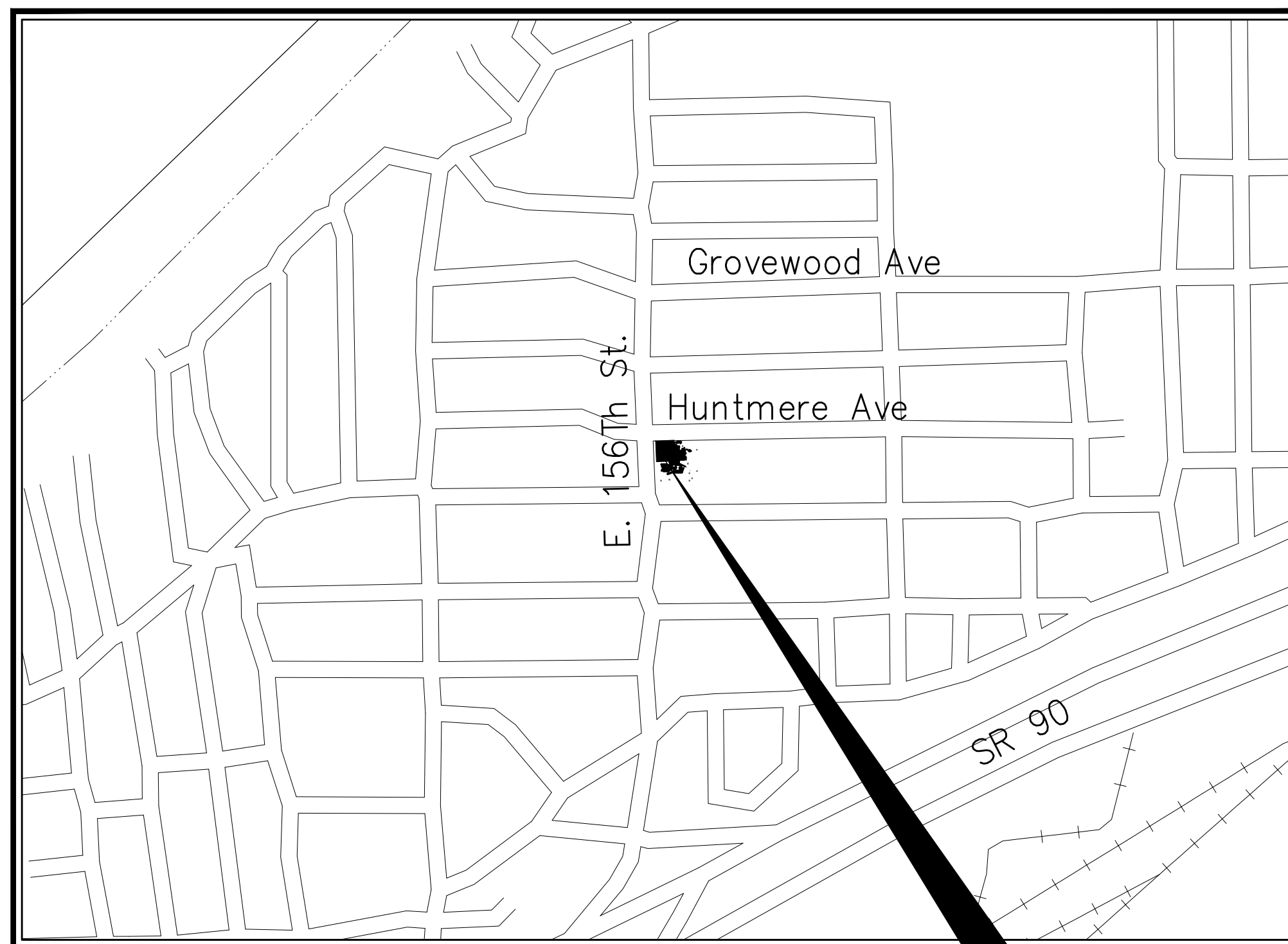


# NORTHEAST SHORES DEVELOPMENT CORP. COLLINWOOD ARTS DISTRICT HEADQUARTERS GREEN PARKING LOT

317 E. 156TH ST. CLEVELAND, OHIO 44105  
CUYAHOGA COUNTY, OHIO  
BID SET: SEPTEMBER 26, 2016

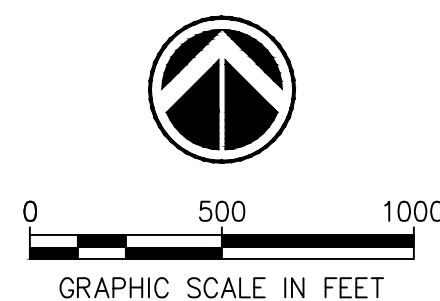
## SITE PLAN LEGEND

	PROPERTY LINE
	CENTER LINE CONSTRUCTION, BASELINE
	12" <del>EXISTING</del>
	12" SAA Ex R/W
	12" WATER
	WS
	4" GAS
	IP
	MON
	PROPOSED R/W
	TMP
	IRON PIPE
	MONUMENT BOX
	SIGN
	TREE OR SHRUB LINE
	TREE, TREE REMOVED
	TREE PRUNED
	SWALE
	1000 CONTOUR
	PROP X" STM
	PROP X" SAN
	PROP X" WATER LINE
	WATER LINE
	WATER SERVICE
	GAS LINE
	ELECTRIC LINE, UNDERGROUND
	TELEPHONE LINE, UNDERGROUND
	CATCH BASIN
	VALVE, WV=WATER VALVE GV=GAS VALVE
	UTILITY POLE
	LIGHT POLE



LOCATION MAP

PROJECT LOCATION



## INDEX OF DRAWINGS

TITLE SHEET	C 000
GENERAL NOTES	C 100 - C 101
EXISTING CONDITIONS & DEMOLITION PLAN	C 200
LAYOUT AND UTILITIES PLAN	C 300
GRADING PLAN	C 400
STORM WATER POLLUTION PREVENTION PLAN	C 500 - C 501
LANDSCAPE PLAN	C 600
CONSTRUCTION DETAILS	C 700 - C 701

## PLANS PREPARED BY:

**Environmental Design Group**  
450 Grant Street Phone 330.375.1390  
Akron, OH 44311 Fax 330.375.1590  
www.envdesigngroup.com



*Katherine Gluntz Holmck*



Know what's below.  
Call before you dig.

## ODOT STANDARD DRAWING INDEX

STD. DWG. NO.	DATE
BP-5.1	7/28/00
BP-7.1	1/19/07
RM-6.1	10/17/03

## CITY OF CLEVELAND DEPARTMENT OF PUBLIC SERVICE, DIVISION OF ENGINEERING & CONSTRUCTION STANDARD DRAWING INDEX

STD. DWG. NO.	DATE
CONCRETE DRIVEWAY	2008
CONCRETE WALK	2008

REVISED:

SET NO. \_\_\_\_\_

## 2013 SPECIFICATIONS

THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THESE PLANS BID DOCUMENTS SHALL GOVERN THIS IMPROVEMENT. FOR PURPOSES OF THIS PLAN REFERENCES TO DIRECTOR, OWNER, OR ENGINEER SHALL BE CONSTRUED TO MEAN THE OWNER AND/OR HIS REPRESENTATIVES.

PROJ. NUMBER 15-00291-010	SHEET
DESIGNED BY: KH	TITLE SHEET
DRAWN BY: AL/HH	C 000
FILE NO. NES Headquarters Parking Lot.dwg	

PROJECT OBJECTIVE (INTENT)

THE INTENT OF THE PROJECT IS TO INSTALL APPROXIMATELY 456 SQUARE FEET OF BIORETENTION, 1,975 SQUARE FEET PERVIOUS CONCRETE PAVEMENT, 17 FRUIT TREES, 2,970 SQUARE FEET OF ASPHALT PARKING LOT, A CISTERN, AND 162 SHRUBS/PLANTS IN THE NORTH SHORE COLLINWOOD NEIGHBORHOOD IN CLEVELAND.

ODOT SPECIFICATIONS (2013 CMS)

THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL GOVERN THIS IMPROVEMENT, EXCEPT AS NOTED IN THIS SET OF DRAWINGS, AND WITHIN THE CONTRACT AND SPECIFICATION BOOK.

PERMITS

CONTRACTOR WILL SECURE AND PAY FOR ALL PERMITS FOR CONSTRUCTION PRIOR TO CONSTRUCTION. OWNER HAS SECURED BUILDING PERMIT FOR CONTRACTOR'S USE.

CONTRACTOR ACKNOWLEDGEMENT

BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES THAT HE/SHE HAS SATISFIED HIMSELF/HERSELF AS TO THE NATURE AND LOCATION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS, PARTICULARLY THOSE BEARING UPON THE HANDLING OF MATERIALS, AVAILABILITY OF LABOR AND NECESSARY UTILITIES, THE UNCERTAINTIES OF WEATHER, GROUNDWATER TABLE OR SIMILAR CONDITIONS AT THE SITE, THE CONFORMATION AND CONDITIONS OF THE SOILS AND GROUND SURFACE, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING THE PROSECUTION OF THE WORK, AND ALL OTHER MATTERS WHICH CAN IN ANY WAY AFFECT THE WORK OR COST THEREOF UNDER THIS CONTRACT. ANY FAILURE OF THE CONTRACTOR TO ACQUAINT HIMSELF/HERSELF WITH THE AVAILABLE INFORMATION CONCERNING THESE CONDITIONS WILL NOT RELIEVE HIM/HER FROM RESPONSIBILITY FOR ESTIMATING PROPERLY THE DIFFICULTY AND COST OF SUCCESSFULLY PERFORMING THE WORK.

GENERAL PLAN NOTES:

ACCESS TO THE PROJECT

ALL CONSTRUCTION ACCESS TO THE PROJECT SHALL BE FROM HUNTMEERE AVE AS SHOWN ON PLANS, UNLESS OTHERWISE DIRECTED BY OWNER.

DISTURBANCE TO EXISTING FEATURES

CONSTRUCTION MUST NOT DAMAGE TREES AND OTHER DESIRABLE VEGETATION IN THE PROJECT AREA AS WELL AS PAVEMENT TO REMAIN.

CONTRACTOR TO MARK PROPOSED TREE PLANTING, BIORETENTION, PERVIOUS PAVEMENT AND AVOID DISTURBANCE OR COMPACTION WITH CONSTRUCTION EQUIPMENT. CONTRACTOR TO ALSO MARK OTHER CONSTRUCTION FEATURES AS NOTED IN PLANS.

UTILITIES

AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION, THE CONTRACTOR MUST CONTACT THE OUPS ONE CALL SYSTEM, INC., 1-800-362-2764.

EXISTING UTILITIES

ALL UTILITIES AND APPURTENANCES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AND REINSTALLED IN ACCORDANCE WITH THE LATEST ODOT C.M.S. AND CITY OF CLEVELAND BUILDING CODES AT NO ADDITIONAL COST TO THE OWNER.

CLEAN-UP

AT THE CONCLUSION OF CONSTRUCTION, THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS AND MATERIALS RESULTING FROM CONSTRUCTION AND SHALL RESTORE ALL SURFACES, STRUCTURES, LANDSCAPE AND PROPERTY TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER.

THE CONTRACTOR SHALL CLEAN THE PROJECT AREA AT THE END OF EACH DAY FOR THE DURATION OF THE PROJECT. ALL ROADWAYS SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS AT ALL TIMES.

EACH WORK DAY

NO TRENCH SHALL BE LEFT OPEN OVERNIGHT, EXCEPT FOR A LENGTH OF 25 FEET OR LESS, WHICH SHALL BE COVERED BY A TARP AND BLOCKED BY TEMPORARY CONSTRUCTION FENCING, OF A WORK SECTION AT THE END OF THE TRENCH. IN CASE WORK MUST BE SUSPENDED BECAUSE OF INCLEMENT WEATHER OR OTHER REASONS, THE UNCOMPLETED TRENCH SHALL BE BACKFILLED AT THE DIRECTION OF THE OWNER.

CROSSINGS AND CONNECTIONS TO EXISTING PIPES AND UTILITIES

WHERE PLANS PROVIDE FOR A PROPOSED CONDUIT TO BE CONNECTED TO, OR CROSS OVER OR UNDER AN EXISTING SEWER OR UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.

IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING CONDUIT, OR EXISTING APPURTENANCE TO BE CONNECTED TO, DIFFERS FROM THE PLAN ELEVATION OR RESULTS IN A CHANGE IN THE PLAN CONDUIT SLOPE, THE OWNER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS. IF IT IS DETERMINED THAT THE PROPOSED CONDUIT WILL INTERSECT AN EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, THE OWNER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED CONDUIT WHICH WOULD BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY.

REGULATIONS:

ALL WORK MUST COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS IN ALL RESPECTS, INCLUDING COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.

DO NOT INTERFERE WITH THE OPERATION OF ANY FIRE HYDRANT, FIRE CALL BOX, OR POLICE CALL BOX.

BEGINNING CONSTRUCTION

THE CONTRACTOR WILL NOTIFY OWNER SEVENTY TWO (72) HOURS PRIOR TO BEGINNING ACTUAL CONSTRUCTION.

CONSTRUCTION DEFECTS

ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY OWNER WITHOUT ANY EXTRA COST TO OWNER.

CONSTRUCTION DOCUMENTS

THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS ON SITE AND SHALL RECORD THE EXACT LOCATION OF ALL SERVICE CONNECTIONS ONSITE INSTALLED AS PART OF PROJECT. CONTRACTOR SHALL PROVIDE OWNER WITH A RECORD OF SERVICE LOCATIONS ON CONSTRUCTION DRAWINGS AND SUBMIT PRIOR TO FINAL PAYMENT.

TREE REMOVAL & PRUNING

WHERE TREE REMOVAL OR PRUNING IS NECESSARY FOR CONSTRUCTION, IT SHALL BE PROPERLY DONE. WHERE BRANCHES AND TRUNKS ARE DAMAGED PROPER PRUNING SHALL BE IMPLEMENTED. ALL WORK SHALL BE IN ACCORDANCE WITH ODOT ITEM 661.14 AND/OR OWNER. OWNER SHALL BE NOTIFIED A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY TREE PRUNING OR REMOVAL. PRUNING PER 666. TREE REMOVAL PER 201.03; REMOVE STUMPS.

GENERAL AND EARTHWORK:

ITEM SPECIAL, CLEARING, DEMOLITION, MOBILIZATION, AS PER PLAN

CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS TO PERFORM COMPLETE DEMO AND REMOVAL OF MATERIALS FOR PROJECT COMPLETION AS SHOWN ON PLAN AND IN CONFORMANCE WITH ODOT CMS 201, 202, 616, 614 AND 624. THIS ITEM INCLUDES CONCRETE SURFACE REMOVAL, CONCRETE CURB, DRIVE APRON AND SIDEWALK REMOVAL, FENCE REMOVAL, CLEARING AND GRUBBING, RUBBLE REMOVAL, TELEPHONE POLE REMOVAL (NOT INCLUDING UTILITY LINE REMOVAL) MISCELLANEOUS ITEMS REMOVAL, AND STRUCTURES. ASPHALT REMOVAL WILL BE PAID IN ITEM 252. ALL INCIDENTALS NECESSARY FOR CONSTRUCTION MOBILIZATION INCLUDING TEMPORARY FENCING, CONES AND TEMPORARY MEASURES AS SHOWN ON DRAWINGS. CONTRACTOR SHALL REMOVE DEMO MATERIAL FROM THE SITE.

PAYMENT FOR THE ABOVE WILL BE MADE PER LUMP SUM AT THE CONTRACT PRICE FOR ITEM SPECIAL, CLEARING, DEMOLITION, MOBILIZATION, AS PER PLAN.

ITEM 203 EXCAVATION AND HAUL

CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS TO PERFORM EXCAVATION AS SHOWN ON PLAN AND IN CONFORMANCE WITH ODOT CMS 203. THIS ITEM INCLUDES SOIL EXCAVATION, BIORETENTION EXCAVATION AND EXISTING GRAVEL EXCAVATION. CONTRACTOR SHALL REMOVE EXCAVATED MATERIAL FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PROJECT AREA IN A FREE DRAINING CONDITION AT ALL TIMES.

THE CONTRACTOR SHALL FINISH GRADE THE DISTURBED AREAS IN ACCORDANCE WITH THE PLAN.

PAYMENT FOR THE ABOVE WILL BE MADE PER LUMP SUM AT THE CONTRACT PRICE FOR ITEM 203 EXCAVATION AND HAUL AWAY.

ITEM 207 TEMPORARY SEDIMENT AND EROSION CONTROLS

CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS TO PERFORM COMPLETE TEMPORARY STORMWATER POLLUTION PREVENTION (SWPP) AS SHOWN ON PLAN AND IN CONFORMANCE WITH THE NORTHEAST OHIO REGIONAL SEWER DISTRICT AND CITY OF CLEVELAND. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PROJECT AREA IN A FREE DRAINING CONDITION AT ALL TIMES. THIS INCLUDES ANY NECESSARY SWPP (STORMWATER POLLUTION PLAN) MATERIAL INSTALLATION REQUIRED.

PAYMENT FOR THE ABOVE WILL BE MADE PER LUMP SUM AT THE CONTRACT PRICE FOR ITEM 207 TEMPORARY SEDIMENT AND EROSION CONTROLS.

PAVEMENT:

ITEM 252, FULL DEPTH RIGID PAVEMENT REMOVAL AND FLEXIBLE REPLACEMENT, AS PER PLAN

CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO REMOVE EXISTING FULL DEPTH ASPHALT PAVEMENT, CORRECT THE EXISTING GRAVEL SUBGRADE TO PROPOSED GRADES WITH NEW GRAVEL AS NECESSARY, PLACING AND COMPACTING NEW ASPHALT PAVEMENT AS DIRECTED BY ENGINEER AND IN CONFORMANCE WITH ODOT ITEM 252. THIS INCLUDES REGRADING SUBGRADE, IMPORTATION OF ODOT ITEM 304 AS NECESSARY TO ACHIEVE GRADE AND SUBGRADE COMPACTION.

PAYMENT FOR THE ABOVE WILL BE MADE PER SQUARE YARD AT THE CONTRACT PRICE FOR ITEM 252, FULL DEPTH RIGID PAVEMENT REMOVAL AND FLEXIBLE REPLACEMENT, AS PER PLAN.

ITEM 304 ASPHALT CONCRETE BASE, AS PER PLAN

CONTRACTOR IS TO FURNISH ALL EQUIPMENT AND LABOR, AND MATERIAL NECESSARY TO INSTALL AND COMPACT AGGREGATE BASE AS PER ODOT ITEM 304. THIS ITEM ALSO INCLUDES SUBGRADE COMPACTION OF AREAS TO RECEIVE 304 AS PER ODOT 204.

PAYMENT FOR THE ABOVE ITEM WILL BE MADE PER CUBIC YARD AT THE CONTRACT PRICE FOR ITEM 304 ASPHALT CONCRETE BASE, AS PER PLAN.

ITEM SPECIAL, ASPHALT CONCRETE PAVEMENT

CONTRACTOR IS TO FURNISH ALL EQUIPMENT AND LABOR, AND MATERIAL NECESSARY TO INSTALL ASPHALT PAVEMENT IN CONFORMANCE WITH ODOT ITEM 448 INTERMEDIATE COURSE, TYPE 1 448 SURFACE COURSE TYPE 1, 407 TACK COAT AND AS PER PLAN. IF ASPHALT PAVEMENT LAYERS ARE PLACED WITHIN 7 DAYS OF EACH OTHER, A TACK COAT MAY NOT BE REQUIRED, AS DETERMINED BY ENGINEER'S DIRECTION.

PAYMENT FOR THE ABOVE ITEM WILL BE MADE PER SQUARE YARD AT THE CONTRACT PRICE FOR ITEM SPECIAL, ASPHALT CONCRETE PAVEMENT.

ITEM SPECIAL PERVIOUS CONCRETE PAVEMENT

CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO CONSTRUCT FULLY FUNCTIONING PERVIOUS CONCRETE PAVEMENT AS SHOWN ON PLANS AND IN CONFORMANCE TO PERVIOUS CONCRETE SPECIFICATIONS. ITEMS INCLUDES PERVIOUS CONCRETE, AGGREGATE BASE, SUBGRADE SCARIFICATION, FORMING, CONTRACTION AND EXPANSION JOINTS, UNDERDRAINAGE, CLEAN OUTS, BRASS CLEANOUTS, AND OTHER MISCELLANEOUS MATERIALS.

PAYMENT FOR THE ABOVE WILL BE MADE PER SQUARE FOOT AT THE CONTRACT PRICE FOR ITEM SPECIAL, PERVIOUS CONCRETE PAVEMENT.

ITEM SPECIAL, CONCRETE DRIVE APRON

CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT TO INSTALL COMMERCIAL CONCRETE DRIVE APRON PER CITY OF CLEVELAND, DEPARTMENT OF PUBLIC SERVICE, DIVISION OF ENGINEERING AND CONSTRUCTION, STANDARD DETAILS, DATED 2008 AND AS PER PLAN. THIS ALSO INCLUDES ALL NECESSARY TRAFFIC CONTROL, ADDITIONAL MATERIALS, INSPECTIONS AND PERMITS REQUIRED FOR STREET OPENING REPAIR.

PAYMENT FOR THE ABOVE WILL BE MADE PER EACH AT THE CONTRACT PRICE FOR ITEM SPECIAL, CONCRETE DRIVE APRON.

ITEM SPECIAL, CONCRETE WALK, NON VEHICULAR

CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT TO INSTALL CONCRETE WALK, NON VEHICULAR PER CITY OF CLEVELAND, DEPARTMENT OF PUBLIC SERVICE, DIVISION OF ENGINEERING AND CONSTRUCTION, STANDARD DETAILS, DATED 2008 AND AS PER PLAN. THIS INCLUDES 4-INCHES (NON VEHICULAR ACCESS) CLEVELAND 650 CONCRETE AND 2-INCHES COMPACTED #10 SCREENINGS BASE.

PAYMENT FOR THE ABOVE WILL BE MADE PER SQUARE FOOT AT THE CONTRACT PRICE FOR ITEM SPECIAL, CONCRETE WALK, NON VEHICULAR.

ITEM SPECIAL, STRIPING & ADA SIGN

CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO STRIPE PARKING STALLS INCLUDING HANDICAP STRIPING, ADA SIGN AND NO PARKING AREAS, AS PER PLAN AND IN CONFORMANCE WITH ODOT ITEM 640, TYPE 1.

PAYMENT FOR THE ABOVE WILL BE MADE PER LUMP SUM AT THE CONTRACT PRICE FOR ITEM SPECIAL, STRIPING & ADA SIGN.

ITEM SPECIAL, PRECAST WHEELSTOP

CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO INSTALL PRECAST CONCRETE WHEELSTOPS, AS PER PLAN.

PAYMENT FOR THE ABOVE WILL BE MADE PER EACH AT THE CONTRACT PRICE FOR ITEM SPECIAL, PRECAST WHEELSTOP.

ITEM 609, CURB, TYPE 6

CONTRACTOR IS TO FURNISH ALL EQUIPMENT AND LABOR, AND MATERIAL NECESSARY TO INSTALL CURBING AS SHOWN ON PLANS AND AS PER ODOT 609, TYPE 6.

PAYMENT FOR THE ABOVE ITEM WILL BE MADE PER LINEAR FEET AT THE CONTRACT PRICE FOR ITEM 609, CURB, TYPE 6.

BID SET	DATE				
	REVISION DATA				
	NO.				

**HEADQUARTERS GREEN  
 PARKING LOT  
 NORTHEAST SHORES DEVELOPMENT  
 CORPORATION**

PROJECT NO.: 15-00291-010  
 DESIGNED BY: KH  
 DRAWN BY: AL/HH  
 CHECKED BY: KH  
 DATE ISSUED: FEBRUARY 12, 2016

GENERAL NOTES

**C 100**

**UTILITIES:**

**ITEM SPECIAL, TEST TEE**

CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO INSTALL A FULLY FUNCTIONAL TEST TEE AS PER DETAIL 6/C700 AND IN CONFORMANCE WITH CITY OF CLEVELAND STANDARDS.

ITEM TO INCLUDE ALL NECESSARY ELBOWS, TEES, CAPS, OVERFLOW PIPES AND CAPS, AND CONCRETE COLLARS NECESSARY FOR PROPER INSTALLATION.

PAYMENT FOR THE ABOVE WILL BE MADE PER EACH UNIT AT THE CONTRACT PRICE FOR ITEM SPECIAL, TEST TEE.

**ITEM 605 4" PERFORATED UNDERDRAIN**

CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO INSTALL 4" PERFORATED PVC, SCHEDULE 40, UNDERDRAIN AS PER PLAN AND IN CONFORMANCE WITH ODOT ITEM 605.

ITEM TO INCLUDE ALL ELBOWS, TEES, CAPS, OVERFLOW CAPS, AND COLLARS AS SHOWN ON PLANS AND AS NECESSARY FOR PROPER INSTALLATION.

PAYMENT FOR THE ABOVE WILL BE MADE PER LINEAR FOOT AT THE CONTRACT PRICE FOR ITEM 605, 4" PERFORATED UNDERDRAIN.

**ITEM SPECIAL, CISTERN**

CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO INSTALL A BLACK 250 GALLON HDPE ABOVE GROUND WATER STORAGE TANK (SKU:41854-BLK) FROM RAIN BROTHERS AS PER PLAN. THE WATER STORAGE TANK IS MANUFACTURED BY RAIN BROTHERS 1137 W BROAD ST. COLUMBUS, OH 43222. FREIGHT QUOTES CAN BE RECEIVED BY CALLING 614-725-4363. THE 250 GALLON TANK IS 30"D X 89"H. THIS PAY ITEM INCLUDES ADDITIONAL ITEMS TO CREATE A FULLY FUNCTIONING CISTERN SYSTEM. THOSE ITEMS INCLUDE THE FLEXI-FIT AUTOMATIC DIVERTER (SKU:RB-020), RUBBER INLET HOSE SEAL (SKU:RB-022), 31" FILL HOSE, ACCORDION STYLE (SKU:RB-023), HOSE SAW SET (SKU:RB-015), AND WINTER CAP (RB-004). THIS ALSO INCLUDES MODIFICATION TO EXISTING DOWNSPOUT, INCLUDING REUSE OF EXISTING DOWNSPOUT TO HDPE COUPLER AND HDPE PIPE EXTENSION FROM DOWNSPOUT TO GRAVEL CREEK BED IN BIORETENTION AREA.

PAYMENT FOR THE ABOVE WILL BE MADE PER LUMP SUM AT THE CONTRACT PRICE FOR ITEM SPECIAL, CISTERN AS PER DETAIL 1/C701.

**LANDSCAPE:**

**ITEM 653 TOPSOIL FURNISHED AND PLACED**

CONTRACTOR IS TO FURNISH ALL EQUIPMENT, MATERIAL, AND LABOR TO FURNISH AND PLACE TOPSOIL IN DEPTHS SHOWN ON PLANS IN CONFORMANCE WITH ODOT CMS 653 AND AS PER PLAN.

PAYMENT FOR THE ABOVE WILL BE MADE PER CUBIC YARD AT THE CONTRACT PRICE FOR ITEM 653 TOPSOIL FURNISHED AND PLACED.

**ITEM SPECIAL BIORETENTION**

CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIALS TO INSTALL BIORETENTION AS SHOWN ON PLANS AND DETAILS.

CONTRACTOR SHALL NOT START BIORETENTION CONSTRUCTION UNTIL THE SITE DRAINING TO THE BIORETENTION AREA HAS BEEN STABILIZED.

SCARIFY OR TILL THE ENTIRE EXISTING SUBGRADE SOIL SURFACES OF THE PROPOSED BIORETENTION AREAS TO A MINIMUM DEPTH OF 4-INCHES BY USE OF TOOTHED BUCKET. DO NOT COMPACT SOILS. HEAVY EQUIPMENT SHALL NOT BE USED WITHIN THE BIORETENTION OR PVIOUS PAVEMENT AREAS. DO NOT SCARIFY SOIL WITHIN THE DRIP-LINE OF EXISTING TREES TO BE RETAINED.

MIXING OR PLACING BIORETENTION SOIL WILL NOT BE ALLOWED IF THE AREA RECEIVING BIORETENTION SOIL IS WET OR SATURATED OR HAS BEEN SUBJECTED TO MORE THAN 1/2 INCH PRECIPITATION WITH IN 48-HOURS PRIOR TO MIXING OR PLACEMENT. OWNER SHALL HAVE FINAL AUTHORITY TO DETERMINE IF WET OR SATURATED CONDITIONS EXIST.

PLACE BIORETENTION SOIL LOOSELY IN LIFTS NOT TO EXCEED 10". FINAL GRADE SHALL BE MEASURED ONLY AFTER THE SOIL HAS BEEN WATER COMPACTED, WHICH REQUIRES FILLING THE CELL WITH WATER, WITHOUT CREATING ANY SCOUR OR EROSION, TO AT LEAST 1-INCH OF PONDING. IF WATER COMPACTION IS NOT AN OPTION, FINAL GRADE SHALL BE MEASURED AT THE 1/2 INCHES ABOVE THE GRADE SPECIFIED ON THE PLANS TO ALLOW FOR SETTLING AFTER THE FIRST STORM.

ITEM INCLUDES MATERIAL AND INSTALLATION OF BIORETENTION SOIL, HARDWOOD MULCH (ON FILTER BED AND SIDE SLOPES), DECORATIVE GRAVEL MULCH, DRY CREEK BED STONE AND CONTOURING INSIDE AND OUTSIDE OF BIORETENTION AREAS, CONCRETE SAND, PEA GRAVEL, WASHED #57 STONE, UNDERDRAIN CONNECTIONS, AND OVERFLOWS, INCLUDING ALL CONNECTIONS AND GRATES TO CREATE A FULLY FUNCTIONING BIORETENTION AREA AS PER PLANS. THIS ALSO INCLUDES DECORATIVE PLACEMENT OF ON-SITE CONCRETE SONOTUBES/BLOCKS IN BIORETENTION, AND BIORETENTION BERM.

BIORETENTION SOIL SHALL HAVE THE FOLLOWING ATTRIBUTES (UNLESS EXISTING SOIL IS APPROVED FOR REUSE BY LANDSCAPE ARCHITECT DURING FIELD REVIEW):

- 1. TEXTURE CLASS: LOAMY SAND. HAVING NO LESS THAN 80% SAND, NO GREATER THAN 10% CLAY CONSIDERING ONLY THE MINERAL FRACTION OF THE SOIL. pH RANGE: 5.2 TO 8.0; SOLUBLE SALTS, 500 PPM MAXIMUM; DECOMPOSED ORGANIC MATTER - 3 TO 5% BY WEIGHT (8-20% BY VOLUME); PHOSPHORUS BETWEEN 15 AND 60 MG/KG (PPM) AS DETERMINED BY THE MEHLICH III TEST.

PAYMENT FOR THE ABOVE WILL BE MADE PER SQUARE FOOT AT THE CONTRACT PRICE FOR ITEM SPECIAL, BIORETENTION.

