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HUDSON 

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

DATE: September 9, 2015

TO: City of Hudson Planning Commission for September 14, 2015 Meeting

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

SUBJECT: Site Plan Review for 5661 Stow Road
NC Soccer Facility - Indoor Field Addition

ZONING: District 2 – Rural Residential Conservation

PC Case No: 2015-21

Project Introduction

Application has been received for a proposed 31,300 square foot addition at the NC Soccer Club to convert an existing outdoor field area into a fourth indoor playing surface. The improvements include the building addition and fire access road improvements adjacent to the east and south portions of the facility, and expansion of the existing stormwater retention basin to the south of the facility. The subject property and adjacent development are located within District 2. The site is adjacent to Western Reserve Community Church to the west and large lot single family residential to the south, north, and east. The proposed improvements are setback 1500 feet from Stow Road and 290 feet from the adjacent residential property line to the south.

The following information is attached to this report.

1. Site Plan submittal from Oak Group, Inc, received September 3, 2015.
2. Letter from Mike Walters, Vice President of NC Soccer Club, Inc. dated August 27, 2015 detailing the parking capacity and parking management of the facility.
3. Preliminary Comment Letter, prepared by Greg Hannan, City Planner Dated August 24, 2015.
4. Letter from Thom Sheridan, City Engineer, dated August 18, 2015.
5. Letter from Shawn Kasson, Fire Marshal, dated August 14, 2015.

Applicable Zoning District Standards, Section 1205.06

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

Applicable Use Regulations, Section 1206

The existing commercial recreational/sports training facility is permitted as a conditional use in District 2. In addition to the general conditional use standards, several specific standards are applicable to commercial recreational areas. Staff finds the proposal to be in compliance with

the applicable standards.

Non-conforming structures: The existing facility contains non-conformities related to the parking lot installation within a front yard, pavement surface, and emergency access to the structure. The LDC does provide for the continuation of non-conformities provided the expansion does not exceed 50% of the existing footprint and the addition does not increase the degree of non-conformity. The proposed 31,300 square foot addition represents a 48% expansion to the existing facility.

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:

Tree and Vegetation Protection: Limits of disturbance have been noted on the plans.

Bufferyards: Bufferyard D (25 feet) is applicable to the adjacent residential development to the south. The proposed development area is located on the interior of the development and in excess of 1,000 feet from adjacent occupied structures. This distance and the existing vegetation provide adequate buffering.

Parking: Commercial recreational facilities are required to provide one parking space per each three persons at capacity. The existing site contains 158 paved parking stalls and an additional 150 spaces on a gravel surface. The applicant has stated each of the four indoor fields contains an occupancy of 100 people. The four hundred person occupancy facility would require 134 spaces. Additionally the proposed addition will be over an existing outdoor field and the four indoor fields have staggered start times to manage parking turnover. Alterations have not been proposed to the existing parking capacity.

Engineering: City Engineer Thom Sheridan has completed a review and submitted correspondence dated August 18, 2015. Mr. Sheridan notes a stormwater pollution prevention plan will be required as the site disturbance is over one acre and a sightline study has been submitted to confirm appropriate sightline distances along Stow Road.

Emergency Access: Fire Marshal Shawn Kasson has completed a review and submitted a correspondence dated August 14, 2015. Mr. Kasson notes the existing access drive and turn around areas will need to be improved to support fire apparatus weighing 50,000 pounds. Additionally fire lanes must be indicated on the plans, a knox box installed at the facility, and the applicable 20 foot inside, 40 foot outside turning radiuses required for emergency vehicles shall be depicted.

Findings:

The staff finds that the application complies with the purposes and intent of the code and community plans, regulations that minimize land disturbance and protect environmental features, and other applicable development regulations as specified in Section 1204.04 except as discussed above and recommended below.

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 application for site plan approval for NC Soccer Club at 5661 Stow Road per Case No. 2015-21 according to plans submitted September 3, 2015 with the following conditions:

1. The City Engineer must approve the final plans.
2. The Fire Marshal must approve the final plans.
3. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved limits of disturbance, 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.



NC Soccer Club Inc.
P.O. Box 2168
Hudson, Ohio 44236

8/27/2015

Hudson Community Development
115 Executive Parkway
Suite 400
Hudson, Ohio 44236
Greg Hannan

Dear Greg,

Thank you for your consideration involving the proposed new building at NC Soccer. I have looked over the site plan review thoroughly and know that any and all requirements will be met. NC has 158 lined parking spaces and an additional 150 parking spaces which are not lined but coned off and are located in two separate gravel locations. With each existing building occupancy of 100 people and the proposed new building occupancy of 100 people there will be more than enough spaces to cover the one space per three people requirement. 308 parking spaces to 400 person occupancy. During the busy season for the building we operate on a staggered start time of field 1 starting at 20 after the hour and field 2 starting on the hour and field 3 starting at 40 after the hour. With the new building these times will be changed to each quarter of an hour start time for each field. #1 15min after, #2 30min after, #3 45 min after and the new building starting at the top of each hour. I believe this will alleviate any traffic issues since only a quarter of the facility will start at a time. I do not believe there has ever been a traffic issue in the past regarding NC Soccer and Stow road and do not anticipate one in the future. Thank you for your time with this matter and please do not hesitate to contact me with any future questions about the proposed new building and or operations here at NC Soccer Club.

Sincerely,

Mike Walters

Vice president
NC Soccer Club Inc.

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August 24, 2015

Charles Corcoran
34 Munroe Falls Ave
Munroe Falls, Ohio 44262

RE: PC 2015-21- Site Plan review for NC Soccer

Mr. Corcoran:

Thank you for your submission of the site plan application for the proposed 31,300 square foot addition to the NC Soccer Facility at 5661 Stow Road. The application has been scheduled for the Planning Commission (PC) agenda for the September 14, 2015 meeting. In preparation for such, I am forwarding preliminary comments related to compliance with the Land Development Code (LDC). In addition to these comments, preliminary engineering design related comments have been attached. Our goal is to provide you an opportunity to respond to the below comments by September 3, 2014. We will revise the comments accordingly for the staff report scheduled to be issued on September 9, 2014. Additionally I am available to meet and review the comments at your convenience.

Submittal Requirements:

The following additional information is needed per the submittal requirements of Appendix A of the Land Development Code.

1. The limits of disturbance must be clearly labeled on the plans. The limits should incorporate the full construction and staging area.
2. The existing conditions plan and site plan do not appear to accurately depict the following based on review of City of Hudson GIS aerial photography:
 - a. Several depicted trees at the southwest portion of the site do not appear to exist.
 - b. The submitted site plan depicts expanded gravel/paved areas at the northern and eastern fire access drive and at the southern parking lot adjacent to the proposed retaining wall; however, the areas are labeled as existing.
 - c. The existing shed at the east side of the building appears to abut the existing structure.

Chapter 1203 Development Review and Administrative Procedures

Approval Process:

1. PC must approve of the site plan and amended conditional use (September 14, 2015 mtg)
2. AHBR will complete design review of the proposed structure (September 23, 2015 mtg suggested) if Planning Commission approves the site plan September 14, 2015)
 - a. Submittal to include three sets of architectural elevations, floor plan, and site plan.
 - b. Zoning Application - <http://www.hudson.oh.us/DocumentCenter/View/947>
 - c. Application fee of \$1,565 (\$0.05 per sf)
3. Engineering Department must approve engineering the project.

Chapter 1205 – District Regulations

1205.05 District 2: Rural Residential Conservation

Use: The existing commercial recreational/sports training facility is permitted as a conditional use.

The existing and proposed district setback and lot dimensional standards are acceptable.

Location of parking: Per Section 1205.05(d)(10) off street parking shall be located to the side or rear of the building. The existing non-conforming parking location may remain. No alterations have been proposed to the existing parking configuration.

Chapter 1206 Use Regulations

The existing Commercial Recreational/Sports Training Facility is permitted as a conditional use within District 2. In addition to the general conditional use standards, the application is subject to compliance with the below site specific standards:

5. *Amplification of music, live entertainment, or other noise emanating from the use that is audible at the property line shall not be allowed.*
12. *Safe pick-up and discharge of persons shall be provided.*
21. *Special Conditions for Commercial Recreational Facilities and Golf Courses:*
 - (A) *Commercial recreational facilities shall generally be limited to fishing clubs, ice skating rinks, miniature golf courses, golf driving ranges, fishing lakes, sports training facility, tennis clubs, or swim clubs. The category shall not be construed to include concert halls or outdoor concert areas, race tracks of any kind, stadiums, or similar facility intended to attract large crowds in excess of 1,000 people.*
 - (B) *The use of firearms shall not be permitted as a part of user activities at a commercial recreational facility.*
 - (C) *A traffic impact study shall be submitted that assesses the impacts of the proposed use on existing roads, intersections, and circulation patterns, and that demonstrates compliance with the traffic facility standard set forth in Section 1207.11 of this Code, and/or sets forth mitigation measures to eliminate or substantially reduce such impacts.*

- (D) The only dwelling on the property, if one is provided, shall be that of a manager or a caretaker of the facility and related family.*
- (E) The City may restrict access to the facility, storage of vehicles or materials on the property, and hours of operation to ensure no adverse impacts on adjacent properties.*
- (F) The City may restrict outdoor lighting on the property to a greater extent than this Code may otherwise require, in order to eliminate glare on abutting public roads and private property.*
- (G) All principal structures such as pools, bath houses, restaurants, or clubhouses shall be set back at least one hundred (100) feet from the front property line and at least fifty (50) feet from other property lines.*

Staff comment: staff understands the proposed use and anticipated hours of operation can accommodate the applicable conditions.

