

PLAT OF SURVEY
FOR LOT SPLIT AND DEDICATION OF LAWNMARK DRIVE
TRAILS OF HUDSON TWO LLC
SITUATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT AND STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL HUDSON TOWNSHIP LOTS NOS. 4 AND 5.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN HEREON, THAT ALL MONUMENTS SHOWN HEREON
HAVE BEEN FOUND OR SET AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL THE
INFORMATION SHOWN HEREON IS CORRECT. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS
THEREOF.

GUY P. HANEY, P.S. NO. S-7631
T.G.C. Engineering, LLC
1310 Sharon Copley Road, P.O. Box 37
Sharon Center, OH 44274
330-590-8004
ghaney@tgcengineering.com

DATE: April 05, 2016

OWNER'S ACCEPTANCE & DEDICATION

I/We, the undersigned owners of and holders of liens and other interest in and to the land embraced within this
plat of survey do hereby declare this plat to be our free act and deed, and do voluntarily consent to the execution of
this plat and do hereby dedicate Lawnmark Drive, shown hereon, shaded with diagonal hatch, for public use and
roadway purposes and grant a temporary Cul-De-Sac easement, shown hereon, shaded in light grey.

TRAILS OF HUDSON TWO LLC, or agent/assign.

Authorized Agent _____ Date _____
Witness _____ Witness _____
County of _____ }
State of Ohio } ss

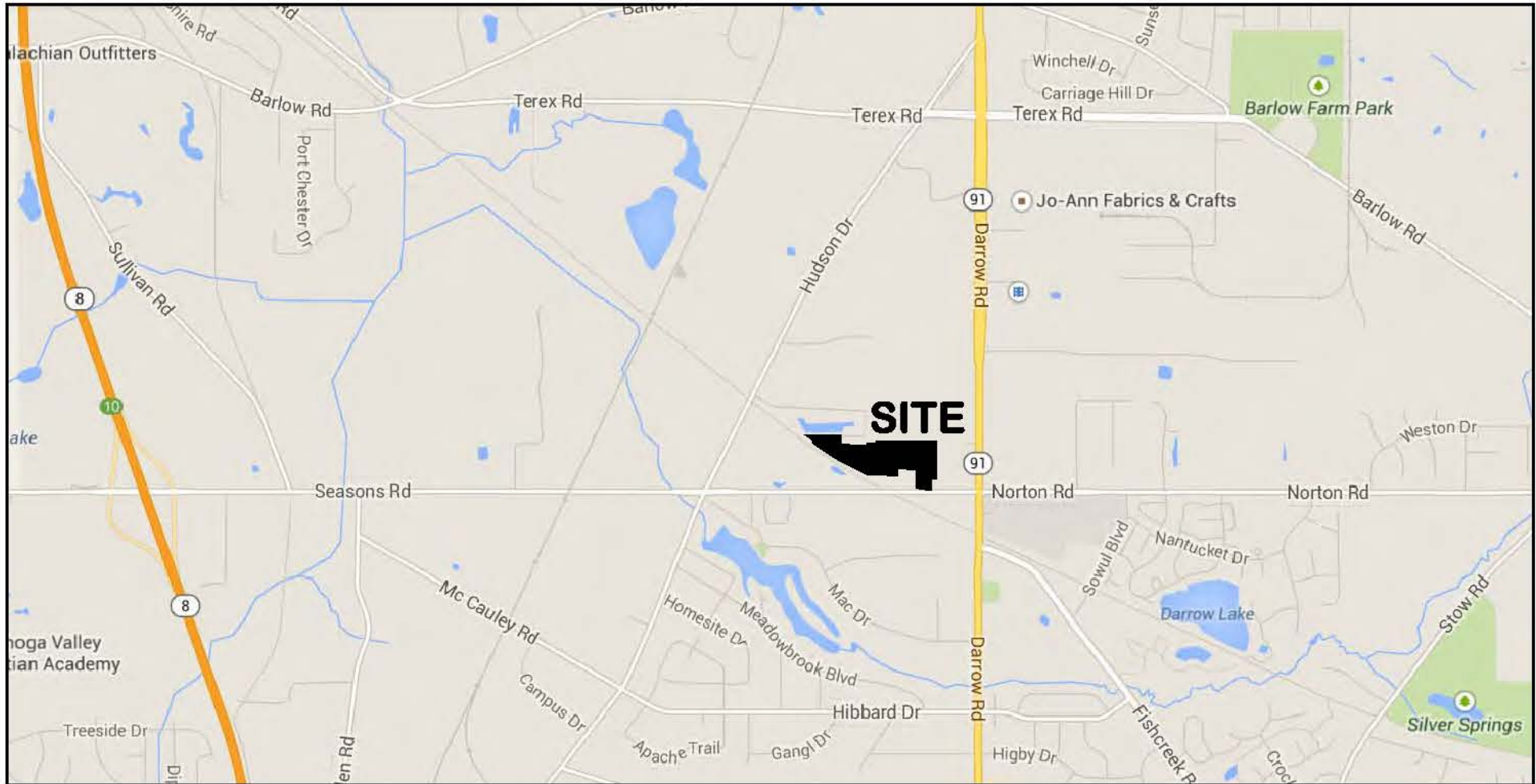
Before me a Notary Public in and for said County and State, personally appeared the above named authorized
agent for Trails of Hudson Two LLC, who acknowledged the making of the foregoing instrument and the signing of this
plat to be his own free act and deed. In testimony whereof I have hereunto set my hand and official seal

at _____, Ohio this
_____ day of _____, 2016.

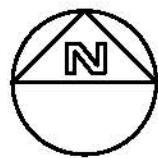
Notary public _____

My commission expires _____

VICINITY MAP



NOT TO SCALE



SURVEY TOTALS

LAND IN ROW 1.0591 AC.
LAND IN PARCEL 14.4009 AC.
TOTAL LAND AS SURVEYED: 15.4600 AC.

APPROVALS

CITY ENGINEER
THIS PLAT IS HEREBY APPROVED BY THE CITY ENGINEER OF THE CITY OF HUDSON, OHIO.

CITY ENGINEER, THOMAS J. SHERIDAN, P.E., P.S. _____ DATE: _____

CITY MANAGER
THIS PLAT IS HEREBY APPROVED BY THE CITY MANAGER OF THE CITY OF HUDSON, OHIO.

CITY MANAGER, JANE HOWINGTON _____ DATE: _____

GENERAL NOTES

ZONING: DISTRICT 8 HB SENIOR HOUSING OVERLAY

THIS SURVEY WAS PERFORMED USING CONVENTIONAL SURVEYING INSTRUMENTATION AND
METHODS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE
AND THE COUNTY OF SUMMIT, OHIO STANDARDS FOR THE APPROVAL AND LEGAL
DESCRIPTIONS USED IN REAL PROPERTY CONVEYANCES REVISED JANUARY 2002.

NO TRANSFER IS TAKING PLACE WITH THE RECORDING OF THE SURVEY. THIS SURVEY IS BEING
RECORDED AS A GRAPHIC REPRESENTATION OF A LEGAL DESCRIPTION IN A DEED.

BEARINGS ARE BASED NAD83 OHIO STATE PLANE COORDINATES (GROUND), NORTH ZONE.

This property is situated in Zone "X", areas of minimal flooding as shown on The Federal
Emergency Management Agency's Flood Insurance Rate Map Panel No. 0129E for
Community No. 39153C having an effective date of July 20, 2009.

Source <http://store.msc.fema.gov>

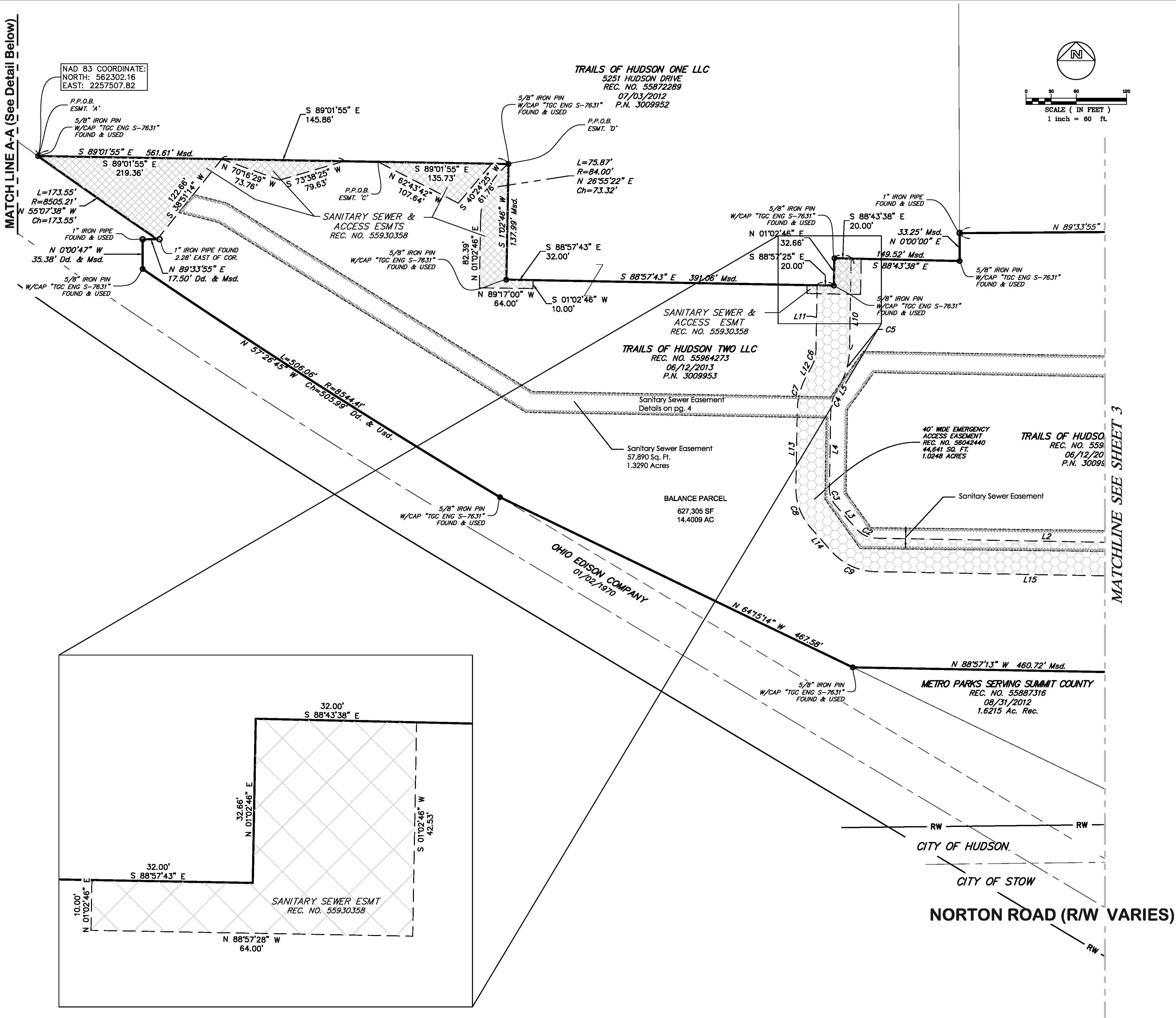
BOUNDARY SURVEY, LOT SPLIT
AND DEDICATION MAP

TRAILS OF HUDSON
HUDSON, OHIO

TGC Engineering, LLC
1310 SHARON COPLEY ROAD,
SHARON CENTER, OH 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

PROJECT NO.
1229
DATE
2016-04-05

MATCH LINE A-A (See Detail Below)



PLAT OF SURVEY
FOR LOT SPLIT AND DEDICATION OF
LAWNMARK DRIVE
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GUY P. HANEY, P.S. NO. S-7631 DATE: April 05, 2016
T.G.C. Engineering, LLC
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330-590-8004
ghaney@tgcengineering.com

BEARINGS ARE BASED NAD83 OHIO STATE PLANE COORDINATES (GROUND), NORTH ZONE.

● -5/8 x 30 INCH IRON REBAR SET WITH CAP MARKED G.HANEY, S-7631

Reference Survey: Boundary Survey and Lot Split Map, Rec. No. 55872295

Easement Details on Pg. 4

NOTE: SANITARY SEWER EASEMENT 1 TO BE GRANTED WITH THE
EXECUTION OF THIS PLAT.

EASEMENT LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	283.81'	S 0°29'37" E
L2	406.70'	S 88°57'14" E
L3	36.97'	S 41°31'38" E
L4	91.45'	S 1°02'46" W
L5	9.00'	S 28°53'36" W
L11	76.34'	N 1°02'46" E
L12	8.24'	N 28°53'36" E
L13	91.45'	N 1°02'46" E
L14	36.97'	N 41°31'38" W
L15	406.70'	N 88°57'14" W
L16	138.30'	N 0°29'37" W
L18	25.41'	S 89°20'43" W

EASEMENT CURVE DATA				
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	77.20'	50.00'	69.75'	S 44°43'25" E
C2	26.49'	32.00'	25.74'	S 65°14'28" E
C3	23.78'	32.00'	23.23'	S 20°14'28" E
C4	25.48'	48.00'	25.18'	S 16°15'04" W
C6	23.33'	48.00'	23.10'	N 14°58'11" E
C7	45.68'	88.00'	45.17'	N 15°54'58" E
C8	53.50'	72.00'	52.28'	N 20°14'28" W
C9	59.60'	72.00'	57.91'	N 65°14'28" W
C10	15.44'	10.00'	13.95'	N 44°43'25" W

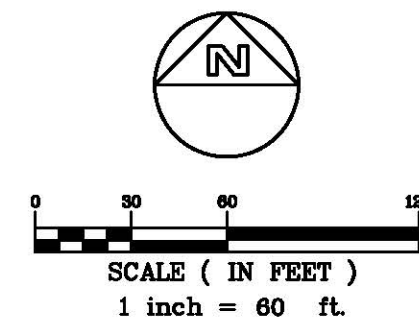
LEGEND

NAIL MONUMENT BOX	+	DRILL HOLE	○
5/8" x 30" IRON PIN SET WITH CAP READING	+	IRON PIN FOUND (SURVEYOR)	○
"TGC ENG 7631-8557"	+		
CENTERLINE	---		
PROPERTY LINE	---		
RIGHT-OF-WAY LINE	---		
EASEMENT LINE	---		
ORIGINAL PROP. LINE	---		
ORIGINAL LOT LINE	---		
REC./R.	RECORD	VOL./V.	VOLUME
MEAS./M.	MEASURED	D.E.D.	DEED VOLUME
CALC./C.	CALCULATED	P.G./P.	PAGE
OBS.	OBSERVED	DOC.	DOCUMENT
ENCR.	ENCROACHES	O.R.	OFFICIAL RECORD
CLR.	CLEAR	S.C.P.R.	SUMMIT COUNTY PLAT RECORDS
ADJ.	ADJACENT	R/W	RIGHT-OF-WAY
D.H.	DRILL HOLE	CL	CENTERLINE
AC.	ACRES	PL	PROPERTY LINE
S.F.	SQUARE FEET		

MATCHLINE SEE SHEET 2

WARREN J. BROWN, TRUSTEE
5174 DARROW ROAD
REC. NO. 54114809
03/12/1998
5174 DARROW ROAD

JAMES H. KURTZ, JR.
AND PATRICIA S. KURTZ
5152 DARROW ROAD
REC. NO. 54029894
06/19/1997
5152 DARROW ROAD



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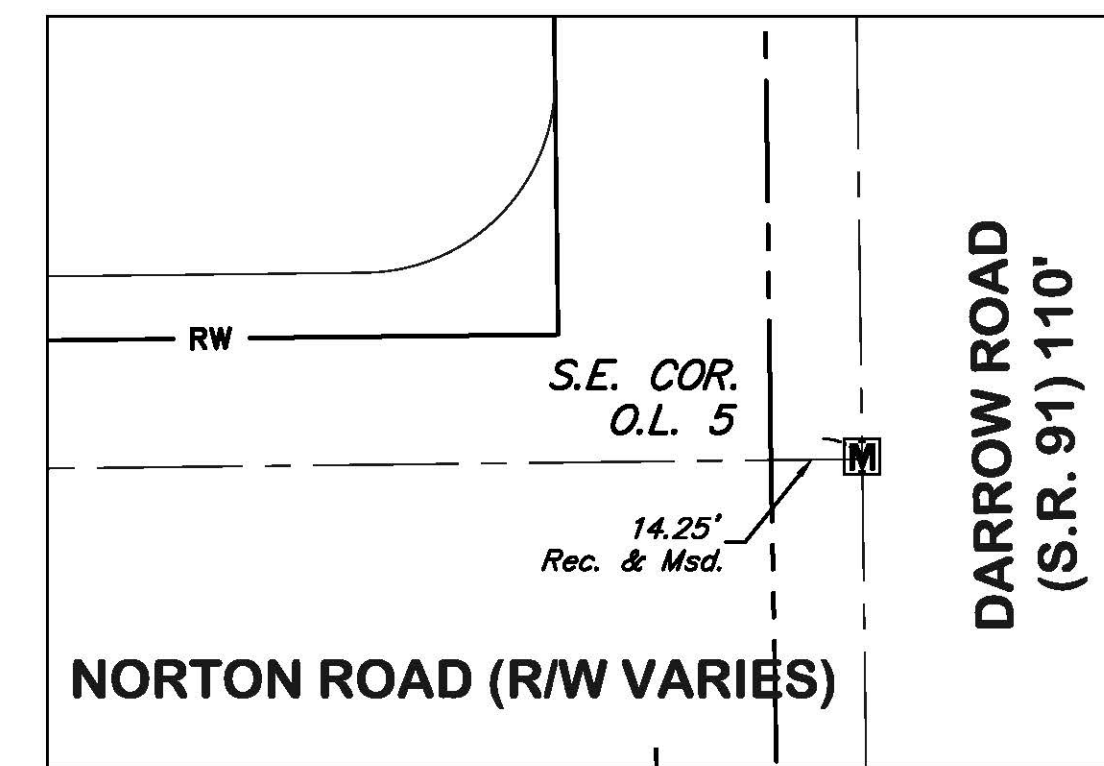
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Reference Survey: Boundary Survey and Lot Split Map, Rec. No. 55872295
Map of Lot Split & Consolidation, Rec. No. 55588022

LEGEND

NAIL MONUMENT BOX	DRILL HOLE
5/8" x 30" IRON PIN SET WITH CAP READING	IRON PIN FOUND (SURVEYOR)
TGC ENG 7631-B557	
CENTERLINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
EASEMENT LINE	
ORIGINAL PROP. LINE	
ORIGINAL LOT LINE	
REC./R.	RECORD
MEAS./M.	MEASURED
CALC./C.	CALCULATED
ENCR.	ENROACHES
ADJ.	ADJACENT
D.H.	DRILL HOLE
AC.	ACRES
S.F.	SQUARE FEET
VOL./V.	VOLUME
D.V.	DEED VOLUME
PG./P.	PAGE
DOC.	DOCUMENT
G.R.	OFFICIAL RECORD
S.C.P.R.	SUMMIT COUNTY PLAT RECORDS
R/W	RIGHT-OF-WAY
CL	CENTERLINE
PL	PROPERTY LINE



DETAIL SCALE: 1" = 30'

DETAIL SCALE: 1" = 10'