**ITEM 659 SEEDING AND MULCHING**

CONTRACTOR IS TO FURNISH ALL EQUIPMENT, MATERIAL, AND LABOR TO SEED, MULCH AND REPAIR ANY GRASSY AREA THAT ARE DISTURBED DURING CONSTRUCTION WITH CLASS 1 LAWN MIXTURE AS PER ODOT 659 AND AS PER PLAN.

PAYMENT FOR THE ABOVE WILL BE MADE PER LUMP SUM AT THE CONTRACT PRICE FOR ITEM 659, SEEDING AND MULCHING.

**ITEM 661.11 HARDWOOD MULCH**

CONTRACTOR IS TO FURNISH ALL EQUIPMENT, MATERIAL, AND LABOR TO FURNISH AND PLACE HARDWOOD MULCH IN LANDSCAPE BEDS IN 3-INCH DEPTH IN CONFORMANCE WITH ODOT CMS 661.11 AND AS PER PLAN.

PAYMENT FOR THE ABOVE WILL BE MADE PER CUBIC YARD AT THE CONTRACT PRICE FOR ITEM 661.11 HARDWOOD MULCH.

**ITEM 661, TREE AS PER PLAN**

CONTRACTOR IS TO FURNISH ALL EQUIPMENT, MATERIAL, AND LABOR TO FURNISH AND PLACE TREES IN CONFORMANCE WITH ODOT CMS 661 AND AS PER PLAN.

PAYMENT FOR THE ABOVE WILL BE MADE PER EACH TREE AT THE CONTRACT PRICE FOR ITEM 661, TREE AS PER PLAN.

**ITEM 661, SHRUB AS PER PLAN**

CONTRACTOR IS TO FURNISH ALL EQUIPMENT, MATERIAL, AND LABOR TO FURNISH AND PLACE SHRUBS IN CONFORMANCE WITH ODOT CMS 661 AND AS PER PLAN.

PAYMENT FOR THE ABOVE WILL BE MADE PER EACH SHRUB AT THE CONTRACT PRICE FOR ITEM 661, SHRUB AS PER PLAN.

**ITEM 661, PERENNIAL AS PER PLAN**

CONTRACTOR IS TO FURNISH ALL EQUIPMENT, MATERIAL, AND LABOR TO FURNISH AND PLACE PERENNIALS IN CONFORMANCE WITH ODOT CMS 659 AND AS PER PLAN.

PAYMENT FOR THE ABOVE WILL BE MADE PER EACH SHRUB AT THE CONTRACT PRICE FOR ITEM 661, PERENNIAL AS PER PLAN.

**ITEM SPECIAL RAIN GARDEN**

CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIALS TO INSTALL RAIN GARDEN AS SHOWN ON PLANS AND DETAILS.

CONTRACTOR SHALL NOT START RAIN GARDEN CONSTRUCTION UNTIL THE SITE DRAINING TO THE RAIN GARDEN AREA HAS BEEN STABILIZED.

SCARIFY OR TILL THE ENTIRE EXISTING SUBGRADE SOIL SURFACES OF THE PROPOSED RAIN GARDEN AREAS TO A MINIMUM DEPTH OF 4-INCHES BY USE OF TOOTHED BUCKET. DO NOT COMPACT SOILS. HEAVY EQUIPMENT SHALL NOT BE USED WITHIN THE RAIN GARDEN OR PVIOUS PAVEMENT AREAS. DO NOT SCARIFY SOIL WITHIN THE DRIP-LINE OF EXISTING TREES TO BE RETAINED.

MIXING OR PLACING BIORETENTION SOIL WILL NOT BE ALLOWED IF THE AREA RECEIVING BIORETENTION SOIL IS WET OR SATURATED OR HAS BEEN SUBJECTED TO MORE THAN 1/2 INCH PRECIPITATION WITH IN 48-HOURS PRIOR TO MIXING OR PLACEMENT. OWNER SHALL HAVE FINAL AUTHORITY TO DETERMINE IF WET OR SATURATED CONDITIONS EXIST.

PLACE BIORETENTION SOIL LOOSELY IN LIFTS NOT TO EXCEED 10". FINAL GRADE SHALL BE MEASURED ONLY AFTER THE SOIL HAS BEEN WATER COMPACTED, WHICH REQUIRES FILLING THE CELL WITH WATER, WITHOUT CREATING ANY SCOUR OR EROSION, TO AT LEAST 1-INCH OF PONDING. IF WATER COMPACTION IS NOT AN OPTION, FINAL GRADE SHALL BE MEASURED AT THE 1/2 INCHES ABOVE THE GRADE SPECIFIED ON THE PLANS TO ALLOW FOR SETTLING AFTER THE FIRST STORM.

ITEM INCLUDES MATERIAL AND INSTALLATION OF BIORETENTION SOIL, HARDWOOD MULCH (ON FILTER BED AND SIDE SLOPES), DECORATIVE GRAVEL MULCH, DRY CREEK BED STONE AND CONTOURING INSIDE AND OUTSIDE OF RAIN GARDEN AREAS, UNDERDRAIN CONNECTIONS, AND OVERFLOWS, INCLUDING ALL CONNECTIONS AND GRATES TO CREATE A FULLY FUNCTIONING RAIN GARDEN AREA AS PER PLANS. THIS ALSO INCLUDES DECORATIVE PLACEMENT OF ON-SITE CONCRETE SONOTUBES/BLOCKS IN RAIN GARDEN.

BIORETENTION SOIL SHALL HAVE THE FOLLOWING ATTRIBUTES (UNLESS EXISTING SOIL IS APPROVED FOR REUSE BY LANDSCAPE ARCHITECT DURING FIELD REVIEW):

- 1. TEXTURE CLASS: LOAMY SAND. HAVING NO LESS THAN 80% SAND, NO GREATER THAN 10% CLAY CONSIDERING ONLY THE MINERAL FRACTION OF THE SOIL. pH RANGE: 5.2 TO 8.0; SOLUBLE SALTS, 500 PPM MAXIMUM; DECOMPOSED ORGANIC MATTER - 3 TO 5% BY WEIGHT (8-20% BY VOLUME); PHOSPHORUS BETWEEN 15 AND 60 MG/KG (PPM) AS DETERMINED BY THE MEHLICH III TEST.

PAYMENT FOR THE ABOVE WILL BE MADE PER SQUARE FOOT AT THE CONTRACT PRICE FOR ITEM SPECIAL, RAIN GARDEN.

**ITEM SPECIAL DUMPSTER ENCLOSURE**

CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO CONSTRUCT THE DUMPSTER ENCLOSURE AS SHOWN ON PLANS AND DETAILS.

PAYMENT FOR THE ABOVE WILL BE MADE PER LUMP SUM AT THE CONTRACT PRICE FOR ITEM SPECIAL, DUMPSTER ENCLOSURE.



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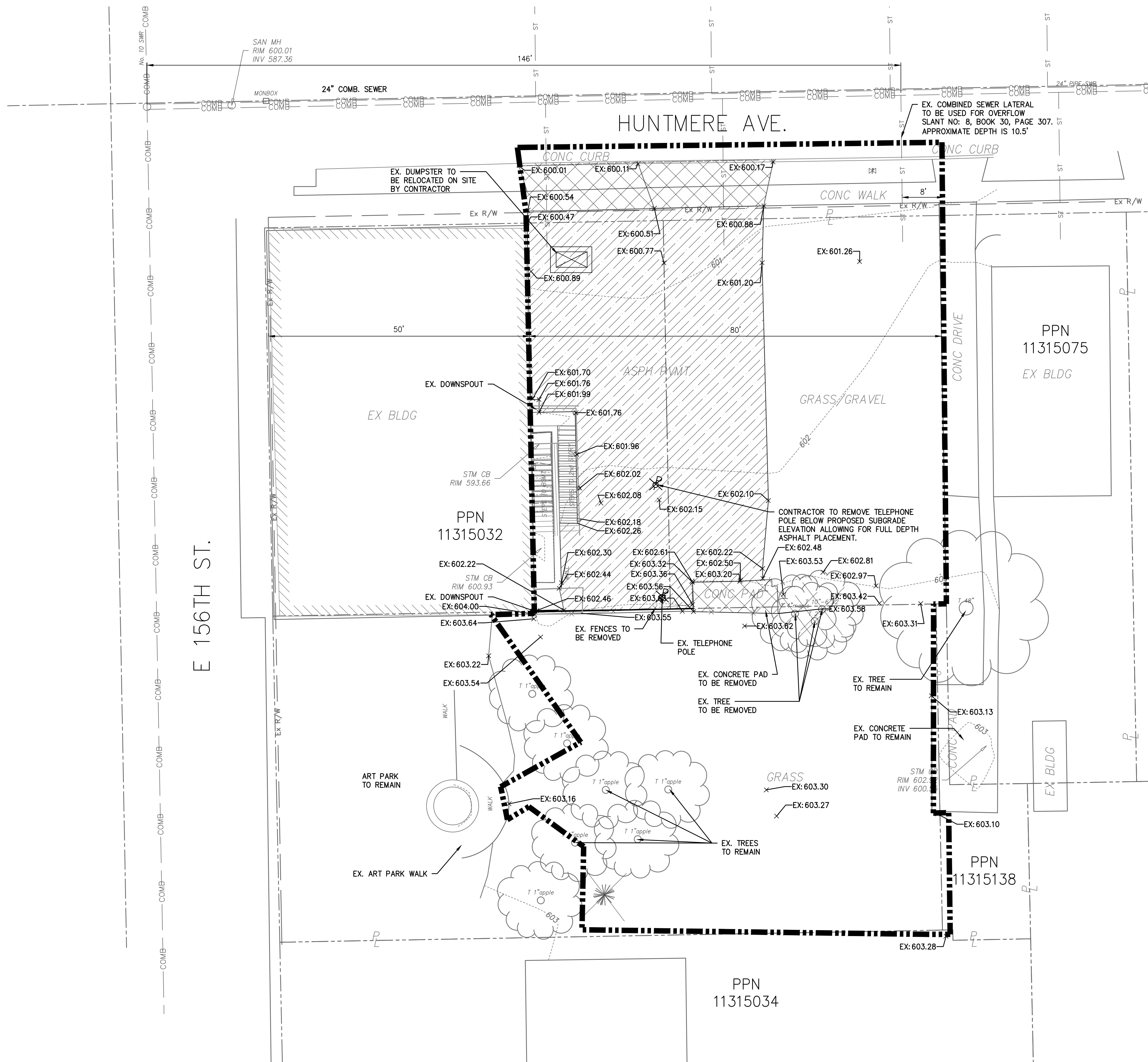
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	REVISION DATA						

**HEADQUARTERS GREEN  
PARKING LOT  
NORTHEAST SHORES DEVELOPMENT  
CORPORATION**

PROJECT NO.: 15-00291-010  
 DESIGNED BY: KH  
 DRAWN BY: AL/HH  
 CHECKED BY: KH  
 DATE ISSUED: FEBRUARY 12, 2016

**GENERAL NOTES**

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**DEMOLITION NOTES:**

1. ALL DEMOLITION ITEMS SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
2. RETAIN ALL UTILITIES THAT ARE TO REMAIN. ANY DISTURBANCE SHALL BE RESTORED TO A BEFORE CONSTRUCTION CONDITION.
3. EXCESS SOIL AND MATERIAL SHALL BE HAUL OFF SITE.

**EXISTING CONDITIONS:**

PARCEL 113-15-032

3142 SF ASPHALT  
 1091 SF CONCRETE  
 2372 SF GRAVEL  
 7126 SF GRASS/LANDSCAPE AREA  
 276 SF MISC. IMPERVIOUS  
 3774 SF ROOF  
 10655 SF TOTAL EXISTING IMPERVIOUS SURFACE (60%)  
 17,781 SF TOTAL SITE

**LEGEND**

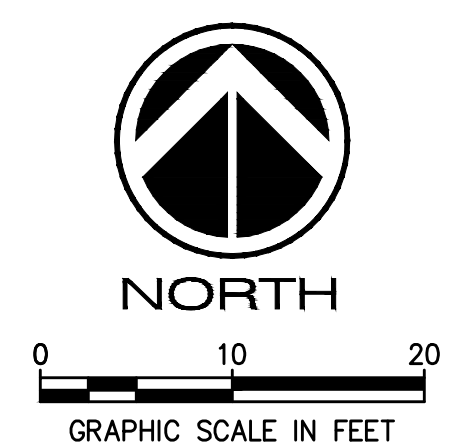
- CONSTRUCTION LIMITS
- REMOVE EXISTING ASPHALT, ODOT 252
- REMOVE EXISTING CONCRETE
- REMOVE TREE
- REMOVE FENCE
- REMOVE TELEPHONE POLE

NO.	REVISION DATA	
	DATE	

**HEADQUARTERS GREEN  
 PARKING LOT  
 NORTHEAST SHORES DEVELOPMENT  
 CORPORATION**

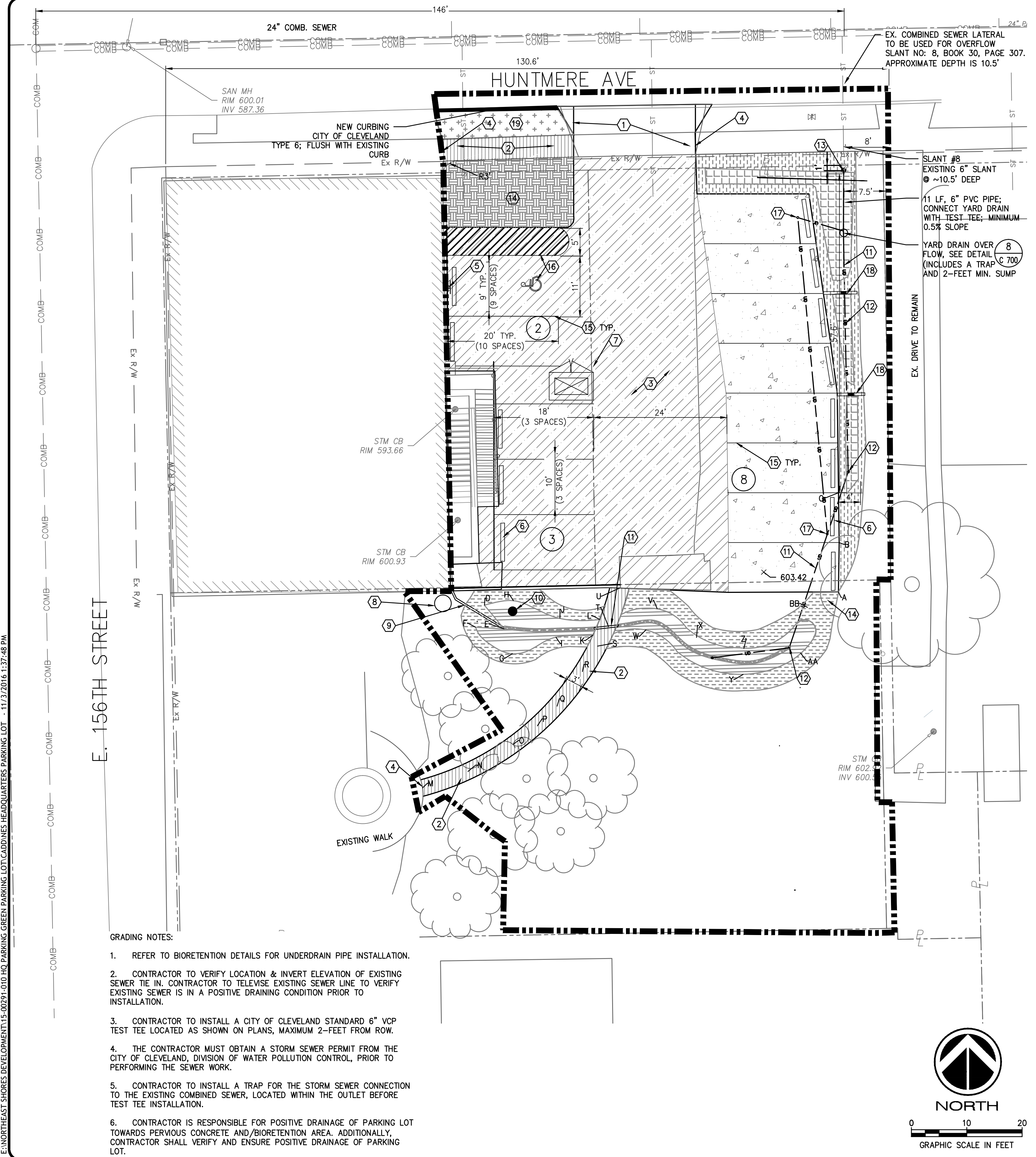
PROJECT NO.: 15-00291-010  
 DESIGNED BY: KH  
 DRAWN BY: AL/HH  
 CHECKED BY: KH  
 DATE ISSUED: FEBRUARY 12, 2016

**EXISTING CONDITIONS  
 & DEMOLITION PLAN**



**2 WORKING DAYS  
 BEFORE YOU DIG**  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE  
 NOTE: BEFORE ANY SITE WORK BEGINS OHIO  
 LAW REQUIRES THAT OUPS BE CONTACTED  
 FOR LOCATION OF UNDERGROUND UTILITIES.

**C 200**



- PLAN ITEMS**
- ① EXISTING DRIVE APRON TO BE RECONSTRUCTED AS PER CITY OF CLEVELAND STANDARDS
  - ② CONCRETE SIDEWALK PER CITY OF CLEVELAND STANDARDS
  - ③ ASPHALT PAVEMENT PER DETAIL ④
  - ④ NEW PAVEMENT FLUSH WITH EXISTING PAVEMENT
  - ⑤ HANDICAP PARKING SIGN PER DETAIL ③
  - ⑥ PRECAST WHEEL STOP, TYP. PER DETAIL ②
  - ⑦ EXISTING DUMPSTER WITH 5'X8' WOODEN ENCLOSURE
  - ⑧ CISTERN, SEE DETAIL ①
  - ⑨ CISTERN OUTLET PER DETAIL ①
  - ⑩ ON SITE BOULDER/CONCRETE SONOTUBE
  - ⑪ 4" PERFORATED PVC UNDERDRAIN PER SPECIFICATIONS
  - ⑫ OVERFLOW DRAIN PER DETAIL ⑧
  - ⑬ CITY OF CLEVELAND TEST TEE PER DETAIL; CONNECT TO EXISTING SEWER LATERAL ON HUNTMERE AVE.
  - ⑭ LANDSCAPE BED
  - ⑮ STRIPING, 4-INCH WHITE, TYP.
  - ⑯ ACCESSIBLE PARKING SYMBOL STRIPING ⑦
  - ⑰ BRASS CLEANOUT
  - ⑱ BIORETENTION BERM ⑤
  - ⑲ 4" TOPSOIL AND LAWN SEED

**PROPOSED CONDITIONS:**

3,455 SF ASPHALT LOT  
 1,447 SF PERVIOUS PAVEMENT  
 414 SF CONCRETE  
 3,774 SF ROOF  
 715 SF BIORETENTION  
 4,770 SF GRASS/LANDSCAPE AREA

6 EXISTING PARKING SPACES  
 14 PROPOSED PARKING SPACES

3,867 SF TOTAL PROPOSED IMPERVIOUS SURFACE  
 10,655 SF TOTAL EXISTING IMPERVIOUS SURFACE

6,788 SF DECREASE IN IMPERVIOUS SURFACE (36.3%)

**LAYOUT NOTES:**

- DIMENSIONS ARE TO FACE OF CURB. RADIUS DIMENSIONS ARE TO FACE OF CURB.
- ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
- BIORETENTION SHALL BE STAKED IN THE FIELD FOR APPROVAL PRIOR TO CONSTRUCTION.
- LOCATION OF CISTERN TO BE DETERMINED IN THE FIELD.

**UTILITY ITEMS:**

- STORM DRAINS SHALL BE (SCH 40 <6") (HDPE 6" & LARGER) @ 0.50% MIN. SLOPE

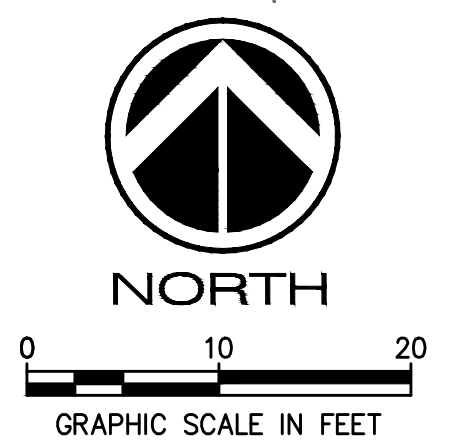
**LAYOUT POINTS**

POINT	NORTHING	EASTING
A	696186.4208	2222575.1910
B	696195.3180	2222575.3237
C	696204.3037	2222575.1707
D	696184.0305	2222511.2461
E	696179.7133	2222514.8244
F	696180.0435	2222509.6405
G	696175.2152	2222516.1932
H	696184.7028	2222517.0382
I	696178.2018	2222524.2122
J	696181.6800	2222525.0092
K	696178.5809	2222530.8314
L	696181.4375	2222532.0536
M	696150.7852	2222500.1058
N	696154.1230	2222508.0252
O	696158.8082	2222516.4125
P	696162.1905	2222520.8145
Q	696165.7512	2222524.3817
R	696171.9990	2222528.9479
S	696176.6088	2222531.6839
T	696180.1437	2222533.6680
U	696187.1067	2222535.6367
V	696183.3662	2222542.4487
W	696179.5322	2222540.3510
X	696178.1678	2222549.5716
Y	696171.4792	2222557.9870
Z	696176.1844	2222558.1107
AA	696175.3381	2222568.3760
BB	696183.6025	2222569.6112

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
○	●	OVERFLOW DRAIN
□	■	STORM CATCH BASIN
○	○	STORM MANHOLE
—	—	STORM SEWER MAIN
—	—	UNDERDRAIN
---	---	CONSTRUCTION LIMITS
▨	▨	BIORETENTION, SEE DETAIL ⑧
▨	▨	FILTER BED
▨	▨	ASPHALT PAVEMENT, FULL DEPTH, SEE DETAIL ④
▨	▨	PERVIOUS CONCRETE PAVEMENT, SEE DETAIL ⑤
▨	▨	ASPHALT ODOT 252, SEE DETAIL
▨	▨	CONCRETE WALK, NON VEHICULAR, SEE GENERAL NOTES
▨	▨	CONCRETE DRIVE APRON, SEE GENERAL NOTES
▨	▨	RAIN GARDEN, SEE DETAIL ②
▨	▨	FILTER BED
▨	▨	LANDSCAPE BED

- GRADING NOTES:**
- REFER TO BIORETENTION DETAILS FOR UNDERDRAIN PIPE INSTALLATION.
  - CONTRACTOR TO VERIFY LOCATION & INVERT ELEVATION OF EXISTING SEWER TIE IN. CONTRACTOR TO TELEWISE EXISTING SEWER LINE TO VERIFY EXISTING SEWER IS IN A POSITIVE DRAINING CONDITION PRIOR TO INSTALLATION.
  - CONTRACTOR TO INSTALL A CITY OF CLEVELAND STANDARD 6" VCP TEST TEE LOCATED AS SHOWN ON PLANS, MAXIMUM 2- FEET FROM ROW.
  - THE CONTRACTOR MUST OBTAIN A STORM SEWER PERMIT FROM THE CITY OF CLEVELAND, DIVISION OF WATER POLLUTION CONTROL, PRIOR TO PERFORMING THE SEWER WORK.
  - CONTRACTOR TO INSTALL A TRAP FOR THE STORM SEWER CONNECTION TO THE EXISTING COMBINED SEWER, LOCATED WITHIN THE OUTLET BEFORE TEST TEE INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE OF PARKING LOT TOWARDS PERVIOUS CONCRETE AND/BIORETENTION AREA. ADDITIONALLY, CONTRACTOR SHALL VERIFY AND ENSURE POSITIVE DRAINAGE OF PARKING LOT.



**BID SET**

NO.	REVISION DATA	DATE
1	WPC REVISIONS	11/1/2016

**COLLINWOOD ARTS DISTRICT  
 HEADQUARTERS GREEN  
 PARKING LOT  
 NORTHEAST SHORES DEVELOPMENT  
 CORP.**

PROJECT NO.: 15-00291-010  
 DESIGNED BY: KH  
 DRAWN BY: AL/HH  
 CHECKED BY: KH  
 DATE ISSUED: SEPTEMBER 26, 2016

**LAYOUT AND  
 UTILITIES PLAN**

2 WORKING DAYS  
**BEFORE YOU DIG**  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE  
 NOTE: BEFORE ANY SITE WORK BEGINS OHIO  
 LAW REQUIRES THAT OUPS BE CONTACTED  
 FOR LOCATION OF UNDERGROUND UTILITIES.

**C 300**

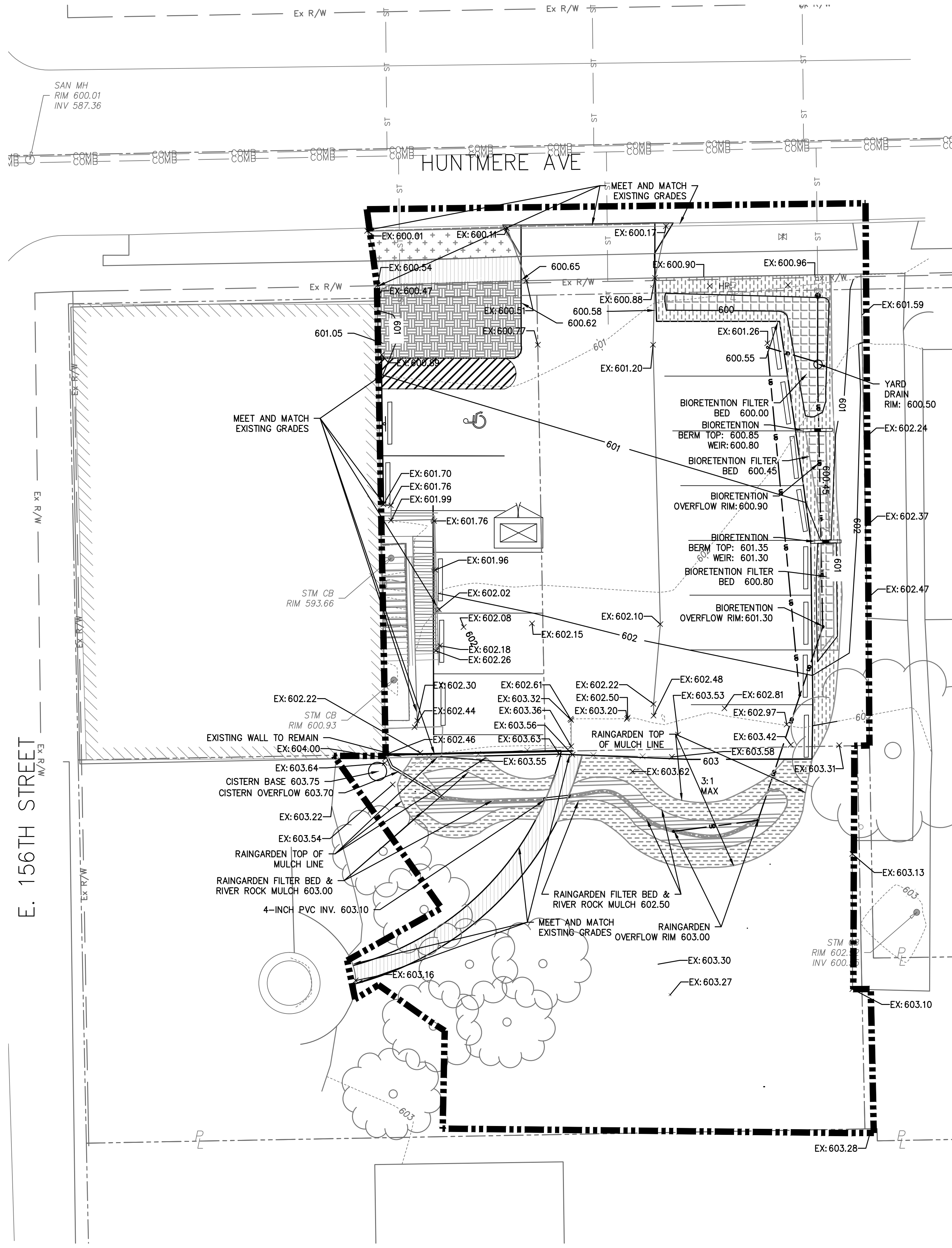
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**GRADING NOTES:**

- REFER TO BIORETENTION DETAILS FOR UNDERDRAIN PIPE INSTALLATION.
- CONTRACTOR TO VERIFY LOCATION & INVERT ELEVATION OF EXISTING SEWER TIE IN. CONTRACTOR TO TELEWISE EXISTING SEWER LINE TO VERIFY EXISTING SEWER IS IN A POSITIVE DRAINING CONDITION PRIOR TO INSTALLATION.
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**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
	●	OVERFLOW DRAIN/OBSERVATION WELL
	■	STORM CATCH BASIN
	○	STORM MANHOLE
—	—	STORM SEWER MAIN
	— UD —	UNDERDRAIN
	—	CONSTRUCTION LIMITS
	[Pattern]	BIORETENTION FILTER BED, SEE 8 C 700 DETAIL
	[Pattern]	ASPHALT PAVEMENT, FULL DEPTH, SEE DETAIL 4 C 700
	[Pattern]	PERVIOUS CONCRETE PAVEMENT, SEE DETAIL 5 C 700
	[Pattern]	ASPHALT ODOT 252, SEE DETAIL 4 C 700
	[Pattern]	CONCRETE WALK, NON VEHICULAR, SEE GENERAL NOTES
	[Pattern]	CONCRETE DRIVE APRON, SEE GENERAL NOTES



