

**MEETING DATE: 11-10-16**

# **PLANNING COMMISSION**

**Case No. P16-30**

**Highpoint Dr.  
PP#028-19C-20-146**



# CITY of MEDINA

## Planning Commission

### November 10, 2016 Meeting

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**Case No:** P16-30

**Location:** 100 Block of Highpoint Drive

**Applicant:** Miller-Valentine

**Subject:** SPD-1 – Preliminary Site Plan Review

**Zoning:** C-3 & Special Planning District – 1 (SPD-1)

**Submitted by:** Jonathan Mendel, Community Development Director

A handwritten signature in blue ink, appearing to be "JM", is written over the name "Jonathan Mendel" in the "Submitted by" line.

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**Background:**

The underlying SPD-1 was enacted in 1999, but no development has occurred in the interim between then and the present. On September 8, 2016, the applicant was before the Planning Commission requesting an amendment to the SPD-1 has development specific conceptual plan and design guidelines that act as the 'zoning code' for the area encompassed by the SPD. Section C.2(C)(1)(a) limits the types of building forms allowed and C.5(6) limited the number of access points to Highpoint Drive. The applicant requested adding 'apartment building' to the permitted building types and allow a second access point to Highpoint Drive.

The Planning Commission recommended the proposed amendments to the design guidelines and conceptual plan. This recommendation will be reviewed by the City Council at a public hearing on November 14, 2016.

Since the SPD is currently in effect, the next step is a Preliminary Site Plan Review by the Planning Commission as required by Section 1114.08 of the Planning and Zoning Code.

**Proposal:**

For the preliminary site plan review, the applicant plans to develop a rental 48 unit affordable senior housing residential project. The project is planned for the southwest corner (~8 acres) of the 40 acre South Court Village (Special Planning District 1).

The proposed project will consist of three 8-unit ranch townhouses buildings and one 24-unit two story apartment style building and two access points to Highpoint Dr.

The SPD process requires the Planning Commission review the Preliminary Site Plan to verify conformance with the approved Conceptual Development Plan and Guidelines (see Section 1114.08). A copy of the proposed amended Conceptual Development Plan and Guidelines are provided in the Planning Commission packet to determine if the Preliminary Site Plan conforms to the Conceptual Development Plan and Guidelines as recommended for approval at the September 8, 2016 Planning Commission meeting.

Please find attached to this report:

1. Conceptual Development Plan and Guidelines – as recommended for approval September 8, 2016
2. Aerial photograph
3. Proposed Preliminary Site Plan

**Preliminary Site Plan Review:**

In addition the following is a summary of the items that must be submitted as part of the Preliminary Site Plan (see Section 1114.09):

- a) **Area.** The total area in the project;
- b) **Zones.** The present zoning of the subject and all adjacent properties;
- c) **Rights-of-way and easements.** Shall include all existing and proposed public and private rights of way and easements located on or adjacent to the subject property;
- d) **Topography.** Existing and proposed topographical changes;
- e) **Utilities on and adjacent to the site.** Location, size and invert elevations of sanitary and storm sewers; location and size of water mains and fire hydrants;
- f) **Streets.** Location of existing and proposed streets, identifying approximate dimensions of pavement, right-of-way width and grades sufficient enough to show both internal and external connections to the existing street system. Furthermore, an estimate of the number of vehicle trips generated shall be required;
- g) **Pedestrian circulation.** Location of existing and proposed pedestrian sidewalks, walkways, bikeways;

- h) **Buildings.** Location of existing and proposed buildings and intended uses;
- i) **Lot coverage.** Identify the percent coverage of lots in the SPD.
- j) **Open space and recreation.** The approximate amount of areas proposed for common open space;
- k) **Uses.** Location and type of all existing and proposed uses;
- l) **Soil types.** Identification of the soil types and geologic formation on the subject property;
- m) **Parking and loading.** General size and location of existing and proposed parking and loading facilities;
- n) **Landscaping Plan.** Preliminary landscaping and buffering outline plan;

Staff has reviewed the submittal and the applicant provided the above items, except (b) and (f). These two categories are simply require listing of adjacent property's zoning districts on the plans and a general estimate of the vehicle trip generation the proposed site may create. This information can be provided with the final site plans during the Final Site Plan review process, which is the next and final step of development review within an SPD.

#### **City Department Comments:**

**City Engineer Approval:** No comment at this time.

**Building Department:** No comment at this time

**Police Department:** No comments

**Service Department:** No comment at this time.

**Water/Backflow:** No comment at this time.

#### **Fire Department:**

- The East Side of the East leg of the driveway will need to be posted as "No Parking Fire Lane"
- The West Side of the West leg of the driveway will need to be posted as "No Parking Fire Lane"
- Starting at the curve and going to the next curve both sides of the driveway on the North Leg will need to be posted "No Parking Fire Lane"

**Engineering Department:** No comment at this time.

**Streets/Sanitation Department:** Provide full details of the proposed dumpster enclosures – Engineering Department can provide a detail for the appropriate design for the dumpster enclosure.

**Economic Development:** No comments

**City Forester:** No comment at this time.

#### **General Discussion:**

In reviewing the approved and recommended Conceptual Development Plan and Guidelines and the proposed Preliminary Site Plan, staff believes the site plan conforms to the conceptual plan and guidelines. The site layout, building design, landscaping, etc are consistent with the conceptual plans.

If the Planning Commission approves the proposed Preliminary Site Plan, the applicant's next step is to submit for Final Site Plan review under the procedures and requirements set forth in Section 1114.10 of the Planning and Zoning Code.

Since amendments to the SPD-1 Design Guidelines and Conceptual Development Plan are still proceeding through the City Council legislative process, the Preliminary and Final Site Plan approvals should be granted conditioned on the City Council approving the amendments and an ordinance becoming effective for the amendments to the design guidelines and conceptual development plan.

**Recommendation:**

Based on review of the SPD-1 approved and recommended Conceptual Development Plan and Guidelines, staff recommends the Planning Commission **approve** the proposed Preliminary Site Plan with the following conditions:

1. The preliminary site plan shall not be effective until the SPD-1 Design Guidelines and Conceptual Development Plan are approved by the City Council by ordinance and the ordinance takes effect.
2. Provide the information and data required by Section 1114.09(b) and (f) with the Final Site Plan submittal.

**"SPD-1" Design Guidelines Amendment: Narrative**

**Parcel #: 028-19C-20-146**

**Project Name: South Court Senior Villas**

**Date: August 24, 2016**

**Applicant: MV Residential Development, LLC**



MV Residential Development, with owner acceptance and approval, proposes the following changes to SPD-1 Development Guidelines:

**Section C.2(C)(1): Request to add "Apartment Building" to Principal Permitted uses.**

MV Residential Development is proposing a 24 unit, 2-story, senior independent living building. This additional product type allows the opportunity for our future senior residents to choose between a 1-story cottage style building or 2-story building with conditioned corridors serviced by an elevator. Varied elevation design features mimic the visual look and scale of a townhome while still allowing residents easy access to on-site management & additional amenities integral to the 2-story building.

**Section C.5(6): Request to allow two access points from High Point Drive for Subdistrict "C" Medium Density Residential.**

Site constraints, that include existing wetlands & topography, have led us to an ideal layout that is designed for the 2-story building to provide frontage along High Point Drive creating a smooth transition of scale between the single family residential to the west and future commercial development to the east, as well as the opportunity to preserve the wetland as a feature for future residents. For ease of travel through the community as well as emergency service access, we are proposing a loop access configuration. By providing sufficient distance between the two access points, we avoid any visual impediments or road congestion at either access point.



SPECIAL PLANNING DISTRICT NO. 1

"SPD-1"

DEVELOPMENT GUIDELINES

C.1 PURPOSE

The purpose of this District is to implement the South Court Village Concept Plan as outlined in the Comprehensive Plan Update (1996) for the City of Medina. In the Comprehensive Plan the South Court Village area was identified as needing special zoning in order to protect the integrity of South Court Street and residential neighborhoods while still providing an appropriate neighborhood scale of commercial development to meet the needs of the residents in this area.

C.2 STATUS OF USES

Uses within each of the SPD-1 Subdistricts as depicted on the South Court Village Conceptual Development Plan (Exhibit "C-1") shall be governed by this section. The location of these uses shall be based on the South Court Village Conceptual Development Plan, see Figure 1.

- (A) SPD-1 Subdistrict "A". No building, structure or land shall be used for any purpose except as indicated below.
  - (1) Principal Permitted Uses
    - (a) Neighborhood Scale Retail: General retail uses including but not limited to: retail clothing stores, barber/beauty salons, drug stores, dry cleaners, non-fast food restaurants, video stores, card shops, book stores, florists, butchers, grocery stores and banks.
  - (2) Lot and Yard Requirements
    - (a) None: However, spacing of proposed buildings will be reviewed during site plan review based on standards found in Chapter 1109 (Site Plan Review), Chapter 1114 (Special Planning Districts) and Appendix C.
  - (3) Building Requirements
    - (a) Building height shall not exceed 35 feet.
    - (b) The building footprint shall not exceed 78,000 square feet for the one large "Grocery Anchor" retail building. The rest of the buildings will have smaller building footprints and should consist of compact, small scale retail buildings.
    - (c) The total square footage in Subdistrict "A" shall not exceed a floor area ratio (FAR) of .25.
    - (d) The impervious surface ratio in Subdistrict "A" shall not exceed .75 ISR.
- (B) SPD-1 Subdistrict "B". No building, structure or land shall be used for any purpose except as indicated below.
  - (1) Principal Permitted Uses
    - (a) Offices and Services: General office uses including but not limited to: dentists, doctors, architects, lawyers, accountants, real estate, insurance, travel agents, copy centers.
  - (2) Lot and Yard Requirements

- (a) None: However, spacing of proposed buildings will be reviewed during plan review based on standards found in Chapter 1109 (Site Plan Review), Chapter 1114 (Special Planning Districts) and Appendix C.
- (3) Building Requirements
  - (a) Building height shall not exceed 35 feet.
  - (b) Buildings shall be compact and small scale.
  - (c) Each building footprint shall not exceed 20,000 square feet.
  - (d) The total square footage in Subdistrict "B" shall not exceed a floor area ratio (FAR) of .20.
  - (e) The impervious surface ratio in Subdistrict "B" shall not exceed .60 ISR.
- (C) SPD-1 Subdistrict "C". No building, structure or land shall be used for any purpose except as indicated below.
  - (1) Principal Permitted Uses
    - (a) Medium Density Residential: row houses, townhouses, duplexes, single family homes, **apartment buildings**.
  - (2) Accessory Uses
    - (a) Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses on the same lot therewith.
  - (3) Lot Requirements
    - (a) Minimum lot width (feet) at building line per dwelling shall be 40 feet.
  - (4) Yard Requirements
    - (a) Minimum front yard depth: twenty-five feet.
    - (b) Minimum rear yard depth: thirty feet.
    - (c) Minimum side yard width: five feet.
  - (5) Building Height
    - (a) Maximum building height shall be thirty-five feet.
  - (6) Land Use Intensity
    - (a) The number of dwelling units per acre shall not exceed 6.

### C.3 LANDSCAPING STANDARDS

- (1) Each landscape plan shall address the functional aspects of landscaping such as drainage, provisions for shade, energy conservation, sound absorption, dust abatement, reduction of glare and screening.
- (2) Landscaping shall be used to screen Subdistricts "A" and "B" site from adjacent properties to the sides and rear of the property. At least a seventy-five (75) foot minimum is required for the sides of the property and a seventy-five (75) foot buffer minimum is required for the rear of Subdistricts "A" and "B", that will be adjacent to Subdistrict "C".
- (3) Large, unbroken parking areas shall be avoided. Traffic or directional islands in combination with trees and plantings shall be used to divide large parking areas into smaller segments, (i.e.) 16 to 18 parking spaces between planting areas. The foregoing shall apply except for the Grocery Anchor parking area where traffic or directional islands in combination with trees and planting shall be used to divide large parking areas into smaller segments, (i.e.) 25 to 30 parking spaces between planting area.
- (4) In locations where plants will be susceptible to injury by pedestrians or motor traffic, they shall be protected by appropriate curbs, parking blocks or other devices.

- (5) Where landscaping is used as screening it shall be opaque year round.
- (6) Landscape screening shall be of a height and density so that it provides the full desired effect within three years growing time.
- (7) All plants are to be living. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first.
- (8) The Owner of the property shall be responsible for the continued property maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance, free from refuse and debris at all times.
- (9) Once the open space buffer area between the residential and commercial/ office areas has been approved and established as indicated on the Final Site Development Plan, it may not be used, disturbed or altered for any other purpose.

#### C.4 SIGNAGE

- (1) Signage in SPD-1 Subdistrict "C" shall conform to the Sign Code of Medina Section 1147.11 Residential and Public Facility Districts.
- (2) Signage in SPD-1 Subdistricts "A" and "B" shall conform to general and administrative requirements found in Chapter 1147, and all signs in Subdistricts "A" and "B" shall conform to the following requirements:
  - (a) That all signs be externally illuminated.
  - (b) That one exterior wall sign may be erected which advertises a business or service conducted upon the premises, with sign area determined by §1147.17.
  - (c) That all internal streets shall be considered streets for the purposes of determining frontage and eligibility for additional sign area, in accordance with § 1147.17(b).
  - (d) That one sign be permitted at the primary entrance to the development on S. Court Street, with a sign area not to exceed 60 SF per side, a height not to exceed 8 F, and a setback from the right-of-way not less than 20 F.
  - (e) That one sign be permitted at the primary entrance to Subdistrict "A" on High Point Drive, with a sign area not to exceed 60 SF per side, a height not to exceed 8 F, and a setback from the right-of-way not less than 20 F.
  - (f) That one sign be permitted near the intersection of S. Court Street and High Point Drive, with a sign area not to exceed 150 SF per side, a height not to exceed 20 F, and a setback from S. Court Street and High Point Drive rights-of-way not less than 20 F.
  - (g) That no additional ground signs shall be permitted in Subdistrict "A".

#### C.5 GENERAL DESIGN STANDARDS

- (1) Consistency with the goals, policies and recommendations as set forth in the City of Medina Comprehensive Plan for the South Court Village.
- (2) Pedestrian access is important and sidewalks must be provided along streets. Walkways and bike paths are also encouraged.
- (3) The site should be developed with a compact combination of land uses, to maximize the amount of open space on the site.
- (4) Curb cuts, internal drives, parking areas and pedestrian walkways shall be arranged to promote safe and efficient movement within the site, between adjacent sites, and between the site and the adjacent thoroughfare system.

- (5) The interior circulation pattern and entrance onto S. Court Street should be designed to minimize impact on the S. Court St. traffic flow. There shall be one primary access point onto S. Court Street. for Subdistrict "B" Office and Services.
- (6) There shall be one primary access point onto High Point Drive. for the Subdistrict "A" Neighborhood Scale Retail and ~~on primary access point~~ onto High Point Drive for Subdistrict "C" Medium Density Residential. up to two (2) access points
- (7) Large parking lots highly visible from the street are discouraged. Customer parking areas shall be conveniently accessible to building entrances and well screened and landscaped from the street and include islands and planting areas.
- (8) Service areas, refuse storage areas and other such areas shall be fully screened from view within the commercial/office developments and from adjacent development. Development plans shall indicate a separation of service traffic from customer traffic.
- (9) Refuse storage areas shall be screened from public view by at least a six foot high solid fence/ wall.
- (10) The scale of new development should be compatible with surrounding architecture in relation to building materials and scale of buildings.
- (11) Once an architectural theme is initially established for the South Court Village site, later phases of buildings constructed should reflect the same architectural theme.
- (12) Roof pitch should appear to be slanted through the use of architecturally acceptable façade treatments.
- (13) All on-site utilities shall be located underground unless required by the utility to be otherwise located.
- (14) A front facade shall be architecturally emphasized, although all sides of a building should be architecturally consistent with the front facade.
- (15) For commercial or office uses, a single or multiple building project must provide a design that emphasizes an activity level from the street. Blank walls are discouraged, walls with doors and windows are encouraged.
- (16) Windows with multiple window panes are preferred, total shutter size should be equal to window size.

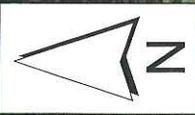


**Special Planning District No. 1**

**Proposed Development**

**P16-30  
Miller Valentine  
Preliminary  
Site Plan Review  
November 10, 2016**

**1 inch = 300 feet**



**BRISTOL LN**

**FOXBOROUGH DR**

**GLOUCESTER DR**

**ROCKPORT DR**

**WATERBURY DR**

**BAR HARBOR COVE**

**NANTUCKET COLONY CIR**

**HIGH POINT DR**

**WOOSTER PKE**

**LEXINGTON RIDGE DR**

# SOUTH COURT SENIOR VILLAS

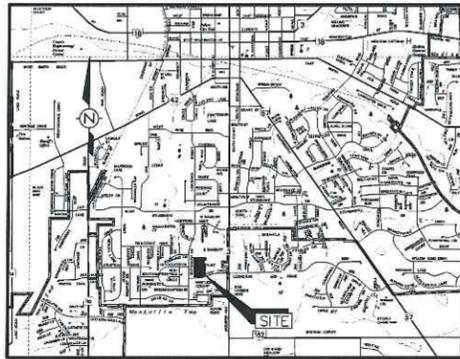
## IMPROVEMENTS PLANS

Located in the City of Medina  
in the County of Medina  
and State of Ohio

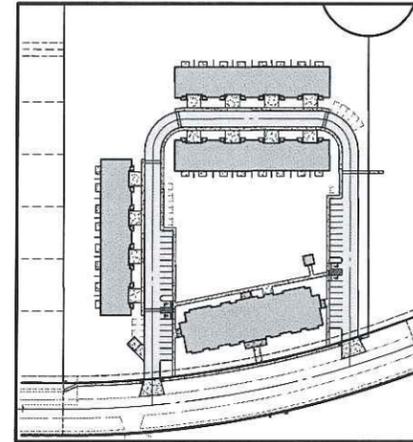
DEVELOPER:  
**M.V. AFFORDABLE HOUSING L.L.C**  
9349 WATERSTONE BLVD.  
CINCINNATI, OHIO 45249  
CONTACT: DANIELLE BLEIER  
PHONE: (847) 525-2800

### INDEX OF DRAWINGS

- 1 - TITLE SHEET
- 2 - EXISTING CONDITIONS PLAN
- 3 - SITE DIMENSIONAL & PAVEMENT PLAN
- 4 - SITE UTILITY PLAN
- 5 - SITE GRADING & S.W.P.P PLAN
- 6 - S.W.P.P DETAIL SHEET
- 7 - M.C.S.E - SANITARY DETAIL SHEET
- 8 & 9 - CITY OF MEDINA - WATER DETAIL SHEET
- 10 - CITY OF MEDINA - STORM DETAIL SHEET



LOCATION MAP



OVERALL SITE MAP  
SCALE: 1" = 100'

