



Planning Commission
AGENDA OF MAY 9, 2023
CITY HALL COUNCIL CHAMBERS
7:00 PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Regular meeting of April 11, 2023

CORRESPONDENCE

Administrative Approvals & Zoning Certificates

1. **PPZ2023-0180: 3rd Generation Construction, LLC, 36591 Center Ridge Rd, Suite 104**
Approval of a Certificate of Zoning Compliance of office for general contractor/construction firm.

Master Plan Update

OLD BUSINESS

NEW BUSINESS

1. **PPZ2023-0178: North Ridge Pointe Subdivision Phase 8, West Shore Parkway, PPN 07-00-030-000-310**
Proposal consists of constructing 31 single family lots for Phase 8 of North Ridge Point Subdivision. Property zoned R-1 Residence District.
2. **PPZ2023-0185: St. Peter Catholic Church, 6920 Root Rd, PPN 07-00-021-118-009**
Proposal consists of constructing 2,300 square foot grounds maintenance building for St. Peter Church campus. Property zoned R-1 Residence District.
3. **PPZ2023-0186: Worcester Service & Sales, 34200 Lorain Rd, PPN 07-00-014-104-029**
Proposal consists of constructing a 1,786 square foot addition onto existing building. Property zoned B-3 Highway Commercial District.
4. **Sign Code Update**
Proposed ordinance amending Chapter 1286 Signs

ADJOURNMENT

Planning Commission
AGENDA OF MAY 9, 2023



Meetings are broadcast on the North Ridgeville YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

Visit the Planning Commission webpage to access agenda items:

<http://www.nridgeville.org/PlanningCommission.aspx>

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, APRIL 11, 2023**

CALL TO ORDER:

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

ROLL CALL:

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

Vice Chairwoman Jennifer Swallow was absent.

Also present were Chief Building Official Guy Fursdon, Assistant Law Director Morgan, City Engineer Christina Eavenson, Planning and Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on March 28, 2023. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. **PPZ2023-0175: Real World Church, 35136 Center Ridge Rd, #10**
Approval of a Certificate of Zoning Compliance for church activities and meetings.
2. **PPZ2023-0176: Dairy Grove, 35455 Center Ridge Rd**
Approval of a Certificate of Zoning Compliance for change in business owner of ice cream stand.

Director Lieber stated that the City approved a Zoning Certificate for Real World Church and mentioned that Dairy Grove had a new owner and they processed that change of business owner well.

Master Plan Update

Chairman Smolik stated that the Master Plan Steering Committee was still meeting monthly and that at the last meeting they discussed some of the population as far as where they went to work. He stated that the population North Ridgeville was about 37,000 and the majority of those people left town for work. He discussed that there were about 7,000 people that actually worked in town with 2,000 of those being residents and the others coming in pretty much from the west. He stated that most of the people leaving for work were going out towards Cuyahoga County. He explained that there was also an economic gentleman talking about the housing market in town and where it sits. He added that there would be another meeting in the upcoming month.

NEW BUSINESS:

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PPZ2023-0172: Harvest Ridge Church, 35600 Lorain Rd, PPN 07-00-024-101-114, 07-00-024-101-109, 07-00-024-101-107

Proposal consists of constructing a new pavilion and sand volleyball court. Property zoned R-1 Residence District.

Application was read along with recommendations.

Chairman Smolik asked the applicant to state his name and address for the record and explain the proposed project.

Kevin Crow, 35600 Lorain Rd, North Ridgeville, OH 44039.

Mr. Crow stated that he was the senior pastor at the church. He explained that they wanted to build a pavilion so that they could hold some events. He mentioned that a few years ago they bought the lot and they cleaned it all up and they used it as their green space for football, volleyball, soccer games and all kinds of things. He stated that it would be nice to have a place out there where people could sit and watch things happen or maybe have a barbecue and have a place to hang out.

Chairman Smolik asked if any of the Commission members had any questions or comments.

Council Liaison Abens asked where their restroom facilities were located.

Mr. Crow stated that the restroom would be inside of the building.

Council Liaison Abens asked if they were located in their Sanctuary.

Mr. Crow stated that was correct, it was in the Sanctuary.

Council Liaison Abens commented that that was quite a distance.

Chairman Smolik stated that there were some questions in regards to the water tap since it was on a different parcel and asked if they were consolidating those parcels or what their plan was.

Mr. Crow stated that there wouldn't be any water.

Chairman Smolik asked if there were any questions or comments from the Administration.

Director Lieber stated that accessory uses such as the pavilion must be accessory to a main use on the same lot and the proposed improvements were shown on a separate lot. She explained that the City had requested that the applicant consider either a lot consolidation or a deed restriction that would go with the project in order to address that zoning concern. She stated that just for clarification, she also wanted to point out that the applicant had indicated that the future garage shown off of the main church parking lot was not part of the current project.

Chairman Smolik asked if they were going to consolidate the lots.

Mr. Crow stated that he had the paperwork with him and that it just needed to be filed. He added that they

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received it the previous day and had it notarized earlier that day.

Chairman Smolik asked if there were any further questions or comments from the Administration.

City Engineer Eavenson asked if the applicant would be resubmitting new plans indicating the removal of the water line or show it as a future project if they chose to do so.

Mr. Crow asked if there was a need to incur that expense since they all were aware that it wasn't going to happen and just mark an "X" through all of it.

City Engineer Eavenson stated that if they wanted to hand mark it and redline and resubmit it to Engineering for their records that would be acceptable as well. She commented that they could just send it as a PDF if they wanted to.

Mr. Crow stated that they would hand mark it and resubmit it.

Chairman Smolik asked if there were any further questions or comments from the public.

None were given.

Moved by Graupmann seconded by Ali to approve the application as presented.

A roll call vote was taken and the motion carried.

Yes – 3 No – 1

PPZ2023-0174: Victory Park Cabins, Victory Lane, PPN 07-00-003-102-091, 07-00-003-102-090

Applicant: Joe Boo Entertainment LLC, Joe Borkey, 9091 Hilo Farm Dr, Mentor, OH 44060. Proposal consists of constructing cabins and a RV campground facility. Property zoned B-4 Commercial Parkway District.

Application was read along with recommendations.

Chairman Smolik asked the applicant to state his name and address for the record and explain the proposed project.

Tom Brandt, Osborn Engineering, 1111 Superior Ave, Cleveland, OH 44014.

Mr. Brandt stated that he was an architect helping Victory Park with the project. He stated that it was a really innovative project to take a parcel that was currently undeveloped and propose to put a cabin community onto it with RV spaces towards the back. He stated that it would further develop the way Victory Park was so that when people were coming to see some of the events like games, it would give them an opportunity to let them stay on or near the campus. He explained that there would be different size cabins with some being smaller one-bedroom cabins that make a little community and two-bedroom cabins that would make up the other community. He said that on the northern part going into the site that they combined some of the bigger ones into a larger kind of connected cabin which would be good for families with smaller aged kids so that they could stay connected without going inside and outside.

He remarked that going further back in there were some parcels that were yet to be determined and as each phase went on, they would see which ones were working best and might potentially be added on. He stated that the idea was to have a larger lodge, a main amenity type of building that could be used for offices and main events. He added that at the far back of the property there were 10 slots that if they came by RV and wanted to stay in the RV, they would have the ability to move through the site and park the RV. He stated that there were spots for a car if they wanted to be able to come and go. He mentioned that the amenities for each of those would be picnic tables, power and water hookup. He explained that in the southwest corner there would be a fence to a gated dog run that would be kind of a dog park area so that if people wanted to bring their pets and let their dogs do a little running around, they could do that in that space and not where all the sports fields were to keep the pets away from it. He added that it would lend itself nicely to the mini golf and the site up on the north by letting the two sites communicate and connect. He remarked that it was a neat and innovative idea to have going on for that parcel.

Chairman Smolik asked if any of the Commission members had any questions or comments.

Council Liaison Abens asked if there would be a limit as to how long the customers could stay.

Joe Borkey, Joe Boo Entertainment, LLC, 9091 Hilo Farm Dr, Mentor, OH 44060.

Mr. Borkey stated that he owned the property. He mentioned that typically many of the folks would be coming in for tournaments. He mentioned that with some of the bigger tournaments they may come out Wednesday or Thursday but nine times out of ten it would be a Friday through Sunday tournament and people would stay at the nearest hotels which would be North Olmsted and Strongsville. He stated that they were just trying to add a couple amenities to try and keep them on campus. He explained that typically it would be Friday through Sunday with them coming in Friday night and leaving Sunday by 11 a.m.

Council Liaison Abens stated that the reason he was asking was because he had experience with something similar to that. He mentioned that they had nefarious nomadic contractors use facilities and they would be there for about a month and then when authorities would be catching up to them they were gone. He stated that they would be looking for situations like the proposed project because it was out of the way.

Mr. Borkey stated that there could be trucker traffic that would want to stay there but that wasn't going to happen. He stated that it was for all the youth to come to with their families.

Council Liaison Abens remarked that it was a great idea. He was just concerned with that one issue.

Mr. Brandt stated that his kid played soccer for Liberty and if they had something like this back then, he would have loved it.

Mr. Smolik asked if retention would be underground.

Aaron Appell, Brahmall Engineering, 801 Moore Rd, Avon, OH 44011.

Mr. Appell stated that the area along Victory Park was designed to go to the north into the sustinct swale. He mentioned that there was a retention basin to the north.

Chairman Smolik asked if there was a master basin that covered all that and then future land.

Mr. Appell stated that was correct. He commented that the Engineering Department provided the previous master design for that so it would all be included. He added that they would have some local storm sewers that would go in with construction and take service water to that existing retention.

Chairman Smolik asked if the existing retention had water quality as well.

Mr. Appell stated that he would have to look into that. He commented that he didn't recall but believed that it did have some water quality.

City Engineer Eavenson stated that she believed it did. She mentioned that it did have a multi-stage outlet so she believed it did.

Chairman Smolik asked if there would be a transfer station for the RV's.

Mr. Appell stated that there wouldn't be a transfer station. He mentioned that the RV would have full hook-up to water sewer and electric. He added that there would be a sanitary sewer extension that would service the cabins, the lodge and the RV sites.

Chairman Smolik commented that it was good that there wouldn't be a transfer station.

Mr. Borkey stated that they could bring their own hook-up or they would rent them some.

Chairman Smolik asked that since it was multiple parcels but all the same property owner, if it would be consolidated into one parcel. He added that one parking lot migrated over and asked if there would be easements.

Mr. Appell stated that the intention was to provide a cross access and utility between the parcels but they would remain separate parcels.

Chairman Smolik asked about fire protection and fire hydrants.

Mr. Appell stated that they provided additional plans for both Osborn and Bramhall that showed fire hydrants being extended to the back area.

Chairman Smolik asked if there were any questions or comments from the Administration.

Assistant Law Director Morgan asked if people staying at that location would be limited to people who would be there for sports events or would other people be able to stay there and if so, how would they know the difference.

Mr. Borkey stated that it would depend. He mentioned that because of where it would be situated, there wouldn't be that many people looking to come stay at a sports park. He commented that they would be open for outsiders to come but it would depend on what projects that would be going on. He stated that the cabins would hold 250 people maximum and that would be filled during the tournaments.

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Assistant Law Director Morgan asked how long they would allow people to stay and how they would regulate that, if at all.

Mr. Borkey stated that it would be pretty much for the tournaments and there wouldn't be any reason for people to stay any longer. He remarked that they would be coming from other states and wouldn't stick around all week just to hang out.

Assistant Law Director Morgan stated that they indicated that they would have other people stay there.

Mr. Borkey commented that they would consider it.

Assistant Law Director Morgan asked if they would limit their stay as well.

Mr. Borkey said, yes, that it wasn't a long term thing where they could stay 30 days. He stated that they had no intention for anything like that.

Assistant Law Director Morgan asked about people interested in Airbnb.

Mr. Borkey stated that yes, but he thought they would choose others areas to stay but that they were open to that.

Chairman Smolik asked if there were any other comments or questions from the Administration.

Director Lieber requested that the Commission render a decision about similar use. She stated that permitted uses in B-4 Commercial Parkway District included hotels, motels and other similar uses, which served the long distance motoring public. She remarked that cabins and campground rentals were not specifically listed in the B-4 District or elsewhere in the code and she thought that character of the use was somewhat different than a typical hotel or motel. She discussed that the accommodation would be mobile and they would be bringing it themselves as well as the nature and atmosphere of a campground and a cabin was somewhat different than the code contemplated. She added that she was requesting that in addition to any approval of the development plans, that the Commission also separately make a determination that the use was similar to the other uses found in the B-4 District. She stated that the applicant had made changes in accordance with staff recommendations. She mentioned that they had talked about the cross access agreement required between the two properties. She stated that they indicated that all the new construction area would be paved and the remaining condition of the parking lot of the family fun center would be gravel. She commented that they had provided a planting plan with more detail, a sidewalk along the frontage, a crosswalk along Victory Lane and they had also talked about the sign needing to meet the required setbacks. She added that all of those details were emailed and they had that and she appreciated the extra effort on those plans.

Assistant Law Director Morgan stated that if the Commission would be making a similar use determination, she would ask that they make the similar use determination by motion and vote and then approval by motion separately by vote.

Chairman Smolik asked if she wanted the Commission to decide similar use first and then second the improvement plan recommendation.

Assistant Law Director Morgan stated that was correct. She added that it made sense because if it wasn't

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a similar use, they probably wouldn't approve it.

Chairman Smolik asked if there were any questions or comments from the public.

Dennis Boose, 6405 Denise Dr, North Ridgeville, OH 44039.

Mr. Boose stated that he just wanted to make sure that the stays would be short term. He added that he could understand that when something wasn't rented and they needed money, that they would rent to anybody they could get to get money but he didn't want it to turn into the trailer park. He commented that they had gotten rid of one several years ago and they weren't allowed now. He stated that some motorhomes were much nicer than the mobile homes that they used to have in town. He commented that he didn't want to see something like that sitting there for two or three years. He asked if the street or access to the units and the RV area was a private street or was it a dedicated street that the City would have to take care of.

Chairman Smolik asked if it was private.

Mr. Brandt commented that he assumed it was since it was right on the property.

Chairman Smolik asked if there were any other questions or comments from the public.

None were given.

Chairman Smolik asked if there were any other questions or comments from the Commission.

Council Liaison Abens asked if they would be subject to the hotel rental tax.

Assistant Law Director Morgan commented that that was a very good question but that she didn't know the answer to it at that time. She stated that she would have to look at the ordinance but didn't know off the top of her head.

Council Liaison Abens stated that modular lodges were considered equipment by the government so that wasn't real property and wouldn't be subject to real estate taxes. He remarked that collecting taxes based up their rental would help defray any costs that the City would have associated with the property.

Assistant Law Director Morgan asked if it would influence his vote and if it was something that she needed to take a look at right that minute.

Council Liaison Abens stated that it wouldn't influence it but was just more of a comment.

Assistant Law Director Morgan stated that she would look into it and get back to him with the answer.

Moved by Abens and seconded by Ali to approve the similar use determination.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

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Moved by Ali and seconded by Graupmann to approve the application as presented.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PPZ2023-0177: Victory Sports Park Storage Garage, 7777 Victory Lane, PPN 07-00-003-102-107

Owner: City of North Ridgeville. Applicant: PMJ Park Holdings LLC, Joe Borkey, 9091 Hilo Farm Dr, Mentor, OH 44060. Proposal consists of constructing a new storage garage. Property zoned I-2 Light Industrial.

Application was read along with recommendations.

Aaron Appell, Brahmall Engineering, 801 Moore Rd, Avon, OH 44011.

Mr. Appell stated that just down the street from the cabin project, on the other side of the street, in between fields, that they proposed 80' by 80' storage garage. He stated that it would have a garage door and door access, as well as a concrete driveway from Victory Park to the storage garage. He stated that on the site there were three existing trailers and they would be removed and the storage garage would be in that location.

Chairman Smolik asked if there were any questions or comments from the Commission.

None were given.

Chairman Smolik asked if there were any questions or comments from the Administration.

None were given.

Chairman Smolik asked if there were any questions or comments from the public.

None were given.

Moved by Graupman and seconded by Ali to approve the application as presented.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:26 PM.

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James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, May 9, 2023
Date Approved



April 11, 2023

Sean Fleming
Richard Barnett
38 Lakeview Drive
Grafton, OH 44028

Re: New Business at 36591 Center Ridge Road, Suite 104 (3rd Generation Construction LLC)

Dear Mr. Fleming and Mr. Barnett,

The zoning certificate for your new business has been approved and is enclosed for your records. Please be aware of additional obligations under state building and fire codes:

If there is a change of occupancy classification in a commercial building under the Ohio Building Code or you intend to perform work other than interior finishes (painting, flooring), you will require approval and a building permit. **For assistance, please contact the North Ridgeville Building Department at (440) 353-0822.**

In all commercial spaces, fire extinguishers need to be visible in a common area, exits must be kept clear of debris and exit lights must be kept in good working order. Any fire alarm or sprinkler systems need to be tested annually. Ensure your address is visible from the street and keep your Certificate of Occupancy posted inside the business. **For assistance, please contact the North Ridgeville Fire Department at (440) 353-0839.**

We welcome your new business to North Ridgeville and wish you much success in our community.

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Economic Development



Certificate of Zoning Compliance

3RD GENERATION CONSTRUCTION LLC
36591 CENTER RIDGE ROAD, SUITE 104
NORTH RIDGEVILLE, OH 44039

This certifies that the proposed use stated for the above referenced address complies with the provisions of the North Ridgeville Zoning Code. This certificate shall remain valid so long as buildings and property are used and maintained in accordance with approved plans. No other changes or modifications to the building(s) or site improvements, not approved or exempt under a Certificate of Occupancy, are permitted or approved.

Application Number: PPZ2023-0180

Proposed Use: Office for general contractor/construction firm

Current Zoning: B-5 Architectural Business District

Applicant: Sean Fleming and Richard Barnett

Property Owner: Greenlawn Professional Building LLC

Conditions/Notes:

This certificate does not provide approval to initiate any construction work. Any renovations or alterations to the building or tenant space must be approved and permitted by the Building Department prior to occupancy.

Signature of Approving Official

Date Issued

Application for New Business or Change in Use



RECEIVED
APR 05 2023

APPLICABILITY

Section 1243.02(b)(1) When Required. Regardless of whether or not a building permit is required for construction activities, any change of use, establishment of a new use or new business occupancy must be reviewed and issued a Certificate of Zoning Compliance.

Section 1440.06 Notification of Change in Business Owner. Whenever a business, commercial or industrial space or building changes occupants, that new occupant is required to inform both the Police and Building Departments of his or her new occupancy to enable more reliable emergency response and hazard inspection.

APPLICANT: Excluding signage, are you proposing any exterior changes to the building or property? Examples include building façade changes, parking lot reconfiguration, landscaping changes, lighting changes, etc. If so, **DO NOT** submit this form. Planning review is required for your project. Contact the Planning and Economic Development Department for information about the development plan review process and submission requirements.

