

# CITY OF NORTH RIDGEVILLE

## PLANNING COMMISSION



James Smolik, Chairman

Jennifer Swallow, Vice-Chairwoman  
Steve Ali, Member

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

Paul Graupmann, Member  
Bruce F. Abens, Council Liaison

### AGENDA

#### REGULAR MEETING – TUESDAY, SEPTEMBER 14, 2021

You may view this meeting live on our YouTube channel at:

[www.youtube.com/channel/UCThTaGFRof\\_AOvxSYAzMNYg](https://www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg)

**TO ORDER:** 7:00 PM, Council Chambers

**ROLL CALL:**

**ELECTION OF OFFICER:**

**MINUTES:** Regular meeting minutes held Tuesday, July 13, 2021

**CORRESPONDENCE:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**APPLICANT:** Michael Tully, Esq. (Guardian of the Estate)  
6061 South Broadway, Lorain, Ohio 44053

**OWNER:** Timothy Tesmer  
36068 Lorain Road, North Ridgeville, Ohio 44039

**REQUEST:** Referral from Council for a recommendation to rezone a parcel of land from a B-3 Highway Commercial District to an R-1 Residence District

**LOCATION:** 36068 Lorain Road, North Ridgeville, Ohio 44039 in a B-3 District  
Permanent Parcel No. 07-00-025-106-060

Temporary ordinance number assigned by Council as T-88-2021 and referred to Planning Commission during the Council meeting held 7/6/2021

(WITHDRAWN BY APPLICANT ON 09/09/2021)

*NEXT REGULAR MEETING WILL BE HELD TUESDAY, OCTOBER 12, 2021*

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

**NORTH RIDGEVILLE PLANNING COMMISSION  
AGENDA – TUESDAY, SEPTEMBER 14, 2021**

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**APPLICANT:** Stacey Dasher, Everstream Solutions, LLC  
1228 Euclid Avenue #250, Cleveland, Ohio 44115  
**OWNER:** City of North Ridgeville  
7307 Avon Belden Road, North Ridgeville, Ohio 44039  
**REQUEST:** Install and maintain a 2-inch fiber conduit in the right-of-way between 32991 and 33395 Lorain Road.  
**LOCATION:** Between 32991 and 33395 Lorain Road, in the right-of-way  
Permanent Parcel No. 07-00-003-102-050

**APPLICANT:** Gary Smitek, North Ridge Pointe, LLC, 36715 Avalon Court, Avon, Ohio 44011  
**OWNER:** Same  
**REQUEST:** Approval of 39 standard lots and 41 cluster lots. Phase 6 of North Ridge Pointe Subdivision.  
**LOCATION:** North Ridge Pointe Subdivision West Shore Parkway/Amalfi Road in an R-1 District  
Permanent Parcel Nos. 07-00-029-000-442, 07-00-032-000-720,  
07-00-031-000-288, & 07-00-030-000-303

**APPLICANT:** Joe Molnar, Bob Schmitt Homes, Inc., 9095 Gatestone Road, North Ridgeville, Ohio 44039  
**OWNER:** Same  
**REQUEST:** Final approval of Ridgefield Subdivision #17  
**LOCATION:** 9112 Gatestone Road, North Ridgeville, Ohio 44039 in an R-1 District  
Permanent Parcel No. 07-00-001-000-441

**APPLICANT:** Rich Fredrickson, Rafter A. LTD, 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074  
**OWNER:** Ohio Mills Storage, LLC, 75 N Haddonfield, NJ 08033  
**REQUEST:** Site plan approval for self-storage  
**LOCATION:** 34515 Mills Rd, North Ridgeville, Ohio 44039  
Permanent Parcel No. 07-00-018-101-329



**APPLICANT:** Robert Yost, Osibas, Ltd., 6381 Avon Belden Road, North Ridgeville, OH 44039

**OWNER:** Same

**REQUEST:** Referral from Council for a recommendation to rezone a parcel of land from an R-1 Residential District to a B-3 Highway Commercial District.

**LOCATION:** 8540 Root Road, North Ridgeville, OH 44039 in an R-1 District  
Permanent Parcel No. 07-00-014-103-327

Temporary ordinance number assigned by Council as T 104-2021 and referred to Planning Commission during the Council meeting held 9/7/2021

**ADJOURNMENT:**

Visit the Planning Commission website to access the agenda, along with agenda items:  
[www.nridgeville.org/PlanningCommission.aspx](http://www.nridgeville.org/PlanningCommission.aspx)

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IN TO **ALL CITY PUBLIC MEETINGS!***

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF  
REGULAR MEETING – TUESDAY, JULY 13, 2021**

**CALL TO ORDER:**

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

**ROLL CALL:**

Present were members Steve Ali, Paul Graupmann, Jennifer Swallow, Council Liaison Bruce Abens, and Chairman James Smolik.

Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Daniel Rodriguez, and Assistant Clerk of Council Shari Ma.

It was moved by Smolik and seconded by Swallow to nominate Shari Ma as Secretary to the Commission.

A voice vote was taken and the motion carried.

Yes – 5            No – 0

**MINUTES:**

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, June 8, 2021. He asked if there were any corrections. Hearing no corrections, a voice vote was taken and the minutes were received and filed.

**CORRESPONDENCE:**

Chairman Smolik stated he received correspondences regarding Expert Auto Repair. The correspondences were regarding a traffic count and a revised site plan.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Chairman Smolik asked for the application to be read.

APPLICANT: Ryan Schultheiss, Root Development and Construction, LLC  
36097 Westminister Avenue, North Ridgeville, Ohio 44039

OWNER: Same

REQUEST: Amended Preliminary Site Plan approval for Harvest Pointe Subdivision Phases 1, 2, & 3

LOCATION: North/East side of Root Road and South of Lorain Road, in an R1 District  
Permanent Parcel Nos. 07-00-011-103-207, 07-00-014-106-009 and  
07-00-011-103-067

Application was read.

Administrative comments were read.

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

Ryan Schultheiss, 36097 Westminister Avenue, North Ridgeville, Ohio 44039.

Mr. Schultheiss stated plans for Harvest Pointe Subdivision off of Root Road were amended in 2019. He then explained, in 2019, Harvest Pointe applied for preliminary approval of Phase 1 and Phase 2 and has subsequently received final approval. Homes in Phase 1 have been constructed, and the company is finishing infrastructure work in Phase 2. Homes in Phase 2 will be constructed later this year. Initially, Phase 3 was left off of the original application because Harvest Pointe was looking to acquire surrounding parcels to build further. The necessary property has been acquired, which is why Harvest Pointe is applying for the third phase.

Chairman Smolik asked for questions or comments from the Commission.

Council Liasion Abens stated he was under the impression that the development of the land was supposed to resemble a horseshoe.

Mr. Schultheiss stated it was originally part of the plan; however, due to the wetland in the rear parcel, the creek, and the retention of the pond, it was not possible to do that.

Chairman Smolik asked if water would be connected for circulation.

Mr. Schultheiss replied, “No, planning for that has not yet occurred; however, there will likely be two taps, one on each side of the road.”

Chairman Smolik asked if the two taps would connect towards the back.

Mr. Schultheiss stated he is not sure and would have to work with the engineer.

Chairman Smolik asked Engineer Rodriguez if he would mandate circulation.

Engineer Rodriguez stated on culdesacs, the City does a four-inch around the culdesac to provide the circulatory movement of water. He then explained the City would work with the engineer and developer during the design process.

Chairman Smolik asked for other questions or comments from the Commission.

No questions or comments were offered.

Chairman Smolik asked for questions or comments from the Administration.

No questions or comments were offered.

Chairman Smolik asked for questions or comments from the public.

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

Charlotte Kline, 8688 Root Road, North Ridgeville, Ohio 44039.  
Mrs. Kline asked where is Phase 3 in comparison to Phases 1 and 2.

Chairman Smolik asked Mr. Schultheiss if Phase 3 is the last.

Mr. Schultheiss replied, “Yes, this is the last phase. There is a creek that dissects the property, and there are no plans to go across the creek.” He went on to say Phase 3 is to the north along Root Road.

Chairman Smolik asked for additional questions or comments from the public.

Chairman Smolik stated one question was received from the public.

Chairman Smolik read:

“I’m concerned about dirt left on the road when hauling to either side when rain leaves a muddy mess. Also, rocks falling off the trucks.”

Chairman Smolik asked if the contractor had a street sweeper or other equipment on site to maintain that.

Mr. Schultheiss responded, “They try their best. It has been wet lately, making it a little more challenging, but yes, we try to clean it up as best as possible. It may take a day or two to get out there to clean it. There certainly is a time of day where dirt is out there, but they try their best to get out there and clean it up.”

Chairman Smolik asked the Administration if the City has a policy where a street sweeper would clean the area if it is uncleaned.

Engineer Rodriguez stated the City does not have a specific policy in place; however, neighbors can call and let the City’s Engineering Department know what is going on, and they will get someone out to the site immediately.

Council Liaison Abens stated the developers have held to a promise they made regarding vision and sound by putting up the mound that was requested.

Mr. Schultheiss stated they would continue to create mounds with the landscape during the implementation of Phase 3.

Chairman Smolik asked for further questions or comments from the Administration.

No questions or concerns were offered.

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

A roll call vote was taken and the motion carried.

Yes – 5            No – 0

Chairman Smolik asked for the next application to be read.

APPLICANT: Jason R. Mould, EMD Studio Inc.  
34899 Lorain Road, North Ridgeville, Ohio 44039  
OWNER: City of North Ridgeville  
37077 Shady Drive, North Ridgeville, Ohio 44039  
REQUEST: Restroom addition to batting cage building  
LOCATION: 37077 Shady Drive, in a R1 District  
Permanent Parcel No. 07-00-035-102-125

Application was read.

Administrative comments were read.

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

Jason Mould, 34899 Lorain Road, North Ridgeville, Ohio 44039.

Mr. Mould stated bathrooms would be added to an existing batting cage building to the front, a Janitor's closet, and, if money allows, a storage room. Restrooms can be used by park guests as well as those using the batting cages.

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

Council Liaison Abens stated he is concern if there are enough fixtures in the restrooms for the intended crowd.

Mr. Mould stated the request was for two fixtures per restroom due to budget allocations a few years ago; therefore, the goal is to stay within the budget.

Member Swallow asked if the batting cages were heated.

Mr. Mould replied, "They are heated." He further commented that the restrooms would have electric heaters and air conditioning.

Engineer Rodriguez stated the Parks and Recreation Department assisted with HVAC two years ago.

Chairman Smolik asked for further questions or comments.

No questions or comments were offered.

Chairman Smolik asked for questions or comments from the Administration.

Chief Building Official Fursdon asked if the fixtures were designed specifically for the batting cage building.

Mr. Mould replied, "Yes, they are specific to the batting cage buildings, which is where the size came from, and I think we could get by with one fixture."

Chairman Smolik asked for questions or comments from the public.

No questions or comments were offered.

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

A roll call was taken and the motion carried.

Yes – 5            No – 0

Chairman Smolik asked for the next application to be read.

**APPLICANT:** Chris Young, Automotive Experts and Tires LLC  
Race Road, North Ridgeville, Ohio 44039

**OWNER:** Chris Young  
6054 Stoney Ridge Road, North Ridgeville, Ohio 44039

**REQUEST:** Construction of an auto repair facility on vacant land

**LOCATION:** Race Road, in a B3 District  
Permanent Parcel No. 07-00-039-000-078

Application was read.

Administrative comments were read.

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

Gary Fischer, Fischer Associates Architects, 554 West 9<sup>th</sup> Street, Lorain, Ohio and Chris Young 6054 Stoney Ridge Road, North Ridgeville, Ohio 44039.

Mr. Fischer stated this is a new auto repair facility. The building would have an office at the front, along Center Ridge Road. Along Race Road, to the south, would be multiple repair (service) bays. The property is somewhat an "L" shape; it goes behind the property towards the south, where there is an open area. There are no current plans to develop the back land. There would be paved parking, a small amount of stone on the front of the building up three to four feet, and then smooth metal siding. The building would have metal roofing and will be lined inside with a metal wire panel. Mr. Fisher advised that the Fire Department's comments are general building code for compliance and stated everything would be done to code.

Chairman Smolik stated Mr. Young submitted a revised site plan that addresses some of the (stated Building Commissioner's but referred to Chief Building Official's) comments and

recommendations. He then asked the Commission if they had an opportunity to review the revised site plan.

He stated said, "number one where B-3 Zoning requires a 25 foot side yard and according to the revised plan, the applicant is under 25 feet so the requirement is met; recommendation number three, which deals with the submission of a traffic impact study; the Commission did receive the traffic impact study; and comment number four, commercial buildings are required to provide a city sidewalk, and on the revised plan, a city sidewalk is shown."

Chairman Smolik asked for questions and comments from the Commission.

Council Liasion Abens stated his concern is that the new auto repair shop will be located closely near other competitors. and the last thing he wants to see is another building much like the Burger King on Center Ridge, which would stand empty if the business is unsuccessful.

Mr. Fischer stated that was also a concern of Mr. Young.

Mr. Young stated that today was his 36<sup>th</sup> birthday and that he has no other choice but to make it. He stated this is a business for the long haul and he has worked his whole life to build this type of business. He stated he is committed 100-percent.

Chairman Smolik asked where the retention basin would go.

Mr. Fischer stated there is a lot of land to the back of the property that would be utilized for that. There is not a lot of stormwater detention that is needed on site so again, based on approvals at this meeting adjustments would be made and then submitted.

Chairman Smolik asked if the back land was going to be used as a retention base.

Mr. Fischer replied, "Yes."

Chairman Smolik asked Engineer Rodriquez if he has any concerns with putting a paved parking lot over a sanitary sewer easement.

Engineer Rodriquez replied, "No, the applicant is aware that if something were to happen in the future requiring the Engineering Department to access the line, it is not the City's responsibility to repair the pavement.

Mr. Fischer stated they're well aware, and it is acceptable.

Chairman Smolik asked about the status of the dumpster.

Mr. Fischer stated the dumpster would be screened.

Chairman Smolik asked if there will be a small mound on the 10 foot strip along the residential side.

Mr. Fischer replied, “Yes, we’ll have some excavation material; again, we are willing to work with the City.”

Mr. Young stated there are several large pine trees along the property line in the area. He is unsure whose property the trees are on, but he would like to leave them in the area as an additional buffer.

Chairman Smolik asked for questions or comments.

Member Ali asked if there will be an oil separator located on the premises.

Mr. Fischer replied, “Yes.”

Member Ali asked if there will be tire storage.

Mr. Young stated there will be an area next to the dumpster specifically for scrap tires until the recycler comes to take them away.

Chief Building Official Fursdon stated there is still a 10 foot sideyard.

Mr. Fischer asked, in addition to the 25.

Chief Building Official Fursdon stated there are not 25 feet to your west. The west property line is 15 feet from your building. The code for B-3 states that the side yard, when it abuts a residential district, has to be a certain distance. A B-3 says when you abut any residential district, the side yards are supposed to be 25 feet. The south property line abuts a residential district.

Mr. Fischer asked if that would be the rear yard if the side yard is to the south.

Chief Building Official replied, “No, because by definition, the property to the west is the side.”

Mr. Fischer asked even if we surround ourselves we still have to have a 25 foot property line.

Chief Building Official replied, “Yes.”

After further discussion regarding zoning requirements, Mr. Fischer stated he would like to proceed with plan submittal to the Building Department and asked if the Commission would approve the Planning Commission application conditionally.



Chairman Smolik asked if there were any additional questions or comments

No questions or comments were offered.

It was moved by Swallow and seconded by Graupmann to approve the application on the condition that a variance is obtained for the side yard from the Board of Zoning and Building Appeals.

A roll call was taken and the motion carried.

Yes – 5          No – 0

**ADJOURNMENT:**

The meeting was adjourned at 7:39 PM.

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**James Smolik**  
*Chairman*

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**Shari Ma**  
*Assistant Clerk of Council*

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Tuesday, September 14, 2021  
**Date Approved**

TRIGILIO, STEPHENSON & DATTILO, P.L.L.

ATTORNEYS AT LAW  
5750 COOPER FOSTER PARK ROAD, W, SUITE 102  
LORAIN, OHIO 44053-4132

BRIAN G. DATTILO  
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JLAMB@TSOHIOLAW.COM

September 9, 2021

**VIA OVERNIGHT DELIVERY**  
**AND E-MAIL**

City of North Ridgeville, Ohio  
7307 Avon Belden Road  
North Ridgeville, Ohio 44039

North Ridgeville Planning Commission  
7307 Avon Belden Road  
North Ridgeville, Ohio 44039

**CANCELLED**

Re: Petition for Rezoning Classification  
Property Address: 36068 Lorain Road, North Ridgeville, Ohio 44039  
Property Owner: Timothy Tesmer

To Whom This Concerns:

The undersigned is legal counsel to Michael Tully, Guardian of the Estate of Timothy Tesmer. On June 30, 2021, Mr. Tully filed a Petition for Rezoning Classification for the property located at 36068 Lorain Road, North Ridgeville, Ohio 44039, whereby it was requested that the property be re-zoned from B-3 to R-1. The matter is currently set for a meeting before the Planning Commission on September 14, 2021.

Please be advised that Michael Tully, Guardian of the Estate of Timothy Tesmer, hereby requests that the Petition for Rezoning Classification be withdrawn. The reasons for the withdraw of the Petition is that it is no longer currently necessary for Michael Tully, Guardian of the Estate of Timothy Tesmer, to seek a re-finance of Timothy Tesmer's mortgage loan in order to continue to reside at the property.

Please do not hesitate to contact me with any questions.

Very truly yours,



Joshua E. Lamb

cc: Michael D. Tully, Esq.

Engineering Fee Paid: \$ \_\_\_\_\_  
See attached for description of fees

Planning Commission & Bldg. Admin. Fees: \$ 235.00  
Receipt No. 203409



See attached for description of fees

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

Received: 6/30/2021 Date released to Planning Commission: 7/6/2021  
Date of Planning Commission meeting: 8/10/2021 (unless otherwise notified)

**APPLICANT INFORMATION AND REQUEST:**

APPLICANT: Michael Tully, Guardian of the Estate of Timothy Tesmer PROPERTY OWNER: Timothy Tesmer  
COMPANY NAME: Michael D. Tully Co. ADDRESS: 36068 Lorain Road  
ADDRESS: 6061 South Broadway CITY/STATE: North Ridgeville ZIP: 44039  
CITY / STATE: Lorain, Ohio ZIP: 44053 PHONE NO.: \_\_\_\_\_  
PHONE NO.: 440-233-8526 SIGNATURE: [Signature]  
SIGNATURE: \_\_\_\_\_ (Owner's original signature must be submitted with application.)  
EMAIL ADDRESS: mike@miketully.com

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

|                                 |                                                                        |
|---------------------------------|------------------------------------------------------------------------|
| LOCATION OF PROPERTY ADDRESS:   | <u>36068 Lorain Road North Ridgeville, Ohio 44039</u>                  |
| PERMANENT PARCEL NO.:           | <u>0000-025106-</u>                                                    |
| ZONING OF ADJACENT PROPERTY TO: | <u>NORTH R-1 EAST B-3 SOUTH R-1 WEST R-1</u>                           |
| DESCRIPTION OF REQUEST:         | <u>Applicant requests that the subject property be rezoned to B-3.</u> |

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☒ No ☐ If yes, list dates and nature of each: Applicant previously filed an application to re-zone the property from R-1 to B-3 in January 2016. A hearing was held before the Planning Commission on April 12, 2016 and was approved.

owner(s) name, permanent parcel number and mailing address. Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.  
In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

**PLANNING COMMISSION USE ONLY:** ☐ APPROVED ☐ DISAPPROVED  
*All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.*  
☐ Board of Building & Zoning Appeals approval required  
☐ Conditions as set forth by the Commission on this date are \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
(Presiding officer at meeting)

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

PETITION FOR REZONING CLASSIFICATION

Owner Timothy Tesmer ✓  
Signature of Owner [Signature]  
Address: 36068 Lorain Road  
City/State/Zip: North Ridgeville, OH 44039 ✓  
Telephone No.: n/a  
Email Address: n/a

Petitioner: Michael Tully, Guardian of Timothy Tesmer ✓  
Signature of Petitioner: [Signature]  
Address: 6061 South Broadway  
City/State/Zip: Lorain, Ohio 44053  
Telephone No.: 440-233-8526  
Email Address: mike@miketully.com

If there is more than one owner, please use additional sheets providing names and signatures of all owners.

The above listed as the owner of property located at 36068 Lorain Road,  
North Ridgeville, Ohio is hereby in agreement with this petition to Council of the City of North  
Ridgeville, Ohio to amend the zoning Ordinance and zoning map of the City of North Ridgeville, Ohio,  
by amending the zoning classification of the above mentioned property from  
B-3 Highway Commercial District to R-1 Residence District ✓

My above signature certifies that the accompanying documentation is included with this Petition as to  
form

1. legal description of the area,
2. A brief description of the land as to its location of the area, zone or district proposed to be changed in relation to City streets and numbers or its distance from an indicated intersection;
3. The name of the property owner or owners within the land to be rezoned if there are ten owners or less. If there are more than ten property owners, then the name of the petitioner shall be recited in the ordinance;
4. A list of the names and address of the owners of property as they appear upon the County Treasurer's tax list or as they appear in his or her index of tax mailing addresses, lying within 500 feet of the perimeter of the area, zone or district proposed to be changed. A certificate certifying that the names and addresses were obtained through the County Treasurer's Tax List or his or her Index of Tax Mailing Address or the Office of the Auditor of Lorain County (Certificate of filing attached hereto.);
5. A fee of \$235.00 to defray the costs of notices and other expenses connected with the hearings required by this section. In addition to the aforesaid fee, the applicant shall pay for the actual cost of the legal advertising, with the applicant paying for such costs prior to the date of the public hearings;
6. Two duplicate originals of the Planning Commission Request for Action form along with one full size 24 x 36 original plat plan (with the seal of a licensed professional engineer or registered surveyor) which shall include and nine additional copied sets to be of lesser size as long as legible and no smaller than 11 x 17.

**CANCELLED**

**CERTIFICATE OF NAMES, ADDRESSES, AND PERMANENT PARCEL NUMBERS FOR  
SECURING CHANGES IN THE ZONING CLASSIFICATION OF PROPERTIES**

**CITY OF NORTH RIDGEVILLE  
OFFICE OF THE CLERK OF COUNCIL**

Michael Tully, Guardian of the Estate

I, of Timothy Tesmer, requesting a change in zoning classification in the area, zone or

district located at 36068 Lorain Road, North Ridgeville, Ohio 44039 from

B-3 Zoning District to R-1 Zoning District do hereby certify that the names,

addresses and permanent parcel numbers herein provided were obtained from the County Auditor's

Office, County Treasurer's Tax List or as they appear on his or her Index of Tax Mailing Addresses.

**CANCELLED**

Michael Tully, Guardian of the Estate of Timothy Tesmer

NAME

6061 South Broadway

ADDRESS

Lorain, Ohio 44053

CITY/STATE/ZIP

440-233-8526

TELEPHONE NUMBER

6-30-2021

DATE

Is this in a TIF area  
TIF area

No

LORAIN COUNTY PROBATE COURT  
JAMES T WALTHER, JUDGE

IN THE MATTER OF THE GUARDIANSHIP OF TIMOTHY C TESMER

Case No. 2008 GI 00037

LETTERS OF SUCCESSOR GUARDIANSHIP  
(R.C. 2111.02)

MICHAEL D TULLY is appointed Successor Guardian of TIMOTHY C TESMER,

☒ Incompetent

Guardian's powers are:

All powers conferred by the laws of Ohio and rules of this Court over the wards:

☒ Estate Only

Limited to:

Those guardianship powers, until revoked, are for an:

☒ Indefinite time period

The above-named Successor Guardian has the power conferred by law to do and perform all the duties of Guardian as described. No expenditures shall be made without prior Court authorization.

**CANCELLED**

  
JAMES T WALTHER, JUDGE

NOTICE TO FINANCIAL INSTITUTIONS

Funds being held in the name of the within-named Ward shall not be released to Guardian without a Court order directing release of a specific fund and amounts thereof.

CERTIFICATE OF APPOINTMENT AND INCUMBENCY

The above document is a true copy of the original kept by me as custodian of this Court. It constitutes the appointment and letters of authority of the named guardian, who is qualified and acting in such capacity.

JAMES T. WALTHER

(Seal)

Judge

by

Deputy Clerk

Date

  
JUL 14 2011

**LEGAL DESCRIPTION**

Parcel No. 07-00-025-106-060

Page 1 of 2

Situated in the City of North Ridgeville, County of Lorain, State of Ohio; and being part of Original Ridgeville Township Lot 25, Township 6 North, Range 16 West, Connecticut Western Reserve; and being a resurvey of the land described in Warranty Deed to Timothy C. Tesmer recorded October 29, 1999 in File 1999-0650243; and being more definitely described as follows:

**BEGINNING** at the centerline intersection of Lorain Road (60 feet wide) with State Route 83 (width varies);

Thence along the centerline of Lorain Road South 50°55'51" West 76.80 feet to the **PRINCIPAL PLACE OF BEGINNING** of the land herein described whence a 5/8-inch iron rod with I.D. "Caldson" found for reference is distant North 5°18'23" West 29.90 feet;

**Course 1:** Thence continuing along the centerline of Lorain Road South 50°54'11" West 210.48 feet whence a 5/8-inch iron rod found for reference is distant North 52°04'05" West 29.90 feet;

**Course 2:** Thence along the east line of the 5.2419-acre parcel of land described in Fiduciary Deed to Jonathan D. Morgenstern, Trustee recorded October 7, 2009 in File 2009-0312672, Parcel 4 North 52°04'05" West 673.71 feet to a 5/8-inch iron rod found (said line passes through a 3/4-inch iron pipe found 239.70 feet from centerline);

**Course 3:** Thence along the south line of the 3.18-acre parcel of land described in Warranty Deed to State of Ohio recorded November 26, 1971 in Deed Volume 1036 Page 979, Parcel No. 207-WL North 55°45'28" East 393.48 feet to a 3/4-inch iron pipe found whence a 3/4-inch iron pipe found for reference is distant South 36°18'23" East 37.84 feet;

**Course 4:** Thence along the west line of the 1.9023-acre parcel of land described in Quit-Claim Deed to Ryan Gaydash recorded February 3, 2014 in File 2014-0494103, Parcel 1 South 36°18'23" East 623.96 feet to the principal place of beginning (said line passes through a 3/4-inch iron pipe found 239.12 feet from centerline);



**LEGAL DESCRIPTION**

Parcel No. 07-00-025-106-060

Page 2 of 2

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Containing within said bounds 4.4024 acres of land (of which 0.1478 acres lie in Lorain Road Right-of-Way), more or less, but subject to all legal highways and easements of record as surveyed by Dale R. Haywood, Registered State of Ohio Surveyor No. 8284, in October 2015.

Bearings indicated are to describe angles only. The basis of bearings is North 55°45'28" East for the south line of State Route 20/10 as recorded in Deed Volume 1036 Page 979.

All recorded documents cited refer to Lorain County Recorder records.

The intent of this survey is to update the description of an existing parcel.

**CANCELLED**



*Dale Haywood*

**SEAL:**

**DATE:** October 22, 2015



(443) 827-3000  
info@evd.com

**BEND PART OF ORIGINAL, RIDGEVILLE TOWNSHIP LOT 25  
TOWNSHIP 8 NORTH, RANGE 18 WEST, CONNECTICUT WESTERN RESERVE**

**CONTAINING 4.024 ACRES**



**LEGEND:**  
AC = AIR CONDITIONER  
AE = AERIE  
AL = ALUMINUM  
ALC = ALUMINUM  
EL = ELEVATION LINE  
E.C.C. = END OF CURB  
EN = ENTRY  
CONC. = CONCRETE  
C. CUL. = CULVERT  
C.B. = CATCH BASIN  
C.A. = CATCH BASIN  
C. = CURB  
C. = CURB

[illegible]

QJ = GARAGE FLOOR  
 QK = GAS METER  
 QL = GAS VALVE  
 LB = COMPARTMENT  
 LP = RICH PIPE  
 LPB = RICH PIPE & LB CAP  
 LR = RICH ROD  
 LRL = RICH ROD & LB CAP  
 SW = SWITCH  
 L = LAMP  
 LAT = LATCH  
 LP = LIGHT POLE  
 SL = SLEEPER

**M.N.** = MIMICRIE  
**N.S.** = NATURAL GRADE  
**O.R.** = OPTICAL RECORD  
**Q.M.K.** = QUANTUM STATE KIDS  
**P.** = PLAT  
**P.L.** = PUNCH  
**P.E.** = POINT OF CURVATURE  
**P.G.** = POINT OF REVERSE CURVATURE  
**P.I.** = POINT OF INTERSECTION  
**P.T.** = POINT OF TANGENCY  
**P.O.L.** = POINT ON LINE  
**P.W.D.** = PAPERWORK

P.A. • PROFESSIONAL ARTIST  
SAP. • SAPPHIRE  
SIL. • SILVER  
SML. • SUMMER  
SVC. • SERVICE  
S.Y. • SUE YARD  
S.Y. • SUE YARD  
A. • AMERICA  
ACC. • ACCOUNT  
FEB. • FEBRUARY  
H.W. • HIGH OF NEW  
H.Y. • HIGHER FIFTY  
I. • ITALY

[illegible][illegible]

COPIES OBTAINED FOR THIS SURVEY ARE COMPARED TO RECORD COPIES AND NOTED WHEN THE VARY (DISTANCE SHOWN ON THE MAP ARE IN FEET AND DECIMAL PARTS THEREOF)  
DOCUMENTS WERE AND CUES ON THE MAP REFER TO MAP FOR LOCATION OF PRIOR SURVEYS IN AREA. EASEMENTS OR OTHER RESTRICTIONS MAY AFFECT INSTANT PARCEL. THE  
SURVEYOR DID NOT RESEARCH THE TITLE ABSTRACT

OVERLAP HERE IS CONSISTENT WITH TITLE LANCE.

BASES OF SEAWARDS DESCRIBED IN RECORD DESCRIPTIONS OF DISTANT PARCELS, ADJOINING PARCELS AND ADJACENT PARCELS MAY REFERENCE DIFFERENT MERIDANS. COORDINATE LABELS ON THIS SURVEY MAP THAT REFERENCE A DIFFERENT MERIDIAN FROM THE MERIDIAN USED TO DESCRIBE THE BOUNDARIES OF DISTANT PARCELS ARE ENCLOSED IN PARENTHESES.

THE NAME OF RECORDS FOR DISTRICT CLERK IS A SP-STATE FOR THE BIRTH LINE OF STATE BIRTH STATE AS RECORDED IN BIRTH VOLUME 1980 PAGE 871. NUMBER 10 1000 FOR LOCATION OF  
LIVE USED TO ESTABLISH THE NAME OF BIRTH.

**THE NAME OF THE PARTY IS TO WRITE THE DESCRIPTION OF AN EXISTING PLACE.**

**FOR THE COMPANY'S BEST INTERESTS**

I CERTIFY THAT THIS PLAN OF SURVEYING PREPARED IN ACCORDANCE WITH  
CIVIL ADMINISTRATIVE CODE CHAPTER 475-17 STANDARDS FOR SURVEYING  
PRACTICE.



FIELD OCTOBER 22, 1944  
DRAWING OCTOBER 22, 1944

*Dele Haywood*  
DALE HAYWOOD, P.E.  
CHS 1000, S-1001

**TO BE FILLED OUT BY APPLICANT**

I, Michael Tully, Guardian of the Estate of Timothy Tesmer

(Print Name)

  
(Signature)

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

Applicant: Michael Tully, Guardian of the Estate of Timothy Tesmer

Owner: Timothy Tesmer

Project address: 36068 Lorain Road, North Ridgeville, Ohio 44039

Permanent parcel no. 07-00-025-106-060

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

|    | <u>ADJACENT PROPERTY OWNER/ADDRESS</u> | <u>PARCEL NUMBER</u> |
|----|----------------------------------------|----------------------|
| 1  | See attached Exhibit "A"               |                      |
| 2  |                                        |                      |
| 3  |                                        |                      |
| 4  |                                        |                      |
| 5  |                                        |                      |
| 6  |                                        |                      |
| 7  |                                        |                      |
| 8  |                                        |                      |
| 9  |                                        |                      |
| 10 |                                        |                      |

**CANCELLED**

**SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.**

**OFFICE USE ONLY**

CBO verification by: \_\_\_\_\_

BZA/PC verification by: \_\_\_\_\_

Date/time stamp: \_\_\_\_\_

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

**CANCELLED**

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

| Parcel Number | Mobile Home | Owner Name                                    | Address                                                      | OWNER_ADDRESS                  | OWNER_CITY       | OWNER_STATE | OWNER_ZIP |
|---------------|-------------|-----------------------------------------------|--------------------------------------------------------------|--------------------------------|------------------|-------------|-----------|
| 110005000009  |             | BRING DOROTHY                                 | N AVON BELDEN RD<br>GRAFTON; OH 44044                        | 9499 AVON BELDEN<br>RD         | GRAFTON          | OH          | 44044     |
| 0700025108003 |             | BRING DOROTHY                                 | AVON BELDEN RD<br>GRAFTON; OH 44044                          | 9499 AVON BELDEN               | GRAFTON          | OH          | 44044     |
| 0700024102003 |             | BRING DOROTHY                                 | 9499 AVON BELDEN<br>RD GRAFTON; OH<br>44044                  | 9499 AVON BELDEN<br>RD         | GRAFTON          | OH          | 44044     |
| 0700025106026 |             | CARPENTER<br>PATRICIA R                       | 36104 LORAIN RD<br>NORTH RIDGEVILLE;<br>OH 44039             | 36104 LORAIN RD                | N RIDGEVILLE     | OH          | 44039     |
| 0700025108002 |             | CHALKWATER<br>JOSEPH J                        | AVON BELDEN RD<br>GRAFTON; OH 44044                          | 9471 AVON BELDEN<br>RD         | GRAFTON          | OH          | 44044     |
| 0700024102002 |             | CHALKWATER<br>JOSEPH J                        | 9471 AVON BELDEN<br>RD GRAFTON; OH<br>44044                  | 9471 AVON BELDEN<br>RD         | GRAFTON          | OH          | 44044     |
| 0700025108004 |             | COLUMBIA GAS<br>TRANSMISSION LLC              | AVON BELDEN RD<br>GRAFTON; OH 44044                          |                                |                  |             |           |
| 0700025106062 |             | COVEN SARAL &<br>KLARREICH SUSAN<br>TRUSTEE   | REAR LAND NORTH<br>RIDGEVILLE; OH<br>44039                   | 3337 RICHMOND RD<br>SUITE 200  | BEACHWOOD        | OH          | 44122     |
| 0700025106063 |             | COVEN SARAL &<br>KLARREICH SUSAN<br>TRUSTEE   | LORAIN RD NORTH<br>RIDGEVILLE; OH<br>44039                   | 13311 RICHMOND RD<br>SUITE 100 | BEACHWOOD        | OH          | 44122     |
| 1100051900003 |             | EATON TOWNSHIP<br>OF                          | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039                |                                |                  |             |           |
| 0700025107003 |             | ELKANICK MATTHEW<br>& ELKANICK<br>CHRISTINE M | LORAIN RD NORTH<br>RIDGEVILLE; OH<br>44039                   | 36185 BUTTERNUT<br>RIDGE RD    | N RIDGEVILLE     | OH          | 44039     |
| 1100051000090 |             | ELKANICK MATTHEW<br>& CHRISTINE               | 36185 BUTTERNUT<br>RIDGE RD NORTH<br>RIDGEVILLE; OH<br>44039 | 36185 BUTTERNUT<br>RD          | NORTH RIDGEVILLE | OH          | 44039     |
| 0700025106069 |             | FARAGO JOSEPH<br>ANTHONY JR                   | 9400 AVON BELDEN<br>RD NORTH<br>RIDGEVILLE; OH<br>44039      | 9400 AVON BELDEN<br>RD         | N RIDGEVILLE     | OH          | 44039     |
| 0700025106068 |             | GAYDASH RYAN                                  | 36060 LORAIN RD<br>NORTH RIDGEVILLE;<br>OH 44039             | 36455 HEDGEROW<br>PARK DR      | N RIDGEVILLE     | OH          | 44039     |
| 0700025106057 |             | GAYDASH RYAN                                  | AVON BELDEN RD<br>NORTH RIDGEVILLE;<br>OH 44039              | 36060 LORAIN RD                | N RIDGEVILLE     | OH          | 44039     |
| 0700025106059 |             | GAYDASH RYAN C                                | REAR LAND NORTH<br>RIDGEVILLE; OH<br>44039                   | 36455 HEDGEROW<br>PARK DR      | N RIDGEVILLE     | OH          | 44039     |
| 0700025108009 |             | GUZZO MICHAEL A                               | LORAIN RD NORTH<br>RIDGEVILLE; OH<br>44039                   | LORAIN RD                      | N RIDGEVILLE     | OH          | 44039     |
| 0700024102050 |             | GUZZO MICHAEL A                               | 35979 LORAIN RD<br>NORTH RIDGEVILLE;<br>OH 44039             | 35979 LORAIN RD                | N RIDGEVILLE     | OH          | 44039     |
| 0700024101021 |             | KNAPP MARY M                                  | 35968 LORAIN RD<br>NORTH RIDGEVILLE;<br>OH 44039             | LORAIN RD                      | NORTH RIDGEVILLE | OH          | 44039     |
| 0700025107001 |             | MCCRONE DORA<br>ROSE                          | 36045 LORAIN RD<br>NORTH RIDGEVILLE;<br>OH 44039             | 36045 LORAIN RD                | NORTH RIDGEVILLE | OH          | 44039     |

|               |                                |                                                    |                          |                  |    |       |
|---------------|--------------------------------|----------------------------------------------------|--------------------------|------------------|----|-------|
| 1100051000119 | RICH ROY J &<br>MORELL KAREN M | 9528 N AVON<br>BELDEN RD<br>GRAFTON; OH 44044      | 9428 AVON BELDEN<br>RD   | GRAFTON          | OH | 44044 |
| 0700025108006 | ROBERT P MOORE<br>HOLDINGS LLC | LORAIN RD NORTH<br>RIDGEVILLE; OH<br>44039         | 34155 LORAIN ROAD        | N RIDGEVILLE     | OH | 44039 |
| 0700024102049 | ROBERT P MOORE<br>HOLDINGS LLC | REAR LAND NORTH<br>RIDGEVILLE; OH<br>44039         | 34155 LORAIN ROAD        | N RIDGEVILLE     | OH | 44039 |
| 0700025108008 | ROBERT P MOORE<br>HOLDINGS LLC | 35999 LORAIN RD<br>NORTH RIDGEVILLE;<br>OH 44039   | 34155 LORAIN ROAD        | N RIDGEVILLE     | OH | 44039 |
| 0700025107002 | ROZAR DAVID K &<br>BRENDA      | 36155 LORAIN RD<br>NORTH RIDGEVILLE;<br>OH 44039   | 36155 BUTTERNUT<br>RD    | NORTH RIDGEVILLE | OH | 44039 |
| 0700025106070 | SHUPP PATRICIA<br>MARIANNA     | 9600 PATRICIA AVE<br>NORTH RIDGEVILLE;<br>OH 44039 | 9600 PATRICIA AVE        | N RIDGEVILLE     | OH | 44039 |
| 0700025106021 | SIGSWORTH<br>THERESA A         | 36180 LORAIN RD<br>NORTH RIDGEVILLE;<br>OH 44039   | 36180 LORAIN RD          | NORTH RIDGEVILLE | OH | 44039 |
| 0700025106050 | STATE OF OHIO                  | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039      | 241 ST ANFORD PKWY       | FINDLAY          | OH | 45840 |
| 0700025106052 | STATE OF OHIO                  | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039      | 241 ST ANFORD PKWY       | FINDLAY          | OH | 45840 |
| 0700025106042 | STATE OF OHIO                  | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039      | 241 ST ANFORD PKWY       | FINDLAY          | OH | 45840 |
| 0700025106024 | STATE OF OHIO                  | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039      | 241 ST ANFORD PKWY       | FINDLAY          | OH | 45840 |
| 0700025106044 | STATE OF OHIO                  | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039      | 241 ST ANFORD PKWY       | FINDLAY          | OH | 45840 |
| 0700025106045 | STATE OF OHIO                  | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039      | 241 ST ANFORD PKWY       | FINDLAY          | OH | 45840 |
| 0700025101078 | STATE OF OHIO                  | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039      | 241 ST ANFORD PKWY       | FINDLAY          | OH | 45840 |
| 0700025106046 | STATE OF OHIO                  | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039      | 241 ST ANFORD PKWY       | FINDLAY          | OH | 45840 |
| 0700025106034 | STATE OF OHIO                  | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039      | 241 ST ANFORD PKWY       | FINDLAY          | OH | 45840 |
| 0700025106048 | STATE OF OHIO                  | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039      | 241 ST ANFORD PKWY       | FINDLAY          | OH | 45840 |
| 0700024102020 | SYMBOL ADOLPH A<br>TRUSTEE     | 35885 LORAIN RD<br>NORTH RIDGEVILLE;<br>OH 44039   | 35885 LORAIN RD          | N RIDGEVILLE     | OH | 44039 |
| 0700025106060 | TESMER TIMOTHY C               | 36068 LORAIN RD<br>NORTH RIDGEVILLE;<br>OH 44039   | 36068 LORAIN RD          | N RIDGEVILLE     | OH | 44039 |
| 1100050000012 | VIGLAS LAVERNE A               | 9505 N AVON<br>BELDEN RD<br>GRAFTON; OH 44044      | 9505 N AVON BELDEN<br>RD | GRAFTON          | OH | 44044 |

| Parcel Number | Mobile Home | Owner Name                                   | Address                                          | OWNER_ADDRESS                                       | OWNER_CITY       | OWNER_STATE | OWNER_ZIP |
|---------------|-------------|----------------------------------------------|--------------------------------------------------|-----------------------------------------------------|------------------|-------------|-----------|
| 0700025106063 |             | COVEN SARA L &<br>KLARREICH SUSAN<br>TRUSTEE | LORAIN RD NORTH<br>RIDGEVILLE; OH<br>44039       | 3311 RICHMOND RD<br>SUITE 200                       | BEACHWOOD        | OH          | 44122     |
| 0700025106068 |             | GAYDASH RYAN                                 | 36060 LORAIN RD<br>NORTH RIDGEVILLE;<br>OH 44039 | 36060 LORAIN RD<br>NORTH RIDGEVILLE;<br>OH 44039    | N RIDGEVILLE     | OH          | 44039     |
| 0700025107001 |             | MCCRONE DORA<br>ROSE                         | 36045 LORAIN RD<br>NORTH RIDGEVILLE;<br>OH 44039 | 36045 LORAIN RD<br>NORTH RIDGEVILLE;<br>OH 44039    | NORTH RIDGEVILLE | OH          | 44039     |
| 0700025108006 |             | ROBERT P MOORE<br>HOLDINGS LLC               | LORAIN RD NORTH<br>RIDGEVILLE; OH<br>44039       | 34155 LORAIN ROAD<br>NORTH RIDGEVILLE;<br>OH 44039  | N RIDGEVILLE     | OH          | 44039     |
| 0700025101078 |             | STATE OF OHIO                                | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039    | 2775 STANFORD PKWY<br>NORTH RIDGEVILLE;<br>OH 44039 | FINDLAY          | OH          | 45840     |
| 0700025106046 |             | STATE OF OHIO                                | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039    | 241 STANFORD PKWY<br>NORTH RIDGEVILLE;<br>OH 44039  | FINDLAY          | OH          | 45840     |
| 0700025106044 |             | STATE OF OHIO                                | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039    | 2775 STANFORD PKWY<br>NORTH RIDGEVILLE;<br>OH 44039 | FINDLAY          | OH          | 45840     |
| 0700025106042 |             | STATE OF OHIO                                | RIGHT OF WAY<br>NORTH RIDGEVILLE;<br>OH 44039    | 241 STANFORD PKWY<br>NORTH RIDGEVILLE;<br>OH 44039  | FINDLAY          | OH          | 45840     |

CANCELLED







Engineering Fee Paid: \$ 1990.00  
Receipt No.: 144637  
☐ Cash ☒ Check - Check No.: 14790  
(See attached for description of fees.)



Planning Commission & Bldg. Admin. Fees: \$ 324.00  
Receipt No.: 000 13921  
☐ Cash ☒ Check - Check No.: 14791  
(See attached for description of fees.)

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

Received: AUG 18 2021 Date Released to Planning Commission: \_\_\_\_\_  
Date of Planning Commission Meeting: 9-14-21 (Unless otherwise notified.)

**APPLICANT INFORMATION AND REQUEST**

APPLICANT: JOE MOLNAR PROPERTY OWNER: BOB SCHMITT HOMES, INC.  
COMPANY NAME: BOB SCHMITT HOMES, INC. ADDRESS: 9095 GATESTONE RD  
ADDRESS: 9095 GATESTONE RD CITY / STATE: N. RIDGEVILLE ZIP: 44039  
CITY / STATE: N. RIDGEVILLE ZIP: 44039 PHONE NO.: 440-327-9495  
PHONE NO.: 440-327-9495 SIGNATURE: [Signature]  
SIGNATURE: \_\_\_\_\_ (Owner's original signature must be submitted with application.)  
EMAIL ADDRESS: joe@bobschmitthomes.com

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

LOCATION OF PROPERTY/ADDRESS: \_\_\_\_\_  
PERMANENT PARCEL NO.: PART OF 07-00-001-000-441 ZONING OF PROPERTY: R1  
ZONING OF ADJACENT PROPERTY TO: NORTH R1 EAST R1 SOUTH R1 WEST R1  
DESCRIPTION OF REQUEST: FINAL APPROVAL OF RIDGEFIELD SUBD. #17

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

If yes, list dates and nature of each: RIDGEFIELD SUBDIVISIONS No 1-16

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

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

**PLANNING COMMISSION USE ONLY:** ☐ APPROVED ☐ DISAPPROVED

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

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

Date: 9-14-2021 Signature: [Signature]  
(Presiding Officer at Meeting)

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



**TO BE FILLED OUT BY APPLICANT**

I, JOE MOLNAR  
(Print Name)

Joe Molnar  
(Signature)

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

Applicant: BOB SCHMITT HOMES, INC. JOE MOLNAR

Owner: BOB SCHMITT HOMES, INC

Project Address: RIDGEFIELD SUBDIVISION

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

|     | ADJACENT PROPERTY OWNER / ADDRESS                                     | PARCEL NUMBER                                                         |
|-----|-----------------------------------------------------------------------|-----------------------------------------------------------------------|
| ✓1  | BALGUY RD HOMEOWNERS ASSOC.<br>P.O. BOX 360 AVALON, OH 44011          | 07-00-002-102-294                                                     |
| ✓2  | GLENN & GLADYS McLAUGHLIN<br>31654 SPRAGUE RD N. RIDGEVILLE 44039     | 07-00-001-000-027                                                     |
| ✓3  | ANDREW McDOWELL<br>31666 SPRAGUE RD N. RIDGEVILLE 44039               | 07-00-001-000-309                                                     |
| ✓4  | WILLIAM SETTER<br>31678 SPRAGUE RD N. RIDGEVILLE 44039                | 07-00-001-000-308                                                     |
| ✓5  | KRISTIN DUNN & WILLIAM SETTER<br>31690 SPRAGUE RD N. RIDGEVILLE 44039 | 07-00-001-000-160                                                     |
| ✓6  | DORIS KIESEL TRUSTEE<br>9042 NESTHAVEN WAY N. RIDGEVILLE, 44039       | 07-00-001-000-043 THRU -047<br>07-00-001-000-086<br>07-00-001-000-083 |
| ✓7  | ROBERT ROGUE<br>9491 RAY RD N. RIDGEVILLE, 44039                      | 07-00-001-000-059<br>07-00-001-000-061                                |
| ✓8  | SCOTT & REENA MORRIS<br>9485 EAST RD N. RIDGEVILLE, 44039             | 07-00-001-000-216                                                     |
| ✓9  | RIDGEFIELD HOMEOWNERS ASSOC<br>8700 GATEWOOD DR N. RIDGEVILLE         | 07-00-001-000-326                                                     |
| ✓10 | 11                                                                    | 07-00-001-000-113                                                     |

**SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.**

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

|     | <u>ADJACENT PROPERTY OWNER/ADDRESS</u>                                                      | <u>PARCEL NUMBER</u>                                                                                                             |
|-----|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| ✓11 | KIDGEELED HOMEOWNERS ASSOC<br>8700 GATEWOOD DR N. RIDGEVILLE                                | 07-00-001-000-299<br>07-00-001-000-195                                                                                           |
| ✓12 | //                                                                                          | 07-00-001-000-408<br>07-00-001-000-407                                                                                           |
| ✓13 | //                                                                                          | 07-00-001-000-151                                                                                                                |
| 14  | <del>RONALD &amp; LINDA BRAUN TRUSTEES</del><br><del>8984 RIVERWOOD DR N.R.</del>           | <del>07-00-001-000-095</del>                                                                                                     |
| 15  | <del>ROBERT GARZER</del><br><del>9005 TIMBER EDGE DR N.R.</del>                             | <del>07-00-001-000-104</del>                                                                                                     |
| 16  | <del>LEONARD SKULANA</del><br><del>8997 TIMBER EDGE DR N.R.</del>                           | <del>07-00-001-000-105</del>                                                                                                     |
| 17  | <del>JOHN JR &amp; BEVERLY BONKO</del><br><del>8989 TIMBER EDGE DR N.R.</del>               | <del>07-00-001-000-106</del>                                                                                                     |
| 18  | <del>RONALD &amp; JUDITH AUBUS TRUSTEES</del><br><del>8981 TIMBER EDGE DR N.R.</del>        | <del>07-00-001-000-107</del>                                                                                                     |
| 19  | <del>TRYTON &amp; HANNAH LESNA</del><br><del>8973 TIMBER EDGE DR N.R.</del>                 | <del>07-00-001-000-108</del>                                                                                                     |
| 20  | <del>THOMAS &amp; MARIL KAY MAYOOR</del><br><del>8965 TIMBER EDGE DR N.R.</del>             | <del>07-00-001-000-109</del>                                                                                                     |
| 21  | <del>RICHARD &amp; SHARON ADLER TRUSTEES</del><br><del>8957 TIMBER EDGE DR N.R.</del>       | <del>07-00-001-000-110</del>                                                                                                     |
| 22  | <del>MARK HUMPHREY &amp; SHARON MARKS HUMPHREY</del><br><del>8949 TIMBER EDGE DR N.R.</del> | <del>07-00-001-000-111</del>                                                                                                     |
| 23  | <del>ROBERT SMITH</del><br><del>8941 TIMBER EDGE DR N.R.</del>                              | <del>07-00-001-000-112</del>                                                                                                     |
| 24  | <del>DAVID &amp; LINDA CORNISH</del><br><del>8933 TIMBER EDGE DR N.R.</del>                 | <del>07-00-002-102-169</del>                                                                                                     |
| 25  | BOB SCHMITT HOMES<br>4095 GATEWOOD DR<br>N.R. OH. 44029                                     | 07-00-001-000-440 } 07-00-001-000-440-4<br>07-00-001-000-436 } 07-00-001-000-440-4<br>07-00-001-000-437 }<br>07-00-001-000-439 } |
| ✓26 | MATTHEW & MARIAH THOMAS<br>4162 LONGBROOK DR.<br>N.R. OH. 44029                             | 07-00-001-000-403                                                                                                                |

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

✓27 NESTHAVEN QUAIL CLUSTER ASSOC INC 07-00-001-000-300  
9014 NESTHAVEN WAY N.R. OH. 44029

## CLUSTER SITE PLAN APPROVAL

NAME OF PCD: \_\_\_\_\_ - OR -

NAME OF SUBDIVISION: \_\_\_\_\_ DATE: \_\_\_\_\_

### CLUSTER SITE PLAN APPROVAL § 1224; §1279.06; §1280.03 & §1282.09

The following item(s) are included with your application and conform to the requirements of the North Ridgeville City Subdivision Regulations. Those items not conforming or that are not included with the application are explained why they are not included or conforming on the final page.

|    | Included | Not Included | Item                                                                                                                                                                                                                                                             |
|----|----------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  |          |              | Application with names of adjacent parcel owners, parcel numbers and addresses: §1210.04                                                                                                                                                                         |
| 2  |          |              | Zoning classification of the property to be subdivided and adjacent property: §1224.01(a)(8)                                                                                                                                                                     |
| 3  |          |              | The number, location, arrangement and architectural design of all dwelling units shown                                                                                                                                                                           |
| 4  |          |              | The proposed use of all private and common land shown                                                                                                                                                                                                            |
| 5  |          |              | The location and arrangement of all dedicated and private vehicular and pedestrian access ways shown                                                                                                                                                             |
| 6  |          |              | Location of all utilities shown                                                                                                                                                                                                                                  |
| 7  |          |              | Landscape treatment of cluster area shown                                                                                                                                                                                                                        |
| 8  |          |              | A copy of the covenants, restrictions and easements to be recorded                                                                                                                                                                                               |
| 9  |          |              | A copy of the homeowner's association by-laws                                                                                                                                                                                                                    |
| 10 |          |              | Plans or written and signed statements regarding planted areas, parks and playgrounds where applicable: §1224.01(a)(9)                                                                                                                                           |
| 11 |          |              | Topographic information shown on drawing itself. Elevations shown thereon must be based on sea level datum or as determined by the United States Coast and Geodetic Survey. Contours at an interval of not more than two feet shall be required: §1224.01(a)(10) |
| 12 |          |              | A key map shown on the drawing: §1224.01(a)(11)                                                                                                                                                                                                                  |
| 13 |          |              | A prepared plan, preliminary title report and preliminary plans and specifications of improvements: §1228; §1224.05(a)(1)                                                                                                                                        |
| 14 |          |              | 10 copies of plans and 10 copies of attachments required with application: §1224.05(a)(2)                                                                                                                                                                        |
| 15 |          |              | Dimensions and location of all existing and proposed buildings, driveways off street parking areas, topography, abutting streets, highways and other features within 200 feet of the property lines of the parcel                                                |
| 16 |          |              | Architectural plans for all proposed buildings, walls and fences                                                                                                                                                                                                 |
| 17 |          |              | Plans or reports showing the proposed collection, treatment and disposal of sewage produced on the area of the cluster subdivision                                                                                                                               |
| 18 |          |              | Additional data which may be required by the Planning Commission and Council to judge the subdivision and its effect upon the surrounding area and the City                                                                                                      |
| 19 |          |              | A copy of the City Planner review. All preliminary residential subdivision designs of greater than 15 sublots shall require a review by the City Planner: §1210.05                                                                                               |

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

SUBDIVISION:

RIDGEFIELD SUBDIVISION No 17

DATE:

8/10/21**FINAL PLAT APPROVAL: §1224.02**

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

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



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

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



**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION  
RECOMMENDATIONS**

|                                                              |                        |
|--------------------------------------------------------------|------------------------|
| <b>Name of Applicant:</b>                                    | Joe Molnar             |
| <b>Name of Owner:</b>                                        | Bob Schmitt Homes Inc. |
| <b>Date Submitted for Consideration:</b>                     | 8-18-21                |
| <b>Date to Return to Planning Commission:</b>                | 8-23-21                |
| <b>Regarding: Ridgefield Subdivision No. 17 – Final Plat</b> |                        |

**RECOMMENDATIONS:**

1. Ridgefield Subdivision No. 17 has a density of 1.61(29 dwellings divided by 17.9633 total acres = 1.61)
2. Ridgefield Subdivision No. 17 has 29 single family dwellings.
3. Ridgefield Subdivision No. 17 has 24% open space (4.3176 open space acres divided by 17.9633 total acres = 0.24).
4. All else appears code compliant.

(use additional sheets if necessary)

Department Head Signature & Title: \_\_\_\_\_

 **CEO**

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

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

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION  
RECOMMENDATIONS**

|                                            |                                                                                    |
|--------------------------------------------|------------------------------------------------------------------------------------|
| Name of Applicant:                         | Joe Molnar, Bob Schmitt Homes, Inc., 9095 Gatestone Rd, North Ridgeville, OH 44039 |
| Name of Owner:                             | Bob Schmitt Homes, Inc., 9095 Gatestone Rd, North Riddgeville, OH 44039            |
| Date of Planning Commission Meeting:       | Tuesday, September 14, 2021                                                        |
| Date to Return to Deputy Clerk of Council: | Thursday, September 02, 2021                                                       |

Regarding: Final approval of Ridgefield Subdivision #17  
Permanent Parcel No. 07-00-001-000-441

**Recommendations:**

1. Detailed improvement plans and stormwater managment calculations for this subdivision are currently under review in the Engineering Department. Plan approval has not been granted at this time.
2. No other comments at this time.

(Use additional sheets if necessary.)

Department Head Signature: \_\_\_\_\_



Title: City Engineer

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

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

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

Received from Guy 7.27.22  
updated from 29 lots  
to now 28 lots

Rev. August 16, 2021 Revised 5/13/22

City of North Ridgeville  
Building Department/Planning Commission

Attn: Guy Fursdon

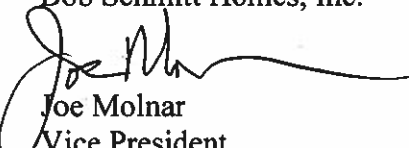
Re: Ridgefield Subdivision No. 17

Dear Guy,

The following is the Ridgefield Subdivision (523.5154 ac.) totals thru Subdivision No. 17.

| <u>Subd. No.</u>   | <u>Total Acres</u> | <u>Park Area (ac.)</u> | <u>S. F. Lots</u> | <u>Cluster Lots</u> | <u>Total Lots</u>       |
|--------------------|--------------------|------------------------|-------------------|---------------------|-------------------------|
| 1                  | 7.5144 ac.         | 1.8501 ac.             | 0                 | 20                  | 20                      |
| 2                  | 110.6169 ac.       | 32.9304 ac.            | 144               | 25                  | 169                     |
| 3                  | 6.5036 ac.         | 2.1108 ac.             | 0                 | 16                  | 16                      |
| 4                  | 36.1101 ac.        | 7.1831 ac.             | 68                | 0                   | 68                      |
| 5                  | 64.0900 ac.        | 11.4163 ac.            | 119               | 0                   | 119                     |
| 6                  | 4.1681 ac.         | 0.9012 ac.             | 0                 | 12                  | 12                      |
| 7                  | 14.9244 ac.        | 3.4128 ac.             | 5                 | 32                  | 37                      |
| 8                  | 15.4754 ac.        | 3.1426 ac.             | 17                | 21                  | 38                      |
| 9                  | 37.2519 ac.        | 8.5307 ac.             | 66                | 20                  | 86                      |
| 10                 | 33.3411 ac.        | 9.7765 ac.             | 21                | 55                  | 76                      |
| 11                 | 11.7245 ac.        | 5.0048 ac.             | 15                | 0                   | 15                      |
| 12                 | 4.3343 ac.         | 0.7776 ac.             | 0                 | 10                  | 10                      |
| 13                 | 3.2368 ac.         | 0.3990 ac.             | 0                 | 13                  | 13                      |
| 14                 | 5.6343 ac.         | 0.0000 ac.             | 3                 | 12                  | 15                      |
| 15                 | 8.8609 ac.         | 0.1562 ac.             | 19                | 0                   | 19                      |
| 16                 | 9.6233 ac.         | 1.7079 ac.             | 2                 | 26                  | 28                      |
| 17                 | 17.9633 ac.        | 4.6996 ac.             | 28                | 0                   | 28                      |
| <b>TOTALS</b>      | <b>391.373 ac.</b> | <b>94.00 ac.</b>       | <b>507</b>        | <b>262</b>          | <b>769/1.965*u.p.a.</b> |
| <b>Percentages</b> | <b>74.75%</b>      | <b>17.96%</b>          |                   |                     | <b>* Units Per Acre</b> |

Very Truly Yours,  
Bob Schmitt Homes, Inc.

  
Joe Molnar  
Vice President

Rev. August 16, 2021

City of North Ridgeville  
Building Department/Planning Commission

Attn: Guy Fursdon

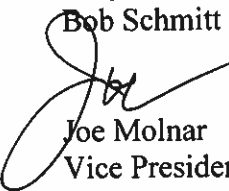
Re: Ridgefield Subdivision No. 17

Dear Guy,

The following is the Ridgefield Subdivision (523.5154 ac.) totals thru Subdivision No. 16.

| <u>Subd. No.</u>   | <u>Total Acres</u> | <u>Park Area (ac.)</u> | <u>S. F. Lots</u> | <u>Cluster Lots</u> | <u>Total Lots</u>        |
|--------------------|--------------------|------------------------|-------------------|---------------------|--------------------------|
| 1                  | 7.5144 ac.         | 1.8501 ac.             | 0                 | 20                  | 20                       |
| 2                  | 110.6169 ac.       | 32.9304 ac.            | 144               | 25                  | 169                      |
| 3                  | 6.5036 ac.         | 2.1108 ac.             | 0                 | 16                  | 16                       |
| 4                  | 36.1101 ac.        | 7.1831 ac.             | 68                | 0                   | 68                       |
| 5                  | 64.0900 ac.        | 11.4163 ac.            | 119               | 0                   | 119                      |
| 6                  | 4.1681 ac.         | 0.9012 ac.             | 0                 | 12                  | 12                       |
| 7                  | 14.9244 ac.        | 3.4128 ac.             | 5                 | 32                  | 37                       |
| 8                  | 15.4754 ac.        | 3.1426 ac.             | 17                | 21                  | 38                       |
| 9                  | 37.2519 ac.        | 8.5307 ac.             | 66                | 20                  | 86                       |
| 10                 | 33.3411 ac.        | 9.7765 ac.             | 21                | 55                  | 76                       |
| 11                 | 11.7245 ac.        | 5.0048 ac.             | 15                | 0                   | 15                       |
| 12                 | 4.3343 ac.         | 0.7776 ac.             | 0                 | 10                  | 10                       |
| 13                 | 3.2368 ac.         | 0.3990 ac.             | 0                 | 13                  | 13                       |
| 14                 | 5.6343 ac.         | 0.0000 ac.             | 3                 | 12                  | 15                       |
| 15                 | 8.8609 ac.         | 0.1562 ac.             | 19                | 0                   | 19                       |
| 16                 | 9.6233 ac.         | 1.7079 ac.             | 2                 | 26                  | 28                       |
| <u>17</u>          | <u>17.9633 ac.</u> | <u>4.3176 ac.</u>      | <u>29</u>         | <u>0</u>            | <u>29</u>                |
| <b>TOTALS</b>      | <b>391.373 ac.</b> | <b>93.618 ac.</b>      | <b>508</b>        | <b>262</b>          | <b>770/1.967* u.p.a.</b> |
|                    |                    |                        |                   |                     | <b>* Units Per Acre</b>  |
| <b>Percentages</b> | <b>74.76%</b>      | <b>18.46%</b>          |                   | <b>21.76%</b>       |                          |

Very Truly Yours,  
Bob Schmitt Homes, Inc.

  
Joe Molnar  
Vice President



|                     |
|---------------------|
| DATE: MAY 28, 2021  |
| SCALE: HOR. 1"=300' |
| SCALE: VER. N/A     |
| JOB No.             |



IMPROVEMENT PLANS  
FOR  
RIDGEFIELD SUBDIVISION No. 17

RIVERWOOD DRIVE

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

JULY 7, 2021

PREPARED BY

**MACKAY**  
Engineering & Surveying Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 886-4500 (440) 886-4590 Fax



KIMBERLY R. KERBER

DEVELOPER

BOB SCHMITT HOMES, INC.  
9085 GATESTONE ROAD  
NORTH RIDGEVILLE, OH 44039  
PHONE: (440) 327-9485  
FAX: (440) 327-7540

FOR EPA  
APPROVAL

APPROVED BY THE ENGINEER OF CITY OF NORTH RIDGEVILLE THIS

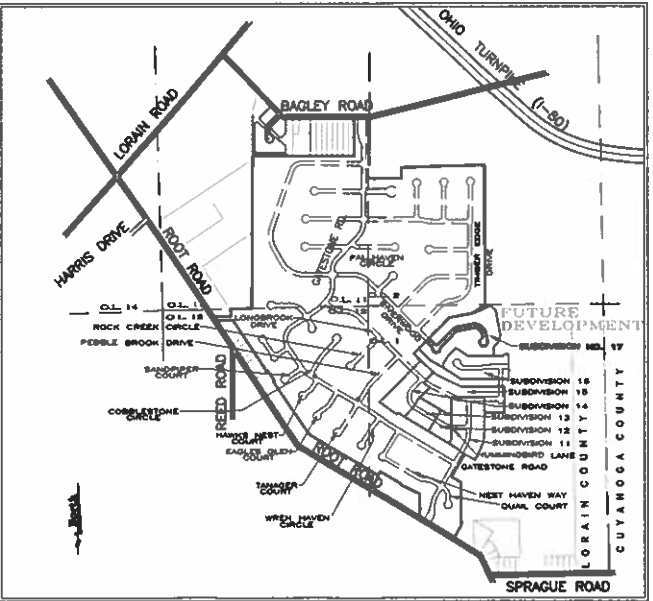
DAY OF \_\_\_\_\_, \_\_\_\_\_

APPROVED BY THE SUPERINTENDENT OF THE FRENCH CREEK WASTEWATER TREATMENT PLANT THIS

DAY OF \_\_\_\_\_, \_\_\_\_\_

TEMPORARY BENCHMARK

T.B.M. - TOP OF HYDRANT - SOUTHWEST CORNER OF LONGBROOK DRIVE  
AND LITTLEBROOK WAY - ELEVATION - 783.08



LOCATION MAP  
SCALE: 1" = 1333'

|                                                      |                                           |
|------------------------------------------------------|-------------------------------------------|
| <input checked="" type="checkbox"/> Approval Granted | <input type="checkbox"/> Request Rejected |
| Joe Molnar, Bob Schmitt Homes, Inc.                  |                                           |
| BZBA Approval Required:                              |                                           |
| Other Conditions:                                    |                                           |
| DATE: 9/14/2021                                      | BY:                                       |

INDEX OF SHEETS

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SEQUENCE OF CONSTRUCTION

(SEE SHEET 17 OF 20)

THE FOLLOWING IS BELIEVED TO BE A LIST OF UTILITY OWNERS WITHIN THE LIMITS OF CONSTRUCTION:

|                                                                                                                      |                                                                                         |                                                                                       |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| SEWER AND WATER<br>THE CITY OF NORTH RIDGEVILLE<br>7307 AVON BELDEN ROAD<br>NORTH RIDGEVILLE, OHIO<br>(440) 353-0841 | COLUMBIA GAS OF OHIO, INC.<br>827 WALNUT STREET<br>ELYRIA, OHIO 44035<br>(440) 323-5551 | FRONTIER<br>36 SOUTH MAIN<br>OREGON, OHIO 44074<br>(440) 774-8012                     |
| FIRST ENERGY<br>2015 WEST RIVER ROAD NORTH<br>ELYRIA, OHIO<br>1-800-722-1660                                         | AT&T<br>578 TERPES STREET<br>ELYRIA, OHIO 44035<br>(440) 365-8359                       | ALLTEL/WINDSTREAM<br>363 WEST 3rd STREET<br>ELYRIA, OHIO 44035<br>(440) 329-4000      |
| COLUMBIA GAS TRANSMISSION CORP.<br>3151 LINCOLN WAY WEST<br>WOODSTOCK, OHIO 44091<br>(440) 264-2201                  | TIME WARNER CABLE<br>(440) 366-0418                                                     | WIDE OPEN WEST<br>105 BLAZE INDUSTRIAL PARKWAY<br>BEREA, OHIO 44017<br>(440) 503-5635 |





**CITY OF NORTH RIDGEVILLE  
STANDARD GENERAL NOTES**

- [illegible]

OCTOBER 1, 2008 - REV. 5/1/03, 02/28/08, 12/7/06, 8/18/16  
5/3/17, 6/23/17

## CITY OF NORTH RIDGEVILLE STANDARD GENERAL NOTES

## Summary

- [illegible]

**HYDROTATIC TEST**

- [illegible]

**CLASSIFICATION**

1. THE SIZE OF SERVICE CONNECTIONS SHALL BE THREE-QUARTER INCH (3/4") DIAMETER MINIMUM.
2. SERVICE CONNECTIONS SHALL BE 6" ODDER, ALTERNATELY, 8" FOR LARGE SIZE PIPES. FOR POLYETHYLENE GLASS, NEW SERVICE SIZE MAY BE USED PROVIDED THAT THE MINIMUM SERVICE SIZE SHALL BE 4" ODDER. SERVICE IS TO BE COPPER, AND THE CONNECTIONS SHALL BE MADE WITH 90 DEGREE ELBOWS. THE MINIMUM SERVICE SIZE SHALL BE 1/2" ODDER.
3. FOR SUBMERSIBLE WATER METER AND FITS FROM THE CONNECTIONS OF THE MAINLINE, A WATER METER MUST BE PROVIDED NEAR THE POINT OF ENTRY LINE OF THE SUBMERSIBLE.

OCTOBER 1, 2008 REVISED 8/29/08, 2/10/10  
7/12/14

## SITE SPECIFIC GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON THE PLANS ARE IN FEET AND DECIMAL PARTS THEREOF ABOVE THE U.S.G.S. DATUM PLANE.
2. ALL CONTRACTORS, PRIOR TO SUBMITTING BIDS FOR THIS IMPROVEMENT, WILL BE PERMITTED TO DO TEST HOLES WITHIN THE LIMITS OF THIS PROPOSED WORK. A NOTICE OF AT LEAST 48 (FORTY EIGHT) HOURS MUST BE GIVEN TO THE OWNER, AND THE LOCATION OF ALL TEST HOLES MUST BE NOTED TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE THAT MAY RESULT FROM DIGGING THESE TEST HOLES, AND HE SHALL RESTORE ALL PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING BEFORE SUCH DIGGING WAS DONE. OHIO UTILITIES PROTECTION SERVICE WILL BE CONTACTED PRIOR TO ANY EXCAVATION.
3. ALL COSTS FOR CITY OF NORTH ROCKEVILLE INSPECTION SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. TREE PLANTING PER SUBDIVIDER'S AGREEMENT.
5. CONTRACTOR IS TO SEED AND MULCH ALL DISTURBED AREAS, INCLUDING RIGHT-OF-WAY AND EASEMENTS.
6. STREET LIGHTING PER SUBDIVIDER'S AGREEMENT.
7. AT THE END OF CONSTRUCTION, ONE MYLAR SET OF RECORD DRAWINGS MUST BE SUBMITTED BY THE CONTRACTOR TO THE CITY REFLECTING ANY CHANGES IN CONSTRUCTION.
8. ALL INLET BASIN OR CATCH BASIN GRATES TO BE BICYCLE SAFE.
9. CONTRACTOR MUST CONFORM TO PIPE MANUFACTURERS RECOMMENDATIONS FOR PROPER SEALING WHEN SEWER PIPE IS ENCASED IN CONCRETE.
10. WATER MAINS: (ALSO SEE WATER NOTES AND DETAILS SHEET)  
DEFLECT WATER MAIN JOINTS NO MORE THAN 2"  
HYDRANTS SHALL BE DARLING CO. B-50-B, MUELLER CENTURUM WITH THREADS PER NORTH ROCKEVILLE FIRE DEPARTMENT STANDARD.  
FIRE HYDRANT PAINT:  
BODY - FIRE HYDRANT RED RUSTOLUID #1210 OR APPROVED EQUAL  
TOP - WHITE REFLECTIVE PAINT 3-IN COORD OR APPROVED EQUAL
11. SANITARY SEWERS:  
LATERAL SERVICE CONNECTIONS ARE DIMENSIONED ALONG THE MAINLINE SEWER AT THE WYE LOCATION.
12. PAVEMENT:  
ALL PAVEMENT SHALL BE IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT), CONSTRUCTION AND MATERIALS SPECIFICATIONS, DATED JANUARY 1, 2018.  
SUBBASE: GRAVEL AND COMPACTED IN ACCORDANCE WITH ODOT ITEM 204, SUBGRADE PROTECTION.  
BASE: 4 INCH MINIMUM OR AS REQUIRED BY THE ENGINEER, ODOT ITEM 304, AGGREGATE BASE.  
PAVEMENT: B INCH, ODOT ITEM 452, NON-REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT WITH CONCRETE CURBSIDE. SEW JOINTS 12" MIN DRAINAGE: UNDERDRAINS SHALL BE CONSTRUCTED, ENTIRE LENGTH, EACH SIDE, ACCORDING TO ODOT ITEM 605, SHALLOW PIPE UNDERDRAINS.
13. SUMP PUMPS WILL NOT BE INSTALLED SINCE BASEMENTS ARE NOT PLANNED IN THIS SUBDIVISION.

