City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

David Smerek, Building Commissioner

Ian Russell
PC Secretary

PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinances 1220.06 and 1288.06(d) notice is given that the Planning Commission of the of the City of North Royalton, Ohio, will hold a public hearing on **May 1, 2024** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

> John Reyes, of Star Inc., on behalf of Heritage-Crystal Clean, LLC, is seeking final site plan approval and the approval of required landscape buffering along the western property line for a proposed 16,789 square foot office warehouse building and associated parking lot improvements located at 10012 Akins Road also known as PPN: 483-25-015 (previously PPN(s): 483-25-008, 483-25-009, and 483-25-010) in General Industrial (GI) District zoning.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, and on the City's website for review by interested parties.

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: www.northroyalton.org/PlanningCommission

If you would like to be heard on the subject of this application but are not able to attend the meeting in person, please fill out and submit the Public Comment Form with any documents or photographs and return it to the Building Department no later than April 30th at 12:00 p.m. local time. The form is available on the Planning Commission page of the city website which can be found at the above link. PLEASE NOTE: THE PUBLIC COMMENT FORM MUST BE NOTARIZED IN ORDER TO BE READ INTO THE RECORD.

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Ian Russell
Planning Commission Secretary
11545 Royalton Road
North Royalton, Ohio 44133
April 16, 2024

City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division
David Smerek, Building Commissioner
11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3000

RECEIVED
CITY OF NORTH ROYALTON
APR 02 2024
☑ P.C. ☐ B.Z.A

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

10012 Akins Road	Crystal Clean
Address	Name of Occupant, Business or Tenant (if applicable)
483-25-008; -009; -010	Zoned GI
Permanent Parcel Number	Zoning District and Ward

2. Property Owner of Parcel:

Heritage-Crystal Clean, LLC	Crystal Clean
Name	Name of Business (if applicable)
2000 Center Drive Suite East C300	877-938-7948
Address	Phone
Hoffman Estates, Illinois 60192	Tim.Diss@Crystal-Clean.com>
City, State and Postal Code	Email (electronic mail)

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

John Reyes	Star Inc.
Name	Name of Business (if applicable)
46405 Telegraph Road	440 986-8022
Address	Phone
Amherst, Ohio 44001	johnr@starinc.cc
City, State and Postal Code	Email (electronic mail)

For Office Use Only

04/02/2024	05/01/2024	PC24-10
Date Application Submitted	Meeting Date Assigned	Identification Number Assigned
$300	Check # 053899	IR
Application Fee	Payment Information (date, check number, cash, etc.)	Received By

Other Application Fee Information

4. Narrative statement describing the project and its features:

This project is the construction of a new 16,787 sf Office / Warehouse for Crystal Clean. The operations will move from the existion building at the front of the site to this new building at the rear of the site. This project will include a new drive and parking lot. The existing lots are consolidated into on parcel. Requuired lanscaping and buffering will be added to the front yard and adjacent to residential zoned areas. We are requesting Final Site and Landscape Plan approval.

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.

	John Reyes	04/09/2024
	Printed Name and Title	Date
Mark DeVita	Mark DeVita	04/09/2024
Owner Signature	Printed Name and Title	Date

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

6. Written Authority Form (complete this form if you are unable to be present at meeting). (submit original – do not fax or email)

I, Mark DeVita (name) of Heritage-Crystal Clean (company, if applicable), hereby certify that I/we are the Owner (owner(s), executor(s), etc.) of 10012 Akins Road (property address or permanent parcel number) and further verify that John Reyes **(name of representative)** is authorized to represent my/our interests and make decisions on my/our behalf when appearing before the North Royalton Planning Commission.

Mark DeVita 4/9/2024

Signature Date

Before me, a Notary Public in and for said county, personally appeared 4/9/2024 who acknowledged that he or she did sign the foregoing instrument and the same is his or her free act and deed.

In testimony where of I have hereunto set my hand and official seal at Hoffman Estates, IL, Ohio on this 9th day of April, 2024.

Amber N. Loredo

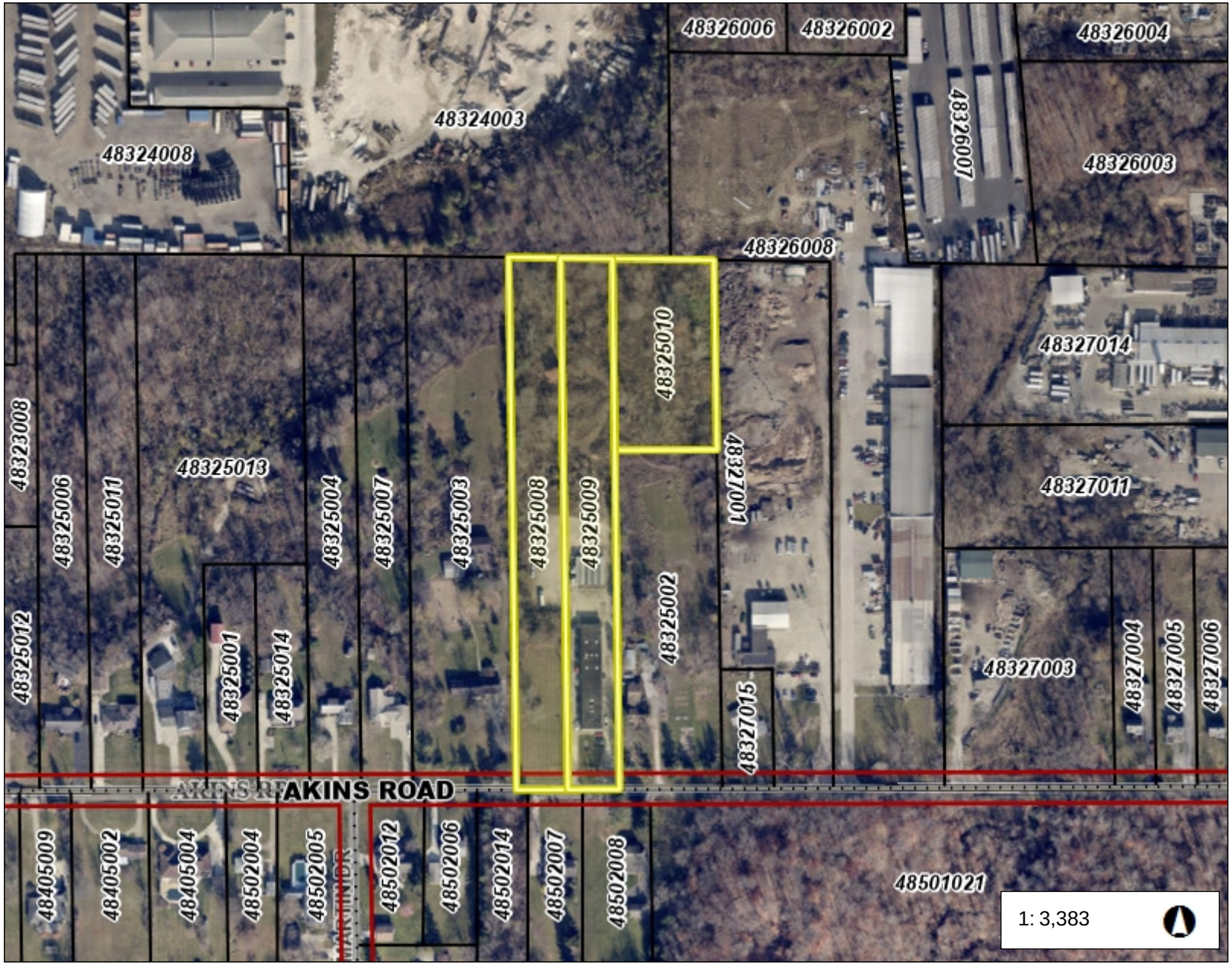
Notary Signature

Seal:

Official Seal
Amber N Loredo
Notary Public State of Illinois
My Commission Expires 7/7/2025

State of Ohio
County of Cuyahoga

Cuyahoga County GIS Viewer



Date Created: 4/15/2024

Legend

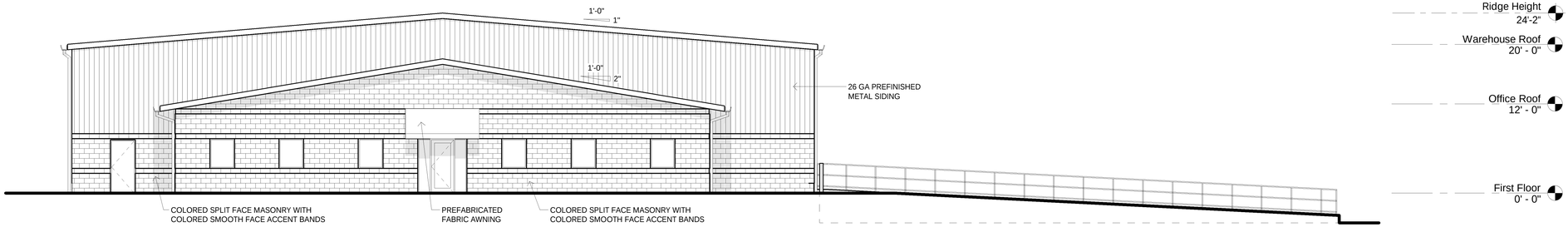
- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

564 0 282 564 Feet

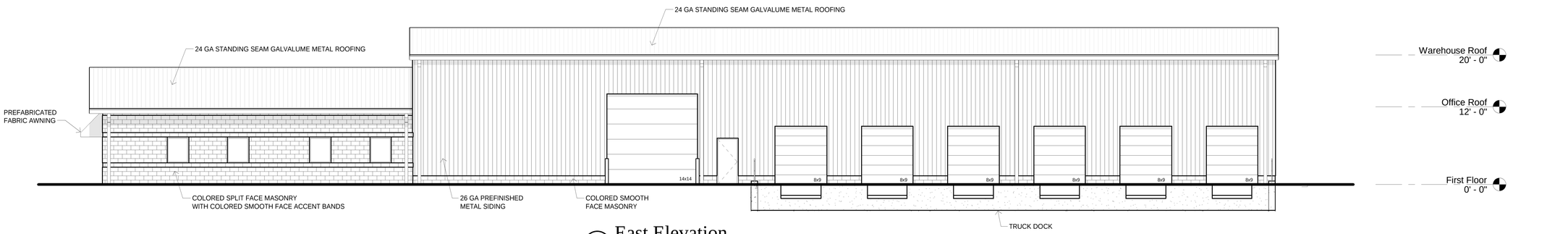
Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP



3 A2.1 South Elevation
1/8" = 1'-0"



1 A2.1 East Elevation
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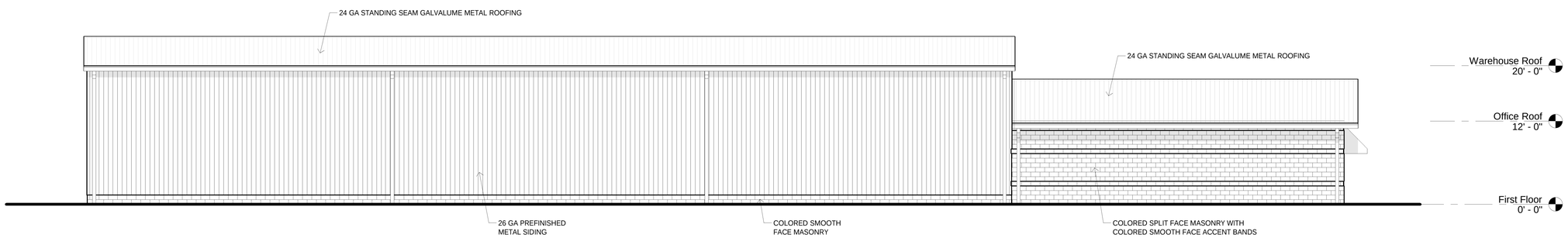

2 A2.1 West Elevation
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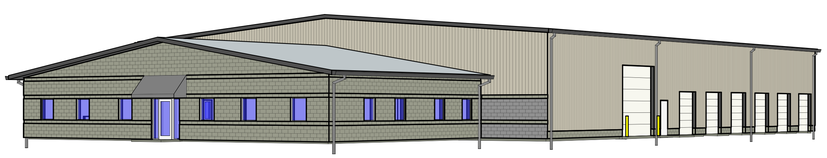
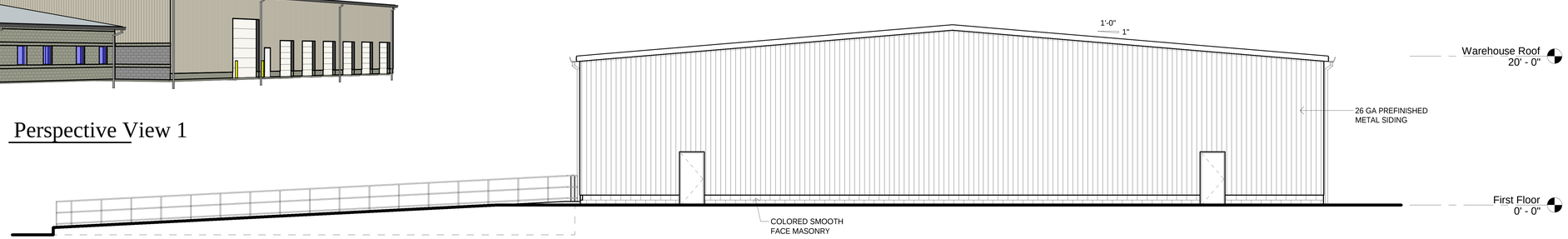


Perspective View 1



4 A2.1 North Elevation
1/8" = 1'-0"

STATE OF OHIO
JOHN REYES
10842
REGISTERED ARCHITECT

John Reyes, #9410842
Expiration Date: 12/31/2024

No.	Revision Description	Date

STAR ARCHITECTURAL GROUP LTD.
P.O. Box 189
4600 Prospect Avenue
Ashtabula, Ohio 44001
phone (440) 998-8022
fax (440) 998-5330
http://www.star-a.com

STAR Design-Build Contractors

These documents and design concepts contained herein are the sole property of Star Architectural Group Ltd., and shall not be reproduced or modified in any form or manner without written authorization of the designer.

Crystal Clean

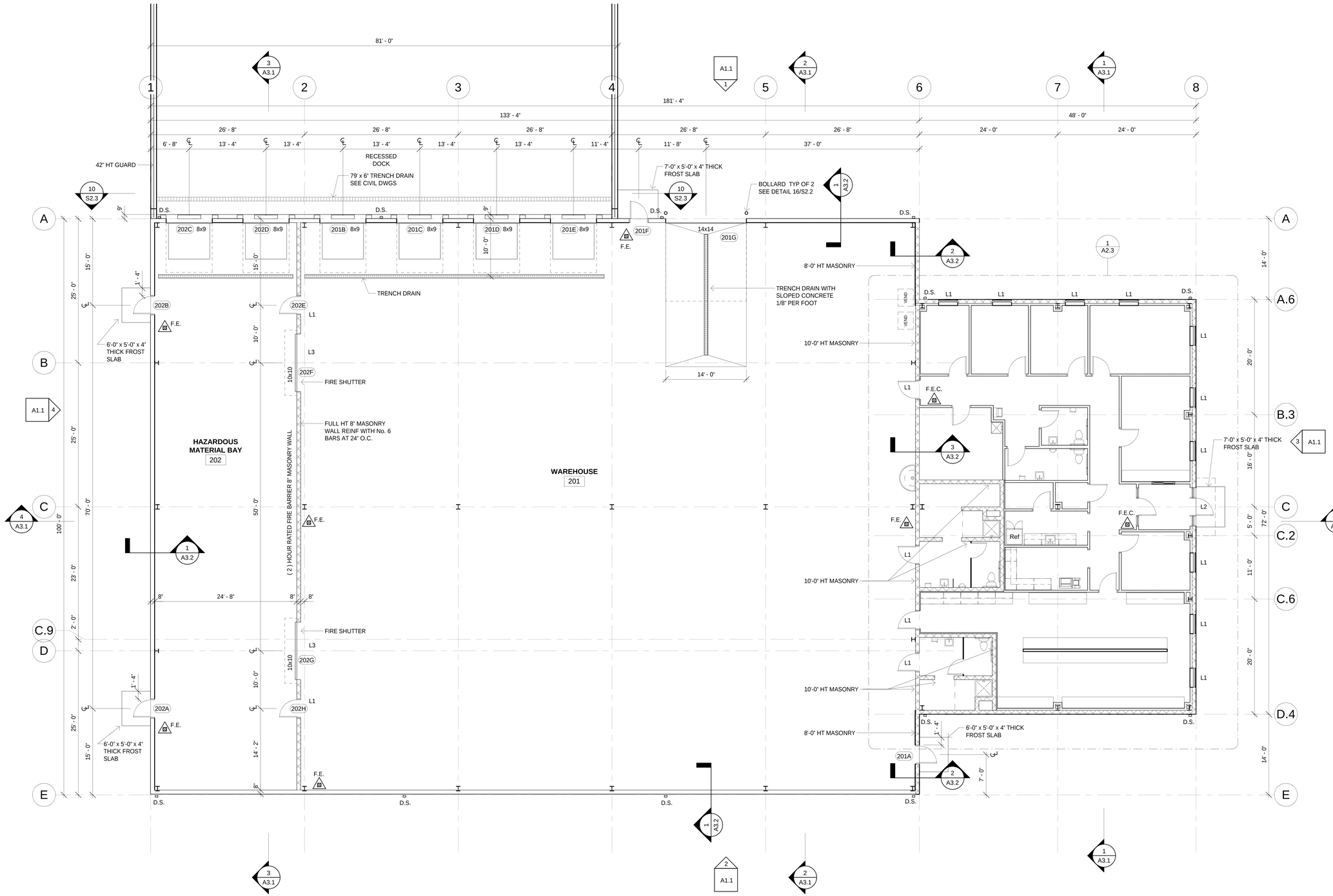
Proposed New Building
10012 Akins Road North Royalton, Ohio 44133

Sheet Title
Elevations

Architect: John Reyes
Designer: Schmalz
Project Number: 23-00054
Date: 2024-01-30

A1.1

J:\Project Files\2019 Projects\Crystal Clean\Drawings\Design\CrystalClean 2023-12-21.rvt



First Floor

1/8" = 1'-0"

N

LINTEL SCHEDULE			
TAG	OPENING	SIZE FOR 8" WIDTH MASONRY	BEARING
L-1	3'-4"	(2) 3-1/2 x 3-1/2 x 5/16	6"
L-2	6'-8"	(2) 5 x 3-1/2 x 3/8	8"
L-3	10'-0"	W8x15 WITH BOTTOM PLATE	8"

Building Area	
Area	Square Footage
Office	3456 SF
Warehouse	13333 SF
Grand Total	16789 SF

STAR INC 60th ANNIVERSARY 1955 2015

STATE OF OHIO
JOHN REYES
10842
REGISTERED ARCHITECT

John Reyes, #9410842
Expiration Date: 12/31/2024

No.	Revision Description	Date

STAR STN ARCHITECTURAL GROUP LTD.
P.O. Box 109
40400 Chestnut Ridge Rd.
Amherst, Ohio 44001
phone (440) 988-8022
fax (440) 986-5303
http://www.star-arc

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Crystal Clean

Proposed New Building

10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Floor Plan

Architect: John Reyes

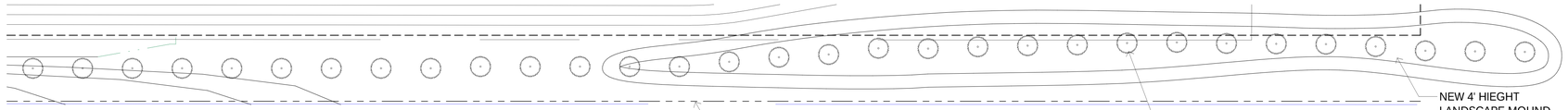
Designer: Schmalz

Project Number: 23-00054

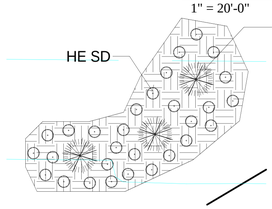
Date: 2024-01-30

A2.1

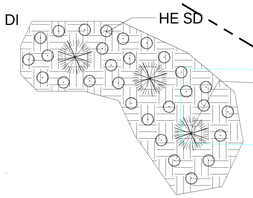
J:\Project Files\2019 Projects\Crystal Clean\Drawings\Design\CrystalClean 2023-12-21.rvt