NLS E. JOHNSON, P.E. REG. NO. E-61778 DATE



#### GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION AND MACHINERY USED SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE STATE OF OHIO "CONSTRUCTION AND MATERIAL SPECIFICATIONS".
2. THE OHIO UTILITIES PROTECTION SERVICE (O.U.P.S., 1-800-362-2764) SHALL BE CONTACTED BY THE CONTRACTOR AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN AND/OR SERVICE LINE.
3. THE LOCATION OF THE EXISTING UTILITIES SHOWN ARE BASED ON RECORD DATA FROM VARIOUS SOURCES, AND FIELD LOCATIONS, AND HAVE BEEN MADE AS ACCURATE AS POSSIBLE, BUT ARE NOT GUARANTEED. CONTRACTOR TO FIELD VERIFY SUBSURFACE UTILITY CONDITIONS PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
4. EARTHWORK SHALL CONFORM TO O.D.D.T. ITEM #203.
5. ANY UNSUITABLE SOILS ENCOUNTERED IN PROPOSED PAVEMENT AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED MATERIAL APPROVED BY THE ENGINEER.
6. TRENCHES UNDER AND/OR WITHIN THREE (3) FEET OF EXISTING OR PROPOSED PAVEMENT AREAS SHALL BE BACKFILLED WITH NO. 57 AGGREGATE.
7. ALL STORM SEWER TO BE HOPE AASHTO M24 (TYPE 5), ODOT 707.33, RCP CL. IV, PVC SDR 35, OR APPROVED EQUAL.
8. DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR A PERIOD OF 21 DAYS OR GREATER SHALL BE STABILIZED WITH SEEDING AND MULCHING OR OTHER APPROPRIATE MEANS WITHIN 7 DAYS OF THE LAST DISTURBANCE.
9. A FULL LOT SEEDING AND MULCHING SHALL BE APPLIED TO ALL BARE AREAS IMMEDIATELY AFTER THE CONSTRUCTION IS COMPLETE.
10. INSTALL SILT FENCE AS SHOWN ON THE GRADING PLAN, PRIOR TO AND DURING CONSTRUCTION ACTIVITY.
11. THE CONTRACTOR SHALL PROVIDE WHATEVER MEANS NECESSARY TO ENSURE MUD AND DEBRIS FROM THE SITE IS NOT TRACKED ONTO ANY ADJOINING ROADWAYS. THE CONTRACTOR WILL BE REQUIRED TO IMMEDIATELY SWEEP AND CLEAN ANY MUD AND DEBRIS THAT HAS BEEN TRACKED ONTO THE PAVEMENT.
12. ALL EROSION AND SEDIMENT CONTROL PRACTICES SPECIFIED ON THIS PLAN SHALL CONFORM WITH THE DETAILS AND SPECIFICATIONS OUTLINED IN THE OHIO DEPARTMENT OF NATURAL RESOURCES MANUAL, "RAINWATER AND LAND DEVELOPMENT".
13. MAINTAIN EROSION CONTROL PRACTICES UNTIL VEGETATION OR PAVING IS ESTABLISHED OVER ALL DISTURBED AREAS.
14. PERMETTER SEDIMENT CONTROLS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING AND SHALL CONTINUE TO FUNCTION UNTIL UPLAND AREAS ARE PERMANENTLY STABILIZED.
15. EROSION AND SEDIMENT CONTROL PRACTICES NOT ALREADY ON THIS PLAN MAY BE REQUIRED DUE TO UNFORESEEN ENVIRONMENTAL CONDITION AND/OR CHANGES IN DRAINAGE PATTERNS CAUSED BY EARTH-MOVING ACTIVITY.
16. ALL SOLID, SANITARY, AND TOXIC WASTES MUST BE DISPOSED OF IN A PROPER MANNER IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
17. AFTER CONSTRUCTION IS COMPLETE AND ALL AREAS ARE ESTABLISHED WITH VEGETATION ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE PROPERLY REMOVED FROM THE SITE.
18. ALL STORM STRUCTURES, STORM SEWERS AND THE STORM WATER MANAGEMENT FOR THIS PROJECT ARE PRIVATELY OWNED AND MAINTAINED. THE PRIVATE ENTITY IN OWNERSHIP OF THE PARCEL WILL BE RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED WITH MAINTAINING THE STORM SEWER SYSTEM.
19. ANY DEVELOPMENT OF THIS PARCEL BEYOND THE IMPROVEMENTS SHOWN ON THIS PLAN WILL REQUIRE A SEPARATE STORM WATER ANALYSIS TO BE PERFORMED TO DETERMINE WHETHER STORM WATER DETENTION IS REQUIRED.
20. ALL CONTRACTORS COMPLETING WORK WITHIN THE CITY OF MEDINA MUST BE REGISTERED WITH THE CITY. PLEASE CONTACT PAT HARRISON AT (330) 722-9030 WITH THE CITY BUILDING DEPARTMENT FOR DETAILS ON THE REGISTRATION PROCESS.
21. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY MUST BE INSPECTED BY THE CITY OF MEDINA ENGINEERING DEPARTMENT. PLEASE CONTACT THE CITY ENGINEER AT (330) 723-3846 TO SCHEDULE INSPECTIONS.
22. THE CONTRACTOR MUST PROVIDE THE CITY ENGINEER WITH A MINIMUM OF FORTY-EIGHT (48) HOUR NOTICE OF ANY CONFLICTS CONSTRUCTION OF THE PROJECT MAY HAVE WITH THE TRAFFIC FLOW ON ANY ADJOINING STREETS.
23. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO OBTAIN ANY FEDERAL OR STATE PERMITS NECESSARY TO COMPLETE THE WORK AS INDICATED ON THE PLANS. APPROVAL BY THE CITY OF MEDINA DOES NOT RELIEVE THE OWNER OF RESPONSIBILITY OF OBTAINING APPROVAL FROM THE ABOVE MENTIONED AGENCIES.
24. TOPSOIL TO BE PROVIDED AND SPREAD OR RESPREAD EXISTING STRIPPED TOPSOIL OVER ALL DISTURBED AREAS A MINIMUM OF 6 INCHES THICK.
25. ALL EXCESS MATERIAL (DIRT, ETC.) GENERATED FROM THIS PROJECT SHALL BE PROPERLY REMOVED AND HAULED TO AN OFF-SITE LOCATION, OR SPREAD ON SITE ONLY AS DIRECTED BY THE OWNER.
26. ALL WORK SHALL BE INSPECTED BY THE OWNER OR THEIR REPRESENTATIVE.
27. LIGHT POLE FINAL LOCATIONS, ELECTRICAL SERVICE, AND ELECTRICAL TRENCH LOCATIONS TO BE COORDINATED WITH THE OWNER.

#### M.C.S.E. SANITARY GENERAL NOTES

1. All manholes shall be set to grade per the manhole schedule by the sewer contractor at the time of installation. The final adjustment of the castings shall be the responsibility of the going contractor and the final inspection, approval and acceptance of the sewer system by the Medina County Sanitary Engineer Department and Medina City or County Engineer where applicable shall be contingent upon this final adjustment of the casting.
2. All manholes shall be constructed of precast reinforced concrete with compression (premium) type joints. In addition to premium joints, all riser ledges must have a layer of either mastic roping, flexible for mastic, or butyle strips.
3. All sanitary sewers and appurtenances shall be constructed in accordance with the Medina County Sanitary Engineering Department standards.
4. Sanitary sewer house connections shall be four inch (4") PVC (same as sanitary specifications). Sanitary sewer connections to be laid at a minimum slope of 1.00% and carried to a point one foot (1') beyond the utility easement. Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.
5. R.C.P. and P.V.C. Trench Conditions:
  - A. Use Class "II" bedding per O.D.D.T. section 603.06. The material for this bedding shall meet O.D.D.T. specifications for #8 limestone.
  - B. Trenches within a 1:1 slope of existing or future pavements (Zone of Influence) is to be backfilled with #411 crushed limestone for State Highways, #57 crushed limestone to within one foot (1') of the pavement base topped off with #304 crushed limestone for County Highways, or meet the requirements of the authority having highway maintenance responsibility.
  - C. For P.V.C., modify O.D.D.T. section 603.06 to carry the bedding material to a minimum of six inches (6") above the pipe.
  - D. For R.C.P., bedding material shall be #57 limestone, for R.C.P. modify section 603.06 to carry bedding material to a minimum of half the pipe outside diameter (see trench section on standard detail in the plans).
  - E. If fit is to be constructed below the sanitary sewer, compaction tests including 95% compaction must be performed and observed by the M.C.S.E. and submitted for approval before construction of any sanitary sewer which said fill area can begin.
6. Testing:
  - A. Photographic or TV inspection of all sanitary sewers and passage of standard infiltration test shall be required before the acceptance of the sanitary system by the Medina County Sanitary Engineers Department.
  - B. Deflection tests will be run on all P.V.C. pipe, not less than 30 days after final backfill has been placed. No pipe shall exceed a deflection of 5K. These test shall consist of pulling a "00-NO/00" mandrel through the line. The contractor has the option of:
    1. A testing company certified by the MCSE performing said work.
    2. The contractor performing the work under county supervision.
  - C. Maximum allowable leakage inward, or outward (infiltration or exfiltration) for any sanitary sewer section tested, including all manholes, is 100 gallons per inch of diameter per mile of pipe per day. Manholes may be tested separately. The above allowable leakage rate is equivalent to 0.08 gallons per inch of diameter per 100 feet of pipe per hour.
  - D. Low pressure air testing will be required on all main line sanitary sewer, laterals, and manholes, per MCSE Rules and Regulations (Resolution 07-874).
  - E. All costs relative to the above tests shall be borne by the contractor.
7. Pipe Specifications:
 

Sanitary Sewer Size	Material	Joint Spacing	Joint Size	Lateral Spacing	Minimum Pipe Stiffness or SDR
Truss pipe Polyvinyl Chloride (PVC)	8" - 15" ASTM D2680	ASTM E3212 Compression Type	ASTM 3034	200 P.S.I.	
Solid Wall Polyvinyl Chloride (PVC)	4" - 15" ASTM D3034 18" - 24" ASTM F679	ASTM D3212 Compression Type	ASTM 3034	SDR 35	
PVC Force Main Polyvinyl Chloride	21" - 18" ASTM D2241	ASTM F477 or D3139	N/A	SDR 21	
Profile Wall Polyvinyl Chloride (PVC)	18" - 36" ASTM D1794 48" Classification 12454C, 12454A, 12364A, 12364C	ASTM F477	ASTM 3034	48 P.S.I.	
Reinforced Concrete	36" - 96" ASTM C76	ASTM C443	ASTM 3034	Class IV & Class V (As shown on plans)	

#### M.C.S.E. SANITARY GENERAL NOTES (CONT.)

8. Sewers shall be deep enough to receive wastewater from basements, and to prevent freezing.
9. Sewers shall be laid with uniform slope between manholes.
10. Manholes shall be installed at the end of each line; at all changes of grade, size, and alignment; all intersections; and all distances less than 400'. However, MCSE can test up to 750'.
11. Water tight manhole covers shall be used where the manhole tops may be flooded by street run-off or high water. Inlet and outlet pipes shall be joined to the manhole by a gasketed, flexible, water tight connection.
12. All existing 15" Sanitary Sewer to be abandoned shall be completely filled with a low strength mortar/flowable fill per ODOT Item #613.
13. All abandoned structures under pavement shall be removed to a depth of 10 feet below pavement grade and filled with a low strength mortar/flowable fill per ODOT Item #613.

#### CITY OF MEDINA WATER GENERAL NOTES

1. All water mains and appurtenances shall be installed in accordance with these specifications and all applicable sections of the American Water Works Association (AWWA) standards. All pipe delivered to the installation site shall be sufficiently protected prior to installation. Any pipe that is damaged on a result of shipping, loading/unloading, storage or installation, shall be subject to rejection by the City. All pipe and fittings shall be MEDALLI as manufactured by EMA Iron, Inc., or approved equal, of ductile iron and with a working pressure of at least 250 psi and a minimum factor of safety of 2:1. Where necessary any and all bolts and nuts needed for the installation of the water line or its appurtenances shall be Type 304 stainless steel.
2. All water mains and fittings to be ductile iron (designed in accordance with AWWA C100; minimum thickness Class 52, manufactured in accordance with AWWA C151), interior lining to be cement mortar with seal coat (in accordance with AWWA C104), exterior coating to be bituminous material, fittings in accordance with AWWA C110 or C153, joints in accordance with AWWA C111 (restricted push-on joints shall be completely gasketed; Mechanical joints shall be MEDALLI as manufactured by EMA Iron, Inc., or approved equal, of ductile iron and with a working pressure of at least 250 psi and a minimum factor of safety of 2:1). Where necessary any and all bolts and nuts needed for the installation of the water line or its appurtenances shall be Type 304 stainless steel.
3. All water mains and appurtenances to be encased in polyethylene wrap (in accordance with AWWA C105, Method A, and manufacturer's instructions), polyethylene tape, two (2) inch wide plastic backed adhesive tape capable of adhering to both metal surfaces (ductile iron pipe) and polyethylene film. All overlaps to be a minimum of one (1) foot. All overlaps, tears and seams to be completely taped.
4. All water mains shall be installed to provide a minimum 4'-6" of cover. Unless noted on the approved plans, in no case shall the depth of cover exceed 5'-6" without prior approval of the City.
5. Water mains and appurtenances shall not be accepted until successful completion of hydrostatic and bacterial testing.
6. The installing contractor is responsible for hydrostatic testing of the water main. The contractor shall notify the City a minimum of 72 hours prior to pressure testing. The City will coordinate and monitor pressure testing. All water mains will be tested to 150 psi. All testing procedures shall be completed in strict accordance with AWWA C600.
7. The installing contractor is responsible for disinfection of the water main and all appurtenances. All disinfection procedures shall be completed in strict accordance with AWWA C651. All disinfection procedures will be monitored, supervised and coordinated by the City. The contractor shall continuously disinfect the water main and fittings as installation proceeds. Upon completion of installation, the main will be filled and allowed to stand for a minimum 36 hours. After this time, the City will supervise the flushing of the line. The City will then obtain a representative sample for bacterial testing. The contractor shall provide appropriate sample logs for testing. Number and location of the sample logs is at the discretion of the City. Disinfection method, dosage amounts and flushing activities shall be discussed with and accepted by the City prior to commencing installation. If bacteriological tests show the water to be unsafe, the main shall be completely disinfected again by the contractor at no expense to the City.
8. Mechanical joints (as defined in General Note #2, this section) are required at all pipe fittings, valves, hydrants, and hydrant branches, offsets or bends. Any additional areas that require mechanical joints will be noted within the Project plans.
9. Contact the City Engineer as necessary for details of water meter vaults and double check valve/backflow prevention, air release valves, water meter valves, support of utilities with spans greater than twelve feet, etc. Additionally, prior to commencing installation, the installing contractor is required to submit specifications and documentation to the City for any required item necessary to the project but not specified herein. City will review and approve said documentation prior to installation.
10. All work necessary to install the water main and its appurtenances, including, but not limited to the assembly, aligning, fit tapping sleeves and tapping valves, etc. shall be completed by qualified personnel with sufficient experience and skill. The City, at its discretion, can require the installing contractor to prevent an individual from installing water items if the City does not believe that individual has sufficient skill and experience.
11. The installing contractor is responsible for traffic control. Work zones must be established for any work to be completed in the roadway right-of-way. Work zone control practices shall be discussed and approved prior to commencing any work. Traffic control devices and practices within work zones shall be in accordance with Ohio Manual of Uniform Traffic Control Devices (MUTCD) and the ODOT Manual of Traffic Control for Construction and Maintenance Operation. All traffic control devices shall be in place each day prior to commencing any work. It is the installing contractor's responsibility to protect the safety of the traveling public, both vehicular and pedestrian. When it is necessary to restrict traffic by closing a lane, in addition to the standard signage and barricades, the installing contractor shall provide fogmen with appropriate positions (and where necessary portable radios) at each end of the work zone. Unless specifically called out in the Project plan, no lane will be closed or a contractor be allowed to completely close any street to traffic. No equipment or material will be allowed within 10 feet of the edge of pavement during non working hours. All excavated areas that the City allows to remain overnight shall be demarcated at the end of each work day. The area shall be barricaded with either reflectorized drums or barricades with amber flashing lights placed no more than 10 feet on center.

#### CITY OF MEDINA WATER GENERAL NOTES

1. The installing contractor shall provide a list of three (3) people and their phone numbers, who can be reached to respond at any time (24 hours a day, 7 days per week) in the event the City determines that immediate corrective action must be taken on any item associated with the installation (traffic control devices, excavation, barricades, etc.).
12. The entire work area, and all areas affected during construction, must be continually maintained and cleaned up daily. This includes sweeping or sweeping adjacent roadways to remove debris and excavated materials.

#### OHIO E.P.A. GENERAL NOTES

1. A minimum 35 PSI pressure shall be delivered to the curb stop boxes during normal operating conditions for all water service connections.
2. Booster pumps are not permitted on water service connections.
3. The sanitary sewers must pass a leakage test which shall be a low pressure air test in accordance with the "Ten State Standards" section 33.80 and ASTM F-1417 hydrostatic testing will have a leakage limit of 100 Gal./Mi./Day.
4. All sanitary manholes shall be air tested per ASTM specification C1244-93 to verify water tightness and proper construction per plan details.
5. All flexible sanitary sewers must pass a deflection test (5K Max).  
Deflection tests shall be performed no sooner than 30 days following completion of backfill. Maximum ring deflection of the pipe under load shall be limited to 5% of the average inside diameter listed in ASTM D-2751 for ABS solid wall pipe and ASTM D-2680 for ABS composite wall pipe. ASTM-3034 for Polyvinyl Chloride (PVC) pipe lists outside dimensions and minimum wall thickness which may be used to calculate applicable base diameters. The proper sized mandrels shall be pulled through the pipe.  
All pipe failing to maintain the minimum deflection of 5K or larger for the applicable type of pipe shall be considered to have been improperly installed and shall be replaced by the contractor at their expense.
6. All water mains shall be installed and pressure tested per AWWA C600.
7. All water mains shall be disinfected per AWWA C651.
8. The following minimum horizontal clearances (measured out-to-out clear) between the proposed water line and the sewers shall be maintained:
  - A. 18 inch separation from the storm sewer
  - B. 10 foot separation from the sanitary sewer
9. The following minimum vertical clearances (measured out-to-out clear) between the proposed water line and the sewers shall be maintained:
  - A. 18 inch clearance from the storm sewer
  - B. 18 inch clearance from the sanitary sewer

DATE	REVISIONS
08/11/16	ISSUED FOR PERMIT
08/11/16	ISSUED FOR PERMIT

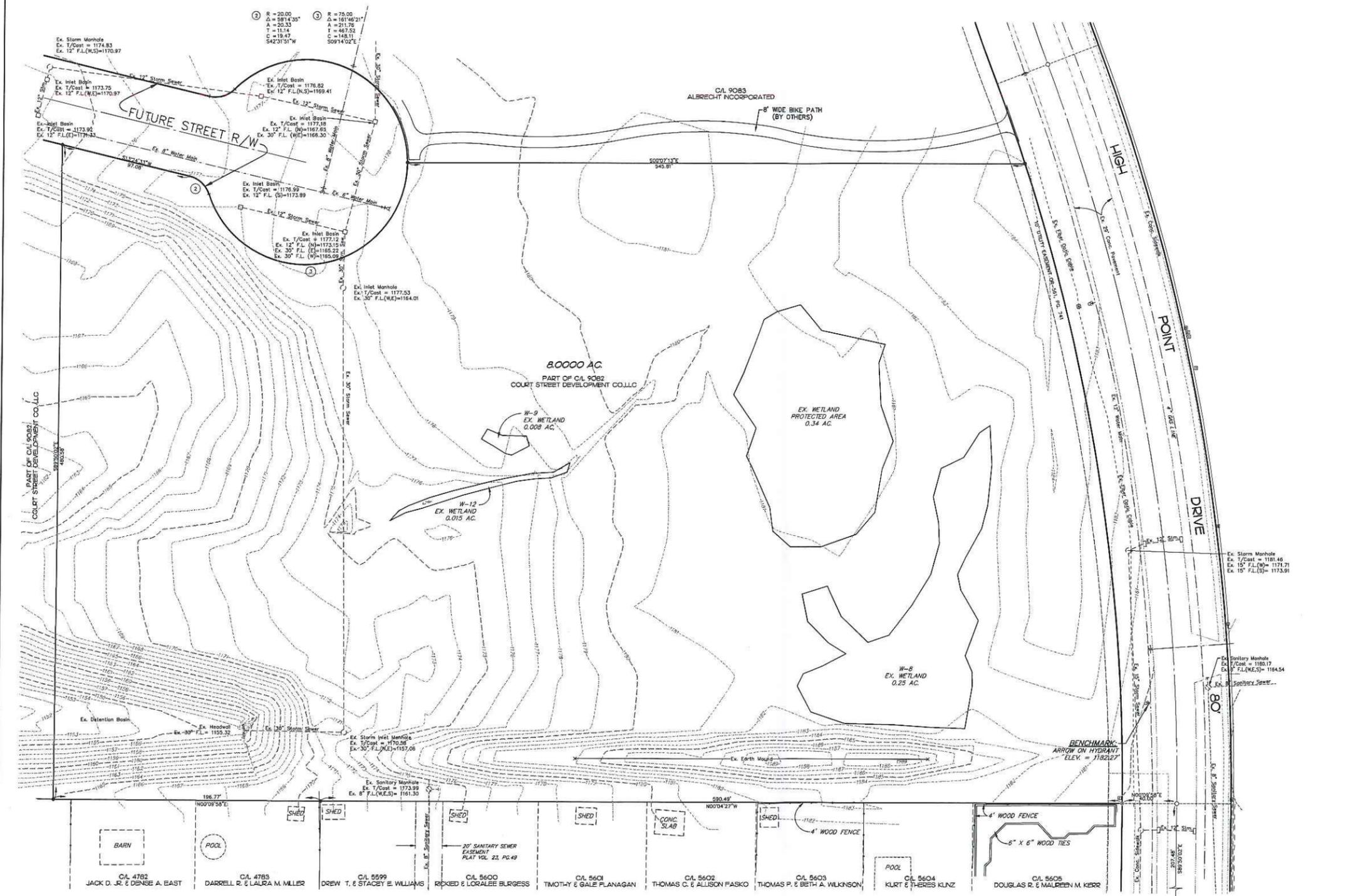
SOUTH COURT SENIOR VILLAS  
CITY OF MEDINA  
CUNNINGHAM & ASSOCIATES, INC.  
CIVIL ENGINEERING AND SURVEYING  
201 W. LIBERTY ST., MEDINA, OHIO 44020  
419-724-9900

SHEET TITLE  
TITLE SHEET

DRAWN BY: TEM  
DATE: 8/11/16  
CHECKED BY:  
DATE:  
PROJECT NO:  
14-105  
ACAD FILE NO:  
M:\14105-SP1.dwg

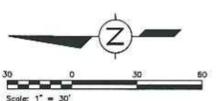
SCALE: PLAN: 1"=30'  
PROFILE: HORIZ.  
VERT.  
SHEET NO.  
1  
10





**LEGEND**

- EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- EX. STORM SEWER
- EX. STORM MANHOLE
- EX. STORM INLET MANHOLE
- EX. CURB INLET BASIN
- EX. 2-2-B INLET BASIN
- EX. WATER MAIN
- EX. HYDRANT ASSEMBLY
- EX. LINE VALVE
- EX. WATER SHUTOFF
- EX. WATER METER
- EX. GAS LINE
- EX. GAS LINE WARNER
- EX. GAS LINE VALVE
- EX. TELEPHONE POLE
- EX. POWER POLE
- EX. GUY WIRE
- EX. OVERHEAD LINE
- EX. POWER/LIGHT POLE
- EX. SIGN
- EX. CONTOUR
- EX. CREEK
- EX. TREE LINE
- EX. TREE W/ GAUMER SIZE



**RECEIVED**  
OCT 20 2016

DATE	REVISIONS

**SOUTH COURT SENIOR VILLAS**  
LOCATED IN THE COUNTY OF ALBERTA  
CITY OF ALBERTA

**CUNNINGHAM & ASSOCIATES, INC.**  
CIVIL ENGINEERS  
208 W. LIBERTY ST. MEDINA, OHIO 44130 330-233-5900

**EXISTING CONDITIONS PLAN**

DRAWN BY: TEM  
DATE: 8/31/16

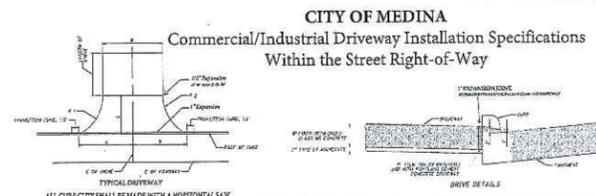
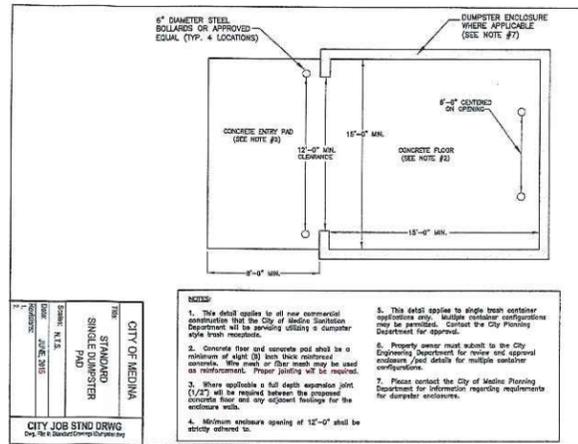
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

PROJECT NO. 14-105

ACAD FILE No. M:\14-105-SP1.dwg

SCALE: PLAN: 1"=30'  
PROFILE: Horz.  
Vert.

