

— O H I O —  
**HUDSON** 

COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

---

DATE: July 7, 2016

TO: City of Hudson Planning Commission for July 11, 2016 Meeting

FROM: Greg Hannan, City Planner  
Mark Richardson, Community Development Director

SUBJECT: Site Plan Review for 750 West Streetsboro Street - Parking Expansion for Christ Community Chapel

ZONING: District 1 – Rural Residential Conservation

PC Case No: 2016-15

---

**Project Introduction**

Application has been received for a proposed parking expansion for Christ Community Chapel. The proposed project includes installation of 114 parking spaces to the southwest of the facility.

The subject property is adjacent to commercial/industrial development within District 6 to the north and west. Single family residential development within District 1 is abutting to the east and south, approximately 200 feet from the project area.

The following information is attached to this report.

1. Preliminary comment letter from Greg Hannan, City Planner, dated June 16, 2016 based on the May 31, 2016 submittal.
2. Preliminary comment letter from Thom Sheridan, City Engineer, dated June 23, 2016 based on the May 31, 2016 submittal.
3. Planning Commission Decision for case No 2006-03 dated April 10, 2006.
4. Site plan submittal from Thorson Baker Associates, Inc. received June 29, 2016.

**Applicable Zoning District Standards, Section 1205**

Staff compared the proposal to zoning district standards and found the proposal to be in compliance with applicable standards. We note the following:

The proposed siting of the parking lot to the rear of the structure and the 200+foot setback from Terex Road and adjacent residential development are acceptable.

**Chapter 1206 – Use Standards**

The existing place of religious worship is permitted as a conditional use within District One. Because no new land is being added to the church a new conditional use is not necessary. Staff

notes the proposed parking is in compliance with the following general criteria and standards applicable to conditional uses per Section 1206.02(b).

- (1) The use is consistent with the policies and intent of the City of Hudson Comprehensive Plan.*
- (2) The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses.*
- (3) The use can generally be accommodated on the site consistent with any architectural and design standards set forth in the applicable district regulations of this Code.*
- (4) Access points to the property are located as far as possible from road intersections and adequate sight distances are maintained.*
- (5) On-site and off-site traffic circulation patterns shall not adversely impact adjacent uses or result in hazardous conditions.*
- (6) The use will be adequately served by public facilities and services*
- (7) The use provides adequate off-street parking on the same property as the use.*
- (8) The use will be screened with fencing and/or landscaping in excess of what is required in Section 1207.04 of this Code if the use may otherwise result in an adverse impact on adjacent property benefiting from such screening.*
- (9) The residential use is proposed at a density consistent with that of the existing neighborhood density.*

#### **Applicable Zoning Development and Site Plan Standards, Section 1207**

Staff compared the proposal to zoning development and site plan standards. We comment on the following:

##### Wetland/Stream Corridor Protection:

A variance was granted in 2006 per BZBA Case No. 2006-02 to fill two small wetland areas on the property as part of a previous parking expansion. The development area is setback approximately 90 feet from the nearest residual wetlands identified in 2006.

##### Landscaping

Bufferyard D (25 feet) is applicable to the adjacent residential development to the south and east. The plans appropriately propose the planting of Norway spruce trees in addition to preservation of existing vegetation. The proposed 114 space parking expansion is required to provide at least 1,824 square feet of interior landscaping. The plans proposed adequate interior planting areas; however, shade trees must be incorporated within the landscaping island adjacent to the storage shed.

Parking: The site was previously before the Planning Commission for a parking expansion in 2006 per case 2006-003 (decision attached). Parking supply and demand was studied extensively at that time. The project initially presented to the BZBA per docket 2006-02 proposed an increase in parking supply to a total of 923 spaces; however, was revised to a total of 760 spaces as part of the Planning Commission approval. The PC approval at that time included a condition that the applicant may apply for future parking expansions, but that total number of parking spaces may not exceed a total of 923 on-site spaces as presented to the BZBA. The proposed expansion of 114 spaces establishes a facility total of 871 spaces.

**Engineering:** City Engineer Thom Sheridan has completed a preliminary review. Mr. Sheridan has requested additional information related to the proposed disturbed area and documentation related to the existing stormwater management basin's capacity to accommodate the additional impervious surface.

**Findings:**

The staff finds that the application is in substantial compliance with the use, zoning development site plan, and other governmental regulations, and land disturbance and grading review contained in Section 1204.04.

**Required PC Action, Chapter 1203.09(g)(3)**

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

**Recommendation**

Approve the site plan in Case 2016-15 for expansion of the parking at 750 West Streetsboro Street for Christ Community Chapel according to plans received June 29, 2016 with the following conditions:

1. Incorporate shade trees within the landscaping island adjacent to the storage shed.
2. The comments of City Engineer Thom Sheridan must be addressed per the June 23, 2016 correspondence.
3. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
4. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.

— O H I O —  
**HUDSON** 

COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

June 16, 2016

Richard Schuping

Christ Community Chapel

RE: PC 2016-15 - Site Plan review for Hudson Community Chapel

Mr. Schuping:

Thank you for your submission of the site plan application for the parking lot expansion proposed for Christ Community Chapel at 750 West Streetsboro Street. The application has been scheduled for the Planning Commission (PC) agenda for the July 11, 2016 meeting. In preparation for such, I am forwarding preliminary comments related to compliance with the Land Development Code (LDC). Our goal is to provide you an opportunity to respond to the below comments by June 29, 2016. We will revise the comments accordingly for the staff report scheduled to be issued on July 6, 2016. Additionally I am available to meet and review the comments at your convenience.

### **Chapter 1205 – District Regulations**

#### **1205.04 District 1: Rural Residential Conservation**

The proposed siting of the parking lot to the rear of the structure and 200+foot setback from Terex Road are acceptable.