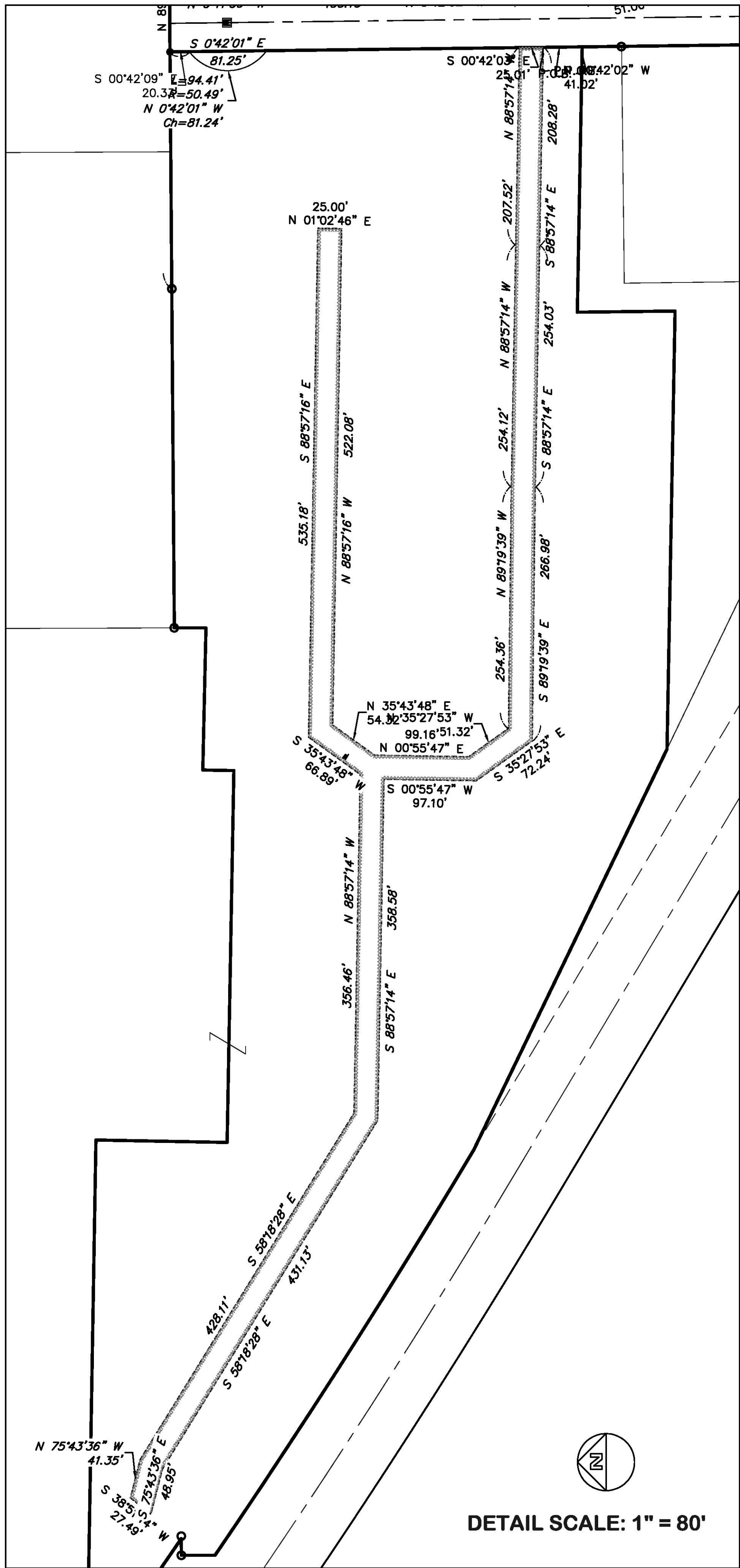
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3/4



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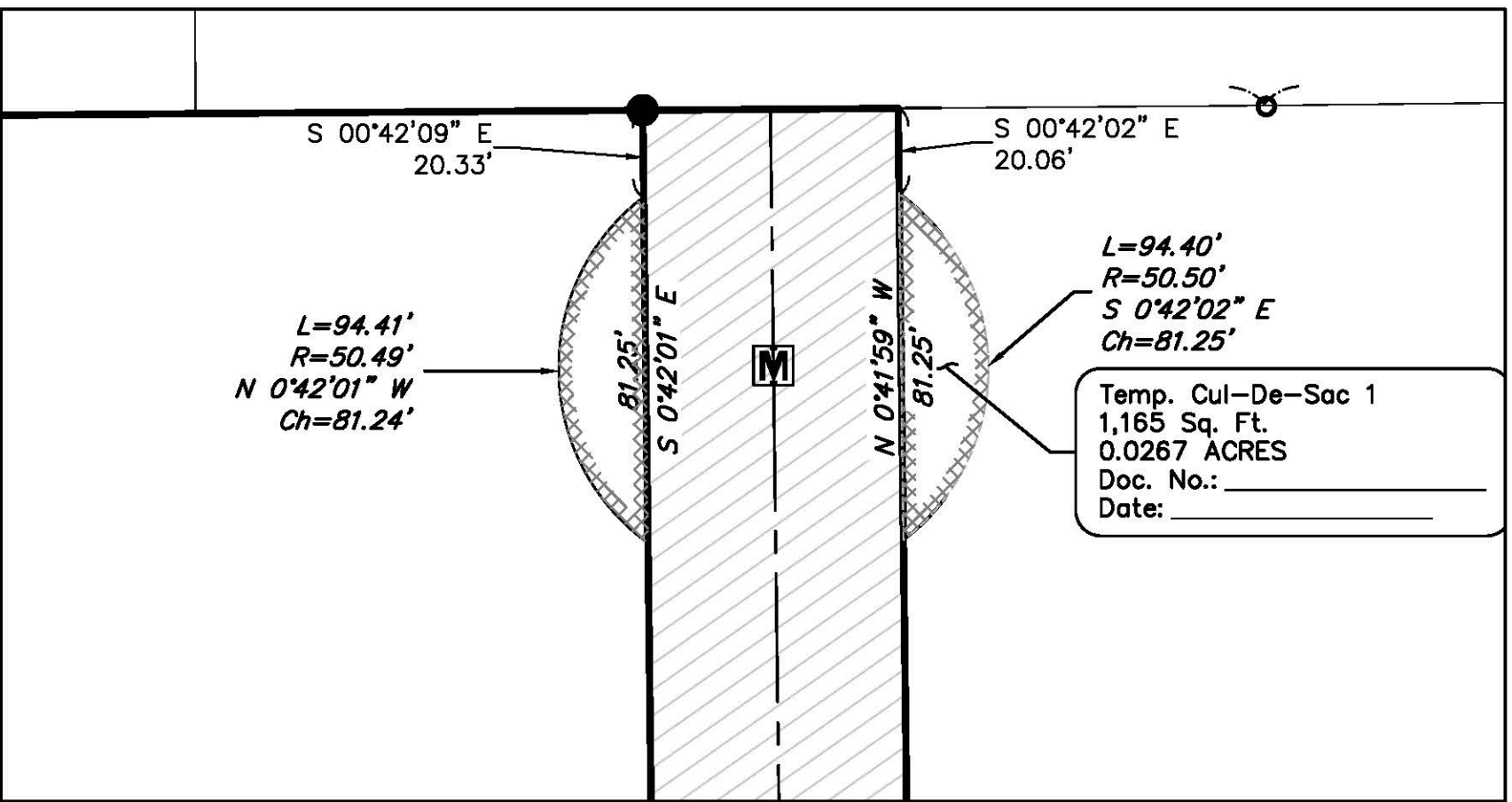
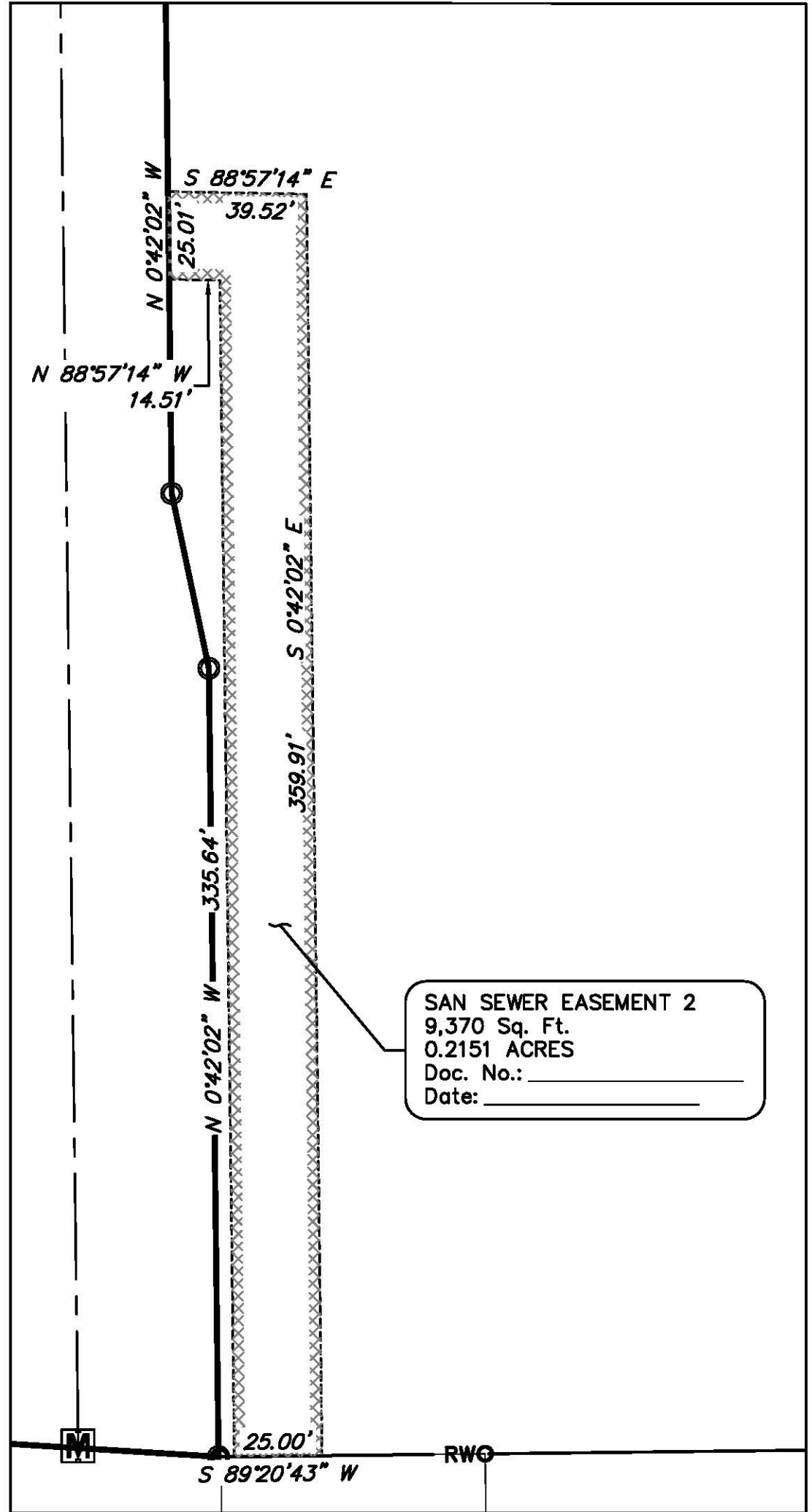
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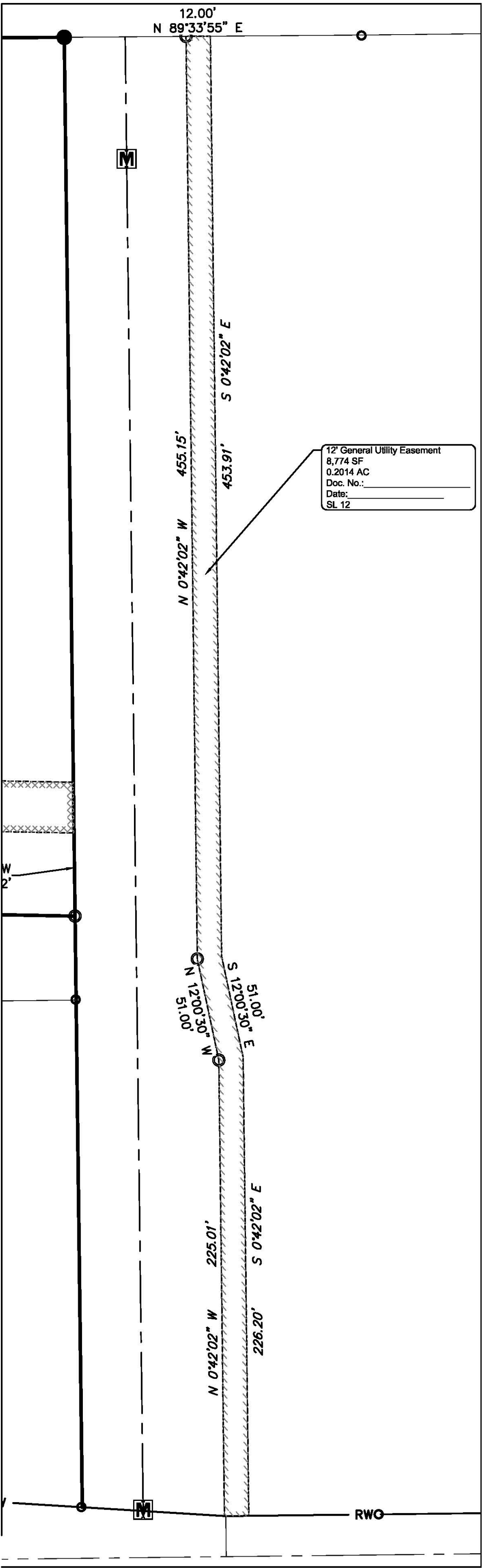
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Reference Survey: Boundary Survey and Lot Split Map, Rec. No. 55872295
Map of Lot Split & Consolidation, Rec. No. 55588022



NOTE: TEMP. CUL-DE-SAC EASEMENT 2 TO BE GRANTED WITH THE EXECUTION OF THIS PLAT,
AND EXTINGUISHED UPON THE EXTENSION OF LAWNMARK DRIVE.



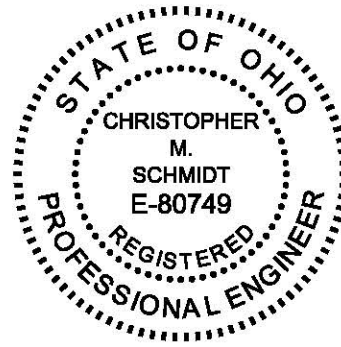
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SUMMIT COUNTY, STATE OF OHIO



APPROVALS:

CITY OF HUDSON - ENGINEER
THOMAS J. SHERIDAN, P.E., P.S.

OHIO EPA WATER APPROVAL LETTER DATED:

SUMMIT COUNTY SOIL AND WATER LETTER DATED:

SHEET	DESCRIPTION
C01	TITLE SHEET
C02	GENERAL NOTES
C03	EXISTING CONDITIONS PLAN
C04	OVERALL SITE PLAN
C05	OVERALL UTILITY PLAN
C06	INTERSECTION DETAILS
C07	PLAN/PROFILE - LAWNMARK DRIVE
C08	PLAN/PROFILE - STORM SEWERS
C09-10	NOTES & DETAILS
SW1	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
SW2	SWPPP NOTES
SW3	SWPPP NOTES & DETAILS
SW4	SWPPP INSPECTION FORM

SUBMISSION	DATE
SUBMISSION #1: CITY OF HUDSON, AKRON WATER	04/05/2016

**CURRENT ZONING: DISTRICT 8 HB SENIOR
HOUSING OVERLAY
PROJECT AREA: 1.06 AC.**

TRAILS OF HUDSON TWO, LLC
23775 COMMERCE PARKWAY, SUITE 7
BEACHWOOD, OHIO 44256

CONTACT: PATRICIA RAKOCI
330-590-8014

CITY OF HUDSON
115 EXECUTIVE PARKWAY
HUDSON, OHIO 44236

CONTACT: THOMAS SHERIDAN
330-342-1770

TGC ENGINEERING, LLC
1310 SHARON COPLEY ROAD
SHARON CENTER, OHIO 44274

CONTACT: CHRIS SCHMIDT, P.E.
330-590-8004

TO BE DETERMINED

1) EXISTING SAN. MH-9, LOCATED AT THE INTERSECTION OF
REDWOOD BOULEVARD AND SCARLET OAK DRIVE ELEVATION=1057.69

2) EXISTING SAN. MH-10, LOCATED AT THE INTERSECTION OF SILVER LINDEN LANE AND SCARLET OAK DRIVE ELEVATION=1043.51

LISTED BELOW ARE ALL THE KNOWN UTILITIES LOCATED WITHIN THE PROJECT CONSTRUCTION LIMITS, TOGETHER WITH THEIR RESPECTIVE OWNERS:

**WATER LINES:
AKRON PUBLIC
UTILITIES BUREAU
(330) 375-2420**

**STORM SEWERS
CITY OF HUDSON
(330) 342-1770**

**SANITARY SEWERS:
SUMMIT COUNTY DOES
(330) 926-2400**

**ELECTRIC LINES:
HUDSON PUBLIC POWER
(330) 342-1728**

TELEPHONE LINES:
WINDSTREAM
(866) 445-5880

**GAS LINES:
DOMINION EAST OHIO
(800) 362-7557**

**CABLE TV:
TIME WARNER
(866) 744-1402**

**REGISTERED UNDERGROUND
UTILITIES PROTECTION
SERVICE:
OHIO UTILITIES PROTECTI
SERVICE (OUPS)
1-800-362-2764 OR 8-1-1**

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 ARE 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 SHOWN 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 PRE-CONSTRUCTION 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 PRE-CONSTRUCTION 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 PRE-CONSTRUCTION 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 EXPEDITE THE RESTORATION OF ANY EXISTING PAVEMENT AS NOTED ON THE PLANS, OR WORK SHALL BE STOPPED BY THE CITY UNTIL RESTORATION IS COMPLETED.
13. ALL PAVEMENT SHALL BE NEAT-LINE SAW CUT, AS NEEDED TO PRODUCE A CLEAN EDGE AT PAVEMENT RESTORATION AND TRAFFIC CONTROL DEVICES SHALL BE USED TO PROTECT ANY EDGES. ALL PAVEMENT RESTORATIONS SHALL BE COMPLETED QUICKLY BY THE CONTRACTOR.
14. THE DEPTH AND TYPE OF PAVEMENT INCLUDING THE TYPICAL SECTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF HUDSON ENGINEERING STANDARDS.
15. 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.
16. 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.
17. 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.
18. NUCLEAR COMPACTION TESTING SHALL BE REQUIRED FOR ALL FILL AREAS (PROPOSED OR EXISTING) WITHIN THE RIGHT-OF-WAY OVER TWO FEET (2') IN DEPTH, AT 6" LIFTS PER ASTM A-1557, 95% MODIFIED.
19. 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.
20. 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.
21. COMPLIANCE WITH THE OCCUPATIONAL AND SAFETY ACT OF 1970 IS REQUIRED BY ALL CONTRACTORS ON THIS PROJECT.
22. THE BACKFILL SHALL BE COMPACTED PRIOR TO REMOVING THE TRENCH SHORING.
23. ALL DRIVEWAY OR TRAIL UTILITY TRENCHES (PROPOSED OR EXISTING) WITHIN CITY OF HUDSON RIGHT-OF-WAY SHALL BE BACKFILLED WITH VIRGIN 304 LIMESTONE UP TO SUBGRADE AND 100% COMPACTED PER THE CITY OF HUDSON ENGINEERING STANDARDS. WHEN A UTILITY TRENCH IS OUTSIDE OF PAVEMENT OR A TRAIL OF ANY KIND, THE TRENCH SHALL BE BACKFILLED WITH VIRGIN 304 LIMESTONE UP TO A 45 DEGREE ANGLE OF REPOSE PROJECTED OFF OF THE TOP SURFACE EDGE OF ANY PAVEMENT OR TRAIL IN THE VICINITY.

ALL BACKFILL AND COMPACTION FOR UTILITY TRENCHES OR ANY OTHER EXCAVATIONS TO BE FILLED WITHIN THE CITY OF HUDSON RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF HUDSON ENGINEERING STANDARDS FOR BACKFILL, FOR COMPACTION, AND FOR ANGLE OF REPOSE AND BACKFILL MATERIAL WHEN IN THE VICINITY OF ANY PAVEMENT.

ALL WORK WITHIN CITY OF HUDSON RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF HUDSON ENGINEERING STANDARDS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD). THE BACKFILL REQUIREMENTS, DRIVEWAY/ROADWAY RESTORATION, AND LANDSCAPING RESTORATION, INCLUDING THE CITY OF AKRON UTILITY LINES SHALL CONFORM TO THE CITY OF HUDSON ENGINEERING STANDARDS. THE PIPE TYPE, SLOPE, ETC., AND BEDDING SHALL CONFORM TO THE UTILITY COMPANY'S STANDARDS.

