

CONCEPT PLAN FOR STARBUCKS - 255 CENTER STREET PPN 10-096200

CITY OF CHARDON - GEAUGA COUNTY - OHIO


OCTOBER, 2020

C-3 TRADITIONAL CLASSIC COMMERCIAL DISTRICT

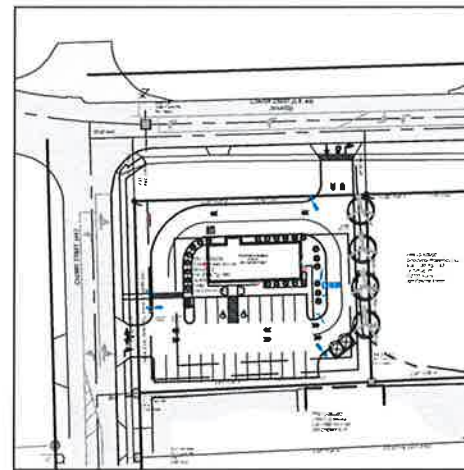
DEVELOPED BY:

DESIGNED BY:

SOMMERS REAL ESTATE GROUP
PO BOX 1102
CHARDON, OHIO 44024
PHONE: 440-487-1220
CONTACT: RICK SOMMERS



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com



SITE MAP
N.T.S.

MUNICIPAL APPROVALS

THIS CONCEPT PLAN IS RECOMMENDED BY THE MUNICIPAL ENGINEER FOR APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF CHARDON, OHIO
ON THE 23rd DAY OF OCTOBER, 2020.


DOUGLAS COURTNEY, PE, MUNICIPAL ENGINEER

PLANNING COMMISSION APPROVAL

THIS CONCEPT PLAN HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHARDON, OHIO, BY ANNOUNCEMENT OF DECISION ADOPTED
ON THE _____ DAY OF _____, 2020.

ANDREW K. BLACKLEY, CHAIRMAN

SECRETARY

COUNCIL APPROVAL

THIS CONCEPT PLAN HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF CHARDON, OHIO, BY ORDINANCE No. _____ ON THE _____ DAY OF _____, 2020.

DANIEL MELESKI, MAYOR/PRESIDENT OF COUNCIL

AMY DAY, CLERK OF COUNCIL

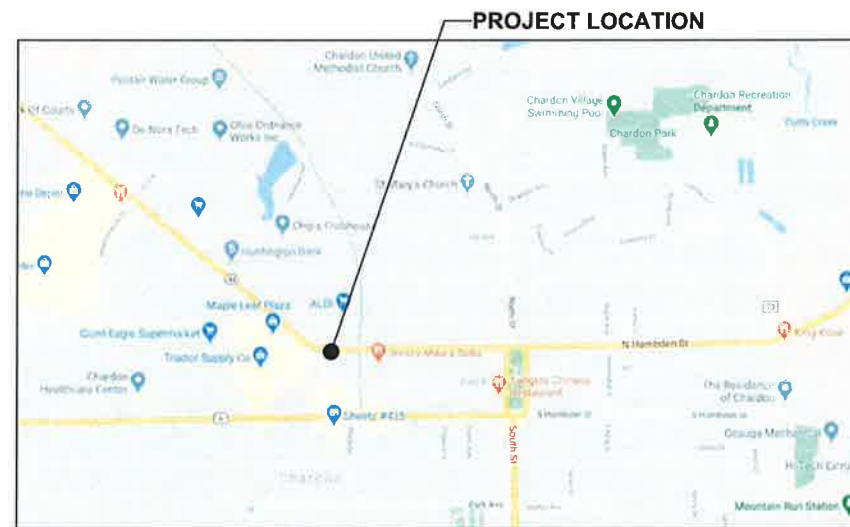

DUSTIN R. KEENEY P.E. #65515



DRAWING INDEX

<u>DESCRIPTION</u>	<u>SHEET NO.</u>
TITLE SHEET	1
EXISTING CONDITIONS	2
LAYOUT & UTILITY PLAN	3
GRADING & SWPP PLAN	4
GENERAL NOTES	5
SWP3 NOTES	6
SWP3 DETAILS	7
UNDERGROUND DETENTION DETAILS	8
DETAILS	9-10

PREVIOUS USE STATEMENT
THE SUBJECT PARCEL WAS PREVIOUSLY USED AS RESIDENTIAL PROPERTY WITH A TWO-STORY HOUSE AND DETACHED GARAGE.



VICINITY MAP
N.T.S.

TITLE SHEET

CONTRACT No.

19213

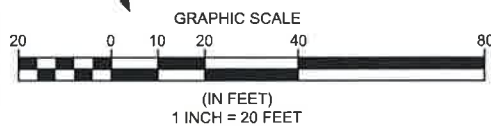
SHEET OF

01 10

SYMBOL LEGEND			
●	Ex. Clean Out	○	Guy Wire
■	Ex. Catch Basin	○	Power Pole
■	Prop. Catch Basin	○	Light Power Pole
■	Ex. Curb Inlet	○	Light Pole
■	Prop. Curb Inlet	○	Traffic Signal Pole
○	Ex. Yard Drain	○	Traffic Signal Box
○	Ex. Manhole	○	Cable TV Box
○	Ex. Sanitary Manhole	○	Electrical Box
○	Prop. Sanitary Manhole	○	Telephone (SAC) Box
○	Ex. Storm Manhole	○	Tree
○	Prop. Storm Manhole	○	Pine Tree
○	Storm Inlet MH	○	Bush
○	Ex. Water Valve	○	Yard Light
○	Prop. WL Valve	○	Gasline Marker
○	Water Meter	○	Power Transformer
○	Ex. Fire Hydrant	○	SCB Sprinkler Control Box
○	Prop. Hydrant	○	SH Sprinkler Head
○	Well	○	Sign
○	Gas Valve	○	Test Bore
○	Gas Meter	○	Guard Post
		○	Stump
		○	Mailbox

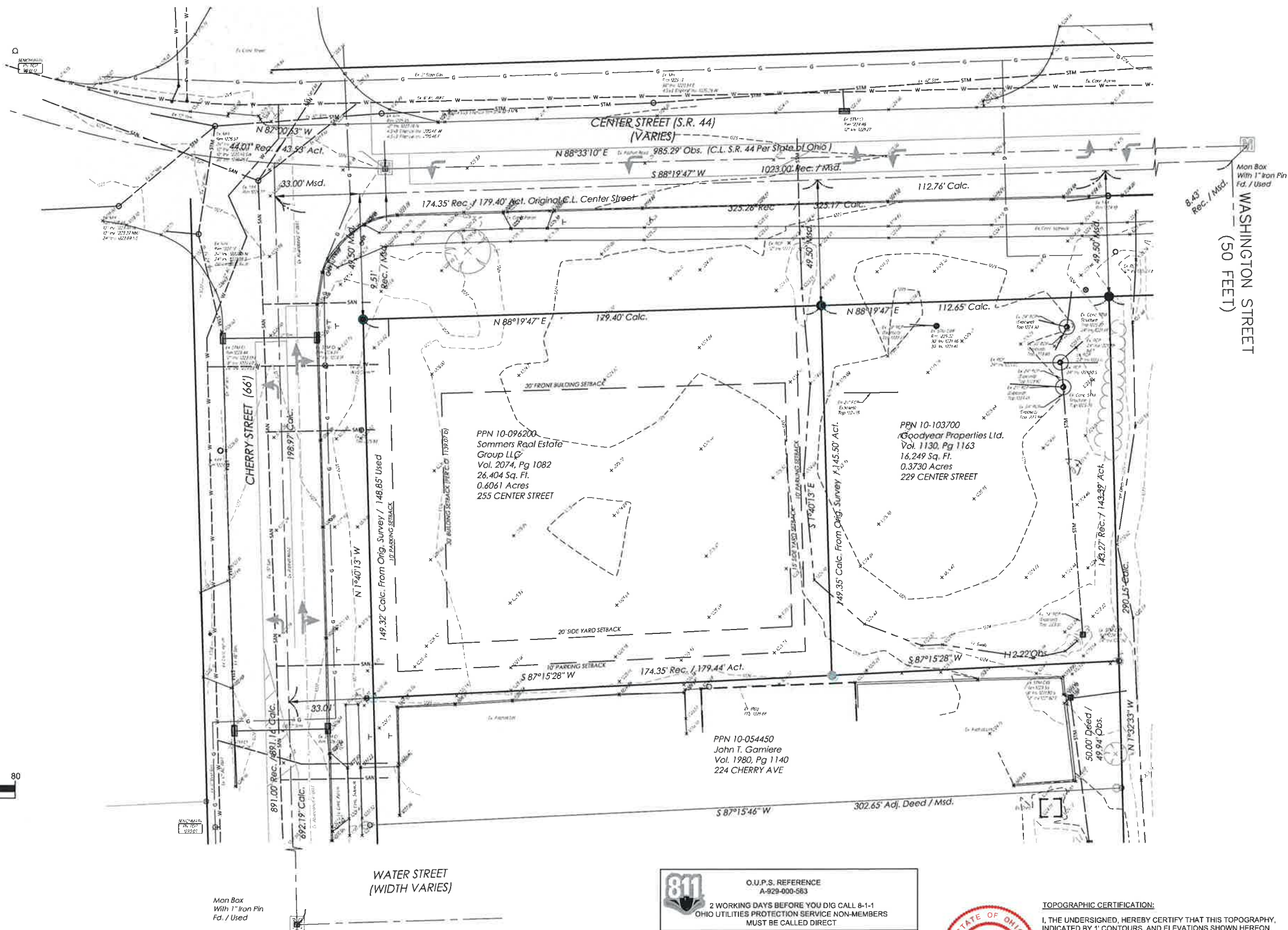


BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE
BASED ON THE OHIO STATE
PLANE COORDINATE SYSTEM OF
1983 - NORTH ZONE,
1986 ADJUSTMENT



Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- DRILL HOLE FOUND
- MONUMENT BOX FOUND AS NOTED



811 O.U.P.S. REFERENCE A-929-000-563

2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1 OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS MUST BE CALLED DIRECT

EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED HEREON. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED, WHERE PRACTICAL. HOWEVER, POLARIS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

NOTE: THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.