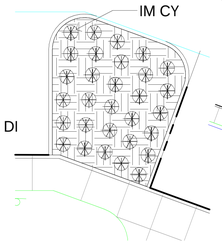
Landscape Mound 5
1" = 20'-0"



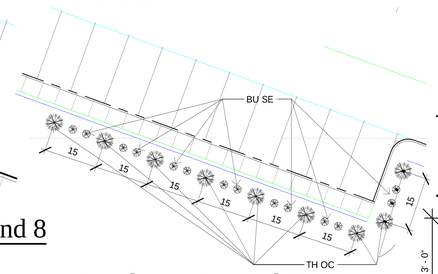
Landscape Mound 6
1" = 10'-0"



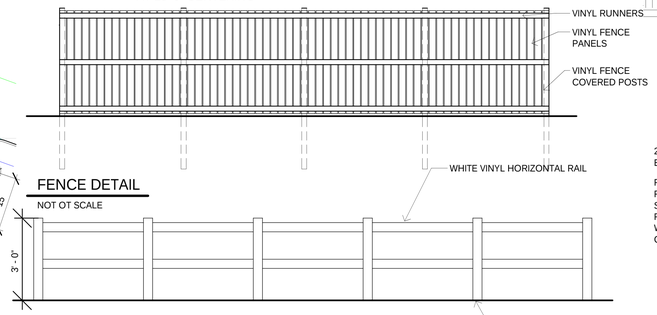
Landscaping Mound 7
1" = 10'-0"



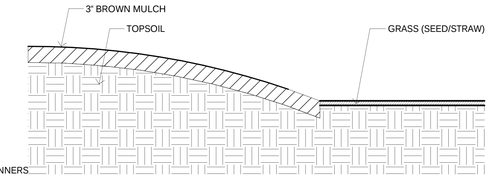
Landscape Mound 8
1" = 10'-0"



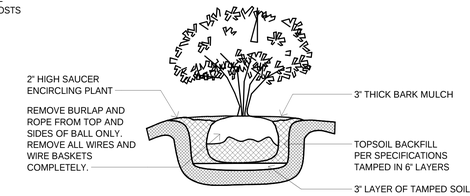
Landscape Mound 9
1" = 20'-0"



FENCE DETAIL
NOT OT SCALE

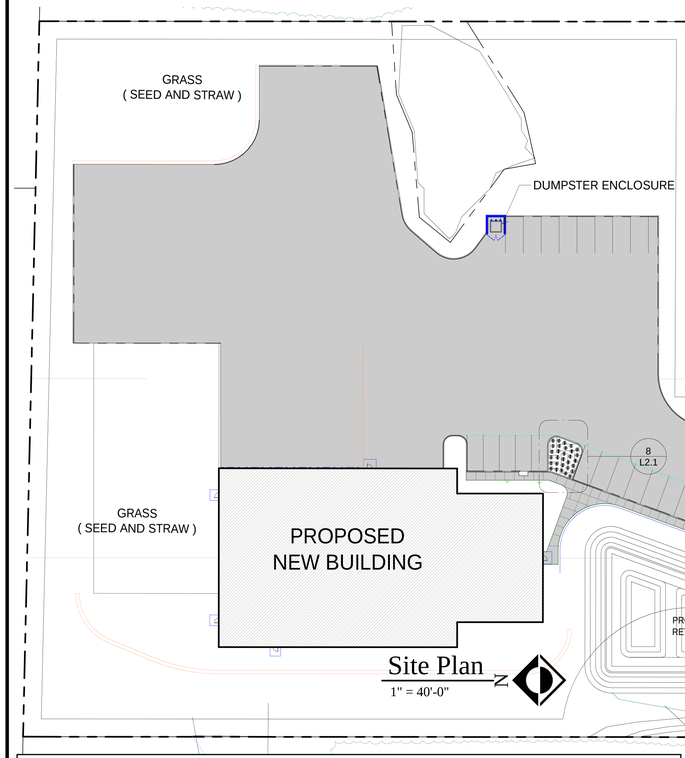


CURB AND BED EDGE DETAIL
NOT OT SCALE

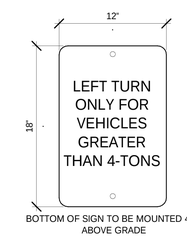


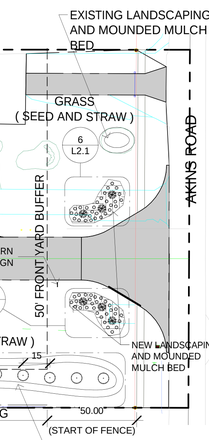
NOTE:
SET ALL PLANTS SO THAT WHEN SETTLED THEY WILL BEAR THE SAME RELATION TO THE FINISH GRADE AS THEY DID TO THE NATURAL GRADE AT THE PLANT NURSERY.

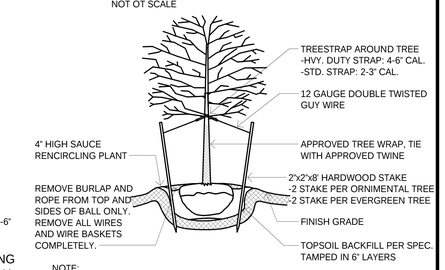
SHRUB PLANTING DETAIL
NOT OT SCALE



Site Plan
1" = 40'-0"

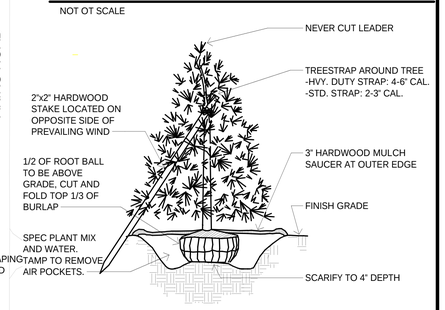






NOTE:
SET ALL PLANTS SO THAT WHEN SETTLED THEY WILL BEAR THE SAME RELATION TO THE FINISH GRADE AS THEY DID TO THE NATURAL GRADE AT THE PLANT NURSERY.

ORNAMENTAL TREE PLANTING & STAKING DETAIL
NOT OT SCALE



NOTE:
SET ALL PLANTS SO THAT WHEN SETTLED THEY WILL BEAR THE SAME RELATION TO THE FINISH GRADE AS THEY DID TO THE NATURAL GRADE AT THE PLANT NURSERY.

EVERGREEN PLANTING AND STAKING DETAIL
NOT OT SCALE

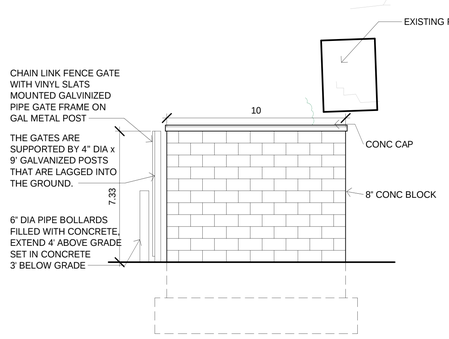
Planting Details
3/4" = 1'-0"

PLANT SCHEDULE

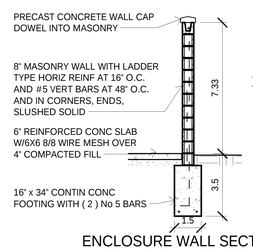
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	INSTALL HEIGHT	MATURE WIDTH	MATURE HEIGHT	ROOTS	DROUGHT RESISTENCE
TREES								
AC DI	6	ACER PALMATUM DISSECTUM	RED DRAGON JAPANESE MAPLE	2'-3'	8'-12'	8-12'	B&B	NO
EVERGREENS								
TH OC	9	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	5'	10'-15'	40'-60'	B&B	YES
PI ST	28	PINUS STROBUS	EASTERN WHITE PINE	5'	15'-25'	50'-70'	B&B	YES
SHRUBS								
HE SD	58	HEMEROCALLIS	STELLA D'ORO DAYLILIY	8"-10"	10"-12"	18"	1 GAL	YES
IM CY	30	IMERATA CYLINDRICA	JAPANESE BLOOD GRASS	8"-10"	1'-2'	1'-2'	1 GAL	YES
BU SE	14	BUXUS SEMPERVIRENS	COMMON BOXWOOD	6"-10"	1'-3'	1'-20'	1 GAL	YES

PLANT NOTES:
1. CONTOUR PLANTING AND LAWN AREAS TO DRAIN TO SWALE AT 2% MIN. SLOPE.
2. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" THK. DOUBLE SHREDDED BARK MULCH APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
3. ANY SUBSCRIPTION OF SIZES OR VARIETIES OF PLANT MATERIAL SHALL BE SUBJECT TO THE WRITTEN APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT.
4. QUANTITY AND SIZE OF PLANT MATERIAL SHALL MEET THE AMERICAN ASSOCIATION OF NURSERY-MAN STANDARDS.
5. CONTRACTORS SHALL WARRANTY ALL PLANT MATERIAL INSTALLED FAR A PERIOD OF ONE YEAR FROM THE TIME OF INSTALLATION. ANY PLANTS THAT ARE UNHEALTHY OR DEAD SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITION-AL COST TO THE OWNER.
6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN UP ASSOCIATED WITH THE LANDSCAPE CONSTRUCTION PROCESS.
7. PLANTING SOIL BACKFILL TO BE ORGANIC COMPOST, SAND AND 50% ORIGINAL TOP SOIL FROM SITE.
8. PLANT LOCATIONS ON PLAN ARE TO SERVE AS A GUIDE. SLIGHT RELOCATION IN FIELD MAY OCCUR TO PROVIDE THE MOST AESTHETIC LOOKING ARRANGEMENT.
9. CLEAR SCRUB BRUSH AND DEAD MATERIALS WITHIN 20' (MIN.) AROUND NEW PLANTINGS.

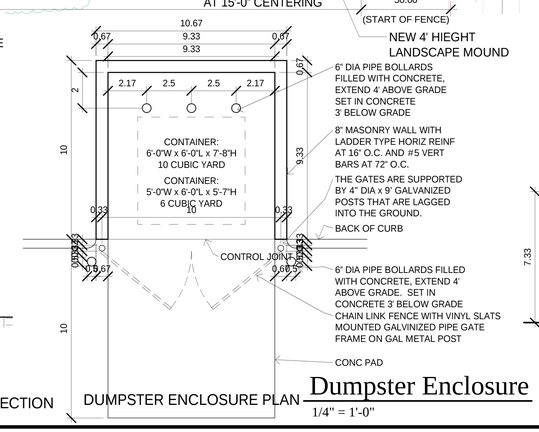
Plant Note
GRASS SHALL BE ODOT ITEM 659, TYPE 1 (SEED AND STRAWED)



ENCLOSURE SIDE ELEVATION

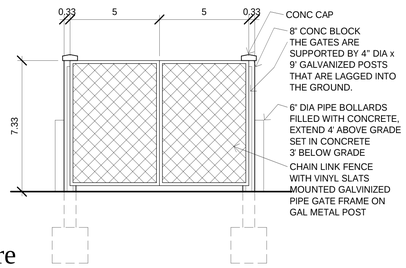


ENCLOSURE WALL SECTION



DUMPSTER ENCLOSURE PLAN

Dumpster Enclosure
1/4" = 1'-0"



ENCLOSURE FRONT ELEVATION

STATE OF OHIO
JOHN REYES
10842
REGISTERED ARCHITECT

John Reyes, #9410842
Expiration Date: 12/31/2020

No.	Revision Description	Date

STAR sm ARCHITECTURAL GROUP LTD.
P.O. Box 109
46405 Tanyard Road
North Ridgeville, Ohio 44111
phone: (440) 986-8022
fax: (440) 986-3360
http://www.starar.cc

STAR™ Design-Build Contractors

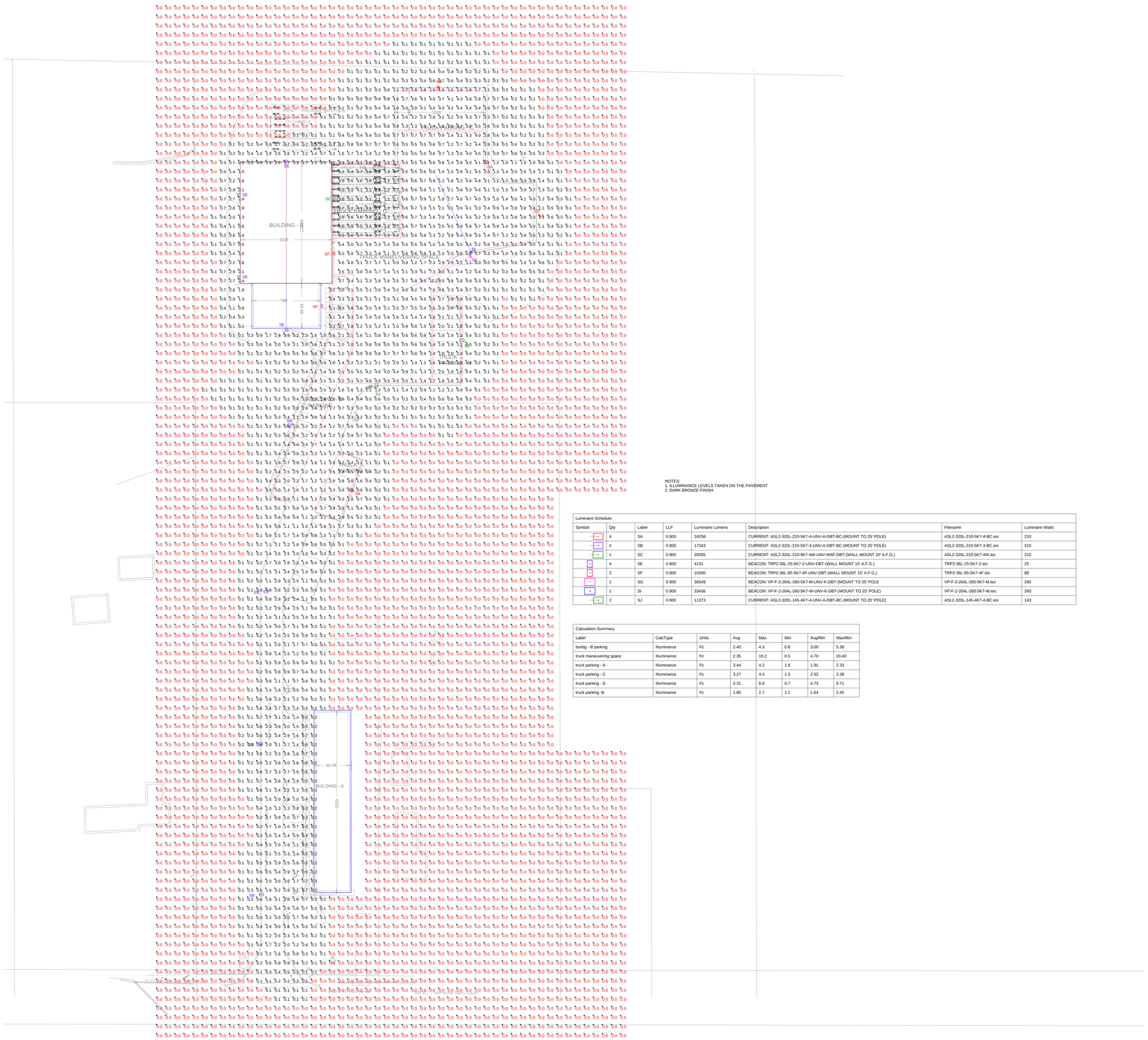
These documents and design concepts contained therein are the sole property of Star Architectural Group Ltd., and shall not be corporate modified in any former manner without written authorization of its designer.

Crystal Clean
Proposed Building Addition
10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Landscape Plan
Architect: John Reyes
Designer: Schmalz
Project Number: 23-00003
Date: 2024-04-23

L2.1

J:\Project Files\2019 Projects\Crystal Clean\Drawings\Design\Crystal Clean-Site 2023-11-30.rvt



NOTES:
1. ILLUMINANCE LEVELS TAKEN ON THE PAVEMENT
2. DARK BRONZE FINISH

Luminaire Schedule

Symbol	Qty	Label	LLF	Luminaire Lumens	Description	Filename	Luminaire Watts
	4	SA	0.900	16258	CURRENT: ASL2-320L-210-5K7-4-UNV-A-DBT-BC-(MOUNT TO 25' POLE)	ASL2-320L-210-5K7-4-BC.ies	210
	4	SB	0.900	17343	CURRENT: ASL2-320L-210-5K7-3-UNV-A-DBT-BC-(MOUNT TO 25' POLE)	ASL2-320L-210-5K7-3-BC.ies	210
	1	SC	0.900	29285	CURRENT: ASL2-320L-210-5K7-4W-UNV-MAF-DBT-(WALL MOUNT 20' A.F.G.)	ASL2-320L-210-5K7-4W.ies	210
	4	SE	0.900	4131	BEACON: TRP2-36L-25-5K7-2-UNV-DBT-(WALL MOUNT 15' A.F.G.)	TRP2-36L-25-5K7-2.ies	25
	2	SF	0.900	10200	BEACON: TRP2-36L-85-5K7-4F-UNV-DBT-(WALL MOUNT 15' A.F.G.)	TRP2-36L-85-5K7-4F.ies	88
	1	SG	0.900	36549	BEACON: VP-F-2-264L-260-5K7-M-UNV-K-DBT-(MOUNT TO 25' POLE	VP-F-2-264L-260-5K7-M.ies	260
	1	SI	0.900	33436	BEACON: VP-F-2-264L-260-5K7-W-UNV-K-DBT-(MOUNT TO 25' POLE)	VP-F-2-264L-260-5K7-W.ies	260
	2	SJ	0.900	11373	CURRENT: ASL2-320L-145-4K7-4-UNV-A-DBT-BC-(MOUNT TO 20' POLE)	ASL2-320L-145-4K7-4-BC.ies	143

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
buildg - B parking	Illuminance	Fc	2.40	4.3	0.8	3.00	5.38
truck maneuvering space	Illuminance	Fc	2.35	10.2	0.5	4.70	20.40
truck parking - A	Illuminance	Fc	3.44	4.2	1.8	1.91	2.33
truck parking - C	Illuminance	Fc	3.27	4.4	1.3	2.52	3.38
truck parking - D	Illuminance	Fc	3.31	6.8	0.7	4.73	9.71
truck parking -B	Illuminance	Fc	1.80	2.7	1.1	1.64	2.45

PHOTOMETRIC STUDY
Scale: 1" = 40' - 0"

SAMPLE BANNER

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#	Date	Comments

Revisions

Drawn By:
Checked By:
Date:4/8/2024
Scale:

Crystal Clean

Site Lighting Photometric Study

04-08-2024

CRYSTAL CLEAN

PROPOSED NEW BUILDING & SITE IMPROVEMENTS

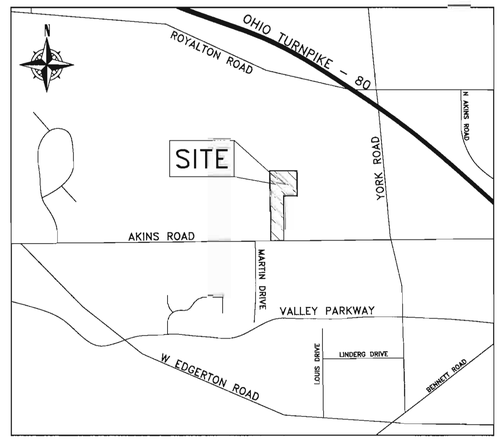
SITUATED IN THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA, STATE OF OHIO.