NO.	REVISION DATA	
	DATE	

**COLLINWOOD ARTS DISTRICT  
 HEADQUARTERS GREEN  
 PARKING LOT  
 NORTHEAST SHORES DEVELOPMENT  
 CORP.**

PROJECT NO.:	15-00291-010
DESIGNED BY:	KH
DRAWN BY:	AL/HH
CHECKED BY:	KH
DATE ISSUED:	SEPTEMBER 26, 2016

**GRADING PLAN**

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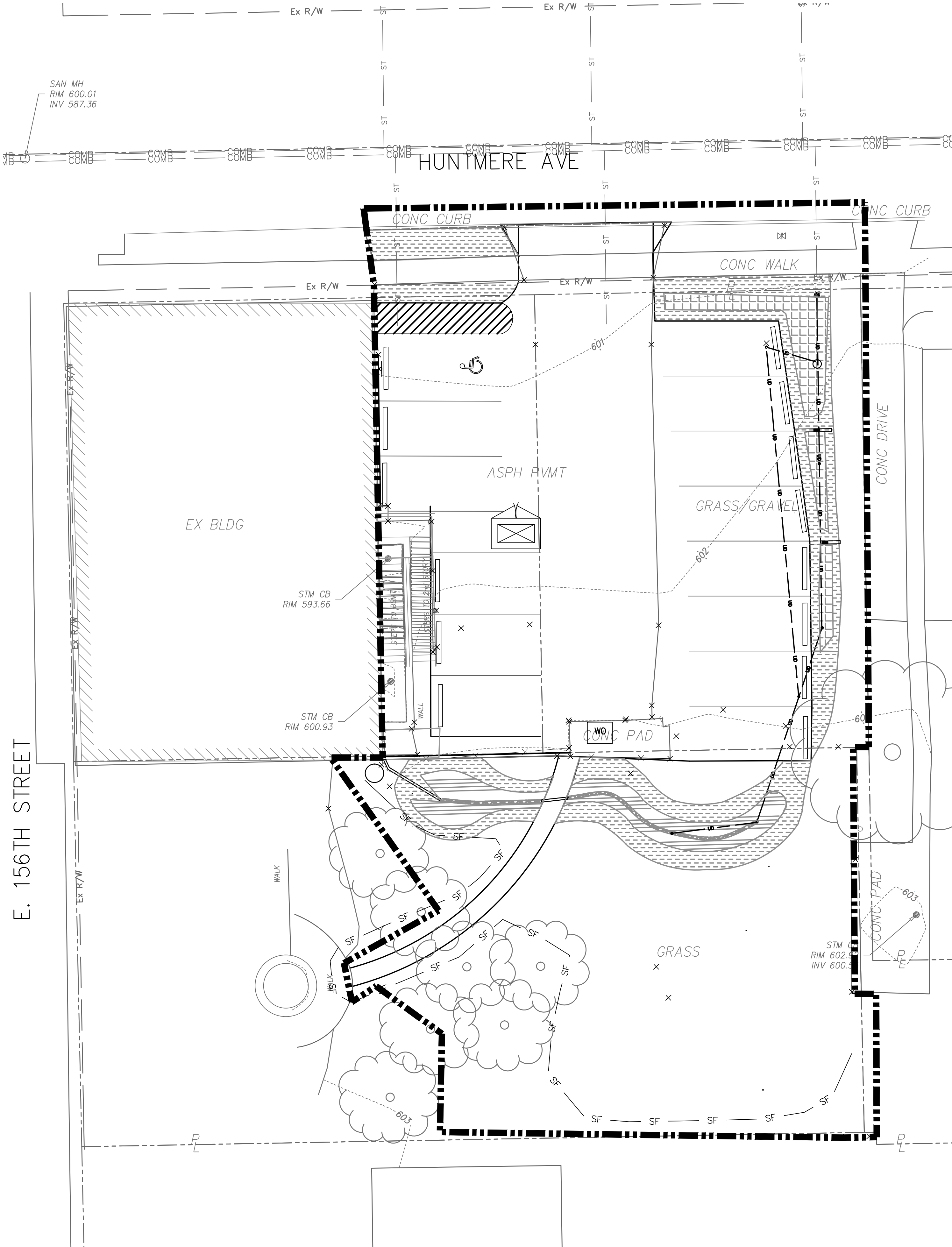
**NORTH**

0 10 20  
 GRAPHIC SCALE IN FEET

**C400**

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**SITE LOCATION INFORMATION**      LATITUDE: 41.5739  
 LONGITUDE: -81.5718

CITY OF CLEVELAND      CUYAHOGA      OHIO  
 CITY, VILLAGE, TOWNSHIP      COUNTY      STATE

LAKE ERIE (COMBINED SEWER - EASTERNLY)  
 NAME OF WATERSHED/IMMEDIATE RECEIVING WATER(S)

317 E. 156TH ST, CLEVELAND, OHIO 44110  
 SITE ADDRESS

NORTHEAST SHORES DEVELOPMENT CORPORATION      (216) 481-7660  
 DEVELOPER      PHONE

317 E. 156TH ST, CLEVELAND, OHIO 44110  
 DEVELOPER ADDRESS

HYDROLOGIC SOIL GROUPS:  
 UeA      URBAN LAND-ELNORA COMPLEX, NEARLY LEVEL

**SITE DESCRIPTION (MARK ONE)**

SUBDIVISION ( )	TOTAL AREA -	0.408 AC
COMMERCIAL (X)	PRE-DEV RUNOFF COEFF -	56
RESIDENTIAL ( )	POST DEV RUNOFF COEFF -	51
PUD ( )	AREA TO BE CLEARED -	0.25 AC
OTHER ( )	AREA TO BE EXCAVATED -	0.20 AC
	PRE-DEV IMPERVIOUSNESS -	60%
	POST DEV IMPERVIOUSNESS -	52%

**SCHEDULE OF MAJOR CONSTRUCTION OPERATIONS**

	2016											
	J	F	M	A	M	J	J	A	S	O	N	D
ROUGH GRADING						●	●					
TEMP EROSION CONTROL						●	●					
FINE GRADING								●				
PAVING									●			
TOPSOIL AND SEEDING										●		
LANDSCAPING										●		
POST CONSTRUCTION BMPS									●	●		
TEMPORARY EROSION CONTROL	●	●	●	●	●	●	●	●	●	●	●	●

**ACCEPTABLE EROSION CONTROL TIMETABLE**

	J	F	M	A	M	J	J	A	S	O	N	D
TEMPORARY SEEDING			●	●	●	●	●	●	●	●		
PERMANENT SEEDING			●	●	●	●	●	●	●	●		
LANDSCAPING			●	●	●	●	●	●	●	●	●	●
MULCHING	●	●	●	●	●	●	●	●	●	●	●	●
MAINTENANCE	●	●	●	●	●	●	●	●	●	●	●	●

**STORM WATER POLLUTION PREVENTION NOTE**

1. CONTRACTOR TO PROVIDE TEMPORARY INLET PROTECTION FOR ALL STORMWATER INLETS. CONTRACTOR TO REMOVE AT SUBSTANTIAL COMPLETION.

**LEGEND**

- SF — SILT FENCE/SOCK 2  
C 501
- ▬▬▬▬▬▬ CONSTRUCTION LIMITS
- TREE PROTECTION FENCE
- - - - - EXISTING CONTOURS
- ☐ WO CONCRETE WASHOUT STATION 1  
C 501
- ▨ STAGING/FUELING AREA

**Environmental Design Group**  
 450 Grant Street Phone 330.375.1390  
 Akron, OH 44311 Fax 330.375.1590  
 www.envdesigngroup.com

NO.	REVISION DATA	DATE

**HEADQUARTERS GREEN  
 PARKING LOT  
 NORTHEAST SHORES DEVELOPMENT  
 CORPORATION**

PROJECT NO.: 15-00291-010  
 DESIGNED BY: KH  
 DRAWN BY: AL/HH  
 CHECKED BY: KH  
 DATE ISSUED: FEBRUARY 12, 2016

**STORM WATER  
 POLLUTION  
 PREVENTION PLAN**

**C 500**

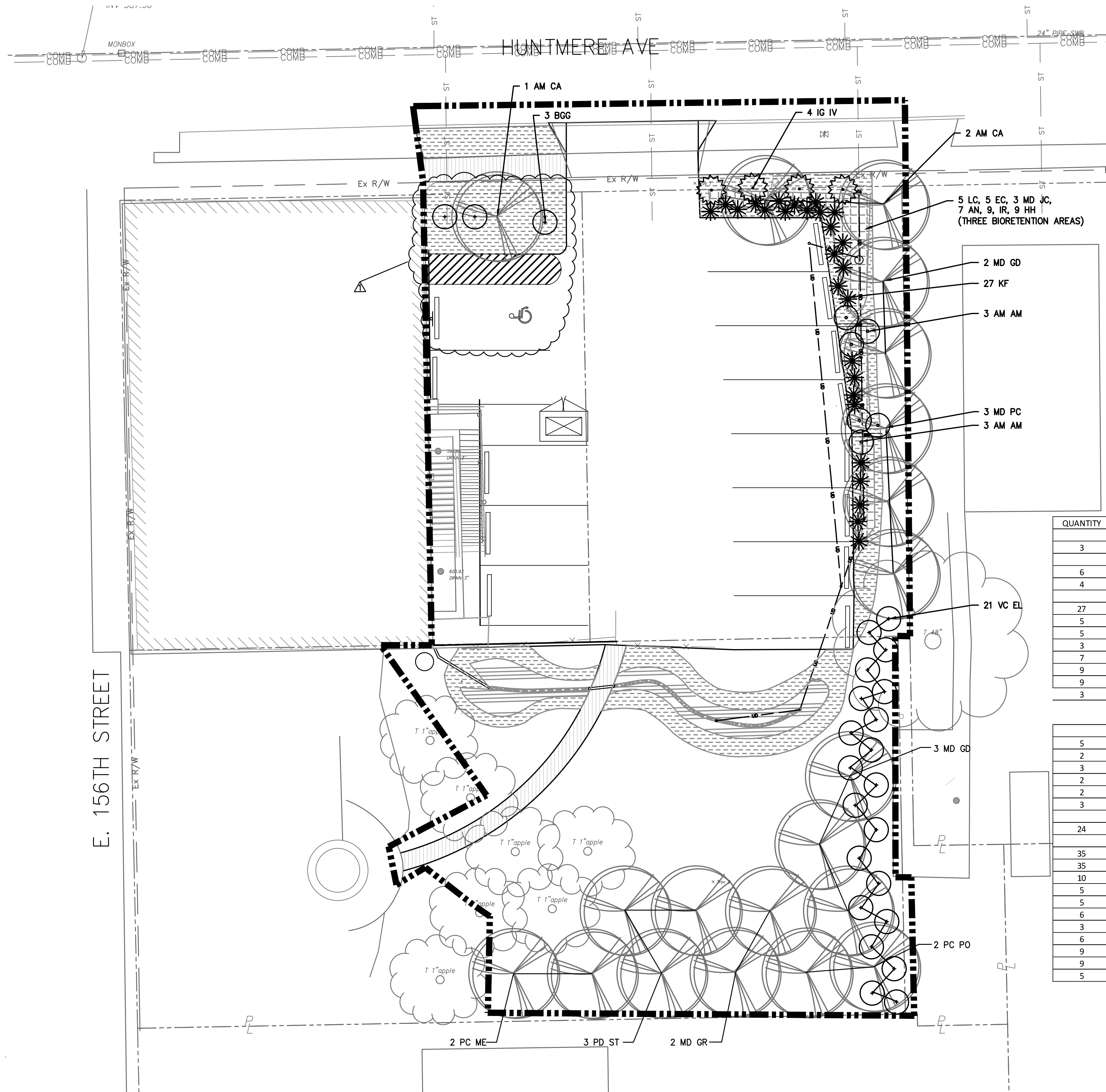
**NORTH**  
  
 GRAPHIC SCALE IN FEET

**2 WORKING DAYS  
 BEFORE YOU DIG**  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE  
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 FOR LOCATION OF UNDERGROUND UTILITIES.





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**LANDSCAPE NOTES:**

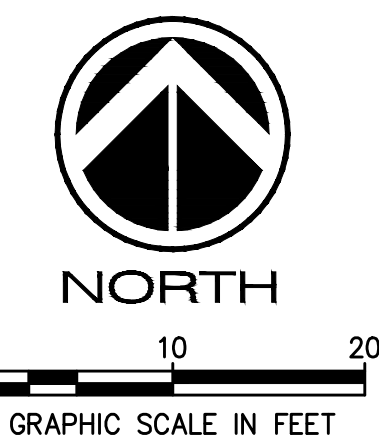
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS SHOWN ARE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- MAINTENANCE OF PLANT MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL PLANT MATERIALS ARE ACCEPTED BY OWNER. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO WATERING, WEEDING, PEST CONTROL, AND OTHER ACTIONS AS REQUIRED TO MAINTAIN PLANT MATERIALS IN A HEALTHY CONDITION.
- CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT INDICATED TO RECEIVE PAVEMENT OR PLANTING BEDS AS SPECIFIED.

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
●	●	OVERFLOW DRAIN/OBSERVATION WELL
○	■	STORM CATCH BASIN
○	■	STORM MANHOLE
—	—	STORM SEWER MAIN
—	—	UNDERDRAIN
—	—	CONSTRUCTION LIMITS
■	■	BIORETENTION FILTER BED, SEE DETAIL (8) C 701
■	■	CONCRETE WALK, NON VEHICULAR, SEE GENERAL NOTES
■	■	RAIN GARDEN, SEE DETAIL (2) C 701
■	■	LANDSCAPE BED SEE DETAIL (4) C 700

QUANTITY	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	REMARKS
3	AM CA	Amelanchier canadensis	Shadblow Serviceberry	5' HT.	AS SHOWN	B&B	Mutli-stem
6	AM AM	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Chokeberry	15"	AS SHOWN	#3 CONT.	
4	IG IV	Ilex glabra leucocarpa 'Ivory Queen'	Ivory Queen Inkberry	15"	AS SHOWN	#3 CONT.	
PERENIALS/ ORNAMENTAL GRASSES BIORETENTION							
27	KF	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster's Feather Reed Grass		AS SHOWN	#1 CONT.	
5	LC	Lobelia cardinalis	Cardinal Flower		3-FT OC	#1 CONT.	
5	EC	Echinacea	Purple Coneflower		3-FT OC	#1 CONT.	
3	MD JC	Monarda didyma 'Jacob Cline'	Jacob Cline Bee Balm		3-FT OC	#1 CONT.	
7	AN	Aster novae-angliae 'Purple Dome'	New England Aster		3-FT OC	#1 CONT.	
9	IR	Iris versicolor	American Blue Flag		2FT-OC	#1 CONT.	
9	HH	Hemerocallis 'Happy Returns'	Happy Returns Daylily		3-FT OC	#1 CONT.	
3	BGG	Buxus x 'Green Gem'	Green Gem Boxwood		AS SHOWN	#1 CONT.	

QUANTITY	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	REMARKS
FRUIT TREES (BY OTHERS)							
5	MD GD	Malus domestica 'Golden Delicious'	Dwarf Golden Delicious Apple	1/2" CAL.	AS SHOWN	B&B	Tree Form
2	MD GR	Malus domestica 'GoldRush'	GoldRush Apple	1/2" CAL.	AS SHOWN	B&B	Tree Form
3	MD PC	Malus domestica 'Pixie Crunch'	Pixie Crunch Apple	1/2" CAL.	AS SHOWN	B&B	Tree Form
2	PC PO	Pyrus communis 'Potomac'	Potomac Pear	1/2" CAL.	AS SHOWN	B&B	Tree Form
2	PC ME	Prunus cerasus 'Meteor'	Meteor Sour Cherry	1/2" CAL.	AS SHOWN	B&B	Tree Form
3	PD ST	Prunus domestica 'Stanley'	Stanley Prune Plum	1/2" CAL.	AS SHOWN	B&B	Tree Form
FRUIT SHRUBS (BY OTHERS)							
24	VC EL	Vaccinium corymbosum 'Elizabeth'	Elizabeth Blueberry	15"	AS SHOWN	#3 CONT.	
RAINGARDEN PLANTS (SNAKE BIORETENTION) (BY OTHERS)							
35	AL SA	Allium sativum	Garlic	-	8" O.C.	Bulb	
35	AL SC	Allium schoenoprasum	Onion Chives	-	8" O.C.	Bulb	
10	AS OF	Asparagus officinalis	Garden Asparagus	-	18" O.C.	Crown	
5	RH RH	Rheum rubarbarum	Rhubarb	-	36" O.C.	Crown	
5	AC CG	Achillea 'Coronation Gold'	Coronation Gold Yarrow	-	24" O.C.	#1 CONT.	
6	CG ES	Coreopsis grandiflora 'Early Sunrise'	Early Sunrise Coreopsis	-	24" O.C.	#2 CONT.	
3	LA MS	Lavandula angustifolia 'Munstead Strain'	Munstead Lavender	-	24" O.C.	#2 CONT.	
6	MD JC	Monarda didyma 'Jacob Cline'	Jacob Cline Bee Balm	-	24" O.C.	#2 CONT.	
9	NF WL	Nepeta x faasseni 'Walker's Low'	Walker's Low Catmint	-	24" O.C.	#2 CONT.	
9	RF GO	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	-	24" O.C.	#2 CONT.	
5	SA OF	Salvia officinalis	Garden Sage	-	24" O.C.	#1 CONT.	



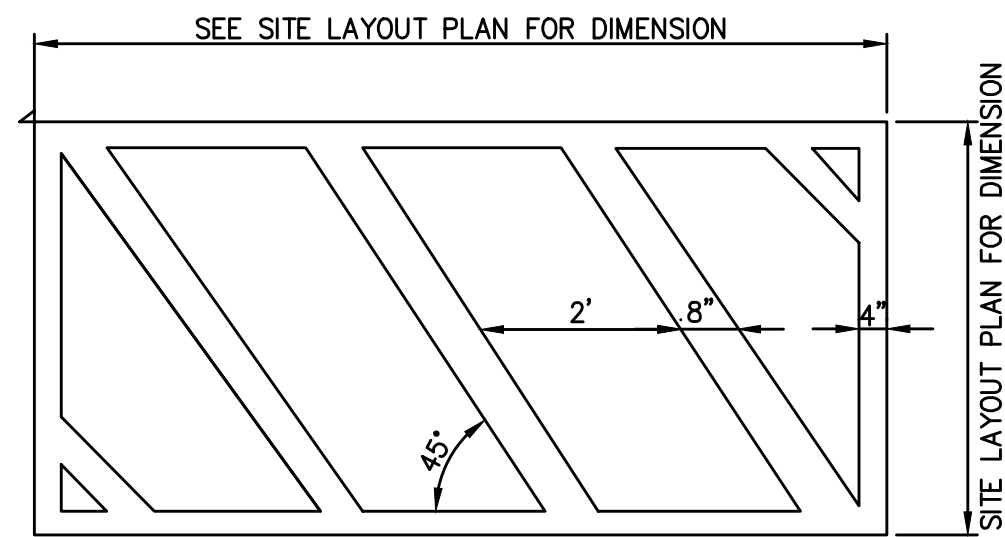
BID SET		DATE
NO.	REVISION DATA	
1	PERMIT REVISIONS	09.14.2016

**HEADQUARTERS GREEN  
 PARKING LOT  
 NORTHEAST SHORES DEVELOPMENT  
 CORPORATION**

PROJECT NO.: 15-00291-010  
 DESIGNED BY: KH  
 DRAWN BY: AL/HH  
 CHECKED BY: KH  
 DATE ISSUED: FEBRUARY 12, 2016

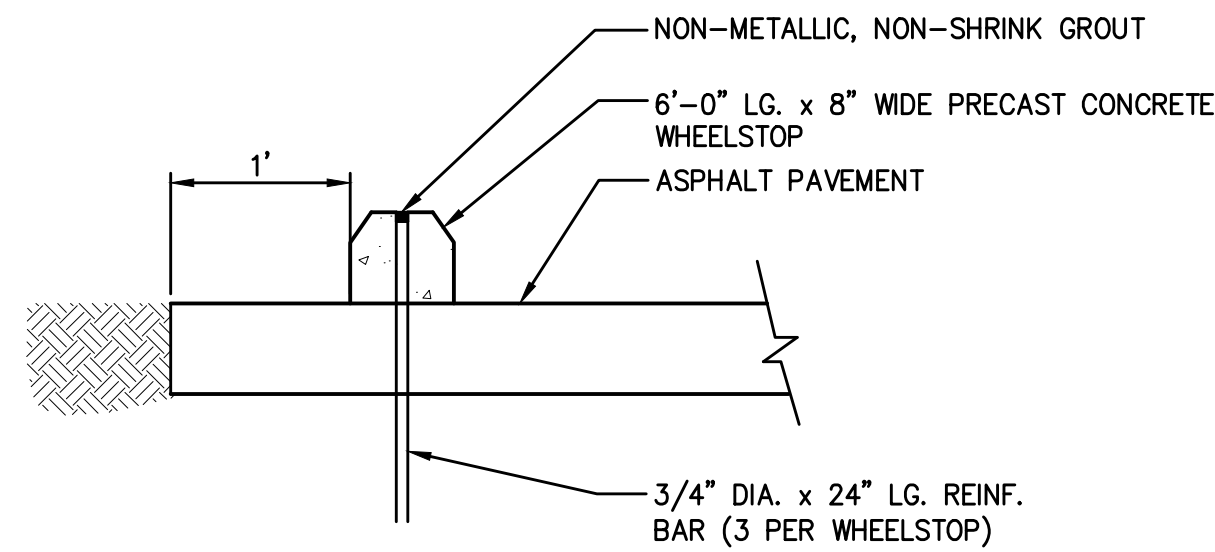
LANDSCAPE PLAN

**C 600**



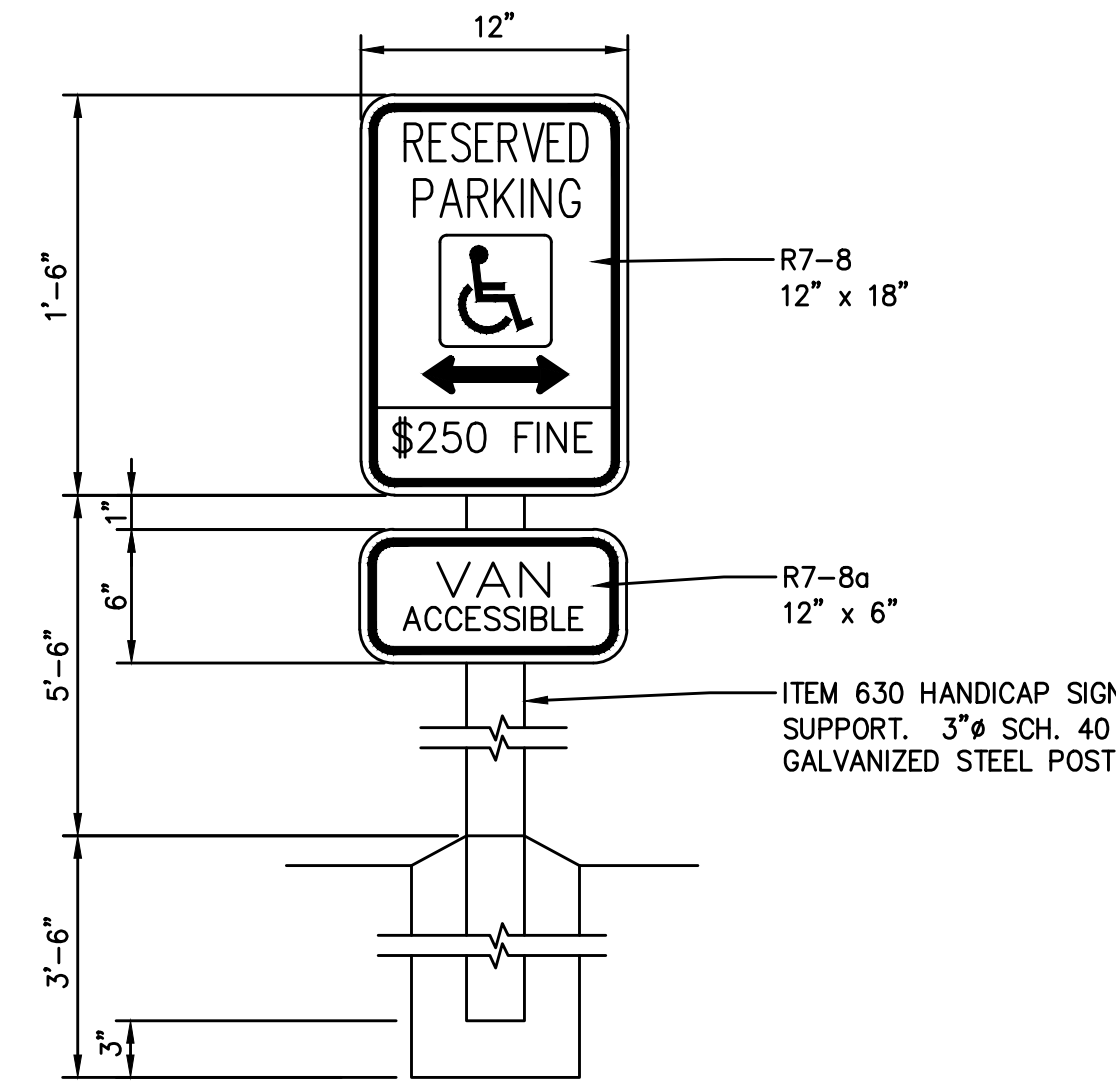
NOTES:  
 1. INSTALL PER ODOT 641

**1 NO PARKING AREA DETAIL**  
 C 700 NOT TO SCALE

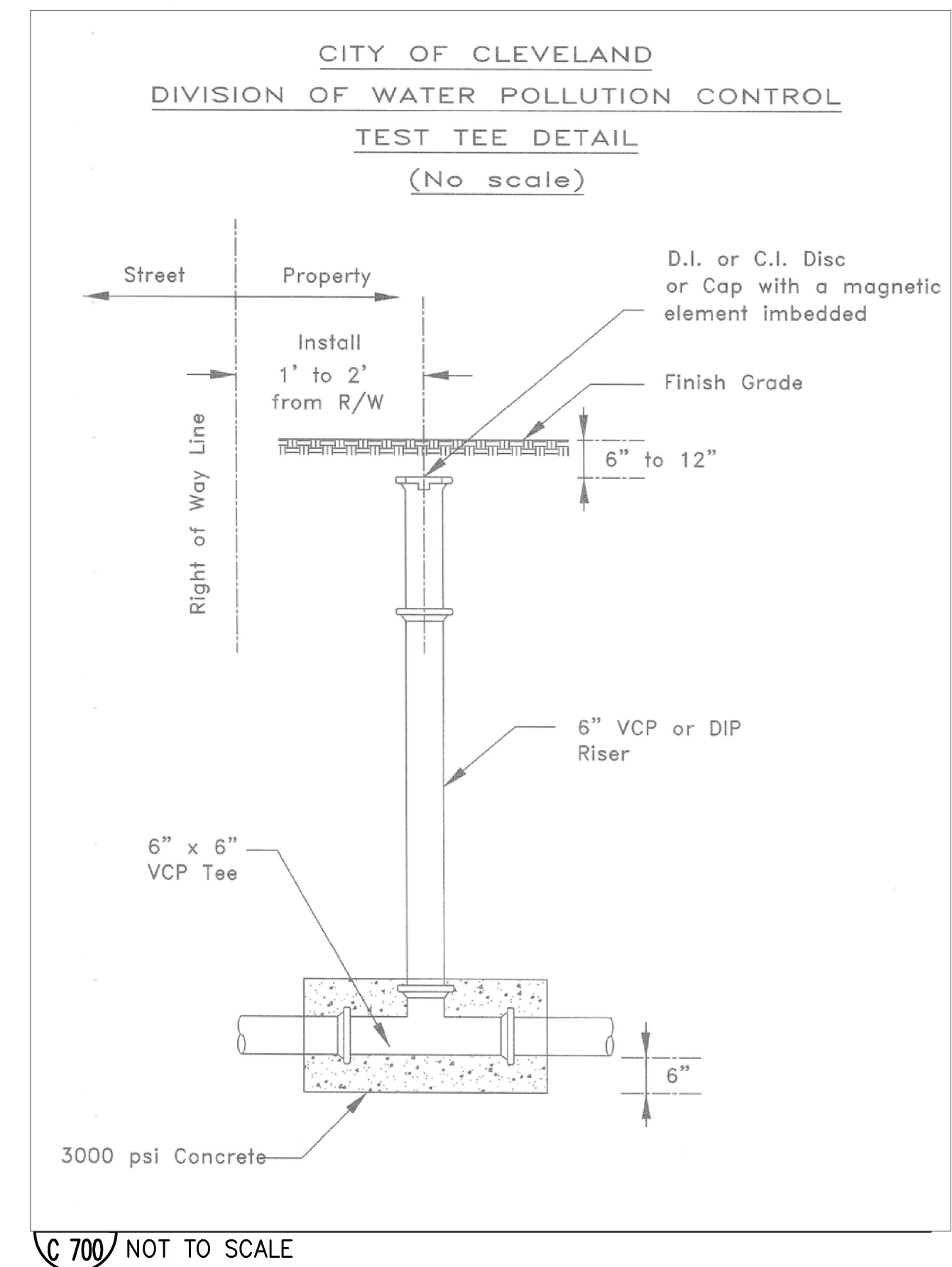


NOTE: POSITION WHEEL STOP IN CENTER OF PARKING SPACE AND 1 FOOT FROM EDGE OF PAVEMENT. SEE DETAIL C 700

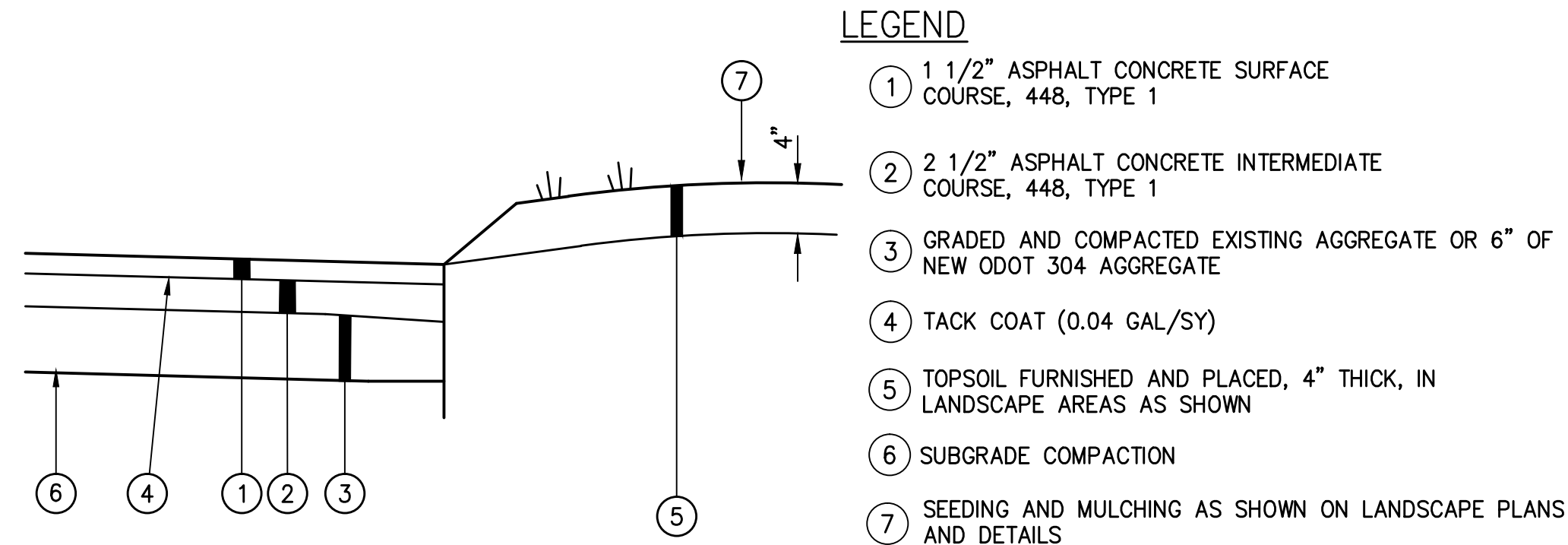
**2 PRECAST WHEELSTOP**  
 C 700 NOT TO SCALE