Section 1206.05, Non-conforming structures: The existing facility contains several non-conforming items related to the parking lot installation and emergency access to the structure. The LDC does provide for the continuation of non-conformities provided the expansion does not exceed 50% of the existing footprint and the addition does not increase the degree of non-conformity. The plan submittal should confirm the square footage of the existing facility and the proposed addition. Staff does not expect the addition to exceed 50% of the existing; therefore, the non-conformities may remain.

Section 1207 Zoning Development and Site Plan Standards

Section 1207.03 Wetland/Stream Corridor Protection

Wetland areas are present adjacent to the property, west of the building. Additionally a channelized drainage flows through the property, west of the paved parking field. The proposed work area appears to be located outside of any applicable setback areas.

Section 1207.04 Landscaping/Buffering

Bufferyard D (25 feet) is applicable to the adjacent residential development to the south. The proposed development area is located on the interior of the development and located in excess of 1,000 feet from adjacent occupied structures. This distance and the existing vegetation provide adequate buffering.

Section 1207.07 Stormwater Management/Drainage/Erosion

Stormwater management will be reviewed by the Engineering Department. Preliminary comments are attached.

Section 1207.12 Off-Street Parking and Loading Requirements

Parking Spaces Required: Commercial recreational facilities are required to provide one parking space per each three persons at capacity. The existing site contains 158 paved parking stalls and some additional gravel surface parking areas. Information regarding the facility capacity, available parking count of the paved and gravel areas, and management of field turnover is needed to determine applicable parking capacity.

Section 1207.13 Transportation/Circulation

Emergency Access: the plan submittal should depict the applicable 20 foot inside, 40 foot outside turning radiuses required for emergency vehicles.

Traffic Impact: As part of the pre-application review, the applicant stated that the enclosure of the one field would not generate any additional traffic. The City Engineer requested information regarding the time of operations when the most traffic is generated along with a written letter stating no changes to the current traffic patterns from this enclosure or special events.

Sightline Analysis: City Engineer Thom Sheridan has completed a preliminary review of the sightline study and offers the following comments:

The design is missing components from the ODOT Location and Design Manual, current edition, Section 201 for intersection sight distances. The consultant shall add the distances as shown in the ODOT manual to the plan for further review.

The plan view shall reference the stationing of the line of sight that is used in the profile. The line of sight shall comply with Section 201 with respect to "a, b & d" in the manual. See 201-4 E and 201-5E. The height of the vehicle is shown as 5 feet and it shall only be 3.5 feet as shown the manual. Remove the 5 ft. text, since it does not apply. The vehicle on the minor road (NC soccer driveway) shall be shown at the min. 14.4' offset from the traveled way to a preferred 17.8 ft. The line of sight shall project to the center of the lane of travel of the approaching traffic on Stow Road Northbound direction.

The design speed for Stow Road is 45 mph. The posted speed limit is 35 mph.

If the sight distance cannot be achieved per the ODOT manual, the consultant shall review options of additional signage installed along Stow Road, infrastructure changes, etc. that will need to be performed by the developer. Clearing along the right of way is another option to explore if the line of sight is obstructed by existing vegetation.

City Arborist Comments

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

1. I do highly recommend that NC Soccer replace and upsize the culvert on Patterson Way that serves their facility. Water is being impounded behind this culvert of insufficient size and wrong elevation.

Fire Department Comments

Attached are preliminary comments from City Of Hudson Fire Marshal Shawn Kasson.

Summary

Please address the following with a revised submittal by September 3 2015:

1. Revise the existing conditions and site plan sheets as requested on page one.
2. Submit the existing building area and the addition area.
3. Submit information regarding the facility capacity, available parking count within the paved and gravel areas, and management of field turnover to determine applicable parking capacity.
4. Depict the applicable 20 foot inside, 40 foot outside turning radiuses required for emergency vehicles.
5. Submit information regarding the time of operations when the most traffic is generated along with a written letter stating no changes to the current traffic patterns from this enclosure or special events.
6. Revise the sightline analysis as requested in Mr. Sheridan's comments on page 4.

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

Attachments:

1. Preliminary review comments from City Engineer Thom Sheridan, dated August 18, 2015.
2. Preliminary review comments from Fire Marshal Shawn Kasson, dated August 14, 2015.

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

MEMORANDUM

Date: August 18, 2015
To: Greg Hannan, City Planner
From: Thomas J. Sheridan P.E., P.S.
Re: **NC Soccer Addition**

The City of Hudson Engineering Department has reviewed the plans submitted August 7, 2015. 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 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.

- Area of disturbance shall be labeled on the title sheet of the plans.
- If area of disturbance is 1 acre or more plans shall be submitted and reviewed by Summit Soil and Water Conservations District.
- Storm water calculations shall be submitted for review.

If you have any questions, please advise.

Sincerely,



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

C: T. Calabro - Inspector
File.



SHAWN KASSON
Fire Marshal

skasson@hudson.oh.us
(330) 342-1869

M E M O R A N D U M

DATE: August 14, 2015
TO: Greg Hannan, City Planner
FROM: Shawn Kasson, Fire Marshal SK
SUBJECT: NC Soccer –5661 Stow Road

I have reviewed the site improvement plans for the proposed building addition at NC Soccer dated 08/03/15. Upon review I have the following comments:

- The apparatus fire apparatus access road must be designed to support fire apparatus weighing 50,000 pounds.
- A clearly-identified turnaround for fire apparatus must be provided within 150 feet of the dead-end on the northeast corner of the building.
- The following areas must be designated as fire lanes and identified with approved signs stating *Fire Lane – No Parking*:
 - Fire apparatus access road on the north side of the existing building
 - Fire apparatus access road on the east side of the existing building
 - Fire apparatus turnaround area on the northeast corner of the building
 - Proposed fire apparatus access road on the southeast corner of the proposed addition
- A gate is identified in the fire apparatus access road on the north side of the existing building.
 - An approved means of emergency access through the gate must be provided.
 - A minimum of 12' clear width must be provided the for fire apparatus to pass through the gate.
- A building Knox Box must be furnished and installed in an approved location.

Please contact me with any questions.

