

Summit County Planning Commission (SCPC)

Thursday, July 27, 2023 - 3:00 p.m. County of Summit, County Council Chambers 175 South Main Street, 7th Floor, Akron, Ohio

Meeting Agenda

A.	Call to Order	Chair Mavrides
B.	Roll Call	Tubbs
C.	Approval of the June 29, 2023, SCPC Minutes	Chair Mavrides
D.	Business Items	Knittel

New Business

1. **Item #1 – Ridge Drive Final Plat – Copley Township** - The site is located in Copley Township, off of Rothrock Rd. The applicant is proposing a 60' ROW public road to end in a temporary cul-de-sac for phase 1 of the proposed roadway. Future extensions of the roadway will have the road extend to the North and then access Rothrock Rd.

Old Business

None

E.	Report from Assistant Director	Tubbs
F.	Comments from Public	Chair Mavrides
G.	Comments from Commission Members	Chair Mavrides
H.	Other 1. Legal Update	Evans
I.	Adjournment	Chair Mavrides



Summit County Planning Commission (SCPC)

Thursday, June 29, 2023 - 3:00 p.m. County of Summit, County Council Chambers 175 South Main Street, 7th Floor, Akron, Ohio

Meeting Agenda

A. Call to Order Chair Allen Mavrides Chair Allen Mavrides called to order the Thursday, June 29, 2023 - SCPC monthly meeting at 3:00 p.m.

B. Roll Call Stephen Knittel

SCPC Member	Present
Beckham, George	X
Dickinson, Erin	
Wiedie-Higham, Christine	
Jones-Capers, Halle	X
Kline, David	X
Mavrides, Allen	X
Reville, Rich	
Segedy, Jason	
Snell, Jeff	X
Stoiber, Dennis	X
Terry, Robert	

Reported by *Stephen Knittel*, we have a quorum for SCPC meeting Thursday, June 29, 2023 – SCPC monthly meeting at 3:02 p.m.

C. Approval of the April 27, 2023, SCPC Minutes

Chair Allen Mavrides

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle			X		
Kline, David	X		X		
Mavrides, Allen			X		
Reville, Rich					
Segedy, Jason					
Snell, Jeff			X		
Stoiber, Dennis		X	X		
Terry, Robert					

David Kline made a motion to approve, as corrected and revised **Thursday**, **April 27**, **2023**, **SCPC meeting minutes**, and it was seconded by *Dennis Stoiber*, **all in favor**, aye the corrected and revised **Thursday**, **April 27**, **2023**, **SCPC meeting minutes**, the motion was approved with _0_abstentions.

D. Business Items Stephen Knittel

New Business

1. **Item #1 –Text Amendment - Bath Township -** The applicant has proposed that the Bath Township Zoning Resolution be revised to amend language used in sections 7, 5, and 12 for additional clarity.

Reported by Stephen Knittel:

The applicant is looking to revised and amend language in Sections 7, 5, and 12 for additional clarity. In reference to Article 7 Swimming Pools, propose for private pools have to be set back a minimum 20 feet from all lot lines and 10 feet from principal dwellings.

Article 7 Accessory Dwelling Units is detachable dwelling that is designed for persons that are related, employed on premises or temporary use of guest of the occupants of the principal dwelling. Detached living quarters located on the lot of the principal dwellings not rented or leased and not used as a separate dwelling.

Article 7 Commercial Accessory Structure for total building footprint area of all accessory building and structures on lots B-1, B-2, B-3, B-4 and B-5 should not exceed 144 square feet.

Article 5 Flag Lots the flagpole portion of the lot shall have a minimum lot width at the street right-of-way as required in Table 504-1 and Site Development Standards for Residential Zoning District and Table 504-2 Site Development Standards for Business and Mixed-Use Zoning Districts at no point shall the flagpole be tapered less than 25 feet in width.

Article 12 J Parking of Commercial Vehicles, Recreation Vehicles, Boats, Equipment and Trailers adding a section for recreation vehicles, boats, equipment and trailers required number of spaces adding a maximum car number of spaces and adding

Staff comments in reference Article 7 Accessory Dwelling Units that the proposed use of may cause some issues in enforcements as there is no definition for this, but traditionally there is difficulties in identifying and regulating what related means as well as family and that the intent that the township is trying to prevent is the accessory dwelling units from turning into air BnB's and rentals. With consideration to comments staff recommendations is approval.

Representation for the Township: Bill Funk, Bath Township Zoning 3864 W. Bath Road, Akron, OH 44333

Explained that the flagpole portion is from previous code that speaks about the skinnier portion of the lot the flag is the larger portion of the lot the flagpole portion would be the back lot portion of the property.

Allen Mavrides asked, if the description of the property at the right-of way be and why was this assigned a shape?

Mr. Funk explained that the confusion was that you had to have 100-feet at the road right-of-way, how narrow could the flagpole portion be could you go down to 10-feet then increase it to the building wide then go down, so the township decided to define what the minimum wide of the flagpole portion would be. The township came up with 25-foot, currently the township has 5-foot set back on each side of the driveways which would give an additional 15-feet for an actual driveway.

Questions from the members:

Dennis Stoiber stated that you do not want at any point to be narrower than 25 feet, when you use the word taper it changes. He suggests that the township remove the word "taper" and the language read, "At no point shall the flagpole be less than 25 feet in width."

In reference to the word "Related" suggest language used in his township, family means an individual or group of persons related based upon birth, marriage, adoption or other domestic bond living together on premises as a single household, this shall additionally include any other similar living arrangement to be recognized by any applicable state or federal law.

David Kline asked, what would the lot area be for a resident to have an accessory dwelling unit, would this be in the whole township all residentials or does this fit into a certain district.

Mr. Funk stated that any residential district can have an accessory dwelling unit as long as the residence meets the setback.

Jeff Snell asked about pool cover. He explained that his township required that the residence has a fence around the pool area as at times residence leave the pool cover off, and due to animals and children they require a fence.

Bath Township has taken this to zoning in refence to this and may of the residents have received variances in reference to the issue at hand.

Jeff Snell stated that he feels as though it is a bad idea for the township to not require the resident to have a fence around the pool area. Per regulations any pool that requires more than 1-feoot of water is required to have a pool.

Allen Mavrides stated that the does not have any issues with the revision, however, the 25 foot two (2) lines if they don't meet the right of way perpendicularly, they are not 25 feet at the right of way. How do you reconcile this?

Mr. Funk explained, At the right of way, it has to be 100 feet, this is where the word tapering came into play. It can be as small as 25 feet until it opens up measured perpendicularly to the property.

County Engineer's Office:

Joe Paradise, County Engineer's Office

Article 5 Flag Lots, suggestions to have a figure in the townships regulations of what this should look like, prepare an illustration of what this will be.

Summit Soil and Water: Not in attendance

Questions from the Public: No comments from the public

Discussion from the members:

Jeff Snell explained that there is an exception that allows an automatic pool covers under Ohio Building Code 3109.4

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George		X	X		
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle			X		
Kline, David			X		
Mavrides, Allen			X		
Reville, Rich					
Segedy, Jason					
Snell, Jeff			X		
Stoiber, Dennis	X		X		
Terry, Robert					

Dennis Stoiber made a motion to approve, with due regards to staff and commission comments **New Business - Item #1 –Text Amendment - Bath Township** and it was seconded by *George Beckham*, all in favor, aye **New Business - Item #1 –Text Amendment - Bath Township**, the motion was approved with _0_abstentions.

2. **Item # 2 - Text Amendment - Bath Township** - The applicant has proposed that the Bath Township Zoning Resolution be revised to amend language used in sections 6 Riparian Corridor Overlay District, to provide additional clarity and direction.

Reported by Stephen Knittel:

The Section 6 of the Riparian Corridor Overlay District to provide additional clarity and direction. Summit Soil and Water made comments in reference to the amended language change, but the township has its own regulations, so they are combining township and county regulations to this language amendment.

Staff recommendation is approval.

Representation for the Township: Bill Funk, Bath Township Zoning 3864 W. Bath Road, Akron, OH 44333

Bill Funk reported that they have been working with Summit Soil and Water, to help review the projects, so the intent is to align township and county regulations when amending the text language.

Questions from the members:

Dennis Stoiber asked, if all the language changes are any of them new to the township's regulations?

Mr. Funk explained, no. The township is trying to clarify the language.

Dennis Stoiber, suggests, that the members see a strike through document so that the members could understand what the township is changing as there is no way to understand what modifications the township is making as they do not know what is in the townships current code. He feels as though in his mind that the members do not accept an application for these modifications unless the township provides and strike through and underlined copy of the current code and the modified code. So that the members have a better change in understanding what the township is changing.

George Beckham asked, if the modification is similar to county regulations?

Stephen Knittel explained, yes and no.

Bill Funk explained that the basic intent of the language is the same.

County Engineer's Office: Joe Paradise, County Engineer's Office Joe Paradise explained that the County Engineer's office received the documents on Tuesday, June 27, 2023, was placed on the Engineer's desk on Wednesday, June 28, 2023, and has not had a chance to review the document as of this date. Joe Paradise explained that there is a new Summit County Codified Ordinance Section 943.05(A) Comprehensive Storm Water Management the Engineers office has not had a change to compare and contrast.

Summit Soil and Water: Not in attendance

Questions from the Public: No comments from the public

Discussion from the members: No further discussion from members

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle			X		
Kline, David	X		X		
Mavrides, Allen			X		
Reville, Rich					
Segedy, Jason					
Snell, Jeff		X	X		
Stoiber, Dennis		X	X		
Terry, Robert					

Motion

David Kline made a motion to table **New Business - Item #2 –Text Amendment - Bath Township,** pending further information from the County Engineer's Office and it was seconded by Dennis Stoiber, all in favor, aye **New Business - Item #2 –Text Amendment - Bath Township**, the motion was tabled with _0_abstentions.

3. **Item #3 - Text Amendment - Copley Township** - The applicant has proposed that the Copley Township Zoning Resolution be revised to add language directing the submittal and public notice requirements of major site plans.

Reported by Stephen Knittel:

Stephen Knittel reported that the applicant is requesting to add language to public notification of major site plans.

Staff recommendation is approval.

Representation for the Township:
Loudan Klein, Director Community and Economic Development for Copley Township
1540 S. Cleveland-Massillon Road
Copley, OH 44321
330-666-0108

Loudan Klein explained that this was a project the township submitted as a residential conservation development under the PED regulation under the Ohio Revised Code. Which begins with an architectural review board as a development plan which can take several months and does not initiate the public notification process, but some of the surrounding property owners found out that the project of this magnitude was being reviewed by the board and the adjacent property owners of the rezoning process but were not notified and were very upset. In the future, if approved, should the township receive an application on a major site plan the adjacent property owner would receive prior notification so that they would be aware of the process. This would have initially gone through the zoning commission, but there was no project at the time that required that.

Questions from the members: No comments currently

County Engineer's Office:

Joe Paradise, County Engineer's Office

Joe Paradise asked with projects involving Architectural Review Board, Summit County Planning Commission, Board of Trustee, Zoning Commission, does developer have to notify them each and every time?

Summit Soil and Water: Not in attendance

Questions from the Public: No comments from the public

Discussion from the members: No further discussion from members

Dennis Stoiber stated that it's a smart thing to do and the township provided enough information to support and identified the language change for property owners.

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle			X		
Kline, David		X	X		
Mavrides, Allen			X		

Reville, Rich			
Segedy, Jason			
Snell, Jeff		X	
Stoiber, Dennis	X	X	
Terry, Robert			

Dennis Stoiber made a motion to approve New Business- Item # 3 - Text Amendment - Copley Township, with due consideration to staff comments and County Engineer's Office comments, and it was seconded by David Kline, all in favor, aye New Business- Item # 3 - Text Amendment - Copley Township, the motion was approved with _0_abstentions.

4. **Item #4 – Variance – Sunset Drive - Copley Township** - The applicant is requesting a variance of 1108.05 Public Street Right-of-way Widths and Grades. The request is to allow for a 50' ROW where the Subdivision Regulations require a 60' ROW.

Reported by Stephen Knittel:

Stephen Knittel reported that the applicant is requesting a variance from a preliminary plan received two (2) months ago and presented to the Summit County Planning Committee. The proposal is to extend the drive up from Copley Road and turn East to Cleveland-Massillon Road. The requirement is 60' of right-of-way per 1108.05 Public Street Right-of-way Widths and Grades the variance requested from the township is to reduce this to a 50' right-of-way.

Staff comments: Variances are to alleviate unnecessary hardships by literal enforcement of the subdivision regulations due to exceptional topographic or other physical conditions peculiar to a parcel. The Subdivision regulations require 60 ft. of right-of-way, the applicant is requesting a variance to reduce the right-of-way to 50 ft. Staff does not see an unnecessary hardship. Staff recommendation disapprove.

Representation for the Township:

Loudan Klein, Director Community and Economic Development for Copley Township 1540 S. Cleveland-Massillon Road Copley, OH 44321 330-666-0108

Loudan Klein explained that the currently the existing right-of-way on Sunset Drive is about 760 feet that is 50 feet. In 2019 and 2020, the township worked with the property owners to dedicate the property to create public right-of-way as Sunset Drive was formally a private road. Extending the right-of-way to 60 feet in the that area would necessitate renegotiating with the property owners to agree to the additional taking of property to expand that road an additional 5 feet on each side.

The Board of Trustees has approved the construction drawings of this building. It has been reviewed by the police and fire departments to meet their needs and has been supported by the voters in the November 2022 levy.

The safety center is on the northwest portion of Sunset Drive and has created a unique parcel for development, which will build the police and fire facilities on which is almost complete to meet the needs of the community. The lot is very linear and challenging for architecture to build the facility on to meet the required needs for the police and fire and make it aesthetic. Expanding this right-of-way would impact the layout of the building, parking on the east side of the building for public and would have to come up with another design. Utilities will not have any conflict additional right-of-way has not been required by any of the providers at this time.

The stormwater basin on the north portion of the site is very tight, there is one on the curvature of the road as well as the access point on Cleveland-Massillon Road as there is a railroad there that may potentially be impacted, and the sizing may not meet the requirements as additional land may be taken for the maintenance firm for access to those basins as well. Mr. Klein explained that they are aware of concerns reducing right-of-way for safety forces, however this project is for the safety forces and the safety center. This has been reviewed and have no objections to the proposed right-of-way and it is very important to fire and police to have secondary access for the response time. All other designs are meeting all regulations and it is important to the safety department for response time.

The impact of the required 60-foot right-of-way may delay the construction and design of this project by several months or longer if the property owners were not acceptable to the project in the area. The architecture has completed the design, there is a construction manager at risk on board with excavation, time, weather and with season change they are very eager to get started.

Questions from the members:

Allen Mavrides asked, in the prior months when this application was presented what were the criteria, conditions or suggestions that the SCPC members made?

Mr. Klein answered, the direction was to work with the County Engineer's office which they have met with the Engineer's office suggested that they submit a variance application which is why the township is here today.

Jeff Snell states that it is accurate to say that the pavement area is substantially what the pavement would have been if it was a 60-foot right-of-way the pavement itself and none of the public utilities are in the extra 5 feet on both sides. Correct?

Mr. Klein responded, yes. The township has placed an easement on west side for sewer and have worked with Summit County and they have no issues with the placement of that.

Jeff Snell asked if we allow 50-foot rights-of-way on a number of roads on some subdivisions since it's a double connection.

Mr. Klein explained that they are proposing 13-foot lanes, traditionally its 12 feet, but with the fire apparatus they are proposing 13 feet.

County Engineer's Office:

Joe Paradise, County Engineer's Office

Corrected the soft 760 feet the existing 50 foot wide, they are not asking for this to be renegotiated, replated or widened. The Engineer's office was only referring to the north side of the property line to the curve out. The impacts allow them to identify, but there was never an impact on the east side of the build. If you add a 5-foot right of way on the east side nothing changes. Commercial sites are required to be 60-foot, residential and subdivisions are allowed 50-foot.

David Kline asked, the portion that is really being requested is the 700 feet around the curve and the detention pond, so there is no building that will go on this part of the build. The north side railroad is stormwater side, and no building will go on this side.

Joe Paradise stated, it's the whole portion bottom of the police station and fire station, up and around.

Jeff Snell clarified that the road is being extended north and makes the curve and have negotiated with all the property owners to extend that road in the road and right of way. So, the Engineer's Office is seeking the curve from the southside and the curve all the way out to Cleveland-Massillon they want that 5 feet which is 50 feet.

Mr. Klein explained that they would have negotiated on the southern portion, however there is a service department with Autobanh (European car shop) 1330 S Cleveland Massillon Rd, Copley, Ohio and they negotiated a MOU with the owner to swap any land in their area, however they shifted the road 13 feet to the south, which took more land from the Autobanh owner, and the land swap is now inaccurate.

Summit Soil and Water: Not in attendance

Questions from the Public: No comments from the public

Discussion from the members:

Dennis Stoiber stated that per the utilities for future use of this road and any sort of variance should not be overlooked and when making a decision then this also sets precedence and the SCPC is on the right track and the SCPC knows when making a decision.

David Kline explained that the whole one side of the road is publicly owned by the township for them to sell the property it would have to go in front of the voters in 50-60 years from now. This is a unique site.

Jeff Snell made a motion but wanted to include and make clear that this is a precedence that will not affect another site as this is pretty unique.

Allen Mavrides addressed Joe Paradise in reference to maintaining the road. Mr. Klein explained that this is a township road and township is responsible for maintaining the road.

Jeff Snell referenced changed in reference to notices. In order to do a referendum, 8% of the people who voted for Governor can place it on the ballot to do a referendum to a zoning change. State legislature is trying to change this to 25%.

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle			X		
Kline, David		x	X		

Mavrides, Allen		X	
Reville, Rich			
Segedy, Jason			
Snell, Jeff	х	Х	
Stoiber, Dennis		X	
Terry, Robert			

Jeff Snell made a motion to approve New Business - Item # 4 – Variance – Sunset Drive - Copley Township, due to unique circumstances including to the railroad to the north of the property, the need to make sure the curve has the proper radius, the applicant is making wider lane for easier access, all the utilities are contained in the 50 foot right-of-way, this provides a two-way access for the site and knowing what is being developed on the site that this is important to both police and fire, and it was seconded by David Kline, all in favor, aye New Business - Item # 4 – Variance – Sunset Drive - Copley Township, the motion was approved with _0_abstentions.

5. **Item # 5 – Text Amendment– Sagamore Hills Township** - The applicant has proposed that the Sagamore Hills Township Zoning Resolution be revised to add language prohibiting wind powered generators, also prohibiting shipping containers, cargo containers, ISO containers, Intermodal containers, box truck beds, or similar structures from being used as a primary or accessory structure.

Reported by Stephen Knittel:

Stephen Knittel reported the township requested to amend text language revising prohibits to allowing prohibiting wind powered generators. Also adding Item M: prohibiting shipping containers, cargo containers, ISO containers, Intermodal containers, box truck beds, or similar structures from being used as a primary or accessory structure.

Staff recommendation approval.