LEGEND OF SYMBOLS

- CLEAN OUT
- DOWNSPOUT
- STORM MANHOLE
- YARD DRAIN
- SANITARY MANHOLE
- CATCH BASIN
- HYDRANT
- WATER VALVE
- GAS REG/METER
- WATER REG/METER
- ELECTRICAL METER
- GAS VALVE
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- SIGN
- XxX — SOILS TYPE
- IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND IN MONUMENT BOX AS INDICATED
- IP — INLET PROTECTION
- DEMOLITION AREA

LEGEND OF LINETYPES

- CENTERLINE
- EX. PAVEMENT
- EX. SETBACK LINES
- 000 — EX. MINOR CONTOUR
- 000 — EX. MAJOR CONTOUR
- STM — EX. STORM
- SAN — EX. SANITARY
- W — EX. WATER
- G — EX. GAS
- OHW — EX. OVERHEAD UTILITIES
- T — EX. TELEPHONE
- E — EX. U.G. ELECTRIC
- 000 — PROP. MINOR CONTOUR
- 000 — PROP. MAJOR CONTOUR



VICINITY MAP

-NOT TO SCALE-

SITE ADDRESS: 10012 AKINS ROAD, NORTH ROYALTON, OHIO 44133
SCM COORDINATES: N: 599091.29 E: 2171743.06 (NAD83 OHIO NORTH ZONE)
LAT: 41°18'25.30" N LONG: 81°45'38.25" W (WGS 84)

DESIGN ENGINEER:

STATE OF OHIO — RICHARD A. FREDRICKSON — E-61668 — REGISTERED PROFESSIONAL ENGINEER

Richard A Fredrickson 4-9-2024

RICHARD A. FREDRICKSON, P.E., P.S. — DATE
OHIO ENGINEER - 61668
OHIO SURVEYOR - 8288

SCOPE OF WORK

THE IMPROVEMENT PLANS ARE FOR A NEW WAREHOUSE OFFICE BUILDING & SITE IMPROVEMENTS. THE SITE WORK WILL INCLUDE DRIVEWAY ACCESS, PARKING AREA & SEMI-TRUCK PARKING & MANEUVERING AREAS. UTILITY IMPROVEMENTS SHALL INCLUDE A NEW OHIO EPA APPROVED SANITARY SEPTIC SYSTEM FOR THE EXISTING AND PROPOSED BUILDING (DESIGN BY OTHERS). ADDITIONALLY THE SITE SHALL INSTALL DOMESTIC & FIRELINE CONNECTIONS TO THE NEW BUILDING ALONG WITH REQUIRED PRIVATE UTILITIES. STORM SEWER IMPROVEMENTS WILL CONSIST OF A STORM WATER BASIN TO SERVICE THE SITE AS WELL AS GRADING & DRAINAGE STRUCTURES TO DIRECT RUNOFF TO THE BASIN.

PROJECT TIMEFRAME

ESTIMATED START DATE: 06-01-2024
ESTIMATED COMPLETION DATE: 06-01-2025

CIVIL SHEET LEGEND

TITLE SHEET	C0.0
LOT CONSOLIDATION	C0.1
EXISTING CONDITIONS & DEMOLITION PLAN	C1.0
EXISTING CONDITIONS & TREE CLEARING PLAN	C1.1
EXISTING DRAINAGE AREA PLAN	C1.2
OVERALL SITE PLAN	C2.0
ENLARGED SITE PLAN	C2.1 - C2.2
FIRE PROTECTION PLAN	C2.3
PROPOSED DRAINAGE AREA PLAN	C2.4
OVERALL UTILITY PLAN	C3.0
ENLARGED UTILITY PLAN	C3.1 - C3.2
OVERALL GRADING PLAN	C4.0
ENLARGED GRADING PLAN	C4.1 - C4.2
CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN	C5.0
CONSTRUCTION STORM WATER POLLUTION PREVENTION BASIN DETAILS	C5.1
CONSTRUCTION STORM WATER POLLUTION PREVENTION NOTES & DETAILS	C5.2 - C5.5
PERMANENT COMPREHENSIVE STORM WATER MANAGEMENT PLAN	C6.0
PERMANENT STORM WATER BASIN DETAILS	C6.1
MISCELLANEOUS DETAILS	C7.0 - C7.8

CONTRACTORS SWP3 ACKNOWLEDGEMENT:

PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWP3) SIGNED BY THE CONTRACTOR AND ALL OF HIS SUBCONTRACTORS.

SEE STORM WATER POLLUTION PREVENTION PLAN DETAIL SHEET C5.2 FOR SIGNATURE STATEMENT AND SIGNATURE LIST.

NOI STORM WATER GENERAL PERMIT NUMBER:_____

No.	Revision Description	Date
4	REVISED PER PRELIM REVIEW	04-09-2024
3	ISSUE FOR PLAN REVIEW	04-02-2024
2	REVISED PER PLANNING/CO COMMENTS	01-02-2024
1	ISSUE FOR REVIEW	11-29-2023

STAR Design-Build Contractors
6445 Tilbrook Road
Aurora, Ohio 44202
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Fax (440) 995-2002
http://www.star.cc
STAR ARCHITECTURAL GROUP LTD.

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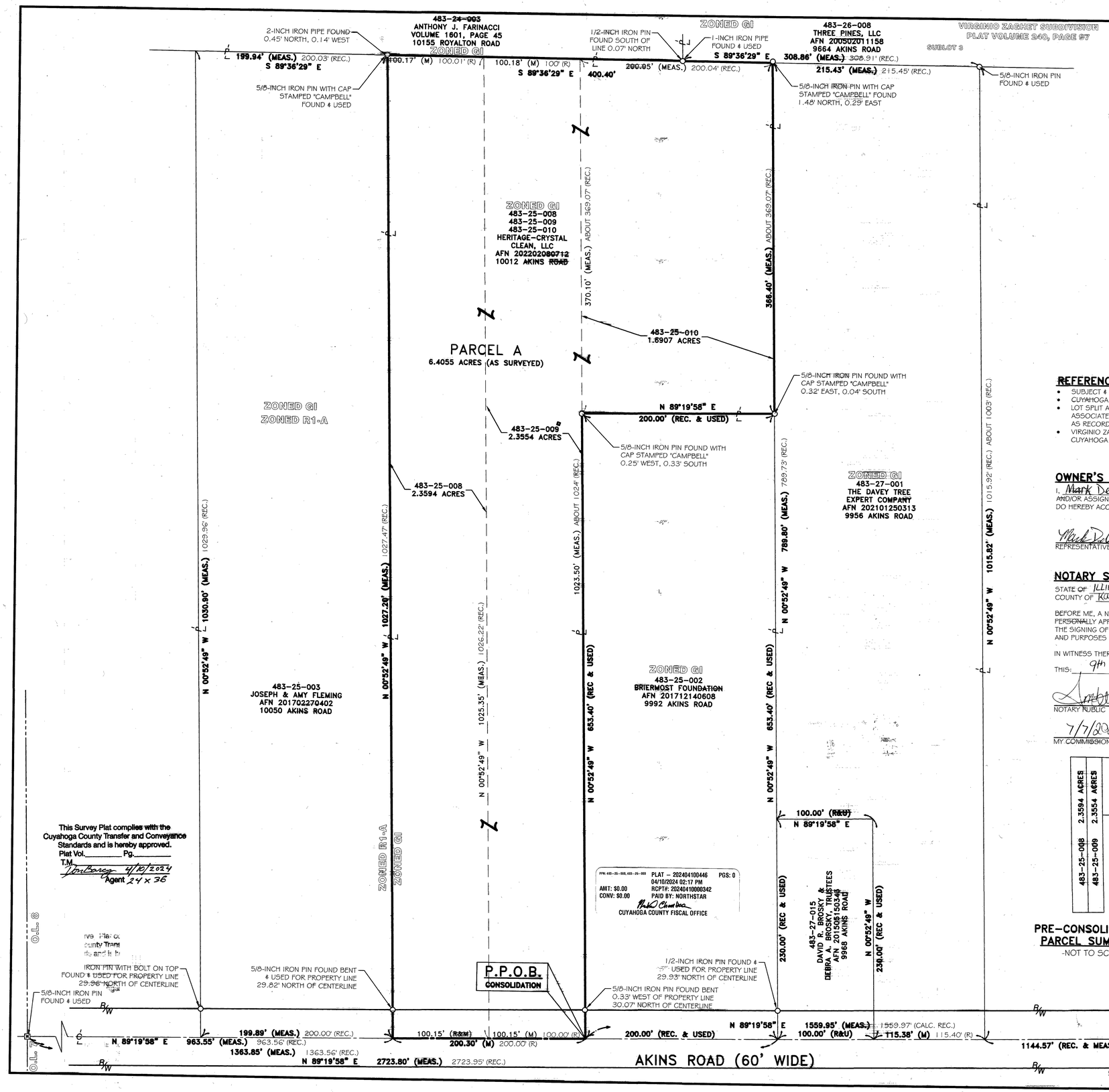
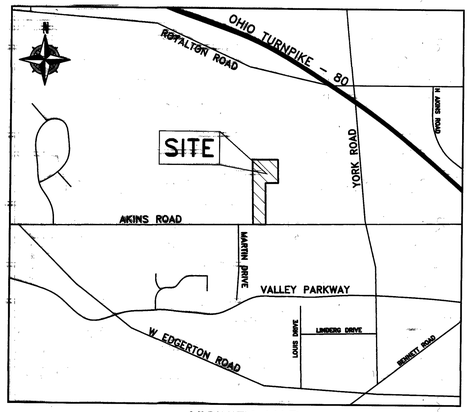
DRAWN BY: BDA | CHECKED BY: RAF
JOB No: 3064

Sheet Title: Civil Title Sheet
Designer
Project Manager
Date

C0.0





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SCM COORDINATES: N: 599091.29 E: 2171743.06 (NAD83 OHIO NORTH ZONE)
LAT: 41°18'25.30" N LONG: 81°45'38.25"W (WGS 84)

REFERENCES:

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- CUYAHOGA COUNTY TAX MAPS
- LOT SPLIT AND CONSOLIDATION PREPARED BY WILLIAM J. FELLER PS 4980 OF McSTEEN & ASSOCIATES, INC. FOR MANDY STORAGE-MIDWEST NO. 4 COMPANY ON MAY 7TH, 1991, AS RECORDED IN VOLUME 254, PAGE 94 OF THE CUYAHOGA COUNTY PLAT RECORDS.
- VIRGINIO ZAGHET SUBDIVISION AS RECORDED IN VOLUME 240, PAGE 97 OF THE CUYAHOGA COUNTY PLAT RECORDS.

OWNER'S CERTIFICATE:

I, Mark DeVita THE UNDERSIGNED OWNER AND/OR ASSIGNED REPRESENTATIVE OF HERITAGE-CRYSTAL CLEAN, LLC, DO HEREBY ACCEPT THIS CONSOLIDATION PLAT.

Mark DeVita, EVP, CFO, CAO 4/9/2024
REPRESENTATIVE, TITLE DATE

NOTARY SEAL:

STATE OF ILLINOIS
COUNTY OF KANE S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR 4/9/2024 WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES HEREON EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS: 9th DAY OF April, 2024.

Amber N. Loredo
NOTARY PUBLIC

7/7/2025
MY COMMISSION EXPIRES

Official Seal
Amber N Loredo
Notary Public State of Illinois
My Commission Expires 7/7/2025

483-25-008	483-25-009	483-25-010
2.3594 ACRES	2.3554 ACRES	1.6907 ACRES

PRE-CONSOLIDATION PARCEL SUMMARY

-NOT TO SCALE-

PARCEL A
6.4055 ACRES

POST-CONSOLIDATION PARCEL SUMMARY

-NOT TO SCALE-

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN FEBRUARY OF 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY I HAVE THE SUBJECT PREMISES AND SUBMITTED DRAWING IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

STATE OF OHIO
BRENT D. ANDERSON
S-8536
REGISTERED
PROFESSIONAL SURVEYOR

BRENT D. ANDERSON, PS 4/5/24
DATE

CITY ENGINEER APPROVAL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY.
THIS 10th DAY OF April, 2024.

Justin Hazelton 4/10/24
CITY OF NORTH ROYALTON ENGINEER DATE

LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" REBAR SET WITH YELLOW CAP STAMPED "RAFTER A, LTD CORNER PIN" OR GREEN CAP STAMPED "RAFTER A, LTD LINE PIN"
- MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- M.N.F. MAGNETIC NAIL/SPIKE FOUND
- M.N.S. MAGNETIC NAIL/SPIKE SET
- RAILROAD SPIKE FOUND
- STONE FOUND
- P/L PROPERTY LINE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY

GRAPHIC SCALE
0 25 50 100
(IN FEET)
SCALE: 1" = 50'

N

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF AKINS ROAD AND IS ASSUMED TO BE NORTH 89° 19' 58" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN FEBRUARY OF 2023.

UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, RAFTER A., LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

REV.	BY	DATE	DESCRIPTION
1	BDA	11-29-2023	ISSUE FOR REVIEW
2	BDA	02-05-2024	REVISED PER COUNTY COMMENTS
3	BDA	02-27-2024	REVISED PER COUNTY COMMENTS
4	BDA	03-11-2024	REVISED PER CITY COMMENTS, ADD ENGINEERING SIGN OFF
5	BDA	04-05-2024	REVISED PER PLAT PRINTING ISSUES

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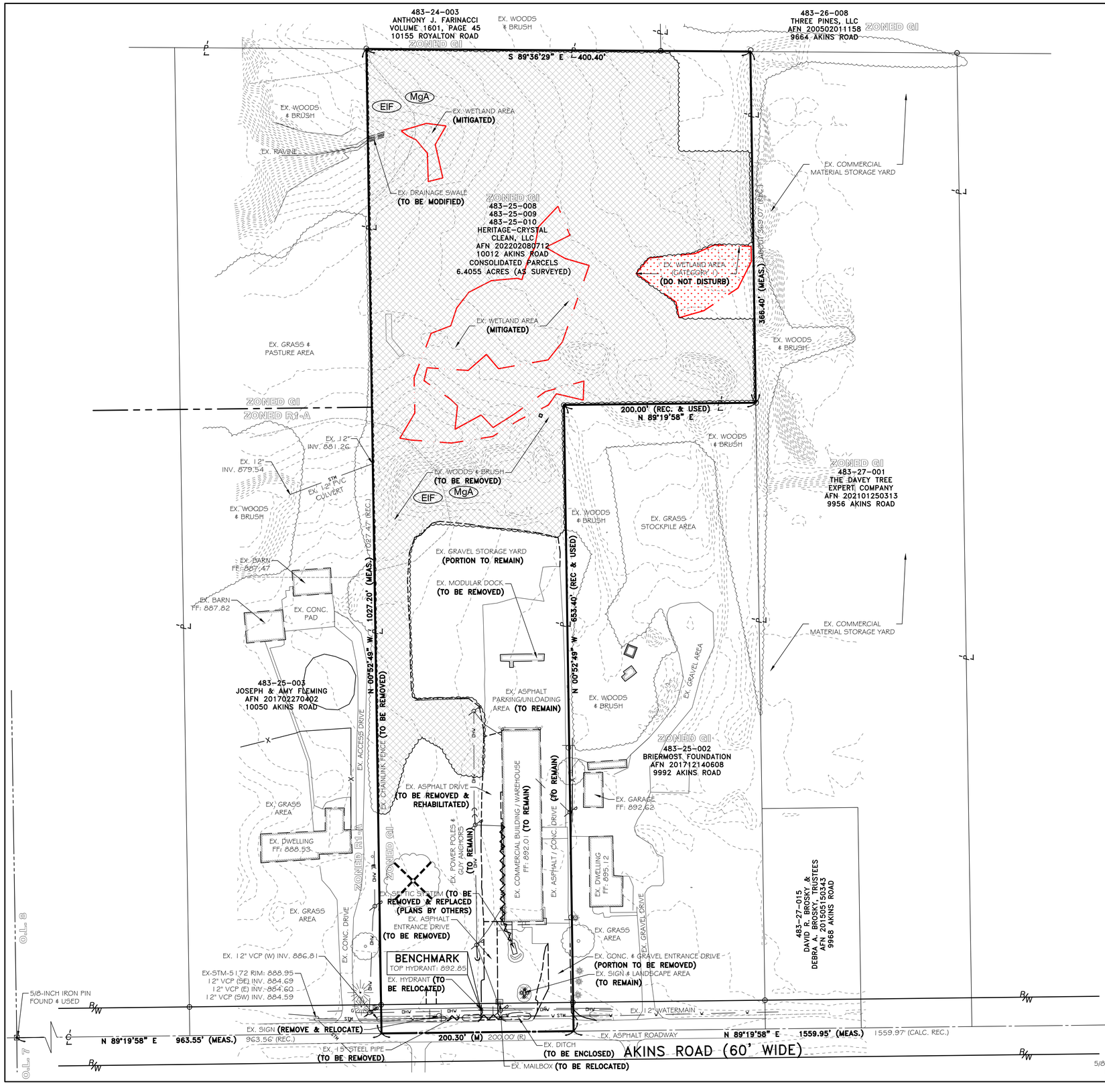
HERITAGE-CRYSTAL CLEAN LLC
10012 AKINS ROAD
CARE OF STAR BUILDERS

CRYSTAL CLEAN PROPOSED BUILDING AND SITE IMPROVEMENTS
LOT CONSOLIDATION
10012 AKINS ROAD, NORTH ROYALTON, OHIO 44133
CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA, STATE OF OHIO BEING PART OF ORIGINAL ROYALTON TOWNSHIP SECTION No. 8

DRAWN BY: MSP
CHECKED BY: BDA
RAF JOB No: 3064-23

SHEET: C0.1



NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE UTILITIES PROTECTION SERVICE (811) OR (1-800-362-2764) 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN. NONMEMBERS MUST BE CONTACTED DIRECTLY.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
3. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES.
4. ANY DAMAGE CAUSED TO THE PAVEMENT, DRIVES, DRAINAGE SYSTEMS, UNDERGROUND OR OVERHEAD UTILITIES, PIPE LINES OR LANDSCAPING, EITHER WITHIN THE RIGHT OF WAY OR ON ADJACENT PROPERTIES, SHALL BE FULLY RESTORED PROMPTLY BY THE CONTRACTOR WITH ALL RELATED COSTS BEING THE FULL RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
6. ITEMS DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
7. ALL COMPACTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE ODOT CMS SECTION 203 ROADWAY EXCAVATION AND EMBANKMENT. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
8. DEBRIS SHALL NOT BE BURIED ON THE SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
9. THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.
10. IF NOT SPECIFICALLY PROVIDED HEREON, CONTRACTOR SHALL REFER TO THE LOCAL JURISDICTIONAL STANDARD CONSTRUCTION DETAILS AND/OR THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DETAILS FOR ALL PROJECT DETAILS.
11. WHERE NECESSARY TO REMOVE PAVEMENTS OR DRIVES, THE PAVEMENT SHALL BE FULL DEPTH SAW CUT IN NEAT, STRAIGHT LINES, WHERE REMOVED IN WALK AREAS, SHALL BE FULL DEPTH SAWCUT AT NEAREST JOINT.
12. EXISTING ABANDONED UTILITIES WITHIN THE PROPOSED WORK LIMITS SHALL BE REMOVED IF POSSIBLE. IF SUCH UTILITIES ARE PRESENT, THEY SHOULD BE REMOVED AND RELOCATED OR ABANDONED IN PLACE. IF ABANDONED IN PLACE, IT IS RECOMMENDED THAT THE UTILITIES BE FILLED WITH CEMENT GROUT TO AVOID POTENTIAL COLLAPSE IN THE FUTURE. SHOULD THE UTILITIES LINES BE REMOVED FROM THE SITE, THE RESULTANT TRENCH EXCAVATIONS SHOULD BE BACKFILLED AND COMPACTED TO 95 PERCENT OF MAX DRY DENSITY PER MODIFIED STANDARD PROCTOR. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
13. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS.
14. THE DEMOLITION PLAN IS INDENTED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, VEGETATION, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
15. EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED DURING DEMOLITION ACTIVITIES.
16. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.

SOIL TYPES:

MgA - MAHONING SILT LOAM, 0 TO 2 PERCENT SLOPES
EIC - ELLSWORTH SILT LOAM, 6 TO 12 PERCENT SLOPES
EIF - ELLSWORTH SILT LOAM, 25 TO 70 PERCENT SLOPES

SOIL DATA REFERENCED FROM WEB SOIL SURVEY
CUYAHOGA COUNTY, OHIO (OH035)
SPATIAL DATA VERSION 7, SEP 16, 2019
TABULAR DATA VERSION 18, SEP 8, 2022

FLOODPLAIN NOTE:

THE SITE LIES WITHIN THE FOLLOWING ZONES AS REFERENCED ON FEMA FLOOD INSURANCE RATE MAP 39035C0292E ISSUED ON DECEMBER 03, 2010.

