

Memorandum

NORTH OLMSTED ENGINEERING

November 7, 2007

To: Planning Commission Members
Kimberly Wenger, Director of Planning
Bryan O'Malley, Assistant Director of Law
David Conway, Building Commissioner
Daniel J. Collins, P.E., City Engineer

From: Cathy Becker, P.E., Assistant City Engineer *CB*

**Re: Planning Commission Agenda Item – Biddulph Trail Cluster Homes,
25747 Butternut Ridge Road**

Zoning for the entire parcel is A, Residence, Single. The property needs to be rezoned.

A wetlands determination study needs to be made and provided to the Engineering Department.

The storm water management calculations meet the requirements of the City of North Olmsted.

A drainageway needs to be provided from the storm water retention basin spillway to the existing ditch at the rear of the property so that storm water does not drain onto the adjacent property to the east. The adjacent property is lower than the proposed 100-year storm water surface elevation.

An easement needs to be provided to the City of North Olmsted and the Cleveland Water Department for the water main. An easement needs to be provided to the City of North Olmsted for the sanitary sewer through the cluster site.

A plat needs to be submitted to the City of North Olmsted Planning Commission and recorded with the Cuyahoga County Recorder's Office showing all of the utility easements for the project, consolidating all of the parcels and showing the conservation easement for the riparian setback area.

There is a six-foot drop off from the west property line of the site to the east property line. A drainage swale needs to be provided along the east property line to prevent storm water from running off onto the adjacent property. Construction of this swale may damage some of the existing trees along the east property line.

CITY OF
NORTH OLMDSTED

236-23-29

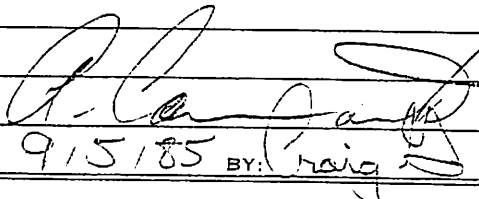
DATE 9 / 3 / 85 TAKEN BY P. Patton WARD 4

NAME Mr. A. Jacobs PHONE 777-1608

ADDRESS 5994 Columbia Road

COMPLAINT Sanitary manhole raises up 1½ to 2' and
spills sewerage onto his property and into his
garage. Wants to know if WWTP can bolt lid
down to prevent this. This manhole is 4' above
his driveway.

REFERRED TO WWTP - PURCHASE & INSTALL
PER JOE SCHALLER, SHOWN
ON ORIGINAL FLOYD BROWE
STUDY,



DATE: 9/5/85 BY: Craig S.

PROJECTED SCHEDULE

WORK DONE Replaced man hole ring & cover with Bolt
down lids & ring - (2)

O.K. [Signature] 10/18/85

DATE COMPLETED 10-16-85 BY: KK, RB, MW

WORK ORDER

E 2108

According to the analysis provided by the traffic engineer, a traffic impact study is not needed since there will be less than 100 new trips generated during the peak traffic hours.

The preliminary site plan shows crosswalks located in and just north of the cul-de-sac. The Engineering Department generally does not recommend providing crosswalks at locations that are not controlled by a traffic signal or stop sign due to safety considerations. Even if adequate crosswalk markings, lighting and signing are provided at unsignalized crosswalk locations, drivers tend to disregard the law and fail to stop. Crosswalks at signalized intersections can be crossed safely when the signal is red and the traffic is stopped. Further, the Ohio Manual of Uniform Traffic Control Devices requires that "crosswalk markings should not be used indiscriminately. An engineering study should be required before they are installed at locations away from traffic signals or stop signs." It is recommended that the mid-block crosswalks not be installed and that the sidewalk be continued around the cul-de-sac.