

City of Huron Agenda for the Planning Commission/DRB Wednesday, August 16, 2023 5:00pm.

- I. <u>Call to Order</u>
- II. Roll Call
- III. Adoption of the Minutes (6-21-23 & 7-19-23)
- **IV.** Audience Comments (3-minute time limit) *Please step to the podium and state your name and address for the record.

V. New Business

Public Hearing/Recommendation: Re-Zoning Application submitted by Sawmill Creek LLC for multiple parcels annexed into the City of Huron R-1 to B-3.

PPN 42-00811.000	730 River Rd. (Seven Lakeway Refracto	New Warehouse ries)
PPN 42-01009.000	607 Main St. (J & J Holdings of the Nor	Mural th Coast, LLC)
PPN 42-00926.003	50 Cleveland Rd E (Simply Better Realty)	Signage
PPN 43-00306.000	2027 Cleveland Rd W (Lemmy's Restaurant)	Fencing/Outdoor Seating

Motion to set a Public Hearing- Re-Zoning Application – Lemmy's Restaurant – (3 parcels) from R-1A to B-3. September 20, 2023 at 5pm.

VI. Staff Report

Discuss schedule of special call work sessions to finalize updated legislation.

VII. Adjournment



TO: Chairman Boyle and Members of the Planning Commission

FROM: Erik Engle, Planning Director

RE: Sawmill Creek Re-Zoning Public Hearing & Recommendation

DATE: August 16, 2023

Location: Sawmill Creek Resort; 400 Sawmill Creek Dr. W, Huron OH, 44839;

Parcel Nos.: 39-01076.029, 39-01076.004, 39-01076.000, 39-01076.005, 39-00553.000, 39-00827.000, 39-00859.000, 39-00864.000, 39-00864.000, 39-00864.001, 39-01076.017,

39-01076.001, 39-01076.003, 42-00859.001, 42-00864.001

Owner/Applicant: Brian Witherow, CFO **Representative:** Joshua Fox, Architect

Request From: R-1 Single Family Residential (pursuant to 1121.05(g) of the Codified

Zoning Ordinance)

Request To: B-3 General Business; to accommodate existing uses and any future uses of

the site moving forward

Subject Matter/Background

The applicant is requesting consideration for a rezoning from the current R-1 (Single Family) to B-3 (General Business) Zone to allow for any future expansion of existing structures/uses.

Project Description/Staff Analysis:

Based on the recent annexation of Sawmill Creek Resort into the City of Huron limits, our zoning code sets such districting as a temporary default R-1 Single Family residential until the Planning Commission recommends to Council a more suitable zone. Representatives for Sawmill have been working with staff and find that the most appropriate zone for all existing and future uses will be a B-3 General Business zoning district as established in the existing codified ordinances.

Exact code language is referenced below --

Section 1121.05 (g) <u>Property Not Included; Annexation.</u> In every case where property has not been specifically included within a district, the same is hereby declared to be in the R-1 District. Territory annexed to or consolidated with the City subsequent to the effective date of this section

shall, upon the effective date of such annexation or consolidation, become a part of the R-1 District. Such districting shall be temporary and the Planning Commission shall recommend to Council within a period of not to exceed six months from such date of annexation or consolidation a final zoning map for the annexed territory that is consistent with the development policies established in the Policies Plan.

2020 Master/Action Plan

Though the annexation of Sawmill Creek Resort is not listed as an initiative in the 2020 Master Plan (2012) nor the Action Plan (2021 appendix focused on Downtown Core initiatives), the 2020 Master Plan does indicate concepts for the Western Communities. The document indicates initiatives for retail parcels located at the mobile home park, develop parcels as hospitality, restaurants, and mid-scale retail to take advantage of existing infrastructure and highway access/visibility. The 2020 Master Plan further seeks to outline ways to support Cedar Point's attractions, which includes Sawmill Creek Resort. The annexation is the best result of such support for continuing to develop hospitality and restaurant opportunities at this intersection.

Land Use and Zoning

Normally, a hard look at the existing and future land use would be a clearer indicator as to how appropriate a rezoning proposal would be, but since the city does not have a comprehensive plan that looks at key factors like future land use or zoning related to any future annexations, a specific correlation to plans cannot be made.

The previous zoning within Huron Township was an R-3 PUD Overlay district allowing for the flexibility of uses existing today. Surrounding Zoning is as follows:

South (Huron Township) – C-1/C-2 Highway/General Commercial North (Twp/Lake Erie) – R-3 Multi-family PUD Overlay East (City of Huron/Township) – R-1/R-1A Single Family Residential/C-2 General Commercial West (Huron Township) – R-1 Rural Residential

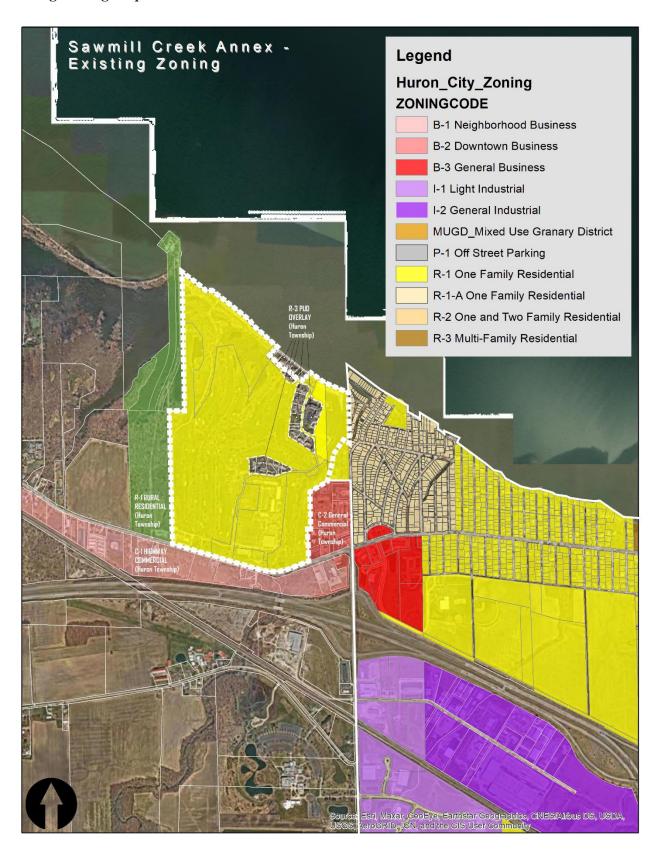
It should be noted the residential condo properties within Sawmill Creek Resort are still within Huron Township and retain the R-3 PUD Overlay zoning designation.

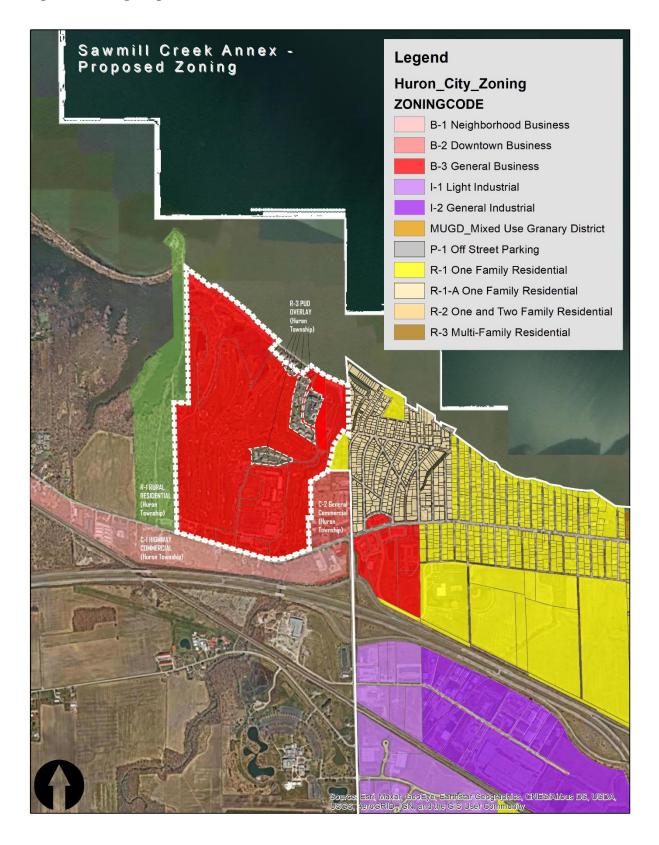
The existing land uses are as follows:

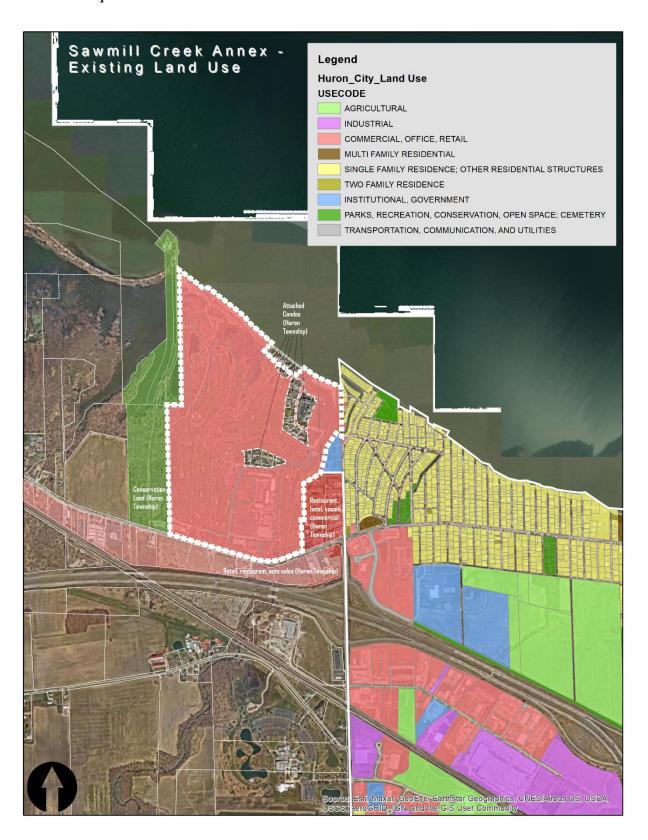
South (Huron Township) – Retail, restaurant, auto sales
North (Twp/Lake Erie) – Attached condos/water
East (City of Huron/Township) – Detached single family homes, restaurant hotel, vacant commercial lot
West (Huron Township) – Conservation land/park/greenspace

Existing land uses at the Sawmill Creek Resort include a golf course, hotel, conference center, and retail. Closely aligned with existing commercial uses centered at the intersection of

Cleveland Road and Rye Beach, the proposed B-3 rezoning covers all existing uses on Sawmill Creek Resort's property and will accommodate any future uses and expansions Cedar Fair may want to undertake without experiencing any nonconformity roadblocks they will experience with the existing R-1 zoning.







Staff Recommendation:

Staff recommends approval of the rezoning of the parcels from the current R-1 to B-3 General Business as submitted in the recommendation to City Council.

Attachments: Rezoning Application Planning & Zoning Department 417 Main Street Huron, OH 44839 419-433-5000



CITY OF HURON APPLICATION TO RE-DISTRICT PROPERTY

(Type or Print)

Date: June 27, 2023
Property Owner: Sawmill Creek, LLC
Address: PO Box 543185
City, State, Zip: Dallas, TX 75354
Email Address: bwitherow@cedarfair.com
Address of Property to be Rezoned: Shall be per all owned by "Sawmill Creek LLC" properties and as per the Signed Annexation Document attached.
Parcel Number: Shall be per all owned by "Sawmill Creek LLC" properties and as per the Signed Annexation Document
Applicant: (Name & Address - if different from the property owner)
Fox Architectural Design, LLC- Joshua Fox RA
3105 Huron Avery Rd, Huron, OH 44839
Current Zoning District of Subject Property:
R-1 ⊠ R-2 □ R-3 □ B-1 □ B-2 □ B-3 □
I-1
Explain the reason that re-districting/re-zoning is being
requested: Pursuant to the previous site jurisdiction (Huron Township), all uses were conditional, however, upon the
annexation of Sawmill Creek, LLC into the City of Huron, Ohio limits, the codified ordinances automatically revert the zoning
back to a R-1 Single Family zoning District, which does not currently allow for the non-conforming uses as they exist presently
Proposed Zoning District of Subject Property:
$R-1$ \square $R-2$ \square $R-3$ \square $B-1$ \square $B-2$ \square $B-3$ \boxtimes
I-1 □ I-2 □ Other:
Was a re-zoning request ever submitted for this property? No X Yes □: Date
Is the applicant represented by legal counsel? Yes ⊠ No □
If Yes, Counsel's Name and Address: Majeed G. Makhlouf- Berns, Ockner & Greenberger, LLC
3733 Park East Dr. Suite 200, Beachwood, OH 44122
Contact Number and Email 234-349-2040 mmakhlouf@bernsockner.com

The following must be attached to this application:

- 1. A survey and legal description of the property. (Attached Find: "Signed Annexation Document" and "Alta Survey")
- 2. A map of the subject property (maximum size 11" x17")
- 3. A map of the subject property in relation to the adjoining properties.(max size 11" x 17")
- 4. A complete list of the names and current addresses of all property owners within 150' of the exterior boundaries of the subject property.
- 5. A \$250.00 non-refundable application fee, made payable to the City of Huron. (Section 1321.12 (c))

Applicant Signature:	Joshua C. Fox, Architect 06/27/23
Brown Sint DOWN	V
Property Owner Signature: (required	an Witherow, Chief Financial Officer 06/27/23
(required)	,
DO NOT WRITE BEL	OW THIS LINE
***************	*******
Date Completed Application Received:	
Zoning Department Representative:	
Date Submitted to City Council:	
Date Submitted to Planning Commission:	



REVISIONS

JUNE 27, 2023

JOB NO.

ORIGINAL DRAWING SIZE 24"X36"

REFERENCE ONLY
PLEASE REFER TO THE BOUNDARY AND TOPOGRAPHIC SURVEY CREATED BY
OTHERS. THIS SHEET IS SOLEY ISSUED FOR APPROXIMATE LOCATIONS FOR
EXISTING PROPERTIES PER THE AUDITORS SITE. SHALL BE VERIFIED BY
CONTRACTOR WITH ALL PLATS PRIOR TO ANY CONSTRUCTION.

Christine Gibboney

From:

Richard Voigt <rcv917@icloud.com>

Sent:

Monday, July 31, 2023 6:54 PM

To:

Christine Gibboney; Erik Engle

Subject:

Gazebo Deed -

Attachments:

Gazebo Deed - Jul 31 2023 - 6-46 PM.pdf

Follow Up Flag:

Follow up

Flag Status:

Flagged

Erik and Christine,

Attached is a copy of the deed restricting the use of the gazebo property at Sawmill Creek.

I want all parties to be of the restrictions and our ability to use the property.

Just protecting our view of the lake,

Rick Voigt

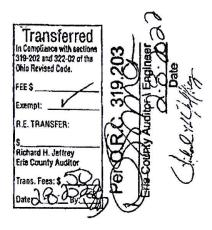
Mariner Village COA

President

216.389.2931

Sent from my iPhone

Erie County Recorder BARBARA A. SESSLER Recording Fee: \$58.00 Recorded 02/08/2022 01:14.32 PA



LIMITED PARTNERSHIP GENERAL WARRANTY DEED

PARTNERSHIP NKA S. C. DEVELOPMENT COMPANY LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP, for valuable consideration paid, grants to SAWMILL CREEK LLC, A DELAWARE LIMITED LIABILITY COMPANY, whose tax-mailing address is P.O. Box 543185, Dallas, Texas 75354 the following real property (the "Property"):

SEE ATTACHED EXHIBIT A

Permanent Parcel No.:

39-01076.001

Prior Deed Reference:

RN 202010291

Erie County, Ohio Official Records

The Property is transferred with general warranty covenants, excepting all taxes and assessments, both general and special, from the date of the recordation of this deed and thereafter, which Grantee assumes and agrees to pay, easements, restrictions and reservations of record and zoning ordinances, if any.

By acceptance of this General Warranty Deed, the Grantee agrees on behalf of itself, its successors and assigns to maintain the Property in a manner consistent with a park and to refrain from erecting any structures on the Property other than a gazebo or other improvements consistent with a park. The Grantee also agrees that each Owner (as defined in the Amended and Restated Declaration of Condominium Ownership for Mariner Village Condominium, Erie County RN: 201902300, (the "Declaration")) has the non-exclusive license to use the Property for ingress and egress, subject to such reasonable rules and regulations that Grantee may from time to time impose on the Property. The restrictions, license and benefits in this paragraph terminate immediately upon (1) the termination or expiration of the

Declaration or (2) the removal of the Condominium Property (as defined in the Declaration) from the provisions of Chapter 5311 of the Ohio Revised Code.

> SAWMILL CREEK DEVELOPMENT COMPANY LIMITED PARTNERSHIP NKA S. C. DEVELOP-MENT COMPANY LIMITED PARTNERSHIP

By: Gtank, Hill, President

STATE OF OHIO, COUNTY OF ERIE: 88

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named GREGORY L. HILL, PRESIDENT, on behalf of said SAWMILL CREEK DEVELOPMENT COMPANY LIMITED PARTNERSHIP NKA S. C. DEVELOPMENT COMPANY LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP, who acknowledged that he did sign the foregoing instrument with full power and authority, and the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official

seal at Andrew day , 202 Z

ML SAMUEL SCHMENK

Notary Public State of Ohio My Commission

Notary Public

010-8304-2721/JAMERICAS



TO: Chairman Boyle and Members of the Planning Commission

FROM: Erik Engle, Planning Director **RE:** Seven Lakeway Refractories

DATE: August 16, 2023

Location: 703 River Road, Seven Lakeway Refractories

Parcel No.: 42-00811.000 Current Zoning: I-2

Owner/Applicant: Frank Mikes

Representative: Adam Weaver, Contractors Design Engineering

Subject Matter/Background

The applicant is proposing construction of a new 10,800sf building to the existing manufacturing site, and improvement of existing stone driveway and expanding same with asphalt pavement.

Project Description/Staff Analysis/Recommendation:

As proposed, the plans include a new 10,800sf warehouse building which meets all site plan regulations for an I-2 Zoning District. The building will be constructed of steel roof and wall panel; proposed wall panel color will be Ash Gray. Exterior lighting includes two wall mounted, shielded, LED fixtures on each side of the building. A landscaping plan has been included.

Landscape

The landscape plan meets all required standards related to plantings and islands. Perimeter parking lot landscaping shall be incorporated pursuant to 1131.05 along the northwest corner of the front parking lot along River Road.

Stormwater mitigation has been addressed and incorporated into the site plan/design proposal in the form of a detention pond.

Parking and Vehicular Egress

The proposed site plan will utilize existing lots with the spaces clearly demarcated. The total number of spaces proposed is 25 parking spaces meeting the 12 required by code. The proposed

site plan will improve ingress/egress of truck trailers by incorporating a paved loop road for deliveries and shipments.

Staff recommends approval of the site plan and design with the following conditions:

- 1. All aprons and connecting drive lanes to be paved with asphalt pursuant to Chapter 1133.16, specifically the front entrance to the main parking lot fronting River Road; maximum width 24'-0".
- 2. Incorporate perimeter parking lot landscaping/curbing along the northwest corner parking lot fronting River Road pursuant to the requirements set forth in Chapter 1131.05

Attachments: PC Application Plans

City of Huron Planning and Zoning Department 417 Main St. Huron, Ohio 44839 P: 419-433-5000

F: 419-433-5120

HURON

A great lake PLACE

Planning Commission (PC)

Commercial Site Plan Review/Design Review-Exterior/Design Review- Signage Only

The PC/DRB meets monthly on the third Wednesday of each month at 5:00p.m.in Council Chambers at City Hall, 417 Main Street, Huron, OH. This application is used for site plan approval, exterior design review including landscaping and lighting, and signage for new construction and any/all improvements of existing commercial/business/industrial facilities.

* Prior to submission of this application, an initial plan review meeting with the Planning & Zoning Department is required.

2023 PC/DRB MEETING DATE		APPLICATION SUBMISSION DEADLINE			
JANUARY 18	DECEMBER	21, 2022			
FEBRUARY 15	JANUARY	19			
MARCH 15	FEBRUARY	16			
APRIL 19	MARCH	16			
MAY 17	APRIL	20			
JUNE 21	MAY	18			
JULY 19	JUNE	22			
AUGUST 16	JULY	20			
SEPTEMBER 20	ÁUGUST	17			
OCTOBER 18	SEPTEMBER	21			
NOVEMBER 15	OCTOBER	19			
DECEMBER 20	NOVEMBER	16			

Planning Commission (PC)

<u>Commercial Site Plan Application/Design Approval-Exterior/Design-Signage Only</u>

DATE: 07 17 2023

Property Owner
Name: Seven Lakeway Refractories (Frank Mikes)
Address: 730 River Road Huron, OH 44839
Phone: (216) 392 - 8667
Email: frankmikes 16@ gmail. com
Applicant
Name: Adam Weaver
Company/Business Name: Contractors Design Engineering
Company/Business Name: COVITY actors Design Engineering Mailing Address: 11023 Old State Road, Novwalk, 0H-44865
Phone: (419) 663-0885
Email: adam@ contractorsdesigneng.com
Location and Description of Project
Address: 703 River Road, Huron, OH County Parcel #: 42-00811.000
Existing Use: ManufactoringAcreage/Area of Site: 5,29 acres
Proposed Use: manufacturing Lot # (if applicable): part of Original Lot 20
Estimated Value of Project: \$1,500,000 Total SF: 10,800 SF
New Construction Demolition
Addition to Existing Structure Other:
Zoning District: R-1 R-1A R-2 R-3 B-1 B-2 B-3 I-1 I-2 P-1 M
Flood Zone: A AE AO AH X (shaded) (X) (Definitions 1135.02(14))
Flood Zone: A AE AO AH X (shaded) (X) (Definitions 1135.02(14))
Description of Project: This project includes adding one new 10,800 SF building to an existing
manufacturing business site, including improving the existing stone drive
and expanding it with asphalt pavement.

Legal Survey or Plat by others Dimensions of the Lot/Property Lines Size and Location of the Existing Structure (if applicable) Size and Location of the Proposed Structure Front, Rear, and Side Setbacks of Existing Structure (if applicable) Front, Rear, and Side Setbacks of Proposed Structure Height of the Proposed Structure Location of Sidewalks, Driveways, Drive Aisles, Parking Areas (with markings), Fire Lanes Location of all utility connections and infrastructure Min Plan for any curb cut/apron connection to public street *A complete drainage plan must be included for projects that result in grading, paving, site modification, or new construction. SECTION 2. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) * The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format. Photographs of Existing Conditions Elevations of Proposed Modifications Paint or Color Samples (Ash Gray per affacted color chart) Exterior Building Material Samples Landscape Plan Min Exterior Lighting Plan Min Exterior Lighting Plan Min Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination specifications. Complete the table below:				e of \$150.00 and a complete silication and provided in a PDF	
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	N/A Commercial Signage-	Site Plan, Colored	Elevations, Descriptio	n of sign materials, Illuminati	on
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Sign #2:	Ground	Changeable Copy		X		=	sq.ft.	ft.
學為是是		Sign Type (circle)	The second		Dimensions		
e: #9.	Wall	Window	Other:	Height	Width	Display Area	1	Height (if ground)
Sign #3:	Ground	Changeable Copy	1	X		=	sq. ft.	ft.
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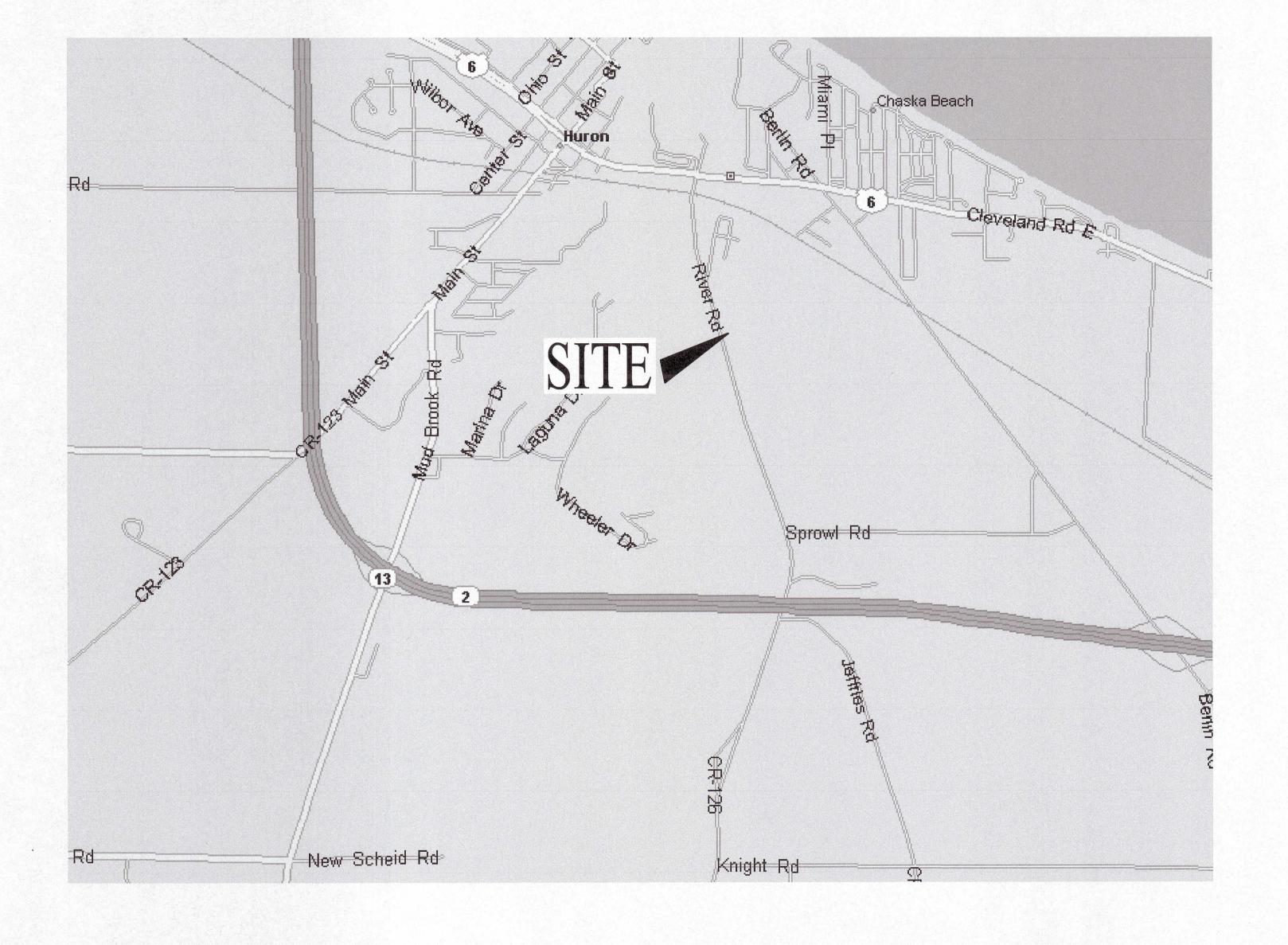
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Sign #2:	Wall Ground	Sign(Type Window Changeable Cop	Other:		Height	X	Width	Dimens Displa		sq. ft.	Height(ifg	round)
Sign #3:	Wall Ground	Window Changeable Cop	Other:		Height	X	Width	Dimens Displa	sions y Area	sq. ft.	Height (if g	round) ft.
Sign #4:	Wall Ground	Sign Type Window Changeable Cop	Other:		Height	X	Width	Dimens Displa	The second second	sq. ft.	Height (if g	round) ft.
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		ntal Use Onl	•									
Date of	Submiss	ion:	*********	Application	on Fee:		PC M	leeting	Date	•	***************************************	-

SEVEN LAKEWAY REFRACTORIES PRELIMINARY SITE PLANS

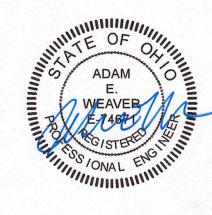
730 RIVER ROAD CITY OF HURON, ERIE COUNTY, OHIO

LEGEND

DESCRIPTION
SANITARY SEWER STORM SEWER WATER MAIN GAS LINE TELEPHONE LINE ELECTRIC LINE FENCE LINE BUILDING PROPERTY LINE RIGHT OF WAY LINE SANITARY SEWER MANHOLE STORM SEWER MANHOLE CATCH BASIN WATER VALVE WATER METER
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

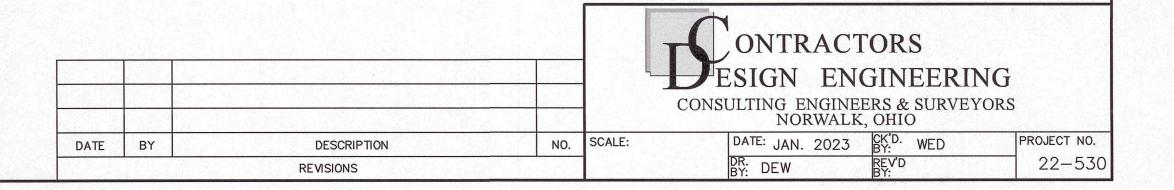


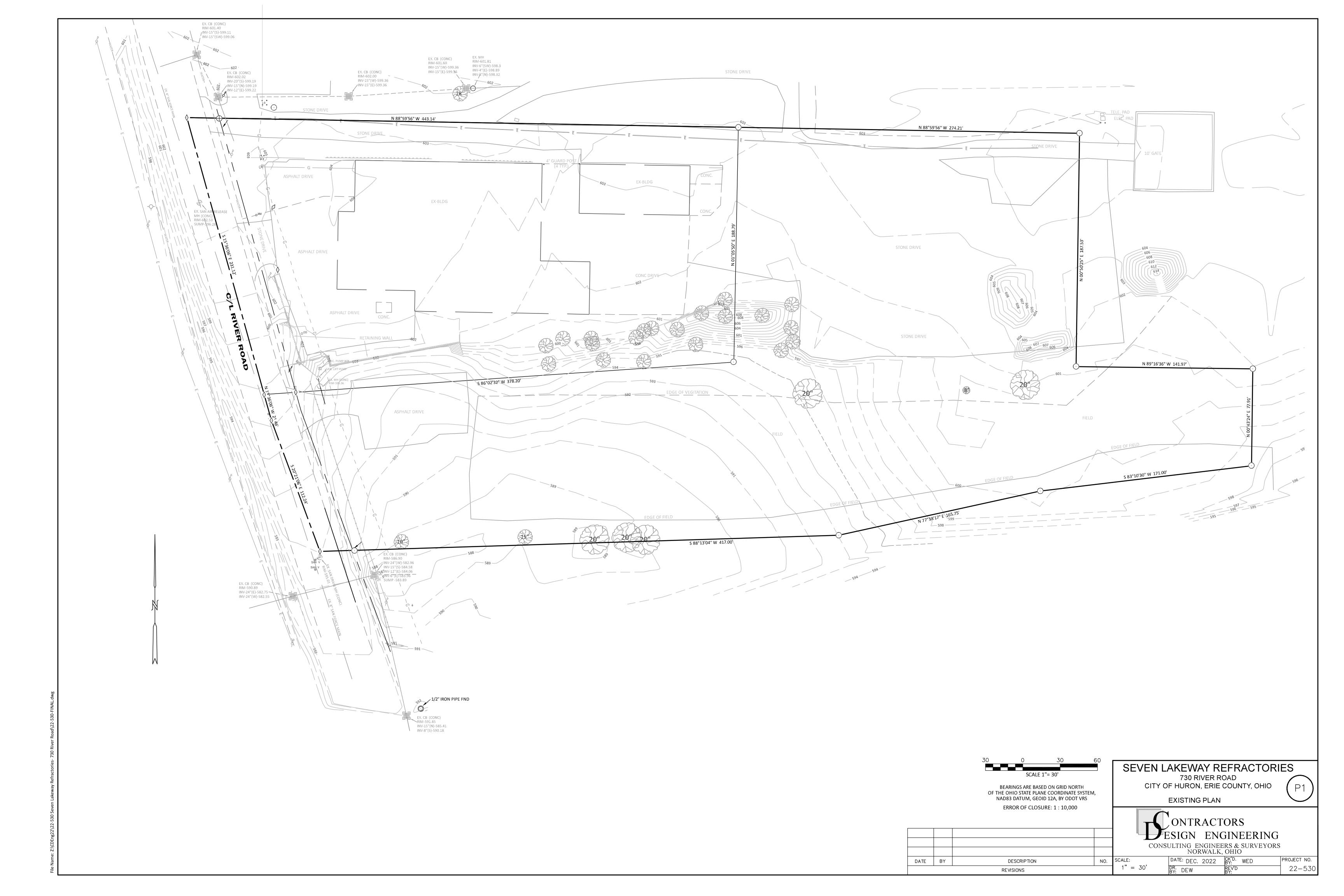
	INDEX
NO.	DESCRIPTION
	TITLE SHEET
P1	EXISTING SITE
P2	SITE PLAN
P3	PARKING & LANDSCAPE PLAN
D1	DETAILS & SECTIONS
D2	DETAILS & SECTIONS
D3	ECDOE NOTES & SPECIFICATIONS
D4	SWPP DETAILS