### **Chapter 1206 – Use Standards**

The existing place of religious worship is permitted as a conditional use within District One. Because no new land is being added to the church a new conditional use is not necessary. Staff notes the proposed parking is in compliance with the applicable conditional use standards.

### **Section 1207 Zoning Development and Site Plan Standards**

#### **Section 1207.03 Wetlands**

A variance was granted in 2006 per BZBA Case No. 2006-02 to fill two small wetland areas on the property as part of a previous parking expansion. The delineation submitted at that time did not depict any wetlands within the proposed project area; however, two minor wetland areas were present south of the project area. An updated wetland delineation must be submitted for the project area or documentation submitted from Floyd Brown Group indicating the previously delineated areas have not changed.

**Section 1207.04 Landscaping/Buffering**

Bufferyard D (25 feet) is applicable to the adjacent residential development to the south and east. The proposed development area is located on the interior of the site, at least 200 feet from adjacent development. Preservation of the existing vegetation along with the proposed plantings comply with the applicable bufferyard requirements. The plans must be revised to clearly indicate the proposed limits of disturbance. The proposed 114 space parking expansion is required to provide at least 1,824 sq ft of interior landscaping. The required islands can be accommodated by the two islands at the east of the parking lot (1,060 sq ft total) and incorporation of plantings adjacent to the shed. The islands must also accommodate shade trees and plantings/ground covers.

**Section 1207.07 Stormwater Management/Drainage/Erosion**

Stormwater management will be reviewed by the Engineering Department. Staff understands the existing stormwater detention basins on the property were designed to accommodate the proposed increase in impervious surface.

**Section 1207.12 Off-Street Parking and Loading Requirements**

The site was previously before the Planning Commission for a parking expansion in 2006 per case 2006-003. Parking supply and demand was studied extensively at that time. The project initially proposed to BZBA per docket 2006-02 proposed an increase in parking supply to a total of 923 spaces; however, was revised to a total of 799 spaces as part of the Planning Commission approval. Part of the PC approval included a condition that the applicant may apply for future parking expansions not exceed a total of 923 on-site spaces as presented to the BZBA. Additional information is needed regarding the current and proposed parking counts for the facility to confirm compliance with the maximum count of 923 stated in the previous Planning Commission decision.

**City Arborist Comments**

Below are comments received from Public Works Superintendent-City Arborist Tom Munn:

1. HPP electric underground lines serve the existing shed. Project should provide new wiring conduit and routing. Hudson Public Power has provided the attached mark up noting the location of existing underground electrical.
2. Water service line to existing shed will need to be moved / protected.

**Additional Comments:**

1. An overall view of the site must be added to the plans to depict the project area in relation to the full site and the setback from adjacent property lines.

**Summary**

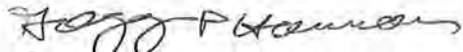
Please address the following with a revised submittal by June 29, 2016:

1. Submit an updated wetland delineation for the project area or documentation from Floyd Brown Group that the previously delineated areas have not changed. Additionally the wetland areas south of the parking improvements from the 2005 delineation must be added to the plans.

2. Revise the landscape plan to incorporate interior island plantings adjacent to the shed. All interior landscaping areas must be revised to incorporate shade trees and plantings/ground covers.
3. Indicate the existing and proposed parking count for the facility.
4. Incorporate an overall view of the site must be added to the plans to depict the project area in relation to the full site and the setback of the from adjacent property lines.

Please contact me for any assistance I can provide.

Sincerely,



Gregory P. Hannan, AICP  
City Planner

CC: Mark Richardson, Community Development Director  
Thom Sheridan, City Engineer

Existing Parking Lot

Existing Shed

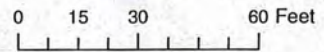
Proposed Parking Lot Expansion

EXISTING UNDERGROUND SECONDARY ELECTRIC NEEDS TO BE LOCATED AND MARKED.

secondary underground



Electrical Distribution  
CHRIST COMMUNITY CHAPEL  
PARKING LOT EXPANSION



Drawn by: Bee  
Hudson Public Power  
6/13/16

All data on this map were created for the City of Hudson to assist City Departments in management and planning activities. The suitability of this map for any other use is not guaranteed and the user assumes all risk for such uses. The City of Hudson, Ohio, assumes no legal responsibility for the information on this map. Users noting errors or omissions are encouraged to contact the City of Hudson Geographic Information Services at 330-342-1363.



OHIO

# HUDSON

ENGINEERING • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1770

**Date:** June 23, 2016

**To:** Greg Hannan, City Planner, Community Development

**From:** Thomas J. Sheridan, P.E., P.S., City Engineer

**Re:** **Christ Community Chapel – Parking Lot Expansion**

The City of Hudson Engineering Department has reviewed the plans submitted May 31, 2016.

Note: The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website [www.hudson.oh.us](http://www.hudson.oh.us) under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1770) if you would like a cost for the printed version.

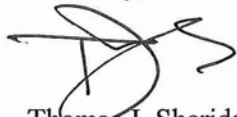
The City of Hudson Engineering Department has the following review comments that shall be addressed and any necessary revisions resubmitted:

1. Provide the total area of disturbance for this site and show on the grading plan a 'line' for the limits in order for our inspector during construction. This includes any stockpiled material or other areas disturbed during construction around the perimeter of the proposed parking area. A submittal to Summit Soil and Water and Notice of Intent to the OEPA may be necessary if the site exceeds 1 acre.
2. Will any material be stockpiled on site or will it be removed and hauled to another offsite location? If it is stockpiled on site (temp. or perm.) please include the grading lines for our review and comment on the plan. If it is removed, the location (address) of the site shall be provided to the City Inspector and all proper sediment control shall be used at the offsite fill site per the County requirements in which the fill site is located.
3. Note, based on item #1 and if a SWPPP needs to be submitted for this site, a minimum of silt fence and inlet protection shall be properly shown with details on installation for this site.
4. Provide the necessary documentation to the City detailing the existing storm water management on this site and water quality features (if needed) are sized for this proposed impervious area for our review. A letter summarizing this information and any documentation by an Ohio Professional Engineer (Signed and Stamped) will be required. If this area was not included, a detailed storm water management report will be required per the City of Hudson Storm Water Management Section 5 of the Engineering Standards.
5. A Hudson GIS Map (Available on our website) was provided to George Roth detailing an existing waterline and existing electric line that will most likely be impacted with the construction of this site and shall be shown. Please contact OUPS for a proper mark-out of the site.



