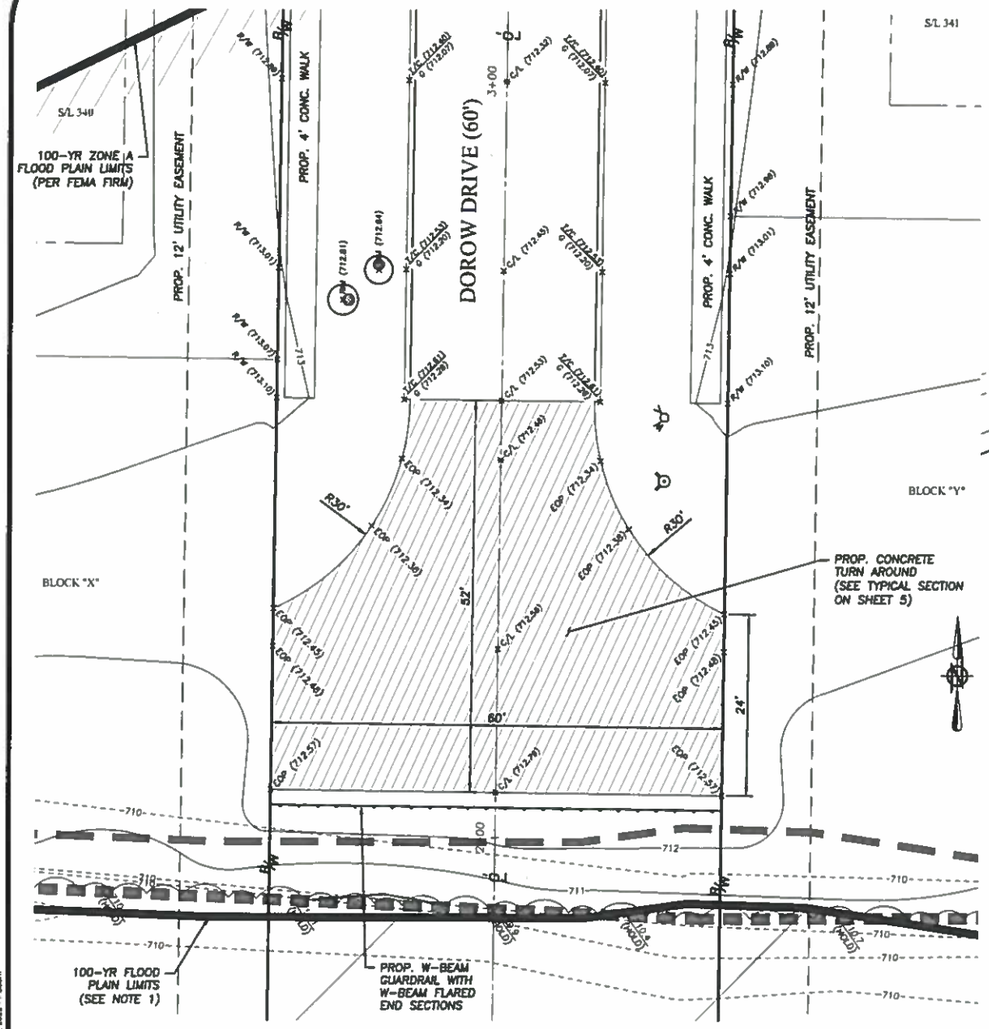
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 20 OF 35

JOB NO. 20-5445-7

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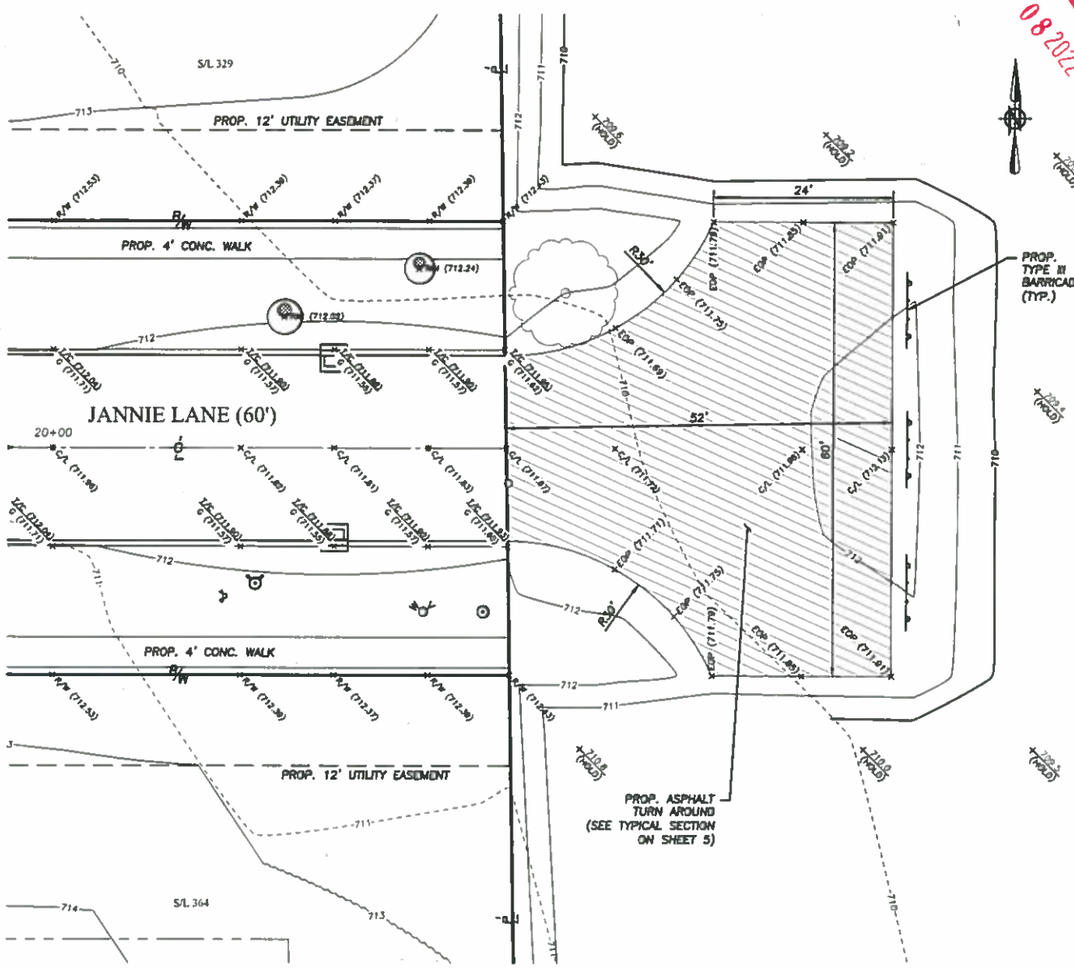
APPROVED
NOV 08 2022



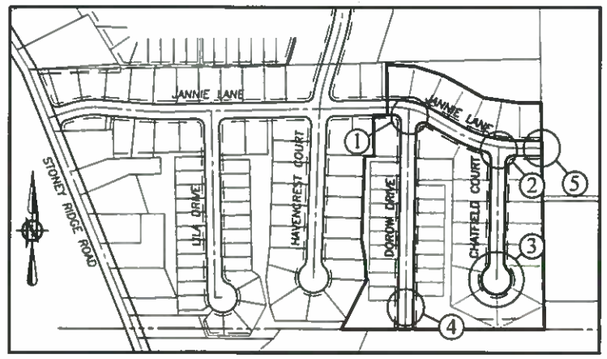
4 DOROW DRIVE TURN AROUND
SCALE: 1" = 10'

LEGEND

- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- TOP OF CASTING ELEVATION
- PROPOSED FACE OF WALK ELEVATION
- PROPOSED BACK OF WALK ELEVATION
- PROPOSED RIM ELEVATION
- PROPOSED CENTERLINE ELEVATION
- PROPOSED RIGHT-OF-WAY ELEVATION
- H.P. HIGH POINT
- EXISTING CONTOURS (PER FIELD TOPO GATHERED IN APRIL OF 2021)
- PROPOSED CONTOURS (PHASE 7 IMPROVEMENTS)



5 JANNIE LANE TURN AROUND
SCALE: 1" = 10'



LOCATION MAP
N.T.S.

NOTE:

1. 100-YEAR FLOOD LIMITS ARE PER REPORT DATED JUNE 14, 2022 PREPARED BY HYDROSPHERE ENGINEERING.

DATE	BY	DESCRIPTION
03-18-2022	CLH	ISSUE TO CITY FOR REVIEW
05-17-2022	CLH	REVISED PER CITY COMMENTS
06-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

DRAWN BY: SJM
CHECKED BY: CLH

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

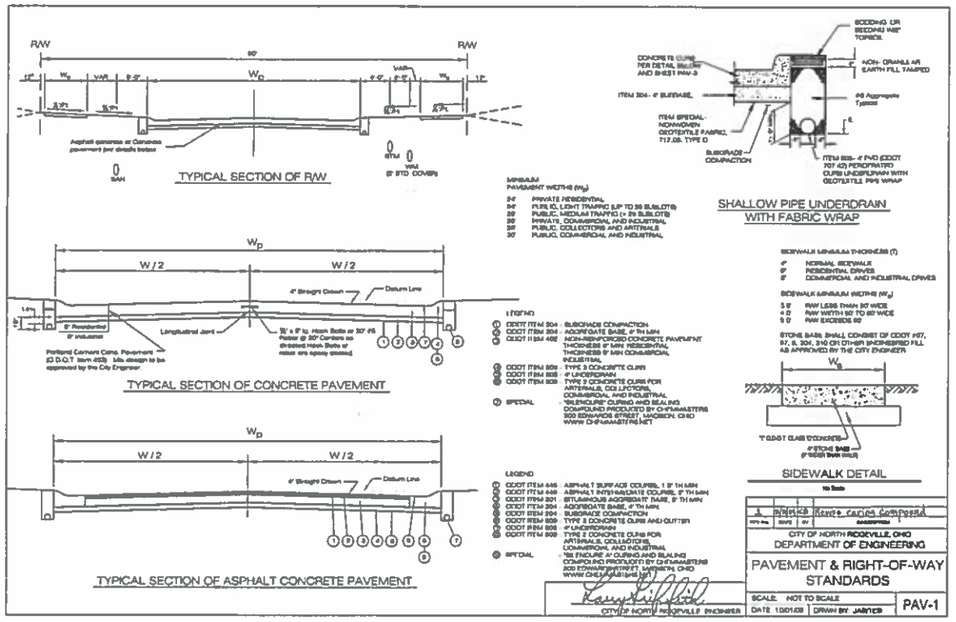
PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

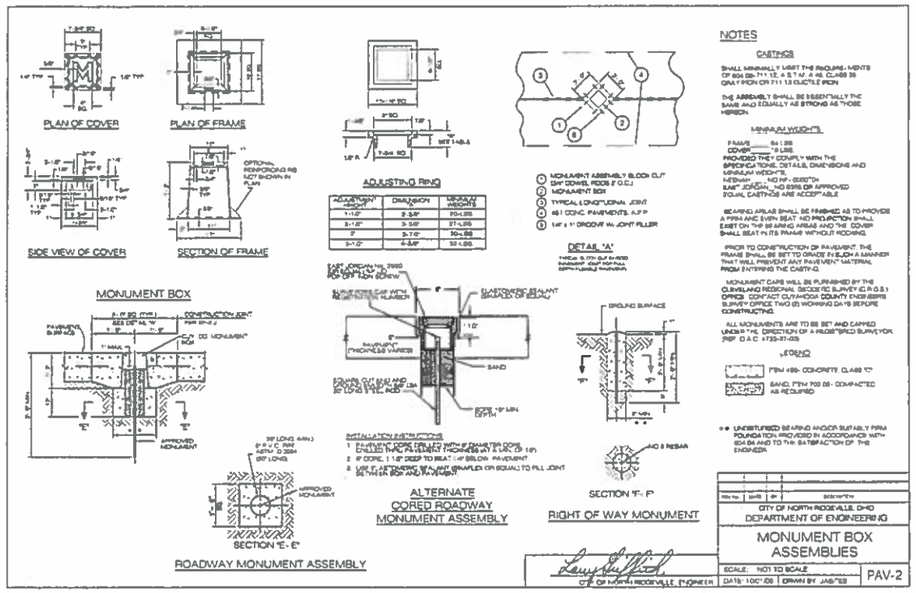
HAMPTON PLACE SUBDIVISION - PHASE 7
INTERSECTION DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

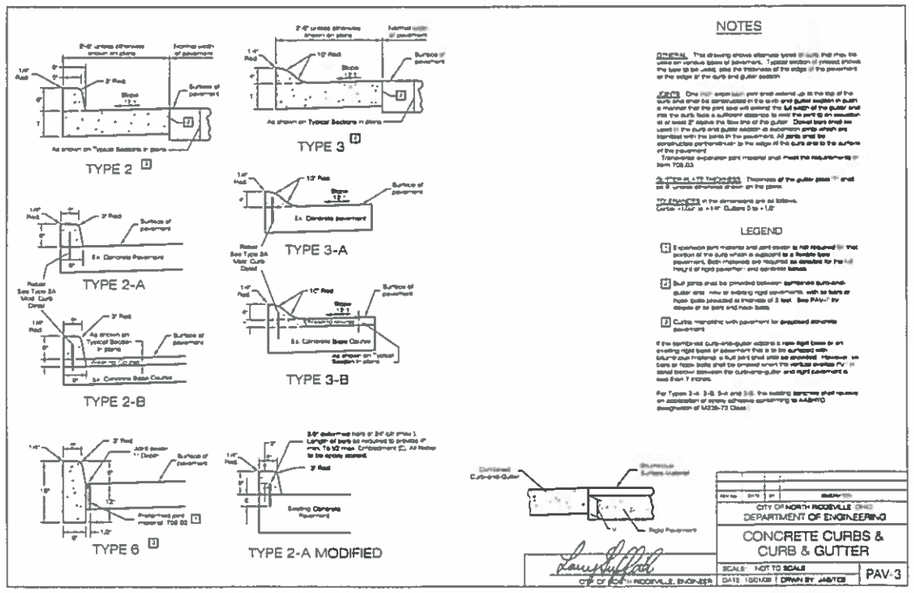
SHEET 21 OF 35
JOB NO. 20-5445-7

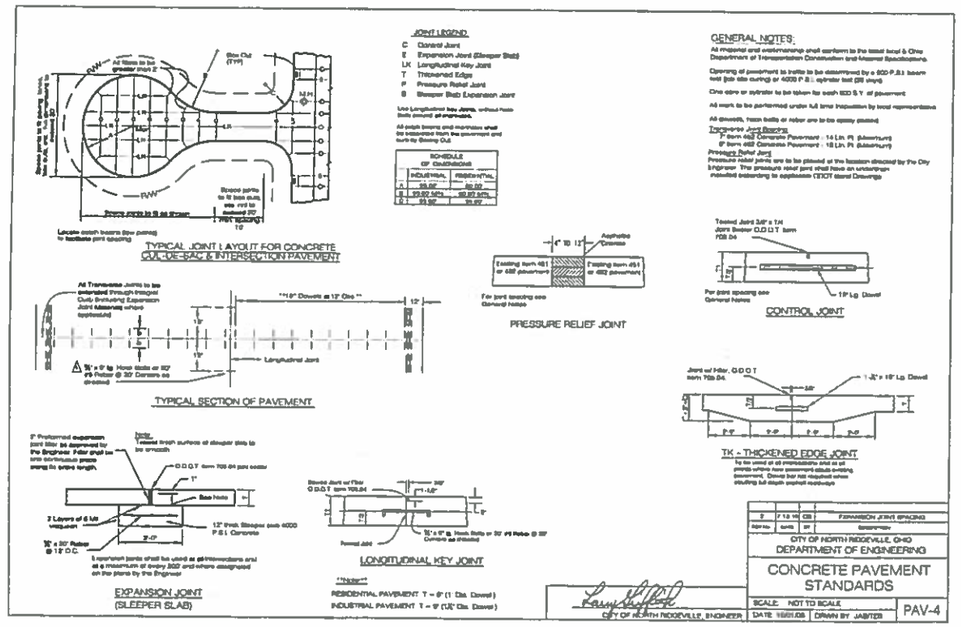
J:\20S445-7 Hampton Place PH-7\DRAWINGS\Improvement Plans (10-21) Intersection Details.dwg Plotted: Jul 14, 2022 - 7:56am