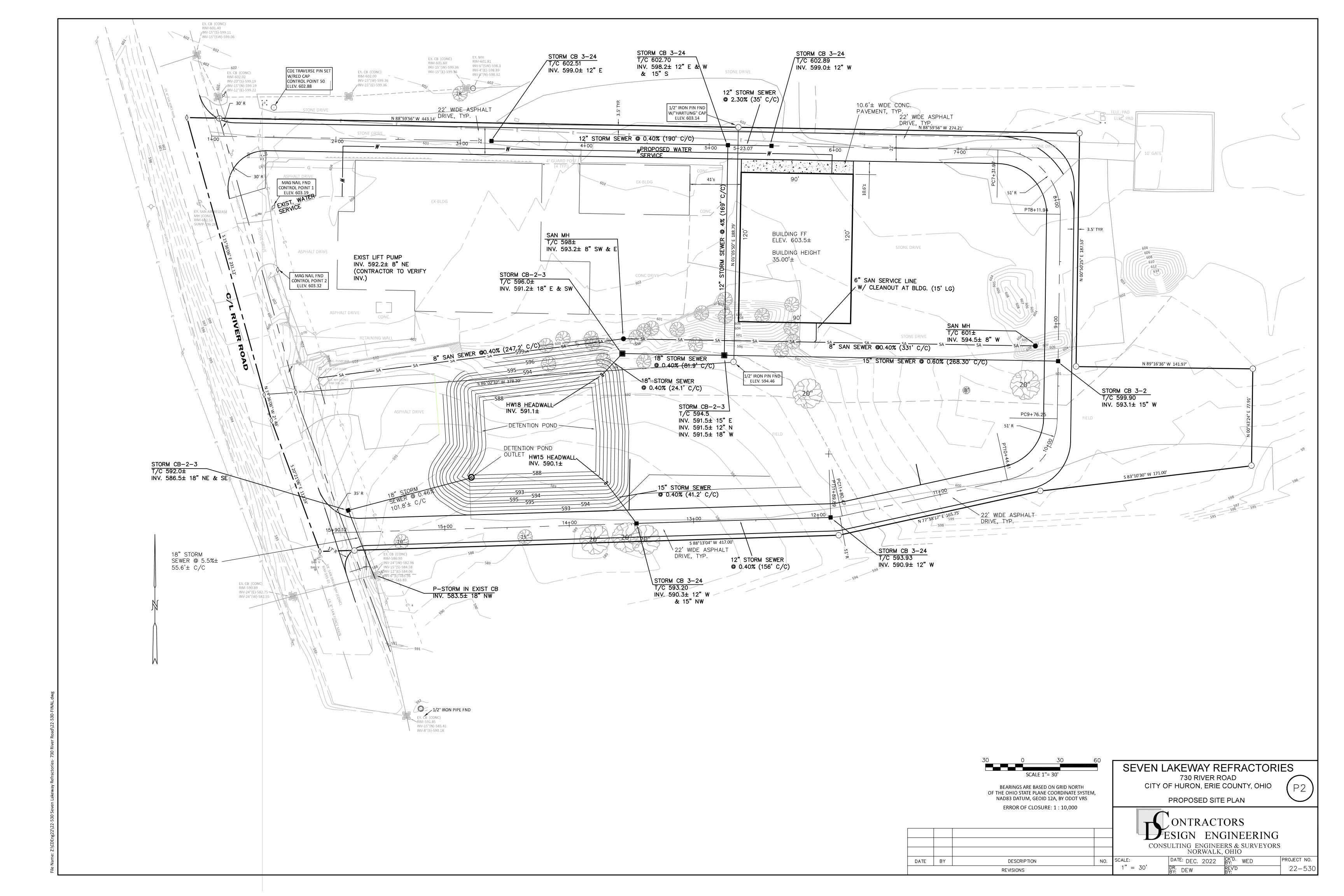


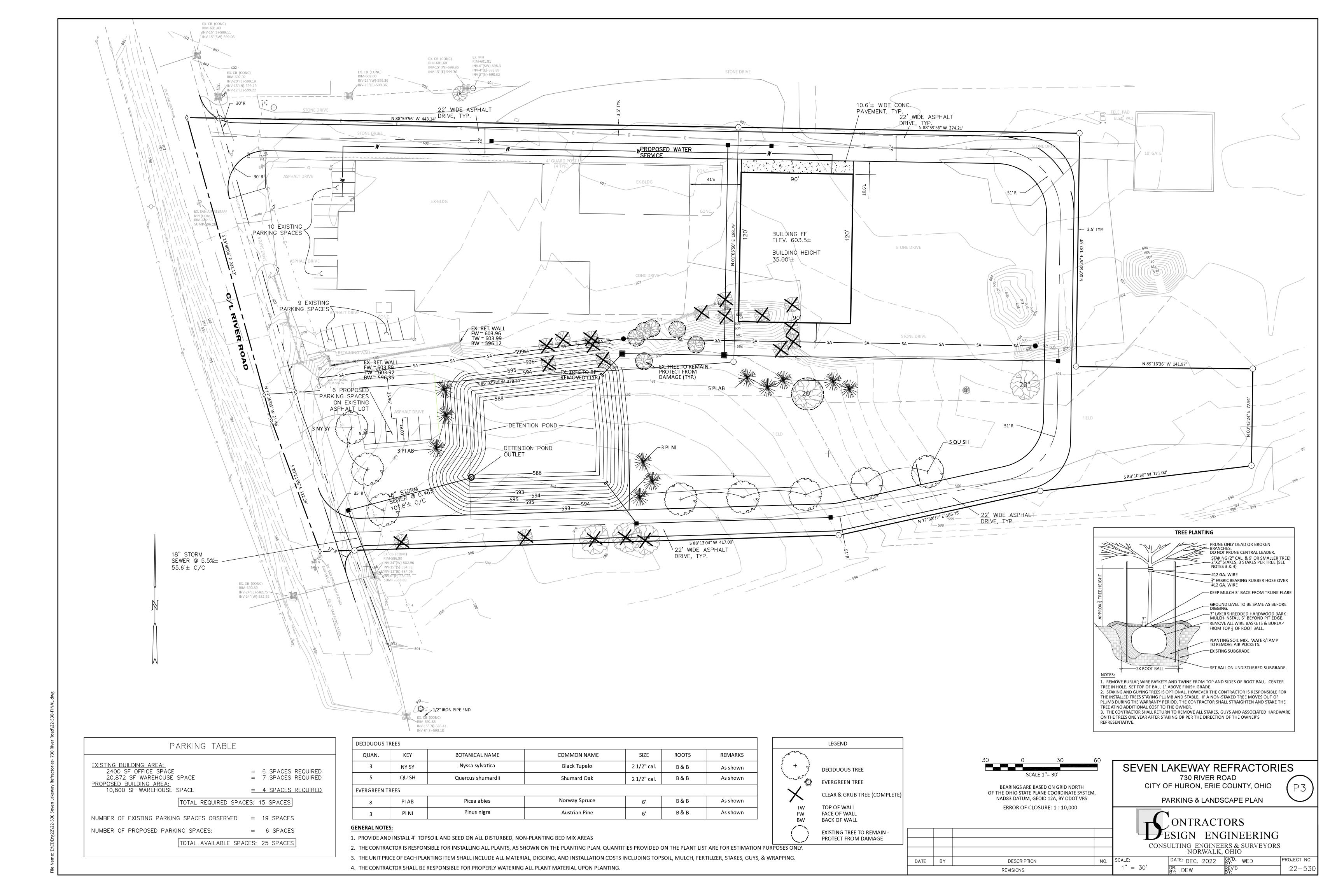
ENGINEER & SURVEYOR

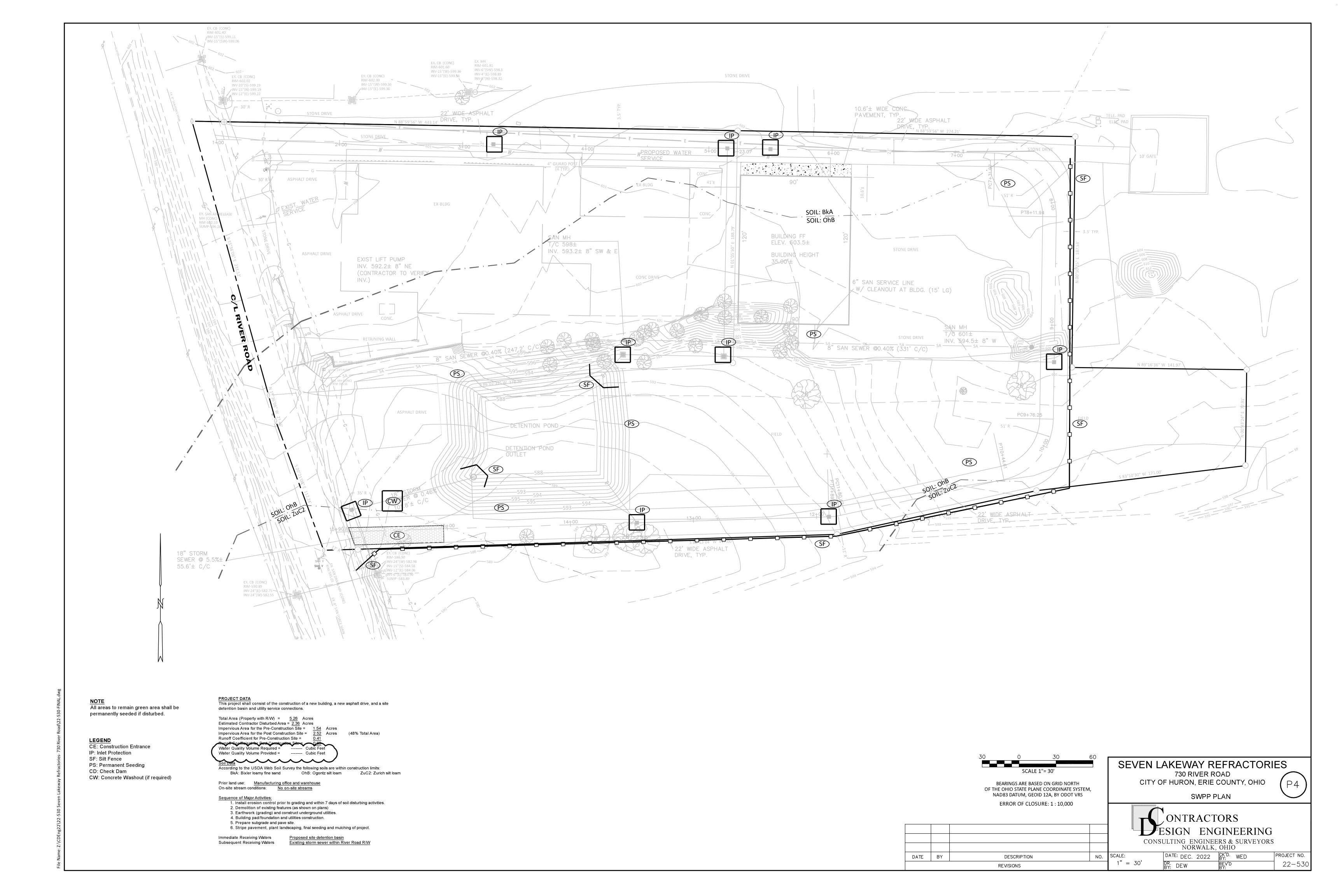
CONTRACTORS DESIGN ENGINEERING, LTD.
1623 OLD STATE ROAD
NORWALK, OHIO 44857
PHONE (419) 663-0885
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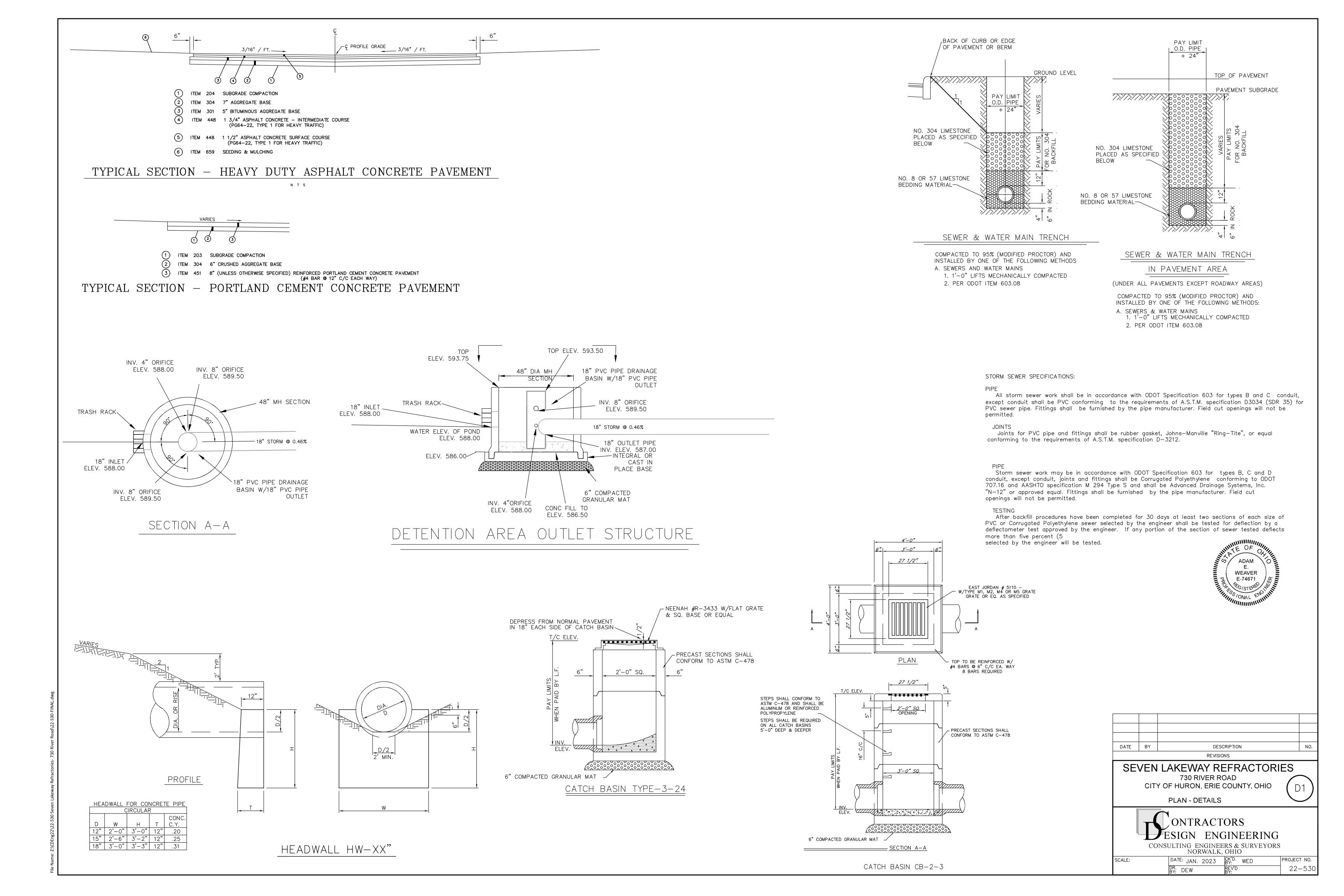


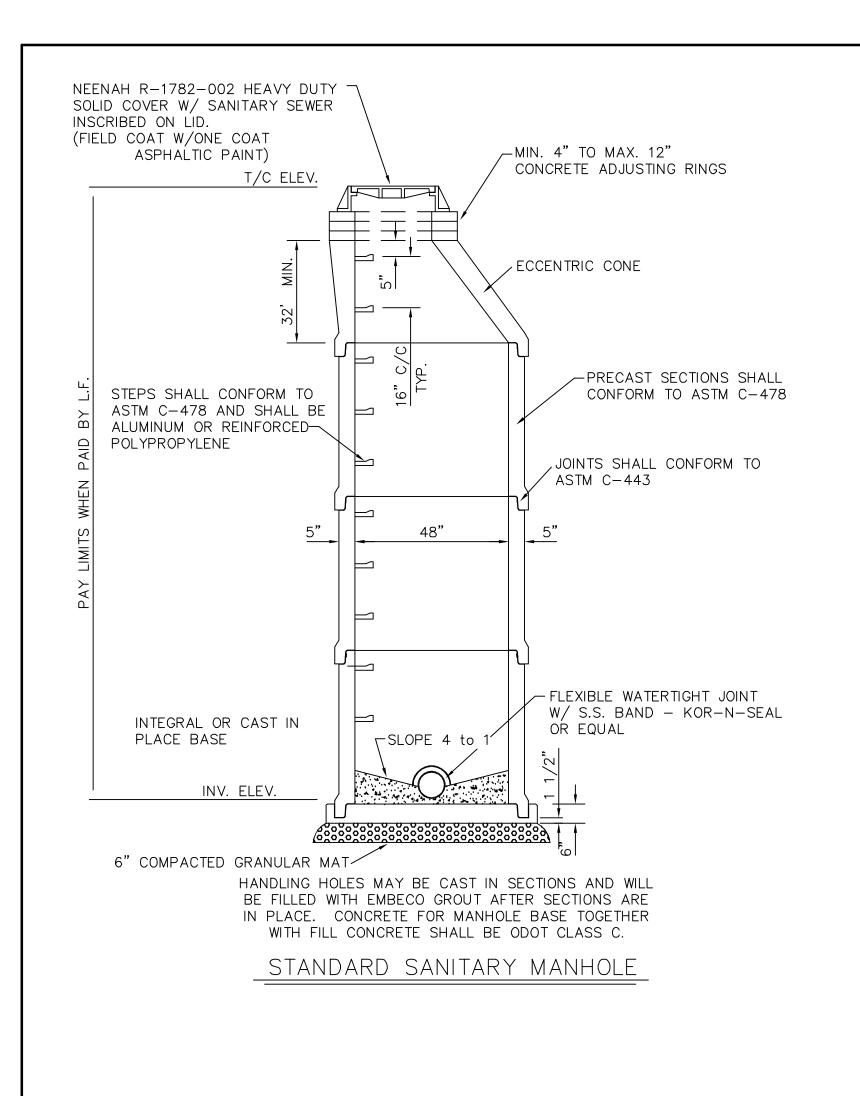


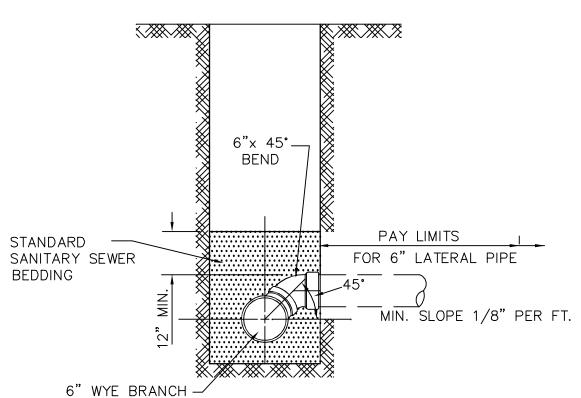












NOTE:
PAYMENT SHALL BE FOR EACH WYE IN PLACE AND
SHALL INCLUDE THE 6"x 45" BEND, 6" PLUG,
2"x 2" HARDWOOD MARKER POLE AND ANY ADDITIONAL
BEDDING MATERIAL AS REQUIRED

EAST JORDAN # 2790-6 CASTING OR APPROVED EQUAL W/TYPE A COVER 18" DIA. STANDARD SANITARY BEDDING 6" x 45° BEND

SANITARY CLEANOUT DETAIL

Profile Report Tue Jan 10 10:14:49 2023 PRELIMINARY ROADWAY PROFILE

Station Elevation VertCurve Distance Slope Type Description

1+00.00 602.42 0.00 PVI MATCH EDGE OF PAVEMENT NORTH DRIVE 1+50.00 602.67 0.00 0.50% 2+00.00 602.92 0.00 100.00 0.50% PVC 2+25.00 603.05 50.00 25.00 0.50% PVI 2+25.00 602.98 0.00 0.00 2+50.00 602.92 0.00 25.00 -0.50% PVT 3+00.00 602.67 0.00 50.00 -0.50% PVC 3+25.00 602.55 50.00 25.00 -0.50% PVI 3+25.00 602.61 0.00 0.00 3+50.00 602.67 0.00 25.00 0.50% PVT 4+00.00 602.92 0.00 4+50.00 603.17 0.00 100.00 0.50% PVC 4+75.00 603.30 50.00 25.00 0.50% PVI 4+75.00 603.23 0.00 0.00 5+00.00 603.17 0.00 25.00 -0.50% PVT 5+25.00 603.05 0.00 25.00 -0.50% PVC 5+50.00 602.92 50.00 25.00 -0.50% PVI 5+75.00 603.05 0.00 25.00 0.50% PVT 6+00.00 603.17 0.00 0.50% 6+50.00 603.42 0.00 0.50% 7+00.00 603.67 0.00 0.50% 7+50.00 603.92 0.00 0.50% 7+75.00 604.05 0.00 200.00 0.50% PVC 7+81.67 604.06 0.00 6.67 8+00.00 604.17 50.00 25.00 0.50% PVI 8+25.00 603.36 0.00 25.00 -3.25% PVT 8+50.00 602.55 0.00 -3.25% 9+00.00 600.92 0.00 -3.25% 9+50.00 599.30 0.00 -3.25% 10+00.00 597.67 0.00 -3.25% 10+50.00 596.05 0.00 225.00 -3.25% PVC 11+00.00 594.42 100.00 50.00 -3.25% PVI 11+50.00 594.17 0.00 50.00 -0.50% PVT 11+62.50 594.11 0.00 12.50 -0.50% PVC 12+00.00 593.92 75.00 37.50 -0.50% PVI 12+37.50 593.73 0.00 37.50 -0.50% PVT 12+50.00 593.67 0.00 -0.50% 13+00.00 593.42 0.00 13+25.00 593.30 0.00 87.50 -0.50% PVC 13+45.91 593.24 0.00 20.91 13+50.00 593.17 50.00 25.00 -0.50% PVI 13+75.00 593.34 0.00 25.00 0.70% PVT 14+00.00 593.52 0.00 14+50.00 593.87 0.00 0.70% 0.70% 15+00.00 594.21 0.00 15+50.00 594.56 0.00 0.70% 15+52.62 594.58 0.00 177.62 0.70% PVC 15+90.12 594.84 75.00 37.50 0.70% PVI MATCH EDGE OF PAVEMENT SOUTH DRIVE



DATE	BY	DESCRIPTION	NO.			
		REVISIONS				

SEVEN LAKEWAY REFRACTORIES

730 RIVER ROAD CITY OF HURON, ERIE COUNTY, OHIO

PLAN - DETAILS

SCALE:



CONSULTING ENGINEERS & SURVEYORS NORWALK, OHIO

DATE: JAN. 2023 CK'D. WED PROJECT NO.

DR. RY: DEW REV'D 22-530

STANDARD SPECIFICATIONS - SANITARY SEWER MAINS AND APPURTENANCES

DEVELOPER PROCEDURES

All Developer Procedures as established by Erie County Commissioners, Erie County Engineer, Erie County Regional Planning Commission and local political subdivisions shall be followed, which includes: entering into a Developers Agreement, following standards and basis of design, inspection, permits, record drawings (as-builts) on mylar media, warranty and financial assurances. One (1) electronic copy in pdf format, and one (1) paper set of detail drawings, (including plan and profile, proposed and existing topography and all buried utilities), and specifications of all proposed sanitary sewers on 24" x 36" sheets shall be submitted for review and approval to: Erie County Sanitary Engineer, c/o D.O.E.S., 554 River Road, P.O. Box 469, Huron, Ohio, 44839. Upon the Sanitary Engineers approval of the detail drawings and specifications for construction, the developer will have one year from approval date to complete the construction of the sanitary sewer lines or will have to resubmit for approval and at a minimum be subject to any new D.O.E.S. requirements.

The cost to record any and all easements and/or plats for Developer's projects for sanitary sewer 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.

O.R.C. 307.73 AGREEMENTS

Erie County may agree to an ORC 307.73 Agreement to allow a Developer install a sanitary sewer line, dedicate it to the County as a public owned and maintained line in an easement and the County will collect and return connection fees from non-participating property owners as allowed under the law under the following terms:

- 1. Agreement Term: not-to-exceed ten (10) years.
- 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.

WASTEWATER COLLECTION SYSTEM IMPROVEMENTS BASIS OF DESIGN

The Sanitary Engineer shall determine whether or not the County wastewater collection and tributary treatment system has available capacity to allow for a development to proceed. Gravity sewers shall consist of a minimum size of eight inch (8") diameter for mainline sewers and four inch (4") diameter for RV Lot service laterals at full flow minimum velocities of two (2) fps. The Sanitary Engineer shall require sewers and pump stations to be sized and to be installed at depths for the ultimate development of the entire tributary service area. Gravity sewers shall be required in place of force mains/pressure sewers when the Sanitary Engineer determines it is in the public interest to do

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.

The Developer and/or Engineer shall not allow other utilities to be installed within five feet (5') horizontally of an installed sanitary sewer or in the same trench as the sanitary sewer except at crossings. Should this occur, the Developer will be responsible for maintaining the sewer mains and the Sanitary Engineer will not permit taps to said line until the other utility lines are relocated five feet (5') away from the sanitary sewer.

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.

Pursuant to EPA requirements, water mains shall be installed with at least a ten foot (10') horizontal and eighteen inch (18") vertical separation from any sanitary sewers. The County also requires a five foot (5') horizontal and eighteen inch (18") vertical separate from any storm sewers, measured from out-to-out.

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.

WASTEWATER COLLECTION MATERIAL MINIMUM REQUIRED SPECIFICATIONS AND INSTALLATION STANDARDS

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

Two (2) copies of shop drawings containing manufacturers information concerning meeting the minimum required specifications shall be submitted to the Sanitary Engineer for approval by the Contractor prior to installation for the following items: pipe, fittings, manholes with appurtenances, oil/grit interceptors, grease traps, pump stations, electrical controls, valves, casting pipe, casing spacers, casing end seals, etc. All drawings shall be stamped and initialed as reviewed by the Contractor before submitting these documents to the Sanitary Engineer for acceptance. U.S. manufactured materials are preferred by Erie County and purchased from Erie County vendors where possible.

Gravity sanitary sewers and force mains shall be staked prior to the installation of new pipe. Staking shall be for both line and grade every fifty feet (50') plus at all fittings and off-set at ten feet (10'). A professional surveyor will be required where the Contractor does not have competent surveyors. All public gravity sewers shall be installed with the use of a laser to insure installed-to-grade.

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 lined, 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.

Sewer pipe buried with less than eighteen feet (18') of cover shall be PVC (solid wall pipe, PVC compounds shall meet the requirements of ASTM D-1784, cell class 12454-B), SDR 35 (six inch (6") through fifteen inch (15") diameter pipe) and ASTM F-679 (eighteen inch (18") through thirty inch (30") diameter pipe), conforming to ASTM D3034, with joints conforming to ASTM D3212. Installed pipe testing shall meet or exceed ASTM D-1784 for leakage and five (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.

Sewer pipe buried with more than eighteen feet (18') of cover shall be PVC (solid wall pipe, PVC compounds shall meet the requirements of ASTM D-1784, cell class 12454-B), pipe shall meet minimum pipe stiffness rating of PS-115 and shall consist of SDR 26 or thicker walled pipe as needed, as recommended by the manufacturer for the actual buried depth, conform to ASTM D3034 through fifteen inch (15") diameter and ASTM F679 for larger sizes. Installed pipe testing shall meet or exceed ASTM D-1784 for leakage and five (5) percent deflection. Fittings shall conform to ASTM D-3034. Pipe bedding shall consist of No. 8 or 9 limestone to the dimensions shown on the standard drawings haunched in place. All new public sanitary gravity sewers shall be CCTV upon complettion of installation and provide Erie County DOES with a DVD and log of same.

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

Service lateral pipe shall be four inch (4") diameter consisting of PVC (solid wall pipe) as meeting the above described specifications. Larger pipe may be required for larger water using customers subject to Sanitary Engineers approval. Service lateral pipes shall not be installed without a Connection Permit from the County and without calling two (2) work days in advance for inspection at (419) 656-0577. County service lateral inspections will only be ng normal County work hours. Service laterals shall only serve gravity drains in the customers structure which are above the vertical elevation of the closest downstream public sanitary sewer manhole cover. Drains below this elevation maybe connected using a grinder pump system for lower level sewage to prevent a public sewer backup into the structure. Basement or lower level gravity drains such as floor drains, toilet, sink, showers, slop sinks, clothes washer drains, etc. may not be connected by gravity to a service lateral, but will require a grinder pump system and force main/pressure sewer piped to the gravity service lateral. Service laterals which cannot meet the required five feet (5') clearance shall utilize a grinder pump system for the lower interior drains. See detail A. Service laterals shall have a clean-out installed within three feet (3') of the building foundation exterior. Service laterals shall not have any bends other than 45-degree or 22.5-degree bends. Ninety (90) degree bends are not acceptable. One clean-out should be installed for every three hundred feet (300') of pipe installed and spaced and located to allow for easy cleaning. CLEAN WATER CONNECTIONS OF THE SANITARTY SEWER ARE PROHIBITED, INCLUDING, BUT NOT LIMITED TO STORM WATER DRAINS, YARD DRAINS, DRIVEWAY DRAINS, ROOF WATER DRAINS, EXTERIOR FOOTER OR FOUNDATION SUBSURFACE GROUP WATER BY GRAVITY OR WITH INTERIOR SUMP PUMP, ETC. In developments where connection to a service lateral will not occur for more than thirty (30) days, the Developers contractor shall install locator rings at their cost over the end of the service pipe meeting the inspectors requirements. The locator ring shall be as manufactured by 3M Scotchmark #1253, green, mid-range sewer markers as sold by Hughes Supply located in Toledo (419-874-8487) and in Elyria (440-439-4040). The locator ring shall be buried on average of three feet (3') below finish grade, but not more than four feet (4') below finish grade. Record drawings shall include detail information locating in plan and vertical depth (m.s.l. elevation) the end of each service lateral. When a building(s) is abandoned, existing service laterals shall be cut and capped with a watertight cap. A locator ring shall be installed as described above and a record drawing locating the service connection pipe end in plan and profile shall be provided to the Sanitary Engineer by the demolition contractor or property owner.

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 wye (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 around the pipe connection with No. 8 or 9 limestone, 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/grit 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/grit interceptors shall be field tested for infiltration using a vacuum test at four inches (4") of mercury for five (5) minutes, with less than a 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, grade 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

Grease traps shall conform to the Ohio Administrative Code 4101:3-13-02. 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 Erie Dounty DOES, Engineering Division, to schedule inspection and testing of new structure.

Oil and sand/grit interceptors shall conform to the Ohio Administrative Code 4101:3-13-02. 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

- 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 12454 B), pipe shall include integral bell gasketed joints with re-enforced gaskets which are locked in place at the factory; or
- b. Ductile Iron Pipe (DIP) shall have a minimum wall thickness of Class 52, with push-on type joints, cement lined (AWWA C104), and shall meet the requirements of AWWA C150 and C151. . Pressure sewer pipe shall be pressure tested to 150 psi for thirty (30) minutes without leakage.
- . 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-Lugs, 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"
- Thrust blocks shall be used at all change of direction fittings in addition to the restrained joints, same as required for the "Water Line Material Specifications".

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.

- g. Grinder pump pressure sewers/force mains shall be a flexible, PE 3408, 200 psi, SODR9, 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, (216-439-7208), or equal. 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 pipe twelve inches (12") below finish grade.

GENERAL PIPE REQUIREMENTS & TESTING

All manufacturers recommendations for installation, unloading, trench preparation, assembly, backfill, pressure or infiltration 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

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.

STEEL ENCASEMENT PIPE

Under Railroad Crossings and the Ohio Turnpike or as required by the County, sewer pipe shall be installed in welded steel encasement pipe with minimum wall thickness of 0.375 inches, with a minimum I.D. of eight inches (8") larger than the O.D. of the sewer pipe, (measured at the bell), installed with the use of a bore machine. The annular space shall be filled with sand or approved grout mixture. All PVC sewers installed in casing pipes shall have restrained joints and shall contain at least three (3) stainless steel, plastic, or pretreated wood casing spacers per pipe length as well as casing end seals or approved equal. All D.I.P. installed in casing pipe shall have restrained joints and shall contain at least two (2) spacers per pipe length; and all HDPE pipe installed in casings shall contain one (1) spacer for every ten feet (10") of pipe.

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 proceeding 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.

Concrete ring walls. Concrete for manhole ring walls shall be constructed of Class A, 4,000 psi, 28 day compressive strength (6.5 bags per c.y.), with a waterproofing additive consisting of Xypex Concentrate Admix C-2000 as manufactured by Xypex Chemical Corporation, 13731 Mayfield Place, Richmond, B.C., Canada VGU (604) 273-5265, or Ipanex as manufactured by IPA Systems, Inc., 2745 North Amber Street, Philadelphia, Pa., (1-800-523-3834), Penetron Admix as manufactured by ICS/Penetron International, TTD, 45 Research 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 round rubber gasket conforming to ASTM C443, shall be self-centering and made a uniform watertight joint. Joints damaged during nstallation shall be replaced with new ring walls. This joint seal shall be lubricated with Conseal CS-2000 or approved equal. Ring wall joints shall be furthered sealed for water tightness by installing an external joint/seal wrap consisting of Conseal/Con Wrap CS-212, twelve inch (12") width 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 channel. Any space left between the end of pipe inside the manhole and the concrete channel shall be filled with ConSeal CS-1500, or equal, waterproof flexible joint filler in a smooth workman like manner, which will not restrict solids to pass. Connections shall consist of flexible rubber boots with stainless steel bands. Connections should be installed at the factory when possible, including future sewer pipe stubs. Factory installed connections shall be Z-LOK for four foot (4') diameter 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, 697 Tullytown, PA 19007, (800-822-ALOK), or approved equal. Connections of sewers to existing manholes shall be KOR-N-SEAL, as manufactured by NPC, Inc., 250 Elm Street, P.O. Box 301, Milford, N.H. 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

Grade Adjustment. Shall be of precast concrete conforming to ASTM C478, shall be held in place with tar/asphaltic 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, (701-277-3225) 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 Wejet or equal anchors as supplied by Fastenal, (419-621-8228), or Spoerr Concrete, (800-252-5205). Generally drop pipe diameter shall be one pipe size smaller than the inlet sewer pipe diameter with six inch (6") 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.

<u>Invert/Flow Channel.</u> Invert/flow channels shall be installed at the factory. The minimum flow chann to remov el width and depth shall match the O.D. of the outgoing sewer pipe diameter. The minimum radius of 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 WrapidSeal external chimney seals as manufactured by CANUSA a division of Shaw Resources Services, Inc., 2408 Timberloch Place. Building C-8, The Woodlands, Texas 77380, (218-367-8866) 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 manufatured 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.

Backfill Material And Installation

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 clogging 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 H-20 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 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. 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 Q with duplex PC 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 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 forcemain 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 station 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.
- 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.

CLEAN WATER CONNECTION

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.

WARRANTY

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.

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.

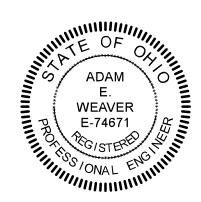
Roof drains, foundation drains and other clean water connections to sanitary sewer are

FOLLOW ASTM F1417 FOR AIR TESTING OF SANITARY SEWERS (TIME TABLES BELOW)

Pressure	Air Test	Air '	OVER THE SECOND
Nominal Pipe Size, in.	Time per 100 ft.	Nominal Pipe Size, in.	Air Loss (Q), ft3/mir
6	42 seconds	6 and 8	2
8	1 minute-12 seconds	10	2.5
10	1 minute-30 seconds	12	3
12	1 minute-48 seconds	15	4
15	2 minutes-6 seconds	18	5
18	2 minutes-24 seconds	21	5.5
21	3 minutes	24	6
24	3 minutes-36 seconds	27	6.5
27	4 minutes-12 seconds	30	7
30	4 minutes-48 seconds	33	7.5
33	5 minutes-24 seconds	36	8
36	6 minutes	42	9
	50 <u>5</u> 0	48	10
		54	11
		60	12
		66	13
		72	14

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

Pipe	Specification Time for Length Shown (Minutes : Seconds)								
Diameter (inches)	100ft	150ft	200ft	250ft	300ft	350ft	400ft	450ft	
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	19:56	22:47	25:38	
15	14:10	14:10	17:48	22:15	26:42	31:09	35:35	40:04	
18	17:00	19:13	25:38	32:03	38:27	44:52	51:16	57:41	
21	19:50	26:10	34:54	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	
	22.7/	27.11	10.54	50.56	00.22	72.40	71.10	11	



DATE	BY	DESCRIPTION	NO.
		DEVICIONS	

SEVEN LAKEWAY REFRACTORIES 730 RIVER ROAD

CITY OF HURON, ERIE COUNTY, OHIO

PLAN - SPECIFICATIONS



SCALE: DATE: JAN. 2023 RY. WED PROJECT NO. RA: DEM

NORWALK, OHIO

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
- 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
- Topsoil shall be applied where needed to establish vegetation.

