

CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION



Chairman James Smolik

Vice-Chairwoman Jennifer Swallow
Member Steve Ali

7307 Avon Belden Road
North Ridgeville, Ohio 44039
(440) 353-0513

Member Paul Graupmann
Council Liaison Bruce F. Abens

AGENDA

REGULAR MEETING – TUESDAY, JULY 13, 2021

All Planning Commission meetings are held in Council Chambers located at 7307 Avon Belden Road, North Ridgeville, Ohio 44039 and are open to the public. You may also view this meeting on our YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

ELECTION OF OFFICER:

Secretary

MINUTES: Regular meeting held Tuesday, June 8, 2021

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: Ryan Schultheiss, Root Development and Construction, LLC
36097 Westminister Avenue, North Ridgeville, Ohio 44039

OWNER: Same

REQUEST: Amended Preliminary Site Plan approval for Harvest Pointe Subdivision Phases 1, 2, & 3

LOCATION: North/East side of Root Road and South of Lorain Road, in an R1 District
Permanent Parcel Nos. 07-00-011-103-207, 07-00-014-106-009 and
07-00-011-103-067

NEXT REGULAR MEETING WILL BE HELD TUESDAY, AUGUST 10, 2021

7307 Avon Belden Road, North Ridgeville, Ohio 44039
Phone: (440) 353-0513 Fax: (440) 353-1528 www.nridgeville.org

**NORTH RIDGEVILLE PLANNING COMMISSION
AGENDA – TUESDAY, JULY 13, 2021**

PAGE 2

APPLICANT: Jason R. Mould, EMD Studio Inc.
34899 Lorain Road, North Ridgeville, Ohio 44039

OWNER: City of North Ridgeville
37077 Shady Drive, North Ridgeville, Ohio 44039

REQUEST: Restroom addition to batting cage building

LOCATION: 37077 Shady Drive, in a R1 District
Permanent Parcel No. 07-00-035-102-125

APPLICANT: Chris Young, Automotive Experts and Tires LLC
Race Road, North Ridgeville, Ohio 44039

OWNER: Chris Young
6054 Stoney Ridge Road, North Ridgeville, Ohio 44039

REQUEST: Construction of an auto repair facility on vacant land

LOCATION: Race Road, in a B3 District
Permanent Parcel No. 07-00-039-000-078

ADJOURNMENT:

Visit the Planning Commission website to access the agenda, along with agenda items:

www.nridgeville.org/PlanningCommission.aspx

*DON'T FORGET TO **SUBSCRIBE** TO OUR **YOUTUBE CHANNEL** TO TUNE
IN TO **ALL CITY PUBLIC MEETINGS!***

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, JUNE 8, 2021**

CALL TO ORDER:

Member Ali called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

Member Graupmann made a motion in the absence of Chairman Smolik and Vice-Chairwoman Swallow for Member Steve Ali to be the acting Chairman for tonight's meeting. Council Liaison Abens seconded the motion.

ROLL CALL:

Present were members Steve Ali, Paul Graupmann, and Council Liaison Bruce Abens.

Also present were Assistant Law Director Toni Morgan, City Engineer Daniel Rodriguez, Assistant Clerk of Council Shari Ma, Deputy Clerk of Council Lisa Ciofani, and Councilwoman Holly Swenk.

Chairman James Smolik and Vice-Chairwoman Jennifer Swallow were excused.

MINUTES:

Acting Chairman Ali asked if members had a chance to review the minutes of the regular meeting on Tuesday, April 13, 2021. He asked if there were any corrections. Hearing no corrections, a voice vote was taken and the minutes were received and filed.

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: Abby Rainieri, TDA

4230 River St., Willoughby, Ohio 44094

OWNER: Lake Ridge Academy

37501 Center Ridge Rd., North Ridgeville, Ohio 44039

REQUEST: Approval for relocation of a historic barn and silo and construction of a pergola to create an outdoor educational space

LOCATION: 37501 Center Ridge Rd. in an R1 District
Permanent Parcel No. 07-00-034-000-063

Application was read.

Administrative comments were read.

Acting Chairman Ali asked if there was a member of the audience who was representing the applicant.

Abby Rainieri, TDA, 4230 River Street, Willoughby, OH 44034 introduced CFO Pete Srsen and another representative from Lake Ridge Academy. She advised they submitted photos of the existing barn and existing silo and they are working in conjunction with a landscape designer. She stated this project will supplement the educational opportunities south of the Kemper Building. She advised it is to create additional outdoor space for the use of the K-12 students for science projects. She stated they are not really proposing alterations to either structure and it's truly a relocation of both structures and the pergola will be adjacent. They are still working through the site engineering and they have engaged Bramhall Engineers.

Council Liaison Abens asked the applicant if these are historical artifacts or structures, as they appear to be in severe disrepair.

Ms. Rainieri advised they have no historical significance and they are currently at a farm in Waldo, Ohio. She advised they are trying to create a rustic, outdoor classroom.

Acting Chairman Ali asked for any questions or comments.

Council Liaison Abens asked City Engineer Rodriguez if he knows if these buildings would be moved in whole or disassembled.

City Engineer Rodriguez advised not from a moving standpoint. He stated when the applicant submits further plans he will review them. He advised from a Building standpoint, he is wondering how the re-erection process will go and are these buildings going to be re-erected in a manner that is safe for the kids to be in or underneath.

Ms. Rainieri advised with the barn, in particular, they will be proposing all new foundations and they also have engaged a structural engineering firm to provide calculations for the Building Department. She stated it is not intended that there be a lot of new structural components to either of these; just the foundations would be new. She advised she has been in touch with Chief Building Official Fursdon regarding the project and he is looking for the engineering documents with particular information regarding the foundations.

Council Liaison Abens asked Ms. Rainieri if they are going to try to move these structures in whole rather than disassemble them.

Ms. Rainieri advised she would have to rely on the person helping to procure the structures, as she does not have many details on the logistics. She advised she can get more information regarding those questions.

Council Liaison Abens advised the question was more out of curiosity.

Acting Chairman Ali asked for any other questions or comments.

It was moved by Graupmann and seconded by Abens to approve the request as submitted.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

APPLICANT: Joe Sines, K Hovnanian Cleveland
3296 Columbia Rd, Richfield, Ohio 44286

OWNER: Same

REQUEST: Final plat approval for Meadow Lakes Subdivision Phase No. 19

LOCATION: Meadow Lakes Subdivision in a PCD, R-1 District
Permanent Parcel No. 07-00-033-122-004

Application was read.

Administrative comments were read.

Acting Chairman Ali asked if there was a member of the audience who was representing the applicant.

Jeffrey Rutushin, representing K Hovnanian on behalf of applicant Joe Sines, stated the Meadow Lakes Subdivision is reaching its final phase, phase 19, and K Hovnanian submitted plans for approval that were based on a previous conditional approval. He advised the comments with the open space and density were addressed with the spreadsheet that was forwarded to Chief Building Official Fursdon and he received an email back from Mr. Fursdon stating everything was in order.

Acting Chairman Ali asked for any questions or comments.

Council Liaison Abens asked Mr. Rutushin if this is actually the final phase.

Mr. Rutushin advised for right now as far as he knows it is the final phase.

Member Graupmann made a motion to accept the application.

City Engineer Rodriguez made a few comments. He advised this is the final phase. He stated they will be working with Mr. Rutushin and Joe Sines to finish up some outstanding items on updating phases dating back to phase 13. He stated since this is the final phase they want to get everything cleaned up and make sure everything is in order before they issue final compliance on the project.

Council Liaison Abens stated one of his concerns is the density.

City Engineer Rodriguez advised Chief Building Official Fursdon sent out correspondence stating that the project was code compliant and density compliant with this phase.

Council Liaison Abens advised he has a personal concern with the size of the lots.

Acting Chairman Ali advised when he spoke with Chief Building Official Fursdon everything was in compliance and K Hovnanian is doing a great job.

Member Graupmann asked if his motion still stands.

Acting Chairman Ali advised they should add to the motion the items City Engineer Rodriguez stated regarding everything being compliant.

Deputy Clerk of Council Ciofani asked Member Graupmann if he would like to re-state his motion with the comments from the City Engineer.

Member Graupmann made a motion to approve the request as submitted with the condition the project is compliant with the City Engineer's requests. Council Liaison Abens seconded the motion.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

Councilwoman Swenk advised she had some questions for Mr. Ratushin, however, the application was already voted on and approved. She stated she is concerned with 19 phases in that development. She advised there is severe stress on fire and police and their final plat was 3 plats ago.

Assistant Law Director Morgan advised this discussion was not on the Agenda. She advised the discussion could be put on another agenda and discussed at another time.

Councilwoman Swenk advised it already passed.

City Engineer Rodriguez stated he was told Meadow Lakes was supposed to be larger than what it is so there have been some cutbacks in the size of Meadow Lakes. He advised they have met the City's requirements that are set up by the PCD, which is not being used anymore.

Council Liaison Abens advised Chief Reese or an assistant Chief reviewed the project and there were no comments.

Councilwoman Swenk advised they have been talking about possibly putting another fire station in that vicinity.

City Engineer Rodriguez advised they have been talking about putting a fire station 3 at Barres and Stoney Ridge and that would help with future development.

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, APRIL 13, 2021**

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Council Liaison Abens advised when he spoke with Chief Reese, Chief Reese stated he has the equipment to put into a station 3 and he said he would only have to hire 2-3 more persons to fully staff it.

ADJOURNMENT:

The meeting was adjourned at 7:21 PM.

James Smolik
Chairman

Lisa M. Ciofani
Deputy Clerk of Council

Tuesday, July 13, 2021
Date Approved

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Jason R. Mould, EMD Studio Inc. 34899 Lorain Road, North Ridgeville, Ohio 44039
Name of Owner:	City of North Ridgeville 37077 Shady Drive, North Ridgeville, Ohio 44039
Date of Planning Commission Meeting:	Tuesday, July 13, 2021
Date to Return to Deputy Clerk of Council:	Thursday, July 01, 2021
Regarding:	Restroom addition to batting cage building Permanent Parcel No. 07-00-035-102-125

Recommendations:

No comments at this time.

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: Assistant Fire Chief

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Jason R. Mould, EMD Studio Inc. 34899 Lorain Road, North Ridgeville, Ohio 44039
Name of Owner:	City of North Ridgeville 37077 Shady Drive, North Ridgeville, Ohio 44039
Date of Planning Commission Meeting:	Tuesday, July 13, 2021
Date to Return to Deputy Clerk of Council:	Thursday, July 01, 2021

Regarding: Restroom addition to batting cage building
Permanent Parcel No. 07-00-035-102-125

Recommendations:

1. No comment.

(Use additional sheets if necessary.)

Department Head Signature:  Title: City Engineer

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

Engineering Fee Paid \$ _____

Receipt No. _____

☐ Cash ☐ Check - Check No. _____

(See attached for description of fees.)

Planning Commission & Bldg Admin. Fees: \$ _____

Receipt No. _____

☐ Cash ☐ Check - Check No. _____

(See attached for description of fees.)



**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION**

Received: _____ Date Released to Planning Commission: _____

Date of Planning Commission Meeting: _____ (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: Jason R. Mould PROPERTY OWNER: CITY OF NORTH RIDGEVILLE
COMPANY NAME: EMD STUDIO INC. ADDRESS: 37077 Shady Drive
ADDRESS: 34899 LORAIN RD. CITY / STATE: North Ridgeville, Ohio ZIP: 44039
CITY / STATE: N. Ridgeville OH PHONE NO.: (440) 353-0825
PHONE NO.: 440.667.2101 SIGNATURE: Kevin Fougere
SIGNATURE: _____ (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: JMOULD@EMDSTUDIOINC.COM

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the meeting.

LOCATION OF PROPERTY/ADDRESS: 37077 Shady Drive in North Ridgeville, Ohio 44039
PERMANENT PARCEL NO.: 0700035102125 ZONING OF PROPERTY: R1
ZONING OF ADJACENT PROPERTY TO: NORTH R1 EAST R1 SOUTH R1 WEST POD
DESCRIPTION OF REQUEST: RESTROOM ADDITION TO BATTING CAGE BUILDING

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☐ No ☒

If yes, list dates and nature of each: _____

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name(s), permanent parcel number(s) and mailing address(es). Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

☐ Board of Building & Zoning Appeals Approval Required

☐ Conditions as set forth by the Commission on this date are: _____

Date: _____ Signature: _____

(Presiding Officer at Meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.

TO BE FILLED OUT BY APPLICANT

I, JASON R. MOULD (Print Name) [Signature] (Signature)

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant: JASON MOULD

Owner: CITY OF NORTH RIDGEVILLE

Project Address: 37077 Shady Drive North Ridgeville, Ohio 44039

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE.

ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.

PHONE: 440-329-5207

WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
1	See Next Page	
2		
3		
4		
5		
6		
7		
8		
9		
10		

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO Verification By: _____

Date / Time Stamp: _____

BZA / PC Verification By: _____

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	CITY OF N.R.	0700035102041
✓12	EVELYN VERBA 37101 SHADY DR. N.R. OH. 44039	0700035102126
✓13	KHOUMANIAN 8141 ASHFORD 3296 COLUMBIA RD. RICHFIELD OH. 442869193	0700035102202
✓14	LAWRENCE & ALEXANDRA JEWELLING KHOUMANIAN 8149 ASHFORD N.R. OH. 44039	0700035102201
✓15	JEFFERY & COLLEEN TRIVETT 8157 ASHFORD N.R. OH. 44039	0700035102200
✓16	ALFRED KAY 8165 ASHFORD N.R. OH. 44039	0700035102199
✓17	BRANDON & BRANDI LITTLEFIELD 8173 ASHFORD N.R. OH. 44039	0700035102198
✓18	JOSEPH & BONNIE TAUCHER 8181 ASHFORD N.R. OH. 44039	0700035102197
✓19	K. HOUMANIAN 8189 ASHFORD 3296 COLUMBIA RD. RICHFIELD OH. 442869193	0700035102196
✓20	RYAN CARRICK 8197 ASHFORD N.R. OH. 44039	0700035102195
21		
22		
23		
24		
25		
26		

PLEASE COPY THIS PAGE FOR ADDITIONAL LISTINGS OF ADJACENT PROPERTY OWNERS.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

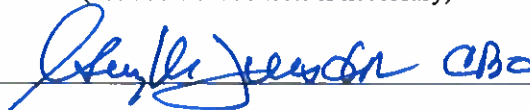
Name of Applicant:	Jason R. Mould
Name of Owner:	City of North Ridgeville
Date Submitted for Consideration:	6-18-21
Date to Return to Planning Commission:	6-21-21
Regarding: Batting Cage Building Rest Room Addition	

RECOMMENDATIONS:

Compliant

(use additional sheets if necessary)

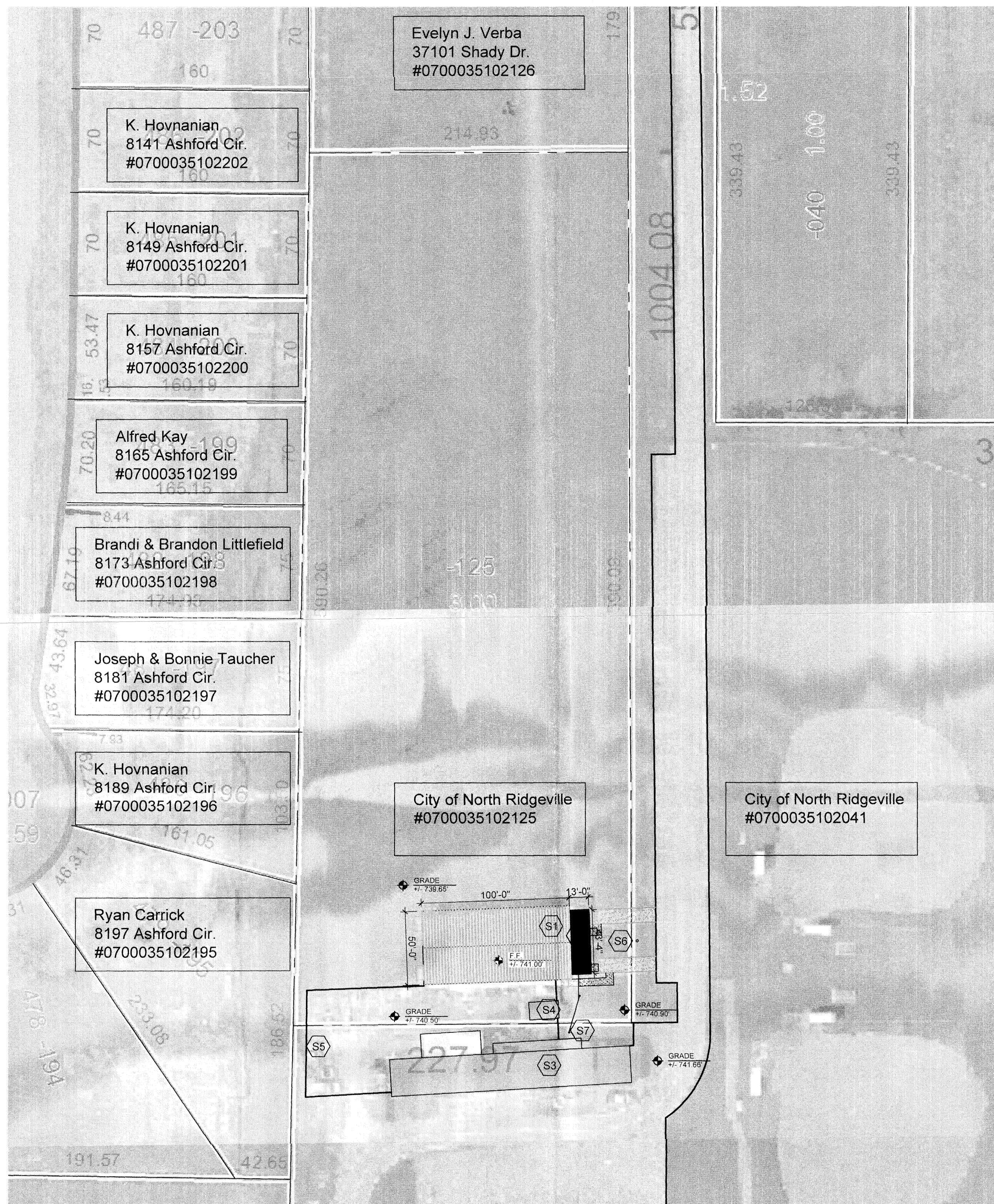
Department Head Signature & Title: _____

 CBO

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 12-13-2005.

