



City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

Dan Kulchytsky Building Commissioner

Diane Veverka
PC Secretary

PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance 1220.06, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a Public Hearing on Wednesday, September 8, 2021 at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject submitted for approval by the Planning Commission.

Shawn Inks is seeking site plan approval of a lot split for (4) single family lots on a 14.62-acre parcel of property located at PPN: 485-27-003 Ridge Road also known as in Residential (RRZ) District zoning.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, for review by interested parties. Anyone wishing to be heard on the subject of this application may appear at the time and place set forth and will be heard then and there or at such time as the **Planning Commission** shall determine.

Anyone who wishes to express their written views but are unable to attend the meeting in person can request the attached affidavit be presented to the Board by providing the Secretary with a printed copy of the document or photographs and return it to the Service Center no later than August 30th at 12:00 p.m. local time.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: <https://us06web.zoom.us/j/85166419856?pwd=YkJqYnlpbnRTVGJzaC80U1dVVG1hZz09>

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Diane Veverka
Planning Commission Secretary
City of North Royalton, Ohio

PC21-29: 8.24.21



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Pursuant to North Royalton Codified Ordinance 1220.06, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a Public Hearing on Wednesday, September 8, 2021 at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject submitted for approval by the Planning Commission.

Shawn Inks is seeking site plan approval for a minor subdivision consisting of (4) four single family lots with a private drive on a 14.62-acre parcel of property. The proposed minor subdivision will be located at PPN: 485-27-003 on Ridge Road in the Rural Residential (RRZ) District zoning.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, for review by interested parties. Anyone wishing to be heard on the subject of this application may appear at the time and place set forth and will be heard then and there or at such time as the **Planning Commission** shall determine.

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PLANNING COMMISSION
NORTH ROYALTON, OHIO

Diane Veverka
Planning Commission Secretary
City of North Royalton, Ohio

PC21-30: 8.24.21



CONTRACTOR REGISTRATION

Company Name: JOHN M. MILLER & SONS CONSTRUCTION

DBA Name:

Applicant: JOHN M. MILLER

Contractor Type: BH,

Address: 1784 US 62

Phone Number: (330) 495-1412

Registration/Receipt Number: 769

Date Paid:

Fee Paid: \$100.00

Payment Method:

This license shall be in force for the calendar ending on Dec 31, 2021.

This license shall be renewable in accordance with the Ordinances of the City of North Royalton.

Any failure on the part of the licensee to comply with the ordinances and regulations of the City of North Royalton and the laws of the state of Ohio pertaining to this license shall constitute a forfeiture or suspension of this license at the pleasure of the CITY OF N. ROYALTON.

Issued in accordance with the provisions of the appropriate ordinances of the City of North Royalton.

Issued By: The City of North Royalton

City Official: _____

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City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

Dan Kulchytsky, Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Lot Split

Phone: 440-582-3001

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

<u>Ridge Rd.</u> Address	<u>Shawn Inks</u> Name of Occupant, Business or Tenant (if applicable)
<u>485-27-003</u> Permanent Parcel Number	<u>Rural Residential</u> Zoning District and Ward

2. Property Owner of Parcel:

<u>Shawn Inks</u> Name	<u>Shawn Inks</u> Name of Business (if applicable)
<u>8640 Greenwood Rd</u> Address	<u>440-336-1449</u> Phone
<u>North Royalton OH 44133</u> City, State and Postal Code	<u>sinks@irprop.com</u> Email (electronic mail)

3. This request is being made by the following responsible party (Owner / Authorized Representative):

<u>Shawn Inks</u> Name	<u>Shawn Inks</u> Name of Business (if applicable)
<u>8640 Greenwood Rd</u> Address	<u>440-336-1449</u> Phone
<u>North Royalton OH 44133</u> City, State and Postal Code	<u>sinks@irprop.com</u> Email (electronic mail)

For Office Use Only

<u>8-6-21</u> Date Application Submitted	<u>Sept-8, 2021</u> Meeting Date Assigned	<u>PC21-29</u> Identification Number Assigned
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<u>4100</u> Application Fee	<u>cb # 245</u> Payment Information (date, check number, cash, etc.)	<u>RECEIVED</u> Application Fee Received By CITY OF N. ROYALTON
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Other Application Fee Information AUG 06 2021



City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

Dan Kulchytsky, Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

RECEIVED

AUG 06 2021

MINOR Sub Div.

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

Ridge Rd. Shawn Inks
 Address Name of Occupant, Business or Tenant (if applicable)

485-27-003 Rural Residential
 Permanent Parcel Number Zoning District and Ward

2. Property Owner of Parcel:

Shawn Inks
 Name Name of Business (if applicable)

8640 Greenwood Rd 440-336-1449 (cell)
 Address Phone

North Royalton OH 44133 sinks@irprop.com
 City, State and Postal Code Email (electronic mail)

3. This request is being made by the following responsible party (Owner / Authorized Representative):

Shawn Inks
 Name Name of Business (if applicable)

8640 Greenwood Rd 440-336-1449
 Address Phone

North Royalton OH 44133 sinks@irprop.com
 City, State and Postal Code Email (electronic mail)

For Office Use Only

8-6-21 Sept. 8, 2021 PC 21-30
 Date Application Submitted Meeting Date Assigned Identification Number Assigned

40.00 ck #244 _____
 Application Fee Payment Information (date, check number, cash, etc.) Application Fee Received By

Other Application Fee Information

SOUTH CUYAHOGA SPORTSMANS ASSOCIATION INC
D.B. 7062, PG. 565

PIN 485-27-002
JOSEPH W. STROSNIDER
AFN 201108160262

PIN 485-27-014
JOHN A. & ELAINE A. KOPNISKE
AFN 01167522
D.B. 51585, PG. 35

PIN 485-27-014
JOHN A. & ELAINE A. KOPNISKE
AFN 01167522
D.B. 51585, PG. 35

PIN 485-27-003
SHAWN GREGORY INKS
AFN 202011180623

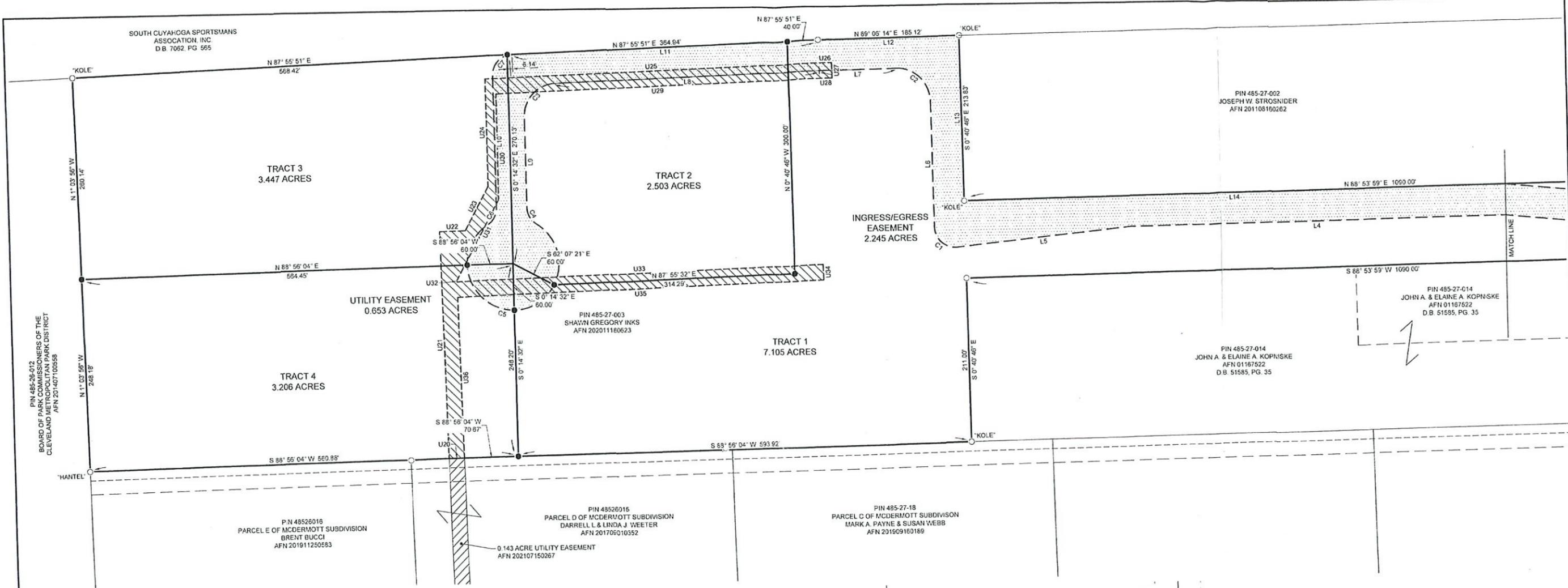
PIN 48526915
PARCEL D OF MCDERMOTT SUBDIVISION
DARRELL L & LINDA J. WEETER
AFN 201706010352

PIN 485-27-18
PARCEL C OF MCDERMOTT SUBDIVISION
MARK A. PAYNE & SUSAN WEBB
AFN 201509160189

PIN 48526016
PARCEL E OF MCDERMOTT SUBDIVISION
BRENT BUCCI
AFN 201911250583

0.143 ACRE UTILITY EASEMENT
AFN 202107150267

PIN 485-26-015
BOARD OF PARENTS/TEACHERS OF THE
CLEVELAND METROPOLITAN PARK DISTRICT
AFN 201407100558



INGRESS/EGRESS

LINE #	LENGTH	DIRECTION
L1	40.46	N 48° 05' 12" W
L2	55.71	N 69° 09' 52" W
L3	267.63	N 84° 37' 51" W
L4	494.42	S 88° 56' 04" W
L5	225.22	S 83° 56' 19" W
L6	163.23	N 0° 40' 46" W
L7	101.40	S 69° 06' 14" W
L8	344.15	S 87° 55' 51" W
L9	117.22	S 0° 14' 21" E
L10	171.23	N 0° 14' 32" W
L11	358.60	N 87° 55' 51" E
L12	185.12	N 89° 06' 14" E
L13	213.63	S 0° 40' 46" E
L14	707.15	N 89° 53' 59" E
L15	271.52	S 84° 37' 51" E
L16	64.54	N 89° 03' 43" E
L17	35.92	N 29° 56' 29" E
L18	100.00	S 0° 40' 48" E

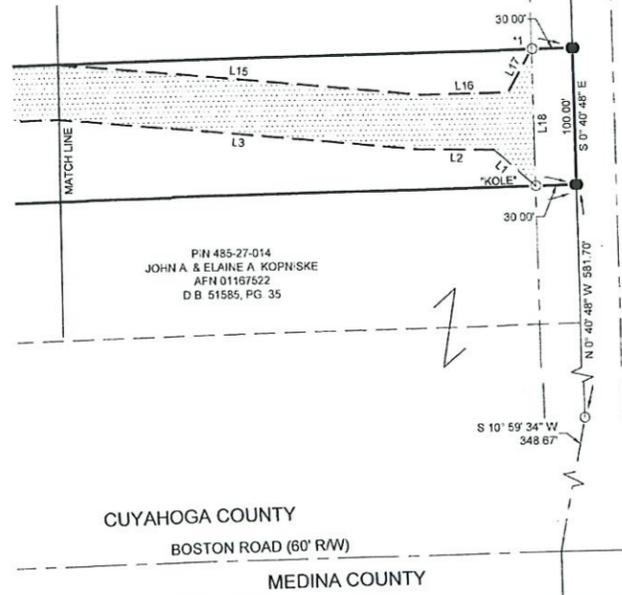
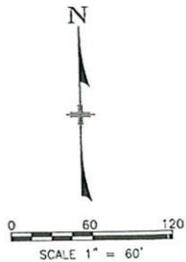
EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	27.00'	95°22'55"	44.95'	N 48° 22' 13" W	39.93'
C2	43.00'	90°13'00"	67.71'	N 45° 47' 16" W	60.93'
C3	42.99'	87°52'01"	65.93'	S 44° 00' 04" W	59.66'
C4	25.00'	58°02'03"	25.32'	S 29° 15' 33" E	24.25'
C5	60.00'	296°04'07"	310.04'	S 89° 45' 28" W	63.53'
C6	25.00'	65°02'03"	25.32'	N 28° 46' 30" E	24.25'
C7	27.00'	89°10'23"	41.55'	N 43° 50' 40" E	37.57'

LEGEND

FOUND	SET	
○	●	5/8" IRON PIN, UNLESS NOTED
○	●	5/8" IRON PIPE, UNLESS NOTED
△	▲	RAILROAD SPIKE
□	■	SURVEY NAIL
○	●	MAG SPIKE
▨		INGRESS/EGRESS EASEMENT AS PART OF THIS PLAT
▨		UTILITY EASEMENT AS PART OF THIS PLAT

UTILITY

LINE #	LENGTH	DIRECTION
U20	20.00	S 88° 56' 04" W
U21	282.51	N 1° 03' 59" W
U22	33.37	N 88° 56' 04" E
U23	65.16	N 28° 39' 49" E
U24	138.67	N 0° 14' 32" W
U25	435.61	N 87° 55' 51" E
U26	16.60	N 89° 06' 14" E
U27	20.00	S 0° 53' 46" E
U28	16.40	S 89° 06' 14" W
U29	422.22	S 87° 55' 51" W
U30	136.49	S 0° 00' 00" E
U31	118.31	S 28° 39' 49" W
U32	1.85	S 1° 03' 56" E
U33	478.59	N 87° 55' 32" E
U34	20.00	S 2° 04' 28" E
U35	478.94	S 87° 55' 32" W
U36	206.91	S 1° 03' 56" E



ACREAGE SUMMARY

TRACT 1	7.105 ACRES
TRACT 2	2.503 ACRES
TRACT 3	3.447 ACRES
TRACT 4	3.206 ACRES
TOTAL THIS SURVEY	16.261 ACRES

- NOTES**
- ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC" UNLESS OTHERWISE NOTED.
 - BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83)
 - THE PROPERTY SHOWN HEREON THIS PLAT OF SURVEY IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. THIS SURVEY IS NOT INTENDED TO SHOW EASEMENTS AFFECTING THE PROPERTY.

SURVEYOR'S STATEMENT
I HEREBY STATE TO SHAWN INKS THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN AUGUST, 2021, BY MAKEEVER AND ASSOCIATES UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 8-4-2021

EASEMENT REFERENCE

City's No.	County Recorder Volume	Page	Grantor

REVISIONS

No.	Description	Approval	Date

AS BUILT

Plat Prepared By:

DESCRIPTION
BEING PART OF ORIGINAL ROYALTON TOWNSHIP SECTION NO. 6 IN THE CITY OF NORTH ROYALTON, CUYAHOGA COUNTY, OHIO

P.C. B.Z.A.

ENG. FILE NO. _____
IMP. ACCT. NO. _____
CONTRACT NO. _____
COMPLETION DATE _____
CONTRACTOR _____

PLAT OF SURVEY FOR:
SHAWN INKS
CITY OF NORTH ROYALTON
CUYAHOGA COUNTY

Scale: Horiz. = 1" = 60'
Vert. = NONE
Original Sheet Size = 24"x36"
Date: 8-4-2021

Sheet No.: SU OF 1
S:\2020\143\survey
Dwg. No.: 2020-143-001C Boundary Ground

CONSTRUCTION PLANS FOR: INKS RIDGE ROAD PROPERTY

SITUATED IN THE STATE OF OHIO, COUNTY OF CUYAHOGA, CITY OF NORTH ROYALTON
AND BEING PART OF THE TOWNSHIP-ROYALTON



LOCATION MAP
LATITUDE: N 41° 16' 47.17"
LONGITUDE: W 81° 44' 57.67"
SCALE: NONE



OWNER AND DEVELOPER

SHAWN G. INKS
8641 GREENWOOD ROAD
NORTH ROYALTON, OH 44133

INDEX OF SHEETS

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I HEREBY STATE THAT THESE PLANS HAVE BEEN PREPARED WITH OUR
KNOWLEDGE AND CONCURRENCE AND REPRESENT OUR INTENT AND INTEREST.

SHAWN G. INKS

DATE

Ohio Utilities Protection Service



EASEMENT REFERENCE			REVISIONS			Plans Prepared By:	Signatures below signify only concurrence with the general purpose and general location of the project. All technical details remain the responsibility of the engineer preparing the plans.	ENG. FILE NO. _____ IMP. ACCT. NO. _____ CONTRACT NO. _____ COMPLETION DATE _____ CONTRACTOR _____	INKS RIDGE ROAD PROPERTY NORTH ROYALTON, OH
City's No.	County Recorder Volume Page	Grantor	No.	Description	Approval				
				AS BUILT					Scale: Horiz. = AS NOTED Vert. = AS NOTED Original Sheet Size = 24"x36" Original Date: 08-05-21
						Makeever & Associates, Inc. P.O. BOX 325, 1810 E. MANNSFIELD ST. WICKLIFFE, OHIO 44159 Phone: (419) 562-7757 Fax: (419) 562-4717		Sheet No. : 1 OF 18 S:\2020\143\001 Dwg. No. : 2020-143-001C	
						DYLAN J. WYATT E-85763 Ohio Reg. No. _____ Date _____			

GENERAL NOTES

WHERE SPECIFIED, THE CURRENT STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (O.D.O.T. NUMBERS) SHALL APPLY EXCEPT AS MODIFIED OR EXPANDED HEREIN OR IN THE TECHNICAL SPECIFICATIONS

UNDERGROUND UTILITIES

THE LOCATIONS OF THE UNDERGROUND UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM THE OWNERS OF THE UTILITY. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS APPROXIMATE. THE EXACT LOCATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE EXISTING UTILITIES IN THE PROJECT AREA SHALL BE PROTECTED DURING CONSTRUCTION.