Seedbed Preparation

- 1. 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 abovespecified 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
- The following methods may be used for "Dormant
- 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

Table 7.10.2 Permanent Seeding

Seed Mix

Creeping Red Fescue

Domestic Ryegrass

Kentucky Bluegrass

Turf-type (dwarf) Fescue

Tall Fescue

Tall Fescue

Crown Vetch

Flat Pea

Tall Fescue

Tall Fescue

Kentucky Bluegrass

Kentucky Bluegrass

Kentucky Bluegrass

Creeping Red Fescue

Perennial Ryegrass

Turf-type (Dwarf) Fescue

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 firmed following seeding operations with a cultipacker, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.

Mulching

- 1. 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.
- 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 rolled erosion control mattings or blankets applied according to manufacturer's recommendations or wood chips applied
- at 6 tons per acre. B. 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 manufacture or at the rate of 160
- gallons per acre. Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, 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- lons of water.

Lbs./1,000 Sq. Feet

1/2-1

1/4-1/2

1-1 1/4

2 1/4

1-1 1/4

1/4-1/2

1/2-3/4

1/2-3/4

1-11/4

0.1

1-1/2

1/2-1

General Use

Steep Banks or Cut Slopes

Road Ditches and Swales

Lawns

Seeding Rate

Lbs./acre

20-40

10-20

20-40

40-50

40-50

10-20

20-30

40-50

100-120

100-120

Note: Other approved seed species may be substituted.

Permanent seeding shall include irrigation to establish vegeta- tion during dry weather or on adverse site conditions, which require adequate moisture for seed germination and

For close mowing & for waterways with < 2.0

Do not seed later than August

Do not seed later than August

For shaded areas

ft/sec velocity

Irrigation rates shall be monitored to prevent erosion and dam- age to seeded areas from excessive runoff.

SITE DESCRIPTION

Non-Stormwater Discharges

Pavement wash waters (where no toxic or hazardous material spills have occurred) 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: ertilizers Asphalt Petroleum products Cleaning solvents Concrete

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 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

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 ompletion, 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

Storm drain inlet protection should be used on all inlets, this shall be manufactured inlet filters such as blocksom filters or dandy bags. Use of temporary dike barrier may be used during construction to prevent runoff & to trap

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

sediment. Temporary dikes should remain in place & maintained until completion and

CONTROLS

Erosion and Sediment Controls

seeding of disturbed areas.

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.

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

STORM WATER POLLUTION PREVENTION NOTES

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

Permanent Stabilization Disturbed portions of the site within 50 feet of a stream where construction has been completed will be

stabilized with permanent seeding 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

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.

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

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:

(1) Berms, trenches, and pits used to collect contaminated runoff and prevent discharges (2) 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 (3) 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

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 committeed (LEPC) must be contacted within 30 minutes

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 will be collected from portable units as necessary by a licensed sanitary waste management

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

Equipment Fueling and Maintenance Re-fueling 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 occurence of an emergency spill per Emergency "Spill" kits included instructions and follow the guidelines listed previously in Contaminated Soils section.

TIMING OF CONTROLS MEASURES

activity in that area.

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

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 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

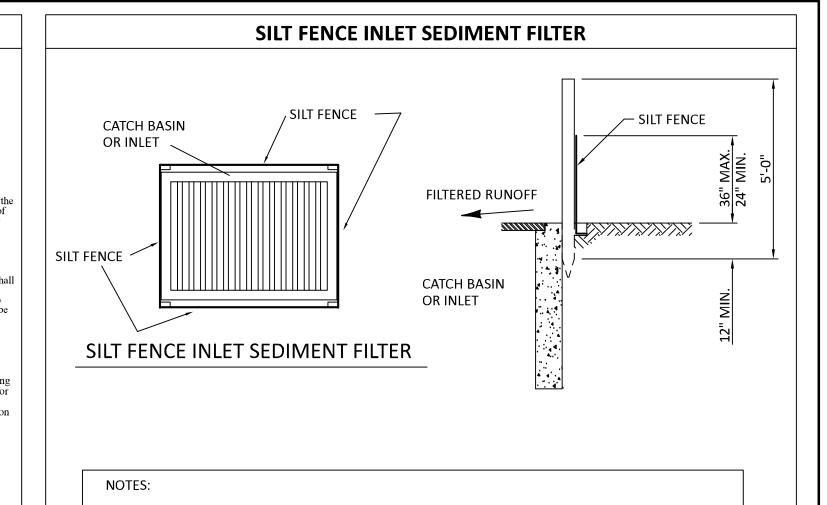
within 10 days of inspection for sediment ponds to be repaired or cleaned out and replacing a BMP not meeting the intended function or missing from site. Built up sediment will be removed from silt fence when it has reached one-third the height of the fence

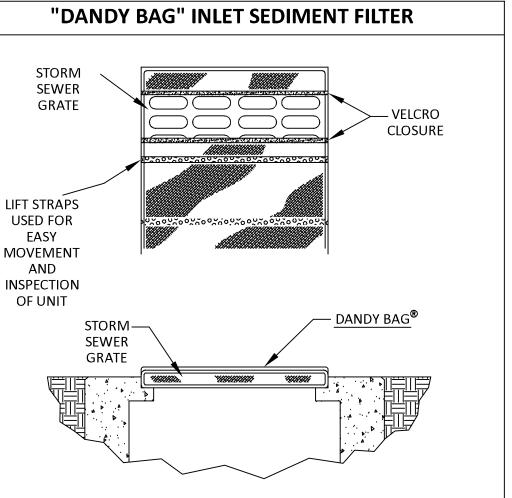
Silt fence will be inspected for depth of sediment, tears, and to insure the fabric is securely fastened to the posts, and the posts are securely embedded into the ground Sediment traps will be inspected for depth of sediment, and built up sediment will be removed when it reaches 40% of the design capacity 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

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 naintenance 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@eriecounty.oh.gov).



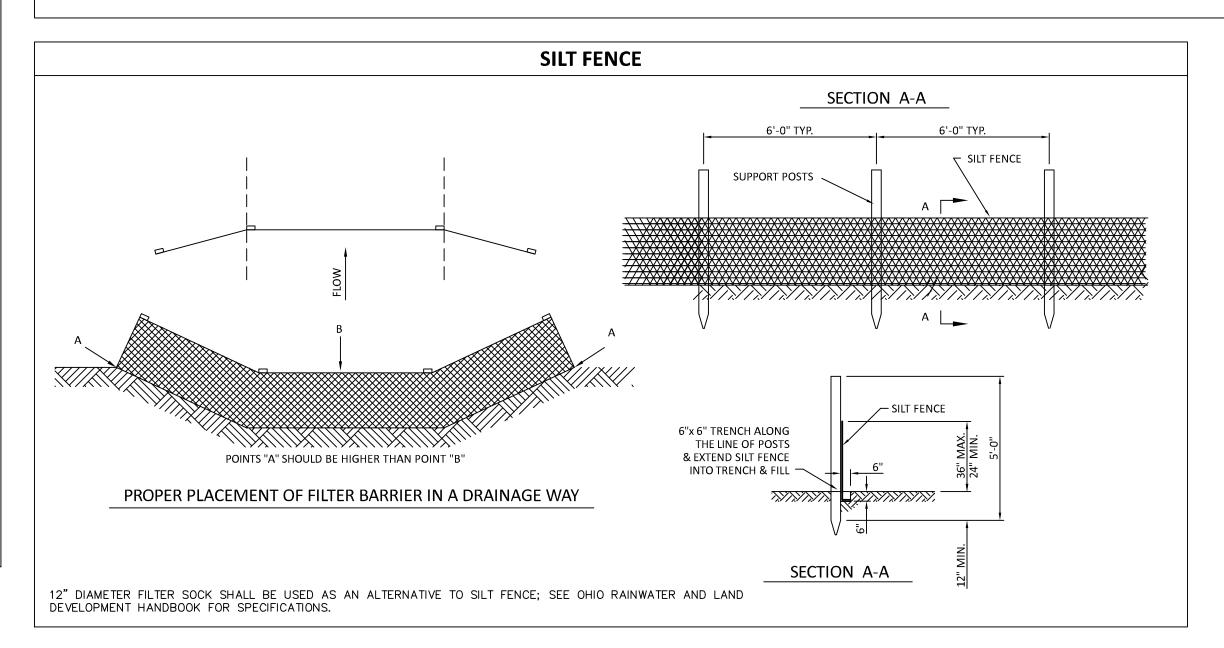


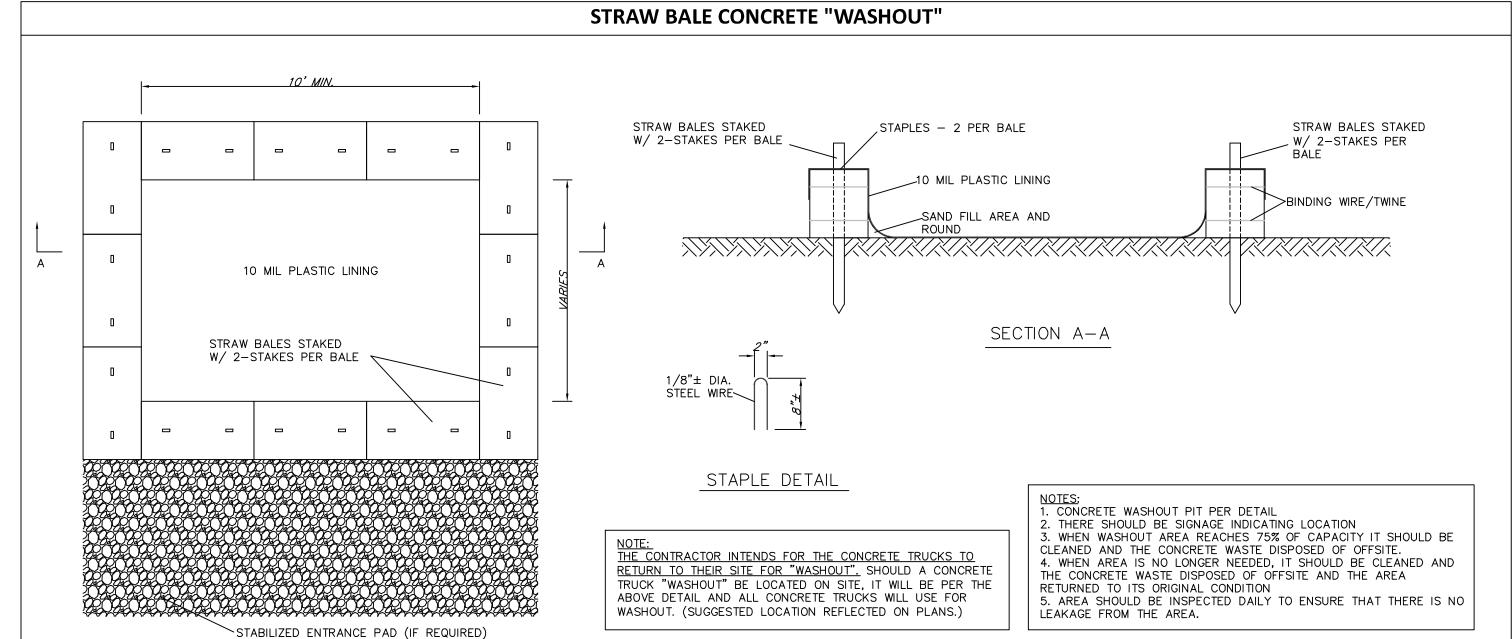
1. INLET PROTECTION SHALL BE PLACED AROUND ALL CATCH BASINS, AS SHOWN.

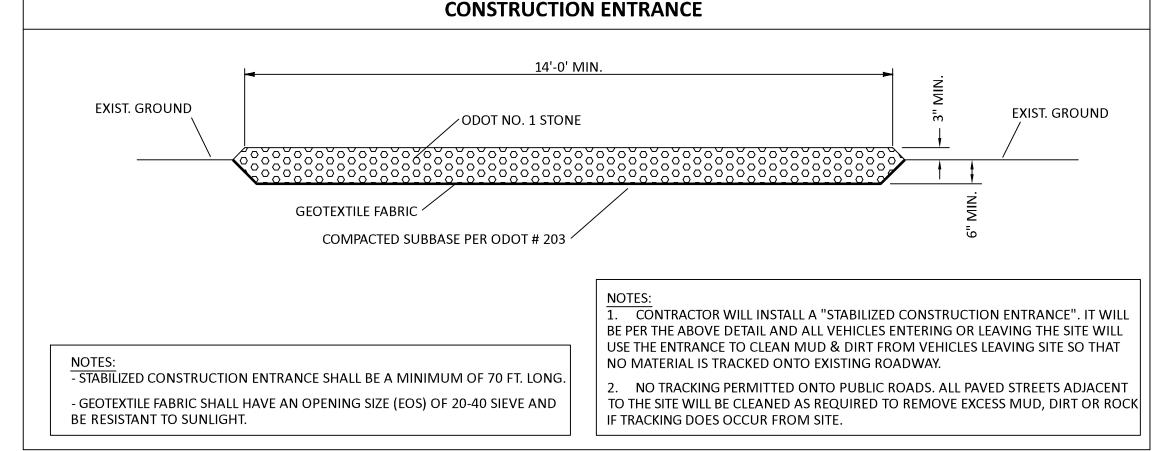
"DANDY BAG" INSTALLATION & DETAIL

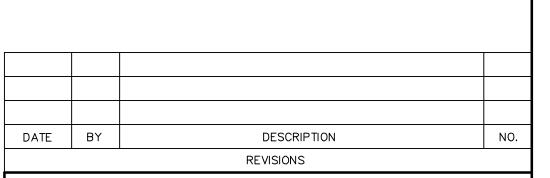
NOTES: INLET PROTECTION SHALL BE PLACED AROUND ALL EXISTING CATCH BASINS AND STORM MANHOLES, AS SHOWN.

2. ALL NEW CATCH BASINS SHALL HAVE INLET PROTECTION INSTALLED AS SOON AS POSSIBLE AFTER CONSTRUCTION OF CATCH BASIN









SEVEN LAKEWAY REFRACTORIES 730 RIVER ROAD

CITY OF HURON, ERIE COUNTY, OHIO



CONSULTING ENGINEERS & SURVEYORS NORWALK, OHIO DATE: JAN. 2023 RY. WED PROJECT NO. SCALE: 22-530 DEW

PROPOSED BUILDING ADDITION TUSING - LAKEWAY MANUFACTURING 730 RIVER RD. HURON, OH 44839

ARCHITECT:



422 COLUMBUS AVE. SANDUSKY, OHIO 44870 www.SchmidArchitects.com 419-625-0009

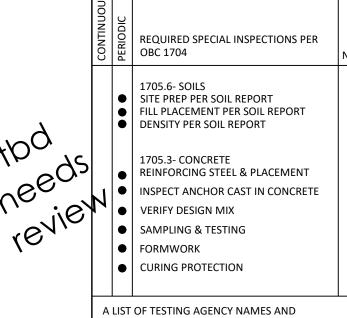
ENGINEER:

CONSTRUCTION CONSULTANTS, LLC

LARRY KNOBLE, PROFESSIONAL ENGINEER 47313 MERRIAM ROAD, WELLINGTON, OHIO 44090

(440) 667-6177 tel

SPECIAL INSPECTIONS



QUALIFICATIONS WILL BE PRESENTED BY THE OWNER OR THEIR AGENT, TO THE PLAN REVIEWER UPON

ARCHITECT WILL REVIEW AND SUBMIT A FINAL REPORT OF FINDINGS TO THE BUILDING DEPARTMENT.

- 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 on that part of the work.
- Special inspection is not required for work performed by an approved fabricator, per OBC
- All welds shall be visually inspected. All complete penetration welds shall be tested ultrasonically or by use of a comparable approved method.

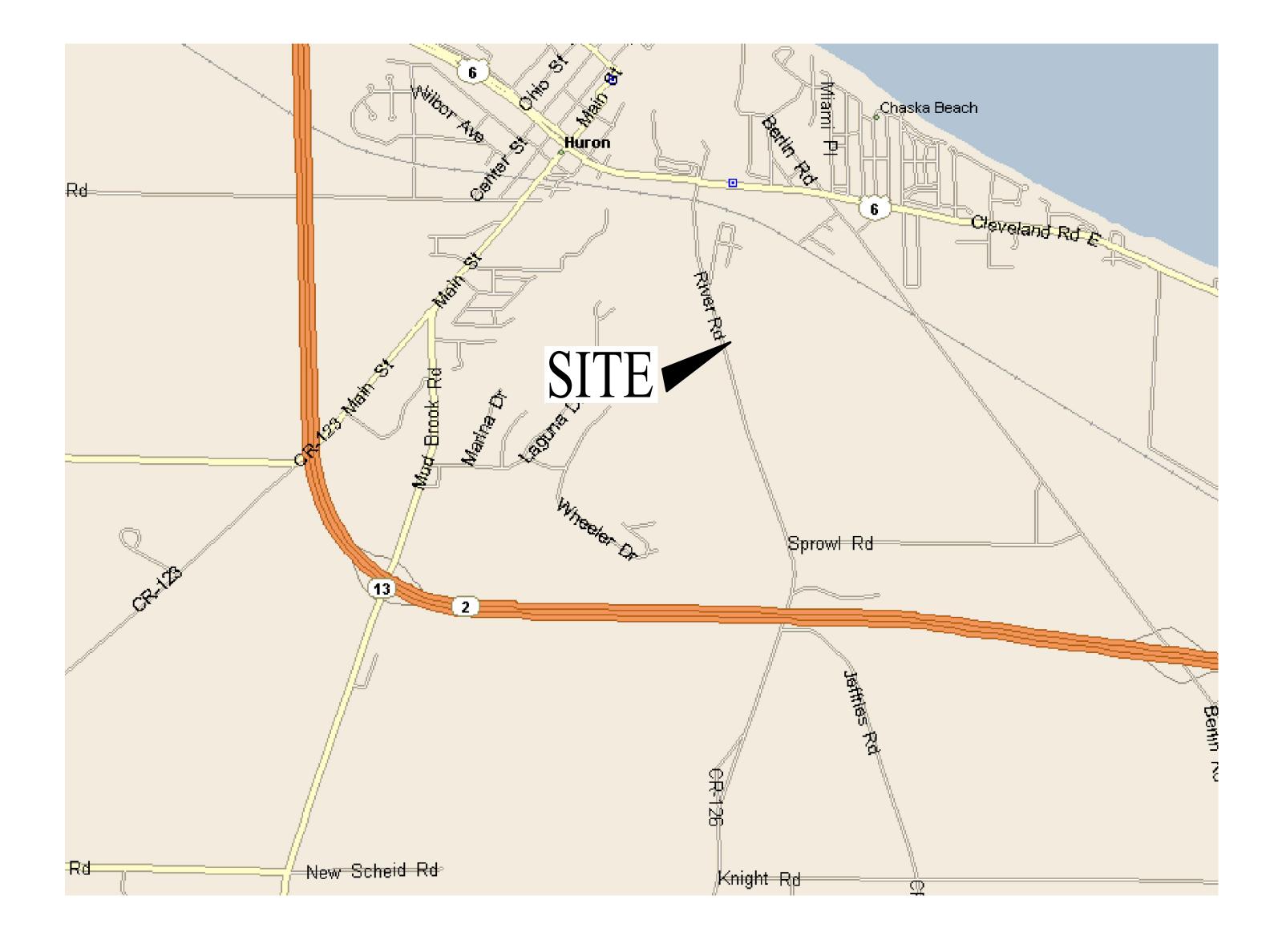
LOCATION MAP NOT TO SCALE	GENERAL NOTES	DRAWING INDEX	CODE REVIEW (BASED ON THE 2017 OHIO BUILDING CODE WITH UPDATES)	APPROVALS
NORTH	1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH LATEST EDITION OF OHIO BUILDING CODE, AND ALL FEDERAL, STATE AND LOCAL CODES.	SHT. NO. TITLE	PROJECT DESCRIPTION: This is new structure will be used for the manufacturing of clay molds for use by their customers in the molten steel production industry. The process utilizing clay and other additives, uses a machine for the compression and firing of clay into certain molds.	revisions
	2. ALL INTERIOR DIMENSIONS ARE FROM FACE AND TO FACE OF STUDS.	T-1 TITLE SHEET	USE GROUP: F-2 LOW HAZARD, FACTORY INDUSTRIAL (CLAY MOLD PRODUCTION / FOUNDRY)	
	3. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF BRICK AND FOUNDATIONS TO INSIDE FACE OF STUD.	CIVIL PACKAGE - CONTRACTORS DESIGN	CONSTRUCTION TYPE: IIB ALLOWABLE AREA: 23,000 SF (OBC Table 503, WITHOUT SPRINKLER) TOTAL BUILDING AREA: 10,800 SF	
	4. ALL MATERIALS TO BE NEW OR UNUSED QUALITY AND INSTALLED & FINISHED PER MANUFACTURER SPECIFICATION & INDUSTRY STANDARDS.	F1.0 FOUNDATION PLAN, NOTES, AND DETAILS	TOTAL OCCUPANCY LOAD: FACTORY AREA 1:500 = 21 OCC.	
	5. ALL CONTRACTORS & TRADES SHALL VISIT THE JOB SITE TO INSPECT & EVALUATE ALL FIELD CONDITIONS	F2.0 FOUNDATION DETAILS	SPECIAL INSPECTIONS FOR PRE-ENGINEERED METAL BUILDING IS NOT REQUIRED PER OBC 1705.2	TE OF ON
RT. 2	RELATING TO THEIR WORK. 6. BEFORE & DURING CONSTRUCTION, CONTRACTORS WILL VERIFY ALL DIMENSIONS & ELEVATIONS &	A1.0 FLOOR PLAN, NOTES, SCHEDULES	OBC TABLE 2902.1 PLUMBING FIXTURES (1) WATER CLOSET, (1) LAVATORY, 1 SERVICE SINK REQUIRED	BRIAN T.
PROJECT SITE	CONDITIONS. ANY DISCREPANCIES OR UNKNOWNS FOUND WILL BE BROUGHT TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.	A1.1 RCP, SCHEDULE, NOTES, & DETAILS		REC. 1513201
	7. CONTRACTORS 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	A2.0 ELEVATIONS		1510291
	SATISFACTION OF THE OWNER.	A3.0 BUILDING SECTION		25EE
CLEVELAND RD. RT. 6	8. ALL CONSTRUCTION MATERIALS & EQUIPMENT & JOB TRAILERS SHALL BE STORED ONLY IN AREA DESIGNATED BY THE OWNER.	M1.0 MECHANICAL PLAN AND NOTES		BRIAN T. STANLEY #1516291 Expiration Date: 12-31-23
	9. CONTRACTORS WILL PROVIDE ALL NECESSARY CONSTRUCTION BARRIERS AND DUST-TIGHT ENCLOSURE TO MAINTAIN SAFETY AND CONTROL DUST.	E1.0 ELECTRICAL PLAN AND NOTES		DATE: MARCH 2022
	10. ANY DAMAGE BY CONTRACTORS TO EXISTING SURFACES, MATERIALS, OR EQUIPMENT DURING CONSTRUCTION WILL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION.	P1.0 PLUMBING PLAN AND DETAILS		PROJ. NO. 0623
REAL REAL REAL REAL REAL REAL REAL REAL	11. ALL INTERIOR FINISHES SHALL CONFORM WITH OBC SECTION 803.11. FURNISHINGS AND EQUIPMENT BY OWNER. SUBMIT MATERIAL CLASSIFICATIONS TO LOCAL BUILDING DEPARTMENT FOR FINAL APPROVAL.			SHEET
	12. COMPLIANCE WITH OBC SECTION 1103.1 AND 3411.6. EXISTING ADA PARKING SPACE, ACCESS INTO BUILDING, ADA RESTROOMS AND SIGNAGE IN ACCORDANCE WITH OBC & ADA GUIDELINES.			T1.0
RT. 2	13. EXISTING FIRE EXTINGUISHERS AND SEMI-RECESSED CABINETS TO REMAIN (ETR). LOCAL JURISDICTION		Issued For PLAN APPROVAL: 5/xx/23 Issued For CONSTRUCTION:	
T. Lie	TO DETERMINE LOCATIONS AND QUANTITY OF EXTINGUISHERS TO BE PROVIDED FOR COMPLIANCE WITH OBC SECTION 906.		CONTACT: BRIAN STANLEY 419-625-0009 Brian@SchmidArchitects.com	

SEVEN LAKEWAY REFRACTORIES PRELIMINARY SITE PLANS

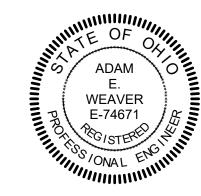
730 RIVER ROAD CITY OF HURON, ERIE COUNTY, OHIO

LEGEND

EXISTING	DESCRIPTION
EX. SANEX. STMEX. W	SANITARY SEWER STORM SEWER WATER MAIN GAS LINE TELEPHONE LINE ELECTRIC LINE
	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



	INDEX
NO.	DESCRIPTION
	TITLE SHEET
P1	EXISTING SITE
P1	SITE PLAN
D1	DETAILS & SECTIONS
D2	DETAILS & SECTIONS
D3	ECDOE NOTES & SPECIFICATIONS



ENGINEER & SURVEYOR

CONTRACTORS DESIGN ENGINEERING, LTD.
1623 OLD STATE ROAD
NORWALK, OHIO 44857
PHONE (419) 663-0885
FAX (419) 663-2805
E-MAIL - ADAM@CONTRACTORSDESIGNENG.COM

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-	BY	DESCRIPTION	NO.	SCALE:	
		DEVICIONIC	Ţ		



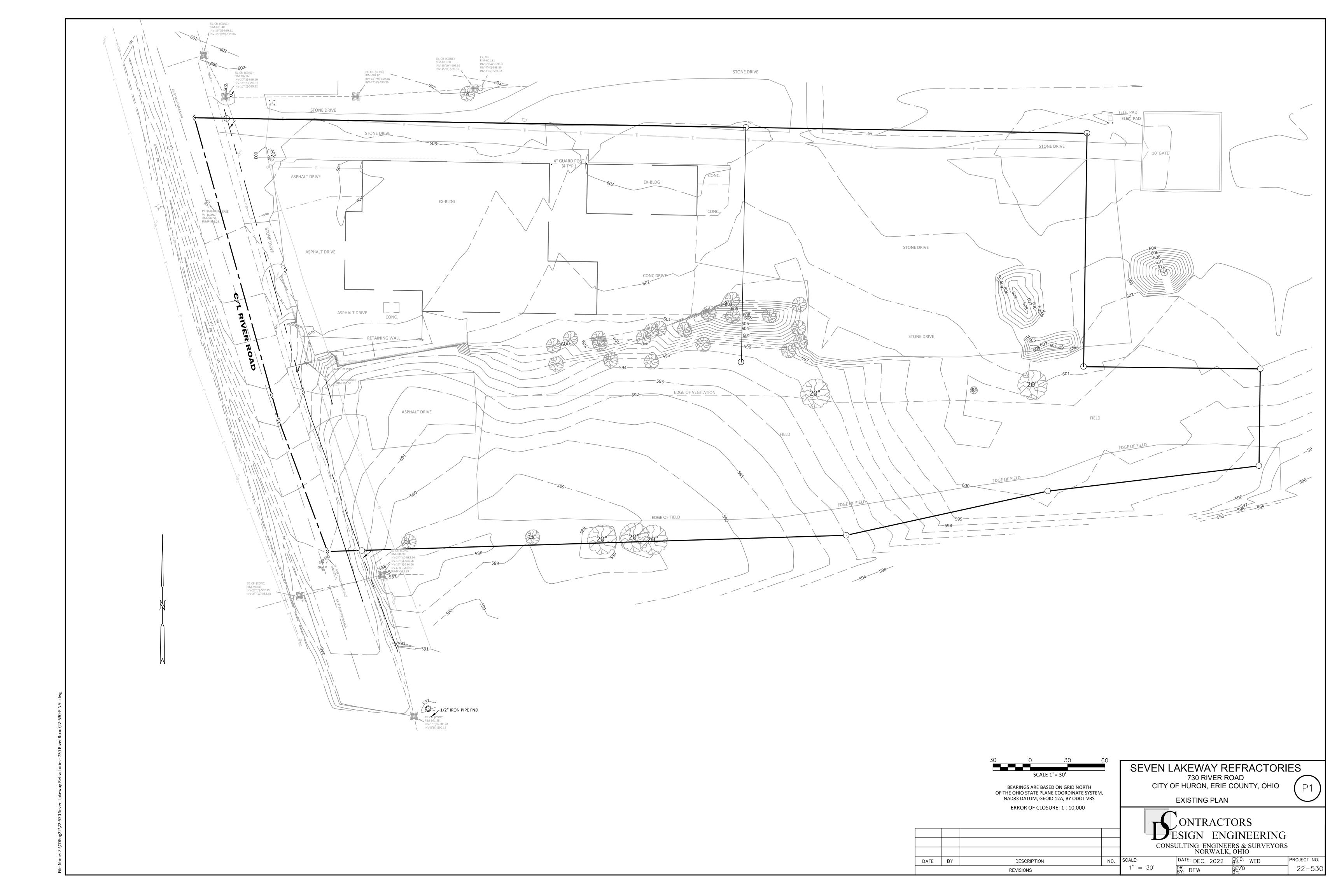
DATE: JAN. 2023 CK'D. WED

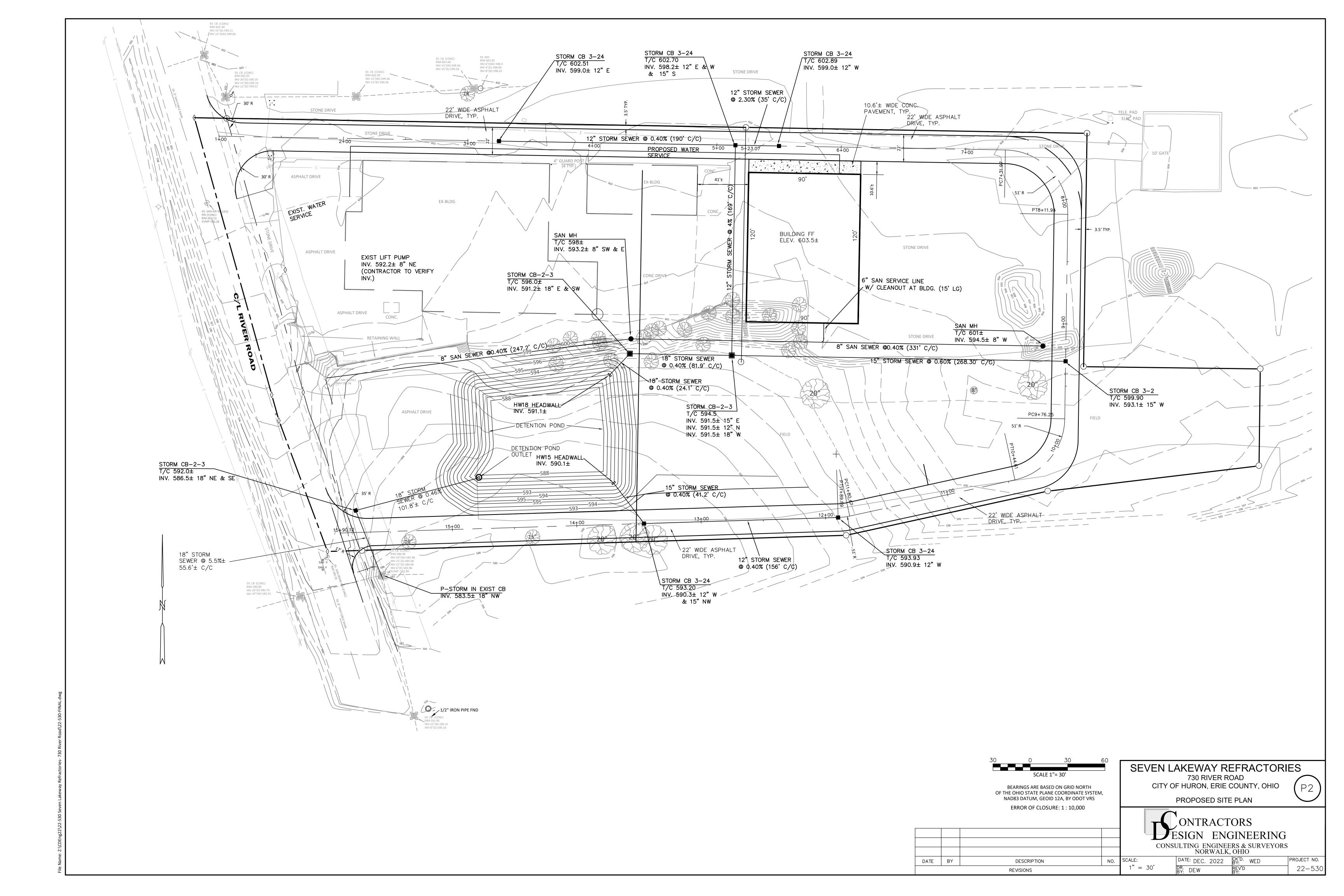
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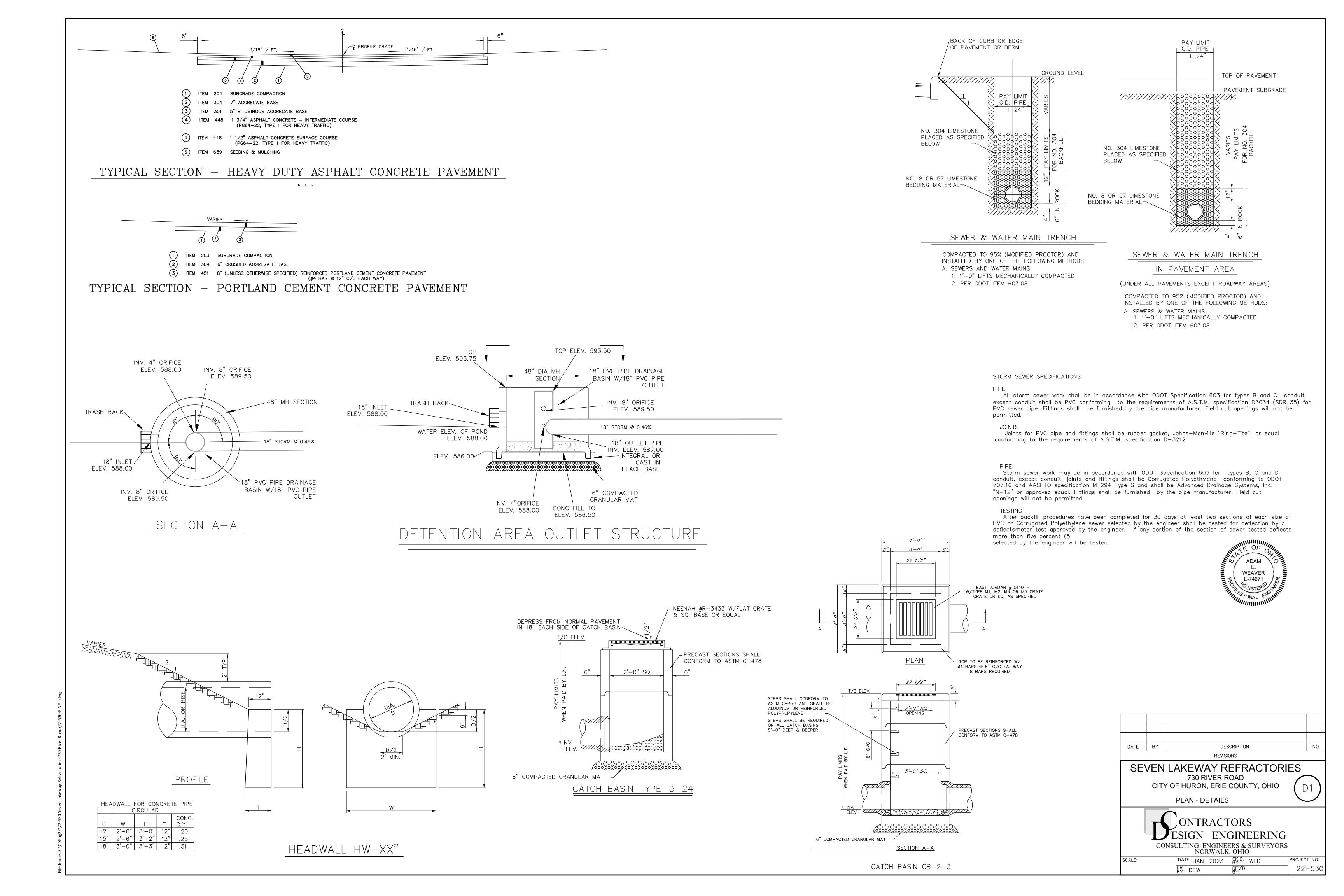
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BY: DEW

