MERINO'S BLOCK DEVELOPMENT

53 FIRST STREET
HUDSON, OHIO 44236

PROJECT TEAM

OWNER / BUILDER:

MR. RICHARD MERINO
381 MIDDLEBURY ROAD
WATERTOWN, CT 06795
PHONE: 203-346-5639 FAX: 203-346-7129

ARCHITECT:

RDL ARCHITECTS, INC.
16102 CHAGRIN BLVD., SUITE 200
SHAKER HEIGHTS, OHIO 44120
PHONE: 216-752-4300 FAX: 216-752-4301

LANDSCAPE ARCHITECT:

GREENRIDGE DESIGN, LLC
13805 MONTCLAIR DRIVE
CHARDON, OH. 44024
PHONE: 440-417-2175

CIVIL ENGINEER:

LDC, INC
9025 OSBORNE DRIVE
MENTOR, OH. 44060
PHONE: 440-255-6463 FAX: 440-951-5263

LOCATION MAP
NOT TO SCALE

DRAWING INDEX

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Shaker Heights, Ohio 44120
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MERINO'S BLOCK MASTER PLAN
HUDSON, OHIO

RICHARD MERINO
381 MIDDLEBURY RD
WATERTOWN, CT 06795

PROPOSED SITE PLAN

SCALE: 1" = 50'-0"

0 25' 50' 75' 100'

BUILDING SUMMARY

A **PROPOSED TOWNHOUSES**
+/- 2,000 SF/UNIT / +/-12,000 SF TOTAL
6 - 3 STORY UNITS
WITH GARAGES

PROPOSED FLATS
+/- 1,500 SF/UNIT / +/-3,000 SF TOTAL
2 - 1 STORY UNITS
WITH GARAGES

PROPOSED COMMERCIAL OFFICE
+/- 1,900 SF

B **EXISTING BUILDING - RENOVATED RELOCATED**
ORIGINAL 1825 STRUCTURE
+/-2,088 SF 1ST FL, +/- 1,467 SF 2ND FL
+/- 3,555 SF TOTAL
2-STORY BUILDING

C **EXISTING BUILDING TO REMAIN**
+/- 2,300 SF/FL / +/- 4,600 SF TOTAL
2-STORY BUILDING

D **PROPOSED COMMERCIAL OFFICE BUILDING**
+/- 1,500 SF
1-STORY BUILDING

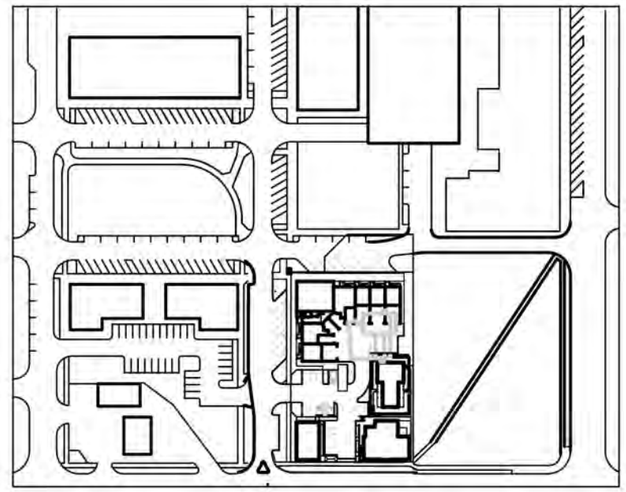
E **PORTION OF EXISTING HOUSE - TO BE DEMOLISHED**
1950'S ADDITIONS; NOT ORIGINAL TO HOUSE

F **PORTION OF EXISTING HOUSE TO BE RELOCATED**

LANDSCAPE AREA PROVIDED

1	194 SF
2	228 SF
3	125 SF
4	57 SF
5	2009 SF
6	279 SF
7	167 SF
8	145 SF
9	487 SF
10	504 SF
11	92 SF
12	39 SF
13	52 SF
14	42 SF
15	38 SF
16	42 SF
17	302 SF
TOTAL SF.	**4,802 SF**

SITE PLAN KEY



SITE SUMMARY

ACREAGE	+/- 0.91 ACRES +/- 40,000 SF
LOT DIMENSIONS	+/- 160' x 250'

GENERAL ZONING INFO

SITE IS LOCATED IN: DISTRICT 5 - VILLAGE CORE DISTRICT

THE EASTERN PORTION OF THE SITE IS IN THE "HISTORIC DISTRICT"

DISTRICT 5 WILL ALLOW FOR RETAIL, OFFICE, TOWNHOMES, MULTI-FAMILY OVER COMMERCIAL

SEE SHEET A.02 FOR PARKING USE ANALYSIS
SEE SHEET A.08 & A.09 FOR BUILDING SECTIONS A-A AND B-B

PROPOSED SITE PLAN
A.01

MARCH 9, 2016

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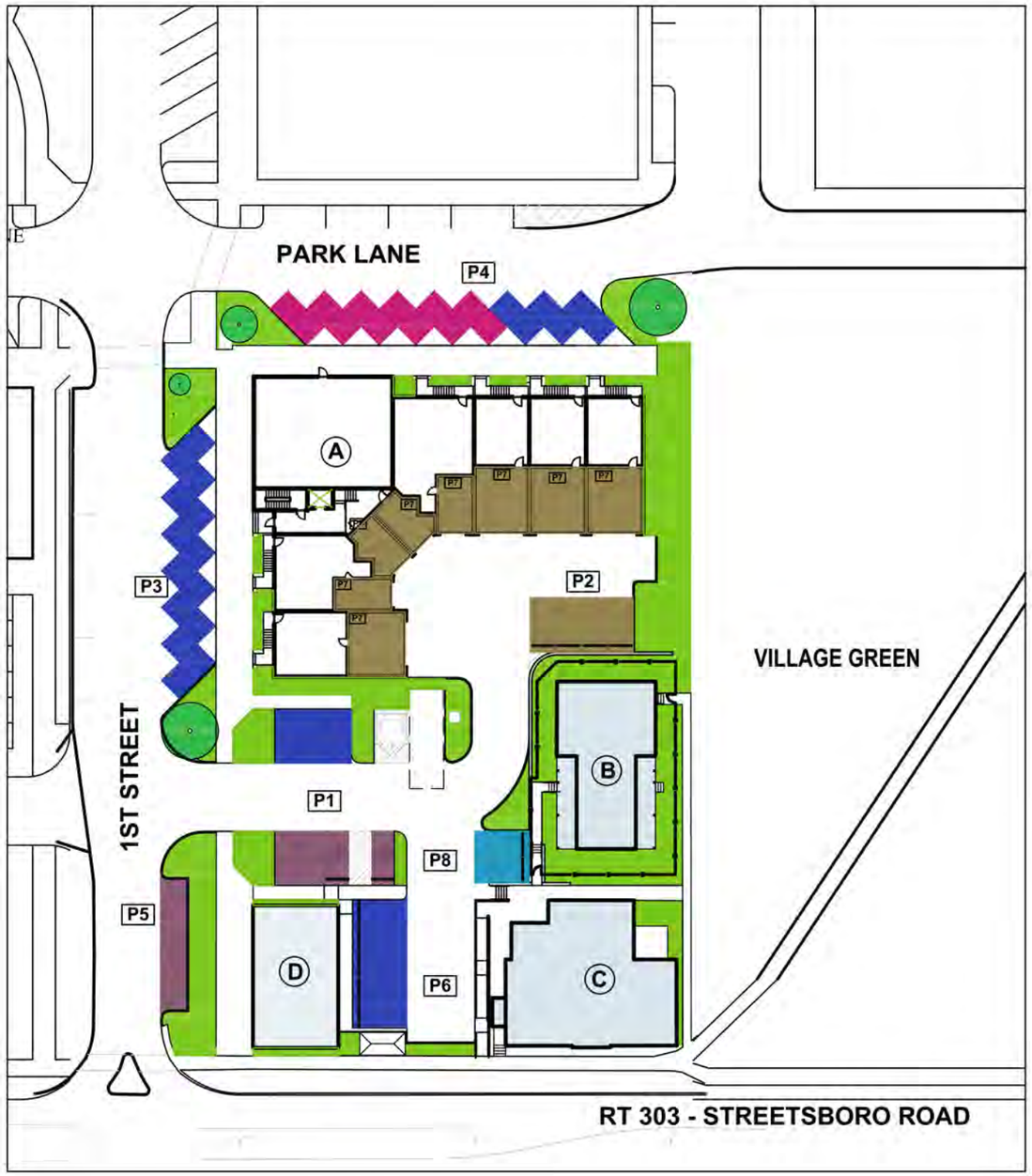

PARKING USE ANALYSIS

PARKING REQUIRED PER LDC 1207.12, f:

BUILDING A:		
MULTI-FAMILY (8 UNITS):	2 SPACES/DU	= 16 SPACES
OFFICE 1,900 SF:	1 SPACE/ 250 SF MAX	= 8 SPACES
	1 SPACE/ 400 SF MIN.	= 5 SPACES
BUILDING B:		
SINGLE FAMILY RESIDENTIAL:	2 SPACES/ DU	= 2 SPACES
BUILDING C:		
RETAIL/BUSINESS:	1 SPACE/250 SF	= 0 SPACES
OFFICE +/- 4,600 SF:	1 SPACE/250 SF MAX	= 19 SPACES
	1 SPACE/400 SF MIN	= 12 SPACES
BUILDING D:		
OFFICE 1,500 SF:	1 SPACE/ 250 SF MAX	= 6 SPACES
	1 SPACE/ 400 SF MIN.	= 4 SPACES
TOTAL REQUIRED (RANGE)		= 39-51 SPACES

HANDICAPPED PARKING REQUIRED PER LDC 1207.12, j,1:

26-50 SPACES PROVIDED = 2 HANDICAPPED SPACES

2 HANDICAPPED SPACES PROVIDED

PARKING PROVIDED PER LDC ALLOWANCES

ONSITE (P1, P2, P6, P8):	18
GARAGES (P7):	12
ABUTTING ANGLED STALLS (P3 & P4):	16
PARALLEL PARKING (P5)	2
ON-STREET TOTAL WITHIN 300 FEET:	71
TOTAL	**119 PARKING SPACES**

*LDC ALLOWS ON-STREET SPACES WITHIN 300' OF THE DEVELOPMENT TO CONTRIBUTE TO THE REQUIRED PARKING SUPPLY

ON-SITE PARKING & ABUTTING STALLS PROVIDED

P1	7 GUEST SPACES
P2	4 SURFACE SPACES FOR TOWH HOUSE +APARTMENTS
P3	7 GUEST SPACES
P4	9 GUEST SPACES
P5	2 GUEST SPACES
P6	5 GUEST SPACES
P7	12 GARAGE SPACES
P8	2 RESERVED SPACES FOR SINGLE FAMILY RESIDENCE
TOTAL	**48 PARKING SPACES**

PARKING FOR BUILDING A:
MULTI-FAMILY:
16 SPACES REQUIRED
16 SPACES PROVIDED

PARKING FOR BUILDING A OFFICE:
5-8 SPACES REQUIRED
6 SPACES PROVIDED

PARKING FOR BUILDING B:
SINGLE FAMILY RESIDENTIAL:
2 SPACES REQUIRED
2 SPACES PROVIDED

PARKING FOR BUILDING C:
OFFICE:
12-19 SPACES REQUIRED
18 SPACES PROVIDED

PARKING FOR BUILDING D:
OFFICE:
4-6 SPACES REQUIRED
6 SPACES PROVIDED

PARKING USE ANALYSIS PLAN

SCALE: 1" = 50'-0"

0 25' 50' 75' 100'

PARKING USE ANALYSIS

A.02

MARCH 9, 2016

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16102 Chagrin Blvd. Suite 200
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MERINO'S BLOCK MASTER PLAN

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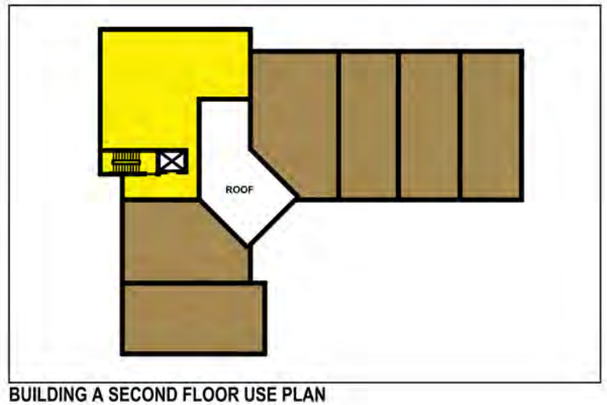
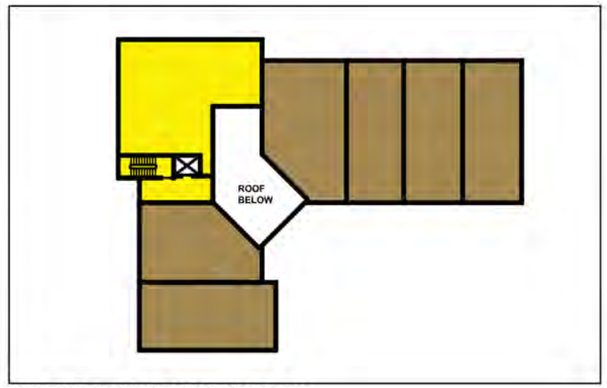
BUILDING A GROUND FLOOR USE PLAN



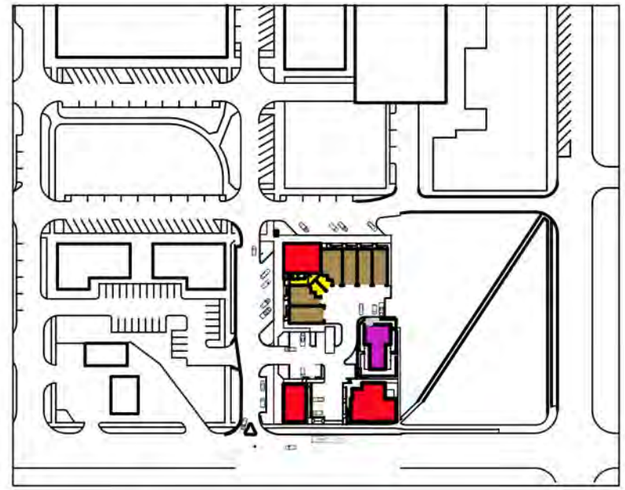
BUILDING A SECOND FLOOR USE PLAN



BUILDING A THIRD FLOOR USE PLAN

BUILDING A ROOF USE PLAN

SITE PLAN KEY



USE KEY

- TOWNHOUSE UNITS
- COMMERCIAL OFFICE
- FLATS
- SINGLE FAMILY RESIDENTIAL
- TOWNHOUSE ROOF DECKS
- UNOCCUPIED ROOF

PROPOSED SITE PLAN/ FIRST FLOOR USE PLAN

SCALE: 1" = 50'-0"

0 25' 50' 75' 100'

BUILDING A USE PLANS

A.03

MARCH 9, 2016

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Shaker Heights, Ohio 44120
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MERINO'S BLOCK MASTER PLAN

HUDSON, OHIO

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EXISTING VIEW

VIEW FROM CORNER OF FIRST STREET AND STREETSBORO ROAD

A.04

MARCH 9, 2016

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16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
T: 216-752-4300 F: 216-752-4301
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MERINO'S BLOCK MASTER PLAN

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EXISTING VIEW

VIEW FROM CORNER OF FIRST STREET AND PARK LANE

A.05

MARCH 9, 2016

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MERINO'S BLOCK MASTER PLAN

HUDSON, OHIO

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VIEW OF BUILDING A FROM THE GREEN

A.06

MARCH 9, 2016

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16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
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MERINO'S BLOCK MASTER PLAN

