



Agenda for the Board of Building and Zoning Appeals
Regular Meeting- Huron City Hall – Council Chambers
June 10, 2024 5:30p.m.

- I. Call to Order**
- II. Roll Call**
- III. Adoption of the Minutes: N/A**
- IV. Verification of Notifications**
- V. Swearing in of those testifying before the Board**
*When testifying before the board, please step to the podium, **sign in**, and state your name and address for the record.
- VI. New Business**

42-00611.000	1138 By The Shores Drive	Area Variances- Side
& Rear Setback variances, variance to the rear yard 35% max build out regulation, for proposed rear yard decks.		
45-00028.000	102 Sandusky Ave	Area Variance -Rear
Yard Setback variance for a new home.		
42-02023.000	1708 Sawmill Parkway	Area Variance-Side
Yard Setback variances for a new self-storage facility.		
- VII. Other Matters**
Review/approve final draft of the BZA Rules
- VIII. Adjournment**



TO: Chairman Kath and Board Members
FROM: Erik Engle, Planning Director
RE: 1138 By-the-Shores
DATE: June 10, 2024

Current Zoning District: R-1 **Parcel No.:** 42-00611.000

Existing Land Use: Single-Family Residential

Property Size: 0.1848 acres

Traffic Considerations: By The Shores Drive

Project Description- Area Variances- Proposed Rear Yard Decks

The applicant is proposing multi-level decks and patios in the rear yard. As proposed, the decks will require the following variances: Rear Yard, Side Yards, and a variance to exceed the max rear yard build out of 35%. The applicant notes the rear yard is sloped to the lake and cannot be safely accessed.

Since the proposed variance falls under the “area variance” category, the following criteria should be examined to establish if there are practical difficulties in the use of the property (The Seven (7) Way Test-Duncan vs The Village of Middlefield):

- 1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.*
- 2. Whether the variance is substantial.*
- 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment because of the variance.*
- 4. Whether the variance would adversely affect the delivery of governmental services (for example, water, sewer, garbage).*
- 5. Whether the property owner purchased the property with knowledge of the zoning restriction or if the need for the variance is “self-imposed.” (The owner created the situation)*
- 6. Whether the property owner’s predicament feasibly can be obviated through some method other than a variance.*
- 7. Whether the spirit and intent behind the zoning requirement would be observed substantial justice done by granting the variance.*

Staff Analysis:

The home was built in 1977 and is pre-existing/non-compliant to the code for side yard setbacks. The applicant has advised that the rear yard is sloped to the lake and is proposing 1,411sf of multi-level decks down to the lake. According to the application, the total rear yard area is 2,715sf, the proposed deck area is 1,411sf (52% of the rear yard).

Applicable Codes:

1123.01 R-1 ONE-FAMILY RESIDENCE DISTRICT.

(e) Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed, except as otherwise provided in this Zoning Ordinance:

Dwelling (stories)	<u>Lot Area</u> (sq. ft.)	<u>Lot Frontage</u> (ft.)	<u>Front Yard Depth</u> (ft.)	<u>Side Yards</u>	
				<u>Least Width</u> (ft.)	<u>Sum of Width</u> (ft.)
1	9,000	75	30	7	15
2	9,000	75	30	8	20

As proposed the decks will require the following variances:

Proposed		Required	Variance Needed
Rear Yard Build out	52%	Max Build Out 35%	17% Variance to the Max Rear Yard
Lot Coverage			
Rear Yard Setback	16'	30'	14' Rear Yard Setback Variance
West Side Setback	2'	8'	6' Side Yard Setback Variance
East Side Setback	4'	12'	8' Side Yard Setback Variance

As the testimony presented in this public hearing has shown that the area variances for 1138 By-the-Shores Drive meets the following criteria (***Choose one or more appropriate finding(s) and specific items based on the seven-way test***)

- ***The property in question would not yield a reasonable return or would not have any beneficial use without the variance.***
- ***The variance is not substantial.***
- ***The essential character of the neighborhood would not be substantially altered and/or the adjoining properties would not suffer a substantial detriment because of the variance.***
- ***The variance would not adversely affect the delivery of governmental services (for example, water, sewer, garbage).***
- ***The property owner purchased the property without the knowledge of the zoning restriction and/or the need for the variance is not "self-imposed." (The owner did not create the situation)***
- ***The property owner's predicament feasibly cannot be obviated through some method other than a variance.***
- ***The spirit and intent behind the zoning requirement would be observed, substantial justice done by granting the variance.***

OR

Motion to **DENY** the variance request:

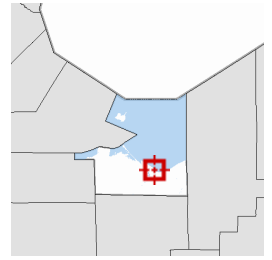
I make the motion to **deny** the request for area variances at 1138 By The Shores Drive as submitted, as sufficient testimony has **not** been presented in this public hearing that the requested variance meets the criteria set forth in the seven-way test as the....

(Choose one or more appropriate finding(s) and specific items based on the seven-way test)

- *The property in question would yield a reasonable return and/or would have beneficial use without the variance.*
- *The variance is substantial.*
- *The essential character of the neighborhood would be substantially altered and/or the adjoining properties would suffer a substantial detriment because of the variance.*
- *The variance would adversely affect the delivery of governmental services (for example, water, sewer, garbage).*
- *The property owner purchased the property with the knowledge of the zoning restriction and/or the need for the variance is "self-imposed." (The owner created the situation)*
- *The property owner's predicament feasibly cannot be obviated through some method other than a variance.*
- *The spirit and intent behind the zoning requirement would not be observed, substantial justice would not be done by granting the variance.*



Overview



Legend

- Parcels
- Parcel Dimensions
- Lot Lines
- Streets
- Addresses
 - 0
 - 1
 - <all other values>

Parcel ID	42-00611.000	Acreage	n/a	Last 2 Sales	Date	Price	Vol/Page
Owner	LAIR JOSEPH C & CAREN H (Owner Address)				10/11/2022	\$575000	202209474 /
	LAIR JOSEPH C & CAREN H (Tax Payer Address)				7/28/2022		202207241 /
Property Address	1138 BY THE SHORES						
	HURON						

Date created: 5/29/2024

Last Data Uploaded: 5/29/2024 10:21:02 AM

Developed by Schneider
GEOSPATIAL





CITY OF HURON
Planning & Zoning Department
417 MAIN STREET, HURON, OH 44839

THE BOARD OF BUILDING AND ZONING APPEALS APPLICATION
Completion of all applicable sections required. Incomplete applications will not be accepted.

We, the undersigned represent that we are the title owners of the following described property situated in the City of Huron, OH:

Applicant's Name Joe Lair

Property Owners' Name: Joe Lair

Address: 1138 By the Shores Drive

City, State, Zip: Huron OH 44839

Phone Number 440-829-3350

Email: JAIR @ PARKPLACETech. Com

Location of Project:

Lot/Parcel #: 42-00611.000 Zoning District: R-1 one family residence

Address: 1138 By the Shores Dr. Huron, OH 44839.

Year purchased: Oct. 2022 Year the existing structure was constructed: 1977

Single Story Home: Two Story Home: X

Provide a brief summary of your proposed project:

We would like to Add A patio to the rear /
North side of the property to better
utilize our back yard.

Type:

- Area Variance: Subdivision Regulations Parking Setbacks X
Height Size + Flood Plain Sign Regulations
- Use Variance:
- Conditionally Permitted Use:

We request a Hearing before the Board of Building and Zoning Appeals of the City of Huron, Ohio, on the following question: (State the specific details of the variance being requested. Example: Area variance- 1' side setback variance is required for the proposed addition; Use Variance- State the type of use; or Conditionally Permitted Use approval)

1. Total rear yard area is 2,715 square feet. Proposed deck area is 1,411 square foot or 52% of the rear yard. Rear build out max allowable is 35%

I'm requesting a variance for exceeding the maximum rear yard build out by 17%.

2. North property line setback (30')
Proposed deck is 16' off property line.

I'm requesting a 14' rear property line variance.

3. West side property line setback 8'
Proposed deck is 2' off property line.

I'm requesting a 6' side property variance.

4. East side property line setback is 12'.
Proposed deck is 4' off property line

I'm requesting an 8' side property variance.

Use and/or Area Variance Questionnaire

1. The property in question [will/will not] yield a reasonable return and there [can/ cannot] be a beneficial use of the property without the variance because:

There is currently a sloped back yard on the north / lake side of my property. Therefore, the rear yard can not safely be accessed. Our older parents can not walk down the slope safely and the current paved area is only appropriately 4 foot wide. I believe it to be a reasonable request to build an appropriately sized patio.

2. The variance is [substantial/insubstantial] because:

The variance will not alter the character of the neighborhood and will not be seen by the community since its on the back of my home. Its also not a substantial patio or oversized. We simply own a small parcel.

3. The essential character of the neighborhood [would/would not] be substantially altered or adjoining properties [would/would not] suffer a substantial detriment as a result of the variance because.

The proposed structure will be contained entirely within our property lines.

See Attached

We request a Hearing before the Board of Building and Zoning Appeals of the City of Huron, Ohio, on the following question: (State the specific details of the variance being requested. Example: Area variance- 1' side setback variance is required for the proposed addition; Use Variance- State the type of use; or Conditionally Permitted Use approval.)

Total Rear Yard Area = 2,715 SQ' Deck Area 1,411 SQ' (52%) Build out MAP
I Am Requesting A Variance To Exceed Rear Yard Build out By 17%

Conditionally Permitted Use Approval

The following uses shall be permitted only if authorized by the Board of Building & Zoning Appeals in accordance with the provisions of Section 1139.02. State the type of use being proposed and the applicable code section:

Code Section: _____

(skip to Page 7, Sign and Date Application)

Use and/or Area Variance Questionnaire

1. The property in question [will/will not] yield a reasonable return and there [can/ cannot] be a beneficial use of the property without the variance because:

2. The variance is [substantial/insubstantial] because:

3. The essential character of the neighborhood [would/would not] be substantially altered or adjoining properties [would/would not] suffer a substantial detriment as a result of the variance because:

4. The variance [would/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)

5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: _____. Year the structure(s) was constructed: _____.

4. The variance [would/**would not**] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)

The proposed variance is entirely contained to the rear of our property.

5. The applicant purchased the property [with/**without**] knowledge of the zoning restriction. Year the property was purchased:**2022** . Year the structure(s) was constructed:**1977**.

We had NO prior knowledge of zoning / building restrictions when we purchased the property. I was unaware until I applied for a building permit.

6. The applicant's predicament feasibly [can/**cannot**] be resolved through some method other than a variance.

I don't believe a properly designed / scaled patio can be build without receiving the proposed variances. I've worked with my architect to develop the proposed plans and feel it is reasonable.

7. The spirit and intent behind the zoning requirement [**would**/would not] be observed and substantial justice [**done**/not done] by granting the variance because:

We intend to build a beautiful structure that is in keeping with the neighborhood and which will increase our property values.

8. We believe the request should be granted due to the following hardship which is created by the property: (explain the hardship that exists pursuant to the code

The property currently has no / minimal usable back yard.

6. The applicant's predicament feasibly [can/cannot] be resolved through some method other than a variance.
7. The spirit and intent behind the zoning requirement [would/would not] be observed and substantial justice [done/not done] by granting the variance because
8. We believe the request should be granted due to the following hardship which is created by the property: (explain the hardship that exists *pursuant to the code*)

Note: If granted, Use or Area variances will expire within one (1) year from the date of approval. Refer to Section 1139.04 (e) for specifics to timeline regulations for commencement of construction or Use continuation.

I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent and agree to conform to all applicable laws, regulations, and ordinances of the city. I certify all information contained within this application and supplemental documents are true and accurate to the best of my knowledge and belief.

In addition, I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Huron and its officers, employees, and/or agents for the purpose of inspecting said property for compliance with the City's Zoning and/or Building Codes. I further certify that I have authority to grant access to said property.

Date: 5-9-24 Signed Applicant

Date: 5-9-24 Signed Property Owner

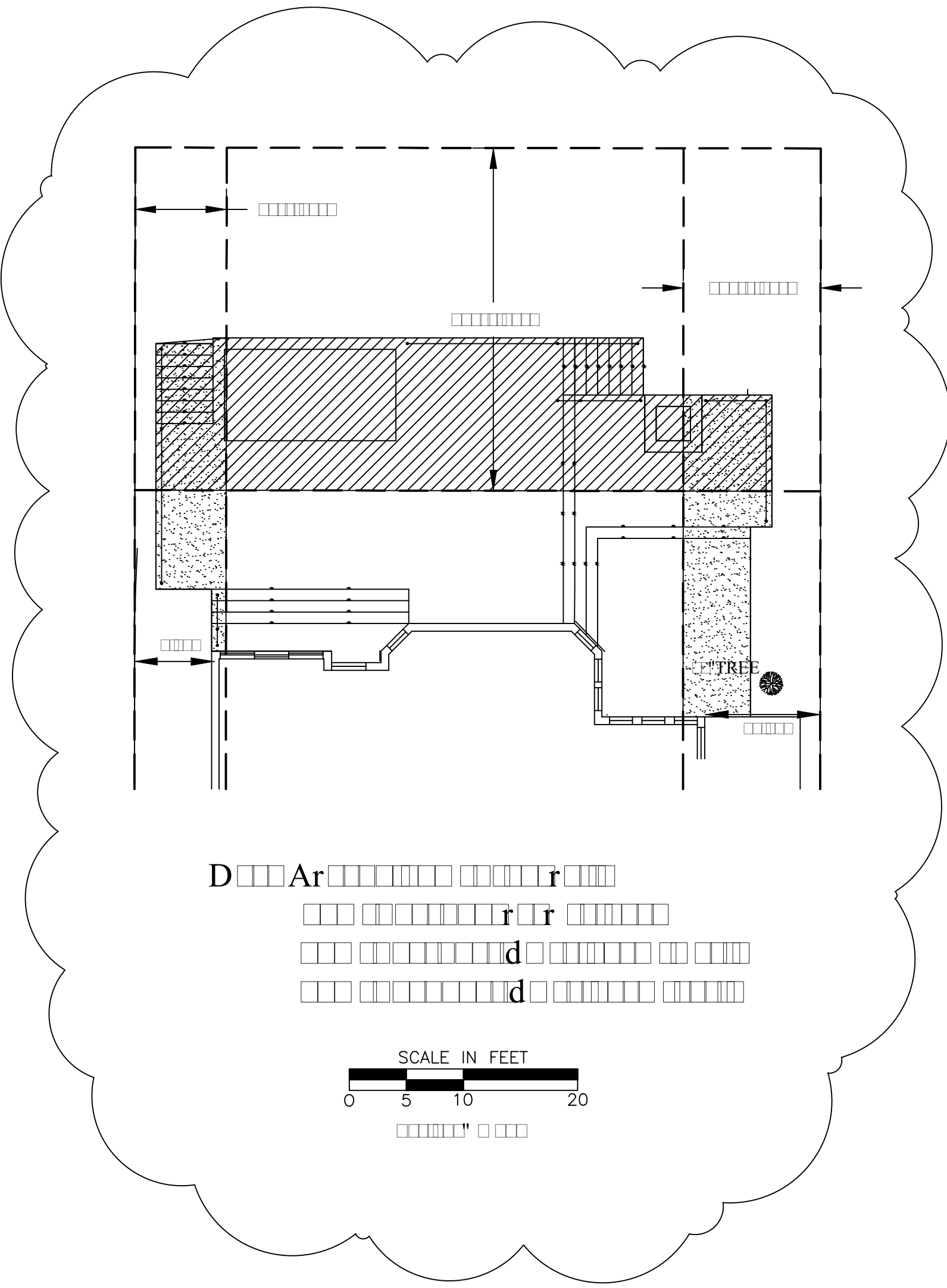
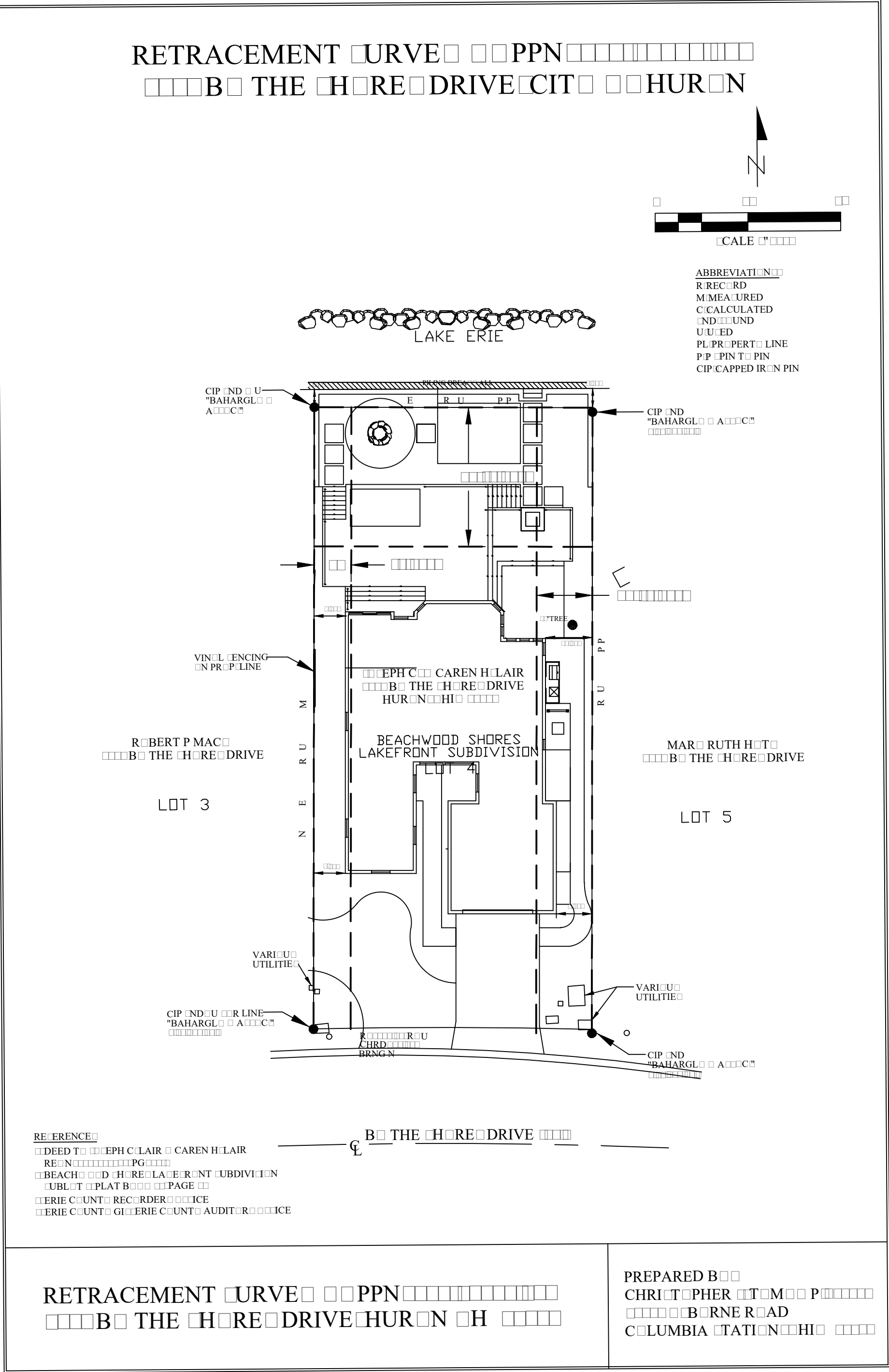
(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 5-9-24 Application Complete

\$150 filing fee receipted: ✓

Comments Appt TBD 5-10-24 Hearing Date _____



Hardscape Plan

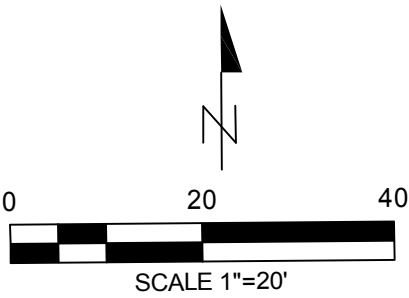
REVISION	B
Mr.	ETB
Mr.	ETB
Ar.	ETB

BRUBECK
Design Studio
Outdoor Living and
Landscape Design

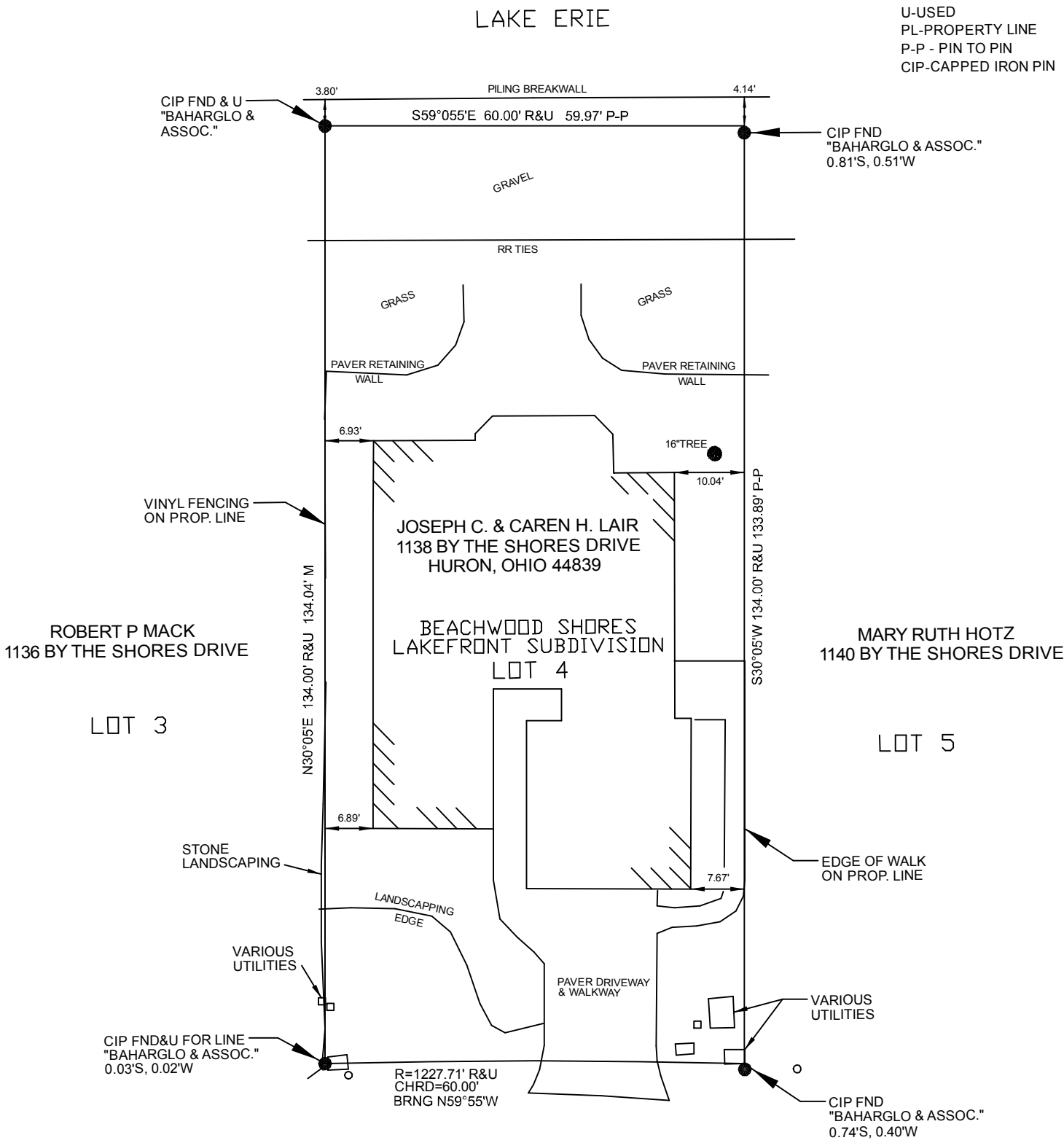
LANDSCAPE PLAN
THE LAIR RESIDENCE
BURNES ROAD
HURON

DRAWN ETBRUBEC
CHECKED ETBRUBEC
DATE Mr.
SCALE AS NOTED
BY BN

RETRACEMENT SURVEY OF PPN_o. 42-00611.000
1138 BY THE SHORES DRIVE, CITY OF HURON



ABBREVIATIONS:
R-RECORD
M-MEASURED
C-CALCULATED
FND-FOUND
U-USED
PL-PROPERTY LINE
P-P - PIN TO PIN
CIP-CAPPED IRON PIN



- REFERENCES
- DEED TO JOSEPH C. LAIR & CAREN H. LAIR
REF No. 202209474, PGS. 1-3
 - BEACHWOOD SHORES LAKEFRONT SUBDIVISION
SUBLOT 4, PLAT BOOK 22, PAGE 43
 - ERIE COUNTY RECORDERS OFFICE
 - ERIE COUNTY GIS, ERIE COUNTY AUDITORS OFFICE

RETRACEMENT SURVEY OF PPN_o. 42-00611.000
1138 BY THE SHORES DRIVE, HURON OH 44839

PREPARED BY:
CHRISTOPHER J. TOMKO P.S. 8243
26152 OSBORNE ROAD
COLUMBIA STATION, OHIO 44028













TO: Chairman Kath and Board Members
FROM: Erik Engle, Planning Director
RE: 102 Sandusky Ave
DATE: June 10, 2024

Current Zoning District: R-1 **Parcel No.:** 45-00027.000, 45-00025.000, 45-00026.000
45-00028.000, 45-00029.000

Existing Land Use: Single Family Residential

Property Size: Multiple Parcels

Traffic Considerations: Private Road off Cleveland Road West

Project Description- Area Variances

Applicant is seeking to demolish an existing residence constructed in 1964, and rebuild in relatively the same location except for the rear yard, as the parcel is prone to flooding. The rear yard setback will be increased from the existing (current rear yard setback is 15', proposed rear yard setback 23'), but will still require a variance to the rear yard setback regulations.

Since the proposed variance falls under the "area variance" category, the following criteria should be examined to establish if there are practical difficulties in the use of the property (The Seven (7) Way Test-Duncan vs The Village of Middlefield):

- 1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.***
- 2. Whether the variance is substantial.***
- 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment because of the variance.***
- 4. Whether the variance would adversely affect the delivery of governmental services (for example, water, sewer, garbage).***
- 5. Whether the property owner purchased the property with knowledge of the zoning restriction or if the need for the variance is "self-imposed." (The owner created the situation)***
- 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.***
- 7. Whether the spirit and intent behind the zoning requirement would be observed substantial justice done by granting the variance.***

Staff Analysis:

The home was built in 1964 and is pre-existing/non-confirming to the code for rear yard setbacks, the current rear yard setback is 15'. The existing home spans two separate parcel numbers and several more parcels comprise the owner's property. Per the owner/applicant, the property (while

not listed in the flood zone) is prone to repeated flooding. Applicant is proposing to demolish the existing home, and rebuild farther from the rear yard property line to avoid the area of repeated flooding. The proposed location improves the rear yard setback, the proposed rear yard setback is 23'. **As proposed, this will require a 7' rear yard setback variance.**

Staff would recommend that if the BZA approves of the variance, it would be on the condition that the applicant combine the lots (at least the lots that the home will be built on) and have them recorded prior to the permit being issued. The applicant is actively working through this process and is agreeable to finalizing the recorded combination plat before any construction begins.

Applicable Codes:

1123.01 R-1 ONE-FAMILY RESIDENCE DISTRICT.

(e) Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed, except as otherwise provided in this Zoning Ordinance:

Dwelling (stories)	<u>Lot Area</u> (sq. ft.)	<u>Lot Frontage</u> (ft.)	<u>Front Yard Depth</u> (ft.)	<u>Side Yards</u>		<u>Rear Yard Depth</u> (ft.)
				<u>Least Width</u> (ft.)	<u>Sum of Width</u> (ft.)	
1	9,000	75	30	7	15	30
2	9,000	75	30	8	20	30

As the testimony presented in this public hearing has shown that the area variance for 102 Sandusky Ave meets the following criteria (***Choose one or more appropriate finding(s) and specific items based on the seven-way test***)

- ***The property in question would not yield a reasonable return or would not have any beneficial use without the variance.***
- ***The variance is not substantial.***
- ***The essential character of the neighborhood would not be substantially altered and/or the adjoining properties would not suffer a substantial detriment because of the variance.***
- ***The variance would not adversely affect the delivery of governmental services (for example, water, sewer, garbage).***
- ***The property owner purchased the property without the knowledge of the zoning restriction and/or the need for the variance is not "self-imposed." (The owner did not create the situation)***
- ***The property owner's predicament feasibly cannot be obviated through some method other than a variance.***
- ***The spirit and intent behind the zoning requirement would be observed, substantial justice done by granting the variance.***

OR

Motion to **DENY** the variance request:

I make the motion to **deny** the request for area variance at 102 Sandusky Ave as submitted, as sufficient testimony has **not** been presented in this public hearing that the requested variance meets the criteria set forth in the seven-way test as the....

(Choose one or more appropriate finding(s) and specific items based on the seven-way test)

- *The property in question would yield a reasonable return and/or would have beneficial use without the variance.*
- *The variance is substantial.*
- *The essential character of the neighborhood would be substantially altered and/or the adjoining properties would suffer a substantial detriment because of the variance.*
- *The variance would adversely affect the delivery of governmental services (for example, water, sewer, garbage).*
- *The property owner purchased the property with the knowledge of the zoning restriction and/or the need for the variance is "self-imposed." (The owner created the situation)*
- *The property owner's predicament feasibly cannot be obviated through some method other than a variance.*
- *The spirit and intent behind the zoning requirement would not be observed, substantial justice would not be done by granting the variance.*



CITY OF HURON
Planning & Zoning Department
417 MAIN STREET, HURON, OH 44839

THE BOARD OF BUILDING AND ZONING APPEALS APPLICATION
Completion of all applicable sections required. Incomplete applications will not be accepted.

We, the undersigned represent that we are the title owners of the following described property situated in the City of Huron, OH:

Applicant's Name EDWARD F VERLIE

Property Owners' Name: EDWARD F VERLIE

Address: 102 SANDUSKY AVE

City, State, Zip: HURON, OH 44839

Phone Number 419 602 0043

Email: 11eenndd@gmail.com

Location of Project:

Lot/Parcel #: MULTIPLE

Zoning District: WORKING ON COMBINATION PLAT R-1

Address: 102 SANDUSKY AVE Huron, OH 44839.

Year purchased: 1988 Year the existing structure was constructed: 1964

Single Story Home: X Two Story Home:

Provide a brief summary of your proposed project:

BUILDING NEW HOME WHICH WILL BE HIGH ENOUGH TO NOT EVER GET FLOODED.
I AM IMPROVING SETBACK, A 7 FOOT VARIANCE IS BEING SOUGHT.

Type:

- Area Variance: Subdivision Regulations Parking Setbacks X 7'-0" Rear variance
Height Size Flood Plain Sign Regulations
- Use Variance:
- Conditionally Permitted Use:

We request a Hearing before the Board of Building and Zoning Appeals of the City of Huron, Ohio, on the following question: (State the specific details of the variance being requested. Example: Area variance- 1' side setback variance is required for the proposed addition; Use Variance- State the type of use; or Conditionally Permitted Use approval)

I AM SEEKING A 7 FOOT REAR YARD VARIANCE, WHICH WILL BE AN IMPROVEMENT OVER EXISTING STRUCTURE.

Conditionally Permitted Use Approval

The following uses shall be permitted only if authorized by the Board of Building & Zoning Appeals in accordance with the provisions of Section 1139.02. State the type of use being proposed and the applicable code section:

Code Section: 1123.01(e)
(skip to Page 7, Sign and Date Application)

Use and/or Area Variance Questionnaire

1. The property in question [~~will~~ will not] yield a reasonable return and there [~~can~~ cannot] be a beneficial use of the property without the variance because:

I AM REBUILDING MY HOME HIGHER BECAUSE MY EXISTING HOME WAS FLOODED 6 TIMES THIS IS A HARDSHIP

2. The variance is [substantial] insubstantial because:

ONLY 7 FEET AND I WILL ACTUALLY BE FARTHER AWAY FROM MY BACKYARD NEIGHBOR!

3. The essential character of the neighborhood [~~would~~ would not] be substantially altered or adjoining properties [~~would~~ would not] suffer a substantial detriment as a result of the variance because:

THE HOUSE WILL BE WAY NICER THAN MY EXISTING TIRED HOUSE IMPROVING EXISTING SETBACKS.

4. The variance [~~would~~ would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)

IT JUST WON'T

5. The applicant purchased the property [~~with~~ without] knowledge of the zoning restriction. Year the property was purchased: 1988 Year the structure(s) was constructed: 1964

6. The applicant's predicament feasibly [~~can~~ cannot] be resolved through some method other than a variance.
7. The spirit and intent behind the zoning requirement [~~would~~ would not] be observed and substantial justice [~~done~~ not done] by granting the variance because

- HARDSHIP OF FLOODING AND I'M IMPROVING THE SETBACK CONDITIONS OF NON CONFORMING STRUCTURE
8. We believe the request should be granted due to the following hardship which is created by the property: (explain the hardship that exists *pursuant to the code*)

HARDSHIP OF FLOODING, NEW STRUCTURE WILL BE BUILT HIGHER

Note: If granted, Use or Area variances will expire within one (1) year from the date of approval. Refer to Section 1139.04 (e) for specifics to timeline regulations for commencement of construction or Use continuation.

I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent and agree to conform to all applicable laws, regulations, and ordinances of the city. I certify all information contained within this application and supplemental documents are true and accurate to the best of my knowledge and belief.

In addition, I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Huron and its officers, employees, and/or agents for the purpose of inspecting said property for compliance with the City's Zoning and/or Building Codes. I further certify that I have authority to grant access to said property.

Date: 5-13-24 Signed Applicant

Edward J Verlie

Date: 5-13-24 Signed Property Owner

Edward J Verlie

(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 5/13/24 Application Complete

\$150 filing fee received: ✓

Comments _____

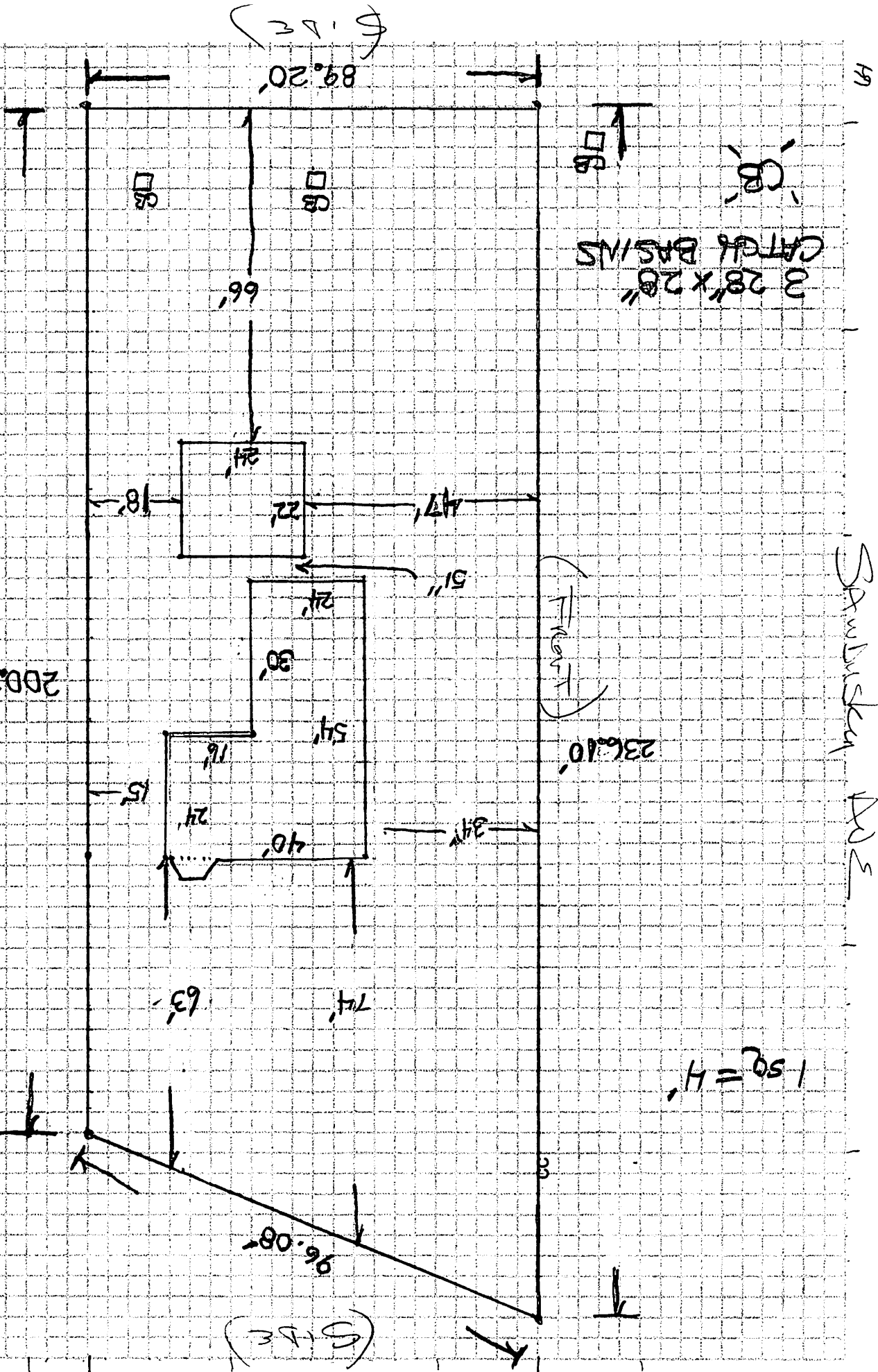
Hearing Date

6/10/24

EXISTING

(SIDE)

96.08'



Stambusky AD-2

3 28' x 28' CATCH BASINS

(Front)

236.10'

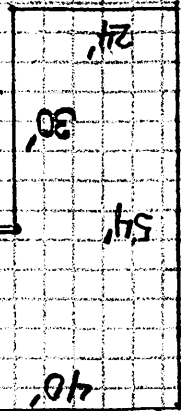
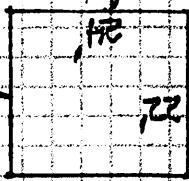
150 = 4'

(REAR)

20039'

89.20'

66'



63'

74'

3

REFERENCES



Richard H. Jeffrey

ERIE COUNTY AUDITOR | ERIE COUNTY, OHIO



Michael Rodeno 101 Sandusky Ave

Carlo Martello 115 Sandusky Ave

Will Folger 107 Sandusky Ave

Jonathan Chastek 104 Pittsburgh Ave

Terry Dickson 118 Pittsburgh Ave

Timothy Kenneley 116 Sandusky Ave

Albert Berardi 203 Columbus Ave

Michele Garrick 109 Columbus Ave

Kathleen McConegly 110 Columbus Ave

Michael Ineson 102 Columbus Ave

Robert Bowers 113 Mansfield Ave

Joreen Hyatt 103 Columbus Ave

LEGAL DESCRIPTION OF A 0.4469-ACRE PARCEL A

Being a parcel of land situated in Lots 226, 228, 230, 232 and 234 of the Grand Forest Beach Allotment (Plat Volume 8, Pages 15 and 16) in the city of Huron, Erie County, Ohio and being more particularly described as follows:

BEGINNING at a found ½" iron pipe marking the northwesterly corner of Lot 224, the easterly right-of-way of Sandusky Avenue (30' R/W) and the northwesterly corner of a parcel of land, now or formerly owned by Timothy M. and Margaret M. Kennely through Reference Number 202004722 of the records of Erie County.

- 1) Thence, North 00° 38' 46" West, along the easterly right-of-way of said Sandusky Avenue, passing at a distance of 222.35 feet, a set 5/8" iron bar for reference, a total distance of 236.10 feet, to the northwesterly corner of Lot 234;
- 2) Thence, South 68° 49' 37" East, along the northerly line of said Lot 234, a distance of 96.08 feet, to the northwesterly corner of Lot 265 and a parcel of land, now or formerly owned by Elva Joreen Hyatt through Reference Number 202301734, referenced by a set 5/8" iron bar being South 00° 38' 46" East, a distance of 22.44 feet;
- 3) Thence, South 00° 38' 46" East, along the westerly line of Lots 259, 261, 263 and 265, along the westerly line of said Hyatt lands and the westerly line of a parcel of land, now or formerly owned by Michele R. Garrick

through Reference Number 202401817, passing at a distance of 22.44 feet, a set 5/8" iron bar for reference, passing at a distance of 141.86 feet, a found 3/4" iron bar marking the northwesterly corner of Lot 261 and passing at a distance of 191.30 feet, a found 3/4" iron pipe marking the northwesterly corner of Lot 259 and said Garrick lands, a total distance of 200.39 feet, to a found 1/2" iron pipe marking the northeasterly corner of Lot 224 and said Kennely lands;

- 4) Thence, South 89° 21' 14" West, along the northerly line of Lot 224 and said Kennely lands, a distance of 89.20 feet, to the POINT OF BEGINNING.

Containing in all, 0.4469 acres of land (19,467.61 sq. ft.) more or less, of which:
0.0831 acres of land (3,621.39 sq. ft.) lies within Lot 226 (Parcel# 45-00025.000);
0.0831 acres of land (3,621.39 sq. ft.) lies within Lot 228 (Parcel# 45-00026.000);
0.0831 acres of land (3,621.39 sq. ft.) lies within Lot 230 (Parcel# 45-00027.000);
0.1976 acres of land (8,603.44 sq. ft.) lies within Lots 232 and 234 (Parcel# 45-00028.000).

The bearings referred to on are based on the Ohio North State Plane Coordinate System.

Prior Reference(s): Reference Number 202211382

Error of Closure = 1:621,770,000

This legal description is based upon an actual field survey performed for Edward Verlie by James Dale Barnes, P.S. 8411, of Barnes Surveying in April 2024.

April 11th, 2024
Job No. 24069
JDB/jdb



GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT, Edward F. Verlie,
unmarried, **the Grantor**, who claims right and title by prior instrument references: Instrument
Number _____ of the Deed Records of the Erie County
Recorder's Office, for the consideration of Ten and 00/100 Dollars (\$10.00) received to the full
satisfaction of **Edward F. Verlie**, unmarried, whose tax mailing address will be: 102 Sandusky
Avenue, Huron, Ohio 44839, **does Give, Grant, Bargain, Sell and Convey**, the following
described premises:

See Exhibit A attached hereto.

Permanent Parcel No. _____

TO HAVE AND TO HOLD the above granted premises, with all the privileges and
appurtenances thereunto belonging, to the said Grantee(s), his heirs and assigns forever. And said
Grantor, does for himself, his heirs and assigns, covenant with the said Grantee(s), himself, his
heirs and assigns, that at and until the unsealing of these presents, Grantor is well seized of the

above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and that the same is **free from all encumbrances whatsoever except** all restrictions, easements, conditions, reservations, limitations, zoning ordinances, and taxes and assessments, both general and special, not yet due and payable, and that Grantor will **Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantee(s), their heirs and assigns, against all lawful claims and demands whatsoever except as above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of May, 2024.

GRANTOR(S):

Edward F. Verlie
Edward F. Verlie

STATE OF OHIO)
COUNTY OF Cuyahoga)

SS.

BE IT REMEMBERED, that on the 12 day of May, 2024, before me, the subscriber, a Notary Public in and for said county, personally appeared Edward F. Verlie, the Grantor in the forgoing Deed, and acknowledged that he did sign the forgoing and that it was his own free act and deed. This is an acknowledgement. No oath or affirmation was administered to the signers.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Seal on the day and year last aforesaid.

William T. Schill
Notary Public

This instrument prepared by:
William T. Schill, Esq.
P.O. Box 16156
Rocky River, Ohio 44116
216.978.8590
wschill@schill-law.com



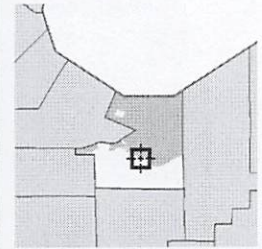
WILLIAM T. SCHILL, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.



R1
(4 Parcels)



Overview



Legend

- Parcels
- Parcel Dimensions
- Parcel Dimensions (Original)
- Lot Lines
- Lot Line Labels
- Streets
- Addresses
 - 0
 - 1
 - <all other values>

Parcel ID	45-00028.000	Acreage	n/a	Last 2 Sales	Date	Price	Vol/Page
Owner	VERLIE EDWARD F (Owner Address)				12/16/2022		202211382 /
	VERLIE EDWARD F (Tax Payer Address)				4/11/2011		
Property Address	SANDUSKY HURON						

Date created: 5/14/2024

Last Data Uploaded: 5/14/2024 7:10:17 AM

Developed by Schneider
GEOSPATIAL

Export

4 Results

Select export file format:

Excel (.xlsx)

Download

Parcel Results

4 Results

Parcel ID ↕	Owner ↕	Property Address ↕	Acres ↕
 45-00025.000	 VERLIE EDWARD F (Owner Address) VERLIE EDWARD F (Tax Payer Address)	SANDUSKY	0.0
 45-00026.000	 VERLIE EDWARD F (Owner Address) VERLIE EDWARD F (Tax Payer Address)	SANDUSKY	0.0
 45-00027.000	 VERLIE EDWARD F (Owner Address) VERLIE EDWARD F (Tax Payer Address)	102 SANDUSKY	0.0
 45-00028.000	 VERLIE EDWARD F (Owner Address) VERLIE EDWARD F (Tax Payer Address)	SANDUSKY	0.0

Export

4 Results

Select export file format:

Excel (.xlsx)

Download

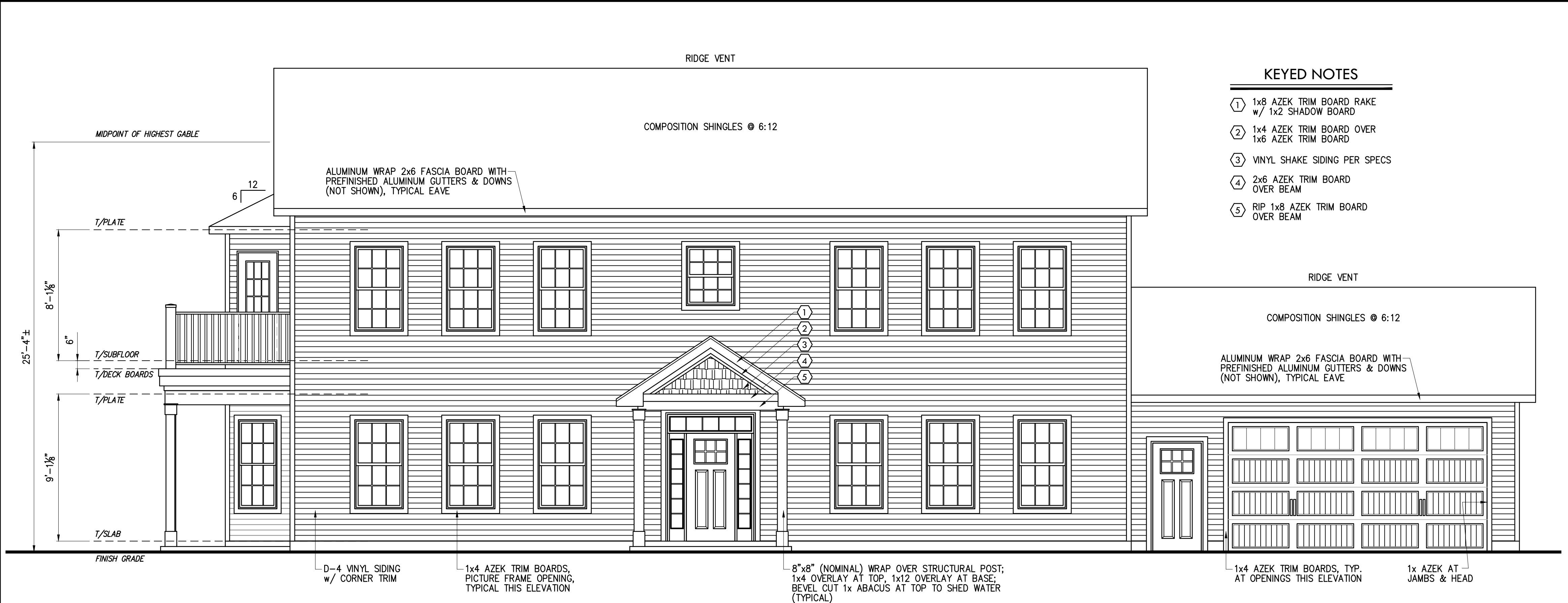
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Contact Us

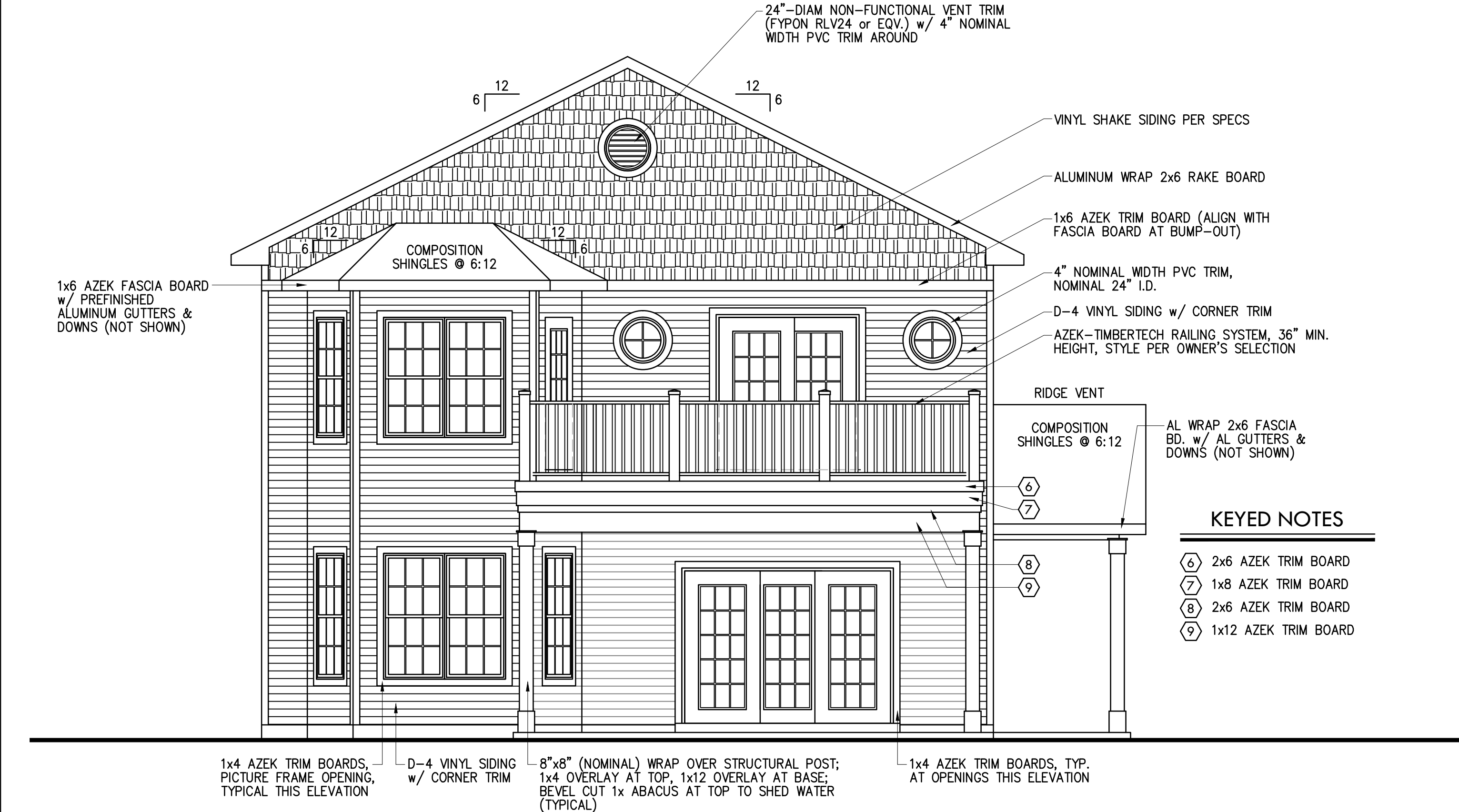
Developed by





FRONT (WEST) ELEVATION

1/4" = 1'



LEFT (NORTH) ELEVATION

1/4" = 1'