If you have any questions, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Sheridan', with a stylized flourish extending to the right.

Thomas J. Sheridan, P.E., P.S.  
Hudson City Engineer

C: T. Calabro  
File.

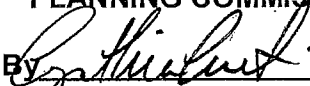
DECISION

Based on the evidence and representation to the Commission by Jack Baumann, Braun & Steidl Architects, 1041 West Market Street, Akron, Ohio, as applicant, and Hudson Community Chapel, 750 West Streetsboro Street, Hudson, Ohio, as property owner; affected property owners, consultants, City staff and other interested parties, at a Special Meeting on February 27, 2006 and at a Regular Meeting of April 10, 2006, of the Planning Commission held at Town Hall, 27 East Main Street, Hudson, the Commission hereby approves the Conditional Use and Site Plan applications for Case No. 2006-003 for a parking lot expansion at Hudson Community Chapel, 750 West Streetsboro Street, according to plans dated March 22, 2006 provided the following conditions are addressed:

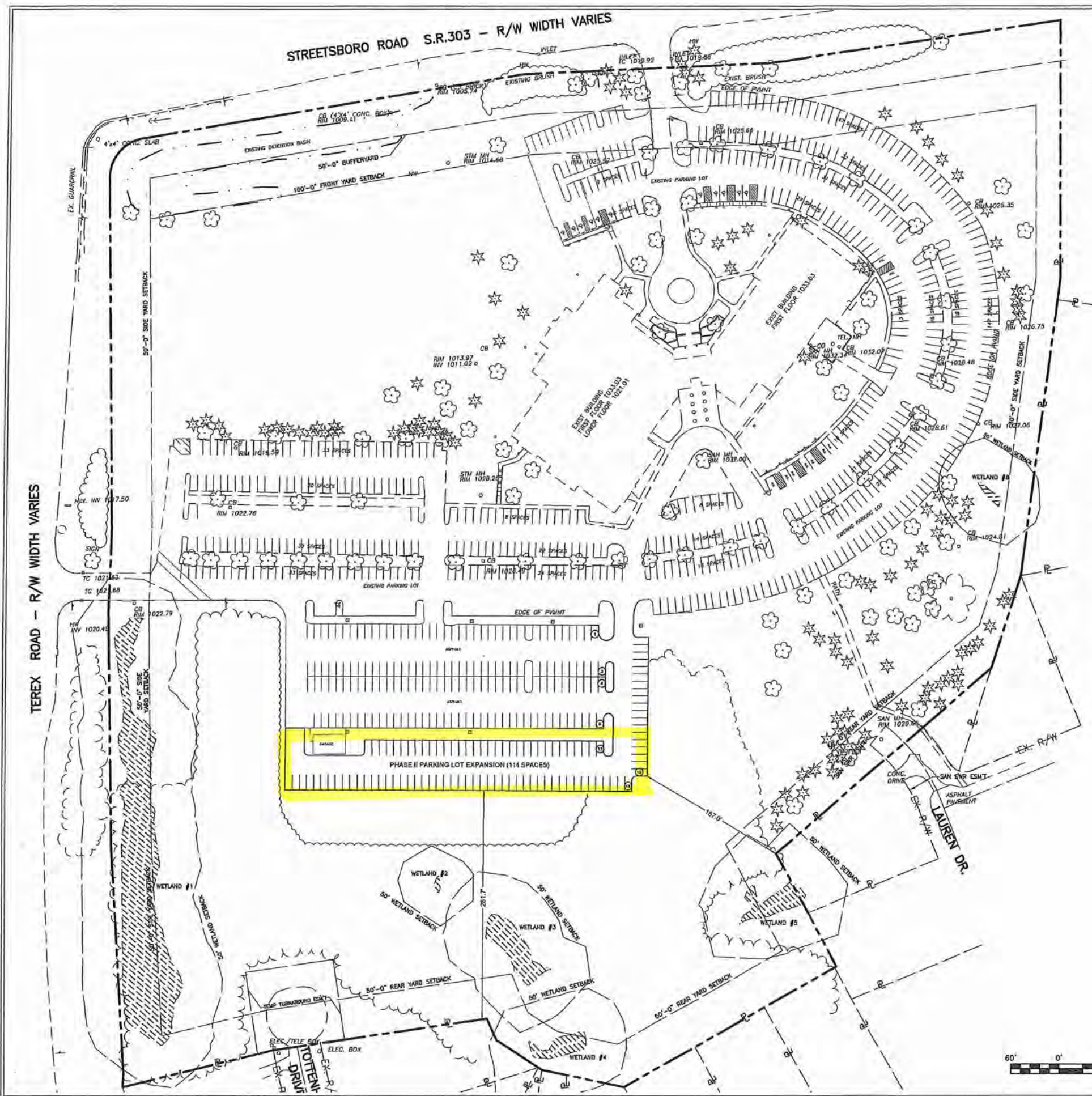
1. Plans must be revised to show the following:
  - a. Plans must be marked so that all references to "Phase II" or "Future Parking" are noted as not being approved and such plans be signed by an authorized representative of the applicant.
  - b. Landscape plans must be revised to address any comments not addressed in a letter from John Vittum, City landscape consultant, dated February 13, 2006. A letter of credit in an amount of 110% of the cost of completing the landscaping is to be provided prior to release of the Zoning Certificate.
  - c. Plans must be revised to address any comments not addressed in a letter from Charles A. Hauber, City engineering consultant, dated February 15, 2006. Plans need not show curbing along the south boundary of the parking area.
  - d. Plans must be revised to address Summit Soil and Water Conservation District's letter dated February 10, 2006.
  - e. Incorporate by reference the new parking calculations amended on page C-101 to be 25, 139, 12, 164, and 618 (770 in total) respectively, as changed and corrected at the meeting, and this sheet should be signed by a representative of the applicant.
2. The applicant may apply in the future for additional parking up to 923 spaces, the amount of parking on site plans presented to the Board of Zoning and Building Appeals ("BZBA") during its deliberations without implying any promise additional parking would be approved in the future.
3. All conditions of the BZBA decision dated February 17, 2006, must be honored except any requirements for curbing.
4. A permit from the US Army Corps of Engineers to fill wetland must be submitted.
5. Satisfaction of the above conditions prior to the scheduling of a preconstruction meeting with City officials and no clearing, grading or construction of any kind shall commence prior to the issuance of a Zoning Certificate.
6. Before scheduling a preconstruction meeting, the applicant shall install silt fencing and/or polypropylene fencing to mark and protect approved clearing limits, which shall be maintained by the applicant.

