



# City of North Royalton

Mayor Larry Antoskiewicz

## Planning Commission

Dan Kulchytsky Building Commissioner

Diane Veverka  
PC Secretary

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### 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 30<sup>th</sup> 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



# City of North Royalton

Mayor Larry Antoskiewicz

**Planning Commission**  
Dan Kulchytsky Building Commissioner

Diane Veverka  
PC Secretary

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## 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 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	 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	 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
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 Other Application Fee Information	<u>AUG 06 2021</u>
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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

RECEIVED

AUG 06 2021

MINOR Sub Div.

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	 Name of Business (if applicable)
<u>8640 Greenwood Rd</u> Address	<u>440-336-1449 (cell)</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	 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>PC 21-30</u> Identification Number Assigned
<u>40.00</u> Application Fee	<u>ck #244</u> Payment Information (date, check number, cash, etc.)	 Application Fee Received By

Other Application Fee Information







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**

TITLE SHEET	1
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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			
City's No.	County Recorder	Grantor	
Volume	Page		

REVISIONS			
No.	Description	Approval	Date
	AS BUILT		

Plans Prepared By :  
**akeever & Associates, Inc.**  
P.O. BOX 325, 1818 E. HANSEFIELD ST.  
WICKLIFFE, OHIO 44159  
Phone: (419) 562-7757 Fax: (419) 562-4717  
  
Dylan J. Wyatt  
E-85763  
Ohio Reg. No. \_\_\_\_\_ Date \_\_\_\_\_



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

Scale : Horiz. = AS NOTED  
Vert. = AS NOTED  
Original Sheet Size = 24"x36"  
Original Date : 08-05-21  
Sheet No. : 1 OF 18  
S:\2020\143\001  
Dwg. No. : 2020-143-001C

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

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.

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.

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 ERCTED 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.

ANY MATERIALS DELIVERED OR OTHERWISE INCORPORATED INTO THE PROJECT MAY BE SUBJECTED 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.

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.

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.

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.

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.

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.

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 TOPSOIL SHALL BE INCLUDED IN THE CONTRACT PRICES FOR THE PROJECT.

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 SEEING AND MULCHING SHALL BE INCLUDED IN THE CONTRACT PRICES FOR THE PROJECT.

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.

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 SUFF 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.

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 IB 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.

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 ANSI/AWWA 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 ANSI/AWWA 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 ANSI/AWWA 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 C805-05, 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.

EASEMENT REFERENCE						REVISIONS		Planned Prepared By :				GENERAL NOTES		INKS RIDGE ROAD PROPERTY NORTH ROYALTON, OH	
City's No.	County	Recorder		Grantor	No.	Description	Approval	Date		Aakeever & Associates, Inc. P.O. BOX 315, 1119 E. MAINFIELD ST. BUCKEYS, OHIO 44829 Phone (419) 562-7757 Fax (419) 562-4717				ENG. FILE NO. _____ I.V.P. ADCT. NO. _____ CONTRACT NO. _____ COMPLETION DATE _____ CONTRACTOR _____	
	Volume	Page							DYLAN J. WYATT					Scale : Horiz. = AS NOTED Vert. = AS NOTED Original Sheet Size = 24"x36" Date : 08-5-21	
					AS BUILT				E-66763					Sheet No. : 2 OF 18 S:\2020\143\001 Dwg. No. : 2020-143-001C	
									Ole Reg. No.		Date				



## OHIO EPA GENERAL NOTES

1. 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.
2. 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 may be encountered during completion of the project.
3. All survey centerline locations for ground control will be established by the engineer. During construction, the survey centerlines, 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.
4. 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 re-establish those items disturbed by his work, by using his own engineering forces, and/or as directed by the engineer at no additional cost to the owner.
5. The contractor shall visit the site and become familiar with the existing conditions prior to placement of his bid for the project.
6. Blasting will not be permitted unless approved by the owner.
7. All abandoned pipes shall be butt-headed and filled with gravel.
8. Existing catch basins, when disturbed, shall be reset to finished grade, or pavement elevation as directed by the engineer.
9. All utility services shall be maintained throughout the construction period.
10. All manholes, catch basins, monument rims, valve boxes, castings, and covers shall be adjusted to finished pavement elevations. Final grades or as directed by the engineer.
11. The contractor shall submit shop drawings for approval before any work can commence.
12. The contractor shall verify all dimensions and conditions related to existing construction, existing services, temporary service, and the site.
13. The contractor shall be responsible for the design, installation, and final clearance of any required bedding, underpinning, shoring or bracing of existing structures.
14. Notify the engineer of any unusual soil conditions, such as springs or seepage of water encountered, or where a different bearing material is evident and there is a question of the bearing capacity.
15. See Specifications Book for: Quality of construction required, performance levels, workmanship, manufacturing and industrial standards, strength regulations, and guarantee requirements.
16. If no a significant change may be required during construction due to possible utility conflicts, as directed and/or approved by the engineer.
17. No supplemental clauses, conditions, notations, or stipulations by the bidders shall be permitted on or attached to the bid proposal.
18. 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.

- Additional Notes for Townships and County Highways.

Madison County Highway Engineer Inspectors will periodically check that:

1. Signs & flaggers (Potchmen) are used every day.
2. The road is washed every day.
3. The excavated area is closed or plowed daily.
4. Premium IP is used if the trench is within 5'-6' of the edge of the pavement.
5. Trench boxes & lids are used as required by M.C.H.E.
6. All equipment is parked 10'-12" minimum from pavement edge.

**CAUTION:**  
Contact all utilities before  
beginning construction (Refer  
to General Note #26).



COUNTY: MEDINA		TOWNSHIP: VARIOUS	
DRAWN BY:		REVIEWED BY:	DATE: SEPTEMBER 2014
9-2-2018	SCALES: NA / NA	BU	
Added CS95 +VC			
DATE	DESCRIPTION		BY

- PLAIN PRINTING CO.,  
MEDINA COUNTY  
NITARY ENGINEER


SHEET NUMBER

2/1

FOUND	SET
	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
	SO'L BORING
	TREE
	EVERGREEN TREE
	SHRUB
	STUMP
	SANITARY SEWER
	STORM SEWER
	ELECTRIC LINE
	WATER LINE
	TELEPHONE LINE
	CABLE TV LINE
	GAS LINE
	FENCE
	TREE LINE

[illegible]

Plans Prepared By :