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET INDEX

Elevations	1-2
Foundation Plan	3
First Floor Plan	4
Second Floor Plan	5
Building / Typical Section	6
Roof Plan & Notes	7
Cabinet Layouts	8

ENERGY COMPLIANCE

Insulation and Fenestration per the
OHBA Alternative Energy Code
Option as set forth in Section 1112 of
the Ohio Residential Code

SQUARE FOOTAGES

FIRST FLOOR	1,704 SF
SECOND FLOOR	1,658 SF
TOTAL	3,362 SF
GARAGE	576 SF
COVERED PORCH (WEST)	60 SF
COVERED PORCH (NORTH)	160 SF
ELEVATED DECK	154 SF

DATE	ISSUE
3/22/24	REVIEW
3/26/24	ADD GAR/MISC REV.
4/10/24	LARGER FRONT PORCH
4/13/24	REVISED PLAN
4/22/24	REVIEW/BIDS

PROPOSED NEW
VERLIE RESIDENCE
Ed Verlie
102 Sandusky Ave.
Huron, OH 44839

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SHEET TITLE

ELEVATIONS

SCALE

1/4" = 1'
AT D-SIZE PLOT

1
8

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	ISSUE
3/22/24	REVIEW
3/26/24	ADD GAR/MISC REV.
4/13/24	REVISED PLAN
4/22/24	REVIEW/BIDS

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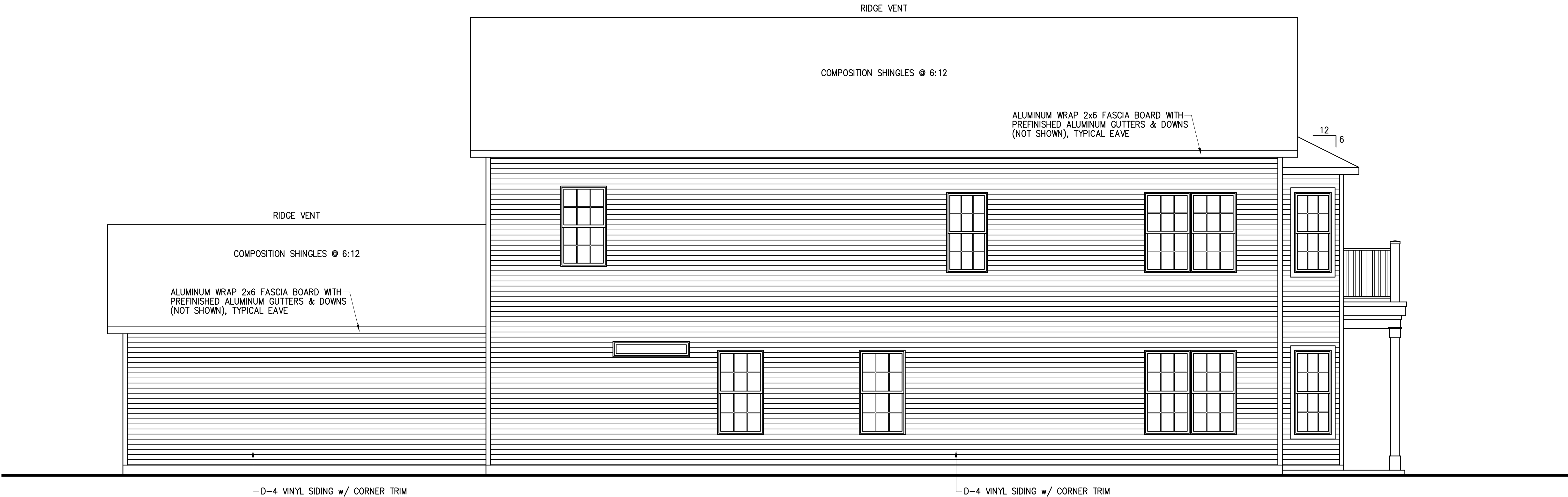
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SHEET TITLE
ELEVATIONS

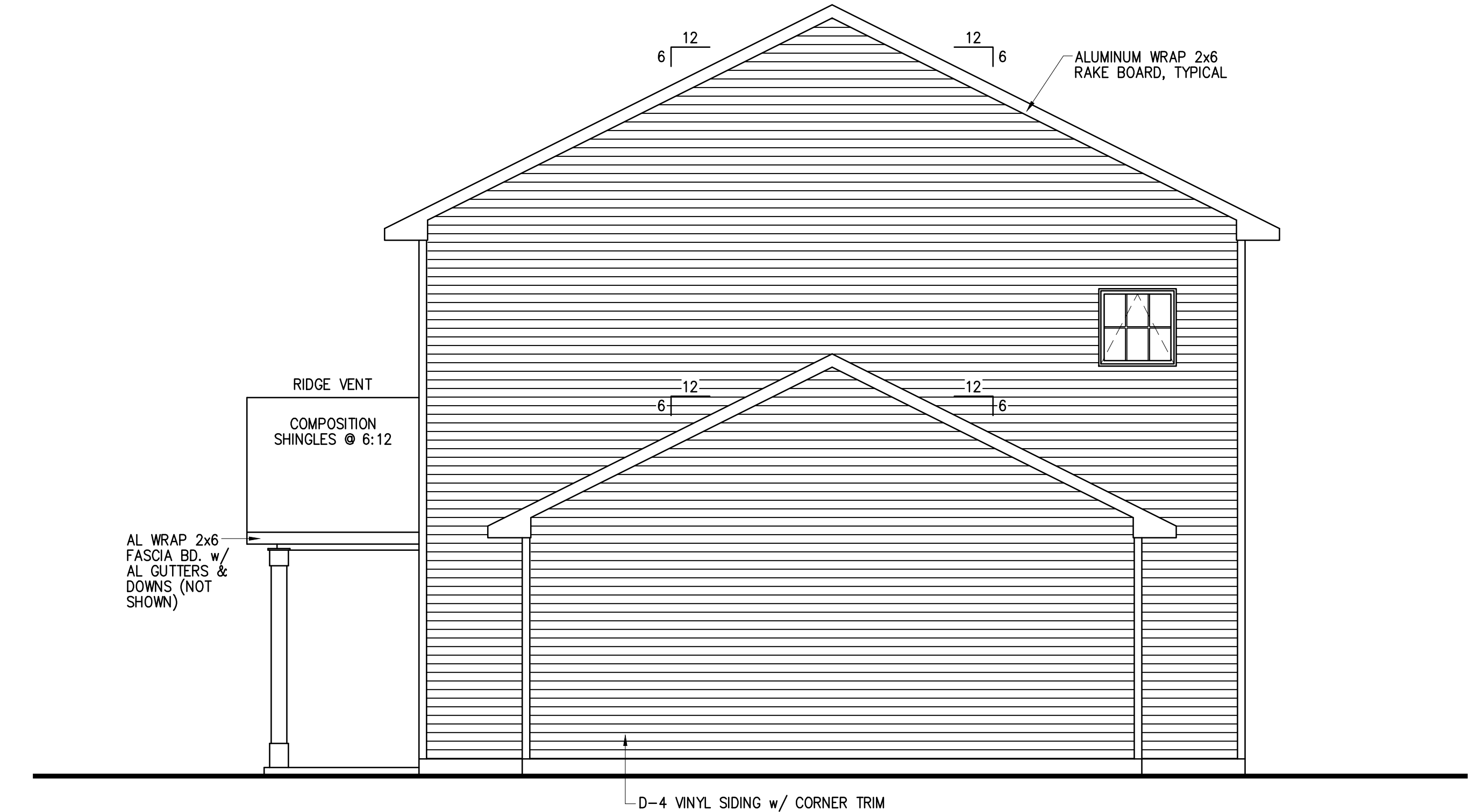
SCALE
1/4" = 1'
AT D-SIZE PLOT

2
8



REAR (EAST) ELEVATION

1/4" = 1'

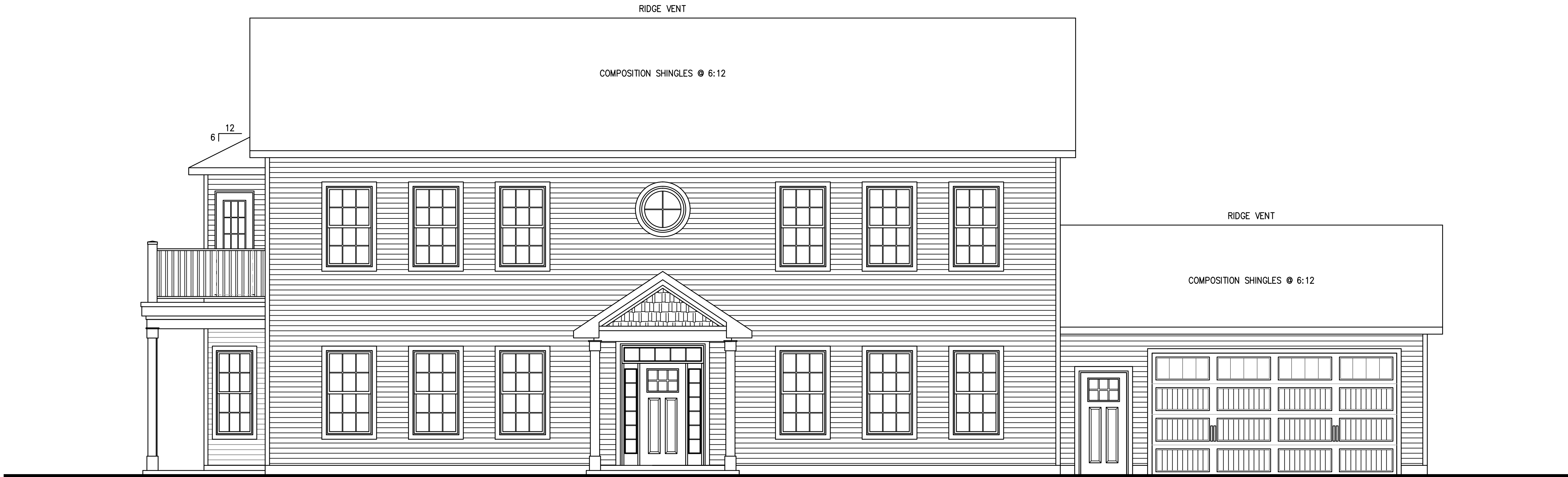


RIGHT (SOUTH) ELEVATION

1/4" = 1'

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	ISSUE
4/13/24	REVISED PLAN



FRONT (WEST) ELEVATION - ALTERNATE BA 3 WINDOW

1/4" = 1'



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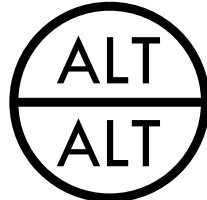
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SHEET TITLE

ELEVATION
ALTERNATE

SCALE

1/4" = 1'
AT D-SIZE PLOT



PRELIMINARY
NOT FOR CONSTRUCTION

DATE	ISSUE
4/22/24	REVIEW/BIDS

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SHEET TITLE

FOUNDATION
PLAN

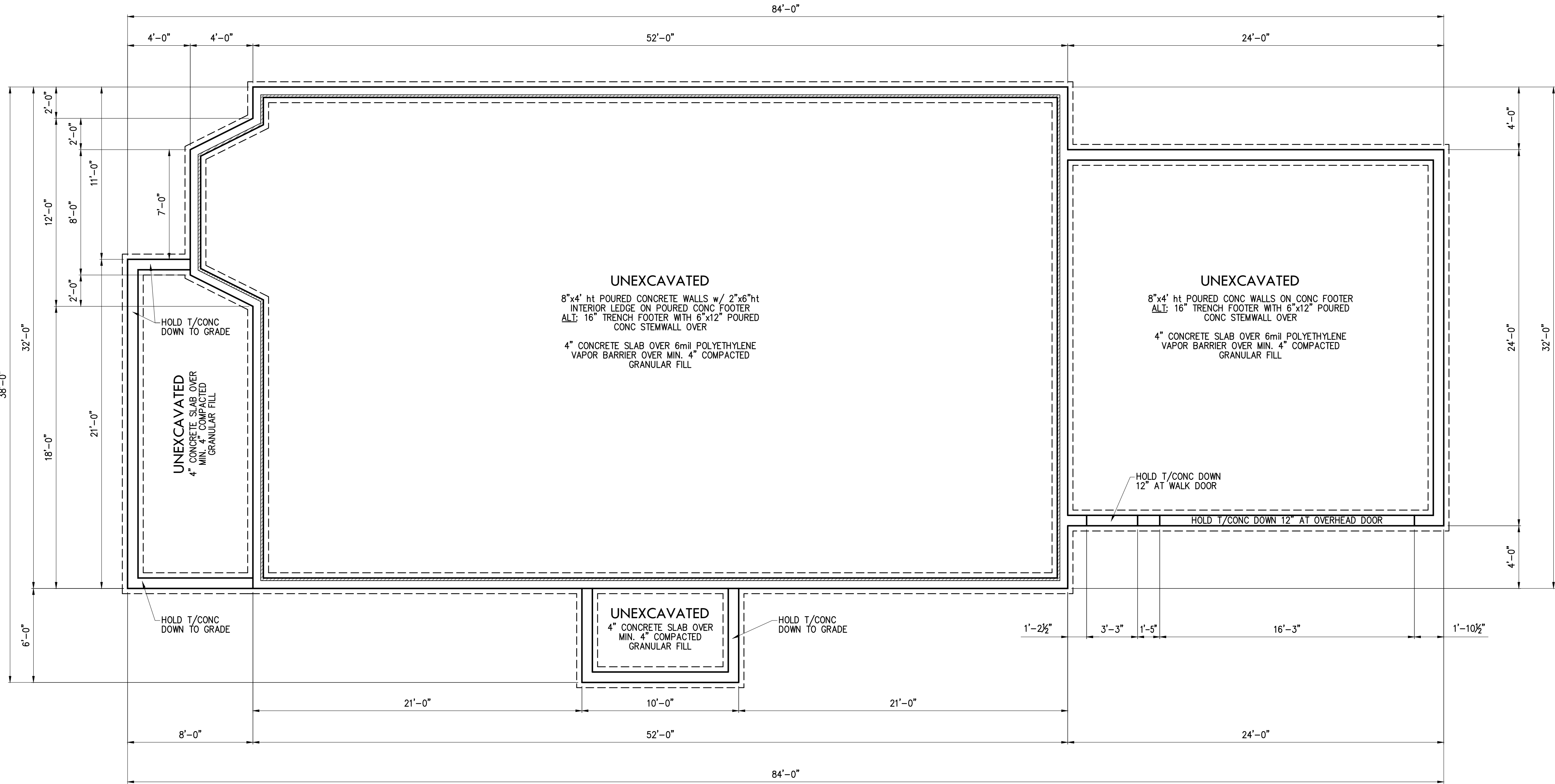
SCALE

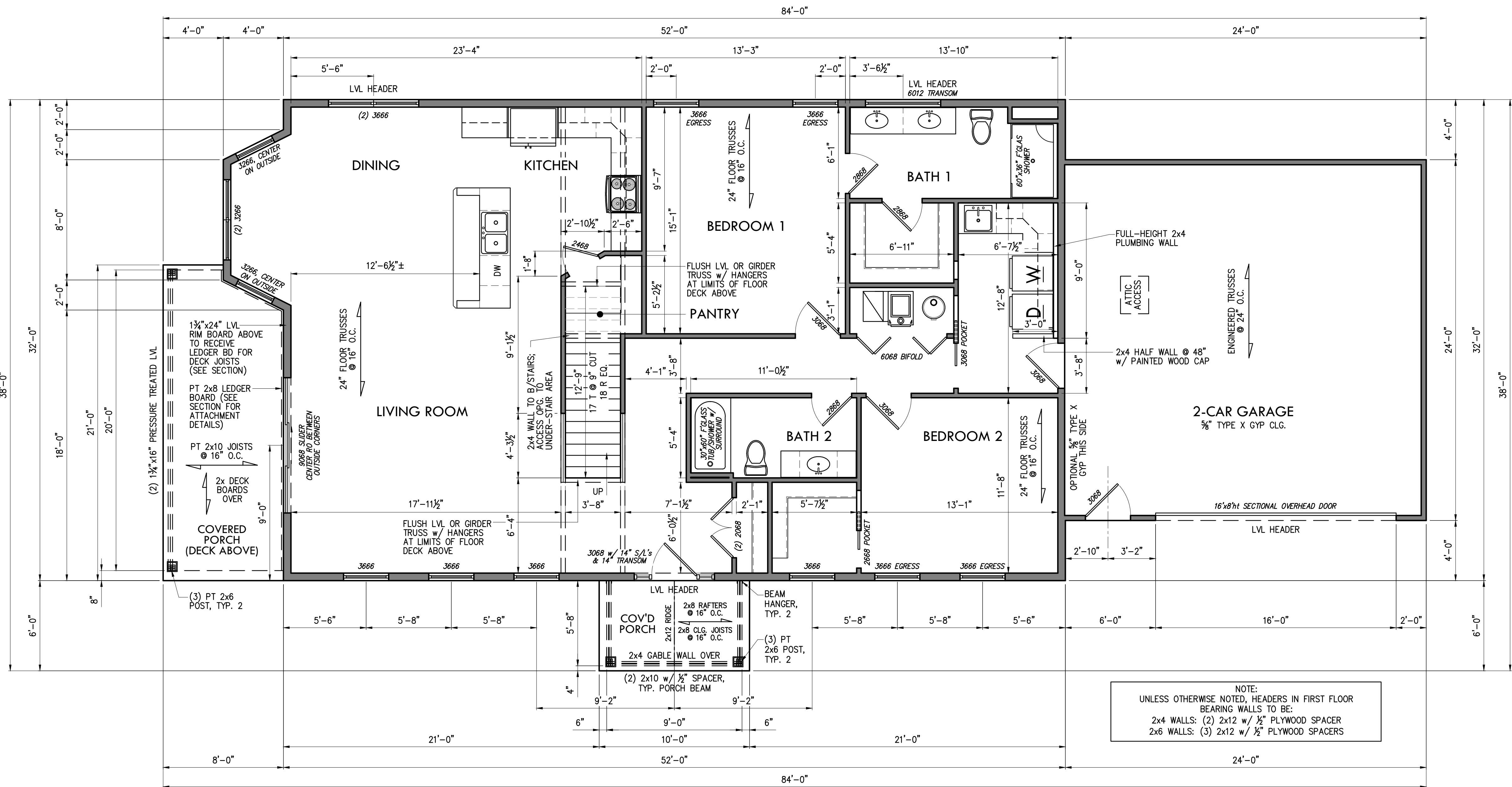
1/4" = 1'
AT D-SIZE PLOT

3
8

FOUNDATION PLAN

1/4" = 1'





PRELIMINARY
NOT FOR CONSTRUCTION

NOTES
(SEE ALSO GENERAL NOTES, SHEET 6)

ROUGH FRAMER:
WALLS SHALL BE BRACED AS REQUIRED BY SECTION 602 OF THE RESIDENTIAL CODE OF OHIO.

ENGINEERED LUMBER TO BE BOISE-CASCADE "VERSA-LAM" OR APPROVED EQUAL (WHERE 3-1/2" WIDTH IS CALLED FOR, (2) 1-3/4" MEMBERS MAY BE USED)

ELECTRICAL CONTRACTOR:
PROVIDE SMOKE ALARMS IN COMPLIANCE WITH SECTION 314 OF THE RESIDENTIAL CODE OF OHIO (RCO); INSTALL CARBON MONOXIDE ALARM IN COMPLIANCE WITH SECTION 315 OF THE RCO.

HVAC CONTRACTOR:
PROVIDE EXHAUST FANS AT WET AREAS PER SECTION 303 OF THE RCO

SAFETY GLAZING:
PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER SECTION 308 OF THE RCO

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SHEET TITLE

FIRST FLOOR
PLAN

SCALE

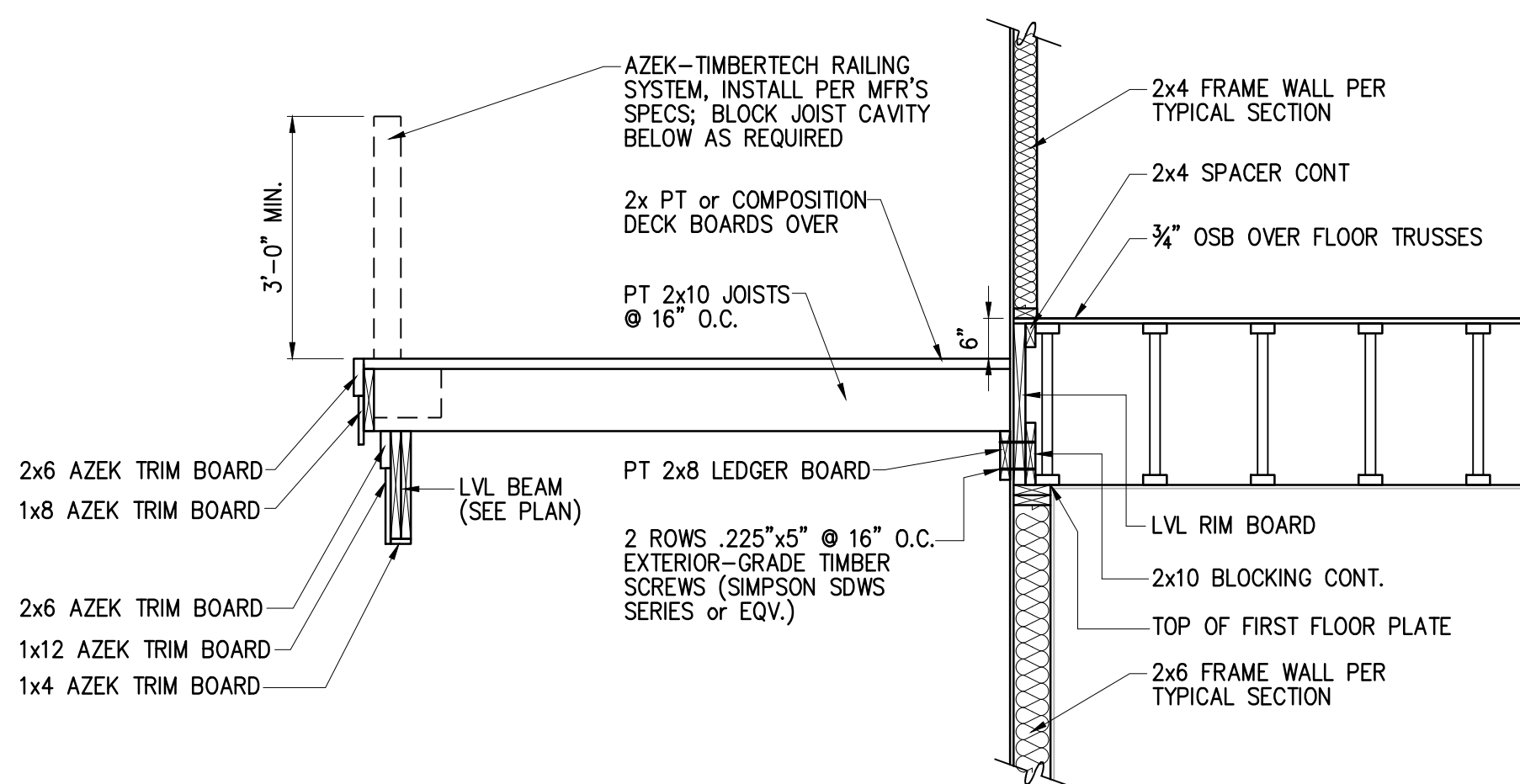
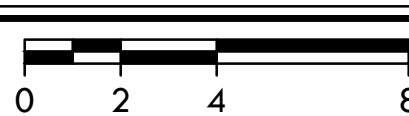
AS NOTED
AT D-SIZE PLOT

4
8

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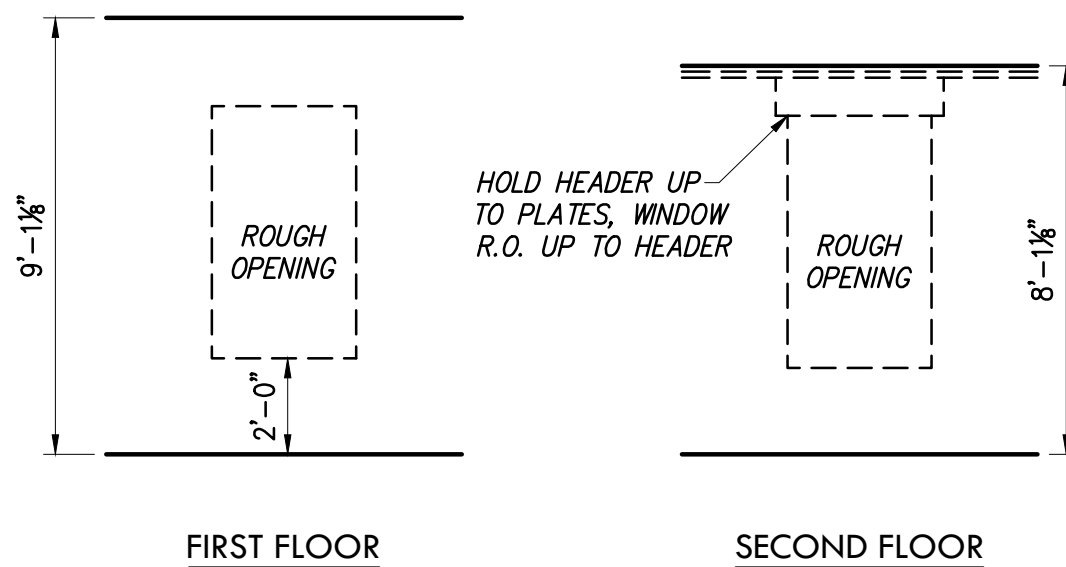
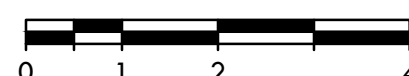
FIRST FLOOR PLAN

1/4" = 1'



SECTION AT ELEVATED DECK

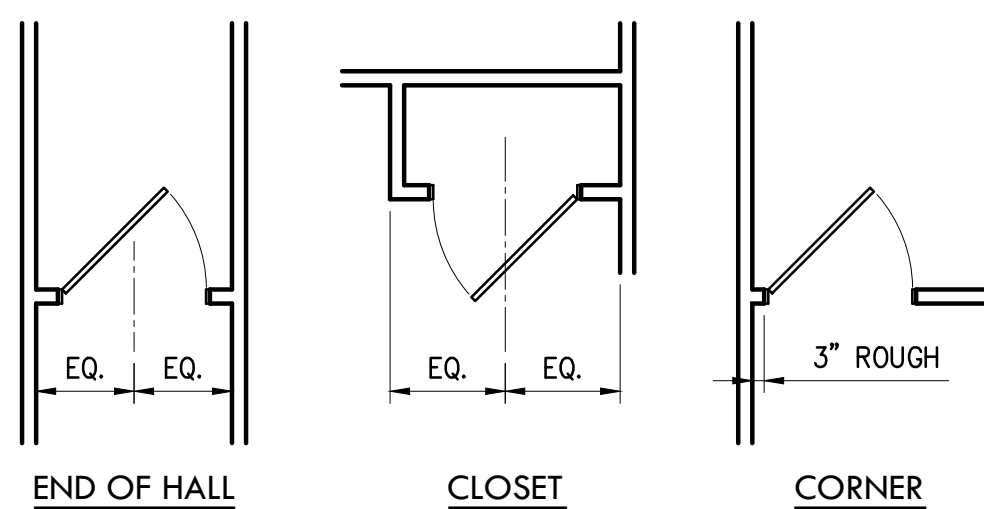
1/2" = 1'



WINDOW SILL HEIGHTS

Locate Window Openings as Shown Unless Noted Otherwise in the Plans. Refer to Plans for Window Sizes.

Window Sizes are Given in Inches,
3666 = 36" Width by 66" Height



DOOR LOCATIONS

Locate Door Openings as Shown Where no Dimension is Shown in the Plans. Refer to Plans for Door Sizes.

Door and Cased Opening Sizes are Given in Feet & Inches,
3068 = 3'-0" Width by 6'-8" Height

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	ISSUE
2/24/24	PRELIM REVIEW
3/22/24	REVIEW
3/26/24	ADD GAR/MISC REV.
4/10/24	LARGER FRONT PORCH
4/13/24	REVISED PLAN
4/22/24	REVIEW/BIDS

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Huron, OH 44839

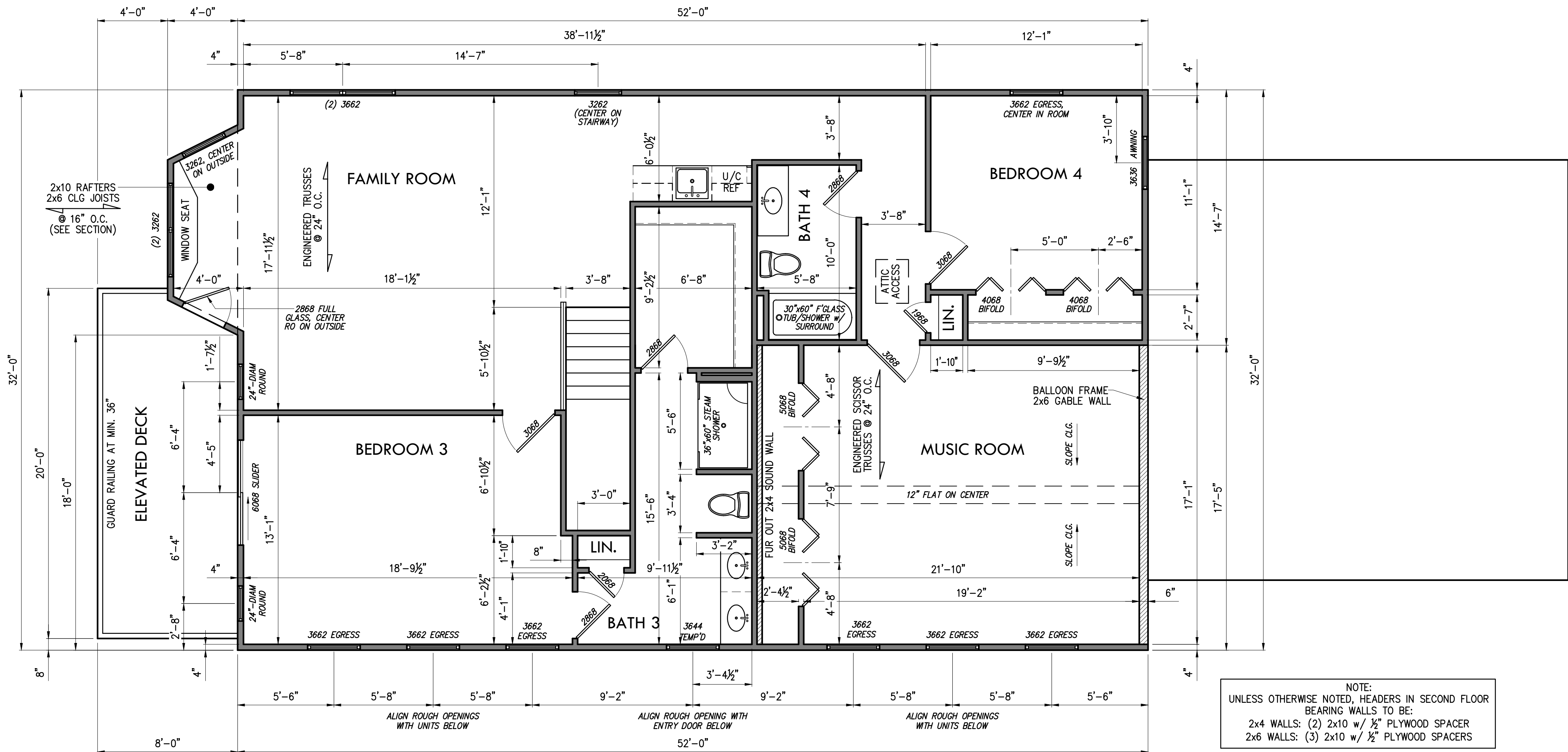
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SHEET TITLE
SECOND FLOOR
PLAN

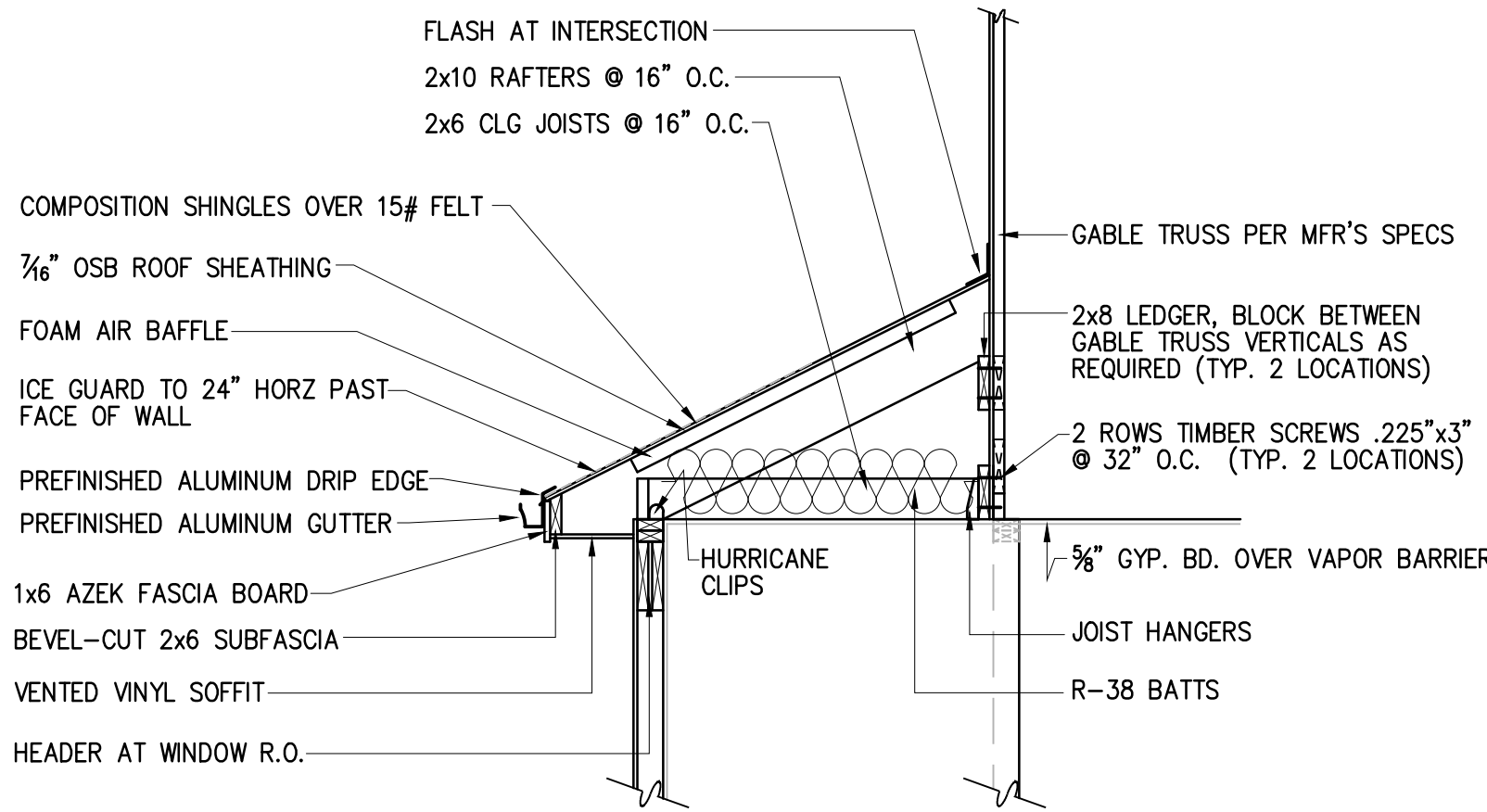
SCALE
AS NOTED
AT D-SIZE PLOT

5
8



SECOND FLOOR PLAN

1/4" = 1'



SECTION AT BUMP-OUT ROOF

1/2" = 1'



PRELIMINARY
NOT FOR CONSTRUCTION

DATE	ISSUE
3/22/24	REVIEW
3/26/24	ADD GAR/MISC REV.
4/13/24	REVISED PLAN
4/22/24	REVIEW/BIDS

PROPOSED NEW
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Huron, OH 44839

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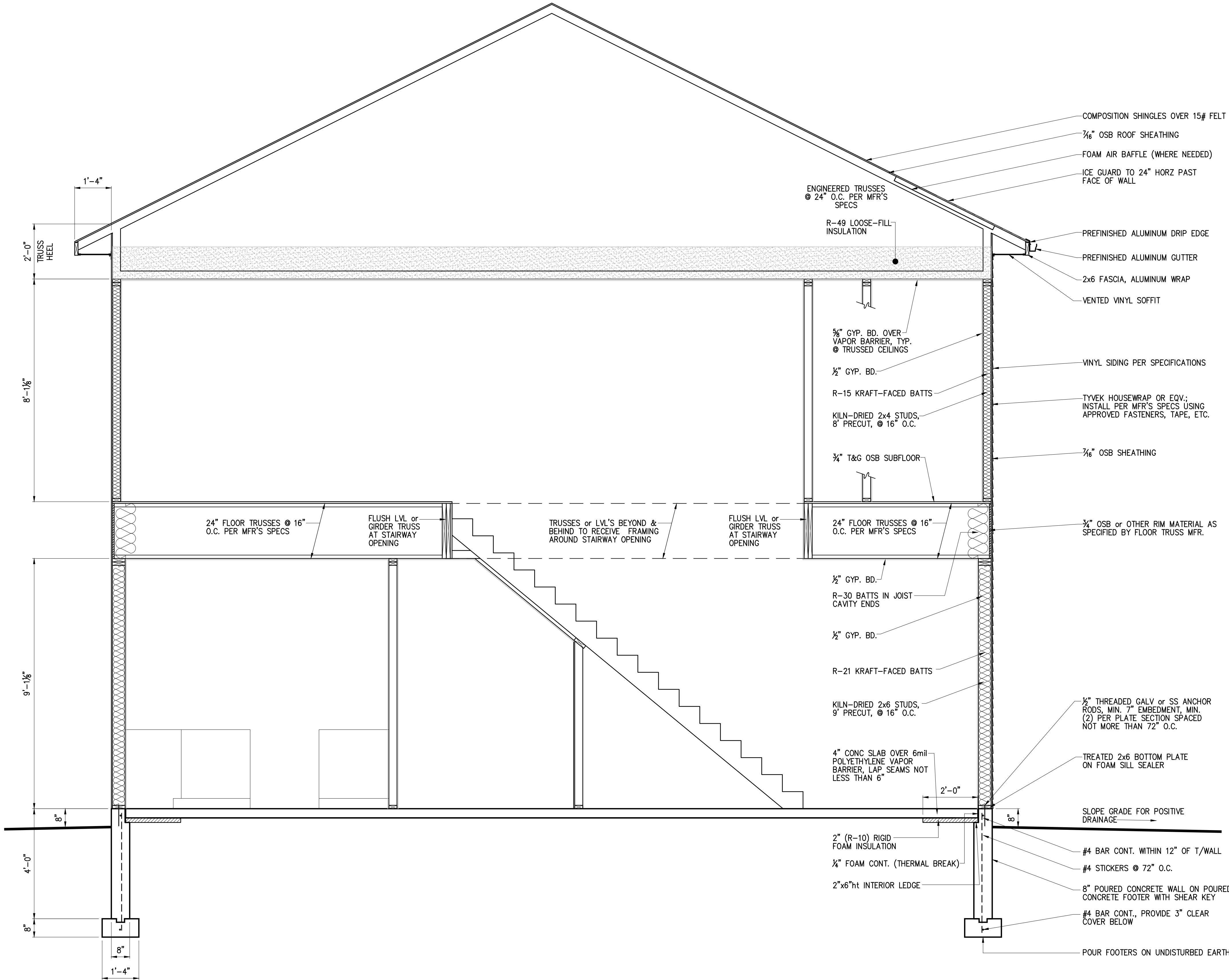
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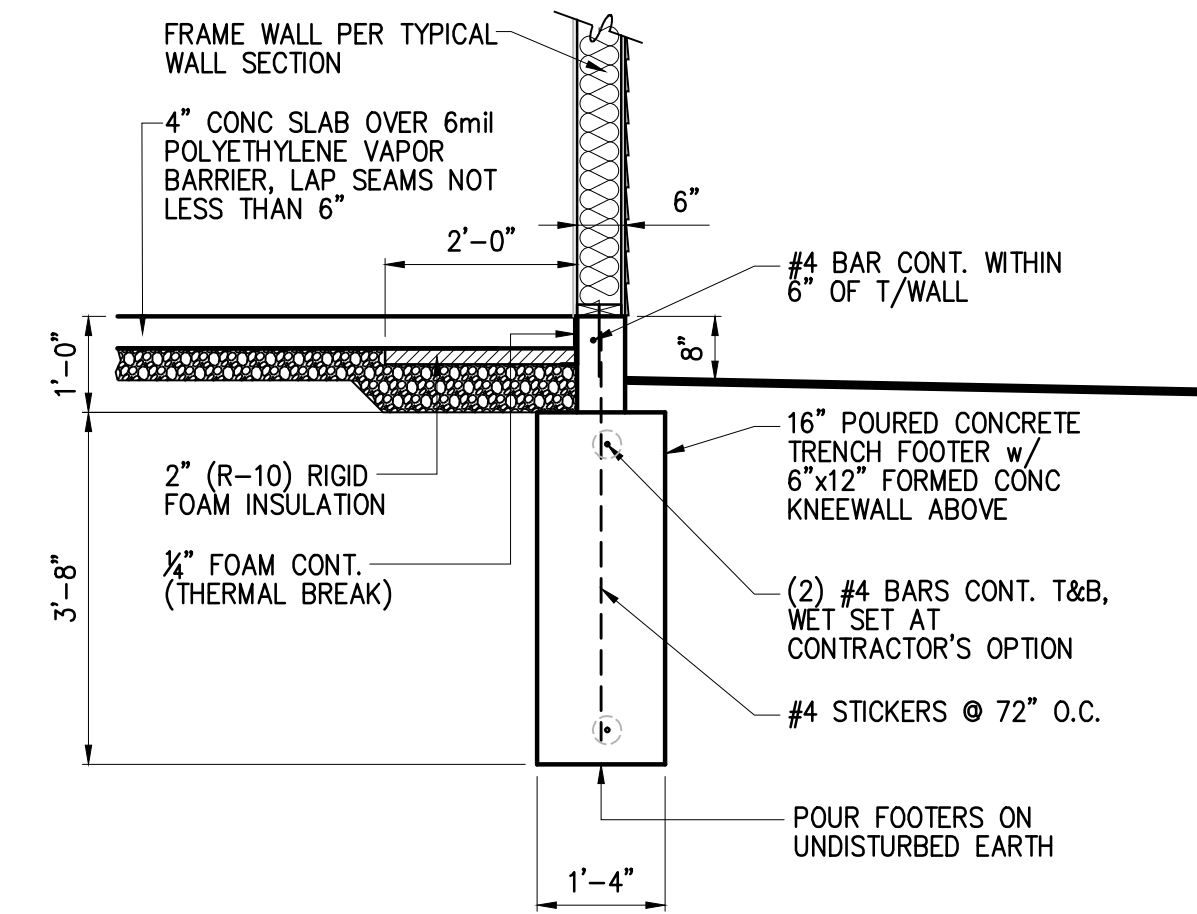
SHEET TITLE
SECTIONS

SCALE
 $\frac{1}{2}" = 1'$
AT D-SIZE PLOT

6
8

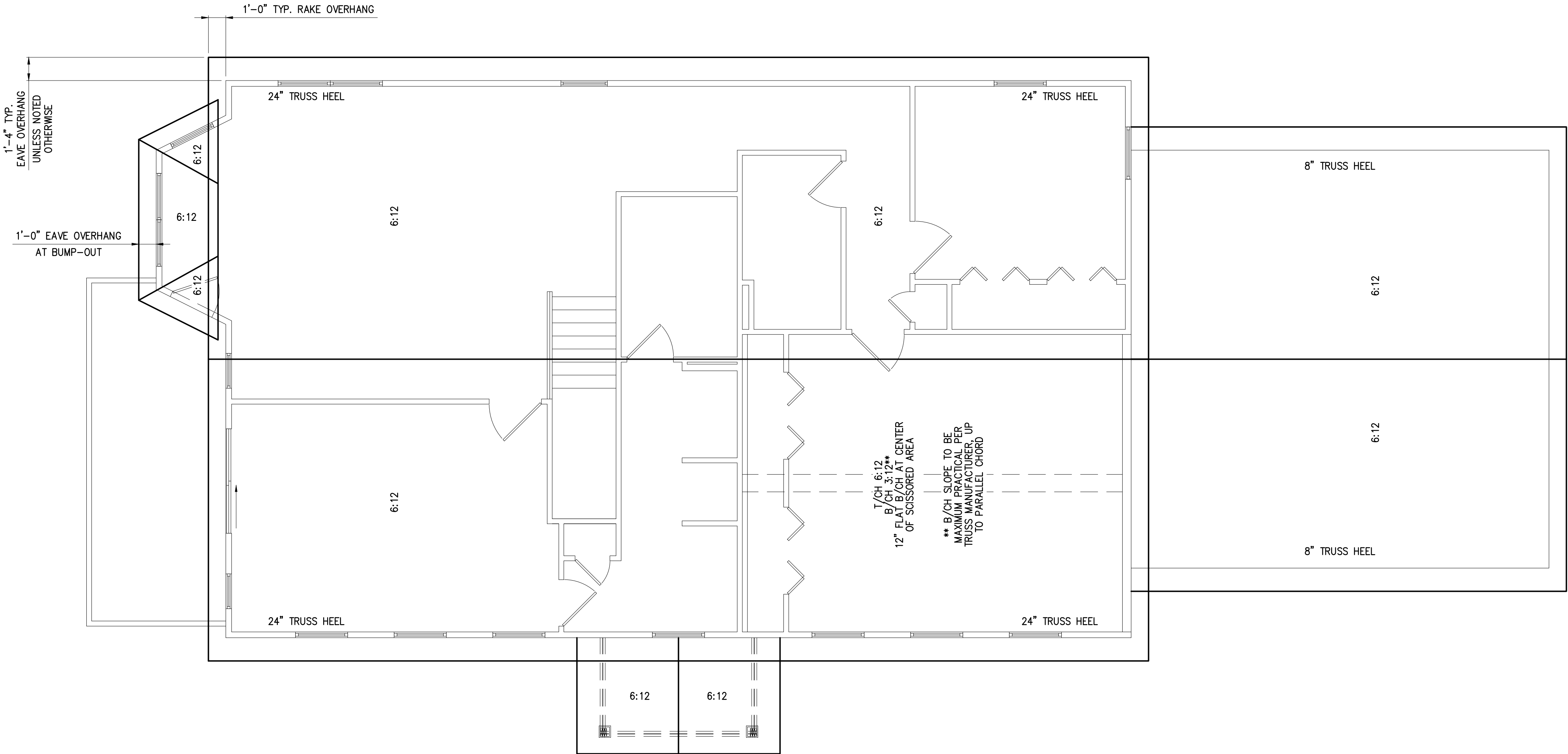


BUILDING SECTION (SHOWING TYPICAL WALL)
 $\frac{1}{2}" = 1'$



ALTERNATE: TRENCH FOOTER
 $\frac{1}{2}" = 1'$

PRELIMINARY
NOT FOR CONSTRUCTION



ROOF PLAN

1/4" = 1'



GENERAL NOTES

ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE RESIDENTIAL CODE OF OHIO (RCO), AND ALL CODES AND STANDARDS REFERENCED THEREIN. IN THE EVENT OF CONFLICT BETWEEN THESE PLANS AND APPLICABLE CODE, CODE REQUIREMENT SHALL GOVERN.

PERMITS: CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO BUILDING, ZONING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. APPROVALS REQUIRED BY DEED RESTRICTION, SUCH AS HOA OR ARCHITECTURAL CONTROL APPROVALS, SHALL ALSO BE OBTAINED PRIOR TO CONSTRUCTION, IF REQUIRED

LUMBER SHALL BE SPF-2 OR HIGHER GRADE, EXCEPTING PRESSURE-TREATED LUMBER, WHICH SHALL BE SOUTHERN YELLOW PINE. LUMBER GRADES SHALL BE AS DEFINED IN THE LATEST EDITION OF THE AF&PA NATIONAL DESIGN STANDARD.

ENGINEERED BEAMS TO BE "VERSA-LAM" BY BOISE-CASCADE, OR APPROVED EQUAL.

FASTENERS USED WITH PRESSURE-TREATED LUMBER SHALL BE GALVANIZED OR STAINLESS STEEL. ASSURE THAT GALVANIZED COATING IS OF SUFFICIENT THICKNESS TO RESIST MODERN PRESSURE TREATMENT CHEMICALS.

FRAME WALLS SHALL BE BRACED DURING CONSTRUCTION TO RESIST ANY WIND, GRAVITY, OR OTHER LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED PRIOR TO COMPLETION.

THIS PLAN DOES NOT DEPICT ALL CODE REQUIREMENTS FOR WALL, FLOOR, AND ROOF FRAMING. NAILING AND OTHER FASTENING PATTERNS, PERMANENT BRACING & BLOCKING, ETC., SHALL BE AS REQUIRED BY THE RCO.

CONCRETE SHALL PROVIDE THE FOLLOWING MINIMUM 28-DAY COMPRESSIVE STRENGTH:

FOOTINGS 2500 psi
WALLS 3000 psi
FLATWORK 3500 psi

CONCRETE EXPOSED TO CYCLICAL TEMPERATURES (INCLUDING BUT NOT LIMITED TO FOUNDATIONS, EXTERIOR SLABS & OTHER FLATWORK) SHALL INCLUDE AIR-ENTRAINING ADMIXTURE. SUPERPLASTICIZER MAY BE USED AT CONTRACTOR'S OPTION. EXTERIOR WALKING SURFACES TO RECEIVE BROOM FINISH, GARAGE & BASEMENT SLABS TO RECEIVE STEEL TROWEL FINISH (UNLESS OTHERWISE SPECIFIED BY OWNER)

REBAR SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE PLACED IN ACCORDANCE WITH ACI 318.

STRUCTURAL STEEL: WIDE FLANGE MEMBERS SHALL CONFORM TO ASTM A529, A572, A913 or A992, GRADE 50; ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. STEEL SHALL BE MANUFACTURED, DETAILED, HANDLED, AND PLACED IN ACCORDANCE WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATIONS.

SOIL IS ASSUMED TO HAVE AN ALLOWABLE BEARING PRESSURE OF 2000 POUNDS PER SQUARE FOOT (PSF). IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, CONSULT A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER TO RESOLVE THE ISSUE BEFORE PROCEEDING WITH CONSTRUCTION.

FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATION WALLS FOR POSITIVE DRAINAGE; SITE SHALL BE GRADED PER THE APPROVED SITE GRADING PLAN.

LOADS: ENGINEERED FLOOR JOISTS AND OTHER ENGINEERED WOOD PRODUCTS SHALL BE DESIGNED TO BEAR THE FOLLOWING LOADS WITH A MAXIMUM DEFLECTION OF L/360:
FLOOR LOAD, LIVE 40 psf (INCL. ATTIC STORAGE AREAS)
FLOOR LOAD, DEAD 15 psf
TOP CHORD LL 25 psf
TOP CHORD DL 15 psf
BOTT CH DL 5 psf

MANUFACTURED PRODUCTS: ALL MANUFACTURED PRODUCTS SHALL BE INSTALLED IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS, USING MANUFACTURER-APPROVED FASTENERS, TAPES, CAULKS, ETC. ENGINEERED WOOD BEAMS SHALL PROVIDE NOT LESS THAN THE MINIMUM BEARING LENGTH AS SPECIFIED BY THE MANUFACTURER.

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DATE	ISSUE
4/22/24	REVIEW/BIDS

PROPOSED NEW
VERLIE RESIDENCE
Ed Verlie
102 Sandusky Ave.
Huron, OH 44839

PROJECT

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SHEET TITLE

ROOF PLAN
& NOTES

SCALE

1/4" = 1'
AT D-SIZE PLOT

7
8

PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]

PROJECT

PROPOSED NEW
VERLIE RESIDENCE
Ed Verlie
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Huron, OH 44839

BUILDER

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PLANS BY

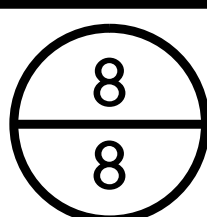
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SHEET TITLE

CABINET LAYOUTS

SCALE

$\frac{1}{2}'' = 1'$
AT D-SIZE PLOT



KITCHEN

BRACKET BY CABINET MFR TBD TYP.

