CONNECT 8"Ø P.V.C. SAN LATERAL TO EXISTING 8" SAN. W/SADDLE, INV. 6" ELEV. 613.84±
INV. 6" @ CLEANOUT EL. 620.8±
INV. 6" @ STORM SEWER CROSSING ELEV. 616.67±

BENCHMARK - TOP HYDRANT EL. 624.68

M-1 ZONING

CONNECT 8" P.V.C. SAN. LATERAL TO EXISTING 8" SAN. SEWER W/SADDLE, INV. 6" ELEV. 611.20±
INV. 6" @ CLEANOUT EL. 620.8±
INV. 6" @ STORM SEWER CROSSING EL. 616.67± R/W

8" WATER MAIN
8" HYD.
4" GAS MAIN

CHESTER INDUSTRIAL PARKWAY 60'

EXISTING 26' CONCRETE PAVEMENT

EXISTING 8" WATER

INSTALL STORM MANHOLE OVER EXIST. 24" STORM SEWER
INV. 12" W. 618.36
INV. 24" 617.90
RIM EL. 622.52±

INSTALL 30 L.F. OF 12" STORM SEWER @ 1.00%

INSTALL 8" THICK CONC. APRON SEE DETAIL "A"

INSTALL 24" STORM MANHOLE OVER EXISTING 24" STORM SEWER
INV. 12" W. 617.43±
INV. 24" 616.6± RIM 623.92±

EXISTING 24" STM. SEWER

8" SAN. SEWER

EXISTING TELEPHONE & ELECTRIC UNDERGROUND CABLE. CONTRACTOR TO VERIFY LOCATION BEFORE COMMENCING ANY WORK.

193.50 | 387.15 | N 1°-30'-33" E | 193.65

I.P. SET

10' UTILITY EASEMENT

INSTALL 8"x4"x8" WYE

MOUND

INSTALL 6" GATE VALVE

INSTALL 6" GATE VALVE

36' | 36'

50'R. (TYP.)

INSTALL 27 L.F. OF 12" STORM SEWER @ 1.00% INTO EXISTING 24"

INSTALL O.D.O.T. TYPE 2-2-A CATCH BASIN WITH 3" DIA. INLET WEST @ EL. 619.0 WITH 12" DIA. OUTLET EAST @ EL. 617.9± WITH SIDE INLET @ EL. 622.5 WITH GRATE ELEV. @ 623.0

INSTALL 4'x4'x18" TYPE C ROCK CHANNEL PROTECTION @ OUTLET

EXISTING 18" STORM FLOW

INSTALL O.D.O.T. TYPE 2-2-A CATCH BASIN. 3" INLET WEST 619.0 12" OUTLET EAST 618.84 SIDE INLET @ 622.5 TOP GRATE @ 623.0

INSTALL 4'x4'x18" TYPE C ROCK CHANNEL PROTECTION AT OUTLET

INSTALL 100 L.F. OF 4" PERF. P.V.C. UNDERDRAIN @ 0.50% SLOPE - MAX. DEPTH 12" BELOW FIN. GR. - STONE BACKFILL

INSTALL 4" D.I. WATER

INSTALL 4" THICK CONC. CAP THRU TRUCK WELL

4" ROLL CURB (TYPICAL)

6" THICK CONCRETE PAVEMENT

50' MIN. BUILDING LINE

INSTALL 8" D.I. WATER

INSTALL 180 L.F. OF 12" STORM SEWER @ 0.32% (P.V.C.)

INSTALL 180 L.F. OF 12" P.V.C. STORM SEWER @ 0.33%

INSTALL 100 L.F. OF 4" PERF. P.V.C. UNDERDRAIN @ 0.50% SLOPE. MAX. DEPTH 12" BELOW FIN. GR. BACKFILL WITH STONE TO SURFACE

INSTALL 6" P.V.C. STORM @ 1.0% - MATCH DETENTION BASIN GRADE TYPICAL EACH ROOF DRAIN

M-1 ZONING

C 2/4 ZONING

C 2/4 ZONING

S/L 1

S/L 2

S/L 4

C.B. GRATE (622.0) INV. 12" E 617.80

INLET GRATE (622.0) INV. 12" W 617.80

RECESSED DOCK 16' x 50' (619.80)±

TRENCH DRAIN W/ SUMP PUMP

1" DOMESTIC WATER

8' x 9' O.H. DOOR

RECESSED ENTRY

CONC. WALK

H/C RAMP

6" THICK CONC.

4" THICK CONC.