Representation for the Township: Township representative Jeff Snell

Questions from the members:

Dennis Stoiber asked what is an ISO container?

Jeff Snell explained an ISO container all of the definitions that the industry referred to things that are on ships.

Inter-modal is defined as involving two or more different modes of transportation in conveying goods. Like a shipping container that a resident place in their backyard and refers to it as a shed. The county does not regulate a shed when it is under 200 square feet, but if you want to build, you must demonstrate that meet structural integrity and the resident must get a study to show that it meets that.

David Kline asked, if the ISO container is allowed to be used for temporary use.

Jeff Snell explained, yes, by permit.

George Beckham asked, is the prohibition against the wind powered generator is that being used as a structure, are you prohibiting windmills as actual generators?

Jeff Snell answered, yes. The questions ion reference to generators is where they can fall. The turbines are quite large in size and the impacts on adjoining properties. Typically, you have a one (1) acre lot, and the requirement is 35 foot in height, and some can be larger. If someone wanted to build a turbine, what are you allowed to have, has been the question at hand.

George Beckham asked, is this limited and prohibited to all size lots? If someone has 5 acres, are they allowed to build a turbine?

Jeff Snell answered, no, they are prohibited. The state regulated this. The township recently got authority that regulate solar and wind that generate smaller amounts of energy which is under 10 watts of energy and based on the revised codes the township meets the requirements.

Dennis Stoiber asked why does the township care if the turbine is making energy or not?

Jeff Snell explained that currently the township does not have anyone who wants to build a turbine, they are taking precautions for future reference.

Allen Mavrides stated in his opinion to let someone try and let them go to the BZA (Board of Zoning Appeals) about the build, as you cannot deny someone something that they would like to build.

Jeff Snell stated that should a homeowner present this to the BZA if approved the townships hands are tied and they have no jurisdiction over the decision.

David Kline referenced the gas and oil well industry, the city was able to regulate gas and oil wells then the State came in and stated you can only regulate the ingress/egress.

Jeff Snell referenced Ohio Revised Code - Section 519.213 | Township small wind farm zoning regulations (solar and wind).

County Engineer's Office: No comment

Summit Soil and Water: Not in attendance

Questions from the Public: No comments from the public

Discussion from the members: No further discussion from members

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Dickinson, Erin					
Wiedie- Higham, Christine					

Jones-Capers, Halle		X		
Kline, David			X	
Mavrides, Allen		X		
Reville, Rich				
Segedy, Jason				
Snell, Jeff				x
Stoiber, Dennis		X		
Terry, Robert				

Dennis Stoiber made a motion to approve New Business - Item # 5 – Item # 5 – Text Amendment–Sagamore Hills Township, with due consideration of the extended discussion by Staff and SCPC members and it was seconded by Allen Mavrides, all in favor, aye New Business - Item # 5 – Item # 5 – Text Amendment– Sagamore Hills Township, the motion was approved with _1_ oppose (Kline) and _1_abstentions (Snell).

Old Business

1. Item # 1 - 2023 Proposed Updates to The Subdivision Regulations – The Subdivision Review Committee has submitted a redlined document of proposed changes to the current subdivision regulations.

Reported by Stephen Knittel:

Questions from the members: No comment

County Engineer's Office: No comment

Summit Soil and Water: Not in attendance

Questions from the Public: No comments from the public

Discussion from the members: No further discussion from members

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Dickinson, Erin					
Wiedie- Higham, Christine					

Jones-Capers, Halle			X	
Kline, David			X	
Mavrides, Allen			X	
Reville, Rich				
Segedy, Jason				
Snell, Jeff	X		X	
Stoiber, Dennis		X	X	
Terry, Robert				

Jeff Snell made a motion to approve Old Business Item #1 – 2023 Proposed Updates to the Subdivision Regulations and it was seconded by Dennis Stoiber, all in favor, aye Old Business - 2023 Proposed Updates to the Subdivision Regulations, the motion was approved with _0_abstention.

E. Report from Assistant Director *No updates*

Assistant Director Dennis Tubbs

F. Comments from Public

No one from the public was present

Chair Allen Mavrides

G. Comments from Commission Members

No further comments from the planning commission members

Chair Allen Mavrides

H. Other

1. Legal Update

Attorney Marvin Evans

Atty Marvin Evans reported, the Delfino case has gone to court and the court has upheld the decision of the planning commission's recommendations. The homeowner Mr. Delfino has until Monday, July 3, 2023, to appeal. There was an issue with the septic system and the homeowner could not get it worked out with Summit County Public Health.

I. Adjournment

Chair Allen Mavrides

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle			X		

Kline, David		X	X	
Mavrides, Allen			X	
Reville, Rich				
Segedy, Jason				
Snell, Jeff			X	
Stoiber, Dennis	X		X	
Terry, Robert				

Dennis Stoiber made a motion to *adjourn* the **Thursday**, **June 29**, **2023**, **SCPC monthly meeting**, and it was seconded by *David Kline*, *all in favor*, *aye*, the **Thursday**, **June 29**, **2023**, **SCPC monthly meeting** *adjourned* at 4:24 p.m. with _0_abstentions.

These minutes were recorded, prepared, and represent the writer's best recollection of the items discussed by:

Tazena Long, Executive Assistant Department of Community and Economic Development Monday, July 17, 2023 at 1:15 p.m.



Planning Commission Final Plat **Ridge Drive** Copley Township

EXECUTIVE SUMMARY

The site is located in Copley Township, off of Rothrock Rd. The applicant is proposing a 60' ROW public road to end in a temporary cul-de-sac for phase 1 of the proposed roadway. Future extensions of the roadway will have the road extend to the North and then access Rothrock Rd.

Staff recommends **TABLEING** the Final Plat.

Meeting:	July 27, 2023	Parcels:	1504432
Item No.:	1	Council Dist.:	5
Engineer:	Matt Weber	Processor:	Stephen Knittel
Zoning:	C-GR		

Location: The site is located in Copley Township, off of Rothrock Rd.

Proposal: The applicant is proposing a 60' ROW public road to end in a temporary cul-de-sac for phase 1 of the proposed roadway. Future extensions of the roadway will have the road extend to the North and then access Rothrock Rd.

History: The Preliminary Plan was conditionally approved at the April 27, 2023 SCPC meeting.



Agency Comments Italicized text indicates quotations from submitted agency comments.

Summit County Engineers Office: Andy Dunchuck, 07/21/2023:

Our office has reviewed the attached Dedication Plat and has the following comments:

Review Comments

- 1. Revise the name of the Subdivision/Dedication.
- 2. Road 'A' is not acceptable; please rename.
- 3. Lots/Parcels should not include the Road R/W.
- 4. Dedicate the Existing R/W of Rothrock Road (to the centerline).

5. Title sheet:

- a. Revise the Title.
- b. List Acreage in Lots, Roads, Total Area (Subdivision Regulation, 1104.06(b)7).
- c. Add the owner's offer dedication (Subdivision Regulation (1104.06(b)13C).
- d. Add the signature blocks for Planning and Zoning to every page (Subdivision Regulation 1104.06(b)13B).
- e. Add Acceptance of Offers of Dedication by County Council (Subdivision Regulation 1104.06(b)13E).
- f. Add the following Note:

DRAINAGE MAINTENANCE ASSESSMENT

ALL FEE HOLDERS AND ALL RECEIVING TITLE TO THE FEE THROUGH THEM ARE SUBJECT TO PAYMENT OF DRAINAGE MAINTNEANCE FEES ASSESSED OR TO BE ASSESSED BY THE COUNTY OF SUMMIT PURSUANT TO CHAPTER 6137 OF THE OHIO REVISED CODE AND THE FOLLOWING.

g. Revise Parcel Areas to exclude 'R/W'.

6. Sheets 2 & 3:

- a. Add signature blocks for Planning and Zoning.
- b. Revise road name.
- c. Correct Road R/W Width to 60'.
- d. Dedicate existing Rothrock Road and define/label additional 10' of R/W being Dedicated.
- e. Include building setbacks.
- f. Add State Plane Coordinates to Intersection of Road "A" and Rothrock Road and to one other key point in the Survey. Include Coordinate Datum and Combined Factor (Conveyance Standards).

In addition, please note our office received revised Plans and SWM Calculations on Friday, July 14th and will attempt to complete the review prior to the July 27th SCPC Meeting. An update at the meeting will be provided as to the status of the outstanding review comments.

Staff Comments:

Conditional Approvals cannot be given to Final Plats, Staff would want to allow the SCE office to finish their review of the submitted revised plans and SWM Calculations prior to granting SCPC approval to ensure that there are no issues.

Recommendation: Staff recommends **TABLEING** the Final Plat because Conditional Approvals cannot be given to Final Plats, Staff would want to allow the SCE office to finish their review of the submitted revised plans and SWM Calculations prior to granting SCPC approval to ensure that there are no issues.



Weber Engineering Services, LLC 2555 Hartville Road, Suite B Rootstown, Ohio 44272 Phone: 330-329-2037

www.WeberEngineeringServices.com

July 14, 2023

Weber Engineering Services Response to Review Comments Dated June 07, 2023

1. An LTMA will be required for the project. Once the plans have been approved, our office will prepare and provide the LTMA to the owner for signature/notary. Once all signatures have been obtained, the LTMA will be returned to the owner for recording.

Comment noted.

In addition, a proposed 'Stormwater Management Easement' must be defined from the dedicated R/W of Ridge Drive to and around the entire perimeter of the Retention Basin. A minimum 20' wide access drive is required to be constructed within the easement. The drive cannot exceed a 15% longitudinal slope and 10% transverse slope and must be constructed to accommodate maintenance vehicles and equipment (provide a Typical Section). The easement and driveway should be clearly delineated and labeled on the Grading Plan Sheet and plat (easement only).

Stormwater management basin access path and easement revised as requested.

- 2. Summit SWCD approval of the project is required prior to our office approving the plans. Please submit written verification (pdf via email) from Summit SWCD that they have issued an approval.

 To be provided upon receipt.
- 3. A Dedication/Final Plat for the proposed site must be submitted for review. An additional 10' of R/W or permanent Highway Easement along the frontage of the West side of Rothrock Road shall be dedicated to Summit County for future road improvement purposes.

Additional 10' R/W proposed on plans and shown in the attached plat.

4. Add the attached Details/Notes to the plans. The Trench Detail and General Notes can replace what is currently in the plan set. The Sediment Marker Detail can be used as a template to be incorporated into the plans.

Revised as requested. Sediment marker detail added to sheet C108A.

5. On the Title Sheet, provide approval Signature Blocks for the SCE and Sanitary Sewer and Water agencies. In addition, above the Signature Block for the SCE, please provide the following Signature Block: 'Reviewed By: Andy Dunchuck, P.E., Summit County Engineer's Office'.

Revised as requested.

6. An Intersection Sight Distance Study with a Design Speed = 40-mph must be submitted for the proposed intersection with Rothrock Road.

Added on sheet C104C.

7. A minimum 4" Detention Orifice is required for the proposed SWM Facility. An alternative design will need to be provided.

The Summit County storm water manual states the 4" diameter as a minimum for single orifice outlets. The proposed basin outlet structure utilizes a 3.0" water quality orifice, 3.0" primary orifice, and grate for the basin outlets. We do however see reference in the manual to a 2.0" minimum water quality orifice diameter.

8. A 100 Year Overland Flow Path across the entire site to the Retention Basin and from any Low Point(s) in the proposed Road/Drives must be defined (Both Public and Private Sections). In the event the storm sewer is not functioning properly, an overland flow path must be provided to ensure the stormwater is being directed to the SWM Facility as designed. Show and label the '100 Year Overland Flow Path' and define it with 'Flow Arrows' and 'Spot Elevations' in the Legend on the Grading Plan Sheet. In addition, the portion of the Flow Path that is located outside of a Public R/W must be placed in a minimum 30' wide 'Stormwater Management Easement.'

100-year overland flow path identified on sheet C104.

9. A calculation for the Tc for Hydrographs 2S and 3S must be provided and cannot be assumed to be 20 minutes.

Revised as requested.

10. The Pavement Spread Calculations must include the depth of water in the pavement in the 100-Year Storm Event. The depth must be a minimum of 1" below the Top of Curb Elevation.

100-year spread calculations added to stormwater management report as requested.

11. The Rainfall Intensities in the Calculations are not consistent with the values provided from the NOAA website (2.04, 2.44, 3.03, 3.52, 4.24, 4.86 and 5.51).

Calculations updated using the values identified above.

12. The 'Summary for Pond 1P and 2P Reports' in the SWM Calculations reflect the 12" Outlet Pipe is 'CMP' with an n-value of 0.012. The pipe material must be either HDPE or RCP and the n-value must be 0.015.

Outlet pipe revised utilizing 0.015 n-value.

13. Provide a plan and profile for the 12" Outlet Pipe from the Outlet Structure to 'Existing Structure 7'. An analysis of the downstream storm sewer must be conducted to verify it can accommodate the flow from the retention basin in the 100-Year Storm Event.

Note added for contractor to field verify minimum slope of 2.46% for existing 12" storm sewer crossing Rothrock Rd. as this is the slope necessary to convey the 100-year flow rate (3.89 cfs.) via a 12" storm sewer. Capacity of proposed ST-31 should be referenced in HydroCAD results due to headwater impact from 100-year pond elevation (1061.72).

- 14. What n-value was used in the Storm Sewer Calculation? An n-value of 0.015 is required.

 An n-value of 0.015 has been utilized for all storm sewer calculations.
- 15. A landscaping plan for the Aquatic Bench must be submitted to Summit SWCD for review and approval and must be incorporated into the plans.

Please see callout added to sheet C104.

16. The following note should be added to the Grading Plan Sheet and the Dedication Plat: 'Stormwater Management Note: Design of the Stormwater Management Basin is Based on a Phase 1B Drainage Area = 2.38 Acres (1.55 Acres Impervious Area) and Phase 2 Drainage Area = 2.57 Acres (2.18 Acres Impervious Area) being routed to the Basin. Should the Drainage/Impervious Areas Be Exceeded During Development of these Future Phases, Modification to the Stormwater Management Basin Will Be Required to Ensure Compliance with the Latest Edition of the SCE Stormwater Drainage Manual.'

Note added to sheet C104 but with our revised drainage and impervious areas.

17. On Sheets C103 - C103C, provide a note below the 'Storm Pipe Table' that 'HDPE = ODOT Item 707.33.' In addition, all Storm Manholes shall be referenced/labeled as 'ODOT MH No. 3' with the current ODOT Standard Construction Drawing added to the plans.

Revised as requested.

18. On Sheets C103 – C103B, the minimum R/W and Pavement Width for a Local Commercial and Industrial Street is 60' and 30', respectively. In addition, the maximum profile grade is 6%. The plans will need to be revised accordingly.

Revised as requested.

- 19. On Sheets C103-C103C, the 25 Year HGL must be shown in the profiles. Revised as requested.
- 20. On Sheet C103, for the proposed Low Point at Sta. 1+11.71, add a Vertical Curve, Low Point Sta. and Elevation, Drainage Tangent, etc... that is in conformance with the ODOT Cross Road Profile in the L & D Manual, Volume 1 Figure 401-2. In addition, the maximum profile grade within 60' of the intersection is 5%.

Revised as requested per comment and 06/23 phone correspondence.

21. On Sheet C103, for the proposed Low Point at Sta. 1+11.71, the street must maintain it's designed cross slope and the pavement drainage must be routed to the Curb and Gutter. Existing Structure #1 cannot be utilized as a substitute for providing ODOT No. 3 CB's (Double) in the Curb and Gutter at the location of the Low Point. In addition, the entire pavement area must be captured and routed to the Retention Basin and released undetained. From the location of the Low Point, there must be a 100-Year Overland Flow Path to the Retention Basin (See Comment #8).

Existing structure #1 revised as a manhole per comment no. 22. Design cross slope maintained to maximum degree as transition to Rothrock Rd. existing longitudinal slope takes place. Only 0.01 acres of drainage is received by proposed curb inlet no. 34 as discussed to be reasonable in our 06/23 phone correspondence.

- 22. On Sheet C103, Existing Structure #1 should be replaced with a Manhole.

 Revised as requested.
- 23. On Sheet C103, identify the proposed ODOT Curb Ramp Types located near Rothrock Road and update the Standard Drawings located on Sheet C105C. Also, add Curb Ramps Mid-Block of the entire street and at the cul-de-sac.

Revised as requested.

24. On Sheet C103, add the following notes:

'A Road Opening Permit and Performance Bond is Required to Be Obtained from the SCE Prior To The Start of Any Construction Within the R/W of Rothrock Road.'

'A full depth pavement sawcut and butt joint in conformance with current ODOT Standard Construction Drawing BP-3.1 is required at the intersection of Rothrock Road and Ridge Drive.'

Revised as requested.

25. On Sheet C103, identify the Station, Offset and OMUTCD Sign Reference Number for the proposed Stop Sign at Rothrock Road and Ridge Drive.

Revised as requested.

26. On Sheet C103A, add Curve Data (PC, PT, Delta, Chord, Length, Radius, T, etc...) for the proposed Horizontal Curve. The required minimum centerline radius is 250'.

Revised as requested.

27. On Sheet C103C, include Plan and Profile Sheets for all the Private Streets. They are to be designed in conformance with the Subdivision Regulations and inverted streets as shown on Sheet C105C are not permitted.

Revised as requested.

28. On Sheet C104, the slope at the outfall of the emergency spillway should be evaluated for Rock Channel Protection (See the Shear Stress Equation and Table on Page 65 of the Current Edition of the SCE Stormwater Drainage Manual and apply the appropriate controls for the 100 Year Undetained Flow). In addition, provide a capacity calculation which verifies the proposed emergency spillway can accommodate the 100 Year Undetained Flow.

Calculations added to stormwater management report as requested. Emergency spillway rock channel protection identified on sheet C103G.

29. On Sheet C104, the portion of the existing ditch on the West Side of Rothrock Road (Contours 1067 - 1070) that is being re-graded should not be disturbed.

Revised as requested.

30. On Sheet C104, extend the grading for the ditch/swale from the cul-de-sac to the proposed grading for the Retention Basin.

Revised as requested.

- 31. On Sheet C104, add General Notes 29 & 30 from the attached Word Document to this Sheet. Revised as requested.
- 32. On Sheet C104A, the minimum Pavement Radius in 'Intersection Detail A' must be 25'. Revised as requested.
- 33. On Sheet C105, revise the R/W and Pavement Widths to reflect the Comment #18. Also, revise the Cross Slope to 5/16"/FT.

Revised as requested.

34. On Sheet C105, delete the 24" Detectable Warning Strip Detail (This detail is included in the ODOT Curb Ramp Details, See Comment #23). Also, delete the ODOT Type 6 Detail and replace it with the Type 2 Detail.

Revised as requested.

35. On Sheet C105, revise the following in the Typical Section Legend: Item 1, replace '441' with '449'; Item 2, replace 5" with 7".

Revised as requested.

36. On Sheet C105, in the 1st Note beneath the Right Side of the Typical Section, add 'CB No. 3' after 'CB No. 3A'; in the 3rd Note replace '441' with '449'.

