

# PLEASANT RIDGE TOWNHOMES

**C01**

S.L.

2/7/2024

SCALE: NTS

**OWNER/DEVELOPER**  
P.P.N. 445-19-004, -005, -007, -008, -023 & -024  
Ridge Pk, LLC  
Ridge Rd. & W. Pleasant Valley Rd.  
Parma, OH 44130

Contact: Timothy A. Boyko, Esq.  
6300 Rockside Road, Suite 303  
Independence, OH 44131  
(440) 886-3800  
Tboyko@boyko-dobeck.com



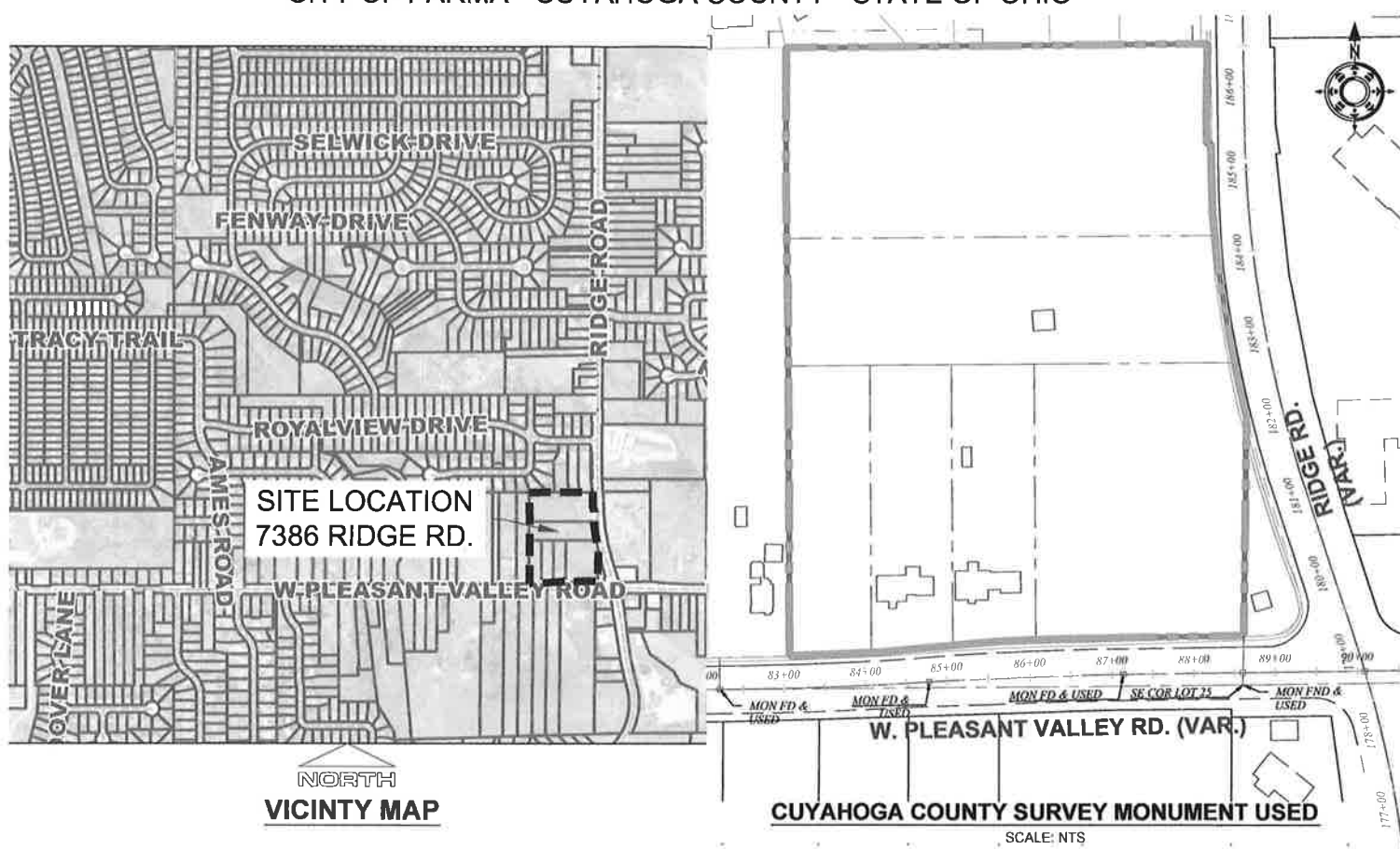
PREPARED BY  
**LANDSONG ENGINEERING, INC.**  
7603 OLD ROCKSIDE ROAD, INDEPENDENCE, OHIO 44131  
Contact: Saini Lekudom  
(216) 328-9278



PLEASANT RIDGE  
TITLE SHEET

P.P.N. 445-19-004, -005, -007, -008, -023 & -024  
RIDGE RD. & W. PLEASANT VALLEY RD., PARMA, OH  
44130  
CUYAHOGA COUNTY

CITY OF PARMA - CUYAHOGA COUNTY - STATE OF OHIO



SYMBOL & LINE LEGENDS			
ITEM	EXISTING	PROPOSED	FUTURE
RIGHT OF WAY	R/W	R/W	
CENTERLINE			
PROPERTY LINE	P/L	P/L	
EASEMENT LINE	E.L.	E.L.	E.L.
GAS LINE	XGA	GAS	
GAS SERVICE	XGS	GS	
WATER LINE	XWA	WAT	
WATER SERVICE	XWS	WS	
HYDRANT	HD	HD	
WATER VALVE	WV	WV	
COMBINED SEWER	XCS	CS	
SANITARY SEWER	XSA	SA	
SANITARY CONNECTION	XSAC	SAC	
STORM SEWER	XST	ST	
STORM CONNECTION	XSTC	STC	
UNDERGRD. TELE. DUCTS	XTE	TE	
UNDERGRD. ELEC. CABLE	XE	E	E
UNDERGRD. TV CABLE	XCV	CV	
GUARDRAIL	XGL	GL	
FENCE	XFC	FC	
OVERHEAD UTILITY	XOH	OH	OH
UTILITY POLE	UP	UP	
GUY POLE	GP	GP	
POWER POLE	PP	PP	
LIGHT POLE	LP	LP	
MONUMENT ASSEMBLY	MA	MA	
MANHOLE	MH	MH	
BASIN	B	B	
SIGN POST	SP	SP	
TREE LINE	TL	TL	
TREE	T	T	
BUSH/BRUSH	BB	BB	
WATER WELL	WW	WW	
GAS WELL	GW	GW	
SEPTIC TANK	STK	STK	
SWALE	SW	SW	
SPOT ELEVATION	100.00	100.00	
CONTOUR ELEVATION	100.00	100.00	
WORK LIMIT			

**THE HOMEOWNERS ASSOCIATION (HOA) NOTE:**  
THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR ALL FUTURE MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITY (DETENTION BASIN), STORM SEWERS, DRAINAGE SWALES, AND STORM WATER MANAGEMENT EASMENT. AFTER CONSTRUCTION, THE DEVELOPER SHALL SUBMIT AS-BUILT DETENTION BASIN VOLUME CALCULATIONS AND INCLUDE AS-BUILT TOPOGRAPHY AND AS-BUILT SPOT ELEVATIONS FOR THE NEW POND. ALL OUTLET STRUCTURE ELEVATIONS AND SPILLWAY ELEVATIONS SHALL BE INCLUDED. A STATEMENT BY A STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER SHALL BE INCLUDED WITH THE AS-BUILT DETENTION VOLUME CALCULATIONS CERTIFYING THE POND HAS BEEN CONSTRUCTED PER THE APPROVED PLAN AND CALCULATIONS.

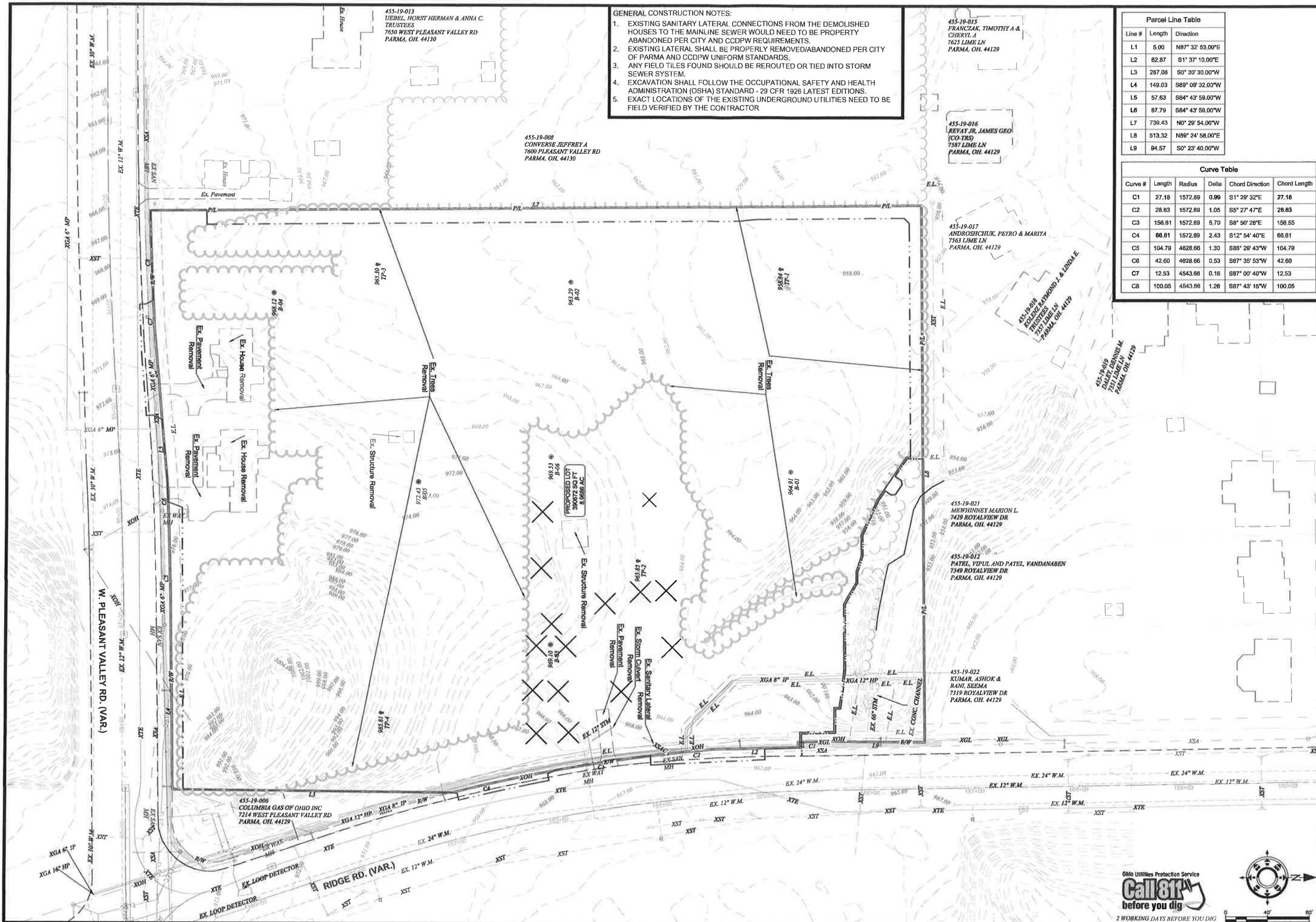
OUTSIDE AGENCY APPROVAL LIST				
NO.	AGENCY NAME	PLAN REVIEW COMMENTS DATE	APPROVAL DATE	NOTE
1	CUYAHOGA COUNTY DEPARTMENT OF PUBLIC WORKS, SANITARY ENGINEER DIVISION			
2	NORTHEAST OHIO REGIONAL SEWER DISTRICT (NEORS D TITLE V: STORM WATER MANGAEMENT PLAN)		01 / 22 / 2024	"NO OBJECTION" LETTER
3	CUYAHOGA SOIL AND WATER CONSERVATION DISTRICT			
4	CITY OF CLEVELAND DIVISION OF WATER			
5	OHIO EPA SURFACE WATER PTI			
6	OHIO EPA DIVISION OF DRINKING AND GROUND WATERS			
7	OHIO EPA NPDES NOI			

