

LEGEND

- PROPERTY LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DRAINAGE SWALE
- LIMITS OF DISTURBANCE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING / PROPOSED MANHOLE
- EXISTING / PROPOSED CATCH BASIN
- EXISTING / PROPOSED END SECTION

STORMWATER NARRATIVE

ON-SITE STORMWATER WILL GENERALLY BE COLLECTED VIA SHEET FLOW TO A SERIES OF CATCH BASINS. THE COLLECTED RUNOFF WILL THEN BE CONVEYED TO THE I-90 OFF-SITE REGIONAL DETENTION BASIN OWNED BY THE CITY OF WESTLAKE THROUGH A CONNECTION TO AN EXISTING CATCH BASIN ON THE EAST SIDE OF CROCKER ROAD NEAR THE NORTHWEST CORNER OF THE PROPERTY. ROOF DRAINAGE WILL DISCHARGE TO THE STORMWATER COLLECTION SYSTEM VIA DOWNSPOUTS. ON-SITE DETENTION IS NOT ANTICIPATED AS IMPERVIOUS AREA AND STORMWATER RUNOFF WILL BE REDUCED AS A RESULT OF THE PROPOSED DEVELOPMENT (SEE SUMMARY BELOW)

IMPERVIOUS AREA SUMMARY

TOTAL LEASE AREA: ±1.12 ACRES
EXISTING CONDITIONS:
IMPERVIOUS AREA: ±0.64 ACRES (57.1%)
PROPOSED CONDITIONS:
IMPERVIOUS AREA: ±0.62 ACRES (55.4%)

PERCENT CHANGE (IMPERVIOUS AREA): $[(0.62-0.64)/0.64] \times 100 = 2.79\%$ DECREASE*

*IMPERVIOUS AREA CALCULATIONS ANALYZE THE LEASE AREA ONLY AND NOT THE OVERALL PARCEL.

NOTES

- FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAILS SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
- ALL ELEVATIONS SHOWN ARE TOP OF PAVEMENT/FINISH GRADE UNLESS OTHERWISE NOTED.
- PROPOSED ELEVATIONS FOR STRUCTURES ARE:
HYDRANT = BASE FLANGE
VALVE/MANHOLE/CLEANOUT = RIM
CATCH BASIN/INLET = RIM/FLOW LINE

DETROIT AVE

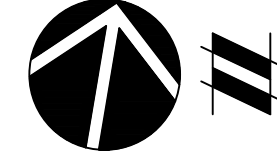
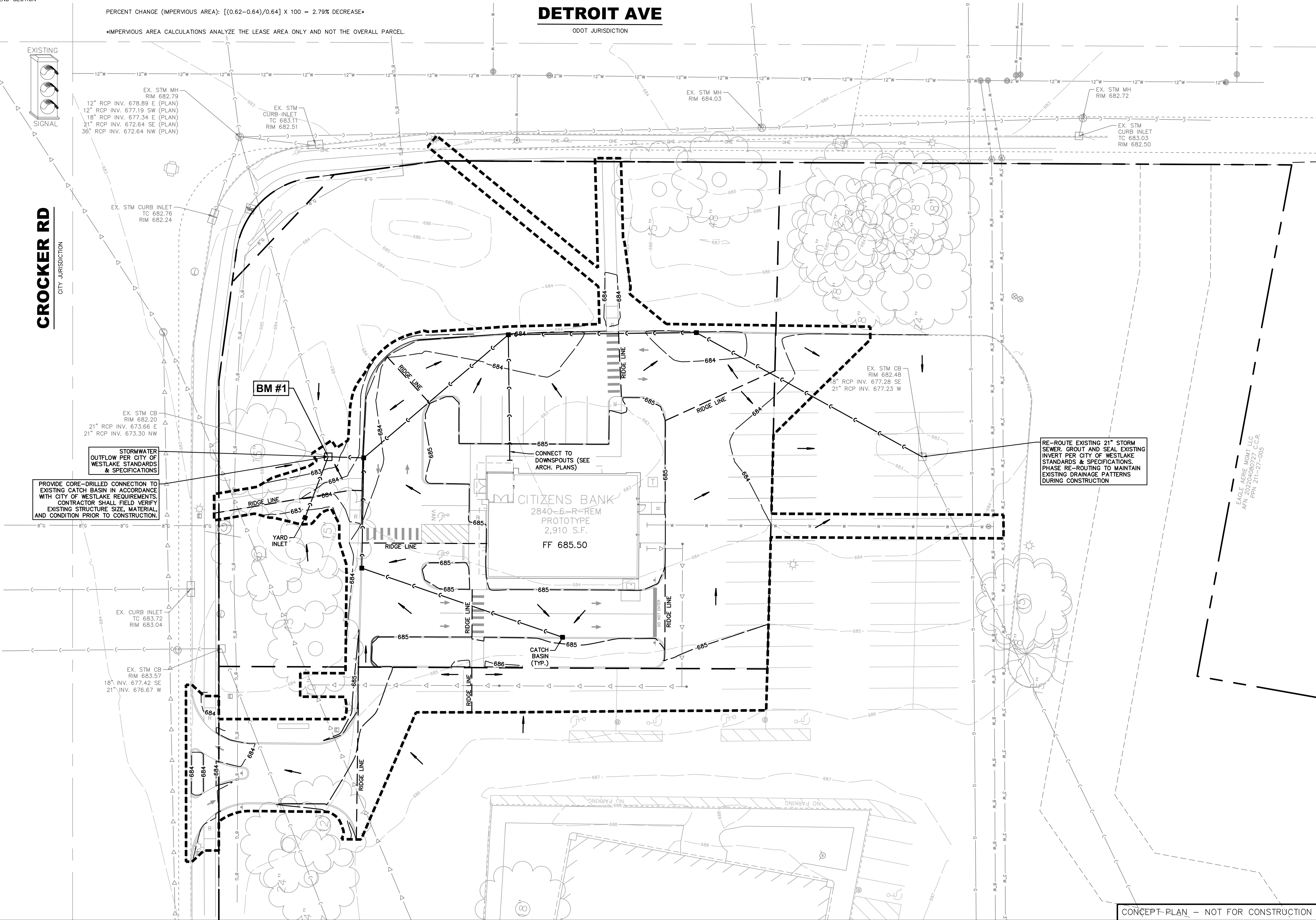
ODOT JURISDICTION

CROCKER RD

CITY JURISDICTION

BENCHMARKS

BENCHMARK #1:
RIM GRADE OF STORM STRUCTURE 7
(SEE ALTA SURVEY)
ELEVATION: 682.20 (NAVD88)



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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CITY OF WESTLAKE
CUYAHOGA COUNTY, OHIO

CITIZENS BANK
CITIZENS BANK #XXXX
PRELIMINARY GRADING PLAN

DATE: JUNE 1, 2026
REVISIONS/SUBMITTALS



SCALE: 1"=20'

DRAWN BY: RPF
CHECKED BY: EA
PROJECT MANAGER: EA
JOB #: 26001289
SHEET NO.

CONCEPT PLAN - NOT FOR CONSTRUCTION

C02