BUSINESS INFORMATION

3rd Generation Construction LLC

Business name

38 Lakeview Drive Grafton, Ohio

Business address

Sean Fleming or Richard Barnett

Business owner

rbarnett3212@gmail.com

Business owner email

38 Lakeview Drive

Business owner home address

Grafton, Ohio 44028

City, state, zip

440-522-3324

Business owner phone number

440-938-1688

Emergency phone number

PROPERTY OWNER INFORMATION

Greenlawn Professional Building LLC

Property owner name

36591 Center Ridge Road, Suite 104

Property owner address

North Ridgeville, Ohio 44039

City, state, zip

440-213-4690

Property owner phone

bognerdb@gmail.com

Property owner email

USE INFORMATION

Ground Level Solutions, agency/contractor office

Previous use/occupant

546 sq ft

Building/unit area (square feet)

same use, office for general contractor/construction firm

Describe proposed use*

*Based upon the proposed use, the City may require the additional submission of a site plan showing lot configuration, building locations, provision of adequate parking and loading, driveways, etc. If a proposed use is determined to be a conditional use in a particular zoning district, development plan review and Planning Commission approval is required.

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Property owner signature

Submit this application to the Building Department with the \$50 application fee.

I hereby authorize the City of North Ridgeville to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

RECEIVED

OFFICE	PPZ No.	Date Received	Amount Paid
	PPZ2023-0180	APR 05 2023	50.00

April 14, 2023

Kim Lieber, AICP
Director of Planning & Economic Development
City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, Ohio 44039

Subject: Saint Peter Catholic Church – Parish Grounds Building – Planning Commission Submission

Dear Ms. Lieber:

Per our correspondence and your guidance, please see our Planning Commission submission for a new Parish Grounds Building at Saint Peter Catholic Church.

We have included the following documents:

- Summary Design Narrative
- Campus Plan with Project Location
- Existing Site Plan
- Proposed Site Plan with Grading
- Proposed Site Utilities Plan
- Building Floor Plan
- Building Elevations

We look forward to your review, the staff work session on April 25th, and the Planning Commission meeting on May 9th.

If there are any questions, please reach out to me directly and 216-377-3644 or phyland@perspectus.com.

Sincerely,

A handwritten signature in blue ink that reads "Patrick Hyland". The signature is written in a cursive, flowing style.

Patrick Hyland RA
Senior Project Director

Planning Commission Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

- **Pre-Application.** Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- **Application Submittal.** Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible.
- **Staff Review.** The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
- **Variances.** Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- **Decision or Referral.** Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

Location address

Parcel number

Current zoning

Proposed project

APPLICANT/AGENT INFORMATION

Name/Company

Applicant address

Applicant phone

Applicant email

PROPERTY OWNER INFORMATION

Name/Company

Property owner address

Property owner phone

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Date Received	ACTION
	Planning Fee Paid	Engineering Fee Paid	

Planning Commission

APPLICANT GUIDE

COMMISSION AUTHORITY

The Planning Commission is a five member board with the responsibility to hear applications for land use, zoning classifications or districts; to review and recommend legislation and regulations on all matters of municipal planning, land use and zoning; and to review and recommend to Council ordinances creating regulations governing all development and redevelopment, both public and private. The Commission has control over platting and subdividing of lands. The Commission evaluates the plan, design, location, removal, relocation and alteration of buildings and structures located on public lands and along public streets. All plans and recommendations of the Planning Commission must be approved by Council.

APPLICATIONS

Commission meetings are held in Council Chambers at City Hall on the second Tuesday of each month starting at 7:00 p.m. Complete applications must be received at least 25 days prior to a regular meeting to appear on the agenda. To be considered complete, an application must be signed by the property owner, include the required fee and be accompanied by the required plans, exhibits and materials of the type and number listed in the application. All materials submitted become the property of the Commission.

FEES

See the Planning and Zoning Fee Schedule for a complete list of applicable fees for your project.

SUBMITTAL REQUIREMENTS

For residential subdivisions and other platting of property, applicant shall refer to the City's Subdivision Regulations for submittal requirements. For all other projects, Section 1243.05 of the Zoning Code contains the complete list of development plan requirements. Applicants shall submit information responsive to these requirements, as applicable and directed by city staff.

Note that a traffic impact study is required for all developments involving a new use, change of use and/or expansion of use based on trip generation rates and in accordance with the requirements of Chapter 1210.

All drawings for subdivision of property must have the seal of a licensed professional engineer or registered surveyor. Development plans should be stamped by a registered architect or licensed professional engineer. Plats shall be 24 by 36 inches in size. Site improvement plans shall be 22 by 34 inches in size.

NOTICE AND APPEARANCE

The Commission is required to give public notice ten days in advance of a meeting, as well as notice to all parties in interest, including owners of adjoining properties. Applicants and owners are required to attend the meeting where their application is considered.

APPLICANT PRESENTATION

Applicants are expected to submit any documents or information relevant to their request with their application. At the meeting, the applicant, owner or authorized agent (design professional, contractor, attorney, etc.) should be prepared to make a presentation of their project or request and answer questions of the Commission. Adjoining property owners or other interested parties may also make comment or ask questions. Any public comment or questions regarding a project are directed to the Commission chair.



Planning Review

April 27, 2023

Project: St. Peter Parish
Location: 6920 Root Road
PPNs: 07-00-021-118-009
District: R-1 Residence District

Project Summary:

The proposal consists of constructing a new grounds maintenance building serving the campus of St. Peter Catholic Church. Churches and their customary accessory uses are permitted in the R-1 Residence District. The approximately 2,300 square foot building will be constructed north of the access drive just west of the Root Road entrance. It meets all setback requirements. The building will be used to store grounds maintenance vehicles and equipment, as well as materials and supplies.

The one-story building is comprised of red brick with glass block windows and bronze-painted doors, frames and other trim. It is positioned just outside of the 100-year flood zone, which is designated west and south of the building location. By having the maintenance building close to the Root Road access, it also provides easier access for staff to get to equipment such as snow plows that they need to maintain the site. There will be a small parking area for staff. The only lighting provided will be full cut off building lights.

Recommendations:

None

Planning Commission Comment Sheet



PROJECT INFORMATION

Parish Grounds Building

Proposed project

6920 Rood Road North

Location

05.09.2023

Meeting date

0700021118009

Parcel number

04.27.2023

Comments due

RECOMMENDATIONS

Please contact Asst. Chief Mike Uhnak of the North Ridgeville Fire Department to discuss the following code requirements of the Ohio Fire Code and Ch. 16 Fire Prevention of the Codified Ordinance of North Ridgeville.
North Ridgeville Fire Department
Fire Prevention
(440)653-6362

- 1- OFC Rule 5 Fire Service Features-
Section 506: Fire Department Lock Box.
Section 503: Fire Access Roads.
Section 507: Fire Protection Water Supply
- 2- OFC Rule 33 Fire Safety During Construction
- 3- NFPA 241 Standards for Safeguarding Construction Operations.
- 4- Chapter 16 Fire Prevention NR Ordinance.
1640.01: Fire Hydrants

Respectfully

Asst. Chief Mike Uhnak

SUBMITTED BY

Mike Uhnak

Administrative officer signature

Assistant Fire Chief

Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Staff Meeting Bulletin

Meeting Date: April 25, 2023
Project: St. Peter Catholic Church Grounds Building
Applicant: Patrick Hyland, Perspectus
Zoning: R-1 Residential District
In Attendance: Mayor Kevin Corcoran
Kim Lieber, Planning and Development Director
Guy Fursdon, Chief Building Official
Christina Eavenson, City Engineer
Mike Uhnak, Assistant Fire Chief
Toni Morgan, Assistant Law Director
Tina Wieber, Deputy Clerk of Council
Patrick Hyland, Senior Project Director, Perspectus

Project Introduction

- Patrick explained that the parish wanted to build a 2,300 square foot, one story building to store all of their maintenance equipment such as snow plows, backhoes and lawn mowers on parish grounds. He stated that it would have four garage bays to store their trucks and larger grounds equipment in and added that there would be a smaller storage area to store toilet paper, copy paper and items of that nature with a restroom for maintenance staff as well. He discussed that the building would have red brick masonry, overhead doors and glass block windows.

Staff Comments

- Mike asked about distance to the nearest fire hydrant and Patrick stated that he didn't know. Mike stated that he knew there was a hydrant on Root Road but that code required there to be a fire hydrant within 300 feet of commercial and industrial structures and he wasn't aware of any hydrants on St. Peter's property. It would be a private hydrant and they would be required to have a designated water flow in order to bring it on the property. Patrick asked if it could be within 50 feet of the building or 300 feet further into campus for future development and Mike stated that it just had to be no farther than 300 feet from all points of the building.
- Kim explained that the position of the building was due to the location of the flood zone. Pat stated that it would be east of the campus not only to keep it out of the flood plain but in case of a blizzard it would be easier to get to the plows at that location instead of driving through the campus. He explained that it wouldn't be right on Root Road and that they were keeping it away from the playground area. Kim asked about the building lighting and Pat stated that there would be a light above each door. Pat asked if there were any design changes, would he have to come back again. Kim explained that the changes could be approved administratively.
- Christina stated that a vault would be an added expense. She asked about detention or retention and that if there was over 15,000 square feet area of disturbance, it would be subject to water quality instead of water management. Pat stated that it was less than a half-acre area. Christina asked that they noted that on the plans in case the Commission asked. She mentioned that they would want to capture all the costs such as the current cap fees for sanitary and water.
- Patrick asked if the City cared whether the driveway was asphalt or concrete. Guy said it didn't matter if it was concrete or asphalt.

Next Steps

- The applicant will provide any updates to the plans prior to May 2, 2023. Kim said the fire hydrant and water quality issues could be addressed during permitting.

To Kim Lieber, AICP, Director of Planning + Economic Development, City of North Ridgeville
From Patrick Hyland, Perspectus
Date April 14, 2023
Re: Saint Peter Catholic Church – Parish Grounds Building
CC: NA

As part of submission, we have developed the following design narrative to supplement the submitted drawings.

DESIGN NARRATIVE:

The building will be placed 163.5' west of the Root Road right-of-way, and 25.3' south of the adjacent property line, and 22.8' north of the existing parish driveway.

The building is a one-story support building for the parish grounds. The building will possess four garage bays to house parish trucks and larger grounds equipment, a smaller storage area for smaller grounds equipment (movers, trimmers, etc.), and another storage / work space for maintenance staff, as well as a staff restroom.

The building is comprised of two masses. The east garage bay mass parapet is 17'-8" high, while the west mass parapet is 13'-4" high. The roof of each mass slopes down gently to the north to gutters and downspouts.

The building facades will be composed of primarily red brick masonry (assuming either Glen-Gery 200 Flashed Matt or Glen-Gery Lawrenceville – Vertical Scratched Flashed) on CMU block back-up / bearing wall. A brick soldier course will be located at the building's water table. The parapet coping of will be painted metal (brown/bronze color). Several brick courses near the coping will be pulled out ½" to create shadow lines.

Window, door, and garage door headers will be composed of a brick soldier course. Window sills will be cast stone. Windows will be composed of glass block. Three blind windows will be placed on the east façade.

Doors and door frames will be painted (brown/bronze colored) hollow metal doors with small vertical lites. Garage doors will be sectional and brown/bronze colored. Building-mounted light fixtures will be brown/bronze colored.

Downspouts and gutters will be located on the north façade of the building and will be painted metal (brown/bronze).

A light-weight sloped canvas-over-metal frame canopy will be located above the south man door.

The drive and parking area to the west will be asphalt. The drive to the south of the garage bays will be asphalt. Sidewalk at the east side of the building connecting to the driveway will be concrete. Sidewalk connecting west parking area to the south entry door will be concrete.

The remaining re-graded parts of the site will be re-seeded for new grass.

Utilities will connect along Root Road.

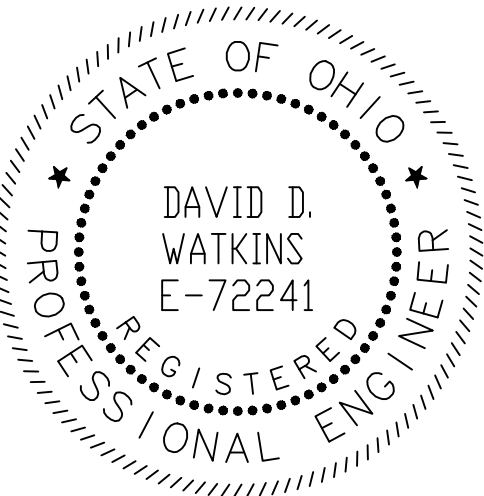
if deemed required by the City of North Ridgeville, a depressed area directly east of the building will address storm water control,



**PROJECT
LOCATION**



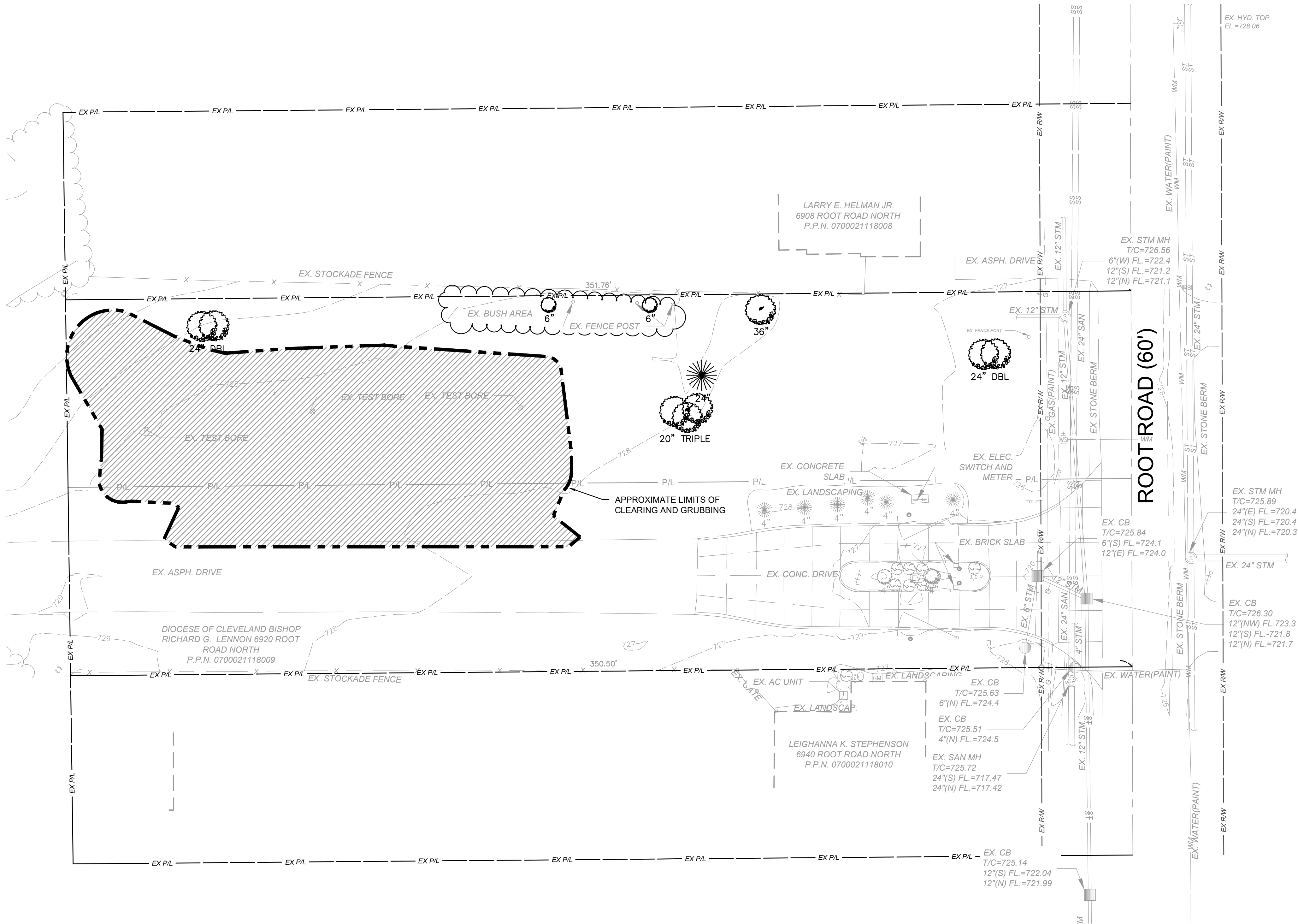
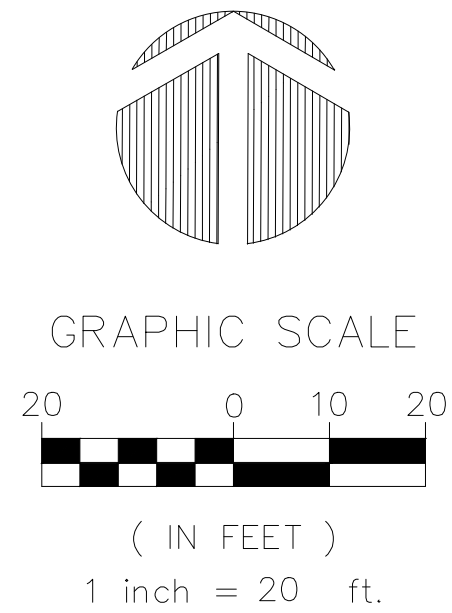
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REVIEW ONLY

NORTH



EXISTING CONDITIONS / DEMO NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE APPLICABLE UTILITIES PROTECTION SERVICE AT A MINIMUM OF 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN.
- THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HERE, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE POSSIBLE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
- UPON DISCOVERY OF UNDERGROUND TANKS OR CONTAMINATED SOILS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS OR CONTAMINATED SOILS SHALL OCCUR UNTIL AUTHORIZED BY THE OWNER AND PROPER AUTHORITIES.
- ITEMS DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE IS FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
- ALL EARTHWORK, SUBGRADE PREPARATION, & BACKFILL REQUIREMENTS FOR UTILITIES ONLY SHALL BE PER THE LATEST CITY OF NORTH RIDGEVILLE AND THE O.D.O.T. STANDARD DETAILS AND SPECIFICATIONS.
- DEBRIS SHALL NOT BE BURIED ON THE SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
- THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.
- EXISTING ABANDONED UTILITIES WITHIN THE PROPOSED WORK LIMITS SHALL BE REMOVED. IF SUCH UTILITIES ARE PRESENT, THEY SHOULD BE REMOVED AND RELOCATED. SHOULD THE UTILITIES LINES BE REMOVED FROM THE SITE, THE RESULTANT TRENCH EXCAVATIONS SHOULD BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE LATEST O.D.O.T. STANDARD DETAILS AND SPECIFICATIONS.
- ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS.
- THE UTILITY DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREIN.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES.