ALL SITE RESTORATIONS SHALL BE PERFORMED IN A TIMELY MANNER. ANY AFFECTED DRIVEWAYS SHALL BE COMPLETELY RESTORED AND OPEN AS QUICKLY AS IS REASONABLY POSSIBLE. ANY CLOSURES OR PUBLIC ACCESS RESTRICTIONS SHALL CONFORM TO THE TIME FRAMES SPECIFIED IN THESE PLANS.

24. 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.

25. 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. THE CITY HAS THE RIGHT TO USE THE BOND IF THIS WORK IS NOT COMPLETED WITHIN 2 HOURS OF NOTIFICATION.
26. ALL PROPOSED SLOPES 3:1 OR STEEPER AND ALL EARTHEN DRAINAGEWAYS SHALL RECEIVE JUTE OR EXCELSIOR MATTING AS PER ODOT 667 OR 668.
27. 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.
28. 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.
29. THE 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. A TRAFFIC CONTROL PLAN FOR NORTON ROAD SHALL BE SHOWN ON THE PLANS WITH SIGNAGE.
30. NO CONSTRUCTION VEHICLES SHALL BE PARKED WITHIN THE HUDSON DRIVE RIGHT-OF-WAY AT ANY TIME, UNLESS APPROVED BY THE CITY OF HUDSON.
31. THE EXISTING HUDSON DRIVE LANES SHALL NOT BE BLOCKED OR CLOSED AT ANY TIME.
32. 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.
33. 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.
34. THE CITY OF HUDSON OR ITS REPRESENTATIVE, RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NON-CONFORMANCE TO PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
35. ALL CHANGES TO APPROVED DRAWINGS AND/OR SPECIFICATIONS MUST BE RE-APPROVED BY THE CITY OF HUDSON PRIOR TO CONSTRUCTION.
36. 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 PRE-CONSTRUCTION MEETING.
37. CONTRACTOR/DEVELOPER SHALL PROVIDE ALL REQUIRED ROADWAY SIGNAGE (INCLUDING STOP SIGNS, NO PARKING SIGNS, AND SPEED SIGNS AS SHOWN ON THE SIGN & STREET LIGHTING PLAN) AS PER ODOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD) INCLUDING STREET IDENTIFICATION SIGNAGE PER CITY STANDARDS FOR ALL ASPECTS OF THE IMPROVEMENT.
38. ALL BONDS AND/OR LETTERS OF CREDIT SHALL NOT BE RELEASED OR REDUCED AND NO WATER OR SANITARY SEWER CUSTOMERS MAY BE CONNECTED UNTIL ALL RECORD DRAWINGS HAVE BEEN SUBMITTED, REVIEWED AND APPROVED BY THE CITY OF HUDSON.
39. 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.
40. 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.
41. 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.
42. THE CONSTRUCTION OF WATER MAINS IS PROHIBITED UNTIL ALL PLANS HAVE BEEN APPROVED BY THE OHIO ENVIRONMENTAL PROTECTION AGENCY.
43. FAILURE TO COMPLETE THESE AFOREMENTIONED TASKS AND/OR COMPLY WITH THESE "CITY OF HUDSON GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS" MAY RESULT IN A "STOP WORK ORDER" BY THE CITY OF HUDSON.

DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
PROPERTY LINE		
RIGHT OF WAY		
CENTERLINE		
BUILDING SETBACK LINE		
FIRE HYDRANT		
GATE VALVE		
STORM SEWER		
STORM MANHOLE		
YARD DRAIN		
SANITARY MANHOLE		
SPOT ELEVATION		

GENERAL NOTES-CONSTRUCTION

- THIS PLAN HAS BEEN BASED UPON DIGITAL COUNTY ORTHOPHOTO INFORMATION AND TOPOGRAPHIC AND BOUNDARY SURVEY WORK PERFORMED BY TGC ENGINEERING, LLC.
- THE CONTRACTOR SHALL KEEP ALL EXISTING STREETS CLEAN OF ALL SOIL, DIRT, MUD, AND DEBRIS. THE CONTRACTOR SHALL EXERCISE DILIGENT CARE TO PROTECT ALL TREES, SHRUBS, AND PLANTS NOT DESIGNATED FOR REMOVAL. CONTRACTOR SHALL REPLACE, TO THE SATISFACTION OF THE ENGINEER AND AT NO COST TO THE OWNER, ANY TREES, SHRUBS, PLANTS, AND OTHER OBJECTS REMOVED, DESTROYED, DISFIGURED, OR DAMAGED DUE TO CONTRACTOR'S NEGLIGENCE.
- ALL TESTING AND INSPECTION FEES ARE THE RESPONSIBILITY OF THE DEVELOPER (OWNER).
- WARNING DEVICES (ROAD CONSTRUCTION AHEAD ON NORTON ROAD, BOTH DIRECTIONS, TRUCKS ENTERING/ EXITING ROADWAY ONTO NORTON ROAD, FLAGGERS AHEAD, IF/ WHEN NEEDED) SHALL BE PROVIDED (AT THE DEVELOPER'S EXPENSE) AT THE INTERSECTIONS) OF EXISTING ROADS AND THE ROAD(S) UNDER CONSTRUCTION.
- ADDITIONAL SOIL AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE CITY OF HUDSON ENGINEER DURING CONSTRUCTION AND THE TWO YEAR MAINTENANCE PERIOD.
- THE DEVELOPER IS ULTIMATELY RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES ON THE SITE DURING ROAD CONSTRUCTION AND THROUGH THE TWO YEAR MAINTENANCE PERIOD. THE DEVELOPER MAY BE REQUIRED TO POST SUITABLE FINANCIAL GUARANTEES PRIOR TO PLAT APPROVAL TO ENSURE COMPLIANCE WITH THIS REQUIREMENT.
- VISIBLE ABOVE-GROUND UTILITIES ON SITE HAVE BEEN SHOWN ON THE PLANS. THE CONTRACTOR IS TO FIELD-VERIFY ELEVATIONS, QUANTITIES AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
- ALL UNDERGROUND LINES ENCOUNTERED BY CONSTRUCTION ARE TO BE COMPLETELY RESTORED AT THE EXPENSE OF THE CONTRACTOR.
- COST OF ANY SHEETING, DEWATERING OR FOUNDATIONS NECESSARY FOR CONSTRUCTION SHALL BE INCLUDED IN THE PRICE BID FOR RESPECTIVE ITEMS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE PROPOSED CONSTRUCTION.
- THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS (INCLUDING BUT NOT LIMITED TO CLEARING/GRUBBING, EARTHWORK, BUILDING CONSTRUCTION, STREET OPENINGS AND UTILITY CONNECTIONS) REQUIRED BY LOCAL AND STATE AGENCIES PRIOR TO CONSTRUCTION.
- ANY APPARENT DISCREPANCIES OR QUESTIONS IN CONTRACT DOCUMENTS ARE TO BE BROUGHT TO THE ATTENTION OF THE DEVELOPER'S REPRESENTATIVES IMMEDIATELY.
- THE DESIGN ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES OR SEQUENCES OF CONSTRUCTION NOT SPECIFIED HEREIN, NOR FOR THE SAFETY ON THE JOB SITE. NOR SHALL THE DESIGN ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ANY MODIFICATIONS TO THE WORK SHOWN ON THE PLANS MUST HAVE PRIOR WRITTEN APPROVAL FROM THE DEVELOPER AND THE REVIEWING AGENCIES.

GENERAL NOTES -
SITE PREPARATION

- WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
- WHERE EXISTING ITEMS ARE SHOWN TO REMAIN, CARE SHOULD BE TAKEN TO INSURE PROTECTION OF THAT ITEM FROM DAMAGE. ANY ITEM DISTURBED BY CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE TO A CONDITION EQUAL TO OR BETTER THAN EXISTING AND TO THE SATISFACTION OF THE OWNER OF THE ITEM.
- WHERE PROPOSED CONSTRUCTION IS TO BE WITHIN 10 FEET OF AN ADJACENT PROPERTY, THE PROPERTY LINE SHALL BE CLEARLY MARKED EVERY 50 FEET BY A PROFESSIONAL SURVEYOR AND CONSTRUCTION FENCE SHALL BE PLACED 2 FEET INSIDE THE MARKED PROPERTY LINE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND CLEARING OF ALL EXISTING ON-SITE FACILITIES NOTED TO BE REMOVED UNLESS OTHERWISE NOTED AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION. ALL STRUCTURES IDENTIFIED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BELOW GRADE FOUNDATIONS, FOOTERS AND BASEMENT AREAS. THE CONTRACTOR SHALL PERFORM CLEARING, GRUBBING, REMOVAL OF TREES AND STUMPS, REMOVAL AND DISPOSAL OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL FROM THE SITE OF ALL DEMOLISHED MATERIALS AND THE FILLING OF ALL DEPRESSIONS CAUSED BY DEMOLITION AND GRADING OF THESE AREAS.
- EXISTING UTILITIES, SIDEWALKS, DRIVE APRONS, ETC WITHIN THE RIGHT-OF-WAY ARE TO REMAIN UNDISTURBED UNLESS NOTED OTHERWISE.
- REMOVE SOILS AS NECESSARY TO COMPLETE PROPOSED CONSTRUCTION, PER THE CITY OF HUDSON LAND DEVELOPMENT CODE.
- BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE SOILS REPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION, REMOVAL AND RESTORATION WORK NECESSARY TO PERMIT CONSTRUCTION OF THE PROPOSED PROJECT.

GENERAL NOTES-EARTHWORK

- THE CONTRACTOR SHALL INSTALL ALL SEDIMENTATION CONTROLS TO MINIMIZE SOIL EROSION AND OFF-SITE SILTATION BEFORE ANY CLEARING, GRUBBING OR EARTHWORK HAS BEGUN. REFERENCE STORM WATER POLLUTION PREVENTION PLAN FOR EROSION CONTROL STRUCTURES AND SPECIFICATIONS.
- ALL TIMBER, LOGS, BRUSH, RUBBISH, AND VEGETATIVE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OF FILL AREAS SHALL BE REMOVED FROM THE ROAD CONSTRUCTION AREAS.
- ANY UNSUITABLE SOILS ENCOUNTERED IN PROPOSED PAVEMENT AREAS WITHIN THE R/W SHALL BE REMOVED AND REPLACED WITH COMPACTED MATERIAL APPROVED BY THE CITY ENGINEER PER SECTION 7 OF HUDSON ENGINEERING STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL NOT USED ON THE JOB SITE.
- FOR OFF-SITE BORROW AND/ OR WASTE AREAS: THE CONTRACTOR OR DEVELOPER NEEDS TO SUPPLY SITE LOCATIONS AND OTHER INFORMATION INCLUDING OWNER, ADDRESS AND PHONE NUMBER AT THE CITY OF HUDSON PRE-CONSTRUCTION MEETING. A SEPARATE STORMWATER POLLUTION PREVENTION PLAN WILL NEED TO BE PRODUCED AND IMPLEMENTED PER LOCAL SOIL AND WATER REGULATIONS.
- PROPOSED PAVEMENT AND BUILDING AREAS ARE TO BE PROOF-ROLLED PER SPECIFICATIONS IMMEDIATELY PRIOR TO CONSTRUCTION. ANY AREAS FOUND TO BE "SOFT" OR "SPONGY" ARE TO BE OVER-EXCAVATED TO FIRM EARTH AND BACKFILLED PER SPECIFICATIONS.
- PROPOSED ELEVATIONS SHOWN SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE CITY ENGINEER AND THE DESIGN ENGINEER.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING AND IN AREAS SELECTED BY THE DEVELOPER, PER THE CITY OF HUDSON LAND DEVELOPMENT CODE.
- UNLESS OTHERWISE INDICATED AT A SPECIFIC LOCATION, ALL FINISHED GRADES AT THE LIMITS OF NEW WORK ARE TO CONFORM TO AND MATCH EXISTING GRADES.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE DRAINAGE TO CATCH BASINS OR SHEET FLOW OFF OF OPEN AREAS BY MEANS OF SITE GRADING.
- EXCAVATIONS ARE TO BE PROMPTLY BACKFILLED AND GRADED SO AS TO ELIMINATE AND PREVENT PONDING ON THE SITE.

GENERAL NOTES-UTILITIES

- THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE AS OBTAINED FROM THE OWNERS OF THE UTILITY AS REQUIRED BY SECTION 163.64 OF THE OHIO REVISED CODE.
- THE OHIO UTILITIES PROTECTION SERVICE (OUPS, 1-800-362-2764) SHALL BE CONTACTED BY THE DEVELOPER/CONTRACTOR AT LEAST TWO WORKING DAYS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY.
- EXISTING UTILITIES, INCLUDING PRIVATE OIL/GAS LINES, ENCOUNTERED DURING CONSTRUCTION SHALL BE LOWERED AS NECESSARY TO A MINIMUM OF THREE FEET BELOW FINISHED GRADE.
- ALL UTILITY WORK, BACKFILLING AND RESTORATION WITHIN THE EXISTING RIGHT-OF-WAY SHALL BE PER THE CITY OF HUDSON ENGINEERING STANDARDS.
- EXCAVATIONS SHALL BE SHORED OR SLOPED AS NECESSARY TO PROVIDE SAFE WORKING CONDITIONS DURING CONSTRUCTION. IN DEEP TRENCHES OR WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, A TRENCH BOX OR OTHER METHOD OF EMBANKMENT STABILIZATION WILL BE REQUIRED.
- UNDERGROUND UTILITY CONSTRUCTION PRACTICES ARE TO CONFORM TO THE SAFETY REQUIREMENTS OF OSHA AND THE CITY OF HUDSON CODIFIED ORDINANCES.
- THE CONTRACTOR SHALL SHOW ALL MODIFIED PIPING, CONDUIT RUNS, UTILITIES AND ANY MODIFICATIONS MADE TO THE ORIGINAL DRAWINGS ON AS-BUILT PRINTS AND TURN OVER TO DEVELOPER'S REPRESENTATIVE UPON COMPLETION OF THE JOB.
- ALL STORM SEWER RUN DISTANCES GIVEN ARE FROM CENTERLINE TO CENTERLINE OF MANHOLES. ALL PIPE INVERT ELEVATIONS GIVEN AT MANHOLES ARE AT CENTERLINE OF MANHOLE. STORM SEWER GRADES ARE ESTABLISHED FROM CENTERLINE OF MANHOLE AND CARRIED THROUGH MANHOLE INVERT TO ASSURE FLOW THROUGH MANHOLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES, PAVEMENT AND STRUCTURES DESIGNATED TO REMAIN OR BE REPLACED UNTIL ALL CONSTRUCTION IS COMPLETE. ANY ITEM DISTURBED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- EXISTING UTILITY SERVICES NOT BEING SAVED SHALL BE CUT AND CAPPED AT THE PROPERTY LIMITS. ALL ON-SITE PIPING SHALL BE REMOVED AND BE PROPERLY BACKFILLED. THE DEMOLITION CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR TERMINATION OF SERVICE PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE, PROTECTION, AND CONTINUATION OF SERVICE FOR ALL UTILITIES SERVICING ADJOINING AREAS.
- PROPOSED MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED AS NECESSARY, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.

GENERAL NOTES-PAVEMENT

- THE PAVEMENT AND BASE COURSE SHALL BE CONSTRUCTED AS SHOWN ON THE TYPICAL PAVEMENT SECTION SHEET CONTAINED IN THESE PLANS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE ODOT "CONSTRUCTION AND MATERIAL SPECIFICATIONS." THE ROAD(S) SHALL BE CONSTRUCTED TO THE LINE AND GRADE SHOWN ON THE ENCLOSED PLANS AND PROFILES.
- UNDERDRAINS SHALL BE INSTALLED AS SPECIFIED ON THE TYPICAL PAVEMENT SHEET CONTAINED IN THESE PLANS.
- ANY AREA IN WHICH THE PAVEMENT IS IN A FILL SITUATION, THE TOP SOIL OR ANY UNSUITABLE SOIL SHALL BE STRIPPED AND A SUITABLE BACKFILL MATERIAL IS TO BE COMPACTED TO MEET CITY OF HUDSON SPECIFICATIONS.
- ALL TESTING AND INSPECTION FEES ARE THE RESPONSIBILITY OF THE DEVELOPER.
- PRIOR TO PAVING, THE SUBGRADE SHALL BE TESTED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK FURNISHED BY THE CONTRACTOR. ANY YIELDING AREAS IN THE SUBGRADE SHALL BE REMOVED AND/OR REPLACED PER MEDINA COUNTY SPECIFICATIONS.
- NO TRAFFIC SHALL BE PERMITTED ON THE CONCRETE PAVEMENT FOR A PERIOD OF 7 DAYS UNLESS TESTING INDICATES A MINIMUM FLEXURAL STRENGTH OF 600 PSI HAS BEEN OBTAINED.

OHIO EPA NOTES

- A TEN (10) FEET MINIMUM SEPARATION (OUT-TO-OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND THE SANITARY LINE.
- AN 18-INCH MINIMUM VERTICAL CLEARANCE (OUT-TO-OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND THE SANITARY LINE AT ALL CROSSINGS.
- A FOUR (10) FEET MINIMUM SEPARATION (OUT-TO-OUT, CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND THE STORM SEWER.
- A 18-INCH MINIMUM VERTICAL CLEARANCE (OUT-TO-OUT, CLEAR) WILL BE MAINTAINED THE WATER LINE AND THE STORM SEWER AT ALL CROSSINGS.
- SANITARY SEWER AIR TESTING SHALL CONFORM WITH ASTM C-1244.
- NO SANITARY PIPE SHALL EXCEED A DEFELECTION OF 5% AS PER GLUMRB 33.85.
- FLEXIBLE GASKETS ON SEWER LINE CONNECTIONS ARE TO CONFORM WITH ASTM C-923
- BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.
- THE PROPOSED IMPROVEMENTS WILL PROVIDE A MINIMUM 35 PSI PRESSURE AT THE CURB STOP DURING NORMAL OPERATING CONDITIONS.
- THE SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI AT GROUND LEVEL AT ALL POINTS IN THE DISTRIBUTION SYSTEM UNDER ALL CONDITIONS OF FLOW.