UTILITIES NOTIFICATION

AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS IN AN AREA WHICH MAY INVOLVE UNDERGROUND UTILITY FACILITIES, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES:

1. OHIO UTILITY PROTECTION SERVICE (811)
2. CITY OF NORTH ROYALTON
3. MEDINA COUNTY SANITARY DISTRICT
- 4.
- 5.
- 6.

MAINTAINING TRAFFIC

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND CONTROLLING TRAFFIC ON ALL STREETS AND ROADS AFFECTED BY CONSTRUCTION AND SHALL, PRIOR TO ANY CONSTRUCTION, SUBMIT A CONSTRUCTION SCHEDULE TO THE CITY OF _____, OHIO FOR APPROVAL INDICATING DATES AND DURATION OF EACH PHASE OF CONSTRUCTION.

ALL CONSTRUCTION SIGNS AND TEMPORARY TRAFFIC CONTROL AND PROTECTION DEVICES SHALL BE ERECTED AND MAINTAINED IN ACCORDANCE WITH "OHIO DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," AND O.D.O.T. ITEM 614 - MAINTAINING TRAFFIC. PAYMENT FOR MAINTAINING TRAFFIC SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PROJECT.

TESTING OF MATERIALS

ANY MATERIALS DELIVERED OR OTHERWISE INCORPORATED INTO THE PROJECT MAY BE SUBJECT TO TESTING BY THE ENGINEER TO INSURE COMPLIANCE WITH SPECIFICATIONS. TESTS PERFORMED WILL BE PAID FOR BY THE OWNER WITH NO ADDITIONAL COST ASSUMED BY THE CONTRACTOR.

MISCELLANEOUS ITEMS

THE CONTRACTOR SHALL REMOVE ANY MAILBOX, STREET SIGNS, YARD LIGHTS, FENCES, LAWN ORNAMENTS, ETC. WHICH COULD BE DAMAGED DURING THE COURSE OF CONSTRUCTION AND RESET SAME AFTER CONSTRUCTION HAS PASSED THE AREA.

ANY CATCH BASINS, LAWNS, DRIVEWAYS, OR OTHER VARIOUS ITEMS DISTURBED DURING THE CONSTRUCTION OF THE PROJECT SHALL BE REPAIRED TO A LIKE OR BETTER CONDITION. PAYMENT OF THIS WORK SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PROJECT.

TRENCH PROTECTION

THE CONTRACTOR SHALL PROVIDE SHORING, SHEETING, BRACING, TRENCH BOX, ETC., AS REQUIRED TO PROTECT EXISTING STRUCTURES, UTILITIES, WORKMEN, ETC. PAYMENT OF THIS WORK SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PROJECT.

BACKFILLING SHALL FOLLOW IMMEDIATELY BEHIND CONSTRUCTION AND ONLY THE MINIMUM LENGTH OF TRENCH REQUIRED FOR CONSTRUCTION SHALL BE OPEN AT ANY GIVEN TIME.

CONCRETE

ALL CONCRETE UTILIZED WITHIN THIS PROJECT SHALL BE O.D.O.T. CLASS "QC MISC" UNLESS OTHERWISE STATED. PAYMENT FOR CONCRETE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PROJECT.

CLEARING AND GRUBBING

THIS WORK SHALL CONSIST OF CLEARING, GRUBBING, SCALPING, REMOVAL OF TREES AND STUMPS, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF THE PROJECT AREA AS DIRECTED BY THE ENGINEER. PAYMENT FOR CLEARING AND GRUBBING SHALL BE INCLUDED IN THE CONTRACT PRICES FOR THE PROJECT.

AGGREGATE BACKFILL

CONTRACTOR SHALL USE O.D.O.T. ITEM 304 BACKFILL IN ALL UTILITY TRENCHES IN ALL DISTURBED ASPHALT OR PROPOSED ASPHALT AREAS UNLESS OTHERWISE NOTED. PAYMENT FOR AGGREGATE BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACT PRICES FOR THE PROJECT.

EARTH BACKFILL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING SUITABLE EARTH BACKFILL IN ALL GRASS AREAS. THE TOP 6 INCHES OF THE FILL MATERIAL SHALL BE TOPSOIL. PAYMENT FOR EARTH BACKFILL MATERIAL AND SHOULDER SHALL BE INCLUDED IN THE CONTRACT PRICES FOR THE PROJECT.

SEEDING AND MULCHING

ALL GRASS AREAS DISTURBED DURING THE COURSE OF THE CONTRACT SHALL BE PROPERLY SEEDED, MULCHED, AND FERTILIZED ACCORDING TO O.D.O.T. ITEM 659. PAYMENT FOR SEEDING AND MULCHING SHALL BE INCLUDED IN THE CONTRACT PRICES FOR THE PROJECT.

EXCAVATION

CONTRACTOR SHALL REMOVE ALL TOPSOIL ENCOUNTERED PRIOR TO PLACING PROPOSED FILL MATERIAL AND REPLACE WITH SUITABLE CLAY SOIL TO SUBGRADE ELEVATIONS. IN CUT AREAS, A MINIMUM OF 12" OF 203 MATERIAL SHALL BE REMOVED AND PLACED TO PROPER GRADE AND COMPACTION. PAYMENT FOR EXCAVATION SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PROJECT.

PROOF ROLLING AND SOFT SUBGRADE REPAIRS

UPON COMPLETION OF PREPARING THE SUBGRADE AND PRIOR TO THE PLACEMENT OF THE OVERLYING COURSE, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A LEGALLY FULLY LOADED TANDEM AXLE DUMP TRUCK IN THE PRESENCE OF AN ENGINEER. ANY SOFT SUBGRADE ENCOUNTERED, IN WHICH SATISFACTORY STABILITY CANNOT BE OBTAINED BY MOISTURE CONTROL AND COMPACTION, SHALL HAVE THE UNSTABLE MATERIAL EXCAVATED TO A DEPTH REQUIRED BY AN ENGINEER. SUITABLE MATERIAL SHALL THEN BE PLACED IN THE EXCAVATED AREA, COMPACTED, AND SHAPED TO CONFORM WITH PLAN LINES. THE REPAIRED AREAS SHALL THEN BE PROOF ROLLED TO VERIFY THEIR STABILITY. PAYMENT FOR PROOF ROLLING AND SUBGRADE REPAIRS SHALL BE INCLUDED IN THE CONTRACT PRICES FOR THE PROJECT.

STORM SEWERS

THE CONTRACTOR MAY USE THE FOLLOWING MATERIAL SPECIFICATIONS IN PREPARING THE UNIT PRICE BID FOR THE STORM SEWER CONDUIT.

1. AASHTO M-294 TYPE "S" CORRUGATED POLYETHYLENE PIPE WITH BUILT IN BELL AND SPIGOT (PER ASTM M-249) WITH GASKETS (PER ASTM F-477) FOR SIZES: 12" - 60"
2. ADS N-12 ST 1B PIPE (PER ASTM F-2648) WITH BUILT IN BELL AND SPIGOT (PER ASTM F-2648) WITH GASKETS (PER ASTM F-477) FOR SIZES: 2" - 60"

TO INSURE PROPER HORIZONTAL AND VERTICAL ALIGNMENT OF THE STORM SEWERS DURING CONSTRUCTION, THE CONTRACTOR SHALL USE A LASER ALIGNMENT DEVICE CAPABLE OF BOTH HORIZONTAL AND VERTICAL ADJUSTMENT.

ALL TRENCHES FOR THE STORM SEWER SHALL CONFORM TO STANDARD DRAWING STM-5 BEDDING FOR STORM SEWERS LOCATED IN STANDARD DRAWINGS. PAYMENT FOR STORM SEWER TRENCH AND BEDDING SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PROJECT.

ALL CATCHBASINS SHALL CONFORM TO ODOT STANDARD DETAILS _____ AND _____ AS SHOWN IN THE STANDARD DETAILS.

ALL STORM MANHOLES SHALL CONFORM TO STANDARD DETAIL STM-4.

WATERLINE

INCLUDED IN THE BID PRICE OF THE WATERLINE IS THE COST OF ALL FITTINGS AND SPECIALS REQUIRED TO INSTALL THE PROPOSED WATERLINE. PAYMENT OF THE WATERLINE SHALL BE INCLUDED IN THE CONTRACT PRICES FOR THE PROJECT.

THE MATERIAL SUPPLIED FOR THE WATERLINE SHALL BE ONE OF THE FOLLOWING MATERIALS:

1. DUCTILE IRON WATERLINE SHALL BE CLASS 52 DUCTILE IRON PIPE CEMENT LINED AND ASPHALT COATED MANUFACTURED IN ACCORDANCE WITH ANSIAWWA SPECIFICATIONS C151/A21.51.
2. POLYVINYL CHLORIDE PIPE MEETING AWWA C-909 CLASS 235 STANDARDS WITH GASKETS MEETING ASTM F477 AND JOINTS IN COMPLIANCE WITH ASTM D3139. FITTINGS WILL BE BRACED BY CONCRETE THRUST BLOCKS.

THE MATERIAL SUPPLIED FOR ALL FITTINGS SHALL BE MJ-SSB DUCTILE IRON FITTINGS ACCORDING ANSIAWWA SPECIFICATIONS C153/A21.53. ALL FITTINGS WILL BE BRACED BY CONCRETE THRUST BLOCKS.

IF THE DISTANCE BETWEEN TWO FITTINGS IS LESS THAN 8' THE CONTRACTOR SHALL INSTALL DUCTILE IRON PIPE OF THE APPROPRIATE SIZE BETWEEN SAID FITTINGS. THE DUCTILE IRON PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE CEMENT LINED AND ASPHALT COATED MANUFACTURED IN ACCORDANCE WITH ANSIAWWA SPECIFICATIONS C151/A21.51.

ALL TRENCHES FOR WATERLINE SHALL CONFORM TO STANDARD DRAWING W-6 TRENCH AND BEDDING LOCATED IN THE STANDARD DETAILS. PAYMENT FOR WATERLINE TRENCH AND BEDDING SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PROJECT.

DURING ANY PLANNED DISRUPTION OF WATER SERVICE, CONTRACTOR SHALL NOTIFY RESIDENTS AND THE CITY AT LEAST 24 HOURS IN ADVANCE BY A NOTICE IN THE LOCAL NEWSPAPER, OR PERSONAL CONTACT AT ADDRESS.

LEAD SOLDER AND FLUX THAT EXCEEDS 0.2 PERCENT LEAD CONTENT AND ANY PIPE OR PIPE FITTING THAT EXCEEDS AN 0.25 PERCENT LEAD CONTENT MUST NOT BE USED IN THE INSTALLATION OF THE PROPOSED FACILITIES.

NECESSARY MEASURES MUST BE TAKEN TO ENSURE THAT THERE WILL BE NO CROSS CONNECTIONS BETWEEN THE PUBLIC WATER SYSTEM AND ANY AUXILIARY WATER SOURCE.

NO PERSON SHALL INSTALL OR MAINTAIN A WATER SERVICE CONNECTION TO ANY ONE, TWO OR THREE FAMILY DWELLING WHERE A BOOSTER PUMP HAS BEEN INSTALLED, UNLESS AN AIR GAP SEPARATION IS PROVIDED.

ALL TYPES OF INSTALLED PIPE EXCEPT PVC PIPE MUST BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH STANDARD AWWA C600-99, INSTALLATION OF DUCTILE-IRON WATER MAINS AND THEIR APPURTENANCES. UNDERGROUND INSTALLATION, PRESSURE AND LEAK TESTING OF PVC PRESSURE PIPE AND FITTINGS MUST CONFORM TO STANDARD AWWA C605-05, UNDERGROUND INSTALLATION OF POLYVINYL CHLORIDE (PVC) PRESSURE PIPE AND FITTINGS FOR WATER. THE PRESSURE TEST REPORT MUST BE AVAILABLE FOR REVIEW DURING A SANITARY SURVEY.

WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED GRAVITY SEWER, SEPTIC TANK, OR SUBSOIL TREATMENT SYSTEM. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. PLEASE NOTE THAT THE MEANING OF "SEWER" IN THIS SECTION INCLUDES BOTH SANITARY AND STORM SEWERS.

WATER MAINS CROSSING SEWERS MUST BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER WITH PREFERENCE TO THE WATER MAIN LOCATED ABOVE THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE MUST BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.

NO WATER PIPES SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE. WATER MAINS MUST BE LOCATED AT LEAST 10 FEET FROM SEWER MANHOLES.

ALL WATER MAINS MUST BE COVERED WITH SUFFICIENT EARTH OR OTHER INSULATION TO PREVENT FREEZING. WATERLINES MUST BE INSTALLED AT LEAST 4 FEET BELOW GROUND SURFACE.

ALL NEW, CLEANED OR REPAIRED WATER MAINS MUST BE DISINFECTED IN ACCORDANCE WITH STANDARD AWWA C651-05, DISINFECTING WATER MAINS. A NEW OR CLEANED WATER MAIN SHALL BE CONSIDERED ADEQUATELY DISINFECTED WHEN ANALYSES OF AT LEAST TWO CONSECUTIVE SAMPLES TAKEN AT 24 HOUR INTERVALS ARE TOTAL COLIFORM-NEGATIVE. AT LEAST ONE SET OF SAMPLES MUST BE COLLECTED FROM EVERY 1200 FEET, PLUS ONE SET FROM THE END OF THE LINE AND AT LEAST ONE SET FROM EACH BRANCH. THE TOTAL COLIFORM SAMPLES MUST BE COLLECTED AFTER FINAL FLUSHING OF THE CHLORINATED WATER AND THE CHLORINE RESIDUAL IS APPROXIMATELY THE PREVAILING CHLORINATED RESIDUAL IN THE DISTRIBUTION SYSTEM. ALL SPECIAL PURPOSE TOTAL COLIFORM MONITORING MUST BE REPORTED TO THE OHIO EPA NORTH-WEST DISTRICT OFFICE.

THE PROPOSED FACILITY MUST BE CONSTRUCTED ONLY IN ACCORDANCE WITH PLANS APPROVED BY THE DIRECTOR OF THE OHIO EPA. THERE MAY BE NO DEVIATION FROM THE APPROVED PLANS WITHOUT THE EXPRESS, WRITTEN APPROVAL OF THE DIRECTOR.

ALL PVC PIPING MUST BE MANUFACTURED TO STANDARDS AWWA C900 (OR C909), POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, AND FABRICATED FITTINGS, 4 IN. - 12 IN. (100 mm-300 mm), FOR WATER DISTRIBUTION, AND NSF 61 (OR NSF 14).

THE NORMAL WORKING PRESSURE IN THE WATERLINE WILL NOT BE LESS THAN 35 PSI. THE MINIMUM PRESSURE AT GROUND LEVEL AT ALL POINTS IN THE DISTRIBUTION SYSTEM UNDER ALL CONDITIONS OF FLOW WILL BE 20 PSI.

WATER VALVES

ALL 6" WATER VALVES SHALL BE LEFT-TO-OPEN MUELLER RESILIENT GATE VALVE OR EQUAL, COMPLETE WITH MJ JOINTS, MJ RETAINERS GLANDS AND VALVE BOXES.

WATER SERVICE LINES

THE MATERIAL SUPPLIED FOR THE 1" WATER SERVICE LINES SHALL BE THE FOLLOWING:

1. TYPE K, SOFT TEMPERED COPPER TUBING CONFORMING IN ALL RESPECTS TO ASTM B88
2. POLYETHYLENE PLASTIC PIPE MEETING AWWA C906-99 STANDARDS AND SDR-11, RATED FOR 160 PSI WORKING PRESSURE.

MATERIAL FOR DIRECTIONAL BORE WATERLINE

INCLUDED IN THE BID PRICE OF THE 12" BORE WATERLINE ARE THE COST OF ALL FITTINGS AND SPECIALS REQUIRED TO INSTALL THE PROPOSED WATERLINE. PAY QUANTITY OF THE WATERLINE SHALL BE ACTUAL FOOTAGE USED.

THE MATERIAL SUPPLIED FOR THE 12" BORE WATERLINE SHALL BE ONE OF THE FOLLOWING MATERIALS:

1. POLYVINYL CHLORIDE PIPE C900RJ MEETING AWWA C-900 STANDARDS AND RATED FOR 235 PSI OPERATING PRESSURE.
2. POLYETHYLENE PLASTIC PIPE MEETING AWWA C906-99 STANDARDS AND SDR-11, RATED FOR 160 PSI WORKING PRESSURE.

SANITARY SEWER

THE CONTRACTOR MAY USE THE FOLLOWING MATERIAL SPECIFICATIONS IN PREPARING THE CONTRACT PRICE FOR THE PROJECT.

1. ASTM D-3034, SDR-35, POLYVINYL CHLORIDE

ALL POLYVINYL CHLORIDE PIPE SHALL MEET ASTM D-3212 JOINT SPECIFICATIONS.

TO INSURE SOUNDNESS AND TIGHTNESS AFTER INSTALLATION, THE CONTRACTOR SHALL PERFORM A LOW PRESSURE AIR TEST OF 4 POUNDS FOR 5 MINUTES (PER ASTM F-1417) OR EXFILTRATION TEST WHERE THE LEAKAGE EXFILTRATION OR INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE PIPE SYSTEM ON THE NEWLY INSTALLED SEWER IN THE PRESENCE OF THE ENGINEER. THE

CONTRACTOR SHALL ALSO PERFORM A DEFLECTION TEST (5%) IN THE PRESENCE OF THE ENGINEER ON ANY P.V.C. SANITARY SEWER PIPE INSTALLED A MINIMUM OF 30 DAYS AFTER INSTALLATION.

