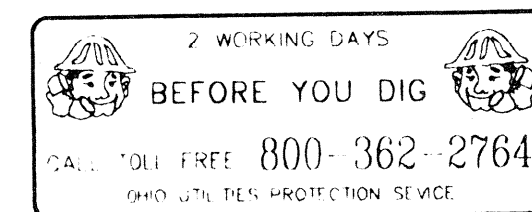


IMPROVEMENT PLANS FOR ANDREA PLACE CONDOMINIUMS LOCATED IN PART OF ORIGINAL TOWNSHIP LOT 38 NORTHFIELD CENTER TOWNSHIP, SUMMIT COUNTY, OHIO

CHAGRIN VALLEY ENGR.
SCAN DATE: 11/11/11
SCAN FILE: 11/11/11
JOB #: 080168

SANITARY SEWER AND APPURTENANCES

- ALL SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE DEPARTMENT OF ENVIRONMENTAL SERVICES (D.O.E.S.)
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED (ORD 85-656 APPROVED TO 8-85)
- APPROVAL BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES CONSTITUTES NEITHER EXPRESS NOR IMPLIED WARRANTIES AS TO THE FITNESS, ACCURACY OR SUFFICIENCY OF PLANS, DESIGNS OR SPECIFICATIONS
- THE DESIGN ENGINEER CERTIFIES THAT ALL UTILITIES IN EXISTING ROADS ARE SHOWN IF THEY APPEAR ON EXISTING RECORDS OR CAN BE OBSERVED ABOVE GROUND. ANY UNDERGROUND UTILITIES THAT ARE UNKNOWN TO THE DESIGN ENGINEER DUE TO THEIR CONCEALED NATURE CANNOT BE CERTIFIED
- ALL SANITARY SEWERS SHALL PASS THE AIR ACCEPTANCE TEST PRIOR TO ACCEPTANCE BY D.O.E.S.
- ALL SANITARY SEWER LATERALS SHALL BE EXTENDED TO NOT LESS THAN FIFTEEN (15) FEET INTO THE LOTS
- ALL SANITARY SEWER LATERALS SHALL BE LAID AT NO LESS THAN 1% GRADE
- SANITARY SEWER MATERIALS SHALL CONFORM TO D.O.E.S. & O.E.P.A. STANDARDS
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO THE EXISTING SEWERAGE SYSTEM RESULTING FROM NONCONFORMANCE WITH SUMMIT COUNTY STANDARDS OR GENERAL NEGLIGENCE
- ALL SANITARY SEWER MATERIALS SHALL CONSIST OF P.V.C. PIPE, SDR 35 MEETING A.S.T.M. D-3034 WITH JOINTS CONFORMING TO A.S.T.M. D-3212