Revised as requested.

37. On Sheet C105, revise the Private Street Typical Section to reflect Public Street Standards (Crowned Pavement and Pavement Composition).

Revised as requested.

38. On Sheet C105A, update the ODOT Standard Drawing for CB's 2-2A, 2-2B and 2-2C and the SCE Trench Detail. Also, delete the Summit County Pavement Replacement Detail. There will not be any open cuts permitted on Rothrock Road and all utility crossings must be bored.

Revised as requested.

39. On Sheet C105A, update the ODOT Standard Drawing for CB No. 3A and add the ODOT Standard Drawing for CB No. 3 and Monument Assembly (RM-1.1).

Updated/added on sheets C105B and C105F.

Sincerely,

Matthew L. Weber, P.E.

ACCEPTANCE

Thirty Four Fifty Five, LLC, the owner of the cocknowledges this plot to be its free act and deed split and consolidation as shown hereon, and does h access and utilities over Road "A" as shown he easements as shown hereon. s land shown hereon, hereby sd and accepts this plat of lot hereby grant an easement for hereon in hatching, and the

THIRTY FOUR FFF Y FIVE, LLC

Printed Name

Title

NOTARY PUBLIC

State of § S.S.

Before me, a notary public in and for said county and opporand the doore named representative of Thirty Four who acknowledge fint ______ and dispin the foregoing that it was h______ own free act and dead, in witness hereunto set my hand and official seel at ______ this _____ this ______ day of _______ state, persor ir Fifty Five, j instrument s whereof 1 h onally and have

Notary Public ₹ commission expires

UNDERGROUND UTILITY EASEMENT

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LLC

Signature Printed Name

Title

Date

FRONTIER COMMUNICATIONS Printed Date

EAST OHIO GAS Printed Name Date

OHIO EDISON Printed Name Date

PLAT OF LOT SPLIT & CONSOLIDATION FOR THIRTY FOUR FIFTY FIVE, LLC

SITUATED IN THE TOWNSHIP OF COPLEY, COUNTY OF SUMMIT AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL COPLEY TOWNSHIP LOT 9

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CHRISTOPHER J. DEMPSEY
PROFESSIONAL SURVEYOR NO. 6914
DATE OF SURVEY: APRIL 13, 2023

NOTARY

State of _ County of Before me, above nam a true stat

Public My commission

Notary

expires



VICINITY MAP

PARCEL I .

149,845 SQUARE FEET (3.4400 ACRES),

149,845 SQUARE FEET (0.4318 ACRE) WITHIN R/W ROAD "A",

NACLUDING 18,008 SQUARE FEET (0.4318 ACRE) WITHIN ROTHROOK ROAD WIDEIWIG,

AND 5,102 SQUARE FEET (0.1171 ACRE) WITHIN R/W ROTHROOK ROAD

AND 5,102 SQUARE FEET (0.1171 ACRE) WITHIN R/W ROTHROOK ROAD

PARCEL 2 202,118 SQUARE FEET (4,6400 ACRES), INCLUDING 14,122 SQUARE FEET (0,3242 ACRE) WITHIN R/W ROAD

PARCEL 3

562,334 SOLMRE FEET (12,9094 ACRES),

562,334 SOLMRE FEET (12,9094 ACRES)

MINLUMNO 55,087 SOLMRE FEET (0,7517 ACRES) WITHIN ROTHROCK

AND 19,836 SOLMRE FEET (0,4554 ACRE) WITHIN R/W N R/W ROAD "A", ROAD WIDENING, V ROTHROCK ROAD

TOTAL AREA ROAD "A" AND ROTHROCK ROAD WIDENING: 96,325 SQUARE FEET (2.2113 ACRES)

TOTAL AREA OF DEVELOPMENT: 914,297 SQUARE FEET (20.9894 ACRES)

APPROVALS

proved by Ordinance Summit enacted this

of Council Printed Name

Name

Approved by the Executive of the

Approved by the Summit County 5 day a

Name

Chairman of Planning

Printed Name

Secretary of Planning Commission Printed Name

the Summit Engineer this day

9, Copley Zoning approval 20 day

Name

ATWELL
7100 E. REASANT VALLEY RD., SUITE 22
NDEPENDENCE, OH 44131
440.549,2000







COMMENT
OF THE TOTAL RECESSON OF LOTS
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ADDITION OF ROTHROCK WIDENING. REVISIONS

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1" = 40 FEET

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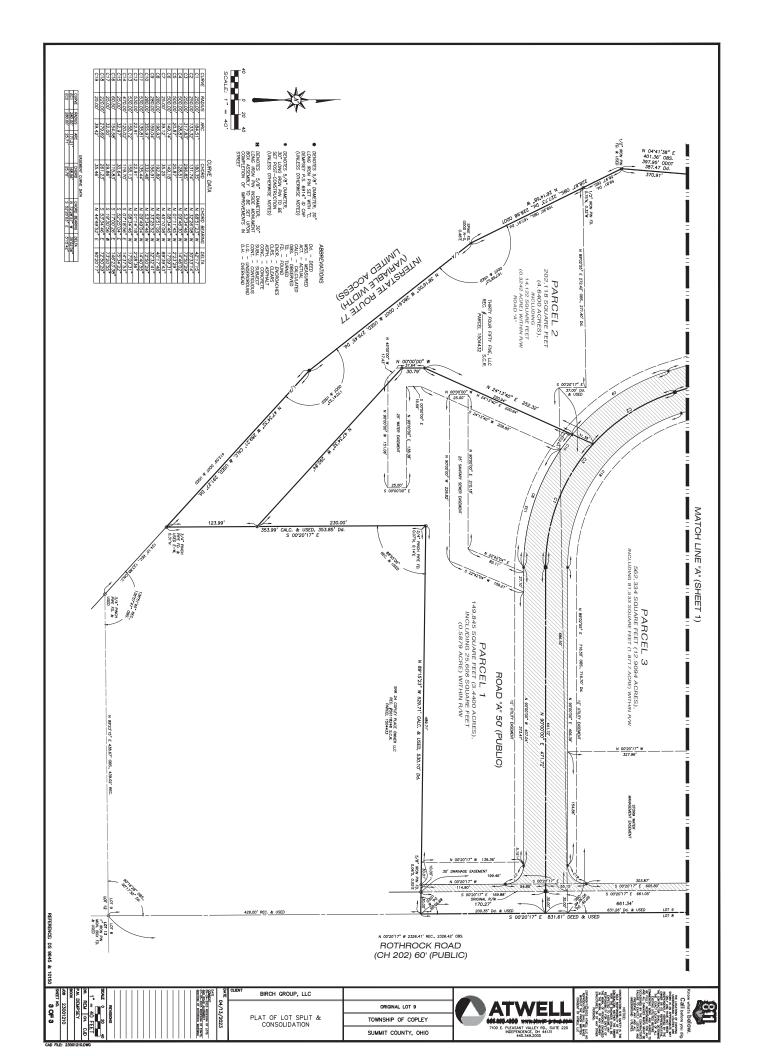
03/01/2023

BIRCH GROUP, LLC

TOWNSHIP OF COPLEY SUMMIT COUNTY, OHIO



SUMMIT COUNTY, OHIO



THE RIDGE TOWNHOMES

25.55 Hartville Rd., Suite B Rootstown, OH 442.72 www.WeberEngineeringServ 330-329-2037 matt@webercivil.com

ENGINEERING

SCE GENERAL NOTES

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COUNTY OF SUMMIT STATE OF OHIO





WATER SYSTEM APPROVALS

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DATE

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OWNER:

PO BOX 246 BATH, OH 44210 330-903-1185

ARCHITECTS 3660 EMBASSY PARKWAY AKRON, OH 44333 330-666-5770

MANN - PARSONS - GRAY

Reg. No.: 61709

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INDEX

SHEET NO.

TITLE

C100 C101 C102 C103-C103H C104-C104B C104-C104B C105-C105-C105F C106 C107-C111

C100 Project No. 2022-22

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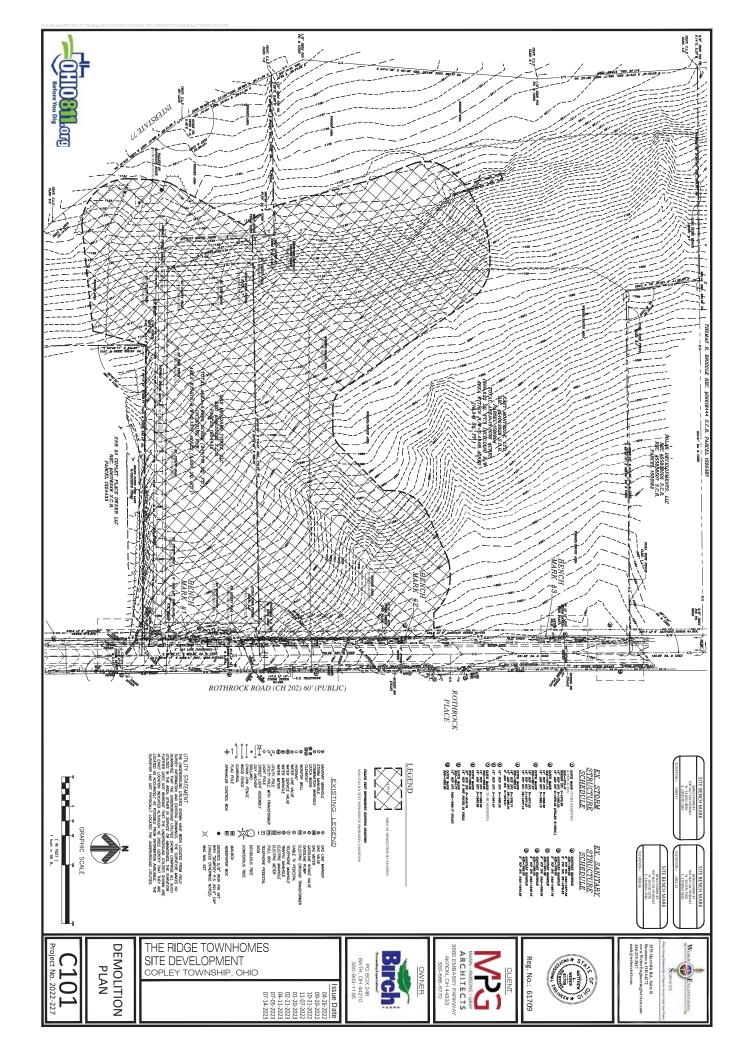
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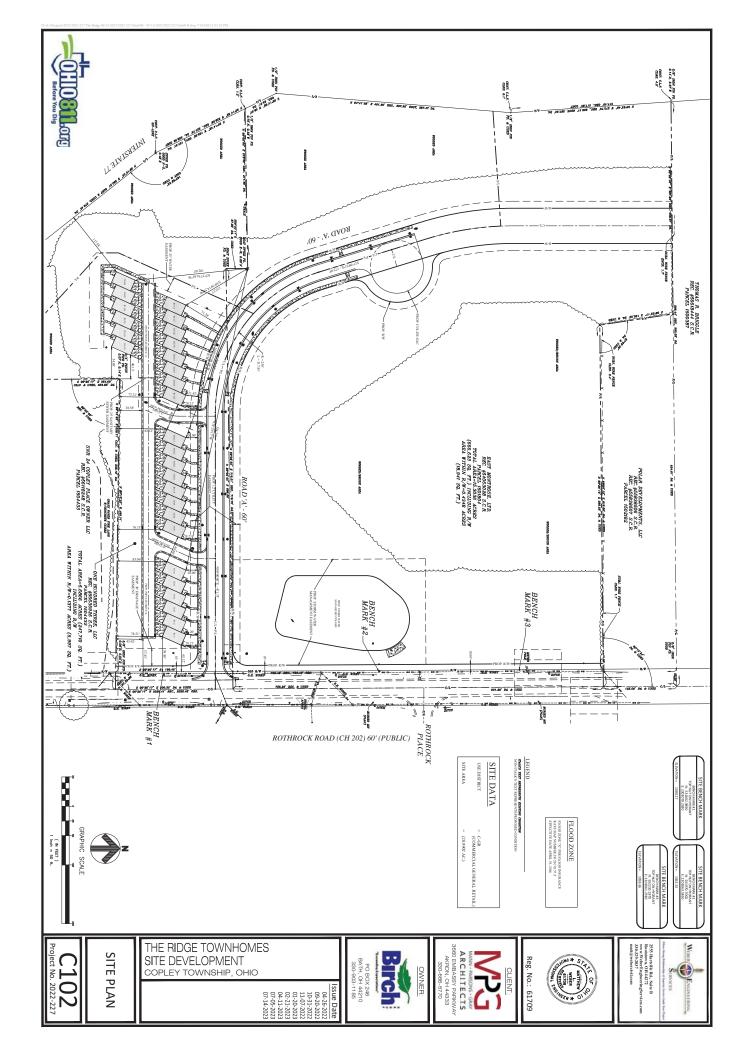
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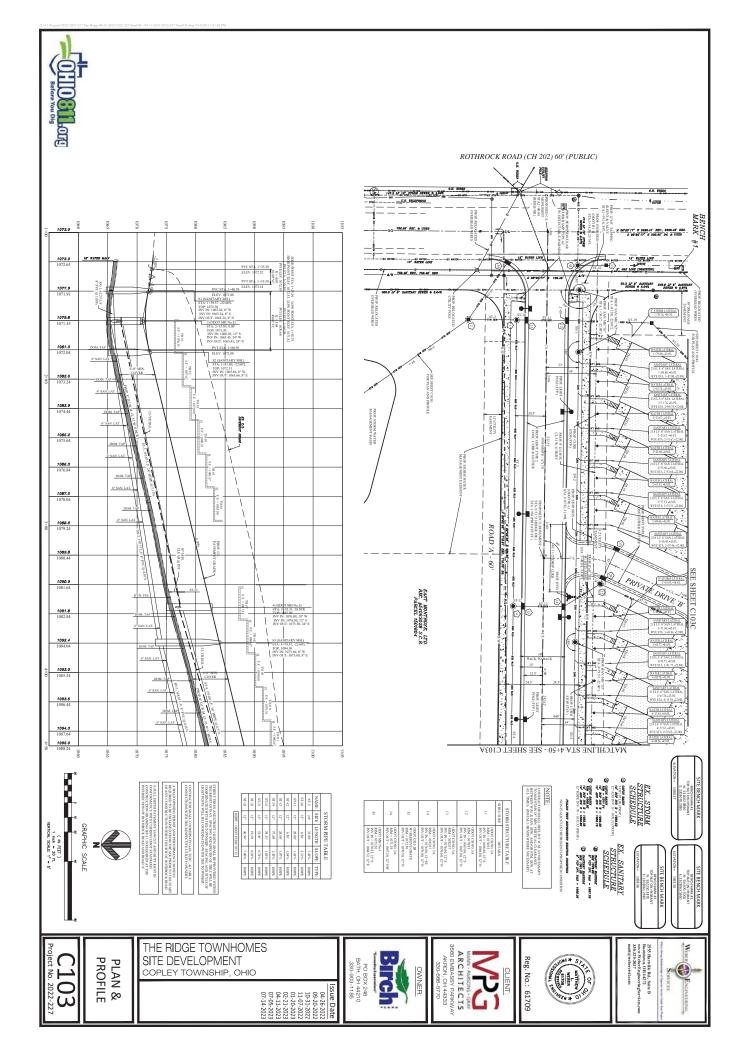
THE RIDGE TOWNHOMES SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO

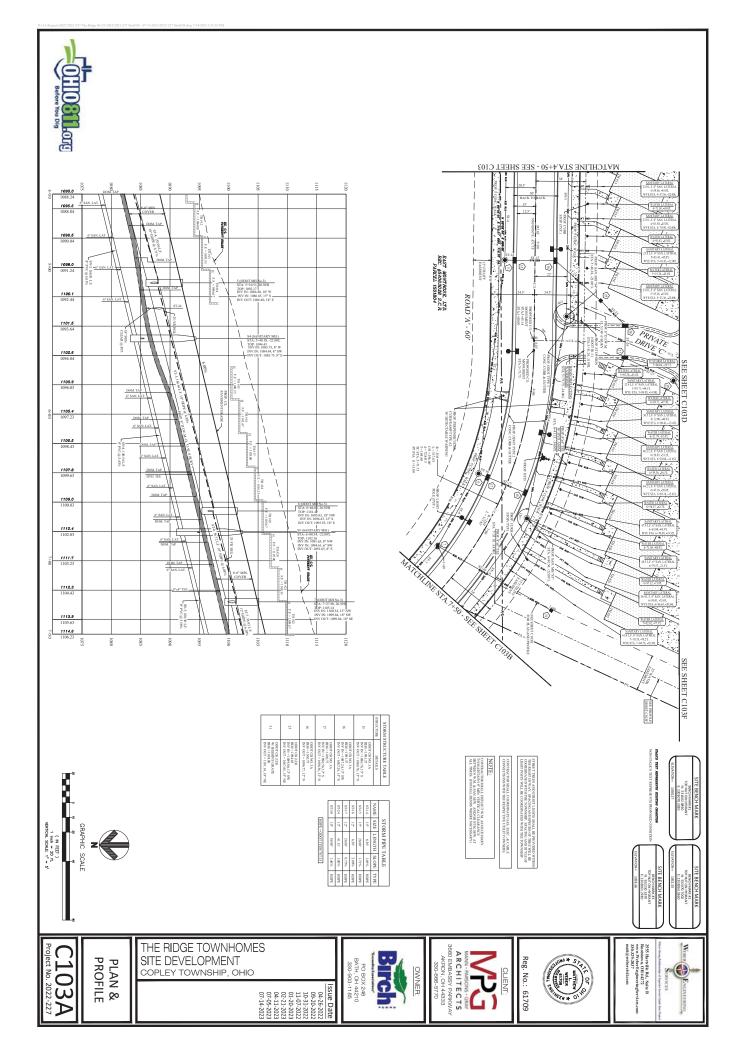
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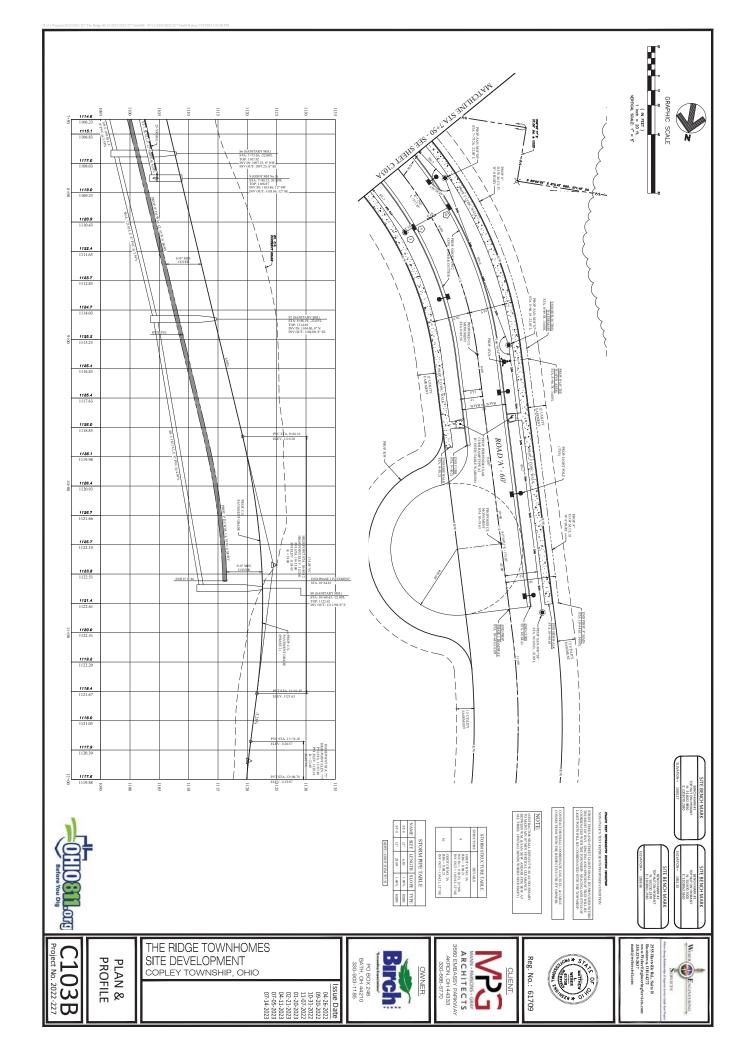
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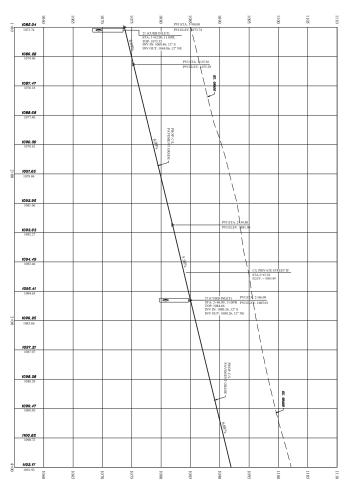