HUDSON, OHIO

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EXISTING 2 STORY

BLDG B

BLDG A

VIEW FROM THE GREEN

A.07

MARCH 9, 2016

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Shaker Heights, Ohio 44120
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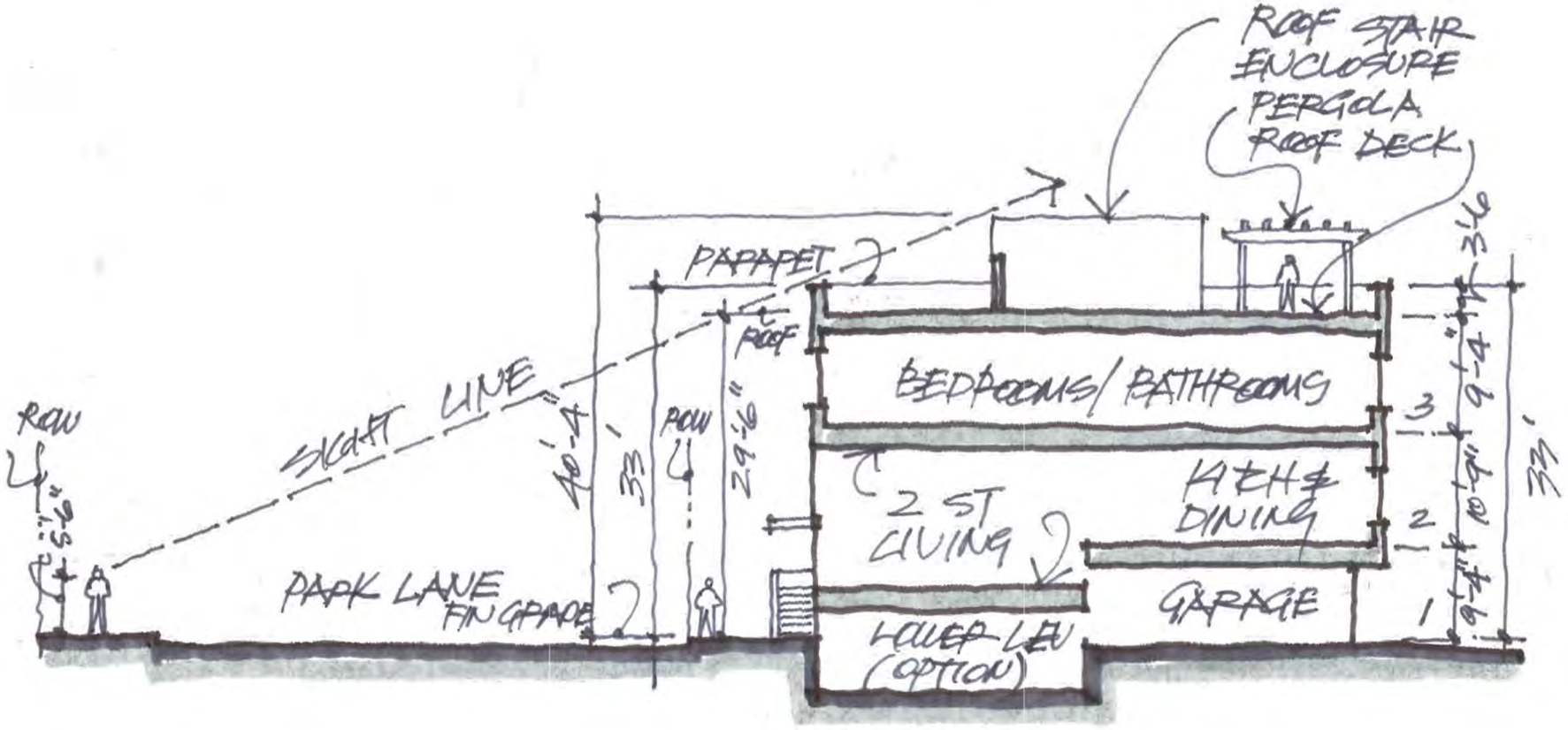

SECTION A-A

A.08

MARCH 9, 2016

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16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
T: 216-752-4300 F: 216-752-4301
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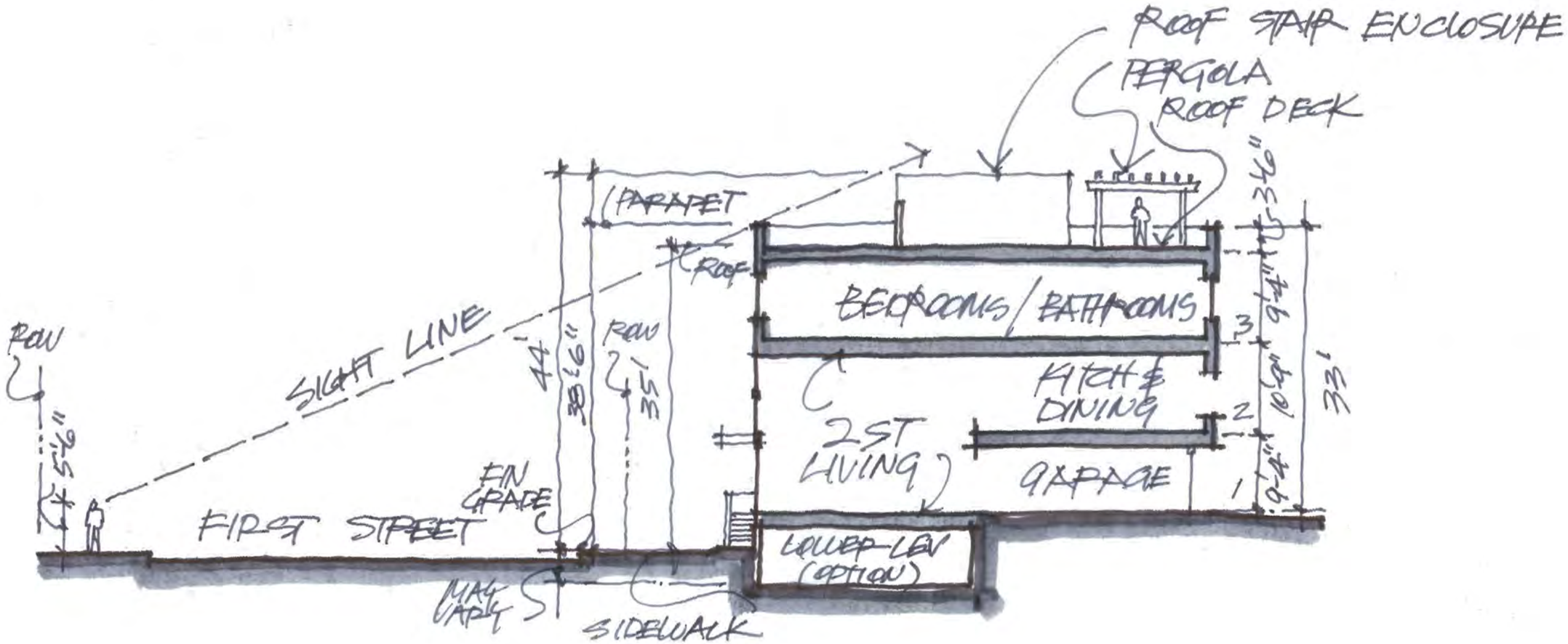

SECTION B-B

A.09

MARCH 9, 2016

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16102 Chagrin Blvd. Suite 200
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MERINO'S BLOCK MASTER PLAN
HUDSON, OHIO

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SITE PLAN WITH HOUSE IN CURRENT LOCATION

SCALE: 1" = 50'-0"

25' 50' 75' 0100'

WHY RELOCATE THE HOUSE?

The Merino family has deep roots in the city, has sentimental ties to the structure, and wants the house to be a part of the development; but is concerned that if the house is left in its current location, it will restrict the use of the remainder of the land.

Leaving the house in its current location reduces the buildable depth off of Park Lane to 22' rendering it unusable for development. That makes the remaining potential retail square footage of building A only 4,400 S.F. In addition, only 4 units of residential can be achieved above. This square footage is not sufficient to justify any development on this otherwise potentially viable corner of 1st Street and Park Lane.

We believe that the 1825 portion of the house should be restored to its original state, with the later additions demolished; as we feel they offer little historic or economic benefit. Our goals are to make the property a great addition to an already flourishing First and Main; and to reinforce the prominence of the house on the green within historic downtown Hudson. This can only be achieved if the house is relocated as suggested.

NOT FOR CONSTRUCTION

A.10

MARCH 9, 2016

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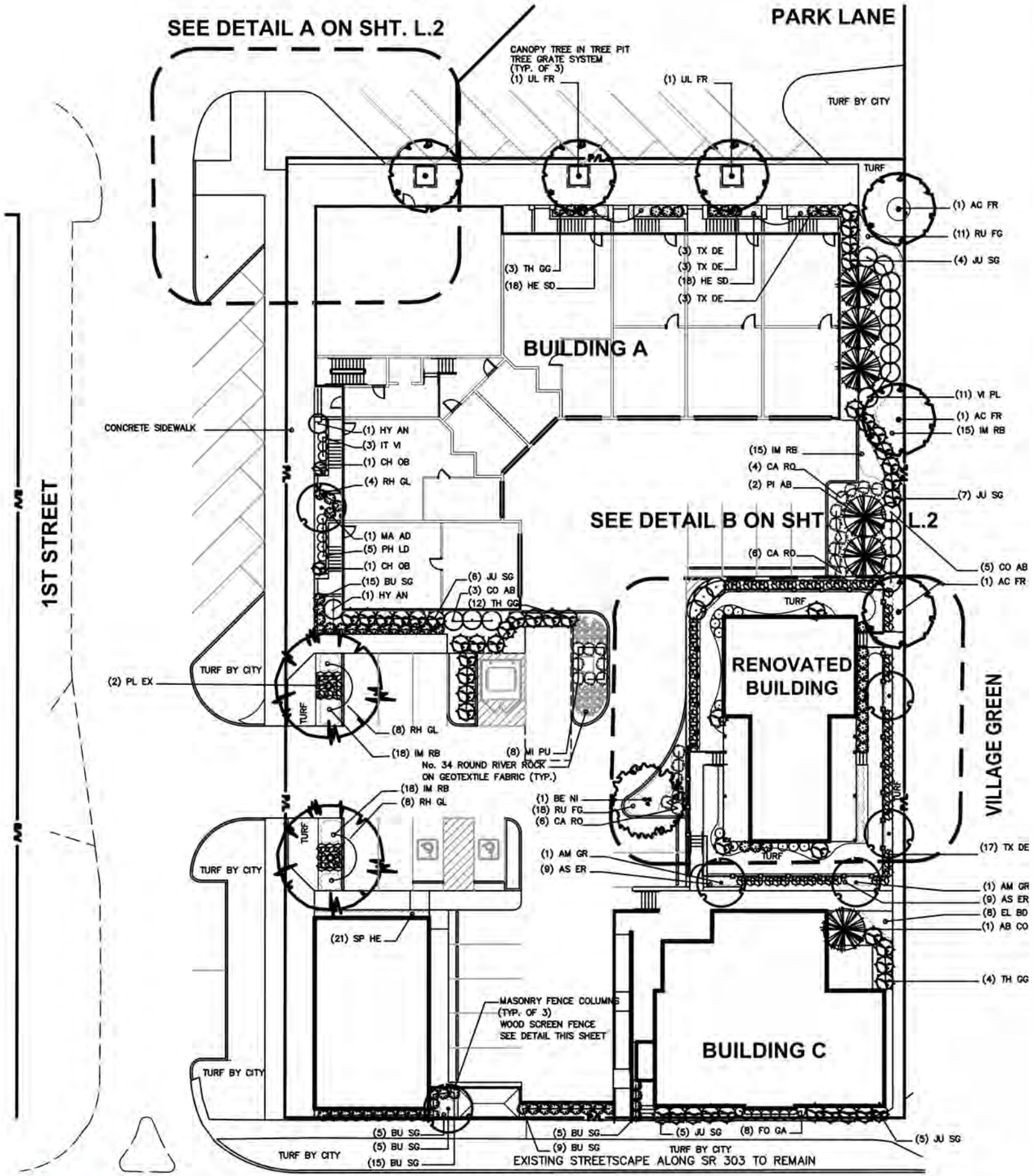


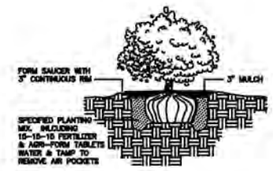
RT 303 - STREETSBORO ROAD

PLANT LIST

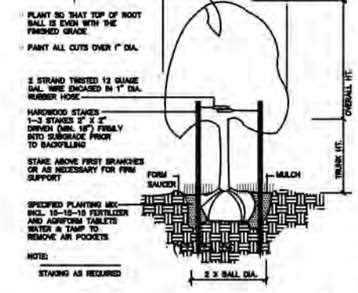
QTY	SYM	BOTANIC NAME	COMMON NAME	SIZE
CA TR		CANOPY TREES		
	AC FR	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" CAL. B&B
	PL EX	PLATNUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" CAL. B&B
	UL FR	ULMUS X. 'FRONTIER'	FRONTIER ELM	3" CAL. B&B
OR TR		ORNAMENTAL TREES		
	AM GR	AMELANCHIER GRANDIFLORA 'AUT. BRILL.	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL. B&B
	BE NI	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH (CLUMP)	12'-14' HT B&B
	MA AD	MALUS X. 'ADIRONDACK'	ADIRONDACK CRABAPPLE	2" CAL. B&B
	SY RE	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" CAL. B&B
EV TR		EVERGREEN TREES		
	AB CO	ABIES CONCOLOR	CONCOLOR WHITE FIR	8-10' HT. B&B
	PI AB	PICEA ABIES	NORWAY SPRUCE	8-10' HT. B&B
LA DS		LARGE DECIDUOUS SHRUBS		
	CO AB	CORNUS ALBA SIBIRICA 'BLOODGOOD'	BLOODGOOD SIBERIAN DOGWOOD	36" HT. B&B
	EU AL	EUONYMOUS ALATUS 'COMPACTA'	COMPACT BURNINGBUSH	36" HT. B&B
	HY AN	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	24" HT. B&B/No.3 CONT.
	VI PL	VIBURNUM PLICATUM TOMENTOSUM 'M'	MARIESI DOUBLEFILE VIBURNUM	36" HT. B&B
SM DS		SMALL DECIDUOUS SHRUBS		
	FO GA	FOTHERGILLA GARDENII 'MT. AIRY'	MT. AIRY DWARF FOTHERGILLA	18" No. 3 CONT.
	IT HG	ITEA VIRGINIICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	18" No. 3 CONT.
	PH LD	PHYSOCARPUS OPULIFOLIUM 'L. D.'	LITTLE DEVIL NINEBARK	18" No. 3 CONT.
	RH GL	RHUS GLABRA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18" No. 3 CONT.
	RO KN	ROSA X. DOUBLE KNOCKOUT'	DOUBLE KNOCKOUT ROSE	18" No. 3 CONT.
LA ES		LARGE EVERGREEN SHRUBS		
	CH OB	CHAMAECYPARIS OBTUSA 'KOSTERI'	KOSTER'S FALSECYPRESS	36" HT. B&B
	JU SG	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN CHINESE JUNIPER	24" HT. B&B/No.3 CONT.
	TH GG	THUJA PLICATA 'GREEN GIANT'	WESTERN ARBORVITAE	4' HT. B&B
SM ES		SMALL EVERGREEN SHRUBS		
	BU SG	BUXUS SEMPERVIRENS' GREEN GEM'	GREEN GEM BOXWOOD	18" No. 3 CONT.
	JU TM	JUNIPERUS TAMARSCIFOLIA	TAM'S JUNIPER	18" No. 3 CONT.
	TX EV	TAXUS X. MEDIA 'EVERLOW'	EVERLOW JAPANESE YEW	18" No. 3 CONT.
PER		PERENNIALS		
	AS ER	ASTER EROCOIDES 'WOOD'S PURPLE'	WOOD'S PURPLE ASTER	1 GAL. CONT.
	HE SD	HEMEROCALLIS X. 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL. CONT.
	NE FA	NEPETA FAASENI 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL. CONT.
	RU FG	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACKEYED SUSANS	1 GAL. CONT.
	SA NE	SALVIA NEMEROSA 'MAY NIGHT'	MAY NIGHT SALVIA	1 GAL. CONT.
GRA		GRASSES		
	CA RO	CALAMAGROSTIS ACUTILFORA 'K.F.'	KARL FOERSTER REED GRASS	2 GAL. CONT.
	EL BD	ELYMUS ARUNDINACEA 'BLUE DUNE'	BLUE DUNE GRASS	1 GAL. CONT.
	IM RB	IMPERATA CYLINDRICA 'RED BARON'	JAPANESE BLOODGRASS	1 GAL. CONT.
	MI PU	MISCANTHUS PURPURESCENS	PURPLE MAIDENGRASS	2 GAL. CONT.
	PE AL	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAINGRASS	2 GAL. CONT.
	SP HE	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	2 GAL. CONT.

GENERAL LANDSCAPE NOTES:

1. PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT ANY OR ALL PLANT MATERIAL FOR THE PROJECT IF SO DIRECTED BY THE OWNER.
2. ALL LANDSCAPED AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF SHREDDED HARDWOOD BARK MULCH.
3. ALL SEEDED AREAS SHALL RECEIVE A MIMIMUM OF 2" OF CLEAN TOPSOIL FINE GRADED AND FREE OF ALL ROCKS AND DELETERIOUS DEBRIS LARGER THAN 1 1/4" IN ANY DIMENSION.
4. ALL MASS PLANTING AREAS SHALL RECEIVE A MINIMUM 8" LAYER OF A SOIL MIXTURE CONSISTING OF 50% SHREDDED TOPSOIL, 25% SAND AND 25% LEAF HUMUS.
5. ALL ANNUAL AND PERENNIAL BEDS SHALL BE PREPARED WITH A 12" MINIMUM LAYER OF THE ABOVE MENTIONED TOPSOIL MIXTURE. (SEE NOTE #4)
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK AS PREPARED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., LATEST (2013+) EDITION
7. CONTRACTOR SHALL PLACE (2) 3" (MIN.) DIA. SCH. 40 PVC SLEEVES UNDER ALL PAVED SURFACES TO FACILITATE THE INSTALLATION OF A FUTURE IRRIGATION SYSTEM. CONTRACTOR TO PLACE 1 CONDUIT 1" (MIN.) DIA. FOR FUTURE DECORATIVE LIGHTING. ALL LOCATIONS TO BE MARKED.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING WALKS, CURBS, PLANT MATERIAL AND STRUCTURES DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGED OR DESTROYED MATERIAL. ANY DAMAGED OR DESTROYED ITEMS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.