## **SITE SPECIFIC EARTHWORK NOTES**

ALL EARTHWORK SHALL HAVE A FULL TIME INSPECTION AND TESTING AS DEEMED NECESSARY BY THE CITY OF NORTH RIDGEVILLE AND THE OWNER. SUCH INSPECTION WILL BE COORDINATED BY THE ENGINEER WHO SHALL USE A SOILS TESTING LABORATORY TO MAKE TESTS INCIDENTAL TO THE QUALITY CONTROL OF THE EARTHWORK OPERATION. THE PRICES BID FOR THE VARIOUS EARTHWORK ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. PREPARING THE SUBGRADE AS DEEMED NECESSARY BY THE ENGINEER TO ACCEPT EMBANKMENT.
2. DETERMINING THE SUBGRADE, IF NECESSARY, AND MAINTAINING GOOD SURFACE DRAINAGE OF THE CONSTRUCTION AREA.
3. PROOF-ROLLING AND/OR STABILITY VERIFICATION OF ALL SUBGRADE BEFORE AND AFTER EMBANKMENT CONSTRUCTION, AND OF ALL EXCAVATION AREAS ACHIEVING SUBGRADE ELEVATION.
4. ACHIEVING MINIMUM IN-PLACE DENSITY OF 100 (ONE HUNDRED) PERCENT OF THE MAXIMUM DENSITY BY SPREADING, LIFTS NOT TO EXCEED 8 (EIGHT) INCHES IN DEPTH AND USING COMPACTION EQUIPMENT THAT WILL PRODUCE THE REQUIRED IN-PLACE DENSITY WITHOUT BREAKING DOWN THE UNDERLYING SOILS.
5. OBTAINING OPTIMUM MOISTURE CONTENT.
6. INCORPORATING EXCESS TRENCH MATERIALS INTO EMBANKMENT CONSTRUCTION.
7. CONTROLLING SOIL EROSION AND SILTATION. PROVIDING TEMPORARY EROSION CONTROL, SUCH AS STRAW BALES, TEMPORARY DICES, DAMS AND SEDIMENT BASINS, AS REQUIRED BY THE CITY OF NORTH RODEVILLE ENGINEER OR THE OWNER. ALSO THE REMOVAL OF ANY SEDIMENT FROM DITCHES, SWALES AND CREEKS WHICH, AS DETERMINED BY THE CITY OF NORTH RODEVILLE ENGINEER, RESULTED FROM THESE IMPROVEMENTS.
8. REMOVAL OF EXCESS OR UNSUITABLE MATERIALS AS DEEMED NECESSARY BY THE ENGINEER FROM THE SITE AT THE CONTRACTOR'S RESPONSIBILITY AND EXPENSE.
9. AFTER FINISH GRADING OF RETENTION BASINS, SWALES AND RIGHT-OF-WAYS, PERMANENT GRASS SEEDING AND MULCHING SHALL BE INSTALLED.
10. AREAS BETWEEN RIGHT-OF-WAY AND HOUSE SITE NOT WITHIN 2 (TWO) FEET OF PROPOSED DRAINAGE GRADE SHALL BE BROUGHT TO GRADE AS PART OF SUBDIVISION IMPROVEMENTS.
11. FOLLOWING THE GENERAL OUTLINE OF SUCH EARTHWORK OPERATIONS AS THE PLAN INDICATES.

## OHIOEPA NOTES

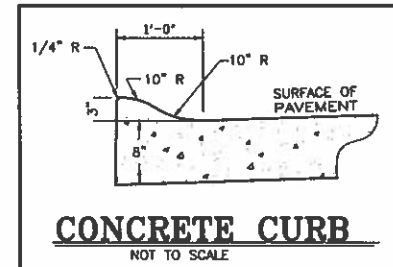
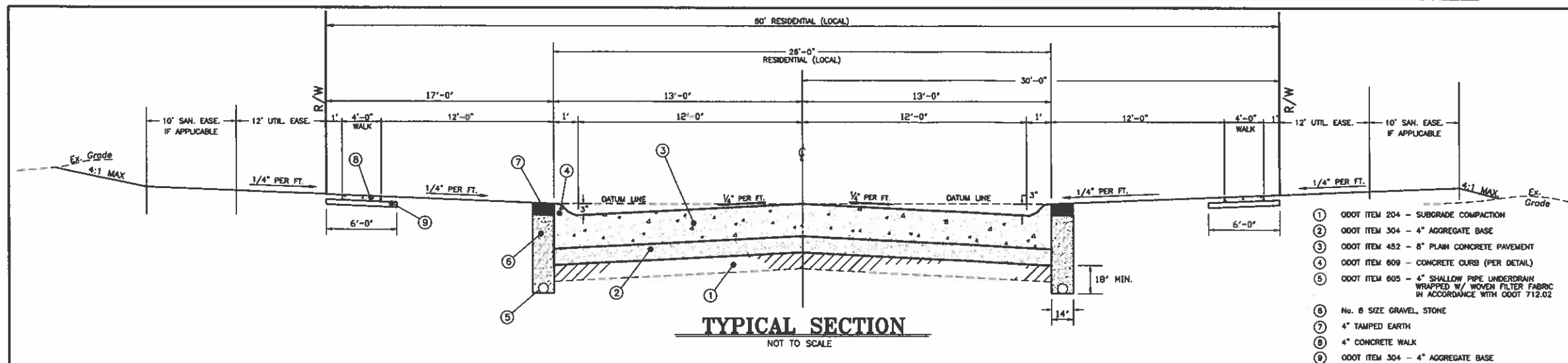
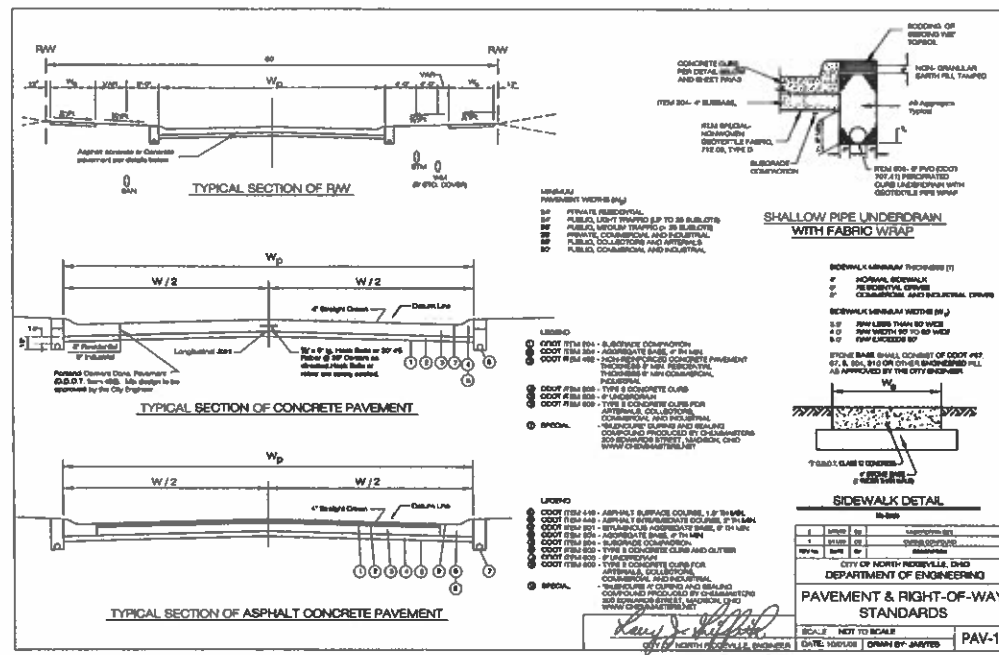
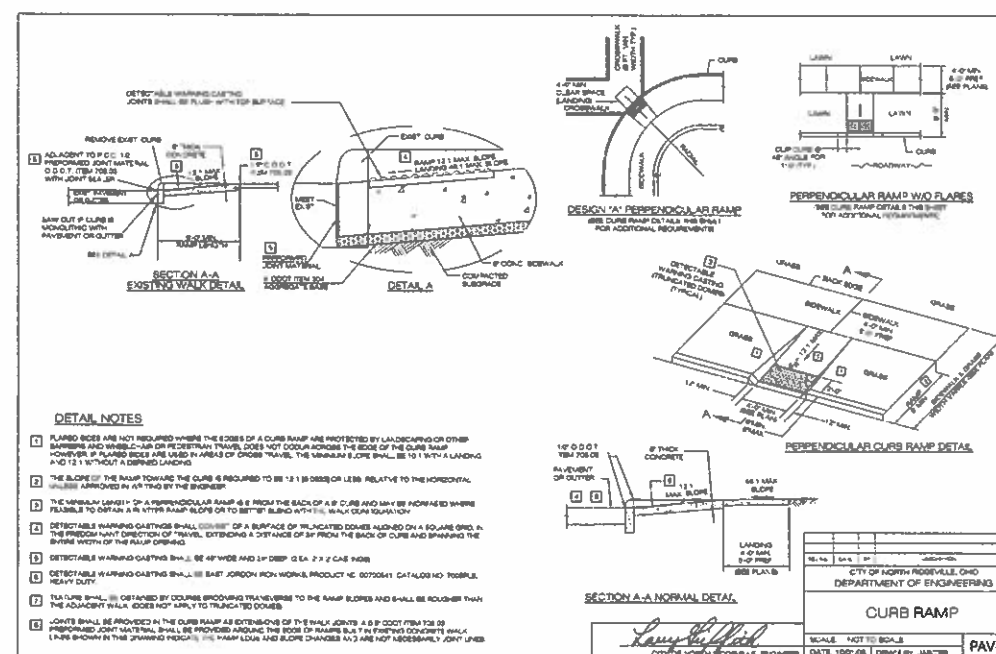
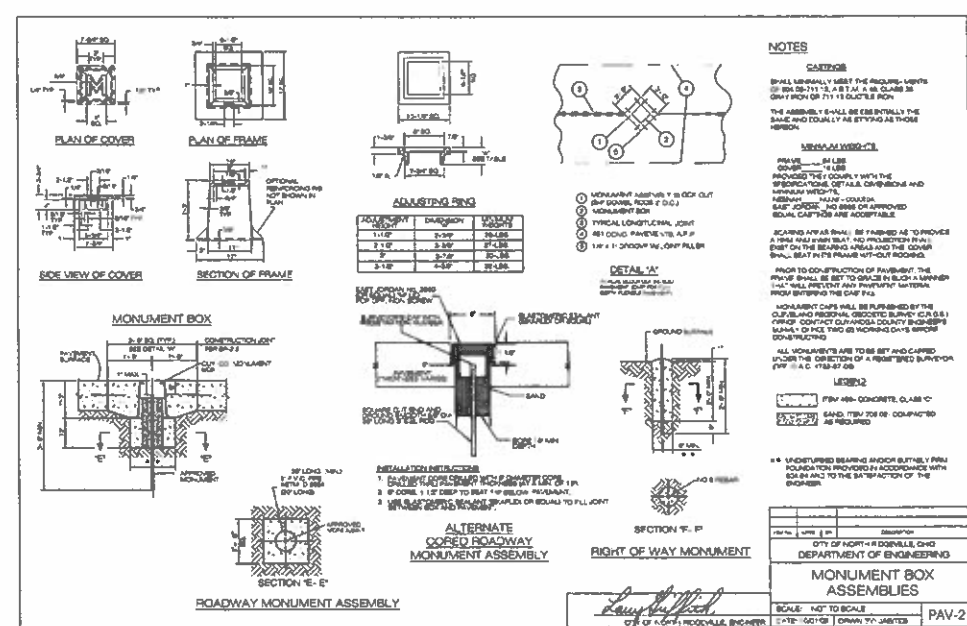
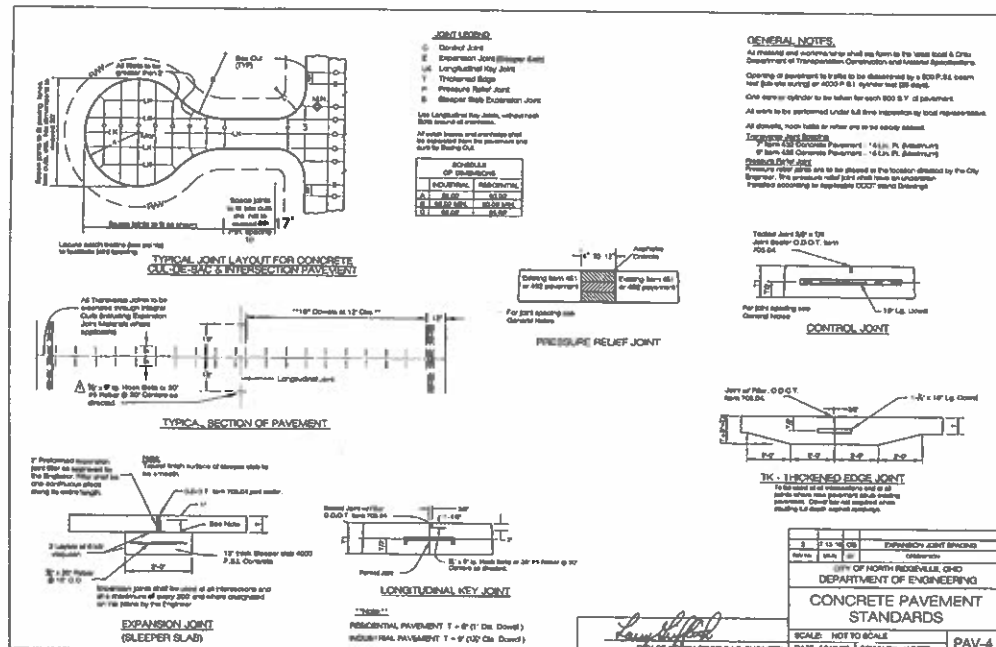
1. PER OHIO EPA STANDARDS, WATER MAIN SHALL MAINTAIN 20 PSI UNDER ALL CONDITIONS OF FLOW.
2. PER OHIO EPA STANDARDS, BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.
3. THE LINE VALVE TO BE USED ON THIS PROJECT IS A MUELLER A-2362-23 WHICH IS APPROVED BY THE CITY OF NORTH RIDGEVILLE.

GENERAL NOTES  
for  
RIDGEFIELD SUBDIVISION 17  
in the city of  
NORTH RIDGEVILLE

**MACKAY**  
Engineering & Surveying Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 885-4500 (440) 886-4590 Fax

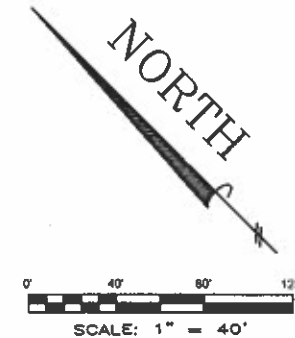
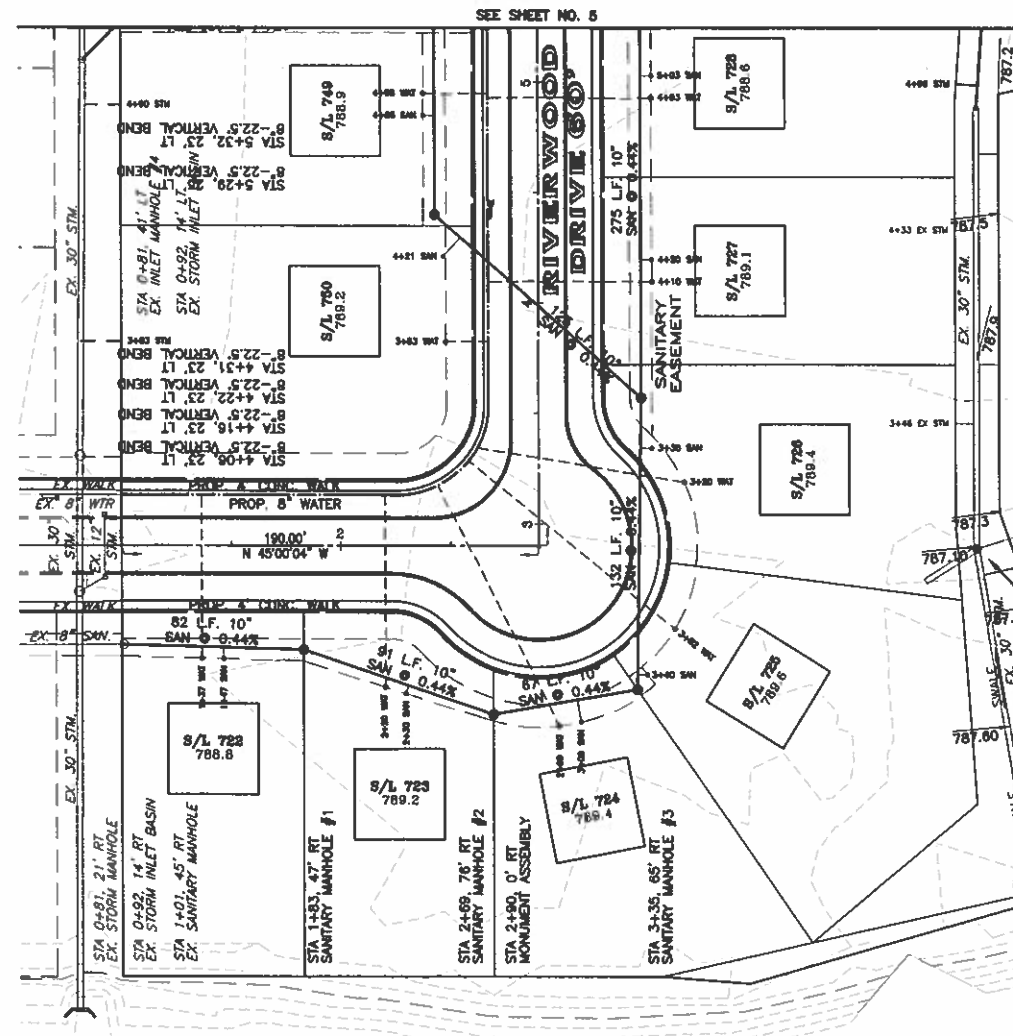
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|---------|-------------|
| DATE:   | JUL 7, 2021 |
| SCALE:  | MOR. N/A    |
| SCALE:  | VER. N/A    |
| JOB No. | 20E27       |
| SHEET   | 2 OF 20     |





**TYPICAL SECTION/PAVEMENT DETAILS**  
**for**  
**RIDGEFIELD SUBDIVISION 17**  
**in the city of**  
**NORTH RIDGEVILLE, OHIO**

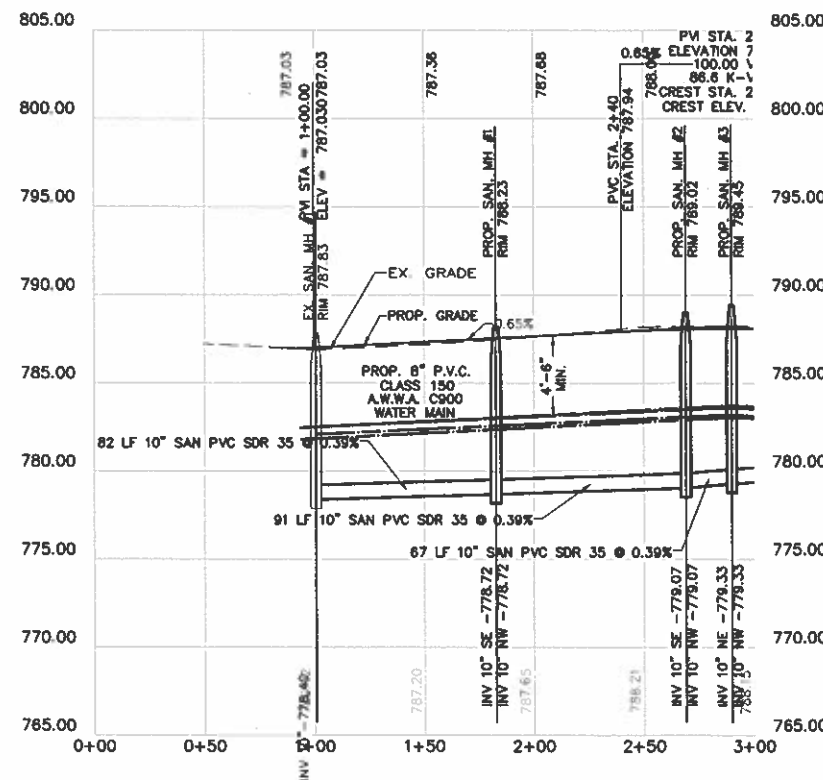
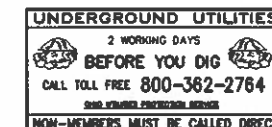




- NOTES:
- FOR ADDITIONAL PROFILES, SEE SHEETS 8-9.
  - TRENCH BACKFILL FOR PROPOSED UTILITIES UNDER PROPOSED PAVEMENT TO BE PREMIUM BACKFILL.
  - UNLESS OTHERWISE NOTED, CONNECTION STATIONS ARE CENTERLINE STATIONS.
  - SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
  - WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.

LEGEND

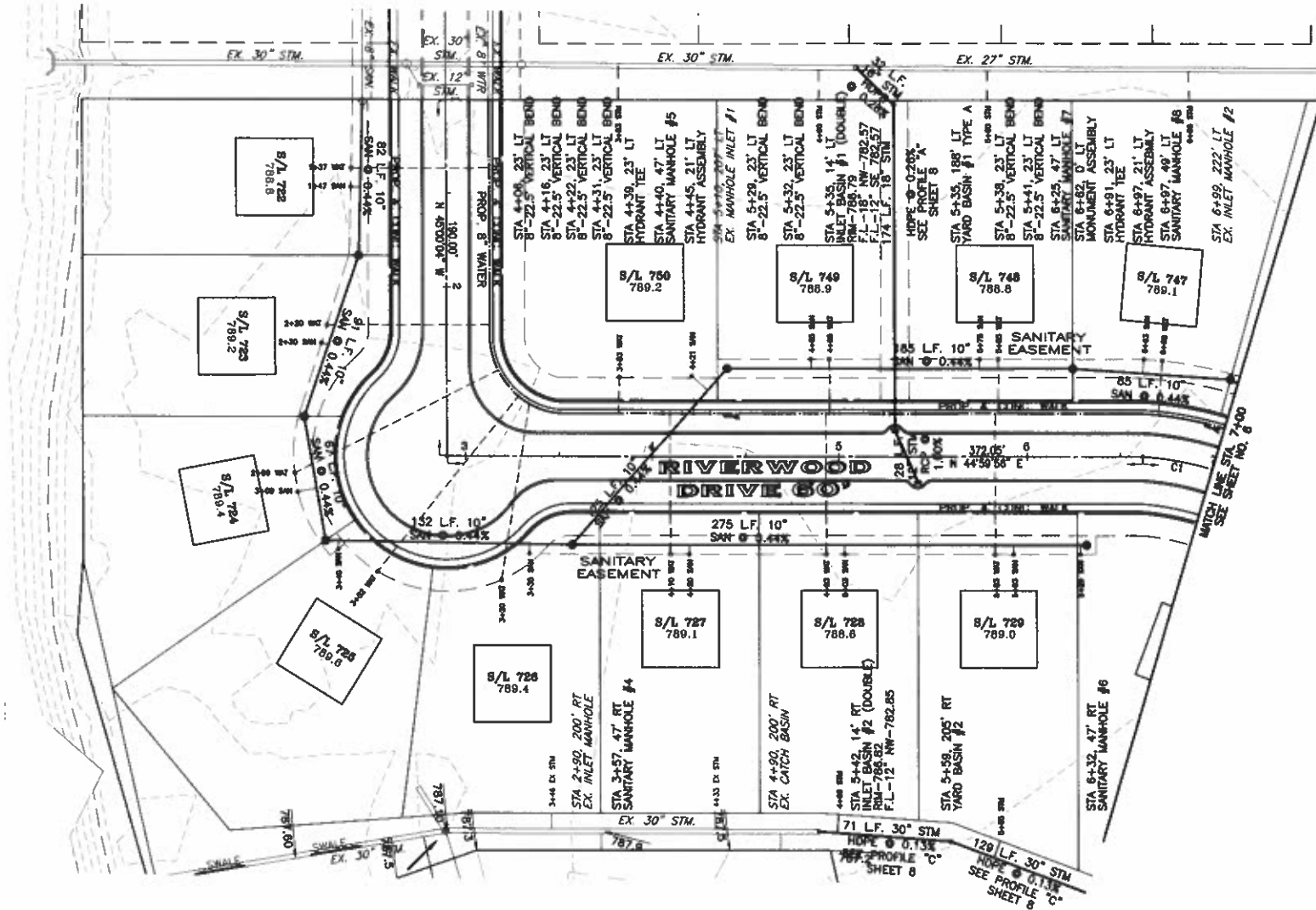
- STORM CONNECTION
- WATER CONNECTION
- SANITARY CONNECTION
- SANITARY CLEANOUT
- WATER SERVICE BOX



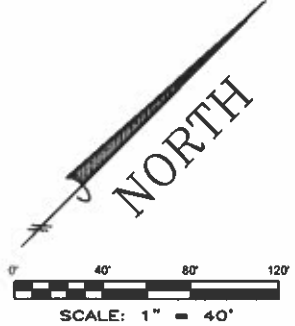
RIVERWOOD DRIVE PLAN & PROFILE  
for  
STA. 1+00 TO STA. 2+90  
in the city of  
NORTH RIDGEVILLE, OHIO

**MACKAY**  
Engineering & Surveying Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 886-4500 (440) 886-4590 Fax

DATE: MARCH 2021  
SCALE: HOR. 1" = 40'  
SCALE: VER. 1" = 5'  
JOB No. 20E27  
SHEET 4 OF 20

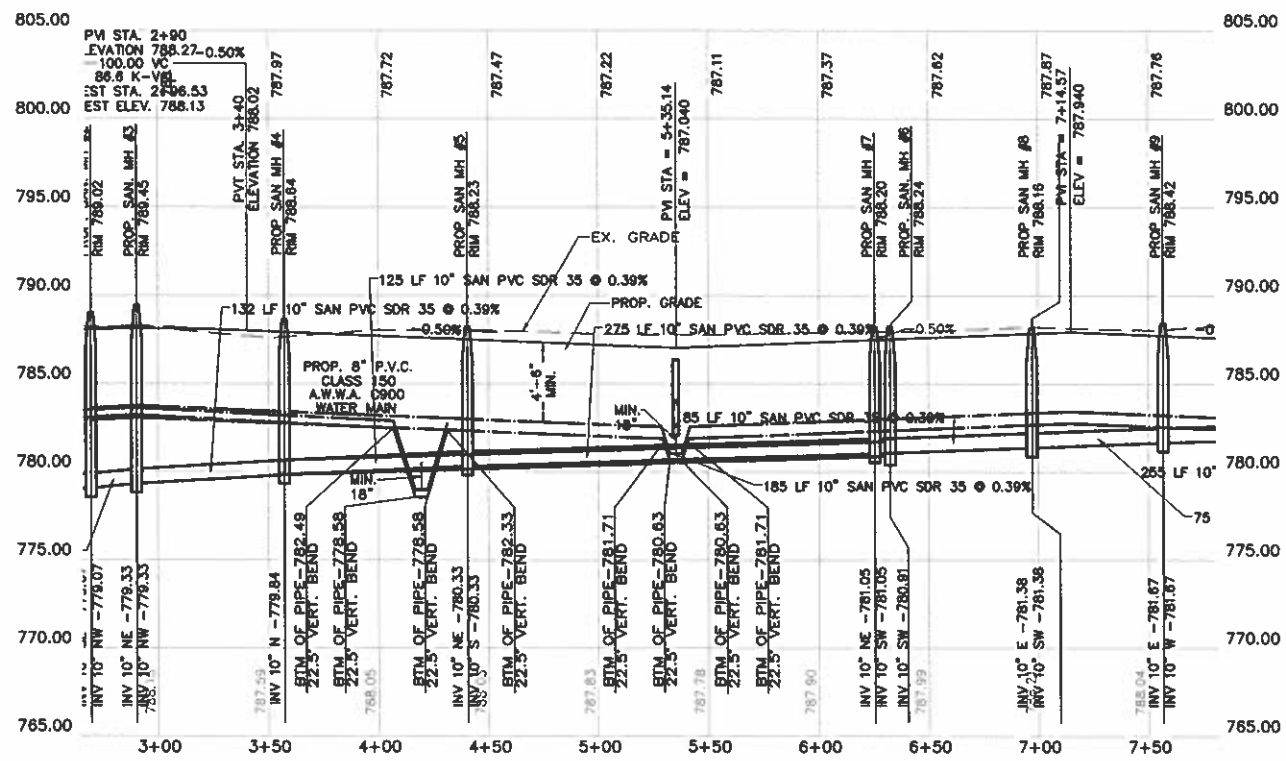


① CENTERLINE CURVE INFO.  
P.C. STA. 6+82.05  
L=77.18'  
R=170.00'  
Δ=26° 00' 49"  
C LEN=76.52'  
BPG=S 61°47'27" W  
P.T. STA. 7+39.23



- NOTES:
1. FOR ADDITIONAL PROFILES, SEE SHEETS 8-9.
  2. TRENCH BACKFILL FOR PROPOSED UTILITIES UNDER PROPOSED PAVEMENT TO BE PREMIUM BACKFILL.
  3. UNLESS OTHERWISE NOTED, CONNECTION STATIONS ARE CENTERLINE STATIONS.
  4. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
  5. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.

- LEGEND
- STORM CONNECTION
  - WATER CONNECTION
  - SANITARY CONNECTION
  - SANITARY CLEANOUT
  - WATER SERVICE BOX



UNDERGROUND UTILITIES  
2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-925-0988  
(OGPUS)

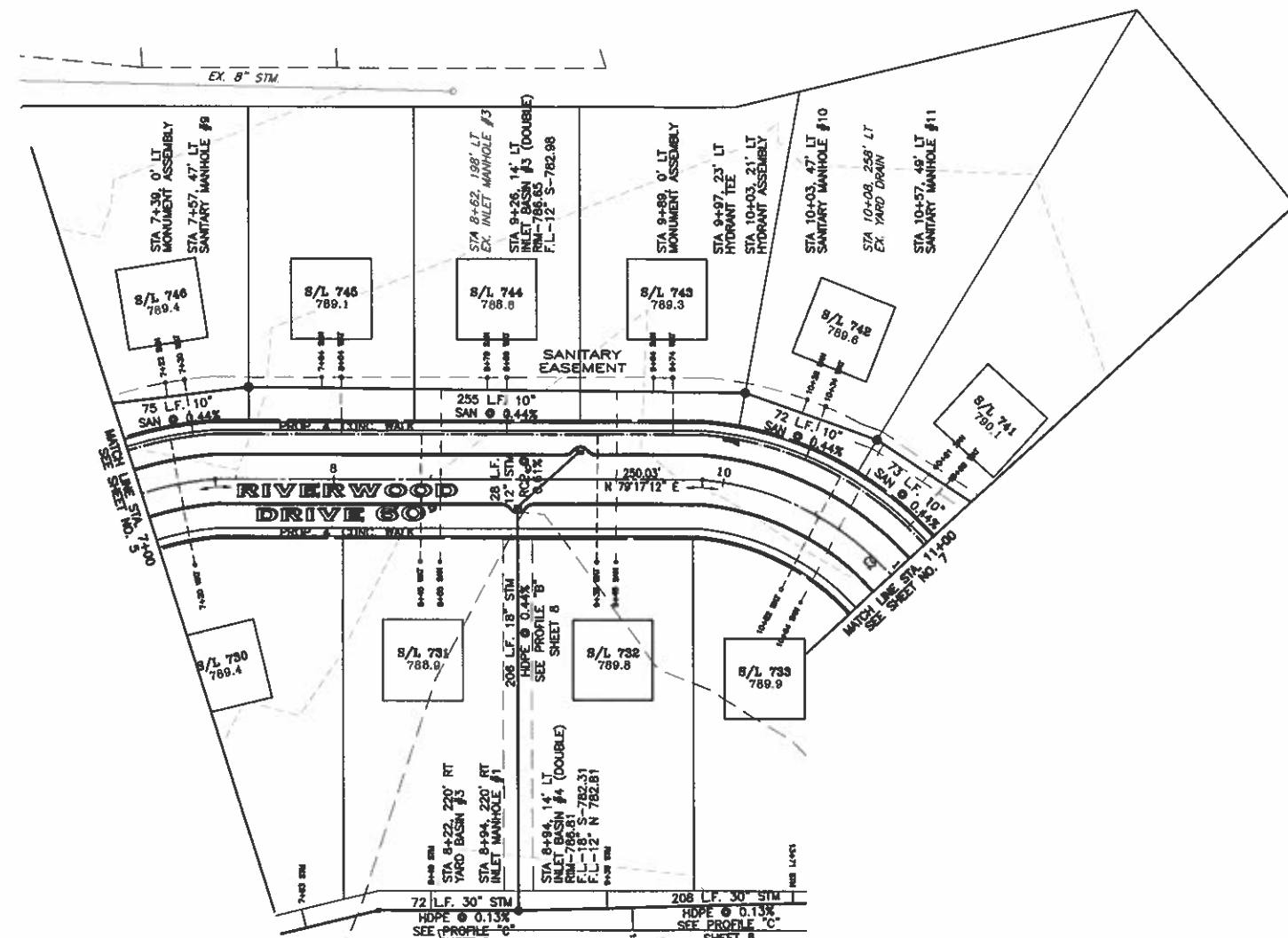
UNDERGROUND UTILITIES  
2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
(OGPUS)

RIVERWOOD DRIVE PLAN & PROFILE  
for  
STA. 2+90 TO STA. 7+00  
in the city of  
NORTH RIDGEVILLE, OHIO

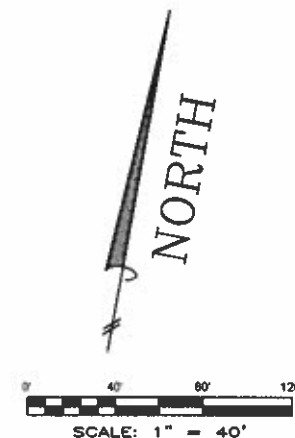
**MACKAY**  
Engineering & Surveying Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 886-4500 (440) 886-4590 Fax

DATE: JUL 7, 2021  
SCALE: HOR. 1" = 40'  
SCALE: VER. 1" = 5'  
JOB No: 20E27  
SHEET 5 OF 20





② CENTERLINE CURVE INFO.  
P.C. STA. 8+89.27  
L=219.51'  
R=150.00'  
Δ=83° 50' 42"  
C LEN=200.44'  
BRG=N 53°23'45" W  
P.T. STA. 12+08.77

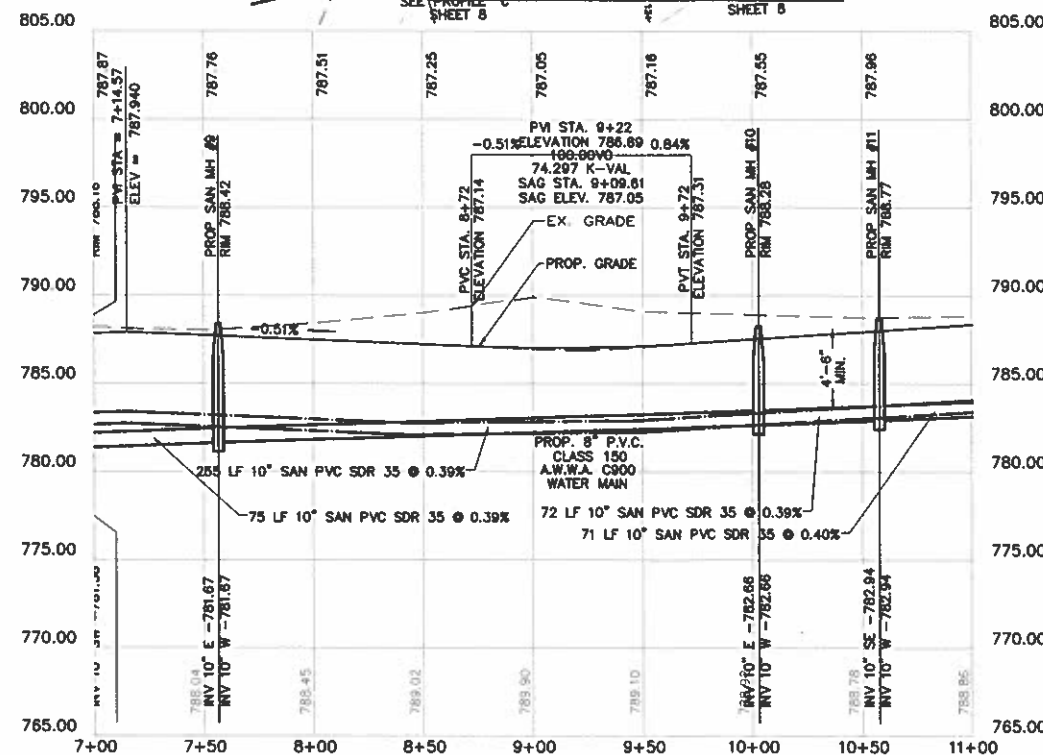
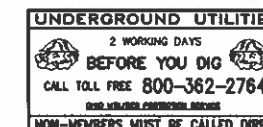
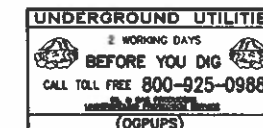


NOTES:

1. FOR ADDITIONAL PROFILES, SEE SHEETS 8-9.
2. TRENCH BACKFILL FOR PROPOSED UTILITIES UNDER PROPOSED PAVEMENT TO BE PREMIUM BACKFILL.
3. UNLESS OTHERWISE NOTED, CONNECTION STATIONS ARE CENTERLINE STATIONS.
4. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
5. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.

LEGEND

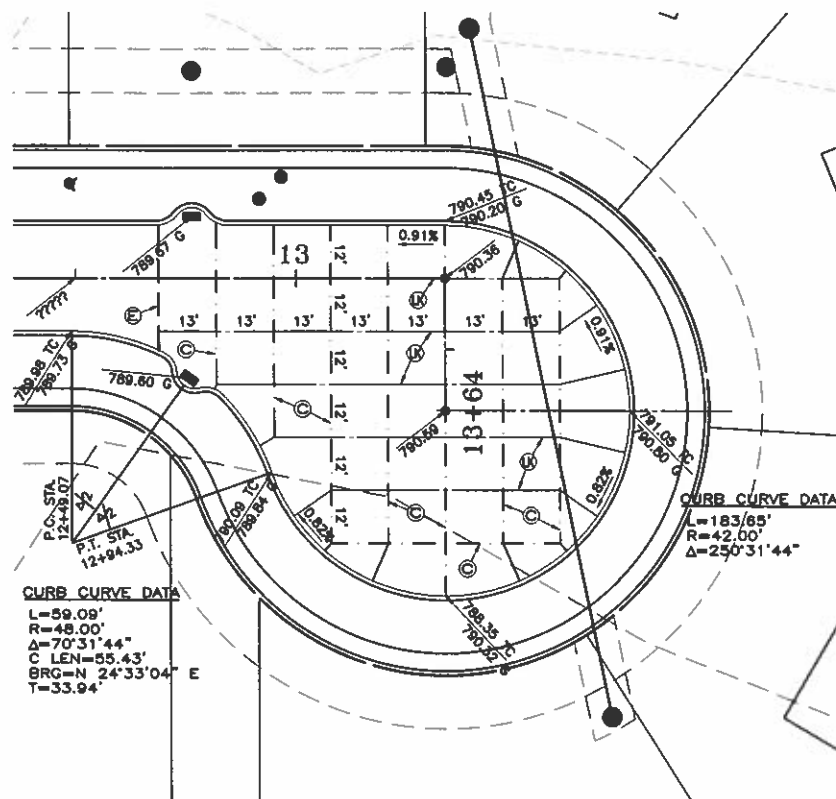
- STORM CONNECTION
- WATER CONNECTION
- SANITARY CONNECTION
- SANITARY CLEANOUT
- WATER SERVICE BOX



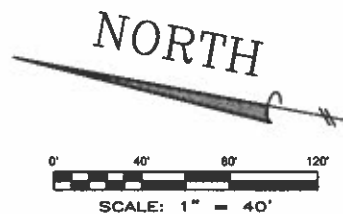
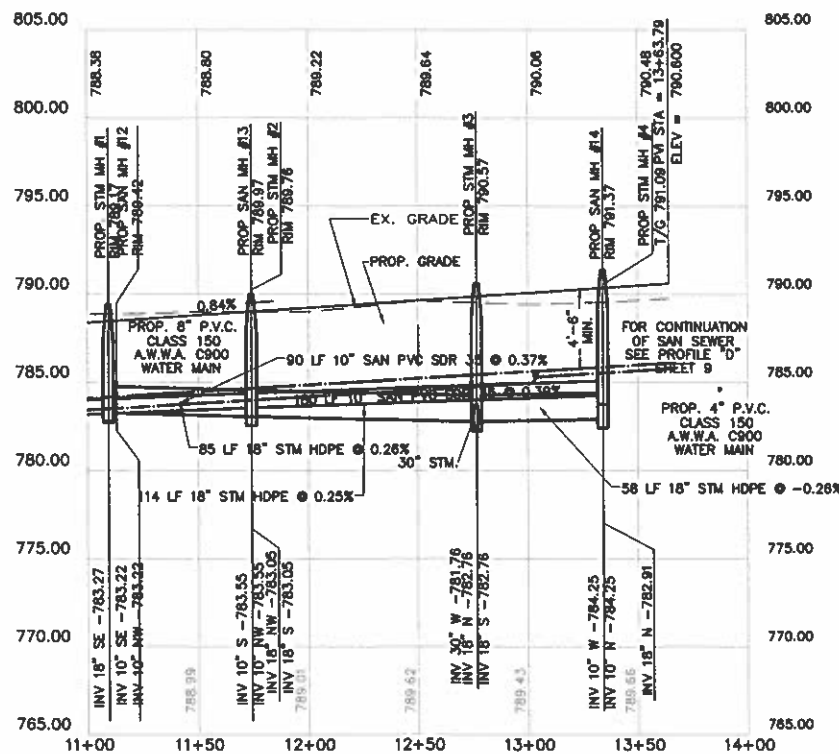
**RIVERWOOD DRIVE PLAN & PROFILE**  
for  
**STA. 7+00 TO STA. 11+00**  
in the city of  
**NORTH RIDGEVILLE, OHIO**

**MACKAY**  
Engineering & Surveying Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 886-4500 (440) 886-4590 Fax

DATE: JUL 7, 2021  
SCALE: HOR. 1" = 40'  
SCALE: VER. 1" = 5'  
JOB No. 20627  
SHEET 6 OF 20



RIVERWOOD DRIVE 60'  
SCALE 1"=20'



- NOTES:
1. FOR ADDITIONAL PROFILES, SEE SHEETS 8-9.
  2. TRENCH BACKFILL FOR PROPOSED UTILITIES UNDER PROPOSED PAVEMENT TO BE PREMIUM BACKFILL.
  3. UNLESS OTHERWISE NOTED, CONNECTION STATIONS ARE CENTERLINE STATIONS.
  4. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
  5. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.

**LEGEND**

- STORM CONNECTION
- WATER CONNECTION
- SANITARY CONNECTION
- SANITARY CLEANOUT
- WATER SERVICE BOX

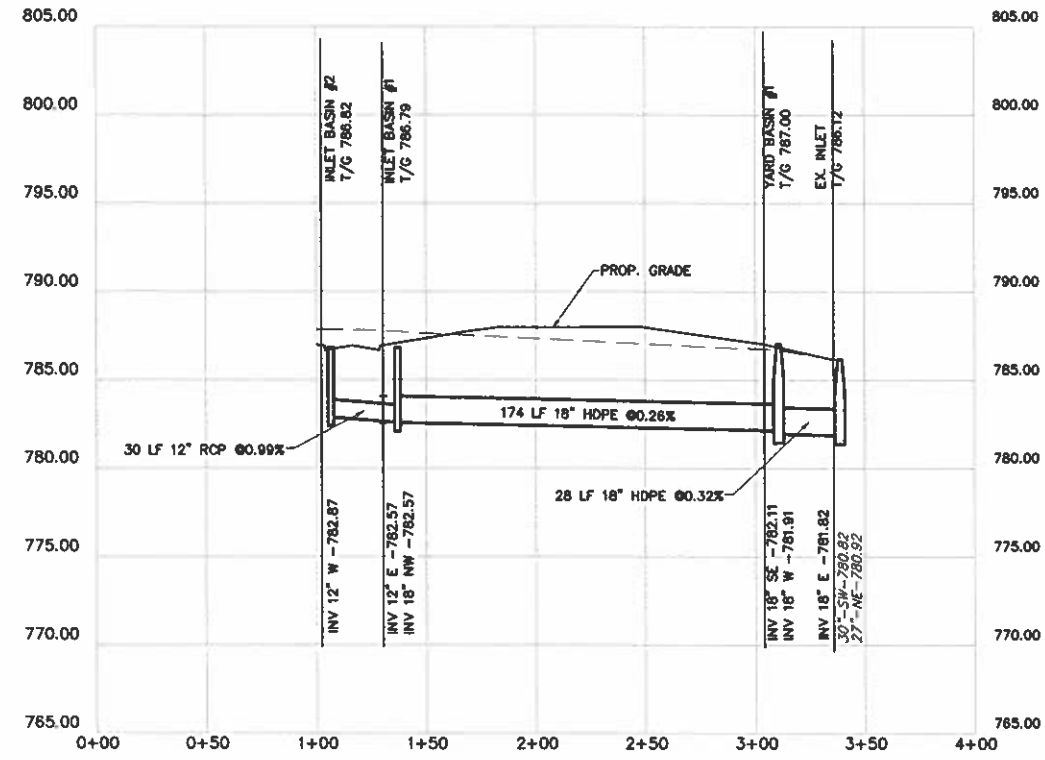


**RIVERWOOD DRIVE PLAN & PROFILE**  
for  
**STA. 11+00 TO STA. 13+64**  
in the city of  
**NORTH RIDGEVILLE, OHIO**

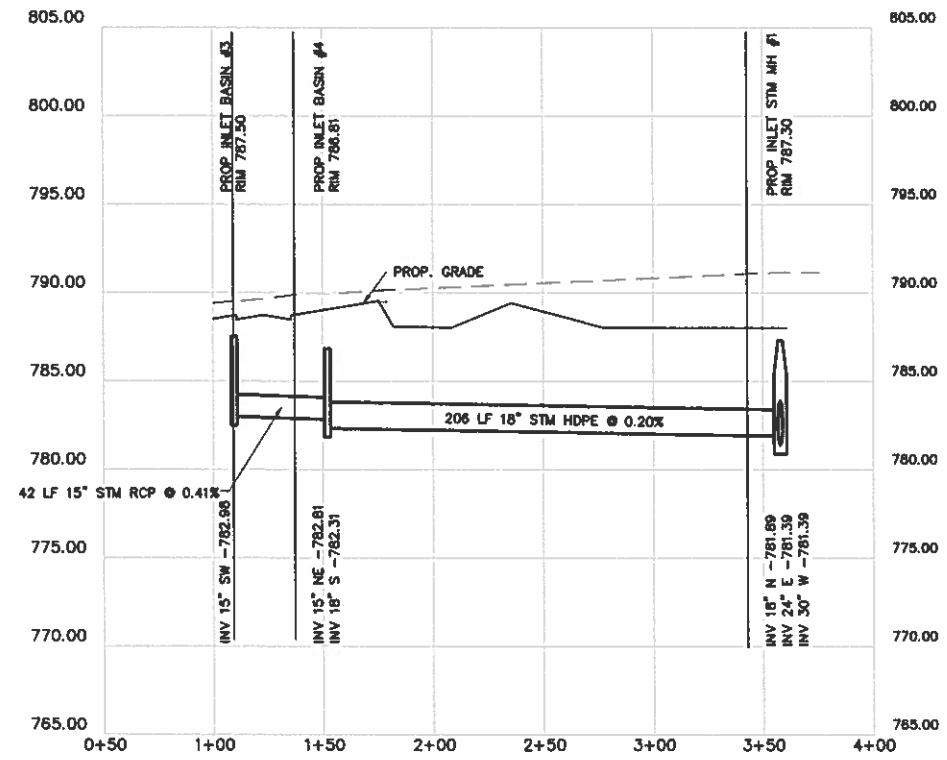
**MACKAY**  
Engineering & Surveying Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 886-4500 (440) 886-4590 Fax

DATE: JUL 7, 2021  
SCALE: HOR. 1" = 40'  
SCALE: VER. 1" = 5'  
JOB No. 20E27  
SHEET 7 OF 20

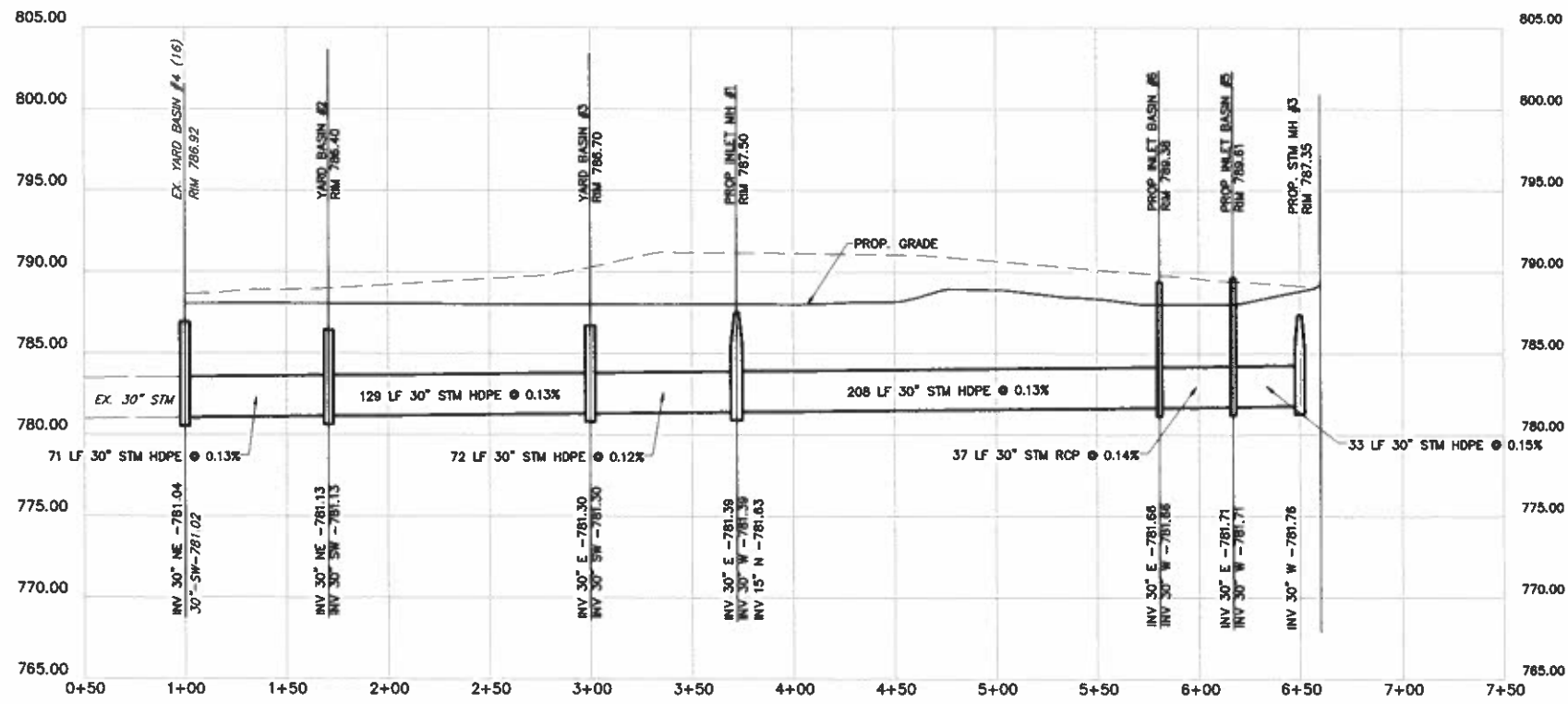




PROFILE "A"



PROFILE "B"

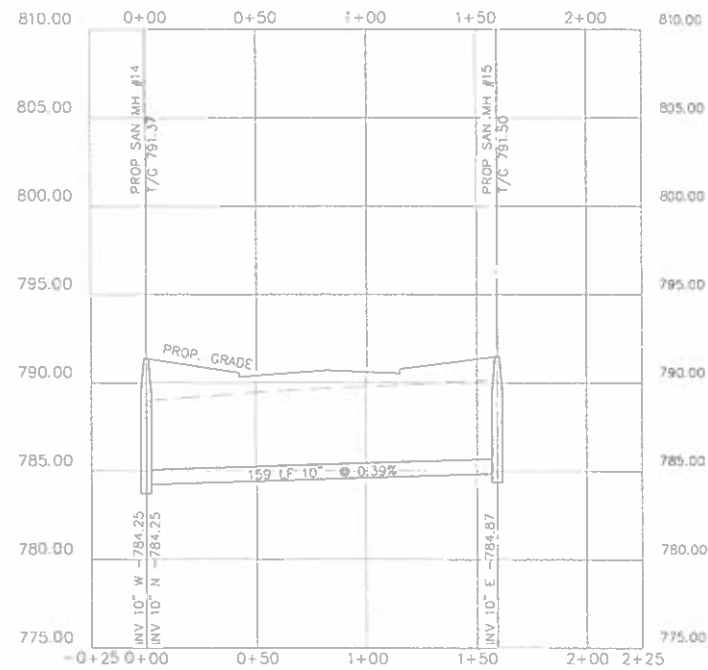


PROFILE "C"

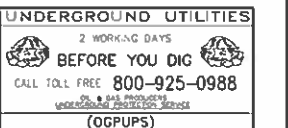
UNDERGROUND UTILITIES  
2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-925-0988  
OGPUPS

UNDERGROUND UTILITIES  
2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
NON-MEMBERS MUST BE CALLED DIRECT

MISCELLANEOUS PROFILES  
for  
RIDGEFIELD SUBDIVISION 17  
in the city of  
NORTH RIDGEVILLE, OHIO  
**MACKAY**  
Engineering & Surveying Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 886-4500 (440) 886-4590 Fax  
DATE: JUL 7, 2021  
SCALE: HOR 1" = 40'  
SCALE: VER 1" = 5'  
JOB No. 20E27  
SHEET 8 OF 20

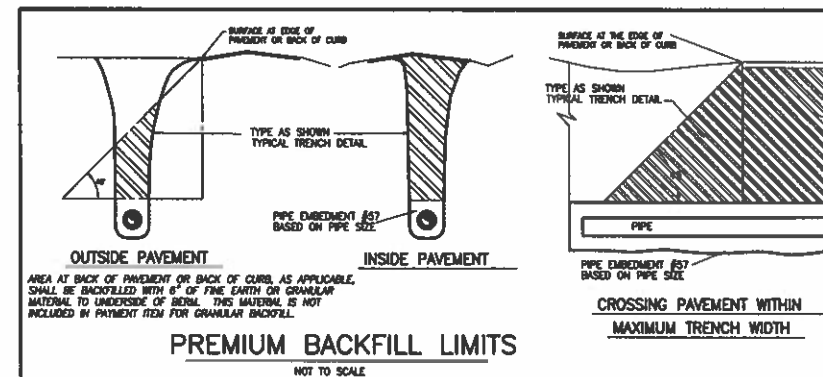
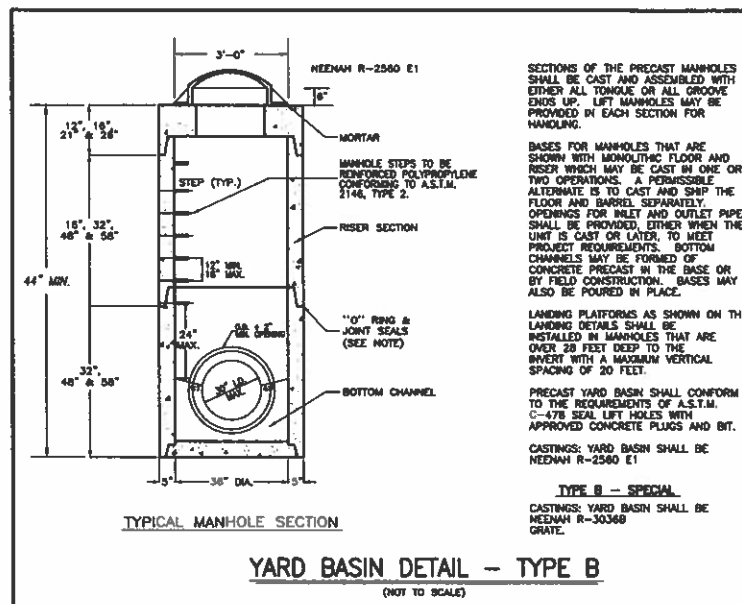
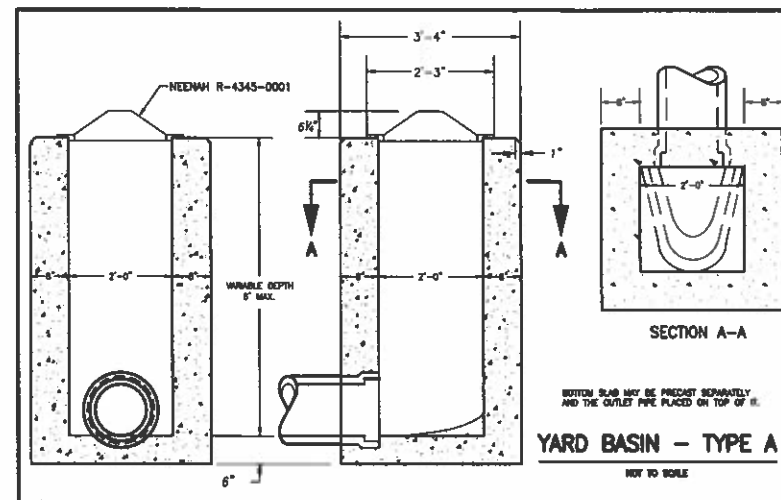
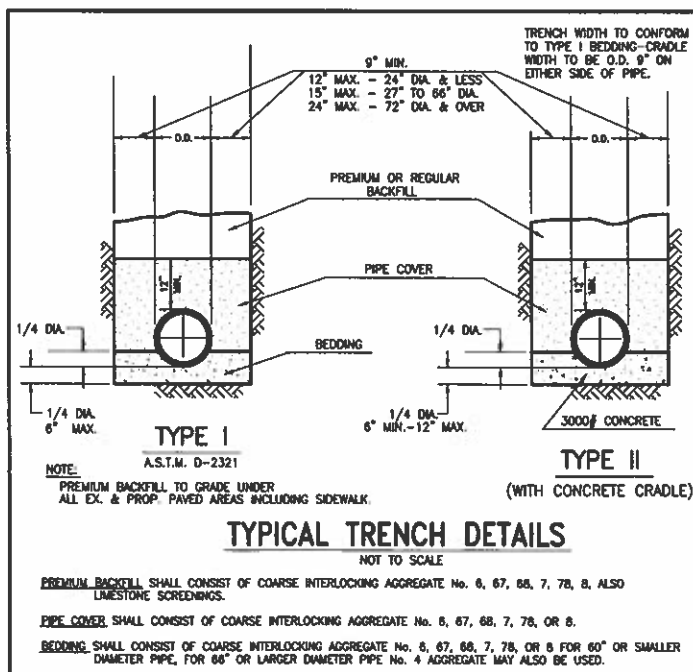
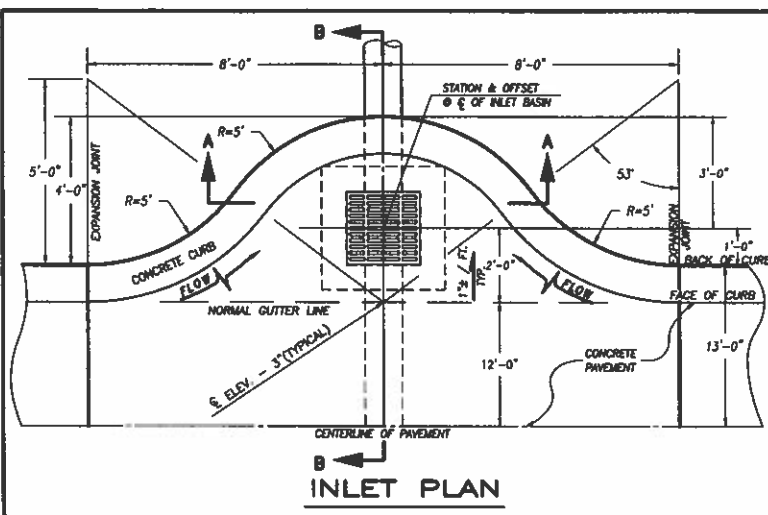
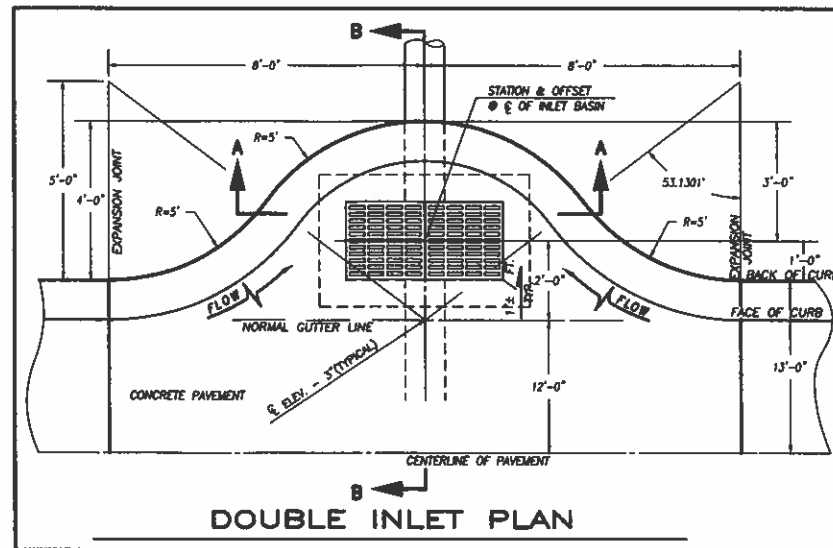


PROFILE "D"



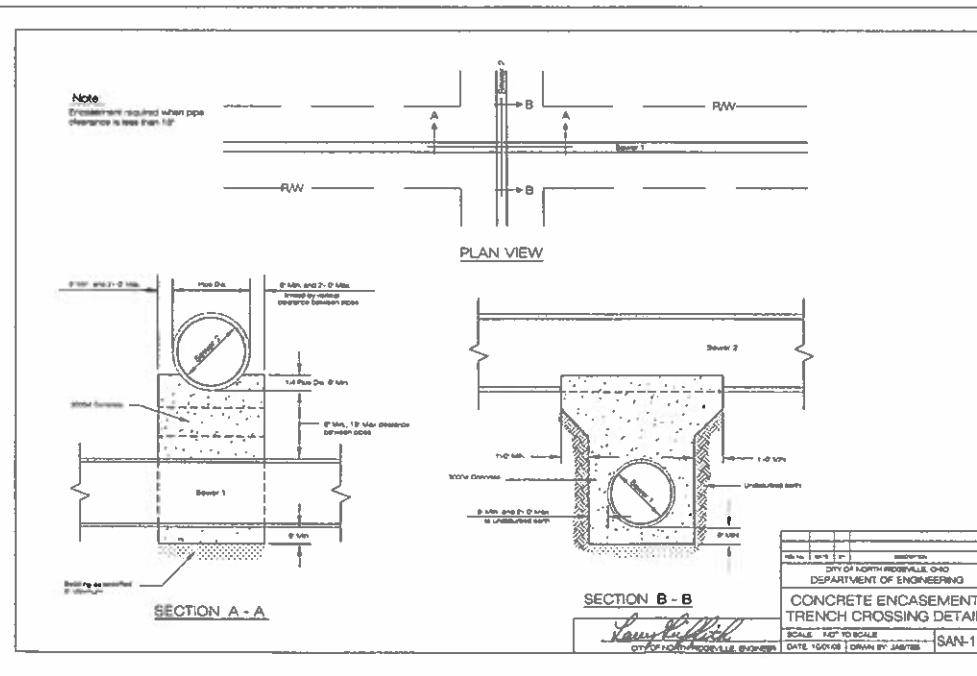
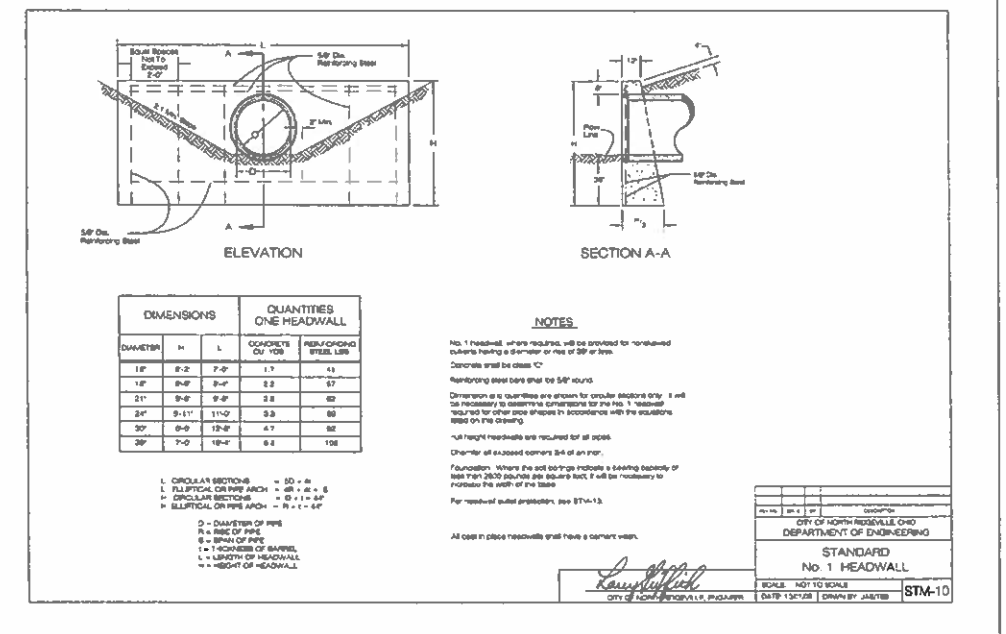
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| MISCELLANEOUS PROFILES<br>for<br>RIDGEFIELD SUBDIVISION 17<br>in the city of<br>NORTH RIDGEVILLE, OHIO                          |                      |
| <b>MACKAY</b><br>Engineering & Surveying Company<br>7017 Pearl Road, Cleveland, Ohio 44130<br>(440) 886-4500 (440) 886-4590 Fax |                      |
| DATE: JUL 7, 2021                                                                                                               | SCALE: HOR: 1" = 40' |
| SCALE: VER: 1" = 5'                                                                                                             | JOB No. 20E27        |
| SHEET 9 OF 20                                                                                                                   |                      |