SYMBOLS

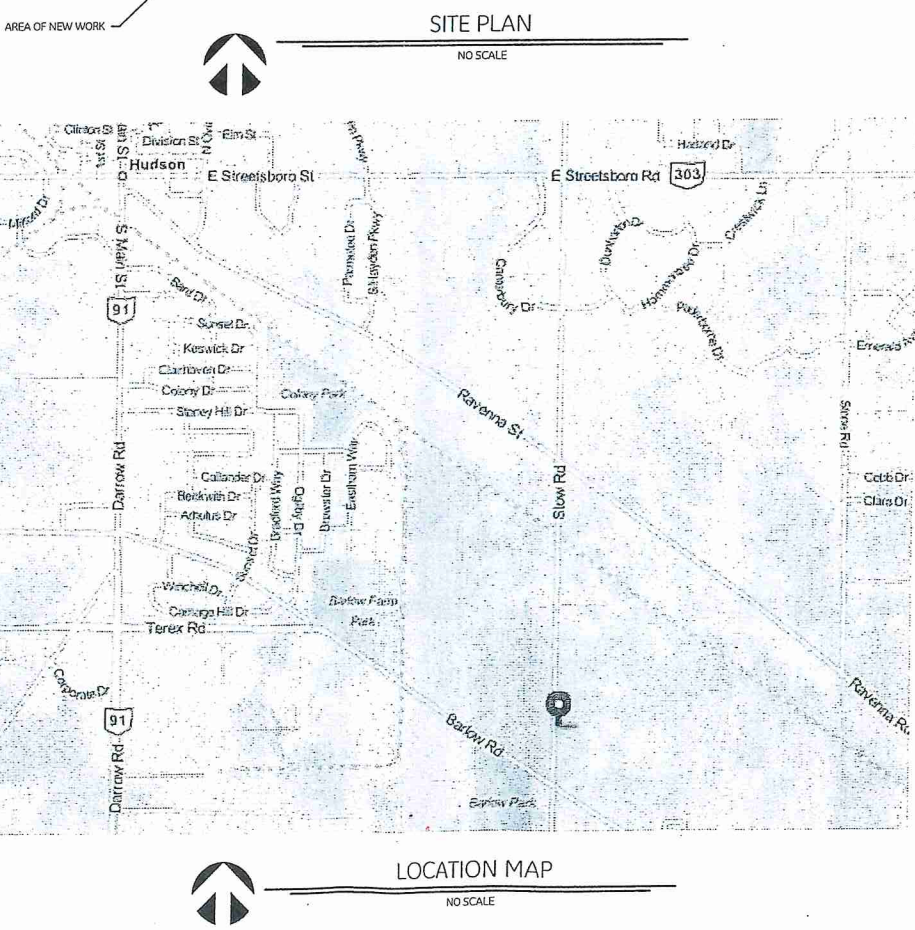
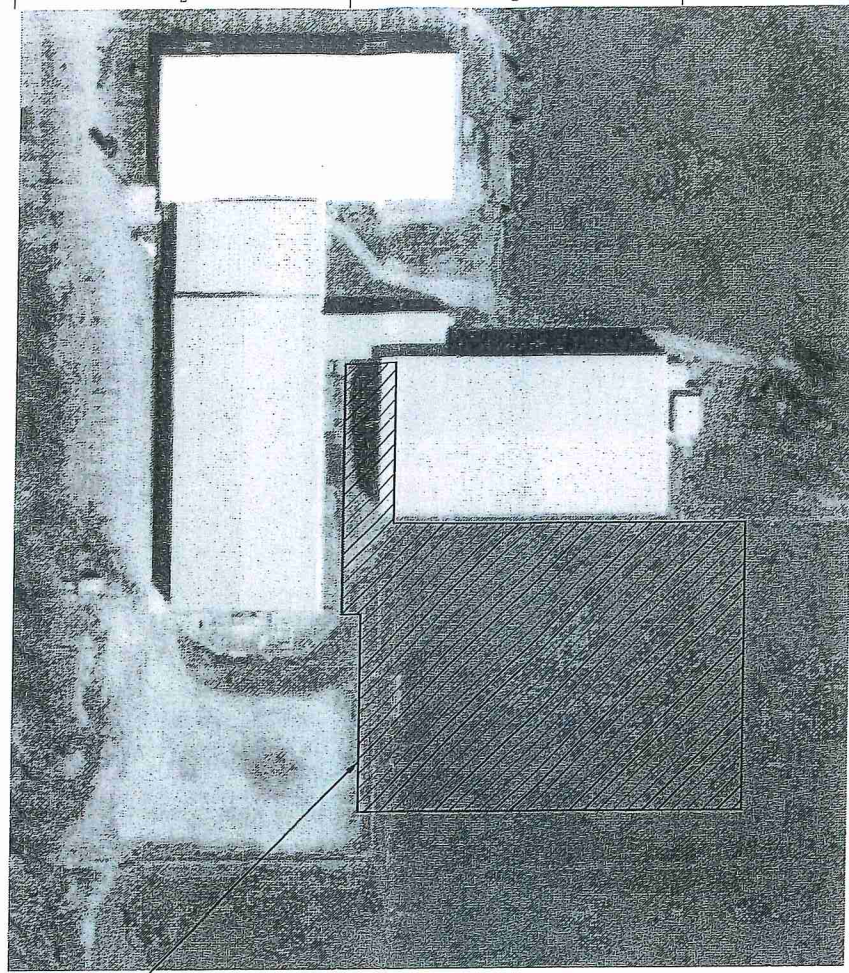
MATERIAL SYMBOLS	TYPICAL DRAWING SYMBOLS
ASPHALT PAVEMENT (PLAN)	SECTION NUMBER
ASPHALT PAVEMENT (SECTION)	DRAWING WHERE SECTION IS SHOWN OR TAKEN
BRICK (PLAN)	DETAIL NUMBER
BRICK (SECTION)	DETAIL SYMBOL
CONCRETE (SECTION)	DRAWING WHERE DETAIL IS SHOWN OR TAKEN
CONCRETE (PLAN)	ELEVATION NUMBER
CONCRETE BLOCK (PLAN)	ELEVATION SYMBOL
UNDISTURBED EARTH	DRAWING WHERE ELEVATION IS SHOWN OR TAKEN
COMPACTED EARTH	ELEVATION KEY
BACKFILL MATERIAL	
GRANULAR BASE	
GYPSUM WALL BOARD	
MARBLE	
STEEL	
PLYWOOD	
WOOD BLOCKING	
WOOD (FACE GRAIN)	
FINISH WOOD (END GRAIN)	
RIGID INSULATION	
BLANKET OR BATT INSULATION	
LOOSE FILL INSULATION	
CERAMIC TILE (PLAN)	

CONTRACTOR SHALL NOT SCALE DRAWINGS. ALL DIMENSIONS AND ELEVATIONS FOR EXISTING AND NEW CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO EXECUTION OF HIS WORK. IF THE CONTRACTOR PROCEEDS WITHOUT VERIFICATION, HE SHALL DO SO AT HIS OWN RISK AND EXPENSE.

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE

ELECTRIC SHOCK HAZARD
THE CONTRACTOR IS SPECIFICALLY ADVISED HEREIN OF THE EXISTENCE OF LIVE UNDERGROUND AND OVERHEAD ELECTRIC LINES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY AND PROTECTION OF ALL PERSONNEL ASSOCIATED WITH THIS PROJECT CONCERNING THESE HAZARDS.

UNDERGROUND UTILITIES
LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF HIS WORK. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



ABBREVIATIONS

AT = AIR TERMINAL	EL = EAST	MATL = MATERIAL	S = SOUTH
DI = DIAMETER	ELEC = ELECTRIC LINE	MECH = MECHANICAL	SL = SHEET LINE
SQ = SQUARE	EJ = EXPANSION JOINT	MFR = MANUFACTURER	SLN = SANITARY LINE
CL = CENTERLINE	ELEV = ELEVATION	MH = MANHOLE	SAT = SUSPENDED ACOUSTICAL TILE
AF = ABOVE FINISH FLOOR	EQ = EQUIPMENT	MND = MINIMUM	SCH = SCHEDULE
AHU = AIR HANDLING UNIT	EW = ELECTRIC WATER COOLER	MOP = MAXIMUM OPENING	SCH = STRUCTURAL GLAZED FACING TILE
ALT = ALTERNATE	EWI = ELECTRIC WALL HEATER INSERT	MR = MOISTURE RESISTANT	SIM = SIMILAR
ALUM = ALUMINUM	EXIST = EXISTING	MTL = METAL	SLB = SHORT LEG BACK TO BACK
ANC = ANCHOR	ND = NORTH	N = NORTH	SLV = SHORT LEG VERTICAL
APPROX = APPROXIMATE	ND = FOUNDATION MARKING DISPOSAL	NDP = FOUNDATION MARKING DISPENSER	SRA = SPACED REINFORCEMENT
BA = BACK TO BACK	NTS = NOT TO SCALE	NTS = NOT TO SCALE	SQ = SQUARE
BD = BOARD	OC = ON CENTER	OD = OUTSIDE DIAMETER	ST = STOBLE MEMBER
BLK = BLOCK	OD = OUTSIDE DIAMETER	OH = OVERHEAD	STD = STANDARD
BLDG = BUILDING	OF = OFF	OP = OUT TO OUT	STR = STRAIGHT
BL = BEAM	OR = OPENING	OPP = OPPOSITE	SS = SERVICE SINK
BOT = BOTTOM	OT = OPPOSITE	OPP = OPPOSITE	T = TREAD
BRO = BEARING	OT = OPPOSITE	OPP = OPPOSITE	TI = TOP OF
BSMT = BASEMENT	OT = OPPOSITE	OPP = OPPOSITE	TD = TEST BORING
BTWN = BETWEEN	OT = OPPOSITE	OPP = OPPOSITE	TB = TOP AND BOTTOM
CB = CATCH BASIN	OT = OPPOSITE	OPP = OPPOSITE	TELE = TELEPHONE LINE
CHKD = CHECKED	OT = OPPOSITE	OPP = OPPOSITE	TEBP = TEMPORARY
CP = CAST IRON PIPE	OT = OPPOSITE	OPP = OPPOSITE	TD = TOWER DISPENSER
CNT = CONSTRUCTION JOINT	OT = OPPOSITE	OPP = OPPOSITE	THK = THICK
CLG = CEILING	OT = OPPOSITE	OPP = OPPOSITE	TOT = TOP OF CONCRETE
CLR = CLEAR	OT = OPPOSITE	OPP = OPPOSITE	TOT = TOP OF JOIST
CM = CORRUGATED METAL PIPE	OT = OPPOSITE	OPP = OPPOSITE	TOT = TOP OF MASONRY
CMF = CONCRETE MASONRY UNIT	OT = OPPOSITE	OPP = OPPOSITE	TOT = TOP OF STEEL
CO = CLEAN OUT	OT = OPPOSITE	OPP = OPPOSITE	TTP = TOILET PAPER HOLDER
COL = COLLAR	OT = OPPOSITE	OPP = OPPOSITE	TP = TYPICAL
CONC = CONCRETE	OT = OPPOSITE	OPP = OPPOSITE	UNO = UNLESS NOTED OTHERWISE
CONT = CONTINUOUS	OT = OPPOSITE	OPP = OPPOSITE	VCT = VINYL COMPOSITION TILE
DET = DETAIL	OT = OPPOSITE	OPP = OPPOSITE	VCP = VITRIFIED CLAY PIPE
DF = DRINKING FOUNTAIN	OT = OPPOSITE	OPP = OPPOSITE	VERT = VERTICAL
DIAM = DIAMETER	OT = OPPOSITE	OPP = OPPOSITE	YD = YARD DRAIN
DIA = DIAGONAL	OT = OPPOSITE	OPP = OPPOSITE	W = WEST
DIM = DIMENSION	OT = OPPOSITE	OPP = OPPOSITE	WV = WITH
DIP = DUSTLE-BRON PIPE	OT = OPPOSITE	OPP = OPPOSITE	WCJ = WALL CONTROL JOINT
DL = DEAD LOAD	OT = OPPOSITE	OPP = OPPOSITE	WO = WINDOW OPENING
DN = DOWN	OT = OPPOSITE	OPP = OPPOSITE	WP = WORKING POINT
DO = DOOR OPENING	OT = OPPOSITE	OPP = OPPOSITE	WVF = WELDED WIRE FABRIC
DP = DEEP	OT = OPPOSITE	OPP = OPPOSITE	
DS = DOWNSPOUT	OT = OPPOSITE	OPP = OPPOSITE	
DWG = DRAWING	OT = OPPOSITE	OPP = OPPOSITE	