**CONTRACTOR**  
TY, INC.  
7603 Old Rockside Road  
Independence, Ohio 44131



**BENCH MARK (NAVD88):**  
1.  
2.

**APPROVALS**  
THESE PLANS APPROVED BY THE ENGINEER OF THE CITY OF PARMA.  
PARMA CITY ENGINEER \_\_\_\_\_ DATE: \_\_\_\_\_



**GENERAL CONSTRUCTION NOTES:**

- EXISTING SANITARY LATERAL CONNECTIONS FROM THE DEMOLISHED HOUSES TO THE MAINLINE SEWER WOULD NEED TO BE PROPERTY ABANDONED PER CITY AND CCDPW REQUIREMENTS.
- EXISTING LATERAL SHALL BE PROPERLY REMOVED/ABANDONED PER CITY OF PARMA AND CCDPW UNIFORM STANDARDS.
- ANY FIELD TILES FOUND SHOULD BE REROUTED OR TIED INTO STORM SEWER SYSTEM.
- EXCAVATION SHALL FOLLOW THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARD - 29 CFR 1926 LATEST EDITIONS.
- EXACT LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES NEED TO BE FIELD VERIFIED BY THE CONTRACTOR

Line #	Length	Direction
L1	5.00	N87° 32' 53.00"E
L2	82.87	S1° 37' 10.00"E
L3	267.08	S0° 30' 30.00"W
L4	149.03	S89° 09' 32.00"W
L5	57.63	S84° 43' 59.00"W
L6	87.79	S84° 43' 59.00"W
L7	739.43	N0° 29' 54.00"W
L8	513.32	N86° 24' 58.00"E
L9	84.57	S0° 23' 40.00"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.18	1572.89	0.99	S1° 29' 32"E	27.18
C2	28.83	1572.89	1.05	S5° 27' 47"E	28.83
C3	156.81	1572.89	5.70	S8° 50' 28"E	156.85
C4	66.81	1572.89	2.43	S12° 54' 40"E	66.81
C5	104.79	4828.66	1.30	S88° 28' 43"W	104.79
C6	42.60	4828.66	0.53	S87° 35' 53"W	42.60
C7	12.53	4543.66	0.16	S87° 00' 40"W	12.53
C8	100.05	4543.66	1.28	S87° 43' 15"W	100.05

**C02**

S.I.  
2/7/2024  
SCALE: 1:40

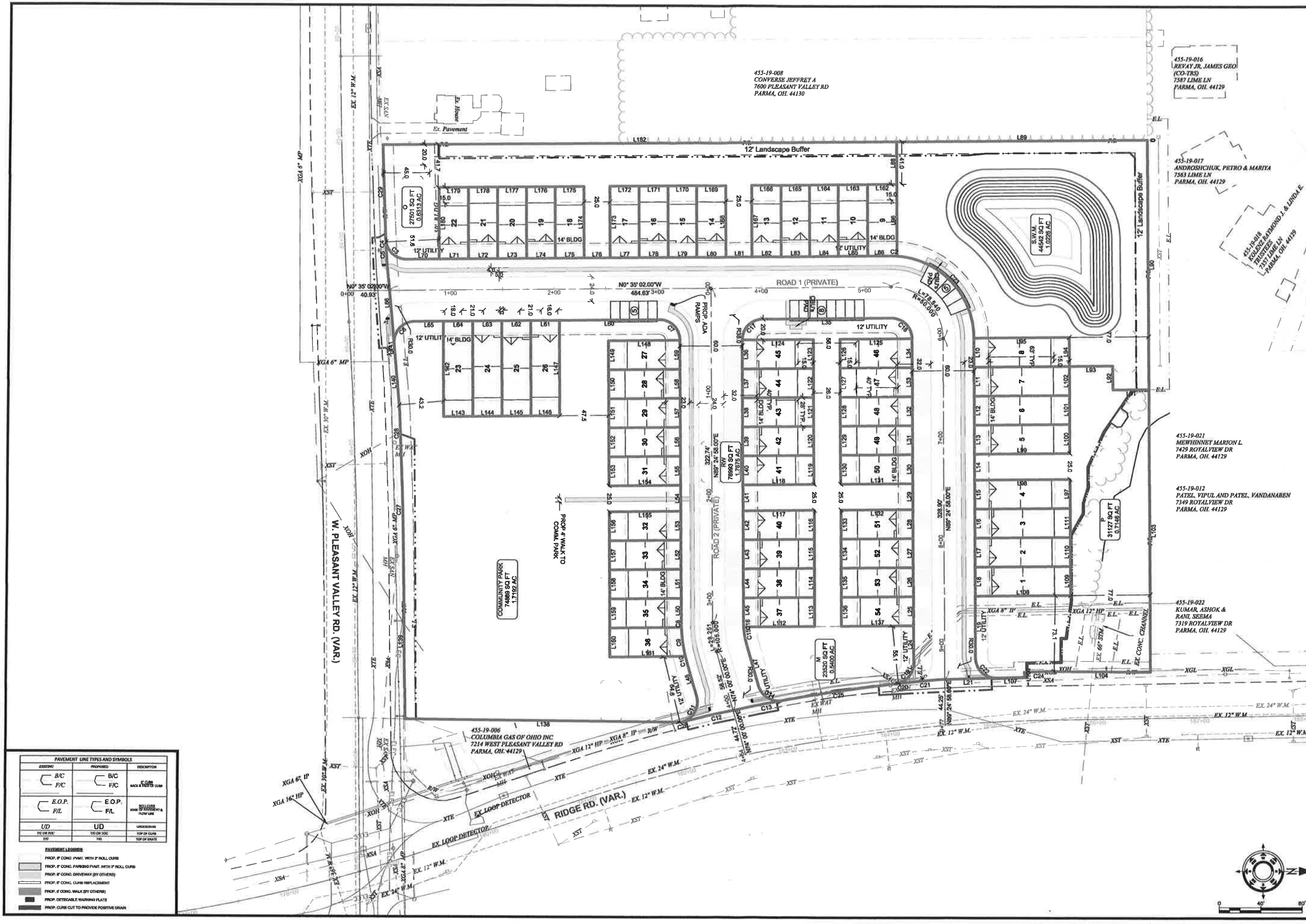
**OWNER/DEVELOPER**  
P.P.N. 445-19-004, -005, -007, -008, -023 & -024  
Ridge P.V. LLC  
Ridge Rd. & W. Pleasant Valley Rd.,  
Parma, OH 44130  
Contact: Timothy A. Boyko, Esq.  
6300 Rockside Road, Suite 303  
Independence, OH 44131  
(440) 886-3800  
Tboyko@boyko-dobeck.com

**Landsong**  
ENGINEERING  
PREPARED BY  
LANDSONG ENGINEERING, INC.  
7893 OLD ROCKSIDE ROAD, INDEPENDENCE, OHIO 44131  
Contact: Sain Lakudom  
(216) 328-9278



**PLEASANT RIDGE**  
EXISTING CONDITIONS & DEMOLITION PLAN  
P.P.N. 445-19-004, -005, -007, -008, -023 & -024  
RIDGE RD. & W. PLEASANT VALLEY RD., PARMA, OH  
44130, CUYAHOGA COUNTY

Ohio Utilities Protection Service  
**Call 811**  
before you dig  
2 WORKING DAYS BEFORE YOU DIG



PAVEMENT LINE TYPES AND SYMBOLS		
EXISTING	PROPOSED	DESCRIPTION
		B/C CURB
		F/C CURB
		E.O.P. CURB
		F/L CURB
		UNDERDRAIN
		UD IN TRENCH
		UD ON GRADE

PAVEMENT LEGEND	
	PROP. P CONC. PKMT. WITH 2" ROLL CURB
	PROP. P CONC. PKMT. WITH 4" ROLL CURB
	PROP. P CONC. OVERLAY (BY OTHERS)
	PROP. P CONC. CURB REPLACEMENT
	PROP. P CONC. WALK (BY OTHERS)
	PROP. DETACHABLE WARNING PLATE
	PROP. CURB CUT TO PROVIDE POSITIVE DRAIN

**C3.1**

S.I.  
2/7/2024  
SCALE: 1:40

**OWNER/DEVELOPER**  
P.P.N. 445-19-004, -005, -007, -008, -023 & -024  
RIDGE RD. & W. PLEASANT VALLEY RD.  
PARMA, OH 44130  
Contact: Timothy A. Boyko, Esq.  
6300 Rockside Road, Suite 303  
Independence, OH 44131  
(440) 886-3800  
Tboyko@boyko-dbeck.com

**Landsong**  
ENGINEERING  
PREPARED BY  
LANDSONG ENGINEERING, INC.  
766 OLD ROCKSIDE ROAD, INDEPENDENCE, OHIO 44131  
Contact: Saini Lekudom  
(216) 328-9278



**PLEASANT RIDGE**  
**SITE LAYOUT PLAN**  
P.P.N. 445-19-004, -005, -007, -008, -023 & -024  
RIDGE RD. & W. PLEASANT VALLEY RD., PARMA, OH  
44130  
CUYAHOGA COUNTY

455-19-008  
CONVERSE JEFFREY A  
7600 PLEASANT VALLEY RD  
PARMA, OH. 44130

455-19-016  
REVAY JR, JAMES GEO  
(CO-TR)S  
7587 LIME LN  
PARMA, OH. 44129

455-19-017  
ANDROSHCHUK, PETRO & MARIYA  
7563 LIME LN  
PARMA, OH. 44129

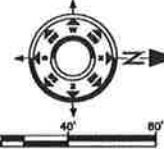
455-19-018  
KOLBEK & WYMOND J & LINDA E  
7557 LIME LN  
PARMA, OH. 44129