APPROVED
NOV 08 2022









DATE	BY	DESCRIPTION
02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
03-17-2022	CLH	REVISED PER CITY COMMENTS
04-17-2022	CLH	REVISED PER CITY COMMENTS
07-11-2022	CLH	REVISED PER CITY COMMENTS

BY/STORM:

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 7
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

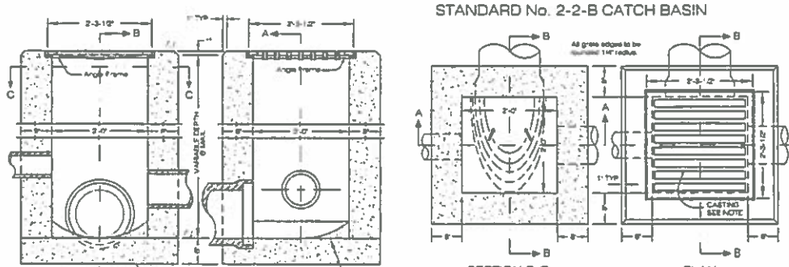
SHEET 22 OF 35

JOB NO. 20-5445-7

J:\2054457 Hampton Place PH 7\DRAWINGS\Improvement Plans\(25-28) Miscellaneous Details.dwg Plotted: Jul 13, 2022 - 2:22pm

APPROVED
NOV 08 2022

STANDARD No. 2-2-B CATCH BASIN



Notes:

Location and elevation when given on the plans is top center of the grate. When area openings are provided, elevation shall be the flow line of the side inlet.

Castings and Frame: Casting to be East Jordan Iron Works No. 6110 w/Type M2 Flat Grate or as approved equal. A type M3 or M4 may be required in a bicycle traffic environment.

Brick: concrete block or cast-in-place walls have a normal thickness of 8 inches. Precast walls shall have a min. thickness of 6 inches and be reinforced sufficiently to permit shipping and handling without damage.

2-2-B Grate: elevation to be placed 4 to 6 inches below normal pitch returning to normal 1/8 feet each side of the basin

The following text shall be cast into the top of the grate: "DUMP NO WASTE" and "DRAINS TO WATERWAY"

Text shall be printed in bold, display letters with a minimum height of 0.9" "WATERWAY" may be substituted with "STREAM" "RIVER" "LAKE" etc. Actual placement and type may vary per manufacturer

Side Inlets: shall be provided on both sides of the No. 2-2-B catch basins in sags and on upstream side only, where the catch has a continuous down grade past the catch basin.

Concrete: cast in place, to be Class C. All precast concrete shall meet the requirements of 706.13

Openings: for pipes shall be O.D. + 2" when fabricated or field cut.

Maximum Depth: is 4'-0"

Backfill for all structures within 3' of all pavement, driveways and sidewalks shall be ODOT Item 304 Aggregate Base or Low Strength Mortar Backfill, TYPE 2 per current O.D.O.T. Construction and Material Specifications, except as modified herein

The use of Foundry Sand or Fines is strictly prohibited.

No.	DATE	BY	DESCRIPTION

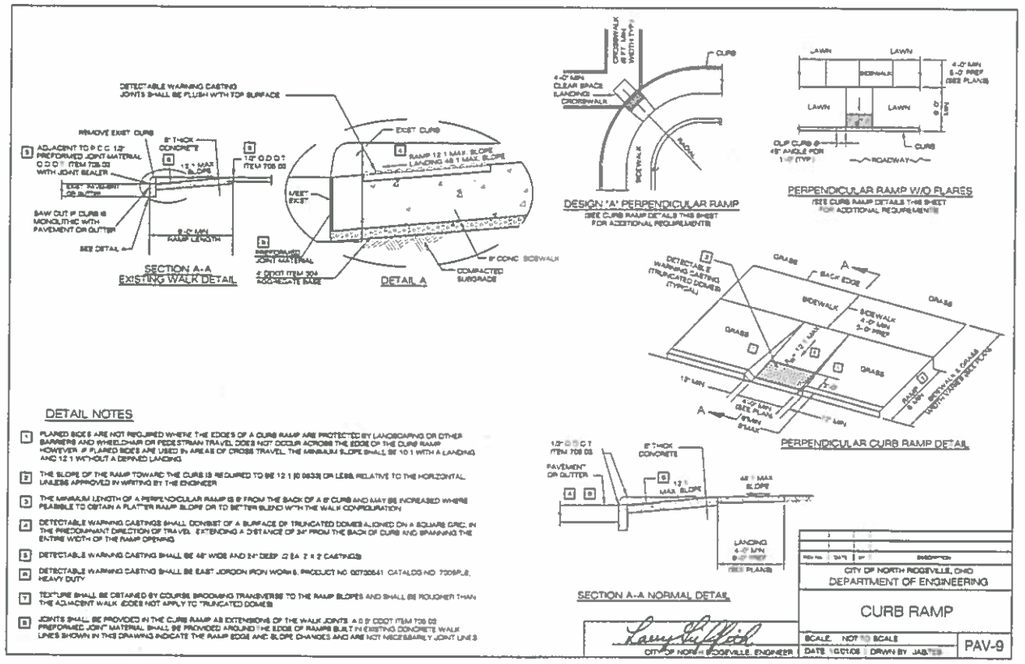
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CATCH BASINS
2-2-B

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

CITY OF NORTH RIDGEVILLE, ENGINEER

STM-6



DETAIL NOTES

1. FLARED SIDES ARE NOT REQUIRED WHERE THE EDGES OF A CURB RAMP ARE PROTECTED BY LANDSCAPING OR OTHER BARRIERS AND WHEELCHAIR OR PEDESTRIAN TRAVEL DOES NOT OCCUR ACROSS THE EDGE OF THE CURB RAMP. HOWEVER, IF FLARED SIDES ARE USED IN AREAS OF CROSS TRAVEL, THE MINIMUM SLOPE SHALL BE 10:1 WITH A LANDING AND 12:1 WITHOUT A DEFINED LANDING.
2. THE SLOPE OF THE RAMP TOWARD THE CURB IS REQUIRED TO BE 12:1 (0.0833) OR LESS, RELATIVE TO THE HORIZONTAL UNLESS APPROVED IN WRITING BY THE ENGINEER.
3. THE MINIMUM LENGTH OF A PERPENDICULAR RAMP IS 8' FROM THE BACK OF A 6" CURB AND MAY BE INCREASED WHERE FEASIBLE TO OBTAIN A FLATTER RAMP SLOPE OR TO BETTER BLEND WITH THE WALK CONFIGURATION.
4. DETECTABLE WARNING CASTINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL, EXTENDING A DISTANCE OF 1.5' FROM THE BACK OF CURB AND SPANNING THE ENTIRE WIDTH OF THE RAMP OPENING.
5. DETECTABLE WARNING CASTING SHALL BE 48" WIDE AND 24" DEEP (2 EA 2 x 2 CASTINGS)
6. DETECTABLE WARNING CASTING SHALL BE EAST JORDON IRON WORKS, PRODUCT NO 00720541 CATALOG NO 7009PLB, HEAVY DUTY
7. TEXTURE SHALL BE OBTAINED BY COURSE BROOMING TRANSVERSE TO THE RAMP SLOPES AND SHALL BE ROUGHER THAN THE ADJACENT WALK. (CDES NOT APPLY TO "TRUNCATED DOMES)
8. JOINTS SHALL BE PROVIDED IN THE CURB RAMP AS EXTENSIONS OF THE WALK JOINTS. A 0.5" ODOT ITEM 705.03 PREFORMED JOINT MATERIAL SHALL BE PROVIDED AROUND THE EDGE OF RAMPS BUILT IN EXISTING CONCRETE WALK. LINES SHOWN IN THIS DRAWING INDICATE THE RAMP EDGE AND SLOPE CHANGES AND ARE NOT NECESSARILY JOINT LINES

No.	DATE	BY	DESCRIPTION

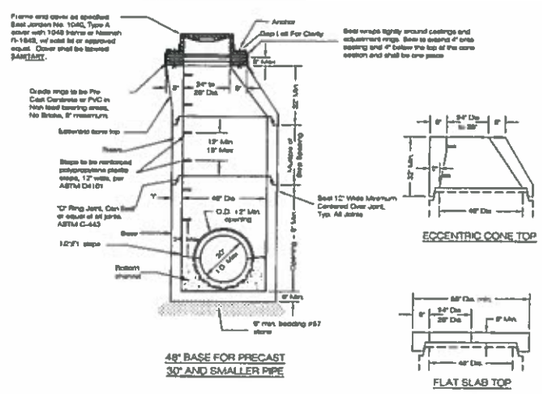
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CURB RAMP

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

CITY OF NORTH RIDGEVILLE, ENGINEER

PAV-9



NOTES

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

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

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

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

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

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

All other joints shall be sealed with CONSEAL CS103 butyl sealant manufactured by Concrete Sealants, Inc. or an approved equal.

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

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

LANDING PLATFORMS as shown on the Landing Details shall be installed in manholes that are over 30 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 all holes with approved concrete plugs and bit.

ANCHORS ½" dia. Attached with washers and hex nut (Min 4). Lead anchor secured into the concentric 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 pavements shall have a solid lid and gasket.

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

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

No.	DATE	BY	DESCRIPTION
1	11/2008	CB	STEP SPECIFICATION

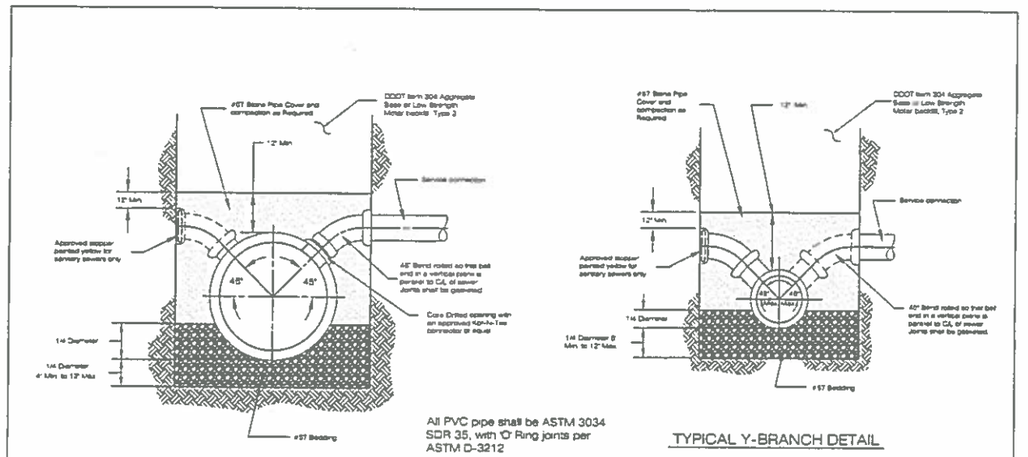
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

PRECAST CONCRETE MANHOLE

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

CITY OF NORTH RIDGEVILLE, ENGINEER

SAN-1



NOTES: Provide gasketed plug in sanitary sewer connection at R/W line if connection is not to be used immediately.

Employ proper trench safety per latest OSHA Standards.

Bell ends are to be placed upstream.

No.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SANITARY SERVICE CONNECTION DETAILS

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

CITY OF NORTH RIDGEVILLE, ENGINEER

SAN-5

DATE	BY	DESCRIPTION
02-16-2022	CLH	ISSUE TO CITY FOR REVIEW
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07-15-2022	CLH	REVISED PER CITY COMMENTS

DRAWN BY SJM

CHECKED BY CLH

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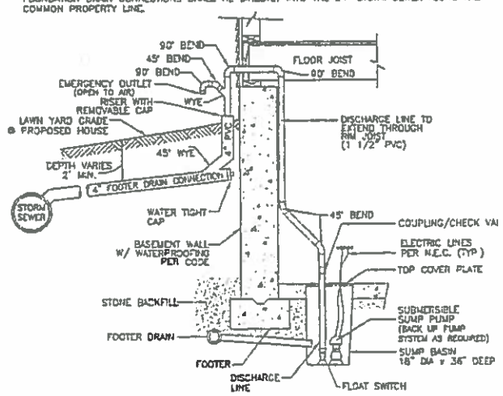
HAMPTON PLACE SUBDIVISION - PHASE 7
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 23 OF 35

JOB NO 20-5445-7

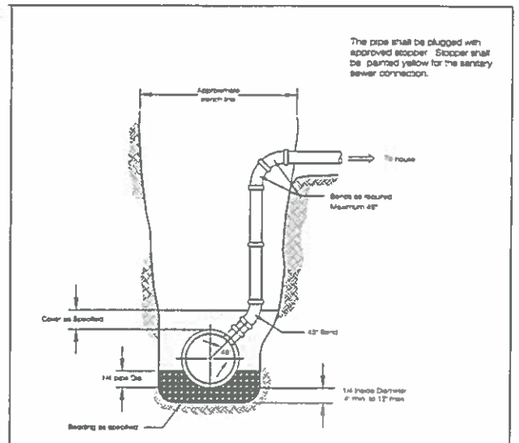
J:\20-5445-7 Hampton Place PH-7\DRAWINGS\Improvement Plans(22-28) Miscellaneous Details.dwg, Plotted: Jul 13, 2022 - 2:22pm

IN THE FUTURE IF A FOUNDATION DRAIN CONNECTION IS ADDED TO SUBLOT 392 THE CONNECTION SHALL DIRECTLY DISCHARGE TO TUCKER DITCH. FOR SUBLOTS 392 AND 393 ANY FUTURE FOUNDATION DRAIN CONNECTIONS SHALL TIE DIRECTLY INTO THE 24" STORM SEWER ALONG THE COMMON PROPERTY LINE.