ZONE X - AREA OF MINIMAL FLOOD HAZARD

WETLAND NOTE:

WETLANDS DATA SHOWN PER WETLAND DELINEATION REPORT PREPARED BY ENVIROSCIENCE (PROJECT No. 17095) ON 01-28-2023.

WETLAND AREA DO NOT DISTURB

BASIS OF BEARINGS

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DRAWN BY: BDA | CHECKED BY: RAF
JOB No: 3064

No.	Revision Description	Date
4	REVISED PER PRELIM REVIEW	04-09-2024
3	ISSUE FOR PLAN REVIEW	04-02-2024
2	REVISED PER PLANNING COMMENTS	01-02-2024
1	ISSUE FOR REVIEW	11-29-2023

STAR ARCHITECTURAL GROUP LTD.
4440 Telegraph Road
Amherst, Ohio 44001
phone (440) 988-8022
fax (440) 986-5300
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STAR Design-Build Contractors

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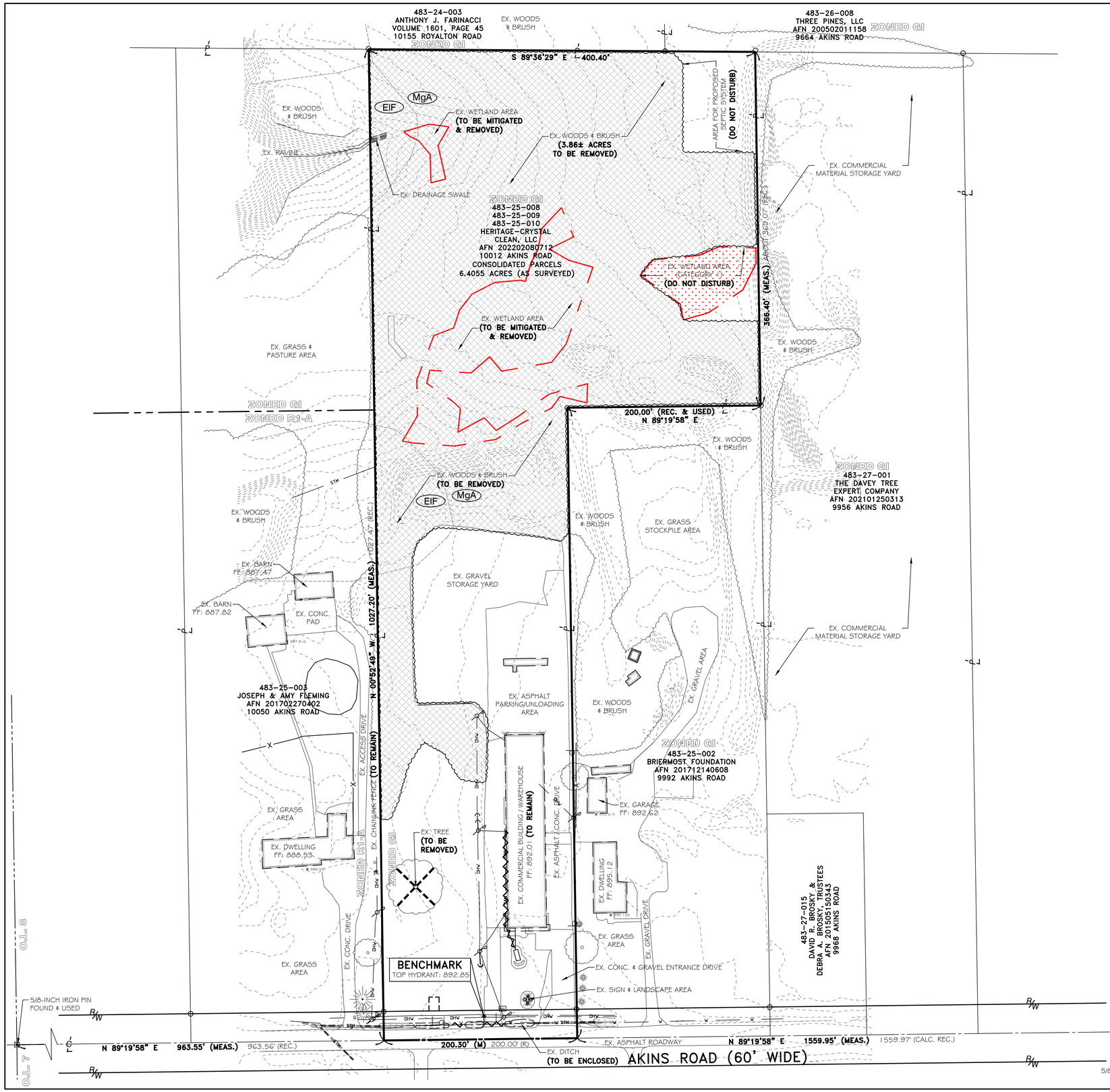
Crystal Clean

Proposed New Building & Site Improvements
10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Existing Conditions Plan
Architect
Designer
Project Number
Date
C1.0



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TREE & BRUSH CLEARING AREA

TREE CLEARING AREA INCLUDES MITIGATED WETLAND AREAS ONLY. WETLAND AREAS THAT ARE NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO CLEARING FOR AVOIDANCE.

TREE/BRUSH CLEARING AREA
3.86± ACRES

FLOODPLAIN NOTE:

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ZONE X - AREA OF MINIMAL FLOOD HAZARD

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JOB No: 3064

No.	Revision Description	Date
4	REVISED PER PRELIM REVIEW	04-09-2024
3	ISSUE FOR PLAN REVIEW	04-02-2024
2	REVISED PER PLANNING COMMENTS	01-02-2024
1	ISSUE FOR REVIEW	11-29-2023

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Crystal Clean

Proposed New Building & Site Improvements
10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Tree Clearing Plan

Architect
Designer
Project Number
Date

C1.1

EXISTING DRAINAGE AREA SUMMARY:

THIS EXISTING DRAINAGE MAP IS SHOWN BASED ON SITE SPECIFIC CONTOURS BLENDED WITH AVAILABLE COUNTY GIS CONTOUR DATA.

	SQUARE FEET	ACRES	CN
EXISTING IMPERVIOUS AREAS			
EX. BUILDING:	12,333.49	0.2831	98
EX. PAVEMENT:	26,455.45	0.6073	98
EX. GRAVEL/ BROKEN PVMT:	44,315.64	1.0173	95
EXISTING PERVIOUS AREA (GRASS / WOODS AREA):	318,482.87	7.3114	80
TOTAL	401,587.45	9.2192	83.394 (COMPOSITE CN)

EXISTING TIME OF CONCENTRATION

Tc-1 = SHEET FLOW: 110' @ 0.32 FT/FT,n=0.13 POOR LAWN, 2.5" 2 YEAR 24 HR DEPTH
Tc-2 = SHALLOW CONCENTRATED FLOW: 300' @ 0.007 FT/FT
Tc-3 = SHALLOW CONCENTRATED FLOW: 206' @ 0.009 FT/FT
Tc-4 = SHALLOW CONCENTRATED FLOW: 197' @ 0.030 FT/FT

COMPOSITE TOTAL: 0.266 HOURS (APPROX 16 MIN.)

SOIL TYPES:

MgA - MAHONING SILT LOAM, 0 TO 2 PERCENT SLOPES
EIC - ELLSWORTH SILT LOAM, 6 TO 12 PERCENT SLOPES
EIF - ELLSWORTH SILT LOAM, 25 TO 70 PERCENT SLOPES

SOIL DATA REFERENCED FROM WEB SOIL SURVEY
CUYAHOGA COUNTY, OHIO (OH035)
SPATIAL DATA VERSION 7, SEP 16, 2019
TABULAR DATA VERSION 18, SEP 8, 2022

FLOODPLAIN NOTE:

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ZONE X - AREA OF MINIMAL FLOOD HAZARD

WETLAND NOTE:

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0 25 50 100
(IN FEET)
SCALE: 1" = 50'

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Crystal Clean
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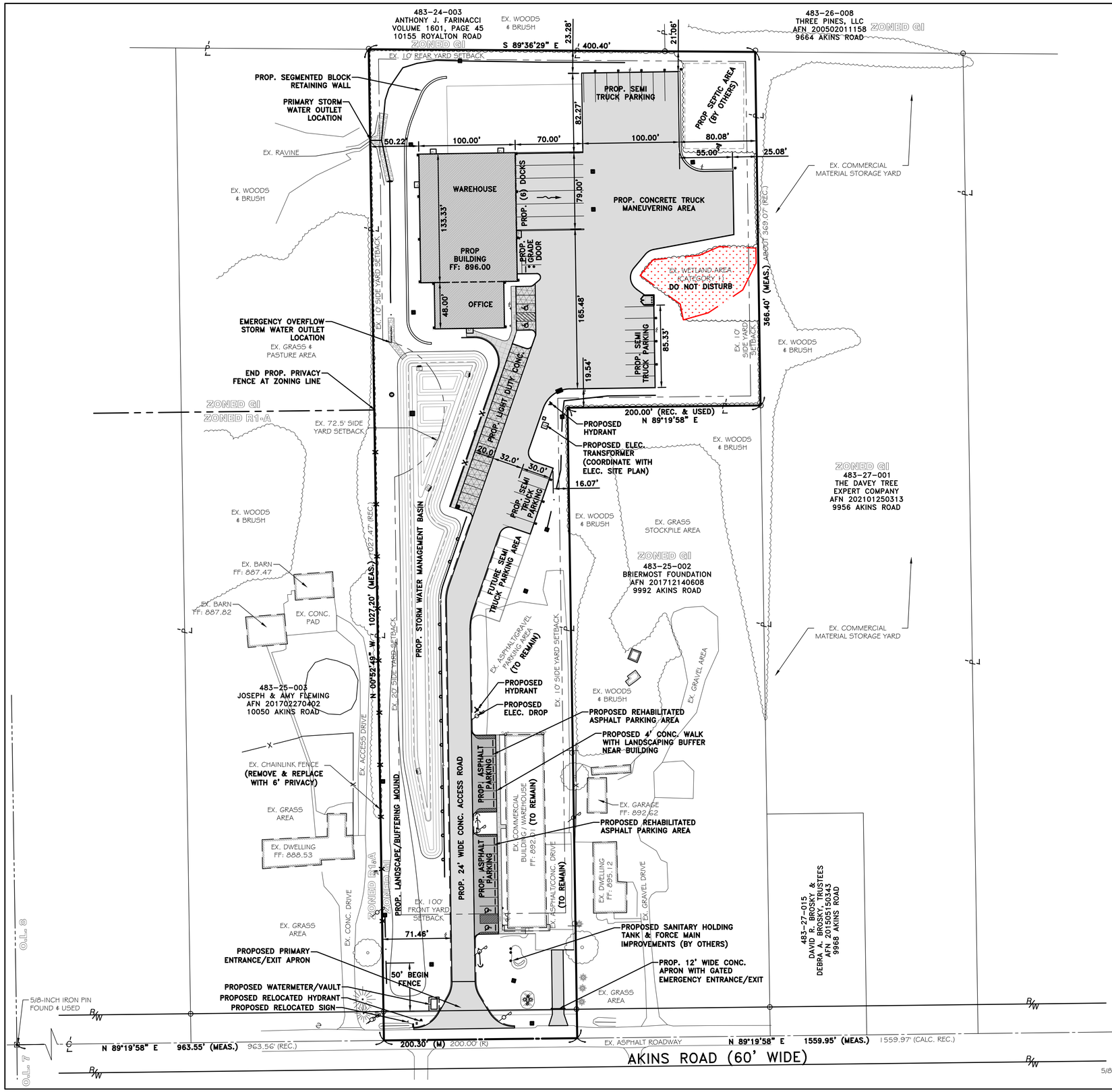
Sheet Title: Existing Drainage Area Plan
Architect
Designer
Project Number
Date
C1.2



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ZONING CLASSIFICATION

THE SUBJECT PREMISES IS SHOWN TO BE IN G1 GENERAL INDUSTRIAL DISTRICT. ITEMS ARE REFERENCED FROM CHAPTER 1278 OF THE CITY OF NORTH ROYALTON ZONING CODE OR AS OTHERWISE REFERENCED.

STREET CLASSIFICATION
AKINS ROAD: COLLECTOR STREET (PER 1240.07 (G) APPENDIX IV)

BUILDING SETBACKS
FRONT YARD SETBACK: 100 FEET (1278.06)
SIDE YARD SETBACK: 10 FEET ADJACENT TO NON-RESIDENTIAL DISTRICT (1278.06)
20 FEET (1278.06) OR 3X THE BUILDING HEIGHT WHICHEVER IS GREATER, ADJACENT TO RESIDENTIAL DISTRICT (1278.08(f))
REAR YARD SETBACK: 10 FEET (1278.06)
BUFFER/SETBACK: LANDSCAPE BUFFER OF NOT LESS THAN 20 FEET WITH SOLID FENCE 5-7 FEET HIGH WHERE ADJOINING A RESIDENTIAL LOT (1278.06(c)) & 1278.07(b))

PARKING SETBACKS:
FRONT YARD SETBACK: 50 FEET (1278.06)
SIDE YARD SETBACK: 10 FEET ADJACENT TO RESIDENTIAL DISTRICT (1278.06)
10 FEET ADJACENT TO NON-RESIDENTIAL DISTRICT (1278.06)
REAR YARD SETBACK: 20 FEET ADJACENT TO RESIDENTIAL DISTRICT (1278.06)
10 FEET ADJACENT TO NON-RESIDENTIAL DISTRICT (1278.06)
BUFFER/SETBACK: LANDSCAPE BUFFER OF NOT LESS THAN 20 FEET WITH SOLID FENCE 5-7 FEET HIGH WHERE ADJOINING A RESIDENTIAL LOT (1278.06(c)) & 1278.07(b))

HATCH LEGEND:

ASPHALT PAVEMENT REHABILITATION AREA SEE DETAIL SHEET FOR PAVEMENT SECTION

LIGHT DUTY CONCRETE PAVEMENT AREA DETAIL SHEET FOR PAVEMENT SECTION

HEAVY DUTY CONCRETE PAVEMENT AREA DETAIL SHEET FOR PAVEMENT SECTION

PARKING INFORMATION

CURRENT NUMBER OF EMPLOYEES: 15
PROJECTED NUMBER OF EMPLOYEES: 25
(ONLY 1 SHIFT)

PARKING REQUIRED: 1 SPACE PER EMPLOYEE + 25% OF THE NUMBER OF EMPLOYEES ON THE SECOND LARGEST SHIFT.

PARKING CALCULATED: (25) EMPLOYEES + 25%x0 = 25 SPACES CALCULATED.
PARKING SPACES PROVIDED: 26 SPACES

FLOODPLAIN NOTE:

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ZONE X - AREA OF MINIMAL FLOOD HAZARD

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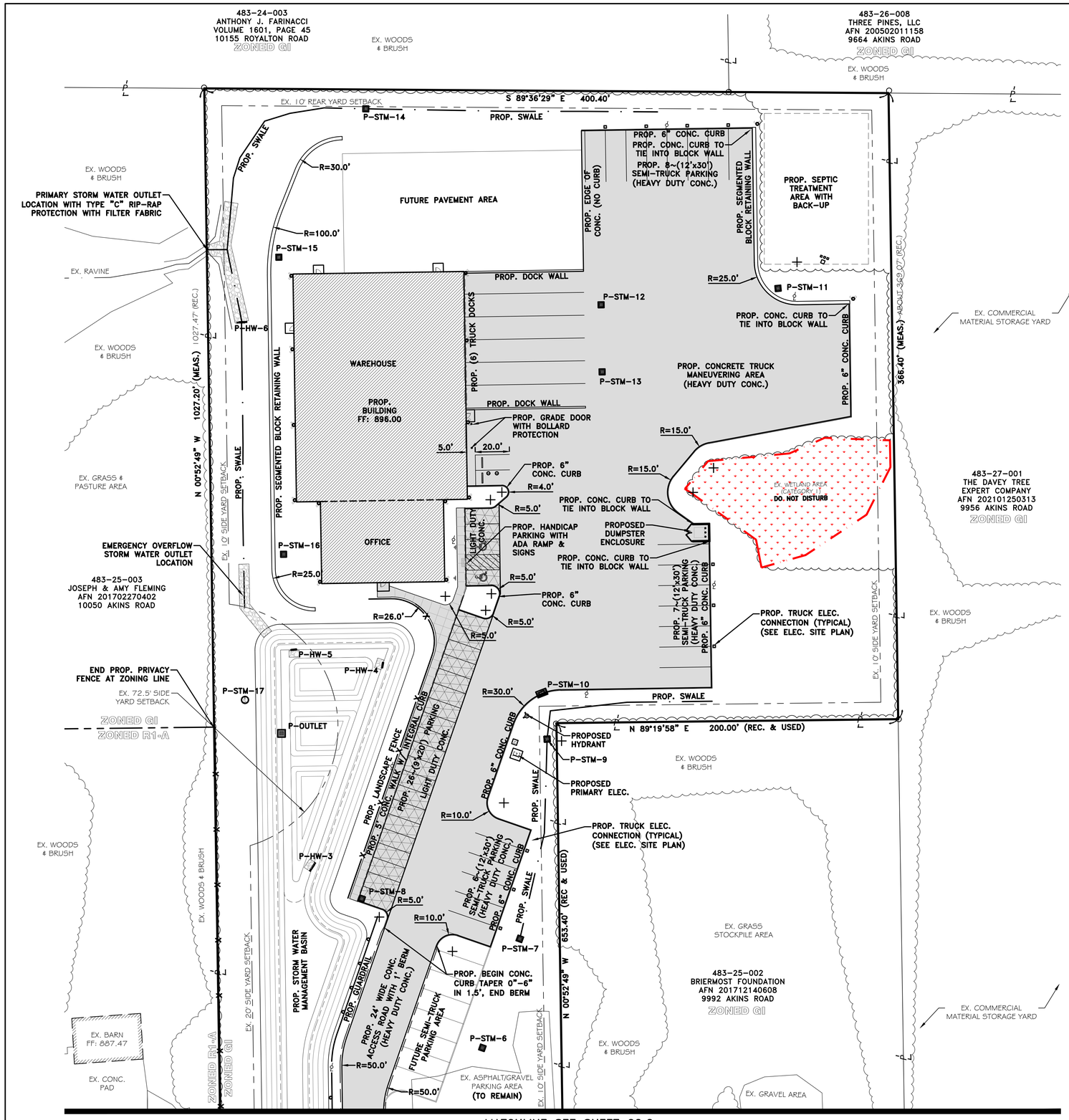
Crystal Clean

Proposed New Building & Site Improvements
10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Overall Site Plan
Architect
Designer
Project Number
Date
C2.0



MATCHLINE SEE SHEET C2.2

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15
(IN FEET)
SCALE: 1" = 30'