TOPOGRAPHIC CERTIFICATION:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 1" CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION ON THE 19th DAY OF NOVEMBER, 2019, AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON. VERTICAL DATUM IS BASED ON NAVD88.

Richard A. Thompson Jr.
RICHARD A. THOMPSON, JR., P.S. #7388

REV. No.	DESCRIPTION	DATE	BY
1	REVISED PER CITY ENGINEER	9/3/20	JNG

DATE: 7/8/20 DRAWN: JCK
SCALE: HOR. 1" = 20' VERT. 1" = 60'
FOLDER: DWG/Proj. Engineering
FILENAME: Concept Plan
TAB:
BNDY. CHK: MPS-11/22/2019
BASE. CHK: DRK-11/29/2019

STARBUCKS
255 CENTER STREET
CITY OF CHARDON - GEauga COUNTY - OHIO

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EXISTING CONDITIONS

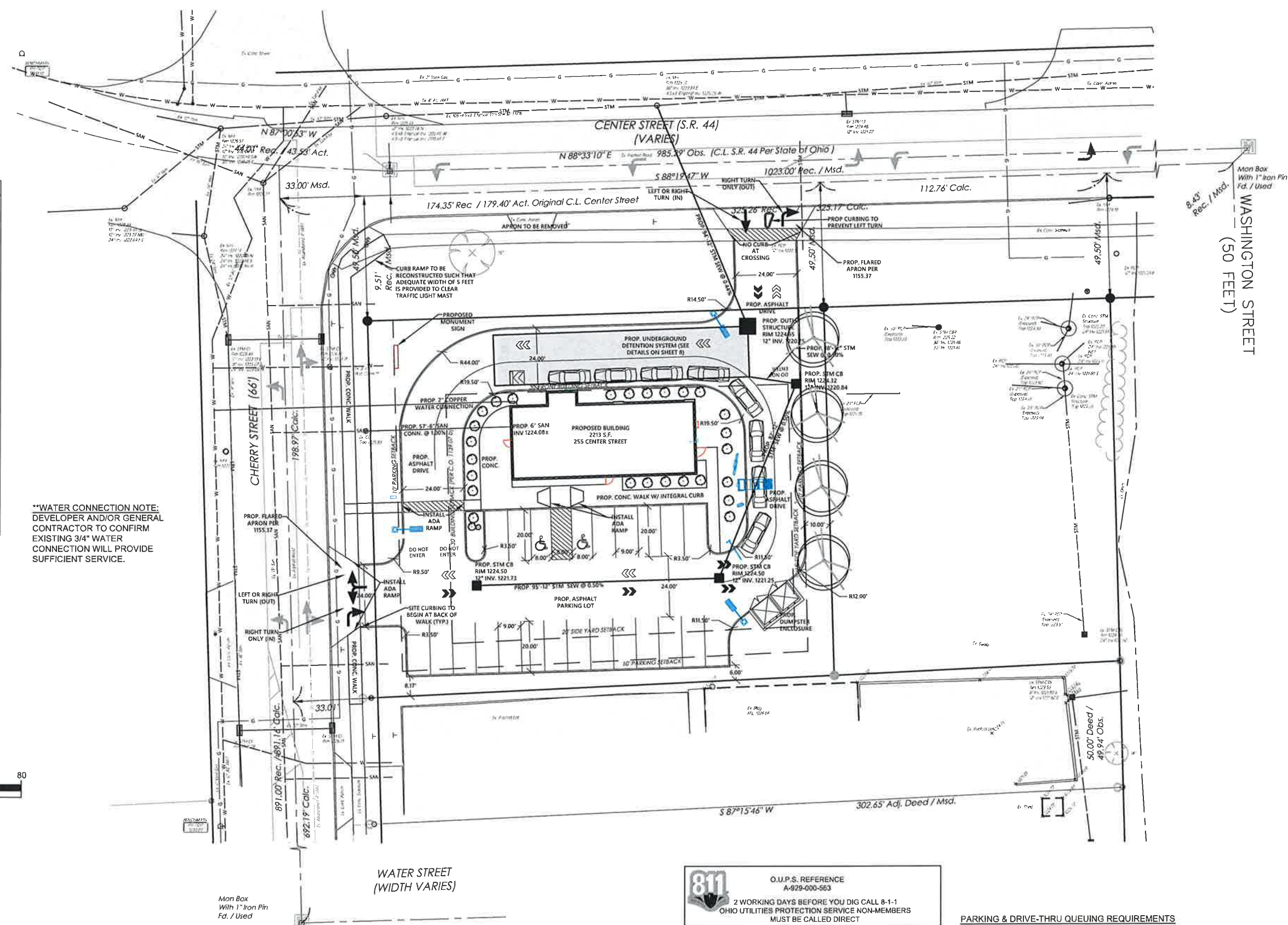
CONTRACT No.	
19213	
SHEET	OF
02	10

POLARIS ENGINEERING & SURVEYING, INC.
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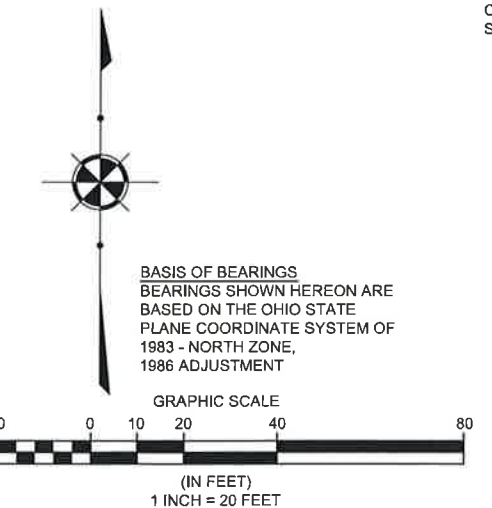
LAYOUT & UTILITY PLAN

CONTRACT No.	
19213	
SHEET	OF
03	10



****WATER CONNECTION NOTE:**
 DEVELOPER AND/OR GENERAL CONTRACTOR TO CONFIRM EXISTING 3/4" WATER CONNECTION WILL PROVIDE SUFFICIENT SERVICE.

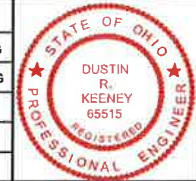
SYMBOL LEGEND	
●	Ex. Clean Out
■	Ex. Catch Basin
■	Prop. Catch Basin
■	Ex. Curb Inlet
■	Prop. Curb Inlet
○	Ex. Yard Drain
○	Ex. Manhole
○	Ex. Sanitary Manhole
○	Prop. Sanitary Manhole
○	Ex. Storm Manhole
○	Prop. Storm Manhole
○	Storm Inlet MH
⊗	Ex. Water Valve
⊗	Prop. WL Valve
⊗	Water Meter
⊗	Ex. Fire Hydrant
⊗	Prop. Hydrant
⊗	Well
⊗	Gas Valve
⊗	Gas Meter
○	Guy Wire
○	Power Pole
○	Light Power Pole
○	Light Pole
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○	Power Transformer
○	SCB Sprinkler Control Box
○	SH Sprinkler Head
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○	Stump
○	Mailbox



Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
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- DRILL HOLE FOUND
- MONUMENT BOX FOUND AS NOTED

REV. No.	DATE	BY	DATE	DRAWN
1	9/3/20	JNG	7/8/20	JCK
2	10/2/20	JNG		



ZONING STANDARD C-3 (TRADITIONAL CLASSIC COMMERCIAL DISTRICT)(C.O.1139)

LOT REQUIREMENTS (C.O. 1139.05(b)):
 Minimum Lot Area: 20,000 SF; 26,404 provided
 Minimum Lot Width: 100'; 148.85' provided
 Maximum Building Coverage: 30%; 8.4% provided

SETBACK REQUIREMENTS (C.O. 1139.07(c)):
 Minimum Setback from R/W (1139.07(c) & 1139.07(b)): 30'; 30' provided
 Minimum Side Yard (1139.07(c)(3)): 15'; 15' provided

811 O.U.P.S. REFERENCE A-929-000-563

2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1 OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS MUST BE CALLED DIRECT

EXISTING UNDERGROUND UTILITIES NOTE:
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PARKING & DRIVE-THRU QUEUING REQUIREMENTS

C.O. 1155.09(D)(6) Counter Service Restaurant, free-standing building
 The greater of 20 or 1 per 100 SF of floor area
 Floor Area: 2213 SF
 Parking Required: 2213 SF / 100 SF = 22.10 → 23 spaces (C.O. 1155.07(d))
 Parking Spaces Provided: 23 Spaces

C.O. 1155.27(a)(1) Off-Street Waiting Space for Drive-Thru Facilities
 Establishments selling food/drinks
 Required spaces: 6
 Adequate spaces are provided (approx. 10).

