# CITY OF NORTH RIDGEVILLE
## PLANNING COMMISSION


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



Chairwoman Jennifer Swallow
Vice-Chairman Jim Smolik
Member Jim Maleski

Member Steve Ali
Council Liaison Bruce F. Abens


**AGENDA**

**REGULAR MEETING – TUESDAY, SEPTEMBER 10, 2019**

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

**ROLL CALL:**

**MINUTES:** Regular meeting held Tuesday, August 13, 2019

**CORRESPONDENCE:**

**OLD BUSINESS**:

**NEW BUSINESS:**

**APPLICANT:** Gary Smitek, North Ridge Pointe, LLC
36715 Avalon Court, Avon, Ohio 44011
**OWNER:** Same
**REQUEST:** Final plat approval for North Ridge Pointe Subdivision No. 5
**LOCATION:** East of Stoney Ridge Road, extending Capri Lane to the west; a portion south of Capri Lane; in an R-1 zoning district.
Permanent Parcel Nos. 07-00-029-000-198; 07-00-030-000-277; 07-00-031-000-120

**APPLICANT:** Matthew Wolf; Matthew Wolf Architecture
1814 East 40th Street, Cleveland, Ohio 44103
**OWNER:** David Gunn
8810 Root Road, North Ridgeville, Ohio 44039
**REQUEST:** Construction of a pavilion
**LOCATION:** 39421 Center Ridge Road, zoned in an I-3 Heavy Industrial District.
Permanent Parcel No. 07-00-046-108-005

**ADJOURNMENT:**

*NEXT REGULAR MEETING WILL BE HELD TUESDAY, OCTOBER 8, 2019*

**NORTH RIDGEVILLE PLANNING COMMISSION**
**MINUTES OF**
**REGULAR MEETING – TUESDAY, AUGUST 13, 2019**

**TO ORDER:**

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

**ROLL CALL:**

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

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, and Assistant Clerk of Council Tara L. Peet.

**MINUTES:**

Chairwoman Swallow asked for discussion of the minutes of the regular meeting on Tuesday, July 9, 2019. No discussion was offered. The minutes are approved and placed on file.

**CORRESPONDENCE:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**APPLICANT:** Elite K911, c/o Charles A. Stella, 31740 Cook Road
**OWNER:** Charles A. Stella, 31740 Cook Road
**REQUEST:** Parking lot expansion
**LOCATION:** 31740 Cook Road in a B-3 zoning district
Permanent Parcel No. 07-00-004-110-038

Assistant Clerk of Council Peet read the application and administrative comments.

Chairwoman Swallow asked that the applicant come forward to provide an explanation of changes and additions to their proposal.

Charles A. Stella, 31740 Cook Road: presented his plan to expand his parking lot. He noted that parking is taking up his front yard. Mr. Stella stated he called the architect and didn't receive a call back yet regarding the question of the purpose of the wash pit.

Chairwoman Swallow asked if the applicant had fuel on the property.

Mr. Stella stated no, he didn't. He noted that all his business does is train dogs.

Member Ali asked if the cleaning fluid Mr. Stella used is acid based.

Mr. Stella stated no as it is safe for pets and made for animal enclosures.

Member Ali speculated that the architect drew the wash pit thinking there would be an acid cleaner.

Mr. Stella stated he doesn't even have gasoline on his premises.

Councilman Abens asked Mr. Stella's if his next door neighbors are the future impound lot.

Mr. Stella stated yes and that they will be located on the southeast corner.

Member Smolik asked for clarification on some of the comments from the Chief Building Official. He asked if the ten feet is from the tree lawn to the parking lot.

Chief Building Official Fursdon stated it is from the parking area to the right-of-way.

Member Smolik asked about the off street parking.

Chief Building Official Fursdon stated per code, the Planning Commission is required to approve off street parking.

Mr. Stella noted that the drawings show his sign past the ten foot buffer. He stated the sign is coming down and the concrete is within thirteen feet of the pin, but the sign is being removed.

Member Smolik asked if there were side yards set for parking.

Chief Building Official Fursdon stated no.

Member Maleski stated he didn't want to hold up the application but he is concerned that the applicant did not ask for the wash pit and it was drawn on the plans.

Mr. Stella stated he did not ask for the wash pit, but when he asked the architect why it was drawn in, the architect stated it was a wash out for concrete.

Chief Building Official Fursdon stated he was assuming the wash pit was for the equipment that will be onsite and for the engineers if they need it.

Chairwoman Swallow asked if this issue could be dealt with administratively.

Chief Building Official Fursdon stated yes.

Councilman Abens asked if the applicant would be installing sidewalks.

Mr. Stella stated yes.

It was moved by Maleski and seconded by Ali to approve the application as presented.

Member Smolik asked Assistant Law Director Morgan if the Commission should add the requirement for sidewalks into the motion as a condition.

Assistant Law Director Morgan stated she didn't see the need as it is in the comments, the applicant has agreed to install them and it will all be documented in the meeting minutes.

A voice vote was taken and the motion carried.

Yes – 5 No – 0

**ADJOURNMENT:**

The meeting was adjourned at 7:10 p.m.

**Jennifer Swallow**
*Chairwoman*

**Tara L. Peet, MMC**
*Assistant Clerk of Council*

Tuesday, September 10, 2019
**Date Approved**

Engineering Fee Paid: $ 2,560.00
Receipt No.: 486199
☐ Cash ☒ Check – Check No. 1383
(See attached for description of fees.)

Planning Commission & Bldg Admin Fees: $ 339.00 + 4.00 cash
Receipt No 356004 rec. 356007
☐ Cash ☑ Check – Check No 1384
(See attached for description of fees.)

RECEIVED

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

Received: AUG 14 2019 Date Released to Planning Commission: 21 August 2019

Date of Planning Commission Meeting: 10 September 2019 *(Unless otherwise notified.)*

## APPLICANT INFORMATION AND REQUEST

APPLICANT: GARY SMITEK
COMPANY NAME: NORTH RIDGE POINTE LLC
ADDRESS: 36715 AVALON CT.
CITY / STATE: AVON, OH ZIP: 44011
PHONE NO.: 216-849-7651
SIGNATURE: Gary Smitek
EMAIL ADDRESS: GSMITEK@ROADRUNNER.COM

PROPERTY OWNER: SAME AS LEFT
ADDRESS:
CITY / STATE: ZIP:
PHONE NO.:
SIGNATURE:
**(Owner's original signature must be submitted with application.)**

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

07000290000198; 07000300600277; 07000310001200

**LOCATION OF PROPERTY/ADDRESS:** NORTH RIDGE POINTE SUB/PH. 5/CAPRI LANE, AMALFI RD.
**PERMANENT PARCEL NO.:** ↓ **ZONING OF PROPERTY:** R1
**ZONING OF ADJACENT PROPERTY TO: NORTH** R1 **EAST** R1 **SOUTH** R1 **WEST** R1
**DESCRIPTION OF REQUEST:** APPROVAL OF 21 CLUSTER AND 25 STANDARD SIZE LOTS IN PHASE 5 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: FOUR PRIOR PHASES IN THE PAST 4 YEARS PLUS RECREATION AREA IN 2019.

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.

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

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

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

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

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

**TO BE FILLED OUT BY APPLICANT**

I, GARY SMITEK *(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: GARY SMITEK, MANAGING MEMBER

Owner: NORTH RIDGE POINT LTD

Project Address: CAPRI LANE AND AMALFI ROAD

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

| | ADJACENT PROPERTY OWNER / ADDRESS | PARCEL NUMBER |
|---|---|---|
| 1 | ~~ROBERT WENSINK 5844 STONEY RIDGE RD. NORTH RIDGEVILLE, OH. 44039~~ | ~~0700031000021~~ |
| ✓2 | LYNN NAGEL & RAYMOND JUPINA 2282 NAGEL RD. AVON, OH. 44011 | 0700030000008 |
| ✓3 | ROBERD WENSINK 4704 WOOD RD. MONROEVILLE, OH. 44847 | 0700031000021 |
| 4 | ~~HASSNA SUNA AZIZ 36232 WEST SHORE PKWY NORTH RIDGEVILLE, OH 44039~~ | ~~0700030000273~~ |
| ✓5 | PATRICK & VERONICA DOMINGUEZ 36218 CAPRI LANE NORTH RIDGEVILLE, OH 44039 | 0700030000271 |
| ✓6 | DREES COMPANY 6860 W. SNOWVILLE RD ~~36231 CAPRI LANE~~ BRECKSVILLE OH. 44141 ~~NORTH RIDGEVILLE, OH 44039~~ | 0700030000270 |
| ✓7 | THOMAS & MARIE BROWNING 36250 CAPRI LANE NORTH RIDGEVILLE, OH 44039 | 0700030000269 |
| ✓8 | STEVEN & SUSAN BOYCE 36286 CAPRI LANE NORTH RIDGEVILLE, OH 44039 | 0700030000268 |
| ~~9~~ TIMOTHY & KRISTINA KOZIMOR | ~~STEVEN & SUSAN BOYCE 36286 CAPRI LANE NORTH RIDGEVILLE, OH 44039~~ | 0700030000272 36248 WEST SHORE PKWY N.R. 44039 |
| ✓10 | ROBIN HEWITT 36322 CAPRI LANE NORTH RIDGEVILLE, OH 44039 | 0700030000267 |

**SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.**

**OFFICE USE ONLY**

CBO Verification By: _____ Date / Time Stamp:

BZA / PC Verification By: _____

| | ADJACENT PROPERTY OWNER/ADDRESS | PARCEL NUMBER |
|---|---|---|
| | | |
| 11 | CARLETON & CLARA LEIGHTY<br>36360 CAPRI LANE<br>NORTH RIDGEVILLE, OH 44039 | 07000360000266 |
| 12 | JEFFREY [redacted] & SUSAN FRANK SCHILLO<br>36376 CAPRI LANE; NORTH RIDGEVILLE 44039 | 07000300000265 |
| 13 | JASON HINKLE<br>36392 CAPRI LANE<br>NORTH RIDGEVILLE, OH 44039 | 07000300000264 |
| 14 | SHELLY & RANDOLPH TILLMAN<br>36408 CAPRI LANE<br>N.R. OHIO 44039 | 07000300000263 |
| 15 | JEFFREY & BETH HASKINS<br>36424 CAPRI LANE<br>N.R. OH 44039 | 07000300000262 |
| 16 | WAYNE BALKO & SAMANTH LINDNER<br>36440 CAPRI LANE<br>N.R. OH 44039 | 07000300000261 |
| 17 | GERARD & PATRICIA ~~[redacted]~~ DAVIS<br>36456 CAPRI LANE<br>N.R. OH 44039 | 07000300000260 |
| 18 | GENE & RHONDA YEE<br>36472 CAPRI LANE<br>N.R. OH 44039 | 07000300000259 |
| 19 | DANIEL & THERESA CALI<br>36488 CAPRI LANE<br>N.R. OH 44039 | 07000300000258 |
| 20 | RONALD & HALLIE KRUEGER<br>36504 CAPRI LANE<br>N.R. OH 44039 | 07000300000257 |
| ~~21~~ | ~~AARON & KELLEY ALGOTT~~<br>~~36457 CAPRI LANE~~<br>~~N.R. OH 44039~~ | ~~07000300000253~~ |
| ~~22~~ | ~~JULIE BORN~~<br>~~36441 CAPRI LANE~~<br>~~N.R. OH 44039~~ | ~~07000300000252~~ |
| ~~23~~ | ~~TIMOTHY & KELLIE SUITON~~<br>~~36425 CAPRI LANE~~<br>~~N.R. OH 44039~~ | ~~07000300000251~~ |
| ~~24~~ | ~~RYAN & MARISSA KUSZYK~~<br>~~36409 CAPRI LANE~~<br>~~N.R. OH 44039~~ | ~~07000300000250~~ |
| ~~25~~ | ~~HAROLD & FRANCENE MCKENZIE~~<br>~~36393 CAPRI LANE~~<br>~~N.R. OH 44039~~ | ~~07000300000249~~ |
| 26 | | |

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

| | ADJACENT PROPERTY OWNER/ADDRESS | PARCEL NUMBER |
|---|---|---|
| | | |
| 11 | THOMAS & DEANNA SCRIPTURE<br>36249 CAPRI N.R. OH. 44039 | 07000300000240 |
| 12 | JAMES & REBECCA MIEDEMA<br>36265 CAPRI N.R. OH. 44039 | 07000300000241 |
| 13 | ANTHONY & EMILY CAPARSO<br>36345 CAPRI N.R. OH. 44039 | 07000300000246 |
| 14 | MARK & LAUREN DREIFKE<br>36361 CAPRI N.R. OH. 44039 | 07000300000247 |
| 15 | ALL PURPOSE CONSTRUCTION<br>37000 CENTER RIDGE NR OH 44039 | 07000310000132 |
| 16 | CHRISTOPHER MORRISON<br>37390 BARRES N.R. OH. 44039 | 07000310000131 |
| 17 | ADAM & MICHELLE ROOK<br>5558 STONEY RIDGE N.R. OH. 44039 | 07000310000046 |
| 18 | BRIAN & KAREN MICHAEL<br>5536 STONEY RIDGE N.R. OH. 44039 | 07000310000045 |
| 19 | JONATHAN MLYNOWSKI<br>5514 STONEY RIDGE N.R. OH. 44039 | 07000310000048 |
| 20 | THRASO & LAURA THRASIVOULOU<br>5470 STONEY RIDGE N.R. OH. 44039 | 07000310000058 |
| 21 | JOSEPH & MEGAN STILLA<br>5448 STONEY RIDGE NR OH 44039 | 07000310000059<br>07000310000060 |
| 22 | | |
| 23 | | |
| 24 | | |
| 25 | | |
| 26 | | |

***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 |
|---|---|---|---|---|---|---|---|
| 0700031000024 | | BOHR JAMES E & BOHR SHANA | 5611 STONEY RIDGE RD NORTH RIDGEVILLE; OH 44039 | 5611 STONEY RIDGE ROAD | N RIDGEVILLE | OH | 44039 |
| 0700029000024 | | CHOMOA KATHRYN M & CHOMOA RUSSELL M | 5688 AVON BELDEN RD NORTH RIDGEVILLE; OH 44039 | 5688 AVON BELDEN RD | N RIDGEVILLE | OH | 44039 |
| 0700029000316 | | HAMPTON PLACE HOME OWNERS ASSOCIATION INC | COVEY DR NORTH RIDGEVILLE; OH 44039 | PO BOX 39531 | N RIDGEVILLE | OH | 44039 |
| 0700030000256 | | KIRCHNER DARRYL J & KIRCHNER RACHEL A | 36505 CAPRI LN NORTH RIDGEVILLE; OH 44039 | 36505 CAPRI LN | N RIDGEVILLE | OH | 44039 |
| 0700031000023 | | MCDERMOTT EDWARD ROBERT | 5455 STONEY RIDGE RD NORTH RIDGEVILLE; OH 44039 | 5455 STONEY RIDGE RD | N RIDGEVILLE | OH | 44039 |
| 0700029000070 | | MINNICH DAVID A & CAROLE V | 5827 STONEY RIDGE RD NORTH RIDGEVILLE; OH 44039 | 5827 STONEY RIDGE RD | N RIDGEVILLE | OH | 44039 |
| 0700032000670 | | NORTH RIDGE POINT LTD | STONEY RIDGE RD NORTH RIDGEVILLE; OH 44039 | 36715 AVALON CT | AVON | OH | 44011 |
| 0700030000276 | | NORTH RIDGE POINT LTD | WEST SHORE PKWY NORTH RIDGEVILLE; OH 44039 | 3320 STONEY RIDGE RD | AVON | OH | 44011 |
| 0700032000646 | | NORTH RIDGE POINT LTD | STONEY RIDGE RD NORTH RIDGEVILLE; OH 44039 | 3320 STONEY RIDGE RD | AVON | OH | 44011 |
| 0700031000120 | | NORTH RIDGE POINT LTD | 5615 STONEY RIDGE RD NORTH RIDGEVILLE; OH 44039 | 3320 STONEY RIDGE RD | AVON | OH | 44011 |
| 0700030000277 | | NORTH RIDGE POINT LTD | WEST SHORE PKWY NORTH RIDGEVILLE; OH 44039 | 3320 STONEY RIDGE RD | AVON | OH | 44011 |
| 0700030000255 | | POTTS HOMER STEVE & TAYLOR SALLY | 36489 CAPRI LN NORTH RIDGEVILLE; OH 44039 | 36489 CAPRI LN | N RIDGEVILLE | OH | 44039 |
| 0700029000023 | | PRICE WILLIAM F & RITA M | 5672 AVON BELDEN RD NORTH RIDGEVILLE; OH 44039 | 5672 AVON BELDEN RD | N RIDGEVILLE | OH | 44039 |
| 0700032000645 | | VELEZ OCTAVIO & VELEZ ROSLYN | 5675 STONEY RIDGE RD NORTH RIDGEVILLE; OH 44039 | 5675 STONEY RIDGE RD | N RIDGEVILLE | OH | 44039 |
| 0700030000254 | | VOIERS DOUGLAS & VOIERS NANCY | 36477 CAPRI LN NORTH RIDGEVILLE; OH 44039 | 36477 CAPRI LN | N RIDGEVILLE | OH | 44039 |
| 0700029000079 | | WROBLEWSKI SARAH M & RAYMOND W | AVON BELDEN RD NORTH RIDGEVILLE; OH 44039 | 5704 CASE RD | N RIDGEVILLE | OH | 44039 |

**SUBDIVISION:** NORTH RIDGE POINTE

**DATE:** 8/6/19

## FINAL PLAT APPROVAL: §1224.02

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

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

| | 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 PREVIOUS SUBMITTAL-NO CHANGES |
| 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.***

ATWELL

# Transmittal

**To:** Gary Smitek
36715 Avalon Ct.
Avon, Ohio 44011

**DATE:** 08/08/2019
**PROJECT:** North Ridge Pointe #5
**JOB #:** 19001163
**VIA:** UPS

WE ARE SENDING: [X] Herewith [ ] Under Separate Cover

THE FOLLOWING:

(10) – Construction Plans, 9 reduced, 1 full size

(10) –Plat, 9 reduced, 1 full size

TRANSMITTED AS MARKED BELOW:

☐ For your approval ☒ As requested ☐ For review and comment

☐ For your use ☐ Other:

REMARKS:

Thank you.

FROM: Dale Haywood, P.E., P.S., CPESC

7100 E. Pleasant Valley Road, Suite 220 | Independence, OH 44131 | 440.349.2000 Tel | 440.349.2028 Fax | www.atwell-group.com

## ALL FEES MUST BE INCLUDED WITH APPLICATION

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

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### Planning Commission Application Fee

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

Single Lot ..... $100.00
Multiple Lots ..... $300.00

Planning Commission Special Meeting Fee ..... $250.00

Public Notification Fee ..... $1.00 per notice of adjacent property owner(s)

~~46~~ 34 (Number of Notices) x $1.00 = $ ~~46~~ 34 (Fee)

Building Dept. Admin. Fee ..... $5.00

***Submit your application and check to the Building Department.***

300.00
~~34.00~~ 38.00
5.00
~~379.00~~ 343.00

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### Engineering Deposit Fee

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

Residential Subdivision:

Preliminary ..... $375.00
Final ..... $975.00 plus $35.00 per lot

Multi-Family Apartments, etc. ..... $950.00 + $30.00 per unit
Commercial Site Plan (1 Building) ..... $1,125.00
Industrial Site Plan (1 Building) ..... $1,125.00
Plot Plans, Lot Splits & Other Map Reviews ..... $225.00

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

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

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

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

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

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

**RECEIPT NUMBER**

**00005211**

# *City of North Ridgeville*

7307 Avon Belden Rd

North Ridgeville, OH 44039

Ph: (440) 353-0822 Fax: (440) 353-0823

**Paid By**

GARY SMITEK

36715 AVALON CT

AVON, OH 44011

08/14/2019

| Type | Record | Category | Description | Amount |
|---|---|---|---|---|
| PZE Process | PPZ2019-0013 | Standard Item | Planning Commission: Multiple | $ 334.00 |
| PZE Process | PPZ2019-0013 | Standard Item | Administrative Fee | $ 5.00 |

| | |
|---|---|
| **Total** | **$ 339.00** |
| Cash | |
| Check | $ 339.00 |
| Check # | 1384 |
| Credit | |
| Transferred | |
| **Tendered** | **$ 339.00** |
| **Change** | **$ 0.00** |
| **To Overpayment** | **$ 0.00** |

| CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS | |
|---|---|
| Name of Applicant: | Gary Smitek |
| Name of Owner: | Gary Smitek |
| Date Submitted for Consideration: | 8-14-19 |
| Date to Return to Planning Commission: | 8-20-19 |
| Regarding: North Ridge Pointe Subdivision No. 5 Final Plat | |

RECOMMENDATIONS:

1. North Ridge Pointe Subdivision No. 5 has a density of 2.32. (47 sublots divided by 20.2232 total acres = 2.32).
2. North Ridge Pointe Subdivision No. 5 has 24.7% open space (5.0131 open space acres divided by 20.2232 total acres = 0.247).
3. 1282.11 (c) (1) Single Family lots shall have 12,800 square foot. Sublot 180 has 12,688.78 square foot. Applicant needs to revise lot area or seek a variance.
4. 1282.11 (b) (2) Cluster Family lots shall be 35 foot from a Single Family lot rear or side property lines. Sublots 149-151 and 157-169 indicate 30 foot setback to Single Family lot. However planning Commission may approve if they deem the setback to be adequate.

(use additional sheets if necessary)

Department Head Signature & Title: CBO

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

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

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

# CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS

| | |
|---|---|
| Name of Applicant: | Gary Smitek, North Ridge Pointe, LLC<br>36715 Avalon Court, Avon, Ohio 44011 |
| Name of Owner: | Same |
| Date of Planning Commission Meeting: | Tuesday, September 10, 2019 |
| Date to Return to Deputy Clerk of Council: | Thursday, August 29, 2019 |

Regarding: Final plat approval for North Ridge Pointe Subdivision No. 5; located east of Stoney Ridge Road, extending Capri Lane to the west; a portion south of Capri Lane; in an R-1 zoning district.

Permanent Parcel Nos. 07-00-029-000-198; 07-00-030-000-277; 07-00-031-000-120

Recommendations:

1. Since the streets are public streets, Ordinance 3862-2002 applies. The City is required to install all traffic control devices in new subdivisions and charge the developer for same.
2. Street lighting is required per CNRO Section 1226.15. LED lighting will be required.
3. Ordinance 5556-2018, adopted 7-2-18, states that all new residential buildings having a sump pump must connect the sump pump outlet directly to an existing storm sewer system.
4. The subdivision plans and storm water management calculations are under review by the Engineering Department.

(Use additional sheets if necessary.)

**Department Head Signature:** Daniel Rodriguez **Title:** City Engineer

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

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

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| CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS | |
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| Name of Applicant: | Gary Smitek, North Ridge Pointe, LLC<br>36715 Avalon Court, Avon, Ohio 44011 |
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Recommendations:

Usually variances from setback requirements are granted or denied by the BZA, but 1282.11(b)(2) gives the Planning Commission the authority to approve "lesser distances" for this type of subdivision. In this application the applicant needs lesser distances/variances on (it appears) 16 of 47 lots-over 30%. The Planning Commission may approve these lesser distances and the overall design of this phase of the subdivision if the intent of the chapter is adequately met.

The intent of the chapter is "to encourage greater attractiveness, flexibility and utilization of space to obtain a more desirable environment." Planning Commission should consider if the intent of this flexibility of design is met by this application. Specifically the design submitted should encourage:

1. creation of functional and interesting residential areas
2. provision of readily accessible recreation areas and open spaces
3. conservation of the natural amenities of the landscape; and
4. separation of pedestrian and vehicular circulation. (1282.01, Intent)

(Use additional sheets if necessary.)

**Department Head Signature:** _____ **Title:** Asst. L.D.

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

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| CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS | |
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Permanent Parcel Nos. 07-00-029-000-198; 07-00-030-000-277; 07-00-031-000-120

Recommendations:

(Use additional sheets if necessary.)

**Department Head Signature:** _____ **Title:** [Select Title...]

SSD

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

**Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.**
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Permanent Parcel Nos. 07-00-029-000-198; 07-00-030-000-277; 07-00-031-000-120

Recommendations:

RWC

(Use additional sheets if necessary.)

**Department Head Signature:** _____ **Title:** Mayor

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

**Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.**
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Permanent Parcel Nos. 07-00-029-000-198; 07-00-030-000-277; 07-00-031-000-120

Recommendations:

No Comments at this time.

(Use additional sheets if necessary.)

**Department Head Signature:** Chief John C. Clark **Title:** **Fire Chief**

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

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

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

RECEIVED
By Michelle A. Owens at 5:37 pm, Sep 10, 2019

## Michelle Owens

**From:** Ron Krueger <ronkrueger1962@yahoo.com>
**Sent:** Tuesday, September 10, 2019 3:27 PM
**To:** Michelle Owens
**Subject:** North Ridge Pointe Subdivision 5 Plat Approval Comments

Hello, Michelle I am writing this today to make sure our concerns, and others who reside on Capri Lane in North Ridge Pointe are heard. I would normally attend this meeting but due to kidney transplant on 7/12/2019 I am restricted from being in close, confined groups for at least another 4-6 weeks. So thank you for letting me submit my comments via e-mail.

First, I want to be clear that nobody I've spoken with down Capri Ln is opposing the approval of the new phase. However, we do have concerns regarding heavy equipment traffic coming into the nearly completed Phase 1-3 to perform construction work for another approximately 92 homesites. We moved into our new home at 36504 Capri Ln in late January. As the weather warmed, myself and several other homeowners have had issues with the ongoing construction finishing out the houses on Capri Ln and Smitek taking exception to landscape and other service vendors parking on the street and impeding their construction trucks. We see this continuing in the Spring and going forward and becoming worse as heavy construction vehicles use West Shore and Capri to enter Phases 4 and 5. We know Stoney Ridge will not bear the loads of semis bringing in lumber and sod let alone loaded concrete trucks. Also, with Capri being shut down the contracors- homeowners and builders have had no place to turn their vehicles to exit the neighborhood. This resulted in damaged curbs and driveways along with several trees and light poles being broken and bent. It has also resulted in angry homeowners who find their driveways are being used to turn around in and suffer the results of the damaged caused by inappropriate use of the drives. Many have resorted to parking vehicles at the end of their drives and placing barriers out to deter the use of the drives by workers and people checking out new lot sites

We're requesting that Smitek and Drees develop and install an alternate entrance on Hwy 83 or extend West Shore Pkway prior to any new construction so as to route the construction vehicles off Capri and Westshore and allow them access to the new and future phases with minimal impact to the finished phases and the pool and playground areas. We're also asking that contractors- framers, plumbers, electricians, etc., use Stoney Ridge to access and exit the new phases with the first home in Phase 4. Other builders such as Pulte have done this successfully.

Thank you for hearing our concerns.

Ron and Hallie Krueger
36504 Capri Ln
North Ridgeville, OH 44309
501-519-9820

**North Ridge Pointe Subdivision** 7/16/2019

**Development Statistics**

| Phase | Lots | # Standard | # Cluster | Total Area | Open Area |
|---|---|---|---|---|---|
| 1 | 30 | 30 | 0 | 22.5292 | 8.6350 |
| 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 |
| **Totals** | 194 | 144 | 50 | 97.0155 | 22.3982 |

**Development Summaries**

| Density | % Cluster | % Open Area |
|---|---|---|
| 2.0 | 26% | 23% |

**Development Requirements**

Maximum Density = 2.3 Lots per Acre

Maximum Cluster = 35%

Minimum Open Area = 20%

# NORTH RIDGE POINTE SUBDIVISION NO. 5

## 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

## OWNERS CERTIFICATION AND ACCEPTANCE:

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29, 30, 31 AND 32 CONTAINING 20.2232 ACRES, OF WHICH 9.6843 ACRES LIE IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 29, 4.7248 ACRES LIE IN LOT 30, 5.6263 ACRES LIE IN LOT 31 AND 0.1878 ACRES LIE IN LOT 32.

THE UNDERSIGNED OWNER, NORTH RIDGE POINT, LTD, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS NORTH RIDGE POINTE SUBDIVISION NO. 5, A SUBDIVISION OF SUBLOTS 149 TO 195 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

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

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

NORTH RIDGE POINT, LTD

_____
BY

_____
TITLE

## NOTARY:

STATE OF OHIO
COUNTY OF _____

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

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

THIS _____ DAY OF _____ , _____ .

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

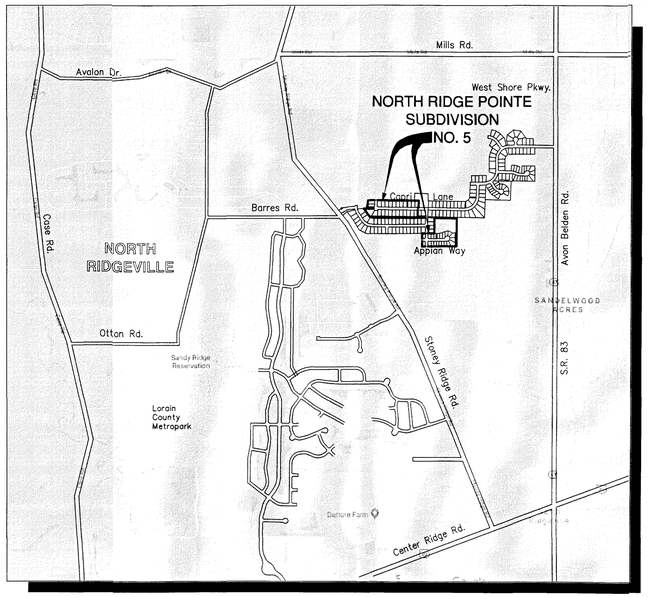
## ACREAGE SUMMARY:

SUBDIVISION NO. 5

| | |
|---|---|
| SUBLOTS | 12.2460 Ac. |
| RIGHT-OF-WAY | 3.0409 Ac. |
| BLOCK "L" | 4.1698 Ac. |
| BLOCK "M" | 0.8433 Ac. |
| TOTAL | 20.2232 Ac. |

TOTALS

| | |
|---|---|
| SUBDIVISION NO. 5 | 20.2232 Ac. |
| REMAINDER "5A" | 37.9555 Ac. |
| 21.8417 IN O.L. 30 | |
| 16.1138 IN O.L. 31 | |
| REMAINDER "5B" | |
| 4.5008 IN O.L. 29 | 10.9476 Ac. |
| 6.4468 IN O.L. 32 | |
| TOTAL | 69.1263 Ac. |




VICINITY MAP
NOT TO SCALE

## INDEX OF SHEETS:


1 .... COVER SHEET
2 .... OVERALL
3 .... SUBLOTS 170 TO 174
SUBLOTS 191 TO 195
4 .... SUBLOTS 175 TO 190
5 .... SUBLOTS 149 TO 169


## LOT NUMBERS:

NORTH RIDGE POINTE SUBDIVISION NO. 5
CONTAINS 47 LOTS NUMBERED 149 TO 195 INCLUSIVE

## UTILITY EASEMENTS:

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

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

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

## GRANTOR / OWNER / DEVELOPER:

*NORTH RIDGE POINT, LTD*
36715 AVALON COURT
AVON, OH 44011
PHONE: 216.659.0903
CONTACT: GARY SMITEK

## APPROVALS:

### CITY ENGINEER:

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

THIS _____ DAY OF _____ , _____ .

_____
CITY ENGINEER

### CITY COUNCIL:

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

THIS _____ DAY OF _____ , _____ .

_____
MAYOR

### PLANNING COMMISSION:

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

THIS _____ DAY OF _____ , _____ .

_____
CITY PLANNING COMMISSION CHAIRPERSON
(OR RESPONSIBLE OFFICIAL)

## SURVEYOR'S NOTE:

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

## SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED NORTH RIDGE POINTE SUBDIVISION NO. 5, AS SHOWN HEREON AND CONTAINING 69.1263 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29, 30, 31 AND 32 IN THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED AS "● " OR "▣", IRON PIN MONUMENTS HAVE OR WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES. BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN ANY TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

_____
ALEX E. MARKS, P.S. 8616

_____
DATE

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

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

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

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.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ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.349.2000


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

CLIENT
NORTH RIDGE POINT, LTD
NORTH RIDGE POINTE SUBDIVISION NO. 5
COVER SHEET

DATE
05/17/2019

2019.05.30
REVISED PER CLIENT COMMENTS

REVISIONS

| | |
|---|---|
| DR. BTS | CH. MS |
| P.M. P. ERAK | |
| BOOK | |
| JOB 19001163 | |
| SHEET NO. 1 of 5 | |

CAD FILE: 19001163PL-01 PH5.DWG

K:\19001163\DWG\SUBDIV\19001163N-01 PH5.DWG 5/30/2019 3:43:34 PM BRETT SPANGLER

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | LENGTH |
| L1 | N89°59'41"W | 64.88' |
| L2 | N60°27'34"E | 42.25' |
| L3 | N81°30'12"E | 105.36' |
| L4 | N85°55'05"E | 100.44' |
| L5 | S89°59'35"E | 60.00' |
| L6 | S0°00'25"W | 28.61' |
| L7 | N81°02'34"E | 149.03' |
| L8 | S34°27'13"E | 2.08' |
| L10 | S34°27'13"E | 161.67' |
| L11 | S41°42'11"E | 85.00' |
| L12 | S80°12'18"E | 85.00' |
| L13 | N0°52'48"E | 22.75' |
| L14 | N89°30'57"W | 180.00' |
| L15 | N0°29'03"E | 211.00' |
| L16 | S89°30'57"E | 21.46' |
| L17 | N0°29'03"E | 151.00' |
| L18 | N89°30'57"W | 96.53' |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | LENGTH |
| L19 | N89°30'57"W | 158.47' |
| L20 | S0°29'03"W | 151.00' |
| L21 | N89°30'57"W | 20.00' |
| L22 | N0°29'03"E | 151.00' |
| L23 | S0°00'25"W | 1.25' |
| L24 | N89°59'35"W | 151.00' |
| L25 | S10°05'27"W | 86.33' |
| L26 | S88°56'15"E | 151.60' |
| L28 | N88°56'15"W | 221.76' |
| L29 | N0°53'46"E | 167.29' |
| L30 | S89°06'13"E | 314.35' |
| L31 | S0°52'44"W | 165.22' |
| L32 | S0°52'48"W | 151.00' |
| L33 | N0°52'48"E | 152.08' |
| L34 | S87°49'53"E | 152.08' |
| L35 | N87°49'53"W | 151.00' |
| L36 | N2°10'07"E | 276.86' |

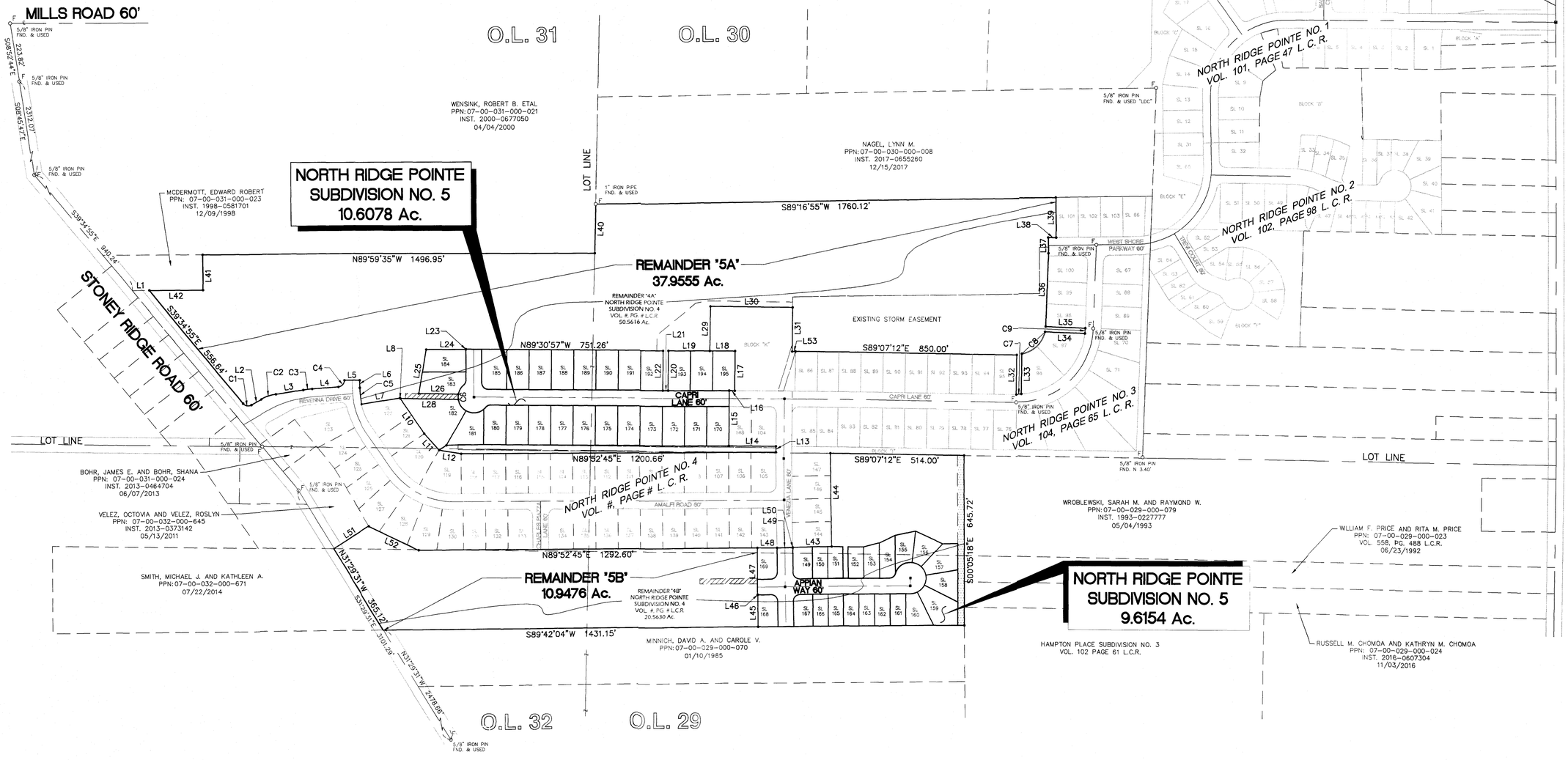
| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | LENGTH |
| L37 | N0°42'31"W | 60.00' |
| L38 | N89°17'29"E | 30.37' |
| L39 | N0°42'31"W | 152.31' |
| L40 | S1°20'37"W | 186.63' |
| L41 | S0°27'11"E | 134.50' |
| L42 | N89°59'41"W | 204.12' |
| L43 | N89°14'38"E | 151.00' |
| L44 | N0°40'38"W | 352.87' |
| L45 | S0°17'56"E | 121.00' |
| L46 | N89°42'04"E | 1.19' |
| L47 | S0°17'56"E | 179.88' |
| L48 | N89°52'45"E | 75.00' |
| L49 | N89°19'22"E | 60.00' |
| L50 | S0°40'38"E | 1.17' |
| L51 | N58°30'29"E | 159.50' |
| L52 | S64°56'51"E | 210.29' |
| L53 | S89°07'12"E | 13.17' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHD. BEARING | CHORD | TANGENT |
| C1 | 34.89' | 25.00' | 79°57'31" | S79°33'40"E | 32.13' | 20.96' |
| C2 | 59.62' | 167.00' | 20°27'22" | N71°17'57"E | 59.31' | 30.13' |
| C3 | 34.67' | 450.00' | 4°24'53" | N83°42'39"E | 34.66' | 17.35' |
| C4 | 37.49' | 25.00' | 85°54'40" | N42°57'45"E | 34.07' | 23.28' |
| C5 | 63.31' | 260.00' | 13°57'03" | S6°58'06"E | 63.15' | 31.81' |
| C7 | 20.01' | 260.00' | 4°24'38" | N88°40'27"E | 20.01' | 10.01' |
| C8 | 128.54' | 109.00' | 67°34'01" | N46°31'27"E | 121.22' | 72.92' |
| C9 | 20.01' | 260.00' | 4°24'38" | N4°22'28"E | 20.01' | 10.01' |

| | | | |
|---|---|---|---|
| ● | 5/8" BY 30" IRON PIN SET WITH CAP "ATWELL" | CALC. | CALCULATED |
| ▼ | 5/8" BY 30" IRON PIN SET WITH CAP IN MONUMENT BOX | OBS. | OBSERVED |
| [M] | MONUMENT BOX FOUND | REC. | RECORD |
| ○F | MONUMENTATION FOUND AS NOTED AND SHOWN | S.F. | SQUARE FEET |
| @F | | AC. | ACRES |
| ——— | CENTERLINE | VOL. | VOLUME |
| - - - - - | BUILDING SETBACK LINE | PG. | PAGE |
| ——— | UTILITY EASEMENT | ℄ | CENTERLINE |
| ——— | EXISTING PROPERTY LINE | R/W | RIGHT OF WAY |
| | PROPOSED EASEMENT | PPN | PERMANENT PARCEL NUMBER |
| | RIPARIAN SETBACK | INST. | INSTRUMENT NUMBER |
| | | ℙ | PROPERTY LINE |

## CONSERVATION EASEMENTS:

WETLAND CONSERVATION EASEMENT AREAS SHOWN PER DEPARTMENT OF THE ARMY PERMIT NO 2008-00960, NATIONWIDE PERMIT NO 29 AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 77, NO 34 ON TUESDAY, FEBRUARY 21, 2012. THE NORTH RIDGE POINTE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING AND CONTROLING THE AREAS. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN SAID EASEMENT AREAS.

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440.349.2000

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

CLIENT
NORTH RIDGE POINT, LTD

NORTH RIDGE POINTE SUBDIVISION NO. 5
OVERALL

DATE
05/17/2019

2019.05.30
REVISED PER CLIENT COMMENTS

REVISIONS

SCALE 0 100 200
1" = 200 FEET

DR. BTS | CH. MS
P.M. P. ERAK
BOOK
JOB 19001163
SHEET NO. 2 of 5

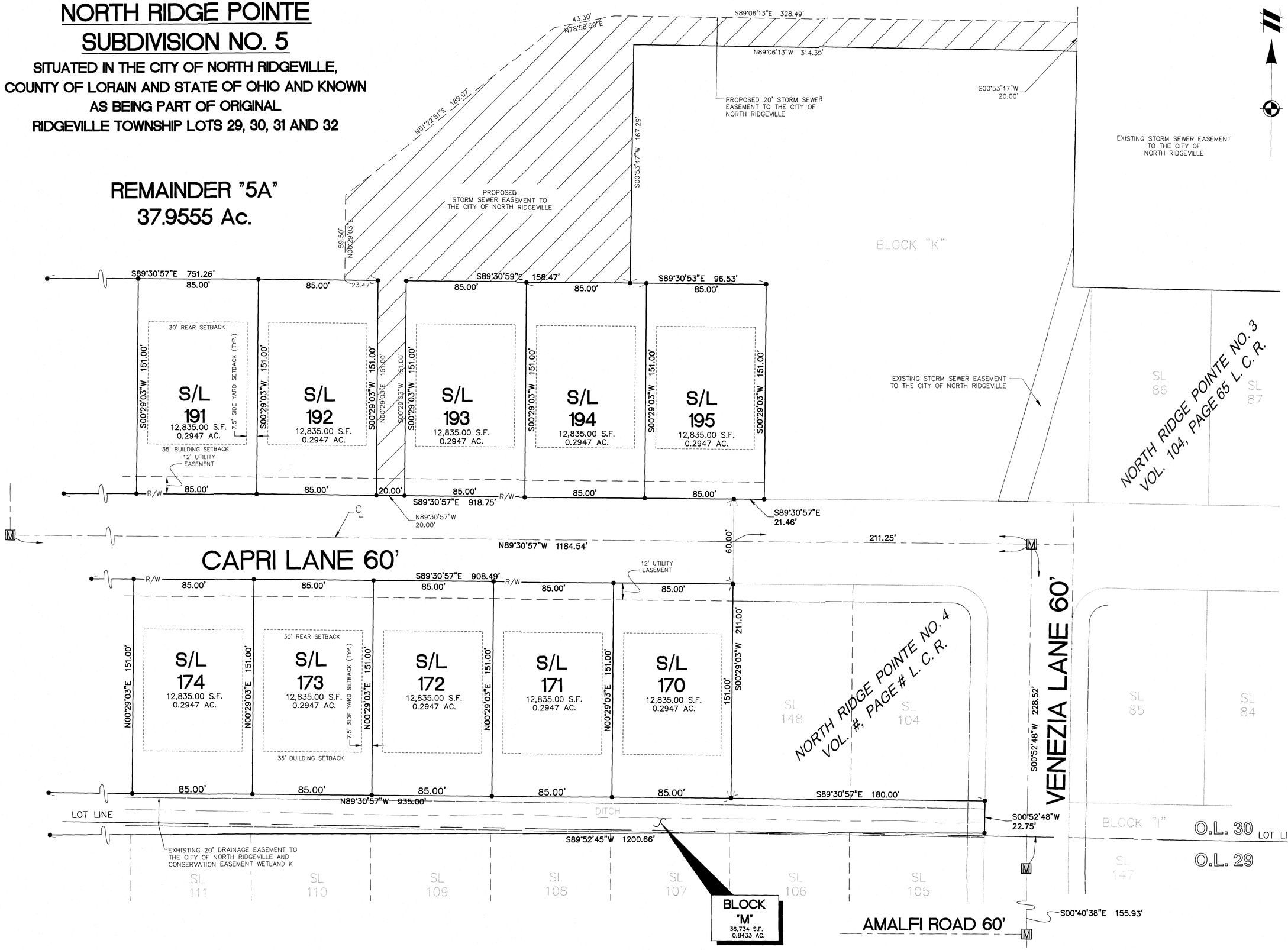
CAD FILE: 19001163PL-01 PH5.DWG

X:\19001163\SURVEY\19001163PL-01 PH5.DWG 5/16/2019 3:40 PM BRET SPANGER

# NORTH RIDGE POINTE
# SUBDIVISION NO. 5

**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**

## REMAINDER "5A"
## 37.9555 Ac.

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

CLIENT: NORTH RIDGE POINT, LTD
NORTH RIDGE POINTE SUBDIVISION NO. 5
SUBLOTS 170 – 174
SUBLOTS 191 – 195

DATE 05/17/2019
2019.05.30 REVISED PER CLIENT COMMENTS

REVISIONS

SCALE 0 15 30
1" = 30 FEET
DR. BTS | CH. MS
P.M. P. ERAK
BOOK
JOB 19001163
SHEET NO. 3 of 5

CAD FILE: 19001163PL-01 PH5.DWG

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# NORTH RIDGE POINTE SUBDIVISION NO. 5

## 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

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHD. BEARING | CHORD |
| C10 | 21.68' | 25.00' | 49°40'47" | S24°50'49"W | 21.00' |
| C11 | 40.87' | 60.00' | 39°01'48" | S30°10'18"W | 40.09' |
| C12 | 20.09' | 60.00' | 19°11'17" | S1°03'45"W | 20.00' |
| C13 | 54.04' | 60.00' | 51°36'19" | S34°20'03"E | 52.23' |
| C14 | 72.30' | 60.00' | 69°02'16" | N85°20'40"E | 68.00' |
| C15 | 10.49' | 60.00' | 10°01'15" | N45°48'54"E | 10.48' |
| C16 | 21.68' | 25.00' | 49°40'47" | N65°38'40"E | 21.00' |
| C17 | 39.06' | 25.00' | 89°31'22" | S44°45'16"E | 35.21' |
| C31 | 197.80' | 60.00' | 188°52'56" | N44°45'16"W | 119.64' |

REMAINDER "5A"
37.9555 Ac.

LOT LINE

N00°00'25"E 1.25'
S89°59'35"E 151.00'
60.00'
S89°30'54"E 751.26'
96.26'
85.00'
85.00'
85.00'
85.00'
85.00'

S/L 184 — 13,477.44 S.F. 0.3094 AC.
S/L 185 — 14,308.28 S.F. 0.3285 AC.
S/L 186 — 12,835.00 S.F. 0.2947 AC.
S/L 187 — 12,835.00 S.F. 0.2947 AC.
S/L 188 — 12,835.00 S.F. 0.2947 AC.
S/L 189 — 12,835.00 S.F. 0.2947 AC.
S/L 190 — 12,835.00 S.F. 0.2947 AC.
S/L 183 — 13,554.73 S.F. 0.3112 AC.
S/L 182 — 27,727.34 S.F. 0.6365 AC.
S/L 181 — 13,300.49 S.F. 0.3053 AC.
S/L 180 — 12,688.78 S.F. 0.2913 AC.
S/L 179 — 12,835.00 S.F. 0.2947 AC.
S/L 178 — 12,835.00 S.F. 0.2947 AC.
S/L 177 — 12,835.00 S.F. 0.2947 AC.
S/L 176 — 12,835.00 S.F. 0.2947 AC.
S/L 175 — 12,835.00 S.F. 0.2947 AC.

S10°05'27"W 86.33'
S89°59'35"E 166.12'
S10°05'27"W 82.40'
N00°00'25"E 116.45'
85.00' R/W
N00°00'25"E 181.01'
S00°00'25"W 126.21'
R/W
30' REAR SETBACK
7.5' SIDE YARD SETBACK (TYP.)
S00°29'03"W 151.00'
35' BUILDING SETBACK
12' UTILITY EASEMENT
30' REAR SETBACK
C10 30.20'
C11
C12
C13
C14
C15
C16
C17
C31
70.21'
R/W
85.00'
S89°30'57"E 918.75'
N89°30'57"W 1184.54'
PROPOSED 20' STORM SEWER EASEMENT TO THE CITY OF NORTH RIDGEVILLE
N01°03'45"E 20.00'
S88°56'15"E 151.60'
S88°56'15"E 201.78'
N88°56'15"W 201.78'
S88°56'15"E 221.76'
S34°27'13"E 2.08'
76.67'
S34°27'13"E 161.67'
85.00'
S41°42'11"E 85.00'
S56°25'03"W 33.59'
N28°51'47"E 151.00'
N80°12'18"W 85.00'
S89°19'38"W 141.83'
N89°30'57"W 935.00'
S89°52'45"W 1200.66'
58.49'
S89°30'57"E 908.49'
CAPRI LANE 60'
N00°29'03"E 134.81'
SL 122
SL 121
SL 120
SL 119
SL 118
SL 117
SL 116
SL 115
SL 114
SL 113
SL 112
DITCH
O.L. 31
O.L. 30
O.L. 32
O.L. 29
EXISTING 20' DRAINAGE EASEMENT TO THE CITY OF NORTH RIDGEVILLE AND CONSERVATION EASEMENT WETLAND K
NORTH RIDGE POINTE NO. 4 VOL. #, PAGE # L. C. R.