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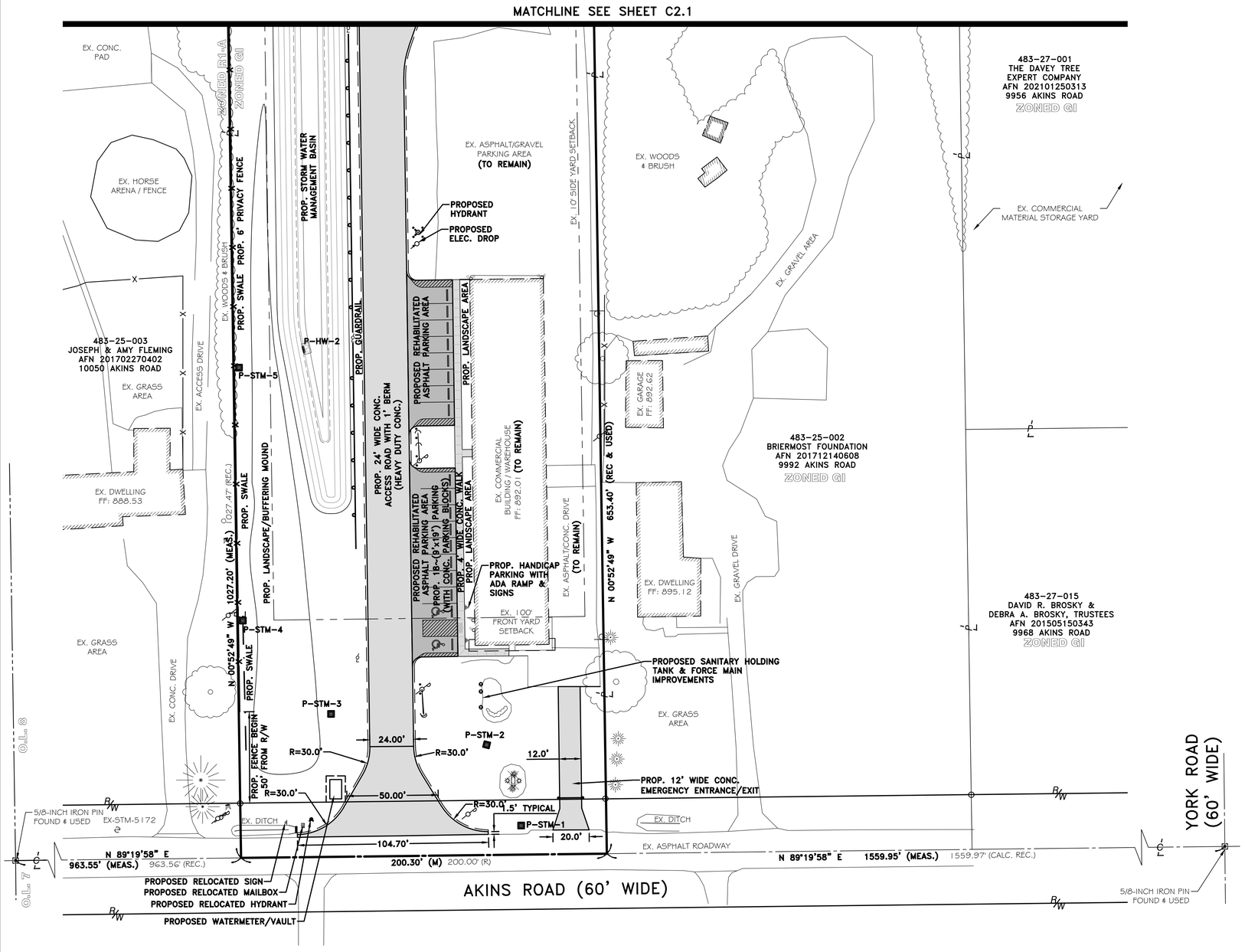
Sheet Title: Enlarged Site Plan

Architect
Designer
Project Number
Date

C2.1



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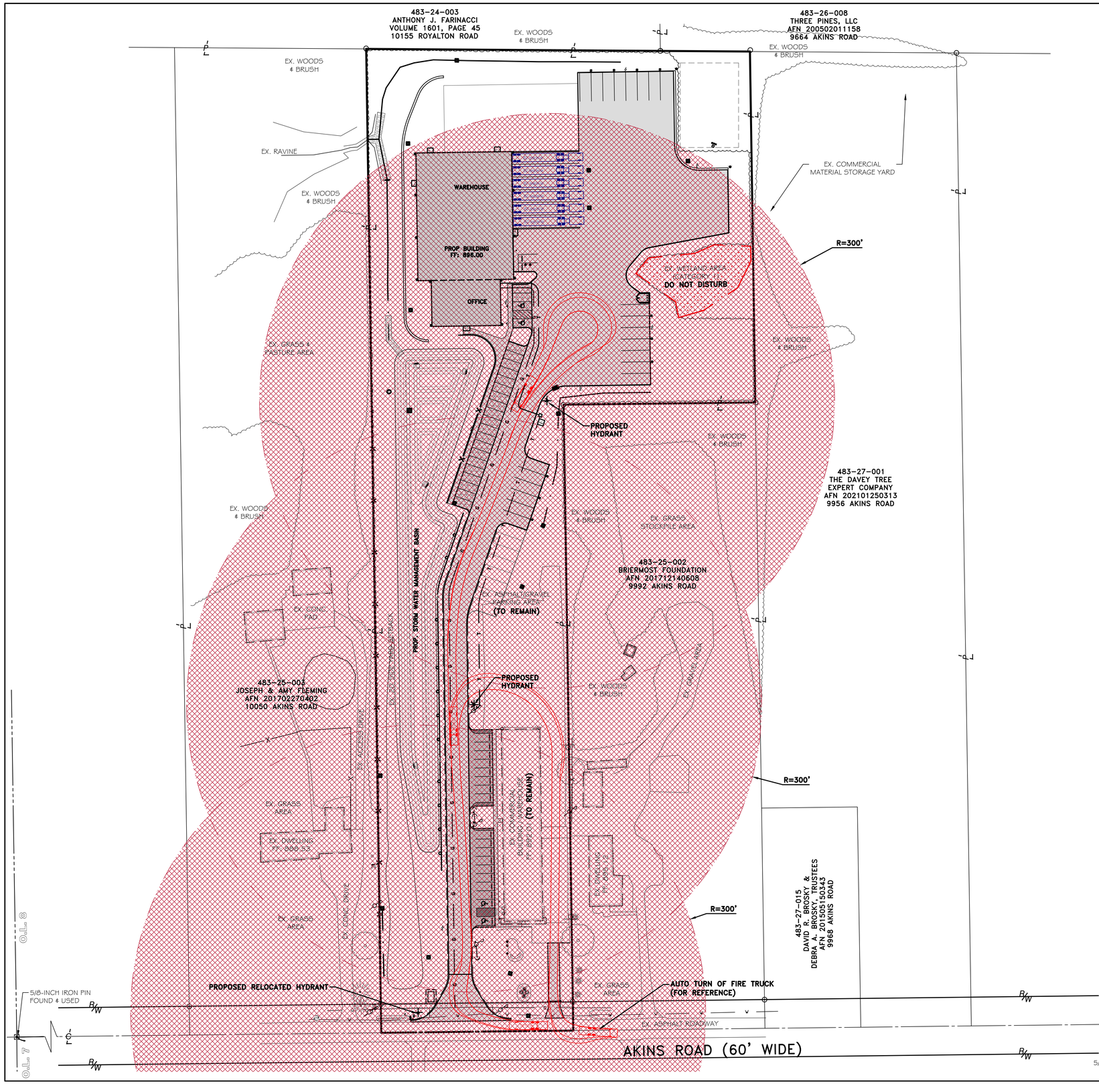
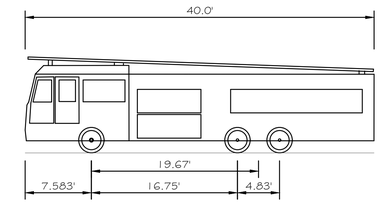
Sheet Title: Enlarged Site Plan
Architect
Designer
Project Number
Date

C2.2





E-ONE HP100 Aerial	
OVERALL LENGTH	40.00 FT
OVERALL WIDTH	8.33 FT
OVERALL BODY HEIGHT	11.00 FT
MIN BODY GROUND CLEARANCE	1.39 FT
TRACK WIDTH	8.33 FT
LOCK-TO-LOCK TIME	6.0 SEC.
MAX WHEEL ANGLE	45.0°

TURNING TEMPLATE – EMERGENCY VEHICLE

TURNING TEMPLATE CREATED FOR REFERENCE

HATCH LEGEND:

PROP. HYDRANT 300' RADIUS

FLOODPLAIN NOTE:

THE SITE LIES WITHIN THE FOLLOWING ZONES AS REFERENCED ON FEMA FLOOD INSURANCE RATE MAP 39035C0292E ISSUED ON DECEMBER 03, 2010.

ZONE X - AREA OF MINIMAL FLOOD HAZARD

WETLAND NOTE:

WETLANDS DATA SHOWN PER WETLAND DELINEATION REPORT PREPARED BY ENVIROSCIENCE (PROJECT No. 17095) ON 01-28-2023.

WETLAND AREA DO NOT DISTURB

BASIS OF BEARINGS

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UNDERGROUND UTILITIES NOTE:

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JOB No: 3064

No.	Revision Description	Date
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4	REVISED PER PRELIM REVIEW	04-09-2024
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Crystal Clean

Proposed New Building & Site Improvements

10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Fire Protection Plan

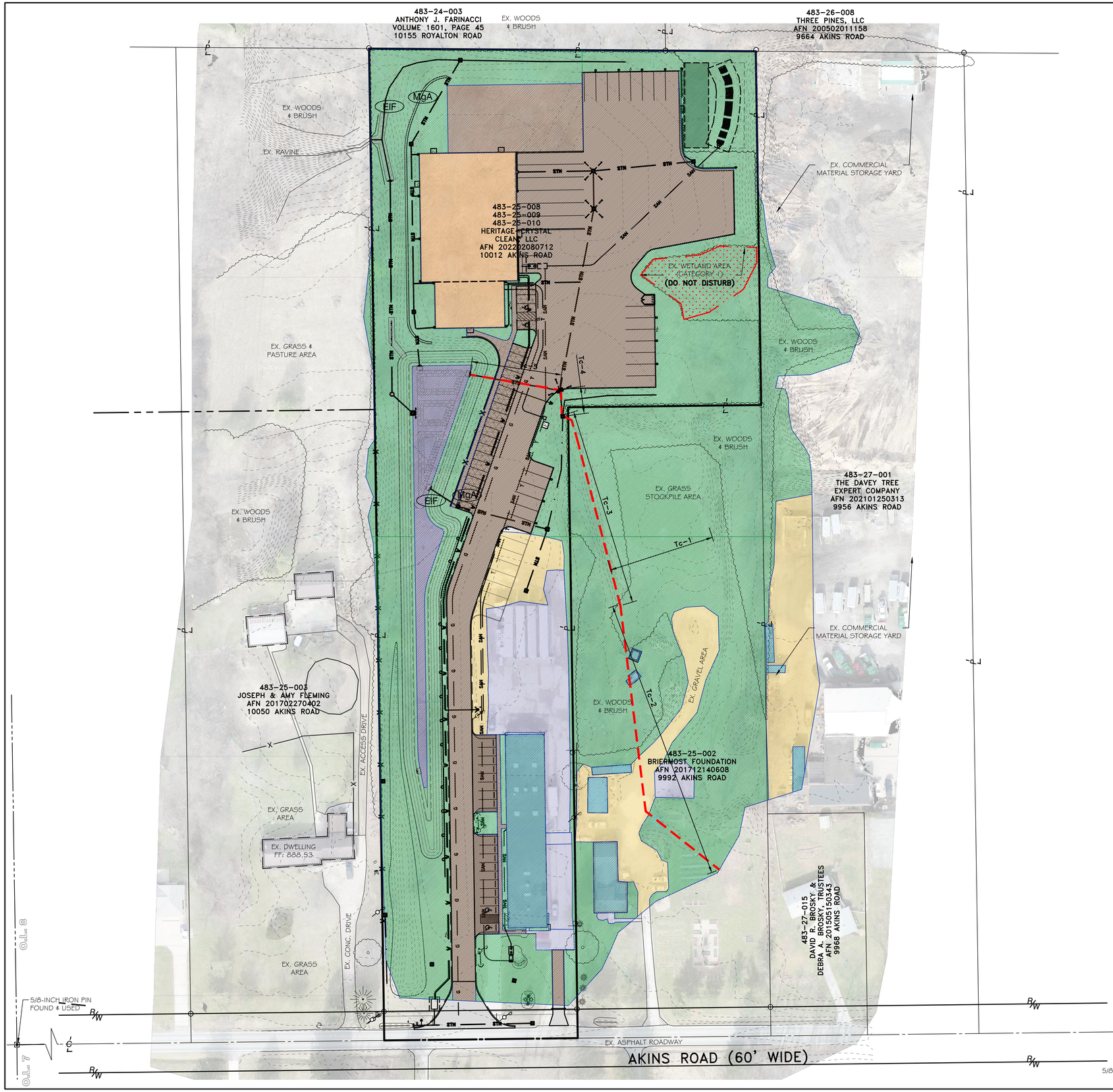
Architect

Designer

Project Number

Date

C2.3



PROPOSED DRAINAGE AREA SUMMARY:

THIS PROPOSED DRAINAGE MAP IS SHOWN BASED ON SITE SPECIFIC CONTOURS BLENDED WITH THE PROPOSED CONTOUR.

	SQUARE FEET	ACRES	CN
EXISTING IMPERVIOUS AREAS			
EX. BUILDING:	12,333.49	0.2831	98
EX. PAVEMENT:	19,758.07	0.4536	98
EX. GRAVEL/ BROKEN PVMT:	32,119.53	0.7374	95
PROP. PAVEMENT:	80,025.22	1.8371	98
PROP. BUILDING:	16,789.33	0.3854	98
PROP. POND:	80,025.22	0.2318	98
PROP. FUTURE PVMT:	9878.82	0.2268	98
PERVIOUS AREA (GRASS / WOODS AREA):	318,482.87	7.3114	80
TOTAL	401,587.45	9.2192	83.394 (COMPOSITE CN)

PROPOSED TIME OF CONCENTRATION

Tc-1 = SHEET FLOW: 110' @ 0.032 FT/FT, n=0.13 POOR LAWN, 2.5" 2 YEAR 24 HR DEPTH
Tc-2 = SHALLOW CONCENTRATED FLOW: 300' @ 0.007 FT/FT
Tc-3 = SHALLOW CONCENTRATED FLOW: 206' @ 0.009 FT/FT
Tc-4 = CHANNEL FLOW: 12" ~ 27' @ 0.020 FT/FT, n=0.013 (HDPE), A=0.79 FT^2, WP=3.14 FT
Tc-5 = CHANNEL FLOW: 18" ~ 95' @ 0.010 FT/FT, n=0.013 (HDPE), A=1.77 FT^2, WP=4.71 FT

COMPOSITE TOTAL: 0.252 HOURS (APPROX 15 MIN.)

SOIL TYPES:

MgA - MAHONING SILT LOAM, 0 TO 2 PERCENT SLOPES
EIC - ELLSWORTH SILT LOAM, 6 TO 12 PERCENT SLOPES
EIF - ELLSWORTH SILT LOAM, 25 TO 70 PERCENT SLOPES

SOIL DATA REFERENCED FROM WEB SOIL SURVEY
CUYAHOGA COUNTY, OHIO (OH035)
SPATIAL DATA VERSION 7, SEP 16, 2019
TABULAR DATA VERSION 18, SEP 8, 2022

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ZONE X - AREA OF MINIMAL FLOOD HAZARD

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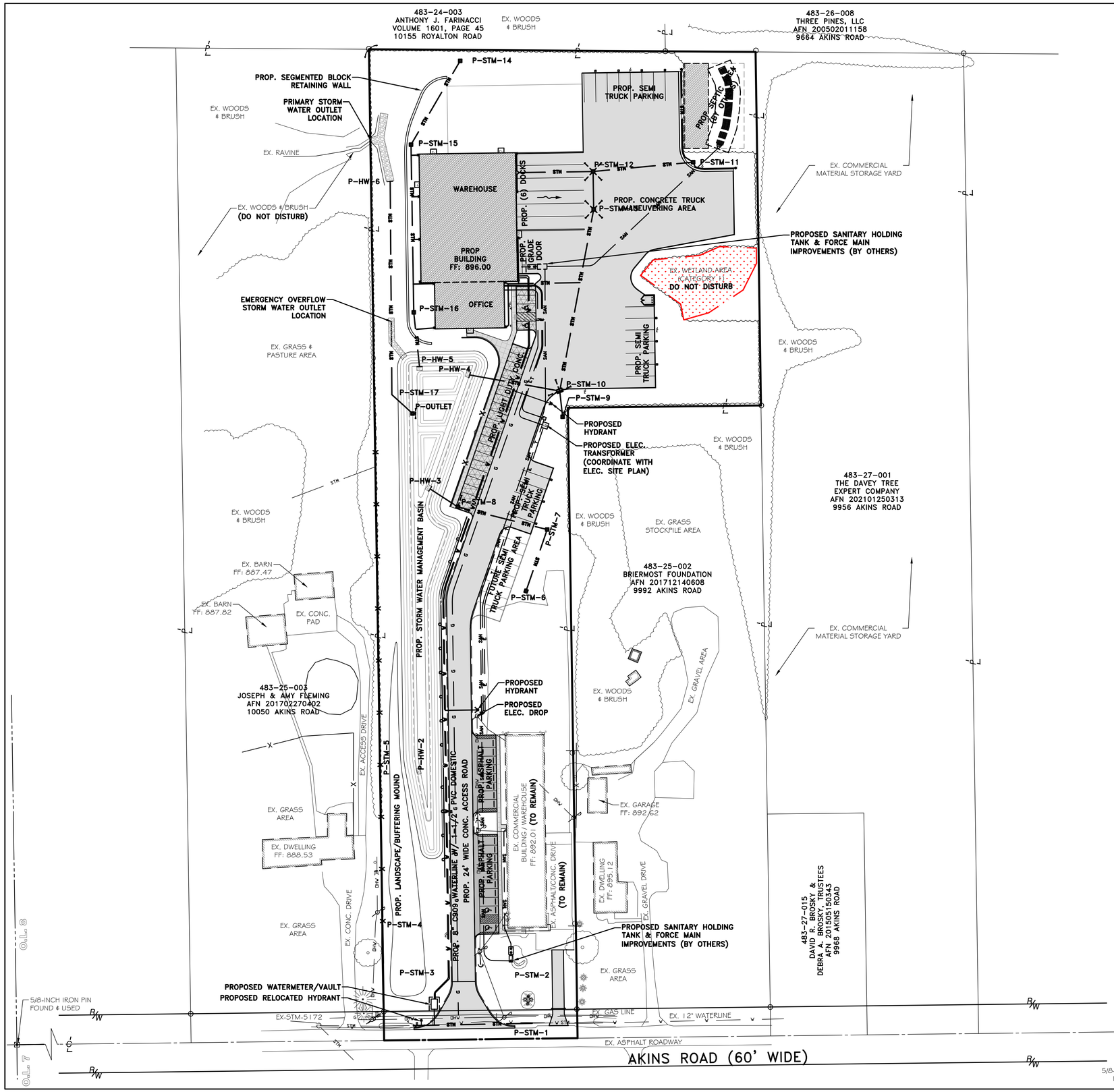
Crystal Clean
Proposed New Building & Site Improvements
10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Proposed Drainage Area Plan
Architect
Designer
Project Number
Date
C2.4



NOTES:

1. SITE LIGHTING BY OTHERS COORDINATE WITH SITE ELECTRICAL PLAN.
2. CONTRACTOR TO CONFIRM DOWNSPOUT LOCATIONS WITH THE ARCHITECTURAL AND BUILDING FOUNDATION PLANS AND ADJUST LOCATIONS AS REQUIRED.
3. PRIOR TO ORDERING STRUCTURES AND CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS AS NEEDED. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORDED ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
4. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE AS NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
5. COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
6. ALL SEWERS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
7. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONNECTION OF THE GAS SERVICE LATERAL.
9. IF EXISTING UTILITIES ARE ABANDONED IN PLACE THEY SHALL BE GROUT FILLED WITH LOW STRENGTH MORTAR. ALL ABANDONED UTILITIES THAT ARE REMOVED SHALL HAVE TRENCHES BACKFILLED WITH PREMIUM FILL AND COMPACTED
10. COORDINATE EXACT TRENCHING, ROUTING AND POINT OF TERMINATIONS WITH ALL UTILITIES COMPANIES.
11. SANITARY SEWER CONNECTIONS ARE SHOWN FOR REFERENCE ONLY. COORDINATE EXACT PIPING LOCATION & TANK DETAILS WITH OTHERS.
12. STORM UTILITY NOTES:
    a. STORM SEWER (HDPE) SHALL BE HIGH DENSITY POLYETHYLENE SMOOTH LINED (TYPE S) PIPE ODOT 707.33 CONFIRMING TO AASHTO M-294. (12"-48")
    b. STORM SEWER (RCP) SHALL BE REINFORCED CONCRETE PIPE ASTM C-76 CLASS 4 UNLESS OTHERWISE SPECIFIED. ALL STORM PIPES TO HAVE PREMIUM GASKETED JOINTS.
    c. STORM SEWER (PVC) SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE (4"-15") PER ODOT ITEM 707.
    d. ALL STORM SEWER PIPES WHICH PICK UP DOWNSPOUT FLOW ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR. ALL SLOPES SHALL BE 1.00% MINIMUM.
13. CONTRACTOR TO COORDINATE INSTALLATION & FINAL LOCATION OF ELECTRICAL, TELEPHONE & DATA CONNECTIONS WITH PRIVATE UTILITY COMPANIES. ALL UTILITY LINES SHALL BE VIA. UNDERGROUND CONNECTIONS TO THE PROPOSED BUILDING. SEE ELECTRICAL PLANS FOR ADDITIONAL ROUTING AND DETAILS.
14. ALL WATERLINE & HYDRANT INSTALLATION SHALL CONFORM TO CLEVELAND WATER & THE CITY OF NORTH ROYALTON SPECIFICATIONS.
15. TIMELY AND DOCUMENTED INSPECTIONS OF UTILITY INSTALLATIONS AND TESTING IS REQUIRED.