455-19-021  
MEWHINNEY MARION L  
7429 ROYALVIEW DR  
PARMA, OH. 44129

455-19-012  
PATEL, VIPUL AND PATEL, YANDANABEN  
7349 ROYALVIEW DR  
PARMA, OH. 44129

455-19-022  
KUMAR, ASHOK &  
RANI, SEEMA  
7319 ROYALVIEW DR  
PARMA, OH. 44129

455-19-006  
COLUMBIA GAS OF OHIO INC  
7214 WEST PLEASANT VALLEY RD  
PARMA, OH. 44129



Parcel Data				
Parcel #	Area (ac)	Area (sf)	Bearing	Length (ft)
1	0.0591	2,576	S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E	28.00 92.00 28.00 92.00
2	0.0591	2,576	N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W	28.00 92.00 28.00 92.00
3	0.0591	2,576	N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W	28.00 92.00 28.00 92.00
4	0.0591	2,576	N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W	28.00 92.00 28.00 92.00
5	0.0591	2,576	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	92.00 28.00 92.00 28.00
6	0.0591	2,576	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	92.00 28.00 92.00 28.00
7	0.0591	2,576	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	92.00 28.00 92.00 28.00
8	0.0591	2,576	N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W	28.00 92.00 28.00 92.00
9	0.0444	1,932	N0° 35' 02"W N89° 24' 58"E S1° 34' 00"W S0° 35' 02"E S89° 24' 58"W	28.00 92.00 6.01 22.00 92.00
10	0.0444	1,932	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	28.00 92.00 28.00 92.00
11	0.0444	1,932	S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E	28.00 92.00 28.00 92.00
12	0.0444	1,932	N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W	92.00 28.00 92.00 28.00
13	0.0444	1,932	S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E	92.00 28.00 92.00 28.00
14	0.0444	1,932	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	28.00 92.00 28.00 92.00
15	0.0444	1,932	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	28.00 92.00 28.00 92.00
16	0.0444	1,932	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	28.00 92.00 28.00 92.00
17	0.0444	1,932	S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E	92.00 28.00 92.00 28.00
18	0.0444	1,932	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	28.00 92.00 28.00 92.00
19	0.0444	1,932	S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E	28.00 92.00 28.00 92.00
20	0.0444	1,932	N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W	92.00 28.00 92.00 28.00
21	0.0444	1,932	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	28.00 92.00 28.00 92.00
22	0.0444	1,932	S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E	92.00 28.00 92.00 28.00
23	0.0591	2,576	S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E	28.00 92.00 28.00 92.00
24	0.0591	2,576	S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E	28.00 92.00 28.00 92.00
25	0.0591	2,576	S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E	28.00 92.00 28.00 92.00

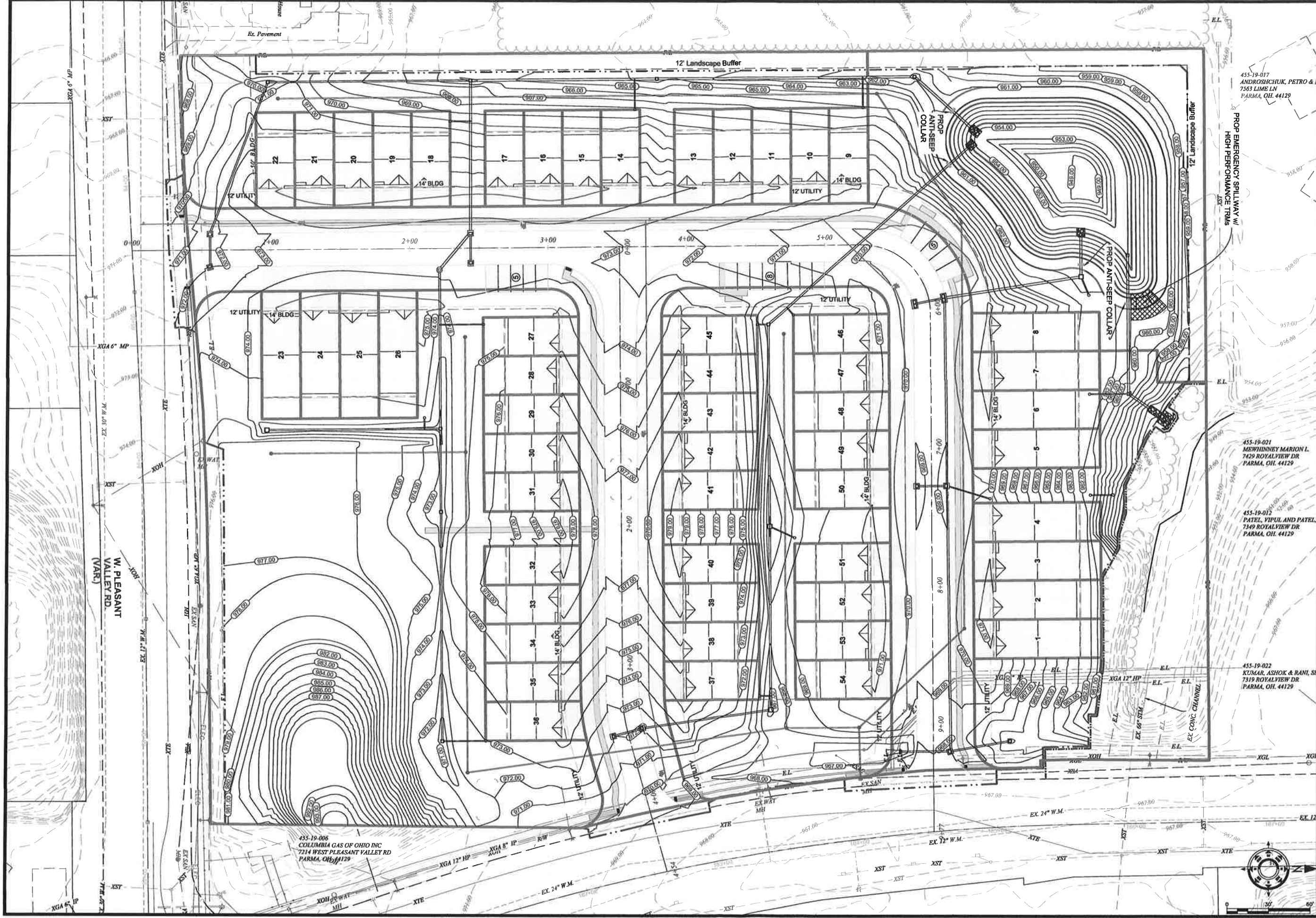
Parcel Data				
Parcel #	Area (ac)	Area (sf)	Bearing	Length (ft)
26	0.0591	2,576	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	28.00 92.00 28.00 92.00
27	0.0444	1,932	N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W	28.00 92.00 28.00 92.00
28	0.0444	1,932	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	92.00 28.00 92.00 28.00
29	0.0444	1,932	S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E	28.00 92.00 28.00 92.00
30	0.0444	1,932	S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E	28.00 92.00 28.00 92.00
31	0.0444	1,932	S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E	92.00 28.00 92.00 28.00
32	0.0444	1,932	S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E	28.00 92.00 28.00 92.00
33	0.0444	1,932	S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E	28.00 92.00 28.00 92.00
34	0.0444	1,932	S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E	92.00 28.00 92.00 28.00
35	0.0444	1,932	N89° 30' 46"E S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E	4.28 99.07 28.00 92.00 23.74
36	0.0453	1,874	N0° 35' 02"W N81° 36' 04"E S0° 35' 02"E S89° 24' 58"W	92.00 28.31 72.91 28.00
37	0.0443	1,932	N89° 24' 58"E S0° 35' 02"E S87° 47' 23"W S89° 24' 58"W N0° 35' 02"W	28.00 92.00 4.26 23.74 92.00
38	0.0444	1,932	N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W	28.00 92.00 28.00 92.00
39	0.0444	1,932	N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W	28.00 92.00 28.00 92.00
40	0.0444	1,932	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	92.00 28.00 92.00 28.00
41	0.0444	1,932	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	92.00 28.00 92.00 28.00
42	0.0444	1,932	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	92.00 28.00 92.00 28.00
43	0.0444	1,932	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	92.00 28.00 92.00 28.00
44	0.0444	1,932	S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E	92.00 28.00 92.00 28.00
45	0.0444	1,932	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	92.00 28.00 92.00 28.00
46	0.0444	1,932	S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E	28.00 92.00 28.00 92.00
47	0.0444	1,932	S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E	28.00 92.00 28.00 92.00
48	0.0444	1,932	S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E	28.00 92.00 28.00 92.00
49	0.0444	1,932	S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E	28.00 92.00 28.00 92.00
50	0.0444	1,932	N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W	28.00 92.00 28.00 92.00

Parcel Data				
Parcel #	Area (ac)	Area (sf)	Bearing	Length (ft)
51	0.0444	1,932	N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W	28.00 92.00 28.00 92.00
52	0.0444	1,932	N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E S89° 24' 58"W	92.00 28.00 92.00 28.00
53	0.0444	1,932	S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E S0° 35' 02"E	28.00 92.00 28.00 92.00
54	0.0444	1,932	S0° 35' 02"E S89° 24' 58"W N0° 35' 02"W N89° 24' 58"E	92.00 28.00 92.00 28.00

Parcel Line Table			
Line #	Length	Direction	
L10	28.00	N89° 24' 58.00"E	
L11	28.00	N89° 24' 58.00"E	
L12	28.00	N89° 24' 58.00"E	
L13	28.00	N89° 24' 58.00"E	
L14	25.00	N89° 24' 58.00"E	
L15	28.00	N89° 24' 58.00"E	
L16	28.00	N89° 24' 58.00"E	
L17	28.00	N89° 24' 58.00"E	
L18	28.00	N89° 24' 58.00"E	
L19	58.99	N89° 24' 58.00"E	
L21	65.79	S1° 37' 10.00"E	
L24	35.92	S89° 24' 58.00"W	
L25	28.00	S89° 24' 58.00"W	
L26	28.00	S89° 24' 58.00"W	
L27	28.00	S89° 24' 58.00"W	
L28	28.00	S89° 24' 58.00"W	
L29	25.00	S89° 24' 58.00"W	
L30	28.00	S89° 24' 58.00"W	
L31	28.00	S89° 24' 58.00"W	
L32	28.00	S89° 24' 58.00"W	
L33	28.00	S89° 24' 58.00"W	
L34	28.00	S89° 24' 58.00"W	
L35	124.00	S0° 35' 02.00"E	
L36	28.00	N89° 24' 58.00"E	
L37	28.00	N89° 24' 58.00"E	
L38	28.00	N89° 24' 58.00"E	
L39	28.00	N89° 24' 58.00"E	
L40	28.00	N89° 24' 58.00"E	
L41	25.00	N89° 24' 58.00"E	
L42	28.00	N89° 24' 58.00"E	
L43	28.00	N89° 24' 58.00"E	
L44	28.00	N89° 24' 58.00"E	
L45	23.74	N89° 24' 58.00"E	
L47	42.49	N74° 00' 00.00"E	
L48	36.05	S74° 00' 00.00"W	
L50	23.74	S89° 24' 58.00"W	
L51	28.00	S89° 24' 58.00"W	
L52	28.00	S89° 24' 58.00"W	
L53	28.00	S89° 24' 58.00"W	
L54	25.00	S89° 24' 58.00"W	
L55	28.00	S89° 24' 58.00"W	
L56	28.00	S89° 24' 58.00"W	
L57	28.00	S89° 24' 58.00"W	
L58	28.00	S89° 24' 58.00"W	
L59	28.00	S89° 24' 58.00"W	
L80	96.50	S0° 35' 02.00"E	
L81	28.00	S0° 35' 02.00"E	
L82	28.00	S0° 35' 02.00"E	
L83	28.00	S0° 35' 02.00"E	
L84	28.00	S0° 35' 02.00"E	