BLOCK "M"
36,734 S.F.
0.8433 AC.

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

CLIENT: NORTH RIDGE POINT, LTD
NORTH RIDGE POINTE SUBDIVISION NO. 5
SUBLOTS 175 – 190

DATE 05/17/2019

2019.05.30 REVISED PER CLIENT COMMENTS

REVISIONS

SCALE 0 15 30
1" = 30 FEET

DR. BTS | CH. MS
P.M. P. ERAK
BOOK
JOB 19001163
SHEET NO. 4 of 5

CAD FILE: 19001163PL-01 PHS.DWG

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# NORTH RIDGE POINTE
# SUBDIVISION NO. 5

**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**

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHD. BEARING | CHORD |
| C18 | 39.10' | 25.00' | 89°37'18" | N45°29'17"W | 35.24' |
| C19 | 31.81' | 25.00' | 72°53'43" | S53°15'12"W | 29.70' |
| C20 | 44.73' | 60.00' | 42°43'02" | N38°09'52"E | 43.70' |
| C21 | 38.55' | 60.00' | 36°49'01" | N77°55'53"E | 37.89' |
| C22 | 38.55' | 60.00' | 36°49'01" | S65°15'05"E | 37.89' |
| C23 | 38.55' | 60.00' | 36°49'01" | S28°26'04"E | 37.89' |
| C24 | 38.55' | 60.00' | 36°49'01" | S8°22'57"W | 37.89' |
| C25 | 38.55' | 60.00' | 36°49'01" | S45°11'58"W | 37.89' |
| C26 | 27.32' | 60.00' | 26°05'36" | S76°39'16"W | 27.09' |
| C27 | 39.43' | 25.00' | 90°22'42" | S44°30'43"W | 35.47' |
| C28 | 39.10' | 25.00' | 89°37'18" | N45°29'17"W | 35.24' |
| C29 | 39.43' | 25.00' | 90°22'42" | N44°30'43"E | 35.47' |
| C30 | 264.83' | 60.00' | 252°53'43" | N36°44'48"W | 96.53' |

S89°07'12"E 514.00'

SL 147

SL 146

SL 145

SL 144

N00°40'38"W 352.87'

S00°05'18"E 645.72'

**BLOCK "L"**
178,290 S.F.
4.0930 AC.

PROPOSED STORM WATER MANAGEMENT EASEMENT TO THE CITY OF NORTH RIDGEVILLE

PROPOSED 25' STORM RIPARIAN SETBACK

AMALFI ROAD 60'

N89°52'29"E 75.00'

N89°19'22"E 60.00'

1.17'

N89°14'38"E 151.00'

75.81'

60.00'

44.83'

15.19'

S88°28'46"E

60.00'

N89°42'04"E

61.85'

N75°39'53"E

67.16'

N65°32'58"E

N77°55'52"E 79.95'

S65°15'05"E 114.32'

57.41'

N89°42'04"E

30' REAR SETBACK

**S/L 169** 8,893.96 S.F. 0.2042 AC.

**S/L 149** 9,030.95 S.F. 0.2073 AC.

**S/L 150** 7,323.77 S.F. 0.1681 AC.

**S/L 151** 7,312.59 S.F. 0.1679 AC.

**S/L 152** 7,260.00 S.F. 0.1667 AC.

**S/L 153** 7,710.00 S.F. 0.1770 AC.

**S/L 154** 8,992.66 S.F. 0.2064 AC.

**S/L 155** 8,659.55 S.F. 0.1988 AC.

**S/L 156** 8,659.55 S.F. 0.1988 AC.

**S/L 157** 11,710.32 S.F. 0.2688 AC.

**S/L 158** 10,067.73 S.F. 0.2311 AC.

**S/L 159** 15,195.94 S.F. 0.3489 AC.

**S/L 160** 9,311.54 S.F. 0.2138 AC.

**S/L 161** 7,260.00 S.F. 0.1667 AC.

**S/L 162** 7,260.00 S.F. 0.1667 AC.

**S/L 163** 7,260.00 S.F. 0.1667 AC.

**S/L 164** 7,260.00 S.F. 0.1667 AC.

**S/L 165** 7,260.00 S.F. 0.1667 AC.

**S/L 166** 7,260.00 S.F. 0.1667 AC.

**S/L 167** 8,987.32 S.F. 0.2063 AC.

**S/L 168** 8,991.45 S.F. 0.2064 AC.

PROPOSED 20' STORM SEWER EASEMENT TO THE CITY OF NORTH RIDGEVILLE

N00°17'56"W 20.00'

S89°42'04"W 220.02'

S00°17'56"E 20.00'

N89°42'04"E 220.02'

S00°17'56"E 179.88'

119.88'

94.49'

S00°40'38"E

R/W

50.63'

C29

C18

C19

C20

C21

C22

C23

C24

C25

C26

C27

C28

C30

S00°40'38"E 481.57'

149.85'

N00°40'38"W 96.39'

50.17'

60.00'

20.00'

S89°42'04"W 347.55'

37.38'

S00°17'56"E 145.83'

S00°17'56"E 136.00'

S06°20'24"W 121.00'

S43°09'25"W 121.00'

S79°58'26"W 124.18'

100.27'

312.39'

S00°05'18"E

123.74'

88.38'

S00°17'56"E 30.00'

483.43'

S89°42'04"W 589.42'

105.99'

60.00'

43.00'

VENEZIA LANE 60'

APPIAN WAY 60'

REMAINDER '4B' 10.9476 Ac.

S89°42'04"W 1.19'

50.17'

96.17'

S00°40'38"E

151.00'

S00°40'38"E 95.84'

N89°42'04"E 428.06'

50.63'

60.00'

12' UTILITY EASEMENT

35' BUILDING SETBACK

7.5' SIDE YARD SETBACK (TYP.)

30' REAR SETBACK

17.43'

N63°12'33"W 143.39'

N26°23'32"W 141.54'

75.80'

75.00'

106.07'

92.12'

25.00'

S89°42'04"W 793.99'

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

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

CLIENT
NORTH RIDGE POINT, LTD
NORTH RIDGE POINTE
SUBDIVISION NO. 5
SUBLOTS 149 – 169

DATE 05/17/2019

2019.05.30 REVISED PER CLIENT COMMENTS

REVISIONS

SCALE 0 15 30
1" = 30 FEET

DR. BTS | CH. MS
P.M. P. ERAK
BOOK
JOB 19001163
SHEET NO. 5 of 5

CAD FILE: 19001163PL-01 PHS.DWG

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# NORTH RIDGE POINTE PHASE No. 5

## 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 TERNES AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 329-4247
geoffrey.p.hamm@windstream.com

SPECTRUM
RON GIBSON
576 TERNES AVENUE
ELYRIA, OHIO 44035
PHONE: (440) 366-0416 EXT 625

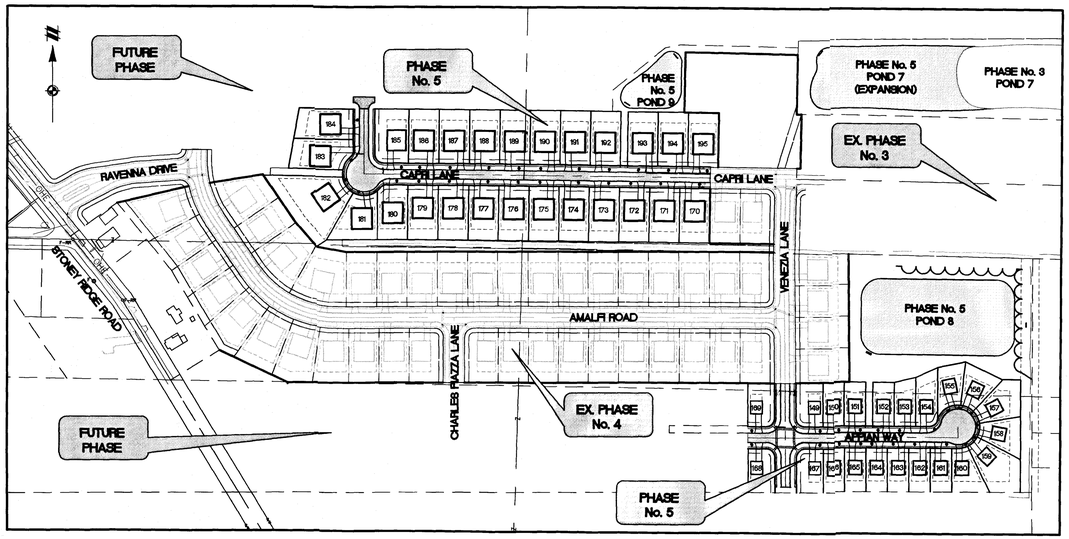
COLUMBIA GAS
DAN SUREN
7080 FRY ROAD
MIDDLEBURG HEIGHTS, OHIO 44130
PHONE: (440) 891-2428
dsuren@nisource.com

**SITE DATA**

RESIDENTIAL SUBDIVISION
47 SUBLOTS
20.2232 ACRES

**LEGEND**

- MEASURED BOUNDARY
- BOUNDARY TIE
- ADJACENT BOUNDARY
- EASEMENT
- FENCE
- STORM SEWER
- MANHOLE
- CATCH BASIN/INLET
- SANITARY SEWER
- C.O. CLEANOUT
- WATER MAIN
- HYDRANT
- SHUTOFF OR CURB BOX
- GATE VALVE IN BOX
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GUY WIRE
- U.P. UTILITY POLE
- ELECTRICAL BOX /METER
- UNDERGROUND TELEPHONE
- GAS
- G GAS RISER
- T TELEPHONE BOX
- CURB AND GUTTER
- BOLLARD
- SIGN
- GAS VALVE
- GAS METER
- WATER METER
- C CALCULATED POINT
- F FOUND MONUMENT AS NOTED
- S SET 5/8" IRON PIN
- R RECORD
- M MEASURED
- C CALCULATED
- PPN PERMANENT PARCEL NUMBER
- 835 PROP. 5' CONTOUR
- 834 EXIST. 1' CONTOUR
- 835 EXIST. 5' CONTOUR
- 834 PROP. 1' CONTOUR
- PROP. STORM SEWER
- PROP. CATCH BASIN/INLET
- PROP. STORM MANHOLE
- M CENTERLINE RIGHT-OF-WAY MONUMENT
- SWALE
- SURFACE WATER RUNOFF



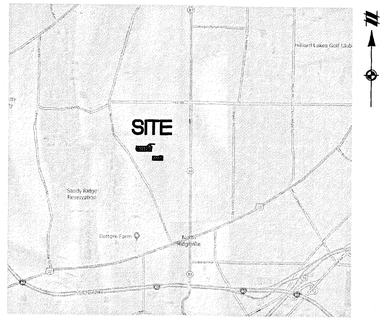

**OVERALL PROJECT PLAN**
1" = 200'

## SHEET INDEX


| SHEET NO. | DESCRIPTION |
|---|---|
| 1.0 | COVER SHEET |
| 2.0 | EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PLAN |
| 3.0 | GENERAL PLAN |
| 4.0 | GENERAL NOTES |
| 4.1 | GENERAL NOTES |
| 5.0 | STORMWATER POLLUTION PREVENTION PLAN |
| 5.1 | STORMWATER POLLUTION PREVENTION PLAN |
| 6.0 | SWP3 SPECIFICATIONS |
| 6.1 | SWP3 GENERAL NOTES |
| 6.2 | SWP3 DETAILS |
| 6.3 | SWP3 DETAILS |
| 6.4 | SWP3 DETAILS |
| 7.0 | FINAL GRADING PLAN |
| 7.1 | FINAL GRADING PLAN |
| 7.2 | FINAL GRADING SECTION |
| 8.0 | CAPRI LANE PLAN & PROFILE - (STA:2+50 TO 4+61) |
| 8.1 | CAPRI LANE PLAN & PROFILE - (STA:4+61 TO 9+50) |
| 8.2 | CAPRI LANE PLAN & PROFILE - (STA:9+50 TO 14+50) |
| 8.3 | VENEZIA LANE PLAN & PROFILE - (STA:5+50 TO 9+00) |
| 8.4 | APPIAN WAY PLAN & PROFILE - (STA:10+50 TO 16+00) |
| 8.5 | APPIAN WAY PLAN & PROFILE - (STA:16+00 TO 20+00) |
| 8.6 | AUXILIARY PROFILES |
| 8.7 | AUXILIARY PROFILES |
| 8.8 | POND 7 OVERFLOW |
| 9.0 | INTERSECTION DETAILS |
| 9.1 | INTERSECTION DETAILS |
| 10.0 | TYPICAL STORM DETAILS |
| 10.1 | TYPICAL SANITARY DETAILS |
| 10.2 | TYPICAL SANITARY DETAILS |
| 10.3 | TYPICAL WATER DETAILS |
| 10.4 | TYPICAL WATER DETAILS |
| 10.5 | TYPICAL PAVEMENT DETAILS |
| 10.6 | TYPICAL PAVEMENT & MISC. DETAILS |


*ROADWAY TYPICAL SECTION LOCATED ON SHEET 10.5

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




**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 SWPPP FOR THIS PROJECT.

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

CONTRACTOR: _____

BY: _____ DATE: _____

CONTRACTOR: _____

BY: _____ DATE: _____

CONTRACTOR: _____

BY: _____ DATE: _____

**ENGINEERING APPROVAL FOR OEPA SANITARY/WATER REVIEW ONLY:**

APPROVED BY: _____ DATE: _____
NORTH RIDGEVILLE CITY ENGINEER

**SUBMITTED BY:**

SUBMITTED BY: _____ DATE: 07/19/19
DALE HAYWOOD, PE REG ENGINEER NO. 63312

STATE OF OHIO · DALE R. HAYWOOD · E-63312 · REGISTERED PROFESSIONAL ENGINEER

**ENGINEERING APPROVALS:**

APPROVED BY: _____ DATE: _____
NORTH RIDGEVILLE CITY ENGINEER

**OHIO E.P.A.:**

WATER APPROVED BY O.E.P.A. LETTER DATED: _____
PERMIT NUMBER: _____

SANITARY APPROVED BY O.E.P.A. LETTER DATED: _____
PERMIT NUMBER: _____

NPDES PERMIT APPROVAL DATE: _____
PERMIT NUMBER: _____

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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.

NORTH RIDGE POINTE
PHASE No. 5

COVER SHEET

DATE
MAY 29TH, 2019

| | |
|---|---|
| CITY SUBMITTAL NO. 1 | 2019-05-13 |
| CITY SUBMITTAL NO. 2 | 2019-06-10 |
| EPA SUBMITTAL NO. 2 | 2019-07-16 |
| CITY SUBMITTAL NO. 3 | 2019-07-19 |

REVISIONS

| | |
|---|---|
| DR. | MC |
| CH. | TDR |
| P.M. | D.HAYWOOD |
| BOOK | N/A |
| JOB | 19001163 |
| SHEET NO. | 1.0 |

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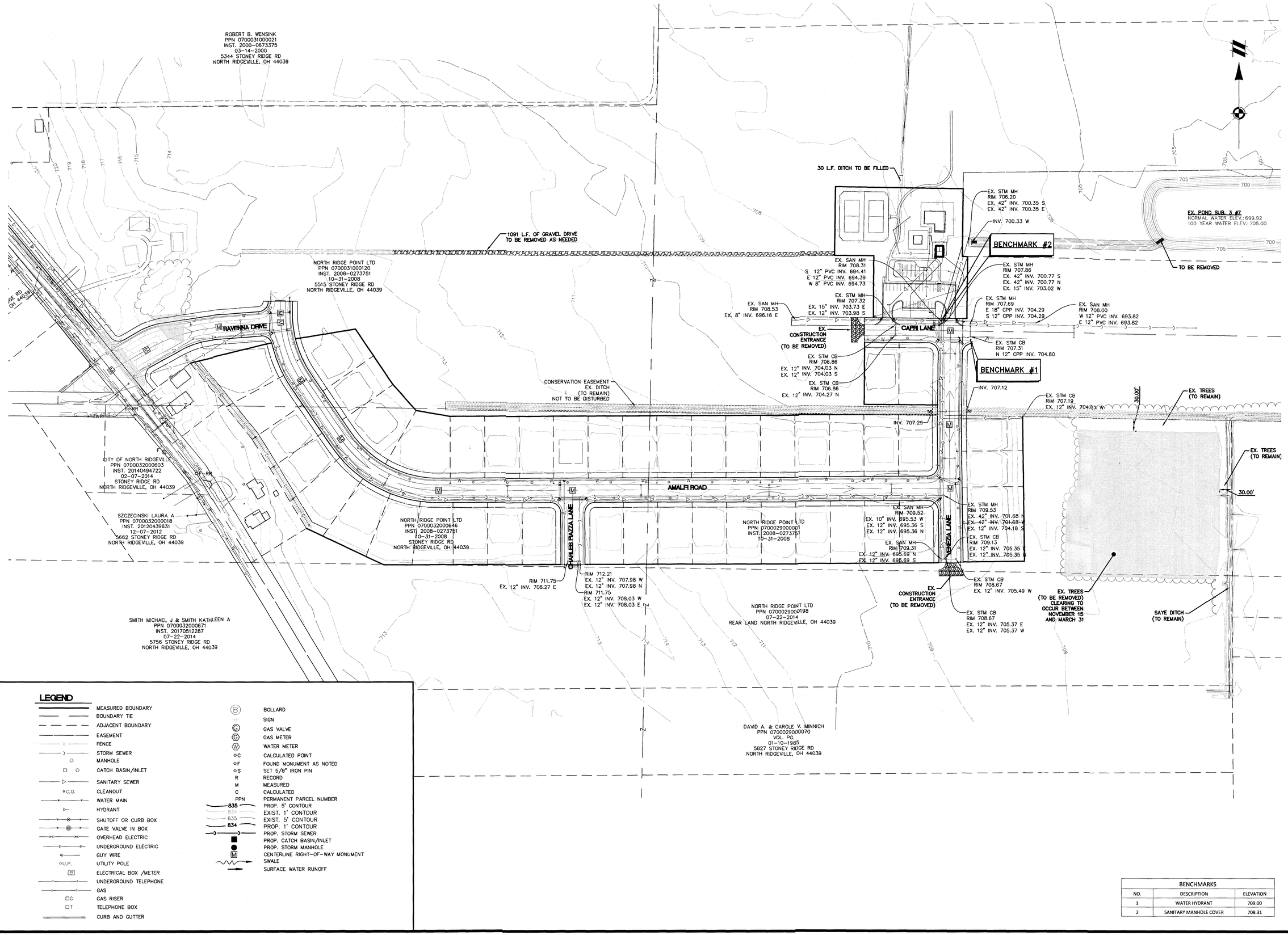


## LEGEND

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

- BOLLARD
- SIGN
- GAS VALVE
- GAS METER
- WATER METER
- C — CALCULATED POINT
- F — FOUND MONUMENT AS NOTED
- S — SET 5/8" IRON PIN
- R — RECORD
- M — MEASURED
- C — CALCULATED
- PPN — PERMANENT PARCEL NUMBER
- 835 — PROP. 5' CONTOUR
- 834 — EXIST. 1' CONTOUR
- 835 — EXIST. 5' CONTOUR
- 834 — PROP. 1' CONTOUR
- PROP. STORM SEWER
- PROP. CATCH BASIN/INLET
- PROP. STORM MANHOLE
- M — CENTERLINE RIGHT-OF-WAY MONUMENT
- SWALE
- SURFACE WATER RUNOFF

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

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LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.

NORTH RIDGE POINTE
PHASE No. 5

EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PLAN

DATE
MAY 29TH, 2019

CITY SUBMITTAL NO. 1
2019-05-13
CITY SUBMITTAL NO. 2
2019-06-10
EPA SUBMITTAL NO. 2
2019-07-16
CITY SUBMITTAL NO. 3
2019-07-19

REVISIONS

SCALE 0 50 100
1" = 100 FEET

| DR. MC | CH. TDR |
|---|---|
| P.M. D.HAYWOOD | |
| BOOK N/A | |
| JOB 19001163 | |
| SHEET NO. 2.0 | |

CAD FILE: 19001163-2.0 - EX.DWG

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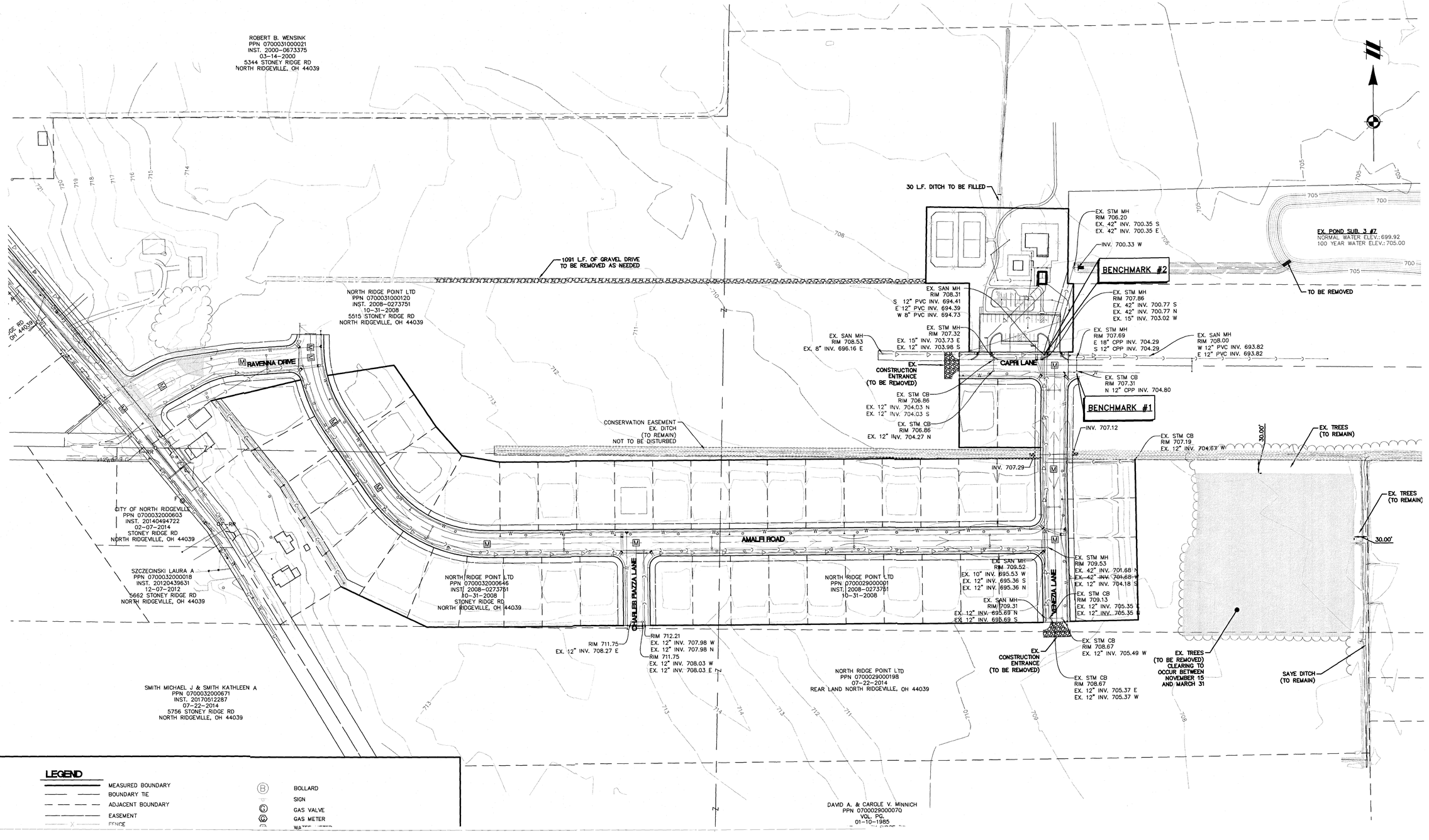


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LORAIN COUNTY, OHIO

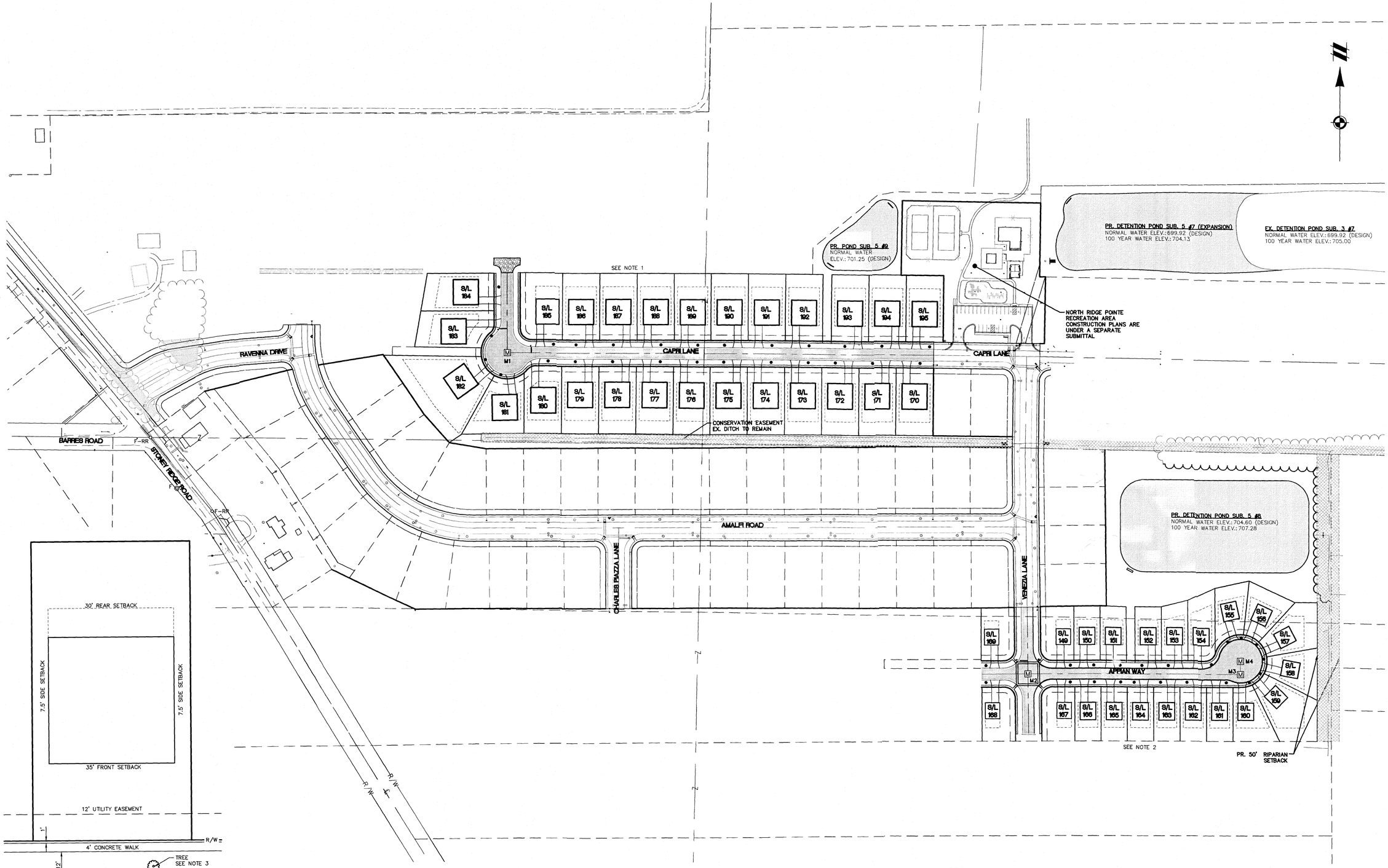
CLIENT
NORTH RIDGE POINT, LTD.

NORTH RIDGE POINTE
PHASE No. 5

# EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PLAN

DATE
MAY 29TH, 2019

| CITY SUBMITTAL NO. 1 |
|---|
| 2019-05-17 |
| CITY SUBMITTAL NO. 2 |
| 2019-06-10 |
| EPA SUBMITTAL NO. 2 |
| 2019-07-16 |
| CITY SUBMITTAL NO. 3 |
| 2019-07-19 |







TYPICAL HOUSE AND LOT
SCALE: 1"=20'
*LOTS ARE 60'x121' (TYP.)

NOTE 1: LOTS ON CAPRI LANE ARE 60'X121' (TYPICAL)

NOTE 2: LOTS ON APPIAN WAY ARE 60'X121' (TYPICAL)

NOTE 3: TREES TO BE CORNUS KOUSA, "KOUSA DOGWOOD" OR PYRUS C., "CLEVELAND SELECT PEAR"

PAVEMENT LEGEND

- PR. CONC. (ROADWAY)
- PR. SIDEWALK (BY DEVELOPER)
- PR. SIDEWALK

NOTES:
WETLAND CONSERVATION EASEMENT AREAS SHOWN PER DEPARTMENT OF THE ARMY PERMIT NO. 2008-00960, NATIONWIDE PERMIT NO. 29 AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 77, NO. 34, ON TUESDAY, FEBRUARY 21, 2012. THE NORTH RIDGE POINTE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING AND CONTROLLING THE AREAS. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN SAID EASEMENT AREAS.

| MONUMENT | ROADWAY | STATIONING |
|---|---|---|
| M1 | CAPRI LANE | 4+61.00 |
| M2 | APPIAN WAY | 14+08.12 |
| M3 | APPIAN WAY | 18+91.54 |
| M4 | APPIAN WAY | 18+91.54, 30'L |

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LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.

NORTH RIDGE POINTE
PHASE No. 5

GENERAL PLAN

DATE
MAY 29TH, 2019

CITY SUBMITTAL NO. 1
2019-05-13
CITY SUBMITTAL NO. 2
2019-06-10
EPA SUBMITTAL NO. 2
2019-07-16
CITY SUBMITTAL NO. 3
2019-07-19

REVISIONS

SCALE 0 50 100
1" = 100 FEET
DR. MC CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO.
3.0

CAD FILE: 19001163-3.0 - GP.DWG

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# CITY OF NORTH RIDGEVILLE
# STANDARD GENERAL NOTES

GENERAL

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

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

| | | |
|---|---|---|
| PAVEMENTS | CITY OF NORTH RIDGEVILLE | (440) 353-0842 |
| STORM SEWERS | CITY OF NORTH RIDGEVILLE | (440) 353-0842 |
| SANITARY SEWERS | CITY OF NORTH RIDGEVILLE | (440) 353-0842 |
| WATERLINES | CITY OF NORTH RIDGEVILLE | (440) 353-0842 |
| GAS-COLUMBIS GAS | DAN SUREN | (440) 891-2428 |
| TELEPHONE-WINDSTREAM | GEOFF HAMM | (440) 329-4247 |
| ELECTRIC-OHIO EDISON | MIKE ZANNI | (440) 326-3271 |
| CABLE-TIME WARNER | DAN SOBOTKA | (440) 366-0416 (EXT. 625) |
| WATER TRANSMISSION | AVON LAKE MUNICIPAL UTILITIES | (440) 933-6226 |

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

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

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

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

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

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

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

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

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

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

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

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

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

EARTHWORK

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

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

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

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

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

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

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

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

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

ROADWAY

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

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

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

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

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

6. IN AREAS OF HIGH GROUNDWATER OR WHERE SURFACE SEEPAGE HAS BEEN OBSERVED IT MAY BE NECESSARY TO CONSTRUCT DRAINS PERPENDICULAR TO THE PROPOSED PAVEMENT. THESE UNCLASSIFIED PIPE UNDERDRAINS, CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 605, SHALL BE 3 FEET BELOW PAVEMENT GRADE AND CONNECTED INTO THE APPROPRIATE STORM CONDUIT OR OUTLET. CONDUIT SHALL BE 6" DIAMETER PERFORATED PVC TYPE PS-46 PIPE CONFORMING TO ASTM F-758 OR 6" DIAMETER PERFORATED PSM POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH GEOTEXTILE DRAIN SLEEVE MEETING THE REQUIREMENTS OF ODOT 712.09, TYPE A, AND WITH NO. 8 STONE OR GRAVEL AGGREGATE.

UNDERGROUND INSTALLATIONS - GENERAL

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

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

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

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

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

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

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

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

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

STORM SEWERS

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

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

   B. POLYVINYL CHLORIDE (PVC) ASTM D-3034 (SDR 35) (ODOT 707.45) WITH GASKET MATERIAL CONFORMING TO ASTM F-477 AND JOINTS PER ASTM D-3212 OR SOLVENT CEMENT JOINTS PER ASTM D-2564.

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

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

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

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

3. UNDERDRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 605. CONDUIT SHALL BE 6" DIAMETER PVC TYPE PS-46 PIPE CONFORMING TO ASTM F-758, OR 6" DIAMETER PSM POLYVINYLCHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 SDR 35, WITH A GEOTEXTILE SLEEVE MEETING THE REQUIREMENTS OF ODOT ITEM 712.09, TYPE A, AND WITH THE GRANULAR MATERIAL BEING NO. 57 AGGREGATE (NO SLAG)

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

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

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

5/9/17

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT: NORTH RIDGE POINT, LTD.
NORTH RIDGE POINTE
PHASE No. 5
GENERAL NOTES

DATE: MAY 29TH, 2019

| REVISIONS |
|---|
| CITY SUBMITTAL NO. 1 2019-05-17 |
| CITY SUBMITTAL NO. 2 2019-06-19 |
| EPA SUBMITTAL NO. 2 2019-07-16 |
| CITY SUBMITTAL NO. 3 2019-07-19 |

DR. MC | CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO. 4.0

CAD FILE: 19001163-4.0 - GN.DWG

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# 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 DELFECTION IN THE FLEXIBLE PIPE. NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT. IF SUCH EQUIPMENT IS NOT AVAILABLE, THE DEFLECTION TEST CAN BE RUN BY THE USE OF MANDRELS, HAVING A DIAMETER EQUAL TO NINETY-FIVE (95) PERCENT OF THE INSIDE DIAMETER OF THE PIPE, PULLED THROUGH THE SEWER WITHOUT MECHANICAL PULLING DEVICES. MANDRELS SHALL BE CONSTRUCTED WITH AT LEAST NINE EVENLY SPACED ARMS OR PRONGS. A METAL PROVING RING SHALL BE PROVIDED TO VERIFY THE ACCURACY OF THE MANDREL TO THE CITY ENGINEER. THE LENGTH OF THE MANDREL SHALL BE EIGHT INCHES FOR EIGHT INCH PIPE, TEN INCHES FOR TEN AND TWELVE INCH PIPE. IF ANY SECTION OF CONDUIT EXCEEDS THE DEFLECTION OF FIVE PERCENT, THE NECESSARY CORRECTIONS SHALL BE MADE. CONDUIT WHICH HAS DEFLECTED MORE THAN FIVE PERCENT MUST BE CORRECTED TO THE SATISFACTION OF THE CITY ENGINEER BY THE CONTRACTOR. THE PIPE SHALL BE MEASURED IN COMPLIANCE WITH ASTM D2122.

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

3. THE SANITARY SEWER MAIN AND ITS LATERALS SHALL BE PVC ASTM D3034, WITH GASKETED JOINTS MEETING ASTM D3212 SDR-35, UNLESS DEPTH OF COVER IS 15 FEET OR GREATER THEN USE ASTM D3034 SDR-26.

4. SANITARY MANHOLES SHALL BE PRECAST CONCRETE MEETING THE STANDARDS OF THE CITY OF NORTH RIDGEVILLE. THE MANHOLE SHALL BE FULLY INSPECTED AROUND ITS EXTERIOR BEFORE BACKFILLING. ANY SUSPECTED WEAK SPOTS, CRACKS, ETC. THAT MAY CAUSE A LEAK IN THE FUTURE SHALL BE PATCHED, SEALED, ETC. WITH WATERPROOFING MATERIALS. PARTICULAR ATTENTION SHALL BE PAID TO THE BARREL JOINTS, STEP LOCATIONS, LIFTING HOLES, AND THE JOINT BETWEEN THE GRADE RINGS AND THE CASTING. ALL MANHOLES SHALL BE VACUUM TESTED PER ASTM-C1244.

5. GRADE RINGS SHALL BE USED TO BRING ALL CASTING TO GRADE, MAXIMUM 11 INCHES.

6. IF THE CASTING IS DISTURBED AFTER IT IS INSTALLED IT SHALL BE COMPLETELY REMOVED, CLEANED, AND THEN REINSTALLED.

7. THE CONTRACTOR SHALL MARK ALL LATERAL LOCATIONS IN THE FIELD WITH A CONTINUOUS 4" X 4" WOODEN STAKE FROM INVERT TO 2'-6" ABOVE GRADE, PAINTED ORANGE OR RED.

8. "LOW-PRESSURE" AIR TESTING FOR PLASTIC PIPE SHALL BE PER ASTM-F1417.

9. ALL MAINLINE SANITARY SEWER SHALL BE VIDEO TAPED PER CITY ORDINANCE.

10. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERLINE, STORM SEWERS, AND SANITARY SEWERS SHALL BE MAINTAINED AS FOLLOWS:

    A. A MINIMUM 10-FOOT HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE STORM SEWER WILL BE MAINTAINED.

    B. A MINIMUM 10-FOOT HORIZONTAL SEPARATION (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE SANITARY SEWER WILL BE MAINTAINED.

    C. A MINIMUM 18-INCH VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE SANITARY SEWER WILL BE MAINTAINED.

    D. A MINIMUM 18-INCH VERTICAL CLEARANCE (MEASURED OUT-TO-OUT CLEAR) BETWEEN THE PROPOSED WATERLINE AND THE STORM SEWER WILL BE MAINTAINED.

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

## WATER SYSTEM

1. THE WATER SYSTEM SHALL BE CONSTRUCTED PER THE CITY OF NORTH RIDGEVILLE STANDARDS & REGULATIONS.

2. THE WATERLINE SHALL BE PVC MEETING THE REQUIREMENTS OF AWWA C900, OR C909, CLASS 150 PIPE CONFORMING TO DR18 OR DUCTILE IRON PIPE, CLASS 52, CEMENT LINED MEETING THE REQUIREMENTS OF ANSI A21.51 AND AWWA C-151.

3. A MINIMUM OF 35 PSI SHALL BE MAINTAINED TO THE CURB STOP DURING NORMAL OPERATING CONDITIONS. BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.

4. ALL FITTINGS FOR THE WATER MAIN SHALL BE RESTRAINED JOINT TYPE (MEGA-LUG) AND SHALL BE DUCTILE IRON MEETING AWWA C-153.

5. ALL BENDS OR TEES ON THE MAIN SHALL BE RESTRAINED JOINT TYPE (MEGA-LUG) AND BLOCKED WITH WOOD.

6. ALL DUCTILE IRON PIPE, CAST IRON FITTINGS AND HYDRANTS SHALL BE POLYWRAPPED ACCORDING TO AWWA C-105. RESTRAIN TWO PIPE JOINTS EITHER SIDE OF TEE OR ELBOW IN ADDITION TO THRUST RESTRAINT.

7. ALL FITTINGS SHALL BE GIVEN A CEMENT MORTAR LINING AT THE POINT OF MANUFACTURE. THE LINING SHALL CONFORM TO ANSI A21.4, AWWA C-104 AND ALL SUBSEQUENT AMENDMENTS.

8. ALL FITTINGS SHALL BE DESIGNED FOR A WORKING PRESSURE OF NOT LESS THAN 150 PSI.

9. ALL VALVES AND HYDRANT FITTINGS MUST HAVE STAINLESS STEEL NUTS AND BOLTS. T-BOLTS AND NUTS FOR ALL MECHANICAL JOINTS MUST HAVE A BITUMASTIC COATING.

10. ALL PIPE SHALL BE GIVEN A CEMENT MORTAR LINING AT THE POINT OF MANUFACTURE. THE MORTAR LINING SHALL NOT BE LESS THAN 1/16 INCH IN THICKNESS AND CONFORM TO ANSI A21.4, AWWA C-104 AND ALL SUBSEQUENT AMENDMENTS.

11. ALL JOINTS SHALL BE MECHANICAL OR PUSH-ON TYPE. MECHANICAL JOINTS SHALL MEET THE REQUIREMENTS OF ANSI A21.11, AWWA C-111 AND ALL SUBSEQUENT AMENDMENTS. PUSH-ON JOINTS SHALL BE MADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PIPE MANUFACTURER.

12. ALL HYDRANTS SHALL HAVE MECHANICAL TYPE JOINTS.

13. WHENEVER CHANGES IN LINE AND GRADE OF THE MAIN AS SHOWN ON THE DRAWINGS ARE NOT STANDARD FITTING DEFLECTIONS, THE CONTRACTOR WILL BE PERMITTED TO USE AN APPROVED COMBINATION OF STANDARD FITTINGS AND SMALL DEFLECTION OF THREE DEGREES PER JOINT IN THE ADJOINING LENGTHS OF PIPE (NOT TO EXCEED THE MANUFACTURER'S SPECIFICATIONS).

14. CLOSURE PIECES SHALL BE ACCURATELY MEASURED AND CUT, IN THE FIELD, AND INSTALLED USING SOLID TYPE LONG PATTERN SLEEVES AS SHOWN OR AS REQUIRED.

## GATE VALVES

1. VALVES SHALL CONFORM IN ALL RESPECTS WITH AWWA C-500 OR C-509 AND WITH THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT SPECIFICATIONS.

2. ALL GATE VALVES THREE INCH AND LARGER SHALL HAVE A NON-RISING STEM, SHALL OPEN BY TURNING TO THE RIGHT, AND SHALL BE OPERATED BY A TWO-INCH SQUARE OPERATING NUT. NUTS SHALL HAVE AN ARROW AND THE WORD "OPEN" CAST THEREON TO INDICATE THE DIRECTION OF TURNING TO OPEN THE VALVE.

3. ALL GATE VALVES THREE-INCH TO 16 INCH IN SIZE SHALL BE OF RESILIENT WEDGE SEATED TYPE. THE VALVES SHALL HAVE RUBBER "O" RING PACKING SEALS AND MECHANICAL JOINT ENDS UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE CITY ENGINEER. IF THE TOP OF THE OPERATING NUT IS MORE THAN 36 INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE PROVIDED TO PLACE THE OPERATING WRENCH NUT BETWEEN 24 AND 36 INCHES BELOW THE SURFACE.

4. ALL 20 AND 24 INCH GATE VALVES SHALL BE PROVIDED WITH A FOUR INCH BYPASS VALVE AND ALL 30 INCH TO 48 INCH VALVES INCLUSIVE SHALL BE PROVIDED WITH A SIX INCH BYPASS VALVE LOCATED BELOW THE CENTER OF THE VALVES.

5. ALL GATE VALVES 16 INCH AND UNDER SHALL BE CONSTRUCTED TO WORK VERTICALLY. GATE VALVES 20 INCH AND LARGER IN SIZE SHALL BE CONSTRUCTED TO WORK HORIZONTALLY.

6. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.

## BUTTERFLY VALVES

1. IN LIEU OF GATE VALVES, BUTTERFLY VALVES MAY BE USED ON 12 INCH AND LARGER MAINS.

2. ALL BUTTERFLY VALVES SHALL BE OF RUBBER-SEATED TIGHT-CLOSING TYPE. THEY SHALL MEET OR EXCEED PERFORMANCE REQUIREMENTS FOR WATER APPLICATIONS OF APPLICABLE RECOGNIZED STANDARDS SUCH AS AWWA C-504. ALL VALVES SHALL BE MUELLER BUTTERFLY VALVES OR AN APPROVED EQUAL.

3. BOTH VALVE ENDS SHALL BE MECHANICAL JOINT PER AWWA C-111. ACCESSORIES (BOLTS, GLANDS AND BASKETS) SHALL BE SUPPLIED BY THE VALVE MANUFACTURER.

4. ALL VALVES MUST USE FULL AWWA C-504, CLASS 150B VALVE SHAFT DIAMETER AND FULL CLASS 150B UNDERGROUND-SERVICE-OPERATOR TORQUE RATING THROUGHOUT ENTIRE TRAVEL, TO PROVIDE CAPABILITY FOR OPERATION IN EMERGENCY SERVICE.

5. VALVE BODY SHALL BE HIGH-STRENGTH CAST IRON ASTM A126, CLASS B WITH 18-8 TYPE 304 STAINLESS STEEL BODY SEAT. VALVE VANE SHALL BE HIGH STRENGTH CAST IRON ASTM A48 CLASS 40, HAVING RUBBER SEAT MECHANICALLY SECURED WITH AN INTEGRAL 18-8 STAINLESS STEEL CLAMP RING AND 18-8 STAINLESS STEEL SELF-LOCKING SCREWS.

6. RUBBER SEAT SHALL BE A FULL-CIRCLE 360 DREGEE SEAT NOT PENETRATED BY THE VALVE SHAFT. VALVE SHAFT SHALL BE ONE PIECE, EXTENDING FULL SIZE THROUGH THE ENTIRE SHAFT AND OPERATOR WITH NO NECK-DOWN, KEYWAYS OR HOLES TO WEAKEN IT. FOR 14 INCH AND LARGER, VALVE SHAFTS SHALL BE 18-8 STAINLESS STEEL STUB SHAFT DESIGN KEYED TO THE VANE WITH STAINLESS STEEL TAPER PINS.

7. VALVE OPERATOR SHALL BE OF THE TRAVELING-NUT TYPE, SEALED, GASKETED, AND LUBRICATED FOR UNDERGROUND SERVICE. IT SHALL BE CAPABLE OF WITHSTANDING AN OVERLOAD INPUT TORQUE OF 450 FT-LBS AT FULL-OPEN OR CLOSED POSITION WITHOUT DAMAGE TO THE VALVE OR VALVE OPERATOR. IT SHALL BE DESIGNED TO RESIST SUBMERGENCE IN WATER TO 25 FEET HEAD PRESSURE FOR UP TO 72 HOURS.

8. THE VALVE SHALL BE CAPABLE OF EASY CLOSURE BY ONE MAN USING A STANDARD VALVE KEY, EVEN UNDER EMERGENCY LINE-BREAK CONDITIONS AS SEVERE AS THOSE THAT WOULD CAUSE A VALVE MAXIMUM OPERATING TORQUE REQUIREMENT OF AS MUCH AS TWO TIMES AWWA CLASS 150B.

9. ALL VALVES SHALL BE TESTED, BUBBLE-TIGHT AIR-UNDER-WATER, BY THE MANUFACTURER AS FOLLOWS:

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

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

## HYDROSTATIC TESTING

1. ALL WATER MAINS SHALL BE INSTALLED AND PRESSURE TESTED ACCORDING TO AWWA C-605, LATEST EDITION.
   *PRESSURE TESTING TO COMPLY WITH AWWA C-600 FOR DUCTILE IRON WATER MAINS.
2. TESTING PLUGS OR CAPS SHALL BE FURNISHED AND INSTALLED FOR TESTING COMPLETED SECTIONS OF PIPE AND FITTINGS.
3. BEFORE THE TEST PRESSURE IS APPLIED, CARE SHALL BE TAKEN TO INSURE THE REMOVAL OF AIR IN THE LINE AT THE HIGH POINTS AND TO SEE THAT ALL CAPS, PLUGS AND EXPOSED PORTIONS OF THE LINE ARE SECURELY BRACED.
4. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY EQUIPMENT, GUAGES, TOOLS, AND LABOR TO PROPERLY CONDUCT THE TEST. ALL TESTING SHALL BE DONE UNDER THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.
5. WATER FOR FILLING THE TEST SECTIONS WILL BE PROVIDED BY THE CITY OF NORTH RIDGEVILLE.
6. IF THE LEAKAGE TEST EXCEEDS THE MAXIMUM ALLOWED, THE CONTRACTOR SHALL LOCATE AND REPAIR THE LEAKS AND AGAIN TEST THE PIPE. THIS PROCESS SHALL BE CONTINUED UNTIL THE LEAKAGE IS WITHIN THE ACCEPTABLE LIMITS.

## DISINFECTING MAINS

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

## CURB CONNECTIONS

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

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

7/22/14

**ADDITIONAL WATER MAIN NOTES:**

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

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

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

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INDEPENDENCE, OH 44131
440.349.2000

CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT: NORTH RIDGE POINTE, LTD.