W3642 B36 5'-4½" PANEL 2496 W392424 W2142L B30 W2142R W21442R C336 W3042 B18L W3042 W3042* 30B30 W3042 3'-4½" DW24 B18L

* ASSUMES M/W & HOOD BELOW

BATH 1

VB842D VB842D

BATH 2

VD815 VSB30 VD815

BATH 3

VB8360-R VB8360-L

BATH 4

VB848D

WET BAR

3" FILLER B27 SB27 U/C REF 24 W2730 W2730

UTILITY

SB30 W2142R W21442R C336 W1542R W1542R W3030 W3030 DWEP3

CABINET LAYOUTS

$$\frac{1}{2}'' = 1'$$




TO: Chairman Kath and Board Members
FROM: Erik Engle, Planning Director
RE: 1708 Sawmill Parkway
DATE: June 10, 2024

Current Zoning District: I-2 **Parcel No.:** 42-02023.000

Existing Land Use: Vacant lot- Industrial District

Property Size: 6.00 acres

Traffic Considerations: Sawmill Parkway

Project Description- Area Variances

Applicant is proposing new construction of 100, 20 x 50 Storage Units on this 6 acre industrial lot. As proposed, the side setbacks, while compliant with Section 1125.05 for I-2 Zoning, does not comply with 1126.15 Self-Storage and Mini Storage. Applicant is seeking consideration for side yard setback variances.

Since the proposed variance falls under the “area variance” category, the following criteria should be examined to establish if there are practical difficulties in the use of the property (The Seven (7) Way Test-Duncan vs The Village of Middlefield):

- 1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.***
- 2. Whether the variance is substantial.***
- 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment because of the variance.***
- 4. Whether the variance would adversely affect the delivery of governmental services (for example, water, sewer, garbage).***
- 5. Whether the property owner purchased the property with knowledge of the zoning restriction or if the need for the variance is “self-imposed.” (The owner created the situation)***
- 6. Whether the property owner’s predicament feasibly can be obviated through some method other than a variance.***
- 7. Whether the spirit and intent behind the zoning requirement would be observed substantial justice done by granting the variance.***

Staff Analysis:

Applicant contacted the Zoning Department several months ago about this project. Upon review of the Planning Commission/DRB application and plans in preparation for the upcoming Planning Commission/DRB meeting, research of the code revealed two conflicting code sections. The

process by which staff provides applicants with information involves verifying the Zoning District, and providing regulations for that applicable code as was done in this case.

It was discovered during final Site and Design Plan Review for the Planning Commission agenda, that while not referenced in the I-2 Code, there is a separate code, created in 2017 specific to Self-Storage and Mini Storage. This section confirms that Self-Storage and Mini Storage are only allowed in Industrial Districts, however, the setbacks differ from the I-2 Code, which creates a bit of conflict given a higher industrial use has more relaxed side setbacks. And given the context of the site being adjacent to industrial zoned parcels on all sides, there is minimal impact to the side setback variances presented.

Applicable Codes: (Code sections are attached)

1125.05 I-2 Zoning District

1126.15- Self-Storage & Mini-Storage

Staff provided these code sections to the Fire Department for input relative to setbacks. The Fire Department provided the following input:

All three captains discussed and believe that "If in industrial zoning, set backs can be that of the industrial regulations" If outside the industrial area, obviously we would want to maintain the set backs design for that. Major thing we need is access to all sides of the building.

Staff has also asked legal for review and recommendation on these two sections going forward. The BZA will apply the standard criteria for area variances.

It is important to note that existing businesses and any new business within Sawmill Parkway are subject to the setbacks and regulations as noted within 1125.05. The proposed storage units are private, non-residential, storage buildings with no business operations to be conducted within the units. As proposed, the development meets the front and rear The side setbacks in 1126.15 are (15'); more strict than the setbacks in 1125.05, which are (0').

As proposed, the buildings have a 5' setback and would require 10' side yard setback variances on both sides.

As the testimony presented in this public hearing has shown that the area variances for 1708 Sawmill Parkway meet the following criteria ***(Choose one or more appropriate finding(s) and specific items based on the seven-way test)***

- ***The property in question would not yield a reasonable return or would not have any beneficial use without the variance.***
- ***The variance is not substantial.***
- ***The essential character of the neighborhood would not be substantially altered and/or the adjoining properties would not suffer a substantial detriment because of the variance.***
- ***The variance would not adversely affect the delivery of governmental services (for example, water, sewer, garbage).***

- *The property owner purchased the property without the knowledge of the zoning restriction and/or the need for the variance is not “self-imposed.” (The owner did not create the situation)*
- *The property owner’s predicament feasibly cannot be obviated through some method other than a variance.*
- *The spirit and intent behind the zoning requirement would be observed, substantial justice done by granting the variance.*

OR

Motion to **DENY** the variance request:

I make the motion to **deny** the request for area variances at 1708 Sawmill Parkway as submitted, as sufficient testimony has **not** been presented in this public hearing that the requested variance meets the criteria set forth in the seven-way test as the....

(Choose one or more appropriate finding(s) and specific items based on the seven-way test)

- *The property in question would yield a reasonable return and/or would have beneficial use without the variance.*
- *The variance is substantial.*
- *The essential character of the neighborhood would be substantially altered and/or the adjoining properties would suffer a substantial detriment because of the variance.*
- *The variance would adversely affect the delivery of governmental services (for example, water, sewer, garbage).*
- *The property owner purchased the property with the knowledge of the zoning restriction and/or the need for the variance is “self-imposed.” (The owner created the situation)*
- *The property owner’s predicament feasibly cannot be obviated through some method other than a variance.*
- *The spirit and intent behind the zoning requirement would not be observed, substantial justice would not be done by granting the variance.*

1125.04 I-1 LIGHT INDUSTRIAL DISTRICT.

(a) Principal Permitted Uses. Any use permitted and as regulated in the B-3 District, and except for uses and processes prohibited herein, the manufacturing, compounding, processing, packaging and assembling of products specified in the following:

- (1) Bakery goods, candy, cosmetics, pharmaceuticals, toiletries and food products; except meat products, sauerkraut, vinegar, yeast and the rendering or refining of fat or oils.
- (2) Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal, except where presses over twenty tons rated capacity are employed, shell, textiles, tobacco, wax, wood, except where saw and planing mills are employed, yards.
- (3) Pottery and figurines, using previously pulverized clay, and kilns fired only with gas or electricity.
- (4) Musical instruments, toys, novelties, rubber or metal stamps and other small rubber products.
- (5) Electrical appliances, instruments, devices and equipment, television sets, radios, phonographs.
- (6) Electric and neon signs, billboards and other commercial advertising structures; light sheet metal products including heating and ventilating equipment, cornices, eaves.
- (7) Experimental, film or testing laboratories, provided no operation is conducted or equipment used which would create hazards, noxious or offensive conditions.

(b) Conditionally Permitted Uses. The following uses, provided no part of a building occupied by such uses has any opening other than stationary windows or required fire exits within 100 feet of any R District, and as authorized by the Board of Building and Zoning Appeals subject to such further conditions and requirements, as in the opinion of the Board are necessary to protect adjacent property and prevent conditions which may become noxious or offensive:

- (1) Adhesive manufacture, not including the refining or recovery of products from fish, animal refuse or offal.
- (2) Blacksmith, welding or other metalworking shop, machine shop, excluding punch presses over twenty tons rated capacity, drop hammers and other noise-producing machine operated tools.
- (3) Foundry, casting lightweight nonferrous metals or electric foundry not causing noxious fumes or odors.
- (4) Bag, carpet and rug cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.
- (5) Ice manufacturing and cold storage plant.
- (6) Inflammable liquids, underground storage only, not to exceed 25,000 gallons.
- (7) Building materials sales yards, lumber yards including millwork, open yards for storage and sale of feed and/or fuel.
- (8) Planned development projects, subject to the provisions of Section 1126.05.
- (9) Medical Marijuana Retail Dispensaries as authorized by ORC 3796 et seq. and Chapter 751 of these Ordinances.

(c) Accessory Uses. Accessory uses and structures permitted and as regulated in the B-3 District, except as hereinafter modified and such other uses and structures customarily accessory and incidental to any of the foregoing principal permitted uses, except for uses prohibited in an I-1 District.

(d) Required Conditions.

- (1) All businesses, services or processing shall be conducted wholly within a completely enclosed building, except for the sale of automobile fuel, lubricants and fluids at service stations, establishments of the drive-in type, loading and unloading operations, parking, the outdoor display or storage of vehicles, materials and equipment and the following uses specified above; inflammable liquids; building materials sales yards, etc.
- (2) No building customarily used for night operation, such as a bakery or milk bottling and distribution station, shall have any opening, other than stationary windows or required fire exits, within 100 feet of any R District, and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 100 feet of any R District.

(e) Prohibited Uses. The following uses and any use which is first permitted or prohibited in the I-2 District:

- (1) Dwelling and residences of any kind, including motels; also schools, hospitals, clinics, convalescent or nursing homes, and other institutions for human care, except where incidental to a permitted principal use; provided, however, that any of the aforesaid uses legally existing in the I-1 District at the time of adoption of this Zoning Ordinance, or any amendment thereto, shall not be classified as a nonconforming use as defined in Section 1121.04 and subject to the provisions of Section 1121.07.
- (2) No use shall be permitted or authorized to be established or maintained, which, when conducted under adequate conditions and safeguards in compliance with the provisions of this Zoning Ordinance, and any additional conditions or requirements prescribed by the Board, is or may become hazardous, noxious or offensive due to emission of odor, dust, smoke, cinders, gas fumes, radioactivity, noise, vibration, beat frequency, refuse matter or water-carried waste.

(f) Height Regulations. Within 100 feet of any R District, no structure shall exceed three stories or fifty feet in height, and no structure otherwise shall exceed in height the distance measured to the centerline of any adjoining street, except as provided in Section 1137.02 . (Ord. 2018-13. Passed 6-26-18.)

(g) Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed; except as otherwise provided herein:

Lot Area	Frontage	Front Yard Depth	Side Yard Width	Rear Yard Depth
Nonresidential	30 ft.	25 ft.	None except adjoining R District - then not less than 25 feet each.	1-story: 30 feet

Dwellings or residential parts of nonresidential dwellings		Not permitted in District	
Existing dwelling		Same as R-3	

(Ord. 1998-39. Passed 12-7-98.)

1125.05 I-2 GENERAL INDUSTRIAL DISTRICT.

(a) Principal Permitted Uses. Any use permitted in the following, in certain parts of the District; or permitted in certain parts subject to Board of Building and Zoning Code Appeals authorization; or which is not prohibited in the I-2 District by this section or by any other law or ordinance.

Any of the following uses, when located not less than 200 feet from any R District, and not less than 100 feet from any B-1 or B-2 District.

Acetylene manufacturing in excess of fifteen pounds pressure per square inch

Automobile assembly

Bleaching, cleaning and dyeing plant of large scale production

Boiler shops, machine shops, structural steel fabricating shops, railway car or locomotive shops, including repair, metalworking shops employing reciprocating hammers or presses over twenty tons rated capacity

Brewing or distilling of liquors

Candle manufacturing

Dextrine, starch or glucose manufacturing

Disinfectant, insecticide or poison manufacturing

Dye and dyestuff manufacture

Enameling, lacquering or japanning

Emery cloth or sandpaper manufacturing

Felt manufacturing

Flour or grain mill

Forge or foundry works

Gas - generation or storage for illumination or heating

Grain drying or poultry feed manufacturing from refuse, mash or grain

Hair or hair products manufacturing

Lime or lime products manufacturing

Linoleum, oil cloth or oiled goods manufacturing

Match manufacturing

Meat packing; but not stockyards or slaughterhouses

Oil, paint, shellac, turpentine, varnish or enamel manufacturing

Paper and pulp manufacturing

Perfume manufacturing

Pickle, sauerkraut or sausage manufacturing

Plaster manufacturing

Poultry slaughterhouses, including packing and storage for wholesale

Printing ink manufacturing

Sandblasting or cutting

Sawmill, the manufacture of excelsior, wood fiber or sawdust products

Sewage disposal plant, except by the Municipality

Shipbuilding and repair

Shoddy manufacturing

Shoe blacking or polish or stove polish manufacturing

Soap manufacturing

Steam power plant, except where accessory to a permitted principal use

Stone and monument works employing power-driven tools

Storage, drying, cleaning of iron, junk, rags, glass, cloth, paper or clipping, including sorting, refining, baling, except woolpulling and scouring

Sugar refining

Trucking terminal

Vehicle storage and repair

Veterinary clinics and kennels

Vinegar manufacturing

Warehousing and storage

Wire or rod drawing - nut, screw or bolt manufacturing

Yeast manufacturing

(Ord. 1990-20. Passed 11-26-90.)

(b) Conditionally Permitted Uses. Any of the following uses when located not less than 300 feet from any R District, and not less than 100 feet from any B-1 or B-2 District, and requirements as in the opinion of the Board, are necessary to protect adjacent property and prevent conditions which may become noxious or offensive:

Acid manufacturing

Ammonia, chlorine or bleaching powder manufacture

Animal black, lamp black, bone black or graphite manufacture

Asphalt, cement, charcoal and fuel briquettes manufacture

Celluloid or pyroxyline manufacturing, or explosive or inflammable cellulose or pyroxyline products manufacturing or storage

Cement, lime, gypsum or plaster of Paris manufacture

Coal yards

Cooperage works

Crematory

Creosote manufacture or treatment
 Distillation of coal, petroleum, refuse, grain, wood or bones, except in the manufacture of gas
 Explosives manufacture or storage except for small arms ammunition
 Fertilizer, compost - manufacture or storage
 Fish curing, smoking or packing, fish oil manufacture or refining
 Garbage, offal, dead animals, refuse, rancid fats - incineration, reduction or storage
 Glue manufacture, size or gelatin manufacture where the processes include the refining or recovery of products from fish, animal refuse or offal
 Hog farm
 Junk yard
 Livestock feeding yard
 Medical marijuana retail dispensaries as authorized by ORC 3796 et seq and Chapter 751 of these Ordinances
 Petroleum or inflammable liquids production, refining and storage aboveground
 Rubber, caoutchouc or gutta-percha manufacture and treatment from crude or scrap material or the manufacture of balata
 Slaughtering of animals or stockyards
 Smelting of ferrous or nonferrous ores
 Steel furnaces, blooming or rolling mills
 Storage, curing or tanning of raw, green or salted hides or skins
 Tar or asphalt roofing or waterproofing manufacturing
 Tar distillation or manufacturing
 Telecommunications towers in accordance with the following conditions:

- (1) The tower must be located a minimum of the height of the tower and all antennae from the closest right-of-way line. (Side and rear setbacks shall comply with those required structures in the I-2 District.)
 - (2) The tower structure must be completely enclosed within a fence at least six feet in height for security purposes.
 - (3) Accessory structures shall not exceed 15' x 30' in total area.
- (Ord. 1998-39. Passed 12-7-98.)

(c) Accessory Uses. Accessory uses and structures permitted and as regulated in the I-1 District, except as hereinafter modified, and such other uses and structures customarily accessory and incidental to a permitted use.

(d) Required Conditions. Any use may be conducted in the I-2 District within or without a building or enclosure, subject only to distance requirements where applicable and to such other conditions as may be imposed, in specific cases, by the Board.
 Junk yards shall be enclosed by an acceptable fence, wall or other screening, maintained in good condition, not less than six feet high.

(e) Prohibited Uses. Dwellings and residences of any kind, including motels; also schools, hospitals, clinics, convalescent or nursing homes, and other institutions for human care, except where incidental to a permitted principal use; provided, however, that this Zoning Ordinance, or any amendment thereto, shall not be classified as a nonconforming use as defined in Section_1121.04 and subject to the provisions of Section 1121.07 .

No use shall be permitted or authorized to be established or maintained which, when conducted under adequate conditions and safeguards in compliance with the provisions of this Ordinance and any additional conditions or requirements prescribed by the Board, is or may become hazardous, noxious or offensive, due to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibration, beat frequency, refuse matter or water-carried waste.

(f) Height Regulations. Same as specified in I-1 District.

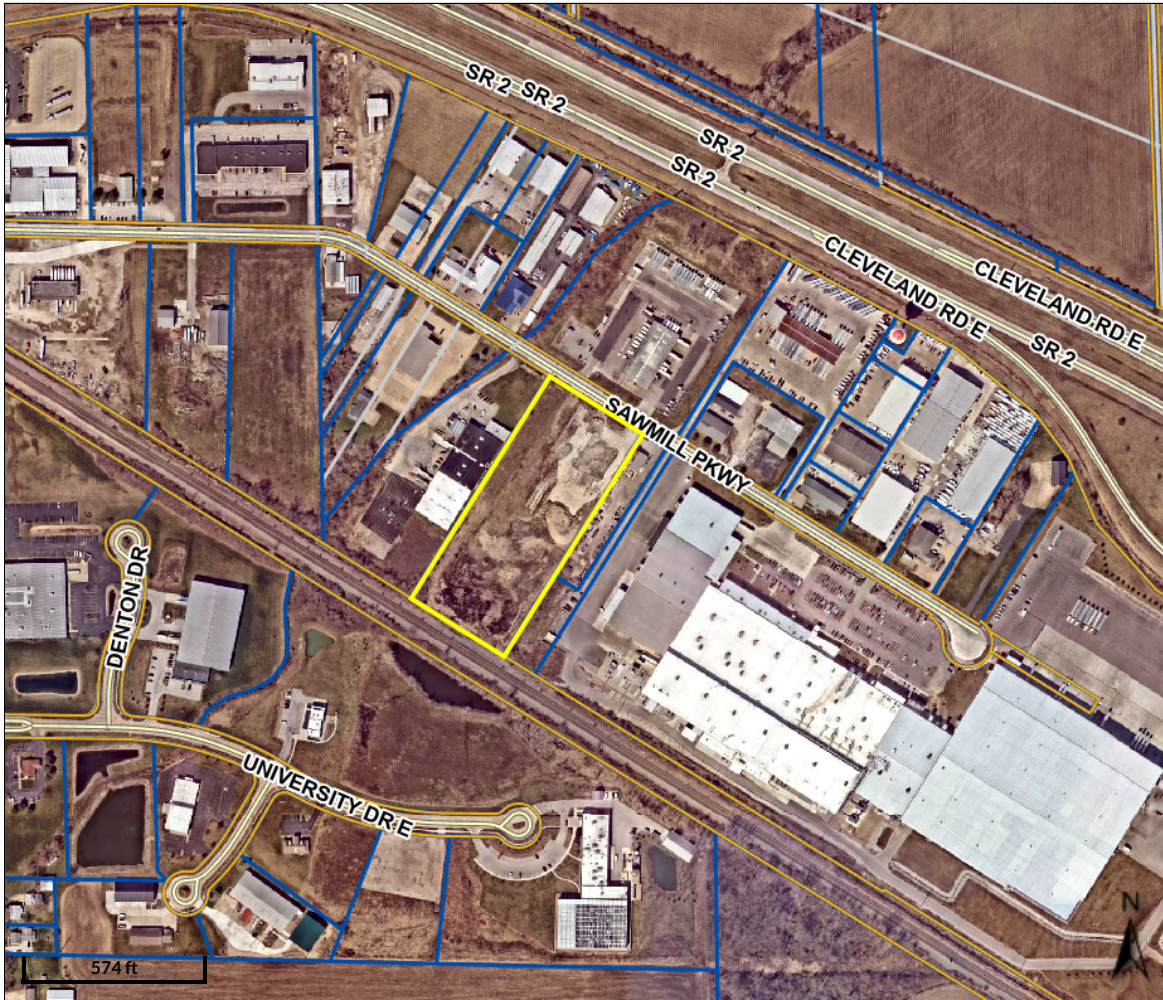
(g) Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed, except as otherwise provided herein:

Lot Area	Lot Frontage	Front Yard Depth	Side Yard Depth	Rear Yard Depth
Nonresidential Structures - None	30 ft.	20 feet	None except when adjoining R or B-1 or B-2 District - then the otherwise specified distance requirements	1-story: 40 feet 2-story: 50 feet 3-story: 60 feet Five feet each additional story
Dwelling or residential parts of nonresidential buildings		Not permitted in District		
Existing dwellings:		Same as R-3		

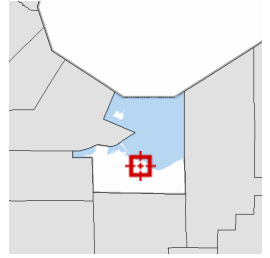
(Ord. 2018-14. Passed 6-26-18.)

1126.15 SELF-SERVICE STORAGE AND MINI-STORAGE.

- (a) Purpose. To establish regulations for the safe and effective development for commercial self-service and mini-storage facilities and the operations permitted herein.
- (b) Applicability. The development regulations established within this chapter are applicable to the following development criteria:
- (1) A facility, building, or group of buildings where secured areas or self-contained units within the structure are rented, leased, or sold to individuals for storage of personal goods and other non-hazardous durable goods or wares.
- (c) Location. The following regulations shall be used to regulate the location of commercial storage facilities:
- (1) Commercial self-service and mini-storage facilities are permitted within any Industrial district within the city. In addition, no building within a storage development may be within 500 ft. of the district line of any residentially zoned district.
- (2) If a proposed building would be within five-hundred (500) feet of a residential district, but is divided by either a Limited Access highway Right-of-Way or Railroad Right-of-Way, the five-hundred (500) feet restriction is waived.
- (d) Development Standards. Buildings within a commercial storage development must adhere to the following design standards:
- (1) Setbacks.
- A. No building may be placed closer to any side lot line than fifteen (15'). The Fire Department may, upon review, require the side setback to be increased for placement of an emergency fire access lane.
- B. No building may be placed closer than thirty (30) feet to any front lot line.
- C. No building may be placed closer than thirty (30) feet to any rear lot line.
- (2) Building Height. No building shall exceed 35 feet in height.
- (3) Parking.
- A. All parking spaces and drive aisles shall be designed in conformance with the dimension and building material requirements within Section 1133 Off Street Parking.
- B. Parking areas may be no closer than 5 feet to the front property line. Any space between a parking area and the front lot line must be appropriately landscaped and screened in accordance with applicable regulations.
- C. Parking areas may have a zero (0) ft. setback on any rear or side property line.
- D. There shall be a minimum of one (1) parking space for every 1,000 square feet of ground floor area.
- (4) Site Requirements.
- A. No development site shall be less than 2 acres.
- B. No more than 50% of the area of the site shall house structures or buildings above average grade elevation. No more than 75% of the site shall be developed with additional site amenities excluding landscaping.
- (5) Utilities. Units less than 500 square feet in total ground floor area shall not be permitted to have plumbing hookups within each individual unit.
- (6) Lighting. All lights shall be shielded to direct light onto the established buildings and away from adjacent property, but may be of sufficient intensity to discourage vandalism and theft. All lights shall be mounted at a height not exceeding that of the building.
- (e) Permitted Uses. Facilities may be used for the storage of personal goods and other non-hazardous durable goods or wares. Additional accessory uses may include the (1) sale of merchandise ancillary to storage business (such as moving supplies, locks, etc.) when operated by the company, corporation, or owner of the facility, (2) the renting or leasing of moving trucks; and, (3) establishing a satellite United States Postal Services or other consumer mail shipping/receiving services (UPS, Fed-Ex, etc.) within such facilities. No land, structure, or building shall be used for any of the following:
- (1) Residential uses of any kind.
- (2) Any commercial activity other than that explicitly permitted within this section.
- (3) Storage of potentially hazardous materials.
- (4) Exterior storage of any kind, except for recreation vehicles and trailered/dry-docked watercraft. Any exterior storage areas must be kept in a neat orderly fashion and must be screened on any side facing a property line. Screening must consist of solid block wall, opaque fencing, decorative stone, or a combination of fencing and dense landscaping. The screen must be a minimum of six (6) feet in height.
- (f) Inspection. The Fire Department and Building Department shall have access to inspect the premises upon reasonable notification of the property owner. Any development shall be subject to inspection by the Fire Department and Building Department on a regular basis to ensure compliance with these and other city ordinances.
- (g) Lease/Rental Agreement. Any lease or rental agreement between the property owner and lessee shall reference the existence of these and other pertinent City ordinances. Violations of any portion of this section may be served upon lessee, tenant, and/or owner of the property in question. (Ord. 2017-10. Passed 4-25-17.)



Overview



Legend

- Parcels
- Parcel Dimensions
- Parcel Dimensions (Original)
- Lot Lines
- Lot Line Labels
- Streets
- Addresses
 - 0
 - 1
 - <all other values>

Parcel ID	42-02023.000	Acreage	6.0	Last 2 Sales	Date	Price	Vol/Page
Owner	1708 SAWMILL LLC (Owner Address)				4/18/2024		202402545 /
	1708 SAWMILL LLC (Tax Payer Address)				3/20/2024		202401810 /
Property Address	1708 SAWMILL PARKWAY						
	HURON						

Date created: 5/28/2024

Last Data Uploaded: 5/28/2024 5:31:02 AM

Developed by Schneider
GEOSPATIAL



CITY OF HURON
Planning & Zoning Department
417 MAIN STREET, HURON, OH 44839

THE BOARD OF BUILDING AND ZONING APPEALS APPLICATION
Completion of all applicable sections required. Incomplete applications will not be accepted.

We, the undersigned represent that we are the title owners of the following described property situated in the City of Huron, OH:

Applicant's Name Corey Aldridge

Property Owners' Name: 1708 Sawmill LLC

Address: PO BOX 11

City, State, Zip: Huron, Ohio 44839

Phone Number 419-602-7285

Email: coreymaldridge@gmail.com

Location of Project:

Lot/Parcel #: 42-02023.000 Zoning District: Huron

Address: 1708 Sawmill Parkway Huron, OH 44839.

Year purchased: 2020. Year the existing structure was constructed: na

Single Story Home: na Two Story Home: na

Provide a brief summary of your proposed project:

100 - 20x50 Storage Units. 16 ft tall garage doors.

Type:

- Area Variance: Subdivision Regulations Parking Setbacks X

Height Size Flood Plain Sign Regulations

- Use Variance:
- Conditionally Permitted Use:

We request a Hearing before the Board of Building and Zoning Appeals of the City of Huron, Ohio, on the following question: *(State the specific details of the variance being requested. Example: Area variance- 1' side setback variance is required for the proposed addition; Use Variance- State the type of use; or Conditionally Permitted Use approval)*
Side Yard Variances of 15ft each side, we would like to be reduced to 5 ft.
Code: 1126.15 SELF-SERVICE STORAGE AND MINI-STORAGE.

Conditionally Permitted Use Approval

The following uses shall be permitted only if authorized by the Board of Building & Zoning Appeals in accordance with the provisions of Section 1139.02. State the type of use being proposed and the applicable code section:

Code Section: _____
(skip to Page 7, Sign and Date Application)

Use and/or Area Variance Questionnaire

1. The property in question [will/will not] yield a reasonable return and there [can/ cannot] be a beneficial use of the property without the variance because:

2. The variance is [substantial/insubstantial] because:

3. The essential character of the neighborhood [would/would not] be substantially altered or adjoining properties [would/would not] suffer a substantial detriment as a result of the variance because:

4. The variance [would/would not] adversely affect the delivery of governmental services, (e.g., water, sewer, garbage)

5. The applicant purchased the property [with/without] knowledge of the zoning restriction. Year the property was purchased: _____. Year the structure(s) was constructed: _____.

6. The applicant's predicament feasibly [can/cannot] be resolved through some method other than a variance.
7. The spirit and intent behind the zoning requirement [would/would not] be observed and substantial justice [done/not done] by granting the variance because
8. We believe the request should be granted due to the following hardship which is created by the property: (explain the hardship that exists *pursuant to the code*)

Note: If granted, Use or Area variances will expire within one (1) year from the date of approval. Refer to Section 1139.04 (e) for specifics to timeline regulations for commencement of construction or Use continuation.

I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent and agree to conform to all applicable laws, regulations, and ordinances of the city. I certify all information contained within this application and supplemental documents are true and accurate to the best of my knowledge and belief.

In addition, I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Huron and its officers, employees, and/or agents for the purpose of inspecting said property for compliance with the City's Zoning and/or Building Codes. I further certify that I have authority to grant access to said property.

Date: 05/13/24 Signed Applicant Joshua Fox

Date: 05/13/24 Signed Property Owner Corey Aldridge

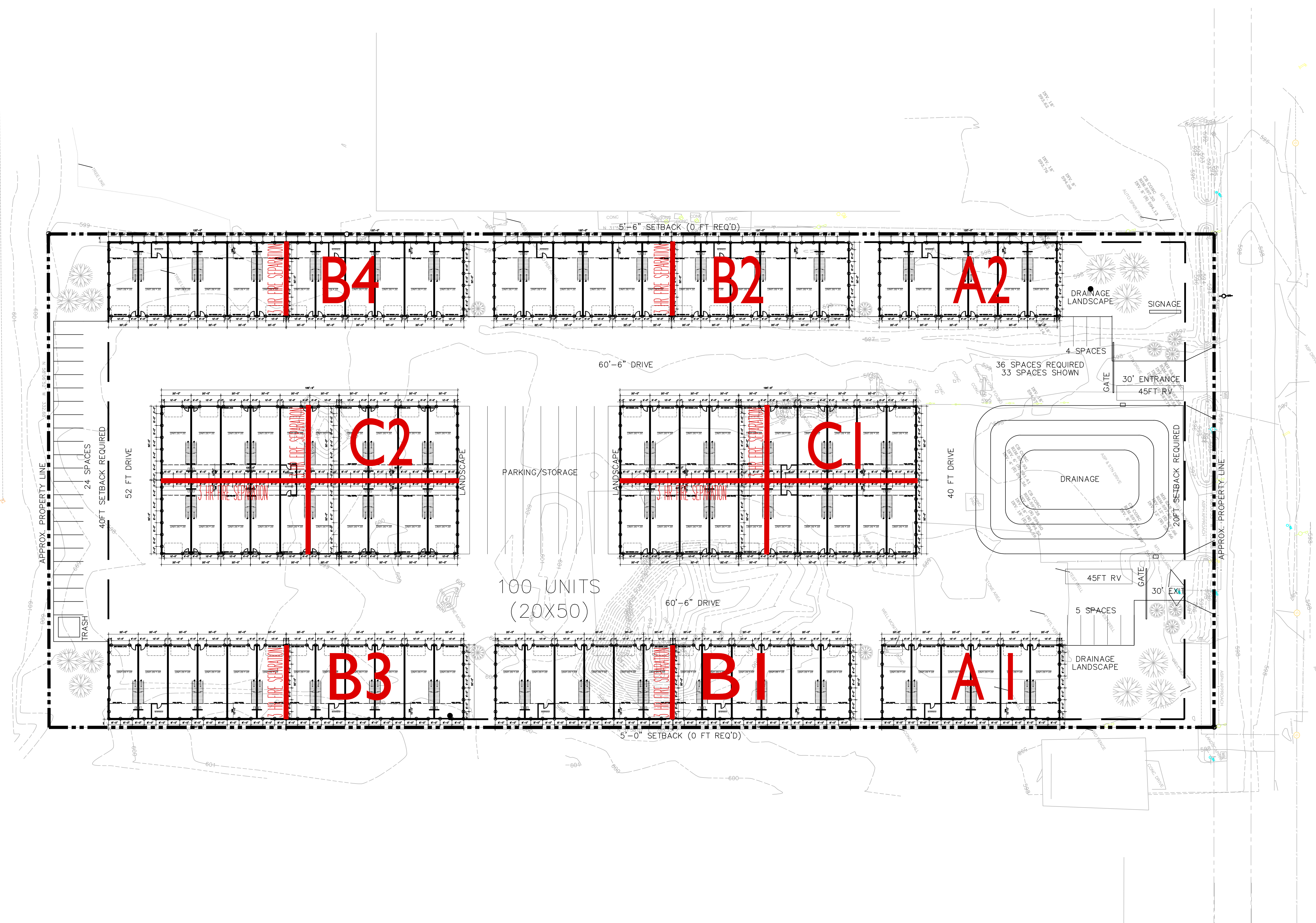
(REQUIRED)

ZONING DEPT. USE ONLY

Date received: 5-14-24 Application Complete

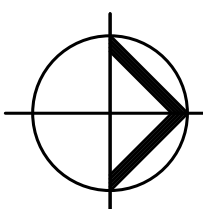
\$150 filing fee received: yes

Comments _____ Hearing Date 6-10-24



MODIFIED REFERENCE SITE PLAN

SCALE: 1/32" = 1'-0"



REFERENCE ONLY
PLEASE REFER TO THE BOUNDARY AND TOPOGRAPHIC SURVEY CREATED
PER THE COUNTY. THIS SHEET IS SOLELY ISSUED FOR APPROXIMATE
LOCATIONS FOR THE NEW BUILDING AND SHALL BE VERIFIED BY
CONTRACTOR WITH ALL PLATS PRIOR TO CONSTRUCTION

REVISIONS	

THE DRAWINGS AND THE INFORMATION SHOWN
REPRESENT THE ORIGINAL, UNPUBLISHED WORK OF
FOX ARCHITECTURAL DESIGN LLC AND SHALL NOT BE
REPRODUCED OR DUPLICATED IN WHOLE OR IN PART
WITHOUT WRITTEN CONSENT OF THE ARCHITECT. 2024



JOSHUA C. FOX
ARCH. #16150
EXPIRATION DATE: 12/31/2025

FOX
ARCHITECTURAL DESIGN
M: 419.677.6961 E: JOSH@FOXARCHITECTURAL.COM
3105 HURON AVERY RD. HURON OHIO 44839

MODIFIED REFERENCE SITE PLAN

PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

APRIL 30, 2024

JOB NO. 2315

SHEET

CI.0

ORIGINAL DRAWING SIZE 24"X36"

PLANT HEIGHT SHALL BE MEASURED FROM FINISHED GRADE TO THE UPPER MAIN BODY OF THE PLANT

SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS AS SHOWN ON PLAN

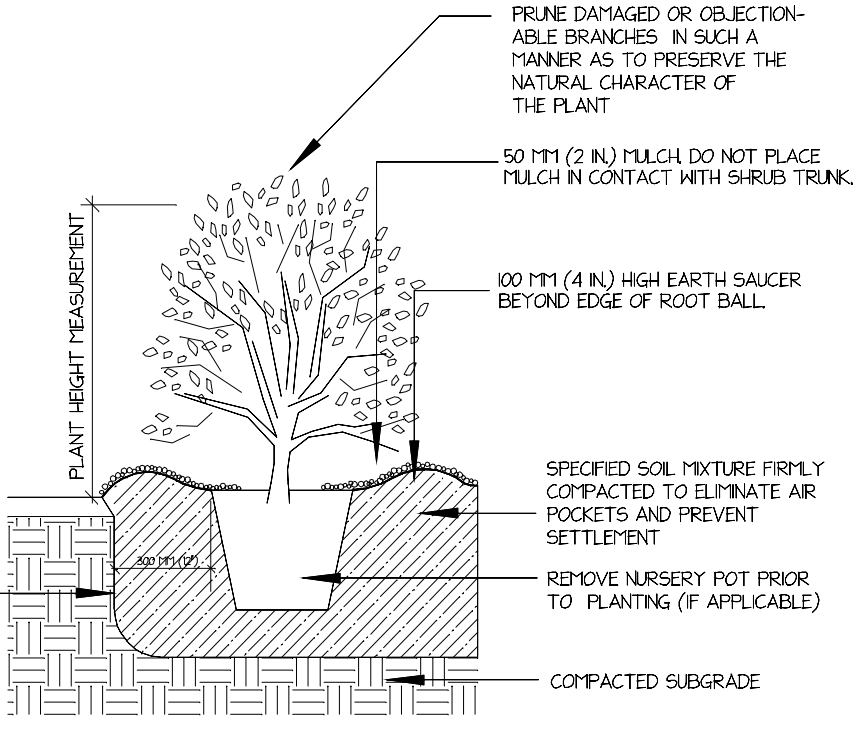
PLANTING METHOD ILLUSTRATED SHALL APPLY EQUALLY TO BARE-ROOT STOCK & BALLED & BURLAP STOCK

SET SHRUBS 50 MM (2") HIGHER THAN SURROUNDING GRADE TO TO ALLOW FOR SETTLEMENT

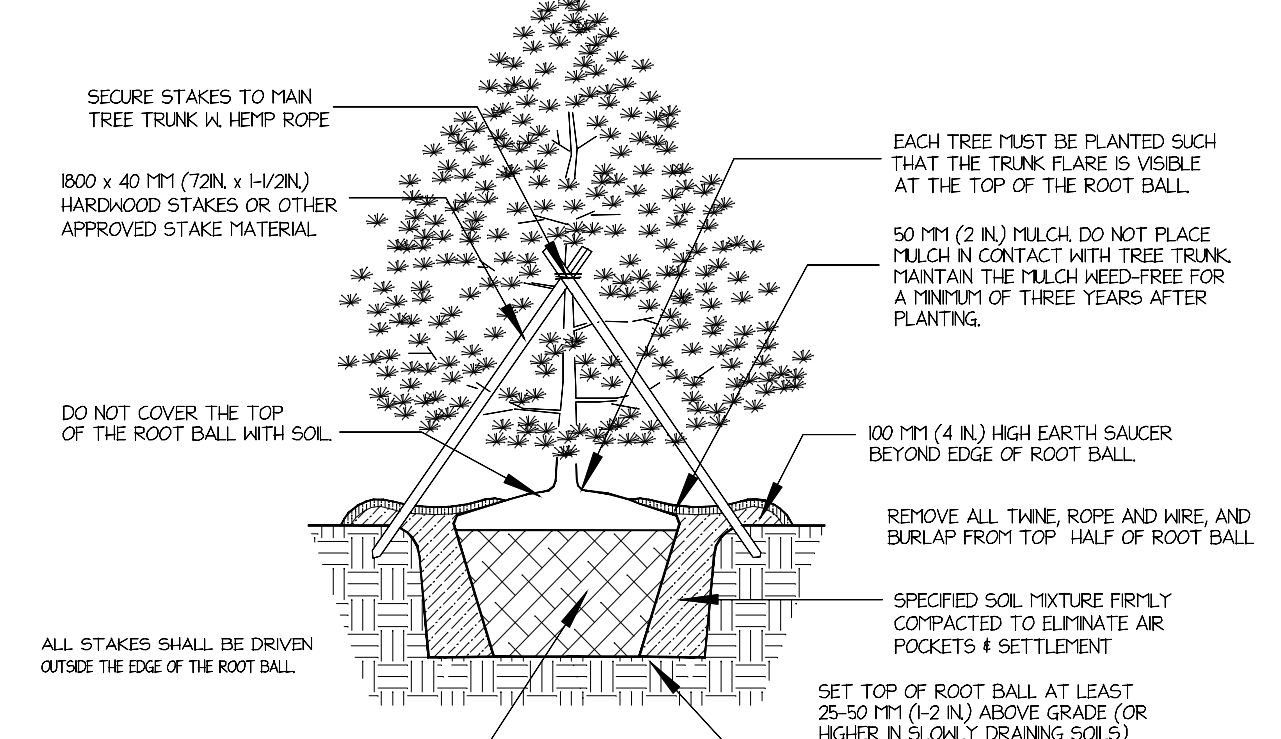
DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL

SCARIFY & IRRIGATE INSIDE OF SHRUB PLANTING PIT PRIOR TO PLANTING

EXCAVATE & PREPARE PLANTING BED TO 450 MM (18") DEEP OR AS SPECIFIED



SHRUB PLANTING DETAIL
TYPICAL INSTALLATION



CONIFEROUS TREE PLANTING DETAIL
TYPICAL INSTALLATION - 66" (200CM) OR LESS

Plant Legend			
Symbol	Qty	Common	Botanical
	6	Blue Spruce	Picea pungens
	4	Juniper	Juniperus communis
	6	Red Maple	Acer rubrum
	6	Squarossa False Cypress	Chamaecyparis pisifera 'Squarrosa Lutea'

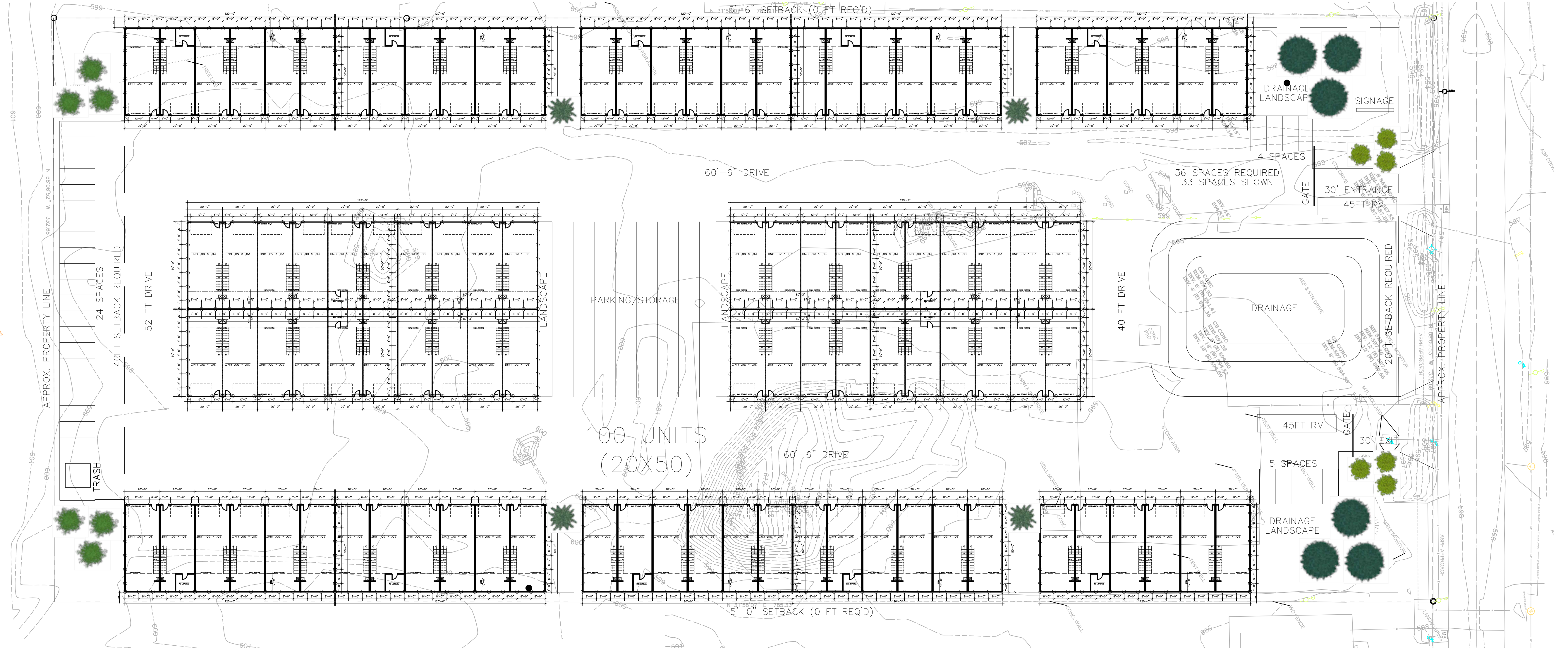
GENERAL LANDSCAPE NOTES

10 SMALL EVERGREEN SHRUBS AND THE HEIGHT WILL BE BETWEEN 15" - 36".

6 EVERGREEN TREES THAT WOULD MEET THE MINIMUM HEIGHT OF 6'.

6 SHADE TREES MEET THE REQUIREMENTS OF A 2.5" CLEAR TRUNK THAT IS AT LEAST 6' TALL, WITH A TRUNK CALIPER ABOVE THE GRADE LINE AT 4.5'.

- (b) SHADE TREES. ALL DECIDUOUS SHADE TREES AT THE TIME OF INSTALLATION SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF (2.5) INCHES AND A CLEAR TRUNK HEIGHT OF AT LEAST SIX (6) FEET, UNLESS OTHERWISE SPECIFIED. CALIPER OF THE TRUNK IS TAKEN AT FOUR AND ONE-HALF FEET (4.5) ABOVE THE GRADE LINE ON THE UPHILL SIDE OF THE TREE. THE GROUND LINE INCLUDES THE DUFF LAYER THAT MAY BE PRESENT, BUT DOES NOT INCLUDE UNINCORPORATED WOODY DEBRIS THAT MAY RISE ABOVE THE GROUND LINE.
- (c) EVERGREEN TREES. EVERGREEN TREES MUST HAVE A MINIMUM HEIGHT OF SIX(6) FEET AT INSTALLATION.
- (d) ORNAMENTAL TREES. SINGLE STEM ORNAMENTAL TREES MUST HAVE A MINIMUM CALIPER OF TWO (2) INCHES TAKEN AT HEIGHT REFERENCED IN 1131.04(B), UNLESS OTHERWISE SPECIFIED. MULTIPLE STEM ORNAMENTAL TREES MUST HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET AT PLANTING.
- (e) SHRUBS. THE MINIMUM HEIGHT AT INSTALLATION OF ALL SHRUBS MUST MEET THE DIMENSIONS OF SCHEDULE 1131.04(E). LARGE SHRUBS ARE THOSE SPECIES THAT REACH FIVE (5) OR MORE FEET IN HEIGHT AT MATURITY. SMALL SHRUBS ARE THOSE SPECIES THAT SHOULD BE KEPT AT HEIGHTS OF FIFTEEN (15) TO THIRTY-SIX (36) INCHES.



PROPOSED LANDSCAPE PLAN
SCALE: 1/32" = 1'-0"

REVISIONS

THE DRAWINGS AND THE INFORMATION SHOWN REPRESENT THE ORIGINAL, UNPUBLISHED WORK OF FOX ARCHITECTURAL DESIGN, LLC AND SHALL NOT BE REPRODUCED OR DUPLICATED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ARCHITECT. 2024

STATE OF OHIO
JOSHUA C. FOX
ARCH. #16150
EXPIRATION DATE: 12/31/2025
REGISTERED ARCHITECT

FOX
ARCHITECTURAL DESIGN
M: 419.677.6961 E: JOSH@FOXARCHITECTURAL.COM
3105 HURON AVERY RD. HURON OHIO 44839

PROPOSED LANDSCAPE PLAN

PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

APRIL 30, 2024

JOB NO. 2315

SHEET
LI.0

ORIGINAL DRAWING SIZE 24"x36"

COMcheck Software Version 4.1.5.5
Envelope Compliance Certificate

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: Huron's Big Storage Units
Location: Huron, Ohio
Climate Zone: 5a
Project Type: New Construction

Construction Site: 1708 Sawmill Parkway
Huron, OH 44839
Owner/Agent: Huron's Big Storage Units
1708 Sawmill Parkway
Huron, OH 44839
Designer/Contractor: Fox Architectural Design, LLC
Huron, OH 44839

Building Area	Floor Area
1-Storage Facility (Warehouse) : Nonresidential	6000

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof 1: Attic Roof with Wood Joists, [Bldg. Use 1 - Storage Facility]	6000	40.0	0.0	0.026	0.027
Exterior Wall 1: Wood-Framed, 24" o.c., [Bldg. Use 1 - Storage Facility]	6000	22.0	0.0	0.059	0.064
Door 1: Insulated Metal, Swinging, [Bldg. Use 1 - Storage Facility]	126	---	---	0.750	0.700
Door 2: Insulated Metal, Non-Swinging, [Bldg. Use 1 - Storage Facility]	1008	---	---	0.450	0.500
Floor 1: Slab-On-Grade-Heated, Horizontal with vertical 4 ft., [Bldg. Use 1 - Storage Facility] (b)	197	---	10.0	1.130	0.860

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 1% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title: Huron's Big Storage Units Report date: 04/04/24

COMcheck Software Version 4.1.5.5
Interior Lighting Compliance Certificate

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: Huron's Big Storage Units
Project Type: New Construction

Construction Site: 1708 Sawmill Parkway
Huron, OH 44839
Owner/Agent: Huron's Big Storage Units
1708 Sawmill Parkway
Huron, OH 44839
Designer/Contractor: Fox Architectural Design, LLC
Huron, OH 44839

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Storage Facility (Common Space Types:Storage)	1672	0.63	1053
		Total Allowed Watts =	
		1053	

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Storage Facility (Common Space Types:Storage)				
LED 1: LED Other Fixture Unit 25W:	1	12	13	156
LED 2: LED Other Fixture Unit 28W:	1	48	18	864
Total Proposed Watts =				1020

Interior Lighting PASSES: Design 3% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 90.1 (2010) Standard requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title: Huron's Big Storage Units Report date: 04/04/24

COMcheck Software Version 4.1.5.5
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: Huron's Big Storage Units
Project Type: New Construction
Exterior Lighting Zone: 2 (Light Industrial area with limited nighttime use (LZ2))

Construction Site: 1708 Sawmill Parkway
Huron, OH 44839
Owner/Agent: Huron's Big Storage Units
1708 Sawmill Parkway
Huron, OH 44839
Designer/Contractor: Fox Architectural Design, LLC
Huron, OH 44839

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Storage Facility (Illuminated area of facade wall or surface)	6 ft2	0.1	No	1
		Total Tradable Watts (a) =		0
		Total Allowed Watts =		1
		Total Allowed Supplemental Watts (b) =		600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Storage Facility (Illuminated area of facade wall or surface 6 ft2): Non-tradable Wattage				
LED 1: LED Other Fixture Unit 13W:	1	6	24	144
Total Tradable Proposed Watts =				0

Exterior Lighting PASSES: Design 0.0% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 90.1 (2010) Standard requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title: Huron's Big Storage Units Report date: 04/04/24

COMcheck Software Version 4.1.5.5
Mechanical Compliance Certificate

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: Huron's Big Storage Units
Location: Huron, Ohio
Climate Zone: 5a
Project Type: New Construction

Construction Site: 1708 Sawmill Parkway
Huron, OH 44839
Owner/Agent: Huron's Big Storage Units
1708 Sawmill Parkway
Huron, OH 44839
Designer/Contractor: Fox Architectural Design, LLC
Huron, OH 44839

Mechanical Systems List

Quantity System Type & Description

- HVAC System 1 (Single Zone):
Heating: 1 each - Duct Furnace, Gas, Capacity = 110 kBtu/h
Proposed Efficiency = 82.00% Ec, Required Efficiency: 80.00 % Ec
Cooling: 1 each - Single Package DX Unit, Capacity = 60 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 13.00 SEER, Required Efficiency: 13.00 SEER
Fan System: None
- HVAC System 2 (Single Zone):
Split System Heat Pump
Heating Mode: Capacity = 8000 kBtu/h,
Proposed Efficiency = 87.00 COP, Required Efficiency = 3.20 COP
Cooling Mode: Capacity = 13000 kBtu/h, , Air Economizer
Proposed Efficiency = 93.00 EER, Required Efficiency: 9.50 EER + 9.6 IEER
Fan System: None
- Water Heater 2:
Electric Instantaneous Water Heater, Capacity: 0 gallons w/ Circulation Pump
No minimum efficiency requirement applies

Mechanical Compliance Statement

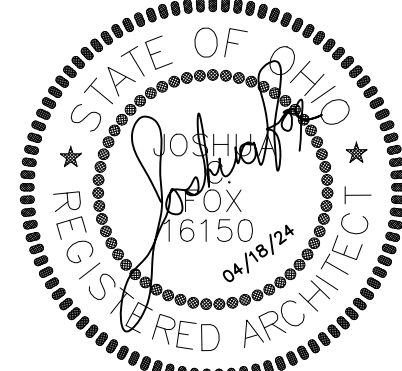
Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 90.1 (2010) Standard requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

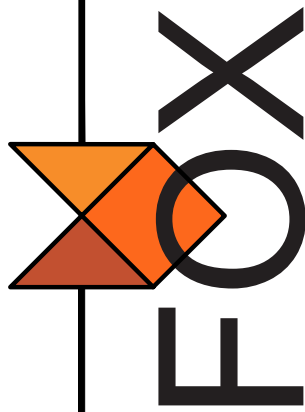
Project Title: Huron's Big Storage Units Report date: 04/04/24
Page 4 of 19

REVISIONS

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JOSHUA C. FOX
ARCH. #16150
EXPIRATION DATE: 12/31/2025



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ENERGY REPORT

PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

APRIL 30, 2024

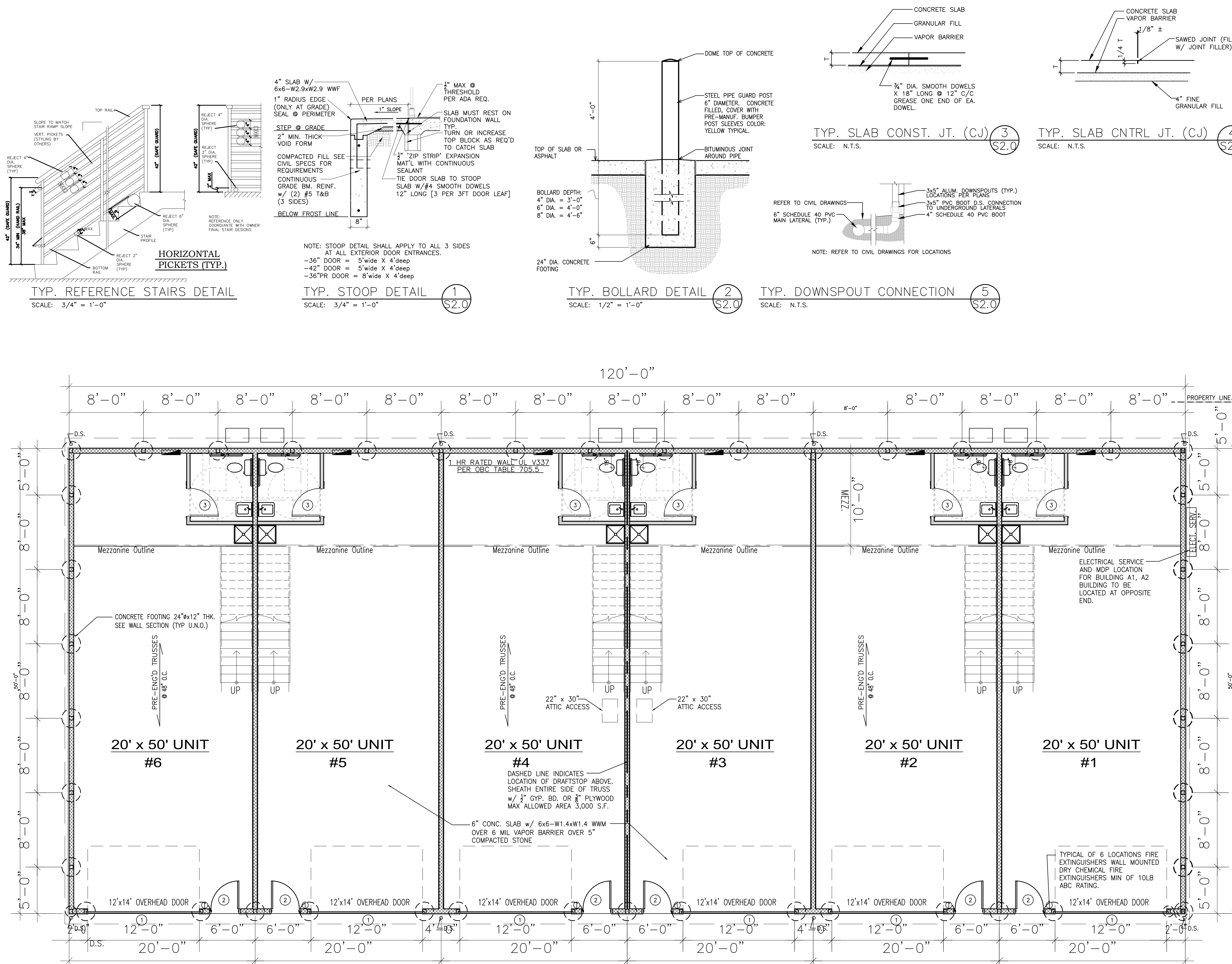
JOB NO. 2315

SHEET

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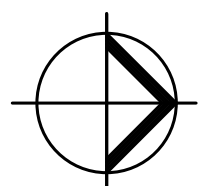
ORIGINAL DRAWING SIZE 24"X36"

(CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS)
(NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" X 17")



6 UNIT = 6,000 S.F. (VERIFY EXACT ORIENTATION WITH CIVIL SITE PLANS)
1,200 S.F. MEZZ
TOTAL = 7,200 S.F.

FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



DESIGN LOADS

FLOOR LOAD: 100 psf (L.L.) + 20 psf (D.L.) = 120 psf (T.L.)
FLOOR GARAGE AREA LOAD: 600 PSF (T.L.)
MEZZANINE LOAD: 125 psf (L.L.) + 10 PSF (D.L.)
ROOF LOAD: 20 psf (L.L.) + 5 psf (D.L.) = 25 psf (T.L.)
WIND LOAD: 90 mph (EXPOSURE "C") = 21 psf
DEFLECTION: L/360 max.
ASSUMED SOIL BEARING PRESSURE: 1500 psf

EARTHQUAKE DESIGN DATA:
EFFECTIVE PEAK VELOCITY RELATED ACCELERATION (Av): 0.06
EFFECTIVE PEAK ACCELERATION (Aa): 0.06
SEISMIC HAZARD EXPOSURE GROUP: 1
SEISMIC PERFORMANCE CATEGORY: B

GENERAL NOTES

- ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE OHIO BUILDING CODE.
- ALL INTERIOR DIMENSIONS ARE FROM FACE AND TO FACE OF STUDS. EXTERIOR WALLS DIMENSIONS ARE FROM FACE OF BRICK AND FOUNDATIONS TO INSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL MATERIALS TO BE NEW OR UNUSED QUALITY AND INSTALLED & FINISHED PER MANUFACTURER SPECIFICATION & INDUSTRY STANDARDS.
- ALL CONTRACTORS & TRADES SHALL VISIT THE JOB SITE TO INSPECT & EVALUATE ALL FIELD CONDITIONS RELATING TO THEIR WORK.
- BEFORE & DURING CONSTRUCTION, CONTRACTORS WILL VERIFY ALL DIMENSIONS & ELEVATIONS & CONDITIONS. ANY DISCREPANCIES OR UNKNOWN FOUND WILL BE BROUGHT TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.**
- GENERAL CONTRACTOR SHALL PROVIDE & MAINTAIN A REFUSE CONTAINER FOR ALL CONSTRUCTION DEBRIS. CONTRACTORS WORKING ON THE SITE SHALL CLEAN UP WORK AREAS ON A DAILY BASIS & TO THE SATISFACTION OF THE OWNER.
- ALL CONSTRUCTION MATERIALS & EQUIPMENT & JOB TRAILERS SHALL BE STORED ONLY IN AREA DESIGNATED BY THE OWNER.
- CONTRACTORS WILL PROVIDE ALL NECESSARY CONSTRUCTION BARRIERS TO MAINTAIN OWNER SAFETY.