SUMP PUMP CONNECTION DETAIL

NO SCALE



Note:

Bedding and Backfill shall meet the requirements of the City Standard Construction Drawing "Sanitary Service Connection Details"

When using PVC for construction, all portions of the riser shall be ASTM 3034 SDR 35 unless otherwise directed by the Engineer

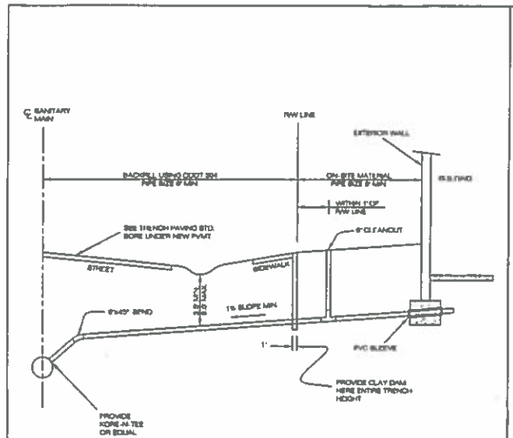
NO.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

STANDARD RISER DETAIL

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

CITY OF NORTH RIDGEVILLE ENGINEER



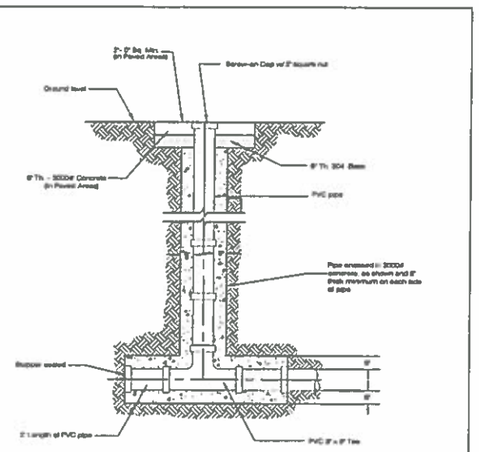
NOTES:
ALL PIPE SHALL BE PVC ASTM D 3034, SDR 35 WITH "O"-RING JOINTS PER ASTM 3212
BELL ENDS SHALL BE FACED UP STREAM.
PIPE EMBEDMENT: ODOT #57 6" BELOW PIPE TO 1 FOOT ABOVE TOP OF PIPE, FULL WIDTH OF TRENCH.
BACKFILL: ODOT NO. 304 (ABOVE PIPE EMBEDMENT)
PROVIDE GASKETED PLUG IN SANITARY SEWER CONNECTION AT R/W LINE IF CONNECTION IS NOT TO BE USED IMMEDIATELY
EMPLOY PROPER TRENCH SAFETY PER LATEST OSHA STANDARDS

NO.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SANITARY SERVICE CONNECTION

CITY OF NORTH RIDGEVILLE, ENGINEER | SCALE: NOT TO SCALE | DATE: 10/01/08 | DRAWN BY: JAB/TEB | SAN-8



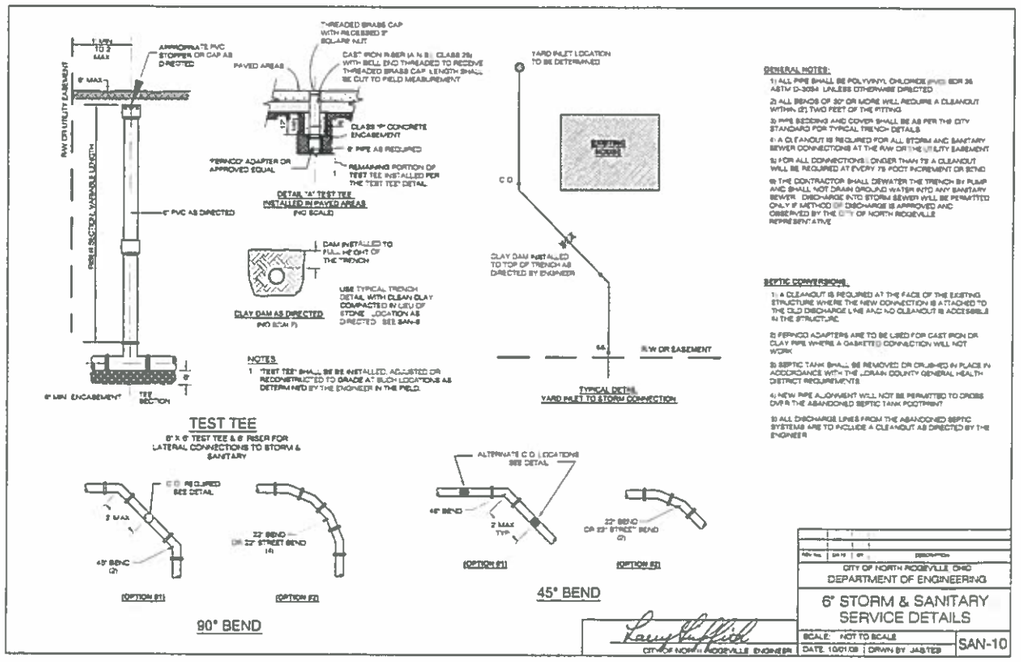
6" Cleanout shall be used for 8" sewers and larger. Smaller size sewers and lamp holes shall have same size pipe.

NO.	DATE	BY	DESCRIPTION
1	10/01/08	LS	Screw-on Cap

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CLEANOUT DETAIL

CITY OF NORTH RIDGEVILLE, ENGINEER | SCALE: NOT TO SCALE | DATE: 10/01/08 | DRAWN BY: JAB/TEB | SAN-9



GENERAL NOTES:

1) ALL PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 ASTM D-3034 UNLESS OTHERWISE DIRECTED

2) ALL BENDS OF 30° OR MORE WILL REQUIRE A CLEANOUT WITHIN (2) TWO FEET OF THE FITTING

3) PIPE BEDDING AND COVER SHALL BE AS PER THE CITY STANDARD FOR TYPICAL TRENCH DETAILS

4) A CLEANOUT IS REQUIRED FOR ALL STORM AND SANITARY SEWER CONNECTIONS AT THE R/W OR THE UTILITY EASEMENT

5) FOR ALL CONNECTIONS UNDER THAN 75' A CLEANOUT WILL BE REQUIRED AT EVERY 75 FOOT INCREMENT OR BEND

6) THE CONTRACTOR SHALL DEWATER THE TRENCH BY PUMP AND SHALL NOT DRAIN GROUND WATER INTO ANY SANITARY SEWER. DISCHARGE INTO STORM SEWER WILL BE PERMITTED ONLY IF METHOD OF DISCHARGE IS APPROVED AND OBSERVED BY THE CITY OF NORTH RIDGEVILLE REPRESENTATIVE

SEPTIC CONVERSIONS:

1) A CLEANOUT IS REQUIRED AT THE FACE OF THE EXISTING STRUCTURE WHERE THE NEW CONNECTION IS ATTACHED TO THE OLD DISCHARGE LINE AND NO CLEANOUT IS ACCESSIBLE IN THE STRUCTURE

2) FERNCO 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

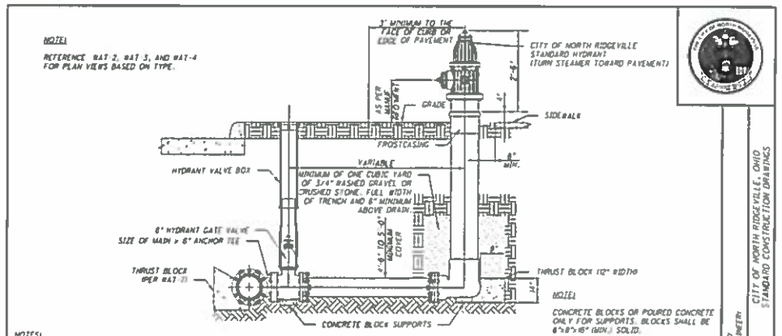
5) ALL DISCHARGE LINES FROM THE ABANDONED SEPTIC SYSTEMS ARE TO INCLUDE A CLEANOUT AS DIRECTED BY THE ENGINEER

NO.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

6" STORM & SANITARY SERVICE DETAILS

CITY OF NORTH RIDGEVILLE ENGINEER | SCALE: NOT TO SCALE | DATE: 10/01/08 | DRAWN BY: JAB/TEB | SAN-10



NOTES:

1. THE CONTRACTOR SHALL FURNISH HYDRANT BRANCHES HAVING RESTRAINED MECHANICAL JOINTS INCLUDING HYDRANT SHOE. ALL MECHANICAL JOINTS SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C-105/A21.5-88 CLASS "C", METHOD "B".
2. ALL BOLTS AND NUTS FURNISHED WITH RESTRAINED MECHANICAL JOINTS INCLUDING RETAINER OR WEDGE ACTION TYPE GLANDS SHALL BE GRADE 5 HIGH STRENGTH GALVANIZED STEEL OR EQUIVALENT.
3. ALL FIRE HYDRANTS AND VALVE BOXES SHALL BE SECURELY BRACED WHEN SET AND BACKFILLED. ALL FIRE HYDRANTS, VALVES, VALVE BOXES, AND FITTINGS SHALL MEET THE LATEST STANDARD SPECIFICATIONS FOR CONSTRUCTING WATER MAINS AND APPURTENANCES OF THE CITY OF NORTH RIDGEVILLE WATER DEPARTMENT.
4. NORTH RIDGEVILLE STANDARD HYDRANT IS A MUELLER "SUPER CENTURION". HYDRANTS SHALL OPEN IN A COUNTER-CLOCKWISE DIRECTION.
5. HYDRANT SHALL BE FACTORY PAINTED (BARREL-RED, TOP-WHITE) AND TOUCHED UP IN THE FIELD AS NECESSARY.
6. THE FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF THE AWWA SPECIFICATIONS C502, LATEST REVISION. THE HYDRANT SHALL HAVE TWO 2-1/2" NST HOSE NOZZLES AND ONE 5" MUELLER QUICK DISCONNECT STORZ NOZZLE.
7. THE 2-1/2" NOZZLE SHALL HAVE THE NATIONAL STANDARD THREADS.
8. THE HYDRANTS SHALL BE OF THE COMPRESSION TYPE WITH THE MAIN VALVE OPENING AGAINST THE PRESSURE AND CLOSING WITH THE PRESSURE.
9. THE UPPER SECTION OF THE HYDRANT WHICH HOUSES THE UPPER STEM THREADS AND BRONZE OPERATION NUT SHALL BE DESIGNED SO THAT ALL THREADED AND BEARING METAL SURFACES ARE SEALED AWAY FROM LINE PRESSURE WHEN THE HYDRANT IS IN EITHER THE OPEN OR CLOSED POSITION. THE SEAL SHALL BE MADE BY USE OF "O" RINGS. ALL THREADED AND BEARING PARTS SHALL BE IN A LUBRICATED STATE AT ALL TIMES. THE LUBRICANT MUST BE FOOD GRADE MINERAL OIL.
10. ALL FIRE HYDRANTS SHALL BE OF THE TRAFFIC MODEL TYPE. THE DESIGN SHALL BE SUCH THAT THE UPPER AND LOWER BARREL FLANGES ARE AN INTEGRAL CAST PART OF THE BARREL. THE UPPER AND LOWER BARRELS ARE TO BE JOINED AT THE GROUND LINE BY MEANS OF A BREAKABLE 2-PIECE CAST IRON SAFETY FLANGE ON THE BARREL AND A BREAKABLE STAINLESS STEEL SAFETY COUPLING ON THE STEM WHICH IS RESTRAINED BY CLEVIS AND COTTER PINS.
11. THE OPERATING STEM NUT IS TO BE BRONZE AND OF ONE PIECE CONSTRUCTION.
12. HYDRANTS SHALL BE EQUIPPED WITH A FIVE-INCH INTEGRAL STORZ QUICK DISCONNECT FITTING OF THE LOCKING TYPE CAP. NOZZLE SHALL BE FACTORY INSTALLED AND TESTED AND MUST HAVE UL LISTING AND FM APPROVAL.

CITY OF NORTH RIDGEVILLE, OHIO
STANDARD CONSTRUCTION DRAWINGS

CITY ENGINEER:
DATE: 10/2/08
SCALE: N/A

GENERAL HYDRANT

DETAIL MAT-1 | PAGE 1 OF 1

APPROVED
NOV 08 2022

DATE	BY	DESCRIPTION
02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
05-20-22	CLH	REVISED PER CITY COMMENTS
06-13-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

REVISIONS

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

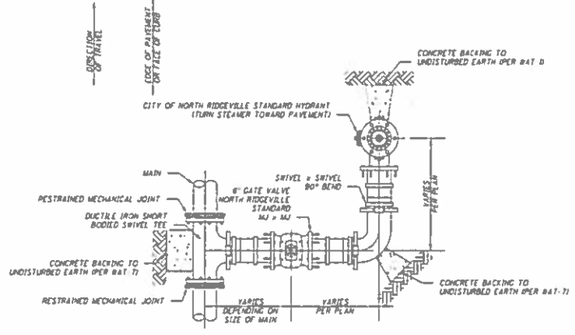
HAMPTON PLACE SUBDIVISION - PHASE 7
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 24 OF 35

JOB NO. 20-5445-7

J:\2054457 Hampton Place PH-7\DRAWINGS\Improvement Plans\22-25\ Misc\Bramhall Details.dwg Plotted: Jul 13, 2022 - 2:22pm

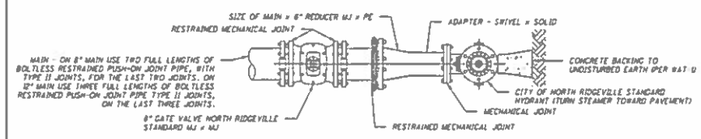
APPROVED
11.08.2022



NOTES:

1. THE CONTRACTOR SHALL FURNISH HYDRANT BRANCHES HAVING RESTRAINED MECHANICAL JOINTS INCLUDING HYDRANT SHOE. ALL MECHANICAL JOINTS SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C-105/A21.5-88 CLASS "C", METHOD "B".
2. ALL BOLTS AND NUTS FURNISHED WITH RESTRAINED MECHANICAL JOINTS INCLUDING RETAINER OR WEDGE ACTION TYPE GLANDS SHALL BE GRADE 5 HIGH STRENGTH GALVANIZED STEEL OR EQUIVALENT.