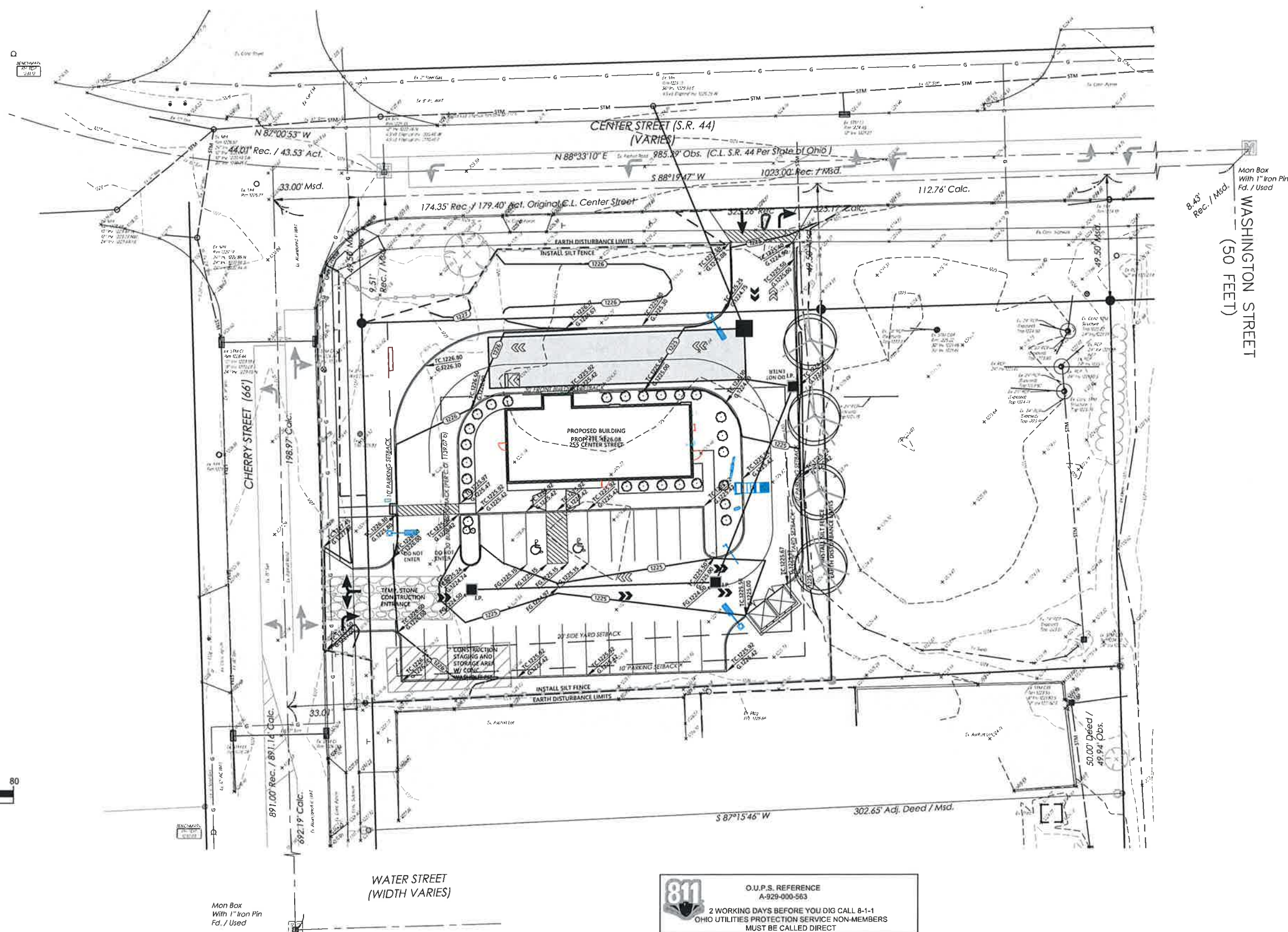
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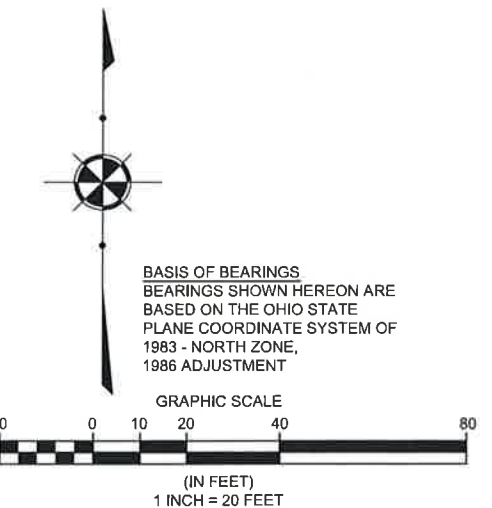
GRADING & SWP3
PLAN

CONTRACT No.	
19213	
SHEET	OF
04	10



SYMBOL LEGEND

● Ex. Clean Out	○ Guy Wire
■ Ex. Catch Basin	○ Power Pole
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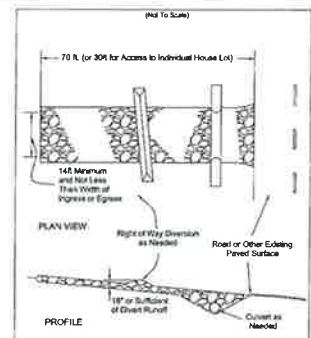
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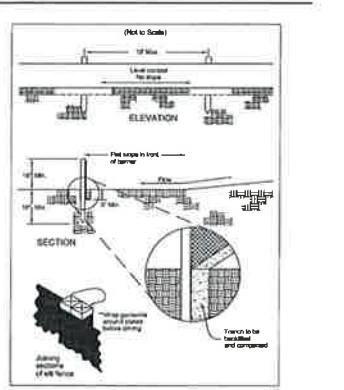
Specifications for Construction Entrance



Specifications for Construction Entrance

1. Stone Size - 3/4" to 1 1/2" S&S with a maximum of 10% fines.
2. Length - The stone shall be at least 10 feet long.
3. Thickness - The stone shall be at least 4 inches thick.
4. Weight - The stone shall weigh at least 10 lbs.
5. Shape - The stone shall be angular and not rounded.
6. Material - The stone shall be natural stone.
7. There - The construction entrance shall be installed as soon as possible before major grading activities.
8. Color - A year or color seal to contrast with the ground is required.
9. Material - The stone shall be natural stone.
10. Material - The stone shall be natural stone.
11. Material - The stone shall be natural stone.

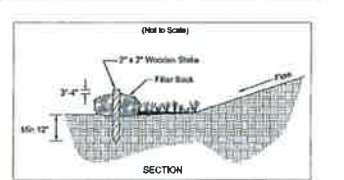
Specifications for Silt Fence



Specifications for Silt Fence

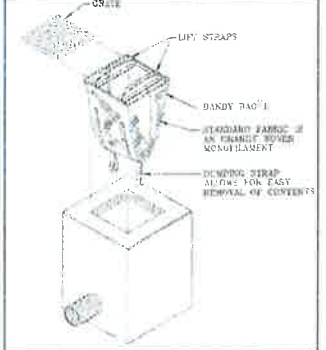
1. All fences shall be constructed from polypropylene fabric.
2. All fences shall be installed on a compacted subgrade.
3. The top edge of the fence shall be 12 inches high.
4. The bottom edge of the fence shall be 1/2 inch high.
5. The fence shall be installed on a compacted subgrade.
6. The fence shall be installed on a compacted subgrade.
7. The fence shall be installed on a compacted subgrade.
8. The fence shall be installed on a compacted subgrade.
9. The fence shall be installed on a compacted subgrade.
10. The fence shall be installed on a compacted subgrade.

Specifications for Filter Sock



1. Filter socks shall be constructed from polypropylene fabric.
2. Filter socks shall be installed on a compacted subgrade.
3. The top edge of the sock shall be 2 feet high.
4. The bottom edge of the sock shall be 1/2 inch high.
5. The sock shall be installed on a compacted subgrade.
6. The sock shall be installed on a compacted subgrade.
7. The sock shall be installed on a compacted subgrade.
8. The sock shall be installed on a compacted subgrade.
9. The sock shall be installed on a compacted subgrade.
10. The sock shall be installed on a compacted subgrade.

Dandy Sack

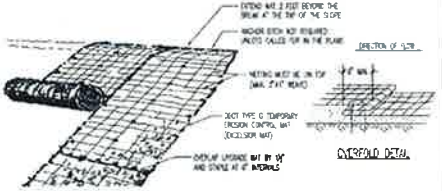


Specifications for Temporary Seeding

1. Seeding shall be performed on all exposed soil.
2. Seeding shall be performed on all exposed soil.
3. Seeding shall be performed on all exposed soil.
4. Seeding shall be performed on all exposed soil.
5. Seeding shall be performed on all exposed soil.
6. Seeding shall be performed on all exposed soil.
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8. Seeding shall be performed on all exposed soil.
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Specifications for Temporary Seeding

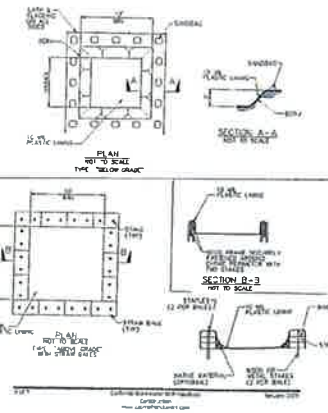
Seeding Rate (lb/1000 sq ft)	Soil Type	Seed Type	Rate (lb/1000 sq ft)	Notes
1.0	Topsoil	Grass Seed	1.0	Standard
2.0	Subsoil	Grass Seed	2.0	Standard
3.0	Hardpan	Grass Seed	3.0	Standard
4.0	Rock	Grass Seed	4.0	Standard
5.0	Clay	Grass Seed	5.0	Standard
6.0	Silt	Grass Seed	6.0	Standard
7.0	Sand	Grass Seed	7.0	Standard
8.0	Gravel	Grass Seed	8.0	Standard
9.0	Coarse Gravel	Grass Seed	9.0	Standard
10.0	Very Coarse Gravel	Grass Seed	10.0	Standard



Specifications for Geotextile Inlet Protection

1. Geotextile fabric shall be installed on a compacted subgrade.
2. Geotextile fabric shall be installed on a compacted subgrade.
3. Geotextile fabric shall be installed on a compacted subgrade.
4. Geotextile fabric shall be installed on a compacted subgrade.
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10. Geotextile fabric shall be installed on a compacted subgrade.