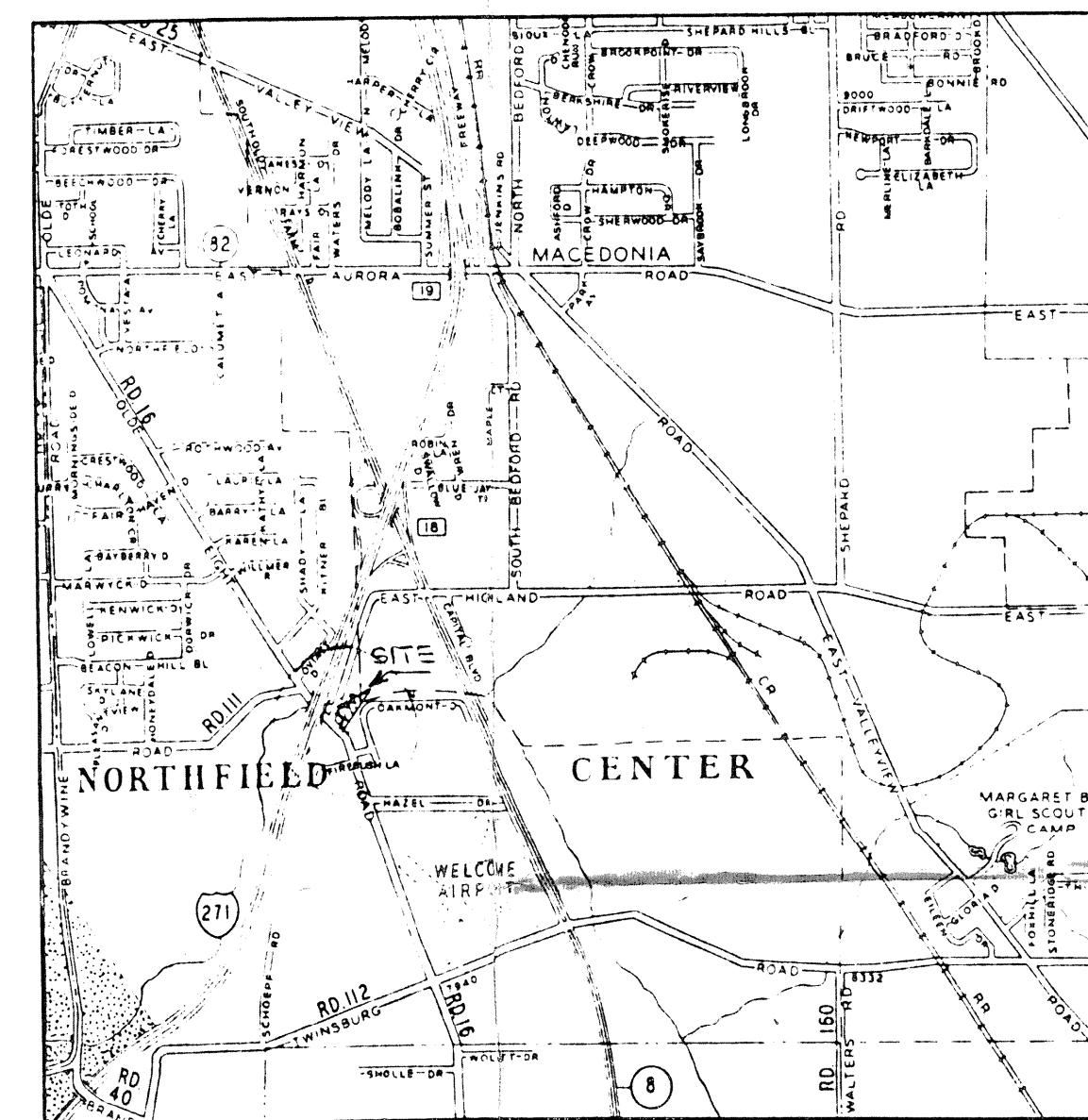
NOTE: SEE SHEET 5 OF 5 FOR CITY OF CLEVELAND WATER MAIN GENERAL NOTES & DETAILS.