GENERAL AND SPECIAL NOTES:

- THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHANGE OF CONSTRUCTION MEANS, METHODS, OR SEQUENCES, OR FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR ANY CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE ARCHITECT WILL NOT BE RESPONSIBLE FOR OR HAVE CONTROL OR CHANGE OVER THE ACTS OR OMISSIONS OF THE OWNER OR ARCHITECT, CONTRACTOR, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
- EACH TRADE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACTOR DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCY OR OMISSION HE MAY DISCOVER.
- IF ANY TRADE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO APPLICABLE LAWS, STATUTES, BUILDING CODES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO THE ARCHITECT, HE SHALL ASSUME FULL RESPONSIBILITY THEREFOR AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.
- WHERE IT IS STATED IN THE SPECIFICATIONS THAT A DECISION, SUBSTITUTION, COLOR FINISH, ETC. BE "SELECTED" OR "APPROVED" BY THE ARCHITECT, THE WORDS "OR OWNER" SHALL BE ADDED. THE TRADE CONTRACTORS SHALL INITIALLY DIRECT ALL QUESTIONS REGARDING SUCH APPROVALS TO THE OWNER.
- ALL DIMENSIONS TO BE VERIFIED AND CHECKED IN THE FIELD BASED ON THE EXISTING DIMENSIONS AND CONDITIONS. ANY REVISIONS AND MODIFICATIONS WHICH MAY AFFECT THE DESIGN MUST BE APPROVED BY THE OWNER.
- THE FINAL DESIGN AND SELECTION OF THE INTERIOR PLAN AND FINISHES: CABINETS, COUNTERTOPS, INTERIOR TRIM, FLOORING, PAINTING, STAINING AND DECORATIVE ITEMS ARE TO BE SELECTED BY AND APPROVED BY THE OWNER.
- ELECTRICAL, HVAC, AND PLUMBING DESIGN AND LAYOUT REGARDING THE ARCHITECTURAL DRAWINGS MUST BE APPROVED BY THE OWNER.
- THE CONSTRUCTION MUST COMPLY WITH ALL LOCAL AND STATE CODES.
- ANY REVISIONS, MODIFICATIONS OR CHANGES TO THE DRAWINGS AND SPECIFICATIONS RECOMMENDED BY THE CONTRACTOR THAT WOULD AFFECT A CHANGE TO THE CONTRACT AMOUNT SHALL BE APPROVED BY THE OWNER, AND ARCHITECT. THE APPROVED REVISIONS SHALL BE BY THE ARCHITECT AND PAID BY THE CONTRACTOR.
- VERIFY ALL CONDITIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE TENANT. DO NOT SCALE DRAWINGS. COMPLY WITH ALL APPLICABLE ORDINANCES, REGULATIONS AND CODES.
- WHERE THE WORD "PROVIDE" IS USED, IT MEANS "FURNISH AND INSTALL".
- N.I.C. - NOT-IN-CONTRACT.
- PERFORMANCE UNDER THIS CONTRACT INCLUDES THE FURNISHING OF ALL MATERIALS, LABOR, EQUIPMENT, AND APPURTENANT ACCESSORIES NECESSARY FOR OR INCIDENTAL TO THE EXECUTION OF ALL WORK DESCRIBED IN THE CONTRACT DOCUMENTS. CERTAIN ITEMS, AS SHOWN ON THE DRAWINGS WILL BE FURNISHED BY THE OWNER FOR INSTALLATION UNDER THIS CONTRACT. THE CONTRACTOR WILL RECEIVE, PROTECT, AND BE RESPONSIBLE FOR TENANT FURNISHED EQUIPMENT.
- BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK, CONTRACTOR SHALL VERIFY ALL MEASUREMENTS OF THE WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. ANY DIFFERENCE WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS.
- IN ADDITION TO "BROOM CLEANING", THE CONTRACTOR SHALL DO THE FOLLOWING AT THE END OF THE WORK SO AS TO LEAVE THE BUILDING IN CONDITION FOR IMMEDIATE OCCUPANCY: (1) CLEAN ALL PAINTED, DECORATED, AND CLEAR FINISHED WORK, REMOVING ALL MARKS, STAINS, FINGERPRINTS, AND OTHER SOIL; (2) REMOVE ALL TEMPORARY PROTECTIONS; (3) POLISH HARDWARE, REMOVING ALL PAINT, STAINS, RUST, ETC.; (4) CLEAN ALL FIXTURES AND EQUIPMENT, REMOVING ALL STAINS, SPOTS, MORTAR, ETC. AND BEING CAREFUL NOT TO DAMAGE LAQUERED SURFACES; (5) DUST ALL SHELVES, COUNTERTOPS, AND OTHER HORIZONTAL SURFACES; (6) VACUUM ALL FLOORS, CARPETS, ETC.
- ALL STORAGE AND DEBRIS SHALL BE CONFINED TO THE BUILDING AREA & PROJECT SITE, AND PROVIDE TEMPORARY STORAGE ENCLOSURES AS NEEDED. ARRANGE FOR AND PAY FOR THE DISPOSAL OF DEBRIS. PROJECT AREA MUST BE KEPT IN SUCH CONDITION THAT DEBRIS DOES NOT INTERFERE IN THE PROGRESS OF THE WORK.

ADDITION TO NC SOCCER FACILITY

5661 STOW ROAD
HUDSON, OHIO 44236

INDEX TO DRAWINGS

LATEST REV#	REV. DATE	DWG NO	DRAWING TITLE
0	09/24/14	T000	TITLE SHEET / ABBREVIATIONS / SYMBOLS / CODE INFORMATION / SITE PLAN
0	09/24/14	ACC	ACCESSIBILITY DETAILS
CIVIL DRAWINGS:			
0	09/24/14	C100	TITLE SHEET
0	09/24/14	C102	SITE PLAN
ARCHITECTURAL DRAWINGS:			
0	09/24/14	A100	FLOOR PLAN
0	09/24/14	A200	DOOR, FINISH, & FIXTURE SCHEDULES
0	09/24/14	A300	EXTERIOR ELEVATIONS
0	09/24/14	A400	BUILDING SECTIONS
0	09/24/14	A500	WALL SECTIONS
0	09/24/14	A501	WALL SECTIONS
STRUCTURAL DRAWINGS:			
0	05/12/14	F-1	FOUNDATION NOTES & DETAILS
0	05/12/14	F-2	FOUNDATION PLAN & DETAILS
ELECTRICAL DRAWINGS:			
0	05/12/14	E-100	ELECTRICAL SYMBOLS LEGEND / PANEL SCHEDULES & DETAILS / ELECTRICAL LIGHTING AND POWER PLAN
0	05/12/14	E-200	ELECTRICAL SPECIFICATIONS
P.E.M.B. DRAWINGS:			
0	05/12/14	1 OF 7	P.E.M.B. FLOOR PLAN / GENERAL NOTES / STRUCTURAL NOTES

PROGRESS PRINTS
FOR BUDGETARY PRICING ONLY
NOT FOR CONSTRUCTION
08/03/15 - FOR ZONING APPROVAL

CODE INFORMATION

GROUP	EXIT ENCLOSURE AND EXIT PASSAGEWAY	CORRIDORS	ROOMS AND ENCLOSED SPACES
OBC 903	FIRE SUPPRESSION - NOT REQUIRED / NOT PROVIDED		
OBC 906	PORTABLE FIRE EXTINGUISHERS REQUIRED / PROVIDED (NFPA 10 & OBC906)		
OBC 907	FIRE ALARMS & DETECTION - NOT REQUIRED / NOT PROVIDED		
OBC 1004	OCCUPANCY LOAD: --- SF / 100 SF PERSON = --- PERSONS CALC ACTUAL OCCUPANT LOAD: < 6		
OBC 1014.3	COMMON PATH OF TRAVEL: < 75 MAX - TWO EXITS PROVIDED FROM ROOM		
OBC 1005.3.2	EXIT ENCLOSURES: N/A		
OBC 1600	DESIGN LOADS: SEE STRUCTURAL DRAWINGS		
OBC 2700	ELECTRICAL: SEE ELECTRICAL DRAWINGS		

PROJECT DESCRIPTION: BUILDING ADDITION FOR INDOOR SOCCER FIELD
EXISTING BUILDING ON SITE: A3 (PROPOSED ADDITION)
CONSTRUCTION TYPE: 3B