 **akeever  
& ssociates, Inc.**

P.O. BOX 325, 1119 E. MAINFIELD ST.  
BUCYRUS, OHIO 44829

Phone (419) 552-7197 Fax: (419) 552-4717

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OTLÁN J. WYATT

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E-86763	
On/9 Reg. No.	Date



### GENERAL NOTES

ENG. FILE NO. \_\_\_\_\_  
 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. : 3 OF 18 S:\2020\143\001 Dwg. No. : 2020--143--0010
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BOARD OF PARK COMMISSIONERS OF THE  
CLEVELAND METROPOLITAN PARK DIST.  
0 BOSTON RD.  
NORTH ROYALTON, OH, 44133

SD CUYAHOGA SPORTSMANS ASSN  
18500 RIDGE RD.  
NORTH ROYALTON, OH, 44133

STROSHNER, 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

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

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

PAYNE, MARK A. AND WEBB, SUSAN  
18800 RIDGE RD.  
NORTH ROYALTON, OH, 44133

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

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

CARTWRIGHT, ROGER D - CO-TRS  
20024 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  
8868 BOSTON RD.  
NORTH ROYALTON, OH, 44133

NEUBERGER, MELVIN E  
8968 BOSTON RD.  
NORTH ROYALTON, OH, 44133

CHIPOLUS, LINDA L. TRUSTEE  
8424 BOSTON RD.  
NORTH ROYALTON, OH, 44133

CARRUTHERS, SCOTT A  
8600 BOSTON RD.  
NORTH ROYALTON, OH, 44133

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

ROBERTS, DANIEL W.  
8648 BOSTON RD.  
NORTH ROYALTON, OH, 44133

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

GIBSON, DONNA J.  
8468 BOSTON RD.  
NORTH ROYALTON, OH, 44133

THEAMER, KAREN L. & JOSHUA W.  
8454 BOSTON RD.  
NORTH ROYALTON, OH, 44133

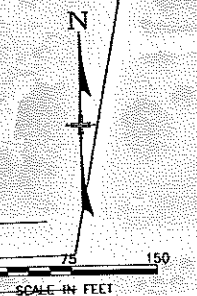
FIRMAN, ANDRIY HOROVYCH  
8442 BOSTON RD.  
NORTH ROYALTON, OH, 44133

PISSINI, MICHAEL T. & KAREN MAI  
8440 BOSTON RD.  
NORTH ROYALTON, OH, 44133

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

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

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



#### 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 125, 11114E, MANASSAS, VA 20108  
Phone: (410) 552-7757 Fax: (410) 552-4717

DYLAN J. WYATT

E-85763  
Ohio Reg. No.

Date



#### CURRENT LAYOUT

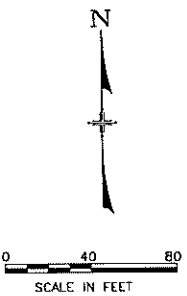
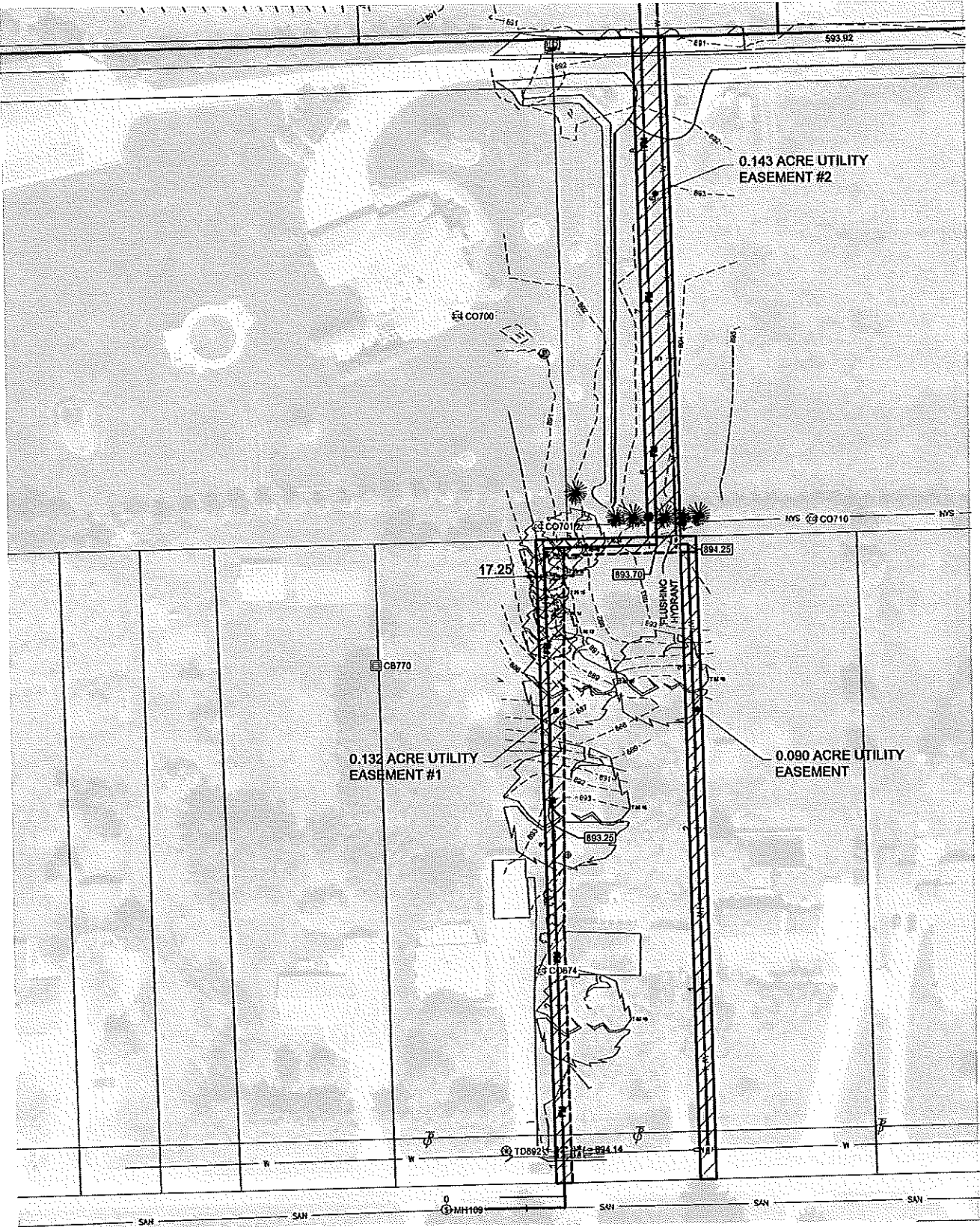
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IWP. ACCT. NO. \_\_\_\_\_  
CONTRACT NO. \_\_\_\_\_  
COMPLETION DATE \_\_\_\_\_  
CONTRACTOR \_\_\_\_\_