NORTH RIDGE POINTE
PHASE No. 5

GENERAL NOTES

DATE: MAY 29TH, 2019

CITY SUBMITTAL NO. 1 2019-05-13
CITY SUBMITTAL NO. 2 2019-06-10
EPA SUBMITTAL NO. 2 2019-07-16
CITY SUBMITTAL NO. 3 2019-07-19

REVISIONS

| | |
|---|---|
| DR. MC | CH. TDR |
| P.M. D.HAYWOOD | |
| BOOK N/A | |
| JOB 19001163 | |
| SHEET NO. 4.1 | |

CAD FILE: 19001163-4.0 - GN.DWG

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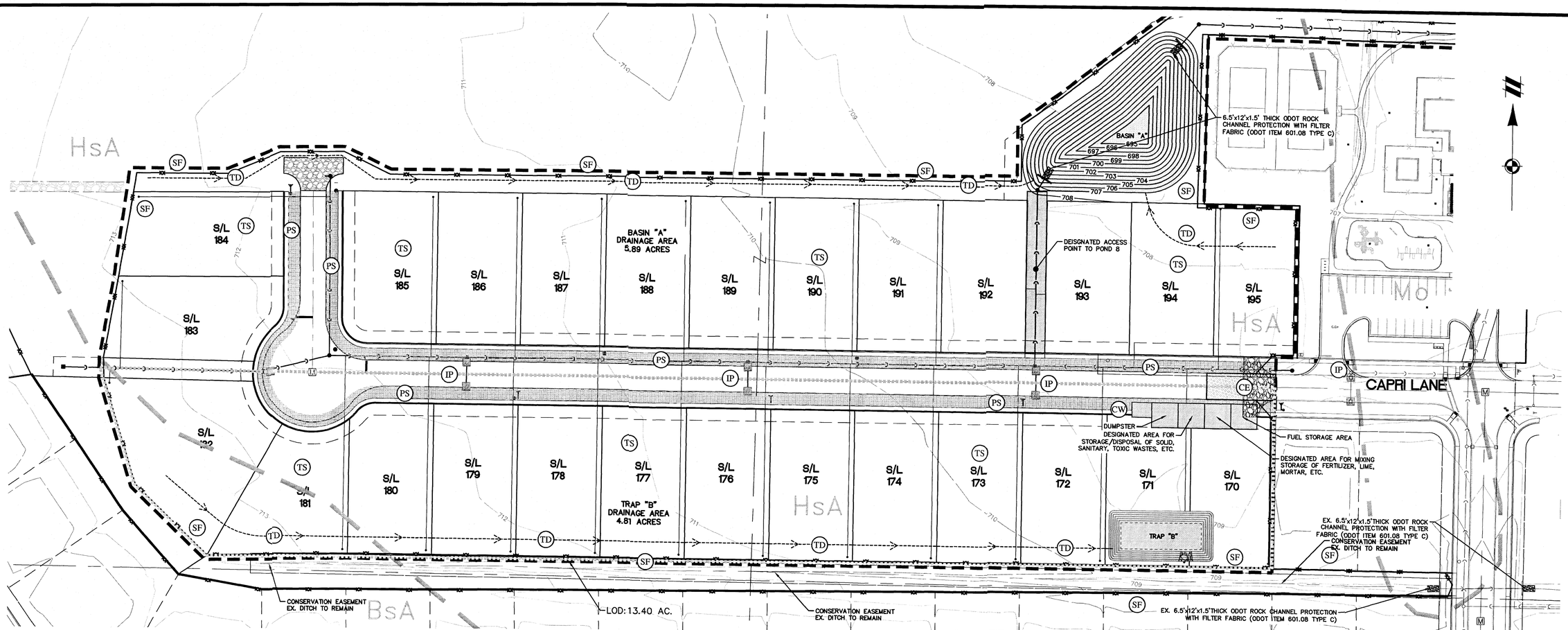


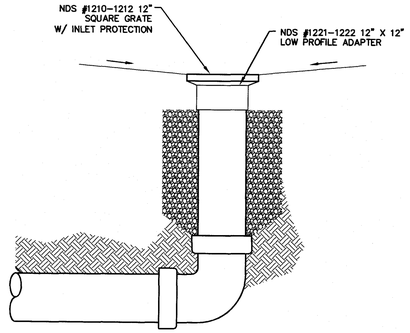


TEMPORARY DRAIN
NO SCALE

NOTES:
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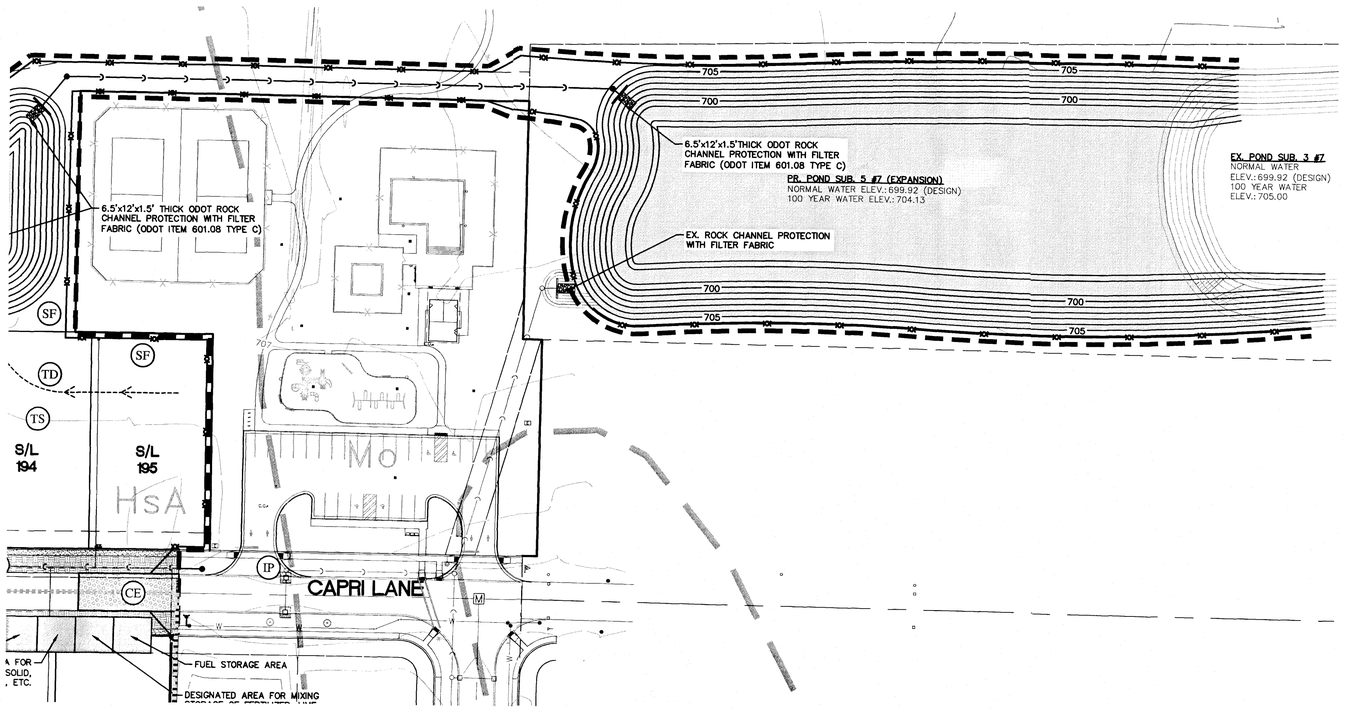
4. ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED AROUND CONSERVATION AND RIPARIAN EASEMENTS.




## SWPPP LEGEND

- LIMITS OF DISTURBANCE
- 834 EXIST. 1' CONTOUR
- 835 EXIST. 5' CONTOUR
- 834 PROP. 1' CONTOUR
- 835 PROP. 5' CONTOUR
- EXIST. STORM SEWER
- EXIST. CATCH BASIN/INLET
- PROP. STORM SEWER
- PROP. CATCH BASIN/INLET
- PROP. STORM MANHOLE
- (IP) INLET PROTECTION
- (SF) SILT FENCE
- SOIL TYPES
- (CW) CONCRETE WASHOUT
- (CE) CONSTRUCTION ENTRANCE
- (PS) PERMANENT SEEDING
- (TS) TEMPORARY SEEDING
- (TD) TEMPORARY DIVERSION
- DRAINAGE AREA TO SILT TRAP
- TEMPORARY DIVERSION CHANNEL

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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.

NORTH RIDGE POINTE
PHASE No. 5

# STORM WATER POLLUTION PREVENTION PLAN

DATE
MAY 29TH, 2019

| REVISIONS |
|---|
| CITY SUBMITTAL NO. 1 2019-05-13 |
| CITY SUBMITTAL NO. 2 2019-06-10 |
| EPA SUBMITTAL NO. 2 2019-07-16 |
| CITY SUBMITTAL NO. 3 2019-07-19 |

SCALE 0 25 50
1" = 50 FEET
DR. MC | CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO. 5.0

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CAD FILE: 19001163-5.0 - SWPPP.DWG

SW Products

**Marlee Float Skimmer Size Selection Report**

| | |
|---|---|
| Date | May 3, 2019 |
| Company | Atwell, LLC |
| Engineer | Mary Cholewa |
| Project Name | NORTH RIDGE POINTE PHASE 5 |
| Project Location | North Ridgeville, Ohio |
| Basin Description | Skimmer Basin A |
| Total Disturbed Area | 5.89 Acres |
| Required Sediment Storage Volume: | 5,890 CF |
| Total Drainage Area | 5.89 Acres |
| Required Dewatering Volume | 10,602 CF |

Confirm Calculated Pond Volume is similar to Required Dewatering Volume

| Inputs | | Calculations | |
|---|---|---|---|
| Max. Time to Drain, hrs = 168 | | Calculated Pond Volume, ft³ = | 10,773 |
| Min. Time to Drain, hrs = 48 | | | |
| Pond Depth, ft = 1.1 | | Calculated Pond Volume, gal = | 80,580 |
| Pond Top Length, ft = 100 | | | |
| Pond Top Width, ft = 104 | | | |
| Pond Bottom Length, ft = 90 | | | |
| Pond Bottom Width, ft = 98 | | | |

Minimum Average Flow Rate Allowable 1,539 cfd to drain in 168 hrs
0.018 cfs

Maximum Average Flow Rate Allowable 5,386 cfd to drain in 48 hrs
0.062 cfs

**Marlee Float Selection Chart**

| Model # | Orifice | Draw down time (hrs) | Acceptable for basin |
|---|---|---|---|
| 1 | 1.0" | 213 | no |
| 1 | 1.5" | 116 | Model 1 - 1.5" orifice saddle |
| 1 | 2.0" | 73 | Model 1 - 2.0" orifice saddle |
| 1 | 2.5" | 41 | no |
| 2 | 3.0" | 19 | no |
| 2 | 4.0" | 15 | no |
| 2 | 5.0" | 11 | no |
| 3 | 5.0" | 9 | no |
| 3 | 6.0" | 6 | no |
| 3 | 8.0" | 5 | no |

803 Roper Creek Drive - Greenville, SC 29615
855-897-9333 - SWProductsUS.com

SW Products

**Marlee Float Skimmer Size Selection Report**

| | |
|---|---|
| Date | May 3, 2019 |
| Company | Atwell, LLC |
| Engineer | Mary Cholewa |
| Project Name | NORTH RIDGE POINTE PHASE 5 |
| Project Location | North Ridgeville, Ohio |
| Basin Description | Skimmer Basin D |
| Total Disturbed Area | 5.47 Acres |
| Required Sediment Storage Volume: | 5,470 CF |
| Total Drainage Area | 5.47 Acres |
| Required Dewatering Volume | 9,846 CF |

Confirm Calculated Pond Volume is similar to Required Dewatering Volume

| Inputs | | Calculations | |
|---|---|---|---|
| Max. Time to Drain, hrs = 168 | | Calculated Pond Volume, ft³ = | 10,121 |
| Min. Time to Drain, hrs = 48 | | | |
| Pond Depth, ft = 0.15 | | Calculated Pond Volume, gal = | 75,704 |
| Pond Top Length, ft = 404 | | | |
| Pond Top Width, ft = 184 | | | |
| Pond Bottom Length, ft = 380 | | | |
| Pond Bottom Width, ft = 160 | | | |

Minimum Average Flow Rate Allowable 1,446 cfd to drain in 168 hrs
0.017 cfs

Maximum Average Flow Rate Allowable 5,060 cfd to drain in 48 hrs
0.059 cfs

**Marlee Float Selection Chart**

| Model # | Orifice | Draw down time (hrs) | Acceptable for basin |
|---|---|---|---|
| 1 | 1.0" | 353 | no |
| 1 | 1.5" | 193 | no |
| 1 | 2.0" | 154 | Model 1 - 2.0" orifice saddle |
| 1 | 2.5" | 60 | Model 1 - 2.5" orifice |
| 2 | 3.0" | 23 | no |
| 2 | 4.0" | 23 | no |
| 2 | 5.0" | 15 | no |
| 3 | 5.0" | 20 | no |
| 3 | 6.0" | 9 | no |
| 3 | 8.0" | 7 | no |

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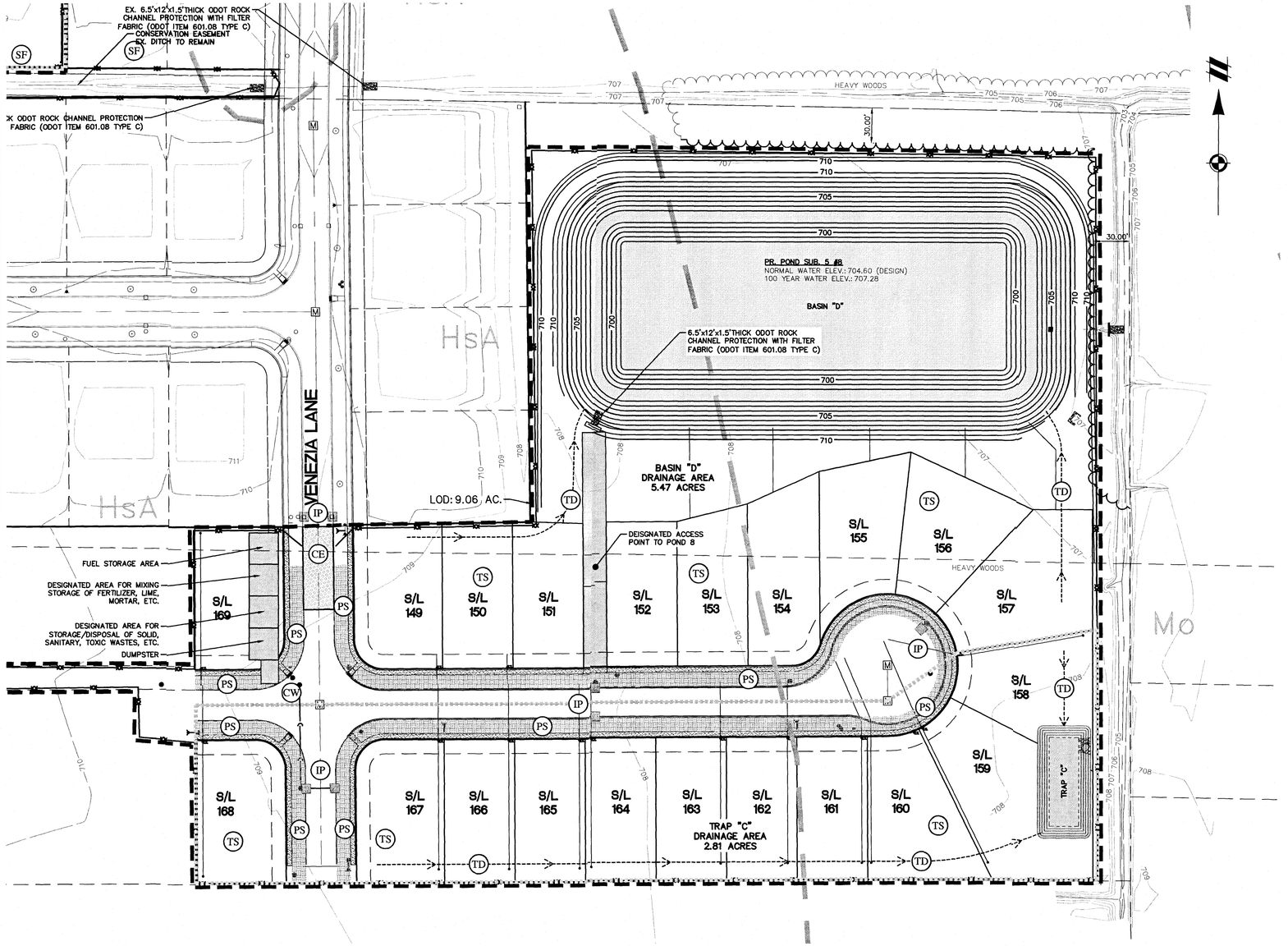
855-897-9333 - SWProductsUS.com

**SEDIMENT BASIN + POST CONSTRUCTION DATA SHEET**

| Basin Reference Number | BASIN "A" | BASIN "D" |
|---|---|---|
| A. Total Contributing Watershed (ac) | 5.89 | 5.47 |
| B. Disturbed Area (ac) | 5.89 | 5.47 |
| C. Req. Dewatering Volume (A x 1800 ft³/ac) | 10,602 | 9,846 |
| D. Req. Sediment Storage Zone Vol. (B x 1000 ft³/ac) | 5,890 | 5,470 |
| E. Total Required Capacity (C + D in ft³) | 16,492 | 15,316 |
| F. Dewatering Volume Provided (ft³) | 10,846 | 191,300 |
| G. Sediment Storage Provided (ft³) | 25,425 | 341,248 |
| H. Total Storage Provided at Crest of Riser (ft³) | 36,271 | 532,548 |
| ***Principal Spillway*** | | |
| Req. Principal Spillway Capacity (10 yr 24hr storm) (cfs) | NA | NA |
| Principal Spillway Capacity Provided (cfs) | NA | NA |
| Diameter of Barrel (inches) | NA | NA |
| Diameter of Riser (inches) | NA | NA |
| Volume of Cascade To Prevent Riser Flotation (ft³) | NA | NA |
| ***Sediment Control Outlet Type*** | | |
| Drawdown Time (Hours must exceed 48 hr drawdown) | | |
| Mark selected outlet type ( X ) | | |
| A. * Faircloth Skimmer | | |
| B. ~~Dolphin DDT Skimmer~~ MARLEE FLOAT SKIMMER | X | X |
| Orifice size in INCHES | 2.0" | 2.0" |
| Stone pad provided at top of sediment storage (ELEV.) | | |
| *Skimmers shall have guide posts with wire for easy maintenance | | |
| Sediment Clean Out Elevation (clearly marked in field) | | |
| Pond Shape – 4:1 L : W for each inlet or baffle(s) | IRR | 3:1 |
| Flow L:W Ratio (4:1 min) | IRR | 3:1 |
| Baffles Durable? (Yes or No) | NO | NO |
| Bottom Elevation | 695.00 | 698.00 |
| Sediment Storage Zone Elevation | 701.32 | 704.60 |
| Crest of Principal Spillway Elevation (Min.18 below crest E.S.) | NA | 707.10 |
| Pool Depth at Riser (feet, ideally 3-5') | NA | 9' |
| Top of Embankment Elevation | 708.00 | 710.25 |
| Embankment Side Slopes (Max 2:1, combined 5:1) | 4:1 | 4:1 |
| Embankment Top Width (ft based on C/L Height, Min 8') | 10' | 10' |
| Emergency Spillway Elevation | NA | 709.00 |
| Emergency Spillway Discharge (25 yr-24 hr storm less Principal S.) | | |
| Emergency Spillway Bottom Width | NA | 10 |
| Emergency Spillway Lining (Vegetated: Riprap,...) | VEG. | VEG. |
| Rock Outlet Protection (Size, gradation and quality of rock) | TYPE D | TYPE D |
| **Water Quality Volume** | NA | 50,827 |
| **Post Construction Orifice Size** | NA | 6.0 IN. |
| **Post Construction Orifice Elevation** | NA | 704.60 |
| **Max Head (Top of WQ Volume) Elevation** | NA | 705.30 |




**SWPPP LEGEND**

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- EXIST. 1' CONTOUR (834)
- EXIST. 5' CONTOUR (835)
- PROP. 1' CONTOUR (834)
- PROP. 5' CONTOUR (835)
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- EXIST. CATCH BASIN/INLET
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- PROP. CATCH BASIN/INLET
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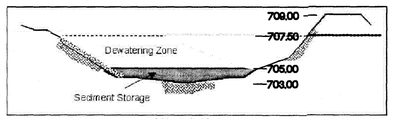
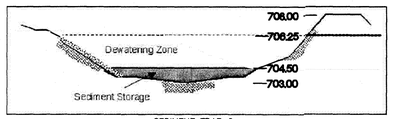
- (SF) SILT FENCE
- SOIL TYPES
- (CW) CONCRETE WASHOUT
- (CE) CONSTRUCTION ENTRANCE
- (PS) PERMANENT SEEDING
- (TS) TEMPORARY SEEDING
- (TD) TEMPORARY DIVERSION
- DRAINAGE AREA TO SILT TRAP
- TEMPORARY DIVERSION CHANNEL
- SWALE
- SURFACE WATER RUNOFF
- (F/L ELEV.) TEMPORARY DIVERSION CHANNEL FLOW LINE ELEVATION

**Sediment Trap Data**

| Trap Number | B | C |
|---|---|---|
| **A.** Total Contributing Watershed (ac) | 4.81 | 2.81 |
| **B.** Disturbed Area (ac) | 4.81 | 2.81 |
| C. Req. Dewatering Volume (A x 1800 ft³/ac) | 4,810 | 5,058 |
| D. Req. Sediment Storage Zone Vol. (B * 1000 | 8,658 | 2,810 |
| **E. Total Required Capacity (C + D in ft³)** | 13,468 | 7,868 |
| F. Dewatering Volume Provided (ft³/ac) | 9,261 | 5,103 |
| G. Sediment Storage Provided (ft³/ac) | 5,116 | 3,341 |
| **Total Provided Capacity (yd³)** | 14,377 | 8,444 |
| Average Bottom Length (L) | 81 | 75 |
| Average Bottom Width (W) | 26 | 25 |
| Flow L:W Ratio (2:1 min) | 3:1 | 3:1 |
| Bottom Elevation (max 4 ft sed-storage d) | 703.00 | 703.00 |
| Top of Embankment Elevation | 709.00 | 708.00 |
| Embankment Height (Max. 5 ft @ c/l from grnd to top embankment) | N/A | N/A |
| Embankment Side Slopes (Max 2:1) | 2:1 | 2:1 |
| Embankment Top Width (Min. 4 feet) | N/A | N/A |
| Crest of Spillway Elevation (At least 1.5' below embankment elev.) | 707.50 | 706.25 |
| Top of Sediment Storage Elevation (Base of stone outlet) | 705.00 | 704.50 |
| Sediment Trap Weir Length (Sized to pass 10-year, 24-hour storm) | N/A | N/A |
| Geotextile Specified | N/A | N/A |
| Aggregate (Size and quantity) | N/A | N/A |
| Rock (Size, gradation and quality of rock) | N/A | N/A |




SEDIMENT TRAP B
OUTLET CROSS-SECTION
(Not to Scale)




SEDIMENT TRAP C
OUTLET CROSS-SECTION
(Not to Scale)

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. TIE SUMP PUMP INTO THIS LATERAL (SEE SUMP PUMP CONNECTION DETAIL, SHEET C10.1). DURING CONSTRUCTION OF THE SUBDIVISION AND PRIOR TO HOME CONSTRUCTION, THESE LATERALS WILL SERVE AS TEMPORARY DRAINAGE FOR THE HOLDDOWN AREA OF THE HOUSE. LATERALS SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS AND SHALL BE CONSTRUCTED PER THE TEMPORARY DRAIN DETAIL SHOWN ON THIS SHEET.

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NORTH RIDGE POINTE PHASE No. 5

# STORM WATER POLLUTION PREVENTION PLAN

DATE
MAY 29TH, 2019

| | |
|---|---|
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| CITY SUBMITTAL NO. 2 | 2019-06-11 |
| EPA SUBMITTAL NO. 2 | 2019-07-16 |
| CITY SUBMITTAL NO. 3 | 2019-07-19 |

REVISIONS

SCALE 0 25 50
1" = 50 FEET
DR. MC CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO. 5.1

CAD FILE: 19001163-5.0 - SWPPP.DWG

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# SITE DESCRIPTION

FACILITY NAME: NORTH RIDGE POINTE PHASE No. 5

NPDES PERMIT #: PENDING

a. DESCRIBE THE NATURE AND TYPE OF CONSTRUCTION ACTIVITY:
SITE IMPROVEMENTS FOR 47 SUBLOT RESIDENTIAL SUBDIVSION

b. TOTAL AREA OF THE SITE EXPECTED TO BE DISTURBED:
22.46 ACRES

c. PRE-DEVELOPED RUNOFF COEFFICIENT: c=0.30

POST-DEVELOPED RUNOFF COEFFICIENT: c=0.41

d. ESTIMATED IMPERVIOUS AREA AND % IMPERVIOUS AREA IN POST DEVELOPED STATE: AREA: 5.19 ACRES; 23%

e. EXISTING SOIL TYPES:

| | | |
|---|---|---|
| A: HsA – MINER SILTY CLAY LOAM, 0 – 2% SLOPES | 68 % | of Site |
| B: BsA – MAHONING SILT LOAM, 0 – 2% SLOPES | 2 % | of Site |
| C: Mo – MAHONING SILT LOAM, 0 – 2% SLOPES | 30 % | of Site |

QUALITY OF STORMWATER DISCHARGING FROM THE CONSTRUCTION SITE: N/A

f. DESCRIBE PRIOR LAND USES:
VACANT AREA

g. SEQUENCE OF MAJOR CONSTRUCTION OPERATIONS:

| | START DAY | END DAY | SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION |
|---|---|---|---|
| MASS GRADING | 1 | 1 | INSTALL STONE CONSTRUCTION ENTRANCE, UPGRADE OR REPLACE AS NEEDED |
| | 1 | 1 | INSTALL SILT FENCE AND PROTECTIVE FENCING, UPGRADE OR REPLACE AS NEEDED |
| | 2 | 10 | INSTALL SEDIMENT TRAPS, TEMPORARY DIVERSIONS, CHECK DAMS AND SKIMMER |
| | 2 | 10 | INSTALL STORM CULVERTS AND ROCK CHECK DAMS |
| | 5 | 20 | MASS GRADING |
| | 20 | 24 | SEEDING AND MULCHING |
| SITE IMPROVEMENTS | 1 | 1 | CHECK CONDITION OF STONE CONSTRUCTION ENTRANCE, UPGRADE OR REPLACE AS NEEDED |
| | 1 | 1 | CHECK CONDITION OF SILT FENCE AND PROTECTIVE FENCING, UPGRADE OR REPLACE AS NEEDED |
| | 1 | 1 | CHECK CONDITION OF SEDIMENT TRAPS, TEMPORARY DIVERSIONS AND CHECK DAMS |
| | | | UPGRADE OR REPAIR AS NEEDED |
| | 2 | 30 | INSTALL SANITARY SEWER, WATER MAIN AND STORM SEWER AND INLET FILTERS. REGRADE |
| | | | EXISTING DITCH IN REAR YARD AREA NEAR WEST BOUNDARY. |
| | 10 | 10 | TRIM PAVEMENT AREAS TO SUBGRADE. |
| | 11 | 14 | INSTALL PAVEMENT AND BACK FILL CURBS. AFTER INSTALLATION OF PAVEMENT |
| | | | REPLACE STONE INLET FILTERS IN PAVED AREAS. |
| | 30 | 40 | TEMPORARY STABILIZATION OF AREAS THAT WILL NOT BE DISTURBED DURING DORMANT PERIOD |
| | 120 | 150 | FINISH GRADE, SEED AND MULCH ALL DISTURBED AREAS AND MAINTAIN TEMPORARY |
| | | | EROSION CONTROLS AS REQUIRED. |
| | 150 | 160 | UPON COMPLETION AND SITE STABILIZATION, REMOVE ACCUMULATED SEDIMENT AND DEBRIS |
| | | | FROM STORM SYSTEM AND REMOVE SOIL AND EROSION CONTROLS, MAINTAIN DURING HOME CONST. |

h. RECEIVING WATER BODY OR STREAM:
SAYE DITCH

i. DETAIL OF INDIVIDUAL LOT WITH SEDIMENT AND EROSION CONTROLS FOR CONSTRUCTION SITES WITH NO CENTRALIZED SEDIMENT CONTROLS (e.g. A SETTLING POND OR INLET PROTECTION) WHICH RECEIVES DRAINAGE FROM MULTIPLE LOTS:
N/A

j. INCLUDE THE LOCATION OF AND DESCRIPTION OF STORM WATER DISCHARGES ASSOCIATED WITH DEDICATED ASPHALT AND/OR CONCRETE BATCH PLANTS COVERED BY THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT:
N/A

k. NPDES PERMIT (SEE PERMIT NUMBER ABOVE)

l. DUTY TO INFORM CONTRACTORS AND SUBCONTRACTORS: (SEE FORM, THIS SHEET)

PERSON RESPONSIBLE FOR AUTHORIZING AND AMENDING SWP3:
GARY SMITEK

ESTIMATED DATES OF CONSTRUCTION:
08/01/2019–1/31/2020

m. MODIFICATION LOG: (SEE FORM, THIS SHEET)

**SWPPP GRADING & STABILIZATION ACTIVITIES LOG** PAGE __

Project Name: NORTH RIDGE POINTE PHASE No. 5

| Date Grading Activity Initiated | Description of Grading Activity and Location | Date Grading Activity Ceased (Indicate Temporary or Permanent) | Date When Stabilization Measures are Initiated | Description of Stabilization Measure |
|---|---|---|---|---|
| | | | | |
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# NON-SEDIMENT POLLUTANT CONTROL NOTES

1. ANY AND ALL WASTE MATERIALS (SOLID, HAZARDOUS, TOXIC, CONTAMINATED SOILS, ETC) GENERATED AT THE SITE SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS. ON-SITE STORAGE CONTAINERS SHALL BE COVERED AND NOT LEAKING. IT IS PROHIBITED TO BURN, BURY OR POUR OUT ON THE GROUND OR INTO THE STORM SEWERS ANY SOLVENTS, PAINTS, GASOLINE, DIESEL FUEL, MOTOR OIL, HYDRAULIC FLUID, ANTIFREEZE, CURING COMPOUND, OR ANY OTHER TOXIC OR HAZARDOUS WASTES.

2. ALL CLEAN HARD FILL MUST BE FREE FROM CONTAMINATION.

3. ALL CLEAN CONSTRUCTION WASTES TO BE DISPOSED OF ON THE PROPERTY MUST BE DONE SO IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

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

5. IF THE CONTRACTOR WILL UTILIZE AN ABOVE GROUND STORAGE TANK (AST) OF 660 GALLONS OR MORE, TOTAL ABOVE GROUND TANK STORAGE OF 1,330 GALLONS, OR BELOW GROUND STORAGE OF 42,000 GALLONS OF FUEL, HE SHALL SUBMIT A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTION.

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

7. ALL AREAS OF CONTAMINATION SHALL BE COVERED WITH TARPS OR OTHER METHODS THAT PREVENT STORM WATER FROM COMING IN CONTACT WITH THE MATERIAL.

8. PETROLEUM BASED AND CONCRETE CURING COMPOUNDS MUST HAVE SPECIAL HANDLING PROCEDURES.

9. IN THE EVENT OF A LARGER RELEASE (25 OR MORE GALLONS) OF PETROLEUM WASTE, CONTRACTOR MUST CONTACT OHIO EPA (AT 1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE (LEPC) WITHIN 30 MINUTES OF A SPILL OF 25 OR MORE GALLONS.

10. OPEN BURNING IN AN UNRESTRICTED AREA IS LIMITED TO SCRAP LUMBER, WOODEN FENCE POSTS, AGRICULTURAL, LANDCLEARING, OR LANDSCAPE WASTES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCAL ORDINANCES, CONTACTING FIRE DEPARTMENTS AND OBTAINING PERMITS FOR OPEN BURNING.

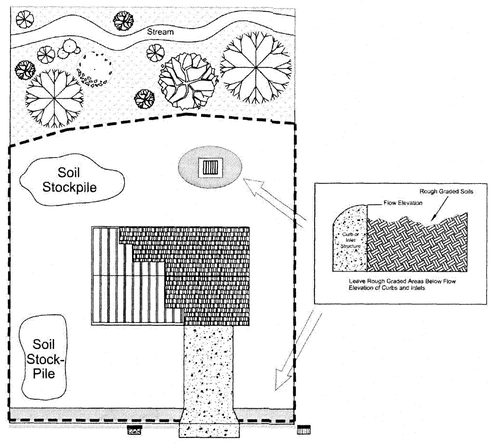
11. DUST SUPPRESANTS SHALL BE USED IN CASES OF EXCESSIVE DUST. OIL MAY NOT BE USED AS A DUST SUPPRESANT. DUST SUPPRESANTS MUST NOT BE STORED NEAR CATCH BASINS OR OTHER DRAINAGE WAYS.

12. THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT ONLY AUTHORIZES THE DISCHARGE OF STORM WATER AND CERTAIN UNCONTAMINATED NON-STORM WATERS. THE DISCHARGE OF NON-STORM WATERS TO WATERS OF THE STATE MAY BE IN VIOLATION OF LOCAL, STATE, AND FEDERAL LAWS OR REGULATIONS. ALL PROCESS WASTEWATERS (EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL, AND CONCRETE WASHOUTS) SHALL BE COLLECTED AND DISPOSED OF PROPERLY.

13. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN THE DESIGNATED AREA WHERE THE WASHING CAN COLLECT AND BE DISPOSED OF PROPERLY WHEN THEY HARDEN.

14. FUEL STORAGE TANKS SHOULD BE LOCATED IN DIKED AREAS AWAY FROM DRAINAGE CHANNELS . THE DIKED AREAS SHOULD HOLD A VOLUME AT LEAST 110% OF THE LARGEST TANK. THE DIKED AREAS ARE NOT NECESSARY IF CONTRACTOR USES SELF-CONTAINED SPILL PROOF TANKS.

Specifications
for
**Small Construction Site Controls**




PLAN VIEW

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



# SEDIMENT & EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST CONFORM TO THE SPECIFICATION OF RAINWATER AND LAND DEVELOPMENT, OHIO STANDARDS FOR STORM WATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM.

2. CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED SUCH THAT A MINIMUM AREA OF THE SITE IS DISTURBED AT A TIME. CONSTRUCTION OPERATION SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING OPERATIONS. CONTRACTOR SHALL REDUCE EFFECTS OF STORM WATER BY USING AND/OR MAINTAINING GRASSED SWALES, INFILTRATION STRUCTURES, OR WATER DIVERSIONS.

3. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.

4. CLEANUP WILL BE DONE IN A MANNER TO ENSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.

5. TEMPORARY SOIL STABILIZATION FOR ALL CONSTRUCTION ACTIVITIES (ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE) SHALL OCCUR WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE LONGER THAN 14 DAYS, ANY DISTURBED AREA THAT IS NOT GOING TO BE WORKED FOR 14 DAYS OR MORE MUST BE SEEDED AND MULCHED BY NOVEMBER 1 OR MUST HAVE A DORMANT SEEDING OR MULCH COVER APPLIED BETWEEN NOVEMBER 1 AND MARCH. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST 7 DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).

6. FOR ANY DISTURBED AREAS REMAINING DORMANT FOR OVER 14 DAYS WITHIN 50 FEET OF SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE, TEMPORARY EROSION CONTROLS SHALL BE APPLIED WITHIN 2 DAYS.

7. FOR DISTURBED AREAS THAT WILL BE LEFT IDLE OVER WINTER, TEMPORARY EROSION CONTROLS SHALL BE APPLIED PRIOR TO ONSET OF WINTER.

8. TRENCHES FOR UNDERGROUND UTILITY LINE AND PIPES SHALL BE TEMPORARILY STABILIZED WITHIN 7 DAYS IF THEY ARE TO REMAIN INACTIVE FOR 14 DAYS. TRENCH DEWATERING DEVICES (DANDY BAGS – SEE DETAIL SHEET) SHALL DISCHARGE IN A MANNER THAT FILTERS SOIL-LADEN WATER BEFORE DISCHARGING IT TO A RECEIVING DRAINAGE DITCH OR POND. IF SEEDING, MULCHING OR OTHER EROSION AND SEDIMENT CONTROL MEASURES WERE PREVIOUSLY INSTALLED; THESE PROTECTIVE MEASURES SHALL BE REINSTALLED. PIPELINES WITH JOINTS THAT ALLOW A MANUFACTURED LENGTH OF PIPE TO BE PLACED IN THE TRENCH WITH THE PIPE JOINT ASSEMBLED/MADE IN THE TRENCH REQUIRE AN OPEN PIPELINE TRENCH THAT IS ONLY SLIGHTLY LONGER THAN THE LENGTH OF PIPE BEING INSTALLED. THE TOTAL LENGTH OF EXCAVATED TRENCH OPEN AT ANY TIME SHOULD NOT BE THE GREATER THAN THE TOTAL LENGTH OF PIPELINE/UTILITY THAT CAN BE PLACED IN THE TRENCH AND BACK-FILLED IN ONE WORKING DAY. NO MORE THAN 50 LINEAL FEET OF OPEN TRENCH SHOULD EXIST WHEN PIPELINE/UTILITY LINE INSTALLATION CEASES AT THE END OF THE WORK DAY.

9. SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED TO PREVENT SOIL LOSS.

10. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING. FURTHER, SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETE, AT WHICH TIME TEMPORARY MEASURES WILL BE REMOVED. PERMANENT VEGETATION IS A GROUND COVER DENSE ENOUGH TO COVER 80% OF THE SOIL SURFACE AND MATURE ENOUGH TO SURVIVE WINTER WEATHER CONDITIONS.

9. SILT FENCE TO BE 2' MINIMUM FROM PROPERTY LINES IN AREAS WHERE WORK IS NEAR ADJACENT PROPERTIES.

10. HAUL ROUTES- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MUD, DIRT, OR DEBRIS DEPOSITED ON HAUL ROADS AS A RESULT OF HIS OPERATIONS. SOIL SHALL BE REMOVED FROM ROADS AND PAVED SURFACES AT THE END OF EACH DAY IN SUCH A MANNER THAT DOES NOT CREATE OFF-SITE SEDIMENTATION IN ORDER TO ENSURE SAFETY AND ABATE OFF-SITE SOIL LOSS. COLLECTED SEDIMENTS SHALL BE PLACED IN A STABLE LOCATION ON SITE OR TAKEN OFF-SITE TO A STABLE LOCATION. CONTRACTOR SHALL USE STATE ROUTES (AND SHORTEST DISTANCE NON-STATE ROUTES) FOR PROJECT HAUL ROUTE.

11. FOR DISTURBED AREAS OVER 50 FEET AWAY FROM A SURFACE WATER OF THE STATE REMAINING DORMANT FOR OVER 14 DAYS, TEMPORARY EROSION CONTROLS SHALL BE APPLIED WITHIN 7 DAYS.

12. FOR DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE, AT FINAL GRADE, PERMANENT EROSION CONTROLS SHALL BE APPLIED WITHIN 2 DAYS OF REACHING FINAL GRADE.

13. FOR DISTURBED AREAS REMAINING DORMANT FOR OVER 1 YEAR OR AT FINAL GRADE, PERMANENT EROSION CONTROLS SHALL BE APPLIED WITHIN 7 DAYS.

14. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER 14 DAYS.

15. SEDIMENT CONTROLS SHALL BE INSTALLED/IMPLEMENTED WITHIN 7 DAYS OF GRUBBING ACTIVITIES.

16. THE SEDIMENT STORAGE ZONE OF THE SILT TRAPS AND BASINS SHALL BE CLEANED OUT WHEN THE SILT OCCUPIES 40 PERCENT OF THE SEDIMENT STORAGE ZONE (APPROXIMATELY ONE-HALF OF THE SEDIMENT STORAGE ZONE DEPTH).

17. ALL SILT TRAPS AND SEDIMENTATION BASINS SHALL BE SURROUNDED BY ORANGE CONSTRUCTION FENCING.

SWPPP Amendment Log for Construction

Project Name: NORTH RIDGE POINTE PHASE No. 5

Location: CITY OF NORTH RIDGEVILLE

Date: _____

| Amendment No. | Description of the Amendment | Date of Amendment | Amendment Prepared By: Names (s) & Title |
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# WATER QUALITY STRUCTURE MAINTENANCE

SEDIMENTS BASINS WILL BE CLEARED AND CLEANED OF DEBRIS PER OHIO DSWR STORMWATER MANUAL TABLE 2.6.3 TYPICAL MAINTENANCE ACTIVITIES FOR WATER QUALITY PONDS (BELOW).

Table 2.6.3 Typical Maintenance Activities For Water Quality Ponds (USEPA) Adapted from WMI, 1997 and SMRC

| Schedule | Activity |
|---|---|
| Monthly | Mow embankment and clean trash and debris from outlet structure. Address any accumulation of hydrocarbons. |
| Annually | Inspect embankment and outlet structure for damage and proper flow. Remove woody vegetation and fix any eroding areas. Monitor sediment accumulations in forebay and main pool. |
| Semi-Annually | Inspect wetland areas for invasive plants. |
| 3-7 years | Remove Sediment from forebays. |
| 15-20 years | Monitor sediment accumulations in the main pool and clean as pond becomes eutrophic or pool volume is reduced significantly. |

SILT FENCE SHALL BE MAINTAINED PER CITY OF NORTH RIDGEVILLE SWP-18.
NORTH RIDGE POINTE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL WATER QUALITY STRUCTURES.
ANNUAL INSPECTION REPORTS TO BE PREPARED BY A REGISTERED ENGINEER, WILL BE PROVIDED BY THE HOMEOWNERS' ASSOCIATION TO THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.

## Duty to Inform Contractors and Subcontractors

The permittee (representative that obtains a Construction General Permit from Ohio EPA) shall inform all contractors and subcontractors not otherwise defined as "operators" in Part VII of Ohio EPA's Construction General Permit (OHC000002 and/or OHC000003), who will be involved in the implementation of the Storm Water Pollution Prevention Plan (SWP3), of the terms and conditions of the general construction permit. Furthermore, the permittee shall maintain this document containing the signatures of all contractors and subcontractors involved in the implementation of the SWP3 as proof acknowledging that they reviewed and understand the conditions and responsibilities of the SWP3, including all: (i) erosion controls; (ii) sediment controls; (iii) non-sediment pollutant controls; and (iv) post-construction controls (Ohio EPA's Construction General Permit).

In accordance with the National Pollutant Discharge Elimination System (NPDES) rules and Ohio EPA's Construction General Permit, these signatures are required to be provided prior to commencement of work at

_____
(Permitted facility name)

The permittee has reviewed the conditions of the SWP3 with me and explained my responsibilities with regards to the above referenced construction activity in accordance with Ohio EPA's Construction General Permit.

| Contractor/Subcontractor | Company | Date |
|---|---|---|
| | | |
| | | |
| | | |

# INSPECTIONS

1. WEEKLY INSPECTIONS OF BMPS ARE REQUIRED AS WELL AS AN INSPECTION WITHIN 24 HOURS AFTER EVERY RAIN EVENT OF 0.5 INCHES WITHIN A 24 HOUR PERIOD.

2. IF THE SITE WILL BE DORMANT FOR A LONG PERIOD, IT'S STABILIZED, AND LESS FREQUENT INSPECTIONS ARE DESIRED, A WAIVER REQUEST SHALL BE SUBMITTED TO OEPA FOR A REDUCTION TO WEEKLY INSPECTIONS.

3. ONLY "QUALIFIED INSPECTION PERSONNEL" WILL PERFORM THE INSPECTIONS (CPESC, CESSWI OR P.E.).

4. AN INSPECTION CHECKLIST WILL BE COMPLETED AND SIGNED BY THE INSPECTOR AFTER EVERY INSPECTION.

5. INSPECTION RECORDS WILL BE KEPT FOR 3 YEARS AFTER TERMINATION OF CONSTRUCTION ACTIVITIES.

6. FOR BMPS THAT REQUIRE REPAIR OR MAINTENANCE, NON-SEDIMENT POND BMPS SHALL BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT PONDS SHALL BE REPAIRED OR CLEANED OUT WITHIN 10 DAYS OF INSPECTION.

7. IN THE CASE THAT A BMP DOES NOT MEET THE INTENDED FUNCTION, A NEW BMP WILL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.

8. IF ANY BMP REQUIRED FOR INSTALLATION BY THE SWP3 IS MISSING, THE MISSING BMPS SHALL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.
NORTH RIDGE POINTE
PHASE No. 5

SWP3 SPECIFICATIONS

DATE
MAY 29TH, 2019

CITY SUBMITTAL NO. 1 2019-05-13
CITY SUBMITTAL NO. 2 2019-06-10
EPA SUBMITTAL NO. 2 2019-07-16
CITY SUBMITTAL NO. 3 2019-07-19

REVISIONS

DR. MC | CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO. 6.0

CAD FILE: 19001163-6.0 - SWPPP DT.DWG

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# CITY OF NORTH RIDGEVILLE
# SWP3 STANDARD GENERAL NOTES

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

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

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

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

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

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

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

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

CONSTRUCTION ENTRANCE
A STONED CONSTRUCTION ENTRANCE SHALL BE INSTALLED FOR ALL INGRESS & EGRESS TO THE SITE. THE MINIMUM DIMENSIONS OF THE DRIVE SHALL BE 20 FT. WIDE AND 50 FT. LONG. THE STONE SHALL BE 6 INCHES DEEP WITH AN UNDERLAIN GEOTEXTILE FABRIC. THE DRIVE SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRUBBING. SEDIMENTS SHALL BE REMOVED FROM THE ROADWAYS DAILY.

STABILIZATION

PERMANENT AND TEMPORARY STABILIZATION ARE DEFINED IN PART VII OF THE OEPA AUTHORIZATION FOR FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
OHIO EPA PERMIT NO. OH000003 EFFECTIVE DATE 4/21/08 – EXPIRATION DATE 4/20/13 DISTURBED AREAS MUST BE STABILIZED AS SPECIFIED IN THE FOLLOWING TABLES BELOW:

TABLE 1: PERMANENT STABILIZATION

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

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

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

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

TABLE 2: TEMPORARY STABILIZATION

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

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

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

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

SILT FENCE & DIVERSIONS
SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SILT FENCE OR DIVERSIONS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED VIA SHEET FLOW. WHERE INTENDED TO PROVIDE SEDIMENT CONTROL, SILT FENCES SHALL BE PLACED ON A LEVEL CONTOUR. THE EPA PERMIT No. OHC000003 DOES NOT PRECLUDE THE USE OF OTHER SEDIMENT BARRIERS DESIGNED TO CONTROL SHEET FLOW RUNOFF. SILT FENCE IS NOT PERMITTED TO BE USED FOR CONTROLLING CONCENTRATED SURFACEWATER FLOW (ONLY SHEET FLOW). STORMWATER DIVERSION PRACTICES SHALL BE USED TO KEEP RUNOFF AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHERE PRACTICAL. SUCH DEVICES, WHICH INCLUDE SWALES, DIKES OR BERMS, MAY RECEIVE FROM AREAS UP TO 10 ACRES.

INLET PROTECTION
INLET PROTECTION IS MANDATORY.

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

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

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

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

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

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

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

CONSTRUCTION CHEMICAL COMPOUNDS
AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.

EQUIPMENT FUELING & MAINTENANCE
EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.

A SPILL PREVENTION CONTROL AND COUNTERMEASURES
A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS, OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

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

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

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

OPEN BURNING
OPEN BURNING IS NOT PERMITTED.

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

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

PERMITS

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

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

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

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

ENFORCEMENT

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

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

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

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

VIOLATIONS

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

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

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

PENALITIES SUBSEQUENT TO ISSUANCE OF STOP-WORK ORDER

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

OCTOBER 1, 2008

811
Know what's below.
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.
NORTH RIDGE POINTE
PHASE No. 5

SWP3 GENERAL NOTES

DATE
MAY 29TH, 2019

CITY SUBMITTAL NO. 1
2019-05-13
CITY SUBMITTAL NO. 2
2019-06-10
EPA SUBMITTAL NO. 2
2019-07-16
CITY SUBMITTAL NO. 3
2019-07-19

REVISIONS

DR. MC | CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO.
6.1

CAD FILE: 19001163-6.0 - SWPPP DT.DWG

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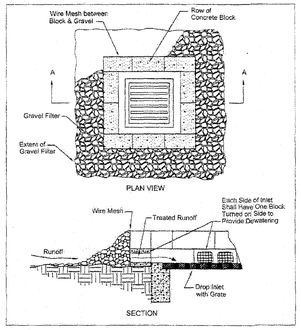
Specifications
for

## Block and Gravel Drop Inlet Filter




1. Place 4-inch by 8-inch by 12-inch concrete blocks lengthwise on their sides in a single row around the perimeter of the inlet, with the ends of adjacent blocks abutting. The height of the barrier can be varied, depending upon the design needs, by stacking combinations of the same size blocks. The barrier of blocks should be at least 12-inches high but no greater than 24-inches high.
2. Wire mesh should be placed over the outside vertical face (webbing) of the concrete blocks to prevent stone from being washed through the block cores. Hardware cloth or comparable wire mesh with ½-inch openings should be used.
3. Two-inch stone should be piled against the wire to the top of the block barrier, as shown below.
4. If the stone filter becomes clogged with sediment so that it no longer adequately performs its function, pull stone away from the blocks, clean and/or replace.

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

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

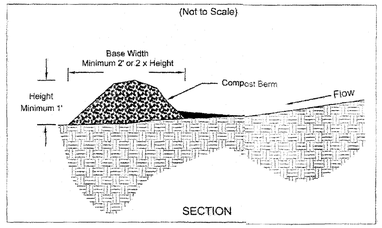
BLOCK AND GRAVEL DROP INLET FILTER

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-23

Specifications
for

## Filter Berm




1. Materials – Compost used for filter berms shall be weed, pathogen and insect free and free of any refuse, contaminants or other materials toxic to plant growth. They shall be derived from a well-decomposed source of organic matter and consist of a particles ranging from 1/4" to 3".
2. Installation – Filter berms will be placed on a level line across slopes, generally parallel to the base of the slope or other affected area. On slopes approaching 2:1, additional berms shall be provided at the top and as needed mid-slope.

   Filter berms are not to be used in concentrated flow situations or in runoff channels.
3. Maintenance – Inspect filter berms after each significant rain, maintaining the berms in a functional condition at all times.

   Remove sediments collected at the base of the filter berms when they reach 1/3 of the exposed height of the practice.

   Where the filter berm deteriorates or fails it will be, it will be repaired or replaced with a more effective alternative.
4. Removal – Filter berms no longer needed will be dispersed on site in a manner that will facilitate seeding.