SHEET NO.  
**2** / **10**



**CITY OF MEDINA ENGINEERING DEPT. (330) 722-9084**

Subgrade soil shall be firm and unyielding with no standing water. One inch (1") expansion joint is required between back of curb and driveway apron. One half (1/2") expansion joint is required between back of sidewalk and driveway, and between sidewalk in gross and continuation of sidewalk in both directions. Required thickness of concrete within the Right-Of-Way, including sidewalk, is to be a MINIMUM of:

7" - RESIDENTIAL	8" - COMMERCIAL
9" - INDUSTRIAL	9" - INDUSTRIAL

When steel or fiber mesh is required in the apron, a minimum of 2" compacted stone base is required. Type 57 or 304 Runstone. Minimum width of driveway at curb is:

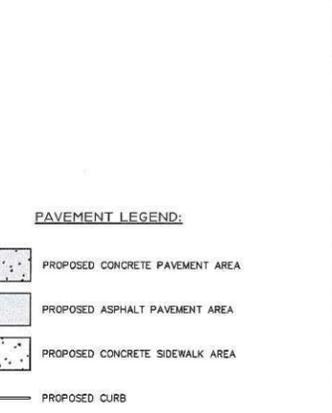
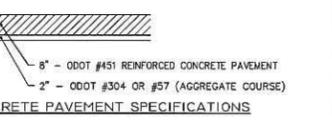
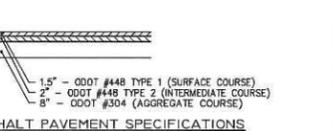
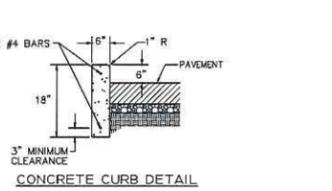
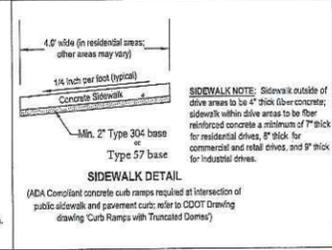
WIDTH OF DRIVEWAYS	Maximum Width at Curb Line (feet, A-B)	Width at R.O.W. Line (feet, W)
Residential	22	10
Commercial or Public Facility	38	12
Industrial	42	24

Maximum width of driveway at curb is:

WIDTH OF DRIVEWAYS	Maximum Width at Curb Line (feet, A-B)	Width at R.O.W. Line (feet, W)
Residential	22	10
Commercial or Public Facility	38	12
Industrial	42	24

Inspection is required prior to cutting curb, must be marked prior to scheduling inspection. Inspection is required after forms are in place and prior to placement of concrete.

ALL CURB CUTS SHALL BE MADE WITH A HORIZONTAL SAW



**SITE DATA:**

ZONING DISTRICT: C-4 (Planned Commercial)

SPECIAL PLANNING DISTRICT NO.: SUBDISTRICT 'C'

MEDIUM DENSITY RESIDENTIAL: 6 UNITS/AC. MAX.

MAXIMUM UNITS ALLOWED: 48 UNITS

UNITS PROVIDED: 48 UNITS

PART OF PERMANENT PARCEL NUMBER: 028-19C-20-146

TOTAL SITE AREA: 8.0 ACRES

**SITE SETBACKS:**

MINIMUM FRONT YARD: 25 FT.

MINIMUM REAR YARD: 30 FT.

MINIMUM SIDE YARD: 5 FT.

**PARKING SUMMARY:**

PARKING SPACE DIMENSIONS: 9 FEET x 19 FEET

PARKING CALCULATIONS:

2.0 SPACES PER UNIT - MULTI-FAMILY (PLUS 1 VISITOR SPACE PER 5 UNITS)

SPACES REQUIRED (48 UNITS): 106 SPACES

PARKING PROVIDED:

GARAGE SPACES: 34 SPACES

DRIVEWAY SPACES: 24 SPACES

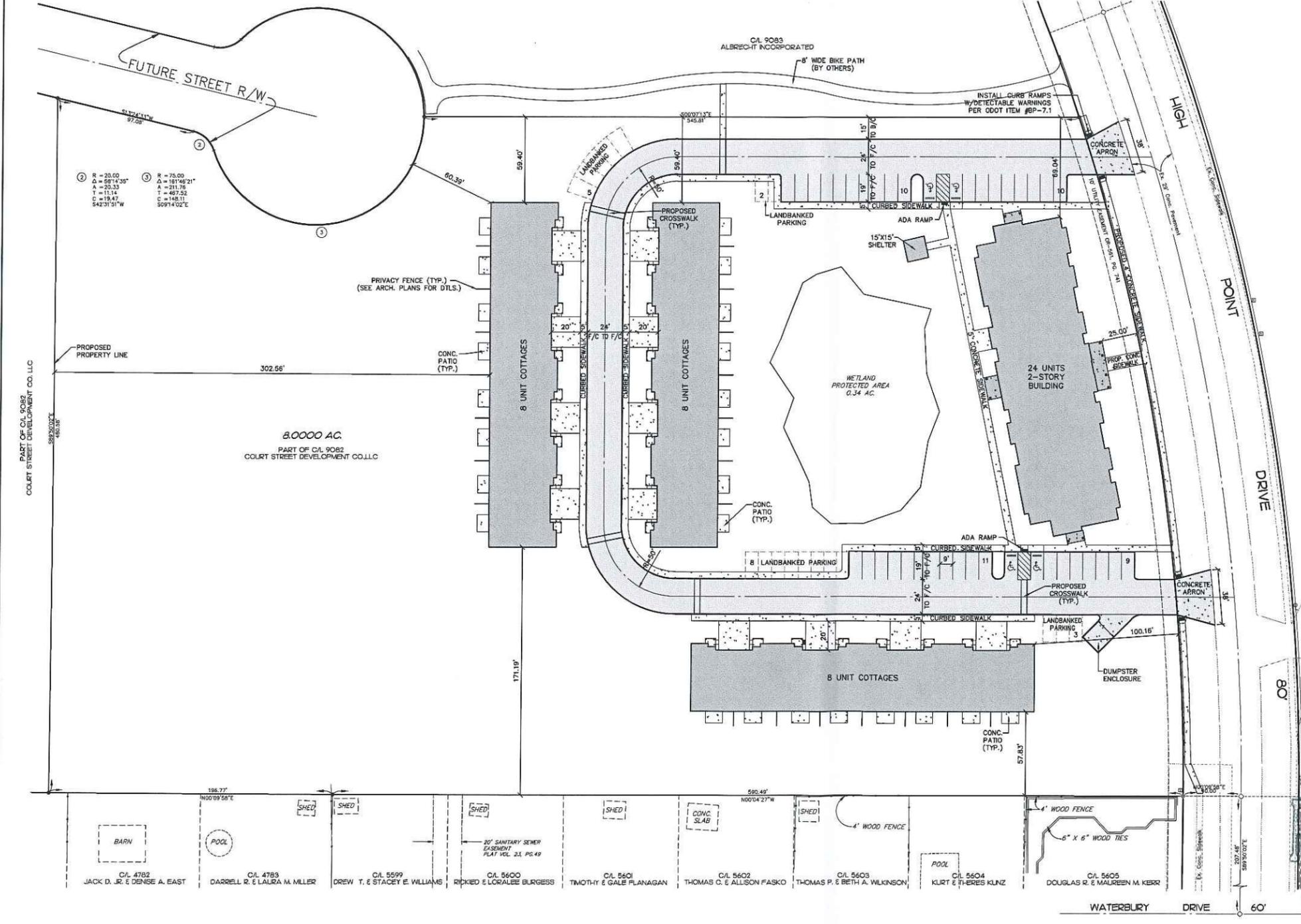
PARKING SPACES: 36 SPACES

ADA PARKING SPACES: 4 SPACES

UNPAVED PARKING SPACES: 18 SPACES

TOTALS: 106 SPACES

OCT 20 2016



PART OF C/L 9082 COURT STREET DEVELOPMENT CO. LLC

8.0000 AC.  
PART OF C/L 9082 COURT STREET DEVELOPMENT CO. LLC

CL 4782 JACK D. JR. & DENISE A. EAST  
CL 4783 DARRELL R. & LAURA M. MILLER  
CL 5599 DREW T. & STACEY E. WILLIAMS  
CL 5600 RICKED E. & LORALEE BURGESS  
CL 5601 TIMOTHY & GALE PLANAGAN  
CL 5602 THOMAS C. & ALLISON FASKO  
CL 5603 THOMAS P. & BETH A. WILKINSON  
CL 5604 KLURT & TERES KUNZ  
CL 5605 DOUGLAS R. & MAUREEN M. KERR

DATE	BY	REVISIONS

**SOUTH COURT SENIOR VILLAS**  
LOCATED IN THE COUNTY OF MEDINA  
CITY OF MEDINA  
**CUNNINGHAM & ASSOCIATES, INC.**  
201 W. LIBERTY ST. MEDINA, OHIO 44028-1428 (330) 722-9084

**SITE DIMENSIONAL AND PAVEMENT PLAN**

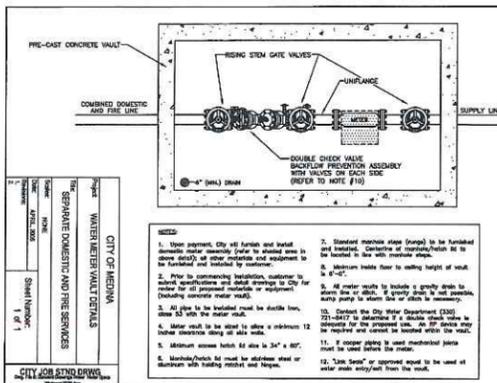
DRAWN BY: JEM  
DATE: 03/11/16

CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

PROJECT No. 14-105  
ACAD FILE No. 14105-SPI.dwg

SCALE PLAN: 1"=30'  
PROFILE: Hor.  
Tot.

SHEET NO. 3 / 10



- NOTES:**
- Upon payment, City will furnish and install standard meter assembly (refer to sheet S-10) to be furnished and installed by customer.
  - Prior to commencing installation, customer to check specifications and special drawings to City for meter for all proposed installation or equipment (including concrete meter vault).
  - All pipe to be installed must be double flow, class 25 with the meter vault.
  - Meter vault to be sized to allow a minimum 12 inch clearance along all sides.
  - Minimum access hatch 42 inch x 34 inch.
  - Manhole/Vault lid must be aluminum steel or duct-iron with locking mechanism and key.
  - Standard meter size (range) to be furnished and installed. Customer or manufacturer to be consulted to see with meter size.
  - Minimum meter size to allow height of vault 4'-6".
  - All meter vaults to include a gravity drain to storm line or 200. If gravity drain is not possible, every vault to contain 2" of 1/2" pipe to storm.
  - Contact the City Water Department (330) 331-4274 for details of a meter vault to be furnished for the proposed work. An 8" storm may be required and cannot be omitted from the vault.
  - 5 copper piping to meet mechanical joints must be used inside the meter.
  - "Six Seal" or approved equal to be used of water meter entry/exit from the vault.

PROJECT:	CITY OF MEDINA
CLIENT:	WHEAT VALLEY UTILITIES
DATE:	1/1/11
SCALE:	AS SHOWN
DRAWN BY:	...
CHECKED BY:	...
PROJECT NO.:	...
ACAD FILE NO.:	...

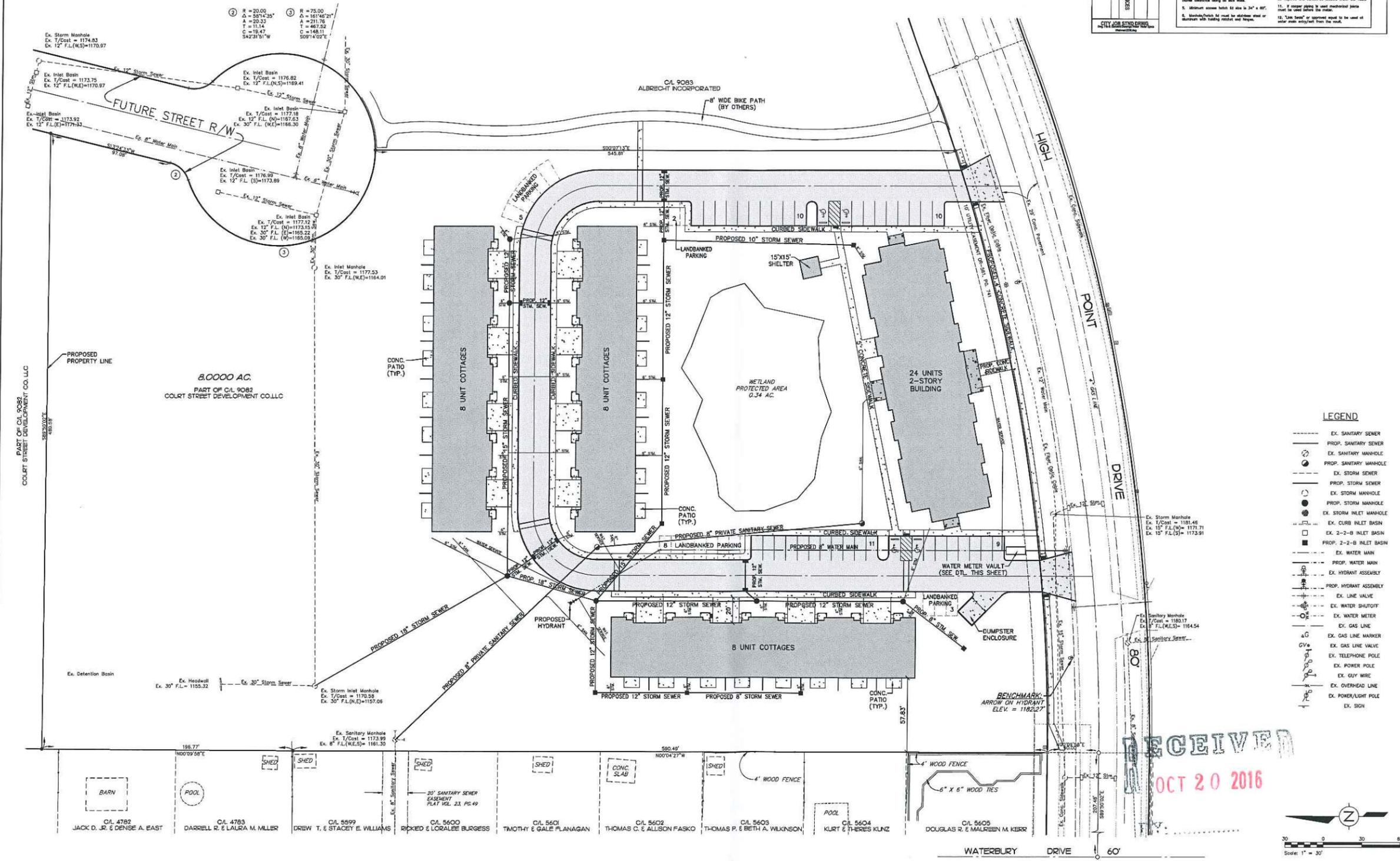
REV.	DESCRIPTION	DATE
1	For Construction	1/1/11
2	As per owner and City	1/1/11

**SOUTH COURT SENIOR VILLAGES**  
 LOCATED IN THE COUNTY OF MEDINA  
 CITY OF MEDINA  
**CUNNINGHAM & ASSOCIATES, INC.**  
 CIVIL ENGINEERING & SURVEYING  
 203 W. LIBERTY ST., MEDINA, OHIO 44130 314.725.5900

**SITE UTILITY PLAN**

DESIGN BY: TEM  
 DATE: 8/11/10  
 CHECKED BY:  
 DATE:  
 PROJECT NO. 14-105  
 ACAD FILE NO. ME-14105-SPI.dwg

SCALE: PLAN: 1"=30'  
 PROFILE: Horiz.  
 Vert.  
 SHEET NO. 4  
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 OCT 20 2016

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THIS SITE CONTAINS THE FOLLOWING SOIL TYPES:  
 EIB - ELLSWORTH SILT LOAM, 2 TO 6 PERCENT SLOPES  
 EUB - ELLSWORTH-URBAN LAND COMPLEX, UNDULATING  
 MhA - MAHONING SILT LOAM, 0 TO 2 PERCENT SLOPES  
 MhB - MAHONING SILT LOAM, 2 TO 6 PERCENT SLOPES

IMMEDIATE RECEIVING SURFACE WATER:  
 UNNAMED TRIBUTARY  
 FIRST SUBSEQUENT RECEIVING TRIBUTARY:  
 WEST BRANCH OF ROCKY RIVER

- CONSTRUCTION SCHEDULE**
1. INSTALL STONE CONSTRUCTION ENTRANCE
  2. CLEARING AND GRUBBING
  3. BUILD ALL SILT FENCE
  4. TEMPORARY SEEDING
  5. BEGIN GRADING OPERATIONS
  6. UTILITY CONSTRUCTION
  7. PAVING
  8. PERMANENT SEEDING
  9. REMOVE FROM SITE ALL SILT FENCE
  10. REMOVE STONE CONSTRUCTION ENTRANCE
  11. STABILIZE ALL REMAINING DISTURBED AREAS

OHIO E.P.A. FACILITY PERMIT # \_\_\_\_\_ \*AG  
 PRIOR LAND USE  
 VACANT

TOTAL SITE AREA = 8.00 Acres  
 TOTAL AREA TO BE DISTURBED = 4.50 Acres

ESTIMATED TOTAL - IMPERVIOUS SURFACES = 2.2 Acres  
 ESTIMATED TOTAL PERCENTAGE - IMPERVIOUS SURFACES = 28%

**PROJECT DESCRIPTION**  
 CLEARING FOR CONSTRUCTION OF  
 BUILDING, PARKING AND UTILITIES  
 FOR MULTI-FAMILY BUILDINGS

REV.	DATE	DESCRIPTION

**SOUTH COURT SENIOR VILLAS**  
 LOCATED IN THE COUNTY OF MEDINA  
**CUNNINGHAM & ASSOCIATES, INC.**  
 CIVIL ENGINEERING SURVEYORS  
 203 W. LIBERTY ST. MEDINA, OHIO 44040-7331-9000