SEE SHEET 19  
FOR MIS-2 DETAIL

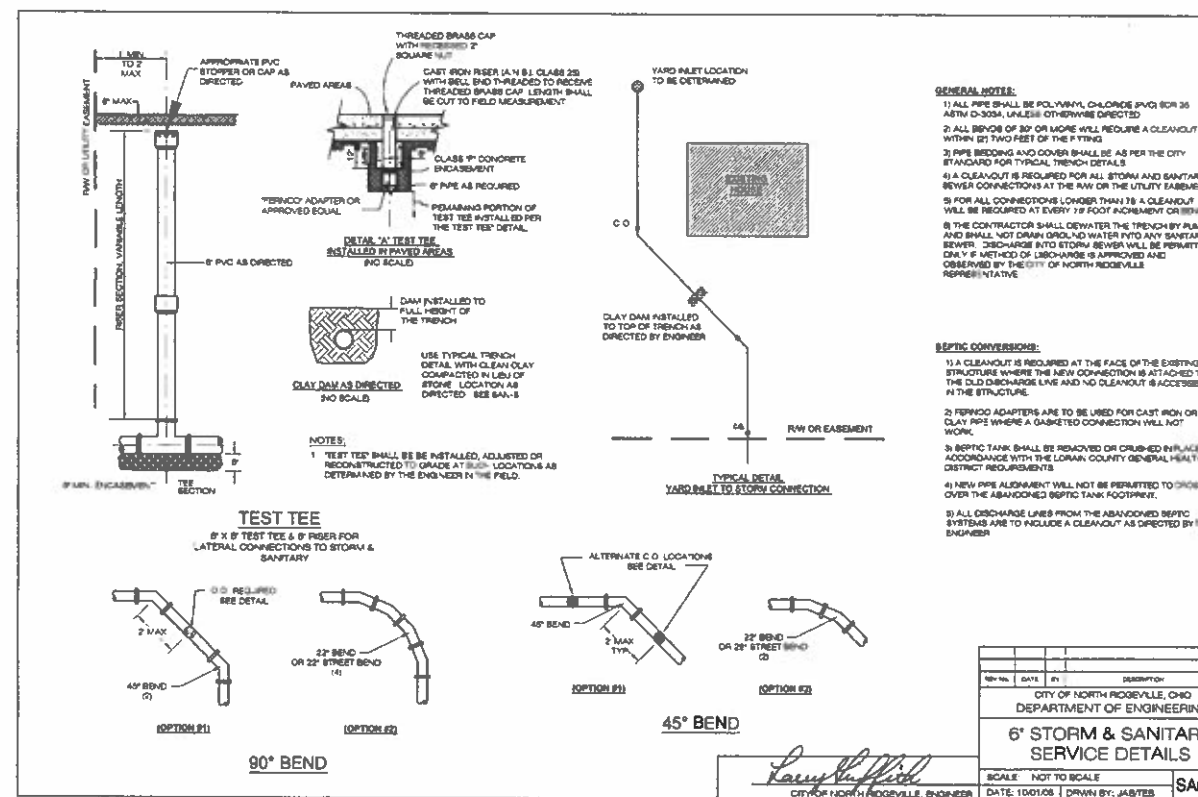
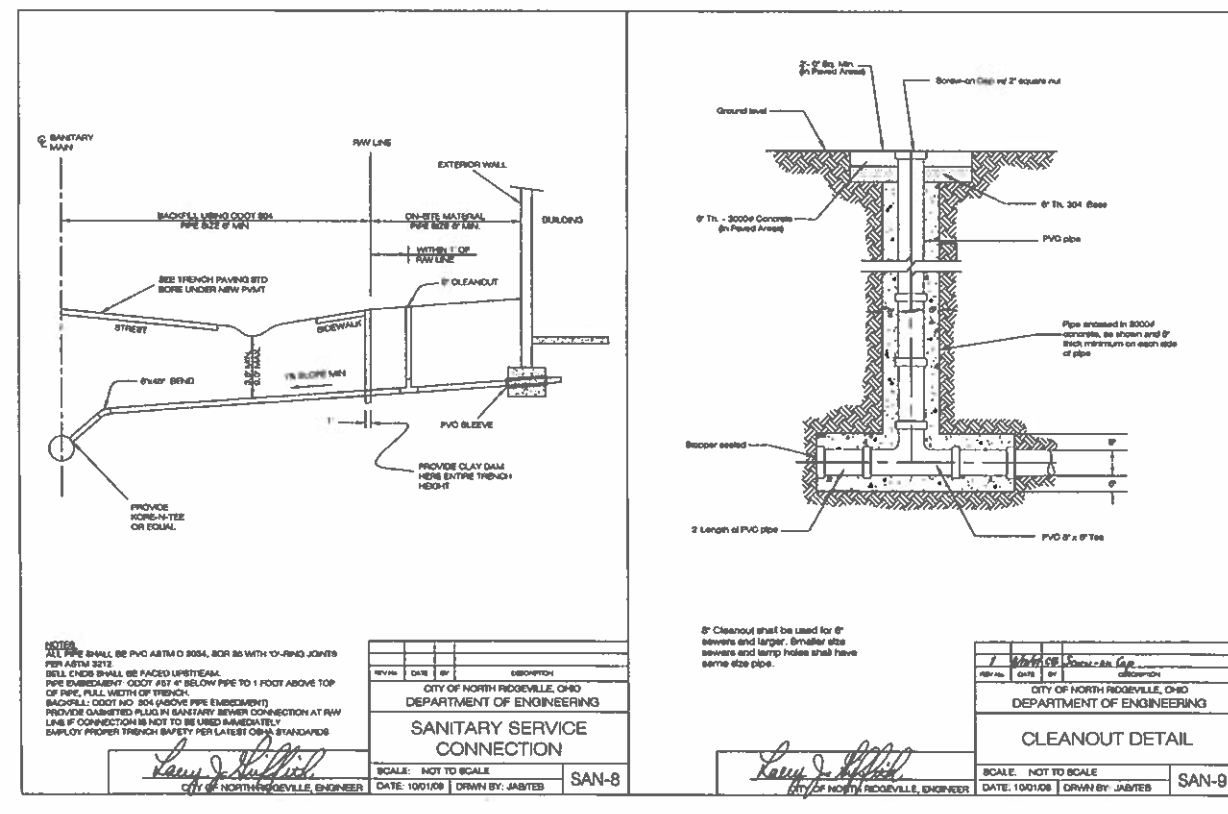
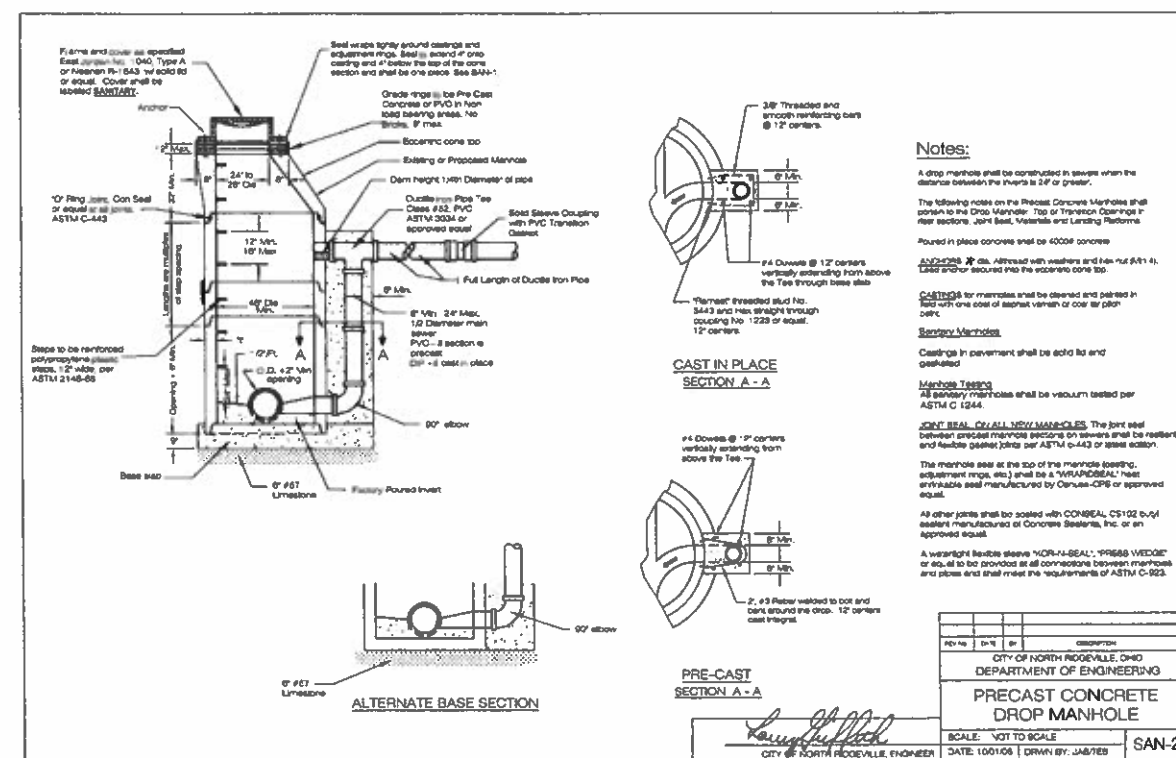
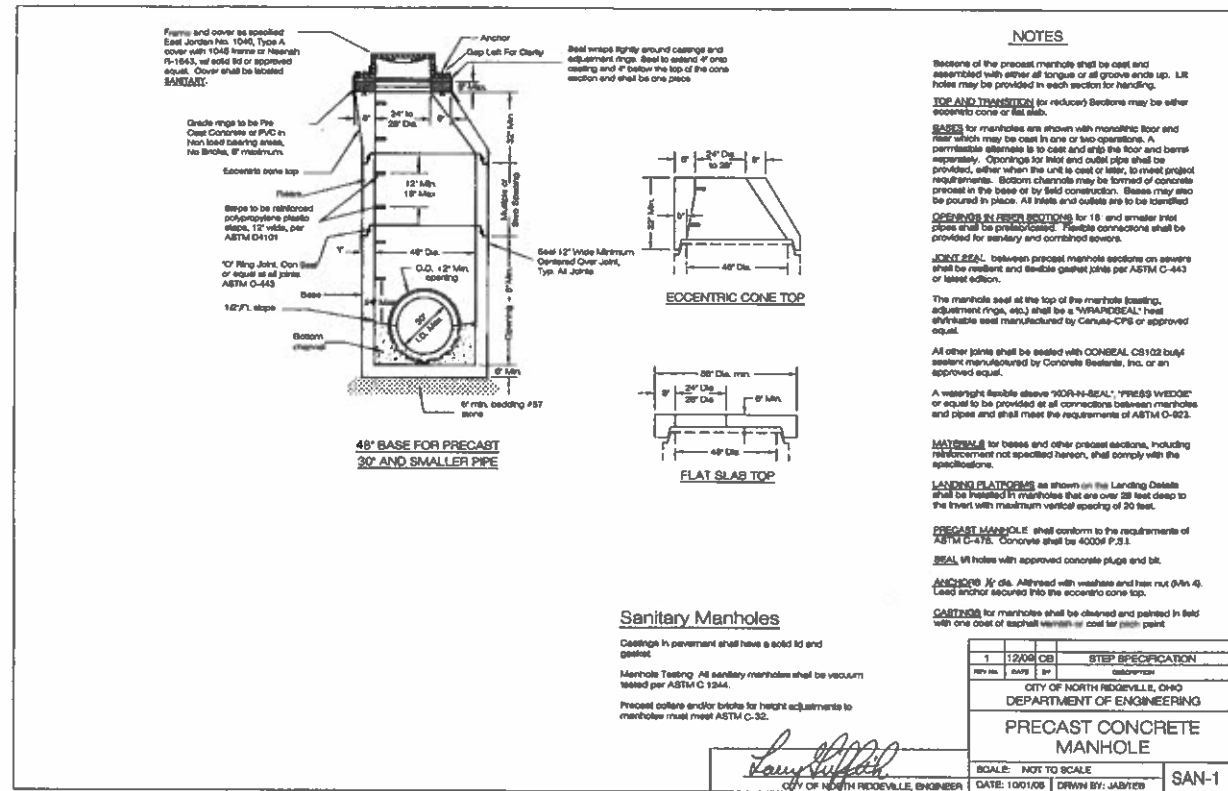
SEE SHEET 19  
FOR STM-11 DETAIL



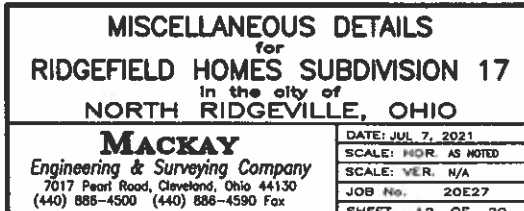
**MISCELLANEOUS DETAILS**  
for  
**RIDGEFIELD HOMES SUBDIVISION 17**  
in the city of  
**NORTH RIDGEVILLE, OHIO**

**MACKAY**  
Engineering & Surveying Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 886-4500 (440) 886-4590 Fax

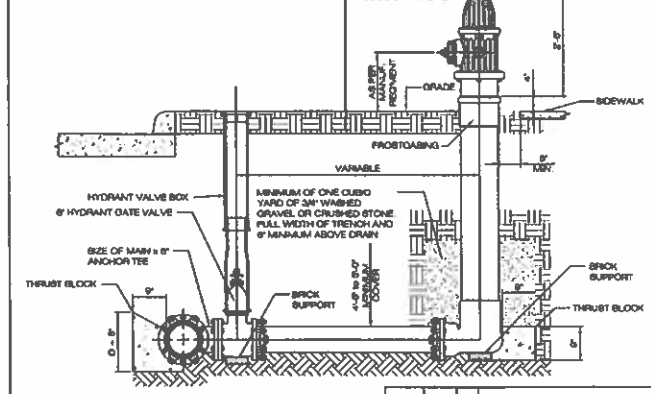
**DATE:** JUL 7, 2021  
**SCALE:** HOR. AS NOTED  
**SCALE:** VER. N/A  
**JOB No.:** 20E27  
**SHEET:** 10 OF 20



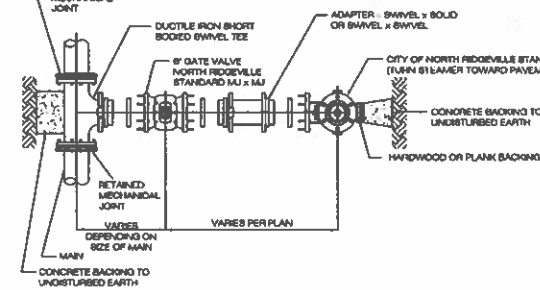




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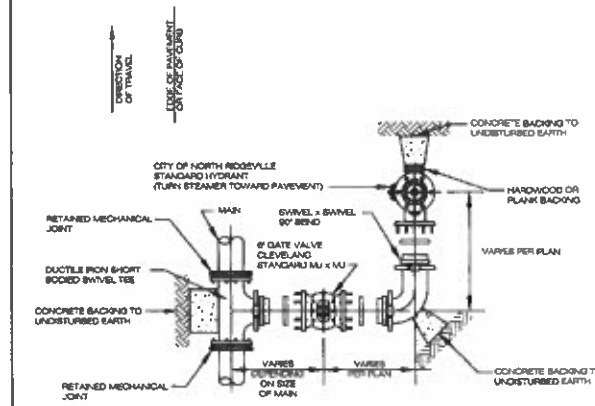


|                                |        |                 |             |
|--------------------------------|--------|-----------------|-------------|
| 1                              | 3/6/92 | Genr.           |             |
| REV No.                        | DATE   | BY              | COMPOSITION |
| CITY OF NORTH RIDGEVILLE, OHIO |        |                 |             |
| DEPARTMENT OF ENGINEERING      |        |                 |             |
| GENERAL HYDRANT                |        |                 |             |
| SCALE: NOT TO SCALE            |        |                 | WATER       |
| DATE: 1001/08                  |        | DRWN BY: JASTED |             |



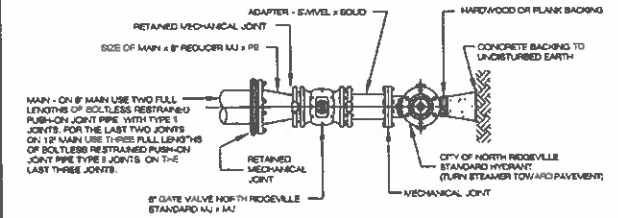
- NOTE:
1. THE CONTRACTOR SHALL FURNISH HYDRANT BRANCHES HAVING RETAINED MECHANICAL JOINTS INCLUDING HYDRANT SHOE. ALL MECHANICAL JOINTS SHALL HAVE FIELD APPLIED ONE (1) COAT OF BUTYL GUM PAINT. ALL MECHANICAL JOINTS SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C-1052P1 8-38 CLASS "B" METHOD "B".
2. ALL BOLTS AND NUTS FURNISHED WITH RETAINED MECHANICAL JOINTS INCLUDING RETAINER OR WEDGE ACTION TYPE GLANDS SHALL BE COPPER-BEARING DUCTILE IRON, OR EQUIVALENT HIGH STRENGTH LOW ALLOY CORROSION RESISTANT STEEL.

|                                |                  |    |             |
|--------------------------------|------------------|----|-------------|
| REV NO.                        | DATE             | BY | DESCRIPTION |
| CITY OF NORTH RIDGEVILLE, OHIO |                  |    |             |
| DEPARTMENT OF ENGINEERING      |                  |    |             |
| HYDRANT TYPE A                 |                  |    |             |
| SCALE: NOT TO SCALE            |                  |    | WATER       |
| DATE: 10/01/08                 | DRAWN BY: JABTES |    |             |



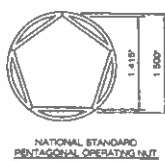
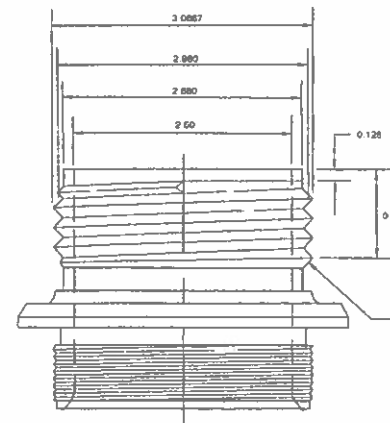
- NOTE
1. IN USE OF HYDRANT BRANCH TEES AND ADAPTERS CONTRACTORS MAY FURNISH HYDRANT BRANCHES HAVING RETAINED MECHANICAL JOINTS. HYDRANT HYDROTIGHT BRACE, ALL MECHANICAL JOINTS SHALL HAVE FIELD APPLIED ONE (1) COAT OF SITUATIMAT PAINT. ALL MECHANICAL JOINTS SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C-1054-21 5-66 CLASS "C" METHOD "B".
2. ALL BOLTS AND NUTS FURNISHED WITH RETAINED MECHANICAL JOINT INCLUDING RETAINER OR WEDGE ACTION TYPE GLANDS SHALL BE COPPER-BEARING DUCTILE IRON, OR EQUIVALENT HIGH STRENGTH, LOW ALLOY CORROSION RESISTANT STEEL.

|         |                |                   |                                |
|---------|----------------|-------------------|--------------------------------|
| REV No. | DATE           | BY                | DESCRIPTION                    |
|         |                |                   | CITY OF NORTH RIDGEVILLE, OHIO |
|         |                |                   | DEPARTMENT OF ENGINEERING      |
|         |                |                   | HYDRANT TYPE B                 |
|         |                |                   | SCALE: NOT TO SCALE            |
|         | DATE: 10/01/08 | DRAWN BY: JAS/TES | WAT                            |

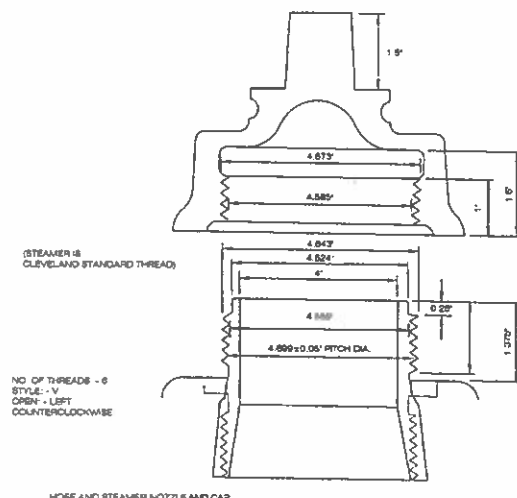


- NOTE:  
THE CONTRACTOR SHALL FURNISH HYDRANT BRANCHES HAVING  
RETAINED MECHANICAL JOINTS INCLUDING HYDRODYNAMIC BRIDE. ALL  
MECHANICAL JOINTS SHALL HAVE APPLIED ONE (1) COAT OF  
BUTYL BITUMAST. ALL MECHANICAL JOINTS SHALL BE POLYETHYLENE  
WRAPPED IN ACCORDANCE WITH AWWA C-900A21 6-88 CLASS "C"  
METHOD.
- ALL BOLTS AND NUTS FURNISHED WITH RETAINED MECHANICAL JOINTS  
INCLUDING RETAINER OR WEDGE ACTION TYPE GLANDS SHALL BE  
CORROSION-BEARING DUCTILE IRON, OR EQUIVALENT HIGH STRENGTH, LOW  
ALLOY CORROSION RESISTANT STEEL.

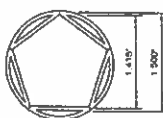
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|--------------------------------|-------------------|------|----|-------------|
| REV                            | NO.               | DATE | BY | DESCRIPTION |
| CITY OF NORTH RIDGEVILLE, OHIO |                   |      |    |             |
| DEPARTMENT OF ENGINEERING      |                   |      |    |             |
| HYDRANT TYPE C                 |                   |      |    |             |
| SCALE: NOT TO SCALE            |                   |      |    | WAT-4       |
| DATE: 10/01/06                 | DRAWN BY: JAS/TES |      |    |             |



|                                                             |    |                  |    |             |
|-------------------------------------------------------------|----|------------------|----|-------------|
| REV                                                         | NO | DATE             | BY | DESCRIPTION |
| CITY OF NORTH RIDGEVILLE, OHIO<br>DEPARTMENT OF ENGINEERING |    |                  |    |             |
| 2-1/2" HOSE NOZZLE<br>HYDRANT CONNECTION                    |    |                  |    |             |
| SCALE NOT TO SCALE                                          |    |                  |    | WA          |
| DATE: 10/01/08                                              |    | DRAWN BY: JASTED |    |             |



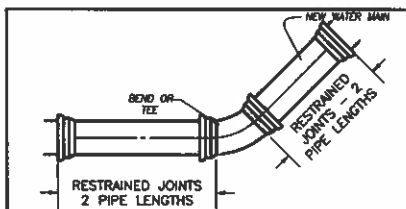
NATIONAL STANDARD  
PENTAGONAL OPERATING NUT



|                                |      |                  |             |
|--------------------------------|------|------------------|-------------|
| REV NO                         | DATE | BY               | DESCRIPTION |
| CITY OF NORTH RIDGEVILLE, OHIO |      |                  |             |
| DEPARTMENT OF ENGINEERING      |      |                  |             |
| 4" PUMPER NOZZLE               |      |                  |             |
| HYDRANT CONNECTION             |      |                  |             |
| SCALE: NOT TO SCALE            |      |                  |             |
| DATE: 10/1/08                  |      | DRAWN BY: JARVER |             |

### GENERAL WATER NOTES

1. ALL HYDRANT ASSEMBLIES INCLUDING VALVE, BRANCH TEE OUTLET, PIPE, ANY NECESSARY OFFSETS AND APPROVED HYDRANT SHALL BE NOMINAL SIZE (8) INCH SIZE.
2. MINIMUM DEPTH OF WATER MAIN COVER SHALL BE FOUR FEET SIX INCHES (4'-6") BELOW ESTABLISHED GRADE.
3. ALL WATER MAIN TRENCHES AND EXCAVATIONS UNDER EXISTING OR FUTURE PAVEMENT, SIDEWALKS, OR DRIVES SHALL BE BACKFILLED WITH LAMBERTSON SCORINGREDS FROM O.D.O.T. ITEM 304.
4. PRESSURE TESTING OF WATER MAINS, WHERE THEY CONNECT TO AN EXISTING WATER MAIN TO TEST, RESULTING IN FAILURE OF TEST OR ANY DAMAGE TO EXISTING WATER MAIN FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTORS ATTENTION IS DIRECTED TO THE PROVISIONS RELATED TO PUBLIC IMPROVEMENTS IN SECTION 163.64 OF THE OHIO REVISED CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING OHIO UTILITIES PROTECTION SERVICE (O.U.P.S.) AT 1-800-362-2764 AND THOSE OWNERS OF UNDERGROUND UTILITIES IN THE VICINITY OF ANY WORK.
6. ALL WATER SERVICE CONNECTIONS SHALL BE LAID NOT LESS THAN FOUR FEET SIX INCHES (4'-6") BELOW ESTABLISHED STREET GRADE.
7. HYDRANT INSTALLATION: THE CONTRACTOR IS RESPONSIBLE TO FACE ALL HYDRANT STEAMER NOZZLES TOWARD THE PAVEMENT, PRIOR TO TESTING AND CHLORINATION OF WATER MAINS.
8. THE CITY OF NORTH RIDGEVILLE SHALL REQUIRE THAT THE CONTRACTOR SHALL TAKE ACTUAL FIELD MEASUREMENTS OF THE MAIN DURING INSTALLATION AND SHALL FURNISH THE CITY ENGINEER OR HIS AUTHORIZED AGENT WITH RECORD PRINTS OF THE SAME.
9. ALL WATER SERVICE CORPORATION BOXES, METER VAULTS, ETC. WILL BE INSTALLED IN GRASS AREAS.
10. THE BUILDER/DEVELOPER/OR AGENT IS HEREBY NOTIFIED TO FURNISH SPACE AND ACCESS FOR WATER METER INSTALLATION IN BASEMENT OR LOWEST LEVEL OF SAND PREMISES. PIPING AND METER INSTALLATION WILL BE PER CITY OF NORTH RIDGEVILLE STANDARDS.
11. NOT USED
12. WIRE FOR RADIOMATIC INSTALLATION MUST BE RUN BY THE BUILDER/DEVELOPER.
13. IN THOSE AREAS WHERE IT IS REQUIRED TO LOWER THE WATER MAIN TO CLEAR AN OBSTACLE AND THE COVER WILL BE GREATER THAN EIGHT (8) FEET, IT SHALL BE REQUIRED THAT BENDS BE INSTALLED TO BRING THE WATER MAIN UP TO THE STANDARD FOUR FEET SIX INCHES (4'-6") OR
14. WHEN A WATER SERVICE CONNECTION IS DISTURBED OR DISCONNECTED DURING TRENCH OR SHEETING EXCAVATION, THE CONTRACTOR WILL REPLACE THE WATER CONNECTION WITH ALL NEW MATERIAL FROM THE CORPORATION SHUT-OFF TO THE CURB SHUT-OFF VALVE.
15. THE CONTRACTOR SHALL USE SUITABLE BACKFILL MATERIAL AND SHALL COMPACT SUFFICIENTLY IN THOSE AREAS WHERE WATER MAINS AND SERVICE CONNECTIONS ARE EXPOSED.
16. ALL WATER WORK REQUIRED WILL BE AT THE EXPENSE OF THE PROJECT AND SHALL CONFORM TO THE CITY OF NORTH RIDGEVILLE STANDARDS.
17. ALL METAL FITTINGS, HYDRANTS, AND HYDRANT ASSEMBLIES SHALL BE POLY WRAPPED.



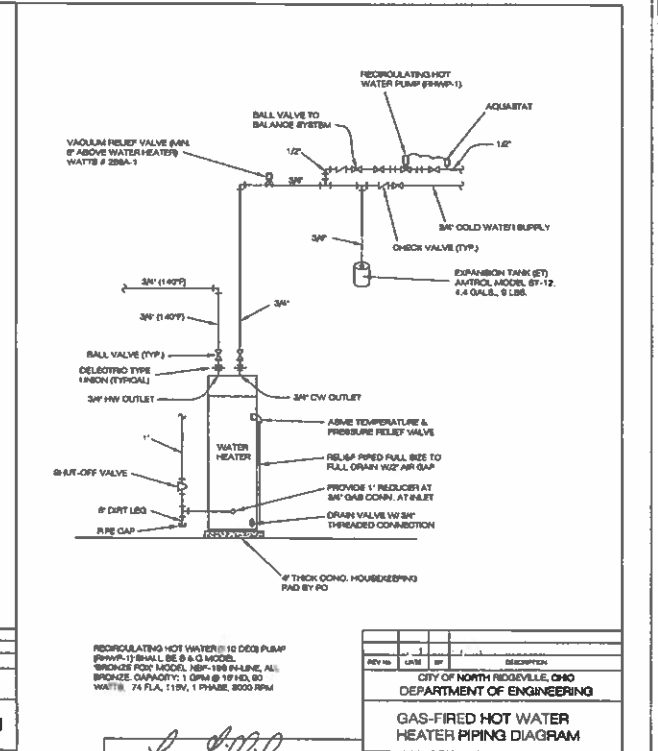
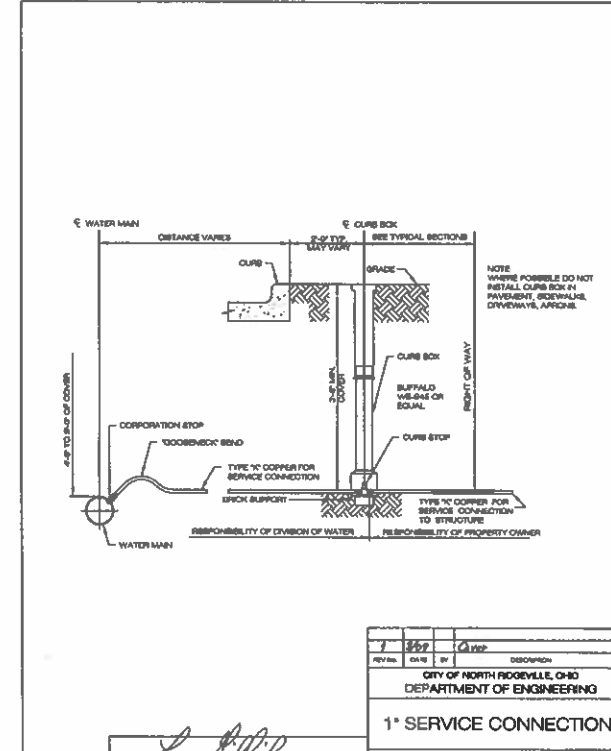
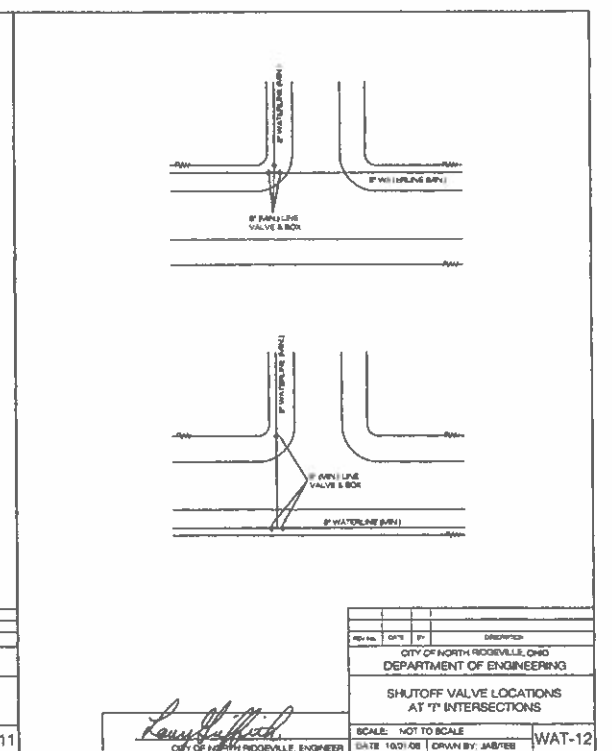
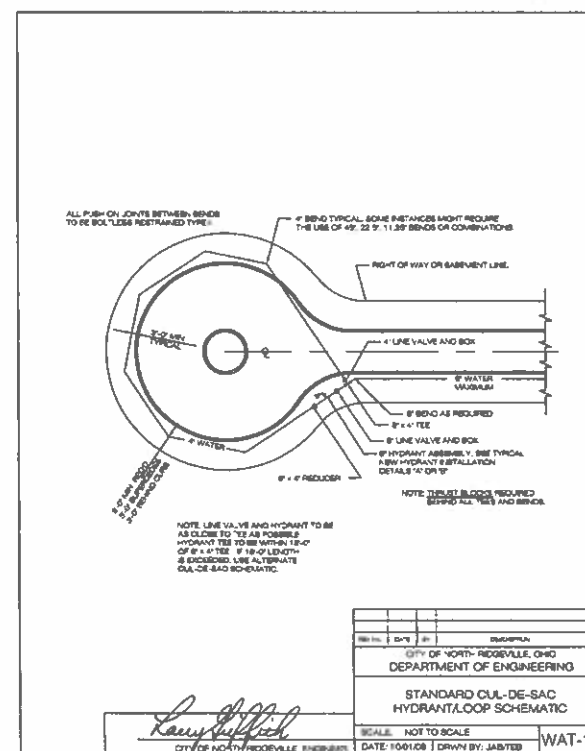
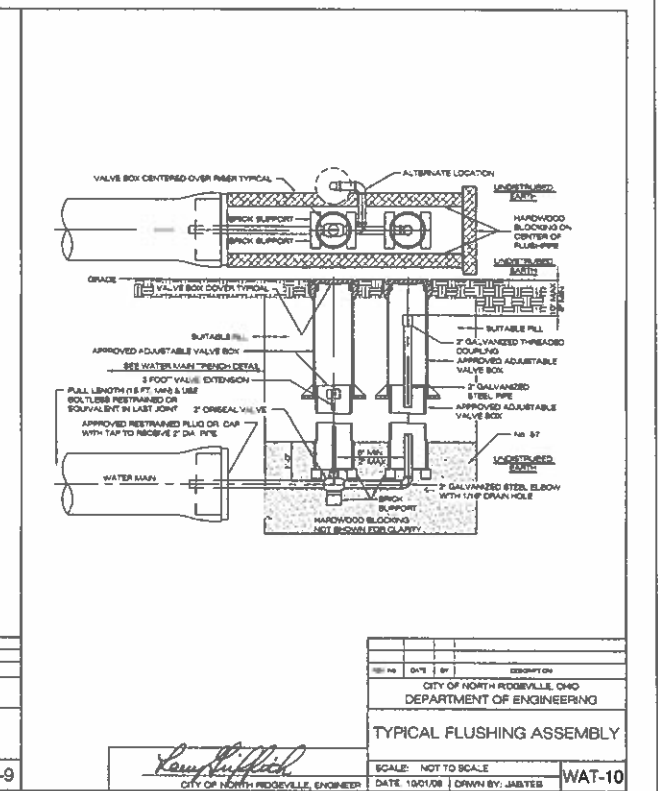
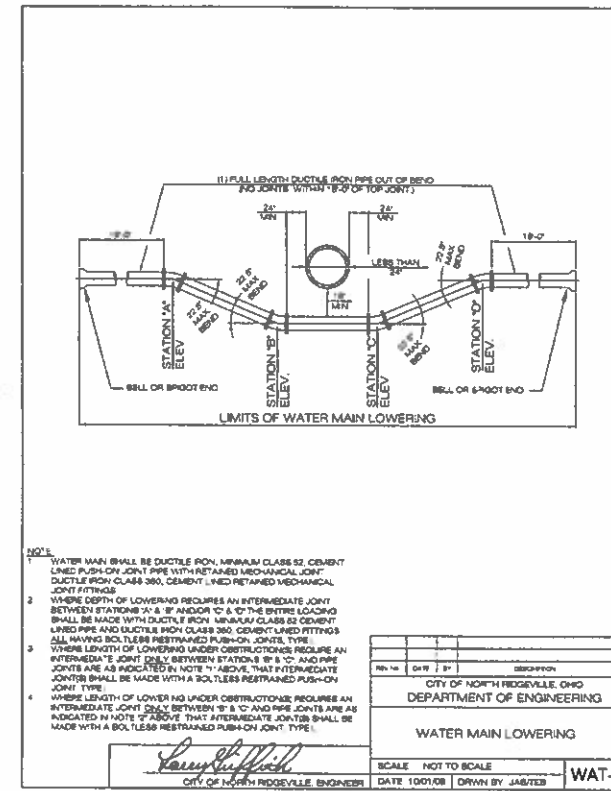
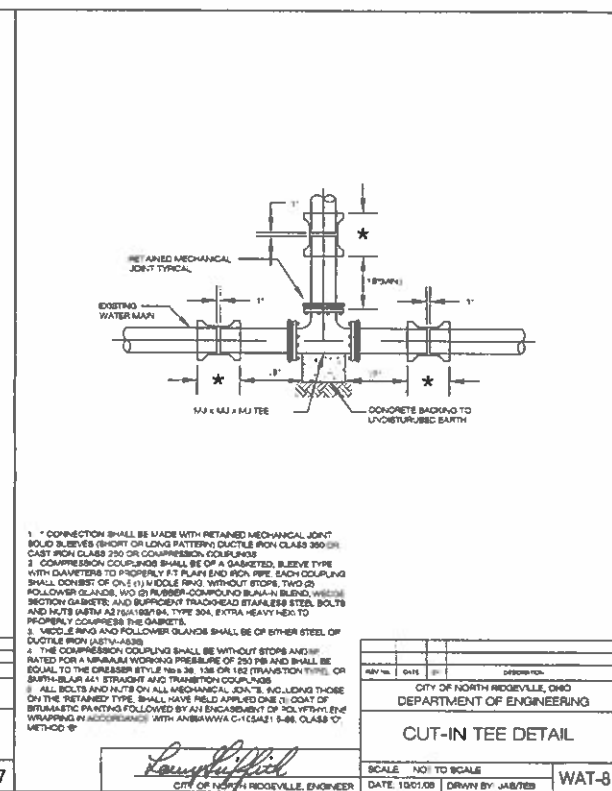
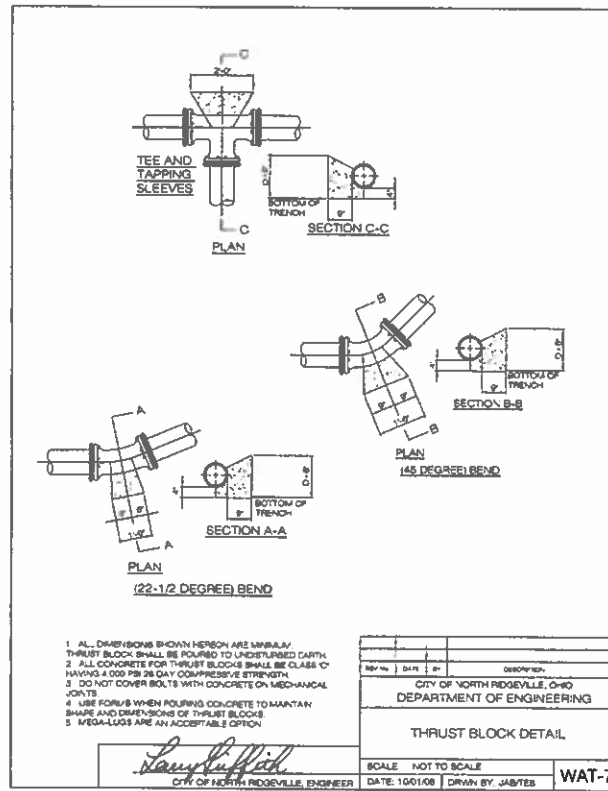
**TYPICAL RESTRAINED JOINT DETAIL**  
NOT TO SCALE

**WATER NOTES & DETAILS**  
for  
**RIDGEFIELD HOMES SUBDIVISION 17**  
in the city of  
**NORTH RIDGEVILLE, OHIO**

**MACKAY**  
Engineering & Surveying Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 888-4500 (440) 888-4590 Fax

DATE: JUL 7, 2021  
SCALE: HOR. AS NOTED  
SCALE: VER. N/A  
JOB No. 20E27  
SHEET 13 OF 20



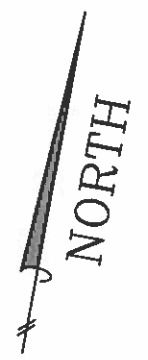


# WATER NOTES & DETAILS for RIDGEFIELD HOMES SUBDIVISION 17 in the city of NORTH RIDGEVILLE, OHIO

**Mackay**  
Engineering & Surveying Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 886-4500 (440) 886-4590 Fax

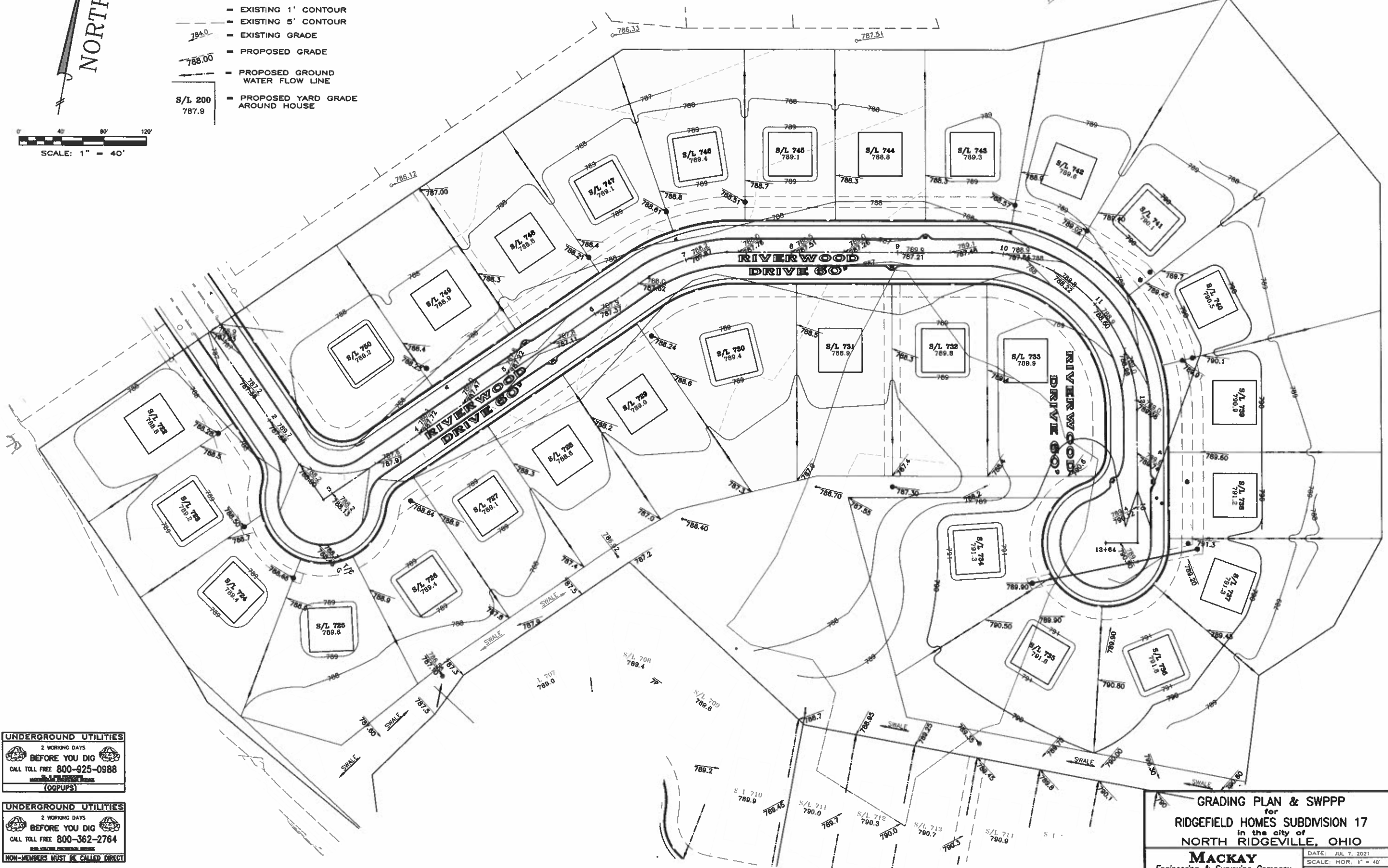
DATE: JUL 7, 2021  
SCALE: HOR. AS NOTED  
SCALE: VER. N/A  
JOB NO. 20E27  
SHEET 14 OF 20

2022 - Phase 17 Layout



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED GROUND WATER FLOW LINE
- PROPOSED YARD GRADE AROUND HOUSE



**UNDERGROUND UTILITIES**  
2 WORKING DAYS  
**BEFORE YOU DIG**  
CALL TOLL FREE 800-925-0988  
MICHIGAN PUBLIC UTILITIES  
(GUPUS)

**UNDERGROUND UTILITIES**  
2 WORKING DAYS  
**BEFORE YOU DIG**  
CALL TOLL FREE 800-362-2764  
MICHIGAN PUBLIC UTILITIES  
NON-MEMBERS MUST BE CALLED DIRECT

**GRADING PLAN & SWPPP**  
for  
**RIDGEFIELD HOMES SUBDIVISION 17**  
in the city of  
**NORTH RIDGEVILLE, OHIO**

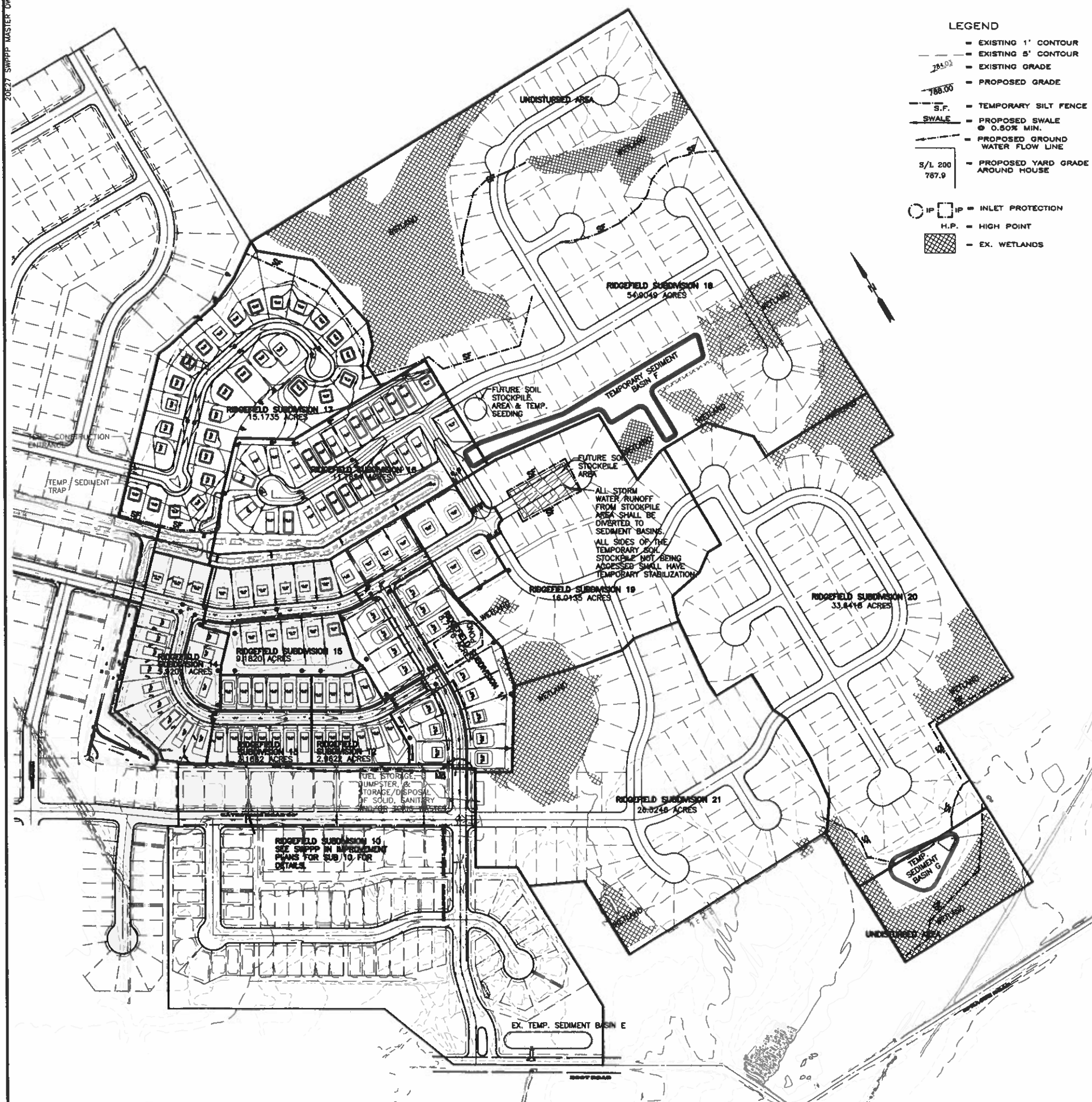
**MACKAY**  
Engineering & Surveying Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 886-4500 (440) 886-4590 Fax

DATE: JUL 7, 2021  
SCALE: HOR. 1" = 40'  
SCALE: VER. 1" = 5'  
JOB No. 20E27  
SHEET 15 OF 20





20E27 SWPPP MASTER DWG



LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING GRADE
- PROPOSED GRADE
- TEMPORARY SILT FENCE
- PROPOSED SWALE @ 0.50% MIN.
- PROPOSED GROUND WATER FLOW LINE
- PROPOSED YARD GRADE AROUND HOUSE
- IP = INLET PROTECTION
- H.P. = HIGH POINT
- EX. WETLANDS

NOTES FOR SEDIMENT TRAP - CONSTRUCTED WITH SUBD. 18 - SERVES SUBD. 16 & 17  
1. SEE DETAILED SWPPP PLAN FOR SEDIMENT BASIN DETAILS FOR SUBDIVISIONS 16 & 17 ON RIDGEFIELD SUBDIVISION NO. 16 IMPROVEMENT PLANS.

NOTES FOR SEDIMENT BASIN F - CONSTRUCTED WITH SUBD. 18 - SERVES SUBD. 18, 19 & PART OF SUBD. 20, & 21  
1. THE TEMPORARY SEDIMENT BASIN WILL HAVE 120" DIAMETER RISER AND WILL HAVE A 60" BARREL OUTLET WITH SKIMMER. THE TEMPORARY SEDIMENT BASIN SHALL OUTLET INTO DETENTION BASIN C. THE RISER SHALL BE GROUTED IN PLACE. THE RISER SHALL EXTEND TO A HEIGHT OF 786.00.  
DEWATERING ZONE REQUIRED = (87 CY/AC)\*(87.4 AC) = 5856 CY=158107 CF  
SEDIMENT STORAGE ZONE REQUIRED = (1000 CF/AC)\*(87.4 AC)=87400 CF  
DEWATERING ZONE PROVIDED = 201936 CF (784.00 TO 786.00)  
SEDIMENT STORAGE ZONE PROVIDED = 150798 CF (782.00 TO 784.00)  
2. THE TEMPORARY SEDIMENT BASIN SHALL BE CLEANED WHEN THE ELEVATION OF THE SEDIMENT REACHES 784.00.  
3. THE SEDIMENT BASIN SHALL BE REMOVED AND THE PERMANENT STORM WATER DETENTION BASIN SHALL BE CONSTRUCTED ONCE THE UPSTREAM AREA IS PERMANENTLY STABILIZED. DEWATERING AND REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED.  
4. THE TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.  
5. THE TEMPORARY SEDIMENT POND SHALL BE STABILIZED IMMEDIATELY FOLLOWING ITS CONSTRUCTION. IN NO CASE SHALL THE EMBANKMENT REMAIN BARE FOR MORE THAN 7 DAYS.

NOTES FOR SEDIMENT BASIN G - CONSTRUCTED WITH SUBD. 20 - SERVES PART OF SUBD. 20, & 21  
1. THE TEMPORARY SEDIMENT BASIN WILL HAVE 120" DIAMETER RISER AND WILL HAVE A 48" BARREL OUTLET. THE TEMPORARY SEDIMENT BASIN SHALL OUTLET INTO AN EXISTING DITCH. THE RISER SHALL BE GROUTED IN PLACE. THE RISER SHALL EXTEND TO A HEIGHT OF 789.10.  
DEWATERING ZONE REQUIRED = (87 CY/AC)\*(43.5 AC) = 2915 CY=78692 CF  
SEDIMENT STORAGE ZONE REQUIRED = (1000 CF/AC)\*(43.5 AC)=43500 CF  
DEWATERING ZONE PROVIDED = 80439 CF (786.90 TO 789.10)  
SEDIMENT STORAGE ZONE PROVIDED = 43955 CF (785.00 TO 786.90)  
2. THE TEMPORARY SEDIMENT BASIN SHALL BE CLEANED WHEN THE ELEVATION OF THE SEDIMENT REACHES 786.90.  
3. THE SEDIMENT BASIN SHALL BE REMOVED AND THE PERMANENT STORM WATER DETENTION BASIN SHALL BE CONSTRUCTED ONCE THE UPSTREAM AREA IS PERMANENTLY STABILIZED. DEWATERING AND REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED.  
4. THE TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.  
5. THE TEMPORARY SEDIMENT POND SHALL BE STABILIZED IMMEDIATELY FOLLOWING ITS CONSTRUCTION. IN NO CASE SHALL THE EMBANKMENT REMAIN BARE FOR MORE THAN 7 DAYS.

FAIRCLOTH SKIMMER REQUIREMENTS  
(CALCULATED USING FAIRCLOTH SIZING SPREADSHEET)

| BASIN | SKIMMER SIZE | ORIFICE DIAMETER |
|-------|--------------|------------------|
| F     | 5"           | 5"               |
| G     | 4"           | 3.5"             |

- NOTES:
- ALL WETLANDS SHALL BE PROTECTED BY PLASTIC FENCING TO PREVENT ANY DISTURBANCE.
  - ALL INLET BASINS AND YARD BASINS SHALL HAVE INLET PROTECTION OR DANDY BAGS.
  - SILT FENCE AND INLET PROTECTION SHALL BE INSTALLED AROUND ANY EXISTING YARD INLETS AND SWALE INSTALLED IN PREVIOUS PHASES.
  - ALL STORM WATER WILL BE DIRECTED TO SEDIMENT BASINS DURING CONSTRUCTION BY USE OF TEMPORARY SWALES AND/OR NEW STORM SEWERS.
  - TEMPORARY AND PERMANENT STORM WATER POLLUTION PREVENTION MEASURES PLANNED FOR FUTURE PHASES WILL NOT BE INSTALLED UNTIL THOSE FUTURE PHASES BECOME ACTIVE.
  - THE LAYOUTS AND PHASING SHOWN HEREON ARE CURRENT AS OF THE DATE OF THIS MAP. THESE LAYOUTS AND PHASING MAY CHANGE IN THE FUTURE.
  - WETLANDS SHOWN HEREON ARE FROM A DELINEATION BY FLICKINGER WETLAND SERVICES GROUP IN FEBRUARY 2007. IMPACTS ON WETLANDS MAY CHANGE IF LAYOUTS AND PHASING CHANGE.

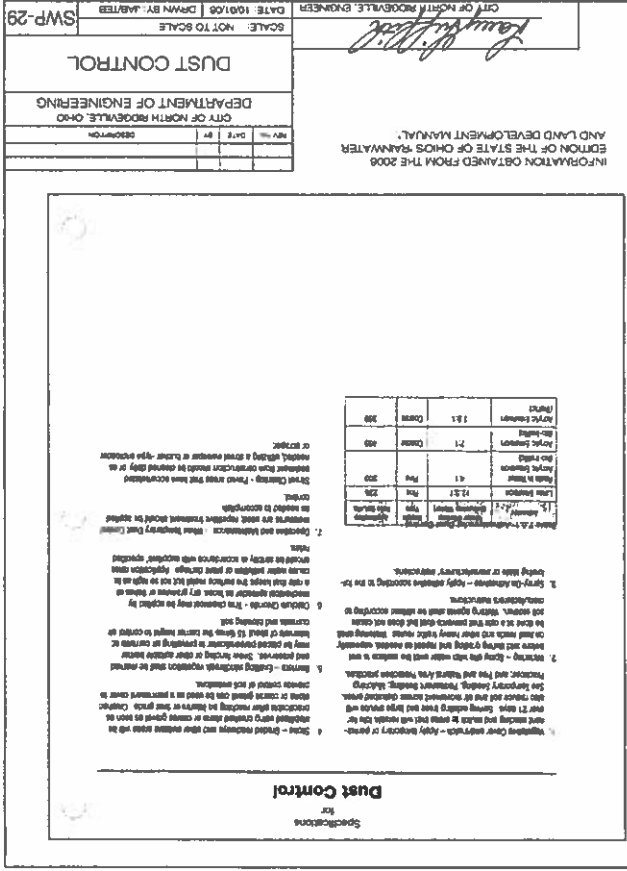
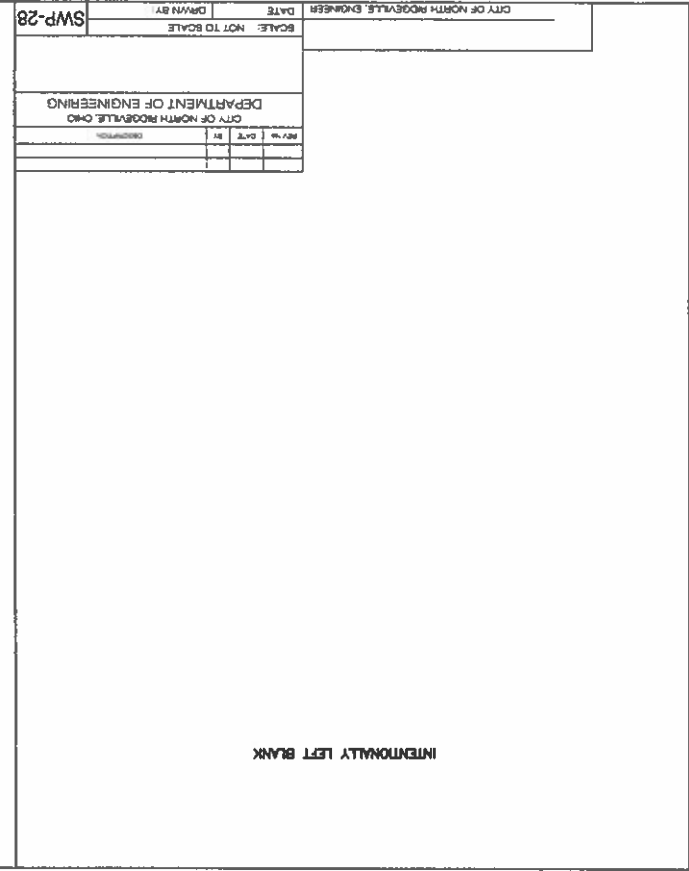
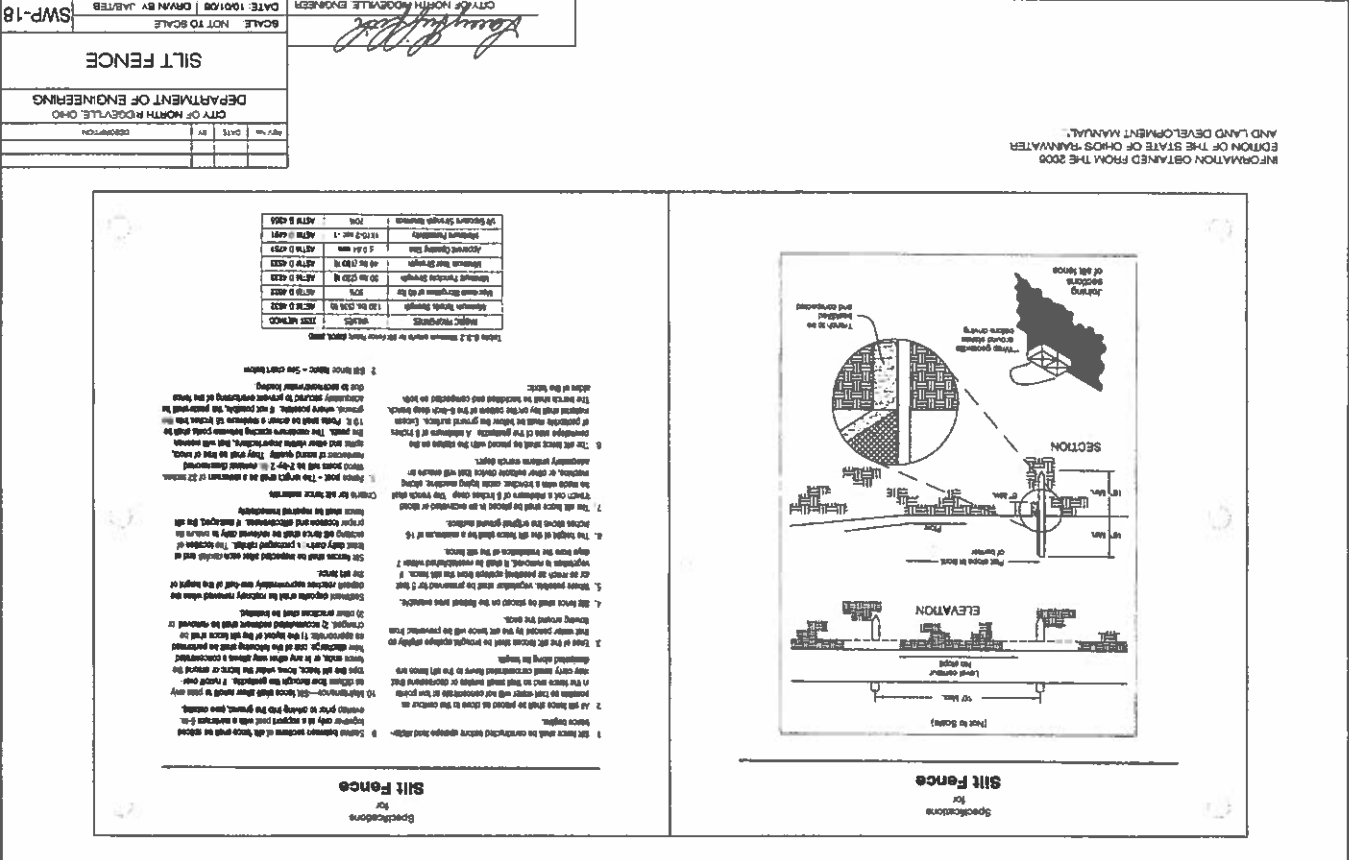
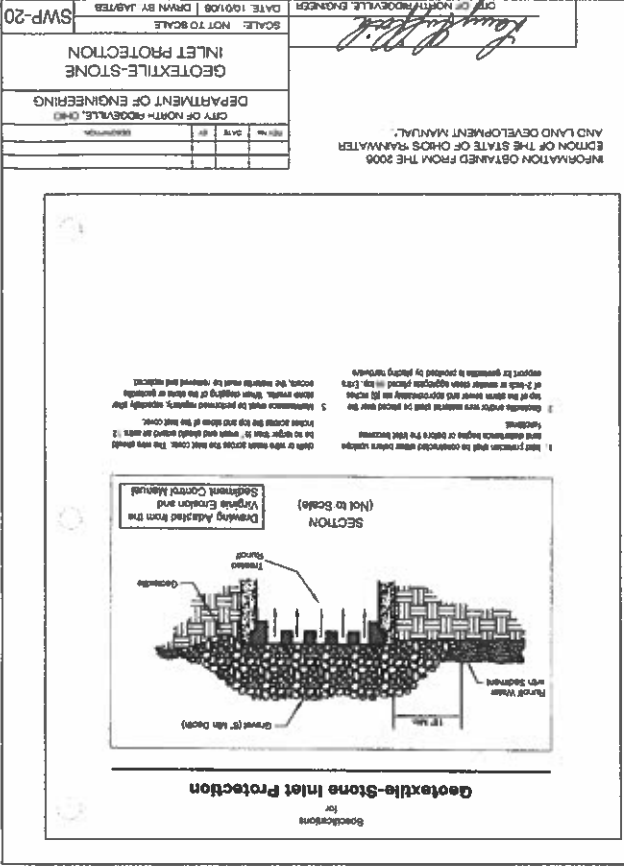
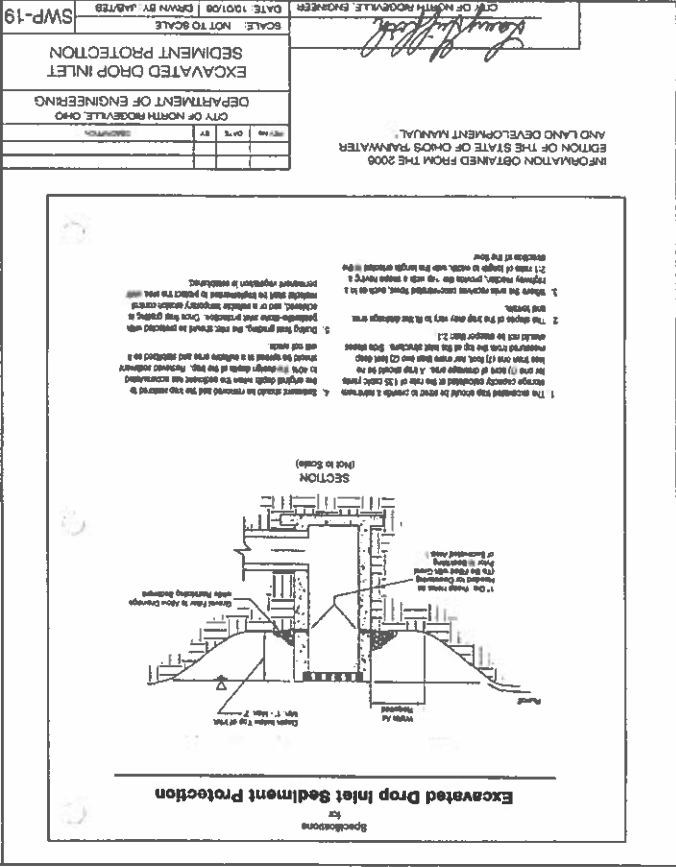
MASTER SWPPP  
for  
RIDGEFIELD SUBDIVISION  
in the city of  
NORTH RIDGEVILLE, OHIO

**MACKAY**  
Engineering & Surveying Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 886-4500 (440) 886-4590 Fax

DATE: JUL 7, 2021  
SCALE: HOR. N/A  
SCALE: VER. N/A  
JOB No. 20E27  
SHEET 20 OF 20







CONSTRUCTION SEQUENCE

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE) AT PROJECT ENTRANCE POINT (PLEASEY RIDGE CIRCLE). ENTRANCE TO CONSIST OF 8" OF #1 AND #2 STONE OVER WOVEN GEOTEXTILE FABRIC (SEE DETAIL).

2. INSTALL SILT FENCE AS SHOWN, INCLUDING SOIL STOCKPILE AREAS.

3. CONSTRUCT TEMPORARY SEDIMENT BASIN C-2.

4. STRIP TOPSOIL, BORROW CLAY, AND STOCKPILE AT DESIGNATED AREAS. UPON COMPLETION OF STOCKPILE, SEED AND MULCH WITH TEMPORARY SEEDING.

5. COMPLETE MASS GRADING OF PROJECT.

6. PERFORM TEMPORARY SEEDING AS NEEDED DURING WORK IN ACCORDANCE WITH THE VEGETATIVE STABILIZATION REQUIREMENTS.

7. PERFORM BEST MANAGEMENT PRACTICES (B.M.P.) MAINTENANCE IN ACCORDANCE WITH THE SCHEDULE AS NECESSARY.

8. INSTALL UTILITIES (SANITARY, STORM & WATER).

9. COMPLETE PAVING AND FINISH GRADING OPERATIONS.

10. ALL TEMPORARY SEDIMENT CONTROL FEATURES WILL REMAIN IN PLACE DURING BUILDING CONSTRUCTION. ACCORDANCE WITH THE DECOMMISSIONING PROCEDURES.

11. RESEED ANY DEFICIENT AREAS.

12. RESEED ANY DEFICIENT AREAS.

CONSTRUCTION SEQUENCE

1. INSTALL SEDIMENT CONTROL MEASURES

2. GRADE SITE / STOCKPILE TOPSOIL

3. PRESERVE & PROTECT EXISTING VEGETATION

4. INSTALL STORMWATER MANAGEMENT MEASURES

5. TEMPORARY VEGETATIVE STABILIZATION OF CONTROL MEASURES

6. SITE RESTORATION WORK

7. VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS

8. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS

9. INSTALL PERMANENT LANDSCAPING

10. PERFORM CONTINUING MAINTENANCE

SWPPP NOTES & DETAILS  
for  
RIDGEFIELD HOMES SUBDIVISION 17  
in the city of  
NORTH RIDGEVILLE, OHIO

Engineering & Surveying Company  
1017 Peori Road, Cleveland, Ohio 44130  
(440) 886-4500 Fax (440) 886-4580 Fax

DATE: JUL 7, 2021  
SCALE: HOR. N/A  
SCALE: VER. N/A  
JOB NO. 20227  
SHEET 17 OF 20



[illegible]

**Block and Gravel Drop Inlet Filter**

Specifications for

**Filter Barm**

Specifications for

**Drop Inlet Filter**

Specifications for

**Drop Inlet Filter**

Specifications for

**Drop Inlet Filter**

Specifications for

|                                                                |  |                                         |  |
|----------------------------------------------------------------|--|-----------------------------------------|--|
| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
|                                                                |  |                                         |  |
| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
|                                                                |  |                                         |  |
| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
|                                                                |  |                                         |  |
| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
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| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
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| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
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| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
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| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
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| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
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| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
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| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
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| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
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| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
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| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
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| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
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| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
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| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
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| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
|                                                                |  |                                         |  |
| <b>Tree and Natural Area Preservation</b><br>for<br>Spectators |  | <b>Filter Sock</b><br>for<br>Spectators |  |
|                                                                |  |                                         |  |

**Sediment Basins**  
for  
Biosolids

1. **Basin Size** - The basin size shall be not a minimum of 100 ft long by 10 ft wide and 4 ft deep.

2. **Basin Slope** - The basin slope shall be not less than 1:100.

3. **Basin Material** - The basin material shall be not less than 18 inches of compacted fill.

4. **Basin Location** - The basin shall be located in a location that is not a minimum of 100 ft from any building or structure.

5. **Basin Access** - The basin shall have access to a paved area.

6. **Basin Drainage** - The basin shall have drainage to a paved area.

7. **Basin Maintenance** - The basin shall be maintained in a manner that is not a minimum of 100 ft from any building or structure.

8. **Basin Safety** - The basin shall be safety in a manner that is not a minimum of 100 ft from any building or structure.

9. **Basin Security** - The basin shall be security in a manner that is not a minimum of 100 ft from any building or structure.

10. **Basin Signage** - The basin shall have signage in a manner that is not a minimum of 100 ft from any building or structure.

**SECTION**  
(Not to Scale)

**PROFILE**  
(Not to Scale)

**Sediment Basins**  
for  
Biosolids

1. **Basin Size** - The basin size shall be not a minimum of 100 ft long by 10 ft wide and 4 ft deep.

2. **Basin Slope** - The basin slope shall be not less than 1:100.

3. **Basin Material** - The basin material shall be not less than 18 inches of compacted fill.

4. **Basin Location** - The basin shall be located in a location that is not a minimum of 100 ft from any building or structure.

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**SECTION**  
(Not to Scale)

**PROFILE**  
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**SECTION**  
(Not to Scale)

**PROFILE**  
(Not to Scale)

Engineering Fee Paid: \$ \_\_\_\_\_

See attached for description of fees

Planning Commission & Bldg. Admin. Fees: \$ \_\_\_\_\_

Receipt No. \_\_\_\_\_

See attached for description of fees

TO SHERIE



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

Received: 8/18/2021 Date released to Planning Commission: 10/05/2021

Date of Planning Commission meeting: 10/12/2021 (unless otherwise notified)

**APPLICANT INFORMATION AND REQUEST:**

APPLICANT: ROBERTO YOST PROPERTY OWNER: SAME  
COMPANY NAME: OSIRAS ADDRESS: \_\_\_\_\_  
ADDRESS: 6381 AWOON BELDEN CITY/STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
CITY / STATE: NORTH RIDGEVILLE OH PHONE NO.: \_\_\_\_\_  
PHONE NO.: \_\_\_\_\_ SIGNATURE: [Signature]  
SIGNATURE: [Signature] (Owner's original signature must be submitted with application.)  
EMAIL ADDRESS: BBYOST02@GMAIL.COM

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

LOCATION OF PROPERTY/ADDRESS: 8540 200TH RD  
PERMANENT PARCEL NO.: 07-00-614-103-327 ZONING OF PROPERTY: R1  
ZONING OF ADJACENT PROPERTY TO: NORTH R1 EAST # SOUTH BE WEST R3  
DESCRIPTION OF REQUEST: B9 R1 R1

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☐ No ☒ If yes, list dates and nature of each: \_\_\_\_\_

owner(s) name, permanent parcel number and mailing address. Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

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

**PLANNING COMMISSION USE ONLY:** ☐ APPROVED ☐ DISAPPROVED

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

- ☐ Board of Building & Zoning Appeals approval required  
☐ Conditions as set forth by the Commission on this date are \_\_\_\_\_

Date: 9-14-2021

Signature: [Signature]

(Presiding officer at meeting)



\$235 pd

9/19/2021  
Date Received

PETITION FOR REZONING CLASSIFICATION

Owner OSIBAS LTD. Petitioner: SAME.  
Signature of Owner [Signature] Signature of Petitioner: \_\_\_\_\_  
Address: 6381 AVON BELDEN RD Address: \_\_\_\_\_  
City/State/Zip: N/R OHIO 44039 City/State/Zip: \_\_\_\_\_  
Telephone No.: 4403662241 Telephone No.: \_\_\_\_\_  
Email Address: BBPOST02@GMAIL.COM Email Address: \_\_\_\_\_

If there is more than one owner, please use additional sheets providing names and signatures of all owners.

The above listed as the owner of property located at 8540 ROOST RD.  
North Ridgeville, Ohio is hereby in agreement with this petition to Council of the City of North Ridgeville, Ohio to amend the zoning Ordinance and zoning map of the City of North Ridgeville, Ohio, by amending the zoning classification of the above mentioned property from  
R1 to B3

My above signature certifies that the accompanying documentation is included with this Petition as to form:

- ✓1. A legal description of the area; Parcel no. 07-00-014-103-327
- ✓2. A brief description of the land as to its location of the area, zone or district proposed to be changed in relation to City streets and numbers or its distance from an indicated intersection;
- ✓3. The name of the property owner or owners within the land to be rezoned if there are ten owners or less. If there are more than ten property owners, then the name of the petitioner shall be recited in the ordinance;
- ✓4. A list of the names and address of the owners of property as they appear upon the County Treasurer's tax list or as they appear in his or her index of tax mailing addresses, lying within 500 feet of the perimeter of the area, zone or district proposed to be changed. A certificate certifying that the names and addresses were obtained through the County Treasurer's Tax List or his or her Index of Tax Mailing Address or the Office of the Auditor of Lorain County (Certificate of filing attached hereto.);
- ✓5. A fee of \$235.00 to defray the costs of notices and other expenses connected with the hearings required by this section. In addition to the aforesaid fee, the applicant shall pay for the actual cost of the legal advertising, with the applicant paying for such costs prior to the date of the public hearings;
6. Two duplicate originals of the Planning Commission Request for Action form along with one full size 24 x 36 original plat plan (with the seal of a licensed professional engineer or registered surveyor) which shall include and nine additional copied sets to be of lesser size as long as legible and no smaller than 11 x 17.