WM-8 Concrete Waste Management



WH-8 Concrete Waste Management

1. Concrete waste management shall be installed on a compacted subgrade.
2. Concrete waste management shall be installed on a compacted subgrade.
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9. Concrete waste management shall be installed on a compacted subgrade.
10. Concrete waste management shall be installed on a compacted subgrade.

CORRECTIVE ACTION LOG

Inspection Date	Inspector Name(s)	Description of BMP Deficiency	Corrective Action Needed (including planned date/responsible person)	Date Action Taken/Responsible person

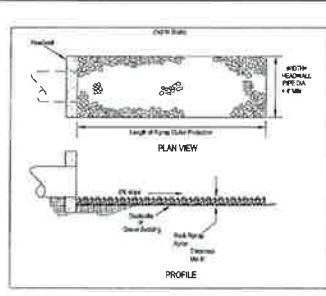
SWP3 AMENDMENT LOG

Amendment No.	Description of Amendment	Date of Amendment	Amendment Prepared by (Name & Title)

GRADING AND STABILIZATION ACTIVITIES LOG

Date	Activity	Location	Responsible Person

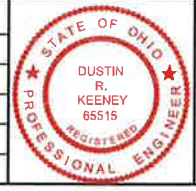
Specifications for Rock Outlet Protection



1. Rock outlet protection shall be installed on a compacted subgrade.
2. Rock outlet protection shall be installed on a compacted subgrade.
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4. Rock outlet protection shall be installed on a compacted subgrade.
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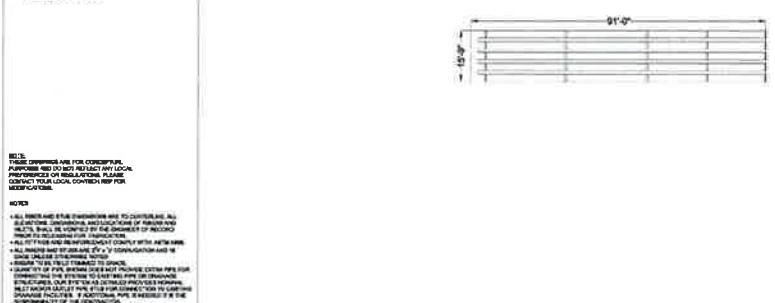
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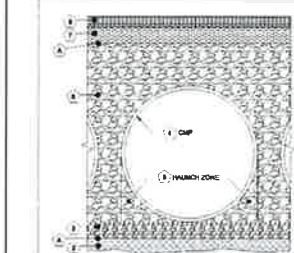
SWP3 DETAILS

CONTRACT No.	19213
SHEET	OF
07	10

PROJECT SUMMARY
CALCULATION DETAILS
 • LOADING = 1850 LBS/RS
 • APPROX. LINEAR FOOTAGE = 480 L.
STORAGE SUMMARY
 • STORAGE VOLUME REQUIRED = 2,800 CU.
 • BACKFILL STORAGE VOLUME = 1,807 CU.
 • TOTAL STORAGE PROVIDED = 2,813 CU.

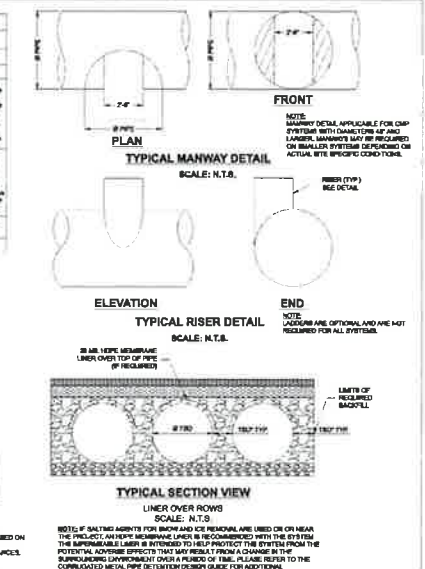


CONTECH ENGINEERING SOLUTIONS LLC
 DYO1027 Center Street
 27" Perforated System
 Cleveland, Ohio
 DETENTION SYSTEM
 SCALE: 1" = 20'

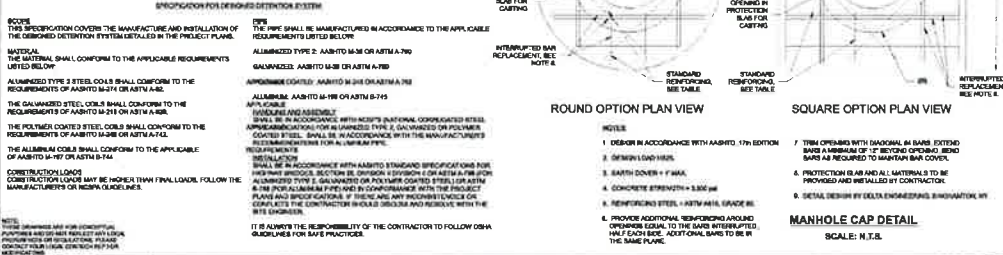
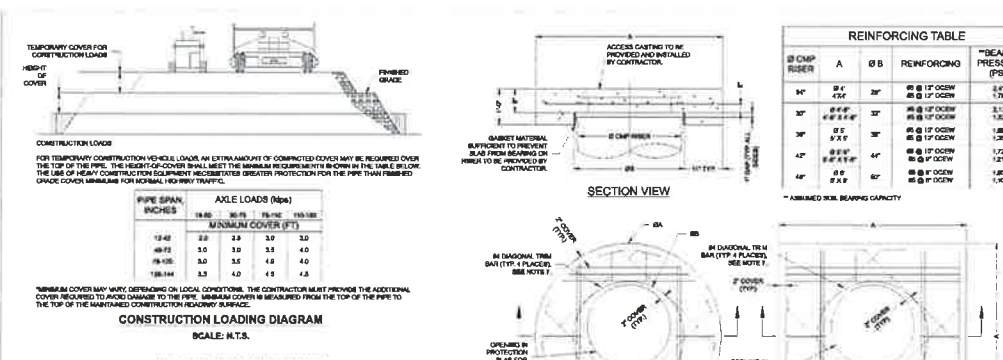


Infiltration System - CMP Infiltration & CMP Perforated Detention Pipe

Component	Material	Description
Manhole Zone	30" x 30" x 12" ALUMINUM	Manhole zone shall be constructed of 30" x 30" x 12" aluminum.
Perforated Pipe	27" PERFORATED PIPE	Perforated pipe shall be constructed of 27" diameter perforated pipe.
Backfill	27" PERFORATED PIPE	Backfill shall be constructed of 27" diameter perforated pipe.



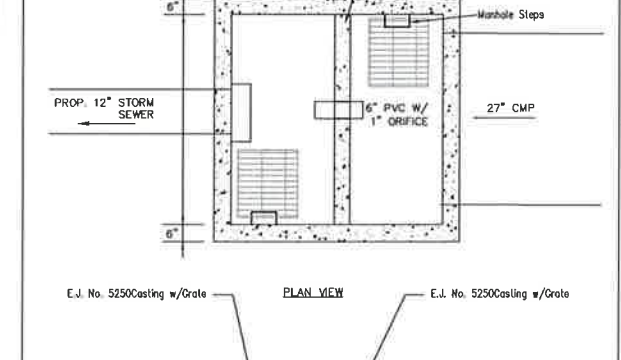
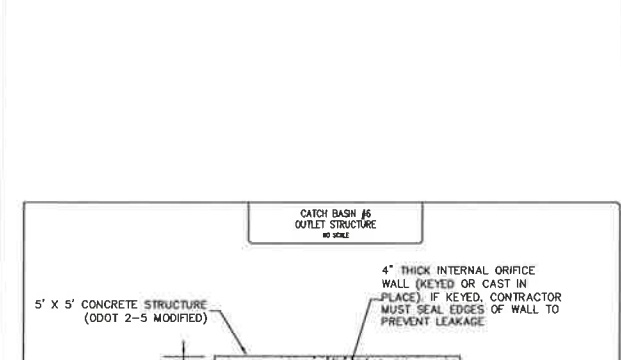
CONTECH ENGINEERING SOLUTIONS LLC
 DYO1027 Center Street
 27" Perforated System
 Cleveland, Ohio
 DETENTION SYSTEM
 SCALE: N.T.S.



CONTECH ENGINEERING SOLUTIONS LLC
 DYO1027 Center Street
 27" Perforated System
 Cleveland, Ohio
 DETENTION SYSTEM
 SCALE: N.T.S.

CMP DETENTION INSTALLATION GUIDE
FOUNDATION
BACKFILL PLACEMENT
CONSTRUCTION LOADING
ADDITIONAL CONSIDERATIONS

CONTECH ENGINEERING SOLUTIONS LLC
 DYO1027 Center Street
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 Cleveland, Ohio
 DETENTION SYSTEM
 SCALE: N.T.S.



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 SCALE: N.T.S.