Parcel Line Table			
Line #	Length	Direction	
L65	27.97	S0° 35' 02.00"E	
L66	80.12	S84° 43' 58.00"W	
L70	31.82	N0° 35' 02.00"W	
L71	28.00	N0° 35' 02.00"W	
L72	28.00	N0° 35' 02.00"W	
L73	28.00	N0° 35' 02.00"W	
L74	28.00	N0° 35' 02.00"W	
L75	28.00	N0° 35' 02.00"W	
L76	25.00	N0° 35' 02.00"W	
L77	28.00	N0° 35' 02.00"W	
L78	28.00	N0° 35' 02.00"W	
L79	28.00	N0° 35' 02.00"W	
L80	28.00	N0° 35' 02.00"W	
L81	25.00	N0° 35' 02.00"W	
L82	28.00	N0° 35' 02.00"W	
L83	28.00	N0° 35' 02.00"W	
L84	28.00	N0° 35' 02.00"W	
L85	28.00	N0° 35' 02.00"W	
L86	22.00	N0° 35' 02.00"W	
L88	41.00	S89° 24' 58.00"W	
L89	243.00	N0° 29' 54.00"W	
L90	240.71	N89° 24' 58.00"E	
L91	35.00	S0° 35' 02.00"E	
L92	23.07	S89° 24' 58.00"E	
L93	42.00	S0° 35' 02.00"E	
L94	28.00	S89° 24' 58.00"W	
L95	92.00	S0° 35' 02.00"E	
L96	99.23	S89° 24' 58.00"W	
L97	28.00	S89° 24' 58.00"W	
L98	92.00	S0° 35' 02.00"E	
L99	92.00	N0° 35' 02.00"W	
L100	28.00	S89° 24' 58.00"W	
L101	28.00	S89° 24' 58.00"W	
L102	28.00	S89° 24' 58.00"W	
L103	272.81	N89° 24' 58.00"E	
L104	94.57	S0° 23' 40.00"W	
L106	5.00	N87° 32' 53.00"E	
L107	27.07	S1° 37' 10.00"E	
L108	92.00	N0° 35' 02.00"W	
L109	28.00	S89° 24' 58.00"W	
L110	28.00	S89° 24' 58.00"W	
L111	28.00	S89° 24' 58.00"W	
L112	99.88	N0° 35' 02.00"W	
L113	28.00	S89° 24' 58.00"W	
L114	28.00	S89° 24' 58.00"W	
L115	28.00	S89° 24' 58.00"W	
L116	28.00	S89° 24' 58.00"W	
L117	99.00	S0° 35' 02.00"E	
L118	99.00	N0° 35' 02.00"W	
L119	28.00	S89° 24' 58.00"W	

Parcel Line Table			
Line #	Length	Direction	
L120	28.00	S89° 24' 58.00"W	
L121	28.00	S89° 24' 58.00"W	
L122	28.00	S89° 24' 58.00"W	
L123	28.00	S89° 24' 58.00"W	
L124	99.00	S0° 35' 02.00"E	
L125	99.00	S0° 35' 02.00"E	
L126	28.00	N89° 24' 58.00"E	



455-19-017  
ANDROSCHUK, PETRO &  
7563 LIME LN  
PARMA, OH. 44129

PROP EMERGENCY SPILLWAY w/  
HIGH PERFORMANCE TRMS

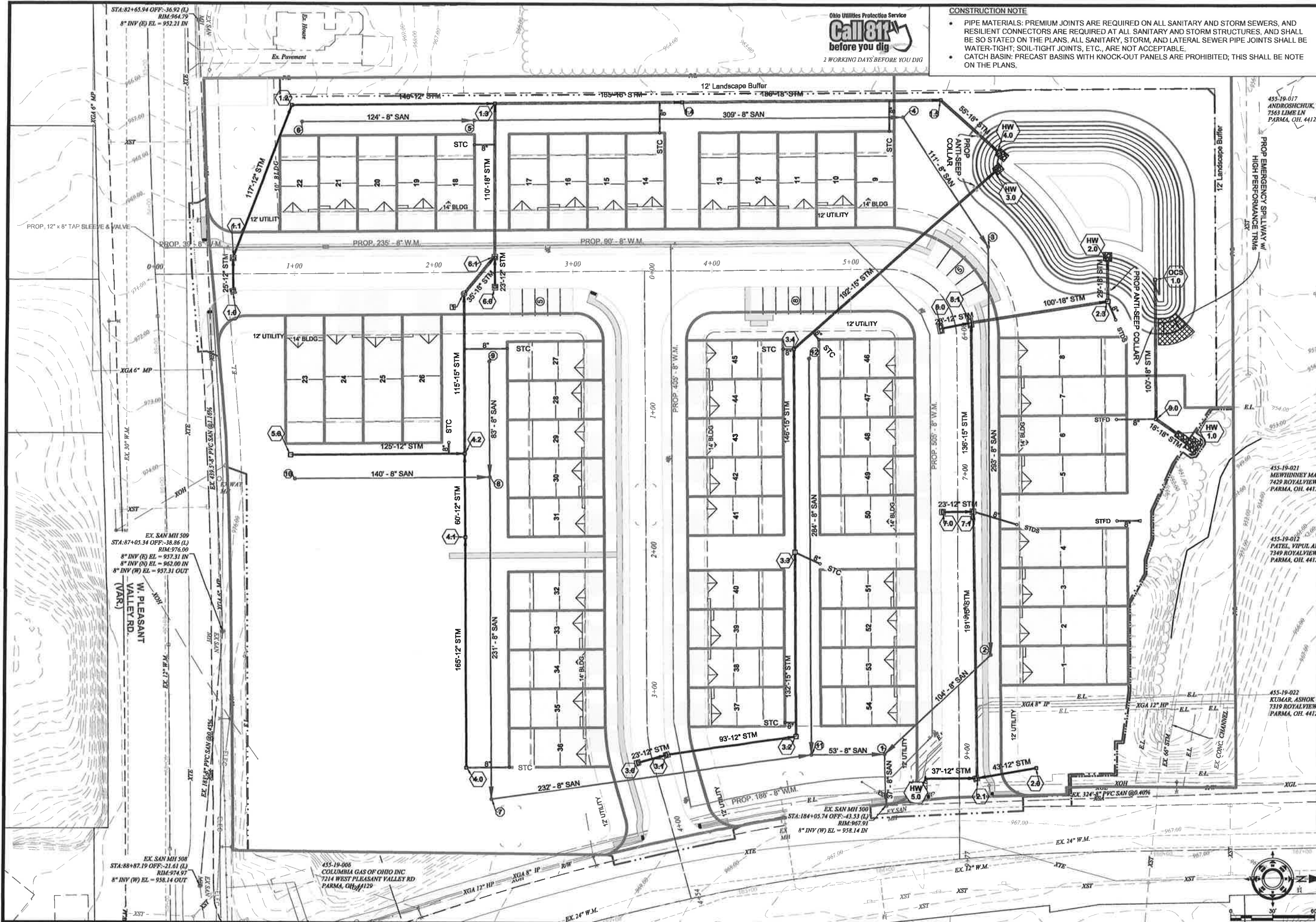
455-19-021  
MEWHINNEY MARION L.  
7429 ROYALVIEW DR  
PARMA, OH. 44129

455-19-012  
PATEL, VIPUL AND PATEL,  
7349 ROYALVIEW DR  
PARMA, OH. 44129

455-19-022  
KUMAR, ASHOK & RANI, S  
7319 ROYALVIEW DR  
PARMA, OH. 44129

455-19-006  
COLUMBIA GAS OF OHIO INC  
7214 WEST PLEASANT VALLEY RD  
PARMA, OH. 44129

<b>C05</b>	
S.L.	2/7/2024
SCALE: 1:30	
<p><b>OWNER/DEVELOPER</b> P.P.N. 445-19-004, -005, -007, -008, -023 &amp; -024 RIDGE PV, LLC Ridge Rd. &amp; W. Pleasant Valley Rd. Parma, OH 44130 Contact: Timothy A. Boyko, Esq 6300 Rockside Road, Suite 303 Independence, OH 44131 (440) 886-3800 Tboyko@boyko-dobeck.com</p>	
<p><b>PREPARED BY</b> <b>LANDSONG ENGINEERING, INC.</b> 7603 OLD ROCKSIDE ROAD, INDEPENDENCE, OHIO 44131 Contact: Sam Letodum (216) 328-9278</p>	
<p><b>PLEASANT RIDGE OVERALL GRADING PLAN</b></p>	
<p>P.P.N. 445-19-004, -005, -007, -008, -023 &amp; -024 RIDGE RD. &amp; W. PLEASANT VALLEY RD., PARMA, OH 44130 CUYAHOGA COUNTY</p>	



Ohio Utilities Protection Service  
**Call 811**  
 before you dig  
 2 WORKING DAYS BEFORE YOU DIG

**CONSTRUCTION NOTE**

- PIPE MATERIALS: PREMIUM JOINTS ARE REQUIRED ON ALL SANITARY AND STORM SEWERS, AND RESILIENT CONNECTORS ARE REQUIRED AT ALL SANITARY AND STORM STRUCTURES, AND SHALL BE SO STATED ON THE PLANS. ALL SANITARY, STORM, AND LATERAL SEWER PIPE JOINTS SHALL BE WATER-TIGHT; SOIL-TIGHT JOINTS, ETC., ARE NOT ACCEPTABLE.
- CATCH BASIN: PRECAST BASINS WITH KNOCK-OUT PANELS ARE PROHIBITED; THIS SHALL BE NOTE ON THE PLANS.

**C6.1**

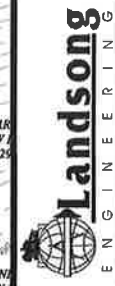
S.L.