PARKING FOR 28 CARS

LANDSCAPE STRIP

OFFICE 3000ϕ (B-1 USE)

INDUSTRIAL 9000ϕ (F-1,S-1 USE)

OFFICE 2000ϕ (B-1 USE)

INDUSTRIAL 10,000ϕ (F-1,S-1 USE)

8'X9' O.H. DOOR

NEW FACILITY
12,000ϕ TOTAL
FIN. FL. 623.8
FIN. GR. 623.5

12' x 12' O.H. DOOR

TRAN. PAD

4" SAN.

U.G. ELEC. DIRECT BURY

U.G. TELEPHONE

6" SAN. (P.V.C.)

17'-6"

30'-6"

2:1 SLOPE

DETENTION BASIN 7448 C.F.
STORM SEWER 217 C.F.
PARKING LOT 879 C.F.
TOTAL STORAGE 8544 C.F.

INSTALL 6" P.V.C. STORM SEWER @ 1% - TYPICAL EACH ROOF DRAIN. INV. 6" TO MATCH BOTTOM OF DETENTION BASIN.

INSTALL DETENTION BASIN HIGHWATER EL. 622.5

100 YR. EL. 622.5

TOP EL. 622.5

263.00' N 88°29'27" W

263.00' N 88°37'17" W

PARCEL A
1.1683 ACRES

PARCEL B
1.1710 ACRES

80'

SWALE @ 0.4%

DIVERSION WATER 622.5

I.P. SET (622.5)

387.75 | S 1°-30'-33" W | 194.25

EXISTING DITCH FLOW

I.P. SET

I.P. SET W/ CAP

04-00-004-102

19948

APPROVED
LORAIN CO.
MAP DEPT.
DATE 6-12-92
PAGE 4-00-004.05
BY CAROLYN FRANCIS
VOL # 19948
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STATE OF OHIO
DAVID L. ELWELL
6333
REGISTERED SURVEYOR

STATE OF OHIO
MARK SKELLENGER
46461
REGISTERED PROFESSIONAL ENGINEER

NOTE:

1. CONTRACTOR TO INSTALL TEMPORARY EROSION CONTROL DEVICES PER O.D.O.T. ITEM 207 AT ALL DISCHARGE POINTS ON THE SITE. SUCH MEASURES SHALL REMAIN IN PLACE UNTIL FINISHED GROUND COVER IS INSTALLED AND ESTABLISHED.
2. PAVEMENT SHALL BE AS FOLLOWS:
   - DRIVE APRONS - 8" REINF. CONC.
   - DRIVE LANES - 6" REINF. CONC.
   - PARKING - 4" REINF. CONC.
   - CONTRACTION JOINTS PLACED @ MAX. 15 FOOT INTERVALS EACH WAY
   - ALTERNATE PAVEMENT
     - 6" 304 AGGREGATE BASE
     - 1½" 401 ASPHALT
     - 1½" 404 ASPHALT
3. STORM SEWERS SHALL BE P.V.C. PIPE, ASTM D3034 (SDR 35)
4. SANITARY SEWERS SHALL BE P.V.C. PIPE, ASTM D3034 (SDR 35)
5. WATERLINE SHALL BE DUCTILE IRON CL. 52 CEMENT LINED

PARKING REQUIREMENTS (PARCEL A)

OFFICE - 1 SPACE PER 200 SQ. FT.	15	SPACES REQ'D.
INDUSTRIAL - 1 SPACE PER 3 EMPLOYEES	5	SPACES REQ'D.
TOTAL	20	SPACES REQ'D.
PROVIDED	28	

PARKING REQUIREMENTS (PARCEL B)

OFFICE - 1 SPACE PER 200 SQ. FT.	10	SPACES REQ'D.
INDUSTRIAL - 1 SPACE PER 3 EMPLOYEES	5	SPACES REQ'D.
TOTAL	15	SPACES REQ'D.
PROVIDED	28	

M-1 ZONING

NOTE: THE BUILDINGS SHOWN HEREON SHALL COMPLY WITH ALL FEDERAL HANDICAP REGULATIONS.

622.3 EXISTING ELEVATION
(622.43'W.) (622.3) FINISHED TOP OF CURB FINISHED PAVEMENT OR FINISHED GRADE ELEV.
SURFACE WATER FLOW

NORTH

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

APPROVED: _____
AVON CITY ENGINEER DATE

MARCH 6, 1992

REVISIONS
4-13-92 PER ENGINEER

SITE PLAN & LOT SPLIT PLAT
SUBLOT 3 - CHESTER INDUSTRIAL PARK
DEVELOPER: INDUSTRIAL SITES INC.
51300 NORTH RIDGE RD.
VERMILION, OHIO 44089
PH: 967-9956

KS ASSOCIATES, INC.
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ENGINEERS/SURVEYORS KS ASSOCIATES INCORPORATED

SHEET 1 OF 2
JOB NO. 92047