**3 HANDICAP PARKING SIGN DETAIL**  
 C 700 NOT TO SCALE

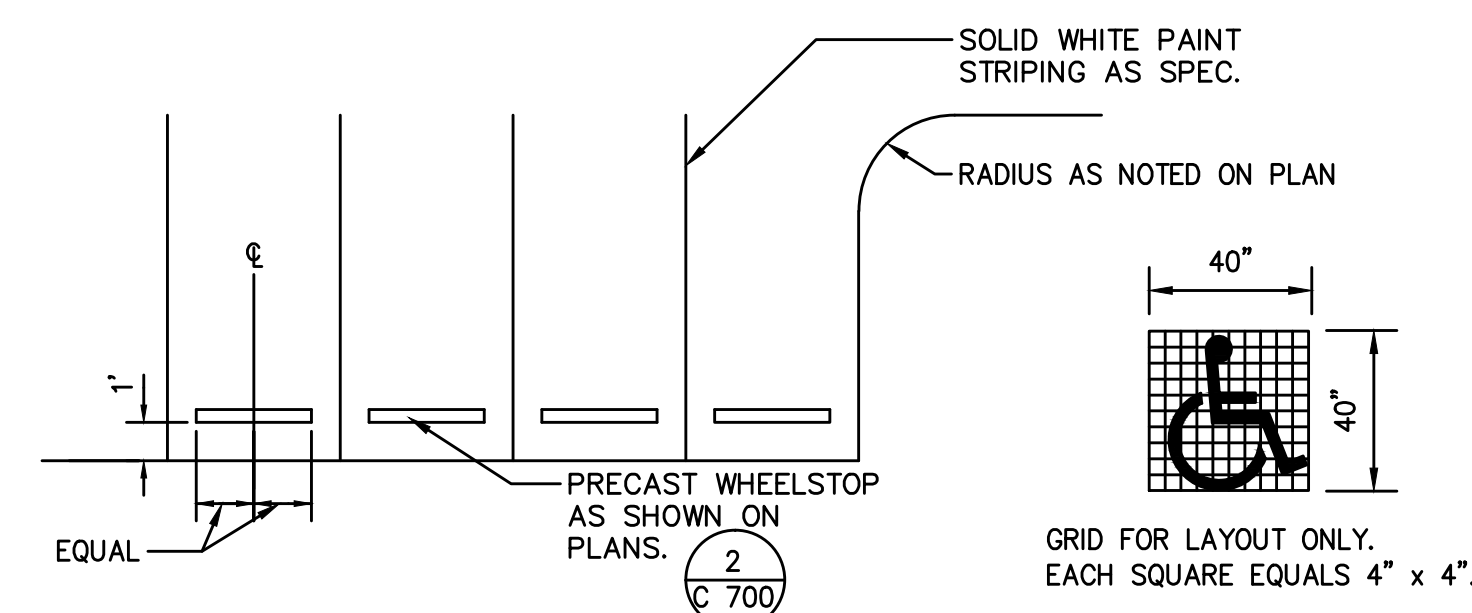
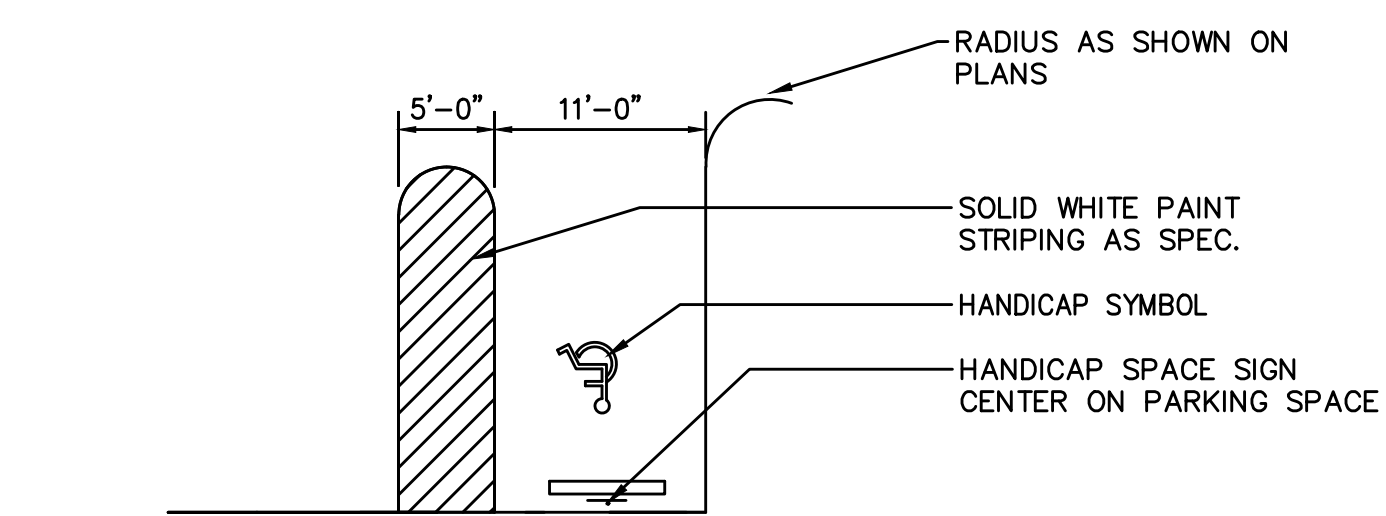


**5 PERVIOUS CONCRETE DETAIL**  
 C 700 NOT TO SCALE



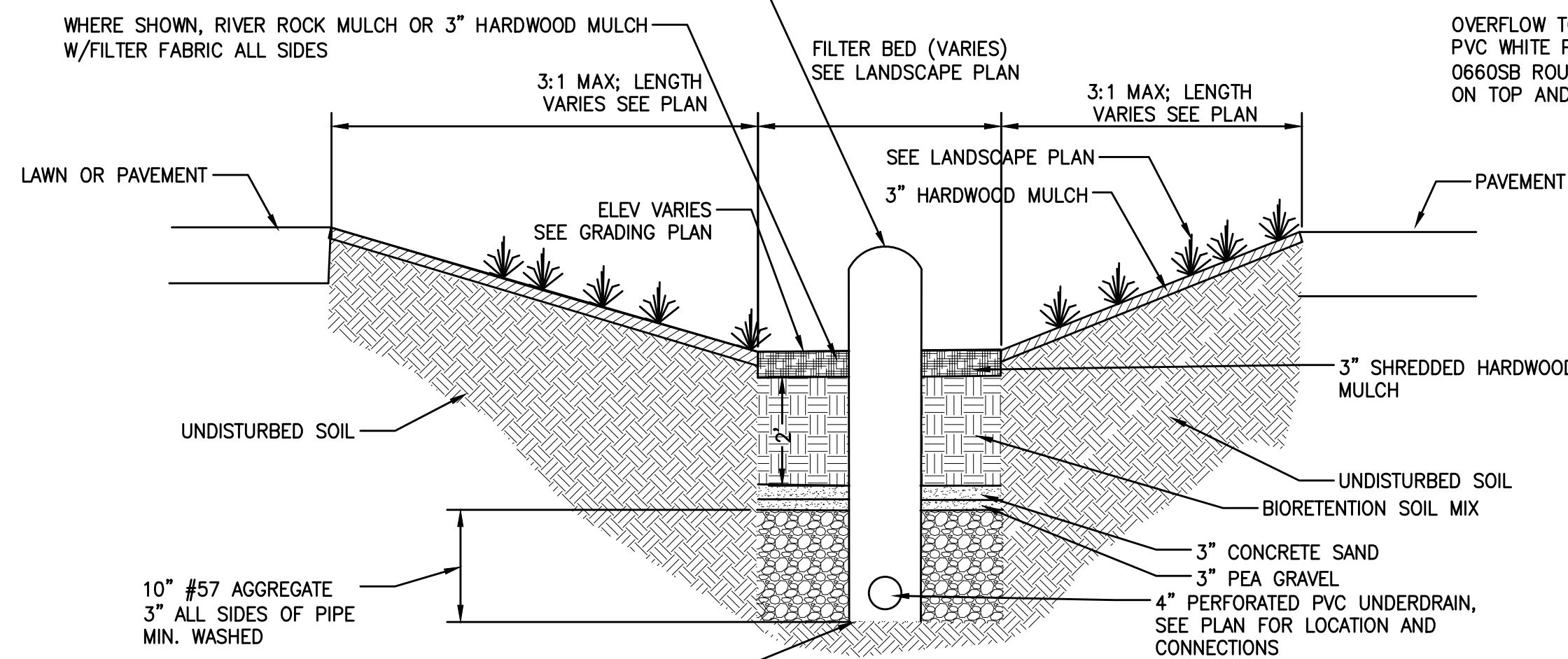
**4 TYPICAL ASPHALT SECTION**  
 C 700 NOT TO SCALE

C 700 NOT TO SCALE

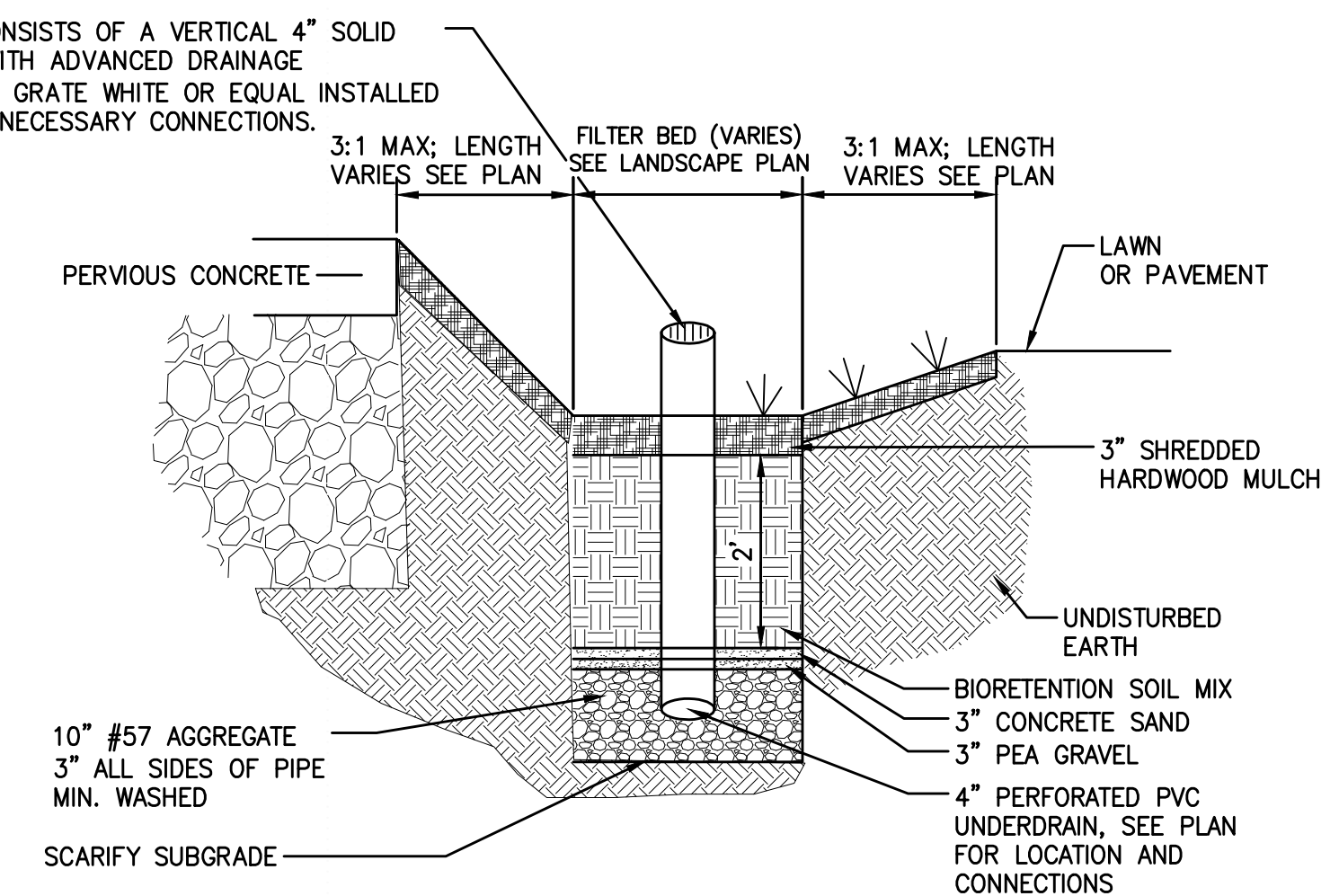


**7 PARKING STALL STRIPING LAYOUT, TYP.**  
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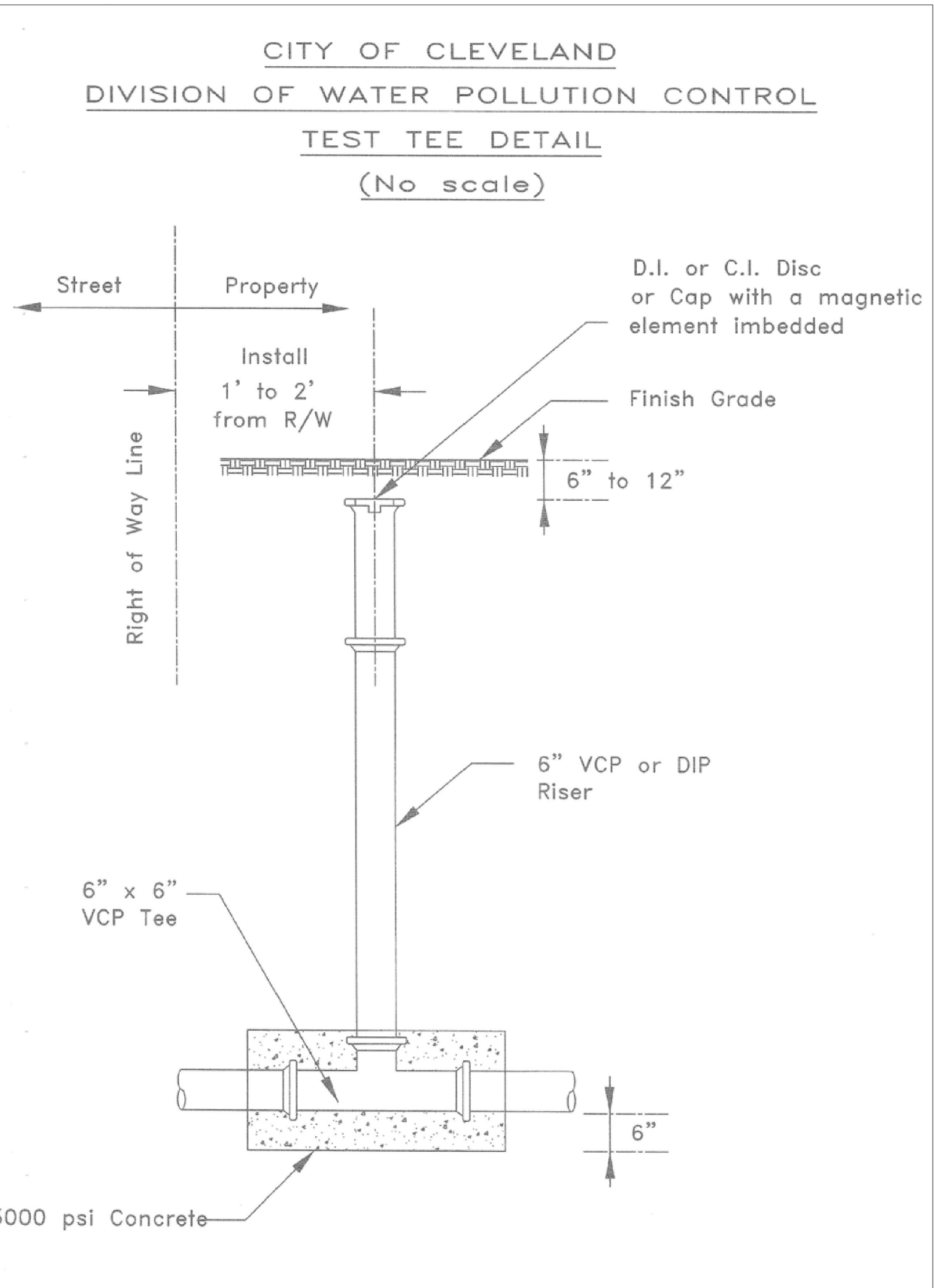


**8 BIORETENTION DETAIL**  
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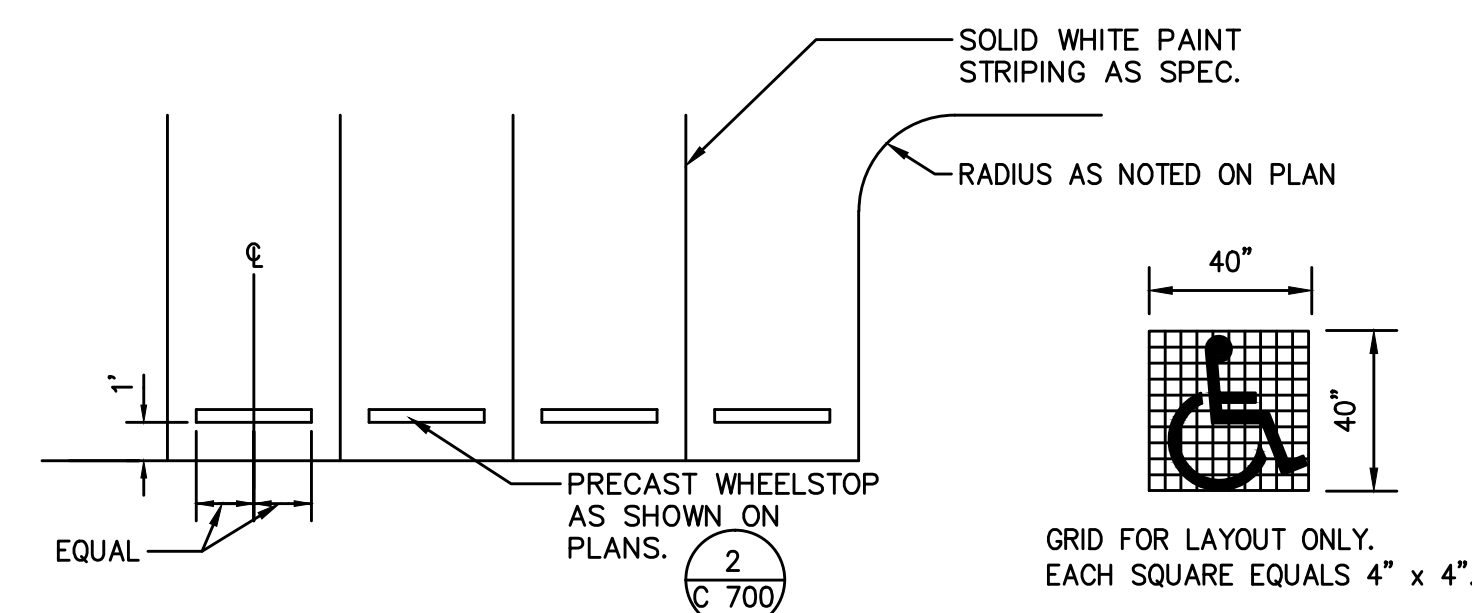
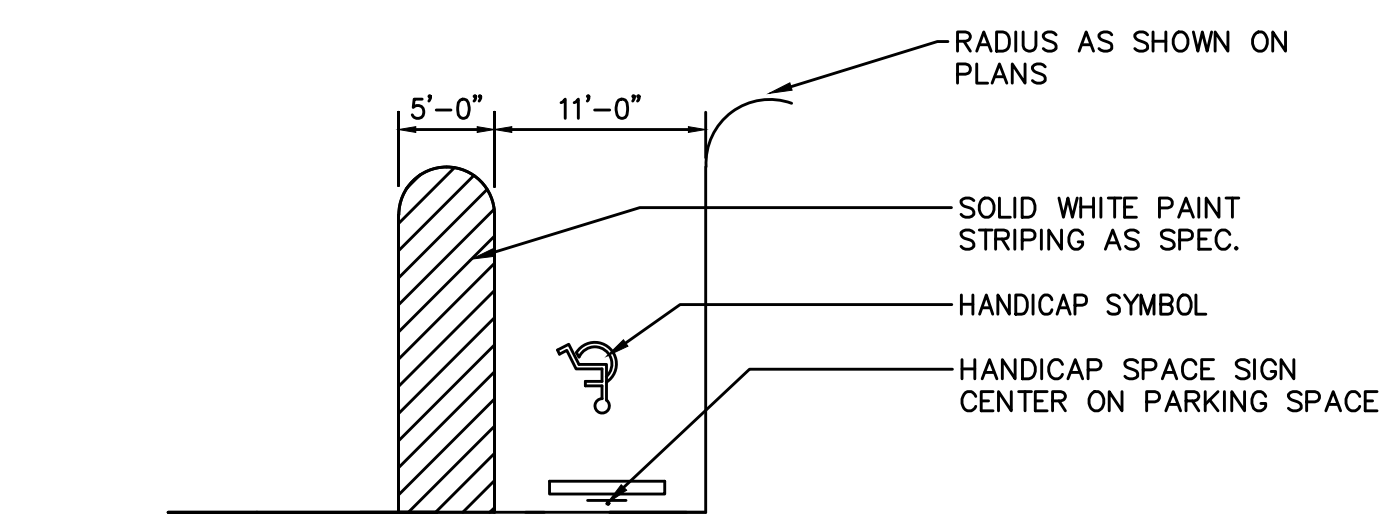


DETAIL ADJOINING PERVIOUS CONCRETE

C 700 NOT TO SCALE

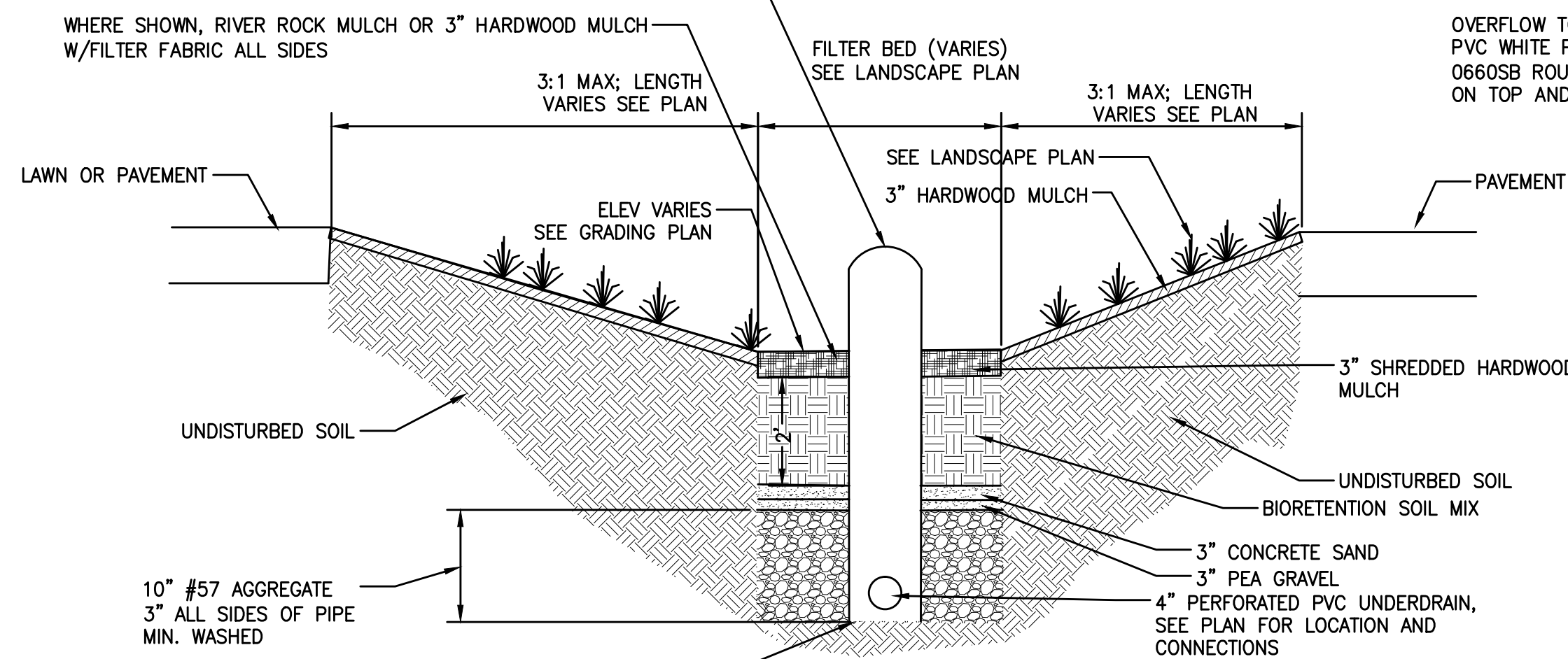


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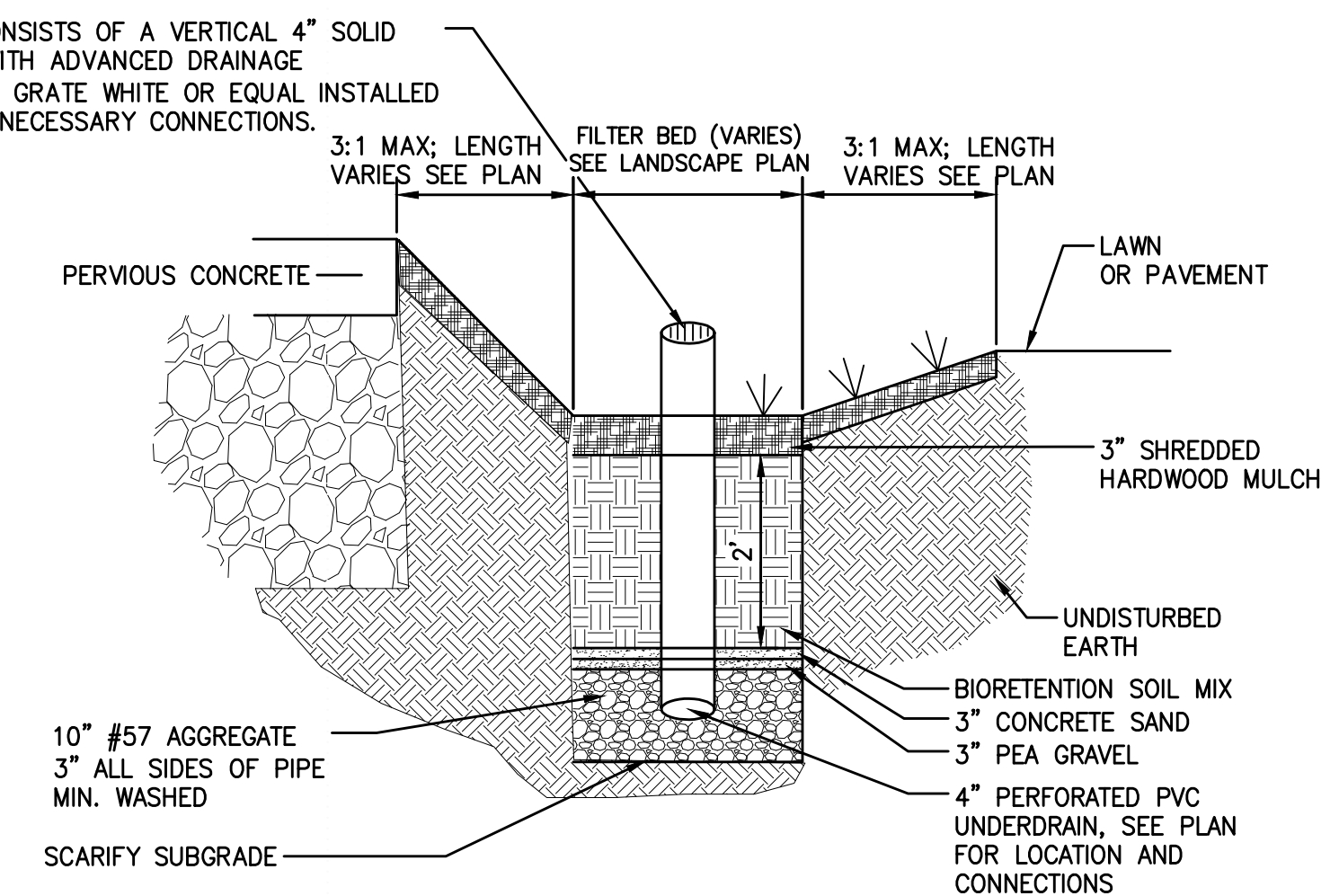


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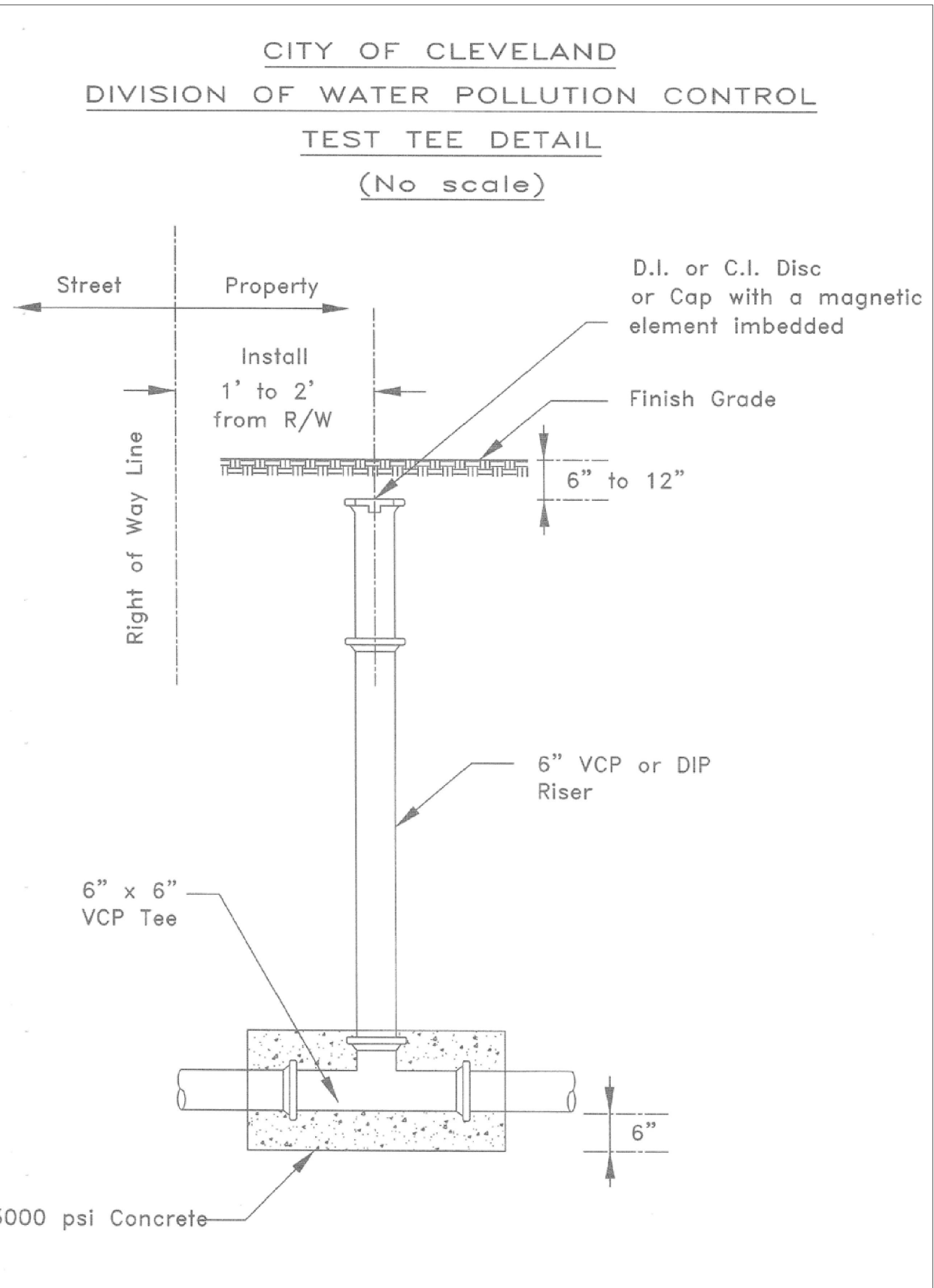