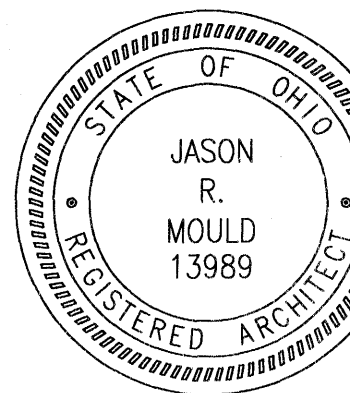
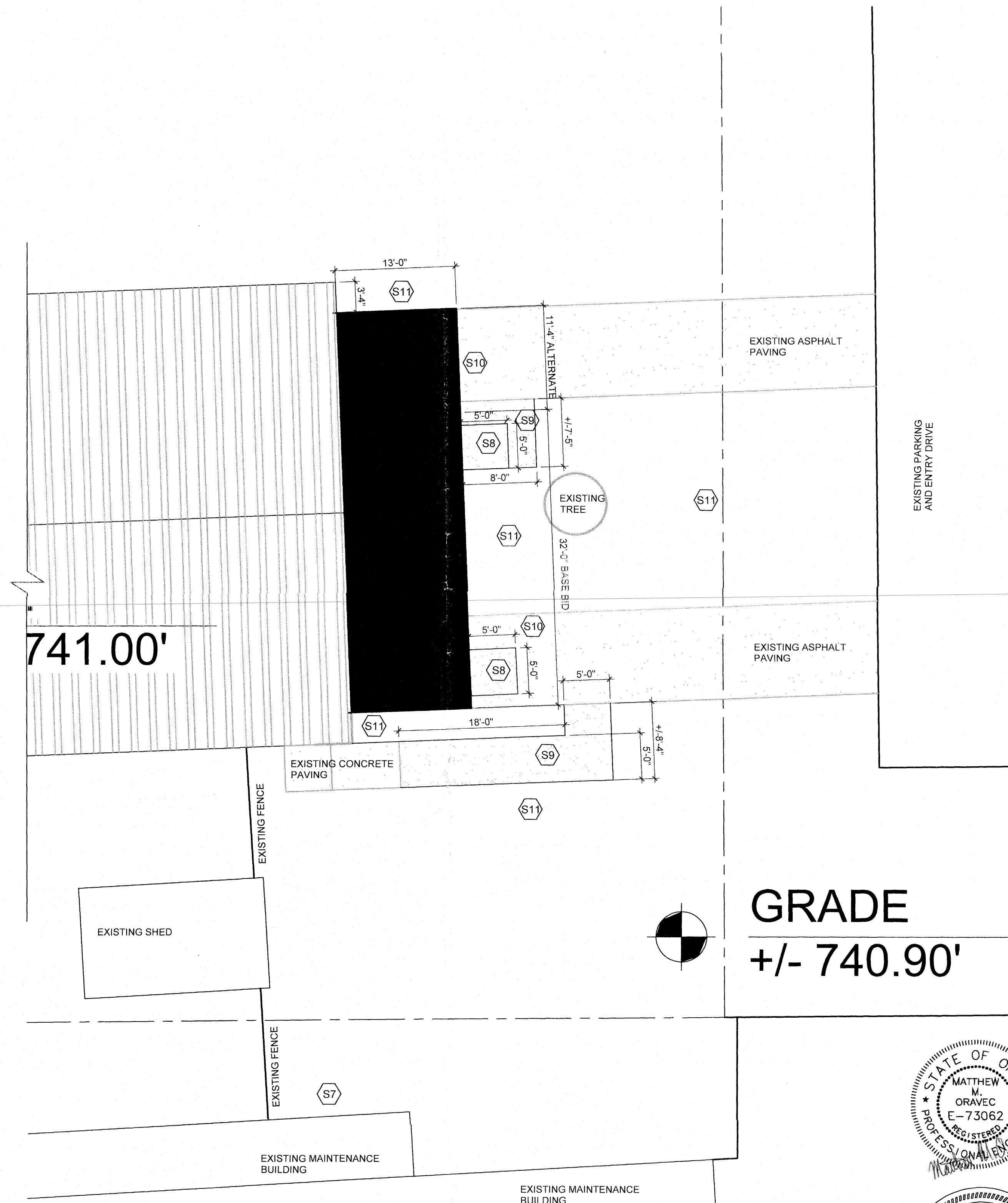
Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter. (Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.



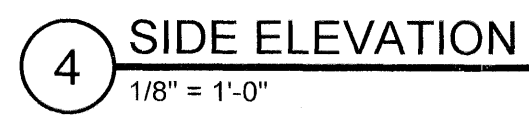
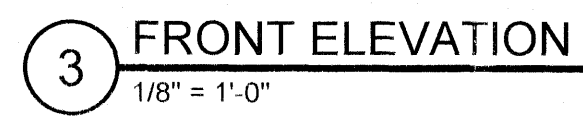
NEW WORK SITE KEYNOTES

- (S1) EXISTING FACILITY
- (S2) NEW ADDITION
- (S3) EXISTING MAINTENANCE BUILDING
- (S4) EXISTING SHED AND WOOD FENCE
- (S5) EXISTING CHAIN LINK FENCE
- (S6) EXISTING TREE
- (S7) 4" SANITARY TO EXIST CLEAN OUT
3/4" K' COPPER WATER LINE TO EXIST WATER SERVICE IN MAINTENANCE BLDG
- (S8) 5'X5'X3' FROST SLAB - 3000 PSI CONC ON 4" COMPACTED BASE, FIBER REINFORCEMENT, (2) #5 EA DIRECTION TOP AND BOT. MIN. 2" COVERAGE, 1/2" EXPANSION AT BUILDING AND ADJACENT SLAB
- (S9) 4" CONCRETE PAVING - 3000 PSI CONC ON 4" COMPACTED BASE, FIBER REINFORCEMENT, EXPANSION AT BUILDING AND ADJACENT SLAB
- (S10) PATCH ASPHALT PAVING AT ADDITION
- (S11) MIN 4" TOPSOIL, TOPDRESS DAMAGED AREAS AND RESEED



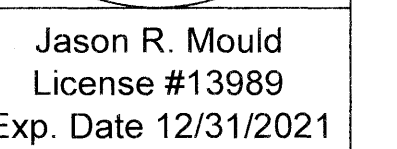
Jason R. Mould
License #13989
Exp. Date 12/31/2021

Architectural Site Plan	Date:	Project No: 219024
Restroom Addition to Batting Cages The City of North Ridgeville Shady Drive Complex 37077 Shady Drive, North Ridgeville Lorain County Ohio	Review 05.07.21	© 2021 Emd Studio, Inc.
	Review 05.12.21	Sheet No:
		A2.0



- | ELEVATION KEYNOTES | |
|--------------------|--|
| E1 | SPLIT-FACED CMU TO MATCH PARK RESTROOM BUILDINGS / DARK |
| E2 | SPLIT-FACED CMU TO MATCH PARK RESTROOM BUILDINGS / LIGHT |
| E3 | GREEN MTL TRIM TO MATCH EXISTING BUILDING |
| E4 | GREEN STANDING SEAM ROOF TO MATCH EXISTING BUILDING TRIM |
| E5 | WHITE STEEL DOORS / WHITE PAINTED SIDING |
| E6 | SHIELDED WALL LIGHT ON PHOTOCCELL |

- DIMENSION NOTES**
1. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT, IN WRITING, UPON DISCOVERY
2. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS



FLOOR PLAN - ELEVATIONS	Exp. Date: 12/31/2024 Project No: 219024
	Review 05.07.21 © 2021 Emd Studio, Inc.
Restroom Addition to Batting Cages The City of North Ridgeville Shady Drive Complex 37077 Shady Drive, North Ridgeville Lorain County Ohio	Review 05.12.21
	Sheet No:
	A2.1

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Ryan Schultheiss, Root Development and Construction, LLC 36097 Westminster Avenue, North Ridgeville, Ohio 44039
Name of Owner:	Same
Date of Planning Commission Meeting:	Tuesday, July 13, 2021
Date to Return to Deputy Clerk of Council:	Thursday, July 01, 2021

Regarding: Amended Preliminary Site Plan approval for Harvest Pointe Subdivision phases 1, 2, & 3
Permanent Parcel Nos. 07-00-011-103-207 and 07-00-014-106-009

Recommendations:

No comments at this time.

(Use additional sheets if necessary.)

Department Head Signature: 

Title: Assistant Fire Chief

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Ryan Schultheiss, Root Development and Construction, LLC 36097 Westminster Avenue, North Ridgeville, Ohio 44039
Name of Owner:	Same
Date of Planning Commission Meeting:	Tuesday, July 13, 2021
Date to Return to Deputy Clerk of Council:	Thursday, July 01, 2021
Regarding:	Amended Preliminary Site Plan approval for Harvest Pointe Subdivision phases 1, 2, & 3 Permanent Parcel Nos. 07-00-011-103-207 and 07-00-014-106-009

Recommendations:

1. Detailed improvement plans and stormwater managment calculations for this phase of the will need to be submitted to the Engineering Department.
2. Developers must follow all City of North Ridgeville codified ordinances and current policies set forth by the Engineering Department.

(Use additional sheets if necessary.)

Department Head Signature:  Title: City Engineer

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

Engineering Fee Paid: \$ 375.00

Planning Commission & Bldg. Admin. Fees: \$ 321.00
Receipt No. 199602

See attached for description of fees
\$2.00 cash add'l. notification
rec # 13080



**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION**



Received: _____ Date released to Planning Commission: _____
Date of Planning Commission meeting: _____ (unless otherwise notified)

APPLICANT INFORMATION AND REQUEST:

APPLICANT:	<u>Ryan Schultheiss</u>	PROPERTY OWNER:	<u>Root Development and Construction, LLC</u>
COMPANY NAME:	<u>Root Development and Construction, LLC</u>	ADDRESS:	<u>36097 Westminster Ave.</u>
ADDRESS:	<u>36097 Westminster Ave</u>	CITY/STATE:	<u>North Ridgeville, Ohio</u> ZIP <u>44039</u>
CITY/STATE:	<u>North Ridgeville, Ohio</u> ZIP <u>44039</u>	PHONE NO:	<u>440.353.2822</u>
PHONE NO.:	<u>440.353.2822</u>	SIGNATURE:	<u>[Signature]</u>
SIGNATURE:	<u>[Signature]</u>	(Owner's original signature must be submitted with application)	

Applicant: please provide an email address, fax number or mailing address to send Administrative comments in advance of the Planning meeting: ryan@greenquestgroup.com

07-00-011-103-207

LOCATION OF PROPERTY/ADDRESS: <u>North/East side of Root Road and South of Lorain Road</u>	
PERMANENT PARCEL NO: <u>07-00-011-103-207, 07-00-014-106-009</u>	ZONING OF PROPERTY: <u>R-1</u>
ZONING OF ADJACENT PROPERTY TO: <u>NORTH R-1</u> <u>EAST R-1</u> <u>SOUTH R-1</u> <u>WEST R-1</u>	
DESCRIPTION OF REQUEST: <u>Amended Preliminary approval of a residential cluster subdivision. Additional acreage has been added to the project and a Third Phase of the development is being proposed at this time.</u>	

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes X No X. If yes, list dates and nature of each: Planning Commission has approved Phases 1 and 2 but this is the first Phase 3 application

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name, permanent parcel number and mailing address. Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

☐ Board of Building & Zoning Appeals approval required

☐ Conditions as set forth by the Commission on this date are _____

Date: _____ Signature: _____
(Presiding officer at meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, after Commission action.

TO BE FILLED OUT BY APPLICANT

I, Ryan Schultheiss

(Print Name)

(Signature)

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant: Ryan Schultheiss

Owner: Root Development and Construction, LLC

Project address: N/E Side of Root Road/S of Lorain Rd.

Permanent parcel no. 07-00-011-103-189

**THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,
ADMINISTRATION BUILDING., 226 MIDDLE AVENUE, ELYRIA, OHIO.
PHONE: 440-329-5207 WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR**

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
<u>1</u>	Mildred I. Smith 8715 Root Rd. North Ridgeville, OH 44039	<u>07-00-011-103-028, 07-00-011-103-055, 07-00-011-103-076, & 07-00-011-103-068</u>
<u>2</u>	Sarah L. Ditzel 8699 Root Rd. North Ridgeville, OH 44039	<u>07-00-011-103-012, & 07-00-011-103-059</u>
<u>3</u>	Robert S. & Julia E. Moore 34155 Lorain Rd. North Ridgeville, OH 44039	<u>07-00-011-103-074, 07-00-011-103-192 07-00-011-103-090</u>
<u>4</u>	Ridgefield Homeowners Association 8700 Gatewood Dr. North Ridgeville, OH 44039	07-00-011-103-108
<u>5</u>	City of North Ridgeville 8949 Root Rd. North Ridgeville, OH 44039	07-00-011-103-058
<u>6</u>	Thomas E. & Margaret F. Lesniak 8761 Root Rd. North Ridgeville, OH 44039	07-00-011-103-048
<u>7</u>	David & Julie Gunn 8810 Root Rd. North Ridgeville, OH 44039	07-00-011-104-002
<u>8</u>	Gerald Simon 8776 Root Rd. North Ridgeville, OH 44039	07-00-011-104-007
<u>9</u>	Sarah J. Stacey 8754 Root Rd. North Ridgeville, OH 44039	07-00-011-104-008
<u>10</u>	Michael G. & Maureen E. Kruichuk 8732 Root Rd. North Ridgeville, OH 44039	07-00-011-104-009

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO verification by: [Signature]

BZA/PC verification by: _____

Date/time stamp: _____

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	Catherine L. Rosbough 8710 Root Rd. North Ridgeville, OH 44039	07-00-011-104-011
✓12	Arthur K. & Charlotte A. Kline 8688 Root Rd. North Ridgeville, OH 44039	07-00-014-105-032
✓13	Robert M. & Gloria J. Stepp 8688 Root Rd. North Ridgeville, OH 44039	07-00-014-105-033
✓14	Lawrence J. Schroeder & Marianne Dechant 8644 Root Rd. North Ridgeville, OH 44039	07-00-014-105-034
✓15	Marvin C. & Phyllis J. Moore 8622 Root Rd. North Ridgeville, OH 44039	07-00-014-105-035
✓16	Robert P. Moore Holdings, LLC 34155 Lorain Rd. North Ridgeville, OH 44039	07-00-011-103-192
✓17	RICHARD A. YGARRA 34288 HARVEST POINTE DR. N.R. OHIO 44039	07-00-011-103-202
✓18	EUN SOON HWANG 34234 HARVEST POINTE DR. N.R. OHIO 44039	07-00-011-103-206
✓19	KEVIN P. SWAIDNER 8748 ORCHARD GROVE CT. N.R. OHIO 44039	07-00-011-103-198
✓20	Root Development & Construction LLC 36097 WESTMINSTER AVE. N.R. OHIO 44039	07-00-011-103-195 - 07-00-011-103-201 07-00-011-103-196 - 07-00-011-103-203 07-00-011-103-197 - 07-00-011-103-204
21		07-00-011-103-199 - 07-00-011-103-205 07-00-011-103-200
22		
23		
24		
25		
26		

PLEASE COPY THIS PAGE FOR ADDITIONAL LISTINGS OF ADJACENT PROPERTY OWNERS.

SUBDIVISION PRELIMINARY APPROVAL

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS: §1224.01(10)(b) Subdividers or developers of shopping centers and other commercial and industrial uses must comply with the same requirements as residential developers, with the exception of paragraph (a)(9). Plans or written and signed statements regarding planted or open areas may be required where applicable.

SUBDIVISION/DEVELOPMENT NAME: HARVEST POINTE

DATE: June 14th, 2021

PRELIMINARY APPROVAL: §1224; §1228; §1282 and §1210

The following item(s) are included with your application and conform to the requirements of the North Ridgeville City Subdivision Regulations. Those items not conforming or that are not included with the application are explained why they are not included or conforming on the final page.

	Included	Not Included	Item
1.	x		Application with names of adjacent parcel owners, parcel numbers and addresses: §1210.04
2.	X		Title of the subdivision (no duplication permitted) to be recorded and the names of the owner, subdivider and surveyor as noted on plan: §1224.01(a)(5)
3.	X	X	Location description to include city, township, county, legally established districts, streets, watercourses, topography and other features within the area to be subdivided and similar facts regarding conditions of land immediately adjacent thereto to be shown on plan: §1224.01(a)(1)
4.	X		Location and proposed width of streets, lots, crosswalks and easements and a plan for all land owned to be shown on plan: §1224.01(a)(2)
5.	X		Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and adjacent thereto to be shown on plans
6.	X		The general location and size of the nearest water main and sanitary or storm sewer or outlet: §1224.01(a)(4)
7.	X		Names of the owners or large tract, or the subdivision title abutting the boundary of the proposed subdivision to be shown on plan: §1224.0 (a)(6)
8.	x		A north point scale and date shown on plan: §1224.01(a)(7)
9.	X		Zoning classification of the property to be subdivided and adjacent property shown on plan: §1224.01(a)(8)
10.	X		Location description includes the following dwellings: Single Family ___ Cluster Single Family X Single Family detached/Cluster Family X
11.	X		Plans or written and signed statements regarding planted areas, parks and playgrounds where applicable: §1224.01(a)(9)
12.	X	X	Topographic information shown on drawing itself. Elevations shown thereon must be based on sea level datum or as determined by the United States Coast and Geodetic Survey. Contours at an interval of not more than 2 feet shall be required to include property lines, easements, street right-of-ways and structures, trees and landscape features existing hereon, together with a certificate by a registered engineer: §1224.01(a)(10)
13.	x		A key map shown on drawing: §1224.01(a)(11)
14.	X		The subdivider shall have prepared plan, preliminary title report and preliminary plans and specifications of improvements: §1228; §1224.05(a)(1)
15.	x		10 copies of the plan and 10 copies of attachments required with application: §1224.05(a)(2)
16.	X		Proposed vehicular and pedestrian traffic patterns, including the proposed location of the public and private streets and the location of off-street parking and service areas: §1282.04(b)

17.	X	X	Proposed assignment of use including detached single family lots and single family cluster areas and subdivisions of all land, including private land and common land with a certificate by a registered engineer or surveyor of the gross area of each use of the development area in acres and square feet: §1282.04(c)
18.		X	A copy of the proposed forms of covenants running with the land, deed restrictions (including those with respect to the use of the common land), restrictions or easements proposed to be recorded; covenants proposed for maintenance; and homeowner's association by-laws; and such other relevant information as the Commission may require: §1282.04(d)
19			A copy of the City Planner review. All preliminary residential subdivision designs of greater than 15 sublots shall require a review by the City Planner: §1210.05
20.	X		Traffic Impact study required: §1210.06 Traffic generation rate: Restaurant (Peak hour trips = 150); Convenience market (Peak hour trips = 150); Convenience market and gas station (Peak hour trips = 150); Supermarket (Peak hour trips = 150); Shopping center (Peak hour trips = 150); Residential and all other use (Peak hour trips = 100)

*SUBDIVISIONS WITH LESS THAN 5 LOTS - whenever a division of parcel of land shown as a unit on the last preceding tax roll (duplicate) is proposed along an existing public street, not involving the opening, widening or extension of any street or road and involving no more than 5 lots, the division shall be submitted to the Planning Commission for action without a plat. If the Commission, acting through a designated official, is satisfied that such proposed division is not contrary to applicable platting, subdividing or zoning regulations, it shall, within 7 working days after submission, approve such proposed division. On presentation of a conveyance of such parcel, the same shall be stamped, "Approved, City of North Ridgeville Planning Commission," and signed by the authorized official: §1224.04

A drawing, based on a survey showing the location of the property and giving such other information as may be necessary shall be required.