GENERAL NOTES

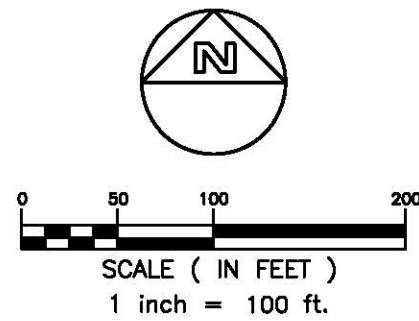
TRAILS OF HUDSON
LAWNMARK DRIVE
IMPROVEMENT PLANS

TGC Engineering, LLC
1310 SHARON COPLEY RD. P.O. BOX 37
SHARON CENTER, OH 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

PROJECT NO.
1229A

DATE
2016-04-05

C02



WARREN J. BROWN, TRUSTEE
REC. NO. 54114809
03/12/1998
5174 DARROW ROAD

JAMES H. KURTZ, JR.
AND PATRICIA S. KURTZ
REC. NO. 54029894
06/19/1997
5152 DARROW ROAD

COER PROPERTIES
P.N. 3000556
O.R. 1634, PG. 941
03/18/1994
PARCEL 3

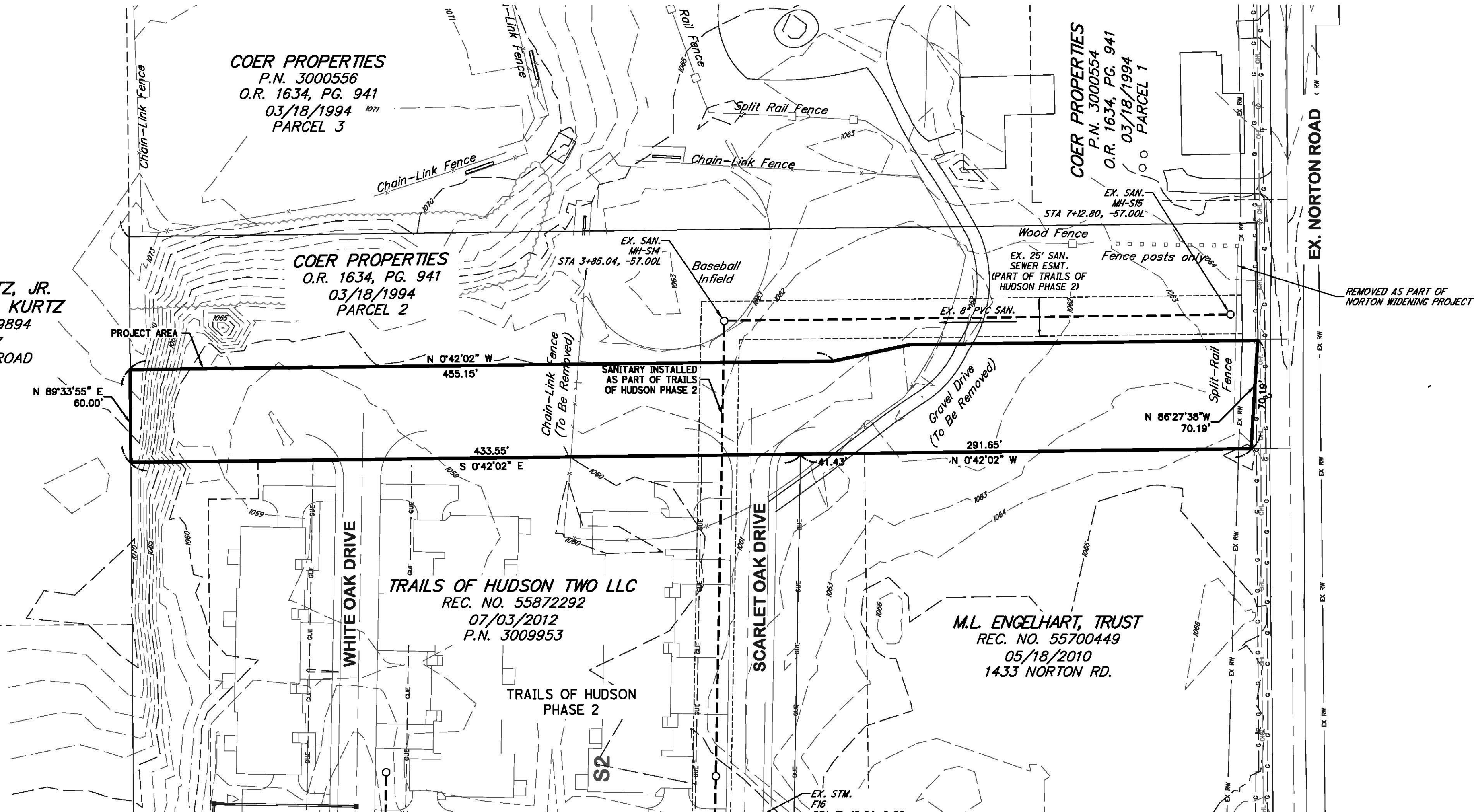
COER PROPERTIES
O.R. 1634, PG. 941
03/18/1994
PARCEL 2

TRAILS OF HUDSON TWO LLC
REC. NO. 55872292
07/03/2012
P.N. 3009953

TRAILS OF HUDSON
PHASE 2

M.L. ENGELHART, TRUST
REC. NO. 55700449
05/18/2010
1433 NORTON RD.

COER PROPERTIES
P.N. 3000554
O.R. 1634, PG. 941
03/18/1994
PARCEL 1



TGC Engineering, LLC
1310 SHARON COPLEY RD. P.O. BOX 37
SHARON CENTER, OH 44274
(PHONE) 330.970.8004 (FAX) 888.820.8423

PROJECT NO.
1229A
DATE
2016-04-05

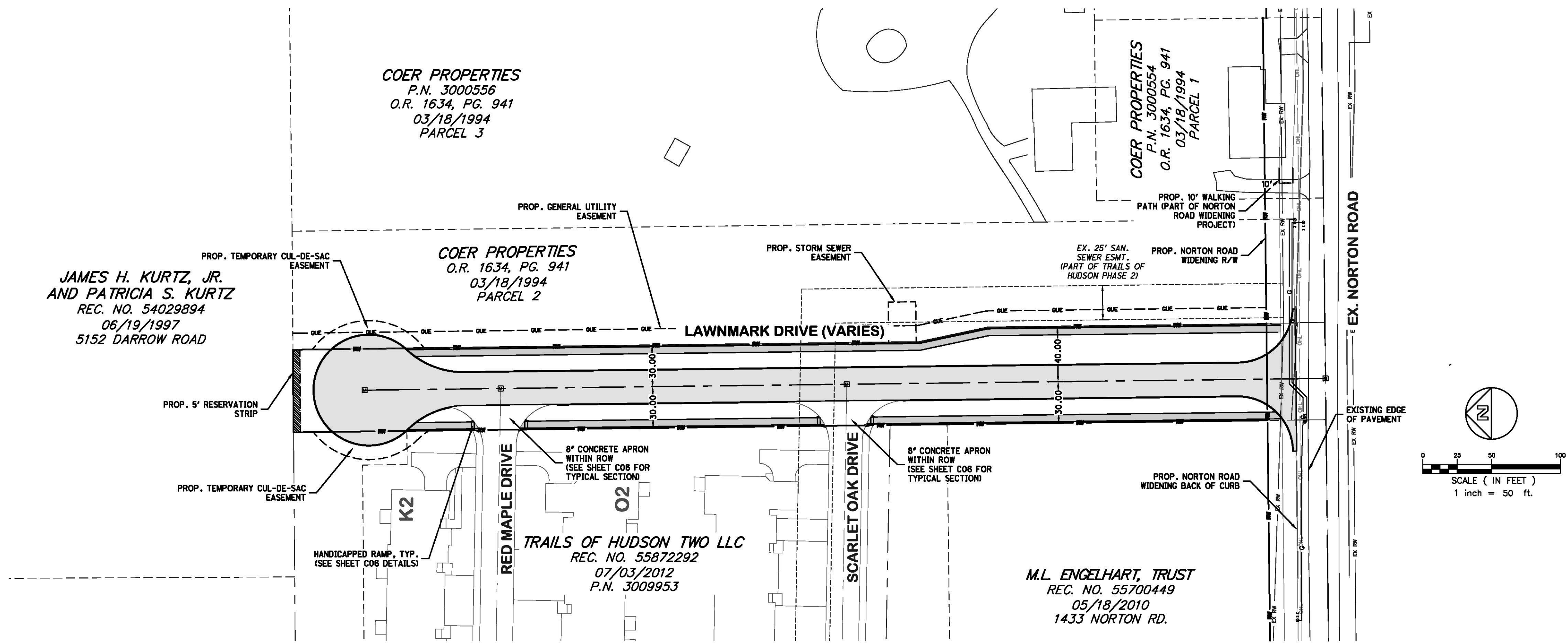
C03

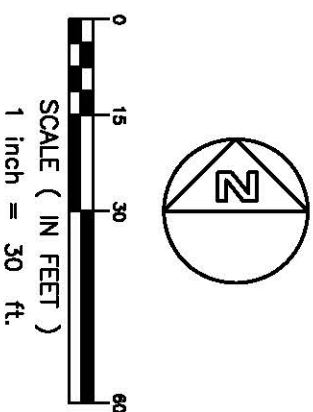
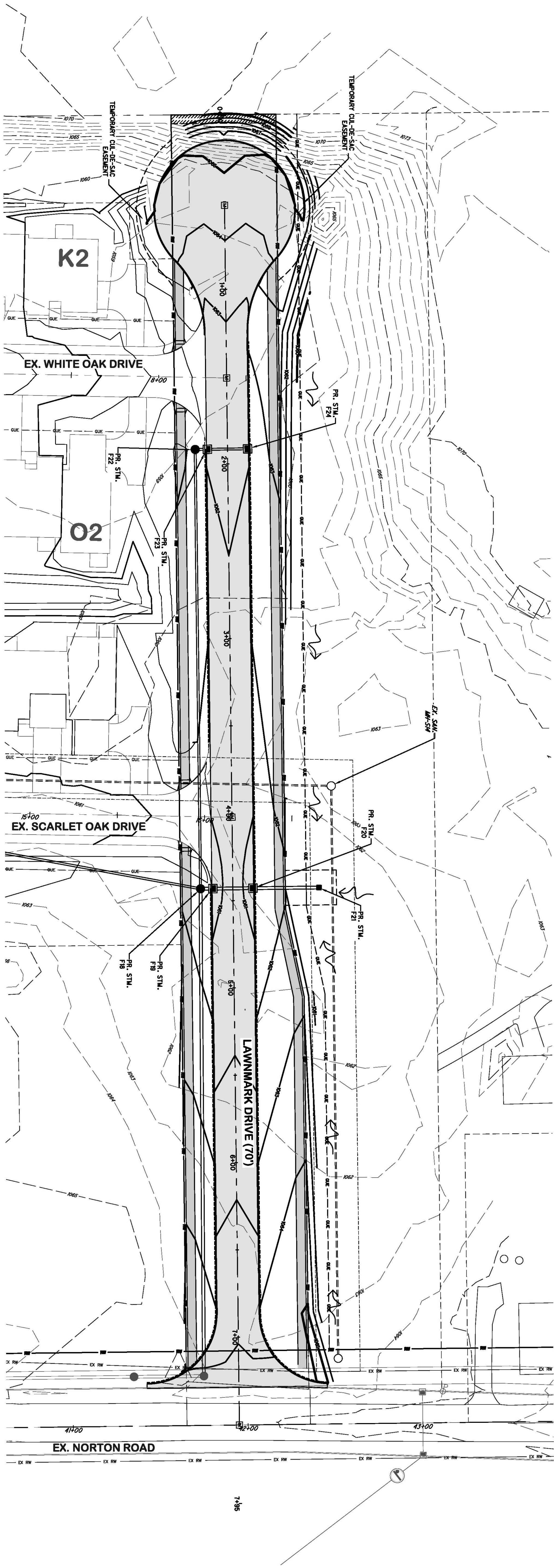
TRAILS OF HUDSON
LAWNMARK DRIVE
IMPROVEMENT PLANS

EXISTING CONDITIONS
DEMOLITION PLAN

SITE INFORMATION

TOTAL SITE AREA: 1.04 ACRES
PAVEMENT AREA: 21,360 SF
LINEAR FEET OF SIDEWALK:1367
LINEAR FEET OF CURB:1212



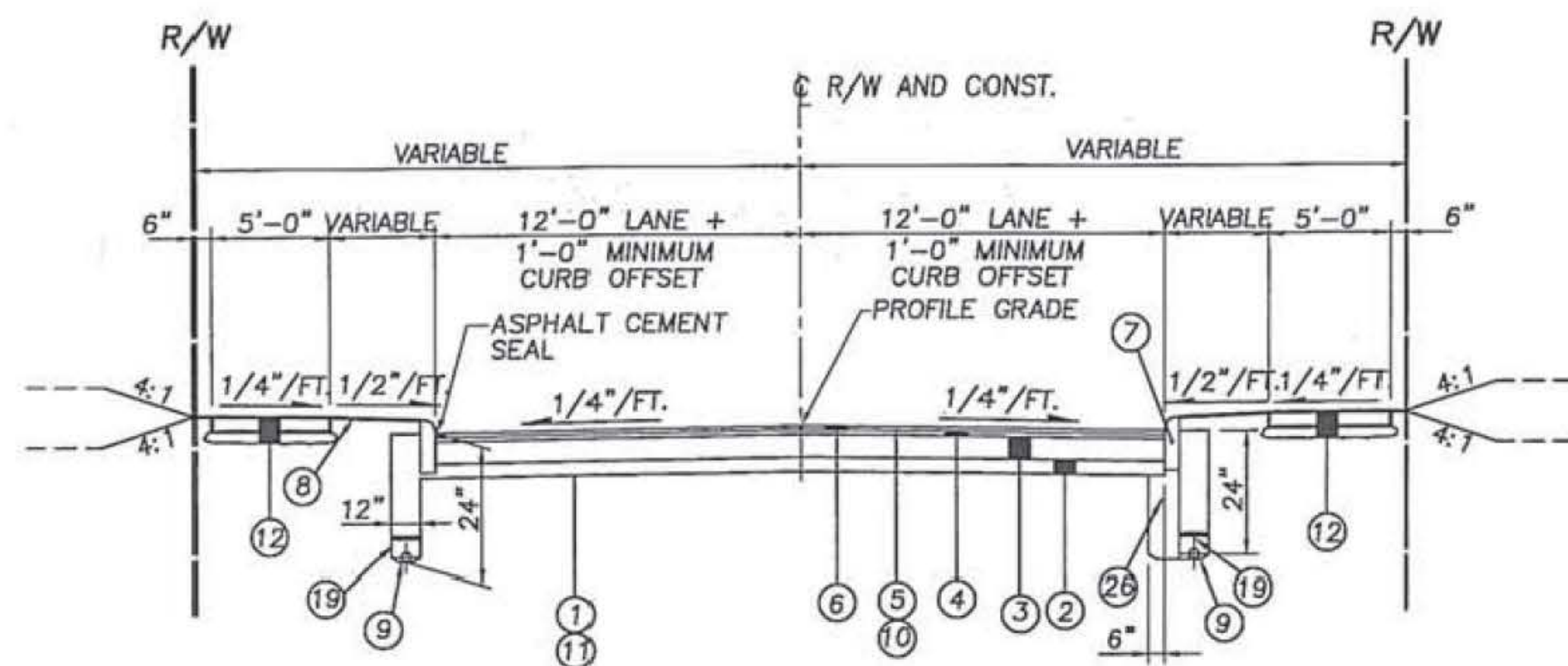


C05

PROJECT NO. 1229A
DATE 2016-04-05
TGC Engineering, LLC
1310 SHARON COPLEY RD., P.O. BOX 37
SHARON CENTER, OH 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

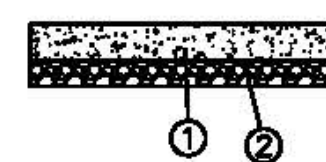
TRAILS OF HUDSON
LAWNMARK DRIVE
IMPROVEMENT PLANS

GRADING PLAN



DETAIL A
CURBED TYPICAL SECTION

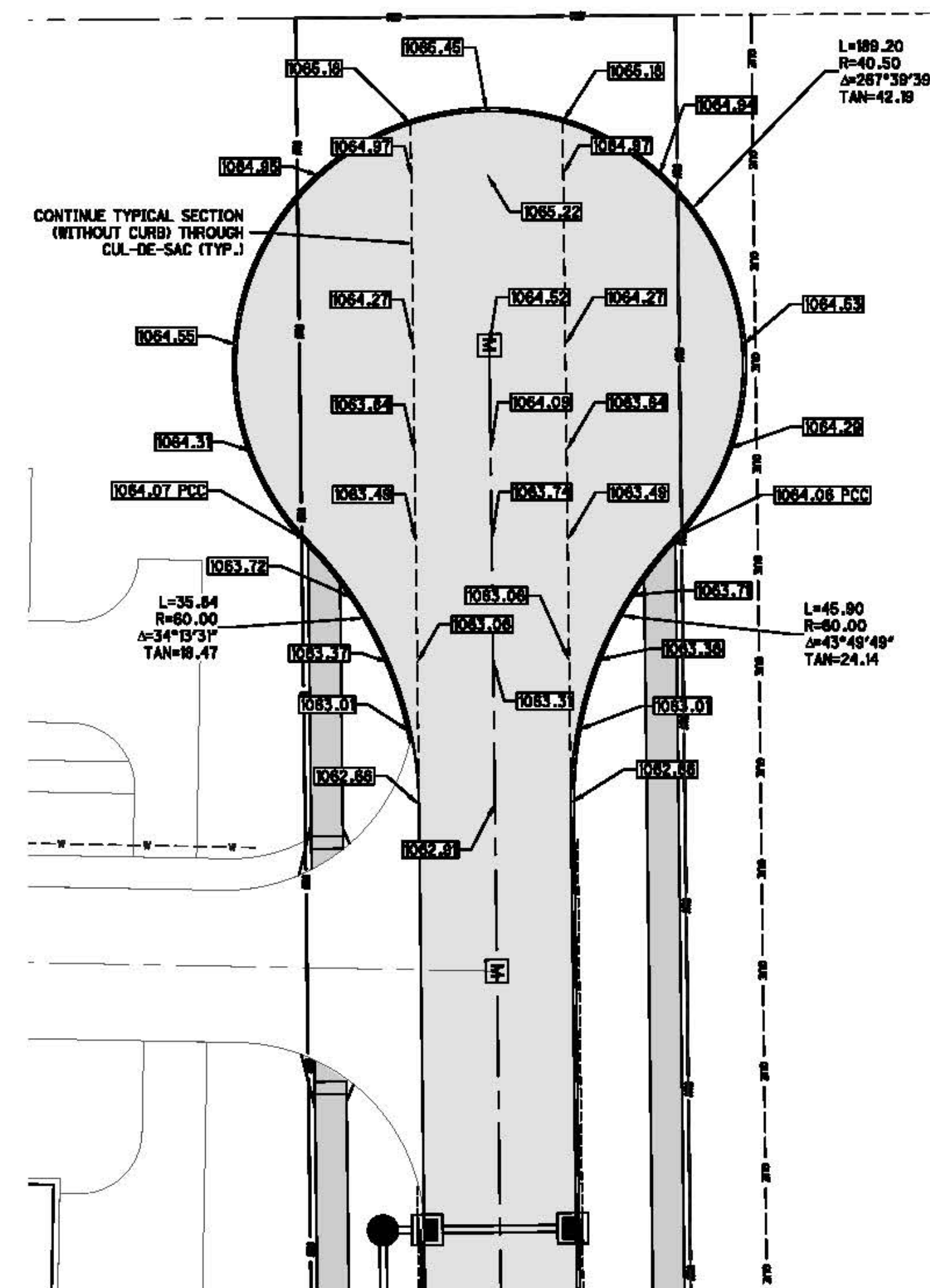
TYPICAL PUBLIC PAVEMENT SECTION
NOT TO SCALE



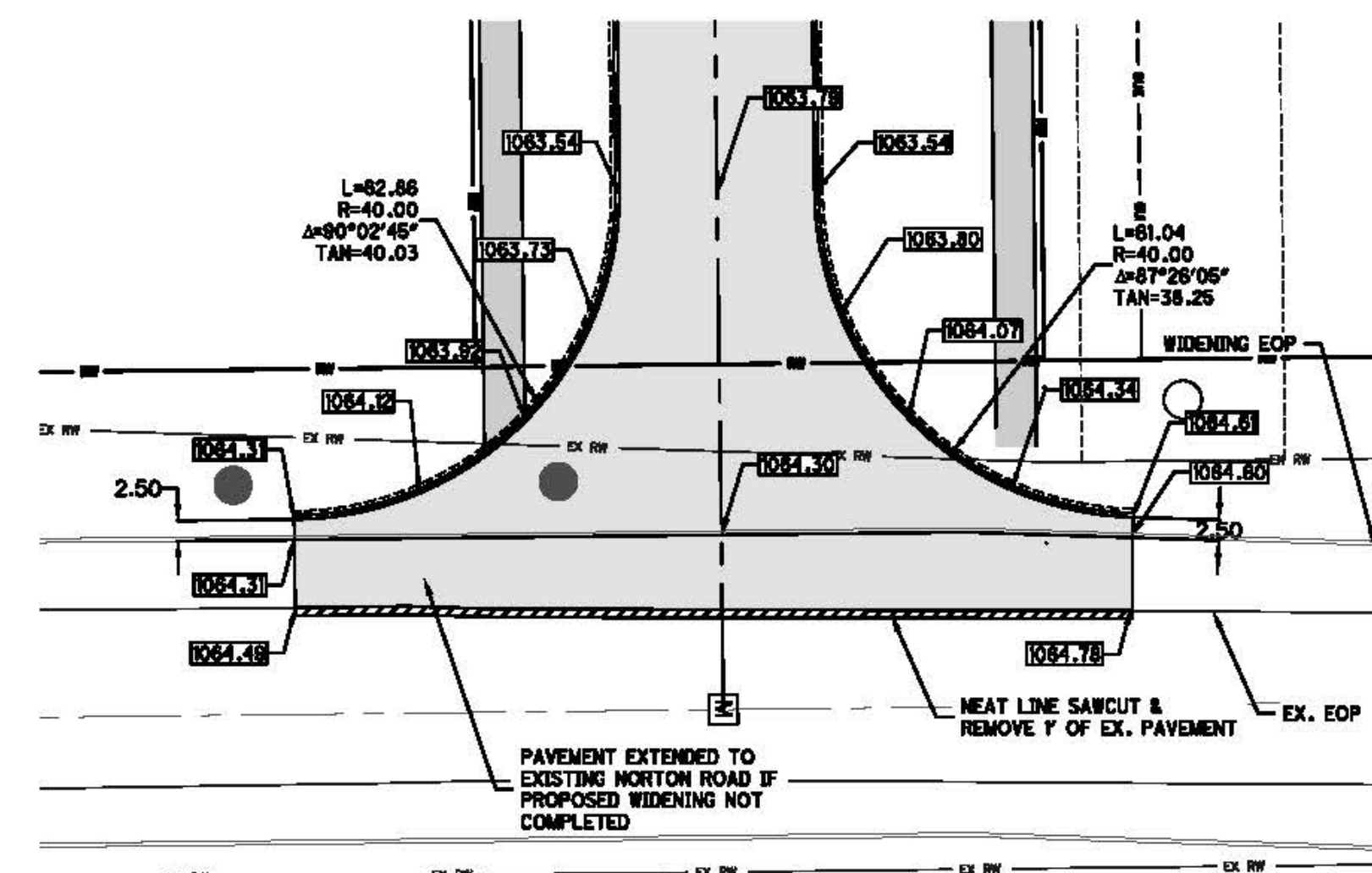
- ① ITEM 452: 8" CONCRETE WITH MICROFIBERS
② ITEM 304: 3" AGGREGATE BASE