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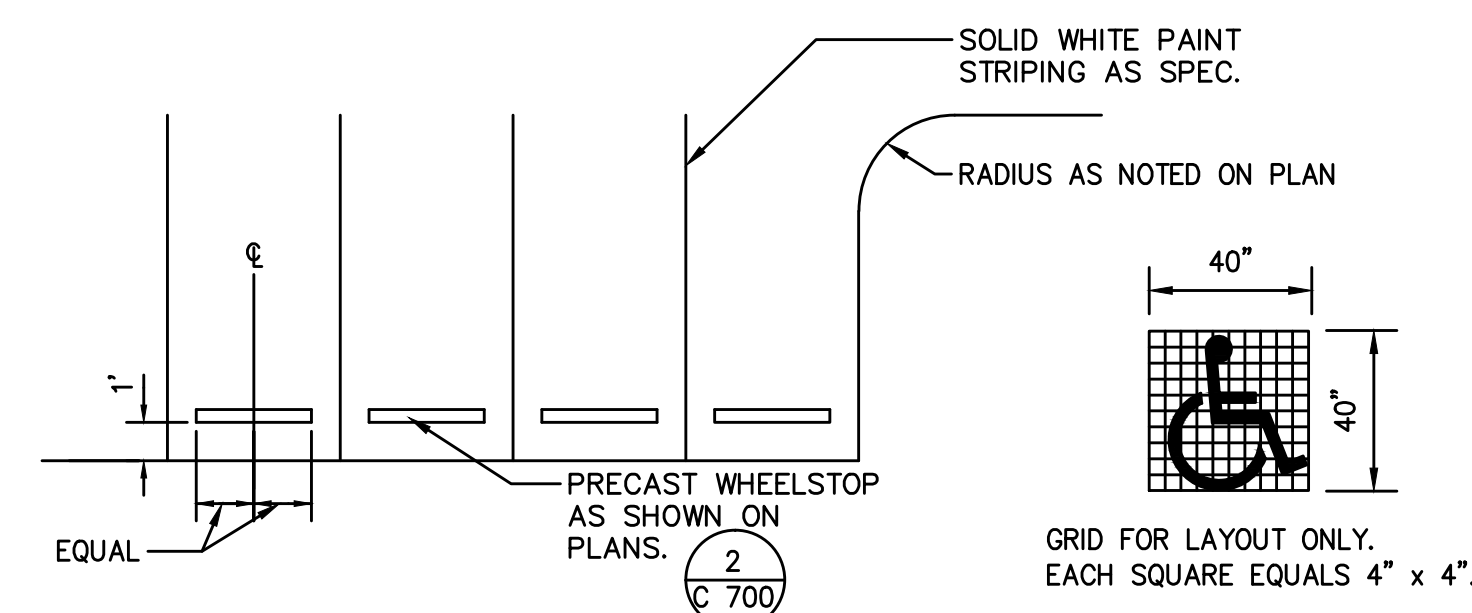
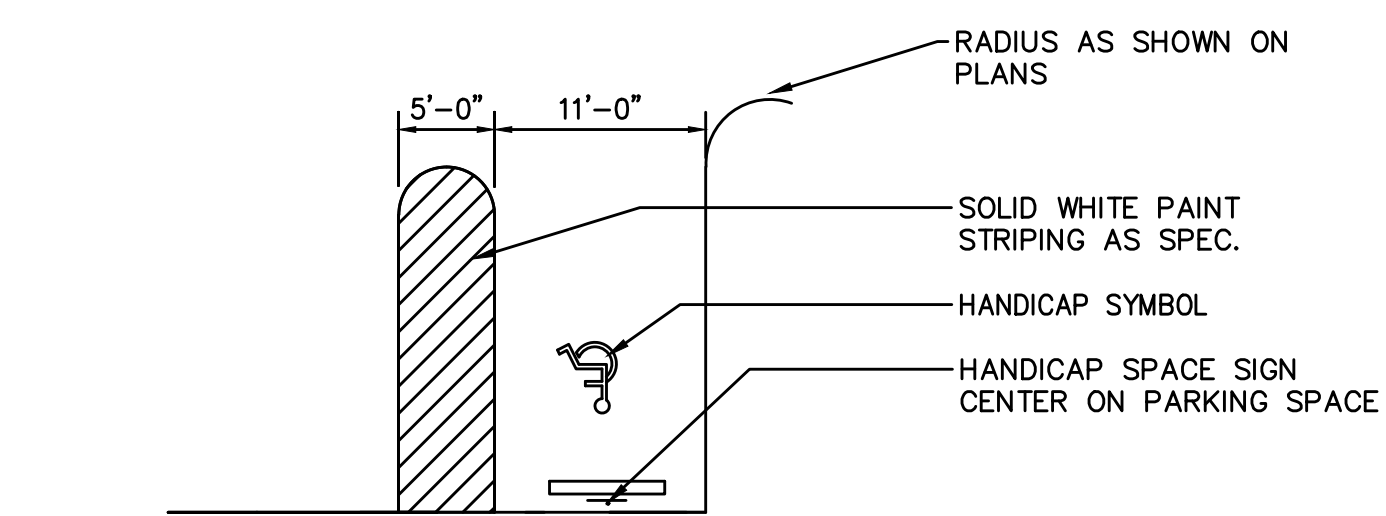


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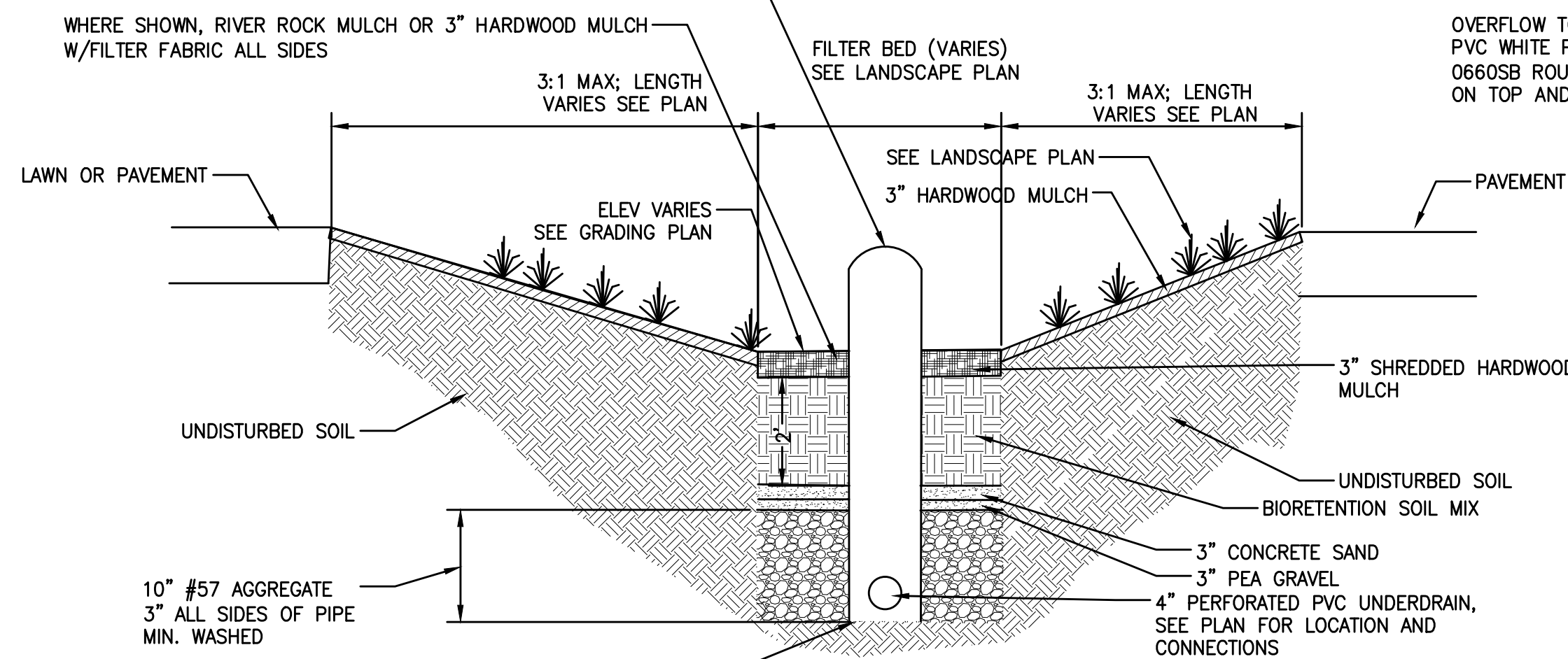


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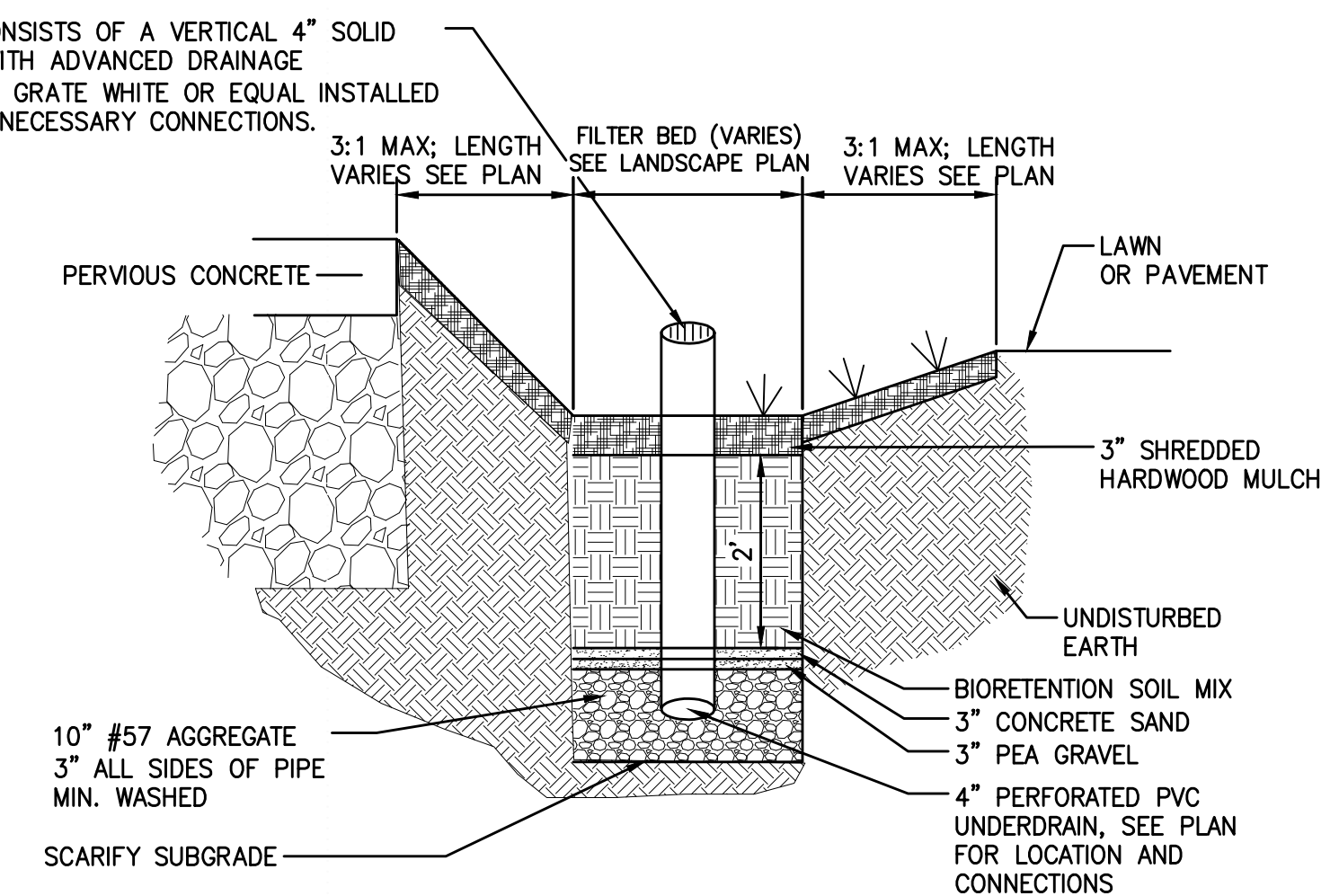


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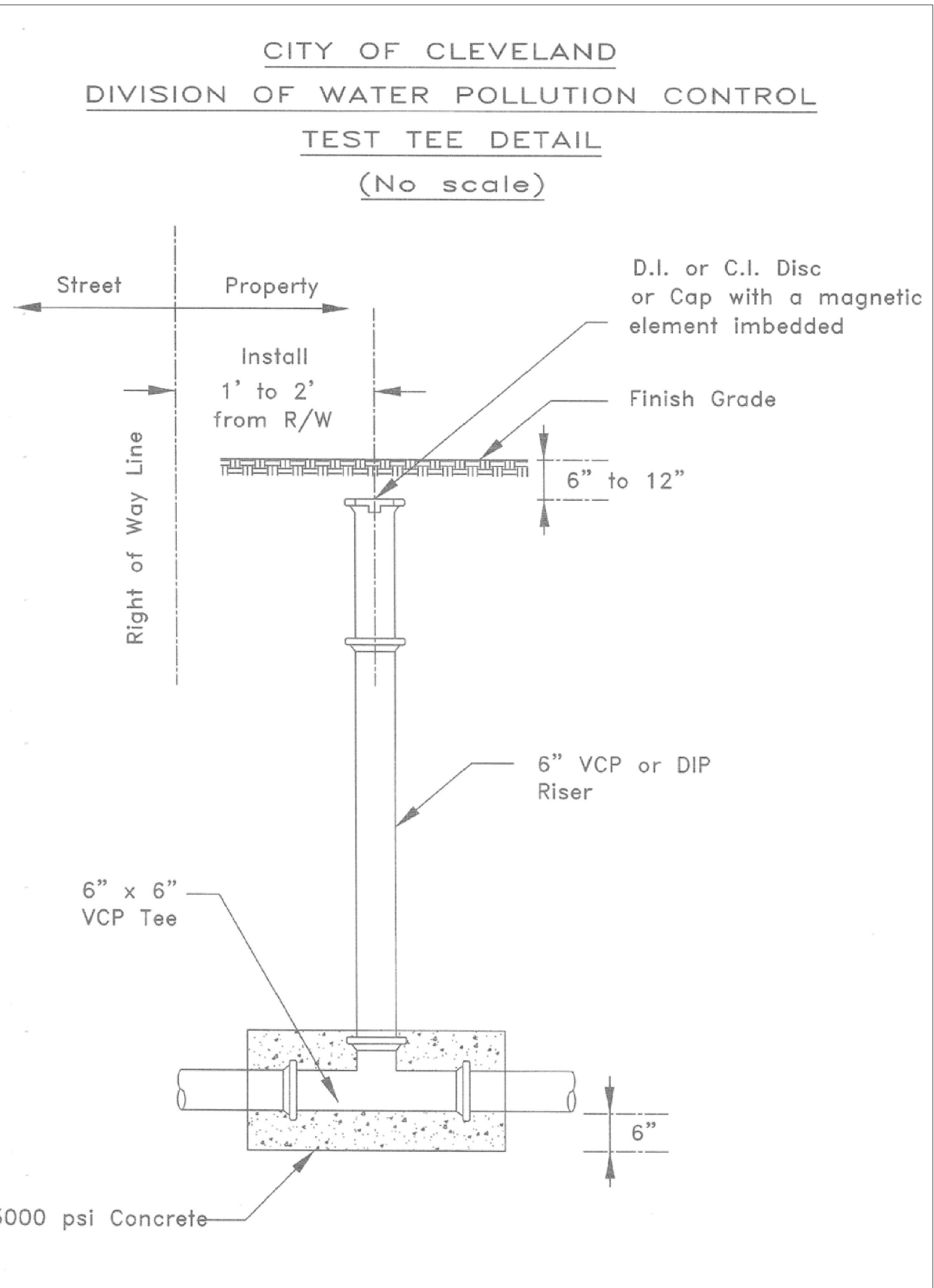


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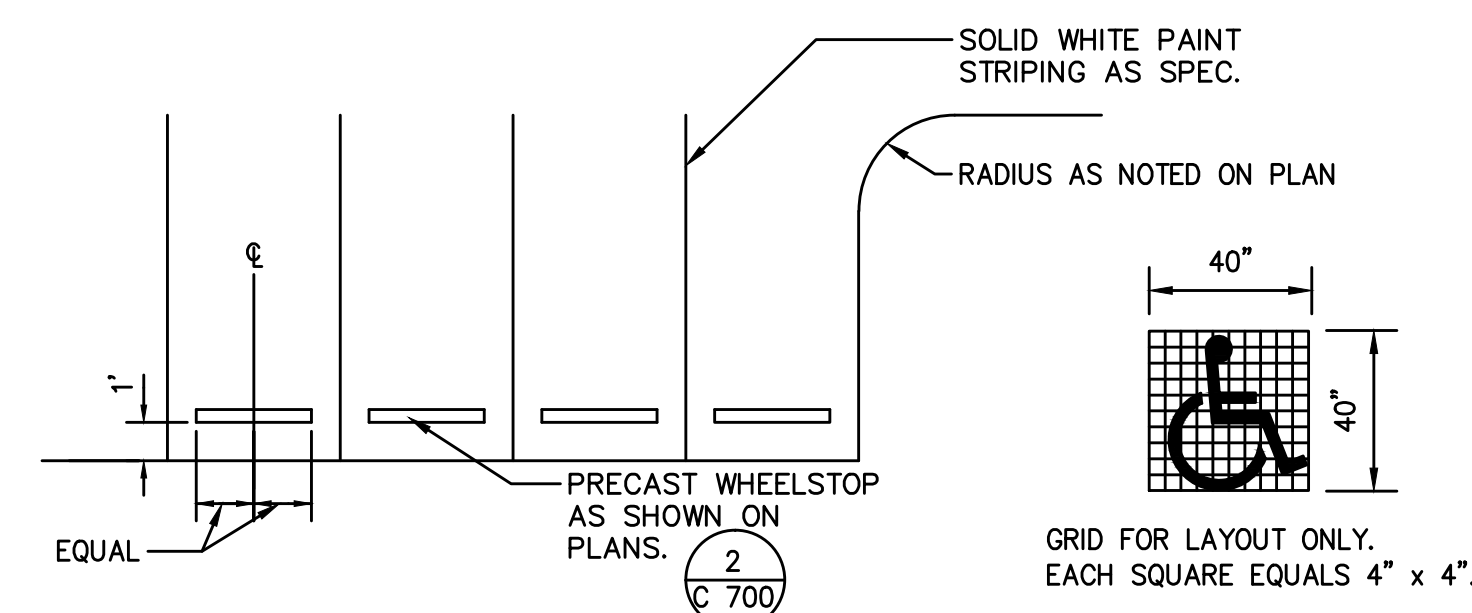
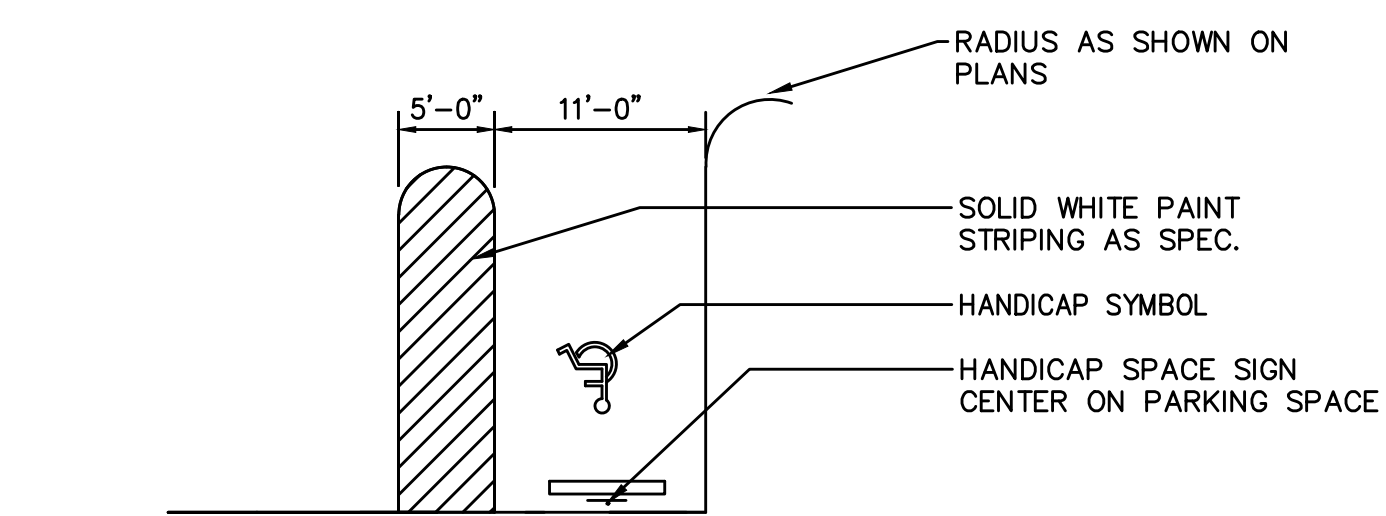


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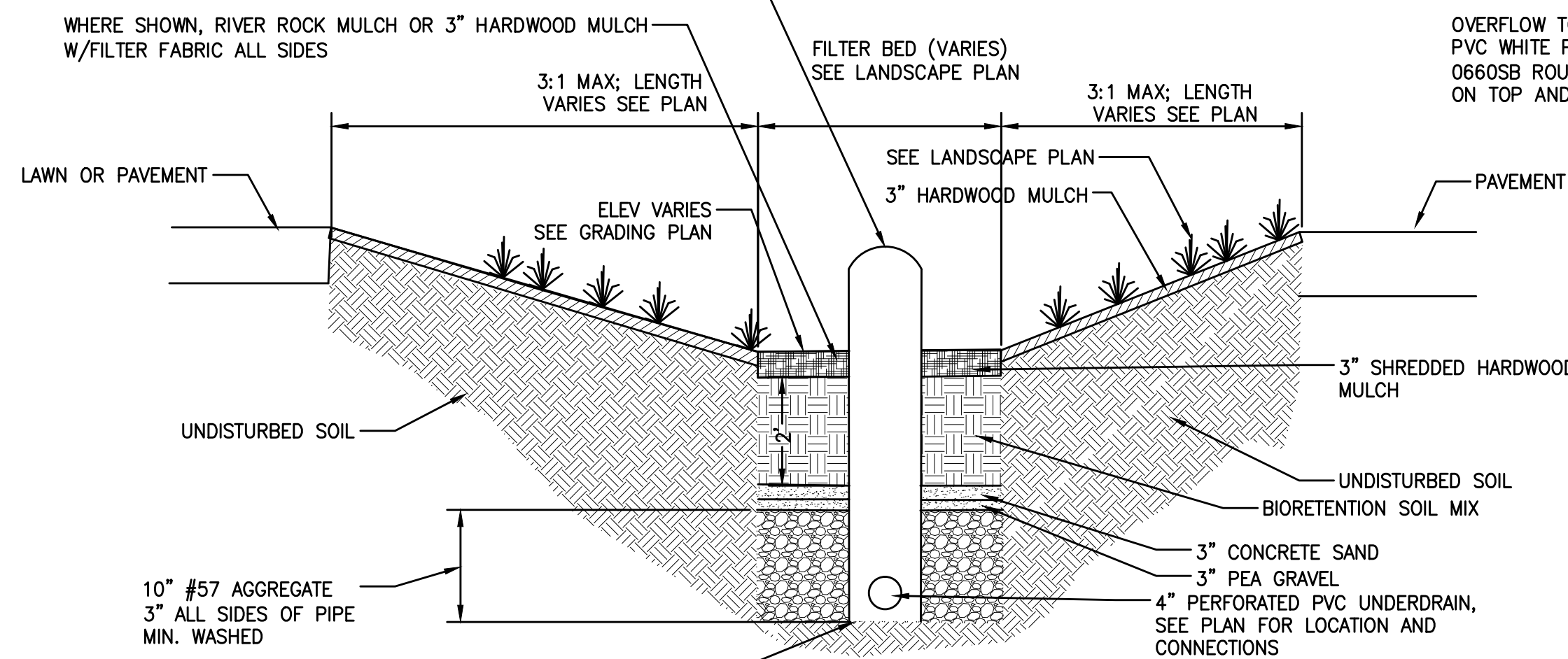


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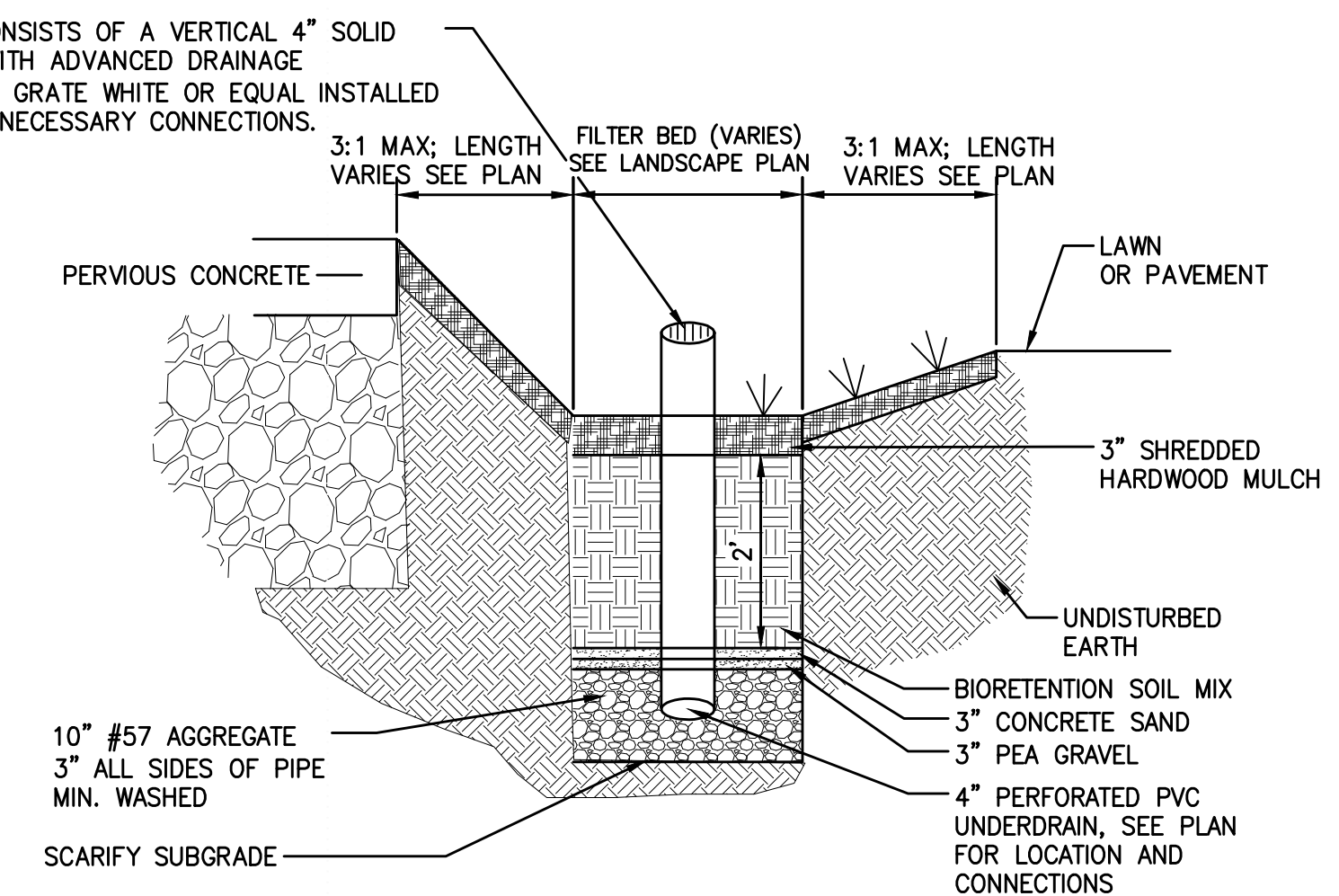