- ANY DAMAGE CAUSED TO THE PAVEMENT, DRIVES, DRAINAGE SYSTEMS, UNDERGROUND OR OVERHEAD UTILITIES, PIPE LINES OR LANDSCAPING, OR ON ADJACENT SITES, SHALL BE FULLY RESTORED PROMPTLY BY THE CONTRACTOR WITH ALL RELATED COSTS BEING THE FULL RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE PHOTOS AND/OR VIDEOS OF THE EXISTING CONDITIONS BEFORE AND AFTER CONSTRUCTION FOR THE PURPOSE OF COMPARISON.
- WHERE NECESSARY TO REMOVE PAVEMENTS OR DRIVES, THE PAVEMENT SHALL BE SAW CUT FULL DEPTH IN NEAT, STRAIGHT LINES, WHERE REMOVED IN WALK AREAS, SHALL BE SAWCUT AT NEAREST JOINT.
- ALL PAVEMENT AND/OR FOUNDATIONS THAT ARE REMOVED SHALL BE DISPOSED OF OFFSITE PROPERLY.
- EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED DURING DEMOLITION ACTIVITIES.
- THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.

EX	EXISTING
PR	PROPOSED
CL	CENTER LINE
Rec	PER RECORD DRAWINGS
PERF.	PERFORATED
R/W	RIGHT OF WAY
BLDG	BUILDING
BM	BENCHMARK
LF	LINEAR FEET
EOP	EDGE OF PAVEMENT
PVMT	PAVEMENT
CONC	CONCRETE
BC	BACK OF CONCRETE
(TYP.)	TYPICAL
C/O	CLEANOUT

22-113

Parish Grounds Building
St. Peter Parish
Project Address

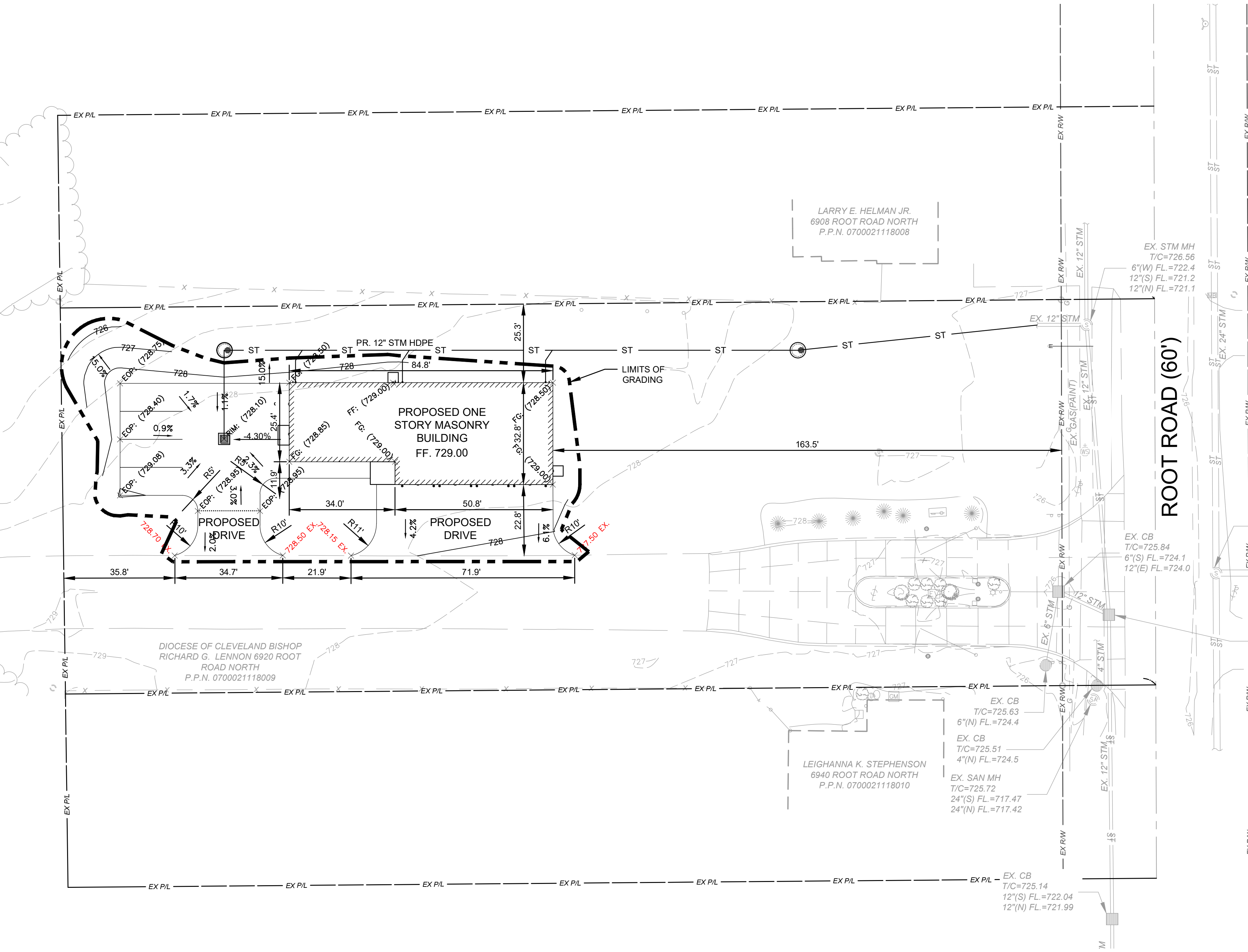
ISSUE	DATE
Planning Commission Review	April 13, 2023

EXISTING CONDITIONS
AND DEMOLITION PLAN

OHIO
UTILITIES PROTECTION
SERVICE
CALL BEFORE YOU DIG

800-362-2764 OR 8-1-1
WWW.OUPS.ORG

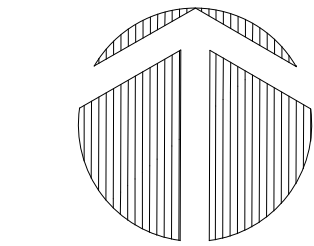
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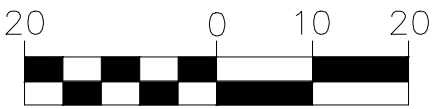
SITE NOTES:

1. CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION ACTIVITIES IN ORDER TO PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OR COUNTY, BEFORE PERFORMING ANY WORK.
3. RECONNECT ALL DISTURBED UTILITIES, PIPES, DRAIN TILES, ETC. THAT ARE NOT DESIGNATED FOR RELOCATION.
4. HAUL IN ADDITIONAL, OR HAUL AWAY EXCESS MATERIAL AS REQUIRED & DISPOSE OF ALL SPOILS AT NO EXTRA TO THE CONTRACT.
5. SAVE AND PROTECT TREES & LANDSCAPING THAT ARE NOT DESIGNATED FOR REMOVAL.
6. INSTALL SEEDING AND MULCHING REQUIRED TO RESTORE ALL DISTURBED AREAS AS A RESULT OF CONTRACTOR OPERATIONS. THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED GRASS AREAS. SEEDING TO BE PERFORMED BETWEEN APRIL 1ST AND SEPTEMBER 30TH
7. EXISTING PAVEMENT GRADES TO MATCH (FLUSH) WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
8. PAVEMENT JOINT WHERE NEW PAVEMENT MEETS EXISTING TO BE SEALED WITH HOT APPLIED JOINT SEALER. (TYP)
9. CONTRACTOR TO RELOCATE ANY DISTURBED EXISTING LANDSCAPING IRRIGATION LINES IF ENCOUNTERED.

NORTH

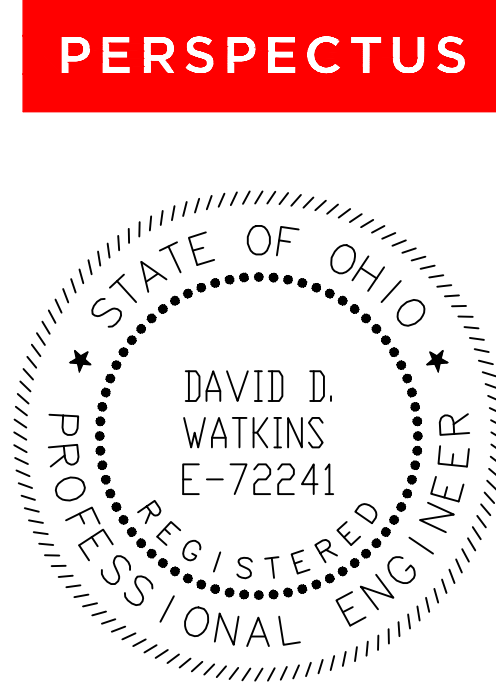


GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



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GRADING NOTES:

1. **GEOTECHNICAL REPORT:** THE CONTRACTOR MUST FOLLOW THE RECOMMENDATIONS AND REFERENCE THE REPORT ON SOIL CONDITIONS COMPLETED FOR THIS SITE FOR ALL EARTH MOVING ACTIVITIES FOR THE PROPOSED BUILDING PAD, RETAINING WALLS, AND PAVEMENT CONSTRUCTION. THIS WORK INCLUDES, BUT NOT LIMITED TO, PROPER COMPACTION AND PLACEMENT OF ALL CUT & FILL/EMBANKMENT AREAS.
2. A GEOTECH ENGINEER NEEDS TO BE ON SITE PROVIDING QUALITY ASSURANCE QUALITY CONTROL OF ALL EARTHWORK ACTIVITIES (CUT, ENGINEERED FILL, COMPACTION INSPECTION WITH ACCESS TO EXISTING SOIL & GEOTECH REPORTS, EARTHWORK COMPACTION DENSITY LOGS, FILL DELIVERY VERIFICATION, SWPPP LOGS, CONSTRUCTION ENTRANCE AND ROAD SWEEPING PROCESSES, BEST PRACTICES, ETC.).
3. PRIOR TO FILL AND ROUGH GRADING OPERATIONS, THE CONTRACTOR SHALL SCARIFY AND COMPACT THE SUBGRADE IN FIELD AREAS TO AT LEAST 98% OF THE MATERIALS' STANDARD PROCTOR MAXIMUM DRY DENSITY, IN GENERAL ACCORDANCE WITH ASTM PROCEDURES, TO A DEPTH OF AT LEAST TWELVE INCHES BELOW THE SURFACE AND THEN PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR HEAVY RUBBER Tired VEHICLE (MEETING SPECIFICATIONS OUTLINED IN ODOT CMS ITEM 204 FOR SUBGRADE COMPACTION AND PROOF ROLLING). CONTRACTOR IS RESPONSIBLE FOR MOISTURE CONTENT OF EXISTING SOIL WITHIN 12" OF EXISTING SUB-GRADE. IF EXISTING SITE SOILS ARE SATURATED ABOVE OPTIMUM MOISTURE CONTENT, THE CONTRACTOR SHALL OPEN SOIL UP TO LOWER MOISTURE CONTENT TO WITHIN ACCEPTABLE LIMITS.
4. SUBGRADE COMPACTION SHOULD BE COMPACTED AND/OR STABILIZED BEFORE PROOF ROLLING OPERATIONS.
5. PROOF-ROLLING OPERATIONS SHALL BE PERFORMED UNDER A PERIOD OF DRY-WEATHER AND BE WITNESSED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER OF RECORD. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY (>1") UNDER THE MOVING LOAD SHOULD BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED LOW PLASTICITY FILL MATERIAL.
6. ALL DIMENSIONS TO THE FACE OF CURB, FACE OF BUILDING, & FACE OF WALL UNLESS OTHERWISE STATED.
7. ALL PAVEMENT AND SITE WORK SHALL CONFORM THE LATEST CITY STANDARD DETAILS AND SPECIFICATIONS.
8. FOR BUILDING DIMENSIONS & DETAILS SEE ARCHITECTURAL PLANS.
9. EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITY COMMENCES.
10. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS.
11. ANY GRADING OF DISTURBED AREAS SHALL BE SEEDED PER SEEDING NOTES, UNLESS OTHERWISE NOTED.
12. ALL EARTHWORK, SUBGRADE PREPARATION, & BACKFILL REQUIREMENTS SHALL BE

PER THE LATEST CITY STANDARD DETAILS AND SPECIFICATIONS.

13. NO ASPHALT OR CONCRETE PAVING SHALL BE INSTALLED UNTIL ALL UTILITIES IN, OR CROSSING, PAVED AREAS HAVE BEEN INSTALLED AND THE BASE COURSE IS APPROVED.
14. GRADES SHOWN ARE FINISHED GRADES. FOR SUBGRADE ELEVATIONS, SEE PAVING SECTIONS AND DETAILS.
15. CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ALL DIRECTIONS WITHIN HANDICAP ACCESSIBLE AREAS.
16. CONTRACTOR TO PROVIDE JUTE MATE REINFORCEMENT ON EMBANKMENT SLOPES AS NEEDED.

PARCEL 0700021118009

PROPERTY INFORMATION	DIocese OF CLEVELAND LENNON RICHARD G. BISHOP
ADDRESS	6920 ROOT ROAD, NORTH RIDGEVILLE OH
EXISTING USE	RESIDENTIAL
LOT AREA	1 AC
PARKING	1248.02 - SUFFICIENT PARKING SPACE TO ACCOMMODATE EMPLOYEES AND THE LOADING AND UNLOADING OF MATERIALS.
BLDG HEIGHT LIMIT	1250.03 ORD. 2748-93 - NO BUILDING OR STRUCTURE IN AN R-1 RESIDENCE DISTRICT SHALL EXCEED THIRTY-FIVE FEET IN HEIGHT, EXCEPT AS OTHERWISE PROVIDED IN THE ZONING CODE.
BLDG HEIGHT PROPOSED BLDG HEIGHT EXISTING	12 FEET N/A
SETBACKS	FRONT YARD 1250.04 - 50 FEET REAR YARD 1250.04 - 50 FEET FRONTAGE 1250.04 - NO LESS THAN 60 FEET AT THE RIGHT-OF-WAY LINE

EX PR
i
Rec
PERF.
R/W
BLDG
BM
LF
EOP
PVMT
CONC
BC
(TYP.)
C/O

EXISTING
PROPOSED
CENTER LINE
PER RECORD DRAWINGS
PERFORATED
RIGHT OF WAY
BUILDING
BENCHMARK
LINEAR FEET
EDGE OF PAVEMENT
PAVEMENT
CONCRETE
BACK OF CONCRETE
TYPICAL
CLEANOUT



22-113

Parish Grounds Building
St. Peter Parish
Project Address

ISSUE DATE
Planning Commission Review April 13, 2023

SITE AND
GRADING PLAN

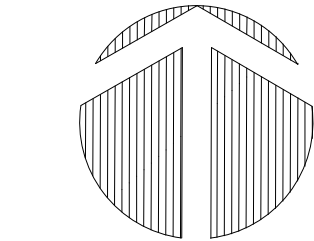
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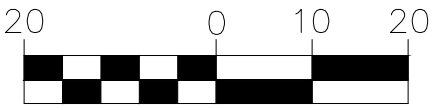
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NORTH

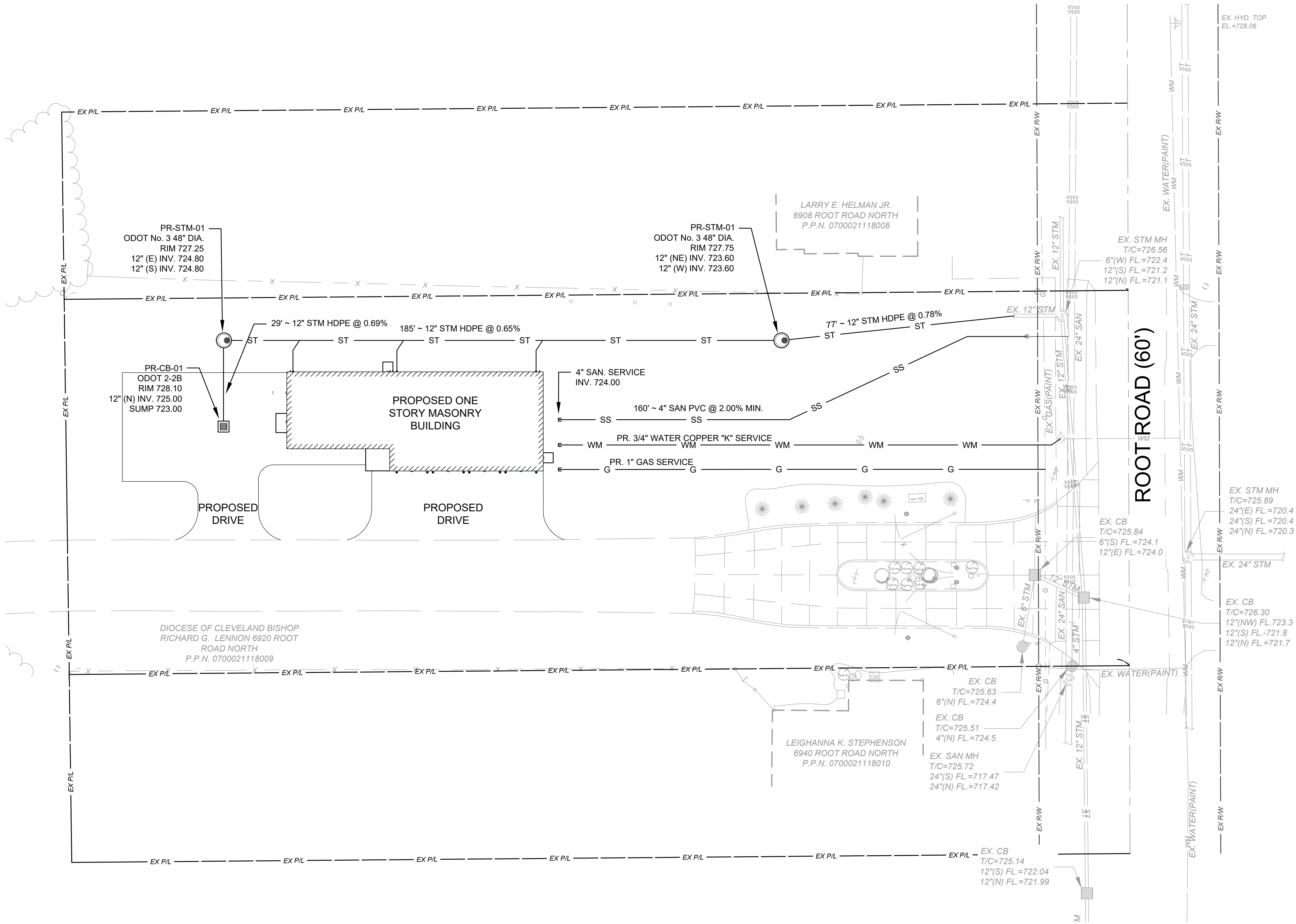


GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



UTILITY NOTES:

- EXISTING SEWER AND UTILITY LOCATIONS AND DEPTHS ARE TAKEN FROM AVAILABLE RECORDS AND LIMITED FIELD OBSERVATIONS AND ARE NOT GUARANTEED; THEREFORE, LOCATIONS AND DEPTHS ARE APPROXIMATE AND SHOULD NOT BE SCALED.
- BACKFILL ALL SEWER MANHOLES, STORM INLETS AND DRAINS WITH COMPACTED PREMIUM OR ENGINEERED FILL.
- INSTALL PREFABRICATED WATERTIGHT FLEXIBLE SLEEVE PER A.S.T.M. D-963 "KOR-N-SEAL", "PRESS WEDGE" OR EQUAL AT ALL CONNECTIONS BETWEEN EXISTING AND PROPOSED SEWER PIPES AND STRUCTURES. CORE INTO EXISTING STRUCTURES.
- SEE ELECTRICAL SITE PLAN FOR UNDERGROUND ELECTRIC AND CONDUIT SLEEVES UNDER PAVEMENT. SHIFT LOCATIONS OF NEW LIGHT POLES BASES TO AVOID INTERFERENCES WITH SEWERS & OTHER UNDERGROUND FACILITIES.
- CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION ACTIVITIES IN ORDER TO PROVIDE ACCESS TO THE ADJACENT PROPERTIES AT ALL TIMES.
- RECONNECT ALL DISTURBED PIPES, DRAIN TILES, ETC. NOT DESIGNATED FOR REMOVAL WITH WATERTIGHT CONNECTION.
- SEE SHEET C2.00 FOR SITE GRADING.