OBC 508.2 INCIDENTAL USE AREAS: NONE

OBC 508.3: PROPOSED ADDITION
USE GROUP: A3
CONSTRUCTION TYPE: 2B
EXISTING: 60,412.53 SF
PROPOSED: 988.12 SF (CORRIDOR ADDITION TO EXISTING SEPARATED FROM PROPOSED BUILDING BY 2 HR FIREWALL)
PROPOSED: 29,729.98 SF (ADDITION SEPARATED FROM EXISTING BUILDING BY 2 HR FIREWALL)
TOTAL: SF

ALLOWABLE AREA: 9,500 SF + (9,500 SF * 0 SUPP) + (9,500 SF * 0.75 OPI) = 9,500 SF + 0 + 13,175 SF = 29,729.98 SF
ACTUAL AREA: 91,701.91 SF TOTAL BUILDING (BOTH BUILDINGS)

OBC 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

HOURS	BUILDING ELEMENT
0	Primary structural frame
0	Bearing walls Exterior
0	Interior
0	Nonbearing walls and partitions Exterior
0	Nonbearing walls and partitions Interior
0	Floor construction and secondary members
0	Roof construction and secondary members

OBC 700 FIRE RESISTANCE RATED CONSTRUCTION - NOT REQUIRED

OBC 803 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

NONSPRINKLED BUILDING

OBC 905 FIRE SUPPRESSION - NOT REQUIRED / NOT PROVIDED

OBC 906 PORTABLE FIRE EXTINGUISHERS REQUIRED / PROVIDED (NFPA 10 & OBC906)

OBC 907 FIRE ALARMS & DETECTION - NOT REQUIRED / NOT PROVIDED

OBC 1004 OCCUPANCY LOAD: --- SF / 100 SF PERSON = --- PERSONS CALC
ACTUAL OCCUPANT LOAD: < 6

OBC 1014.3 COMMON PATH OF TRAVEL: < 75 MAX - TWO EXITS PROVIDED FROM ROOM

OBC 1005.3.2 EXIT ENCLOSURES: N/A

OBC 1600 DESIGN LOADS: SEE STRUCTURAL DRAWINGS

OBC 2700 ELECTRICAL: SEE ELECTRICAL DRAWINGS

RECEIVED
SEP - 3 2015
CITY OF HUDSON, OHIO
COMM. DEPT.

BUILDING ADDITION FOR NC SOCCER FACILITY
5661 STOW ROAD
HUDSON, OHIO 44236
PPN-3005932

T000

SEAL
STATE OF OHIO
CHARLES JOSEPH CORCORAN
10599
REGISTERED ARCHITECT

REGISTRATION NUMBER 12712015
THIS IS NOT AN OFFICIAL DOCUMENT ISSUED BY THE STATE OF OHIO. UNLESS THE ABOVE IS SIGNED, DATED AND EMPLOYED SEAL.

REVISIONS
03/24/15 - FOR BANK APPRAISAL
08/03/15 - FOR ZONING APPROVAL

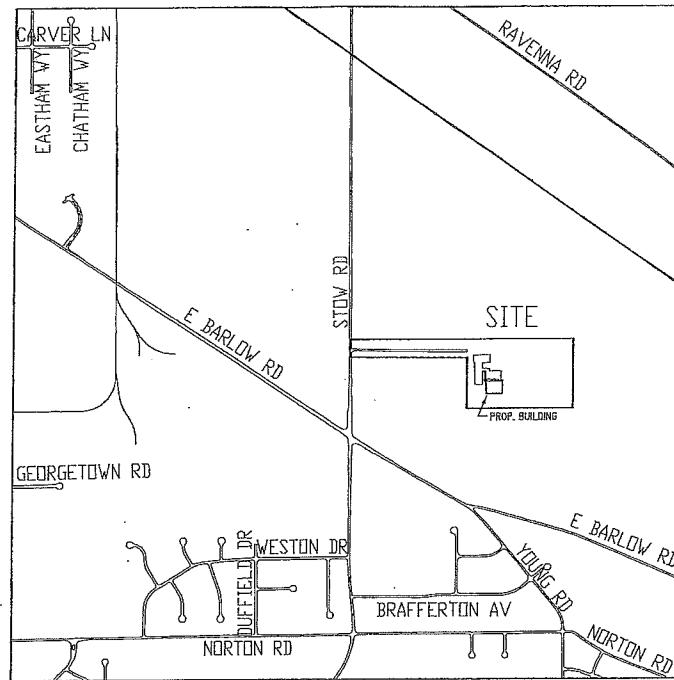
Oak Group, Inc.
BUILDING & FIRE CODE CONSULTANTS
34 Monroe Park Avenue Hudson, Ohio 44236
Phone (330) 899-0903 Fax (330) 899-0905
Email oakgroup@oakgroupcode.com

INDEX TO DRAWINGS
CODE INFORMATION
SITE PLAN / LOCATION MAP
SYMBOLS & ABBREVIATIONS
GENERAL AND SPECIAL NOTES

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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 1-800-362-2784 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 FORTY-EIGHT 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



SITE LOCATION MAP
SCALE: 1" = 100'

AREA OF SITE DISTURBANCE = 1.16 ACRES

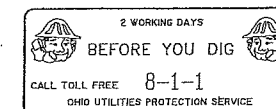
27. SHALL BE REMOVED AND PROPERLY DISPOSED AT THE EXPENSE OF THE CONTRACTOR.
28. ALL DELIVERED MATERIALS SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF HUDSON OR OTHER APPLICABLE AGENCIES. THE CITY OF HUDSON, OR ITS REPRESENTATIVE, RESERVES THE RIGHT TO REJECT ANY DELIVERED MATERIAL WHICH DOES NOT CONFORM TO THE APPLICABLE STANDARDS AND SPECIFICATIONS.
29. 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.
30. ALL CHANGES TO APPROVED DRAWINGS AND/OR SPECIFICATIONS MUST BE REAPPROVED BY THE CITY OF HUDSON PRIOR TO CONSTRUCTION.
31. 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.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. ALL SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HUDSON "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION.
39. 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.
40. 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.
41. 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.

SITE IMPROVEMENTS PLAN
for
NC SOCCER CLUB, INC.

5661 STOW ROAD
CITY OF HUDSON, SUMMIT COUNTY, OHIO
SCALE: 1" = 30' DATE: SEPTEMBER 3, 2015

OWNER/DEVELOPER:
NC SOCCER CLUB, INC.
5661 STOW ROAD
HUDSON, OHIO 44235
PH: (330) 650-2554
REP: MR. BRIAN HALL

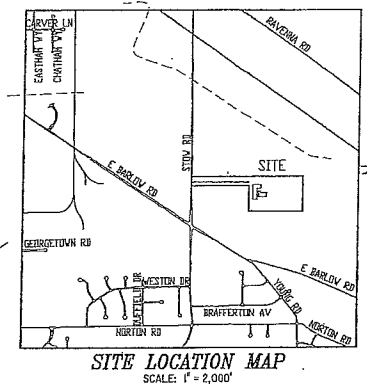
MOSYJOWSKI & ASSOCIATES ENGINEERS
2615 SWARTZ ROAD
HARTVILLE, OHIO 44632
PH: (330) 628-2516
FAX: (330) 628-2656
EMAIL: JMOSYJOWSKI@CS.COM