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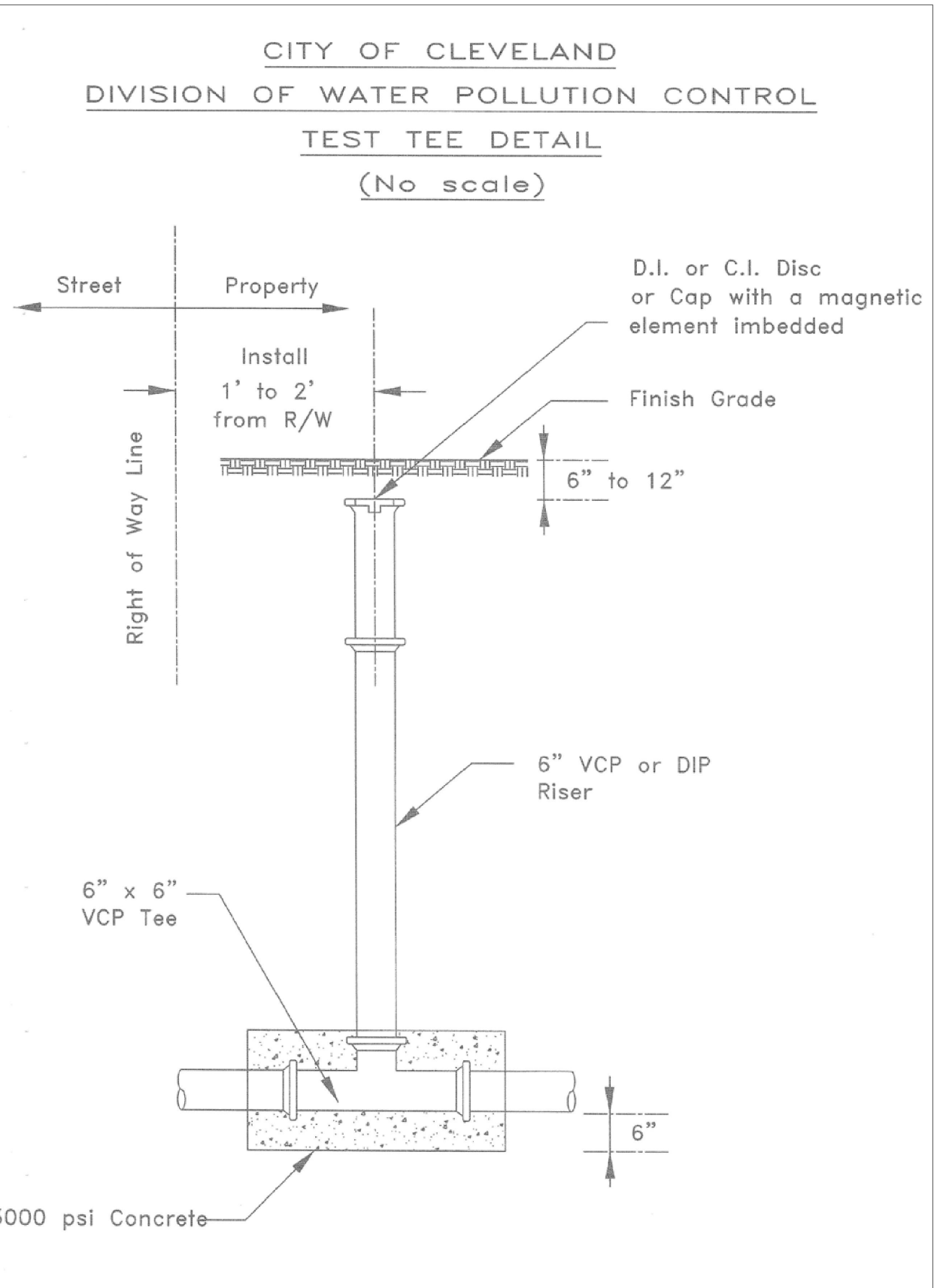


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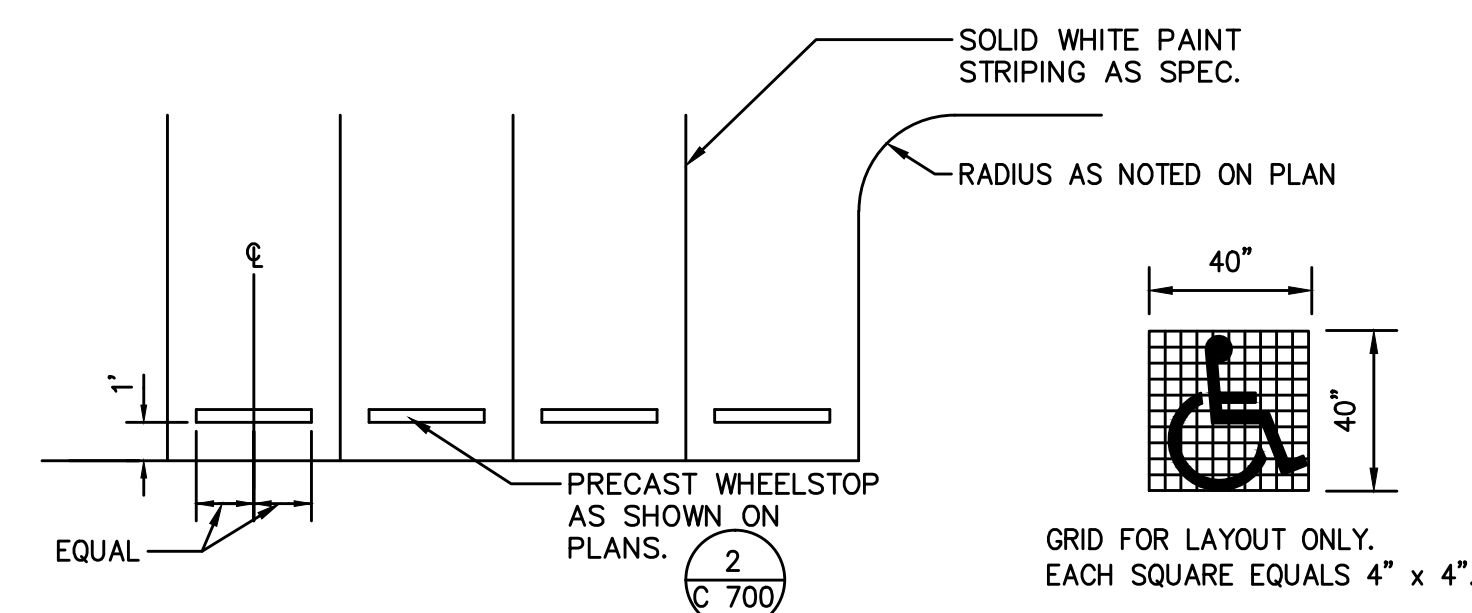
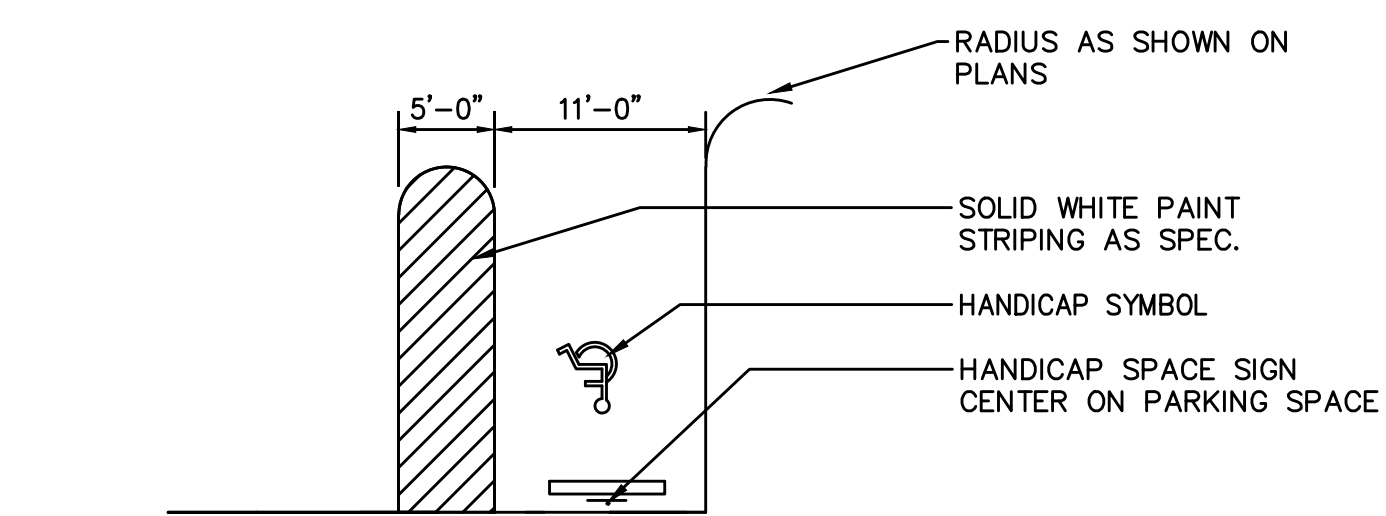


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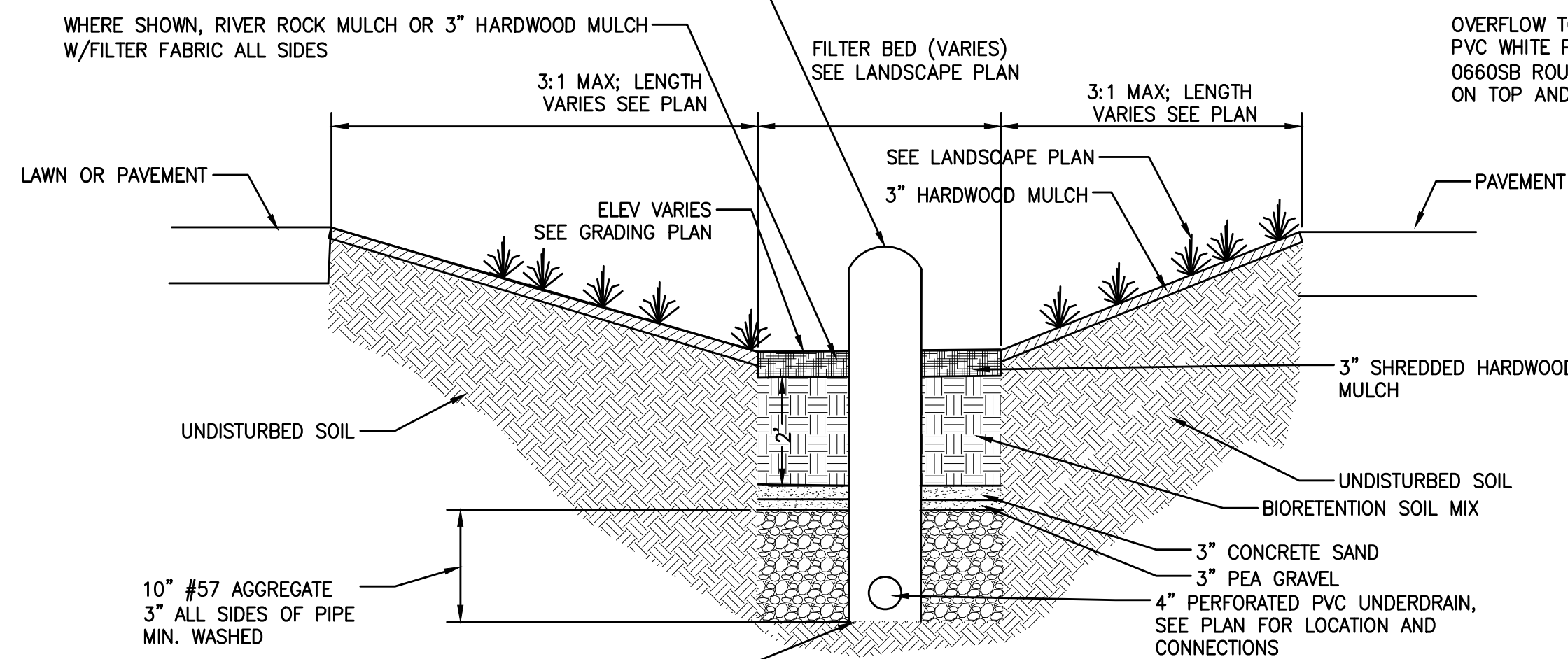


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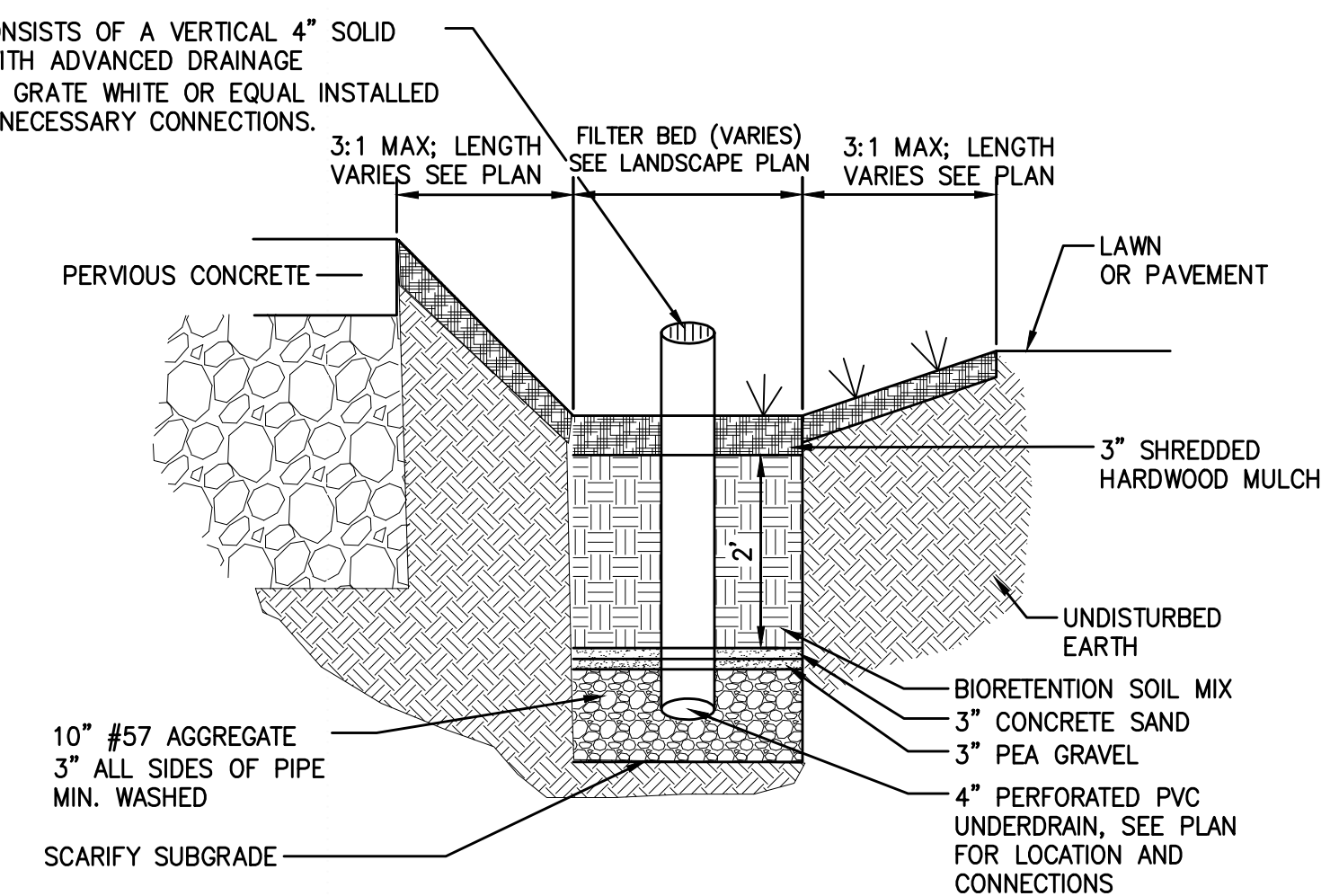


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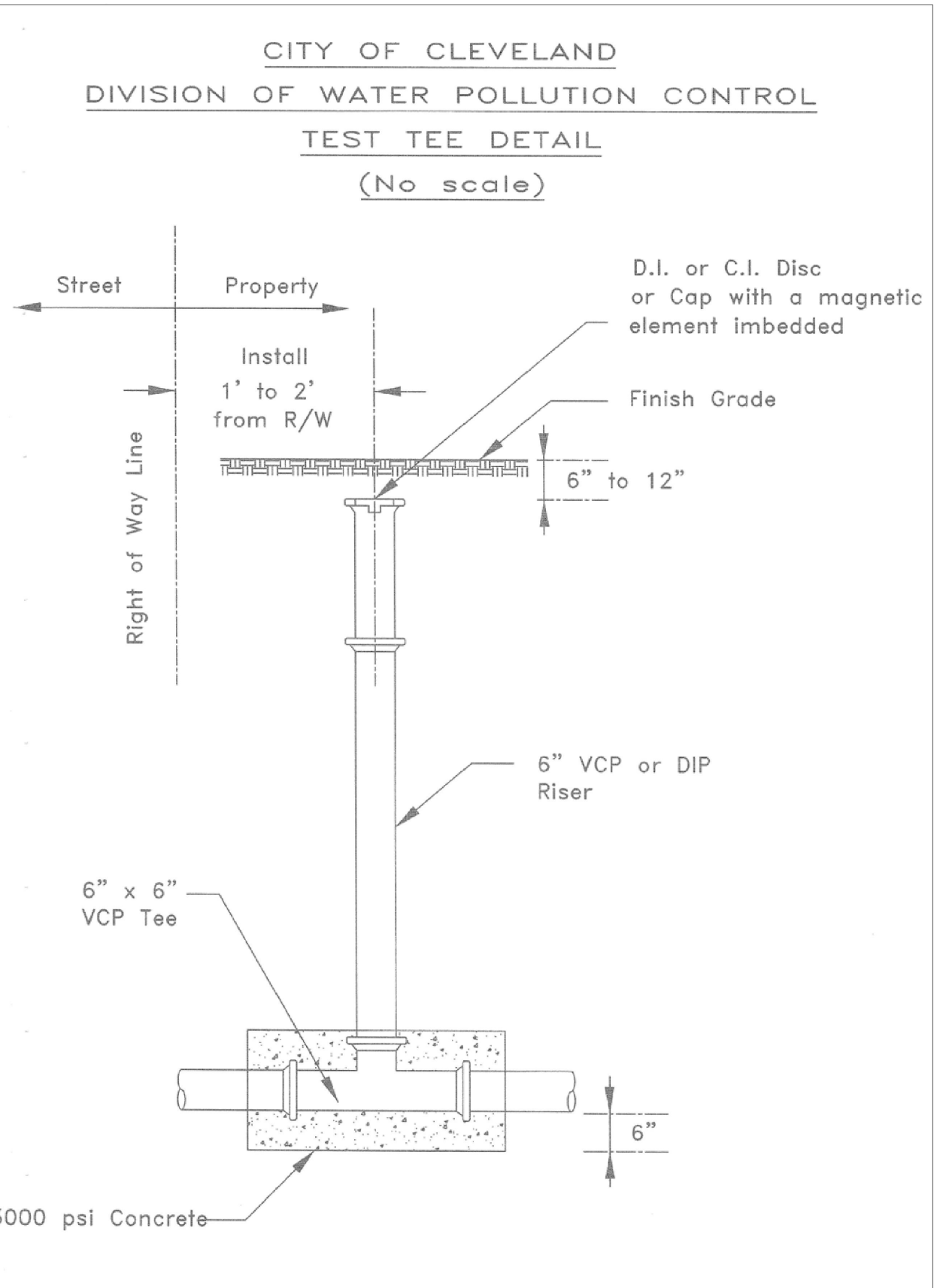


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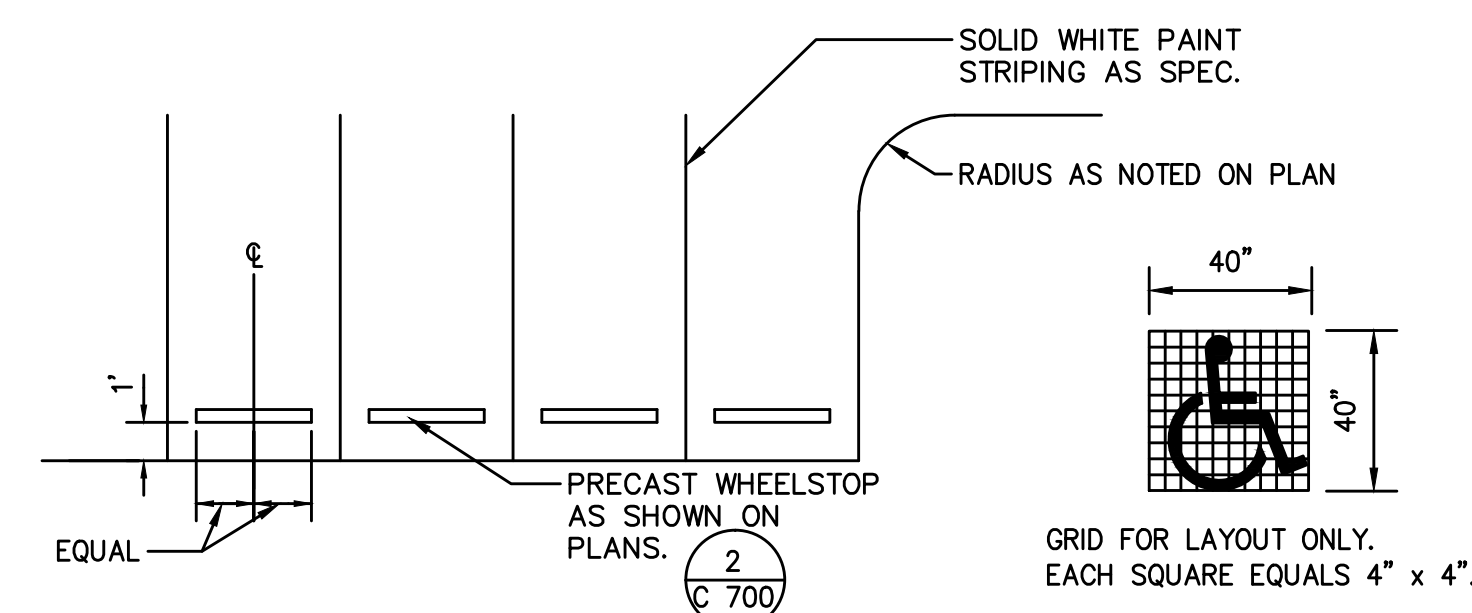
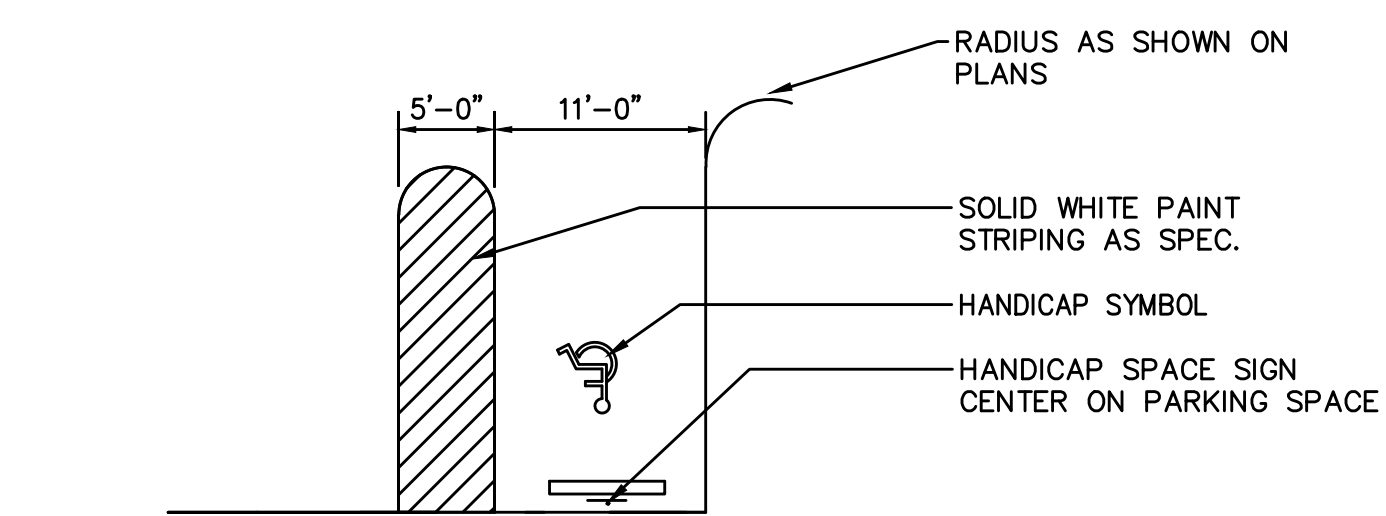


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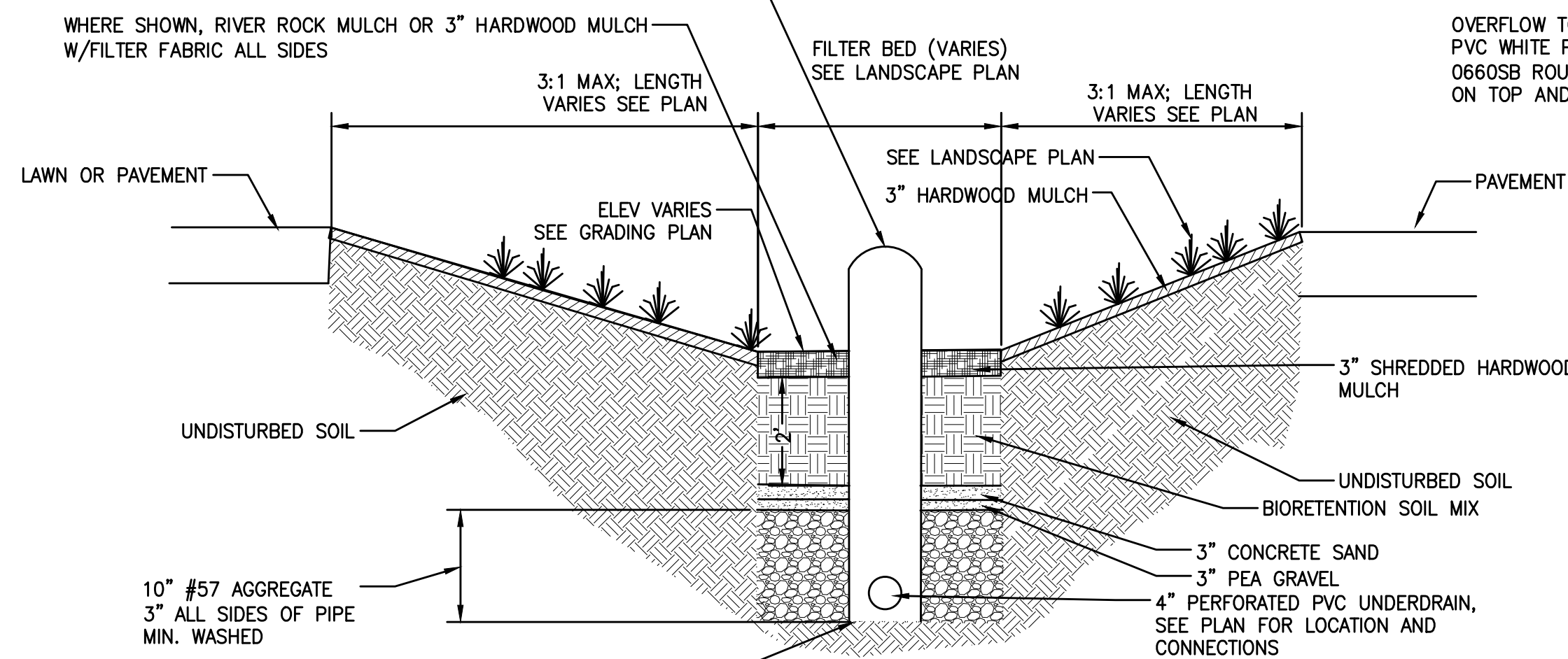


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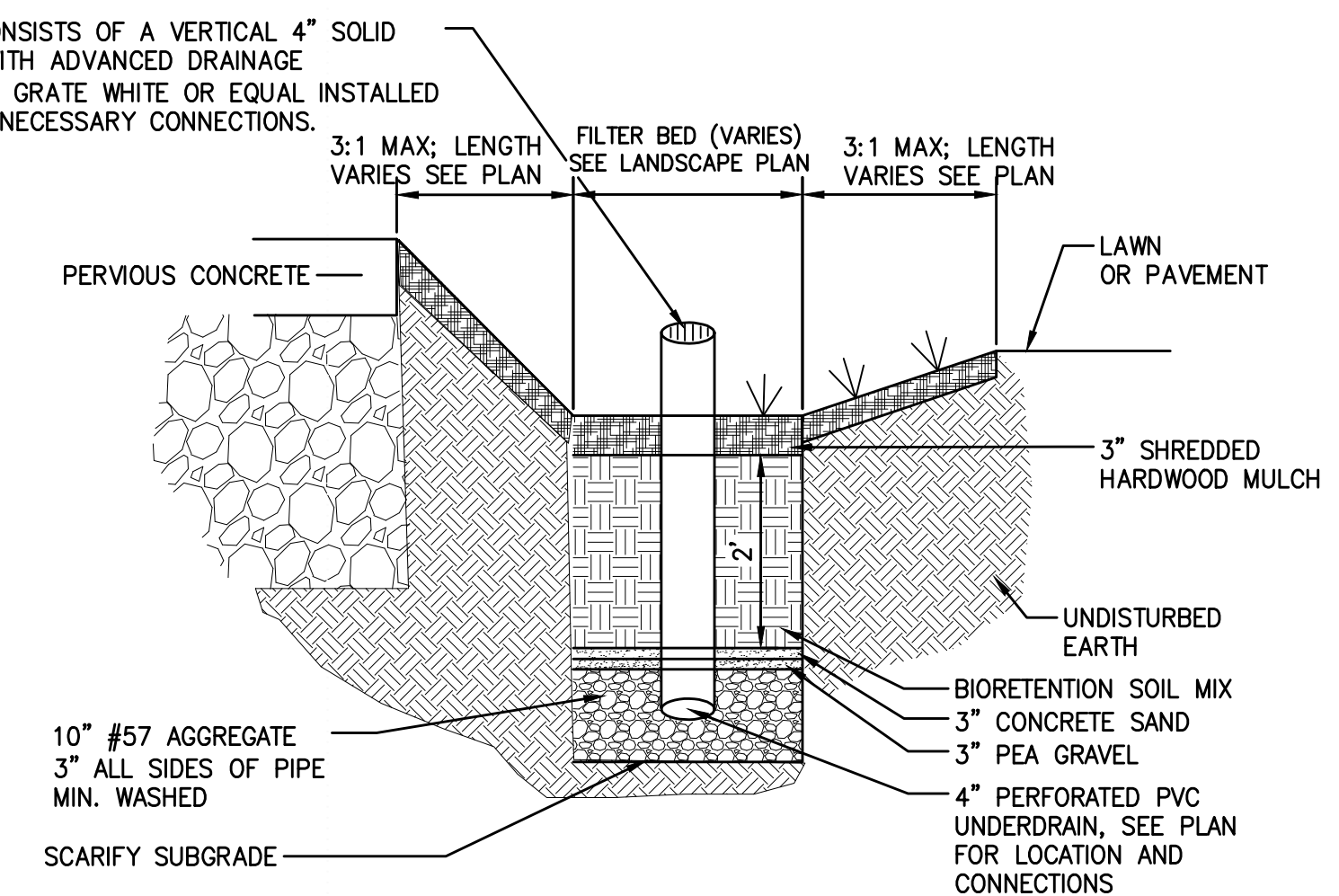