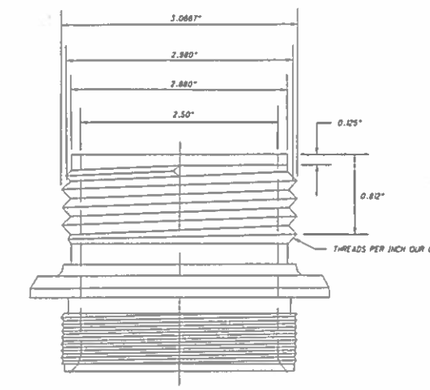
CITY ENGINEER: CITY OF NORTH RIDGEVILLE, OHIO STANDARD CONSTRUCTION DRAWINGS
DATE 12/1/08 SCALE N/A
HYDRANT TYPE B
DETAIL #AT-3 PAGE 1 OF 1



NOTES:

1. THE CONTRACTOR SHALL FURNISH HYDRANT BRANCHES HAVING RESTRAINED MECHANICAL JOINTS INCLUDING HYDRANT SHOE. ALL MECHANICAL JOINTS SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C-105/A21.5-88 CLASS "C", METHOD "B".
2. ALL BOLTS AND NUTS FURNISHED WITH RESTRAINED MECHANICAL JOINTS INCLUDING RETAINER OR WEDGE ACTION TYPE GLANDS SHALL BE GRADE 5 HIGH STRENGTH GALVANIZED STEEL OR EQUIVALENT.

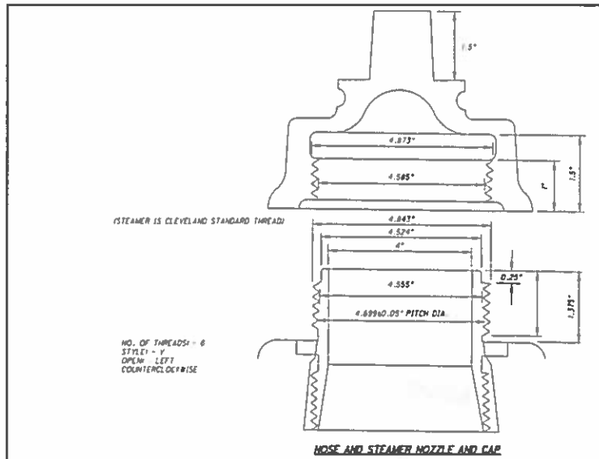
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DATE 12/1/08 SCALE N/A
END FLUSHING ASSEMBLY HYDRANT TYPE C
DETAIL #AT-4 PAGE 1 OF 1



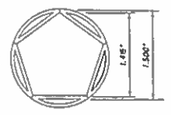
NOTE:
12-1/2" IS NATIONAL STANDARD THREAD HOSE NOZZLE 2.5" THREADS 3-1/16" O.D. 7-1/2 THREADS PER INCH

NATIONAL STANDARD PENTAGONAL OPERATING NUT

CITY ENGINEER: CITY OF NORTH RIDGEVILLE, OHIO STANDARD CONSTRUCTION DRAWINGS
DATE 12/1/08 SCALE N/A
2-1/2" HOSE NOZZLE HYDRANT CONNECTION
DETAIL #AT-5 PAGE 1 OF 1

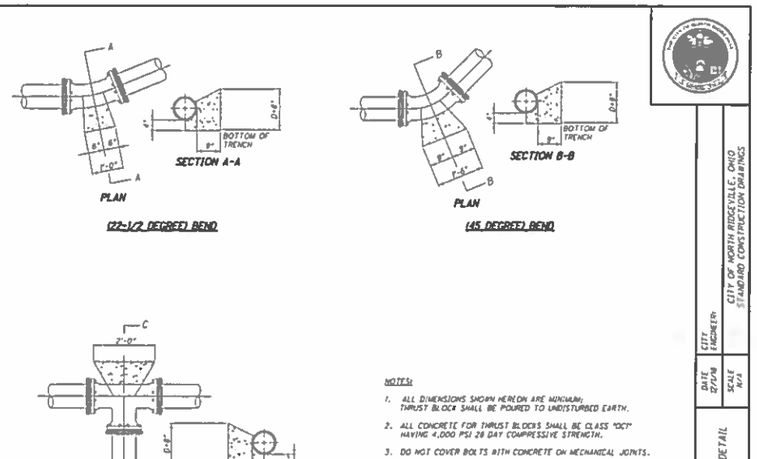


HOSE AND STEAMER NOZZLE AND CAP



NATIONAL STANDARD PENTAGONAL OPERATING NUT

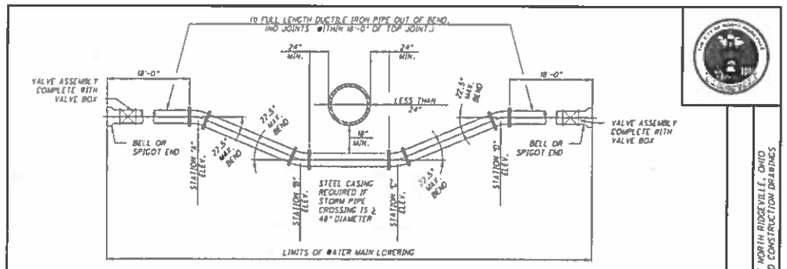
CITY ENGINEER: CITY OF NORTH RIDGEVILLE, OHIO STANDARD CONSTRUCTION DRAWINGS
DATE 9/5/08 SCALE N/A
4" PUMPER NOZZLE HYDRANT CONNECTION
DETAIL #AT-6 PAGE 1 OF 1

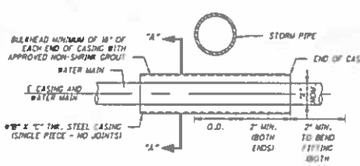


NOTES:

1. ALL DIMENSIONS SHOWN HEREON ARE MINIMUM; THRUST BLOCK SHALL BE POURED TO UNDISTURBED EARTH.
2. ALL CONCRETE FOR THRUST BLOCKS SHALL BE CLASS "QC" HAVING 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
3. DO NOT COVER BOLTS WITH CONCRETE OR MECHANICAL JOINTS.
4. USE FORMS WHEN POURING CONCRETE TO MAINTAIN SHAPE AND DIMENSIONS OF THRUST BLOCKS.
5. MEGA-LUGS ARE AN ACCEPTABLE OPTION.
6. MASONRY/CONCRETE BLOCKS MAY BE USED FOR WEDGING. WOOD SHALL NOT BE PERMITTED. BLOCKS SHALL BE 6"x8"x16" (MIN.) SOLID.
7. D = OUTSIDE PIPE DIAMETER.

CITY ENGINEER: CITY OF NORTH RIDGEVILLE, OHIO STANDARD CONSTRUCTION DRAWINGS
DATE 12/1/08 SCALE N/A
THRUST BLOCK DETAIL
DETAIL #AT-7 PAGE 1 OF 1





"A"	"B"	"C" THK.
6"	16"	3/8"
12"	20"	3/8"
18"	24"	1/2"

STEEL CASING DETAIL

NOTES:

1. WATER MAIN SHALL BE DUCTILE IRON, MINIMUM CLASS 52, CEMENT LINED PUSH-ON JOINT PIPE WITH RESTRAINED MECHANICAL JOINT DUCTILE IRON CLASS 350, CEMENT LINED RESTRAINED MECHANICAL JOINT FITTINGS.
2. WHERE DEPTH OF LOWERING REQUIRES AN INTERMEDIATE JOINT BETWEEN STATIONS "A" & "B" AND/OR "C" & "D" THE ENTIRE LOWERING SHALL BE MADE WITH DUCTILE IRON, MINIMUM CLASS 52 CEMENT LINED PIPE AND DUCTILE IRON CLASS 350, CEMENT LINED FITTINGS ALL HAVING BOLTLESS RESTRAINED PUSH-ON JOINTS, TYPE I.
3. WHERE LENGTH OF LOWERING UNDER OBSTRUCTION(S) REQUIRE AN INTERMEDIATE JOINT ONLY BETWEEN STATIONS "B" & "C", AND PIPE JOINTS ARE AS INDICATED IN NOTE "1" ABOVE, THAT INTERMEDIATE JOINT(S) SHALL BE MADE WITH A BOLTLESS RESTRAINED PUSH-ON JOINT, TYPE II.
4. WHERE LENGTH OF LOWERING UNDER OBSTRUCTION(S) REQUIRES AN INTERMEDIATE JOINT ONLY BETWEEN "B" & "C" AND PIPE JOINTS ARE AS INDICATED IN NOTE "2" ABOVE, THAT INTERMEDIATE JOINT(S) SHALL BE MADE WITH A BOLTLESS RESTRAINED PUSH-ON JOINT, TYPE I.
5. STEEL CASING SHALL BE PER THE DETAIL FOUND ON THIS SHEET. CASING SHALL BE UNCOATED - UNPROTECTED STEEL CASING PER ASTM A-83-894 (AWWA C-200-90

CITY ENGINEER: CITY OF NORTH RIDGEVILLE, OHIO STANDARD CONSTRUCTION DRAWINGS
DATE 9/5/08 SCALE N/A
WATER MAIN LOWERING
DETAIL #AT-8 PAGE 1 OF 1

DATE	BY	DESCRIPTION
02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
05-17-2022	CLH	REVISED PER CITY COMMENTS
06-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

REVISIONS

DRAWN BY SJM
CHECKED BY CLH

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

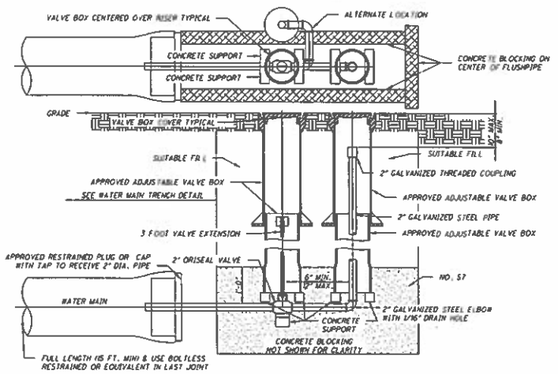
PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 7
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 25 OF 35
JOB NO. 20-5445-7

J:\2054457 Hampton Place PH-7\DRAWINGS\Improvement Plans\72-251 Miscellaneous Details.dwg Plotted: Jul 13, 2022 - 2:22pm

APPROVED
NOV 08 2022

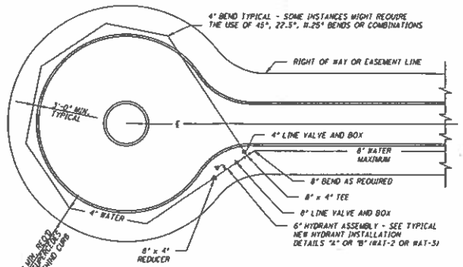


CITY OF NORTH RIDGEVILLE, OHIO
STANDARD CONSTRUCTION DRAWINGS

CITY ENGINEER
DATE 07/18
SCALE N/A

TYPICAL FLUSHING ASSEMBLY

DETAIL WAT-10
PAGE 1 OF 1



NOTES:

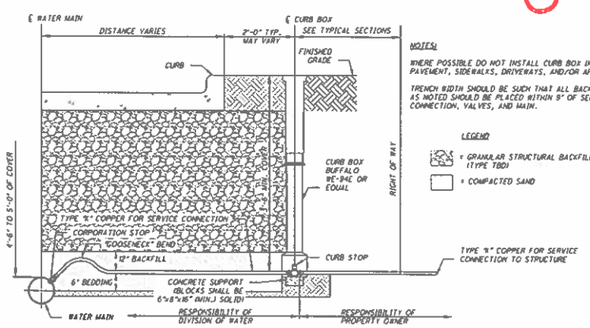
1. THRUST BLOCKS REQUIRED BEHIND ALL TEES AND BENDS PER WAT-7.
2. LINE VALVE AND HYDRANT TO BE AS CLOSE TO THE TEE AS POSSIBLE. HYDRANT TEE TO BE WITHIN 10'-0" OF 8" x 4" TEE. IF 10'-0" LENGTH IS EXCEEDED, USE ALTERNATE CUL-DE-SAC SCHEMATIC (AS APPROVED BY THE CITY ENGINEER).
3. ALL PUSH ON JOINTS BETWEEN BENDS TO BE BOLTLESS RESTRAINED TYPE 11.

CITY OF NORTH RIDGEVILLE, OHIO
STANDARD CONSTRUCTION DRAWINGS

CITY ENGINEER
DATE 12/08
SCALE N/A

STANDARD CUL-DE-SAC HYDRANT/LOOP SCHEMATIC

DETAIL WAT-11
PAGE 1 OF 1



NOTES:

WHERE POSSIBLE DO NOT INSTALL CURB BOX IN PAVEMENT, SIDEWALKS, DRIVEWAYS, AND/OR APRONS.

TRENCH WIDTH SHOULD BE SUCH THAT ALL BACKFILL AS NOTED SHOULD BE PLACED WITHIN 8" OF SERVICE CONNECTION, VALVES, AND MAIN.

LEGEND
+ GRANULAR STRUCTURAL BACKFILL (TYPE TBD)
+ COMPACTED SAND

NOTES:

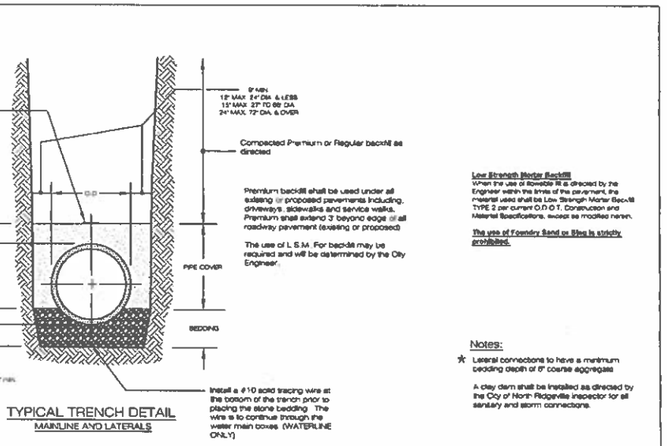
1. CONTRACTOR SHALL USE SPECIAL CARE IN PLACING THE SAND BEDDING BACKFILL, SO AS TO AVOID SCRAPING OF THE EXTERIOR COATING, INJURING THE PIPE, DISTORTING OR MOVING THE PIP WHEN COMPACTING THE SAND. THE SAND BEDDING BACKFILL SHALL BE TAMPED IN SIX (6) INCH LAYERS, SIMULTANEOUSLY ON EACH SIDE OF THE PIPE, AND THOROUGHLY COMPACTED SO AS TO PROVIDE A SOLID BACKING AGAINST THE EXTERNAL SURFACE OF THE PIPE.
2. MINIMUM COMPACTION FOR ALL SAND BEDDING BACKFILL, BACKFILL AND PREMIUM BACKFILL SHALL BE 95% STANDARD PROCTOR.