STRUCTURAL NOTES

- PRE-ENGINEERED WOOD ROOF TRUSSES SHALL BE ENGINEERED AND CONSTRUCTED (TO MEET DESIGN LOADS SHOWN) BY ONE SINGLE SOURCE. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE ANSI/TPI 1 - LATEST EDITION. PRIOR TO FABRICATION OF TRUSSES, THE MANUFACTURER SHALL SUBMIT SHOP DRAWINGS WITH ENGINEER'S SEAL FOR APPROVAL.
- MISC. NON-STRUCTURAL LUMBER FOR PLATES, BLOCKING, SILLS, ETC., SHALL BE #2 OR BETTER SPRUCE PINE FIR.
- ANY LUMBER WHICH COMES IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.

FOUNDATION NOTES

- GENERAL CONTRACTORS AND SUBCONTRACTORS WILL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY ERRORS OR DISCREPANCIES BEFORE PROCEEDING FURTHER WITH WORK.
- FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 1500 PSF. FOUNDATION FOOTINGS MAY BE WIDER THAN THOSE SHOWN. FOUNDATIONS SHALL BEAR ON FIRM, DRY AND CLEAN SOILS.
- NEW BACKFILL TO BE APPROVED, CLEAN, INORGANIC FILL MATERIAL AND PLACED IN LAYERS NOT EXCEEDING 6". EACH NEW LAYER OF MATERIAL AND SUBGRADE SHALL BE COMPACTED TO CONFORM TO CONDITIONS THAT ACHIEVE A 100% COMPACTION AS DETERMINED BY ASTM D-698 DESIGNATION STANDARD PROCTOR TEST.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 UNLESS NOTED OTHERWISE.
- ALL CONCRETE SLABS ON THE GROUND SHALL BE 6" THICK AND HAVE TEMPERATURE REINFORCEMENT CONSISTING OF ONE LAYER OF 6"x6" - W1.4xW1.4 WELDED WIRE FABRIC. WIRE FABRIC MUST LAP ONE FULL MESH AT SIDE AND END LAPS AND BE WIRED TOGETHER.
- ALL CONCRETE NOT OTHERWISE SPECIFIED SHALL BE CONTROLLED STONE OR GRAVEL CONCRETE (6 BAG MIX) TO TEST A MINIMUM OF 3000 PSI IN STANDARD 6"x12" CYLINDERS AT 28 DAYS WITH 6% (+/-) AIR ENTRAINMENT.
- PROVIDE SAW-CUT JOINTS AS REQUIRED IN ALL NEW SLABS. MAXIMUM PANEL SIZE 500 SF.

WOOD NOTES

- ALL WOOD ROOF SHEATHING SHALL BE 5/8" OSB, EXTERIOR GRADE, U.N.O. PLACE PANELS IN A STAGGERED ARRANGEMENT. NAIL PANELS DOWN TO THE SUPPORT FRAMING WITH 8d NAILS. NAIL SPACING SHALL BE 6" c/c @ PANEL EDGES AND 12" c/c IN PANEL FIELD.

SPECIAL INSPECTIONS

CONTINUOUS	PERIODIC	REQUIRED SPECIAL INSPECTIONS PER OBC 1704	NOTES
		1704.7- SOILS - SITE PREP PER SOIL REPORT - FILL PLACEMENT PER SOIL REPORT - DENSITY PER SOIL REPORT - CONCRETE TESTING	Bowser-Morner OR EQUAL

NOTES:
1. "Continuous" inspection means that the inspector is on site at all times observing the work requiring special inspection. "Periodic" special inspection means that the special inspector is on site at intervals necessary to confirm that all work requiring special inspection is in compliance. If either is indicated, then special inspection is not required for that part of the work.
2. All work shall be visually inspected. All complete penetration welds shall be tested ultrasonically or by any other comparable approved method.

NOTE: THE MASONRY WORK IS EXEMPT FROM SPECIAL INSPECTION PER OBC 1704.1 EXCEPTION #1.

VERIFICATION NOTE
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CLEARANCES AND ALL EXISTING FIELD CONDITIONS BEFORE STARTING CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS. SHOULD DIFFERENT CONDITIONS BE ENCOUNTERED, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH WORK.

REVISIONS

STATE OF OHIO
REGISTERED ARCHITECT
JOSHUA C. FOX
ARCH #16150
EXPIRATION DATE: 12/31/2025

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3105 HURON AVERY RD. HURON OHIO 44839

FLOOR PLAN AND NOTES

PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

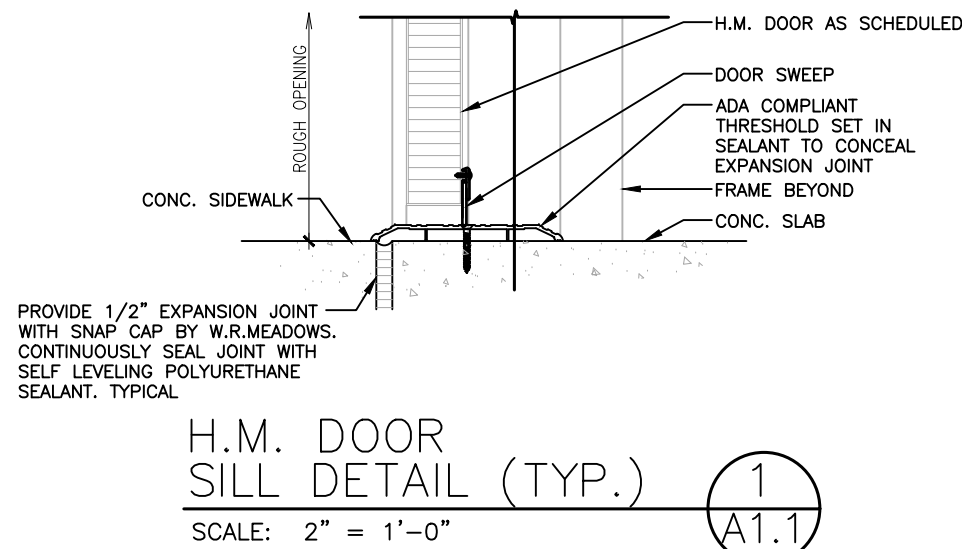
APRIL 30, 2024

JOB NO. 2315

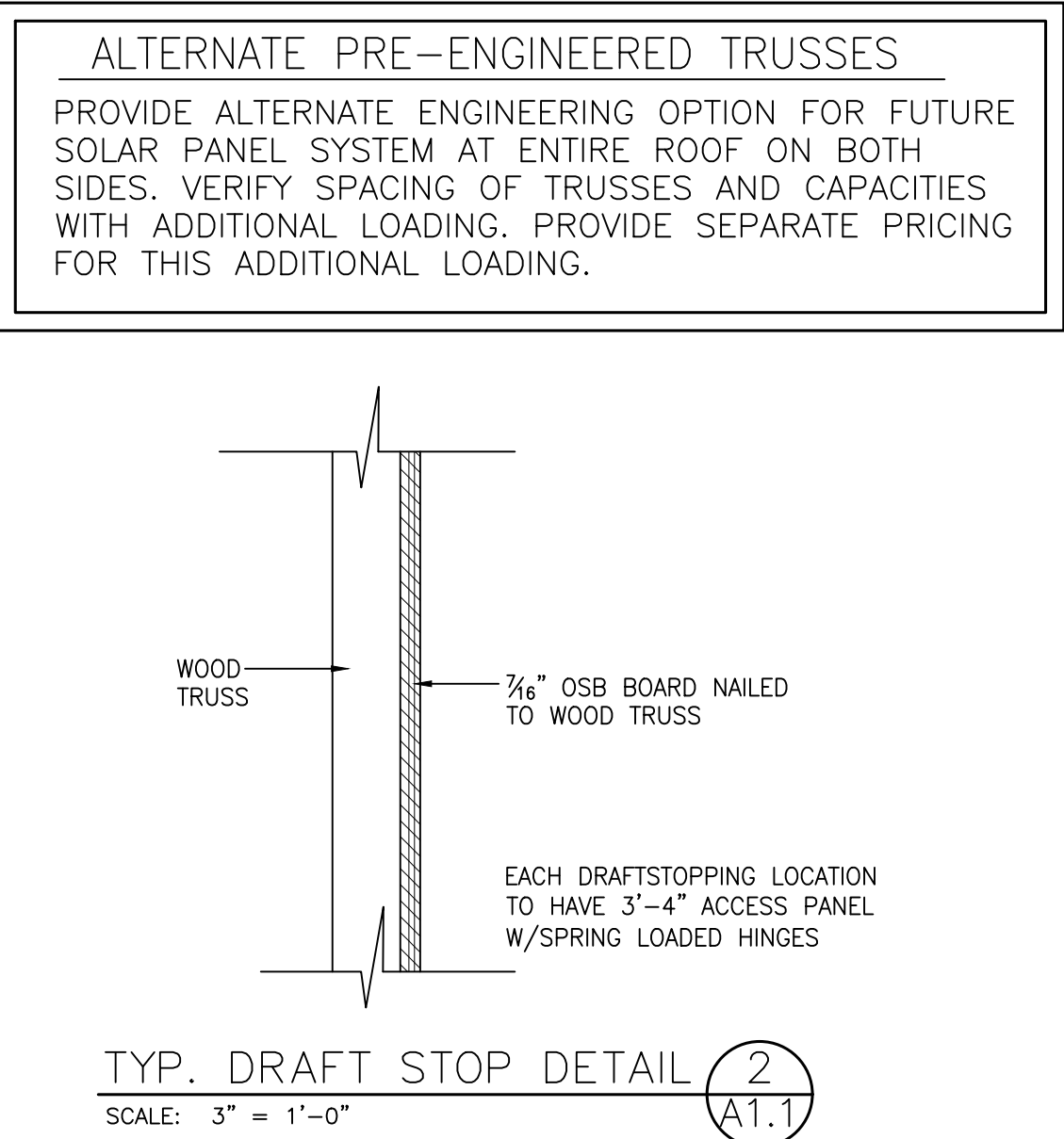
SHEET

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ORIGINAL DRAWING SIZE 24"x36"



DOOR SCHEDULE							
Nº	SIZE	TYPE	HEAD	JAMB	THRES.	HARDWARE	REMARKS
1	12'-0"x14'-0"x1-3/4	OVERHEAD	METAL CLAD	METAL CLAD	CONC.	SET NO. 1	INSULATED W/ LOCK
2	3'-0"x7'-0"x1-3/4	INSUL. H.M.	H.M.	H.M.	ALUM.	SET NO. 2	INSULATED
3	3'-0"x7'-0"x1-3/4	H.M.	H.M.	H.M.	-	SET NO. 3	
DOOR HARDWARE							
SET NO. 1 - TRACKS, LOCKING HARDWARE, WEATHERSTRIPPING, MOTORIZED OPERATOR WALL MNTD							
SET NO. 2 - LEVER HANDLE LOCKSET, LATCH GUARD, 1-1/2 PAIR HINGES, WEATHERSTRIPPING, THRESHOLD, WALL STOP							
SET NO. 3 - LEVER HANDLE PRIVACY LOCKSET, 1-1/2 PAIR HINGES, WALL STOP							
FINISH SCHEDULE							
REMARKS	FLOOR	BASE	WALLS	CEILING	TRIM	REMARKS	
UNITS 1-6	CONCRETE	VINYL	GYP. BD.	METAL SIDING	PAINTED		

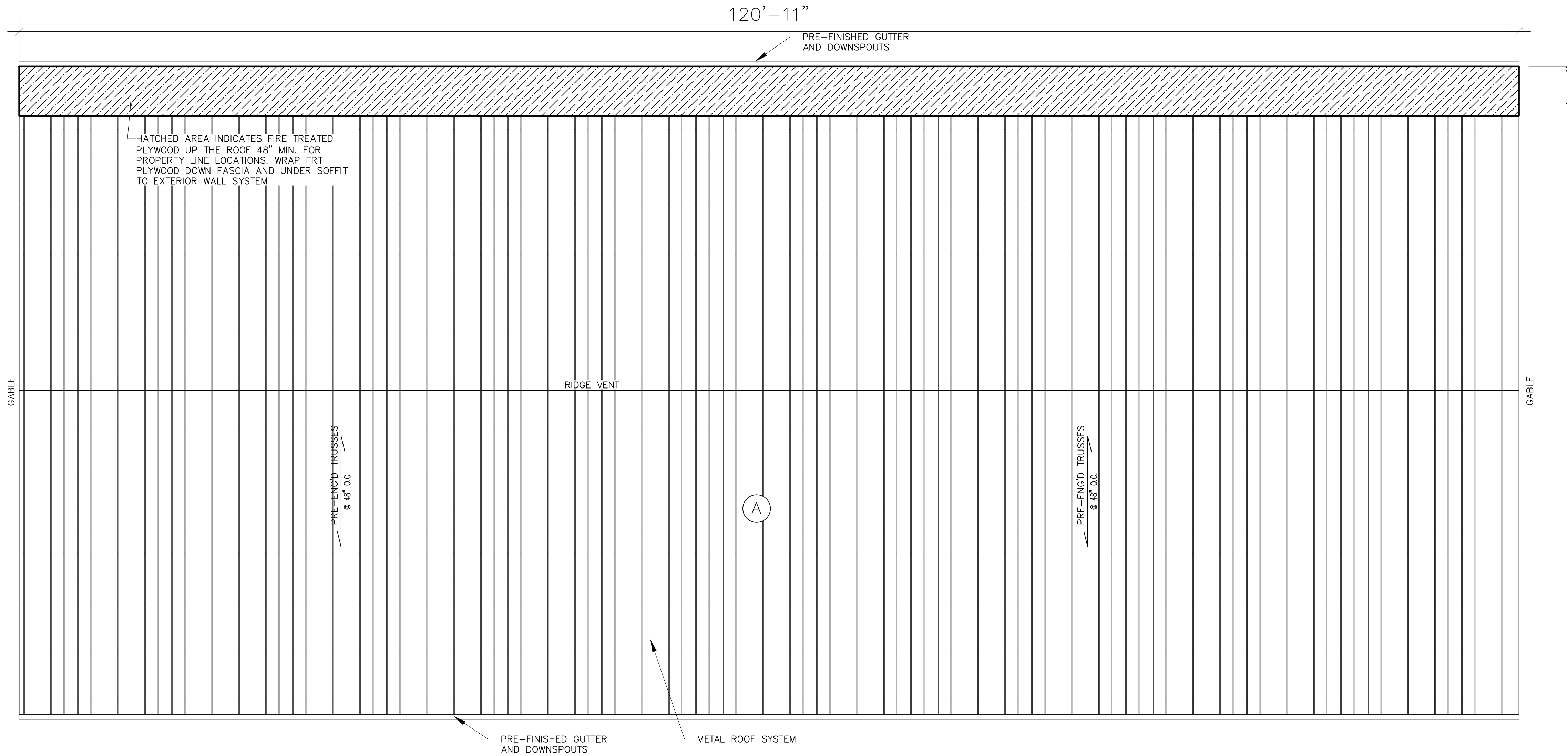


ROOF SYSTEM GENERAL NOTES

- ALL DETAILS SHOWN ARE FOR GENERAL INFORMATION. ALL FINAL FLASHING CONDITIONS SHALL BE THE RESPONSIBILITY OF THE ROOF INSTALLER, AND SHALL MEET APPROVAL OF ROOF MANUFACTURER.
- ALL DETAIL MODIFICATIONS MUST HAVE SHOP DRAWINGS APPROVAL. CONTRACTOR SHALL INSPECT AND VERIFY ALL FIELD CONDITIONS, CLEARANCES, AND DIMENSIONS BEFORE STARTING CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS. SHOULD DIFFERENT CONDITIONS BE ENCOUNTERED, CONTACT ARCHITECT BEFORE PROCEEDING WITH ANY FURTHER WORK.
- OPENINGS IN ROOF WILL BE CUT BY ROOF CONTRACTOR.
- PROVIDE FLASHING AND SADDLES FOR ALL EQUIPMENT PROVIDED UNDER MECHANICAL.
- ALL MATERIALS USED IN THE INSTALLATION OF ROOFING SYSTEM SHALL BE PRODUCTS OF APPROVED MANUFACTURE OR ACCEPTED PRODUCTS PER MANUFACTURER'S INSTALLATION REQUIREMENTS TO MAINTAIN ALL WARRANTIES.
- INSTALLATION OF ROOFING SYSTEM BY AUTHORIZED ROOFING CONTRACTOR.
- USE FASTENERS AS APPROVED BY MANUF.'S SPECS FOR WOOD SHEATHING.
- WOOD NAILERS MUST BE #2 GRADE LUMBER AND FASTENED TO DECK OR WALL TO RESIST 180-LBS. OF FORCE PER MANUF. SPECS.
- PLUMBING CONTRACTOR TO INSTALL ALL VENT & PIPING STACKS. ROOF CONTRACTOR TO FURNISH & INSTALL BOOTS AROUND ALL PENETRATIONS ACCORDING TO MANUF. STANDARDS.
- ALL ROOF PENETRATIONS TO BE CONSTRUCTED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE SUBMITTALS & COLOR SAMPLES TO ARCHITECT/OWNER FOR FINAL APPROVAL.

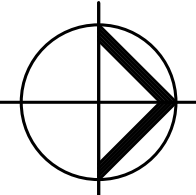
ROOF SYSTEM TYPES

- (A) ROOF TYPE A
29 GA PAINTED METAL ROOFING OVER VAPOR VARRIER, OVER 7/8" OSB SHEATHING. OR EQUIVALENT SYSTEM.



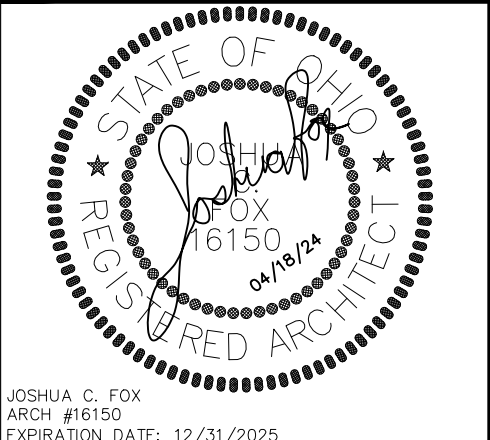
ROOF PLAN

SCALE: 3/16" = 1'-0"



REVISIONS

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ROOF PLAN, SCHEDULES AND NOTES
PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

APRIL 30, 2024

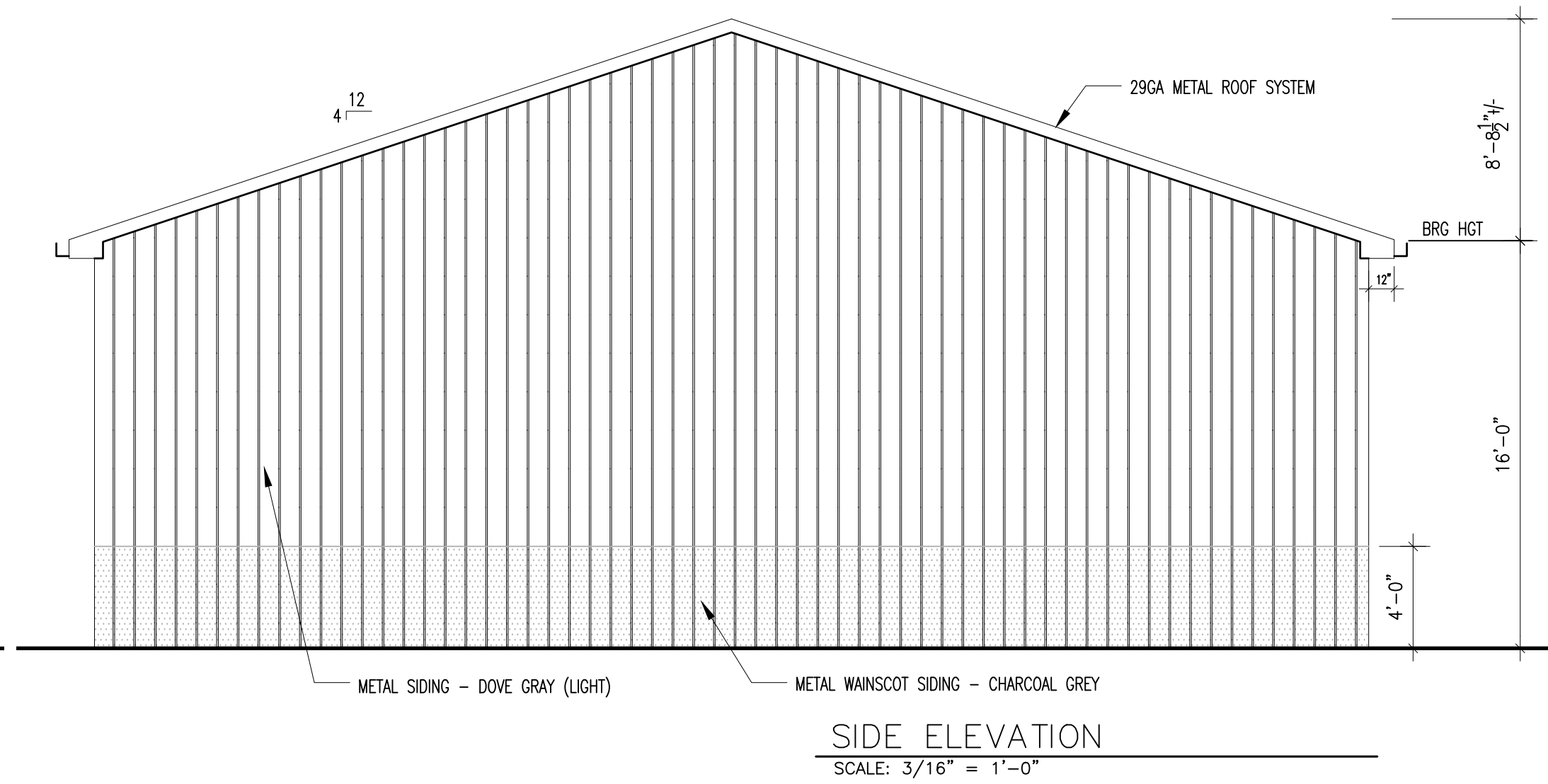
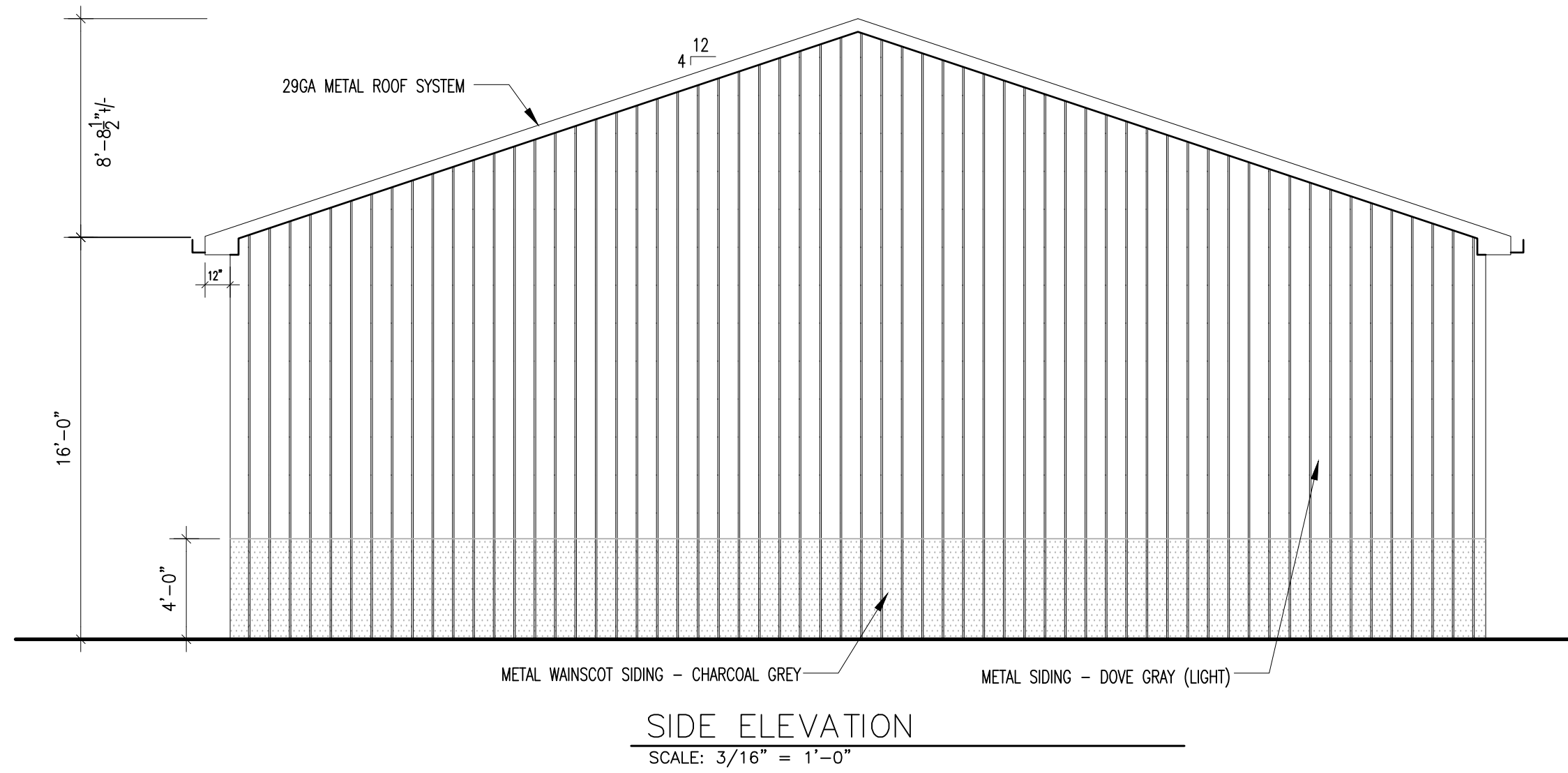
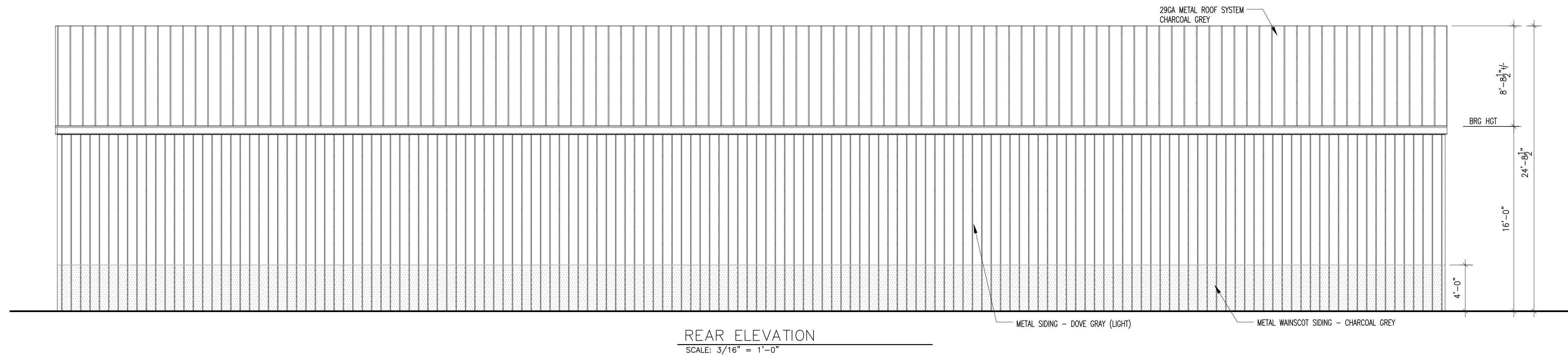
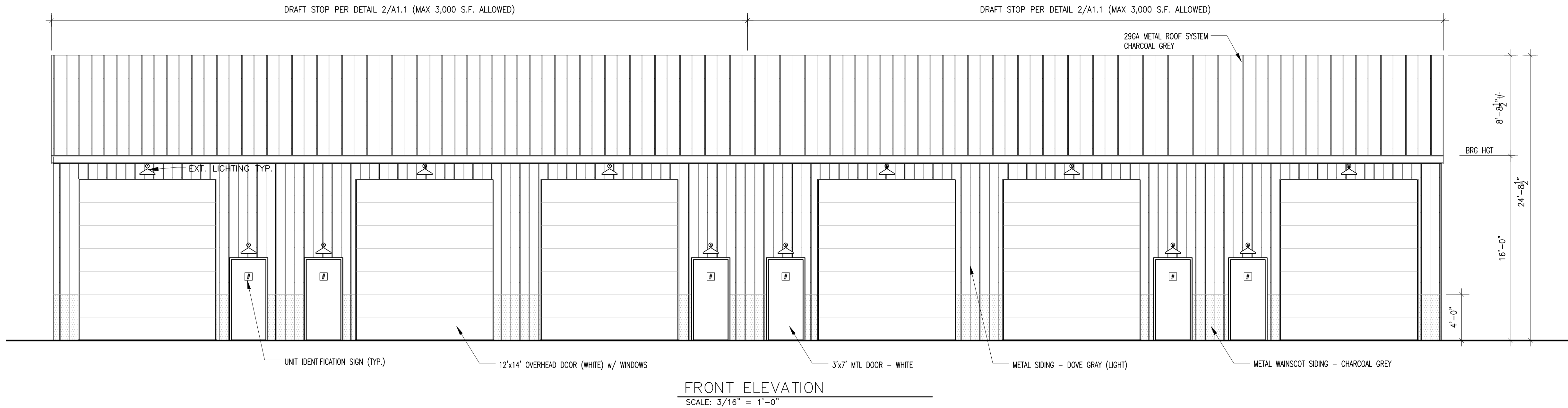
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ORIGINAL DRAWING SIZE 24"X36"

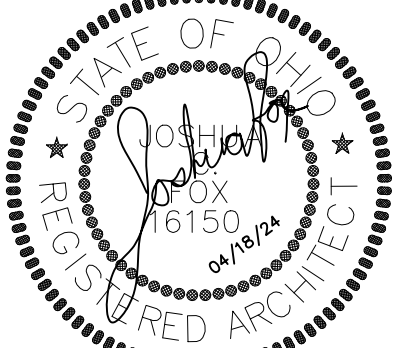
(CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS)
(NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11"X17")



REFERENCE COLOR SCHEME
SCALE: N.T.S.

REVISIONS	

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JOSHUA C. FOX
ARCH. #16150
EXPIRATION DATE: 12/31/2025



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EXTERIOR ELEVATIONS AND NOTES
PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
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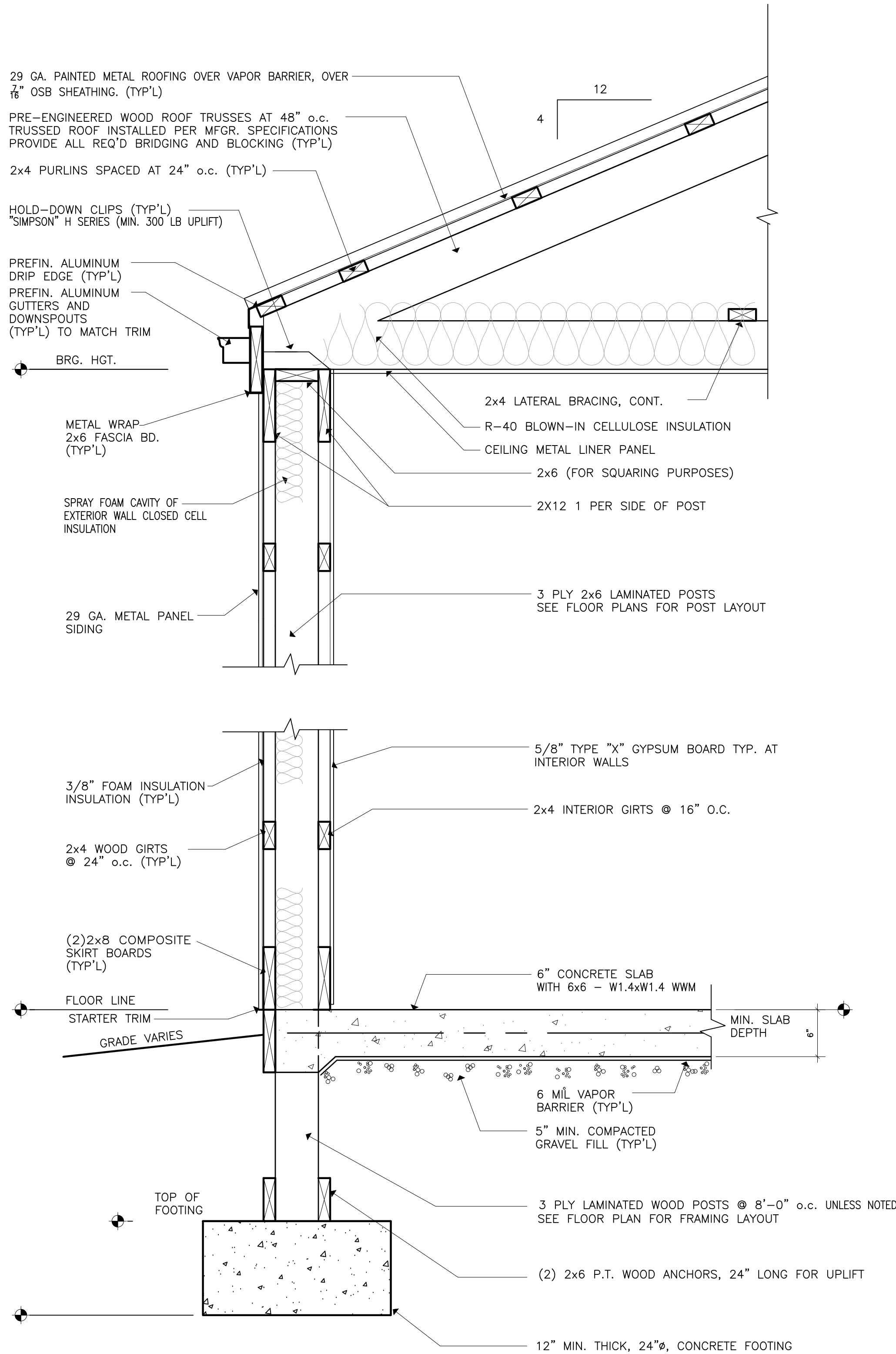
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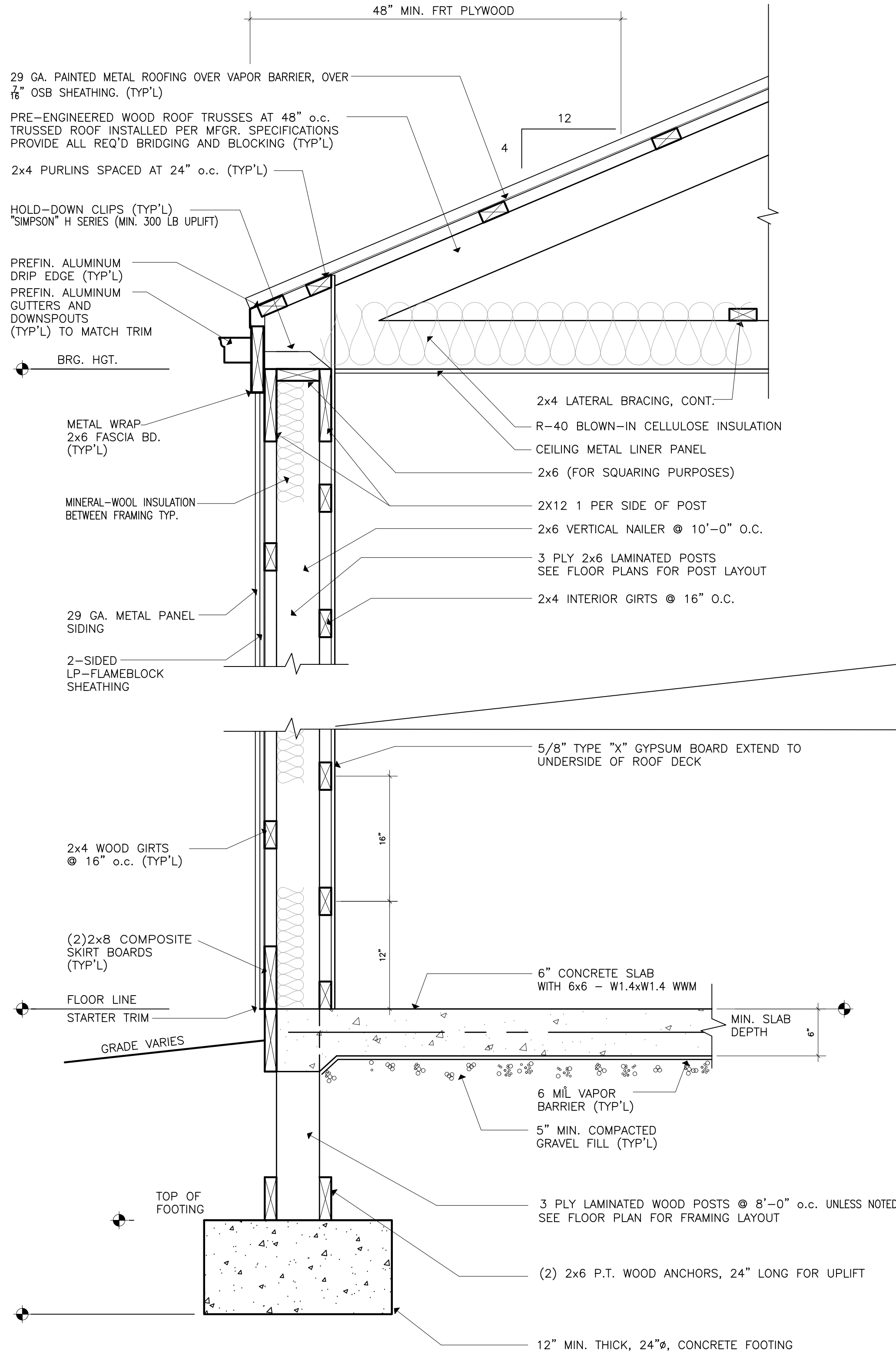
SHEET
A2.0

ORIGINAL DRAWING SIZE 24"X36"

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS!
NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11"X17"



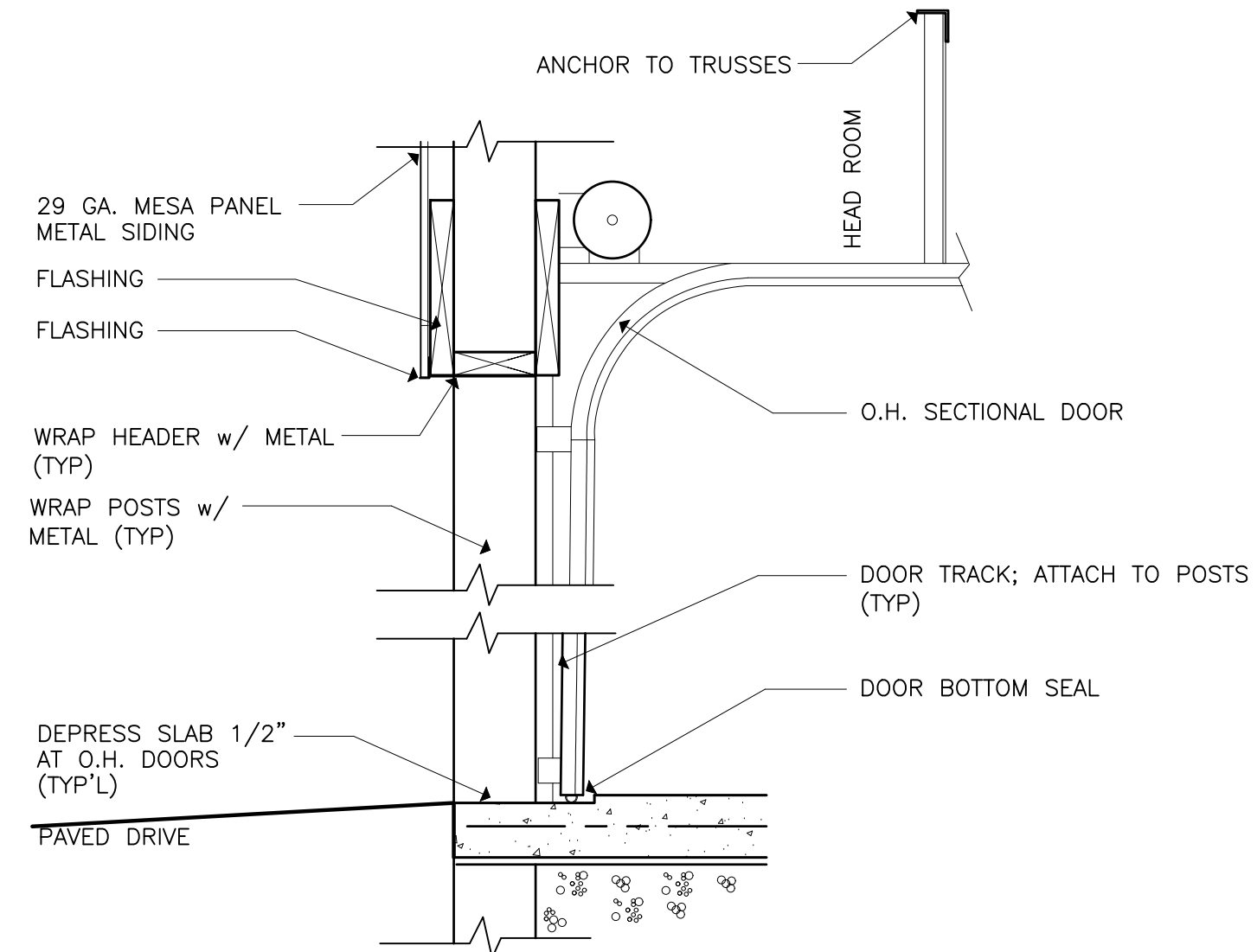
TYP. STANDARD WALL SECTION 1
SCALE: 3/4"=1'-0" A3.0



UL DESIGN NO V337 1 HOUR RATED
TYP. AT PROPERTY LINES
TYP. 1 HOUR RATED WALL SECTION 2
SCALE: 3/4"=1'-0" A3.0



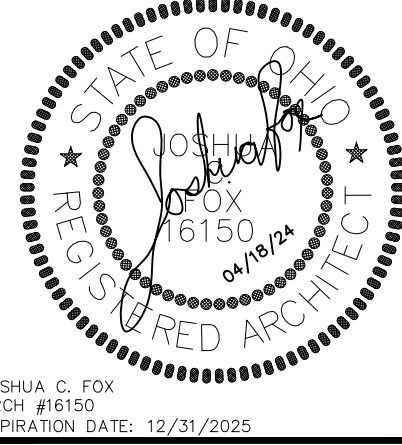
ONE HOUR RATED EXTERIOR WALL
SCALE: N.T.S.