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

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

FILTER BERM

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-24

## Concrete Washout Areas

**Installation:**

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

**Maintenance:**

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

**Removal:**

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

**Sizing of Concrete Washout Pits**

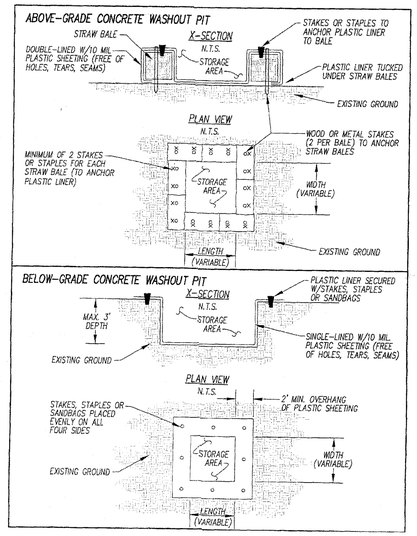
**Below-grade (3-ft depth)**

| # of concrete trucks expected to be washed out on site* | Width (ft) | Length (ft) |
|---|---|---|
| 2-3 | 3 | 3 |
| 4-5 | 4 | 4 |
| 6-7 | 5 | 5 |
| 8-10 | 6 | 6 |
| 11-14 | 7 | 7 |

**Above-grade (2-ft depth)**

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

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




| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

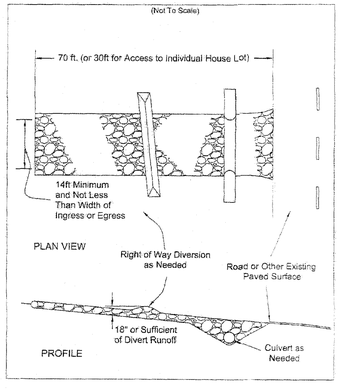
CONCRETE WASHOUT

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-33

Specifications
for

## Construction Entrance




Specifications
for

## Construction Entrance

1. Stone Size—ODOT # 2 (1.5-2.5 inch), stone shall be used, or recycled concrete equivalent.
2. Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
3. Thickness -The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width -The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
5. Geotextile -A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:

Figure 7.4.1

| Geotextile Specification for Construction Entrance | |
|---|---|
| Minimum Tensile Strength | 200 lbs. |
| Minimum Puncture Strength | 80 psi |
| Minimum Tear Strength | 50 lbs. |
| Minimum Burst Strength | 320 psi |
| Maximum Elongation | 20% |
| Equivalent Opening Size | #35 < 0.5 mm. |
| Permittivity | 1x10-3 cm/sec. |

6. Timing—The construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert -A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
8. Water Bar -A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance -Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles tires enter and leave the construction site shall be restricted from muddy areas.
11. Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

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

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONSTRUCTION ENTRANCE

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-27

Specifications
for

## Dust Control

1. Vegetative Cover and/mulch – Apply temporary or permanent seeding and mulch to areas that will remain idle for over 21 days. Saving existing trees and large shrubs will also reduce soil and air movement across disturbed areas. See Temporary Seeding; Permanent Seeding; Mulching Practices; and Tree and Natural Area Protection practices.
2. Watering – Spray site with water until the surface is wet before land during cutting and repeat as needed, especially on haul roads and other heavy traffic routes. Watering shall be done at a rate that prevents dust but does not cause soil erosion. Watering agents shall be utilized according to manufacturers instructions.
3. Spray-On Adhesives – Apply adhesive according to the following table or manufacturers' instructions.

Table 7.5.1 - Adhesives for Dust Control

| Type Adhesive | Water Dilution (Adhesive: Water) | Nozzle Type | Application Rate Gal./Ac. |
|---|---|---|---|
| Latex Emulsion | 12.5:1 | Fine | 235 |
| Resin in Water | 4:1 | Fine | 300 |
| Acrylic Emulsion (No-traffic) | | | |
| Acrylic Emulsion (No-traffic) | 7:1 | Coarse | 450 |
| Acrylic Emulsion (Traffic) | 3.5:1 | Coarse | 360 |

4. Stone – Graded roadways and other suitable areas will be stabilized using crushed stone or coarse gravel as soon as practicable after reaching an interim or final grade. Crushed stone or coarse gravel can be used as a permanent cover to provide control of soil emissions.
5. Barriers – Existing windbreak vegetation shall be marked and preserved. Snow fencing or other suitable barrier may be placed perpendicular to prevailing air currents at intervals of about 15 times the barrier height to control air currents and blowing soil.
6. Calcium Chloride - This chemical may be applied by mechanical agitator as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage. Application rates should be strictly in accordance with suppliers' specified rates.
7. Operation and Maintenance - When Temporary Dust Control measures are used, repetitive treatment should be applied as needed to accomplish control.

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

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

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

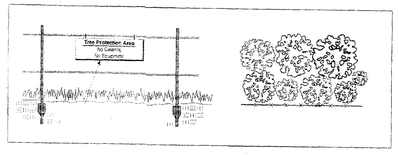
DUST CONTROL

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-29

Specifications
for

## Tree and Natural Area Preservation




1. Tree and natural area preservation shall be fenced prior to beginning clearing operations.
2. Fence materials shall be metal fence posts with two strands of high tensile wire, plastic fence or snow fence.
3. Signage shall clearly identify the tree and natural preservation area and state that no clearing or equipment is allowed within it.
4. Fence shall be placed as shown on plans and beyond the drip line or canopy of trees to be protected.
5. If any clearing is done around specimen trees it shall be done by cutting at ground level with hand held tools and shall not be grubbed or pulled out. No clearing shall be done in buffer strips or other preserved forested areas.
6. If any clearing is done around specimen trees it shall be done by cutting at ground level with hand held tools and shall not be grubbed or pulled out. No clearing shall be done in buffer strips or other preserved forested areas.
7. No filling or stockpiling of materials shall occur within the tree protection area, including deposition of sediment.

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

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

TREE AND NATURAL AREA PRESERVATION

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-26

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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.
NORTH RIDGE POINTE
PHASE No. 5

SWP3 DETAILS

DATE
MAY 29TH, 2019

| CITY SUBMITTAL NO. 1 | 2019-05-13 |
|---|---|
| CITY SUBMITTAL NO. 2 | 2019-06-10 |
| EPA SUBMITTAL NO. 2 | 2019-07-16 |
| CITY SUBMITTAL NO. 3 | 2019-07-19 |

REVISIONS

| DR. MC | CH. TDR |
|---|---|
| P.M. D.HAYWOOD | |
| BOOK N/A | |
| JOB 19001163 | |
| SHEET NO. 6.2 | |

CAD FILE: 19001163-6.0 - SWPPP DTL.DWG

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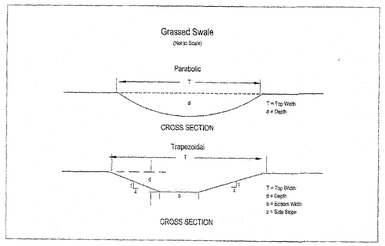
Specifications
for

## Grassed Swale




1. All trees, brush, stumps, and other unsuitable material shall be removed from the site.
2. The channel shall be excavated and shaped to the proper grade and cross section.
3. Fill material used in the construction of the channel shall be well compacted in uniform layers not exceeding 9 inches using the wheel treads or tracks of the construction equipment to prevent unequal settlement.
4. Excess earth shall be graded or disposed of so that it will not restrict flow to the channel or interfere with its functioning.
5. Stabilization shall be done according to the appropriate specifications for: permanent seeding, vegetative practices, sodding and matting.
6. Construction shall be sequenced so that newly constructed channels are stabilized prior to becoming operational. To aid in the establishment of vegetation, surface water may be prevented from entering the newly constructed channel through the establishment period.
7. Gullies that may form in the channel or other erosion damage that occurs before the grass lining becomes established shall be repaired without delay.

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

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

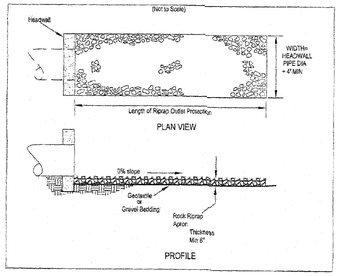
GRASSED SWALE

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-3

Specifications
for

## Rock Outlet Protection




1. Subgrade for the filter or bedding and riprap shall be prepared to the required lines and grades as shown on the plan. The subgrade shall be cleared of all trees, stumps, roots, sod, loose rock, or other material.
2. Riprap shall conform to the grading limits as shown on the plan.
3. Geotextile shall be securely anchored according to manufacturers' recommendations.
4. Geotextile shall be laid with the long dimension parallel to the direction of flow and shall be laid loosely but without wrinkles and creases. Where joints are necessary, strips shall be placed to provide a 12-in. minimum overlap, with the upstream strip overlapping the downstream strip.
5. Gravel bedding shall be ODOT No. 67's or 57's unless shown differently on the drawings.
6. Riprap may be placed by equipment but shall be placed in a manner to prevent slippage or damage to the geotextile.
7. Riprap shall be placed by a method that does not cause segregation of sizes. Extensive pushing with a dozer causes segregation and shall be avoided by delivering riprap near its final location within the channel.
8. Construction shall be sequenced so that outlet protection is placed and functional when the storm drain, culvert, or open channel above it becomes operational.
9. All disturbed areas will be vegetated as soon as practical.

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

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|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

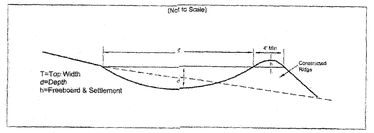
ROCK OUTLET PROTECTION

CITY OF NORTH RIDGEVILLE, ENGINEER

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

Specifications
for

## Diversion




1. All trees, brush, stumps, and other unsuitable material shall be removed from the work site.
2. The diversion shall be excavated and shaped to the proper grade and cross section.
3. Fill material used in the construction of the channel shall be well compacted in uniform layers not exceeding 9 inches using the wheel treads or tracks of the construction equipment to prevent unequal settlement.
4. Excess earth shall be graded or disposed of so that it will not restrict flow to the channel or interfere with its functioning.
5. Fertilizing, seeding, and mulching shall conform to the recommendations in the applicable vegetative specifications.
6. Construction shall be sequenced so that the newly constructed channel is stabilized prior to becoming operational. To aid in the establishment of vegetation, surface water may be prevented from entering the newly constructed channel through the establishment period.
7. Gullies that may form in the channel or other erosion damage that occurs before the grass lining becomes established shall be repaired without delay.

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

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

DIVERSION

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-8

Specifications
for

## De-Watering

1. A de-watering plan shall be developed prior to the commencement of any pumping activities.
2. The de-watering plan shall include all pumps and related equipment necessary for the dewatering activities and designate areas for placement of practices. Outlets for practices shall be protected from scour either by riprap protection, fabric liner, or other acceptable method of outlet protection.
3. Water that is not discharged into a settling/treatment basin but directly into waters of the state shall be monitored hourly. Discharged water shall be within +/- 5° F of the receiving waters.
4. Settling basins shall not be greater than four (4) feet in depth. The basin shall be constructed for sediment storage as outlined in Chapter 6, SEDIMENT BASIN OR SEDIMENT TRAP. The inlet and outlet for the basin shall be located at the furthest points of the storage. A floating outlet shall be used to ensure that settled solids do not re-suspend during the discharge process. The settling basin shall be cleaned out when the storage has been reduced by 50% of its original capacity.
5. All necessary National, State and Local permits shall be secured prior to discharging into waters of the state

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

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

DE-WATERING

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-15

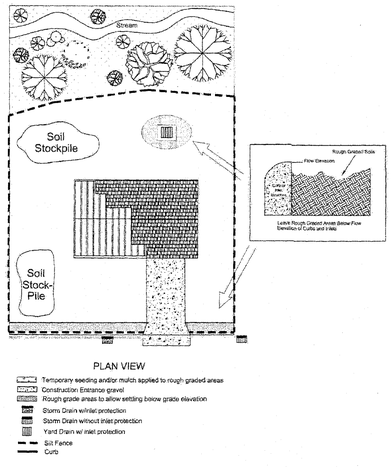
Specifications
for

## Small Construction Site Controls

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

Specifications
for

## Small Construction Site Controls




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

| REV No. | DATE | BY | DESCRIPTION |
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CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

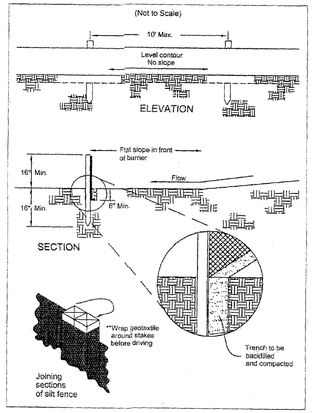
SMALL CONSTRUCTION SITE CONTROLS

CITY OF NORTH RIDGEVILLE, ENGINEER

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

Specifications
for

## Silt Fence




Specifications
for

## Silt Fence

1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions that may carry small concentrated flows to the silt fence are dissipated along its length.
3. Ends of the silt fences shall be brought upslope slightly so that water ponded by the silt fence will be prevented from flowing around the ends.
4. Silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 feet (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
7. The silt fence shall be placed in an excavated or sliced trench cut a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine, slicing machine, or other suitable device that will ensure an adequately uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile. A minimum of 6 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
9. Seams between sections of silt fence shall be spliced together only at a support post with a minimum 6-in. overlap prior to driving into the ground, (see details).
10. Maintenance.—Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under the fabric or around the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the layout of the silt fence shall be changed, 2) accumulated sediment shall be removed, or 3) other practices shall be installed.

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

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

Criteria for silt fence materials

1. Fence post – The length shall be a minimum of 32 inches. Wood posts will be 2-by-2-in. nominal dimensioned hardwood of sound quality. They shall be free of knots, splits and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water loading.
2. Silt fence fabric – See chart below.

Table 6.3.2 Minimum criteria for Silt Fence Fabric (ODOT, 2002)

| FABRIC PROPERTIES | VALUES | TEST METHOD |
|---|---|---|
| Minimum Tensile Strength | 120 lbs. (535 N) | ASTM D 4632 |
| Maximum Elongation at 60 lbs | 50% | ASTM D 4632 |
| Minimum Puncture Strength | 50 lbs (220 N) | ASTM D 4833 |
| Minimum Tear Strength | 40 lbs (180 N) | ASTM D 4533 |
| Apparent Opening Size | ≤ 0.84 mm | ASTM D 4751 |
| Minimum Permittivity | $1X10^{-2}$ sec.$^{-1}$ | ASTM D 4491 |
| UV Exposure Strength Retention | 70% | ASTM D 4355 |

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

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SILT FENCE

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SWP-18


811
Know what's below.
Call before you dig.

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

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

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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.
NORTH RIDGE POINTE
PHASE No. 5

SWP3 DETAILS

DATE
MAY 29TH, 2019

CITY SUBMITTAL NO. 1
2019-05-13
CITY SUBMITTAL NO. 2
2019-06-10
EPA SUBMITTAL NO. 2
2019-07-16
CITY SUBMITTAL NO. 3
2019-07-19

REVISIONS

DR. MC | CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO.
6.3

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CAD FILE: 19001163-6.0 - SWPP DTL.DWG

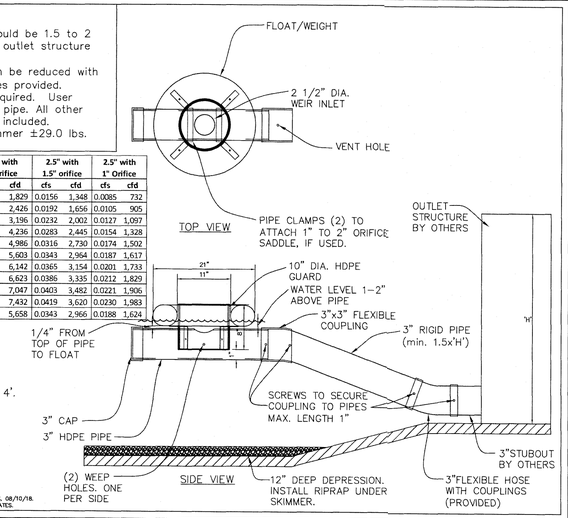
F:\SW Fac Sewer\Skimmer\Details\18-0811 Updated Details\2-2.5 inch Skimmer Design (model).dwg, 8/13/2018 11:41:38 AM

STANDARD NOTES:

1. Rigid outlet pipe should be 1.5 to 2 times the height of outlet structure (min. 6').
2. Inlet Orifice size can be reduced with 2", 1.5" & 1" saddles provided.
3. Minimal assembly required. User provides rigid outlet pipe. All other materials and parts included.
4. Total weight of skimmer ±29.0 lbs.

| Water Depth | 2.5" Skimmer | | 2.5" with 2" orifice | | 2.5" with 1.5" orifice | | 2.5" with 1" Orifice | |
|---|---|---|---|---|---|---|---|---|
| ft | cfs | cfd | cfs | cfd | cfs | cfd | cfs | cfd |
| 0.1 | 0.0486 | 4,197 | 0.0212 | 1,829 | 0.0156 | 1,348 | 0.0085 | 732 |
| 0.3 | 0.0568 | 4,909 | 0.0281 | 2,426 | 0.0192 | 1,656 | 0.0105 | 905 |
| 0.5 | 0.0664 | 5,737 | 0.0370 | 3,196 | 0.0232 | 2,002 | 0.0127 | 1,097 |
| 1.0 | 0.0778 | 6,719 | 0.0490 | 4,236 | 0.0283 | 2,445 | 0.0154 | 1,328 |
| 1.5 | 0.0853 | 7,374 | 0.0577 | 4,986 | 0.0316 | 2,730 | 0.0174 | 1,502 |
| 2.0 | 0.0911 | 7,874 | 0.0648 | 5,603 | 0.0343 | 2,964 | 0.0187 | 1,617 |
| 2.5 | 0.0960 | 8,298 | 0.0711 | 6,142 | 0.0365 | 3,154 | 0.0201 | 1,733 |
| 3.0 | 0.1001 | 8,645 | 0.0767 | 6,623 | 0.0386 | 3,335 | 0.0212 | 1,829 |
| 3.5 | 0.1036 | 8,953 | 0.0816 | 7,047 | 0.0403 | 3,482 | 0.0221 | 1,906 |
| 4.0 | 0.1067 | 9,222 | 0.0860 | 7,432 | 0.0419 | 3,620 | 0.0230 | 1,983 |
| Avg (0.5'-4') | 0.0909 | 7,853 | 0.0655 | 5,658 | 0.0343 | 2,966 | 0.0188 | 1,624 |

FLOW RATES BASED ON THIRD PARTY TESTING. FOR DESIGN PURPOSES ASSUME FLOW RATES REMAIN CONSTANT FOR DEPTHS GREATER THAN 4'.

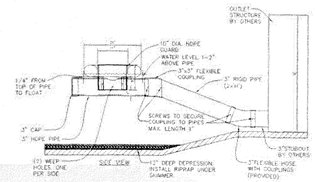



DEVELOPED BY RYMAR WATERWORKS INNOVATIONS, 08/10/18. VALID UNTIL 12/31/18. CHECK WEBSITE FOR UPDATES.

| MODEL 1<br>1" – 2 1/2" Marlee Float<br>Skimmer Detail | RYMAR WATERWORKS INNOVATIONS | WEB PAGE<br>WWW.RYMARWATERWORKS.COM | SCALE<br>N.T.S. | PROPERTY LOCATION<br>~~~ |
|---|---|---|---|---|
| | | PHONE #<br>1-855-697-9333 | DATE<br>08/13/18 | County, State |

RYMAR
WATERWORKS INNOVATIONS

## Model #1 | 1", 1.5", 2" & 2.5"
## Marlee Float™ Skimmer Cut Sheet/Installation Instructions




1. Model 1: 1" - 2.5" Marlee Float Skimmer is to be attached to a 3" rigid pipe (Schedule 40 PVC for construction/temporary applications or HDPE for permanent applications). Rigid pipe should be 1.5 times the height of the outlet structure (H), minimum of 6'.

2. 3" Rigid pipe to be attached to 3" pipe stubbed out of outlet structure or through dam. Flexible pipe with couplings to attach 3" rigid pipe to 3" stub out is provided. If stubout is material other than Schedule 40 PVC or HDPE an alternate coupling may be required.

3. When attaching rigid pipe to skimmer coupling make sure to leave at least 1" space in coupling between pipes to allow for sufficient flexibility.

4. Basin should have a +/- 12" depression (skimmer pit) to effectively drain pond. It is preferable to line bottom of skimmer pit with stone, riprap or concrete. Water may remain in bottom of skimmer pit. It is recommended to slope basin at minimum 1% grade to skimmer pit.

5. Skimmer is shipped fully assembled. User attaches flexible couplings to rigid pipe and stubout from outlet structure. Securely tighten pipe camps and install two screws (provided) through each connection to minimize twisting.

6. During installation take care to position skimmer in upright position with floats level. Also verify that vent hole in flexible coupling is rotated to top of pipe.

7. 1", 1.5" & 2" Orifice saddles are provided to convert standard 2.5" orifice. Center hole in saddle over 2.5" hole and secure using two pipe clamps provided.

8. Add maintenance rope if required. Tie to skimmer and affix to outlet structure or post on bank. Insure sufficient rope so skimmer flotation is not restricted.

9. Flow rates are provided with details. Design engineer to select skimmer size as required to meet local requirements.

10. For technical support and/or assistance with installation, visit our website at www.rymarwaterworks.com or call 855.697.9333.


803 Roper Creek Drive Greenville, SC 29615

855.697.9333 www.rymarwaterworks.com info@rymarwaterworks.com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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.

NORTH RIDGE POINTE
PHASE No. 5

**SWP3 DETAILS**

DATE
MAY 29TH, 2019

CITY SUBMITTAL NO. 1
2019-05-13
CITY SUBMITTAL NO. 2
2019-06-10
EPA SUBMITTAL NO. 2
2019-07-16
CITY SUBMITTAL NO. 3
2019-07-19

REVISIONS

| | | | |
|---|---|---|---|
| DR. | MC | CH. | TDR |
| P.M. | D.HAYWOOD | | |
| BOOK | N/A | | |
| JOB | 19001163 | | |
| SHEET NO. | 6.4 | | |

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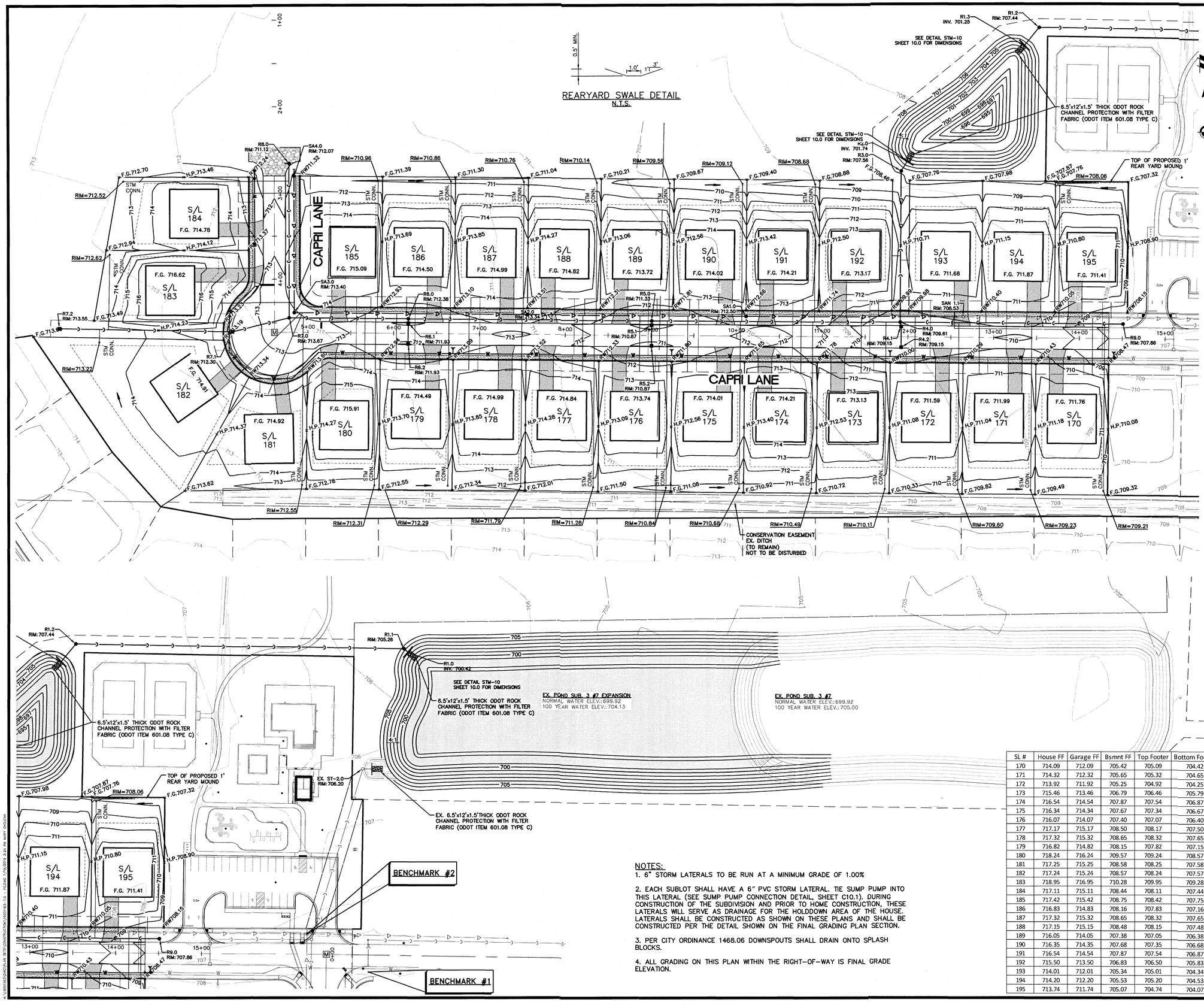


## LEGEND

- MEASURED BOUNDARY
- BOUNDARY TIE
- ADJACENT BOUNDARY
- EASEMENT
- FENCE
- STORM SEWER
- MANHOLE
- CATCH BASIN/INLET
- SANITARY SEWER
- C.O. CLEANOUT
- W WATER MAIN
- HYDRANT
- W SHUTOFF OR CURB BOX
- W GATE VALVE IN BOX
- OHE OVERHEAD ELECTRIC
- E UNDERGROUND ELECTRIC
- GUY WIRE
- U.P. UTILITY POLE
- E ELECTRICAL BOX /METER
- T UNDERGROUND TELEPHONE
- G GAS
- G GAS RISER
- T TELEPHONE BOX
- CURB AND GUTTER
- B BOLLARD
- SIGN
- G GAS VALVE
- G GAS METER
- W WATER METER
- C CALCULATED POINT
- F FOUND MONUMENT AS NOTED
- S SET 5/8" IRON PIN
- R RECORD
- M MEASURED
- C CALCULATED
- PPN PERMANENT PARCEL NUMBER
- 835 PROP. 5' CONTOUR
- 834 EXIST. 1' CONTOUR
- 835 EXIST. 5' CONTOUR
- 834 PROP. 1' CONTOUR
- PROP. STORM SEWER
- PROP. CATCH BASIN/INLET
- PROP. STORM MANHOLE
- CENTERLINE
- M RIGHT-OF-WAY MONUMENT

## BENCHMARKS

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

## LEGEND

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

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. TIE SUMP PUMP INTO THIS LATERAL (SEE SUMP PUMP CONNECTION DETAIL, SHEET C10.1). DURING CONSTRUCTION OF THE SUBDIVISION AND PRIOR TO HOME CONSTRUCTION, THESE LATERALS WILL SERVE AS DRAINAGE FOR THE HOLDDOWN AREA OF THE HOUSE. LATERALS SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS AND SHALL BE CONSTRUCTED PER THE DETAIL SHOWN ON THE FINAL GRADING PLAN SECTION.

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

4. ALL GRADING ON THIS PLAN WITHIN THE RIGHT-OF-WAY IS FINAL GRADE ELEVATION.

| SL # | House FF | Garage FF | Bsmnt FF | Top Footer | Bottom Footer | Drive Slope | Rear Yard Drain Rim | Rear Yard Drain Inv. |
|---|---|---|---|---|---|---|---|---|
| 170 | 714.09 | 712.09 | 705.42 | 705.09 | 704.42 | 6.00% | 709.21 | 707.62 |
| 171 | 714.32 | 712.32 | 705.65 | 705.32 | 704.65 | 5.00% | 709.23 | 707.28 |
| 172 | 713.92 | 711.92 | 705.25 | 704.92 | 704.25 | 5.00% | 709.60 | 706.94 |
| 173 | 715.46 | 713.46 | 706.79 | 706.46 | 705.79 | 6.50% | 710.11 | 706.70 |
| 174 | 716.54 | 714.54 | 707.87 | 707.54 | 706.87 | 5.00% | 710.49 | 706.92 |
| 175 | 716.34 | 714.34 | 707.67 | 707.34 | 706.67 | 5.50% | 710.68 | 707.13 |
| 176 | 716.07 | 714.07 | 707.40 | 707.07 | 706.40 | 6.00% | 710.84 | 707.34 |
| 177 | 717.17 | 715.17 | 708.50 | 708.17 | 707.50 | 5.50% | 711.28 | 707.73 |
| 178 | 717.32 | 715.32 | 708.65 | 708.32 | 707.65 | 5.00% | 711.79 | 708.14 |
| 179 | 716.82 | 714.82 | 708.15 | 707.82 | 707.15 | 5.50% | 712.10 | 708.57 |
| 180 | 718.24 | 716.24 | 709.57 | 709.24 | 708.57 | 5.00% | 712.31 | 707.22 |
| 181 | 717.25 | 715.25 | 708.58 | 708.25 | 707.58 | 5.00% | 712.55 | 709.14 |
| 182 | 717.24 | 715.24 | 708.57 | 708.24 | 707.57 | 5.50% | 713.22 | 710.25 |
| 183 | 718.95 | 716.95 | 710.28 | 709.95 | 709.28 | 5.00% | 712.62 | 710.15 |
| 184 | 717.11 | 715.11 | 708.44 | 708.11 | 707.44 | 6.00% | 712.52 | 710.70 |
| 185 | 717.42 | 715.42 | 708.75 | 708.42 | 707.75 | 5.00% | 710.96 | 708.65 |
| 186 | 716.83 | 714.83 | 708.16 | 707.83 | 707.16 | 5.50% | 710.86 | 708.22 |
| 187 | 717.32 | 715.32 | 708.65 | 708.32 | 707.65 | 5.00% | 710.76 | 707.80 |
| 188 | 717.15 | 715.15 | 708.48 | 708.15 | 707.48 | 5.50% | 710.14 | 707.37 |
| 189 | 716.05 | 714.05 | 707.38 | 707.05 | 706.38 | 6.00% | 709.56 | 707.00 |
| 190 | 716.35 | 714.35 | 707.68 | 707.35 | 706.68 | 5.50% | 709.12 | 706.78 |
| 191 | 716.54 | 714.54 | 707.87 | 707.54 | 706.87 | 5.00% | 708.68 | 706.57 |
| 192 | 715.50 | 713.50 | 706.83 | 706.50 | 705.83 | 7.00% | x | x |
| 193 | 714.01 | 712.01 | 705.34 | 705.01 | 704.34 | 5.00% | x | x |
| 194 | 714.20 | 712.20 | 705.53 | 705.20 | 704.53 | 5.00% | x | x |
| 195 | 713.74 | 711.74 | 705.07 | 704.74 | 704.07 | 6.50% | 708.06 | 706.31 |

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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT: NORTH RIDGE POINT, LTD.

NORTH RIDGE POINTE
PHASE No. 5

# FINAL GRADING PLAN

DATE: MAY 29TH, 2019

CITY SUBMITTAL NO. 1 2019-05-13
CITY SUBMITTAL NO. 2 2019-06-10
EPA SUBMITTAL NO. 2 2019-07-16
CITY SUBMITTAL NO. 3 2019-07-19

REVISIONS

SCALE 0 25 50
1" = 50 FEET

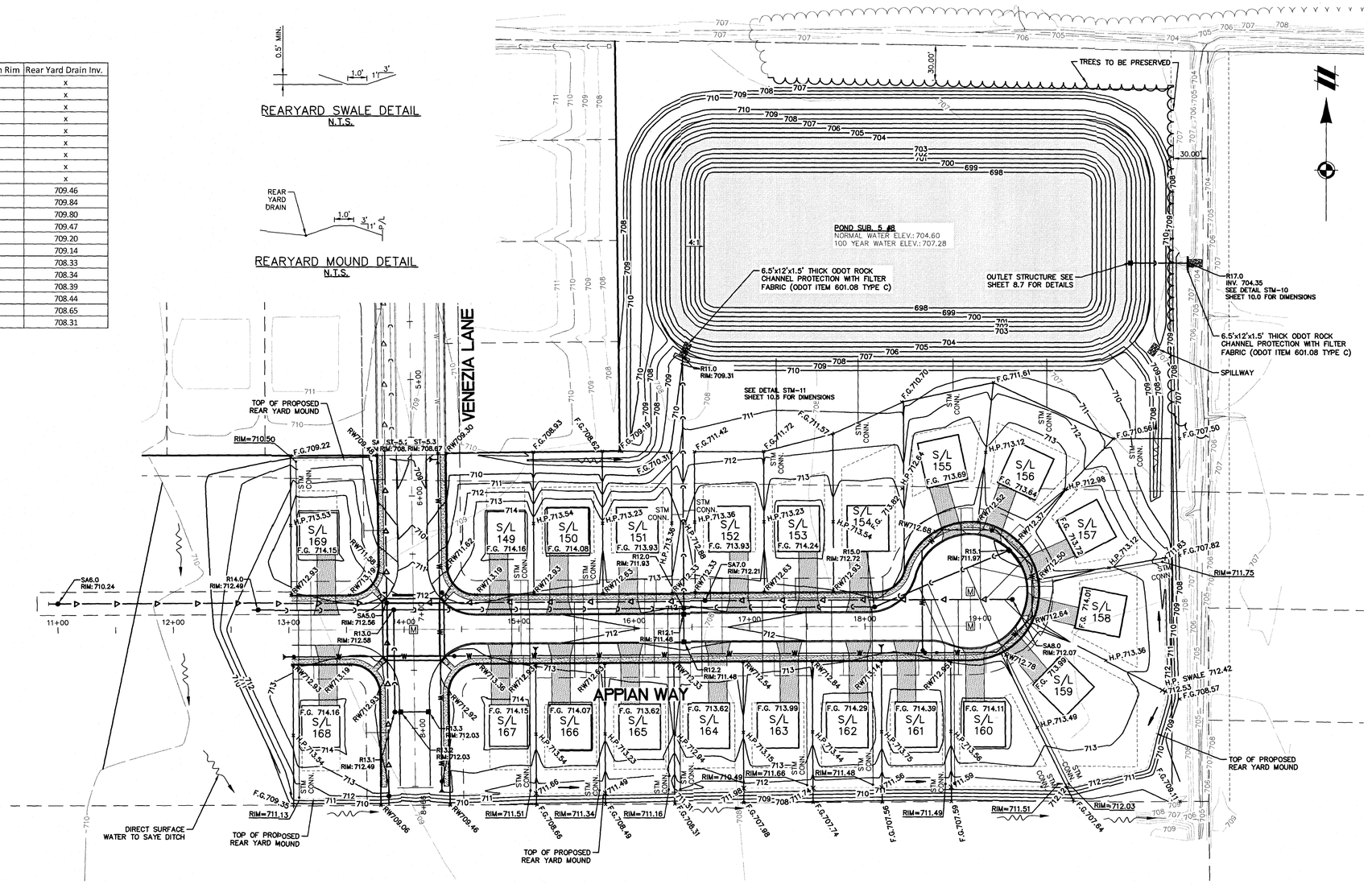
DR. MC | CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO. 7.0

CAD FILE: 19001163-7.0 - FG.DWG

K:\19001163\ENGR\PLAN SETS\CONSTRUCTION\19001163-7.0 - FG.DWG 7/26/2019 3:24 PM MARY CHILSON

| SL # | House FF | Garage FF | Bsmnt FF | Top Footer | Bottom Footer | Drive Slope | Rear Yard Drain Rim | Rear Yard Drain Inv. |
|---|---|---|---|---|---|---|---|---|
| 149 | 716.49 | 714.49 | 707.82 | 707.49 | 706.82 | 4.00% | x | x |
| 150 | 716.41 | 714.41 | 707.74 | 707.41 | 706.74 | 4.50% | x | x |
| 151 | 716.26 | 714.26 | 707.59 | 707.26 | 706.59 | 5.00% | x | x |
| 152 | 716.26 | 714.26 | 707.59 | 707.26 | 706.59 | 5.00% | x | x |
| 153 | 716.57 | 714.57 | 707.90 | 707.57 | 706.90 | 5.00% | x | x |
| 154 | 716.15 | 714.15 | 707.48 | 707.15 | 706.48 | 4.00% | x | x |
| 155 | 716.02 | 714.02 | 707.35 | 707.02 | 706.35 | 4.00% | x | x |
| 156 | 715.95 | 713.95 | 707.28 | 706.95 | 706.28 | 4.00% | x | x |
| 157 | 716.05 | 714.05 | 707.38 | 707.05 | 706.38 | 4.50% | x | x |
| 158 | 716.34 | 714.34 | 707.67 | 707.34 | 706.67 | 5.00% | 711.75 | 709.46 |
| 159 | 716.32 | 714.32 | 707.65 | 707.32 | 706.65 | 4.50% | 712.03 | 709.84 |
| 160 | 716.44 | 714.44 | 707.77 | 707.44 | 706.77 | 4.50% | 711.51 | 709.80 |
| 161 | 716.72 | 714.72 | 708.05 | 707.72 | 707.05 | 4.50% | 711.49 | 709.47 |
| 162 | 716.62 | 714.62 | 707.95 | 707.62 | 706.95 | 4.50% | 711.48 | 709.20 |
| 163 | 716.32 | 714.32 | 707.65 | 707.32 | 706.65 | 4.50% | 711.66 | 709.14 |
| 164 | 715.95 | 713.95 | 707.28 | 706.95 | 706.28 | 4.00% | 710.49 | 708.33 |
| 165 | 715.95 | 713.95 | 707.28 | 706.95 | 706.28 | 4.00% | 711.16 | 708.34 |
| 166 | 716.40 | 714.40 | 707.73 | 707.40 | 706.73 | 4.50% | 711.34 | 708.39 |
| 167 | 716.48 | 714.48 | 707.81 | 707.48 | 706.81 | 4.00% | 711.51 | 708.44 |
| 168 | 716.49 | 714.49 | 707.82 | 707.49 | 706.82 | 4.00% | 711.13 | 708.65 |
| 169 | 716.48 | 714.48 | 707.81 | 707.48 | 706.81 | 4.00% | 710.50 | 708.31 |




## LEGEND

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

NOTES:

1. 6" STORM LATERALS TO BE RUN AT A MINIMUM GRADE OF 1.00%

2. EACH SUBLOT SHALL HAVE A 6" PVC STORM LATERAL. TIE SUMP PUMP INTO THIS LATERAL (SEE SUMP PUMP CONNECTION DETAIL, SHEET C10.1). DURING CONSTRUCTION OF THE SUBDIVISION AND PRIOR TO HOME CONSTRUCTION, THESE LATERALS WILL SERVE AS DRAINAGE FOR THE HOLDDOWN AREA OF THE HOUSE. LATERALS SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS AND SHALL BE CONSTRUCTED PER THE DETAIL SHOWN ON THE FINAL GRADING PLAN SECTION.

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

4. ALL GRADING ON THIS PLAN WITHIN THE RIGHT-OF-WAY IS FINAL GRADE ELEVATION.

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

## LEGEND

| | |
|---|---|
| MEASURED BOUNDARY | BOLLARD |
| BOUNDARY TIE | SIGN |
| ADJACENT BOUNDARY | GAS VALVE |
| EASEMENT | GAS METER |
| FENCE | WATER METER |
| STORM SEWER | CALCULATED POINT |
| MANHOLE | FOUND MONUMENT AS NOTED |
| CATCH BASIN/INLET | SET 5/8" IRON PIN |
| SANITARY SEWER | RECORD |
| CLEANOUT | MEASURED |
| WATER MAIN | CALCULATED |
| HYDRANT | PERMANENT PARCEL NUMBER |
| SHUTOFF OR CURB BOX | PROP. 5' CONTOUR |
| GATE VALVE IN BOX | EXIST. 1' CONTOUR |
| OVERHEAD ELECTRIC | EXIST. 5' CONTOUR |
| UNDERGROUND ELECTRIC | PROP. 1' CONTOUR |
| GUY WIRE | PROP. STORM SEWER |
| U.P. UTILITY POLE | PROP. CATCH BASIN/INLET |
| ELECTRICAL BOX /METER | PROP. STORM MANHOLE |
| UNDERGROUND TELEPHONE | CENTERLINE RIGHT-OF-WAY MONUMENT |
| GAS | |
| GAS RISER | |
| TELEPHONE BOX | |
| CURB AND GUTTER | |

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LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.

NORTH RIDGE POINTE
PHASE No. 5

# FINAL GRADING PLAN

DATE
MAY 29TH, 2019

| REVISIONS |
|---|
| CITY SUBMITTAL NO. 1 2019-05-13 |
| CITY SUBMITTAL NO. 2 2019-05-15 |
| EPA SUBMITTAL NO. 2 2019-07-16 |
| CITY SUBMITTAL NO. 3 2019-07-19 |

SCALE 0 25 50
1" = 50 FEET
DR. MC | CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO. 7.1

CAD FILE: 19001163-7.0 - FG.DWG

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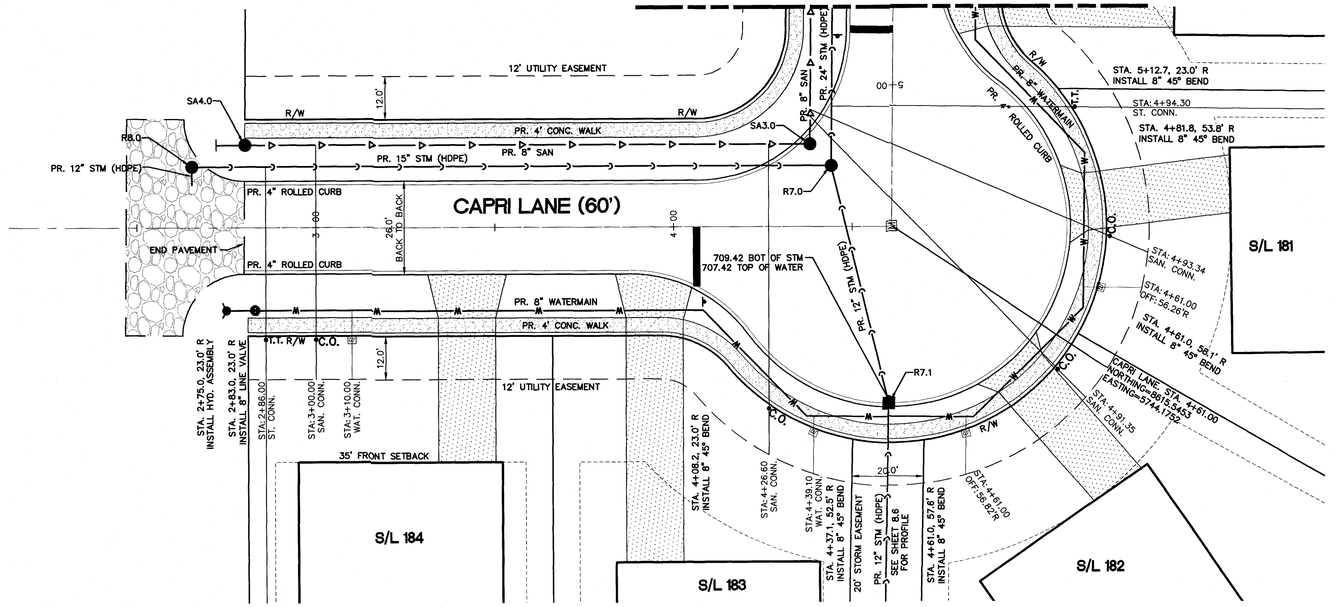
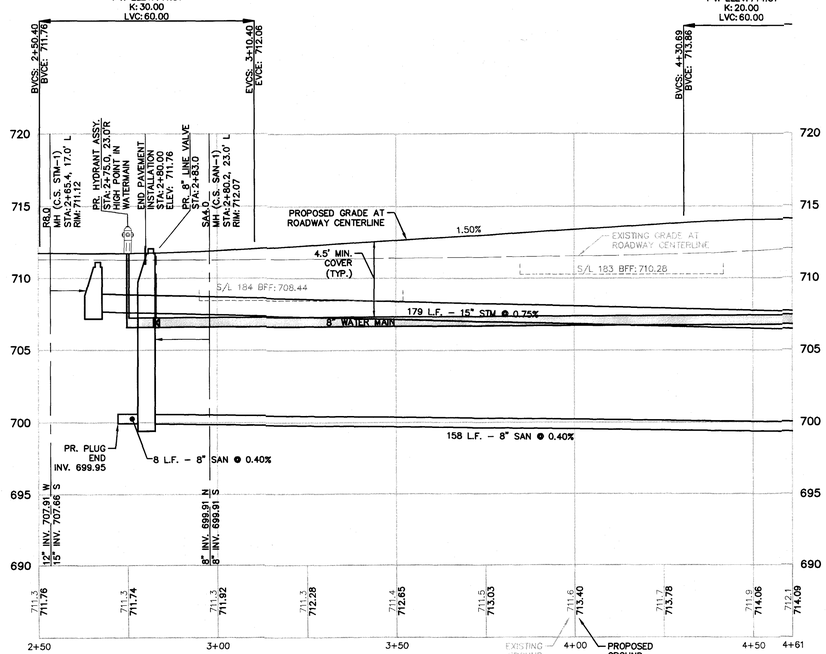
SEE SHEET 8.1 FOR CONTINUATION




PLAN – CAPRI LANE
SCALE: 1"=20'




CAPRI LANE
VERT: 1"=5'
HORZ: 1"=20'

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

NOTE:
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT–13.
2. 4.5' OF COVER REQUIRED OVER 8" WATERMAINS.
3. 18" MINIMUM VERTICAL SEPARATION BETWEEN 6" SANITARY LATERALS AND 8" WATERMAIN (TYP.)
4. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN–8.
5. DEVELOPER TO INSTALL THE PUBLIC SIDEWALKS ON FRONTAGE OF COMMON AREAS AND BLOCKS.
6. STORM SUMP PUMP REQUIRED ON ALL UNITS.
7. IF LESS THAN 2' BETWEEN TOP OF FOOTING AND TOP OF MAIN, GRINDER PUMP IS REQUIRED.
8. UTILIZE A–LOK MANHOLE TO PIPE CONNECTIONS
9. PAVEMENT JOINTS TO HAVE A MAXIMUM SPACING OF 15' SEE DETAIL PAV–4 FOR JOINT REQUIREMENTS.
10. EXPANSION JOINTS TO BE INSTALLED BETWEEN CONCRETE DRIVES AND CURBS DURING DRIVEWAY CONSTRUCTION.

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LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINTE, LTD.

NORTH RIDGE POINTE
PHASE No. 5

# CAPRI LANE PLAN & PROFILE STA. 2+50 TO STA. 4+61

DATE
MAY 29TH, 2019

| | |
|---|---|
| CITY SUBMITTAL NO. 1 | 2019–05–13 |
| CITY SUBMITTAL NO. 2 | 2019–06–10 |
| PPL SUBMITTAL NO. 2 | 2019–07–16 |
| CITY SUBMITTAL NO. 3 | 2019–07–19 |

REVISIONS

SCALE 0 10 20
1" = 20 FEET

| | |
|---|---|
| DR. MC | CH. TDR |
| P.M. D.HAYWOOD | |
| BOOK N/A | |
| JOB 19001163 | |
| SHEET NO. 8.0 | |

CAD FILE: 19001163–8.0 – PP CAPRI.DWG

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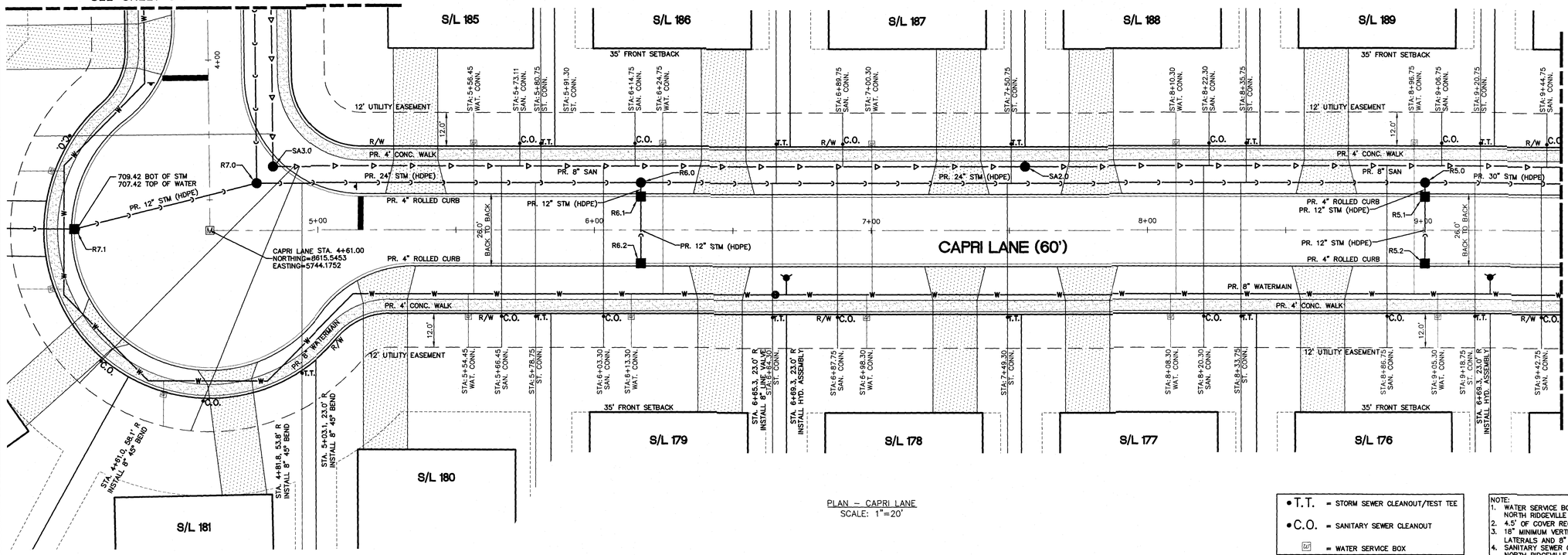


PLAN – CAPRI LANE
SCALE: 1"=20'

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

NOTE:
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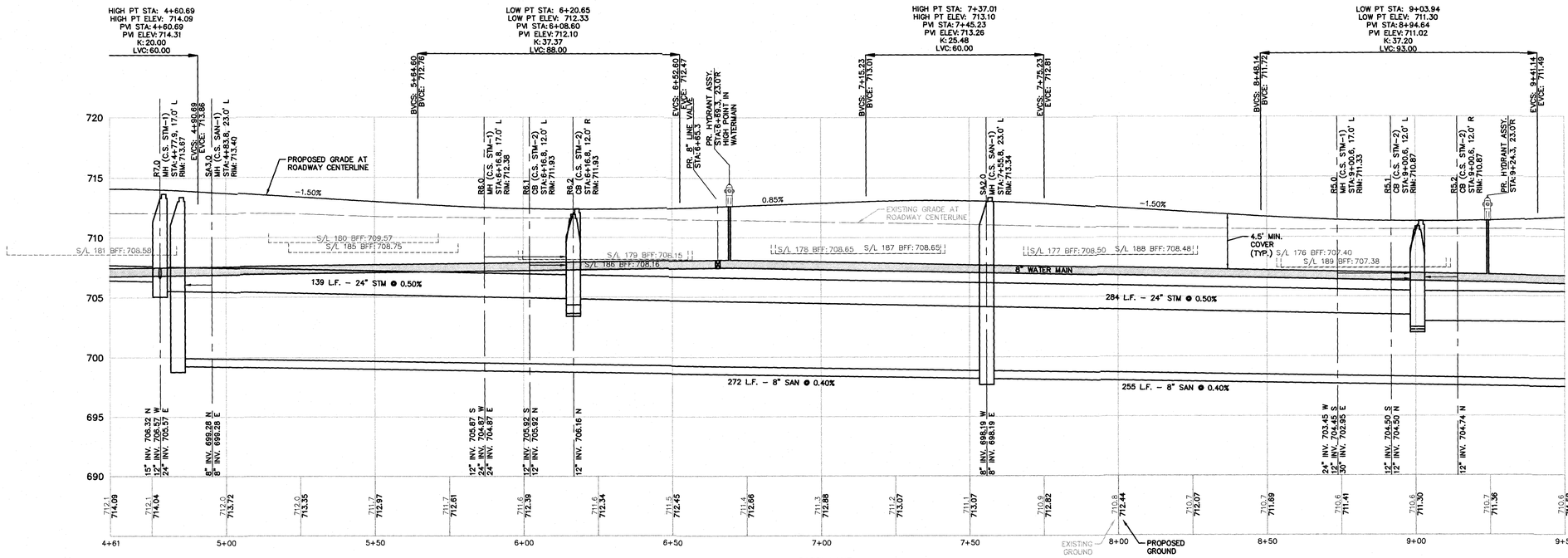
6. STORM SUMP PUMP REQUIRED ON ALL UNITS.
7. IF LESS THAN 2' BETWEEN TOP OF FOOTING AND TOP OF MAIN, GRINDER PUMP IS REQUIRED.
8. UTILIZE A-LOK MANHOLE TO PIPE CONNECTIONS
9. PAVEMENT JOINTS TO HAVE A MAXIMUM SPACING OF 15' SEE DETAIL PAV-4 FOR JOINT REQUIREMENTS.
10. EXPANSION JOINTS TO BE INSTALLED BETWEEN CONCRETE DRIVES AND CURBS DURING DRIVEWAY CONSTRUCTION.