FLOODPLAIN NOTE:

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ZONE X - AREA OF MINIMAL FLOOD HAZARD

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DRAWN BY: BDA | CHECKED BY: RAF
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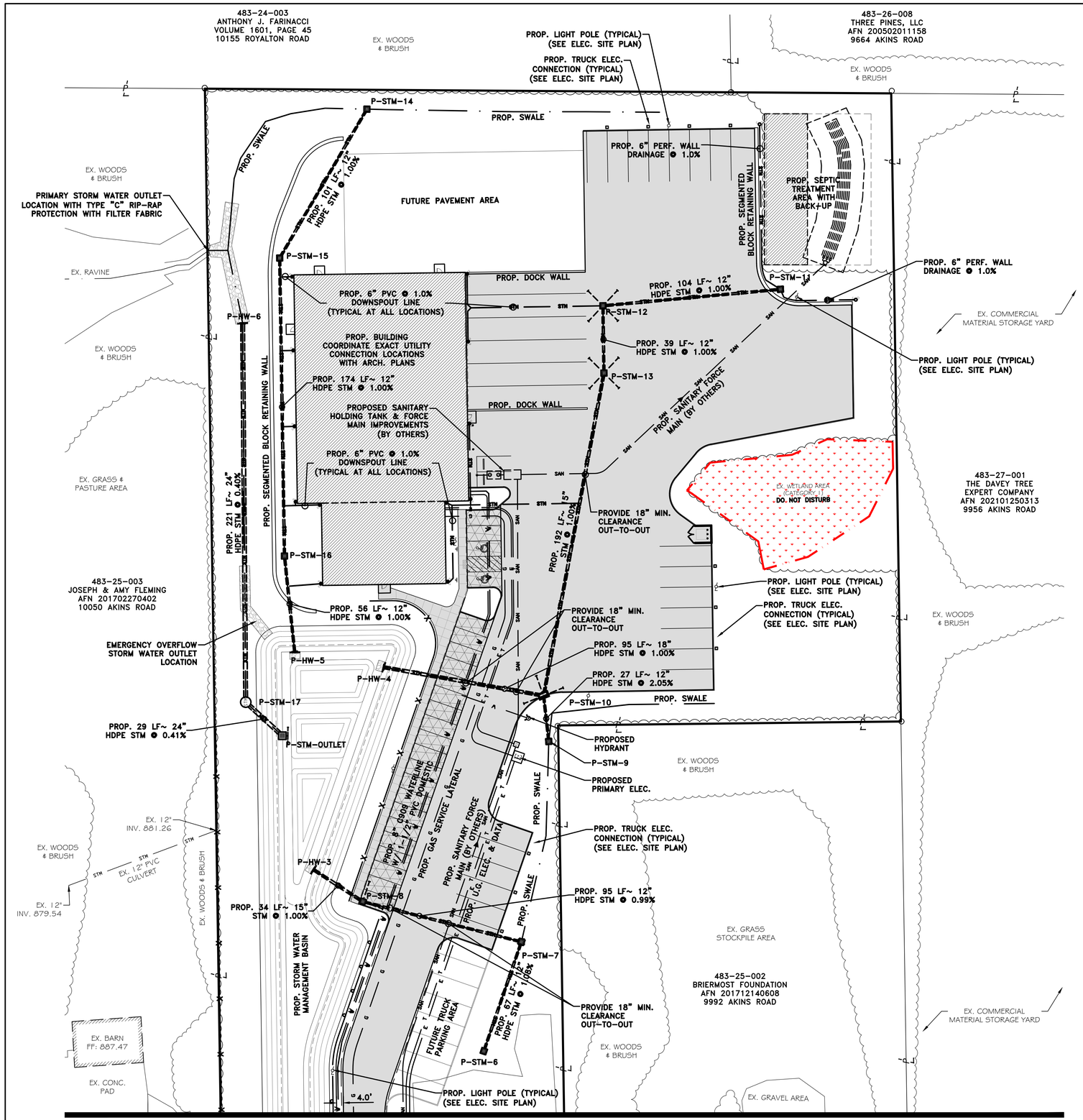
Crystal Clean

Proposed New Building & Site Improvements
10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Overall Utility Plan
Architect
Designer
Project Number
Date
C3.0



PROPOSED STORM STRUCTURE TABLE		
Structure Name	RIM	INVERT(S)
P-HW-3 HALF HEIGHT	RIM = 886.55	15" SE INV.: 885.00
P-HW-4 HALF HEIGHT	RIM = 886.55	18" HDPE E INV.: 885.00
P-HW-5 HALF HEIGHT	RIM = 886.43	12" HDPE N INV.: 884.88
P-HW-6 HALF HEIGHT	RIM = 885.55	24" HDPE S INV.: 884.00
P-STM-6 ODOT 2-2C	RIM = 890.00 SUMP = 885.01	12" HDPE N INV.: 887.01
P-STM-7 ODOT 2-2B	RIM = 890.00 SUMP = 886.28	12" HDPE S INV.: 886.28 12" HDPE W INV.: 886.28
P-STM-8 ODOT 2-2C	RIM = 890.15 SUMP = 883.34	12" HDPE E INV.: 885.34 15" NW INV.: 885.34
P-STM-9 ODOT 2-2B	RIM = 889.00 SUMP = 885.00	12" HDPE N INV.: 887.00
P-STM-10 ODOT TYPE 6	RIM = 890.89 SUMP = 885.95	18" HDPE W INV.: 885.95 12" HDPE S INV.: 886.45 15" N INV.: 886.45
P-STM-11 ODOT 2-2B	RIM = 897.54 SUMP = 887.80	12" HDPE W INV.: 889.80 6" NW INV.: 890.30 6" SE INV.: 890.30
P-STM-12 ODOT 2-2C	RIM = 891.00 SUMP = 886.76	12" HDPE S INV.: 888.76 12" HDPE E INV.: 888.76 6" W INV.: 889.26
P-STM-13 ODOT 2-2C	RIM = 891.00 SUMP = 886.37	15" S INV.: 888.37 12" HDPE N INV.: 888.37
P-STM-14 ODOT 2-2B	RIM = 891.08 SUMP = 886.19	12" HDPE SW INV.: 888.19
P-STM-15 ODOT 2-2B	RIM = 894.43 SUMP = 885.18	12" HDPE S INV.: 887.18 12" HDPE NE INV.: 887.18
P-STM-16 ODOT 2-2B	RIM = 893.73 SUMP = 883.44	12" HDPE S INV.: 885.44 12" HDPE N INV.: 885.44
P-STM-17 MH No. 3	RIM = 889.89 SUMP = 884.88	24" HDPE SE INV.: 884.88 24" HDPE N INV.: 884.88
P-STM-OUTLET ODOT 2-3	RIM = 886.55 SUMP = 883.00	24" HDPE NW INV.: 885.00

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ZONE X - AREA OF MINIMAL FLOOD HAZARD

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N

GRAPHIC SCALE

0 30 60

15

(IN FEET)

SCALE: 1" = 30'

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Crystal Clean

Proposed New Building & Site Improvements

10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Enlarged Utility Plan

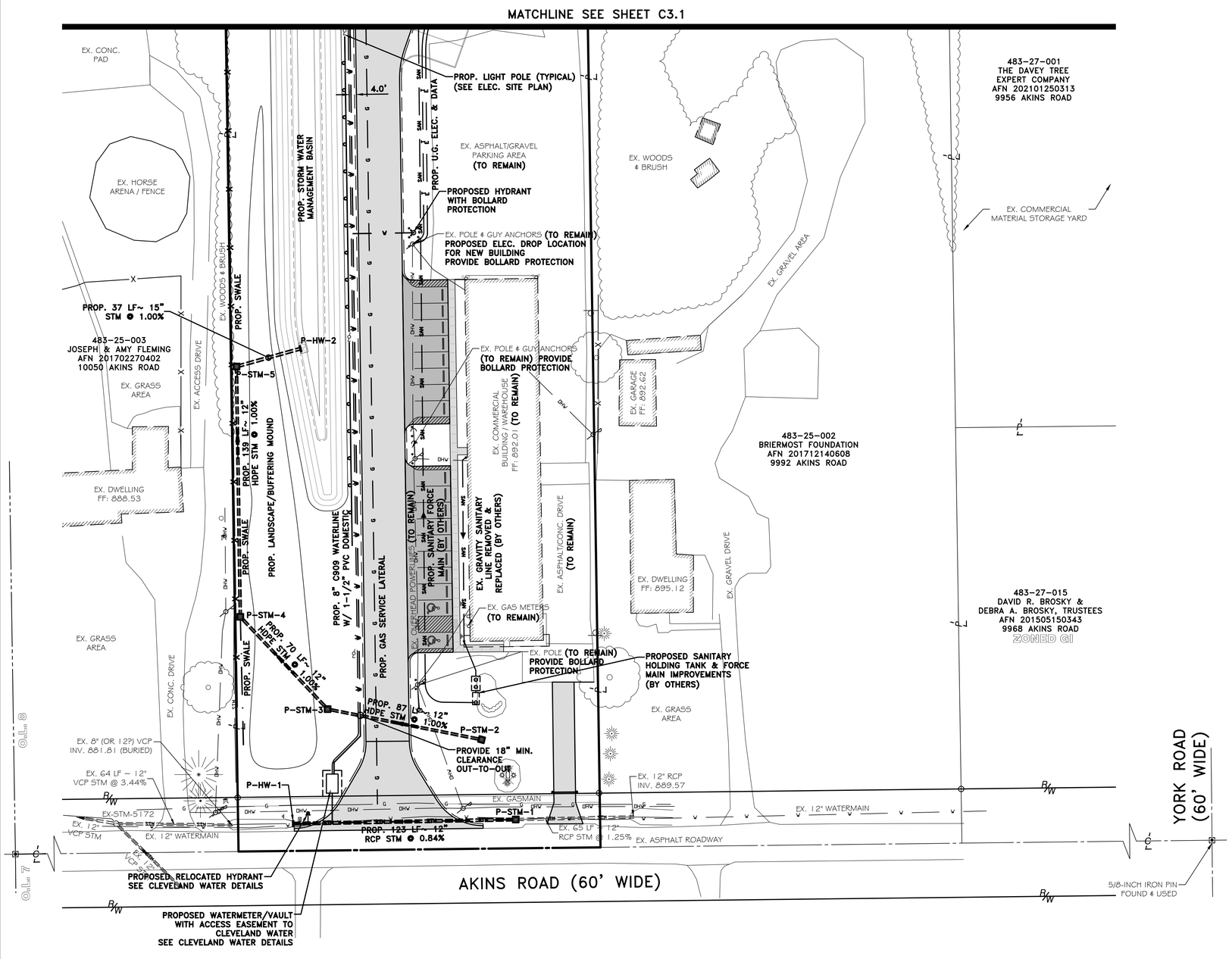
Architect

Designer

Project Number

Date

C3.1



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Structure Name	RIM	INVERT(S)
EX-STM-5172 MANHOLE	RIM: 888.95	EX. 12" VCP E INV.: 884.60 EX. 12" VCP W INV.: 884.59 EX. 12" VCP SE INV.: 884.69
P-HW-1 HALF HEIGHT	RIM = 889.39	12" RCP E INV.: 887.72
P-HW-2 HALF HEIGHT	RIM = 886.55	15" W INV.: 885.00
P-STM-1 ODOT 2-2B	RIM = 890.25 SUMP = 888.75	12" RCP W INV.: 888.75 12" RCP E INV.: 888.75
P-STM-2 ODOT 2-2B	RIM = 890.00 SUMP = 886.33	12" HDPE W INV.: 888.33
P-STM-3 ODOT 2-2B	RIM = 891.50 SUMP = 885.46	12" HDPE E INV.: 887.46 12" HDPE NW INV.: 887.46
P-STM-4 ODOT 2-2B	RIM = 887.81 SUMP = 884.76	12" HDPE SE INV.: 886.76 12" HDPE N INV.: 886.76
P-STM-5 ODOT 2-2B	RIM = 887.25 SUMP = 883.37	12" HDPE S INV.: 885.37 15" E INV.: 885.37

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(IN FEET)

SCALE: 1" = 30'

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Crystal Clean

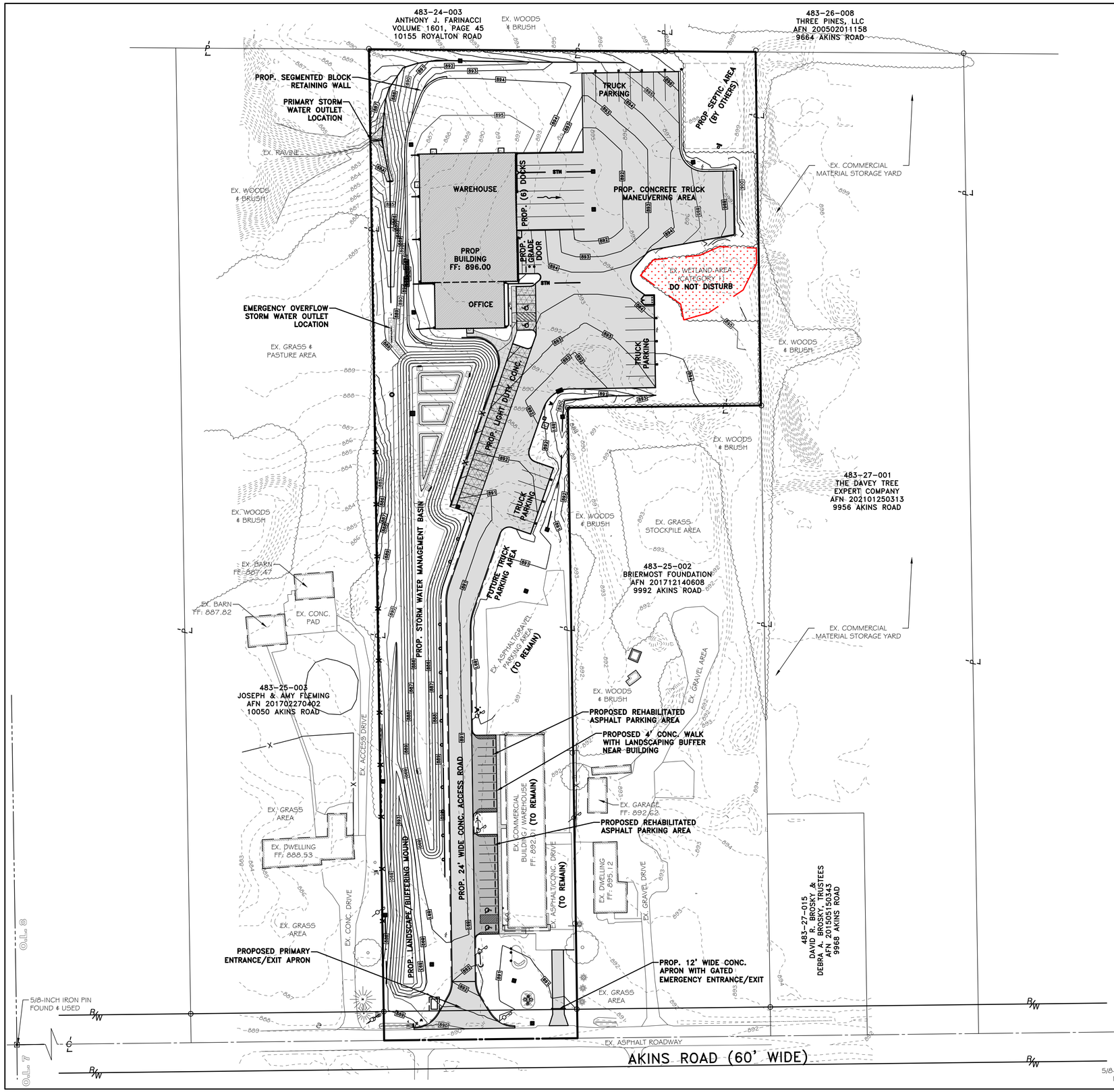
Proposed New Building & Site Improvements

10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Enlarged Utility Plan

Architect | Designer | Project Number | Date

C3.2



NOTES:

1. ALL DIMENSIONS TO THE FACE OF CURB, FACE OF BUILDING, & FACE OF WALL UNLESS OTHERWISE STATED.
2. ALL PAVEMENT AND SITE WORK SHALL CONFORM TO O.D.O.T., AND CITY OF NORTH ROYALTON ENGINEERING DEPARTMENT STANDARDS.
3. ALL COMPACTION SHALL BE PERFORMED AS RECOMMENDED BY GEOTECHNICAL ENGINEER, (BY OTHERS).
4. FOR BUILDING DIMENSIONS & DETAILS SEE ARCHITECTURAL PLANS.
5. EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITY COMMENCES.
6. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS.
7. ANY GRADING OF DISTURBED AREAS SHALL BE SEEDED PER SEEDING NOTES, UNLESS OTHERWISE NOTED.
8. SUBGRADE SHALL BE COMPACTED AND SHAPED PER GEOTECHNICAL SPECIFICATIONS (IF PROVIDED BY OTHERS) OR COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER MODIFIED STANDARD PROCTOR TEST PRIOR TO APPLICATION OF BASE MATERIAL.
9. CURB REVEAL FROM 0" TO 6" SHALL HAPPEN IN 18" UNLESS OTHERWISE SPECIFIED.
10. CONTRACTOR SHALL ENSURE THAT SURFACE WATER FLOW IS DIRECTED TO PROPOSED DRAINS & SWALES AS SHOWN HEREON AND/OR SWALED TO DRAIN TO THE STORM WATER MANAGEMENT POND.
11. CONTRACTOR TO ENSURE THAT SURFACE WATER RUNOFF DOES NOT ADVERSELY AFFECT ADJACENT PARCELS.