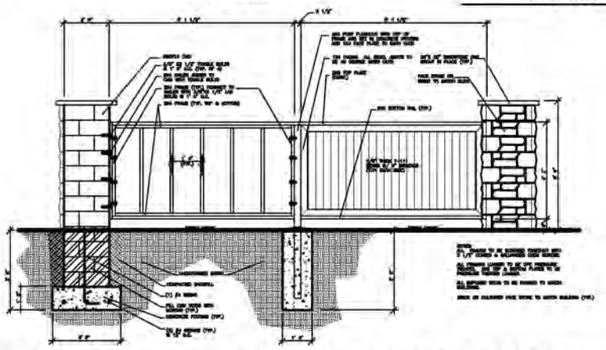


SHRUB PLANTING
SCALE: NOT TO SCALE



TREE PLANTING - VERTICAL STAKES
SCALE: NOT TO SCALE

EVERGREEN PLANTING - ANGLE STAKE
SCALE: NOT TO SCALE



PROPOSED SCREEN WALL ALONG STREETSBORO (SR 303) ROAD
SCALE: NONE

R.4 03/07/16
R.3 02/16/16
R.2 01/28/16
R.1 01/07/16

LANDSCAPE MASTER PLAN

SCALE: 1/32" = 1'-0"

0 16' 32' 48' 72'

DECEMBER 28, 2015

GREENRIDGE DESIGN, LLC
LANDSCAPE ARCHITECTURE / PLANNING
13805 Montclair Drive
CHARDON, OHIO 44024
PHONE: (440) 417-2475
email: gmasser2150@sbcglobal.net

L.1

rdla: #15036

RDL ARCHITECTS
16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
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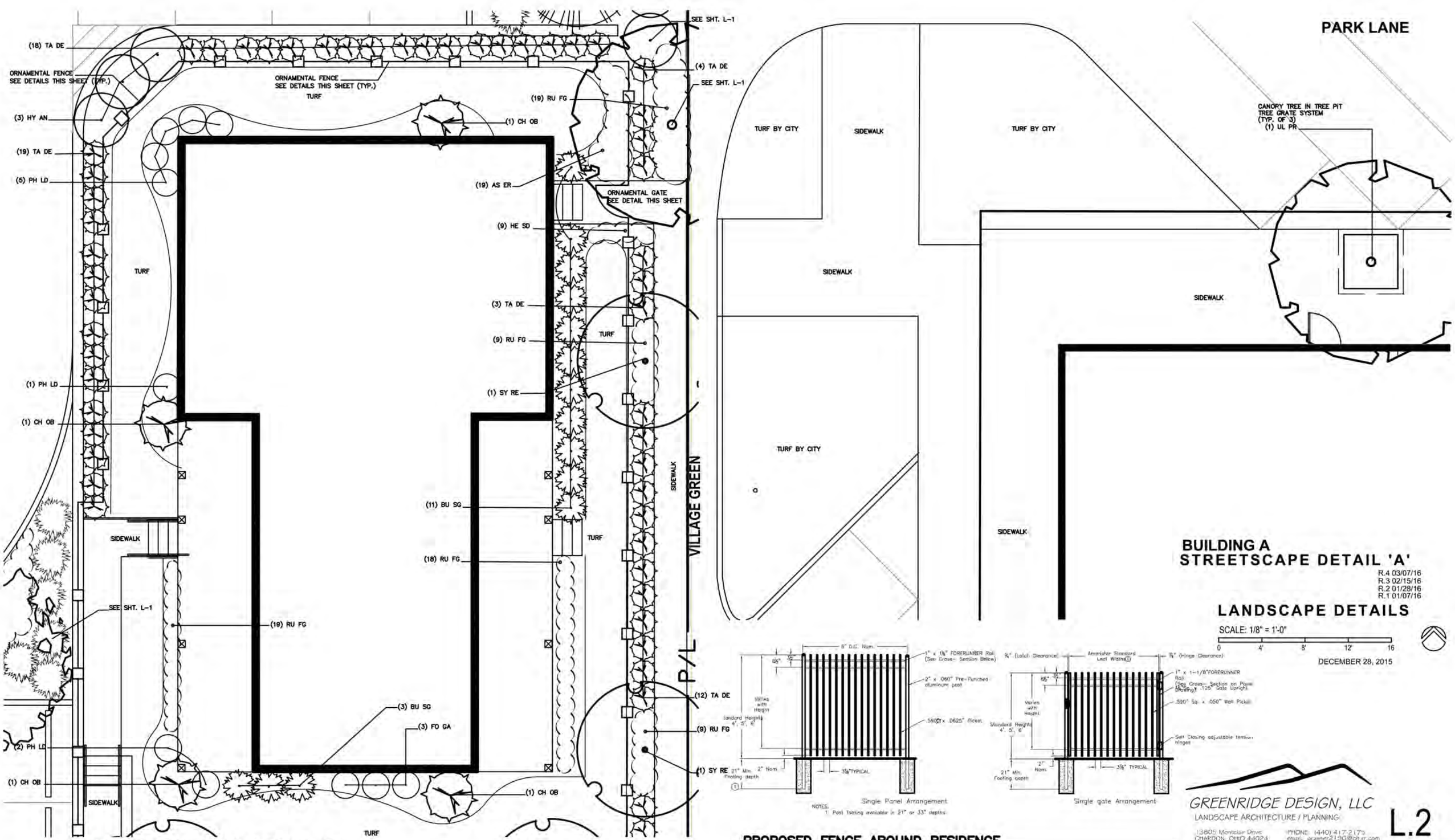

RENOVATED BUILDING DETAIL 'B'

PROPOSED FENCE AROUND RESIDENCE
SCALE: NONE

BUILDING A STREETSCAPE DETAIL 'A'

R.4 03/07/16
R.3 02/15/16
R.2 01/28/16
R.1 01/07/16

LANDSCAPE DETAILS

SCALE: 1/8" = 1'-0"

0 4' 8' 12' 16

DECEMBER 28, 2015

GREENRIDGE DESIGN, LLC
LANDSCAPE ARCHITECTURE / PLANNING
13805 Montclair Drive
CHARDON, OHIO 44024
PHONE: (440) 417-2175
email: graeser2190@sbcglobal.com

L.2

rdla: #15036

RDL ARCHITECTS
16102 Chagrin Blvd. Suite 200
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UTILITY LEGEND

- Clean Out
- Catch Basin
- Curb Inlet
- Yard Drain
- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Inlet, MH
- House\Down Spout
- Water Valve
- Water Meter
- Fire Hydrant
- Well
- Gas Valve
- Gas Meter
- Gas Marker
- Guard Post
- Sign
- Guide Wire
- Power Pole
- Light Power Pole
- Light Pole
- Traffic Signal Pole
- Traffic Signal Box
- Electrical Box
- PED Telephone (SAC) Box
- Tree
- Pine Tree
- Bush
- Power Transformer
- Mailbox

- Storm Sewer
- Sanitary Sewer
- Water
- Overhead Utility Line
- Centerline
- Right-of-Way
- Property Line
- Fence
- Telephone
- Cable
- Electric
- Gas

DEMOLITION NOTES:

ALL EXISTING STRUCTURES TO BE DEMOLISHED AND/OR AS NOTED TO BE REMOVED PRIOR TO START OF CONSTRUCTION. ALL UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN.

REMAINING PORTION OF EXISTING HOUSE (BUILDING B) TO BE MOVED WHEN NEW BUILDING PAD IS PREPARED AND STABILYZED AT NEW LOCATION & GRADE.

ALL EXISTING OVERHEAD AND UNDERGROUND LINES AND UTILITY POLES TO BE REMOVED OR RELOCATED AS REQUIRED PER UTILITY COMPANY SPECIFICATIONS.

ALL DEMOLITION WORK SHALL BE PERFORMED WITH DUE CARE AND DILIGENCE TO PREVENT THE ARBITRARY DESTRUCTION OF INTERRUPTION OF UTILITIES INTENDED TO REMAIN IN USE. DISCOVERIES OF ALL SUCH UTILITIES DURING THE DEMOLITION PROCESS WHICH ARE IN A LOCATION DIFFERENT FROM THAT INDICATED, OR ARE UNIDENTIFIED SHALL BE REPORTED TO THE ENGINEER.

ALL WASTE MATERIAL GENERATED FROM DEMOLITION WORK SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH GOVERNMENT REGULATIONS.

SALVAGEABLE FILL MATERIAL FROM SITE DEMOLITION DETERMINED TO BE ACCEPTABLE BY AN INDEPENDENT SOILS TESTING LABORATORY SHALL BE UTILIZED FOR FILL MATERIAL WHERE APPROPRIATE.

ANY NOTE OR REFERENCE TO ANY ELEMENT, THAT DOES NOT SPECIFY ACTION BY THE CONTRACTOR, SHALL BE CONSTRUED AS INFORMATION ONLY.

ALL STRUCTURES / UTILITIES DESIGNATED FOR MODIFICATION SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION.

CONTRACTOR TO MAKE PROVISIONS FOR EXISTING STORMWATER DURING CONSTRUCTION.

ALL EXISTING LANDSCAPING WITHIN PROJECT LIMITS (UNLESS NOTED TO REMAIN) SHALL BE REMOVED AS SHOWN.

ALL EXISTING CURBS, PAVEMENT, AND UTILITIES SHALL BE REMOVED (UNLESS OTHERWISE NOTED TO REMAIN) TO COMPLETE THE WORK FOR THIS PROJECT.

ALL EXISTING WATER AND SEWER LINES/LATERALS TO BE ABANDONED (IF ANY) SHALL BE REMOVED AND PLUGGED AT THE MAIN AND/OR PER UTILITY COMPANY SPECIFICATIONS.

ONLY EXPOSED SEWER LINES/LATERALS NOT BEING UTILIZED IN THE CONSTRUCTION OF THIS PROJECT SHALL BE BULKHEADED PER SUMMIT COUNTY D.O.E.S. SPECIFICATIONS.

CONTRACTOR TO STOCKPILE ALL EXISTING GRAVEL ON SITE IF APPLICABLE.

SEE SITE UTILITY PLAN FOR ADDITIONAL NOTES.

CONTRACTOR SHALL OBTAIN ALL CITY AND UTILITY PERMITS NECESSARY FOR THE DEMOLITION OF THE EXISTING SITE AND STRUCTURES.

ALL EXISTING FOUNDATION AND MANHOLE EXCAVATIONS WITHIN THE NEW PAVEMENT AREAS SHALL BE FILLED WITH PREMIUM BACKFILL AND COMPACTED IN 6" LIFTS. (NO FROZEN MATERIAL)

ALL PROPOSED UTILITIES TO BE UNDERGROUND WITHIN THE LIMITS OF PROJECT SITE.

REMOVAL OF OVERHEAD/UNDERGROUND ELECTRIC LINES AND POWER POLES AND NEW POLE ALIGNMENT (IF NECESSARY) FOR ELECTRICAL SERVICE TO BE DETERMINED BY UTILITY COMPANY.

UNDERGROUND WIRE NOTE:

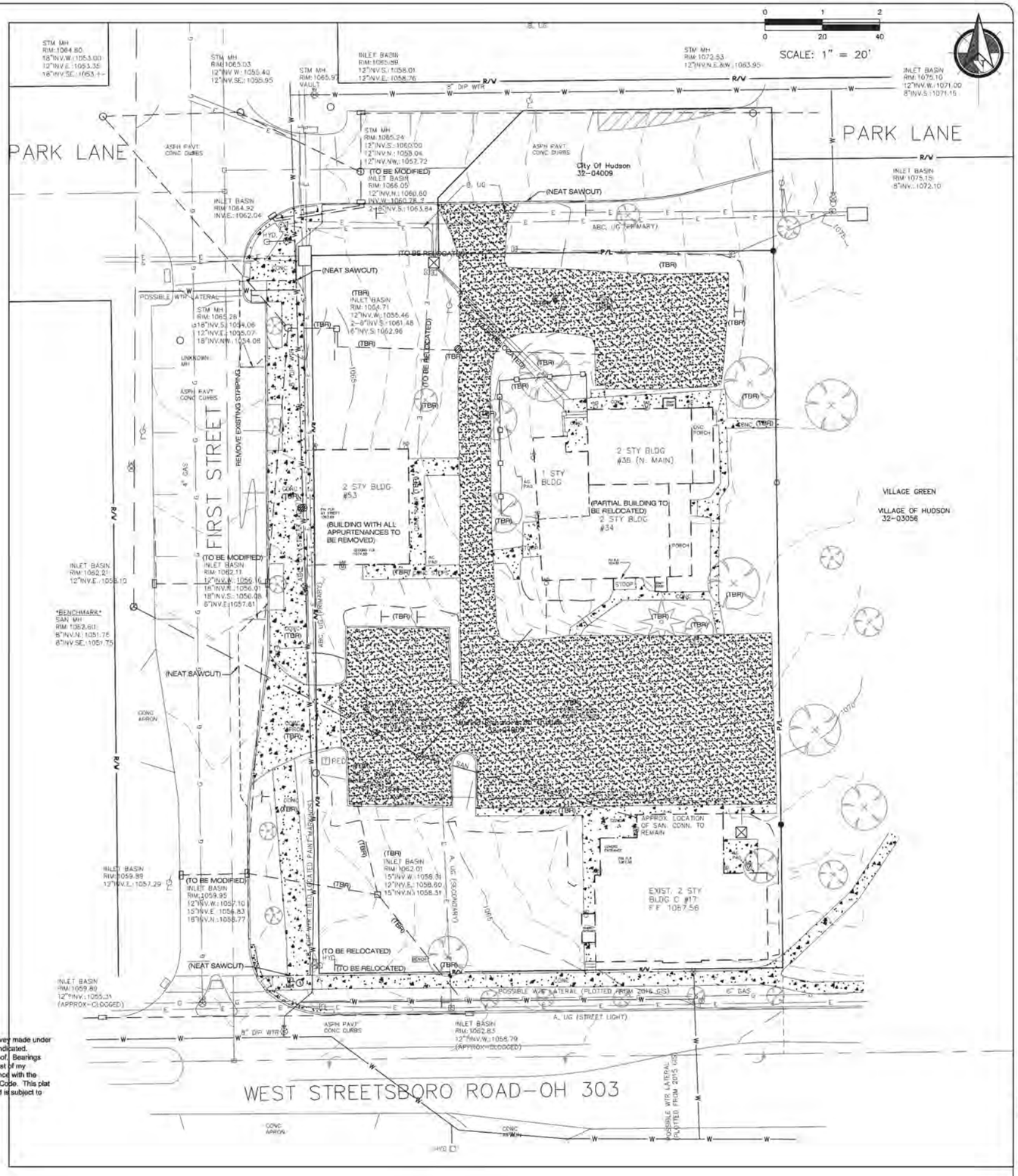
ALL PRIMARY & SECONDARY UNDERGROUND WIRE TO MAINTAIN 36" MINIMUM DEPTH/COVERAGE FROM FINISHED GRADE.

TOTAL PROJECT SITE = 40,418 S.F. = 0.93 AC.

LIMITS OF DISTURBANCE = 1.04 AC. (includes R.O.W.)

CURRENT IMPERVIOUS SURFACE COVERAGE = 0.52 AC. (56%)

PROPOSED IMPERVIOUS SURFACE COVERAGE = 0.75 AC. (80.65%)



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Ticket# A-526-002-443
A-526-002-448

EXISTING UNDERGROUND UTILITIES NOTE:
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STATE OF OHIO · SCOTT A SMITH S-7721 · REGISTERED · PROFESSIONAL SURVEYOR

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to Deed of Record. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by a examination of the same.

Scott A. Smith, P.S. # 7721
All distances are from deed of record.
Field work performed on Sept 22, 2015

EXISTING CONDITIONS & DEMOLITION PLAN

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborne Drive, Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
L.D.C. Inc. d.b.a.

DATE 3/7/16
SCALE: HOR. 1"=20'
VERT.
FILENAME BASE
COMPUTER S:
TAB NAME EXIST

Merino' Block Development
First Street & Park Lane
City of Hudson - Summit County - Ohio

SHEET 1 OF 9
CONTRACT No.
RDLAR1-1501

UTILITY LEGEND

- Clean Out
- Catch Basin
- Curb Inlet
- Yard Drain
- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Inlet MH
- HD House\Down Spout
- Water Valve
- Water Meter
- Fire Hydrant
- Well
- Gas Valve
- Gas Meter
- G Gas Marker
- Guard Post
- Sign
- Guide Wire
- Power Pole
- Light Power Pole
- Light Pole
- Traffic Signal Pole
- Traffic Signal Box
- Electrical Box
- PED Telephone (SAC) Box
- Tree
- Pine Tree
- Bush
- Power Transformer
- MB Mailbox

DIMENSION CONTROL AND TRAFFIC CONTROL NOTES :

NO ON STREET PARKING SHALL BE PERMITTED FOR CONSTRUCTION VEHICLES, STAGING, EQUIPMENT OR ANY OTHER ITEMS FOR THE CONSTRUCTION OF THE SITE WITHOUT PRIOR CITY APPROVAL. HOWEVER, CONSTRUCTION ON SAME SIDE AND DIRECTLY ADJACENT TO THE SITE ALONG FIRST STREET AND PARK LANE IS ACCEPTABLE FOR STAGING DURING CONSTRUCTION (WHEN PERMITTED) AS LONG AS PROPER SIDEWALK DETOURS, SIGNAGE, ETC. IS PROVIDED TO THE CITY PRIOR TO CONSTRUCTION COMMENCING.

ALL PROPOSED WORK WITHIN THE CITY R/W OR EASEMENTS SHALL COMPLY WITH THE HUDSON ENGINEERING STANDARDS. CONTRACTOR TO ADHERE TO CITY STANDARDS WHETHER WORKING WITHIN THE R/W OR ON PRIVATE PROPERTY. SEE GENERAL NOTES AND CITY DETAILS SHOWN ON PLANS.

ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB, AND FACE OF BUILDING, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL PLANS FOR DETAILED DIMENSIONS OF THE BUILDING.

SEE ARCHITECTURAL & ELECTRICAL PLANS FOR LIGHT POLE LOCATIONS, IF APPLICABLE.

SEE ARCHITECTURAL PLANS FOR DUMPSTER AREA, IF APPLICABLE.

FENCE CONTRACTOR SHALL RETAIN THE SERVICES OF LDC, INC. 440-255-8463 FOR PROPERTY LINE STAKING. FENCES AND ALL APPURTENANCES SHALL BE INSTALLED AS NOTED ON THIS PLAN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REGULATIONS AND RELATIONS TO OTHER WORK BEFORE FABRICATION AND/OR INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT OF THE WORK.

ALL PAINT STRIPING, PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED AND MAINTAINED IN CONFORMANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SPECIFICATIONS.

ALL REGULATORY AND GUIDE SIGN SHEETING MATERIAL SHALL BE TYPE H REFLECTIVE SHEETING.

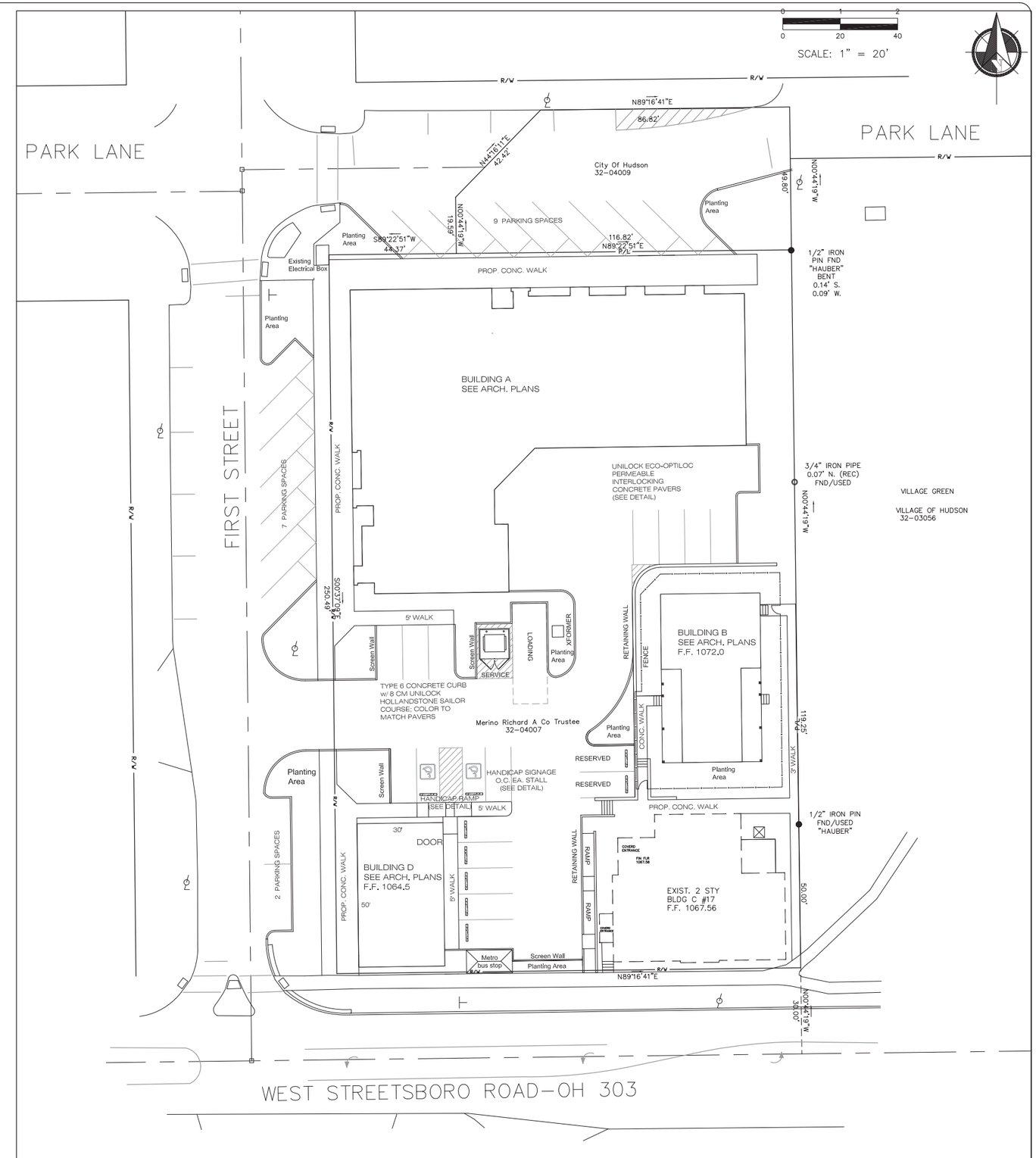
ALL SIGNS SHALL BE MOUNTED AT A 7' HEIGHT TO THE BOTTOM OF THE SIGN.

ALL STRIPING TO BE 4" WIDE, WHITE IN COLOR.

USE SIGNS, BARRICADES, FLAGMEN OR GUARDS AS REQUIRED DURING CONSTRUCTION ACTIVITIES TO ENSURE THE SAFETY FOR ALL VEHICULAR AND PEDESTRIAN TRAFFIC. NO UNMANNED EXCAVATION SHALL BE LEFT UNPROTECTED. ALL TEMPORARY TRAFFIC CONTROL/FLAGGING ARE TO BE IN ACCORDANCE WITH ODOT ITEM 107-10 AND 614 AS WELL AS OHIO REVISED CODE 4571.09. USE OF LOCAL LAW ENFORCEMENT MAY BE REQUIRED.

NO ON STREET PARKING SHALL BE USED FOR CONSTRUCTION VEHICLES, STAGING, EQUIPMENT, OR ANY OTHER ITEMS FOR CONSTRUCTION OF THIS SITE WITHOUT PRIOR CITY APPROVAL.

PARKING ON THE SAME SIDE , DIRECTLY ADJACENT TO THE SITE ON FIRST AND PARK LANE, IS ACCEPTABLE FOR STAGING DURING CONSTRUCTION.



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EXISTING UNDERGROUND UTILITIES NOTE:
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DIMENSION CONTROL PLAN

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Merino' Block Development
First Street & Park Lane
City of Hudson - Summit County - Ohio

SHEET 2 OF 9
CONTRACT No. RDLAR1-1501

UTILITY LEGEND

- Clean Out
- Catch Basin
- Curb Inlet
- Yard Drain
- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Inlet MH
- House\Down Spout
- Water Valve
- Water Meter
- Fire Hydrant
- Well
- Gas Valve
- Gas Meter
- Gas Marker
- Guard Post
- Sign
- Guide Wire
- Power Pole
- Light Power Pole
- Light Pole
- Traffic Signal Pole
- Traffic Signal Box
- Electrical Box
- Telephone (SAC) Box
- Tree
- Pine Tree
- Bush
- Power Transformer
- Mailbox

UTILITY NOTES:

ALL WATER LINES SHALL BE INSTALLED WITH A MIN. OF 6.0' OF COVER.

VERIFY ALL ILLUSTRATED UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY DESIGNER IF CONFLICTS ARE ENCOUNTERED.

COORDINATE WITH LOCAL UTILITY COMPANIES AS REQUIRED.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEWER AND WATER SERVICE INSTALLATION FROM POINTS OF CITY INSTALLATION.

COORDINATE UTILITY CONNECTIONS AT BUILDING WITH ARCHITECTURAL PLANS.

SITE CONTRACTORS RESPONSIBILITY ENDS 5'-0" OUTSIDE OF BUILDING FACE FOR STORM & SANITARY.

SITE CONTRACTOR TO INSTALL WATER AND GAS CONNECTIONS UP TO BUILDING.

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS REGARDING UTILITY WORK AND SHALL NOTIFY DESIGNERS (ARCHITECT AND CIVIL ENGINEER) IF DISCREPANCIES ARE ENCOUNTERED.

CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMIT/PROPERTY LINE DUE TO CONSTRUCTION. ALL WORK MUST BE IN ACCORDANCE WITH LOCAL AND/OR STATE CODES AND REGULATIONS.

ALL PRIMARY & SECONDARY UNDERGROUND ELECTRIC WIRE TO MAINTAIN 36" MINIMUM DEPTH FROM FINISHED GRADE.

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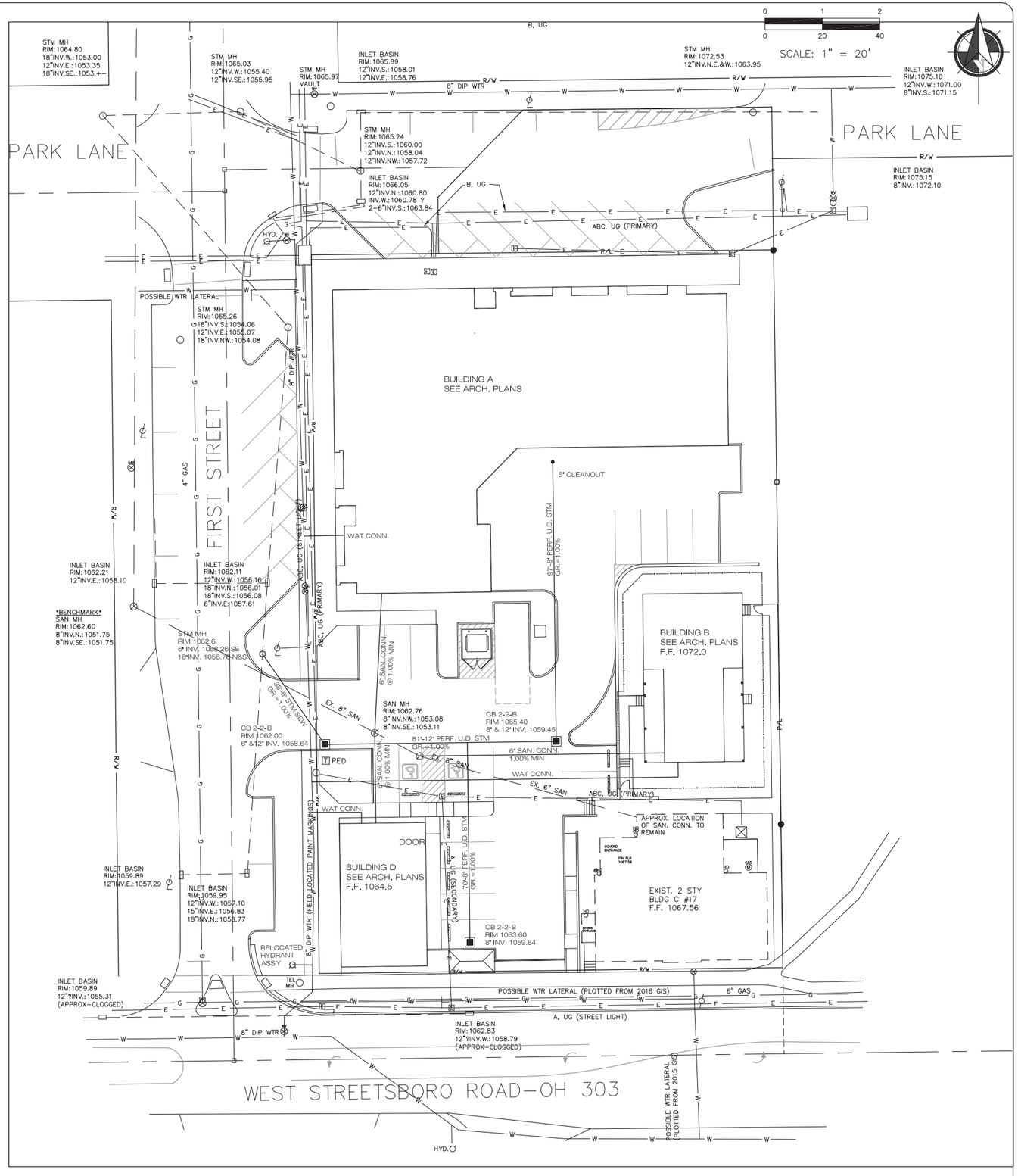

SITE UTILITY PLAN

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First Street & Park Lane
City of Hudson - Summit County - Ohio

SHEET 3 OF 9
CONTRACT No. RDLAR1-1501

GRADING AND DRAINAGE NOTES:

GRADING SURROUNDING DRAINAGE STRUCTURES SHALL HAVE A UNIFORM SLOPE FROM THE LAST GIVEN ELEVATION TO THE CATCH BASIN OR DRAIN INLET.

CONTRACTOR SHALL BLEND NEW EARTHWORK WITH EXISTING CONTOURS.

CONTRACTOR SHALL ENSURE THAT ALL SURFACES POSITIVELY DRAIN TO PROPOSED STRUCTURES AND SURFACE DRAINAGE OF ADJACENT PARCELS ARE NOT IMPACTED.

SITE PAVEMENT SHALL SLOPE UNIFORMLY FROM LAST GIVEN GRADE AT BUILDING TO PAVEMENT UNLESS NOTED OTHERWISE.

ALL FIELD TILE OR STORM PIPE ENCOUNTERED SHALL BE TIED INTO STORM SEWER.

ANY FIELD TILE OR STORM PIPE INTERCEPTED BY OTHER EXCAVATIONS SHALL BE RECONNECTED.

UNDERGROUND PIPE NOTES

ALL UNDERGROUND POLYETHYLENE STORM SEWER TO BE INSTALLED AT SLOPE NOTED ON PLANS (GRADE VARIES).

UNDERGROUND STORM SYSTEM TO BE INSPECTED ONCE A YEAR AND REMOVAL OF SEDIMENTATION AND TRASH TO BE PERFORMED AS NECESSARY TO MAINTAIN INTEGRITY OF STORMWATER MANAGEMENT SYSTEM.

SEEDING AND MULCHING NOTES

SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING IMMEDIATELY UPON COMPLETION OF EXCAVATION OF FILL AND FINISHED GRADING IN ACCORDANCE W/ ITEM NO. 659 ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER.

THE FOLLOWING MIXTURE SHALL BE USED FOR SEEDING IN ACCORDANCE W/ ODOT ITEM 659.

KENTUCKY BLUE GRASS	40%
CREEPING RED FESCUE	40% 3#/ 1000 S.F.
PERENNIAL RYEGRASS	20%
FERTILIZER	20#/ 1000 S.F. (12–12–12)
MULCH–STRAW	3 TONS/ACRE

EROSION CONTROL PLAN & SCHEDULE FOR INSTALLATION (COORDINATE WITH LANDSCAPE PLANS AND SPECIFICATIONS)

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROLS DURING CONSTRUCTION.

SILT FENCE TO BE INSTALLED PRIOR TO ANY EARTHWORK ACTIVITY, IN LOCATION SHOWN ON PLANS, PER DETAIL.

FILTER BAGS SHALL BE USED FOR PURPOSE OF DEWATERING AS NEEDED. (SEE DETAIL)

FOLLOWING STORM OUTLET CONSTRUCTION, INSTALL SILT FENCE DROP INLET PROTECTION AT ALL PROPOSED INLET BASINS TO PREVENT SILT FROM LEAVING SITE PER DETAIL.

PERMANENT SEEDING TO BE INSTALLED AFTER ALL CONSTRUCTION ACTIVITY IS COMPLETE.

EROSION & SEDIMENT CONTROL NOTES

ALL SEDIMENT CONTROL PRACTICES MUST BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF RAINWATER AND LAND DEVELOPMENT, 3rd EDITION (2006), A MANUAL BY THE OHIO DEPARTMENT OF NATURAL RESOURCES, DIVISION OF SOIL AND WATER CONSERVATION.

SEDIMENT/STORMWATER PONDS AND EROSION AND SEDIMENT CONTROLS SHALL BE IMPLEMENTED AS THE FIRST STEP OF THE GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. UPON COMPLETION OF CONSTRUCTION OF PONDS, SEEDING AND MULCHING SHALL IMMEDIATELY FOLLOW. ALL EROSION CONTROLS SHALL CONTINUE TO FUNCTION UNTIL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RE–STABILIZED.

FOR ANY AREAS WITHIN 50 FEET OF ANY STREAM, RIVER OR WETLAND AREA, SEDIMENT CONTROLS SHALL BEGIN WITHIN TWO (2) DAYS ON ALL INACTIVE (UNDISTURBED) AREAS.

PERMANENT OR TEMPORARY SEEDING AND MULCHING SHALL BE APPLIED TO DISTURBED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE.

IF SEASONAL CONDITIONS PROHIBIT THE APPLICATION OF TEMPORARY OR PERMANENT SEEDING, NON–VEGETATIVE SOIL STABILIZATION PRACTICES SUCH AS MULCHING AND MATTING SHALL BE USED.

ALL SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED DURING THE LIFE OF THE PROJECT. ALL SEDIMENT BASINS SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED AND CLEANED TO MAINTAIN THE WORKING ORDER OF SAID BASINS.

ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED. UNDER NO CIRCUMSTANCES WILL ANY BARE EARTH AREAS BE ALLOWED TO REMAIN.