CAPRI LANE
VERT: 1"=5'
HORZ: 1"=20'

811
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LORAIN COUNTY, OHIO

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NORTH RIDGE POINTE
PHASE No. 5

# CAPRI LANE PLAN & PROFILE STA. 4+61 TO STA. 9+50

DATE
MAY 29TH, 2019

| |
|---|
| CITY SUBMITTAL NO. 1 2019-05-13 |
| CITY SUBMITTAL NO. 2 2019-06-10 |
| EPA SUBMITTAL NO. 2 2019-07-16 |
| CITY SUBMITTAL NO. 3 2019-07-19 |

REVISIONS

SCALE 0 10 20
1" = 20 FEET

| | |
|---|---|
| DR. MC | CH. TDR |
| P.M. D.HAYWOOD | |
| BOOK N/A | |
| JOB 19001163 | |
| SHEET NO. 8.1 | |

CAD FILE: 19001163-8.1 - PP CAPRI.DWG

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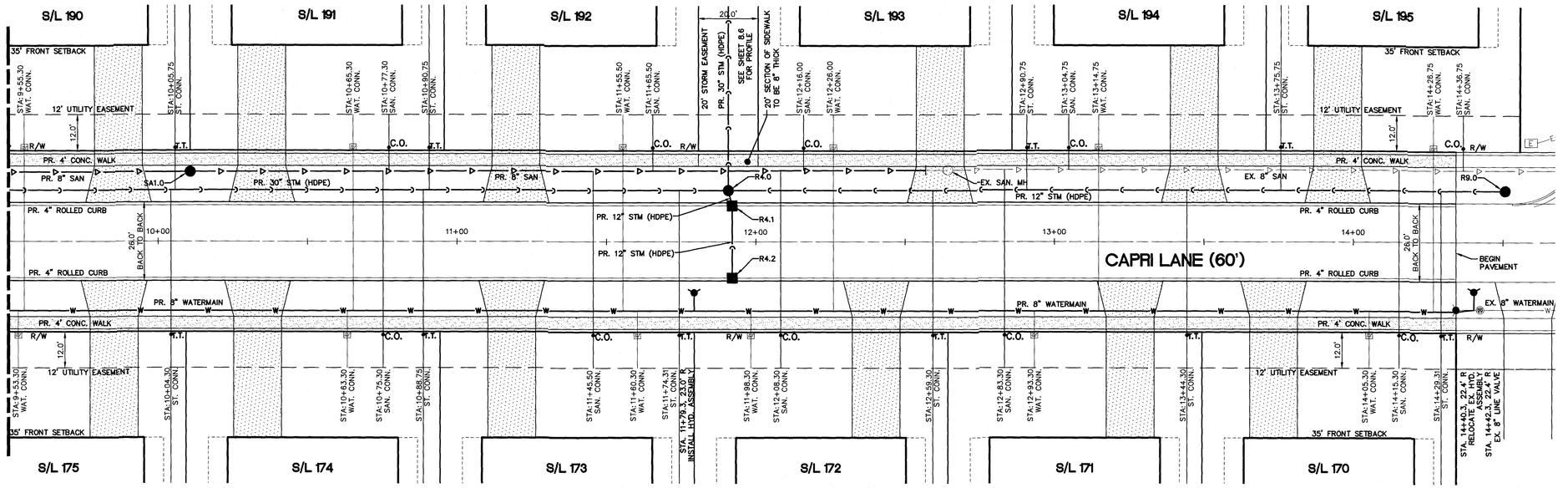
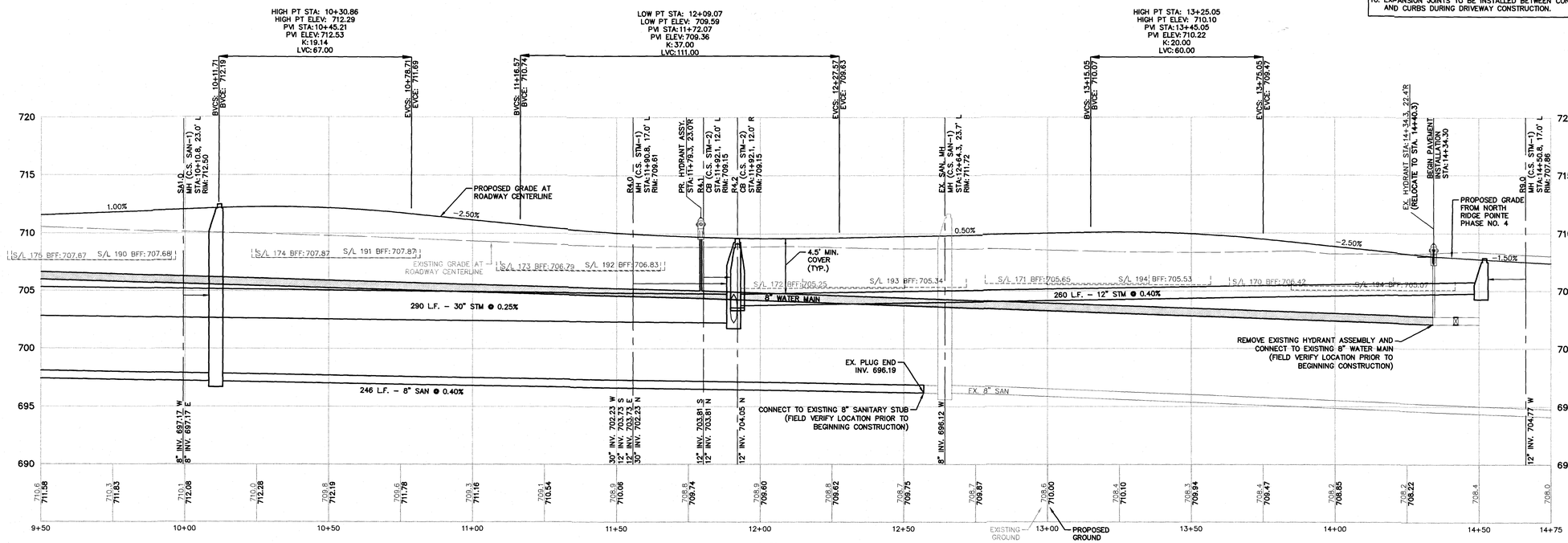



PLAN – CAPRI LANE
SCALE: 1"=20'

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

NOTE:
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
2. 4.5' OF COVER REQUIRED OVER 8" WATERMAINS.
3. 18" MINIMUM VERTICAL SEPARATION BETWEEN 6" SANITARY LATERALS AND 8" WATERMAIN (TYP.)
4. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
5. DEVELOPER TO INSTALL THE PUBLIC SIDEWALKS ON FRONTAGE OF COMMON AREAS AND BLOCKS.
6. STORM SUMP PUMP REQUIRED ON ALL UNITS.
7. IF LESS THAN 2' BETWEEN TOP OF FOOTING AND TOP OF MAIN, GRINDER PUMP IS REQUIRED.
8. UTILIZE A-LOK MANHOLE TO PIPE CONNECTIONS
9. PAVEMENT JOINTS TO HAVE A MAXIMUM SPACING OF 15' SEE DETAIL PAV-4 FOR JOINT REQUIREMENTS.
10. EXPANSION JOINTS TO BE INSTALLED BETWEEN CONCRETE DRIVES AND CURBS DURING DRIVEWAY CONSTRUCTION.




CAPRI LANE
VERT: 1"=5'
HORZ: 1"=20'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LORAIN COUNTY, OHIO

CLIENT: NORTH RIDGE POINT, LTD.

NORTH RIDGE POINTE
PHASE No. 5

CAPRI LANE PLAN & PROFILE
STA. 9+50 TO STA. 14+50

DATE: MAY 29TH, 2019

| REVISIONS |
|---|
| CITY SUBMITTAL NO. 1 2019-05-13 |
| CITY SUBMITTAL NO. 2 2019-06-10 |
| EPA SUBMITTAL NO. 2 2019-07-16 |
| CITY SUBMITTAL NO. 3 2019-07-19 |

SCALE 0 10 20
1" = 20 FEET
DR. MC | CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO. 8.2

CAD FILE: 19001163-8.2 - PP CAPRI.DWG

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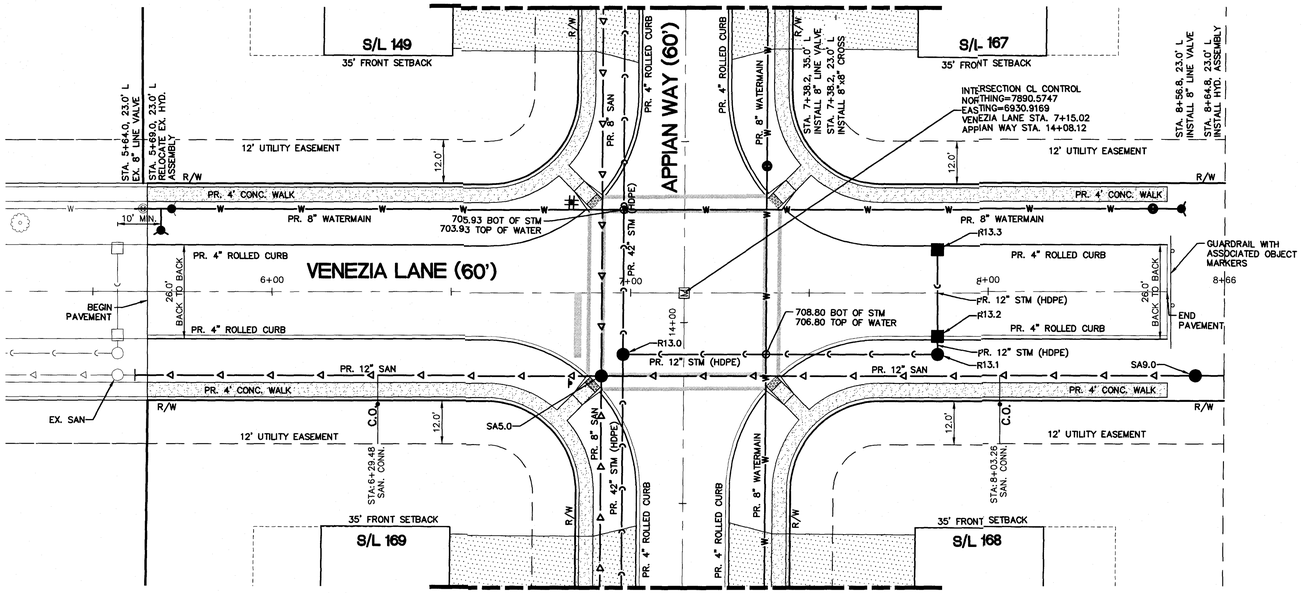
SEE SHEET 8.4 FOR CONTINUATION

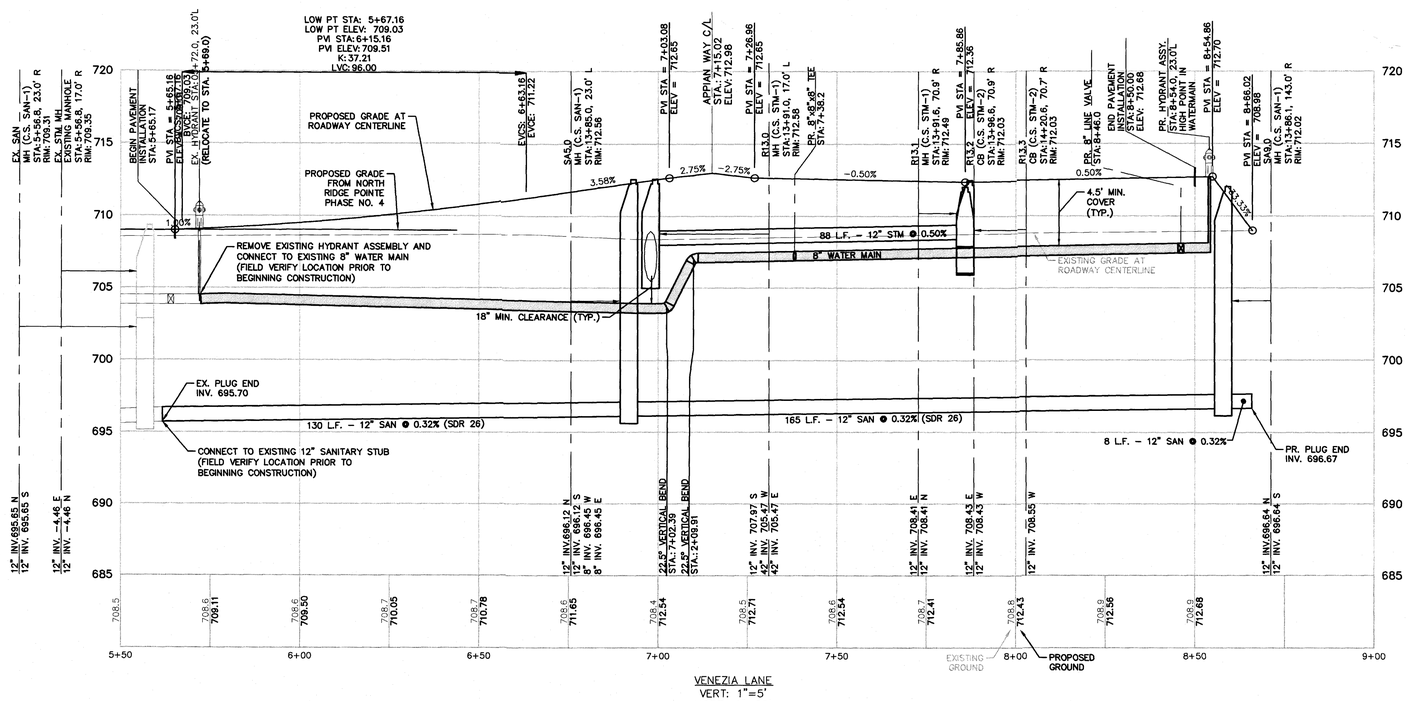



SEE SHEET 8.4 FOR CONTINUATION

PLAN – VENEZIA LANE
SCALE: 1"=20'

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

NOTE:
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
2. 4.5' OF COVER REQUIRED OVER 8" WATERMAINS.
3. 18" MINIMUM VERTICAL SEPARATION BETWEEN 6" SANITARY LATERALS AND 8" WATERMAIN (TYP.)
4. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
5. DEVELOPER TO INSTALL THE PUBLIC SIDEWALKS ON FRONTAGE OF COMMON AREAS AND BLOCKS.
6. STORM SUMP PUMP REQUIRED ON ALL UNITS.
7. IF LESS THAN 2' BETWEEN TOP OF FOOTING AND TOP OF MAIN, GRINDER PUMP IS REQUIRED.
8. UTILIZE A-LOK MANHOLE TO PIPE CONNECTIONS
9. PAVEMENT JOINTS TO HAVE A MAXIMUM SPACING OF 15' SEE DETAIL PAV-4 FOR JOINT REQUIREMENTS.
10. EXPANSION JOINTS TO BE INSTALLED BETWEEN CONCRETE DRIVES AND CURBS DURING DRIVEWAY CONSTRUCTION.




VENEZIA LANE
VERT: 1"=5'
HORZ: 1"=20'

811
Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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440.349.2000

CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINTE, LTD.

NORTH RIDGE POINTE
PHASE No. 5

# VENEZIA LANE PLAN & PROFILE STA. 5+50 TO STA. 9+00

DATE
MAY 29TH, 2019

| | |
|---|---|
| CITY SUBMITTAL NO. 1 | 2019-05-17 |
| CITY SUBMITTAL NO. 2 | 2019-06-19 |
| EPA SUBMITTAL NO. 2 | 2019-07-19 |
| CITY SUBMITTAL NO. 3 | 2019-07-19 |

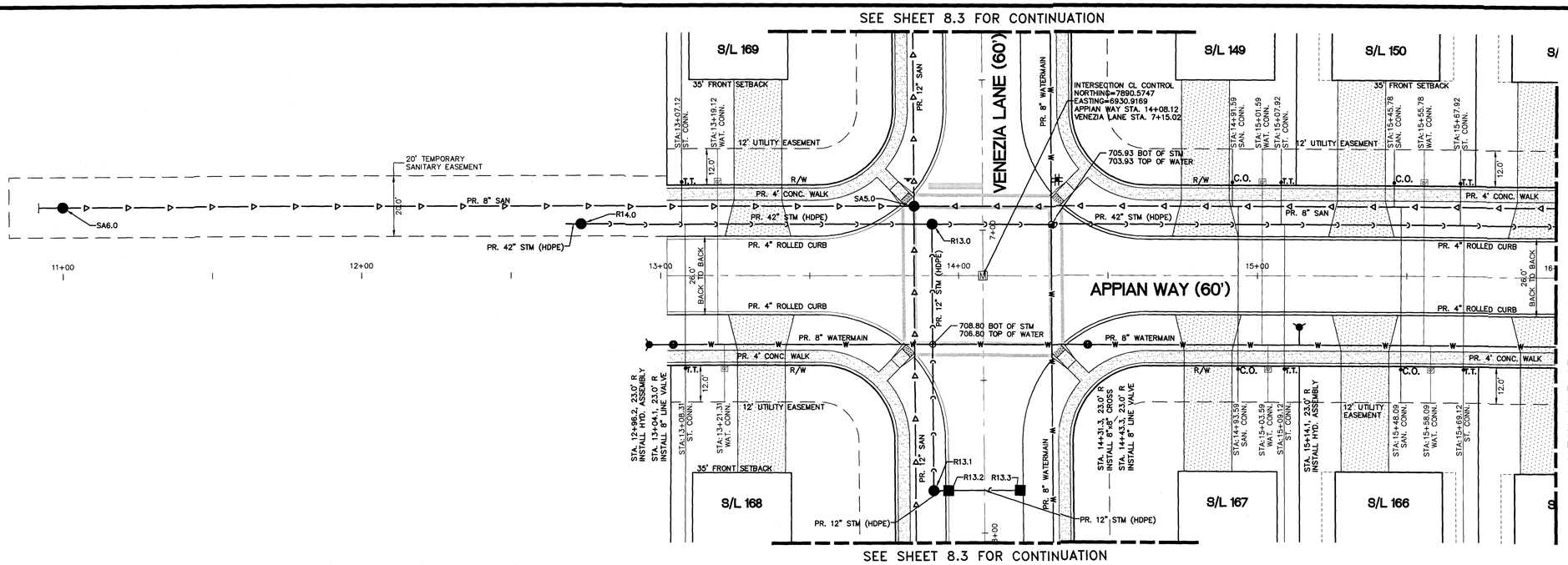
REVISIONS

SCALE 0 10 20
1" = 20 FEET

| | |
|---|---|
| DR. MC | CH. TDR |
| P.M. D.HAYWOOD | |
| BOOK N/A | |
| JOB 19001163 | |
| SHEET NO. 8.3 | |

CAD FILE: 19001163-8.3 – PP VENEZIA.DWG

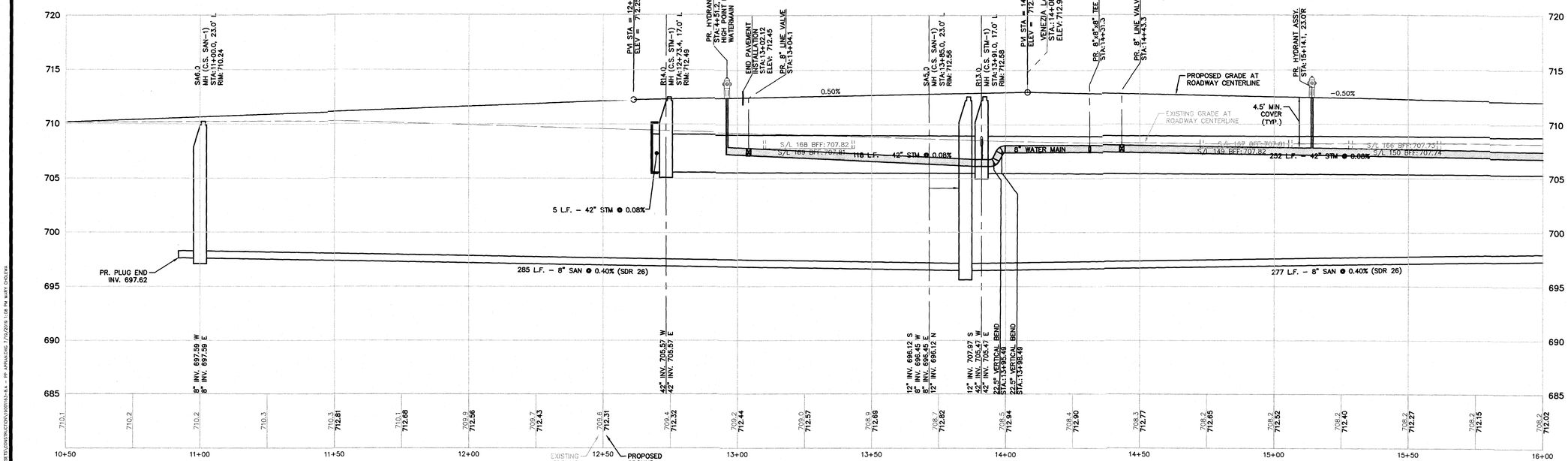
K:\19001163\DWG\PLAN SETS\CONSTRUCTION\19001163-8.3 – PP VENEZIA.DWG 7/19/2019 3:13 PM MARY CHOLERA




PLAN – APPIAN WAY
SCALE: 1"=20'

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

NOTE:
1. WATER SERVICE BOXES ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING WAT-13.
2. 4.5' OF COVER REQUIRED OVER 8" WATERMAINS.
3. 18" MINIMUM VERTICAL SEPARATION BETWEEN 6" SANITARY LATERALS AND 8" WATERMAIN (TYP.)
4. SANITARY SEWER CLEANOUTS ARE TO BE PROVIDED PER CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWING SAN-8.
5. DEVELOPER TO INSTALL THE PUBLIC SIDEWALKS ON FRONTAGE OF COMMON AREAS AND BLOCKS.
6. STORM SUMP PUMP REQUIRED ON ALL UNITS.
7. IF LESS THAN 2' BETWEEN TOP OF FOOTING AND TOP OF MAIN, GRINDER PUMP IS REQUIRED.
8. UTILIZE A-LOK MANHOLE TO PIPE CONNECTIONS
9. PAVEMENT JOINTS TO HAVE A MAXIMUM SPACING OF 15' SEE DETAIL PAV-4 FOR JOINT REQUIREMENTS.
10. EXPANSION JOINTS TO BE INSTALLED BETWEEN CONCRETE DRIVES AND CURBS DURING DRIVEWAY CONSTRUCTION.




APPIAN WAY
VERT: 1"=5'
HORZ: 1"=20'

Know what's below. Call before you dig.
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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.

NORTH RIDGE POINTE
PHASE No. 5

# APPIAN WAY PLAN & PROFILE STA. 10+50 TO STA. 16+00

DATE
MAY 29TH, 2019

CITY SUBMITTAL NO. 1
2019-05-13
CITY SUBMITTAL NO. 2
2019-06-10
EPA SUBMITTAL NO. 2
2019-07-16
CITY SUBMITTAL NO. 3
2019-07-19

REVISIONS

SCALE 0 10 20
1" = 20 FEET
DR. MC CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO.
8.4

CAD FILE: 19001163-8.4 – PP APPIAN.DWG

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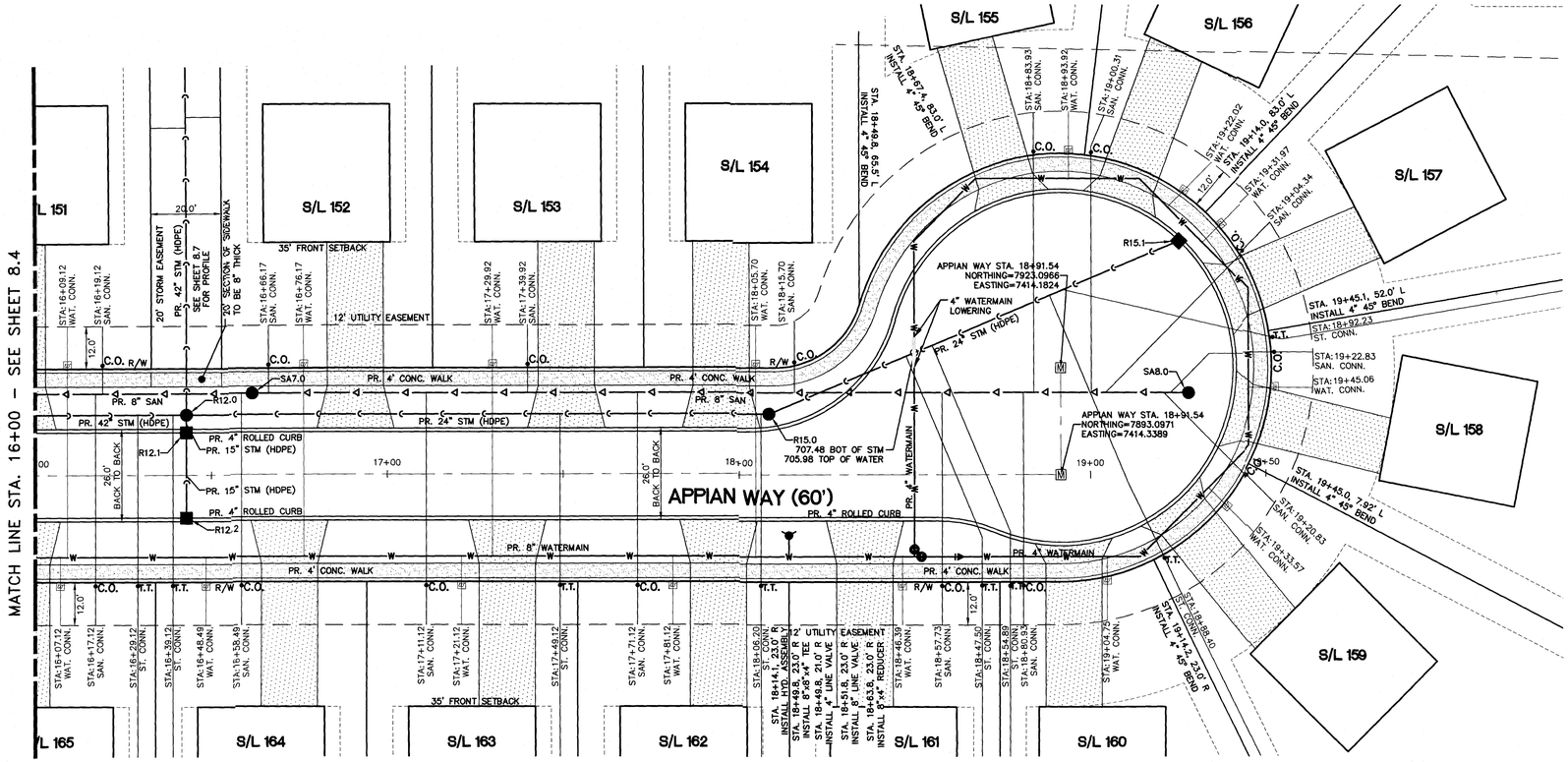


PLAN – APPIAN WAY
SCALE: 1"=20'




APPIAN WAY
VERT: 1"=5'
HORZ: 1"=20'

- T.T. = STORM SEWER CLEANOUT/TEST TEE
- C.O. = SANITARY SEWER CLEANOUT
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NOTE:
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811
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Call before you dig.

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LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINTE, LTD.

NORTH RIDGE POINTE
PHASE No. 5

APPIAN WAY PLAN & PROFILE
STA. 16+00 TO STA. 20+00

DATE
MAY 29TH, 2019

CITY SUBMITTAL NO. 1
2019-05-13
CITY SUBMITTAL NO. 2
2019-06-10
EPA SUBMITTAL NO. 2
2019-07-16
CITY SUBMITTAL NO. 3
2019-07-19

REVISIONS

SCALE 0 10 20
1" = 20 FEET

DR. MC | CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO.
8.5

CAD FILE: 19001163-8.5 - PP APPIAN.DWG

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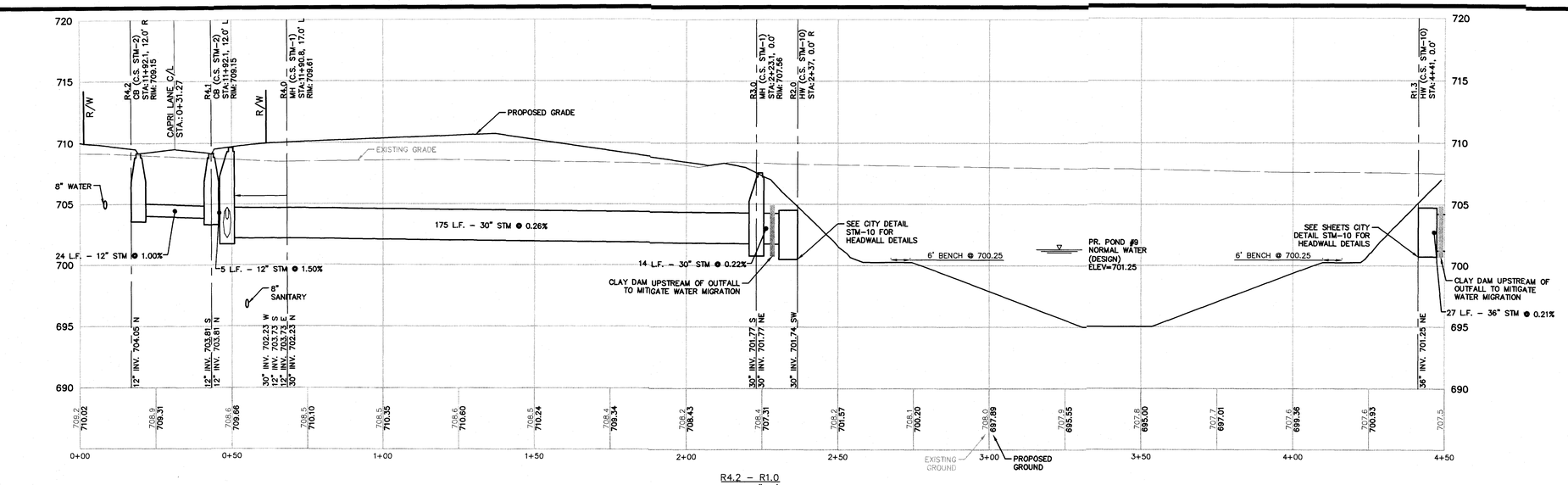
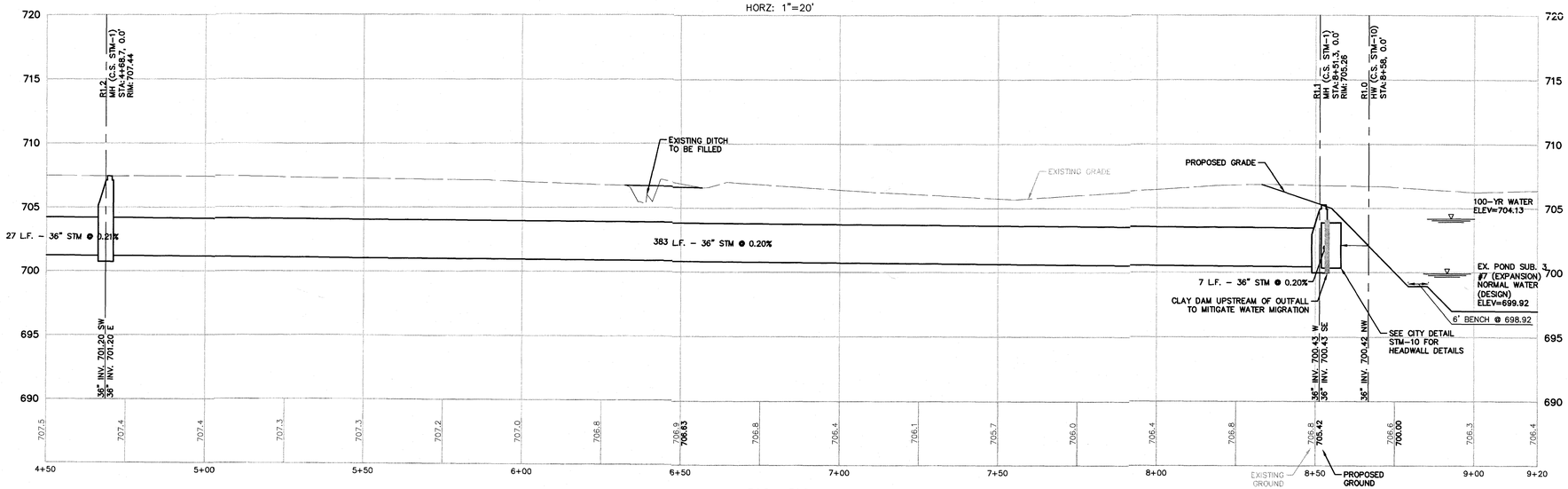
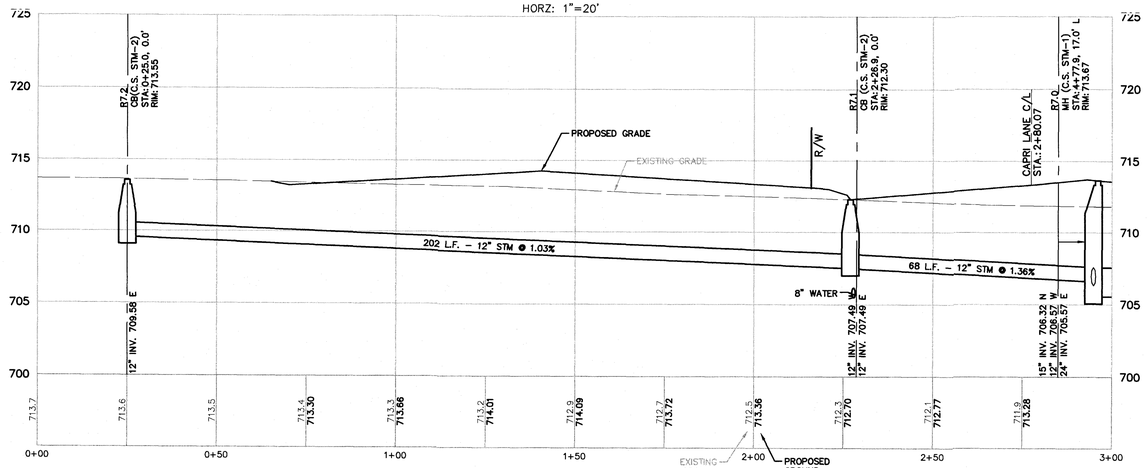



R4.2 – R1.0
VERT: 1"=5'
HORZ: 1"=20'




R4.2 – R1.0
VERT: 1"=5'
HORZ: 1"=20'




R7.2 – R7.0
VERT: 1"=5'
HORZ: 1"=20'

811
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LORAIN COUNTY, OHIO

CLIENT
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NORTH RIDGE POINTE
PHASE No. 5

# AUXILIARY PROFILES

DATE
MAY 29TH, 2019

| |
|---|
| CITY SUBMITTAL NO. 1 2019-05-13 |
| CITY SUBMITTAL NO. 2 2019-06-10 |
| DPA SUBMITTAL NO. 2 2019-07-16 |
| CITY SUBMITTAL NO. 3 2019-07-19 |

REVISIONS

SCALE 0 10 20
1" = 20 FEET

| | |
|---|---|
| DR. MC | CH. TDR |
| P.M. D.HAYWOOD | |
| BOOK N/A | |
| JOB 19001163 | |
| SHEET NO. 8.6 | |

CAD FILE: 19001163-8.6 – PP AUX.DWG

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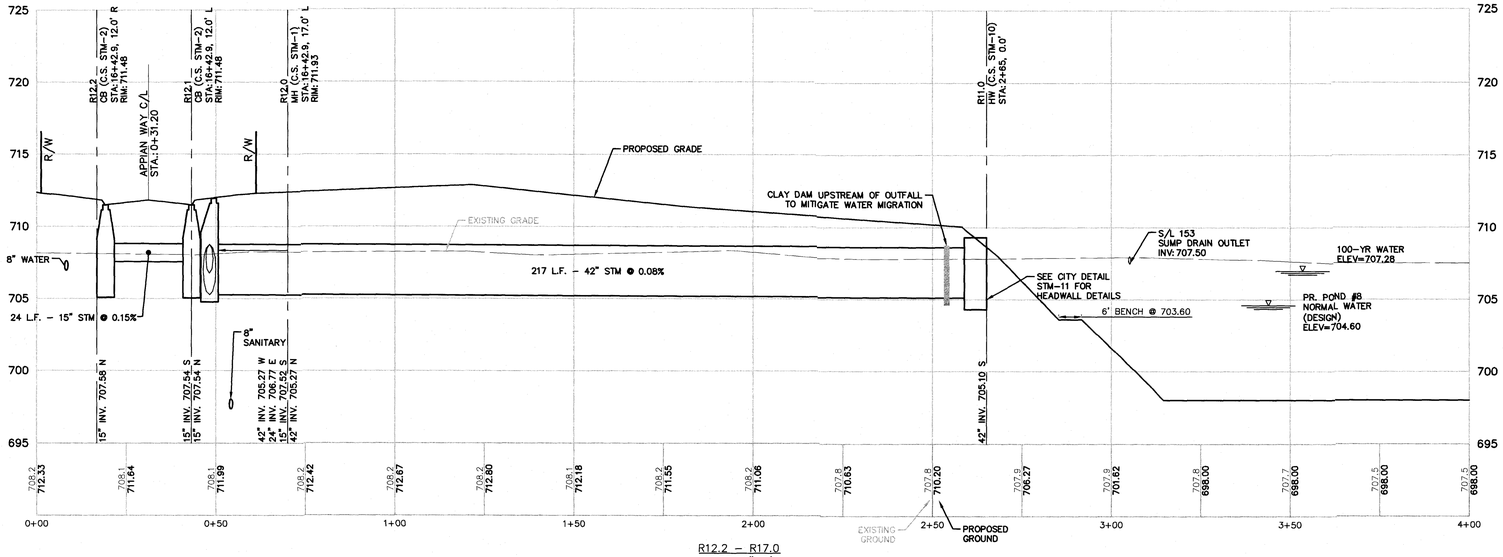
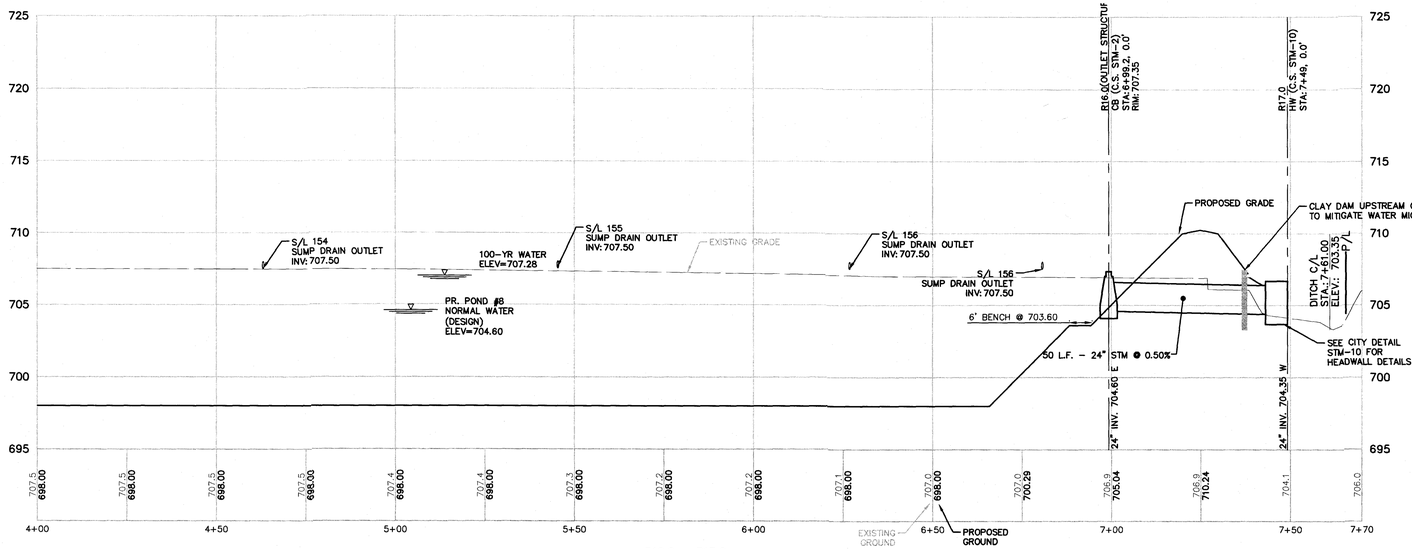
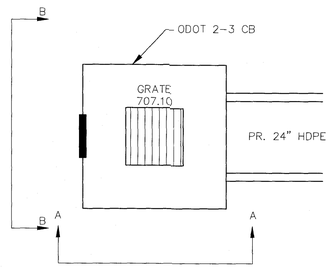
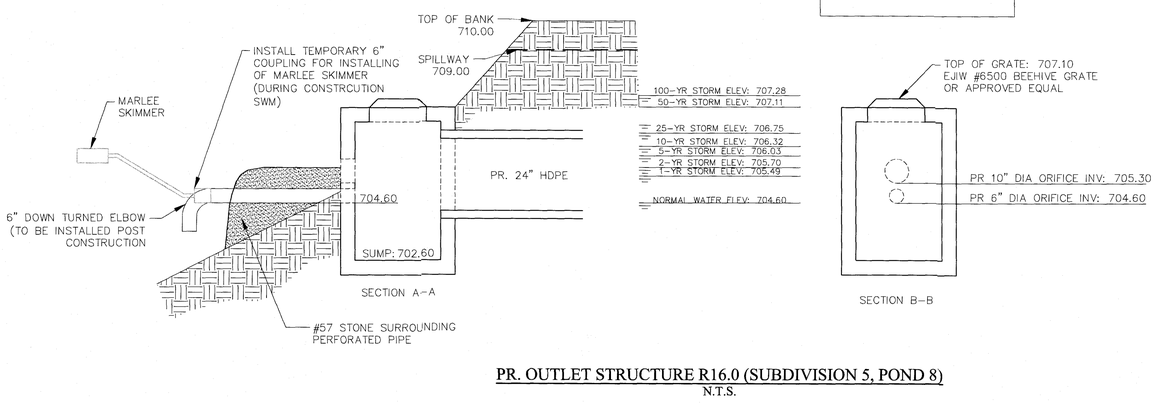



R12.2 – R17.0
VERT: 1"=5'
HORZ: 1"=20'




R12.2 – R17.0
VERT: 1"=5'
HORZ: 1"=20'




PR. OUTLET STRUCTURE R16.0 (SUBDIVISION 5, POND 8)
N.T.S.

811
Know what's below.
Call before you dig.
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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.
NORTH RIDGE POINTE
PHASE No. 5
AUXILIARY PROFILES

DATE
MAY 29TH, 2019

CITY SUBMITTAL NO. 1
2019-05-13
CITY SUBMITTAL NO. 2
2019-06-10
EPA SUBMITTAL NO. 2
2019-07-16
CITY SUBMITTAL NO. 3
2019-07-19

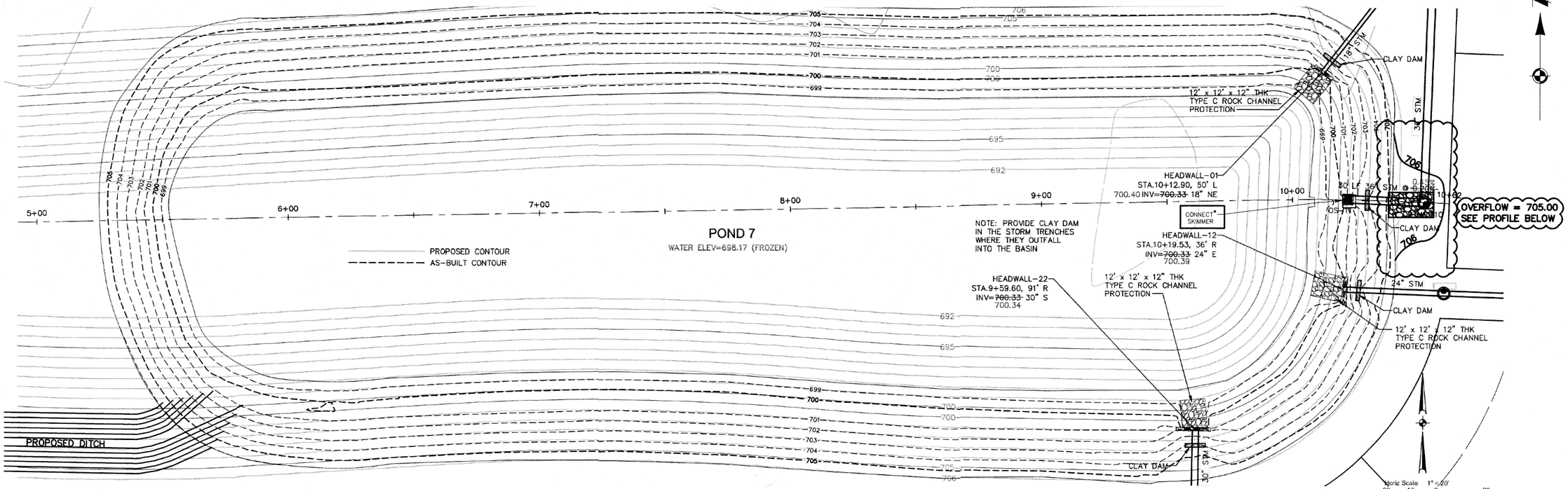
REVISIONS

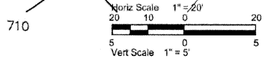
SCALE 0 10 20
1" = 20 FEET
DR. MC | CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO.
8.7

CAD FILE: 19001163-8.6 - PP AUX.DWG

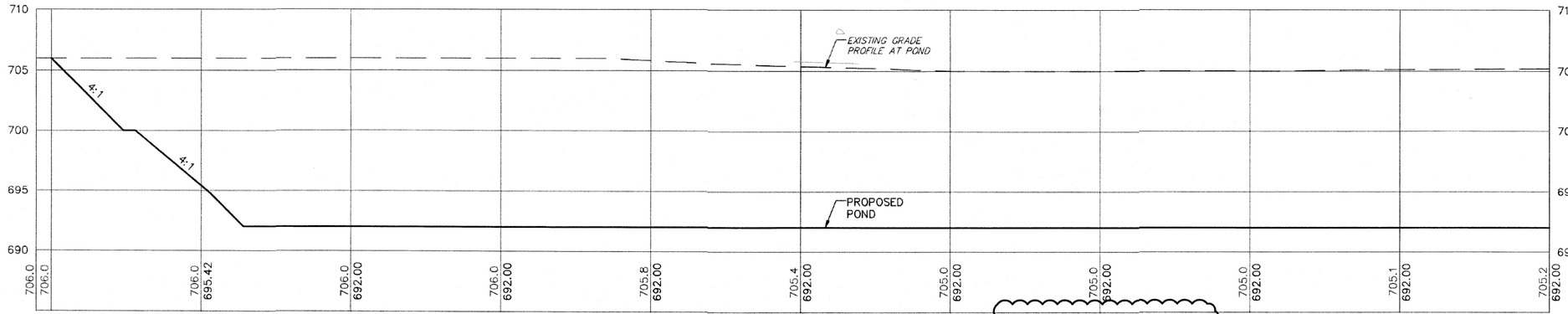
K:\19001163\DWG\PLAN SETS\CONSTRUCTION\19001163-8.6 - PP AUX.DWG 7/19/2019 3:19 PM MARY CHOLEWA

*NOTE: SKIMMER SHALL REMAIN DURING PHASE 5 CONSTRUCTION AND MAINTENANCE SHOULD BE ONGOING.