GENERAL NOTES

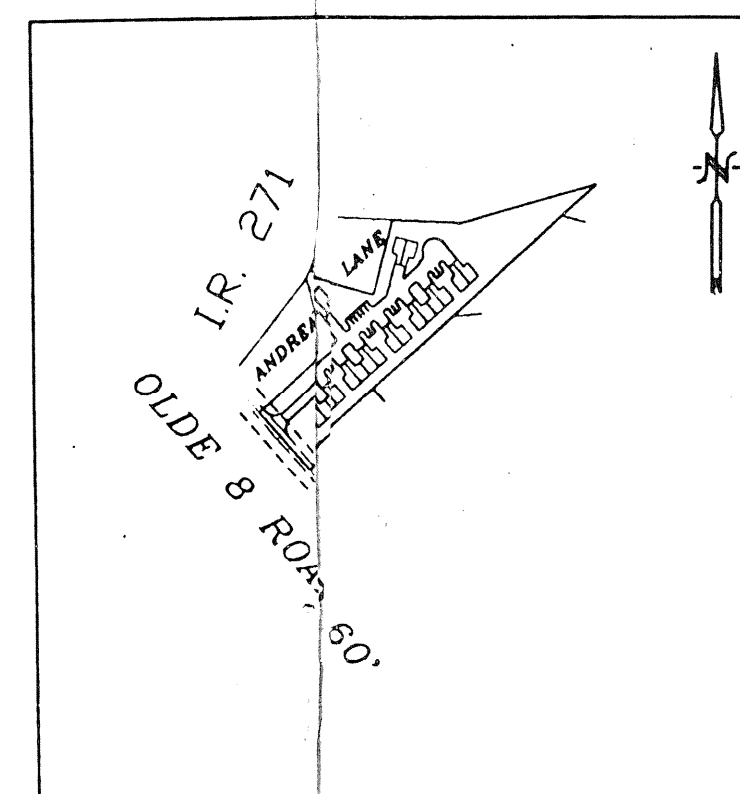
- ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE BEFORE CONSTRUCTION CONDITION OR BETTER WITHIN ORDERED BY THE COUNTY OF SUMMIT ENGINEER
- PRICES BID PER FOOT FOR ALL PIPE IS COMPLETE IN PLACE REGARDLESS OF SOIL OR ROCK CONDITION
- THE LOCATIONS OF ALL GAS LINES, TELEPHONE LINES, ETC. TO BE DETERMINED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVE BOXES, ETC. ARE TO BE HELD BY THE CONTRACTOR DURING CONSTRUCTION
- THE CONSTRUCTION OF THIS PROJECT SHALL BE GOVERNED BY THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATION (1995) SUPPLEMENTED WHERE APPLICABLE BY THE COUNTY OF SUMMIT ENGINEER'S SPECIFICATIONS
- THE COUNTY OF SUMMIT ENGINEER, IN APPROVING THESE PLANS AND DEDICATION PLAT THEREOF, DOES NOT IN ANY WAY RELIEVE THE OWNER'S ENGINEER OF HIS RESPONSIBILITY FOR ACCURATE AND COMPLETE ENGINEERING DESIGN RELATIVE TO THE PLANS
- THE COUNTY OF SUMMIT ENGINEER SHALL NOT BE HELD LIABLE FOR DAMAGES OF ANY TYPE WHICH MAY OCCUR AS A RESULT OF ERROR AND/OR OMISSIONS IN THE ENGINEERING DESIGN DATA PRESENTED BY THE OWNER'S ENGINEER. NEITHER SHALL THE COUNTY OF SUMMIT ENGINEER BE LIABLE FOR DAMAGES RESULTING FROM THE OWNER'S CONTRACTOR NOT COMPLYING WITH APPROVED PLANS OR BY USING CONSTRUCTION METHODS OR MATERIALS NOT APPROVED BY THE COUNTY OF SUMMIT ENGINEER
- ALL PROPOSED TRENCHES LOCATED UNDER AN EXISTING OR PROPOSED PAVEMENT, AND PORTIONS OF TRENCHES WITHIN A 1' SLOPE FROM THE EDGE OF PAVEMENT, SHALL BE FILLED WITH COMPACTED GRANULAR MATERIAL. THE METHOD OF BACKFILLING AS DIRECTED BY THE COUNTY OF SUMMIT ENGINEER SHALL CONFORM TO SECTION 603.08 BACKFILLING AS SPECIFIED IN THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (1995) AND COUNTY OF SUMMIT ENGINEER'S SPECIFICATIONS
- NOTIFY THE COUNTY OF SUMMIT ENGINEER TWENTY-FOUR (24) HOURS PRIOR TO STARTING CONSTRUCTION (216-643-2850)
- FERTILIZING, SEEDING AND MULCHING FOR RESTORATION OF ALL DISTURBED AREAS SHALL CONFORM TO SECTIONS 659.08 AND 659.09 AS SPECIFIED IN THE O.D.O.T. CONSTRUCTION AND MATERIAL SPECIFICATIONS (1995)
- ALL DISBURBELL'S GAS, GUARDRAIL, MAIL AND/OR PAPER BOXES SHALL BE REPAIRED AND/OR REPLACED AS DIRECTED BY THE COUNTY OF SUMMIT ENGINEER
- ALL DISBURBELL'S AND/OR DAMAGED STORM SEWER PIPES, STORM SEWER APPURTENANCES, EASEMENTS, BERMS AND DITCHES SHALL BE REPAIRED AND/OR REPLACED AS DIRECTED BY THE COUNTY OF SUMMIT ENGINEER
- CALL THE OHIO UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS BEFORE DIGGING, (1-800-362-2764) REF. NO. 715.003.029
- TEMPERARY WATER POLLUTION CONTROL MEASURES AND SITUATION CONTROL MAY BE REQUIRED IN ACCORDANCE WITH ITEM 207 OF THE O.D.O.T. CONSTRUCTION AND MATERIAL SPECIFICATIONS (1995) AS DIRECTED BY THE COUNTY OF SUMMIT ENGINEER & THE SUMMIT S.W.C.D.
- ALL STORM SEWERS ARE TO BE REINFORCED CONCRETE PIPE, CLASS II MIN. SECTION 706.02 AS SPECIFIED IN THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (1995). ALL STORM SEWER NOT WITHIN A DEDICATED RIGHT-OF-WAY SHALL BE P.V.C. MATERIAL (A.S.T.M. D-3034, TYPE PSM, SDR-35 OR A.S.T.M. F-794)
- BEFORE ACCEPTANCE OF THE SUB-GRADE BY THE COUNTY OF SUMMIT ENGINEER, PROOF ROLLING SHALL BE REQUIRED ON ALL AREAS TO BE PAVED PER SECTIONS 203.13 AND 203.14 OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (1995). IN ADDITION, FOR ANY AREA OF FILL IN EXCESS OF TWO (2) FEET, NUCLEAR COMPACTION TESTS SHALL BE PERFORMED BY AN APPROVED TESTING COMPANY TO CONFIRM ADEQUATE COMPACTION AS PER SECTION 203.12 OF THE STATE OF DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATION (1995). THESE TESTS SHALL BE APPROVED BY THE COUNTY OF SUMMIT ENGINEER BEFORE ANY PAVEMENT CONSTRUCTION
- FOR ITEMS 301 AND 404 THE CONTRACTOR SHALL PROVIDE THE COUNTY OF SUMMIT ENGINEER A JOB MIX FORMULA FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING. ALL MATERIALS USED MUST BE OBTAINED FROM A SOURCE APPROVED BY THE OHIO DEPARTMENT OF TRANSPORTATION FOR ITEM 404. THE COARSE AGGREGATE IN THE MIX SHALL BE CRUSHED LIMESTONE
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, FEES AND INDEMNIFICATION BONDS
- IF A ROAD OPENING PERMIT IS REQUIRED FROM THE SUMMIT COUNTY ENGINEER PRIOR TO ANY WORK WITHIN THE D.B.E. EIGHT RIGHT OF WAY