STARBUCKS
255 CENTER STREET
 CITY OF CHARDON - GEauga COUNTY - OHIO

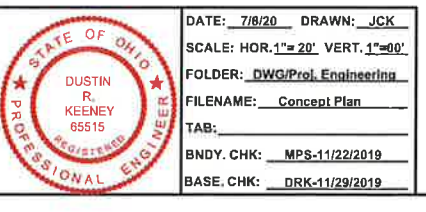
POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
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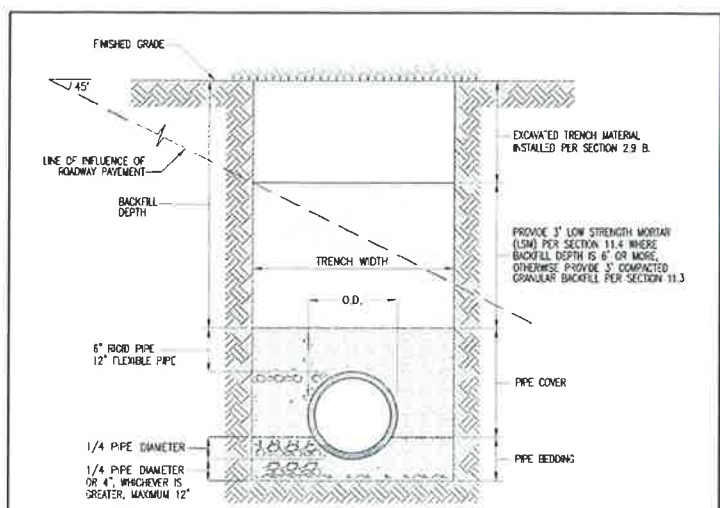


**UNDERGROUND
 DETENTION DETAILS**

CONTRACT No. 19213
 SHEET 08 OF 10

REV. No.	REVISION	DATE	BY	DATE: 7/8/20	DRAWN: JCK
1	REVISED PER CITY ENGINEER	9/3/20	JNG	SCALE: HOR. 1" = 20' VERT. 1" = 40'	FOLDER: DWG/Prof. Engineering
				FILENAME: Concept Plan	TAB:
				BN DY. CHK: MPS-11/22/2019	
				BASE. CHK: DRK-11/29/2019	





TRENCH WIDTH	
EARTH	ROCK
MINIMUM	O.D. + 8 INCHES (4" EACH SIDE)
MAXIMUM	30" OR O.D. + 16" WHICHEVER IS GREATER
PIPE BEDDING & PIPE COVER	
NOMINAL DIAMETER	ASHTO M43
<30"	#57 OR #58
>30"	#57 OR #57

PREMIUM BACKFILL SHALL CONSIST OF COARSE INTERLOCKING LIMESTONE AGGREGATE.

PIPE COVER SHALL CONSIST OF COARSE INTERLOCKING AGGREGATE NO. 57, 57 OR 8 PER ASHTO M-43.

BEDDING SHALL CONSIST OF COARSE INTERLOCKING AGGREGATE NO. 67, OR 8 FOR PIPE LESS THAN 30", NO. 57 OR NO. 67 COURSE INTERLOCKING AGGREGATE SHALL BE USED.

FOR CONCRETE AND DUCTILE IRON PIPE, PIPE COVER IS TO THE SPRINGLINE OR GREATER. IN PAVED AREAS PREMIUM BACKFILL TO THE TOP OF THE TRENCH.

PREMIUM BACKFILL SHALL BE ODOT ITEM 613 (CONTROLLED LOW-STRENGTH MORTAR) FOR TRENCHES IN PUBLIC RIGHTS-OF-WAY WHICH LIE UNDER OR WITHIN 2 FEET OF PAVED SURFACES.

LATERAL CONNECTIONS TO HAVE A MINIMUM BEDDING DEPTH OF 3" COARSE AGGREGATE.

SEWER PIPE INSTALLATION UNPAVED AREAS ADJACENT TO PAVEMENT IN PUBLIC RIGHTS-OF-WAY

NFS

THE CITY OF CHARDON, OHIO - DEPARTMENT OF PUBLIC SERVICE

SHT. DWG. NO. 1 / 1 SWR-1.3

STANDARD CONSTRUCTION DRAWING

SEWER PIPE INSTALLATION UNPAVED AREAS ADJACENT TO PAVEMENT IN PUBLIC RIGHTS-OF-WAY

DATE: 7/8/20

DRAWN: JCK

SCALE: HOR. 1"=20', VERT. 1"=60'

FOLDER: DWG/Proj. Engineering

FILENAME: Concept Plan

TAB:

BNDY. CHK: MPS-11/22/2019

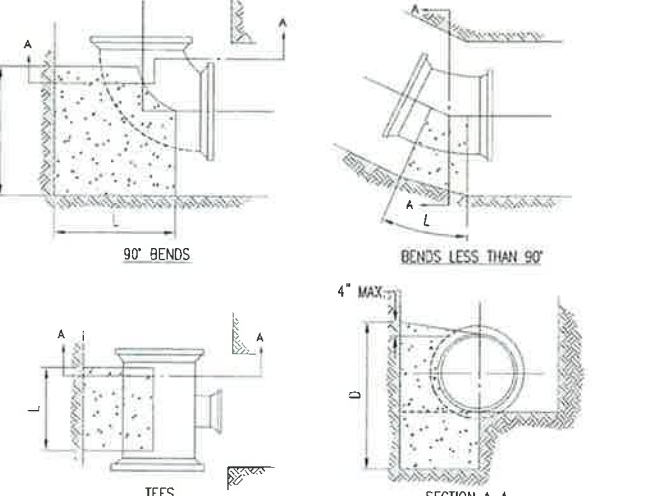
BASE. CHK: DRK-11/29/2019

AQUA OHIO GENERAL WATERLINE INSTALLATION NOTES

1. LINE AND GRADE STAKES SHALL BE PROVIDED AT 100' INTERVALS FOR WATER MAIN AND FOR EACH FITTING AND APPURTENANCE. A COPY OF CUT SHEET SHALL BE PROVIDED TO FIELD INSPECTOR PRIOR TO INSTALLATION.
2. WATER WORK SHALL NOT BEGIN UNTIL AREAS OF WATERLINE CONSTRUCTION ARE ROUGH GRADED WITHIN 1FT. OF FINISHED GRADE AND FILL AREAS ARE COMPLETED AND COMPACTED.
3. NO WATER SERVICE CONNECTIONS TO ANY BUILDINGS SHALL BE PERMITTED PRIOR TO FINAL ACCEPTANCE BY AQUA OHIO, INC. WHICH SHALL INCLUDE APPROVED RECTIFICATION OF ALL PUNCH LIST ITEMS. ONCE PUNCH LIST ITEMS ARE COMPLETED, THE BUILDER SHALL BE RESPONSIBLE FOR GRADE ADJUSTMENTS TO WATER FACILITIES AT TIME OF BUILDING CONSTRUCTION AND DURING FINAL SITE GRADING.
4. A MINIMUM OF 5 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN UTILITY CONDUIT CROSSEOVERS AND WATERLINE APPURTENANCES, I.E. HYDRANTS, VALVES, TEES, ETC.
5. WATER LINE MATERIALS AND INSTALLATION PROCEDURES SHALL MEET OR EXCEED ALL APPLICABLE A.W.W.A. STANDARDS INCLUDING BUT NOT LIMITED TO C600 AND C651.
6. WATERLINE MATERIAL AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH AQUA OHIO SPECIFICATIONS. PRESSURE CLASS 350 D.I.P. POLYWRAPPED, FITTINGS CLASS 53 CEMENT LINED POLYWRAPPED AND TYPE X COPPER WITH COMPRESSION FITTINGS FOR DOMESTIC SERVICES AND 2" HDPE SDR 9 POLYETHYLENE 3408 COPPER TUBE SIDE PIPE AROUND CU-LDPE-SAC.
7. ALL TAP-IN FEES, SERVICE FEES AND INSPECTION DEPOSITS ARE TO BE PAID PRIOR TO STARTING WATER MAIN INSTALLATION. A 48-HOUR NOTICE IS REQUIRED FOR INSPECTION.
8. ALL PIPE AND APPURTENANCES INSTALLED ON A DEPRESSURIZED WATER MAIN ARE TO BE WIPED CLEAN AND ALL INTERIOR SURFACES SATURATED WITH A MINIMUM 1% CHLORINE SOLUTION.
9. ALL MECHANICAL JOINTS ARE TO BE RESTRAINED USING MEGALUG OR "FORD" EQUIVALENT. FIRE LINE RISERS TO INCLUDE (2) 5/8" ALL THREAD RODS EXTENDING FROM LOWER BEND TO RISER FLANGE.
10. A RESTRAINT GASKET SHALL BE UTILIZED ON PUSH-ON JOINTS LESS THAN 18 FEET (FULL LENGTH FROM FITTING REQUIRING MEGALUGS).
11. ALL DUCTILE IRON PIPE AND FITTINGS TO BE POLYWRAPPED AND TAPED AS PER DUCTILE IRON PIPE RESEARCH ASSOCIATION RECOMMENDATIONS.
12. DUCTILE IRON IN CASING SHALL BE CLASS 52, POLYWRAPPED AND ALL PUSH-ON JOINTS SHALL BE EQUIPPED WITH RESTRAINT GASKETS.
13. ALL THROUGH BLOCKING WILL BE SOLID CONCRETE BLOCKS WITH OAK WEDGES OR POURED CONCRETE.
14. ALL MAIN LINE VALVES ARE TO BE PLACED ON A MINIMUM OF ONE 4" SOLID CONCRETE BLOCK. ALL VALVES TO HAVE #57 LIMESTONE UP TO OPERATING NUT OF VALVE. CURB VALVES ARE TO BE PLACED ON A SOLID STANDARD SIZE MASONRY BRICK.
15. ALL FIRE HYDRANTS TO HAVE A MINIMUM OF 1/2 CUBIC YARD OF #57 LIMESTONE 6" ABOVE DRAIN HOLE OR EQUIVALENT SIZE BANK RUN GRAVEL. PLASTIC MAY BE REQUIRED AND IS TO BE PLACED OVER THE STONE PRIOR TO BACKFILL. A CONCRETE COLLAR CONSISTING OF A MINIMUM OF THREE 60 POUND BAGS OF READY MIX CONCRETE SHALL BE SPACED EQUALLY AROUND THE HYDRANT BARREL 1-1/2 FEET BELOW BURY LINE. ALL HYDRANTS TO BE TURNED WITH 4-1/2" NOZZLE FACING STREET AND MEETING FIRE DEPARTMENT SPECIFICATION.
16. ALL VALVE BOX AND CURB BOX COVERS ARE TO BE PAINTED BLUE AND MARKED WITH A WYE POLE PAINTED BLUE. WYE POLES ARE TO BE REMOVED AFTER FINAL SITE GRADING. CONTRACTOR RESPONSIBLE FOR ADJUSTMENTS TO VALVE BOXES, CURB BOXES, AND FIRE HYDRANTS WITH RESPECT TO FINAL GRADING. ALL VALVE BOXES IN NEW OR PROPOSED PAVEMENT SHALL BE SCREW TYPE.
17. WATERLINE WILL NOT BE ACCEPTED OR PLACED IN SERVICE UNTIL CONTRACTOR CONDUCTS AND OBTAINS SATISFACTORY RESULTS OF PRESSURE AND CHLORINE TESTS. BACTERIA TEST WILL THEN BE CONDUCTED BY AQUA OHIO. ALL VALVES, HYDRANTS, AND CURB BOXES TO BE PROPER GRADE PRIOR TO ACCEPTANCE.
18. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO ENSURE SAFETY OF THE PUBLIC ON AND SURROUNDING THE SITE DURING CONSTRUCTION.
19. THE LOCATION OF EXISTING UTILITIES AND STRUCTURES, BOTH ABOVE GROUND AND UNDERGROUND ARE SHOWN ON THE PLANS FROM DATA AVAILABLE AT THE TIME OF THE SURVEY AND ARE NOT NECESSARILY COMPLETE AND/OR CORRECT. THE EXACT LOCATION AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. DURING CONSTRUCTION, THE CONTRACTOR SHALL USE DUE DILIGENCE IN PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN ON PLANS OR NOT. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL CONTACT OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764, TWO WORKING DAYS PRIOR TO START OF CONSTRUCTION AS REQUIRED BY OHIO LAW.
20. THE WATERLINE SHALL BE INSTALLED SO THAT 4'-0" OF MINIMUM COVER FROM EXISTING/PROPOSED GRADE TO TOP OF THE WATERLINE IS MAINTAINED UNLESS OTHERWISE NOTED.
21. A MINIMUM 4'-0" HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN EXISTING STORM SEWERS AND THE WATERLINE.
22. A MINIMUM 12" VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN EXISTING STORM SEWERS AND WATERLINE, OUT TO OUT.
23. A MINIMUM 10'-0" HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN EXISTING SANITARY SEWERS AND WATERLINE, OUT TO OUT.
24. A MINIMUM 18" VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN EXISTING SANITARY SEWERS AND WATERLINE, OUT TO OUT.
25. ALL ASPHALT AND CONCRETE DRIVES ARE TO BE SAW CUT FOR WATERLINE INSTALLATION.