**SITE GRADING & STORMWATER  
 MANAGEMENT PLAN**

DRAWN BY: JEM  
 DATE: 8/31/16

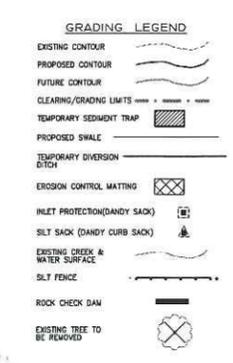
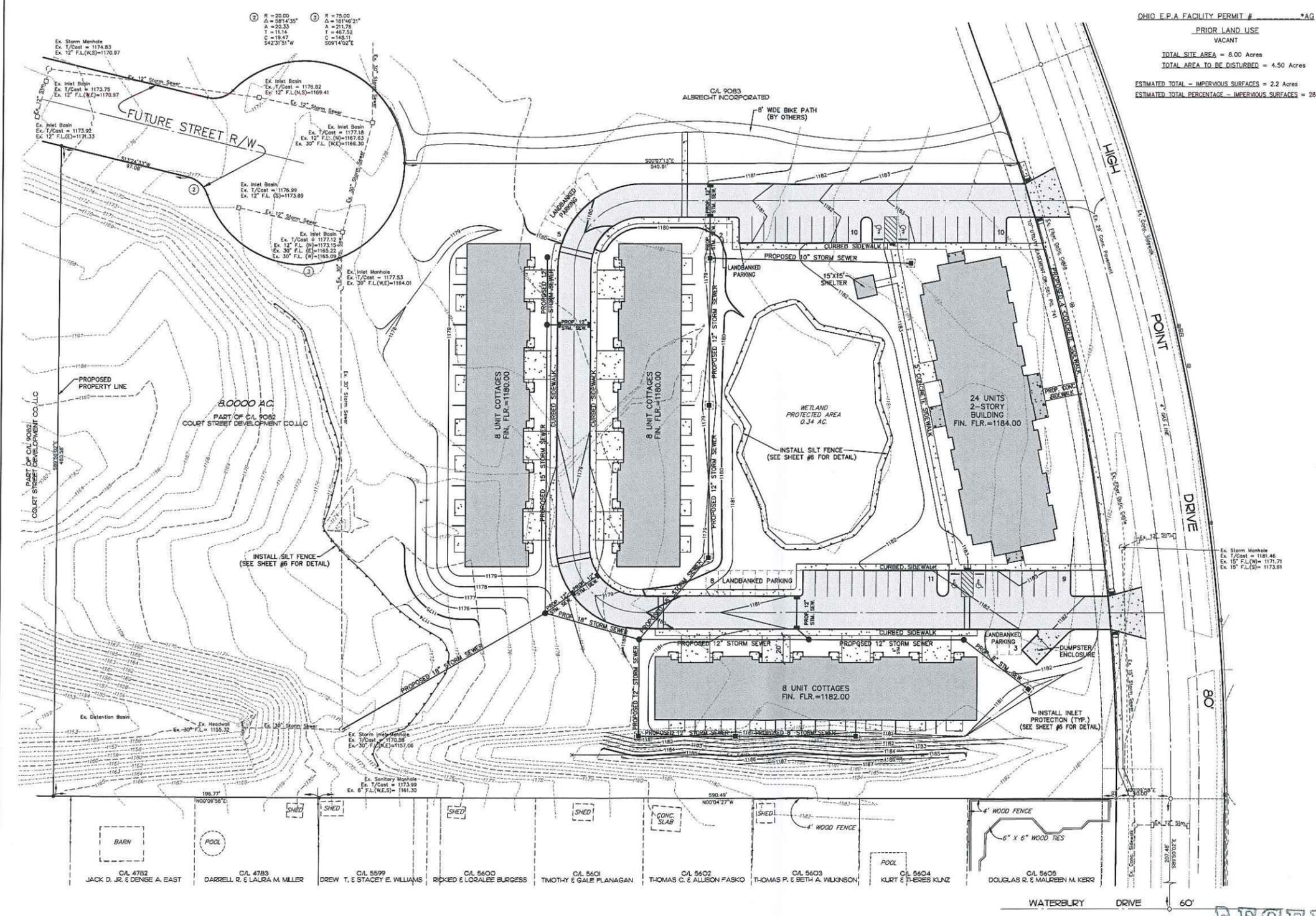
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PROJECT No.  
 14-105

ACAD FILE No.  
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SCALE: PLAN - 1" = 30'  
 PROFILE - Horz.  
 Vert.

SHEET NO.  
**5**  
**10**



**NOTES:**

1. DETENTION POND TO FUNCTION AS A SEDIMENT POND DURING CONSTRUCTION.
2. ALL WORK TO COMPLETE THE INSTALLATION OF THE PROPOSED BUILDING, PARKING AREAS, AND UTILITIES MUST OCCUR ON THE SUBJECT PARCEL UNLESS WRITTEN PERMISSION IS RECEIVED FROM THE ADJOINING PARCEL OWNER. CITY OF MEDINA PLAN APPROVAL IN NO WAY GRANTS PERMISSION TO ENTER ONTO ANY ADJOINING PROPERTY.
3. PLEASE CONTACT THE CITY OF MEDINA BUILDING DEPARTMENT FOR ALL REQUIREMENTS AND REGULATIONS REGARDING THE CONSTRUCTION OF THE BUILDING PAD.

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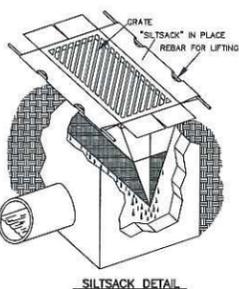
**STORM WATER POLLUTION PREVENTION NOTES**

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SPECIFIED ON THIS PLAN SHALL CONFORM WITH THE DETAILS AND SPECIFICATIONS OUTLINED IN THE OHIO DEPARTMENT OF NATURAL RESOURCES MANUAL, "FARMLAND AND LAND DEVELOPMENT".
2. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE IMPLEMENTED PRIOR TO ANY MAJOR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING INSPECTIONS OF ALL EROSION CONTROL DEVICES ON A WEEKLY BASIS AND AFTER ALL SIGNIFICANT RAINFALLS. ANY NEEDED REPAIRS SHALL BE DONE IMMEDIATELY. EROSION CONTROL DEVICES TO BE REMOVED AFTER SITE STABILIZED AS DIRECTED BY THE MEDINA COUNTY ENGINEER.
3. ALL CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
4. SEDIMENT BASINS/TRAPS AND PERIMETER SEDIMENT CONTROLS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING AND SHALL CONTINUE TO FUNCTION UNTIL UPLAND AREAS ARE PERMANENTLY STABILIZED.
5. SEED AND MULCH ALL DISTURBED AREAS WITHIN 7 DAYS AFTER FINAL GRADE ON ANY PORTION OF THE SITE.
6. SEED AND MULCH WITHIN 50' OF ANY STREAM WITHIN 2 DAYS ON ALL INACTIVE DISTURBED AREAS.
7. DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR A PERIOD OF 21 DAYS OR GREATER SHALL BE STABILIZED WITH SEEDING AND MULCHING OR OTHER APPROPRIATE MEANS WITHIN 7 DAYS OF THE LAST DISTURBANCE.
8. A FULL LOT SEEDING AND MULCHING SHALL BE APPLIED TO ALL BARE AREAS IMMEDIATELY AFTER THE CONSTRUCTION OF STREETS IS COMPLETE.
9. INSTALL SILT FENCE AS SHOWN ON THE GRADING PLAN PLAN, PRIOR TO AND DURING CONSTRUCTION ACTIVITY.
10. EROSION AND SEDIMENT CONTROL PRACTICES NOT ALREADY ON THIS PLAN MAY BE NECESSARY DUE TO UNFORESEEN ENVIRONMENTAL CONDITIONS AND/OR CHANGES IN DRAINAGE PATTERNS CAUSED BY EARTH-MOVING ACTIVITY.
11. ASSURE THE CONTINUED PERFORMANCE OF CONTROL PRACTICES, AND ASCERTAIN WHETHER CONTROLS ARE ADEQUATE AND PROPERLY IMPLEMENTED ACCORDING TO THE SCHEDULE OF OPERATIONS OR WHETHER ADDITIONAL CONTROL MEASURES ARE REQUIRED.
12. ALL SOLID, SANITARY, AND TOXIC WASTES MUST BE DISPOSED OF IN A PROPER MANNER IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
13. NO EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED FROM THE SITE PRIOR TO ADEQUATE PERMANENT STABILIZATION OF THE ASSOCIATED UPLAND DRAINAGE AREAS AND WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE APPROPRIATE AUTHORITY, UNLESS THEIR REMOVAL IS SPECIFICALLY PROVIDED FOR WITHIN THE SITE'S APPROVED PLANS.

"SILT SACK" TO BE USED TO KEEP CATCH BASINS FREE OF SILT DURING CONSTRUCTION. SILT SACK SHALL BE INSTALLED BY REMOVING GRADE CASTING, INSERTING SILT SACK, REPLACING GRADE TO HOLD IN PLACE. CONTRACTOR TO CHECK SILT SACK AS DIRECTED BY COUNTY ENGINEER OR MEDINA COUNTY SOIL & WATER CONSERVATION DISTRICT. REMOVE FILLED SILT SACK WITH FRONT LOADER OR OTHER EQUIPMENT, TO CLEAN AND REUSE, OR DISCARD AND REPLACE AS NECESSARY.

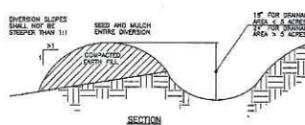
PERMEABILITY - REGULAR FLOW = 40 gal./min./sq. ft.  
H-FLOW = 200 gal./min./sq. ft.

"SILT SACK" AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL.



**MAINTENANCE AND INSPECTION NOTES**

1. INSPECT EROSION AND SEDIMENT CONTROLS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 1/4" OF RAIN PER 24 HOUR PERIOD.
2. INSPECT DISTURBED AREAS AND STORAGE AREAS FOR POTENTIAL OR EVIDENCE OF POLLUTANTS ENTERING THE DRAINAGE SYSTEM. IDENTIFY POTENTIAL LOCATIONS TO ASCERTAIN WHETHER CONTROLS MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
3. INSPECT ENTRANCES AND EXITS OF SITE FOR EVIDENCE OF OFF-SITE TRACKING.
4. MAINTAIN RECORDS OF INSPECTIONS AND REPAIR ANY EROSION CONTROL MEASURE THAT ISN'T WORKING AS DESIGNED.



1. DIVERSION SHALL BE CONDUCTED BY TRAVELING WITH TRUCKS EXHAUSTING DOWNWIND.
2. DIVERSION SHALL NOT BE BRACHED OR LOWERED TO ALLOW CONCENTRATED FLOW TO CROSS ABOVE THE TOP WIDTH. MAY BE WIDE WITH AND SIDE SLOPES MUST BE PROTECTED.
3. DIVERSION SHALL BE STABILIZED WITH SEEDING AND CHECK DAMS OR THE FOLLOWING METHODS:

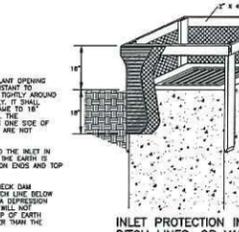
TEMPORARY DIVERSION (PERMANENT EQUIVALENT)	2-4 FEET	4-8 FEET	8-12 FEET
0-3% SLOPE	SEED AND STRAW	SEED AND STRAW	SEED AND STRAW
3-8% SLOPE	SEED AND STRAW	SEED AND STRAW	MATTING
8-12% SLOPE	SEED AND STRAW	MATTING	CHURNING

NOTE: DIVERSIONS WITH OFF-SITE DRAINAGE AREAS ARE BEYOND THE SCOPE OF THIS STANDARD. THE CONTRACTOR SHALL USE THE APPROPRIATE FOR DISTURBED AREAS, REPAIRS AND MATTING.

**TEMPORARY DIVERSION N.T.S.**

**CONSTRUCTION SPECIFICATIONS**

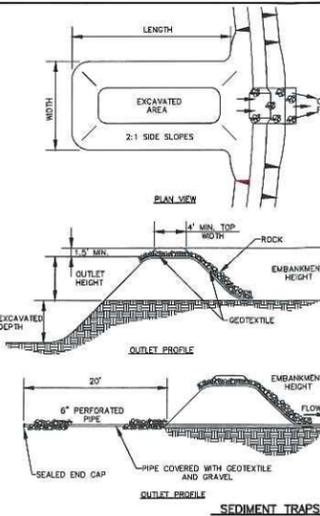
1. INLET PROTECTION SHALL BE CONSTRUCTED PRIOR TO ANY GRUBBING OR BEFORE THE STORM CHAIN REVEALS OPERATIONAL.
2. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH OF AT LEAST 18 INCHES.
3. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER. THE 2" x 4" PORTION OF THE 2" x 4" FRAME CONSIDERED USING THE OVERLAP JOINT SHOWS THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW FINISHED GRADE. FINISHED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.
4. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPROVED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
5. GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE OF 30-40 SEVE AND BE RESISTANT TO PULLING. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18" BELOW THE INLET BOTTOM ELEVATION. THE GEOTEXTILE SHALL OVERLAP AROUND THE SIDE OF THE INLET TO THE SAME POST.
6. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6" HIGH LAYERS UNTIL THE EARTH IS EVEN WITH WITH INCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
7. A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED TO THE RIGHT OF THE INLET IF THE INLET IS NOT IN A DEPRESSION AND SHALL BE APPROXIMATELY 18" HIGH. IT SHALL NOT FLOW TO A SETTLING POND. THE TOP OF EARTH DIKE SHALL BE AT LEAST 6" HIGHER THAN THE TOP OF THE FRAME.



**INLET PROTECTION IN SWALES, DITCH LINES, OR YARD INLETS.**

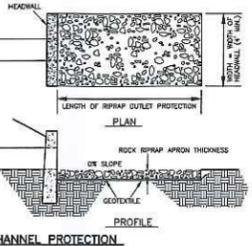
**CONSTRUCTION SPECIFICATIONS**

1. SEDIMENT TRAP SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPLAND LAND DISTURBANCE BEGINS.
2. THE AREA UNDER THE EMBANKMENT SHALL BE GRADED, SLOPED, AND STRIPPED OF ANY VEGETATION. THE POOL AREA SHALL BE CLEARED AS NEEDED TO FACILITATE SEDIMENT CATCHOUT.
3. FILL MATERIAL USED FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVERSIZE STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBSTRUCTIONAL MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF THE EMBANKMENT SHALL BE 5 FT. AS MEASURED FROM THE SURROUNDING GROUND.
4. OUTER CUT-AND-FILL SLOPES SHALL BE 2:1 OR FLATTER. SLOPE WIDE SEGMENT SHALL BE 3:1.
5. DICES DIRECTING WATER TO THE TRAP SHALL BE HIGHER THAN THE HEIGHT OF THE EMBANKMENT.
6. PERMANENT SEEDING SHALL BE ESTABLISHED ON ALL UNDISTURBED AREAS OF THE SEDIMENT TRAP.
7. THE STORAGE VOLUME SHALL BE ACHIEVED TO THE DIMENSIONS SHOWN IN THE PLAN TO ACHIEVE 87 CY OF STORAGE VOLUME BELOW THE CREST OF THE OUTLET FOR EVERY ACRE OF CONTRIBUTING DRAINAGE AREA.
8. THE OUTLET SPILLWAY SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN IN THE PLAN.
9. GEOTEXTILE SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET SPILLWAY. THE EMBANKMENT TO FORM AN APRON ON THE SURROUNDING GROUND TO PREVENT RUNOFF FROM FLOWING UNDER THE GEOTEXTILE. THE SECTIONS PLACED NEAREST THE FRONT SHALL OVERLAP FOLLOWING SECTIONS. SECTIONS SHALL OVERLAP AT LEAST 2 FT.
10. ROCK USED IN THE OUTLET SPILLWAY SHALL BE PLACED TO THE DIMENSIONS SHOWN IN THE PLAN. ROCK SHALL BE BETWEEN TYPE C AND TYPE D ROCK WITH A MAXIMUM SIZE OF 8 IN.
11. SEDIMENT SHALL BE REMOVED AND THE SEDIMENT TRAP RESTORED TO ORIGINAL DIMENSIONS. WHEN THE SEDIMENT HAS BEEN REMOVED, THE SHOULDER SHALL BE REPAIRED OR REGRADED. THE SHOULDER SHALL BE SPREAD IN A SUITABLE AREA AND STABILIZED. SEDIMENT SHALL BE PERMANENTLY STABILIZED WITHIN THE DRAINAGE AREA HAS BEEN STABILIZED.
12. THE STRUCTURE AND ACCUMULATED SEDIMENT SHALL BE PERMANENTLY STABILIZED WITHIN THE DRAINAGE AREA HAS BEEN STABILIZED.



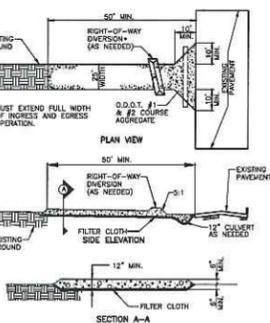
**SPECIFICATIONS**

1. THE SURFACE FOR THE FILTER AND RIPRAP SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES AS SHOWN ON THE PLAN.
  2. THE RIPRAP SHALL CONFORM TO THE GRADING LINES AS SHOWN ON THE PLAN.
  3. THE GEOTEXTILE SHALL BE WOVEN OR NONWOVEN MONOCRYSTALLINE YARN AND SHALL MEET THE FOLLOWING:
- | TYPE OF ROCK OR RIPRAP | SIZE OF ROCK | SIZE BY WEIGHT | ASS BY WEIGHT |
|------------------------|--------------|----------------|---------------|
| TYPE D                 | > 6 IN.      | 3 - 12 IN.     |               |
| TYPE C                 | > 12 IN.     | 6 - 18 IN.     |               |
| TYPE B                 | > 18 IN.     | 12 - 24 IN.    |               |
| TYPE A                 | > 24 IN.     | 18 - 30 IN.    |               |
4. RIPRAP MAY BE PLACED BY EQUIPMENT BUT SHALL BE PLACED IN A MANNER TO PREVENT DAMAGE TO THE GEOTEXTILE.

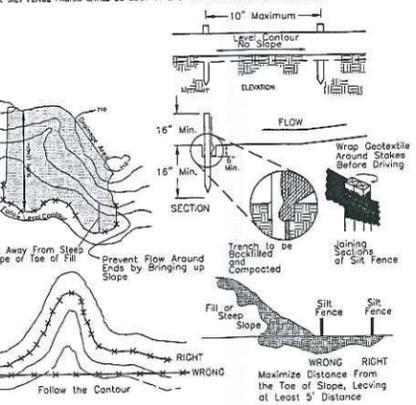


**SPECIFICATIONS FOR SILT FENCE**

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPLAND LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE, AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. TO PREVENT WATER POUNDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPLAND SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
4. WHERE POSSIBLE, VEGETATION SHALL BE PREPARED FOR 5 FEET (OR AS MUCH AS POSSIBLE) AROUND THE INSTALLATION OF THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
5. THE SILT FENCE SHALL BE PLACED SO THAT 8 INCHES OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH AND THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
6. MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS OFF-CHANNEL FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AND APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.
7. FENCE POSTS SHALL BE A MINIMUM OF 32 INCHES IN LENGTH MADE OF 2-3/4" x 2" INCH HARDWOOD OF SOUND QUALITY.
8. SILT FENCE FABRIC SHALL BE GDOT TYPE C GEOTEXTILE FABRIC OR EQUIVALENT.