JULY, 1996

CVI INTERCEPTOR VIA P.S. 10



LOCATION MAP
SCALE: 1" = 3000'



SITE MAP
SCALE: 1" = 400'

WATER SYSTEM APPROVAL PROJECT No. ____
APPROVED BY THE CITY OF CLEVELAND DIVISION OF WATER

APPROVED BY THE NORTH HILLS WATER DISTRICT

ROADWAY AND DRAINAGE APPROVAL
APPROVED BY THE COUNTY OF SUMMIT ENGINEER

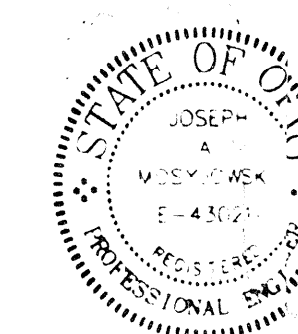
GENE ESSER, P.E., P.S. DATE

APPROVED BY THE OHIO ENVIRONMENTAL PROTECTION AGENCY BY LETTER DATED

DEVELOPER :

MR. JOSEPH SALEM
COMMERCIAL PROPERTIES INC.
10121 NORTHFIELD ROAD
NORTHFIELD, OHIO 44067-1416
PH: (216) 468-2330

PLANS PREPARED AND RECOMMENDED BY:
MOSYJOWSKI & ASSOC. ENGINEERS



2118 SWARTZ ROAD
NORTHFIELD, OHIO 44067
PH: (216) 468-2330

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FL-To Salem 4/24/97
10:45am
Cannot get changes done
in time to make 4/97 meeting