UTILITY CLEARANCE NOTES:

- MUST MAINTAIN A TEN-FOOT MINIMUM HORIZONTAL CLEARANCE FROM EDGE OF ALL WATER MAIN PIPE TO EDGE OF ALL SANITARY, FORCEMAIN AND STORM SEWER PIPES AND STRUCTURES.
- MUST MAINTAIN AN 18-INCH MINIMUM VERTICAL CLEARANCE FROM EDGE OF ALL WATER MAIN PIPE AND/OR SERVICE LINES TO EDGE OF ALL SANITARY/FORCEMAINS AND STORM SEWER PIPES WHERE THEY CROSS.
- THE CONTRACTOR MUST MAINTAIN A 12-INCH MINIMUM VERTICAL CLEARANCE FROM EDGE OF ALL WATER MAIN PIPE TO EDGE OF ALL DIRECT BURIAL CONDUITS, CONCRETE ENCASED ELECTRICAL CONDUITS, LIGHT POLE BASES, AND HAND HOLE PULL BOXES.
- THE CONTRACTOR MUST MAINTAIN A 60-INCH MINIMUM HORIZONTAL CLEARANCE FROM EDGE OF ALL WATER MAIN PIPE TO EDGE OF ALL DIRECT BURIAL CONDUITS, CONCRETE ENCASED ELECTRICAL CONDUITS, LIGHT POLE BASES, AND HAND HOLE PULL BOXES.

PIPE SPECIFICATIONS:

- STORM SEWER PIPES
HIGH DENSSTY POLETHYLENE (HDPE) (TYYPE S) PER ODOT 707.33 WITH PREMIUM GASKETED JOINT OR EQUAL
OR
SOLID WALL P.V.C. SDR 35 OR SCHEDULE 40 PIPE ASTM D-3034 / D-3212 PREMIUM JOINT OR EQUAL

DOWNSPOUT LEADERS BELOW GROUND (DS): (WITH DUCTILE BOOTS)
P.V.C. SDR 35 @ MIN. 1% TYPICAL SLOPE OR SCHEDULE 40 PIPE ASTM D-3034 / D-3212 PREMIUM JOINT

6" CURB OR UNDER DRAIN (U.D.) :
PERFORATED POLYVINYL CHLORIDE (PVC) SDR 35 ASTM F-758 / PS 46 / D-3034 / D-3212 WITH PREMIUM JOINT. CONNECT TO SEWERS WITH PRE-FABRICATED BENDS, WYES, RISERS & FITTINGS.
- SANITARY SEWER:
SOLID WALL P.V.C. SDR 35 OR SCHEDULE 40 PIPE ASTM D-3034 / D-3212 PREMIUM JOINT
- WATER AND FIRE LINES:
CEMENT-LINED CLASS 52 DUCTILE IRON PIPE (PER NFPA 24) AND PER CITY OF NORTH RIDGEVILLE SPECIFICATIONS

EX	EXISTING
PR	PROPOSED
€	CENTER LINE
Rec	PER RECORD DRAWINGS
PERF.	PERFORATED
R/W	RIGHT OF WAY
BLDG	BUILDING
BM	BENCHMARK
LF	LINEAR FEET
EOP	EDGE OF PAVEMENT
PVMT	PAVEMENT
CONC	CONCRETE
BC	BACK OF CONCRETE
(TYP.)	TYPICAL
C/O	CLEANOUT



800-362-2764 OR 8-1-1
WWW.OUPS.ORG

Parish Grounds Building
St. Peter Parish
Project Address

22-113

ISSUE	DATE
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UTILITY PLAN

C3-00



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22-113
Parish Grounds Building
St. Peter Parish
Project Address

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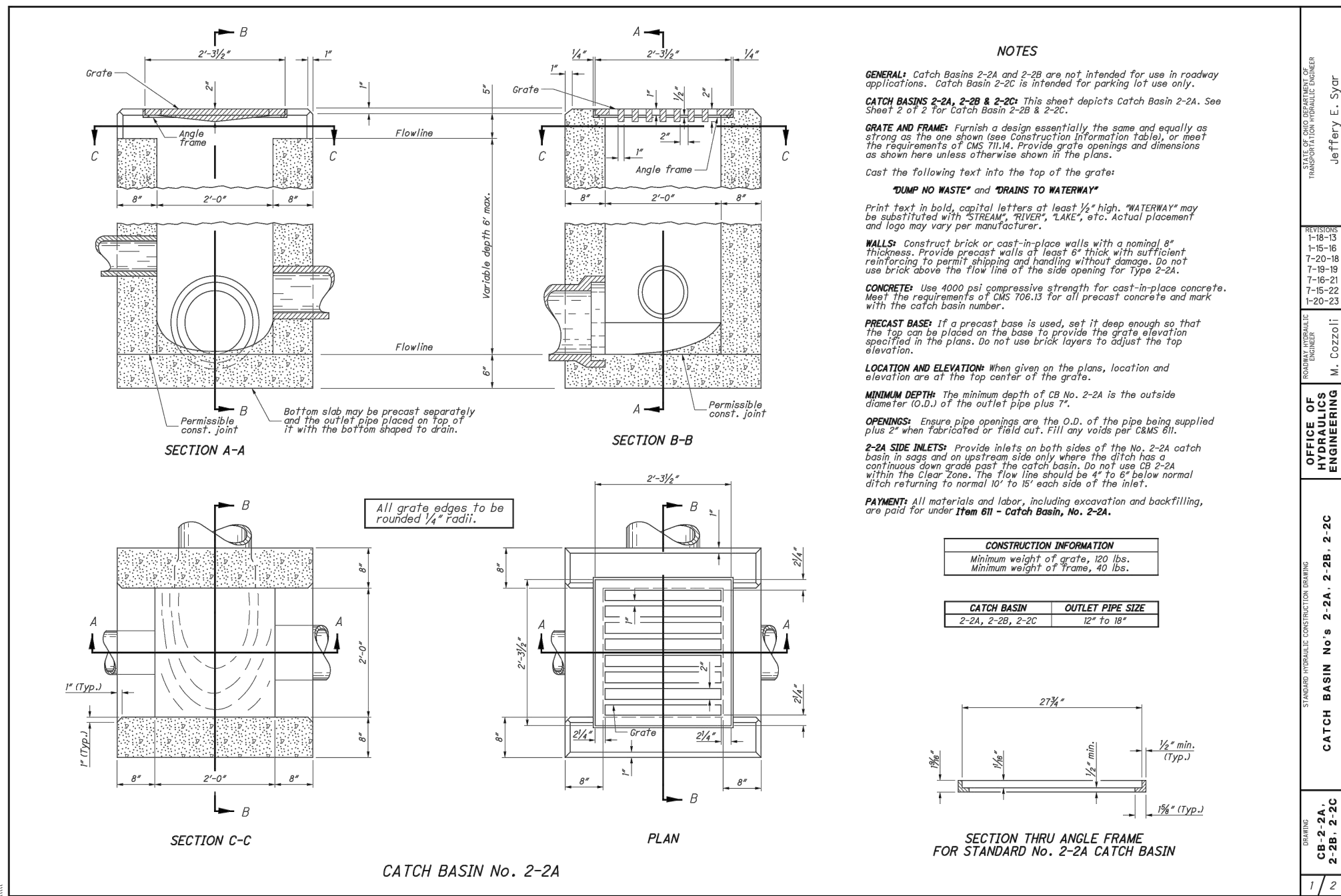
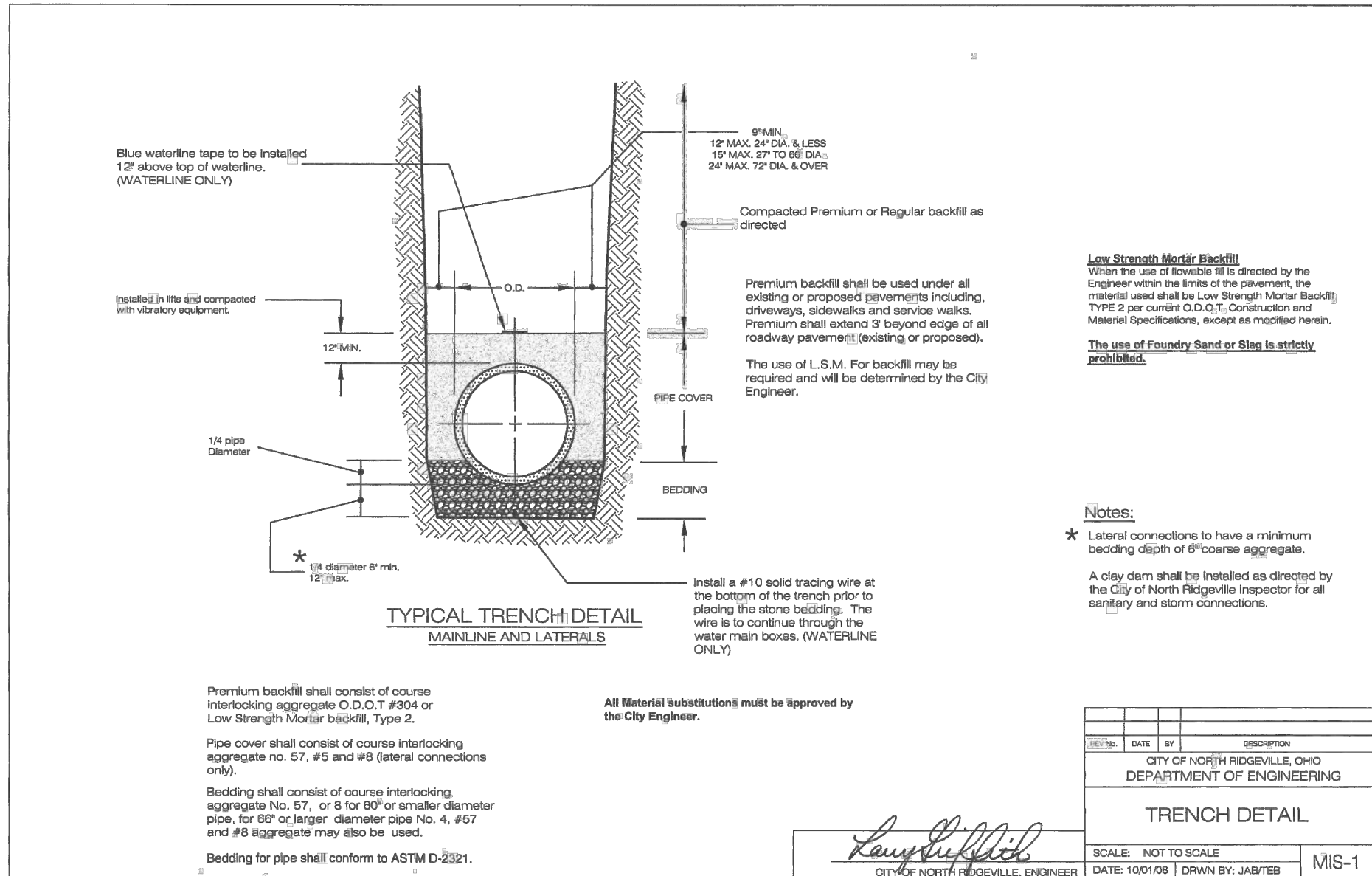
Planning Commission Review

DATE

April 13, 2023

CONSTRUCTION DETAILS

C6-00



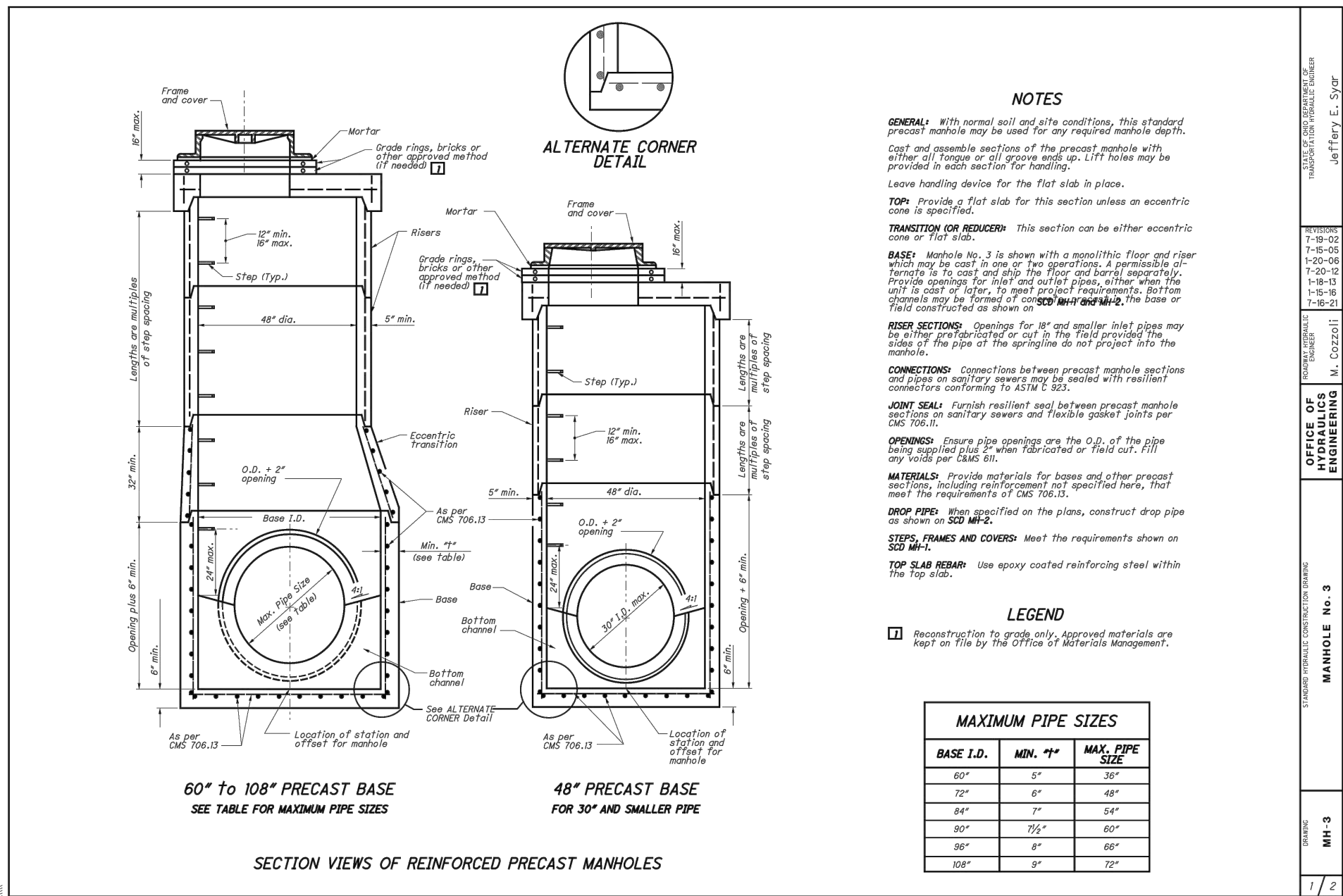
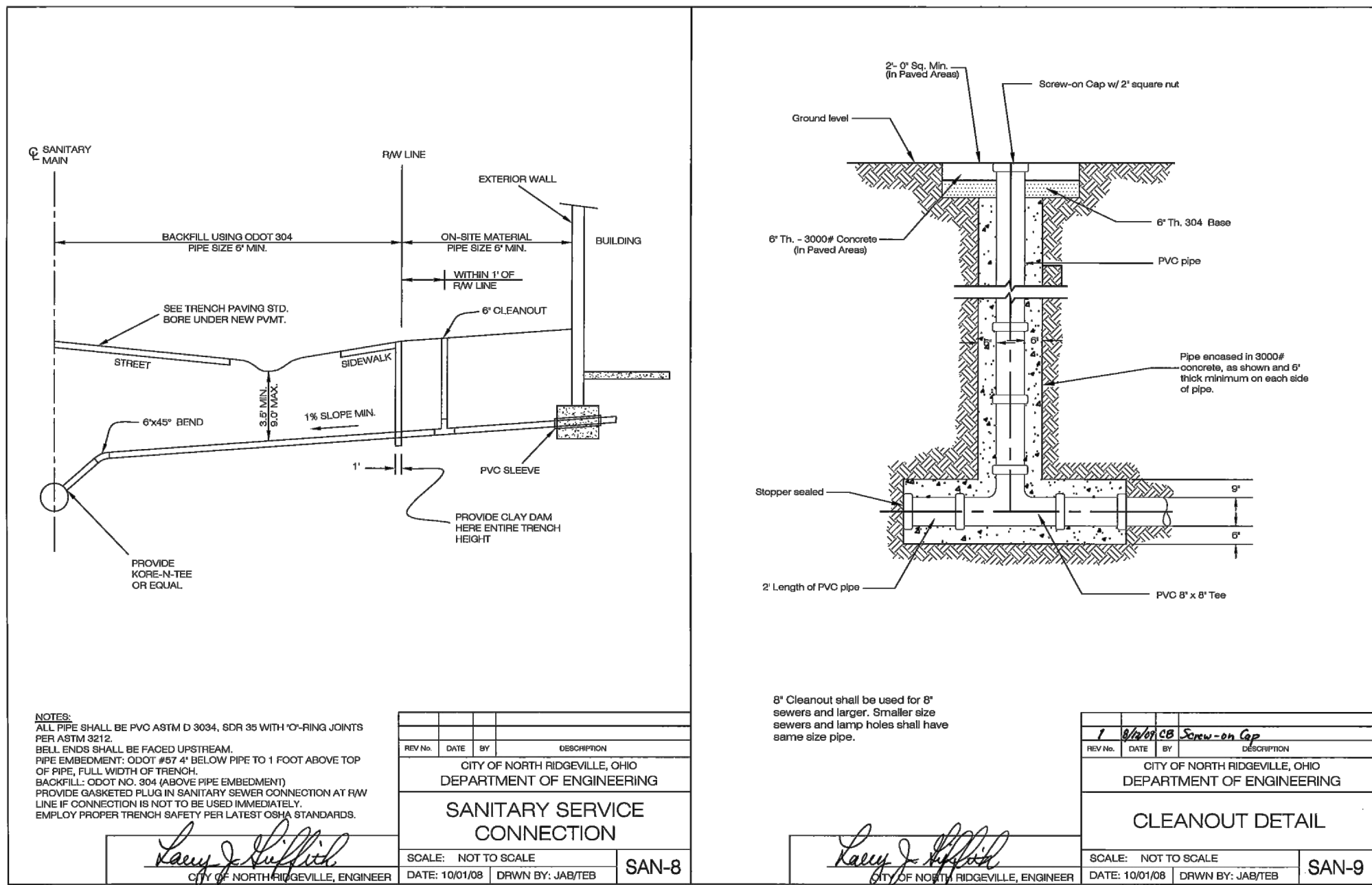
LEGEND