**CERTIFICATE OF NAMES, ADDRESSES, AND PERMANENT PARCEL NUMBERS FOR  
SECURING CHANGES IN THE ZONING CLASSIFICATION OF PROPERTIES**

**CITY OF NORTH RIDGEVILLE  
OFFICE OF THE CLERK OF COUNCIL**

I, BOB VOSTA, requesting a change in zoning classification in the area, zone or  
district located at 8540 Root Rd from  
R1 Zoning District to B3 Zoning District do hereby certify that the names,  
addresses and permanent parcel numbers herein provided were obtained from the County Auditor's  
Office, County Treasurer's Tax List or as they appear on his or her Index of Tax Mailing Addresses.

OSIBAS LTD.

NAME

6381 NW Belden Rd

ADDRESS

NORTH RIDGEVILLE OH 44039

CITY/STATE/ZIP

3662241

TELEPHONE NUMBER

7/17/21

DATE

Is this in a TIF area  
TIF area

Y-5252-2015  
8



DATE: September 7, 2021  
INTRODUCED BY: Petition of Osibas, Ltd.  
REFERRED TO: \_\_\_\_\_  
TEMPORARY NO.: T 104-2021

1<sup>ST</sup> READING: \_\_\_\_\_  
2<sup>ND</sup> READING: \_\_\_\_\_  
3<sup>RD</sup> READING: \_\_\_\_\_  
ADOPTED: \_\_\_\_\_

**ORDINANCE NO.**

**AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED  
ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO,  
KNOWN AS THE ZONING CODE ORDINANCE, TO REZONE THE  
FOLLOWING LAND: 8540 ROOT ROAD; PARCEL NUMBER 07-00-014-  
103-327 AND OWNED BY OSIBAS, LTD. FROM R-1 RESIDENCE  
DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT.**

**WHEREAS**, by the present official zoning map and zoning Ordinance of the City of North Ridgeville, County of Lorain and State of Ohio, the following described parcel is situated in an R-1 Residence District; and

**WHEREAS**, the parcel described in the attached **Exhibit "A"** is owned by Osibas, Ltd.;  
and

**WHEREAS**, in the opinion of City Council and upon the recommendation of the North Ridgeville Planning Commission, it would be conducive to the public welfare and safety and not detrimental to the community to have said real estate parcel rezoned from R-1 Residence District to B-3 Highway Commercial District.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
NORTH RIDGEVILLE, LORAIN COUNTY, OHIO:**

**SECTION 1.** Section 1240.01 of the codified Ordinances of the City of North Ridgeville, Ohio, being the zoning Ordinances of said City, and the official zoning map appended thereto in Sections 1248.01 and 1248.02, be and the same is hereby amended so as to provide that from and after the effective date of this Ordinance, the following described land: a portion of real land located at 8540 Root Road; Parcel number 07-00-014-103-327 and owned by Osibas, Ltd. shall be and hereby is changed from R-1 Residence District to B-3 Highway Commercial District and more particularly described in the attached Exhibit "A".

**SECTION 2.** That upon the effective date of this Ordinance, the Chief Building Official shall cause the official zoning map to be changed and corrected so as to show the B-3 Highway Commercial District created.

**SECTION 3.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

**SECTION 4.** This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR



Doc ID: 020586350005 Type: OFF  
Kind: DEEDS  
Recorded: 08/02/2018 at 03:19:33 PM  
Fee Amt: \$52.00 Page 1 of 5  
Lorain County, Ohio  
Judith H Nedwick County Recorder  
File# 2018-0682355

**TRANSFERRED**

IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE

AUG - 2 2018

J. CRAIG SNOEGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

### Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT Board of Education of Ridgeville Township School District aka Ridgeville Township Board of Education aka Board of Education of Ridgeville Local School District, the Grantor, claiming title by or through instrument recorded in Deed Volume 99, Page 737, Deed Volume 735, Page 185; and Deed Volume 824, Page 174 of Lorain County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten Dollars (\$10.00) received to his/her full satisfaction of OSIBAS Ltd., an Ohio Limited Liability Company, the Grantee, whose tax mailing address will be 8540 Root Road, North Ridgeville, Ohio does GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, his heirs and assigns, the following described premises:

\* City of North Ridgeville

Situated in the Township of Ridgeville, County of Lorain and State of Ohio, and being known as part of Original Lot No. 14 of said Township, bounded and described as follows:

\*\*\* In Deed Volume 149/119

Beginning at the intersection of the center line of the Root Road and Butternut Ridge Road so called; thence along the center line of the Butternut Ridge Road, South 42 degrees 52' West, 88.04 feet to a point, being the southeasterly corner of lands in Lot No. 14 now owned by the Board of Education of Ridgeville Township, as recorded in Volume 12, Page 372, Lorain County Records of Deeds; thence North 48 degrees 46' West 188 feet to an iron pin; and passing thru an iron in set 30.01 feet northerly from the center line of said Road, being the point of beginning of lands herein described; thence south 42 degrees 52' West along the northerly line of lands of the Board of Education of Ridgeville Township, as recorded in Volume 12, Page 372, Lorain County Records of Deeds, 115.50 feet to an iron pin in the Easterly line of lands in Original Lot No. 14, now owned by August and Emma Rindfleisch and Michael and Catherine Aulenbacher; thence along the Easterly line of said August and Emma Rindfleisch and Michael and Catherine Aulenbacher,

Legal

Legal description reviewed by SA  
on 8/1/18 per (P.O. Section 5713.00)

lands North 48 degrees 46' West, 426.35 feet to an iron pin in the Southerly line of said lands of August and Emma Rindfleisch and Michael and Catherine Aulenbacher; thence along the southerly line of said August and Emma Rindfleisch and Michael and Catherine Aulenbacher, lands, North 41 degrees 43' East, 377.67 feet to the center line of the Root Road, passing thru an iron pin set 31.10 feet westerly therefrom; thence along the center line of the Root Road, South 33 degrees 0' East, 385.40 ft., to a point; thence, south 42 degrees 52' West, 157.60 feet to an iron pin, and passing thru an iron pin set 30.94 feet Westerly from the center line of said road; thence, south 48 degrees 46' East, a distance of 60 feet to a point of beginning of lands herein described, containing within said bounds 2.919 acres of land as surveyed by Warden & Laundon, August 7th, 1923.  
EXCEPTING THEREFROM .02 Acres known as the Street Dedication Plat of Root Road, filed in Plat Volume 91, Page 39 of Lorain County Records.\*\*  
Parcel No. 07-00-014-103-327

\* City of North Ridgeville

Situated in the Township of Ridgeville, County of Lorain and State of Ohio:  
And known as being part of Original Ridgeville Township Lot No. 14, and bounded and described as follows:

Beginning on the center line of Root Road, so-called, at its point of intersection with the Northerly line of lands conveyed to the Ridgeville Township Board of Education by Appropriation Record 3, Page 99, Lorain County Probate Court;  
Thence North 33 degrees 00' West along the center line of said Root Road, 300 feet; \*\* Intending to convey 2.899 Acres

Thence South 41 degrees 43' West, 455.42 feet to an iron pin, and passing through an iron pin 31.10 feet Southerly from the center line of said Road;  
Thence South 33 degrees 00' East, 289.84 feet to an iron pin;  
Thence South 48 degrees 46' East, 376.15 feet to an iron pin;  
Thence North 41 degrees 43' East, 75.0 feet to an iron pin in the Westerly line of lands of Ridgeville Township Board of Education as aforesaid;  
Thence North 48 degrees 46' West along the Westerly line of said lands of Ridgeville Township Board of Education, 366.35 feet to an iron pin on the Northerly line of said lands;  
Thence North 41 degrees 43' East along the Northerly line of said Ridgeville Township Board of Education lands, 377.67 feet to the place of beginning, and containing within said bounds 3.6566 Acres of land as surveyed by Laundon & Huffman, Registered Surveyors, September, 1958.  
Parcel No. 07-00-014-103-027

Legal description reviewed by mn  
on 8/1/18 for O&S. See Fee \$713.00



Legal description reviewed by GA  
on 8/1/18 per ORC, Section 5713.08

Situated in the City of North Ridgeville, County of ~~Loan~~ <sup>\*\*\*Lorain</sup> and State of Ohio:  
And being a part of Original Ridgeville Township Lot No. 14; and also a part of  
land as conveyed by Fred H. and Amanda A. Stobe to Harold D. and Lorna I.  
Sweet by deed dated December 5, 1960, and recorded in Volume 786, Page 695 of  
Lorain County Deed Records, bounded and described as follows:

Beginning at a point on the center line of Root Road and distant southeasterly along  
the center line of Root Road a distance of 1467.36 feet from the center line  
intersection of Chestnut Ridge Road and Root Road, to the northeasterly corner of  
land as conveyed to The Ridgeville Township Board of Education by deed dated  
December 10, 1958 and recorded in Volume 735, Page 185 of Lorain County Deed  
Records; thence South 41 degrees 43 minutes West along the northerly line as  
conveyed to The Ridgeville Township Board of Education a distance of 301.20 feet  
to the principle place of beginning; thence continuing South 41 degrees 43 minutes  
West a distance of 154.28 feet to the most northwesterly corner of land as conveyed  
to the Ridgeville Township Board of Education; thence North 33 degrees 00  
minutes West, and is the extension of the westerly line of land as conveyed to the  
Ridgeville Township Board of Education, a distance of 219.63 feet to the center  
line of a creek or ditch; thence North 28 degrees 24 minutes 40 seconds East along  
the center line of said ditch a distance of 67.00 feet; thence North 7 degrees 03  
minutes East along the center line of ditch a distance of 76.55 feet; thence North 32  
degrees 55 minutes 30 seconds West along the center line of ditch a distance of  
45.90 feet; thence North 7 degrees 37 minutes 10 seconds West along the center  
line of ditch a distance of 81.81 feet to the westerly line of land as retained by Fred  
H. and Amanda A. Stobe; thence South 32 degrees 54 minutes East along the  
westerly line of land as retained by Fred H. and Amanda A. Stobe a distance of  
386.12 feet to the southwesterly corner of land as conveyed to Fred H. and Amanda  
A. Stobe to Joseph H. and Barbara Brown, by deed dated September 6, 1961, and  
recorded in Volume 805, Page 23 of Lorain County Deed Records, and is the  
principle place of beginning. Containing within said bounds 0.935 acres of land, be  
the same more or less, subject to all legal highways. As surveyed and described by  
J. H. Gutz, Registered Engineer and Surveyor. \* Excepting therefrom  
Parcel No. 07-00-014-103-101 .55 Acres deed to the State of Ohio in  
Property Address: 8540 Root Road, North Ridgeville, Ohio 44039, Deed Volume  
292 Lorain County Records. Intending  
to convey .385 Acres

**TO HAVE AND TO HOLD** the above premises, with the appurtenances thereunto  
belonging, unto the said Grantee, and his/her separate heirs and assigns forever.

**AND THE SAID Grantor**, for his or herself and his or her heirs, executors and  
administrators, hereby covenants with the said Grantee, his or her heirs and his or her  
assigns, that said Grantor is the true and lawful owner of said premises, and is well seized  
of the same in fee simple, and has good right and full power to bargain, sell and convey the

same in the manner aforesaid, and that the same are free and clear from all encumbrances, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantor will warrant and defend the same against all claims whatsoever except as provided herein.

**IN TESTIMONY WHEREOF**, Kelly McCarthy, Board President, and Michael Verlingo, Board Treasurer, Board of Education of Ridgeville Township School District aka Ridgeville Township Board of Education aka Board of Education of Ridgeville Local School District, the Grantor, hereunto set his or her hand the 27 day of July, 2018.

**Grantor:**

Board of Education of Ridgeville Township School District aka Ridgeville Township Board of Education aka Board of Education of Ridgeville Local School District

Kelly McCarthy, Board President  
Kelly McCarthy, Board President

Michael Verlingo, Board Treasurer  
Michael Verlingo, Board Treasurer

OHIO FIRST LAND TITLE AGENCY  
125 1/2 HILLIARD ROAD  
ELYRIA, OHIO 44035

STATE OF OHIO

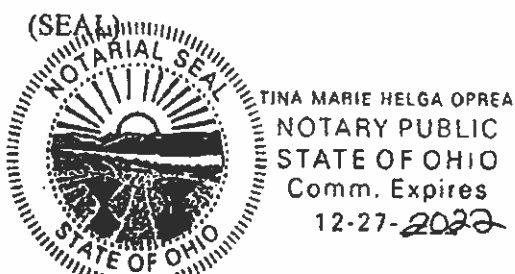
ss.

LORAIN COUNTY

2017060423A.

**BEFORE ME**, a Notary Public in and for said County and State, personally appeared Kelly McCarthy, Board President, and Michael Verlingo, Board Treasurer, Board of Education of Ridgeville Township School District aka Ridgeville Township Board of Education aka Board of Education of Ridgeville Local School District, the Grantor, who acknowledged that he or she did sign this Warranty Deed and the same is his or her free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal at N. Ridgeville, Ohio the 27 day of July, 2018.



Tina Marie Helga Oprea  
NOTARY PUBLIC



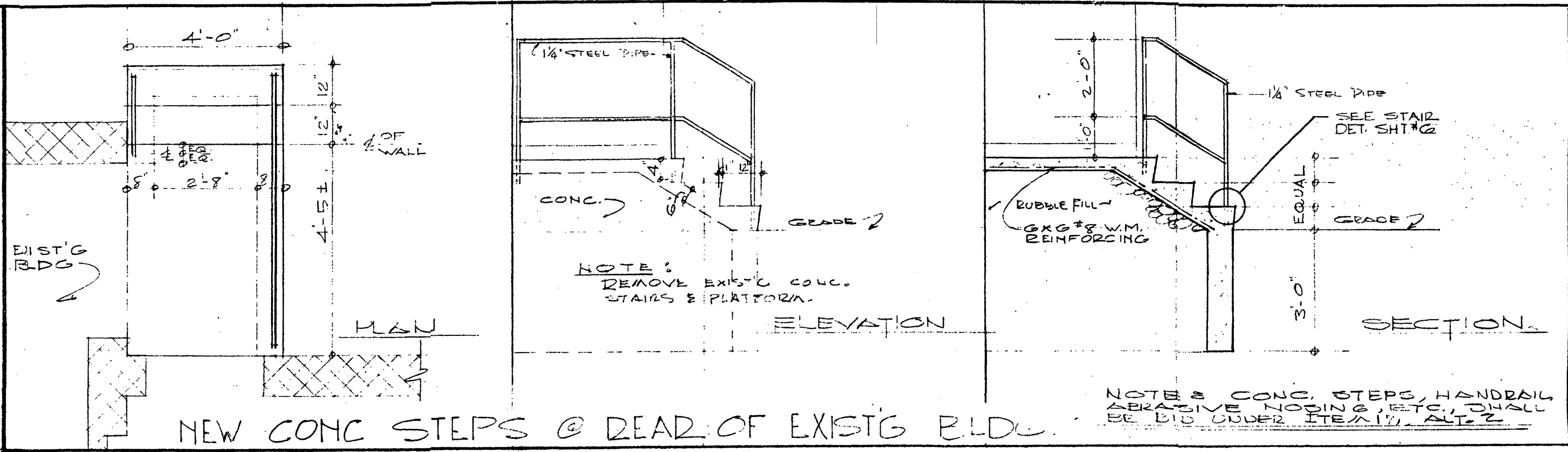
This instrument was prepared by:  
David A. Streeter, Jr., Esq.  
2 Berea Commons, Suite 200  
Berea, OH 44017

UNOFFICIAL

REINHARDT & ASSOC INC  
4365 LAKE ROAD  
SHEFFIELD LAKE, OH 44054

| SHEET INDEX |                                             |
|-------------|---------------------------------------------|
| 1           | TITLE SHEET, SITE PLAN                      |
| 2           | LOWER LEVEL FLOOR PLAN                      |
| 3           | UPPER LEVEL FLOOR PLAN                      |
| 4           | ROOF PLAN, ELEVATIONS                       |
| 5           | WALL SECTIONS                               |
| 6           | DOOR SCHEDULE, CROSS SECTION, MISC. DETAILS |
| 7           | SEWAGE TREATMENT PLANT                      |
| S-1         | FOUNDATION PLAN                             |
| E-2         | UPPER LEVEL FLOOR FRAMING PLAN              |
| E-3         | ROOF FRAMING PLAN                           |
| M-1         | PLUMBING & HEATING - LOWER LEVEL            |
| M-2         | PLUMBING & HEATING - UPPER LEVEL            |
| E-1         | ELECTRICAL - LOWER LEVEL                    |
| E-2         | ELECTRICAL - UPPER LEVEL                    |

| MATERIALS |                        |
|-----------|------------------------|
|           | CONCRETE               |
|           | CONCRETE BLOCK         |
|           | BRICK                  |
|           | STRUCTURAL GLAZED TILE |
|           | STEEL OR ALUMINUM      |
|           | WOOD BLOCKING          |
|           | FINISH WOOD            |
|           | CRUSHED STONE          |
|           | CUT STONE              |



SITE IS LOCATED IN LORAIN COUNTY, APPROXIMATELY 1.5 MILES SW. OF OHIO TURNPIKE, EXIT 9

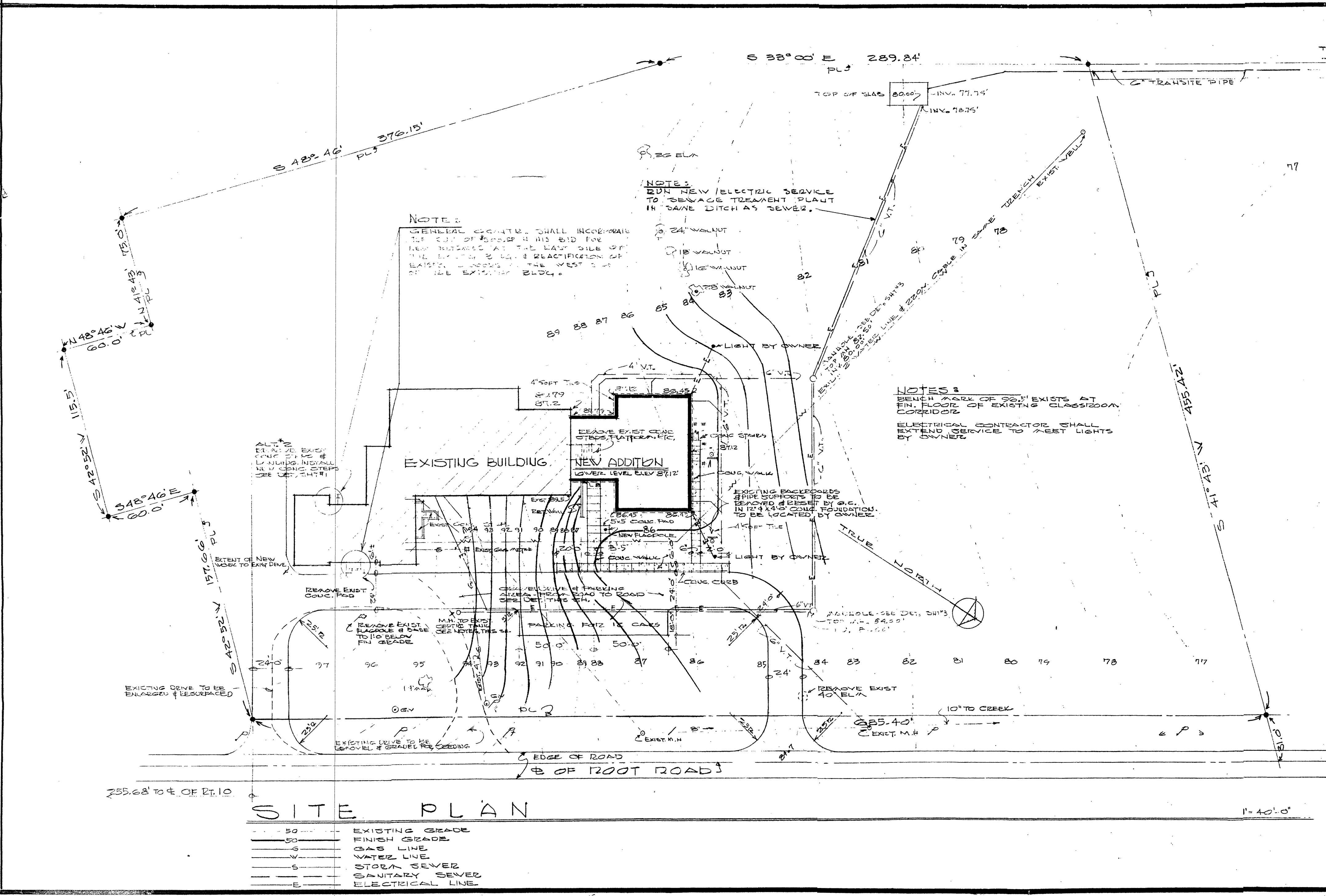
## ADDITIONS TO FIELDS ELEMENTARY SCHOOL

RIDGEVILLE SCHOOL DISTRICT  
NORTH RIDGEVILLE, OHIO

ONS TO  
MENTARY SCHOOL  
ED BY  
LOCAL BOARD OF EDUCATION - CLEVELAND

ARCHITECTS AND ENGINEERS

2313 MADISON AVE.  
TOLEDO 2, OHIO



CITY OF NORTH RIDGEVILLE  
PLANNING COMMISSION

☒ Approval Granted    ☐ Request Rejected

Robert Yost, Osibas, Ltd.  
Referral from Council  
BZBA Approval Required:

Other Conditions:

DATE: 9/14/2021 BY:

FLAGPOLE BASE DETAIL 3/4" = 1'-0"

DRIVEWAY - CURB - CONC. WALK DETAIL 3/4" = 1'-0"

REVISIONS

| NO. | DESCRIPTION | DATE         |
|-----|-------------|--------------|
| 1   | ISSUED FOR  | 15 FEB. 1962 |
| 2   | REVISED     |              |

DRAWN BY:

CHECKED BY:

ASSUMED

NORTH

COMMISSION NUMBER

PROJ. NO.

SHEET 1 OF 1

CHARLES L. BARBER AND ASSOCIATES





# J.Craig Snodgrass, CPA, CGFM

## Lorain County Auditor



Basic Search ▼

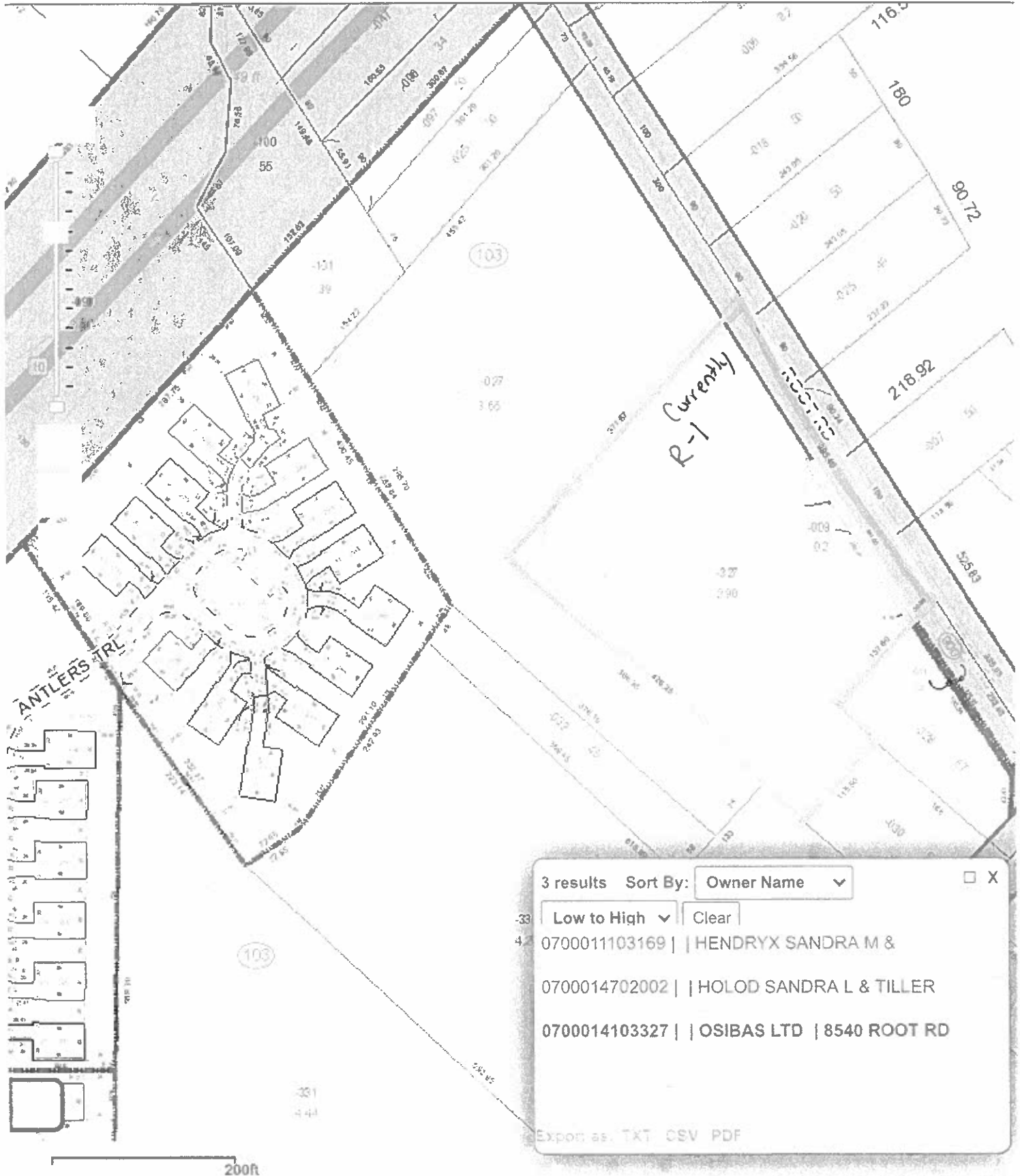
Advanced Search ▼

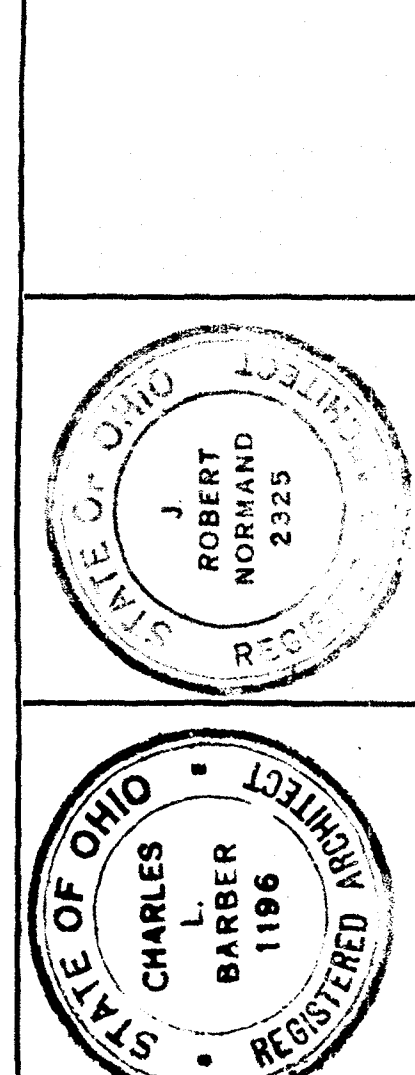
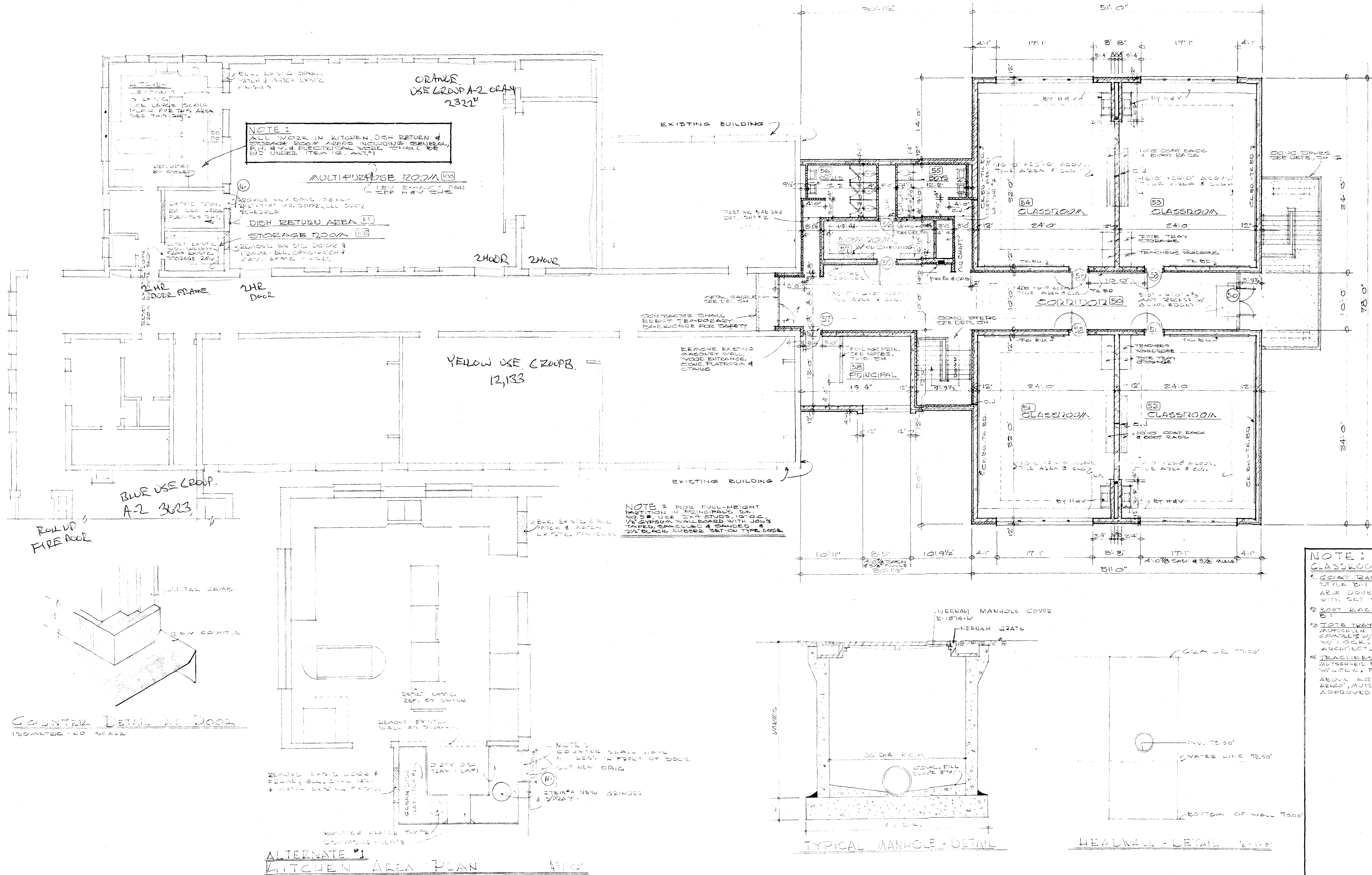
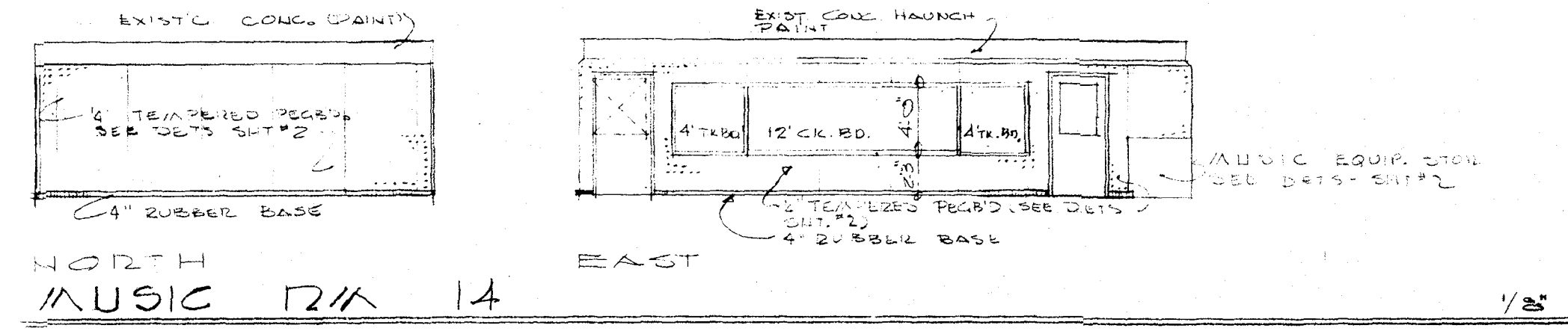
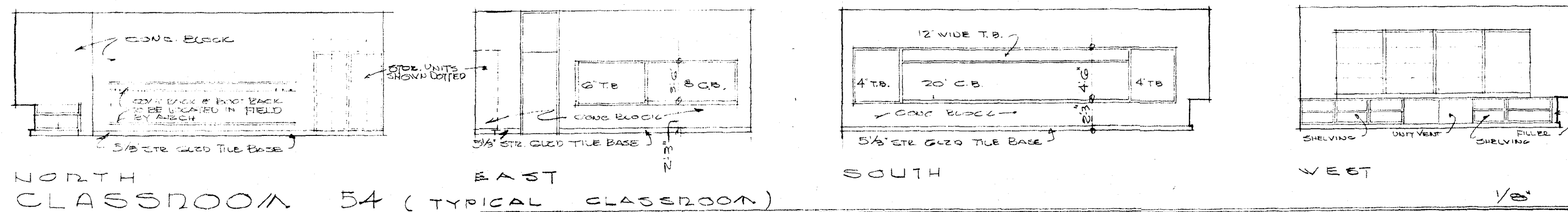
Select

Sales

Layers

More...


[Click here for Legal Disclaimer](#)

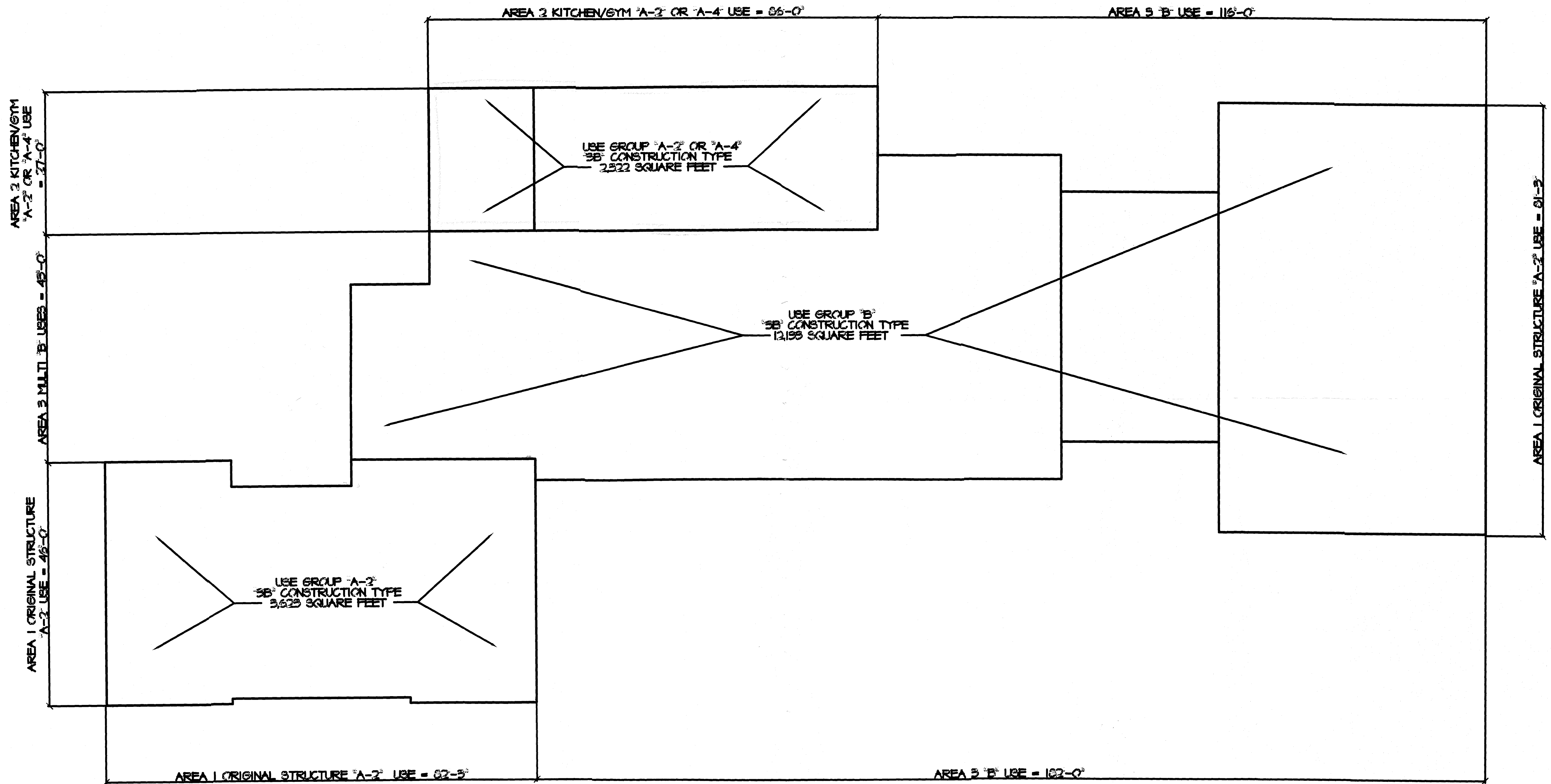


ADDITIONS TO  
FIELDS ELEMENTARY SCHOOL  
RIDGEVILLE SCHOOL DISTRICT  
NORTH RIDGEVILLE, OHIO

CHARLES L. BARBER AND ASSOCIATES ARCHITECTS AND ENGINEERS  
2313 MADISON AVE.  
TOLEDO 2, OHIO

REVISIONS  
ISSUED FOR  
DRAWN BY  
J.B.W.  
G.O.F.  
CHECKED BY  
S.F.P.  
SEP 62  
COMMISSION NUMBER  
3093  
SHEET  
3 OF 7





Engineering Fee Paid: \$ 1125  
Receipt No.: 144642  
☐ Cash ☒ Check - Check No.: 0269  
(See attached for description of fees.)



Planning Commission & Bldg. Admin. Fees: \$ 370.00  
Receipt No.: 00013945  
☐ Cash ☒ Check - Check No.: 0268  
(See attached for description of fees.)

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

Received: AUG 19 2021 Date Released to Planning Commission: \_\_\_\_\_

Date of Planning Commission Meeting: 9-14-21 (Unless otherwise notified.)

**APPLICANT INFORMATION AND REQUEST**

APPLICANT: Rich Fredrickson PROPERTY OWNER: OHIO MILLS STORAGE LLC  
COMPANY NAME: Rafter A. LTD ADDRESS: 75 N HADDON AVE  
ADDRESS: 42653 Oberlin-Elyria Road CITY / STATE: HADDONFIELD NJ ZIP: 08033  
CITY / STATE: Oberlin, OH ZIP: 44074 PHONE NO.: 856-275-3041  
PHONE NO.: (440) 707-4014 SIGNATURE: [Signature]  
SIGNATURE: \_\_\_\_\_ (Owner's original signature must be submitted with application.)  
EMAIL ADDRESS: rfredrickson@raftera.com

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

LOCATION OF PROPERTY/ADDRESS: 34515 MILLS RD  
PERMANENT PARCEL NO.: 0700018101329 ZONING OF PROPERTY: I2  
ZONING OF ADJACENT PROPERTY TO: NORTH N/A EAST I2 SOUTH R1 WEST I2  
DESCRIPTION OF REQUEST: PRELIMINARY PLAN APPROVAL FOR SELF STORAGE

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

If yes, list dates and nature of each: PRIOR APPROVAL FOR SELF STORAGE 2018

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

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

**PLANNING COMMISSION USE ONLY:** ☐ APPROVED ☐ DISAPPROVED

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

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

Date: 9-14-2021

Signature: [Signature]

(Presiding Officer at Meeting)

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



**TO BE FILLED OUT BY APPLICANT**

I, RICH FREDRICKSON \_\_\_\_\_  
(Print Name) (Signature)

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

Applicant: RAFTER A LTD

Owner: OHIO MILLS STORAGE LLC

Project Address: 34515 MILLS RD

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,  
ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.

PHONE: 440-329-5207 WEBSITE: [WWW.LORAINCOUNTY.COM/AUDITOR](http://WWW.LORAINCOUNTY.COM/AUDITOR)

|    | ADJACENT PROPERTY OWNER / ADDRESS | PARCEL NUMBER |
|----|-----------------------------------|---------------|
| 1  | PLEASE SEE ATTACHED LIST          |               |
| 2  |                                   |               |
| 3  |                                   |               |
| 4  |                                   |               |
| 5  |                                   |               |
| 6  |                                   |               |
| 7  |                                   |               |
| 8  |                                   |               |
| 9  |                                   |               |
| 10 |                                   |               |

**SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.**

|                                                                                                                 |                          |
|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| OFFICE USE ONLY                                                                                                 |                          |
| CBO Verification By: <u></u> | Date / Time Stamp: _____ |
| BZA / PC Verification By: _____                                                                                 |                          |

| Owner & Address                                                                               | Parcel #     |
|-----------------------------------------------------------------------------------------------|--------------|
| ✓ ROCK HARD INVESTMENTS<br>LLC 32834 REBECCA LN<br>AVON LAKE, OH 44012                        | 700018101328 |
| ✓ TILLERY HOLDINGS LLCB<br>O BOX 128 AVON LAKE, OH<br>44012 <i>DOCKYARD INVESTMENTS LLC</i>   | 700018101019 |
| ✓ BECKA ROBERT M &<br>CAROL A 34688<br>HIGHLAND DR N<br>RIDGEVILLE, OH 44039                  | 700018101047 |
| ✓ FRIEDEL PATTI MARIE<br>34670 HIGHLAND DR N<br>RIDGEVILLE, OH 44039                          | 700018101048 |
| ✓ COLLINS BOBBY R 34654<br>HIGHLAND DR N<br>RIDGEVILLE, OH 44039                              | 700018101087 |
| ✓ C & S INDUSTRIAL LTD<br>5120 MILLS INDUSTRIAL<br>PK N RIDGEVILLE, OH<br>44039               | 700018101281 |
| ✓ LUBINSKI BRUCE C &<br>LUBINSKI DEBORAH A<br>18345 BOONE RD<br>COLUMBIA STATION, OH<br>44028 | 700018101278 |
| ✓ 2 J'S PROPERTY<br>MANAGEMENT LLC 5000<br>MILLS INDUSTRIAL PKWY N<br>RIDGEVILLE, OH 44039    | 700018101206 |
| ✓ 2 J'S PROPERTY<br>MANAGEMENT LLC 5000<br>MILLS INDUSTRIAL PKWY N<br>RIDGEVILLE, OH 44039    | 700018101218 |
| ✓ RLG CLEVELAND II LLC<br>6494 LATCHA RD<br>WALBRIDGE, OH 43465                               | 700018101219 |
| ✓ RLG CLEVELAND II LLC<br>6494 LATCHA RD<br>WALBRIDGE, OH 43465                               | 700018101198 |
| ✓ SPACE TRACER INC 32667<br>CARRIAGE LANE AVON<br>LAKE, OH 44012                              | 700018101023 |
| ✓ MIKISZ LAURA A &<br>ORIENT DANIEL J 34704<br>HIGHLAND DR N<br>RIDGEVILLE, OH 44039          | 700018101046 |



|   |                                                                              |              |
|---|------------------------------------------------------------------------------|--------------|
| ✓ | VAULT SELF STORAGE LLC<br>27796 ROYALTON RD<br>COLUMBIA STATION, OH<br>44028 | 400024116231 |
| ✓ | AVON HOLDINGS LLC<br>21079 WESTWOOD DR<br>STRONGSVILLE, OH 44149             | 400024116206 |



# RAFTER A, LTD

LAND SURVEYING • ENGINEERING • TESTING

42653 Oberlin-Elyria Road, Oberlin, Ohio 44074

440-707-4014 • [www.raftera.com](http://www.raftera.com) • [info@raftera.com](mailto:info@raftera.com)

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August 19, 2021

Mr. Guy Fursdon, CBO  
City of North Ridgeville  
7307 Avon Belden Road  
North Ridgeville, OH 44039

**Re: Ohio Mills Storage, LLC – 34515 Mills Road – 670 units**

Dear Mr. Fursdon,

This letter is being written to indicate that a traffic impact study is not necessary for the self storage units proposed at 34515 Mills Road. The traffic generation rate is calculated to be less than 50 total trips per day which is far less than the peak hour trips of 100 that would trigger a traffic impact study. Please let me know if you have any questions regarding this matter.

Sincerely,

Richard A. Fredrickson, P.E., P.S.

Copy: Barry Sherman



**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION  
RECOMMENDATIONS**

|                                        |                        |
|----------------------------------------|------------------------|
| Name of Applicant:                     | Rich Fredrickson       |
| Name of Owner:                         | Ohio Mills Storage LLC |
| Date Submitted for Consideration:      | 8-19-21                |
| Date to Return to Planning Commission: | 8-23-21                |
| Regarding: Ohio Mills Storage Units    |                        |

**RECOMMENDATIONS:**

Ohio Mills Storage Units are not occupied units. All appears to be code compliant.

(use additional sheets if necessary)

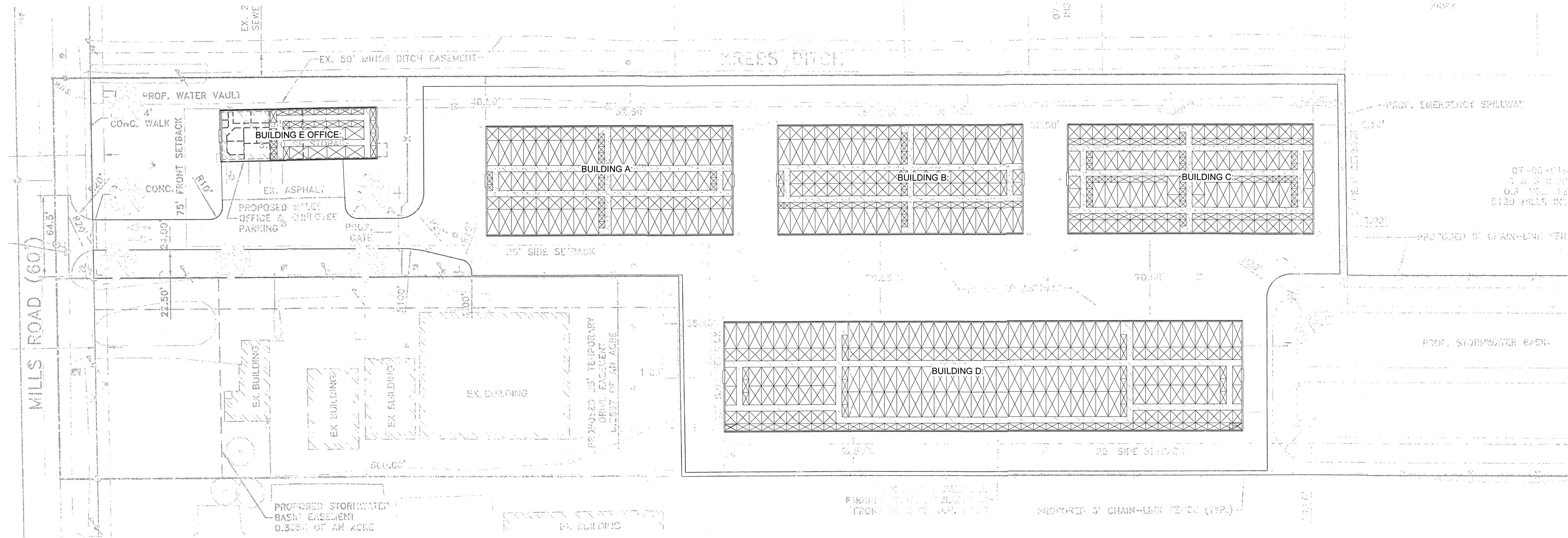
Department Head Signature & Title: \_\_\_\_\_

 CBO

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

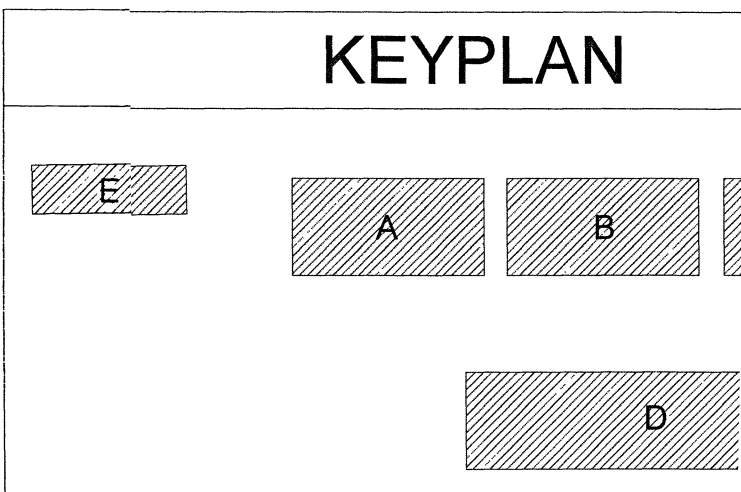
Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter. (Planning Commission By-Laws, Article V, Section 3)

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



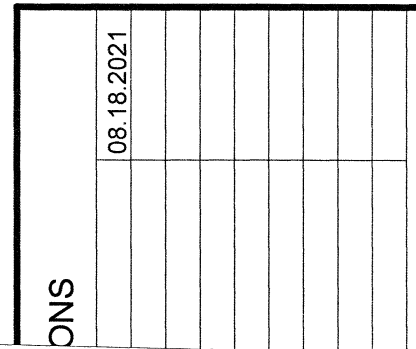
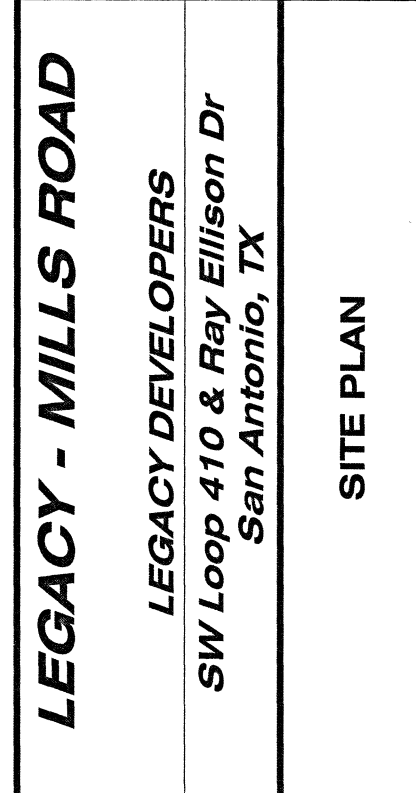
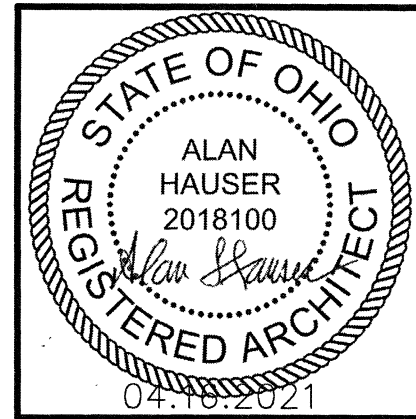
1 SITE PLAN - UNIT MIX  
1" = 40'-0"

| UNIT SCHEDULE - ALL BUILDINGS |          |           |           |          |                 |           |                 |             |
|-------------------------------|----------|-----------|-----------|----------|-----------------|-----------|-----------------|-------------|
| TYPE                          | ACTUAL # | SSU Depth | SSU Width | ACTUAL % | % PER PRO-FORMA | UNIT AREA | TOTAL UNIT AREA | Conditioned |
| Yes                           |          |           |           |          |                 |           |                 |             |
| 5 x 5                         | 78       | 5' - 0"   | 5' - 0"   | 11.6%    | 10%             | 25 SF     | 1950 SF         | Yes         |
| 5 X 8                         | 3        | 8' - 0"   | 5' - 0"   | 0.4%     | 0%              | 40 SF     | 120 SF          | Yes         |
| 5 X 10                        | 103      | 10' - 0"  | 5' - 0"   | 15.4%    | 17%             | 50 SF     | 5150 SF         | Yes         |
| 8 X 10                        | 5        | 10' - 0"  | 8' - 0"   | 0.7%     | 0%              | 80 SF     | 400 SF          | Yes         |
| 8 X 15                        | 6        | 15' - 0"  | 8' - 0"   | 0.9%     | 0%              | 120 SF    | 720 SF          | Yes         |
| 8 X 20                        | 1        | 20' - 0"  | 8' - 0"   | 0.1%     | 0%              | 160 SF    | 160 SF          | Yes         |
| 10 X 10                       | 109      | 10' - 0"  | 10' - 0"  | 16.3%    | 26%             | 100 SF    | 10900 SF        | Yes         |
| 10 X 15                       | 73       | 15' - 0"  | 10' - 0"  | 10.9%    | 17%             | 150 SF    | 10950 SF        | Yes         |
| 10 X 20                       | 93       | 20' - 0"  | 10' - 0"  | 13.9%    | 16%             | 200 SF    | 18600 SF        | Yes         |
| Yes: 471                      | 471      |           |           |          |                 |           | 48950 SF        |             |
| No                            |          |           |           |          |                 |           |                 |             |
| 5 (5) X 8                     | 1        | 8' - 0"   | 5' - 5"   | 0.1%     | 0%              | 43 SF     | 43 SF           | No          |
| 5 (5) X 10                    | 41       | 10' - 0"  | 5' - 5"   | 6.1%     | 0%              | 54 SF     | 2221 SF         | No          |
| 5 X 10                        | 2        | 10' - 0"  | 5' - 0"   | 0.3%     | 2%              | 50 SF     | 100 SF          | No          |
| 8 X 20                        | 4        | 20' - 0"  | 8' - 0"   | 0.6%     | 0%              | 160 SF    | 640 SF          | No          |
| 10 (5) X 8                    | 4        | 10' - 5"  | 8' - 0"   | 0.6%     | 0%              | 83 SF     | 333 SF          | No          |
| 10 (5) X 10                   | 54       | 10' - 5"  | 10' - 0"  | 8.1%     | 0%              | 104 SF    | 5625 SF         | No          |
| 10 X 10                       | 18       | 10' - 0"  | 10' - 0"  | 2.7%     | 6%              | 100 SF    | 1800 SF         | No          |
| 10 X 20                       | 75       | 20' - 0"  | 10' - 0"  | 11.2%    | 6%              | 200 SF    | 15000 SF        | No          |
| No: 199                       | 199      |           |           |          |                 |           | 25763 SF        |             |
| Grand total: 670              | 670      |           |           |          |                 |           | 74713 SF        |             |



CITY OF NORTH RIDGEVILLE  
PLANNING COMMISSION

|                                 |                  |
|---------------------------------|------------------|
| Approval Granted                | Request Rejected |
| Rich Fredrickson, Rafter A. LTD |                  |
| BZBA Approval Required:         |                  |
| Other Conditions:               |                  |
| DATE: 9/14/2021                 | BY:              |



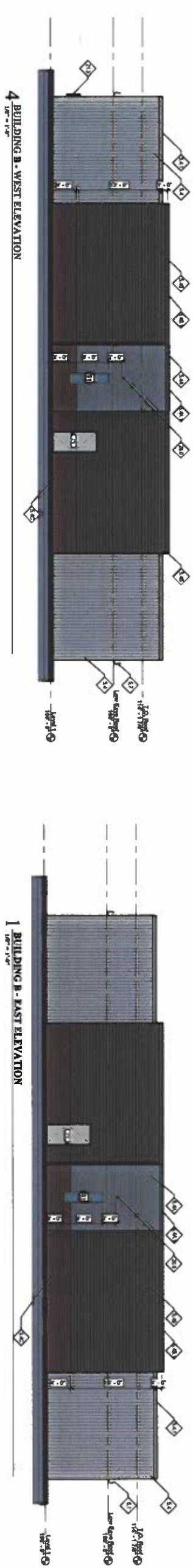




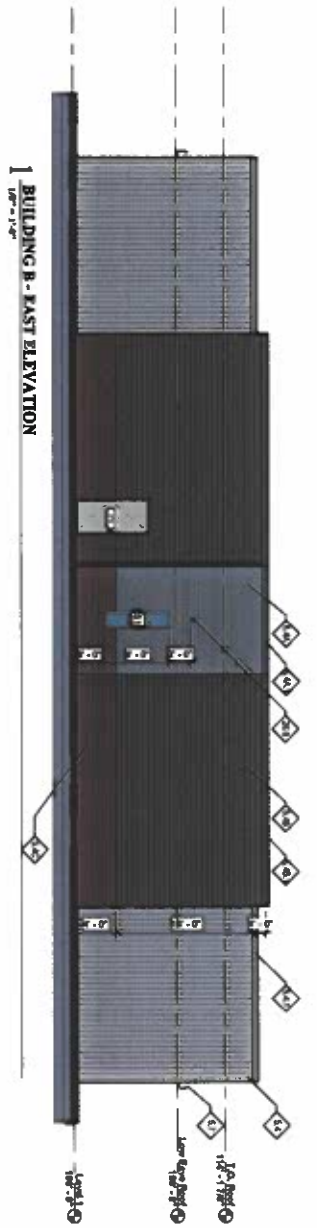




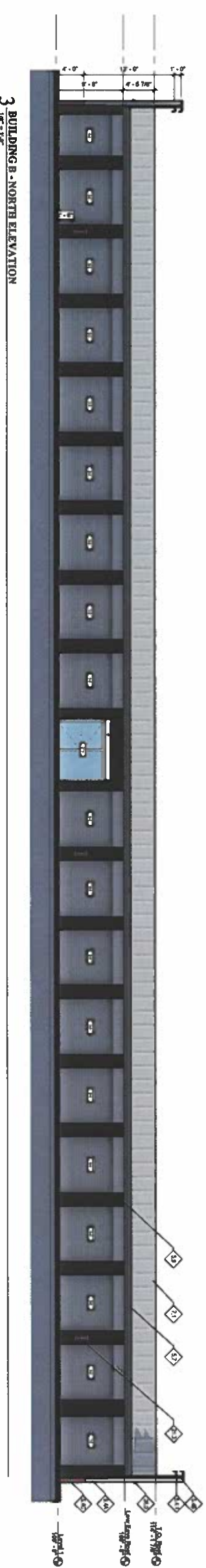
2 BUILDING B - SOUTH ELEVATION  
1/8" = 1'-0"



4 BUILDING B - WEST ELEVATION  
1/8" = 1'-0"



1 BUILDING B - EAST ELEVATION  
1/8" = 1'-0"



3 BUILDING B - NORTH ELEVATION  
1/8" = 1'-0"

| Key   |                                                                        |
|-------|------------------------------------------------------------------------|
| Value | Keynote Legend                                                         |
| 1     | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 2     | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 3     | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 4     | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 5     | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 6     | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 7     | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 8     | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 9     | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 10    | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 11    | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 12    | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 13    | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 14    | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 15    | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 16    | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 17    | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 18    | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 19    | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |
| 20    | PREPARED METAL PANEL - GIBCO GALVALUME ROOF PANEL - COLOR: SMOKE WHITE |

KEYPLAN

E

A

B

C

D

| REVISIONS     |            |
|---------------|------------|
| SDP SUBMITTAL | 08.18.2021 |
|               |            |
|               |            |
|               |            |
|               |            |
|               |            |
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|               |            |

LEGACY - MILLS ROAD

LEGACY DEVELOPERS

SW Loop 410 & Ray Ellison Dr  
San Antonio, TX

BUILDING B ELEVATIONS

HAUSER ARCHITECTS

3780 East 15th Street, Suite 201 • Loveland, Colorado 80538  
970.669.8220

E-mail: info@hauserarchitectspc.com

HauserArchitectspc.com

LEGACY DEVELOPERS, LLC

3

HAUSER ARCHITECTS

2018100

8/18/2021

STATE OF OHIO

REGISTERED ARCHITECT

ALAN HAUSER

2018100

8/18/2021

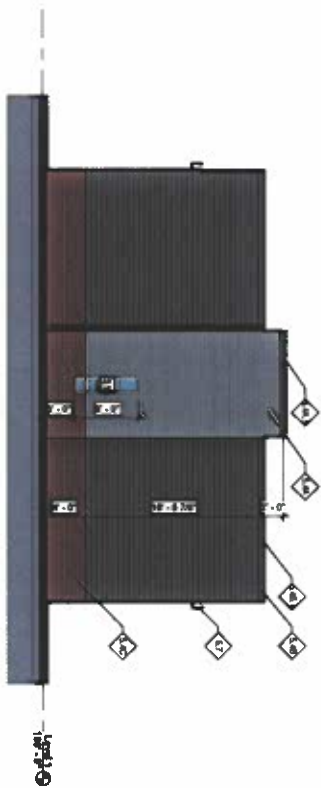












| Key    |                                                             | Keynote Legend |
|--------|-------------------------------------------------------------|----------------|
| Value  |                                                             | Keynote Text   |
| 5.4    | PREFINISHED METAL PANEL - GIBCO PANELS - 1\"/>              |                |
| 5.4A   | PREFINISHED METAL PANEL - GIBCO PANELS - 1\"/>              |                |
| 5.4A.1 | PREFINISHED METAL PANEL - GIBCO PANELS - 1\"/>              |                |
| 5.4B   | PREFINISHED METAL PANEL - GIBCO PANELS - 1\"/>              |                |
| 5.4B.1 | PREFINISHED METAL PANEL - GIBCO PANELS - 1\"/>              |                |
| 5.4C   | PREFINISHED METAL PANEL - GIBCO PANELS - 1\"/>              |                |
| 5.7    | PREFINISHED METAL PANEL - GIBCO PANELS - 1\"/>              |                |
| 7.1    | FLAT METAL WALL PANEL - COLOR: CHARCOAL GRAY, RE: PEAB      |                |
| 8.4    | COLING DOOR W/ HEADER PANEL BY DOOR COMPANY - COLOR: TUNDRA |                |
| 21.3   | FREE EXTINGUISHER CUBES                                     |                |
| 26.0   | WALL MOUNTED EXTERIOR LIGHT, RE: ELECTRICAL                 |                |

KEYPLAN

A

B

C

D

| REVISIONS     |            |
|---------------|------------|
| SDP SUBMITTAL | 08/18/2021 |
|               |            |
|               |            |
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LEGACY - MILLS ROAD

LEGACY DEVELOPERS

8W Loop 410 & Ray Ellison Dr

San Antonio, TX

BUILDING E OFFICE ELEVATIONS

HAUSER

ARCHITECTS

3780 East 15th Street, Suite 201 • Loveland, Colorado 80538

970.669.8220

E-mail: info@hauserarchitectpc.com

HauserArchitectpc.com

LEGACY

DEVELOPERS, LLC

PARTNERS

HAUSER

2016100

8/18/2021

STATE OF OHIO

REGISTERED ARCHITECT

ALAN HAUSER

2016100

8/18/2021



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

## LEGEND OF UNETYPES

- |       |                          |
|-------|--------------------------|
| _____ | CENTRALITY               |
| _____ | EX. PAYMENT              |
| _____ | PROCEEDING/AL            |
| _____ | EX. RECTIBUS UNITS       |
| _____ | EX. MAJOR CONTROL        |
| _____ | EX. JACOBS CONTROL       |
| _____ | EX. STORM                |
| _____ | EX. SAINT/ANY            |
| _____ | EX. WATER                |
| _____ | EX. GAS                  |
| _____ | EX. OVERHEAD UTILITIES   |
| _____ | EX. TELEPHONE            |
| _____ | EX. U.S. ELECTRIC        |
| _____ | EX. PENCE                |
| _____ | EX. BOUL. BOUNDARIES     |
| _____ | PROP. WIND CONTROL       |
| _____ | PROP. MAJOR CONTROL      |
| _____ | CONSTRUCTION UNITS       |
| _____ | BUILT TRICE              |
| _____ | TEMPORARY DIVISION SWALE |
| _____ | PROP. PENCE              |
| _____ | PROP. SAINT/ANY          |
| _____ | PROP. STORM              |
| _____ | PROP. WATER              |

### **LEGEND OF SYMBOLS**

- |                                                                                     |                           |
|-------------------------------------------------------------------------------------|---------------------------|
|  | CLEAN OUT                 |
|  | DOWNSPOUT                 |
|  | VAND DRAIN                |
|  | STORE MANHOLE             |
|  | SANITARY MANHOLE          |
|  | CATCH BASIN               |
|  | INFLUENT                  |
|   | WATER VALVE               |
|    | GAS REGULATOR             |
|    | WATER REGULATOR           |
|    | ELECTRICAL METER          |
|    | GAS VALVE                 |
|    | UTILITY POLE              |
|    | GUY ANCHOR                |
|    | BOLLARD                   |
|    | SIGN                      |
|    | SOLID TYPE                |
|    | IRON MANHOLE ROUND        |
|    | NON INFLAME ROUND         |
|    | MOMENTUM BOX AS INDICATED |
|    | RELIEF PROTECTION         |
|    | DEVIATION AREA            |

## SHEET LEGEND

|                                                |            |
|------------------------------------------------|------------|
| TOP SHEET                                      | C0.0       |
| FIXING CONDITIONS • DETENTION PLY              | C1.0       |
| SITE PLAN                                      | C2.0       |
| UTILITY PLAN                                   | C3.0       |
| LANDING STRUCTURE TABLES                       | C4.1       |
| GRADING PLAN                                   | C4.0       |
| SI/DRAINAGE POLLUTION PREVENTION PLAN          | C5.0       |
| SI/DRAINAGE POLLUTION PREVENTION PLAN (DETAIL) | C5.1       |
| SWIFT MOTORS • DETAILS                         | C6.2, C6.3 |
| COMPRESSOR, STORAGE/WORK MANAGEMENT PLAN       | C6.0       |
| PERMANENT CAN BUILD PLAN                       | C6.1       |
| MISCELLANEOUS NOTES • DETAILS                  | C7.0, C7.5 |

### **CONTRACTORS SWP3 ACKNOWLEDGEMENT:**

PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPP) SIGNED BY THE CONTRACTOR AND ALL OF HIS SUBCONTRACTORS. SEE STORMWATER POLLUTION PREVENTION PLAN SHEET C5.0 FOR SEPARATE STATEMENT AND SIGNATURE LIST.

## NOI STORM WATER GENERAL PERMIT NUMBER:SGC1116092A0

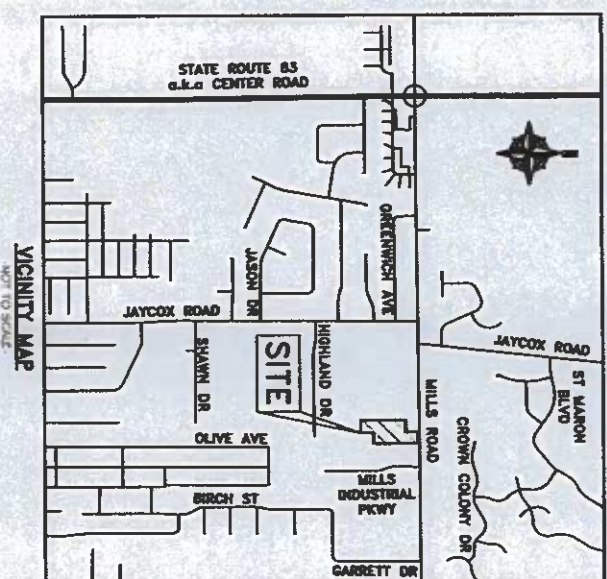
| REV | DATE       | DESCRIPTION                                                             |
|-----|------------|-------------------------------------------------------------------------|
| BY  |            |                                                                         |
| 1   | 02-03-2020 | ISSUE TO CLIENT                                                         |
| 2   | 06-17-2020 | REMOVED PER CITY AND CLIENT COMMENTS ISSUE TO CLIENT                    |
| 3   | 09-10-2020 | REMOVED PER CITY COMMENTS ISSUE TO CLIENT                               |
| 4   | 06-18-2021 | REMOVED PER CITY COMMENTS AND UPDATED PER NEW OWNERSHIP ISSUE TO CLIENT |
|     |            |                                                                         |
|     |            |                                                                         |

## **BASIS OF BEARINGS**

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFFERTY A. LTD IN AUGUST OF 2019.

**EXISTING UNDERGROUND UTILITIES NOTE:**

THE SAFT # 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, WATER A.. LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



## DESIGN ENGINEER:

**DESIGN ENGINEER:**  
*Chad A. Fink*  
B-15-221  
DATE

## **SCOPE OF WORK**

THE IMPROVEMENT PLANS ARE FOR THE DEVELOPMENT OF A STORAGE BUILDINGS APPROXIMATELY 6.97 ACRES. THE SITE WORK WILL INCLUDE PRIVATE ACCESS ROADWAY, WATER MAIN FOR FIRE HYDRANTS, AND PRIVATE STOPAL BEWER. IMPROVEMENTS.