#### 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.: 4 OF 18  
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Dwg. No.: 2020-143-001C





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

REVISIONS			
No.	Description	Approval	Date
	AS BUILT		

Plans Prepared By:

**akeever & associates, Inc.**  
P.O. BOX 135, 1115 E. MANFIELD ST.  
MCKINLEY, OHIO 44130  
Phone: (419) 563-7157 Fax: (419) 563-4317

\_\_\_\_\_  
DYLAN J. WYATT

C-86763  
Ohio Reg. No. \_\_\_\_\_ Date \_\_\_\_\_

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

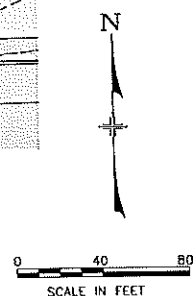
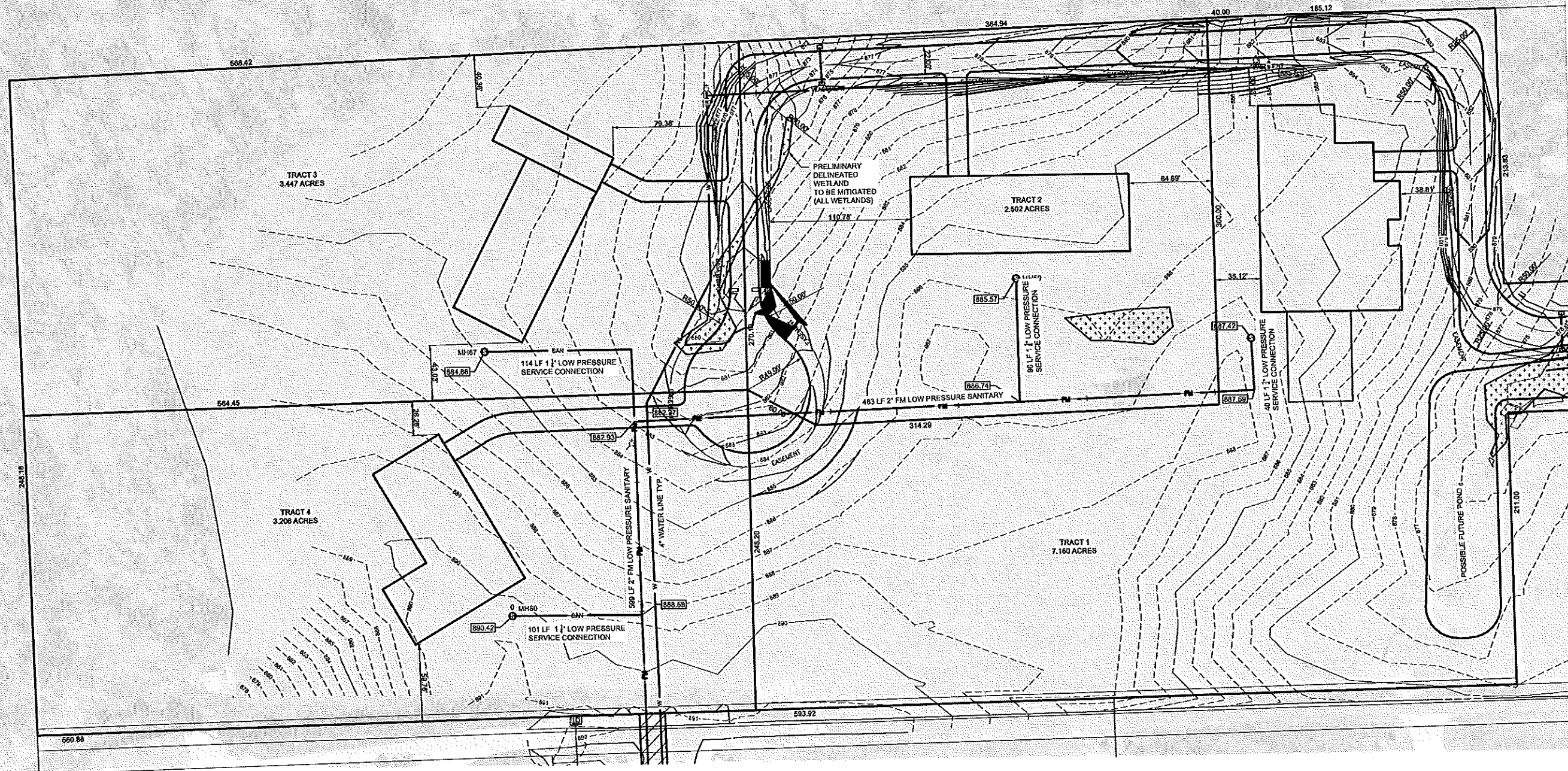
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CONTRACT NO. \_\_\_\_\_  
COMPLETION DATE \_\_\_\_\_  
CONTRACTOR \_\_\_\_\_

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

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Sheet No.: 5 OF 18  
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Dwg. No.: 2020-143-001C



EASEMENT REFERENCE			
City's No.	County Recorder	Volume	Page

REVISIONS			
No.	Description	Approval	Date
	AS BUILT		

Plans Prepared By:

**Makeever & Associates, Inc.**  
P.O. BOX 115, 1113 E. MAINFIELD ST.  
BUCYRUS, OHIO 44820  
Phone: (419) 543-7557 Fax: (419) 543-4717

\_\_\_\_\_  
DYLAN J. WYATT

E-66763  
Ohio Reg. No. \_\_\_\_\_ Date \_\_\_\_\_

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

PROPOSED LAYOUT

ENG. FILE NO. \_\_\_\_\_  
I.V.P. ACCT. NO. \_\_\_\_\_  
CONTRACT NO. \_\_\_\_\_  
COMPLETION DATE \_\_\_\_\_  
CONTRACTOR \_\_\_\_\_

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

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Sheet No.: 6 OF 18  
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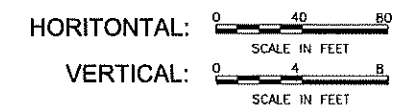
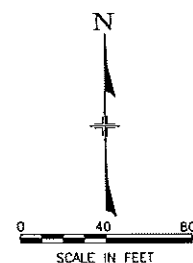