D96073-592141

BENCHMARK:
 1" B.M. RIM EXISTING SANITARY MANHOLE "MAZW"
 ON WEST P.V. EXTENDED IN R/W
 ELEVATION = 972.91

2 WORKING DAYS
BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

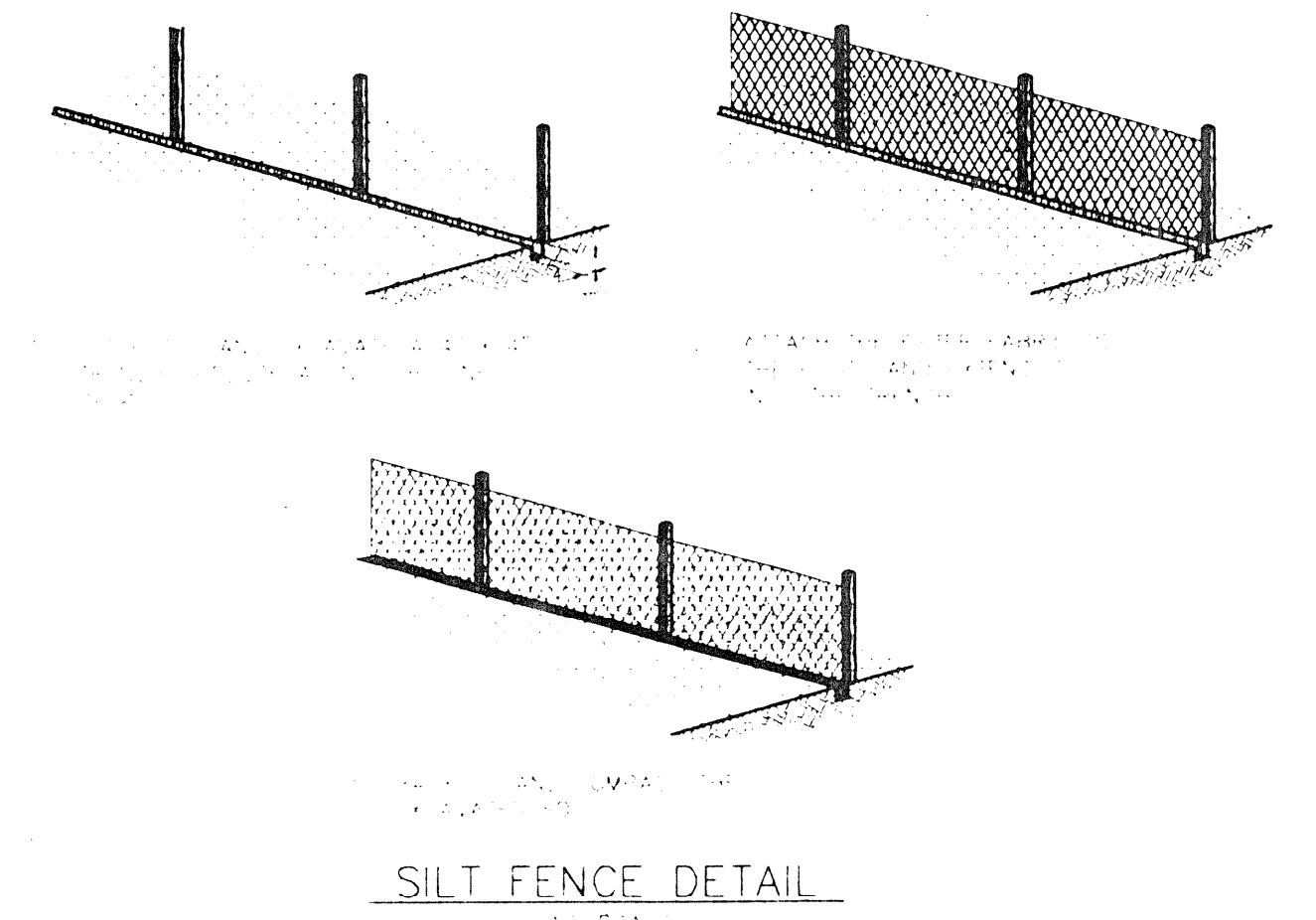
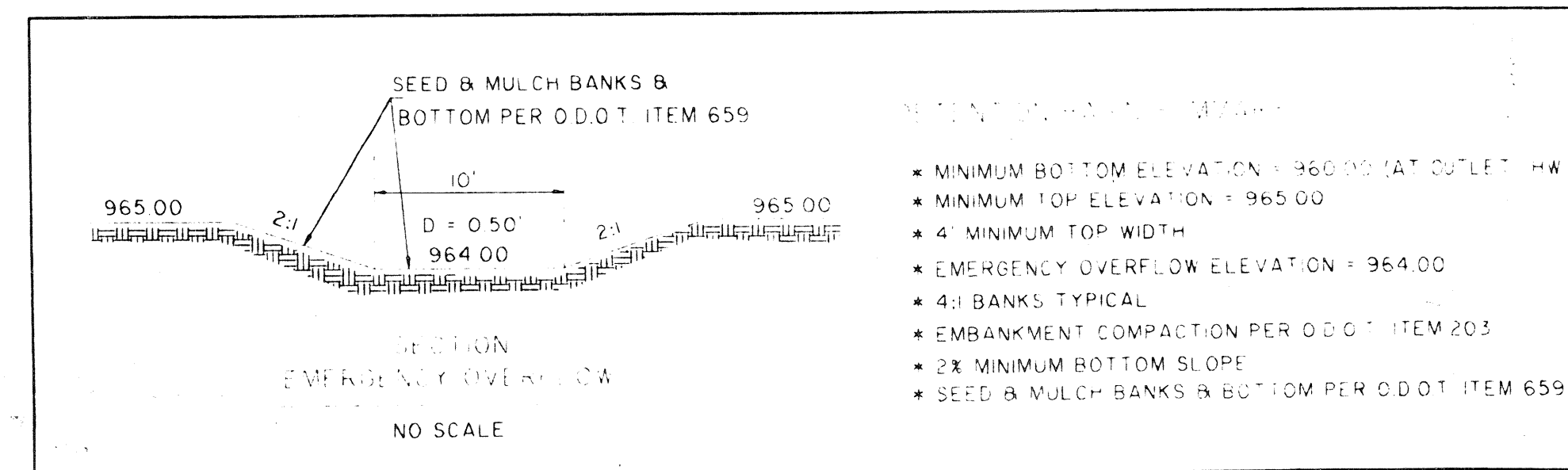
SCALE: 1" = 30'