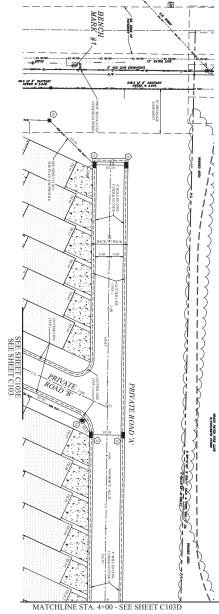












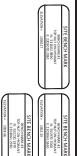
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PLAN & PROFILE

C103(
Project No. 2022-2)

THE RIDGE TOWNHOMES SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO

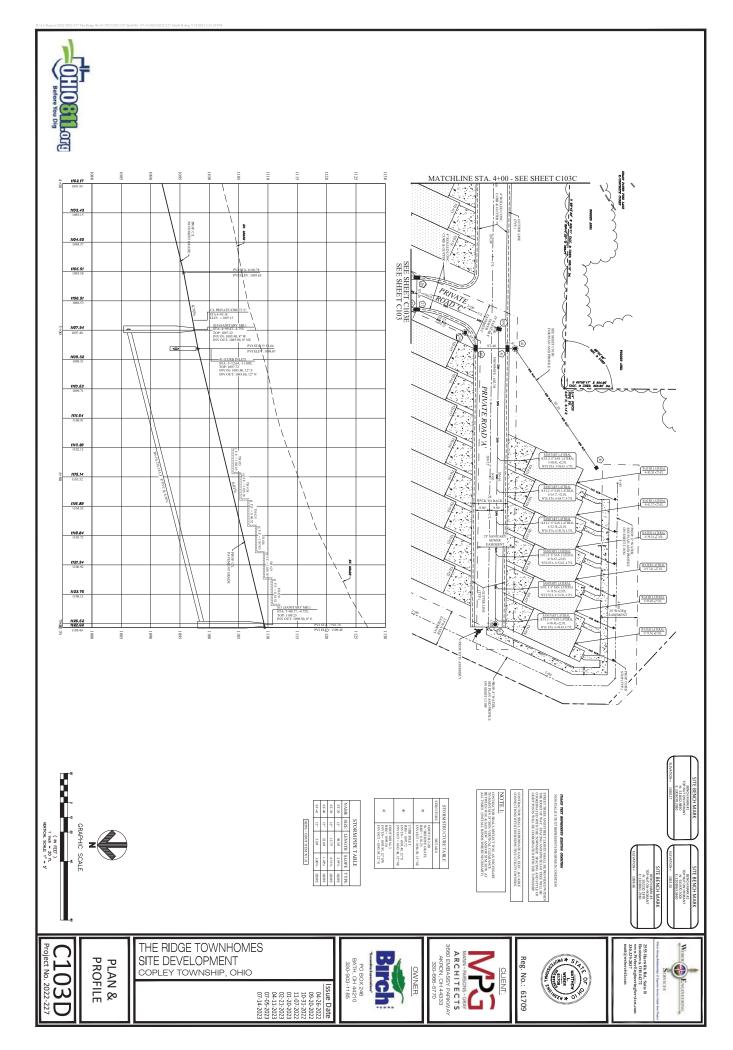
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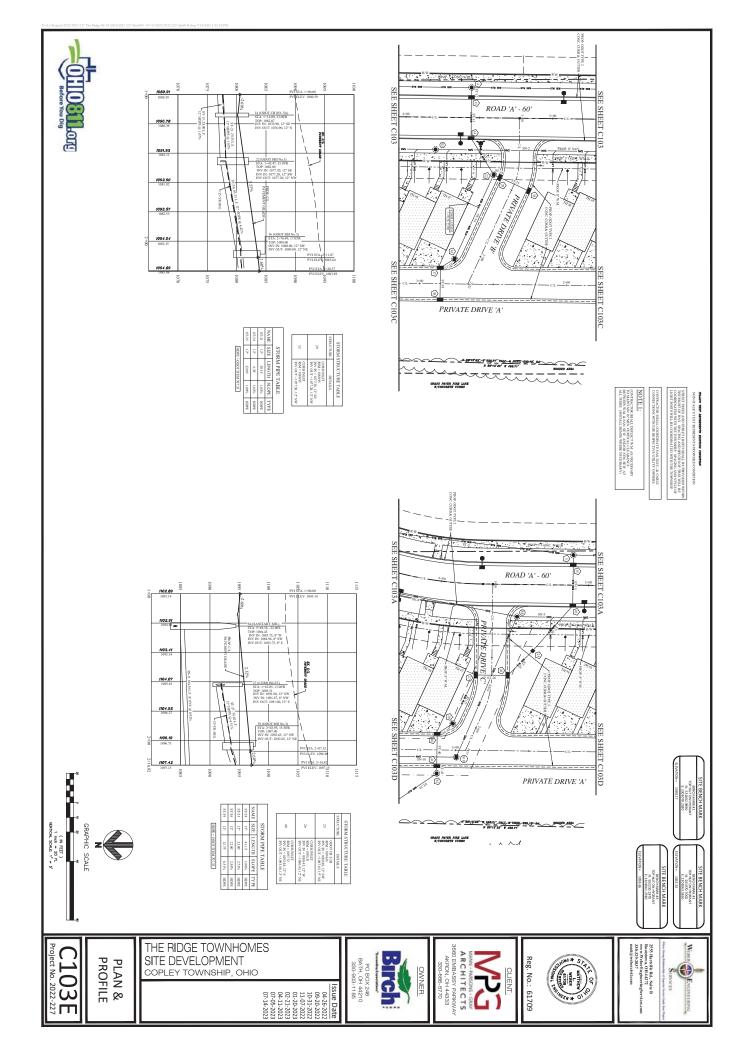


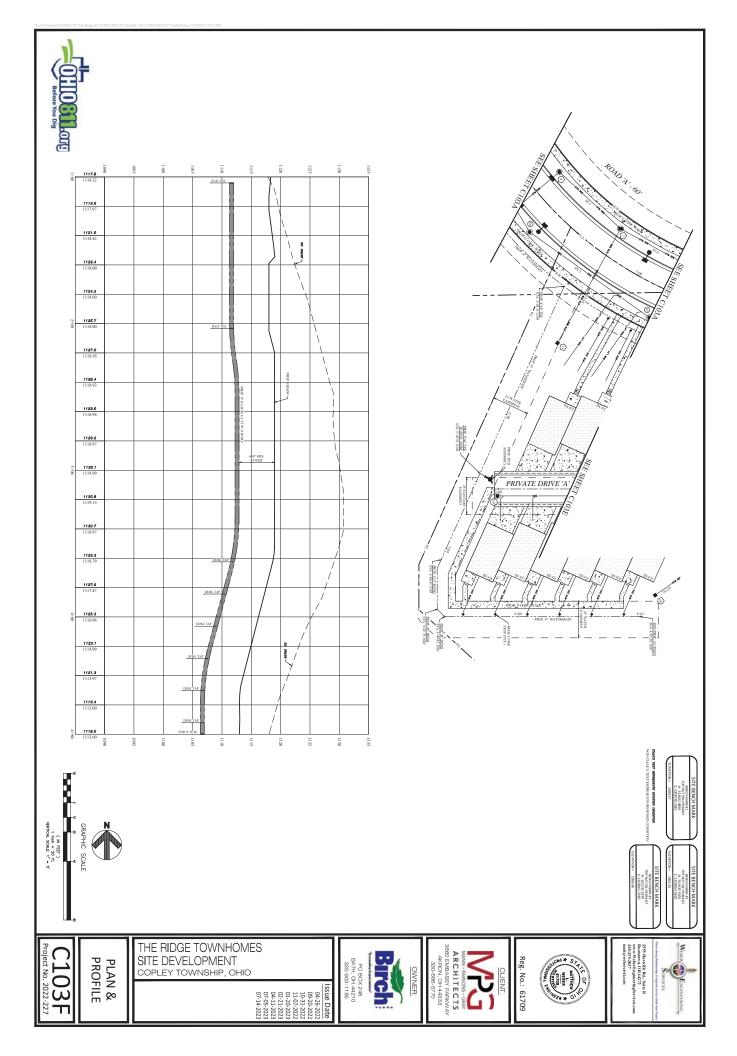




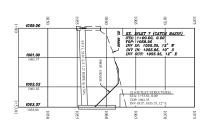


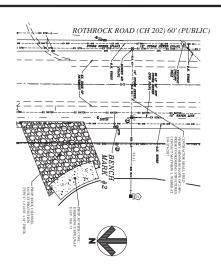


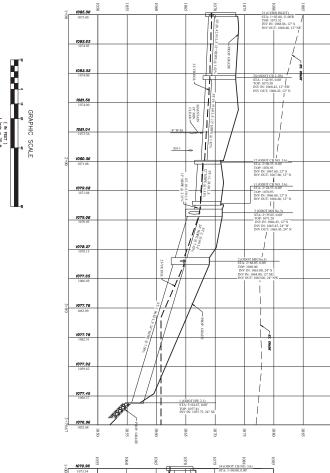


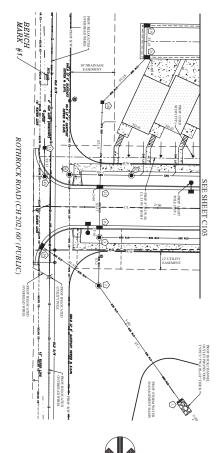
















OFFSITE
PLAN &
PROFILES

C103G
Project No. 2022-227

THE RIDGE TOWNHOMES SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO

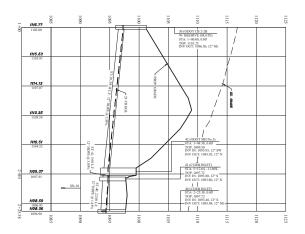


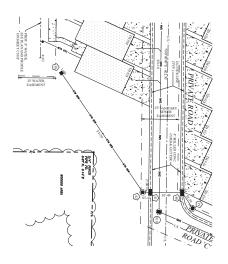




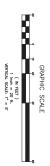


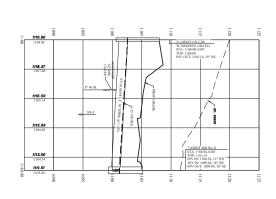


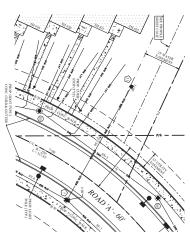
















OFFSITE
PLAN &
PROFILES

C103H
Project No. 2022-227

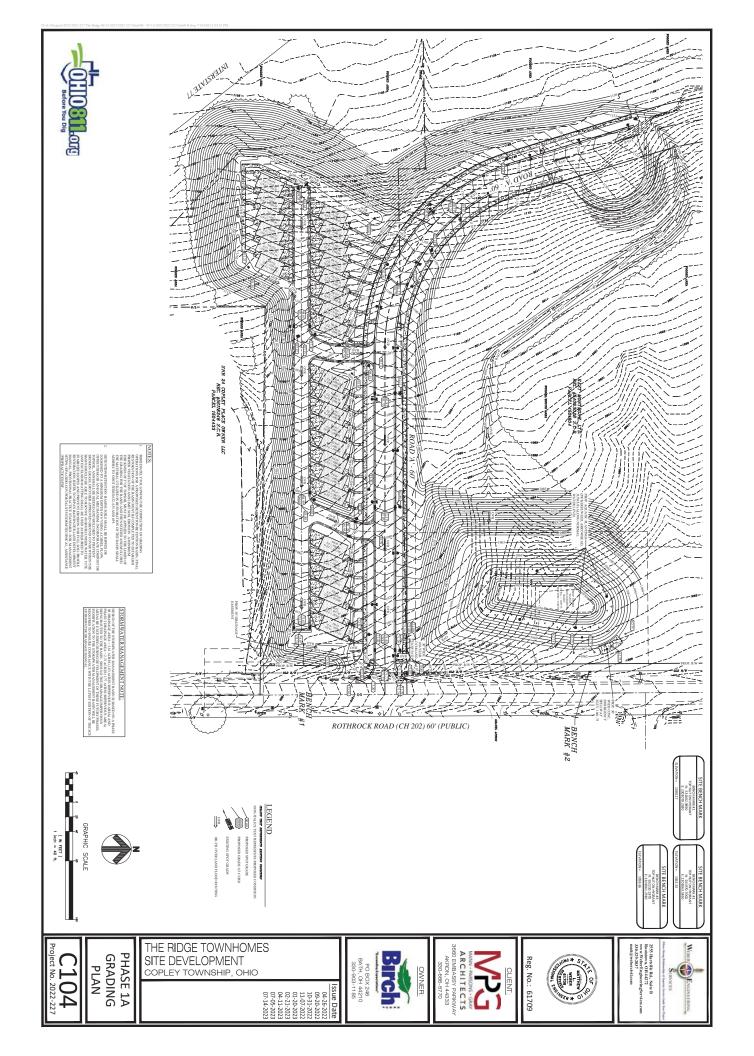
THE RIDGE TOWNHOMES SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO

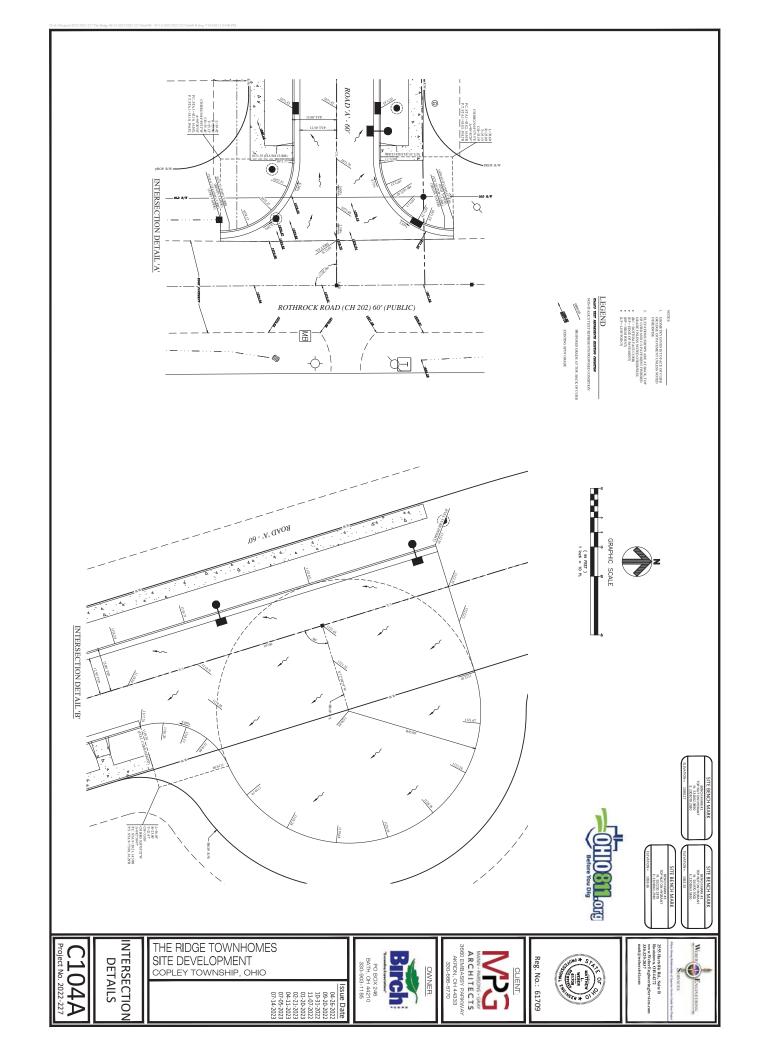




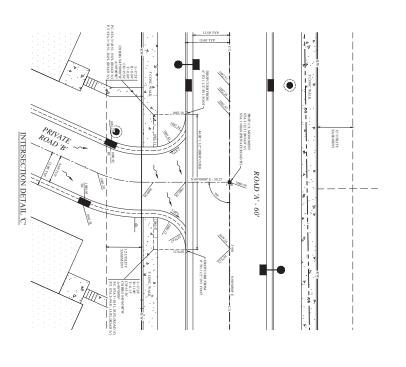






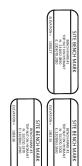








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INTERSECTION DETAILS

C104B

Project No. 2022-227

THE RIDGE TOWNHOMES SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO

INTERSECTION DETAIL 'D'

PRIVATE ROAD 'C'

> 04-26-2022 09-20-2022 10-31-2022 11-07-2022 01-20-2023 02-21-2023 04-11-2023 07-05-2023 07-14-2023