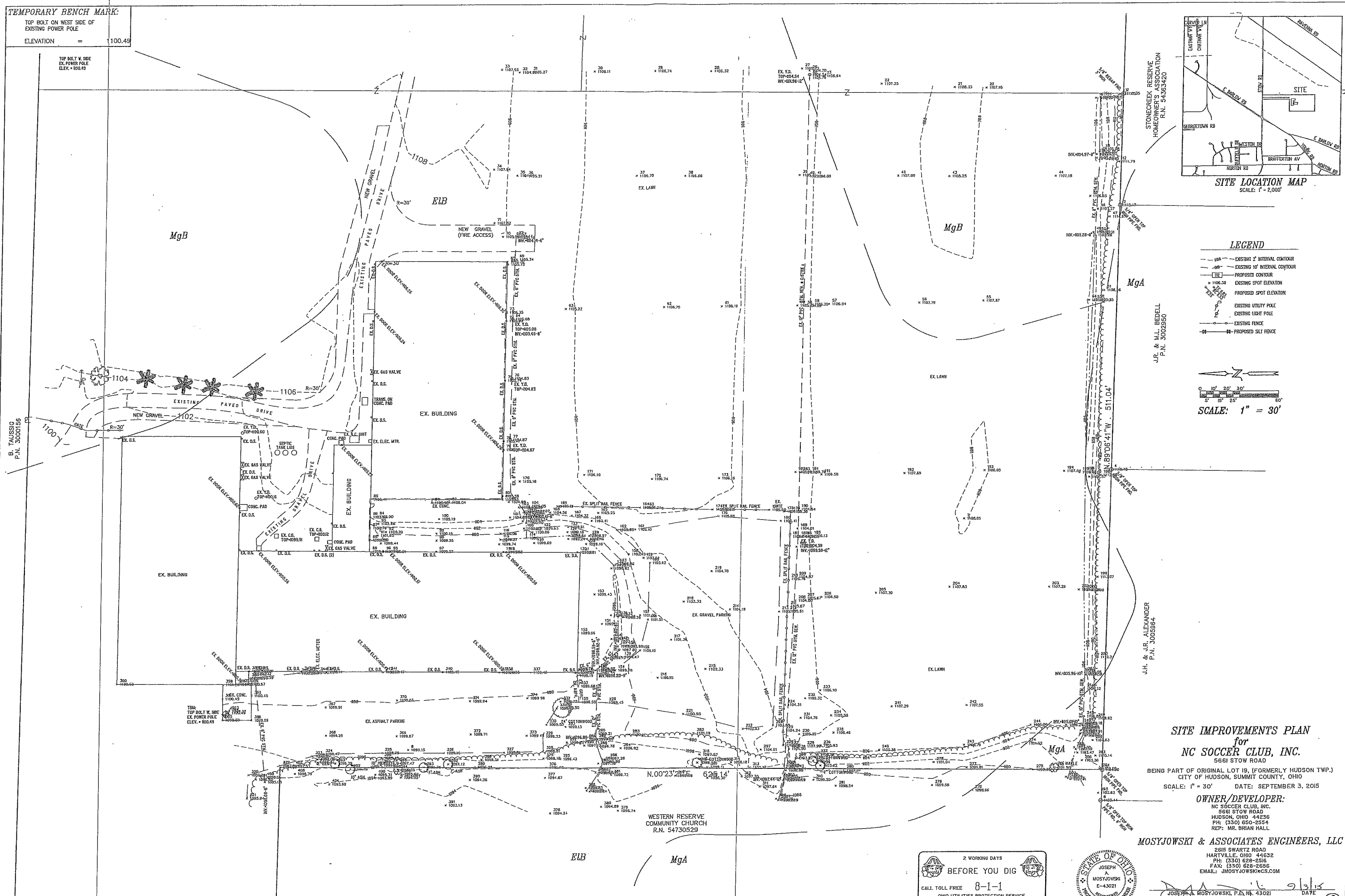
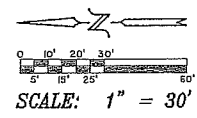
JOSEPH A. MOSYJOWSKI, P.E. No. 43021
DATE: 9/3/15
C.P.E.S.C. No. 5007
TITLE SHEET

TEMPORARY BENCH MARK:
 TOP BOLT ON WEST SIDE OF
 EXISTING POWER POLE
 ELEVATION = 100.49

TOP BOLT W. SIDE
 EX. POWER POLE
 ELEV. = 100.49



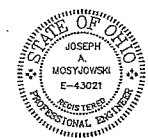
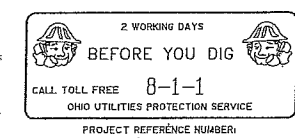
- LEGEND**
- - - - - EXISTING 2' INTERVAL CONTOUR
 - - - - - EXISTING 10' INTERVAL CONTOUR
 - - - - - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING FENCE
 - PROPOSED SILT FENCE



SITE IMPROVEMENTS PLAN
 for
NC SOCCER CLUB, INC.
 5661 STOW ROAD
 BEING PART OF ORIGINAL LOT 19, (FORMERLY HUDSON TWP.)
 CITY OF HUDSON, SUMMIT COUNTY, OHIO
 SCALE: 1" = 30' DATE: SEPTEMBER 3, 2015

OWNER/DEVELOPER:
 NC SOCCER CLUB, INC.
 5661 STOW ROAD
 HUDSON, OHIO 44236
 PH: (330) 650-2554
 REP: MR. BRIAN HALL

MOSYJOWSKI & ASSOCIATES ENGINEERS, LLC
 2615 SWARTZ ROAD
 HARTVILLE, OHIO 44632
 PH: (330) 628-2516
 FAX: (330) 628-2516
 EMAIL: JMOYJOWSKI@CS.COM



DATE: 9/3/15
 PROJECT REFERENCE NUMBER: A
 EXISTING SITE CONDITIONS PLAN

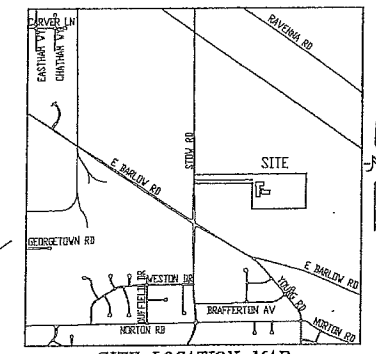
TEMPORARY BENCH MARK:

TOP BOLT ON WEST SIDE OF EXISTING POWER POLE
ELEVATION = 1100.49

TOP BOLT N. SIDE EX. POWER POLE
ELEV. = 106.49

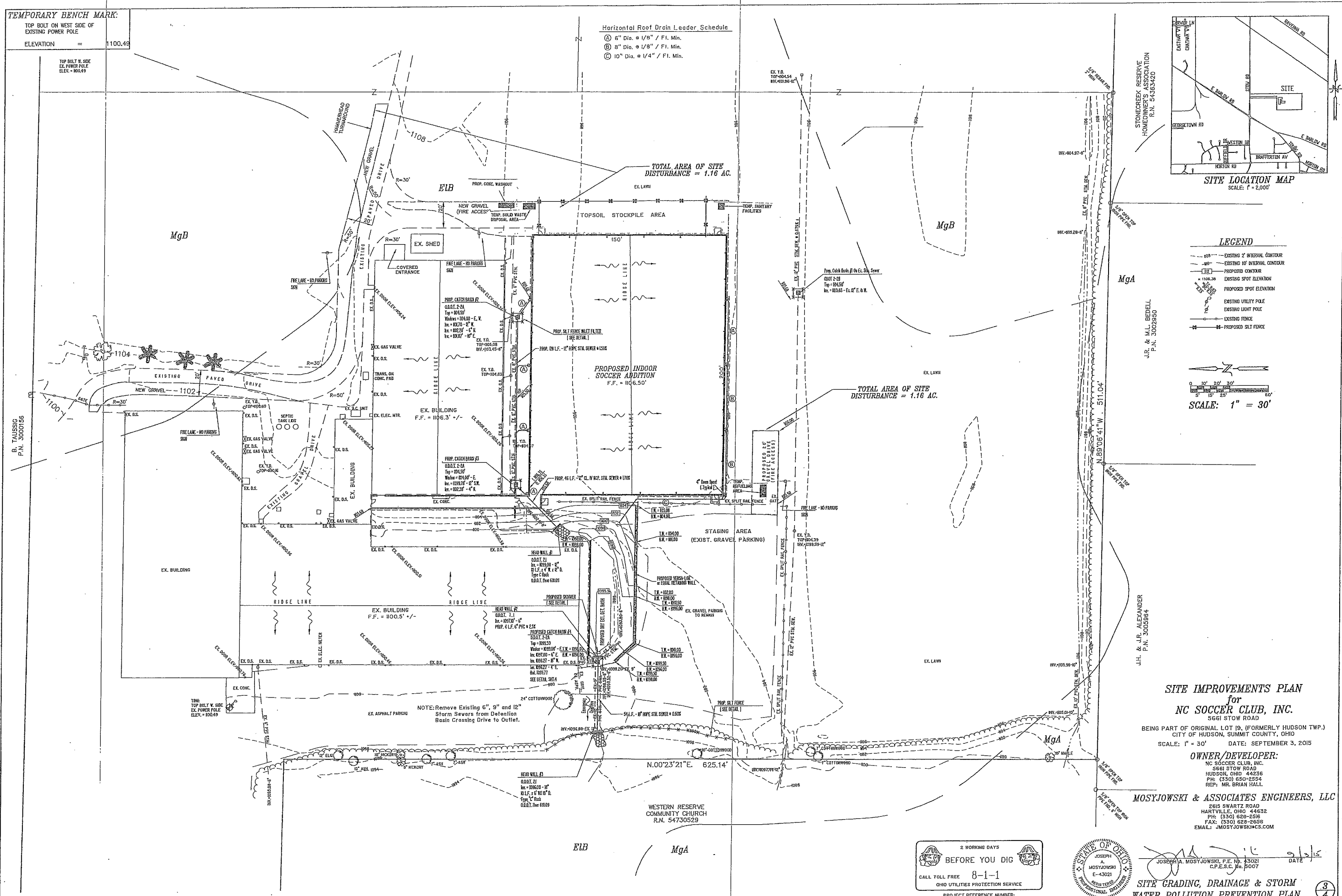
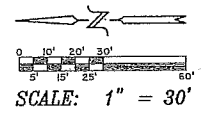
Horizontal Roof Drain Leader Schedule

- (A) 6" Dia. @ 1/8" / Ft. Min.
- (B) 8" Dia. @ 1/8" / Ft. Min.
- (C) 10" Dia. @ 1/4" / Ft. Min.



LEGEND

- 10' INTERVAL CONTOUR
- 5' INTERVAL CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING FENCE
- PROPOSED SILT FENCE



J.R. & M.L. BEDELL
P.N. 3002950

J.H. & J.R. ALEXANDER
P.N. 3003964

SITE IMPROVEMENTS PLAN

for
NC SOCCER CLUB, INC.