2/7/2024

SCALE: 1:30

**OWNER/DEVELOPER**  
 P.P.N. 445-19-004, -005, -007, -008, -023 & -024  
 RIDGE P.V., LLC  
 Ridge Rd. & W. Pleasant Valley Rd.  
 Parma, OH 44130

Contact: Timothy A. Boyko, Esq.  
 6300 Rockside Road, Suite 303  
 Independence, OH 44131  
 (440) 886-3800  
 Tboyko@boyko-dobeck.com



**PREPARED BY**  
**LANDSONG ENGINEERING, INC.**  
 7638 OLD ROCKSIDE ROAD, INDEPENDENCE, OHIO 44131  
 Contact: Sam Lakudom  
 (216) 526-9278



**PLEASANT RIDGE  
 UTILITY SCHEMATIC PLAN**

P.P.N. 445-19-004, -005, -007, -008, -023 & -024  
 RIDGE RD. & W. PLEASANT VALLEY RD., PARMA, OH  
 44130  
 CUYAHOGA COUNTY

8" WATER MAIN TABLE	
STRUCTURE ID & NAME	ALIGNMENT NAME STATION, OFFSET
1510 45HBEND 1.0	ROAD 1 STA 4+98.67, -19.00'L
1511 8x8x6 TEE 2.0	ROAD 1 STA 5+68.47, 20.15'R
1512 HYD. 2.0	ROAD 1 STA 5+71.36, 17.96'R
1513 22.5HBEND 1.0	ROAD 1 STA 5+74.70, 19.64'R
1514 22.5HBEND 2.0	ROAD 1 STA 5+99.30, 18.86'R

8" WATER MAIN TABLE	
STRUCTURE ID & NAME	ALIGNMENT NAME STATION, OFFSET
1515 8x8x6 TEE 3.0	ROAD 1 STA 8+85.27, 19.00'R
1516 HYD. 3.0	ROAD 1 STA 8+87.27, 17.00'R
1517 45HBEND 2.0	ROAD 1 STA 8+88.94, 19.00'R
1518 8IN L.V. 5.0	ROAD 1 STA 8+90.36, 20.41'R
1519 45HBEND 2.0	ROAD 1 STA 9+17.81, 47.86'R

STORM INLET BASIN TABLE	
STRUCTURE ID & NAME:	DETAILS:
2.0 PROP IB 2.0 (2-2B)	STA 9+12.55, -55.47'L T/G 965.00 12" INV 962.50(S) OUT
7.0 PROP IB 7.0 (26 x 27)	STA 7+28.60, 11.33'R T/G 968.86 12" INV 965.80(N) OUT
8.0 PROP IB 8.0 (NO. 3)	STA 5+95.21, 11.33'R T/G 969.19 12" INV 965.20(N) OUT
9.0 PROP IB 9.0 (2-3)	STA 6+63.26, -143.00'L T/G 959.00 18" INV 953.00(W) IN 8" INV 953.83(S) IN 18" INV 953.00(N) OUT

STORM CATCH BASIN TABLE	
STRUCTURE ID & NAME:	DETAILS:
1.5 PROP CB 1.5 (2-2B)	STA 5+36.93, -125.52'L T/G 960.50 SUMP 956.65 18" INV 957.15(S) IN 18" INV 957.15(N) OUT
2.1 PROP CB 2.1 (26 x 27)	STA 9+19.53, -12.67'L T/G 967.86 SUMP 961.25 12" INV 965.00(S) IN 12" INV 962.00(N) IN 15" INV 961.75(W) OUT
2.3 PROP CB 2.3 (2-3)	STA 5+96.14, -111.04'L T/G 961.50 SUMP 954.75 18" INV 956.25(S) IN 8" INV 957.08(N) IN 18" INV 956.25(W) OUT
7.1 PROP CB 7.1 (26 x 27)	STA 7+28.60, -11.33'L T/G 968.86 SUMP 958.75 12" INV 965.50(S) IN 15" INV 960.25(E) IN 8" INV 960.83(N) IN 15" INV 960.25(W) OUT

STORM CATCH BASIN TABLE	
STRUCTURE ID & NAME:	DETAILS:
8.1 PROP CB 8.1 (NO. 3)	STA 5+95.00, -11.33'L T/G 969.19 SUMP 965.00 12" INV 964.90(S) IN 15" INV 959.00(E) IN 18" INV 957.00(N) OUT

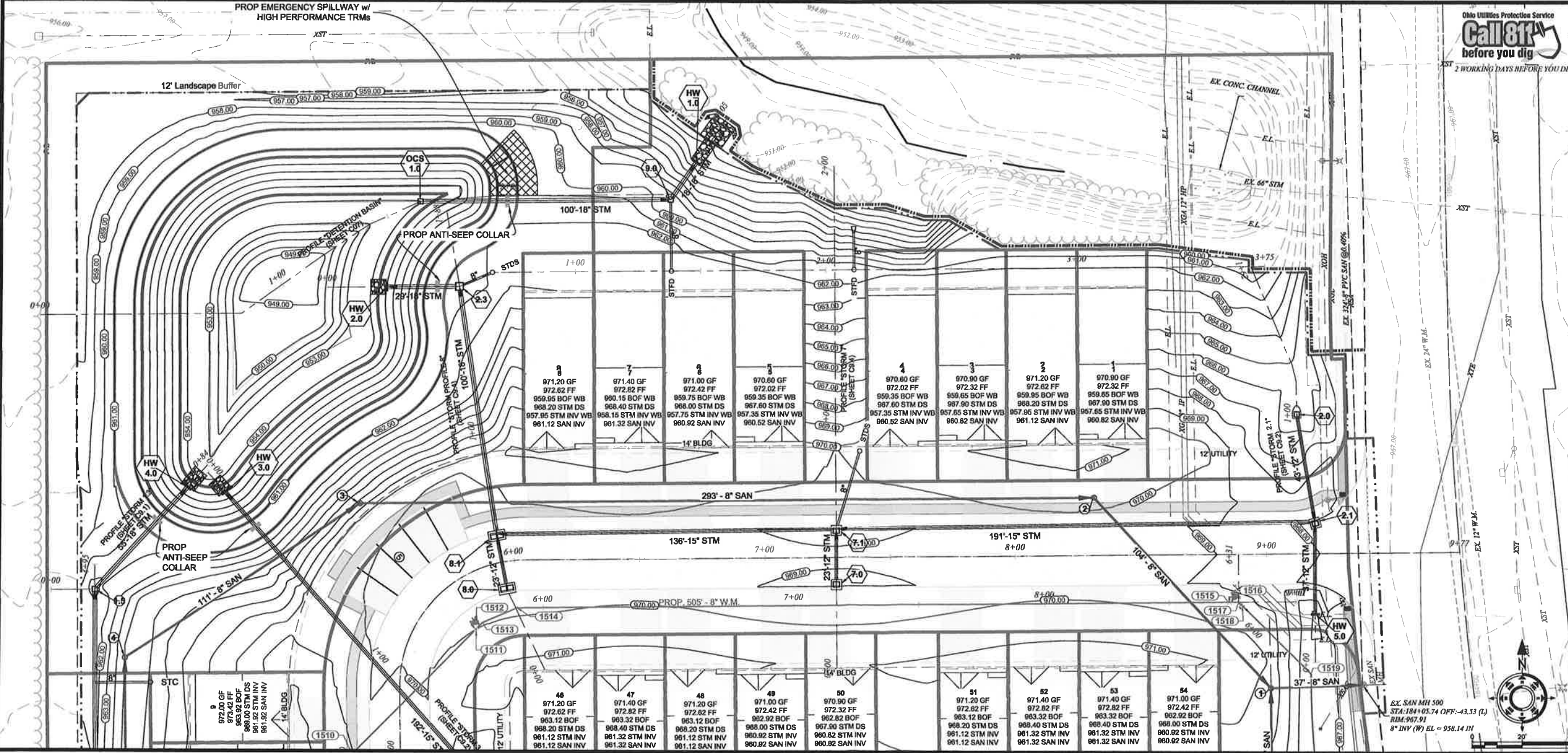
STORM OUTLET CONTROL STRUCTURE TABLE	
STRUCTURE ID & NAME:	DETAILS:
1.0 PROP OCS 1.0	STA 5+93.67, -147.27'L T/G 959.50 SUMP 953.00 (SEE DETAIL SHEET FOR ADDITIONAL ORIFICE(S)) 18" INV 954.00(E) OUT

STORM HEADWALL TABLE	
STRUCTURE ID & NAME:	DETAILS:
1.0 PROP HW 1.0	STA 6+73.58, -157.74'L 18" INV 952.70(SW) IN
2.0 PROP HW 2.0	STA 5+87.59, -118.08'L 18" INV 956.00(E) IN
3.0 PROP HW 3.0	STA 5+54.52, -92.41'L 15" INV 956.00(SE) IN
4.0 PROP HW 4.0	STA 5+52.45, -106.03'L 18" INV 956.00(SW) IN
5.0 PROP HW 5.0	STA 9+19.47, 24.11'R 12" INV 965.80(N) OUT

SANITARY MANHOLE TABLE	
STRUCTURE ID & NAME:	DETAILS:
1 PROP SAN MH 1	STA 9+01.74, 53.43'R RIM 969.71 8" INV 958.33(S) IN 8" INV 958.33(NW) IN 8" INV 958.33(E) OUT
2 PROP SAN MH 2	STA 8+31.39, -23.00'L RIM 970.28 8" INV 958.85(W) IN 8" INV 958.85(SE) OUT
3 PROP SAN MH 3	STA 5+67.56, -48.00'L RIM 968.35 8" INV 960.30(SW) IN 8" INV 960.30(E) OUT
4 PROP SAN MH 4	STA 5+29.45, -109.48'L RIM 965.00 8" INV 960.86(S) IN 8" INV 960.86(N) OUT

**CONSTRUCTION NOTE**

- PIPE MATERIALS: PREMIUM JOINTS ARE REQUIRED ON ALL SANITARY AND STORM SEWERS, AND RESILIENT CONNECTORS ARE REQUIRED AT ALL SANITARY AND STORM STRUCTURES, AND SHALL BE SO STATED ON THE PLANS. ALL SANITARY, STORM, AND LATERAL SEWER PIPE JOINTS SHALL BE WATER-TIGHT; SOIL-TIGHT JOINTS, ETC., ARE NOT ACCEPTABLE.
- CATCH BASIN: PRECAST BASINS WITH KNOCK-OUT PANELS ARE PROHIBITED; THIS SHALL BE NOTE ON THE PLANS.



**C6.2**

S.L.