3' CONC. WALK



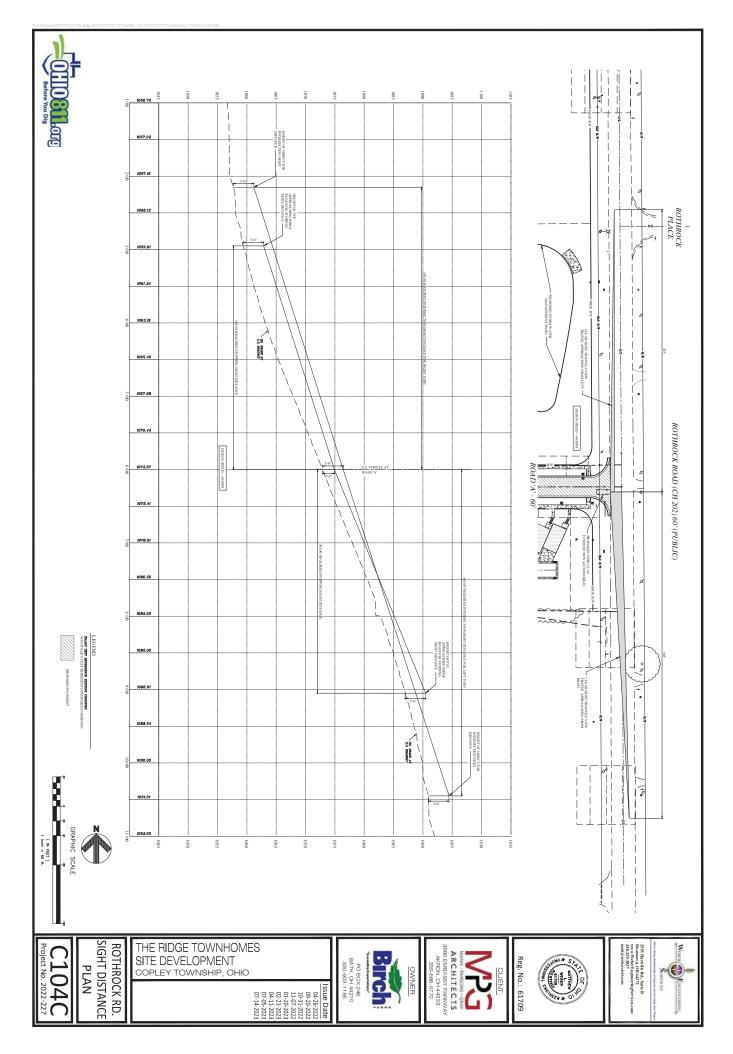
ROAD 'A' - 60'

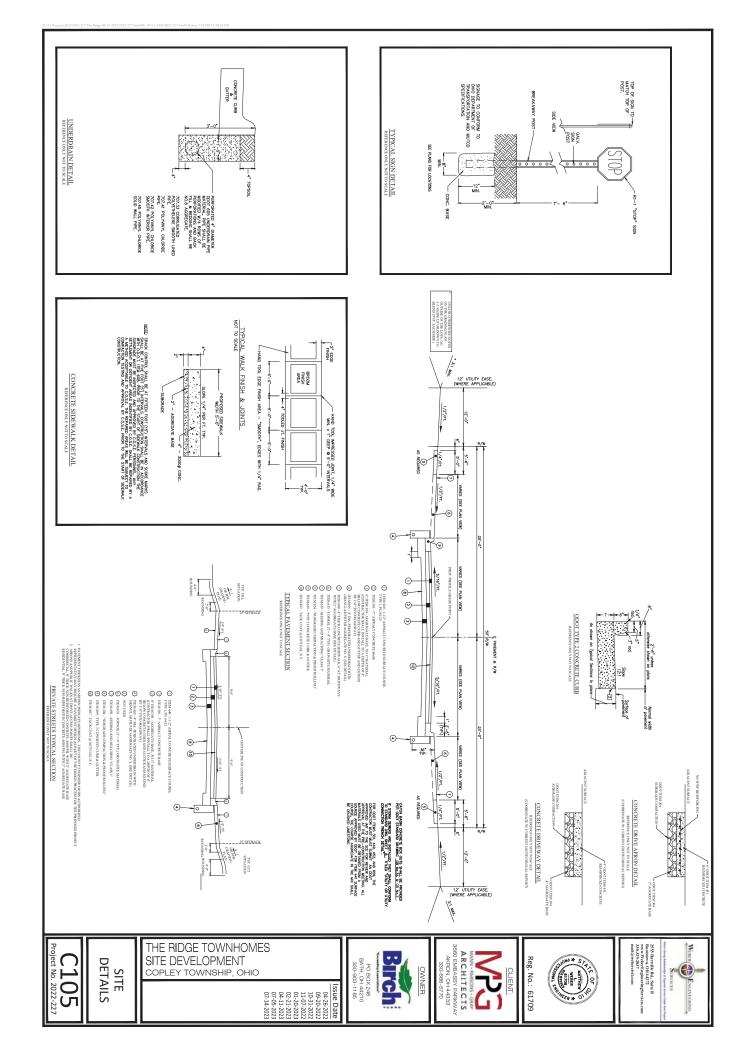


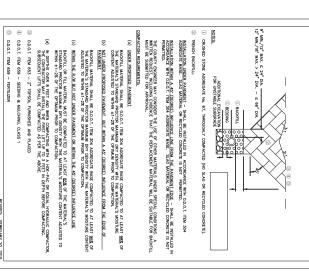


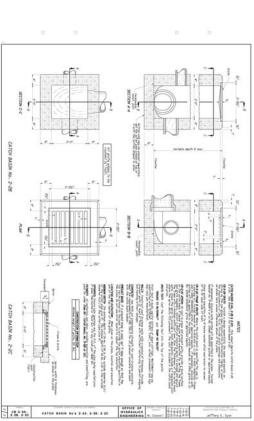


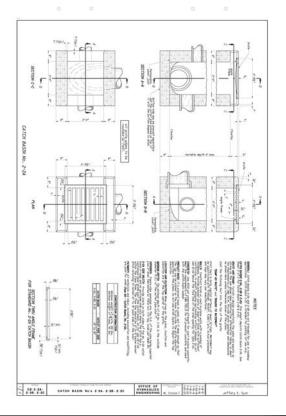












C105A

DETAILS

SITE

THE RIDGE TOWNHOMES SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO

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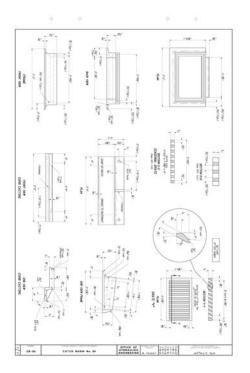


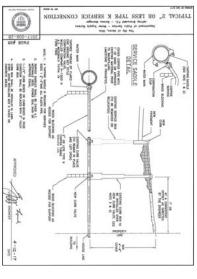




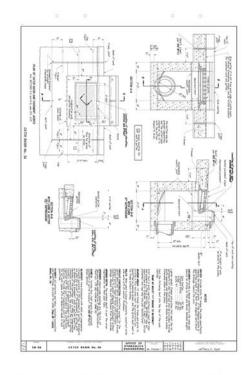


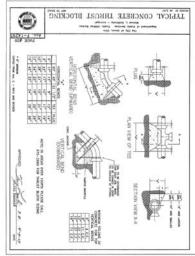


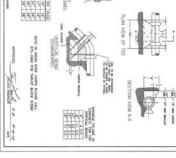












stammen a 10 feet holderdal dearstool from troge of water fine to edge of sanitary and storm sweet pipes.

Buildings with interior maters attitings not on outside wall. The focusition must be installed in a continuous AWW approved Schedule conduct from a minimum of 1 floot outside building from a through floor state 1 inch Prousetine 2 inch and smaller). Houseline installed under paved areas for made neter setting must be in an AWW approved Schedule 40 casing.

All uncharpound straight langths of pips larger 2 inches abaid by Case \$3 perset land a von with push-on plants. Phys shall be at with 4 feet 6 inches of cover. See and specifications for upproved plan. Ritings, etc., for water lines in massistem (Jacc. 8145001).



APPROVED PIPE, FITTINGS, BOLTS, ETC.

FCR AKRON SYSTEM WATER LINE INSTALLATIONS







If the interior resets sating does not read all the above repaisorsors. Sun the meter rout be installed at the street in a curb make pill or an approved above ground headed enclosure.



Reg. No.: 61709



2555 Hartville Rd., Suite B Rootstown, OH 44272 www.WeberEngineeringServ 330-329-2037 matt@webercivil.com

Maintain a 12 inch vertical clearance from edge of water line to edge of gas, electric, etc.

Receipt of the applicable fiees.

Approval of the houseline installation and appurtenances. Approval of the fire rystem which includes neview and approval if sprinker plans.

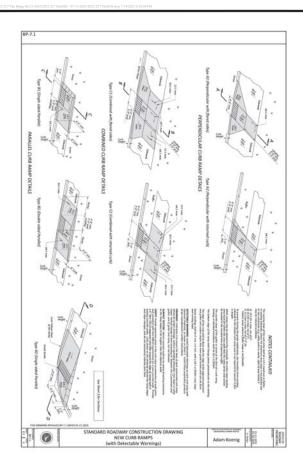
WATER SERVICE AND FIRELINE NOTES

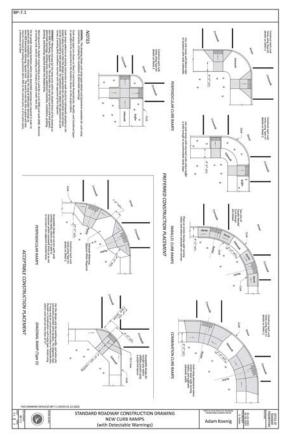
ton-site water line piping and markets shall be installed according to Department specifications and must be ed and approved by the Water Dair bullion 1 (375-2420) prior is tracelling. undergrand pipe 2 inches and smaller Type "N" selft copper with famel fittings. I sawn fittings may be used on 1 1/2 inch sch pps. All brass fittings used shall be per NSF61-G. Pips shall be installed with per NSF61-G. Pips shall be installed with

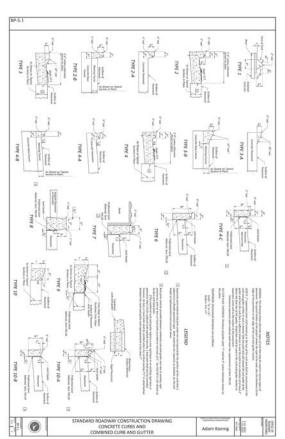
Boojemen for an inside Meter Setting
1. Easily accessible
2. Adequate headroom
3. Properly heated

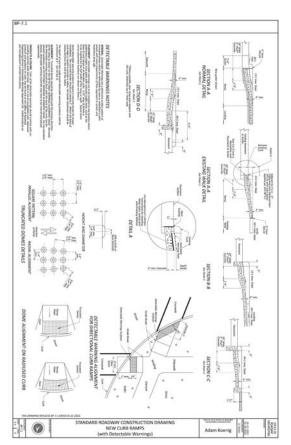
S. E.

C105B
Project No. 2022-227 SITE DETAILS THE RIDGE TOWNHOMES SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO









C105C
Project No. 2022-227

SITE DETAILS THE RIDGE TOWNHOMES SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO

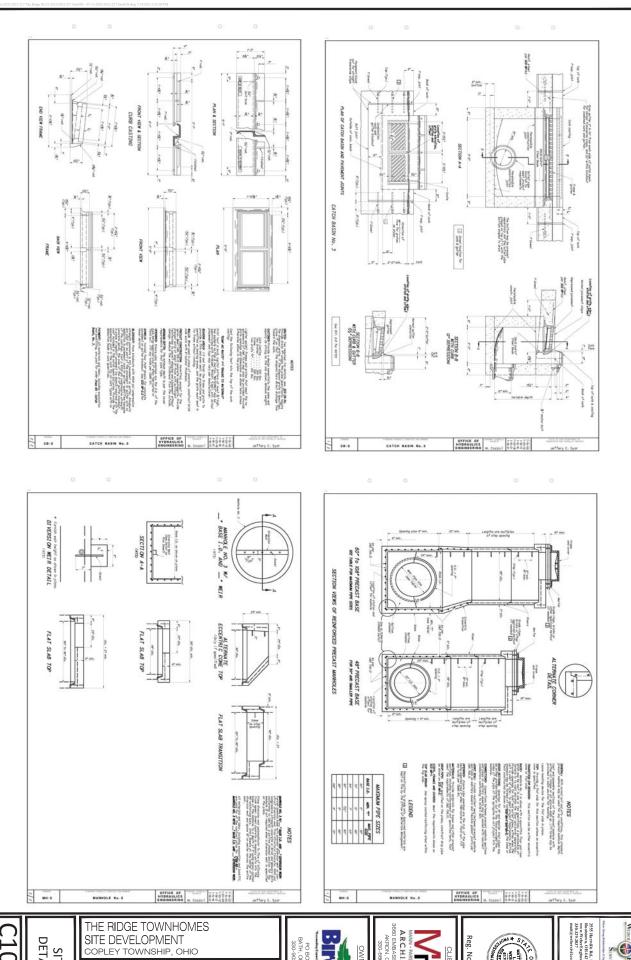












C105D
Project No. 2022-227

SITE DETAILS

04-26-2022 09-20-2022 10-31-2022 11-07-2022 11-07-2023 01-20-2023 02-21-2023 04-11-2023 04-11-2023 07-05-2023 07-14-2023



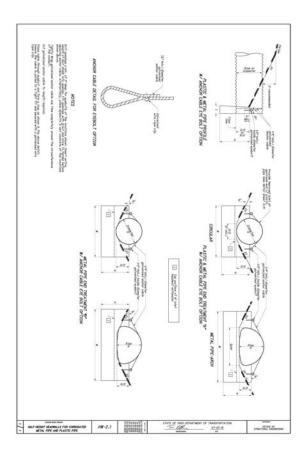


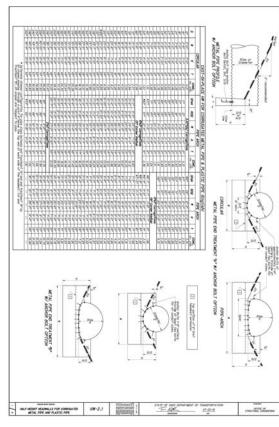


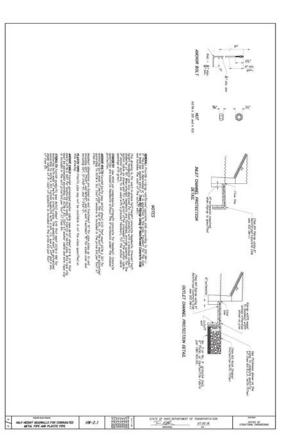


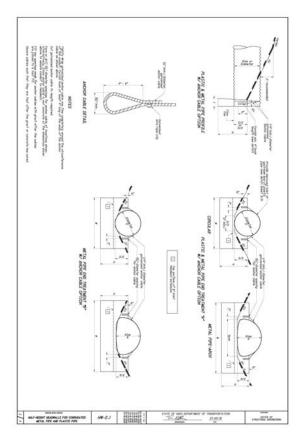












C105E
Project No. 2022-227

SITE DETAILS

THE RIDGE TOWNHOMES SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO



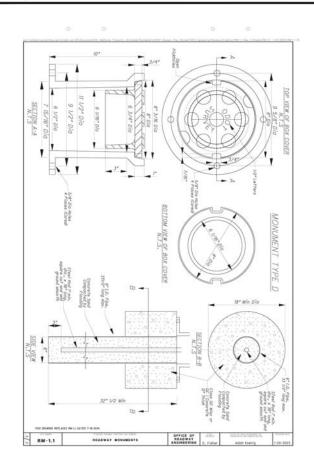


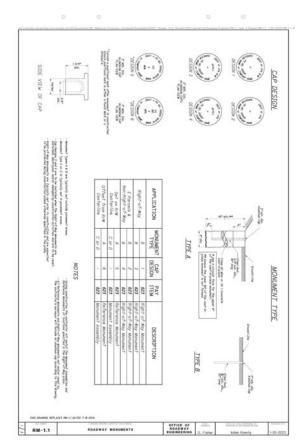


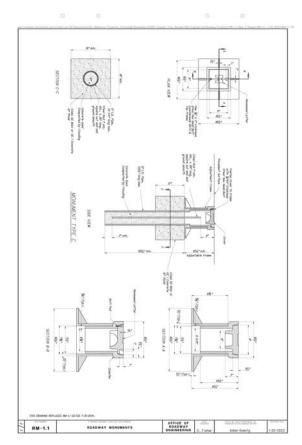














SITE DETAILS THE RIDGE TOWNHOMES SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO

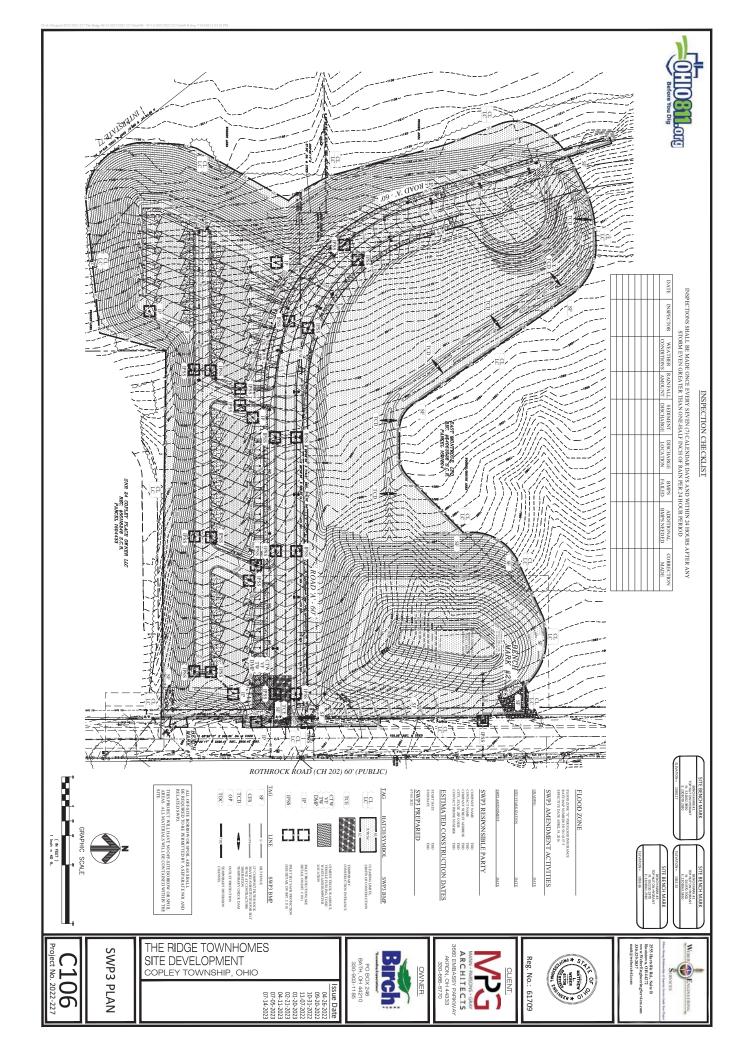
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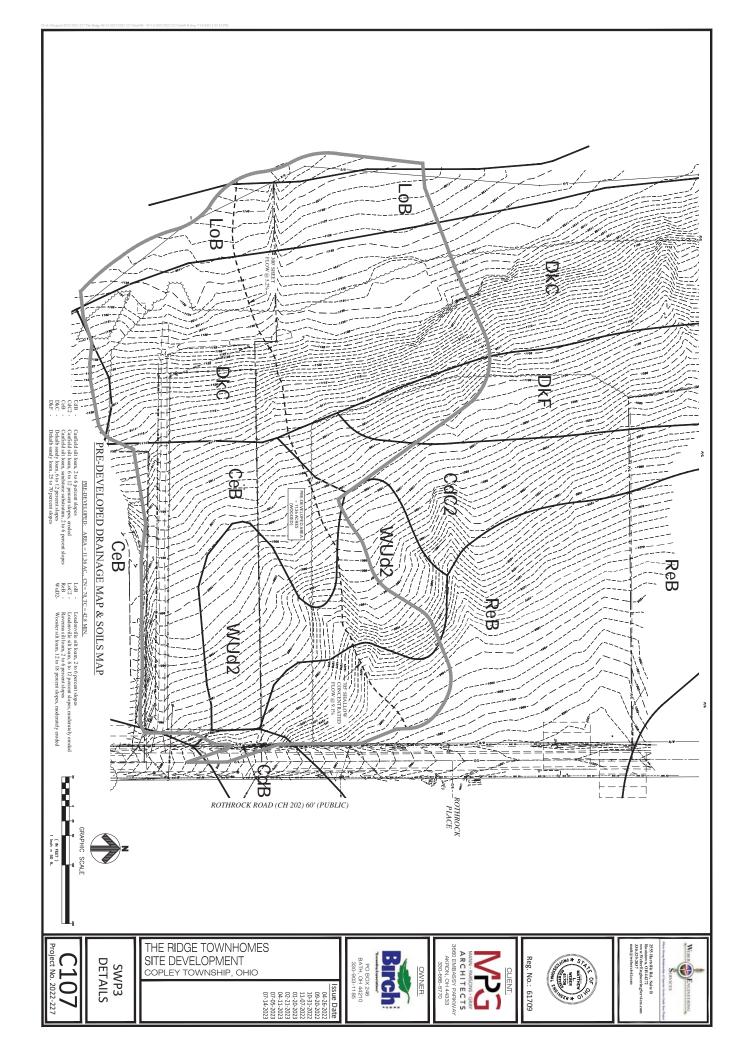