Dated: April 10, 2006

CITY OF HUDSON  
PLANNING COMMISSION

By   
CYNTHIA CURTIN, CHAIR





**GENERAL SITE INFORMATION**

SITE IS LOCATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT STATE OF OHIO & KNOWN AS BEING PART OF ORIGINAL LOT 31 & 41.

**SURVEY** SURVEY IS PROVIDED IN HAVD 88 ELEVATION DATUM.

**PARCEL#** 3097723, 3099494, 3099095

**DOCUMENT#** OF LAST INSTRUMENT CONVEYING TITLE: 54079221, 54079222, 54932348

**EXISTING USE** IS CHURCH FACILITY  
 ADJACENT LAND USE NORTH = BUSINESS PARK  
 ADJACENT LAND USE SOUTH = SINGLE FAMILY HOMES  
 ADJACENT LAND USE EAST = SINGLE FAMILY HOMES  
 ADJACENT LAND USE WEST = SINGLE FAMILY HOMES

**PROPOSED USE** IS PARKING LOT EXPANSION

**ZONING**  
 SITE IS ZONED AS SUBURBAN RESIDENTIAL DISTRICT  
 ADJACENT ZONING NORTH = WESTERN HUDSON GATEWAY  
 ADJACENT ZONING SOUTH = SUBURBAN RESIDENTIAL DISTRICT  
 ADJACENT ZONING EAST = SUBURBAN RESIDENTIAL DISTRICT  
 ADJACENT ZONING WEST = WESTERN HUDSON GATEWAY

**FINISHED FLOOR ELEVATION** = 1033.03

**FLOOD PLAIN** - AREA 'C' (AREAS OF MINIMAL FLOODING)  
 100 YEAR FLOOD PLAIN - 2'00" FROM BUILDING  
 SOURCE: FLOOD INSURANCE RATE MAP

**WATER SOURCE** - NO NEW SERVICE

**SANITARY SEWER** - NO NEW SERVICE

**PARKING CALCULATION**

923 - ALLOWABLE PARKING SPACES  
 114 - NEW SPACES - PHASE II  
 1760 - TOTAL - EXISTING SPACES  
 3 - SPACES LOST THROUGH RECONFIGURATION  
 871 - TOTAL ON SITE PARKING (INCLUDING 24 HC.)

**PARKING AREA BUFFERS**  
 EXISTING WOODS AND BRUSH WILL BE PRESERVED WHERE POSSIBLE. ADDITIONAL PLANTING WILL BE INSTALLED TO PROVIDE VISUAL BUFFER TO ADJACENT PROPERTIES.

**LANDSCAPING OF ISLAND PARKING LOTS**  
 ISLANDS WILL BE PLANTED WITH SHADE TREES WITH SHRUBS BELOW.

**NOI APPLICATION**  
 A NOTICE OF INTENT (NOI) APPLICATION HAS BEEN SUBMITTED TO OHIO EPA.

**WETLAND CHART (2005)**

WETLAND	SIZE (ACRE)	CLASSIFICATION	DRM SCORE/CATEGORY	WETLAND FILLED
#1	0.454 AC.	DEPRESSIONAL SCRUB-SHRUB/EMERGENT	29/1	
#2	0.002 AC.	DEPRESSIONAL FORESTED/SCRUB-SHRUB	33/1-2 GRAY ZONE	
#3	0.062 AC.	DEPRESSIONAL FORESTED/SCRUB-SHRUB	33/1-2 GRAY ZONE	
#4	0.029 AC.	DEPRESSIONAL FORESTED/SCRUB-SHRUB	33/1-2 GRAY ZONE	
#5	0.014 AC.	DEPRESSIONAL EMERGENT	23/1	
#6	NOT USED			
#7	NOT USED			
#8	0.006 AC.	DEPRESSIONAL EMERGENT	19/1	
<b>TOTAL</b>	<b>0.644 AC.</b>			<b>0.037 AC.</b>

**LEGEND**

EXISTING WETLAND (2005)

60' 0' 60' 120' **GENERAL PLAN** 1"=60'