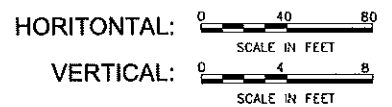
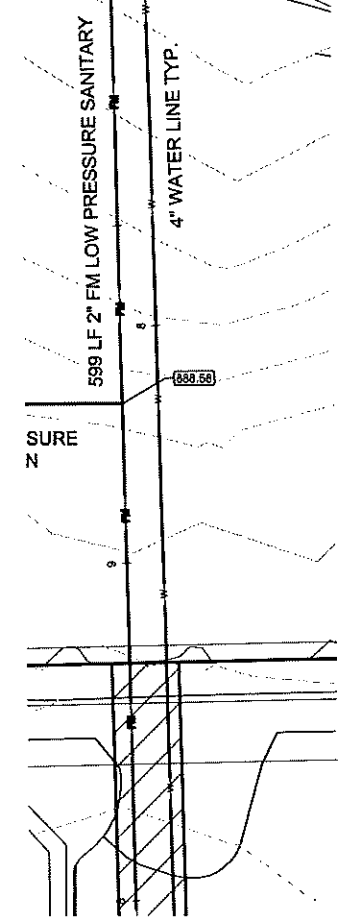





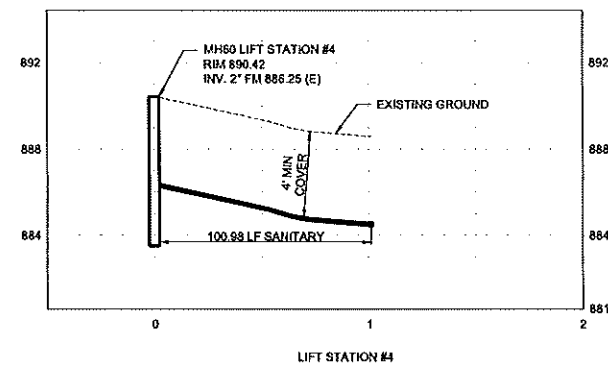
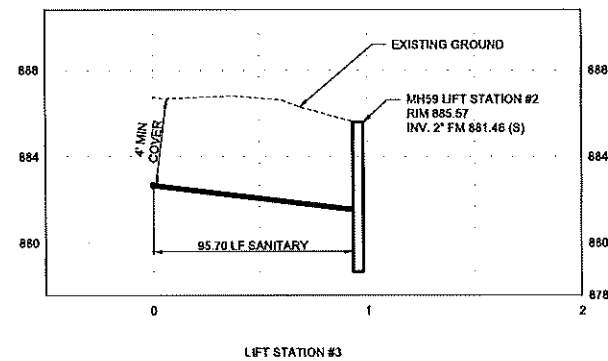
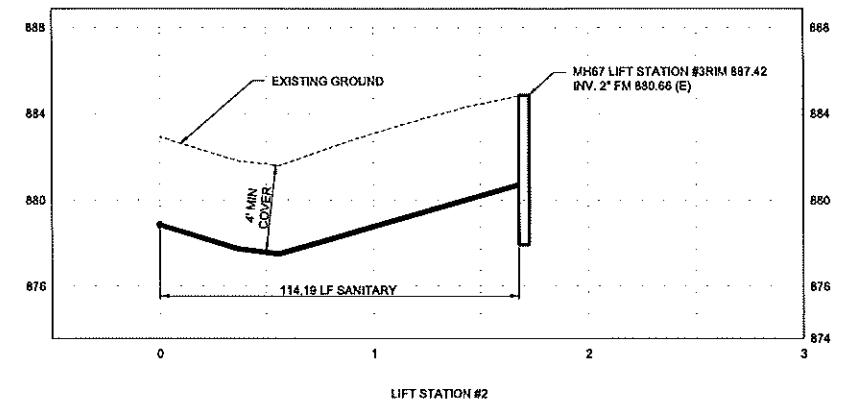
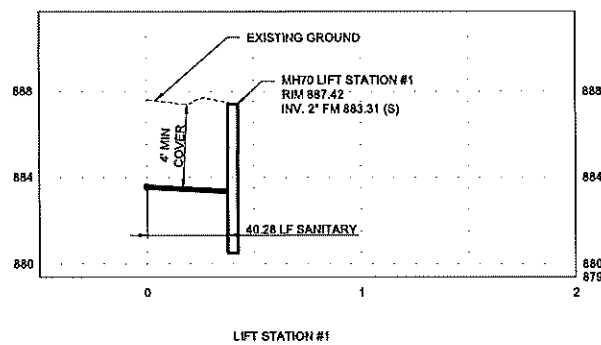



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City's No.	County	Recorder	Grantor	No.	Description	Approval	Date	Makeever & Associates, Inc.	Professional Engineer Seal							
								P.O. BOX 335, 1819 E. MASSFIELD ST. BUCKEY, OHIO 44620 Phone: (615) 562-7957 Fax: (615) 562-4717			Dylan J. Wyatt E-86763		Scale : Horiz. = AS NOTED Vert. = AS NOTED Original Sheet Size = 24"x36" Date : 08-5-21		Sheet No. : 10 OF 18 S:\2020\143\001 Dwg. No. : 2020-143-001C	
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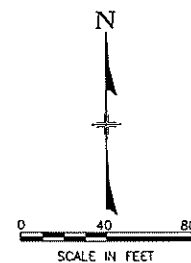