PLEASE NOTE THAT THIS CHECK LIST DOES NOT SUPERSEDE CITY ORDINANCES. PLEASE MAKE SURE YOU UNDERSTAND WHAT IS REQUIRED TO BE SUBMITTED TO PLANNING COMMISSION. THE APPLICATION MAY NOT BE ACCEPTED BY PLANNING COMMISSION IF ALL REQUIRED INFORMATION, PURSUANT TO CITY ORDINANCES, IS NOT SUBMITTED WITH THE APPLICATION.

ALL FEES MUST BE INCLUDED WITH APPLICATION

Submit separate checks made payable to the "City of North Ridgeville" at departments noted below.

Planning Commission app fee: (this fee must be submitted at time of application and a separate check for any of the applicable fees below)

Application fee breakdown

Single lot: \$100.00
Multiple lots \$300.00

Planning Commission special meeting fee: \$250.00

Public notification fee: \$1.00 per notice of adjacent property owner(s)
Number of notices: 16 x \$1.00

16⁰⁰ *\$571*

Building Dept. admin. fee: \$ 5.00

(Application & check to be submitted to the Building Department)

Engineering deposit fee: (this fee must be submitted at time of application and also a separate check for the Planning Commission fee)

Engineering fee breakdown

Residential subdivision:

Preliminary: *\$250.00*
Final: *\$650.00 plus \$35.00 per lot*

375⁰⁰

Multi-Family apartments, etc: \$650.00 + \$20.00 per unit
Commercial site plan (1 bldg): \$750.00
Industrial site plan (1 bldg): \$750.00
Plot plans, lot splits & other map reviews: \$150.00

(Check to be submitted to the City Engineer's Office)

Special Development District deposit fee: *\$5,000.00* (this fee must be submitted at time of application and also a separate check for the Planning Commission fee)

(Check to be submitted to the Clerk of Council's office)

Applicants shall be charged a cancellation fee should a cancellation be due to the request of the applicant. The fee is \$1.00 per notice.

- **THE FOREGOING LISTS THE MINIMUM REQUIRED BY THE PLANNING COMMISSION. THE COMMISSION CAN AND MAY REQUIRE ADDITIONAL INFORMATION.**
- **APPLICANT OR A REPRESENTATIVE AUTHORIZED IN WRITING MUST APPEAR AT THE MEETING WHEN THE PROPOSAL IS CONSIDERED.**
- **THIS APPLICATION MUST BE FILLED OUT IN FULL, INCLUDING A COMPLETE LIST OF ALL CURRENT RECORD TITLE OWNER(S). ANY APPLICATION SUBMITTED CONTAINING BLANKS, OMISSIONS, OR NOT MEETING CODE REQUIREMENTS, MAY BE DELAYED OR REJECTED.**
- **THE CITY OF NORTH RIDGEVILLE STRIVES FOR ACCURACY IN THE NOTIFICATION OF ADJACENT RECORD TITLE OWNER(S). HOWEVER, IF THE CITY HAS MADE AN ERROR IN THE NOTIFICATION PROCESS, THIS WILL NOT BE CAUSE FOR REJECTION OF THIS APPLICATION.**
- **PER CHARTER SECTION 8.6, "ALL PLANS AND RECOMMENDATIONS MADE BY THE PLANNING COMMISSION SHALL BE SUBMITTED TO COUNCIL FOR APPROVAL BEFORE THE SAME SHALL BE CONSIDERED AS OFFICIAL."**

Harvest Pointe Phase 3
 Summary of Trip Generation Calculation
 For 17 Dwelling Units of Single Family Detached Housing
 June 14, 2021

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	9.57	3.69	1.00	163
7-9 AM Peak Hour Enter	0.19	0.00	1.00	3
7-9 AM Peak Hour Exit	0.56	0.00	1.00	10
7-9 AM Peak Hour Total	0.75	0.90	1.00	13
4-6 PM Peak Hour Enter	0.64	0.00	1.00	11
4-6 PM Peak Hour Exit	0.37	0.00	1.00	6
4-6 PM Peak Hour Total	1.01	1.05	1.00	17
Saturday 2-Way Volume	10.08	3.68	1.00	171
Saturday Peak Hour Enter	0.49	0.00	1.00	8
Saturday Peak Hour Exit	0.44	0.00	1.00	7
Saturday Peak Hour Total	0.93	0.99	1.00	16

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Harvest Pointe Phase **1B2**
 Summary of Trip Generation Calculation
 For 29 Dwelling Units of Single Family Detached Housing
 June 14, 2021

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	9.57	3.69	1.00	278
7-9 AM Peak Hour Enter	0.19	0.00	1.00	6
7-9 AM Peak Hour Exit	0.56	0.00	1.00	16
7-9 AM Peak Hour Total	0.75	0.90	1.00	22
4-6 PM Peak Hour Enter	0.64	0.00	1.00	19
4-6 PM Peak Hour Exit	0.37	0.00	1.00	11
4-6 PM Peak Hour Total	1.01	1.05	1.00	29
Saturday 2-Way Volume	10.08	3.68	1.00	292
Saturday Peak Hour Enter	0.49	0.00	1.00	14
Saturday Peak Hour Exit	0.44	0.00	1.00	13
Saturday Peak Hour Total	0.93	0.99	1.00	27

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Ryan Schultheiss
Name of Owner:	Root Development and Construction LLC
Date Submitted for Consideration:	6-18-21
Date to Return to Planning Commission:	6-21-21
Regarding: Harvest Pointe Subdivision Preliminary Plan (Amended)	

RECOMMENDATIONS:

The preliminary plan application is submitted to be approved for the entire subdivision, phase 3 was not previously shown on the original preliminary approval.

1. 1282.11 (a) (2) Harvest Pointe Subdivision has 46 dwellings (24 single family dwellings and 22 cluster family dwellings) with a density of 1.68 (46 total dwellings divided by 27.4 total acres = 1.68). Code compliant.
2. 1282.11 (b) (1) Harvest Pointe Subdivision allowed 22 cluster family dwellings (27.4 total acres x 2.3 maximum density = 63 total allowable dwellings x .35 maximum percentage of cluster family dwellings = 22). Code compliant.
3. 1282.11 (a) (3) Harvest Pointe Subdivision required to have 20% open space. Harvest Pointe Subdivision has 36.8% open space (10.1 acres of open space divided by 27.4 total acres = 0.368). Code compliant.
4. No street name has been provided for the street in phase 3.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 COO

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 12-13-2005.

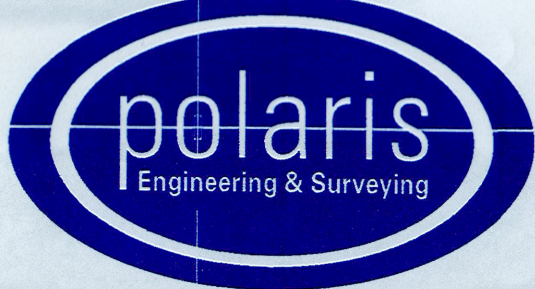
Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter. (Planning Commission By-

Laws, Article V, Section 3)

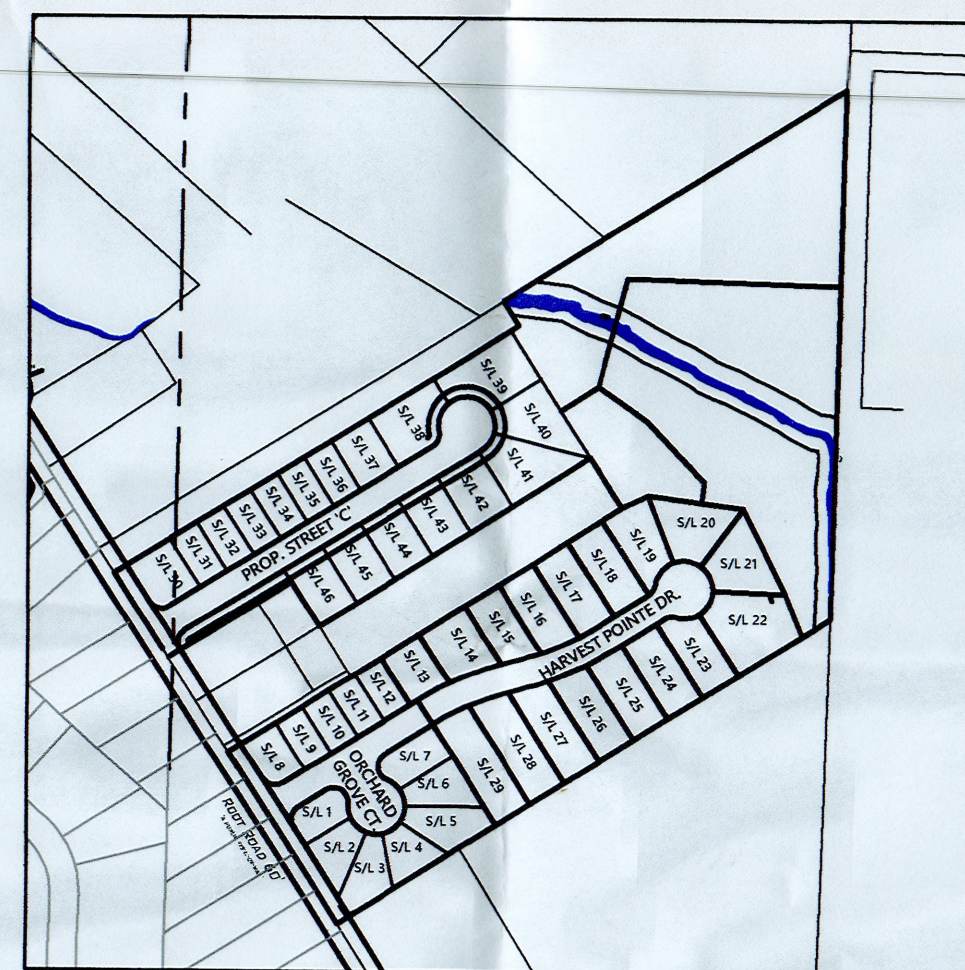
Comments received after the deadline will be distributed to the Members the night of the meeting.

AMENDED PRELIMINARY PLANS FOR HARVEST POINTE SUBDIVISION PHASE 1, 2, & 3 CITY OF NORTH RIDGEVILLE-LORAIN COUNTY - OHIO

DESIGNED BY:



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com



SITE MAP
N.T.S.

DEVELOPED BY:

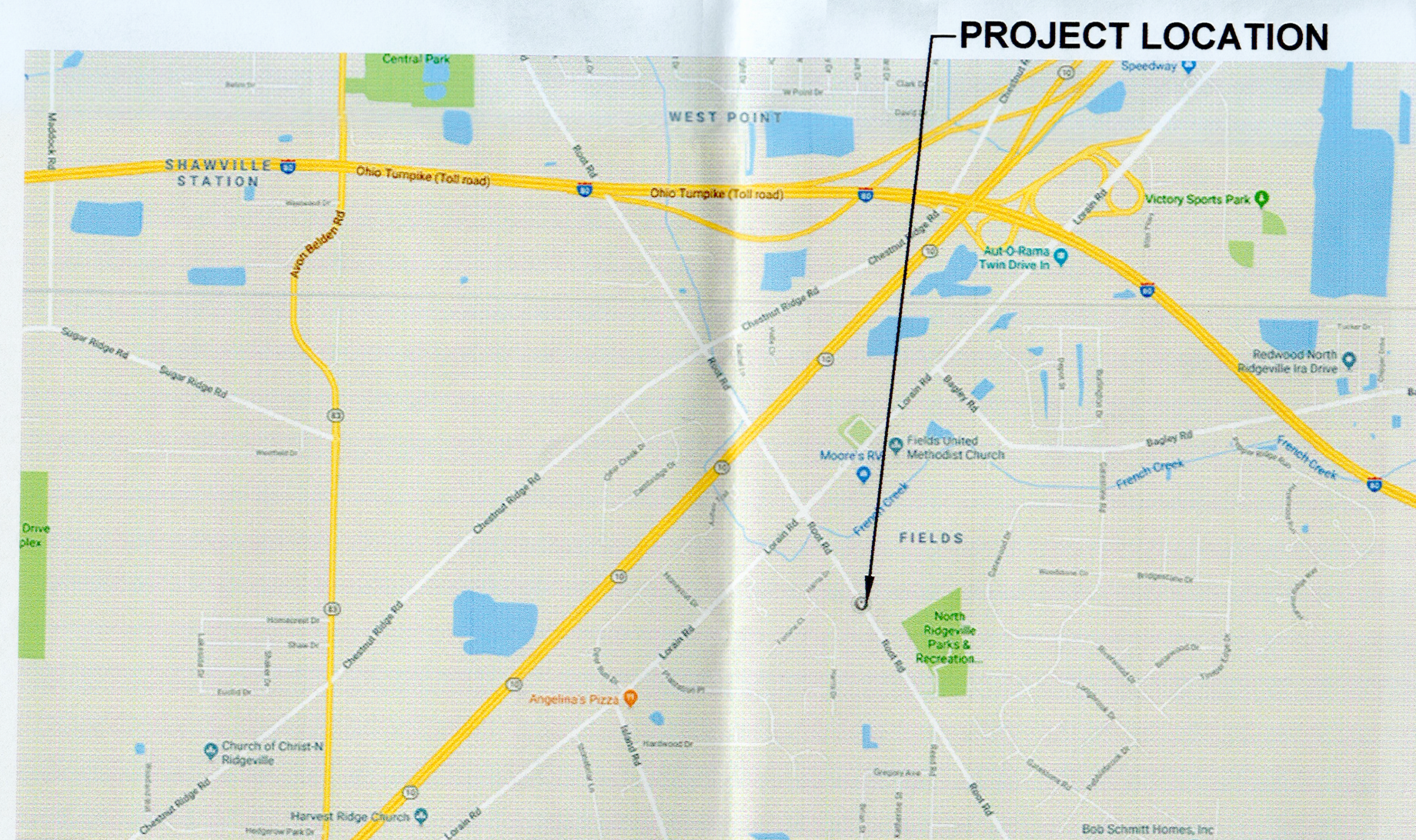
ROOT DEVELOPMENT AND CONSTRUCTION LLC.
36097 WESTMINSTER AVENUE
NORTH RIDGEVILLE, OHIO 44039
PHONE: 440-353-2822
CONTACT: RYAN SCHULTHEISS

DRAWING INDEX

DESCRIPTION

TITLE SHEET	1
EXISTING CONDITIONS	2
PRELIMINARY PLAT	3
PRELIMINARY PLAN	4

SHEET NO.



VICINITY MAP
N.T.S.

SUMMARY OF TRIP GENERATIONS AS FOLLOWS:

	AM PEAK HOUR	PM PEAK HOUR	AVG. WEEKDAY 2-WAY VOLUME
PHASE 1/2	22	29	278
PHASE 3	13	17	163

TITLE SHEET

CONTRACT No.

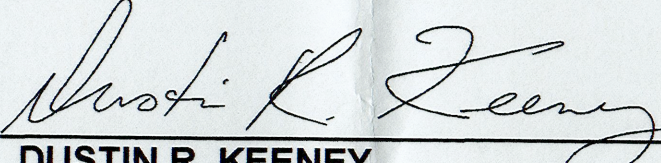
18175

SHEET

OF

01

04


DUSTIN R. KEENEY
6/14/21
P.E. #65515



RECEIVED
JUN 18 2021

*NOTE:
SANITARY MANHOLES
SHOWN ARE APPROXIMATE
LOCATION PER NORTH
RIDGEVILLE GIS AND TO BE
LOCATED PER SURVEY.

NOTE:
ANYONE USING ELEVATIONS ASSOCIATED WITH
THIS PLAN SHALL UTILIZE & CHECK INTO BOTH
BENCHMARKS FOR VERTICAL CONTROL. POLARIS
SHALL BE NOTIFIED IMMEDIATELY OF ANY
IRREGULARITIES.

00-014-105-035
C. & Phyllis J. Moore
R-1 - Residential District

7-00-014-105-034
Diane J. Schroeder &
Diane Dechant
R-1 - Residential District

00-014-105-033
M. & Gloria J. Stepp
R-1 - Residential District

PPN 07-00-014-105-032
Arthur K. & Charlotte A. Kline
Zoning: R-1 - Residential District

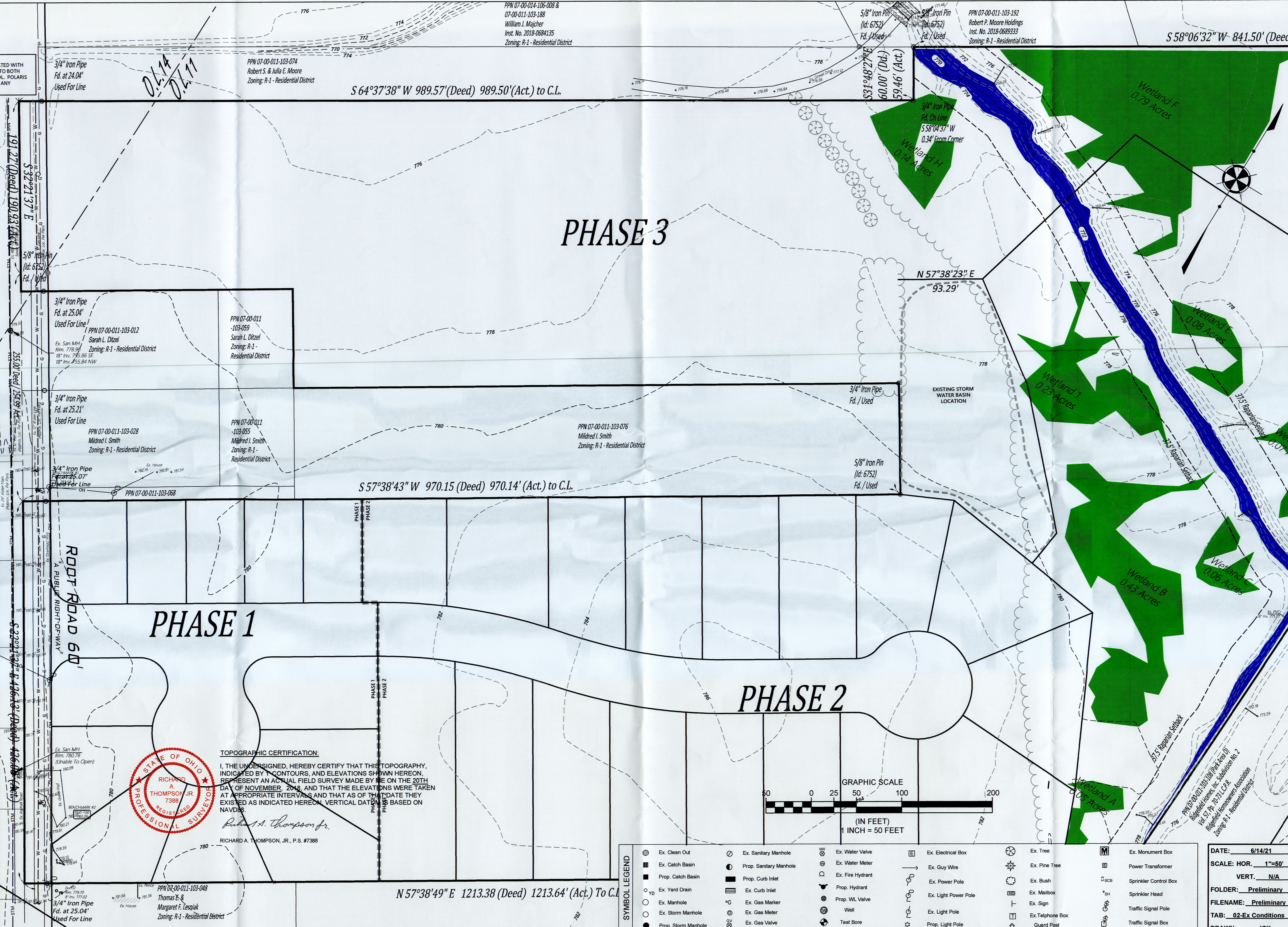
PPN 07-00-011-104-011
Catherine L. Rosbough
Zoning: R-1 - Residential District