TYPICAL 'PUBLIC' PAVEMENT SECTION
(TRAILS OF HUDSON PHASE ROADS
WITHIN LAWNMARK ROW)
NOT TO SCALE

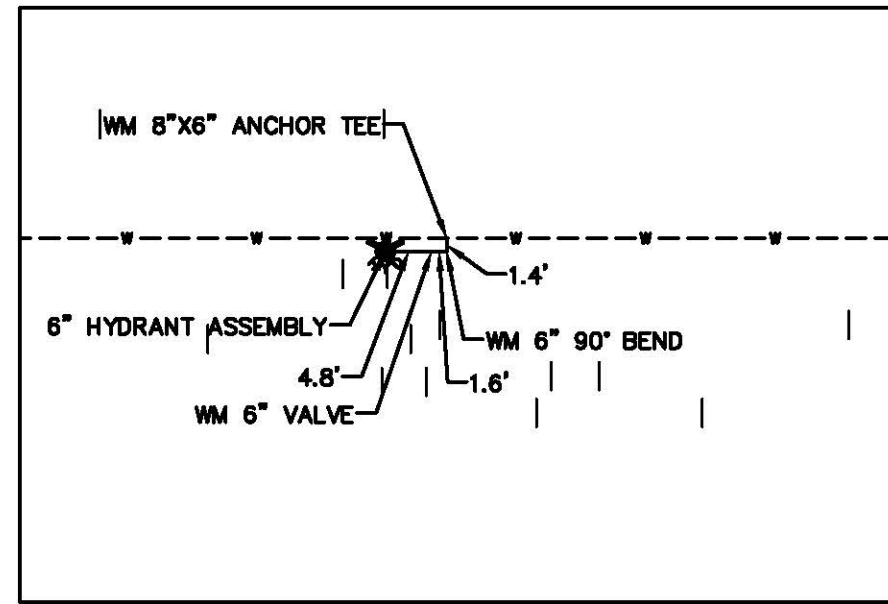
- PROPOSED LEGEND**
- ① ITEM 203 - SUBGRADE COMPACTION AND PROOF ROLLING (CEMENT STABILIZATION OF THE SUBGRADE SHALL BE REQUIRED WHERE THE CBR VALUE IS LESS THAN 6. SEE DETAILS F, G, & H FOR PAVEMENT BUILD UP WHEN CEMENT STABILIZATION IS REQUIRED.)
 - ② ITEM 304 - 4" AGGREGATE BASE, LIMESTONE
 - ③ ITEM 301 - 6" BITUMINOUS AGGREGATE BASE (2-3" LIFTS) OR 9" BITUMINOUS AGGREGATE BASE (3-3" LIFTS)
 - ④ ITEM 402 - 1 3/4" ASPHALT CONCRETE, LIMESTONE
 - ⑤ ITEM 407 - TACK COAT FOR INTERMEDIATE COURSE (0.06 GAL./S.Y.)
 - ⑥ ITEM 404 - 1 1/2" ASPHALT CONCRETE, LIMESTONE
 - ⑦ ITEM 609 - CURB, TYPE 6
 - ⑧ ITEM 659 - SEEDING AND MULCHING
 - ⑨ ITEM 605 - 6" SHALLOW PIPE UNDERDRAIN, ASTM 3034, SDR 35 w/2" BEDDING
 - ⑩ ITEM SPECIAL - PAVEMENT REINFORCING FABRIC (AS REQUIRED BY THE CITY)
 - ⑪ ITEM SPECIAL - GEOGRID (TENSAR BX-1100 OR APPROVED EQUAL)
 - ⑫ ITEM 608 - 4" REINFORCED CONCRETE WALK WITH 3" 304 LIMESTONE BASE
 - ⑬ ITEM 404 - 1 1/2" MIN. ASPHALT CONCRETE, LIMESTONE
 - ⑭ ITEM 451 - 6" MIN. REINFORCED CONCRETE
 - ⑮ ITEM 304 - 6" MIN. LIMESTONE AGGREGATE BASE, COMPACTED
 - ⑯ ITEM 402 - 2" MIN. ASPHALT CONCRETE, LIMESTONE
 - ⑰ ITEM 304 - 4" MIN. AGGREGATE BASE, LIMESTONE
 - ⑱ ITEM 451 - 7" MIN. REINFORCED CONCRETE
 - ⑲ #57 LIMESTONE BEDDING AND BACKFILL (PAYMENT INCLUDED WITH ⑨)
 - ⑳ ITEM 804 - 9" OF SOIL CEMENT STABILIZATION
 - ㉑ ITEM 304 - 3" LIMESTONE AGGREGATE BASE, COMPACTED
 - ㉒ ITEM 402 - 2 3/4" ASPHALT CONCRETE, LIMESTONE
 - ㉓ ITEM 404 - 1 1/4" ASPHALT CONCRETE, LIMESTONE
 - ㉔ ITEM 301 - 4" BITUMINOUS AGGREGATE BASE, LIMESTONE
 - ㉕ ITEM 609 - CURB, TYPE 3
 - ㉖ ITEM 304 - VARIES 6" TO 12" AGGREGATE BASE, LIMESTONE
 - ㉗ ITEM 605 - STRIP DRAIN/CONTECH BRAND 80 OR APPROVED EQUAL



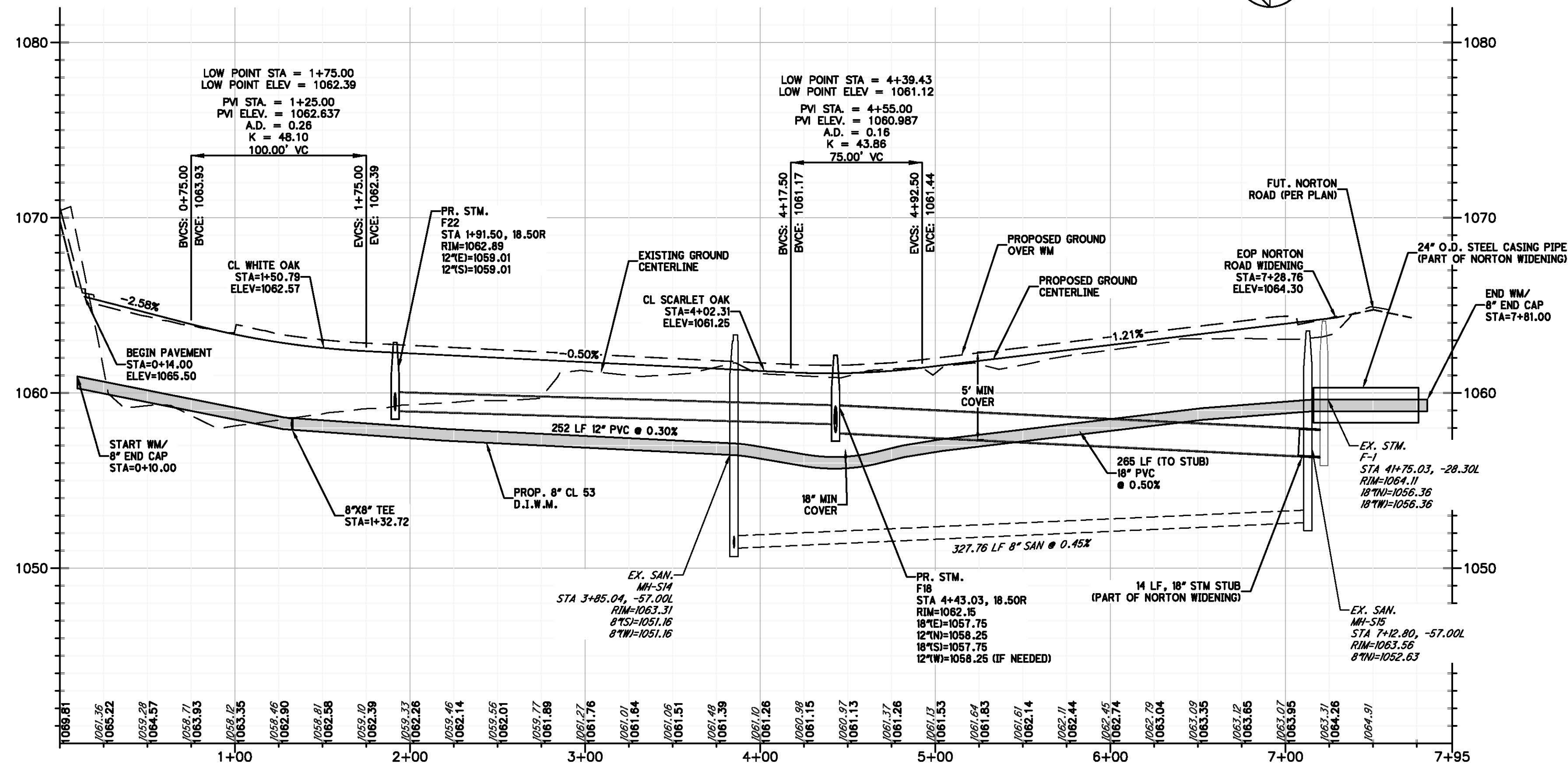
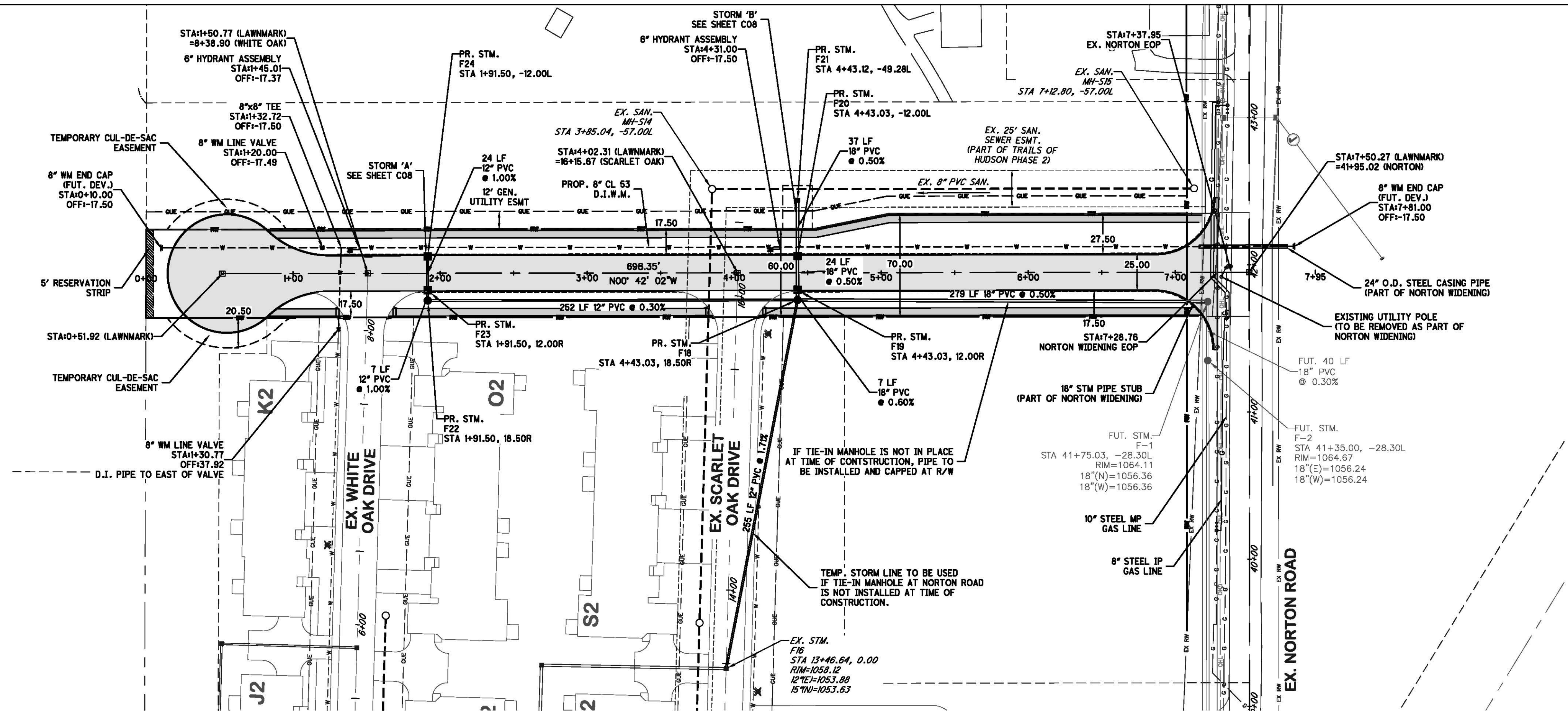
INTERSECTION DETAIL:
LAWNMARK DRIVE CUL-DE-SAC
SCALE: 1"=20', ELEVATIONS BOTTOM OF CURB

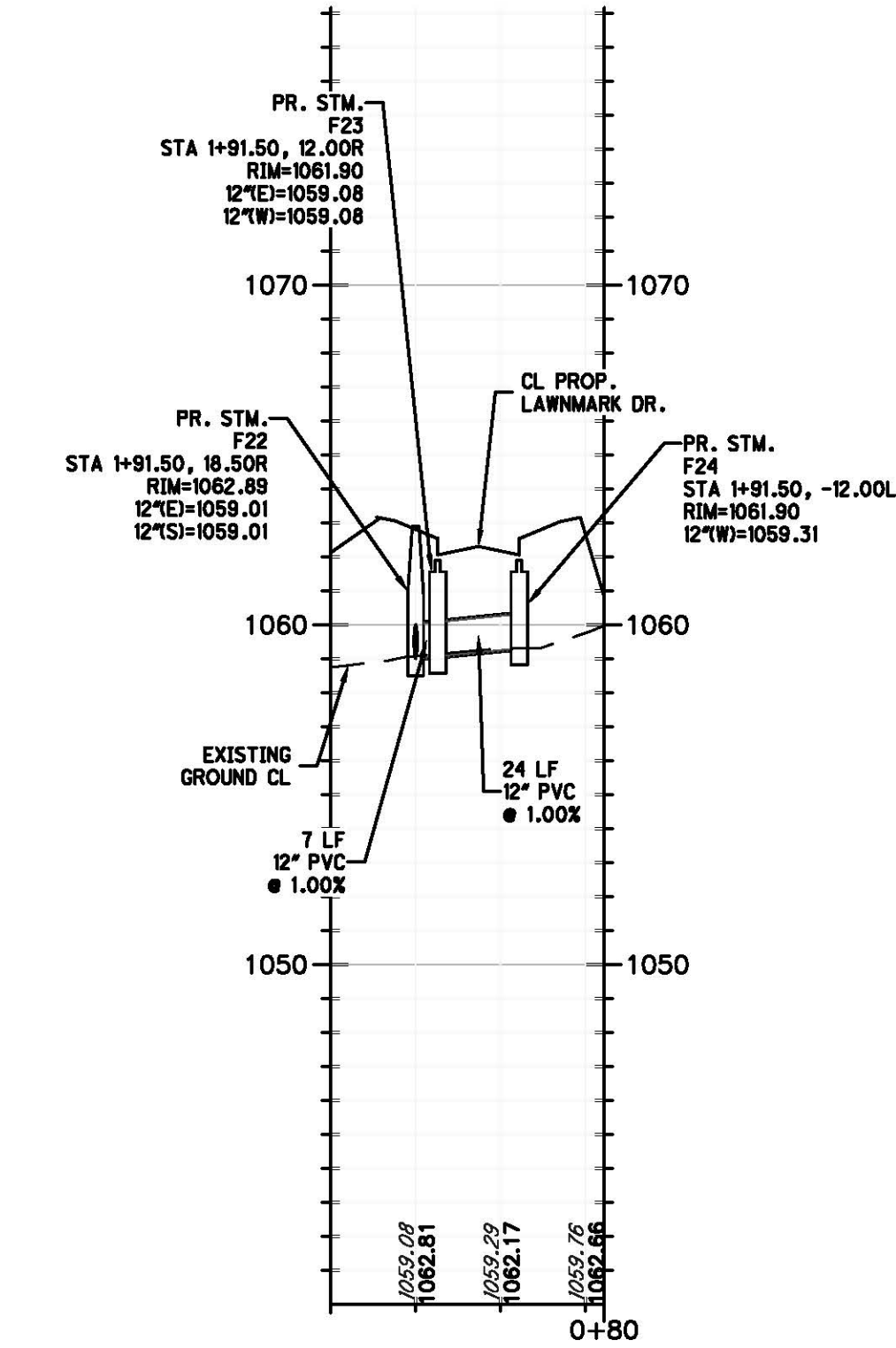


INTERSECTION DETAIL:
NORTON ROAD / LAWNMARK DRIVE
SCALE: 1"=20', ELEVATIONS BOTTOM OF CURB



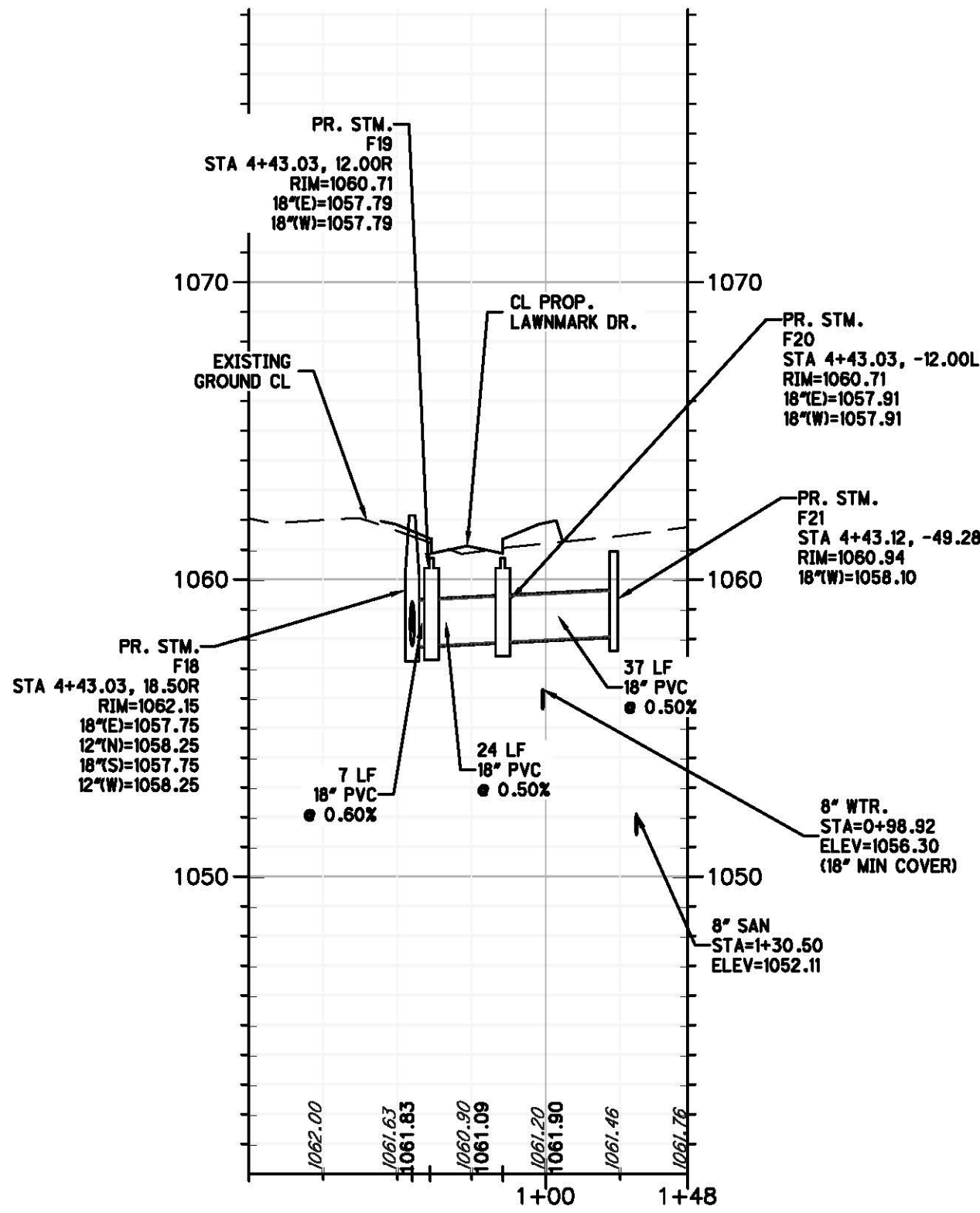
TYPICAL HYDRANT ASSEMBLY
SCALE: 1"=20' H