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City's No.	County Recorder		Grantor	No.	Description	Approval	Date	Dylan J. Wyatt															
	Volume	Page							E-86763 Ohio Reg. No. _____ Date _____								Scale: Horiz. = AS NOTED Vert. = AS NOTED Original Sheet Size = 24"x36" Date : 08-5-21				Sheet No. : 11 OF 18 S:\2020\143\001 Dwg. No. : 2020-143-001C		
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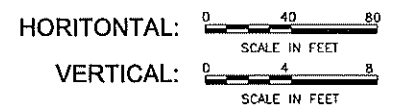
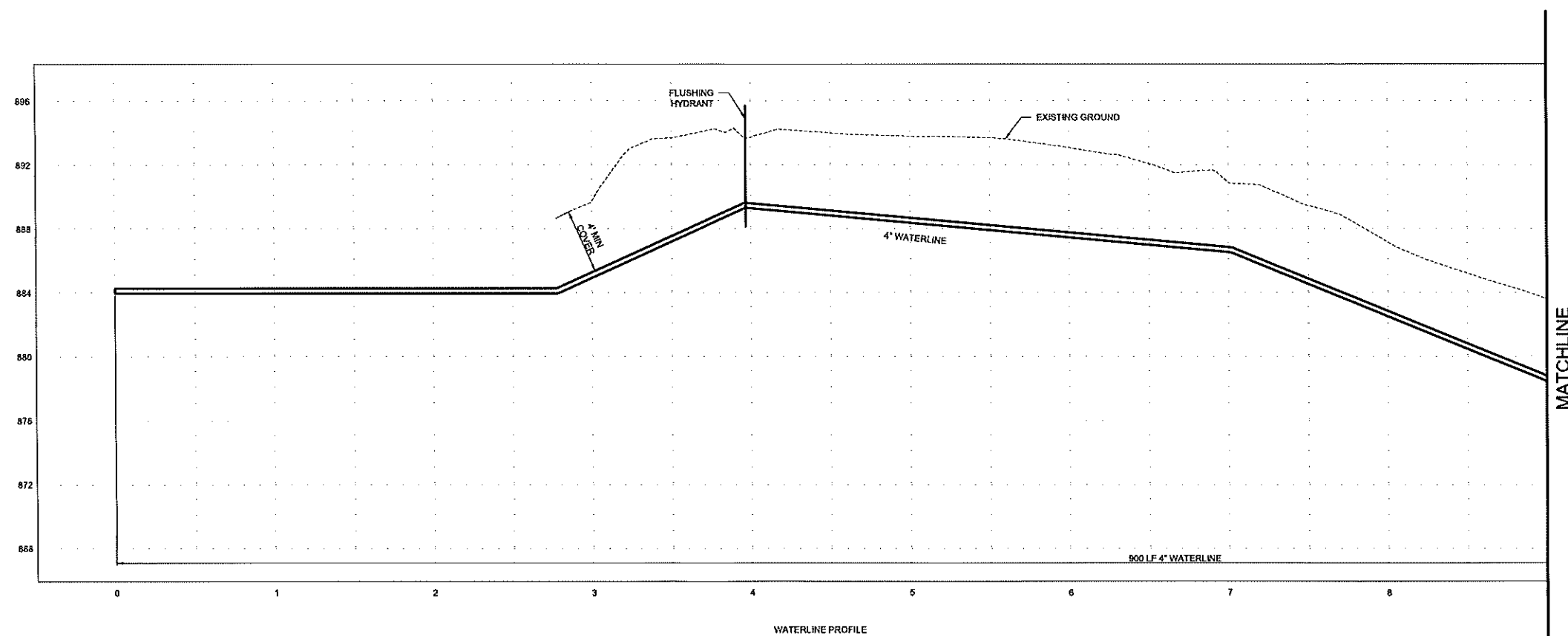
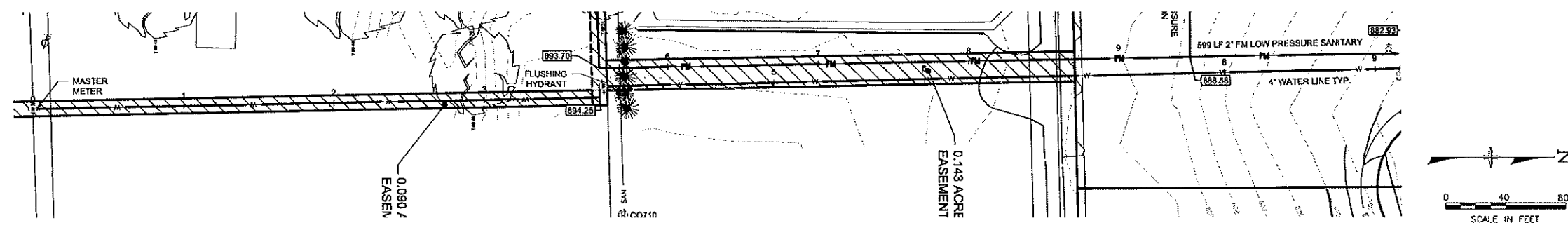
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VERTICAL:  SCALE IN FEET



EASEMENT REFERENCE				REVISIONS				Plans Prepared By :		<div>akeever &amp; Associates, Inc. P.O. BOX 335, 10125 MANSFIELD ST. BUCKLEY, OHIO 44629 Phone: (419) 543-7157 Fax: (419) 543-4717</div> <div>DYLAN J. WYATT E-86763</div> <div>DYLAN J. WYATT E-86763</div> <div>REGISTERED PROFESSIONAL ENGINEER</div>		SANITARY PLAN & PROFILE		ENG. FILE NO. _____		INKS RIDGE ROAD PROPERTY NORTH ROYALTON, OH	
City's No.	County Volume	Recorder Page	Grantor	No.	Description	Approval	Date	RVP. ACCT. NO. _____									
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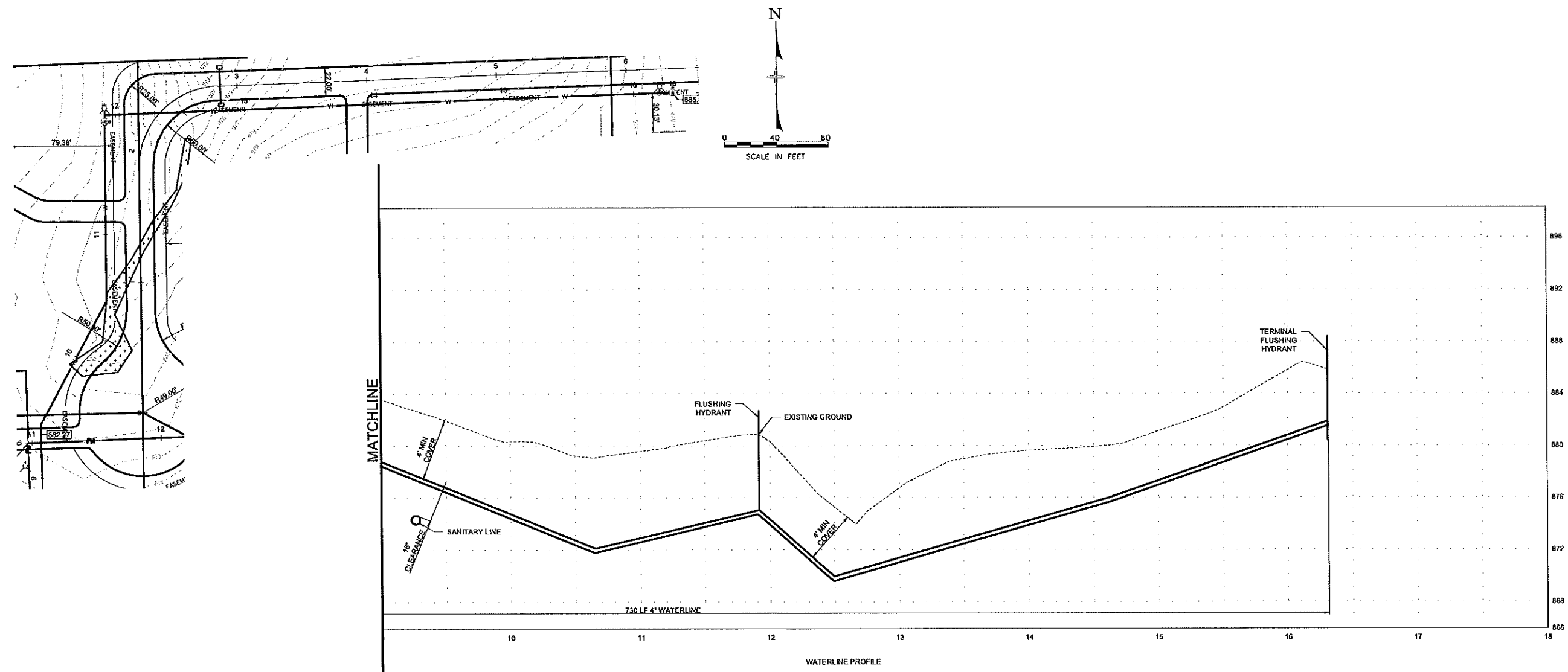