CITY OF NORTH RIDGEVILLE, OHIO
STANDARD CONSTRUCTION DRAWINGS

CITY ENGINEER
DATE 12/08
SCALE N/A

1" SERVICE CONNECTION

DETAIL WAT-13
PAGE 1 OF 1



TYPICAL TRENCH DETAIL
MAINLINE AND LATERALS

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

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

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

Bedding for pipe shall conform to ASTM D-2321.

All Material substitutions must be approved by the City Engineer.

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

The use of Foundry Sand or Slag is strictly prohibited.

Notes:

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

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

Rev. No.	Date	By	Description

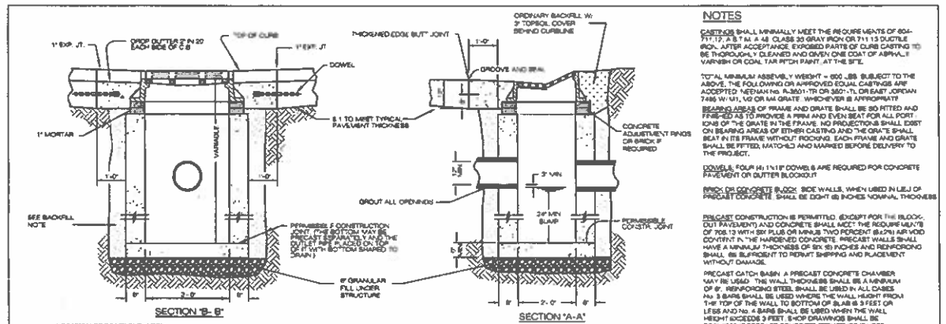
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

TRENCH DETAIL

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

CITY OF NORTH RIDGEVILLE, ENGINEER

Rev. 8/20/2014



** DOWEL LOCATION FOR CURB AND GUTTER

NOTES

CASTINGS SHALL MINIMALLY MEET THE REQUIREMENTS OF 604-711.12 & 713.4 AS A GE CLASS 30 GRAY IRON OR 711.13 DUCTILE IRON. AFTER ACCEPTANCE, EXPOSED PARTS OF CURB CASTING TO BE THOROUGHLY CLEANED AND GIVEN ONE COAT OF ASPHALT VARNISH OR COAL TAR PITCH PAINT, AT THE SITE.

TOTAL MINIMUM ASSEMBLY WEIGHT = 600 LBS. SUBJECT TO THE ABOVE, THE FOLLOWING OR APPROVED EQUAL CASTINGS ARE ACCEPTED: NEENAH No. R-3501-TR OR 3501-TI, OR EAST JORDAN 7486 W-1, 1/2 OR M GRATE WHICHEVER IS APPROPRIATE

BEARING AREAS OF FRAME AND GRATE SHALL BE SO FITTED AND FINISHED AS TO PROVIDE A FIRM AND EVEN SEAT FOR ALL POINTS OF THE GRATE IN THE FRAME. NO PROJECTIONS SHALL EXIST ON BEARING AREAS OF EITHER CASTING AND THE GRATE SHALL SEAT IN ITS FRAME WITHOUT ROCKING. EACH FRAME AND GRATE SHALL BE FITTED, MATCHED AND MARKED BEFORE DELIVERY TO THE PROJECT.

DOWELS, FOUR (4) 1"x18" DOWELS ARE REQUIRED FOR CONCRETE PAVEMENT OR GUTTER BLOCKOUT.

BRICK OR CONCRETE BLOCK SIDE WALLS, WHEN USED IN LIEU OF PRECAST CONCRETE, SHALL BE EIGHT (8) INCHES NOMINAL THICKNESS

PRECAST CONSTRUCTION IS PERMITTED (EXCEPT FOR THE BLOCK-OUT PAVEMENT) AND CONCRETE SHALL MEET THE REQUIREMENTS OF 705.13 WITH SIX PLUS OR MINUS TWO PERCENT (6±2%) AIR ENTRAINMENT IN THE HARDENED CONCRETE. PRECAST WALLS SHALL HAVE A MINIMUM THICKNESS OF SIX (6) INCHES AND REINFORCING SHALL BE SUFFICIENT TO PERMIT SHIPPING AND PLACEMENT WITHOUT DAMAGE.

PRECAST CATCH BASIN: A PRECAST CONCRETE CHAMBER MAY BE USED. THE WALL THICKNESS SHALL BE A MINIMUM OF 8", REINFORCING STEEL SHALL BE USED IN ALL CASES. No. 3 BARS SHALL BE USED WHERE THE WALL HEIGHT FROM THE TOP OF THE WALL TO BOTTOM OF SLAB IS 5 FEET OR LESS AND No. 4 BARS SHALL BE USED WHEN THE WALL HEIGHT EXCEEDS 5 FEET. SHOP DRAWINGS SHALL BE REQUIRED IF PRECAST CONCRETE STRUCTURE IS USED.

BLOCKOUT: WHERE ONE SIDE OF THE BLOCKOUT IS LOCATED AT A TRANSVERSE PAVEMENT JOINT, THE TRANSVERSE PAVEMENT JOINT SHALL BE THICKENED AND CONTINUED IN KIND WITHIN THE LIMITS OF THE BLOCKOUT, EXCEPT AS DESCRIBED ABOVE. BLOCKOUTS SHALL BE LOCATED NO CLOSER THAN FIVE (5) FEET FROM A TRANSVERSE PAVEMENT JOINT WHERE THE SPECIFIED CATCH BASIN WORK REQUIRES THE CONSTRUCTION/RECONSTRUCTION OF BLOCKOUTS IN EXISTING PAVEMENT, THE BLOCKOUTS SHALL CONFORM, AS CLOSELY AS POSSIBLE, TO THE DETAILS SHOWN HEREON EXCEPT THAT THE DOWELS SHALL BE PLACED/REPLACED IN ACCORDANCE WITH THE "SECTION-TYPE 'F' JOINT" PER O.D.O.T. CONSTRUCTION DRAWING BP-2.2C. (SECTION-TYPE 'F' JOINT WHERE BLOCKOUT JOINT IS AT A EXISTING CONTRACTION OR HINGE JOINT LOCATION.) A CLASS "D" CONCRETE APRON, THE SIZE OF THE "TWO (2) FOOT OUT" FROM BLOCKOUT, SHALL BE CAST IN PLACE IN FLEXIBLE PAVEMENT AREAS NO DOWELS ARE REQUIRED

Note:

RESIDENTIAL PAVEMENT T = 6" (1'x 18' Long Dia. Dowel)
INDUSTRIAL PAVEMENT T = 9" (1'-6"x 18' Long Dia. Dowel)

Notes:

Backfill for all structures within the limits 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.

Curb Drains installed shall be stubbed out 1 past the limits of excavation with solid pipe.

A Sump Catch Basin is required at last Catch Basin location before entering storm sewer main.

The following text shall be cast into the top of the grate: "DUMP NO WASTE" and "DRAINS TO WATERWAY"

Text shall be printed in bold, capital letters with a minimum height of 0.5". "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logo may vary per manufacturer.

Rev. No.	Date	By	Description

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CATCH BASIN MOUNTABLE CURB

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

CITY OF NORTH RIDGEVILLE, ENGINEER

J:\2054457 Hampton Place PH-7\DRAWINGS\Improvement Plans\(22-28) Miscellaneous Details.dwg, Plotted: Jul 13, 2022 - 2:22pm

REVISIONS	DATE:	BY:	DESCRIPTION:
	02-14-2022	CLH	ISSUE TO CITY FOR REVIEW
	05-13-2022	CLH	REVISED PER CITY COMMENTS
	06-13-2022	CLH	REVISED PER CITY COMMENTS
	07-11-2022	CLH	REVISED PER CITY COMMENTS

DRAWN BY: SJM
CHECKED BY: CLH

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

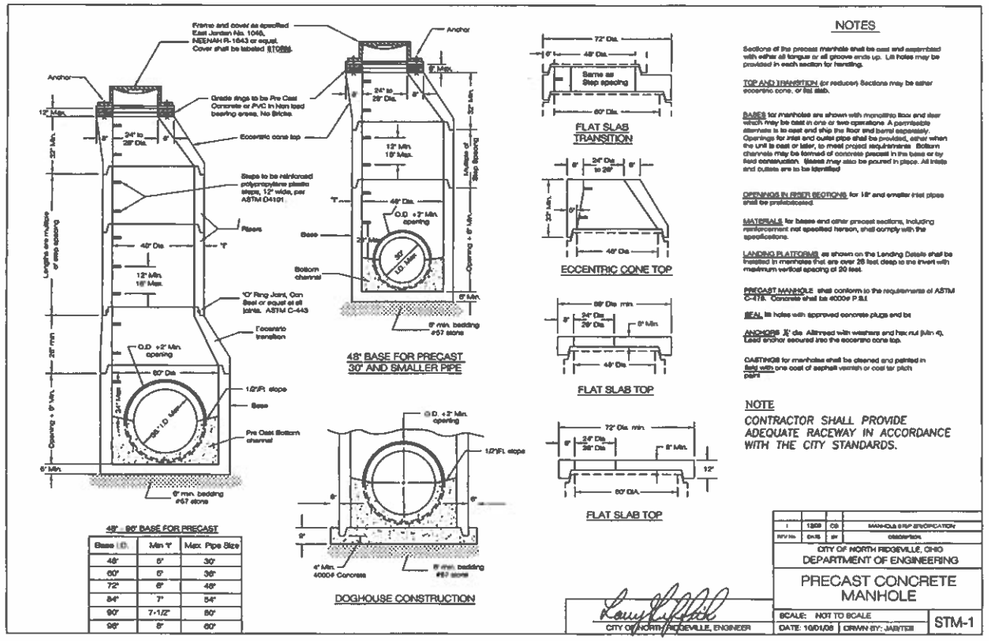
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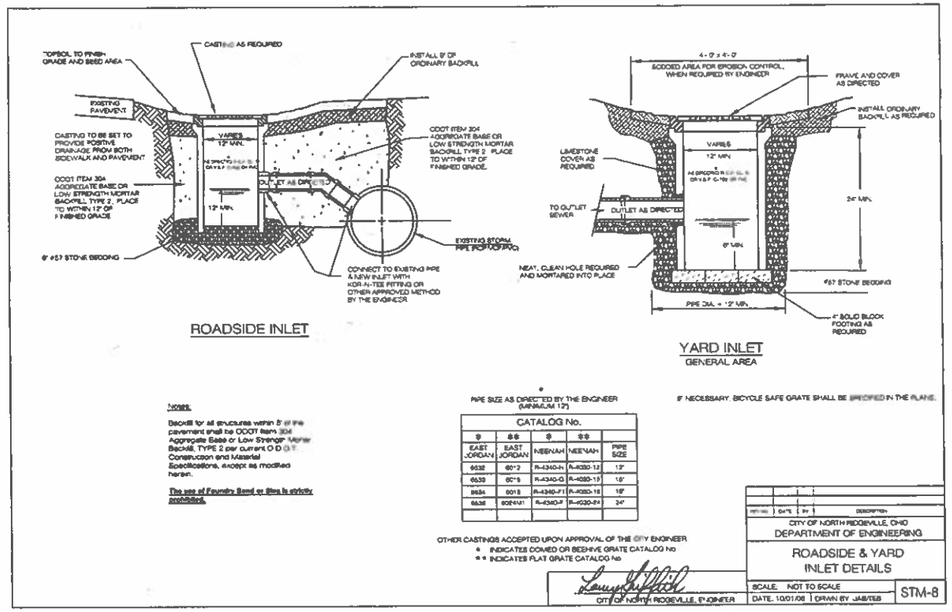
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 7
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

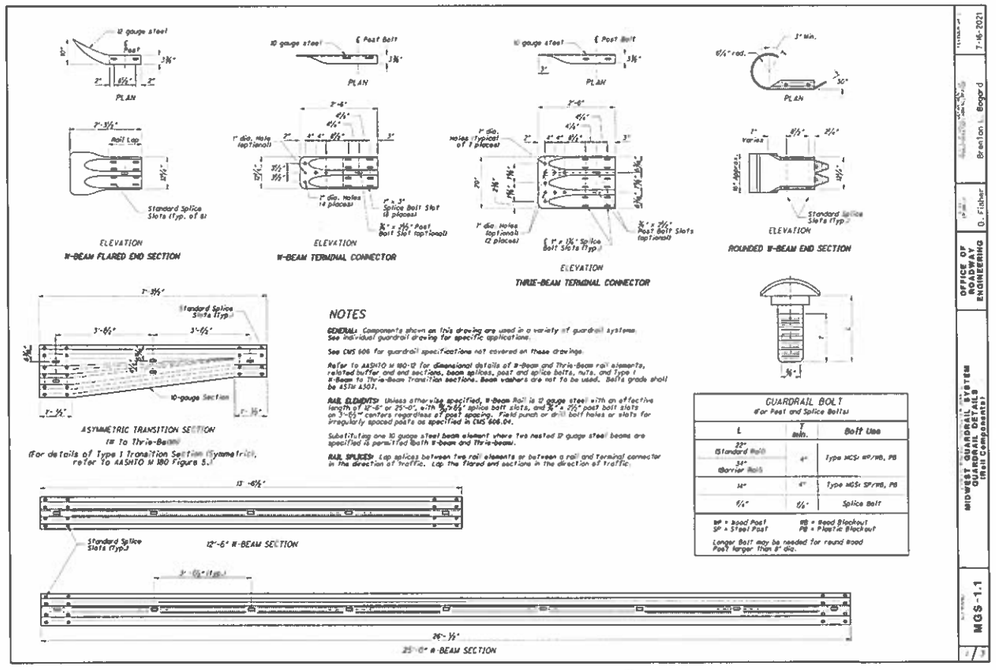
SHEET 26 OF 35

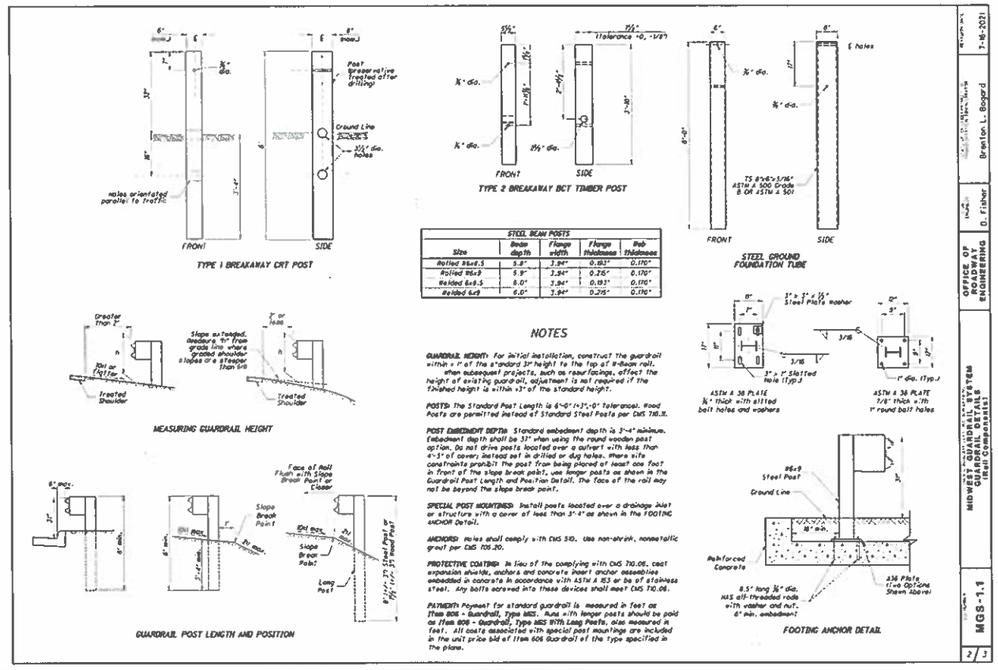
JOB NO. 20-5445-7





APPROVED
NOV 08 2022





J:\2054457 Hampton Place PH-7\DRAWINGS\Improvement Plans\(123-28) Miscellaneous Details.dwg, Plotted: Jul 13, 2022 - 2:23pm