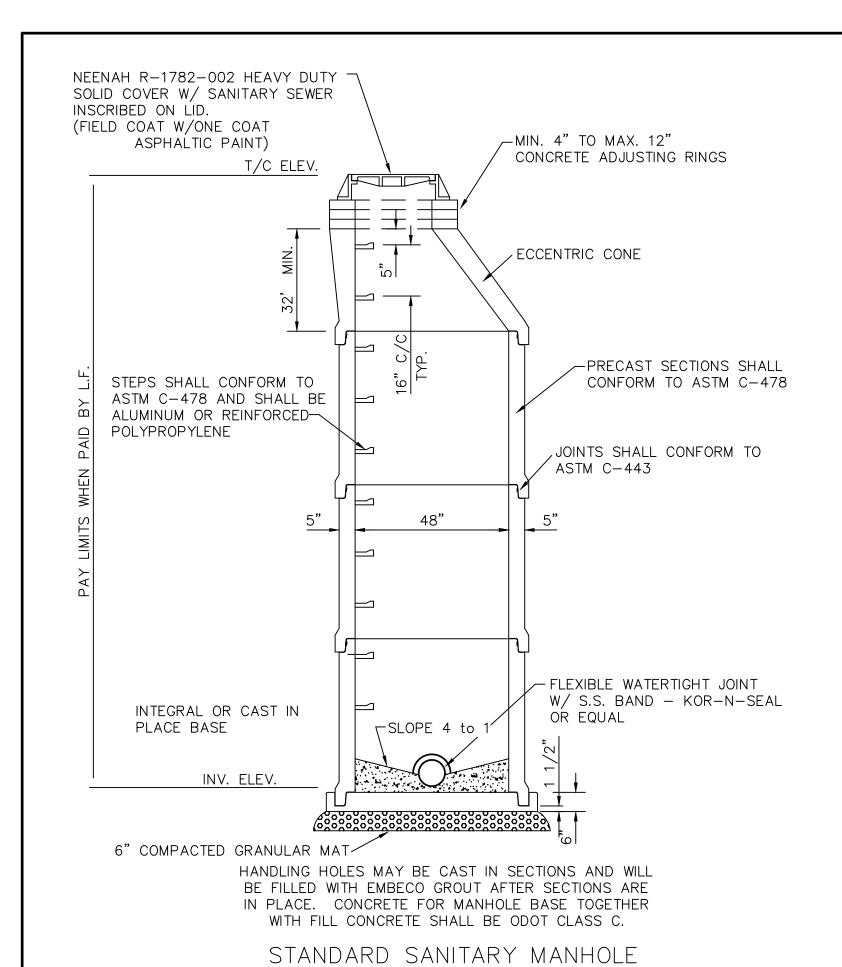
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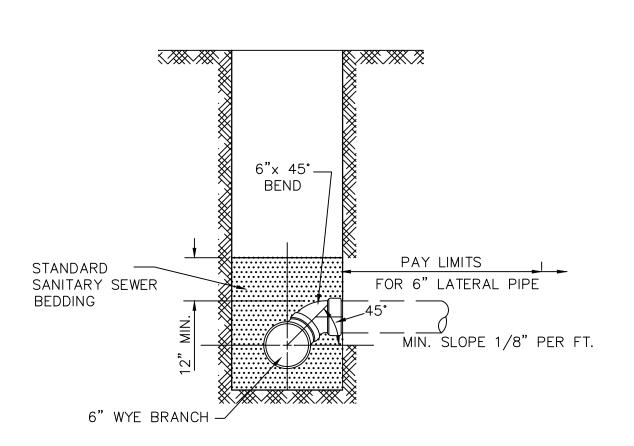
22-530





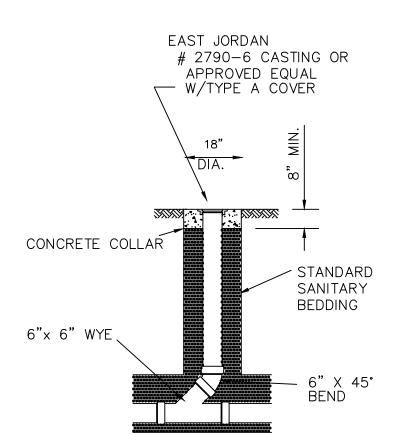






NOTE:
PAYMENT SHALL BE FOR EACH WYE IN PLACE AND
SHALL INCLUDE THE 6"x 45° BEND, 6" PLUG,
2"x 2" HARDWOOD MARKER POLE AND ANY ADDITIONAL
BEDDING MATERIAL AS REQUIRED

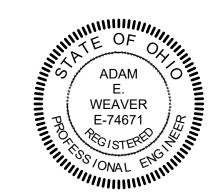
TYPE I WYE



SANITARY CLEANOUT DETAIL

Profile Report Tue Jan 10 10:14:49 2023 PRELIMINARY ROADWAY PROFILE

Station			∕e Distar		e Type De		
1+00.00	602.42	0.00		PVI	MAT	CH EDGE OF PAVEMENT	「NORTH DRIVE
1+50.00	602.67	0.00		0.50%			
2+00.00	602.92	0.00	100.00	0.50%			
2+25.00	603.05	50.00	25.00	0.50%			
2+25.00	602.98	0.00	0.00		CREST		
2+50.00	602.92	0.00		-0.50%	PVT		
3+00.00	602.67	0.00	50.00	-0.50%	PVC		
3+25.00	602.55	50.00	25.00	-0.50%	PVI		
3+25.00	602.61	0.00	0.00		SAG		
3+50.00	602.67	0.00	25.00	0.50%	PVT		
4+00.00	602.92	0.00		0.50%			
4+50.00	603.17	0.00	100.00	0.50%	PVC		
4+75.00	603.30	50.00	25.00	0.50%	PVI		
4+75.00	603.23	0.00	0.00		CREST		
5+00.00	603.17	0.00	25.00	-0.50%	PVT		
5+25.00	603.05	0.00	25.00	-0.50%	PVC		
5+50.00	602.92	50.00	25.00	-0.50%	PVI		
5+75.00	603.05	0.00	25.00	0.50%	PVT		
6+00.00	603.17	0.00		0.50%			
6+50.00	603.42	0.00		0.50%			
7+00.00	603.67	0.00		0.50%			
7+50.00	603.92	0.00		0.50%			
7+75.00	604.05	0.00	200.00	0.50%	PVC		
7+81.67	604.06	0.00	6.67		CREST		
8+00.00	604.17	50.00	25.00	0.50%			
8+25.00	603.36	0.00	25.00	-3.25%			
8+50.00	602.55	0.00		-3.25%			
9+00.00	600.92	0.00		-3.25%			
9+50.00	599.30	0.00		-3.25%			
10+00.00	597.67	0.00		-3.25%			
10+50.00	596.05	0.00	225.00	-3.25%			
11+00.00	594.42	100.00		-3.25%			
11+50.00	594.17	0.00	50.00	-0.50%			
11+62.50	594.11	0.00	12.50	-0.50%			
12+00.00	593.92	75.00	37.50	-0.50%			
12+37.50	593.73	0.00	37.50	-0.50%			
12+50.00	593.67	0.00		-0.50%			
13+00.00	593.42	0.00		-0.50%			
13+25.00	593.30	0.00	87.50	-0.50%			
13+45.91	593.24	0.00	20.91	0.0070	SAG		
13+50.00	593.17	50.00	25.00	-0.50%			
13+75.00	593.34	0.00	25.00	0.70%			
14+00.00	593.52	0.00	20.00	0.70%	. v :		
14+50.00	593.87	0.00		0.70%			
15+00.00	594.21	0.00		0.70%			
15+50.00	594.56	0.00		0.70%			
15+52.62	594.58	0.00	177 62	0.70%	PVC		
15+90.12	594.84	75.00	37.50	0.70%		MATCH EDGE OF PAVE	EMENT SOUTH DRIVE
10.00.12	004.04	7 3.00	07.00	0.7070	1 VI	WINTER COLOR TAVE	INLINI COCIII DINIVE



DATE BY DESCRIPTION NO.
REVISIONS

SEVEN LAKEWAY REFRACTORIES

730 RIVER ROAD CITY OF HURON, ERIE COUNTY, OHIO

PLAN - DETAILS



SCALE:

DATE: JAN. 2023 CK'D. WED

PROJECT NO.

DR. BY: DEW

BY: DEW

PROJECT NO.

22-530

STANDARD SPECIFICATIONS - SANITARY SEWER MAINS AND APPURTENANCES

DEVELOPER PROCEDURES

All Developer Procedures as established by Erie County Commissioners, Erie County Engineer, Erie County Regional Planning Commission and local political subdivisions shall be followed, which includes: entering into a Developers Agreement, following standards and basis of design, inspection, permits, record drawings (as-builts) on mylar media, warranty and financial assurances. One (1) electronic copy in pdf format, and one (1) paper set of detail drawings, (including plan and profile, proposed and existing topography and all buried utilities), and specifications of all proposed sanitary sewers on 24" x 36" sheets shall be submitted for review and approval to: Erie County Sanitary Engineer, c/o D.O.E.S., 554 River Road, P.O. Box 469, Huron, Ohio, 44839. Upon the Sanitary Engineers approval of the detail drawings and specifications for construction, the developer will have one year from approval date to complete the construction of the sanitary sewer lines or will have to resubmit for approval and at a minimum be subject to any new D.O.E.S. requirements.

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.

O.R.C. 307.73 AGREEMENTS

Erie County may agree to an ORC 307.73 Agreement to allow a Developer install a sanitary sewer line, dedicate it to the County as a public owned and maintained line in an easement and the County will collect and return connection fees from non-participating property owners as allowed under the law under the following terms:

- Agreement Term: not-to-exceed ten (10) years.
- 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.
- 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.

WASTEWATER COLLECTION SYSTEM IMPROVEMENTS BASIS OF DESIGN

The Sanitary Engineer shall determine whether or not the County wastewater collection and tributary treatment system has available capacity to allow for a development to proceed. Gravity sewers shall consist of a minimum size of eight inch (8") diameter for mainline sewers and four inch (4") diameter for RV Lot service laterals at full flow minimum velocities of two (2) fps. The Sanitary Engineer shall require sewers and pump stations to be sized and to be installed at depths for the ultimate development of the entire tributary service area. Gravity sewers shall be required in place of force mains/pressure sewers when the Sanitary Engineer determines it is in the public interest to do

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.

The Developer and/or Engineer shall not allow other utilities to be installed within five feet (5') horizontally of an installed sanitary sewer or in the same trench as the sanitary sewer except at crossings. Should this occur, the Developer will be responsible for maintaining the sewer mains and the Sanitary Engineer will not permit taps to said line until the other utility lines are relocated five feet (5') away from the sanitary sewer.

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.

Pursuant to EPA requirements, water mains shall be installed with at least a ten foot (10') horizontal and eighteen inch (18") vertical separation from any sanitary sewers. The County also requires a five foot (5') horizontal and eighteen inch (18") vertical separate from any storm sewers, measured from out-to-out.

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.

WASTEWATER COLLECTION MATERIAL MINIMUM REQUIRED SPECIFICATIONS AND INSTALLATION STANDARDS

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

SHOP DRAWING REQUIREMENTS

Two (2) copies of shop drawings containing manufacturers information concerning meeting the minimum required specifications shall be submitted to the Sanitary Engineer for approval by the Contractor prior to installation for the following items: pipe, fittings, manholes with appurtenances, oil/grit interceptors, grease traps, pump stations, electrical controls, valves, castings, casing pipe, casing spacers, casing end seals, etc. All drawings shall be stamped and initialed as reviewed by the Contractor before submitting these documents to the Sanitary Engineer for acceptance. U.S. manufactured materials are preferred by Erie County and purchased from Erie County vendors where possible.

LINE CONSTRUCTION STAKING

Gravity sanitary sewers and force mains shall be staked prior to the installation of new pipe. Staking shall be for both line and grade every fifty feet (50') plus at all fittings and off-set at ten feet (10'). A professional surveyor will be required where the Contractor does not have competent surveyors. All public gravity sewers shall be installed with the use of a laser to insure installed-to-grade.

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 lined, 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.

Sewer pipe buried with less than eighteen feet (18') of cover shall be PVC (solid wall pipe, PVC compounds shall meet the requirements of ASTM D-1784, cell class 12454-B), SDR 35 (six inch (6") through fifteen inch (15") diameter pipe) and ASTM F-679 (eighteen inch (18") through thirty inch (30") diameter pipe), conforming to ASTM D3034, with joints conforming to ASTM D3212. Installed pipe testing shall meet or exceed ASTM D-1784 for leakage and five (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.

Sewer pipe buried with more than eighteen feet (18') of cover shall be PVC (solid wall pipe, PVC compounds shall meet the requirements of ASTM D-1784, cell class 12454-B), pipe shall meet minimum pipe stiffness rating of PS-115 and shall consist of SDR 26 or thicker walled pipe as needed, as recommended by the manufacturer for the actual buried depth, conform to ASTM D3034 through fifteen inch (15") diameter and ASTM F679 for larger sizes. Installed pipe testing shall meet or exceed ASTM D-1784 for leakage and five (5) percent deflection. Fittings shall conform to ASTM D-3034. Pipe bedding shall consist of No. 8 or 9 limestone to the dimensions shown on the standard drawings haunched in place. All new public sanitary gravity sewers shall be CCTV upon complettion of installation and provide Erie County DOES with a DVD and log of same.

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

Service lateral pipe shall be four inch (4") diameter consisting of PVC (solid wall pipe) as meeting the above described specifications. Larger pipe may be required for larger water using customers subject to Sanitary Engineers approval. Service lateral pipes shall not be installed without a Connection Permit from the County and without calling two (2) work days in advance for inspection at (419) 656-0577. County service lateral inspections will only be formed during normal County work hours. Service laterals shall only serve gravity drains in the customers structure which are above the vertical elevation of the closest downstream public sanitary sewer manhole cover. Drains below this elevation maybe connected using a grinder pump system for lower level sewage to prevent a public sewer backup into the structure. Basement or lower level gravity drains such as floor drains, toilet, sink, showers, slop sinks, clothes washer drains, etc. may not be connected by gravity to a service lateral, but will require a grinder pump system and force main/pressure sewer piped to the gravity service lateral. Service laterals which cannot meet the required five feet (5') clearance shall utilize a grinder pump system for the lower interior drains. See detail A. Service laterals shall have a clean-out installed within three feet (3') of the building foundation exterior. Service laterals shall not have any bends other than 45-degree or 22.5-degree bends. Ninety (90) degree bends are not acceptable. One clean-out should be installed for every three hundred feet (300') of pipe installed and spaced and located to allow for easy cleaning. CLEAN WATER CONNECTIONS OF THE SANITARTY SEWER ARE PROHIBITED, INCLUDING, BUT NOT LIMITED TO STORM WATER DRAINS, YARD DRAINS, DRIVEWAY DRAINS, ROOF WATER DRAINS, EXTERIOR FOOTER OR FOUNDATION SUBSURFACE GROUP WATER BY GRAVITY OR WITH INTERIOR SUMP PUMP, ETC. In developments where connection to a service lateral will not occur for more than thirty (30) days, the Developers contractor shall install locator rings at their cost over the end of the service pipe meeting the inspectors requirements. The locator ring shall be as manufactured by 3M Scotchmark #1253, green, mid-range sewer markers as sold by Hughes Supply located in Toledo (419-874-8487) and in Elyria (440-439-4040). The locator ring shall be buried on average of three feet (3') below finish grade, but not more than four feet (4') below finish grade. Record drawings shall include detail information locating in plan and vertical depth (m.s.l. elevation) the end of each service lateral. When a building(s) is abandoned, existing service laterals shall be cut and capped with a watertight cap. A locator ring shall be installed as described above and a record drawing locating the service connection pipe end in plan and profile shall be provided to the Sanitary Engineer by the demolition contractor or property owner.

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 wye (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 around the pipe connection with No. 8 or 9 limestone, 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/grit 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/grit interceptors shall be field tested for infiltration using a vacuum test at four inches (4") of mercury for five (5) minutes, with less than a 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, grade 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 4101:3-13-02. 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 Erie Dounty DOES, Engineering Division, to schedule inspection and testing of new structure.

Oil and sand/grit interceptors shall conform to the Ohio Administrative Code 4101:3-13-02. 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

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 12454 B), pipe shall include integral bell gasketed joints with re-enforced gaskets which are locked in place at the factory; or

- b. Ductile Iron Pipe (DIP) shall have a minimum wall thickness of Class 52, with push-on 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-Lugs, 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 blocks 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, SODR9, 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, (216-439-7208), or equal.
- . 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 pipe twelve inches (12") below finish grade.

GENERAL PIPE REQUIREMENTS & TESTING

All manufacturers recommendations for installation, unloading, trench preparation, assembly, backfill, pressure or infiltration 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

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.

STEEL ENCASEMENT PIPE

Under Railroad Crossings and the Ohio Turnpike or as required by the County, sewer pipe shall be installed in welded steel encasement pipe with minimum wall thickness of 0.375 inches, with a minimum I.D. of eight inches (8") larger than the O.D. of the sewer pipe, (measured at the bell), installed with the use of a bore machine. The annular space shall be filled with sand or approved grout mixture. All PVC sewers installed in casing pipes shall have restrained joints and shall contain at least three (3) stainless steel, plastic, or pretreated wood casing spacers per pipe length as well as casing end seals or approved equal. All D.I.P. installed in casing pipe shall have restrained joints and shall contain at least two (2) spacers per pipe length; and all HDPE pipe installed in casings shall contain one (1) spacer for every ten feet (10") of pipe.

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 proceeding 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.

Concrete ring walls. Concrete for manhole ring walls shall be constructed of Class A, 4,000 psi, 28 day compressive strength (6.5 bags per c.y.), with a waterproofing additive consisting of Xypex Concentrate Admix C-2000 as manufactured by Xypex Chemical Corporation, 13731 Mayfield Place, Richmond, B.C., Canada VGU (604) 273-5265, or Ipanex as manufactured by IPA Systems, Inc., 2745 North Amber Street, Philadelphia, Pa., (1-800-523-3834), Penetron Admix as manufactured by ICS/Penetron International, TTD, 45 Research 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 round rubber gasket conforming to ASTM C443, shall be self-centering and made a uniform watertight joint. Joints damaged during installation shall be replaced with new ring walls. This joint seal shall be lubricated with Conseal CS-2000 or approved equal. Ring wall joints shall be furthered sealed for water tightness by installing an external joint/seal wrap consisting of Conseal/Con Wrap CS-212, twelve inch (12") width 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 channel. Any space left between the end of pipe inside the manhole and the concrete channel shall be filled with ConSeal CS-1500, or equal, waterproof flexible joint filler in a smooth workman like manner, which will not restrict solids to pass. Connections shall consist of flexible rubber boots with stainless steel bands. Connections should be installed at the factory when possible, including future sewer pipe stubs. Factory installed connections shall be Z-LOK for four foot (4') diameter 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, 697 Tullytown, PA 19007, (800-822-ALOK), or approved equal. Connections of sewers to existing manholes shall be KOR-N-SEAL, as manufactured by NPC, Inc., 250 Elm Street, P.O. Box 301, Milford, N.H. 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

Grade Adjustment. Shall be of precast concrete conforming to ASTM C478, shall be held in place with tar/asphaltic 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, (701-277-3225) 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 Wejet or equal anchors as supplied by Fastenal, (419-621-8228), or Spoerr Concrete, (800-252-5205). Generally drop pipe diameter shall be one pipe size smaller than the inlet sewer pipe diameter with six inch (6") 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 chann to remov el width and depth shall match the O.D. of the outgoing sewer pipe diameter. The minimum radius of 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 WrapidSeal external chimney seals as manufactured by CANUSA a division of Shaw Resources Services, Inc., 2408 Timberloch Place, Building C-8, The Woodlands, Texas 77380, (218-367-8866) 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 manufatured 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.

Backfill Material And Installation

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 clogging 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 H-20 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 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. 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 Q with duplex PC 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 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 forcemain 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 station 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. I. 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.

WARRANTY

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.

> CLEAN WATER CONNECTION Roof drains, foundation drains and other clean water connections to sanitary sewer are

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.

FOLLOW ASTM F1417 FOR AIR TESTING OF SANITARY SEWERS (TIME TABLES BELOW)

Pressure	Air Test	Air Test			
Nominal Pipe Size, in.	Time per 100 ft.	Nominal Pipe Size, in.	Air Loss (Q), ft ³ /mi		
6	42 seconds	6 and 8	2		
8	1 minute-12 seconds	10	2.5		
10	1 minute-30 seconds	12	3		
12	1 minute-48 seconds	15	4		
15	2 minutes-6 seconds	18	5		
18	2 minutes-24 seconds	21	5.5		
21	3 minutes	24	6		
24	3 minutes-36 seconds	27	6.5		
27	4 minutes-12 seconds	30	7		
30	4 minutes-48 seconds	33	7.5		
33	5 minutes-24 seconds	36	8		
36	6 minutes	42	9		
		48	10		
		54	11		
		60	12		
		66	13		
		72	14		

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)								
	100ft	150ft	200ft	250ft	300ft	350ft	400ft	450ft	
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	19:56	22:47	25:38	
15	14:10	14:10	17:48	22:15	26:42	31:09	35:35	40:04	
18	17:00	19:13	25:38	32:03	38:27	44:52	51:16	57:41	
21	19:50	26:10	34:54	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	



DESCRIPTION REVISIONS

SEVEN LAKEWAY REFRACTORIES

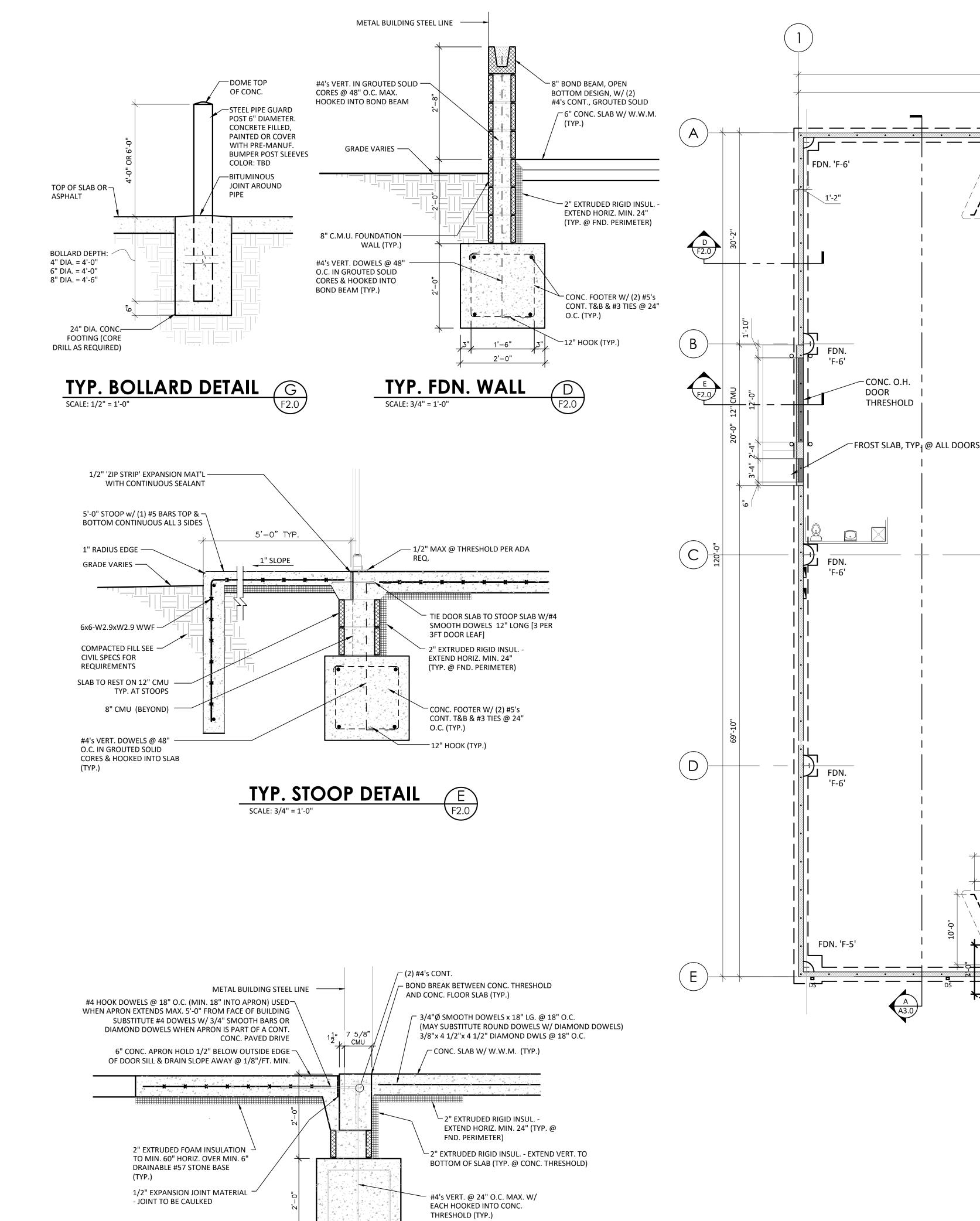
730 RIVER ROAD CITY OF HURON, ERIE COUNTY, OHIO

PLAN - SPECIFICATIONS



NORWALK, OHIO

PROJECT NO. DATE: JAN. 2023 RY: D. WED 22-530 DEW



TYP. O.H.D. DETAIL

SCALE: 3/4" = 1'-0"

FOUNDATION NOTES

1'-4"3|-4"4

FDN. 'F-4'

2'-2"

90'-0"

FOUNDRY - NORTH

100

VERIFY FINAL FLOOR SAW

ENGINEERING PRIOR TO

FOUNDRY - SOUTH

6" CONCRETE SLAB W/ 6x6 W2.9 x

W2.9 W.W.M. OVER COMPACTED

GRANULAR FILL (6" 304's) - HOLD

MESH @ MID DEPTH OR ABOVE

(TYP.)

FINISH FLOOR ELEV. = 100.00

FOUNDATION PLAN

NOTE: CHIEF BUILDING ORIENTATION

DIFFERS FROM ARCH. PLANS

THICKENED SLAB @ HAIRPIN

CUT PATTERN W/

POUR

FDN.

5'-0"

5'-0"

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

FDN.

'F-3'

FROST SLAB, TYP. @ -

8" CMU FOUNDATION WALL W/ #4's @ 48" O.C.

MAX. IN GROUTED SOLID CORES (TYP.)

CONC. FOOTER 1'-0"x 3'-6" W/ (2)

#5's T&B CONT. & #3 TIES @ 24"

FDN.

FDN. 'F-5'

FDN. 'F-4' |

CONC. O.H.

THRESHOLD

FROST SLAB, TYP. @ ALL DOORS -

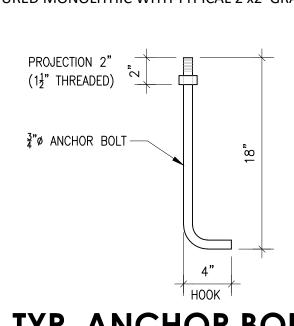
DOOR

ALL DOORS

82'-0"

SOIL EXPLORATION FOR THE PROPOSED BUILDING WAS DONE BY: GEOTILL INC. 7732 LOMA CT. FISHERS, IN 46038 GEOTECHNICAL PROJECT REPORT NO. 11224170

- 1. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 1600 PSF NET ALLOWABLE SOIL PRESSURE AS WELL AS UPLIFT, WIND, AND SEISMIC LOADS PROVIDED BY CHIEF BUILDINGS LOADS (ORDER NUMBER B302313)
- CONTRACTOR TO PROVIDE HELICAL PIERS AS RECOMMENDED BY GEOTILL REPORT DATED 11/22/2022 SECTION 4.1 FOOTINGS. PIER SUPPLIER TO DESIGN PIER SYSTEM AND PIER CAPS AND SUBMIT CALCULATIONS TO ENGINEER OF RECORD FOR APPROVAL USING LOADS PROVIDED BY CHIEF BUILDINGS (ORDER NO. B302313)
- 3. FOUNDATION FOOTINGS MAY BE WIDENED BY THE CONTRACTOR IF HE/SHE WISHES. FOUNDATIONS SHALL BEAR ON FIRM, DRY AND CLEAN SOILS.
- 4. 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.
- 5. ANY NEW BACKFILL TO BE APPROVED, CLEAN, INORGANIC FILL MATERIAL AND PLACED IN LAYERS NOT EXCEEDING 6" OR AS DESIGNATED BY ON-SITE GEOTECHNICAL ENGINEER. 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.
- 7. STEEL DETAILING, FABRICATION, ERECTION SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICE, AND THE AWS STRUCTURAL WELDING CODE.
- 8. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-50
- HORIZONTAL WALL AND FOOTING REINFORCEMENT TO LAP AROUND CORNERS AND AT WALL INTERSECTIONS, CORNER BARS SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCEMENT. LAP BARS 30 BAR DIAMETERS (1'-0" MIN.).
- 10. THE DETAILING, BENDING AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI STANDARD 318-83 BUILDING CODE AND THE CRSI SPECIFICATION.
- 11. ALL CONCRETE SLABS ON GRADE SHALL BE OVER COMPACTED GRAVEL BASE HAVING REINFORCEMENT CONSISTING OF ONE LAYER 6"x6" -W2.9xW2.9 WELDED WIRE FABRIC. WIRE FABRIC MUST LAP ONE FULL MESH AT SIDE AND END LAPS AND BE WIRED TOGETHER. INTERIOR SLABS SHALL BE PLACED ON 6 MIL VAPOR BARRIER.
- 12. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED SPACES.
- 13. PROVIDE SAW-CUT JOINTS AS REQUIRED IN ALL NEW SLABS. MAXIMUM PANEL SIZE 500 SF, MAXIMUM SPACING 12 FEET.
- 14. WATERPROOF FOUNDATION WALLS OF EXCAVATED AREAS WITH ASPHALTIC BASE WATERPROOFING.
- 15. ALL CONCRETE SHALL BE CONTROLLED STONE OR GRAVEL CONCRETE (6 BAG MIX) TO MINIMUM OF 3000 PSI FOR FOOTERS, 3500 PSI FOR SLAB ON GRADE, IN STANDARD 6"x12" CYLINDERS AT 28 DAYS WITH 6% (+1%) AIR ENTRAINMENT.
- 16. ALL EXTERIOR CONCRETE TO BE 4000 PSI WITH 6% AIR ENTRAINMENT.
- 17. ALL FOUNDATIONS POURED MONOLITHIC WITH TYPICAL 2'x2' GRADE BEAM (EXCEPT F-1)



TYP. ANCHOR BOLT

FOUNDATION SCHEDULE PIER PIER TYPE SIZE DEPTH FOUNDATION REINFORCING DIAMETER REINFORCING (6) - #5 VERT 8'-0" x 8'-0" 2'-0'' #5's @ 12" E.W. T&B 24'' Ø #3 TIES AT 16" (4) - #5 VERT. F-2 8'-0" x 8'-0" 2'-0'' #5's @ 12" E.W. T&B 60'' Ø #3 TIES AT 16" (4) - #5 VERT. F-3 #5's @ 12" E.W. T&B 7'-0" x 7'-0" 2'-0" #3 TIES AT 16" (5) - #5 VERT. F-4 2'-0'' 5'-0" x 5'-0" #5's @ 12" E.W. T&B 36" Ø #3 TIES AT 16" (4) - #5 VERT. F-5 2'-0'' #5's @ 12" E.W. T&B 4'-0" x 4'-0" 36" Ø #3 TIES AT 16" (4) - #5 VERT. F-6 3'-0" x 3'-0" 2'-0'' #5's @ 12" E.W. T&B #3 TIES AT 16 #5's @ 12" E.W. T&B, #3 TIES @ 24" WALL 8" CMU 7 COURSES #4 VERT. AT 48" C/C GROUTED SOLID

* ALL PADS -2'-0" B.F.F.