PPN 07-00-011-104-009
Michael G. & Maureen E. Krulichuk
Zoning: R-1 - Residential District

PPN 07-00-011-104-008
Sarah J. Stacey
Zoning: R-1 - Residential District

PPN 07-00-011-104-007
Gerald Simon
Zoning: R-1 - Residential District

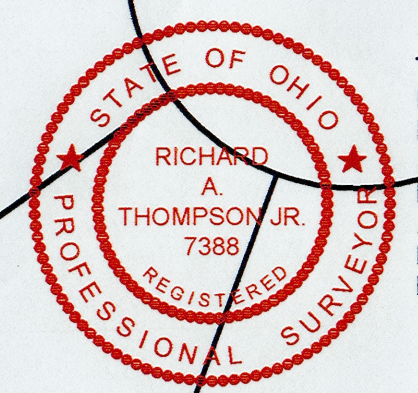
PPN 07-00-011-104-002
Dana & Julie Gunn
Zoning: R-1 - Residential District



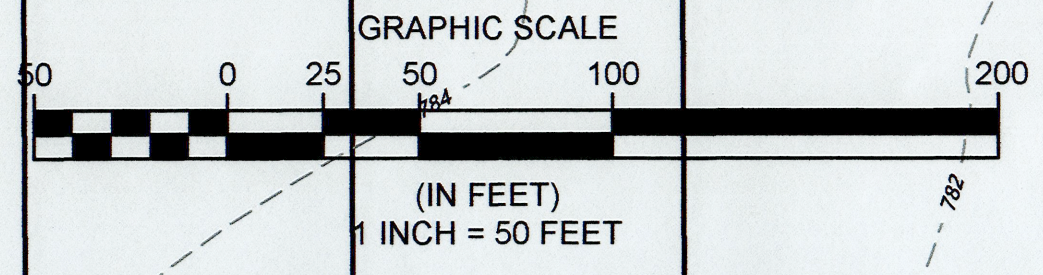
PHASE 1

PHASE 3

PHASE 2



TOPOGRAPHIC CERTIFICATION:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY,
INDICATED BY CONTOURS, AND ELEVATIONS SHOWN HEREON,
REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 20TH
DAY OF NOVEMBER, 2014, AND THAT THE ELEVATIONS WERE TAKEN
AT APPROPRIATE INTERVALS AND THAT AS OF THE DATE THEY
EXISTED AS INDICATED HEREON. VERTICAL DATUM BASED ON
NAVD83.
Richard A. Thompson, Jr.
RICHARD A. THOMPSON, JR., P.S. #7388



SYMBOL LEGEND	Ex. Clean Out	Ex. Sanitary Manhole	Ex. Water Valve	Ex. Electrical Box	Ex. Tree
Ex. Catch Basin	Prop. Sanitary Manhole	Ex. Water Meter	Ex. Guy Wire	Ex. Pine Tree	Ex. Monument Box
Prop. Catch Basin	Prop. Curb Inlet	Ex. Fire Hydrant	Ex. Power Pole	Ex. Bush	Power Transformer
Ex. Yard Drain	Ex. Gas Marker	Prop. Hydrant	Ex. Light Power Pole	Ex. Mailbox	Sprinkler Control Box
Ex. Manhole	Ex. Gas Meter	Prop. WL Valve	Ex. Light Pole	Ex. Sign	Sprinkler Head
Ex. Storm Manhole	Ex. Gas Valve	Well	Prop. Light Pole	Ex. Telephone Box	Traffic Signal Pole
Prop. Storm Manhole		Test Bore		Guard Post	Traffic Signal Box

DATE: 6/14/21
SCALE: HOR. 1"=50'
VERT. N/A
FOLDER: Preliminary
FILENAME: Preliminary
TAB: 02-Ex Conditions
DRAWN: JCK

**HARVEST POINTE
SUBDIVISION
AMENDED PRELIM. PLANS**
CITY OF N. RIDGEVILLE - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

EXISTING CONDITIONS

CONTRACT No.
18175

SHEET	OF
02	04



TOPOGRAPHIC CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 1' CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 20TH DAY OF NOVEMBER, 2018, AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON. VERTICAL DATUM IS BASED ON NAVD88.

Richard A. Thompson Jr.

RICHARD A. THOMPSON, JR., P.S. #7388

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	47.12'	30.00'	30.00'	42.43°	S77°21'27"W
C2	47.13'	30.00'	30.00'	42.43°	S12°38'33"W
C3	66.46'	30.00'	60.09'	53.68°	N58°53'14"W
C4	30.57'	60.00'	15.63'	30.24°	S10°01'00"E
C5	45.43'	60.00'	23.87'	44.36°	S46°18'24"E
C6	35.49'	60.00'	18.28'	34.88°	S84°56'48"E
C7	46.47'	60.00'	24.47'	45.32°	N55°55'07"E
C8	35.38'	60.00'	18.22'	34.87°	N16°50'21"E
C9	36.91'	60.00'	19.06'	36.33°	N17°40'31"W
C10	35.60'	60.00'	18.34'	35.08°	N57°17'39"W
C11	66.46'	30.00'	60.09'	53.68°	S05°49'19"E
C12	92.12'	609.29'	46.15'	92.03°	N61°58'37"E
C13	99.81'	609.29'	50.02'	99.70°	N77°00'04"E
C14	198.05'	579.29'	100.00'	197.09°	N67°26'22"E
C15	85.34'	549.29'	42.76'	85.26°	N62°05'47"E
C16	87.50'	549.29'	43.84'	87.40°	N71°06'38"E
C17	16.37'	609.29'	8.19'	16.37°	N76°27'49"E
C18	14.95'	549.29'	7.48'	14.95°	N75°27'15"E
C19	72.29'	549.29'	36.20'	72.24°	N72°17'48"E
C20	85.83'	549.29'	43.00'	85.75°	N65°13'00"E
C21	73.79'	609.29'	36.94'	73.74°	N73°45'51"E
C22	86.04'	609.29'	43.09'	85.97°	N66°14'58"E
C23	48.48'	609.29'	24.35'	48.46°	N59°55'29"E
C24	198.05'	579.29'	100.00'	197.09°	N67°26'22"E
C25	29.67'	549.29'	14.84'	29.66°	N59°11'34"E
C26	25.23'	30.00'	13.42'	24.49°	N33°33'02"E
C27	62.40'	60.00'	34.35'	60.62°	N39°14'35"E
C28	59.22'	60.00'	32.27'	58.84°	N82°41'04"W
C29	59.22'	60.00'	32.27'	58.84°	N26°08'13"W
C30	58.13'	60.00'	31.57'	55.88°	N29°53'28"E
C31	50.46'	60.00'	26.83'	48.99°	N81°44'25"E
C32	25.23'	30.00'	13.42'	24.49°	N61°44'25"E

	REQUIRED:	PROVIDED:		REQUIRED:	PROVIDED:
	CLUSTER AREA BUILDING SPACING: 15' FROM ANY COMMON OPEN SPACE AREA 35' FEET FROM A DETACHED SINGLE-FAMILY SIDE AND REAR PROPERTY LINE	YES		CORNER LOTS MINIMUM 95 FEET AT FRONT BUILDING SETBACK LINE.	YES
	LOT AREA MINIMUM LOT AREA DETACHED SINGLE-FAMILY: 12,800 SQUARE FEET.	YES		FRONT YARD DEPTH DETACHED SINGLE-FAMILY	30-40 FEET / 35 FEET AVERAGE
LOT WIDTH	80-100 FEET / 85 FEET AVERAGE	92 FEET AVERAGE		CLUSTER SINGLE-FAMILY MIN. 22 FEET FROM THE NEAREST EDGE OF THE STREET OR THE SIDEWALK PAVEMENT.	35 FEET AVERAGE
				SIDE YARD AND BUILDING SPACING DETACHED SINGLE-FAMILY 5 FEET MIN. 15 FEET BETWEEN ADJACENT DWELLINGS	YES
				REAR YARD DETACHED SINGLE-FAMILY 30 FEET FEET MIN.	YES

SITE DEVELOPMENT DATA:

CURRENT ZONING: R-1

PROPOSED CLASSIFICATION: SINGLE FAMILY DETACHED AND CLUSTER DEVELOPMENT PER CITY OF NORTH RIDGEVILLE ORDINANCES CHAPTER 1282

PPN 07-00-011-103-090

Robert S. & Julia E. Moore

Inst. No. 2003-0892624

Zoning: R-1 - Residential District

5/8" Iron Pin

(Id. 6752)

Fd./Used



HARVEST POINTE
SUBDIVISION
AMENDED PRELIM. PLANS

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com



AMENDED
PRELIMINARY PLAT

DATE: 6/14/21

SCALE: HOR. 1"=80'

VERT. N/A

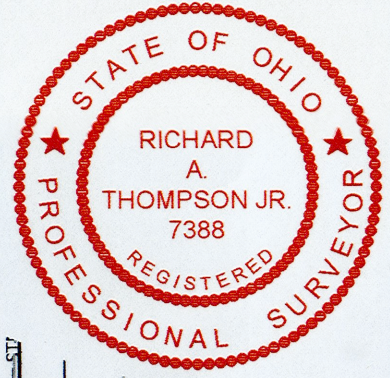
FOLDER: Preliminary

FILENAME: 18175 Preliminary

TAB: 03-Prelim. Plat

DRAWN: JCK

REV. No.	DATE	BY	CONTRACT No.
			18175
			SHEET OF
			03 04



TOPOGRAPHIC CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 1' CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 20TH DAY OF NOVEMBER, 2018, AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON. VERTICAL DATUM IS BASED ON NAVD88.

Richard A. Thompson, Jr.

RICHARD A. THOMPSON, JR., P.S. #7388

PPN 07-00-011-103-014

Robert S. & Julia E. Moore

Zoning: R-1 - Residential District

Ex. Clean Out	Ex. Sanitary Manhole	Ex. Water Valve	Ex. Electrical Box	Ex. Tree	Ex. Monument Box
Ex. Catch Basin	Prop. Sanitary Manhole	Ex. Water Meter	Ex. Guy Wire	Ex. Pine Tree	Power Transformer
Prop. Catch Basin	Ex. Curb Inlet	Ex. Fire Hydrant	Ex. Power Pole	Ex. Bush	Sprinkler Control Box
Ex. Yard Drain	Prop. Curb Inlet	Prop. Hydrant	Ex. Light Power Pole	Ex. Mailbox	Sprinkler Head
Ex. Manhole	Ex. Gas Marker	Prop. W/V Valve	Ex. Light Pole	Ex. Sign	Traffic Signal Pole
Ex. Storm Manhole	Ex. Gas Meter	Well	Ex. Light Pole	Ex. Telephone Box	Traffic Signal Box
Prop. Storm Manhole	Ex. Gas Valve	Test Bore	Prop. Light Pole	Guard Post	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 INCH = 50 FEET

O.U.P.S. REFERENCE

A-834-002-012

2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1

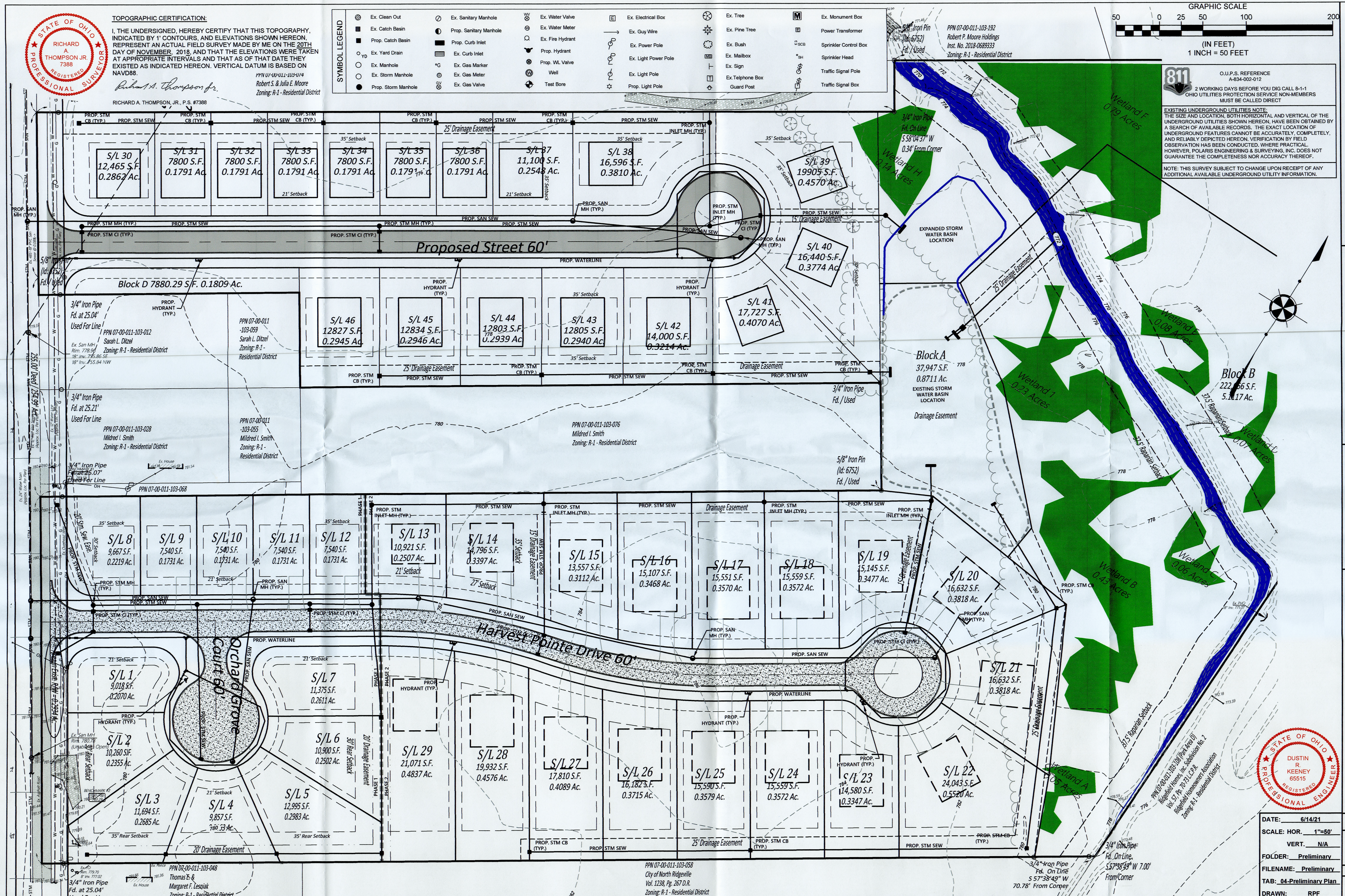
OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS

MUST BE CALLED DIRECT

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED HEREON. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED, WHERE PRACTICAL. HOWEVER, POLARIS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

NOTE: THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.



HARVEST POINTE
SUBDIVISION
AMENDED PRELIM. PLANS

CITY OF N. RIDGEVILLE - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD, SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com



PRELIMINARY PLAN



DATE:	6/14/21
SCALE: HOR.	1"=50'
VERT.	N/A
FOLDER:	Preliminary
FILENAME:	Preliminary
TAB:	04-Preliminary Plan
DRAWN:	RPF

CONTRACT No.	18175
SHEET	OF
04	04

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Chris Young, Automotive Experts and Tires LLC Race Road, North Ridgeville, Ohio 44039
Name of Owner:	Chris Young 6054 Stoney Ridge Road, North Ridgeville, Ohio 44039
Date of Planning Commission Meeting:	Tuesday, July 13, 2021
Date to Return to Deputy Clerk of Council:	Thursday, July 01, 2021
Regarding:	Construction of an auto repair facility on vacant land Permanent Parcel No. 07-00-039-000-078

Recommendations:

Please make sure you are compliant to the Ohio Fire Code Rule 23 Motor Fuel-Dispensing Facilities and Repair Garages with regards to flammable and combustible liquids.

2311.2 Storage and use of flammable and combustible liquids. The storage and use of flammable and combustible liquids in repair garages shall comply with the Ohio Fire Code Rule 57 Flammable and Combustible Liquids.

2311.2.2 Waste oil, motor oil, and other Class 111B Liquids. These types of liquids shall be stored in tanks or containers approved in accordance with Rule 57 of the Ohio Fire Code, which are allowed to be stored and dispensed from inside repair garages.

2311.2.2.1 Tank Location. Tanks storing Class 111B liquids in repair garages are allowed to be located at, below or above grade, provided that adequate drainage or containment is provided.

In short, please make sure you are submitting how you will be handling the flammable and combustible liquids.

If you have any questions, please reach out.

Asst Chief Mike Uhnak
Fire Prevention
440-653-6362

(Use additional sheets if necessary.)

Department Head Signature:  Title: Assistant Fire Chief

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Chris Young, Automotive Experts and Tires LLC Race Road, North Ridgeville, Ohio 44039
Name of Owner:	Chris Young 6054 Stoney Ridge Road, North Ridgeville, Ohio 44039
Date of Planning Commission Meeting:	Tuesday, July 13, 2021
Date to Return to Deputy Clerk of Council:	Thursday, July 01, 2021
Regarding:	Construction of an auto repair facility on vacant land Permanent Parcel No. 07-00-039-000-078

Recommendations:

1. Detailed improvement plans and stormwater managment calculations for this commercial development must be submitted to the Engineering Department for reveiw and approval.
2. Developers/Owners must follow all City of North Ridgeville codified ordinances and current policies set forth by the Engineering Department.

(Use additional sheets if necessary.)

Department Head Signature:  Title: City Engineer

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

Engineering Fee Paid: \$ 1125.00
Receipt No.: 170994
☐ Cash ☒ Check - Check No.: 1118
(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ 115.00
Receipt No.: _____
☐ Cash ☒ Check - Check No.: 1119
(See attached for description of fees.)



**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION**

RECEIVED

Received: MAY 24 2021 Date Released to Planning Commission: _____
Date of Planning Commission Meeting: _____ (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: Chris Young PROPERTY OWNER: Chris Young
COMPANY NAME: Automotive Experts + Tires LLC ADDRESS: (Home) 6054 Stoney Ridge Rd.
ADDRESS: (build) Race Road CITY / STATE: N. Ridgeville ZIP: OH
CITY / STATE: N. Ridgeville ZIP: 44039 PHONE NO.: 440-320-5065
PHONE NO.: 440-320-5065 SIGNATURE: [Signature]
SIGNATURE: _____ (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: automotiverepair2010@gmail.com

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the meeting.