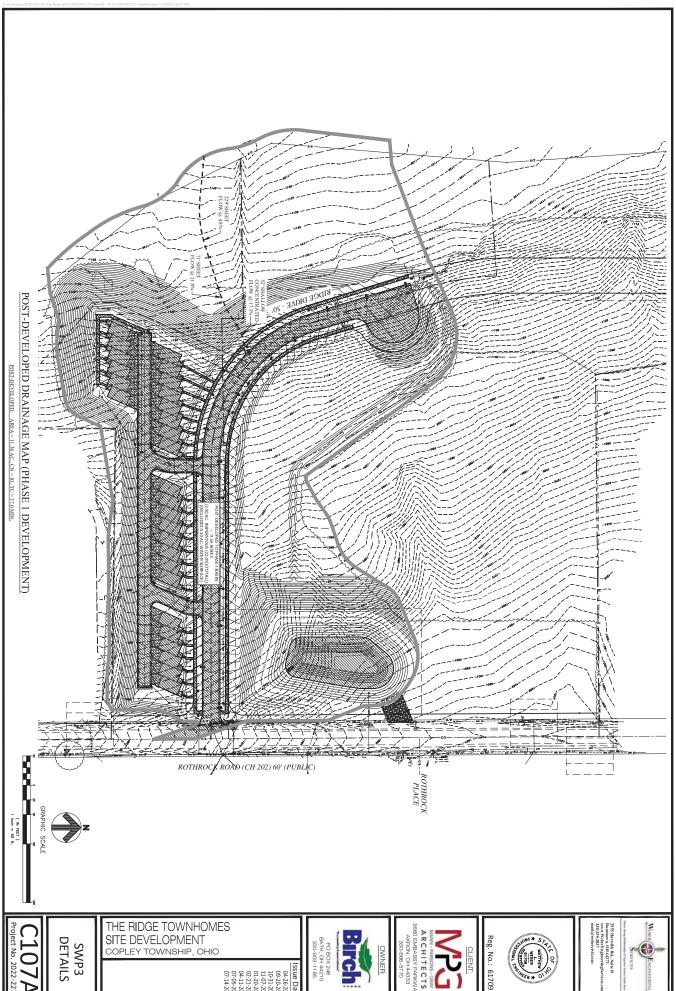








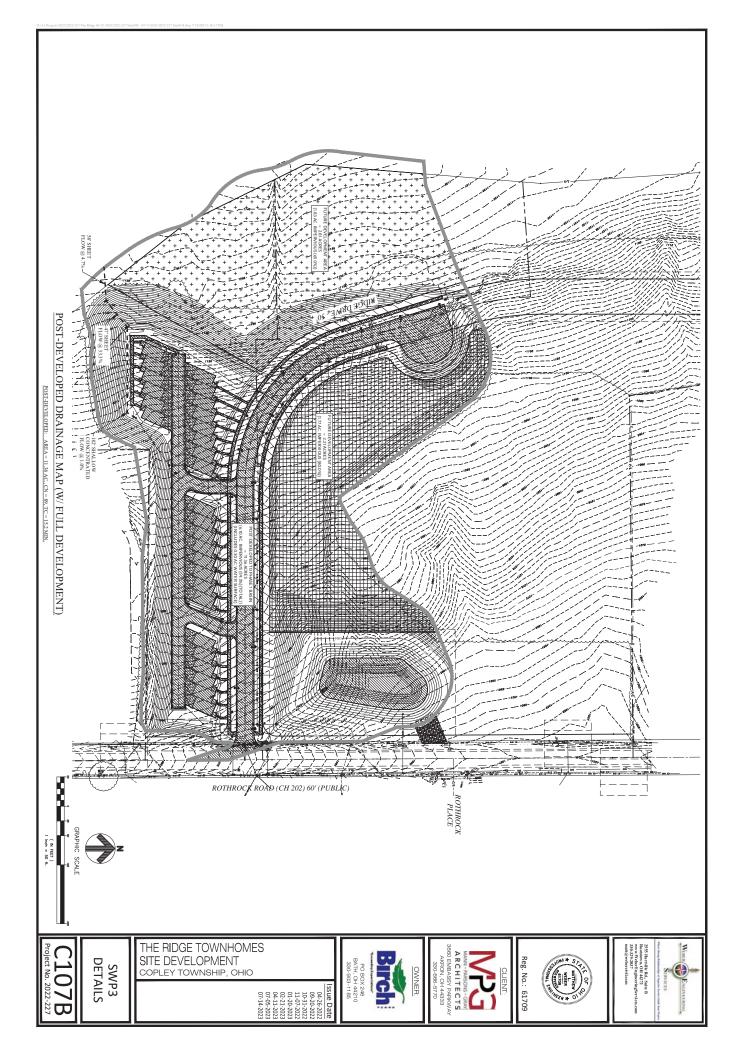


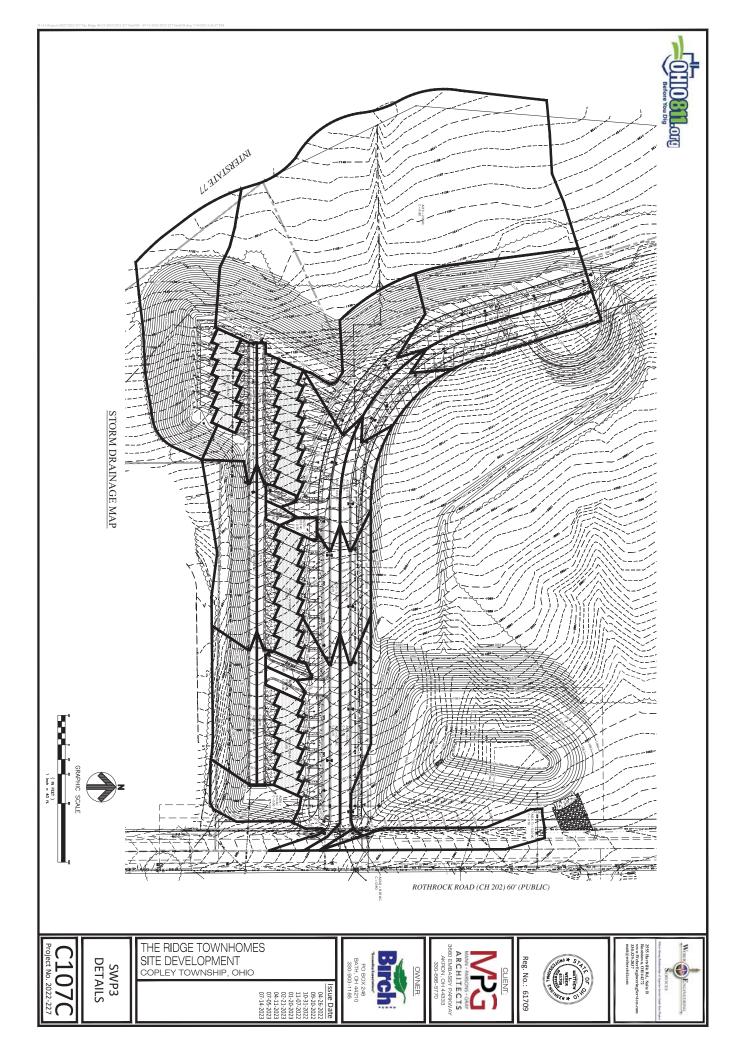




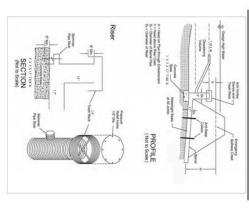








Sediment Basins



REFERENCE ONLY

Sediment Basin Data

3" Faircloth Skimmer® Cut Sheet J. W. Fairdoth & Sen, Inc. www.FairdothSkimmer.com

not fean care pipe) should be 1.4 times the dipth of water with a minimum length of 8' be pulse to the side for maintenance. If more than 10' long weight may have to be added at the increased buoyancy.

agens down from a 3" maximum helet to a 2"bernel and frose. Barrel is smaller to reduce receiving to it first but is sufficient for from through seld because of object. The erficiented laring the play and cutilet provided to contraft the cutifour sizes—sele till. Using the play and cutilet provided to contraft the cutifour sizes—sele till.

satify 9.7% cubic feet por day maximum with 3" inlet and 3" head, inlet can be reduced by g a simaler crifice using the plug and cutter provided to adjust flow rate for the particular en time required Pease use the storing template at https://doi.org/10.1007/j.j.com.

giues inlet extension and barret, installs vent, cuts orifice in plug ans attaches includes float, flexible hose, rope, orifice plug & cutter. Does NOT indude 2" x "arm" SUPPUED BY USER. © J. W. Faircloth & Son, Inc. 2019

TEMPORARY SEDIMENT CONTROL CALCULATIONS

2555 Hartville Rd., Suite B Rootstown, OH 44272 www.WeberEngineeringServi 330-329-2037 matt@webercivil.com

TEMPORARY SEDIMENT CONTROL VOLUME CALCULATIONS

Reg. No.: 61709

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	1052.00	3,649	1,150	11,085		
	001501	407.0	9279	17,361		
	007501	7,815	7,259	36.93		
	1055.00	1,002	RCX	32,919		
MAG	1055.75	COLD	8,178	41,006		
	1056,00	192,01	3,363	44,759		
	1057.00	15,239	14200	81938		
	1003,00	17,300	16274	74,892		
	1059.00	19,486	18,402	93,294		
	1060,00	21,784	20,639	113.954		
	1061.00	24,180	22,986	136,920		
	1062.00	307,30	15,417	162,807		
ij	1062.75	29,930	21,218	909131		

ARCHITECTS
3660 EMBASSY PARKWAY
AKRON, OH 44333
330-666-5770

Calculate Skimmer Size			
Basin Volume in Cubic Feet	20,448 Cu.Ft	Skimmer Size	3.0 Inch
Days to Drain*	3 Days	Orlfce Radius	1.3 inch[es]
		Ordice Diameter	2.5 inch[es]
STATE OF STATE E PARTIES COVERS.			

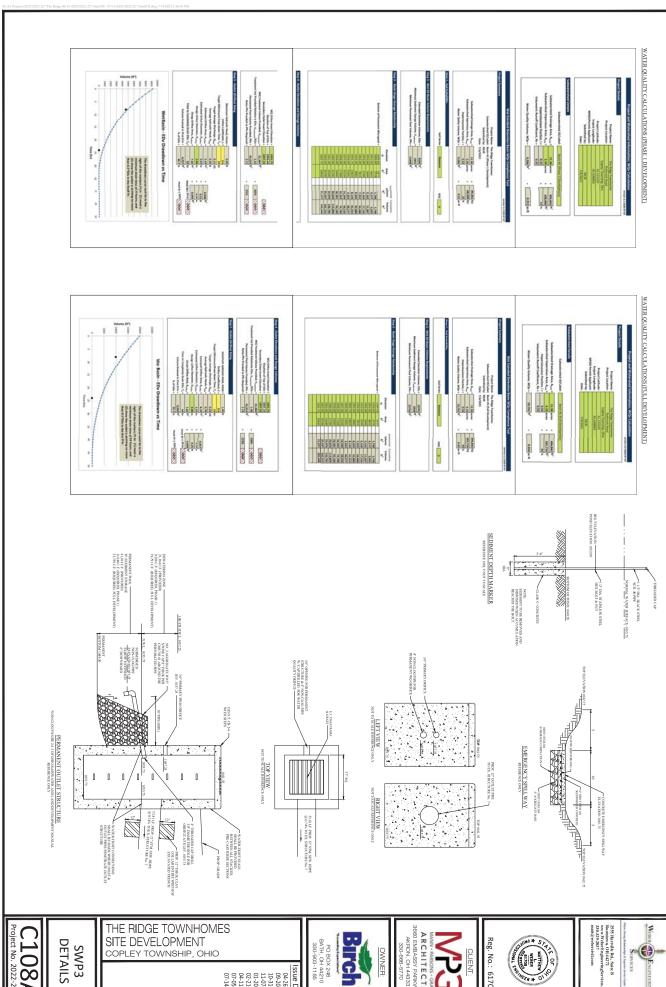
PO BOX 246 BATH, OH 44210 330-903-1185

DEWATERING ZONE — 34,744 C.F. (PROVIDED) 30,448 C.F. (REQUIRED) PROP. 2" SCH. 4) SOLIDPVC BARREL (SEE DETAIL THIS SHEET FOR DETAILS) PER CMS703.01-TEMPORARY SKIMMER/OUTLET STRUCTURE DETAIL NOT TO SCALE REFERENCE ONLY \$3.8 L.F. PROP. 12" STM. SEW. HDPE © 0.74% TO EX. STRUCTURE No. 7 SPECIFIC OUTLET CONTROL DEVICE

THE RIDGE TOWNHOMES SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO

C108

SWP3 DETAILS



C108A
Project No. 2022-227













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STORM SEWER CALCULATIONS (5-YR SPREAD)

STORM SEWER CALCULATIONS (25-YR HGL)

C108B
Project No. 2022-227 SWP3 DETAILS THE RIDGE TOWNHOMES SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO

04-26-2022 09-20-2022 10-31-2022 11-07-2022 11-07-2022 21-20-2023 02-21-2023 04-11-2023 07-05-2023 07-14-2023











Containers shalt be provided for the proper collection of all weak material studied go construction observed, and a possible standing construction admission and any hazardous studied is used on-site. Construction shall be consent and not leaking. All waste unstaint also all bed inpected of in Edition approved for that montain Construction broad ideas and all bed inpected of its files approved in the montain and the displaced of its and Ohio IFFA approved TAD I handfull. nstruction personnel, including subcontractors who may use or handle hazardous oxic materials, shall be made aware of the following general guidelines regarding posal and handling of hazardous and construction wastes: t pour into waterways, storm drains or on t pour down the sink, floor drain or squic

Handling Construction Chemicals. Mixing, pumping, transferring or other handling construction chemicals such as fertilizer, lime, as phalt, concrete drying compounds, and

for displacent Felling and distributions, on it during its et. while treatment are a watercomes claims at some distribution, and must designed of the displaces. The support of the control is equipped for recycling litted usability gells. Accordant containment the provided for all fixed is owing used. The mean unamble temported the provided for all fixed is owing used. The mean unamble temported to recommend the control is all forms of the fixed or greater rate cent of owing the best Sel operation must be recognized materials which would contain and comments (SPC) experiments may were full spill Procession Greated and Conference and Sel Operation and Conference and Conferen

Concrete Wash Washr shall not be allowed to flow to stewams, disches, storm drains, my other water convagance. A samp or pit with no potential for discharge shall be strated in feeded to contain concrete washwater. Fixed the or other subsurface thange structures within 10 ft of the samp shall be cut and plugged.

Spill Reporting Requirements: Spills on pavement shall be absorbed with sawdast my liter and disposed of with the trash at a licensed sanitary landfill. Hazardous or

Contaminated Solist, il references socia sei al closed flee, logicantic fluid, antiferece, tree pillacl, lacked, or reference come fee seil, the seld social bei drug pand dispread lescread satury, land fill er other approved perobame contaminated so il remediation list, (sea a comeracio delembrich deche la mellat). Nove this team water most fi associat low commencated social social deche la mellati, Nove this team water most fi associat on sommanisch social see and be suffered under Ohio Psyk General where therm a sociation by the Commencion Achievies.

6. Open Burning No marcial containing ribbor, gross, a riphi, of grossom prodest, such a tree, unspering places of pastic context we may be known (2006, 1914;59). Open firming is not allowed in nexisted area, which are defined as: 1) within corporation large. 20 area in 1000 Recensities a manipular operation having a population of 1000 to 1000 at 1000 a

Dest Control or dust suppressants shill be used to prevent resistance conditions, in productions with the munificantity specifications and it is among a which prever as discharge states of the sease. Sufficient distance must be provided the even applications, morely bridges, each share, and other water by park Application (scalading water) to course when this is imminent as noted in the year. Application (scalading water)

A Permit To rindal [FTn is requised prior to the construction of all cortainized annualy tents, including sever extensions, and row-cape systems (except those soring is now, and these family doed they just aposable water lines. Pleas namel to satisfied and worsely by Osbi EFA, Issaures of a Osbic EFA, Conservation General Stormin tear Permit does not authorise the installation of any serverage system where Osio Asias and approved a FFI.

OHIO EPA PERMIT NO. OHC000006

ANCIDIC SMYERIOLIRIANININ

NEW RESIDENTIAL SERIOVISION

TOTAL SIE AREA-A 20002 AC - DISTURBID AREA = 8.08 AC

PRECONSTRUCTIDNCTUPE INABIBE: CN = 3; PRASE |

PRECONSTRUCTIDNCTUPE INABIBE: CN = 5; PRASE |

A IMPRIVIOUS AREA = 2.90 AC (PRASE |)

SOIL TYPES:

PERCENT IMPERVIOUS = 11.9%.