GRADING LEGEND:

~~	SURFACE WATER FLOW
xxx.x	EXISTING SURFACE ELEVATION
(XXX.XX)	PROPOSED SURFACE ELEVATION
L.P. (XXX.XX)	PROPOSED LOW POINT ELEVATION
H.P. (XXX.XX)	PROPOSED HIGH POINT ELEVATION
(HOLD)	HOLD EXISTING GRADE
(XXX.XX TC XX")	TOP/BACK OF CURB ELEVATION 4" OR 6" CURB
(XXX.XX GUT)	GUTTER ELEVATION 4" OR 6" CURB
G.B. (XXX.XX)	PROPOSED GRADE BREAK ELEVATION
— — — —	PROPOSED GRADE BREAK

HATCH LEGEND:

	ASPHALT PAVEMENT REHABILITATION AREA SEE DETAIL SHEET FOR PAVEMENT SECTION
	LIGHT DUTY CONCRETE PAVEMENT AREA DETAIL SHEET FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT AREA DETAIL SHEET FOR PAVEMENT SECTION

FLOODPLAIN NOTE:

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ZONE X - AREA OF MINIMAL FLOOD HAZARD

WETLAND NOTE:

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WETLAND AREA DO NOT DISTURB

BASIS OF BEARINGS

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DRAWN BY: BDA | CHECKED BY: RAF

JOB No: 3064

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Crystal Clean

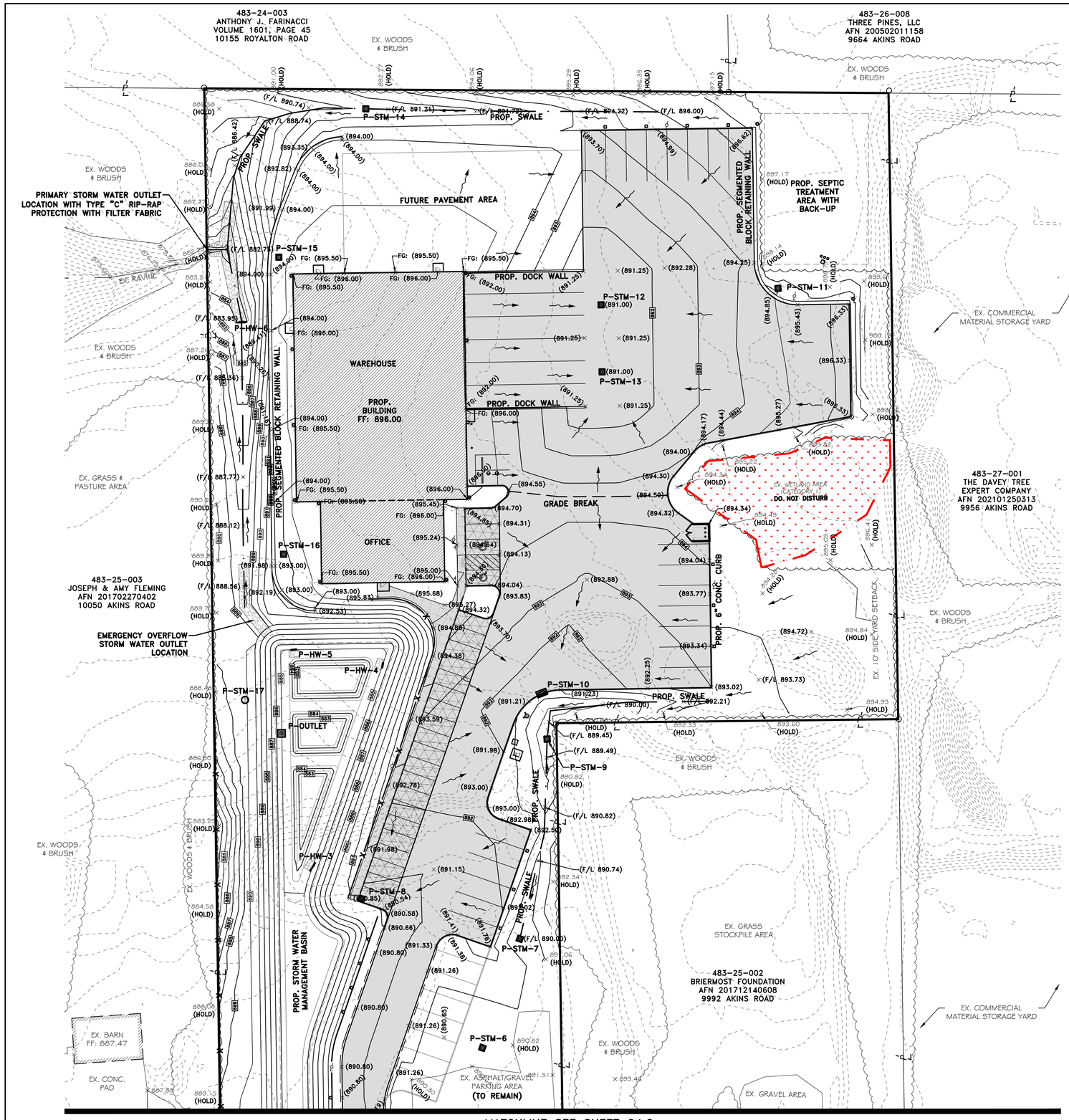
Proposed New Building & Site Improvements

10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Overall Grading Plan

Architect | Designer | Project Number | Date

C4.0



MATCHLINE SEE SHEET C4.2

NOTES:

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ZONE X - AREA OF MINIMAL FLOOD HAZARD

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N

GRAPHIC SCALE

0 30 60

15

(IN FEET)

SCALE: 1" = 30'

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Crystal Clean

Proposed New Building & Site Improvements

10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Enlarged Grading Plan

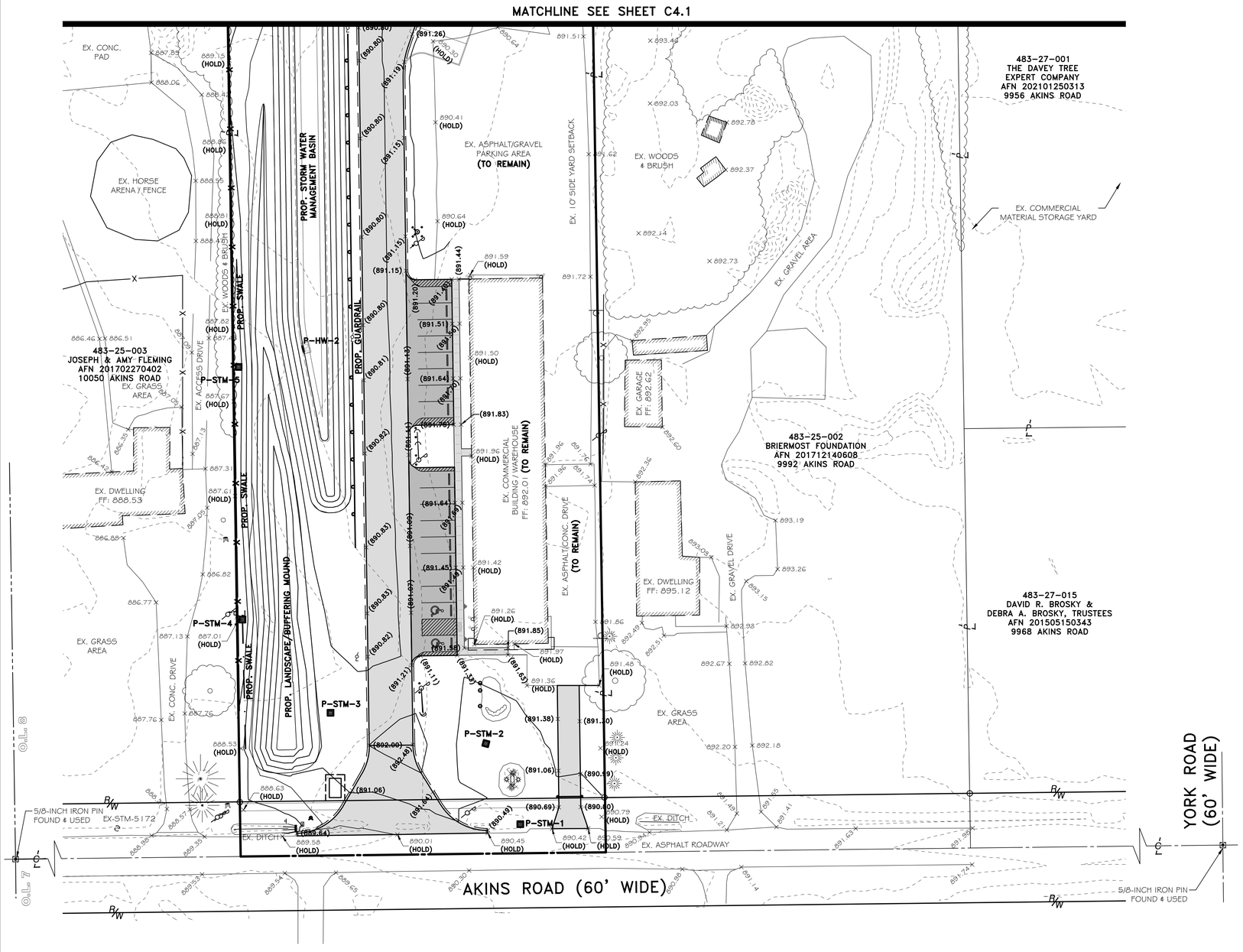
Architect

Designer

Project Number

Date

C4.1



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Crystal Clean

Proposed New Building & Site Improvements

10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Enlarged Grading Plan

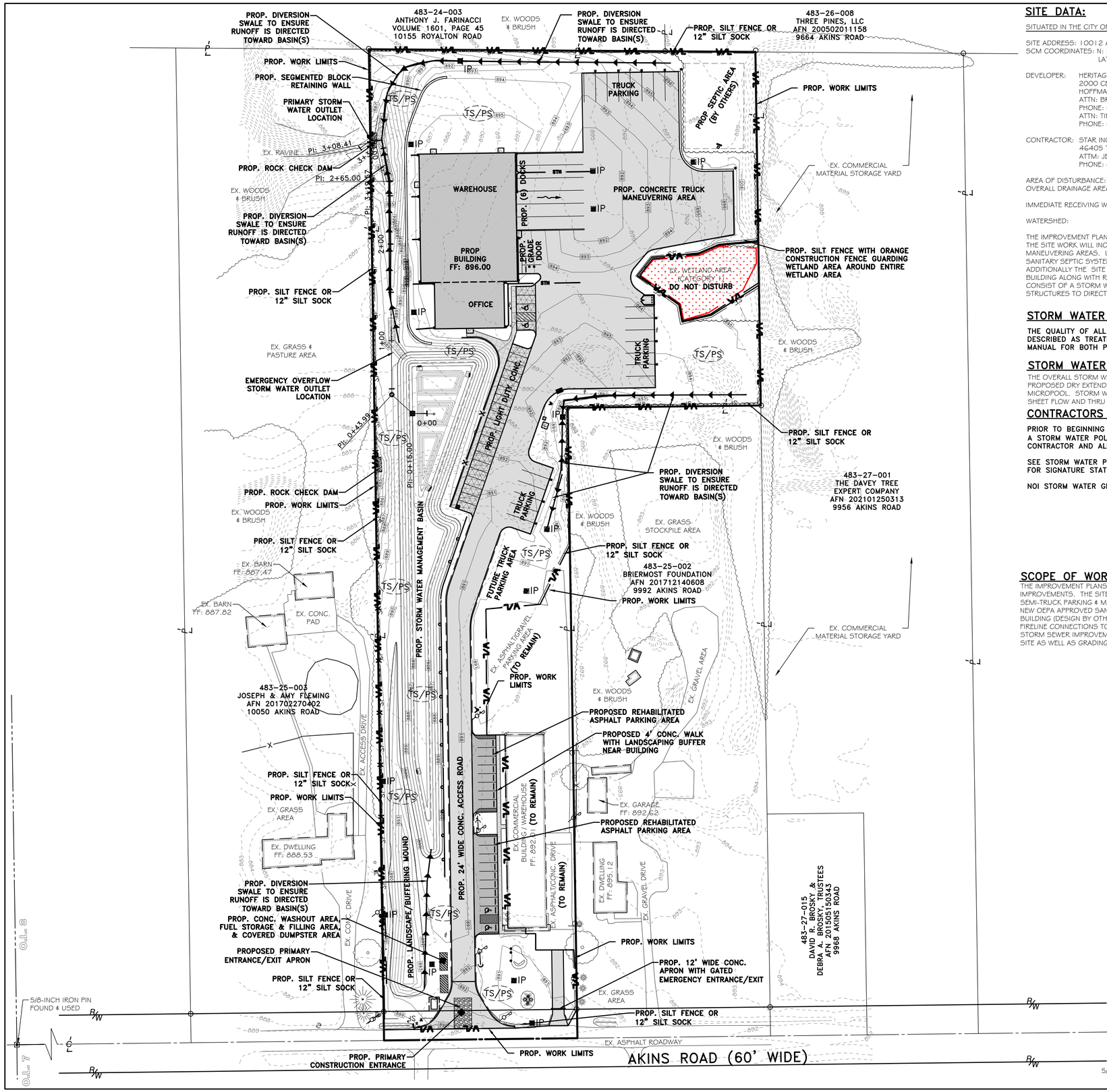
Architect

Designer

Project Number

Date

C4.2



SITE DATA:

SITUATED IN THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA, STATE OF OHIO:

SITE ADDRESS: 10012 AKINS ROAD, NORTH ROYALTON, OHIO 44133
SCM COORDINATES: N: 593091.29' E: 2171743.06' (NAD83 OHIO NORTH ZONE)
LAT: 41°18'25.30"N LONG: 81°45'38.25"W (WGS 84)

DEVELOPER: HERITAGE CRYSTAL CLEAN
2000 CENTER DRIVE, SUITE EAST C300
HOFFMAN ESTATES, IL 60192
ATTN: BRYAN HILL, NATIONAL CONSTRUCTION DIRECTOR
PHONE: (661) 978-0680
ATTN: TIM DISS, BRANCH MANAGER
PHONE: (877) 938-7948

CONTRACTOR: STAR INC.
46405 TELEGRAPH ROAD, AMHERST, OHIO 44001
ATTM: JEFF COUCH
PHONE: (440) 986-8022

AREA OF DISTURBANCE: 234,928.80 S.F 5.3932 ACRES
OVERALL DRAINAGE AREA: 401,587.45 S.F. 9.2191 ACRES

IMMEDIATE RECEIVING WATERS: TRIBUTARY CREEK TO EAST BRANCH OF ROCKY RIVER TO LAKE ERIE
WATERSHED: ROCKY RIVER

THE IMPROVEMENT PLANS ARE FOR A NEW WAREHOUSE OFFICE BUILDING & SITE IMPROVEMENTS. THE SITE WORK WILL INCLUDE DRIVEWAY ACCESS, PARKING AREA & SEMI-TRUCK PARKING & MANEUVERING AREAS. UTILITY IMPROVEMENTS SHALL INCLUDE A NEW OHIO EPA APPROVED SANITARY SEPTIC SYSTEM FOR THE EXISTING AND PROPOSED BUILDING (DESIGN BY OTHERS). ADDITIONALLY THE SITE SHALL INSTALL DOMESTIC & FIRELINE CONNECTIONS TO THE NEW BUILDING ALONG WITH REQUIRED PRIVATE UTILITIES. STORM SEWER IMPROVEMENTS WILL CONSIST OF A STORM WATER BASIN TO SERVICE THE SITE AS WELL AS GRADING & DRAINAGE STRUCTURES TO DIRECT RUNOFF TO THE BASIN.

STORM WATER QUALITY NOTE:

THE QUALITY OF ALL WATER DISCHARGED FROM THIS SITE SHALL BE DESCRIBED AS TREATED PER THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL FOR BOTH PRE AND POST DEVELOPMENT CONDITIONS.

STORM WATER MANAGEMENT NOTE:

THE OVERALL STORM WATER MANAGEMENT FOR THIS SITE SHALL BE HANDLED VIA A PROPOSED DRY EXTENDED DETENTION BASIN WHICH INCLUDES FORBAYS & A MICROPOOL. STORM WATER RUNOFF SHALL BE DIRECTED TO THIS BASIN VIA OVERLAND SHEET FLOW AND THRU A PIPED STORM WATER SYSTEM.

CONTRACTORS SWP3 ACKNOWLEDGEMENT:

PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWP3) SIGNED BY THE CONTRACTOR AND ALL OF HIS SUBCONTRACTORS.

SEE STORM WATER POLLUTION PREVENTION PLAN DETAIL SHEET C5.2 FOR SIGNATURE STATEMENT AND SIGNATURE LIST.

NOI STORM WATER GENERAL PERMIT NUMBER:_____

LEGEND OF LINETYPES

- CENTERLINE
- EX. PAVEMENT
- DITCH/CREEK/SWALE
- EX. SETBACK LINES
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. STORM
- EX. SANITARY
- EX. WATER
- EX. GAS
- EX. OVERHEAD UTILITIES
- EX. TELEPHONE
- EX. U.G. ELECTRIC
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. STORM
- PROP. SANITARY
- PROP. WATER
- PROP. GAS
- PROP. OVERHEAD UTILITIES
- PROP. TELEPHONE
- PROP. U.G. ELECTRIC
- CONSTRUCTION LIMITS
- SILT FENCE

LEGEND OF SYMBOLS

- CLEAN OUT
- DOWNSPOUT
- YARD DRAIN
- STORM MANHOLE
- SANITARY MANHOLE
- CATCH BASIN
- HYDRANT
- WATER VALVE
- GAS REG/METER
- WATER REG/METER
- ELECTRICAL METER
- GAS VALVE
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- SIGN
- XxX — SOILS TYPE
- IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND IN MONUMENT BOX AS INDICATED
- IP — INLET PROTECTION
- DEMOLITION AREA
- TS/PS — AREAS OF TEMPORARY AND/OR PERMANENT SEEDING

SCOPE OF WORK

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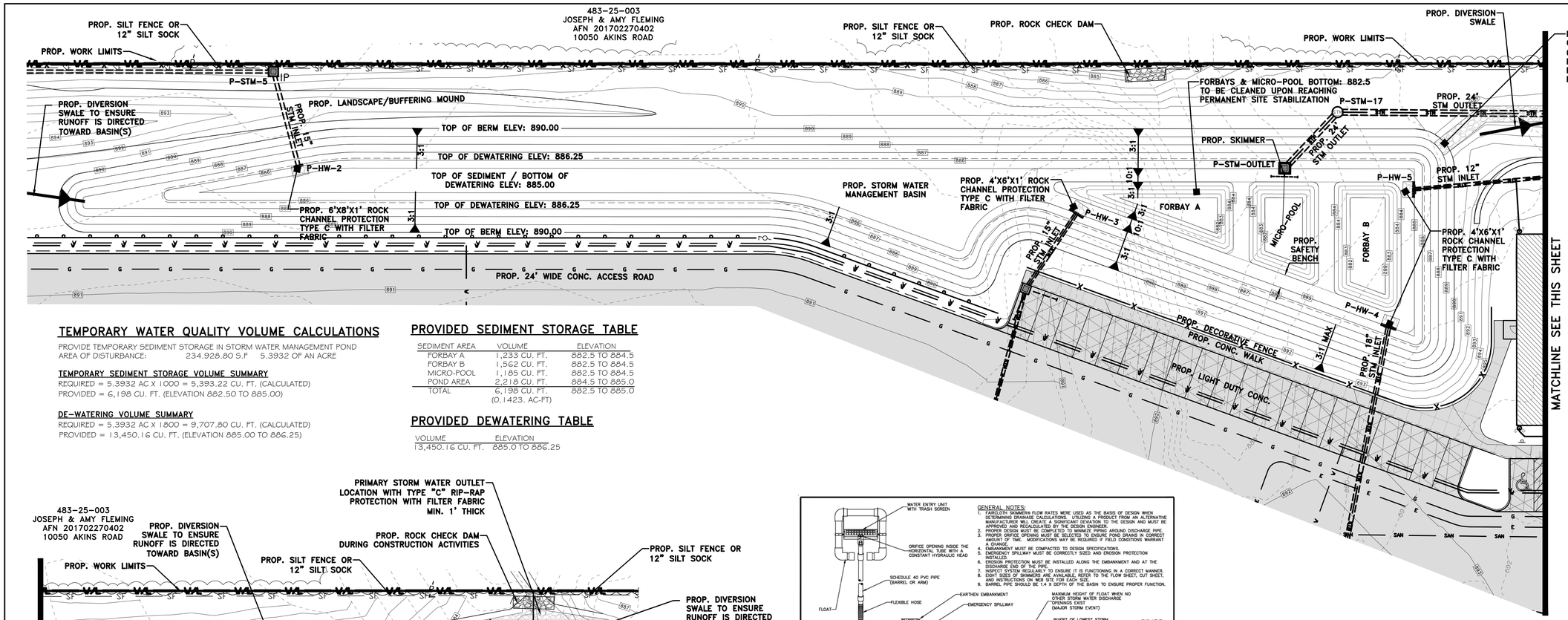
STORM WATER POLLUTION PREVENTION PLAN SHEET 1 OF 6

Crystal Clean
Proposed New Building & Site Improvements
10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Construction Storm Water Pollution Prevention Plan
Architect
Designer
Project Number
Date
C5.0



TEMPORARY WATER QUALITY VOLUME CALCULATIONS

PROVIDE TEMPORARY SEDIMENT STORAGE IN STORM WATER MANAGEMENT POND
AREA OF DISTURBANCE: 234,928.80 S.F 5.3932 OF AN ACRE

TEMPORARY SEDIMENT STORAGE VOLUME SUMMARY
REQUIRED = 5.3932 AC X 1000 = 5,393.22 CU. FT. (CALCULATED)
PROVIDED = 6,198 CU. FT. (ELEVATION 882.50 TO 885.00)