NOTE: THIS LIST DOES NOT SUPERSEDE CONTRACT SPECIFICATIONS AND IS INTENDED ONLY AS A GUIDELINE TO INSTALLING WATERLINES WITHIN THE AQUA OHIO SERVICE AREA. ANY QUESTIONS SPECIFIC TO YOUR PROJECT, SHOULD BE DISCUSSED WITH THE ONSITE INSPECTOR.

SIZE OF PIPE	DEGREE OF BEND												BRANCH					
	11 1/4"	22 1/2"	45"	90"	RUN		6"	8"	12"	16"	20"	24"	L"	D"	L"	D"		
6"	8	12	20	9	18	13	18	13	18	13	18	13						
8"	9	16	10	24	13	25	16	8	18	13	23	18						
12"	14	13	22	16	36	19	32	28	12	18	13	23	16	38	24			
16"	18	18	32	20	36	34	41	39	16	14	16	20	20	36	25	49		
20"	25	20	30	32	49	39	50	50	26	11	21	18	22	35	26	46		
24"	27	26	39	36	60	45	58	61	24	9	25	15	27	30	30	42		



CONCRETE BACKING FOR HORIZONTAL BENDS AND TEES

1. BACKING DESIGNED FOR 300 POUNDS PER SQUARE FOOT SOIL BEARING AND 150 POUNDS PER SQUARE INCH INTERNAL PRESSURE.
2. PROVIDE CONCRETE REINFORCEMENT AS DIRECTED BY THE ENGINEER.

THE CITY OF CHARDON, OHIO - DEPARTMENT OF PUBLIC SERVICE

SHT. DWG. NO. 1 / 1 WTR-F

STANDARD CONSTRUCTION DRAWING

CONCRETE BACKING FOR HORIZONTAL BENDS AND TEES

DATE: 7/8/20

DRAWN: CJB

SCALE: HOR. 1"=20', VERT. 1"=60'

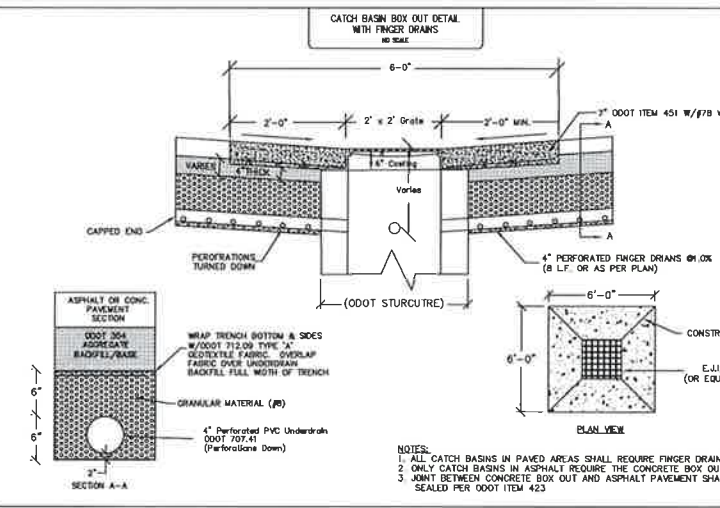
FOLDER: DWG/Proj. Engineering

FILENAME: Concept Plan

TAB:

BNDY. CHK: MPS-11/22/2019

BASE. CHK: DRK-11/29/2019



CATCH BASIN BOX OUT DETAIL WITH FINGER DRAINS

6'-0" WIDE

2'-0" x 2' Grate

2'-0" MIN.

3" ODOT ITEM 451 W/P/70 W.W.F.

4" PERFORATED FINGER DRAINS ON BOX (8 L.F. OR AS PER PLAN)

CONSTRUCTION JOINTS (TYP.)

PLAN VIEW

6'-0" x 6'-0"

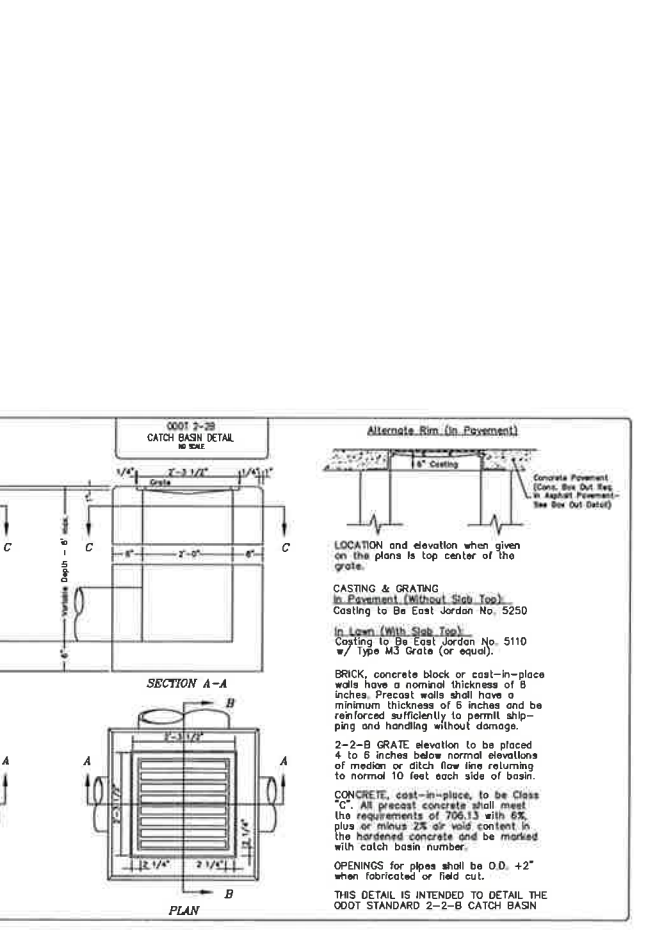
E.I.W. S250 (OR EQUAL CASTING)

NOTES:

1. ALL CATCH BASINS IN PAVED AREAS SHALL REQUIRE FINGER DRAINS.
2. ONLY CATCH BASINS IN ASPHALT REQUIRE THE CONCRETE BOX OUT.
3. JOINT BETWEEN CONCRETE BOX OUT AND ASPHALT PAVEMENT SHALL BE SEALED PER ODOT ITEM 423.