REVISION	DATE	BY	DESCRIPTION
	05-18-2022	CLH	ISSUE TO CITY FOR REVIEW
	06-17-2022	CLH	REVISED PER CITY COMMENTS
	06-17-2022	CLH	REVISED PER CITY COMMENTS
	07-13-2022	CLH	REVISED PER CITY COMMENTS

DRAWN BY SJM
CHECKED BY CLH

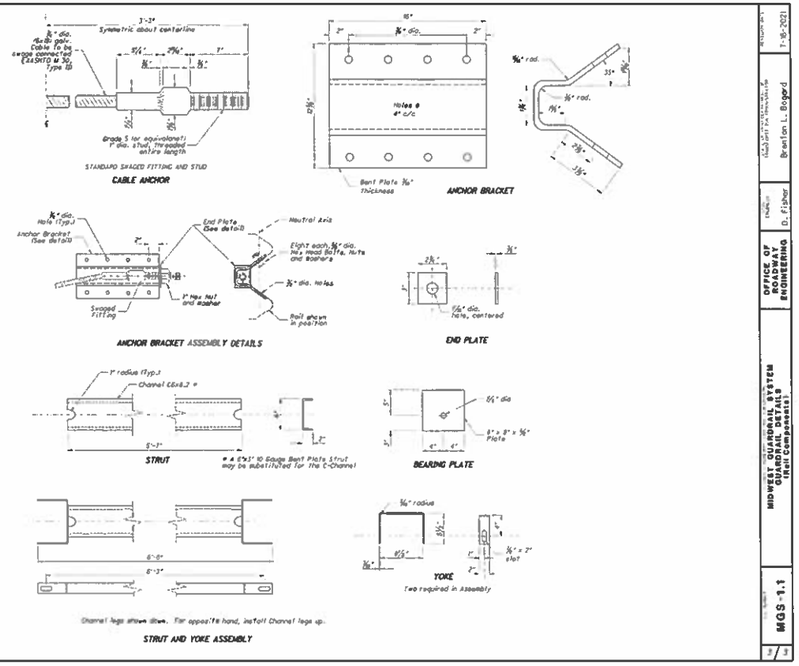
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

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

HAMPTON PLACE SUBDIVISION - PHASE 7
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 27 OF 35
JOB NO. 20-5445-7

APPROVED
NOV 08 2022



DESIGNED BY:	T-16-2021
DRAWN BY:	Brenton L. Bogard
CHECKED BY:	D. Fisher
OFFICE OF BRIDGE DESIGN ENGINEERING	
MIDWEST GUARDRAIL SYSTEM GUARDRAIL DETAILS (Steel Components)	
MGS - 1.1	
3 / 3	

DATE	BY	DESCRIPTION
02-10-2022	CLH	ISSUE TO CITY FOR REVIEW
05-17-2022	CLH	REVISED PER CITY COMMENTS
06-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

REVISIONS

DRAWN BY: SJM

CHECKED BY: CLH

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PREPARED FOR:

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

HAMPTON PLACE SUBDIVISION - PHASE 7
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 28 OF 35

JOB NO. 20-5445-7

J:\20\5445-7 Hampton Place Ph-7\DRAWINGS\Improvement Plans\(23-29) Miscellaneous Details.dwg, Plotted: Jul 13, 2022 - 2:29pm

APPROVED NOV 08 2022

SWP3 LEGEND OF SYMBOLS AND LINETYPES

- MgA — SOIL TYPE
- IP — INLET PROTECTION
- TEMPORARY SEEDING & MULCHING
- PERMANENT SEEDING & MULCHING
- (CE) — CONSTRUCTION ENTRANCE
- (WO) — WASHOUT PIT
- (SA) — STAGING AREA (SEE NOTE 6)
- SF — FILTER FABRIC FENCE
- W/L — WORK LIMITS
- SOIL BOUNDARY LIMITS
- PROPOSED DIVERSION SWALE
- 604 / 605 — EXISTING CONTOURS (PER FIELD TOPO GATHERED IN APRIL OF 2021)
- 604 / 605 — PROPOSED CONTOURS (PHASE 7 IMPROVEMENTS)
- 604 / 605 — PHASE 6 IMPROVEMENTS CONTOURS

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 31 OF 35 AND SUBMIT IT TO THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT

SITE INFORMATION

LIMITS OF DISTURBED AREA = 15.35 ACRES

PRE-CONSTRUCTION
AREA OF WOODS/GRASS/FARM FIELD = 15.35 ACRES

POST-CONSTRUCTION
AREA OF PAVEMENT/ROOFTOP = 2.75 ACRES
AREA OF GRASS/LANDSCAPE = 12.60 ACRES

RUNOFF COEFFICIENT PRE-CONSTRUCTION SITE:
((15.35 AC) * (0.50))/15.35 = 0.50

RUNOFF COEFFICIENT POST-CONSTRUCTION SITE:
((2.75 AC) * (0.95) + (12.60 AC) * (0.50))/15.35 = 0.58

IMPERVIOUSNESS FOR PRE-CONSTRUCTION = (0.50) * 15.35 AC = 7.68
IMPERVIOUSNESS FOR POST-CONSTRUCTION = (0.58) * 15.35 AC = 8.90
PERCENT IMPERVIOUSNESS CREATED BY CONSTRUCTION = 16%

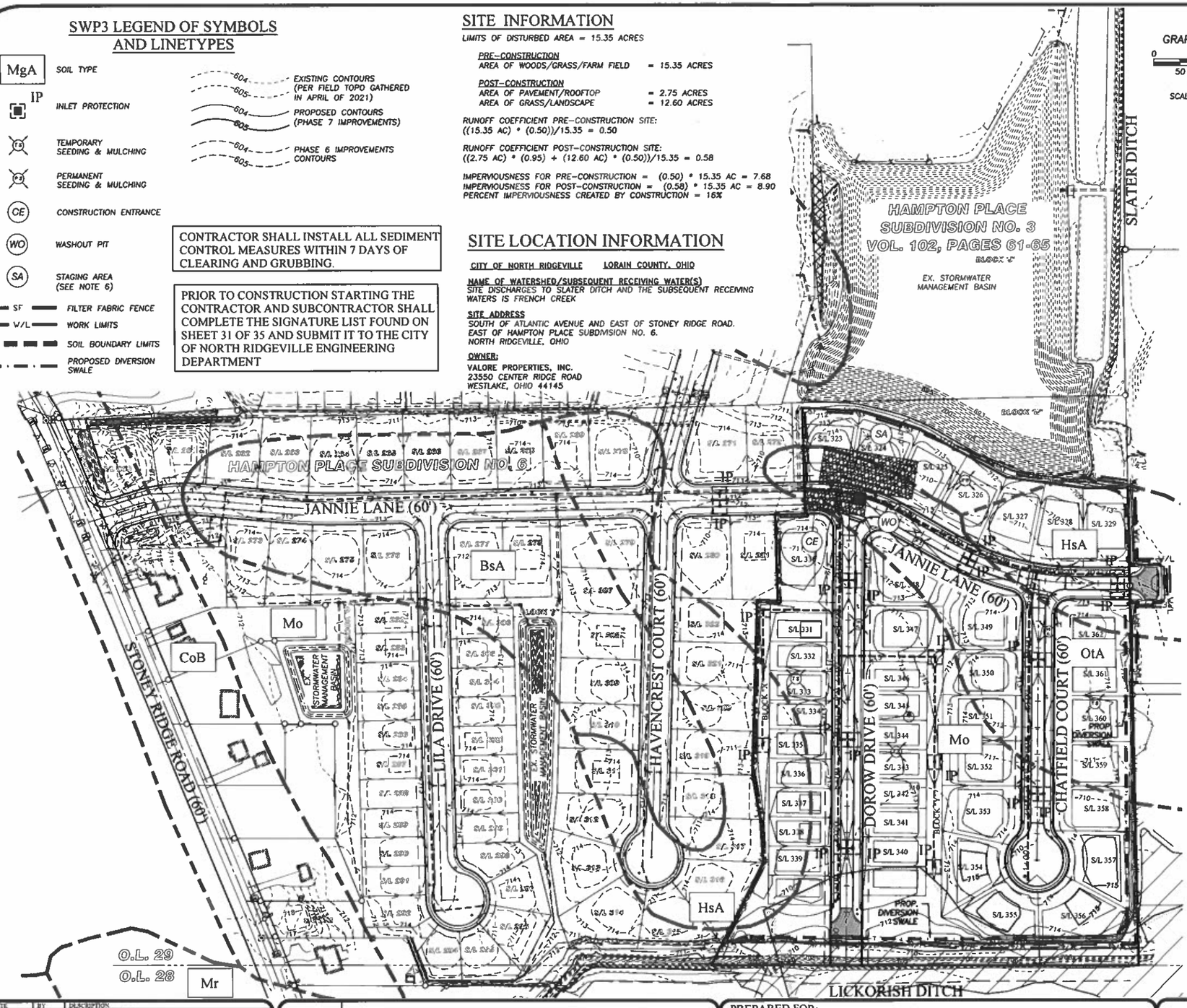
SITE LOCATION INFORMATION

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.
EAST OF HAMPTON PLACE SUBDIVISION NO. 6.
NORTH RIDGEVILLE, OHIO

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



GRAPHIC SCALE
0 50 100 200
(IN FEET)
SCALE: 1" = 100'

PROJECT DESCRIPTION

1. 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.
2. PRIOR LAND USE WAS FARM FIELD & WOODS.
3. THE ESTIMATED START DATE OF CONSTRUCTION IS JULY 5, 2022 AND THE ESTIMATED COMPLETION DATE IS FEBRUARY 24, 2023.

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

CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL — CPESC — Christopher L. Howard, No. 5294

NOTES

1. THE FOLLOWING SOIL TYPES ARE FOUND WITHIN THE PROJECT LIMITS

   BsA – BOGART SANDY LOAM, 0 TO 2 PERCENT SLOPES
   CoB – CANOTTON GRAVELLY LOAM, 2 TO 6 PERCENT SLOPES
   HsA – HASKINS LOAM, 0 TO 2 PERCENT SLOPES
   Mo – MERMILL LOAM
   OtA – OSHTEMO SANDY LOAM, 0 TO 2 PERCENT SLOPES

   SOIL DATA REFERENCED FROM WEB SOIL SURVEY LORAIN COUNTY, OHIO (OH093) SOILS MAPS VERSION 19, SEPTEMBER 8TH, 2021.

2. WASHOUT PIT LOCATION TO BE CONFIRMED WITH SITE SUPERINTENDENT. LOCATION SHOWN FOR INTENT ONLY AND IS APPROXIMATE.
3. ALL STORM SEWER SHALL BE JETTED AND CLEANED PRIOR TO OCCUPANCY.
4. DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE ACCESS TO ALL RESIDENTS.
5. CONTRACTOR SHALL INSTALL DIVERSIONS SWALES AS SHOWN ON PLANS PRIOR OF ANY EARTH MOVING OPERATIONS AND CONSTRUCTION.
6. 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.
7. ALL EROSION CONTROL MEASURES SHALL FOLLOW THE MOST CURRENT ODNR RAINWATER AND LAND DEVELOPMENT MANUAL.
8. 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.
9. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS IN AREAS THAT ARE GREATER THAN 3:1 SLOPES.

SEQUENCE OF CONSTRUCTION:

1. PRE-CONSTRUCTION MEETING.
2. 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.
3. 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.
4. 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.
5. STABILIZE ALL DISTURBED AREAS WITH TEMPORARY SEED AND MULCHING OR REPLACE SEEDING IMMEDIATELY UPON REACHING FINAL GRADE.
6. ALL UTILITY CONSTRUCTION WITHIN THE RIGHT-OF-WAY MAY BEGIN IMMEDIATELY FOLLOWING ESTABLISHMENT OF GRADE.
7. STABILIZE ALL UTILITY TRENCHES AT THE END OF EACH WORKDAY BY MEANS OF GRAVEL BACKFILL TO SURFACE, REPAVING, OR MULCHING.
8. INSTALL PAVEMENT SUB-BASE.
9. 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.
10. 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.
11. REPLACE TOPSOIL, FINE GRADE AND SEED AREAS AS REQUIRED.
12. COMPLETE SITE WORK, PAVEMENT MARKING, FINAL LANDSCAPING AND CLEAN UP.
13. 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.
14. IF FOR ANY REASON THE PROJECT IS SUSPENDED, THE CONTRACTOR SHALL INSURE THAT ALL INSTALLED EROSION MEASURES ARE FUNCTIONING AND PROPERLY MAINTAINED DURING THE PERIOD. ALL BARE SOILS ARE TO BE SEEDED AND MULCHED WITH THE TEMPORARY SEED MIXTURE.

REVISIONS	DATE	BY	DESCRIPTION
	02-10-2022	CLH	ISSUE TO CITY FOR REVIEW
	05-17-2022	CLH	REVISED PER CITY COMMENTS
	06-17-2022	CLH	REVISED PER CITY COMMENTS
	07-13-2022	CLH	REVISED PER CITY COMMENTS

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 7
STORMWATER POLLUTION PREVENTION PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 29 OF 35
JOB NO. 20-5445-7

J:\2020\445-7 Hampton Place PH-7\DRAWINGS\Improvement Plans\(29) SWP3 Plan.dwg, Plotted: Jul 13, 2022 - 2:24pm

CITY OF NORTH RIDGEVILLE
SWP3 STANDARD GENERAL NOTES

APPROVED
NOV 08 2022

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 EXISITING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED TO STREAMS OR THE STORM SEWER SYSTEM.