**UNDERGROUND UTILITIES**

THE WORLD OF DOW  
SHOWS YOU HOW  
**Call 1-800-442-0764 (TOL TEL)**  
1-800-442-0764  
FOR INFORMATION  
ON PRODUCTS THAT BE AHEAD GROUP'S

**Call 1-800-442-0764 (TOL TEL)**  
FOR A FREE PRODUCT LITERATURE ON REQUEST

**OHIO MILLS STORAGE LLC**  
**34616 MILLS ROAD IMPROVEMENT PLANS**  
**TITLE SHEET**  
 CITY OF NORTH HAVEN/STATE OF OHIO  
 OHIO MILLS STORAGE LLC  
 751 N MADISON AVE  
 MADISON, NEW JERSEY 08053

**RAFTER A, LTD**  
 LAND SURVEYING & ENGINEERING  
  
 Office: 440-528-5254  
 Fax: 440-528-4483  
<http://info@raftera.com>

Drawn By: JAI  
 JOB NO. 231C-C1

700 Oakleaf-Dyns Road  
 Elyria, Ohio 44035  
[www.raftera.com](http://www.raftera.com)

CHECKED BY: MAJ  
 SHEET 00.0





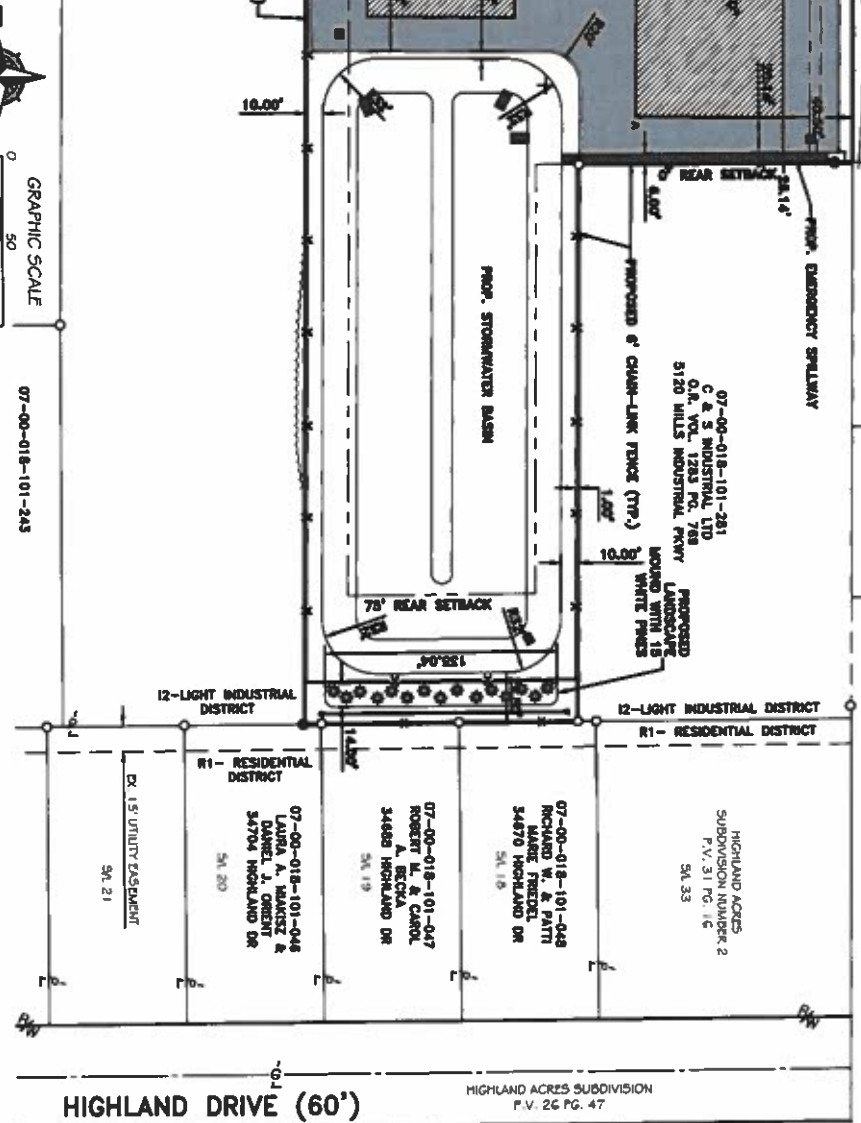


- 

SEVEN

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|----|
| AY |
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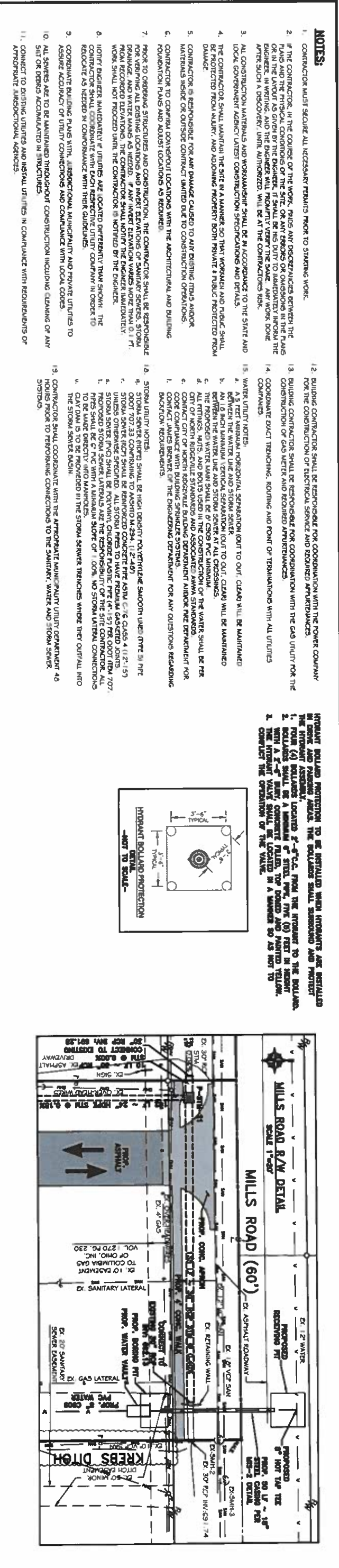
|                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>UNDEVELOPED UTILITIES</b></p> <p><b>Warning:</b> This is a preliminary map. It is not to be used for legal purposes. It is for informational purposes only. It is not to be used for legal purposes. It is for informational purposes only.</p> <p>City of North Hallowell, Maine<br/>         100 North Hallowell, Maine<br/>         04068<br/>         207-833-1111<br/>         www.nhallowellmaine.com</p> | <p><b>OHIO MILLS STORAGE LLC</b></p> <p><b>34615 MILLS ROAD IMPROVEMENT PLANS</b></p> <p><b>SITE PLAN</b></p> <p><b>CITY OF NORTH HADONVILLE, COUNTY OF LOHANS, STATE OF OHIO</b></p> <p><b>OHIO MILLS STORAGE LLC</b></p> <p><b>74 N HADON AVE</b></p> <p><b>HADDONFIELD, NEW JERSEY 08033</b></p> |  <p><b>RAFTER A, LTD.</b></p> <p><b>LAND SURVEYING &amp; ENGINEERING</b></p> <p>10000 Highway 100<br/>         Suite 100<br/>         Dayton, OH 45424-4400<br/>         937-233-1111<br/> <a href="http://www.raftera.com">www.raftera.com</a></p> |
| <p><b>DRUMMOND, JR. AND</b></p> <p><b>JOHN M. 21810241</b></p>                                                                                                                                                                                                                                                                                                                                                        | <p><b>CHECKED BY: RAE</b></p>                                                                                                                                                                                                                                                                       | <p><b>CDL</b></p>                                                                                                                                                                                                                                                                                                                      |

**EXISTING UNDERGROUND UTILITIES NOTE:**  
SEE SITE LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE

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, RATHER A, LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



**RAFTER A, LTD**  
**LAND SURVEYING & ENGINEERING**  
 Office: 440-439-4204  
 Fax: 440-439-4183  
[info@raftera.com](mailto:info@raftera.com)  
 700 Oberlin-Elyria Road  
 Elyria, Ohio 44005  
[www.raftera.com](http://www.raftera.com)





PROPOSED STORM STRUCTURE TABLE

| Structure Name            | RM                           | INVERT@                                                                  |
|---------------------------|------------------------------|--------------------------------------------------------------------------|
| P-GRUT-1<br>CS 2-3        | RM = 694.42<br>SLWP = 693.00 | 12" PVC N INV. 692.00<br>16" HOPE W INV. 692.00                          |
| P-GRU-1<br>CS 2-3-6       | RM = 694.00<br>SLWP = 691.58 | 12" HOPE S INV. 693.89                                                   |
| P-GRU-1<br>CS 2-3-6       | RM = 694.33<br>SLWP = 691.48 | 16" HOPE E INV. 693.48<br>12" HOPE N INV. 693.48                         |
| P-GRU-3<br>CS 2-3-6       | RM = 694.75<br>SLWP = 691.35 | 16" HOPE S INV. 693.35                                                   |
| P-GRU-4<br>CS 2-3-6       | RM = 694.75<br>SLWP = 691.14 | 16" HOPE S INV. 693.14                                                   |
| P-GRU-5<br>CS 2-3         | RM = 694.00<br>SLWP = 693.06 | 16" HOPE N INV. 692.96<br>24" HOPE S INV. 692.96                         |
| P-GRU-6<br>CS 2-3         | RM = 694.00<br>SLWP = 693.78 | 24" HOPE N INV. 693.78<br>24" HOPE S INV. 693.78                         |
| P-GRU-7<br>CS 2-3         | RM = 694.00<br>SLWP = 693.80 | 24" HOPE N INV. 693.80<br>24" HOPE S INV. 693.80                         |
| P-GRU-8<br>CS 2-3         | RM = 694.00<br>SLWP = 693.42 | 24" HOPE N INV. 693.42<br>24" HOPE S INV. 693.42                         |
| P-GRU-9<br>CS 2-3         | RM = 694.00<br>SLWP = 693.35 | 24" HOPE N INV. 693.35<br>24" HOPE W INV. 693.35                         |
| P-GRU-10<br>CS 2-3-6      | RM = 694.00<br>SLWP = 693.00 | 12" HOPE S INV. 694.00                                                   |
| P-GRU-11<br>CS 2-3-6      | RM = 694.00<br>SLWP = 691.47 | 16" HOPE S INV. 694.47<br>12" HOPE N INV. 693.47                         |
| P-GRU-12<br>CS 2-3-6      | RM = 694.00<br>SLWP = 693.89 | 16" HOPE S INV. 693.89<br>16" HOPE N INV. 693.89                         |
| P-GRU-14<br>CS 2-3-6      | RM = 694.54<br>SLWP = 693.00 | 16" HOPE S INV. 693.00<br>16" HOPE N INV. 693.00                         |
| P-GRU-15<br>CS 2-3-6      | RM = 694.00<br>SLWP = 693.00 | 16" HOPE N INV. 693.00<br>16" HOPE S INV. 693.00                         |
| P-GRU-16<br>CS 2-3-6      | RM = 694.73<br>SLWP = 693.00 | 16" HOPE S INV. 693.00<br>16" HOPE N INV. 693.00                         |
| P-GRU-17<br>CS 2-3-6      | RM = 694.73<br>SLWP = 693.00 | 16" HOPE S INV. 693.00<br>16" HOPE E INV. 693.00                         |
| P-GRU-18<br>STORM MANHOLE | RM = 697.27<br>SLWP = 691.85 | 12" PVC S INV. 691.85<br>16" HOPE N INV. 691.85<br>6" PVC W INV. 693.00  |
| P-GRU-19<br>CS 2-3-6      | RM = 694.13<br>SLWP = 691.58 | 16" HOPE S INV. 691.58<br>16" HOPE N INV. 691.58<br>6" PVC W INV. 693.00 |
| P-GRU-20<br>CS 2-3        | RM = 694.00<br>SLWP = 691.35 | 16" HOPE S INV. 691.35<br>24" HOPE N INV. 691.35                         |
| P-GRU-31<br>CS 2-3        | RM = 694.40<br>SLWP = 691.25 | 26" HCP E INV. 691.25<br>24" HOPE S INV. 691.25<br>26" HCP W INV. 691.25 |
| P-TD-1<br>TAND INLET      | RM = 694.00<br>SLWP = 693.35 | 16" PVC NW INV. 694.35<br>16" PVC W INV. 694.35                          |
| P-TD-2<br>TAND INLET      | RM = 694.00<br>SLWP = 693.00 | 16" PVC E INV. 693.00                                                    |

PROPOSED STORM STRUCTURE TABLE

| Structure Name                           | INVERT@                 |
|------------------------------------------|-------------------------|
| P-GRU-1<br>FULL HEIGHT CONCRETE HEADWALL | 24" HOPE E INV. 692.00  |
| P-GRU-2<br>FULL HEIGHT CONCRETE HEADWALL | 24" HOPE NE INV. 692.00 |
| P-GRU-3<br>FULL HEIGHT CONCRETE HEADWALL | 16" HOPE N INV. 692.00  |
| P-GRU-4<br>FULL HEIGHT CONCRETE HEADWALL | 16" PVC SE INV. 694.09  |

| REV. | BY | DATE | DESCRIPTION |
|------|----|------|-------------|
|------|----|------|-------------|

|   |     |            |                                                                         |
|---|-----|------------|-------------------------------------------------------------------------|
| 1 | RAE | 02-03-2020 | ISSUE TO CLIENT                                                         |
| 2 | RAE | 06-17-2020 | REVISED PER CITY AND CLIENT COMMENTS ISSUE TO CLIENT                    |
| 3 | RAE | 09-10-2020 | REVISED PER CITY COMMENTS ISSUE TO CLIENT                               |
| 4 | RAE | 06-13-2021 | REVISED PER CITY COMMENTS AND UPDATED PER NEW OWNERSHIP ISSUE TO CLIENT |
|   |     |            |                                                                         |

BASIS OF BEARINGS

BASES OF BEARINGS IS A PORTION OF THE CENTERLINE OF MILLS INDUSTRIAL PARKWAY WHICH IS ASSIGNED TO BE SOUTH 00°24'00" EAST. BEARINGS ARE ASSIGNED AND ARE FOR THE PURPOSES OF RECORDING ANGLES ONLY.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD. IN AUGUST OF 2019.

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, THE EXISTING UTILITIES LOCATED ON THIS SITE COULD BE DIFFERENT FROM THOSE SHOWN ON THE "AS-BUILT" DRAWING. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.



UNDERGROUND UTILITIES

CALL 1-800-485-4744 FOR A FREE 24-HOUR SERVICE

CALL 1-800-485-4744 FOR A FREE 24-HOUR SERVICE

CALL 1-800-485-4744 FOR A FREE 24-HOUR SERVICE

OHIO MILLS STORAGE LLC

3451 S MILLS ROAD IMPROVEMENT PLANS

UTILITY STRUCTURE TABLES

CITY OF NORTH HADONVILLE, COUNTY OF LOHMAN, STATE OF OHIO

OHIO MILLS STORAGE LLC

75 N HADON AVE

HADONFIELD, NEW JERSEY 08033

RAFTER A., LTD

LAND SURVEYING & ENGINEERING

Office: 440-459-4834

Cell: 440-459-4834

www.raftera.com

700 Dublin-Spring Road

Spring, Ohio 44085

www.raftera.com

DRAWN BY: JLD

CHECKED BY: RAE

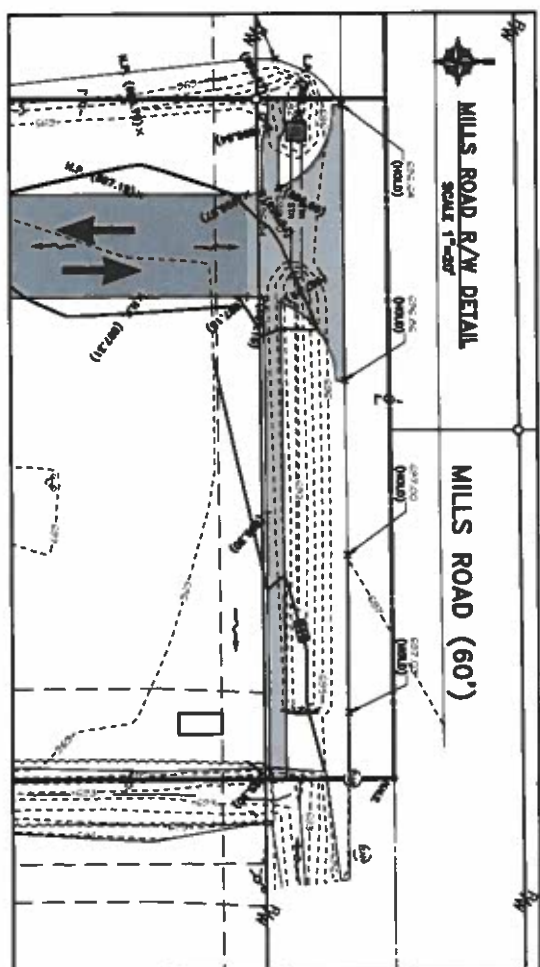
JOB NO: 2151 C-21

SHEET: 05.1



1. GRADES SHOWN HEREON ARE AT THE EDGE OF PAVEMENT OR GUTTER ELEVATIONS, UNLESS NOTED OTHERWISE.
2. ALL PAVEMENT AND SITE WORK SHALL CONFORM TO D.O.D.T. 11 AND CITY OF NORTH RIVERDALE STANDARDS.
3. ALL CONSTRUCTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE CHICAGO STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, INCLUDING ALL ADDENDUMS OR ADDITIONS TO THE SPECIFICATIONS FOR CONSTRUCTION SHALL BE DETERMINED AND SPECIFIED BY ENGINEERING PROJECT.
4. PROPOSED CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITY COMMENCES.
5. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL WEEDS DESTROYED BY GRADING OPERATIONS.
6. ANY GRADING OR DISTURBED AREAS SHALL BE SEEDED AT RATES SET FORTH HEREIN, UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO REVEAL THAT PAVEMENT AND STORM WATER MANAGEMENT DEVICES AS SHOWN HEREON.
8. CONTRACTOR TO REVEAL THAT WATER DOES NOT FLOW INTO SINK.
9. CONTRACTOR TO REVEAL THAT SURFACE WATER FLOW IS MAINTAINED ON-SITE AND DOES NOT ADVERSELY FLOW INTO ADJACENT PROPERTIES.

| 2007.2        |                                                                                     |                                   |
|---------------|-------------------------------------------------------------------------------------|-----------------------------------|
|               |  | SURFACE WATER FLOW                |
|               |                                                                                     | DRAINING SURFACE ELEVATION        |
| (CONC)        |                                                                                     | PROPOSED SURFACE ELEVATION        |
| L.A. (CONC)   |                                                                                     | PROPOSED LOW POINT ELEVATION      |
| M.A. (CONC)   |                                                                                     | PROPOSED HIGH POINT ELEVATION     |
| REIN. (CONC)  |                                                                                     | PROPOSED BOTTOM OF WALL ELEVATION |
| THINL. (CONC) |                                                                                     | PROPOSED TOP OF WALL ELEVATION    |
| F.F. (CONC)   |                                                                                     | PROPOSED FINISH FLOOR ELEVATION   |
| (WOOD)        |                                                                                     | HOLD DRAINING GRADE               |



| REV. | BY  | DATE       | DESCRIPTION                                                             |
|------|-----|------------|-------------------------------------------------------------------------|
| 1    | RAV | 02-03-2020 | ISSUE TO CLIENT                                                         |
| 2    | RAV | 06-17-2020 | REVISED PER CITY AND CLIENT COMMENTS ISSUE TO CLIENT                    |
| 3    | RAV | 09-16-2020 | REVISED PER CITY COMMENTS ISSUE TO CLIENT                               |
| 4    | RAV | 08-13-2021 | REVISED PER CITY COMMENTS AND UPDATED PER NEW OWNERSHIP ISSUE TO CLIENT |
|      |     |            |                                                                         |

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY KATNER & LTD IN AUGUST OF 2019.

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



**UNDERGROUND UTILITIES**

Two working 3-in.  
pipes, 100 ft.

CALL 1-800-852-0764 (TOLL FREE)  
OR UNDERGROUND UTILITIES SERVICE  
KODAKVILLE, VT. OR CALL DIRECT\*

CALL 1-800-635-0989 (TOLL FREE)  
OR 1-603-882-2225 (LOCAL SERVICE)

**OHIO MILLS STORAGE LLC**  
**34515 MILLS ROAD IMPROVEMENT PLANS**  
**GRADING PLAN**

CITY OF NORTH INDIANWILLE, COUNTY OF LOHMAN, STATE OF OHIO

OHIO MILLS STORAGE LLC  
 75 N WADSWORTH AVE  
 WADSWORTH, OHIO 44095

OWNER: 440-445-4290  
 ENGINEER: 440-659-4444  
 info@rfta.com

**Rafter A, Ltd**  
 LAND SURVEYING & ENGINEERING

700 Daniels Drive, Board  
 Extn. OH 44005  
 www.rfta.com

DRAWN BY: JMD  
 JOB NO: 2181C-21

CHECKED BY: RNF  
 SHEET 64A



NOTES:

1. GRADES SHOWN HEREON ARE AT THE EDGE OF PAVEMENT OR GUTTER ELEVATIONS UNLESS NOTED OTHERWISE.
2. ALL PAVEMENT AND SITE WORK SHALL CONFORM TO O.D.O.T. AND CITY OF NORTH RIDGEVILLE STANDARDS.
3. ALL CONSTRUCTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE ODOT GAS SECTION 203 ROADWAY EXCAVATION AND DRAINAGE. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
4. DESIGN CONSTRUCTION METHODS MUST BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITY COMMENCES.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ODOT GAS SECTION 203 ROADWAY EXCAVATION AND DRAINAGE. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
6. CONTRACTOR TO ENSURE THAT GRAVING AND LANDSCAPING ARE INSTALLED TO DIRECT SURFACE WATER FLOW TOWARDS CATCH BASINS AND STORM WATER MANAGEMENT DEVICES AS SHOWN HEREON.
7. CONTRACTOR TO ENSURE THAT SURFACE WATER FLOW IS MAINTAINED ON SITE AND DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
8. ALL ASPECTS OF THE STORMWATER POLLUTION PREVENTION PLAN SHALL CONFORM TO CHSD 1056.

SITE DATA

SITE ADDRESS: 34515 MILLS ROAD, NORTH RIDGEVILLE, OHIO  
DEVELOPER: OHIO MILLS STORAGE LLC  
75 N HADSON AVE  
HADDONFIELD, NEW JERSEY 08033

DRAINAGE AREA DISTURBANCE: 6.97 ACRES

THE DRAINAGE PLAN IS FOR THE DEVELOPMENT OF A STORAGE BUILDING APPROXIMATELY 6.97 ACRES. THE SITE WORK WILL INCLUDE PRIVATE ACCESS ROADWAY, WATER MAIN FOR FIRE HYDRANTS, AND PRIVATE STORM SEWER IMPROVEMENTS.

IMMEDIATE RECEIVING WATERS: WATCHDOG, UNMAINTAINED ROADSIDE DITCH TO ROBINSON CREEK, FRENCH CREEK, SHAWNEE CREEK, LOWER BLACK RIVER CREEK, LAKE ERIE

TEMPORARY SEDIMENT BASIN CALCULATIONS

PROVIDE TEMPORARY SEDIMENT STORAGE IN PROPOSED STORM WATER BASIN FOR THE DRAINAGE AREA DISTURBED AREA OF 6.97 ACRES.

UTILIZE TEMPORARY POND SUMMER FOR SEDIMENT CONTROL.

SEE SHEET 05.1 FOR OUTLET STRUCTURE DETAILS.

SEDIMENT STORAGE REQUIRED: 0.357 AC-FT (16,500 CU YD) OF SEDIMENT STORAGE PROVIDED: 1.332 AC-FT (59,815 CU YD) FROM ELEVATION 629 TO 632

DE-WATERING REQUIRED: 0.312 AC-FT (14,500 CU YD) OF DE-WATERING PROVIDED: 0.312 AC-FT (14,500 CU YD) FROM ELEVATION 632 TO ELEVATION 632.75

CONTRACTOR SWPPP CERTIFICATION:

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

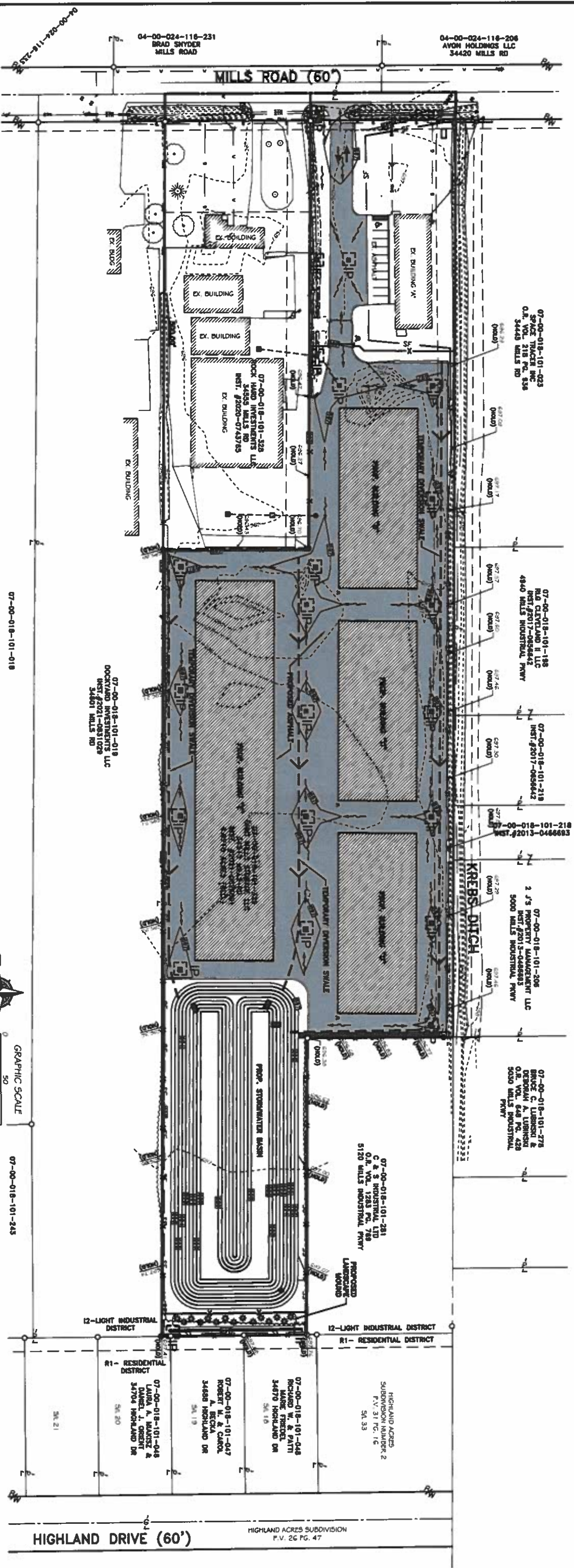
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CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

MAINTENANCE NOTE:

THE OWNERS/ENGINEERS ASSOCIATION ARE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES AND STRUCTURES OUTSIDE THE MILLS ROAD RIGHT-OF-WAY.

GRADING LEGEND:

- EXISTING SURFACE ELEVATION
- PROPOSED SURFACE ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED BOTTOM OF WALL ELEVATION
- PROPOSED TOP OF WALL ELEVATION
- PROPOSED FINISH FLOOR ELEVATION
- HOLD EXISTING GRADE



STORM WATER POLLUTION PREVENTION PLAN SHEET 1

| REV. | DATE       | DESCRIPTION                                                             |
|------|------------|-------------------------------------------------------------------------|
| 1    | 02-03-2020 | ISSUE TO CLIENT                                                         |
| 2    | 04-17-2020 | REVISED PER CITY AND CLIENT COMMENTS ISSUE TO CLIENT                    |
| 3    | 09-10-2020 | REVISED PER CITY COMMENTS ISSUE TO CLIENT                               |
| 4    | 09-13-2021 | REVISED PER CITY COMMENTS AND UPDATED PER NEW OWNERSHIP ISSUE TO CLIENT |

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS A PORTION OF THE CENTERLINE OF MILLS ROAD, WHICH IS ASSUMED TO BE SOUTH 00°24'00" EAST. BEARINGS ARE ASSUMED AND SET FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A. LTD IN AUGUST OF 2015.

EXISTING UNDERGROUND UTILITIES NOTE:

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UNDERGROUND UTILITIES

CALL 1-800-455-4554 FOR MORE INFORMATION

CALL 1-800-455-4554 FOR MORE INFORMATION

CALL 1-800-455-4554 FOR MORE INFORMATION

OHIO MILLS STORAGE LLC  
34515 MILLS ROAD IMPROVEMENT PLANS  
STORMWATER POLLUTION PREVENTION PLAN  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

OHIO MILLS STORAGE LLC  
75 N HADSON AVE  
HADDONFIELD, NEW JERSEY 08033

RAFTER A. LTD  
LAND SURVEYING & ENGINEERING  
10000 E. 10th Ave  
Suite 100  
Denver, CO 80231  
703.444.4444  
www.raftera.com

DRAWN BY: JAD  
CHECKED BY: RAV  
JOB NO. 2191041



EMERGENCY SPILLWAY DETAIL

EMERGENCY SPILLWAY END SECTION VIEW

EMERGENCY SPILLWAY SECTION VIEW

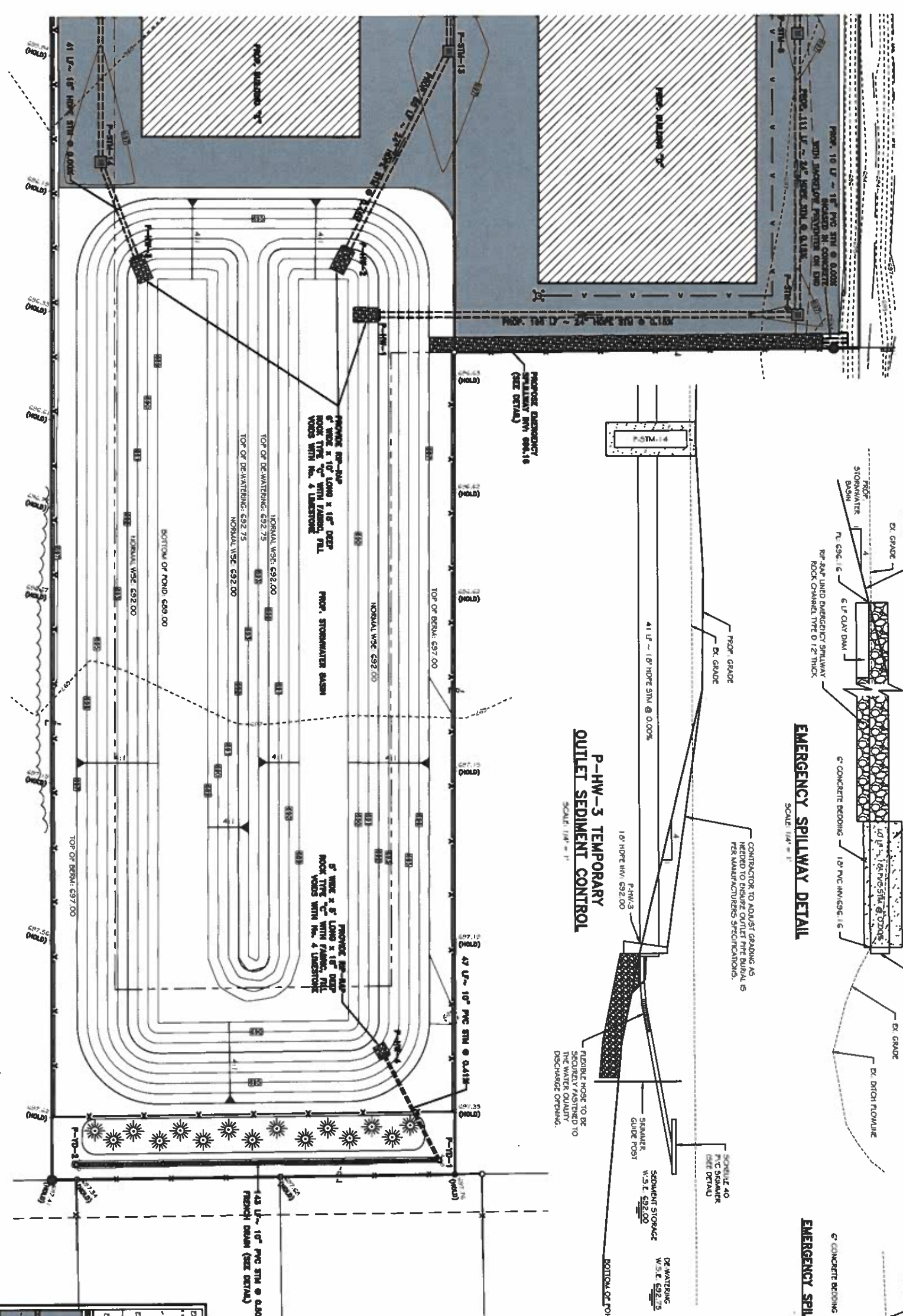
P-HW-3 TEMPORARY OUTLET SEDIMENT CONTROL

P-OUTLET TOP VIEW

P-OUTLET SECTION VIEW

P-OUTLET PLAN VIEW

DRAINAGE AREA MAP



STORM WATER POLLUTION PREVENTION PLAN SHEET 2

BASIS OF BEARINGS

EXISTING UNDERGROUND UTILITIES NOTE

| REV | BY | DATE       | DESCRIPTION                                                             |
|-----|----|------------|-------------------------------------------------------------------------|
| 1   | RA | 03-03-2020 | ISSUE TO CLIENT                                                         |
| 2   | RA | 06-17-2020 | REVISED PER CITY AND CLIENT COMMENTS ISSUE TO CLIENT                    |
| 3   | RA | 09-10-2020 | REVISED PER CITY COMMENTS ISSUE TO CLIENT                               |
| 4   | RA | 09-13-2021 | REVISED PER CITY COMMENTS AND UPDATED PER NEW OWNERSHIP ISSUE TO CLIENT |

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THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, RAFTER A. LTD. DOES NOT GUARANTEE THE COMPLETENESS OR ACCURACY THEREOF.



UNDERGROUND UTILITIES  
CALL 1-800-485-5844  
OR 610-485-5844  
FOR A FREE LOCATION SERVICE

OHIO MILLS STORAGE LLC  
34515 MILLS ROAD IMPROVEMENT PLANS  
STORMWATER POLLUTION PREVENTION  
BASIN DETAIL PLAN  
CITY OF NORTH HADSDON, COUNTY OF LOHMAN, STATE OF OHIO  
75 N HADSDON AVE  
HADSDON, OHIO 43032

RAFTER A. LTD.  
LAND SURVEYING & ENGINEERING  
Office: 610-485-5844  
Fax: 610-485-5844  
www.raftera.com  
700 Duquesne Road  
Elyria, OH 44035  
www.raftera.com  
DRAWN BY: JLD  
JOB NO: 2181C21  
CHECKED BY: RA  
SHEET 1 OF 1

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION  
RECOMMENDATIONS**

|                                            |                                                                                  |
|--------------------------------------------|----------------------------------------------------------------------------------|
| Name of Applicant:                         | Rich Fredrickson, Rafter A. LTD, 42653 Oberlin-Elyria Road,<br>Oberlin, OH 44074 |
| Name of Owner:                             | Ohio Mills Storage, LLC, 75 N Haddon Ave, Haddonfield, NJ<br>08033               |
| Date of Planning Commission Meeting:       | Tuesday, September 14, 2021                                                      |
| Date to Return to Deputy Clerk of Council: | Thursday, September 02, 2021                                                     |

Regarding: Preliminary plan approval for self-storage  
Permanent Parcel No. 07-00-018-101-329

**Recommendations:**

**North Ridgeville City Ordinance:**

**Ch. 1640 Fire Hydrants.**

All portions of commercial and industrial structures shall be within 300 feet from at least one readily accessible public or private fire hydrant. Such distances shall be actual travel distances along streets, roadways or driveways, in compliance with this section.

**Ohio Fire Code Section 503 Fire Apparatus Roads:**

Fire apparatus access roads shall comply with the requirements of this paragraph and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

**Section 503.2.1 Dimensions:**

Fire department access roads shall have an unobstructed width of not less than 20 feet. Unobstructed vertical clearance of not less than 13 feet 6 inches.

**Section 503.2.5 Dead ends:**

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around.

**Section 503.6 Security Gates:**

The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Please contact me if you will be installing a security gate so we can review the code requirements.

Please feel free to reach out if you have any questions

(Use additional sheets if necessary.)

Department Head Signature: \_\_\_\_\_

Title: Assistant Fire Chief

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

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

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



**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION  
RECOMMENDATIONS**

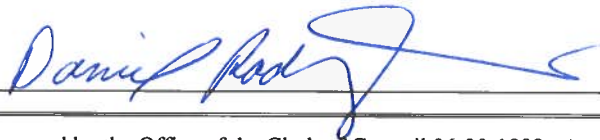
|                                                                                                        |                                                                               |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <b>Name of Applicant:</b>                                                                              | Rich Fredrickson, Rafter A. LTD, 42653 Oberlin-Elyria Road, Oberlin, OH 44074 |
| <b>Name of Owner:</b>                                                                                  | Ohio Mills Storage, LLC, 75 N Haddon Ave, Haddonfield, NJ 08033               |
| <b>Date of Planning Commission Meeting:</b>                                                            | Tuesday, September 14, 2021                                                   |
| <b>Date to Return to Deputy Clerk of Council:</b>                                                      | Thursday, September 02, 2021                                                  |
| <b>Regarding:</b> Preliminary plan approval for self-storage<br>Permanent Parcel No. 07-00-018-101-329 |                                                                               |

**Recommendations:**

1. Plans and stormwater calculations for this site were previously approved under former ownership. Engineering will review current plan set for conformity to previously approved plans and stormwater calcs before granted final approval.
2. No other comments at this time.

(Use additional sheets if necessary.)

**Department Head Signature:**



**Title:** City Engineer

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

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

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

Engineering Fee Paid: \$ 3,775.00  
Receipt No.: 170979  
☐ Cash ☒ Check - Check No.: 1498  
(See attached for description of fees.)

PP 22021.0058  
Planning Commission & Bldg. Admin. Fees: \$ 336.00 \$4.00  
Receipt No.: 1529 8-9-21  
☐ Cash ☒ Check - Check No.: 1498  
(See attached for description of fees.)



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

Received: 4-15-21 Date Released to Planning Commission: \_\_\_\_\_  
Date of Planning Commission Meeting: 9-14-21 (Unless otherwise notified.)

**APPLICANT INFORMATION AND REQUEST**

APPLICANT: GARY SMITEK PROPERTY OWNER: SAME AS LEFT  
COMPANY NAME: NORTH RIDGE POINTE LLC ADDRESS: \_\_\_\_\_  
ADDRESS: 36715 AVALON CT CITY / STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
CITY / STATE: AVON, OH. ZIP: 44011 PHONE NO.: \_\_\_\_\_  
PHONE NO.: 216-849-7651 SIGNATURE: Gary Smitek  
SIGNATURE: \_\_\_\_\_ (Owner's original signature must be submitted with application.)  
EMAIL ADDRESS: GSMITEK@ROADRUNNER.COM

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

0700029000442 0700032000720  
LOCATION OF PROPERTY/ADDRESS: NORTH RIDGE POINTE SUB. / PH. G / APPIAN WAY / WEST SHORE PKY  
PERMANENT PARCEL NO.: 0700031000288; 0700030000303 ZONING OF PROPERTY: \_\_\_\_\_  
ZONING OF ADJACENT PROPERTY TO: NORTH R1 EAST R1 SOUTH R1 WEST R1  
DESCRIPTION OF REQUEST: APPROVAL OF 39 STANDARD LOTS AND 41 CLUSTER LOTS PHASE G OF NORTH RIDGE POINTE SUBDIVISION.

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

If yes, list dates and nature of each: VARIOUS OVER MANY YEARS.

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

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

**PLANNING COMMISSION USE ONLY:**

APPROVED ☐ DISAPPROVED

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

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

Date: 9-14-2021 Signature: [Signature]  
(Presiding Officer at Meeting)

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



# APPIAN WAY (CONTINUED)

|     | <u>ADJACENT PROPERTY OWNER/ADDRESS</u>                               | <u>PARCEL NUMBER</u> |
|-----|----------------------------------------------------------------------|----------------------|
| X1  | ANTHONY & AMANDA LICON<br>36715 AMALFI RD.<br>NORTH RIDGEVILLE 44039 | 07000 32 000 717     |
| X2  | PAUL & LANCEIA SMITH<br>36683 AMALFI RD.<br>NORTH RIDGEVILLE 44039   | 07 000 32 000 718    |
| X3  | CRAIG MALONE<br>36667 AMALFI RD.<br>NORTH RIDGEVILLE 44039           | 07 000 32 000 719    |
| X4  | ORPES HOME COMPANY<br>6860 SNOWVILLE RD. BECKSVILLE OH 44141         | 07 000 29 000 334    |
| X5  | JAMES & DAWN THOMAS<br>36635 AMALFI RD.<br>NORTH RIDGEVILLE 44039    | 07 000 29 000 335    |
| X6  | DEMISE VELOTTA<br>36619 AMALFI RD.<br>NORTH RIDGEVILLE 44039         | 07 000 29 000 336    |
| X7  | LOUIS CAQUATRA<br>36603 AMALFI RD.<br>NORTH RIDGEVILLE 44039         | 07 000 29 000 337    |
| X8  | STEVE & JANE BERARDI<br>36587 AMALFI RD.<br>NORTH RIDGEVILLE 44039   | 07 000 29 000 338    |
| X9  | ORPES                                                                | 07 000 29 000 339    |
| X10 | JOHN & EVA MARVIN<br>36555 AMALFI RD.<br>NORTH RIDGEVILLE 44039      | 07 000 29 000 340    |
| X11 | ALAN & AMBER KREMS<br>36539 AMALFI RD.<br>NORTH RIDGEVILLE 44039     | 07 000 29 000 341    |
| X12 | JACK ARMSTRONG<br>3477 AUVERGNE OVAL<br>BRUNSWICK, OH 44212          | 07 000 29 000 439    |
| X13 | LAURA SZCZECINSKI<br>5662 STONEY RIDGE RD.<br>N.R. - OH 44039        | 07000 32 000 018     |
| X14 | NORTH RIDGE POINTS LTD                                               | 0700 029 000 440     |
| 25  |                                                                      |                      |
| 26  |                                                                      |                      |

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

**TO BE FILLED OUT BY APPLICANT**

**GARY SMITH**  
(Print Name)

*[Signature]*  
(Signature)

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

Applicant: NORTH RIDGE POINTE LLC  
 Owner: SAME  
 Project Address: WEST SHORE PARKWAY/AMALFI RD. (STANDARD LOTS)

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,  
 ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.

PHONE: 440-329-5207

WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

|    | ADJACENT PROPERTY OWNER / ADDRESS                                                        | PARCEL NUMBER                                                                       |
|----|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| X1 | ABELAROO BORANTES/ANNE HICKS<br>36858 AMALFI RD. 44039<br>NORTH RIDGEVILLE, OH           | 0700031000234                                                                       |
| 2  | ROBERT MCDERMOTT<br>5455 STONEY RIDGE RD. 44039<br>NORTH RIDGEVILLE                      | 0700031000023                                                                       |
| 3  | <del>ROBERT WENSINK</del><br><del>4704 WOOD RD.</del><br><del>NORTH RIDGEVILLE, OH</del> |  |
| 4  | ROBERT WENSINK<br>4704 WOOD RD.<br>NORTH RIDGEVILLE, OH 44847                            | 0700031000021                                                                       |
| 5  | LYNN NAGEL<br>2282 NAGEL RD.<br>AVON, OHIO 44011                                         | 0700030000008                                                                       |
| 6  | JOSEPH MUGAN STILLA<br>5448 STONEY RIDGE RD. 44039<br>NORTH RIDGEVILLE                   | 0700031000059<br>0700031000060                                                      |
| 7  | JONATHAN MLYNOWSKI<br>5514 STONEY RIDGE RD. 44039<br>NORTH RIDGEVILLE                    | 0700031000048                                                                       |
| 8  | THRASO & LAURA THRASIVOULOU<br>5470 STONEY RIDGE RD. 44039<br>NORTH RIDGEVILLE           | 0700031000058                                                                       |
| 9  | MICHAEL & KAREN BRIAN<br>5536 STONEY RIDGE RD. 44039<br>NORTH RIDGEVILLE                 | 0700031000045                                                                       |
| 10 | MICHELLE & ADAM ROCK<br>5558 STONEY RIDGE RD. 44039<br>NORTH RIDGEVILLE                  | 0700031000046                                                                       |

**SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.**

**OFFICE USE ONLY**

CBO Verification By: \_\_\_\_\_

Date / Time Stamp: \_\_\_\_\_

BZA / PC Verification By: \_\_\_\_\_



WEST SHORE PARKWAY / AMALFI RD, CONTINUED

|    | <u>ADJACENT PROPERTY OWNER/ADDRESS</u>                                                   | <u>PARCEL NUMBER</u>                   |
|----|------------------------------------------------------------------------------------------|----------------------------------------|
| 11 | CHRISTOPHER MORRISON<br>37390 BARRIS RD.<br>NORTH RIDGEVILLE 44039                       | 0700031000131                          |
| 12 | <del>JOSEPH &amp; MEGAN FULLA<br/>5448 STONEY RIDGE RD<br/>N.R. OH. 44039</del>          | <del>0700031000059</del>               |
| 13 | TIMOTHY & CHRISTINA KOZIMAR<br>36248 WEST SHORE PARKWAY<br>N.R. OH. 44039                | 0700030000292                          |
| 14 | NORTH RIDGE POINTE LTD                                                                   | 0700030000302                          |
| 15 | U                                                                                        | 0700030000280<br>THRU<br>0700030000287 |
| 16 | U                                                                                        | 0700030000295<br>THRU<br>0700030000297 |
| 17 | ABELARDO & DORANTES & Anne Hicks<br>36858 AMALFI RD.<br>N.R. OH. 44039                   | 0700031000234                          |
| 18 | NORTH RIDGE POINTE HOA INC<br>36715 <del>STONEY RIDGE</del> AVENUE CT.<br>AVON OH. 44001 | 0700031000236                          |
| 19 | TODD & AMY ELDRIDGE<br>36875 AMALFI RD<br>N.R. OH. 44039                                 | 0700031000235                          |
| 20 |                                                                                          |                                        |
| 21 |                                                                                          |                                        |
| 22 |                                                                                          |                                        |
| 23 |                                                                                          |                                        |
| 24 |                                                                                          |                                        |
| 25 |                                                                                          |                                        |
| 26 |                                                                                          |                                        |

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

SUBDIVISION: NORTH RIDGE POINTE LLCDATE: 4/14/2021**FINAL PLAT APPROVAL: §1224.02**

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

|    | Included | Not Included | Item                                                                                                                                                                                                                                                                                                                                                                                                          |
|----|----------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | ✓        |              | Application with names of adjacent parcel owners, parcel numbers and addresses: §1210.04                                                                                                                                                                                                                                                                                                                      |
| 2  | ✓        |              | Preliminary plan approval on (date): <u>6/9/09</u> §1224.05(b)(2)                                                                                                                                                                                                                                                                                                                                             |
| 3  | ✓        |              | Subdivision plat drawn to scale of not less than 100 feet to the inch. If more than 2 sheets, an index sheet of same dimensions must be filed with the entire subdivision on 1 sheet with all areas shown on other sheets indicated. Drawings shall be held to a minimum of 18 inches by 24 inches and a maximum of 24 inches by 36 inches outside dimensions; and must be drawn using India ink: §1224.02(a) |
| 4  | ✓        |              | The final plan shows boundary lines of the area being subdivided in heavy lines with accurate distances and bearings, including original lot, township, corporations and county lines and road center lines: §1224.02(a)(1)                                                                                                                                                                                   |
| 5  | ✓        |              | The final plan shows property lines of all proposed streets with their widths, names, bearings and existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and adjacent thereto: §1224.02(a)(2)                                                                                                                                                           |
| 6  | ✓        |              | The final plan shows the accurate boundary lines of all grounds for public use and the acreage of the same: §1224.02(a)(3)                                                                                                                                                                                                                                                                                    |
| 7  | ✓        |              | The final plan shows all common boundary corners of all adjoining lands and adjacent streets with their widths and names, the names of adjoining subdivisions and the name of record owners of adjoining parcels of unplatted land: §1224.02(a)(4)                                                                                                                                                            |
| 8  | ✓        |              | The final plan shows all lot lines with as many bearings as necessary to describe each line and a system for identification of lots, blocks and other areas: §1224.02(a)(5)                                                                                                                                                                                                                                   |
| 9  | ✓        |              | The final plan shows easements for public uses, services or utilities and their dimensions: §1224.02(a)(6)                                                                                                                                                                                                                                                                                                    |
| 10 | ✓        |              | The final plan shows all dimensions, linear and angular, boundary locations, lots, streets, easements and areas for public or private uses, expressed in decimals of a foot and the number of acres of each reserve, park, playground and other public areas: §1224.02(a)(7)                                                                                                                                  |
| 11 | ✓        |              | The final plan shows the radii and chords, points of tangency, control angles for all curvilinear street center lines and radii for all rounded corners: §1224.02(a)(8)                                                                                                                                                                                                                                       |
| 12 | ✓        |              | The final plans shows all arcs, chords lengths, bearings of chords and points of tangency of the property lines of the curvilinear lines: §1224.02(a)(9)                                                                                                                                                                                                                                                      |
| 13 | ✓        |              | The name of the subdivision and a description of the property subdivided, showing its location and extent, points of compass, scale of plan, dedication of streets and other public open spaces, and the names of the owner and subdivider, together with the appropriate evidence of ownership of the subdivision: §1224.02(a)(10)                                                                           |



**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION  
RECOMMENDATIONS**

Name of Applicant: Gary Smitek

Name of Owner: Gary Smitek

Date Submitted for Consideration: 4-15-21

Date to Return to Planning Commission: 8-10-21

Regarding: North Ridge Pointe Subdivision No. 6 – Final Plat

**RECOMMENDATIONS:**

1. North Ridge Pointe Subdivision No. 6 has a density of 2.57 (80 sublots divided by 31.1275 total acres = 2.57).
2. North Ridge Pointe Subdivision No. 6 has 80 total sublots, 39 single family sublots and 41 cluster family sublots.
3. North Ridge Pointe Subdivision No. 6 has 16.6% open space (5.1757 open space acres divided by 31.1275 total acres = 0.166).

(use additional sheets if necessary)

Department Head Signature & Title: \_\_\_\_\_

 CBO

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

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

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

**North Ridge Pointe Subdivision**

8/10/2021

**Development Statistics**

| Phase  | Lots | # Standard | # Cluster | Total Area | Open Area |
|--------|------|------------|-----------|------------|-----------|
| 1      | 30   | 30         | 0         | 22.5292    | 8.635     |
| 2      | 35   | 6          | 29        | 17.2113    | 7.1896    |
| 3      | 38   | 38         | 0         | 17.1325    | 1.2862    |
| 4      | 45   | 45         | 0         | 19.9193    | 0.2743    |
| 5      | 46   | 25         | 21        | 20.2232    | 5.0131    |
| 6      | 80   | 39         | 41        | 31.1275    | 5.1757    |
| Totals | 274  | 183        | 91        | 128.143    | 27.5739   |

**Development Summaries**

| Density | % Cluster | % Open Area |
|---------|-----------|-------------|
| 2.14    | 33%       | 22%         |

**Development Requirements**

|                   |                   |
|-------------------|-------------------|
| Maximum Density   | 2.3 Lots per Acre |
| Maximum Cluster   | 35%               |
| Minimum Open Area | 20%               |







Know what's below.

Call before you dig.  
The location of existing underground utilities is shown on this map. It is not a guarantee of the location of utilities. The map is for informational purposes only. The user is responsible for verifying the location of utilities before any excavation work.

NOTES:  
1. THE LOCATION OF EXISTING UTILITIES IS SHOWN ON THIS MAP. IT IS NOT A GUARANTEE OF THE LOCATION OF UTILITIES. THE MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE USER IS RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES BEFORE ANY EXCAVATION WORK.



ORIGINAL RIDGEVILLE TOWNSHIP  
LOTS 29, 30, 31, AND 32  
CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

NORTH RIDGE POINT, LTD.  
NORTH RIDGE POINT  
PHASE No. 6  
OVERALL

DATE: JULY 26, 2021

SCALE: 1" = 150 FEET  
BY: BH, CH, MS  
P.L. D.HAYWOOD  
BOOK: N/A  
SHEET NO. 2 OF 5

# NORTH RIDGE POINTE SUBDIVISION NO. 6

SITUATED IN THE CITY OF NORTH RIDGEVILLE,  
COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN  
AS BEING PART OF ORIGINAL  
RIDGEVILLE TOWNSHIP LOTS 29, 30, 31 AND 32

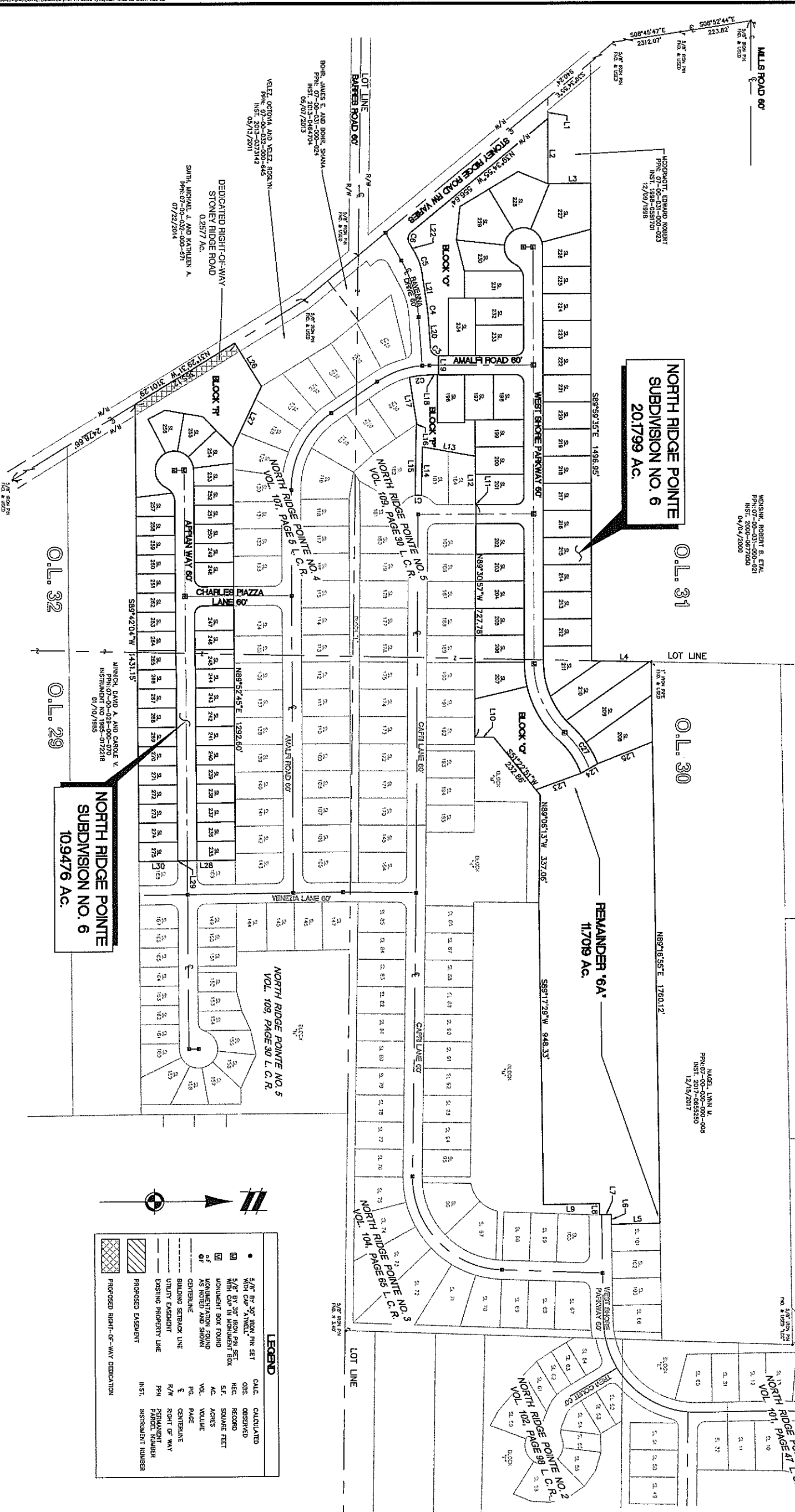
| LINE # | BEARING     | LENGTH  |
|--------|-------------|---------|
| L1     | S89°59'41"E | 64.88'  |
| L2     | S89°59'41"E | 204.12' |
| L3     | N0°27'11"W  | 134.50' |
| L4     | N1°20'37"E  | 188.63' |
| L5     | S0°42'31"E  | 152.31' |
| L6     | S89°17'29"W | 30.37'  |
| L7     | S0°42'31"E  | 36.74'  |
| L8     | S89°22'21"W | 34.63'  |
| L9     | S0°42'34"E  | 175.31' |
| L10    | S0°29'03"W  | 59.50'  |

| LINE # | BEARING     | LENGTH  |
|--------|-------------|---------|
| L11    | S0°00'25"W  | 1.25'   |
| L12    | N89°59'35"W | 151.00' |
| L13    | S10°05'27"W | 188.73' |
| L14    | S88°56'15"E | 151.60' |
| L15    | N89°56'15"W | 221.78' |
| L16    | N3°42'13"W  | 2.08'   |
| L17    | S81°02'34"W | 148.03' |
| L18    | N0°00'25"E  | 28.61'  |
| L19    | N89°59'35"W | 80.00'  |
| L20    | S89°55'05"W | 100.44' |

| LINE # | BEARING     | LENGTH  |
|--------|-------------|---------|
| L21    | S81°30'12"W | 105.56' |
| L22    | S80°27'34"W | 42.25'  |
| L23    | S19°34'43"E | 150.00' |
| L24    | N29°25'48"W | 60.73'  |
| L25    | S21°28'21"E | 184.74' |
| L26    | N89°30'29"E | 159.50' |
| L27    | S6°56'51"E  | 210.25' |
| L28    | S0°17'56"E  | 179.88' |
| L29    | N89°42'04"E | 1.19'   |
| L30    | S0°17'56"E  | 121.00' |

| CURVE # | LENGTH | RADIUS  | DELTA     | CHD. BEARING | CHORD  | TANGENT |
|---------|--------|---------|-----------|--------------|--------|---------|
| C1      | 20.09' | 60.00'  | 19°11'17" | S1°03'45"W   | 20.00' | 10.14'  |
| C2      | 63.31' | 260.00' | 13°57'03" | N6°58'05"W   | 63.18' | 31.81'  |
| C3      | 37.49' | 25.00'  | 85°54'40" | S4°57'45"W   | 34.07' | 23.26'  |
| C4      | 34.67' | 450.00' | 4°24'53"  | S83°42'39"W  | 34.66' | 17.35'  |
| C5      | 59.82' | 167.00' | 20°27'22" | S7°17'57"W   | 59.31' | 30.13'  |
| C6      | 34.89' | 25.00'  | 79°57'31" | N79°33'40"W  | 32.13' | 20.56'  |

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



LEGEND  
5/8" BY 30" IRON PIN SET  
5/8" BY 30" IRON PIN SET  
MONUMENT BOX FOUND  
AS NOTED AND SHOWN  
CONTRIBUTE  
BUILDING SETBACK LINE  
UTILITY EASEMENT  
EXISTING PROPERTY LINE  
PROPOSED EASEMENT  
PROPOSED RIGHT-OF-WAY DEDICATION



NORTH RIDGE POINTE

SUBDIVISION NO. 6

SITUATED IN THE CITY OF NORTH RIDGEVILLE,  
COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN  
AS BEING PART OF ORIGINAL  
RIDGEVILLE TOWNSHIP LOTS 29, 30, 31 AND 32

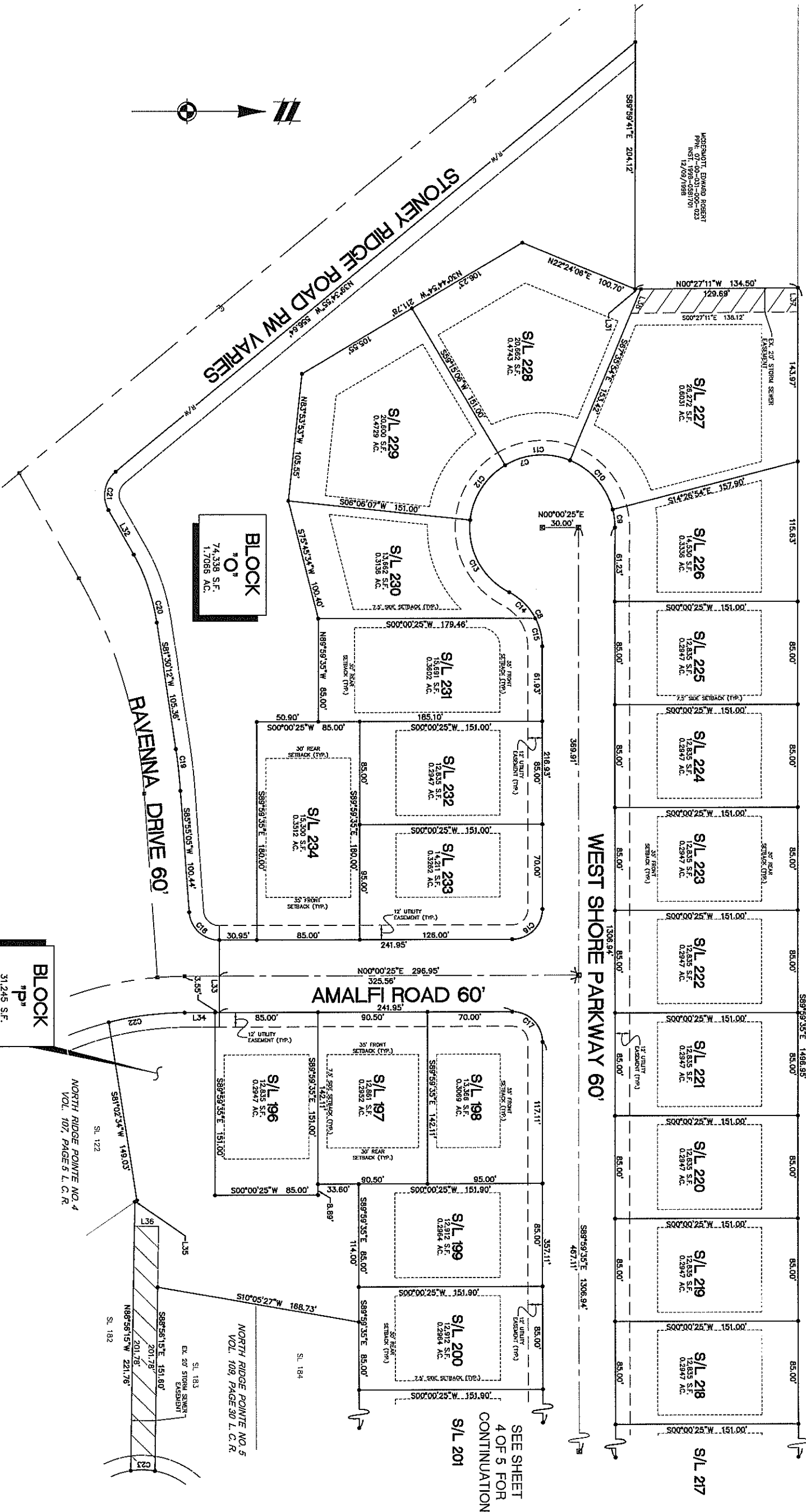
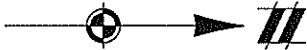
SEE SHEET 2 FOR LEGEND

| CURVE TABLE |         |        |            |              |         |
|-------------|---------|--------|------------|--------------|---------|
| CURVE #     | LENGTH  | RADIUS | DELTA      | CHD. BEARING | CHORD   |
| C7          | 254.43' | 60.00' | 242°57'52" | N41°28'31"W  | 102.34' |
| C8          | 54.95'  | 50.00' | 82°57'52"  | S68°31'29"W  | 52.22'  |
| C9          | 15.14'  | 60.00' | 14°27'19"  | S82°46'45"W  | 15.10'  |
| C10         | 55.66'  | 60.00' | 53°09'00"  | S48°58'36"W  | 53.68'  |
| C11         | 55.66'  | 60.00' | 53°09'00"  | S47°02'24"E  | 53.68'  |
| C12         | 55.66'  | 60.00' | 53°09'00"  | S57°19'23"E  | 53.68'  |
| C13         | 72.32'  | 60.00' | 69°03'33"  | N61°34'20"E  | 68.02'  |
| C14         | 30.37'  | 50.00' | 35°29'30"  | S44°47'18"W  | 30.48'  |
| C15         | 23.97'  | 50.00' | 27°28'22"  | S76°16'14"W  | 23.75'  |

| CURVE TABLE |        |         |           |              |        |
|-------------|--------|---------|-----------|--------------|--------|
| CURVE #     | LENGTH | RADIUS  | DELTA     | CHD. BEARING | CHORD  |
| C16         | 39.27' | 25.00'  | 90°00'00" | N44°59'35"W  | 35.36' |
| C17         | 39.27' | 25.00'  | 90°00'00" | S45°00'25"W  | 35.36' |
| C18         | 37.49' | 25.00'  | 85°54'40" | S42°57'45"W  | 34.07' |
| C19         | 34.67' | 450.00' | 4°24'53"  | S83°42'39"W  | 34.66' |
| C20         | 59.62' | 167.00' | 20°27'22" | S71°17'57"W  | 59.31' |
| C21         | 34.89' | 25.00'  | 79°57'31" | N79°33'40"W  | 32.13' |
| C22         | 63.31' | 260.00' | 13°57'03" | N65°06'06"W  | 63.15' |
| C23         | 20.09' | 60.00'  | 19°11'17" | S10°43'45"W  | 20.00' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | BEARING     | LENGTH |
| L31        | N0°27'11"W  | 4.81'  |
| L32        | S60°27'34"W | 42.25' |
| L33        | N89°59'35"W | 60.00' |
| L34        | N0°00'25"E  | 25.05' |
| L35        | N34°27'13"W | 2.08'  |
| L36        | N1°03'45"E  | 20.00' |
| L37        | S89°59'35"E | 20.00' |
| L38        | S67°35'54"E | 21.70' |

WENSH, ROBERT B. ET AL  
PPL# 07-00-031-000-023  
12/09/1998  
04/04/2000



BLOCK  
"P"  
31,245 S.F.  
0.7173 AC.

NORTH RIDGE POINTE NO. 4  
VOL. 107, PAGE 5 L.C.R.

NORTH RIDGE POINTE NO. 5  
VOL. 109, PAGE 30 L.C.R.

SEE SHEET  
4 OF 5 FOR  
CONTINUATION

811

Know what's below.  
Call before you dig.

THE LOCATION OF ANY  
UNDERGROUND UTILITY  
SHOWN ON THIS MAP IS  
BASED ON THE RECORD  
DRAWING. THE USER  
OF THIS MAP SHALL  
VERIFY THE LOCATION  
AND DEPTH OF ANY  
UTILITY BEFORE ANY  
CONSTRUCTION WORK  
IS BEGUN. THE USER  
OF THIS MAP SHALL  
BE RESPONSIBLE FOR  
ANY DAMAGE TO  
UNDERGROUND UTILITIES  
OR PERSONS OR  
PROPERTY CAUSED BY  
ANY WORK DONE  
IN ACCORDANCE  
WITH THIS MAP.

NOTES:

1. THE LOCATION OF ANY  
UNDERGROUND UTILITY  
SHOWN ON THIS MAP IS  
BASED ON THE RECORD  
DRAWING. THE USER  
OF THIS MAP SHALL  
VERIFY THE LOCATION  
AND DEPTH OF ANY  
UTILITY BEFORE ANY  
CONSTRUCTION WORK  
IS BEGUN. THE USER  
OF THIS MAP SHALL  
BE RESPONSIBLE FOR  
ANY DAMAGE TO  
UNDERGROUND UTILITIES  
OR PERSONS OR  
PROPERTY CAUSED BY  
ANY WORK DONE  
IN ACCORDANCE  
WITH THIS MAP.

CONTRACTOR: ATWELL, LLC  
1700 E. PLEASANT VALLEY ROAD, SUITE 220  
INDEPENDENCE, OH 44131  
440.349.2000

ATWELL

866.850.4200 www.atwell-group.com

CLIENT

NORTH RIDGE POINT, LTD.  
NORTH RIDGE POINTE  
PHASE No. 6  
SUBLOTS 196-200  
SUBLOTS 218-234

DATE

JULY 26, 2021

REVISIONS

1" = 40 FEET  
DR. BH | CH. MS  
BOOK N/A  
A09 18004224

SHEET NO.

3 of 5

CAD FILE: 19004224PL-01 PH 6.DWG

NORTH RIDGE POINTE SUBDIVISION NO. 6

SITUATED IN THE CITY OF NORTH RIDGEVILLE,  
COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN  
AS BEING PART OF ORIGINAL  
RIDGEVILLE TOWNSHIP LOTS 29, 30, 31 AND 32

SEE SHEET 2 FOR LEGEND

| CURVE TABLE |         |         |           |              |         |
|-------------|---------|---------|-----------|--------------|---------|
| CURVE #     | LENGTH  | RADIUS  | DELTA     | CHD. BEARING | CHORD   |
| C24         | 242.30' | 290.00' | 47°52'21" | N66°04'15"E  | 235.32' |
| C25         | 133.76' | 280.00' | 26°25'34" | N55°20'51"E  | 132.57' |
| C26         | 217.24' | 260.00' | 47°52'21" | N66°04'15"E  | 210.97' |
| C27         | 147.59' | 320.00' | 26°25'34" | N55°20'51"E  | 146.29' |
| C28         | 267.37' | 320.00' | 47°52'21" | S66°04'15"W  | 255.66' |
| C29         | 39.27'  | 25.00'  | 90°00'00" | N44°59'25"W  | 35.36'  |
| C30         | 39.27'  | 25.00'  | 90°00'00" | S45°00'25"W  | 35.36'  |
| C31         | 105.37' | 258.11' | 23°23'22" | N78°23'54"E  | 104.64' |

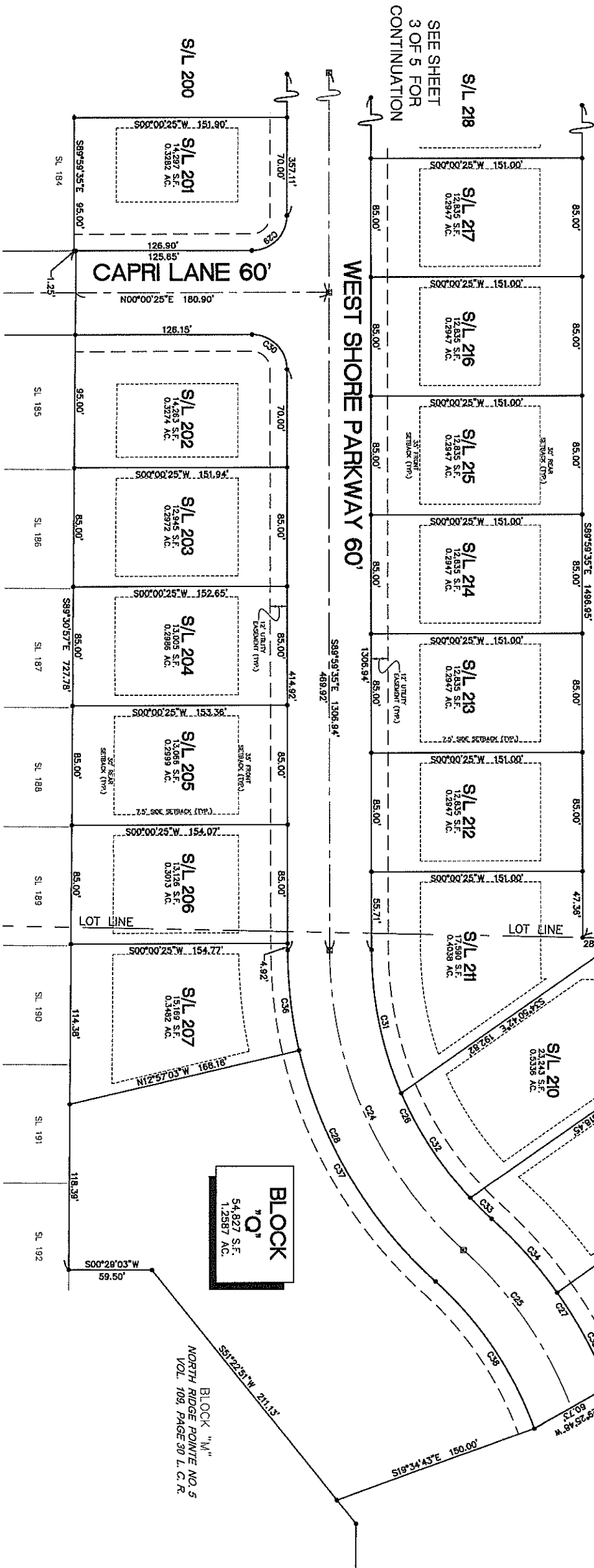
| CURVE TABLE |         |         |           |              |         |
|-------------|---------|---------|-----------|--------------|---------|
| CURVE #     | LENGTH  | RADIUS  | DELTA     | CHD. BEARING | CHORD   |
| C32         | 90.49'  | 280.00' | 19°56'31" | N56°49'07"E  | 90.04'  |
| C33         | 21.39'  | 260.00' | 4°42'47"  | N44°29'28"E  | 21.38'  |
| C34         | 70.79'  | 320.00' | 12°40'28" | S48°28'18"W  | 70.64'  |
| C35         | 76.80'  | 320.00' | 13°45'06" | S61°41'06"W  | 76.62'  |
| C36         | 72.37'  | 320.00' | 12°57'28" | N63°31'41"E  | 72.22'  |
| C37         | 195.00' | 320.00' | 34°54'53" | N59°35'31"E  | 192.00' |
| C38         | 128.35' | 260.00' | 28°17'13" | S56°16'41"W  | 127.06' |

RODNEY REGENT & SONS  
P.L.L.C.  
P.L.L.C. 2000-0577050  
04/04/2000

OL 31

OL 30

REMAINDER "6A"  
11.7019 AC.