TO INSURE PROPER HORIZONTAL AND VERTICAL ALIGNMENT OF THE SANITARY SEWERS DURING CONSTRUCTION, THE CONTRACTOR SHALL USE A LASER ALIGNMENT DEVICE CAPABLE OF BOTH HORIZONTAL AND VERTICAL ADJUSTMENT.

THE CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL AND/OR 18" VERTICAL SEPARATION FROM EXISTING AND/OR PROPOSED WATERLINES AT ALL TIMES.

ALL TRENCHES FOR THE SANITARY SEWER SHALL CONFORM TO STANDARD DRAWING SAN-21 TRENCH AND BEDDING LOCATED IN STANDARD DRAWINGS. PAYMENT FOR SANITARY SEWER TRENCH AND BEDDING SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PROJECT.

ALL SANITARY MANHOLES SHALL CONFORM TO STANDARD DRAWING SAN-1 LOCATED IN THE STANDARD DETAILS AND SHALL CONFORM TO ASTM-C478 MATERIAL AND ASTM-C443 JOINT SPECIFICATIONS. NEW MANHOLE RIM ELEVATIONS SHALL BE ADJUSTED AS REQUIRED DURING CONSTRUCTION TO MEET FIELD CONDITIONS. ALL SANITARY MANHOLES SHALL BE INSPECTED BY AN ENGINEER PRIOR TO INSTALLATION AND PLACEMENT INTO SERVICE.

ALL SANITARY MANHOLES SHALL BE VACUUM TESTED ACCORDING TO ASTM C-1244.

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

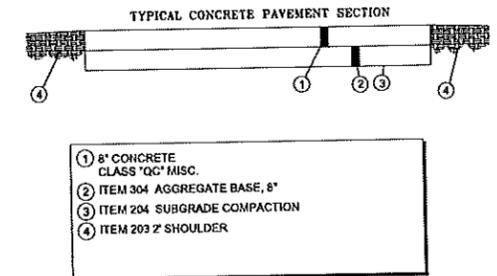
FORCE MAIN

THE CONTRACTOR MAY USE THE FOLLOWING MATERIAL SPECIFICATIONS IN PREPARING THE CONTRACT PRICE FOR THE FORCEMAIN CONDUIT.

- 1) POLYVINYL CHLORIDE, SCHEDULE 40
- 2) SDR-26 POLYVINYL CHLORIDE CONFORMING TO ASTM-2241 AND JOINTS CONFORMING ASTM D-3139.

ALL TRENCHES FOR THE FORCEMAIN SHALL CONFORM TO STANDARD DRAWING SAN-29 BEDDING FOR FORCE MAIN LOCATED ON THIS SHEET. PAYMENT FOR FORCE MAIN TRENCH AND BEDDING SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PROJECT.

ALL PVC PRESSURE PIPE AND FITTINGS MUST BE PRESSURE TESTED IN ACCORDANCE WITH STANDARD AWWA C605-06, UNDERGROUND INSTALLATION OF POLYVINYL CHLORIDE (PVC) PRESSURE PIPE AND FITTINGS FOR WATER IN THE PRESENCE OF THE ENGINEER.



EASEMENT REFERENCE				REVISIONS				Plans Prepared By: Makeover & Associates, Inc. P.O. BOX 315, 1519 E. MANCHESTER ST. MUYUKIN, OHIO 44029 Phone: (419) 542-7157 Fax: (419) 542-4127 DYLAN J. WYATT E-66763 Ohio Reg. No. _____ Date _____	STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER DYLAN J. WYATT E-66763	GENERAL NOTES	ENG. FILE NO. _____ IMP. ACCT. NO. _____ CONTRACT NO. _____ COMPLETION DATE _____ CONTRACTOR _____	INKS RIDGE ROAD PROPERTY NORTH ROYALTON, OH	
City's No.	County Recorder Volume	Page	Grantor	No.	Description	Approval	Date					Scale: Horiz. = AS NOTED Vert. = AS NOTED	Original Sheet Size = 24"x36"
					AS BUILT							Date : 08-5-21 S:\2020\143\001 Dwg. No. : 2020-143-001C	

WATER & SEWER NOTES

- Water mains to be installed in accordance with the construction and material specifications for the Medina County Sanitary Engineers Rules and Regulations. All water lines shall be installed in accordance with the Medina County Sanitary Engineers Rules and Regulations.
- All P.V.C. or P.V.C. pipe shall be installed in accordance with the Medina County Sanitary Engineers Rules and Regulations. All P.V.C. pipe shall be installed in accordance with the Medina County Sanitary Engineers Rules and Regulations.
- Minimum cover over water mains shall be 4 feet for all water mains.
- All P.V.C. pipe shall be installed in accordance with the Medina County Sanitary Engineers Rules and Regulations. All P.V.C. pipe shall be installed in accordance with the Medina County Sanitary Engineers Rules and Regulations.
- In the laying of water mains in a trench, where it is necessary to install a manhole, the manhole shall be installed in accordance with the Medina County Sanitary Engineers Rules and Regulations.
- The contractor shall provide a trench for the water main in accordance with the Medina County Sanitary Engineers Rules and Regulations.
- The contractor shall provide a trench for the water main in accordance with the Medina County Sanitary Engineers Rules and Regulations.
- All water service connections shall be installed in accordance with the Medina County Sanitary Engineers Rules and Regulations.
- Minimum cover over water mains shall be 4 feet for all water mains.
- All water service connections shall be installed in accordance with the Medina County Sanitary Engineers Rules and Regulations.
- Costs for all labor and material shall be borne by the contractor.
- All work to be done shall be in accordance with the Medina County Sanitary Engineers Rules and Regulations.
- Flow to performing tap and installing the individual water service connections of the developer shall be the responsibility of the contractor.
- Five Specifications:
 - Water Main Materials: AWWA Specifications
 - Excavation: AWWA C 157-76
 - Pressure Class: AWWA C 151
 - P.V.C. Pressure Pipe: AWWA C 900-75
 - P.V.C. Pressure Pipe: AWWA C 900-10
- Permissible Excavation:
 - All excavations shall be in accordance with the Medina County Sanitary Engineers Rules and Regulations.
 - Excavations shall be in accordance with the Medina County Sanitary Engineers Rules and Regulations.
- Fencing and Shoring:
 - Excavations shall be in accordance with the Medina County Sanitary Engineers Rules and Regulations.
 - Excavations shall be in accordance with the Medina County Sanitary Engineers Rules and Regulations.
- Excavations shall be in accordance with the Medina County Sanitary Engineers Rules and Regulations.
- The installation of P.V.C. pipe shall be in accordance with the Medina County Sanitary Engineers Rules and Regulations.
- The installation of water mains shall be in accordance with the Medina County Sanitary Engineers Rules and Regulations.
- All water and sewer lines shall be installed in accordance with the Medina County Sanitary Engineers Rules and Regulations.

GENERAL NOTES

- Underground facilities, structures, and utilities have been plotted from available surveys and drawings from various sources. Therefore, their locations must be considered approximate only. Also, there may be others, the existence of which is not presently known. The Board of County Commissioners of Medina County and the Medina County Sanitary Engineering Department expressly disclaims any responsibility for the accuracy and completeness of information given regarding existing underground utilities.
- The owner offers the existing underground information as shown on the profile sheets as a guide only, but does not guarantee or assume any liability implied or otherwise for the accuracy of information given hereon. It shall be the contractor's responsibility to ascertain for himself the conditions that he may encounter during completion of the project.
- All survey control locations for ground control will be established by the engineer. During construction, the survey control, offset locations, hubs, stakes, flags, markers, pins, and/or reference points must be protected by the contractor. If it is necessary to reset any hubs, stakes, flags, markers, pins, and/or reference points which have been disturbed, the contractor shall pay the engineer all such costs of resetting at prevailing wage rates.
- All existing property pins, rods, monuments, monument boxes, and/or benchmarks in the construction area must be protected at all times. It shall be the responsibility of the contractor to establish those pins disturbed by his work, by using his own engineering forces, and/or as directed by the engineer at no additional cost to the owner.
- The contractor shall visit the site and become familiar with the existing conditions prior to placement of his bid for the project.
- Blasting will not be permitted unless approved by the owner.
- All abandoned pipes shall be cut, capped, and filled with grout.
- Existing catch basins, when disturbed, shall be reset to finished grade, or pavement elevation as directed by the engineer.
- All utility services shall be maintained throughout the construction period.
- All manholes, catch basins, monument rims, valve boxes, castings, and covers shall be adjusted to finished pavement elevations. Final grade or as directed by the engineer.
- The contractor shall verify all dimensions and conditions related to existing construction, existing services, temporary service, and the site.
- The contractor shall be responsible for the design, installation, and final clearance of any required needed, underpinning, shoring or bracing of existing structures.
- Notify the engineer of any unusual soil conditions, such as springs or seepage of water encountered, or where a surface bearing material is evident and there is a question of the bearing capacity.
- See Specifications Book for Quality of construction required, performance levels of workmanship, manufacturing and industrial standards, strength regulations, and guarantee requirements.
- Minor alignment changes may be required during construction due to possible utility conflicts, as directed and/or approved by the engineer.
- No supplemental clauses, conditions, notations, or stipulations by the bidder shall be permitted on or attached to the bid proposal.
- Errors in bidding computations shall be at the peril of the bidder. All errors shall be resolved as most favorable to the owner and the successful bidder waives

OHIO EPA GENERAL NOTES

- A minimum 35 PSI pressure shall be delivered to the curb stop boxes during normal operating conditions for all water service connections.
 - Booster pumps are not permitted on water service connections.
 - The sanitary sewers must pass a leakage test which shall be a low pressure air test in accordance with the "Iron State Standards" section 33.95 and ASTM F-1417 hydrostatic testing will have a leakage limit of 100 Gal./in./ft./Day.
 - All sanitary manholes shall be air tested per ASTM specification C 1244-93 to verify water tightness and proper construction per plan details.
 - All flexible sanitary sewers must pass a deflection test (5% Max).
- Deflection tests shall be performed no sooner than 30 days following completion of backfill. Maximum ring deflection of the pipe under load shall be limited to 5% of the average inside diameter listed in ASTM D-2751 for ABS solid wall pipe and ASTM D-2689 for ABS composite wall pipe. ASTM 3034 for Polyvinyl Chloride (PVC) pipe lists outside dimensions and minimum wall thickness which may be used to calculate applicable base diameters. The proper sized manholes shall be pulled through the pipe.
- All pipe failing to maintain the minimum deflection diameter or larger for the applicable type of pipe shall be considered to have been improperly installed and shall be replaced or replaced by the contractor at their expense.
- All water mains shall be installed and pressure tested per AWWA C600.
 - All water mains shall be disinfected per AWWA C651.
 - The following minimum horizontal separations (measured out-to-out clear) between the proposed water line and the sewers shall be maintained:
 - 10 foot separation from the storm sewer
 - 10 foot separation from the sanitary sewer
 - The following minimum vertical clearances (measured out-to-out clear) between the proposed water line and the sewers shall be maintained:
 - 18 inch clearance from the storm sewer
 - 18 inch clearance from the sanitary sewer
- Sanitary Sewers
 County of Medina
 121 West Lima Road
 Medina, Ohio 44028
 (216) 225-3113 or (216) 223-3570
- Public Works/County Water Authority
 P.O. Box 667
 14 Center Road 44932
 (216) 225-5121
- Registered Underground Utilities
 Protection Service
 1-800-251-2284
 The Oil & Gas Producers Underground
 Protection Service
 1-800-915-0068
- Additional Notes for Townships and County Highways:**
- Signs & Flags (Pot-Holes) are used every day.
 - The road is worked every day.
 - The excavated area is closed or placed daily.
 - Prismatic IT is used if the trench is within 5'-0" of the edge of the pavement.
 - Trunch boxes & lids are used as required by M.C.H.E.
 - All equipment is parked 10'-0" minimum from the pavement edge.
- CAUTION:**
 Contact all utilities before beginning construction (Refer to General Note #26).



TOWNSHIP: VARIOUS	DATE: SEPTEMBER 2014
COUNTY: MEDINA	SCALE: 1" = 10'
DRAWN BY: [Signature]	DATE: 9/26/2014
REVIEWED BY: [Signature]	DATE: 9/26/2014
APPROVED BY: [Signature]	DATE: 9/26/2014

GENERAL NOTES



PROJECT NUMBER: 000/00-00-0
 SHEET NUMBER: 2 / 1

LEGEND

FOUND	SET	DESCRIPTION
○	●	3/4" IRON PIPE, UNLESS NOTED
○	●	5/8" IRON PIN, UNLESS NOTED
○	●	SURVEY NAIL
○	●	RAIL ROAD SPIKE
○	●	MAG SPIKE
○	⊗	MONUMENT BOX
⊗	⊗	TBAR
⊗	⊗	CONCRETE MONUMENT
⊗	⊗	CATCH BASIN
⊗	⊗	CURB INLET
⊗	⊗	STORM MANHOLE
⊗	⊗	TILE DROP
⊗	⊗	CLEAN OUT
⊗	⊗	SANITARY MANHOLE
⊗	⊗	UNKNOWN MANHOLE
⊗	⊗	FIRE HYDRANT
⊗	⊗	WATER METER
⊗	⊗	WATER VALVE
⊗	⊗	WATER SERVICE VALVE
⊗	⊗	WELL
⊗	⊗	MONITORING WELL
⊗	⊗	ELECTRIC METER
⊗	⊗	ELECTRIC PULL BOX
⊗	⊗	ELECTRIC TRANSFORMER
⊗	⊗	LIGHT PULL BOX
⊗	⊗	YARD LITE
⊗	⊗	FLAG POLE
⊗	⊗	POWER POLE
⊗	⊗	POWER/TELEPHONE POLE
⊗	⊗	LIGHT POLE
⊗	⊗	POWER/CABLE POLE
⊗	⊗	POWER/TELEPHONE/CABLE POLE
⊗	⊗	POWER/LIGHT POLE
⊗	⊗	TELEPHONE POLE
⊗	⊗	UNKNOWN POLE
⊗	⊗	YARD HYDRANT
⊗	⊗	GUY WIRE
⊗	⊗	SIGN
⊗	⊗	CABLE BOX
⊗	⊗	TELEPHONE MANHOLE
⊗	⊗	TELEPHONE BOX
⊗	⊗	TELEPHONE LINE MARKER
⊗	⊗	GAS METER
⊗	⊗	GAS MARKER
⊗	⊗	GAS VALVE
⊗	⊗	GAS SERVICE VALVE
⊗	⊗	MAIL BOX
⊗	⊗	SOIL BORING
⊗	⊗	TREE
⊗	⊗	EVERGREEN TREE
⊗	⊗	SHRUB
⊗	⊗	STUMP
⊗	⊗	SAN ——— SANITARY SEWER
⊗	⊗	STM ——— STORM SEWER
⊗	⊗	E ——— ELECTRIC LINE
⊗	⊗	W ——— WATER LINE
⊗	⊗	T ——— TELEPHONE LINE
⊗	⊗	CAV ——— CABLE TV LINE
⊗	⊗	GAS ——— GAS LINE
⊗	⊗	X ——— FENCE
⊗	⊗	——— TREE LINE

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Plana Prepared By:

akeever & associates, Inc.
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 Phone: (419) 532-7373 Fax: (419) 532-4717

DYLAN J. WYATT
 E-6763
 Ohio Reg. No. _____ Date _____

STATE OF OHIO
 DYLAN J. WYATT
 E-6763
 REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES

ENG. FILE NO. _____
 INV. ACCT. NO. _____
 CONTRACT NO. _____
 COMPLETION DATE _____
 CONTRACTOR _____

INKS RIDGE ROAD PROPERTY
 NORTH ROYALTON, OH

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 Vert. = AS NOTED
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 Date: 08-5-21

Sheet No.: 3 OF 18
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 Dwg. No.: 2020-143-001C