2/7/2024

SCALE: 1:20

**OWNER/DEVELOPER**

P.P.N. 445-19-004, -005, -007, -008, -023 & -024  
RIDGE RD. & W. PLEASANT VALLEY RD.,  
PARMA, OH 44130

Contact: Timothy A. Boyko, Esq.  
6300 Rockside Road, Suite 303  
Independence, OH 44131  
(440) 886-3800  
tboyko@boyko-dabeck.com

**LANDSONG ENGINEERING**

PREPARED BY  
LANDSONG ENGINEERING, INC.  
7800 OLD ROCKSIDE ROAD, INDEPENDENCE, OHIO 44131  
Contact: Sam Letourum  
(216) 328-9278



**PLEASANT RIDGE PARTIAL SITE UTILITY PLAN**

P.P.N. 445-19-004, -005, -007, -008, -023 & -024  
RIDGE RD. & W. PLEASANT VALLEY RD., PARMA, OH  
44130  
CUYAHOGA COUNTY

**CONSTRUCTION NOTE**

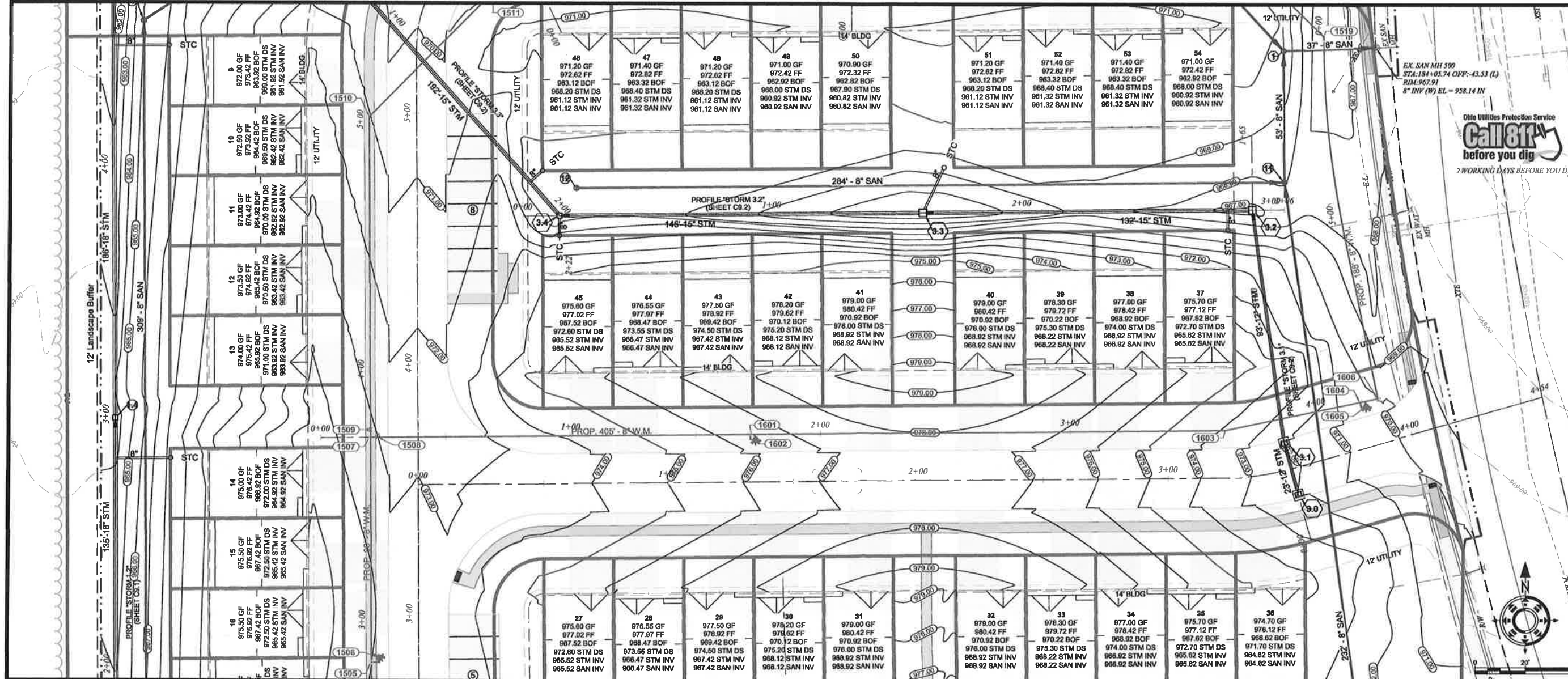
- PIPE MATERIALS: PREMIUM JOINTS ARE REQUIRED ON ALL SANITARY AND STORM SEWERS, AND RESILIENT CONNECTORS ARE REQUIRED AT ALL SANITARY AND STORM STRUCTURES, AND SHALL BE SO STATED ON THE PLANS. ALL SANITARY, STORM, AND LATERAL SEWER PIPE JOINTS SHALL BE WATER-TIGHT, SOIL-TIGHT JOINTS, ETC., ARE NOT ACCEPTABLE.
- CATCH BASIN: PRECAST BASINS WITH KNOCK-OUT PANELS ARE PROHIBITED; THIS SHALL BE NOTE ON THE PLANS.

8" WATER MAIN TABLE	
STRUCTURE ID & NAME	ALIGNMENT NAME STATION, OFFSET
1507 8x8x8 TEE 1.0	ROAD 1 STA 3+70.56, -19.00'L
1508 8IN L.V. 4.0	ROAD 1 STA 3+70.56, -16.00'L
1509 8IN L.V. 3.0	ROAD 1 STA 3+73.56, -19.00'L
1510 45HBEND 1.0	ROAD 1 STA 4+98.67, -19.00'L
1601 8x8x6 TEE 4.0	ROAD 2 STA 1+33.00, -19.00'L
1602 HYD. 4.0	ROAD 2 STA 1+35.00, -17.00'L
1603 11.25HBEND 1.0	ROAD 2 STA 3+23.06, -19.00'L
1604 8x8x6 TEE 5.0	ROAD 2 STA 3+83.51, -18.01'L
1605 HYD. 5.0	ROAD 2 STA 3+85.36, -15.87'L
1606 8 x 8 x 8 TEE 2.0	ROAD 2 STA 3+90.70, -17.49'L

STORM INLET BASIN TABLE	
STRUCTURE ID & NAME:	DETAILS:
3,0 PROP IB 3.0 (26 x 27)	STA 3+50.00, 11.33'R T/G 971.97 12" INV 968.80(N) OUT

STORM CATCH BASIN TABLE	
STRUCTURE ID & NAME:	DETAILS:
1,4 PROP CB 1.4 (2-2B)	STA 3+79.07, -121.00'L T/G 963.50 SUMP 957.20 18" INV 959.20(S) IN 18" INV 959.20(N) OUT
3,1 PROP CB 3.1 (26 x 27)	STA 3+50.00, -11.33'L T/G 971.97 SUMP 967.00 12" INV 968.50(S) IN 12" INV 968.50(N) OUT
3,2 PROP CB 3.2 (2-3)	STA 8+88.60, 117.00'R T/G 966.50 SUMP 959.50 12" INV 961.25(S) IN 15" INV 961.00(W) OUT
3,3 PROP CB 3.3 (2-3)	STA 7+56.60, 117.00'R T/G 966.00 SUMP 958.60 15" INV 960.10(E) IN 8" INV 960.68(N) IN 15" INV 960.10(W) OUT
3,4 PROP CB 3.4 (2-3)	STA 4+58.56, 56.76'R T/G 969.00 SUMP 958.50 15" INV 958.50(E) IN 8" INV 959.08(S) IN 15" INV 958.50(NW) OUT

SANITARY MANHOLE TABLE	
STRUCTURE ID & NAME:	DETAILS:
11 PROP SAN MH 11	STA 9+01.74, 106.00'R RIM 961.82 8" INV 958.60(S) IN 8" INV 958.60(W) IN 8" INV 958.60(N) OUT
12 PROP SAN MH 12	STA 4+69.56, 63.64'R RIM 963.52 8" INV 960.00(E) OUT



Ohio Utilities Protection Service  
**Call 811**  
before you dig  
2 WORKING DAYS BEFORE YOU DIG

**Landsong**  
ENGINEERING  
PREPARED BY  
LANDSONG ENGINEERING, INC.  
7800 OLD ROCKSIDE ROAD, INDEPENDENCE, OHIO 44131  
Contact: Seth Lekudom  
(216) 328-9278



**PLEASANT RIDGE**  
PARTIAL SITE UTILITY PLAN

P.P.N. 445-19-004, -005, -007, -009, -023 & -024  
RIDGE RD. & W. PLEASANT VALLEY RD., PARMA, OH  
44130  
CUYAHOGA COUNTY

**OWNER/DEVELOPER**  
P.P.N. 445-19-004, -005, -007, -009, -023 & -024  
RIDGE PA, LLC  
Ridge Rd. & W. Pleasant Valley Rd.  
Parma, OH 44130  
Contact: Timothy A. Boyko, Esq.  
6300 Rockside Road, Suite 303  
Independence, OH 44131  
(440) 886-3800  
Tboyko@boyko-dobeck.com

**S.L.**  
2/7/2024  
SCALE: 1:20

**C6.3**



8" WATER MAIN TABLE	
STRUCTURE ID & NAME	ALIGNMENT NAME STATION, OFFSET
1501 12x12x8 TEE 1.0	PLEASANT VALLEY RD. (VAR.) STA 84+29.95, -7.29'L
1502 8IN L.V. 1.0	ROAD 1 STA 0+08.41, -19.00'L
1503 8IN L.V. 2.0	ROAD 1 STA 0+52.42, -19.00'L
1504 CHLORINATION PIT	ROAD 1 STA 1+22.50, -19.00'L
1505 8x8x6 TEE 1.0	ROAD 1 STA 2+80.56, -19.00'L
1506 HYD. 1.0	ROAD 1 STA 2+82.56, -16.00'L

STORM INLET BASIN TABLE	
STRUCTURE ID & NAME:	DETAILS:
1.0	STA 0+55.94, 12.82'R T/G 972.02 12" INV 968.50(W) OUT
PROP IB 1.0 (26 x 27)	
4.0	STA 9+09.11, 354.00'R T/G 970.50 8" INV 965.78(N) IN 12" INV 965.45(W) OUT
PROP IB 4.0 (2-2B)	
5.0	STA 0+96.56, 130.00'R T/G 972.00 12" INV 966.15(N) OUT
PROP IB 5.0 (2-3)	
6.0	STA 2+44.00, 11.33'R T/G 973.17 12" INV 970.40(W) OUT
PROP IB 6.0 (26 x 27)	

STORM CATCH BASIN TABLE	
STRUCTURE ID & NAME:	DETAILS:
1.1	STA 0+55.94, -12.06'L T/G 971.75 SUMP 966.50 12" INV 968.00(E) IN 12" INV 968.00(W) OUT
PROP CB 1.1 (26 x 27)	
1.2	STA 0+96.14, -120.99'L T/G 969.51 SUMP 961.60 12" INV 964.10(E) IN 12" INV 964.10(E) OUT
PROP CB 1.2 (2-3)	
1.3	STA 2+44.00, -121.00'L T/G 964.50 SUMP 958.75 18" INV 960.75(E) IN 12" INV 961.25(S) IN 18" INV 960.75(N) OUT
PROP CB 1.3 (2-3)	