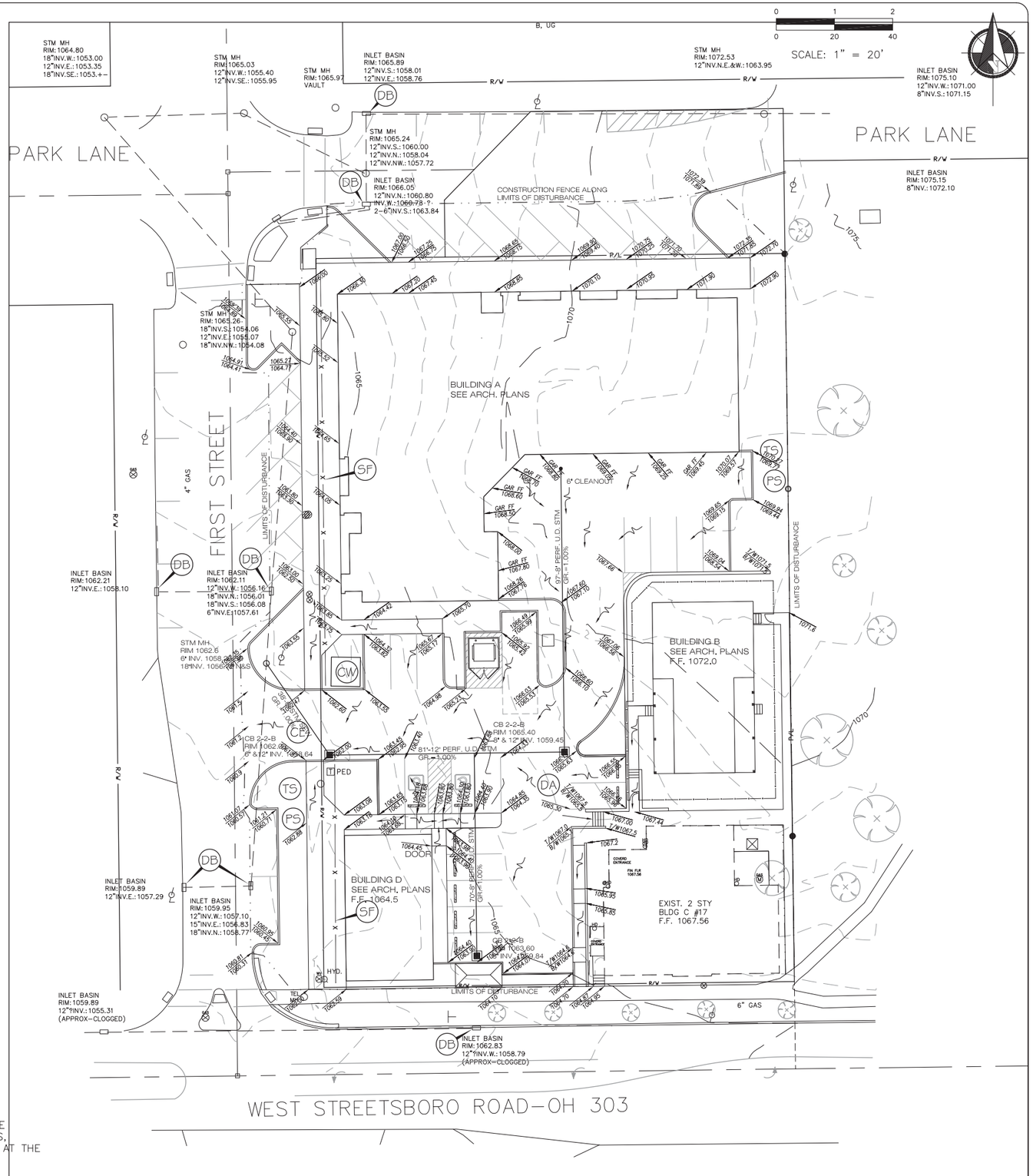
ALL EXISTING VEGETATION OUTSIDE THE ACTUAL WORK AREA IS TO BE LEFT COMPLETELY UNDISTURBED. ALL AREAS OUTSIDE THE ACTUAL WORK AREA THAT ARE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

LEGEND

- GRADE FLOW ARROWS
- STORM SEWER FLOW DIRECTION
- PAVEMENT MARKINGS
- 000.00 — EXISTING GRADE or TOP OF CURB
- 000.00 — PROP. GRADE or TOP OF PAVEMENT
- T/W 000.00 — TOP OF WALL
- B/W 000.00 — BOTTOM OF WALL

SWP3 LEGEND

- (SF) SILT FENCE ——— X ———
- (IP) INLET PROTECTION
- (DB) DANDY BAG
- (CE) CONSTRUCTION ENTRANCE (USE EX. DRIVE APRON & PAVEMENT)
- (TS) TEMPORARY SEEDING
- (PS) PERMANENT SEEDING
- (CW) CONCRETE WASHOUT AREA
- (DA) DESIGNATED AREA (FOR STORAGE OR DISPOSAL OF SOLID, SANITARY, AND TOXIC WASTES (INCLUDING DUMPSTER AREAS), AND AREAS FOR VEHICLE FUELING.



CONTRACTOR NOTE:

STAGING AREA DURING CONSTRUCTION TO BE COORDINATED BY CONTACTING JODI ROBERTS, 330–342–1790 COMMUNICATIONS MANAGER AT THE CITY OF HUDSON, PRIOR TO & DURING CONSTRUCTION.

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GRADING & SWP3 PLAN

LAND DESIGN consultants
www.LDCInc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborne Drive, Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
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Merino' Block Development
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SHEET 4 OF 9
CONTRACT No. RDLAR1-1501

SWP3 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 REVIEWING ENGINEER DURING THE TERM OF CONSTRUCTION TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH THE 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 THE COMMENCEMENT OF ANY CLEARING OR EARTHWORK OPERATIONS. CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE NOT FORSEEN DURING DESIGN STAGE, THAT REQUIRE ADDITIONAL OR MODIFIED TEMPORARY OR PERMANENT BMP'S SHALL BE APPROVED BY THE REVIEWING ENGINEER AND REFLECTED ON THE REVISED SWP3.

SEDIMENT PONDS, SEDIMENT TRAPS, AND PERIMETER SEDIMENT CONTROLS, SHALL BE IMPLEMENTED PRIOR TO GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREAS ARE RE-ESTABLISHED WITH VEGETATION. SEDIMENT CONTROLS SHALL NOT 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 A SUMP PIT, FILTER BAG, OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED TO STREAMS, WATER RESOURCES, OR THE STORM SEWER SYSTEM.

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

ADDITIONAL EROSION AND SEDIMENT CONTROL BMP'S MAY BE REQUIRED BY THE REVIEWING ENGINEER AS UNFORSEEN SITUATIONS MAY ARISE THAT REQUIRE ADDITIONAL 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, WATER RESOURCES, WETLANDS, OR OTHER AREAS OF WATER IMPOUNDMENT.

CONSTRUCTION ENTRANCE
A STONED CONSTRUCTION ENTRANCE SHALL BE INSTALLED FOR ALL INGRESS AND EGRESS TO THE SITE. THE MINIMUM DIMENSIONS OF THE DRIVE SHALL BE 14 FEET WIDE BY 70 FEET 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 ROADWAY DAILY OR MORE FREQUENTLY IF REQUIRED BY THE REVIEWING ENGINEER.

STABILIZATION
PERMANENT AND TEMPORARY STABILIZATION SHALL OCCUR AS REQUIRED IN THE FOLLOWING TABLES:

TABLE 1: PERMANENT STABILIZATION

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 SURFACE WATER OF THE STATE AND AT FINAL GRADE.	WITHIN 2 DAYS OF REACHING FINAL GRADE
ANY AREA THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN 7 DAYS OF REACHING FINAL GRADE WITHIN THAT AREA.

TEMPORARY SEEDING
SEEDED AREAS SHALL BE INSPECTED AND WHERE THE SEED HAS NOT PRODUCED 70% COVER SHALL BE RESEEDED BY THE CONTRACTOR. AREAS SHALL BE STABILIZED WITH STRAW MULCH WHEN CONDITIONS PROHIBIT SEEDING.

STRAW MULCH SHALL BE APPLIED AT A RATE OF 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

TEMPORARY STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROL
ANY DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE.	WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREA INCLUDING SOIL STOCKPILES THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN 1 YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE.	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
DISTURBED AREAS THAT WILL REMAIN IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER (NOV. 1) STRAW MULCH 2-3 BALES PER 1000 SQ. FT. OR 2 TONS PER ACRE
NOTE: WHERE TEMPORARY STABILIZATION TECHNIQUES ARE UNOBTAINABLE DUE TO INSTABILITY, EROSION MATTING MAY BE USED.	

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

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 IF NEEDED IN ORDER TO ENSURE PUBLIC SAFETY. STREET WASHING IS NOT PERMITTED. IF APPLICABLE, THE CATCH BASINS NEAREST TO THE CONSTRUCTION ENTRANCE SHALL BE CLEANED WEEKLY.

ADDITIONAL REQUIREMENTS TO CONTROL SOIL TRANSPORT ONTO PUBLIC ROADS MAY INCLUDE:

1. SILT FENCE OR CONSTRUCTION FENCE INSTALLED AROUND THE PERIMETER OF THE DEVELOPMENT AREA TO ENSURE ALL VEHICLE TRAFFIC ADHERES TO DESIGNATED CONSTRUCTION ENTRANCES.

2. DESIGNATED WHEEL WASHING AREAS. WASH WATER FROM THESE AREAS MUST BE DIRECTED TO A DESIGNATED SEDIMENT TRAP, SEDIMENT SETTLING POND, OR TO A DEWATERING SUMP PIT.

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

SILT FENCE AND DIVERSIONS
SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SILT FENCE OR DIVERSIONS TO PROTECT ADJACENT PROPERTIES, WATER RESOURCES, AND WETLANDS FROM SEDIMENT TRANSPORTED VIA SHEET FLOW. WHERE INTENDED TO PROVIDE SEDIMENT CONTROL, SILT FENCE SHALL BE PLACED ON A LEVEL CONTOUR AND SHALL BE CAPABLE OF TEMPORARILY PONDING RUNOFF. THE EPA PERMIT No. OHC000004 DOES NOT PRECLUDE THE USE OF OTHER SEDIMENT BARRIERS DESIGNED TO CONTROL SHEET FLOW RUNOFF.

STORM WATER DIVERSION PRACTICES SHALL BE USED TO KEEP RUNOFF AWAY FROM DISTURBED AREAS AND STEEP SLOPES. SUCH DEVICES, WHICH INCLUDE SWALES, DIKES OR BERMS, MAY RECEIVE STORM WATER RUNOFF FROM AREAS UP TO 10 ACRES.

INLET PROTECTION
INLET PROTECTION IS MANDATORY. INLET PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENT VERSION OF THE RAINWATER AND LAND DEVELOPMENT MANUAL BY ODNR. ALL INLETS RECEIVING RUNOFF FROM DRAINAGE AREAS OF ONE OR MORE ACRES WILL REQUIRE A SEDIMENT SETTLING POND. STRAW OR HAY BALES ARE NOT ACCEPTABLE FORMS OF INLET PROTECTION.

NON-SEDIMENT POLLUTANTS CONTROLS
NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. ALL NECESSARY BMP'S MUST BE IMPLEMENTED TO PREVENT THE DISCHARGE OF NON-SEDIMENT POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE, WATER RESOURCES, OR WETLANDS. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STREET, STORM SEWER, OR OTHER PUBLIC FACILITY OR NATURAL RESOURCE. EXPOSURE OF WASTE MATERIALS TO STORM WATER IS NOT RECOMMENDED.

TRENCH AND GROUNDWATER CONTROL
THERE SHALL BE NO SEDIMENT LADEN OR TURBID DISCHARGES TO WATER RESOURCES OR WETLANDS RESULTING FROM DEWATERING ACTIVITIES. IF TRENCH OR GROUND WATER CONTAINS 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 BE SETTLING IN PLACE OR BY DEWATERING INTO A SUMP PIT, FILTER BAG, OR COMPARABLE PRACTICE. GROUND WATER DEWATERING WHICH DOES NOT CONTAIN SEDIMENT OR OTHER POLLUTANTS IS 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.

INSPECTION
ALL CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. THE CONTRACTOR SHALL ASSIGN QUALIFIED INSPECTION PERSONNEL TO CONDUCT THESE INSPECTIONS TO ENSURE THAT THE CONTROL PRACTICES ARE FUNCTIONAL AND TO EVALUATE WHETHER THE SWP3 IS ADEQUATE, OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED. QUALIFIED INSPECTION PERSONNEL ARE INDIVIDUALS WITH KNOWLEDGE AND EXPERIENCE IN THE INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS.

INSPECTIONS SHALL MEET THE FOLLOWING REQUIREMENTS:

1. 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 DRAINAGE SYSTEM.

2. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWP3 SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. THE CONTRACTOR SHALL UTILIZE AN INSPECTION FORM PROVIDED BY THE REVIEWING ENGINEER OR AN ALTERNATE FORM ACCEPTABLE TO THE REVIEWING ENGINEER. THE INSPECTION FORM SHALL INCLUDE:

   a. THE INSPECTION DATE.

   b. NAMES, TITLES AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION.

   c. WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION, INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT AND APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT IN INCHES, AND WHETHER ANY DISCHARGES OCCURRED.

   d. LOCATIONS OF:

      · DISCHARGES FROM SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

      · BMP'S THAT NEED TO BE MAINTAINED.

      · BMP'S THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION.

      · WHERE ADDITIONAL BMP'S ARE NEEDED THAT DID NOT EXIST AT THE TIME OF THE INSPECTION.

      · CORRECTIVE ACTION REQUIRED INCLUDING ANY NECESSARY CHANGES TO THE SWP3 AND IMPLEMENTATION DATES.

3. DISCHARGE LOCATIONS SHALL BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVEING WATER RESOURCE OR WETLANDS.

4. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE VEHICLE TRACKING.

5. THE PERMIT APPLICANT SHALL MAINTAIN FOR 3 YEARS FOLLOWING FINAL STABILIZATION THE RESULTS OF THESE INSPECTIONS, THE NAMES AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTIONS, THE DATES OF THE INSPECTIONS, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE SWP3, A CERTIFICATION AS TO WHETHER THE FACILITY IS IN COMPLIANCE WITH THE SWP3, AND INFORMATION ON ANY INCIDENTS OF NON-COMPLIANCE DETERMINED BY THESE INSPECTIONS.

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

WHEN INSPECTIONS REVEAL THE NEED FOR REPAIR, REPLACEMENT, OR INSTALLATION OF EROSION AND SEDIMENT CONTROL BMP'S, THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:

1. WHEN PRACTICES REQUIRE REPAIR OR MAINTENANCE: CONTROL PRACTICES IN NEED OF REPAIR OR MAINTENANCE, WITH THE EXCEPTION OF A SEDIMENT SETTLING POND, MUST BE REPAIRED OR MAINTAINED WITHIN 3 DAYS OF THE INSPECTION. SEDIMENT SETTLING PONDS MUST BE REPAIRED OR MAINTAINED WITHIN 10 DAYS OF THE INSPECTION.

2. WHEN PRACTICES FAIL TO PROVIDE THEIR INTENDED FUNCTION: CONTROL PRACTICES THAT FAIL TO PERFORM THEIR INTENDED FUNCTION AS DETAILED IN THE SWP3 SHALL BE REPLACED WITH ANOTHER MORE APPROPRIATE CONTROL WITHIN 10 DAYS. THE SWP3 SHALL BE AMENDED TO SHOW THE NEW CONTROL PRACTICE.

3. WHEN PRACTICES ON THE SWP3 ARE NOT INSTALLED: CONTROL PRACTICES REQUIRED BY THE SWP3 BUT NOT IMPLEMENTED AT THE TIME OF THE INSPECTION SHALL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION. IF THE PLANNED CONTROL IS NOT NEEDED, AN EXPLANATION AS TO WHY THE CONTROL IS NOT NEEDED SHALL BE ADDED TO THE SWP3.

WASTE DISPOSAL
A COVERED DUMPSTER SHALL BE MADE AVAILABLE FOR THE PROPER DISPOSAL OF GARBAGE, PLASTER, DRYWALL, GROUT, GYPSUM, AND OTHER WASTE MATERIALS. ALL CONTAINERS MUST BE LEAK PROOF. ALL WASTE MATERIAL INCLUDING TOXIC OR HAZARDOUS WASTE 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 CONSTIUENTS TO WATER RESOURCES OR WETLANDS. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED OF INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.

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

CONSTRUCTION CHEMICAL COMPUNDS
AREAS SHALL BE DESIGNATED FOR THE 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 STORM WATER DRAINAGE AREAS.

EQUIPMENT FUELING AND MAINTENANCE
ALL FUEL/LIQUID TANKS AND DRUMS SHALL BE STORED IN A MARKED STORAGE AREA. SECONDARY CONTAINMENT SHALL BE PROVDED FOR ALL FUEL OIL STORAGE TANKS. VEHICLE FUELING AND MAINTENANCE SHALL OCCUR IN DESIGNATED AREAS. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORM WATER DRAINAGE AREAS.

SPILL PREVENTION CONTROL AND COUNTERMEASURES
A SPILL PREVENTION CONTROL AND COUNTERMAESURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE GROUND TANK STORAGE OF 1330 GALLONS, OR BELOW GROUND STORAGE OF 42,000 GALLONS OF FUEL.