PROFILE: STORM 'A'

SCALE: 1"=50' H, 1"=5' V



PROFILE: STORM 'B'

SCALE: 1"=50' H, 1"=5' V

AKRON PUBLIC UTILITIES BUREAU
WATER MAIN NOTES
11-1-2013

- The contractor shall supply all of the water main materials, including the ductile iron pipe, fittings and fitting restraints, hydrants and valves, polyethylene encasement, all other appurtenances and any items specially itemized as required for the water main installation. All water main materials shall comply with the City of Akron, Akron Engineering Bureau, Construction and Material Specifications (Latest Edition) Item 715, Water Main Materials. Installation of all water main materials shall be in accordance with Section 250, Water Mains. Submittals of material specifications are to be made to the Utilities Engineer prior to purchasing material.
- Must maintain a ten-foot minimum horizontal clearance from edge of all water main pipe to edge of all sanitary and storm sewer pipes and/or force main pipes.
- Must maintain an 18-inch minimum vertical clearance from edge of all water main pipe and/or service lines to edge of all sanitary sewer and storm pipes where they cross.
- The contractor must maintain a 12-inch minimum vertical clearance from edge of all water main pipe to edge of all direct burial conduits, concrete encased electrical conduits, light pole bases, and hand hole pull boxes.
- The contractor must maintain a 36-inch minimum horizontal clearance from edge of all water main pipe to edge of all direct burial conduits, concrete encased electrical conduits, light pole bases, and hand hole pull boxes.
- Where water mains cross sewer trenches, the trench is to be backfilled with approved granular material.
- Approved pipe fittings, bolts, etc., for Akron system water main installation:

Pipe: Class 53 ductile iron per AWWA C151 specifications, with cement-lining per AWWA C104. Labeled polyethylene encasement per AWWA C105 is required.

Pipe Joints: Push-on joints (Tyton, Bell-Tite, etc.), per AWWA C151 specifications with plain or restraining rubber gaskets per AWWA C111 specifications.

Fittings: Class 350 ductile iron compact fittings per AWWA C153 or full thickness castings per AWWA C110 are acceptable, with mechanical joint ends and ductile iron follower glands. Anchor pipe is required on all hydrant runs between the tee and hydrant run valve.

Restrained pipe systems: Push-on joint with Field Lock (4 through 12-inch only) or Fast Grip gaskets (4 through 12-inch only), or mechanical joint with restrained follower glands, and 6 ounce zinc anode caps on every bolt thread. Super Lock, TR Flex or Flex-Ring required on all 16-inch or larger pipe diameters.

Restrained fitting devices: All valves, bends, offsets, hydrant inlets, caps, plugs, and branches of tees and wyes must be restrained using mechanical joint with restrained follower glands or restraining gaskets. Hardwood blocking is required for all diameters 4 through 8-inch, concrete blocking and strapping for all diameters 12-inch and larger.

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01/20/2015

Concrete blocking is required on all fire lines and on all diameters in areas over 100 psi. Restrained joints for diameters 12-inch and under shall be installed for a length of 30 feet on each side of a valve, bend or offset using Field-Lock or Fast-Grip restraining gaskets or mechanical joint with restrained follower glands. Restrained joints for diameters 16-inch and larger, shall be installed for a length of 30 feet on each side of a valve, bend or offset using mechanical joint with restrained follower glands.

Mechanical Joint T-head Bolts: All mechanical joints shall be made with Cor-Ten or construction-grade alloyed ductile iron bolts. T-head bolts shall be ½-inch longer than standard length and must include a 6 oz. zinc anode cap on every bolt thread.

Hydrants: Akron-style Mueller "Centurian" Model A423; Kennedy "Guardian" Model K-81A; EJ "FlowMaster" CD250; American Flow Control Model B62B with 6-inch inlet, American Flow Control Model B84B with 8-inch inlet. Threads shall be Akron style as shown on Akron Water Works Standard Construction Drawings F-3258 and F-3440. Hydrants must be lead-free per NSF 61-G. (SEE "ADDITIONAL FIRE HYDRANT NOTES" BELOW)

Gate Valves: Resilient-seat wedge (RSW) valves with restrained mechanical joints. Valves shall have non-rising stems and shall open to the right (clockwise).

Butterfly Valves, 16-inch and up: Restrained mechanical joint or shouldered (not grooved) Victaulic ends with Style 44N couplings and stainless steel 316 bolts. Rubber seals in the valve must be replaceable. Flanged end or wafer-style valves are not acceptable.

Valve Boxes: Bibby, Tyler, Bingham and Taylor or East Jordan brands are acceptable for compatibility.

Curb Boxes: Riser pipe must be of yolo corrosion resistant material. Plug must be cast iron and thread into a brass ring.

- Compacted premium backfill is required for underground construction under or within three feet of any proposed or existing sidewalk or pavement. The backfilling shall conform to Section 551.09 of the City of Akron Construction and Material Specifications, Latest Edition.
- Any existing water mains, hydrants, valves, valve boxes, meter vaults, service lines, or curb boxes that are damaged or must be adjusted and/or moved must be repaired, adjusted, moved and/or replaced at the contractor's expense. Contact Doug Zwahlen, Water Distribution Supervisor, at (330) 375-2420 to schedule this work.
- No taps for water services shall be made until after the mainline has been tested and sterilized. All taps 2-inch and smaller shall be made by the contractor and inspected by the City of Akron. All brass fittings used shall be lead-free per NSF 61-G.
- All water main construction shall be inspected by the City of Akron. Notify the City of Akron (Tony Puglia or Doug Zwahlen) at (330) 375-2420 at least 48 hours prior to beginning construction and for all preconstruction meetings.
- Prior to acceptance, the water line shall be pressure tested, as specified in AWWA C600, and disinfected as specified in AWWA C651 latest revisions, by the contractor.

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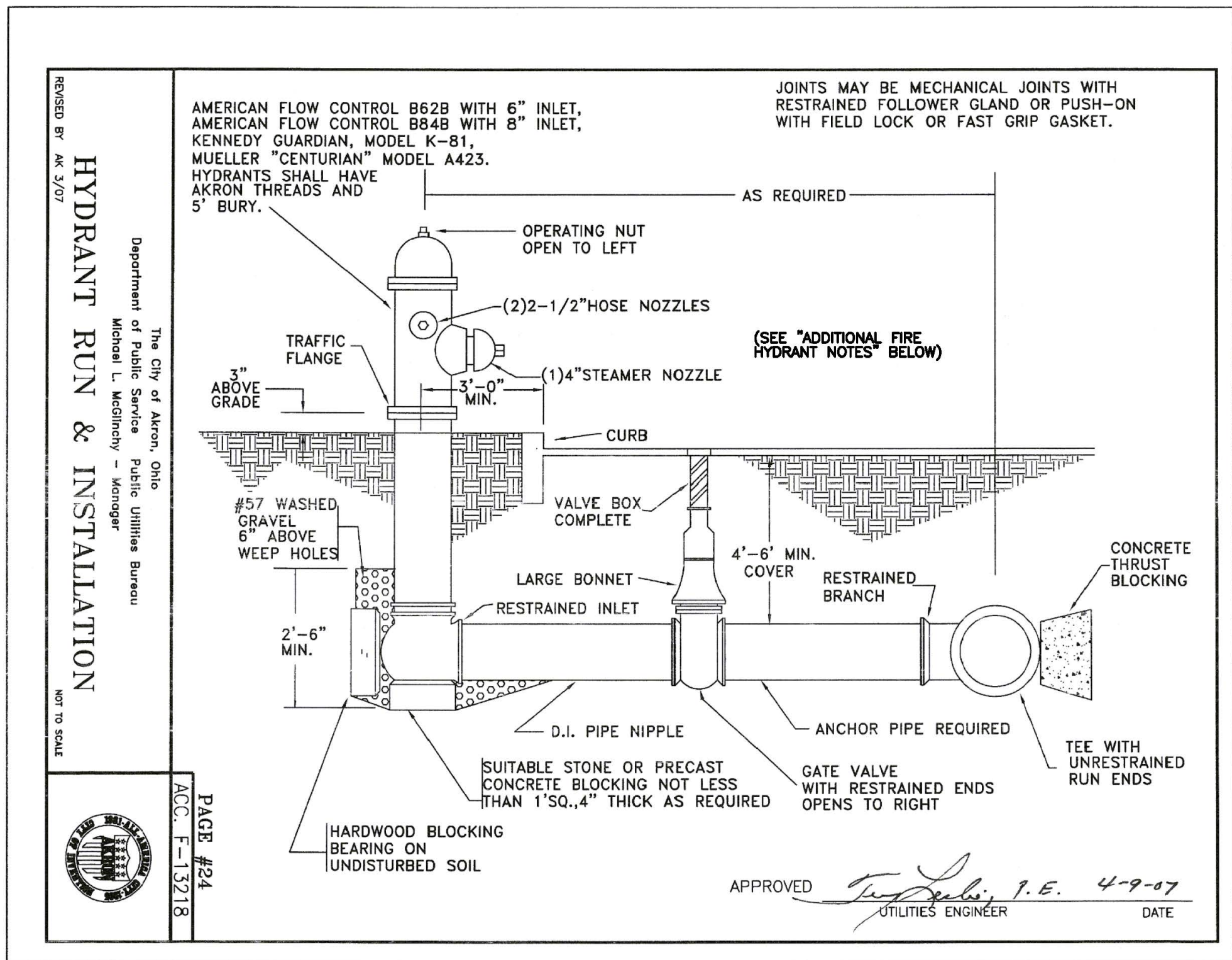
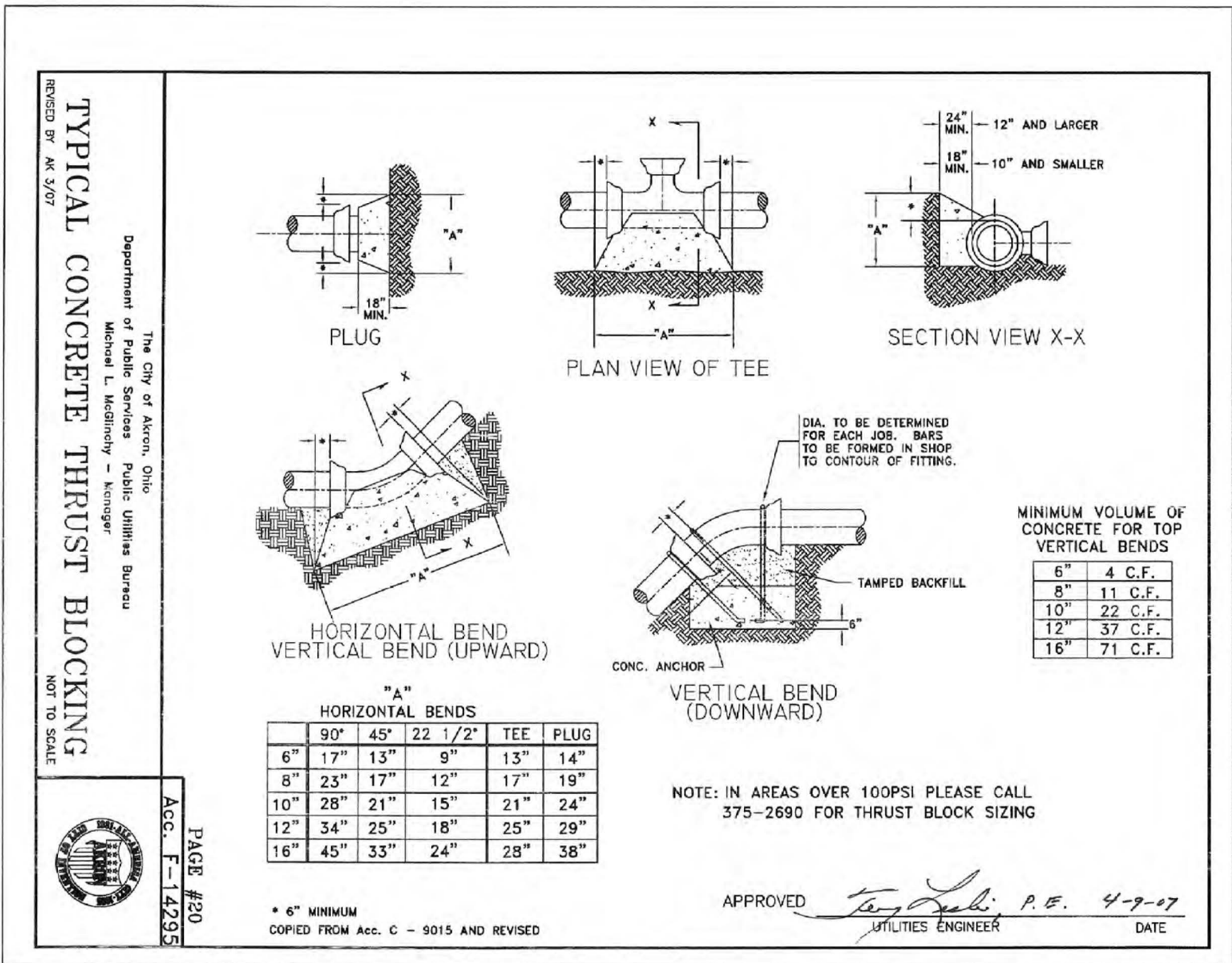
- Use extreme caution when excavating in the area of existing water main pipes, valves, hydrants and thrust blocks.
- The contractor shall supply a temporary safe water service to all homes that will have their water service interrupted by this construction.
- The proposed facilities must maintain a minimum of 35 psi pressure delivered to the curb stop during normal operating conditions.
- Booster pumps are not permitted on service connections.
- Any connection to existing ductile iron water main shall be made with a ductile iron solid sleeve with restraining gland. Any connection to existing cast iron water main may be made with a cast coupling or ductile iron solid sleeve with restraining gland.

Optional

- Handling of Pipe: Proper and suitable tools and appliances for the safe and convenient handling and laying of pipe shall be used, and great care shall be taken to prevent the pipe coating from being damaged, particularly on the inside of the pipe. After approval by the contractor of the pipe at the Johnston Street store yard, any damage incurred in hauling, loading, unloading, delivering, etc., shall be at the contractor's expense, and in the case damage occurs, the contractor shall replace any materials so damaged or reimburse the City for any damage incurred in this operation.
- All hydrants and valves shown to be removed by the contractor are to be salvaged and delivered to the Akron Water Department store yard at 565 Johnston Street. Cost of this work shall be included in the price bid for Item 254, Ductile Iron Pipe.
- Existing water main to be abandoned, as designated on the plans, shall be abandoned per Item 202.11 for diameters 12 inches and larger or Item 251.18 for diameters less than 12 inches.
- After the installation of the proposed water main is complete and after the line has passed the bacteria test, the contractor is to assist Public Utilities in the transfer of water services from the old water main to the new water main. While transferring water services, the contractor is responsible for the excavation required to expose the water service at the right-of-way and at the new main with a typical 3' x 5' trench. Cost of this work is to be included in Item 252, Trenches for Water Services in Earth.
- The contractor is also responsible for all excavation required assisting Public Utilities in the installation of new and renewed copper services on existing water mains. The cost of this work shall be included in Item 252, Trenches for Water Service in Earth.
- In casing pipe, all joints shall be restrained by using either Field Lock or Fast Grip restraining gaskets (4 through 12-inch only) or boltless (TR Flex) anchors. Carrier pipe shall have casing spacers with plastic runners. Sand shall be blown into the annular space. Wooden runners are not allowed.

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ADDITIONAL FIRE HYDRANT NOTES:

- FIRE HYDRANTS SHALL MEET CITY OF HUDSON NOZZLE AND THREAD SPECIFICATIONS.
- FIRE HYDRANT SPACING SHALL MEET CITY OF HUDSON FIRE HYDRANT SPACING REQUIREMENTS.