PERMIT REQUIREMENTS ATTACHED. (FIELD COPY)

NOTAPPLICABLE

NOT SUBDIVIDED (MEASURES IDENTIFIED ON PLANS) UNNAMED TRIBUTARY TO SCHOCAL OG RUN CONSTRUCTION SEQUENCE - SEE IMPROVEMENT PLANS

LIMITS OF CONSTRUCTION IDENTIFIED ON THE PLANS (LC).

THERE ARE NO WETLANDS ON THE SITE. NO SPRINGS, LAKES OR WATER WELLS WITHIN 200 FEET OF THE SITE. SOIL TYPES IDENTIFIED ON THE PLANS
DRAINAGE WATER SHEDS IDENTIFIED ON THE PLANS.

EROSION AND SED IMENT CONTROL PRACTICES ARE IDENTIFIED ON THE PLANS. EXISTING & PLANNED LOCATIONS OF BUILDINGS, ROADS, PARKING FACILITIES AND UTILITIES ARE IDENTIFIED ON THE PLANS.

SEDIMENT & STORM WATER MANAGEMENT DATA IS IDENTIFIED ON THE PLANS.

(viii) PERMANENT STORM WATER MANAGEMENT PRACTICES ARE IDENTIFIED ON THE PLANS.

CEMENT TRUCK WASHOUT, DUMPSTER & VEHICLE FUELING AREA ARE IDENTIFIED ON THE PLANS.

(A) CONSTRUCTION ENTRANCE IS IDENTIFIED ON THE FLANS.

(B) NOT APPLICABLE

A. NOT APPLICABLE

B. TEANORAKY SEEDING AND THE PLANS.

IDENTIFIED ON THE PLANS.

(I) TABLE 1 & TABLE 2 HAVE BEEN IDENTIFIED ON THE PLANS. (II) NOT APPLICABLE.

C. SHEET FLOW RUNOFF HAS BEEN CONTROLLED BY MEANS OF SILT FENCE AND DIRECTED TOWARDS UNDISTURBED SOILS. POINT DISCHARGES HAVE BEEN CONTAINED WITHIN STORM SEWERS. SEDIMENT CONTROL HAS BEEN MANAGED BY MEANS OF SILT FENCE. NOTED THROUGHOUT THE PLANS.

SILT FENCE IS IDENTIFIED ON THE PLANS. SILT FENCE UTILIZED.

NOTED ON THE IMPROVEMENT PLANS. INLET PROTECTION IS IDENTIFIED ON THE PLANS. NOT APPLICABLE.

POST-CONSTRUCTION MAINTENANCE AND INSPECTION IS IDENTIFIED ON THE PLANS.

LARGE CONSTRUCTION ACTIVITIES - NOT A PPLICABLE SMALL CONSTRUCTION ACTIVITIES - RATIONALE IDENTIFIED ON PLANS

F. SURFACE WATER PROTECTION - NOT APPLICABLE

G. OTHER COMPAGE.

(I) CHARNT TRUCK WASHOUT AREA IS IDENTIFIED ON THE PLANS.

(II) DEST CONTROL MEASURES AND VEHICLE TRACKING ARE IDENTIFIED ON THE PLANS. ADDITIONAL NOTES ARE IDENTIFIED ON THE PLANS.

NOTED ON THE PLANS. NOTED ON THE PLANS.

H. NOTED THROUGHOUT THE PLANS.

1. INSPECTION PREQUENCY AND INSPECTION CHECKLIST IS NOTED PLANS. NOTED ON THE PLANS.

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EXCEPTIONS

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CONSTRUCTION SEQUENCE

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SETUP CONSTRUCTION TRAILER ON SITE AND ESTABLISH TEMPORARY POWER AND TELEPHONE SERVICE AS NECESSARY.

MARCH 1 TO AUGUST 15 SEEDING DATES

STAKEOUT LIMITS OF DISTURBANCE.

INSTALL TEMPORARY INLET PROTECTION ON ALL EXISTING CATCHINAINS WITHRULMITS OF CONSTRUCTION REWN YES IIT PROTECTION FROM DESIGNATED BRITS ONLY WHEN JULF STRUCTURE IS TO BE ERMOVED AS REQUIRED DRY PROGRESSION OF CONSTRUCTION REPET OF LANS FOR IDENTIFICATION OF INLET STRUCTURES TO HE REMOVED.

INTERIM PHASE GENERAL CONSTRUCTION

REPLACE TOPSOIL, FINE GRADE AND SEED AS REQUIRED. STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED AND MULCHIN OR CROWNVETCH SEEDING IMMEDIATELY UPON REACHING FINAL GRADE

SMALL SPILIS (~25GALIONS) SHALL BECLEANED IP USING AN ABSORBING AGENT, THE ABSORBING AGENTREMOVED AND DISPOSED OF ACCORDING TO FEDERAL REGULATIONS. IN THE EVENTOF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF OIL
SHEEN THE CONTRACTOR SHALL CONTACT THE OHIO EP-A AT 800-282-9378, THE
LOCAL FIR E DEPARTMENT. DUST CONTROL SHALL BE ACHIEVED BY USE OF WATERING TRUCKS, USE OF OH IS STRULLY PROHIBITED. INLET PROTECTION MUST BE IMPLEMENTED PRIOR TO DUST CONTROL MEASURES.

FILTER FENCES ARE TO BE CLEANED, REMOVED, BACKFILLED AND SEEDED WITH PERMANENT SEEDING.

(ALL ITEMS A RE TO BE THE RESPONSIBILITY OF THE GENERAL SITE CONTRACTOR)

SITE PREPARATION

PROVIDES SAFE AND SECURE PRESSENTAN AND VIDIOLIAN TRAFFIC
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INITIAL PHASE (WITHIN 7 DAYS OF START OF GRUBBING)

INSTALL A TEMPORARY CONSTRUCTION ENTRANCE FOR ACCESS TO CONSTRUCTION AREAS OF SITE.

ALL TEMPORARY UTILITY SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

BEGIN SITE CLEARING.

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MAINTAIN TEMPORARY CONTROLS UNTIL REMOVAL IS WARRANTED DUE TO PROGRESSION OF WORK.

BEAN EARTHANNIAG ORBATIONS, CONTRACTOR IS RESPONSIBLE FOR NOTHENNAT THE CONTRACTORY CONSERVATION DETRICT OF ELOCATION AND SEDMENTATION CONTROL MEASURES INFL. MEMBETED AT BORROW OR SPOIL SETO BENDONE TOWN TO ALTER AND THE CONTRACTORY OF SECTION OF SECTIO

STORM SEWER, SANITARY SEWER, WATER LINE AND UTILITY LINE CONSTRUCTION MAY BEGIN IMMEDIATELY FOLLOWING ESTABLISHMENT OF GRADE AND WITH THE PERMISSION OF THE OWNER.

FINAL PHASE POST-PAVING BASIN CONVERSION

REMOVE TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO COMPLETION OF PAVING.

VERIFY POSITIVE CONVEYANCE FLOW IN ALL DRAINAGE STRUCTURES.

INSTALL ALL FILTER FABRIC FENCE WHERE SHOWN ON PLANS.

REMOVE TOPSOIL FROM AREAS OF BUILDING AND PAVEMENT.

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STRUCTURAL BROSCO AND SEDMENT CONTROL PRACTICES SICH A SENVERSCON AND SEDMENT TRANS SHALL BERNSTLLED A NOSTRUBELZED WITH TENNOTARD SEDENO PROBETO GRADINATHE MEST OF THE CONTROL CTD ASSET

3660 EMBASSY PARKW AKRON, OH 44333 330-666-5770

OWNER:

ARCHITECTS MANN - PARSONS - GRAY

B

STABILIZE ALL UTILITY TRENCHES AT THE END OF EACH WORKDAY BY MEANS OF GRAVEL BACKFILL TO SURFACE, REPAVING OR MULCHING.

ADDITIONAL SWP3 CONSIDERATIONS

BEGIN BITUMINOUS PAVING, REMOVING TEMPORARY CONSTRUCTION ENTRANCE ONLY WHEN NECESSARY. RESEED AND REDRESS ANY AREAS THAT MAY REQUIRE ATTENTION IMMEDIATELY. NOTE THAT LAWN AREAS WILL NOT BE DEEMED STABLE UNTIL A UNIFORM 80% COVERAGE IS ACHIEVED.

ALL ERGISON MEASURES SHALL REMAIN BE PLACE LYTH, THE STEELS STABLEZDD ALL AREAS ON VECETAL THE SUBJECT OF MULLICATION, WHETHER TEMPORARY OR PERMANINT, SHALL BE CONSIDERED TO BE IN PLACE AND FUNCTIONAL WHEN THE REQUIRED UNIFORM PART OF COVERAGE (80%) SORTÂNED.

IF, FOR ANY REASON, THE PROJECT IS SUSPENDED, THE CONTRACTOR SHALL INSTALLED IRROSION MEASURES ARE FUNCTIONING AND PROPERLY MAINTAINED DURING THIS PERCOD, AND THAT ALL BRANED SOILS ARE SEEDED AND MULCHED WITH TEMPORARY SEED MIXTURE.

THE FOLLOWING ITEMS MUST BE COMPLETED BY THE CONTRACTOR, IN ORDER, ONCE THE SITE HAS BEEN DEEMED STABLE:

REMOVE SEDIMENT CONTROL DEVICES AND ESTABLISH WATER QUALITY CONTROL ORIFICE.

MAINTENANCE FOR PERMANENT SEEDINGS FERTILIZATION AND MOWING

FALL, YEARL YAS NEEDED

NOT CLOSER THAN F

STORM WATER MANAGEMENT AND POST CONSTRUCTION WATER QUALITY BMPS HAVE BEEN ADDRESSED BY MEANS OF AN ON-SITE STORM WATER MANAGEMENT/WATER QUALITY BASIN.

POST-CONSTRUCTION BMP RATIONALE

STREETS ADJACENT TO SITE SHALL BE CLEANED AT THE END OF EACH WORK DAY.

ALL TRENCH DEWATERING MEASURES SHALL BE DISCHARGED INTO SETTLING BASINS PROR TO DISCHARGE ROM SITE BAYS' THAT REQUIRE REPAIR SHALL B REPAIRED WITHIN JOAYS OF INSPECTION. SETTLING PONUS MUST BE REPAIRED WITHIN 10 DAYS OF INSPECTION.

RESEED ANY AREAS THAT REQUIRE ADDITIONAL SEED

I THE PRISE PREMITTEMAY EQUIST, AN EXPETIONS AND RETENT FIRST ATTEMDED IN A SENSITION SECTION SHOULD FIND AN EXCENSIVE AT DEADLE THE REQUEST OF INSECTIONS CONCERNING THE STILLS STABLIZED AND BELLE MAKEN DEBANATION ALDON FREEDO OF TABLE.

1. THE INSECTION SHALL COMPLETE AS SEAN THE INSECTION CHECKLYST AFTER A THE ADMITTED TO PRESIDENT ANTE AND A THE ADMITTED TO PRESIDENT AND A THE ADMITTED THE ADMITTED THE ADMITTED TO THE ADMITTED

THE SITE SHALL BE GRADED AS NEEDED TO PRIMIT THE USE OF CONVENTIONAL BOURMENT FOR SEEDING PREPARATION AND SEEDING.

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SPECIFICATIONS FOR PERMANENT SEEDING

Engineering

INSPECTION RECORDS SHALL REMAIN ACCESSIBLE FOR 3 YEARS AFTER TERMINATION OF CONSTRUCTION ACTIVITIES.

MISSING BMPS OR NON-FUNCTIONAL BMPS SHALL BE INSTALLED OR REQUIRED WITHIN 10 DAYS OF INSPECTION.

SPECIFICATIONS FOR TEMPORARY SEEDING

TEMPORARY SEEDING SPECIES SELECTION

LAND THE TO A DOTTING MARKED ON THE ADDRESS ON WHITH A DOSS HARROW, ON COTHER SUTTAKE E SOIL WHITH A DOSS HALL BE WORKED ON

STRAW MILICHSHALL BE ANCHORED DANE DIANI MINIMOZE LOS SIBY WIND OR WAT BE. MILICHAN COM. - A FORF FROM

SPECIES

LB/100 LB/ACRE
5 128 (4 MARIEL)

THE MANUFACTURINS
TOWN NETTHACHAY BE NEED SAMP TO
APEACE IN MEESS OF CONCENTRATED
ACRITICAL SECONS. S-SYNTHETIC BENDERS SLCH AS -T MAX DECA-TA, PET ROBET, TERRA NT MAY BE USED AT RATES MAKE ACTURER.

THE WOOD CELLUCOSE THEIR
THE WOOD CELLUCOSE BEE SALL BE MADE OF TO
THE WOTH THE MAXIMATIONS OF WATER.

Reg. No.: 61709

CLIENT:

ID UNICORAL Y WITH A CYCLONI SHEER WAY INCLUSE SHEER OR HYDROSHEER WAY INCLUSE SHEER AND PERTILIZER) BERICATION RATIS SHALL BE MONITORED TO PREVENT BROSION AND DAMAGE TO SERVED A PROMERY BLOWER.

FOR SHADED ARE AS	1-1/2	100-120 2	CREEFINGRED FESCUE
	1010	100-120	FERENNIAL RYEGRASS
	AWNS	LA	
	2 L/4 0.1	58	TURE-TYPE (DWARF) FESCUE KENTUCK Y BLUEGRASS
	141.144	40-50	TALL FESCUE
	4D SWALES	ROAD DITCHES AND SWALES	ROA
DO NOT SEED LATER THAN AUGUST	1/2/34	20-25	TALLECUE
DO NOT SEED LATER THAN AUGUST	18-10	31-10	DOMESTIVE DOMESTIVE
	1-1/4	40-30	TALL FESCUE
	OUT SLOPES	STEEP BANKS OR CUT SLOPES	STEE
	2+	9)	TURF- TYPE (DWARF) FESCUE
	114	40-50	TALL FESCUE
FOR CLOSE MOWING & FOR WATERWAYS WITH-20 FT/SEC VELOCITY	1/4-1/2	24.0 27.0 27.0	DOMESTIC PUBLICANS NEW YORK OF THE PROPERTY OF
	AL USE	GENERAL USE	
NOTES	LBS/1000 SQ PEET	LBS/ACRE LBS	SEED MIX
9	PERMANENT SEEDING	RMANE	PI

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KENTUCKYBLUEGRASS	3	0.1	
	L/	LAWNS	
PERENNIAL RYEGRASS	100-120	2 2	
CREEPING RED FESCUE	100-120	1-1/2	FOR SHADED AREAS
OTE; OTHER APPROVAL SEED SPECIES MAY BE SUBSTITUTED.	IESMAY IE SI	BSTITUTED.	

	ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	ANY AREAS THAT WILL LIE DORMANT FOR ONE WITHIN SEVEN DAYS OF THE MOST RECENT YEAR OR MORE	AREA REQUIRING PERMANENT STABLEZATION TIME FRAME TO APPLY EROSON CONTROLS	TABLE I: PERMANI	
WITHINSEVENDAYS OF REACHING FINAL	WITHIN TWO DAYS OF REACHING FINAL GRADE	WITHIN SEVENDAYS OF THE MOST RECENT DISTURBANCE	TIME FRAME TO APPLY EROSION CONTROLS	TABLE I: PERMANENT STABILIZATION	
()\	Ν	NH	10	ME

SUCTION ACTIVITIES, AND AS THAT WILL BE DORMANT AS THAT WILL BE DORMANT AS THAN ONE AS THAN ONE AS THAN ONE AS THAN ONE	AREAS WITHIN 50 PEET OF A OF THE STATE AND NOT AT	G TEMPORARY STABILIZATION	TABLE 2: TEMPORA	AS AT FINAL GRADE	TATE AND AT FINAL GRADE	T WILL LIE DORMANT FOR ONE	G PERMANENT STABILIZATION	TABLE I: PERMANI	
WITHIN SEVEN DAYS OF THE MCCT RECENT DISTURBANCE WITHIN THE AREA FOR RESIDENTIAL SUBDIVISIONS, DISTURBED	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE ARE A WILL REMAIN IDLE FOR MORETHAN 14 DAYS	G TEMPORARY STABILIZATION TIME FRAME TO APPLY EROSION CONTROLS	TABLE 2: TEMPORARY STABILIZATION	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREAS	WITHINTWO DAYS OF REACHING FINAL GRADE	WITHIN SEVENDAYS OF THE MOST RECENT DISTURBANCE	G PERMANENT STABILIZATION TIME FRAME TO APPLY EROSION CONTROLS	TABLE I: PERMANENT STABILIZATION	
THE SIT	E F)E/	GE /EL	T(ار اح	N	NH EN	ION T	/1

E 8 8								
THE RIDGE TOWNHOME SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO	ĒS							
	07-14-2023	04-11-2023	02-21-2023	01-20-2023	11-07-2022	09-20-2022	04-26-2022	Issue Date

C

DETAILS SWP3



WINDLE TEAR STRENGTH 40 LBS (180 N) ASTAL D 45X3 ASTM D 4751 WIRE MESH SHALL BE OF SUFFICIENT STRINGTH TO SUFFOCE FAMEC WITH WATER FULLY IMPOUNDED AGAINSTIT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.

