



CITY OF NORTH OLMSTED

New or Additions to Commercial and Multifamily Buildings or Developments

Engineering Department Requirements

Application for new or additions to new commercial and multifamily buildings or developments must be submitted with plans showing the following requirements. Two (2) copies (minimum) of plans are required for initial review; five (5) copies are required for final approval. Before the plans can be reviewed the applicant must make the required Grade Deposit.

A. GENERAL

1. Index of drawings, located on first sheet of plans.
2. Location and dimensions of the lot or site. Assembly or split plat may be required.
3. County Auditor's permanent parcel number or numbers and addresses of buildings.
4. Width of street and all existing utilities in street and treelawn upon which the lot or site abuts.
5. Location of building in reference to all property lines, and show north arrows.
6. Legend for all symbols used on plans.
7. All elevations referenced to a designated benchmark.
8. All drawings must have a seal of a registered architect and/or engineer affixed thereto.
9. Site plan location of all existing and proposed utilities including water, gas, telephone and electric. Show all conduits, piping, vaults, meters and transformer pads.
10. All easements, with type and width, are to be shown on the plans.
11. Any additional information or requirements deemed necessary by the City Engineer.

B. SANITARY FACILITIES

1. Size, type, and class of proposed pipe; also include trench detail.
2. Size and type of existing pipe.
3. Invert elevations and grades of all runs of pipe including profile of connection from building to public sewer or other point of disposal.
4. For additional requirements refer to Supplemental Standards for sanitary sewer connection.
5. Location of test tee (normally one foot outside right-of-way line).
6. Any additional information or requirements deemed necessary by the City Engineer.

C. STORM DRAINAGE FACILITIES

1. Size, type, and class of proposed pipe; also include trench detail.
2. Size and type of existing pipe.
3. Invert elevations and grades of all runs of pipe including profile of connection from building to public sewer or other point of disposal.
4. Size and detail of catch basins including type of frame and grate; recommend grates in paved area be bicycle-safe.
5. Detail of manholes.
6. Trench drains at back of sidewalk where parking area or drives drain toward street.
7. Detail of headwalls.
8. Detail of the storm water retention system and the related calculations.

9. Location of test tee (normally one foot outside right-of-way line).
10. Any additional information or requirements deemed necessary by the City Engineer.

D. YARD AREAS AND ASPHALT OR CONCRETE FOR DRIVE & PARKING AREAS

1. Typical section of curb and pavement for drive parking areas and for replacement in right-of-way as required. Ordinance may require brickscape treelawns.
2. Premium backfill to be used under or within three feet of all buildings or paved areas.
3. All driveway aprons in treelawn to be concrete and reinforced (See Supplemental Standards).
4. Where there are no existing sidewalks, new concrete sidewalks must be constructed. These shall be shown on the plans as per City standards.
5. No curb is permitted at juncture of public sidewalk and driveway. Sidewalk may be ramped.
6. Striping layout of parking lot and location and details of exterior lighting required.
7. Landscape plan for remainder of lot not covered by building, drive and parking areas. Required landscaping or fencing must be shown. Location of any free-standing signs must also be shown.
8. Location and detail of trash pad with enclosure.
9. Provide details of any retaining walls and exterior ramps or stairs.
10. Any additional information or requirements deemed necessary by the City Engineer.

E. GRADING

1. Existing topography of entire property and that of adjoining land within thirty (30) feet of the property, shown by contour lines. Spot elevations at property lines, building corners and intermediate points where contour lines are separated by more than twenty-five feet from the property.

2. Proposed finished grades and topography of entire property, with surface drainage indicated.
3. Where changes from existing grades at property line are proposed, show retaining wall or other method of protecting adjoining properties. This will include guardrails where vehicle movement is involved.
4. Location and grade elevations of existing buildings on land within thirty (30) feet of the property.
5. Finished floor and yard grades of the proposed building, with the excavation depth noted.
6. Elevations on grading plan to be noted as below. Include elevation Key in Note. Grading plan shall be based on a survey by a Surveyor registered in the State of Ohio with their certification seal and date of the survey appearing thereon. The certified final grade is to be measured and entered on the grading plan after completion of the construction and ancillary grading work.

Existing Grade

Proposed Grade

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Certified Final Grade

7. Location and U.S.G.S. elevation of all grades and of the established benchmark used in this survey must be shown on the grading plans. Use of benchmark having an "assumed elevation" is **NOT** permitted. The benchmark must be established within 200 feet of the site.
8. The following notes must appear on the grading plan:

NOTE 1: A grading and engineering inspection deposit is required by the Engineering Department prior to start of any grading or construction work.

NOTE 2: Street opening or right-of-way permits for sanitary, storm, and/or water (where applicable) must be obtained for any work in the city-right-of-way. The Engineering Department must be notified 24 hours in advance of work done under these permits and of work done on connecting the sanitary

sewer-tie-in within the right-of-way or at the property line. (Amount of each permit determined by City Engineer at time of issuance.)

NOTE 3: A Final Grade Survey is required to be submitted subject to the following conditions:

- a. Existing, proposed, and certified final ground corners of the building and the property at intervals of 50 feet along the property lines and along edges of parking lots, and at intervals of ten feet away from the property line. Also show elevations of any swales, ditches, ridges, or other unusual features of terrain. The location of all sewer test tees and water shut-offs must be shown.
- b. The final grades are to be uniform with no piles or unevenness, and must be such that all surface water flows to catch basins as indicated on the ground plan.

- c. Final Grade Survey must be certified correct and stamped by a registered State of Ohio Surveyor with his registration number included.
 - d. Before landscaping can be done, (1) Engineering Department approval of the final grade must be obtained, and (2) a landscaping permit must be issued. A deposit of \$75.00, or greater as determined by Ordinance, is required for the Landscaping Permit which is refundable except for inspection charges.
9. Erosion Control Plan.
 10. Any additional information or requirements deemed necessary by City Engineer.

Any questions pertaining to these requirements will be gladly answered by the Engineering Department; call (440) 777-8000, Ext. 4111.

