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
JUN 07 2022
CITY OF NORTH ROYALTON
BUILDING DEPT.

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

Vacant lot, Ridge Rd
Address

Shawn Inks
Name of Occupant, Business or Tenant (if applicable)

485-27-003
Permanent Parcel Number

Rural Residential
Zoning District and Ward

2. Property Owner of Parcel:

Shawn Inks
Name

Name of Business (if applicable)

8640 Greenwood Rd
Address

440-336-1449
Phone

North Royalton OH 44133
City, State and Postal Code

sinks@irprop.com
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
Address

440-336-1449
Phone

North Royalton OH 44133
City, State and Postal Code

sinks@irprop.com
Email (electronic mail)

For Office Use Only

Date Application Submitted

Meeting Date Assigned

Identification Number Assigned

Application Fee

Payment Information (date, check number, cash, etc.)

Application Fee Received By

Other Application Fee Information

4. Narrative statement describing the project and its features:

Lot spilt with 5 parcels, shared private driveway.
The shared private driveway is planned to be 12' wide concrete with 2' berms each side
Culverts will maintain existing drainage courses through the driveway embankments.
The driveway includes bump outs required for passing vehicles, and terminates in a
cul-de-sac. Storm water from from the cul-de-sac areas is managed through a
dry detention basin discharging along existing flow paths to the north.

5. Applicant's Plan Request: (please mark appropriate box)

Commercial / Industrial / Residential:

- ☐ Preliminary Site Plan Approval
- ☐ Final Site Plan Approval

Subdivision:

- ☐ Sketch Plan Approval
- ☐ Preliminary Site Plan Approval
- ☒ Final Site / Preliminary Plat Approval
- ☐ Final Plat / Dedication Approval

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.

	Shawn G. Jiks owner	6-6-22
Applicant Signature	Printed Name and Title	Date
Owner Signature	Printed Name and Title	Date

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	100.00'	36°12'13"	63.19'	S 71° 46' 25" W	62.14'
C2	100.00'	36°19'41"	63.40'	S 71° 50' 09" W	62.35'
C3	80.00'	36°12'13"	50.55'	S 71° 46' 25" W	49.71'
C4	120.00'	36°19'41"	76.09'	S 71° 50' 09" W	74.82'
C5	36.00'	36°03'43"	22.66'	S 71° 58' 08" W	22.29'
C6	63.00'	252°07'28"	277.23'	N 0° 00' 00" E	101.56'
C7	36.00'	36°03'41"	22.66'	S 71° 58' 07" E	22.29'
C8	80.00'	36°19'41"	50.72'	N 71° 50' 09" E	49.88'
C9	120.00'	36°12'13"	75.82'	N 71° 46' 25" E	74.57'
C10	63.00'	35°49'09"	39.39'	S 71° 50 50" W	38.75'
C11	63.00'	179°59'56"	197.92'	N 0° 14' 37" W	126.00'
C12	63.00'	36°18'23"	39.92'	S 72° 05' 28" E	39.26'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 89° 52' 32" W	1027.38
L2	S 53° 40' 19" W	19.21
L3	N 90° 00' 00" W	193.81
L4	N 90° 00' 00" W	259.43
L5	S 53° 56' 16" W	40.82
L6	S 53° 56' 16" E	40.82
L7	S 90° 00' 00" E	232.43
L8	S 90° 00' 00" E	220.81
L9	N 53° 40' 19" E	19.21
L10	N 89° 52' 32" E	1028.99
L11	S 0° 40' 48" E	40.00

REFERENCES

*1 N 55°37'59" E - 0.56'

N

0 60 120
SCALE IN FEET

LEGEND

FOUND	SET	
○	●	5/8" IRON PIN, UNLESS NOTED
Ø	●	5/8" IRON PIPE, UNLESS NOTED
△	▲	RAILROAD SPIKE
▭	■	SURVEY NAIL
⬭	●	MAG SPIKE
		INGRESS/EGRESS & UTILITY EASEMENT AS PART OF THIS PLAT
		STORM DETENTION EASEMENT AS PART OF THIS PLAT
		TRAVELED PATH OF ROAD 16 FEET IN WIDTH

DETAIL
NOT TO SCALE

ACREAGE SUMMARY	
TRACT 1	6.011 ACRES
TRACT 2	2.014 ACRES
TRACT 3	2.045 ACRES
TRACT 4	4.185 ACRES
TRACT 5	2.005 ACRES
TOTAL THIS SURVEY	16.260 ACRES

NOTES

1. ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83)
3. 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 JUNE, 2022, 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: 6-2-2022

STATE OF OHIO ISAAC L. KING S-8318 REGISTERED SURVEYOR

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

REVISIONS			
No.	Description	Approval	Date
	AS BUILT		

Plans Prepared By :
Makeever & Associates, Inc.
P.O. BOX 325, 1816 E. MASSILLON ST. BLACKSTONE, OHIO 44836
Phone: (419) 562-7183 Fax: (419) 562-4311