EASEMENT REFERENCE				REVISIONS				Plans Prepared By:		WATER PLAN & PROFILE	ENG. FILE NO.		INKS RIDGE ROAD PROPERTY NORTH ROYALTON, OH		
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								DYLAN J. WYATT							
					AS BUILT			E-66763 Ohio Reg. No.	Date						

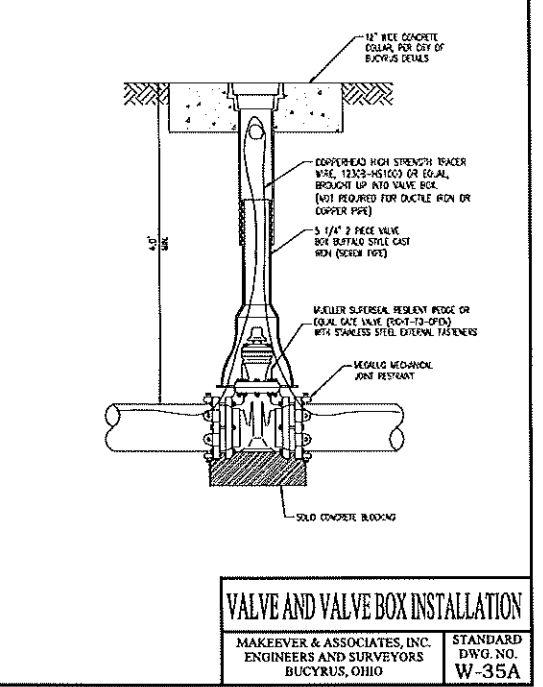
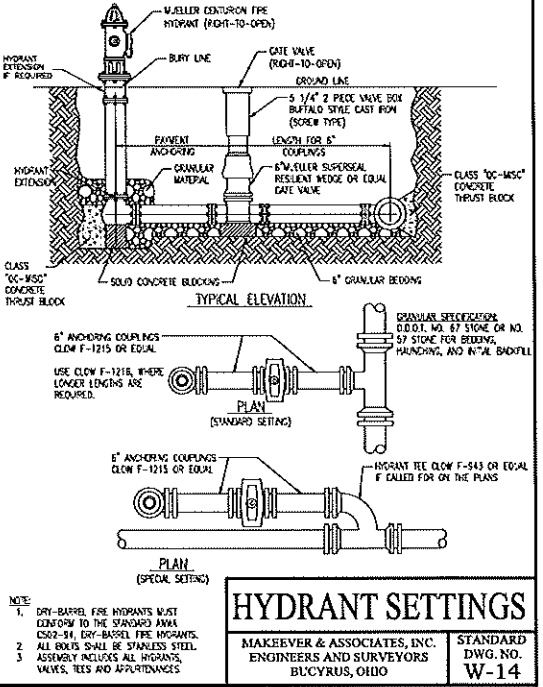