LOCATION OF PROPERTY/ADDRESS: Race Road (Vacant Land)
PERMANENT PARCEL NO.: 0700039000078 ZONING OF PROPERTY: B3
ZONING OF ADJACENT PROPERTY TO: NORTH B3 EAST B3 SOUTH B3 WEST B3
DESCRIPTION OF REQUEST: Build an auto repair facility on the Vacant land.

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☐ No ☒

If yes, list dates and nature of each: _____

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name(s), permanent parcel number(s) and mailing address(es). Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

☐ Board of Building & Zoning Appeals Approval Required
☐ Conditions as set forth by the Commission on this date are: _____

Date: _____ Signature: _____

(Presiding Officer at Meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.

TO BE FILLED OUT BY APPLICANT

I, Chris Young
(Print Name)

[Signature]
(Signature)

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant: Chris Young

Owner: Chris Young

Project Address: Race Road Vacant land Parcel # 07000390000
N. Ridgville, OH 44039 -18

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,
ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.

PHONE: 440-329-5207

WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
✓1	George + Christina ASimou 37863 Center Ridge Rd. N. Ridgville OH 44039	0700039000061
✓2	Jarillo Eduardo Narvaez 37907 Center Ridge Rd.	0700039000063
✓3	Berg of Center LLC 37993 Center Ridge Rd.	0700039000032
✓4	Nicholas + Elizabeth Kawalec 7402 Race Rd.	0700039000059
✓5	Azac Properties Ltd. 7410 Race Rd.	0700039000077
✓6	Ridge Minerals LLC Center Ridge Rd Vacant Land	0700039000019
✓7	Edward + Rebecca Hetrick 37772 Center Ridge Rd.	0700034000001
✓8	37775 Property LLC 37775 Center Ridge Rd.	07000340000136
✓9	UYA Holdings LLC 7385 Race Rd.	07000340000137
✓10	Raymond + Melanie Bibb 37846 Center Ridge Rd.	0700039000083

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO Verification By: [Signature]

Date / Time Stamp: _____

BZA / PC Verification By: _____

June 16, 2021

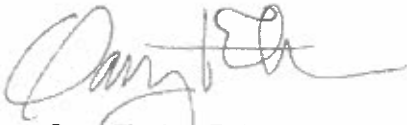
City of North Ridgeville
Attn: Mr. Guy Fursdon
7307 Avon Belden Road
North Ridgeville, Ohio 44039

Re: Auto Repair Expert & Tire

Dear Mr. Fursdon:

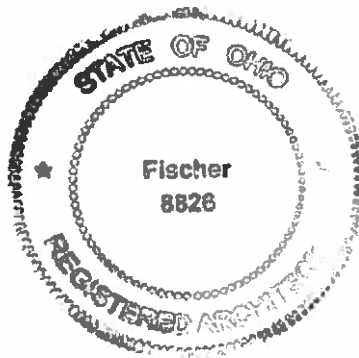
I have authorized the submission of the architectural plans for "Auto Repair Expert & Tire" to Planning Commission for review. Please feel free to call me if you have any questions or need additional information.

Sincerely,



Gary Fischer R.A.
Principal Architect

GF: amf



**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Christopher Young
Name of Owner:	Christopher Young
Date Submitted for Consideration:	5-24-21
Date to Return to Planning Commission:	6-21-21
Regarding: New Commercial Building for Automotive Expert and Tire (Auto Repair Facility) Center Ridge Road and Race Road	

RECOMMENDATIONS:

1. 1268.04 (b) (3) B-3 zoning requires 25 foot side yard when the property abuts a residential district. Property to south is a residential district. 10 foot variance required.
2. 1288.05 B-3 zoning requires a 10 foot buffer strip when the property abuts a residential district. Property to south is a residential district.
3. 1210.06 (a) Applicant to provide information regarding the need for a Traffic Impact Study.
4. 1024.05 Commercial buildings are required to provide city sidewalks. 4 foot wide sidewalks are required along Center Ridge Road and Race Road.
5. 1060.11 (c) All commercial dumpsters shall be adequately enclosed or screened from view.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 **COO**

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 12-13-2005.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter. (Planning Commission By-Laws, Article V, Section 3)
Comments received after the deadline will be distributed to the Members the night of the meeting.

EXPERT AUTO REPAIR

(New Building & Site Work)

P.N. (0700039000078) Race Road
North Ridgeville, Ohio, 44039

BUILDING CODE INFORMATION & NOTES

PROJECT BUILDING	USE GROUP	CONST. TYPE	SQUARE FEET EACH SPACE	MAX. OCC. PER SPACE
WORKING GARAGE	S-1	III-B	5,148	26
BUSINESS	B		1,138	12

A 4" x 6" PLAQUE WITH THE ABOVE INFORMATION SHALL BE POSTED IN TWO PRIMARY ENTRY AREAS IN THE BUILDING.

BUSINESS: ALLOWABLE SQ.FT./# OF STYS./BLDG HT. - (9,000, 2 STORIES, 40FT)
WORK'G. GAR.: ALLOWABLE SQ.FT./# OF STORIES/BLDG HT. -(9,000, 1 STORIES, 40FT)

GOVERNING CODES:
2017 OHIO BUILDING CODE, ICC A117.1-2009, 2017 OHIO PLUMBING CODE, 2017 OHIO MECHANICAL CODE, 2017 NATIONAL ELECTRIC CODE, COMPLY WITH OBC CHAPTER 35 FOR NFPA REQUIREMENTS AND ALL APPLICABLE STATE OF OHIO AND LOCAL CODES.

A. THE ENTIRE PROJECT BUILDING AND SITE WORK IS NEW U.O.N.. REF. ALL DRAWINGS. FIRST FLOOR TOTAL BUILDING SQUARE FOOTAGE IS 6,600 SQ.FT. W/ SEPARATE OCCUPANCY DESIGNATIONS ON BUILDING CODE INFO. ABOVE.

GENERAL NOTES:

THE CONTRACTOR(S) WARRANTS THAT ALL CONSTRUCTION AND INSTALLATION WORK FOR THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF LOCAL, STATE & FEDERAL LAWS AND AUTHORITIES HAVING JURISDICTION.

IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS. ANY VARIATIONS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONTRACT DOCUMENT DRAWINGS SHALL BE PRESENTED TO THE ARCHITECT PRIOR TO SUBMITTING ANY BID. NO EXTRAS OR CONSIDERATIONS WILL BE GIVEN FOR CONFLICTS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS.

ANY SUBSTITUTIONS, CHANGES OR DELETIONS OF MATERIALS, TECHNIQUES OR LOCATIONS SHALL BE PRESENTED TO THE ARCHITECT FOR APPROVAL PRIOR TO SUBMITTING ANY BID/S; OTHERWISE WORK SHALL BE BID AND CONSTRUCTED AS SHOWN IN THE CONTRACT CONSTRUCTION DOCUMENT DRAWINGS.

THE CONTRACT CONSTRUCTION DOCUMENTS ARE INTENDED TO BE EXPLANATORY. SHOULD ANY DISCREPANCIES COME ABOUT, OR ANY MISUNDERSTANDING/S APPEAR AS TO THE IMPORTANCE OF ANYTHING CONTAINED IN THE CONSTRUCTION DOCUMENT DRAWINGS, THE EXPLANATION FROM THE ARCHITECT SHALL BE FINAL AND BINDING UPON THE CONTRACTOR/S.

THE CONTRACT DOCUMENTS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED OR DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL WORK AND MATERIALS NORMALLY REQUIRED PER INDUSTRY STANDARDS TO COMPLETE THE WORK, ALTHOUGH NOT INDICATED SPECIFICALLY, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AS IF SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS. FAILURE TO SHOW OR INDICATE MINUTE DETAILS SHALL NOT WARRANT OMISSION OF NECESSARY WORK FOR THE PROPER COMPLETION OF THE PROJECT.

VISUAL CONTACT WITH THESE CONSTRUCTION DOCUMENT DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REQUIREMENTS & RESTRICTIONS. USE WRITTEN DIMENSIONS ONLY (DO NOT SCALE DRAWINGS) DIMENSIONS INDICATED WITH A (±) MUST BE FIELD VERIFIED.

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS WITH THE STRUCTURAL SYSTEM TO ASSURE PROPER CLEARANCES CAN BE ACHIEVED PRIOR TO FINAL SELECTION AND FABRICATION OF ANY SYSTEMS.

REPORT ALL DISCREPANCIES OR CONFLICTS IN DIMENSIONS, CODE COMPLIANCE AND/OR OTHER TO ARCHITECT PRIOR TO PROCEEDING WITH THE PROJECT WORK OR ORDERING ANY MATERIALS.

IF CONDITIONS AT THE PROJECT JOB SITE ARE DIFFERENT THAN THOSE INDICATED IN THE CONTRACT CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITTEN FORM.

THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ROUGH OPENINGS AND DIMENSIONS IN THE FIELD FOR ALL TRADES.

DO NOT PROCEED WITH CHANGES TO THESE CONSTRUCTION DOCUMENT BASED ON VERBAL INSTRUCTIONS. WRITTEN AUTHORIZATION BY THE ARCHITECT FOR CHANGES MUST BE RECEIVED PRIOR TO MAKING ANY CHANGES AND ORDERING MATERIALS.

IT IS EACH CONTRACTORS RESPONSIBILITY TO CHECK MODEL NUMBERS OF ALL COMPONENTS SPECIFIED FOR THIS PROJECT WITH DESCRIPTION OF PRODUCT FOR CONFORMANCE WITH DESIGN INTENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED PRIOR TO ORDERING OF MATERIALS.

PROVIDE PENETRATIONS, OPENINGS AND SLEEVES FOR MECHANICAL AND ELECTRICAL WORK AS REQUIRED BY THE CONSTRUCTION DOCUMENT DRAWINGS, OR IF NOT SHOWN, FOLLOW APPLICABLE INDUSTRY STANDARD.

DEMOLITION:

PROVIDE ALL SITE DEMOLITION AS INDICATED ON DRAWINGS AND AS REQUIRED TO COMPLETE THE WORK. PROVIDE REQUIRED TEMPORARY BRACING AS REQUIRED.

PROVIDE ALL CUTTING AND PATCHING OF EXISTING SITE AS REQUIRED TO ACCOMMODATE NEW BUILDING AND UTILITY LAYOUT. PATCH, AS REQUIRED AND INDICATED, TO MATCH EXISTING, AFFORD POSITIVE DRAINAGE AWAY FROM BUILDING AND AFFORD ACCESSIBLE TRANSITION/S.

STRUCTURAL NOTES: (GENERAL)

1. THE STRUCTURE IS DESIGNED TO BE AND REMAIN SELF-SUPPORTING AND STABLE AFTER THE INDICATED PROJECT WORK IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDING AND ALL ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, SHEETING, GUYS AND TIE DOWNS WHICH MAY BE NECESSARY. ALL SUCH MATERIAL SHALL REMAIN THE CONTRACTORS PROPERTY AFTER THE PROJECT IS COMPLETED.

2. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE CONSTRUCTION DOCUMENTS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, STRUCTURAL SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.

3. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

DESIGN CRITERIA:

- DEAD LOAD FLOOR - 50 PSF, LIVE LOAD FLOOR - 100 PSF (CONC. SLAB ON GRADE)
- WIND LOAD 115 MPH EXPOSURE B
- GROUND SNOW LOAD - 30 PSF
- SEISMIC - SITE CLASSIFICATION (C) USE GROUP (1) DESIGN (A) (WIND LOAD GOVERNS)

CONCRETE & MASONRY

- CAST IN PLACE CONCRETE TO BE MIN. 4000 PSI STRENGTH.
- ALL REINFORCING SHALL BE A.S.T.M. A-36.
- CONCRETE MASONRY UNITS, (C.M.U.): ASTM C90 (HOLLOW) ASTM C145 (SOLID).
- MORTAR SHALL BE TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1,800 PSI.
- CORE FILL: ASTM C476, COARSE TYPE.

CONCRETE & MASONRY (CONTINUED)

- ALL CONCRETE & MASONRY UNITS AND MORTAR MIX MUST BE MADE UTILIZING DRY BLOCK WATERPROOFING MATERIAL.
- HORIZONTAL JOINT REINFORCING: DURAWALL, MILL GALVANIZED FINISH.
- PROVIDE UNITS OF SIZE/S INDICATED AND IN SPECIAL SHAPES FOR APPLICATION WHERE FORMS, SIZE AND/OR FINISH CANNOT BE PRODUCED FROM STANDARD MATERIAL SHAPES. TYPICAL FOR ALL BRICK MASONRY AND CONCRETE MASONRY UNITS THROUGHOUT.

ROUGH CARPENTRY

- SPECIFICATIONS:
UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
A. NATIONAL DESIGN SPECIFICATION FOR WOOD OR METAL FRAME CONSTRUCTION.
B. U.S. PRODUCT STANDARDS PS-1 FOR CONSTRUCTION & INDUSTRIAL PLYWOOD.
C. APA CONSTRUCTION GUIDE - COMMERCIAL.
- CONNECTIONS:
A. PLYWOOD TO TRUSSES/RAFTERS/JOISTS ROOFS - USE 8D NAILS @ 6" O.C. @ PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS. PLYWOOD TO TRUSSES/JOISTS FLOORS - USE 8D NAILS @ 6" O.C. @ PANEL EDGES AND 6" O.C. @ INTERMEDIATE SUPPORTS.
B. ALL CONNECTIONS OF STRUCTURAL BEAMS, RIDGE MEMBERS & PRE-ENGINEERED TRUSSES SHALL BE MADE UTILIZING HIGH STRENGTH (MIN. 14 GA.) HURRICANE STRENGTH, METAL FRAMING HANGERS/CONNECTORS WITH NAILING AT ALL HOLES.
C. ANY LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE AND/OR MASONRY MUST BE TREATED. ALL FASTENERS MUST BE COMPATIBLE WITH SELECTED WOOD TREATMENT MATERIAL UTILIZED.
D. CORNER BRACING TO BE METAL T STRIP DIAGONAL BRACING, SIMPSON TWB OR EQUAL. LOCATE AT ALL BUILDING CORNERS AND UNINTERRUPTED SPANS OF 8'-0" OR GREATER.
E. ALL EXTERIOR DOOR AND WINDOW OPENINGS SHALL UTILIZE MIN. 3@ 2"x6" HEADER WITH 2@ 2"x6" JAMB BLOCKING EACH END OF OPENING UNLESS OTHERWISE INDICATED. ALL INTERIOR DOOR, DOORWAY, WINDOW AND PASS THRU OPENINGS SHALL UTILIZE MIN. 2@ 2"x8" HEADER WITH 2@ 2"x4" BLOCKING EACH END OF OPENING. TYPICAL UNLESS OTHERWISE INDICATED.
F. ALL SOLID BLOCKING, (S.B.) AT OPENINGS, BEARING POINTS & EXTERIOR CORNERS AS REQUIRED AND/OR INDICATED ON DRAWINGS SHALL BE 3 @ 2"x4" SET ON SOLID BEARING.
G. PROVIDE ALL NECESSARY MISCELLANEOUS BLOCKING AND FRAMING AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT AND ACCESSORIES INCLUDING BUT NOT LIMITED TO DOORS AND HARDWARE, CABINETS, COUNTERS AND RESTROOM ACCESSORIES.
- PRE-ENGINEERED TRUSSES:
A. LIVE LOAD- 25 PSF, DEAD LOAD- 20 PSF, WIND LOAD 115 MPH.
B. PROVIDE VERTICAL X TRUSS BRACING WITH 2"x4"s @ 1/3 PTS., MINIMUM EVERY THIRD TRUSS OR PER SHOP DRAWINGS.
C. CONTRACTOR SHALL SUBMIT SELECTED TRUSS MANUFACTURERS' SHOP DRAWINGS AND ENGINEERING CALCULATIONS TO ARCHITECT AND BUILDING DEPARTMENT, HAVING JURISDICTION, FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND MUST BEAR THE SEAL OF A STATE REGISTERED ENGINEER.

FINISHES

- ALL FINISH MATERIALS AND COLORS, EXTERIOR AND INTERIOR, NOT SPECIFIED SHALL BE SELECTION BY ARCHITECT AND APPROVED BY OWNER.
- ALL WINDOWS ARE SHOWN WITH NOMINAL DESIGNATIONS. COORDINATE W/ ARCHITECT FOR MANUF. AND ACCESSORIES PER OWNERS SELECTION.
- ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED OR ARCHITECT APPROVED EQUIVALENT. ANY SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FINAL SELECTION.