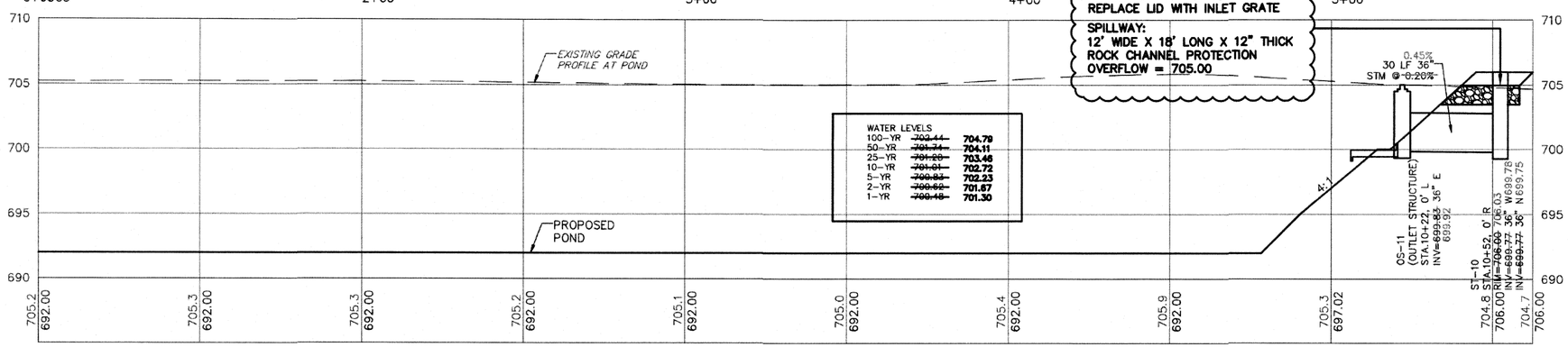



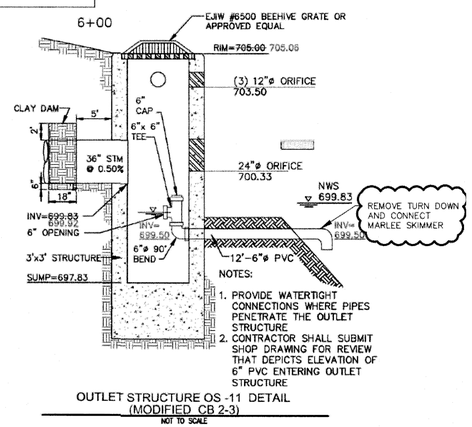

| REQUIRED POND SIZING | |
|---|---|
| ELEVATION (FT) | SURFACE AREA (AC) |
| 699.83 | 2.429 |
| 700.10 | 2.610 |
| 701.00 | 2.794 |
| 702.00 | 2.979 |
| 703.00 | 3.168 |
| 704.00 | 3.358 |
| 705.00 | 3.551 |
| 706.00 | 3.746 |




ADJUST ST-10 RIM TO 705.00
REPLACE LID WITH INLET GRATE

SPILLWAY:
12' WIDE X 18' LONG X 12" THICK ROCK CHANNEL PROTECTION
OVERFLOW = 705.00




NOTES:
1. PROVIDE WATERTIGHT CONNECTIONS WHERE PIPES PENETRATE THE OUTLET STRUCTURE
2. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR REVIEW THAT DEPICTS ELEVATION OF 6" PVC ENTERING OUTLET STRUCTURE

OUTLET STRUCTURE OS-11 DETAIL
(MODIFIED CB 2-3)
NOT TO SCALE

811
Know what's **below.**
**Call** before you dig.

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CLIENT
NORTH RIDGE POINT, LTD.

NORTH RIDGE POINTE
PHASE No. 5

# POND 7 OVERFLOW

CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

DATE
MAY 29TH, 2019

| |
|---|
| CITY SUBMITTAL NO. 1 2019-05-10 |
| CITY SUBMITTAL NO. 2 2019-06-10 |
| EPA SUBMITTAL NO. 2 2019-07-16 |
| CITY SUBMITTAL NO. 3 2019-07-19 |

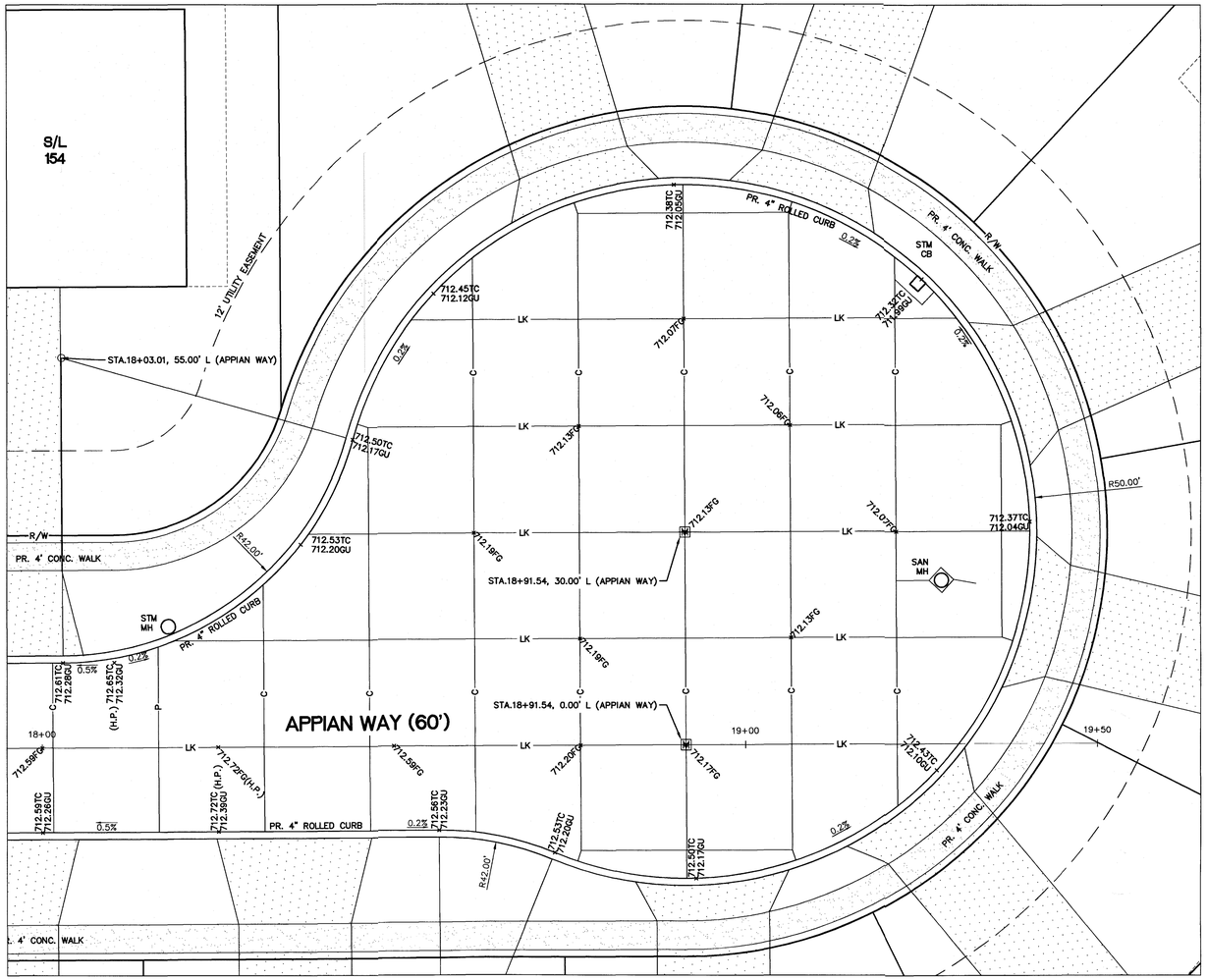
REVISIONS

SCALE 0 10 20
1" = 20 FEET

| | |
|---|---|
| DR. MC | CH. TDR |
| P.M. D.HAYWOOD | |
| BOOK N/A | |
| JOB 19001163 | |
| SHEET NO. 8.8 | |

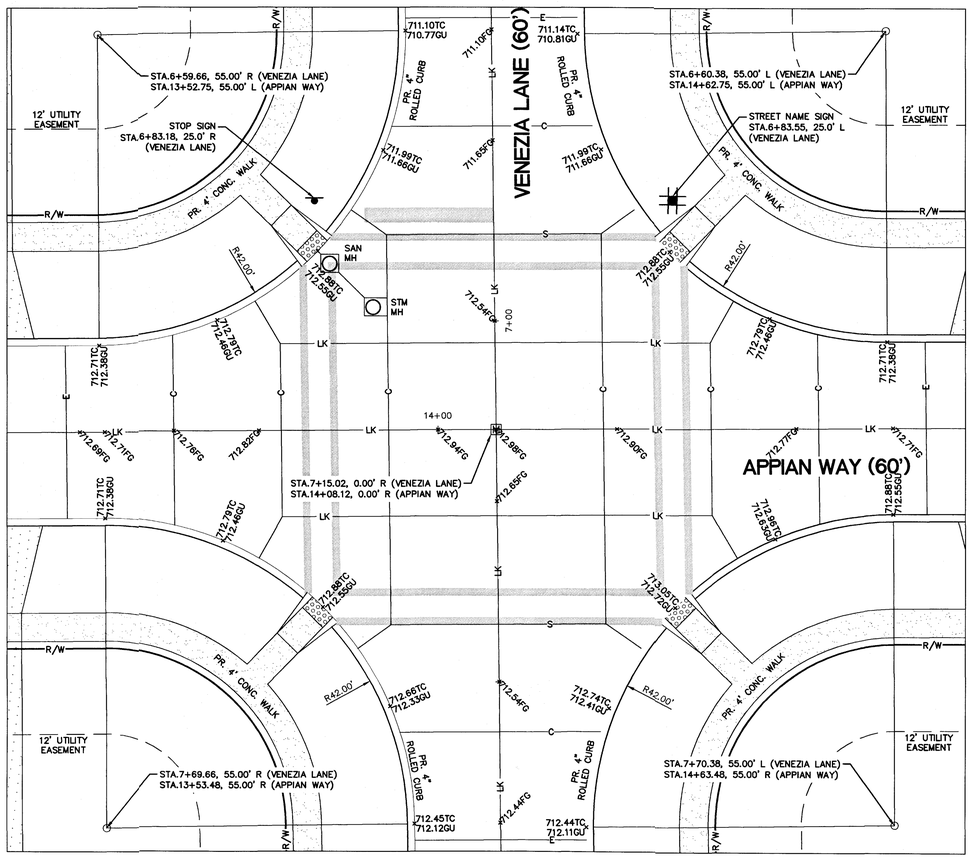
CAD FILE: 19001163-8.6 - PP AUX.DWG

K:\19001163\DWG\PLAN SETS\CONSTRUCTION\19001163-8.6 - PP AUX.DWG 7/19/2019 1:01 PM MARY ZIKOLEKA




## CUL-DE-SAC DETAIL - APPIAN WAY

SCALE: 1" = 10'




## INTERSECTION DETAIL - APPIAN WAY AND VENEZIA LANE

SCALE: 1" = 10'

### JOINT LEGEND

LK – LONGITUDINAL KEY JOINT

C – CONTROL JOINT

E – EXPANSION JOINT

S – SLEEPER SLAB EXPANSION JOINT

NOTES:

1. REFER TO STREET SIGN STANDARDS ON SHT. 10.6 FOR ALL SIGNAGE.
2. STOP BARS SHALL CONFORM TO ODOT C&M SPECIFICATIONS ITEM 640.
3. CROSSWALK STRIPING SHALL CONFORM TO ODOT C&M SPECIFICATIONS ITEM 640.

811
Know what's **below.**
**Call** before you dig.

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INDEPENDENCE, OH 44131
440.349.2000

CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.

NORTH RIDGE POINTE
PHASE No. 5

INTERSECTION DETAILS

DATE
MAY 29TH, 2019

CITY SUBMITTAL NO. 1
2019-05-13
CITY SUBMITTAL NO. 2
2019-06-10
EPA SUBMITTAL NO. 2
2019-07-16
CITY SUBMITTAL NO. 3
2019-07-19

REVISIONS

SCALE 0 5 10
1" = 10 FEET

DR. MC | CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO.
9.0

CAD FILE: 19001163-9.0 - INT DT.DWG

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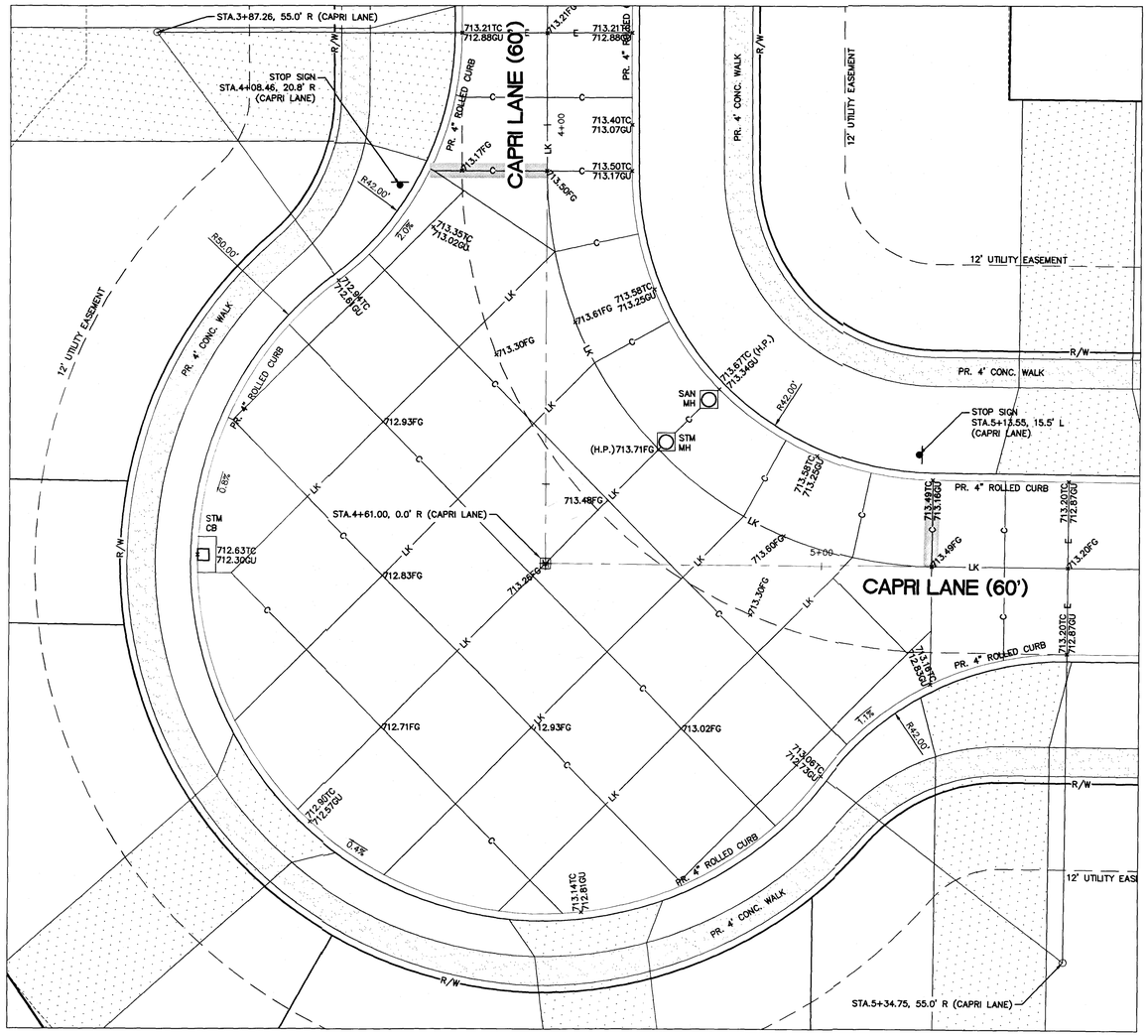


## CUL-DE-SAC DETAIL - CAPRI LANE

SCALE: 1" = 10'

### JOINT LEGEND

LK – LONGITUDINAL KEY JOINT

C – CONTROL JOINT

E – EXPANSION JOINT

S – SLEEPER SLAB EXPANSION JOINT

NOTES:

1. REFER TO STREET SIGN STANDARDS ON SHT. 10.6 FOR ALL SIGNAGE.
2. STOP BARS SHALL CONFORM TO ODOT C&M SPECIFICATIONS ITEM 640.
3. CROSSWALK STRIPING SHALL CONFORM TO ODOT C&M SPECIFICATIONS ITEM 640.

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

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PHASE No. 5

INTERSECTION DETAILS

DATE
MAY 29TH, 2019

| | |
|---|---|
| CITY SUBMITTAL NO. 1 | 2019-05-13 |
| CITY SUBMITTAL NO. 2 | 2019-06-10 |
| EPA SUBMITTAL NO. 2 | 2019-07-16 |
| CITY SUBMITTAL NO. 3 | 2019-07-19 |

REVISIONS

SCALE 0 5 10
1" = 10 FEET

| | |
|---|---|
| DR. MC | CH. TDR |
| P.M. D.HAYWOOD | |
| BOOK N/A | |
| JOB 19001163 | |
| SHEET NO. 9.1 | |

CAD FILE: 19001163-9.0 - INT DTLDWG

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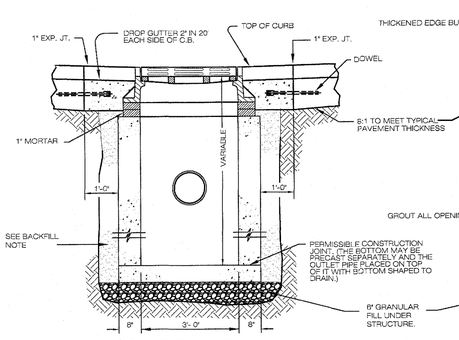
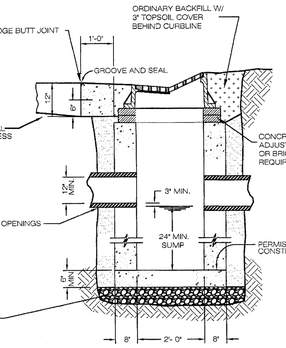
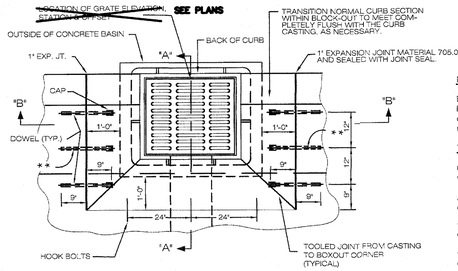



SECTION "B- B"




SECTION "A-A"




PLAN OF CATCH BASIN AND PAVEMENT JOINTS

** DOWEL LOCATION FOR CURBS AND GUTTER

**Note:**

RESIDENTIAL PAVEMENT T = 8" (1'x 18" Long Dia. Dowel )
INDUSTRIAL PAVEMENT T = 9" (1'x 18" Long Dia. Dowel )

Notes:

Backfill for all structures within the limits of the pavement shall be ODOT Item 304 Aggregate Base or Low Strength Mortar Backfill, TYPE 2 per current O.D.O.T. Construction and Material Specifications, except as modified herein.

The use of Foundry Sand or Slag is strictly prohibited.

Curb Drains installed shall be stubbed out 1' past the limits of excavation with solid pipe.

A Sump Catch Basin is required at last Catch Basin location before entering storm sewer main.

The following text shall be cast into the top of the grate: "DUMP NO WASTE" and "DRAINS TO WATERWAY"

Text shall be printed in bold, capital letters with a minimum height of 0.5". "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logo may vary per manufacturer.

## NOTES

CASTINGS SHALL MINIMALLY MEET THE REQUIREMENTS OF 604-711.12, A.S.T.M. A 48, CLASS 35 GRAY IRON OR 711.13 DUCTILE IRON. AFTER ACCEPTANCE, EXPOSED PARTS OF CURB CASTING TO BE THOROUGHLY CLEANED AND GIVEN ONE COAT OF ASPHALT VARNISH OR COAL TAR PITCH PAINT, AT THE SITE.

TOTAL MINIMUM ASSEMBLY WEIGHT = 600 LBS. SUBJECT TO THE ABOVE, THE FOLLOWING OR APPROVED EQUAL CASTINGS ARE ACCEPTED: NEENAH No. R-3501-TR OR 3501-TL OR EAST JORDAN 7496 W/ M1, M2 OR M4 GRATE, WHICHEVER IS APPROPRIATE.

BEARING AREAS OF FRAME AND GRATE SHALL BE SO FITTED AND FINISHED AS TO PROVIDE A FIRM AND EVEN SEAT FOR ALL PORTIONS OF THE GRATE IN THE FRAME. NO PROJECTIONS SHALL EXIST ON BEARING AREAS OF EITHER CASTING AND THE GRATE SHALL SEAT IN ITS FRAME WITHOUT ROCKING. EACH FRAME AND GRATE SHALL BE FITTED, MATCHED AND MARKED BEFORE DELIVERY TO THE PROJECT.

DOWELS: FOUR (4) 1"x18" DOWELS ARE REQUIRED FOR CONCRETE PAVEMENT OR GUTTER BLOCKOUT.

BRICK OR CONCRETE BLOCK SIDE WALLS, WHEN USED IN LIEU OF PRECAST CONCRETE, SHALL BE EIGHT (8) INCHES NOMINAL THICKNESS.

PRECAST CONSTRUCTION IS PERMITTED, (EXCEPT FOR THE BLOCK-OUT PAVEMENT) AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13 WITH SIX PLUS OR MINUS TWO PERCENT (6±2%) AIR VOID CONTENT IN THE HARDENED CONCRETE. PRECAST WALLS SHALL HAVE A MINIMUM THICKNESS OF SIX (6) INCHES AND REINFORCING SHALL BE SUFFICIENT TO PERMIT SHIPPING AND PLACEMENT WITHOUT DAMAGE.

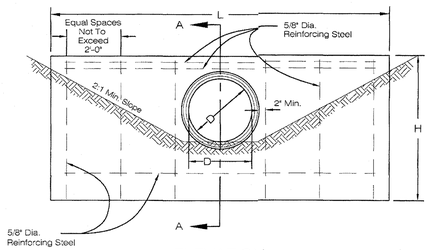
PRECAST CATCH BASIN: A PRECAST CONCRETE CHAMBER MAY BE USED. THE WALL THICKNESS SHALL BE A MINIMUM OF 6". REINFORCING STEEL SHALL BE USED IN ALL CASES. No. 3 BARS SHALL BE USED WHERE THE WALL HEIGHT FROM THE TOP OF THE WALL TO BOTTOM OF SLAB IS 3 FEET OR LESS AND No. 4 BARS SHALL BE USED WHEN THE WALL HEIGHT EXCEEDS 3 FEET. SHOP DRAWINGS SHALL BE REQUIRED IF PRECAST CONCRETE STRUCTURE IS USED.

BLOCKOUT: WHERE ONE SIDE OF THE BLOCKOUT IS LOCATED AT A TRANSVERSE PAVEMENT JOINT THE TRANSVERSE PAVEMENT JOINT SHALL BE THICKENED AND CONTINUED IN KIND WITHIN THE LIMITS OF THE BLOCKOUT. EXCEPT AS DESCRIBED ABOVE, BLOCKOUTS SHALL BE LOCATED NO CLOSER THAN FIVE (5) FEET FROM A TRANSVERSE PAVEMENT JOINT, WHERE THE SPECIFIED CATCH BASIN WORK REQUIRES THE CONSTRUC- TION/RECONSTRUCTION OF BLOCKOUTS IN EXISTING PAVEMENT, THE BLOCKOUTS SHALL CONFORM, AS CLOSELY AS POSSIBLE, TO THE DE- TAILS SHOWN HEREON EXCEPT THAT THE DOWELS SHALL BE PLACED/ REPLACED IN ACCORDANCE WITH THE "SECTION-TYPE X" JOINT, PER O.D.O.T. CONSTRUCTION DRAWING BP-2.6C. "SECTION-TYPE Y" JOINT WHERE BLOCKOUT JOINT IS AT A EXISTING CONTRACTION OR HINGE JOINT LOCATION.) A CLASS "C" CONCRETE APRON, THE SIZE OF THE TWO (2) FOOT GUTTER BLOCKOUT, SHALL BE CAST IN PLACE IN FLEXIBLE PAVEMENT AND NO DOWELS ARE REQUIRED.

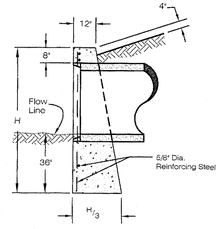
| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | CITY OF NORTH RIDGEVILLE, OHIO |
| | | | DEPARTMENT OF ENGINEERING |
| | | | CATCH BASIN MOUNTABLE CURB |

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | STM-2




ELEVATION




SECTION A-A

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

L CIRCULAR SECTIONS = 5D ÷ 4
L ELLIPTICAL OR PIPE ARCH = 4R ÷ 4 ÷ S
H CIRCULAR SECTIONS = D + t = 4'4"
H ELLIPTICAL OR PIPE ARCH = R + t = 4'4"

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

## NOTES

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

Concrete shall be class "C".

Reinforcing steel bars shall be 5/8" round.

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

Full height headwalls are required for all pipes.

Chamfer all exposed corners 3/4 of an inch.

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

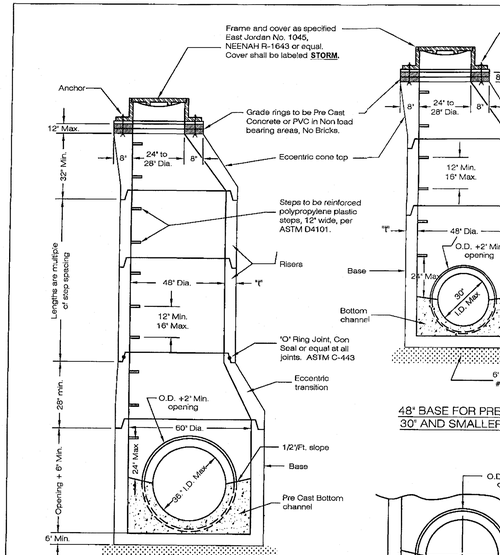
For headwall outlet protection, see STM-13.

All cast in place headwalls shall have a cement wash.

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | CITY OF NORTH RIDGEVILLE, OHIO |
| | | | DEPARTMENT OF ENGINEERING |
| | | | STANDARD No. 1 HEADWALL |

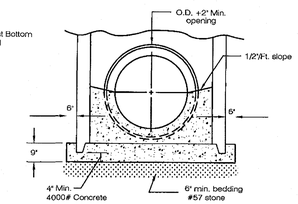
CITY OF NORTH RIDGEVILLE, ENGINEER

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

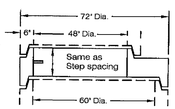



48" - 96" BASE FOR PRECAST

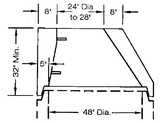
| Base I.D. | Min "t" | Max. Pipe Size |
|---|---|---|
| 48" | 5" | 30" |
| 60" | 5" | 36" |
| 72" | 6" | 48" |
| 84" | 7" | 54" |
| 90" | 7-1/2" | 60" |
| 96" | 8" | 60" |



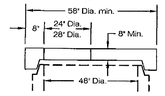

DOGHOUSE CONSTRUCTION



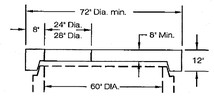

FLAT SLAB TRANSITION




ECCENTRIC CONE TOP




FLAT SLAB TOP




FLAT SLAB TOP

## NOTES

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

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

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

OPENINGS IN RISER SECTIONS for 18" and smaller inlet pipes shall be prefabricated.

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

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

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

SEAL lift holes with approved concrete plugs and bit.

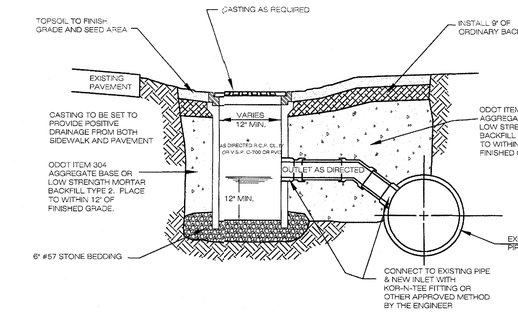
ANCHORS ½" dia. All-thread with washers and hex nut (Min 4). Lead anchor secured into the eccentric cone top.

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

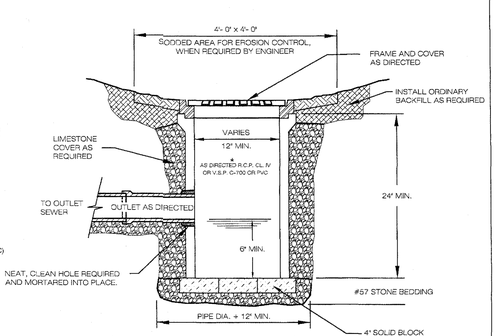
| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 1 | 12/09 | CB | MANHOLE STEP SPECIFICATION |
| | | | CITY OF NORTH RIDGEVILLE, OHIO |
| | | | DEPARTMENT OF ENGINEERING |
| | | | PRECAST CONCRETE MANHOLE |

CITY OF NORTH RIDGEVILLE, ENGINEER

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




ROADSIDE INLET




YARD INLET
GENERAL AREA

Notes:

Backfill for all structures within 5' of the pavement shall be ODOT Item 304 Aggregate Base or Low Strength Mortar Backfill, TYPE 2 per current O.D.O.T. Construction and Material Specifications, except as modified herein.

**The use of Foundry Sand or Slag is strictly prohibited.**

* PIPE SIZE AS DIRECTED BY THE ENGINEER (MINIMUM 12")

| CATALOG No. | | | | |
|---|---|---|---|---|
| * EAST JORDAN | ** EAST JORDAN | * NEENAH | ** NEENAH | PIPE SIZE |
| 6532 | 6012 | R-4340-H | R-4030-12 | 12" |
| 6533 | 6016 | R-4340-G | R-4030-15 | 15" |
| 6534 | 6018 | R-4340-F1 | R-4030-18 | 18" |
| 6536 | 6024M1 | R-4340-F | R-4030-24 | 24" |
| | | | | |

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

IF NECESSARY, BICYCLE SAFE GRATE SHALL BE SPECIFIED IN THE PLANS.

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | CITY OF NORTH RIDGEVILLE, OHIO |
| | | | DEPARTMENT OF ENGINEERING |
| | | | ROADSIDE & YARD INLET DETAILS |

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | STM-8

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CLIENT
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

NORTH RIDGE POINTE
PHASE No. 5
NORTH RIDGE POINT, LTD.

TYPICAL STORM DETAILS

DATE
MAY 29TH, 2019

| CITY SUBMITTAL NO. 1 | 2019-05-13 |
|---|---|
| CITY SUBMITTAL NO. 2 | 2019-06-10 |
| EPA SUBMITTAL NO. 2 | 2019-07-16 |
| CITY SUBMITTAL NO. 3 | 2019-07-19 |

REVISIONS

DR. MC | CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO. 10.0

CAD FILE: 19001163-10.0 - DT.DWG

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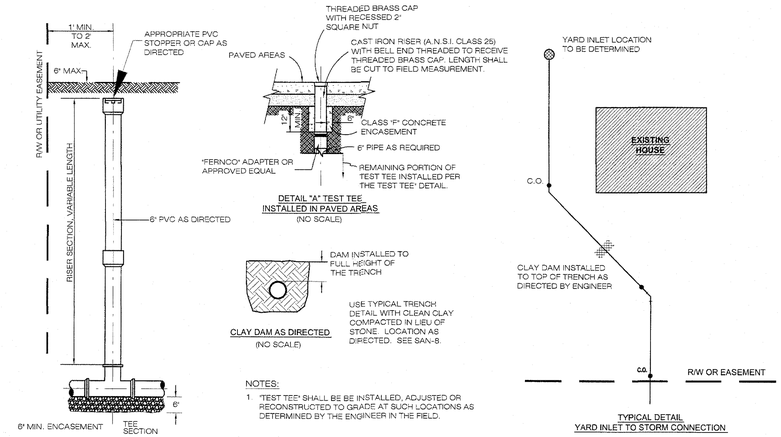
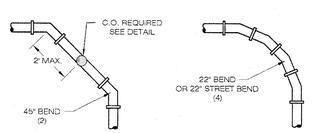



## TEST TEE

6" X 6" TEST TEE & 6" RISER FOR LATERAL CONNECTIONS TO STORM & SANITARY

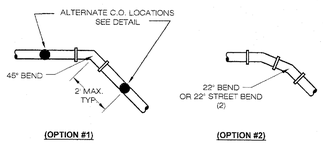
NOTES:

1. "TEST TEE" SHALL BE BE INSTALLED, ADJUSTED OR RECONSTRUCTED TO GRADE AT SUCH LOCATIONS AS DETERMINED BY THE ENGINEER IN THE FIELD.




(OPTION #1) (OPTION #2)

90° BEND




(OPTION #1) (OPTION #2)

45° BEND




DETAIL "A" TEST TEE INSTALLED IN PAVED AREAS
(NO SCALE)




CLAY DAM AS DIRECTED
(NO SCALE)

USE TYPICAL TRENCH DETAIL WITH CLEAN CLAY COMPACTED IN LIEU OF STONE. LOCATION AS DIRECTED. SEE SAN-8.




TYPICAL DETAIL
YARD INLET TO STORM CONNECTION

**GENERAL NOTES:**

1) ALL PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 ASTM D-3034, UNLESS OTHERWISE DIRECTED.

2) ALL BENDS OF 30° OR MORE WILL REQUIRE A CLEANOUT WITHIN (2) TWO FEET OF THE FITTING.

3) PIPE BEDDING AND COVER SHALL BE AS PER THE CITY STANDARD FOR TYPICAL TRENCH DETAILS.

4) A CLEANOUT IS REQUIRED FOR ALL STORM AND SANITARY SEWER CONNECTIONS AT THE R/W OR THE UTILITY EASEMENT.

5) FOR ALL CONNECTIONS LONGER THAN 75' A CLEANOUT WILL BE REQUIRED AT EVERY 75' FOOT INCREMENT OR BEND.

6) THE CONTRACTOR SHALL DEWATER THE TRENCH BY PUMP AND SHALL NOT DRAIN GROUND WATER INTO ANY SANITARY SEWER. DISCHARGE INTO STORM SEWER WILL BE PERMITTED ONLY IF METHOD OF DISCHARGE IS APPROVED AND OBSERVED BY THE CITY OF NORTH RIDGEVILLE REPRESENTATIVE.

**SEPTIC CONVERSIONS:**

1) A CLEANOUT IS REQUIRED AT THE FACE OF THE EXISTING STRUCTURE WHERE THE NEW CONNECTION IS ATTACHED TO THE OLD DISCHARGE LINE AND NO CLEANOUT IS ACCESSIBLE IN THE STRUCTURE.

2) FERNCO ADAPTERS ARE TO BE USED FOR CAST IRON OR CLAY PIPE WHERE A GASKETED CONNECTION WILL NOT WORK.

3) SEPTIC TANK SHALL BE REMOVED OR CRUSHED IN PLACE IN ACCORDANCE WITH THE LORAIN COUNTY GENERAL HEALTH DISTRICT REQUIREMENTS.

4) NEW PIPE ALIGNMENT WILL NOT BE PERMITTED TO CROSS OVER THE ABANDONED SEPTIC TANK FOOTPRINT.

5) ALL DISCHARGE LINES FROM THE ABANDONED SEPTIC SYSTEMS ARE TO INCLUDE A CLEANOUT AS DIRECTED BY THE ENGINEER.

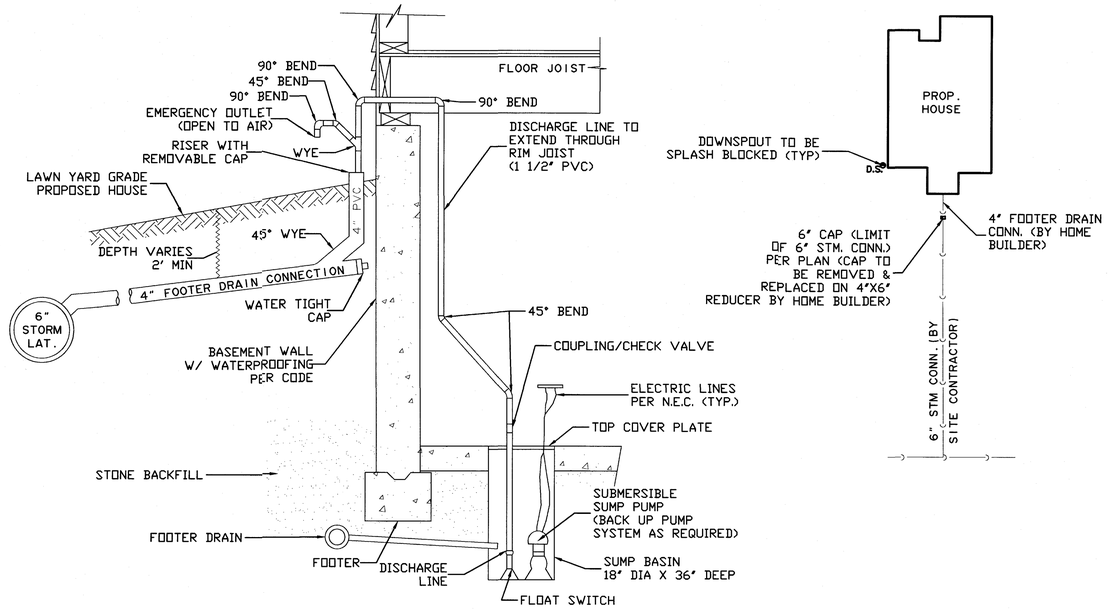
| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

6" STORM & SANITARY SERVICE DETAILS

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

CITY OF NORTH RIDGEVILLE, ENGINEER




SUMP PUMP CONNECTION DETAIL
NO SCALE


Know what's below. Call before you dig.

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

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

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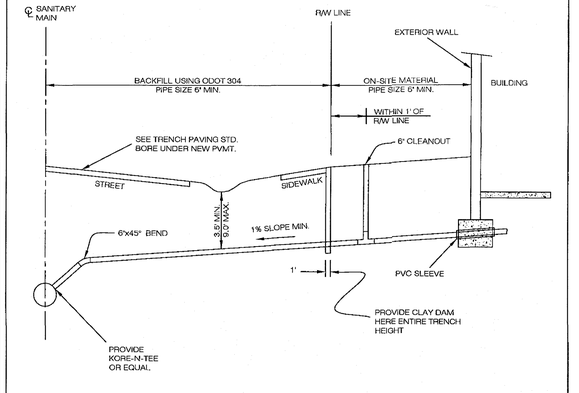
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OH 44131
440.349.2000


CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO




NOTES:
ALL PIPE SHALL BE PVC ASTM D 3034, SDR 35 WITH "O"-RING JOINTS PER ASTM 3212.
BELL ENDS SHALL BE FACED UPSTREAM.
PIPE EMBEDMENT: ODOT #57 4" BELOW PIPE TO 1 FOOT ABOVE TOP OF PIPE, FULL WIDTH OF TRENCH.
BACKFILL: ODOT NO. 304 (ABOVE PIPE EMBEDMENT)
PROVIDE GASKETED PLUG IN SANITARY SEWER CONNECTION AT R/W LINE IF CONNECTION IS NOT TO BE USED IMMEDIATELY.
EMPLOY PROPER TRENCH SAFETY PER LATEST OSHA STANDARDS.

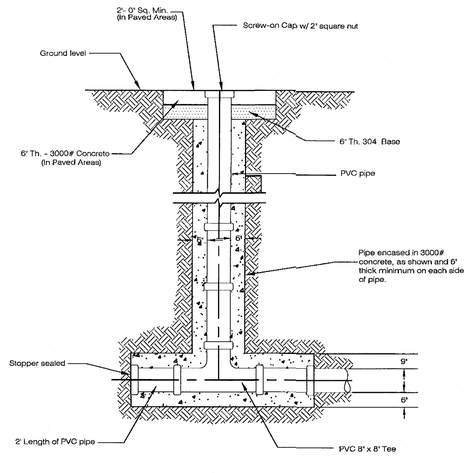
| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SANITARY SERVICE CONNECTION

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TEB | SAN-8

CITY OF NORTH RIDGEVILLE, ENGINEER




8" Cleanout shall be used for 8" sewers and larger. Smaller size sewers and lamp holes shall have same size pipe.

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 1 | 8/26/09 | CB | Screw-on Cap |

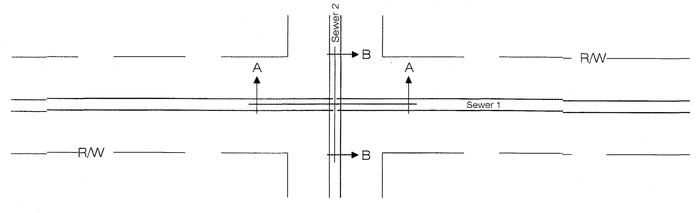
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CLEANOUT DETAIL

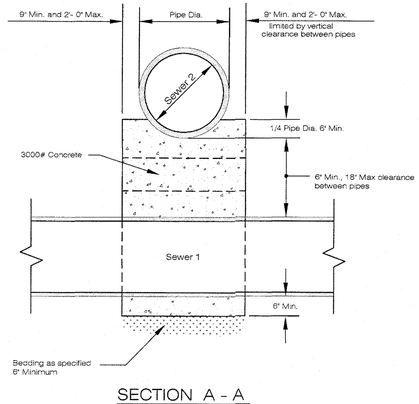
SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TEB | SAN-9

CITY OF NORTH RIDGEVILLE, ENGINEER

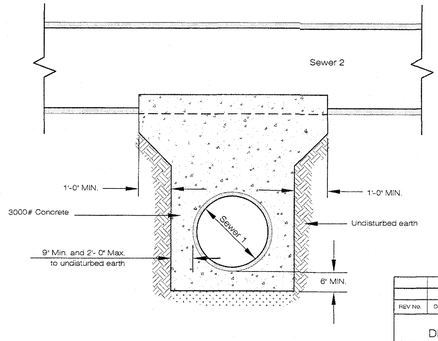
Note:
Encasement required when pipe clearance is less than 18"




PLAN VIEW




SECTION A - A




SECTION B - B

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONCRETE ENCASEMENT TRENCH CROSSING DETAIL

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TEB | SAN-11

CITY OF NORTH RIDGEVILLE, ENGINEER

CLIENT
NORTH RIDGE POINT, LTD.
NORTH RIDGE POINTE
PHASE No. 5

TYPICAL SANITARY DETAILS

DATE
MAY 29TH, 2019

| CITY SUBMITTAL NO. 1 |
|---|
| 2019-05-13 |
| CITY SUBMITTAL NO. 2 |
| 2019-06-10 |
| EPA SUBMITTAL NO. 2 |
| 2019-07-16 |
| CITY SUBMITTAL NO. 3 |
| 2019-07-19 |

REVISIONS

| DR. MC | CH. TDR |
|---|---|
| P.M. D.HAYWOOD | |
| BOOK N/A | |
| JOB 19001163 | |
| SHEET NO. 10.1 | |

CAD FILE: 19001163-10.0 - DT.DWG

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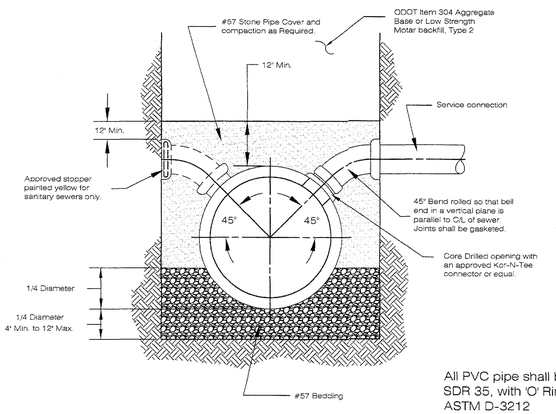


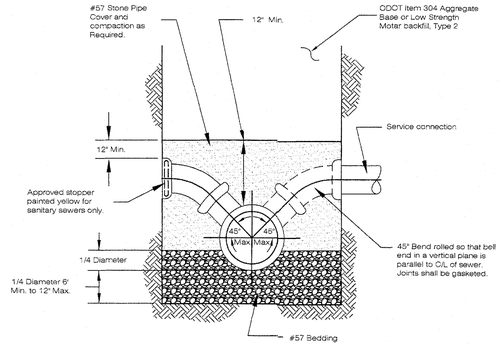

TYPICAL CORE AND TEE DETAIL
(USE ON EXISTING MAINS)

NOTES: Provide gasketed plug in sanitary sewer connection at R/W line if connection is not to be used immediately.

Employ proper trench saftey per latest OSHA Standards.

Bell ends are to be placed upstream.

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

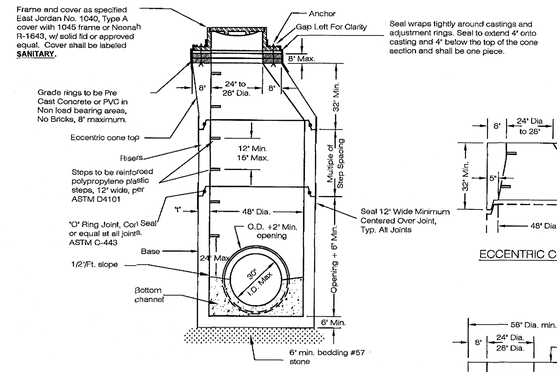



TYPICAL Y-BRANCH DETAIL

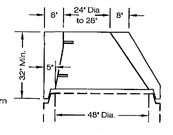
| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | CITY OF NORTH RIDGEVILLE, OHIO |
| | | | DEPARTMENT OF ENGINEERING |
| | | | SANITARY SERVICE CONNECTION DETAILS |

Larry Griffith — CITY OF NORTH RIDGEVILLE, ENGINEER

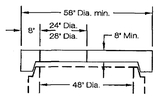
SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | SAN-5




48" BASE FOR PRECAST 30" AND SMALLER PIPE




ECCENTRIC CONE TOP




FLAT SLAB TOP

## NOTES

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

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

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

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

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

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

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

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

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

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

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

SEAL lift holes with approved concrete plugs and bit.

ANCHORS ½" dia. Allthread with washers and hex nut (Min 4). Lead anchor secured into the eccentric cone top.

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

## Sanitary Manholes

Castings in pavement shall have a solid lid and gasket.

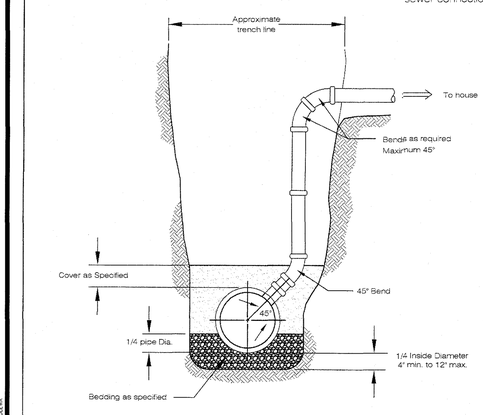
Manhole Testing All sanitary manholes shall be vacuum tested per ASTM C 1244.

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

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 1 | 12/09 | CB | STEP SPECIFICATION |
| | | | CITY OF NORTH RIDGEVILLE, OHIO |
| | | | DEPARTMENT OF ENGINEERING |
| | | | PRECAST CONCRETE MANHOLE |

Larry Griffith — CITY OF NORTH RIDGEVILLE, ENGINEER

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




Note:

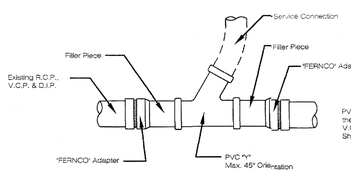
Bedding and Backfill shall meet the requirements of the City Standard Construction Drawing "Sanitary Service Connection Details".

When using PVC for construction, all portions of the riser shall be ASTM 3034 SDR 35 unless otherwise directed by the Engineer.