2 WORKING DAYS  
**BEFORE YOU DIG**  
 CALL TOLL FREE: 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

PARKING LOT EXPANSION

**CHRIST COMMUNITY CHAPEL**

750 WEST STREETSBORO STREET  
 HUDSON, OHIO 44236

SHEET ISSUE: PC SUBMITTAL  
 ISSUE DATE: 5/31/2016

MARK	DATE	DESCRIPTION
1	6/29/16	PC COMMENTS

PROJECT NO: 2016-0533  
 CURRENT DATE: 6/29/2016

**GENERAL PLAN**

**C100**

**Thorson Baker + Associates**  
 CONSULTING ENGINEERS

3030 West Streetsboro Road  
 Richfield, Ohio 44286


(330) 659-6688 Ph.  
 (330) 659-6675 Fax

\p\proj\2016\0533\CD\GENPLAN.dwg (6/29/2016 10:04:11 AM) \$DWG\$




**DEMOLITION NOTES**

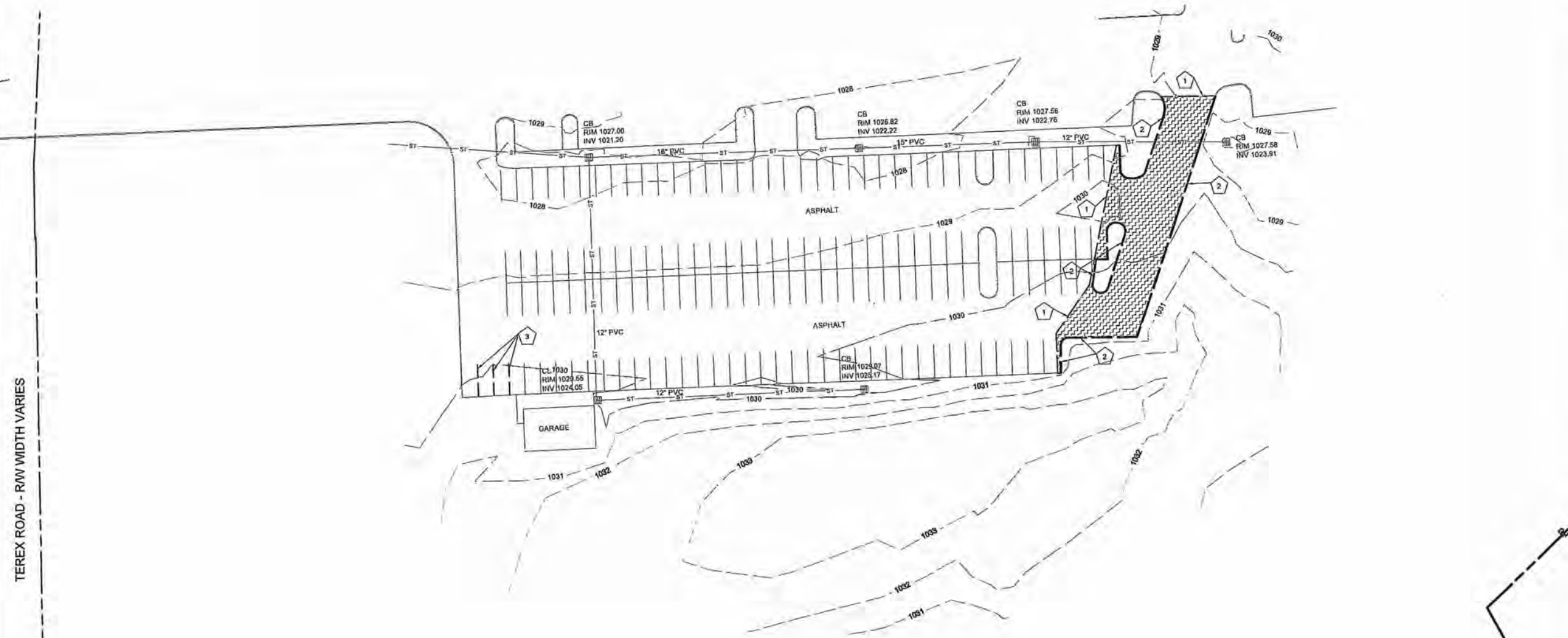
1. THE GENERAL CONTRACTOR SHALL NOTIFY O.U.P.S. AT 1-800-362-2764 AND O.G.P.U.P.S. AT 1-800-925-0988 A MINIMUM OF TWO DAYS BEFORE THE START OF CONSTRUCTION.
2. REMOVAL OF STRUCTURES AND OBSTRUCTIONS: BUILDINGS, FOUNDATIONS, STRUCTURES, ASPHALT AND CONCRETE PAVEMENT, AND UTILITIES ABOVE AND BELOW GROUND SHALL BE REMOVED AND DISPOSED OF OFF SITE WITHIN STANDARDS AS OUTLINED WITHIN THE CURRENT OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" MANUAL UNDER ITEM 202.
3. TREES AND OTHER SITE FEATURES NOTED TO REMAIN SHALL BE PROTECTED THROUGHOUT CONSTRUCTION WITH CONSTRUCTION FENCING. PLACE 4' HT. ORANGE CONSTRUCTION FENCING AT AND AROUND ALL NOTED SITE FEATURES AND/OR THE DRIP LINE OF ALL TREES NOTED TO BE SAVED. DO NOT STORE VEHICLES, EQUIPMENT, OR MATERIALS WITHIN THE PROTECTED AREA. OBTAIN FIELD APPROVAL FROM THE OWNER, LANDSCAPE ARCHITECT, AND/OR AUTHORIZED OWNER REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. IF NECESSARY, CONTRACTOR WILL RELOCATE TO PROTECT SITE FEATURES. OTHER MEASURES MAY BE REQUIRED BY THE LANDSCAPE ARCHITECT IF ANY DAMAGE TO SUCH ITEMS OR TREES OCCURS. REMOVE FENCING AFTER CONSTRUCTION.
4. ALL EXISTING UTILITY CASTINGS INCLUDING MANHOLES, CATCH BASINS, VALVES, VALVE BOXES, ETC. SHALL REMAIN AND BE ADJUSTED TO PROPOSED GRADES, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL COORDINATE WORK WITH THE RESPECTIVE UTILITY COMPANIES.
5. ALL EXISTING UTILITY LINES & SERVICES WITHIN THE LIMITS OF CONSTRUCTION SHALL REMAIN AND BE PROTECTED, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION WITH THE RESPECTIVE UTILITY COMPANY FOR PROPER CAPPING/SEALING/DISCONNECTING, ETC.
6. THE CONTRACTOR SHALL COORDINATE WORK WITH LOCAL SAFETY DEPARTMENTS TO MAINTAIN TRAFFIC CONTROL.
7. ALL EXISTING UTILITY POLES, LIGHT POLES, ELECTRIC HANDHOLDS, UNDERGROUND WIRING, AND SITE LIGHTING SHALL BE PROTECTED, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL COORDINATE WORK WITH THE LOCAL POWER SUPPLY COMPANY.
8. CONTRACTOR SHALL KEEP ALL EXISTING UTILITIES OPERATING DURING DEMOLITION AND CONSTRUCTION AND UNTIL THE NEW SYSTEMS ARE OPERATING PROPERLY. PROVIDE TEMPORARY CONNECTIONS AS REQUIRED.
9. SAW CUT ALL EDGES FULL DEPTH OF PAVEMENT.
10. ALL SIGNS REMOVED SHALL BE REINSTALLED AS DIRECTED, OR TURNED OVER TO OWNER.
11. COORDINATE DEMOLITION OF ALL EXISTING ITEMS WITH OTHER DRAWINGS. REMOVE/ABANDON EXISTING UTILITIES, SERVICES, SITE FEATURES AS REQUIRED.
12. SAWCUT EDGES FULL DEPTH OF EXISTING PAVEMENT WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT.