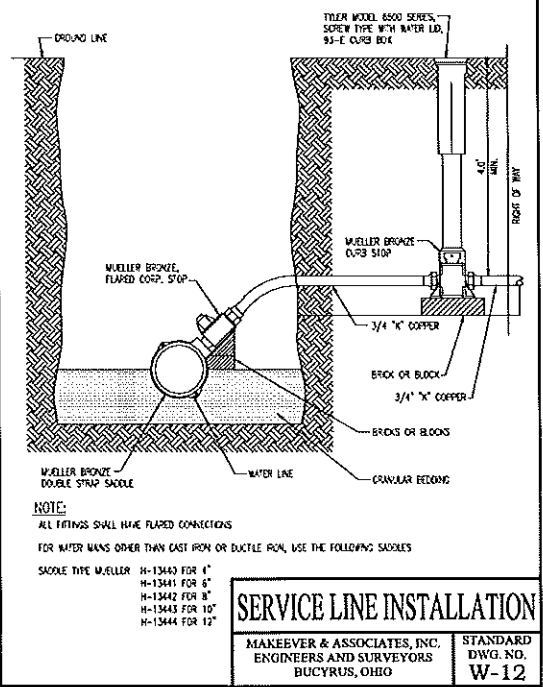
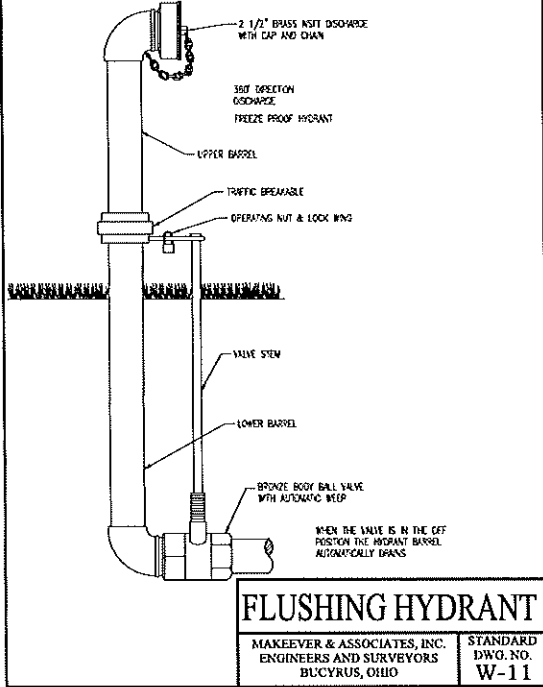
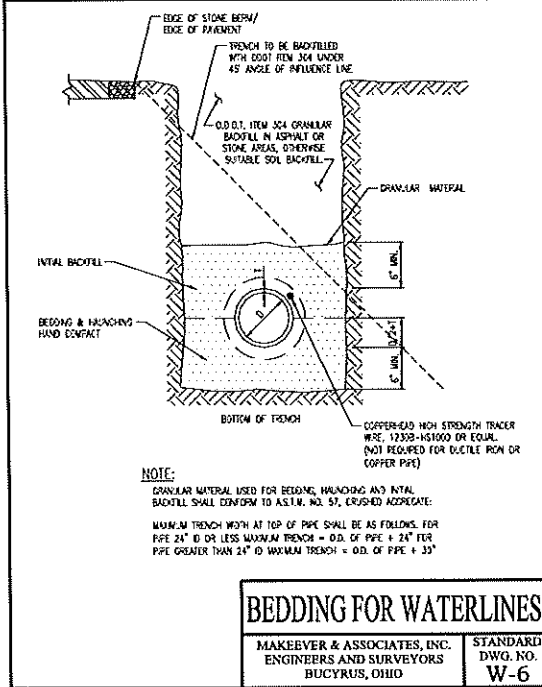
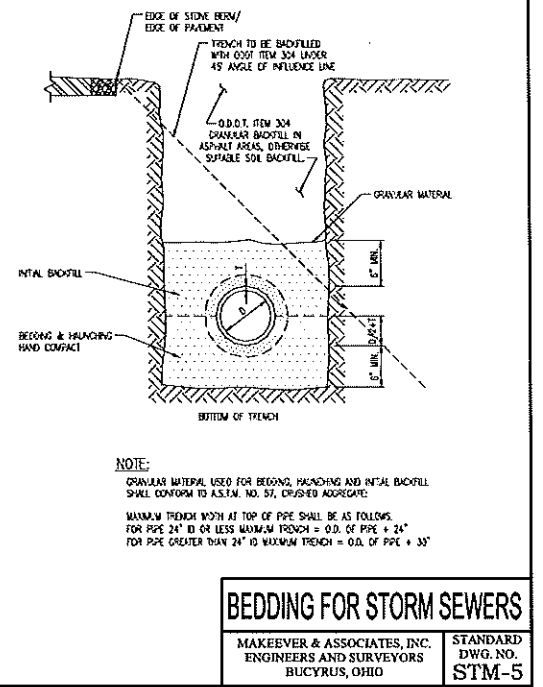
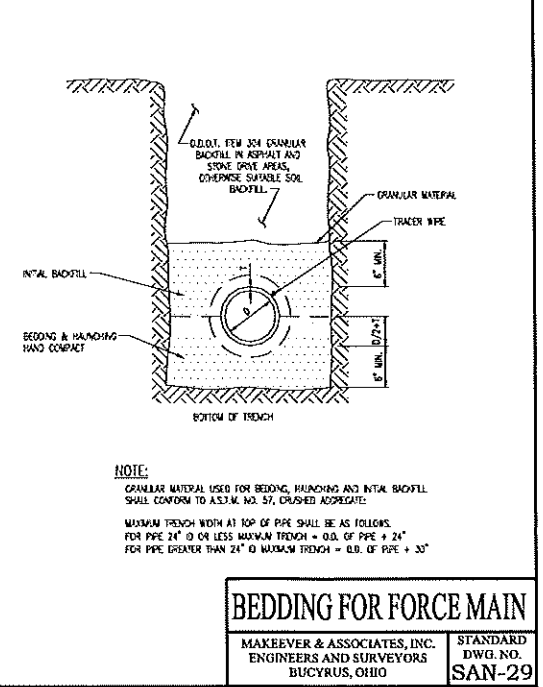
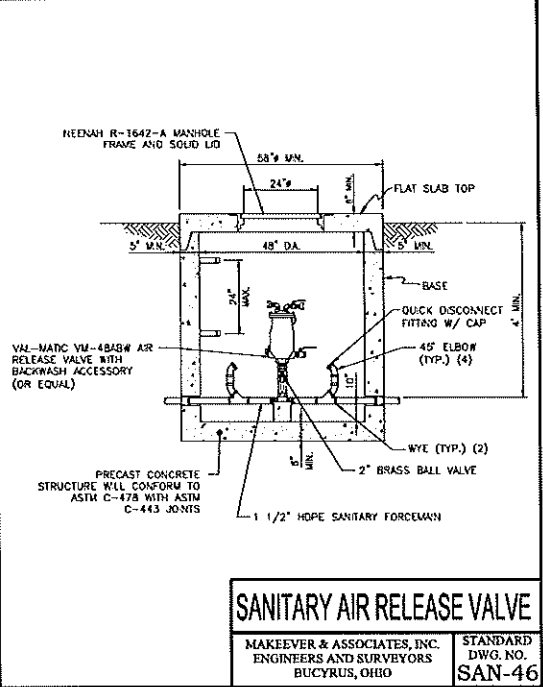
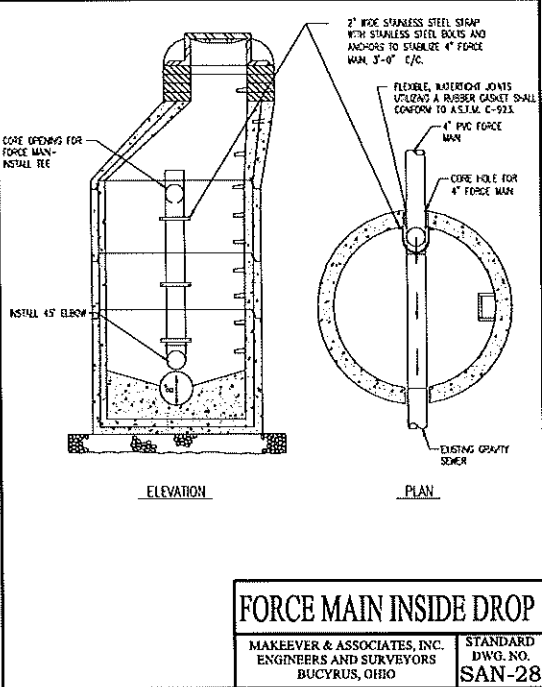
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Original Sheet Size = 24"x36"  
Date: 08-5-21