TYP. GARAGE DOOR DETAIL 3
SCALE: 3/4"=1'-0" A3.0

REVISIONS	

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JOSHUA C. FOX
ARCH. #16150
EXPIRATION DATE: 12/31/2025

FOX

ARCHITECTURAL DESIGN
M: 419.677.6961 E: JOSH@FOXARCHITECTURAL.COM
3105 HURON AVERY RD. HURON OHIO 44839

TYPICAL SECTIONS AND DETAILS

PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

APRIL 30, 2024

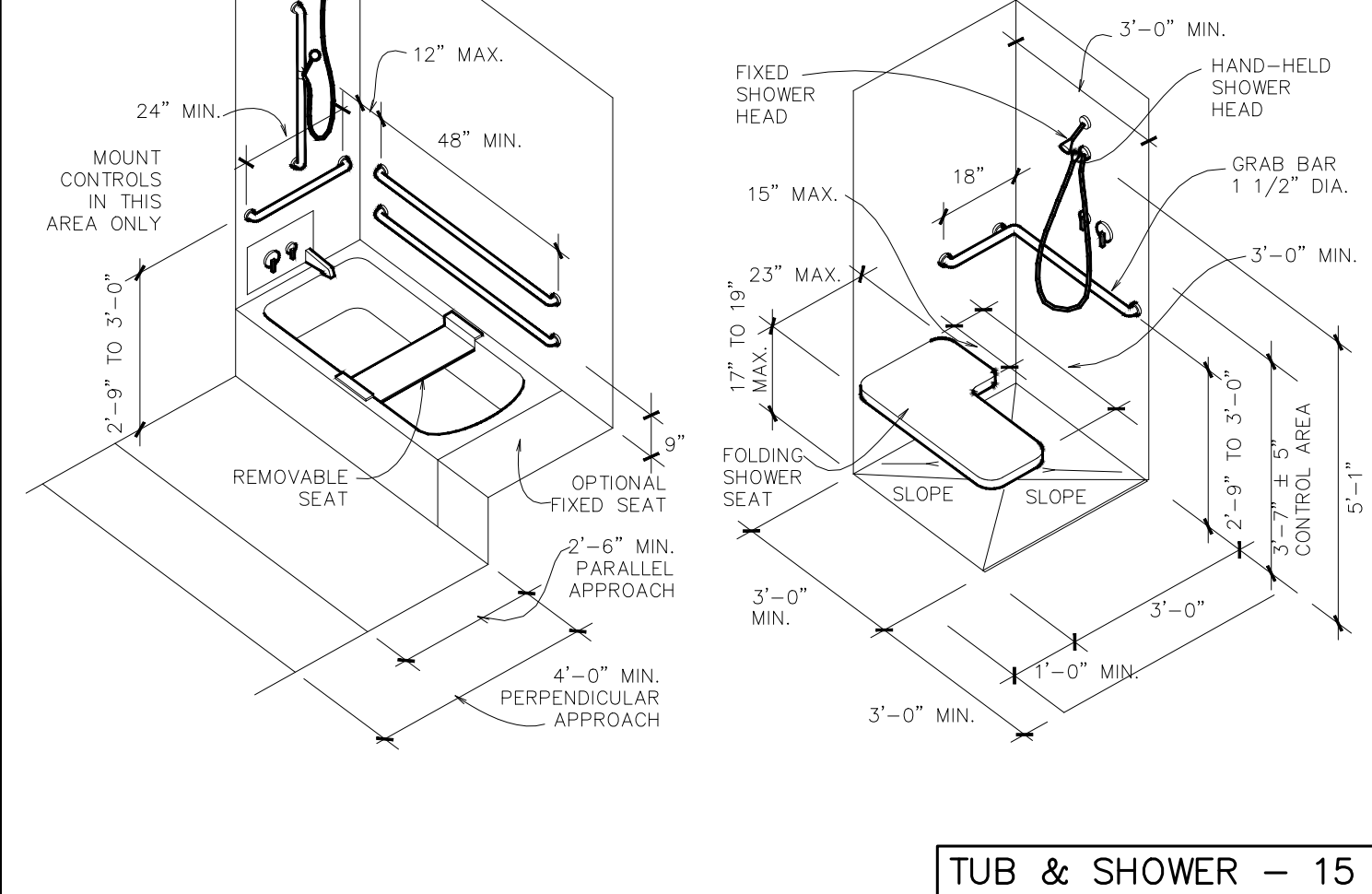
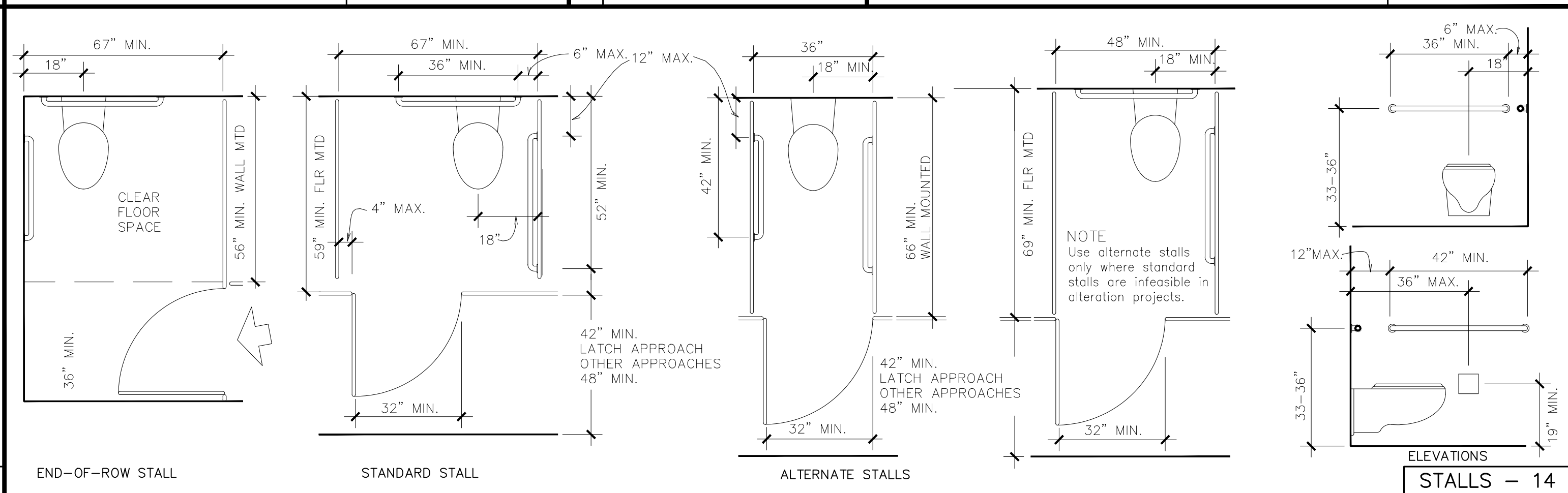
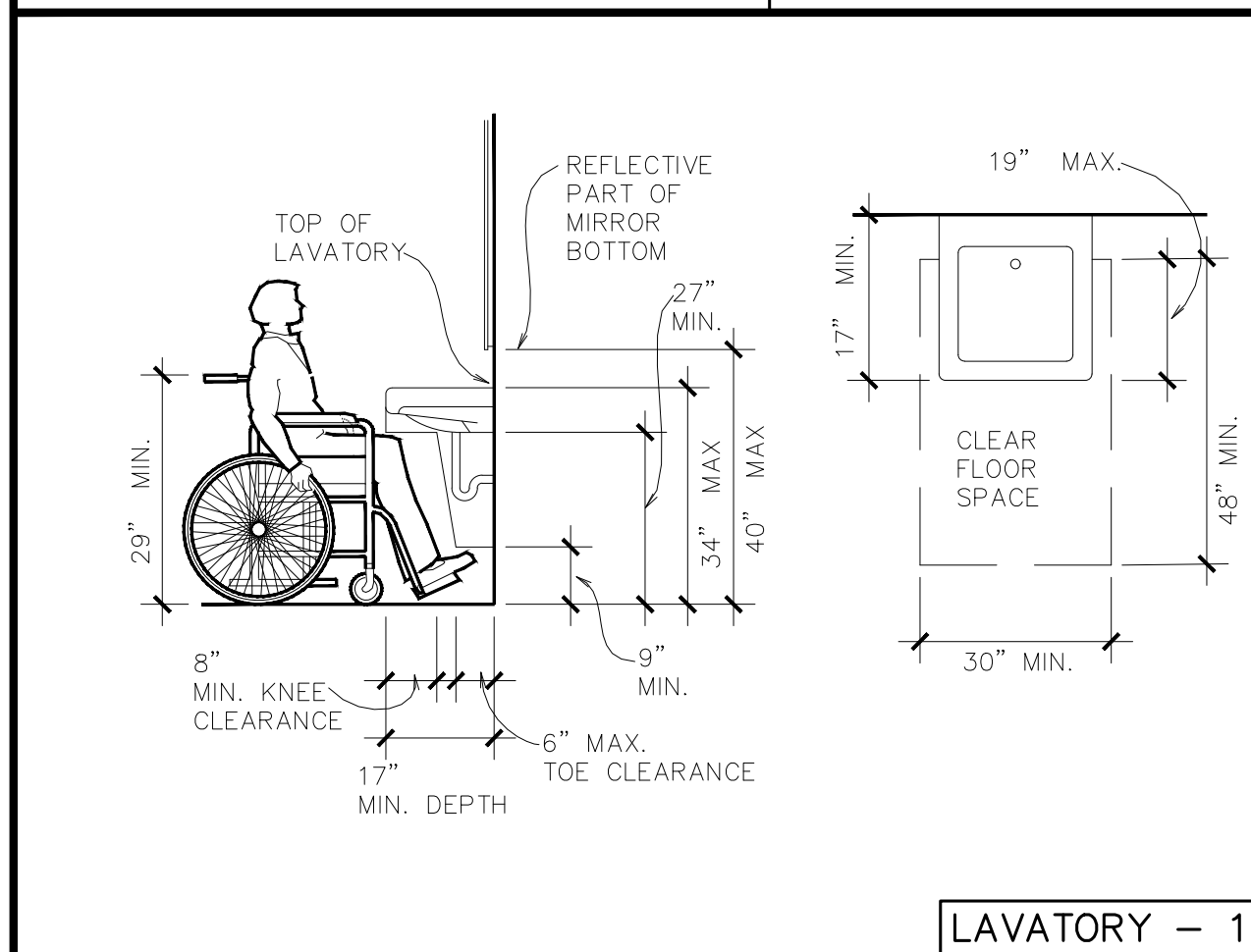
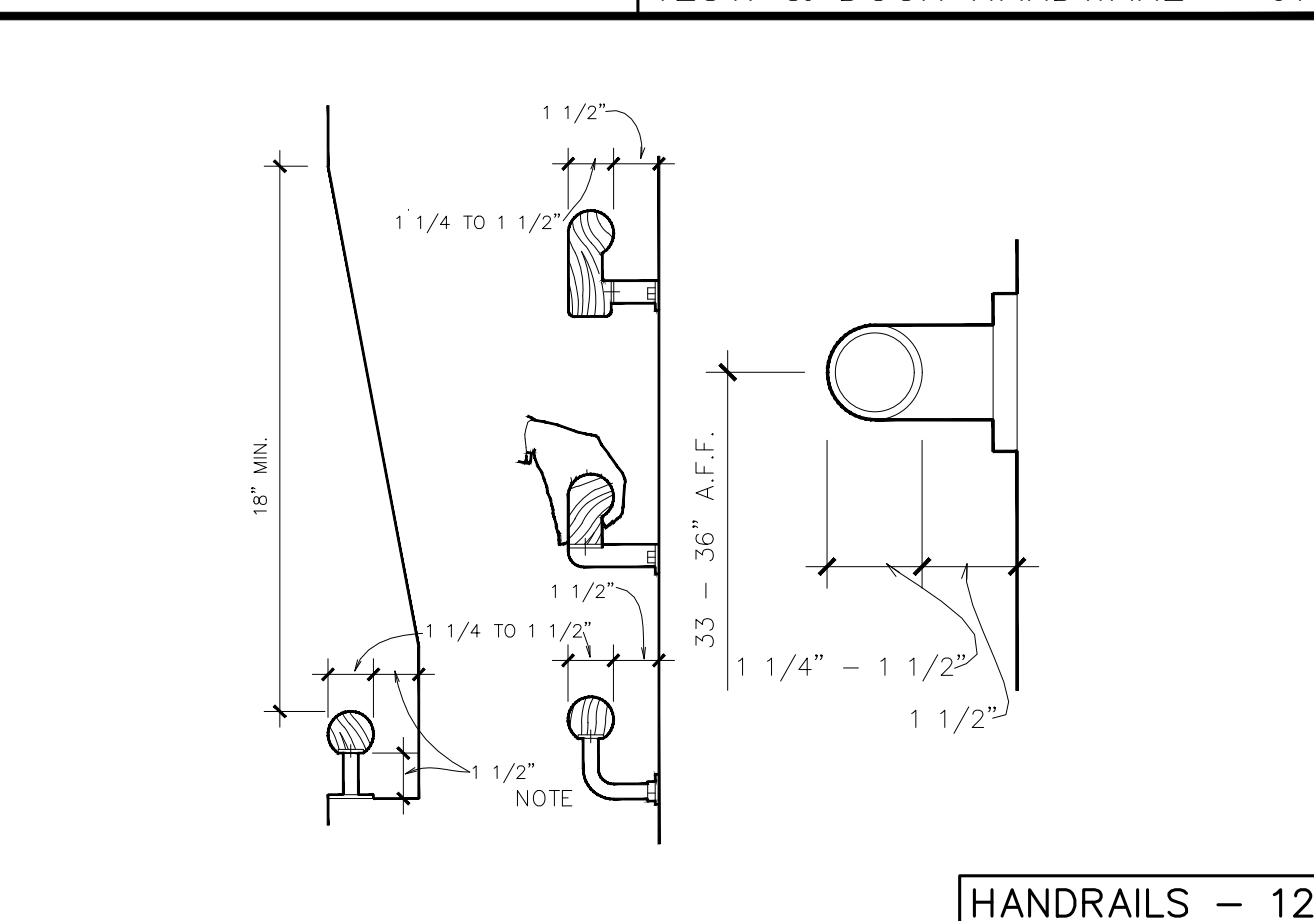
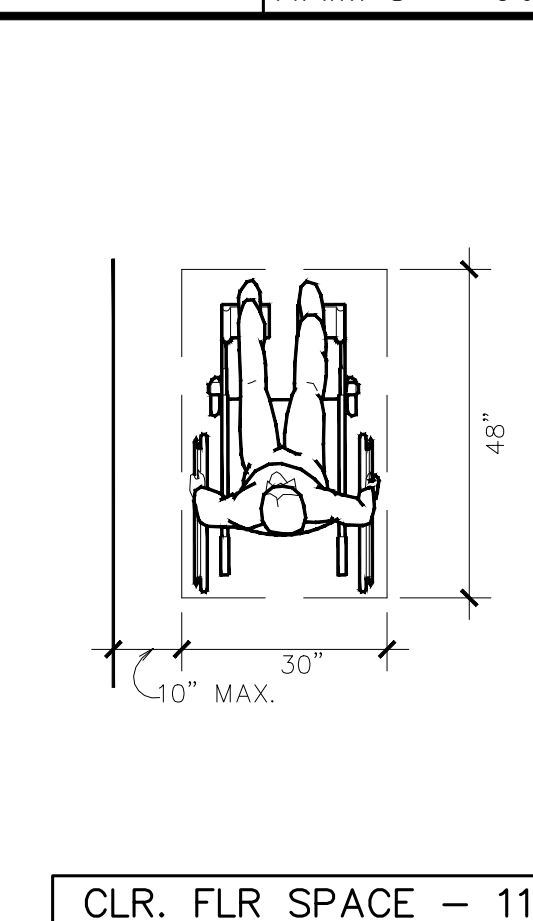
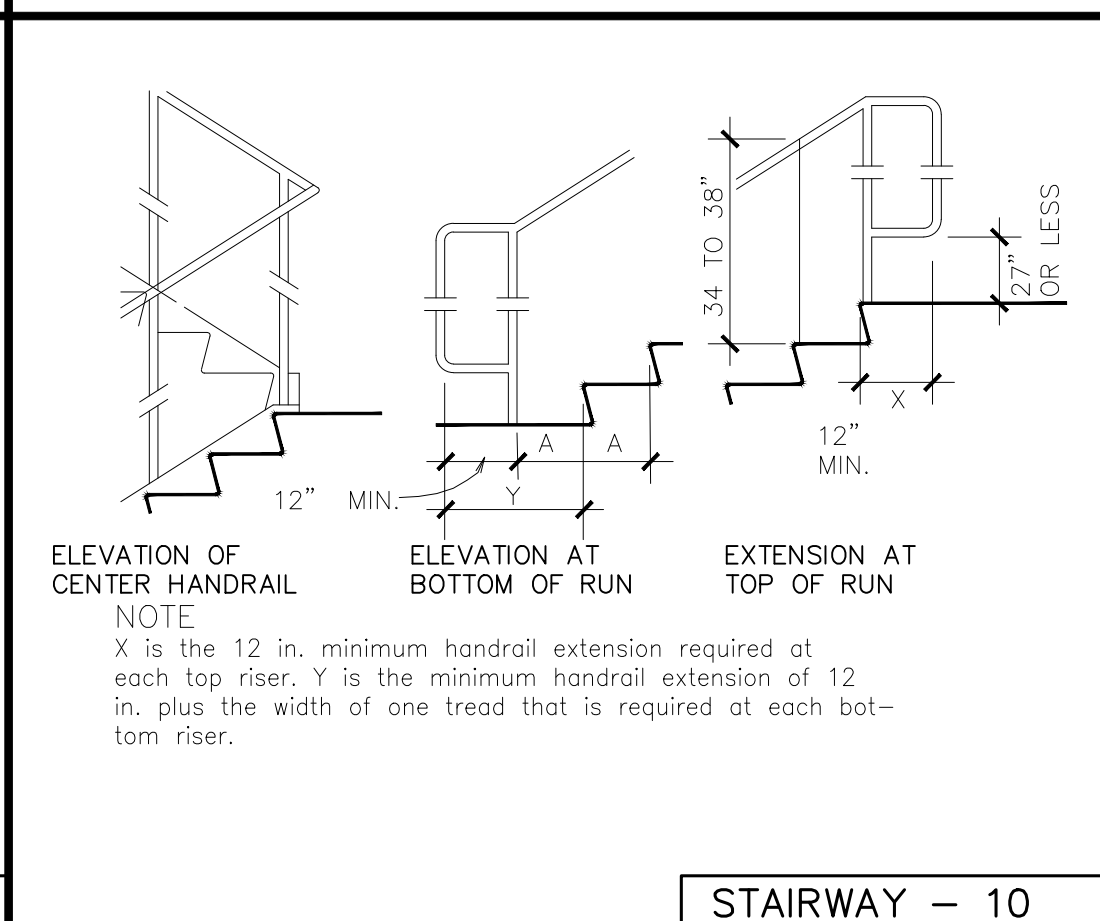
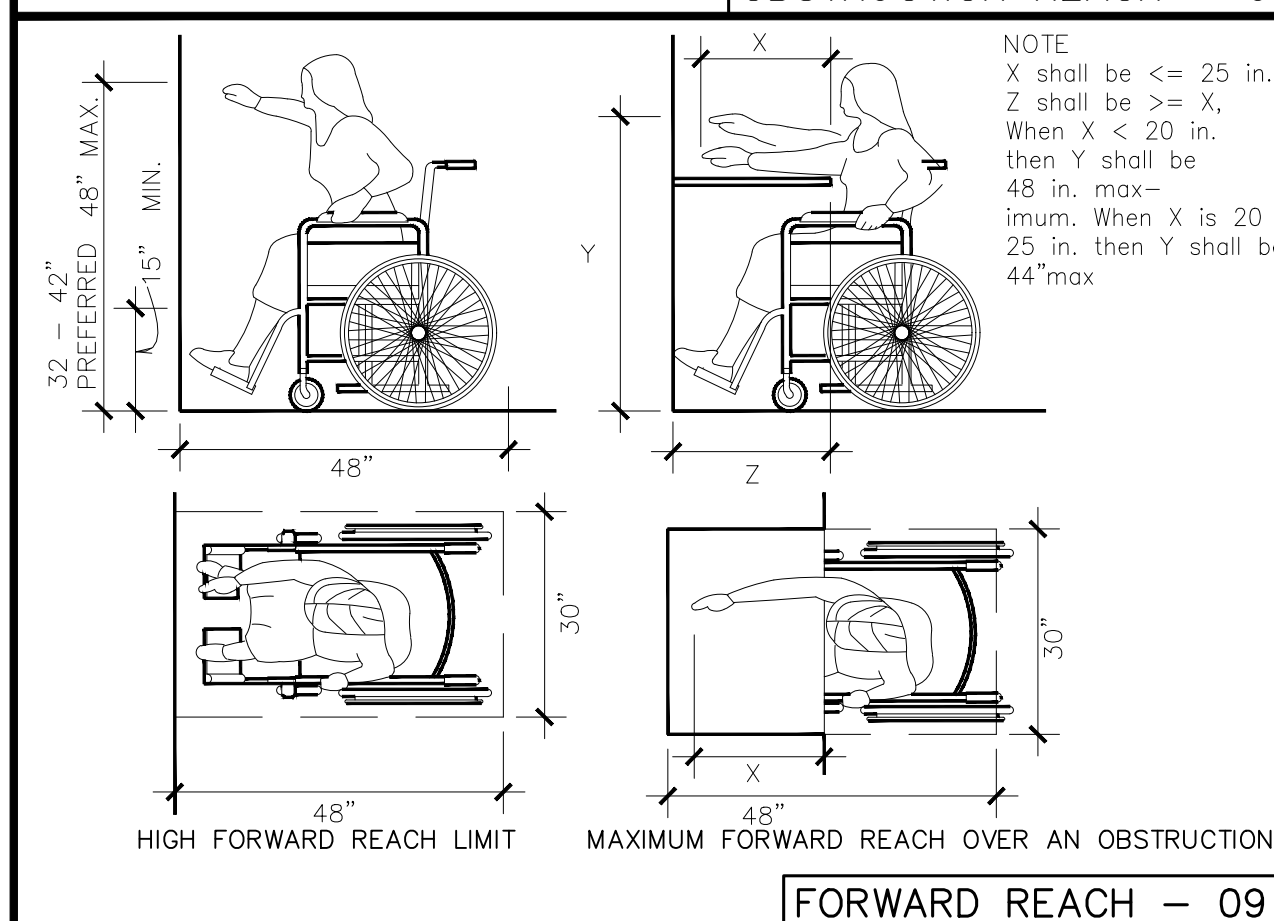
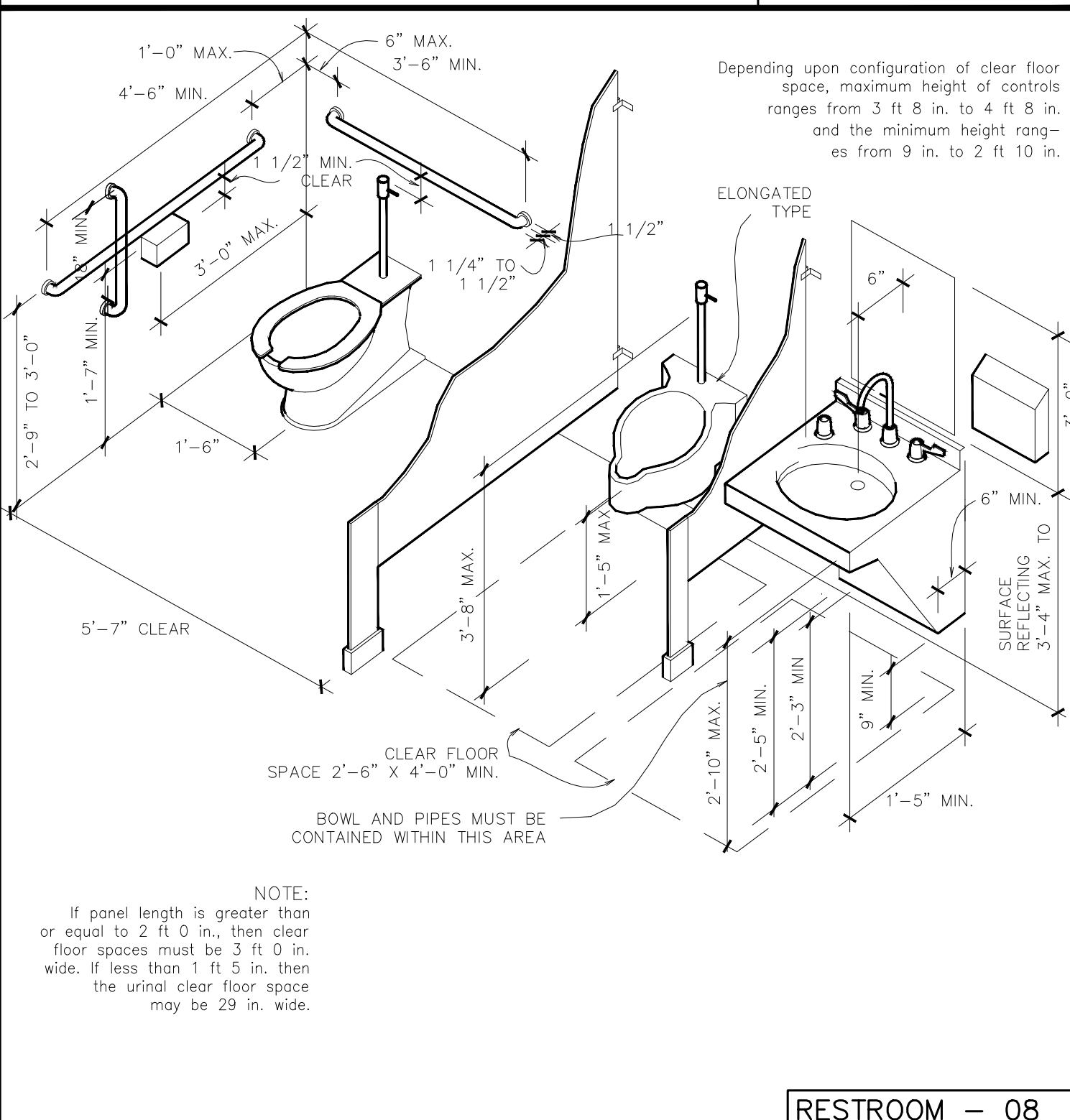
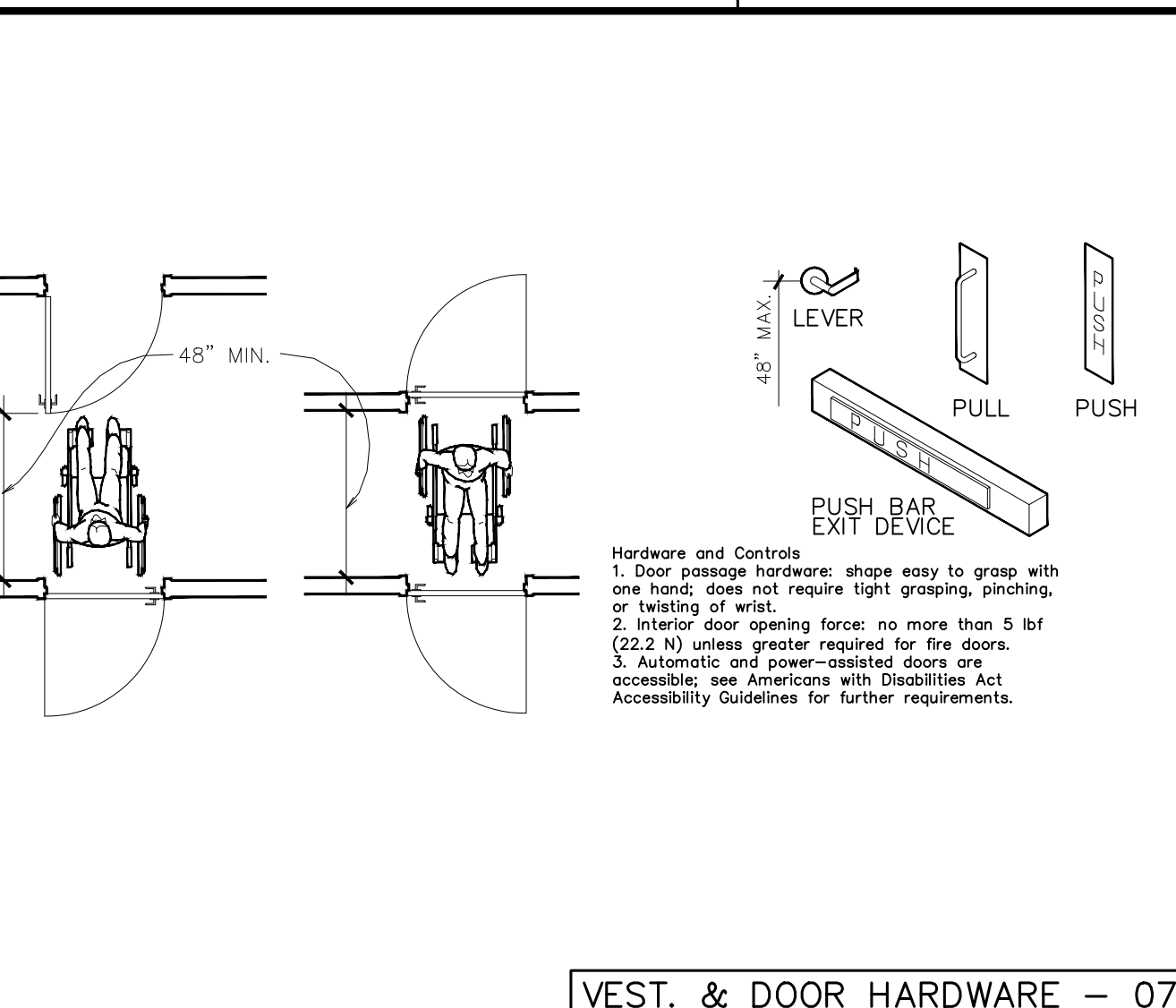
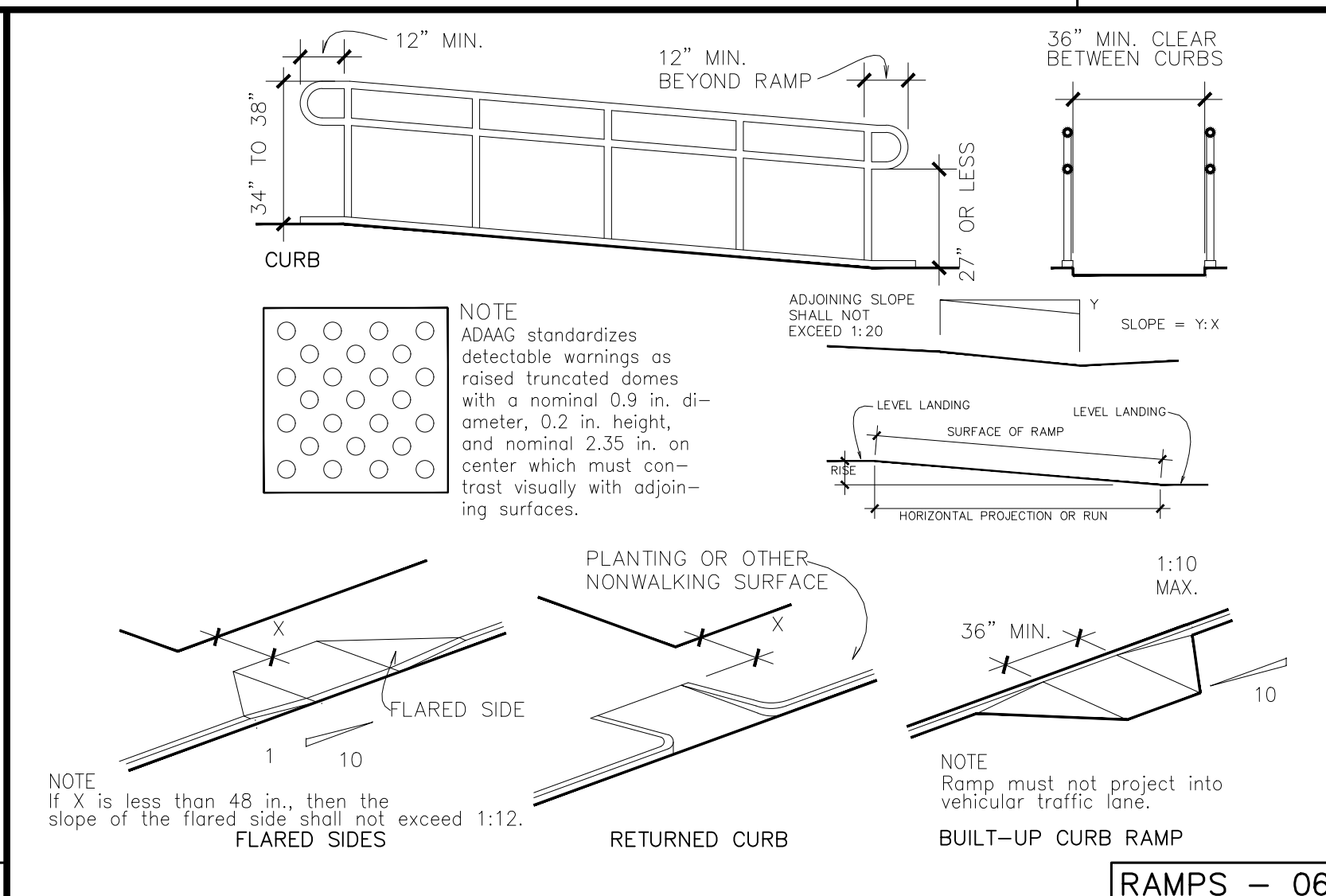
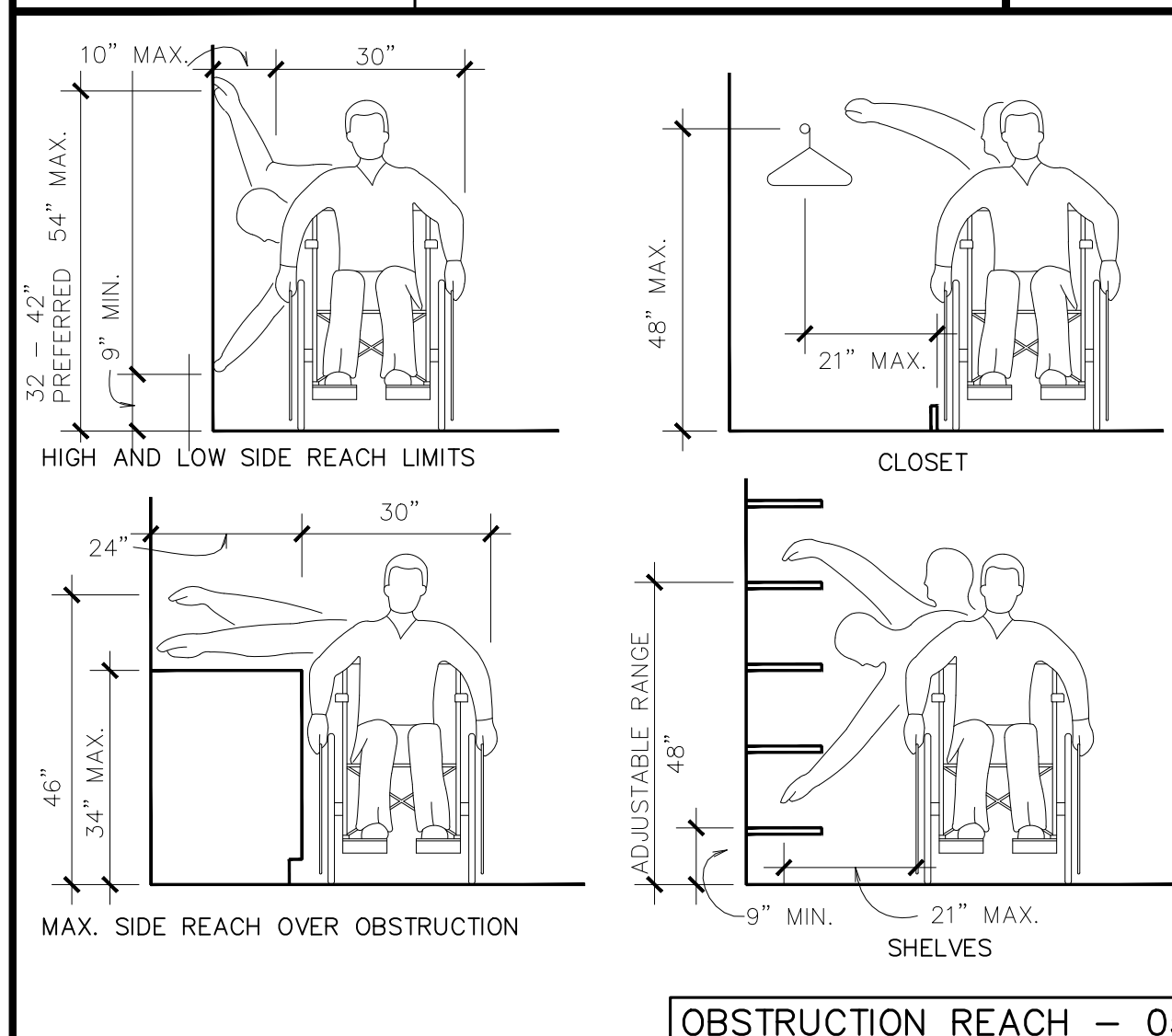
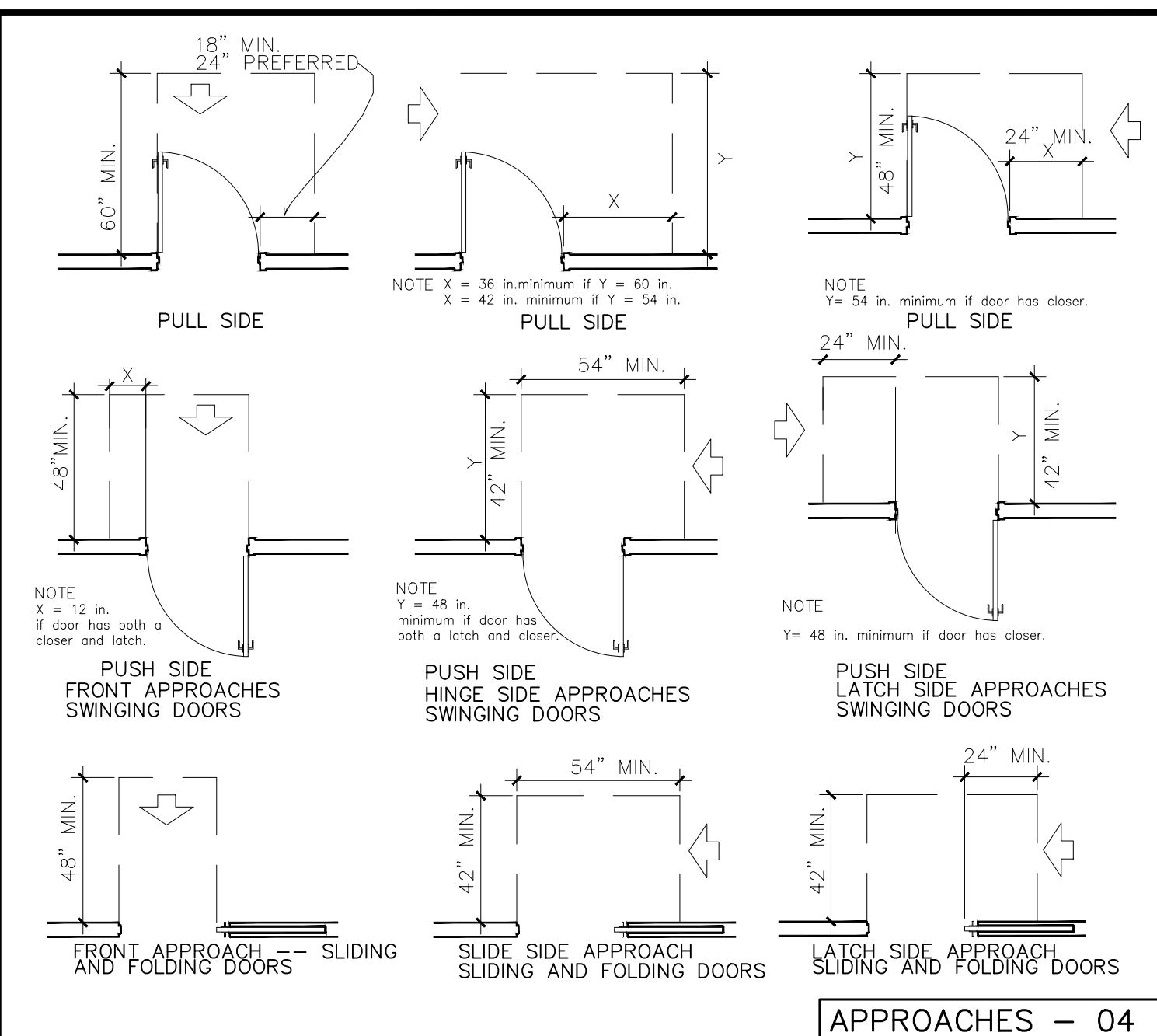
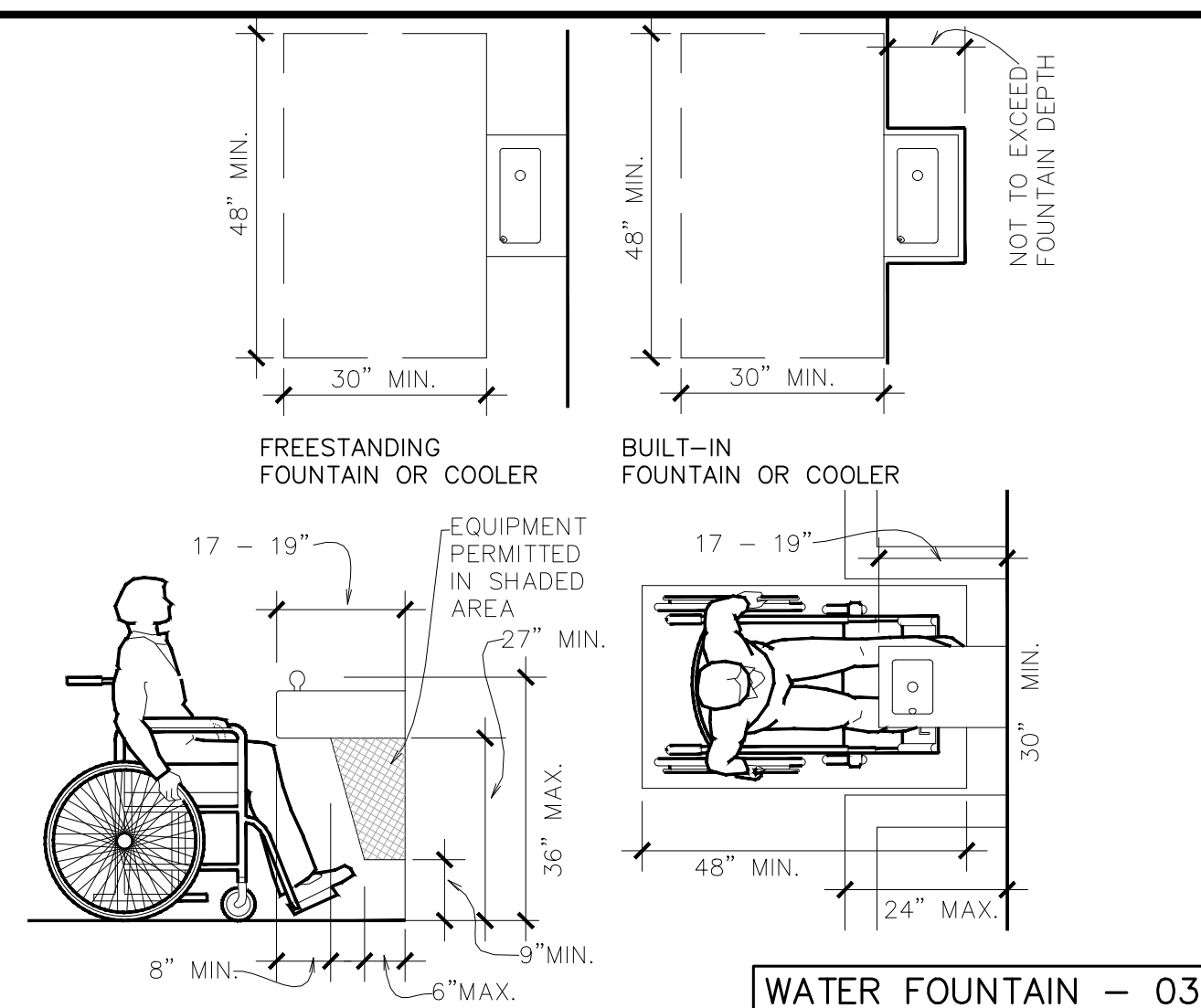
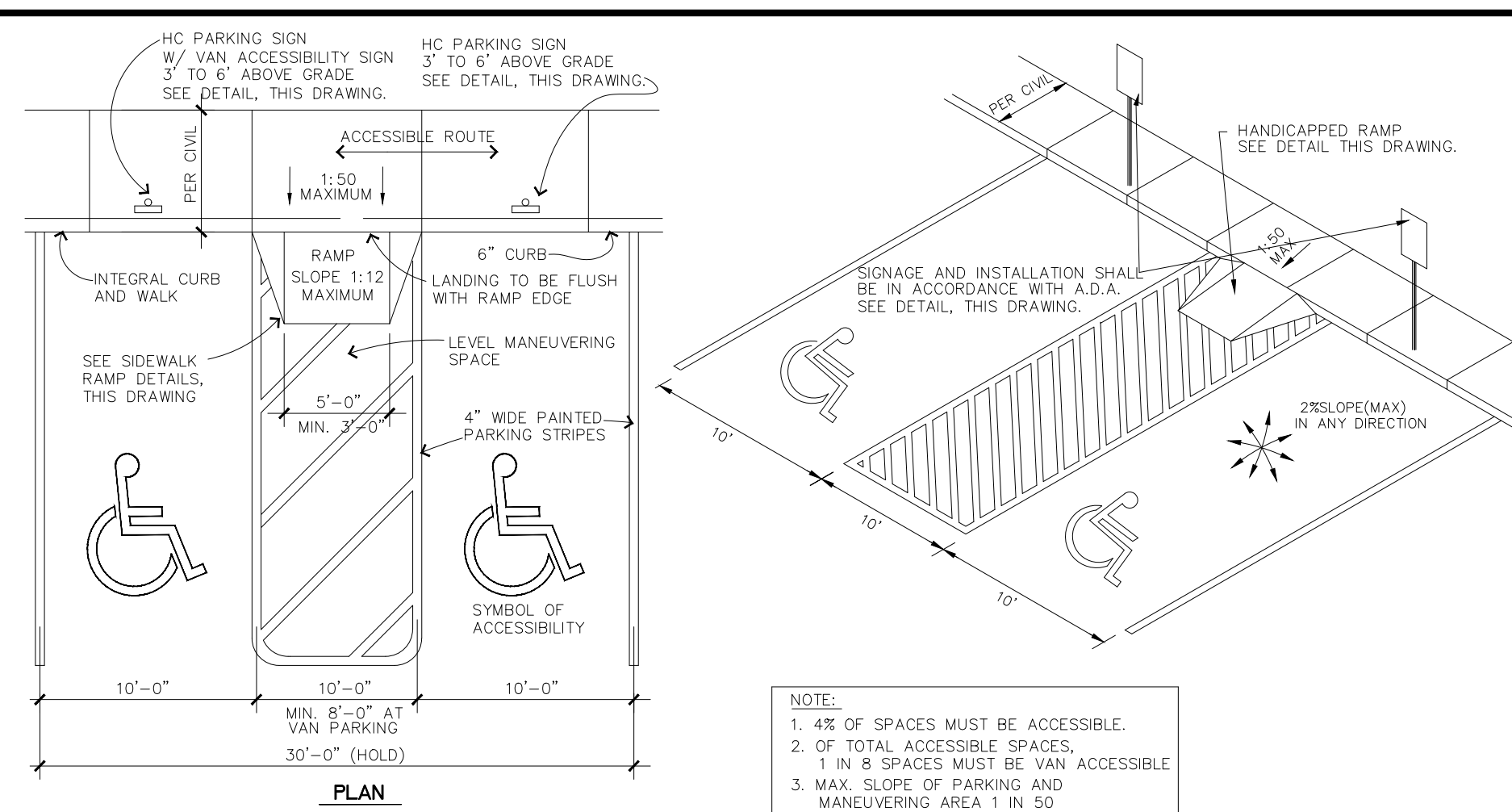
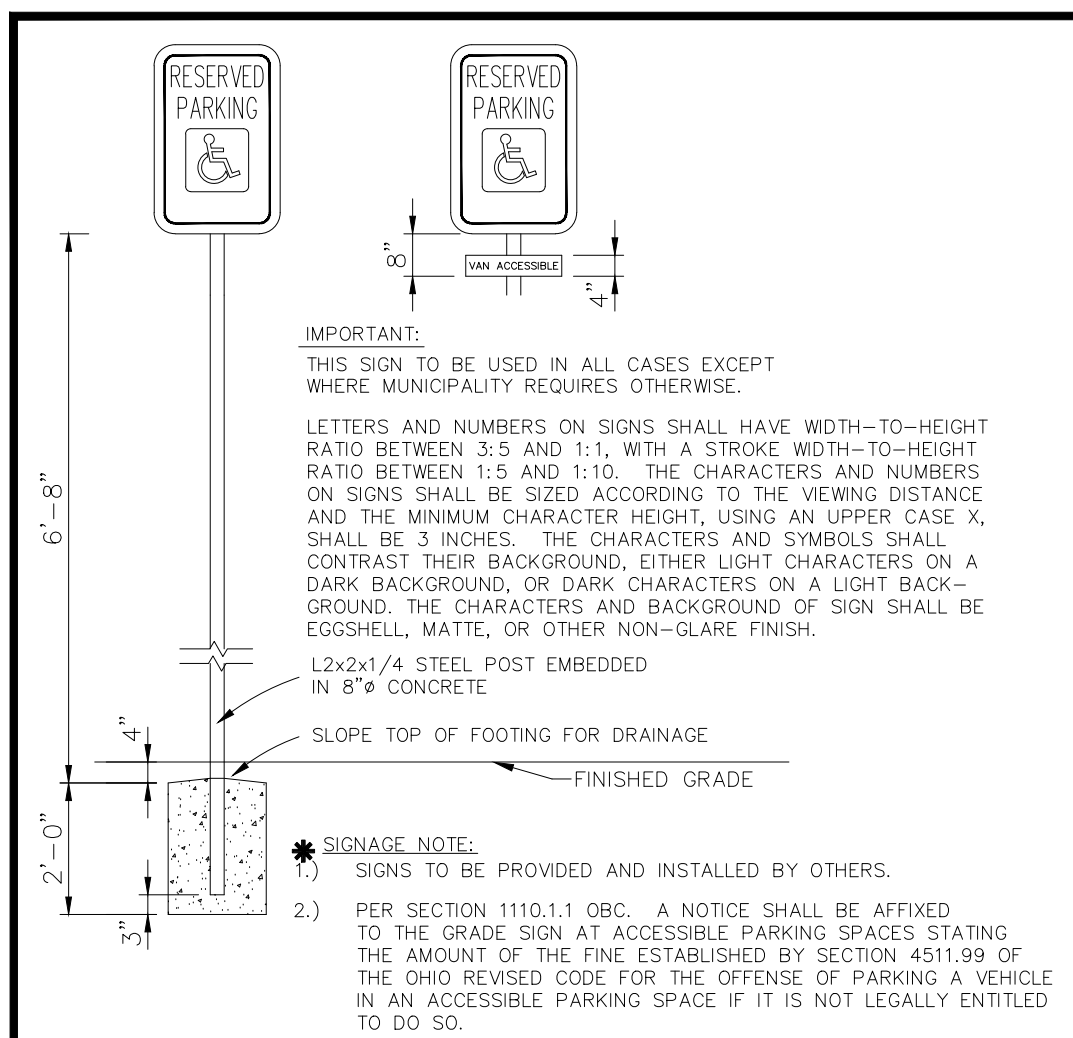
JOB NO. 2315

SHEET

A3.0

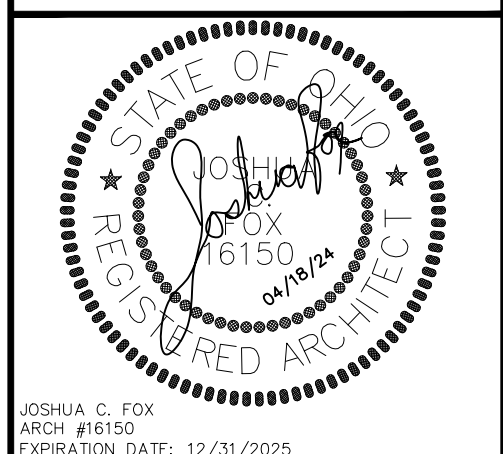
ORIGINAL DRAWING SIZE 24"X36"

(CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS)
(NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11"X17")



REVISIONS	

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ARCHITECTURAL DESIGN
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ACCESSIBILITY DETAILS