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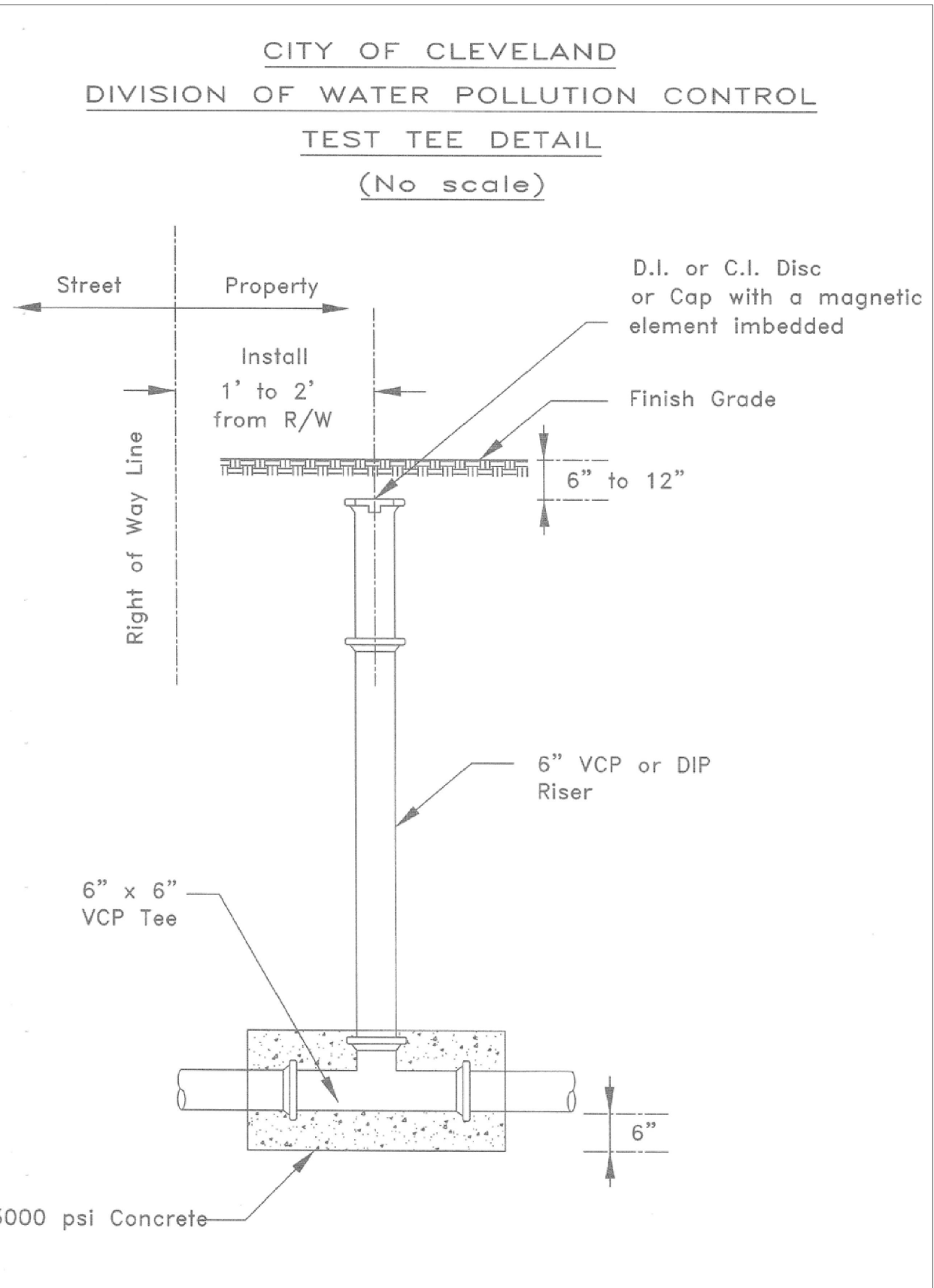


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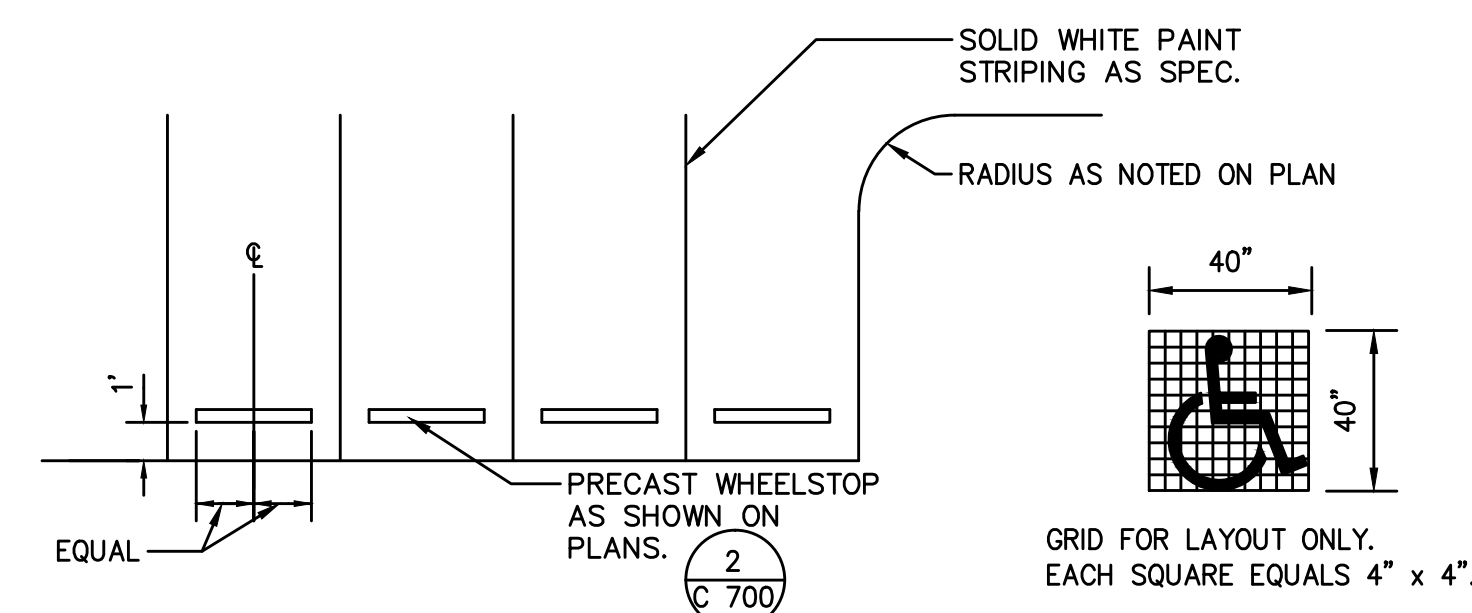
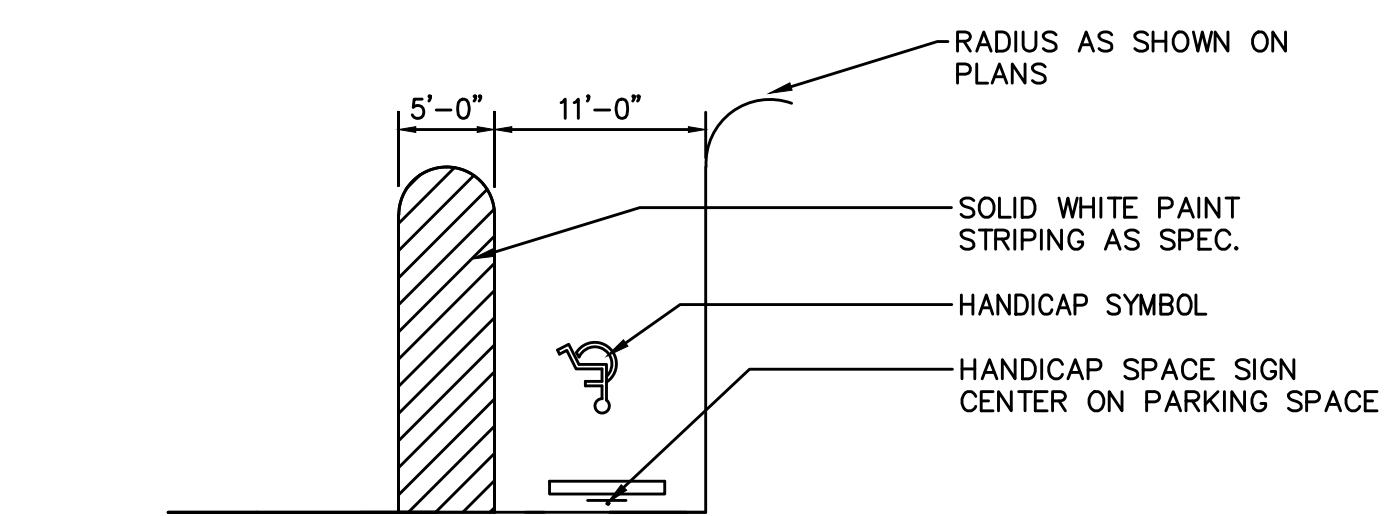


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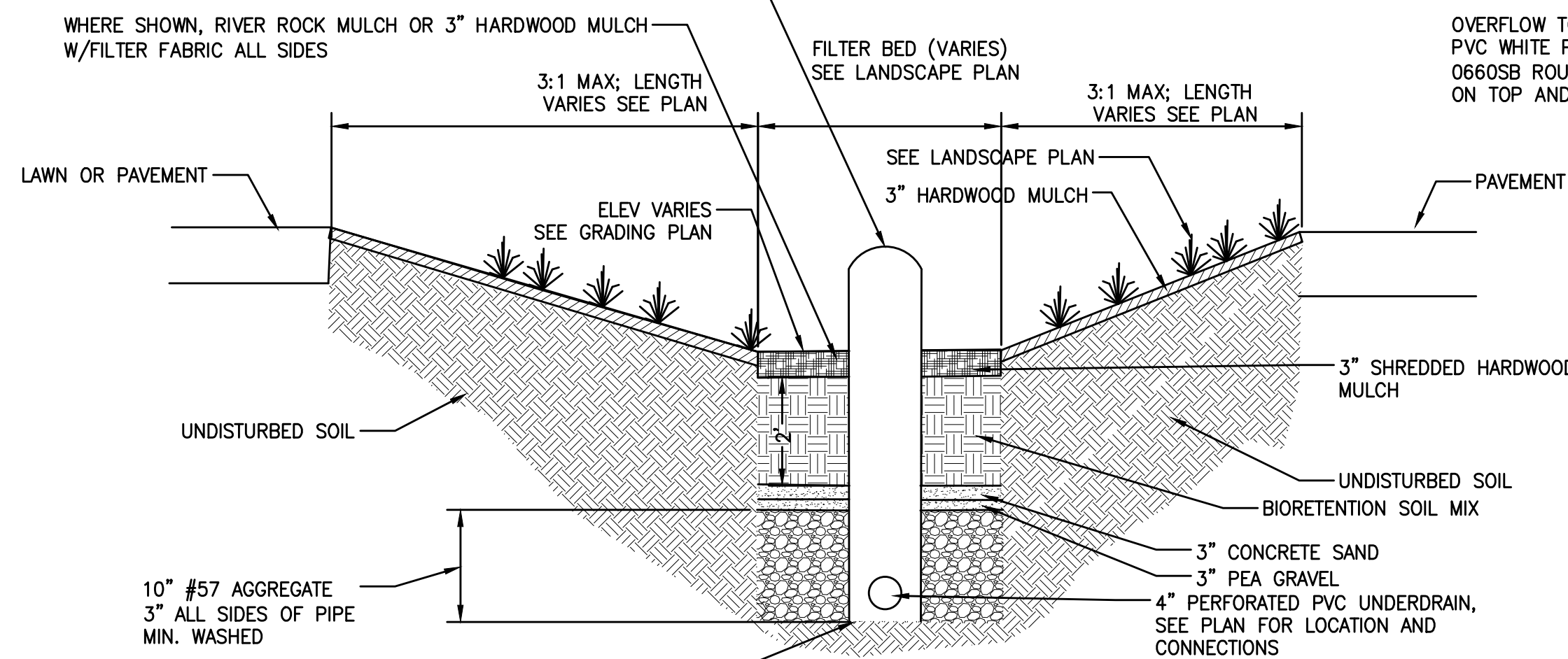


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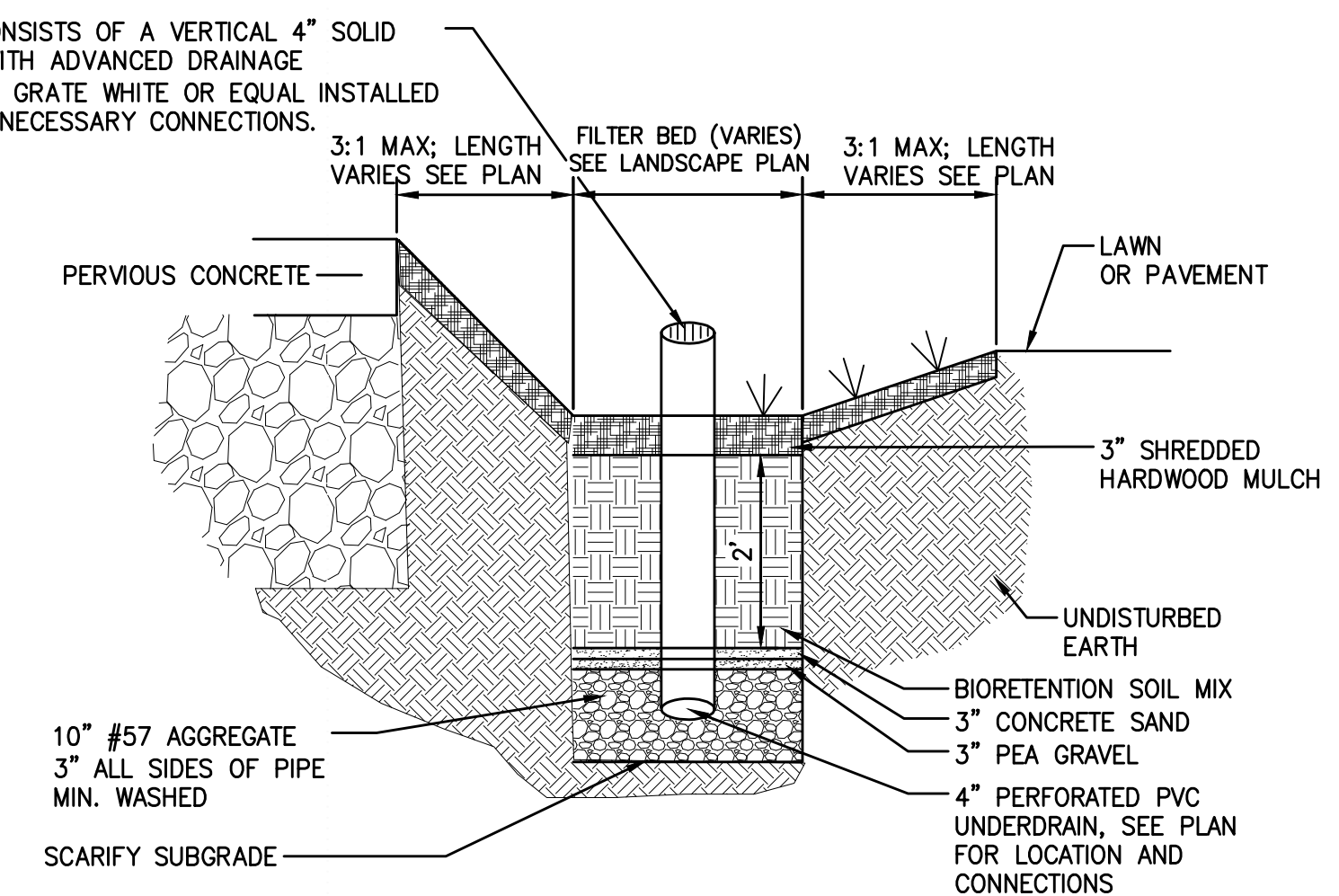


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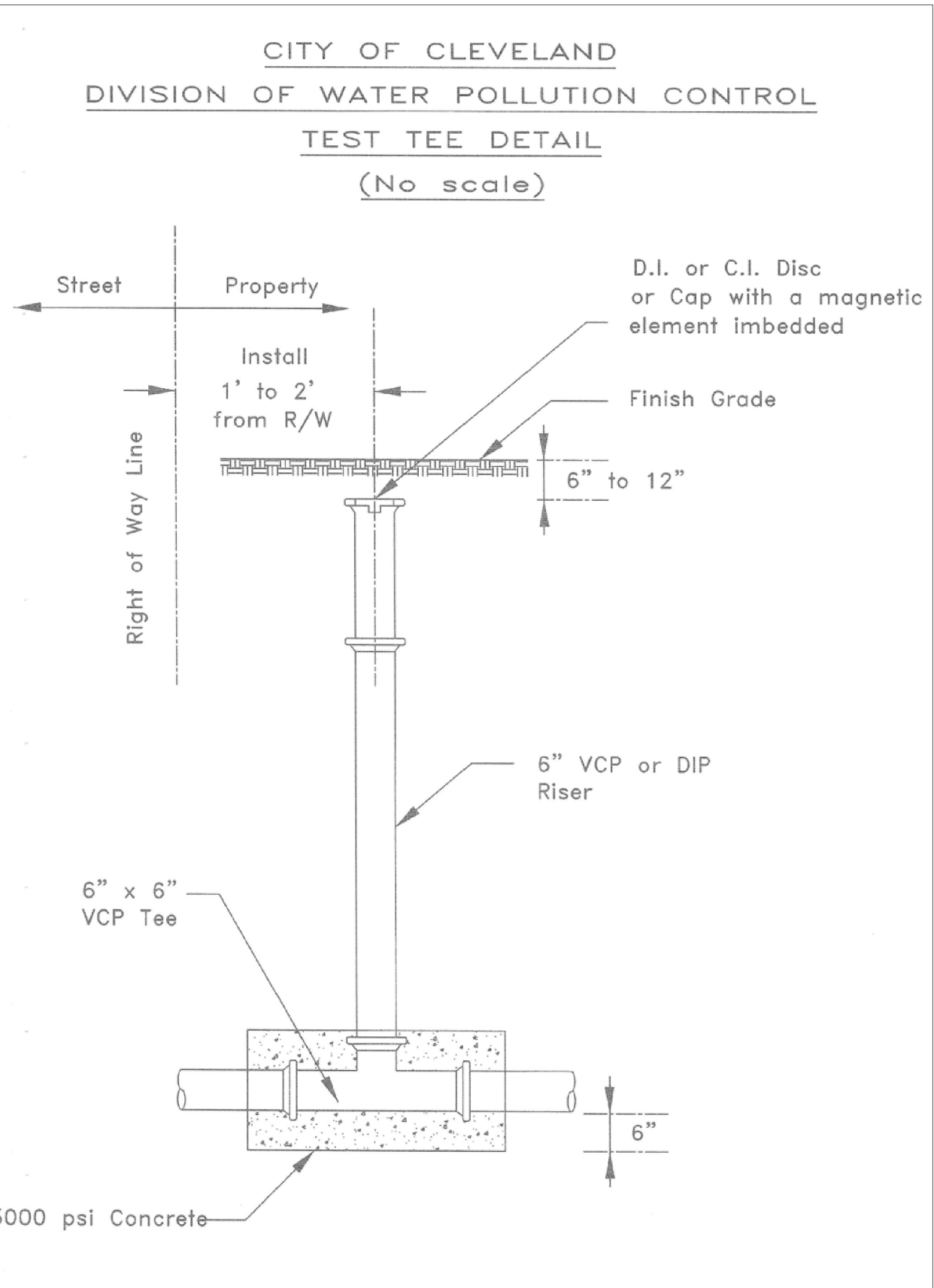


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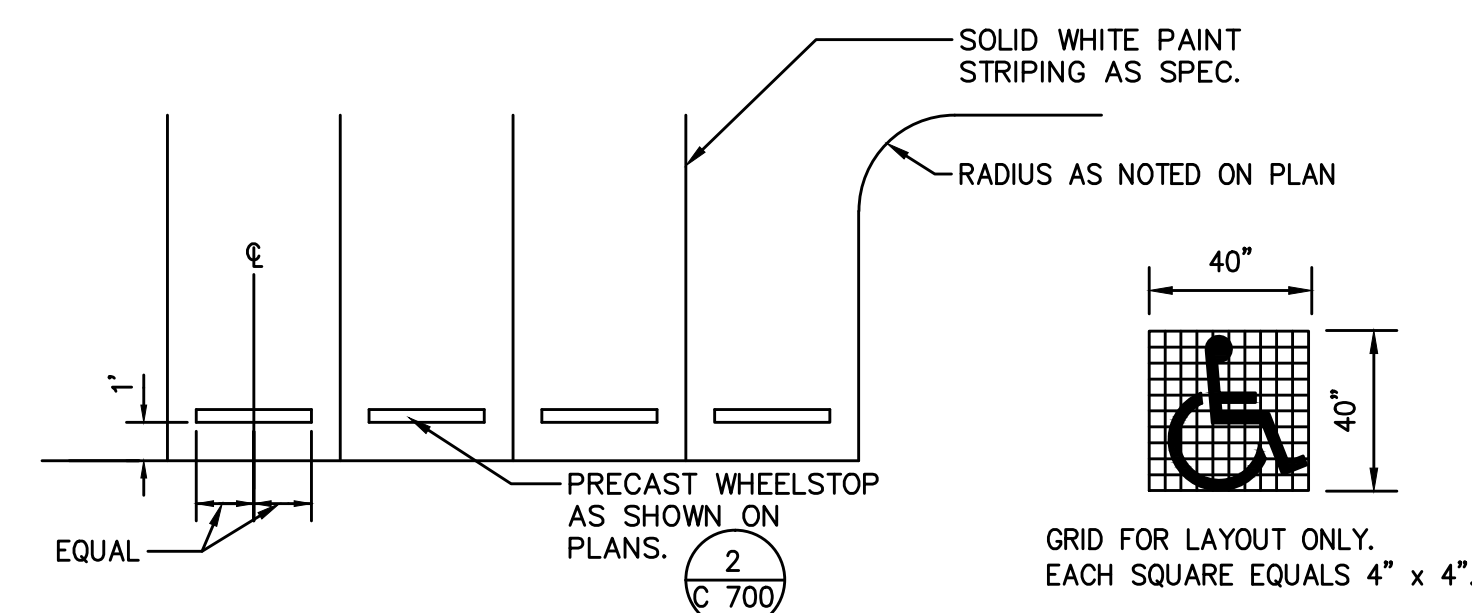
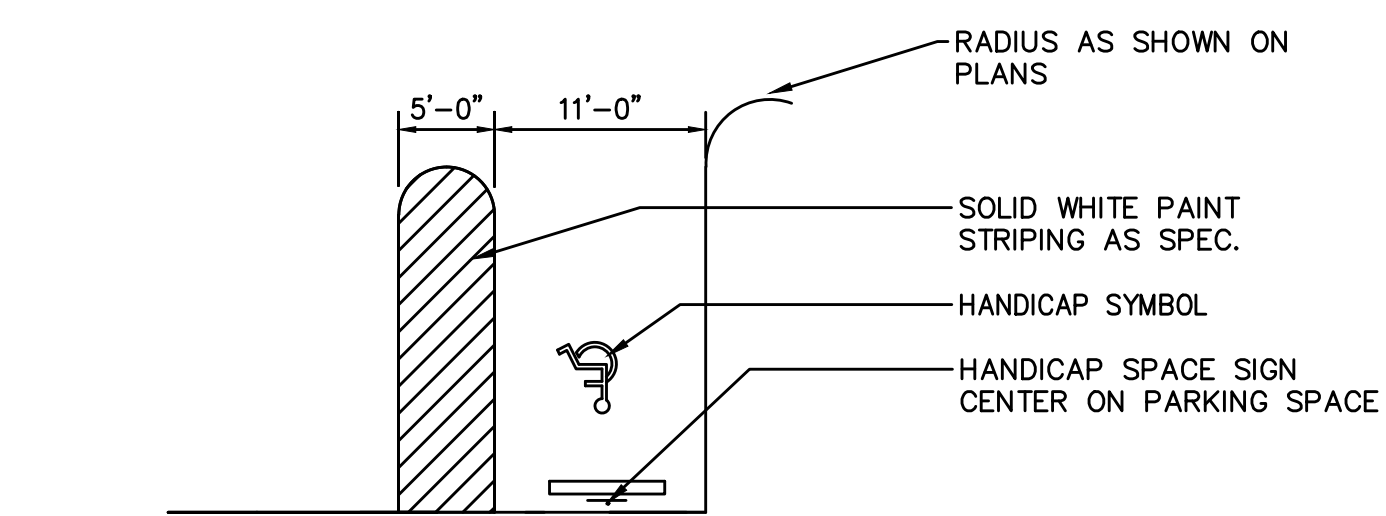


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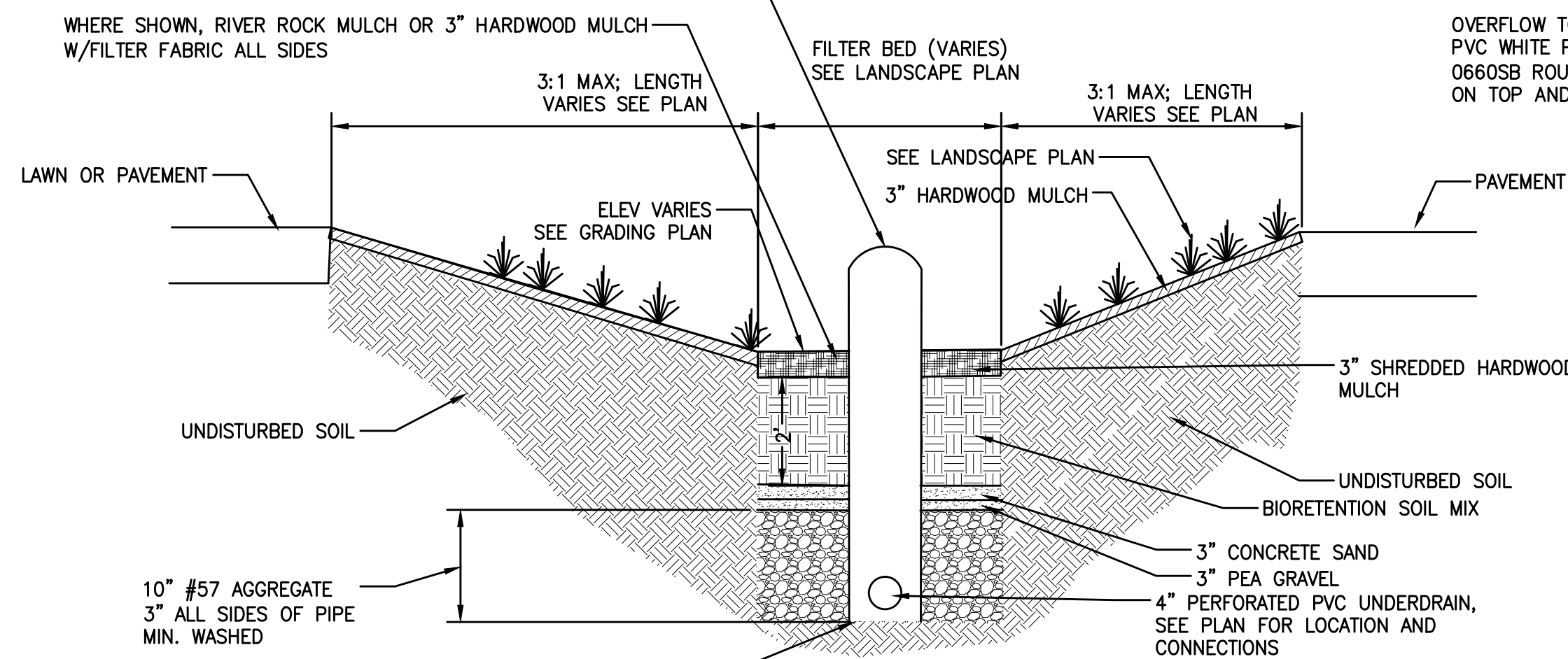


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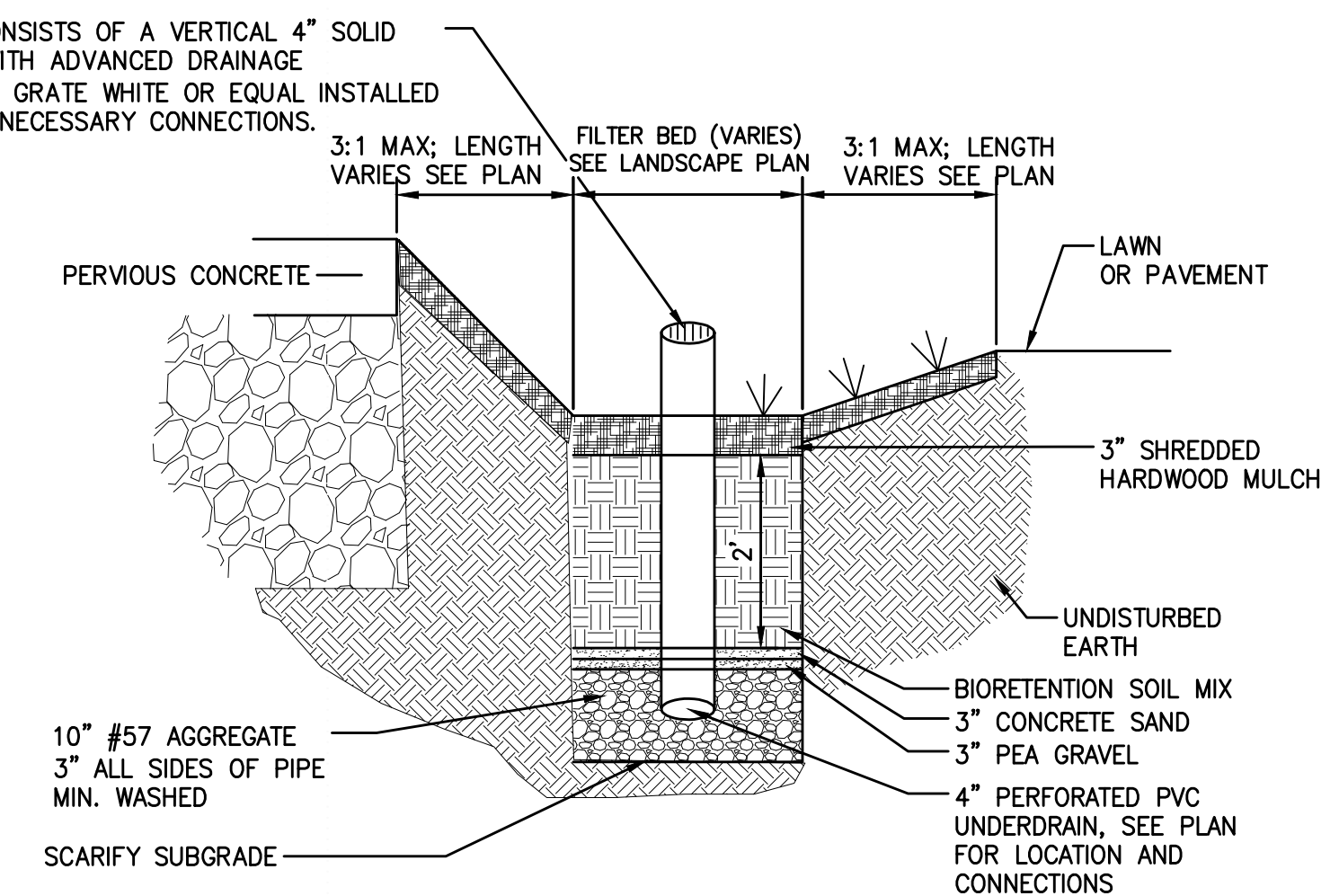