SD CUYAHOGA SPORTSMANS ASSN
18300 RIDGE RD.
NORTH ROYALTON, OH, 44133

STROSNIDER, JOSEPH W.
18600 RIDGE RD.
NORTH ROYALTON, OH, 44133

KOPNISKE JOHN A
18624 RIDGE RD.
NORTH ROYALTON, OH, 44133

INKS, SHAWN GREGORY
18624 RIDGE RD.
NORTH ROYALTON, OH, 44133

PAYNE, MARK A. AND WEBB, SUSAN
18600 RIDGE RD.
NORTH ROYALTON, OH, 44133

PAYNE, MARK A. AND WEBB, SUSAN
0 RIDGE RD.
NORTH ROYALTON, OH, 44133

MAZEPA, VITALIJ
0 RIDGE RD.
NORTH ROYALTON, OH, 44133

CARTWRIGHT, ROGER D - CO-TRS
20024 RIDGE RD.
NORTH ROYALTON, OH, 44133

BUCCI BRENT
18924 RIDGE RD.
NORTH ROYALTON, OH, 44133

WEETER, DARRELL L. & WEETER, LINDA J.
0 RIDGE RD.
NORTH ROYALTON, OH, 44133

BAER, JUSTIN & FLESCHER, JILLIAN
0 BOSTON RD.
NORTH ROYALTON, OH, 44133

BAER, JUSTIN & FLESCHER, JILLIAN
0 BOSTON RD.
NORTH ROYALTON, OH, 44133

NEUBERGER, MELVIN E
8686 BOSTON RD.
NORTH ROYALTON, OH, 44133

NEUBERGER, MELVIN E
8686 BOSTON RD.
NORTH ROYALTON, OH, 44133

CHIPGUS, LINDA L. TRUSTEE
8686 BOSTON RD.
NORTH ROYALTON, OH, 44133

CARRUTHERS, SCOTT A
8630 BOSTON RD.
NORTH ROYALTON, OH, 44133

KEITH, LAURENCE J. & KILLIN-KREITH, MICHELLE E
8800 BOSTON RD.
NORTH ROYALTON, OH, 44133

ROBERTS, DANIEL W.
8548 BOSTON RD.
NORTH ROYALTON, OH, 44133

BERES, JAMES L.
8518 BOSTON RD.
NORTH ROYALTON, OH, 44133

GIBSON, DONNA J.
8486 BOSTON RD.
NORTH ROYALTON, OH, 44133

THEAMER, KAREN L. & JOSHUA W.
8451 BOSTON RD.
NORTH ROYALTON, OH, 44133

FIRMAN, ANDRIY IHOROVYCH
8442 BOSTON RD.
NORTH ROYALTON, OH, 44133

PISSINI, MICHAEL T. & KAREN MM.
8400 BOSTON RD.
NORTH ROYALTON, OH, 44133

ALDERWELD, JOHN S. & KOSA, AUDREY A
8350 BOSTON RD.
NORTH ROYALTON, OH, 44133

DAVID A. KARILEY, TRUSTEE
8218 BOSTON RD.
NORTH ROYALTON, OH, 44133

PRESENT USE: RR2 RURAL RESIDENTIAL
PROPOSED: RR-2
MAX LOT DISTRUBANCE: 40%
MIN. BUILDING ENVELOPE: 20%
MIN. WIDTH: 125'
FRONT YARD: 40'
SIDE YARD: 40'
REAR YARD: 40'



SCALE IN FEET
0 75 150

BOARD OF PARK COMMISSIONERS OF THE
CLEVELAND METROPOLITAN PARK DIST.
0 BOSTON RD.
NORTH ROYALTON, OH, 44133

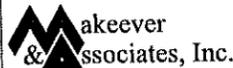
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Plans Prepared By :



DYLAN J. WYATT

E-85763
Ohio Reg. No. Date

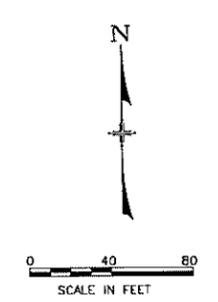
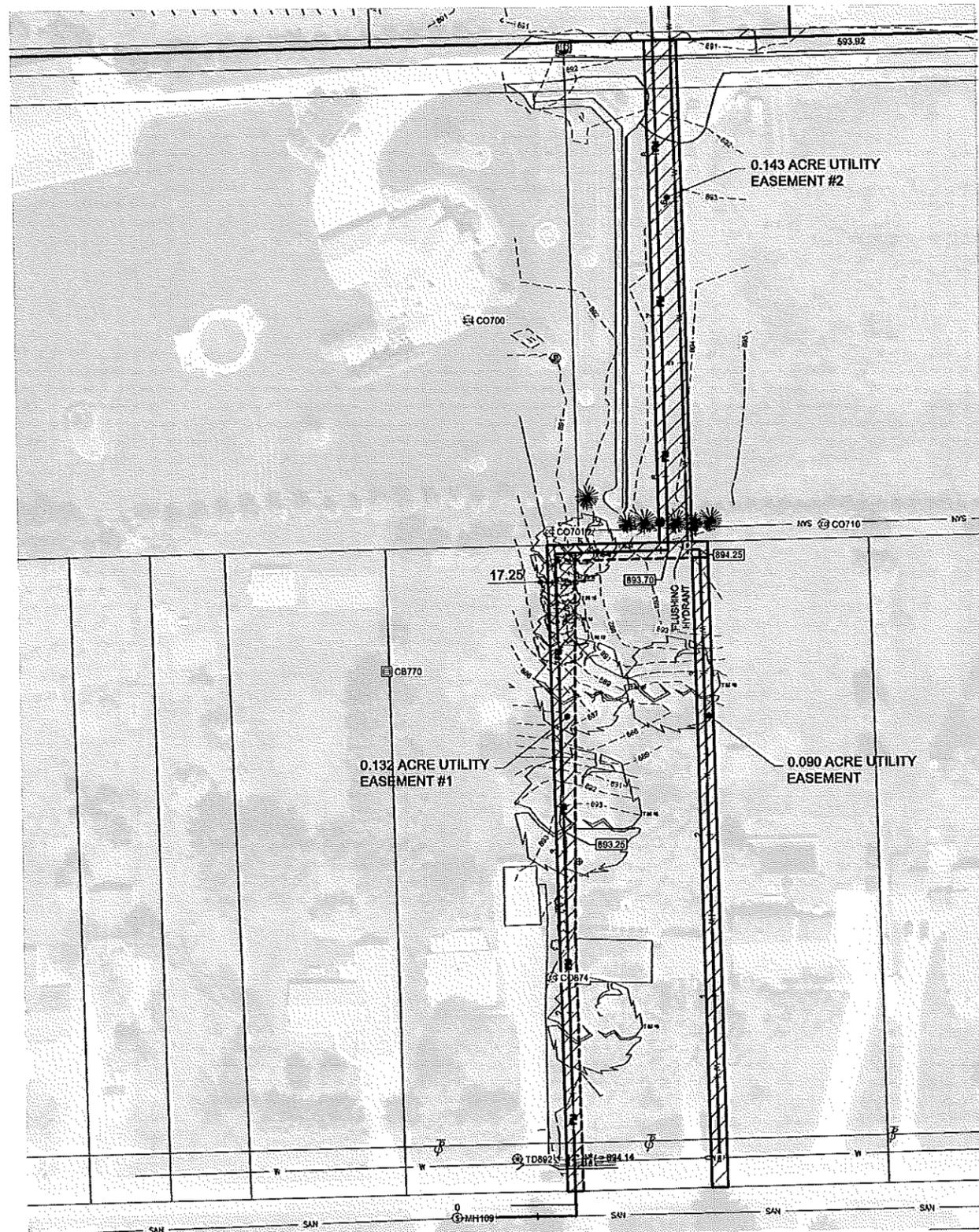


CURRENT LAYOUT

ENG. FILE NO. _____
IMP. ACCT. NO. _____
CONTRACT NO. _____
COMPLETION DATE _____
CONTRACTOR _____

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NORTH ROYALTON, OH

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Vert. = AS NOTED
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Dwg. No.: 2020-143-001C



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	AS BUILT		

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DYLAN J. WYATT
 C-86763
 Ohio Reg. No. _____ Date _____

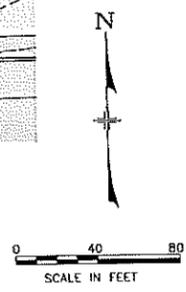
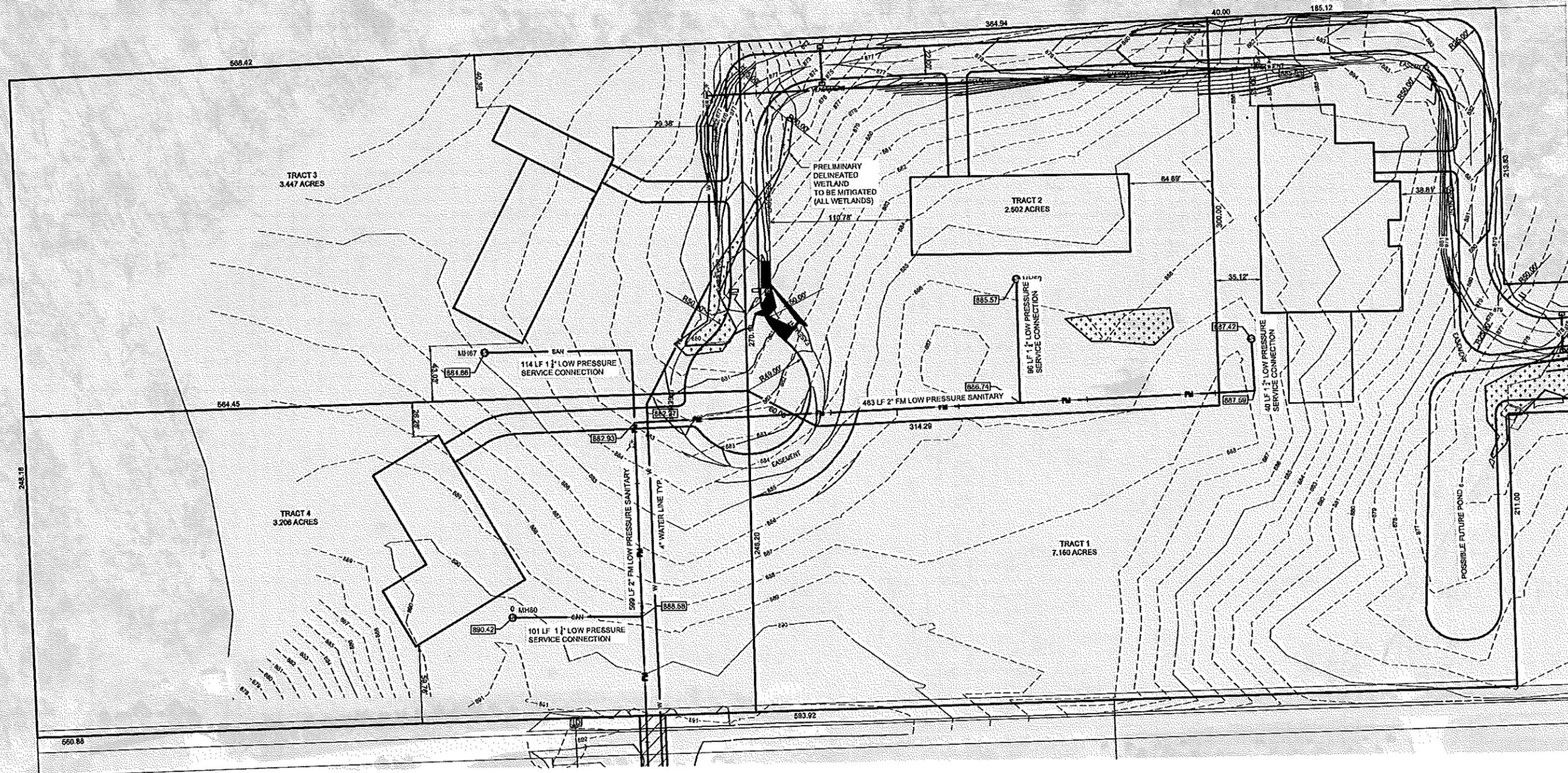
PROPOSED LAYOUT OFFSITE EASEMENTS

ENG. FILE NO. _____
 IWP. ACCT. NO. _____
 CONTRACT NO. _____
 COMPLETION DATE _____
 CONTRACTOR _____

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 NORTH ROYALTON, OH**

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No.	Description	Approval	Date
	AS BUILT		

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 P.O. BOX 333, 1113 E. MANFIELD ST.
 BUCKEYE, OHIO 44420
 Phone: (419) 543-7757 Fax: (419) 543-4717

DYLAN J. WYATT
 E-66763
 Ohio Reg. No. _____ Date _____

PROPOSED LAYOUT

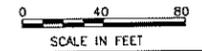
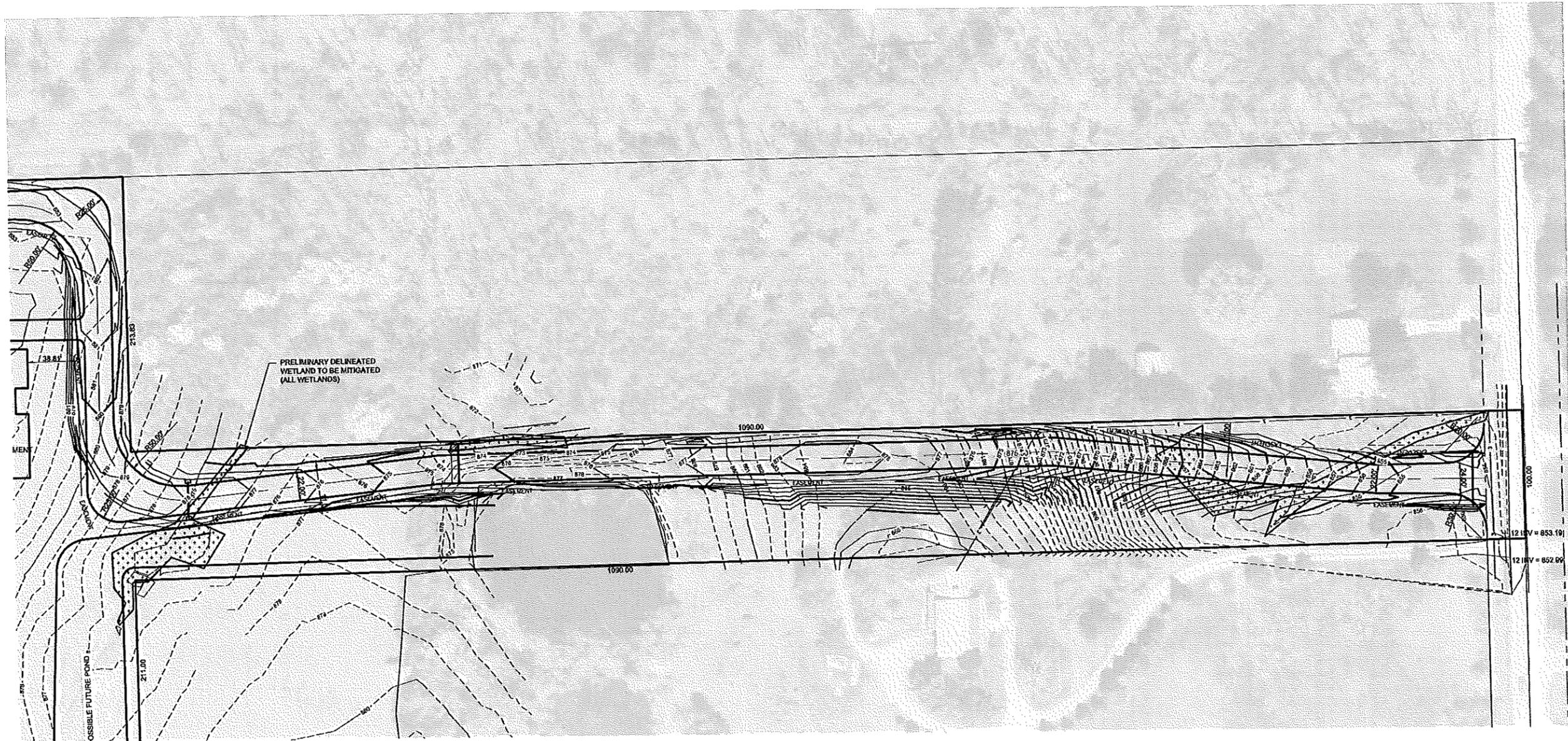
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 IVP. ACCT. NO. _____
 CONTRACT NO. _____
 COMPLETION DATE _____
 CONTRACTOR _____

INKS RIDGE ROAD PROPERTY
 NORTH ROYALTON, OH

Scale: Horiz. = AS NOTED
 Vert. = AS NOTED

Original Sheet Size = 24"x36"
 Date: 08-5-21

Sheet No.: 6 OF 18
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 Dag. No.: 2020-143-001C



EASEMENT REFERENCE		
City's No.	County Recorder Volume Page	Grantor

REVISIONS			
No.	Description	Approval	Date
	AS BUILT		

Plans Prepared By:

akeever & associates, Inc.
 P.O. BOX 355, 1819 E. MANSFIELD ST.
 CINCINNATI, OHIO 45219
 Phone: (419) 542-7177 Fax: (419) 542-4717

DYLAN J. WYATT
 E-86763
 Ohio Reg. No. Date

PROPOSED LAYOUT

ENG. FILE NO. _____
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 CONTRACT NO. _____
 COMPLETION DATE _____
 CONTRACTOR _____