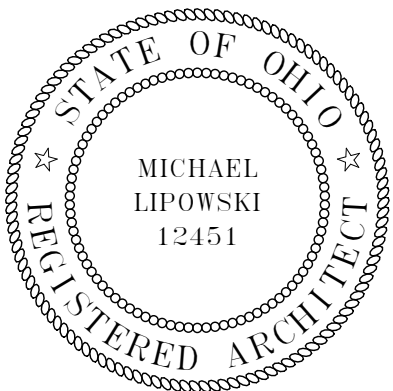
- 1 REINFORCED CONCRETE
- 2 AGGREGATE BASE
- 3 SUBGRADE COMPACTION
- 4 WELDED WIRE FABRIC MAT REINFORCEMENT
- 5 ASPHALT SURFACE COURSE (ODOT ITEM 404)
- 6 ASPHALT INTERMEDIATE COURSE (ODOT ITEM 402)
- 7 BITUMINOUS BASE COURSE (ODOT ITEM 301)
- 8 TACK COAT (0.10 GAL/SQ YD) (ODOT ITEM 407)
- 9 6\" AGGREGATE BASE (ODOT ITEM 304)
- 10 PRIME COAT (0.35 GAL/SQ YD) (ODOT ITEM 408)
- 11 4\" #57 COARSE INTERLOCKING AGGREGATE (ODOT ITEM 703 & CMS TABLE 703-1)
- 12 4\" AGGREGATE BASE (ODOT ITEM 304)
- 13 5/8\" HOOK BOLTS SPACED 12\" C/C

NOTES:

1. CONCRETE PAVING WORK AND MATERIALS TO BE AS SPECIFIED.

2. ASPHALT PAVING WORK AND MATERIALS TO BE AS SPECIFIED.





Michael Lipowski, License #12451
Expiration Date 12/31/2023

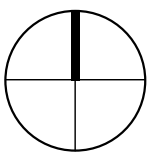
THIS DOCUMENT IS NOT FOR
CONSTRUCTION

FOR PLANNING COMMISSION
REVIEW ONLY

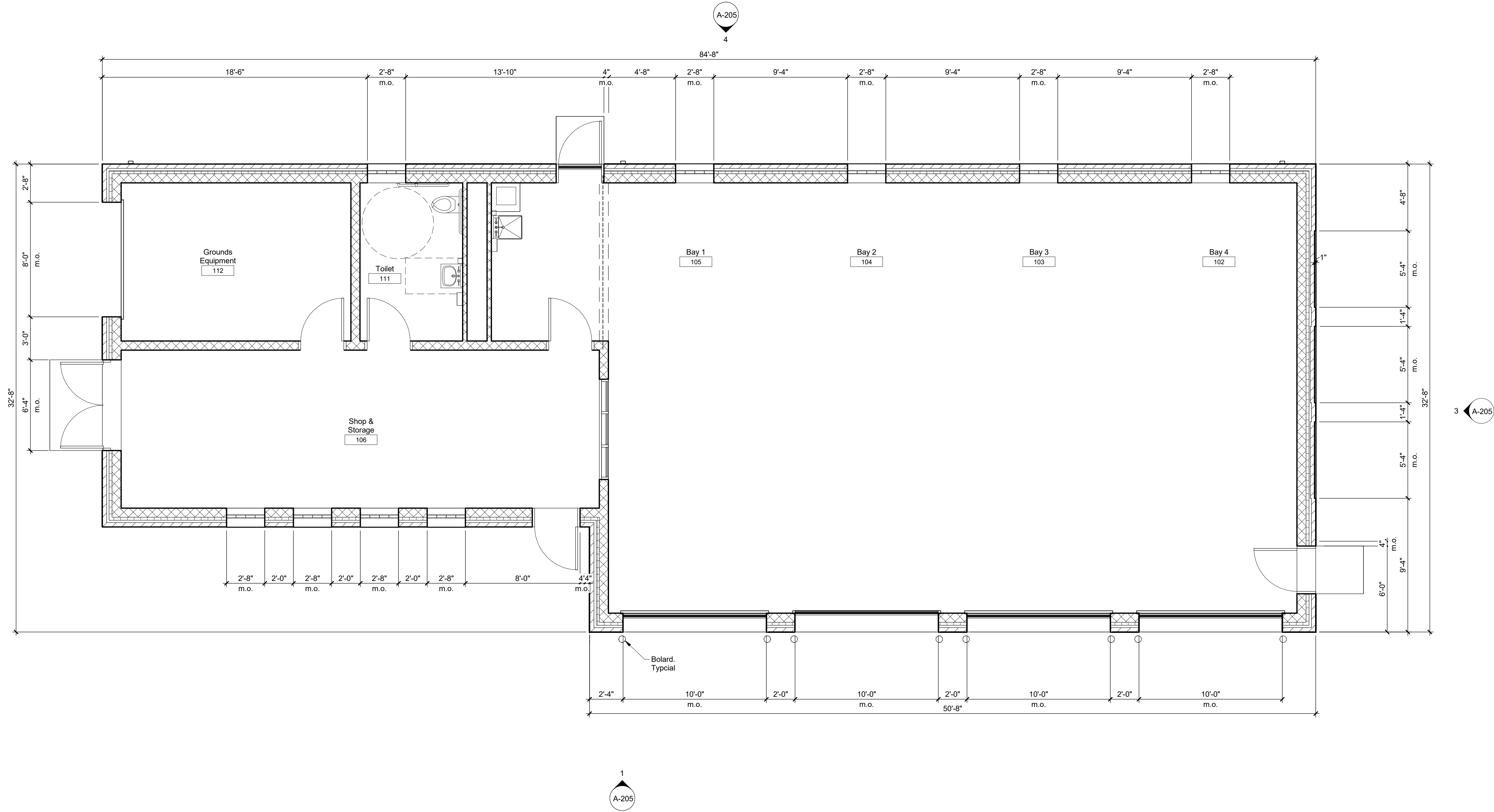
22-113
Parish Grounds Building
St. Peter Parish
35777 Center Ridge Road
North Ridgeville, OH 44039

ISSUE DATE
Planning Commission Review Mar 13, 2023

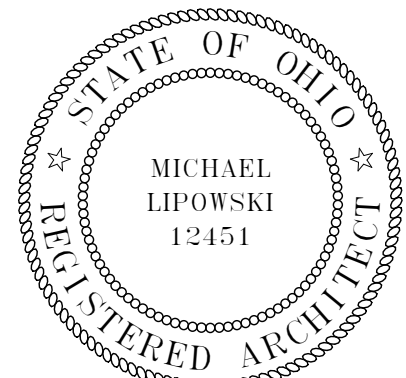
LEVEL 1 FLOOR PLAN



A-115



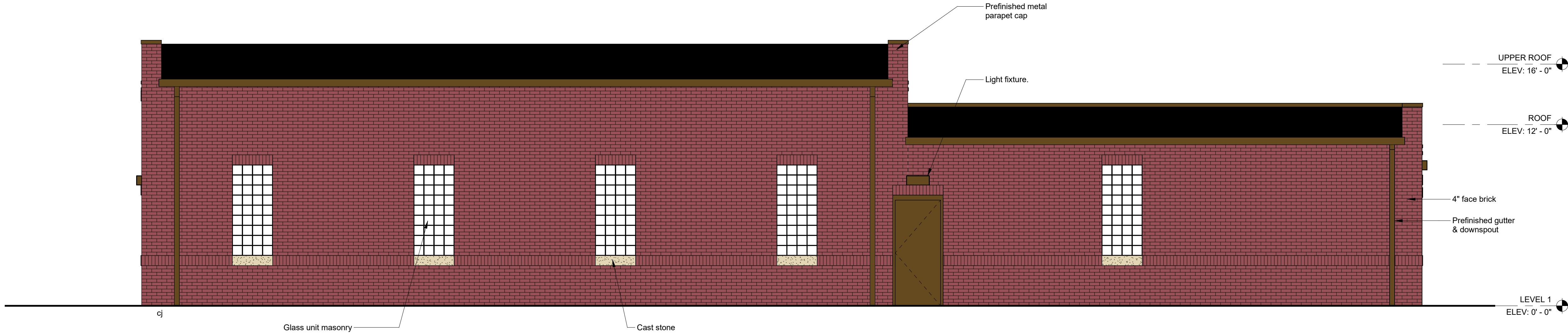
1 LEVEL 1 PLAN
A-115 Scale: 1/4" = 1'-0"



Michael Lipowski, License #12451
Expiration Date 12/31/2023

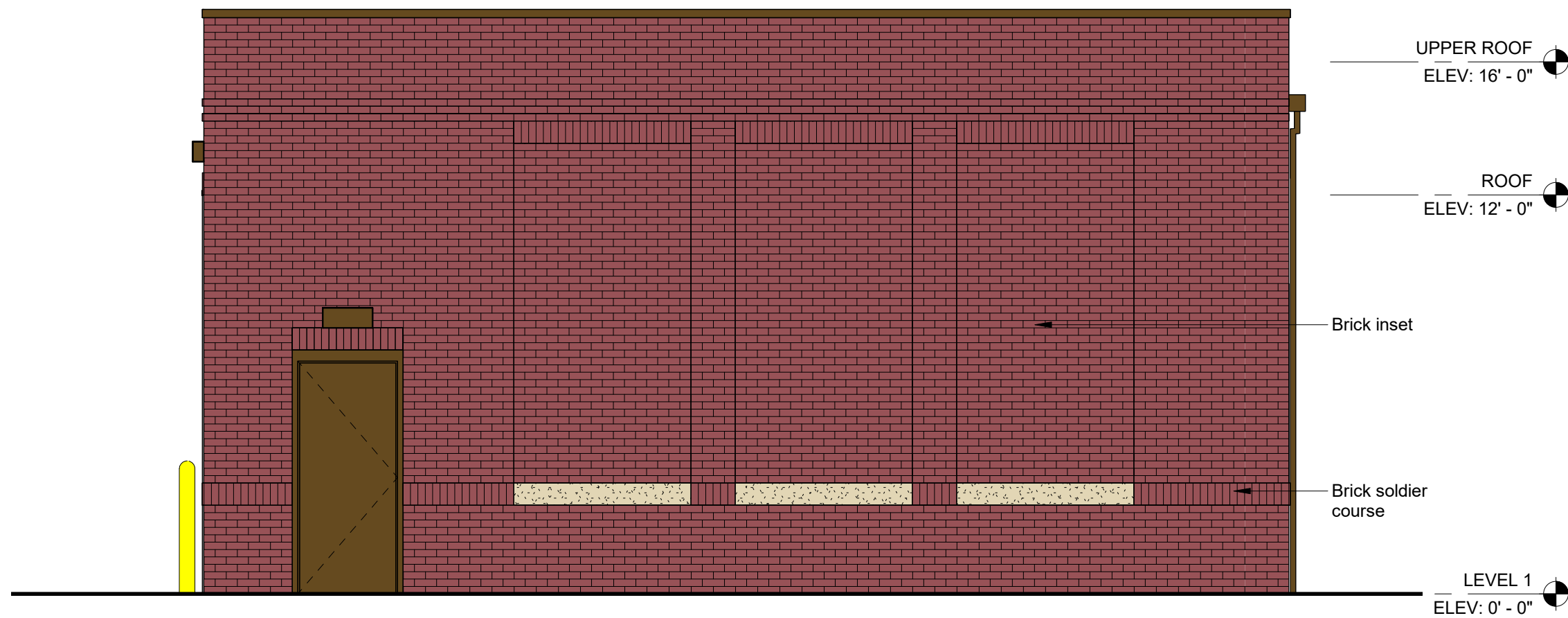
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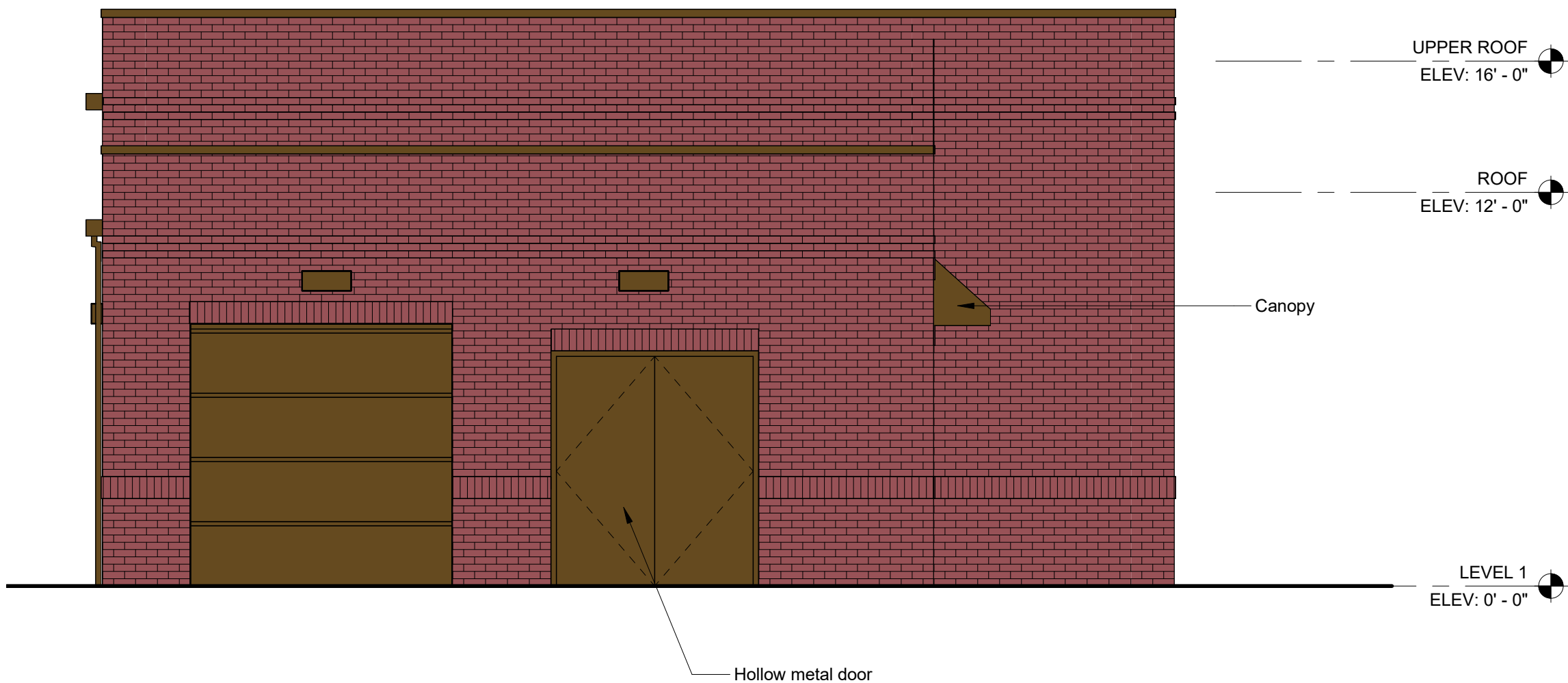
4 NORTH ELEVATION

A-205 Scale: 1/4" = 1'-0"



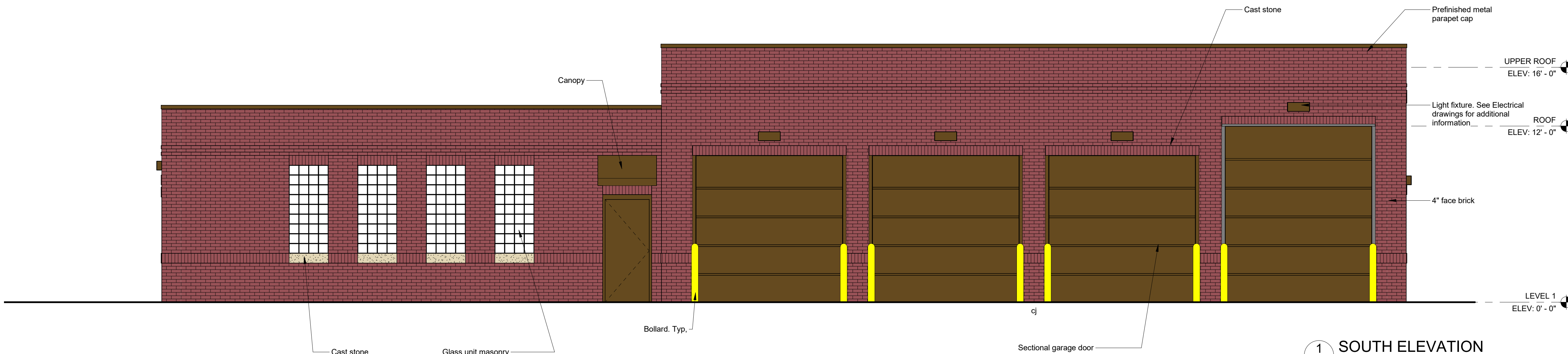
3 EAST ELEVATION

A-205 Scale: 1/4" = 1'-0"



2 WEST ELEVATION

A-205 Scale: 1/4" = 1'-0"



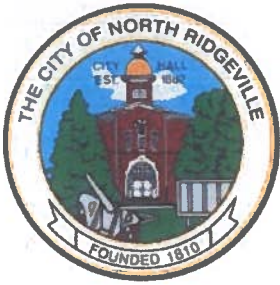
1 SOUTH ELEVATION

A-205 Scale: 1/4" = 1'-0"

22-113
Parish Grounds Building
St. Peter Parish
35777 Center Ridge Road
North Ridgeville, OH 44039

ISSUE DATE

EXTERIOR ELEVATIONS



RECEIPT NUMBER

00021477

City of North Ridgeville

7307 Avon Belden Rd

North Ridgeville, OH 44039

Ph: (440) 353-0822

Fax: (440) 353-0823

Paid By

DIOCESE OF CLEVELAND

35777 CENTER RIDGE RD

N RIDGEVILLE, OH 44039

04/17/2023

Type	Record	Category	Description	Amount
PZE Process	PPZ2023-0185	Standard Item	General Application	\$ 150.00

6920 ROOT RD

0700021118009

Total \$ 150.00

Cash

Check \$ 150.00

Check # 27532

Credit

Transferred

Tendered \$ 150.00**Change \$ 0.00****To Overpayment \$ 0.00**

NOTES

RECEIPT

DATE

4-17-2023

NO.