CONCRETE WASH WATERS
CONCRETE CHUTE OR OTHER CONCRETE WASH WATERS SHALL BE DISCHARGED INTO DESIGNATED AREAS ONLY. DESIGNATED AREAS SHALL BE IDENTIFIED WITH SIGNAGE AND LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORM WATER DRAINAGE AREAS.

CONTAMINATED SOILS
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). RUNOFF FROM CONTAMINATED SOILS SHALL NOT BE DISCHARGED FROM THE SITE. PROPER PERMITS SHALL BE OBTAINED FOR DEVELOPMENT PROJECTS ON SOLID WASTE LANDFILL SITES OR REDEVELOPMENT SITES.

SPILL REPORTING REQUIREMENTS
IN THE EVENT OF A SMALL RELEASE (LESS THAN 25 GALLONS) OF PETROLEUM WASTE, THE LOCAL FIRE DEPARTMENT SHALL BE CONTACTED.

IN THE EVENT OF A LARGER RELEASE (25 OR MORE GALLONS) OF PETROLEUM WASTE, CONTACT OHIO EPA AT 1-800-282-9378, THE LOCAL FIRE DEPARTMENT , AND THE COUNTY EMERGENCY MANAGEMENT AGENCY.

OPEN BURNING
OPEN BURNING IS NOT PERMITTED.

DUST CONTROLS AND SUPPRESSANTS
USED OIL SHALL NOT BE USED AS A DUST SUPPRESSANT. DUST CONTROLS MAY INCLUDE THE USE OF WATER TRUCKS TO WET DISTURBED AREAS, TARPING STOCKPILES, TEMPORARY STABILIZATION OF DISTURBED AREAS, AND REGULATION OF THE SPEED OF VEHICLES ON THE SITE.

STREAM CROSSINGS
STREAM CROSSINGS SHALL BE CONSTRUCTED ENTIRELY OF STONE, ROCK, OR CLEAN RECYLCED CONCRETE. SOIL OR EARTHEN MATERIAL MAY NOT BE USED. A 20 FOOT STONE APRON ON EITHER SIDE OF THE STREAM SHALL BE CONSTRUCTED TO PREVENT LOCALIZED SEDIMENTATION. THE CHANNEL BED AND BANKS SHALL BE RESTORED, AND ALL DISTURBED AREAS OF THE BANK WITHIN 50 FEET 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 GENERAL CONSTRUCTION PERMIT # PENDING.

THIS SITE IS COVERED UNDER OEPA/ ARMY 401/ ARMY 404 PERMIT #__N/A__.

STRUCTURAL BMP'S
PERMANENT BMP'S FOR POST CONSTRUCTION TREATMENT OF STORM WATER (CONVERSION OF SEDIMENT LAND TO STORM WATER POND) SHALL NOT BE INSTALLED UNTIL 70% OF THE DISTURBED AREA IS STABILIZED.

SEEDING AND MULCHING
SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING UPON COMPLETION OF EXCAVATION OR FILL AND FINISHED GRADING IN ACCORDANCE WITH THE REQUIREMENTS OF O.D.O.T. ITEM 659 OR AS DIRECTED BY THE ENGINEER. THE FOLLOWING MIXTURES SHALL BE USED FOR SEEDING:

GENERAL USE (ODOT 659.09, CLASS 1)			
SEED MIX	SEEDING RATE	FERTILIZER	MULCH
KENTUCKY BLUEGRASS	3 LBS./1000 SQ FT	10-20-10 @ 20 LBS./1000 SQ FT	STRAW - 2 TONS/ACRE
CREEPING RED FESCUE	3 LBS./1000 SQ FT		
ANNUAL RYEGRASS	2 LBS./1000 SQ FT		
PERENNIAL RYEGRASS	2 LBS./1000 SQ FT		

ROADSIDE DITCHES AND SWALES (ODOT 659.09, CLASS 2)			
SEED MIX	SEEDING RATE	FERTILIZER	MULCH
PERENNIAL RYEGRASS	1.5 LBS./1000 SQ FT	10-20-10 @ 20 LBS./1000 SQ FT	STRAW - 2 TONS/ACRE
KENTUCKY 31 FESCUE	2.0 LBS./1000 SQ FT		
KENTUCKY BLUEGRASS	1.5 LBS./1000 SQ FT		

STEEP BANKS, CUT SLOPES, DETENTION AREAS			
SEED MIX	SEEDING RATE	FERTILIZER	MULCH
CROWN VETCH	0.9 LBS./1000 SQ FT	10-20-10 @ 20 LBS./1000 SQ FT	STRAW - 2 TONS/ACRE
PERENNIAL RYEGRASS	1.8 LBS./1000 SQ FT		
ANNUAL RYGRASS	0.3 LBS./1000 SQ FT		

TEMPORARY EROSION CONTROL (ODOT 659.09, CLASS 7)			
SEED MIX	SEEDING RATE	FERTILIZER	MULCH
ANNUAL RYEGRASS	2.02 LBS../1000 SQ FT	10-20-10 @ 20 LBS./1000 SQ FT	STRAW - 2 TONS/ACRE

SWP3 NOTES

LAND DESIGN consultants
ENGINEERS PLANNERS SURVEYORS
www.LDCinc.net
9025 Osborne Drive, Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
L.D.C., Inc. d.b.a.

DATE 2/16/16
SCALE: HOR. NA
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FILENAME BASE
COMPUTER S:
TAB NAME SWP3

Merino' Block Development
First Street & Park Lane
City of Hudson - Summit County - Ohio

SHEET 5 OF 9
CONTRACT No.
RDLAR1-1501

Dewatering Bag/Tube® Standard Drawing

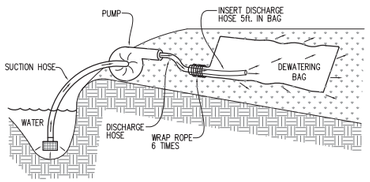
The purpose of a Dewatering Bag/Tube® is to collect sediment contained in the discharged water, to prevent the scour and erosion from water exiting a pipe of high velocity, to defuse the water over a wider area to minimize erosion as the water drains away, and to retain oil contained within effluent.

A SedCatch® Dewatering Bag/Tube® or approved equal should be used anytime water is pumped on the site.

FB

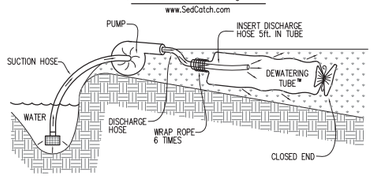
SedCatch® Dewatering Bag

www.SedCatch.com



SedCatch® Dewatering Tube®

www.SedCatch.com



Installation and Use:

1. Place SedCatch® Dewatering Bag/Tube® on the ground or on a trailer over a relatively level, stabilized area.
2. Insert discharge pipe a minimum of 5ft. inside SedCatch® Dewatering Bag/Tube® and secure with a rope (included) wrapped 6 times around the snout over a 6 inch width of the bag. To close Open end of the Dewatering Tube®: Overlap the tube 2 ft. from the end. Gather the center of the doubled-up portion forming a bow tie. Secure with a rope wrapped multiple times.
3. Replace SedCatch® Dewatering Bag when half full of sediment or when the sediment has reduced the flow rate of the pump discharge to an impractical amount, OR; empty SedCatch® Sediment Tube® when half full of sediment or when the sediment has reduced the flow rate of the pump discharge to an impractical rate.

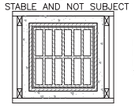
Maintenance and Disposal:

1. Remove and dispose of accumulated sediment away from waterways or environmentally sensitive areas. Slit open Dewatering Bag and remove accumulated sediment. Dispose of bag at an appropriate recycling or solid waste facility, OR: open both ends of the SedCatch® Dewatering Tube®, pick it up in the center and dump accumulated sediment out of both ends. Allow to dry and store for re-use, OR; as directed by engineer or inspector.

INLET PROTECTION IN SWALES, DITCH LINES OR YARD DRAINS

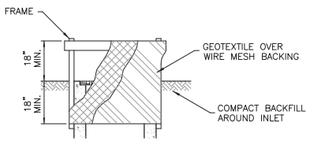
IP

1. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.
2. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.
3. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2 x 4 INCH CONSTRUCTION GRADE LUMBER. THE 2 x 4 INCH POST SHALL BE DRIVEN 1 FOOT INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF THE 2 x 4 INCH FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.
4. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
5. GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE (EOS) OF 20 TO 40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THAT ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
6. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6 INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
7. A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION AND IF RUNOFF BYPASSING THE INLET WILL NOT FLOW TO A SETTLING POND. THE TOP OF EARTH DIKES SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.
8. INLET PROTECTION SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. AREAS WHERE THERE IS ACTIVE TRAFFIC SHALL BE INSPECTED DAILY. REPAIRS SHALL BE MADE AS NEEDED TO ASSURE THE PRACTICE IS PERFORMING AS INTENDED. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION IS ONE-HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL NOT BE WASHED INTO THE INLET. SEDIMENT SHALL BE REMOVED AND PLACED IN A LOCATION WHERE IT IS STABLE AND NOT SUBJECT TO EROSION.



PONDING IS ENCOURAGED AROUND INLETS AT DEPRESSIONS. ON SLOPES, FLOW SHOULD BE DIVERTED TO A SETTLING POND.

PLAN



PROFILE

INLET PROTECTION DETAIL

SCALE: 3/8" = 1'

Dandy Bag® Plan Insert

DB

The patented Dandy Bag® is designed for use with flat grates (including round) and mountable curbs to detain sediment-laden storm water. The suspended solids are allowed to settle out of the slowed flow prior to entering the Dandy Bag®.

Installation

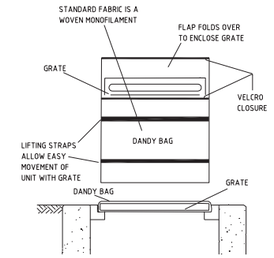
1. Stand the grate on end
2. Place the Dandy Bag® over the grate
3. Roll the grate over so that the open end is up
4. Pull up the slack
5. Tuck the flap in
6. Press the velcro strips together
7. Be sure that the end of the grate is completely covered by the flap or the Dandy Bag® will not work properly
8. Holding the handles, carefully place the Dandy Bag® with the grate inserted into the catch basin frame

Maintenance

To insure proper operation remove silt, sediment, and debris from the surface and the vicinity of the unit with a square point shovel or stiff bristle broom away from environmentally sensitive areas and waterways in manner satisfactory to the engineer/inspector. Remove fine material from inside Dandy Bag® as needed. Dispose of Dandy Bag® no longer in use at an appropriate recycling or solid waste facility.

Inlet Inspection

To inspect inlet, remove Dandy Bag® with grate inside, inspect catch basin and replace Dandy Bag back into grate frame.



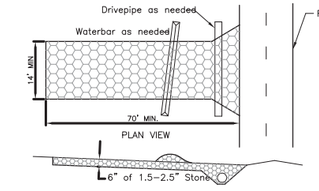
Pond is likely if sediment is not removed regularly the Dandy Bag must never be used where overflow may endanger an exposed slope. the Dandy Bag is not intended for any other use and should not be used for any other purpose.

DANDY PRODUCTS, INC.
2011 Harrisburg Pike, Suite R
Grove City, Ohio 43123

1-800-591-2284
(local) 614-875-2284
FAX: 614-875-6305
E-MAIL: dandy@dandyproducts.com
www.dandyproducts.com

Specifications for Construction Entrance

CD



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 required to stabilize high traffic areas but not less than 70 ft. (except on single residence for where a 30-ft. minimum length applies).
3. Thickness – The stone layer shall be at least 6 in. thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width – The entrance shall be at least 14 ft. 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 becomposed of strong rot-proof polymeric fibers and meet the following specifications:

Geotextile Specification for Construction Emtrance	
Minimum Tensile Strength	200 lbs
Minimum Puncure Strength	80 psi
Minimum Tear Strength	50 lbs
Minimum Burst Strength	320 psi
Minimum Elongation	20%
Equivalent Opening Size	EOS<0.6mm.
Permittivity	1x10-3cm/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 flowing across the entrance from being directed out onto paved surfaces.
8. Water Bar – A water bar 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 on to paved
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 washing. Entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction site shall be restricted from muddy areas.
10. Construction
11. Removal – the entrance shall remain in place untill the disturbed area is stabilized or replaced with a permanent roadway or entrance.

Concrete Washout Areas

CW

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:

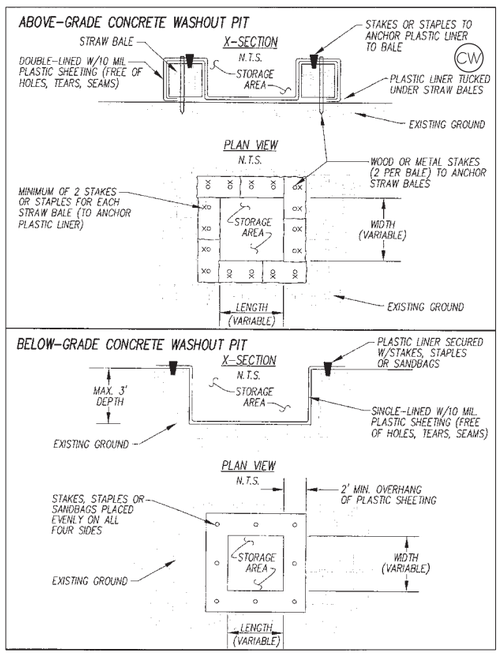
9. Once the washout pit is no longer needed, ensure all washout material has completely hardened, then remove and properly dispose of all materials. If straw bales were used, they can be spread as mulch.
10. Prefabricated containers specifically designed for concrete washout collection may be used subject 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

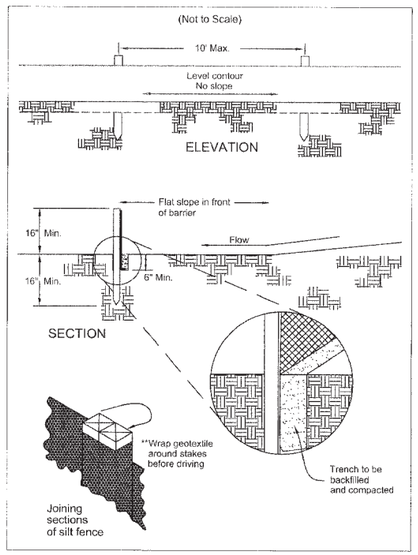
Above-grade (2-ft depth)		
# of concrete trucks expected to be washed out on site*	Width (ft)	Length (ft)
2	3	3
3-4	4	4
5-6	5	5
7-8	6	6
9-11	7	7
12-15	8	8

*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.



Specifications for Silt Fence

SF



Specifications for Silt Fence

SF

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 8 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
9. Seams between sections of silt fence shall be spliced together only at a support post with a minimum 6-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 G 4355

SWP3 DETAILS

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborne Drive, Mentor, Ohio 44060
TEL.: (440) 255-8463 (440) 951-LAND
L.D.C. Inc. d.b.a.

DATE 2/16/16
SCALE: HOR. NA
VERT.
FILENAME BASE
COMPUTER:S:
TAB NAME SWP3 (2)

Merino' Block Development
First Street & Park Lane
City of Hudson - Summit County - Ohio

SHEET 6 OF 9

CONTRACT No.
RDLAR1-1501

EXHIBIT B
WATERWORK NOTES
CITY OF HUDSON WATER SERVICE AREA

NOTE: THESE WATER WORK NOTES APPLY TO AREAS OF HUDSON THAT ARE TO BE SERVED WITH CITY OF HUDSON WATER.

1. ALL WATER MAINS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HUDSON "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY AND ALL AREAS ALONG THE ROUTE OF THE WATER MAIN. THIS WILL INCLUDE LAWNS, DRIVES, DITCHES, CULVERTS, LANDSCAPING, ETC, AND ANY OTHER AREAS DISTURBED DURING THE CONSTRUCTION PROCESS.

3. ALL TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF HUDSON "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION" AND BE COORDINATED WITH THE CITY OF HUDSON. AWWA C-600 PRESSURE TESTING AND C-651 DISINFECTION BY CHLORINATION OF THE WATER MAIN WILL BE REQUIRED.

4. ALL PROPOSED TRENCHES LOCATED UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE FILLED WITH LOW STRENGTH MORTAR. THE METHOD OF BACKFILLING AS DIRECTED BY THE ENGINEER, SHALL CONFORM TO ODOT 613 TYPE 1, SLAG OR FLY ASH IS NOT PERMITTED IN MIX. PAVEMENT INCLUDES, BUT IS NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, ETC. THE LIMITS OF THE LOW STRENGTH MORTAR SHALL INCLUDE 45 o ANGLE OF REPOSE FROM ALL EDGES OF PAVEMENT.

5. FIELD STAKING AND RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY BY THE CONTRACTOR, AS SUPERVISED AND STAMPED BY A LICENSED PROFESSIONAL SURVEYOR. RECORD DRAWINGS (AS-BUILTS) IN BOTH REPRODUCIBLE AND DIGITAL FORMAT COMPATIBLE WITH THE CITY OF HUDSON STANDARDS TO BE SUBMITTED TO AND APPROVED BY THE CITY OF HUDSON PRIOR TO UTILITY SERVICE CONNECTIONS BEING MADE.