Know what's below.

Call before you dig.  
The locations of existing underground utilities are shown as an approximate guide only. They are not intended to be used for engineering purposes. The engineer shall be responsible for the accuracy of the information shown on this plan. The engineer shall be responsible for the accuracy of the information shown on this plan. The engineer shall be responsible for the accuracy of the information shown on this plan.

NOTES:  
1. THE INFORMATION ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ENGINEERING PURPOSES.  
2. THE INFORMATION ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ENGINEERING PURPOSES.  
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**ATWELL**  
866.850.4200 www.atwell-group.com  
7100 E. PLEASANT VALLEY ROAD, SUITE 220  
INDEPENDENCE, OH 44131  
440.345.2000

|                              |
|------------------------------|
| ORIGINAL RIDGEVILLE TOWNSHIP |
| LOTS 29, 30, 31, AND 32      |
| CITY OF NORTH RIDGEVILLE     |
| LORAIN COUNTY, OHIO          |

|            |                                   |
|------------|-----------------------------------|
| CUSTOMER   | NORTH RIDGE POINT, LTD.           |
| PROJECT    | NORTH RIDGE POINTE<br>PHASE No. 6 |
| SUBPROJECT | SUBLOTS 235-275                   |
| DATE       | JULY 26, 2021                     |

|             |              |
|-------------|--------------|
| SCALE       | 1" = 40 FEET |
| REVISIONS   |              |
| DATE        |              |
| BY          |              |
| CHECKED     |              |
| APPROVED    |              |
| PROJECT NO. | 19004224     |
| SHEET NO.   | 5 of 5       |

## NORTH RIDGE POINTE SUBDIVISION NO. 6

SITUATED IN THE CITY OF NORTH RIDGEVILLE,  
COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN  
AS BEING PART OF ORIGINAL  
RIDGEVILLE TOWNSHIP LOTS 29, 30, 31 AND 32

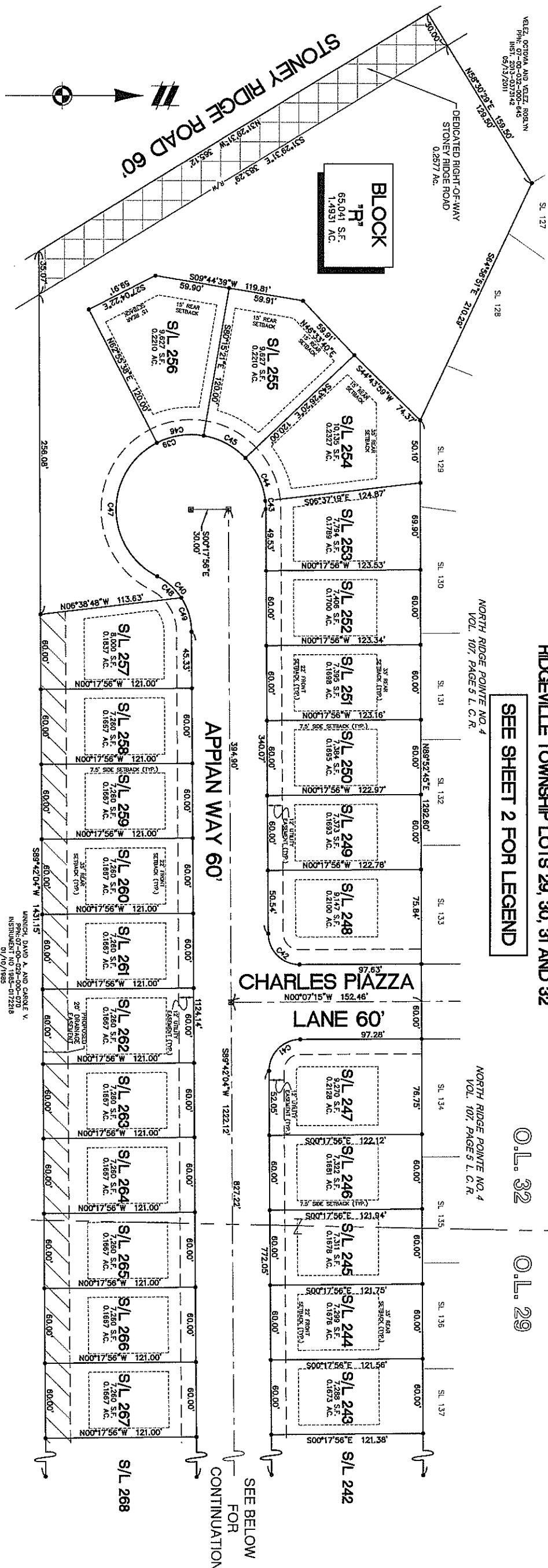
SEE SHEET 2 FOR LEGEND

NORTH RIDGE POINTE NO. 4  
VOL. 107, PAGE 5 L.C.R.

NORTH RIDGE POINTE NO. 4  
VOL. 107, PAGE 5 L.C.R.

O.L. 32

O.L. 29



| LINE TABLE |            |        |
|------------|------------|--------|
| LINE #     | BEARING    | LENGTH |
| L39        | N0°17'56"W | 20.00' |
| L40        | S0°17'56"E | 20.00' |

| CURVE TABLE |         |        |            |               |
|-------------|---------|--------|------------|---------------|
| CURVE #     | LENGTH  | RADIUS | DELTA      | CHORD BEARING |
| C39         | 254.43' | 60.00' | 242°57'32" | S31°46'52"E   |
| C40         | 54.95'  | 50.00' | 62°57'32"  | N58°13'08"E   |
| C41         | 39.35'  | 25.00' | 90°10'41"  | N45°12'36"W   |
| C42         | 39.19'  | 25.00' | 89°49'19"  | S44°47'24"W   |
| C43         | 6.62'   | 60.00' | 6°19'23"   | S56°32'22"W   |
| C44         | 38.55'  | 60.00' | 36°49'01"  | S54°58'11"W   |
| C45         | 38.55'  | 60.00' | 36°49'01"  | S28°09'09"W   |
| C46         | 38.55'  | 60.00' | 36°49'01"  | S59°38'52"E   |
| C47         | 132.15' | 60.00' | 126°11'26" | N89°48'55"E   |
| C48         | 28.15'  | 50.00' | 29°57'54"  | S41°43'09"W   |
| C49         | 28.80'  | 50.00' | 32°59'57"  | S73°12'05"W   |

SEE ABOVE  
FOR  
CONTINUATION

APPIAN WAY 60'

APPIAN WAY 60'

VENEZIA LANE 60'

NORTH RIDGE POINTE PHASE No. 6

SINGLE FAMILY HOUSING DEVELOPMENT

CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

CONSTRUCTION DRAWINGS

APPLICANT/OWNER

NORTH RIDGE POINT, LTD.

36715 AVALON COURT

AVON, OHIO 44011

(216) 849-7651 PHONE

CONTACT: GARY SMITEK

ENGINEER/SURVEYOR/ECOLOGICAL

ATWELL, LLC

7100 E PLEASANT VALLEY ROAD

INDEPENDENCE, OHIO 44131

(440) 349-2000 PHONE

(440) 349-2028 FAX

CONTACT: DALE HAYWOOD

EMAIL: DHAYWOOD@ATWELL-GROUP.COM

UTILITIES OWNER

CITY OF NORTH RIDGEVILLE

7307 AVON BELDEN ROAD

NORTH RIDGEVILLE, OHIO 44039

PHONE: (440) 353-0819

OHIO EDISON

MIKE ZANNI

6326 LAKE AVENUE

ELYRIA, OHIO 44035

PHONE: (440) 326-3271

zannim@firstenergycorp.com

WINDSTREAM ENGINEERING

GEOFF HAMM

560 JERNES AVENUE

ELYRIA, OHIO 44035

PHONE: (440) 329-4247

geoffrey.p.hamm@windstream.com

SPECTRUM

RON GIBSON

576 JERNES AVENUE

ELYRIA, OHIO 44035

PHONE: (440) 366-0416 EXT 625

COLUMBIA GAS

DAN SUREN

7080 FRY ROAD

MIDDLEBURG HEIGHTS, OHIO 44130

PHONE: (440) 891-2428

dsuren@isaource.com

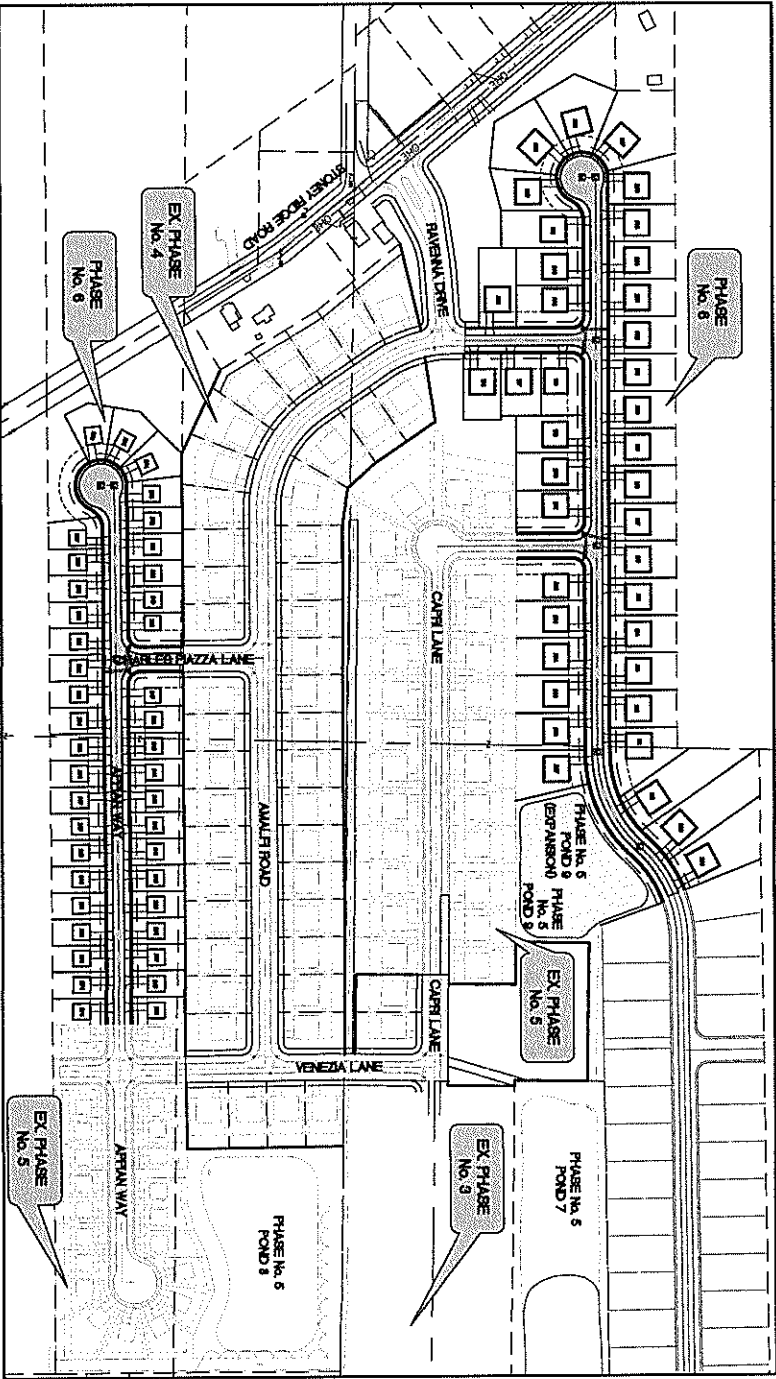
SITE DATA

RESIDENTIAL SUBDIVISION

80 SUBLOTS

29.0680 ACRES

| BENCHMARKS |                        |           |
|------------|------------------------|-----------|
| NO.        | DESCRIPTION            | ELEVATION |
| 1          | WATER HYDRANT          | 709.00    |
| 2          | SANITARY MANHOLE COVER | 708.31    |

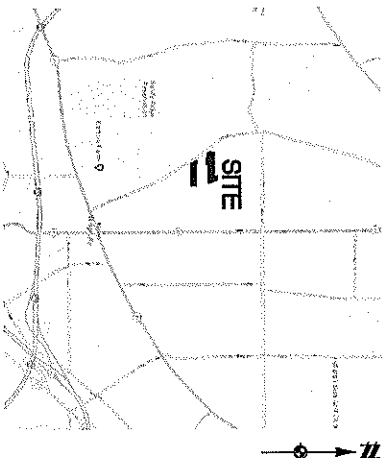


OVERALL PROJECT PLAN

1" = 200'

| SHEET NO. | DESCRIPTION                                     |
|-----------|-------------------------------------------------|
| 1.0       | COVER SHEET                                     |
| 2.0       | EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PLAN |
| 3.0       | GENERAL NOTES                                   |
| 4.0       | GENERAL NOTES                                   |
| 5.0       | STORMWATER POLLUTION PREVENTION PLAN            |
| 5.1       | STORMWATER POLLUTION PREVENTION PLAN            |
| 5.2       | SWP3 SPECIFICATIONS                             |
| 6.0       | SWP3 GENERAL NOTES                              |
| 6.1       | SWP3 DETAILS                                    |
| 6.2       | SWP3 DETAILS                                    |
| 6.3       | SWP3 DETAILS                                    |
| 6.4       | SWP3 DETAILS                                    |
| 6.5       | SWP3 DETAILS                                    |
| 6.6       | SWP3 DETAILS                                    |
| 6.7       | SWP3 DETAILS                                    |
| 6.8       | SWP3 DETAILS                                    |
| 6.9       | SWP3 DETAILS                                    |
| 7.0       | SWP3 DETAILS                                    |
| 7.1       | SWP3 DETAILS                                    |
| 7.2       | SWP3 DETAILS                                    |
| 7.3       | SWP3 DETAILS                                    |
| 8.0       | SWP3 DETAILS                                    |
| 8.1       | SWP3 DETAILS                                    |
| 8.2       | SWP3 DETAILS                                    |
| 8.3       | SWP3 DETAILS                                    |
| 8.4       | SWP3 DETAILS                                    |
| 8.5       | SWP3 DETAILS                                    |
| 8.6       | SWP3 DETAILS                                    |
| 8.7       | SWP3 DETAILS                                    |
| 8.8       | SWP3 DETAILS                                    |
| 8.9       | SWP3 DETAILS                                    |
| 9.0       | SWP3 DETAILS                                    |
| 9.1       | SWP3 DETAILS                                    |
| 9.2       | SWP3 DETAILS                                    |
| 9.3       | SWP3 DETAILS                                    |
| 9.4       | SWP3 DETAILS                                    |
| 9.5       | SWP3 DETAILS                                    |
| 9.6       | SWP3 DETAILS                                    |
| 9.7       | SWP3 DETAILS                                    |
| 9.8       | SWP3 DETAILS                                    |
| 9.9       | SWP3 DETAILS                                    |
| 10.0      | SWP3 DETAILS                                    |
| 10.1      | SWP3 DETAILS                                    |
| 10.2      | SWP3 DETAILS                                    |
| 10.3      | SWP3 DETAILS                                    |
| 10.4      | SWP3 DETAILS                                    |
| 10.5      | SWP3 DETAILS                                    |
| 10.6      | SWP3 DETAILS                                    |

\*ROADWAY TYPICAL SECTION LOCATED ON SHEET 10.5



VICINITY MAP

NO SCALE

NOTES

1. STREET LIGHTING REQUIRED TO BE INSTALLED BY THE DEVELOPER.

2. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUPPLY A SIGNED CONSTRUCTION SET ACKNOWLEDGING THEIR RESPONSIBILITY TO FOLLOW THE SHIPP FOR THIS PROJECT.

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

CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ENGINEERING APPROVAL FOR OCEPA SANITARY/WATER REVIEW ONLY:

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SUBMITTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SUBMITTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ENGINEERING APPROVALS:

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

OHIO EPA:

WATER APPROVED BY O.E.P.A. LETTER DATED: \_\_\_\_\_

SANITARY APPROVED BY O.E.P.A. LETTER DATED: \_\_\_\_\_

NPDES PERMIT APPROVAL DATE: \_\_\_\_\_

811

Know what's below.

Call before you dig.

The locations of existing underground utilities are shown on this map. It is the responsibility of the caller to verify the location and depth of these utilities before any excavation work is performed. The caller is responsible for any damage to these utilities. The caller is also responsible for any safety hazards that may result from this work. The caller is responsible for any costs associated with this work.

NOTES

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH RIDGEVILLE, OHIO, ORDINANCE NO. 123. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

ATWELL

866.850.4200 www.atwell-group.com

7100 E. PLEASANT VALLEY ROAD, SUITE 220

INDEPENDENCE, OH 44131

440.349.2000

CITY OF NORTH RIDGEVILLE

LORAIN COUNTY, OHIO

NORTH RIDGE POINT, LTD.

NORTH RIDGE POINTE

PHASE No. 6

COVER SHEET

DATE: APRIL 5, 2021

DR. MC [SK. TOR

P.L. DHAYWOOD

BOOK N/A

408 18004224

SHEET NO. 10



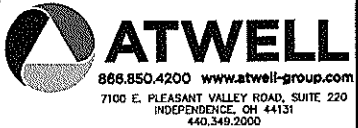


Know what's below.  
Call before you dig.

THE FOLLOWING IS A SUMMARY OF THE INFORMATION SHOWN ON THIS PLAN. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES AND TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT OBTAINED ANY MEASUREMENTS OF THE SITE. THE ENGINEER HAS NOT OBTAINED ANY MEASUREMENTS OF THE SITE AND HAS NOT OBTAINED ANY MEASUREMENTS OF THE SITE.

NOTICE: THE INFORMATION SHOWN ON THIS PLAN IS THE PROPERTY OF ATWELL & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ATWELL & ASSOCIATES, INC.

ATWELL & ASSOCIATES, INC.  
7100 E. PLEASANT VALLEY ROAD, SUITE 220  
INDEPENDENCE, OH 44131  
440.349.2000



CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

NORTH RIDGE POINT, LTD.  
NORTH RIDGE POINTE  
PHASE No. 6  
EXISTING CONDITIONS AND  
TOPOGRAPHIC SURVEY PLAN

DATE: APRIL 6, 2021

CUSTOMER: NORTH RIDGE POINT, LTD.

PROJECT: NORTH RIDGE POINTE

SCALE: 1" = 100 FEET

BY: MC

DATE: APRIL 6, 2021

PROJECT: NORTH RIDGE POINTE

SCALE: 1" = 100 FEET

BY: MC

DATE: APRIL 6, 2021

PROJECT: NORTH RIDGE POINTE

SCALE: 1" = 100 FEET

BY: MC

DATE: APRIL 6, 2021

| NO. | BENCHMARK             | ELEVATION |
|-----|-----------------------|-----------|
| 1   | WATER HYDRANT         | 709.00    |
| 2   | SAINTLY MANHOLE COVER | 708.31    |







CITY OF NORTH RIDGEVILLE  
STANDARD GENERAL NOTES

SANITARY SEWERS

1. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. THE SANITARY SEWER SHALL PASS A LOW PRESSURE AIR TEST AND A 5% DEFLECTION TEST. THESE TESTS SHALL BE CONDUCTED BY A COMPETENT TESTER, PREFERABLY AN INDEPENDENT TESTING COMPANY.
  - A. DEFLECTION TEST:  
IF PVC PIPE IS USED, THE DEFLECTION TEST WILL BE RUN NOT LESS THAN 30 DAYS NOR MORE THAN 45 DAYS AFTER THE FINAL AND FULL BACKFILL HAS BEEN PLACED. THE TEST IS REQUIRED ON ALL PVC PIPE. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY EQUIPMENT FOR THE DEFLECTION TESTING. ALL EQUIPMENT SHALL BE APPROVED BY THE CITY OF NORTH RIDGEVILLE PRIOR TO THE START OF TESTING. WHERE POSSIBLE, ELECTRONIC EQUIPMENT SHALL BE USED TO MEASURE AND RECORD THE DEFLECTION IN THE TESTABLE 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 MANHOLES, HAVING A DIAMETER EQUAL TO NINETY-FIVE (95) PERCENT OF THE INSIDE DIAMETER OF THE PIPE. PULLED THROUGH THE SEWER WITHOUT MECHANICAL PULLING DEVICES, MANHOLES 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 MANHOLE TO THE CITY ENGINEER. THE LENGTH OF THE MANHOLE SHALL BE EIGHT INCHES FOR EIGHT INCH PIPE, TEN INCHES FOR TEN AND TWELVE INCH PIPE. IF ANY SECTION OF CONDUIT EXCEEDS THE DEFLECTION OF FIVE PERCENT, THE NECESSARY CORRECTIONS SHALL BE MADE. CONDUIT WHICH HAS DEFLECTED MORE THAN FIVE PERCENT MUST BE CORRECTED TO THE SATISFACTION OF THE CITY ENGINEER BY THE CONTRACTOR. THE PIPE SHALL BE MEASURED IN COMPLIANCE WITH ASTM D2122.
  - B. THE LEAKAGE, EXFILTRATION, OR INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.
3. THE SANITARY SEWER MAIN AND ITS LATERALS SHALL BE PVC ASTM D3034, WITH GASKETED JOINTS MEETING ASTM D3212 SDR-35, UNLESS DEPTH OF COVER IS 15 FEET OR GREATER THEN USE ASTM D3034 SDR-26.
4. SANITARY MANHOLES SHALL BE PRECAST CONCRETE MEETING THE STANDARDS OF THE CITY OF NORTH RIDGEVILLE. THE MANHOLE SHALL BE FULLY INSPECTED AROUND ITS EXTERIOR BEFORE BACKFILLING. ANY SUSPECTED WEAK SPOTS, CRACKS, ETC. THAT MAY CAUSE A LEAK IN THE FUTURE SHALL BE PATCHED, SEALED, ETC. WITH WATERPROOFING MATERIALS. PARTICULAR ATTENTION SHALL BE PAID TO THE BARREL JOINTS, STEP LOCATIONS, LIFTING HOLES, AND THE JOINT BETWEEN THE GRADE RINGS AND THE CASTING. ALL MANHOLES SHALL BE VACUUM TESTED PER ASTM-C1244.
5. GRADE RINGS SHALL BE USED TO BRING ALL CASTING TO GRADE, MAXIMUM 11 INCHES.
6. IF THE CASTING IS DISTURBED AFTER IT IS INSTALLED IT SHALL BE COMPLETELY REMOVED, CLEANED, AND THEN REINSTALLED.
7. THE CONTRACTOR SHALL MARK ALL LATERAL LOCATIONS IN THE FIELD WITH A CONTINUOUS 4" X 4" WOODEN STAKE FROM INVERT TO 2'-6" ABOVE GRADE, PAINTED ORANGE OR RED.
8. "LOW-PRESSURE" AIR TESTING FOR PLASTIC PIPE SHALL BE PER ASTM-F1417.
9. ALL MAINLINE SANITARY SEWER SHALL BE VIDEO TAPED PER CITY ORDINANCE.
10. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERLINE, STORM SEWERS, AND SANITARY SEWERS SHALL BE MAINTAINED AS FOLLOWS:
  - A. A MINIMUM 10'-FOOT HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE STORM SEWER WILL BE MAINTAINED.
  - B. A MINIMUM 10'-FOOT HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE SANITARY SEWER WILL BE MAINTAINED.
  - C. A MINIMUM 18-INCH VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE SANITARY SEWER WILL BE MAINTAINED.
  - D. A MINIMUM 18-INCH VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE STORM SEWER WILL BE MAINTAINED.

11. THE CONTRACTOR WILL COLOR FILL 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 HAVE A VCR TELESND INSPECTION IN ACCORDANCE WITH THE CITY OF NORTH RIDGEVILLE SPECIFICATIONS AFTER THE COMPLETION OF THE PAYMENT 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 RECTIFY THE INSTALLATION. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS BEFORE THE STORM AND SANITARY SEWERS ARE TELEVIEWED.

WATER SYSTEM

1. THE WATER SYSTEM SHALL BE CONSTRUCTED PER THE CITY OF NORTH RIDGEVILLE STANDARDS & REGULATIONS.
2. THE WATERLINE SHALL BE PVC MEETING THE REQUIREMENTS OF AWWA C900, OR C909, CLASS 150 PIPE CONFORMING TO DRIB 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-890 OR C-509 AND WITH THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT SPECIFICATIONS.
2. ALL GATE VALVES THREE INCH AND LARGER SHALL HAVE A NON-RISING STEM SHALL OPEN BY TURNING TO THE RIGHT AND SHALL BE OPERATED BY A TWO-INCH SQUARE OPERATING NUT. NUTS SHALL HAVE AN ARROW AND THE WORD "OPEN" CAST THEREON TO INDICATE THE DIRECTION OF TURNING TO OPEN THE VALVE.
3. ALL GATE VALVES THREE-INCH TO 16 INCH IN SIZE SHALL BE OF RESILIENT WEDGE SEATED TYPE. THE VALVES SHALL HAVE RUBBER "O" RING PACKING SEALS AND MECHANICAL JOINT ENDS UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE CITY ENGINEER. IF THE TOP OF THE OPERATING NUT IS MORE THAN 36 INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE PROVIDED TO PLACE THE OPERATING WRENCH NUT BETWEEN 24 AND 36 INCHES BELOW THE SURFACE.
4. ALL 20 AND 24 INCH GATE VALVES SHALL BE PROVIDED WITH A FOUR INCH BYPASS VALVE AND ALL 30 INCH TO 48 INCH VALVES INCLUSIVE SHALL BE PROVIDED WITH A SIX INCH BYPASS VALVE LOCATED BELOW THE CENTER OF THE VALVES.
5. ALL GATE VALVES 18 INCH AND UNDER SHALL BE CONSTRUCTED TO WORK VERTICALLY. GATE VALVES 20 INCH AND LARGER IN SIZE SHALL BE CONSTRUCTED TO WORK HORIZONTALLY.
6. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.

BUTTERFLY VALVES

1. IN LIEU OF GATE VALVES, BUTTERFLY VALVES MAY BE USED ON 12 INCH AND LARGER MAINS.
2. ALL BUTTERFLY VALVES SHALL BE OF RUBBER-SEATED TIGHT-CLOSING TYPE. THEY SHALL MEET OR EXCEED PERFORMANCE REQUIREMENTS FOR WATER APPLICATIONS OF APPLICABLE RECOGNIZED STANDARDS SUCH AS AWWA C-504. ALL VALVES SHALL BE MUELLER BUTTERFLY VALVES OR AN APPROVED EQUAL.
3. BOTH VALVE ENDS SHALL BE MECHANICAL JOINT PER AWWA C-111, ACCESSORIES (BOLTS, GLANDS AND BASKETS) SHALL BE SUPPLIED BY THE VALVE MANUFACTURER.
4. ALL VALVES MUST USE FULL AWWA C-504, CLASS 150B VALVE SHAFT DIAMETER AND FULL CLASS 150B UNDERGROUND-SERVICE-OPERATOR TORQUE RATING THROUGHOUT ENTIRE TRAVEL, TO PROVIDE CAPABILITY FOR OPERATION IN EMERGENCY SERVICE.
5. VALVE BODY SHALL BE HIGH-STRENGTH CAST IRON ASTM A126, CLASS B WITH 18-8 TYPE 304 STAINLESS STEEL BODY SEAT VALVE VANE SEAT BE HIGH STRENGTH CAST IRON ASTM A48 CLASS 40, HAVING RUBBER SEAT MECHANICALLY SECURED WITH AN INTEGRAL 18-8 STAINLESS STEEL CLAMP RING AND 18-8 STAINLESS STEEL SELF-LOCKING SCREWS.
6. RUBBER SEAT SHALL BE A FULL-CIRCLE 360 DEGREE SEAT NOT PENETRATED BY THE VALVE SHAFT. VALVE SHAFT SHALL BE ONE PIECE, EXTENDING FULL SIZE THROUGH THE ENTIRE SHAFT AND OPERATOR WITH NO NECK-DOWN. KEYWAYS OR HOLES TO WEAKEN IT FOR 14 INCH AND LARGER VALVE SIZES SHALL BE 18-8 STAINLESS STEEL STEEL 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 AVERAGE INPUT TORQUE OF 400 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 SEEN AS THOSE THAT WOULD CAUSE A VALVE MANHOLE 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 EQUIPMENT TO BE USED WITH AWWA C-600 FOR DUCTILE IRON WATER MAINS. TESTING PLUGS OR CAPS SHALL BE FURNISHED AND INSTALLED FOR TESTING COMPLETED SECTIONS OF PIPE AND FITTINGS.
3. BEFORE THE TEST PRESSURE IS APPLIED, CARE SHALL BE TAKEN TO INSURE THE REMOVAL OF AIR IN THE LINE AT THE HIGH POINTS AND TO SEE THAT ALL CAPS, PLUGS AND EXPOSED PORTIONS OF THE LINE ARE SECURELY BRACED.
4. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY EQUIPMENT, GAUGES, TOOLS, AND LABOR TO PROPERLY CONDUCT THE TEST. ALL TESTING SHALL BE DONE UNDER THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.
5. WATER FOR FILLING THE TEST SECTIONS WILL BE PROVIDED BY THE CITY OF NORTH RIDGEVILLE.
6. IF THE LEAKAGE TEST EXCEEDS THE MAXIMUM ALLOWED, THE CONTRACTOR SHALL LOCATE AND REPAIR THE LEAKS AND AGAIN TEST THE PIPE. THIS PROCESS SHALL BE CONTINUED UNTIL THE LEAKAGE IS WITHIN THE ACCEPTABLE LIMITS.

DISINFECTING MAINS

1. AFTER HYDROSTATIC TESTING, THE NEW LINE SHALL BE THOROUGHLY FLUSHED IN ACCORDANCE WITH AWWA C-651. THE MAIN SHALL BE FLUSHED THROUGH THE HYDRANTS, BLOWOFFS OR BY SOME OTHER APPROVED MEANS.
  2. CHLORINE SHALL BE ADDED AT SUCH RATES AS TO GIVE A MINIMUM CHLORINE DOSAGE OF 50 PARTS PER MILLION AVAILABLE CHLORINE.
  3. CHLORINE USED AS A DISINFECTING AGENT MAY BE EITHER LIQUID CHLORINE OR AN ANHYDROUS CALCIUM HYPOCHLORITE COMPOUND SUCH AS THY- 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.



Know what you dig.  
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CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

NORTH RIDGE POINT, LTD.  
NORTH RIDGE POINTE  
PHASE No. 6  
GENERAL NOTES

CLIENT  
NORTH RIDGE POINT, LTD.

DATE  
APRIL 6, 2021

BY  
D.J. DRYNDO

CHK  
D.J. DRYNDO

REV  
10004224

SHEET NO.  
41

REVISIONS

NO. DESCRIPTION

DATE

BY

DATE

BY

DATE

BY











Know what's below.  
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THE LOCATION OF ANY  
UNDERGROUND UTILITIES ARE  
NOT KNOWN TO THE  
PUBLIC. ANYONE WHO  
DIGS OR DRILLS SHALL BE  
RESPONSIBLE FOR THE  
SAFETY OF THE  
STRUCTURES AND  
PERSONNEL. ANY  
DAMAGE TO THE  
UTILITIES SHALL BE  
REPAIRED BY THE  
OWNER OF THE  
UTILITIES.

NOTES:  
1. THE LOCATION OF ANY  
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UTILITIES.

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440.349.2000

CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

NORTH RIDGE POINT, LTD.  
NORTH RIDGE POINTE  
PHASE No. 6  
STORM WATER POLLUTION  
PREVENTION PLAN

CLIENT  
DATE  
APRIL 6, 2021

DESIGNED BY  
CHECKED BY  
DATE

SCALE  
1" = 50 FEET  
DATE

BY  
DATE

BY  
DATE

BY  
DATE

BY  
DATE

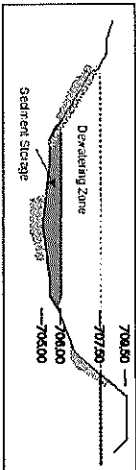
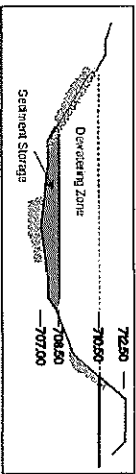
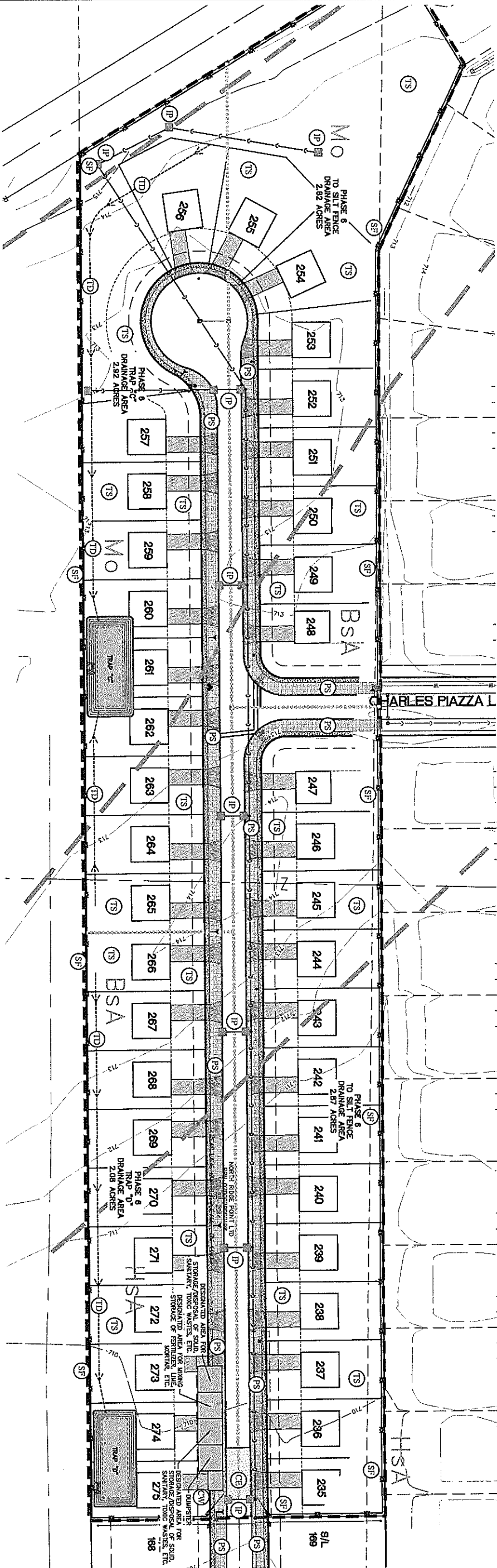
BY  
DATE

BY  
DATE

BY  
DATE

BY  
DATE

52



### SWPPP LEGEND

LIMITS OF DISTURBANCE

EXIST. 1' CONTOUR

EXIST. 5' CONTOUR

PROP. 1' CONTOUR

PROP. 5' CONTOUR

EXIST. STORM SEWER

PROP. STORM SEWER

PROP. CATCH BASIN/INLET

PROP. STORM MANHOLE

INLET PROTECTION

SILT FENCE

SILT TYPES

CONCRETE WASHOUT

CONSTRUCTION ENTRANCE

PERMANENT SEEDING

TEMPORARY SEEDING

TEMPORARY DIVERSION

TEMPORARY DIVERSION CHANNEL

TEMPORARY DIVERSION CHANNEL

TEMPORARY DIVERSION CHANNEL

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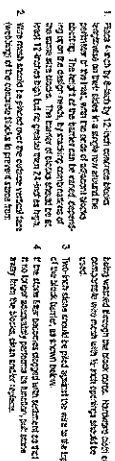
TEMPORARY DIVERSION CHANNEL







### Specifications

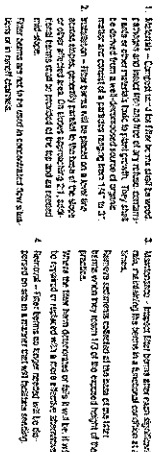


DEPARTMENT OF ENGINEERING

CITY OF NORTH RIDGEMILE, ENGINEER

DATE: 10/01/03 : DRIVEN BY JABTED  
JCVT-20

### Specificity

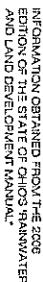


DEPARTMENT OF ENGINEERING

CITY OF NORTH RIDGEVILLE, OHIO

|               |                  |         |
|---------------|------------------|---------|
| DATE 10/01/08 | DRIVEN BY JASTER | OVV: -2 |
|---------------|------------------|---------|

### Specifications



### Specification

- [illegible]

[illegible]**Positional Analysis:**

- Concrete walls where there will be allowed to flow to streams, ditches, storm drains, or any other water receiving body and washout pits shall be situated a minimum of fifty (50) feet from them.
  - Field site or other subsurface formations situated within 10 ft. of the pump shall be cut back and graded.
  - Exposed a stable soil is provided for concrete trucks to reach the washout area.
  - A dry pipe with a 3" port must be connected to the washout area.
  - Surface runoff generated from washout areas shall be diverted away from below-grade washout pits to flow to flow down stream.
  - A single concrete washout area may be utilized for multiple activities.
- Maintenance:**
- The washout pit must be inspected frequently to ensure the liner is intact.
  - When the washout pit is inspected, the liner must be checked for holes or tears. If a hole or tear is found, the material must be removed and the proper amount of the washout pit is filled or the liner is replaced.
  - Once 75% of the original volume of the washout pit is filled or the liner is replaced, the liner must be replaced (if torn). A new pit must be constructed if the original structure is no longer suitable.
- Removal:**
- Once the washout pit is no longer needed, ensure all washout material is completely removed, then remove the liner and the concrete structure.
  - When the washout pit is removed, ensure the area is properly graded and compacted.
  - On contaminated containers specifically designed for waste tanks were used, they can be stored as such.
  - Approved by the Community Engineer. Follow the manufacturer's suggestions for installation, maintenance and removal procedures.

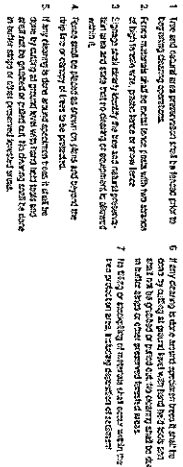
| Below-grade (1-ft depth)                      |            |             | Above-grade (2-ft depth)                      |            |             |
|-----------------------------------------------|------------|-------------|-----------------------------------------------|------------|-------------|
| # of concrete slabs to be washed out on site* | Width (ft) | Length (ft) | # of concrete slabs to be washed out on site* | Width (ft) | Length (ft) |
| 2-3                                           | 3          | 3           | 2                                             | 3          | 3           |
| 4-5                                           | 4          | 4           | 3-4                                           | 4          | 4           |
| 6-7                                           | 5          | 5           | 5-6                                           | 5          | 5           |
| 8-10                                          | 6          | 6           | 7-8                                           | 6          | 6           |
| 11-14                                         | 7          | 7           | 9-11                                          | 7          | 7           |
|                                               |            |             | 12-15                                         | 8          | 8           |

### Specifications

- [illegible]

| Adhesive                  | Adhesive Thickness | Joint Thickness | Adhesive Modulus |
|---------------------------|--------------------|-----------------|------------------|
| Loctite Eng 203           | 12.51              | 764             | 235              |
| Reactive Water            | 4.1                | 764             | 300              |
| Reactive Water (Dry-cure) |                    |                 |                  |
| Reactive Water (Wet-cure) | 7.1                | 824             | 442              |
| Reactive Water (Wet-cure) | 3.61               | 697             | 240              |

for



## CONCRETE WASHOUT

CITY OF NORTH RIDGEVILLE, ENGINEER

|                |                    |
|----------------|--------------------|
| DATE: 12/10/08 | DRIVEN BY: JAEHLEE |
|----------------|--------------------|

180

1. Draw and label the basic preservation that the historic place is  
being designated for.
2. Draw and label the historic place, showing any features, such as  
architectural details, which are important to its historic  
significance.
3. Describe what the historic place is and what its historic  
significance is. Explain why the historic place is important to  
the community and why it is worthy of recognition. Be direct  
and brief.
4. Explain what the historic place is on the map and provide the  
map for or describe a map to be provided.
5. If any planning is done as part of the historic place, it shall be  
described in general terms with any historic resources and  
historic structures, and any historic resources and historic  
structures that are to be preserved or restored, and any  
historic resources and historic structures that are to be  
restored or reconstructed.
6. If any planning is done as part of the historic place, it shall be  
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historic structures, and any historic resources and historic  
structures that are to be preserved or restored, and any  
historic resources and historic structures that are to be  
restored or reconstructed.
7. If any planning is done as part of the historic place, it shall be  
described in general terms with any historic resources and  
historic structures, and any historic resources and historic  
structures that are to be preserved or restored, and any  
historic resources and historic structures that are to be  
restored or reconstructed.

# CONSTRUCTION

|               |                   |     |
|---------------|-------------------|-----|
| DATE 10/01/03 | DRIVEN BY JAEFFEB | ... |
|---------------|-------------------|-----|

**D E F O R M A T I O N**

|               |                 |
|---------------|-----------------|
| DATE RECEIVED | CHRGD BY: JAMES |
|---------------|-----------------|

THE AMERICAN  
NATURALIST

CITY OF NORTON RIDGEVILLE, ENGINEER

DATE ISSUED: 10/10/2019 | DRAWN BY: JACQUES

**Know what's below.  
Call before you dig.**

[illegible]

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

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CITY OF NORTH RIDGEVILLE  
LOBAIN COUNTY, OHIO

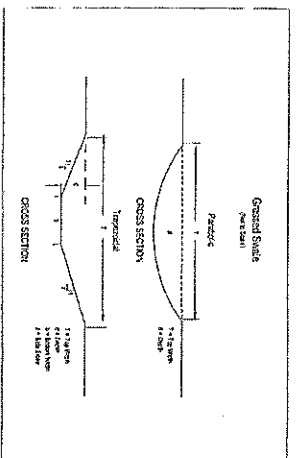
SWP3 DETAILS

DATE  
APRIL 5, 2021

|                |          |     |
|----------------|----------|-----|
| DRG.           | MC       | GR. |
| P.M. D.HAYWOOD |          |     |
| BOOK           | N/A      |     |
| JOB            | 19004224 |     |
| SHEET NO.      |          |     |
| 62             |          |     |



### Specifications for Grassed Swale



- [illegible]

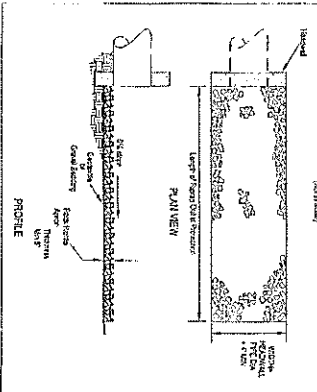
INFORMATION OBTAINED FROM THE 2000 EDITION OF THE STATE OF OHIO 'RAINWATER AND LAND DEVELOPMENT MANUAL'.

|                                                             |  |           |  |           |
|-------------------------------------------------------------|--|-----------|--|-----------|
| DATE                                                        |  | SHEET NO. |  | REVISIONS |
|                                                             |  |           |  |           |
| CITY OF NORTH RIDGEVILLE, OHIO<br>DEPARTMENT OF ENGINEERING |  |           |  |           |
| GRASSED SWALE                                               |  |           |  |           |
| SCALE: NOT TO SCALE                                         |  |           |  | SMP-3     |
| DATE: 10/01/08 DRAWN BY: JWB/TB                             |  |           |  |           |

*John A. Webb*  
CITY OF NORTH RIDGEVILLE, OHIO

MAN OF THE STATE OF OHIO'S RAINWATER  
AND DETENTION MANUAL

### Specifications for Rock Outlet Protection



1. According to the theory of exchange rates, a country's exchange rate is determined by the relative money stocks of the two countries. If the money stock of the United States is larger than the money stock of the United Kingdom, the dollar will be stronger than the pound.
2. Money and credit are the primary means by which the economy is financed.
3. Money is the medium of exchange, and credit is the means by which money is lent and repaid.
4. Credit is the ability to borrow money from a lender.
5. Credit is the ability to borrow money from a lender.
6. Credit is the ability to borrow money from a lender.
7. Credit is the ability to borrow money from a lender.
8. Credit is the ability to borrow money from a lender.
9. Credit is the ability to borrow money from a lender.
10. Credit is the ability to borrow money from a lender.

INFORMATION OBTAINED FROM THE 2000 EDITION OF THE STATE OF OHIO "RAINWATER AND LAND DEVELOPMENT MANUAL."

DIVISION OF THE STATE OF OHIO PLANNING  
AND LAND DEVELOPMENT MANUAL

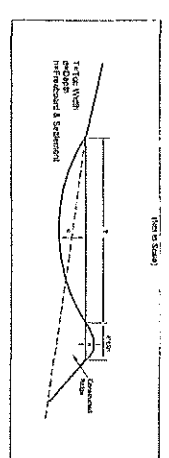
|                                                             |      |     |               |
|-------------------------------------------------------------|------|-----|---------------|
| Name                                                        | Unit | Rt. | Section/Block |
| CITY OF NORTH RIDGEVILLE, OHIO<br>DEPARTMENT OF ENGINEERING |      |     |               |
| ROCK OUTLET<br>PROTECTION                                   |      |     |               |

SCALE: NOT TO SCALE

DWG. 10047008 | DRAWN BY: JLB/DBS

SWP

## Specifications for Diversions



1. The director of a bank is instructed to pay the proceeds of a loan to a certain person. The director is not sure if the person is the one who should receive the money. What should the director do?
2. A person is found dead in a room. The door is locked from the inside. There is no window. There is no other way out. How did the person die?
3. A man is found dead in a room. The door is locked from the inside. There is no window. There is no other way out. How did the person die?
4. A person is found dead in a room. The door is locked from the inside. There is no window. There is no other way out. How did the person die?
5. A person is found dead in a room. The door is locked from the inside. There is no window. There is no other way out. How did the person die?
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10. A person is found dead in a room. The door is locked from the inside. There is no window. There is no other way out. How did the person die?

EDITION OF THE STATE OF OHIO'S "RAINFALL  
AND LAND DEVELOPMENT MANUAL."

|                                                                     |      |                                 |             |
|---------------------------------------------------------------------|------|---------------------------------|-------------|
| DIVISION OF THE STATE OF OHIO TRAINWATER<br>AND DEVELOPMENT MANUAL. |      | CITY OF NORTH REGINA, E. INDIAN |             |
| No. 10                                                              | DATE | BY                              | DESCRIPTION |
| DIVERSION                                                           |      |                                 |             |
| SCALE: NOT TO SCALE                                                 |      | S.W.P. - 8                      |             |
| DATE: 10/02/00                                                      |      | DRAWN BY: JAMES                 |             |

Specialists  
for  
**De-Watering**

1. A rectangular plate with dimensions  $a$  and  $b$  is shown in the accompanying figure. The plate is subjected to a uniformly distributed load  $w$  acting downwards.
2. The deflection at the center of the plate is given by the equation  $\delta = \frac{w}{64} \left( \frac{a^4}{b^4} + \frac{b^4}{a^4} + 2 \right)$ . Determine the deflection at the center of the plate for  $a = 4$  ft,  $b = 6$  ft, and  $w = 100$  lb/ft<sup>2</sup>.
3. A rectangular plate with dimensions  $a$  and  $b$  is shown in the accompanying figure. The plate is subjected to a uniformly distributed load  $w$  acting downwards. Determine the deflection at the center of the plate for  $a = 4$  ft,  $b = 6$  ft, and  $w = 100$  lb/ft<sup>2</sup>.
4. A rectangular plate with dimensions  $a$  and  $b$  is shown in the accompanying figure. The plate is subjected to a uniformly distributed load  $w$  acting downwards. Determine the deflection at the center of the plate for  $a = 4$  ft,  $b = 6$  ft, and  $w = 100$  lb/ft<sup>2</sup>.
5. A rectangular plate with dimensions  $a$  and  $b$  is shown in the accompanying figure. The plate is subjected to a uniformly distributed load  $w$  acting downwards. Determine the deflection at the center of the plate for  $a = 4$  ft,  $b = 6$  ft, and  $w = 100$  lb/ft<sup>2</sup>.

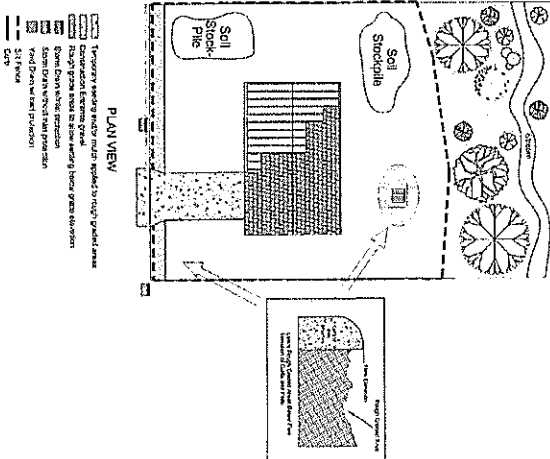
EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL".

|                                                                                  |                |                                                          |                |
|----------------------------------------------------------------------------------|----------------|----------------------------------------------------------|----------------|
| DIVISION OF THE STATE OF OHIO, HIGHWAY<br>DEPARTMENT OF LAND DEVELOPMENT ANNUAL. |                | CITY OF NORTH KRODELE, OHIO<br>DEPARTMENT OF ENGINEERING |                |
| CHIEF OF NORTH KRODELE, ENGINEER<br><i>David J. Smith</i>                        |                | DE-WATERING                                              |                |
| SCALE: NOT TO SCALE                                                              | DATE: 10/10/10 | DATE: 10/10/10                                           | DATE: 10/10/10 |
| SWP-1                                                                            | SWP-1          | SWP-1                                                    | SWP-1          |

for  
**Small Construction Site Controls**

- [illegible]

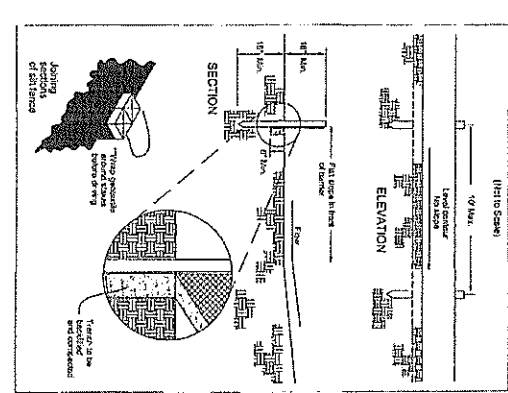
### Small Construction Site Controls



INFORMATION OBTAINED FROM THE 2003 EDITION OF THE STATE OF OHIO'S "RAILWAY AND LAND DEVELOPMENT MANUAL."

|                               |                   |      |            |
|-------------------------------|-------------------|------|------------|
| FILE NO.                      | BY                | DATE | 12-03-2010 |
| CITY OF NORTH ROCHESTER, OHIO |                   |      |            |
| DEPARTMENT OF ENGINEERING     |                   |      |            |
| SMALL CONSTRUCTION            |                   |      |            |
| SITE CONTROLS                 |                   |      |            |
| SCALE: NOT TO SCALE           |                   |      |            |
| DATE: 10/01/08                | DRAWN BY: JAS/STB |      |            |
| SWP-3                         |                   |      |            |

**Specifications  
for  
Silt Fence**

EDITION OF THE STATE OF OHIO: RAINY  
AND DEVELOPMENT MANUAL.

|                            |                 |    |             |
|----------------------------|-----------------|----|-------------|
| PROJECT NO.                | DATE            | BY | DESCRIPTION |
| CITY OF NORTH HADLEY, OHIO |                 |    |             |
| DEPARTMENT OF ENGINEERING  |                 |    |             |
| SILT FENCE                 |                 |    |             |
| SCALE                      | NOT TO SCALE    |    |             |
| DATE 10/01/08              | DRAWN BY JLEWIS |    |             |
| SWP -                      |                 |    |             |

**for  
Silt Fence**

- [illegible]

[illegible]

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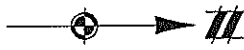
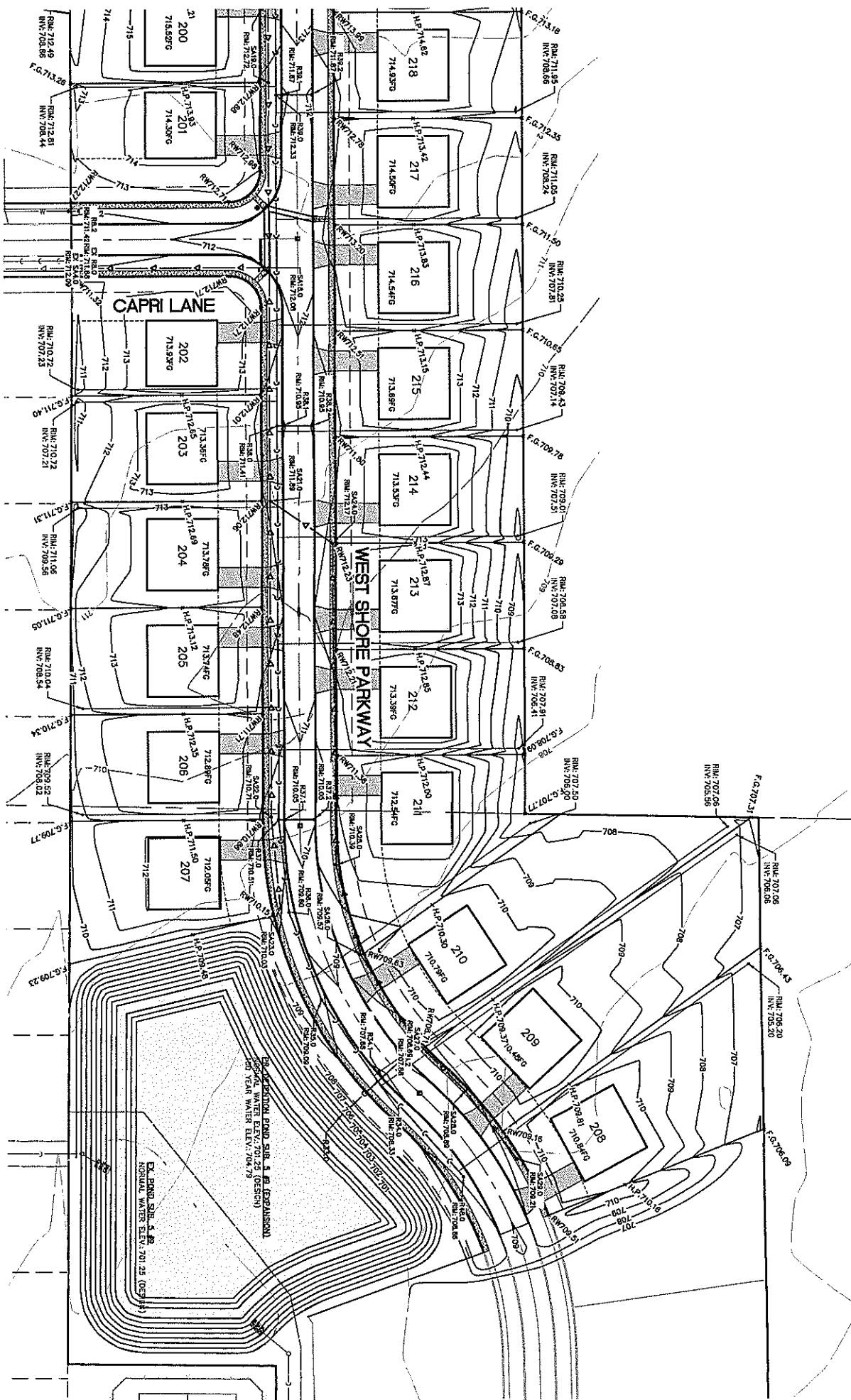
|           |           |     |
|-----------|-----------|-----|
| DR.       | MC        | CH. |
| P.M.      | D.HAYWOOD |     |
| BOOK      | N/A       |     |
| JOB       | 19004224  |     |
| SHEET NO. |           |     |

**6.3**









LEGEND

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

LEGEND

- MEASURED BOUNDARY
- BOUNDARY TIE
- ADJACENT BOUNDARY
- EASEMENT
- FENCE
- STORM SEWER
- MANHOLE
- CATCH BASIN/INLET
- SANITARY SEWER
- CLEARCUT
- WATER MAIN
- HYDRANT
- SHUTOFF OR CURE BOX
- CAVE VALVE IN BOX
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UTILITY POLE
- UTILITY POLE
- ELECTRICAL BOX /METER
- GAS RISKER
- TELEPHONE BOX
- CURB AND CUTTER
- BOLLARD
- SIGN
- GAS VALVE
- EASEMENT
- WATER METER
- ROUND MONUMENT AS NOTED
- SET 3/8" IRON PIN
- MEASURED
- PERMANENT PAGER NUMBER
- PROG. 5' CONTOUR
- EXIST. 1' CONTOUR
- PROG. 5' CONTOUR
- PROG. 1' CONTOUR
- PROG. STORM SEWER
- PROG. STORM SEWER
- RIGHT-OF-WAY MONUMENT

NOTES:

1. 6" STORM LATERALS TO BE RUN AT A MINIMUM GRADE OF 1.00%
2. EACH SUBLOT SHALL HAVE A 6" PVC STORM LATERAL. THE SUMP PLUMP INTO THE LATERAL (SEE SUMP PLUMP DETAIL SHEET C10.1). DURING CONSTRUCTION OF THE SUBDIVISION AND PRIOR TO HOME CONSTRUCTION, THESE LATERALS WILL SERVE AS DRAINAGE FOR THE HOUDOWN AREA OF THE HOUSE. LATERALS SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS AND SHALL BE CONSTRUCTED PER THE DETAIL SHOWN ON THE FINAL GRADING PLAN SECTION.
3. PER CITY ORDINANCE 1466.06 DOWNSPOUTS SHALL DRAIN ONTO SPLASH BLOCKS.
4. ALL GRADING ON THIS PLAN WITHIN THE RIGHT-OF-WAY IS FINAL GRADE ELEVATION.
5. NO FENCE SHALL BE BUILT IN THE DRAINAGE EASEMENTS.



Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING  
UNDERGROUND UTILITIES ARE  
SHOWN ON THIS PLAN. IT IS THE  
RESPONSIBILITY OF THE USER  
TO OBTAIN THE NECESSARY  
INFORMATION TO DETERMINE  
THE LOCATION OF ALL  
UTILITIES PRIOR TO ANY  
CONSTRUCTION WORK. THE USER  
SHALL BE RESPONSIBLE FOR  
OBTAINING THE NECESSARY  
INFORMATION TO DETERMINE  
THE LOCATION OF ALL  
UTILITIES PRIOR TO ANY  
CONSTRUCTION WORK.

NOTES:  
CONSTRUCTION SITE SAFETY IS THE  
RESPONSIBILITY OF THE USER.  
THE USER SHALL BE RESPONSIBLE  
FOR OBTAINING THE NECESSARY  
INFORMATION TO DETERMINE  
THE LOCATION OF ALL  
UTILITIES PRIOR TO ANY  
CONSTRUCTION WORK.

**ATWELL**  
866.850.4200 www.atwell-group.com  
7100 E. PLEASANT VALLEY ROAD, SUITE 220  
INDEPENDENCE, OH 44131  
440.349.2000

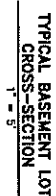
CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

NORTH RIDGE POINT, LTD.  
NORTH RIDGE POINTE  
PHASE No. 6  
GRADING PLAN

|           |                                   |
|-----------|-----------------------------------|
| DATE      | APRIL 6, 2021                     |
| CLIENT    | NORTH RIDGE POINT, LTD.           |
| PROJECT   | NORTH RIDGE POINTE<br>PHASE No. 6 |
| SCALE     | 1" = 50 FEET                      |
| DR. MC    | CH. TDR                           |
| BOOK      | N/A                               |
| SHEET NO. | 71                                |







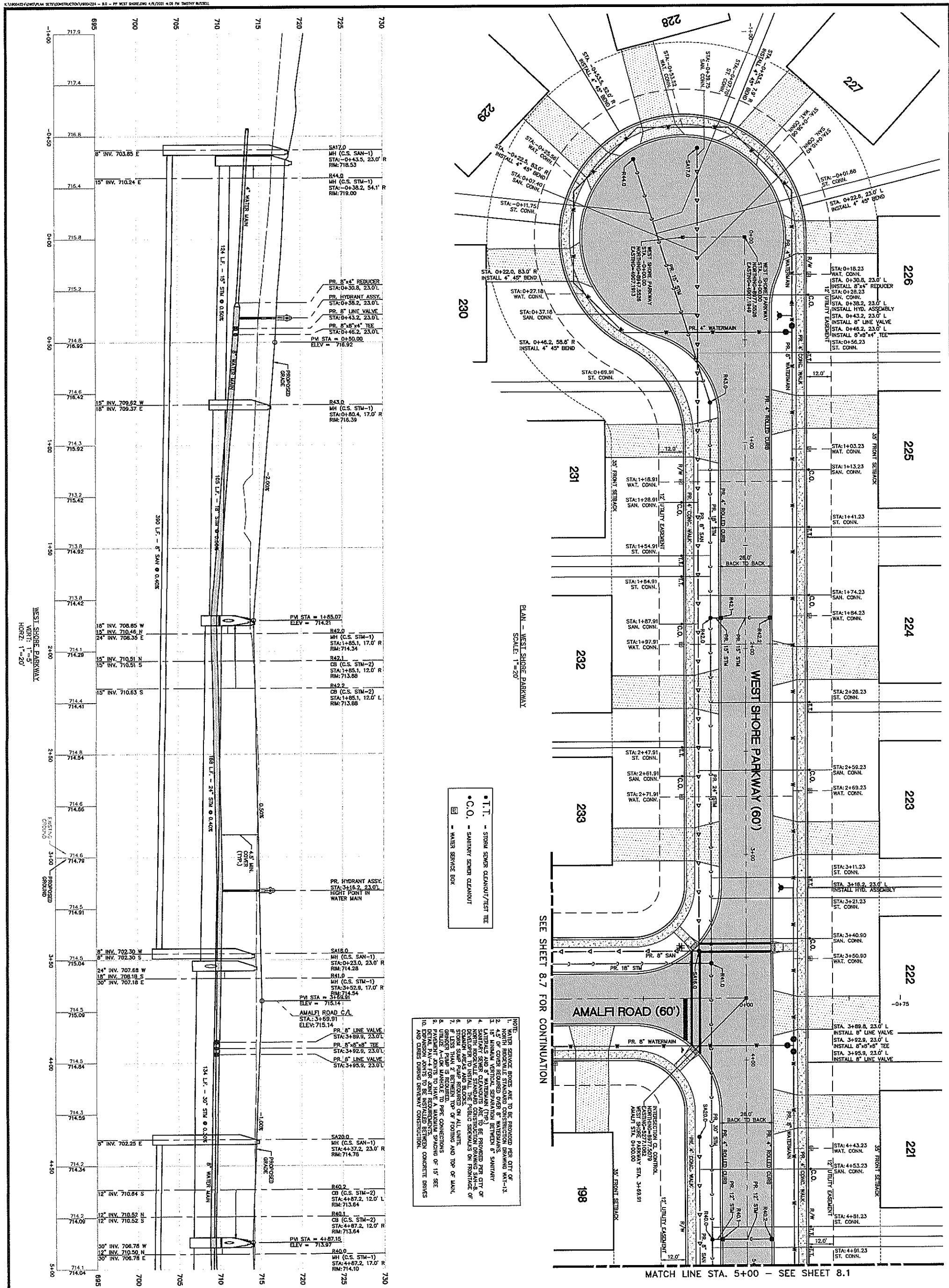
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE DEEMED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS EMPLOYED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

APRIL 5, 2021

|                |               |
|----------------|---------------|
| REVISIONS      |               |
| SCALE          | 0 2.5         |
| 1" = 5 FEET    |               |
| DR.            | MC    CH, TDH |
| P.L. D.HAYWOOD |               |
| BOOK           | N/A           |
| JOB            | 19004224      |





19004224

8.0

PP WEST SHORE.DWG

SCALE

1" = 20 FEET

DR. MC

DR. DHAYWOOD

BOOK

N/A

SHEET NO.

80

DATE

APRIL 6, 2021

CLIENT

NORTH RIDGE POINT, LTD.  
NORTH RIDGE POINTE  
PHASE No. 6  
WEST SHORE PARKWAY  
PLAN & PROFILE  
STA. -1+00 TO STA. 5+00

CITY OF NORTH RIDGEVILLE

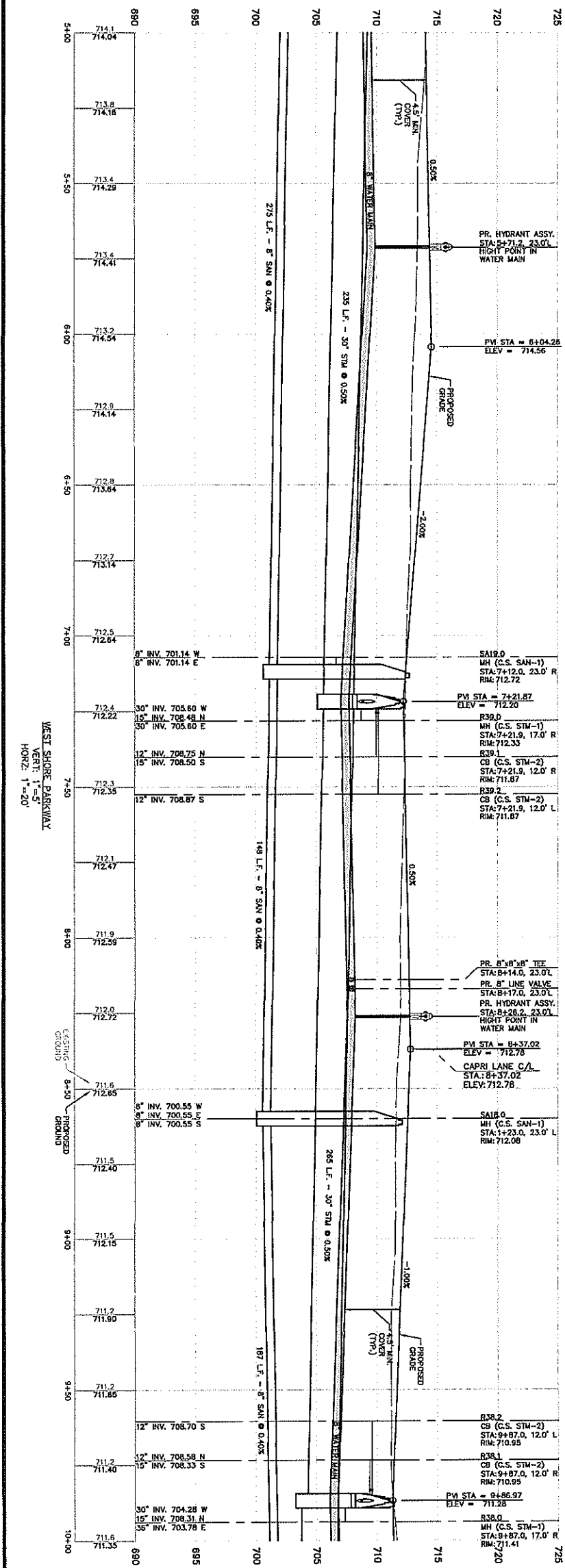
LORAIN COUNTY, OHIO

**ATWELL**  
866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
7100 E. PLEASANT VALLEY ROAD, SUITE 220  
INDEPENDENCE, OH 44131  
440.349.2000

811

Know what's below.  
Call before you dig.

THE LOCATION OF UTILITIES  
AND SERVICES ARE SHOWN  
ON THIS DRAWING. IT IS THE  
RESPONSIBILITY OF THE  
CONTRACTOR TO VERIFY THE  
LOCATION AND DEPTH OF ALL  
UTILITIES AND SERVICES  
BEFORE ANY EXCAVATION  
WORK IS BEGUN. THE  
CONTRACTOR SHALL BE  
RESPONSIBLE FOR THE  
PROTECTION OF ALL UTILITIES  
AND SERVICES. THE  
CONTRACTOR SHALL BE  
RESPONSIBLE FOR THE  
PROTECTION OF ALL UTILITIES  
AND SERVICES. THE  
CONTRACTOR SHALL BE  
RESPONSIBLE FOR THE  
PROTECTION OF ALL UTILITIES  
AND SERVICES.

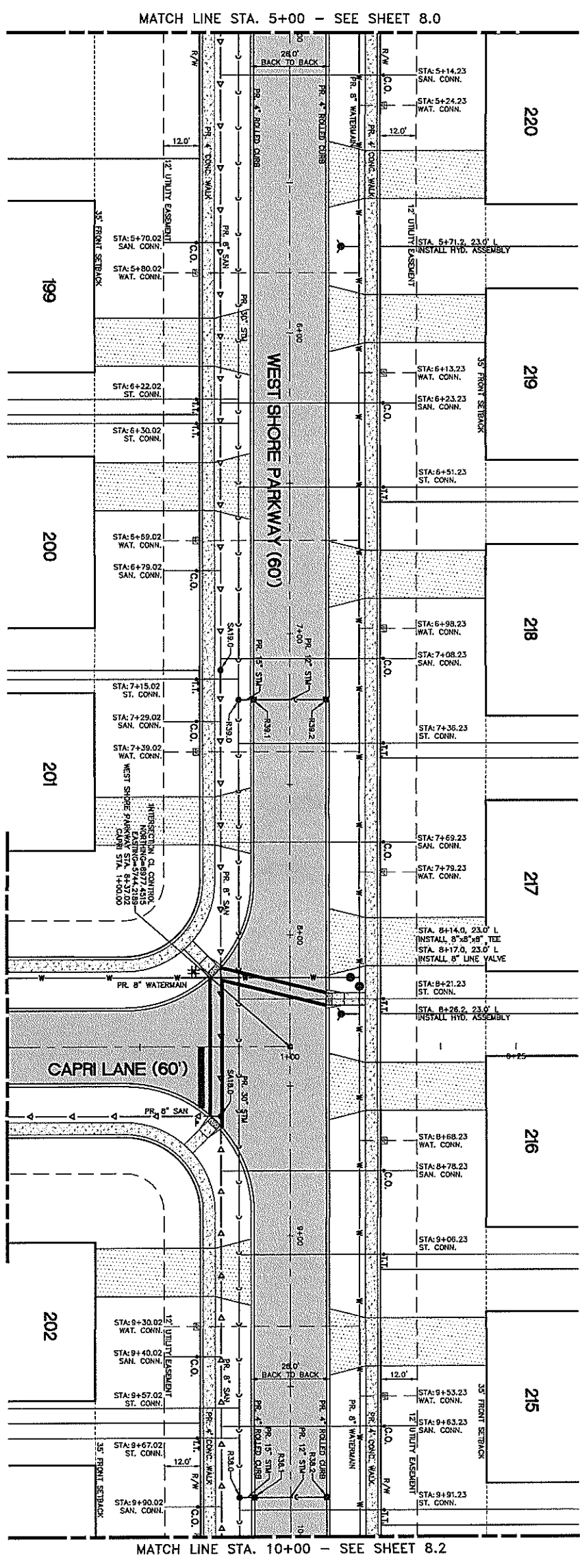


NOTE:  
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE SPECIFICATIONS.  
2. 4.5" OF COVER REQUIRED OVER 8" WATERMAINS.  
3. 18" MINIMUM VERTICAL SEPARATION BETWEEN 8" SANITARY LATERALS AND 8" WATERMAINS (TYP).  
4. SANITARY SERVICE LATERALS (S.S.L.) TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE SPECIFICATIONS.  
5. DEVELOPER TO INSTALL THE PUBLIC SIDEWALKS ON FRONTAGE OF 5' STORM SLUMP PLUM REQUIRED ON ALL UNITS.  
6. IF LESS THAN 2' BETWEEN TOP OF FOOTING AND TOP OF MAIN, GROUND PLUM IS REQUIRED. PIPE CONNECTIONS.  
7. PAYMENT JOINTS TO HAVE A MINIMUM SPACING OF 15' SEE DETAIL PAY-4 FOR JOINT REQUIREMENTS.  
8. EXPOSED DRIVES TO BE KEPT CLEAN AND FREE OF OBSTRUCTIONS.  
9. DETAIL PAY-4 FOR JOINT REQUIREMENTS.  
10. EXPOSED DRIVES TO BE KEPT CLEAN AND FREE OF OBSTRUCTIONS.