**LEGEND**

 ASPHALT & BASE TO BE REMOVED

**KEY NOTES**

-  SAWCUT
-  REMOVE CONCRETE CURB
-  REMOVE STRIPING



TEREX ROAD - RW WIDTH VARIES

**Thorson Baker Associates**  
CONSULTING ENGINEERS  
3030 West Streetsboro Road  
Richfield, Ohio 44286  
(330) 659-6688 Ph.  
(330) 659-6675 Fax

PARKING LOT EXPANSION  
**CHRIST COMMUNITY CHAPEL**  
750 WEST STREETSBORO STREET  
HUDSON, OHIO 44236

SHEET ISSUE: PC SUBMITTAL  
ISSUE DATE: 5/31/2016

MARK	DATE	DESCRIPTION
1	6/29/16	PC COMMENTS

PROJECT NO: 2016-0533  
CURRENT DATE: 6/29/2016

**SITE PREPARATION PLAN**

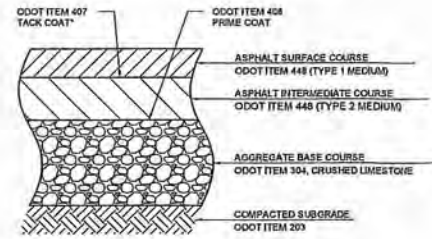
**C101**

30' 0' 30' 60' **SITE PREPARATION PLAN** 1"=30'

  2 WORKING DAYS **BEFORE YOU DIG**  CALL TOLL FREE: 800-362-2764 OHIO UTILITIES PROTECTION SERVICE

P:\projects\2016\2016-0533\2016-0533-01.dwg (6/29/2016 10:00:00 AM) User: j... Plot Date: 6/29/2016 10:00:00 AM

SECTION	SURFACE	INTERMED.	BASE
STANDARD	1 1/2"	3 1/2"	8"

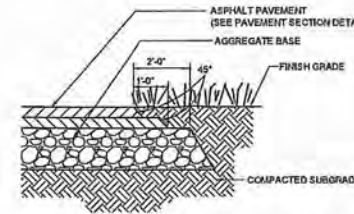


SLAG IS NOT PERMITTED IN SURFACE OR INTERMEDIATE COURSES

TACK COAT ONLY REQUIRED WHEN SURFACE COURSE IS INSTALLED 24 HOURS OR MORE AFTER INTERMEDIATE COURSE.

NOTE: SLOPE OF SUBGRADE SHALL FOLLOW SAME SLOPE AS PAVEMENT ABOVE AS NOTED ON GRADING PLAN

ASPHALT PAVEMENT DETAIL



ASPHALT CONCRETE EDGE

LEGEND

□ PROPOSED STANDARD DUTY ASPHALT PAVEMENT

KEY NOTES

- 1 ASPHALT EDGE
- 2 LANDSCAPE AREA
- 3 STRIPING
- 4 MEET & MATCH EX. PAVEMENT

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (PART 7 CONSTRUCTION AND MAINTENANCE OPERATIONS). COPIES ARE AVAILABLE FROM THE ODOT, BUREAU OF TRAFFIC, 25 SOUTH FRONT STREET, COLUMBUS, OHIO 43215.
2. STEADY-BURNING, TYPE "C," LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR TRAFFIC DEVICES IN USE AT NIGHT. CONES ARE NOT PERMITTED TO BE USED FOR NIGHT WORK.
3. ACCESS TO ALL ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING MAIL SERVICE IN THE CONSTRUCTION AREA.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY BARRICADE THE STREET IN THE VICINITY OF THE WORK AREAS UNTIL SUCH TIME AS THE STREET IS OPEN TO TRAFFIC.