6. A 4' MINIMUM HORIZONTAL CLEARANCE AND A 12" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED FROM THE EDGE OF THE WATER MAIN PIPE TO THE EDGE OF THE STORM SEWER PIPE.

7. A 10' MINIMUM HORIZONTAL CLEARANCE AND AN 18" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED FROM THE EDGE OF THE WATER MAIN PIPE TO THE EDGE OF ALL SANITARY SEWERS AND/OR FORCE MAIN PIPE.

8. ALL VALVES, FITTINGS, BENDS, TEES, ETC. SHALL HAVE MEGALUG JOINT RESTRAINTS BY EBBA IRON, INC.

9. ALL WATER MAINS WITHIN LOW STRENGTH MORTAR BACKFILL SHALL BE WRAPPED IN POLYETHYLENE AS PER AWWA C-105. OTHER AREAS TO BE WRAPPED IN POLYETHYLENE SHALL BE AS SHOWN ON THE DRAWINGS, AS DETERMINED FROM DIPRA REPORT OR AS REQUIRED BY THE CITY.

10. WHERE WATER MAINS CROSS SEWER TRENCHES, THE TRENCH IS TO BE BACKFILLED WITH ODOT 304 CRUSHED LIMESTONE.

11. TAPPING SLEEVES SHALL BE ROMAC TYPE, WRAP AROUND STAINLESS STEEL WITH # 316 STAINLESS STEEL BOLTS AND NUTS.

12. MANUFACTURER'S AFFIDAVIT: THE MANUFACTURER SHALL FURNISH AN AFFIDAVIT INDICATING THAT ALL PIPE, FITTINGS, VALVES, FIRE HYDRANTS, AND APPURTENANCES HAVE BEEN MANUFACTURED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE REFERENCED STANDARDS. A COPY OF EACH AFFIDAVIT, INDICATING THE PROJECT ON WHICH THE MATERIAL IS TO BE USED SHALL BE FORWARDED TO THE CITY OF HUDSON PRIOR TO THE PRECONSTRUCTION MEETING BEING SCHEDULED.

13. BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS. THE CITY MAY GRANT SPECIAL PERMISSION FOR BUILDINGS FOUR STORIES AND HIGHER WITH A FIRE SUPPRESSION SYSTEM.

14. PROPOSED FACILITIES SHALL BE DESIGNED TO MAINTAIN A MINIMUM OF 35 PSI PRESSURE DELIVERED TO THE CURB STOP DURING NORMAL OPERATING CONDITIONS.

15. ALL WATER MAINS GREATER THAN 12 INCH DIAMETER SHALL BE LAID TO GRADE WITH HIGH POINTS AND LOW POINTS HAVING ADEQUATE BLOW-OFFS VIA USE OF HYDRANTS.

16. FOR ALL NON-RESIDENTIAL WATER SERVICE, A BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED PER CITY OF HUDSON AND OEPA STANDARDS AND REQUIREMENTS. FOR RESIDENTIAL WATER SERVICE A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED FOR SWIMMING POOLS, IRRIGATION SYSTEMS, ETC. CONTACT THE CITY SERVICE/WATER DISTRIBUTION DEPARTMENT FOR THE REQUIREMENTS AND STANDARDS FOR BACKFLOW PREVENTION, THERMAL EXPANSION CONTROL, ETC.

17. ALL WATER METER SETTINGS MUST BE APPROVED BY THE CITY OF HUDSON. METERS SHALL BE MAGNETIC DRIVE, WITH A SCANCODE REMOTE READ, MUST READ IN CUBIC FEET, SET WITH VALVES BEFORE AND AFTER THE METER. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PROVIDE AND RUN A REMOTE WATER METER WIRE FROM THE PROPOSED WATER METER LOCATION TO THE VICINITY OF THE PROPOSED ELECTRIC METER LOCATION. CONTACT THE CITY SERVICE/WATER DISTRIBUTION DEPARTMENT FOR THE COMPLETE STANDARDS AND REQUIREMENTS FOR WATER METERS, PRESSURE REGULATORS, ETC.

18. FOR NEW WATER MAIN CONSTRUCTION THE DRAWINGS SHALL HAVE BEEN REVIEWED BY THE OHIO EPA AND WRITTEN APPROVAL RECEIVED PRIOR TO THE START OF CONSTRUCTION.

EXHIBIT A
GENERAL CONSTRUCTION NOTES

1. CONSTRUCTION OF THE SITE WORK AND UTILITIES SHALL BE GOVERNED BY THE CITY OF HUDSON'S "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THE PROJECT.

3. THE CONTRACTOR MUST ALERT THE OHIO UTILITY PROTECTION SERVICES AT 1-800-362-2764 AT LEAST 48 HOURS BEFORE ANY EXCAVATION IS TO BEGIN.
4. ALL EXISTING APPURTENANCES (UTILITY POLES, VALVES, HYDRANTS, MANHOLES, ETC.) ARE TO BE MAINTAINED BY THE CONTRACTOR UNLESS OTHERWISE SHOWN ON THE PLANS.

5. THE DESIGN ENGINEER CERTIFIES THAT ALL UTILITIES ARE SHOWN AS THEY APPEAR ON EXISTING RECORDS OR FIELD LOCATED.

6. ALL KNOWN ABOVE AND UNDERGROUND SERVICES HAVE BEEN NOTED ON THE DRAWINGS. THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ANY SERVICES DAMAGED DURING THE CONSTRUCTION OF THE PROJECT WHETHER SHOWN OR NOT ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SERVICE AS SOON AS POSSIBLE AT THE CONTRACTOR'S OWN EXPENSE.

7. VIDEO TAPING OF PROJECT SHALL BE DELIVERED AND ACCEPTED BY THE CITY OF HUDSON ENGINEERING DEPARTMENT A MINIMUM OF 14 CALENDAR DAYS PRIOR TO START OF CONSTRUCTION ACTIVITIES.

8. NOTIFY THE CITY OF HUDSON ENGINEERING DEPARTMENT A MINIMUM OF FORTYEIGHT HOURS (2 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION.

9. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS (2 WORKING DAYS) AFTER SUBMISSION OF A MINIMUM OF 6 APPROVED SETS OF PLANS AND ALL SHOP DRAWINGS APPLICABLE TO THE PROPOSED IMPROVEMENTS. A PRECONSTRUCTION MEETING MUST BE HELD PRIOR TO START OF ANY CONSTRUCTION.

10. THE LIMITS OF CLEARING AND GRADING SHALL BE FIELD STAKED AND LINED WITH ORANGE CONSTRUCTION FENCING 48 HOURS (2 WORKING DAYS) PRIOR TO THE PRECONSTRUCTION MEETING. AREAS BEYOND THE LIMITS OF CLEARING AND GRADING SHALL NOT BE DISTURBED INCLUDING THE STOCKPILE OF ANY MATERIALS OR CONSTRUCTION TRAFFIC.

11. ALL ROAD SURFACES, EASEMENTS, OR RIGHT-OF-WAY DISTURBED BY THE CONSTRUCTION OF ANY PART OF THESE IMPROVEMENTS ARE TO BE RESTORED ACCORDING TO THE CITY OF HUDSON "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION" AS DIRECTED BY THE CITY OF HUDSON AND/OR ITS ENGINEER.

12. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF HUDSON OR ITS REPRESENTATIVE IF SUSPECTED HAZARDOUS MATERIAL OR ANY OTHER MATERIAL THAT MAY CREATE A HEALTH RISK IS DISCOVERED ON SITE.

13. ALL DISTURBED STORM SEWERS AND/OR APPURTENANCES, SIGNS, GUARD RAILING, MAIL AND/OR PAPER BOXES, DRIVE CULVERTS, FENCES, TREES, LANDSCAPING, OR OTHER ITEMS DISTURBED BY THE CONSTRUCTION SHALL BE RESTORED OR REPAIRED TO AT LEAST THE BEFORE-CONSTRUCTION CONDITION.

14. ANY DEFECTS DISCOVERED IN NEW CONSTRUCTION, WORKMANSHIP, EQUIPMENT OR MATERIALS SHALL BE REPAIRED, OR CORRECTED BY APPROVED METHODS AS DIRECTED BY THE CITY OF HUDSON.

15. NUCLEAR COMPACTION TESTING SHALL BE REQUIRED FOR ALL FILL AREAS OVER TWO FEET (2') IN DEPTH, AT 6" LIFTS PER ASTM A-1557, 95 % MODIFIED.

16. APPROVAL BY THE CITY OF HUDSON ENGINEER CONSTITUTES NEITHER EXPRESSED NOR IMPLIED WARRANTIES AS TO THE FITNESS, ACCURACY, OR SUFFICIENCY OF PLANS, DESIGNS OR SPECIFICATIONS.

17. DURING TAPPING OF EXISTING UTILITIES, ANY TRAFFIC CONTROL REQUESTED OR REQUIRED BY THE CITY OF HUDSON WILL BE PROVIDED BY THE CONTRACTOR AT NO COST TO THE CITY.

18. COMPLIANCE WITH THE OCCUPATIONAL AND SAFETY ACT OF 1970 IS REQUIRED BY ALL CONTRACTORS ON THIS PROJECT.

19. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

20. ALL DISTURBED AREAS SHALL RECEIVE 4" OF TOPSOIL AND BE SEEDED AND MULCHED AS PER SECTION 9 - LANDSCAPING AND STREET TREES OF THE CITY'S "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION.

21. IF MUD, SOIL, OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS, OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AS DIRECTED BY THE CITY OF HUDSON OR ITS ENGINEER AT THE END OF EACH WORK DAY, OR AS REQUIRED DURING THE WORK DAY.

22. ALL PROPOSED SLOPES 3:1 OR STEEPER AND ALL EARTHEN DRAINAGE WAYS SHALL RECEIVE JUTE OR EXCELSIOR MATTING AS PER ODOT 667 OR 668.

23. ALL STORM SEWERS WITHIN PUBLIC RIGHTS-OF-WAY AND CITY OF HUDSON EASEMENTS SHALL BE PER SECTION 4 - STORM COLLECTION OF THE CITY'S "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION.

24. ALL PIPES SHALL BE PLACED OVER 4" OF BEDDING. BEDDING MATERIAL SHALL BE AS SPECIFIED IN CITY'S "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION, FOR THE TYPE OF PIPE.

25. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROL SHALL BE COORDINATED WITH THE CITY OF HUDSON POLICE DEPARTMENT.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANT TICKETS FOR ALL MATERIALS DELIVERED TO THE SITE. PLANT TICKETS MUST SHOW NET QUANTITY OF DELIVERED MATERIAL. MATERIAL DELIVERED OR PLACED WITHOUT PLANT TICKETS SHALL BE REMOVED AND PROPERLY DISPOSED AT THE EXPENSE OF THE CONTRACTOR.

27. ALL DELIVERED MATERIALS SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF HUDSON OR OTHER APPLICABLE AGENCIES. THE CITY OF HUDSON, OR ITS REPRESENTATIVE, RESERVES THE RIGHT TO REJECT ANY DELIVERED MATERIAL WHICH DOES NOT CONFORM TO THE APPLICABLE STANDARDS AND SPECIFICATIONS.

28. THE CITY OF HUDSON OR ITS REPRESENTATIVE, RESERVES, THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NONCONFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.

29. ALL CHANGES TO APPROVED DRAWINGS AND/OR SPECIFICATIONS MUST BE REAPPROVED BY THE CITY OF HUDSON PRIOR TO CONSTRUCTION.

30. ALL PAVING MATERIAL MUST BE PROVIDED BY ODOT CERTIFIED SUPPLIER. WRITTEN PROOF SHALL BE REQUIRED UPON DELIVERY OF MATERIALS. THE CERTIFIED MIX DESIGN MUST BE SUBMITTED TO, AND APPROVED BY, THE CITY OF HUDSON PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING.

31. CONTRACTOR/DEVELOPER SHALL PROVIDE ALL REQUIRED ROADWAY SIGNAGE AS PER ODOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES INCLUDING STREET IDENTIFICATION SIGNAGE PER CITY STANDARDS FOR ALL ASPECTS OF THE IMPROVEMENT.

32. ALL BONDS AND OR LETTERS OF CREDIT SHALL NOT BE RELEASED OR REDUCED AND NO WATER OR SANITARY SEWER CUSTOMERS CAN BE CONNECTED UNTIL ALL RECORD DRAWINGS HAVE BEEN SUBMITTED, REVIEWED AND APPROVED BY THE CITY OF HUDSON.

33. ALL WORK, EXCEPT SIDEWALKS, STREET TREES AND STREET LIGHTS, AS PART OF THESE PLANS SHALL BE COMPLETED, INCLUDING PUNCH LIST ITEMS AND DEFICIENCY WORK WITHIN 1 YEAR OF THE DATE OF APPROVAL BY THE CITY ENGINEER. SIDEWALKS, STREET TREES AND STREET LIGHTS SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE OF APPROVAL BY THE CITY ENGINEER.

34. FAILURE TO COMPLETE THE PROJECT IN ITS ENTIRETY AS APPROVED BY THE PLANNING COMMISSION, INCLUDING PUNCH LIST ITEMS, WILL RESULT IN THE CITY OF HUDSON HOLDING ALL FUTURE ZONING CERTIFICATES UNTIL ALL WORK HAS BEEN COMPLETED AND APPROVED.

35. MANUFACTURERS OR SUPPLIERS AFFIDAVIT FOR ALL CONSTRUCTION MATERIALS SHALL BE PROVIDED AS PER THE CITY'S "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION PRIOR TO THE START OF CONSTRUCTION.

36. THE CONSTRUCTION OF SANITARY SEWERS, WATER MAINS, LIFT STATIONS AND APPURTENANCES IS PROHIBITED UNTIL ALL PLANS HAVE BEEN APPROVED BY THE OHIO ENVIRONMENTAL PROTECTION AGENCY.

37. ALL SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HUDSON "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION.

38. ALL SANITARY SEWERS CONSTRUCTED IN SUMMIT COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES (SC-DOES) SERVICE DISTRICTS AND SERVED BY SC-DOES SHALL COMPLY WITH SC-DOES REQUIREMENTS.

39. SHOP DRAWINGS FOR THE PROPOSED LIGHT FIXTURES SHALL BE ATTACHED TO THE APPROVED LIGHTING PLAN AND SUBMITTED WITH THE SIX SETS OF PLANS AS REQUIRED IN NOTE 8. THE LIGHT FIXTURES SHALL HAVE A RECESSED LAMP, FLAT LENSES AND OPTIONAL HOUSE SHIELDING AVAILABLE. THE CITY MAY REQUIRE HOUSE SHIELDS TO BE ADDED AND OTHER MODIFICATIONS AFTER CONSTRUCTION AT THE EXPENSE OF THE CONTRACTOR.

40. THE OWNER SHALL SUBMIT A NOTICE OF INTENT (N.O.I.) APPLICATION TO THE OHIO ENVIRONMENTAL PROTECTION AGENCY (E.P.A.) AND OBTAIN AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) OR THE LATEST FEDERAL, STATE AND/OR LOCAL REGULATIONS. THE OWNER SHALL SUBMIT A COPY OF THE N.P.D.E.S. PERMIT TO THE CITY OF HUDSON 48 HOURS (2 WORKING DAYS) PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING.