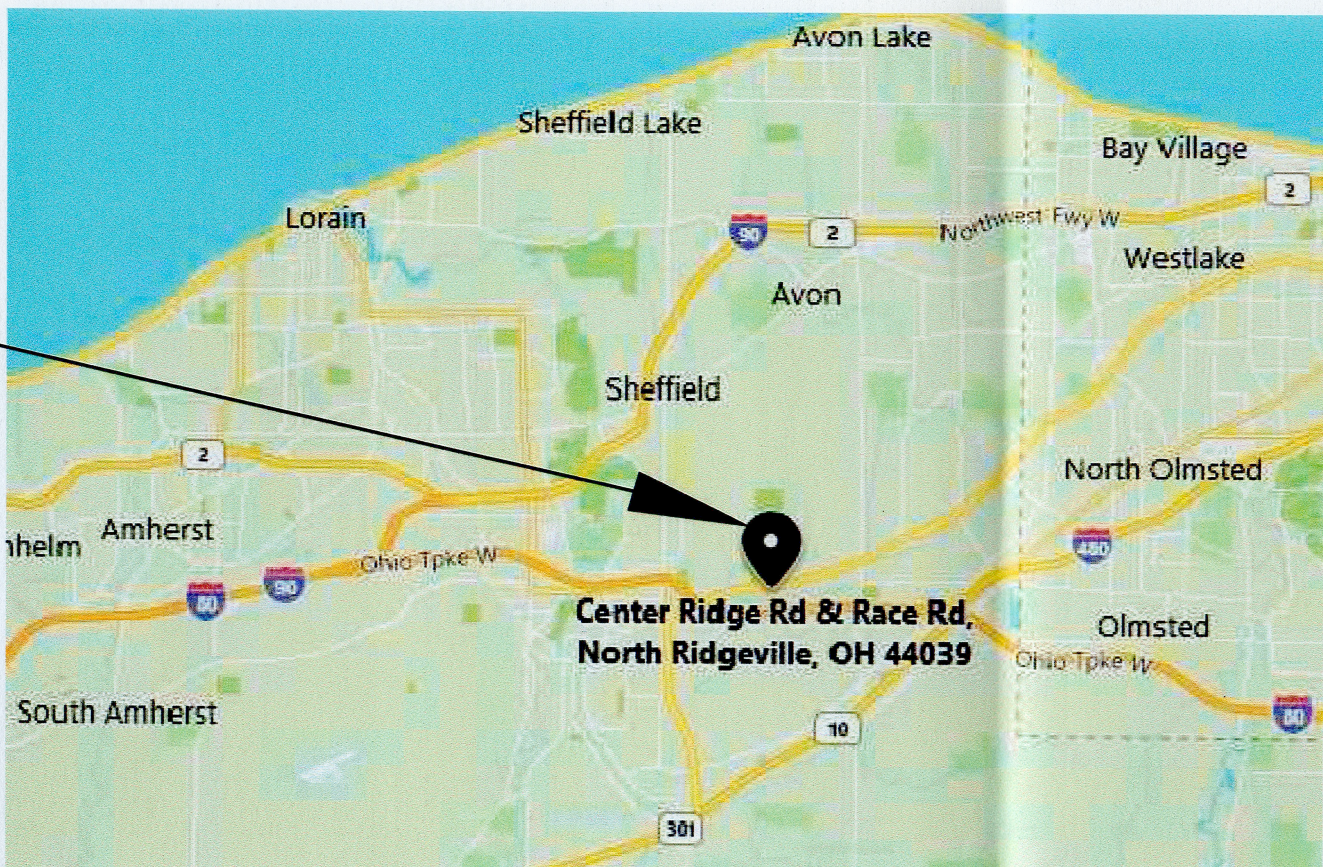
SHOP DRAWINGS

SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION OR FINAL SELECTION FOR THE FOLLOWING ITEMS LISTED BELOW:

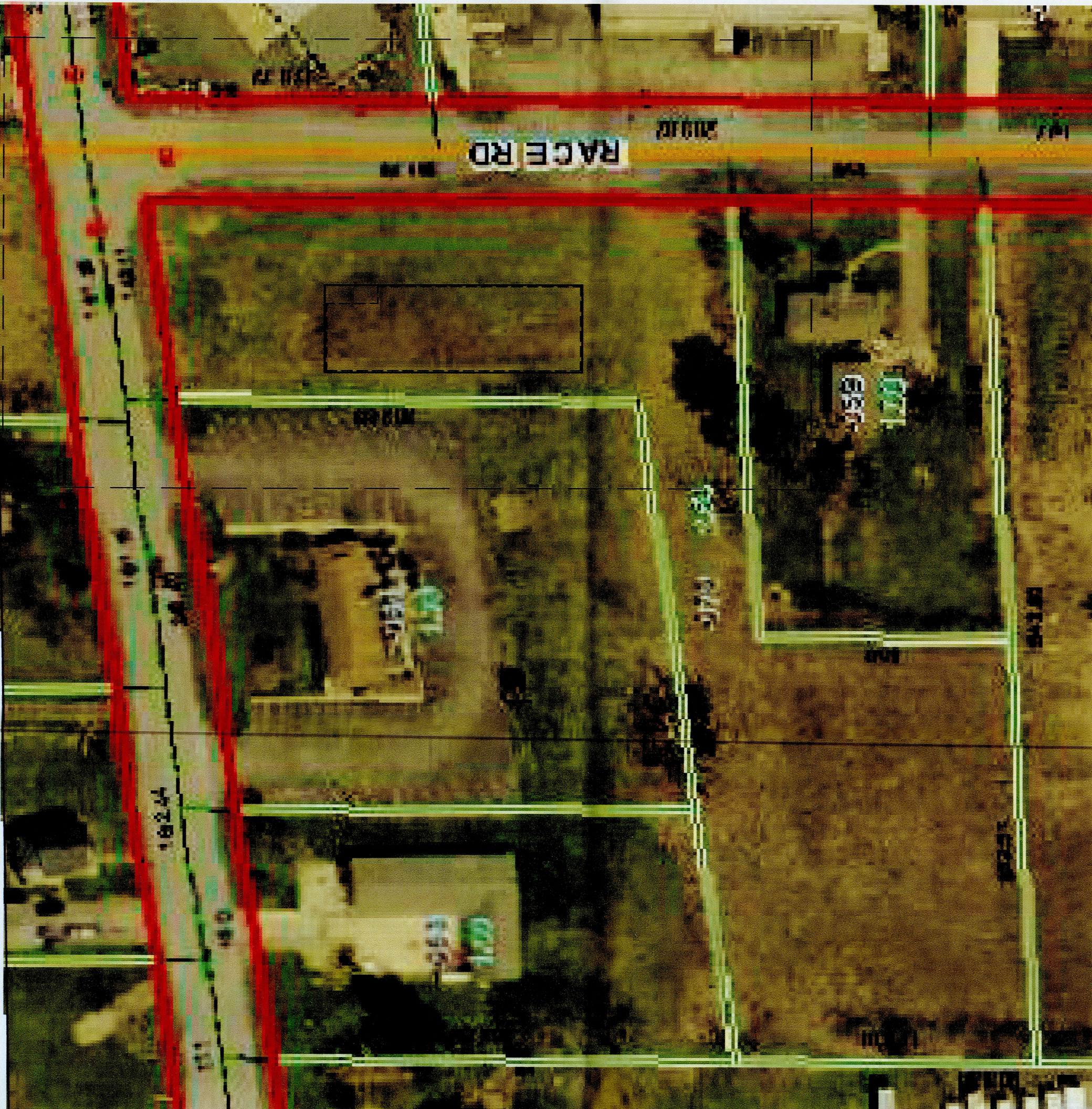
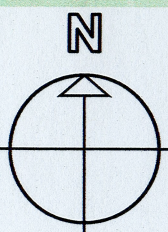
- ROOF TRUSSES
- WINDOWS, DOORS AND HARDWARE
- RESTROOM FIXTURES AND ACCESSORIES.
- CABINETS AND COUNTERS PER OWNERS SELECTION.
- MECHANICAL AND ELECTRICAL FIXTURES & ACCESSORIES.

INDEX TO DRAWINGS	
G-100	COVER SHEET-GENERAL NOTES-SITE PLANS
A-101	FLOOR PLAN-
A-102	ELEVATIONS
A-103	SECTIONS-DETAILS

PROJECT
SITE
LOCATION

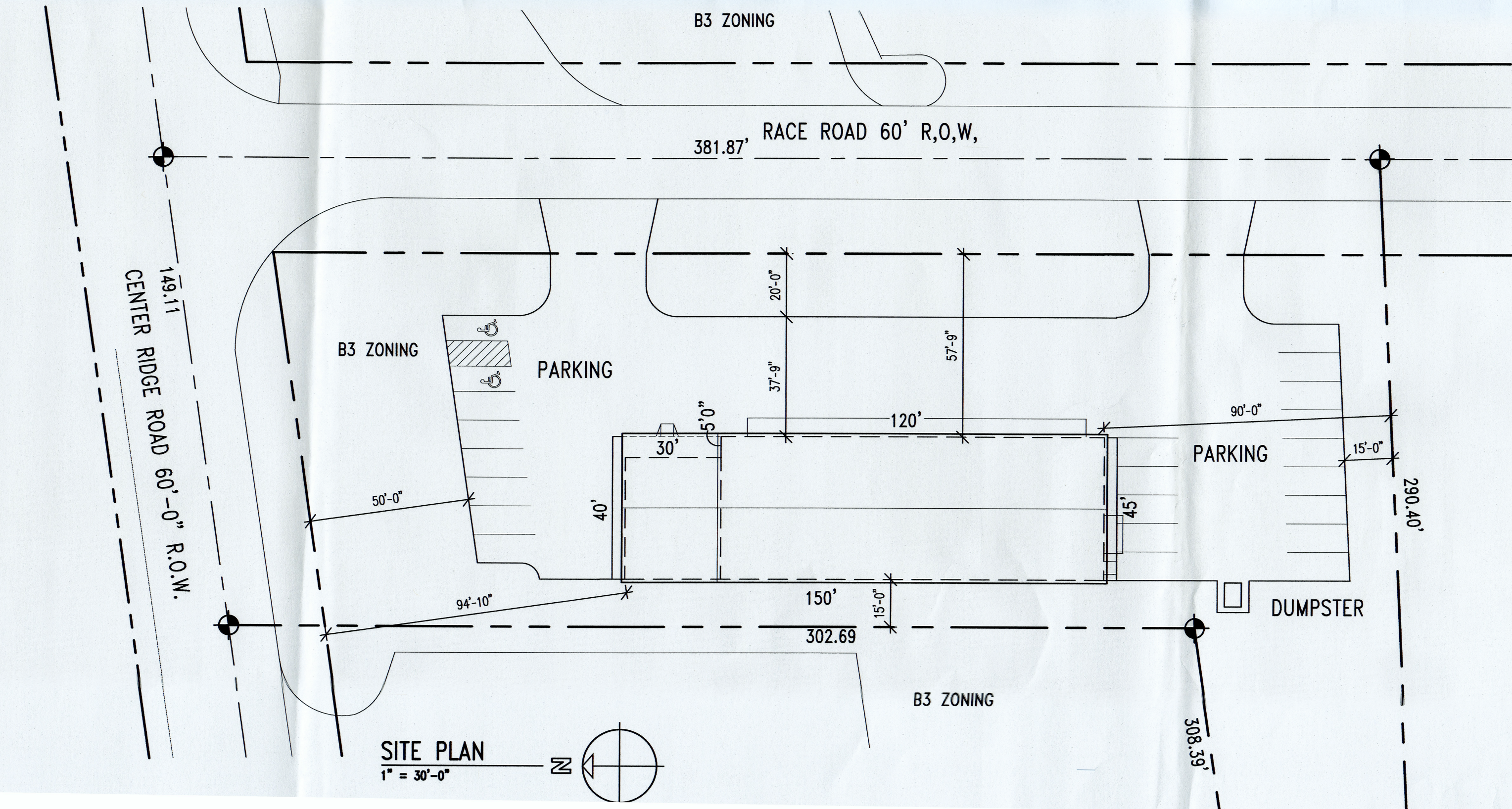
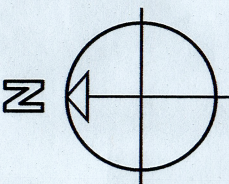


LOCATION MAP
NO SCALE



SITE PLAN NOTES:
SITE PLAN IS DIAGRAMMATICAL, FOR LOCATION PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ACTUAL SURVEY.
COORD. W/ LOCAL UTILITY COMPANIES FOR LOCATION OF ANY UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION. CALL 811 TO COORDINATE.
TIE ALL NEW BUILDING AND SITE UTILITY LINES, SYSTEMS AND FIXTURES TO EXISTING OR PROVIDE NEW SITE UTILITY SYSTEMS AND STREET MAINS. COORDINATE WITH ENGINEERING DRAWINGS, LOCAL RESPECTIVE UTILITY COMPANIES AND CITY OF NORTH RIDGEVILLE FOR REQUIREMENTS.
CONTRACTOR RESPONSIBLE FOR ALL UTILITY COORDINATION AND INSTALLATION.
ALL LANDSCAPING AND LAWNS SHOWN ARE EXISTING AND/OR SCHEMATIC IN NATURE. LAWN AND LANDSCAPING INSTALLATION SHALL BE BY OTHERS FILED UNDER SEPARATE PERMIT. (WHERE APPLICABLE)
CONTRACTOR SHALL PREP. FOR AND PROVIDE ROUGH AND FINISH GRADES W/ MIN. 6" DEPTH OF TOPSOIL. TYP. AT ALL UNPAVED AREAS THROUGHOUT U.O.N..
COORDINATE WITH CIVIL/SURVEY ENGINEER DRAWINGS BY OTHERS FOR ALL SITE RELATED INFO. INCLUDING BUT NOT LIMITED TO PAYING, GRADING & UTILITY CONNECTIONS.

AERIAL SITE LOCATION MAP
1" = 60'-0"



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PROGRESS	05/07/21

Client Name/Project Name/Address

AUTOMOTIVE EXPERT & TIRE

(New Commercial Building & Site Work)

P.N. (0700039000078) Corner of Race Rd. & Center Ridge Rd

North Ridgeville, Ohio 44039

Drawing Name

COVER SHEET-GENERAL NOTES-
SITE PLANS

Fischer Project Number

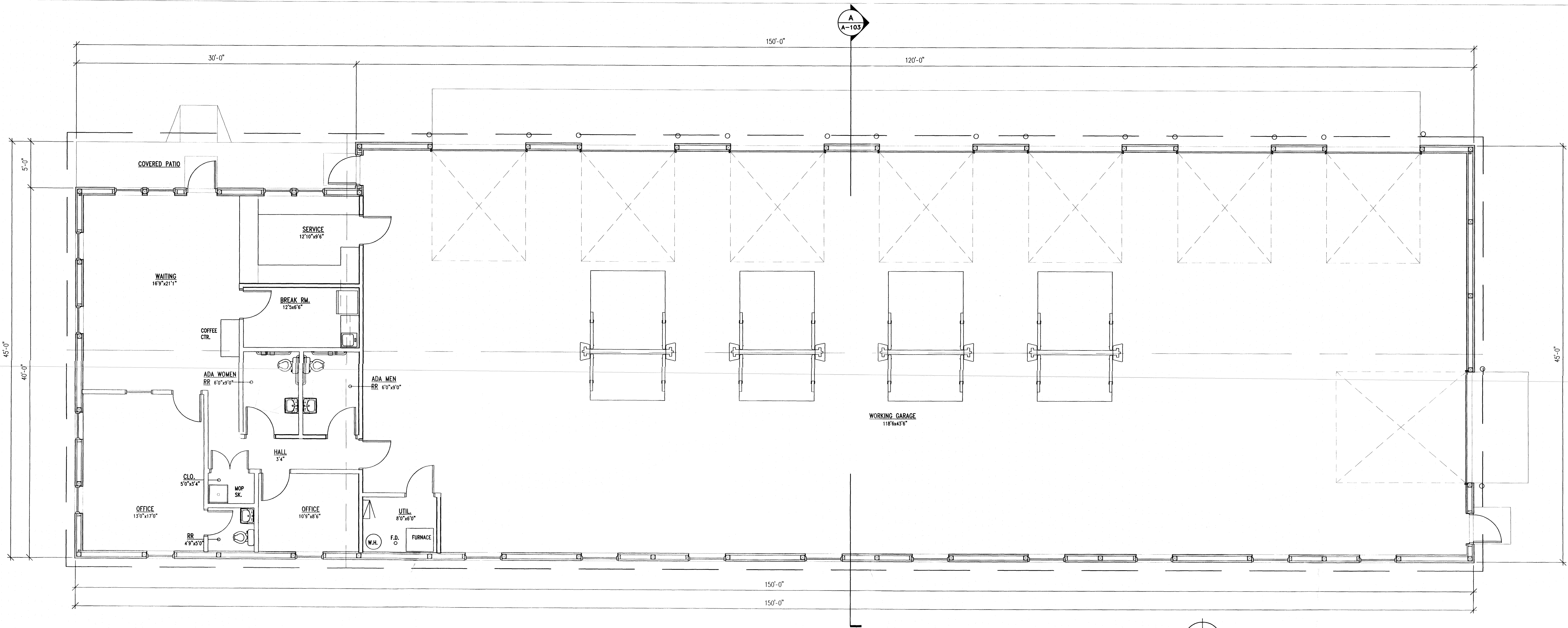
21.023

SHEET #

G-100

Seal

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CONSTRUCTION



FLOOR PLAN
3/16" = 1'-0"

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FLOOR PLAN

Fischer Project Number

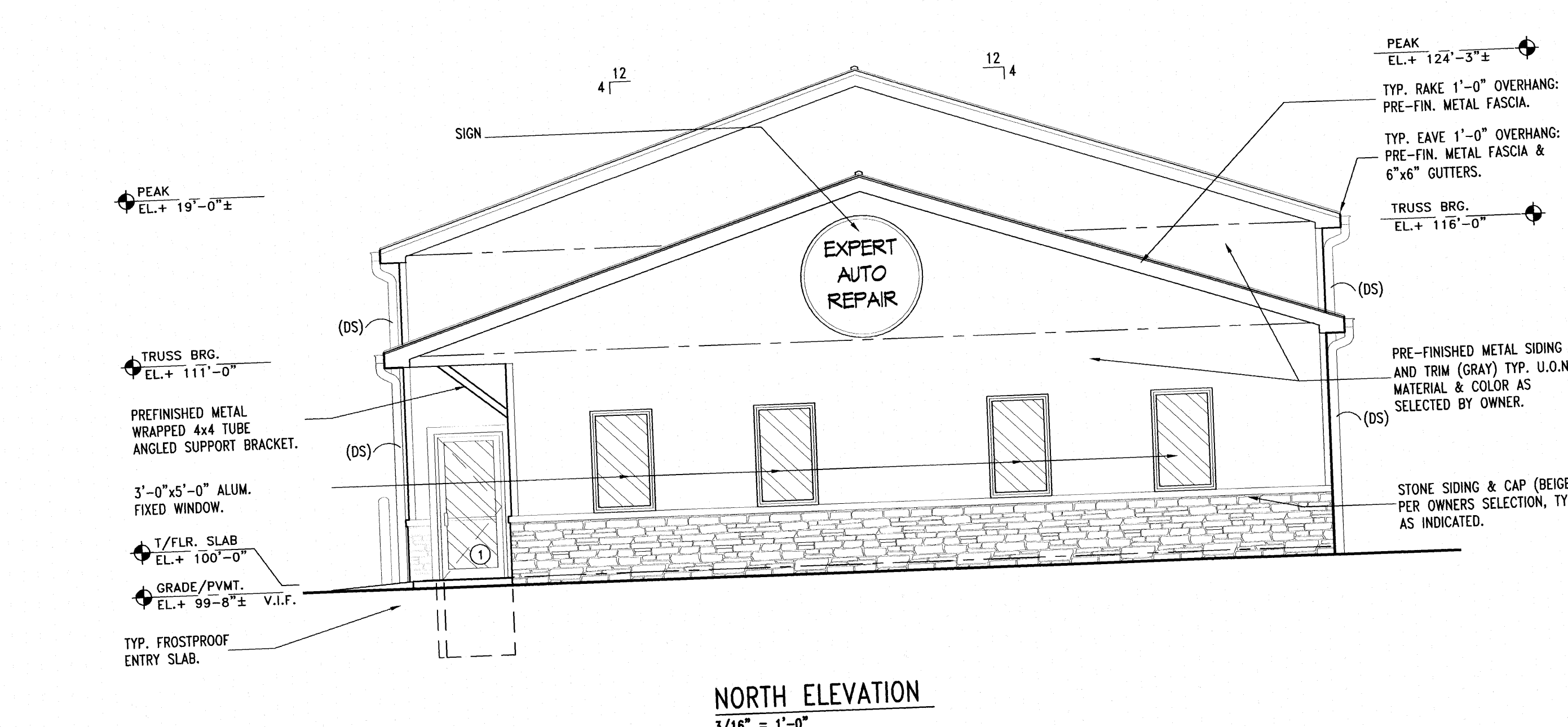
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SHEET #