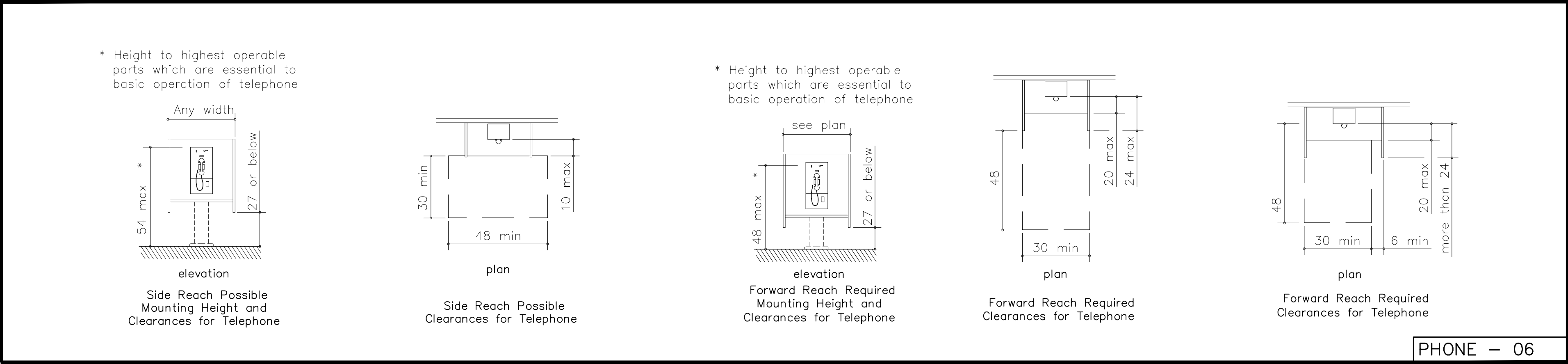
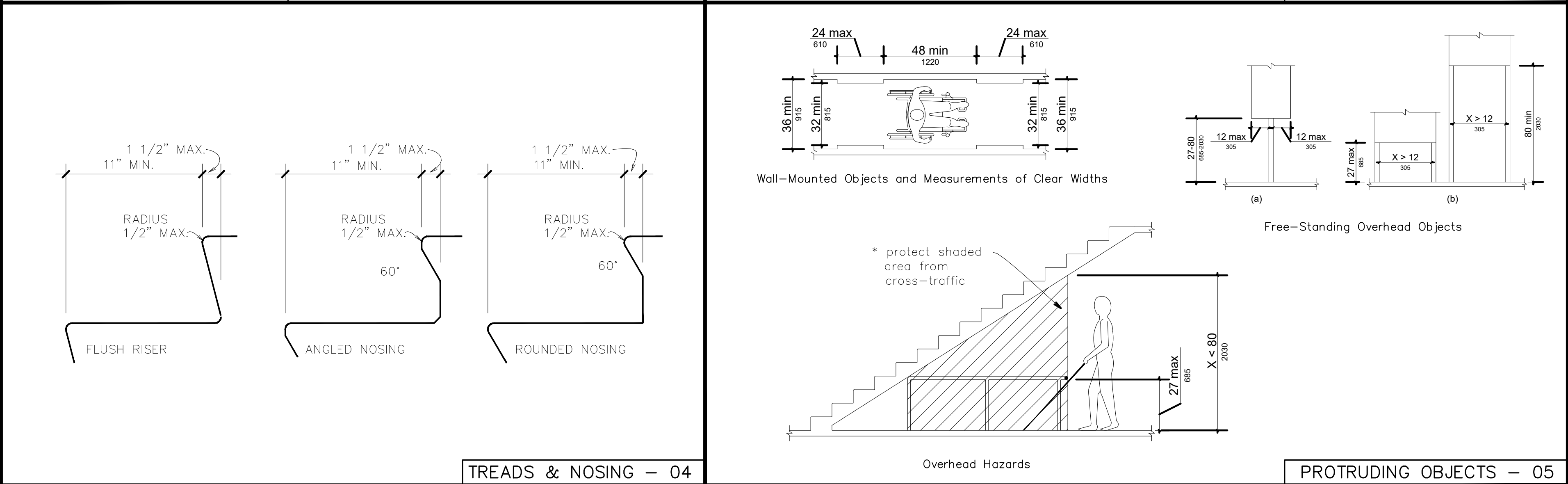
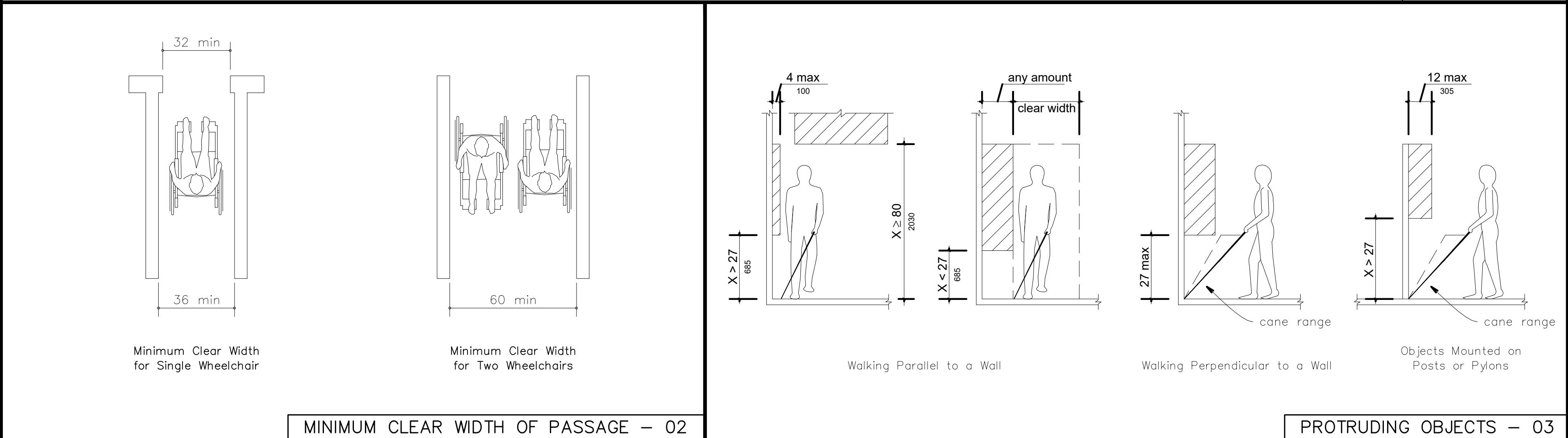
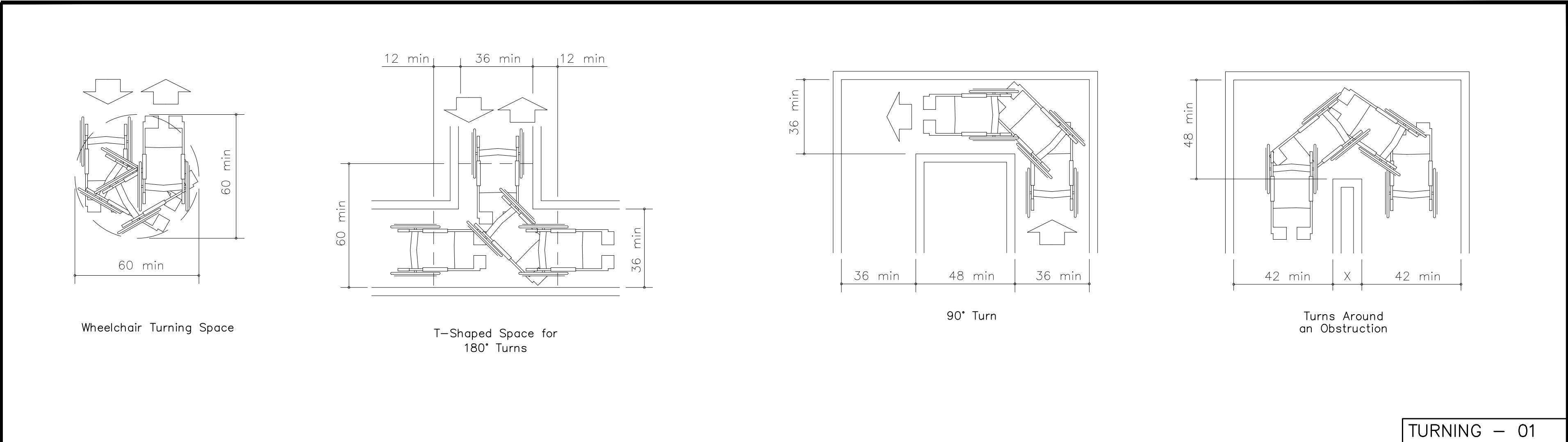
APRIL 30, 2024

JOB NO. 2315

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ADAI

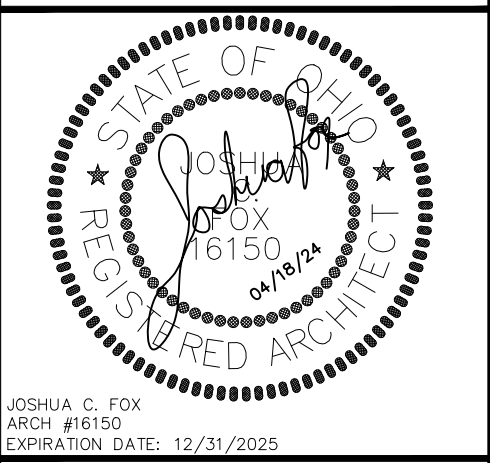
ORIGINAL DRAWING SIZE 24"X36"

(CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS)
NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"



REVISIONS	

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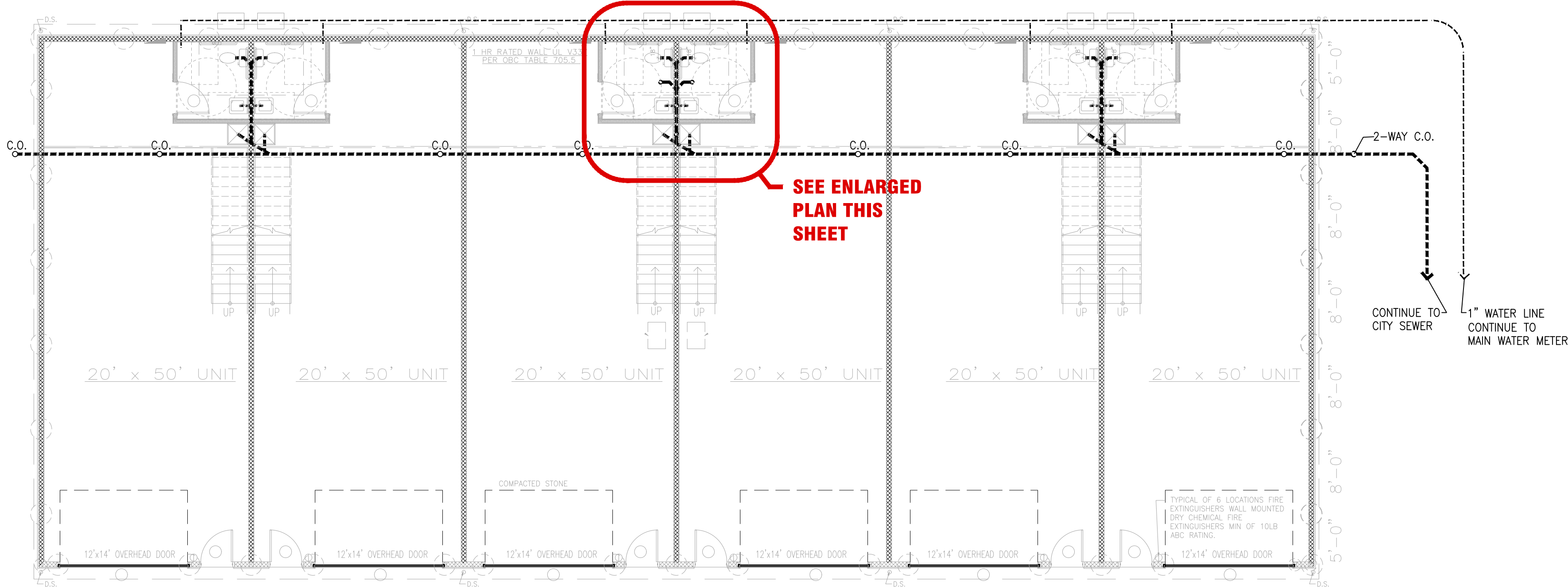


FOX
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3105 HURON AVERY RD. HURON OHIO 44839

ACCESSIBILITY DETAILS CONTINUED
PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

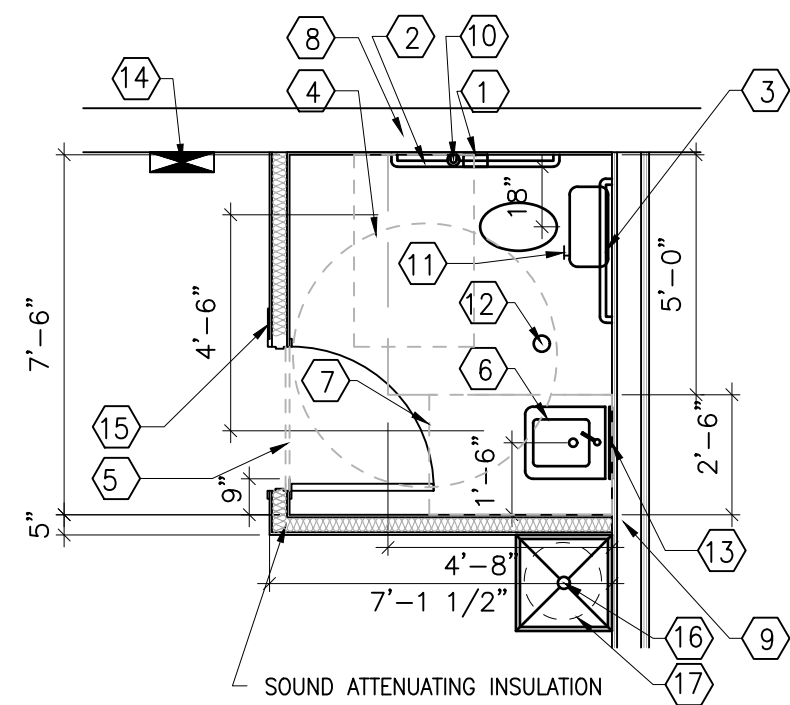
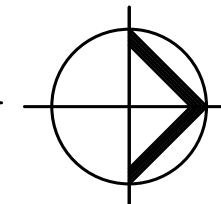
APRIL 30, 2024
JOB NO. 2315
SHEET
ADA2
ORIGINAL DRAWING SIZE 24"X36"

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS!
NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11"X17"



OVERALL SANITARY PLAN

SCALE: 1/8" = 1'-0"



- TOILET TISSUE DISP.
- 1 1/4" DIA. x 42" LONG GRAB BAR @ 33" A.F.F. (PROVIDE SOLID BLOCKING OR BOBBICK WINGLT FASTENING SYSTEM.)
- 1 1/4" DIA. x 36" LONG GRAB BAR @ 33" A.F.F. (PROVIDE SOLID BLOCKING OR BOBBICK WINGLT FASTENING SYSTEM.)
- 5'-8" DIA. WHEELCHAIR TURNING RADIUS CLEARANCE
- FLOOR TRANSITION STRIP N.I.C.
- AMERICAN STANDARD WALL MTD. DECLYN (OR EQUAL) W/ MOEN LEGEND LEVER FAUCET (OR EQUAL) W/ ANTI-SCALD TEMPERING DEVICE, INSULATE ALL EXPOSED WATER & SAN. LINES
- HANDICAP LAV. PROVIDE 30"x48" CLEARANCE IN FRONT.
- TYPICAL RESTROOM WALL, REFER TO 'A' SHEETS FOR WALL TYPES.
- DEMISING WALL, REFER TO SHT. A1.0
- 1 1/4" DIA x 18" LONG GRAB BAR MOUNTED VERTICALLY ABOVE THE 42" GRAB BAR. (PROVIDE SOLID BLOCKING OR BOBBICK WINGLT FASTENING SYSTEM.)
- AMERICAN STANDARD ELONGATED HANDICAP HT (OR EQUAL) W/ OLSONITE OPEN FRONT SEAT (OR EQUAL). FLUSH CONTROL MUST BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET, 44" AFF MAX.
- FLOOR DRAIN
- 18"W. x 36"H. GLASS MIRROR W/ POLISHED S.S. FRAME. BOTTOM EDGE OF REFLECTED SURFACE MOUNTED @ 40" AFF MAX.
- ELECTRICAL PANEL (REFER TO ELECTRICAL DWG)
- ADA SIGN FOR ACCESSIBLE RESTROOM, MOUNT AT A MIN. OF 48" AFF TO BASELINE OF LOWEST TACTILE CHARACTER TO 60" AFF MAXIMUM TO BASELINE OF HIGHEST TACTILE CHARACTER.
- 24"x24" STANDARD MOP SINK W/ 8" WALL MOUNTED FAUCET, AND MOP HOLDERS. TYP.
- 10 GAL. ELECTRIC WATER HEATER ABOVE MOP SINK. SET ON WALL SUPPORTED SHELF, AND OR SET ON MEZZANINE ABOVE.

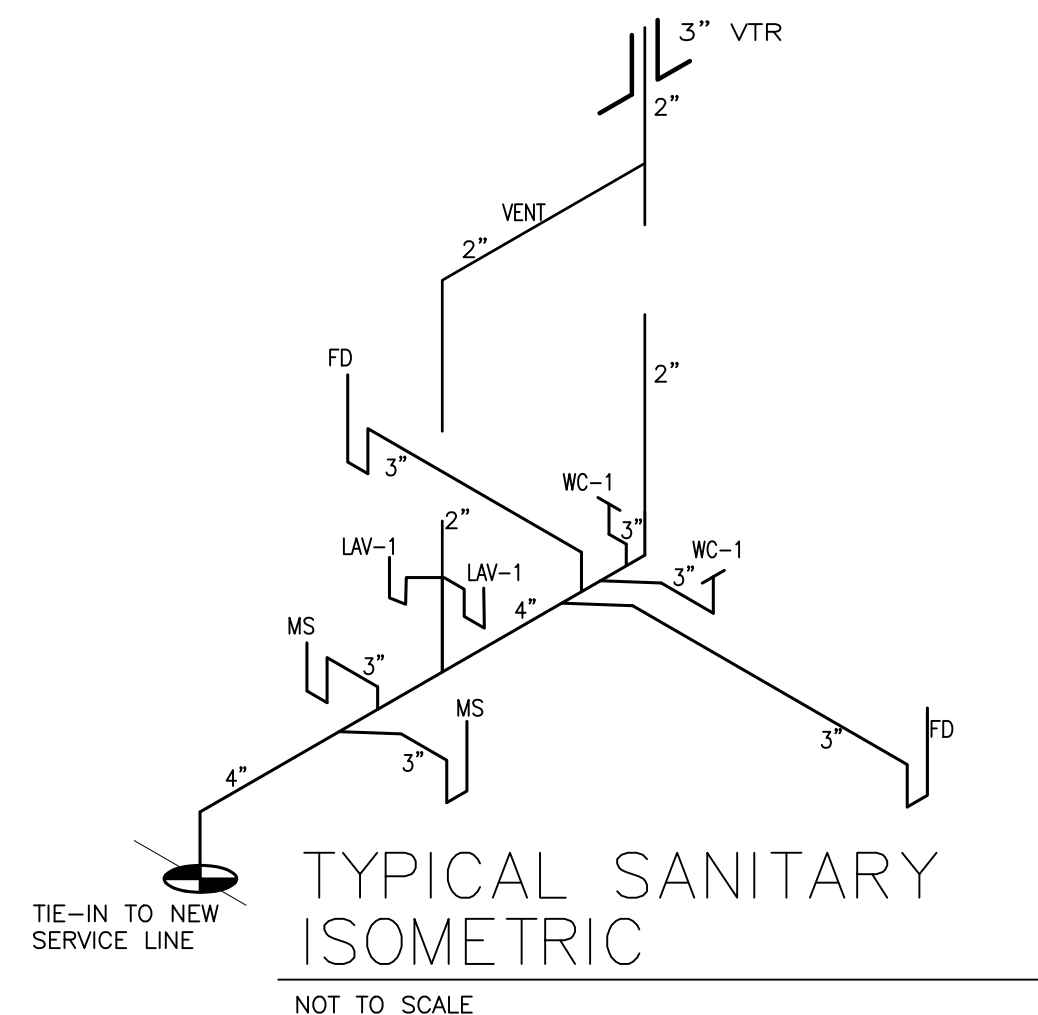
1 TYP. RESTROOM ENLARGED PLAN

A1.1 1/4" = 1'-0"

2 TYP. RESTROOM ELEVATIONS

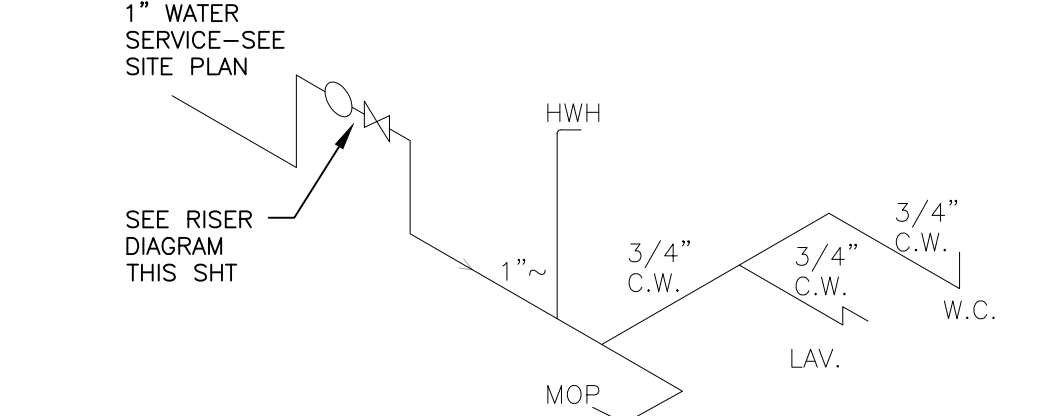
- MEP1.0 1/4" = 1'-0"
- NOTES: 1. ALL ACCESSORIES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS INCLUDING ANY REQUIRED WALL BLOCKING.
2. REFER TO CIVIL DRAWINGS FOR UTILITIES LOCATION.

RESTROOM FINISHES:
FLOOR: CONCRETE WITH NON-SLIP EPOXY FLOORING OR SEALED
BASE: 4" VINYL BASE
WALLS: AT ALL SPACES: SEMI-GLOSS WASHABLE PAINT ON ALL WALLS



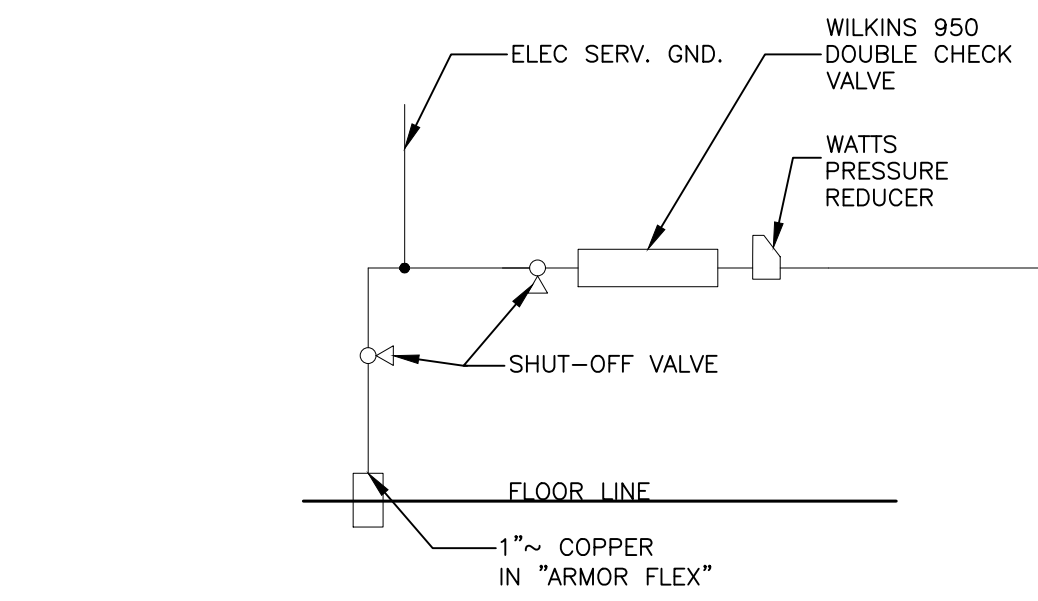
TYPICAL SANITARY ISOMETRIC

NOT TO SCALE



TYP. SINGLE UNIT SUPPLY ISOMETRIC

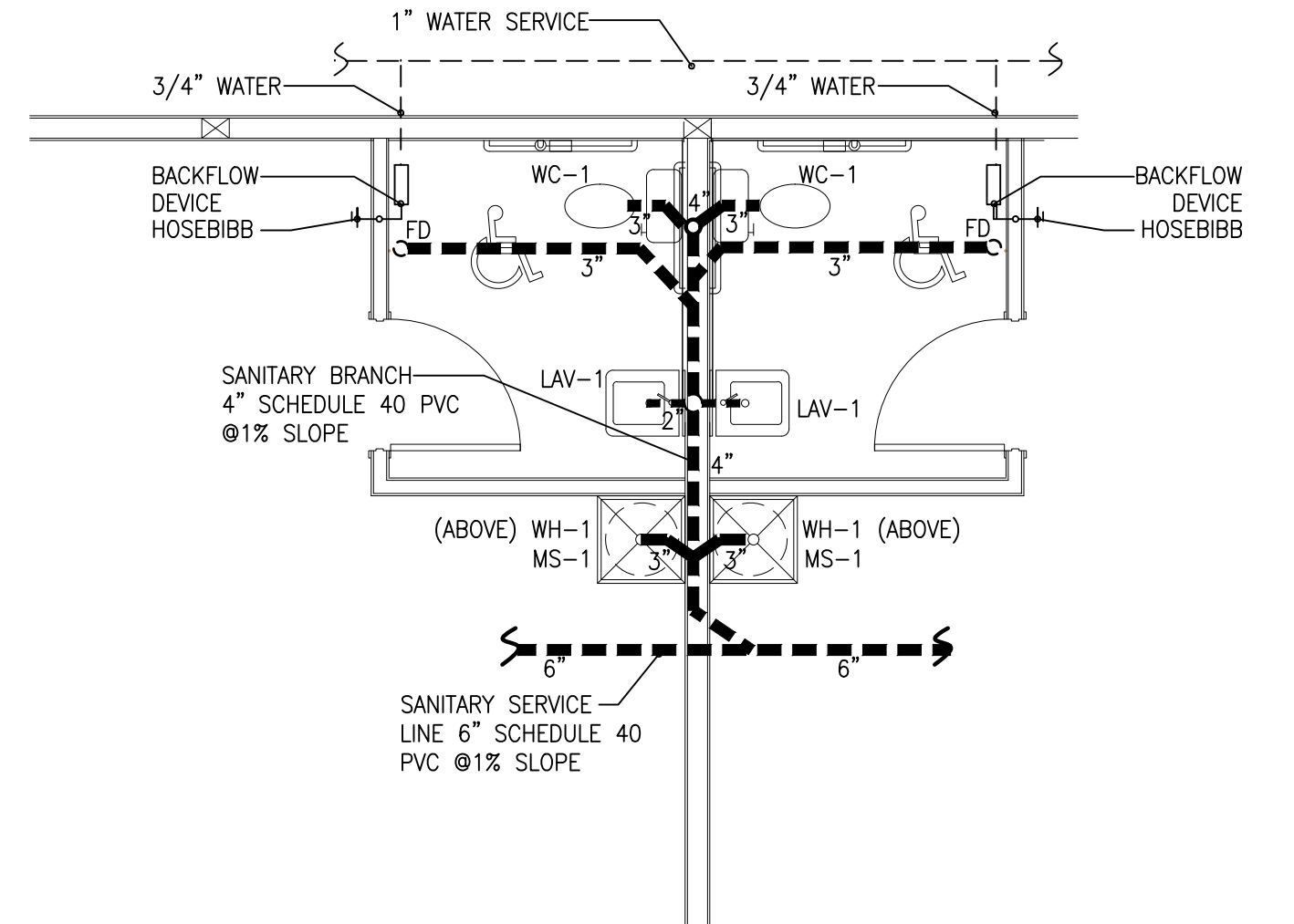
NOT TO SCALE



TYP. TENANT WATER SERVICE RISER DIAG.

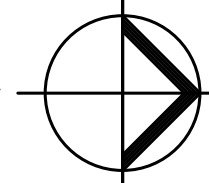
NOT TO SCALE

NOTE: ALL WATER SERVICE DEVICES TO BE APPROVED BY UTILITY CO. PRIOR TO BIDDING



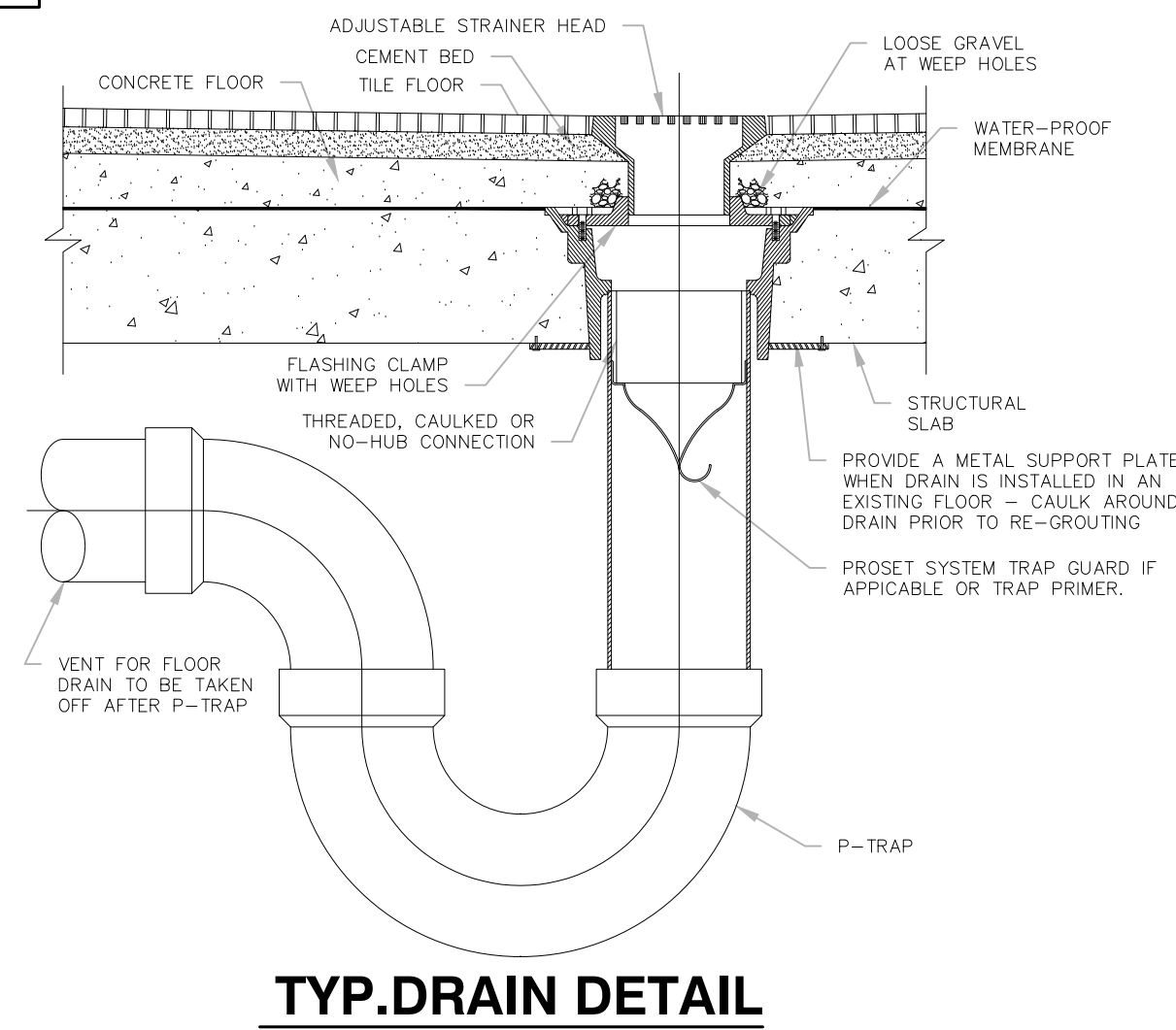
ENLARGED SANITARY PLUMBING PLAN

SCALE: 1/4" = 1'-0"



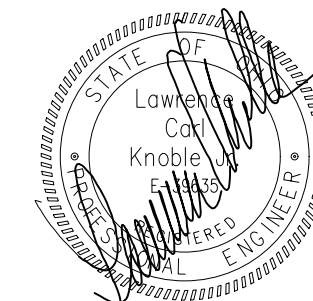
PLUMBING NOTES

- SCOPE OF WORK**
WORK INCLUDED UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL MATERIALS, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION AND FACILITIES AND PERFORMING ALL LABOR AND SERVICES NECESSARY FOR, AND REQUIRED IN CONNECTION WITH, OR PROPERLY INCIDENTAL TO THE INSTALLATION OF THE WORK DESCRIBED IN THIS SECTION OF THE SPECIFICATIONS AND/OR SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED.
- CODES AND STANDARDS**
THE CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LAWS AND ORDINANCES IN EFFECT AT THE SITE AND RULES OF LOCAL AND STATE INSPECTORS.
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING LIST OF CODES AND STANDARDS:
OHIO BUILDING CODE
ALL LOCAL CODES AND ORDINANCES
NFPA 54, 99C
ASHRAE AND SMACNA STANDARDS
AGA
ASME - ASTM
- DRAWINGS**
DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO BE SCALED. ALL DIMENSIONS SHALL BE TAKEN FROM CERTIFIED EQUIPMENT DRAWINGS OR THE STRUCTURE ITSELF BEFORE PERFORMING ANY WORK.
- QUALITY ASSURANCE**
FOR FABRICATION, INSTALLATION AND TESTING OF WORK UNDER THIS SECTION, USE ONLY THOROUGHLY TRAINED AND EXPERIENCED WORKMEN COMPLETELY FAMILIAR WITH THE ITEMS REQUIRED AND THE MANUFACTURER'S CURRENT RECOMMENDED METHODS OF INSTALLATION.
- EQUIPMENT IS TO BE INSTALLED IN ACCORDANCE WITH ITS UNDERWRITERS APPROVAL, THE MANUF'S RECOMMENDATIONS AND SPECIFICATIONS, AND GOOD ENGINEERING PRACTICES PER O.B.C. CHAPTER 28 AND OHIO MECHANICAL CODE.
- IN ACCEPTANCE OR REJECTION OF THE FINISHED INSTALLATION, NO ALLOWANCE WILL BE MADE FOR LACK OF SKILL ON THE PART OF THE INSTALLERS.
- TESTING AND ADJUSTMENTS**
UPON COMPLETION OF THE INSTALLATION AND ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE APPROVED SHOP DRAWINGS, THIS CONTRACTOR SHALL START ALL APPARATUS, MAKE NECESSARY TESTS AS DIRECTED AS SPECIFIED HEREIN, AND MAKE COMPLETE ADJUSTMENTS OF ALL ITEMS OF EQUIPMENT BEFORE ACCEPTANCE BY THE OWNER.
- GENERAL NOTES:**
- IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO INSTALL AND TEST THE SANITARY SEWER SYSTEMS IN CONFORMANCE WITH THE LOCAL MUNICIPAL STANDARD SPECIFICATIONS AND THE OHIO BUILDING CODE.
 - THE PLUMBING CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UNDERGROUND UTILITIES AT TIE-IN POINTS IN COORDINATION WITH THE GENERAL CONTRACTOR AND THE ENGINEER.
 - IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO CHECK FOR POSSIBLE INTERFERENCE BETWEEN EQUIPMENT TO BE INSTALLED EQUIPMENT TO BE INSTALLED BY HIMSELF AND OTHERS.
 - THE PLUMBING CONTRACTOR SHALL PROVIDE ALL SUPPORT STEEL REQUIRED FOR PIPING, EQUIPMENT, ETC., INSTALLED BY HIM UNLESS OTHERWISE ON THE STRUCTURAL PLANS.
 - THE PLUMBING CONTRACTOR SHALL VERIFY THE POWER REQUIREMENTS OF THE PLUMBING EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO THE INSTALLATION OF SAID EQUIPMENT.
 - PROVIDE SLEEVES, ESCUTCHEONS, ETC., WHERE PIPING PASSES THRU WALLS, FLOORS, AND CEILINGS.
 - ALL SUPPLY PIPING SHALL BE INSULATED, TYPE "I", COPPER, SIZED PER O.P.C. NO SUPPLY PIPING TO BE IN SLAB. PROVIDE VALVES AND UNIONS ON FINAL CONNECTIONS OF ALL EQUIPMENT. PEDICURE STATIONS TO BE FED FROM WALL/ WITH WALL STOPS.
 - SANITARY FIXTURES SHALL BE VENTED AS SHOWN ON PLAN, PER O.P.C. PIPE INSULATION SHALL BE PROTECTED AT HANGERS SO THAT IT IS NOT COMPRESSED OR TORN.
 - PIPING INSULATION TO BE AS PER O.P.C.
 - SLOPE PIPING PER O.P.C. REQUIREMENTS: 2-1/2" OR LESS SHALL BE 1/4" PER FOOT 3" TO 6" SHALL BE 1/8" PER FOOT 8" AND UP SHALL BE 1/16" PER FOOT
 - ADA COMPLIANT LAVATORIES WILL BE MOUNTED AT A MAXIMUM OF 34" A.F.F.
 - ALL LAVATORIES HAVING EXPOSED PIPING SHALL HAVE PIPE INSULATION TO PREVENT AGAINST CONTACT. THERE WILL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
 - PROVIDE TRAP PRIMER FOR FLOOR DRAINS PER DETAIL ON PLUMBING DWGS.
 - CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ALL NFHW (NON FREEZE WALL HYDRANTS) WITH THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION.
 - PLUMBING DRAWINGS ARE DIAGRAMMATIC ONLY.



TYP. DRAIN DETAIL

SCALE: N.T.S.



INTEGRATED
CONSTRUCTION
CONSULTANTS, LLC
47313 MERRIAM ROAD, WELLINGTON, OHIO 44090
(440) 667-6177 tel (440) 647-6044 fax

REVISIONS

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STATE OF OHIO
REGISTERED PROFESSIONAL ARCHITECT
JOSHUA C. FOX
ARCH. #16150
EXPIRATION DATE: 12/31/2025

FOX
ARCHITECTURAL DESIGN
M: 419.677.6961 E: JOSH@FOXARCHITECTURAL.COM
3105 HURON AVERY RD. HURON OHIO 44839

PLUMBING PLAN AND NOTES

PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

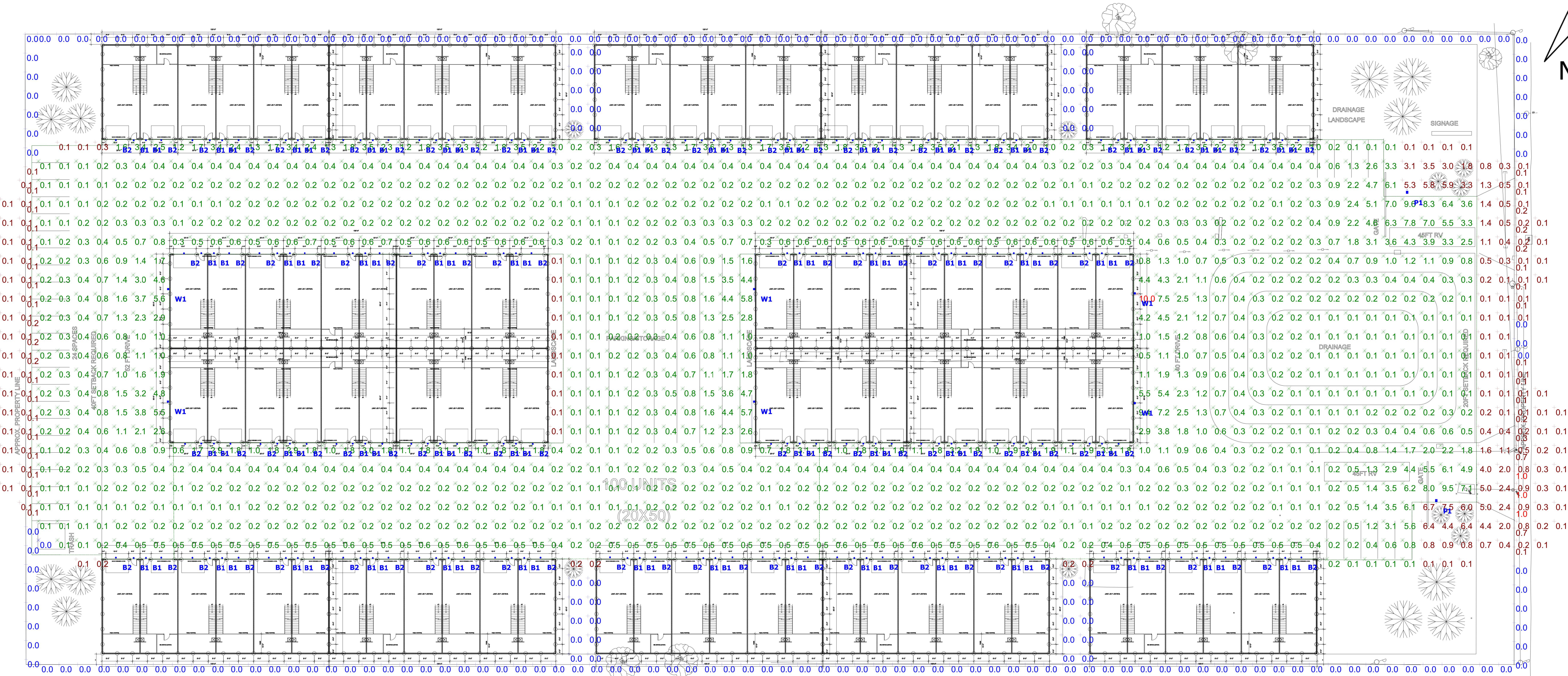
APRIL 30, 2024

JOB NO. 2315

SHEET

P1.0

ORIGINAL DRAWING SIZE 24"x36"



Plan View
Scale - 1" = 25'

- General Note**
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
 3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Schedule							
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	LLF
	W1		6	Lithonia Lighting	TWR2 LED	Outdoor Non-Cutoff and Semi-Cutoff Wall-Mounted Area Luminaires	0.9
	P1		2	American Electric Lighting	ATB2	Autobahn Large	0.9
	B1		100	Sunlite	46068-SU	Gooseneck Rustic Barn Light Fixture, Wall Mount, Medium Base (E26) Socket, Standard A19 Bulb Required (60W Max), 12 Inch, Indoor and Outdoor Use, UL Listed Wet Location White	0.9
	B2		100	Sunlite	46068-SU	Gooseneck Rustic Barn Light Fixture, Wall Mount, Medium Base (E26) Socket, Standard A19 Bulb Required (60W Max), 12 Inch, Indoor and Outdoor Use, UL Listed Wet Location White	0.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking & Drive Lanes	✕	0.8 fc	10.0 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	1.0 fc	0.0 fc	N/A	N/A
Overall/Grade	+	0.7 fc	10.0 fc	0.0 fc	N/A	N/A

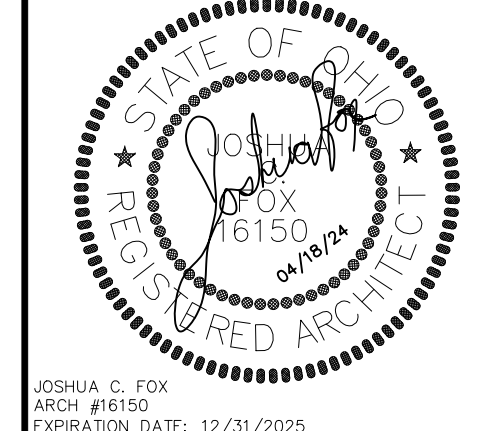


HURON'S BIG STORAGE UNITS
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
04/16/2024
Scale
Not to Scale
Drawing No.
#24-28234

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3105 HURON AVERY RD. HURON OHIO 44839

SITE LIGHTING AND PHOTOMETRIC PLAN
PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

APRIL 30, 2024

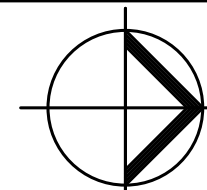
JOB NO. 2315

SHEET
E1.0

ORIGINAL DRAWING SIZE 24"x36"

SITE LIGHTING AND PHOTOMETRIC PLAN

SCALE: N.T.S.



MECHANICAL/ELECTRICAL KEYNOTES

- 1 PROVIDE NEW CARRIER MPHA HIGH WALL INDOOR UNIT MODEL # 36MPHAH12XA3, 208/230V. POWER FROM OUTDOOR UNIT WITH WIRED REMOTE CONTROL. TYP. OF 2 UNITS.
- 2 LINE SET RUN FROM WALL UNITS TO OUTDOOR UNIT ABOVE DROP CEILING. SUPPORT FROM TRUSS FRAMING ABOVE.
- 3 OUTDOOR UNIT EQUAL TO CARRIER 24MGR MULTI-ZONE HEAT PUMP SIZE 3C ROTARY INVERTER DRIVE, MODEL NO. 24MGR0240-3, 2 ZONES. LOCATE UNIT ON EXISTING ROOF SYSTEM OVER EXISTING ROOF JOIST. PROVIDE STANDOFFS ADJUSTABLE FOR LEVELING UNIT.
- 4 50 CFM EXHAUST FAN EQUAL TO BROAN-NUTONE 688 CEILING AND WALL VENTILATION, 50 CFM 4.0 SONES, WHITE BATH FAN

LIGHTING LEGEND

INTERIOR LIGHTING

SYMBOL	DESCRIPTION
	6" DIAMETER LED WAFER LIGHT EQUAL TO ABL-LITHONIA LIGHTING, MODEL #WF6-LED-30K40K50K-MVOLT-90CRI-MW
	HIGH BAY LED FIXTURE EQUAL TO LITHONIA COMPACT PRO #CPHB 12LM MVOLT 40K. 14" 88 INPUT WATTS
	120V EMERG. EXIT SIGN W/ RED LETTERS, ARROWS AS REQ'D AND BATTERY BACK-UP W/ REMOTE HEAD WALL MTD. TO EXT. OF BLDG. (FIELD VERIFY HT.)--RH:REN SERIES, 3.6W, WHITE HOUSING+FACE,RH-1:PMC SERIES, WHITE FINISH AND DOUBLE LAMP
	"MCPHILBEN" 65X6L 12W6; COMPAC EMERGENCY, TWIN-HEADED UNIT, 2 LED LAMPS; WHITE ENCLOSURE

EXTERIOR LIGHTING

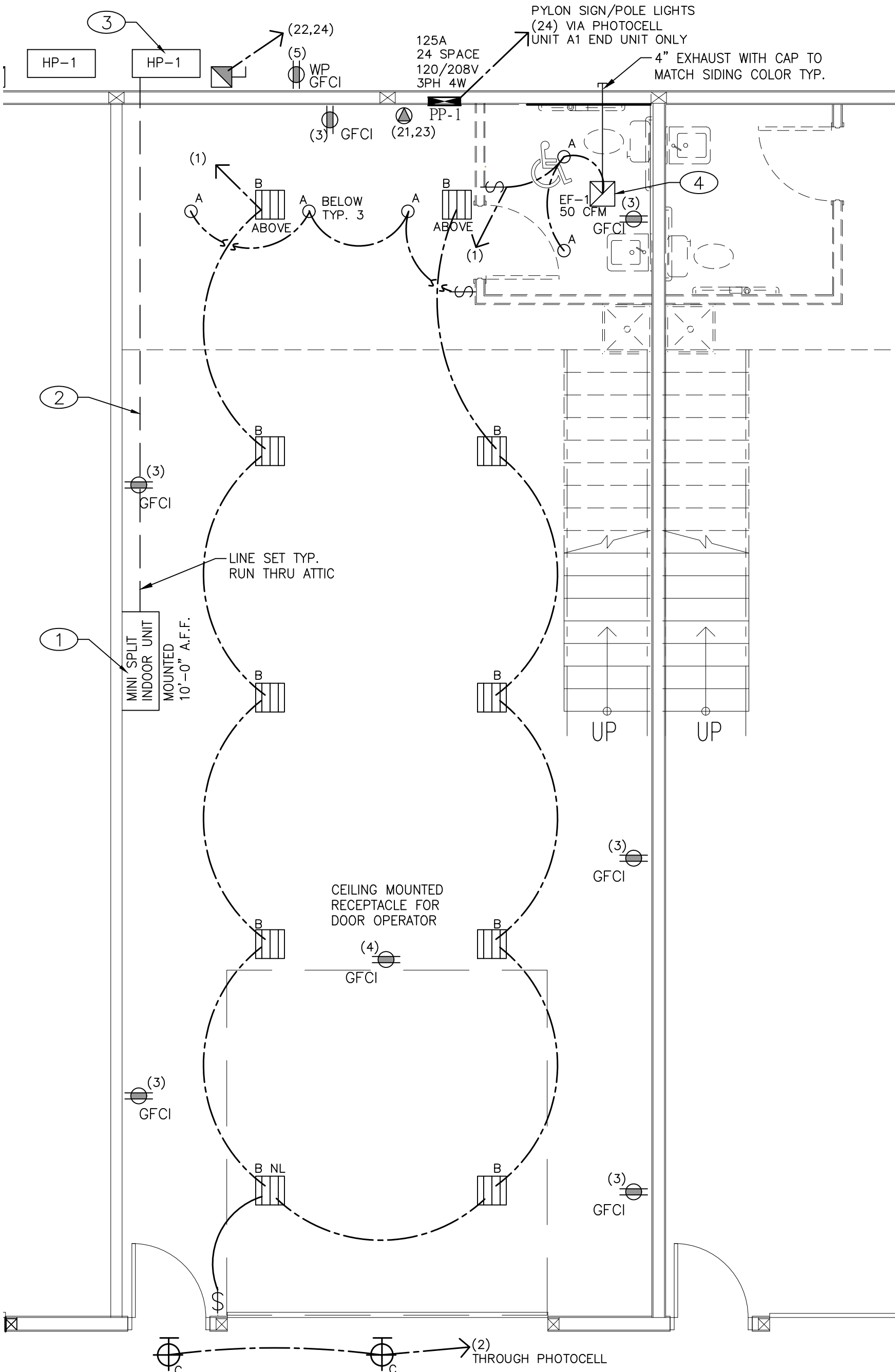
	SITE LIGHTING-AUTOBAHN SERIES ATB2 ROADWAY LIGHTING (ATB2 PB01 MVOLT R2) , 25" TAPERED ROUND FIBERGLASS POLE WITH BASE COVER EQUAL TO SHAKESPEARE AB25, FINISH AS SELECTED BY ARCHITECT. SEE CIVIL DRAWINGS FOR BASE DETAILS
	EXTERIOR GOOSE NECK RUSTIC BARN LIGHT FIXTURE EQUAL TO SUNLITE MODEL#46068-SU FIX/GB/E26/WHITE WITH A19 LED BULB 60W MAX 12" DIAMETER. COLOR WHITE.
	QUANTITY OF 2 AT ENTRY GATES
	QUANTITY OF 2 PER UNIT
	COORDINATE LIGHTING WITH GASSER BUSH ASSOCIATES Morgan Lopez Ohio Outside Sales Mobile: 567-208-8426 mlopez@gasserbush.com

ELECTRIC LEGEND

SYMBOL	DESCRIPTION
NL	NIGHT LIGHT TO REMAIN ON ALL THE TIME
\$	SINGLE POLE PADDLE SWITCH, 120/277VAC, 20A; 48" A.F.F. MOUNTING HT.
\$3	THREEWAY PADDLE SWITCH, 120/277VAC, 20A; 48" A.F.F. MOUNTING HT.
\$M	MOTION SENSOR SWITCH, 120/277VAC, 20A; 48" A.F.F. MOUNTING HT.
\$D	DIMMER SWITCH, 120/277VAC, 20A; 48" A.F.F. MOUNTING HT.
JB	JUNCTION BOX
Φ	DUPLEX RECEPTACLE OUTLET 125V, 20A, 2-POLE, 3-WIRE, NEMA-5-20R
ΦGFCI	SAME AS ABOVE EXCEPT GROUND FAULT INTERRUPTER TYPE
ΦGFCI	QUAD RECEPTACLE OUTLET 125V, 20A, 2-POLE, E-2IRE, NEM-5-20R
ΦGFCI	SAME AS ABOVE EXCEPT GROUND FAULT INTERRUPTER TYPE
Φ	SINGLE RECEPTACLE OUTLET 250V, 20A, 2-POLE, E-WIRE, NEMA-6-20R
Φ	SINGLE RECEPTACLE OUTLET
Φ	RECEPTACLE, 120/240V, 30A, 2-POLE, 4-WIRE, NEMA-14-30R
⏏	NON-FUSIBLE DISCONNECT SWITCH, SIZE AS NOTED
⏏	OUTDOOR WEATHERPROOF NON-FUSIBLE DISCONNECT SWITCH, SIZE AS NOTED
AS/AF	AMP SWITCH/AMP FUSE
LP	LIGHT PANEL (LP)
WF	WIRE WHIP, NUMBER INDICATES HEIGHT ABOVE FLOOR
LV	LOW VOLTAGE WIRING, SUPPLIED BY VENDOR, WIRED BY E.C.
GC	GENERAL CONTRACTOR
*	HEIGHT TO BE DETERMINED IN THE FIELD
AC	ABOVE COUNTER, APPROXIMATELY 45" A.F.F.
BC	BELOW COUNTER
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
WP	WEATHERPROOF
⏏	EXHAUST FAN, SUPPLIED BY M.C., WIRED BY E.C.
▲	DATA
△	PHONE
T	CONTROL THERMOSTAT TO EXHAUST FAN IN SERVER ROOM

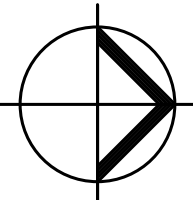
GENERAL NOTES

- ALL CIRCUITS SHALL BE PROVIDED WITH A COPPER EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH ARTICLE 250 OF THE N.E.C.
- CONFIRM ELECTRICAL REQUIREMENTS FOR "ALL" EQUIPMENT WITH VENDOR BEFORE ROUGH-IN.
- THE EQUIPMENT VENDOR WILL SPOT LOCATIONS FOR ALL EQUIPMENT AND RECEPTACLES. SOME RECEPTACLES ARE LOCATED IN THE CABINETS.
- ALL REQUIREMENTS SHALL BE VERIFIED BY MANUFACTURER'S SPEC SHEETS PROVIDED BY OWNER.
- ALL POWER AND DATA OUTLETS SHALL BE MOUNTED AT 48" A.F.F. UNLESS OTHERWISE NOTED.