144917

RECEIVED FROM

Perspectus Architecture LLC

ADDRESS

1300 E. 9th Street Suite 910, Cleveland 44114

FOR

One thousand one hundred twenty five \$ 1,125.00

Deposit of Engineering fees for new building at for

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	1,125.00	CHECK	27531
BALANCE DUE		MONEY ORDER	

Maintenance purposes.
\$6920 Root Rd.

BY

Luciana Root

©2001 REDIFORM © 81008

From: [Kim Lieber](#)
To: [Tina Wieber](#)
Subject: sign code exhibit
Date: Monday, May 1, 2023 3:49:19 PM
Attachments: [Changeable Copy Examples.pdf](#)

Tina,

The PC had asked for examples of different percentages of changeable copy on ground signs. This is the best I could do. My measuring was based on the photos, not on any permit data, so it is very approximate, but at least provides a general feeling of the various percentages.

Please pass along to PC. Thank you!

Kim

Kim Lieber, AICP

Director of Planning & Development

City of North Ridgeville

Examples of how many different messages a sign can display



Approximate percent
of changeable copy



NEW
CHAPTER 1286
Signs

1286.01	INTENT
1286.02	SEVERABILITY
1286.03	DEFINITIONS
1286.04	GENERAL APPLICABILITY
1286.05	PROHIBITED SIGNS
1286.06	SIGN PERMIT REQUIREMENTS AND EXEMPTIONS
1286.07	SIGN PERMIT APPLICATION AND PROCEDURES
1286.08	GENERAL REGULATIONS FOR ALL SIGNS
1286.09	SIGN ILLUMINATION
1286.10	MEASUREMENTS AND CALCULATIONS
1286.11	PERMANENT SIGN ALLOWANCES
1286.12	TEMPORARY SIGNS
1286.13	NONCONFORMING SIGNS
1286.99	PENALTY

1286.01 INTENT

Sign regulations, including provisions to control the type, design, size, location, motion, illumination, enforcement and maintenance thereof, are established in order to achieve, among others, the following purposes:

- (a) To maintain high quality districts of all land uses, and attractive public and private facilities of all types, by permitting only signs appropriate to their environs;
- (b) To provide for reasonable and appropriate methods for locating goods, services and facilities in all zoning districts by relating the size, type and design of signs to the size, type and design of the uses and districts;
- (c) To promote traffic safety by preventing obstructions within public rights-of-way, minimizing visual distractions to motorists, ensuring that sign size and height are appropriate to their location and preventing conflicts with public safety signs and police and fire protection; and
- (d) To control the design and size of all signs so that their appearance will be aesthetically harmonious with an overall design for the area, in accordance with commonly accepted community planning and design practices, and the City's Master Plan.

The City does not intend to infringe on the rights of free speech as protected by the First Amendment to the United States Constitution and Article I, §11 of the Ohio Constitution.

1286.02 SEVERABILITY

If any provision of this chapter is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this chapter that can be given effect without the invalid provision.

1286.03 DEFINITIONS

For purposes of this chapter, certain terms and words are defined as follows in this section. All other words shall have their customary meanings as defined in the Merriam-Webster Dictionary.

- (a) CHIEF BUILDING OFFICIAL means the official, or his authorized representative, charged with the enforcement of this chapter and other ordinances, laws, rules and regulations relating to the use, erection, construction, alteration and repair of any sign within the City.
- (b) ELECTRONIC MESSAGE CENTER means a sign designed so that the characters, letters or illustrations can be changed or rearranged remotely or automatically on a fixed display screen (e.g. electronic or digital signs).
- (c) FAÇADE means that portion of any exterior elevation on the building extending from grade to top of the parapet, wall or eaves and the entire width of the building elevation.
- (d) FLAG means any sign of cloth or similar material, anchored along one side, displayed from a single pole, either freestanding or attached to a building.
- (e) FRONTAGE means the distance between the side lot lines measured at the street right-of-way.
- (f) FRONTAGE, BUILDING means the linear dimension of the width of the widest portion of the building face including all appurtenant overhangs or other structures closest to parallel to the principal street.
- (g) MESSAGE, COMMERCIAL means any sign, wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.
- (h) MESSAGE, NONCOMMERCIAL means any sign, wording or logo that does not represent a commercial message or commercial speech. Such signs may express messages that include, but are not limited to, free speech opinions, ideological messages, religious messages, political messages, etc.
- (i) RACEWAY means a form of mounting structure for signs that are a narrow structure attached to a wall where electrical conduit can run within and where the sign structure itself is mounted to it.
- (j) SIGN means any object, device, display or structure, or part thereof, visible from a public place, a public right-of-way, any parking area or right-of-way open to use by the general public, or any navigable body of water which is designed and used to attract attention to an institution, organization, business, product, service, event or location by any means involving words, letters, figures, designs, symbols, fixtures, logos, colors, illumination or projected images. The term "sign" does not include the display of merchandise for sale on the site of the display.
 - (1) BANNER SIGN means a temporary sign constructed of canvas, plastic, fabric or similar lightweight, non-rigid material that can be mounted to a structure with cord, rope, cable or a similar method.
 - (2) BUILDING SIGN means a sign that is attached to the building including wall signs, projecting signs and canopy signs.
 - (3) CANOPY SIGN means a sign attached to the soffit or fascia of a canopy, marquee, awning, covered entrance, covered walkway, arbor, pergola or other similar structure.
 - (4) CHANGEABLE COPY SIGN means a sign designed so that the characters, letter or illustrations can be changed or rearranged manually or electronically without altering the sign display surface.
 - (5) DRIVEWAY SIGN means a small freestanding sign located near driveway access points.
 - (6) DRIVE-THROUGH SIGN means a sign that is located along the path or aisle utilized for a drive-through facility.

- (7) ENTRANCE SIGN means a sign identifying a vehicular entrance to a residential subdivision, residential complex or a non-residential development park.
- (8) FEATHER SIGN means a freestanding temporary sign made of fabric or nylon affixed to a lightweight pole.
- (9) FREESTANDING SIGN means a sign anchored directly to the ground or supported by one or more posts, columns or other vertical structures or supports, and not attached to or dependent for support from any building.
- (10) MONUMENT SIGN means a freestanding sign that contains a support structure that is a solid-appearing base constructed of a permanent material.
- (11) NONCONFORMING SIGN means a sign which was erected legally prior to the adoption of this code, or amendment thereto, but which does not comply with subsequently enacted sign restrictions and regulations or a sign which does not conform to the sign code requirements.
- (12) PERMANENT SIGN means a sign permitted by this code to be located on the premises for an unlimited period of time and designed to be permanently attached to a structure or the ground.
- (13) POLE SIGN means a freestanding sign that is supported by a pole, poles, columns or other base or structure, where the bottom edge of the sign face is eight feet or more above grade.
- (14) PROJECTING SIGN means a sign that is affixed perpendicular to a building or wall extending more than 18 inches beyond the face of such building or wall.
- (15) SIDEWALK SIGN means an A-frame, T-frame or other temporary self-supporting sign which may be easily moved or relocated for re-use.
- (16) TEMPORARY SIGN means a sign that is neither permanently anchored to the ground, nor permanently affixed to a structure, nor mounted on a chassis and/or is intended for a limited period of display.
- (17) WALL SIGN means a sign attached directly to an exterior wall of a building with the exposed face of the sign in a plane parallel to the building wall. Wall signs shall not include signs that are painted directly onto a wall.
- (18) WINDOW SIGN means a sign attached to, in contact with, placed upon, painted on or otherwise viewable through the window or door of a building that is intended for viewing from the outside of such building. This does not include merchandise. A structure that would be considered a sign if mounted on the exterior of the building, but which is mounted inside the building and oriented to be visible through the window by a person outside of the window shall be considered a window sign for the purposes of this chapter.
- (19) YARD SIGN means any temporary sign placed on the ground or attached to a supporting structure, posts or poles, that is not attached to any building.
- (k) SIGN AREA means the entire display area of sign copy including the messaging surface located on one or more sign faces, but not including the supporting structure.
- (l) SIGN COPY means those letters, numerals, figures, symbols, logos and graphic elements comprising the content or message of a sign.
- (m) SIGN FACE means the surface of the sign upon, against or through which the message of the sign is exhibited.
- (n) SIGN HEIGHT means the vertical distance to the top of the sign structure.
- (o) STATIC OR INSTANT MESSAGE CHANGE means on electronic message centers, when one message changes to another message instantly without scrolling, flashing or other movement of the message.

- (p) WINDBLOWN DEVICES means objects and signs designed to inform or attract attention, all or part of which is set in motion by or remains inflated by wind, mechanical, electrical or any other means and may include, but are not limited to pennants, ribbons, streamers, balloons and hot or cold air inflatable devices, spinners or similar objects.

1286.04 GENERAL APPLICABILITY

- (a) It shall hereafter be unlawful for any person to erect, place, relocate, expand, modify, maintain or otherwise alter a sign in the City except in accordance with the provisions of this chapter.
- (b) Unless otherwise provided, this chapter shall apply to any sign in any zoning district that is visible from a public right-of-way or from an adjacent property.
- (c) Any sign legally established prior to the effective date of this chapter, which is rendered nonconforming by the provisions herein, shall be subject to the nonconforming sign regulations of Section 1286.13.

1286.05 PROHIBITED SIGNS

The following types of signs are specifically prohibited within the City of North Ridgeville:

- (a) Signs that interfere with, obstruct the view of or are similar in appearance to any legally authorized traffic sign, signal or device because of its position, shape or color;
- (b) Signs that constitute a hazard to safety or health due to inadequate or inappropriate design, construction, repair or maintenance, as determined by the Chief Building Official;
- (c) Any sign that copies or imitates signs that are installed by the City or any other governmental agencies or falsely purports to have been authorized by the City or other governmental agency;
- (d) Signs that are accessory to an abandoned use of property. A use shall be determined to be abandoned if it has voluntarily ceased operations for a period of six (6) consecutive months unless the use is determined to be seasonal in nature;
- (e) Signs that are placed on trees, utility poles, benches, trash receptacles or any other unapproved supporting structure, or otherwise placed in the public right-of-way except as provided for in Section 1286.08(f);
- (f) Off-premise signs, including billboards;
- (g) Pole signs;
- (h) Signs mounted on or above the roofline of any building;
- (i) Signs that employ any parts or elements which revolve, rotate, whirl, spin, use moving or flashing lights or otherwise make use of motion to attract attention;
- (j) Pennants, streamers, windblown devices and signs that flutter with the exception of flags and feather signs as permitted in this chapter;
- (k) Signs which are not securely affixed in a permanent manner to an approved supporting structure unless specifically permitted as a temporary sign;
- (l) Vehicle signs viewable from a public road if the vehicle or trailer has signage attached to it and either fails to display current license plates and registration or is inoperable. Furthermore, vehicles or trailers shall not be parked continuously in one location to be used primarily as additional signage. These regulations do not apply to fleet and delivery vehicles that are actively used as part of a local business establishment, or vehicles that are painted or otherwise covered with signage that are used by persons as a personal means of transportation or are actively used as part of a local business establishment; and
- (m) Any sign not specifically allowed or addressed by this chapter shall be prohibited.

1286.06 SIGN PERMIT REQUIREMENT AND EXEMPTIONS

- (a) Sign Permit Required. Unless otherwise stated in this chapter, all signs shall require a sign permit.
- (b) Exemptions. The following signs do not require a sign permit and do not require zoning approval. Permit-exempt signs may still be subject to building code or other applicable code requirements.
- (1) Sign face changes where the sign structure is designed with interchangeable panels and one of the panels is replaced without changing the structure, total sign face area, height or the sign cabinet (except that a copy of the sign face change should be filed with the Building Department for informational purposes);
 - (2) Changes of copy on signs with changeable copy;
 - (3) Any sign that is located completely inside a building that is not visible from the exterior (see also definition of window sign);
 - (4) Signs installed or required by a governmental agency including the City of North Ridgeville, Lorain County, State of Ohio and United States;
 - (5) Signs and/or notices issued by any court, officer or other person in performance of a public duty;
 - (6) Signs which are an integral part of the historic character of a structure that has been designated an official landmark or historic structure by a governmental agency;
 - (7) Monuments, markers and signage within a cemetery;
 - (8) One wall sign not exceeding two square feet mounted flush to the façade of a single or two-family dwelling unit;
 - (9) Signs that are an integral part of the original construction of vending or similar machines, fuel pumps, automated teller machines or similar devices that are not of a size or design as to be visible from a street or by any person other than those using the machine or device;
 - (10) Any signs located on umbrellas, seating or similar patio furniture provided they are located outside of the right-of-way and comply with any other applicable standards of this chapter;
 - (11) Parking space signs not exceeding two square feet in area;
 - (12) Signs that are located within a stadium, open-air theater, park, arena or other outdoor use that are not visible from a public right-of-way or adjacent property, and can be viewed only by persons within such stadium, open-air theater, park, arena or other outdoor use;
 - (13) Flags that do not contain a commercial message provided there shall be no more than three such flags on any lot and the size of each flag does not exceed 40 square feet;
 - (14) Certain temporary signs as established in Section 1286.12;
 - (15) Any signs, including illuminated signs or related decorations erected in observance of religious, national or state holidays which are not intended to be permanent in nature and which do not contain a commercial message;
 - (16) Public art approved by the North Ridgeville Planning Commission; and
 - (17) General maintenance, painting, cleaning and other normal maintenance and repair of a sign or any sign structure unless a structural change is made.

1286.07 SIGN PERMIT APPLICATION AND PROCEDURES

- (a) Application Requirements. Each sign permit application submitted shall contain the following:

- (1) Name, address, phone number and email address of the applicant, property owner and person erecting the sign;
 - (2) Location of building, structure or lot to which or upon which the sign is to be installed;
 - (3) Scaled drawings depicting the position of the sign in relation to any buildings and structures on the site and adjacent sites and adjacent streets or drives;
 - (4) Scaled drawings, plans and specifications, including method of construction and attachment of the sign to the building or ground;
 - (5) Signature of the owner of the building, structure or land to which or on which the sign is to be erected;
 - (6) Any information, calculations or documentation required by or to determine compliance with the Ohio Building Code or the Codified Ordinances of the City of North Ridgeville; and
 - (7) Any applicable fees, as established by separate ordinance.
- (b) Permit Review and Issuance
- (1) Upon receipt of a complete application for a sign permit, the Chief Building Official shall examine the plans and specifications, and, within 30 days, determine if the signs proposed in the application are in compliance with this chapter.
 - (2) In the event of a variance request, or other delay caused by the applicant, the time for making a determination of sign compliance under this section shall be extended for a period of time equal to the time period during which the variance application is pending, or to the period of time of other delay caused by the applicant, as applicable.
 - (3) If the proposed sign complies with this chapter, all other applicable laws and ordinances of the City and the Ohio Building Code, the Chief Building Official shall forthwith issue the requested permit upon receipt of the appropriate fees. If the Chief Building Official determines that the application should be denied, he shall issue a written statement with his decision, explaining the reason(s) for the denial.
 - (4) If the work authorized under any sign permit is not completed within six (6) months after the date of issuance, the permit shall become null and void.
- (c) Violation and Revocation of Sign Permit. The Chief Building Official may revoke a sign permit where there has been a violation of the provisions of this chapter or a misrepresentation of fact on the permit application. The Chief Building Official shall issue a written statement with his decision, explaining the reasons for revocation.
- (d) Appeals
- (1) If the applicant is dissatisfied with any determination made by the Chief Building Official during the application process related to the requirements of this chapter or the Residential Code of Ohio, including the denial or revocation of a permit, the applicant may, within ten (10) business days following that determination, file an appeal by making application to the Board of Zoning and Building Appeals.
 - (2) The Board of Zoning and Building Appeals shall hear the applicant's appeal at the next available meeting after the filing of the application per the requirements of Chapter 1244. The Board may decide to affirm, modify, reverse or vacate the Chief Building Official's decision, and shall render its decision and any order necessary to effectuate its decision within five (5) business days following its hearing of the

applicant's appeal. The decision of the Board of Zoning and Building Appeals shall be final.

- (3) If the applicant is dissatisfied with any determination of the Chief Building Official related to a decision based on the requirements of the Ohio Building Code, the applicant may appeal such decision to the Ohio Board of Building Appeals in a manner established in the Ohio Building Code.

1286.08 GENERAL REGULATIONS FOR ALL SIGNS

Unless otherwise stated, the following regulations shall apply to all signs within the City:

- (a) Permanent signs are considered accessory uses and shall only be accessory to a principal use provided for by the North Ridgeville Zoning Code. Temporary signs may be permitted on all lots, regardless of the presence of a principal use, provided the temporary signs are in compliance with this chapter.
- (b) All signs shall be constructed in compliance with the applicable building and electrical codes as well as any other City regulations.
- (c) No sign shall obstruct or interfere with fire ingress or egress from any door, window or fire escape; block any light or ventilation openings; obstruct or interfere with traffic or vehicular or pedestrian traffic visibility or resemble or imitate signs or signals erected by the City or other governmental agency for the regulation of traffic or parking.
- (d) All permanent signs shall be secured in such a manner as to prevent swinging or other significant noticeable physical movement.
- (e) Signs supported by or suspended from a building shall hang so as to maintain a minimum clear height of eight (8) feet above a pedestrian path and 15 feet above a vehicular path.
- (f) Signs in Rights-of-Way. No sign shall be installed in or project over the right-of-way, nor shall any sign be installed on public property with the exception of signs installed or authorized by the City of North Ridgeville, Lorain County, State of Ohio or United States. The Chief Building Official may immediately remove or cause to be removed any unlawful sign in the public right-of-way.
- (g) Vision Clearance Requirements. To promote traffic safety, no sign shall exceed 36 inches in height, measured from the top of the curb, within any vision clearance triangle area. See *Figure A*.
 - (1) For intersections of streets with other streets, the vision clearance triangle area, which may include private property and/or public right-of-way, is the triangular area defined by measuring 30 feet from the intersection of the extension of the front and side street curb lines (or edge-of-pavement lines where there is no curb) and connecting the lines across the property. See A and B in *Figure A* below.
 - (2) For intersections of streets with driveways, the vision clearance triangle area shall be defined by measuring 25 feet from the edge of the driveway along the street and 20 feet along the driveway from the street and connecting the lines across the property.