19. THE LOCATION OF EXISTING UTILITIES AND STRUCTURES, BOTH ABOVE GROUND AND UNDERGROUND ARE SHOWN ON THE PLANS FROM DATA AVAILABLE AT THE TIME OF THE SURVEY AND ARE NOT NECESSARILY COMPLETE AND/OR CORRECT. THE EXACT LOCATION AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. DURING CONSTRUCTION, THE CONTRACTOR SHALL USE DUE DILIGENCE IN PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN ON PLANS OR NOT. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL CONTACT OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764, TWO WORKING DAYS PRIOR TO START OF CONSTRUCTION AS REQUIRED BY OHIO LAW.
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THE CITY OF CHARDON, OHIO - DEPARTMENT OF PUBLIC SERVICE

SHT. DWG. NO. 1 / 1 SWR-1.2

STANDARD CONSTRUCTION DRAWING

SEWER PIPE INSTALLATION UNDER PAVEMENT

DATE: 7/8/20

DRAWN: CJB

SCALE: HOR. 1"=20', VERT. 1"=60'

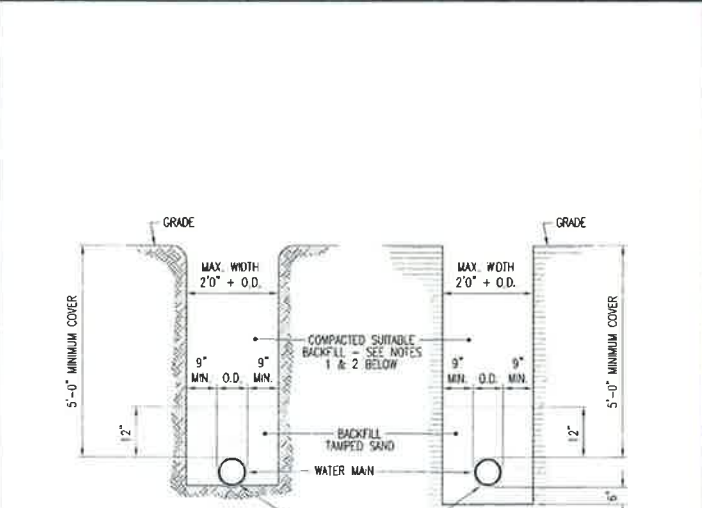
FOLDER: DWG/Proj. Engineering

FILENAME: Concept Plan

TAB:

BNDY. CHK: MPS-11/22/2019

BASE. CHK: DRK-11/29/2019



WATER MAIN TRENCH DETAILS

5'-0" MINIMUM COVER

MAX. WIDTH 2'0" + O.D.

9" MIN. O.D. MIN.

9" MIN. O.D. MIN.

BACKFILL TAMPED SAND

WATER MAIN

AMPLE BELL HOLES SHALL BE FORMED TO PERMIT PROPER JOINTING

IN EARTH

IN ROCKS

NOTES:

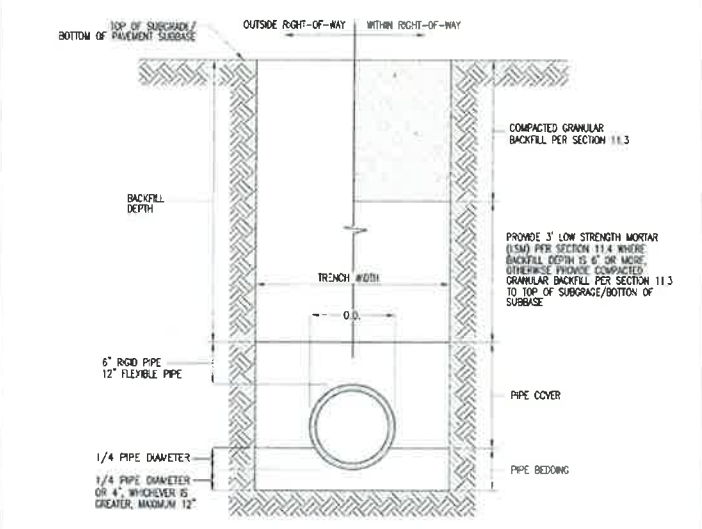
1. PREMIUM BACKFILL REQUIRED UNDER EXISTING OR FUTURE PAVEMENTS, SIDEWALKS, AND/OR DRIVES.
2. PREMIUM BACKFILL SHALL BE LIMESTONE GRADED PER ODOT 304.02 (NO SLAG) IS PERMITTED.
3. CONTRACTOR SHALL USE SPECIAL CARE IN PLACING THE SAND BEDDING BACKFILL, SO AS TO AVOID SCRAPING OF THE EXTERIOR COATING, INJURING THE PIPE, DISTORTING OR MOVING THE PIPE WHEN COMPACTING THE SAME. THE SAND BEDDING BACKFILL SHALL BE TAMPED IN SIX (6) INCH LAYERS, SIMULTANEOUSLY ON EACH SIDE OF THE PIPE, AND THOROUGHLY COMPACTED SO AS TO PROVIDE A SOLID BACKING AGAINST THE EXTERNAL SURFACE OF THE PIPE.
4. MINIMUM COMPACTOR FOR ALL SAND BEDDING BACKFILL, BACKFILL AND PREMIUM BACKFILL SHALL BE 95% STANDARD PROCTOR.

THE CITY OF CHARDON, OHIO - DEPARTMENT OF PUBLIC SERVICE

SHT. DWG. NO. 1 / 1 WTR-3

STANDARD CONSTRUCTION DRAWING

WATER MAIN TRENCH DETAILS



SEWER PIPE INSTALLATION UNDER PAVEMENT

PREMIUM BACKFILL SHALL CONSIST OF COARSE INTERLOCKING LIMESTONE AGGREGATE.

PIPE COVER SHALL CONSIST OF COARSE INTERLOCKING AGGREGATE NO. 67, 57 OR 8 PER ASHTO M-43.

BEDDING SHALL CONSIST OF COARSE INTERLOCKING AGGREGATE NO. 67, OR 8 FOR PIPE LESS THAN 30", NO. 57 OR NO. 67 COURSE INTERLOCKING AGGREGATE SHALL BE USED.

FOR CONCRETE AND DUCTILE IRON PIPE, PIPE COVER IS TO THE SPRINGLINE OR GREATER. IN PAVED AREAS PREMIUM BACKFILL TO THE TOP OF THE TRENCH.

PREMIUM BACKFILL SHALL BE ODOT ITEM 613 (CONTROLLED LOW-STRENGTH MORTAR) FOR TRENCHES IN PUBLIC RIGHTS-OF-WAY WHICH LIE UNDER OR WITHIN 2 FEET OF PAVED SURFACES.

LATERAL CONNECTIONS TO HAVE A MINIMUM BEDDING DEPTH OF 3" COARSE AGGREGATE.

THE CITY OF CHARDON, OHIO - DEPARTMENT OF PUBLIC SERVICE

SHT. DWG. NO. 1 / 1 SWR-1.2

STANDARD CONSTRUCTION DRAWING

SEWER PIPE INSTALLATION UNDER PAVEMENT

REV. NO.	DATE	BY
1	9/3/20	JNG
1		

STATE OF OHIO PROFESSIONAL ENGINEER

DUSTIN R. KEENEY 65515

DATE: 7/8/20

DRAWN: JCK

SCALE: HOR. 1"=20', VERT. 1"=60'

FOLDER: DWG/Proj. Engineering

FILENAME: Concept Plan

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BNDY. CHK: MPS-11/22/2019

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STARBUCKS

255 CENTER STREET

CITY OF CHARDON - GEauga COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.

3460 CHARDON ROAD, SUITE 0

WILLOUGHBY HILLS, OHIO 44094

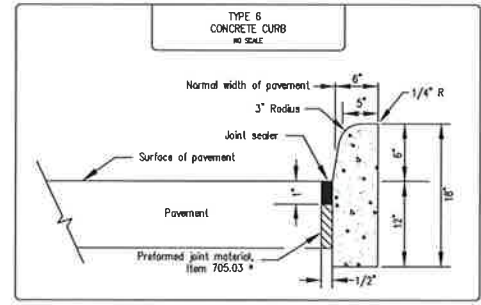
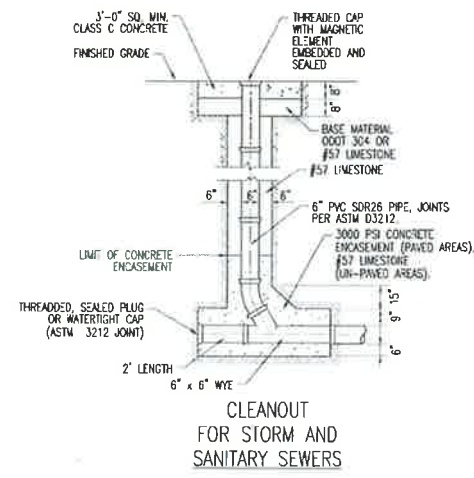
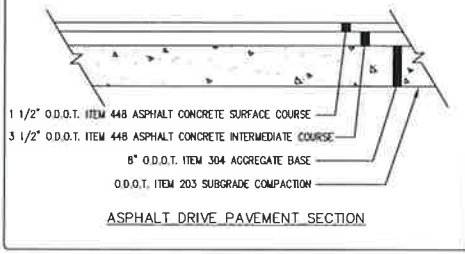
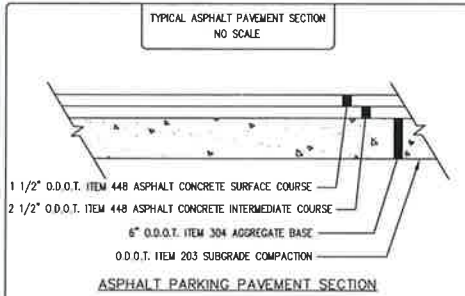
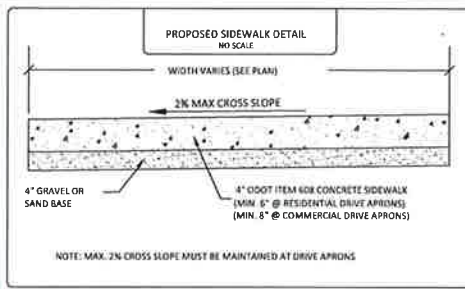
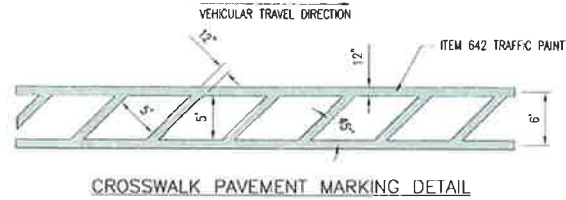
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DETAILS