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

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

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

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

CONSTRUCTION ENTRANCE
A STONED CONSTRUCTION ENTRANCE SHALL BE INSTALLED FOR ALL INGRESS & EGRESS TO THE SITE. THE MINIMUM DIMENSIONS OF THE DRIVE SHALL BE 20 FT. WIDE AND 50 FT. LONG. THE STONE SHALL BE 8 INCHES DEEP WITH AN UNDERLAIN GEOTEXTILE FABRIC. THE DRIVE SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRUBBING. SEDIMENTS SHALL BE REMOVED FROM THE ROADWAYS DAILY.

STABILIZATION

PERMANENT AND TEMPORARY STABILIZATION ARE DEFINED IN PART 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. OHC000003 EFFECTIVE DATE 4/21/08 – EXPIRATION DATE 4/20/13 DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES BELOW.

TABLE 1: PERMANENT STABILIZATION

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

TEMPORARY SEEDING
SEEDING AREAS SHALL BE INSPECTED AND WHERE THE SEED HAS NOT PRODUCED 80% COVER SHALL BE 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 SEEDED AND STRAW MULCHED WITHIN 7 DAYS OF COMPLETED CONSTRUCTION.

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY DISTURBED AREAS WITHIN 50 FT. OF A STREAM AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 21 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FT. OF STREAM	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA 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 EROSIVE FLOWS. MEASURES MAY INCLUDE SEEDING, DORMANT SEEDING (AS DEFINED IN THE LATEST EDITION OF "ODNR RAINWATER AND LAND DEVELOPMENT MANUAL"), MULCHING, EROSION CONTROL MATTING, SODDING, RIPRAP NATURAL CHANNEL DESIGN WITH BIO ENGINEERING TECHNIQUES OR ROCK CHECK DAMS.

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

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

SILT FENCE & DIVERSIONS
SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SILT FENCE OR DIVERSIONS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED VIA SHEET FLOW. WHERE INTENDED TO PROVIDE SEDIMENT CONTROL, SILT FENCES SHALL BE PLACED ON A LEVEL CONTOUR. THE EPA PERMIT No. OHC000003 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 BMPS MUST BE MAINTAINED AS PROOF ACKNOWLEDGING THAT THEY REVIEWED AND UNDERSTAND THE CONDITIONS AND RESPONSIBILITIES OF THE SWP3.

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

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

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

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

CONSTRUCTION CHEMICAL COMPOUNDS
AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.

EQUIPMENT FUELING & MAINTENANCE
EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.

A SPILL PREVENTION CONTROL AND COUNTERMEASURES
A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 880 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: S-21 CERTIFIED KENTUCKY BLUE GRASS – 35% PENNLAWN FESCUE – 25% MANHATTEN II RYEGRASS – 40% FERTILIZER – 10#/1000 S.F. (12-12-12) MULCH – STRAW – 2 TONS/ACRE RESTORATION OF ALL DISTURBED AREAS SHALL IMMEDIATELY FOLLOW EXCAVATION AND GRADING OPERATIONS. DELAY IN RESTORATION SHALL NECESSITATE TEMPORARY EROSION CONTROL MEASURES APPROVED BY THE ENGINEER AND AT THE CONTRACTOR'S COST.

RIPARIAN BUFFERS

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

ENFORCEMENT

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

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

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

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

VIOLATIONS

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

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

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

PENALTIES SUBSEQUENT TO ISSUANCE OF STOP-WORK ORDER

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

REV. 11/22/16 OCTOBER 1, 2008

REVISIONS	DATE	BY	DESCRIPTION
	02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
	05-17-2022	CLH	REVISED PER CITY COMMENTS
	06-17-2022	CLH	REVISED PER CITY COMMENTS
	07-13-2022	CLH	REVISED PER CITY COMMENTS

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 7
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 30 OF 35
JOB NO. 20-5445-7

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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
	James G Kelly Jr	VP	Kelly Bros Const. Inc	7.14.2022
	Jason Fischdick	Project Manager	Valore	7-14-2022
	KEITH KUZNICKI	PROJ. MANAGER FABRIZI TRUCKING & PAVING CO	FABRIZI TRUCKING & PAVING CO	7-14-2022

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	2022						2023	
MONTH	J	A	S	O	N	D	J	F
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		O	O	O	O	O	O	Annually
Remove sediment accumulation		O	O	O	O	O	O	Every 5-10 years as needed
Inspect for debris (dead vegetation and trash)	O	O	O	O	O	O	O	Early spring, fall and after major storms
Clean debris	O	O	O	O	O	O	O	As needed
Inspect for erosion on banks and bottom	O	O	O	O				Early spring, fall and after major storms
Re-establish permanent vegetation on eroded slopes	O	O						As needed
Rake out dead vegetation			O	O				Annually – early spring
Replace stone rip-rap	O	O	O	O				Every 3-5 years as needed
Mowing	O	O						0 to 2 times per year
Inspect structural elements during rainfall event			O	O			O	Annually

DATE	BY	DESCRIPTION
07-18-2022	CLH	INSET TO CITY FOR REVIEW
06-17-2022	CLH	REVISED PER CITY COMMENTS
06-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

REVISIONS

DRAWN BY: SJM

CHECKED BY: CLH

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PREPARED FOR:

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23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 7
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

J:\20544S-7 Hampton Place PH-7\DRAWINGS\Improvement Plans\20-54-7 SWP3 Notes & Details.dwg, Plotted: Jul 13, 2022 - 2:25pm

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 devices and related equipment necessary for the dewatering activities and designate areas for placement of practices. Outlets for practices shall be protected from scour either by riprap 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 monitored hourly. Discharged water shall be within +/- 5° F of the receiving waters.
4. Settling basins shall not be greater than four (4) feet in-depth. The basin shall be constructed for maximum storage as outlined in Chapter 6, SEDIMENT BASIN OR SEDIMENT TRAP. The inlet and outlet for the basin shall be located at the farthest points of the storage. A floating outlet shall be used to ensure that settled solids do not re-suspend during the discharge process. The pumping basin shall be cleaned out when the storage has been reduced by 50% of its original capacity.
5. All necessary National, State and Local permits shall be secured prior to dewatering into waters of the state.

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

REV No.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

DE-WATERING

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

CITY OF NORTH RIDGEVILLE, ENGINEER

SWP-15

Specifications
for

Topsoiling

Salvaging and Stockpiling

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

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 disking.
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.

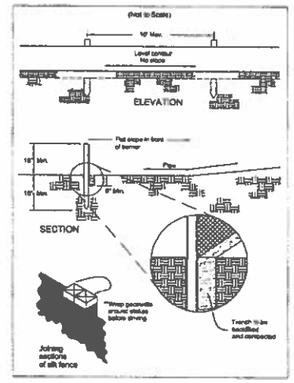
Specifications
for

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 mattings 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, Petroset, Terra Tack or equal may be used at rates recommended by the manufacturer. All applications of Sythetic Binders must be conducted in such a manner where there is no contact with waters of the state.
   - Wood Cellulose Fiber - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.

Specifications
for

Silt Fence



Specifications
for

Silt Fence

1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small sheets or streamlets that may carry small concentrated flows to the silt fence are dissipated along its length.
3. Ends of the silt fences shall be brought upslope slightly so that water ponded by the silt fence will be prevented from flowing around the ends.
4. Silt fence shall be placed on the farthest area available.
5. Where possible, vegetation shall be preserved for 5 feet (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
7. The silt fence shall be placed in or excavated or sliced trench not a minimum of 6 inches deep. The trench shall be made with a trencher capable laying erections along machine, or other methods shall that will ensure or adequately uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile. A minimum of 8 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
9. Seams between sections of silt fence shall be spliced together only at a support post with a minimum 6-inch overlap prior to driving into the ground, then stapled.

Maintenance—Silt fence shall either need to be removed or repaired when bulges occur, or when sediment reaches one-half the height of the silt fence.

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

Criteria for silt fence materials:

1. Fence post - The length shall be a minimum of 32 inches. Wood posts will be 2-by-2-in. nominal dimensioned hardwood of sound quality. They shall be free of knots, splits and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water loading.
2. Silt fence fabric – See chart below

Table 6.3.2 Minimum criteria for Silt Fence Fabric (ODOT 712.09)

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs. (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	40%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (130 N)	ASTM D 4533
Apparent Opening Size	≤ 0.84 mm	ASTM D 4751
Minimum Permeability	1 (10-2) cm/s	ASTM D 4491
UV Exposure Strength Minimum	70%	ASTM D 4355

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

REV No.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SILT FENCE

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

CITY OF NORTH RIDGEVILLE, ENGINEER

SWP-18

APPROVED
NOV 08 2022

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DATE	BY	DESCRIPTION
02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
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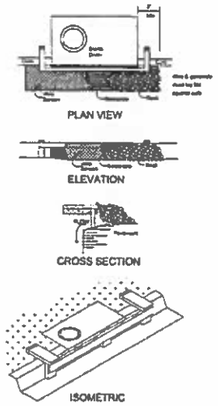
PREPARED FOR:
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HAMPTON PLACE SUBDIVISION - PHASE 7
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 32 OF 35
JOB NO. 20-5445-7

Specifications
for

Geotextile - Stone Inlet Protection



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

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

GEOTEXTILE-STONE INLET PROTECTION

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

CITY OF NORTH RIDGEVILLE ENGINEER

Specifications
for

Geotextile-Stone Inlet Protection for Curb Inlets

1. Inlet protection shall be constructed either before upslope land disturbance begins or before the inlet becomes functional.
2. Construct a wooden frame of 2 by 4's (actual dimensions 1.5 inches by 3.5 inches) in construction grade lumber. The end upslope shall be a minimum of 1 ft beyond both ends of the throat opening. The sidepiece shall be nailed to 2-by-4-in. stakes driven on the upslope side of the curb.
3. The wire mesh shall be of sufficient strength to support stones and gravel, if prior to a continuous piece with a minimum width of 30 in and 1 ft longer than the throat length of the inlet, 2 ft on each side.
4. Geotextile cloth shall have an equivalent opening size of .3 to #30 AOS sieve and be resistant to sunlight. It shall be at least the same size as the wire mesh.
5. The wire mesh and geotextile cloth shall be tacked to the concrete gutter and against the face of the curb on both sides of the inlet and securely fastened to the 2 by 4 in. frame.
6. Two-inch stone shall be placed over the wire mesh and geotextile in such a manner as to prevent water from entering the inlet under or around the geotextile cloth.
7. This type of protection must be inspected frequently and the stone and/or geotextile replaced when clogged with sediment.

NOTE:
NOT TO BE USED DURING SNOW PLOWING SEASON

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

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

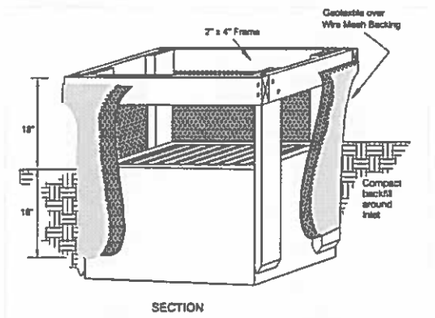
GEOTEXTILE-STONE INLET PROTECTION FOR CURB INLETS

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

CITY OF NORTH RIDGEVILLE, ENGINEER

Specifications
for

Geotextile Inlet Protection



1. Inlet protection shall be constructed either before upslope land 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 impounded 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.

Specifications
for

Dust Control

1. Vegetative Cover (permanent) - Apply temporary or permanent seeding and mulch in areas that will remain idle for over 21 days. Mowing existing trees and large shrubs will also reduce soil and air movement (unless established areas. See Temporary Seeding, Permanent Seeding, Mulching Practices, and Tree and Restored Area Protection practices).
2. Watering - Spray site with water until the surface is well soaked and during crushing and topsoil as needed, especially on haul roads and other heavy traffic routes. Watering shall be done at a rate that prevents dust but does not cause soil erosion. Watering agents shall be utilized according to manufacturer's instructions.
3. Spray-On Adhesives - Apply adhesive according to the following litres or manufacturers' instructions.

Adhesive	Dilution Ratio (Adhesive:Water)	Area Type	Application Rate (L/ha)
Latex Emulsion	12.5:1	Any	235
Resin in Water	9:1	Any	300
Acrylic Emulsion (Re-Vegetation)	7:1	Clayey	400
Acrylic Emulsion (Non-Vegetation)	3.5:1	Coarse	300

4. Stone - Spread crushed stone and other suitable areas will be stabilized using crushed stone or coarse gravel as soon as practicable after reaching an interim or final grade. Crushed stone or coarse gravel can be used as a post-wet cover to provide control of dust emissions.
5. Barriers - Existing windbreak vegetation shall be retained and preserved. Snow fencing or other suitable barrier may be placed perpendicular to prevailing or seasonal winds at intervals of about 15 times the barrier height to control air currents and blowing soil.
6. Calcium Chloride - This chemical may be applied by mechanical spreader or hose. Dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage. Application rates should be strictly in accordance with suppliers' specified rates.
7. Operation and Maintenance - When Temporary Dust Control measures are used, repetitive treatment should be applied as needed to accomplish control.

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

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

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

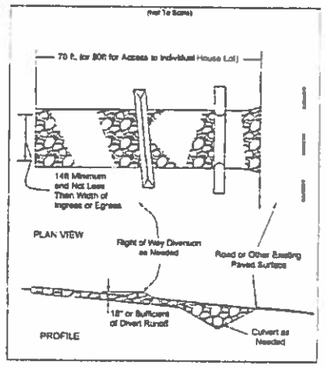
DUST CONTROL

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRAWN BY: JAB/TEB | SWP-29

CITY OF NORTH RIDGEVILLE ENGINEER

Specifications
for

Construction Entrance



Specifications
for

Construction Entrance

1. Stone Size—ODOT # 2 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: single 20 ft. entrance to single residence lots).
3. Thickness - The stone layer shall be at least 8 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width -The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
5. Geotextile -A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of woven or non-woven monofilament fibers and meet the following specifications.