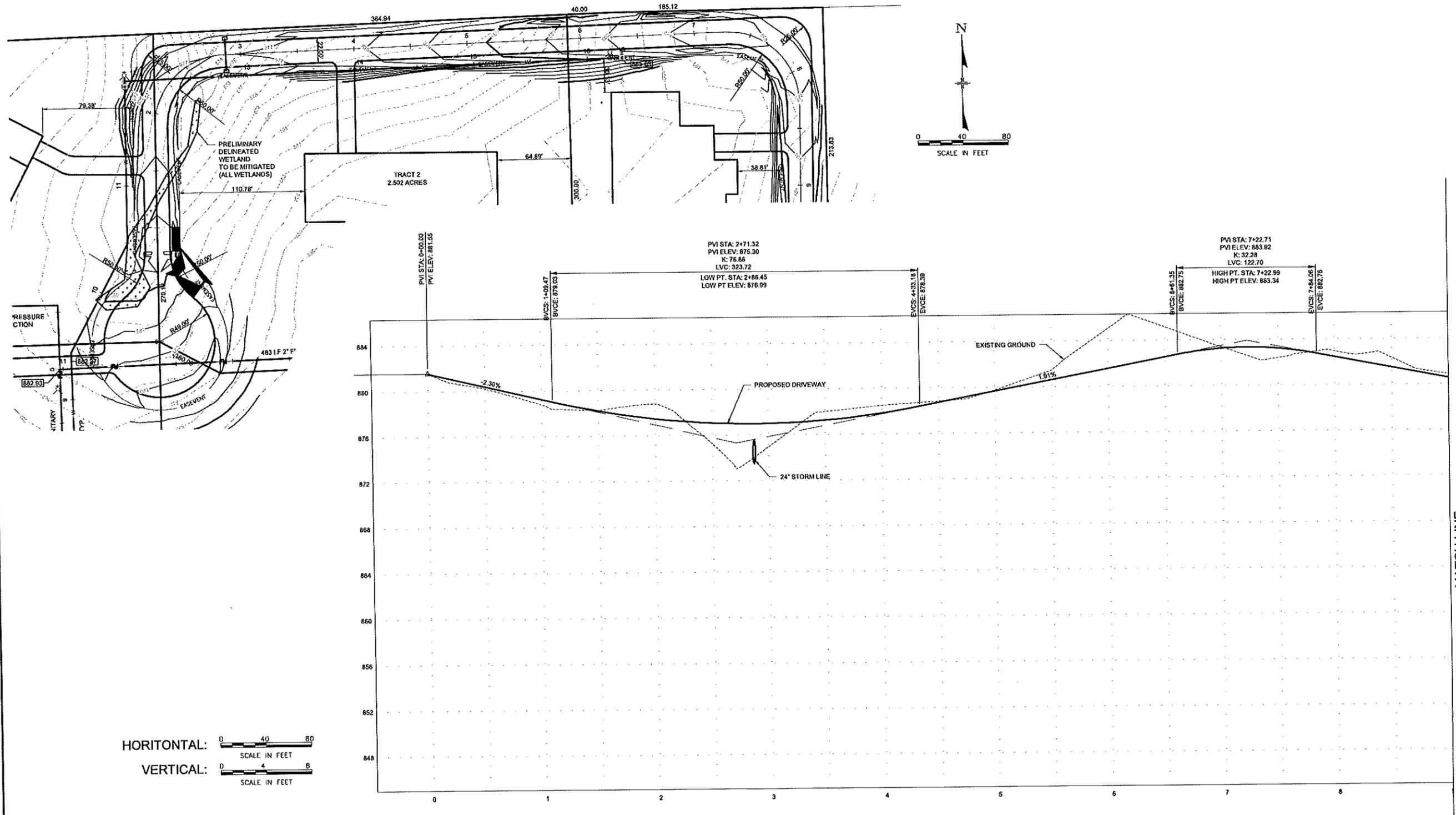
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 NORTH ROYALTON, OH**

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Date: 08-5-21

Sheet No.: 7 OF 18
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 Dwg. No.: 2020-143-001C



EASEMENT REFERENCE		
City's No.	County Recorder Volume Page	Grantor

REVISIONS			
No.	Description	Approval	Date
	AS BUILT		

Plans Prepared By:

Wakeever
&
Associates, Inc.
P.O. BOX 111, 1819 E. MANSHFIELD ST.
BUCYRUS, OHIO 44823
Phone: (419) 542-7357 Fax: (419) 542-4717

DYLAN J. WYATT
E-86763
Ohio Reg. No. Date

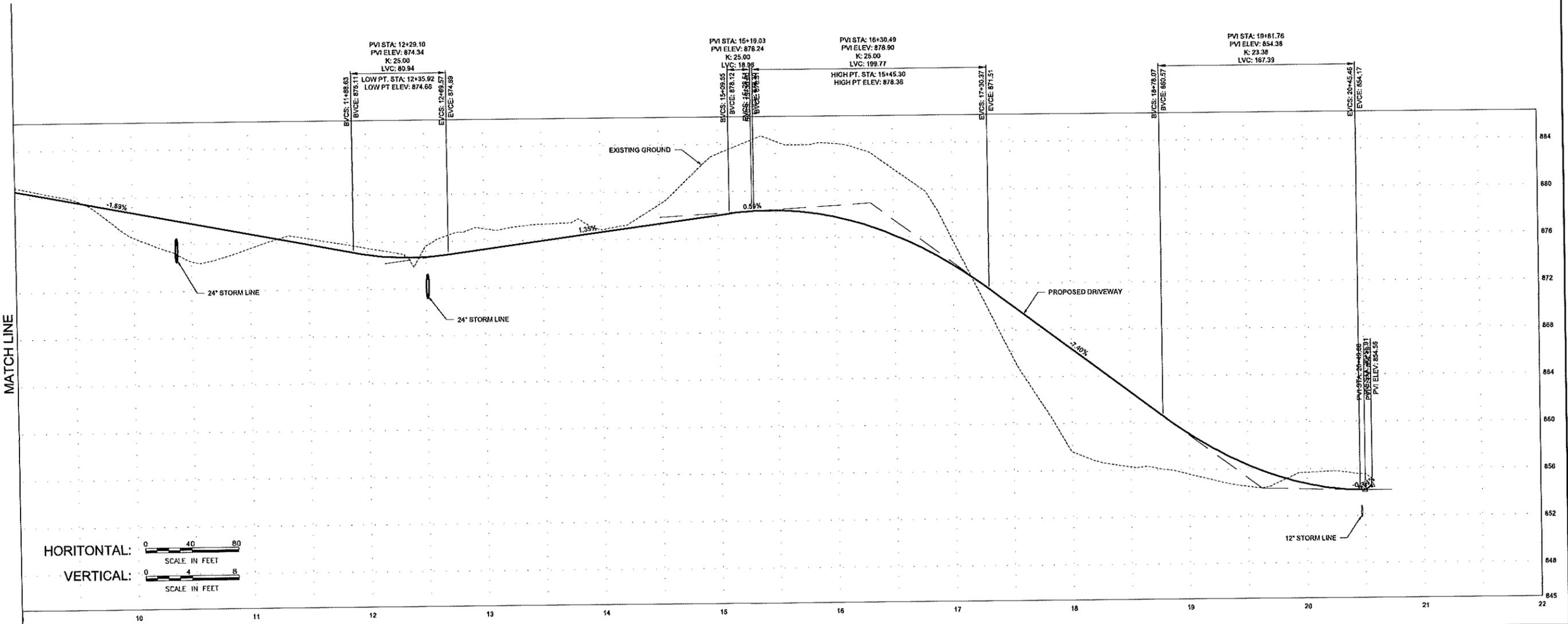
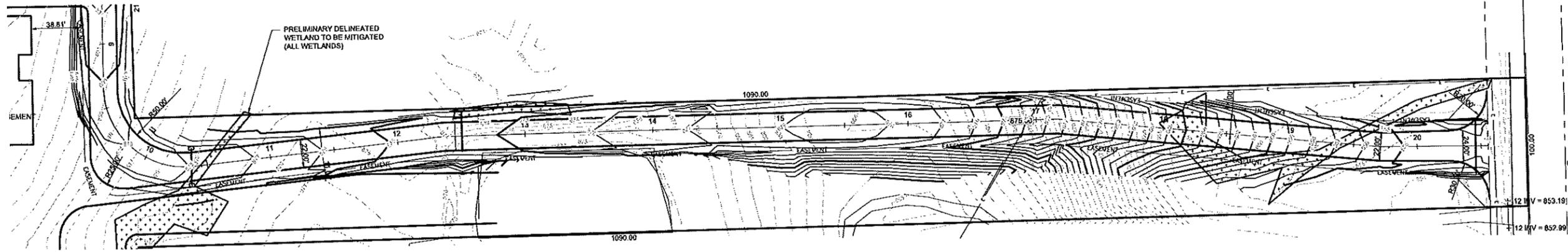
DRIVEWAY PLAN & PROFILE

ENG. FILE NO. _____
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 CONTRACT NO. _____
 COMPLETION DATE _____
 CONTRACTOR _____

INKS RIDGE ROAD PROPERTY NORTH ROYALTON, OH

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EASEMENT REFERENCE			
City's No.	County Recorder	Volume	Page

REVISIONS			
No.	Description	Approval	Date
	AS BUILT		

Plans Prepared By:

Wakeever & Associates, Inc.
 P.O. BOX 115, 1819 E. MAINFIELD ST.
 ROCKY HILL, OHIO 44837
 Phone: (419) 542-7157 Fax: (419) 542-4717

DYLAN J. WYATT
 E-66763
 Ohio Reg. No. _____ Date _____

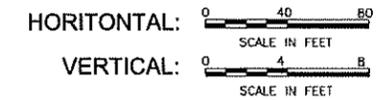
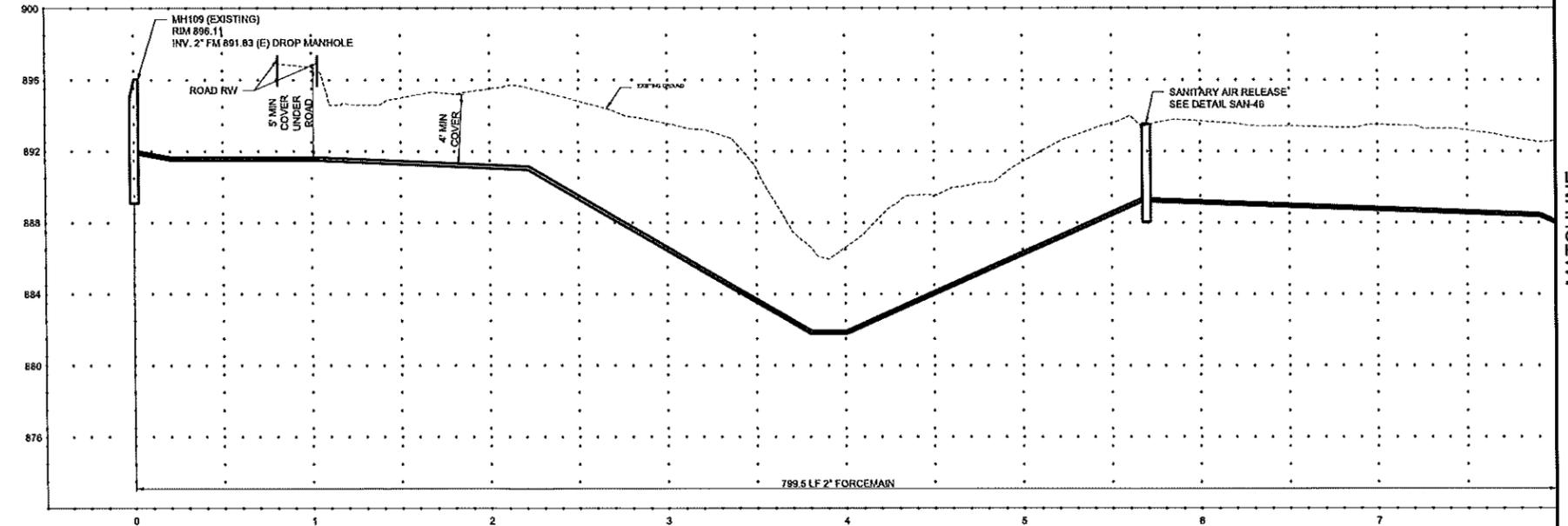
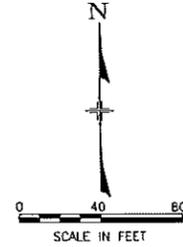
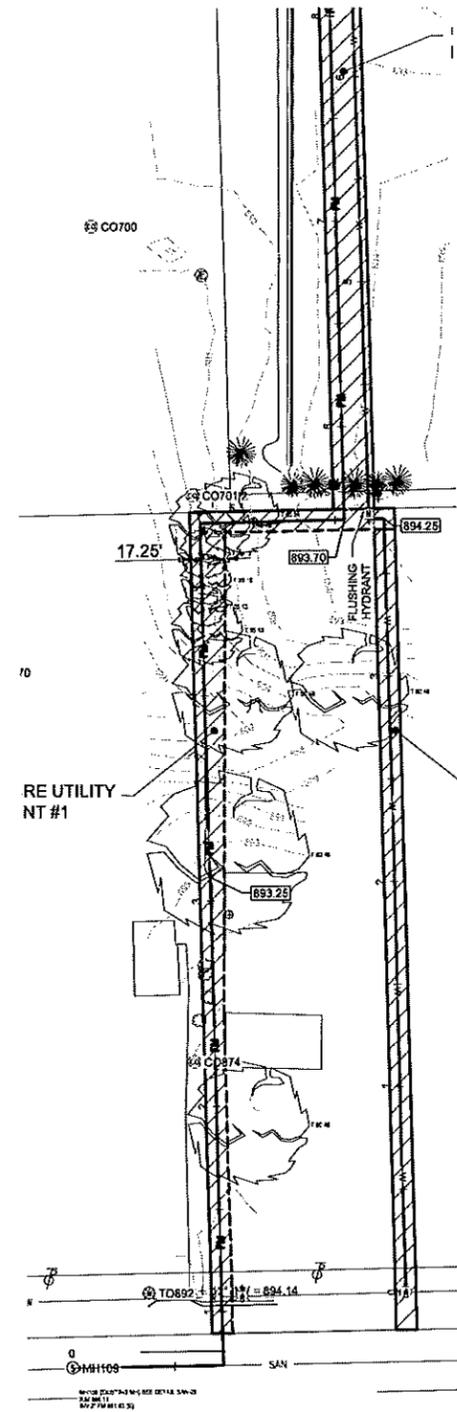
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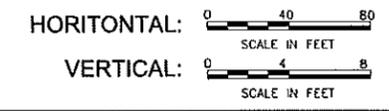
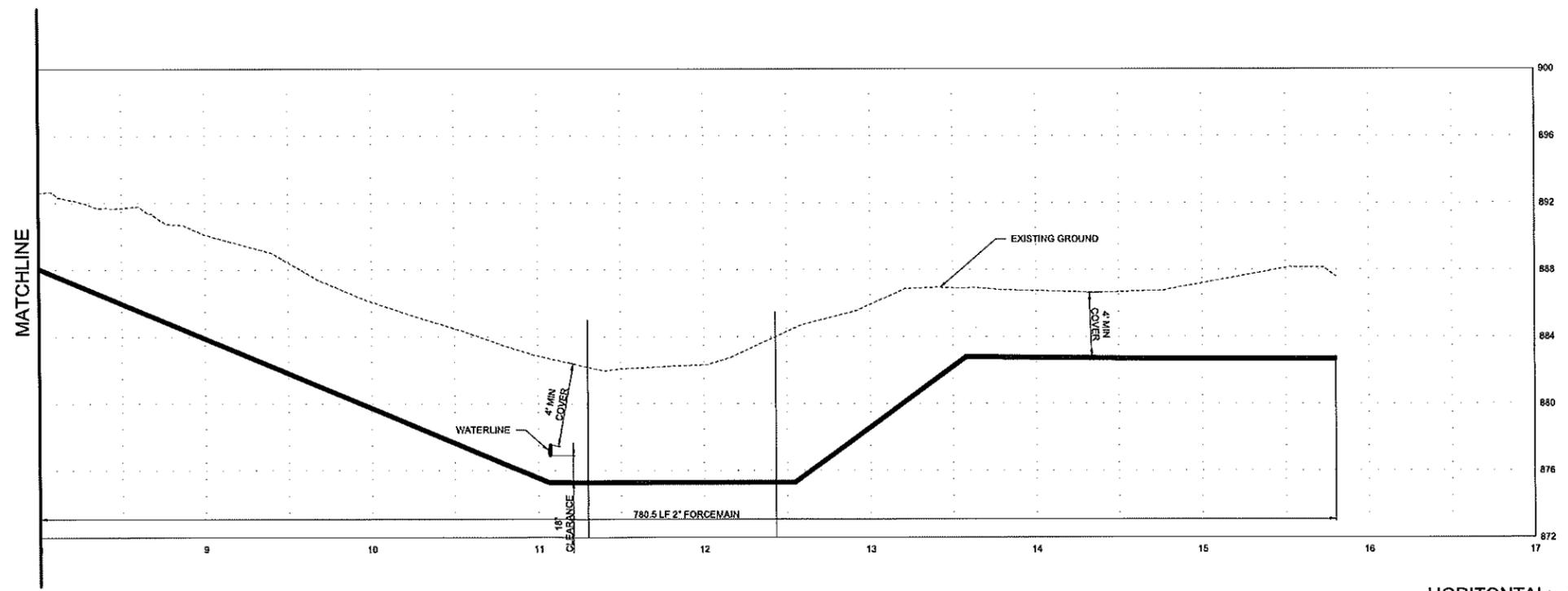
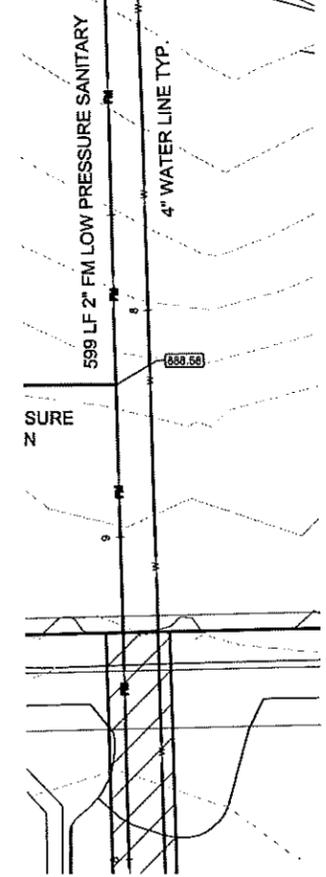
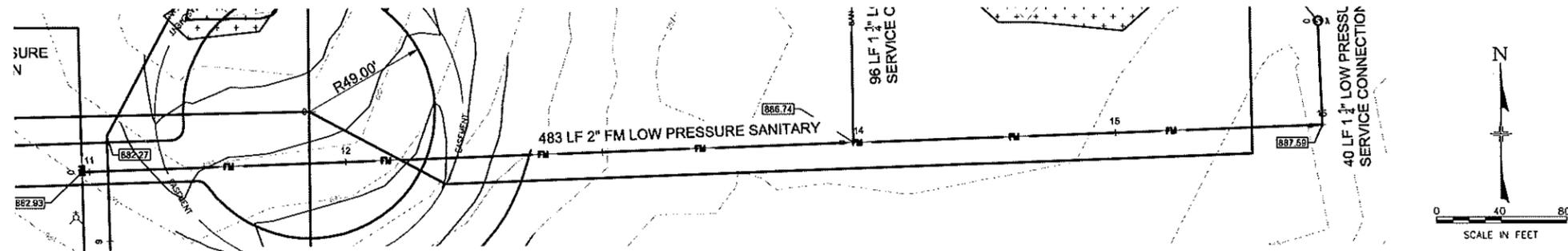
INKS RIDGE ROAD PROPERTY
 NORTH ROYALTON, OH