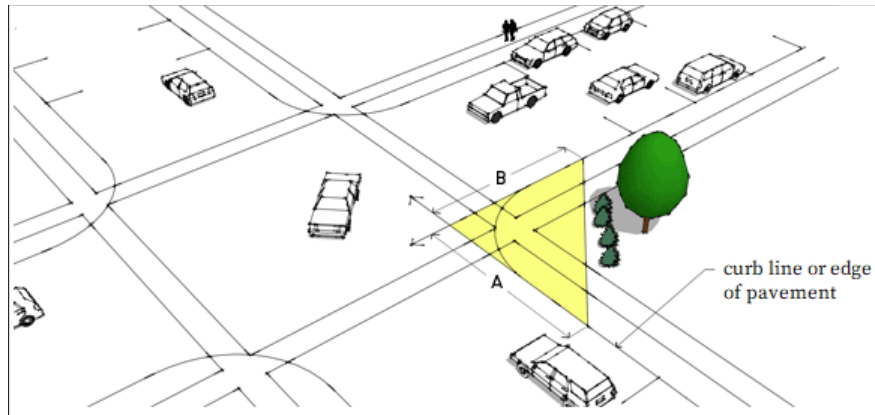


Figure A: Traffic safety visibility triangle for intersecting streets and driveways.

(h) Maintenance and Removal of Signs.

- (1) Every sign shall be maintained in a safe, presentable and good structural condition at all times, including replacement of defective parts, painting, cleaning and other acts required for the maintenance of the sign so as not to show evidence of deterioration, including peeling, rust, dirt, fading, damage, discoloration or holes.
- (2) Whenever a sign is removed, all parts of the sign and supporting structure (e.g., pole, foundation, cabinet structure, etc.), excluding buildings, shall be removed in their entirety. This section shall not require the removal of a raceway if mounted to such structure on a building in a secure and safe manner.
- (3) The Chief Building Official is authorized to order the removal, repair or maintenance of any sign in violation of any code or for which the required permit has not been obtained. Every such order shall be served upon the owner and person in possession of the sign by personal service or by regular first-class U.S. mail addressed to the occupant of such property and to the owner of the property.
- (4) Whenever the removal, repair or maintenance of any permanent sign has been ordered by the Chief Building Official, the owner or person in possession of such sign shall comply with such order within 30 days after notice is served upon him. Whenever the removal, repair or maintenance of a temporary or portable sign has been ordered by the Chief Building Official, the owner or person in possession of such sign shall comply with the order immediately after notice is served upon him.
- (5) In the event of noncompliance, the Chief Building Official may seek an order of removal from a court of competent jurisdiction, or may pursue criminal action against the owner and/or person in possession of the sign in accordance with the appropriate provisions of this Zoning Code relating to the violations.
- (6) If, following an inspection, the Chief Building Official determines that any sign constitutes an immediate danger to the public safety, the Chief Building Official may affect the immediate removal of said sign without regard to the time intervals for compliance cited above, at the sign owner's expense in accordance with the procedures described in Chapter 215. Removal of a sign shall include the sign face, enclosing frame, all sign supporting members and base, unless otherwise specified in the order to remove.

1286.09 SIGN ILLUMINATION

All signs, unless otherwise stated in this chapter, may be illuminated by internal or external light sources, provided that such illumination complies with the following:

- (a) Light sources shall be shielded from all adjacent buildings and streets.
- (b) Lights shall not be of such brightness so as to cause glare that is hazardous to pedestrians or motorists or cause reasonable objection from adjacent residential districts.
- (c) No colored lights shall be used in a location or manner in which they might be confused with traffic control devices or emergency vehicles.
- (d) Sign illumination shall not increase the light levels within 40 feet of all points of any sign face by more than 0.3-foot candle (~3.23 lumens) above the ambient lighting level.
- (e) Illuminated signs on lots in non-residential districts within 150 feet and visible from a residential district may not be illuminated between 11:00 p.m. and 7:00 a.m. except at the time the establishment is in operation during this period.
- (f) An illuminated sign or lighting device shall employ only light of constant intensity.
- (g) No outline lighting shall be permitted.

1286.10 MEASUREMENTS AND CALCULATIONS

- (a) **Sign Setback.** All required setbacks for signs shall be measured as the distance in feet from the lot line or right-of-way, as applicable, to the closest point of the sign structure.
- (b) **Sign Height.** The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely undertaken for the purpose of locating or increasing the height of the sign.
- (c) **Sign Area.** Sign area shall be calculated as established in this section, using one of the following shapes: circle, ellipse, triangle, square, rectangle, trapezoid, pentagon or hexagon.
 - (1) The calculation of sign area shall not include any supporting framework, bracing or decorative fence or wall unless such structural support is determined to constitute an integral part of the sign design by means of text or other message. See *Figure B*.

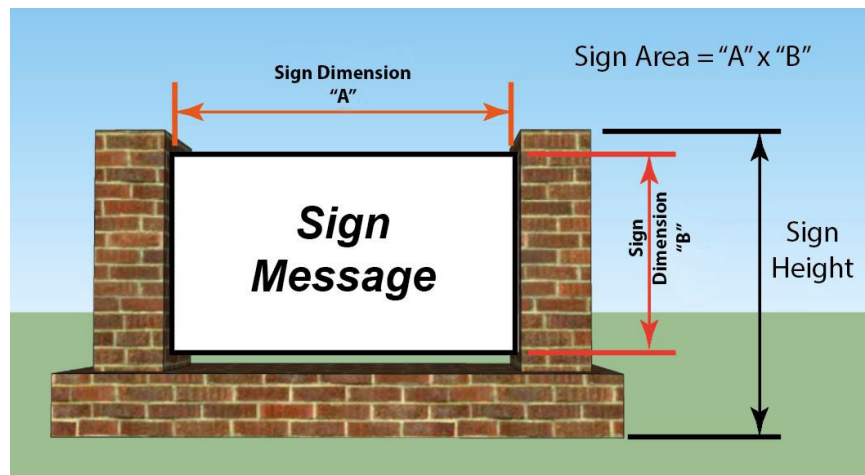


Figure B: Illustration of sign area calculation for a ground sign with a copy on a distinct, rectangular cabinet. The brick structural support is not included in the sign area calculation.

- (2) For sign copy mounted or painted on a background panel, cabinet or surface distinctively painted, textured, lighted or constructed to serve as the background for the sign copy, the sign area shall be computed by means of the smallest permitted shape that encompasses the extreme limits of the background panel, cabinet or surface. See *Figure C*.



Figure C: Illustration of computing the sign area for wall signs with a background panel or cabinet.

- (3) For sign copy where individual letters or elements are mounted on a building façade or window where there is no background panel, cabinet or surface distinctively painted, textured, lighted or constructed to serve as the background for the sign copy, the sign area shall be computed by means of the smallest permitted shape that encloses all the letters or elements associated with the sign. See *Figure D*.

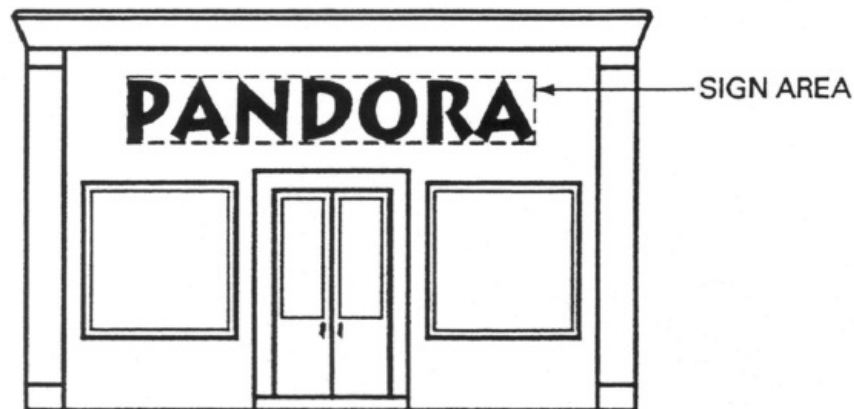


Figure D: Illustration of sign area calculation for wall signs with individual letters.

- (4) In cases where there are multiple sign elements of sign copy on the same surface, any areas of sign copy that are within two (2) feet of one another shall be calculated as a single sign area that shall be computed by means of the smallest permitted shape that encloses all sign copy within two (2) feet of one another, otherwise the sign area shall be computed for each separate piece of sign copy. See *Figure E*.
- (5) Decorative edging or other window treatments that are not an integral part of the sign copy shall not be considered a part of the sign.

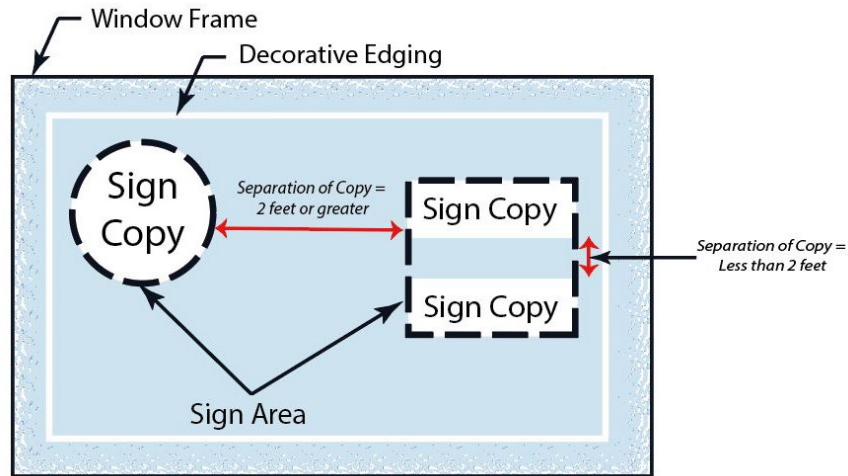


Figure E: Illustration of sign area calculations for multiple sign areas on a window sign.

- (6) When two identically sized, flat sign faces are placed back-to-back or at angles of 45 degrees or less, so that both faces cannot be viewed from any one point at the same time, the sign area of the multi-faced sign shall be computed by the measurement of one of the sign faces. If the two faces are unequal, the sign area shall be calculated based on the larger of the two faces. When a multi-faced sign has an interior angle greater than 45 degrees, the sign area shall be computed by adding together the area of all sign faces.
 - (7) In the case of a three-dimensional sign, the sign area shall be calculated by the smallest permitted shape that encompasses the profile of the sign message. The profile used shall be the largest area of the sign message visible from any point.
- (d) Façade Measurements.
- (1) When calculating the permitted sign area based on the width of any façade, such calculation shall be based on viewing the façade from a 90-degree angle (i.e., straight on), regardless of façade insets, offsets or angles. See Figure F.
 - (2) For multi-tenant buildings, the portion of a building that is owned or leased by a single occupant or tenant shall be considered a building unit. The façade width for a building unit shall be measured from the centerline of the party walls defining the building unit.

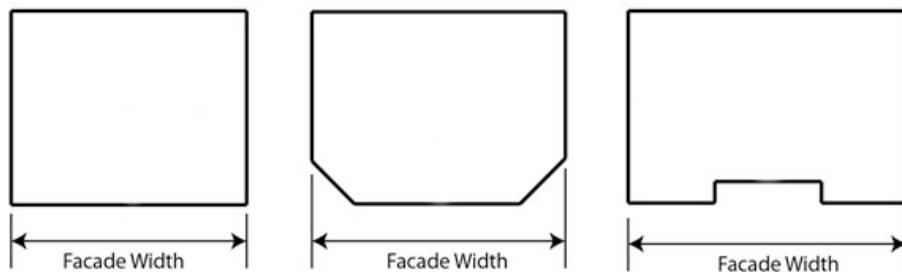


Figure F: Illustration of façade width measurement on varied façade shapes.

1286.11 PERMANENT SIGN ALLOWANCES

The following are the types of permanent signs allowed in the City of North Ridgeville and the applicable regulations for each sign type.

- (a) Building Signs. Building signs shall not be permitted as accessory to single-family or two-family dwellings. In residential districts, building signs may be accessory to nonresidential permitted or conditional uses. In all other districts, building signs are permitted on principal structures in accordance with the following:
 - (1) Building Sign Allowance. The building sign area allowed in this section shall include the total amount of all wall, canopy and projecting signs on each façade.
 - A. Maximum permitted building sign area for a single tenant building shall be two (2) square feet per lineal foot of the façade width of the principal building.
 - B. Maximum permitted building sign area for a building unit in a multi-tenant building shall be two (2) square feet per lineal foot of the façade width of the individual building unit, provided that the building unit has an exterior entrance.
 - C. For buildings or building units on lots with frontage on more than one public street, maximum permitted building sign area shall be 1.5 square feet per lineal foot of the sum of the façade widths that face a public street.
 - D. Building signs may contain up to 25 percent changeable copy in sign area; however, building signs shall not include electronic message centers.
 - (2) Wall Signs. Any wall sign shall comply with the following standards:
 - A. A wall sign shall be mounted on or flush with a wall and shall not project more than 24 inches from the wall of the building to which it is attached.
 - B. A wall sign may be mounted on the façade wall or mounted on a raceway.
 - C. No wall sign shall be painted directly on a building.
 - D. No wall sign shall extend above the parapet of the main building to which it is attached, nor beyond the vertical limits of such building.
 - E. A wall sign shall maintain a minimum six-inch clearance from the top and side edges of the surface or wall to which it is attached.
 - F. Signs attached to roofed structures over fueling stations shall be considered wall signs.
 - G. Wall signs may be internally or externally illuminated.
 - (3) Canopy Signs. Any canopy sign shall comply with the following standards:
 - A. Signage shall not cover more than 50 percent of any individual awning, canopy or marquee.
 - B. Signage may be mounted above any canopy provided that the sign does not extend above the top of the roofline of the building.
 - C. Canopy signs may be internally or externally illuminated.
 - (4) Projecting Signs. Any projecting sign shall comply with the following standards:
 - A. Only one projecting sign shall be permitted for each building unit.
 - B. The maximum sign area for a projecting sign shall be six (6) square feet.

- C. Decorative supporting structures for projecting signs shall not count toward the maximum square footage of signs allowed, however, in no case shall the supporting structure exceed six (6) square feet.
 - D. A projecting sign shall be perpendicular to the wall of the building to which it is attached and shall not extend more than four (4) feet from the façade wall to which it is attached. Such a sign shall maintain a minimum six (6) inch clearance from the façade of any building.
 - E. Projecting signs shall not encroach into any right-of-way.
 - F. Projecting signs may be internally or externally illuminated.
- (b) Window Signs. No sign permit shall be required for window signs provided that any such sign complies with the following standards:
- (1) Window signs shall not occupy more than 50 percent of the window area. The sign area is based on the total window area. Window areas separated by piers, architectural elements or similar features that are not glass or window framing or support shall be considered separate and distinct window areas.
 - (2) Window signs may be temporarily or permanently attached to the window surface.
 - (3) Window signs are not permitted in any window of a space used for residential uses or purposes unless allowed as a temporary sign in accordance with Section 1286.12.
- (c) Monument Signs. Monument signs shall not be permitted as accessory to single-family or two-family dwellings. In residential districts, monument signs may be accessory to nonresidential permitted or conditional uses. In all other districts, monument signs are permitted on lots in accordance with the following:
- (1) One monument sign shall be permitted per lot with the exception of lots having either a total area in excess of five (5) acres or total street frontage in excess of 500 linear feet, in which case two (2) monument signs are permitted provided each sign complies with the standards of this section.
 - (2) The maximum sign area of an individual monument sign shall be 65 square feet if the sign does not exceed a height of eight (8) feet or a maximum sign area of 50 square feet if the sign does not exceed a height of ten (10) feet. In no case shall a monument sign exceed ten (10) feet in height.
 - (3) Monument signs shall be set back a minimum of five (5) feet from every right-of-way line and a minimum of 20 feet from any side or rear lot line.
 - (4) The base of any monument sign shall be composed of stone, brick or other decorative material complimentary to the building material used for the principal structure.
 - (5) Monument signs shall be located in a landscaped area equal to or larger than the total sign area of the applicable sign. The landscaped area shall include all points where the sign's structural supports attach to the ground.
 - (6) Monument signs may be internally or externally illuminated.
 - (7) Monument signs may contain up to 50 percent changeable copy in sign area.
 - (8) Electronic Message Centers.
 - A. Only one monument sign per lot may have an electronic message center.
 - B. No additional changeable copy sign area shall be permitted on a monument sign if there is an electronic message center.
 - C. Messages can only change once every ten (10) minutes.
 - D. Any message change shall be a static, instant message change.

- E. Only Light Emitting Diodes (LED) technology or similar quality signs shall be permitted for electronic message centers.
- F. The electronic message center shall come equipped with an automatic dimming photocell, which automatically adjusts the display's brightness based on ambient light conditions.

(d) Drive-Through Signs.

- (1) Drive-through signs shall only be permitted in Business Districts, accessory to a nonresidential use containing a drive-through facility.
- (2) One primary drive-through sign not to exceed 36 square feet in area or eight (8) feet in height is allowed per order station, up to a maximum of two (2) primary drive-through signs per lot. One secondary drive-through sign not to exceed 15 square feet in area or six (6) feet in height is allowed per order station, up to a maximum of two (2) secondary drive-through signs per lot.
- (3) Such signs shall be oriented so as to only be visible to occupants of vehicles in the stacking lanes of the drive-through facility.
- (4) Drive-through signs may be internally or externally illuminated. Up to 100 percent of each sign may be changeable copy, including an electronic message center in compliance with Section 1286.11(c)(8)(D) through (F), above. Further, such electronic message center shall be turned off during the hours when the related establishment is closed.

(e) Driveway Signs.

- (1) Driveway signs shall only be permitted at driveway entrances to a public street where there is limited access ingress or egress (e.g., enter-only or exit-only driveways) or where the driveway provides access to a drive-through facility. Driveway signs shall not be permitted as accessory to single-family or two-family dwellings.
- (2) Only one driveway sign is permitted per individual driveway.
- (3) Driveway signs shall be set back at least five feet from all lot lines but in no case shall the sign be set back more than ten (10) feet from the edge of the driveway.
- (4) Each driveway sign shall not exceed six (6) square feet in area and three (3) feet in height.
- (5) Driveway signs may be internally or externally illuminated but shall not include changeable copy.

(f) Entrance Signs.