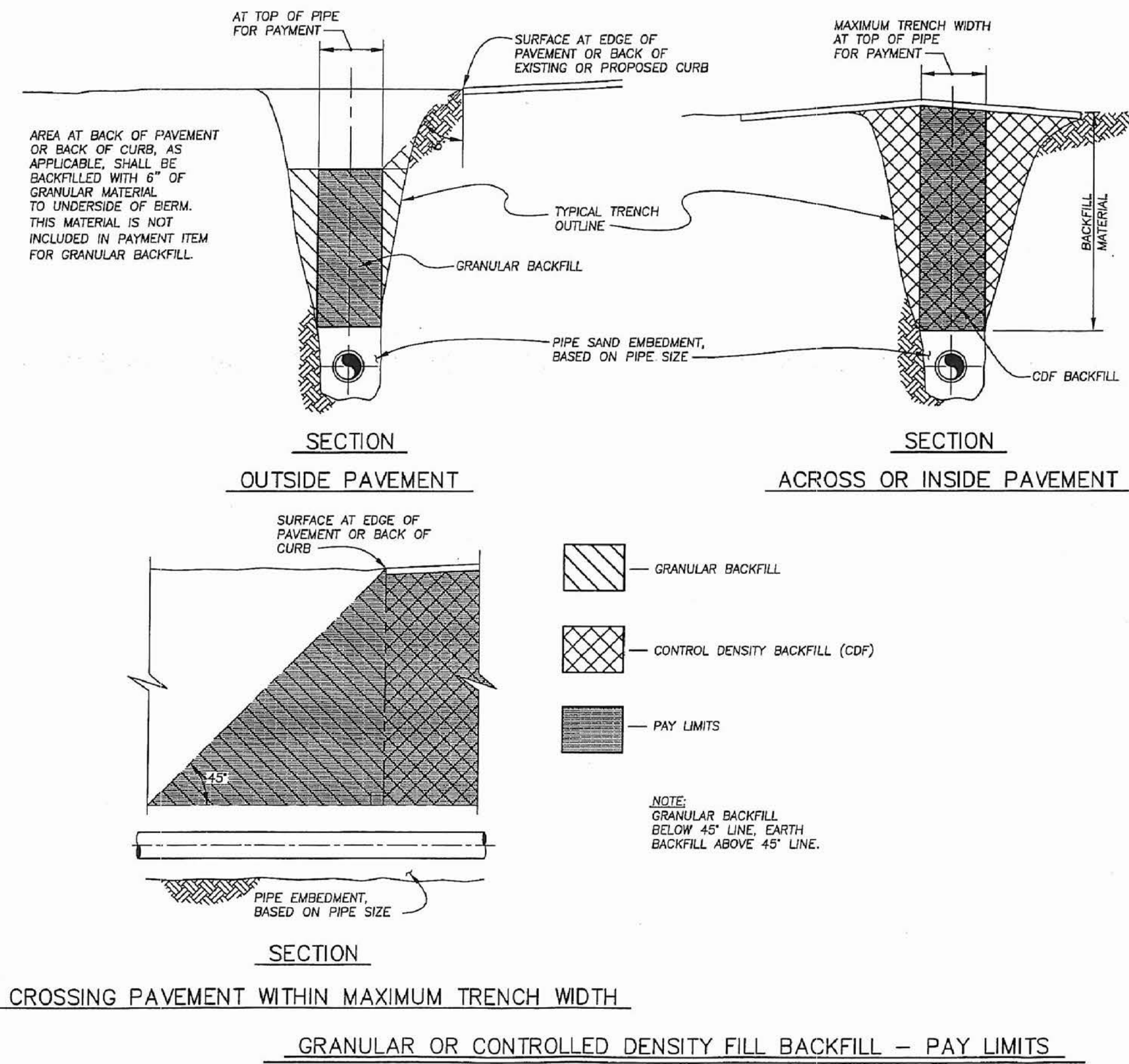
STANDARD NOTES AND DETAILS

TRAILS OF HUDSON
LAWNMARK DRIVE
IMPROVEMENT PLANS

TGC Engineering, LLC
1310 SHARON COPLEY RD. P.O. BOX 37
SHARON CENTER, OH 44274
(PHONE) 330.970.8004 (FAX) 888.820.8423

PROJECT NO.
1229A
DATE
2016-04-05

C09



CONDNBKFL.DWG 09-15-99

NO SCALE

FIG 2.25.1

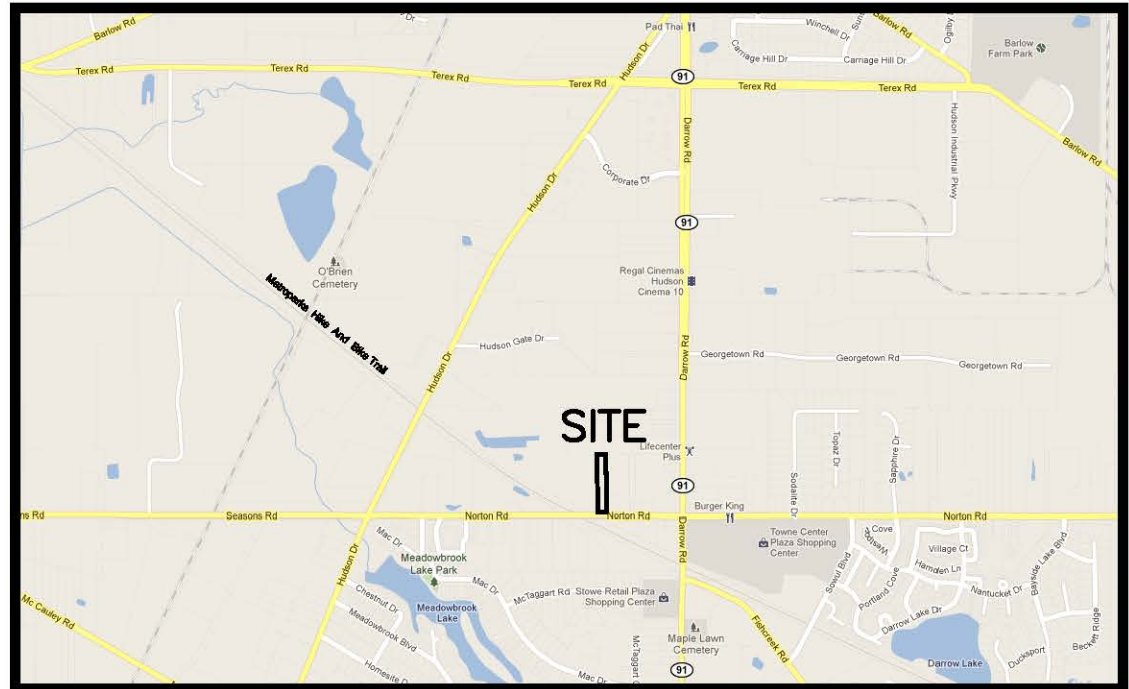
STANDARD NOTES AND DETAILS

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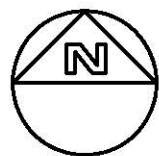
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1310 SHARON CORLEY RD. P.O. BOX 37
SHARON CENTER, OH 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

PROJECT NO.
1229A
DATE
2016-04-05

C10



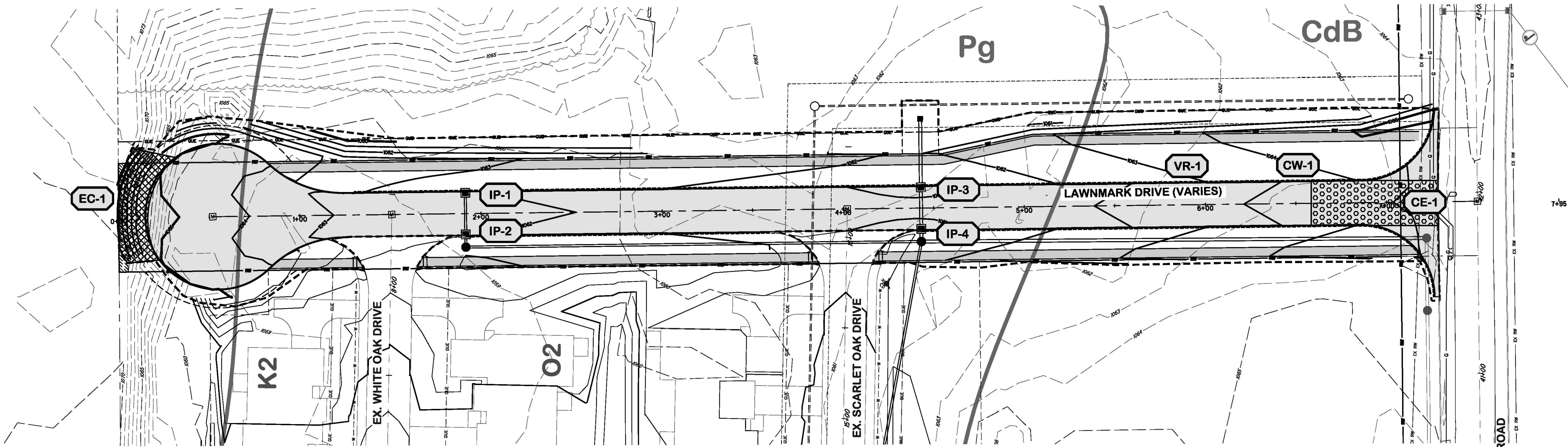
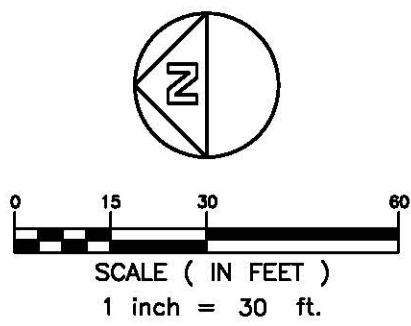
LOCATION MAP
NOT TO SCALE



PROJECT DATA	
TOTAL PROJECT AREA	1.04 AC
EARTH DISTURBED AREA	1.29 AC
IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE	0.04 AC
PERCENT IMPERVIOUS PRE-CONSTRUCTION SITE	4%
IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE	0.65 AC
PERCENT IMPERVIOUS POST-CONSTRUCTION SITE	62%
"C" COEFFICIENT FOR PRE-CONSTRUCTION SITE	0.07
"C" COEFFICIENT FOR POST-CONSTRUCTION SITE	0.41
CURVE NUMBER PRE-DEVELOPMENT	60
CURVE NUMBER POST-DEVELOPMENT	88
PRIOR LAND USE	OPEN SPACE
TYPE OF CONSTRUCTION ACTIVITY	RESIDENTIAL
IMMEDIATE RECEIVING WATERS	UNNAMED TRIBUTARY
SUBSEQUENT RECEIVING WATERS	POWER BROOK
PROJECT START DATE	6/1/2016
PROJECT END DATE	6/1/2017

SWPPP LEGEND

INLET PROTECTION	IP-#
CONCRETE WASHOUT AREA	CW-#
VEHICLE REFUELING AREA	VR-#
CONSTRUCTION ENTRANCE (25'W x 70'L x 10"D, SEE DETAILS & SPECS. SHT SW3)	CE-#
EROSION CONTROL MATTING	EC-#
SOIL TYPE	CyD
SOIL TYPE BOUNDARY	---
EARTH DISTURBANCE LIMITS	----



EROSION CONTROL NOTES:

REFERENCE THE STORMWATER POLLUTION PREVENTION PLAN (SWP3) REPORT FOR ADDITIONAL REQUIREMENTS.

GENERAL NOTES:

1. CONTRACTOR SHALL REVIEW AND STUDY THE PLANS AND SPECIFICATIONS. IMPLEMENTATION OF THE EROSION CONTROL ACTIVITIES SHOULD CORRESPOND TO CONSTRUCTION ACTIVITIES.
2. EROSION CONTROL MEASURES HAVE BEEN SHOWN FOR THE WORK AREAS AS IDENTIFIED ON THESE PLAN SHEETS. IF WORK IS CONDUCTED IN OTHER AREAS AS PART OF THIS PROJECT, ADDITION EROSION CONTROL MEASURES MAY BE REQUIRED.
3. THE OEPA PERMIT ASSOCIATED WITH THIS PLAN SHALL ACCOMPANY THIS PLAN. THE PLAN SHALL BE SIGNED IN ACCORDANCE WITH PART V.G. OF THE PERMIT AND BE RETAINED ON SITE DURING WORKING HOURS.
4. THE SWP3 SHALL CONTAIN SIGNATURES FROM ALL OF THE SUBCONTRACTORS ENGAGED IN ACTIVITIES THAT COULD IMPACT STORM WATER RUNOFF, INDICATING THAT THEY HAVE BEEN INFORMED AND UNDERSTAND THEIR ROLES AND RESPONSIBILITIES IN COMPLYING WITH THE SWP3. OHIO EPA RECOMMENDS THAT THE PRIMARY SITE OPERATOR REVIEW THE SWP3 WITH THE PRIMARY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND KEEP A SWP3 TRAINING LOG TO DEMONSTRATE THAT THIS REVIEW OCCUR.
5. THE PROJECT ENGINEER OR EROSION CONTROL INSPECTOR SHOULD BE ABLE TO EXPLAIN THE SEDIMENT AND EROSION CONTROLS AND PLAN TO AN OUTSIDE INSPECTOR (I.E. OHIO EPA, ENVIRONMENTAL SERVICES, QAR INSPECTOR, COUNTY SCS).
6. OWNER AND CONTRACTOR SHALL COMPLY WITH SOIL SEDIMENT POLLUTION CONTROL ORDINANCES DURING CONSTRUCTION AND SHALL IMPLEMENT SEDIMENT CONTROL AS DIRECTED BY THE ENGINEER OR THE GOVERNING AGENCY.
7. ALL EROSION AND SEDIMENT CONTROL PRACTICES SPECIFIED ON THE PLANS SHALL CONFORM WITH DETAILS AND SPECIFICATIONS OUTLINED IN THE OHIO DEPARTMENT OF NATURAL RESOURCES BOOKLET, "RAINWATER AND LAND DEVELOPMENT".
8. ALL CONTRACTORS AND BUILDERS ARE REQUIRED TO INSTALL, REGULARLY INSPECT AND MAINTAIN TEMPORARY SEDIMENTATION CONTROLS TO MINIMIZE SOIL EROSION AND OFF-SITE SILTRATION.
9. REGULAR INSPECTION AND MAINTENANCE SHALL BE PROVIDED FOR ALL EROSION CONTROL PRACTICES. PERMANENT RECORDS OF MAINTENANCE AND INSPECTIONS MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. INSPECTIONS MUST BE MADE A MINIMUM OF ONCE EVERY SEVEN DAYS AND IMMEDIATELY AFTER STORM EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD. REFERENCE SECTION 5 OF THE SWP3 REPORT.
10. IF AN INSPECTION REVEALS THAT A CONTROL PRACTICE IS IN NEED OF REPAIR OR MAINTENANCE, WITH THE EXCEPTION OF A SEDIMENT SETTLING POND, IT MUST BE REPAIRED OR MAINTAINED WITHIN THREE DAYS OF THE INSPECTION. SEDIMENT SETTLING PONDS MUST BE REPAIRED OR MAINTAINED WITHIN 10 DAYS OF THE INSPECTION.
11. IF AN INSPECTION REVEALS THAT A CONTROL PRACTICE FAILS TO PERFORM ITS INTENDED FUNCTION AND THAT ANOTHER, MORE APPROPRIATE CONTROL PRACTICE IS REQUIRED, THE SWP3 SHALL BE AMENDED AND THE NEW CONTROL PRACTICE MUST BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.
12. IF AN INSPECTION REVEALS THAT A CONTROL PRACTICE HAS NOT BEEN IMPLEMENTED IN ACCORDANCE WITH THE EROSION CONTROL IMPLEMENTATION SCHEDULE, THE CONTROL PRACTICE MUST BE IMPLEMENTED WITHIN 10 DAYS FROM THE DATE OF THE INSPECTION. IF THE INSPECTION REVEALS THAT THE PLANNED CONTROL PRACTICE IS NOT NEEDED, THE RECORD MUST CONTAIN A STATEMENT OF EXPLANATION AS TO WHY THE CONTROL PRACTICE IS NOT NEEDED.
13. EROSION AND SEDIMENT CONTROL PRACTICES NOT ALREADY SPECIFIED MAY BE NECESSARY DUE TO UNFORESEEN ENVIRONMENTAL CONDITIONS AND/OR CHANGES IN THE DRAINAGE PATTERNS CAUSED BY EARTH-MOVING ACTIVITY. IF UNFORESEEN EROSION IS ENCOUNTERED DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES SHALL BE PROVIDED, AS DIRECTED BY THE ENGINEER, AT THE OWNER'S EXPENSE.
14. THE CONTRACTOR SHALL COMPLY WITH ANY FIELD ORDERS FOR SEDIMENT CONTROL AS ISSUED BY EITHER THE ENGINEERING DEPARTMENT, THE COUNTY OR THE OWNER'S ENGINEER.
15. THE CONSTRUCTION ENTRANCE SHALL BE PREPARED WITH EROSION MEASURES AND SILT FENCE SHALL BE INSTALLED BEFORE ANY ON-SITE CONSTRUCTION OR DEMOLITION COMMENCES.
16. SEDIMENT TRAPS AND INLET PROTECTION SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. UPON COMPLETION OF CONSTRUCTION OF PONDS, SEEDING AND MULCHING SHALL IMMEDIATELY FOLLOW TO AID IN THE STABILIZATION AND MINIMIZE EROSION AND SEDIMENT TRANSPORT OF THE SOIL BEFORE WATER LEAVES THE POND. ALL EROSION AND SEDIMENT CONTROLS SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RE-STABILIZED.
17. ROCK RIP-RAP, IF SPECIFIED, SHALL BE IN PLACE BEFORE THE STORM SEWER IS FUNCTIONING.
18. TEMPORARY SILT BASINS & TEMPORARY DIVERSIONS ARE TO BE REMOVED, RESTORED TO ORIGINAL GRADE, AND STABILIZED WITH VEGETATION WHEN CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH VEGETATION, EXCLUDING DISTURBANCES RESULTING FROM ACTIVE HOME BUILDING.
19. EROSION CONTROL NETTING SHALL BE USED ON DITCHES GREATER THAN 1.5% AND EROSION CONTROL MATTING ON ALL OTHER SLOPES GREATER THAN 6%.
20. SILT FENCE IS TO BE CONSTRUCTED AT LOCATIONS SHOWN ON THE PLANS PER "SPECIFICATIONS FOR SILT FENCE". SILT FENCE SHALL BE PLACED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
21. EROSION CONTROL MEASURES MUST BE PROVIDED AROUND ALL DIRT STOCKPILES AND OTHER TEMPORARILY DISTURBED AREAS.
22. THE OUTLET OF THE STORM COLLECTION SYSTEM WILL BE PROPERLY DESIGNED WITH VELOCITY DISSIPATING STRUCTURES/MEDIA. BY USING THESE PRACTICES, NO EROSIIVE FLOW VELOCITIES ARE EXPECTED AT THE DISCHARGE LOCATION.
23. UPON THE COMPLETION OF EARTH MOVING ACTIVITIES IN ANY GIVEN AREA, ALL DISTURBED AND ERODED EARTH SHALL BE REGRADED AND SEEDED WITHIN SEVEN DAYS BY USING BIN RUN DATS OR ANNUAL RYE TO PROVIDE STABILITY AND SEDIMENT CONTROL. WHERE POSSIBLE, GROWTH SHALL NOT BE MOWED UNTIL IT HAS GONE TO SEED FOR ONE YEAR.
24. PERMANENT GROUND COVER SHALL BE ESTABLISHED AS SOON AS POSSIBLE IN ACCORDANCE WITH THE PLAN.
25. MINIMIZE TRACKING OF SEDIMENTS BY VEHICLES BY UTILIZING THE CONSTRUCTION ENTRANCE AS THE ONLY ENTRANCE FOR VEHICLES. MAINTAIN THIS ENTRANCE WITH STONE AS NEEDED TO PREVENT DIRT AND MUD FROM TRACKING ONTO THE ROADWAY. REGULAR SWEEPING OF THE ROADWAY MAY BE NECESSARY TO ENSURE ROADWAY DOES NOT BUILD UP WITH SEDIMENTS. STREETS DIRECTLY ADJACENT TO CONSTRUCTION ENTRANCES AND RECEIVING TRAFFIC FROM THE DEVELOPMENT AREA SHALL BE CLEANED DAILY TO REMOVE SEDIMENT TRACKED OFF-SITE. IF APPLICABLE, THE CATCH BASINS ON THESE STREETS NEAREST THE CONSTRUCTION ENTRANCES SHALL ALSO BE CLEANED WEEKLY.
26. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF (THIS INCLUDES WASHING OUT OF CEMENT TRUCKS). WASH PIT AREAS ARE TO BE DESIGNATED BY THE CONTRACTOR IN AREAS AWAY FROM AREAS OF CONCENTRATED STORM WATER RUNOFF.
27. ANY DISTURBED AREA THAT IS NOT GOING TO BE WORKED FOR 21 DAYS OR MORE MUST BE SEEDED AND MULCHED BY NOVEMBER 1 OR MUST HAVE DORMANT SEEDING OR MULCH COVER APPLIED BETWEEN NOVEMBER 1 AND MARCH 1.
28. MAKE FIELD ADJUSTMENTS TO:

A) MEET FIELD CONDITIONS

B) ANTICIPATE FUTURE WORK

C) MAKE CORRECTION BASED ON THE WEEKLY INSPECTIONS
29. THERE ARE NO DESIGNATED FUELING AND MAINTENANCE LOCATIONS FOR THIS PROJECT. ALL FUELING VEHICLES SHALL BE EQUIPPED WITH SPILL KITS. ANY SPILLS OVER 5 GALLONS (OR THE MINIMUM REPORTING LEVEL) SHALL BE REPORTED TO THE APPROPRIATE AGENCY ACCORDING TO STATE AND LOCAL LAWS. FOR SPILLS OVER 25 GALLONS, CONTACT THE EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE (LEPC) WITHIN 30 MINUTES.
30. SITE STABILIZATION, EITHER PERMANENT OR TEMPORARY, MUST FOLLOW THE REQUIREMENTS AS APPLICABLE ON THE TABLES ON THIS SHEET.
31. CONTRACTOR TO IMPLEMENT GOOD HOUSEKEEPING PRACTICES THROUGHOUT CONSTRUCTION.