Scale: Horiz. = AS NOTED
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 Date = 08-5-21

Sheet No. : 9 OF 18
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 Dwg. No. : 2020-143-001C



EASEMENT REFERENCE			REVISIONS			Plans Prepared By: Makeever & Associates, Inc. P.O. BOX 315, 1119 E. HANSTFIELD ST. MUYERS, OHIO 44133 Phone: (419) 542-7157 Fax: (419) 542-4117 DYLAN J. WYATT E-66763 Ohio Reg. No. _____ Date _____	SANITARY PLAN & PROFILE	ENG. FILE NO. _____ IVP. ADCT. NO. _____ CONTRACT NO. _____ COMPLETION DATE _____ CONTRACTOR _____	INKS RIDGE ROAD PROPERTY NORTH ROYALTON, OH	
City's No.	County Recorder Volume Page	Grantor	No.	Description	Approval				Date	Scale: Horiz. = AS NOTED Vert. = AS NOTED
				AS BUILT					Sheet No. : 10 OF 18 S:\2020\143\001 Date : 08-5-21 Dag. No. : 2020-143-001C	



EASEMENT REFERENCE			
City's No.	County Recorder Volume Page	Grantor	

REVISIONS			
No.	Description	Approval	Date
	AS BUILT		

Plans Prepared By:

Wakeever & Associates, Inc.
 P.O. BOX 335, 1419 E. MANSFIELD ST.
 MANSFIELD, OHIO 44820
 Phone: (419) 552-7157 Fax: (419) 552-4717

DYLAN J. WYATT
 E-66763
 Ohio Reg. No. _____ Date _____

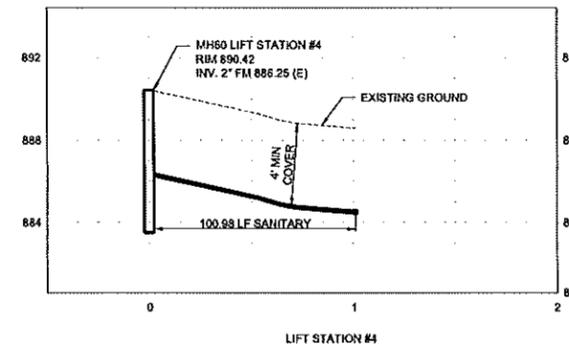
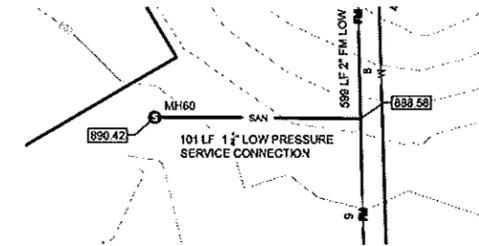
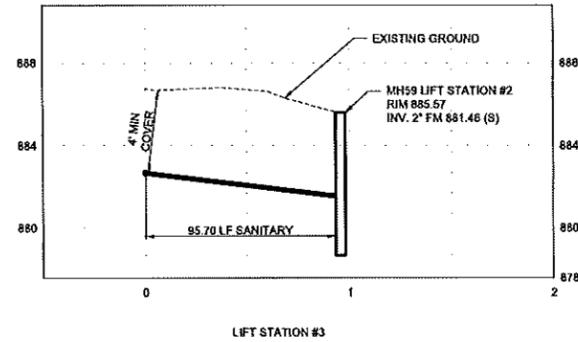
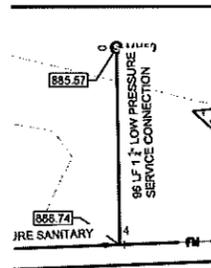
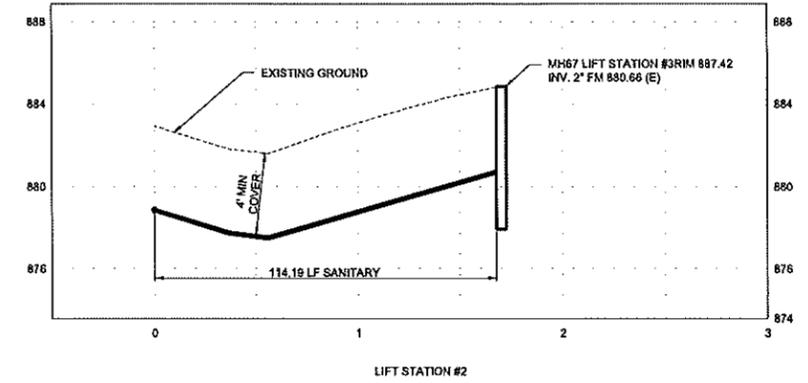
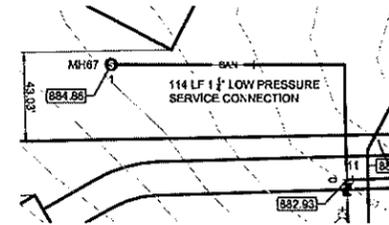
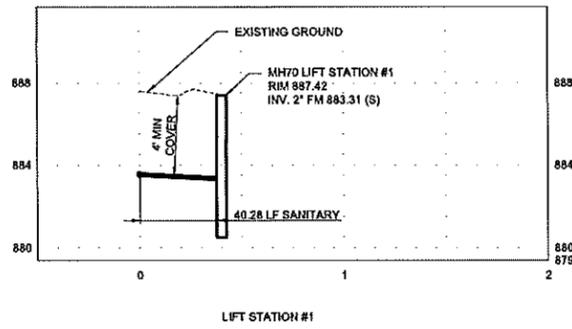
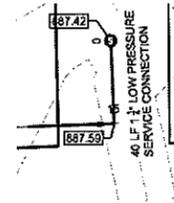
SANITARY PLAN & PROFILE

ENG. FILE NO. _____
 I/P. ACCT. NO. _____
 CONTRACT NO. _____
 COMPLETION DATE _____
 CONTRACTOR _____

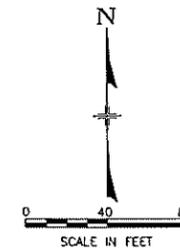
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NORTH ROYALTON, OH**

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Sheet No.: 11 OF 18
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HORIZONTAL: 0 40 80
SCALE IN FEET
VERTICAL: 0 4 8
SCALE IN FEET



EASEMENT REFERENCE			REVISIONS			
City's No.	County Recorder Volume Page	Grantor	No.	Description	Approval	Date
			AS BUILT			

Plans Prepared By:

akeever & Associates, Inc.
 7100 ROUTE 155, 1113 E. MANSTERD ST.
 CUYAHOGA, OHIO 44139
 Phone: (419) 542-7137 Fax: (419) 542-4717

DYLAN J. WYATT
 E-86763
 Ohio Reg. No. _____ Date _____

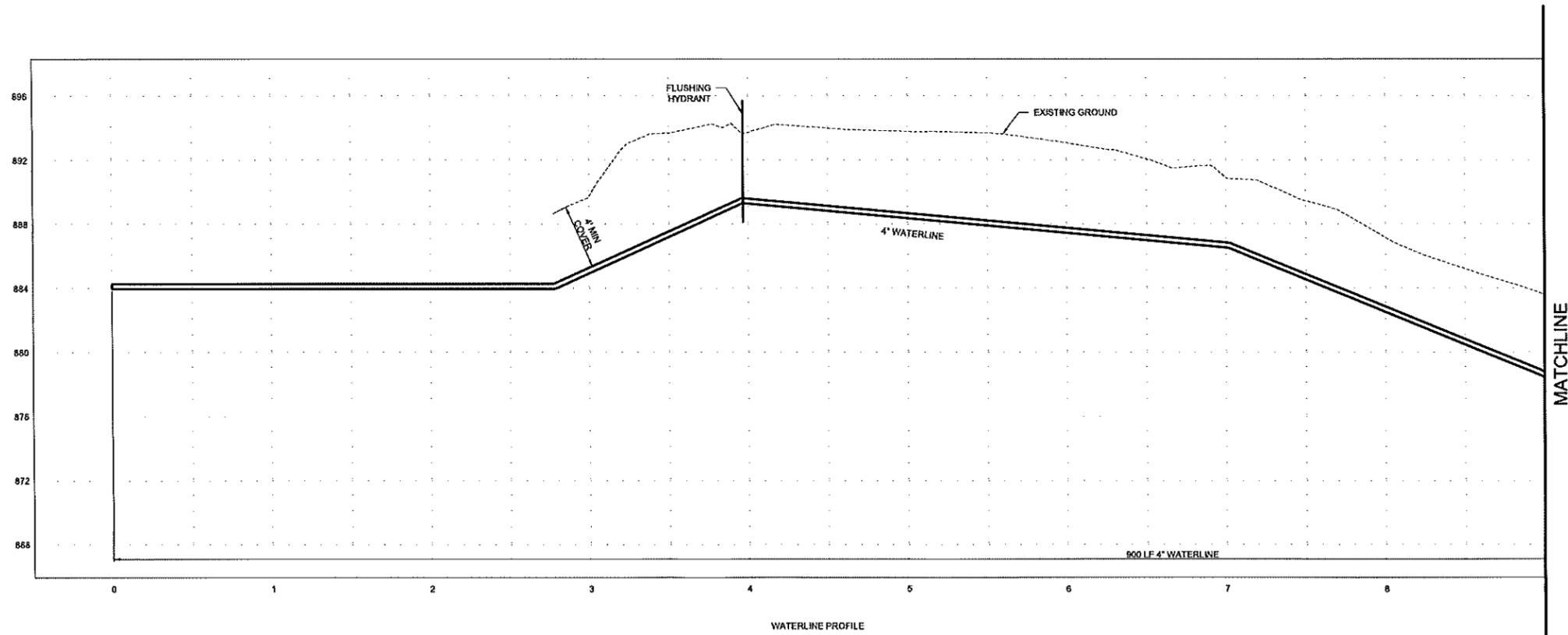
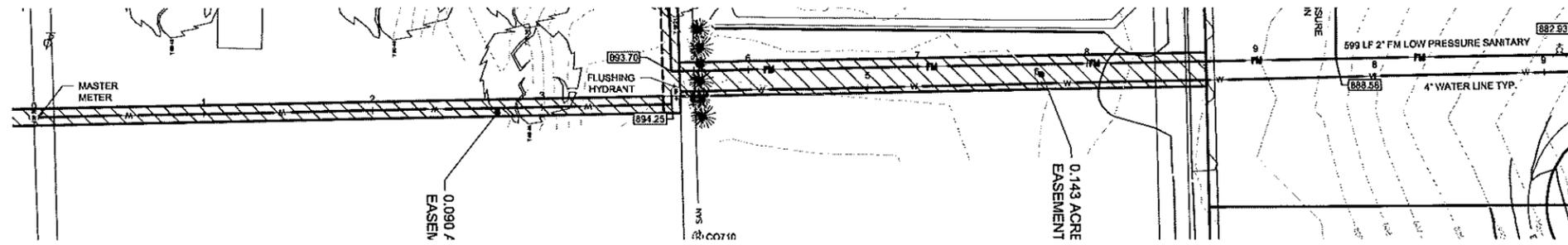
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ENG. FILE NO. _____
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 CONTRACT NO. _____
 COMPLETION DATE _____
 CONTRACTOR _____

**INKS RIDGE ROAD PROPERTY
NORTH ROYALTON, OH**

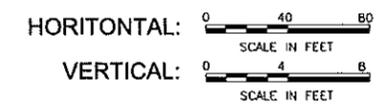
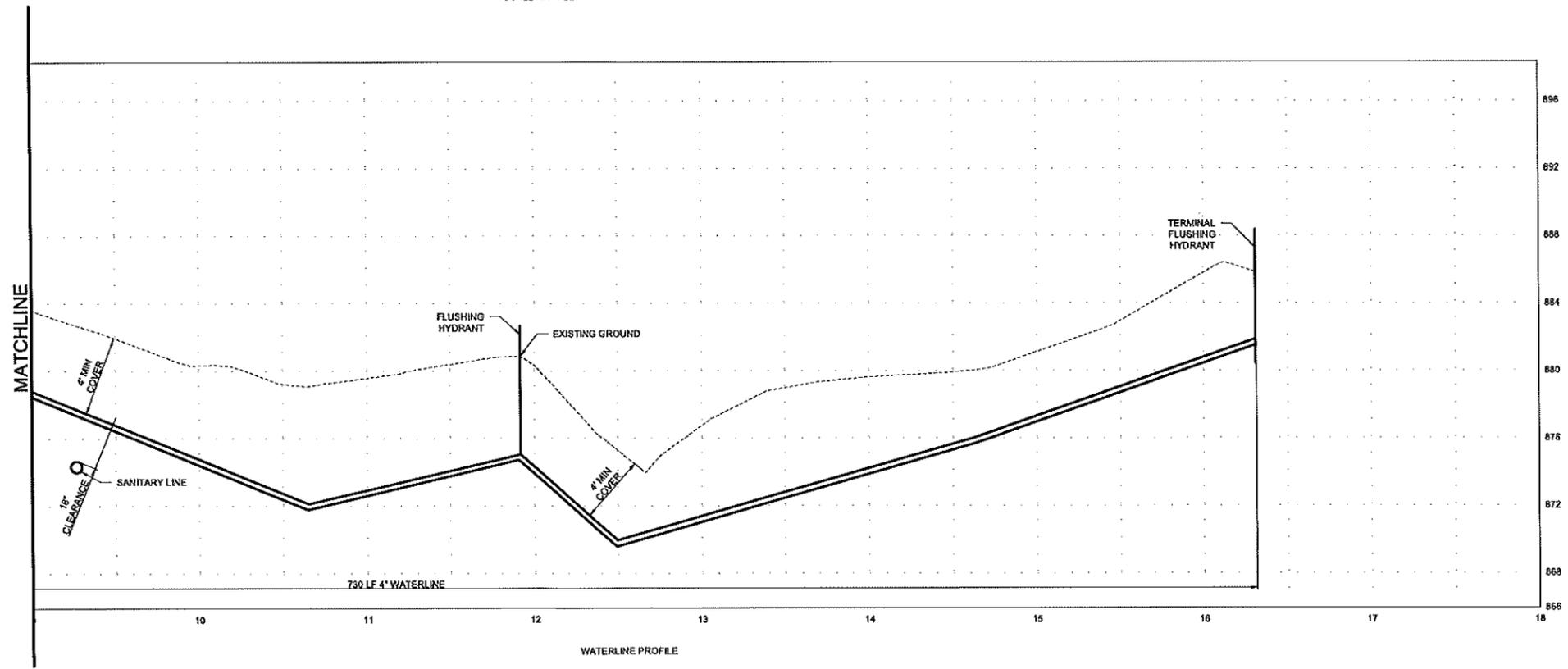
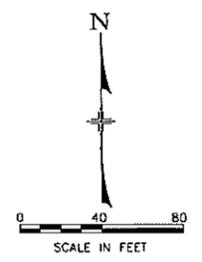
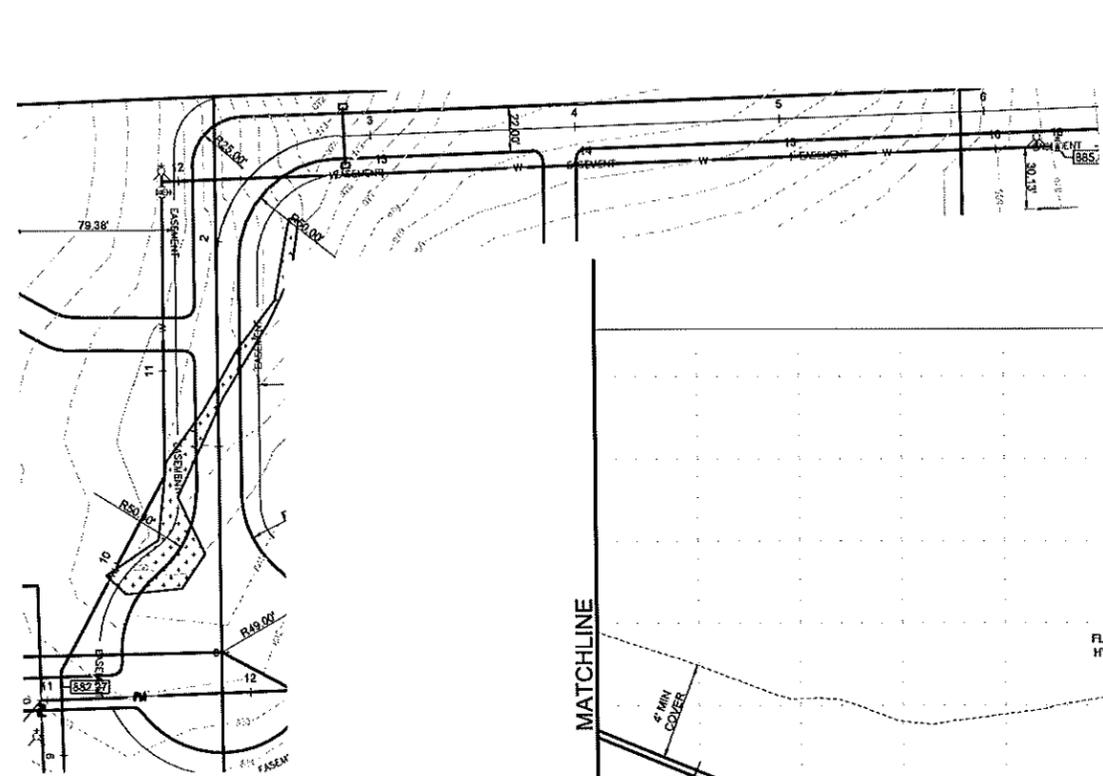
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 Dag. No.: 2020-143-001C