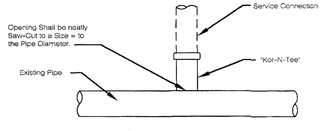
| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | CITY OF NORTH RIDGEVILLE, OHIO |
| | | | DEPARTMENT OF ENGINEERING |
| | | | STANDARD RISER DETAIL |

Larry Griffith — CITY OF NORTH RIDGEVILLE, ENGINEER

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




DETAIL FOR R.C.P., V.C.P. & D.I.P.
MAY ONLY BE USED WITH THE WRITTEN PERMISSION OF THE CITY ENGINEER

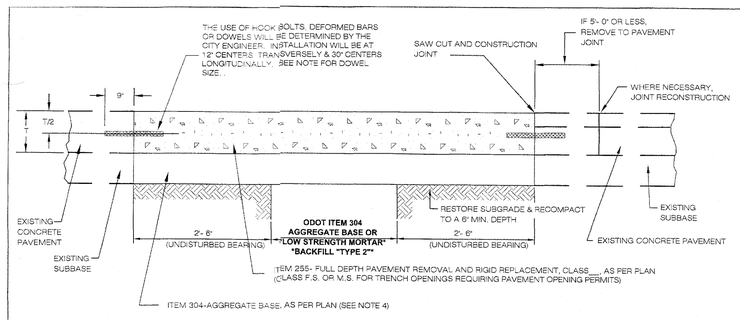



DETAIL FOR ALL PIPE

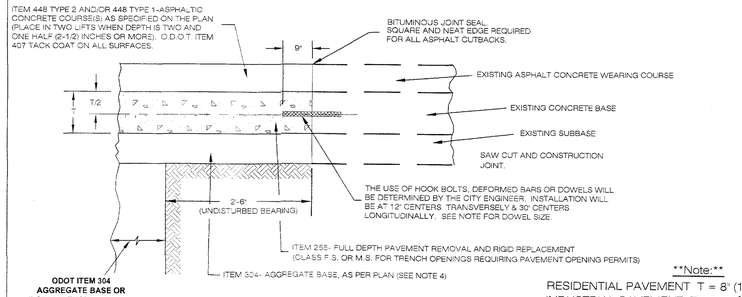
| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | CITY OF NORTH RIDGEVILLE, OHIO |
| | | | DEPARTMENT OF ENGINEERING |
| | | | PIPE TAPPING DETAIL |

Larry Griffith — CITY OF NORTH RIDGEVILLE, ENGINEER

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




* The use of Foundry Sand or Slag is strictly prohibited. *




DETAIL-"A"
CONCRETE BASE/ASPHALT OVERLAY

**Note:**
RESIDENTIAL PAVEMENT T = 8" (1"x 18" Long Dia. Dowel )
INDUSTRIAL PAVEMENT T = 9" (1¼"x 18" Long Dia. Dowel )
(Heavy Duty Epoxy Coated Basket Assemblies At All Transverse Joints)
As Directed

**NOTES:**

1. THIS DRAWING IS APPLICABLE TO EXISTING RIGID PAVEMENT OR CONCRETE BASE SURFACED WITH ASPHALT. (SEE DETAIL "A")
2. TRENCH BACKFILL MATERIAL SHALL BE **ODOT ITEM 304 AGGREGATE BASE OR LOW STRENGTH MORTAR BACKFILL MATERIAL, 100 lb., TYPE 2** AS DIRECTED BY THE ENGINEER. THE SPECIFICATION FOR THIS IS AS CONTAINED IN THE O.D.O.T. CONSTRUCTION & MATERIAL SPECIFICATIONS, LATEST EDITION.
3. THICKNESSES OF ITEM 255, ITEM 304, ITEM 448 TYPE 2 AND ITEM 448 TYPE 1 SHALL EQUAL THOSE EXISTING OR AS CALLED FOR ON THE PLAN.
4. WHERE THREE (3) INCHES OR LESS OF 304, AS PER PLAN IS REPLACED, USE SCREENINGS GRADED IN ACCORDANCE WITH 703.10 EXCEPT THAT THE "MINIMUM PERCENT PASSING THE NO. 100 SIEVE SHALL BE FIVE (5) PERCENT.
5. TRAFFIC SHALL BE MAINTAINED IN A SAFE AND SATISFACTORY MANNER CONFORMING TO THE REQUIREMENTS OF ITEM 614 MAINTAINING TRAFFIC AND THE GENERAL PROVISIONS OF THE O.D.O.T. CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND IN COMPLIANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (O.M.U.T.C.D.). FOR STREET OPENING PERMITS, THE APPLICANT SHALL FURNISH A MAINTENANCE OF TRAFFIC AND/OR, IF REQUIRED, A DETOUR PLAN TO THE ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
6. AGGREGATE OR PAVED SHOULDER AREAS AND NON-PAVED BERM OR TREE LAWN AREAS WITHIN THE RIGHT-OF-WAY SHALL BE RESTORED OR REPLACED IN ACCORDANCE WITH THE PLANS OR AS DIRECTED TO MINIMALLY MATCH THEIR PREVIOUSLY UNDISTURBED CONDITION.
7. THIS DRAWING IS USED IN CONJUNCTION WITH ALL APPLICABLE CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWINGS, DETAILS, NOTES, SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS REFERENCED THEREIN.
8. WHERE EXISTING PAVEMENT THICKNESS IS LESS THAN 7", HOOK BOLTS OR DEFORMED BARS ARE TO BE USED IN LIEU OF DOWEL BARS, AS DIRECTED BY THE ENGINEER.
9. WHEN THE USE OF STEEL PLATES IS REQUIRED THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING. PLATES TO BE INSTALLED ON THE SURFACE OF THE EXISTING PAVEMENT, PINNED IN PLACE AND RAMPED WITH THE APPROPRIATE TEMPORARY ASPHALT.
10. ALL ASPHALT CONCRETE SHALL BE DELIVERED AND PLACED AT OPTIMUM TEMPERATURE TO ACHIEVE PROPER COMPACTION. **TRUCKS SHALL BE INSULATED AND COVERED IN COLD WEATHER OPERATIONS.**
11. ANCHORING DOWELS AND DEFORMED BARS INTO EXISTING PAVEMENT SHALL BE DONE WITH A TWO PART EPOXY CONSISTING OF A RESIN AND A HARDENING AGENT.

RESTORATION:
ALL PAVEMENT RESTORATION SHALL BE COMPLETED WITHIN 48 HOURS OF THE WORK PERFORMED, OR AS DIRECTED BY THE CITY ENGINEER.

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | CITY OF NORTH RIDGEVILLE, OHIO |
| | | | DEPARTMENT OF ENGINEERING |
| | | | RIGID PAVEMENT REPAIR DETAIL |

Larry Griffith — CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | PAV-6

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

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

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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. 5

TYPICAL SANITARY DETAILS

DATE
MAY 29TH, 2019

| CITY SUBMITTAL NO. 1 | 2019-05-13 |
|---|---|
| CITY SUBMITTAL NO. 2 | 2019-06-10 |
| EPA SUBMITTAL NO. 2 | 2019-07-16 |
| CITY SUBMITTAL NO. 3 | 2019-07-19 |

REVISIONS

| DR. MC | CH. TDR |
|---|---|
| P.M. D.HAYWOOD | |
| BOOK N/A | |
| JOB 19001163 | |
| SHEET NO. 10.2 | |

CAD FILE: 19001163-10.0 - DT.DWG

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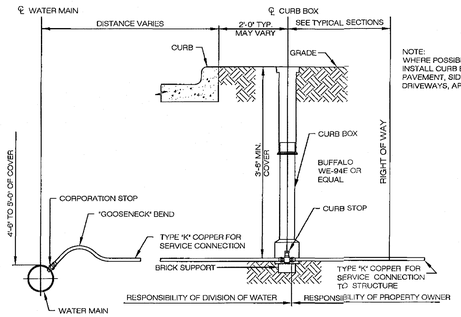


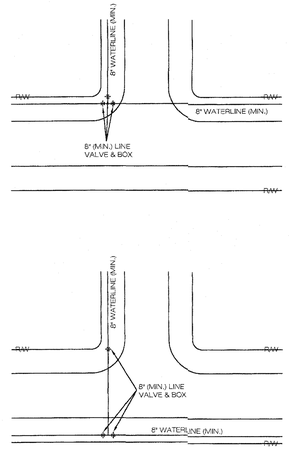

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 1 | 3/09 | | Cover |

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

1" SERVICE CONNECTION

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | WAT-13



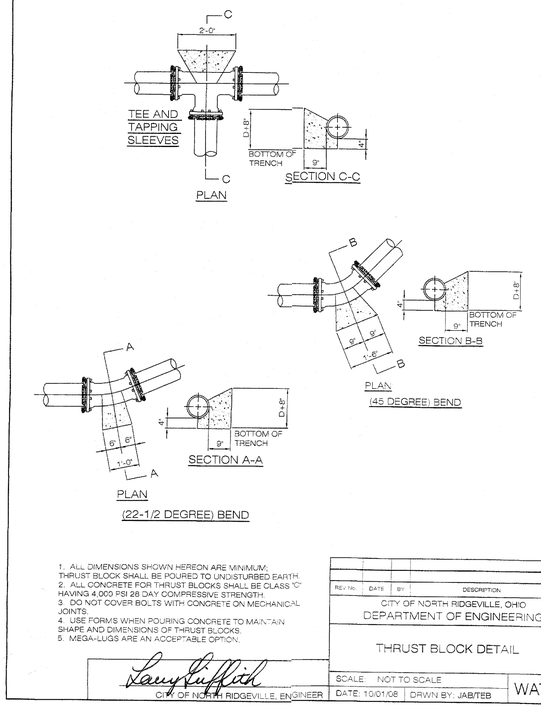

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SHUTOFF VALVE LOCATIONS AT "T" INTERSECTIONS

CITY OF NORTH RIDGEVILLE, ENGINEER

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




1. ALL DIMENSIONS SHOWN HEREON ARE MINIMUM.
2. ALL CONCRETE FOR THRUST BLOCKS SHALL BE CLASS "C" HAVING 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
3. DO NOT COVER BOLTS WITH CONCRETE ON MECHANICAL JOINTS.
4. USE FORMS WHEN POURING CONCRETE TO MAINTAIN SHAPE AND DIMENSIONS OF THRUST BLOCKS.
5. MEGA-LUGS ARE AN ACCEPTABLE OPTION.

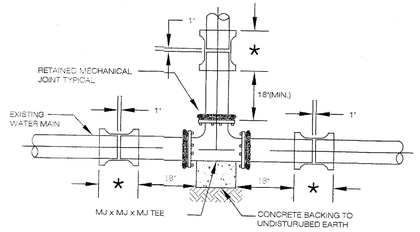
| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

THRUST BLOCK DETAIL

CITY OF NORTH RIDGEVILLE, ENGINEER

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




1. 1" CONNECTION SHALL BE MADE WITH RETAINED MECHANICAL JOINT SOLID SLEEVES (SHORT OR LONG PATTERN) DUCTILE IRON CLASS 350 OR CAST IRON CLASS 250 OR COMPRESSION COUPLINGS.
2. COMPRESSION COUPLINGS SHALL BE OF A GASKETED, SLEEVE TYPE WITH DIAMETERS TO PROPERLY FIT PLAIN END IRON PIPE. EACH COUPLING SHALL CONSIST OF ONE (1) MIDDLE RING, WITHOUT STOPS, TWO (2) FOLLOWER GLANDS, TWO (2) RUBBER-COMPOUND BUNA-N BLEND, WEDGE SECTION GASKETS, AND SUFFICIENT TRACKHEAD STAINLESS STEEL BOLTS AND NUTS (ASTM A276/A193/194, TYPE 304, EXTRA HEAVY HEX) TO PROPERLY COMPRESS THE GASKETS.
3. MIDDLE RING AND FOLLOWER GLANDS SHALL BE OF EITHER STEEL OR DUCTILE IRON, (ASTM-A536).
4. THE COMPRESSION COUPLING SHALL BE WITHOUT STOPS AND BE RATED FOR A MINIMUM WORKING PRESSURE OF 250 PSI AND SHALL BE EQUAL TO THE DRESSER STYLE Nos 38, 138 OR 162 (TRANSITION TYPE), OR SMITH-BLAIR 441 STRAIGHT AND TRANSITION COUPLINGS.
5. ALL BOLTS AND NUTS ON ALL MECHANICAL JOINTS, INCLUDING THOSE ON THE RETAINED TYPE, SHALL HAVE FIELD APPLIED ONE (1) COAT OF BITUMASTIC PAINTING FOLLOWED BY AN ENCASEMENT OF POLYETHYLENE WRAPPING IN ACCORDANCE WITH ANSI/AWWA C-105/A21.5-88, CLASS 'C', METHOD 'B'.

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CUT-IN TEE DETAIL

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | WAT-8

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 BITUMASTIC PAINT. ALL MECHANICAL JOINTS SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C-105/A21.5-88 CLASS "C" METHOD "B".

2. ALL BOLTS AND NUTS FURNISHED WITH 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.

3. ALL FIRE HYDRANTS AND VALVE BOXES SHALL BE SECURELY BRACED WHEN SET AND BACKFILLED. ALL FIRE HYDRANTS, VALVES, VALVE BOXES AND FITTINGS SHALL MEET THE LATEST STANDARD SPECIFICATIONS FOR CONSTRUCTING WATER MAINS AND APPURTENANCES OF THE CITY OF NORTH RIDGEVILLE WATER DEPARTMENT.

4. NORTH RIDGEVILLE STANDARD HYDRANT IS A MUELLER "SUPER CENTURIAN". HYDRANTS SHALL OPEN IN A COUNTER-CLOCKWISE DIRECTION.

5. HYDRANT SHALL BE FIELD PAINTED. (BARREL-RED, TOP-WHITE)

6. THE FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF THE AWWA SPECIFICATIONS C502, LATEST REVISION. THE HYDRANT SHALL HAVE TWO 2-1/2" HOSE NOZZLES AND ONE 4" STEAMER NOZZLE.

7. THE 2-1/2" NOZZLE SHALL HAVE THE NATIONAL STANDARD THREADS.

8. THE 4" NOZZLE SHALL HAVE CLEVELAND STANDARD THREADS.

9. THE HYDRANT IS SHALL BE OF THE COMPRESSION TYPE WITH THE MAIN VALVE OPENING AGAINST THE PRESSURE AND CLOSING WITH THE PRESSURE

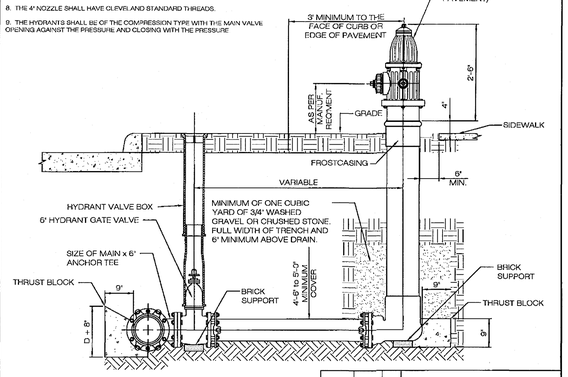
10. THE UPPER SECTION OF THE HYDRANT WHICH HOUSES THE UPPER STEM THREADS AND BRONZE OPERATION NUT SHALL BE DESIGNED SO THAT ALL THREADED AND BEARING METAL SURFACES ARE SEALED AWAY FROM LINE PRESSURE WHEN THE HYDRANT IS IN EITHER THE OPEN OR CLOSED POSITION. THE SEAL SHALL BE MADE BY USE OF "O" RINGS. ALL THREADED AND BEARING PARTS SHALL BE IN A LUBRICATED STATE AT ALL TIMES. THE LUBRICANT MUST BE EITHER GREASE OR OIL.

11. ALL FIRE HYDRANTS SHALL BE OF THE TRAFFIC MODEL TYPE. THE DESIGN SHALL BE SUCH THAT THE UPPER AND LOWER BARREL FLANGES ARE AN INTEGRAL CAST PART OF THE BARREL. THE UPPER AND LOWER BARRELS ARE TO BE JOINED AT THE GROUND LINE BY MEANS OF A BREAKABLE CAST IRON COLLAR, FOUR PART SEGMENTAL COUPLING OR A TWO PART BREAKABLE FLANGE.

12. THE OPERATING STEM NUT IS TO BE BRONZE AND OF ONE PIECE CONSTRUCTION

13. THE OPERATING NUT IS TO BE SEALED WITH THREE RUBBER "O" RINGS IN COVER PLATE AND CAP

14. HYDRANTS SHALL BE EQUIPPED WITH A FIVE-INCH INTEGRAL STORZ QUICK DISCONNECT FITTING OF THE LOCKING-TYPE CAP. NOZZLE SHALL BE FACTORY INSTALLED AND TESTED AND MUST HAVE UL LISTING AND FM APPROVAL




| REV No. | DATE | BY | DESCRIPTION |
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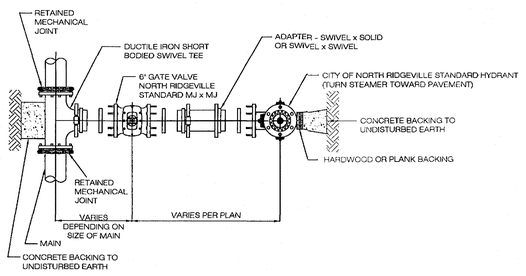
| 1 | 3/09 | | Cover |

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

GENERAL HYDRANT

CITY OF NORTH RIDGEVILLE, ENGINEER

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




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 BITUMASTIC PAINT. ALL MECHANICAL JOINTS SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C-105/A21.5-88 CLASS "C" METHOD "B".

2. ALL BOLTS AND NUTS FURNISHED WITH 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.

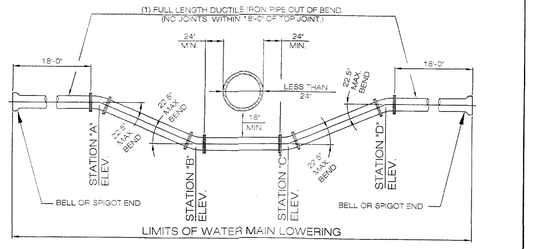
| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

HYDRANT TYPE A

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | WAT-2




NOTE:
1. ~~WATER MAIN SHALL BE DUCTILE IRON, MINIMUM CLASS 52, CEMENT LINED PLUS ON JOINT PIPE WITH RETAINED MECHANICAL JOINT DUCTILE IRON CLASS 350, CEMENT LINED RETAINED MECHANICAL JOINT FITTINGS.~~ **WATER MAIN SHALL BE PVC**
2. WHERE DEPTH OF LOWERING REQUIRES AN INTERMEDIATE JOINT BETWEEN STATIONS "A" & "B" AND/OR "C" & "D" THE ENTIRE LOADING SHALL BE MADE WITH DUCTILE IRON, MINIMUM CLASS 52 CEMENT LINED PIPE AND DUCTILE IRON CLASS 350, CEMENT LINED FITTINGS ALL HAVING BOLTLESS RESTRAINED PUSH-ON JOINTS, TYPE I.
3. WHERE LENGTH OF LOWERING UNDER OBSTRUCTIONS REQUIRE AN INTERMEDIATE JOINT ONLY BETWEEN STATIONS "B" & "C" AND PIPE JOINTS ARE AS INDICATED IN NOTE "1" ABOVE, THAT INTERMEDIATE JOINT(S) SHALL BE MADE WITH A BOLTLESS RESTRAINED PUSH-ON JOINT, TYPE II.
4. WHERE LENGTH OF LOWERING UNDER OBSTRUCTIONS REQUIRES AN INTERMEDIATE JOINT ONLY BETWEEN "B" & "C" AND PIPE JOINTS ARE AS INDICATED IN NOTE "2" ABOVE, THAT INTERMEDIATE JOINT(S) SHALL BE MADE WITH A BOLTLESS RESTRAINED PUSH-ON JOINT, TYPE I.

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

WATER MAIN LOWERING

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | WAT-9

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

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

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

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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINTE, LTD.
NORTH RIDGE POINTE
PHASE No. 5

TYPICAL WATER DETAILS

DATE
MAY 29TH, 2019

CITY SUBMITTAL NO. 1
2019-05-13
CITY SUBMITTAL NO. 2
2019-06-10
EPA SUBMITTAL NO. 2
2019-07-16
CITY SUBMITTAL NO. 3
2019-07-19

REVISIONS

DR. MC | CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO. 10.3

CAD FILE: 19001163-10.0 - DT.DWG

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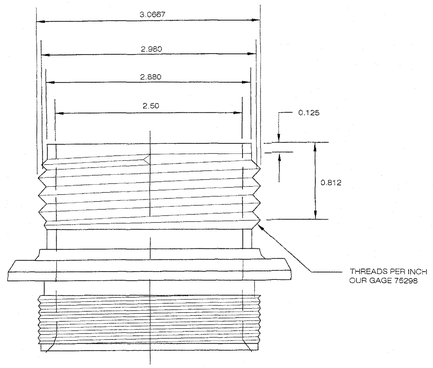
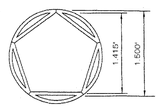



NATIONAL STANDARD
PENTAGONAL OPERATING NUT

(2-1/2 IS NATIONAL
STANDARD THREAD)
HOSE NOZZLES 2.5" THREADS
3-1/16" O.D. 7-1/2 THREADS
PER INCH

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

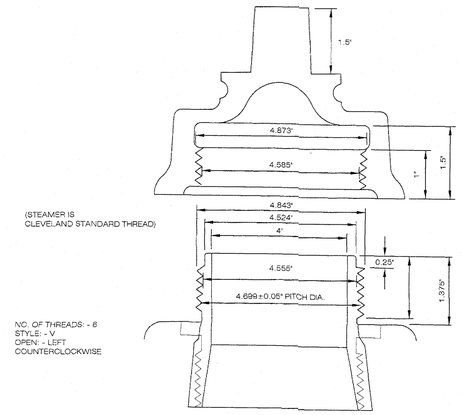
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

# 2-1/2" HOSE NOZZLE HYDRANT CONNECTION

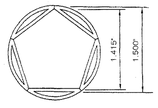
SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TEB

WAT-5

Larry Tuffish
CITY OF NORTH RIDGEVILLE, ENGINEER




HOSE AND STEAMER NOZZLE AND CAP




NATIONAL STANDARD
PENTAGONAL OPERATING NUT

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

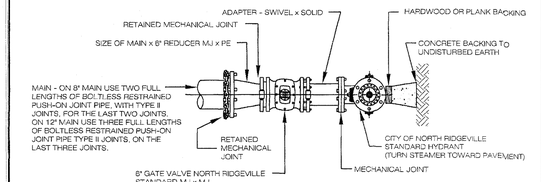
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

# 4" PUMPER NOZZLE HYDRANT CONNECTION

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

WAT-6

Larry Tuffish
CITY OF NORTH RIDGEVILLE, ENGINEER

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| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

# HYDRANT TYPE C

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

WAT-4

Larry Tuffish
CITY OF NORTH RIDGEVILLE, ENGINEER

811
Know what's below.
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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.

NORTH RIDGE POINTE
PHASE No. 5

TYPICAL WATER DETAILS

DATE
MAY 29TH, 2019

CITY SUBMITTAL NO. 1
2019-05-13
CITY SUBMITTAL NO. 2
2019-06-10
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2019-07-10
CITY SUBMITTAL NO. 3
2019-07-19

REVISIONS

DR. MC | CH. TDR
P.M. D.HAYWOOD
BOOK N/A
JOB 19001163
SHEET NO.
10.4

CAD FILE: 19001163-10.0 - DT.DWG

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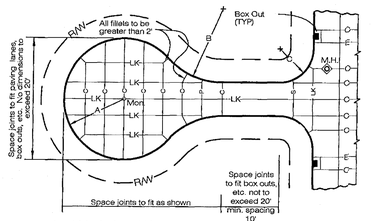



Locate catch basins (low points) to facilitate joint spacing.

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

JOINT LEGEND

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

Use Longitudinal Key Joints, without hook Bolts around all manholes.

All catch basins and manholes shall be separated from the pavement and curb by Boxing Out.

| SCHEDULE OF DIMENSIONS | | |
|---|---|---|
| | INDUSTRIAL | RESIDENTIAL |
| A | 50.00' | 50.00' |
| B | 50.00' MIN. | 50.00' MIN. |
| C | 55.00' | 35.00' |

GENERAL NOTES:

All material and workmanship shall conform to the latest local & Ohio Department of Transportation Construction and Material Specifications.

Opening of Pavement to traffic to be determined by a 600 P.S.I. beam test (job site curing) or 4000 P.S.I. cylinder test (28 days).

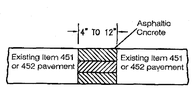
One core or cylinder to be taken for each 500 S.Y. of pavement.

All work to be performed under full time inspection by local representative.

All dowells, hook bolts or rebar are to be epoxy coated.

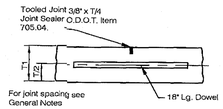
Transverse Joint Spacing
7" Item 452 Concrete Pavement - 14 Lin. Ft. (Maximum)
9" Item 452 Concrete Pavement - 16 Lin. Ft. (Maximum)

Pressure Relief Joint
Pressure relief joints are to be placed at the location directed by the City Engineer. The pressure relief joint shall have an underdrain installed according to applicable ODOT stand Drawings.



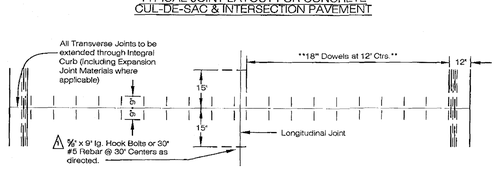

For joint spacing see General Notes

PRESSURE RELIEF JOINT

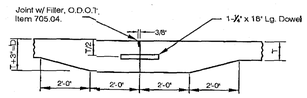



For joint spacing see General Notes

CONTROL JOINT

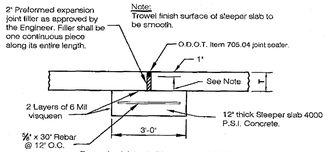



TYPICAL SECTION OF PAVEMENT



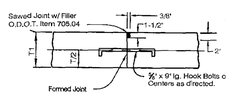

TK - THICKENED EDGE JOINT

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




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

EXPANSION JOINT (SLEEPER SLAB)




LONGITUDINAL KEY JOINT

**Note:**

RESIDENTIAL PAVEMENT T = 8" (1" Dia. Dowel)

INDUSTRIAL PAVEMENT T = 9" (1¼" Dia. Dowel)

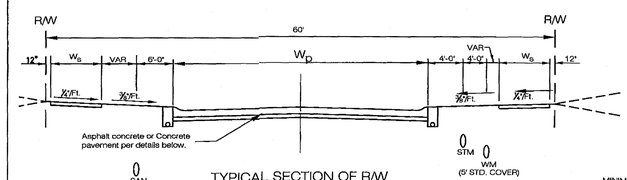
Larry J. Hoffman
CITY OF NORTH RIDGEVILLE, ENGINEER

| | | | |
|---|---|---|---|
| 2 | 7-13-10 | CB | EXPANSION JOINT SPACING |
| Rev No. | DATE | BY | DESCRIPTION |

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONCRETE PAVEMENT STANDARDS

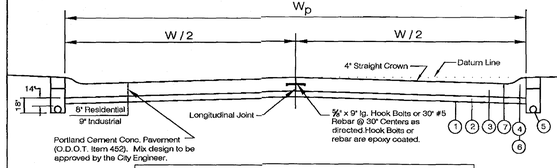
SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TEB | PAV-4




TYPICAL SECTION OF R/W

MINIMUM PAVEMENT WIDTHS ($W_P$)

- 24' PRIVATE RESIDENTIAL
- 24' PUBLIC, LIGHT TRAFFIC (UP TO 25 SUBLOTS)
- 26' PUBLIC, MEDIUM TRAFFIC (> 26 SUBLOTS)
- 28' PRIVATE, COMMERCIAL AND INDUSTRIAL
- 28' PUBLIC, COLLECTORS AND ARTERIALS
- 30' PUBLIC, COMMERCIAL AND INDUSTRIAL

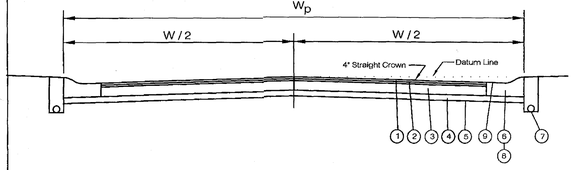



TYPICAL SECTION OF CONCRETE PAVEMENT

USE FOR NORTH RIDGE POINTE PH 5 PAVEMENT CONSTRUCTION

LEGEND

1. ODOT ITEM 204 - SUBGRADE COMPACTION
2. ODOT ITEM 304 - AGGREGATE BASE, 4" TH MIN.
3. ODOT ITEM 452 - NON-REINFORCED CONCRETE PAVEMENT THICKNESS 8" MIN. RESIDENTIAL THICKNESS 9" MIN COMMERCIAL INDUSTRIAL
4. ODOT ITEM 609 - TYPE 3 CONCRETE CURB
5. ODOT ITEM 605 - 6" UNDERDRAIN
6. ODOT ITEM 609 - TYPE 2 CONCRETE CURB FOR ARTERIALS, COLLECTORS, COMMERCIAL AND INDUSTRIAL
7. SPECIAL - "SILENCURE" CURING AND SEALING COMPOUND PRODUCED BY CHEMMASTERS 300 EDWARDS STREET, MADISON, OHIO WWW.CHEMMASTERS.NET
   APPLICATION RATE OF 150 SQ. FT. PER GALLON.

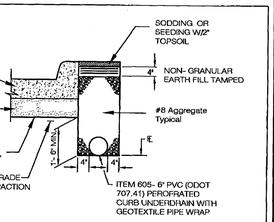



TYPICAL SECTION OF ASPHALT CONCRETE PAVEMENT

LEGEND

1. ODOT ITEM 448 - ASPHALT SURFACE COURSE, 1.5" TH MIN.
2. ODOT ITEM 448 - ASPHALT INTERMEDIATE COURSE, 2" TH MIN.
3. ODOT ITEM 301 - BITUMINOUS AGGREGATE BASE, 8" TH MIN.
4. ODOT ITEM 304 - AGGREGATE BASE, 4" TH MIN.
5. ODOT ITEM 204 - SUBGRADE COMPACTION
6. ODOT ITEM 609 - TYPE 3 CONCRETE CURB AND GUTTER
7. ODOT ITEM 605 - 6" UNDERDRAIN
8. ODOT ITEM 609 - TYPE 2 CONCRETE CURB FOR ARTERIALS, COLLECTORS, COMMERCIAL AND INDUSTRIAL
9. SPECIAL - "SILENCURE A" CURING AND SEALING COMPOUND PRODUCED BY CHEMMASTERS 300 EDWARDS STREET, MADISON, OHIO WWW.CHEMMASTERS.NET

Larry J. Hoffman
CITY OF NORTH RIDGEVILLE, ENGINEER




SHALLOW PIPE UNDERDRAIN WITH FABRIC WRAP

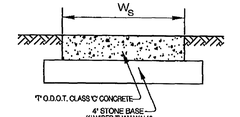
SIDEWALK MINIMUM THICKNESS (T)

- 4" NORMAL SIDEWALK
- 6" RESIDENTIAL DRIVES
- 8" COMMERCIAL AND INDUSTRIAL DRIVES

SIDEWALK MINIMUM WIDTHS ($W_S$)

- 3.5' R/W LESS THAN 50' WIDE
- 4.0' R/W WIDTH 50' TO 60' WIDE
- 5.0' R/W EXCEEDS 60'

STONE BASE SHALL CONSIST OF ODOT #57, 67, 8, 304, 310 OR OTHER ENGINEERED FILL AS APPROVED BY THE CITY ENGINEER




SIDEWALK DETAIL

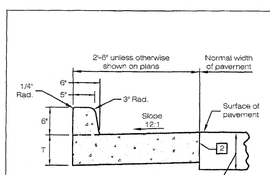
No Scale

| | | | |
|---|---|---|---|
| 2 | 9/29/09 | CB | UNDERDRAIN SIZE |
| 1 | 5/1/09 | CB | CURING COMPOUND |
| Rev No. | DATE | BY | DESCRIPTION |

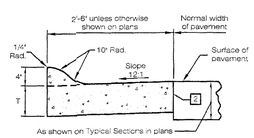
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

PAVEMENT & RIGHT-OF-WAY STANDARDS

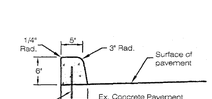
SCALE: NOT TO SCALE
DATE: 10/01/08 | DRWN BY: JAB/TEB | PAV-1



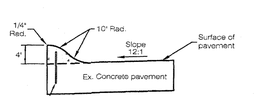

TYPE 2 [3]



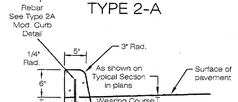

TYPE 3 [3]



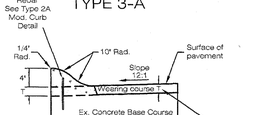

TYPE 2-A



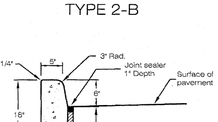

TYPE 3-A




TYPE 2-B




TYPE 3-B

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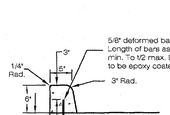



TYPE 2-A MODIFIED

NOTES

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

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

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

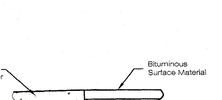
TOLERANCES in the dimensions are as follows:
Curbs: +1/32" to +1/4", Gutters 0 to +1/2".

LEGEND

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

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

For Types 2-A, 2-B, 3-A and 3-B, the existing concrete shall receive an application of epoxy adhesive conforming to AASHTO designation of M235-73 Class I.



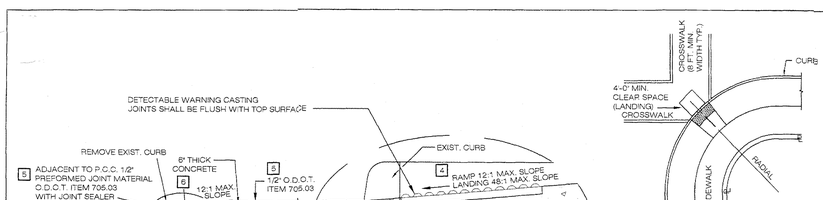

Larry J. Hoffman
CITY OF NORTH RIDGEVILLE, ENGINEER

| | | | |
|---|---|---|---|
| | | | |
| REV No. | DATE | BY | DESCRIPTION |

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CONCRETE CURBS & CURB & GUTTER

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



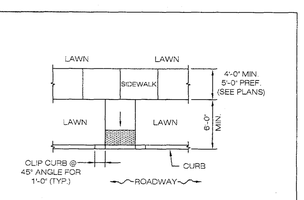

SECTION A-A EXISTING WALK DETAIL

DETAIL A



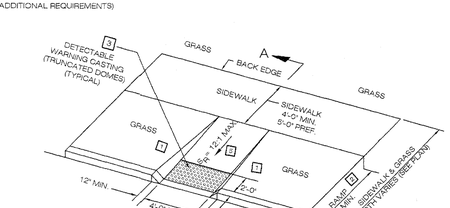

DESIGN "A" PERPENDICULAR RAMP

(SEE CURB RAMP DETAILS THIS SHEET FOR ADDITIONAL REQUIREMENTS)




PERPENDICULAR RAMP W/O FLARES

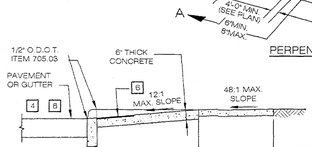
(SEE CURB RAMP DETAILS THIS SHEET FOR ADDITIONAL REQUIREMENTS)




PERPENDICULAR CURB RAMP DETAIL

DETAIL NOTES

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




SECTION A-A NORMAL DETAIL

Larry J. Hoffman
CITY OF NORTH RIDGEVILLE, ENGINEER

| | | | |
|---|---|---|---|
| | | | |
| REV No. | DATE | BY | DESCRIPTION |

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

CURB RAMP

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


Know what's below. Call before you dig.

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

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

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ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OH 44131
440.838.3260 FAX


CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT

NORTH RIDGE POINT, LTD.
NORTH RIDGE POINTE
PHASE No. 5

TYPICAL PAVEMENT DETAILS

DATE
MAY 29TH, 2019

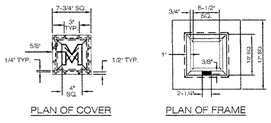
| | |
|---|---|
| CITY SUBMITTAL NO. 1 | 2018-05-13 |
| CITY SUBMITTAL NO. 2 | 2018-06-10 |
| EPA SUBMITTAL NO. 2 | 2018-07-16 |
| CITY SUBMITTAL NO. 3 | 2019-07-19 |

REVISIONS

| | | | |
|---|---|---|---|
| DR. | MC | CH. | TDR |
| P.M. | D.HAYWOOD | | |
| BOOK | N/A | | |
| JOB | 19001163 | | |
| SHEET NO. | 10.5 | | |

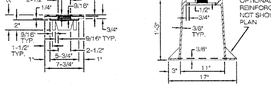
CAD FILE: 19001163-10.0 - DT.DWG

K:\19001163\DWG\PLAN SETS\CONSTRUCTION\19001163 - DT.DWG, 7/9/2019 12:28 PM, MARY DIGLEY



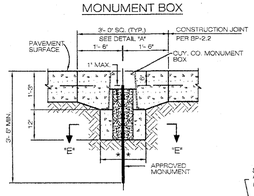


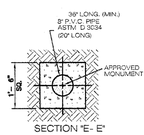


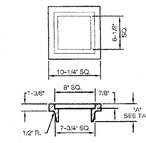






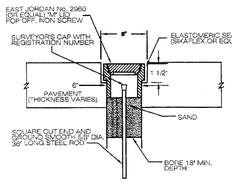


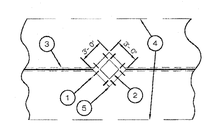



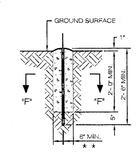




ADJUSTING RING

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



NOTES

CASTINGS

SHALL MINIMALLY MEET THE REQUIRE- MENTS OF 604.02-711.19, A.S.T.M. A 48, CLASS 35 GRAY IRON OR 711.13 DUCTILE IRON.

THE ASSEMBLY SHALL BE ESSENTIALLY THE SAME AND EQUALLY AS STRONG AS THOSE HEREON.

MINIMUM WEIGHTS:

FRAME_____94 LBS.
COVER_____76 LBS.
PROVIDED THEY COMPLY WITH THE SPECIFICATIONS, DETAILS, DIMENSIONS AND MINIMUM WEIGHTS.
NEENAH_____NO.NF- 0200T04.
EAST JORDAN_NO.8365 OR APPROVED EQUAL CASTINGS ARE ACCEPTABLE.

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

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

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

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

LEGEND

ITEM 499- CONCRETE, CLASS "C"

SAND, ITEM 703.02- COMPACTED AS REQUIRED

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

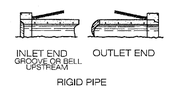
| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

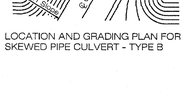
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

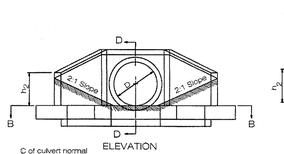
MONUMENT BOX ASSEMBLIES

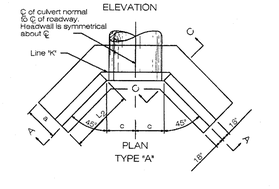
SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | PAV-2

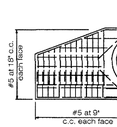
CITY OF NORTH RIDGEVILLE, ENGINEER

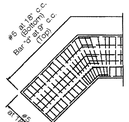


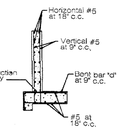



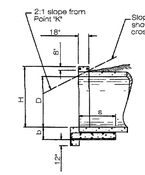




NOTES

APPLICATION: Full-height headwalls shall be provided for skewed and non-skewed culverts having a diameter or rise of 42" to 84" inclusive. Type "A" is used when the skew angle (ϕ) is ten degrees or less and Type "B" when the skew angle is over ten degrees.

CONCRETE: Concrete shall be Class C.

REINFORCING STEEL: Bars shall be #5 and epoxy coated.

DETAILS AND QUANTITIES: Are shown for circular sections only. When used with other pipe material, it is necessary to adjust dimensions and and quantities to conform to those listed for the nearest size circular pipe. The dimensions established by vertical diameter shall apply to rise, and dimensions established by horizontal diameter shall apply to span. All calculated dimensions shall be rounded to the nearest 1". Chamfer all exposed corners 3/4".

FOUNDATION: Where soil borings indicate a bearing capacity of less than 2000 pounds per square foot, it will be necessary to increase the width of the footing.

HEADWALL LOCATION: To be determined by the intersection of the embankment slope at the back of the headwall at Point "K". The slopes adjacent

For headwall outlet protection, see STM-13

FULL-HEIGHT HEADWALLS

| PIPE DIA. D | H | a | b | c | Bar# d | ϕ = 0° L2 | f2 | Conc CMP (cy) | Conc RCP (cy) | Steel (lbs.) | ϕ = 15° L1 | L2 | h1 | h2 | Conc CMP (cy) | Conc RCP (cy) | Steel (lbs.) | ϕ = 30° L1 | L2 | h1 | h2 | Conc CMP (cy) | Conc RCP (cy) | Steel (lbs.) | ϕ = 45° L1 | L2 | h1 | h2 | Conc CMP (cy) | Conc RCP (cy) | Steel (lbs.) | PIPE DIA. D |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 42" | 4'-11" | 3'-3" | 1'-6" | 2'-6" | #5 | 9'-7" | 3'-11" | 7.0 | 6.7 | 598 | 8'-9" | 4'-6" | 3'-8" | 3'-2" | 7.3 | 7.1 | 619 | 7'-10" | 5'-9" | 3'-2" | 3'-3" | 7.5 | 7.3 | 633 | 7'-10" | 7'-9" | 3'-2" | 3'-3" | 8.7 | 8.5 | 718 | 42" |
| 48" | 5'-5" | 3'-6" | 1'-6" | 2'-9" | #5 | 4'-4" | 3'-4" | 8.5 | 8.2 | 793 | 10'-0" | 5'-4" | 4'-1" | 3'-5" | 9.0 | 8.7 | 776 | 8'-9" | 6'-10" | 3'-5" | 3'-6" | 9.1 | 8.8 | 801 | 8'-9" | 9'-2" | 3'-5" | 3'-7" | 10.6 | 10.3 | 925 | 48" |
| 54" | 6'-11" | 3'-9" | 1'-6" | 3'-0" | #5 | 5'-2" | 3'-6" | 10.3 | 10.0 | 1,069 | 11'-4" | 6'-3" | 4'-6" | 3'-5" | 10.9 | 10.5 | 1,026 | 9'-8" | 7'-11" | 3'-6" | 3'-9" | 10.8 | 10.5 | 1,024 | 9'-8" | 10'-7" | 3'-6" | 3'-10" | 12.6 | 12.2 | 1,188 | 54" |
| 60" | 8'-6" | 4'-0" | 1'-9" | 3'-3" | #5 | 5'-11" | 3'-11" | 12.3 | 11.8 | 1,149 | 12'-7" | 7'-2" | 5'-10" | 4'-0" | 12.9 | 12.4 | 1,174 | 10'-7" | 9'-0" | 3'-10" | 4'-1" | 12.7 | 12.3 | 1,157 | 10'-7" | 12'-0" | 3'-10" | 4'-1" | 14.8 | 14.3 | 1,354 | 60" |
| 72" | 9'-7" | 4'-0" | 1'-7" | 3'-9" | #7 | 7'-5" | 4'-5" | 17.0 | 16.2 | 1,783 | 15'-1" | 8'-11" | 5'-7" | 4'-0" | 17.8 | 17.1 | 1,811 | 12'-5" | 11'-2" | 4'-3" | 4'-7" | 17.3 | 16.6 | 1,768 | 12'-5" | 14'-10" | 4'-3" | 4'-8" | 20.2 | 19.6 | 2,078 | 72" |
| 84" | 10'-8" | 5'-0" | 1'-10" | 4'-3" | #8 | 9'-0" | 5'-0" | 23.7 | 22.8 | 2,595 | 17'-7" | 10'-9" | 6'-4" | 5'-1" | 24.8 | 23.9 | 2,595 | 14'-7" | 13'-4" | 4'-10" | 5'-2" | 24.1 | 23.3 | 2,511 | 14'-7" | 17'-8" | 4'-8" | 5'-2" | 27.9 | 27.0 | 2,950 | 84" |

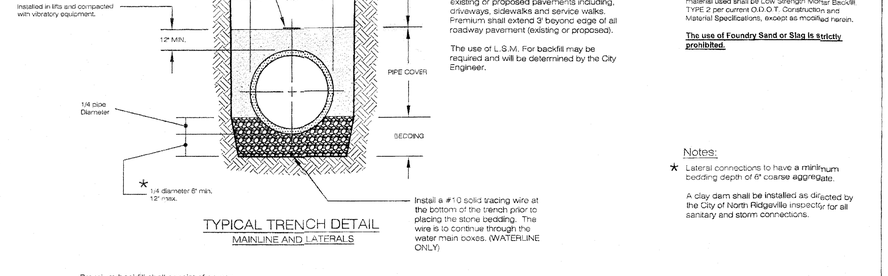
| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

STANDARD NO. 2 HEADWALL

CITY OF NORTH RIDGEVILLE, ENGINEER

SCALE: NOT TO SCALE | DATE: 10/01/08 | DRWN BY: JAB/TEB | STM-11




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

**The use of Foundry Sand or Slag is strictly prohibited.**

Notes:

* Lateral connections to have a minimum bedding depth of 6" coarse aggregate.

A clay dam shall be installed as directed by the City of North Ridgeville inspector for all sanitary and storm connections.

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

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

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

Bedding for pipe shall conform to ASTM D-2321.

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

| REV No. | DATE | BY | DESCRIPTION |
|---|---|---|---|

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

TRENCH DETAIL

CITY OF NORTH RIDGEVILLE, ENGINEER

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

Rev. 8/20/2014

STREET SIGN STANDARDS

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

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

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

LETTERING SHALL BE WHITE ON A GREEN BACKGROUND.


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

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

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ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OHIO 44131
440.348.2000


CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.
NORTH RIDGE POINTE
PHASE No. 5

TYPICAL PAVEMENT & MISC. DETAILS

DATE
MAY 29TH, 2019

| |
|---|
| CITY SUBMITTAL NO. 1 2019-05-13 |
| CITY SUBMITTAL NO. 2 2019-06-10 |
| EPA SUBMITTAL NO. 2 2019-07-16 |
| CITY SUBMITTAL NO. 3 2019-07-19 |

REVISIONS

| | |
|---|---|
| DR. | MC |
| CH. | TDR |
| P.M. | D.HAYWOOD |
| BOOK | N/A |
| JOB | 19001163 |
| SHEET NO. | 10.6 |

CAD FILE: 19001163-10.0 - DT.DWG

K:\19001163\DWG\PLAN SETS\CONSTRUCTION\19001163-10.0 - DT.DWG 7/19/2019 12:29 PM MARY CHOSTNER

Engineering Fee Paid: $ 225.00
Receipt No.: 486201
☒ Cash ☐ Check – Check No.:
(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: $ 109.00
Receipt No.: 356005
☒ Cash ☐ Check – Check No.:
(See attached for description of fees.)

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

RECEIVED
AUG 16 2019

Received: _____ Date Released to Planning Commission: 21 August 2019

Date of Planning Commission Meeting: 10 September 2019 *(Unless otherwise notified.)*

### *APPLICANT INFORMATION AND REQUEST*

| | | | |
|---|---|---|---|
| APPLICANT: | MATTHEW WOLF | PROPERTY OWNER: | DAVID GUNN |
| COMPANY NAME: | MATTHEW WOLF Architecture | ADDRESS: | 8810 Root Rd. |
| ADDRESS: | 184 E. 40th Suite 3B | CITY / STATE: | N. Ridgeville ZIP: 44039 |
| CITY / STATE: | Clev. OH ZIP: 44103 | PHONE NO.: | 216.219.0910 |
| PHONE NO.: | 216.235.5381 | SIGNATURE: | |
| SIGNATURE: | | (Owner's original signature must be submitted with application.) | |
| EMAIL ADDRESS: | MATT@MATTWOLFArchitect.COM | | |

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

**LOCATION OF PROPERTY/ADDRESS:** 39421 CENTER RIDGE RD. N. RIDGEVILLE OH
**PERMANENT PARCEL NO.:** 07000461080005 **ZONING OF PROPERTY:** I3*
**ZONING OF ADJACENT PROPERTY TO: NORTH** I3* **EAST** I3* **SOUTH** I3* **WEST** I3*
**DESCRIPTION OF REQUEST:** OWNER WANTS to BUILD 1,152 SQ/FT OPEN PAVILION FOR COMPANY RETREAT.
* I3 – HEAVY INDUSTRIAL DISTRICT.

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

If yes, list dates and nature of each: _____

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

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

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

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

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

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

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

**TO BE FILLED OUT BY APPLICANT**

I, MATTHEW WOLF _____ _____
*(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: MATTHEW WOLF ARCHITECTURE LLC 1814 E. 40th CLEV. OH 44103
Owner: DAVID GUNN 8810 ROOT RD. N. RIDGEVILLE OH 44039
Project Address: 39421 CENTER RIDGE RD. N. RIDGEVILLE OH 44039

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 | PENNSYLVANIA LINES LLC 3 COMMERCIAL PLACE NORFOLK VA 23510 | 07000465000012 |
| 2 | DEAN SCHRAMM 41431 SCHADDEN RD, ELYRIA OH 44035 | 07000461080038 |
| 3 | | |
| 4 | RW. BECKETT CORP. P.O. BOX 1289 ELYRIA OH 44036 | 07000461080029 |
| 5 | PARKER HOLDINGS LTD. P.O. BOX 552 ELYRIA OH 44036 | 07000461080055 |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

**SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.**

**OFFICE USE ONLY**

CBO Verification By: _____ Date / Time Stamp:
BZA / PC Verification By: _____

**RECEIPT NUMBER**

**00005237**

# *City of North Ridgeville*

7307 Avon Belden Rd

North Ridgeville, OH 44039

Ph: (440) 353-0822 Fax: (440) 353-0823

**Paid By**

MATTHEW WOLF

,

08/16/2019

| Type | Record | Category | Description | Amount |
|---|---|---|---|---|
| PZE Process | PPZ2019-0015 | Standard Item | Planning Commission: Single L | $ 104.00 |
| PZE Process | PPZ2019-0015 | Standard Item | Administrative Fee | $ 5.00 |

| | |
|---|---|
| **Total** | **$ 109.00** |
| Cash | $ 109.00 |
| Check | |
| Check # | |
| Credit | |
| Transferred | |
| **Tendered** | **$ 109.00** |
| **Change** | **$ 0.00** |
| **To Overpayment** | **$ 0.00** |

| CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS | |
|---|---|
| Name of Applicant: | Matthew Wolf |
| Name of Owner: | David Gunn |
| Date Submitted for Consideration: | 8-16-19 |
| Date to Return to Planning Commission: | 8-20-10 |
| Regarding: 39421 Center Ridge Road Pavilion | |

RECOMMENDATIONS:

1. 1278.02 (a) (19) Special Permitted Uses in an I-1 district are allowed with BZA approval.
2. 1274.02 (h) (3) Outdoor recreational facilities for employees and management for industries within the zoning district.
3. 1274.02 (i) BZA approval required to determine same character. This company does not appear to be in this zoning district.

(use additional sheets if necessary)

Department Head Signature & Title: _____

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

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

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

| CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS | |
|---|---|
| Name of Applicant: | Matthew Wolf; Matthew Wolf Architecture<br>1814 East 40th Street, Cleveland, Ohio 44103 |
| Name of Owner: | David Gunn<br>8810 Root Road, North Ridgeville, Ohio 44039 |
| Date of Planning Commission Meeting: | Tuesday, September 10, 2019 |
| Date to Return to Deputy Clerk of Council: | Thursday, August 29, 2019 |

Regarding: Construction of a pavilion at 39421 Center Ridge Road, zoned in an I-3 Heavy Industrial District.

Permanent Parcel Nos. 07-00-046-108-005

Recommendations:

There are no fire hydrants on site or even near the property. Closest hydrant is on the north side of Center Ridge just west of the driveway. Per city ordinance and the Ohio Fire Code they will need to add fire hydrants. See reference below. Also fire department access and security gate codes are noted.

Chepter 16 Fire hydrant: (h) 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 measured along streets, roadways or driveways, in compliance with this section. (Such distance shall not exceed 350 feet without the City Engineer's and the Fire Chief's approval.)

**507.5.1 Where required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official

) **503.2.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

**503.6 Security gates.** The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325 *as listed in rule 1301:7-7-80 of the Administrative Code*. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 *as listed in rule 1301:7-7-80 of the Administrative Code*.

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 *as listed in rule 1301:7-7-80 of the Administrative Code,* and shall contain keys to gain necessary access as required by the fire code official

(Use additional sheets if necessary.)

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

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

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

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

# CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS

| | |
|---|---|
| Name of Applicant: | Matthew Wolf; Matthew Wolf Architecture<br>1814 East 40th Street, Cleveland, Ohio 44103 |
| Name of Owner: | David Gunn<br>8810 Root Road, North Ridgeville, Ohio 44039 |
| Date of Planning Commission Meeting: | Tuesday, September 10, 2019 |
| Date to Return to Deputy Clerk of Council: | Thursday, August 29, 2019 |

Regarding: Construction of a pavilion at 39421 Center Ridge Road, zoned in an I-3 Heavy Industrial District.