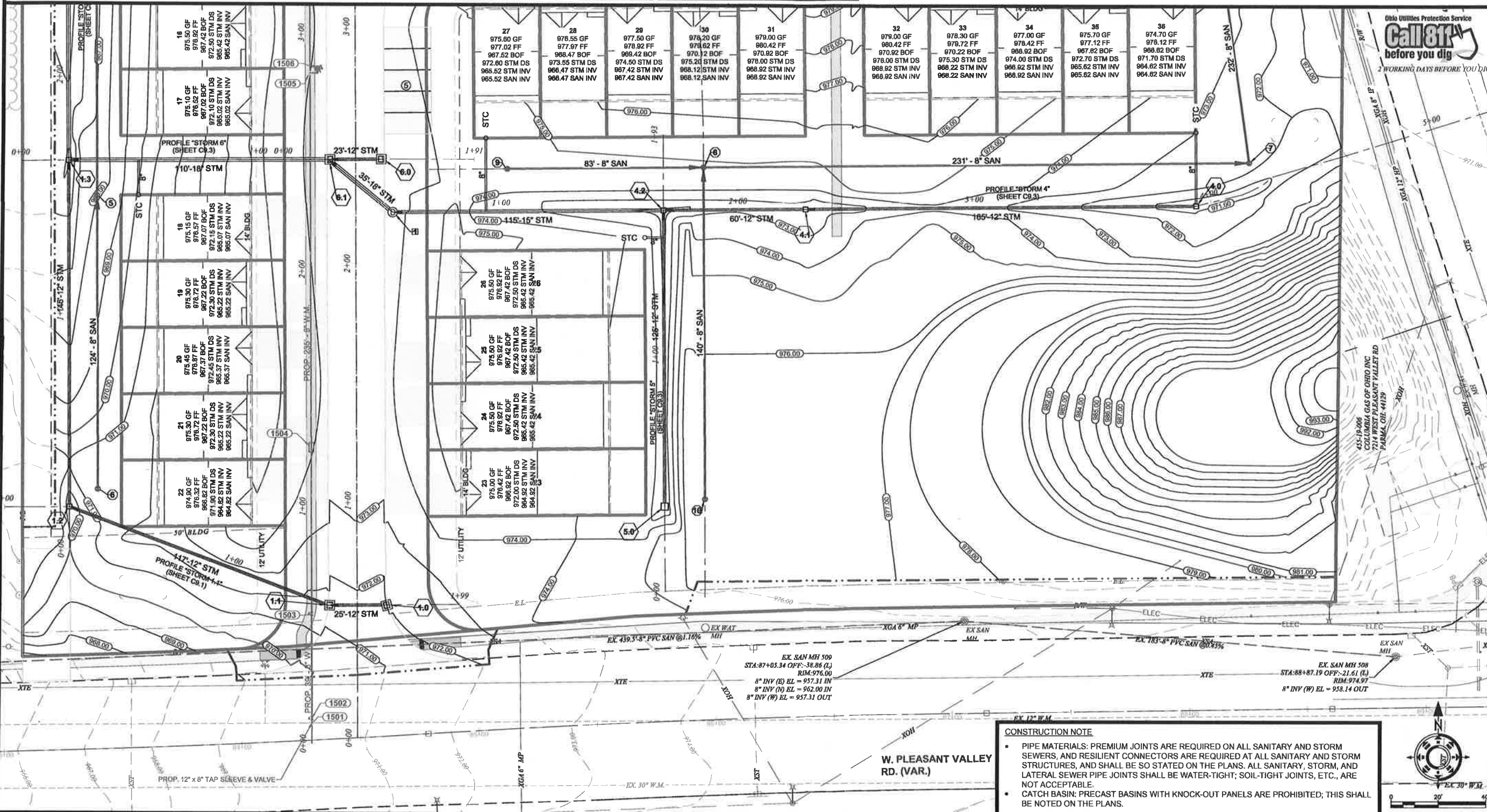
STORM CATCH BASIN TABLE	
STRUCTURE ID & NAME:	DETAILS:
4.0	STA 9+09.11, 354.00'R T/G 970.50 SUMP 965.45 8" INV 965.78(N) IN 12" INV 965.45(W) OUT
PROP IB 4.0 (2-2B)	
4.1	STA 2+21.56, 190.00'R T/G 972.15 SUMP 963.10 12" INV 964.60(E) IN 12" INV 964.60(W) OUT
PROP CB 4.1 (2-3)	
4.2	STA 2+21.56, 130.00'R T/G 971.50 SUMP 962.05 12" INV 963.80(E) IN 12" INV 965.30(S) IN 15" INV 963.55(W) OUT
PROP CB 4.2 (2-3)	

STORM CATCH BASIN TABLE	
STRUCTURE ID & NAME:	DETAILS:
6.1	STA 2+44.00, -11.33'L T/G 973.17 SUMP 960.25 12" INV 970.10(E) IN 18" INV 961.75(S) IN 18" INV 961.75(W) OUT
PROP CB 6.1 (26 x 27)	

STORM MANHOLE TABLE	
STRUCTURE ID & NAME:	DETAILS:
1	STA 2+21.56, 15.41'R RIM 973.64 15" INV 962.20(E) IN 18" INV 961.95(NW) OUT
PROP STM MH 1	

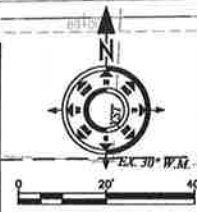
SANITARY MANHOLE TABLE	
STRUCTURE ID & NAME:	DETAILS:
5	STA 2+29.40, -109.00'L RIM 967.63 8" INV 963.55(S) IN 8" INV 963.55(N) OUT
PROP SAN MH 5	
6	STA 1+05.56, -109.00'L RIM 971.42 8" INV 964.25(N) OUT
PROP SAN MH 6	
7	STA 9+31.75, 336.00'R RIM 971.68 8" INV 960.30(W) IN 8" INV 960.30(N) OUT
PROP SAN MH 7	

SANITARY MANHOLE TABLE	
STRUCTURE ID & NAME:	DETAILS:
8	STA 2+39.56, 147.00'R RIM 974.85 8" INV 961.50(S) IN 8" INV 961.50(W) IN 8" INV 961.50(E) OUT
PROP SAN MH 8	
9	STA 2+39.56, 64.00'R RIM 974.18 8" INV 962.00(E) OUT
PROP SAN MH 9	
10	STA 0+99.56, 147.00'R RIM 976.31 8" INV 962.50(N) OUT
PROP SAN MH 10	



**CONSTRUCTION NOTE**

- PIPE MATERIALS: PREMIUM JOINTS ARE REQUIRED ON ALL SANITARY AND STORM SEWERS, AND RESILIENT CONNECTORS ARE REQUIRED AT ALL SANITARY AND STORM STRUCTURES, AND SHALL BE SO STATED ON THE PLANS. ALL SANITARY, STORM, AND LATERAL SEWER PIPE JOINTS SHALL BE WATER-TIGHT; SOIL-TIGHT JOINTS, ETC., ARE NOT ACCEPTABLE.
- CATCH BASIN: PRECAST BASINS WITH KNOCK-OUT PANELS ARE PROHIBITED; THIS SHALL BE NOTED ON THE PLANS.



**C6.4**

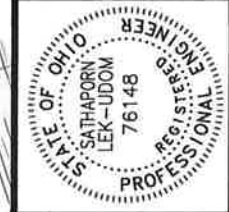
S.L.

2/7/2024

SCALE: 1:20

**OWNER/DEVELOPER**  
P.P.N. 445-19-004, -005, -007, -008, -023 & -024  
RIDGE RD. & W. PLEASANT VALLEY RD.  
PARMA, OH 44130  
Contact: Timothy A. Boyko, Esq.  
6300 Rockside Road, Suite 303  
Independence, OH 44131  
(440) 886-3800  
tboyko@boyko-toback.com

**Landsong**  
ENGINEERING  
PREPARED BY  
LANDSONG ENGINEERING, INC.  
7603 OLD ROCKSIDE ROAD, INDEPENDENCE, OHIO 44131  
Contact: Sam Lekudom  
(216) 328-9278

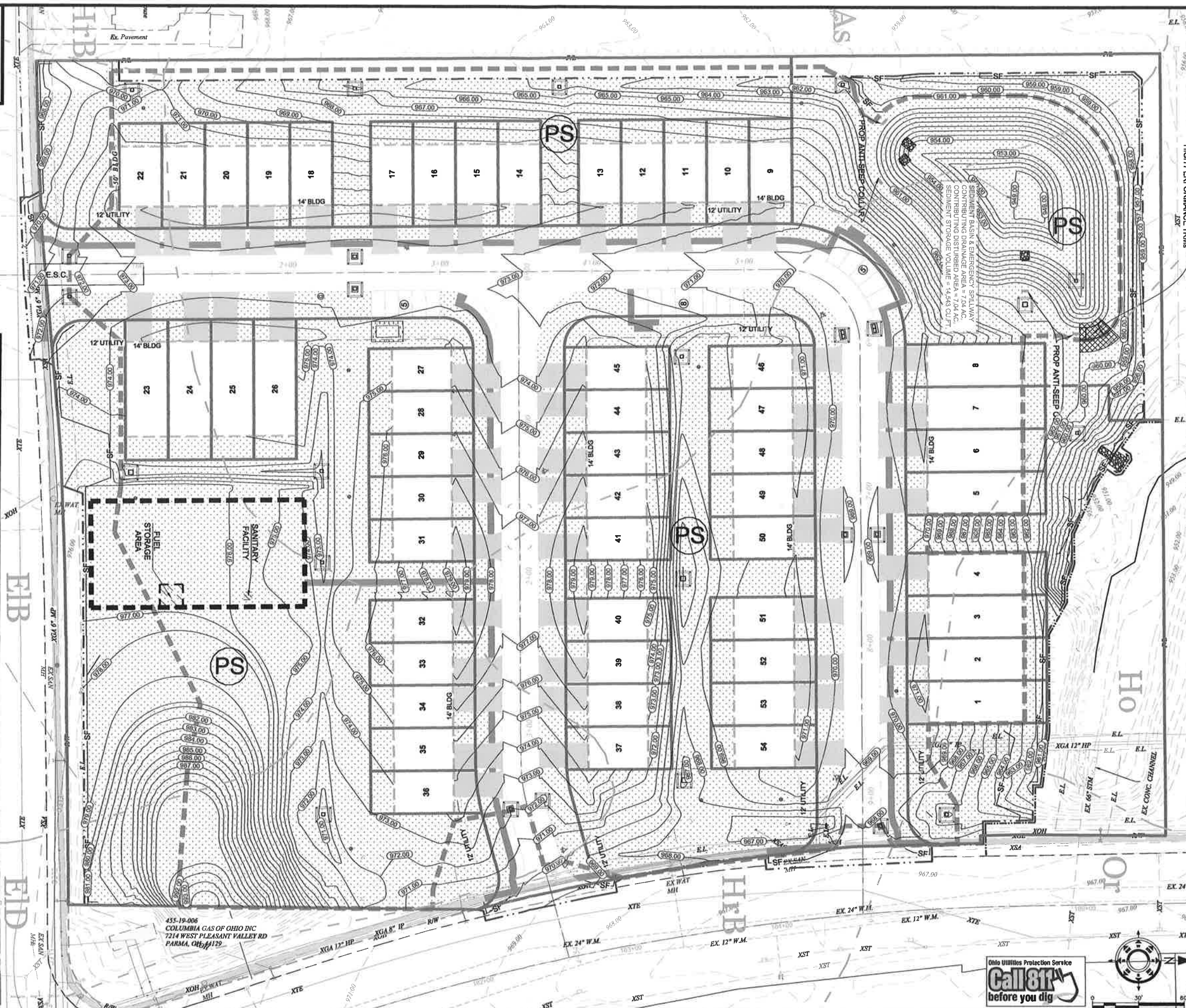


**PLEASANT RIDGE**  
PARTIAL SITE UTILITY PLAN  
P.P.N. 445-19-004, -005, -007, -008, -023 & -024  
RIDGE RD. & W. PLEASANT VALLEY RD., PARMA, OH  
44130  
CUYAHOGA COUNTY