HORIZONTAL: 0 40 80
SCALE IN FEET
VERTICAL: 0 4 8
SCALE IN FEET

EASEMENT REFERENCE			REVISIONS				Plans Prepared By: W akeever & Associates, Inc. P.O. BOX 626, 1875 E. MANFIELD ST. MUYAKUS, OHIO 44130 Phone (419) 582-7727 Fax (419) 582-4717		WATER PLAN & PROFILE	ENG. FILE NO. _____ IWP. ACCT. NO. _____ CONTRACT NO. _____ COMPLETION DATE _____ CONTRACTOR _____	INKS RIDGE ROAD PROPERTY NORTH ROYALTON, OH	
City's No.	County Recorder Volume Page	Grantor	No.	Description	Approval	Date					Scale: Horiz. = AS NOTED Vert. = AS NOTED	Original Sheet Size = 24"x36"
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EASEMENT REFERENCE			Grantor
City's No.	County Recorder Volume	Page	

REVISIONS			
No.	Description	Approval	Date
AS BUILT			

Plans Prepared By:

akeever & Associates, Inc.
 P.O. BOX 333, 1119 E. MASSFIELD ST.
 BUCKEYE, OHIO 44625
 Phone (419) 562-7157 Fax (419) 562-4717

DYLAN J. WYATT
 E-86783
 Ohio Reg. No. Date

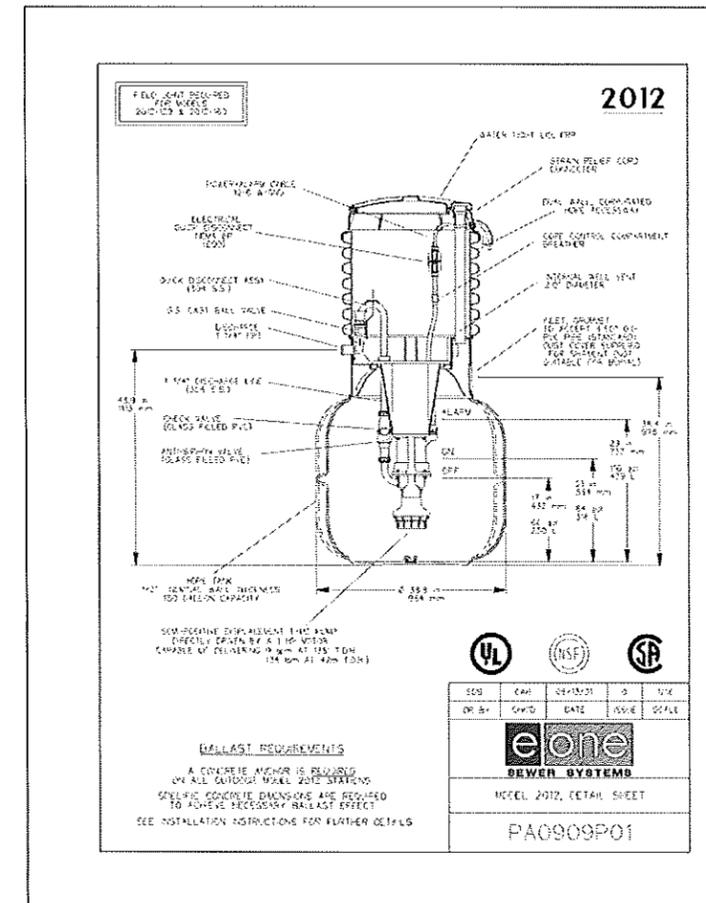
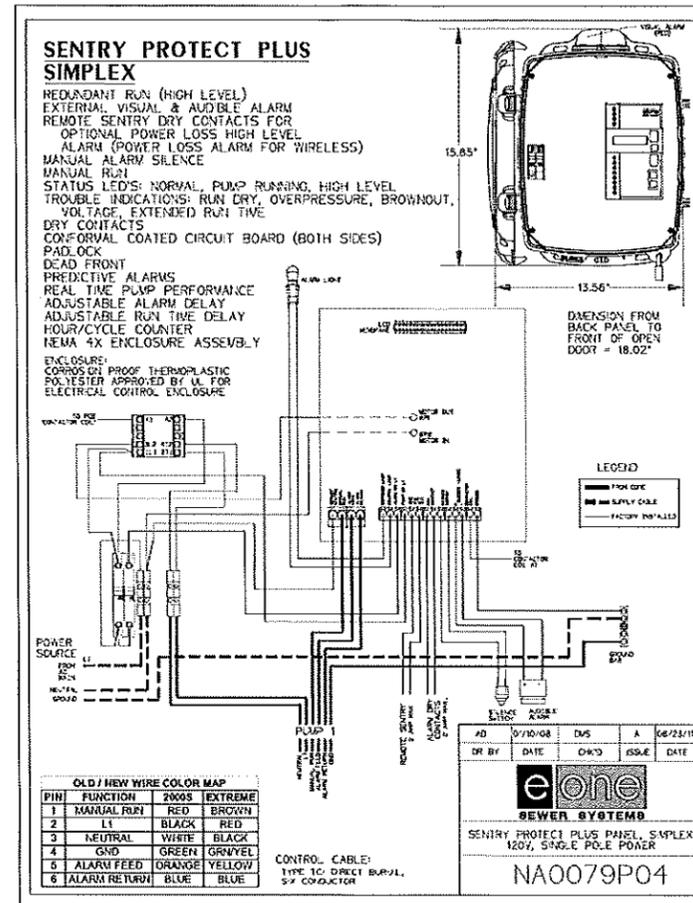
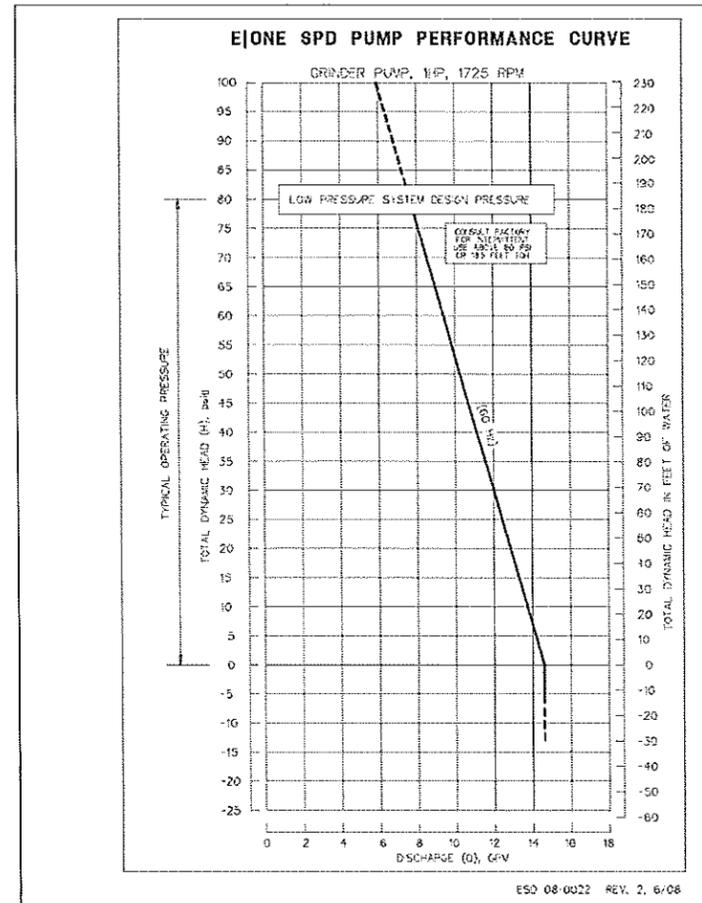
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 CONTRACT NO. _____
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 CONTRACTOR _____

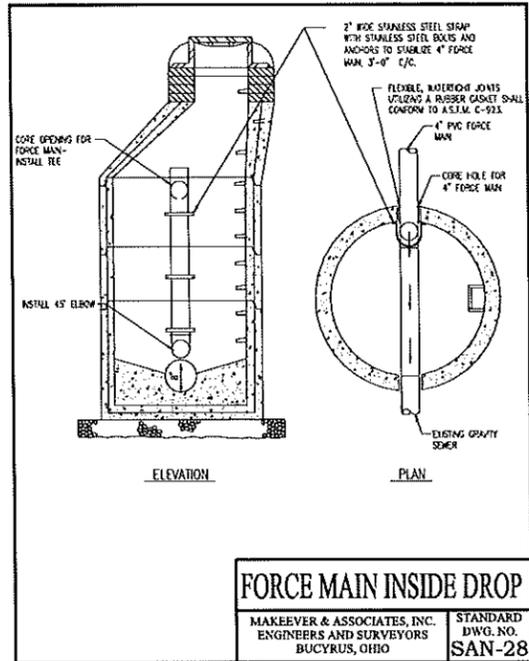
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 NORTH ROYALTON, OH**

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Sheet No.: 14 OF 18
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 Des. No.: 2020-143-001C



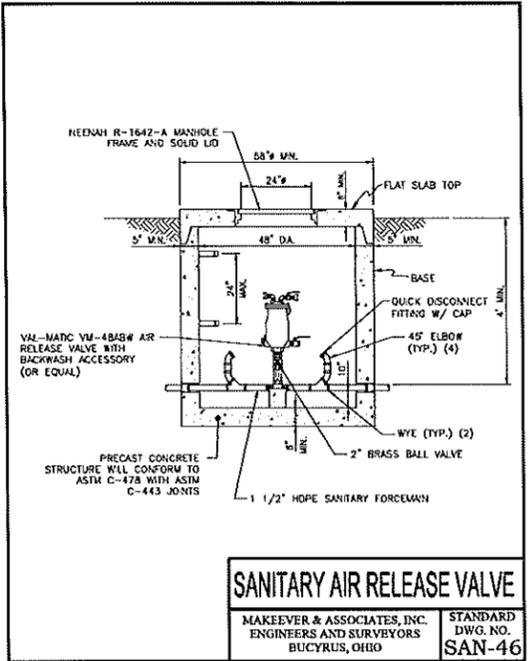
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City's No.	County Recorder Volume Page	Grantor	No.	Description	Approval	Date					I.P.V. ACCT. NO. _____			
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			AS BUILT				Dylan J. Wyatt		INKS RIDGE ROAD PROPERTY NORTH ROYALTON, OH		Scale: Horiz. = AS NOTED Vert. = AS NOTED			
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											Date : 08-5-21		Dwg. No. : 2020-143-001C	



FORCE MAIN INSIDE DROP

MAKEEVER & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
BUCYRUS, OHIO

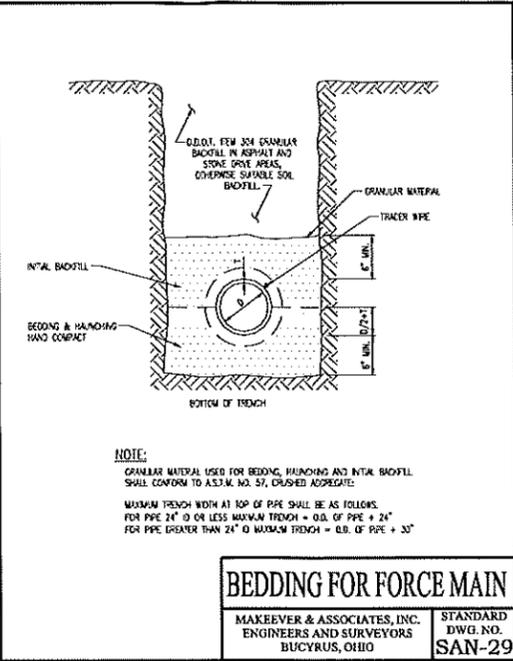
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SANITARY AIR RELEASE VALVE

MAKEEVER & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
BUCYRUS, OHIO

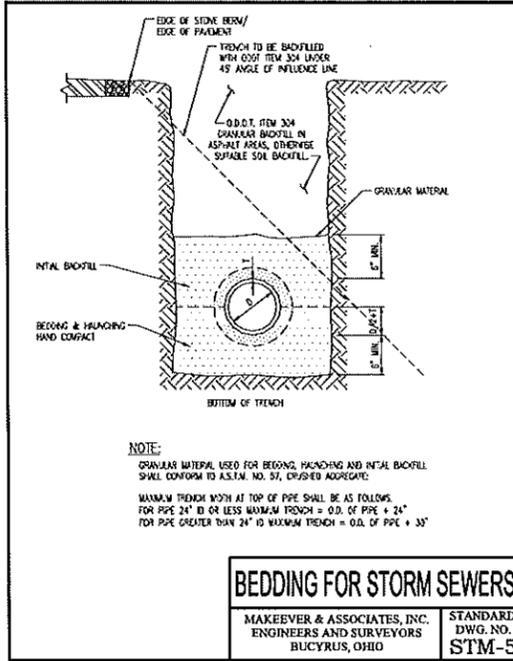
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BEDDING FOR FORCE MAIN

MAKEEVER & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
BUCYRUS, OHIO

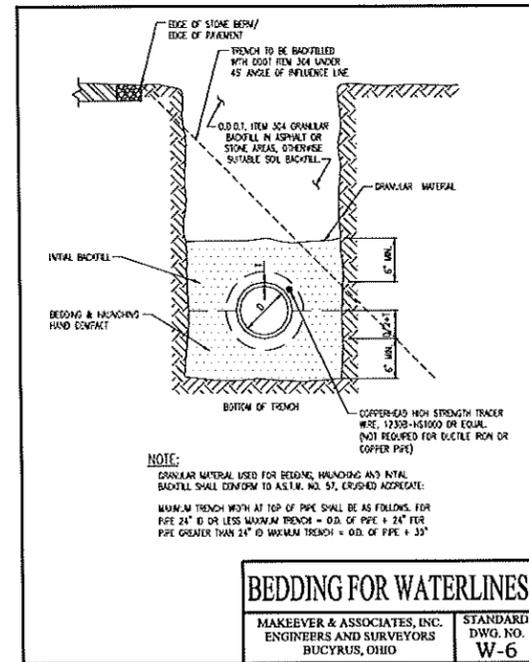
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BEDDING FOR STORM SEWERS

MAKEEVER & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
BUCYRUS, OHIO

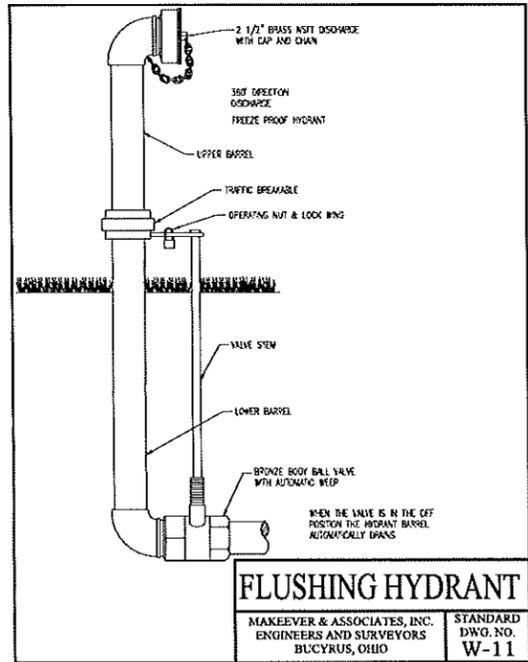
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BEDDING FOR WATERLINES

MAKEEVER & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
BUCYRUS, OHIO

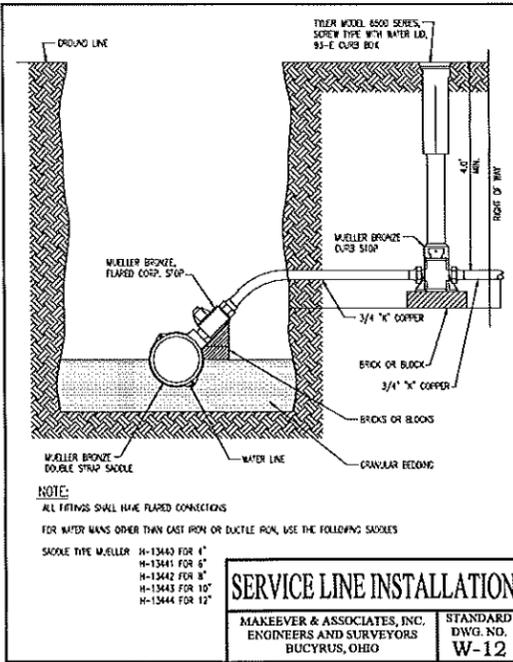
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FLUSHING HYDRANT