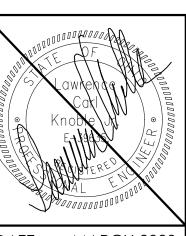
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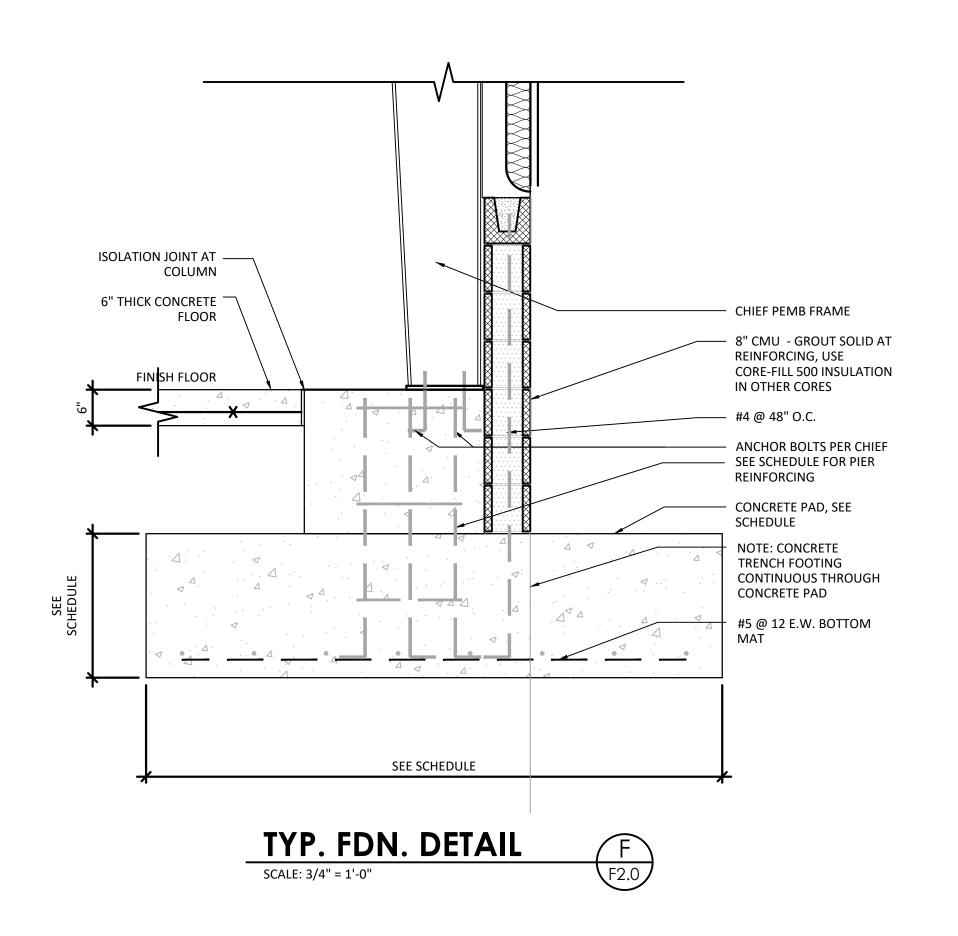


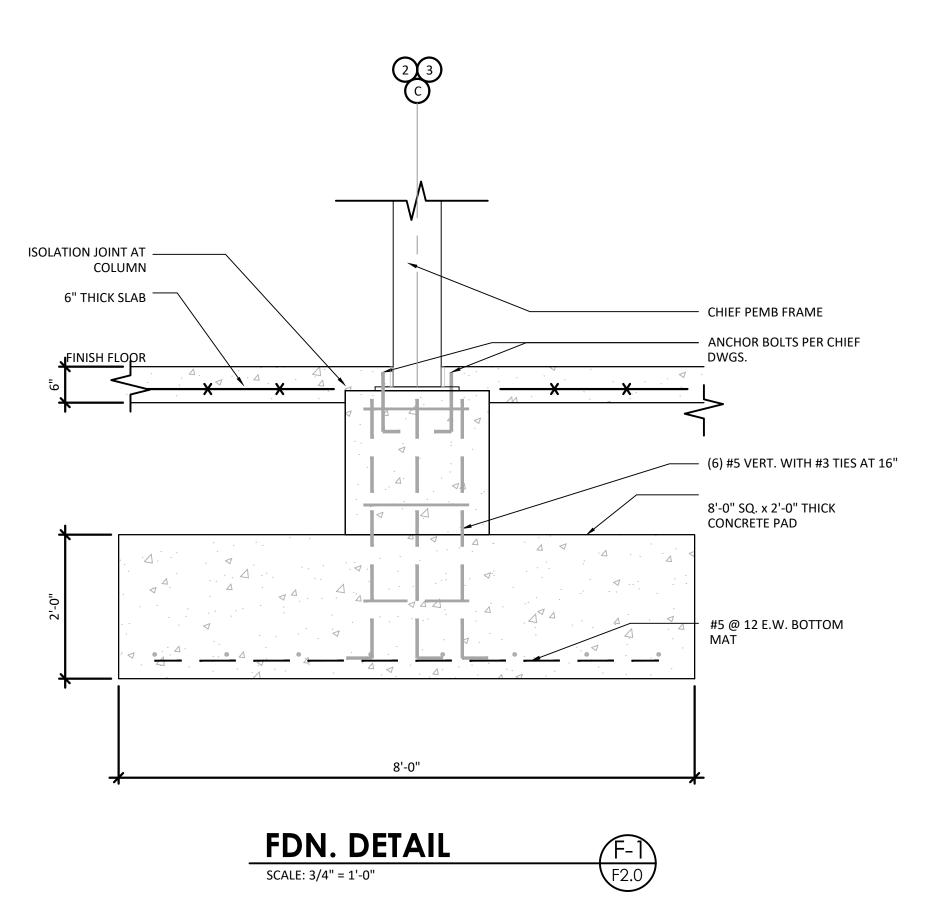
RY BUILDING FOR: ANUFACTURING NEW FOUNDE KEWAY MA 730 RIN

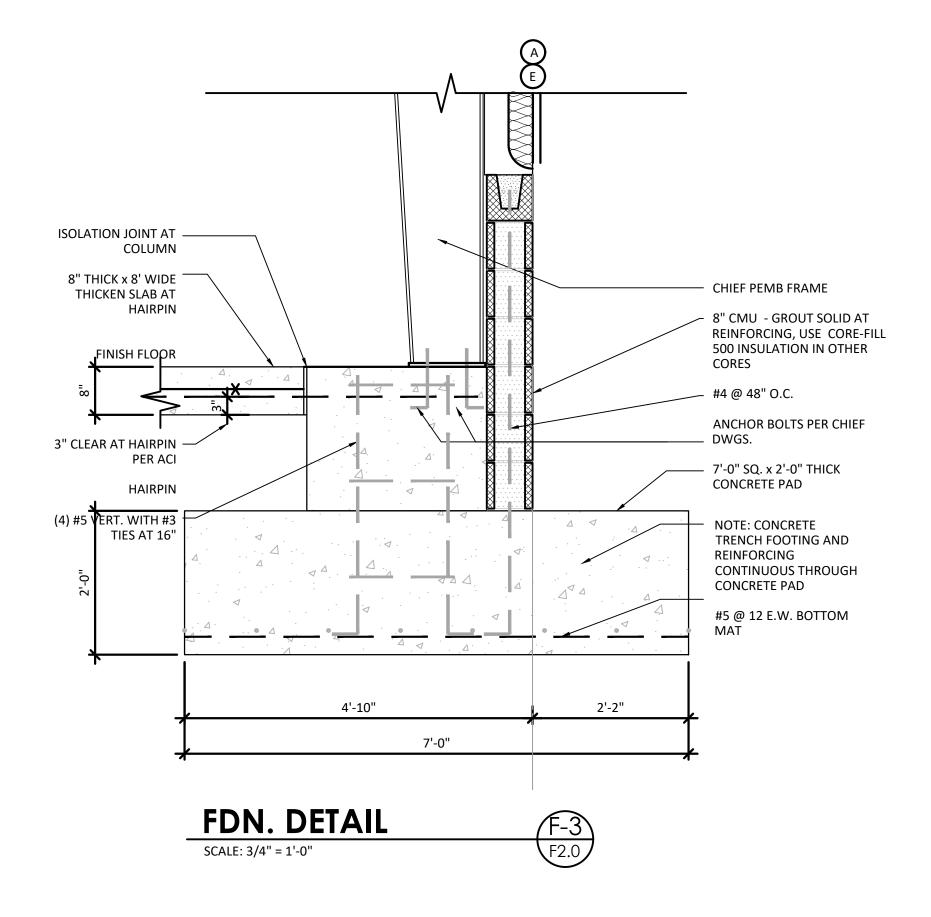


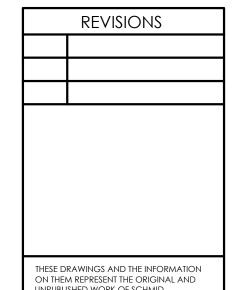
DATE: MARCH 2023 PROJ. NO.

SHEET









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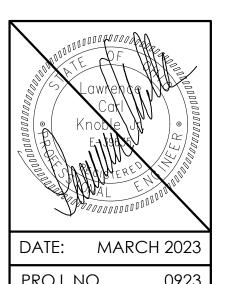
E: FOUNDATION DETAILS & NOTES

NEW FOUNDRY BUILDING FOR:

LAKEWAY MANUFACTURING

730 RIVER ROAD

HURON, OHIO 44839



PROJ. NO. SHEET

F2.0

	DOORSCHEDULE											
(D#)						FRAME						
MARK	TYPE	MAT'L	WIDTH	HGT.	THICK	HEAD	JAMB		HDWE.	REMARKS		
D1	А	H.M.	3'-0"	7'-0"	1 3/4"	-	-	_				
D2	В	H.M.	3'-0"	7'-0"	1 3/4"	H1	J1			-		
D3	В	H.M.	3'-0"	7'-0"	1 3/4"	-	-			-		
D4	С	O.H.	12'-0"	14'-0"	1 3/4"	-	-			INSULATED METAL DOOR		
		'										

DOOR TYPES:		FRAME TYPES:
T = TEMPERED GLASS NOTE: REFER TO PLAN AND SCHEDULE FOR WIDTHS		SCALE: 1/4" = 1'-0" NOTE: REFER TO PLAN AND SCHEDULE FOR WIDTHS
3'-4" "3'-0" "2" "0-12"	12'x 14'	3'-0"
A B	C	

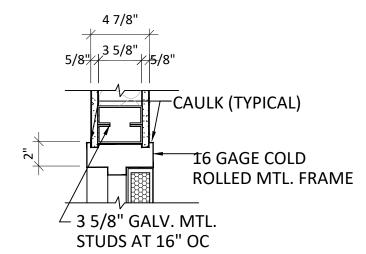
DOOR NOTES AND SPECIFICATIONS:

- 1. HARDWARE FOR ALL EGRESS DOORS SHALL MEET THE REQUIREMENTS OF THE OBC SECTION 1017.4, 1017.4.1, & 1017.4.1.4 AND OHIO ACCESSIBILITY GUIDELINES. HARDWARE SUPPLIER SHALL SUBMIT AN AFFIDAVIT TO THE ARCHITECT STATING COMPLIANCE WITH CODE. REFER TO HARDWARE SCHEDULE BELOW.
- 2. ALL BACKSETS SHALL BE 2-3/4".
- 3. H.M. INDICATES DOOR FRAMES TO BE "STEELCRAFT" OR "AMWELD" 16 GA PRE-PRIMED HOLLOW METAL WITH 3 JAMB ANCHORS PER JAMB, UNLESS NOTED OTHERWISE. FINISH HOLLOW METAL FRAMES WITH 1 COAT PRIMER 2 COATS OF PAINT PER SCHEDULE. FILL WITH FOAM INSULATION
- 4. PROVIDE WHITE (PAINTABLE) CAULK AROUND PERIMETER OF ALL HOLLOW METAL AND WOOD FRAMES AT INTERSECTIONS w/ADJACENT WALL.
- 5. ALL NEW DOORS SHALL CARRY A MINIMUM ONE YEAR WARRANTY OR GREATER IF PROVIDED BY MANUF.
- 6. PREP DOOR AND FRAME FOR PAINT, TO BE PAINTED PER PAINT AND FINISH SCHEDULE.
- 7. ALL LOCKS SHALL BE "E" KEYWAY AND IC (INTERCHANGEABLE CORES), KEYED ACCORDING TO TENANT'S REQUIREMENTS AND PER THEIR MASTER KEYING SCHEDULE. "ND" GRADE 1 SERIES BY SCHLAGE.
- 8. ALL VISION PANEL KITS SHALL MATCH DOOR WITH CLEAR, 1/4" TEMPERED GLASS.
- 9. CLOSERS SHALL BE LAST HARDWARE ITEM INSTALLED. INSTALLING CONTRACTOR SHALL VERIFY MAXIMUM DEGREE OF DOOR SWING THAT FIELD CONDITIONS WILL ALLOW AND INSTALL CLOSERS ACCORDINGLY REGARDLESS OF SWING SHOWN ON DRAWINGS.
- 10. CONTRACTOR SHALL PROVIDE SHIMS FOR WALL MOUNTED WALL STOP/HOLDER OPEN DEVICES WHERE THE TRIM (PULL, LEVER, OR KNOBS) EXTEND BEYOND THE ENGAGED DEPTH OF WALL HOLDER.
- 11. DOOR SPECIFICATIONS EQUAL TO THE FOLLOWING:

WOOD "USA WOOD DOOR" NATURAL BIRCH, ROTARY CUT DOORS WITH 1-3/4" SOLID PARTICLE CORE.

HOLLOW METAL "STEELCRAFT" FL

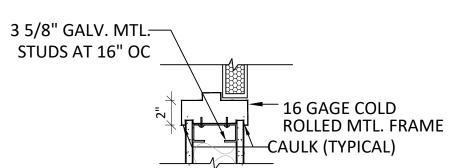
FLUSH, HOLLOW METAL DOORS FABRICATED FROM 16 GA. MATERIAL, INSULATED, HONEYCOMB AND REINF. FOR HARDWARE. PRIMED AND (2) FINISH COATS. COLOR TBD.



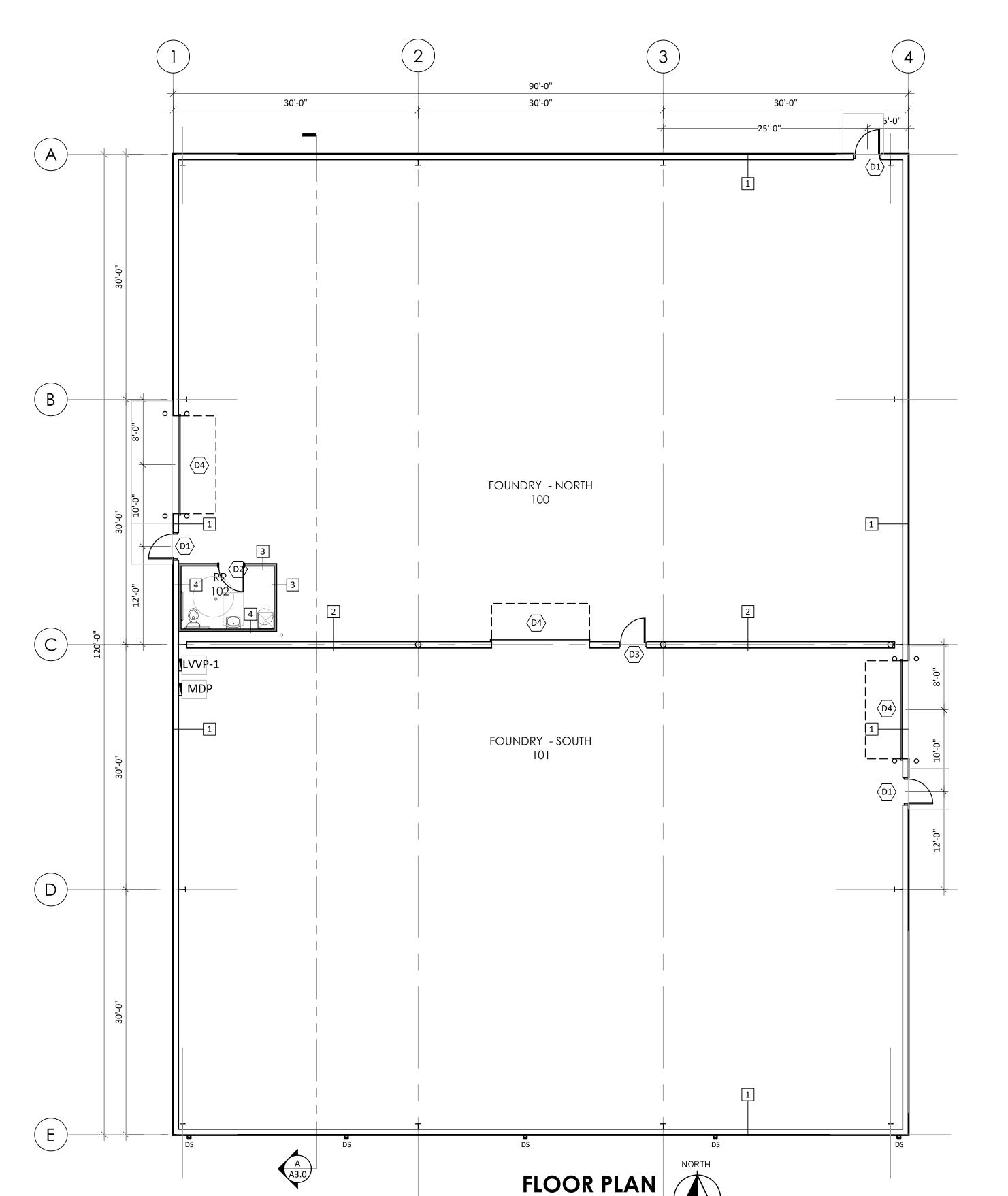
H-1 HEAD DETAIL

SCALE: 1 1/2" = 1'-0"

SCALE: 1 1/2" = 1'-0"



J-1 JAMB DETAIL



GENERAL KEYNOTES

- EPOXY DOWEL #5 REBAR INTO EXISTING CONC. SLAB AT 2' O.C.; POUR NEW SLAB LEVEL w/EXISTING CONCRETE SLAB AND SMOOTH FOR NEW FINISHES PER FINISH PLAN. REFER TO PLUMBING PLAN FOR LOCATION OF NEW SANITARY UNDER CONCRETE SLAB.
- 2 POUR CONCRETE SLAB THROUGH NEW DOOR OPENING AND LEVEL w/CONC. SLAB ON EACH SIDE. EPOXY DOWEL #5 REBAR INTO CONC. SLAB AT 2'-O" O.C.
- (3) FURNISH/INSTALL NEW DOOR, FRAME, AND HARDWARE, SEE DOOR SCHEDULE.
- FURNISH/INSTALL 12" x 24" 3-COURSE MASONRY LINTEL w/(3) #7 TOP & BOTTOM; CONT. VERTICAL JAMB REINFORCING THROUGH LINTELS, w/8" MINIMUM BEARING ON EACH END; TOOTH IN BULLNOSED CMU JAMBS w/CORES GROUTED SOLID. PROVIDE 16" x 16" HIGH SOLID BLOCK UNDER SPANS >6'-0".
- USE WATER RESISTANT GYPSUM FOR WALLS IN RESTROOMS AND MECH./JAN/CLOSET, U.N.O.
- 6 CONC. FROST SLAB AT EACH DOOR OPENING; MATCH FINISH FLOOR HEIGHT; SLOPE AWAY FROM BLDG.
- CUTTING OF ROOF OPENINGS, PIPE PENETRATIONS, CONDUIT PENETRATIONS AND FLASHING OF CURBS PROVIDED BY ROOFING CONTRACTOR TO MAINTAIN ROOF
- 8 METAL STUD WALLS AT PERIMETER TO BE ATTACHED TO TAPERED PEMB COLUMNS

WALL LEGEND

- INSTALL GYP. BRD. CONTROL JOINTS AT 30'-0" MAXIMUM INTERVALS FROM FLOOR TO CEILING OR FROM TOP OF DOOR JAMB TO CEILING. FRAMING CONTRACTOR TO PROVIDE ANGLED BRACING AND SUPPORT FOR ALL METAL STUD WALL FRAMING AS REQUIRED.
- 2. REFER TO NON-LOAD BEARING BOXED HEADER SCHEDULE BELOW FOR HEADER SIZES ABOVE DOORS AND WINDOWS. FINAL ENGINEERING PROVIDED BY CFMF
- 3. ALL STUD WALLS SHALL HAVE 1-1/2" X20GA COLD ROLLED CHANNEL BRACING AT 4' MAX VERTICAL SPACING PER FINAL ENGINEERING DRAWINGS PROVIDED BY
- CFMF. ATTACH BRACING TO STUDS WITH L-SERIES CLIP ANGLES
 4. FRAMING CONTRACTOR TO FURNISH/INSTALL BLOCKING IN WALLS FOR PROPER
- MOUNTING OF ALL DOOR HARDWARE, ACCESSORIES, CABINETRY AND TV'S/BRACKETS.

 5. PROVIDE SOUND BATT INSULATION AT RESTROOM PARTITION WALLS.
- PRE-ENGINEERED METAL BUILDING PANELS 8" 'Z' GIRT w/ 1.25" CORRUGATED METAL SIDING. REFER TO MFR. DRAWINGS FOR
- PARTITION WALL: PRE-ENGINEERED METAL BUILDING PANELS 8" 'Z' GIRT w/CORRUGATED METAL SIDING ON BOTH SIDES.
- 3-5/8" 20 GA. GALV. METAL STUDS AT 16" O.C., BATT INSULATION AND (1) LAYER OF 5/8" GWB ON BOTH SIDES.
- 3-5/8" 20 GA. GALV. METAL STUDS AT 16" O.C., BATT INSULATION AND (1) LAYER OF 5/8" GWB ON INTERIOR FACE OF STUD.

FINISH SCHEDULE NOTES:

- SEE MATERIAL FINISH SCHEDULE, THIS SHEET.
- INTERIOR FINISH TRIM AND DECORATIVE MATERIALS SHALL CONFORM
 TO THE REQUIREMENTS OF SECTION 803.11 OF THE O.B.C., TYP.

 THERMAL AND SOUND MEETING AND TERMAL SHALL FROM THE O.B.C., TYP.
- 2. THERMAL AND SOUND INSULATING MATERIALS SHALL BE INSTALLED PER THE REQUIREMENTS OF SECTION 718.0 OF THE O.B.C.
- 3. ALL PLUMBING WALLS UP TO 4' VERTICAL AND ANY OTHER WALLS WITHIN 4' HORIZONTAL OF THE PLUMBING WALL TO HAVE MOISTURE RESISTANT RATED GWB.

PAINTING SPECIFICATIONS:

SHERWIN WILLIAMS OR APPROVED EQUAL. PAINT SUPPLIER SHALL FURNISH MSDS DATA FOR ALL PAINT IN COMPLIANCE WITH THE LATEST EDITION OF OBC AND VOC RATING SYSTEM. PAINT SUPPLIER TO SELECT APPROPRIATE PRODUCTS FOR PROPER CLEANING, PREP, PRIMING AND PAINTING OF SUBSTRATES.

1. HOLLOW DOOR & FRAMES

1ST COAT -PROCRYL UNIVERSAL METAL PRIMER B66W310

2ND COAT- PRO INDUSTRIAL PRECATALYZED WATERBASED EPOXY EGSHEL K45W01151

3RD COAT- PRO INDUSTRIAL PRECATALYZED WATERBASED EPOXY EGSHEL K45W01151

2. GYPSUM BOARD
1ST COAT-PREPRITE 200 LATEX PRIMER B28W8200
2ND COAT-PROMAR 200 EGSHEL B20 SERIES OR PROGREEN 200 EG SHEL B20W651
3RD COAT-PROMAR 200 EGSHEL B20 SERIES OR PROGREEN 200 EG SHEL B20W651

3. BLOCK WALL (INTERIOR)

1ST COAT - HEAVY DUTY BLOCK FILLER B42W46

2ND COAT - ZERO VOC EPOXY B73-300 SERIES

3RD COAT - ZERO VOC EPOXY B73-300 SERIES

4. EXPOSED CONCRETE SLABS
CLEANER - 01560747 GREAT LAKES EXTRA MUSCLE CLEANER

	REVISIONS
3-21-23	SCHEMATIC

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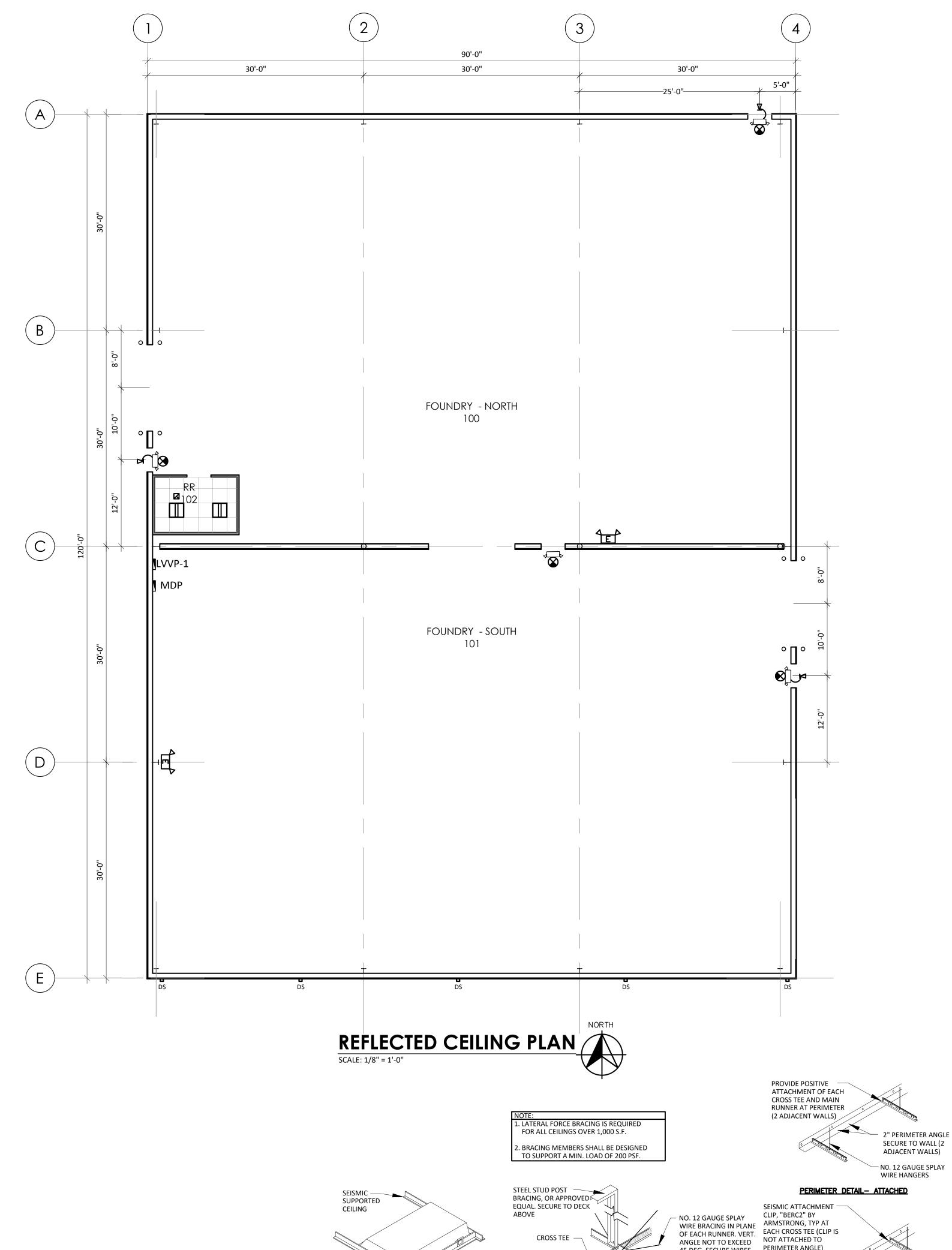
LAKEWAY MANUFACTURING
730 RIVER ROAD
HURON, OHIO 44839

REG\S	STANLEY 1516291 000000000000000000000000000000000000	7 FCT
DATE:	MARC	:H 2023
PROJ.	NO.	0923
ā		

HEET

A1.0

SH SCHFDULF NO. NAME **FLOOR** WALLS WAINSCOT BASE REMARKS 00 | FOUNDRY - NORTH CONC. PT GWB/CMU/PEMB 01 | FOUNDRY - SOUTH CONC. PT GWB/CMU/PEMB PT PT MR GWB / PT GWB .02 RESTROOM CONC.



FIXTURE RETAINER CLIPS (4) PER 2'X4'

ON ENDS OR SIDES

OR (2) PER 2'X2'

SEISMIC RESTRAINT DETAIL

RECESSED -

TROFFER

	CEILING SCHEDULE									
	ROOM	CEILING								
		CEILING TYPE	NG HT.	CEILING KEYNOTES						
No.	NAME	CEII	CEILING	CEILI KEYN						
100	FOUNDRY - NORTH	OPEN	-							
101	FOUNDRY - SOUTH	OPEN	-							
102	RESTROOM	ACT-1	8'-0"							

ABBREVIATIONS: (OR EQUAL) ARMSTRONG - ULTIMA 24" x 48" x 3/4" BEVELED TEGULAR CEILING TILES

WITH 9/16" SUPRAFINE GRID NO CEILING/OPEN TO STEEL FRAMES, PURLINS AND INSULATION ABOVE.

> CEILING SYMBOLS NOTE: REFER TO MEP DRAWINGS FOR FIXTURE SPECIFICATIONS.

HIGH-BAY LED LIGHT FIXTURES 2'X4' LED FLAT PANEL

EMERGENCY LIGHTING

EMERGENCY /EXIT COMBINATION FIXTURE

EMER/EXIT COMBINATION LED FIXTURE

w/REMOTE HEAD **EXHAUST FAN**

REVISIONS

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CEILING GENERAL NOTES

- 1. COORDINATE SIZE, LOCATION AND FIRE RATING OF ALL ACCESS PANELS
- WITH TRADE REQUIRING SAME. 2. COORDINATE CEILING SUSPENSION SYSTEMS WITH OTHER CEILING
- SPACE EQUIPMENT SUPPORTING DEVICES.
- 3. CEILING GRID SYSTEM TO BE CENTERED IN ROOM IN BOTH DIRECTIONS UNLESS NOTED OTHERWISE.
- NO CEILING TILE TO BE CUT LESS THAN 6" WIDE TYPICAL. 5. APPLY SEALANT CONTINUOUSLY BETWEEN CEILING GRID EDGE ANGLE
- AND WALL (TYPICAL). 6. PAINT ALL CUT EDGES OF CEILING TILES AROUND CEILING FIXTURES, INCLUDING ALL PERIMETER CUT TILES.

CEILING KEYNOTES

- NOTE: 1. ALL LIGHT FIXTURES TO BE SUSPENDED FROM STRUCTURE ABOVE, NOT FROM GRID.

 2. CEILING HEIGHTS AS NOTED IN CEILING SCHEDULE.

 3. REFER TO CEILING PLAN FOR ALL SOFFIT WIDTHS, SIZES AND HEIGHT ABOVE FLOOR TO BOTTOM OF SOFFIT (TYPICAL)
 4. REFER TO CEILING DETAILS ON THIS SHEET FOR RETAINER CLIPS AND
- 1 ACOUSTICAL CEILING TILE/GRID PER CEILING SCHEDULE. SEE SCHEDULE FOR HEIGHTS, SIZES, AND TYPES.

FASTENERS REQUIRED TO SUSPEND ACT TILE/GRID.

2 CEILING OPEN TO ABOVE.

45 DEG. SECURE WIRES PERIMETER ANGLE)

 $-\frac{7}{8}$ " PERIMETER ANGLE

- NO. 12 GAUGE SPLAY

SECURE TO WALL

WIRE HANGERS

PERIMETER DETAIL— UNATTACHED

TO STRUCT. ABOVE.

SYSTEM- MAIN TEE

SUSPENSION

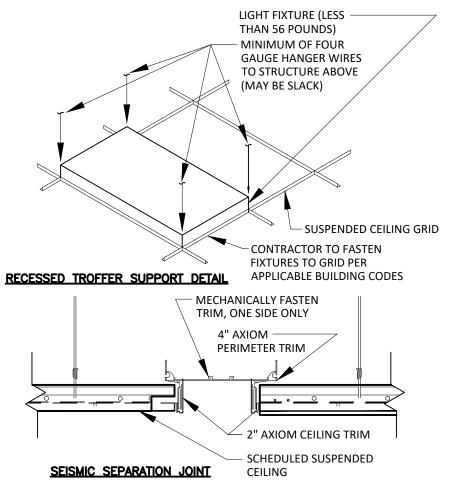
CEILING GRID

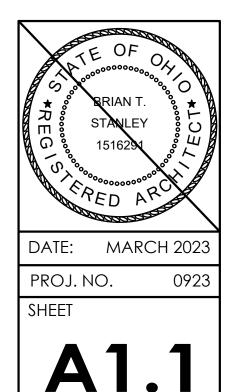
BEAM

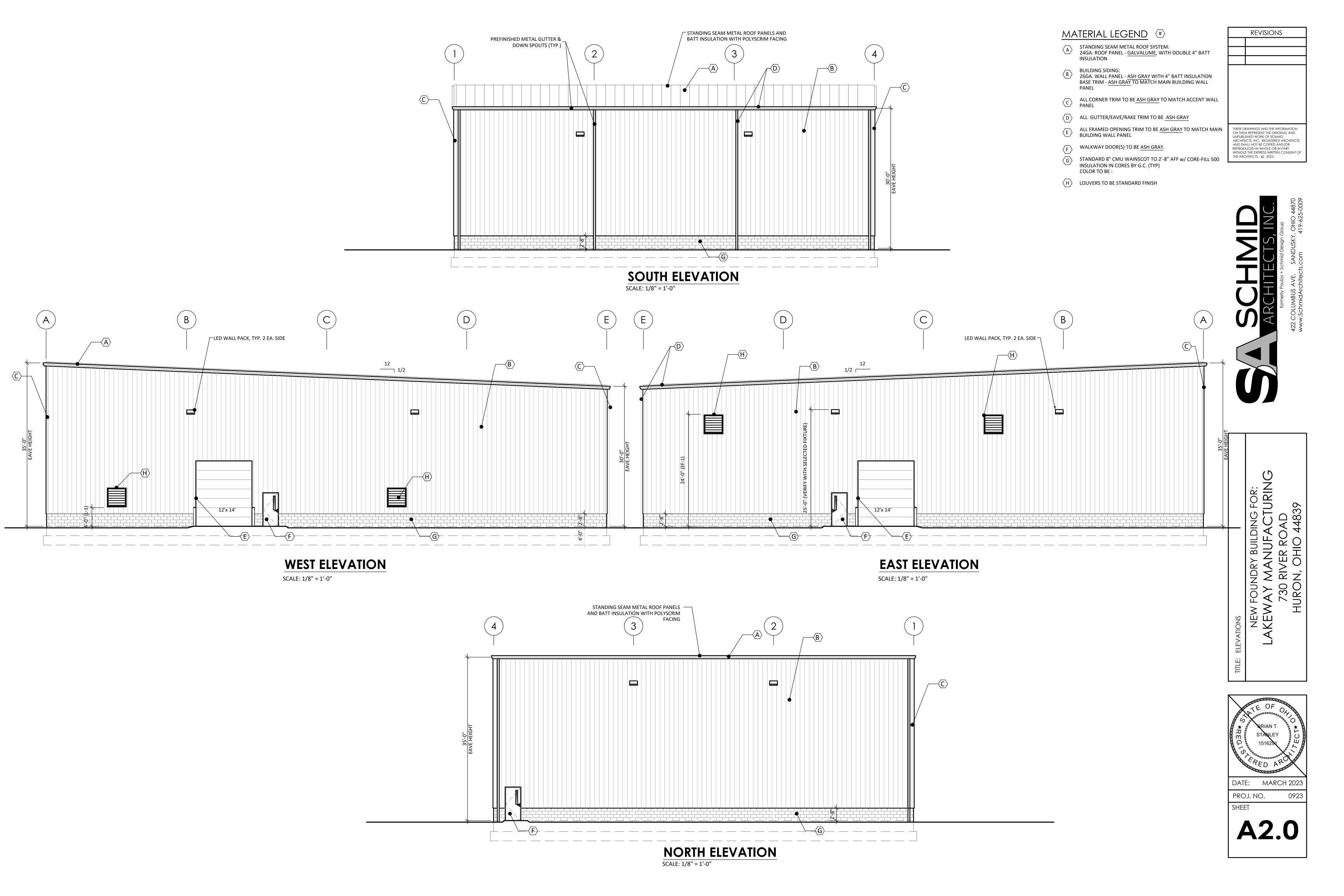
LATERAL BRACING

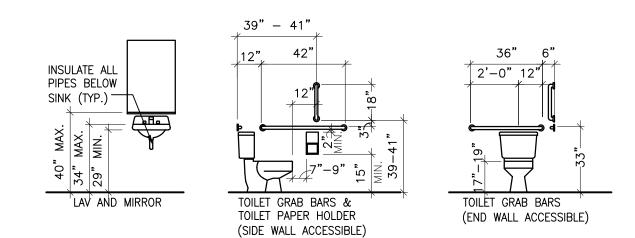
- METAL STUD DRYWALL SOFFIT. BOTTOM OF SOFFIT @ 8'-0" A.F.F.
- 4 OPEN BAR JOIST AND METAL DECK.