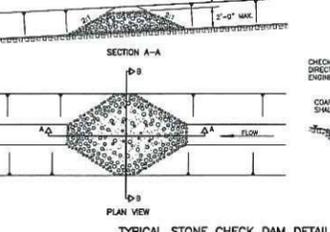
**STONE CONSTRUCTION ENTRANCE DETAIL**



PERMANENT SEEDING MIXTURES			
KIND OF SEED	NOTES	SEEDING RATES IN POUNDS PER ACRE	PER 1000 SQ. FT.
<b>I. GENERAL USE</b>			
A. BERMUDA AND PERENNIAL BENTGRASS		20-40	1/2-1
B. TALL FESCUE		20-40	1/2-1
C. BERMUDA FESCUE		40	1
<b>II. SLOPE AREAS OR OUTSLOPES</b>			
A. TALL FESCUE		40	1
B. CRUSHED WOOD	DO NOT SEED LATER THAN AUGUST	40	1
C. FLAT FEA	DO NOT SEED LATER THAN AUGUST	20	1/2
D. TALL FESCUE		20	1/2
<b>III. SOLE BENCHES AND SHOULDS</b>			
A. TALL FESCUE		40	1
B. BERMUDA FESCUE		60	2 1/4
<b>IV. LABELS</b>			
A. KENTUCKY BLUEGRASS		60	1 1/2
B. PERENNIAL WHEATGRASS		60	1 1/2
C. KENTUCKY BLUEGRASS	FOR SHADED AREAS	60	1 1/2
D. CRUSHED BIRD SEED		60	1 1/2

TEMPORARY SEEDINGS & SEEDING RATES			
SEEDING DATES	SPECIES	RATE 1,000 SQ. FT.	RATE PER ACRE
MARCH 1st to AUGUST 15th	1. BERMUDA 2. TALL FESCUE 3. ANNUAL BERMUDA	3 POUNDS 1 POUND 1 POUND	40 POUNDS 40 POUNDS 40 POUNDS
SEPTEMBER 1st to NOVEMBER 1st	1. BERMUDA 2. TALL FESCUE 3. ANNUAL BERMUDA	3 POUNDS 1 POUND 1 POUND	40 POUNDS 40 POUNDS 40 POUNDS
NOVEMBER 1st to APRIL 1st	1. BERMUDA 2. TALL FESCUE 3. ANNUAL BERMUDA	3 POUNDS 1 POUND 1 POUND	40 POUNDS 40 POUNDS 40 POUNDS

NOTE: Other approved seed mixes may be substituted.



**TYPICAL STONE CHECK DAM DETAIL**

1. Material-Excelsior matting shall be 48 in. wide and weigh an average of 0.75 lbs./sq. yd. or greater. Jute matting shall be 48 in. wide and weigh an average of 1.2 lbs./yd or greater. Matting made of other material and providing equal or greater stabilization than the above may be substituted.
2. Site Preparation-After the site has been sheared and graded, the matting shall be prepared that is relatively free of foreign material, clods or rocks that are greater than 1.5 in. in diameter. The site shall be prepared to ensure that the matting has good soil contact and the matting will not "bridge" or "tent" over obstructions.
3. Matting shall be held in place as recommended by the manufacturer as adequate for the site conditions or with sod staples. Sod staples are U-shaped wire staples used for fastening sod, lime or mulch to the soil surface. Sod staples shall be No. 11 gauge or heavier and be 6-10 in. in length. In loose or sandy soils longer staples shall be used.
4. Planting-Lime and fertilizer shall be placed according to the manufacturer's soil test or the matting manufacturer's recommendations or, for excelsior matting, seed area to be prepared before installation. Apply half the seed before and half the seed after installation.
5. Matting shall be installed as specified by the manufacturer and appropriate for the site conditions or the following procedure may be used:
  - After the site is prepared and erosion steps are installed, start laying the mat from the top of the slope or channel, and work the matting down the slope 4-in. overlaps at the edges.
  - Secure the matting by burying the top ends in a trench 6 in. deep and slope the bottom edge to the bottom of the trench. Backfill and tamp firmly to the established grade.
6. Erosion steps shall be used where recommended by the matting manufacturer and on any steep slope where high erosion potential may cause undercutting and gullying to form beneath the matting.
7. Erosion steps shall be made of strips of material in narrow trenches 0-12 in. deep that cover the full cross section of the channel. They shall be spaced according to the manufacturer's recommendations or by the following:
  - -3 ft. down the channel from each bank of every concentrated flow.
  - -the points where change in gradient or direction of channel occurs, and
  - -on long slopes at spacing from 20-100 ft. depending upon the soil stability at the soil velocity and volume of flow.
8. Erosion steps shall extend beyond the channel near the full design width of the channel. This will check any rise that might form outside or along the channel.
9. Erosion steps shall be constructed with a deep trench, stepped to the bottom of the trench, backfilled and tamped to conform with the cross section of the channel.
10. If seeding has been done prior to installation of erosion steps, fences or disturbed areas prior to placement of channel liner.

**SEEDING NOTES**

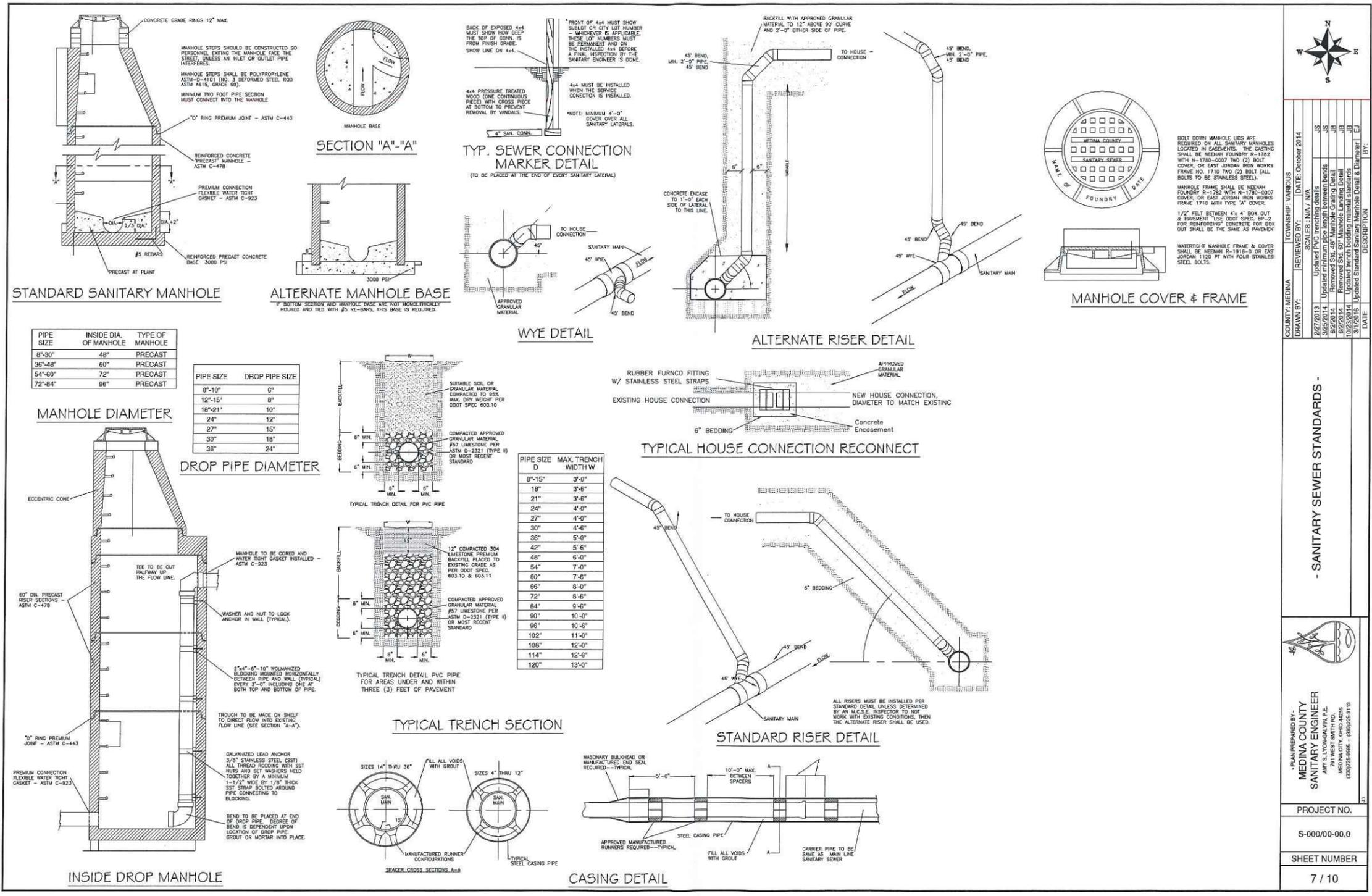
- SITE PREPARATION**
1. A DISC PLOW OR OTHER IMPLEMENT SHALL BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. MAXIMUM INFILTRATION WILL HELP CONTROL BOTH RUNOFF RATE AND WATER QUALITY. SUBSOILING SHOULD BE DONE WHEN THE SOIL MOISTURE IS LOW (USEFUL TO 12 INCHES). TRENCHING SHOULD NOT BE DONE ON SLOP-PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.
  2. THE SITE SHALL BE GRADED AS NEEDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION AND SEEDING. RESOIL SHALL BE APPLIED WHERE NEEDED TO ESTABLISH VEGETATION.
- SEEDING PREPARATION**
1. LIME-ADDITIONAL LIME SHOULD BE APPLIED TO ACID SOIL 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.
  2. FERTILIZER-FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, FERTILIZER SHALL BE APPLIED AT A RATE OF 12 LBS./1,000 SQ. FT. OR 800 LBS./AC. OF 10-10-10 OR 12-12-12 ANALYSIS.
  3. THE LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 IN. ON SLOPING LAND THE SOIL SHALL BE WORKED ON THE CONTOUR.
- SEEDING DATES AND SOIL CONDITIONS**
- SEEDING SHOULD BE DONE MARCH 1 TO MAY 31 OR AUG. 1 to SEPTEMBER 30. THESE SEEDING DATES ARE IDEAL, BUT WITH THE USE OF ADDITIONAL MULCH AND PROTECTION MEASURES MAY BE MADE ANY TIME THROUGHOUT THE SEEDING SEASON. TILAGE/SEEDING PREPARATION SHOULD BE DONE WHEN THE SOIL IS DRY ENOUGH TO CRUMBLE AND NOT FORM RUBBLES WHEN COMPRESSED BY HAND. FOR WINTER SEEDING, SEE THE FOLLOWING SECTION ON DORMANT SEEDING.
- DORMANT SEEDING**
1. SEEDING SHALL NOT BE PLANNED FROM OCTOBER 1 THROUGH NOVEMBER 20. DURING THIS PERIOD THE SEEDS ARE LIKELY TO GERMINATE BUT PREPARATION WILL NOT BE ABLE TO SURVIVE THE WINTER.
  2. THE FOLLOWING METHODS MAY BE USED FOR "DORMANT SEEDING":
    - FROM OCTOBER 1 THROUGH NOVEMBER 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOVEMBER 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
    - FROM NOVEMBER 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
    - APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, GRILL CULPACHER SEEDER, OR HYDRO-SEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) ON A FIRM, MOIST SEEDBED.
    - WHERE FEASIBLE, EXCEPT WHEN A CULPACHER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FURROW FOLLOWING SEEDING OPERATIONS WITH A CULPACHER, ROLLER, OR LIGHT SOIL. ON SLOPING LAND, SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHERE FEASIBLE.
- MULCHING**
1. MULCH MATERIAL SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOIL CONDITIONS AND ON VERY FLAT AREAS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION. DORMANT SEEDING SHALL BE MULCHED.
  2. MATERIALS
    - STRAW-IF STRAW IS USED IT SHALL BE UNMOTTLED SMALL-GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/AC. OR 90 LBS./1,000 SQ. FT. (TWO TO THREE LAYERS). THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH. ONCE AREA IS APPROXIMATELY 1,000-SQ.-FT. SECTIONS AND SPREAD TWO 45-LB. BALES OF STRAW IN EACH SECTION.
    - HYDROSEEDERS-IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2,000 LBS./AC. OR 48 LBS./1,000 SQ. FT.
    - OTHER-OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 5 TONS/AC.
  3. STRAW MULCH ANCHORING METHODS
    - STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
    - MECHANICAL-A DISK, CHAINED, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE PULLED CHECKED BUT CONSIDERED AS ANCHORED.
    - MULCH NETTINGS-NETTINGS SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
    - ASPHALT EMULSION-ASPHALT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURER OR AT THE RATE OF 180 GAL./AC.
    - SYNTHETIC BINDERS-SYNTHETIC BINDERS SUCH AS ACRYLIC DEX, (ACR)-FAC, DCA-70, PETROSEAL, TERMA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.
    - WOOD CELLULOSE FIBER-WOOD CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LBS./AC. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LBS./100 GAL. OF WOOD CELLULOSE FIBER.
- IRRIGATION**
1. PERMANENT SEEDING SHALL INCLUDE BROADCASTING TO ESTABLISH VEGETATION DURING DRY OR HOT WEATHER OR ON ADVISORY SITE CONDITIONS AS NEEDED FOR ADEQUATE MOISTURE FOR SEED GERMINATION AND PLANT GROWTH.
  2. EXCESSIVE IRRIGATION RATES SHALL BE AVOIDED THE IRRIGATION MONITORED TO PREVENT EROSION AND DAMAGE FROM RUNOFF.

**STORM WATER POLLUTION PREVENTION STANDARD DETAIL SHEET**

**CUNNINGHAM & ASSOCIATES, INC.**  
 CIVIL ENGINEERING AND SURVEYING  
 203 W. LIBERTY ST., MEDINA, OHIO 44256 (330)725-5980

DATE: OCT. 15, 2008 ACAD FILE NO. I:\1\DRAWG\EROSION\ETOS-DET SHEET NO. 6 OF 10

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COUNTY: MEDINA

TOWNSHIP: VARIOUS

DATE: October 2014

REVIEWED BY: [Signature]

SCALES: N/A / N/A

2/27/2013 Updated PVC trenching details

3/2/2014 Updated San. 48" Manhole Casting Detail

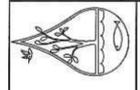
8/2/2014 Removed Std. 48" Manhole Landing Detail

10/2/2014 Updated trench bedding material standards

3/1/2016 Updated Standard Sanitary Manhole Detail & Diameter

DATE DESCRIPTION BY:

- SANITARY SEWER STANDARDS -



PLAN PREPARED BY:  
**MEDINA COUNTY**  
**SANITARY ENGINEER**  
 JAMES W. HARRIS, P.E.  
 701 WEST SMITH RD.  
 MEDINA CITY, OHIO 44040  
 (607)258-9666 - (607)258-5113

PROJECT NO.

S-000/00-00.0

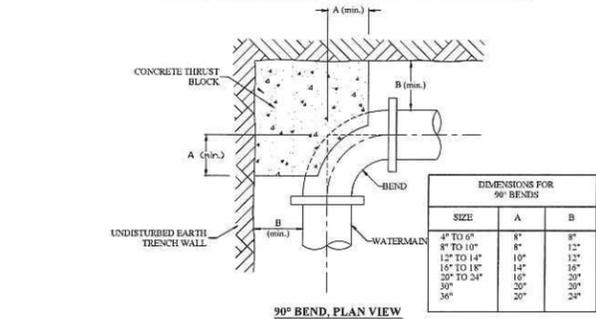
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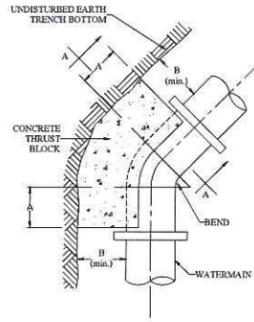
**CONCRETE THRUST BLOCKING - HORIZONTAL BENDS**



**BEND NOTES:**

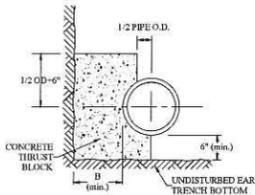
- All bends shall be encased in polyethylene wrapping (as specified in General Note #3, this sheet). All nuts and bolts shall be thoroughly coated with an asphaltic sealer.
- Concrete for thrust block to be class I portland cement concrete, 4000#.
- All bends and fittings to have mechanical joints (as specified in General Note #2), and meet the same design criteria as water pipe.

DIMENSIONS FOR 90° BENDS		
SIZE	A	B
4" TO 6"	8"	8"
8" TO 10"	8"	12"
12" TO 14"	10"	12"
16" TO 18"	14"	16"
20" TO 24"	16"	20"
30"	20"	24"



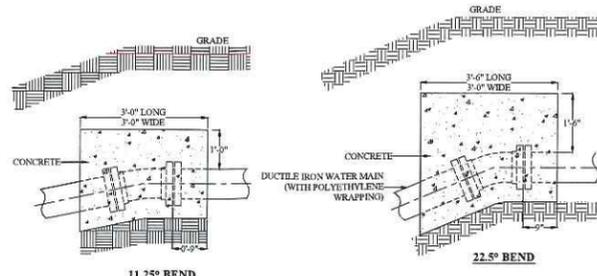
**45°, 22.5° AND 11.25° BENDS. PLAN VIEW**

DIMENSIONS FOR 45°, 22.5° AND 11.25° BENDS		
SIZE	A	B
4" TO 6"	8"	8"
8" TO 10"	8"	12"
12" TO 14"	10"	12"
16" TO 18"	14"	16"
20" TO 24"	16"	20"
30"	20"	24"

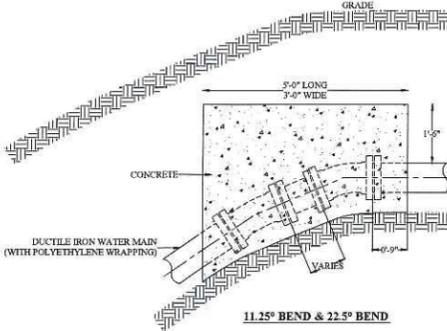


**SECTION 'A-A' CONCRETE THRUST BLOCKING**

**CONCRETE THRUST BLOCKING - VERTICAL BENDS**



**11.25° BEND**

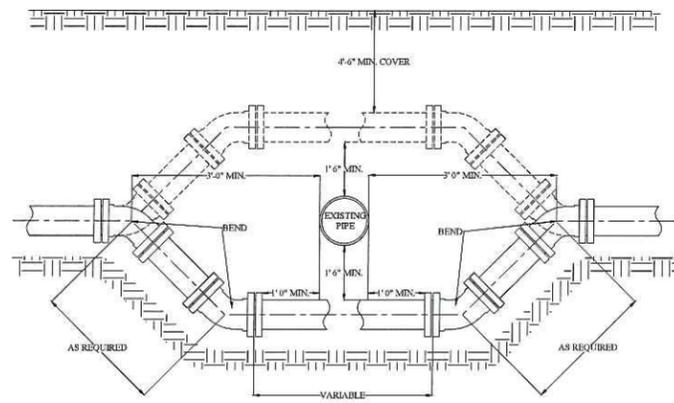


**11.25° BEND & 22.5° BEND**

**GENERAL NOTES**

- All water mains and appurtenances shall be installed in accordance with these specifications and all applicable sections of the American Water Works Association (AWWA) standards. All pipe delivered to the installation site shall be sufficiently protected prior to installation. Any pipe that is damaged as a result of shipping, loading/unloading, storage or installation, shall be subject to rejection by the City. All pipe and fittings shall be clearly labeled by the manufacturer. The contractor shall provide to the City a Manufacturer's Affidavit indicating that all pipe, fittings, valves, fire hydrants and appurtenances have been manufactured and tested in accordance with the requirements of the Standards listed herein.
- All water mains and fittings to be ductile iron (designed in accordance with AWWA C150; minimum thickness Class 52; manufactured in accordance with AWWA C151), interior lining to be cement mortar with seal coat (in accordance with AWWA C104), exterior coating to be bituminous material, fittings in accordance with AWWA C110 or C153, joints in accordance with AWWA C111 (restrained push-on joints shall be completely boltless. Mechanical joints shall be MEGALUG as manufactured by EBAA Iron, Inc., or approved equal, of ductile iron and with a working pressure of at least 250 psi and a minimum factor of safety of 2:1). Where necessary any and all bolts and nuts needed for the installation of the water line or its appurtenances shall be Type 304 stainless steel.
- All water mains and appurtenances to be encased in polyethylene wrap (in accordance with AWWA C105, Method A, and manufacturer's instructions), polyethylene tube, two (2) inch wide plastic backed adhesive tape capable of adhering to both metal surfaces (ductile iron pipe) and polyethylene film. All overlaps to be a minimum of one (1) foot, all overlaps, tears and seams to be completely taped.
- All water mains shall be installed to provide a minimum 4'-6" of cover. Unless noted on the approved plans, in no case shall the depth of cover exceed 5'-6" without prior approval of the City.
- Water mains and appurtenances shall not be accepted until successful completion of hydrostatic and bacterial testing.
- The installing contractor is responsible for hydrostatic testing of the water main. The contractor shall notify the City a minimum of 72 hours prior to pressure testing. The City will coordinate and monitor pressure testing. All water mains will be tested to 150 psi. All testing procedures shall be completed in strict accordance with AWWA C600.
- The installing contractor is responsible for disinfection of the water main and all appurtenances. All disinfection procedures shall be completed in strict accordance with AWWA C651. All disinfection procedures will be monitored, supervised and coordinated by the City. The contractor shall continuously disinfect the water main and fittings as installation proceeds. Upon completion of installation, the main will be filled and allowed to stand for a minimum 36 hours. After this time, the City will supervise the flushing of the line. The City will then obtain a representative sample(s) for bacterial testing. The contractor shall provide appropriate sample taps for testing. Number and location of the sample taps is at the discretion of the City. Disinfection method, dosage amounts and flushing activities shall be discussed with and accepted by the City prior to commencing installation. If bacteriological tests show the water to be unsafe, the main shall be completely disinfected again by the contractor at no expense to the City.
- Mechanical joints (as defined in General Note #2, this section) are required at all pipe fittings, valves, hydrants, and hydrant branches, offsets or bends. Any additional areas that require mechanical joints will be noted within the Project plans.
- Contact the City Engineer as necessary for details of water meter vaults and double check valve/backflow prevention, air release valves, water manholes, support of utilities with spans greater than twelve feet, etc. Additionally, prior to commencing installation, the installing contractor is required to submit specifications and documentation to the City for any required item necessary to the project but not specified herein. City will review and approve said documentation prior to installation.
- All work necessary to install the water main and its appurtenances, including, but not limited to the assembly, aligning, fit tapping sleeve and tapping valve, etc. shall be completed by qualified personnel with sufficient experience and skill. The City, at its discretion, can require the installing contractor to prevent an individual from installing water items if the City does not believe that individual has sufficient skill and experience.
- The installing contractor is responsible for traffic control. Work zones must be established for any work to be completed in the roadway right-of-way. Work zone control practices shall be discussed and approved prior to commencing any work. Traffic control devices and practices within work zones shall be in accordance with Ohio Manual of Uniform Traffic Control Devices (MUTCD) and the ODOT Manual of Traffic Control for Construction and Maintenance Operation. All traffic control devices shall be in place each day prior to commencing any work. It is the installing contractor's responsibility to protect the safety of the traveling public, both vehicular and pedestrian. When it is necessary to restrict traffic by closing a lane, in addition to the standard signage and barricades, the installing contractor shall provide flagmen with appropriate paddles (and where necessary portable radios) at each end of the work zone. Unless specifically called out in the Project plans, at no time will a contractor be allowed to completely close any street to traffic. No equipment or material will be allowed within 10 feet of the edge of pavement during non working hours. All excavated areas that the City allows to remain overnight shall be delineated at the end of each work day. The area shall be barricaded with either reflectorized drums or barricades with amber flashing lights placed no more than 10 feet on center.
- The installing contractor shall provide a list of three (3) people and their phone numbers, who can be reached to respond at any time (24 hours a day, 7 days per week) in the event the City determines that immediate corrective action must be taken on any item associated with the installation (traffic control devices, excavation, barricades, etc.).
- The entire work area, and all areas affected during construction, must be continually maintained and cleaned up daily. This includes scraping or sweeping adjacent roadways to remove debris and excavated materials.