Sheet No.: 13 OF 18  
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Dwg. No.: 2020-143-001C

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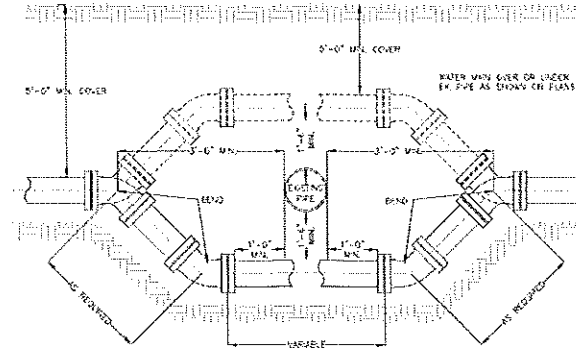




EASEMENT REFERENCE				REVISIONS				Plate Prepared By :		STANDARD DETAILS		ENG. FILE NO. _____ IWP. ACCT. NO. _____ CONTRACT NO. _____ COMPLETION DATE _____ CONTRACTOR _____		INKS RIDGE ROAD PROPERTY NORTH ROYALTON, OH	
City's No.	County Recorder Volume	Recorder Page	Grantor	No.	Description	Approval	Date	 <b>Makeever &amp; Associates, Inc.</b> P.O. BOX 244, 1815 E. MANFIELD ST. BUCYRUS, OHIO 44820 Phone (419) 542-7137 Fax (419) 542-4717							
				AS BUILT								E-66763 _____ Ohio Reg. No. _____ Date _____		Scale : Horiz. = AS NOTED Vert. = AS NOTED Original Sheet Size = 24"x36" Date : 08-5-21	







### STANDARD OFFSET DETAIL

BACK OF EXPOSED AND  
DOOR FROM MAIN  
THE TOP OF DOOR IS  
1700 FINISH GRADE.  
SHOW LINE ON FACE.

DOOR

WINDOW

WALL

CEILING

FLOOR

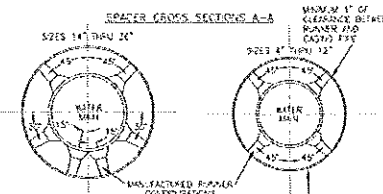
FOUNDATION

414 MUST BE REBARRED  
WHEN THE SERVICE  
CONNECTION IS INSTALLED.

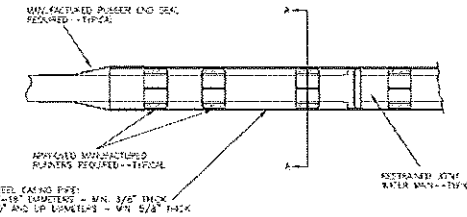
414 PRESSURE TREATED  
WOOD (ONE CONTIGUOUS  
PERIOD) TO PREVENT  
FUNGUS BY WOODS.

WATER COOL

CASING TABLE	
HOOPER P&E SIZE	MM CASING SIZE INNER DIAMETER
4"	12"
6"	12"
8"	16"
10"	18"
12"	22"
15"	22"
18"	26"
21"	30"
24"	33"
27"	36"
36"	48"

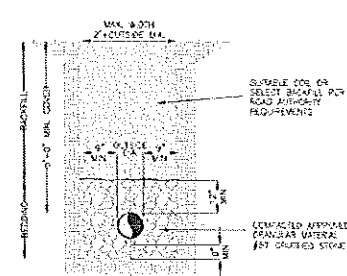


### CASING DETAIL

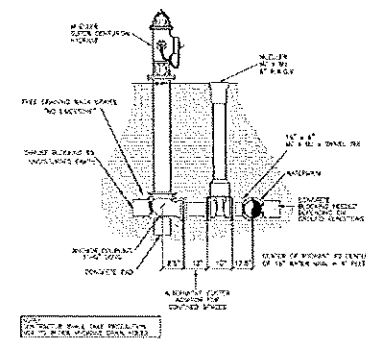


1) CASING SPACERS ARE TO BE INSTALLED PER  
MANUFACTURERS' INSTRUCTIONS.

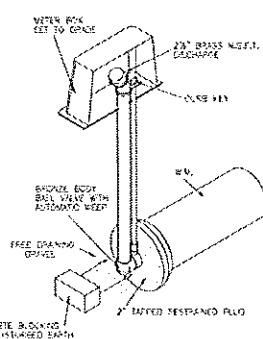
### CASING DETAIL



TYPICAL TRENCH SECTION



### TYPICAL HYDRANT SECTION



### TYPICAL FLUSHING ASSEMBLY

- WATER MAIN STANDARDS -  
PROJECT TITLE  
ROAD NAME

PLAN PREPARED BY -  
**MEDINA COUNTY  
SANITARY ENGINEER**

JEREMY GUNCK, P.E.  
701 WEST SMITH RD  
MEDINA, OHIO 44136  
(216) 773-1685


**PROJECT NUMBER**

SHEET NUMBER

1/1

[illegible]

Please Prepared By :

 **akeever  
& ssociates, Inc.**

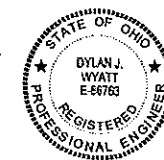
P.O. BOX 131, 1810 E. MAINSLED ST.  
BUCYRUS, OHIO 44623

Phone: (419) 562-7757 Fax: (419) 562-4717

\_\_\_\_\_  
DYLAN J. WYATT

E-86763

Ohio Reg. No. \_\_\_\_\_ Date \_\_\_\_\_



## STANDARD DETAILS (WATER)

ENG. FILE NO. \_\_\_\_\_  
 INV. ACCT. NO. \_\_\_\_\_  
 CONTRACT NO. \_\_\_\_\_  
 COMPLETION DATE \_\_\_\_\_  
 CONTRACTOR \_\_\_\_\_

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

Scale : Horiz. = AS NOTED Vert. = AS NOTED	Sheet No. : 18 OF 18
Original Sheet Size = 24"x36"	S:\2020\143\001
Date : 08-5-21	Dwg. No. : 2020-143-001C