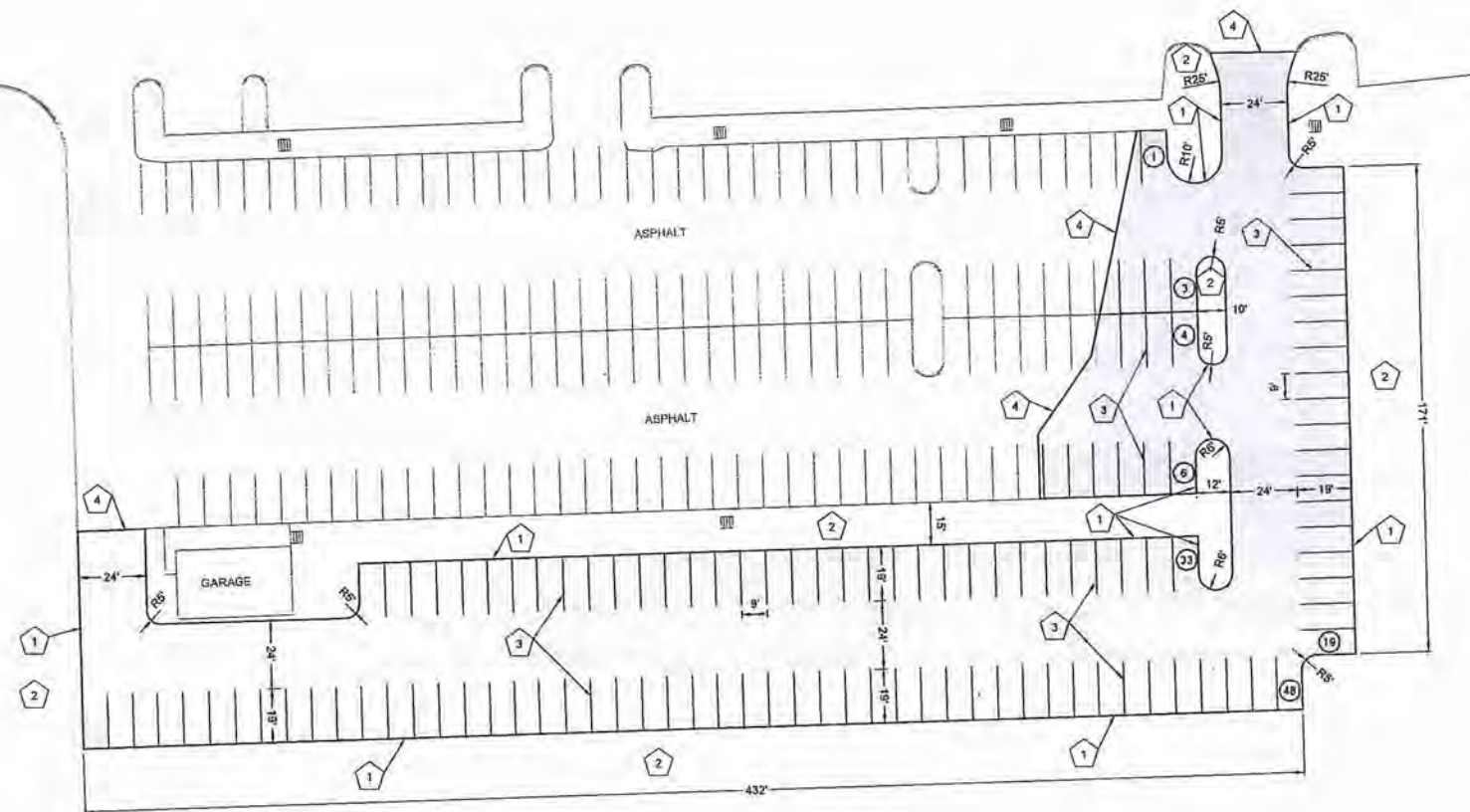
ROADWAY AND PAVEMENT NOTES

1. PAVEMENT DESIGN PROVIDED IN GEOTECHNICAL REPORT PREPARED BY SUMMIT TESTING & INSPECTION COMPANY DATED DECEMBER 16, 2005.
2. WHEN OPEN-CUTTING OF EXISTING PAVEMENT IS PERMITTED, CONTROLLED DENSITY BACKFILL MAY BE USED IN PLACE OF COMPACTED GRANULAR BACKFILL. ASPHALT SURFACES SHALL BE HEAT WELDED.
3. WHERE IT IS NECESSARY TO DISTURB EXISTING PAVEMENTS, THE PAVEMENT SHALL BE SAW CUT IN HEAT, STRAIGHT LINES. THE DEPTH OF THE SAWCUT SHALL BE FULL DEPTH OF PAVEMENT.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN THE VICINITY OF EXISTING TREES TO BE PRESERVED, TAKING ALL PRACTICAL MEASURES TO PROTECT AND PRESERVE THEM.
5. ALL EARTHWORK CONSTRUCTION METHODS AND MATERIALS FOR EXCAVATION, EMBANKMENT, SUBGRADE COMPACTION, AND PROOF ROLLING SHALL FOLLOW AND MEET THE CURRENT OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" MANUAL UNDER ITEMS 203 AND 204.
6. ALL PAVING OPERATIONS AND MATERIALS SHALL CONFORM TO AND MEET THE REQUIREMENTS AS OUTLINED WITHIN THE CURRENT OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" MANUAL.
7. ALL ROAD SURFACES, BERMS, LAWN AREAS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE PRE-CONSTRUCTION CONDITION OR BETTER.

LAYOUT/GEOMETRY NOTES

1. CONTRACTOR IS OBLIGATED TO VERIFY ALL DIMENSIONS ON THE GROUND AND REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
2. PRECISE LAYOUT SHALL BE DETERMINED ON THE GROUND AND APPROVED BY THE OWNER'S REPRESENTATIVE.
3. ± INDICATES APPROXIMATE DIMENSIONS.
4. DO NOT SCALE FROM THIS DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE OF CURB AND/OR TO FACE OF BUILDING.
5. SEE GRADING PLAN FOR SOIL BORING LOCATIONS.
6. ALL PROPERTY PINS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESET AT THE CORRECT LOCATION.