POWER/LIGHTING PLAN

SCALE: 1/4" = 1'-0"



REVISIONS

THE DRAWINGS AND THE INFORMATION SHOWN REPRESENT THE ORIGINAL, UNPUBLISHED WORK OF FOX ARCHITECTURAL DESIGN, LLC AND SHALL NOT BE REPRODUCED OR DUPLICATED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ARCHITECT. 2024



JOSHUA C. FOX
ARCH. #16150
EXPIRATION DATE: 12/31/2025

FOX
ARCHITECTURAL DESIGN
M: 419.677.6961 E: JOSH@FOXARCHITECTURAL.COM
3105 HURON AVERY RD. HURON OHIO 44839

SITE LIGHTING PHOTOMETRIC

PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

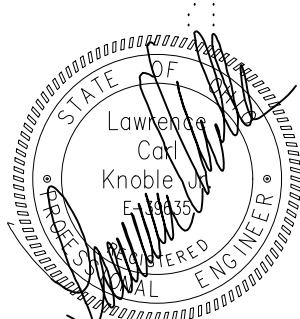
APRIL 30, 2024

JOB NO. 2315

SHEET

E2.0

ORIGINAL DRAWING SIZE 24"X36"



INTEGRATED
CONSTRUCTION
CONSULTANTS, LLC

47313 MERRIAM ROAD, WELLINGTON, OHIO 44090
(440) 667-6177 tel (440) 647-6044 fax

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS!
NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11"X17"

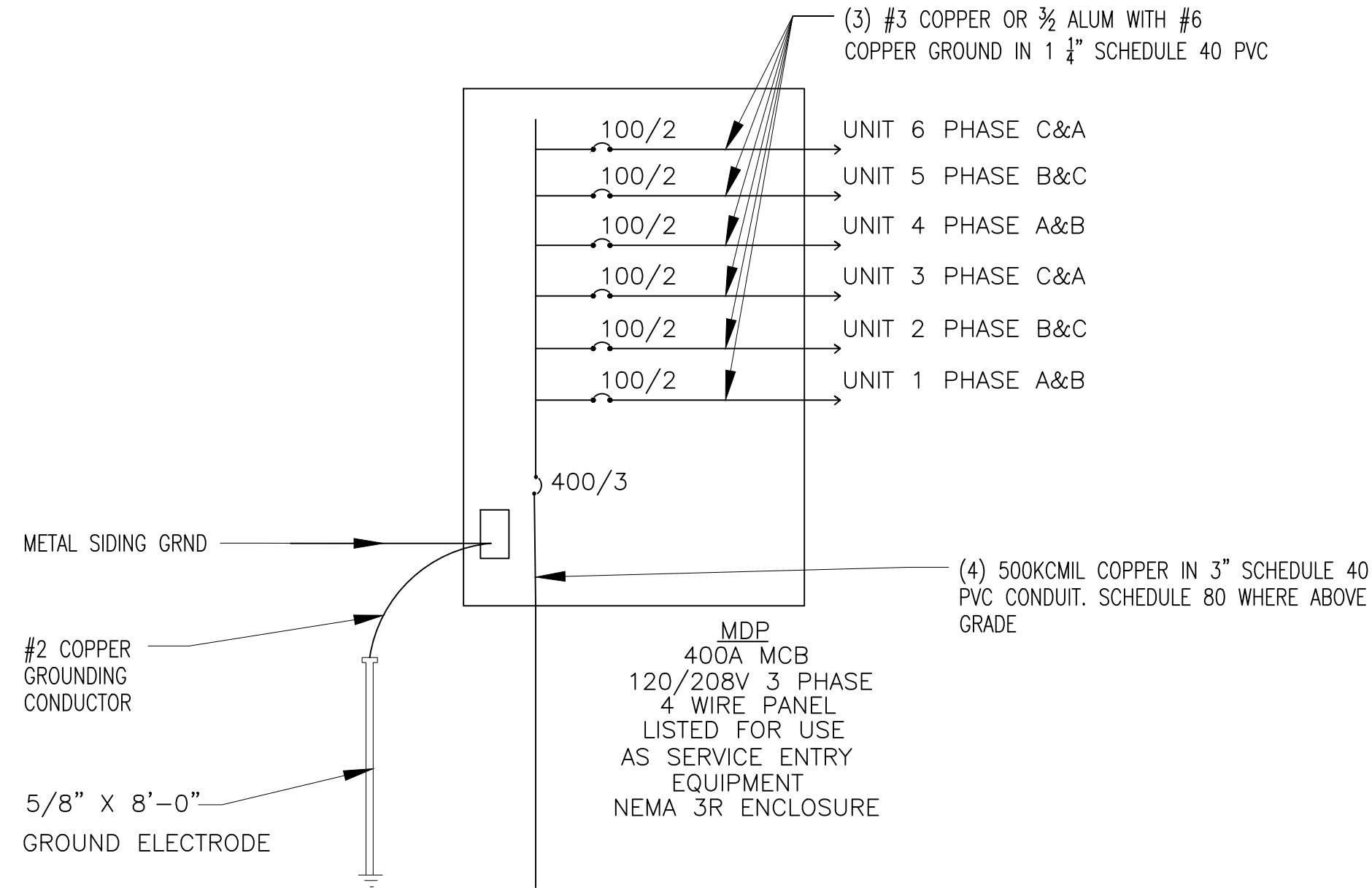
PANEL NO. PP-1D		MCB _____ AMP MAIN C.B. RATING 120 / 208 _____ VOLT, 1Ø, 3W, 60HZ 100A _____ AMP MAIN AIC _____ AMP BRANCH AIC							
		TYPICAL AT UNIT 4			FED FROM MDP				
LOAD	CKT.	NAME		CB/P	Ø	CB/P	NAME	CKT.	LOAD
0.88	1	INTERIOR LIGHTING		20/1	A	20/1	EXTERIOR LIGHTING VIA PHOTO	2	1.20
1.08	3	GENERAL RECETPACLES		20/1	B	20/1	GARAGE DOOR OPERATOR	4	1.20
0.72	5	MEZZANINE RECEPT. TYP OF 4		20/1	A	20/1	PYLON SIGN AND POLE LIGHTS VIA PHOTO	6	0.60
	7	SPARE		20/1	B	20/1	SPARE	8	
	9	SPACE			A		SPACE	10	
	11	SPACE			B		SPACE	12	
	13	SPACE			A		SPACE	14	
	15	SPACE			B		SPACE	16	
	17	SPACE			A		SPACE	18	
	19	SPACE			B		SPACE	20	
4.80	21	50A RV RECEPTACLE		50/2	A	30/2	MINI SPLIT SYSTEM 2 TON A/C UNIT	22	1.66
4.80	23				B			24	1.66

NOTE:
ELECTRICAL CONTRACTOR SHALL VERIFY
ELECTRICAL CONNECTION TYPE FOR THE EQUIPMENT
AND PROPER VOLTAGES FOR PROPER INSTALLATION
PER THE MFGR. SPECS. AND THE N.E.C.

BRANCH CIRCUIT WIRE / CONDUIT SCHEDULE
ALL WIRE SHALL BE COPPER THHN/THWN

OCD	POLES	CONDUCTORS	CONDUIT
20A (MAX.)	1	2 #12's 1 #12 GRD.	1/2"
20A (MAX.)	2	3 #12's 1 #12 GRD.	1/2"
30A	2	2 #10's 1 #10 GRD.	1/2"
40A	3	3 #10's 1 #12 N 1 #10 GRD.	3/4"
50A	3	3 #6's 1 #10 N 1 #8 GRD.	1"
60A	3	3 #4's 1 #8 N 1 #8 GRD.	1 1/4"

THIS TABLE APPLIES TO BRANCH CIRCUITS & FEEDERS
OVERCURRENT PROTECTION FOR FIXTURE WIRES SHALL
BE IN ACCORDANCE WITH NEC 240-4.
WIRING METHODS- BASIC CARE AREAS SHALL BE
INSTALLED IN A AMETAL RACEWAY SYSTEM (EMT CONDUIT)
OR WITHIN A METALLIC SHEATHED CABLE. RACEWAY OR
SHEATH SHALL SELF QUALIFY AS AN EQUIPMENT
GROUNDING CONDUCTOR, IN ADDITION ALL CIRCUITS FOR
THIS FACILITY SHALL BE EQUIPPED WITH A GREEN WIRE
COPPER GROUNDING CONDUCTOR SIZED PER NEC TABLE
250.122



BUILDING A1 ONLY

SERVICE LOADS

Ø	KW	AMPS
A	45.4	378
B	44.8	373
C	44.8	373

TYPICAL 6 UNIT LAYOUT
ELECTRICAL ONE LINE DIAGRAM BUILDING A2
SCALE: N.T.S.

PANEL NO. PP-1A		MCB _____ AMP MAIN C.B. RATING						
		120 / 208 _____ VOLT, 1Ø, 3W, 60HZ						
		100A _____ AMP MAIN AIC						
		_____ AMP BRANCH AIC						
TYPICAL AT END UNIT 1 ONLY				FED FROM MDP				
LOAD	CKT.	NAME	CB/P	Ø	CB/P	NAME	CKT.	LOAD
0.88	1	INTERIOR LIGHTING	20/1	A	20/1	EXTERIOR LIGHTING VIA PHOTO	2	1.20
1.08	3	GENERAL RECETPACLES	20/1	B	20/1	GARAGE DOOR OPERATOR	4	1.20
0.72	5	MEZZANINE RECEPT. TYP OF 4	20/1	A	20/1	PYLON SIGN AND POLE LIGHTS VIA PHOTO	6	0.60
	7	SPARE	20/1	B	20/1	SPARE	8	
	9	SPACE		A		SPACE	10	
	11	SPACE		B		SPACE	12	
	13	SPACE		A		SPACE	14	
	15	SPACE		B		SPACE	16	
	17	SPACE		A		SPACE	18	
	19	SPACE		B		SPACE	20	
4.80	21	50A RV RECEPTACLE	50/2	A	30/2	MINI SPLIT SYSTEM 2 TON A/C UNIT	22	1.66
4.80	23			B			24	1.66

NOTE:
ELECTRICAL CONTRACTOR SHALL VERIFY
ELECTRICAL CONNECTION TYPE FOR THE EQUIPMENT
AND PROPER VOLTAGES FOR PROPER INSTALLATION
PER THE MFGR. SPECS. AND THE N.E.C.

PANEL NO. PP-1B		_____ MCB _____ AMP MAIN C.B. RATING _____ 120 / 208 _____ VOLT, 1Ø, 3W, 60HZ _____ 100A _____ AMP MAIN AIC _____ AMP BRANCH AIC								
		TYPICAL UNITS 2 & 5				FED FROM MDP				
LOAD	CKT.	NAME		CB/P	Ø	CB/P	NAME		CKT.	LOAD
0.88	1	INTERIOR LIGHTING		20/1	B	20/1	EXTERIOR LIGHTING VIA PHOTO		2	1.20
1.08	3	GENERAL RECETPACLES		20/1	C	20/1	GARAGE DOOR OPERATOR		4	1.20
0.72	5	MEZZANINE RECEPT. TYP OF 4		20/1	B	20/1	SPARE		6	
	7	SPARE		20/1	C	20/1	SPARE		8	
	9	SPACE			B		SPACE		10	
	11	SPACE			C		SPACE		12	
	13	SPACE			B		SPACE		14	
	15	SPACE			C		SPACE		16	
	17	SPACE			B		SPACE		18	
	19	SPACE			C		SPACE		20	
4.80	21	50A RV RECEPTACLE		50/2	B	30/2	MINI SPLIT SYSTEM 2 TON A/C UNIT		22	1.66
4.80	23				C				24	1.66

NOTE:
ELECTRICAL CONTRACTOR SHALL VERIFY
ELECTRICAL CONNECTION TYPE FOR THE EQUIPMENT
AND PROPER VOLTAGES FOR PROPER INSTALLATION
PER THE MFGR. SPECS. AND THE N.E.C.

PANEL NO. PP-1C		_____ MCB _____ AMP MAIN C.B. RATING _____ 120 / 208 _____ VOLT, 1Ø, 3W, 60HZ _____ 100A _____ AMP MAIN AIC _____ _____ AMP BRANCH AIC							
		TYPICAL UNITS 3 & 6				FED FROM MDP			
LOAD	CKT.	NAME		CB/P	Ø	CB/P	NAME	CKT.	LOAD
0.88	1	INTERIOR LIGHTING		20/1	C	20/1	EXTERIOR LIGHTING VIA PHOTO	2	1.20
1.08	3	GENERAL RECETPACLES		20/1	A	20/1	GARAGE DOOR OPERATOR	4	1.20
0.72	5	MEZZANINE RECEPT. TYP OF 4		20/1	C	20/1	SPARE	6	
	7	SPARE		20/1	A	20/1	SPARE	8	
	9	SPACE			C		SPACE	10	
	11	SPACE			A		SPACE	12	
	13	SPACE			C		SPACE	14	
	15	SPACE			A		SPACE	16	
	17	SPACE			C		SPACE	18	
	19	SPACE			A		SPACE	20	
4.80	21	50A RV RECEPTACLE		50/2	C	30/2	MINI SPLIT SYSTEM 2 TON A/C UNIT	22	1.66
4.80	23				A			24	1.66

NOTE:
ELECTRICAL CONTRACTOR SHALL VERIFY
ELECTRICAL CONNECTION TYPE FOR THE EQUIPMENT
AND PROPER VOLTAGES FOR PROPER INSTALLATION
PER THE MFGR. SPECS. AND THE N.E.C.

ELECTRICAL NOTES

1.) ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE 2020 N.E.C., UNDERWRITERS LABORATORIES, AND FEDERAL, STATE, AND LOCAL CODES. ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 27 OBC AND THE N.E.C. CODE NFPA 70, OBC APPROVED EDITION AND IS SUBJECT TO THE APPROVAL OF THE STATE ELECTRICAL INSPECTOR ASSIGNED BY THE DIVISION OF FACTORY BUILDING INSPECTION IN ACCORDANCE WITH SECTION 2701.1 OF THE OBC.

2.) ALL EQUIPMENT AND MATERIAL SHALL CONFORM TO U.L. AND NEMA STANDARDS.

CONDUITS:
a. ALL CONDUCTORS SHALL BE RUN IN CONDUITS.
b. CONDUIT TO BE SIZED PER THE N.E.C.
c. MINIMUM CONDUIT SIZE TO BE 1/2" DIA.
d. ALL UNDERGROUND CONDUIT TO BE PVC.
e. EMT CONDUIT MAY BE USED EVERYWHERE ELSE.

3.) MINIMUM WIRE SIZE SHALL BE #12 AWG. ALL CONDUCTORS SHALL BE THHN COPPER 600V INSULATED WITH U.L. LABEL.

4.) ALL CONDUITS SHALL BE PERPENDICULAR OR PARALLEL TO BUILDING CONSTRUCTION AND PROPERLY SUPPORTED.

5.) NO WIRE OR CONDUIT IS PERMITTED UNDER THE FLOOR SLAB. (UNLESS SPECIFICALLY NOTED ON DRAWING)

6.) CONDUCTORS SHALL BE SIZED TO MAINTAIN LESS THAN 3% VOLTAGE DROP.

7.) GROUNDING CONDUCTORS PER N.E.C. ARTICLE 250 SHALL BE INCORPORATED INTO ALL CIRCUITS.

8.) ALL DISCONNECTS, STARTERS AND TRANSFORMERS SHALL BE AS MANUFACTURED BY 'SQUARE D' OR APPROVED EQUAL.

9.) BRANCH CIRCUIT CONDUCTORS SHALL HAVE AN AMPACITY OF NOT LESS THAN THE MAXIMUM LOAD TO BE SERVED. IN ADDITION, CONDUCTORS OF MULTI-OUTLET BRANCH CIRCUITS SUPPLYING RECEPTACLES SHALL HAVE AN AMPACITY OF NOT LESS THAN THE RATING OF THE BRANCH CIRCUIT. SECTION 210-19(A) NFPA 70 LISTED IN OBC CHAPTER 35.

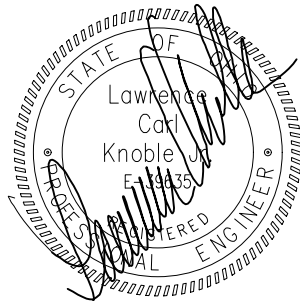
10.) BRANCH CIRCUIT CONDUCTORS AND EQUIPMENT SHALL BE PRO-TESTED BY OVER CURRENT PROTECTIVE DEVICES HAVING A RATING OR SETTING:

- 1) NOT EXCEEDING THAT SPECIFIED IN SECTION 240-3 FOR CONDUCTORS:
- 2) NOT EXCEEDING THAT SPECIFIED IN THE APPLICABLE ARTICLES REFERENCED IN SECTION 240-2 FOR EQUIPMENT: AND
- 3) AS PROVIDED FOR OUTLET DEVICES IN SECTION 210-21, SECTION 210-20 NFPA 70 LISTED IN OBC CHAPTER 35.

11.) VERIFY FINAL LOCATION OF ALL ELECTRICAL DEVICES WITH OWNER/EQUIPMENT PRIOR TO INSTALLATION

12.) ELECTRICAL CONTRACTOR TO VERIFY WITH ALL CHARACTERISTICS OF SHOP DRAWING SUBMITTALS FOR ALL EQUIPMENT.

13.) PROVIDE A LISTED INTERSYSTEM BONDING TERMINATION EXTERNAL OF THE SERVICES CLOSURE EQUIPMENT WITH 6 BONDING TERMINALS OR AS REQUIRED, PER NEC 250.94.

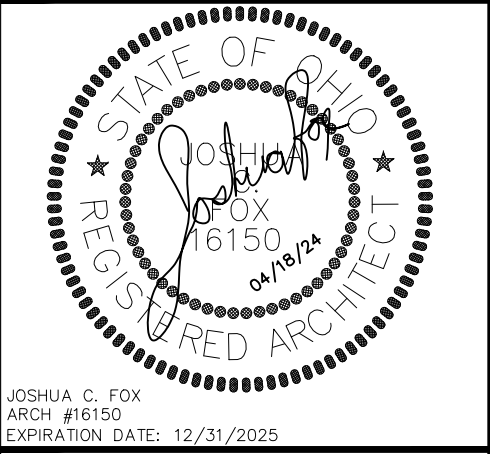


INTEGRATED
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47313 MERRIAM ROAD, WELLINGTON, OHIO 44090
(440) 667-6177 tel (440) 647-6044 fax

REVISIONS	

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WITHOUT WRITTEN CONSENT OF THE ARCHITECT. 2024



FOX
ARCHITECTURAL DESIGN
M: 419.677.6961 E: JOSH@FOXARCHITECTURAL.COM
3105 HURON AVERY RD. HURON OHIO 44839

ELECTRICAL SCHEDULES AND ONE LINE DIAGRAM
PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

APRIL 30, 2024

JOB NO. 2315

SHEET
E3.0

ORIGINAL DRAWING SIZE 24"X36"

A detailed map of the Huron, Michigan area. The map shows the Huron River flowing through the center. Major roads include SR 2 (red line), SR 13 (yellow line), and US 250 (orange line). Key locations marked include Zorn Acres Airport, Huron River, Huron Township, and Huron. A black arrow points to a specific location labeled 'SITE' in the center of the map, near the intersection of SR 2 and SR 13.

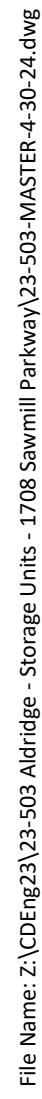
EXISTING	DESCRIPTION
— EX. SAN —	SANITARY SEWER
— EX. STM —	STORM SEWER
— EX. W —	WATER MAIN
— G —	GAS LINE
— T —	TELEPHONE LINE
— E —	ELECTRIC LINE
_____	FENCE LINE
_____	BUILDING
_____	CENTERLINE
_____	RIGHT OF WAY LINE
— E/P —	ROADWAY EDGE OF PAVEMENT
●	SANITARY SEWER MANHOLE
■	STORM SEWER MANHOLE
■	CATCH BASIN
WV	WATER VALVE
WS	WATER METER
GV	GAS VALVE
○	TELEPHONE POLE
○	POWER POLE
○	LIGHT POLE
○ →	POLE W/ DOWN GUY
○	PROPERTY PIN FOUND/SET
○	IRON PIPE FOUND/SET
●	TREE
●●	SHRUBS
○	BUSH
□	SIGN
□	TOP OF CURB/WALK ELEVATION
●	BOLLARD

[illegible]

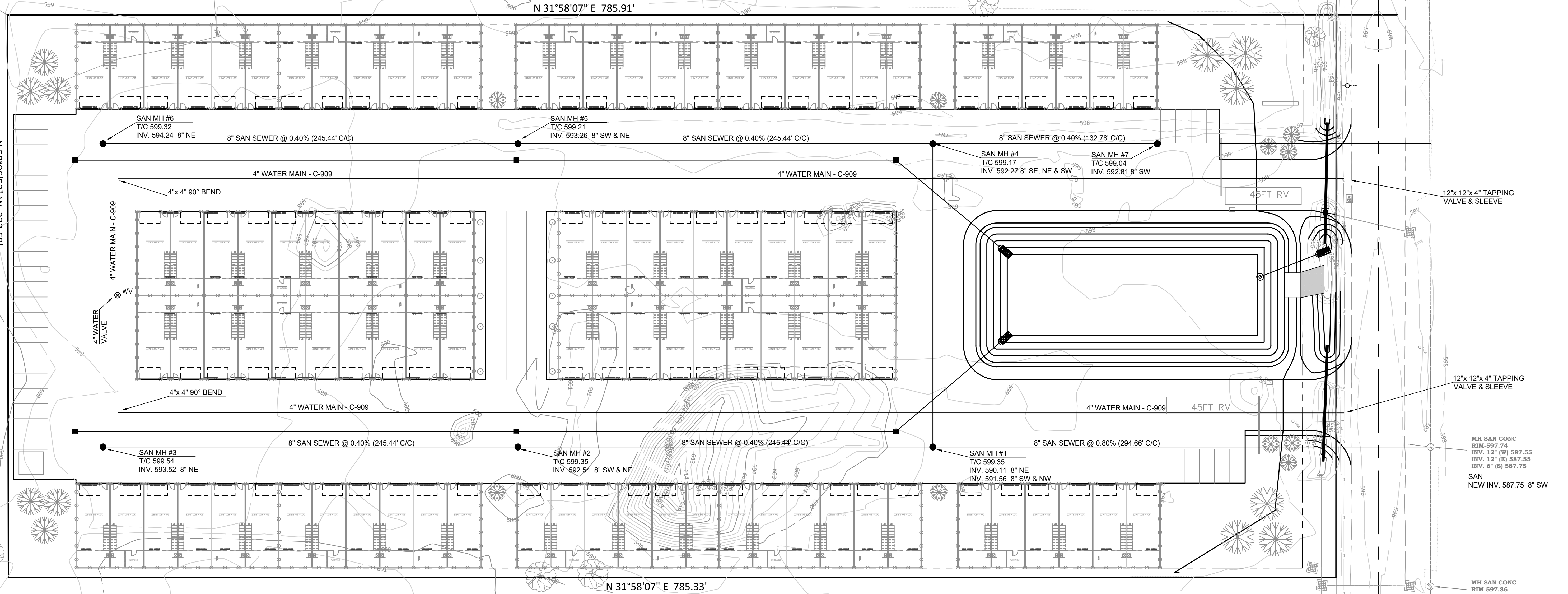
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

DESIGN CONTRACTORS
DESIGN ENGINEERING
 CONSULTING ENGINEERS & SURVEYORS
 NORWALK, OHIO

				 DESIGN ENGINEERING CONSULTING ENGINEERS & SURVEYORS NORWALK, OHIO			
DATE	BY	DESCRIPTION	NO.	SCALE:	DATE: APRIL, 2024	CK'D. BY: AEW	PROJECT NO.
REVISIONS					DR. DEW	REV'D	23-503



File Name: Z:\CD\mg23\5-503 Aldridge - Storage Units - 1708 Sawmill Parkway\23-503-MASTER.dwg 4-30-24.dwg



ALDRIDGE STORAGE UNITS
SITE PLANS
1708 SAWMILL PARKWAY
UTILITY PLAN (SANITARY & WATER)

5
10

CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

DATE	BY	DESCRIPTION	NO.
REVISIONS			

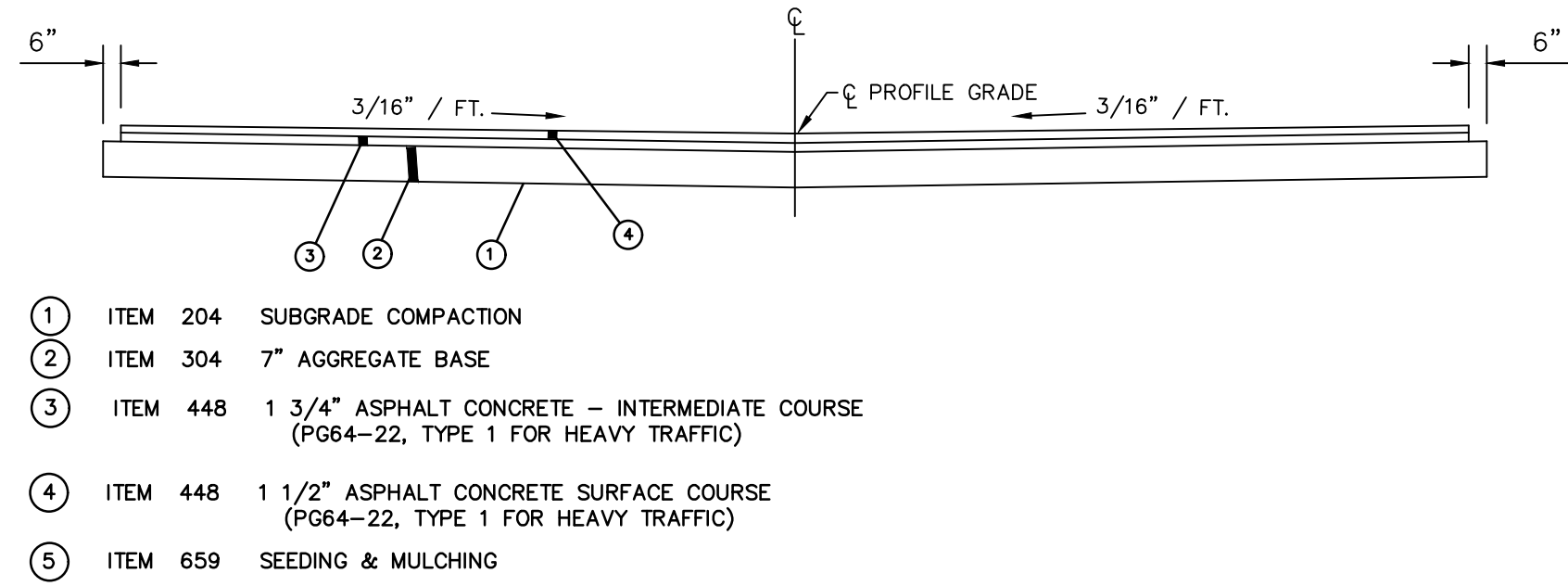
SCALE:
1" = 30'

DATE: APRIL, 2024
BY: DEW

BY: AEW
REV'D BY:

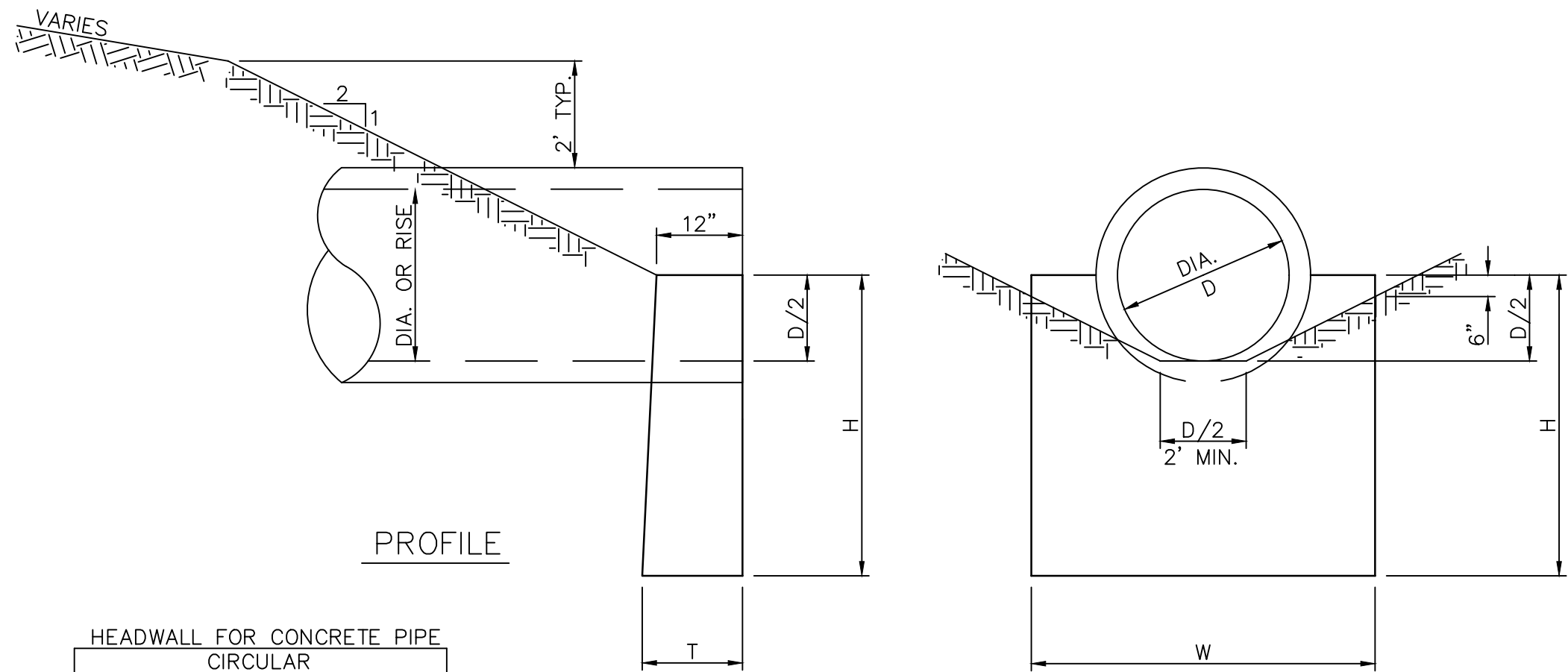
PROJECT NO.
23-503

File Name: Z:\CD\ng23\503 Aldridge - Storage Units - 1708 Sawmill Parkway\23-503-MASTER.dwg 4-30-24.dwg



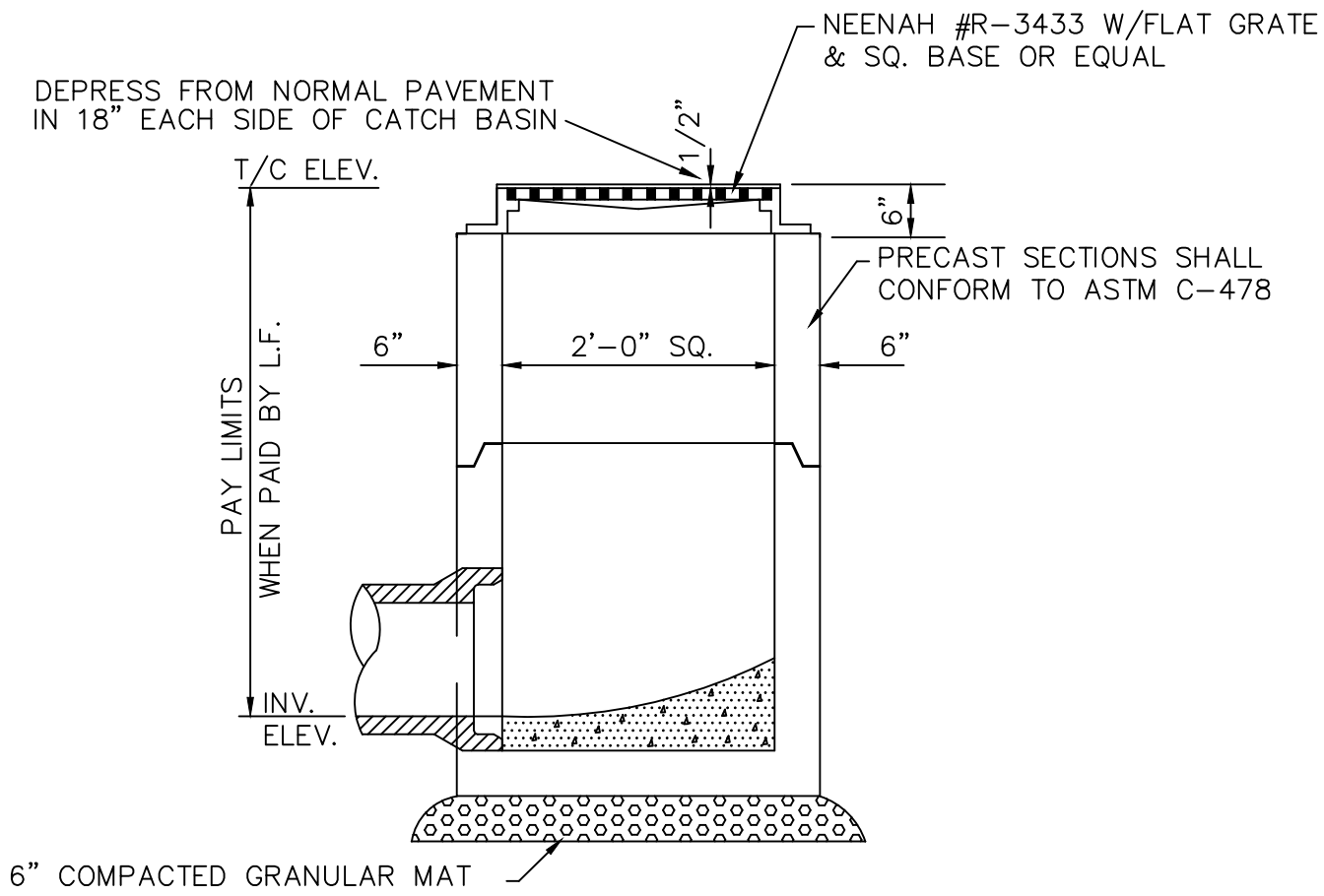
TYPICAL SECTION – ASPHALT CONCRETE PAVEMENT

N T S

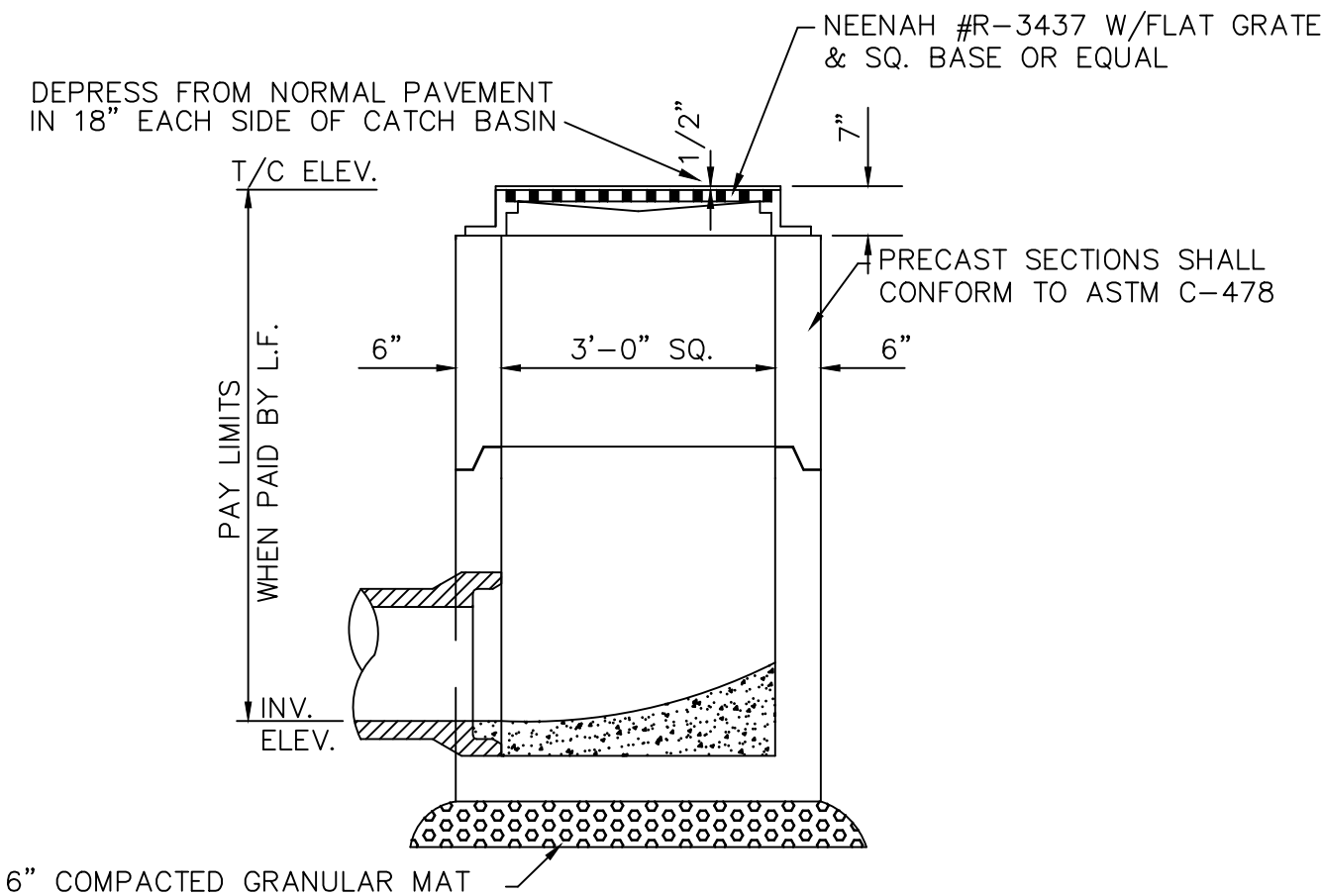


HEADWALL HW-4B

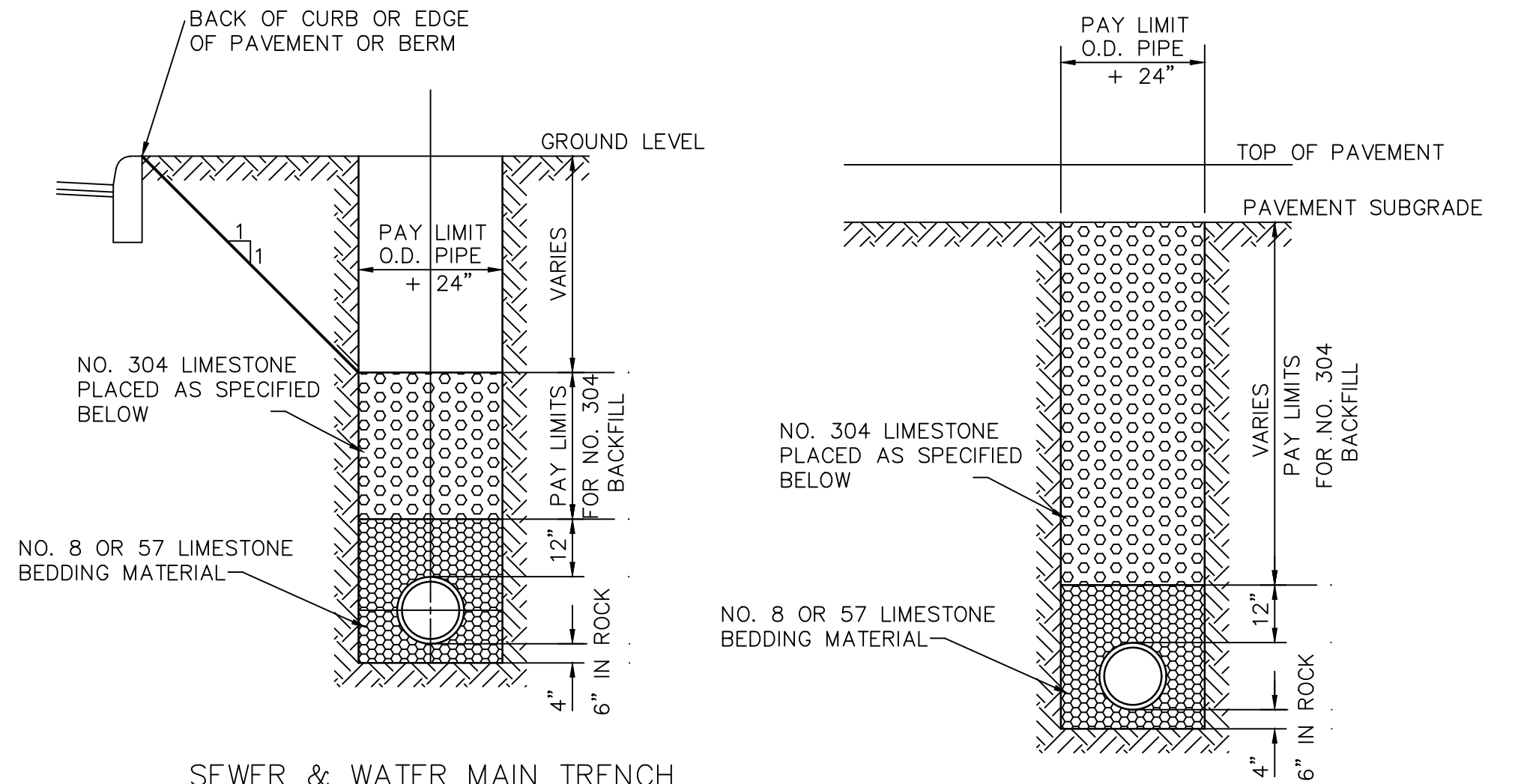
HEADWALL FOR CONCRETE PIPE CIRCULAR				
D	W	H	T	CONC. C.Y.
12"	2'-0"	3'-0"	12"	.20
15"	2'-6"	3'-2"	12"	.25
18"	3'-0"	3'-3"	12"	.31
21"	3'-6"	3'-4"	12"	.37
24"	4'-0"	3'-6"	12"	.43
27"	4'-6"	3'-8"	12"	.49
30"	5'-0"	3'-9"	12"	.56
33"	5'-6"	3'-10"	12"	.62
36"	6'-0"	4'-0"	12"	.69
39"	6'-6"	4'-2"	12"	.77
42"	7'-0"	4'-3"	12"	.84
48"	8'-0"	4'-6"	14"	1.09



CATCH BASIN TYPE-3-24



CATCH BASIN TYPE-3-36



SEWER & WATER MAIN TRENCH

COMPACTED TO 95% (MODIFIED PROCTOR) AND INSTALLED BY ONE OF THE FOLLOWING METHODS
A. SEWERS AND WATER MAINS
1. 1'-0" LIFTS MECHANICALLY COMPACTED
2. PER ODOT ITEM 603.08

SEWER & WATER MAIN TRENCH

IN PAVEMENT AREA

(UNDER ALL PAVEMENTS EXCEPT ROADWAY AREAS)

COMPACTED TO 95% (MODIFIED PROCTOR) AND INSTALLED BY ONE OF THE FOLLOWING METHODS:
A. SEWERS & WATER MAINS
1. 1'-0" LIFTS MECHANICALLY COMPACTED
2. PER ODOT ITEM 603.08

STORM SEWER SPECIFICATIONS:

PIPE

All storm sewer work shall be in accordance with ODOT Specification 603 for types B and C conduit, except conduit shall be PVC conforming to the requirements of A.S.T.M. specification D3034 (SDR 35) for PVC sewer pipe. Fittings shall be furnished by the pipe manufacturer. Field cut openings will not be permitted.

JOINTS

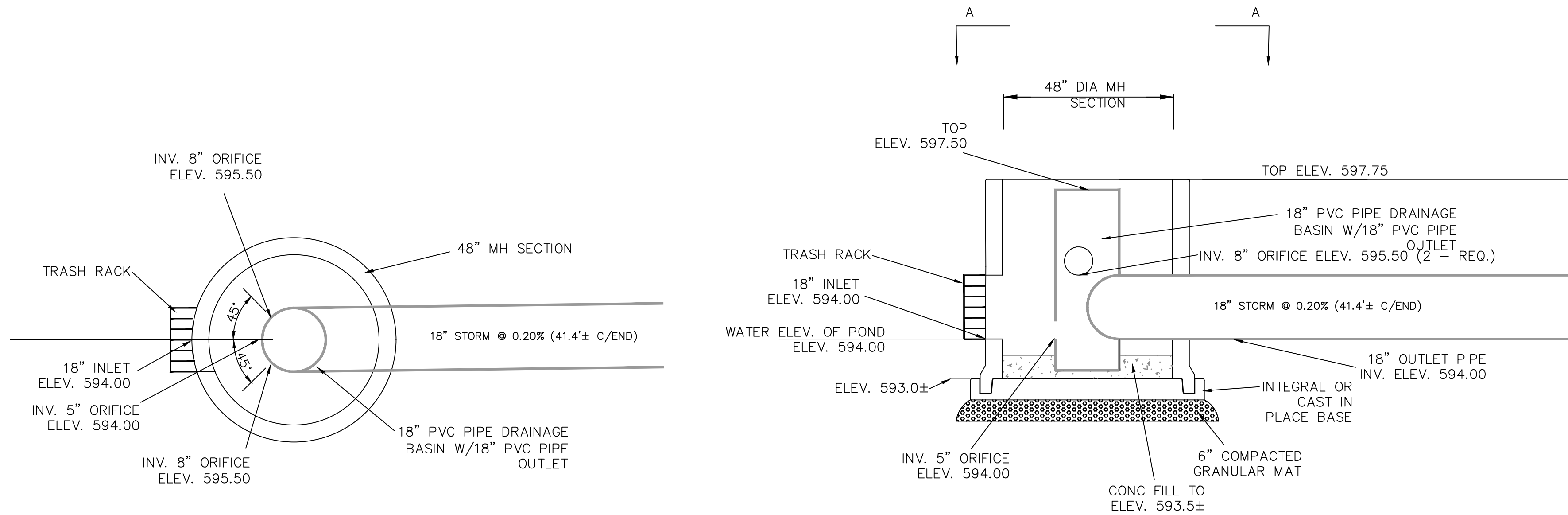
Joints for PVC pipe and fittings shall be rubber gasket, Johns-Manville "Ring-Tite", or equal conforming to the requirements of A.S.T.M. specification D-3212.

PIPE

Storm sewer work may be in accordance with ODOT Specification 603 for types B, C and D conduit, except conduit, joints and fittings shall be Corrugated Polyethylene conforming to ODOT 707.16 and AASHTO specification M 294 Type S and shall be Advanced Drainage Systems, Inc. "N-12" or approved equal. Fittings shall be furnished by the pipe manufacturer. Field cut openings will not be permitted.

TESTING

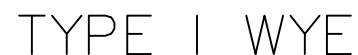
After backfill procedures have been completed for 30 days at least two sections of each size of PVC or Corrugated Polyethylene sewer selected by the engineer shall be tested for deflection by a deflectometer test approved by the engineer. If any portion of the section of sewer tested deflects more than five percent (5) selected by the engineer will be tested.



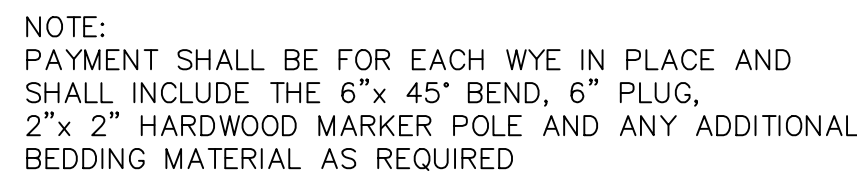
DETENTION AREA OUTLET STRUCTURE

SECTION A-A

				DESIGN ENGINEERING CONSULTING ENGINEERS & SURVEYORS NORWALK, OHIO			
DATE	BY	DESCRIPTION	NO.				
REVISIONS				SCALE:	DATE: APRIL, 2024	CKD: BY: AEW	PROJECT NO. 23-503
					DR. BY: DEW	REV'D	



	SIZE	1/4 BENDS		1/8 BENDS		1/16 BENDS		TEES		PLUGS		CROSS	
		A	B	A	B	A	B	A	B	C	D	A	B
2000 PSF SOIL	6" & 4"	16"	10"	9"	10"	6"	8"	10"	12"	10"	21"	10"	12"
	8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"	13"	16"
	10"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"	16"	20"
	12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"	18"	24"
	14"	35"	24"	19"	24"	12"	20"	22"	27"	18"	48"	22"	27"
	16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"	24"	30"
	20"	46"	36"	25"	36"	15"	30"	30"	39"	24"	68"	30"	39"



TYPE I WYE



					 DESIGN ENGINEERING CONSULTING ENGINEERS & SURVEYORS NORWALK, OHIO
DATE	BY	DESCRIPTION	NO.	SCALE:	
REVISIONS					DATE: APRIL, 2024 BY: DEW PROJECT NO. 23-503

ALDRIDGE STORAGE UNITS
SITE PLANS
1708 SAWMILL PARKWAY
DETAILS

DESIGN CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

$$\frac{7}{10}$$

DEVELOPER PROCEDURES

The cost to record any and all easements and/or plats for Developer's projects for sanitary sewer lines, water lines, or pump stations to be dedicated to Erie County for ownership, operation and maintenance shall be at the cost of the Developer. The County shall invoice the Developer for these costs, the Developer shall pay said invoice within thirty (30) days of the invoice date.

2. Pro-rated front footage fees shall not exceed the county's current equalization fee as described in Water Rule 3, Section 1.C. at the date of the agreement.
3. No successor and/or assignment of the agreement will be allowed for the Developer.
4. Developer will pay for all costs involved in acquiring easements including the cost of recording said easements.

Generally, design shall be in accordance with Ohio E.P.A. regulations, the latest version of "Ten State Standards" and shall conform to the proceeding Standard Minimum Required Specifications and Standard Drawings.

Sanitary sewer lines shall be located within the public road right-of-way, along with other County utilities, such as water mains, storm sewers and drainage swales. All other utilities shall be located in Easements, outside the public right-of-way.

Bulkheads shall be installed once for every 200 lineal feet of sanitary sewer installed. Bulkheads will consist of an impervious material which will prevent ground water from passing through pipe bedding and backfill materials. Such materials may include native clays, low strength mortar, or a mixture of ODOT 304 limestone with bentonite.

IN THE CASE OF CONFLICTS BETWEEN WRITTEN SPECIFICATIONS AND DRAWINGS, THE WRITTEN SPECIFICATION SHALL APPLY.

LINE CONSTRUCTION STAKING

GRAVITY MAIN LINE AND SERVICE LATERAL SEWER PIPE

All sewer pipe should be buried below the frost line consisting of thirty-six (36") of cover over the top of the pipe. Sewer pipe buried less than four foot (4') of cover in road or driveway areas shall be of Class 52, Ductile Iron Pipe, cement lining, with rubber gasket bell and spigot push on joints or PVC pipe as specified below installed in a rigid sleeve such as D.I.P. or welded steel pipe.

(5) percent deflection. Fittings shall conform to ASTM D-3034. Gaskets shall conform to ASTM F-477. Pipe bedding shall consist of No. 8 or 9 limestone to the dimensions shown on the standard drawings haunched in place.

Special/alternate pipe different than those specified above for gravity sewer installations use may be considered for special conditions, such as directional drilled HDPE or steel encased cement lined D.I.P. for under roads and water courses when sewer grade elevations will permit, or other pipe subject to approval by the Erie County Sanitary Engineer. Care should be taken not to drill through other buried utilities and the Contractor shall provide a 15 year warranty for the repair of damaged utilities

Connecting service laterals to existing sewer pipe mains shall be as follows:

- a. **To PVC Sewer Mains** - cut out a section of existing sewer main, install a manufactured PVC pipe (with four inch (4") branch) with water tight Fernco pipe adapter(s). Where applicable Inserta-Tees, manufactured by Inserta Fittings Company, (phone 503-358-2110), or approved equal. Bed the pipe connection with No. 8 or 9 limestone, haunched in place to twelve inches (12") over top of pipe.
- b. **To Concrete Sewer Mains** - core pipe and install a manufactured flexible watertight four inch (4") rubber boot with stainless steel band(s), Model NPC Kor-N-Tee as manufactured by NPC (phone 800-626-2180) or approved equal. Bed the pipe connection with No. 8 or 9 limestones, haunched in place to twelve inches (12") over top of pipe.
- c. **To Vitrified Clay Pipe Sewer Mains** - remove one (1) section of existing pipe (joint-to-joint), install a manufactured watertight PVC (with four inch (4") branch) with sleeve section as needed with two (2) watertight Fernco pipe adapters, or where applicable Inserta-Tees, manufactured by Inserta Fittings Company, (phone 503-357-2110), or approved equal. Bed around the pipe connection with No. 8 or 9 limestone, haunched in place to twelve inches (12") over top of pipe.