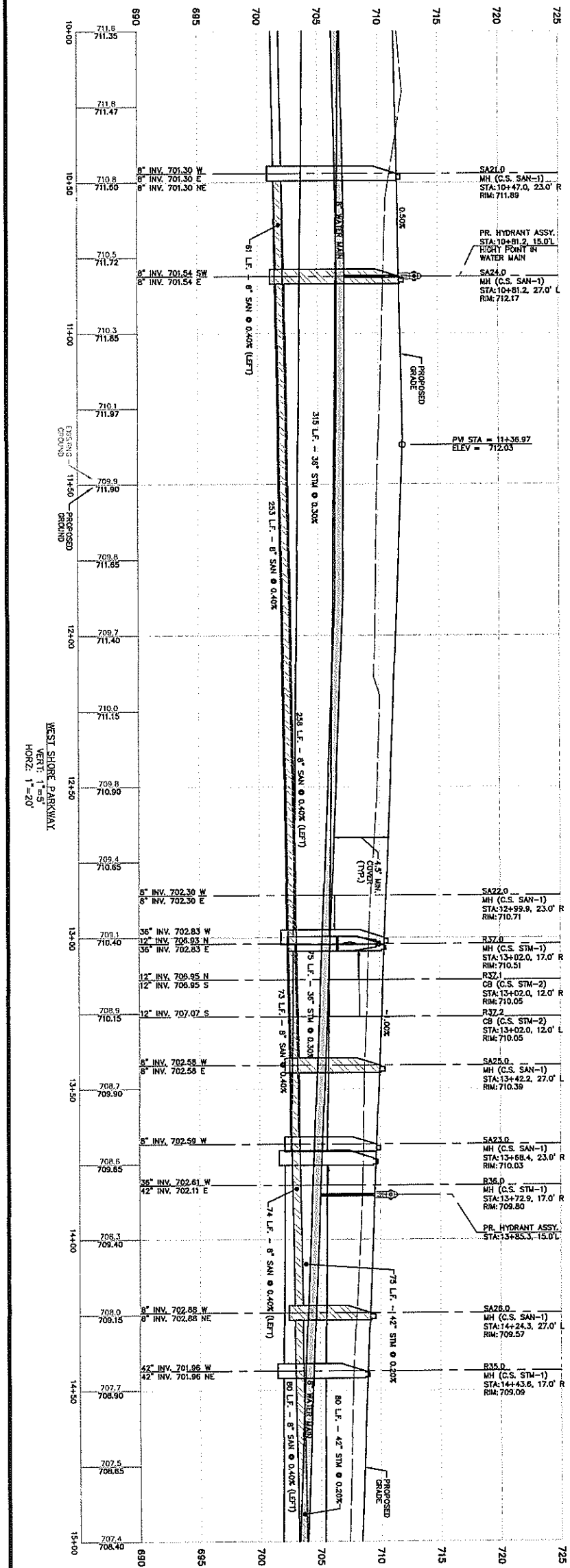
• T.T. = STORM SEWER CLEANOUT/TEST TE  
• C.O. = SANITARY SEWER CLEANOUT  
= WATER SERVICE BOX

PLAN - WEST SHORE PARKWAY  
SCALE: 1"=20'

SEE SHEET 8.8 FOR CONTINUATION



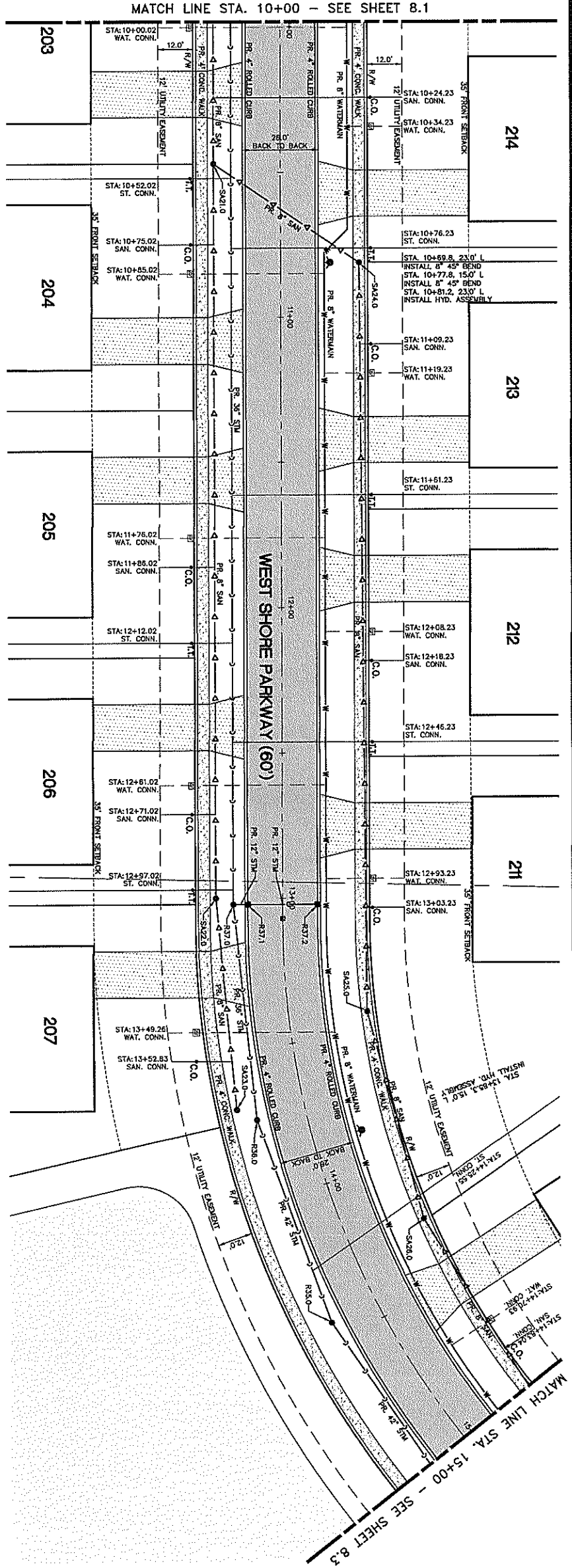




- I.T. = STORM SEWER CLEANOUT/TEST TEE
- C.O. = SANITARY SEWER CLEANOUT
- WS = WATER SERVICE BOX

- NOTE:
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
  2. 4.5' OF COVER REQUIRED OVER 8\"/>
  3. 18\"/>
  4. NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-13.
  5. DEVELOPER SHALL PROVIDE 12\"/>
  6. STORM SLURP PUMP REQUIRED ON ALL UNITS.
  7. 6\"/>
  8. PAVEMENT JOINTS TO HAVE A MAXIMUM SPACING OF 15' SEE DEVELOPER'S PLAN TO BE RESURFACED.
  9. CURBS SHALL BE CONSTRUCTED TO BE 15\"/>
  10. AND CURBS DURING DRIVEWAY CONSTRUCTION.

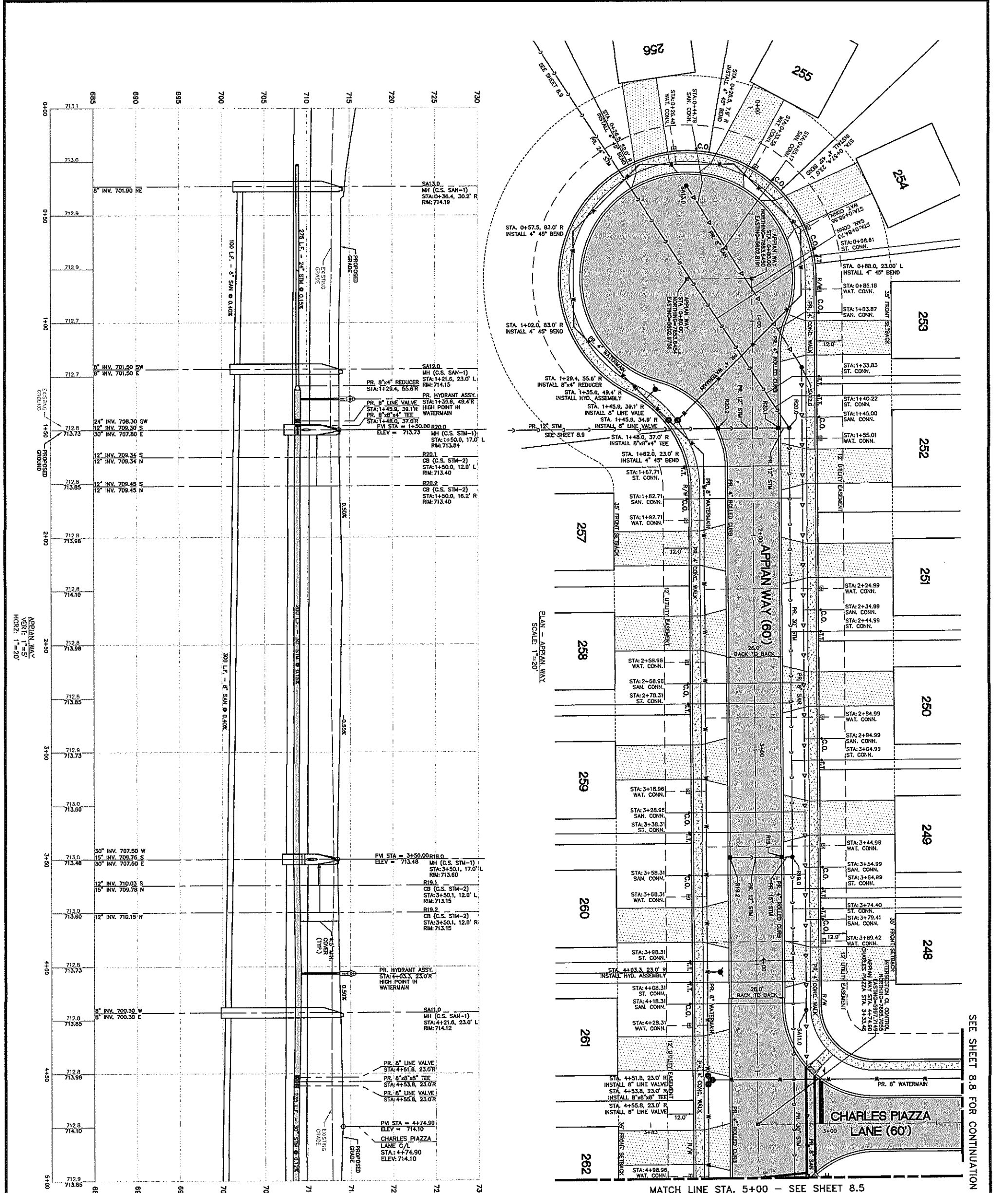
PLAN - WEST SHORE PARKWAY  
SCALE: 1\"/>



|                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                             |                                                                                                                                         |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>811</b><br>Know what's below.<br>Call before you dig.<br>THE LOCATION OF SERVICE LINES (GAS, WATER, SEWER, TELEPHONE, CABLE, ETC.) CAN BE DETERMINED BY CALLING 811. THIS SERVICE IS PROVIDED BY THE UTILITIES COMPANIES. IT IS THE RESPONSIBILITY OF THE CALLER TO PROVIDE THE LOCATION OF ALL SERVICE LINES TO THE 811 OPERATOR. CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION WORK. FOR MORE INFORMATION, VISIT 811OHIO.COM. |                                             | <b>ATWELL</b><br>866.850.4200 www.atwell-group.com<br>7100 E. PLEASANT VALLEY ROAD, SUITE 220<br>INDEPENDENCE, OH 44131<br>440.349.2000 |  |
| CLIENT: NORTH RIDGE POINT, LTD.<br>NORTH RIDGE POINTE<br>PHASE No. 6<br>WEST SHORE PARKWAY<br>PLAN & PROFILE<br>STA. 10+00 TO STA. 15+00                                                                                                                                                                                                                                                                                              |                                             | CITY OF NORTH RIDGEVILLE<br>LORAIN COUNTY, OHIO                                                                                         |  |
| DATE: APRIL 6, 2021                                                                                                                                                                                                                                                                                                                                                                                                                   | DESIGNER: RUSSELL, TADWY & ASSOCIATES, INC. | SHEET NO. 82                                                                                                                            |  |





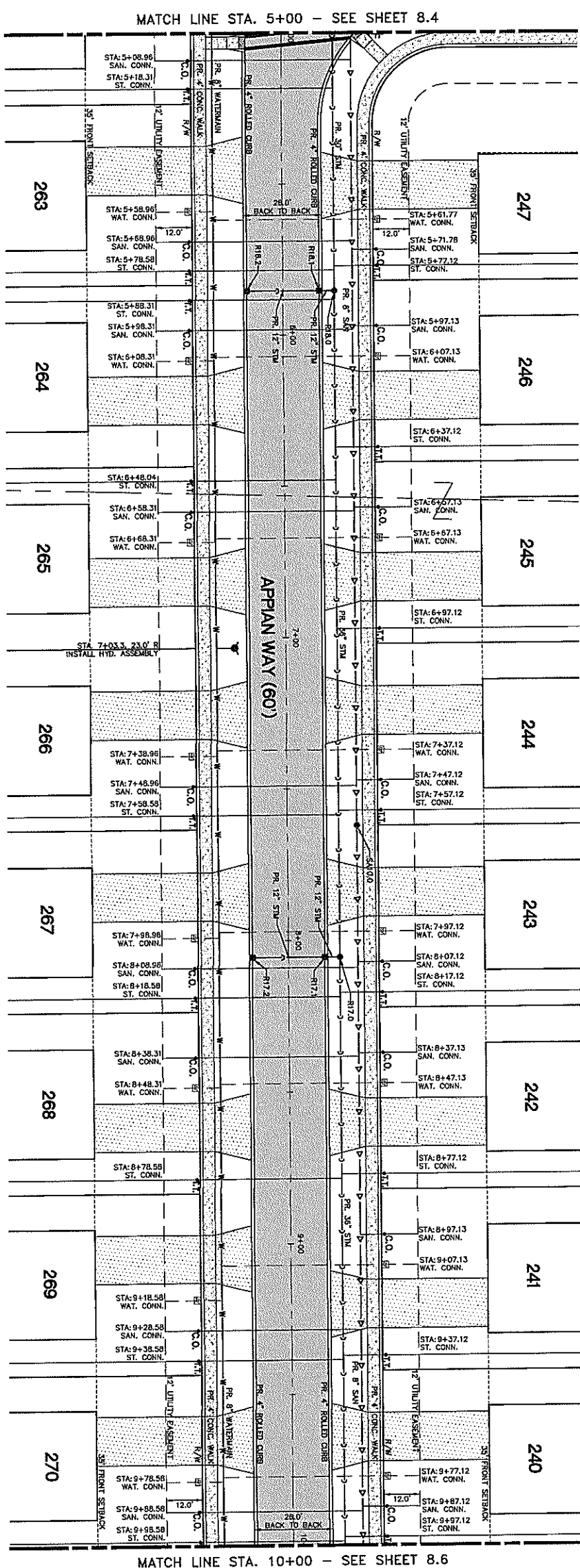
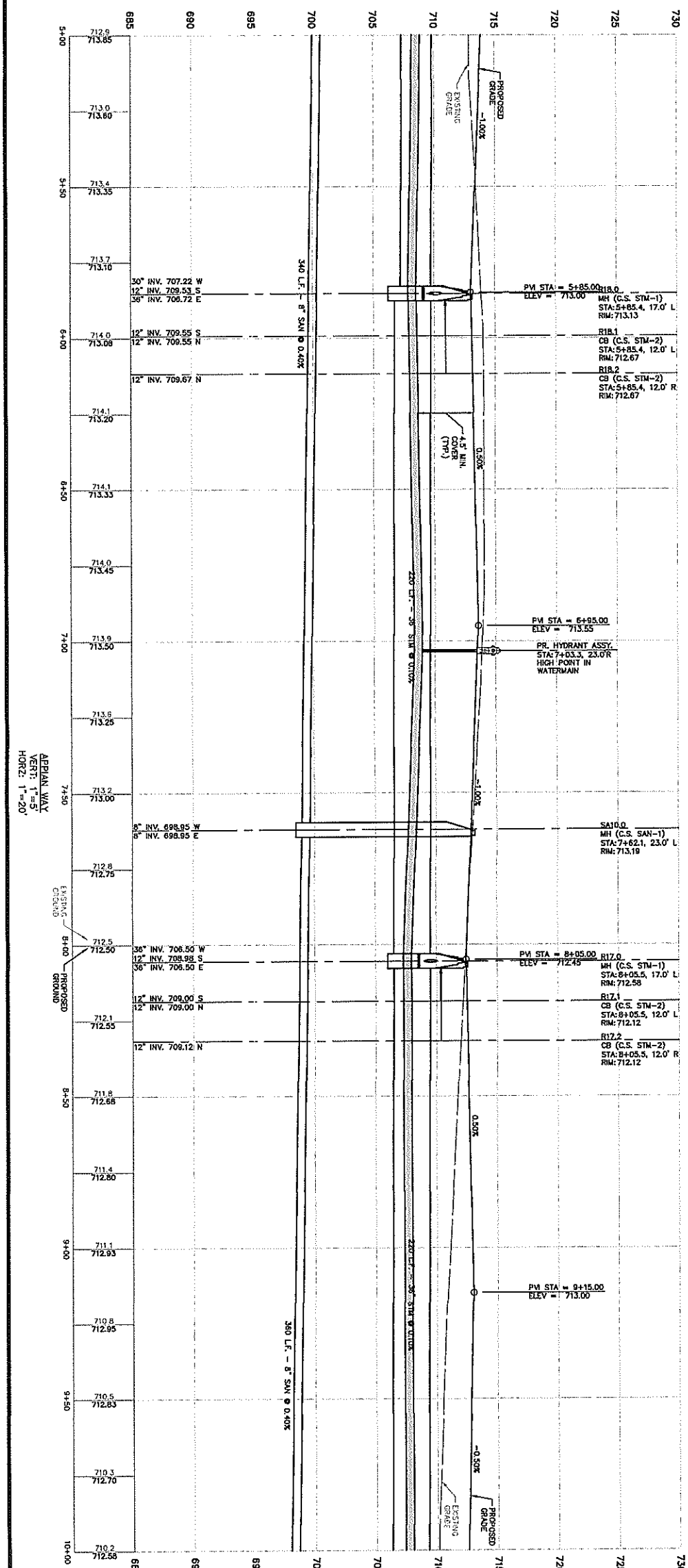


SEE SHEET 8.8 FOR CONTINUATION

MATCH LINE STA. 5+00 - SEE SHEET 8.5

- NOTE:
1. ALL SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-11.
  2. 4\"/>
  3. 12\"/>
  4. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-1.
  5. DEVELOPER TO INSTALL THE PUBLIC SIDEWALKS ON 5' WIDE STRIPS OF COMMON AREAS AND BLOCKS.
  6. IF LESS THAN 2' BETWEEN TOP OF FOOTING AND TOP OF PAVEMENT, CONCRETE PAVEMENT IS REQUIRED.
  7. PAVEMENT JOINTS TO HAVE A VERTICAL GRADING OF 1\"/>
  8. PAVEMENT JOINTS TO BE INSTALLED BETWEEN 10' DRIVEN PILES AND CROSS DRAIN DITCHWAY CONSTRUCTION.
- T.I. = STORM SEWER CLEANOUT/TEST PIE  
• C.O. = SANITARY SEWER CLEANOUT  
[Symbol] = WATER SERVICE BOX

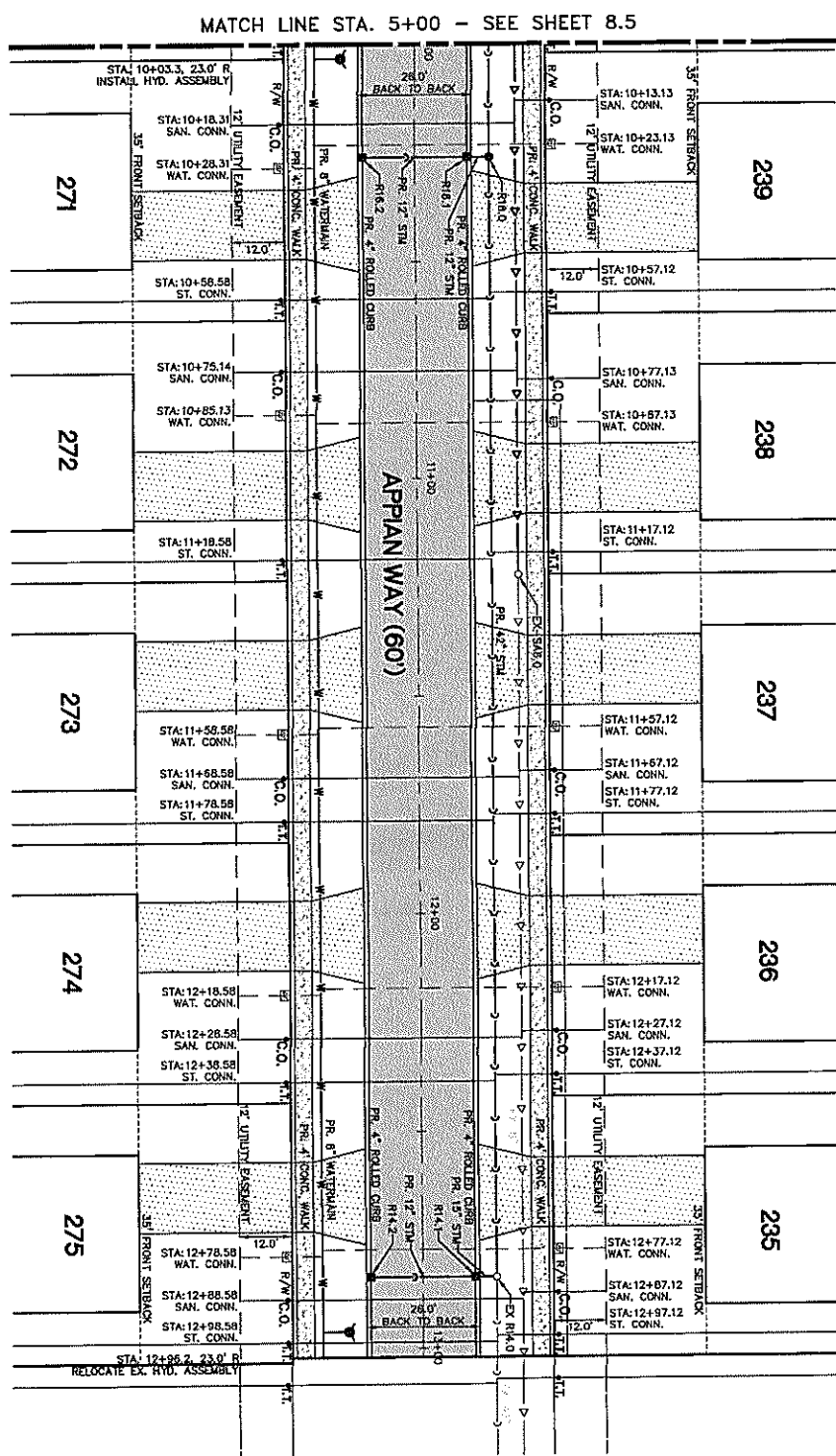
|                                                                                                                                                                                                                                                           |                                                         |                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>SCALE 0 10 20<br/>1" = 20 FEET</p> <p>REV. NO. 1<br/>BY: MC<br/>CHK: TBR</p> <p>DATE: APRIL 6, 2021</p> <p>PROJECT: NORTH RIDGE POINT, LTD.<br/>NORTH RIDGE POINT<br/>PHASE No. 6<br/>APPIAN WAY<br/>PLAN &amp; PROFILE<br/>STA. 0+00 TO STA. 5+00</p> | <p>CITY OF NORTH RIDGEVILLE<br/>LORAIN COUNTY, OHIO</p> | <p><b>ATWELL</b><br/>866.850.4200 www.atwell-group.com<br/>7100 E. PLEASANT VALLEY ROAD, SUITE 220<br/>INDEPENDENCE, OH 44131<br/>440.349.2000</p> | <p>Know what's below.<br/>Call before you dig.<br/>811</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                                                                                                           |                                                         |                                                                                                                                                    | <p>NOTICE:<br/>CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ALL EXISTING STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND FOR THE PROTECTION OF ALL EXISTING TREES.</p> |
|                                                                                                                                                                                                                                                           |                                                         |                                                                                                                                                    | <p>DATE: APRIL 6, 2021</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                                                                                                           |                                                         |                                                                                                                                                    | <p>SHEET NO. 84</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



- NOTE:
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION.
  2. 4.5' OF COVER REQUIRED OVER 8" WATERMAINS.
  3. 18" MINIMUM VERTICAL SEPARATION BETWEEN 8" SANITARY LATERALS AND 8" WATERMAINS (TYP).
  4. PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
  5. PERMITTED TO INSTALL THE ABOVE SPECIFICS ON EXISTING OR NEW CONCRETE OR ASPHALT.
  6. STORM SEWER PUMP REQUIRED ON ALL UNITS.
  7. IF LESS THAN 2' BETWEEN TOP OF FOOTING AND TOP OF UNIT, A LOCK UNITS TO FREE CONNECTIONS OF PAVERS UNITS TO HAVE A MINIMUM SPACING OF 10' TO SEE DETAIL PAV-4 FOR UNIT REQUIREMENTS.
  8. CONCRETE DRIVES AND CURBS DURING DRIVEWAY CONSTRUCTION.

- I.T. = STORM SEWER CLEANOUT/TEST TEE  
• C.O. = SANITARY SEWER CLEANOUT  
= WATER SERVICE BOX

|                                                                                                                                          |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>ATWELL</b><br>866.850.4200 www.atwell-group.com<br>7100 E. PLEASANT VALLEY ROAD, SUITE 220<br>INDEPENDENCE, OH 44131<br>440.349.2000  |  | <b>811</b><br>Know what's Below.<br>Call before you dig.<br>THE LOCATIONS OF CERTAIN<br>UNDERGROUND UTILITIES ARE<br>SHOWN ON THIS PLAN. THESE<br>UTILITIES ARE NOT TO BE<br>DISTURBED OR DAMAGED.<br>THE EXISTING LOCATION OF ALL<br>UTILITIES IS SHOWN ON THIS<br>PLAN. ANY CHANGES TO<br>THE LOCATION OF UTILITIES<br>SHOWN ON THIS PLAN ARE<br>TO BE MADE BY THE<br>CONTRACTOR. ANY CHANGES<br>TO THE LOCATION OF UTILITIES<br>SHOWN ON THIS PLAN ARE<br>TO BE MADE BY THE<br>CONTRACTOR. ANY CHANGES<br>TO THE LOCATION OF UTILITIES<br>SHOWN ON THIS PLAN ARE<br>TO BE MADE BY THE<br>CONTRACTOR. |  |
| <b>CLIENT</b><br>NORTH RIDGE POINT, LTD.<br>NORTH RIDGE POINTE<br>PHASE No. 6<br>APPIAN WAY<br>PLAN & PROFILE<br>STA. 5+00 TO STA. 10+00 |  | <b>CITY OF NORTH RIDGEVILLE</b><br>LORAIN COUNTY, OHIO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>DATE</b><br>APRIL 6, 2021                                                                                                             |  | <b>SCALE</b><br>1" = 20 FEET<br>SCALE 0 10 20<br>OR. MC. CH. TDR<br>BOOK N/A<br>SHEET NO. 8.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |



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



**ATWELL**  
 866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
 7100 E. PLEASANT VALLEY ROAD, SUITE 220  
 INDEPENDENCE, OH 44131  
 440.349.2000

[illegible]

CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO





Know what's below.  
Call before you dig.

THE LOCATIONS OF LATERAL  
PIPELINES, CULVERTS, ETC.,  
SHOWN ON THIS DRAWING ARE  
BASED ON THE INFORMATION  
PROVIDED BY THE  
CONTRACTOR. THE CONTRACTOR  
IS RESPONSIBLE FOR THE  
ACCURACY OF THE INFORMATION  
PROVIDED. THE CONTRACTOR  
IS NOT RESPONSIBLE FOR THE  
ACCURACY OF THE INFORMATION  
PROVIDED BY OTHERS.

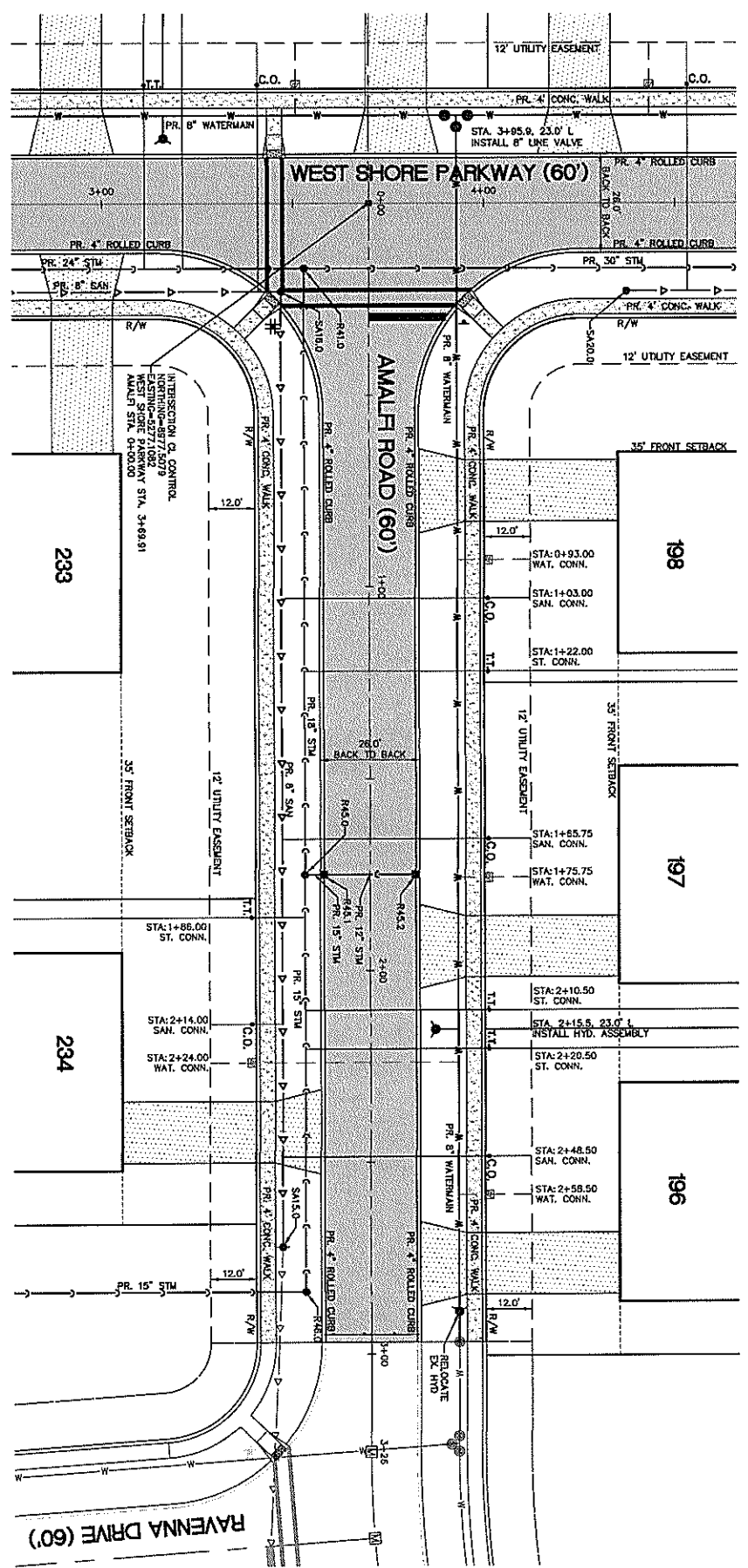
NOTICE:  
CONSTRUCTION SHALL BE IN  
ACCORDANCE WITH THE  
LATEST EDITION OF THE  
MICHIGAN STANDARD  
SPECIFICATIONS FOR  
HIGHWAY CONSTRUCTION,  
Ninth Edition, 2003  
EDITION, AND ANY  
AMENDMENTS THERE-  
TO.

**ATWELL**  
866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
7100 E. PLEASANT VALLEY ROAD, SUITE 220  
INDEPENDENCE, OH 44131  
440.349.2000

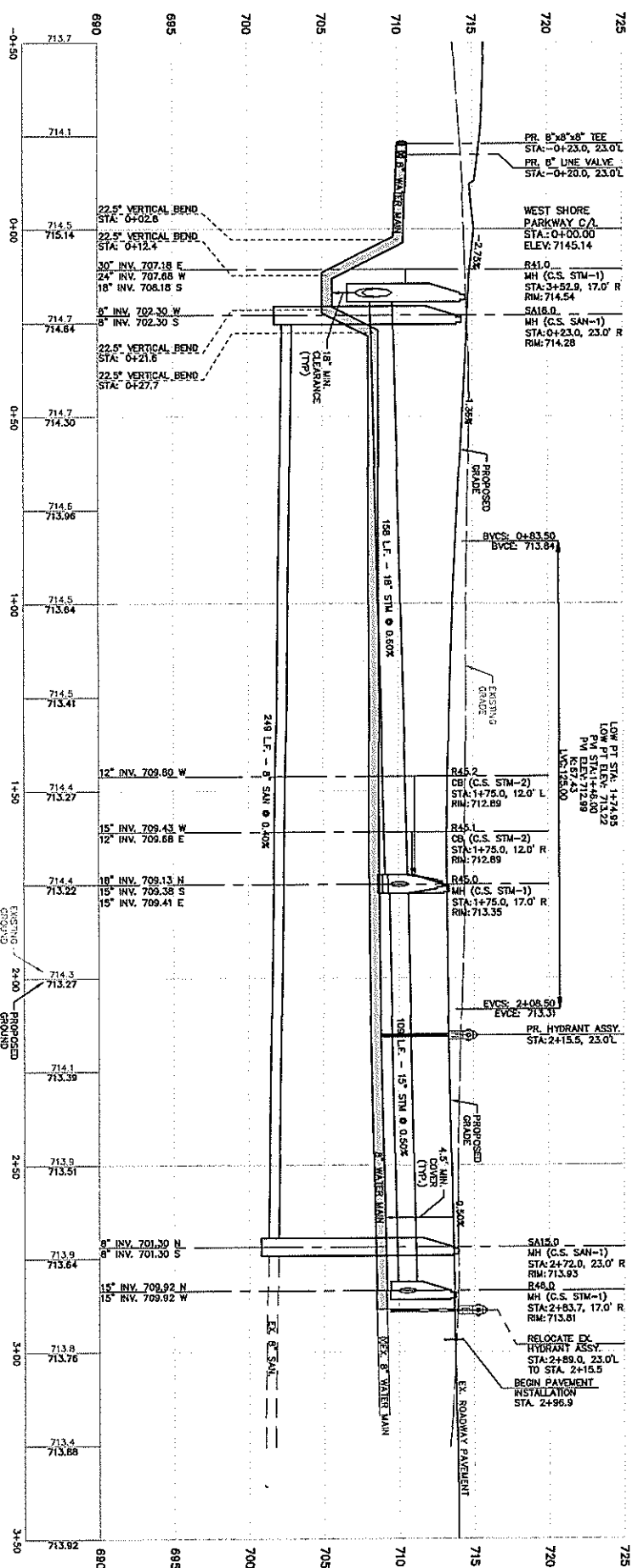
CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

CLIENT  
NORTH RIDGE POINT, LTD.  
NORTH RIDGE POINTE  
PHASE No. 6  
AMALFI ROAD  
PLAN & PROFILE  
STA. -0+50 TO STA. 3+50

DATE  
APRIL 6, 2021  
DRAWN  
J.M. MC  
CHECKED  
P.L. DUNN  
SCALE  
1" = 20 FEET  
SHEET NO.  
87

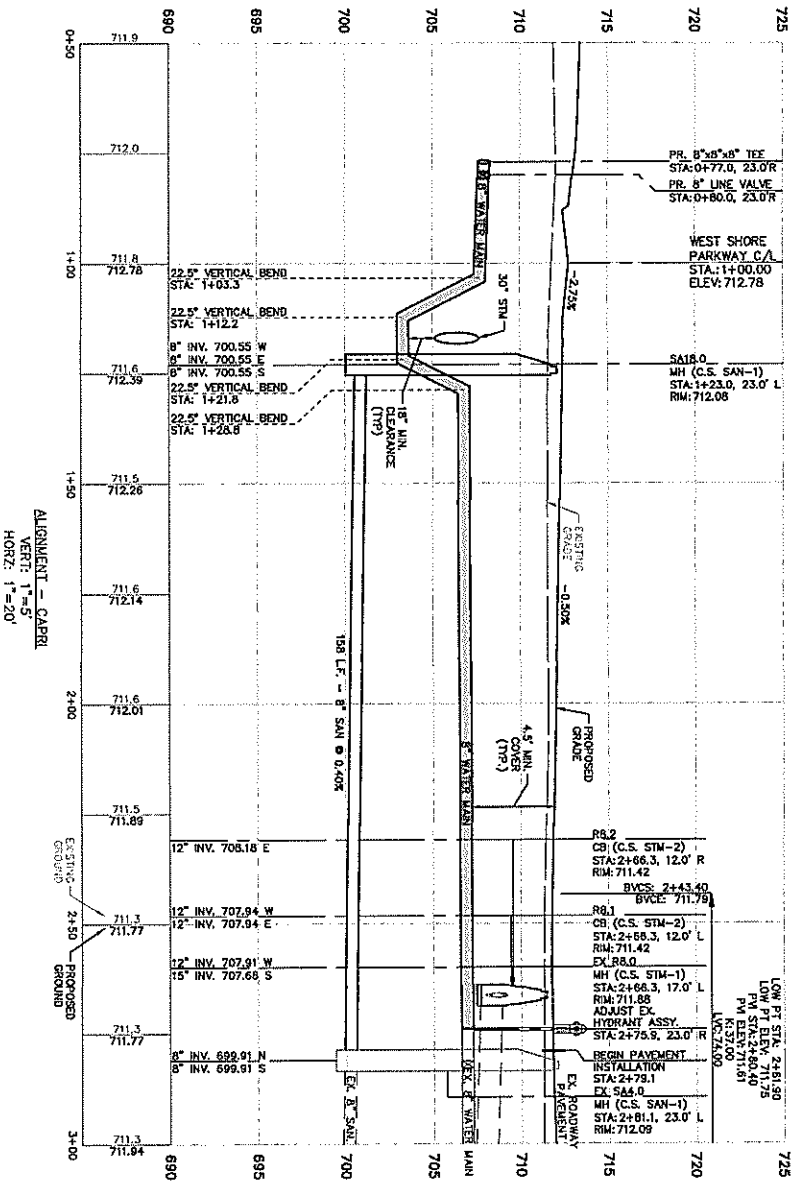


PLAN - AMALFI ROAD  
SCALE: 1"=20'

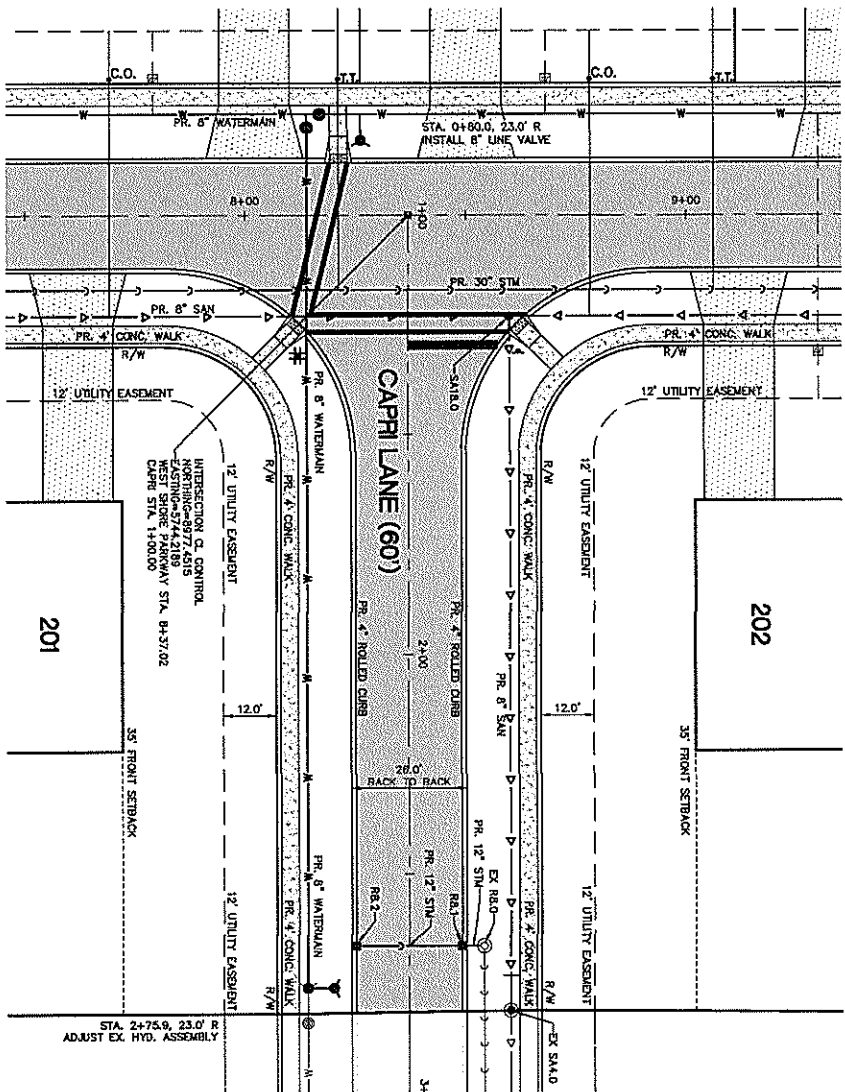


- NOTE:  
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION.  
2. 4.5' OF COVER REQUIRED OVER 8" WATERMANS.  
3. 18" MINIMUM VERTICAL SEPARATION BETWEEN 8" SANITARY LATERALS AND 8" WATERMAIN (TYP).  
4. SANITARY LATERALS SHALL BE INSTALLED TO THE CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-E.  
5. DISCONNECT TO SANITARY AREAS AND BLOCKS.  
6. STORM SWAMP PUMP REQUIRED ON ALL UNITS.  
7. IF LESS THAN 2' BETWEEN TOP OF FOOTING AND TOP OF SANITARY LATERAL, PROVIDE 18" MINIMUM VERTICAL SEPARATION.  
8. PAVEMENT JOINTS TO HAVE A VARIATION SWINGS OF 1/8" MAXIMUM.  
9. ALL SANITARY LATERALS TO BE INSTALLED TO THE CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION.  
10. CONCRETE DRIVES AND CURBS DURING DRIVEWAY CONSTRUCTION.

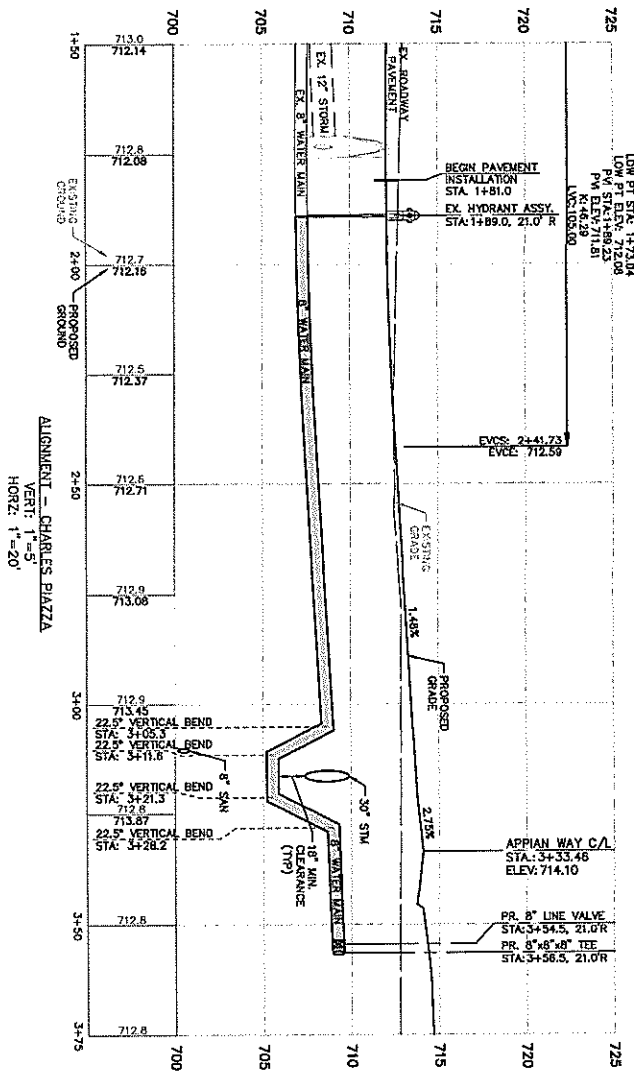
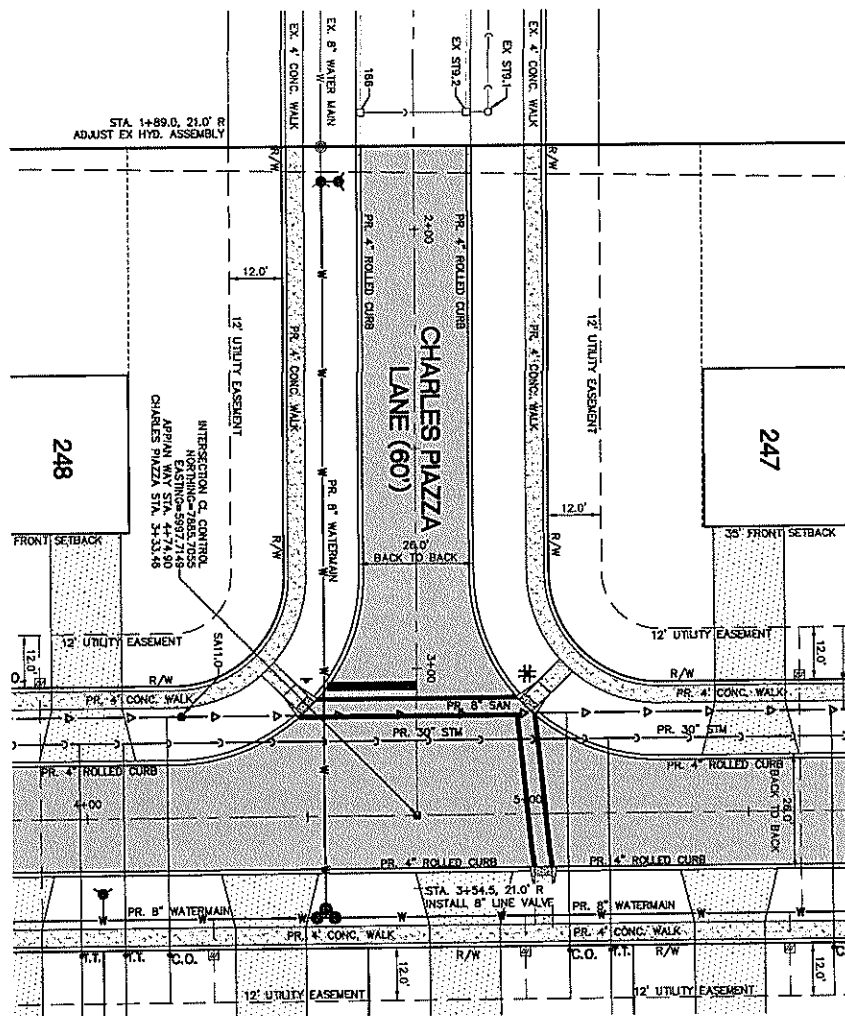
- T.T. - STORM SEWER CLEANOUT/TEST TEE
- C.O. - SANITARY SEWER CLEANOUT
- W.S.B. - WATER SERVICE BOX



PLAN - CAPRI LANE  
SCALE: 1"=20'



PLAN - CHARLES PIAZZA LANE  
SCALE: 1"=20'



- NOTE:
1. WATER SERVICE LINES ARE TO BE PROVIDED PER THE CITY OF NORTH RIDGEVILLE STANDARD SPECIFICATIONS FOR WATER MAINS.
  2. 12" UTILITY EASEMENT REQUIRED OVER ALL UTILITIES.
  3. 12" UTILITY EASEMENT REQUIRED OVER ALL UTILITIES.
  4. 12" UTILITY EASEMENT REQUIRED OVER ALL UTILITIES.
  5. 12" UTILITY EASEMENT REQUIRED OVER ALL UTILITIES.
  6. 12" UTILITY EASEMENT REQUIRED OVER ALL UTILITIES.
  7. 12" UTILITY EASEMENT REQUIRED OVER ALL UTILITIES.
  8. 12" UTILITY EASEMENT REQUIRED OVER ALL UTILITIES.
  9. 12" UTILITY EASEMENT REQUIRED OVER ALL UTILITIES.
  10. 12" UTILITY EASEMENT REQUIRED OVER ALL UTILITIES.

- T.I. - STORM SEWER CLEANOUT/TEST TEE  
• C.O. - SANITARY SEWER CLEANOUT  
= WATER SERVICE BOX



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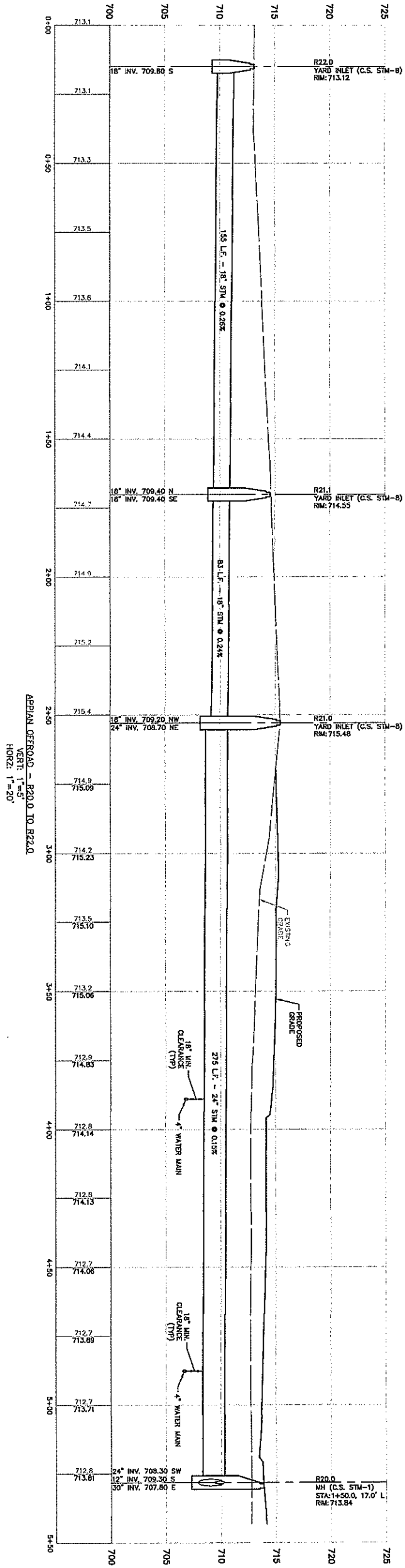
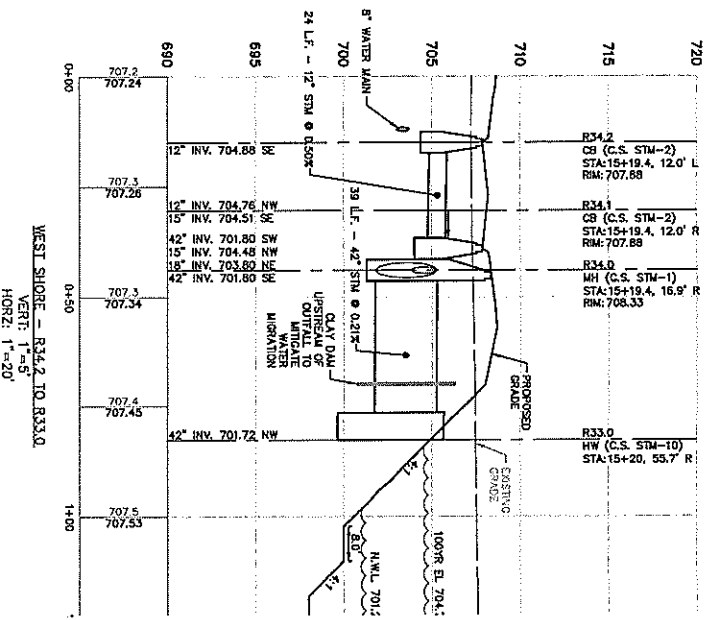
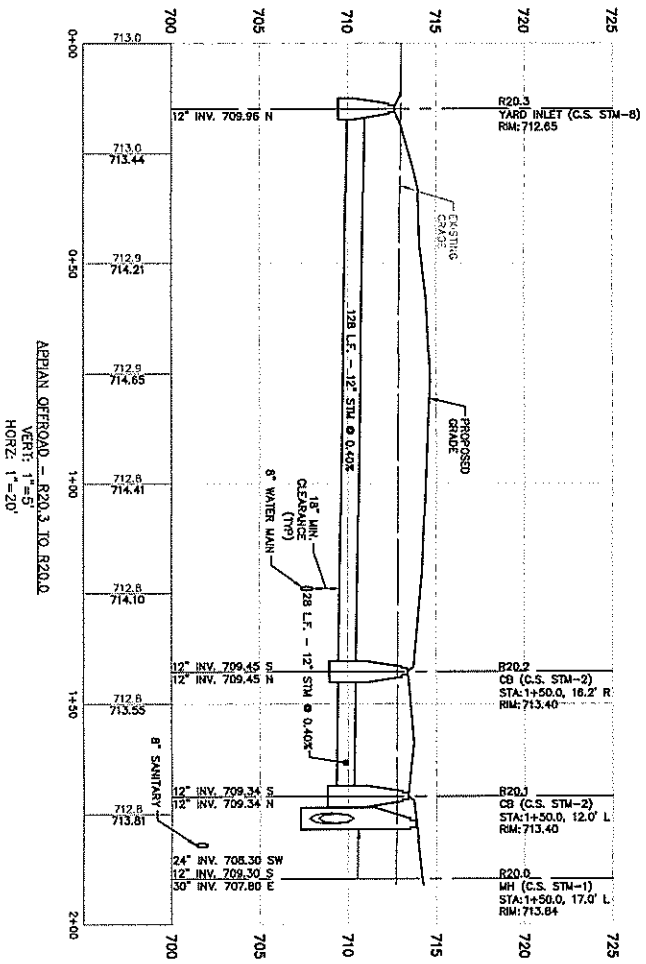
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INDEPENDENCE, OH 44131  
440.349.2000

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LORAIN COUNTY, OHIO

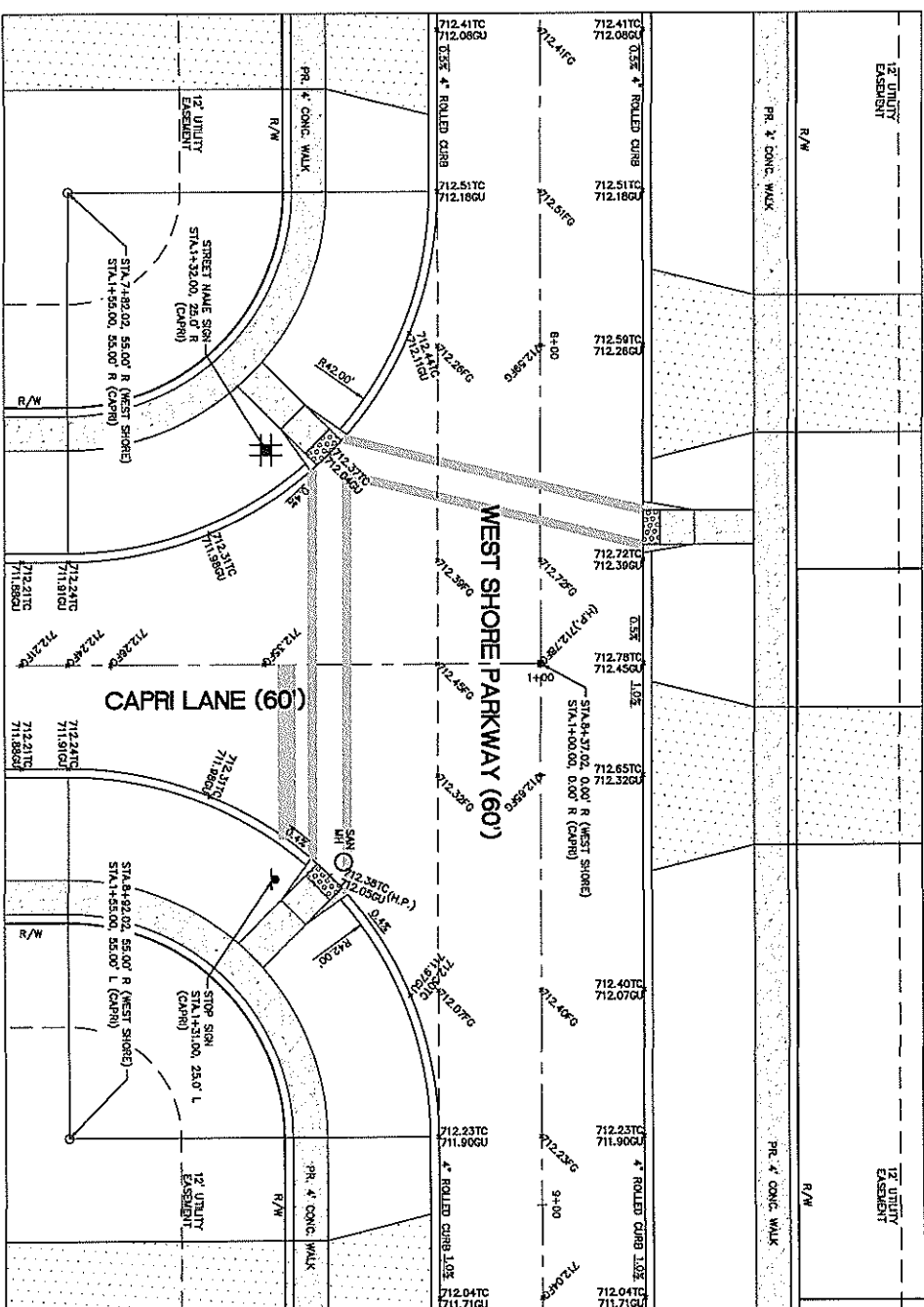
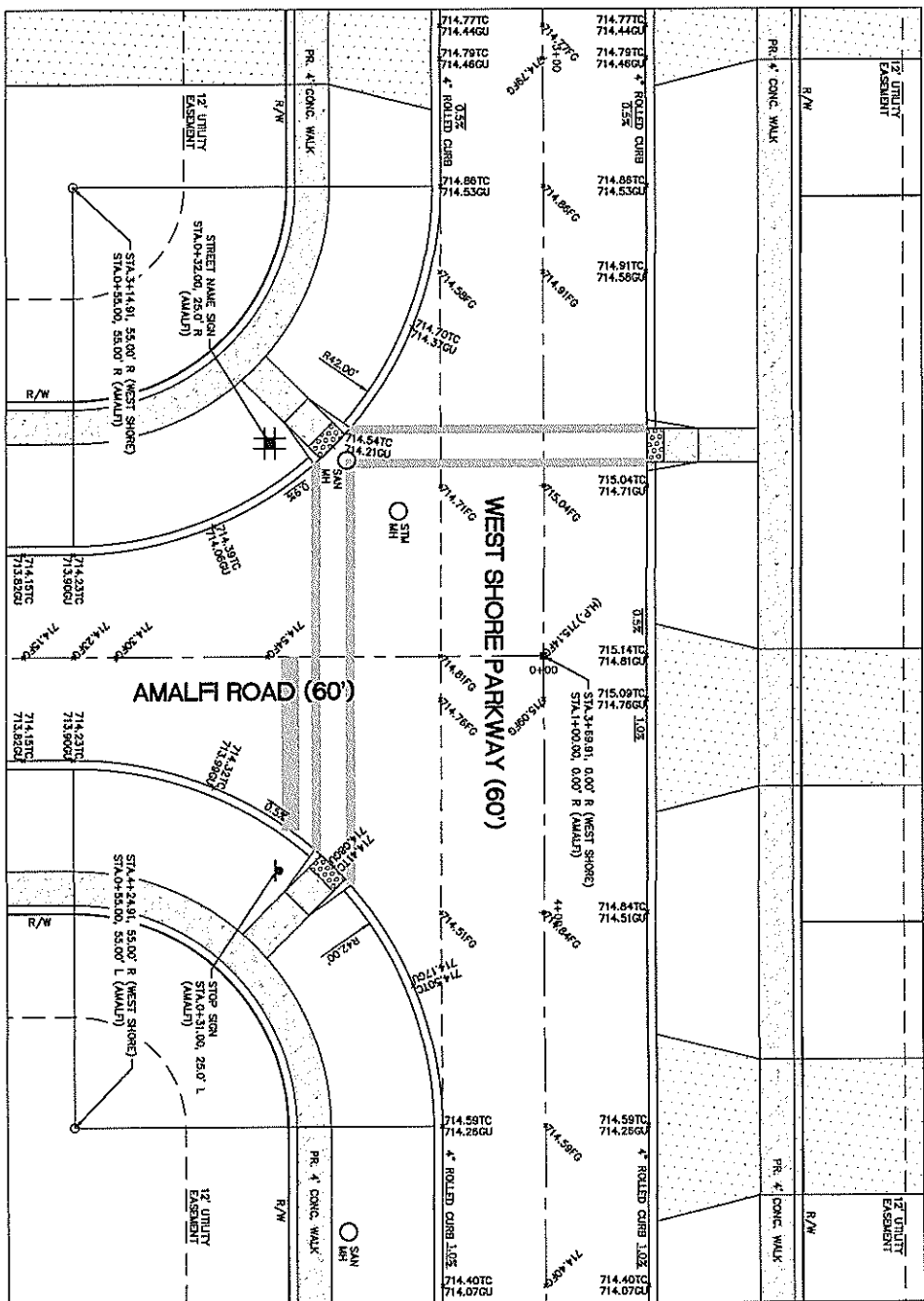
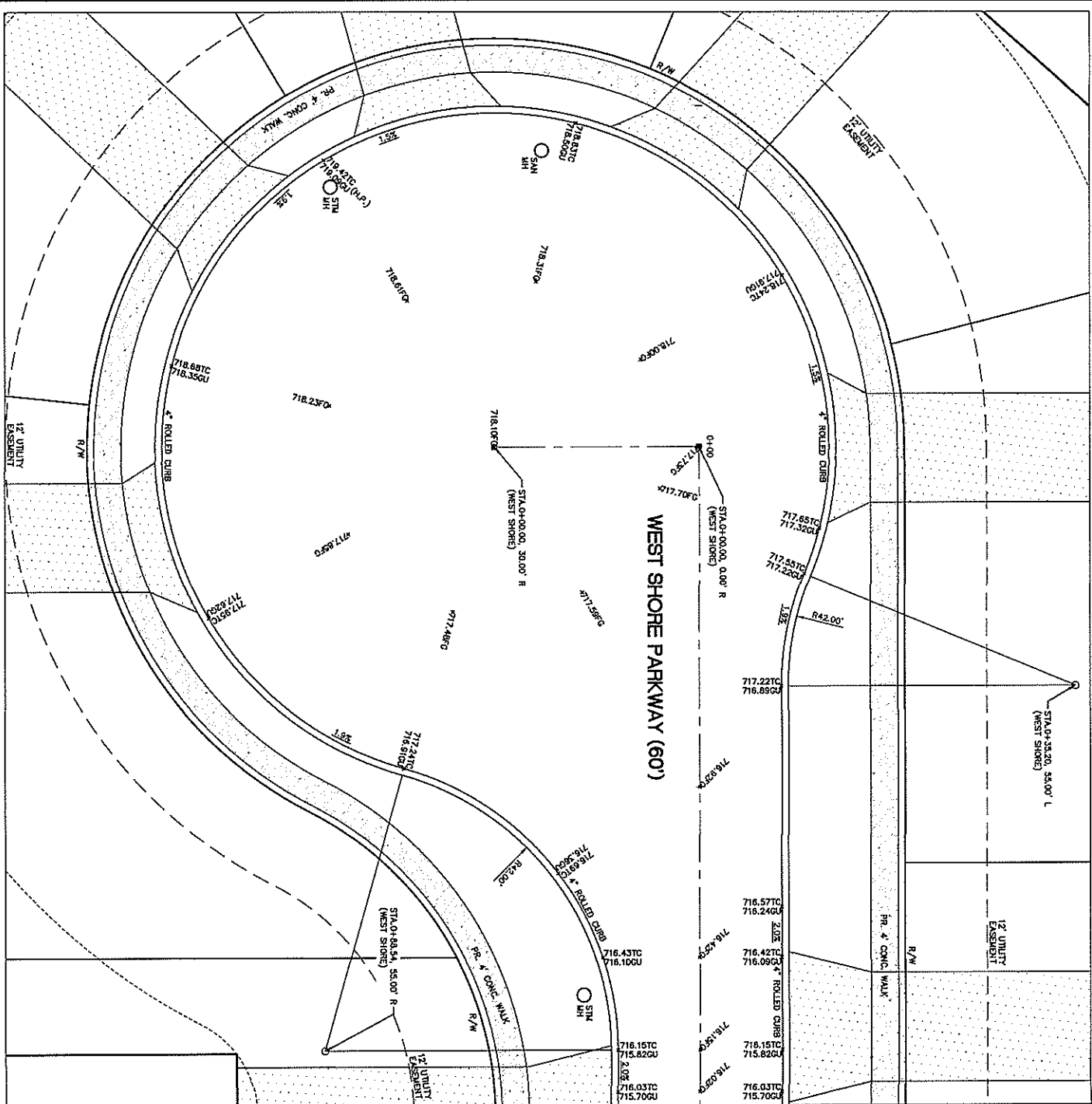
NORTH RIDGE POINT, LTD.  
NORTH RIDGE POINTE  
PHASE No. 6  
CAPRI LANE  
CHARLES PIAZZA LANE  
PLAN & PROFILE

CLIENT  
DATE  
APRIL 6, 2021  
CITY OF NORTH RIDGEVILLE, OH

|           |              |
|-----------|--------------|
| SCALE     | 1" = 20 FEET |
| REVISIONS |              |
| DR.       | MC           |
| CHK.      | TDR          |
| APP.      | N/A          |
| BOOK      | N/A          |
| SHEET NO. | 88           |







**Know what's below.**

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THE LOCATIONS OF LISTED UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ALL UTILITIES WHICH MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS A  
SOLE RESPONSIBILITY OF THE  
CONTRACTOR. NEITHER THE OWNER  
NOR THE DISTRICT SHALL BE  
DETERMINED TO ASSUME ANY  
RESPONSIBILITY FOR SAFETY OF  
THE WORK OR PERSONS EMPLOYED  
IN THE WORK, OF ANY NEARBY  
STRUCTURES, OR OF ANY OTHER  
PERSONS.



CITY OF NORTH RIDGEVILL  
LORAIN COUNTY, OHIO

**NORTH RIDGE POINT, LTD.**  
**NORTH RIDGE POINTE**  
**PHASE No. 6**

**INTERSECTION DETAILS**

DATE  
APRIL 6, 2021

ANDERSON & SMITH

CITY OF SEATTLE NO. 1

---

**Abstract**

1. The first step is to identify the problem or question that needs to be solved. This involves understanding the context and the specific requirements of the task.