EROSION CONTROL NOTES (CONTINUED):

32. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE STOCKPILED PER DIRECTION OF OWNER'S REPRESENTATIVE. "CLEAN" SOIL SHALL BE STOCKPILED SEPARATELY FROM CONTAMINATED SOIL AND SHALL NOT BE COMINGLED. CONTAMINATED SOILS SHALL BE PLACED ON, AND COVERED WITH VISQUEEN. A BERM SHALL BE CONSTRUCTED AROUND ENTIRE STOCKPILE TO HOLD VISQUEEN DOWN AND PREVENT SURFACE WATER AND RAIN FROM ENTERING SOIL PILE. ALL SEALS OR OVERLAPS IN THE VISQUEEN COVERING SHALL BE SECURED. 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 (TSD/PS).
33. ADDITIONAL EROSION CONTROL MEASURES MAY BECOME NECESSARY DUE TO CONSTRUCTION SEQUENCING. CONTRACTOR SHALL CONSULT WITH ENGINEER TO DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY.
34. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATERS OF THE STATE.
35. CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS. WASTE DISPOSAL BY OPEN BURNING IS PROHIBITED. CONTRACTOR SHALL PROPERLY DISPOSE ANY CONTAMINATED SOILS, HAZARDOUS WASTE OR ASBESTOS CONTAINING MATERIAL ENCOUNTERED ON SITE ACCORDING TO CONTRACT DOCUMENTS.
36. CONTAINERS (E.G., DUMPSTERS, DRUMS) MUST BE MADE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTE. ALL CONTAINERS MUST BE COVERED AND LEAK- PROOF. NO TOXIC OR HAZARDOUS WASTES SHALL BE DISPOSED INTO STORM DRAINS, SEPTIC TANKS, OR BY BURYING, BURNING, OR MIXING OF WASTES.
37. CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE TRANSPORTED TO A LICENSED DISPOSAL FACILITY. THE MATERIAL SHALL BE COVERED WHILE BEING TRANSPORTED.
38. THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS OF THE STATE 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 BY SETTING 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.
39. ALL EROSION AND SEDIMENT CONTROL SPECIFICATIONS, APPLICATIONS AND TIMETABLES ARE BASED ON THE DESCRIPTIONS AND STANDARDS OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "RAINWATER AND LAND DEVELOPMENT MANUAL".

TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITHIN 50 FEET OF A STREAM AND NOT AT FINAL GRADE	WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
ALL OTHER AREAS	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE IN AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER
WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED. THESE TECHNIQUES MAY INCLUDE MULCHING, EROSION MATTING, OR PLACEMENT OF STONE.	

PERMANENT STABILIZATION

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

CONSTRUCTION SEEDING AND MULCHING:

APPLY SEED AND MULCH MATERIALS ACCORDING TO 2014 CMS ITEM 659 AS MODIFIED HEREIN. WHEN STRAW MULCH IS USED, APPLY AT A RATE OF 2 TONS PER ACRE. SEED AND MULCH DURING AND AFTER CONSTRUCTION, AND BEFORE OR DURING WINTER SHUT DOWN TO STABILIZE EDA AREAS AS REQUIRED. FERTILIZE CONSTRUCTION SEEDING AREAS AT ONE-HALF THE APPLICATION RATE SPECIFIED IN 2014 CMS ITEM 659, IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL AND PREPARING THE SEEDBED, THEN THE FERTILIZING AND PREPARATION REQUIREMENTS OF 2014 CMS ITEM 659 MAY BE WAIVED. DO NOT PLACE CONSTRUCTION SEED ON FROZEN GROUND.

TEMPORARY EROSION AND SEDIMENT CONTROL IMPLEMENTATION SCHEDULE – NARRATIVE

THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL PRACTICES ACCORDING TO THE FOLLOWING CONSTRUCTION SCHEDULE IDENTIFIED BELOW. THE CONTRACTOR SHALL ESTIMATE THE TIME FRAME REQUIRED AND NOTE ON THE PLANS.

TEMPORARY EROSION AND SEDIMENT CONTROL IMPLEMENTATION SCHEDULE	
CONSTRUCTION ACTIVITY	ESTIMATED DATES
CONDUCT PRE-CONSTRUCTION MEETING.	
PROVIDE TEMPORARY SANITARY FACILITIES AND DUMPSTERS.	
INSTALL CONSTRUCTION ENTRANCE. MOBILIZE ONLY THE EQUIPMENT NEEDED FOR THIS BMP.	
INSTALL INLET PROTECTION FOR EXISTING STRUCTURES.	
MOBILIZE CONSTRUCTION EQUIPMENT AS NECESSARY FOR PROJECT.	
PERFORM CLEARING AND GRUBBING. UTILIZE DUST CONTROL.	
INSTALL INLET PROTECTION FOR PROPOSED STRUCTURES CONCURRENT WITH UTILITY CONSTRUCTION.	
PERFORM PERMANENT SEEDING WITHIN (7) DAYS OF COMPLETION OF FINAL GRADING IN UNPAVED AREAS.	
REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SITE ACHIEVES "FINAL STABILIZATION".	

MAINTENANCE & INSPECTION SCHEDULE:

ALL PRACTICES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH 0.5 INCH RAINFALL EVENT.

CONSTRUCTION ENTRANCE:

1. ENSURE THAT THE CONSTRUCTION ENTRANCE IS APPROPRIATELY SIZED TO MINIMIZED TRACKING ONTO THE ROADWAY.
2. TOP DRESS GRAVEL EMBEDDED WITH SEDIMENT WITH CLEAN GRAVEL AS NEEDED.
3. RESTRICT VEHICULAR ACCESS TO STABILIZED AREAS TO MINIMIZED OFF SITE TRACKING.

VEGETATIVE STABILIZATION:

1. ENSURE A 70% STAND ESTABLISHMENT RATE.
2. REPAIR THOSE AREAS THAT DO NOT MINIMIZE OFF SITE TRACKING.

INLET PROTECTION:

1. INSURE THE BOTTOM OF THE FABRIC IS EMBEDDED IN THE GROUND AND THE FRAME OF THE INLET PROTECTOR HAS NOT COLLAPSED.
2. CLEAN OUT SEDIMENT ONCE 40% OF CAPACITY IS LOST.
3. INSURE THAT THE INLET IS NOT CAUSING STORM WATER TO BYPASS THE INLET.
4. MAINTAIN BYPASS PREVENTION DIKE.

BMP DECOMMISSIONING

CONSTRUCTION ENTRANCE

- REMOVE SILT AND STABILIZE ON-SITE OR TRANSFER TO AN APPROVED OFF-SITE FACILITY.
- STONE SHALL BE REMOVED. CLEAN STONE MAY BE INCORPORATED IN SUBBASE FOR PAVED AREAS (AS SPECIFICATIONS ALLOW). STONE NOT RE-USED SHALL BE TRANSPORTED TO AN OFF-SITE FACILITY FOR DISPOSAL.
- RE-GRADE AND SEED DISTURBED AREAS.

PROCESS WATER / LEACHATE MANAGEMENT

- ALL PROCESS WASTEWATERS (EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL, AND CONCRETE WASH-OUTS) WILL BE COLLECTED AND DISPOSED OF PROPERLY TO A PUBLICLY-OWNED TREATMENT WORKS.
- THE NPDES CONSTRUCTION STORM WATER GENERAL PERMIT ONLY AUTHORIZES THE DISCHARGE OF STORM WATER AND CERTAIN UNCONTAMINATED NON-STORM WATERS.
- THE DISCHARGE OF NON-STORM WATERS TO WATERS OF THE STATE MAY BE IN VIOLATION OF LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

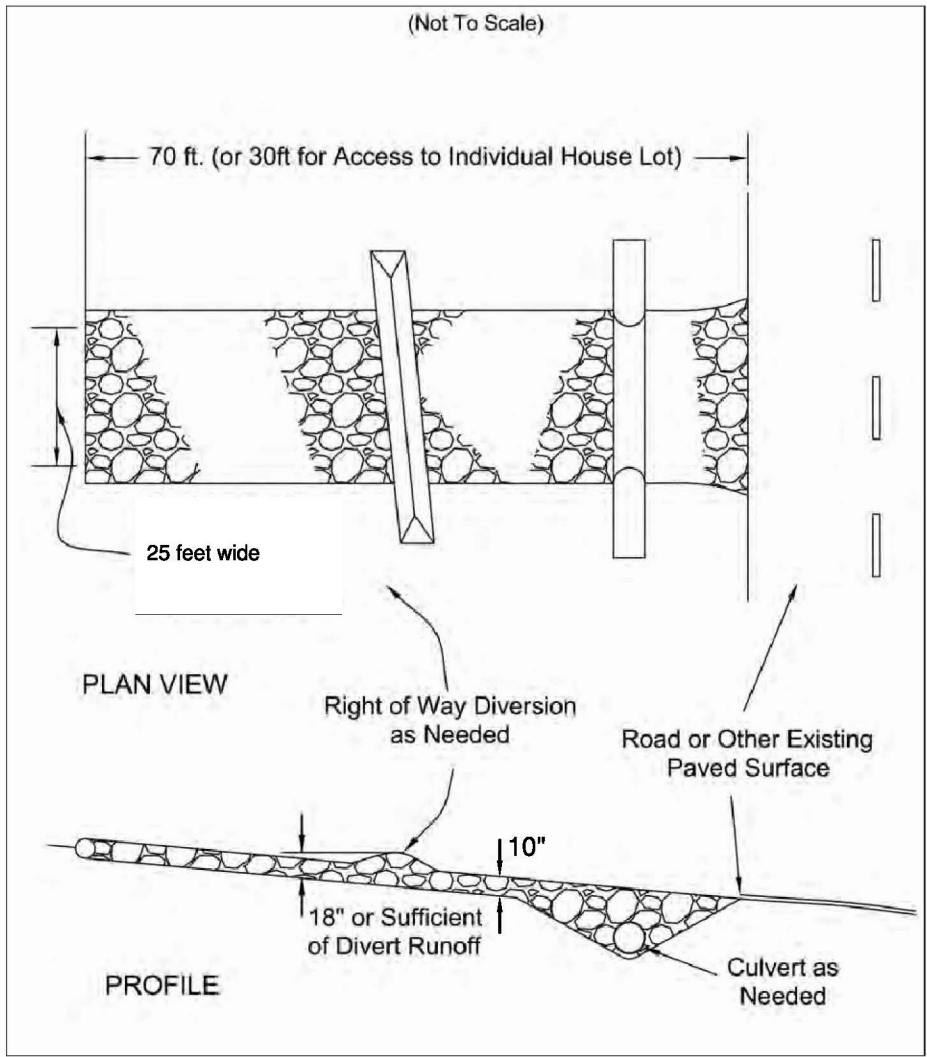
SWPPP NARRATIVE

LAWNMARK DRIVE IS THE COMMERIAL CONSTRUCTION OF A PUBLICLY OWNED ROAD WITH PAVEMENT AND STORM SEWERS. THE SITE CONTAINS 1.04 ACRES (1.29 ACRES DISTURBED). THE RECEIVING WATERS FOR THIS SITE IS AN UNNAMED DRAINAGE DITCH THAT FLOWS INTO POWERS BROOK. THE PREVIOUS CONDITION OF THIS SITE WAS OPEN SPACE. THE IMPERVIOUS AREA AS A RESULT OF CONSTRUCTION IS 0.65 ACRES (62% IMPERVIOUS). THE CALCULATED RUNOFF COEFFICIENT FOR THE PRE-DEVELOPED SITE IS 0.07 AND THE POST-DEVELOPED SITE IS 0.41.

WATER QUALITY CALCULATIONS:

SEE STORMWATER CALCULATIONS FOR TRAILS OF HUDSON PHASE 1

Specifications
for
Construction Entrance



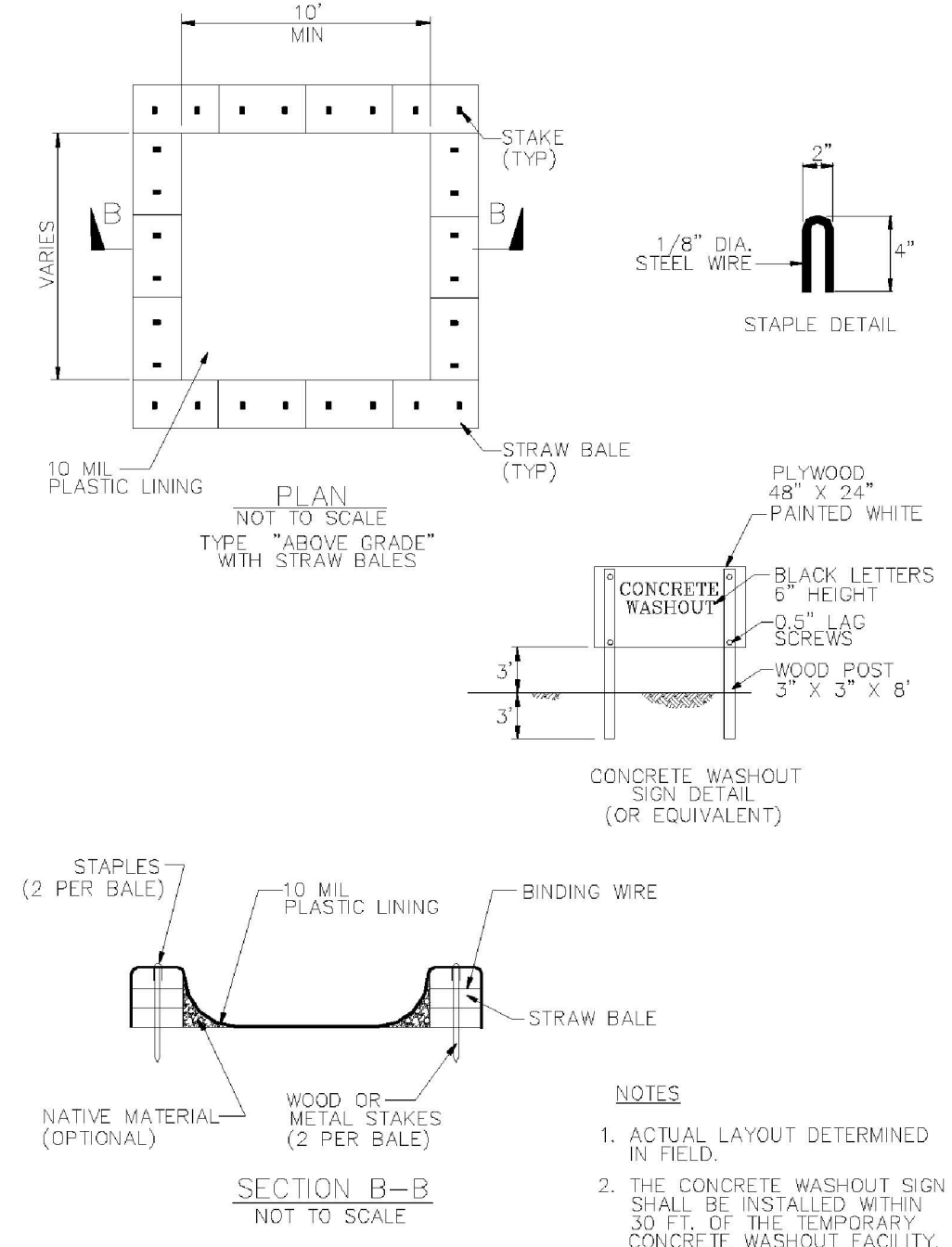
Specifications
for
Construction Entrance

1. Stone Size—ODOT # 2 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
3. Thickness - The stone layer shall be 10 inches thick
4. Width - The entrance shall be 25 feet wide
5. Geotextile -A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:
6. Timing—The construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert -A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
8. Water Bar -A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance -Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
11. Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

Figure 7.4.1

Geotextile Specification for Construction Entrance	
Minimum Tensile Strength	220 lbs.
Minimum Puncture Strength	90 psi.
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	320 psi.
Minimum Elongation	20%
Equivalent Opening Size	EOS < 0.6 mm.
Permittivity	1x10-3 cm/sec.

Concrete Waste Management WM-8



Specifications
for
Temporary Rolled Erosion Control Product

1. Channel/Slope Soil Preparation Grade and compact area of installation, preparing seedbed by loosening 2'-3" of topsoil above final grade. Incorporate amendments such as lime and fertilizer into soil. Remove all rocks, clods, vegetation or other debris so that installed RECP will have direct contact with the soil surface.
2. Channel/Slope Seeding Apply seed to soil surface prior to installation. All check slots, anchor trenches, and other disturbed areas must be reseeded. Refer to the Permanent Seeding specification for seeding recommendations.
3. Channel Installation
9. Excavate initial anchor trench (12"x6") across the lower end of the project area.
10. Excavate intermittent check slots (6"x6") across the channel at 30' intervals along the channel.
11. Excavate longitudinal channel anchor slots (4"x4") along both sides of the channel to bury the edges. Whenever possible extend the RECP 2'-3' above the crest of channel side slopes.
12. Install RECP in initial anchor trench (downstream) anchor every 12", backfill and compact soil.
13. Roll out RECP beginning in the center of the channel toward the intermittent check slot. Do not pull taught. Unroll adjacent rolls upstream with a 3" minimum overlap (anchor every 16") and up each channel side slope.
14. At top of channel side slopes install RECP in the longitudinal anchor slots, anchor every 18".
15. Install RECP in intermittent check slots. Lay into trench and secure with anchors every 12", backfill with soil and compact.
16. Overlap roll ends a minimum of 12" with upstream RECP on top for a shingle effect. Begin all new rolls in an intermittent check slot, double anchored every 12".
17. Install upstream end in a terminal anchor trench (12"x6"); anchor every 12", backfill and compact.
18. Complete anchoring throughout channel at 2.5 per square yard using suitable ground anchoring devices (U shaped wire staples, metal geotextile pins, plastic stakes, and triangular wooden stakes). Anchors should be of sufficient length to resist pullout. Longer anchors may be required in loose sandy or gravelly soils.

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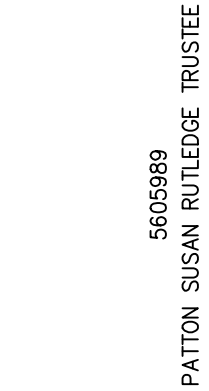
TRAILS OF HUDSON LAWNMARK DRIVE IMPROVEMENT PLANS

TGC Engineering, LLC
1310 SHARON COPLEY RD. P.O. BOX 37
SHARON CENTER, OH 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

PROJECT NO.
229A

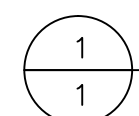
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2016-04-05

SW4



PLANTING NOTES:

- NOTES:
1. REMOVE BURLAP, WIRE BASKETS AND TWINE FROM TOP AND SIDES OF ROOT BALL. CENTER TREE IN HOLE SET TOP OF BALL 1" ABOVE FINISH GRADE.
 2. PRUNE ONLY DEAD OR BROKEN LIMBS. DO NOT CUT THE CENTRAL LEADER.
 3. STAKING & GUYING TREES IS OPTIONAL, HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLED TREES STAYING PLUMB AND STABLE. IF A NON-STAKED TREE MOVES OUT OF PLUMB DURING THE WARRANTY PERIOD THE CONTRACTOR SHALL STRAIGHTEN & STAKE THE TREE AT NO ADDITIONAL COST TO THE OWNER.
 4. THE CONTRACTOR SHALL RETURN TO REMOVE ALL STAKES, GUYS & ASSOCIATED HARDWARE ON THE TREES ONE YEAR AFTER STAKING OR PER THE DIRECTION OF THE OWNER OR ARCHITECT.



NOT TO SCALE

EXISTING TREES

SHADE TREES

The diagram shows a cluster of trees on the left. Some are simple circles with a central dot, while others are more complex shapes with internal lines. To the right, the text 'EXISTING TREES' is written. Below this, the text 'SHADE TREES' is written next to a circle divided horizontally, with the number '1' in the top half and the number '1' in the bottom half.

PROJECT NO.: 15-00139-05
DRAWN BY: JCH
CHECKED BY: SVL
DATE ISSUED: April 20, 2016

1 OF 1