Service lateral connections to manholes shall use a KOR-N-SEAL or approved equal (only allowed in special cases and only one (1) inside drop per manhole allowed). Service laterals from the public sewer main to the building foundation shall not be installed until the building foundation and basement construction has been completed. A native clay bulkhead dam must be installed on all service laterals typically near the Public Road right-of-way.

Grease traps shall be installed in services for all food service businesses and oil/girl interceptors on all services for customers with floor drains in garage/warehouse type buildings. They will be sized as required by the State of Ohio Building and Plumbing Codes and localcodes with minimum effective size of 500 gallons. The customer shall be responsible to maintain by cleaning/pumping their trap on a regular schedule. Traps shall be constructed water tight and shall meet the requirements of proceeding manhole specifications for joint construction, chemical additive in the concrete mix, external joint seam wrap, pipe connections and infiltration vacuum testing. All seals (water tight pipe to structure seals, precast concrete top and manhole seals) shall be constructed of oil resistant materials. Grease traps and interceptors shall be of precast concrete meeting the requirements of manhole concrete ring walls and ring wall joints. Grease traps and oil/girl interceptors shall be field tested for infiltration using a vacuum test at four inches (4") of mercury for five (5) minutes, with less than one-half (0.5) inch reduction per ASTM C 1613-069.1.1. Grease trap openings/cleanouts at the top shall be sealed with ConSeal CS-102, or equal, between metal frames, gage adjustment rings, and top of trap. Two (2) openings for cleaning shall be provided, one over the inlet and the other over the outlet area of the grease trap. No internal chimney seal is required. The inlet pipe size from the building/foundation to the grease trap shall be four inch (4") diameter with a four inch (4") diameter outlet to three feet (3') outside the tank, then increased to a minimum six inch (6") diameter sewer pipe for the remainder of the service to the public sewer.

Grease traps shall conform to the Ohio Administrative Code 10101-3-13-02. Grease traps for commercial/institutional kitchen wastes shall be installed so they receive all grease bearing waste except those from garbage disposals. Grease traps shall be installed immediately outside the building where there is easy access for cleaning, unless it is impractical, in which case they may be installed adjacent to and outside of the food preparation area. Grease traps shall be at least 500 gallon effective capacity or larger sized to allow for cooling of liquids before discharge. Grease traps shall be inspected frequently and cleaned frequently and as often as necessary to retain the grease waste. The use of enzymes for the cleaning of grease traps is not permitted. If external grease trap, follow the above standards. Contact Eric Dounty DOE, Engineering Division, to schedule inspection and testing of new structure.

Oil and sand/grit interceptors shall conform to the Ohio Administrative Code 4101.33-13.02. Oil interceptors are required for garages and service stations where automobiles are serviced. Sand/Grit interceptors are required for car washes, garages and other areas where sand, dirt, solids and semisolids or other heavy solids potentially plugging sanitary service laterals and public sanitary sewers. Oil interceptor effective volumes will be not less than one cubic feet above the outlet for each one hundred square feet of floor area to be drained to the interceptor. Should only a portion of the buildings floor area drain to the interceptor only that area needs to be considered in this calculation. Sand/Grit interceptors shall be sized and designed based on the volume of water and wastes produced and the rates of flow, thereof.

Pressure sewer/force main pipe shall be designed for a minimum pressure of 150 p.s.i. and shall consist of:

- a. PVC, conforming to AWWA C900, DR 18 (solid wall pipe with PVC compounds meeting the requirements of ASTM D-1784, and meeting the requirements of cell classification 12454-A or C12454-B), pipe shall include integral bell gaskets joints with re-enforced gaskets which are locked in place at the factory or;
- b. Pipe shall have a minimum wall thickness of Class 150 with 100 lb. type joints, cement lined (AWWA C104), and shall meet the requirements of AWWA C150 and C151.
- c. Pressure sewer pipe shall be pressure tested to 150 psi for thirty (30) minutes without leakage.
- d. Restrained joints shall be used at a minimum at all joint fittings and at the next pipe joint from each fitting in all directions. Restrained joints shall consist of Meg-a-Jugs, Model Ebba Series 100 or equal as approved by the Erie County Sanitary Engineer.
- e. 412 stainless steel bolts shall be used on all fittings and be subject to equal cathodic protection as required for the "Water Line Material Specification".
- f. Thrust bolts shall be used at all change of direction fittings in addition to the restrained joints, same as required for the "Water Line Material Specifications".
- g. Grinder pump pressure sewers/force mains shall be a flexible, PE 3408, 200 psi, SODRR, ASTM D2737 rated water line pipe material, jointless material to the gravity sewer.
- h. All high points in force main shall have installed an air release valve in a manhole consisting of a one inch (1") sewage combination air valve as manufactured by Apco Valve and Primer Corporation, (representatives McStay & Associates, (216- 449-7208), or equal.
- i. Two (2) No. 8 stranded wires shall be buried with all PVC and HPDE pressure sewer pipes located at the 10:00 and 2:00 positions and terminated in valve boxes, along with four inch (4") wide tape noting "SEWER FORCE MAIN BURIED BELOW" buried over two inches (12") below finish grade.

All manufacturers recommendations for installation, unloading, trench preparation, assembly, backfill, pressure or infiltration test, deflection tests, etc. shall be followed unless in conflict with these specifications, the latest version of Ten State Standards or with Ohio EPA requirements.

Sewer Pipe Bedding shall consist of No. 8 or 9 limestone haunched in place to the dimensions shown on the standard trench drawing for all gravity, service laterals and pressure sewer pipe installed by open trench method to twelve inches (12") over top of pipe. A native clay bulkhead dam will be installed at a minimum for every 200 feet of sewer pipe installed by open trench method and on every service lateral outside of the mainline sewer trench.

MANHOLES

All manholes shall be watertight structures made of precast concrete sections with full depth channels and shall meet the requirements of ASTM C478, plus have external joint wraps, chimney seals and use concrete additives for water tightness. All existing manholes which are to receive a new sewer pipe connection may be required to be replaced if not already constructed to the preceding specifications as determined by the Sanitary Engineer. All inspections by D.O.E.S. will be performed to determine the need for replacement or rehabilitation.

Admix C-2000 as manufactured by Xypex Chemical Corporation, 13731 Mayfield Place, Richmond, B.C., Canada V6V 6G9 (604) 273-5265, or Ipanex as manufactured by IPS Systems, Inc., 2745 North Amber Street, Philadelphia, Pa., (1-800-523-3834), Penetron Admix as manufactured by M/C Penetron International, TTD, 45 Vesgway Way, Suite 203, East Setauket, New York 11733 (631.941.9700) or approved equal.

Reinforced steel and ring wall dimensions shall be as shown on standard manhole drawing. Lift holes if provided shall be watertight. Lift holes shall be filled with a non-shrink grout after set in place if they are thru holes. Cone sections shall include a minimum two inch (2") high smooth vertical interior face at the top to allow for the installation of the lower section of the internal chimney seal.

Ring wall joints. Joints shall be formed entirely of concrete employing a rubber gasket conforming to ASTM C443, shall be self-centering and make a uniform watertight joint. Joints damaged during installation shall be replaced with new ring walls. This joint seal shall be lubricated with Geseal-Conc-2000 or approved equal. Ring wall joints shall be further sealed for water tightness by installing an external joint/seal wrap consisting of Conco/Con WR-212, twelve inch (12") wide with CS-75 primer as manufactured by Concrete Sealants, Inc., 8917 South Palmer Road, New Carlisle, OH 45344 (800-332-7325), or approved equal. Minor concrete joint damage may be repaired with hydraulic cement in the field under approval of the inspector.

Connections. All sewer pipe connections shall be flexible and watertight. The sewer pipe at the spring line shall not extend to the manhole flow connection. Any space left between the end pipe inside the manhole and the concrete channel shall be filled with Con Seal CS-1500, or other, waterproof flexible joint filler in a smooth workman like manner, which will not restrict solids to pass. Connections consist of flexible pipe sections joined by means of rubber gaskets. The gasketed joints are designed to function under full vacuum conditions. The gaskets used are made of neoprene or nitrile rubber. The gaskets are available for all manholes with sewer pipe sizes with O.D. less than 18.25 inches or A-LOK for larger manholes and sewer pipes, as manufactured by Products, Inc., P.O. Box 1647, 967 Tullytown, PA 19007, (800-322-ALOK), or approved equal. Connections of sewers to existing manholes shall be KORN-NASEL, as manufactured by NPP, Inc., 250 Elm Street, P.O. Box 301, Milford, NH 03055, (800-626-2180) or approved equal.

Manhole Steps. Shall conform to the requirements of ASTM C478 except that the steps shall be polypropylene with steel reinforcement. Manhole steps shall not be installed in shallow manholes (four feet (4') deep or less)

Grade Adjustment. Shall be of precast concrete conforming to ASTM C478, shall be held in place with tarasphaltic cement, no more than three (3) rings used per manhole and shall not exceed twelve inches (12") of total height adjustment. Precast concrete grade rings shall not be less than a two inch (2") height. One (1) one-inch (1") grade ring made of plastic or neoprene rubber may be used on each manhole as needed.

Frames and Covers. Shall be gray iron castings conforming to ASTM A48 and shall be cleaned and factory dipped in coal tar pitch varnish at the factory or cleaned and field coat applied with asphaltic paint. All frames shall be mortared in place. Covers shall have solid (without vents), lids, unless otherwise specified. Typical frame and covers shall be Neenah R-1782, East Jordan model 1710, (8-1/2 inch high), East Jordan V-1317, (5 inch high), or approved equal. Watertight frames and covers shall be Neenah R-1916-F, East Jordan "Watertite" 1047 or approved equal.

Drop Manhole Connections. Shall consist of an inside drop, conforming to the preceding connection paragraph with the addition of utilizing a GPK drop pipe fitting as manufactured by GPK Products, Inc., Fargo, ND 58108-2872, (701-727-3225) or approved equal, with internal drop pipe clamps at the top and bottom of the drop pipe and every four feet (4') in between manufactured of 316 stainless steel strap anchored with anchor bolts such as 3/8 inch diameter Stainless Wejor or equal anchors as supplied by Fastenal, (419-821-8228), or Sporn Concrete, (800-252-5205). Generally drop pipe diameter shall be one pipe size smaller than the main sewer pipe diameter with six (6") equal diameter a minimum. At the bottom of the drop pipe will be a 45 degree bend directing the flow smoothly into the flow channel, toward the outlet sewer pipe. Leave all caps off GPK ends.

Invert/Flow Channel. Invert/flow channels shall be installed at the factory. The minimum flow chain to remove all sediment and debris from the flow channel curvature shall be equal to 1.5 times the I.D. of the outlet sewer pipe diameter and shall be smooth. Manhole diameter shall be designed appropriately to allow for the minimum radius. Flow channel shall also be installed for all future stub sewers installed with the installation and for all drop pipe connections. The bench above the channel shall be sloped at a grade of 4:1 toward the flow channel. Flow channels shall be U shaped with a cross section width slightly larger than the outside diameter of the largest pipe connected to the manhole. All flow channel and benches shall be installed in a workman like manner. Non-smooth flow channel manhole bottoms shall be rejected and have to be remanufactured at the factory causing a possible delay to the project. All upstream connecting pipes shall be installed to "match crowns" (top outside of pipes).

Chimney Seals: Shall be external chimney seals as manufactured by WrapItSeal external chimney seals as manufactured by CANUSA a division of Shaw Resources Services, Inc., 2408 Timberloch Place, Building C-8, The Woodlands, Texas 77380, (281-367-8866) or approved equal as required by the Sanitary Engineer. Internal chimney seals must be installed in a water tight manner. The chimney seal shall start at the frame including all adjusting rings down to the first ring wall.

Manhole Infiltration Test. The manhole from invert to top of casting, with chimney seal in place, shall be field tested for infiltration using a vacuum test at ten inches (10") of mercury for sixty (60) seconds, with less than a one inch (1") reduction.

All new manholes receiving wastewater from a pressure sewer/forcemain or within 100 lineal feet of another manhole receiving wastewater from a pressure sewer/forcemain shall have all concrete interior walls, channels and bench areas field coated with Aromatic Polyurea Spray for Concrete as manufactured by Elastomer Specialties, Inc., 10908 S. 264th East Ave., Broken Arrow, OK 74014 (800-786-4244) including a five (5) year warranty against H2S corrosion or equal.

Pipe backfill material over sewer pipe bedding and around manholes within a 45 degree plane of influence of gravel or paved driveways and within influence of private and public roads shall at a minimum consist of ODOT 304 limestone installed in eighteen inch (18") lifts and mechanically compacted to 95 percent modified proctor. In areas of public roads, the backfill shall meet the requirements of the appropriate public official whom maintains the paved road.

SUBMERSIBLE PUBLIC PUMP STATIONS

General requirements of typical wastewater pump station includes, but is not limited to, the following: Duplex submersible pumps with controls as manufactured by Hydromatic, Vaughn chopper pumps for high closing conditions or equal, in a concrete wet well with a separate valve vault. The wet well and valve vault shall be at a minimum eight feet (8') diameter, to a maximum of twelve feet (12') diameter Class A (4,000 psi) reinforced concrete designed for H20-highway loadings, with sufficient size top hatches to remove all pumps, valves and equipment, with hatches made of aluminum (Safe Hatch from Flyght or equal), hinged and padlocked, designed to same water tight specifications as sanitary manholes and shall include steps. Wet well shall have a hopper shaped bottom with all interior concrete surfaces field coated with Arromatic Polyurea Spray for Concrete as manufactured by Elcomaster Specialty, Inc., 10908 S. 264th East Ave., Broken Arrow, OK 74014, (800-786-4244) including a five (5) year warranty against H2S corrosion or equal. Hydromatic Pumps with flanged assembly for break away fittings are preferred with one spare pump provided. Victaulic D.I.P. shall be provided in the valve vault. In the wet well provide stainless or fiberglass guide rails to remove the pumps. Provide one (1) spare Hydromatic Pump with motor.

Size the vault for expansion to handle the ultimate service area design flow. Electric controls shall include circuit breaker system, level controls, alternating pump controls, lighting, HOA for motor starters, soft start and stop (future condition) for all motors larger than 25HP motor starters. All electric controls in stainless steel NEMA 4X weatherproof enclosures. Four (4) wire contacts shall be provided and left open and labeled in the control panel for connection of an auxiliary portable generator to provide power during a station primary power outage.

Pump Stations shall include as a minimum the following items:

- a. Use Hydromatic Duplex X with duplex PCB boards. High level and seal failure boards for alarms only.
- b. Control panel shall have an internal Plexiglas door inside the box with control switches, gauges, etc., on the inside door. The external door shall be lockable.
- c. All electrical panels shall be located at a distance of four feet (4') from wet well on a separate concrete pad on a non corrosive mounting frame of sufficient size to support both a telemetry panel and a stainless steel electrical service panel. Mounting surface shall consist of aluminum or stainless steel posts with stainless steel unistrut system with stainless steel fasteners.
- d. Three (3) stainless steel NEMA 4X terminal boxes shall be provided; one (1) for tip floats and one (1) for pumps to be located with control panel mounting frame.
- e. Check valves shall have external weighted swings.
- f. Minimum one-quarter inch (1/4") stainless steel lift chains for lifting pump and motor. Pumps shall have stainless steel lifting bail.
- g. Stainless steel bracket for hanging tip floats.
- h. Isolation valves shall be short bodied quarter turn plug valves.
- i. Dresser couplings shall be installed in foreman pipes between wet well and valve vault.
- j. A four inch (4") quick disconnect compression type connection shall be provided in the valve vault piping to connect a portable pump hose, used for emergency by passing the pumps or wet well.
- k. The pump chain alarm system shall include a cellular RTU compatible with alarm website and connected to local phone line installed complete to call out alarms listed above.
- l. Conduit shall be PVC underground to terminal box, aluminum afterward with gas seals before entering control panel or telemetry panel.
- m. Provide exterior area lighting.
- n. Provide a GFI 120 volt receptacle in the control panel.
- o. All control panels shall be grounded to a six feet (6') grounding rod and grounding cable in a conduit to protect against corrosion.
- p. Valve vault shall drain to wet well through a red valve check valve, series 39 or approved equal located in a sump in valve vault with vault floor sloped to sump.
- q. Provide two (2) complete copies of O&M Manuals for all pumps, motors and controls.
- r. A one year warranty shall be provided from the manufacturer(s) of the pumps, controls, valves, piping with fittings and all structures beginning from the time of successful completion, startup and submittal of O&M Manuals, covering the cost of all material and labor defects.
- s. Level controls will consist of a submersible transducer for VFD motors and/or mercury float type for low level alarm, pumps off, lead pump on, lag pump on and high level alarm, plus one spare (total of six (6)).
- t. No spare parts for pumps are necessary, except as listed above.

Developers or there agents shall own and maintain the pump station, including paying for all utilities until an equivalence of a minimum of five (5) single family homes are connected to and contributing wastewater flow to the new pump station at which time Erie County will inspect the station one last time and if in acceptable condition will accept for ownership, operation and maintenance the pump station.

Grinder pump stations may be used in homes and/or businesses where the public sewer does not meet the required depth to serve the customer by gravity as described in the Service Lateral section of these standards. It is recommended to use a submersible positive displacement-type grinder pump that is designed to pump against varying heads as manufactured by Environmental One and represented by the Craun-Liebing Co. of Cleveland, Ohio, (1-800-221-1251). A single submersible grinder pump with spare pump is recommended for a single-family home installation. Multiple home installations connecting to a shared grinder pump station or businesses using a submersible grinder pump station shall require a duplex (2 pumps) submersible grinder pump station, designed by a Professional Engineer, EPA Permit-to-Install, and an agreement as to ownership, use, operation and maintenance, recorded with the property deed of all customers utilizing the pump station. **Grinder pump stations shall be the responsibility of the private sewer customer(s) to own, maintain and operate.**

All new public water lines, sanitary sewer lines and appurtenances installed shall have a one (1) year warranty against any manufacturer defects, installation defects, workmanship or failures of the system. Trench backfill and pavement installed as part of a public water or sewer project shall have a two (2) year warranty against settlement, cracking, raveling, deterioration or shrinking of joint seal products, etc. Term of the warranties shall commence upon County written acceptance of the public lines and appurtenances.

Roof drains, foundation drains and other clean water connections to sanitary sewer are prohibited.

Water mains shall be at least 10' horizontally and 18" vertically from existing or proposed sanitary sewers. Distance shall be measured from the outside of the water main to the outside of the sanitary sewer. No water main shall pass through or come in contact with any part of sewer manholes.

				 DESIGN ENGINEERING CONSULTING ENGINEERS & SURVEYORS NORWALK, OHIO
DATE	BY	DESCRIPTION	NO.	
REVISIONS				SCALE: DATE: APRIL, 2024 BY: DEW DR: DEW
				EX'D. AEW REVD. BY: PROJECT NO. 23-503

FOLLOW ASTM F 1417 FOR AIR TESTING OF SANITARY SEWERS (TIME TABLES BELOW)

Minimum specified time required for a 1.0 psig pressure drop for size and length of pipe.

Pipe Diameter (inches)	Specification Time for Length Shown (Minutes : Seconds)							
	100R	150R	200R	250R	300R	350R	400R	450R
8	7:34	7:34	7:34	7:34	7:36	8:52	10:08	11:24
10	9:26	9:26	9:26	9:53	11:52	13:51	15:49	17:48
12	11:20	11:20	11:24	14:15	17:05	19:09	21:47	25:38
15	14:10	14:10	14:28	22:15	26:42	31:56	35:35	40:04
18	17:00	19:13	25:58	32:03	38:27	44:52	51:16	57:41
21	19:50	26:10	34:34	43:37	52:21	61:00	69:48	78:31
24	22:47	34:11	45:34	56:58	68:22	79:46	91:10	102:33

File Name: Z:\CD\mg23\503 Aldridge - Storage Units - 1708 Sawmill Parkway\23-503-MASTER.dwg 4-30-24.dwg

NOTE
All areas to remain green area shall be permanently seeded if disturbed.

LEGEND
CE: Construction Entrance
IP: Inlet Protection
SF: Silt Fence
PS: Permanent Seeding
CD: Check Dam
CW: Concrete Washout (if required)

Soil Data
According to the USDA Web Soil Survey the following soils are within construction limits:
BKA: Bixler loamy fine sand OhB: Ogontz silt loam ZuC2: Zurich silt loam

Prior land use: Manufacturing office and warehouse
On-site stream conditions: No on-site streams

Sequence of Major Activities:
1. Install erosion control prior to grading and within 7 days of soil disturbing activities.
2. Demolition of existing features (as shown on plans)
3. Earthwork (grading) and construct underground utilities.
4. Building pad/foundation and utilities construction.
5. Prepare subgrade and pave site.
6. Stripe pavement, plant landscaping, final seeding and mulching of project.

Immediate Receiving Waters Proposed site detention basin
Subsequent Receiving Waters Existing storm sewer within River Road R/W

**ALDRIDGE STORAGE UNITS
SITE PLANS
1708 SAWMILL PARKWAY
EROSION PROTECTION PLAN (SWPP)**

**CONTRACTORS
DESIGN ENGINEERING**
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

9
10

DATE	BY	DESCRIPTION	NO.
REVISIONS			

SCALE:
1" = 30'

DATE: APRIL, 2024
BY: DEW

BY: AEW
BY: DEW

PROJECT NO.
23-503

SPECIFICATIONS FOR PERMANENT SEEDING

Site Preparation

- Subsoiler, plow, or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on slip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.
- The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.
- Topsoil shall be applied where needed to establish vegetation.

Seedbed Preparation

- Lime—Agricultural ground limestone shall 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 pounds per 1,000-sq. ft. or 2 tons per acre.
- Fertilizer—Fertilizer shall be applied as recommended by a soil test. In place of a soil test, fertilizer shall be applied at a rate of 25 pounds per 1,000-sq. ft. or 1000 pounds per acre of a 10-10-10 or 12-12-12 analyses.
- 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 inches. 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 August 1 to September 30. If seeding occurs outside of the above-specified dates, additional mulch and irrigation may be required to ensure a minimum of 80% germination. Tillage for seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

Dormant Seedings

- Seedings should not be made from October 1 through November 20. During this period, the seeds are likely to germinate but probably will not be able to survive the winter.
- 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, drill, cultipacker seeder, or hydro-seeder (slurry may include seed and fertilizer) on a firm, moist seedbed.
- Where feasible, except when a cultipacker type seeder is used, the seedbed should be mulched following seeding operations with a cultipacker, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.

Mulching

- Mulch material shall be applied immediately after seeding. Dormant seeding shall be mulched. 100% of the ground surface shall be covered with an approved material.
- Materials
 - Straw—if straw is used it shall be unrotted small-grain straw applied at the rate of 2 tons per acre or 90 pounds (two to three bales) per 1,000-sq. ft. The mulch shall be spread uniformly by hand or mechanically applied so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into 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 applied at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
 - Other—Other acceptable mulches include erosion control matings or blankets applied according to manufacturer's recommendations or wood chips applied at 6 tons per acre.
- Straw and Mulch Anchoring Methods
 - Straw mulch shall be anchored immediately to minimize loss by wind or water.
 - Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 inches.
 - Mulch Netting—Netting 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 160 gallons per acre.
 - Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petrosel, Terra Tack or equivalent may be used at rates specified by the manufacturer.
 - Wood Cellulose Fiber—Wood cellulose fiber shall be applied at a net dry weight of 750 pounds per acre. The wood cellulose fiber shall be mixed with water with the mixture containing a maximum of 50 pounds cellulose per 100 gal- tons of water.

Irrigation

Permanent seeding shall include irrigation to establish vegetation during dry weather or on adverse site conditions, which require adequate moisture for seed germination and plant growth.

Irrigation rates shall be monitored to prevent erosion and damage to seeded areas from excessive runoff.

Table 7.10.2 Permanent Seeding

Seed Mix	Seeding Rate		Notes:
	Lbs./acre	Lbs./1,000 Sq. Feet	
General Use			
Creeping Red Fescue	20-40	12-1	For close mowing & for waterways with <2.0 ft/sec velocity
Domestic Ryegrass	10-20	14-1/2	
Kentucky Bluegrass	20-40	12-1	
Tall Fescue	40-50	1-1 1/4	
Turf-type (dwarf) Fescue	90	2 1/4	
Steep Banks or Cut Slopes			
Tall Fescue	40-50	1-1 1/4	Do not seed later than August
Crown Vetch	10-20	14-1/2	
Tall Fescue	20-30	12-3/4	
Flat Pea	20-25	12-3/4	Do not seed later than August
Tall Fescue	20-30	12-3/4	
Road Ditches and Swales			
Tall Fescue	40-50	1-1 1/4	
Turf-type (Dwarf) Fescue	90	2 1/4	
Kentucky Bluegrass	5	0.1	
Lawns			
Kentucky Bluegrass	100-120	2	For shaded areas
Perennial Ryegrass		2	
Kentucky Bluegrass	100-120	2	
Creeping Red Fescue		1-1/2	

Note: Other approved seed species may be substituted.

STORM WATER POLLUTION PREVENTION NOTES

SITE DESCRIPTION

Non-Stormwater Discharges

Pavement wash waters (where no toxic or hazardous material spills have occurred) Uncontaminated groundwater from dewatering operations.

All non stormwater discharges will be directed toward existing ditches or perimeter protection on the project and will not be directly discharged into receiving waters.

Inventory for Pollution Prevention Plan

The following materials are expected to be present on-site during construction: Fertilizers Petroleum products Concrete Cleaning solvents Lumber

GENERAL NOTES

All construction activities must comply with all local erosion and sediment control regulations. The Erie Conservation District shall be notified 1 week prior to the start of construction to initiate the required monthly oversight SWPPP inspections.

All erosion and sediment control practices must meet the standards and specifications of the Ohio Rainwater and Land Development Handbook (2006) with it's subsequent revisions. Other erosion control items may be necessary due to environmental conditions.

Regular inspection and maintenance will be provided for all erosion and sediment control practices. Permanent records of maintenance and inspections must be kept by the developer for 3 years after construction is completed.

Inspections must be performed at least every 7 days and immediately after storm events greater than 0.5 inches of rain in a 24 hour period. Provide the name of inspector, major observations, date of inspection and any corrective measures required and taken. Only qualified inspection personnel shall perform inspections.

Inlet protections and perimeter controls shall be implemented prior to earthmoving operations and shall be maintained until upland areas have been stabilized.

Contractor shall use erosion control measures as necessary to prevent sediment movement into any ditch and/or swale areas and any areas which might be identified as a wetlands.

No solid or liquid waste shall be discharged into storm water runoff.

Waste disposal area to be seeded with grasses & legumes as soon as possible after completion of grading & disposal operations (within 7 days).

Construction activities shall be limited to only areas where actual construction is to take place, seeded area to be disturbed as little as possible.

Immediately after pavement is completed and finish grading has been completed all disturbed areas shall be seeded and mulched in accordance with bid items (within 7 days).

Any swales shall be seeded & mulched per ODOT bid item 670 immediately after completion, stone check dams shall be used as needed along swales to prevent erosion (space as recommended by site engineer or Erie Conservation District's Stormwater Program Coordinator).

Storm drain inlet protection should be used on all inlets, this shall be manufactured inlet filters such as blocksum filters or dandy bags.

Use of temporary dike barrier may be used during construction to prevent runoff & to trap sediment. Temporary dikes should remain in place & maintained until completion and seeding of disturbed areas.

Stone check dams and/or filter fabric barriers shall be used as recommended by the site engineer or the appropriate representative to prevent localized erosion and sediment control.

CONTROLS

Erosion and Sediment Controls

Stabilization Practices include installing top soil and seeding on disturbed areas to be stabilized with permanent seeding no longer than 14 days after construction has been completed. Each demo area will be stabilized before moving to the next demo area.

Temporary Stabilization

Disturbed portions of the site within 50 feet of a stream where construction ceases for 14 days or more will be stabilized with temporary seeding and mulching no later than 2 days from the last construction activity in that area.

Topsoil stockpiles and disturbed portions of the site where construction ceases for 14 days or more will be stabilized with temporary seeding and mulching no later than 7 days from the last construction activity in that area.

Permanent Stabilization

Disturbed portions of the site within 50 feet of a stream where construction has been completed will be stabilized with permanent vegetation no longer than 2 days after construction has been completed.

Other disturbed portions of the site where construction has been completed will be stabilized with permanent seeding no longer than 7 days after construction has been completed.

Storm Water Management

Storm water drainage will be provided by the drainage provisions given in the plans for the site.

OTHER CONTROLS

Handling of Toxic or Hazardous Materials

All toxic or hazardous materials will be disposed of as specified by Local, State, and Federal Regulations. The project superintendent is responsible for implementation and adherence to proper waste disposal practices. Toxic or hazardous materials shall not be disposed of in storm waters of the state. Sites with chemicals needing a Spill Prevention Control and Countermeasure (SPCC) plan must follow the plans procedures for spills and leaks if/when they occur.

Pumping & Dewatering

Sediment-laden water from pumping and/or dewatering shall not be discharged directly into a stream and/or waterway. Flow shall be routed through a settling pond, a dewatering sump or through a flat well vegetated area adequate for removing sediment before the pumped water reaches a stream and/or waterway.

Waste Disposal

All non-demolition waste materials will be collected and disposed in a covered, leak-proof secure dumpster from a licensed solid waste management company. All trash and construction debris from the site will be deposited into the dumpster. The dumpster will be emptied as required and trash hauled to an approved off-site disposal facility. All project personnel will be instructed as to the proper storage and disposal of waste materials. The project superintendent is responsible for implementation and adherence to proper disposal practices. Waste will comply with applicable state or local waste disposal requirements. Open burning is not permitted with this project.

Clean Hard Fill

If disposal of bricks, hardened concrete, and/or soil is planned, these materials are required to be free from contamination they may leach into waters of the state. Contractor to follow all local laws if disposing of these materials.

Contaminated Soils

If soils are contaminated by petroleum or other chemical spills, the Contractor must notify the local municipality and Ohio EPA. Contaminated soils must be treated and/or disposed in an Ohio EPA approved solid waste management facility or hazardous waste treatment, storage or disposal facility.

If the facility contains contaminated soil, the Contractor must use one of the following methods to prevent contamination from being released:

- Berms, trenches, and pits used to collect contaminated runoff and prevent discharges
- Runoff is planned to be pumped into a sanitary sewer (requires prior approval of the sanitary sewer operator) or into a container for transport to an appropriate treatment/disposal facility
- Areas of contamination are planned for covering with tarps or other methods that prevent storm water from coming into contact with the material.

Spill Reporting Requirements

In the event of a small release of less than 25 gallons, Contractor must follow the guidelines listed previously in Contaminated Soils section. In the event of a release of 25 gallons or more, Ohio EPA (1-800-282-9378), the local fire department, and the local emergency planning committee (LEPC) must be contacted within 30 minutes.

Dust Control

Dust Control will be by watering with a water truck on a regular schedule, to reduce and/or eliminate airborne dust created by construction and construction related activities.

Sanitary Waste

Sanitary waste will be collected from portable units as necessary by a licensed sanitary waste management company, as required by Local regulations.

Off-Site Vehicle Tracking

Stabilized construction entrance is not expected to be required, but if necessary will be provided to reduce the off-site tracking of sediments. (Stabilized construction entrance is required to reduce the off-site tracking of sediments.) All paved streets adjacent to the site will be cleaned as required to remove excess mud, dirt or rock tracked from the site.

Equipment Fueling and Maintenance

Refueling and maintenance locations will move within the project area as the work progresses but will remain within the construction disturbed limits. No refueling of equipment or maintenance of equipment shall occur within 100' of any stream, creek, or pond. No permanent storage tanks for fueling, equipment oils and/or hydraulic fluids will be onsite. (All equipment with fuel tanks will be smaller than 25 gallons each.) Emergency "Spill" kits are located in several locations on site throughout construction activities and shall be used immediately in the occurrence of an emergency spill per Emergency "Spill" kits included instructions and follow the guidelines listed previously in Contaminated Soils section.

TIMING OF CONTROLS MEASURES

As per the Sequence of Major Activities, all temporary erosion control measures (with the exception of temporary seeding and mulching), will be implemented immediately after site clearing and prior to the commencement of any Earth Disturbing Activities. Areas that will be abandoned for more than 14 days will be temporarily seeded within 7 days of last work in that area. Areas where construction has been completed will be permanently seeded within 14 days of the last construction activity in that area.

MAINTENANCE AND INSPECTION PROCEDURES

Erosion and Sediment Control Inspection and Maintenance Practices

All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.

All measures will be maintained in good working order. If a BMP must be repaired, maintained or a new functional BMP installed, it will be within 3 days of inspection for non-sediment pond BMPs, and within 10 days of inspection for sediment ponds to be repaired or cleaned out and replacing a BMP not meeting the intended function or missing from site.

Built up sediment will be removed from silt fence when it has reached one-third the height of the fence.

Silt fence will be inspected for depth of sediment, tears, and to insure the fabric is securely fastened to the posts, and the posts are securely embedded into the ground.

Sediment traps will be inspected for depth of sediment, and built up sediment will be removed when it reaches 40% of the design capacity or at the end of the project construction.

Diversion dikes will be inspected for any breaches and will be promptly repaired.

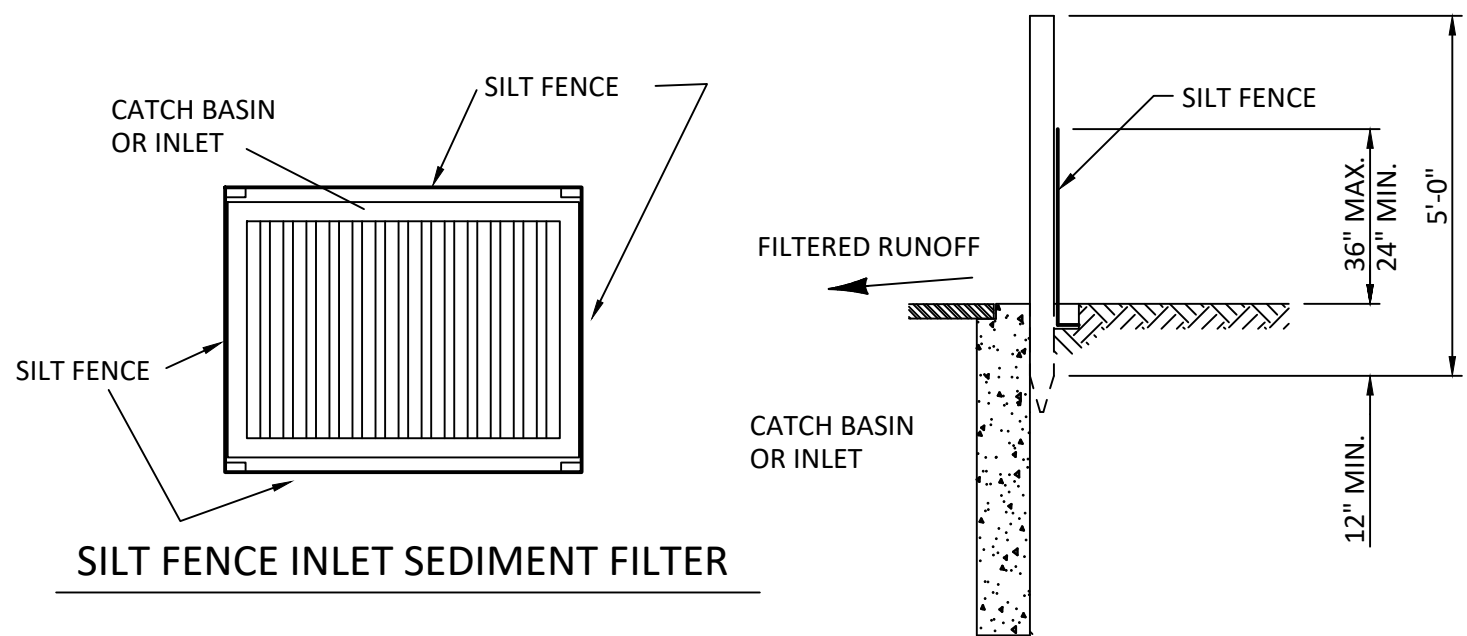
Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.

A maintenance inspection report will be made after each inspection.

The contractor will be responsible for all maintenance and repair work.

The contractor will assign an individual to be responsible for completing the inspection and maintenance report with Storm Water Inspection Form (SWIF) provided by the Conservation District. All completed reports shall be emailed to the Erie Conservation District's Stormwater Program Coordinator, Valerie Sasak (vsasak@ericoncounty.oh.gov).

SILT FENCE INLET SEDIMENT FILTER

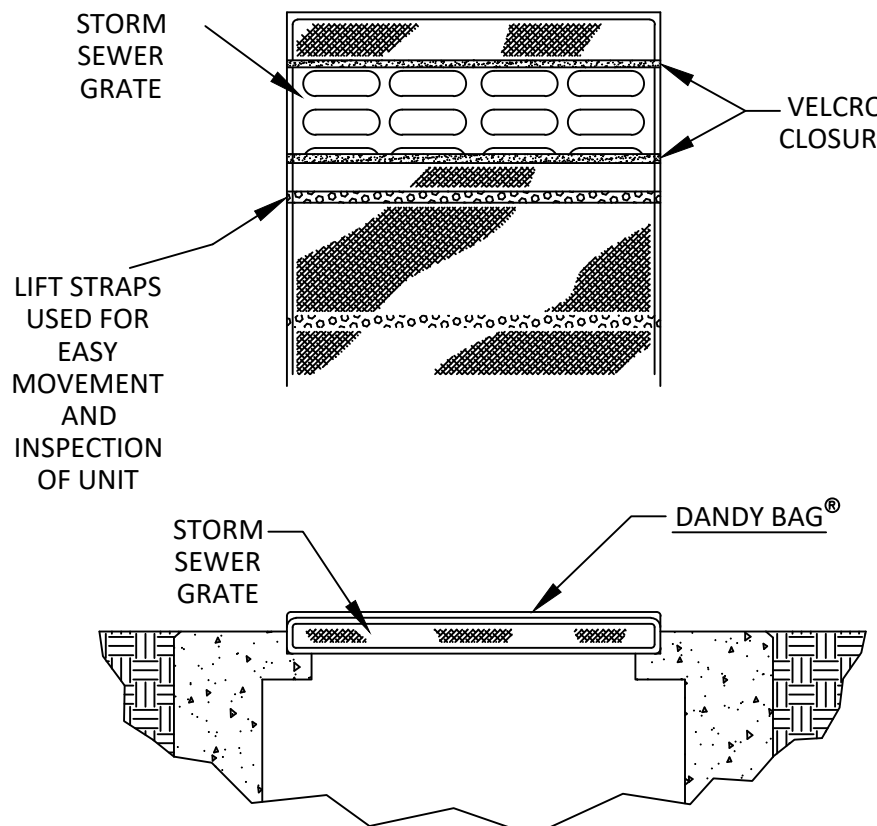


SILT FENCE INLET SEDIMENT FILTER

NOTES:

- INLET PROTECTION SHALL BE PLACED AROUND ALL CATCH BASINS, AS SHOWN.

"DANDY BAG" INLET SEDIMENT FILTER

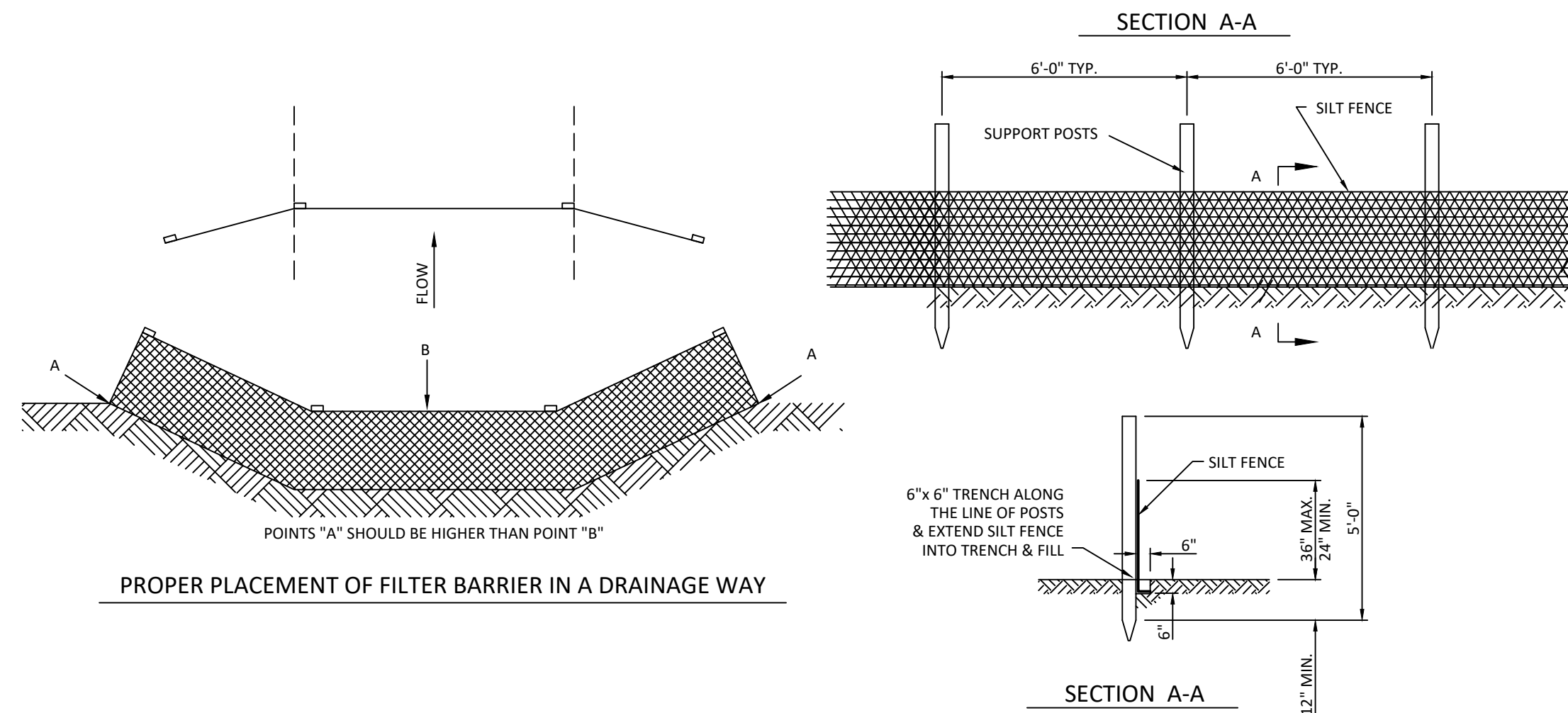


"DANDY BAG" INSTALLATION & DETAIL

NOTES:

- INLET PROTECTION SHALL BE PLACED AROUND ALL EXISTING CATCH BASINS AND STORM MANHOLES, AS SHOWN.
- ALL NEW CATCH BASINS SHALL HAVE INLET PROTECTION INSTALLED AS SOON AS POSSIBLE AFTER CONSTRUCTION OF CATCH BASIN

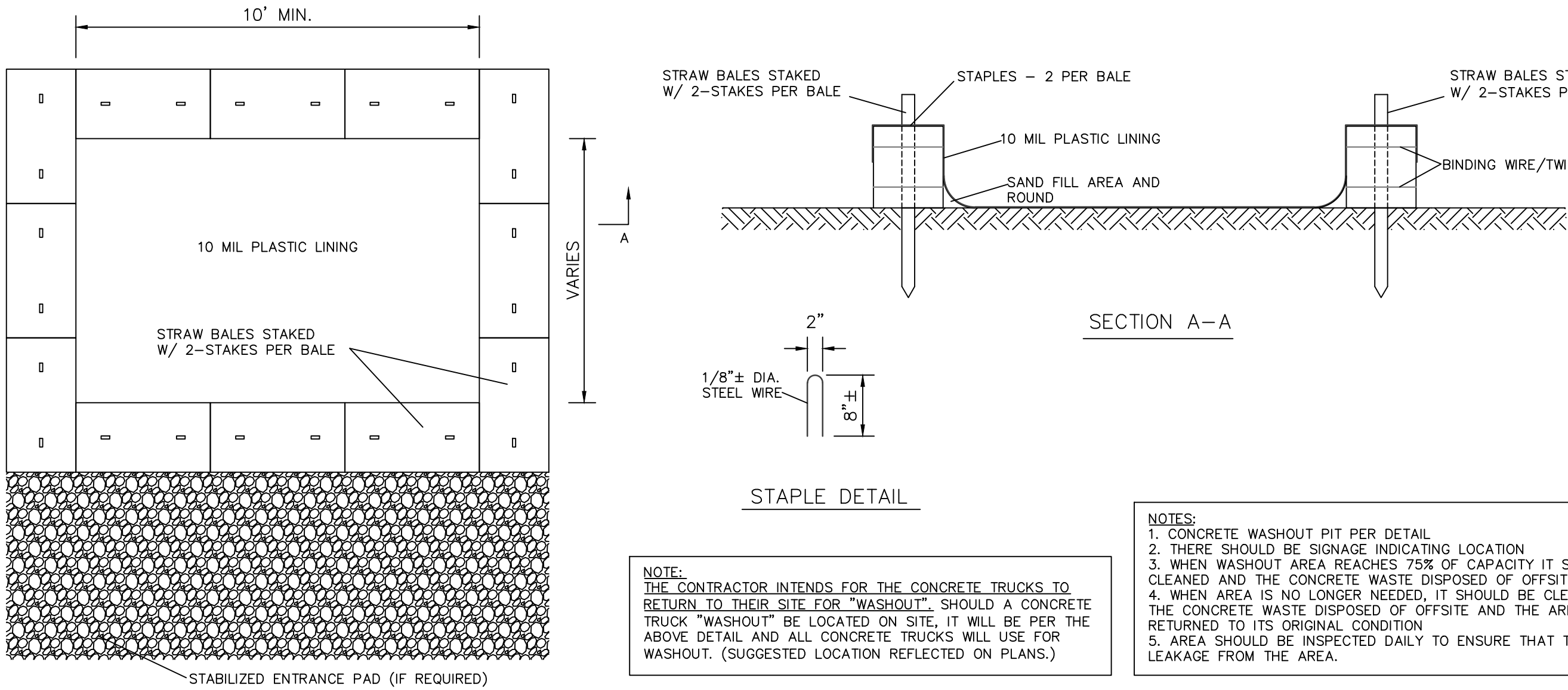
SILT FENCE



PROPER PLACEMENT OF FILTER BARRIER IN A DRAINAGE WAY

12" DIAMETER FILTER SOCK SHALL BE USED AS AN ALTERNATIVE TO SILT FENCE; SEE OHIO RAINWATER AND LAND DEVELOPMENT HANDBOOK FOR SPECIFICATIONS.

STRAW BALE CONCRETE "WASHOUT"



STAPLE DETAIL

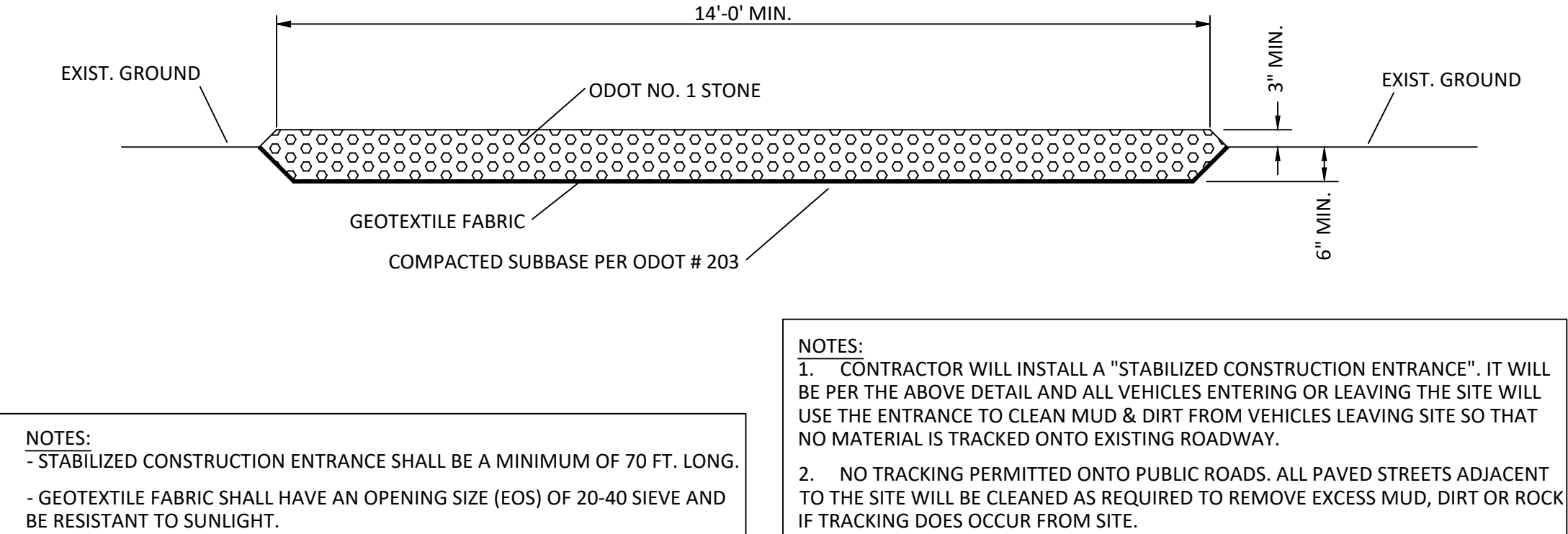
NOTE:

THE CONTRACTOR INTENDS FOR THE CONCRETE TRUCKS TO RETURN TO THEIR SITE FOR "WASHOUT", SHOULD A CONCRETE TRUCK "WASHOUT" BE LOCATED ON SITE, IT WILL BE PER THE ABOVE DETAIL AND ALL CONCRETE TRUCKS WILL USE FOR WASHOUT. (SUGGESTED LOCATION REFLECTED ON PLANS.)

NOTES:

- CONCRETE WASHOUT PIT PER DETAIL
- THERE SHOULD BE SIGNAGE INDICATING LOCATION
- WHEN WASHOUT AREA REACHES 75% OF CAPACITY IT SHOULD BE CLEANED AND THE CONCRETE WASTE DISPOSED OF OFFSITE
- WHEN AREA IS NO LONGER NEEDED, IT SHOULD BE CLEANED AND THE CONCRETE WASTE DISPOSED OF OFFSITE AND THE AREA RETURNED TO ITS ORIGINAL CONDITION
- AREA SHOULD BE INSPECTED DAILY TO ENSURE THAT THERE IS NO LEAKAGE FROM THE AREA.

CONSTRUCTION ENTRANCE



NOTES:

- STABILIZED CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 70 FT. LONG.
- GEOTEXTILE FABRIC SHALL HAVE AN OPENING SIZE (EOS) OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT.

NOTES:

- CONTRACTOR WILL INSTALL A "STABILIZED CONSTRUCTION ENTRANCE". IT WILL BE PER THE ABOVE DETAIL AND ALL VEHICLES ENTERING OR LEAVING THE SITE WILL USE THE ENTRANCE TO CLEAN MUD & DIRT FROM VEHICLES LEAVING SITE SO THAT NO MATERIAL IS TRACKED ONTO EXISTING ROADWAY.
- NO TRACKING PERMITTED ONTO PUBLIC ROADS. ALL PAVED STREETS ADJACENT TO THE SITE WILL BE CLEANED AS REQUIRED TO REMOVE EXCESS MUD, DIRT OR ROCK IF TRACKING DOES OCCUR FROM SITE.

ALDRIDGE STORAGE UNITS
SITE PLANS
1708 SAWMILL PARKWAY
EROSION PROTECTION DETAILS

CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

DATE	BY	DESCRIPTION	NO.	SCALE:	DATE: APRIL, 2024	BY: AEW	PROJECT NO.
					DR: DEW	REV'D BY:	23-503
REVISIONS							