DESCRIPTION

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

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 : 6-2-2022

Sheet No. : 00 OF 1
S:\2020\14230\14230-001K
Dwg. No. : UPDATE-Survey-Plat

LOCATION MAP

LATITUDE: N 41° 16' 47.17"
LONGITUDE: W 81° 44' 57.67"

SCALE: NONE

N

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

OWNER AND DEVELOPER

SHAWN G. INKS
8640 GREENWOOD ROAD
NORTH ROYALTON, OH 44133

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

SHAWN G. INKS DATE

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Ohio Utilities Protection Service
Call 811 before you dig

EASEMENT REFERENCE

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REVISIONS

No.	Description	Approval	Date

AS BUILT

Plans Prepared By :

Makeever & Associates, Inc.
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BUCYRUS, OHIO 44820
Phone: (419) 562-7757 Fax: (419) 562-4787
DYLAN J. WYATT
E-86763
Ohio Reg. No.
06/06/2022
Date

STATE OF OHIO
DYLAN J. WYATT
E-86763
REGISTERED
PROFESSIONAL ENGINEER

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.
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"
Original Date : 6/2/2022

Sheet No. : 1 OF 17
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Dwg. No. : 2020-143-001L

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. CLEVELAND WATER
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 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.

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 TOPSOIL 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 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 CB-2 AS SHOWN IN THE STANDARD DETAILS.

TYPICAL CONCRETE PAVEMENT SECTION

1. 6" FIBER-REINFORCED CONCRETE CLASS "QC" MISC.
2. ITEM 304 RECYCLED LIMESTONE AGGREGATE BASE, 4"
3. ITEM 703 LIMESTONE AGGREGATE #1 & #2 MIX, 8"
4. ITEM 204 SUBGRADE COMPACTION
5. ITEM 203 2' SHOULDER

LEGEND

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
	TEL	TELEPHONE LINE MARKER
		GAS METER
	G	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
CATV		CABLE TV LINE
GAS		GAS LINE
X	X	FENCE
		TREE LINE

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

REVISIONS			
No.	Description	Approval	Date
	AS BUILT		

Plans Prepared By :
Makeever & Associates, Inc.
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BUCYRUS, OHIO 44820
Phone (419) 562-7757 Fax (419) 562-4137
DYLAN J. WYATT
E-86763
Ohio Reg. No. Date
STATE OF OHIO DYLAN J. WYATT E-86763 REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES

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"
Date : 6/2/2022

Sheet No. : 2 OF 17
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Dwg. No. : 2020-143-001L

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SCALE IN FEET

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DYLAN J. WYATT

E-86763
Ohio Reg. No.

Date

STATE OF OHIO
DYLAN J. WYATT
E-86763
REGISTERED
PROFESSIONAL ENGINEER

CURRENT SITE

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NORTH ROYALTON, OH

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Sheet No. : 3 OF 17
S:\2020\143\001
Dwg. No. : 2020-143-001L

WETLAND 6
(MITIGATE)
N 87° 55' 51" E
40.00'
N 89° 06' 14" E
185.12'
N 87° 55' 51" E
369.94'
N 87° 55' 51" E
568.42'
TO DE-NWAD
CB114
DETENTION
BASIN
(SHEET 14)
N 0° 14' 37" W
264.69'
TRACT 2
2.01 ACRES
276.42'
S 0° 00' 00" E
TRACT 3
2.01 ACRES
213.69'
S 0° 40' 46" E
FF=866.81
FF=887.81
WETLAND 4
(UNCONNECTED)
(MITIGATE)
EASEMENT
EASEMENT
EASEMENT

EASEMENT REFERENCE			
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Plans Prepared By :

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Phone (419) 562-7157 Fax (419) 562-4717

DYLAN J. WYATT

E-86763
Ohio Reg. No.

Date

STATE OF OHIO
DYLAN J. WYATT
E-86763
REGISTERED
PROFESSIONAL ENGINEER

PROPOSED LAYOUT

ENG. FILE NO.
IMP. ACCT. NO.
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NORTH ROYALTON, OH

Scale : Horiz. = AS NOTED
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Date : 6/2/2022

Sheet No. : 5 OF 17
S:\2020\143\001
Dwg. No. : 2020-143-001L

HORITONTAL: 0 40 80 SCALE IN FEET

VERTICAL: 0 4 8 SCALE IN FEET

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BUCYRUS, OHIO 44820
Phone (419) 562-7157 Fax (419) 562-4717

DYLAN J. WYATT

E-86763
Ohio Reg. No. Date

STATE OF OHIO
DYLAN J. WYATT
E-86763
REGISTERED
PROFESSIONAL ENGINEER

DRIVEWAY PLAN & PROFILE

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

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NORTH ROYALTON, OH

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HORITONTAL: 0 40 80 SCALE IN FEET

VERTICAL: 0 4 8 SCALE IN FEET

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Plans Prepared By :

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Phone (419) 563-7737 Fax (419) 562-4112

DYLAN J. WYATT

E-86763
Ohio Reg. No.