5651 STOW ROAD
CITY OF HUDSON, SUMMIT COUNTY, OHIO

SCALE: 1" = 30' DATE: SEPTEMBER 3, 2015

OWNER/DEVELOPER:
NC SOCCER CLUB, INC.
5651 STOW ROAD
HUDSON, OHIO 44256
PH: (330) 650-2554
REP: MR. BRIAN HALL

MOSYJOWSKI & ASSOCIATES ENGINEERS, LLC
2615 SWARTZ ROAD
HARTVILLE, OHIO 44632
PH: (330) 628-2516
FAX: (330) 628-2565
EMAIL: J.MOSYJOWSKI@ACS.COM

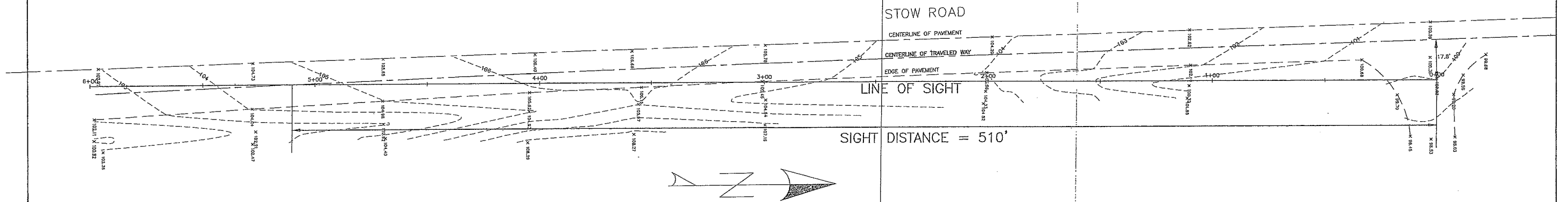
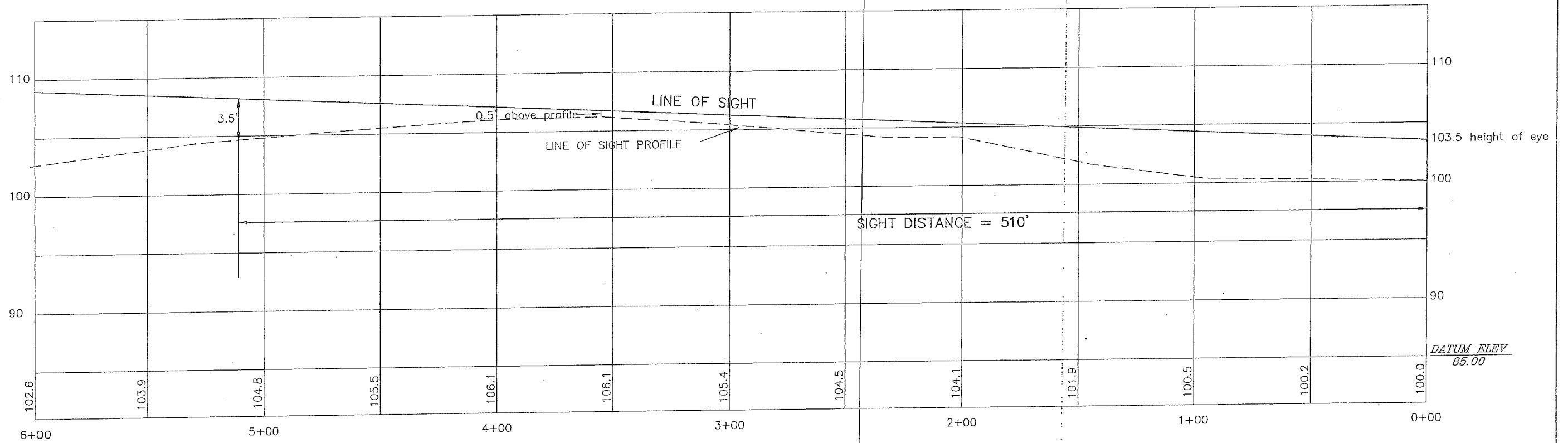
WESTERN RESERVE
COMMUNITY CHURCH
R.N. 54730529

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 8-1-1
OHIO UTILITIES PROTECTION SERVICE
PROJECT REFERENCE NUMBER:
A



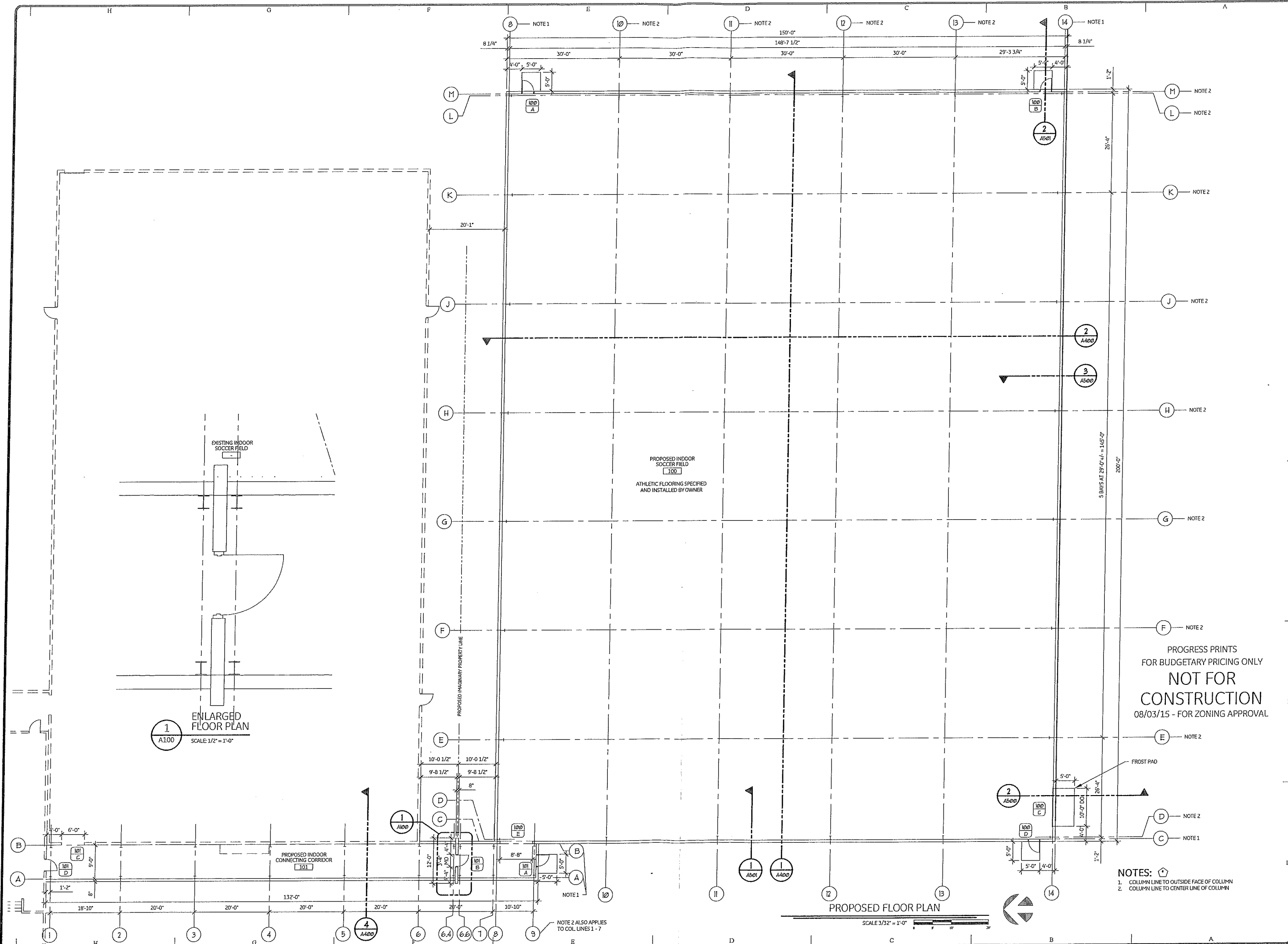
JOSEPH A. MOSYJOWSKI, P.E. No. 43021
C.P.E.S.C. No. 5007
DATE: 9/3/15

**SITE GRADING, DRAINAGE & STORM
WATER POLLUTION PREVENTION PLAN**



	I.S.D. (LEFT TURN)	I.S.D. (RIGHT TURN)
SPEED LIMIT = 35 MPH	390'	335'
DESIGN SPEED = 45 MPH	500'	430'

**NC SOCCER DRIVE
SIGHT DISTANCE**
 SCALE: 1" = 20' H DATE: AUGUST 31, 2015
 1" = 4 V
MOSYJOWSKI & ASSOCIATES ENGINEERS, LLC
 2615 SWARTZ ROAD
 HARTVILLE, OHIO 44632
 PH: 330-628-2516
 FAX: 330-628-2656
 jmosyjowski@cs.com

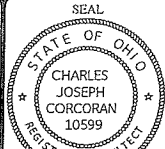


1
A100
ENLARGED FLOOR PLAN
SCALE 1/2" = 1'-0"

PROPOSED FLOOR PLAN
SCALE 3/32" = 1'-0"