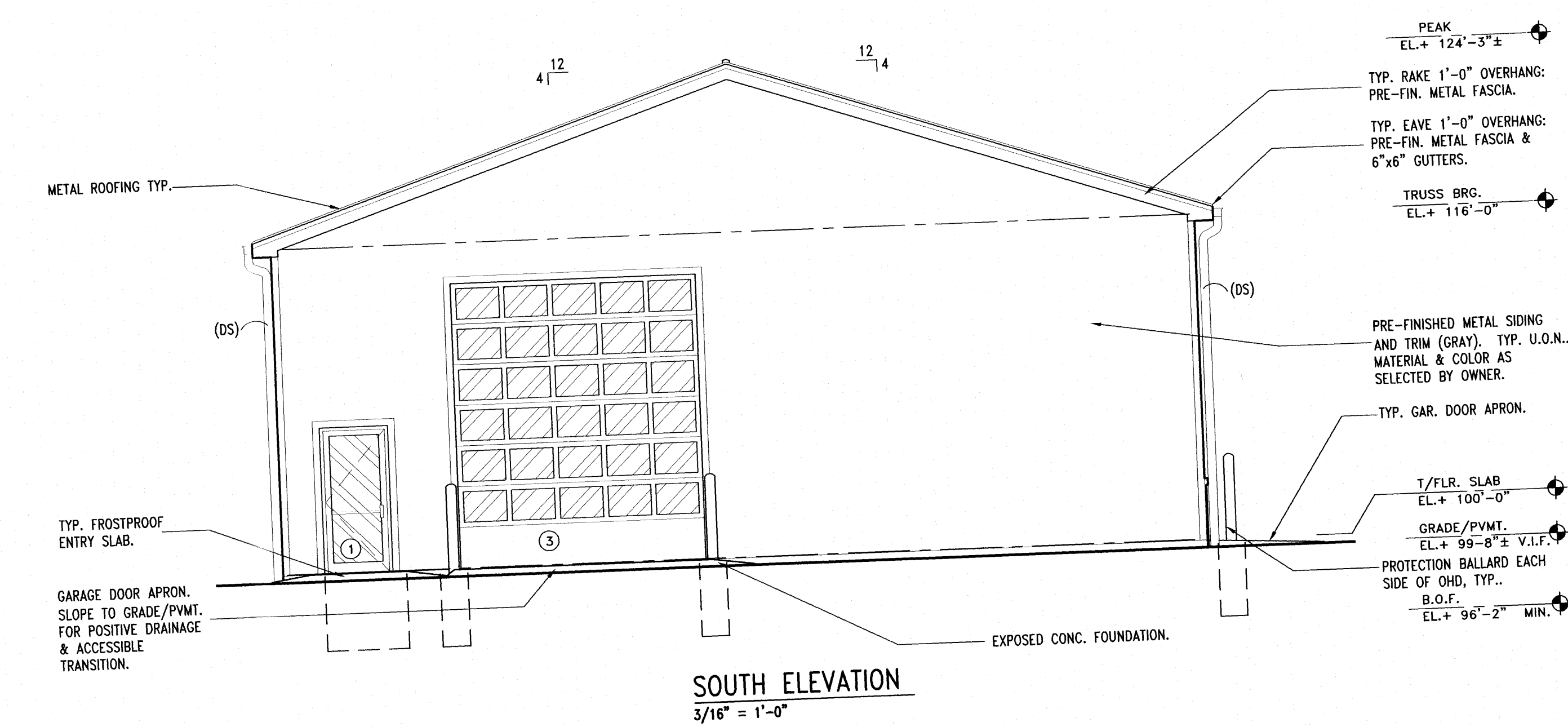
A-101

Seal

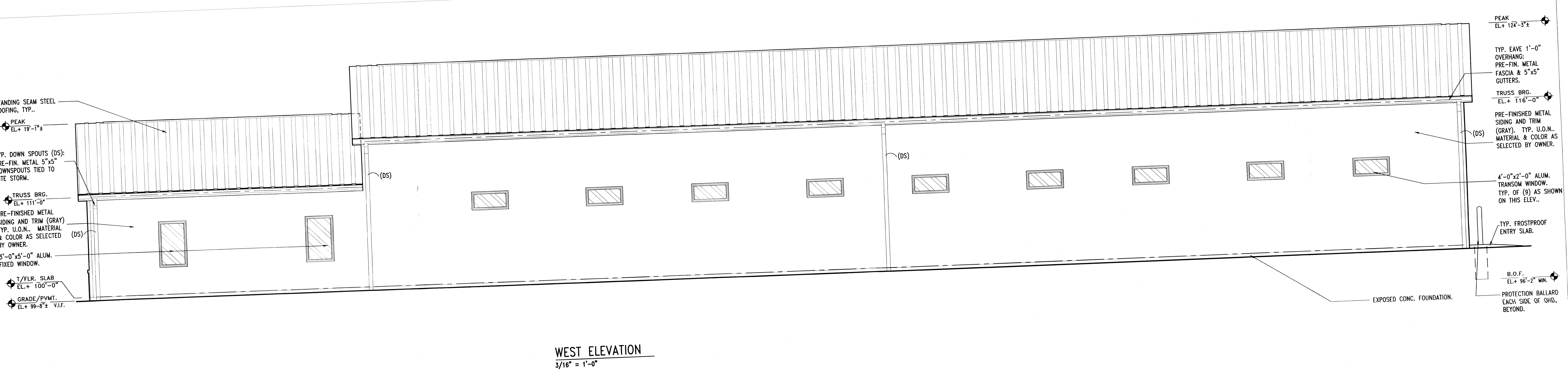
PRELIMINARY
NOT FOR
CONSTRUCTION



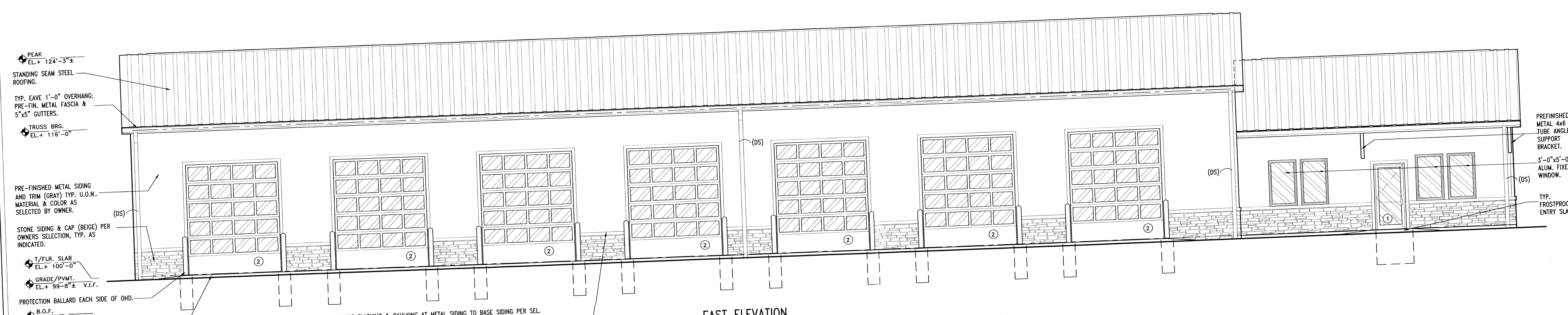
NORTH ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"



EAST ELEVATION

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Drawing Name
ELEVATIONS

Fischer Project Number

21.023

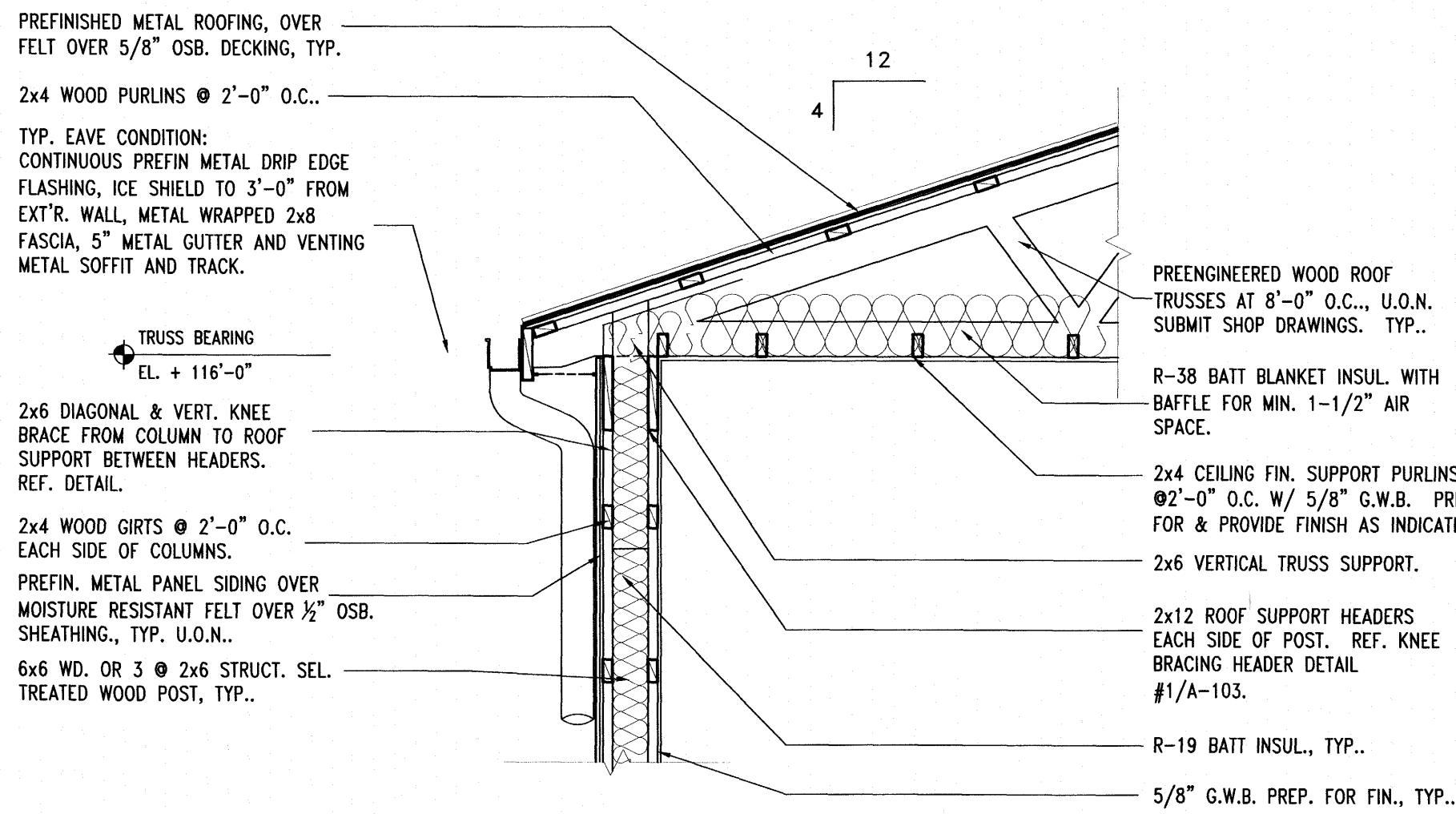
SHEET #

A-102

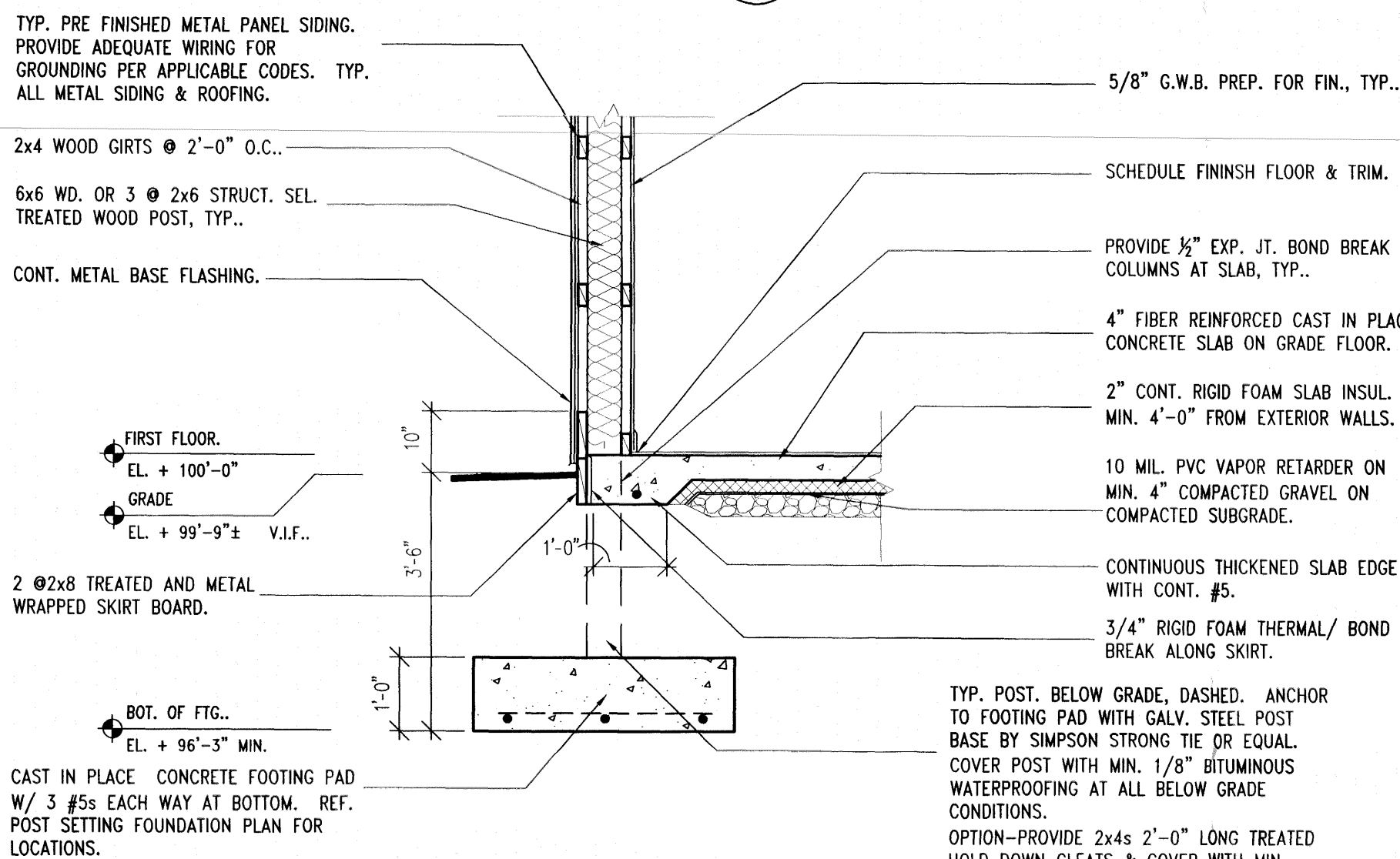
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PRELIMINARY