**Abstract**

**\_\_\_\_\_**

1000

**Figure 1**

[illegible]

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**Figure 1**

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## REVISIONS

SCALE 0 10



|           |     |
|-----------|-----|
|           | FEE |
| = 10 FEE. |     |
| NS        | T   |

|     |    |     |
|-----|----|-----|
| DR. | MC | CA. |
|-----|----|-----|

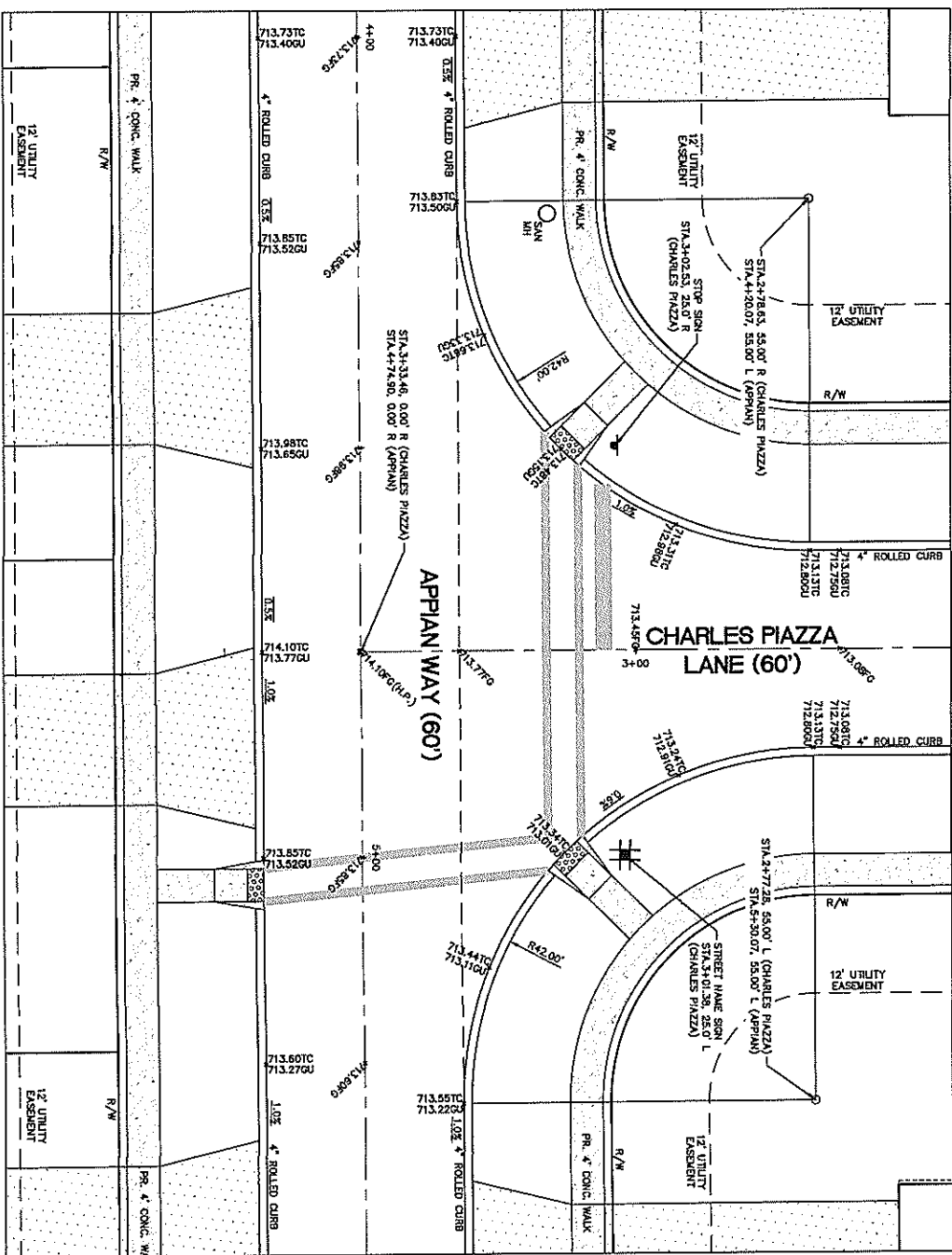
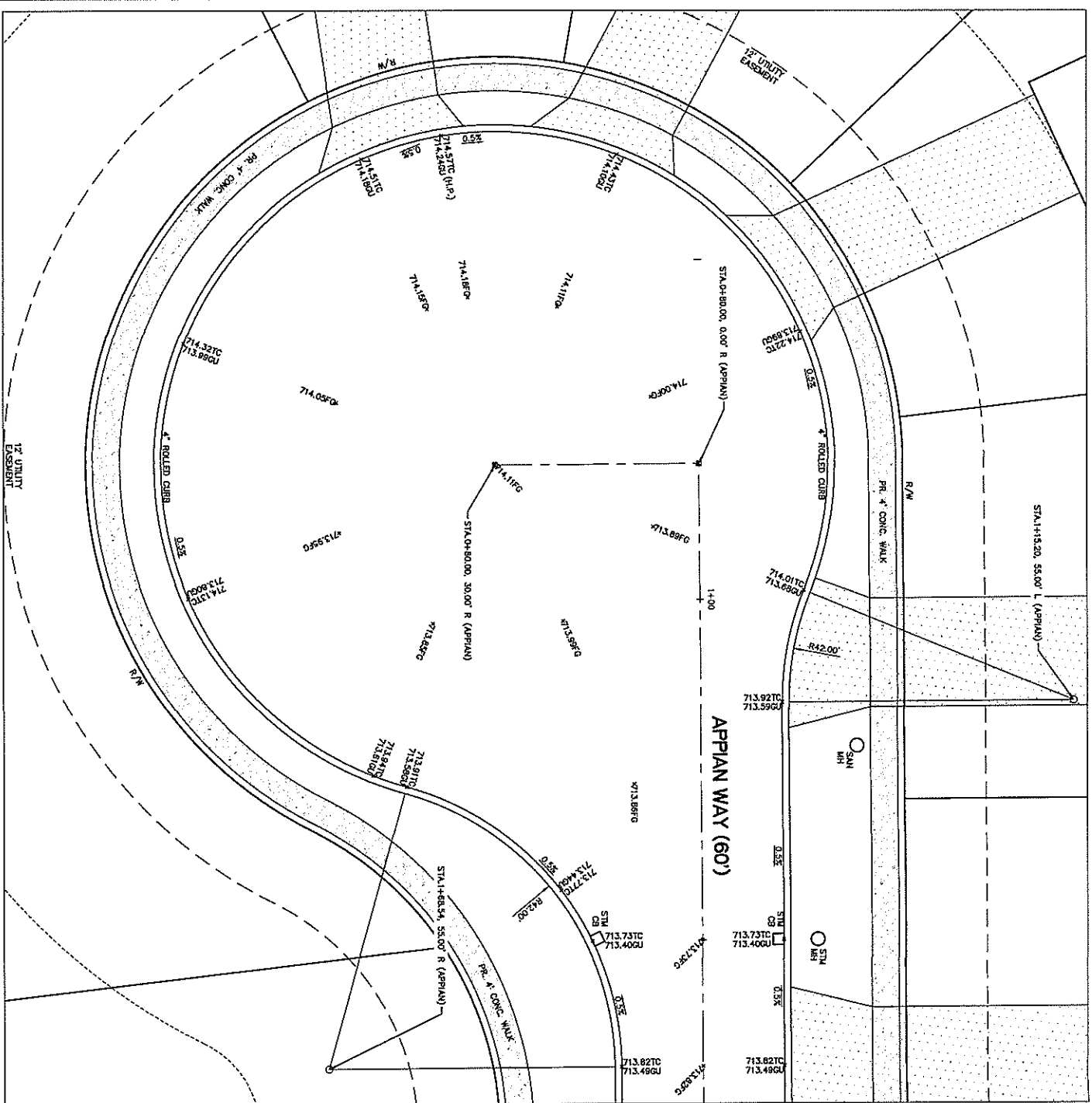
P.M. D.HATWOOD

|      |          |
|------|----------|
| BOOK | N/A      |
| ISSN | 10004302 |

4774061 808

06  
SHEET NO.

8

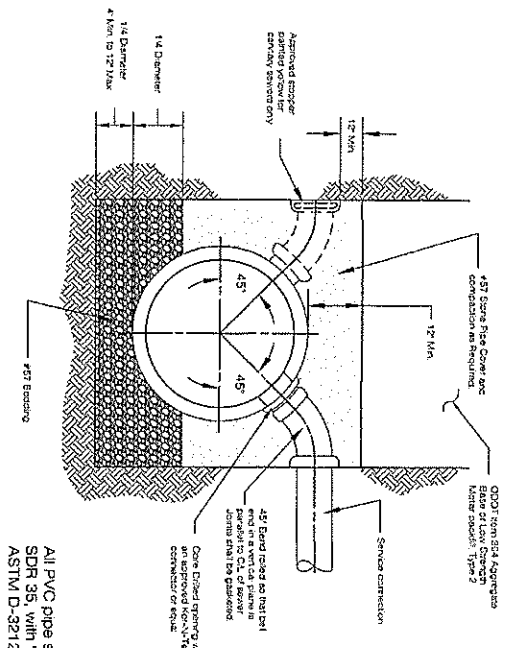


- NOTE:**
1. REFER TO STREET SIGN STANDARDS ON SHT. 10.6 FOR ALL SIGNAGE.
  2. STOP BARS SHALL CONFORM TO ODOT CAAI SPECIFICATIONS ITEM 640.
  3. CROSSTRAK STRIPING SHALL CONFORM TO ODOT CAAI SPECIFICATIONS ITEM 640.





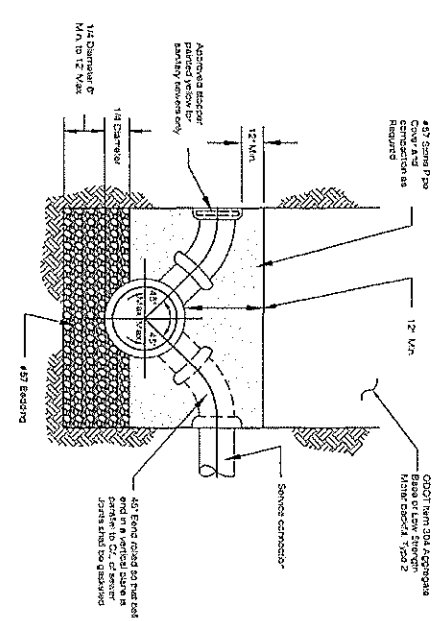




ALL PVC PIPE SHALL BE ASTM 3034  
SDR 35 WITH 0 RING JOINTS PER  
ASTM D-3212

TYPICAL CORE AND TEE DETAIL  
(USE ON EXISTING MAINS)

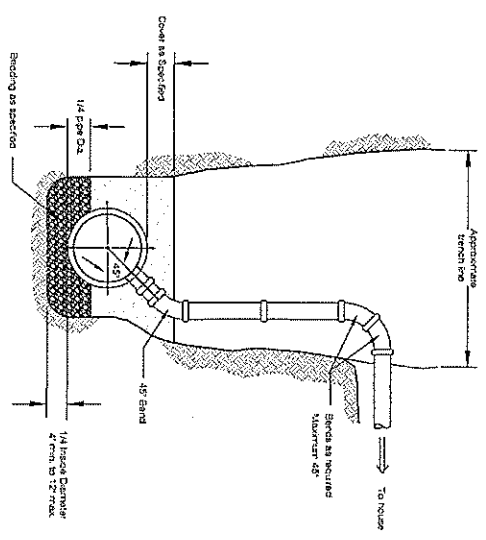
- NOTES:
- Provide gasketed plug in sanitary sewer connection at  
RW line if connection is not to be used immediately.
  - Employ proper trench safety per latest OSHA  
Standards
  - Bell ends are to be placed upstream.



TYPICAL Y-BRANCH DETAIL

|          |          |                                   |              |
|----------|----------|-----------------------------------|--------------|
| DATE     | 10/01/16 | SCALE                             | NOT TO SCALE |
| DRAWN BY | JAB/TER  | CITY OF NORTH RIDGEVILLE ENGINEER |              |
| SAN-5    |          |                                   |              |

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CITY OF NORTH RIDGEVILLE ENGINEER



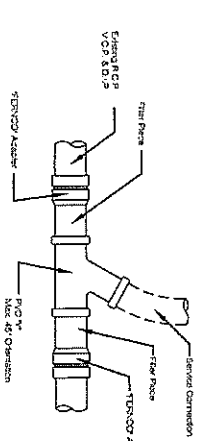
The pipe shall be shipped with  
approved stopper. Stopper shall  
be painted yellow for the sanitary  
sewer connection.

NOTE:

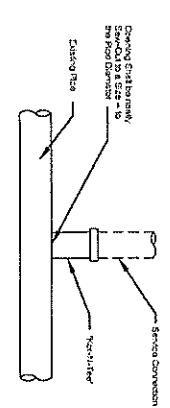
Bedding and Backfill shall meet the  
requirements of the City Standard Construction  
Drawing Sanitary Service Connection Details.  
When using PVC for construction, all portions of  
the riser shall be ASTM 3034 SDR 35 unless  
otherwise directed by the Engineer.

|          |          |                                   |              |
|----------|----------|-----------------------------------|--------------|
| DATE     | 10/01/16 | SCALE                             | NOT TO SCALE |
| DRAWN BY | JAB/TER  | CITY OF NORTH RIDGEVILLE ENGINEER |              |
| SAN-7    |          |                                   |              |

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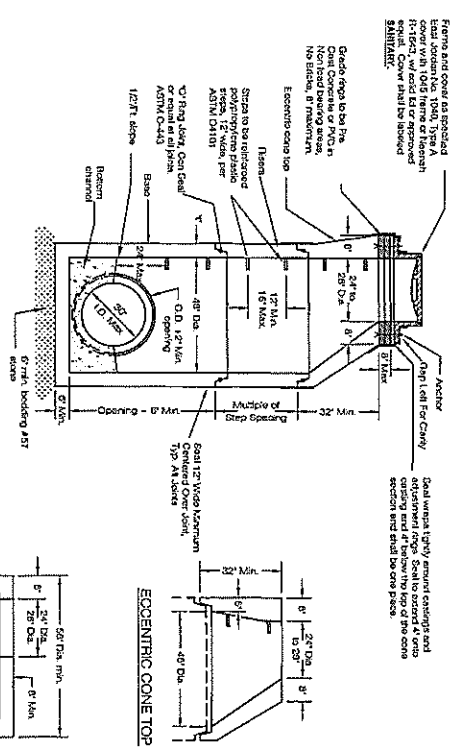
DETAIL FOR R.C.P., V.C.P. & D.I.P.



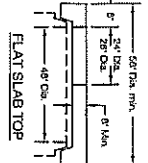
DETAIL FOR ALL PIPE

|          |          |                                   |              |
|----------|----------|-----------------------------------|--------------|
| DATE     | 10/01/16 | SCALE                             | NOT TO SCALE |
| DRAWN BY | JAB/TER  | CITY OF NORTH RIDGEVILLE ENGINEER |              |
| SAN-12   |          |                                   |              |

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48\"/>



ECCENTRIC CONE TOP

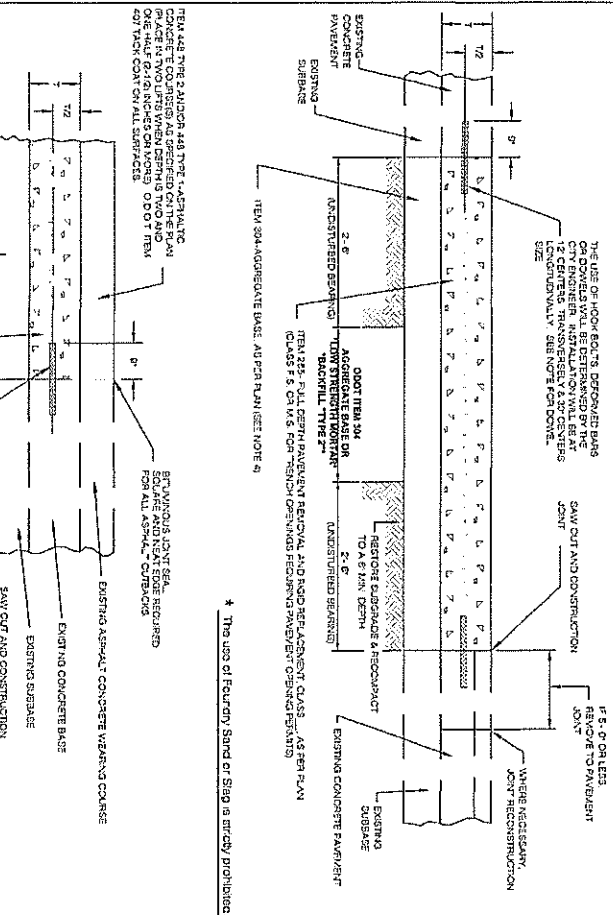
Sanitary Manholes

Outcrops in pavement shall have a solid 12\"/>

*Paul J. Miller*  
CITY OF NORTH RIDGEVILLE ENGINEER

|          |          |                                   |              |
|----------|----------|-----------------------------------|--------------|
| DATE     | 10/01/16 | SCALE                             | NOT TO SCALE |
| DRAWN BY | JAB/TER  | CITY OF NORTH RIDGEVILLE ENGINEER |              |
| SAN-1    |          |                                   |              |

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DETAIL \"A\"  
CONCRETE BASE/ASPHALT OVERLAY

|          |          |                                   |              |
|----------|----------|-----------------------------------|--------------|
| DATE     | 10/01/16 | SCALE                             | NOT TO SCALE |
| DRAWN BY | JAB/TER  | CITY OF NORTH RIDGEVILLE ENGINEER |              |
| PAV-6    |          |                                   |              |

*Paul J. Miller*  
CITY OF NORTH RIDGEVILLE ENGINEER

NOTES

- THE DRAWING IS APPLICABLE TO EXISTING HOOD PAVEMENT ON CONCRETE BASE SURFACED WITH ASPHALT (SEE DET. A).
- THE CONCRETE BASE SHALL BE 0.001 IN. THICKNESS AGGREGATE BASE PER LOW STRENGTH HOOD PAVEMENT MATERIAL, 10.0\"/>

NOTES

- THE DRAWING IS APPLICABLE TO EXISTING HOOD PAVEMENT ON CONCRETE BASE SURFACED WITH ASPHALT (SEE DET. A).
- THE CONCRETE BASE SHALL BE 0.001 IN. THICKNESS AGGREGATE BASE PER LOW STRENGTH HOOD PAVEMENT MATERIAL, 10.0\"/>



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LORAIN COUNTY, OHIO

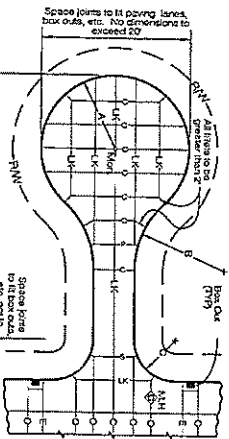
NORTH RIDGE POINT, LTD.  
NORTH RIDGE POINTE  
PHASE No. 6  
TYPICAL SANITARY DETAILS

DATE: APRIL 6, 2021  
CLIENT: NORTH RIDGE POINT, LTD.  
PROJECT: NORTH RIDGE POINTE PHASE No. 6  
SHEET NO. 102





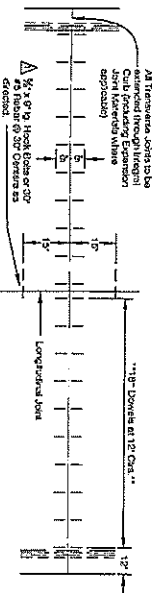




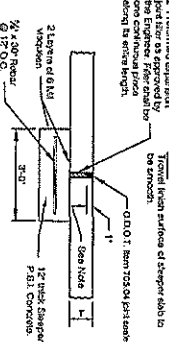
**JOINT LEGEND**

| JOINT TYPE | DESCRIPTION                    |
|------------|--------------------------------|
| 1          | Expansion Joint (Sleeper Slab) |
| 2          | Longitudinal Key Joint         |
| 3          | Transverse Key Joint           |
| 4          | Expansion Joint (Sleeper Slab) |
| 5          | Expansion Joint (Sleeper Slab) |
| 6          | Expansion Joint (Sleeper Slab) |
| 7          | Expansion Joint (Sleeper Slab) |
| 8          | Expansion Joint (Sleeper Slab) |
| 9          | Expansion Joint (Sleeper Slab) |
| 10         | Expansion Joint (Sleeper Slab) |
| 11         | Expansion Joint (Sleeper Slab) |
| 12         | Expansion Joint (Sleeper Slab) |
| 13         | Expansion Joint (Sleeper Slab) |
| 14         | Expansion Joint (Sleeper Slab) |
| 15         | Expansion Joint (Sleeper Slab) |
| 16         | Expansion Joint (Sleeper Slab) |
| 17         | Expansion Joint (Sleeper Slab) |
| 18         | Expansion Joint (Sleeper Slab) |
| 19         | Expansion Joint (Sleeper Slab) |
| 20         | Expansion Joint (Sleeper Slab) |

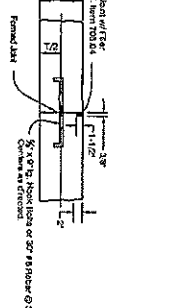
TYPICAL JOINT LAYOUT FOR CONCRETE CURB AND GUTTER PAVEMENT



TYPICAL SECTION OF PAVEMENT

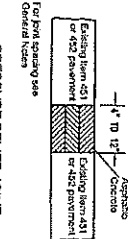


EXPANSION JOINT (SLEEPER SLAB)

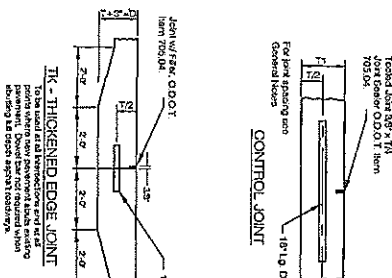


LONGITUDINAL KEY JOINT

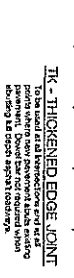
EXPANSION JOINT (SLEEPER SLAB) (SLEEPER SLAB)



PRESSURE RELIEF JOINT



CONTROL JOINT



THICKENED EDGE JOINT

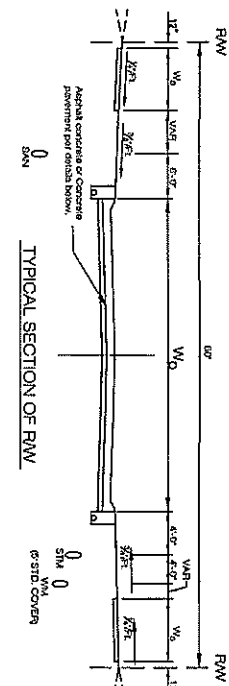
**CONCRETE PAVEMENT STANDARDS**

| ITEM NO. | DESCRIPTION       |
|----------|-------------------|
| 1        | CONCRETE PAVEMENT |
| 2        | CONCRETE PAVEMENT |
| 3        | CONCRETE PAVEMENT |
| 4        | CONCRETE PAVEMENT |
| 5        | CONCRETE PAVEMENT |
| 6        | CONCRETE PAVEMENT |
| 7        | CONCRETE PAVEMENT |
| 8        | CONCRETE PAVEMENT |
| 9        | CONCRETE PAVEMENT |
| 10       | CONCRETE PAVEMENT |
| 11       | CONCRETE PAVEMENT |
| 12       | CONCRETE PAVEMENT |
| 13       | CONCRETE PAVEMENT |
| 14       | CONCRETE PAVEMENT |
| 15       | CONCRETE PAVEMENT |
| 16       | CONCRETE PAVEMENT |
| 17       | CONCRETE PAVEMENT |
| 18       | CONCRETE PAVEMENT |
| 19       | CONCRETE PAVEMENT |
| 20       | CONCRETE PAVEMENT |

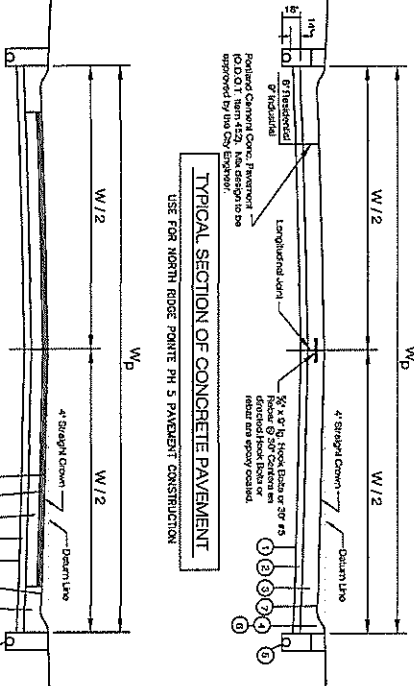
DATE: 10/01/03 DRAWN BY: JAB/EB

SCALE: NOT TO SCALE

PAV-4



TYPICAL SECTION OF RW



TYPICAL SECTION OF CONCRETE PAVEMENT

TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT

**LEGEND**

| ITEM NO. | DESCRIPTION       |
|----------|-------------------|
| 1        | CONCRETE PAVEMENT |
| 2        | CONCRETE PAVEMENT |
| 3        | CONCRETE PAVEMENT |
| 4        | CONCRETE PAVEMENT |
| 5        | CONCRETE PAVEMENT |
| 6        | CONCRETE PAVEMENT |
| 7        | CONCRETE PAVEMENT |
| 8        | CONCRETE PAVEMENT |
| 9        | CONCRETE PAVEMENT |
| 10       | CONCRETE PAVEMENT |
| 11       | CONCRETE PAVEMENT |
| 12       | CONCRETE PAVEMENT |
| 13       | CONCRETE PAVEMENT |
| 14       | CONCRETE PAVEMENT |
| 15       | CONCRETE PAVEMENT |
| 16       | CONCRETE PAVEMENT |
| 17       | CONCRETE PAVEMENT |
| 18       | CONCRETE PAVEMENT |
| 19       | CONCRETE PAVEMENT |
| 20       | CONCRETE PAVEMENT |

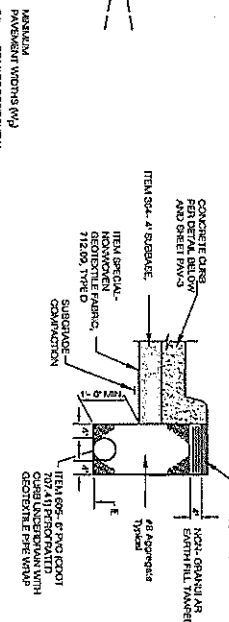
**PAVEMENT & RIGHT-OF-WAY STANDARDS**

| ITEM NO. | DESCRIPTION       |
|----------|-------------------|
| 1        | CONCRETE PAVEMENT |
| 2        | CONCRETE PAVEMENT |
| 3        | CONCRETE PAVEMENT |
| 4        | CONCRETE PAVEMENT |
| 5        | CONCRETE PAVEMENT |
| 6        | CONCRETE PAVEMENT |
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| 8        | CONCRETE PAVEMENT |
| 9        | CONCRETE PAVEMENT |
| 10       | CONCRETE PAVEMENT |
| 11       | CONCRETE PAVEMENT |
| 12       | CONCRETE PAVEMENT |
| 13       | CONCRETE PAVEMENT |
| 14       | CONCRETE PAVEMENT |
| 15       | CONCRETE PAVEMENT |
| 16       | CONCRETE PAVEMENT |
| 17       | CONCRETE PAVEMENT |
| 18       | CONCRETE PAVEMENT |
| 19       | CONCRETE PAVEMENT |
| 20       | CONCRETE PAVEMENT |

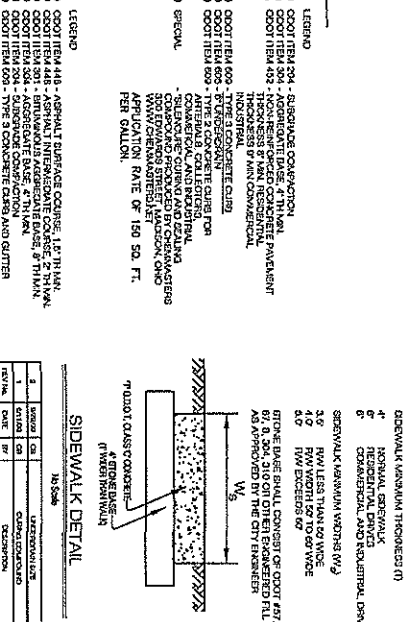
DATE: 10/01/03 DRAWN BY: JAB/EB

SCALE: NOT TO SCALE

PAV-1



SHALLOW PIPE UNDERDRAIN WITH FABRIC WRAP



TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT

TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT

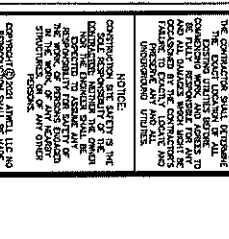
**LEGEND**

| ITEM NO. | DESCRIPTION       |
|----------|-------------------|
| 1        | CONCRETE PAVEMENT |
| 2        | CONCRETE PAVEMENT |
| 3        | CONCRETE PAVEMENT |
| 4        | CONCRETE PAVEMENT |
| 5        | CONCRETE PAVEMENT |
| 6        | CONCRETE PAVEMENT |
| 7        | CONCRETE PAVEMENT |
| 8        | CONCRETE PAVEMENT |
| 9        | CONCRETE PAVEMENT |
| 10       | CONCRETE PAVEMENT |
| 11       | CONCRETE PAVEMENT |
| 12       | CONCRETE PAVEMENT |
| 13       | CONCRETE PAVEMENT |
| 14       | CONCRETE PAVEMENT |
| 15       | CONCRETE PAVEMENT |
| 16       | CONCRETE PAVEMENT |
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| 19       | CONCRETE PAVEMENT |
| 20       | CONCRETE PAVEMENT |

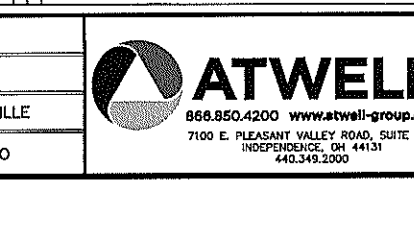
DATE: 10/01/03 DRAWN BY: JAB/EB

SCALE: NOT TO SCALE

PAV-1



TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT



TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT

TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT

DATE: 10/01/03 DRAWN BY: JAB/EB

SCALE: NOT TO SCALE

PAV-1



TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT



TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT

TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT

DATE: 10/01/03 DRAWN BY: JAB/EB

SCALE: NOT TO SCALE

PAV-1



TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT



TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT

TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT

DATE: 10/01/03 DRAWN BY: JAB/EB

SCALE: NOT TO SCALE

PAV-1



TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT



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TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT

DATE: 10/01/03 DRAWN BY: JAB/EB





**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION  
RECOMMENDATIONS**

|                                            |                                                                                                                                                   |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Applicant:                         | Gary Smittek<br>North Ridge Point LLC<br>36714 Avalon CT.<br>Avon, OH 44011                                                                       |
| Name of Owner:                             | Same                                                                                                                                              |
| Date of Planning Commission Meeting:       | Tuesday, September 14, 2021                                                                                                                       |
| Date to Return to Deputy Clerk of Council: | Thursday, September 02, 2021                                                                                                                      |
| Regarding:                                 | Approval of 36 standard lots and 41 cluster lots phase 6 of North Ridge Pointe Subdivision<br>Permanent Parcel Nos. 0700031000288 & 0700030000303 |

**Recommendations:**

1. The plans and stormwater management calculations for this subdivision have been approved by the Engineering Department.
2. Subdivision is currently under construction.

(Use additional sheets if necessary.)

Department Head Signature: \_\_\_\_\_



Title: City Engineer

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

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

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

Engineering Fee Paid: \$ 250.00  
Receipt No.: 144610  
☐ Cash ☒ Check - Check No.: 5731  
(See attached for description of fees.)



Planning Commission & Bldg. Admin. Fees: \$ 108.00  
Receipt No.: 13157  
☒ Cash ☒ Check - Check No.: 5732  
\$1.00 CASH (See attached for description of fees.)  
7-19-21

RECEIVED

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION  
REQUEST FOR ACTION

Received: JUN 23 2021 Date Released to Planning Commission: 7.19.2021  
Date of Planning Commission Meeting: 8/10/2021 (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: Stacey Dasher PROPERTY OWNER: City of North Ridgeville  
COMPANY NAME: Everstream Solutions LLC ADDRESS: 7307 Avon Belden Rd  
ADDRESS: 1228 Euclid Ave #250 CITY / STATE: N.R. OH ZIP: 44039  
CITY / STATE: Cleveland, OH PHONE NO.: 440-353-0819  
PHONE NO.: 216-408-9205 SIGNATURE: [Signature]  
SIGNATURE: [Signature] (Owner's original signature must be submitted with application.)  
EMAIL ADDRESS: sdasher@everstream.net

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

LOCATION OF PROPERTY/ADDRESS: 32991 Lorain Rd - In R/W  
PERMANENT PARCEL NO.: 0700003102050 ZONING OF PROPERTY: R-1  
ZONING OF ADJACENT PROPERTY TO: NORTH R-1 EAST B-4 SOUTH B-4 WEST G-3  
DESCRIPTION OF REQUEST: Install & maintain 2" fiber conduit in  
R/W of Lorain Rd. between 32991 and 33385 Lorain Rd.

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

If yes, list dates and nature of each: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

PLANNING COMMISSION USE ONLY:

☐ APPROVED ☐ DISAPPROVED

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

☐ Board of Building & Zoning Appeals Approval Required

☐ Conditions as set forth by the Commission on this date are: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 9-14-2021 Signature: [Signature]  
(Presiding Officer at Meeting)

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

**TO BE FILLED OUT BY APPLICANT**

I, Christopher Huhnke [Signature]  
(Print Name) (Signature)

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

Applicant: Everstream Solutions LLC - Stacey Dasher  
Owner: Everstream Solutions LLC  
Project Address: 32991 Lorain Rd.

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,  
ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.

PHONE: 440-329-5207

WEBSITE: [WWW.LORAINCOUNTY.COM/AUDITOR](http://WWW.LORAINCOUNTY.COM/AUDITOR)

|    | ADJACENT PROPERTY OWNER / ADDRESS                         | PARCEL NUMBER |   |
|----|-----------------------------------------------------------|---------------|---|
| ✓  | 33009 Lorain Rd LLC<br>32991 Lorain Rd.                   | 0700003102050 | ✓ |
| ✓  | Ohio Turnpike Commission<br>Ohio Turnpike                 | 0700010107018 | ✓ |
| ✓  | Auto Rona Theatre Ent. Inc<br>33395 Lorain Rd.            | 0700010108001 | ✓ |
| ✓  | JOHN & JANET KAPELKA<br>33334 LORAIN RD.<br>N.R.OH. 44039 | 0700010107068 | ✓ |
| 5  |                                                           |               |   |
| 6  |                                                           |               |   |
| 7  |                                                           |               |   |
| 8  |                                                           |               |   |
| 9  |                                                           |               |   |
| 10 |                                                           |               |   |

**SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.**

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



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

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

## Revetment Design

### A. Design Water Level

30 Year Design Water Level = 575.5 FT IGLD

### A. Design Wave Height:

Initial Design Case

**\*\*Not included\*\***

Conservative Case, if toe of structure is scoured

Toe of Structure = 565.7 FT

Structure Depth =  $d_s = 575.5 - 565.7$

### B. Armor Stone Size

Use Hudson's Equation for Conservative Case,

Breaking Wave Height =  $H_b = 7.6$  FT

$$W_{50} = (165 \text{ LB/FT}^3)(7.6 \text{ FT})^3 / (2.0 * (165/62.4 - 1)^3 * 1.5) = 5431 \text{ LB} = 2.71 \text{ TON}$$

$$\text{MEDIAN STONE SIZE} = W_{50} \times FS = 2.71 \text{ TON} \times 2 = 5.4 \text{ TON}$$

To be conservative, use 4 to 6 TON armor Stone with armor thickness of 5.6 FT

### C. Wave Runup and Overtopping

Iberian Number = 4.38

$$\text{Wave Runup} = H_b (a \times \text{Iberian Number}) / (1 + (b \times \text{Iberian Number}))$$

$H_b = 7.6$  FT

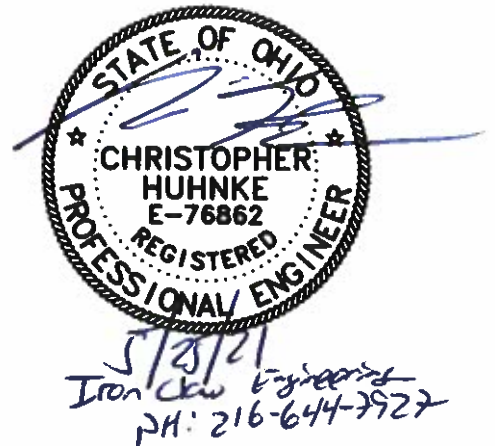
$a = 0.775$

$b = 0.361$

$$\text{Wave Runup} = 7.6 \text{ FT} \times 0.775 \times 4.38 / (1 + 0.361 \times 4.38) = 10 \text{ FT}$$

$$\text{Runup elevation} = 575.5 \text{ FT} + 10 \text{ FT} = 585.5 \text{ FT}$$

Set Armor Stone at 583 FT IGLD 1985 and top of splash Apron at 586 FT IGLD 1985



Christopher Huhnke, P.E., GISP

Iron Claw Engineering LLC

Ph: 216.644.7927

Email: [chris@ironclawengineering.com](mailto:chris@ironclawengineering.com)

Page 1 – Revetment - Durve

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION  
RECOMMENDATIONS**

|                                                                                   |                          |
|-----------------------------------------------------------------------------------|--------------------------|
| Name of Applicant:                                                                | Stacey Dasher            |
| Name of Owner:                                                                    | City of North Ridgeville |
| Date Submitted for Consideration:                                                 | 6-23-21                  |
| Date to Return to Planning Commission:                                            | 7-19-21                  |
| Regarding: Everstream Solutions LLC Fiber Optic Cable In Lorain Road Right-of-Way |                          |

**RECOMMENDATIONS:**

1240.08 Essential Services exempt under Zoning Code, however approval from Planning Commission, the City Engineer or other Municipal Authority is required. Recommend indemnification for the City of North Ridgeville in case City accidentally damages fiber optic cable.

(use additional sheets if necessary)

Department Head Signature & Title: \_\_\_\_\_

 CD

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.

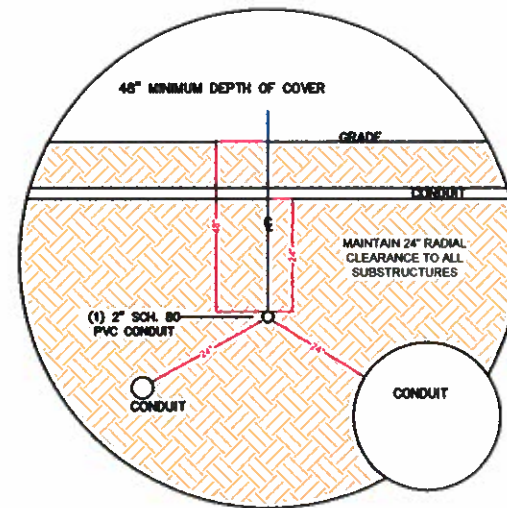


# PROPOSED - FIBER EXTENSION AT LORAIN ROAD AT I-80

## GENERAL NOTES

- ALL UNDERGROUND WORK IS TO BE DIRECTIONAL BORE, WITH ONE 2" CONDUIT AT A MINIMUM 48" DEPTH OF COVER & MAINTAINING 24" RADIAL CLEARANCE TO ALL SUBSTRUCTURES AND UTILITIES. WHEN IN OHIO TURNPIKE LIMITED ACCESS AREA, 60" MINIMUM DEPTH SHALL BE MAINTAINED AT ALL TIMES.
- OHIO TURNPIKE AND INFRASTRUCTURE COMMISSION SHALL BE CONTACTED AT 440-971-2731 PRIOR TO ANY CONSTRUCTION FOR LOCATES.
- ALL WORK IS TO CONFORM TO THE LATEST REVISION OF THE TURNPIKE AND NORTH RIDGEVILLE STANDARD PLANS, STREETS AND HIGHWAY PLANS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- CONTRACTOR SHALL LOCATE AND PROTECT SERVICE CONNECTIONS THROUGH THE COURSE OF WORK. IN THE EVENT SERVICE CONNECTIONS ARE BROKEN OR DISTURBED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE SERVICE CONNECTIONS AT THE CONTRACTOR'S COST.
- THE CITY AND TURNPIKE ENGINEERING DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- ALL CONSTRUCTION IN THE DEDICATED RIGHT-OF-WAYS MUST BE COVERED BY AN EXCAVATION PERMIT FROM THE CITY OF NORTH RIDGEVILLE AND THE OHIO TURNPIKE COMMISSION.
- PRIOR TO STARTING ANY WORK, THE CONTRACTOR SHALL SET UP A JOB SITE PRE-CONSTRUCTION MEETING WITH THE CITY AND TURNPIKE ENGINEERING DEPARTMENT IN ATTENDANCE AND SHALL SUBMIT A PROPOSED CONSTRUCTION SCHEDULE.
- ANY UNDERGROUND CONSTRUCTION METHOD INCLUDING DIRECTIONAL BORE WILL BE PER CITY AND STATE STANDARDS.
- AS WORK IS PROGRESSING AND AT THE END OF EACH WORKING DAY, STREETS SHALL BE KEPT IN A SAFE, CLEAN, DUST FREE, AND MUD FREE CONDITIONS BY MEANS OF MECHANICAL SWEEPS, WATER TRUCK OR ANY OTHER MEANS DEEMED NECESSARY. ALL OPEN EXCAVATIONS SHALL BE PROTECTED WITH STEEL PLATES AND CONSTRUCTION FENCING AT THE END OF THE DAY.
- WORK WITHIN THE PUBLIC RIGHT-OF-WAY, ONCE BEGUN, WILL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND THE TRAVELING PUBLIC.
- LOCATE AND PROTECT ALL EXISTING UTILITIES IN PLACE.
- SEE NESC COMMUNICATION ENGINEERING & CONSTRUCTION HANDBOOK AND MATERIAL SPECIFICATIONS FOR REFERENCE.
- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL AND REGULATORY AGENCIES INCLUDING, BUT NOT LIMITED TO OSHA, ETC. GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CREATE CONSTRUCTION AS-BUILT DRAWINGS. A COPY OF THE AS-BUILT SHALL BE SUBMITTED TO THE TPC & CITY.
- APPROXIMATE LOCATIONS OF SPLICE BOXES ARE SHOWN ON THE PLANS. EXACT FINAL LOCATION OF SPLICE BOXES SHALL BE DETERMINED IN THE FIELD AFTER ALL EXISTING UTILITIES IN THE AREA OF WORK HAVE BEEN LOCATED.
- INFORMATION IS BASED ON COUNTY RECORDS, AERIAL PHOTOS, & PHYSICAL REVIEW. ALL UTILITIES MUST BE LOCATED TO VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION.
- A NOTICE TO ALL PROPERTY OWNERS SHALL BE DISTRIBUTED PRIOR TO THE COMMENCEMENT OF WORK.
- ALL LANE CLOSURES SHALL BE IN ACCORDANCE WITH OMUTCD. CONTRACTOR SHALL GIVE THE CITY 48 HOURS ADVANCE NOTICE. LANE CLOSURES WILL ONLY BE PERMITTED BETWEEN 8 A.M. AND 4 P.M.

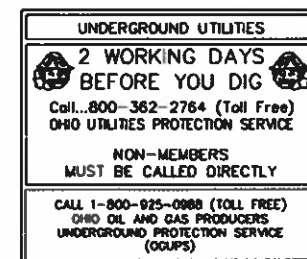
- ALL RESTORATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHICH INCLUDES BUT NOT LIMITED TO, SPRINKLERS AND LANDSCAPING. THE CITY AND TURNPIKE SHALL NOT BE RESPONSIBLE FOR ANY RESTORATION OF THE PROJECT AREA.
- ANY CHANGES OR REVISIONS TO THE APPROVED PLANS SHALL BE SUBMITTED TO THE CITY AND TURNPIKE AND APPROVED PRIOR TO COMMENCING WORK.
- ALL WORK SHALL BE PERFORMED WITHIN THE RIGHT OF WAY LIMITS ONLY. NO WORK SHALL BE COMPLETED ON PRIVATE PROPERTY UNLESS PRIOR AUTHORIZATION HAS BEEN GRANTED AND THE COUNTY & TURNPIKE HAS BEEN NOTIFIED.
- THE CONTRACTOR SHALL COMPLY WITH ORC 3781.30 WHEN UTILIZING TRENCHLESS EXCAVATION METHODS. ALL UTILITY CROSSINGS AND PARALLEL UTILITIES SHALL BE EXPOSED AND CONFIRMED WITHIN TOLERANCE ZONE. PARALLEL UTILITIES SHALL BE EXPOSED AND CONFIRMED EVERY ONE HUNDRED FEET.
- ALL EXISTING CONCRETE SHALL BE REPLACED IF DAMAGED. THE REPLACEMENT SHALL CONSIST OF THE ENTIRE BLOCK TO THE NEAREST JOINT AND BE OF APPROPRIATE DEPTH (SIDEWALK 4", HANDICAP RAMP 6", AND APRON 8").



TYPICAL ROAD BORE CROSS SECTION

## SAFETY

- THE CONTRACTOR IS RESPONSIBLE FOR JOB-SITE SAFETY AND SHALL BE RESPONSIBLE FOR ALL LIABILITY IMPOSED BY THE LAW FOR PERSONAL INJURY OR PROPERTY DAMAGE WHICH MAY ARISE OF THE WORK PERFORMED UNDER THE ENCROACHMENT PERMIT, OR WHICH MAY ARISE OUT OF THE SAFETY FAILURE ON THE PART OF THE PERMITTEE TO PERFORM HIS OBLIGATIONS UNDER THIS PERMIT IN RESPECT TO MAINTENANCE OF THE ENCROACHMENT.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE CURRENT OHIO DEPARTMENT OF TRANSPORTATION ("MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONE") ("MANUAL OF WARNING SIGNS, LIGHTS AND DEVICES FOR USE IN PERFORMANCE OF WORK UPON HIGHWAYS").
- ALL EXCAVATIONS SHALL CONFORM TO THE REQUIREMENT OF THE STATE OF OHIO DIVISION OF OCCUPATIONAL SAFETY AND HEALTH



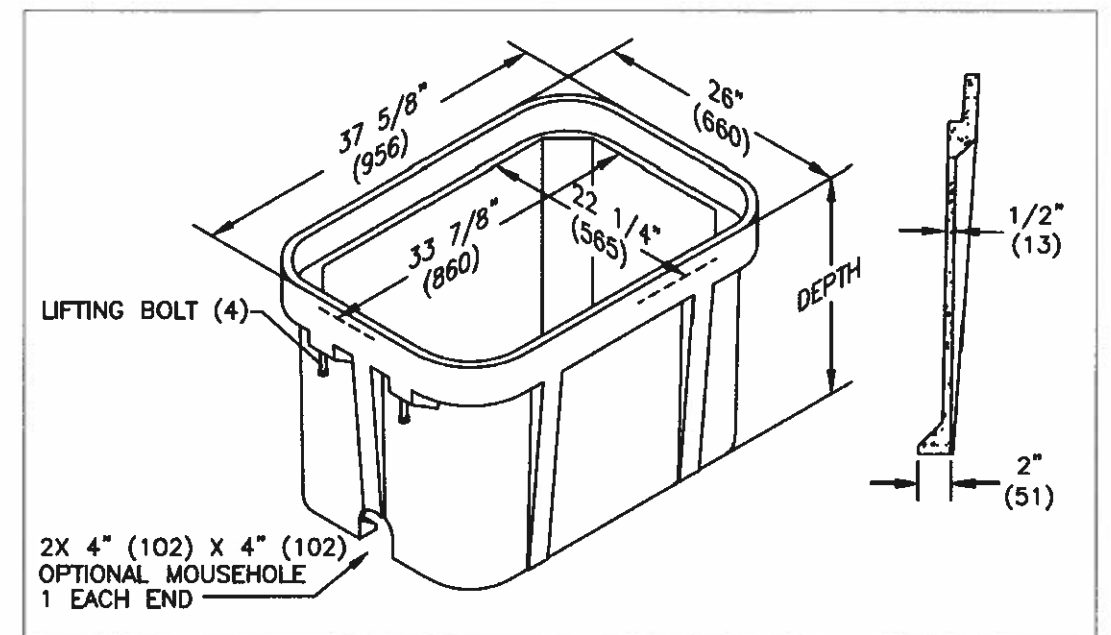
VICINITY MAP  
LORAIN COUNTY - OHIO



5/13/21  
Iron Claw Engineering  
PH: 216-644-7527

## CITY OF NORTH RIDGEVILLE PLANNING COMMISSION

|                                                                    |                  |
|--------------------------------------------------------------------|------------------|
| Approval Granted                                                   | Request Rejected |
| Stacey Dasher, Everstream Solutions, LLC                           |                  |
| BZBA Approval Required:                                            |                  |
| Other Conditions: Enter into indemnification with the City of N.R. |                  |
| DATE: 9/14/2021                                                    | BY: [Signature]  |



VAULT PLACEMENT TYPE - QUAZITE 24" x 36" PG STYLE POLYMER CONCRETE

| LINE TYPES IF USED  |     |
|---------------------|-----|
| NEW FIBER ROUTE     | CF  |
| CURB FACE           | CL  |
| ROADWAY CENTERLINE  | CR  |
| ROADWAY ROW         | ROW |
| EXISTING TELEPHONE  | TEL |
| EXISTING WATER      | W   |
| EXISTING GAS        | GAS |
| EXISTING ELECTRIC   | E   |
| EXISTING COMM FIBER | FBR |
| EXISTING CATV CABLE | TV  |
| SANITARY SEWER      | SS  |
| STORM DRAIN         | SD  |

| MATERIAL DATA<br>TOTAL FOOTAGES |      |
|---------------------------------|------|
| PROJECT TOTAL LENGTH            | 821' |
| 2.0" SCH. 40                    | 0    |
| 2" SCH. 80                      | 820' |
| BORE FTG.                       | 821' |
| OPEN CUT                        | 0    |
| VAULTS                          | 4    |
| MANHOLES                        | 0    |

| SYMBOLS              |                        |
|----------------------|------------------------|
| PIPE INFRONT         | CATV PEDERIAL          |
| STOPPED PIPE         | TRAFFIC VAULT          |
| WATER METER MAN HOLE | JOINT UTILITY POLE     |
| WATER VALVE MAN HOLE | LIGHT POLE OR SIGN     |
| BORE FTG.            | PLACE VAULT MARK       |
| WATER VALVE          | STORM DRAIN GRADE      |
| ONE VALVE            | STORM DRAIN MANHOLE    |
| TELEPHONE PEDERIAL   | SANITARY SEWER MANHOLE |

PROPOSED UNDERGROUND CONSTRUCTION  
LORAIN RD AT I-80  
CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY OHIO

EVERSTREAM COMMUNICATIONS  
1228 EUCLID AVENUE, SUITE 250  
Cleveland, OHIO 44115  
Stacey Dasher  
Project Manager (216) 923-2200

|                      |                  |
|----------------------|------------------|
| DATE: 05/25/2021     | SCALE: See Plans |
| VERIFIED BY: FIELDER | IMP 21288        |
| DRAWN BY: C. HUHNKE  |                  |



# UNDERGROUND CROSSING #1

PPN: 0700010107010

OE POLE  
RISER DOWN, PLACE VAULT,  
AND BEGIN DIRECTIONAL BORE.  
POTHOLE UTILITY CROSSINGS.

WATER LATERAL

BLISS PKWY

4" GAS

LAND BOUNDARY PER COUNTY GIS

LORAIN RD

PPN: 0700003102050  
33991 LORAIN RD

CULVERT UNDER ROAD

BRIDGE SFN: 4729943

BRIDGE PIERS

BRIDGE ABUTMENT

PLACE VAULT  
RISER UP AND CONTINUE  
AERIAL PATH.

PPN: 0700010107010

The underground utilities shown have been located from field information and existing drawings. The fielder makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The fielder further does not warrant that the underground utilities shown are in the exact indicated although we do certify that they are located as accurately as possible from information available at time of fielding. Call OUPS, Locate and protect in place.

Scale 1" = 30'

Page-1





# UNDERGROUND CROSSING #2

PPN: 0700010107010

PPN: 0700010108001  
33395 LORAIN RD

WINDSTREAM POLE  
RISER DOWN, PLACE VAULT,  
AND BEGIN DIRECTIONAL BORE.  
POTHOLE UTILITY CROSSINGS.

PPN: 0700010107010

BRIDGE SFN: 4729897

I-80 OHIO TURNPIKE

PPN: 0700010107010

LORAIN RD

I-80 OHIO TURNPIKE

PLACE VAULT  
RISER UP AND CONTINUE  
AERIAL PATH.

The underground utilities shown have been located from field information and existing drawings. The fielder makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The fielder further does not warrant that the underground utilities shown are in the exact indicated although we do certify that they are located as accurately as possible from information available at time of fielding. Call OUPS, Locate and protect in place.

PPN: 0700010107068  
33324 LORAIN RD

PPN: 0700010108001  
33395 LORAIN RD

PPN: 0700010107010

AERIAL PATH ON EXISTING POLES LEAVE TURNPIKE RW

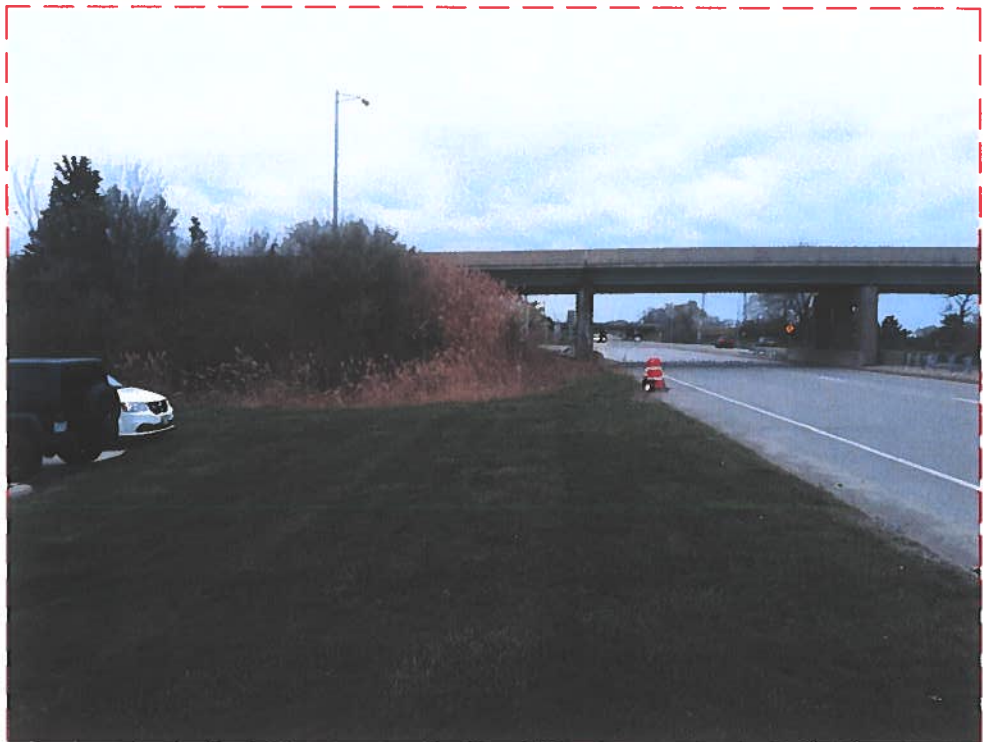
Scale 1" = 30'

Page-2





# UNDERGROUND CROSSING #1



LOOKING SOUTH TOWARDS BRIDGE



LOOKING SOUTH TOWARDS BRIDGE



LOOKING NORTH TOWARDS BRIDGE

LINE TYPES IF USED

|                     |     |
|---------------------|-----|
| NEW FIBER ROUTE     | CF  |
| CURB FACE           | CL  |
| ROADWAY CENTERLINE  | ROW |
| ROADWAY ROW         | TEL |
| EXISTING TELEPHONE  | W   |
| EXISTING WATER      | GAS |
| EXISTING GAS        | FBR |
| EXISTING ELECTRIC   | TV  |
| EXISTING COMM FIBER | SS  |
| EXISTING CATV CABLE | SD  |
| SANITARY SEWER      |     |
| STORM DRAIN         |     |

SYMBOLS

|                      |                        |
|----------------------|------------------------|
| FIRE HYDRANT         | CATV PEDESTAL          |
| STAND PIPE           | TRAFFIC VAULT          |
| WATER METER MAN HOLE | JOINT UTILITY POLE     |
| WATER VALVE MAN HOLE | LIGHT POLE OR SIGN     |
| WATER VALVE          | PLACE VAULT MARK       |
| GAS VALVE            | STORM DRAIN GRATE      |
| TELEPHONE PEDESTAL   | STORM DRAIN MANHOLE    |
|                      | SANITARY SEWER MANHOLE |

PROPOSED UNDERGROUND CONSTRUCTION

LORAIN RD AT I-80

CITY OF NORTH RIDGEVILLE

LORAIN COUNTY OHIO

EVERSTREAM COMMUNICATIONS

1228 EUCLID AVENUE, SUITE 250

Cleveland, OHIO

Stacey Dasher 44115 (216) 923-2200

Project Manager

|                      |                  |
|----------------------|------------------|
| DATE: 05/25/2021     | SCALE: See Plans |
| VERIFIED BY: FIELDER | IMP 21288        |
| DRAWN BY: C. HUNNKE  |                  |



# UNDERGROUND CROSSING #2



LOOKING SOUTH TOWARDS BRIDGE



LOOKING SOUTH TOWARDS BRIDGE



LOOKING NORTH TOWARDS BRIDGE



LOOKING NORTH TOWARDS BRIDGE

| LINE TYPES IF USED  |     |
|---------------------|-----|
| NEW FIBER ROUTE     | CF  |
| CURB FACE           | CL  |
| ROADWAY CENTERLINE  | ROW |
| EXISTING TELEPHONE  | TEL |
| EXISTING WATER      | W   |
| EXISTING GAS        | GAS |
| EXISTING ELECTRIC   | E   |
| EXISTING COMM FIBER | FBR |
| EXISTING CATV CABLE | TV  |
| SANITARY SEWER      | SS  |
| STORM DRAIN         | SD  |

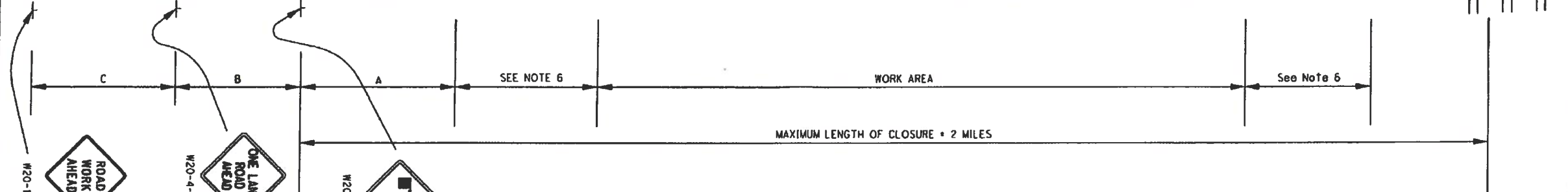
| SYMBOLS              |                        |
|----------------------|------------------------|
| PIPE HYDRANT         | CATV PEDestal          |
| STAND PIPE           | JOINT UTILITY POLE     |
| WATER METER MAN HOLE | LIGHT POLE OR SIGN     |
| WATER VALVE MAN HOLE | PLACE VAULT MARK       |
| WATER VALVE          | STORM DRAIN GRATE      |
| GAS VALVE            | STORM DRAIN MANHOLE    |
| TELEPHONE PEDestal   | SANITARY SEWER MANHOLE |

PROPOSED UNDERGROUND CONSTRUCTION  
LORAIN RD AT I-80  
  
CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY OHIO

EVERSTREAM COMMUNICATIONS  
1228 EUCLID AVENUE, SUITE 250  
Cleveland, OHIO 44115  
Stacey Dasher  
Project Manager (216) 923-2200

|                      |                  |
|----------------------|------------------|
| DATE: 05/25/2021     | SCALE: See Plans |
| VERIFIED BY: FIELDER | IMP 21288        |
| DRAWN BY: C. HUNKE   |                  |





1. The length of closure should be kept to a minimum at all times, as directed by the engineer, with a maximum allowable length of 2 miles.
2. This method of Maintenance of Traffic (MOT) may be utilized anytime on roadways with an ADT less than 6,000 or during off peak hours on roadways with an ADT between 6,000 and 10,000. Use ADT numbers provided by ODOT.
3. This method of MOT shall only be used for daylight operations.

4A. The shadow vehicle shall conform to CMS 614.03.

4B. Other protective devices may be used in lieu of the shadow vehicle shown when approved by the Engineer.

5. Sign spacing should be adjusted to avoid conflict with existing signs. Minimum spacing to existing signs should be 200 feet for speeds of 45 mph or less and a minimum of 400 feet for speeds of 50 mph or greater.
6. The location of the flagger station and the advance warning signs should be adjusted to provide for adequate sight distance for the existing vertical and horizontal roadway alignment. For each intersecting roadway, place a flagger ahead sign 300 feet downstream.

8. Flaggers, one for each direction, shall be used to control traffic continuously for as long as a one lane operation is in effect. The flaggers shall be able to communicate with each other at all times.

11. Flagger vehicles, if used, shall conform to CMS 614.03.

| ROAD TYPE             | DISTANCE BETWEEN SIGNS (FT) |         |         |
|-----------------------|-----------------------------|---------|---------|
|                       | A                           | B       | C       |
| TWO-LANE<br>≤ 40 MPH  | ≥ 100                       | 100-150 | 100-150 |
| TWO-LANE<br>45-50 MPH | ≥ 350                       | 350-525 | 350-525 |
| TWO-LANE<br>55 MPH    | ≥ 500                       | 500-750 | 500-750 |

SHADOW VEHICLE  
WITH TMA



PLAN INSERT SHEET

OFFICE OF  
TRAFFIC  
ENGINEERING

|               |          |
|---------------|----------|
| REVISION DATE | DESIGNED |
| 4-14-11       | JAM      |
| CHECKED       | REVIEWED |

SECRET



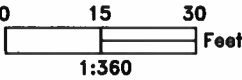
CONDUIT SHALL BE AT LEAST 60" DEEP IN OTC R/W

VIEWS LOOKING WEST PROFILE  
AT LORAIN ROAD CROSSING

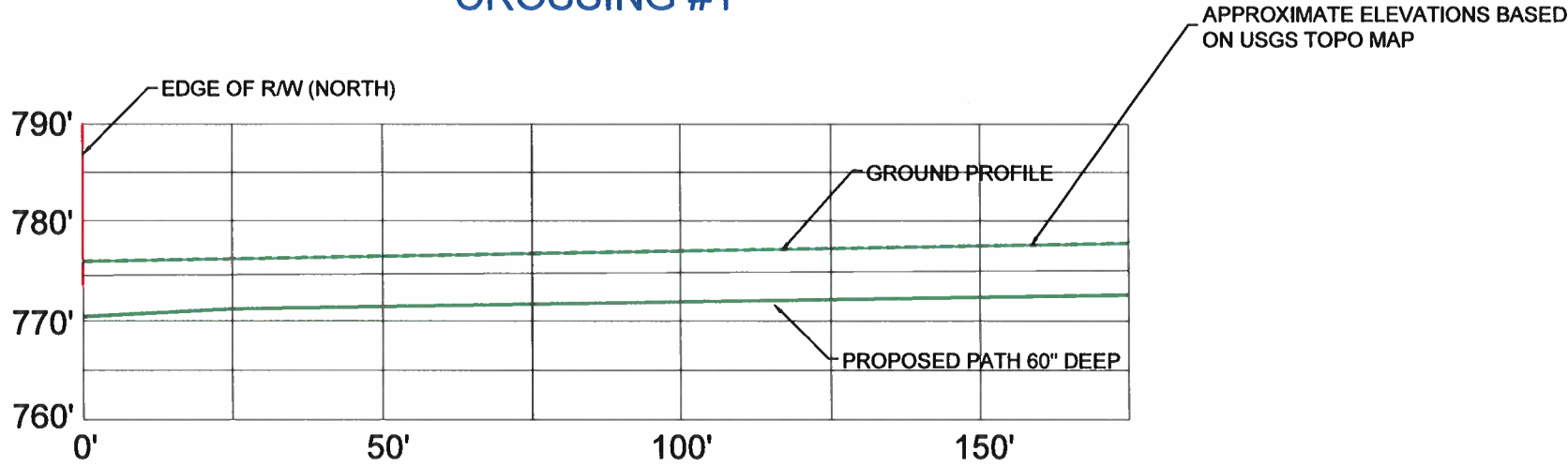
The underground utilities shown have been located from field information and existing drawings. The fielder makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The fielder further does not warrant that the underground utilities shown are in the exact indicated although we do certify that they are located as accurately as possible from information available at time of fielding. Call OUPS, Locate and protect in place.

Scale 1" = 30'

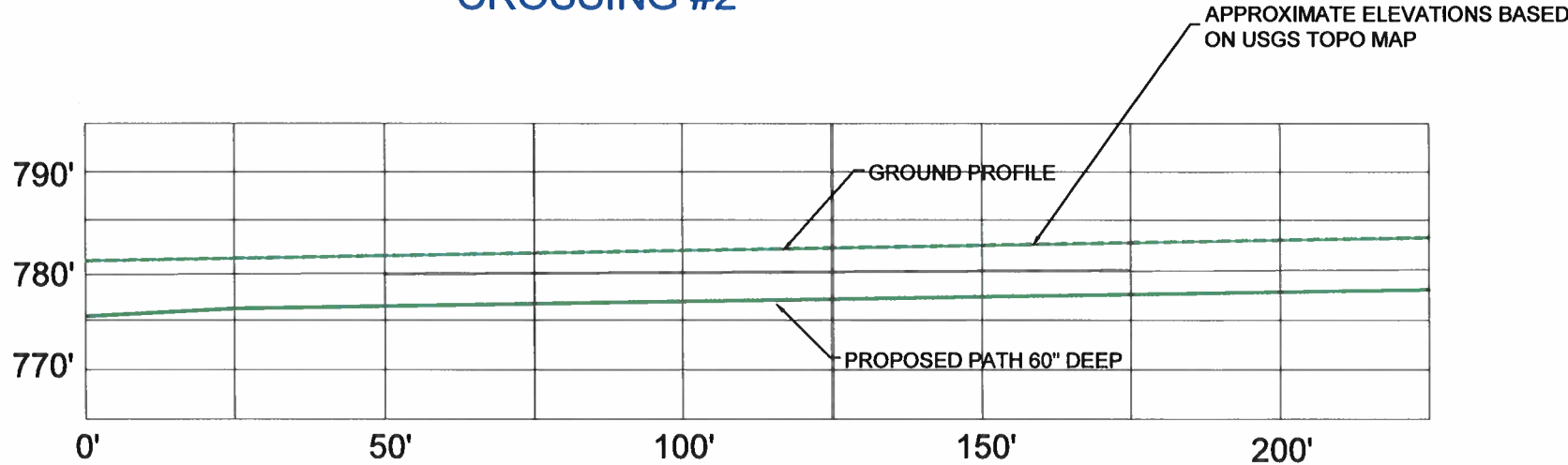
Page-6



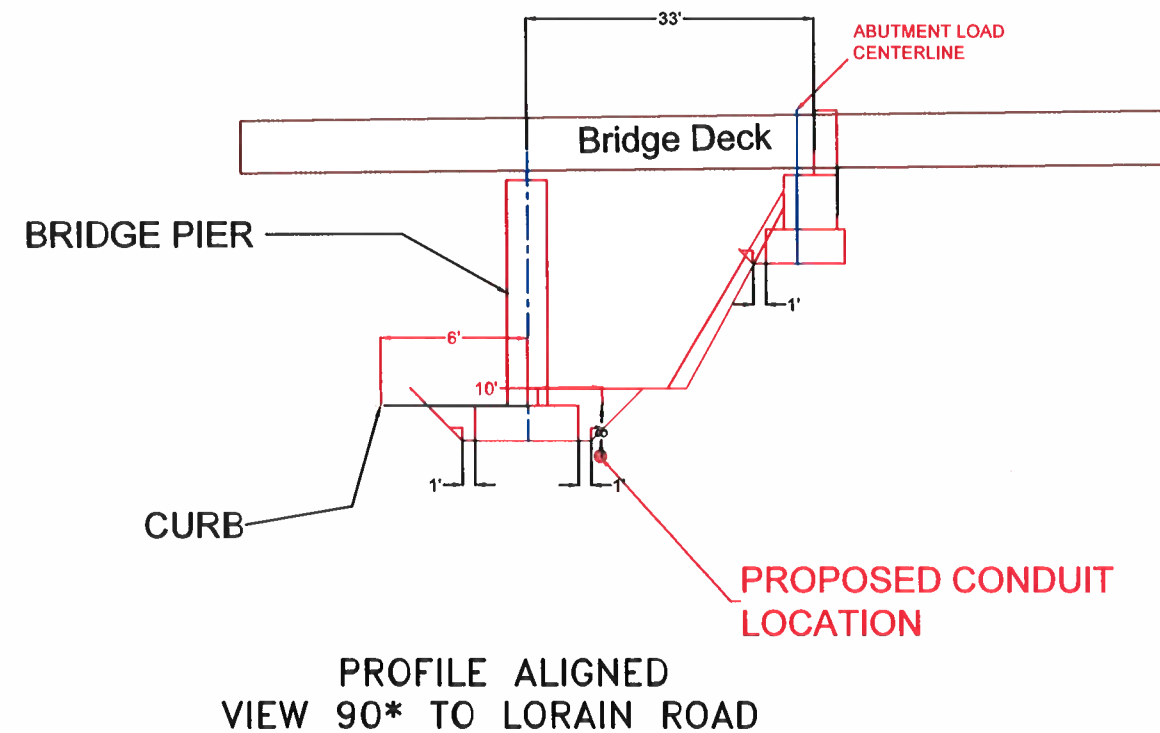
CROSSING #1



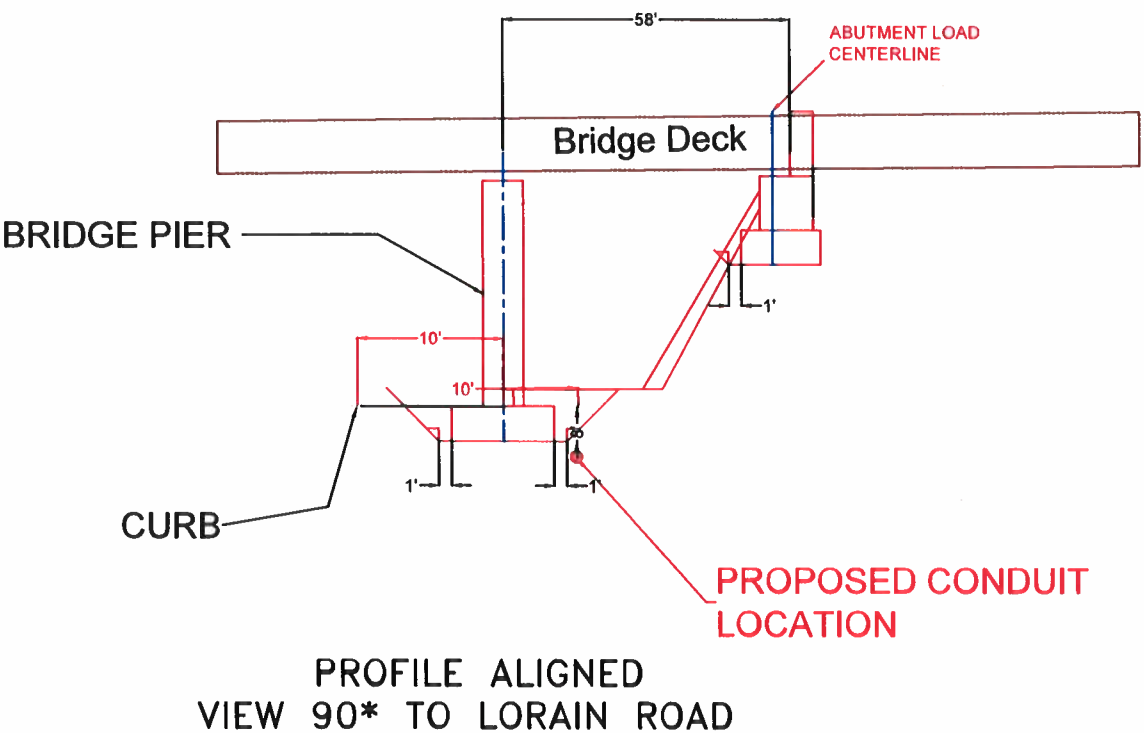
CROSSING #2



CROSSING #1



CROSSING #2



The underground utilities shown have been located from field information and existing drawings. The fielder makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The fielder further does not warrant that the underground utilities shown are in the exact indicated although we do certify that they are located as accurately as possible from information available at time of fielding. Call OUPS, Locate and protect in place.

Scale 1" = 30'

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BRIDGE PROFILE  
LOOKING WEST FROM CL LORAIN RD

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION  
RECOMMENDATIONS**

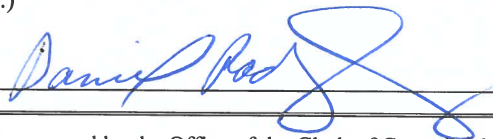
|                                                   |                                                                                                                                                        |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of Applicant:</b>                         | Stacey Dasher, Everstream Solutions LLC<br>1228 Euclid Ave #250, Cleveland, OH 44115                                                                   |
| <b>Name of Owner:</b>                             | City of North Ridgeville, 7307 Avon Belden Rd, North Ridgeville, OH 44039                                                                              |
| <b>Date of Planning Commission Meeting:</b>       | Tuesday, August 10, 2021                                                                                                                               |
| <b>Date to Return to Deputy Clerk of Council:</b> | Thursday, July 29, 2021                                                                                                                                |
| <b>Regarding:</b>                                 | Install and maintain 2" fiber conduit in right-of-way of Lorain Road between 32991 and 33395 Lorain Road<br><br>Permanent Parcel No. 01-00-003-102-050 |

**Recommendations:**

1. Fiber optic conduit placement within the right of way of the City of North Ridgeville shall not interfere or conflict with existing utilities or any planned future utility expansions.
2. Conduit owner must move or remove conduit if deemed to interfere or conflict with future utility projects at no charge to the City of North Ridgeville.

(Use additional sheets if necessary.)

**Department Head Signature:**



**Title:** City Engineer

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

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

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