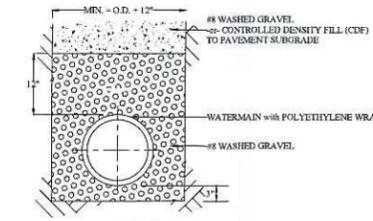
**STANDARD OFFSET DETAIL**



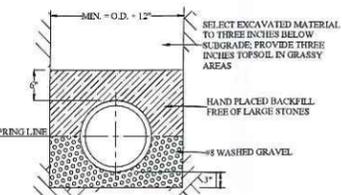
**BEND NOTES:**

- THIS DETAIL TO BE USED FOR WATER MAIN PASSING UNDER OR OVER EXISTING PIPE.
- CONCRETE THRUST BLOCKING IS REQUIRED, BUT NOT SHOWN. REFER TO APPROPRIATE DETAILS AND NOTES FOR BENDS, THIS SHEET.
- UNLESS NOTED WITHIN THE PLANS, THE MAXIMUM COVER OVER THE PIPE SHALL NOT EXCEED SEVEN (7) FEET WITHOUT PRIOR APPROVAL OF THE CITY.

**TRENCHES**



**DETAIL A WATER MAIN TRENCH SECTION UNDER DRIVEWAYS & PAVEMENT, OR AS SPECIFIED BY THE CITY ENGINEER**



**DETAIL B WATER MAIN TRENCH SECTION**

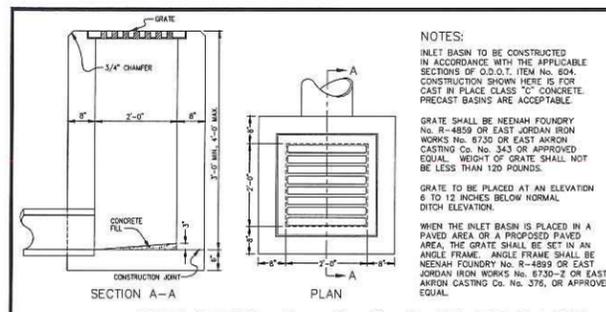
**NOTES:**

- Granular or CDF backfill provided with trench section under driveways and pavements shall extend to a minimum of five (5) feet past edge of pavement.
- At any location where the new water line will cross under existing utilities, the Contractor must support said existing utilities during construction. The Contractor shall contact the owner of said existing utility to determine their acceptable method for support. At a minimum, for spans of twelve (12) feet or less, this support shall consist of a 6x6 timber spanning the width of the trench. The timber shall be supported on each side of the trench by a minimum of two (2) feet of undisturbed ground. The existing utility shall then be supported by the timber utilizing stainless steel straps banded at thirty-six (36) inches on center. Said utility shall be supported (tied) until backfilling and natural settlement are completed. For spans over twelve feet, contact City Engineer.
- When backfilling trench, Contractor shall take necessary precautions so as not to damage the pipe, the joints or the polyethylene wrap, or to displace the pipe. No backfilling will be permitted over porous, wet, frozen or spongy subgrade.
- Contractor will be required to place additional backfill over trenches that have settled for a period of twenty-four (24) months after installation (this length of time correlates to the maintenance bond that will be provided to the City for each Project. Contact the City Engineer for details).
- Contractor shall regrade and reshape all areas to their original or proposed condition.
- Contractor is required to protect the trench utilizing trench boxes, wood sheeting or bracing, or other methods as required to maintain a stable excavation and to comply with OSHA regulations as well as all other applicable Laws and Regulations. Contractor is responsible for maintaining a safe trench area for his workers and the general public.
- Contractor shall complete installation expeditiously so that trenches are open for as short a time as possible. Trench barricades shall be placed as necessary to protect the public. At no time shall the exposed trench length exceed 100 feet. Unless approved in advance by the City, no trench shall remain open overnight. In such cases where a trench must be left open overnight, the Contractor shall provide protection of the trench as determined by the City, and as noted in General Note #11, this sheet.
- Trench width indicated is minimum required width for proper stone coverage around the pipe. Actual width of trench at the discretion of the installing contractor, and shall be dictated by the width necessary to safely install the pipe. Refer to trench note #6, this section.

REVISIONS	CITY OF MEDINA
No. 1: 04.02.01 (Original)	CONSTRUCTION STANDARDS
No. 2: 05.28.09	Public Water Mains and Appurtenances
No. 3:	
No. 4:	
No. 5:	
No. 6:	Sheet Number: 8 of 10

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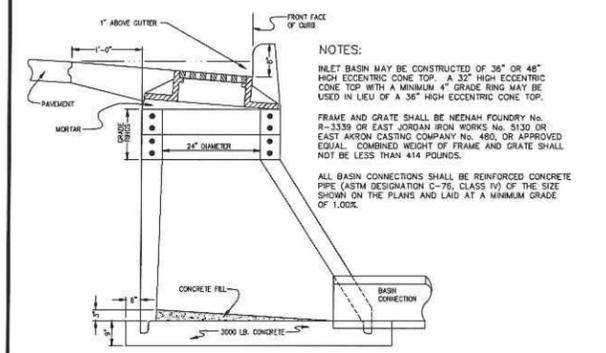




**NOTES:**  
 INLET BASIN TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF O.D.O.T. ITEM No. 804. CONSTRUCTION SHOWN HERE IS FOR CAST IN PLACE CLASS "C" CONCRETE. PRECAST BASINS ARE ACCEPTABLE.  
 GRATE SHALL BE NENAH FOUNDRY No. R-4859 OR EAST JORDAN IRON WORKS No. 8730 OR EAST AKRON CASTING Co. No. 343 OR APPROVED EQUAL. WEIGHT OF GRATE SHALL NOT BE LESS THAN 150 POUNDS.  
 GRATE TO BE PLACED AT AN ELEVATION 6 TO 12 INCHES BELOW NORMAL DITCH ELEVATION.  
 WHEN THE INLET BASIN IS PLACED IN A PAVED AREA OR A PROPOSED PAVED AREA, THE GRATE SHALL BE SET IN AN ANGLE FRAME. ANGLE FRAME SHALL BE NENAH FOUNDRY No. R-4859 OR EAST JORDAN IRON WORKS No. 8730-2 OR EAST AKRON CASTING Co. No. 376, OR APPROVED EQUAL.

**STANDARD No. 2-2-B INLET BASIN**

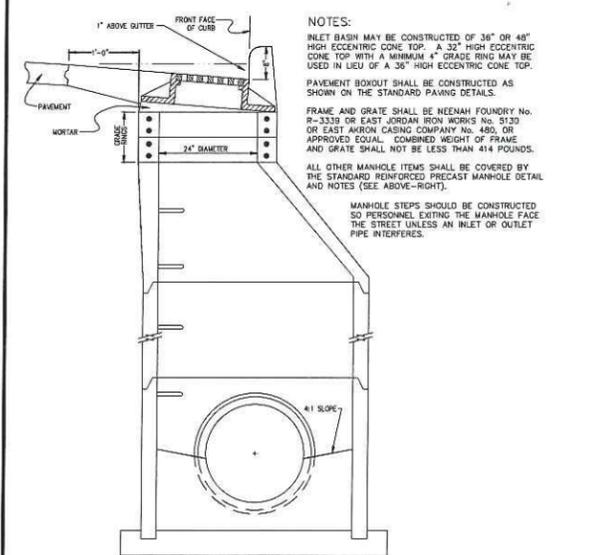
SCALE: N.T.S.



**NOTES:**  
 INLET BASIN MAY BE CONSTRUCTED OF 36" OR 48" HIGH ECCENTRIC CONE TOP. A 32" HIGH ECCENTRIC CONE TOP WITH A MINIMUM 4" GRADE RING MAY BE USED IN LIEU OF A 36" HIGH ECCENTRIC CONE TOP.  
 FRAME AND GRATE SHALL BE NENAH FOUNDRY No. R-3338 OR EAST JORDAN IRON WORKS No. 8132 OR EAST AKRON CASTING COMPANY No. 480, OR APPROVED EQUAL. COMBINED WEIGHT OF FRAME AND GRATE SHALL NOT BE LESS THAN 414 POUNDS.  
 ALL BASIN CONNECTIONS SHALL BE REINFORCED CONCRETE PIPE (ASTM DESIGNATION C-76, CLASS IV) OF THE SIZE SHOWN ON THE PLANS AND LAID AT A MINIMUM GRADE OF 1:100.

**STANDARD CURB INLET BASIN**

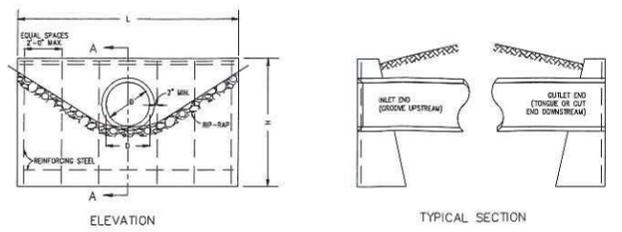
SCALE: N.T.S.



**NOTES:**  
 INLET BASIN MAY BE CONSTRUCTED OF 36" OR 48" HIGH ECCENTRIC CONE TOP. A 32" HIGH ECCENTRIC CONE TOP WITH A MINIMUM 4" GRADE RING MAY BE USED IN LIEU OF A 36" HIGH ECCENTRIC CONE TOP.  
 PAVEMENT BOXOUT SHALL BE CONSTRUCTED AS SHOWN ON THE STANDARD PAVING DETAILS.  
 FRAME AND GRATE SHALL BE NENAH FOUNDRY No. R-3338 OR EAST JORDAN IRON WORKS No. 8132 OR EAST AKRON CASTING COMPANY No. 480, OR APPROVED EQUAL. COMBINED WEIGHT OF FRAME AND GRATE SHALL NOT BE LESS THAN 414 POUNDS.  
 ALL OTHER MANHOLE ITEMS SHALL BE COVERED BY THE STANDARD REINFORCED PRECAST MANHOLE DETAIL AND NOTES (SEE ABOVE-RIGHT).  
 MANHOLE STEPS SHOULD BE CONSTRUCTED SO PERSONNEL EXITING THE MANHOLE FACE THE STREET UNLESS AN INLET OR OUTLET PIPE INTERFERES.

**STANDARD CURB INLET MANHOLE**

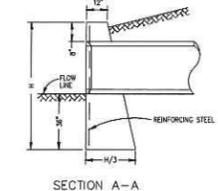
SCALE: N.T.S.



**DIMENSIONS**

DIAMETER	H	L
12"	4'-10"	5'-8"
15"	5'-2"	6'-3"
18"	5'-5"	6'-8"
24"	6'-8"	7'-5"
24"	5'-11"	8'-0"
27"	6'-2"	8'-8"
30"	6'-5"	9'-8"
36"	7'-0"	11'-0"
42"	7'-7"	12'-8"
48"	8'-2"	14'-8"

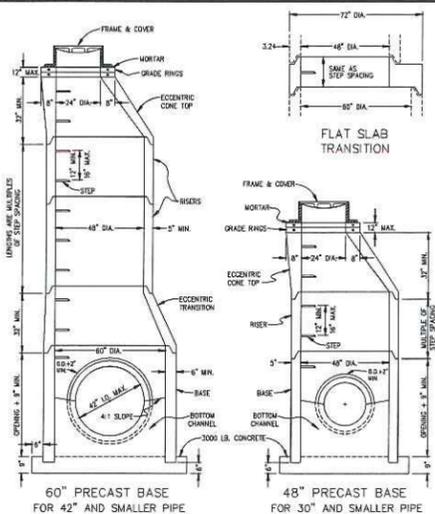
H CIRCULAR SECTIONS = D + T + 44"  
 H ELLIPTICAL SECTIONS = R + T + 44"  
 D = DIAMETER OF PIPE  
 R = RISE OF PIPE  
 S = SPAN OF PIPE  
 T = THICKNESS OF BARREL  
 L = LENGTH OF HEADWALL  
 H = HEIGHT OF HEADWALL



**NOTES:**  
 HEADWALL, WHERE REQUIRED, WILL BE PROVIDED FOR CULVERTS.  
 CONCRETE SHALL BE CLASS "C". REINFORCING STEEL BARS SHALL BE 5/8 INCH DIAMETER.  
 DIMENSIONS ARE SHOWN FOR CIRCULAR SECTIONS ONLY. IT WILL BE NECESSARY TO DETERMINE DIMENSIONS FOR THE HEADWALL REQUIRED FOR REINFORCED ELLIPTICAL CONCRETE PIPE IN ACCORDANCE WITH THE EQUATIONS LISTED ON THIS DRAWING.  
 CHAMFER ALL EXPOSED CORNERS 3/4 OF AN INCH.  
 WHERE THE SOIL BORINGS INDICATE A BEARING CAPACITY OF LESS THAN 2600 POUNDS PER SQUARE FOOT, IT WILL BE NECESSARY TO INCREASE THE WIDTH OF THE BASE.

**FULL HEADWALL DETAIL**

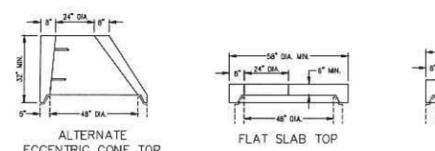
SCALE: N.T.S.



**NOTES:**  
 PRECAST MANHOLES SHALL BE USED WITH APPROPRIATE SIZE PIPE. WHEN PIPE SIZE EXCEEDS 48" I.D. THEN "TEE" OR RECTANGULAR PRECAST MANHOLES SHALL BE USED. WITH NORMAL SOIL AND SITE CONDITIONS ANY STANDARD PRECAST MANHOLE MAY BE USED FOR ANY REQUIRED MANHOLE DEPTH.  
 SECTIONS OF THE PRECAST MANHOLE SHALL BE CAST AND ASSEMBLED WITH EITHER ALL TONGUE OR ALL GROOVE ENDS UP. LIFT HOLES MAY BE PROVIDED IN EACH SECTION FOR HANDLING AND SHALL BE FILLED WITH CONCRETE AFTER ERECTION.  
 TOP AND TRANSITION SECTIONS MAY BE EITHER ECCENTRIC CONE OR FLAT SLAB.  
 MANHOLE BASES MAY BE CONSTRUCTED WITH MONOLITHIC FLOOR AND RISER. BOTTOM CHANNELS MAY BE FORMED OF CONCRETE PRECAST IN THE BASE OR BY FIELD CONSTRUCTION. OPENINGS FOR INLET AND OUTLET PIPES SHALL BE PROVIDED, EITHER WHEN THE UNIT IS CAST OR LATER, TO MEET PROJECT REQUIREMENTS.  
 OPENINGS IN RISER SECTIONS FOR INLET PIPES MAY BE PREFABRICATED OR CUT IN THE FIELD PROVIDED THE PIPE PROJECTING INTO THE MANHOLE IS CUT OR PREFABRICATED TO BE FLUSH WITH THE RISER MANHOLE WALL SURFACE.  
 JOINT SEAL BETWEEN PRECAST MANHOLE SECTIONS SHALL BE PLASTIC BITUMINOUS JOINTING MATERIAL OR COMPRESSION TYPE RUBBER GASKET.  
 MATERIALS FOR BASES AND OTHER PRECAST SECTIONS, INCLUDING REINFORCEMENT, SHALL COMPLY WITH THE REQUIREMENTS OF O.D.O.T. ITEM No. 706.13.  
 DROP PIPES SHALL BE CONSTRUCTED FOR ALL CONDUITS WHICH CANNOT BE CONNECTED TO THE MANHOLE WITHIN FOUR FEET, FLOWING TO FLOWLINE.  
 STEPS AS SHOWN HEREON AND MEETING THE REQUIREMENTS OF O.D.O.T. ITEM No. 604 SHALL BE INSTALLED WITH A UNIFORM VERTICAL SPACING OF 12" TO 16", MINIMUM 4" WALL EMBEDMENT, AND 4 1/2" CLEARANCE FROM STEP TREAD TO WALL. THE BOTTOM STEP SHALL BE A MAXIMUM OF 24" ABOVE THE STRUCTURE BOTTOM OR BOTTOM CHANNEL EDGE.  
 STEPS SHALL HAVE A DEEPENED TREAD OR A MINIMUM 1/2" HIGH CLEAT AT TREAD ENDS AND SHALL BE 12" WIDE. STEPS SHALL HAVE A MINIMUM CROSS-SECTIONAL DIMENSION OF ONE INCH FOR FERROUS METAL AND 3/4" FOR ALUMINUM.  
 FRAME AND COVER SHALL BE NENAH FOUNDRY No. R-1782 WITH TYPE "C" UNVENTED COVER OR EAST JORDAN IRON WORKS No. 1710 WITH TYPE "A" SOLID COVER OR EAST AKRON CASTING COMPANY No. 163-D WITHOUT IMPRINTED NAME, OR APPROVED EQUAL. COMBINED WEIGHT OF FRAME AND COVER SHALL NOT BE LESS THAN 350 POUNDS.  
 FRAME AND COVER FOR INLET MANHOLES IN GRASSED AREAS SHALL BE EAST JORDAN IRON WORKS No. 1046 WITH TYPE M2 GRATE OR TYPE O2 BEEMER GRATE AS SPECIFIED ON PLANS, OR APPROVED EQUAL.  
 FRAME AND COVER FOR INLET MANHOLES IN PAVEMENT AREAS SHALL BE EAST JORDAN IRON WORKS No. 5130, OR APPROVED EQUAL.

**STANDARD REINFORCED PRECAST MANHOLE**

SCALE: N.T.S.



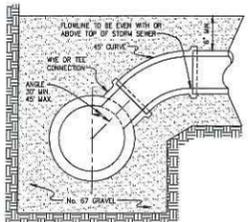
**STORM SEWER NOTES**

SCALE: N.T.S.

- ALL STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MEDINA ENGINEERING DEPARTMENT'S SPECIFICATIONS AND STANDARDS AND WITH ODOT ITEM 603 SPECIFICATIONS.
- ALL STORM SEWER PIPE IS TO BE SAW CUT, NOT BROKEN.
- ALL STORM SEWER PIPE UNDER THE PAVEMENT SHALL BE EITHER REINFORCED CONCRETE PIPE (RCP), (RCP) CLASS IV, POLYETHYLENE CHLORIDE PIPE (PVC) OR HIGH DENSITY POLYETHYLENE PIPE (HDPE) OF THE SIZE SHOWN ON THE PLANS.
- ALL JOINTS BETWEEN SECTIONS OF REINFORCED CONCRETE PIPE (RCP) SHALL BE SEALED WITH BITUMINOUS JOINT MATERIAL.
- ALL MANHOLES SHALL BE SET TO GRADE BY THE SEWER CONTRACTOR AT THE TIME OF INSTALLATION. THE FINAL ADJUSTMENT OF THE CASTINGS WITHIN THE ROAD RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR AND THE FINAL INSPECTION, APPROVAL, AND ACCEPTANCE OF THE SEWER SYSTEM BY THE MEDINA CITY ENGINEER SHALL BE CONTINGENT UPON THE FINAL ADJUSTMENT OF THE CASTINGS.
- STORM SEWER PIPE MATERIAL SHALL BE AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND SHALL CONFORM TO THE SPECIFICATIONS LISTED IN TABLE 1.