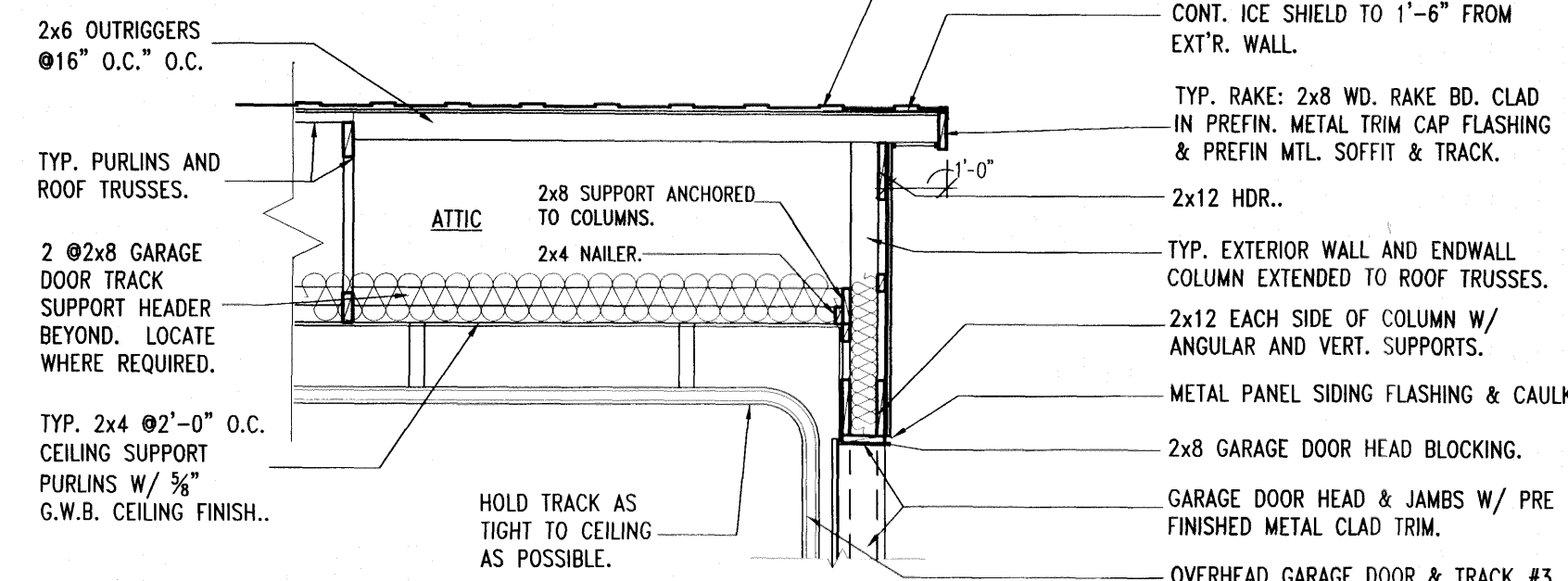
NOT FOR CONSTRUCTION



3 TRUSS BEARING DETAIL
1/2" = 1'-0"

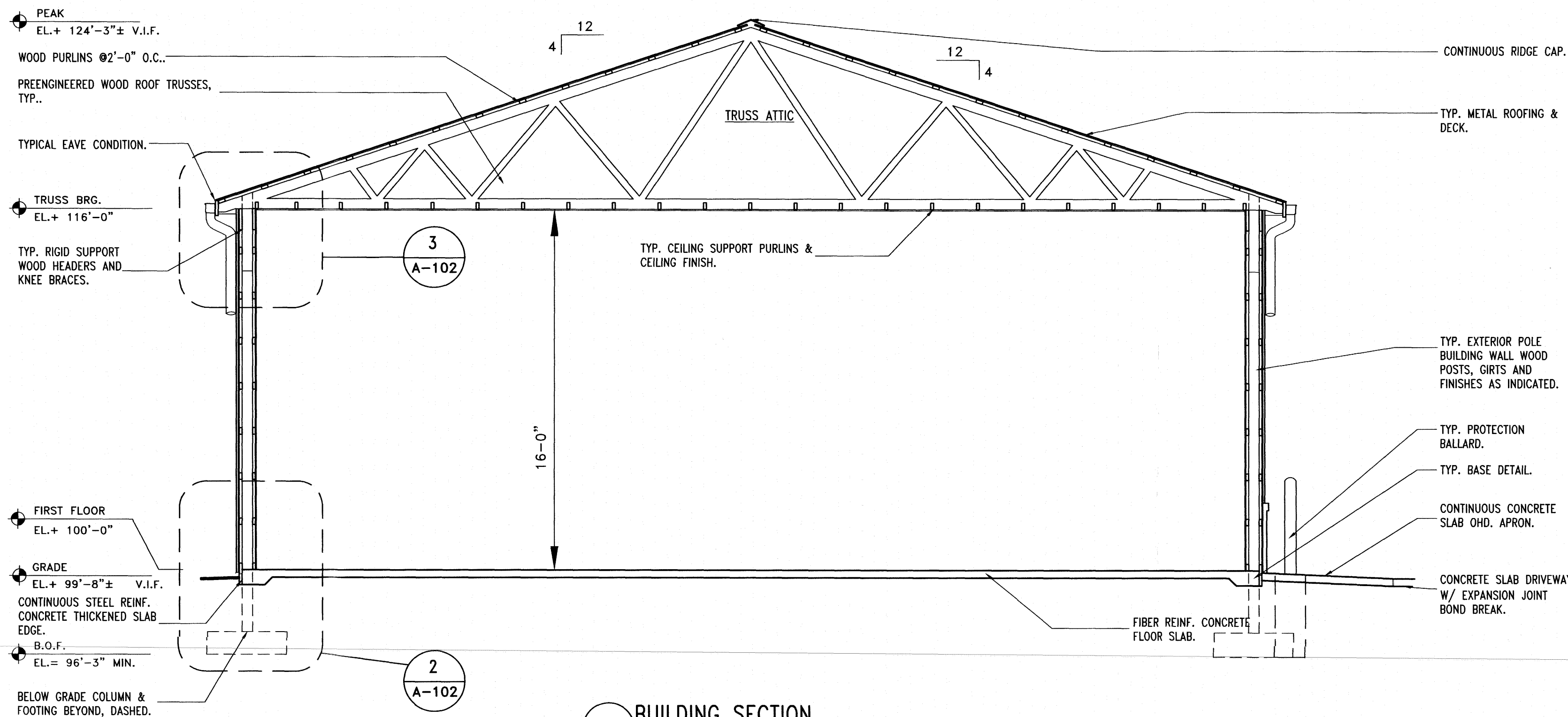


4 BASE DETAIL
1/2" = 1'-0"

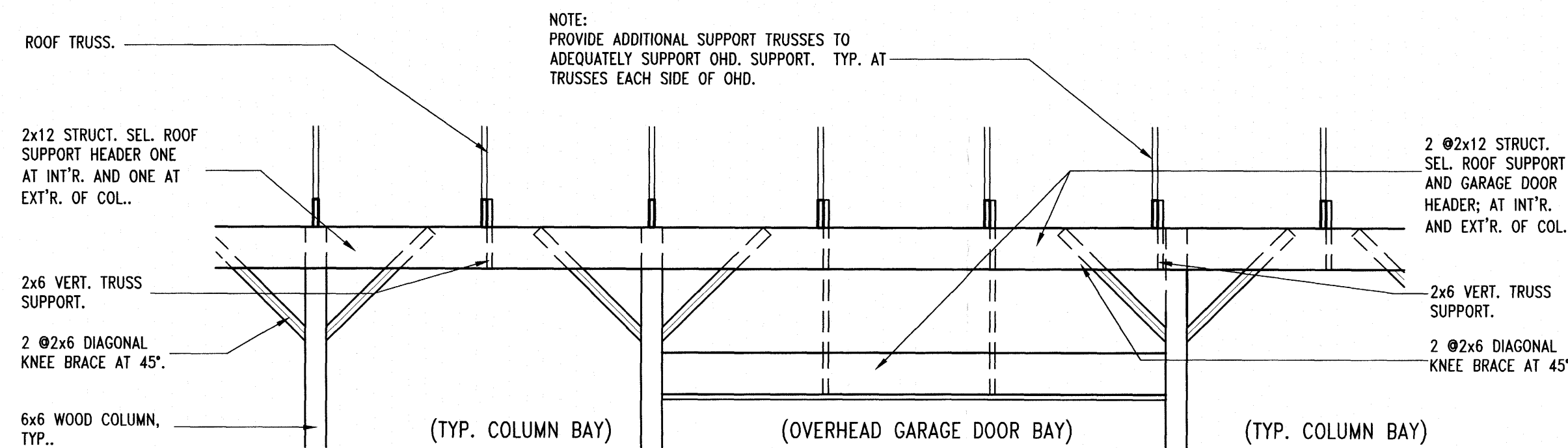


2 OH. DOOR SECTION DETAIL
3/8" = 1'-0"

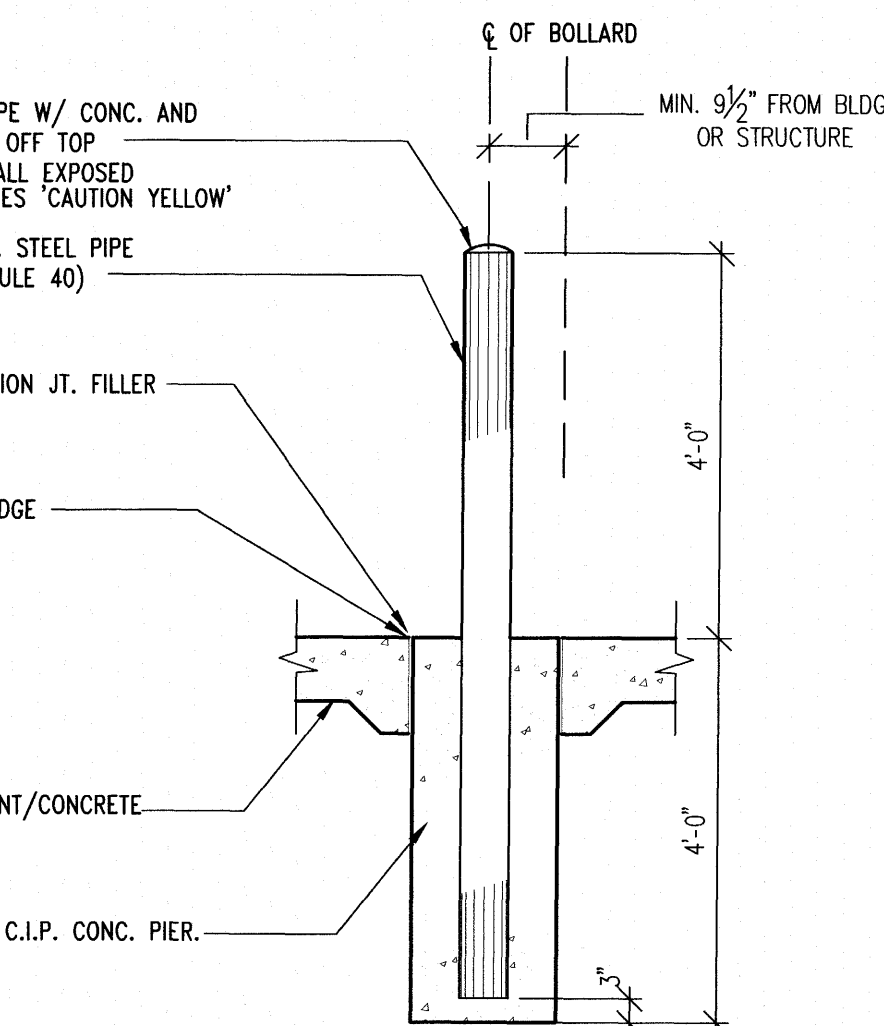
SPECIAL COORDINATION NOTE: GARAGE DOOR BASE DETAILS ARE SAME AS ON GARAGE DOOR SECTION DETAIL. SIDING DETAIL VARY.



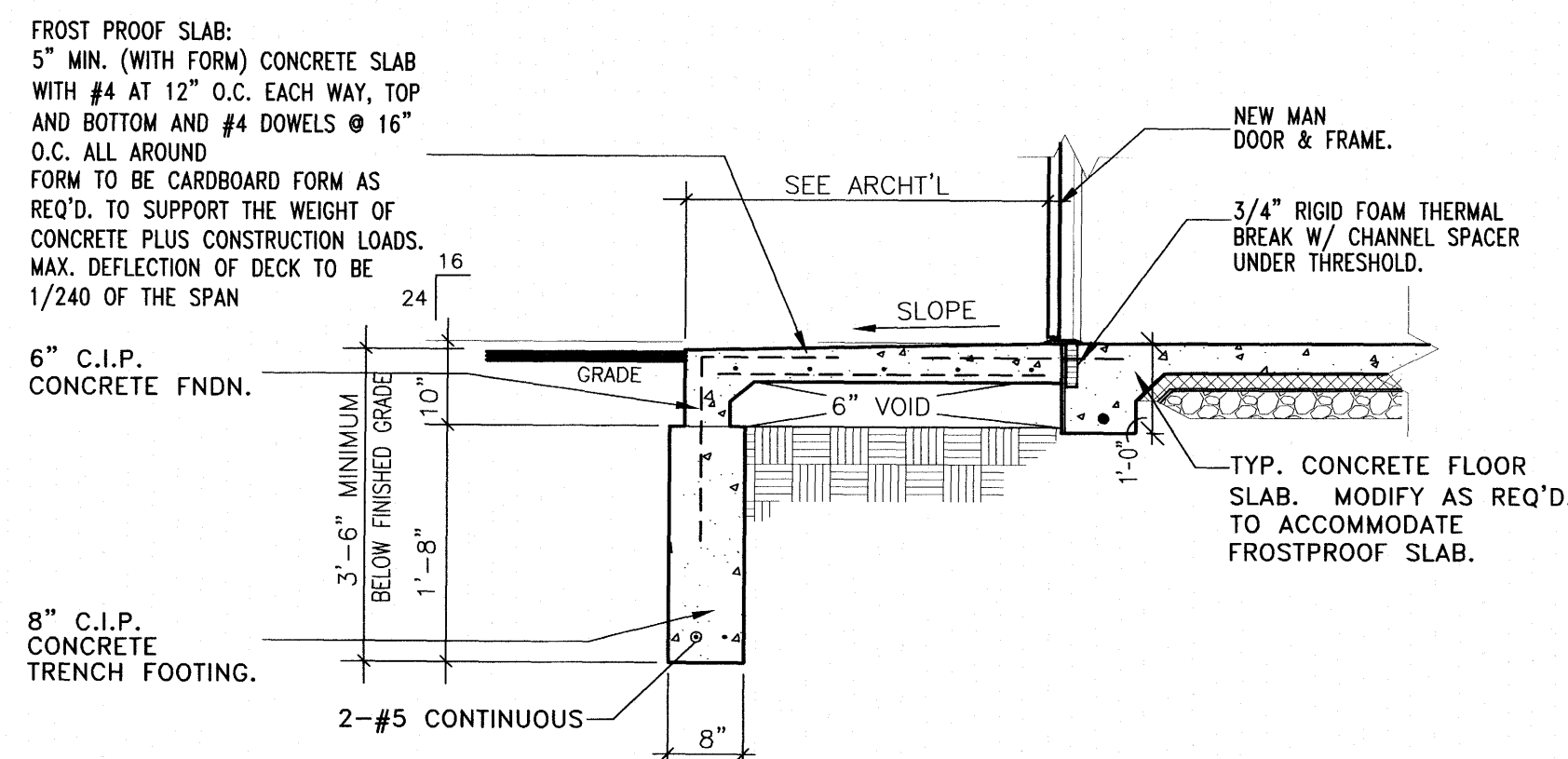
A BUILDING SECTION
1/4" = 1'-0"



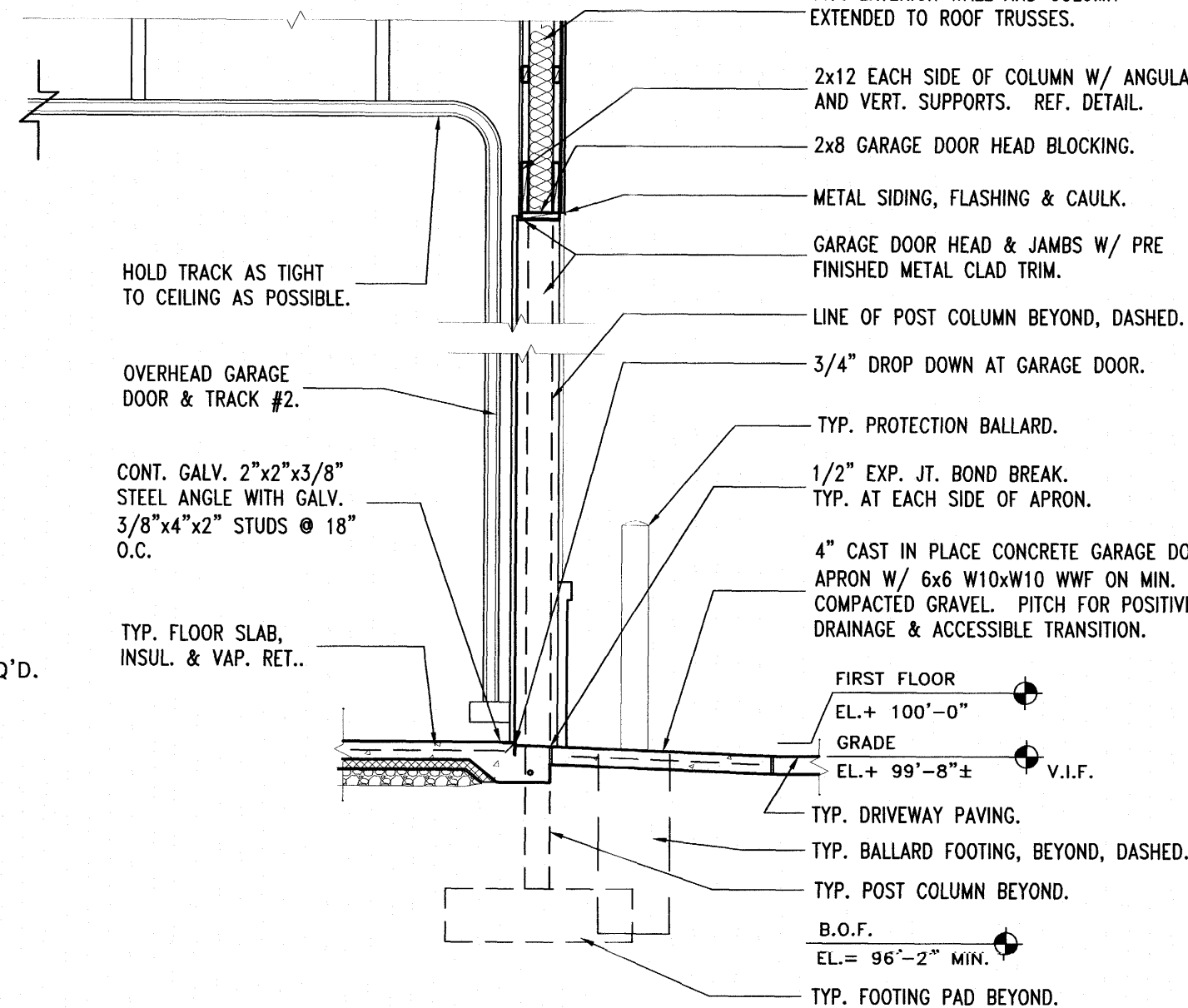
1 KNEE BRACING HEADER DETAIL
3/8" = 1'-0"



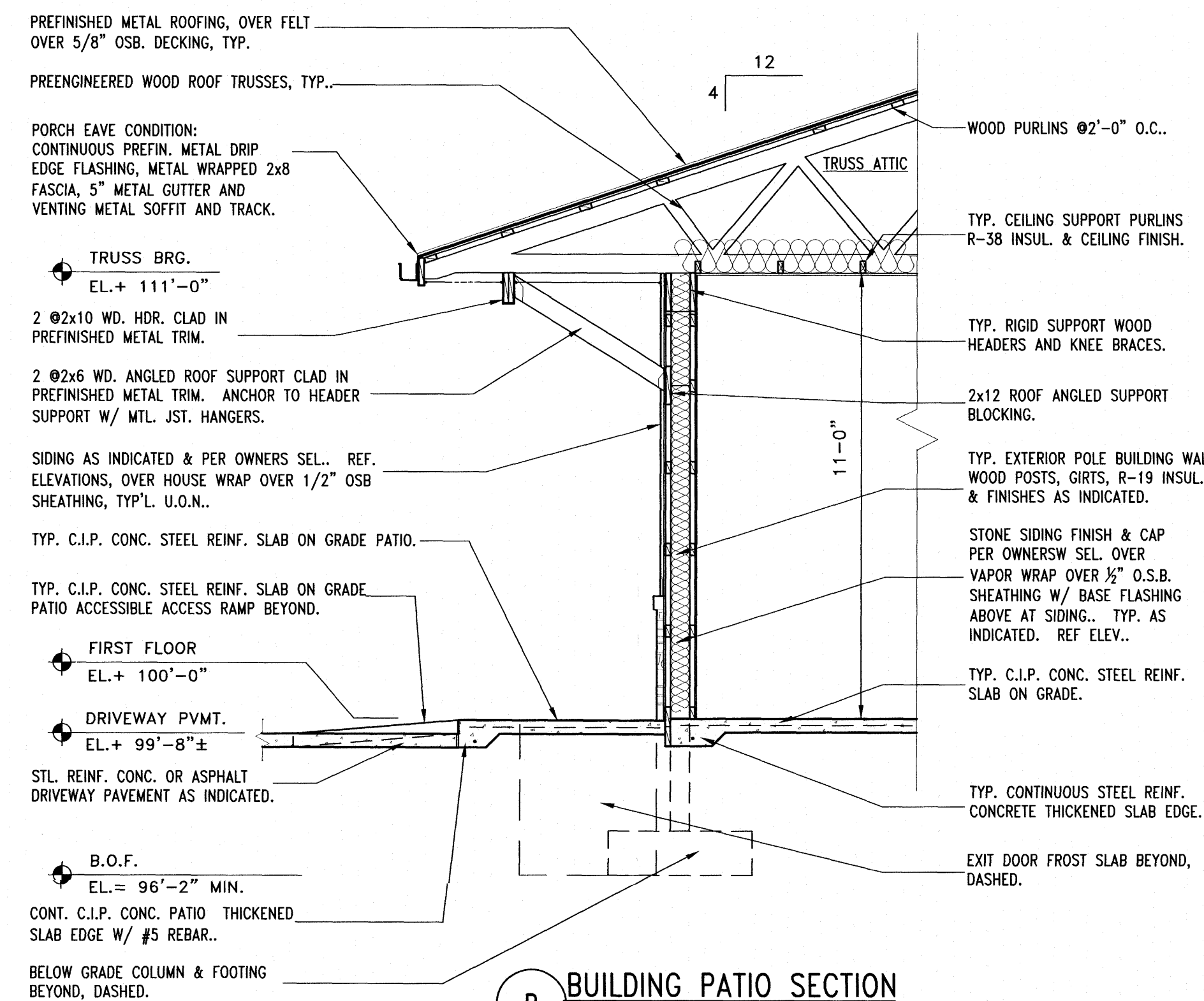
6 PROTECTION BALLARD DETAIL
1/2" = 1'-0"



5 FROSTPROOF SLAB DETAIL
1/2" = 1'-0"



A OH. DOOR SECTION
1/2" = 1'-0"



B BUILDING PATIO SECTION
3/8" = 1'-0"

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BUILDING SECTIONS-DETAILS

Fischer Project Number

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SHEET #

A-103

Seal

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