CONSTRUCTION SEQUENCE NARRATIVE

1. *STAKEOUT LIMITS OF DISTURBANCE AND INSTALL ORANGE CONSTRUCTION FENCE TO CLEARLY DEMOSTRATE THE BOUNDARY OF OF CONSTRUCTION.*
2. *PROVIDE SAFE AND SECURE PEDESTRIAN AND VEHICULAR TRAFFIC CIRCULATION THROUGHOUT THE ENTIRETY OF THE CONSTRUCTION SEQUENCE WITH WELL DEFINED CONSTRUCTION BOUNDARIES TO BE ACCESSED BY CONSTRUCTION PERSONNEL ONLY. (SEE "STATIONARY OPERATIONS ON THE SHOULDER" DETAIL). ALL CONTROLS ARE TO BE THOROUGHLY INSPECTED BY THE CONTRACTOR UPON THE COMPLETION OF EACH WORK DAY AND MAINTAINED THROUGHOUT THE REQUIRED LIFE OF THE CONTROL AS SPECIFIED BY THE APPROVED PLANS.*
3. *CONTRACTOR SHALL COMPLETE AND SUBMIT A MAINTENANCE OF TRAFFIC PLAN & SEQUENCE OF CONSTRUCTION TO THE CITY OF HUDSON. ALL OPERATORS AT THE CONSTRUCTION SITE ARE REQUIRED TO APPROVED TO PERFORM WORK IN THE CITY OF HUDSON.*
4. *USE EXISTING DRIVE APRON OFF 1ST ST. AS CONSTRUCTION ENTRANCE FOR ACCESS TO CONSTRUCTION AREAS OF SITE AND UTITIZE AS LONG AS POSSIBLE BEFORE REMOVAL & REPLACEMENT.*
5. *DELIVER CONSTRUCTION TRAILER TO SITE AND ESTABLISH TEMPORARY POWER AND TELEPHONE SERVICE.*
6. *ALL TEMPORARY UTILITY SERVICES SHALL BE THE RESPOSIBILITY OF THE CONTRACTOR.*
7. *BEGIN CLEARING AND GRUBBING IN THE AREAS OF THE SITE NOT UTILIZED FOR STAGING & CONSTRUCTION INGRESS/EGRESS.*
8. *TEMPORARILY STORE MATERIAL EXCAVATED FOR CONSTRUCTION AT DESIGNATED AREAS. MATERIAL TO BE MAINTAINED FOR DUST CONTROL BY USE OF A COVER OR OTHER METHODS APPROVED BY OHIO EPA.*
9. *INSTALL CONCRETE CURBS(WHERE APPLICABLE) AND PAVEMENT SUBBASE. BEGIN BITUMINOUS OR CONCRETE PAVING, REMOVING STONE CONSTRUCTION ENTRANCE ONLY WHEN NECESSARY.*
10. *ALL UTILTIES TO REMAIN IN PLACE FOR EXISTING OFFICE BUILDING.*
11. *MAINTAIN SIDEWALK ACCESS ALONG W. STREETSBORO ROAD AT ALL TIMES AND ACCESS TO EXISTING OFFICE BUILDING AS WELL.*
12. *UPON REMOVAL OF SIDEWALK ALONG WEST SIDE OF PROJECT (1ST ST.), PEDESTRIANS TO UTILIZE CROSSWALKS TO ACCESS SIDEWALK CONNECTIONS AT WEST SIDE OF 1ST ST.*
13. *APPROXIMATE CONSTRUCTION TO BEGIN 6/1/16 AND IS ESTIMATED TO BE COMPLETED 6/1/17.*

GENERAL NOTES

LAND DESIGN consultants
www.LDCInc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborne Drive, Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND

DATE 2/16/16
SCALE: HOR. NA
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FILENAME BASE
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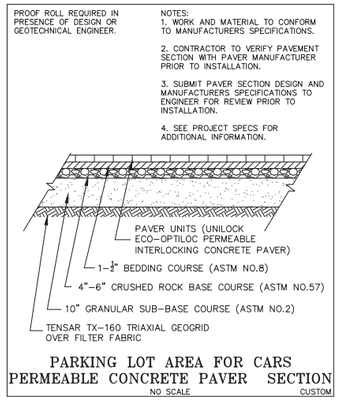
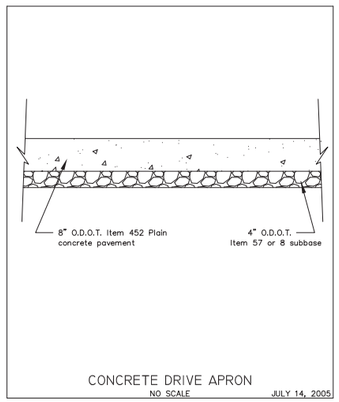
TAB NAME GNOTES

Merino' Block Development
First Street & Park Lane
City of Hudson - Summit County - Ohio

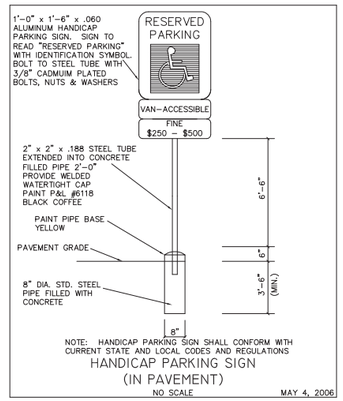
SHEET 7 OF 9
CONTRACT No. RDLAR1-1501



PARKING LOT AREA FOR CARS
PERMEABLE CONCRETE PAVER SECTION
NO SCALE CUSTOM



CONCRETE DRIVE APRON
NO SCALE JULY 14, 2005



HANDICAP PARKING SIGN
(IN PAVEMENT)
NO SCALE MAY 4, 2006

In-service Inspection Checklist for:
Permeable Interlocking Concrete Pavements

Vacuum surface openings in dry weather to remove dry, encrusted sediment. These appear as small, curled "potato chips". Vacuum and sweeper settings may require adjustment to prevent uptake of aggregate in the pavement openings and joints.

Inspect after at least one major storm per year.

Maintained vegetation around pavement to filter runoff.

No standing water on the surface after storms.

Repair ruts or deformations in pavement exceeding ½ in. or 13 mm.

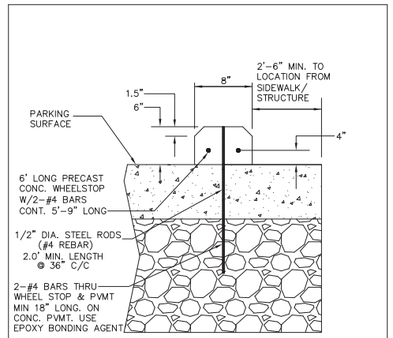
Repair pavers more than ¼ in. or 6 mm above/below adjacent units.

Replace broken units that impair the structural integrity of the surface.

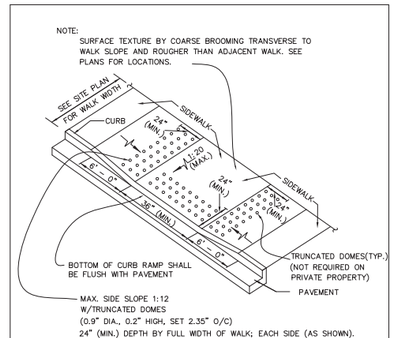
Replenish aggregate joint materials as needed.

Check drain outfalls for free flow of water.

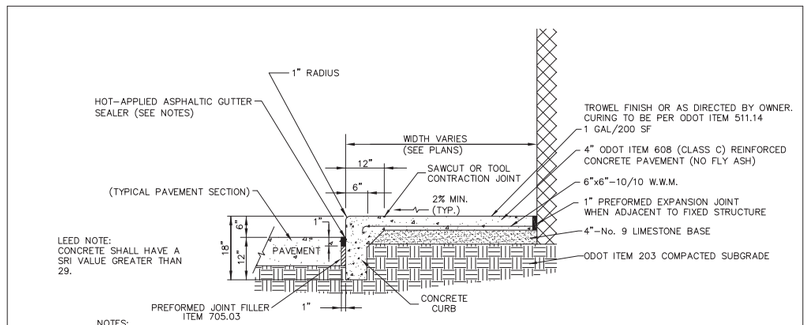
Check outflow from observation well (or catch basin at project site outlet) annually.



CONCRETE WHEEL STOP DETAIL
NO SCALE MARCH 29, 2005

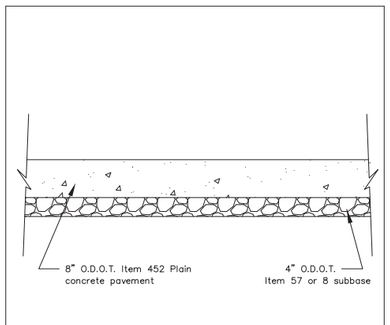


HANDICAP RAMP DETAIL
NO SCALE

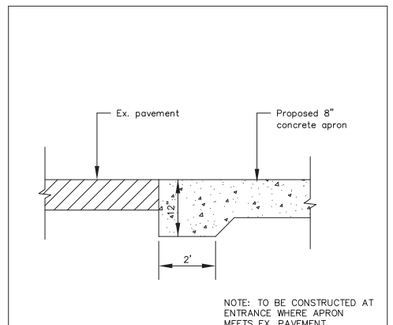


NOTES:
1. SAWCUT CONTRACTION JOINTS AT FIVE FOOT (5') INTERVALS AND CONSTRUCT EXPANSION JOINTS AT THIRTY FOOT (30') INTERVALS. SEE JOINT DETAILS.
2. ALL CONCRETE SHALL BE O.D.O.T. ITEM 608 CLASS C UNLESS OTHERWISE DIRECTED BY ENGINEER OR LOCAL AUTHORITY.
3. PROVIDE HOT APPLIED ASPHALTIC SEALER/FILLER - ODOT 705.04/ODOT 705.03, ASTM D 3405 AT ALL SURFACES WHERE THE ASPHALT PAVEMENT ABUTS THE CONCRETE CURB (TYPICAL).
4. SEE ARCHITECTURAL PLANS FOR FROST SLAB LOCATIONS AT DOORWAYS.

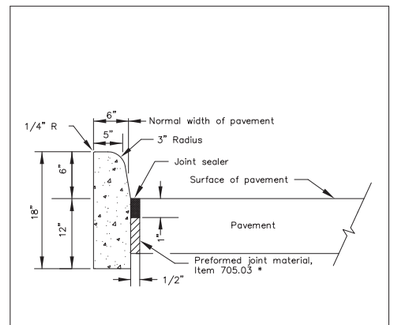
INTEGRAL CURB / WALK DETAIL
NO SCALE JAN 7, 2010



CONCRETE DUMPSTER PAD
& LOADING AREA
NO SCALE



THICKENED EDGE PAVEMENT DETAIL
NO SCALE MARCH 30, 2005



TYPE 6 CONCRETE CURB
NO SCALE MARCH 29, 2005

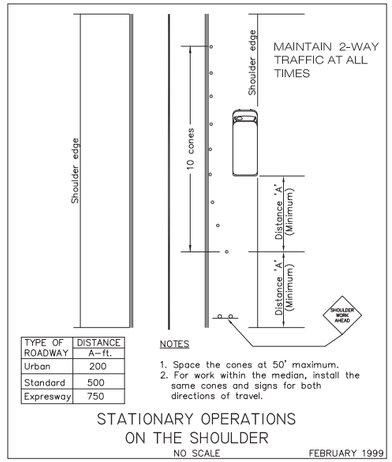
CIVIL DETAILS

LAND DESIGN consultants
ENGINEERS PLANNERS SURVEYORS
www.LDCInc.net
9025 Osborne Drive Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
L.D.C. Inc. d.b.a.

DATE 2/16/16
SCALE: HOR. NA
VERT.
FILENAME BASE
COMPUTER S:
TAB NAME DETAILS

Merino' Block Development
First Street & Park Lane
City of Hudson - Summit County - Ohio

SHEET 8 OF 9
CONTRACT No.
RDLAR1-1501



TYPE OF ROADWAY	DISTANCE A–ft.
Urban	200
Standard	500
Expresway	750

NOTES

1. Space the cones at 50' maximum.
2. For work within the median, install the same cones and signs for both directions of travel.

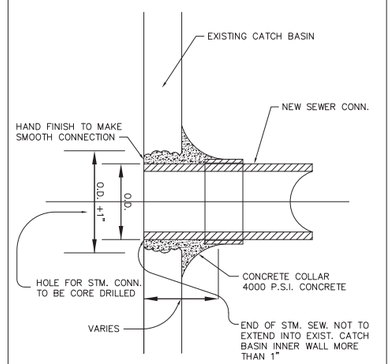
STATIONARY OPERATIONS ON THE SHOULDER

NO SCALE FEBRUARY 1999

NOTE:
In all cases where a sanitary sewer or lateral crosses over or under waterline and/or storm sewer with less than 18" clearance, then sanitary pipe material shall be Class 52 Ductile Iron Pipe.
The D.I.P. section shall be the length specified on the plans, centered across the pipe or pipes for which clearance is less than 18". The length of D.I.P. crossing shown on the plan is either in fulll or half increments of standard D.I.P. length and may vary slightly according to manufacturer.

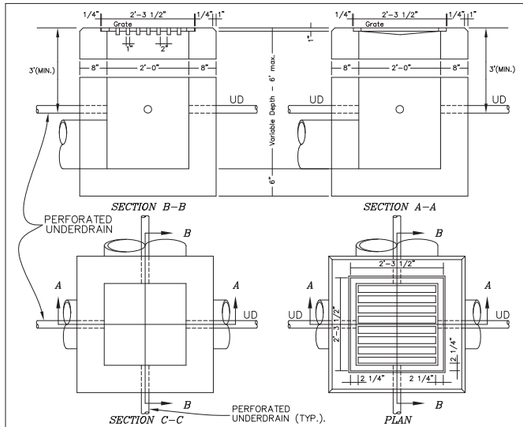
SANITARY CROSS-OVER DETAIL

NO SCALE May, 20th, 2002



STORM SEWER CONNECTION TO EXISTING CATCH BASIN

NO SCALE JULY 26, 2005



SEE PAVEMENT NOTES SHEET 4

LOCATION and elevation when given on the plans is top center of the grate.

GRATING
To Be East Jordan No. 5110 w/ Type M3 Grate (or equal).

BRICK, concrete block or cast–in–place walls have a nominal thickness of 8 inches. Precast walls shall have a minimum thickness of 6 inches and be reinforced sufficiently to permit shipping and handling without damage.

2–2–B GRATE elevation to be placed 4 to 6 inches below normal elevations of median or ditch flow line returning to normal 10 feet each side of basin.

CONCRETE, cast–in–place, to be Class "C". All precast concrete shall meet the requirements of 706.13 with 6% plus or minus 2% air void content in the hardened concrete and be marked with catch basin number.

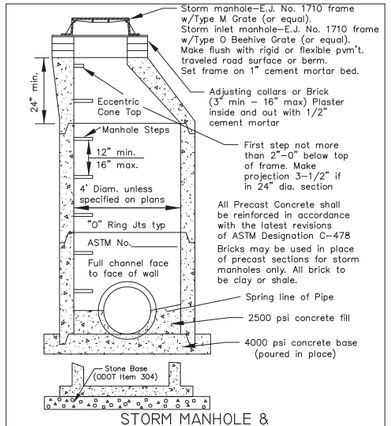
OPENINGS for pipes shall be O.D. +2" when fabricated or field cut.

THIS DETAIL IS INTENDED TO DETAIL THE ODOT STANDARD 2–2–B CATCH BASIN

NOTE: UNDERDRAIN DESIGN TYPICAL FOR ALL NEW CATCH BASIN(S) IN PAVEMENT.

CATCH BASIN 2–2–B W/UNDERDRAINS

NO SCALE JULY 14, 2005

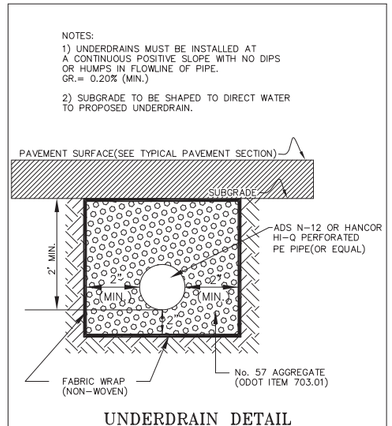


STORM MANHOLE & STORM INLET MANHOLE DETAIL

NO SCALE NOVEMBER 17, 2005

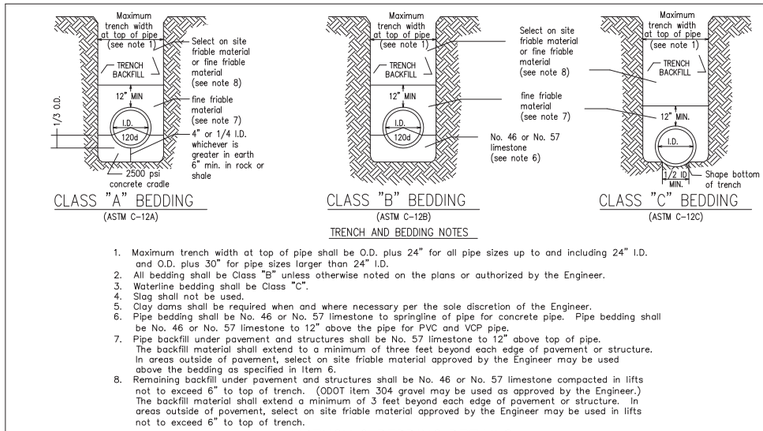
NOTES:
1) UNDERDRAINS MUST BE INSTALLED AT A CONTINUOUS POSITIVE SLOPE WITH NO DIPS OR HUMPS IN FLOWLINE OF PIPE. GR.= 0.20% (MIN.)

2) SUBGRADE TO BE SHAPED TO DIRECT WATER TO PROPOSED UNDERDRAIN.



UNDERDRAIN DETAIL (PARKING AREA)

NO SCALE JULY 14, 2005



TRENCH AND BEDDING NOTES

1. Maximum trench width at top of pipe shall be O.D. plus 24" for all pipe sizes up to and including 24" I.D. and O.D. plus 30" for pipe sizes larger than 24" I.D.
2. All bedding shall be Class "B" unless otherwise noted on the plans or authorized by the Engineer.
3. Waterline bedding shall be Class "C".
4. Slag shall not be used.
5. Clay dams shall be required when and where necessary per the sole discretion of the Engineer.
6. Pipe bedding shall be No. 46 or No. 57 limestone to springline of pipe for concrete pipe. Pipe bedding shall be No. 46 or No. 57 limestone to 12" above the pipe for PVC and VCP pipe.
7. Pipe backfill under pavement and structures shall be No. 57 limestone to 12" above top of pipe. The backfill material shall extend to a minimum of three feet beyond each edge of pavement or structure. In areas outside of pavement, select on site friable material approved by the Engineer may be used above the bedding as specified in Item 6.
8. Remaining backfill under pavement and structures shall be No. 46 or No. 57 limestone compacted in lifts not to exceed 6" to top of trench. (ODOT item 304 gravel may be used as approved by the Engineer.) The backfill material shall extend a minimum of 3 feet beyond each edge of pavement or structure. In areas outside of pavement, select on site friable material approved by the Engineer may be used in lifts not to exceed 6" to top of trench.

TRENCH & BEDDING DETAILS

NO SCALE JUNE 20, 2005

CIVIL DETAILS

LAND DESIGN consultants
www.LDCInc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborne Drive, Mentor, Ohio 44060
TEL.: (440) 255-8463 (440) 951-LAND
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SHEET 9 OF 9
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