NRY BUILDING FOR:
NANUFACTURING
NER ROAD
OHIO 44839





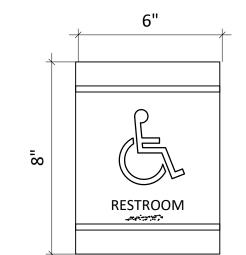




2 TYP. RESTROOM ELEVATIONS

P1.0 SCALE: 1/4" = 1'-0"

NOTE: ALL ACCESSORIES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS INCLUDING ANY REQUIRED WALL BLOCKING.



- INTERNATIONAL HANDICAP SYMBOL
- 1" RAISED LETTERS AND BRAILLE

RR SIGN DETAILS SCALE: 3" = 1'-0"

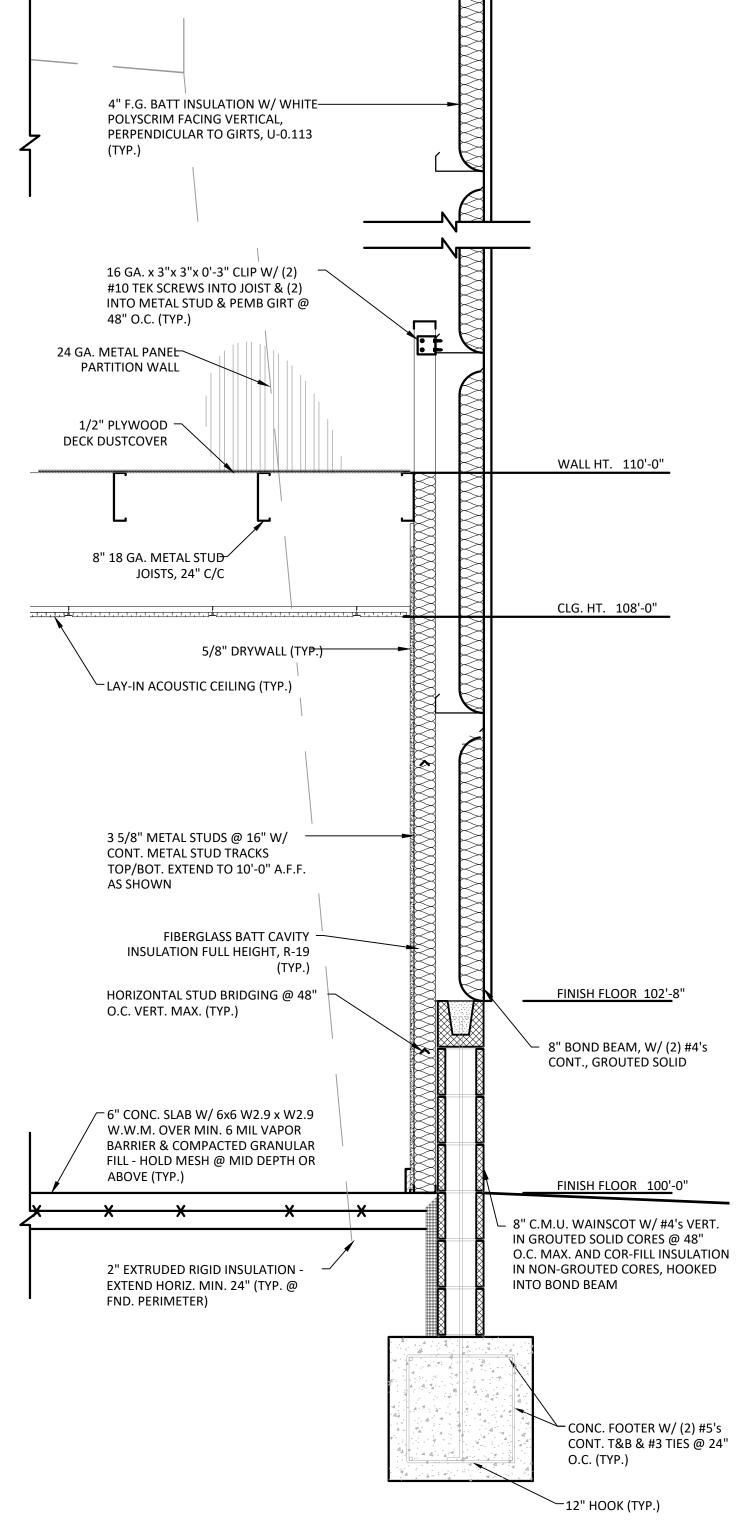
- $\langle 1 \rangle$ TOILET TISSUE DISP.
- $\sqrt{2}$ 1 1/4" DIA. x 42" LONG GRAB BAR @ 33" A.F.F. (PROVIDE SOLID BLOCKING OR BOBRICK WINGLT FASTENING SYSTEM.)
- (3) 1 1/4" DIA. x 36" LONG GRAB BAR @ 33" A.F.F. (PROVIDE SOLID BLOCKING OR BOBRICK WINGLT FASTENING SYSTEM.)
- 5'-0" DIA. WHEELCHAIR TURNING RADIUS CLEARANCE
- 5 FLOOR TRANSITION STRIP
- 6 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
- 7 ACCESSIBLE LAV. PROVIDE 30"x48" CLEARANCE IN FRONT.
- 8 TYPICAL RESTROOM WALL, REFER TO FLOOR
- AMERICAN STANDARD ELONGATED ACCESSIBLE 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.
- ADA SIGN FOR ACCESSIBLE RESTROOM, MOUNT AT A MIN. OF 48" AFF TO BASELINE OF LOWEST TACTILE CHARACTER TO 60" AFF

TYP. RESTROOM ENLARGED PLAN P1.0 SCALE: 1/4" = 1'-0"

NOTE: REFER TO FLOOR PLAN SHEET A1.0 FOR ALL RESTROOM LOCATIONS AND SIZES.

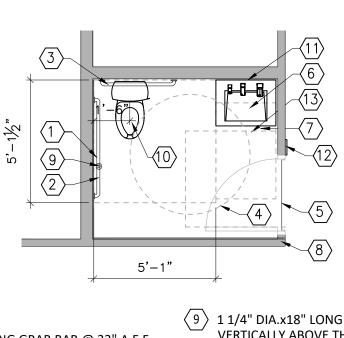
PLUMBING/TOILET ACCESSORIES

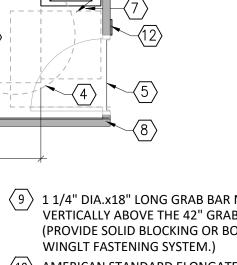
- 1. GC TO PROVIDE ALL ACCESSORIES, FASTENERS AND BLOCKING, AS REQUIRED FOR SECURE MOUNTING.
- MOUNTING HEIGHTS LISTED ARE PER MANUF'S RECOMMENDATIONS FOR BARRIER FREE DESIGN. SEE INTERIOR ELEVATIONS AND PLAN FOR LOCATIONS.
- ARCHITECT HAS SPECIFIED "ASI" ACCESSORIES AS BASIS OF DESIGN. "BOBRICK" AND "BRADLEY" ARE APPROVED EQUALS.
- 4. PLUMBING FIXTURES ARE SPECIFIED ON PLUMBING DRAWINGS.
- INCLUDE ALL NECESSARY HARDWARE AND ACCESSORIES FOR COMPLETE INSTALLATION OF FLOOR MOUNTED TOILET PARTITIONS.
- REFER TO SHEETS ID1.0 AND ID2.0 AND SPECIFICATIONS FOR MATERIALS, FINISHES AND COLOR

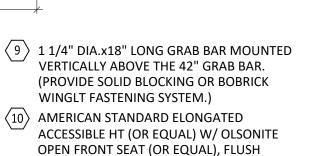


WALL SECTION

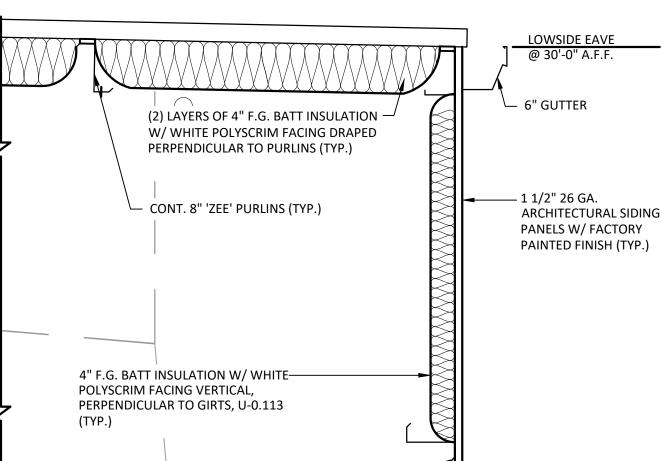
SCALE: 3/4" = 1'-0"







- 11 18"W. x 36"H. GLASS MIRROR w/ POLISHED S.S. FRAME. BOTTOM EDGE OF REFLECTED SURFACE MOUNTED @ 40" AFF MAX.
- MAXIMUM TO BASELINE OF HIGHEST TACTILE CHARACTER.
- (13) CLEAR FLOOR AREA, PULL SIDE FRONT APPROACH





REVISIONS

THESE DRAWINGS AND THE INFORMATION

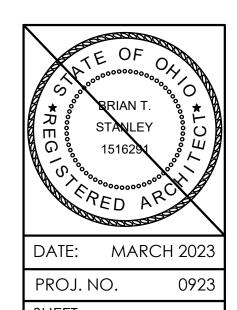
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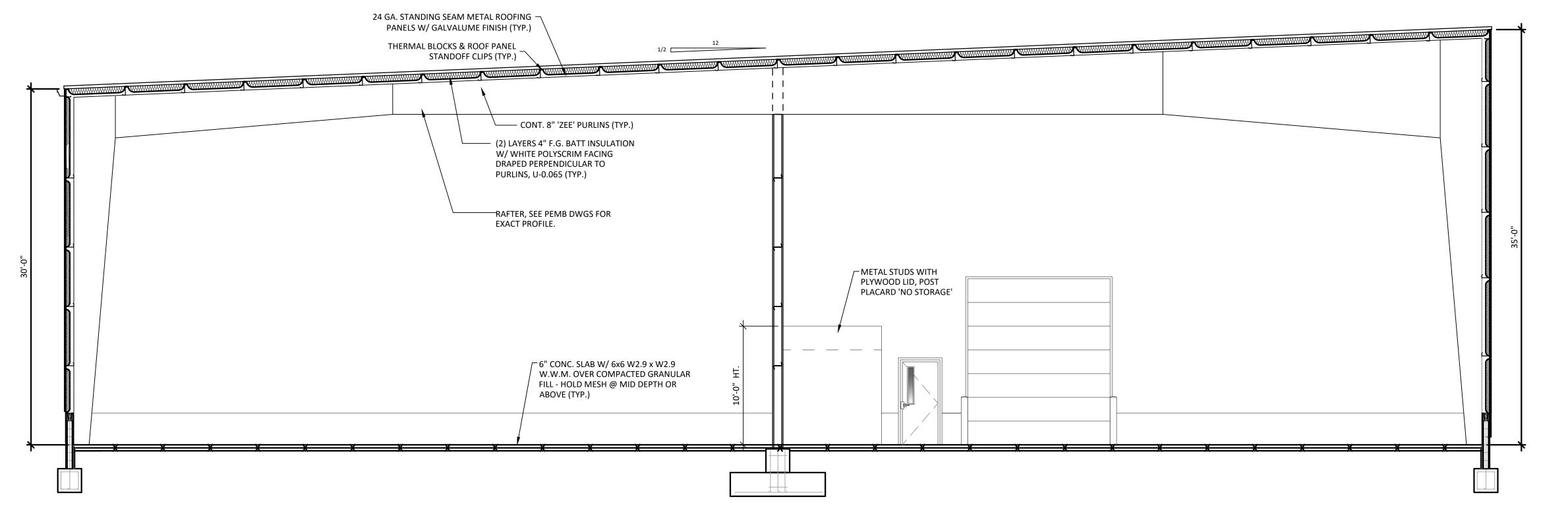
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THE ARCHITECTS. © 2023.

RY BUILDING FOR: ANUFACTURING NEW F.



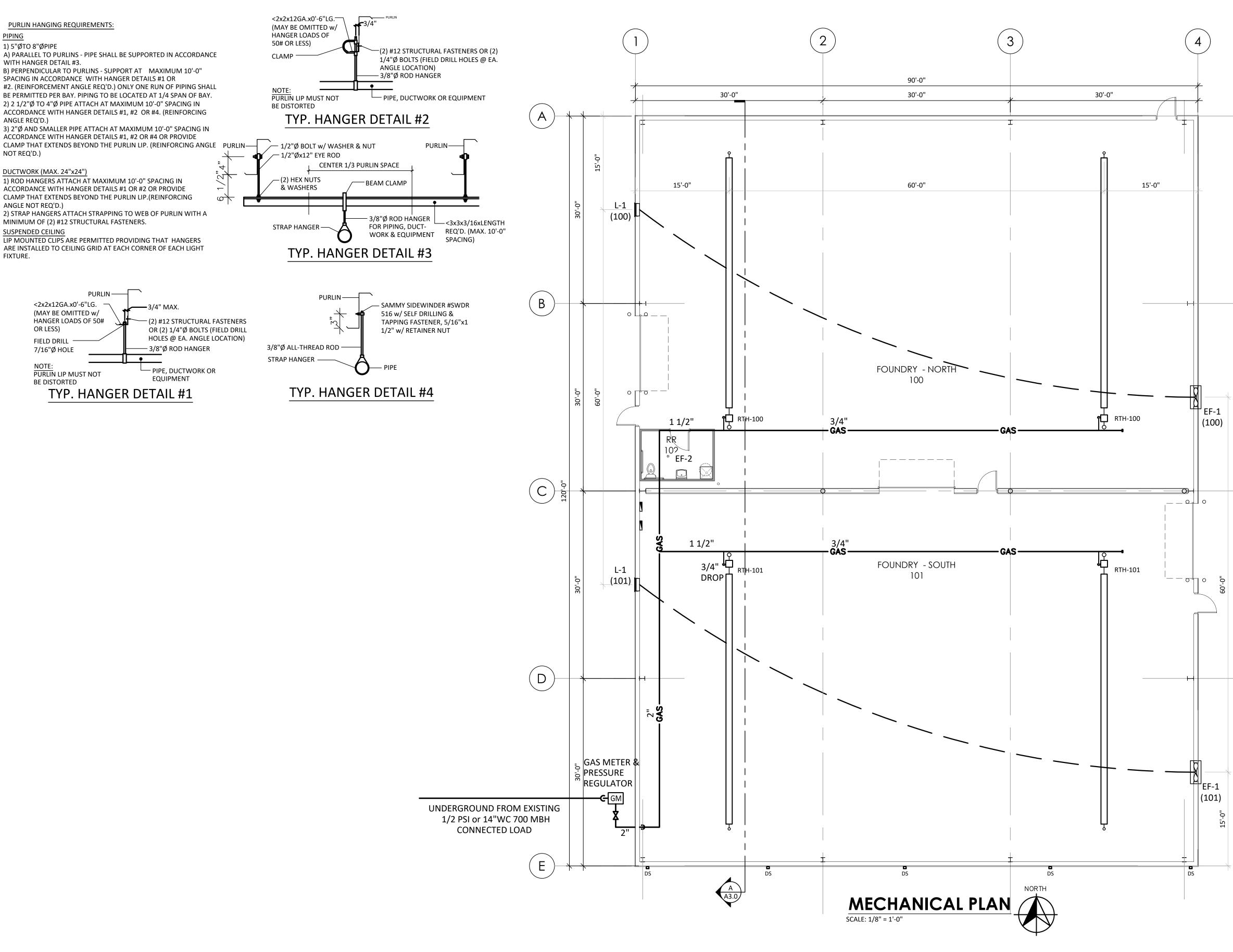
SHEET

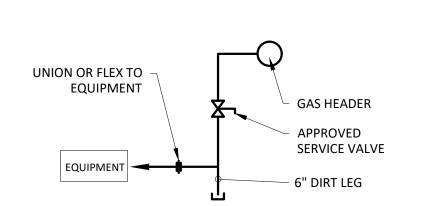


BUILDING SECTION

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

(A3.0)





TYPICAL GAS TO EQUIPMENT

MECHANICAL NOTES & SPECIFICATIONS

- ALL WORK AND EQUIPMENT SHALL CONFORM WITH THE LATEST EDITION OF THE OHIO MECHANICAL CODE, NFPA 90A, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. MECHANICAL CONTRACTOR SHALL PROVIDE HVAC SYSTEM AND DUCTWORK.
- 2. M.C. SHALL FURNISH ALL MATERIALS, TRANSPORTATION, RIGGING, HOISTING AND INSTALLATION FOR A COMPLETE AND OPERABLE HVAC SYSTEM. ALL DUCTWORK SHALL BE SUPPORTED WITH APPROVED HANGERS FROM STRUCTURE ABOVE WITH HOT-DIPPED GALV STEEL, FASTENERS, ANCHORS, RODS, STRAPS, TRIM AND ANGLES FOR SUPPORT OF DUCTWORK AS DECUMPED.
- 3. DESIGN CONDITIONS SHALL COMPLY WITH ASHRAE 90.1.

CONTROL SYSTEM FURNISHED/INSTALLED BY M.C.

- 4. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT
- WITH ELECTRICAL REQUIREMENTS AND SHALL FURNISH EQUIPMENT WIRE FOR VOLTAGES REQUIRED.5. LOW VOLTAGE CONTROL WIRING IN CONDUIT NECESSARY FOR THE COMPLETE AND PROPER OPERATING TEMPERATURE
- 6. COORDINATE THERMOSTAT LOCATIONS WITH DOOR SWING, LIGHT SWITCHES CASEWORK, ETC.
- 7. MOUNT THERMOSTAT, 54" ABOVE FINISH FLOOR
- 8. VENTILATION REQUIREMENTS PER CHAPTER 4, OMC AND MECHANICAL VENTILATION TABLE BELOW.

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, ASHRAE AND SMACNA STANDARDS, ALL LOCAL CODES AND ORDINANCES, AGA, NFPA 54, 99C ASME -

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 IT'S 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

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.

GUARANTEE THIS CONTRACTOR HEREWITH AGREES TO FURNISH ONLY MATERIAL AND WORKMANSHIP WHICH ARE FIRST CLASS.

SHOULD ANY TROUBLE OCCUR TO THE INSTALLATION DUE TO DEFECTIVE MATERIALS OR WORKMANSHIP, WITHIN ONE (1) YEAR FROM THE DATE OF ACCEPTANCE, THE CONTRACTOR SHALL REPAIR SAME WITHOUT COST TO THE GENERAL CONTRACTOR OR OWNER.

GENERAL NOTES

- A. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES HAVING JURISDICTION.
- B. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND ARRANGE ALL REQUIRED INSPECTIONS.
- _ C. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS AND TRADES.
- D. THESE DRAWINGS, AS PREPARED, ARE DIAGRAMMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS CONSTRUCTION OF THE PROJECT AND THE WORK OF THE TRADES WILL PERMIT. EQUIPMENT LOCATIONS INDICATED ARE APPROXIMATE. COORDINATE EXACT LOCATIONS AND REQUIRED CLEARANCES WITH EQUIPMENT SUPPLIER AND ALL TRADES PRIOR TO INSTALLATION.
- E. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL THE EQUIPMENT INDICATED WITHIN THE MECHANICAL DRAWINGS UNLESS OTHERWISE NOTED. ALL EQUIPMENT SHALL BE UL LISTED. VERIFY LOCATION AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND / OR INSTALLATION.
- F. ALL ROOF PENETRATIONS SHALL BE AT THE CONTRACTOR'S EXPENSE. COORDINATE WITH OWNER'S ROOFING CONTRACTOR SO AS NOT TO VOID ANY EXISTING ROOF WARRANTIES.
- G. THE ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND / OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE ENGINEER.
- H. ALL WORK SHALL BE SUBJECT TO THE ACCEPTANCE AND APPROVAL OF THE ARCHITECT AND OWNER. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. FAILURE OF PROPER NOTIFICATION DOES NOT RELIEVE THE CONTRACTOR. THE CONTRACTOR SHALL CORRECT ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.
- I. THE CONTRACTOR SHALL, UPON COMPLETION OF PROJECT, PERFORM A COMPLETE TEST AND BALANCE OF ALL EQUIPMENT. PROVIDE A WRITTEN REPORT TO THE ARCHITECT. ALL CAPACITIES MUST BE SET TO WITHIN ±10% OF AMOUNTS INDICATED ON THE FLOOR PLAN AND SCHEDULES.

HVAC EQUIPMENT

RTH-1 NATURAL GAS FIRED INFRARED RADIANT HEATER WITH

- STAINLESS STEEL FLEX GAS CONNECTOR
 GAS SHUT-OFF VALVE
- HONEYWELL T410A THERMOSTAT
 WALL EXHAUST WITH 4" DIA. VENT CAP
- VENT PIPE CONNECTOR
 ROOF COMBUSTION AIR SUPPLY KIT
 TURNBUCKLE AND CHAIN MOUNT KIT
- SUSPENDED FROM STRUCTURE ABOVE

MFG: SOLARONICS MODEL: GQG-175-50 CN

L-1
AMERICAN WARMING & VENTILATING - LE-65C
54"x54" WITH EXTRUDED ALUMINUM, FLANGED FRAME, WIND-DRIVEN RAIN
LOUVER WITH MILL FINISH, BIRD SCREEN. FACTORY MOUNTED ELECTRICAL
ACUATOR. 20.250 SQ. FT. FREE AREA.
INTERLOCK WITH EF-1.

MOUNTED AT 4'-0" ABOVE FLOOR (BOTTOM OF UNIT)

EF-1
THERMOTEK MODEL WP-24TH-A, 24" SQUARE WALL OPENING, 6000 CFM @ 0.250" WC ESP, 1.0 HP, 208/3, WALL PROPELLER FAN, VAV WIRING PACKAGE, VFD SPEED CONTROL, EXHAUST GRAVITY BACKDRAFT DAMPER WITH FLANGE, WALL BOX WITH SCREEN, SAFETY DISCONNECT, VFD SPEED CONTROL. MOUNTED AT 24'-0" ABOVE FLOOR (TOP OF UNIT)

EF-2 BROAN MODEL L200 144CFM @ 0.75" WC ESP, 1.8A 740 RPM

MECHANICAL VENTILATION

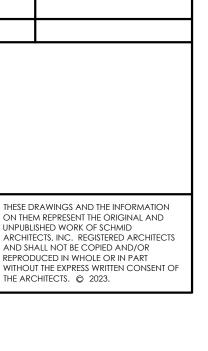
OUTSIDE AIR CALCULATIONS PER OMC TABLE 403.3

WAREHOUSE: 10,800 SF x 0.06 CFM/SF = 65 CFM

NAT. GAS PIPING NOTES

1. ALL GAS OUTLETS SHALL HAVE AN ACCESSIBLE SHUTOFF VALVE ADJACENT TO THE APPLIANCE.

- 2. GAS APPLIANCES AND EQUIPMENT SHALL BE CONNECTED BY RIGID PIPE, TUBING OR FLEXIBLE CONNECTORS. A UNION SHALL BE INSTALLED BETWEEN THE APPLIANCE AND IT'S SHUTOFF VALVE.
- 3. SUPPLY DIRT LEG AND SHUT OFF VALVE AT EACH APPLIANCE
- 4. GAS PIPING SIZE TO BE DETERMINED BASED UPON AVAILABLE SERVICE PRESSURE.
- 5. THE GAS PIPING SYSTEM SHALL BE TESTED. PORTIONS OF THE GAS PIPING SYSTEM INSTALLED IN CONCEALED LOCATIONS SHALL BE TESTED BEFORE PIPING IS COMPLETELY CONCEALED IN ACCORDANCE WITH THE OMC
- 6. REGULATORS SHALL BE PROVIDED AS REQUIRED.



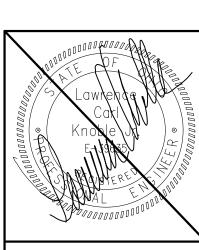
ARCHITECTS, INC.

formerly Poulos + Schmid Design Group

422 COLUMBUS AVE. SANDUSKY, OHIO 4487

www.SchmidArchitects.com 419-625-001

LAKEWAY MANUFACTURING
730 RIVER ROAD
HIRON OHIO 44839



DATE: MARCH 2023

SHEET

PROJ. NO.

M1.0

NEW PANEL		800A MCB 277/480V 3P-4W	AMI VOI		LISTED FOR USE AS SERVICE ENTRY E	QUIPMENT			
KW	USE		BKR AMP	CKT.	φ	СКТ.	BKR AMP	USE	KW
2.34	L	20 1	1	А	2		280 KVA	94.0	
2.34	LIGHTING - RM. 100		20 1	3	В	4		EQUIPMENT	94.0
2.34	L	LIGHTING - RM. 101		5	С	6	3	\	94.0
2.34	LIGHTING - RM. 101		20 1	7	А	8		175 KVA	59.0
				9	В	10		EQUIPMENT	59.0
				11	C	12	3	\	59.0
				13	А	14			
				15	В	16			
				17	С	18			
				19	А	20	125	TRANSFORMER	25.0
				21	В	22		T-1 (75 KVA)	25.0
				23	O	24	3		25.0

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

ELECTRICAL CONTRACTOR SHALL VERIFY ELECTRICAL

530 KVA TOTAL CONNECTED LOAD

800A SERVICE, 1.25% GROWTH FACTOR

636 AMPS @ 480 VOLTS

CONNECTED PANEL LOADS Ø KW AMPS A 182.7

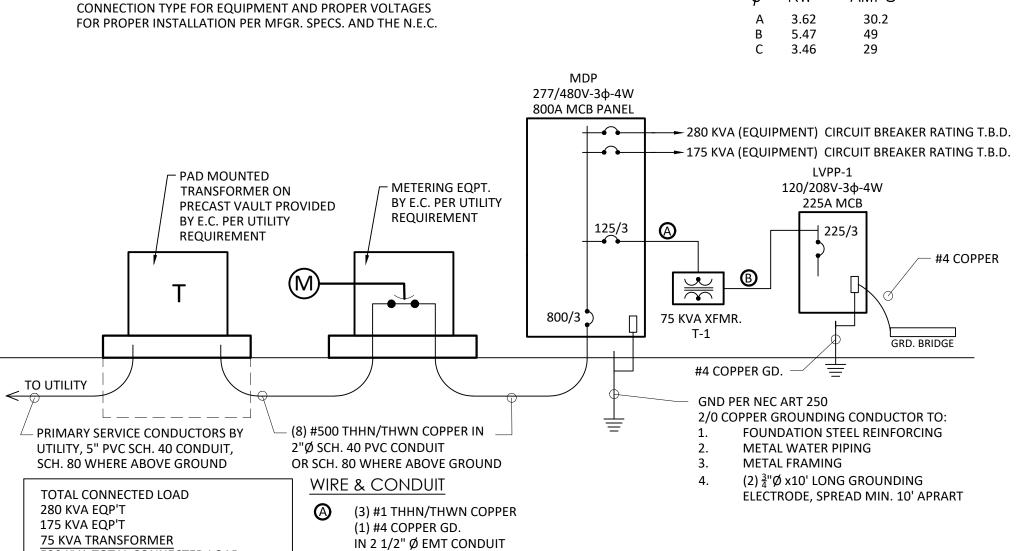
CONNECTED PANEL LOADS

Ø KW AMPS

ONE LINE DIAGRAM

B 180.4

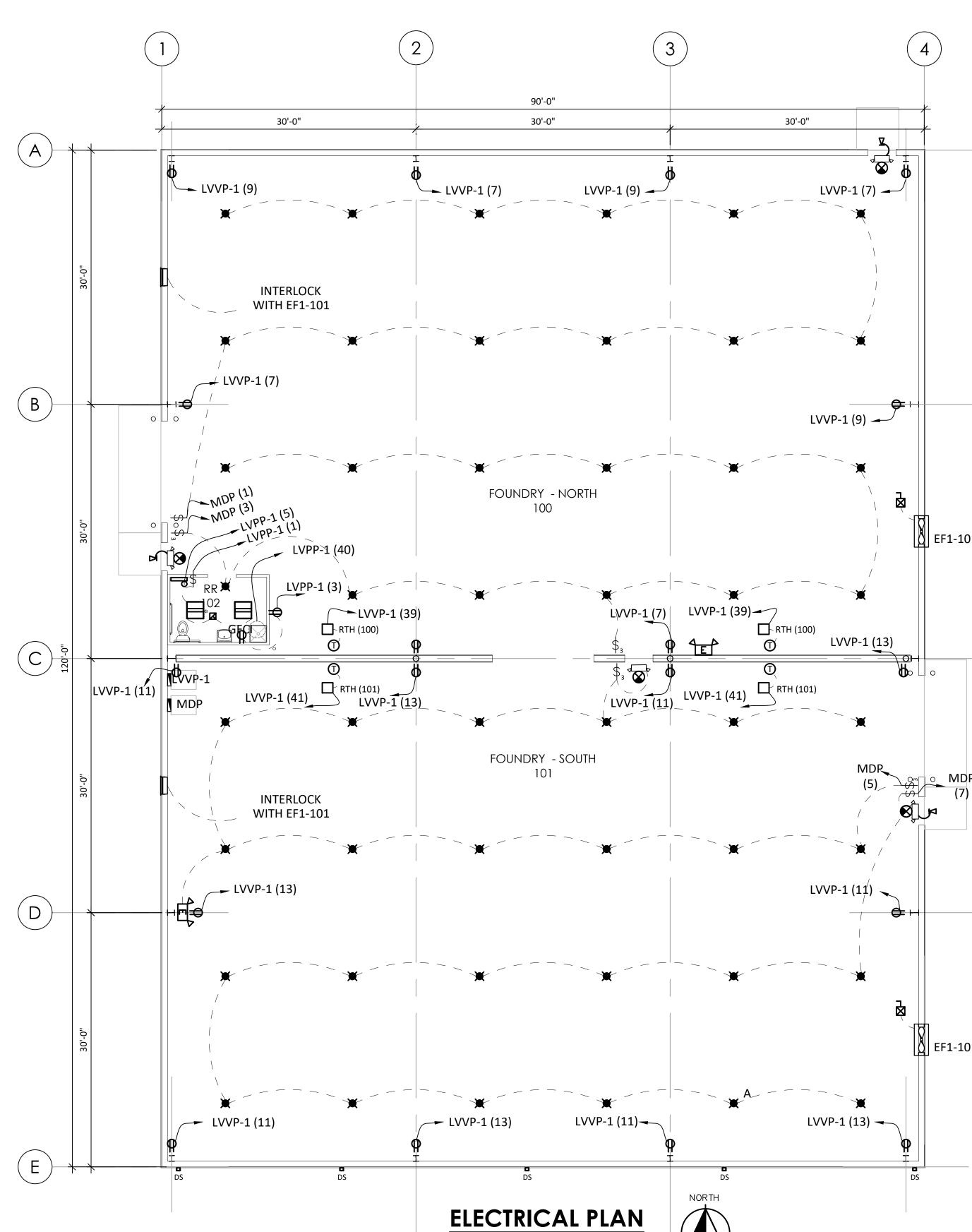
NEW PANEL		225A MCB 120/208V 3P-4W	AMI		LISTED FOR USE AS SERVICE ENTRY EQUIPMENT																
KW	USE		USE		USE		USE		USE		USE		USE		BKR AMP	CKT.	φ	СКТ.	BKR AMP	USE	KW
0.80	L	IGHTING - RM. 102	20 1	1	А	2	15	EF-100 & DAMPER	0.60												
0.36	REG	CEPTACLES - RM. 102	20 1	3	В	4			0.60												
0.40	В	ASEBOARD HEATER	20 1	5	С	6	3		0.60												
0.72	GENERAL S	SERVICE RECEPTACLES - 100	20 1	7	Α	8	15	EF-101 & DAMPER	0.60												
0.72	GENERAL S	SERVICE RECEPTACLES - 100	20 1	9	В	10			0.60												
0.90	GENERAL S	SERVICE RECEPTACLES - 101	20 1	11	С	12	3		0.60												
0.90	GENERAL SERVICE RECEPTACLES - 101		20 1	13	Α	14		·													
				15	В	16															
				17	С	18															
				19	Α	20															
				21	В	22															
				23	С	24															
				25	Α	26															
				27	В	28															
				29	C	30															
				31	Α	32															
				33	В	34															
				35	С	36															
				37	Α	38															
0.96		RTH - 100	20 1	39	В	40	30 1	ELECTRIC WATER HEATER	2.50												
0.96		RTH - 101	20 1	41	С	42															



B (4) 4/0 COPPER

(1) #4 COPPER GD.