MAKEEVER & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
BUCYRUS, OHIO

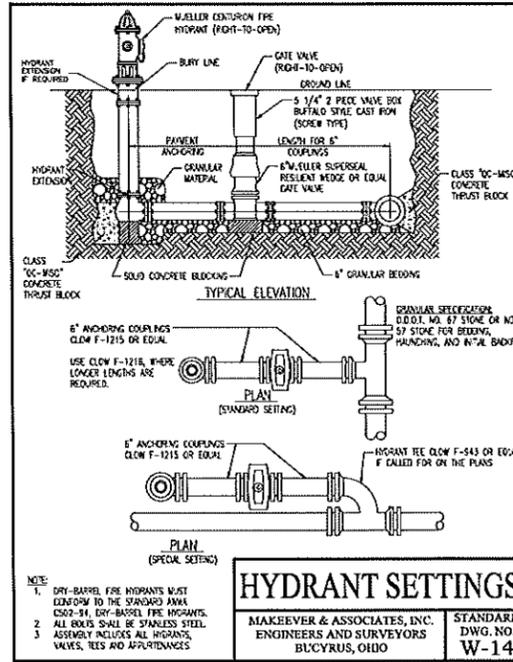
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SERVICE LINE INSTALLATION

MAKEEVER & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
BUCYRUS, OHIO

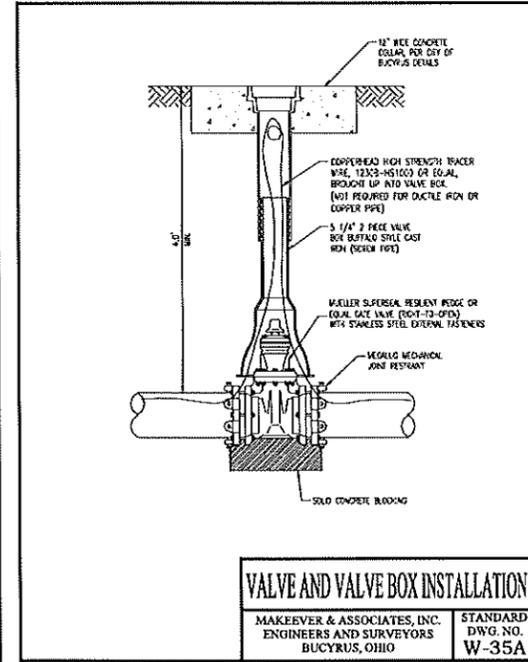
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HYDRANT SETTINGS

MAKEEVER & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
BUCYRUS, OHIO

STANDARD DWG. NO. **W-14**



VALVE AND VALVE BOX INSTALLATION

MAKEEVER & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
BUCYRUS, OHIO

STANDARD DWG. NO. **W-35A**

EASEMENT REFERENCE			
City's No.	County Recorder	Volume	Page

REVISIONS			
No.	Description	Approval	Date

Prepared By:

Makeever & Associates, Inc.
P.O. BOX 244, 1815 E. MANNSFIELD ST.
BUCYRUS, OHIO 44620
Phone (419) 542-7157 Fax (419) 542-4717

DYLAN J. WYATT
E-66763
Oh's Reg. No. _____ Date _____

STATE OF OHIO
DYLAN J. WYATT
E-66763
REGISTERED PROFESSIONAL ENGINEER

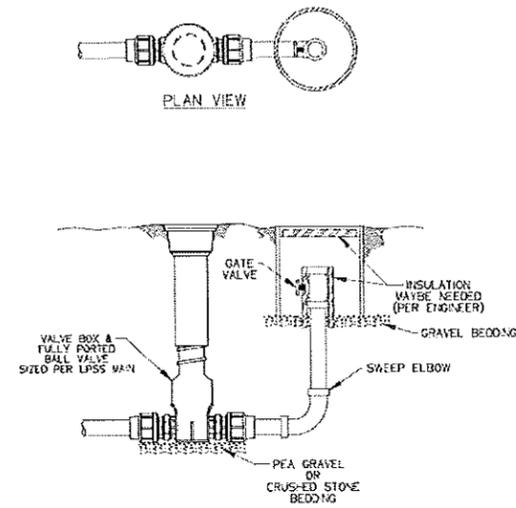
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CONTRACT NO. _____
COMPLETION DATE _____
CONTRACTOR _____

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NORTH ROYALTON, OH

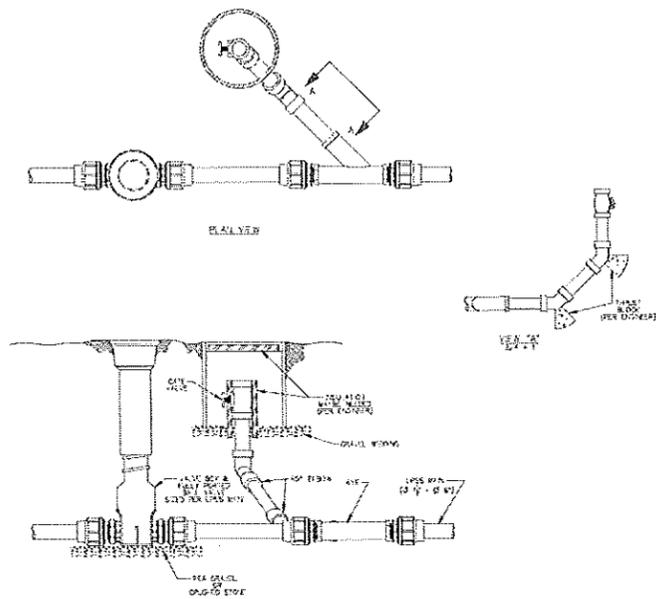
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Sheet No.: 16 OF 18
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Dwg. No.: 2020-143-001C



TYPICAL TERMINAL FLUSHING CONNECTION

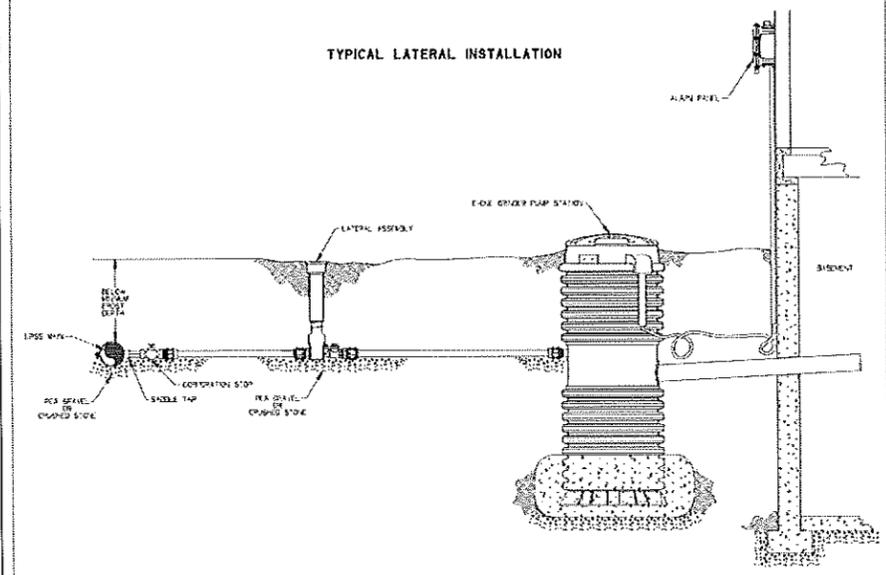
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DR BY	CHK'D	DATE	ISSUE
SEWER SYSTEMS TYPICAL TERMINAL FLUSHING CONNECTION ESD 10-0094			



TYPICAL FLUSHING CONNECTION ON LPSS MAIN

environment | one

LV06018 REV. A



environment | one

LV06018 REV. A

EASEMENT REFERENCE			Grantor
City's No.	County Recorder Volume Page		

REVISIONS			
No.	Description	Approval	Date
	AS BUILT		

Plans Prepared By:

akeever & Associates, Inc.
 P.O. BOX 325, 1119 E. MANSTER RD.
 ROCKY HILL, OHIO 44873
 Phone: (419) 542-7757 Fax: (419) 542-4717

DYLAN J. WYATT
 E-66763
 Ohio Reg. No. Date

STATE OF OHIO
 REGISTERED PROFESSIONAL ENGINEER
 DYLAN J. WYATT
 E-66763

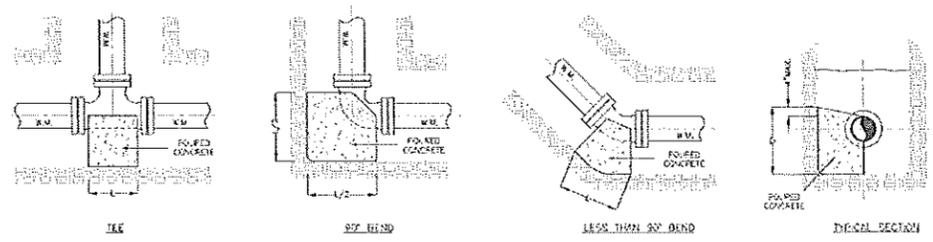
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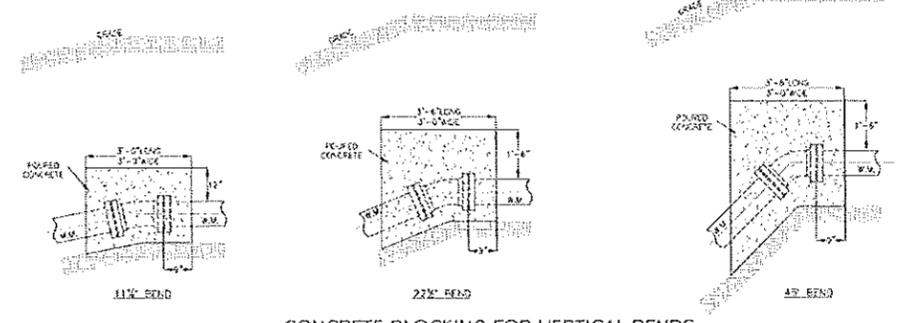
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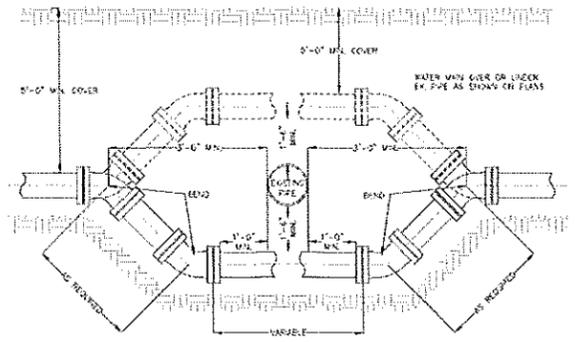
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 Dag. No.: 2020-143-001C



CONCRETE BLOCKING FOR HORIZONTAL BENDS



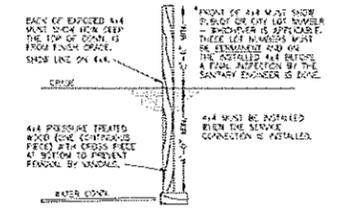
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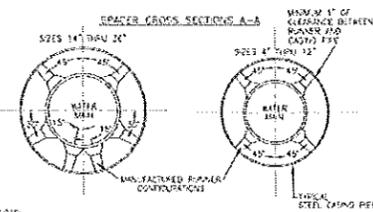
STANDARD OFFSET DETAIL

RUN	BRANCH				BENDS							
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5'-0"	1'-4"	1'-0"	1'-0"	1'-0"	4"	4"	4"	4"	4"			
12'-0"	5'-0"	1'-0"	1'-0"	1'-0"	6"	6"	6"	6"	6"			
16'-0"	6'-0"	1'-4"	1'-0"	1'-0"	8"	8"	8"	8"	8"			
> 16'	TO BE DETERMINED IN FIELD BASED ON GROUND CONDITIONS				> 16'				TO BE DETERMINED IN FIELD BASED ON GROUND CONDITIONS			

ROW/INCH PIPE SIZE	MIN. GROUND COVER	MIN. GROUND COVER
4"	12"	12"
6"	12"	12"
8"	16"	16"
10"	16"	16"
12"	23"	23"
15"	23"	23"
18"	25"	25"
21"	35"	35"
24"	35"	35"
27"	35"	35"
30"	45"	45"

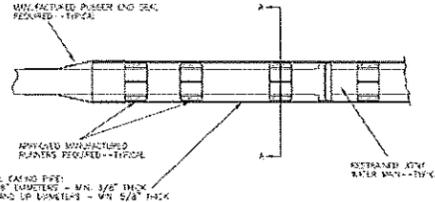


TYPICAL WATER CONNECTION MARKER DETAIL (TO BE PLACED AT THE END OF EVERY WATER LATERAL)

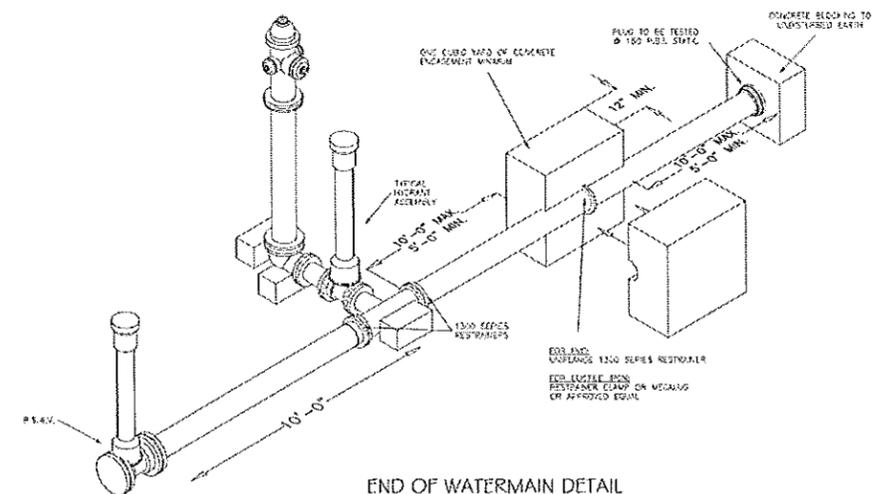


NOTE:
 1) CASING SPACERS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 2) AFTER BACKFILL TO BE COMPLETED INSIDE CASING PIPE.

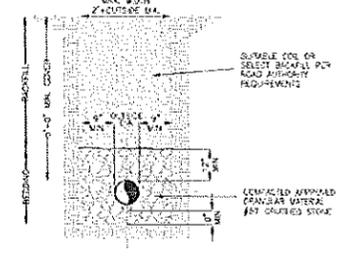
CASING DETAIL



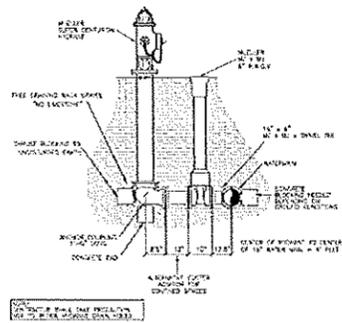
CONCRETE ENCASEMENT DETAIL



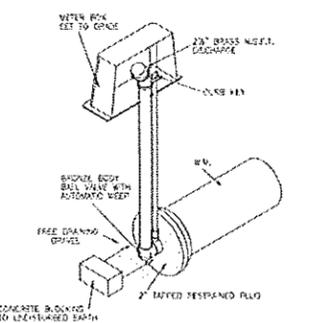
END OF WATERMAIN DETAIL



TYPICAL TRENCH SECTION



TYPICAL HYDRANT SECTION



TYPICAL FLUSHING ASSEMBLY

COUNTY, MEDINA
 DATE: 5/15/2019
 REVIEWED BY: SCALES - HORIZONTAL N.A. VERTICAL N.A.
 DRAWN BY: 07/2021
 REVISIONS: 07/2021
 DESCRIPTION: J:\AUTOCAD\DWG\GENERAL NOTES AND DETAIL SHEETS\WATER DETAILS\WATER MAIN STANDARDS 001.DWG
 DATE: _____
 PROJECT NUMBER: _____
 SHEET NUMBER: 1/1

EASEMENT REFERENCE			
City's No.	County Recorder Volume	Page	Grantor

REVISIONS			
No.	Description	Approval	Date
	AS BUILT		

Plans Prepared By:
akeever & Associates, Inc.
 P.O. BOX 333, 1819 E. MANFIELD ST.
 LEXINGTON, OHIO 44503
 Phone: (614) 542-7517 Fax: (614) 512-4717
 DYLAN J. WATT
 E-66763
 Ohio Reg. No. _____ Date _____

STANDARD DETAILS (WATER)

ENG. FILE NO. _____
 I/P. ACCT. NO. _____
 CONTRACT NO. _____
 COMPLETION DATE _____
 CONTRACTOR _____

PREPARED BY:
MEDINA COUNTY SANITARY ENGINEER
 JEFFREY GUNG, P.E.
 701 WEST GARTH RD.
 MEDINA COUNTY OFFICE
 43047-1000

INKS RIDGE ROAD PROPERTY
 NORTH ROYALTON, OH

Scale: Horiz. = AS NOTED
 Vert. = AS NOTED
 Original Sheet Size = 24"x36"
 Date: 08-5-21

Sheet No.: 18 OF 18
 S:\2020\143\001
 Dwg. No.: 2020-143-001C