PROGRESS PRINTS
FOR BUDGETARY PRICING ONLY
**NOT FOR
CONSTRUCTION**
08/03/15 - FOR ZONING APPROVAL

- NOTES:
1. COLUMN LINE TO OUTSIDE FACE OF COLUMN
 2. COLUMN LINE TO CENTER LINE OF COLUMN



REGISTRATION OFFICE: COLUMBUS, OHIO
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- REVISIONS
- 8/04/14 - SCHEMATICS
 - 08/20/14 - REVISED BLDG LOCATION AND ADDED FIREWALL
 - 09/28/14 - REVISED RW HANDS OFF LOCATION
 - 03/24/15 - FOR BANK APPRAISAL
 - 08/03/15 - FOR ZONING APPROVAL

Oak Group, Inc.
BUILDING & FIRE CODE CONSULTANTS
34 Huntree Falls Avenue, Huntree Falls, Ohio 44262
Phone: 330.689.0903 Fax: 330.689.0905
Email: oakgroup@oakgroupinc.com

PROPOSED FLOOR PLAN

BUILDING ADDITION FOR
NC SOCCER FACILITY
5661 STOW ROAD
HUDSON, OHIO 44236
PPN-3005932

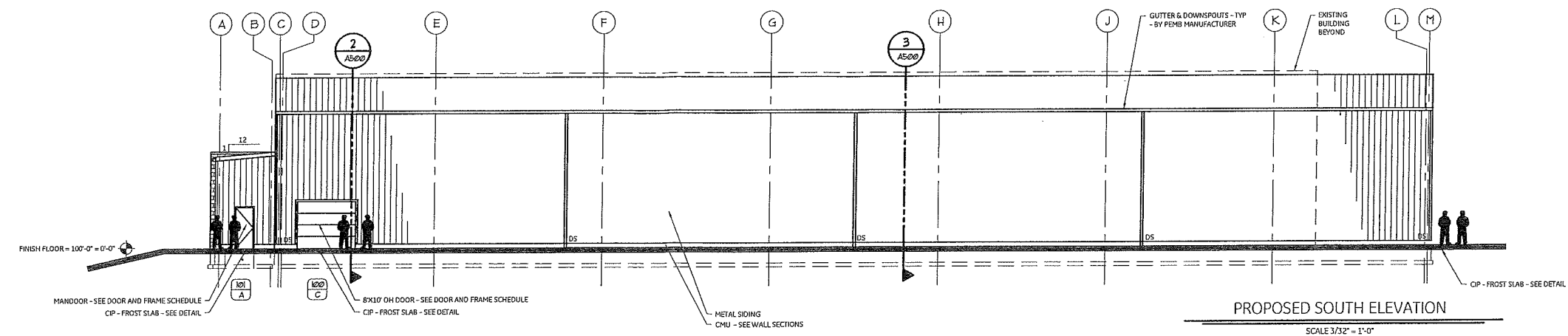
DRAWN BY:
CJC

DATE:

PROJECT NO.
14-209

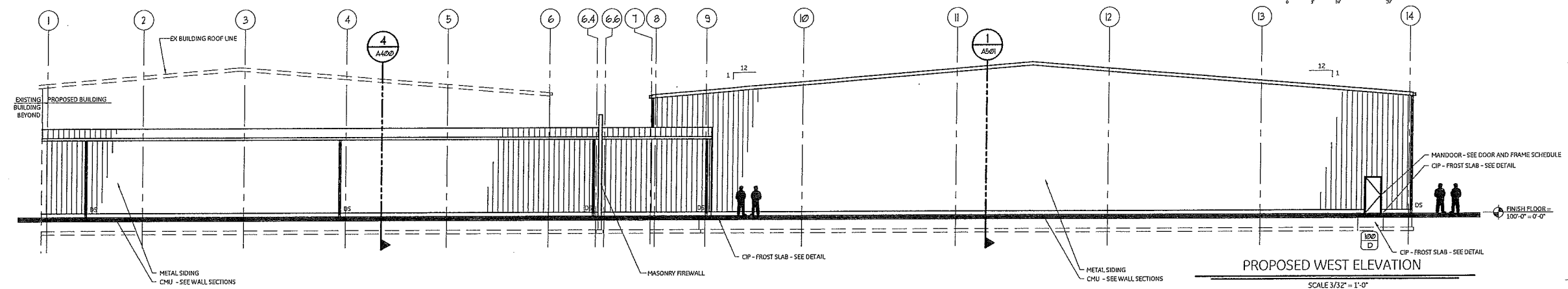
DRAWING NO.
A100

H G F E D C B A



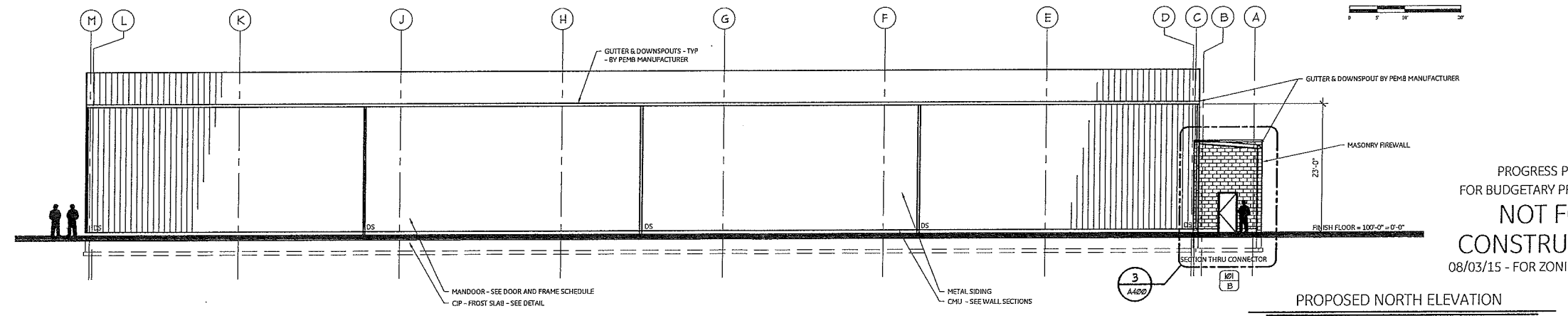
PROPOSED SOUTH ELEVATION

SCALE 3/32" = 1'-0"



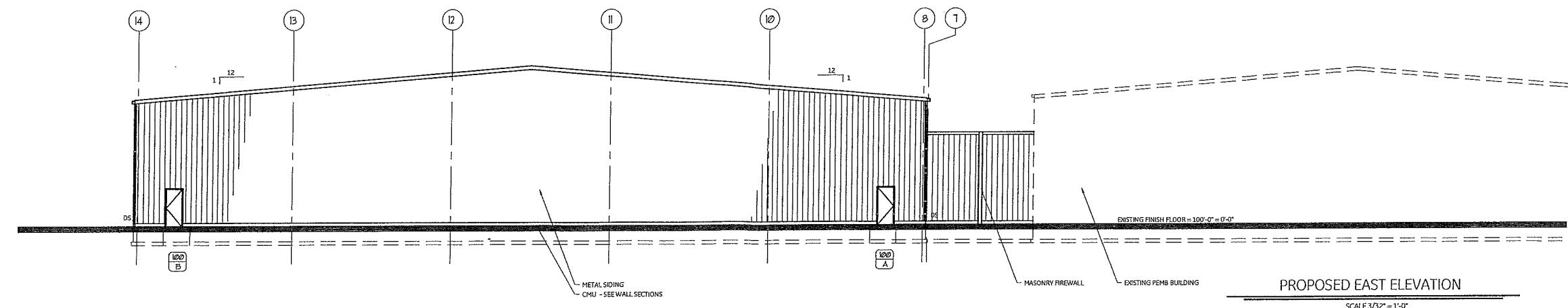
PROPOSED WEST ELEVATION

SCALE 3/32" = 1'-0"



PROPOSED NORTH ELEVATION

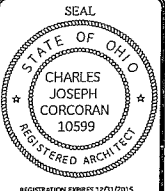
SCALE 3/32" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 3/32" = 1'-0"

H G F E D C B A



REVISIONS
 8/24/14 - SCHEMATICS
 8/20/14 - REVISED BLDG LOCATION AND ADDED FIREWALL
 08/20/14 - REVISED NW MANDOOR LOCATION
 03/24/15 - FOR BANK APPRAISAL
 08/03/15 - FOR ZONING APPROVAL

Oak Group, Inc.
 BUILDING & FIRE CODE CONSULTANTS
 34 Munroe Falls Avenue, Munroe Falls, Ohio 44130
 Phone: 330.866.6666 Fax: 330.866.9505
 Email: info@oakgroupinc.com

PROPOSED EXTERIOR ELEVATIONS

PROGRESS PRINTS
 FOR BUDGETARY PRICING ONLY
NOT FOR CONSTRUCTION
 08/03/15 - FOR ZONING APPROVAL

BUILDING ADDITION FOR
 NC SOCCER FACILITY
 5661 STOW ROAD
 HUDSON, OHIO 44236
 PPN-3005932

DRAWN BY:
CJC
 DATE:
 PROJECT NO.
14-209
 DRAWING NO.
A300