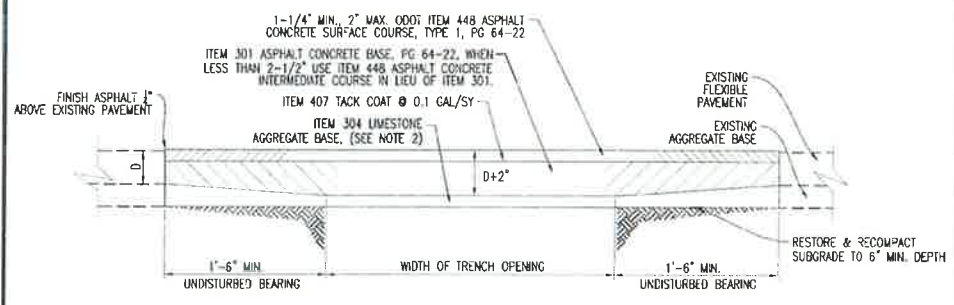
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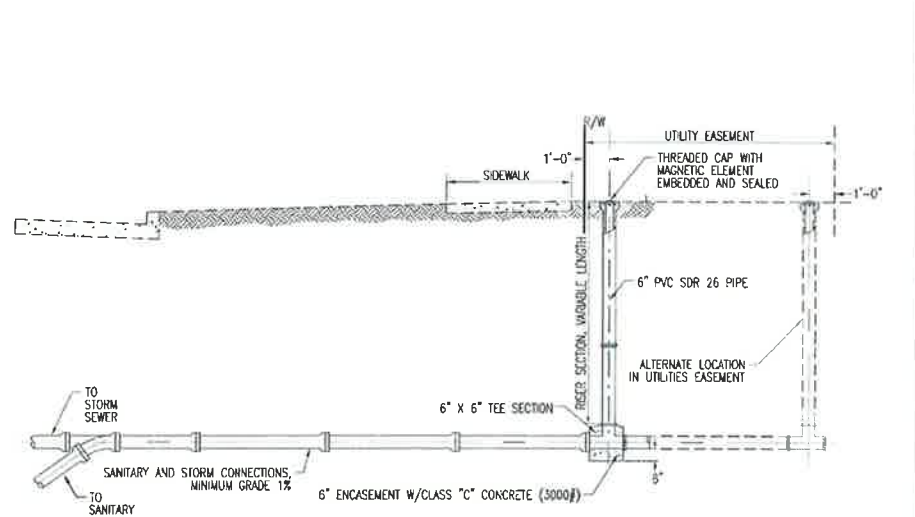
SHT.		DWG. NO.	STANDARD CONSTRUCTION DRAWING	Drawn By	Checked By
1 / 1		MRK-1	CROSSWALK PAVEMENT MARKING DETAIL	CJB	DGC

SHT.		DWG. NO.	STANDARD CONSTRUCTION DRAWING	Drawn By	Checked By
1 / 1		SWR-5	SEWER CLEANOUT	CJB	DGC

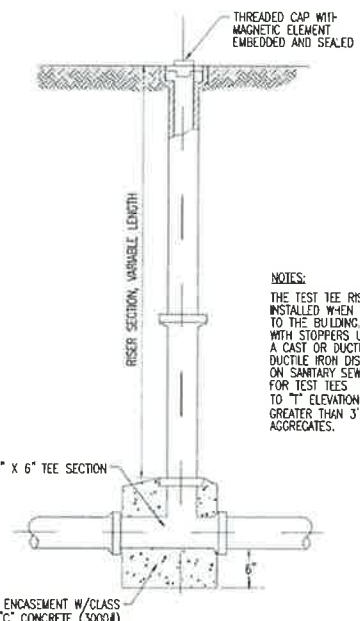


REPAIR OF FLEXIBLE PAVEMENT OPENINGS

- NOTES:**
- TRENCH BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY OF CHARDON MUNICIPAL SPECIFICATIONS.
 - WHERE LESS THAN THREE (3) INCHES OF ITEM 304 IS REPLACED, USE SCREENINGS GRADED IN ACCORDANCE WITH ODOT 703.10 EXCEPT THAT THE MINIMUM PERCENT PASSING THE No. 100 SIEVE SHALL BE FIVE (5) PERCENT.
 - TRAFFIC SHALL BE MAINTAINED IN A SAFE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE PLANS, THE REQUIREMENTS OF ODOT ITEM 614--MAINTAINING TRAFFIC AND THE GENERAL PROVISIONS OF THE O.D.O.T. CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND IN COMPLIANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD).
 - AGGREGATE OR PAVED SHOULDER AREAS AND NON-PAVED BERM OR TREE LAWN AREAS WITHIN THE RIGHT-OF-WAY SHALL BE RESTORED OR REPLACED IN ACCORDANCE WITH THE APPROVED PLANS OR AS DIRECTED TO MATCH THE PREVIOUSLY UNDISTURBED CONDITIONS, ALL IN ACCORDANCE WITH THE APPLICABLE GENERAL PROVISIONS AND ODOT SPECIFICATIONS AS DETERMINED BY THE ENGINEER OR BY THE CITY OF CHARDON.



LATERAL CONNECTIONS



6" X 6" TEST TEE & 6" RISER FOR STORM AND SANITARY SEWERS

- NOTES:**
- THE TEST TEE RISER SECTION SHALL BE INSTALLED WHEN THE CONNECTION IS EXTENDED TO THE BUILDING. RISERS SHALL BE FURNISHED WITH STOPPERS UPON WHICH SHALL BE PLACED A CAST OR DUCTILE IRON DISC. CAST OR DUCTILE IRON DISCS SHALL BE PAINTED YELLOW ON SANITARY SEWERS. CONCRETE ENCASEMENT FOR TEST TEES IS REQUIRED IF GROUND COVER TO "ELEVATION IS LESS THAN 3'-0" IF GREATER THAN 3'-0" USE COARSE INTERLOCKING AGGREGATES.

SHT.		DWG. NO.	STANDARD CONSTRUCTION DRAWING	Drawn By	Checked By
1 / 1		PVMT-2	REPAIR OF FLEXIBLE PAVEMENT OPENINGS	CJB	DGC

SHT.		DWG. NO.	STANDARD CONSTRUCTION DRAWING	Drawn By	Checked By
1 / 1		SWR-7	LATERAL CONNECTION	CJB	DGC

SHT.		DWG. NO.	STANDARD CONSTRUCTION DRAWING	Drawn By	Checked By
1 / 1		SWR-8	TEST TEE	CJB	DGC

REV. No.	DATE	BY
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STARBUCKS
255 CENTER STREET
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 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
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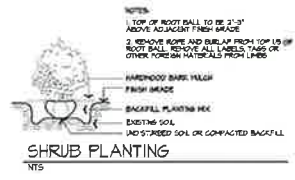
DETAILS

CONTRACT No.	
19213	
SHEET	OF
10	10



GENERAL NOTES

- 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 MASSSES 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 SOO ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN. ALL PARKING ISLANDS TO BE TURF.
- 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.



ID	Qty	Botanical Name	Common Name	Scheduled Size
AC-BR	7	Acer r. 'Brandywine'	Red Point Maple	2.5"
AM-ABC	2	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry (Clump Form)	8"
BU-WG	28	Buxus m.v. k. 'Winter Gem'	Winter Gem Boxwood	24"
GL-SL	8	Gleditsia l. i. 'Skyline'	Skyline Honeylocust	2.5"
HY-LL	9	Hydrangea p. 'Little Lime'	Little Lime Hydrangea	#3
JU-BU	23	Juniperus s. 'Buffalo'	Buffalo Juniper	#3
LM-VA	32	Liriope m. i. 'Variegata'	Variegated Lily Turf	#1
NE-JW	17	Nepela l. 'Junior Walker'	Junior Walker Calmint	#1
PI-NI	11	Picea a. 'Nidiformis'	Nest Spruce	#5
PP-GL24	3	Picea p. 'Globosa'	Dwarf Globe Blue Spruce	18"
RU-LG	10	Rudbeckia l.v.sul. 'Little Gokstar'	Little Gokstar Black-Eyed Susan	#1
SE-AF	11	Sedum s. 'Autumn Fire'	Autumn Fire Stonecrop	#1
SP-LP	22	Spiraea j. 'Little Princess'	Little Princess Spirea	#3
SY-IS	3	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	2"

Client: STARBUCKS!
 255 CENTER STREET
 CHARDON, OHIO
 Drawing Title: CONCEPT LANDSCAPE PLAN

THE MATSKO GROUP, INC.
 LANDSCAPE ARCHITECTS
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No.	Date	Issue Notes

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Project Manager:	MGM
Date:	7-15-2020
Scale:	1"=10'-0"
Drawing No.:	L-1
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