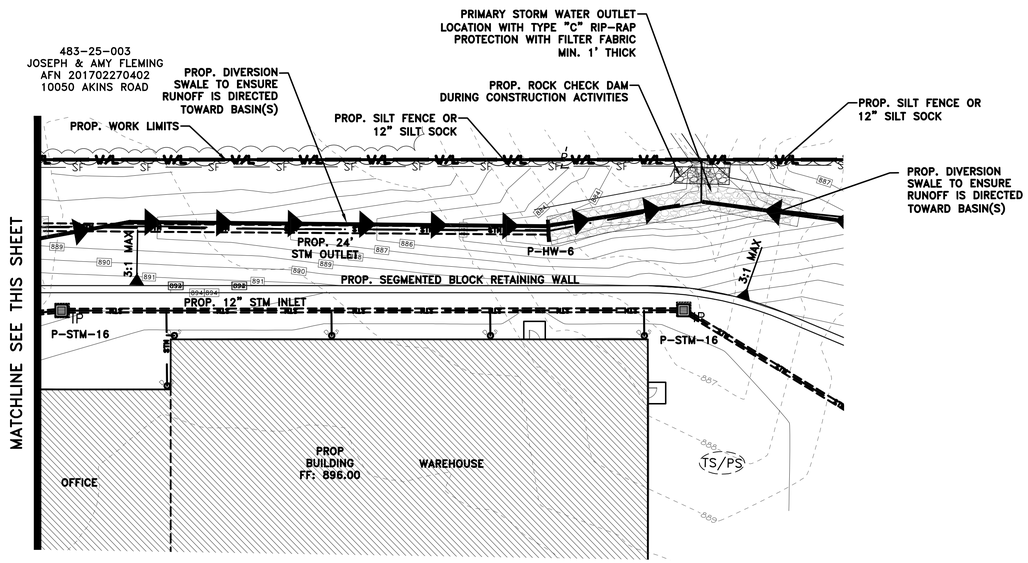
DE-WATERING VOLUME SUMMARY
REQUIRED = 5.3932 AC X 1800 = 9,707.80 CU. FT. (CALCULATED)
PROVIDED = 13,450.16 CU. FT. (ELEVATION 885.00 TO 886.25)

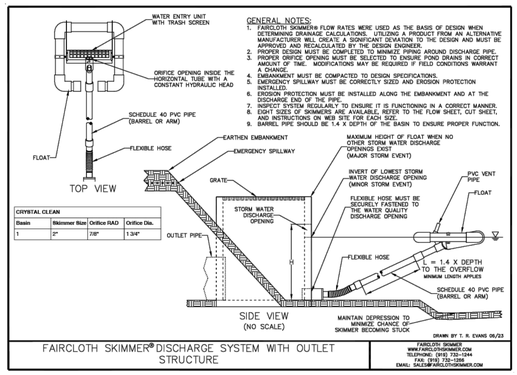
PROVIDED SEDIMENT STORAGE TABLE

SEDIMENT AREA	VOLUME	ELEVATION
FORBAY A	1,233 CU. FT.	882.5 TO 884.5
FORBAY B	1,562 CU. FT.	882.5 TO 884.5
MICRO-POOL	1,185 CU. FT.	882.5 TO 884.5
POND AREA	2,218 CU. FT.	884.5 TO 885.0
TOTAL	6,198 CU. FT. (0.1423. AC-FT)	882.5 TO 885.0

PROVIDED DEWATERING TABLE

VOLUME	ELEVATION
13,450.16 CU. FT.	885.0 TO 886.25





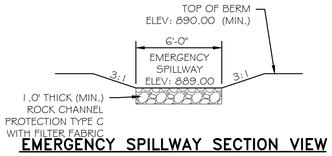
GENERAL NOTES:
1. FAIRCLOTH SKIMMER® FLOW RATES WERE USED AS THE BASIS OF DESIGN WHEN DETERMINING DRAINAGE CALCULATIONS. UTILIZING A PRODUCT FROM AN ALTERNATIVE MANUFACTURER WILL CREATE A SIGNIFICANT DEVIATION TO THE DESIGN AND MUST BE APPROVED AND RECALCULATED BY THE DESIGN ENGINEER.
2. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
3. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
4. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
5. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
6. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
7. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
8. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.
9. BARREL PIPE SHOULD BE 1.4 X DEPTH OF THE BASIN TO ENSURE PROPER FUNCTION.

FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET STRUCTURE

SKIMMER ORIFICE CALCULATIONS

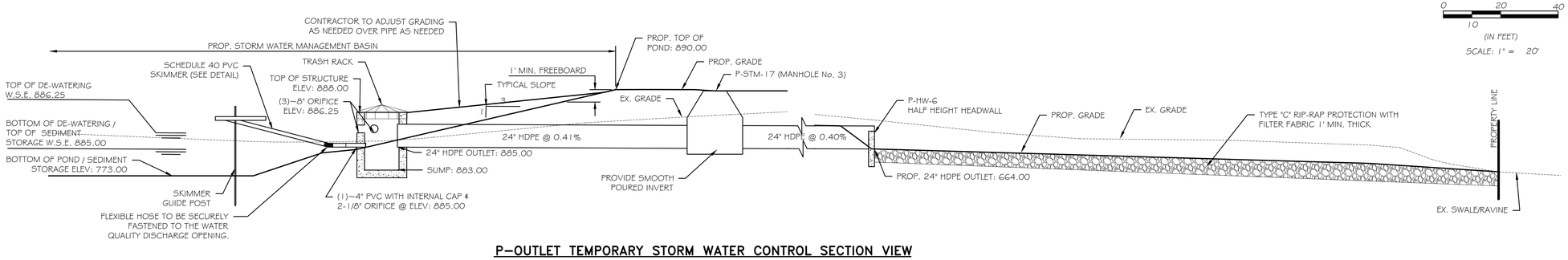
VOLUME (V): 13,450.16 CU. FT. (DEWATERING)
DAYS (t_d): 5 DAYS (DRAW-DOWN TIME UTILIZED)
OUTFLOW RATE: $Q=V/t_d$ = 13450.16/5 = 2,690 FT^3/D

H=0.1666 (FOR 2" PIPE)
$D=\sqrt{Q/(2310\sqrt{H})}$ $\sqrt{2,690/(2310\sqrt{0.1666})}$ = 1.68" ORIFICE~1.75" ORIFICE



EMERGENCY SPILLWAY SECTION VIEW

- NOT TO SCALE -



P-OUTLET TEMPORARY STORM WATER CONTROL SECTION VIEW

SCALE: 1" = 5'

GRAPHIC SCALE
0 20 40
10
(IN FEET)
SCALE: 1" = 20'

BASIS OF BEARINGS

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THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN FEBRUARY OF 2023.

UNDERGROUND UTILITIES NOTE:

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440-707-4014 • www.raftera.com • info@raftera.com

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JOB No: 3064

No.	Revision Description	Date
4	REVISED PER PRELIM REVIEW	04-09-2024
3	ISSUE FOR PLAN REVIEW	04-02-2024
2	REVISED PER PLANNING COMMENTS	01-02-2024
1	ISSUE FOR REVIEW	11-29-2023

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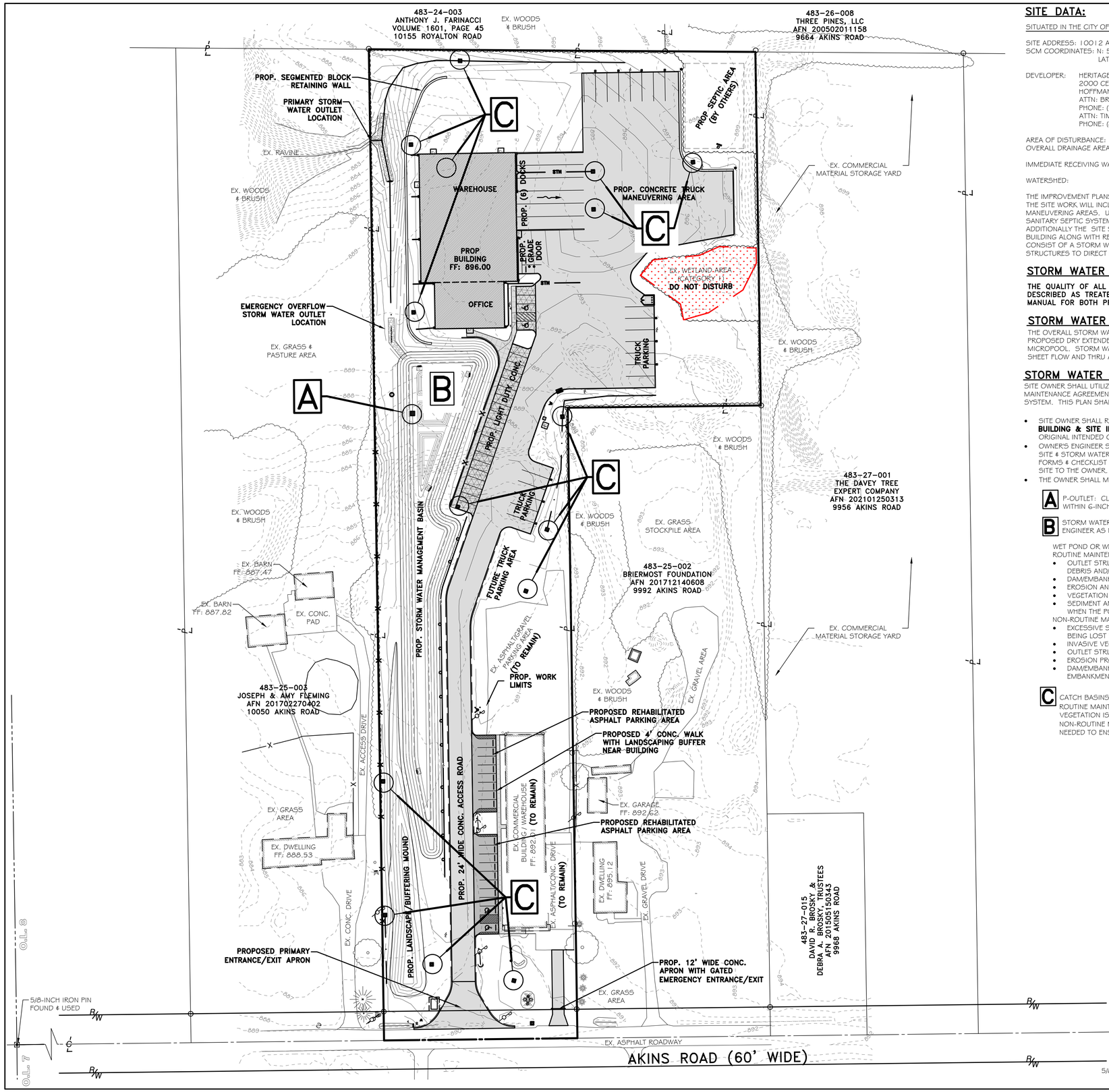
STORM WATER POLLUTION PREVENTION PLAN SHEET 2 OF 6

Crystal Clean
Proposed New Building & Site Improvements
10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Construction Storm Water Basin Detail Plan
Architect
Designer
Project Number
Date
C5.1



SITE DATA:

SITUATED IN THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA, STATE OF OHIO:

SITE ADDRESS: 10012 AKINS ROAD, NORTH ROYALTON, OHIO 44133
SCM COORDINATES: N: 593091.29' E: 2171743.06' (NAD83 OHIO NORTH ZONE)
LAT: 41°18'25.30" N LONG: 81°45'38.25"W (WGS 84)

DEVELOPER: HERITAGE CRYSTAL CLEAN
2000 CENTER DRIVE, SUITE EAST C300
HOFFMAN ESTATES, IL 60192
ATTN: BRYAN HILL, NATIONAL CONSTRUCTION DIRECTOR
PHONE: (661) 978-0680
ATTN: TIM DISS, BRANCH MANAGER
PHONE: (877) 938-7948

AREA OF DISTURBANCE: 234,928.80 S.F 5.3932 ACRES
OVERALL DRAINAGE AREA: 401,587.45 S.F. 9.2191 ACRES

IMMEDIATE RECEIVING WATERS: TRIBUTARY CREEK TO EAST BRANCH OF ROCKY RIVER TO LAKE ERIE
WATERSHED: ROCKY RIVER

THE IMPROVEMENT PLANS ARE FOR A NEW WAREHOUSE OFFICE BUILDING & SITE IMPROVEMENTS. THE SITE WORK WILL INCLUDE DRIVEWAY ACCESS, PARKING AREA & SEMI-TRUCK PARKING & MANEUVERING AREAS. UTILITY IMPROVEMENTS SHALL INCLUDE A NEW OHIO EPA APPROVED SANITARY SEPTIC SYSTEM FOR THE EXISTING AND PROPOSED BUILDING (DESIGN BY OTHERS). ADDITIONALLY THE SITE SHALL INSTALL DOMESTIC & FIRELINE CONNECTIONS TO THE NEW BUILDING ALONG WITH REQUIRED PRIVATE UTILITIES. STORM SEWER IMPROVEMENTS WILL CONSIST OF A STORM WATER BASIN TO SERVICE THE SITE AS WELL AS GRADING & DRAINAGE STRUCTURES TO DIRECT RUNOFF TO THE BASIN.

STORM WATER QUALITY NOTE:

THE QUALITY OF ALL WATER DISCHARGED FROM THIS SITE SHALL BE DESCRIBED AS TREATED PER THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL FOR BOTH PRE AND POST DEVELOPMENT CONDITIONS.

STORM WATER MANAGEMENT NOTE:

THE OVERALL STORM WATER MANAGEMENT FOR THIS SITE SHALL BE HANDLED VIA A PROPOSED DRY EXTENDED DETENTION BASIN WHICH INCLUDES FORBAYS & A MICROPOOL. STORM WATER RUNOFF SHALL BE DIRECTED TO THIS BASIN VIA OVERLAND SHEET FLOW AND THRU A PIPED STORM WATER SYSTEM.

STORM WATER CONTROL MEASURE REVIEW & COMPLIANCE

SITE OWNER SHALL UTILIZE THIS PLAN IN CONJUNCTION WITH THE STORM WATER INSPECTION & MAINTENANCE AGREEMENT FOR THE CARE AND MAINTENANCE OF THE SITE STORM WATER MANAGEMENT SYSTEM. THIS PLAN SHALL SERVE AS A GUIDE TO IDENTIFY AREAS OF REVIEW & INSPECTION.

- SITE OWNER SHALL REFER TO THE IMPROVEMENT PLANS FOR **CRYSTAL CLEAN PROPOSED NEW BUILDING & SITE IMPROVEMENTS.** FOR DETAILED CALCULATIONS AND NOTES REGARDING THE ORIGINAL INTENDED CONSTRUCTION OF THE STORM WATER SYSTEM.
- OWNER'S ENGINEER SHALL PROVIDE THE OWNER WITH A CERTIFIED AS-BUILT OF THE COMPLETED SITE & STORM WATER MANAGEMENT SYSTEM. OWNER'S ENGINEER SHALL REVIEW THE INSPECTION FORMS & CHECKLIST TO ENSURE THAT THE SYSTEM IS IN COMPLIANCE PRIOR TO RELEASING THE SITE TO THE OWNER. DEFICIENCIES SHALL BE CORRECTED PRIOR TO OWNERSHIP ACCEPTANCE.
- THE OWNER SHALL MAINTAIN INSPECTION REPORTS. THE REPORTS SHALL INCLUDE THE FOLLOWING:

A P-OUTLET: CLEAR DEBRIS FROM STRUCTURE, CHECK ORIFICES, REMOVE SEDIMENTS IF WITHIN 6-INCHES OF LOWEST ORIFICE ELEVATION

B STORM WATER MANAGEMENT BASIN: REVIEW WET EXTENDED BASIN INSPECTION & MAINTENANCE FORM, CONTACT CONSULTING ENGINEER AS NEEDED. GENERAL ITEMS INCLUDE:

WET POND OR WET EXTENDED DETENTION BASIN GENERAL INSPECTION ITEMS:
ROUTINE MAINTENANCE:
- OUTLET STRUCTURES: KEEP OUTLETS (I.E. PRINCIPAL SPILLWAY PIPE & EMERGENCY OVERFLOW) FREE FROM BLOCKAGE BY SEDIMENT, DEBRIS AND/OR TRASH.
- DAM/EMBANKMENT: MOW GRASSED DAM AND EMBANKMENT OF WET POND TO PREVENT ESTABLISHMENT OF WOODY VEGETATION.
- EROSION AND SCOUR: REPAIR SOIL EROSION OR SCOURING ON THE SIDE SLOPES LEADING INTO THE WET POND.
- VEGETATION MANAGEMENT: REMOVE VEGETATION FROM AT LEAST 10 FEET AWAY FROM THE OUTLET STRUCTURE.
- SEDIMENT AND DEBRIS: REMOVE ACCUMULATED SEDIMENT, DEBRIS AND TRASH FROM THE WET POND AREA. REMOVE SEDIMENTS WHEN THE POOL VOLUME HAS BECOME SIGNIFICANTLY REDUCED OR THE POND BEGINS TO BECOME EUTROPHIC.

NON-ROUTINE MAINTENANCE:
- EXCESSIVE SEDIMENT: REMOVE SEDIMENT ACCUMULATION FROM THE AREA PRIOR TO 25% OF THE PONDING STORAGE VOLUME BEING LOST WITHIN THE WET POND.
- INVASIVE VEGETATION: TREAT AND REMOVE INVASIVE VEGETATION FROM PONDING AREA, SIDE SLOPES AND EMERGENCY SPILLWAY.
- OUTLET STRUCTURE: REPAIR OR REPLACE DAMAGED OUTLET STRUCTURE.
- EROSION PROTECTION: REPAIR OR REPLACE RIP-RAP, FILTER FABRIC AND/OR No. 4 LIMESTONE AT PIPE INLETS/PIPE OUTLETS.
- DAM/EMBANKMENT AREAS: SEEK PROFESSIONAL CONSULTATION IF SEEPAGE, LEAKS OR EROSION IS DISCOVERED ON THE DAM OR EMBANKMENT OF THE WET POND.

C CATCH BASINS, YARD DRAINS, TRENCH DRAINS & HEADWALLS:
ROUTINE MAINTENANCE: REMOVE SEDIMENTS IF WITHIN 6 INCHES OF INVERT ELEVATIONS, ENSURE GRATES ARE OPEN, ENSURE ALL VEGETATION IS CLEAR OF HEADWALLS & RIP-RAP IS CLEAR AND CLEAN OF SEDIMENT & DEBRIS.
NON-ROUTINE MAINTENANCE: INSPECT CONNECTING PIPES & FLUSH/REMOVE SEDIMENT, CAMERA & INSPECT FOR DAMAGE, REPAIR AS NEEDED TO ENSURE APPROPRIATE FLOW IS MAINTAINED.

LEGEND OF LINETYPES

- CENTERLINE
- EX. PAVEMENT
- DITCH/CREEK/SWALE
- EX. SETBACK LINES
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. STORM
- EX. SANITARY
- EX. WATER
- EX. GAS
- EX. OVERHEAD UTILITIES
- EX. TELEPHONE
- EX. U.G. ELECTRIC
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. STORM
- PROP. SANITARY
- PROP. WATER
- PROP. GAS
- PROP. OVERHEAD UTILITIES
- PROP. TELEPHONE
- PROP. U.G. ELECTRIC
- CONSTRUCTION LIMITS
- SILT FENCE

LEGEND OF SYMBOLS

- CLEAN OUT
- DOWNSPOUT
- YARD DRAIN
- STORM MANHOLE
- SANITARY MANHOLE
- CATCH BASIN
- HYDRANT
- WATER VALVE
- GAS REG/METER
- WATER REG/METER
- ELECTRICAL METER
- GAS VALVE
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- SIGN
- SOILS TYPE
- IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND IN MONUMENT BOX AS INDICATED

FLOODPLAIN NOTE:

THE SITE LIES WITHIN THE FOLLOWING ZONES AS REFERENCED ON FEMA FLOOD INSURANCE RATE MAP 39035C0292E ISSUED ON DECEMBER 03, 2010.

ZONE X - AREA OF MINIMAL FLOOD HAZARD

WETLAND NOTE:

WETLANDS DATA SHOWN PER WETLAND DELINEATION REPORT PREPARED BY ENVIROSCIENCE (PROJECT No. 17095) ON 01-28-2023.

WETLAND AREA DO NOT DISTURB

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COMPREHENSIVE STORM WATER MANAGEMENT PLAN SHEET 1 OF 2

Crystal Clean

Proposed New Building & Site Improvements
10012 Akins Road North Royalton, Ohio 44133

Sheet Title: Permanent Comprehensive Storm Water Management Plan
Architect
Designer
Project Number
Date
C6.0