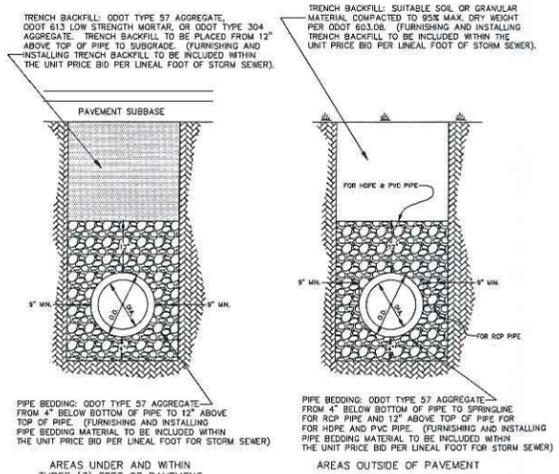
**TABLE 1**

MATERIAL	TYPE	SPECIFICATIONS	ACCEPTABLE AREAS OF USE	ALLOWABLE SIZES
STEEL REINFORCED CONCRETE PIPE (RCP)	CLASS IV	ASTM - C-76 ODOT 706.02	ANY LOCATION	ANY SIZE
STEEL REINFORCED CONCRETE PIPE (RCP)	CLASS III	ASTM - C-76 ODOT 706.02	OUTSIDE OF PAVED AREAS	ANY SIZE
FIBER REINFORCED CONCRETE PIPE (RCP)	CLASS IV	ASTM - C-76 ASTM - C-1450	ANY LOCATION	SIZES FROM 6" TO & INCLUDING 30" DIAMETER
HIGH DENSITY POLYETHYLENE PIPE (HDPE)	SMOOTH LINED CORRUGATED	ASHTO M294 (TYPE S) ODOT 707.33	ANY LOCATION	ANY SIZE
HIGH DENSITY POLYETHYLENE PIPE (HDPE)	SMOOTH LINED CORRUGATED (PERFORATED)	ASHTO M294 ODOT 707.33	4" DIAMETER UNDERDRAINS	4" DIAMETER
POLYETHYLENE CHLORIDE PIPE (PVC)	SOLID WALL	ASTM D 3034 SDR 35 ODOT 707.45	ANY LOCATION	ANY SIZE



**TYPICAL STORM SEWER CONNECTION**

SCALE: N.T.S.

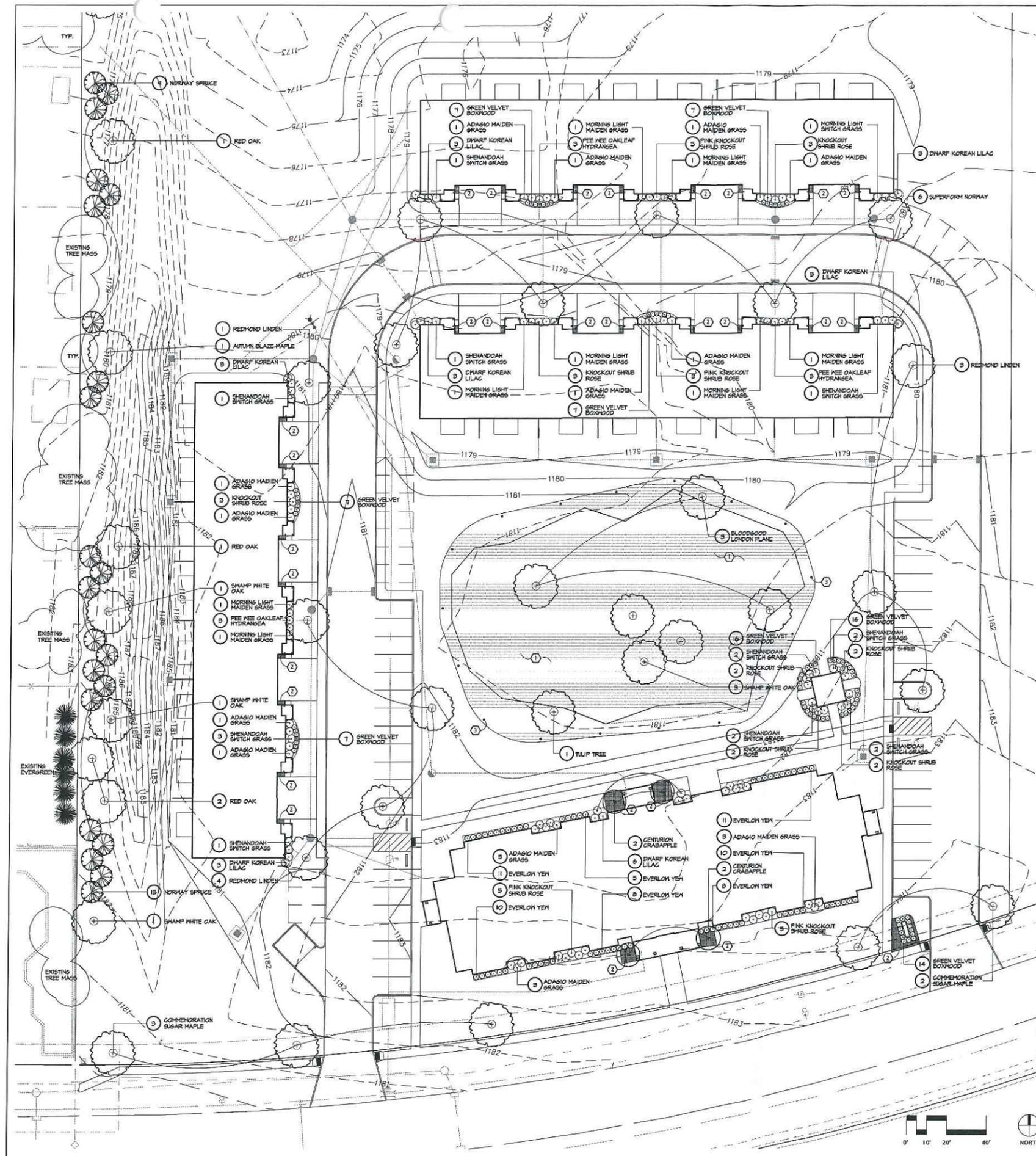


**TYPICAL TRENCH SECTIONS**

SCALE: N.T.S.

REVISIONS	CITY OF MEDINA
No. 1: 04/30/04 (Original)	CONSTRUCTION STANDARDS
No. 2:	
No. 3:	
No. 4:	STORM SEWERS
No. 5:	STANDARD DRAWING: CS-Storm-01
No. 6:	
No. 7:	
No. 8:	Sheet Number:
No. 9:	10 of 10

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**ZONING REQUIREMENTS (CODIFIED ORDINANCES OF MEDINA)**

CODE SECTION	REQUIRED	PROVIDED
1149.05(C)(4) SCREENING REQUIREMENT	A STRIP OF OPEN SPACE ALONG THE PROPERTY LINE, PLANTED AND MAINTAINED WITH SIGHT BLOCKING PLANT MATERIAL AT LEAST SIX (6) FEET IN HEIGHT, TIGHTLY SITUATED SO AS TO PROVIDE AN EFFECTIVE AND PERMANENT VISUAL BUFFER.	<ul style="list-style-type: none"> <li>25 EVERGREEN TREES</li> <li>10 DECIDUOUS SHADE TREES</li> <li>EXISTING HOODLING</li> <li>EXISTING TREE MASSES</li> </ul>

**PLANT MATERIALS LIST**

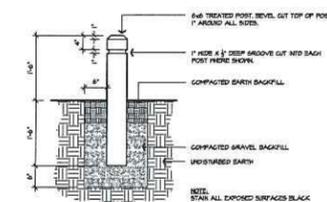
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
<b>DECIDUOUS TREES</b>					
1	AUTUMN BLAZE MAPLE	Acer x freemanii 'Autumn Blaze'	2" Cal.	B&B	
3	BLOODGOOD LONDON PLANE	Platanus x acerifolia	2" Cal.	B&B	
5	COMMEMORATION SUGAR MAPLE	Acer saccharum 'Commemoration'	2" Cal.	B&B	Match Form
8	REDMOND LINDEN	Tilia americana 'Redmond'	2" Cal.	B&B	
4	RED OAK	Quercus rubra	2" Cal.	B&B	
6	SUPERFORM NORWAY MAPLE	Acer platanoides 'Superform'	2" Cal.	B&B	
5	SWAMP WHITE OAK	Quercus bicolor	2" Cal.	B&B	
1	TULIP TREE	Liriodendron	2" Cal.	B&B	
<b>ORNAMENTAL TREES</b>					
4	CENTURION CRABAPPLE	Malus 'Centurion'	1 3/4" Cal.	B&B	
<b>EVERGREEN TREE</b>					
22	NORWAY SPRUCE	Picea abies	6' Hgt.	B&B	
<b>SHRUBS</b>					
81	GREEN VELVET BOXWOOD	Buxus koreana 'Green Velvet'	12" Hgt.	CONT.	
63	EVERLOW YEW	Taxus x media 'Everlow'	12" Hgt.	CONT.	
16	PINK KNOCKOUT SHRUB ROSE	Rosa 'Radrazz' PINK KNOCK OUT	12" Hgt.	CONT.	
17	KNOCKOUT SHRUB ROSE	Rosa 'Radrazz' KNOCK OUT	12" Hgt.	CONT.	
9	PEE WEE OAKLEAF HYDRANGEA	Hydrangea quercifolia 'Pee Wee'	12" Hgt.	CONT.	
24	DWARF KOREAN LILAC	Syringa meyeri 'Palibin'	12" Hgt.	CONT.	
<b>ORNAMENTAL GRASS</b>					
21	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	1 Gal.	CONT.	
17	MORNING LIGHT MAIDEN GRASS	Miscanthus sinensis 'Morning Light'	1 Gal.	CONT.	
16	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	1 Gal.	CONT.	

**GENERAL NOTES - PLANTING**

- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
- ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- BACKFILL WITH TOPSOIL AS REQUIRED TO BRING FINISHED GRADE FLUSH WITH GRADE ADJACENT, INSURING POSITIVE DRAINAGE OVER ALL SURFACES.
- LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6". MEET ADJACENT SURFACES FLUSH, MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH, MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

**CONSTRUCTION NOTES - PLANTING**

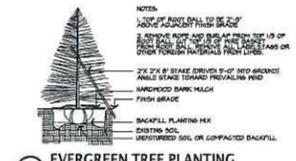
- NO MOW AREA, LEFT TO NATURALIZE WITH MINIMUM DISTURBANCE.
- ANNUALS BY OWNER
- DELINEATION POST (TYPICAL OF 17). SEE DETAIL 1 THIS SHEET.



**1 PRESERVATION AREA POST MARKER**  
NTS



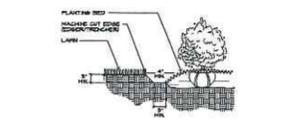
**2 TREE PLANTING**  
NTS



**3 EVERGREEN TREE PLANTING**  
NTS



**4 SHRUB PLANTING**  
NTS

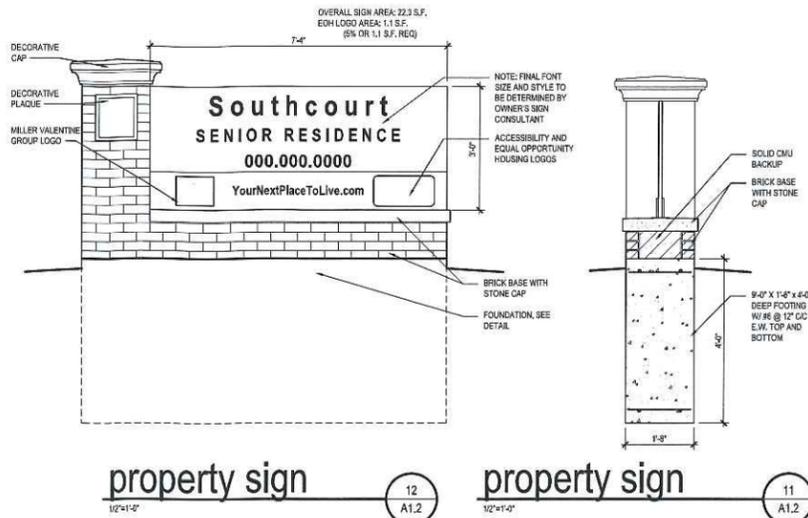


**5 BED EDGING DETAIL**  
NTS

DATE: OCTOBER 7, 2016  
 SHEET NO.: 18105  
**SOUTH COURT SENIOR VILLAGES**  
 CITY OF MEDINA  
 MEDINA COUNTY, OHIO  
**LANDSCAPE PLAN AND DETAILS**  
 M.V. AFFORDABLE HOUSING LLC.  
 338 WEST STATE STREET, SUITE 203  
 CINCINNATI, OHIO 45202  
 PHONE: (616) 525-3000  
 FAX: (616) 525-3001  
 CONTACT: DANIELLE BEBER  
**EDGE GROUP**  
 338 WEST STATE STREET, SUITE 203  
 CINCINNATI, OHIO 45202  
 PHONE: (616) 525-3000  
 FAX: (616) 525-3001  
 CONTACT: DANIELLE BEBER  
 REVISIONS  
 NO. DATE DESCRIPTION  
 SHEET  
**L1.01**  
 1 OF 1

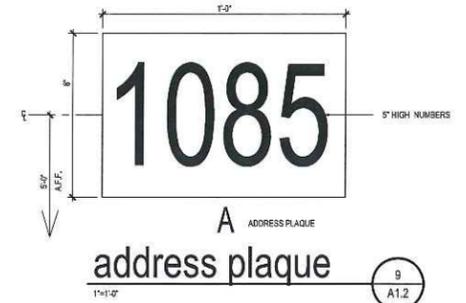
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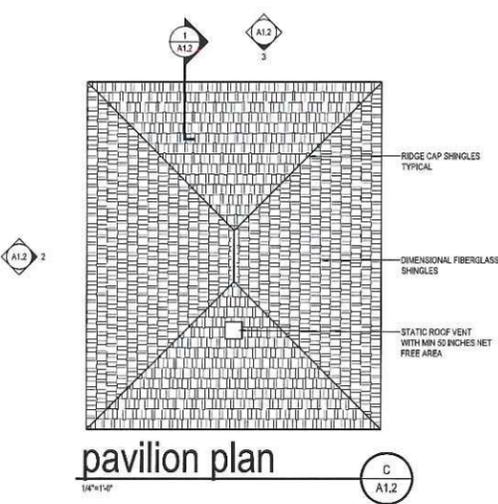


property sign 12 A1.2

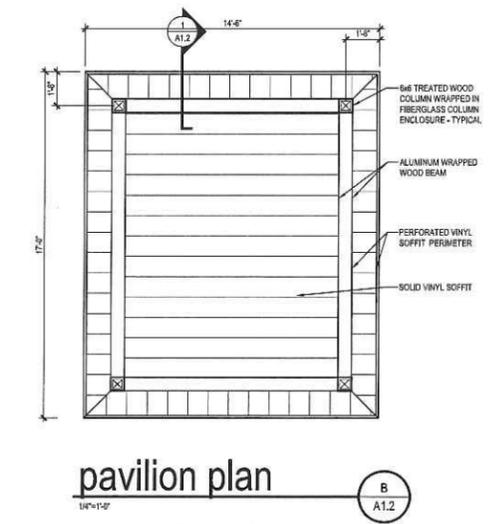
property sign 11 A1.2



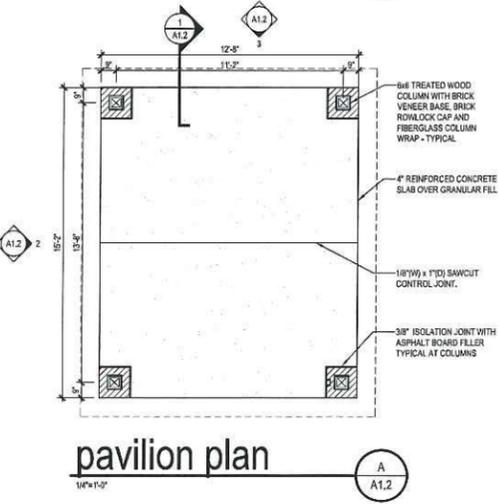
address plaque 9 A1.2



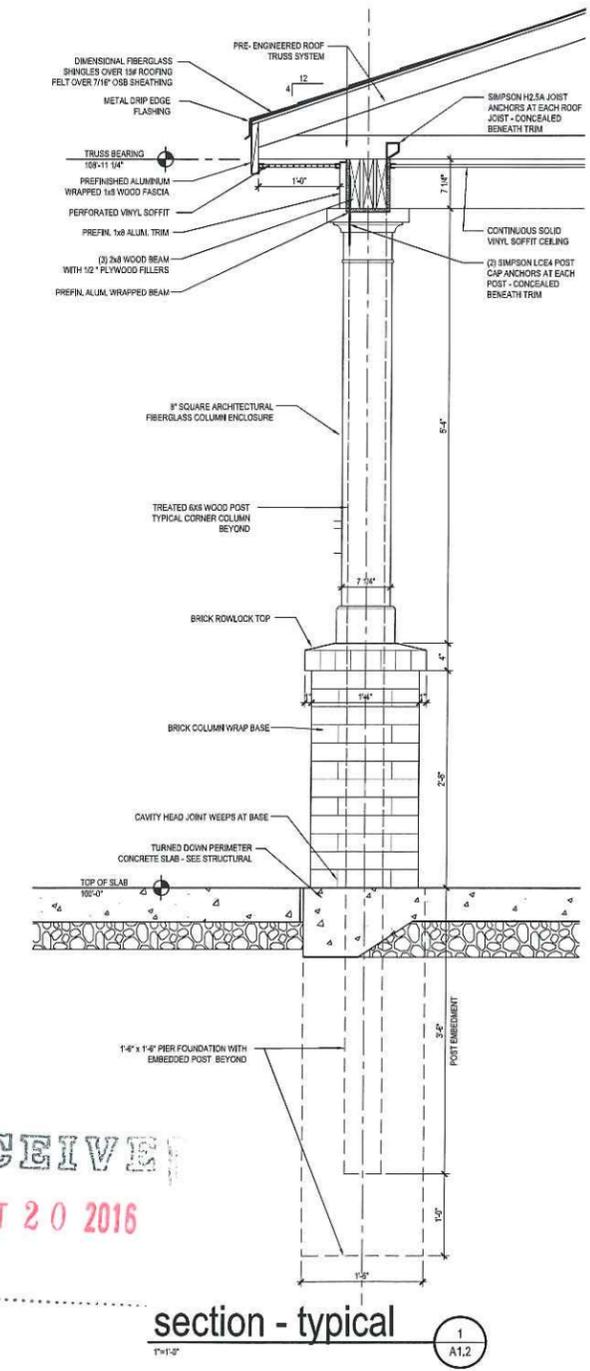
pavilion plan C A1.2



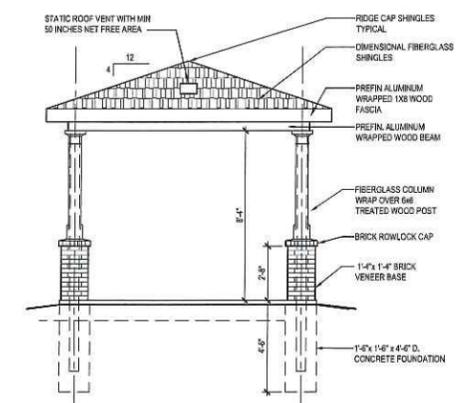
pavilion plan B A1.2



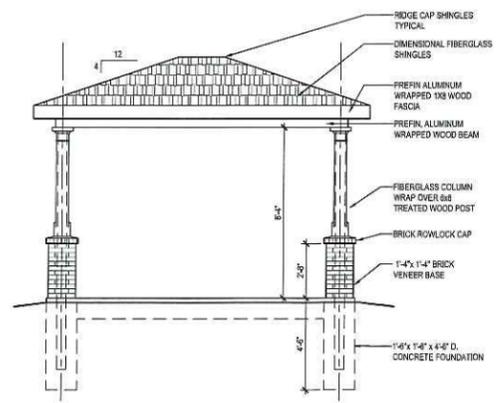
pavilion plan A A1.2



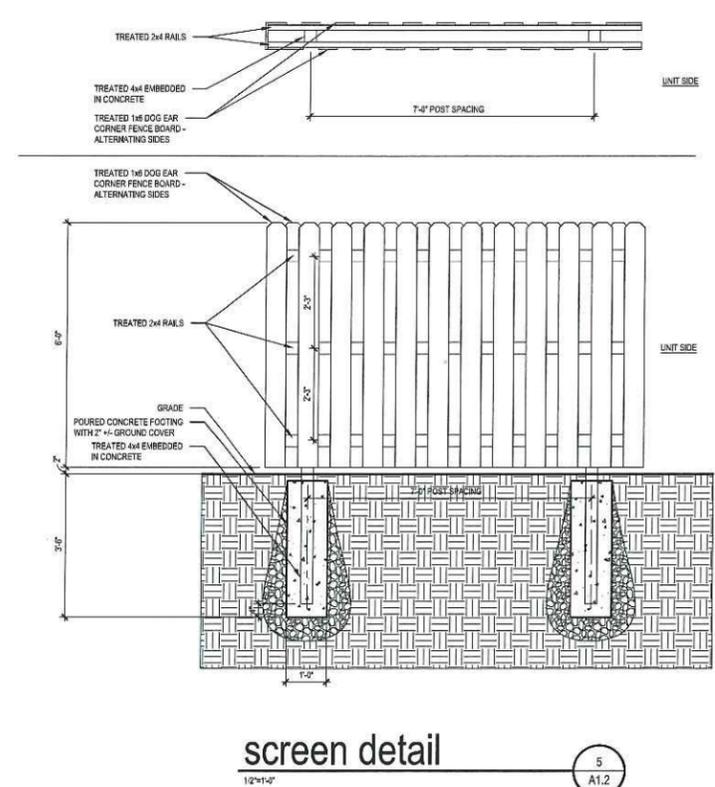
section - typical 1 A1.2



east elevation 3 A1.2



north elevation 2 A1.2



screen detail 5 A1.2

**ma**  
 775 Yard Street, Suite 325  
 Columbus, Ohio 43212  
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 www.ma-architects.com