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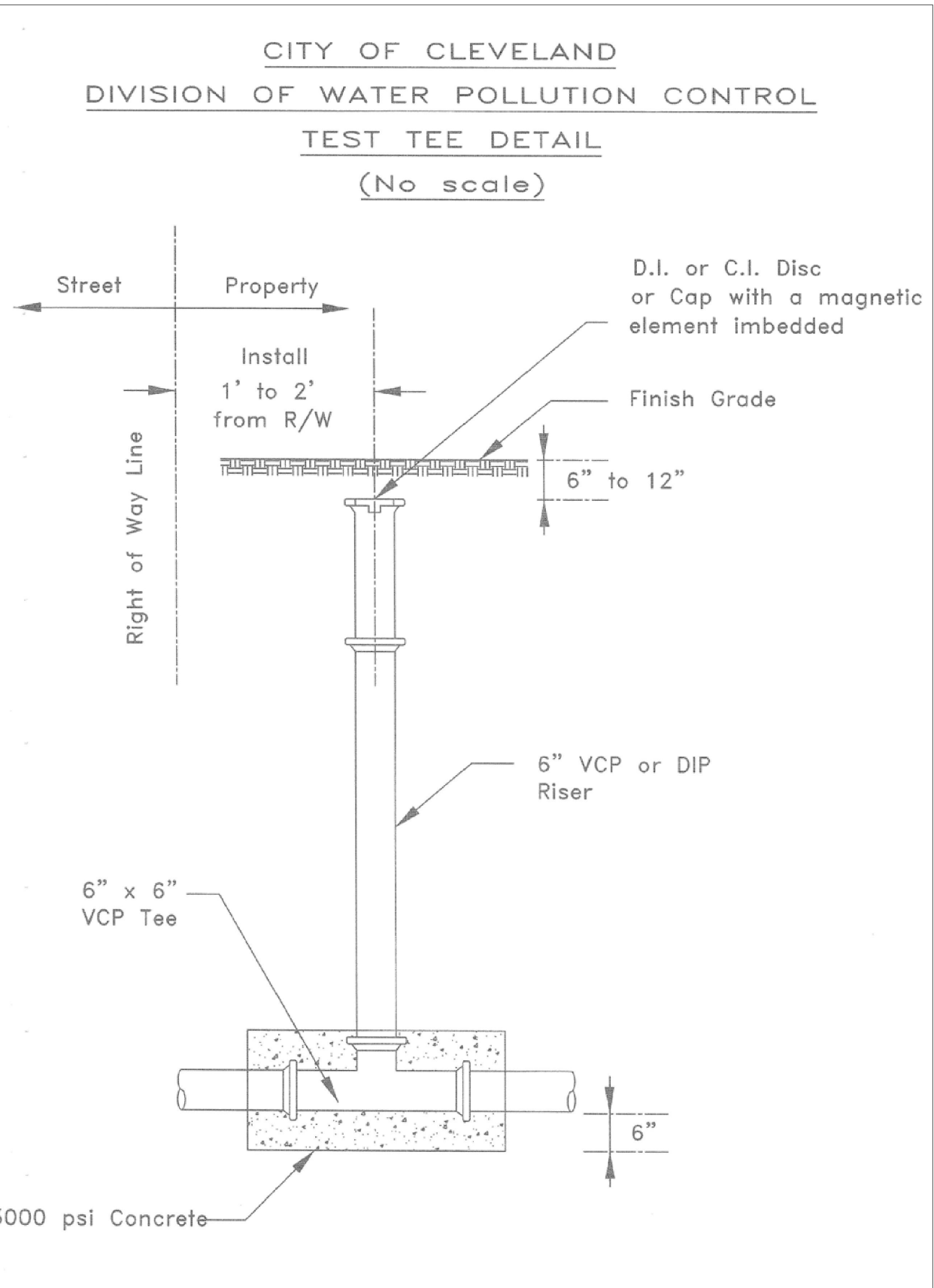


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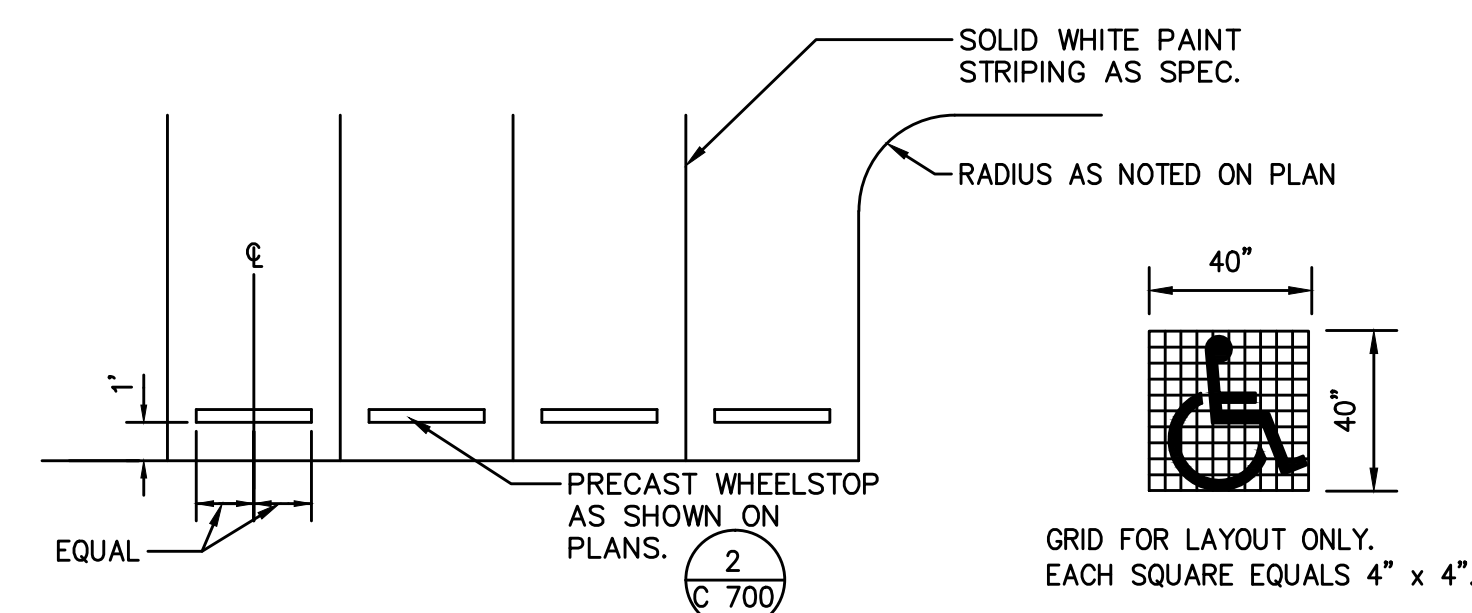
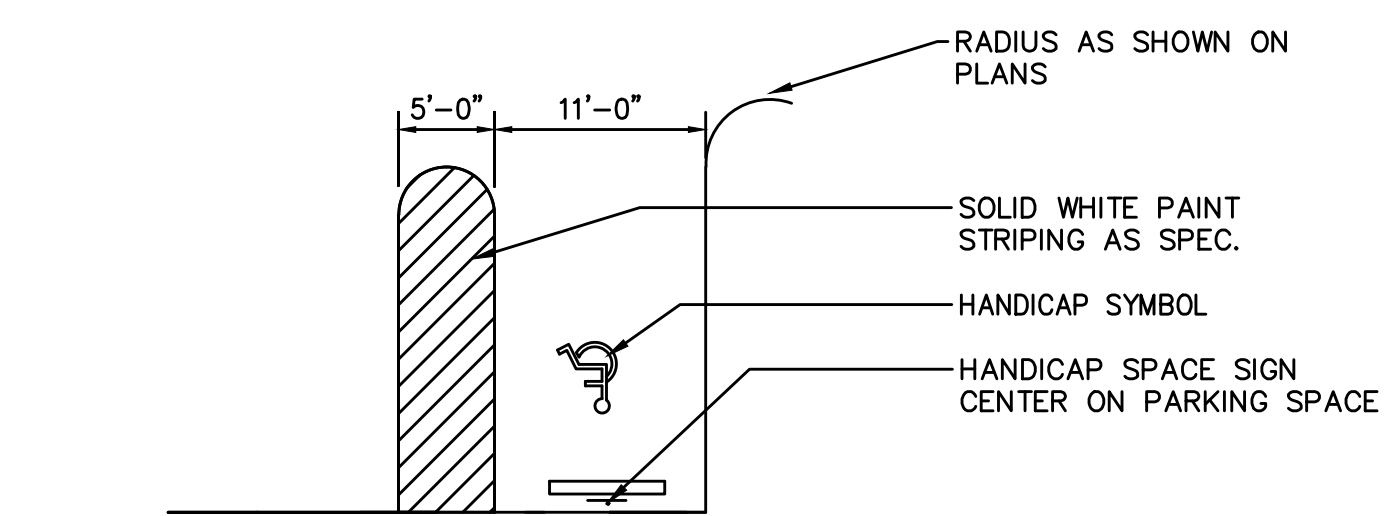


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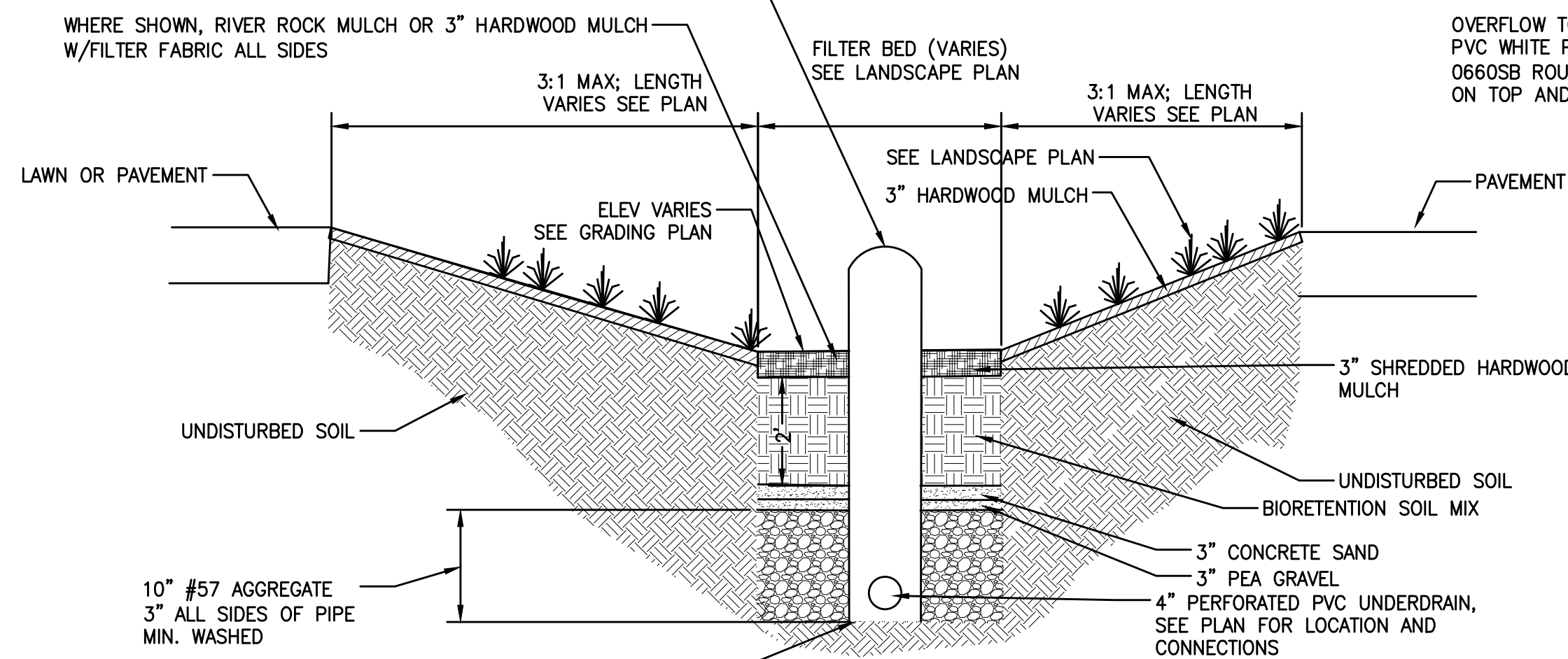


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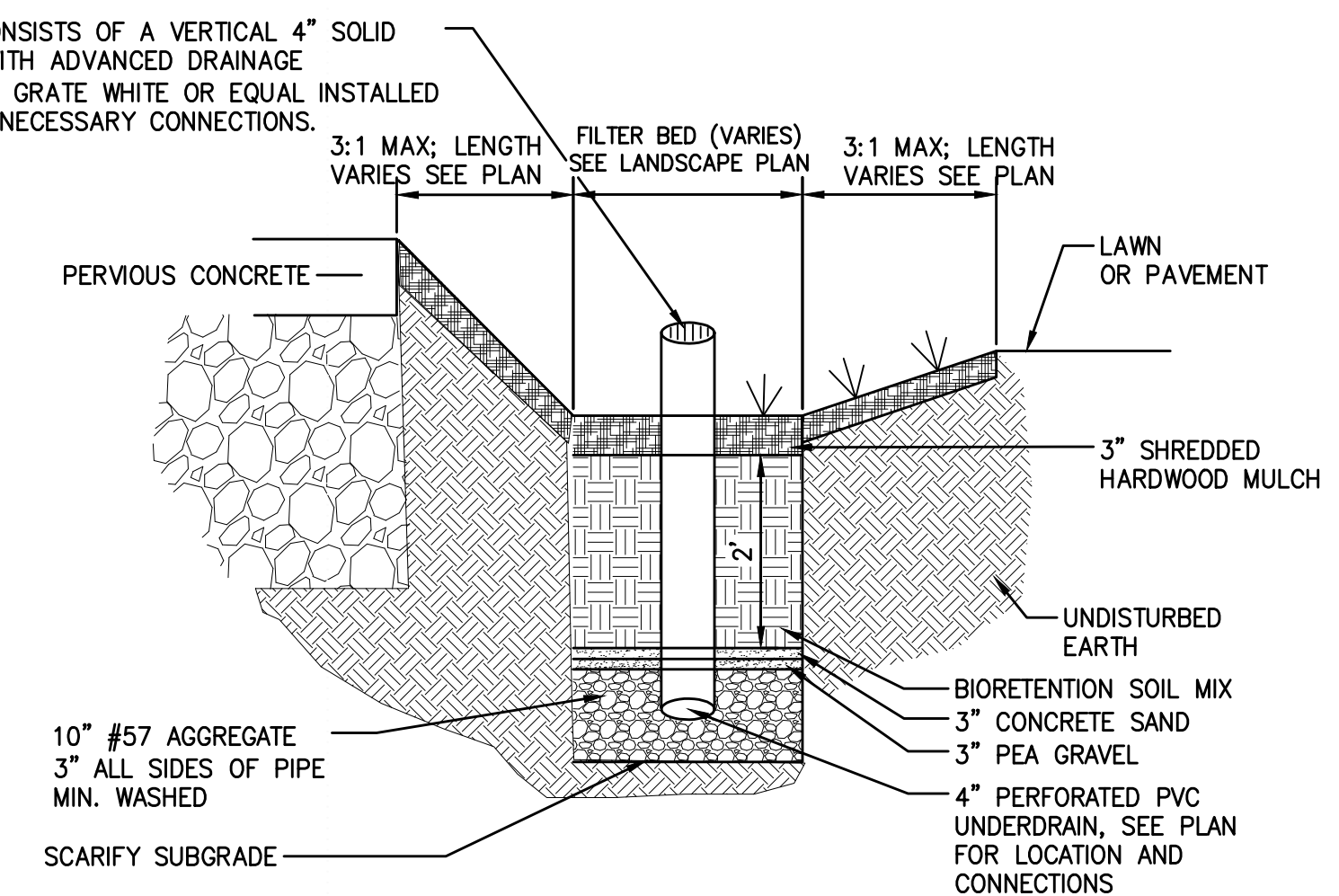


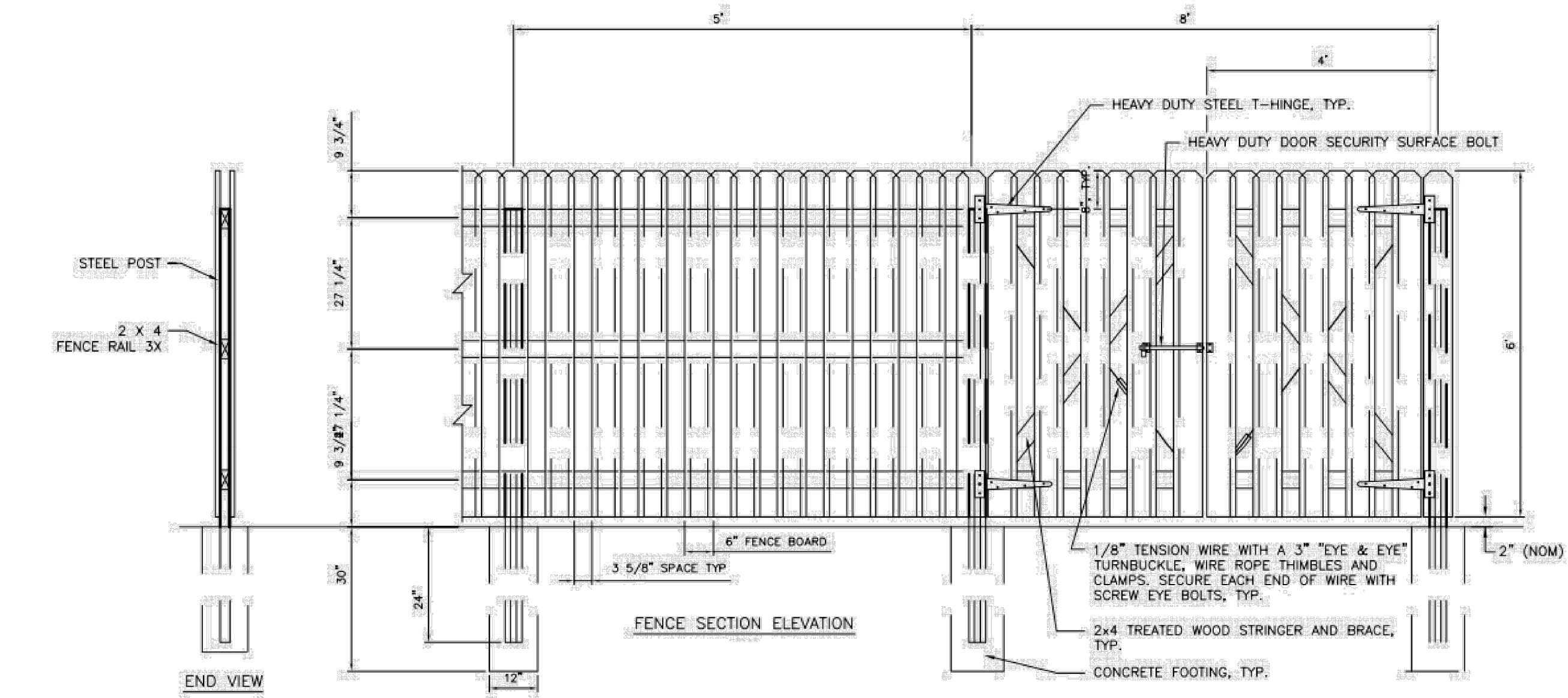
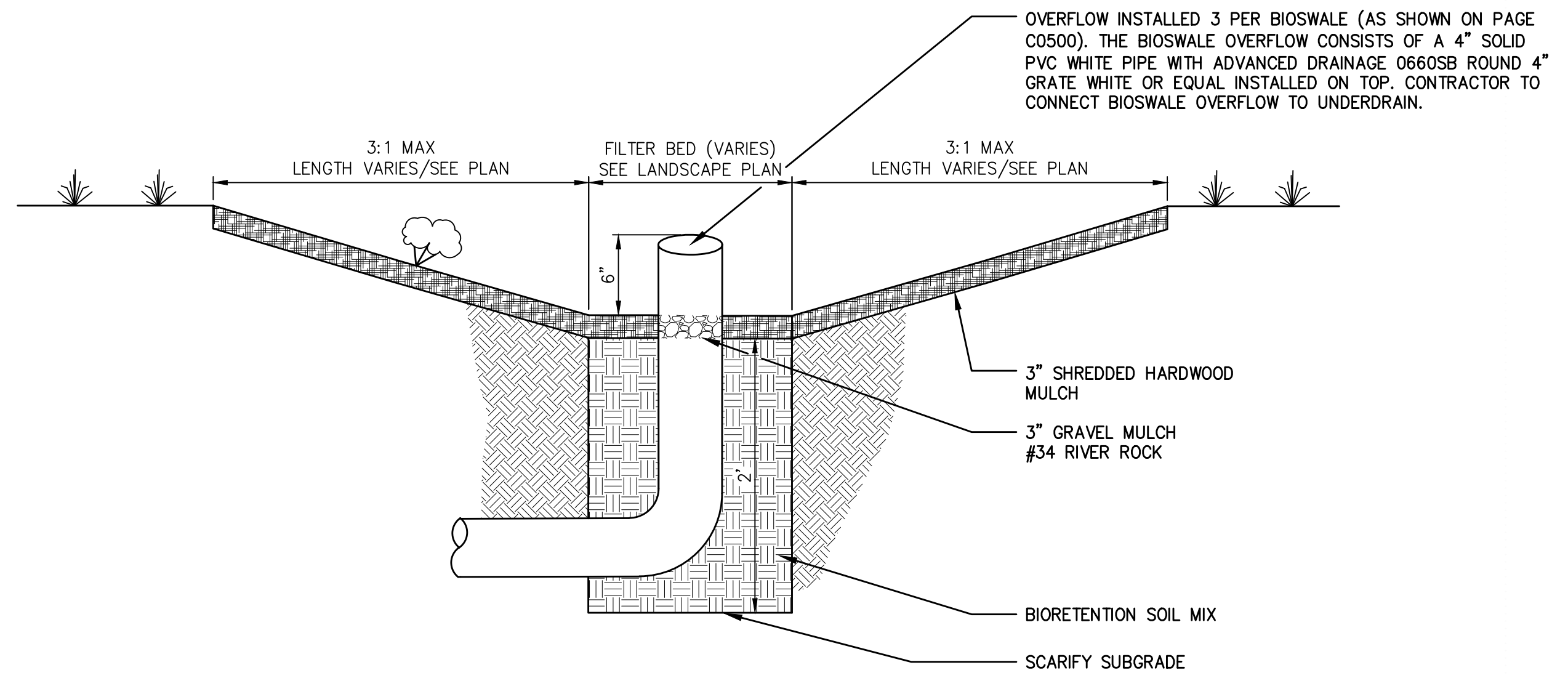
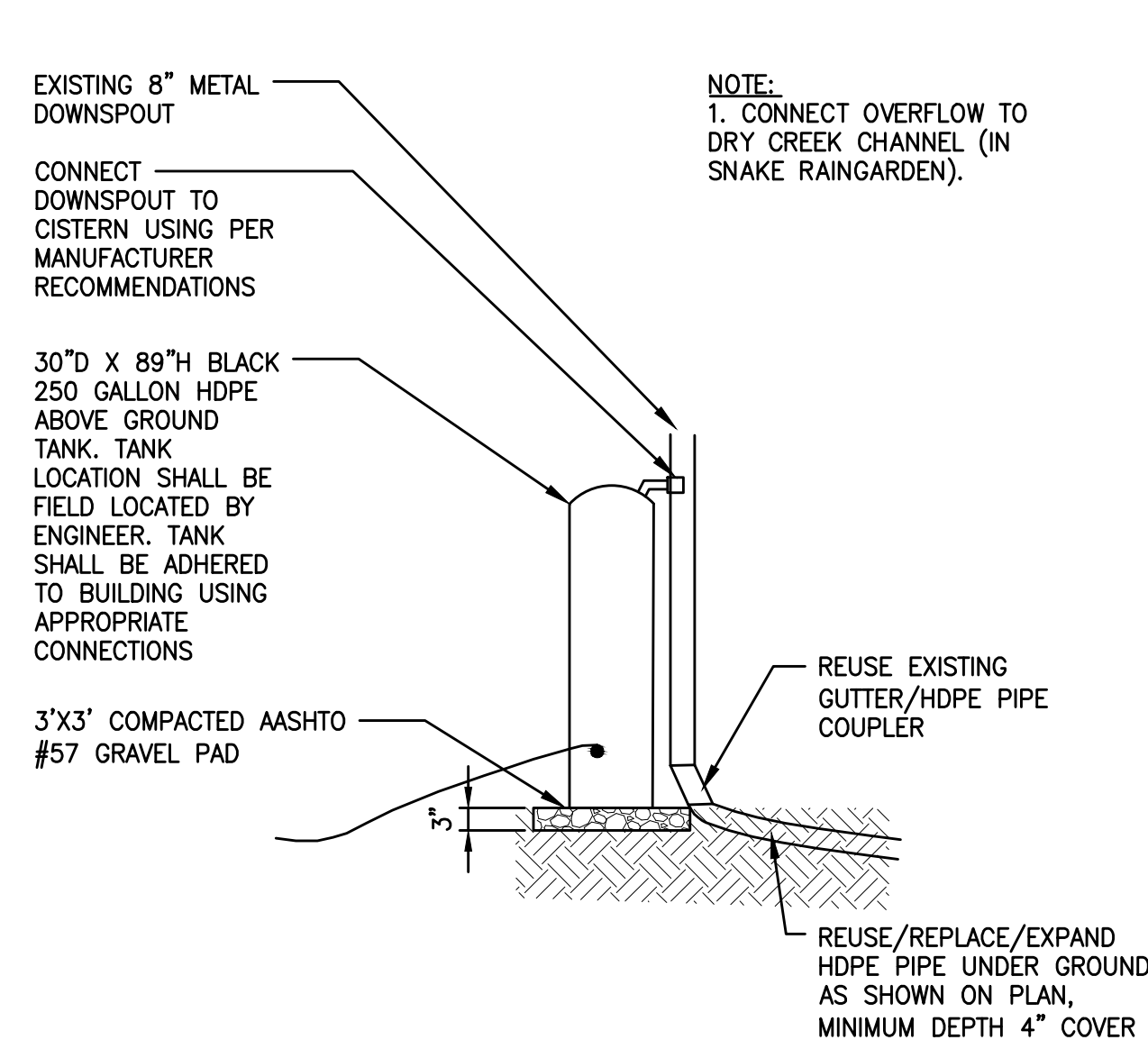
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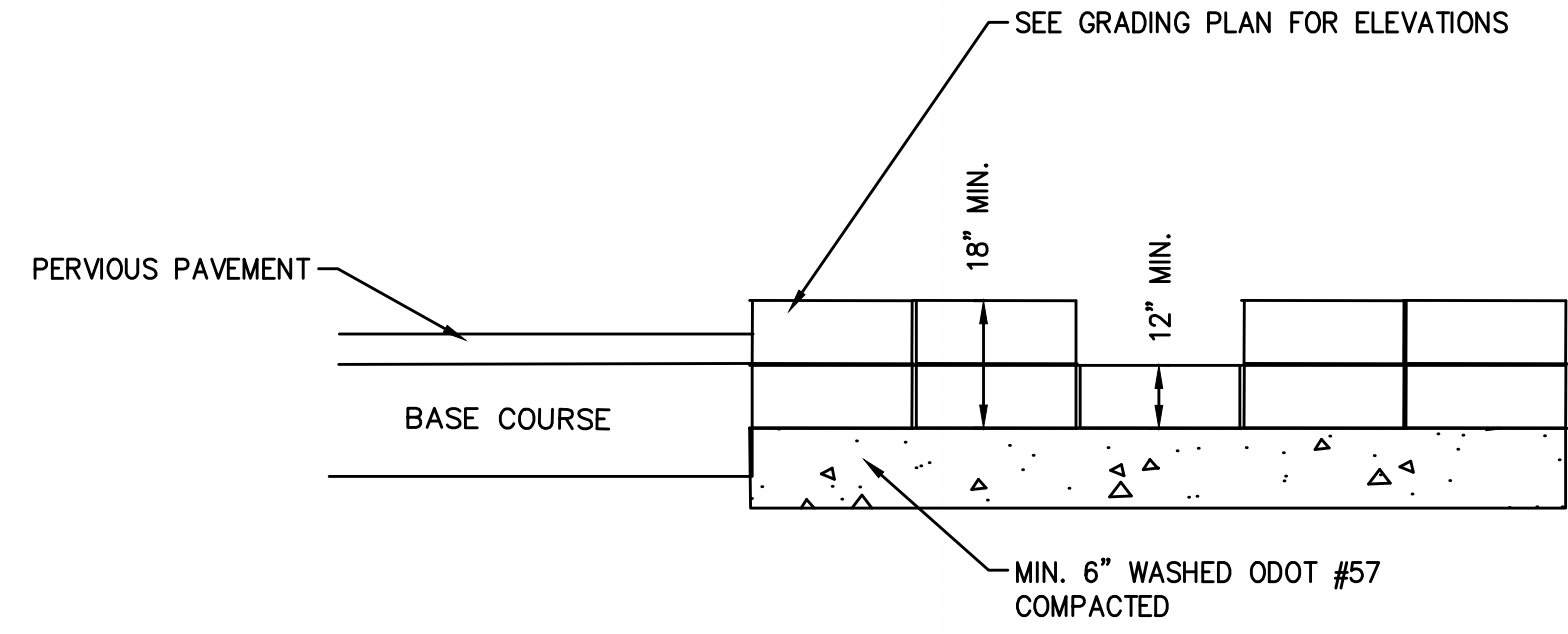
**8 BIORETENTION DETAIL**  
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- NOTES:**
- WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.
  - FACING BOARDS SHALL BE 5/4" IN THICKNESS MIN.
  - FOOTING WIDTH TO BE 12". MINIMUM DEPTH 30".
  - USE 3000 PSI CONCRETE FOR FOOTINGS.
  - DIMENSIONS SHOWN ARE NOMINAL FOR WOOD.

- NOTES:**
- BACKFILL AS REQUIRED TO ACHIEVE PROPOSED GRADES.
  - BLOCKS TO BE PROVIDED BY OWNER AND ARE ON SITE. CONTRACTOR TO PLACE STONES TIGHTLY TO EACH OTHER. CONTRACTOR TO UTILIZE MOST COMPLETE STONES IN DESIGN FOR STABILITY. CONTRACTOR SHALL WORK WITH OWNER ON FINAL BERM STONES AND LAYOUT.
  - COMPACT SUBGRADE AND AGGREGATE.



NO.	REVISION DATA	
	DATE	

**HEADQUARTERS GREEN  
 PARKING LOT  
 NORTHEAST SHORES DEVELOPMENT  
 CORPORATION**

PROJECT NO.: 15-00291-010  
 DESIGNED BY: KH  
 DRAWN BY: AL/HH  
 CHECKED BY: KH  
 DATE ISSUED: FEBRUARY 12, 2016

**CONSTRUCTION  
 DETAILS**

**C 701**

E:\NORTHEAST SHORES DEVELOPMENT\15-00291-010 HQ PARKING GREEN PARKING LOT\CADD\NINES HEADQUARTERS PARKING LOT - 6/13/2016 5:34:47 PM