EROSION CONTROL GENERAL NOTES

1. THE EROSION CONTROL MEASURES DESCRIBED HEREIN ARE TYPICAL. THE CONTRACTOR SHALL USE THIS PLAN AS A GUIDE TO CONTROL EROSION IN THE EVENT OF ADVERSE WEATHER CONDITIONS, ETC. ADDITIONAL MEASURES SHOULD BE TAKEN TO ESTABLISH AND MAINTAIN PROTECTIVE VEGETATION.
2. CONTINUOUS MAINTENANCE WILL BE REQUIRED AS NECESSARY UNTIL PERMANENT STABLE VEGETATIVE COVER HAS BEEN ESTABLISHED AND EROSION HAS BEEN CONTROLLED. THIS INCLUDES BUT IS NOT LIMITED TO RESEEDING, MULCHING, EARTH FILLING, ETC.
3. DISTURBED AREAS SHALL BE KEPT TO A MINIMUM WITH RESPECT TO AREAS EXPOSED AND TIME OF EXPOSURE. ALL TOPSOIL SHALL BE STOCKPILED. ALL AREAS TO BE DISTURBED FOR OVER TWO WEEKS INCLUDING STOCKPILED TOPSOIL SHALL BE SEEDING WITH PERENNIAL RYEGRASS OR EQUAL.
4. TEMPORARY EROSION CONTROL SHALL CONFORM TO O.D.O.T. ITEM 207. TEMPORARY SOIL EROSION AND SEDIMENT CONTROL AS TYPIFIED ON THE PLAN.
5. THE ESTABLISHMENT OF PERMANENT GROUND COVER SHALL CONFORM TO O.D.O.T. ITEM 659, SEEDING AND MULCHING.
6. IF SMALL RILLS OR GULLIES DEVELOP, TEMPORARY DIVERSIONS OF EARTH FILL OR STRAW BALES SHOULD BE INSTALLED UNTIL SATISFACTORY SEEDING IS ESTABLISHED.
7. TO ASSIST IN EROSION CONTROL, ALL TREES AND VEGETATION OUTSIDE OF GRADED AREAS SHALL REMAIN.
8. TEMPORARY STRAW BALE SEDIMENT CONTROL DIKES SHALL BE PER DETAIL ON PLAN. SILT FENCE FABRIC SHALL BE EXXON GTF-100S OR APPROVED EQUAL.
9. ADJACENT ROADS SHALL BE KEPT FREE OF DIRT AND DEBRIS AT ALL TIMES.
10. ALL EROSION CONTROL PRACTICES MUST MEET THE STANDARDS AND SPECIFICATIONS OF THE RAINWATER AND LAND DEVELOPMENT MANUAL.
11. THE SUBMITTER IS RESPONSIBLE FOR EROSION CONTROL ON EACH LOT.
12. ALL Silt Fence Items MUST BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS.

NOTE: INSTALL SILT FENCE BETWEEN GRAVE & SEEDING OF ALL PROPOSED INLET'S REMOVE FROM COMPLETION OF PAVING & ESTABLISHMENT OF PERMANENT VEGETATION

NOTE: CONDOMINIUM UNITS SHALL HAVE NO BASEMENTS



**GRADING & DRAINAGE AND
 STORMWATER POLLUTION PREVENTION PLAN
 ANDREA PLACE CONDOMINIUMS
 ON OLDE 8 ROAD
 NORTHFIELD CENTER, OHIO**

SCALE: 1" = 30' DATE: JULY, 1996