**SOUTH COURT SENIOR VILLAS**

MEDINA, OHIO 95% PERMIT SET

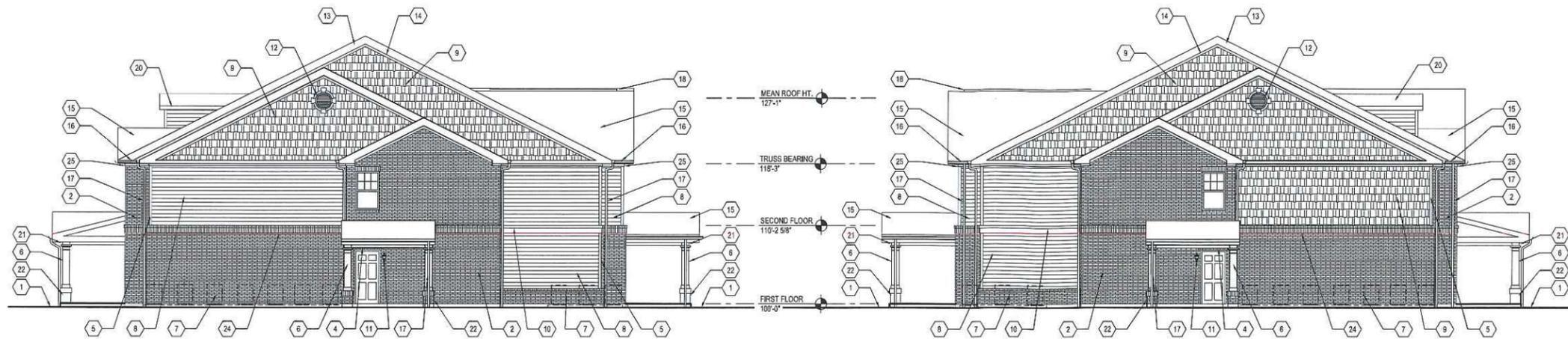
STATUS:  
 R. JOHN EYMANN #10241  
 REGISTERED ARCHITECT  
 EXPIRATION DATE: 12-31-2017

REVISION:  
 PROJECT NUMBER: 2014.013  
 DRAWN BY: PM  
 DATE: 10-10-2016  
 SHEET NUMBER:

**A1.2**

**ma architects**

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 BY: .....



building 'A' exterior elevation D  
1/8"=1'-0" A3.1

building 'A' exterior elevation C  
1/8"=1'-0" A3.1

**BUILDING SUMMARY**

	LENGTH	WIDTH	HEIGHT	AREA
'A' BUILDING	218'-8"	66'-2"	34'-10"	27,840 SF

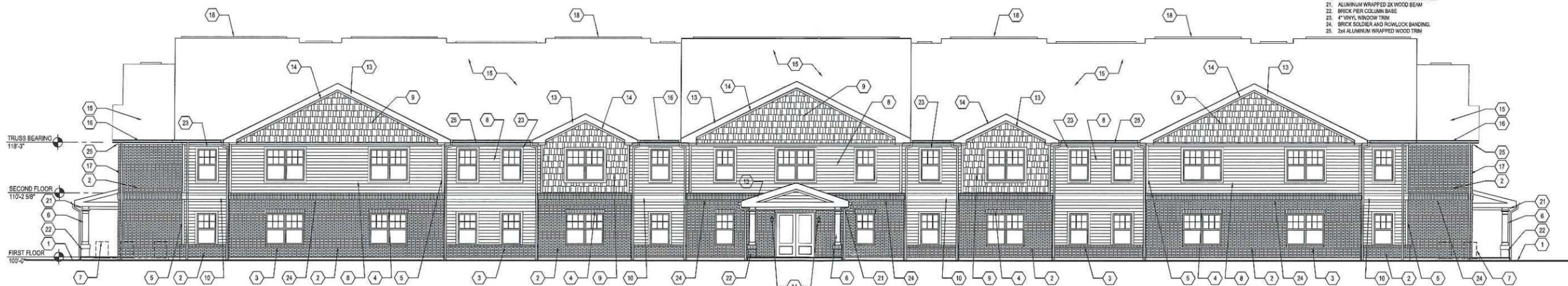
**EXTERIOR FINISH LEGEND**

- BR-1: FACE BRICK, COLOR 1, SIZE: MODULAR
- CB-1: EXPOSED BASE - CONCRETE FOUNDATION
- RS-1: ROOF SHINGLE
- VS-1: VINYL SIDING
- VSH-1: VINYL SHAKE SIDING
- DTV-1: SOFFIT TYPE DRYER/TILE/KITCHEN EXHAUST VENTS
- SFC-1: STRUCTURAL FIBERGLASS COLUMN

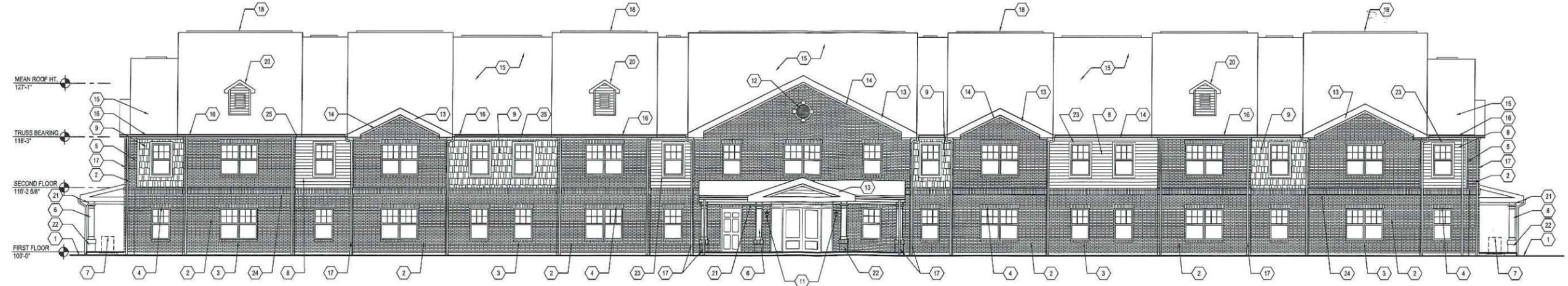
SHEET METAL FLASHING AND TRIM: ALL PREFINISHED METAL GUTTER, DOWNSPOUTS, FASCIAS, ETC. TO BE 3/8" DIMENSIONAL METALS INC.

NOTE: REFER TO SPECIFICATIONS FOR EQUAL MANUFACTURERS ACCEPTABLE FOR USE.

- GENERAL ELEVATION NOTES**
1. REFER TO WINDOW TYPE SCHEDULE ON SHEET A3.1 FOR WINDOW TYPES NOTED WITH A LETTER DESIGNATION ON PLANS OR ELEVATIONS THUS: (A)
  2. ALL VINYL SIDING, SOFFIT PANELS, TRIMS, CASINGS, INNER AND OUTER CORNERS BY SINGLE SOURCE MFR. SYSTEM.
  3. VINYL LOUVERS TO MATCH VINYL TRIM COLOR.
  4. WINDOW TYPES (A) SEE SHEET A3.1. (T) INDICATES TEMPERED GLASS
  5. COORDINATE THE DRYER, HOOD AND TOILET EXHAUST VENTS WITH THE BRICK VENEER, VINYL SIDING AND VINYL SOFFITS.
  6. COORDINATE DOWNSPOUT DROPS WITH THE CIVIL CONTRACTOR AND CIVIL DRAWING SHEETS. DOWNSPOUT INSTALLER SHALL PROVIDE THE PROPER TRANSITION CAP TO THE DRAINAGE PIPE.
- EXTERIOR ELEVATION CODED NOTES**
1. FINISH GRADE- SLOPE AWAY FROM BUILDING
  2. FACE BRICK VENEER (BR-1)
  3. ROWLOCK BRICK SILL
  4. SOLDIER BRICK HEADER
  5. VINYL CORNER TRIM
  6. 12" SQUARE STRUCTURAL FIBERGLASS COLUMN (SFC-1)
  7. HEAT PUMP POURED CONCRETE SLAB, SHOWN DASHED.
  8. VINYL LAP SIDING (VS-1)
  9. VINYL SHAKE SIDING (VSH-1)
  10. ALUMINUM WRAPPED ACCENT BANDING - SEE WALL SECTIONS.
  11. EXTERIOR LIGHT FIXTURE
  12. 30" DIA. FAUX VENT WITH DECORATIVE VINYL TRIM
  13. ALUMINUM WRAPPED 2x12 RAKE EXTENSION TRIM
  14. ALUMINUM WRAPPED 2x8 WOOD FRIEZE BOARD
  15. ARCHITECTURAL FIBERGLASS SHINGLES (RS-1)
  16. 5" ALUMINUM GUTTERS ON 2x8 FASCIA BOARD
  17. ALUMINUM DOWNSPOUT. SEE CIVIL DRAWINGS FOR ROUTING
  18. CONTINUOUS ALUMINUM RIDGE VENT
  19. DRYER, TOILET AND/OR KITCHEN EXHAUST LOUVER, SEE HVAC DRAWINGS
  20. DORMER WITH SQUARE VENT. SEE DETAILS.
  21. ALUMINUM WRAPPED 2x WOOD BEAM
  22. BRICK PIER COLUMN BASE
  23. 4" VINYL WINDOW TRIM
  24. BRICK SOLDIER AND ROWLOCK BANDING.
  25. 2x4 ALUMINUM WRAPPED WOOD TRIM

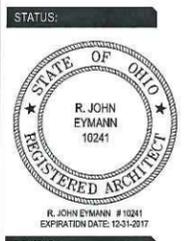


building 'A' exterior elevation B  
1/8"=1'-0" A3.1



building 'A' exterior elevation A  
1/8"=1'-0" A3.1

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OCT 20 2016



REVISION:

PROJECT NUMBER:  
2014.013

DRAWN BY:  
MH2

DATE:  
10-10-2016

SHEET NUMBER:  
A3.1

SOUTH COURT SENIOR VILLAS

MEDINA, OHIO

95% PERMIT SET



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### EXTERIOR FINISH LEGEND

- BR-1: FACE BRICK, COLOR 1, SIZE: MODULAR
- BR-2: FACE BRICK, COLOR 2, SIZE: MODULAR
- CB-1: EXPOSED BASE - CONCRETE FOUNDATION
- RS-1: ROOF SHINGLE
- VS-1: VINYL SIDING, COLOR 1
- VS-2: VINYL SIDING, COLOR 2
- VSH-1: VINYL SHAKE SIDING
- DTV-1: SOFFIT TYPE DRYER/TOILET/KITCHEN EXHAUST VENTS
- DTV-2: WALL TYPE DRYER/TOILET/KITCHEN EXHAUST VENTS
- SFC-1: STRUCTURAL FIBERGLASS COLUMN
- FS-1: FAUX SHUTTER

SH: SHEET METAL FLASHING AND TRIM: ALL PREFINISHED METAL, GUTTER, DOWNSPOUTS, FASCIA, ETC. TO BE BY DIMENSIONAL METALS INC.

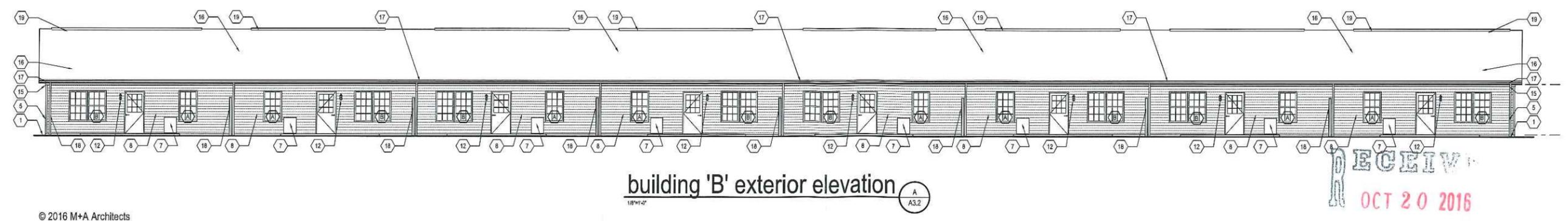
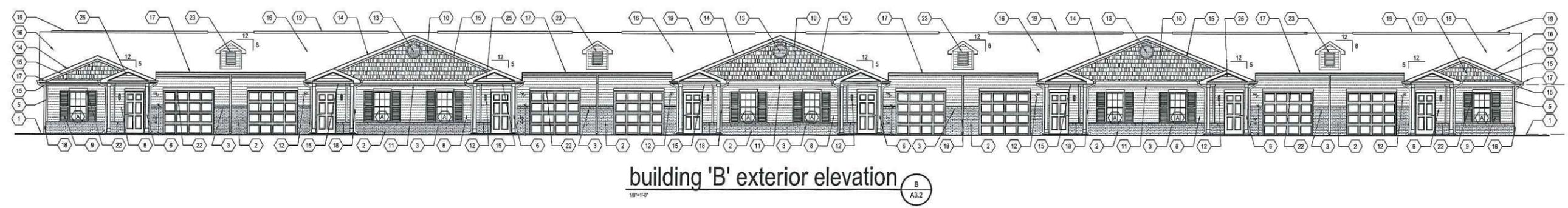
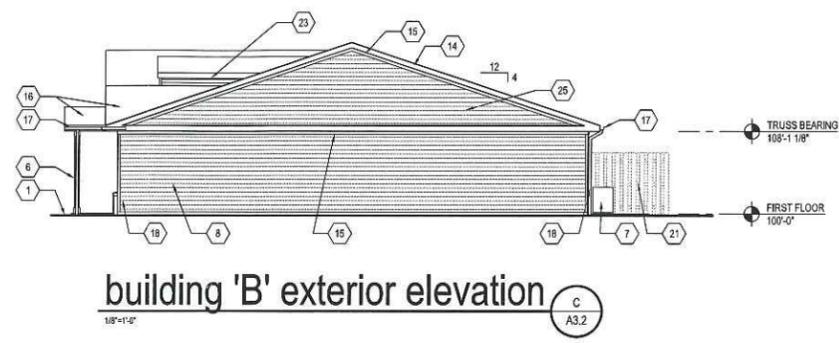
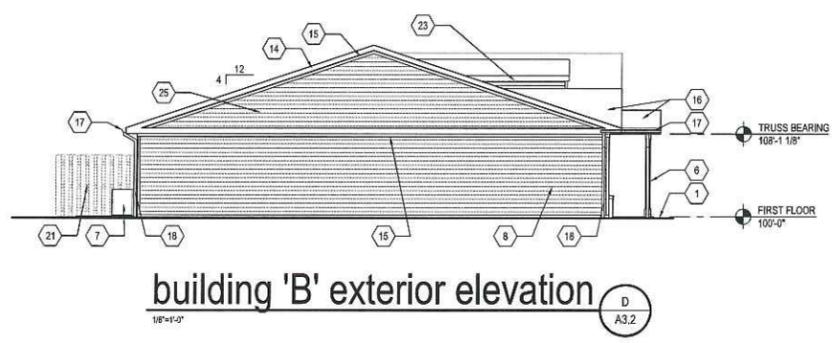
NOTE: REFER TO SPECIFICATIONS FOR EQUAL MANUFACTURERS ACCEPTABLE FOR USE.

- ### GENERAL ELEVATION NOTES
1. REFER TO WINDOW TYPE SCHEDULE ON SHEET A0.1 FOR WINDOW TYPES NOTED WITH A LETTER DESIGNATION ON PLANS OR ELEVATIONS THUS: (X)
  2. ALL VINYL SIDING, SOFFIT PANELS, TRIMS, CASINGS, INNER AND OUTER CORNERS BY SINGLE SOURCE MFR. SYSTEM.
  3. VINYL LOUVERS TO MATCH VINYL TRIM COLOR.
  4. WINDOW TYPES ( ) SEE SHEET A0.1 (T) INDICATES TEMPERED GLASS
  5. COORDINATE THE DRYER, HOOD AND TOILET EXHAUST VENTS WITH THE BRICK VENEER, VINYL SIDING AND VINYL SOFFITS.
  6. COORDINATE DOWNSPOUT DROPS WITH THE CIVIL CONTRACTOR AND CIVIL DRAWING SHEETS. DOWNSPOUT INSTALLER SHALL PROVIDE THE PROPER TRANSITION CAP TO THE DRAINAGE PIPE.

- ### EXTERIOR ELEVATION CODED NOTES
1. FINISH GRADE- SLOPE AWAY FROM BUILDING
  2. FACE BRICK VENEER (BR-1)
  3. ROWLOCK BRICK SILL - BRICK TO MATCH SURROUNDING COLOR
  4. ROWLOCK BRICK HEADER - BRICK TO MATCH SURROUNDING COLOR
  5. VINYL CORNER TRIM - COLOR TBD
  6. 8" SQUARE STRUCTURAL FIBERGLASS COLUMN (SFC-1)
  7. HEAT PUMP ON PATIO SLAB
  8. VINYL LAP SIDING (VS-1)
  9. FAUX SHUTTER (FS-1)
  10. VINYL SHAKE SIDING (VSH-1)
  11. ALUMINUM WRAPPED 1X8 ACCENT BANDING
  12. EXTERIOR LIGHT FIXTURE
  13. 30" DIA. FAUX VENT WITH DECORATIVE VINYL TRIM
  14. ALUMINUM WRAPPED 1X8 WOOD FASCIA BOARD
  15. ALUMINUM WRAPPED 1X4 WOOD FRIEZE BOARD
  16. ARCHITECTURAL FIBERGLASS SHINGLES (RS-1)
  17. 5" ALUMINUM GUTTERS
  18. ALUMINUM DOWNSPOUT AND LEADER. SEE CIVIL DRAWINGS
  19. CONTINGENT ALUMINUM ROOF VENT
  20. DRYER, TOILET AND/OR KITCHEN EXHAUST LOUVER. SEE HVAC DRAWINGS
  21. 6"x4" TALL TREATED WOOD FENCE WITH DOG EAR CORNERS. SEE F04.3
  22. ALUMINUM WRAPPED HEADERS - SEE SHEET A0.1
  23. DORMER WITH SQUARE VENT - SEE SECTION 'C' ON SHEET A0.4
  24. ALUMINUM WRAPPED 2X WOOD BEAM
  25. VINYL LAP SIDING (VS-2)
  26. FACE BRICK VENEER (BR-2)

### BUILDING SUMMARY

	LENGTH	WIDTH	HEIGHT	AREA
'B' BUILDING ('B1' SIMILAR)	238'-6"	46'-6"	16'-10"	10,639 SF



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# SOUTH COURT SENIOR VILLAS

MEDINA, OHIO

95% PERMIT SET

STATUS: \_\_\_\_\_

REVISION: \_\_\_\_\_

PROJECT NUMBER:	2014.013
DRAWN BY:	MH2
DATE:	10-10-2016
SHEET NUMBER:	A3.2

ma architects

BY: \_\_\_\_\_