TEREX ROAD - R/W WIDTH VARIES



PARKING LOT EXPANSION

CHRIST COMMUNITY CHAPEL

750 WEST STREETSBORO STREET  
HUDSON, OHIO 44236

**Thorson Baker Associates**  
CONSULTING ENGINEERS  
3030 West Streetsboro Road  
Richfield, Ohio 44286  
(330) 659-6688 Ph.  
(330) 659-6675 Fax

SHEET ISSUE: PC SUBMITTAL  
ISSUE DATE: 5/31/2016

MARK	DATE	DESCRIPTION
1	6/29/16	PC COMMENTS

PROJECT NO: 2016-0533  
CURRENT DATE: 6/29/2016

GEOMETRIC PLAN

C201

30' 0' 30' 60' GEOMETRIC PLAN 1"=30'

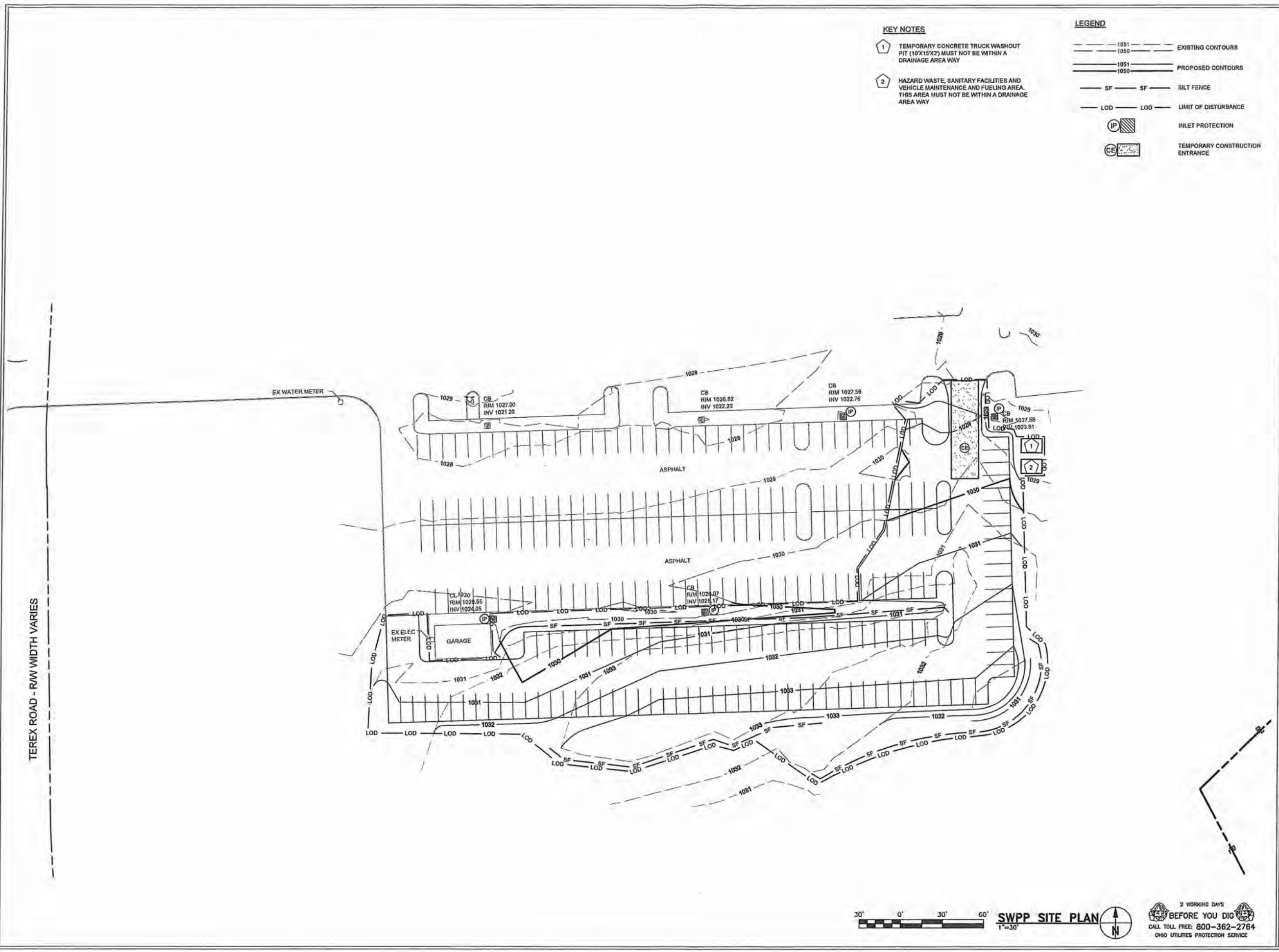
2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE: 800-362-2764 OHIO UTILITIES PROTECTION SERVICE







W:\Projects\2016\0533\SWPP\0533-C402-SWPP-01.dwg, 11/25/16, 11:25:44 AM, 12.02



**KEY NOTES**

- 1 TEMPORARY CONCRETE TRUCK WASHOUT PIT (10'X15'X2') MUST NOT BE WITHIN A DRAINAGE AREA WAY
- 2 HAZARD WASTE, SANITARY FACILITIES AND VEHICLE MAINTENANCE AND FUELING AREA. THIS AREA MUST NOT BE WITHIN A DRAINAGE AREA WAY

**LEGEND**

- 1051 --- EXISTING CONTOURS
- 1050 --- PROPOSED CONTOURS
- SF — SF — SILT FENCE
- LOD — LOD — LIMIT OF DISTURBANCE
- IP INLET PROTECTION
- CE TEMPORARY CONSTRUCTION ENTRANCE

**Thorson Baker + Associates**  
 CONSULTING ENGINEERS  
 3030 West Streetsboro Road  
 Richfield, Ohio 44286  
 (330) 659-6688 Ph.  
 (330) 659-6675 Fax

**CHRIST COMMUNITY CHAPEL**  
 PARKING LOT EXPANSION  
 760 WEST STREETSBORO STREET  
 HUDSON, OHIO 44236

SHEET ISSUE: PC SUBMITTAL  
 ISSUE DATE: 5/31/2016

MARK	DATE	DESCRIPTION
1	6/29/16	PC COMMENTS

PROJECT NO: 2016-0533  
 CURRENT DATE: 6/29/2016

**SWPP**  
**SITE**  
**PLAN**  
  
**C402**