						OF T	NA.	ARE	S THE	N	DEV	TRE	7. THE	GRO	O MIN	
						BACKFILLED AZ OF THE FABRIC.	TERIAL SH	DELOW THE	SILT FENC	FORM TRE	OCE WHICH	NCH SHAL	SITTEN	GROUND SURFACE	OF 16 IV.	
MNUUM PUNCTURE STRENCH	NOTICE OF THE PROPERTY OF THE	MINIMUM TENSILE STRENGTH	FABRIC PROPERTIES	MINIMUM CRITERIA		BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.	MATERIAL SHALL LAYON THE BOTTOM OF THE	GEOTEXTILE AND SOTHAT 8 IN. OF CLOTH ARE BELOW THE GROUND SURFACE EXCESS	THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWN SLOPE SIDE OF THE	UNIFORM TRENCH DEPTH.	DEVICE WHICH WILL ENSURE AN ADEQUATELY	TRENCH CUT A MIN. OF 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER	THE SILT FENCE SHALL BE PLACED IN A	ACE	MIN OF 16 IN ABOVE THE ORKSINAL	
50 LBS (220 N)	50%	120 LBS. (535 N)	VALUES	MINIMUM CRITERIA FOR SILT FENCE FABRIC (ODOT, 2002)			THE 2	8	HE	-			LOCAT	BE REV		
NSW D WEST	ASIN D 4632	ASTN D 4362	TEST METHOD	RIC (0D0T, 2002)			SILT FENCE FABRIC (SEE CHART BELOW)	QUALITY, THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.	MINIMUM OF 32 IN. LONG. WOOD POSTS WILL BE 2-BY-2 IN. HARDWOOD OF SOUND	FENCE POSTS - THE LENGTH SHALL BE A	CRITERIA FOR SILT FENCE MATERIALS	REPAIRED IMMEDIATELY.	LOCATION AND EFFECTIVENESS. IF	BE REVIEWED DAILY TO ENSURE ITS PROPER	DURING A PROLONGED RAINFALL. THE	
•					•		ELOW:	GBETWEEN	ND ND	L BE A	s	LL BE	F	ITS PROPER	L. THE	

					OF THE FAHRE.	BACKFILLED	MATERIAL S	THE SILT FES STAKES ON I GEOTEXTILE GEOTEXTILE	ONLOSS IN	DEVICE WHI	TRENCH SHA	THESLIFE	ONOUTH GUNDANA	MIN OF 16 P	THE HEVEL	INSTALLATI	REESTABLIS	FVEGETATI	PRESERVED
MINIMUM PUNCTURE STRENGTH	NOTIFICATION AT 60	NUMBER STREAM	FABRIC PROPERTIES	MINIMUM CRITERIA		6 IN. DEEP TRENCH, THE TRENCH SHALL HE BACKFILL ED AND COMPACTED ON BOTH SIDES	MATERIAL SHALL LAYON THE BOTTOM OF THE	THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWN SLOPE SIDE OF THE GROUND SUPFACE EXCESS AND SOTHARD SUPFACE EXCESS	ONLOSS INDIVIDUALITY	DEVICE WHICH WILL ENSURE AN ADEQUATELY	TRENCH SHALL BECUT WITH A TRENCHER.	THE SLIT FENCE SHALL BE PLACED IN A	2000	MIN. OF 16 IN. ABOVE THE ORKSINAL	V 3B TIVRS 3-XV33 L IIS 3BL 3O LICASH 3BL	NSTALLATION OF THE SILT FENCE.	REISTABLISHED WITHIN 7 DAYS FROM THE	FVEGETATIONIS REMOVED IT SHALL BE	PRESERVED FOR STELLOR AS SECULT AS
50 LBS (220 N)	508	120 LBS. (535 N)	VALUES	MINIMUM CRITERIA FOR SILT FENCE FABRIC (ODOT, 2002)		1-	,		TOWER		50 15		BE RET						
SSSP O NUSY	ASTN D 46X2	ASTN D 4362	TEST METHOD	RIC (ODOT, 2002)		SILT PENCE PARRIC (SEE CHART BELOW)	OF TAXABLE STREET, COLUMN TO	MINDROMOF 32 IN. LONG WOOD PASTS WILL BE 2-BY-2 IN. HARDWOOD OF SOUND QUALITY. THE MAXBMIM SPACING BET WEEN POSTS SHALL BE 10 FT.	IVIS RECKLI THE "SLEXA	CRITERIA FOR SILT FENCE MATERIALS	REPAIRED IMMEDIATELY.	LOCATION AND EFFECTIVE NESS, IF	BE REVIEWED DAILY TO ENSURE ITS PROPER	LOCATION OF EXISTING SILT FENCE SHALL	EACH RAINFALL AND AT LEAST DAILY	SILT FENCES SHALL BE INSPECTED AFTER		OF THE SILT PENCE.	ERATH THE AUTIVITATION INVITAGORAL
						ELOW):	T CHILD	OSTS WILL	A 300 A			-	ITS PROPER	CE SHALL	MILY	DAFTER		111000111	THEY BUT

THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.

ET PROTECTION SHALL BE CONSTRUCTED HER BEFORE UPSLOPE LAND DISTURBANCE JINS OR BEFORE THE STORM INLET BECOMES

						96			:4		0			9				9				,		-
			BACKFILLED A OF THE FABRE	MATERIAL SH	GEOTEXTILE A	THE SILT FEW	DEVICE WHICH WILL ENSI UNIFORM TRENCH DEPTH.	TRENCH SHALL	THE SLIFEN	GROUND SURFACE	THE HEIGHT O	INSTALLATIO	REEST ABLISH	PRESERVED F	PLACED ON T	THE PERSON	SO THAT THE	FENCE FROM	THE PERSON NAMED IN	SMALL CONC	POINTSINTH	TOTHE CONT		SILT FENCE SI
MINIMUM TENSILE STRENGTH	FABRIC PROPERTIES	MINIMUM CRITERIA FOR	BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC:	MATERIAL SHALL LAYON THE BOTTOM OF THE	ARE BELOW THE DOWN SLOPE SHEET FIXESS ARE BELOW THE DOWN SLOPE SHEET FIXESS	THE SILT FENCE SHALL BE PLACED WITH THE	DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.	TRENCH SHALL BECUT WITH A TRENCHER.	THE SILT FENCE SHALL BE PLACED IN A	FACE	THE HEIGHT OF THE SILT FENCE SHALL BE A	INSTALLATION OF THE SILT FENCE.	IF VEGETATION IS REMOVED, IT SHALL BE REIST ABLISHED WITHIN 7 DAYS FROM THI	WHIRE POSSIBLE VIGHTATION SHALL BE PRESERVED FOR STI, OR AS MICH AS	PLACED ON THE FLATTEST AREA AVAILABLE	DIE SII TAVAYE SUAII DE	SO THAT THE ENDS ARE AT A HIGHER	FENCE FROMFLOWING AROUND THE ENDS	THE PROPERTY OF STREET	SWALLS OR DIFFERSIONS WHICH BIAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FLOYE ARE DESERVED ALONG ITS LENGTH	POINTS IN THE PENCE AND SO THAT SMALL	TOTHE CONTOUR AS POSSIBLE SO THAT		SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS
120 LBS. (535 N)	VALUES	SILT FENCE	IDES	THE	8	HE	. 6			Loc					H.E.			9		10.	T.			,9
ASTN D 4362	TEST METHOD	FABRIC (0D0T, 2002)		SILT FENCE FABRIC (SEE CHART BELOW):	QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL HE 10 FT.	MINIMUM OF 32 IN. LONG, WOOD POSTS WILL	CRITERIA FOR SILT FENCE MATERIALS	REPAIRED IMMEDIATELY.	LOCATION AND EFFECTIVENESS. IF	LOCATION OF EXISTING SILT FENCE SHALL	DURING A PROLONGED RAINFALL. THE	SILT FENCES SHALL BE INSPECTED AFTER	OF THE SILT FENCE.	REMOVED WHEN THE DEPOSIT REACHES ARREST VALUE OF THE HEIGHT	PRACTICES SHALL BE INSTALL ED. SEDIMENT DEPOSITS SHALL BE ROUTINELY	SEDMENT SHALL BE REMOVED, OR 3) OTHER	APPROPRIATE I) THE LAYOUT OF THE SILT	AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE	OVERTOPS THE SILT FENCE, FLOWS UNDER OR	MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW		GROUND.	SUPPORT POST WITH A MINIMUM 64N.	SHALL BE SPLICED TOGETHER ONLY AT A

1" REBAR FOR BAG REMOVAL FROM INLET (REBAR NOT INCLUDED)

OPENING

OPTIONAL OVERFLOW

DUMP LOOPS -SILTSACK



THE BASE OF THE CHECK DAM SIALL BE ENTRENCHED APPROXIMATELY 6 INCHES.

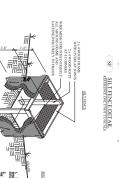
DAM HEIGHT (FT)

STONE PLACEMENT SHALL HE PERFORMED EITHER BY HAND OR MECHANCALLY AS LONG AS THE CENTER OF CHICK DAME LOWER THAN THE SIDES AND EXTREDS ACROSS ENTIRE CHANNEL.

CHECK DAM PROFILE

CHECK DAM CROSS SECTION
NO SCALE

3' MAXIMUM SLOPE





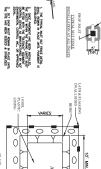


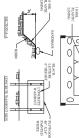


SILT FENCE DETAIL
REFERENCE ONLY NOT TO SCALE

SF

SF SILT FENCE SECTION
REFERENCE ONLY NOT TO SCALE







BACKFILL SHALL BE PLACED AROUND THE NUE!
IN COMPACTED GIN. LAYERS UNTIL THE EARTH IS
EVEN WITH ACTGE BLEVATION ON ENDS AND TOP
ELEVATION ON SIDES.

SWP3

THE RIDGE TOWNHOMES SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO

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RIPRAP SIALL CONFORM TO THE GRADING LIMITS AS SHOWN ON THE PLAN.





WIDTH-HEADWAL #PEDIA + 4" MIN

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CONSTRUCTION ENTRANCE PROFILE
REFERENCE ONLY NOT TO SCALE

TCE | SPECIFICATIONS FOR CONSTRUCTION ENTRANCE

SLOPE

LOW CENTER SECTION
MUST CAUSE FLOW OVER,
NOT AROUND, CHECK DAM

SI

TDC SPECIFICATIONS FOR TEMPORARY DIVERSION REFERENCE ONLY NOT TO SCALE

YPE OF ROCK OR RIPRAP (ODOT)

"N" VALUE

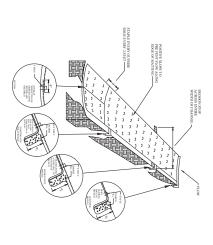
THE DIVERSION SHALL BE EXCAVATED AND SHAPED TO THE PROPER GRADE AND CROSS SECTION.

CONSTRUCTION ENTRANCE PLAN
REFERENCE ONLY NOT TO SCALE

4. GROTENTIL B- A GROTENTILE SHALL BE LAD OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOP POLYMERIC FIBERS AND MEET THE FOLLOWING WIDTH-THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. THICKNESS- THE STONEL AYER SHALL BE AT LEAST 6
INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT
LEAST 10 INCHES FOR HEAVY DUTY USE.

TIMING: THE CONSTRUCTION ENTRANCE SIALL B INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES

WEBER TOO



ECM TEMPORARY ROLLED EROSION CONTROL PRODUCT DETAIL REFERENCE ONLY NOT TO SCALE

SPECIFICATIONS FOR DUST CONTROL

ADHESIVES FOR DUST CONTROL (ADHESIVE WATER) NOZZLE TYPE

TESIN IN WATER ACRYLIC EMULSION (NO-TRAFFIC) ACRYLIC EMULSION (NO-TRAFFIC)

7:1

COARSE

450

LATEX EMULSION

FINE

235

SPECIFICATIONS FOR TEMPORARY ROLLED EROSION CONTROL PRODUCT

- IF INTERMITTENT EROSKON CHECK SLOTS ARE REQUIRED, INSTALL RECPING"X6" SLOT AT A MAXIMAM OF 30 CENTERS OR THE MIDPOINT OF THE SLOPE, RECP SHOULD HE STAPLED INTO TRENCHON 12" CENTERS.
- INSTALL RECP IN TOPANCHOR TREINGL ANCHOR ON 12"SPACING, BACKFILL AND COMPACT SOIL.

- CHANNEL/SLOPE SEEDING APPLY SEED TO SOIL
 SUBJACT PROW TO INSTALL ATRON. ALL CHICK
 SLOTS, ANCHOR THE RICHES, AND THER
 DISTURBED ARE AS MAST HE RESIDED REFER TO
 THE PERMANENT SEEDING SPECIFICATION FOR
 HEIDING RECOMMENDATIONS.
- EXCAVATE TOP AND BOTTOM TRENCHES (12"X6").

 NYTEMITTENT EROSION CHECK SLOTS (8"X6") MAY

 ER ER COURGED BASED ON SLOPE LENGTH.

 EXCAVATE TOP ANCHOR TRENCH 2"X3" OVER CREST

 OF THE SLOPE

- UNROLL RECT DOWNSLOPE WITH ADJACENT ROLLS OVERLAPPED AMINIMAM OF 3". JACKDOS THE SEAM EVERY 18". LAY THE RECT LOOSE TO MAINTAIN DIRECT SOIL CONTACT, DO NOT FULL TAUGHT.
- INSTALL UPSTREAM END IN A TERMINAL ANCHOR TRENCH (12"X6"); ANCHOR EVERY 12", BACKFILL AND COMPACT.

- AT TOP OF CHANNEL SIDE SLOPES INSTALL RECPINITHE LONGITUDINAL ANCHOR SLOTS, ANCHOR EVERY 18".
- INSTALL RECP IN INTERMITTENT CHECK SLOTS. LAY INTO TREACH AND SECURI WITH ANCHORS IS PRINT 17', BACKFILL WITH SOIL AND COMPACT.

- EXCAVATE LONGITUDINAL CHANNEL
 ANCHOR SLOTS (4"X1") ALONG BOTH SIDES
 OF THE CHANNEL TO BURY THE EXCES
 WHENEVER POSSIBLE EXTEND THE RECP 2:3
 ABOVE THE CREST OF CHANNEL SIDE SLOPE EXCAVATE INITIAL ANCHOR TRENCH (12'X6' ACROSS THE LOWER END OF THE PROJECT AREA.
- INSTALL RECP IN INITIAL ANCHOR TRENCH (DOWNSTREAM) ANCHOR EVERY 12", BACKFILL AND COMPACT SOIL.
- 13 ROLL OUT RECENBERMNING HE CHITER
 13 PHILE CHANNEL TOWARD THE
 NITEMENT ENT CHICK SLOT. DO NOT PLI.
 TAKENT UNSOLL ADMICENT BOOLS PLI.
 UNSTREAM WITH A, T MINIMEM OVERLAP
 (ANCHOR EVERY I 87) AND UP EACH CHANNEL
 SIDE SLOPE.

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ENGINEERING

- POST USED FOR FILTER SOCKS

 5. FILTER SOCKS ARE NOT TO BE USED IN
 PATHOGEN AND INSECT FREE AND
 CONCENTRATE FLOW SITUATIONS OR P
 STAL CONTABINANTS OR OTHER
 RINOFF CHANNELS.
- FILTER SOCKS SHALL BE 3 OR 5 MIL CONTINUOUS,
 TUBULAR, HDPE # KNITTED MESHANETTING
 MATERIAL, FILLED WITH COMPOST PASSING THE
 ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS ROUTINELY INSPECT FILER SOCKS AFTE EACH SIGNIFICANT RAIN, MAINTAINING BILTER SOCKS IN A PAICTIONAL CONDITION AT ALL TIMES.

Reg. No.: 61709

WEBER RA

- WHERE THE FILTER SOCK DETERIORATES OR FAILS, IT WILL HE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.

MANN - PARSONS - GRAY

CES COMPOST FILTER SOCK DETAIL
REFERENCE ONLY NOT TO SCALE

ARCHITECTS
3660 EMBASSY PARKWAY
AKRON, OH 44333
330-666-5770

OWNER:

SPECIFICATIONS FOR SODDING

H AND OTHER APPROPRIATE YATTVE RACTPECTS SHALL HE APPLIED STUDBED, AGE, SAW THINN Y DAYS OF STUDBED, AGE, SAW THINN Y DAYS OF NACE THER AREA SETOR RAMAN NACE (CHOUSTUBBED) FOR MODE THAN 21 OR CHO, AGEAS, AND FOR TOOS OF THE HICH CAN BE BROUGHT TO FEMAL E.	
MULCH ANCHORNG - MULCH SIALL III ANCHORID MM EIAMTH. Y TO MEMBEZI LOSS IV WINDOR SIRVORY THE POLLOW ARI ACCIPTABLE METHODS FOR ANCHORNO MULCH MICHANICAL - USE A DISK, CRIMPER, OR SMILAR TYPE IT COL SET STRAKHT TO PEU OR ANCHOR THE MILCH AM TERM AL NOTO OR ANCHOR THE MILCH AM TERM AL NOTO	

 THE SOD SHALL BE KEFT MOIST AN COVERED DURING HAULING AND PREPARATION FOR PLACEMENT. MATRIALS.

SOD SHALL BE HARVESTED, DELVERED AND INSTALLED WITHIN A PERIOD OF 48 HOURS, SOD NOT TRANSPIANTED WITHIN THIS PERIOD SHALL BE INSPECTED AND APPROVED PROR TO INSTALLATION.

SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 0.75
INCHES, PLUS OR MINUS 0.25 INCHES, AT THE TIME OF CUTTING,
MEASUREMENTS FOR THICKNESS SHALL EXCLUDE TOPG ROWTH AND
THATCH

ON SLOPING AREAS WHERE ERCISION MAY BE A PROBLEM, SOD SHALL BE LAD WITH THE LONG IDDGE PARALLEL. TO THE CONTOUR, AND STAGLED DON'TS THE SOD SHALL BE SICURED WITH PICES OR STAPLES.

SPECIFICATIONS FOR MULCHING

WATERIOG-SPRAYSTITE WITH WATER IONTAL THE SIREPACE SWET HEROES, NAND DERWAS GRADNOS AND BEFEAT AS SHEED, SEFECULAY ON HALL ROADS AND OTHER HEAVY TRAFFIC ROUTES, WATERIOG SHALL HE DONE AT A RAFE HAT PERVANTS DUST BUT DOES NOT CAUSE SOUL BEGGION WETTING AGENTS SHALL HE UTILIZED ACCORDING TO MANUNCATURE IS NOTER DECTIONS.

- I MALCH AND CORRES APPROPRIATE

 MALCH AND CORRES APPROPRIATE

 TO DIRECTION TO ANY CONTROL TO AN

S PRACA ON ADMINISTA, PREY ADMINIST ACCORDING TO THE
POLLOWIST MALE ON ANATYCH THE STRUCKTONS
A TONE, CORNING THE STRUCK AND AND ACTIVE STRUCK AND ACTIVE STRUCK AND ACTIVE STRUCK AND ACTIVE AT THE STRUCK AND ACTIVE AND A

BEFORE LA YING SOD, THE SURFACE SHALL BE UNIFORMLY GRADED ANI CLEARED OF ALL DEBRIS, STONES AND CLODS LARGER THAN 3-IN. DIAMETER. THE LIME AND FEKTIL ZER SHALL BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES.

- - LMF, AGRICULTURAL GROUND LIMISTONE SHALL BE, APPLIED TO ACIDIC SOILS AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE, APPLIED AT THE RATE OF 100 LB / 1,000 SQ. FT OR 2 TONS/AC
 - PERTILIZES: FERTILIZES SHALL BE APPLED AS RECOMMENDED BY A SOLL TEST. IN LIEU OF A 2 SOLL TEST FERTILIZES SHALL BE APPLED AT RATE OF (2 LB1,000 SQ. FT OR. 900 LB/AC: OF 10:00-10 OR (2-12-12) AVALYSIS
 - THE AREA SHALL BE GRADED AND TOPSOIL SPREAD WHERE NEEDED.
 - AFTER THE FIRST WEEK, SOD SHALL BE WATERED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE AND ENSURE ESTABLISHMENT.

THE FIRST MOWING SHALL NOT BE ATTEMPTED UNTIL SOD IS FIRMLY ROOTED.

DETAILS SWP3 THE RIDGE TOWNHOMES SITE DEVELOPMENT COPLEY TOWNSHIP, OHIO

SOD INSTALLATION
SOD INSTALLATION
SOD INSTALLATION
SPECIAL BE LIGHTLY IRRIGATED INMEDIATELY BEFORE LAYING THE

18sue Date 04-26-2022 09-20-2022 10-31-2022 11-07-2022 01-20-2023 02-21-2023 04-11-2023 07-05-2023 07-14-2023

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