Date

STATE OF OHIO
DYLAN J. WYATT
E-86763
REGISTERED
PROFESSIONAL ENGINEER

DRIVEWAY PLAN & PROFILE

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IMP. ACCT. NO.
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DYLAN J. WYATT

E-86763
Ohio Reg. No. Date

STATE OF OHIO
DYLAN J. WYATT
E-86763
REGISTERED
PROFESSIONAL ENGINEER

GRADING PLAN

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Plans Prepared By :

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DYLAN J. WYATT

E-86763
Ohio Reg. No.

Date

STATE OF OHIO
DYLAN J. WYATT
E-86763
REGISTERED
PROFESSIONAL ENGINEER

GRADING PLAN

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"
Date : 6/2/2022

Sheet No. : 9 OF 17
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Dwg. No. : 2020-143-001L

EASEMENT REFERENCE			
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No.	Description	Approval	Date
	AS BUILT		

Plans Prepared By :

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UTILITY PLAN

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NORTH ROYALTON, OH

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STORM PLAN & PROFILE

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OUTLET STRUCTURE DETAIL
SCALE: NONE

INKS RIDGE ROAD Water Quality Volume

5/6/2022

Elev (ft)	head (ft)	Outflow (cfs)	Area (sq ft)	Average Area (sq ft)	Volume (cu ft)	Cumulative Volume (cu ft)	Time (hr)	Cumulative Time (hr)
								0.00
873.55	0.75	0.0290	7131.7	0.0000	0.000	4410.4675	0.0000	0.00
873.00	0.20	0.0150	6398.0	6764.8500	3720.667	689.8000	35.5885	35.59
872.80	0.00	0.0000	500.0	3449.0000	689.800	0.0000	12.7770	48.37

INKS NORTH WEST Detention Basin Specifications

Elev (ft)	Area (sq ft)	Average Area (sq ft)	Volume (cu ft)	Cumulative Volume (cu ft)
876.00	10700.0			27274
875.00	9916.0	10308.0	10308	16966
874.00	7732.0	8824.0	8824	8142
873.00	6398.0	7065.0	7065	1077
872.80	500.0	3449.0	690	387
872.50	15.0	258.0	387	0

INKS NORTH WEST Detention Basin Design Storm Information

Return Period (yr)	Pre-Construction Peak Outflow (cfs)	Allowable Outflow (cfs)	Post-Construction Peak Outflow (cfs)			Percent of Allowable Outflow	Detention Basin Peak Elev (ft)
			Detention Basin	Areas Not Captured	Total		
1	0.26	0.28	0.03	0.00	0.03	10.7%	873.61
2	0.80	0.28	0.11	0.00	0.11	39.3%	873.88
5	2.16	0.28	0.20	0.00	0.20	71.4%	874.47
10	3.67	0.28	0.26	0.00	0.26	92.9%	875.03
25	6.31	17.57	2.13	0.00	2.13	12.1%	875.27
50	8.78	20.85	3.98	0.00	3.98	19.1%	875.47
100	11.72	24.41	5.48	0.00	5.48	22.4%	875.83

DESIGN CRITICAL STORM CALCULATION

PRE-CONSTRUCTION 1 YEAR STORM RUNOFF = 0.063 AC-FT
POST-CONSTRUCTION 1 YEAR STORM RUNOFF = 0.134 AC-FT

(0.134- 0.063) / 0.063 X 100 = 112% RUNOFF VOLUME INCREASE

10 YEAR RETURN PERIOD STORM CRITICAL

Water Quality Volume

5/6/2022

Total Watershed Area	6.888	ac
Percent Impervious	20.00%	%
Basin Area at WQv	0.147	ac
Precipitation Depth	0.75	in
Runoff Coefficient	0.170	

allows for fut

Water Quality Volume	0.083	ac-ft
120% Water Quality Volume	0.099	ac-ft
120% Water Quality Volume Elev.	0.00	ft

WQv Orifice Size

5/6/2022

Det. Basin Bottom Elev	872.80	ft
Orifice Coefficient	0.60	
Water Quality Volume Depth	0.75	ft
Average head	0.31	ft
Average AllowedOutflow	0.025	cfs
Orifice Area	0.009	sq ft

Maximum Orifice Diameter	1.30	in

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NORTHWEST DETENTION BASIN

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INKS EAST Detention Basin Design Storm Information			
Return Period (yr)	Pre-Construction Peak Outflow (cfs)	Post-Construction Peak Outflow (cfs)	Detention Basin Peak Elev (ft)
1	0.05	0.14	854.24
2	0.14	0.27	854.38
5	0.38	0.44	854.65
10	0.65	0.55	854.91
25	1.13	0.69	855.30
50	1.56	0.78	855.61
100	2.08	0.86	855.92

INKS EAST Detention Basin Specifications				
Elev (ft)	Area (sq ft)	Average Area (sq ft)	Volume (cu ft)	Cumulative Volume (cu ft)
856.00	3797.0			4741
855.00	2216.0	3006.5	3007	1735
854.00	1253.0	1734.5	1735	0

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EAST DETENTION BASIN

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EXISTING DRAINAGE

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PROPOSED DRAINAGE

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