IN 2 1/2" Ø EMT CONDUIT



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

GENERAL ELECTRICAL NOTES

- 1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NEC, UNDERWRITERS LABORATORIES, FEDERAL, STATE AND LOCAL CODES. ELECTRICAL WORK SHALL COMPLY WITH THE REQ'S OF CHAPTER 27 OBC AND NEC CODE NFIPA70, OBC APPROVED EDITION AND IS SUBJECT TO THE STATE ELECTRICAL INSPECTOR.
- 2. ALL EQUIPMENT AND MATERIAL SHALL CONFORM TO U.L. AND NEMA STANDARDS. CONDUITS:
 - b. CONDUIT TO BE SIZED PER THE N.E.C.
 - c. MINIMUM CONDUIT SIZE TO BE 1/2" DIAM.
 - d. ALL UNDERGROUND CONDUIT TO BE PVC, SCHEDULE 40

a. ALL CONDUCTORS SHALL BE RUN IN CONDUITS

- e. EMT CONDUIT MAY BE USED EVERYWHERE ELSE
- f. M.C. CABLE WHERE ALLOWED PER N.E.C.

CIRCUITS.

- 3. MINIMUM WIRE SIZE SHALL BE #12 AWG. ALL CONDUCTORS SHALL BE THHN COPPER 600V, 75° C RATING, 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 (U.N.O.)
- 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
- 8. ALL DISCONNECTS, STARTERS AND TRANSFORMERS SHALL BE AS MANUFACTURED BY 'SQUQRE
- 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
- 10. BRANCH CIRCUIT CONDUCTORS AND EQUIPMENT SHALL BE PROTECTED BY OVER CURRENT PROTECTIVE DEVICES HAVING A RATING OR SETTING:
- a. NOT EXCEEDING THAT SPECIFIED IN SECTION 240-3 FOR CONDUCTORS.

BRANCH CIRCUIT. SECTION 210-19(A) NFPA 70 LISTED IN OBC CHAPTER 35.

- b. NOT EXCEEDING THAT SPECIFIED IN THE APPLICABLE ARTICLES REFERENCED IN SECTION 240-2 FOR EQUIPMENT.
- c. AS PROVIDED FOR OUTLET DEVICES IN SECTION 210-21, SECTION 210-20 NFPA 0 LISTED IN OBC CHAPTER 35.
- 10. VERIFY FINAL LOCATION OF ALL ELEC. DEVICES w/OWNER PRIOR TO INSTALLATION
- 11. ELECTRICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND PRODUCT DATA SUBMITTALS FOR APPROVAL PRIOR TO ORDERING. 12. CIRCUIT DIRECTORY MUST BE LOCATED INSIDE THE ELECTRICAL PANEL DOOR TO IDENTIFY
- EVERY CIRCUIT AND CIRCUIT MODIFICATION PER NEC 408.4. E.C. 13. ELECTRICAL PANELS SHALL BE PROPERLY IDENTIFIED WITH SOURCE/ORIGIN, VOLTAGE, PANEL
- DESGNATION AND ARC FLASH LABELING
- 14. ALL WIRING ABOVE ACT CEILINGS SHALL BE PLENUM RATED
- 15. ALL ELECTICAL EQUIPMENT SHALL BE IDENTIFIED WITH ENGRAVED PHENOLIC NAMEPLATES IN CONFORMANCE WITH NEC 110.6.22; 210.5; 408.4 A)B).

	BRANCH CIRCUIT WIRE / CONDUIT SCHEDULE ALL WIRE SHALL BE COPPER THHN									
□СЪ	POLES	CONDUCTORS	CONDUIT							
20A (MAX.)	1	2 #12's 1 #12 GRD.	1/2″							
35A	2	2 #8's 1 #8 N 1 #10 GRD.	3/4″							
40A	2	2 #8's 1 #8 N 1 #10 GRD.	3/4″							
60A	2	2 #6's 1 #10 N 1 #10 GRD.	1″							
100A	2	2 #2′s 1 #2 N 1 #8 GRD.	1 1/2″							

THIS TABLE APPLIES TO BRANCH CIRCUITS OVERCURRENT PROTECTION FOR FIXTURE WIRES SHALL BE IN ACCORDANCE WITH NEC 240-4. FOR WIRE SIZE NOT SHOWN, REFER TO ONE-LINE DIAGRAM.

ELECTRICAL LEGEND

SINGLE POLE SWITCH

3 WAY SWITCH

THERMOSTAT

EXIT LIGHT LED - SINGLE FACE

EMER/EXIT COMBINATION FIXTURE

M EMER/EXIT COMBINATION LED FIXTURE W/REMOTE HEAD 120V, 20A DUPLEX RECEPTACLE w/GROUND; MOUNT 18" A.F.F., UNLESS

NOTED OTHERWISE (U.N.O). DENOTES GROUND FAULT INTERRUPTER TYPE DENOTES WEATHERPROOF TYPE ON EXTERIOR w/"GFCI"

"USB" DENOTES USB DENOTES MOUNTING HT. A.F.F. DENOTES MOUNTED IN FLOOR

NEW PANEL BOARDS WITH BOLT-ON MOLDED CASE BREAKERS AND COPPER BUS. SEE ONE-LINE DIAGRAM AND PANEL SCHEDULE FOR BREAKER SIZES AND QUANTITIES.

LITHONIA - COMPACT PRO LED ROUND HIGH BAY, ALO14 (27,000 120-347, SWITCHABLE (40 K), 80CRI, GLOSS WHITE, MODEL: CRB ALO14 (27000LM) UVOLT SWW9 (40K) 80 CRI DWH **26342 LUMENS** 194.78 WATTS

2'X2' LED FLAT PANEL RECESSED; "DAYBRITE" #2FPZ38B835-2-DS-UNV-DIMB

XX CFM CEILING MOUNTED EXHAUST FAN

ELECTRIC BASEBOARD HEATER

VFD CONTROL, SUPPLIED WITH EXHAUST FAN



REVISIONS

THESE DRAWINGS AND THE INFORMATION

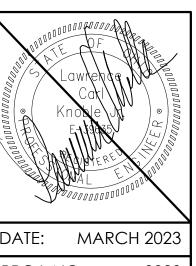
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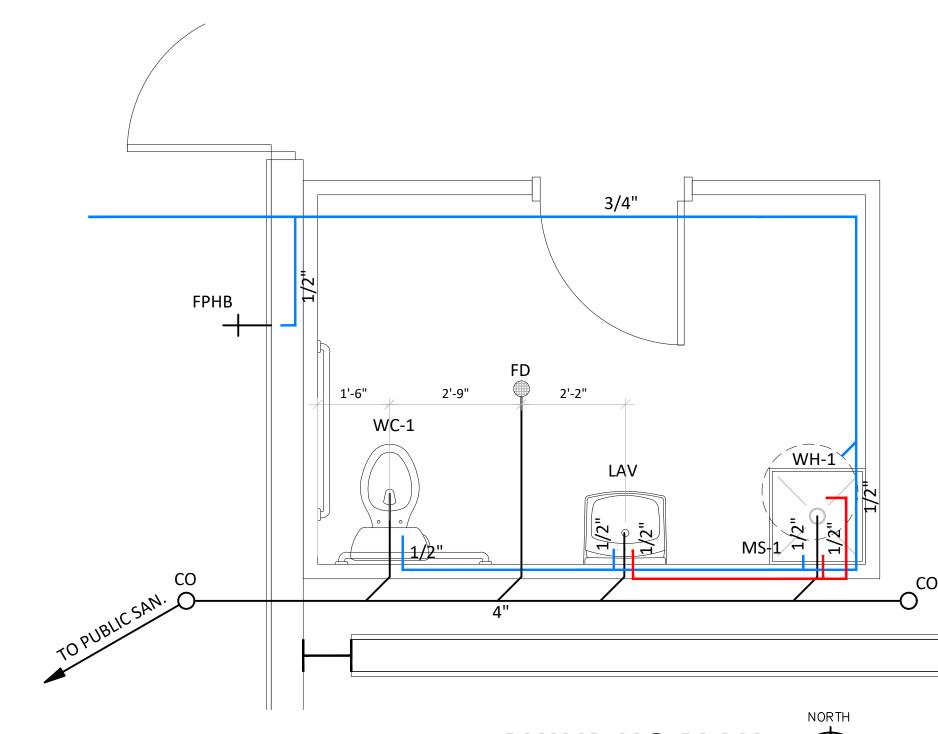
THE ARCHITECTS. © 2023.

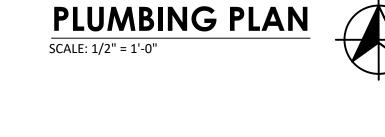
RY BUILDING FOR:
ANUFACTURINC
VER ROAD
OHIO 44839 JEW FOUNDE EWAY MA 730 RIV

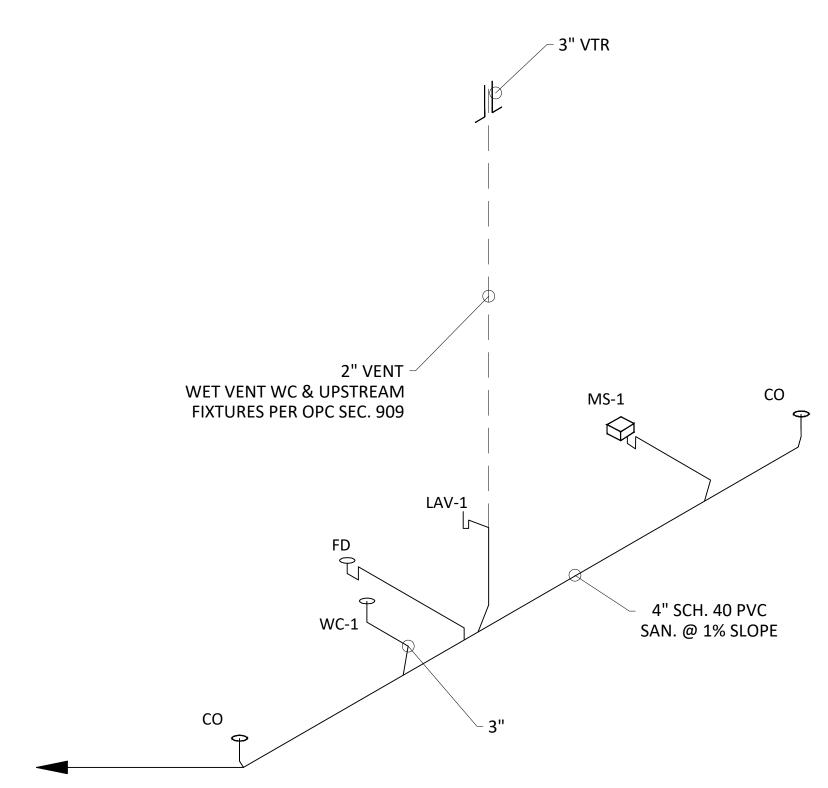


DATE: MARCH 2023 PROJ. NO.

SHEET

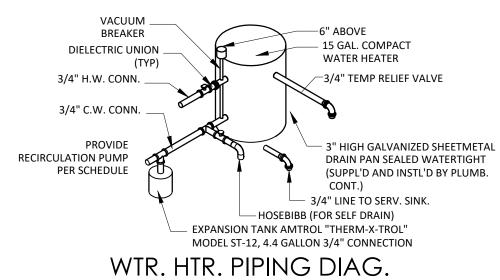






SANITARY ISO

	PLUMBING FIXTURE & DRAINAGE SPECIALITIES SCHEDULE											
YMBOL	DESCRIPTION	MANUFACTURING INFORMATION			ONNEC TRAP	TIONS WASTE	MOUNTING HEIGHT					
WC-1	ACCESSIBLE WATER CLOSET	AMERICAN STANDARD "CADET 3 RIGHT HEIGHT" #2386.012 WHITE, VITREOUS CHINA TOILET W/ ELONGATED BOWL, 1.6 GPF SIPHON JET ACTION, FLOOR MOUNTED. "EVERCLEAN", ELONGATED SEAT AND COVER #5284.016 - WHITE.	-	1/2"	INT	3"	FLOOR MOUNTED (ACCESSIBLE)					
LAV-1	ACCESSIBLE LAVATORY	AMERICAN STANDARD "LUCERNE" WALL HUNG LAVATORY. INSTALL ADA TWO BLADE FAUCET, DRAIN STOP AND PIPE INSULATION	1/2"	1/2"	1-1/4"	2"	WALL MOUNTED 34" TO T/LIP (ACCESSIBLE)					
MS-1	MOP SINK	MUSTEE 63M, 24"x24"x12" MOLDED MOP BASIN WITH CHICAGO #897RCF FAUCET, 889CC MOP HANGER, 832AA HOSE & BRACKET	1/2"	1/2"	2"	2"	FLOOR MOUNTED					
FPHB	FROST-PROOF HOSE BIB	WOODFORD MODEL 65C w/ $^3\!\!/_4$ " INLET, KEY HANDLE HOSE BIB, WITH 3/4" HOSE THREAD.	1/2"	1/2"	-	_	WALL MOUNTED					
СО	FLOOR CLEANOUT	ZURN MODEL #Z-1400 ADJUSTABLE FLOOR CLEANOUT WITH POLISHED BRONZE TOP.	-	_	-	_						
WH-1	WATER HEATER	15 GALLON, ELECTRIC WATER HEATER, RHEEM EGSP15, 2500 WATT ELEMENT, 120V SINGLE PHASE	3/4"	3/4"	l	_	WALL MOUNTED ABOVE JAN. SINK					
FD	FLOOR DRAIN	ZURN MODEL #ZB-415-5B-P DURA-COATED CAST IRON BODY, BOTTOM OUTLET, TYPE "B" 5" DIA. POLISHED BRONZE TOP AND TRAP PRIMER CONNECTION. PIPE SIZED PER DRAWING.	_	_	_	3"						



NOT TO SCALE

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, ASHRAE AND SMACNA STANDARDS, ALL LOCAL CODES AND ORDINANCES, AGA, NFPA 54, 99C ASME -

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 IT'S 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.

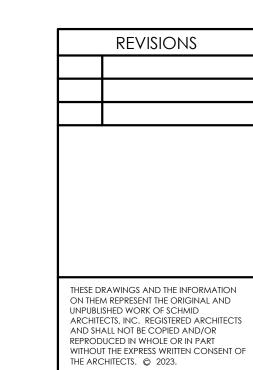
GUARANTEE THIS CONTRACTOR HEREWITH AGREES TO FURNISH ONLY MATERIAL AND WORKMANSHIP WHICH ARE FIRST CLASS. SHOULD ANY TROUBLE OCCUR TO THE INSTALLATION DUE TO DEFECTIVE MATERIALS OR WORKMANSHIP, WITHIN ONE (1) YEAR FROM THE DATE OF ACCEPTANCE, THE CONTRACTOR SHALL REPAIR SAME WITHOUT COST TO THE GENERAL CONTRACTOR OR 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 AN THE OHIO BUILDING CODE.
- 2. 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.
- 3. ALL PIPE TRENCHES SHALL BE BACKFILLED WITH ODOT 304 GRANULER MATERIAL TO A MINIMUM OF 100% OF MAXIMUM DRY UNIT WEIGHT AS DETERMINED BY STANDARD PROCTOR TESTING METHODS. THE BACKFILL SHALL BE PLACED & COMPACTED IN EIGHT INCH LAYERS MAXIMUM.
- 4. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS TO COORDINATE EXACT DIMENSIONS WITH EQUIPMENT, ETC., TO BE INSTALLED.
- 5. 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.
- 6. THE PLUMBING CONTRACTOR SHALL PROVIDE ALL SUPPORT STEEL REQUIRED FOR PIPING, EQUIPMENT, ETC., INSTALLED BY HIM UNLESS OTHERWISE ON THE STRUCTURAL PLANS.
- 7. 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.
- 9. ALL SUPPLY PIPING SHALL BE INSULATED, TYPE "L", COPPER, SIZED PER OPC. NO SUPPLY PIPING TO BE IN SLAB. PROVIDE VALVES AND UNIONS ON FINAL CONNECTIONS OF ALL EQUIPMENT.
- 10. PROVIDE SLEEVES AND WATERPROOF WHERE PIPING PASSES THRU FOUNDATIONS BELOW GRADE.11. SANITARY FIXTURES SHALL BE VENTED AS SHOWN ON PLAN, PER OPC. PIPE INSULATION SHALL BE PROTECTED AT
- 12. PIPING INSULATION TO BE AS PER OPC.

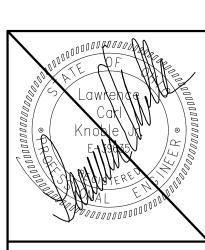
HANGERS SO THAT IT IS NOT COMPRESSED OR TORN.

- 13. ALL WATER LINES SHALL HAVE A POSITIVE SLOPE AND INSTALLED SO THEY CAN BE EMPTIED AT A HOSE BIBB AT ALL LOW POINTS.
- 14. PROVIDE A TEMPERING VALVE AT ALL PUBLIC SINKS AND LAVATORIES EQUAL TO A ASSE 1070 TEMP. VALVE. PER OPC





NEW FOUNDRY BUILDING FOR:
LAKEWAY MANUFACTURING
730 RIVER ROAD
HURON, OHIO 44839



DATE: MARCH 2023
PROJ. NO. 0923

SHEET

P1.0

CS/AP PanelsSpecifications and Color Options



Antique Bronze (AQ) PVDF

Ash Gray (AG) PVDF Charcoal Gray (CG) PVDF

Fieldstone (FS)

Since all color applications are affected by age, lighting conditions, heat, digital screen settings, and mechanical coating or printing processes, the color represented on this page may vary in color or finish from the actual product. DO NOT CHOOSE COLORS FROM THIS FORM. SELECTIONS ARE BEST MADE FROM ACTUAL PANEL SAMPLES.

* All colors 26 & 24 ga. (except Frost White, Carbon, and Almond White 26 ga. only.) For applications requiring a 24 ga. product, alternative panel finishes may be substituted. Special order colors may require extended lead times.

Sierra Madre (SM) PVDF

Frost White (FW) SMP

Almond White (AW) SMP

Carbon (CB) PVDF

Emerald Green (EG) PVDF Royale Blue (RB) PVDF

Cherokee (CK) FEVE

White Polyester (WP)
29 ga. interior liner panel ONLY

Galvalume (GM)

CS/AP Panels

Premium finishes and design give Chief's Standard (CS) panels and Chief's Architectural Panels (AP) the edge when it comes to quality steel roof and wall panels. They are ideal for a variety of other applications as well. Interior liners, fascias, canopies, and soffits are just some of the many uses for this versatile panel. With strength, durability, and your budget in mind, these 36" panels offer quick erection. Available in a full array of standard colors, our CS and AP panels are the perfect choice for your construction project.



PVDF - Polyvinylidine Fluoride

35 year limited finish warranty

Chief's finish is made with polyvinylidene fluoride resin, where a minimum of 70% of the resin is PVDF. This unique chemistry is combined with acrylic resin, as well as ceramic and select inorganic pigmentation. The result is a proven ability to resist ultraviolet radiation in sunlight for maximum protection against general weathering effects, chalking and fading.

FEVE - Fluoroethylene Vinyl Ether

35 year limited finish warranty

Chief's FEVE finish is a fluoropolymer resin-based coating that is highly resistant to weathering, airborne chemicals, acid rain, and most cleaning solvents used to remove graffiti. Colors are deep, rich, bright and vibrant, plus high gloss - a combination not normally seen in the architectural industry.

SMP - Silicone Modified Polyester

30/40 year limited finish warranty

Chief's SMP finish sets the standard in the metal building industry. This tried-and-true coating allows your building's roof and wall panels to maintain color and integrity over decades of harsh weather conditions. Its unique chemistry provides superior color stability, chalk resistance, fade resistance, and gloss retention. The superior hardness levels of SMP finishes make them ideal for industrial or manufacturing conditions where scratch resistance is desired.

GM - Acrylic Coated Galvalume®

20 year limited finish warranty

Chief's exterior roof, wall and trim material is available in an industry standard ASTM A792 Acrylic Coated Galvalume® finish. Galvalume® is a unique coating of 55% aluminum and 45% zinc that resists corrosion. The Galvalume® sheet is coated with a thin, clear acrylic coating applied to both sides.

WP - White Polyester

no finish warranty provided

Chief's White Polyester is an economical finish intended for interior applications only and is a non-warranty product. Ideal for interior liner panels when. Available in 29 ga. only.

Galvalume® is a registered trademark of BIEC International, Inc.



1821 S. North Road / PO Box 2078 / Grand Island, NE 68802-2078 / (308) 389-7281 / www.chiefbuildings.com

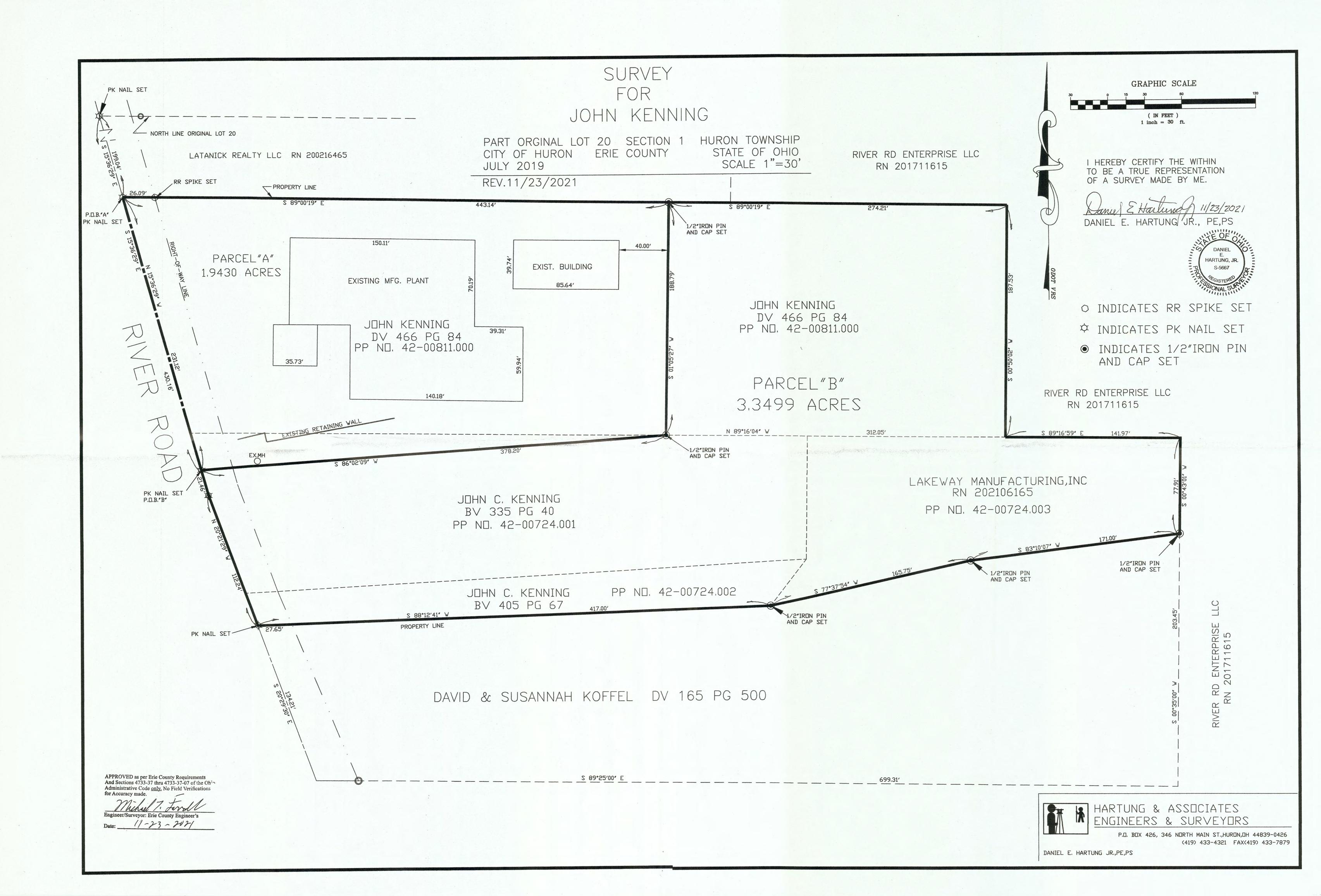














TO: Chairman Boyle and Members of the Planning Commission

FROM: Erik Engle, Planning Director

RE: 607 Main Street- Mural

DATE: August 16, 2023

Location: 607 Main Street (Smaller Building Facing Standard Street)

Parcel No. # 42-01009.000 Zoning District: B-3

Owner: Joel & Jenny Hagy (owner)

Applicant: Lynn Kedas & Julie Lesnett of Chris & Own Kedas Memorial Foundation

Subject Matter/Background/Project Description

The applicant is proposing a 20×30 mural to be painted on the outside wall of RS Cycle which faces Standard Street. The mural is to be painted by local artist, Darcy Berardi. Applicant is also seeking to add a small ll" x 14" plaque with the name of the mural, "Wild Hope" and a dedication to the community from the Chris & Owen Kedas Memorial Foundation. The applicant is proposing to removed the existing strip of grass in front of the wall and add river rock and pavers, and a bench. Applicant has noted that they intend to add small bushes and flowers as well and the area will be maintained by the Foundation.

Staff Analysis/Recommendation:

While the code is quite vague and inconsistent with regard to any reference to "murals", the Planning Commission/DRB would review consistent with design review asthetics for any commercial structure.

1129.06 DESIGN AND CONSTRUCTION STANDARDS.

(l)No paper or similarly pliable material posters shall be applied directly to the wall, building or pole or other support. Letters or pictures in the form of advertising that are printed or painted directly on the wall of a building are prohibited, except for window signs pursuant to this chapter and conditionally permitted murals.

The mural would not be an advertisement for any business, so the above prohibition would not apply to a community mural. The reference to "conditionally permitted murals" yielded no other reference in the code.

1125.03 B-3 GENERAL BUSINESS DISTRICT.

(13) Display signs, billboards and other outdoor advertising signs and structures subject to the provisions of Section 1126.03 and such other applicable provisions of the Planning and Zoning Code.

Reference to Section 1126.03- this section was found to have been repealed in 2017.

Murals and public art have been proposed and supported relative to streetscape enhancements in discussions of the Main Street Corridor. The city has had other inquiries regarding the additions of murals, specifically, photo opportunity Huron murals.

Staff recommends approval of the mural as submitted.

Attachments: Application & Rendering

Planning Commission (PC)

<u>Commercial Site Plan Application/Design Approval-Exterior/Design-Signage Only</u>

DATE: 7-20-23

Property Owner
Name: Joel + Jenny Hagy
Address: 401 Winona Ave, Huron
Phone: (Joel) 419.602.0524 (Jenny) 419.239.1347
Email: <u>jenny a luckystone promotions.</u> com
Applicant
Name: Lynn Kedas + Julie Lesnett
Company/Business Name: Chris + Owen Kedas Memorial Foundation
Mailing Address: 338 Center St. Huron
Phone: 216.258.4130 (Lynn) 614.506.4997 (Julie)
Email: <u>Julie a luckystonepromotions. Com</u>
Location and Description of Project
Address: 607 South Main St. Huron County Parcel #: 42-01009.000
Existing Use: Outside Wall of RS Cycle Acreage/Area of Site:
Proposed Use: No Change Lot # (if applicable):
Estimated Value of Project: 3500.00 Total SF: 600
New Construction Demolition
Addition to Existing Structure \(\sum \text{Other: } \sum \text{Wwa}
Zoning District: R-1 R-1A R-2 R-3 B-1 B-2 B-3 I-1 I-2 P-1 M
FI - 17 1425 02(14)
Flood Zone: A AE AO AH X (shaded) X (Definitions 1135.02(14))
Description of Project: See Attached Description:
Oec Muched Description:

Description of Project:

A bright, colorful, interactive mural that visitors to Huron and the residents of Huron can enjoy & appreciate. The mural will increase beautification, as well as visiting traffic to the south Main Street corridor. Art is created, and will be completed, by local resident, Darcy Berardi. Final colors still need to be finalized. A plaque will be attached to the wall stating the name of the mural, "Wild Hope", along with a dedication to the community from the Chris & Owen Kedas Memorial Foundation. The size of the plaque still needs to be determined but will be no bigger than 11x14". The existing grass in front of the mural will be removed and river rock & pavers will be added, along with a bench. Some small bushes and/or flowers will eventually be added once we have determined what will thrive there. Maintenance of the mural & landscape will be maintained by the Chris & Owen Kedas Memorial Foundation.

SECTION 1. SITE PLAN APPROVAL *The application fee of \$150.00 and a complete site
plan with following information must be included with this application and provided in a PDF
format:
Legal Survey or Plat
Dimensions of the Lot/Property Lines
Size and Location of the Existing Structure (if applicable)
Size and Location of the Proposed Structure
Front, Rear, and Side Setbacks of Existing Structure (if applicable)
Front, Rear, and Side Setbacks of Proposed Structure Height of the Proposed Structure
Location of Sidewalks, Driveways, Drive Aisles, Parking Areas (with markings), Fire
Lanes Location of all utility connections and infrastructure
Plan for any curb cut/apron connection to public street
*A complete drainage plan must be included for projects that result in grading, paving, site modification, or new construction.
SECTION 2. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *
The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.
Photographs of Existing Conditions
Elevations of Proposed Modifications
Paint or Color Samples
Exterior Building Material Samples
Landscape Plan
Exterior Lighting Plan
Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination
pecifications. Complete the table below:

		Sign Type (circle)					Dimensions			
Sign #1:	Wall	Window	Other:	Height		Width		Display Area		Height (if grou	ınd)
Sign #1.	Ground	Changeable Copy			Х		=		sq. ft.		ft.
		Sign Type (d	rircle)					Dimensions			
Sign #2:	Wall	Window	Other:	Height		Width		Display Area		Height (if grou	ınd)
31g11 #2.	Ground	Changeable Copy			Х		=		sq. ft.		ft.
		Sign Type (d	rircle)					Dimensions			
Sign #3:	Wall	Window	Other:	Height		Width		Display Area		Height (if grou	ınd)
Sign #3.	Ground	Changeable Copy			Х		=		sq. ft.		ft.
		Sign Type (o	ircle)					Dimensions			
Sign #4:	Wall	Window	Other:	Height		Width		Display Area		Height(ifgrou	ınd)
Jigit #4.	Ground	Changeable Copy			X		=		sq. ft.		ft.

SECTION 3. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY) * The application fee of \$50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

Signage Si	te Plan	with all	setback (dimensions
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Renderings	of all signs wit	h detail of dimensions	, construction materials	graphics illumination
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		Sign Type (o	circle)			1. 6. 358.5		Dimensions		
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		Sign Type (o	circle)	Car Sauce			\$20.0	Dimensions	1 ne 2	en all the state of
Sign #2.	Wall	Window	Other:	Height		Width		Display Area	2572	Height (if ground)
Sign #2:	Ground	Changeable Copy			X		=		sq. ft.	ft.
	39 9	Sign Type (o	circle)					Dimensions		
Sign #3:	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
Jigii #J.	Ground	Changeable Copy			X		_=		sq. ft.	ft.
		Sign Type (o	rircle)	44.46				Dimensions		
Sign #4.	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
Sign #4:	Ground	Changeable Copy			X		=		sq. ft.	ft.

PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302.

Thereby 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 we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

Applicant Signature	: Jupas	nKeda	2/ Ju	lieLesnes	Date:	7.20.23
Owner Signature:		muy /	Tagy		Date:	7/21/23
	//	0/1	0/		•	//

For Departmental Use Only:

Date of Submission: 7 21 23 Application Feet 50. PC Meeting Date: 8 16 23





TO: Chairman Boyle and Members of the Planning Commission

FROM: Erik Engle, Planning Director

RE: 50 Cleveland Road E- Sign Panel Replacement

DATE: August 16, 2023

Location: 50 Cleveland Road E (Simply Better Realty)

Parcel No. 42-00926.003 Zoning District: B-3

Owner: Simply Better Real Estate Holdings, LLC Applicant: Kerri Hensel, Simply Better Realty, LLC

Subject Matter/Background/Project Description

The business, formerly Lighthouse Real Estate, is now Simply Better Realty. Two replacement signage panels reflecting the new name/logo have been installed within the existing ground sign frame. The applicant was unaware that approval and permitting was needed for sign panel replacement within the existing ground sign frame. Upon being advised that these do require approval through the Planning Commission and permitting, the applicant promptly submitted the necessary application. The

Staff Analysis Recommendation:

As noted, the 2-sided sign panel was installed in the existing ground sign frame. The sign panel is comprised of a complimentary three-color palette. The panel is illuminated only by existing ground lighting. The city has no issue with the replacement panels and would recommend approval.

Attachments: Application & Rendering

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Planning Commission (PC)

<u>Commercial Site Plan Application/Design Approval-Exterior/Design-Signage Only</u>

DATE: Jul 31, 2023 **Property Owner** SB Real Estate Holdings, LLC Name: 50 Cleveland Rd E Huron OH 44839 Address: Phone:______419-433-1010 Kerri.hensel@simplybetterrealty.com Email: _____ **Applicant** Kerri Hensel Name: Company/Business Name: _____ Simply Better Realty, LLC 50 Cleveland Rd E, Huron OH 44839 Mailing Address: 614-937-3490 Phone: ______ Kerri.hensel@simplybetterrealty.com Email: **Location and Description of Project** Address: 50 Cleveland Rd E Huron OH 44839 ____County Parcel #: 42-00926.003 Existing Use: Sign in front of building Acreage/Area of Site: Proposed Use: Change out content on existing sign Lot # (if applicable): Estimated Value of Project: _____\$2000 Total SF:_____ New Construction Demolition Other: Replacement sign face Addition to Existing Structure **Zoning District: I-2** P-1 R-1 R-1A R-2 R-3 B-1 **B-2** I-1 Flood Zone: $X \checkmark (Definitions 1135.02(14))$ AE A0 AH X (shaded) **Description of Project:** Install (2) new sign faces 35.5" x 95.5" with vynal graphics

*The application fee of \$150.00 and a complete site
plan with following information must be included with this application and provided in a PDF format:
Legal Survey or Plat
Dimensions of the Lot/Property Lines
Size and Location of the Existing Structure (if applicable)
Size and Location of the Proposed Structure
Front, Rear, and Side Setbacks of Existing Structure (if applicable)
Front, Rear, and Side Setbacks of Proposed Structure
Height of the Proposed Structure
Size and Location of the Existing Structure (if applicable) Size and Location of the Proposed Structure Front, Rear, and Side Setbacks of Existing Structure (if applicable) Front, Rear, and Side Setbacks of Proposed Structure Height of the Proposed Structure Location of Sidewalks, Driveways, Drive Aisles, Parking Areas (with markings), Fire
Lanes Location of all utility connections and infrastructure
Plan for any curb cut/apron connection to public street
*A complete drainage plan must be included for projects that result in grading, paving, site modification, or new construction. ECTION 2. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *
The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.
Photographs of Existing Conditions
Elevations of Proposed Modifications
Paint or Color Samples
Exterior Building Material Samples
Landscape Plan
Exterior Lighting Plan
Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination
pecifications. Complete the table below:

		Sign Type (d	ircle)					Dimensions		
Sign #1:	Wall	Window	Other:	Height	П	Width		Display Area		Height (if ground)
31g11 #1.	Ground	Changeable Copy			X		=		sq. ft.	ft.
		Sign Type (o	ircle)					Dimensions		
Sign #2:	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
31g11 #2:	Ground	Changeable Copy			Х		=		sq. ft.	ft.
		Sign Type (c	tircle)					Dimensions		
Sign #2.	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
Sign #3:	Ground	Changeable Copy			Х		=		sq. ft.	ft.
TA VENT		Sign Type (c	ircle)					Dimensions		
Cian #4.	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
Sign #4:	Ground	Changeable Copy			X		=		sq. ft.	ft.