SOIL TYPE	HSG-PRE	HSG-POST
As - Allis silt loam	D	D
EIB - Ellsworth silt loam	D	D
EID - Ellsworth silt loam	D	D
Ho - Holly silt loam	D	D
HrB - Hornell silt loam	D	D
Or - Orrville silt loam	D	D

- TEMPORARY SWPPP NOTES:**
1. DUE TO THE BAT CLEARING RESTRICTIONS, IE NO CLEARING OF TREES FROM APRIL 1 TO SEPTEMBER 30.
  2. TRENCH STORM WATER SHALL BE PUMPED/DIRECTED TOWARD THE PROPOSED SEDIMENT TRAPS.
  3. ANY FILTER SOCKS INTENDED TO BE USED AS A PERIMETER CONTROL IN LIEU OF SILT FENCE SHALL BE A MINIMUM OF 12 INCHES IN DIAMETER AS PER THE RAIN WATER AND LAND DEVELOPMENT MANUAL. (LATEST REVISION).
  4. SEDIMENT SETTLING PONDS WILL BE CLEANED OUT OF EXCESS ACCUMULATED SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS 50% FULL.
  5. MAINTAINING PERIMETER CONTROLS, INLET PROTECTIONS, AND DIVERSION SWALES.
  6. SEDIMENT LADEN WATER SHALL BE KEPT FROM LEAVING SITE.
  7. OPEN BURNING IS NOT PERMITTED ON THE CONSTRUCTION SITE.
  8. DUST SUPPRESSANTS IS NOT USED DURING THE DEMOLITION OR GRADING PHASES.

SWPPP LEGENDS		
SYMBOL	DESCRIPTION	NOTE
---	EARTH DISTURBANCE LIMIT	
---	B.M.P. DRAINAGE AREA	
SF	SILT FENCE/FILTER SOCKS	12" Ø MIN.
E.S.C.	STABILIZED CONSTRUCTION ENTRANCE	
[Symbol]	INLET PROTECTION	
[Symbol]	STAGING AREA (FUEL STORAGE, DUMSTER, ETC.)	
[Symbol]	SANITARY FACILITY	
[Symbol]	CONCRETE WASHOUT AREA	
[Symbol]	INTERSEPTER SWALE/TEMP. DIVERSION	
[Symbol]	SEEDING & MULCHING/TEMP. STABILIZATION	
[Symbol]	SUBBASE STONES	
ST #	SEDIMENT TRAP	
[Symbol]	ROCK CHECK DAM	
[Symbol]	EROSION CONTROL BLANKET	
[Symbol]	TEMP. GRAVEL ROAD	
[Symbol]	ROCK OUTLET PROTECTION	
1200	PROPOSED CONTOUR	
1200	EXISTING CONTOUR	
[Symbol]	DRAINAGE ARROW	
[Symbol]	TREE LINE TO REMAIN	
[Symbol]	CONSTRUCTION SAFETY FENCE	
[Symbol]	WORK LIMIT	
[Symbol]	NONDISTURBED AREA	
[Symbol]	TREE REMOVAL	
[Symbol]	SOIL MAP	
PS	PERM. STABILIZATION	



**SWP3.04**

S.L.  
1/29/2024  
SCALE: 1:30

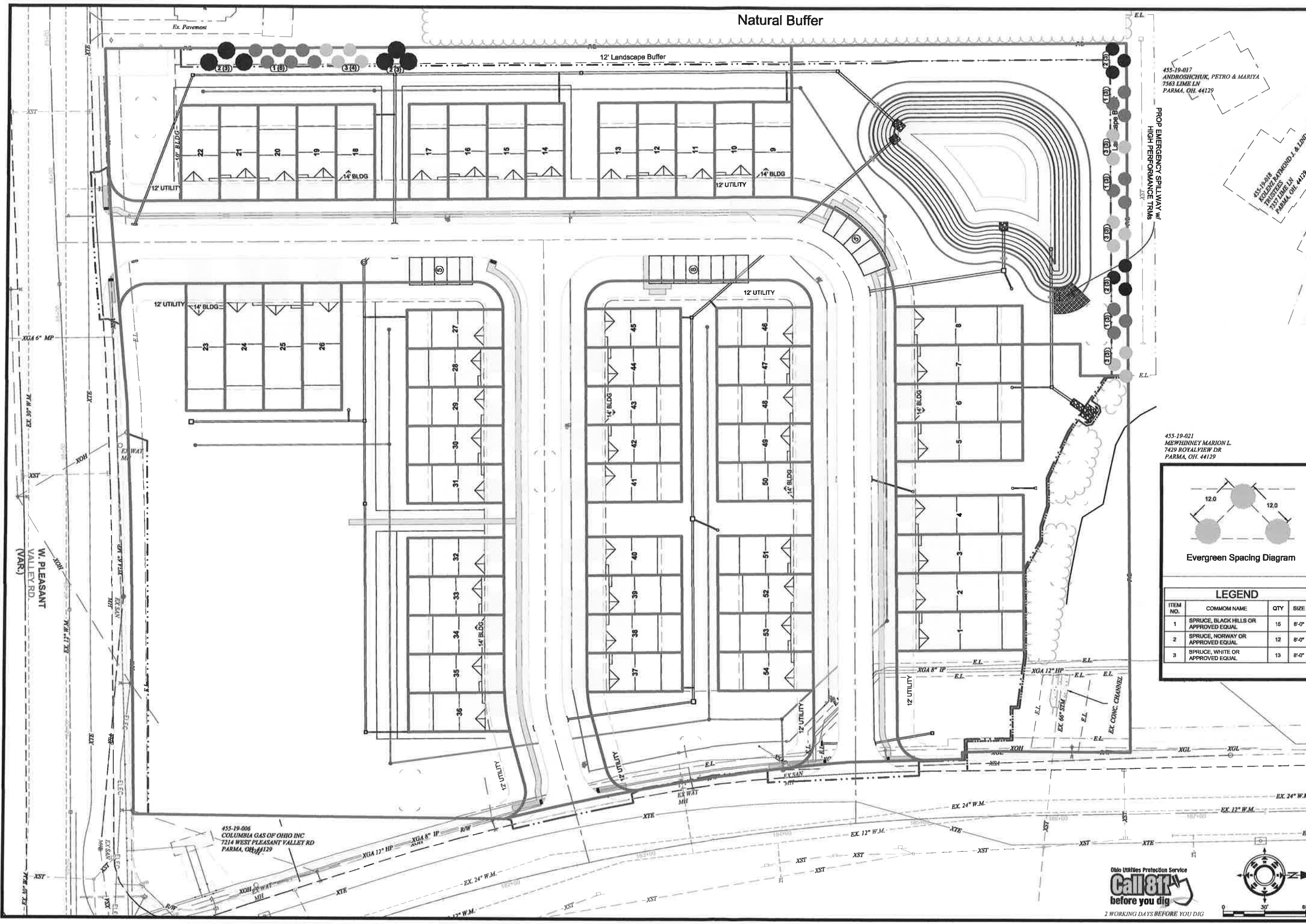
**OWNER/DEVELOPER**  
P.P.N. 445-19-004, -005, -007, -009, -023 & -024  
Ridge PV, LLC  
Ridge Rd. & W. Pleasant Valley Rd.  
Parma, OH 44130  
Contact: Timothy A. Boyko, Esq.  
6300 Rockside Road, Suite 303  
Independence, OH 44131  
(216) 453-5907  
Theyko@boyko-dobeck.com

**Landsong**  
ENGINEERING  
PREPARED BY  
LANDSONG ENGINEERING, INC.  
763 OLD ROCKSIDE ROAD, INDEPENDENCE, OHIO 44131  
Contact: Seth Leku.com  
(216) 328-9278



**PLEASANT RIDGE SWPPP - FINISHED GRADE**  
P.P.N. 445-19-004, -005, -007, -009, -023 & -024  
RIDGE RD. & W. PLEASANT VALLEY RD., PARMA, OH 44130  
CUYAHOGA COUNTY





Natural Buffer

12' Landscape Buffer

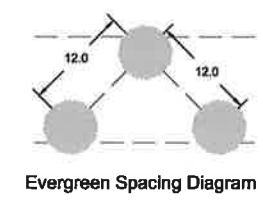
PROP. HIGH PERFORMANCE SPILLWAY W/ HIGH PERFORMANCE TRIMS

455-19-021  
MEWHINNEY MARION L.  
7429 ROYALVIEW DR.  
PARMA, OH 44129

455-19-017  
ANDRUSHCHUK, PETRO & MARIYA  
7563 LIMB LAY  
PARMA, OH 44129

455-19-001  
KOSLOVA PATRICK J. & JANDA L.  
757 LIMB LAY  
PARMA, OH 44129

455-19-006  
COLUMBIA GAS OF OHIO INC  
7214 WEST PLEASANT VALLEY RD  
PARMA, OH 44129



LEGEND			
ITEM NO.	COMMON NAME	QTY	SIZE
1	SPRUCE, BLACK HILLS OR APPROVED EQUAL	16	6'-0"
2	SPRUCE, NORWAY OR APPROVED EQUAL	12	6'-0"
3	SPRUCE, WHITE OR APPROVED EQUAL	13	6'-0"

LP\_01

S.L.

2/7/2024

SCALE: 1:30

---

**OWNER/DEVELOPER**  
P.P.N. 445-19-004, -005, -007, -008, -023 & -024  
RIDGE PV, LLC  
Ridge Rd. & W. Pleasant Valley Rd.  
Parma, OH 44130  
Contact: Timothy A. Boyko, Esq.  
6300 Rockside Road, Suite 303  
Independence, OH 44131  
(440) 888-3800  
Tboyko@boyko-dobeck.com

---

**Landsong**  
ENGINEERING

PREPARED BY:  
LANDSONG ENGINEERING, INC.  
7888 OLD ROCKSIDE ROAD, INDEPENDENCE, OHIO 44131  
Contact: Seth Lekudom  
(216) 328-9278

---

STATE OF OHIO  
SATHAPORN LEKUDOM  
76148  
REGISTERED PROFESSIONAL ENGINEER

---

**PLEASANT RIDGE LANDSCAPE PLAN**

P.P.N. 445-19-004, -005, -007, -008, -023 & -024  
RIDGE RD. & W. PLEASANT VALLEY RD., PARMA, OH 44130  
CUYAHOGA COUNTY