Figure 7.6.1

Geotextile Classification for Stabilized Construction Entrances	
Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 lbs.
Minimum Tear Strength	80 lbs.
Minimum Burst Strength	320 psi
Maximum Elongation	20%
Equivalent Opening Size	#30 - # 50 sieve
Permittivity	1 to 10 sec-1

6. Timing—The construction entrance shall be completed as soon as is practicable before major grading activities.
7. 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 water from being directed into storm sewers.
8. 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 out onto paved surfaces.
9. Maintenance - Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not channeled by sediment controls, shall be removed immediately. Removal shall be accomplished by shoveling or sweeping.
10. Construction entrances may not be used only to remove mud from vehicles and prevent off-site tracking. Washing that water and wash the construction site shall be restricted from muddy areas.
11. Removal— The entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance

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

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONSTRUCTION ENTRANCE

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

CITY OF NORTH RIDGEVILLE ENGINEER

Concrete Washout Areas

Installation:

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

Maintenance:

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

Removal:

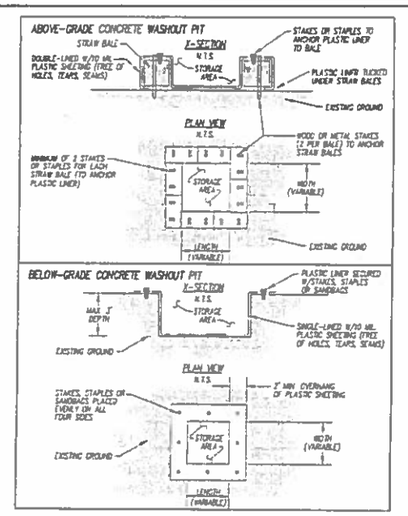
9. Once the washout pit is no longer needed, ensure all washout material has completely hardened, then remove and properly dispose of all materials. If straw bales were used, they can be spread as mulch.
10. Prefabricated containers specifically designed for concrete washout collection may be used subject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

Sizing of Concrete Washout Pits

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

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



CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONCRETE WASHOUT

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRAWN BY: JAB/TEB | SWP-33

CITY OF NORTH RIDGEVILLE ENGINEER

REVISIONS	DATE	BY	DESCRIPTION
	02-18-2022	CLH	ISSUE TO CITY FOR REVIEW
	04-17-2022	CLH	REVISED PER CITY COMMENTS
	06-17-2022	CLH	REVISED PER CITY COMMENTS
	07-13-2022	CLH	REVISED PER CITY COMMENTS

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 7
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 33 OF 35

JOB NO. 20-5445-7

J:\2054457 Hampton Place PH-7\DRAWINGS\Improvement Plans\20-5445-7 SWP3 Notes & Details.dwg Plotted: Jul 13, 2022 - 2:25pm

NOV 08 2022

Specifications
for

Small Construction Site Controls

1. Preexisting vegetation shall be retained on site portions of the building lot for as long as construction operations allow. Clearing shall be done on only active working areas are bare.

2. Temporary seed and/or mulch shall be applied to areas, such as stockpiles and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.

3. Stockpiles of topsoil, fresh basement excavation and grading shall be stabilized away from streets, swales, or other watercourses, and shall be covered and/or mulched immediately.

4. Silt fence or other sediment barriers shall control storm flow runoff from the building lot. These shall not be constructed in ditchlines or areas of concentrated flow. Other sediment control such as sediment traps and

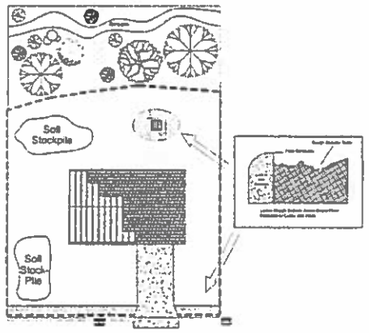
5. Inlet protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.

6. Construction vehicle access shall be limited to one route to the greatest extent practical. The access shall be gravel or crushed rock underlain with geotextile.

7. Mud tracked onto streets or sidewalks shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and sweeping and shall NOT be washed off down storm systems. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

Specifications
for

Small Construction Site Controls



PLAN VIEW

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

CITY OF NORTH RIDGEVILLE ENGINEER

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SMALL CONSTRUCTION
SITE CONTROLS

SCALE: NOT TO SCALE | DATE: 10/07/08 | DRWN BY: JAB/TEB | SWP-32

APPROVED
NOV 08 2022

I:\20545-7 Hampton Place PH 7\DRAWINGS\Improvement Plans\(30-34) SWP3 Notes & Details.dwg, Plotted: Jul 13, 2022 - 2:25pm

DATE	BY	DESCRIPTION
07-13-2022	CLH	SUBMIT TO CITY FOR REVIEW
05-17-2022	CLH	REVISED PER CITY COMMENTS
04-17-2022	CLH	REVISED PER CITY COMMENTS
07-13-2022	CLH	REVISED PER CITY COMMENTS

DRAWN BY: SJM

CHECKED BY: CLH

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

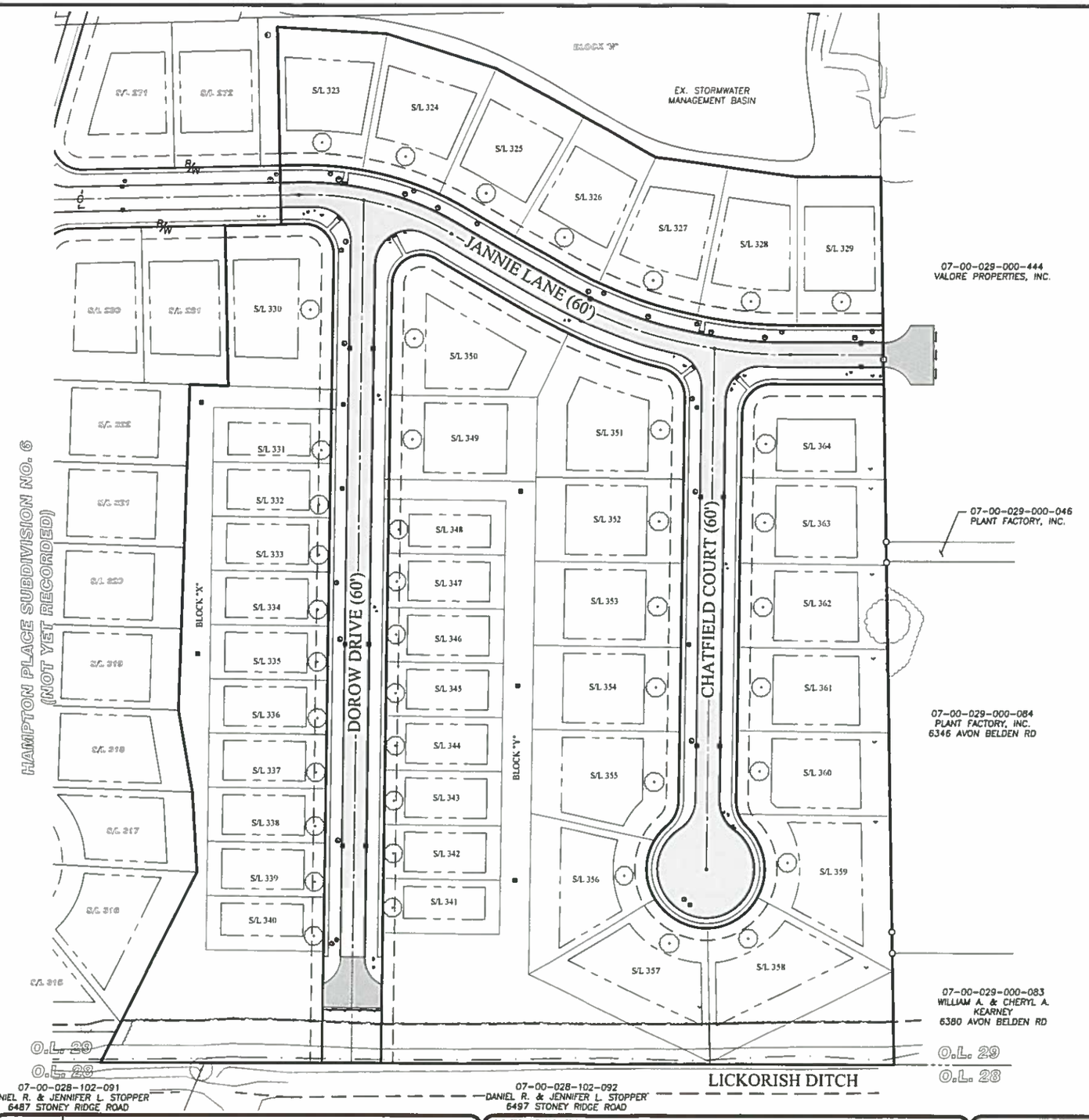
PREPARED FOR:
VALORE PROPERTIES, INC.
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145

HAMPTON PLACE SUBDIVISION - PHASE 7
SWP3 NOTES & DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 34 OF 35

JOB NO. 20-5445-7

APPROVED
NOV 08 2022



LEGEND OF SYMBOLS

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

GRAPHIC SCALE
0 60
30 120
(IN FEET)
SCALE: 1" = 60'

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(d)(3) DEVELOPERS SHALL USE A MINIMUM OF THREE DIFFERENT TYPES OF TREES WITHIN THE DEVELOPMENT. THE DEVELOPER SHALL PICK THREE OF THE FOLLOWING VARIETIES:

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

DOGWOOD:
- COMUS KOUSA 'KOUSA'
- CUYAHOGA GREY

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

JAPANESE TREE LILACI:
- 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 CAMPESTIE '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 RCDBUD' 'ALBA'
- FOREST PANSY'
- NORTHERN OR MINNESOTA STRAIN'
- WHITEBUD'

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

REVISION:	DATE	BY	DESCRIPTION
	02-14-2022	CLH	ISSUE TO CITY FOR REVIEW
	05-17-2022	CLH	REVISED PER CITY COMMENTS
	06-17-2022	CLH	REVISED PER CITY COMMENTS
	07-13-2022	CLH	REVISED PER CITY COMMENTS

DRAWN BY: SJM
CHECKED BY: CLH

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

HAMPTON PLACE SUBDIVISION - PHASE 7
TREE PLANTING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 35 OF 35
JOB NO. 20-5445-7

J:\2054457 Hampton Place PH-7\DRAWINGS\Improvement Plans\05) Tree Planting Plan.dwg Plotted: Jul 14, 2022 - 7:31am

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS
FOR THE HAMPTON PLACE
HOMEOWNERS ASSOCIATION, INC.

Hampton Place Subdivision No. 7

Whereas, the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Hampton Place Homeowners Association is recorded in Document No. 2008-0252058 of the Official Records of Lorain County as amended and supplemented (the Declaration), and

Whereas, the Declaration is binding upon all Owners and the property described in Exhibit A, attached, and

Whereas, Valore Properties, Inc. is the Declarant of the Declaration, and

Whereas, pursuant to Article II, Section 2.3, and Article IV, Section 4.1, the Declaration may be amended or supplemented by a recorded instrument executed by the Declarant for the purpose of designating Neighborhoods and Common Elements, imposing additional restrictions and assigning maintenance responsibilities, and

Whereas, the Declarant desires to supplement the Declaration as to certain property; now therefore

Declarant hereby supplements the Declaration as follows:

I. **Annexation.** Pursuant to Article XII, Section 12.1, the property described in Exhibit A is hereby annexed and submitted to the terms of the Declaration which shall be a covenant running with the land and binding upon the land and all owners thereof.

II. **Designation of Neighborhood.** The property described in Exhibit A shall be deemed to be a part of the Standard Lot Neighborhood as set forth in Article II, Section 2.3 of

the Declaration and subject to the Assessments as set forth in the Declaration as amended and supplemented.

III. **Designation of Common Elements.** The property expressly described in Exhibit B shall be deemed to be Common Elements as set forth in Article IV, Section 4.1 of the Declaration.

A. **Maintenance Easement.** The Association, its agents, contractors, subcontractors and employees, shall have an easement over all of the Common Elements to perform all maintenance required by the Declaration.

B. **Use.** Each Owner is hereby granted a non-exclusive and irrevocable license to use and occupy the Common Elements. The use of the Common Elements is restricted to the purposes for which they are associated and in accordance with this Declaration and the rules and regulation of the Association. No other use may be inferred by location or proximity to a Dwelling Unit.

IV. **Reservation of Easements.** Declarant reserves unto itself, its successors and assigns, storm sewer easements, ditch easements and utility easements as shown on the Record Plan. Storm sewer easements shown and noted on the Record Plan shall be part of the Surface Water Management System as set forth in the Declaration.

V. **Change of Working Capital Fund.** Article VII, Section 7.6 is hereby amended to provide that the initial capital contribution to the working capital fund of the Association is $500.00.

VI. **Declarant's Rights.** Declarant hereby reserves all rights as set forth in the Declaration with respect to the Common Elements.

IN WITNESS WHEREOF, Valore Properties, Inc. has caused this Amendment to the Declaration to be signed this 31st day of October 2022, by Anthony M. Valore, its President.

Valore Properties, Inc.

by: _____

Anthony M. Valore
President

STATE OF OHIO)
) **ss:**
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me, this 31st day of October 2022, by Anthony M. Valore, President of Valore Properties, Inc., an Ohio corporation, on behalf of the corporation.

Notary Public

NOTARY PUBLIC STATE OF OHIO

MARIA CRACIUN DINU
Notary Public
State of Ohio
My Comm. Expires
March 7, 2026

Instrument Prepared By:
James A. Matre
Matre Law Group Co., LPA

EXHIBIT A
Land Submitted to Declaration

Situate in the County of Lorain, State of Ohio, City of North Ridgeville and being part of O.L. 28 and O.L. 29, being Sublots 324 through 365, Block X and Block Y as shown on the record plat for Hampton Place Subdivision No. 7, Document No. _____ of the Lorain County, Ohio Plat Records.

EXHIBIT B
Common Elements

Situate in the County of Lorain, State of Ohio, City of North Ridgeville and being part of O.L. 28 and O.L. 29, Block X and Block Y and Drainage, Utility and Landscape Easements as shown on the record plat for Hampton Place Subdivision No. 7, Document No. _____ of the Lorain County, Ohio Plat Records.

From:	Christina Eavenson
To:	office@valorebuilders.com
Cc:	choward@bramhall-engineering.com; kcorcoran@nridgeville.org; jarmbruster@nridgeville.org; klieber@nridgeville.org; twieber@nridgeville.org; Eric Brown; gfursdon@nridgeville.org
Subject:	Hampton 7 Plat
Date:	Tuesday, October 25, 2022 11:58:31 AM

Hello Maria,

After further review of the plat and previous plan review comments, I wanted to clarify the floodplain issue. If Valore Builders would like to move forward with the HP 7 Plat prior to receiving a response from FEMA (I understand from Bramhall that you submitted the LOMR request) then the existing 100 yr floodplain (not the proposed floodplain) will need to be shown on the plat and a No Rise Certificate will need to be provided to our office for the grading work in the existing floodplain.

Thank you,

Christina Eavenson
Assistant City Engineer
City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, OH 44039
(440) 353-0842
www.nridgeville.org

From:	Christina Eavenson
To:	office@valorebuilders.com
Cc:	choward@bramhall-engineering.com; kcorcoran@nridgeville.org; jarmbruster@nridgeville.org; klieber@nridgeville.org; twieber@nridgeville.org; Eric Brown; gfursdon@nridgeville.org
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Christina Eavenson
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