SECTION 3. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY) * The application fee of \$50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

___Signage Site Plan with all setback dimensions

__Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination

		Sign Type (c	ircle)					Dimensions		
C: 44	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
Sign #1:	Ground	Changeable Cop	Face Replacement	35.5	X	95.5	=	23.54x2= 47.08	sq. ft.	ft.
		Sign Type (c	ircle)					Dimensions		
Cian #2.	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
Sign #2:	Ground	Changeable Copy			X		=		sq. ft.	ft.
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Cian #2.	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
Sign #3:	Ground	Changeable Copy			X		=		sq. ft.	ft.
	1.0	Sign Type (c	ircle)					Dimensions		
Sign #4.	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
Sign #4:	Ground	Changeable Copy			X		=		sq. ft.	ft.

PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302.

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 we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and

supplemental materials is true and accurate to the best of my knowledge and belief.

Applicant Signature:

Owner Signature:

Simply Better Bate: 8-3-2023

For Departmental Use Only:

Date of Submission:

Application Fee:

PC Meeting Date:

To Whom it May Concern,

SB Real Estate Holdings, LLC and Simply Better Realty, LLC consent to Allure Sign & Printing to install the sign faces at our main office located at 50 Cleveland Rd E, Huron OH 44839.

I Kerri Hensel as the Broker of Simply Better Realty, LLC and Member of SB Real Estate Holdings, LLC have approved the design and install of the sign faces.

Sincerely

Kerri A Hensel



Sign Location









TO: Chairman Boyle and Members of the Planning Commission

FROM: Erik Engle, Planning Director

RE: 2027 Cleveland Road West- Lemmy's – Outdoor Dining Area

DATE: August 16, 2023

Parcel Nos.: 43-00306.000 2027 Cleveland Road West (Lemmy's Restaurant)

Owner/Applicant: Jan Bucholz

Subject Matter/Background

The new owner of the property has reached out to the city about their anticipated plans for renovations and expansion of the restaurant. They have completed necessary documents for the combining of their three separate lots, and have submitted their application for the rezoning of the property to bring the use into compliance and support their expansion projects.

It was brought to the city's attention that a new fenced-in area was constructed on the Lemmy's restaurant parcel. Staff reached out to the owner's representative to inquire as to the project and they confirmed that they had constructed a temporary fenced area for outside dining and were apparently unaware that this required approval and permits. The applicant confirmed that they are working on applications and plans for additional improvements including a remodel, addition and exterior improvements to be considered in a future meeting. The applicant promptly submitted the required PC/DRB application to seek approval, post-construction for the fenced outside dining area.

Staff Analysis/ Recommendation:

As noted, staff was alerted of a fenced in area added to the parcel and followed up with contacts from Lemmy's who promptly submitted their application and site plan. The cedar fence that has been constructed is 6' in height surrounding an outside dinning area adjacent to the restaurant on the west side.

Per the application, the area displaced two parking spaces, however, a follow up email from the applicant clarified that the existing parking spaces numbered 24, and the reconfiguration with the outdoor dinning area provided one additional space for a total of 25. The applicant explained that this was due to the elimination of the drive around the side which provided for a few spots. Based on the code, 13 parking spaces are required for this size of structure and outdoor patio area, which has still been met. Parking, fence location and fence height are all compliant. Staff finds the material (1x6 cedar) and design of the fence to be appropriate.

Staff recommends approval of the outdoor dining area fencing as submitted.

Attachments: PC/DRB Application

City of Huron Planning and Zoning Department 417 Main St. Huron, Ohio 44839

P: 419-433-5000 F: 419-433-5120



Planning Commission (PC)

Commercial Site Plan Review/Design Review-Exterior/Design Review- Signage Only

The PC/DRB meets monthly on the third Wednesday of each month at 5:00p.m.in Council Chambers at City Hall, 417 Main Street, Huron, OH. This application is used for site plan approval, exterior design review including landscaping and lighting, and signage for new construction and any/all improvements of existing commercial/business/industrial facilities.

* Prior to submission of this application, an initial plan review meeting with the Planning & Zoning Department is required.

2023 PC/DRB MEETING DATE	APPLICATION SUBMISSION DEADLINE
JANUARY 18	DECEMBER 21, 2022
FEBRUARY 15	JANUARY 19
MARCH 15	FEBRUARY 16
APRIL 19	MARCH 16
MAY 17	APRIL 20
JUNE 21	MAY 18
JULY 19	JUNE 22
AUGUST 16	JULY 20
SEPTEMBER 20	AUGUST 17
OCTOBER 18	SEPTEMBER 21
NOVEMBER 15	OCTOBER 19
DECEMBER 20	NOVEMBER 16

Planning Commission (PC)

Commercial Site Plan Application/Design Approval-Exterior/Design-Signage Only

DATE: August 8, 2023

Property Owner
Name: Ms. Jan Bucholz
Address: 2027 Cleveland Road West
Phone: 419.202.4237
Email:
Applicant
Name: Patrick E. Thornton, AIA
Company/Business Name: Sixmo Inc.
Mailing Address: 1101 Auburn Avenue, Cleveland, Ohio 44113
Phone: 216-767-5400 Extension 100
Email: <u>pthornton@sixmoae.com</u>
Location and Description of Project
Address: 2027 Cleveland Road West County Parcel #: 43-00306.000
Existing Use: Restaurant Acreage/Area of Site: .25 acres
Proposed Use: No Change Lot # (if applicable):
Estimated Value of Project: Total SF: 900 sf
New Construction Demolition X Addition to Existing Structure Other:
Zoning District: R-1 R-1A R-2 R-3 B-1 B-2 B-3 I-1 I-2 P-1 M
Flood Zone: A AE AO AH X (shaded) X (Definitions 1135.02(14))
Description of Project: 6' high cedar fence surrounding an exterior enclosed dining area adjacent to the existing building (on the west side of the existing building), displacing 2 parking spaces. Property Owner owns parcel to the West as well.

SECTION 1. SITE PLAN APPROVAL *The application fee of \$150.00 and a complete site plan with following information must be included with this application and provided in a PDF format:

Legal	Survey or	Plat
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- X Dimensions of the Lot/Property Lines
- X Size and Location of the Existing Structure (if applicable)
- X Size and Location of the Proposed Structure
- Front, Rear, and Side Setbacks of Existing Structure (if applicable)
 - Front, Rear, and Side Setbacks of Proposed Structure
- X Height of the Proposed Structure
- X Location of Sidewalks, Driveways, Drive Aisles, Parking Areas (with markings), Fire
 - Lanes Location of all utility connections and infrastructure
- n/a Plan for any curb cut/apron connection to public street

SECTION 2. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *

The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

- X Photographs of Existing Conditions
- X Elevations of Proposed Modifications
- X Paint or Color Samples
- X Exterior Building Material Samples
- X Landscape Plan
- n/a Exterior Lighting Plan
- <u>n/a</u>Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination specifications. Complete the table below:

		Sign Type (c	circle)					Dimensions			
Sign #1:	Wall	Window	Other:	Height		Width		Display Area		Height (if gro	und)
Sigii #1.	Ground	Changeable Copy			X		=		sq. ft.		ft.
		Sign Type (c	circle)					Dimensions			
Sign #2:	Wall	Window	Other:	Height		Width		Display Area		Height (if gro	und)
Jigii #2.	Ground	Changeable Copy			X		=		sq. ft.		ft.
	Sign Type (circle) Dimensions										
		Sign Type (c	circle)					Dimensions			
Sign #2:	Wall	Sign Type (c	Other:	Height		Width		Dimensions Display Area		Height (if gro	und)
Sign #3:	Wall Ground			Height	X	Width	=		sq. ft.	Height (if gro	und) ft.
Sign #3:	-	Window	Other:	Height	X	Width	=		sq. ft.	Height (if gro	-
Sign #3: -	-	Window Changeable Copy	Other:	Height Height	X	Width	=	Display Area	sq. ft.	Height (if gro	ft.

^{*}A complete drainage plan must be included for projects that result in grading, paving, site modification, or new construction.

SECTION 3. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY) * The application fee of \$50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

Signage Site Plan with all setback dimensions	
Rendering(s) of all signs with detail of dimensions	, construction materials, graphics, illumination

		Sign Type (c	ircle)					Dimensions			
Cian #1.	Wall	Window	Other:	Height		Width		Display Area		Height (if gro	und)
Sign #1:	Ground	Changeable Copy			X		=		sq. ft.		ft.
		Sign Type (c	ircle)					Dimensions			
Sign #2:	Wall	Window	Other:	Height		Width		Display Area		Height (if gro	und)
Sigii #2.	Ground	Changeable Copy			X		=		sq. ft.		ft.
		Sign Type (c	ircle)					Dimensions			
Sign #3:	Wall	Window	Other:	Height		Width		Display Area		Height (if gro	und)
Sigii #5.	Ground	Changeable Copy			X		=		sq. ft.		ft.
		Sign Type (c	ircle)					Dimensions			
Sign #4:	Wall	Window	Other:	Height		Width		Display Area		Height (if gro	und)
Sigii #4:	Ground	Changeable Copy			X		=		sq. ft.		ft.

PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302.

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 we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

Applicant Signature:	Pd Ether	Patrick E. Thornton, AIA	Date: 8-8-2023
Owner Signature:			Date:
For Departmental Use	Only:		
Date of Submission:	Annlicat	ion Fee:	ng Date:



SOUTH VIEW



NORTH VIEW



EAST VIEW



WEST VIEW



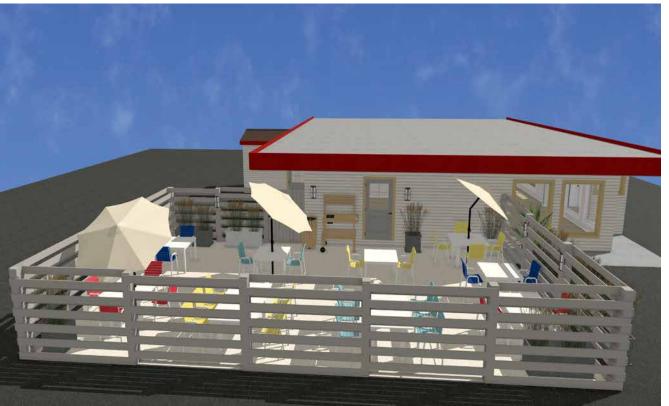
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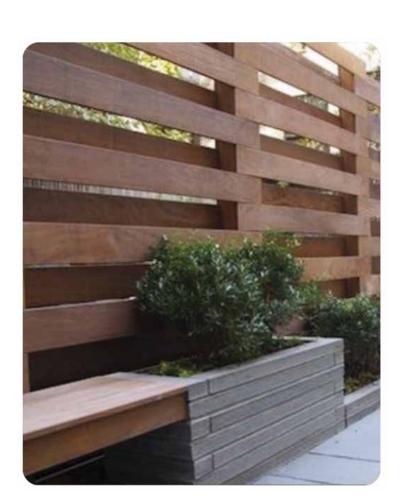
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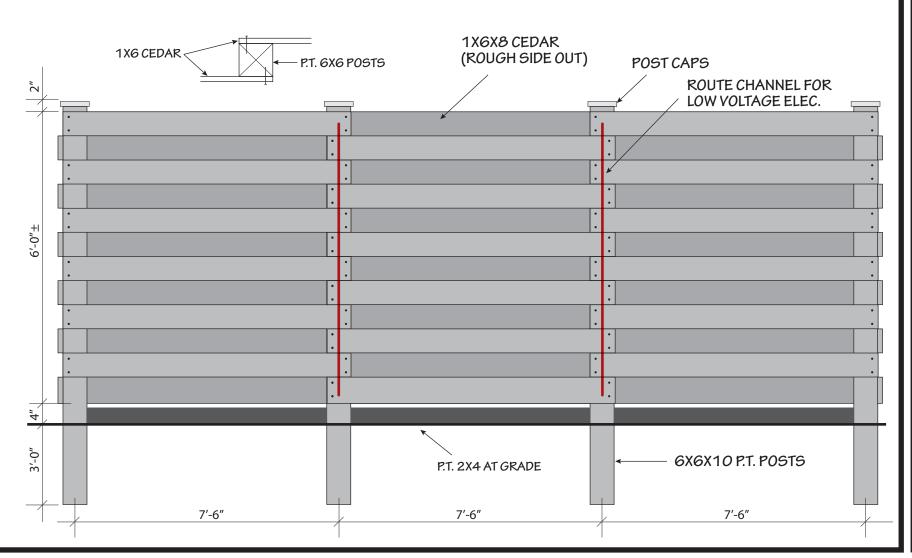
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DISCLAIMER:
DeskPrep is not responsible for design defects, construction spec omisions or errors in the design of these plans. Each constructor in compection with these services DeskPreps inhilty if any is extrining the construction with these services.





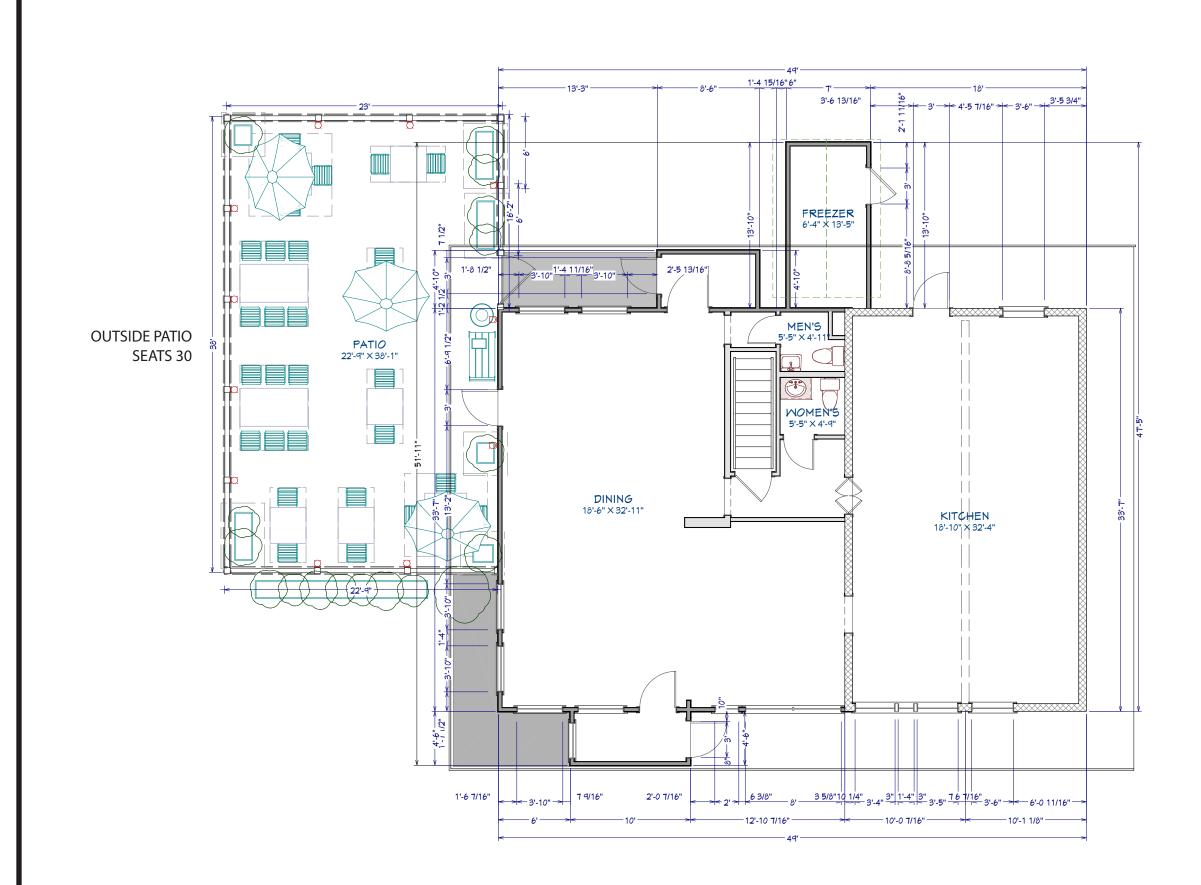






PLANS FOR:

DATE: 08.07.23 DRAWING: VO1.0-RO



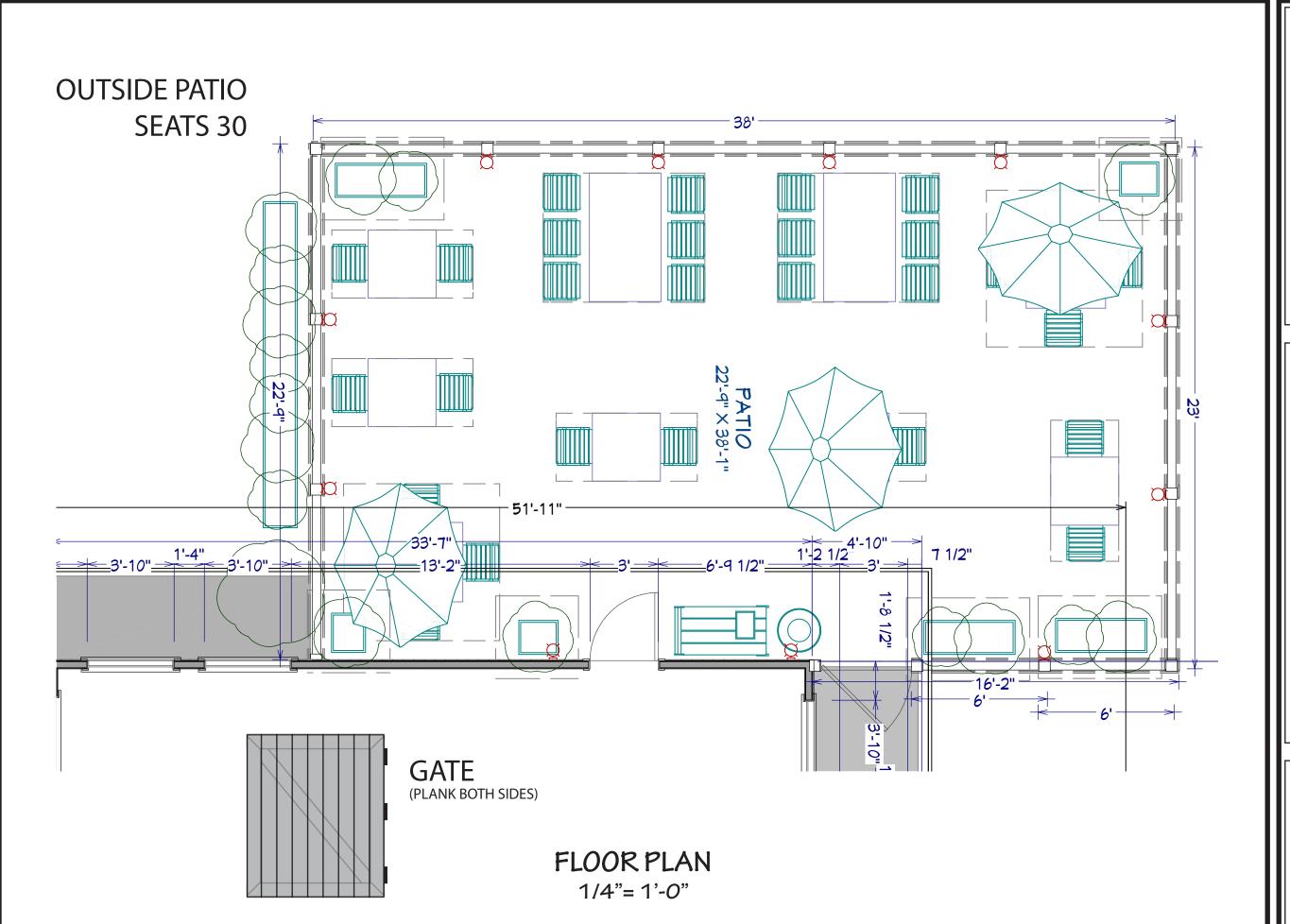
FLOOR PLAN 1/8"= 1'-0" Solutions For Your Drafting And Design Nesser SHEFFIELD VILLAGE, OHIO 44054
PHONE: 440,308,9227

PLANS FOR:
LEMMY'S
2027 CLEVELAND ROAD WEST
HURON OHIO 44839

DATE: 08.07.23 DRAWING: V01.0-R0

A3

sponsible for design defects, construction specifications and details or any other matter relating to the design, development or construction of the project and DeskPrep assumes no responsibility for any damage, including structural failures, due to any deficiencies, the design of these plans. Each contraction must review the plans and check all dimensions, quantities, spacing and structural members prior to building and ordering materials. DeskPrep makes no warranties, express or implied, under this agreement or otherwise. So seemed to a refund of the amount paid under this agreement and no other damages, whether in the contract or in tort, in law or in equity are available to you. By using or submitting these drawings to amunicipality are submitting the contents of this disclaimer.



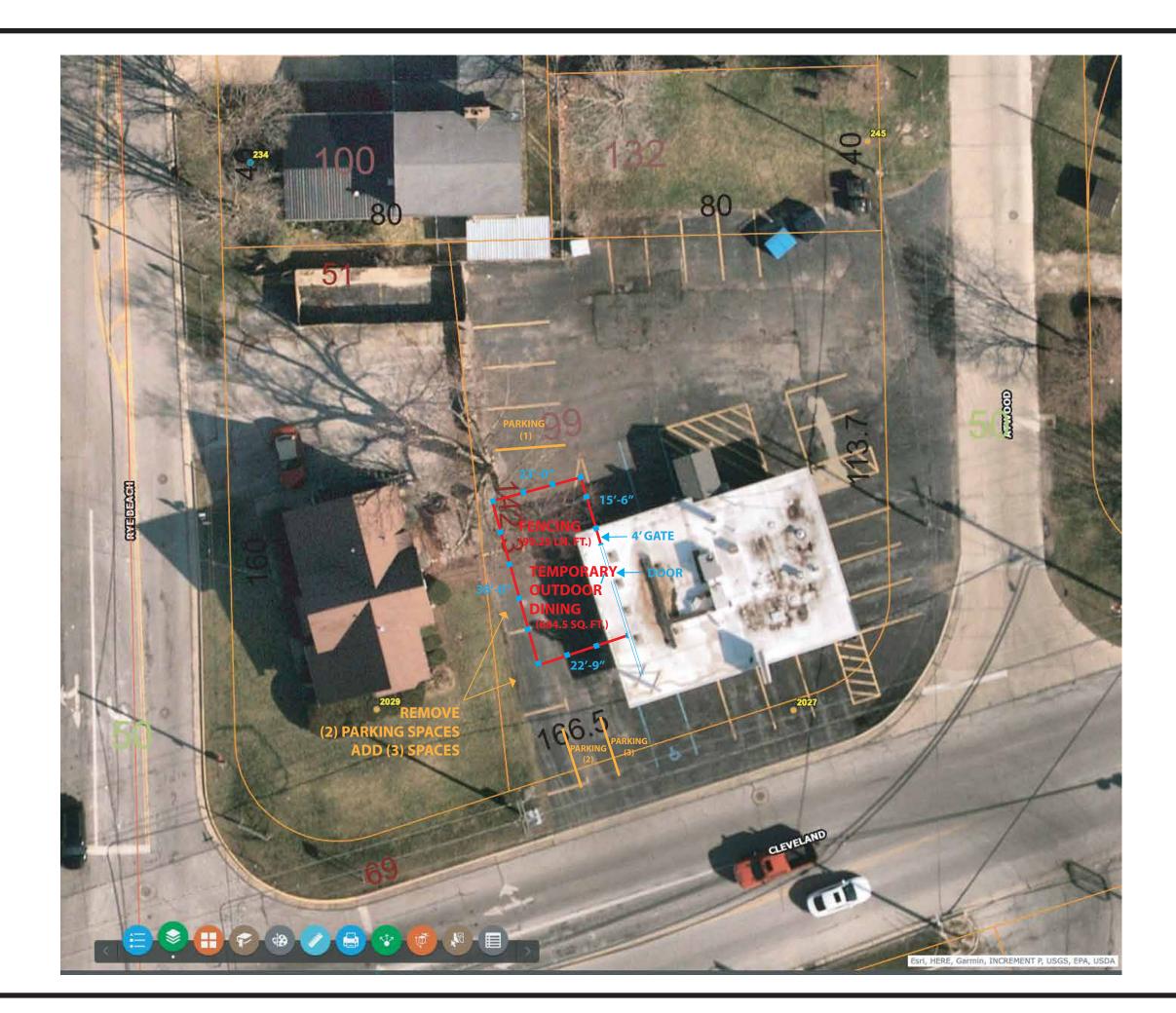


PLANS FOR: LEMMY'S 2027 CLEVELAND ROAD WEST HURON OHIO 44839

> DATE: 08.07.23 DRAWING: V01.0-R0

A4

ponsible for design defects, construction specifications and details or any other matter relating to the design, development or construction of the project and DeskPrep assumes no responsibility for any damage, including structural fractions and account and an express or implied, under this agreement or otherwise mates and warranties, express or implied, under this agreement or otherwise prior to building and ordering mates in serticly limited to a fertil and of the amount paid under this agreement and no other damages, whether in the contract or in tort, in law or in equity are available to you. By using or submitting these drawings to a municipality minder in part, constitutes your agreements of this defeating.



S1

DATE: 08.07.23 DRAWING: V01.0-R0

PLANS FOR:
LEMMY'S
2027 CLEVELAND ROAD WEST
HURON OHIO 44839

Solutions For Your Drafting And Design Ne
SHEFFIELD VILLAGE, OHIO 44054
PHONE: 440.308.9227

DISCLAIMER:

ponsible for design defects, construction specifications and details or any other matter relating to the design, development or construction of the project and DeskPrep assumes no varranties, express or implied, under this agreement or otherwise besign of these plans. Each contractor must review the plans and check all dimensions, quantities, spacing and structural members prior to building and ordering mates no warranties, express or implied, under this agreement and no other damages, whether in the contract or in tort, in law or in equity are available to you. By using or submitting these drawings to a municipality ermits, in whole or in part, constitutes your agree with the contents of this disclaimer.



TO: Chairman Boyle and Members of the Planning Commission

FROM: Erik Engle, Planning Director

RE: Lemmy's - Re-zoning Application- Set Public Hearing

DATE: August 16, 2023

Parcel Nos.: 43-00306.000, 43-00305.000, 43-00307.000 (Lemmy's Restaurant)

Owner/Applicant: Jan Bucholz

Subject Matter/Background

The new owner of the property has reached out to the city about their anticipated plans for renovations and expansion of the restaurant. A review of the current zoning of all three parcels was found to be R-1A. The owner advised of their desire to acquire a liquor license and include an outdoor seating area as well.

Staff worked with the owner to determine the appropriate zoning designation to allow for the future improvements and expansions.

The applicant is requesting consideration for a rezoning from the current R-1A (Single Family) to B-3 (General Business) Zone to allow for any future expansion of existing structures/uses.

Staff Analysis/ Recommendation:

Section 1139.03 (b) (2) Notice and hearing. Before submitting its recommendations on a proposed amendment or reclassification to Council, the Commission may hold a public hearing thereon, notice of which shall be given by one publication in a newspaper of general circulation in the City at least ten days before the date of such hearing. The notice shall state the place and time at which the proposed amendment to the Ordinance, including text and maps, may be examined. If the Ordinance intends to rezone or redistrict ten or less parcels of land as listed on the tax duplicate, written notice of the hearing shall be mailed by the Clerk of Council by first-class mail, at least twenty days before the date of the public hearing, to the owners of property within and contiguous to and directly across the street from such parcel or parcels, to the address of such owners appearing on the County Auditor's current tax list or the Treasurer's mailing list. The failure of delivery of such notice shall not invalidate any such ordinance.

Staff would recommend that the Planning Commission set a public hearing on the application (at least 20+ days out to provide time to comply with notices) and set the public hearing date for September 20, 2023 at 5:00pm.

The applicant has already completed the legal surveys and Lot Combo application to have all three of the parcels combined. They have been submitted to the County at this point and we believe the combination should be reflected by the time the public hearing is held.

Attachments: Rezoning Application

Planning & Zoning Department 417 Main Street Huron, OH 44839 419-433-5000



CITY OF HURON APPLICATION TO RE-DISTRICT PROPERTY

(Type or Print)

Property Owner: JANWESEE BUCHCEZ Address: 1.15 MARINGE VILLEGE City, State, Zip: HURON 10 H 44839 Email Address: TEULIZAGE GMAIL. COM Address of Property to be Rezoned: CT CLEVELAND LOW 2029 CLEVELAND LOW Parcel Number:
Applicant: (Name & Address - if different from the property owner)
TAMMER L ZUILHOF 243 EMARKETST #3 SANDOSKY, OH 44870
Current Zoning District of Subject Property:
R-1
I-1
Explain the reason that re-districting/re-zoning is being requested: EXPANSION AND RECONFIGURIATION OF EXISTING STRUCTURE. ADDITIONAL CUIDOR DINING AND LIGUR SALES
TOTAL
Proposed Zoning District of Subject Property: R-1 □ R-2 □ R-3 □ B-1 □ B-2 □ B-3 □ I-1 □ I-2 □ Other:
Was a re-zoning request ever submitted for this property? No√Yes □: Date
Is the applicant represented by legal counsel? Yes □ No □ If Yes, Counsel's Name and Address:
Contact Number and Email

The following must be attached to this application:

1. A survey and legal description of the property.

- 2. A map of the subject property (maximum size 11" x17")
 3. A map of the subject property in relation to the adjoining properties.(max size 11" x 17")
- 4. A complete list of the names and current addresses of all property owners within 150' of the

exterior boundaries of the subject property. 5. A \$250.00 non-refundable application fee, made payable to the City of Huron. (Section 1321.12 (c))
Applicant Signature: Property Owner Signature: (required)
DO NOT WRITE BELOW THIS LINE
Date Completed Application Received:
Zoning Department Representative: 5/1/2023 Markin
Date Submitted to City Council: 125 23
Date Submitted to Planning Commission:

Bucholz Combined Acreage 0.5597 Acre

Being situated in the State of Ohio, County of Erie, City of Huron, Lots 99 & 132 Rye Beach Land Co. Subdivision (PV 8 PG 4-5) and being more definitely described as follows:

Beginning at a PK Nail, set, on the East right-of-way line of Rye Beach Road (60 Ft), marking the Southwest corner of Lot 99 in said Rye Beach Subdivision;

- (1) Thence North 01°35'23" West along the East right-of-way line of Rye Beach Road, the same being the West line of lot 99, a distance of 155.27 feet to a 1/2" iron pin & cap, set, marking the Northwest corner of Lot 99;
- (2) Thence North 88°23'27" East along the North line of Lot 99, the same being the South line of Lot 100 owned by Kenneth & Marlene Gadd (DV 360 PG 632), a distance of 81.22 feet to a 1/2" iron pin & cap, set, marking the Southwest corner of Lot 132;
- (3) Thence North 01°01'08" West along the West line of Lot 132, the same being the East line of Lot 100, a distance of 40.00 feet to a point, marking the Northwest corner of Lot 132;
- (4) Thence North 88°23'27" East along the North line of Lot 132, the same being the South line of Lot 131 owned by Thelma Meredith (RN 202206144), passing through a 1/2" iron pin & cap, set at a distance of 1.35 feet, a distance of 80.00 feet to a 1/2" iron pin & cap, set on the West right-of-way line of Atwood Place (50 Ft), marking the Northeast corner of Lot 132;
- (5) Thence South 01°01'08" East along the West right-of-way line of Atwood Place, passing through a railroad spike, found at a distance of 40.00 feet, a distance of 148.51 feet to a PK Nail, set, marking the Southeast corner of Lot 99;
- (6) Thence South $72^{\circ}06'52''$ West along the south line of Lot 99, a distance of 166.84 feet to the point of beginning, containing 0.5597 acre, more or less, of which 0.2068 acre is in PP # 43-00307.000 and 0.2795 acre is in PP # 43-00306.000 and 0.0734 acre is in PP # 43-00305.000, but being subject to all legal highways, easements and restrictions of record.

The above description was prepared from an actual survey by Daniel E. Hartung Jr., Professional Surveyor No. 5667 in June 2023. The bearings were based on ODOT VRS.

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.

Engineer/Surveyor: Erie County Engineer's

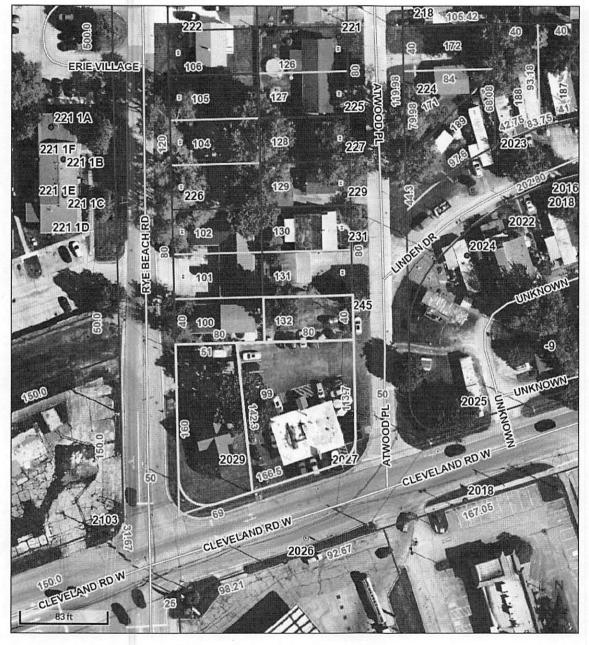
Date: 6-21-2023

Daniel E. Hartung Jr., PE, PS

DANIEL E. HARTUNG, JR. S-5667

ALL PARCELS ARE ZONED R-1A





Overview 0 Legend

Parcels **Parcel Dimensions** Parcel Dimensions (Original)

Lot Lines Lot Line Labels

Streets

Addresses

. 0

1

<all other values>

Date created: 3/16/2023 Last Data Uploaded: 3/16/2023 7:40:07 AM

Developed by Schneider

43-00306.000 43-00305.000

43-00307.000