Permanent Parcel Nos. 07-00-046-108-005

Recommendations:

Applicant seeks to build a structure in an I-3 district, requiring Planning Commission Review. Per Charter, Planning Commission approval relates to platting of land to secure harmonious development, coordination of streets, avoidance of congestion, determine manner of installation of utilities, to name just a few of its duties.

For this Application, BZA approval will also be required. In 1278.02(a)(19) special permitted uses in an I-1 district are allowed in an I-3 district. Pursuant to 1274.02(h)(3) outdoor recreational facilities designed for use by employees and management of industries in this district are "special permitted uses." Because I-3 encompasses I-1 as well, it is "in this district" for purposes of BZA approval.

(Use additional sheets if necessary.)

**Department Head Signature:** _____ **Title:** Asst. to D.

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

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

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

# CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
# RECOMMENDATIONS

| | |
|---|---|
| Name of Applicant: | Matthew Wolf; Matthew Wolf Architecture<br>1814 East 40th Street, Cleveland, Ohio 44103 |
| Name of Owner: | David Gunn<br>8810 Root Road, North Ridgeville, Ohio 44039 |
| Date of Planning Commission Meeting: | Tuesday, September 10, 2019 |
| Date to Return to Deputy Clerk of Council: | Thursday, August 29, 2019 |

Regarding: Construction of a pavilion at 39421 Center Ridge Road, zoned in an I-3 Heavy Industrial District.

Permanent Parcel Nos. 07-00-046-108-005

Recommendations:

(Use additional sheets if necessary.)

**Department Head Signature:** _____ Title: [Select Title...]

SSD

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

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

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

| CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS | |
|---|---|
| Name of Applicant: | Matthew Wolf; Matthew Wolf Architecture<br>1814 East 40th Street, Cleveland, Ohio 44103 |
| Name of Owner: | David Gunn<br>8810 Root Road, North Ridgeville, Ohio 44039 |
| Date of Planning Commission Meeting: | Tuesday, September 10, 2019 |
| Date to Return to Deputy Clerk of Council: | Thursday, August 29, 2019 |

Regarding: Construction of a pavilion at 39421 Center Ridge Road, zoned in an I-3 Heavy Industrial District.

Permanent Parcel Nos. 07-00-046-108-005

Recommendations:

RWC

(Use additional sheets if necessary.)

**Department Head Signature:** _____ **Title:** **Mayor**

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

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

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

| CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS | |
|---|---|
| Name of Applicant: | Matthew Wolf; Matthew Wolf Architecture<br>1814 East 40th Street, Cleveland, Ohio 44103 |
| Name of Owner: | David Gunn<br>8810 Root Road, North Ridgeville, Ohio 44039 |
| Date of Planning Commission Meeting: | Tuesday, September 10, 2019 |
| Date to Return to Deputy Clerk of Council: | Thursday, August 29, 2019 |
| Regarding: Construction of a pavilion at 39421 Center Ridge Road, zoned in an I-3 Heavy Industrial District.<br>Permanent Parcel Nos. 07-00-046-108-005 | |

Recommendations:

1. No comments at this time.

(Use additional sheets if necessary.)

**Department Head Signature:** Daniel Rody Jr. **Title:** City Engineer

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

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

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

# ICU CORPORATE PAVILION

## GENERAL NOTES

THE ARCHITECT IS SOLELY RESPONSIBLE FOR THE DESIGN INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS.

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT IN WRITING.

THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTIONS MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS.

THE CONTRACTOR SHALL COORDINATE THE LOCATION / INSTALLATION OF BUILDING SYSTEMS & EQUIPMENT AND VERIFY THAT REQUIRED CLEARANCES FOR INSTALLATION / MAINTENANCE OF THE EQUIPMENT & ASSOCIATED WORK ARE PROVIDED. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING SYSTEMS: MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, TELEPHONE & KITCHEN EQUIPMENT.

THE CONTRACTOR SHALL COORDINATE WITH ALL BUILDING TRADES INVOLVED IN THE PROJECT TO INSURE PROPER CLEARANCES FOR FIXTURES, DUCTS, CEILING, ETC., CONTRACTOR SHALL COORDINATE ALL TRADES INCLUDED TO MAINTAIN THE CEILING HEIGHTS NOTED ON THE DRAWINGS. ANY CONFLICTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT.

UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMIT AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE WORK.

IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PBC) OR OTHER TOXIC MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION IN WRITING TO THE OWNER.

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| A/C | AIR CONDITIONING | JT | JOINT |
| ACT | ACOUSTICAL CEILING TILE | L | LONG, LENGTH |
| | | LAM | LAMINATE(D) |
| ADJ | ADJACENT | LAV | LAVATORY |
| AFF | ABOVE FINISHED FLOOR | LH | LEFT HAND |
| | | LL | LIVE LOAD |
| ALT | ALTERNATE | LT | LIGHT |
| ALUM | ALUMINUM | LVR | LOUVER |
| ARCH | ARCHITECT(URAL) | MAS | MASONRY |
| AUTO | AUTOMATIC | MAX | MAXIMUM |
| A/V | AUDIO / VISUAL | MATL | MATERIAL |
| BD | BOARD | MECH | MECHANICAL |
| BLDG | BUILDING | MTL | METAL |
| BLK | BLOCK | MFR | MANUFACTURER |
| BLKG | BLOCKING | MIN | MINIMUM |
| BM | BENCH MARK | MISC | MISCELLANEOUS |
| BO | BOTTOM OF | MO | MASONRY OPENING |
| BOM | BOTTOM OF MASONRY | MTD | MOUNTED |
| | | NIC | NOT IN CONTRACT |
| BOT | BOTTOM | NOM | NOMINAL |
| CAB | CABINET | NTS | NOT TO SCALE |
| CEM | CEMENT | OC | ON CENTER |
| CLG | CEILING | OD | OUTSIDE DIAMETER |
| CIP | CAST IN PLACE | OFD | OVERFLOW DRAIN |
| CJ | CONTROL JOINT | OH | OVERHEAD |
| CL | CENTERLINE | OPH | OPPOSITE HAND |
| CLR | CLEAR | OPG | OPENING |
| CMU | CONCRETE MASONRY UNIT | OPP | OPPOSITE |
| | | PL | PLASTIC |
| CO | CASED OPENING | PLAM | PLASTIC LAMINATE |
| COL | COLUMN | PLUMB | PLUMBING |
| CONC | CONCRETE | PLYWD | PLYWOOD |
| CONST | CONSTRUCTION | POLY | POLYETHYLENE |
| CONT | CONTINUOUS | PT | PRESSURE TREATED |
| COORD | COORDINATE(D) | PTD | PAINTED |
| CP | CARPET(ED) | PVC | POLYETHYLENE VINYL CHLORIDE |
| CT | CERAMIC TILE | | |
| CTR | CENTER | QT | QUARRY TILE |
| D | DEEP, DEPTH | R | RISER, RADIUS |
| DEMO | DEMOLISH, DEMOLITION | RAD | RADIUS |
| | | RB | RUBBER BASE |
| DTL | DETAIL | RD | ROOF DRAIN |
| DF | DRINKING FOUTAIN | REF | REFERENCE |
| DIA | DIAMETER | REFG | REFRIGERATOR |
| DIM | DIMENSION | REQD | REQUIRED |
| DN | DOWN | REV | REVISION |
| DS | DOWNSPOUT | RH | RIGHT HAND |
| DW | DISH WASHER | RO | ROUGH OPENING |
| DWG | DRAWING | RT | RUBBER TILE |
| EIFS | EXTERIOR INSULATION FINISH SYSTEM | RTU | ROOF TOP UNIT |
| | | SC | SEALED CONCRETE |
| EJ | EXPANSION JOINT | SCHED | SCHEDULE |
| EL | ELEVATION | SECT | SECTION |
| ELEV | ELEVATOR | SHT | SHEET |
| ELEC | ELECTRICAL | SIM | SIMILAR |
| EPDM | ETHYLENE PROPYLENE DIENE MONOMER | SPEC | SPECIFICATION(S) |
| | | SQ | SQUARE |
| EQ | EQUAL | SS | STAINLESS STEEL |
| EQUIP | EQUIPMENT | STL | STEEL |
| EWC | ELELCTRIC WATER COOLER | STD | STANDARD |
| | | STRUCT | STRUCTURAL |
| EXH | EXHAUST | SV | SHEET VINYL |
| EXT | EXTERIOR | SYS | SYSTEM |
| FD | FLOOR DRAIN | T | TREAD |
| FE | FIRE EXTINGUISHER | TELE | TELEPHONE |
| FEC | FIRE EXTINGUISHER CABINET | TO | TOP OF |
| | | TOC | TOP OF CONCRETE |
| FFE | FINISHED FLOOR ELEVATION | TOJ | TOP OF JOIST |
| | | TOM | TOP OF MASONRY |
| FIN | FINISH | TOS | TOP OF STEEL |
| FLR | FLOOR | TOW | TOP OF WALL |
| FLOUR | FLOURESCENT | TYP | TYPICAL |
| FO | FACE OF | T&G | TOUNGUE AND GROOVE |
| FOF | FACE OF FINISH | VCT | VINYL COMPOSITION TILE |
| FOM | FACE OF MASONRY | VERT | VERTICAL |
| FOS | FACE OF STUD | VIF | VERIFY IN FIELD |
| FTG | FOOTING | VTR | VENT RISER |
| GA | GAUGE | W | WIDE, WIDTH |
| GALV | GALVANIZED | WASH | WASHER |
| GWB | GYSUM WALL BOARD | WC | WATER CLOSET |
| H | HIGH | WD | WOOD |
| HC | HANDICAP(PED) | WH | WATER HEATER |
| HM | HOLLOW METAL | WWF | WELDED WIRE FABRIC |
| HOR | HORIZONTAL | w/ | WITH |
| HT | HEIGHT | w/o | WITHOUT |
| HVAC | HEATING / VENTILATING & AIR CONDITIONING | | |
| INSUL | INSULAT(ED), (ION) | | |
| INT | INTERIOR | | |

## DRAWING INDEX


REFERENCE DRAWINGS:

A.REF GENERAL REFERENCE

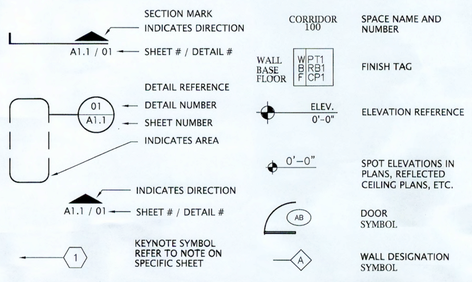
ARCHITECTURAL:

A1.0 ARCHITECTURAL SITE PLAN
A2.0 FOUNDATION / FLOOR PLAN
ROOF PLAN, AND FRAMING PLAN
A3.0 BUILDING ELEVATIONS
A4.0 BUILDING SECTION
FIRE PLACE DETAILS

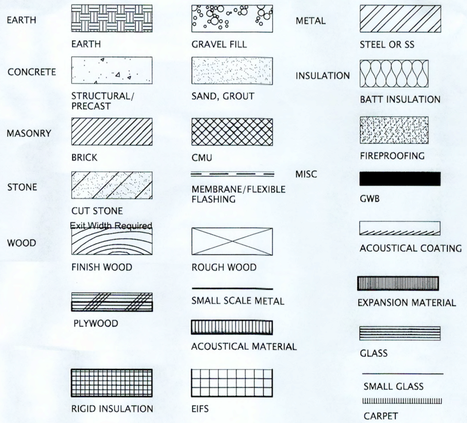

## PROJECT DESCRIPTION:

OUT-DOOR PAVILION FOR CORPORATE RETREATS.

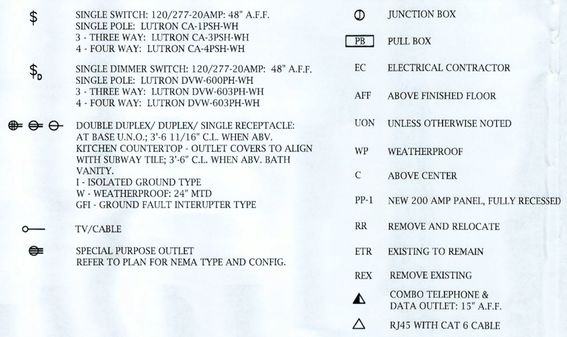
## SYMBOLS




## MATERIALS LEGEND




## ELECTRICAL LEGEND




## PROJECT TEAM

OWNER:

ICU CORPORATION
39421 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

CONTRACTOR:

T.B.D. P XXX.XXX.XXXX

ARCHITECTURAL:

MATTHEW WOLF ARCHITECT LLC P 216 881 9900
1814 EAST 40TH STREET #3B M 216 235 5381
WAKEFIELD LOFTS
CLEVELAND, OHIO 44103
CONTACT: MATTHEW WOLF
E-MAIL: MATT@MATTWOLFARCHITECT.COM

STRUCTURAL ENGINEERING:

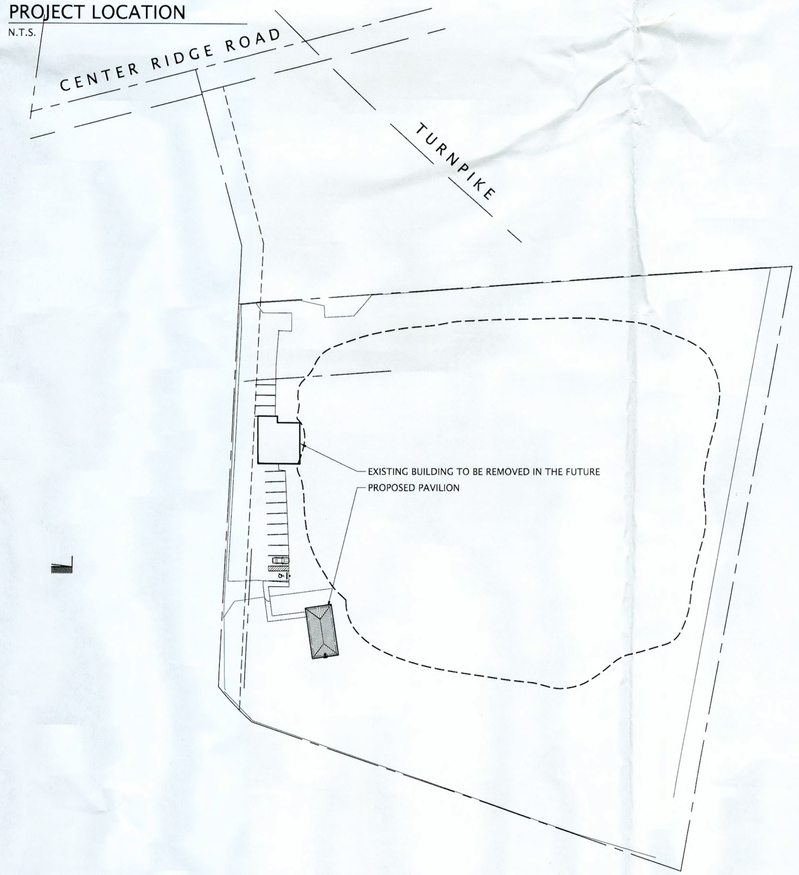
ORAVEC DESIGN BUILD LLC P 330 552 8211
9329 RAVENNA ROAD, SUITE E
CONTACT: MATT ORAVEC
E-MAIL: MATT@ORAVECDESIGNBUILD.COM

## CODE REVIEW

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Applicable Codes: OBC 2017 OMC 2017 OBC 2017 NEC 2017 | Code Reference | | | Means of Egress - OBC - 2017 | | | | Reference |
| | 2017 | | Reference | Design Occupant Loads | | Allowance | SF | Occupant Load | Table 1004.1.2 |
| | | | | BUISNESS AREA B | | 100 G | 1,152 SF | 11.52 = 12 | |
| Occupancy Classification | FIRST FLR. - B | | 304 | | | | | | |
| | | | | | | | | | |
| | | | | Building Total | | | 1,152 SF | 12 | |
| Construction Classification | Type 5B (unsprinklered) | | Table 601 | | | Occupants | Width | | Table 1011.0 |
| Height and Area Limits | Limit B | Actual B | | Door Width Required | N/A | | N/A | | Table 1011.0 |
| Area per floor | 9,000 SF | 1,152 SF | Table 506.2 | Stair Width Required | N/A | | N/A | | Table 1011.0 |
| Height | 40'-0" | 17'-0" | Table 504.3 | Common Path of Travel | | | N/A | | Table 1006.21 |
| No. Stories | 2 | 1 | Table 504.4 | Travel Distance | | | | | |
| Fire Resistance Ratings of Building Components | | | | Maximum Length of Exit Travel | | | N/A | | Table 1006.21 |
| | | | | Maximum Length of Dead Ends | | | N/A | | Table 1006.21 |
| Structural Frame | 0 hr | | Table 601 & Table 602 | Plumbing Facilities | | | | | |
| Bearing Walls, Exterior | 0 hr | | | Occupant Load | 38 | Required B | | Actual B | Table 2902.1 |
| Bearing Walls, Interior | 0 hr | | | Water Closets | | 1 | | 1 | |
| Nonbearing Walls, Exterior | 0 hr | | | Lavatories | | 1 | | 1 | |
| Nonbearing Walls, Interior | 0 hr | | | Kit. Sink | | | | | |
| Floor Construction | 0 hr | | | bath shower | | | | | |
| Roof Construction | 0 hr | | | | | | | | |

## PROJECT LOCATION

N.T.S.





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STATE OF OHIO MATTHEW R WOLF ARC-17230 REGISTERED ARCHITECT

MATTHEW R WOLF
LICENSE #17230
EXP. DATE 12/31/2019

ICU CORPORATE PAVILION
39421 CENTER RIDGE ROAD
NORTH RIDGVILLE OHIO 44039

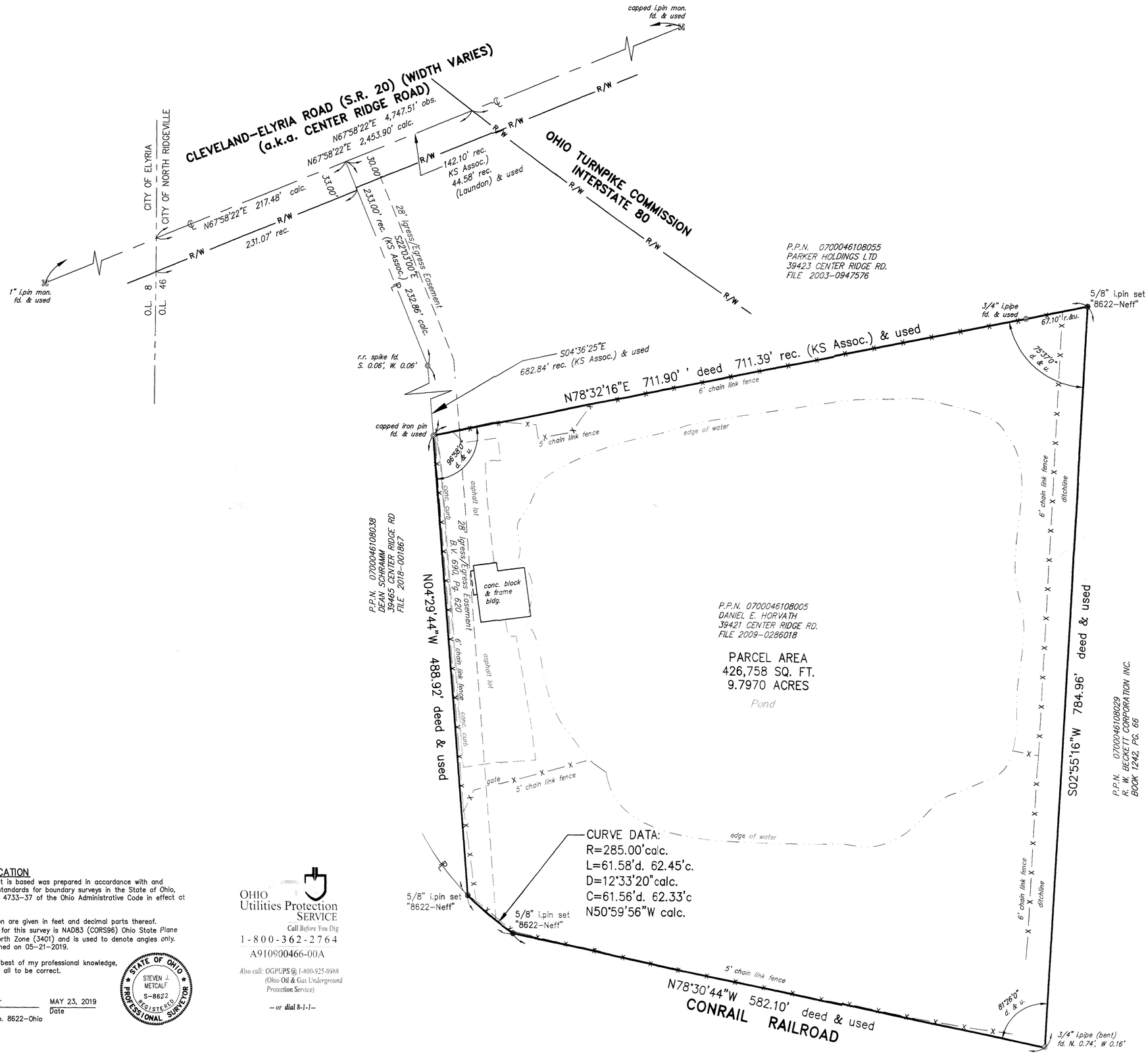
ZONING SUBMITTAL AUG 16 2019
PROJECT #: 1906

RECEIVED AUG 16 2019

A REF

GENERAL REFERENCE

Situated in the Township of Columbia, County of Lorain, State of Ohio and known as being part of Original Columbia Township, Lot No. 68.




100 50 25 0 NORTH
SCALE 1 INCH = 50 FEET
24 x 36 SHEETS ONLY

# ESTATE OF DANIEL E. HORVATH - 39421 CENTER RIDGE RD.
# MAP OF SURVEY
## CITY OF NORTH RIDGEVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO

## ABBREVIATIONS

c. calc. ..... calculated
L.C.D.R. ..... Lorain County Deed Record
d. ..... deed
fd. ..... found
Instr. No. .. Instrument Number
mon. ..... monument
o. obs. ..... observed
O.R. ..... Official Record
Pg. ..... Page
P.P.N. ..... Permanent Parcel Number
r. rec. ..... record
R/W ..... Right of Way
u. ..... used
Vol. ..... Volume

## LEGEND

● Indicates 5/8"x30" iron pin (Neff & Assoc.–8622) set

◎ Indicates iron pin found (see notes at each iron pin location)

## SURVEY CERTIFICATION

This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733–37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings for this survey is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only. Field work was performed on 05–21–2019.

I hereby state to the best of my professional knowledge, information and belief, all to be correct.

STATE OF OHIO · STEVEN J. METCALF · S–8622 · REGISTERED · PROFESSIONAL SURVEYOR

Steven J. Metcalf — MAY 23, 2019
Steven J. Metcalf, Registered Surveyor No. 8622–Ohio — Date

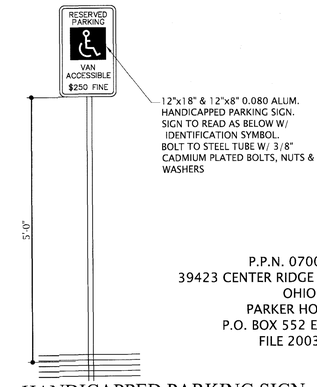
OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
A910900466-00A
Also call: OGPUPS @ 1-800-925-0988 (Ohio Oil & Gas Underground Protection Service)
-- or dial 8-1-1--

| REV NO | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | 05/24/19 | Submit to client & county |

| DWG NAME | DRAWN BY | CHK'D BY | JOB NO |
|---|---|---|---|
| 14332-E | TEW | SJM | 14332 |

SHEET NO. 1 OF 1

NEFF & ASSOCIATES
Civil Engineers • Land Development Consultants • Planners • Surveyors
6495 Harris Road • Strongsville, Ohio 44149
T: 440.884.1700 • F: 440.884.3134
www.neff-assoc.com




02 HANDICAPPED PARKING SIGN

SCALE: 3/4" = 1'

P.P.N. 0700046108055
39423 CENTER RIDGE RD. NORTH RIDGEVILLE
OHIO 44039
PARKER HOLDINGS LTD.
P.O. BOX 552 ELYRIA OH 44036
FILE 2003-0947576

P.P.N. 0700046108029
REAR LAND NORTH RIDGEVILLE OH 44039
R. W. BECKETT CORPORATION
P.O. BOX 1289 ELYRIA OH 44036
BOOK 1242V PG. 66

P.P.N. 0700046108005
DAVID GUNN
8810 ROOT RD.
NORTH RIDGEVILLE OHIO 44039
FILE 2019-0286018
PARCEL AREA: 426,758 SF 9.7970 ACRES
PARCEL ADDRESS: 39421 CENTER RIDGE RD.

P.P.N. 0700046500012
RAILROAD NORTH RIDGEVILLE OH 44039
PENNSYLVANIA LINES LLC
THREE COMMERCIAL PLACE
NORFOLK VA 23510

P.P.N. 0700046108038
39465 CENTER RIDGE RD.
NORTH RIDGEVILLE OH 44039
DEAN SCHRAMM
41431 SCHADDEN RD. ELYRIA OH 44035
FILE 2018-001867

PROPERTY LINE
6' CHAINLINK FENCE
DITCHLINE
EDGE OF WATER
POND
OHIO TURNPIKE COMMISSION
INTERSTATE 80
R/W
CENTER RIDGE ROAD
75'-0" FRONT YARD SETBACK
300'-0"
ONE STORY BUILDING
EXIST. ASPHALT LOT
28'-0" INGRESS / EGRESS EASEMENT
CONC. CURB
PROPOSED PAVILION
4'-0" GATE
5'-0" WIDE CONC. WALK
25'-0" SIDEYARD SETBACK
83'-0"
01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16

NOTE:
NORTH RIDGEVILLE ORDINANCE 1284.2 PARKING REQUIREMENTS :
HALLS WITHOUT FIXED SEATS 1 SPACE PER 100 SQ. FT.
48x24 = 1,152 SQ. FT. =12 SPACES

01 ARCHITECTURAL SITE PLAN

SCALE: 1/32" - 1'-0"

MATTHEW WOLF
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CLEVELAND, OHIO 44103 matt@mattwolfarchitect.com

STATE OF OHIO · MATTHEW R. WOLF · ARC-17230 · REGISTERED ARCHITECT

MATTHEW R WOLF
LICENSE #17230
EXP. DATE 12/31/2019

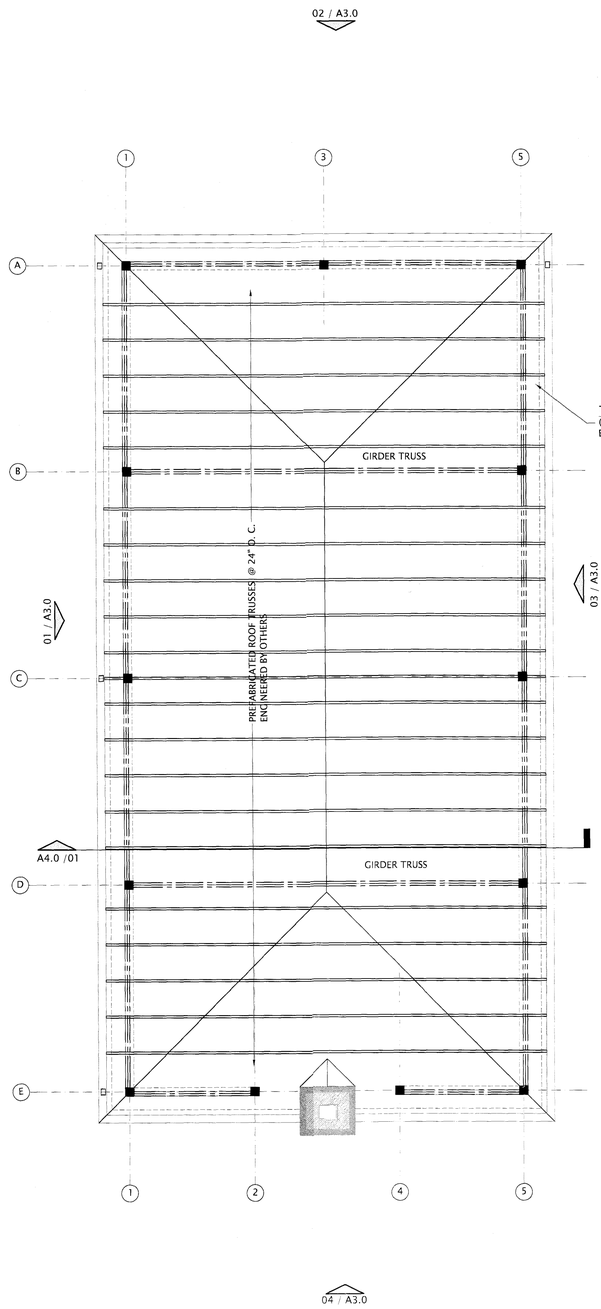
# ICU CORPORATE PAVILION

39421 CENTER RIDGE ROAD
NORTH RIDGVILLE OHIO 44039

ZONING SUBMITTAL AUG 16 2019
PROJECT #: 1906

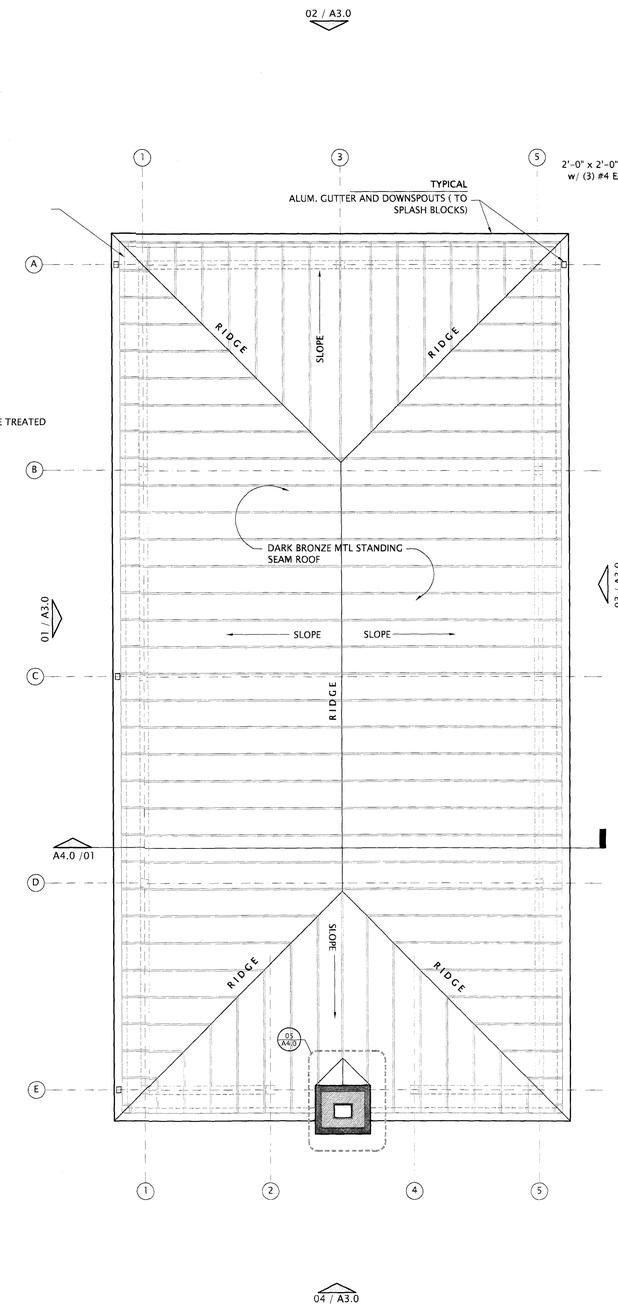
A
1.0

ARCHITECTURAL SITE PLAN



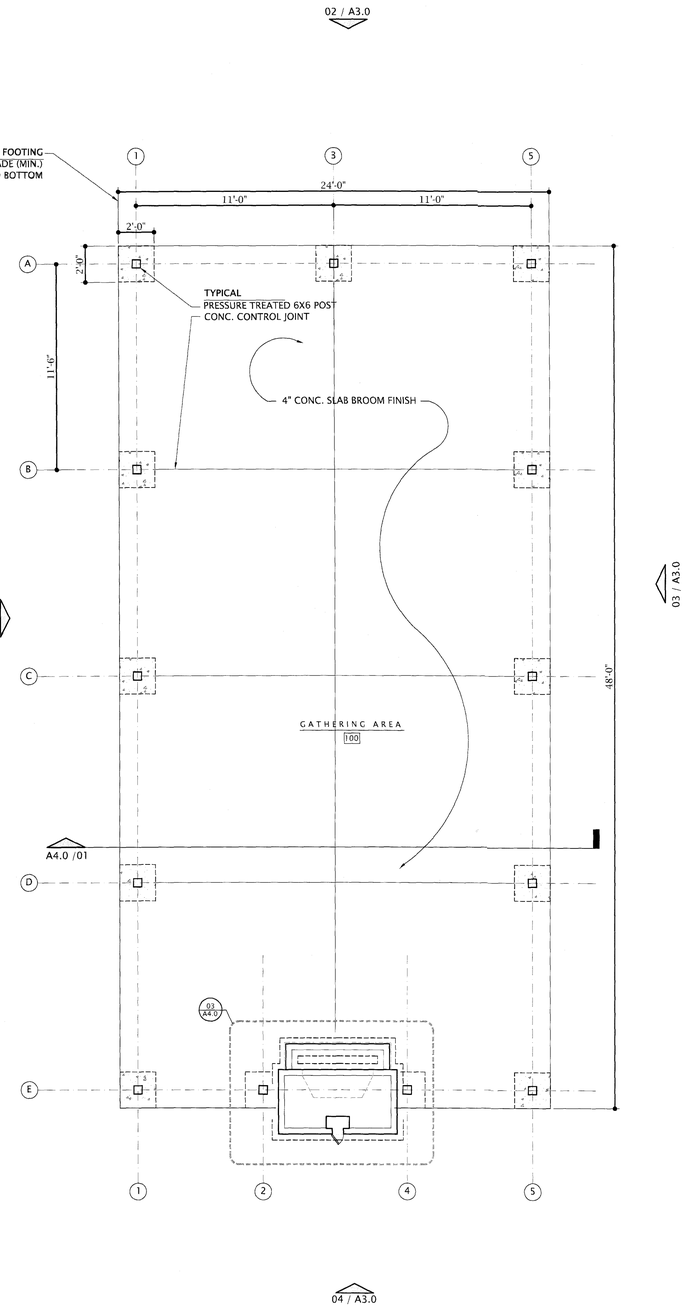

02 ROOF FRAMING PLAN

SCALE: 1/4" - 1'-0"




02 ROOF PLAN

SCALE: 1/4" - 1'-0"




01 FOUNDATION / FLOOR PLAN

SCALE: 1/4" - 1'-0"

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CLEVELAND, OHIO 44103 matt@mattwolfarchitect.com

STATE OF OHIO · MATTHEW R. WOLF · ARC-17230 · REGISTERED ARCHITECT

MATTHEW R WOLF
LICENSE #17230
EXP. DATE 12/31/2019

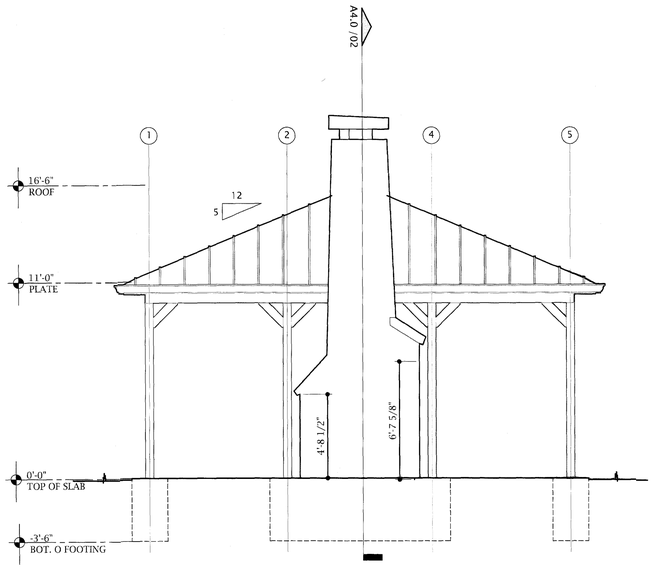
# ICU CORPORATE PAVILION

39421 CENTER RIDGE ROAD
NORTH RIDGVILLE OHIO 44039

ZONING SUBMITTAL AUG 16 2019
PROJECT #: 1906

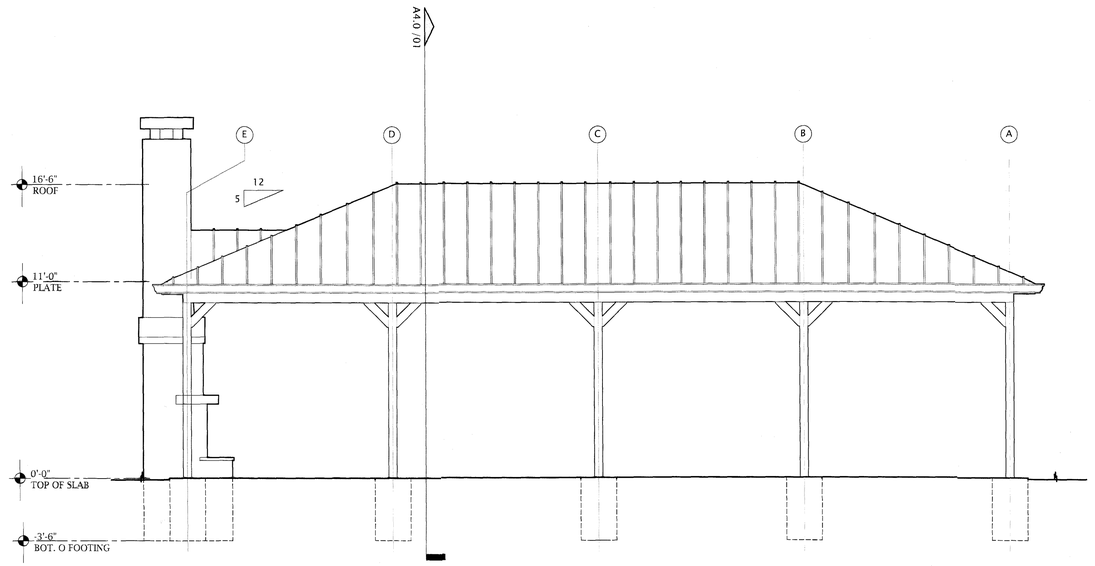
A
2.0

FOUNDATION / FLOOR
PLAN, ROOF PLAN, &
FRAMING PLAN



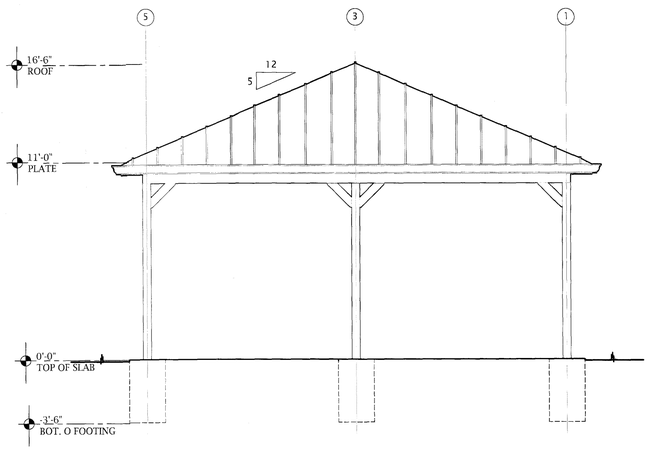

04 SOUTHERN ELEVATION

SCALE: 1/4" - 1'-0"



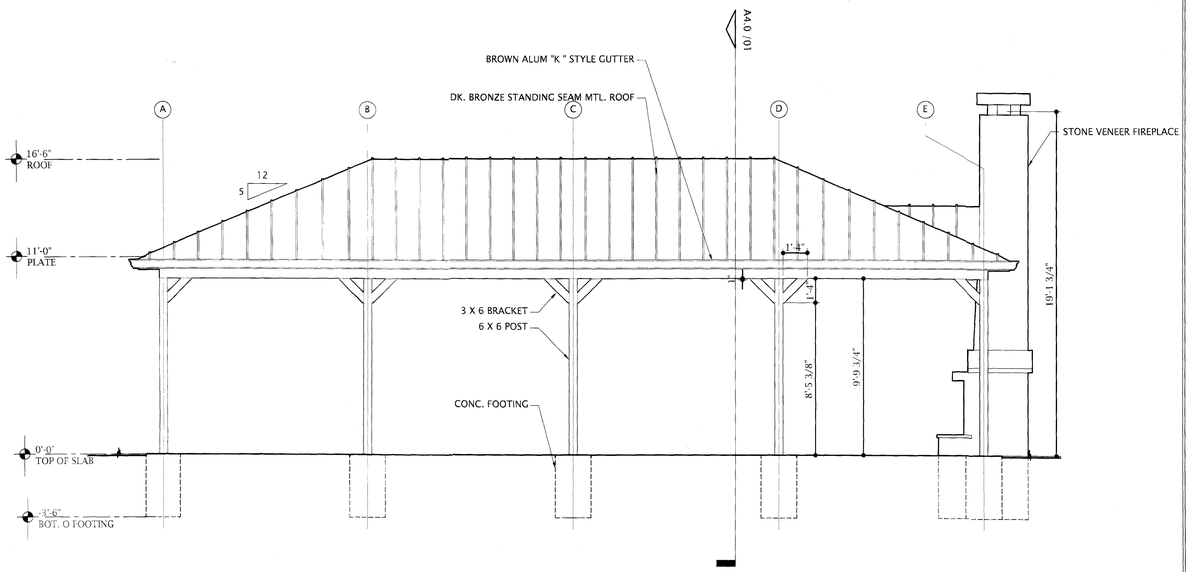

03 EASTERN ELEVATION

SCALE: 1/4" - 1'-0"




02 NOTHERN ELEVATION

SCALE: 1/4" - 1'-0"




01 WESTERN ELEVATION

SCALE: 1/4" - 1'-0"

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STATE OF OHIO REGISTERED ARCHITECT
MATTHEW R. WOLF
ARC-17230

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# ICU CORPORATE PAVILION

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NORTH RIDGVILLE OHIO 44039

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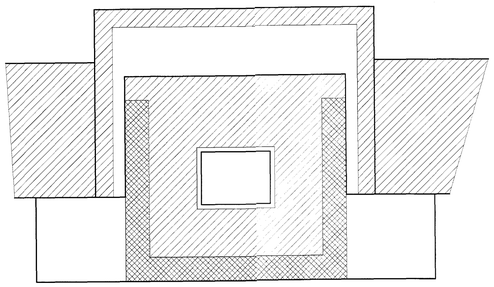
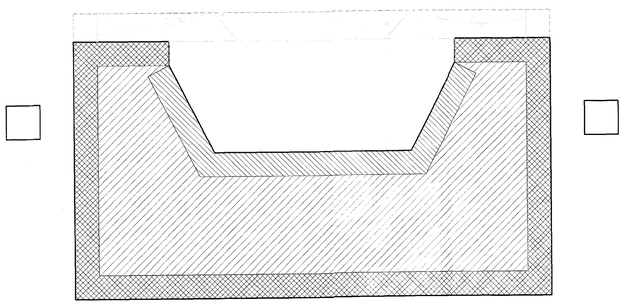
A
3.0

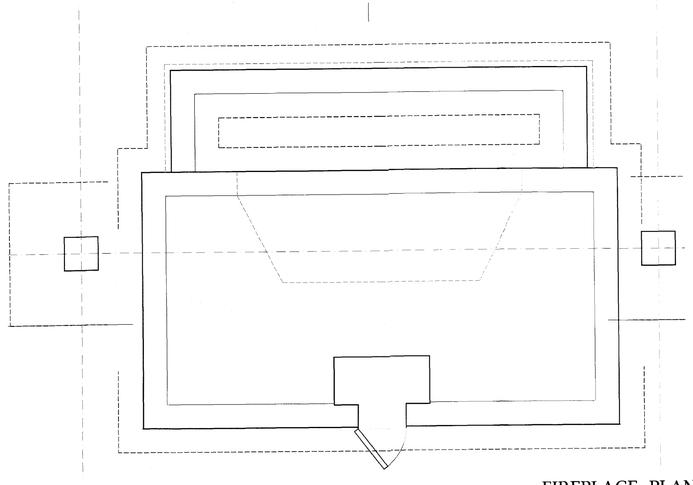
BUILDING ELEVATIONS



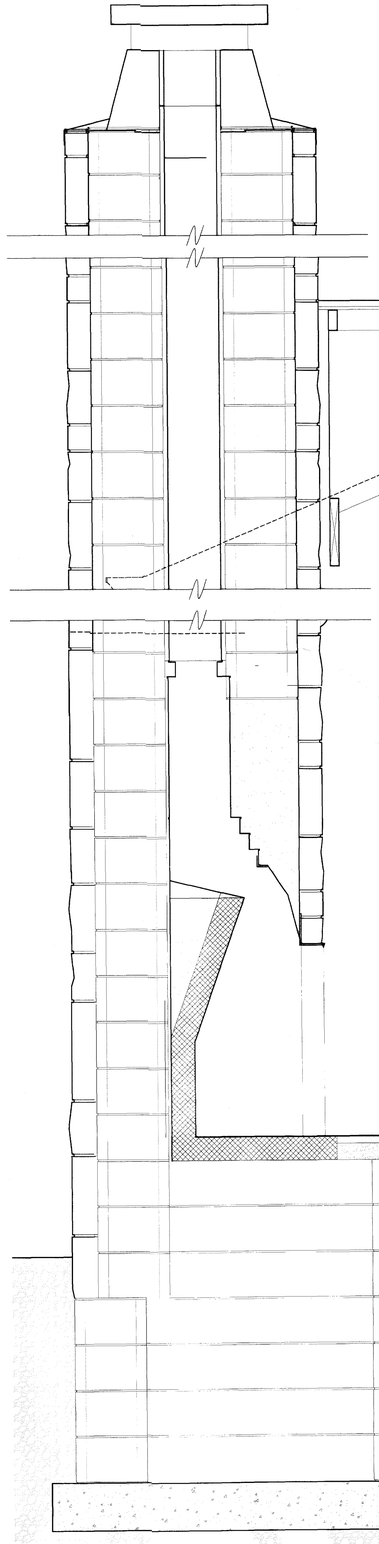
05 FIREPLACE SECTION
SCALE: 1" - 1'-0"



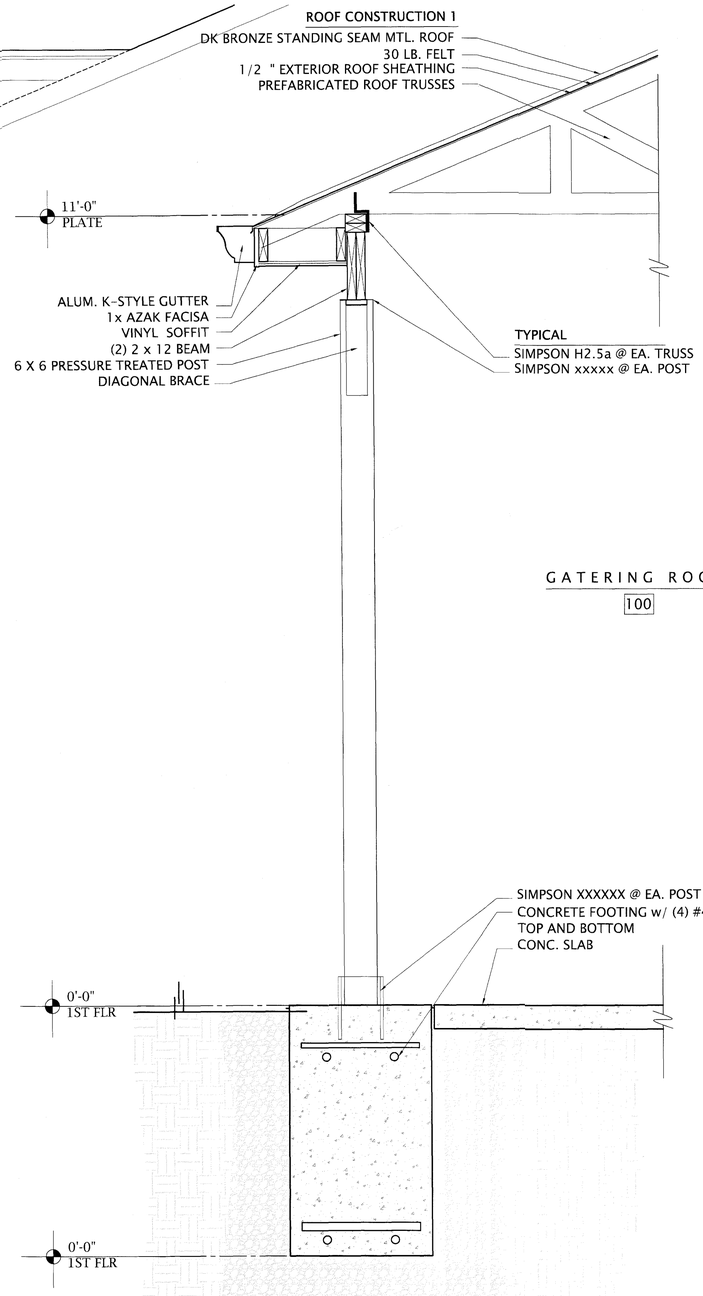
04 FIREPLACE SECTION
SCALE: 1" - 1'-0"



03 FIREPLACE PLAN
SCALE: 1" - 1'-0"



02 FIREPLACE SECTION
SCALE: 1" - 1'-0"




01 WALL SECTION
SCALE: 1" - 1'-0"

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NORTH RIDGVILLE OHIO 44039

ZONING SUBMITTAL AUG 16 2019
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A
4.0

BUILDING SECTIONS +
WALL SECTIONS