- (1) For residential subdivisions, residential complexes and non-residential development parks that contain a minimum of ten (10) units/lots, such subdivision, complex or park may install one (1) entrance sign within 150 feet of an entrance point from a public street into the subdivision, complex or park.
- (2) The proposed placement of any entrance sign either on private property or within the right-of-way (i.e., landscaped median) shall ensure safety and traffic visibility and must be approved by Planning Commission.
- (3) Entrance signs shall be designed as monument signs with a maximum sign area of 32 square feet and maximum height of six (6) feet.
- (4) Any entrance sign shall be in addition to the signage allowed in this chapter.
- (5) Entrance signs may be internally or externally illuminated but shall not include changeable copy.

1286.12 TEMPORARY SIGNS

The following are the types of temporary signs allowed in the City of North Ridgeville and the applicable regulations for each type of sign.

(a) Standards Applicable to All Temporary Signs.

- (1) Temporary signs shall not be mounted, attached, affixed, installed or otherwise secured in a manner that will make the sign a permanent sign.
- (2) No temporary sign shall be mounted, attached, affixed, installed or otherwise secured so as to extend above the roofline of a structure.
- (3) Temporary signs shall not be posted in any place or in any manner that is destructive to public property including, but not limited to, rights-of-way, utility poles and public trees.
- (4) All temporary signs shall be secured in such a manner as to prevent swinging or other significantly noticeable movement resulting from the wind that could pose a danger to people, vehicles or structures.
- (5) Temporary signs shall be required to comply with vision clearance requirements and shall be set back a minimum of five (5) feet from any public right-of-way.
- (6) No temporary sign shall require a foundation, support, wiring, fittings or elements that would traditionally require a building permit or electrical permit.
- (7) Temporary signs shall not be illuminated.
- (8) Temporary signs shall not be affixed to any permanent sign or permanent structure except when a banner sign is permitted to cover a permanent sign in accordance with Section 1286.12(e)(3) or when such sign is attached to the principal building as permitted in this chapter.
- (9) No streamers, spinning, flashing, windblown devices or similarly moving devices shall be allowed as part of or attachments to temporary signs.
- (10) Mobile signs on wheels, runners, casters, parked trailers or parked vehicles shall not be permitted.
- (11) Because of the nature of materials typically used to construct temporary signs and to avoid the unsightliness of deteriorating signs and all safety concerns which accompany such a condition, temporary signs shall be removed or replaced when such sign is deteriorated.

(b) Standards for Temporary Sign Types.

- (1) Yard Signs.
 - A. Where permitted, there shall be no maximum number of yard signs provided the aggregate total square footage of all temporary signs does not exceed the maximum sign area allowed in this chapter.
 - B. There shall be a maximum of two (2) faces to any yard sign, mounted back-to-back.
 - C. Yard signs in residential districts shall be no more than four (4) feet in height. Yard signs in non-residential districts shall be no more than six (6) feet in height.
- (2) Window Signs.
 - A. Where permitted, there shall be no maximum number of window signs provided the aggregate total square footage of all temporary signs does not exceed the maximum sign area allowed in this chapter.
 - B. Temporary window signs shall be attached to the inside of the window.

- (3) Banner Signs.
 - A. Where permitted, the maximum number of banner signs per lot is two (2).
 - B. Banner signs may be attached to a building, fence or other similar structure. A banner sign attached to posts and mounted in a yard or landscaped area shall be regulated as a temporary yard sign.
 - C. The maximum height standard for temporary signs shall not apply to a banner sign but such signs shall not be mounted in a manner that extends above the roofline of a building or the top of the structure on which it is mounted.
- (4) Sidewalk Signs.
 - A. Where permitted, the maximum number of sidewalk signs per business unit is one (1).
 - B. Sidewalk signs shall only be placed outside during the establishment's hours of operation.
 - C. Any sidewalk sign shall be located within ten (10) feet of the establishment's entrance on a private sidewalk, walkway or landscaped area, but may not obstruct pedestrian traffic or interfere with the use of parking and loading facilities. Sidewalk signs may not be placed in the public right-of-way.
 - D. No sidewalk sign shall exceed six (6) square feet in area or three (3) feet in height.
- (5) Feather Signs.
 - A. Where permitted, the maximum number of feather signs per building unit is one (1).
 - B. No feather sign shall exceed ten (10) feet in height.
- (c) Temporary Signs with a Noncommercial Message.
 - (1) In all zoning districts, temporary signs with a noncommercial message shall be permitted on any lot for an unrestricted period of time. No permit shall be required.
 - (2) Permitted sign types include yard, window and banner.
 - (3) Total area of temporary signs with a noncommercial message shall not exceed 64 square feet per lot. No individual yard sign shall exceed 24 square feet.
- (d) Temporary Signs with a Commercial Message in Residential Zoning Districts.
 - (1) In residential zoning districts, one (1) yard or window sign with a commercial message shall be permitted on any single lot. No permit shall be required.
 - (2) No individual sign shall exceed eight (8) square feet.
 - (3) In lieu of the regulations in this Section, any nonresidential use located in a residential zoning district shall be permitted the same amount of temporary signage with a commercial message as allowed in (e) below.
- (e) Temporary Signs with a Commercial Message in Nonresidential Zoning Districts.
 - (1) Signs Allowed for an Unrestricted Time. No permit shall be required for the following temporary signs:
 - A. A maximum of 12 square feet of temporary signs with a commercial message shall be permitted for every 100 lineal feet of street frontage per lot.
 - B. Permitted sign types include yard, banner and sidewalk.
 - C. No individual sign shall exceed 12 square feet.
 - (2) Signs with Time Limitations. In addition to the temporary signs allowed in (e)(1), the following temporary signs are allowed by permit:

- A. A maximum of 36 square feet of temporary signs with a commercial message per building unit shall be permitted for up to 15 consecutive days, four (4) calendar times per year.
- B. Permitted sign types include yard, banner and feather.
- (3) Signs for New Uses. For zoning permit applications related to the establishment of a new use within an existing building where there is either no sign or an existing permanent sign, a banner sign may be approved for up to 90 consecutive days. Such banner sign shall not exceed the allowable building sign area or the sign area of the permanent sign to be covered, as applicable, and shall require a sign permit.

1286.13 NONCONFORMING SIGNS

- (a) Any sign that was lawfully in existence at the time of the effective date of this ordinance, or amendment thereto, that does not conform to the provisions herein, shall be deemed a legal nonconforming sign and may remain except as qualified below. Minor repairs and maintenance of legal nonconforming signs shall be permitted. However, no legal nonconforming sign shall be enlarged, extended, structurally altered or reconstructed in any manner, except to bring it into full compliance with these regulations. These regulations shall not prohibit the replacement of the content of a sign without the structural modification of its size, location or configuration.
- (b) A sign shall lose its legal nonconforming status if any of the following occurs:
 - (1) If such sign is damaged to an amount exceeding 50 percent of the sign's replacement value not including the cost or value related to the foundation or work below grade, as determined by at least two sign companies requested to provide a quote by the City;
 - (2) The structure of the sign is altered in any form;
 - (3) The sign is relocated;
 - (4) The principal use of the property is voluntarily discontinued for a period of at least six (6) months; or
 - (5) The nonconforming sign or its structure (including support and frame and panel) are determined by the Chief Building Official to be unsafe or in violation of this code and is declared a nuisance.
- (c) Any sign that loses its legal nonconforming status must be brought into compliance with the provisions of this chapter and any other City laws and ordinances by an application for, and issuance of, a sign permit or by complete removal.
- (d) Failure to bring a sign into compliance after loss of a legal nonconformity status shall cause the sign to be considered an illegal sign.

1286.99 PENALTY

Penalty and other remedies for violations of this Chapter are as set forth in Section 1242.99.

RECEIVED
APR 14 2023

Planning Commission Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the process described in Chapter 1243 of the City's Zoning Code.

- **Pre-Application.** Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- **Application Submittal.** Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible but no larger than 24" x 36".
- **Staff Review.** The applicant shall attend a staff review meeting and may be required to submit revised plans based on staff input.
- **Variances.** Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- **Decision or Referral.** Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

34200 LORAIN RD.

Location address

0700014104029

Parcel number

B3

Current zoning

SHOWROOM/BUILDING ALTERATION

Proposed project

APPLICANT/AGENT INFORMATION

WORCESTER SALES + SERVICE

Name/Company

34200 LORAIN RD.

Applicant address

440-327-2196

Applicant phone

AWORCES268@AOL.COM

Applicant email

PROPERTY OWNER INFORMATION

DATSCO LLC

Name/Company

8421 ROOT RD.

Property owner address

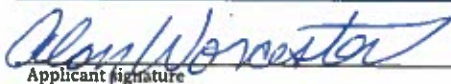
440-453-7851

Property owner phone

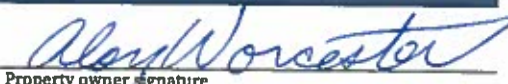
AWORCES268@AOL.COM

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT



Applicant signature



Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

Staff Use Only	PPZ No.	Date Received	Amount Paid	Payment Type
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Planning Commission

APPLICANT GUIDE

COMMISSION AUTHORITY

The Planning Commission is a five member board with the responsibility to hear applications for land use, zoning classifications or districts; to review and recommend legislation and regulations on all matters of municipal planning, land use and zoning; and to review and recommend to Council ordinances creating regulations governing all development and redevelopment, both public and private. The Commission has control over platting and subdividing of lands. The Commission evaluates the plan, design, location, removal, relocation and alteration of buildings and structures located on public lands and along public streets. All plans and recommendations of the Planning Commission must be approved by Council.

APPLICATIONS

Commission meetings are held in Council Chambers at City Hall on the second Tuesday of each month starting at 7:00 p.m. Complete applications must be received at least 25 days prior to a regular meeting to appear on the agenda. To be considered complete, an application must be signed by the property owner, include the required fee and be accompanied by the required plans, exhibits and materials of the type and number listed in the application. All materials submitted become the property of the Commission.

FEES

See the Planning and Zoning Fee Schedule for a complete list of applicable fees.

SUBMITTAL REQUIREMENTS

Section 1243.05 of the Zoning Code contains the complete list of development plan requirements. Applicants shall submit information responsive to these requirements, as applicable and directed by city staff. Also note that a traffic impact study is required for all developments involving a new use, change of use and/or expansion of use based on trip generation rates and in accordance with the requirements of Chapter 1210. All drawings for subdivision of property must have the seal of a licensed professional engineer or registered surveyor. Development plans should be stamped by a registered architect or licensed professional engineer.

NOTICE AND APPEARANCE

The Commission is required to give public notice ten days in advance of a meeting, as well as notice to all parties in interest, including owners of adjoining properties. Applicants and owners are required to attend the meeting where their application is considered.

APPLICANT PRESENTATION

Applicants are expected to submit any documents or information relevant to their request with their application. At the meeting, the applicant, owner or authorized agent (design professional, contractor, attorney, etc.) should be prepared to make a presentation of their project or request and answer questions of the Commission. Adjoining property owners or other interested parties may also make comment or ask questions. Any public comment or questions regarding a project are directed to the Commission chair.

Planning and Zoning Fee Schedule



Fees are due to the Building Department at the time of application. Payment methods accepted include cash, check or credit card. Checks should be made payable to *City of North Ridgeville*.

PLANNING COMMISSION FEES

General Application	\$150	Base fee for development plans, conditional uses, lot splits, consolidations and major subdivisions
Preliminary Subdivision Plat	+\$150	Additional fee for major subdivisions
Final Subdivision Plat	+\$250	Additional fee for major subdivisions
Special Meeting	+\$250	Additional fee for special meeting requests

BOARD OF ZONING & BUILDING APPEALS FEES

Residential (Single Dwelling) Application	\$75	All variances and appeals
Residential (All Others) or Commercial Application	\$125	All variances and appeals
Special Meeting	+\$250	Additional fee for special meeting requests

OTHER FEES

New Business Application	\$50	Change in business or new business where no Planning Commission review is required
Amendment Application	\$50	Minor changes to approved plans
Rezoning Request	\$400	All rezonings and text amendments
Cancellation/Re-Notification Fee	\$100	Charged if applicant tables/delays appearance after notices have been sent
Credit Card Convenience Fee	Actual cost	Additional fee to cover cost of credit card fees charged by vendor

Ord. 5984-2022. Passed 8-1-22.

ENGINEERING FEES AND DEPOSITS

Submit separate payment to the Engineering Department.

Residential Subdivision: Preliminary	\$375
Residential Subdivision: Final	\$975 + \$35 per lot
Multi-Family Apartments	\$950 + \$30 per unit
Commercial or Industrial Site Plan	\$1,125
Plot Plans, Lot Splits and Other Map Reviews	\$225

SPECIAL DEVELOPMENT DISTRICT DEPOSIT

In addition to required Planning Commission application fees, applicant shall submit a separate \$5,000 deposit to the Clerk of Council's office upon application for any project within a Special Development District. Ord. 3993-2004. Passed 1-20-04.

BUILDING PERMITS AND FEES

The above fee schedules only list those fees and deposits related to planning and zoning applications. See Chapter 1444 of the North Ridgeville Codified Ordinances for a list of applicable fees and deposits associated with plan review, permits and inspections.



City of North Ridgeville

Building Department

7307 Avon Belden Rd, North Ridgeville, OH 44039

Phone: (440) 353-0822 Fax: (440) 353-0823



COMMERCIAL APPLICATION FOR PLAN APPROVAL

1. OBC Edition: _____

2. Submitter: _____

DATE: _____

PERMIT NO: _____

3. Scope of Project

- ☒ Structural ☐ Sprinklers
☒ Mechanical ☐ Medical Gas
☒ Electrical ☐ Industrialized Unit
☐ Plumbing ☐ Other: _____

4. Square Footage of New Work: 1,792

Number of Floors (Basement, Mezz., 1, 2, 3...): 1

Floors subject to the scope of this project: 1

5. Permanent Parcel number: 0700014104029 Total Building Square Footage: 17,728

6. Exact Location of Project:

Address: 34200 LORAIN RD

City: NORTH RIDGEVILLE State: OH Zip: 44039-5443

7. CONTRACTOR: WOOSTER BUILDING, LLC

CONTRACTOR ADDRESS: P.O. Box 154, WOOSTER, OH 44691 DATE: _____

CONTACT PHONE #: 330-262-8040 E-MAIL: WOOSTERBUILDINGS@SSSNET.COM

8. PROPERTY OWNER: DATS CO., LLC

PROPERTY OWNER ADDRESS: 34200 LORAIN RD, N. RIDGEVILLE, OH 44039 DATE: _____

CONTACT PHONE #: 440-453-7851 E-MAIL: AWORCE3268@AOL.COM

9. Plans Prepared By: ☐ Architect ☒ Engineer ☐ Other: _____

Name: WEBER ENGINEERING SERVICES LLC Ohio Registration No. _____ Firm: _____

Address: 2555 HARTVILLE RD. SUITE B, ROOTSTOWN, OH 44272

Phone: 330-329-2037 Email: MATT@WEBERCIVIL.COM

10. Designate Flood Plain Zone: _____

11. Has Zoning been approved? ☒ Yes ☐ No ☐ Not Applicable

12. Describe exact use of Building: SHOWROOM / SALES

13. Nature of Job / Project: ☐ New ☐ Addition ☐ Alteration ☐ Change of Use

14. Description of work being performed: BUILDING ALTERATION

15. Type of Construction: ☐ 1A ☐ 1B ☐ 2A ☐ 2B ☐ 3A ☒ 3B ☐ 4 ☐ 5A ☐ 5B

16. Current OBC use group: _____

17. Occupant Load: _____

18. Proposed Use Group: ☐ A1 ☐ A2 ☐ A3 ☐ A4 ☐ A5 ☐ B ☐ E ☐ F1 ☐ F2
☐ H1 ☐ H2 ☐ H3 ☐ H4 ☐ H5 ☐ I1 ☐ I2 ☐ I3 ☐ I4 ☐ M ☐ U
☐ R1 ☐ R2 ☐ R3 ☐ R4 ☐ S1 ☐ S2

19. IF Use group S what is the nature of materials being stored? _____

20. IF Use Group R1, R2, R3, R4 - Specify number of units: _____ ☐ Combustibles ☐ Non-Combustibles

21. IF Use Group I2 - Specify Number of beds: _____



Planning Review

April 27, 2023

Project: Worcester Sales and Service
Location: 34200 Lorain Road
PPNs: 07-00-014-104-029
District: B-3 Highway Commercial District

Project Summary:

The proposal consists of constructing a 1,786 square foot addition onto the existing building. The addition will meet the required 50-foot front building setback. The addition materials will match the existing structure with stone veneer wainscoting, white metal siding and a red metal roof. The building will project into the parking field which required the layout of spaces to be adjusted.

Recommendations:

None

Planning Commission Comment Sheet



PROJECT INFORMATION

Showroom/Building Alteration

Proposed project

34200 Lorain Road

Location

05.09.2023

Meeting date

0700014104029

Parcel number

04.27.2023

Comments due

RECOMMENDATIONS

Please contact Asst. Chief Mike Uhnak of the North Ridgeville Fire Department to discuss the following code requirements of the Ohio Fire Code and Ch. 16 Fire Prevention of the Codified Ordinance of North Ridgeville.
North Ridgeville Fire Department
Fire Prevention
(440)653-6362

- 1- OFC Rule 5 Fire Service Features-
Section 506: Fire Department Lock Box.
Section 503: Fire Access Roads.
Section 507: Fire Protection Water Supply
- 2- OFC Rule 33 Fire Safety During Construction
- 3- NFPA 241 Standards for Safeguarding Construction Operations.
- 4- Chapter 16 Fire Prevention NR Ordinance.
1640.01: Fire Hydrants

Respectfully

Asst. Chief Mike Uhnak

SUBMITTED BY

Mike Uhnak

Administrative officer signature

Assistant Fire Chief

Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Staff Meeting Bulletin

Meeting Date: April 25, 2023

Project: Worcester Sales & Service, Showroom/Building Alteration, 34200 Lorain Rd

Applicant: Worcester Sales & Service, 34200 Lorain Rd, North Ridgeville, OH 44039

Zoning: B-3 Highway Commercial District

In Attendance: Mayor Kevin Corcoran
Kim Lieber, Planning and Development Director
Guy Fursdon, Chief Building Official
Christina Eavenson, City Engineer
Mike Uhnak, Assistant Fire Chief
Toni Morgan, Assistant Law Director
Tina Wieber, Deputy Clerk of Council
Bob Fortune, Worcester Sales & Service

Project Introduction

- Bob stated that they wanted to build an addition onto their existing showroom building to be able to enclose their equipment and eliminate a lot of the glass that had become problematic. He added that the side shed roof would be illuminated.

Staff Comments

- Kim stated that it seemed simple enough and that they met the 50-foot setback requirement. She mentioned that she was concerned about the building addition because there were two rows of parking and that would take some of the drive aisle away, but saw that they had rearranged that area, which was an improvement. She asked if the addition would match the current building and Bob stated that it would be red brick and would match color-wise.
- Mike asked when they planned on starting construction and Bob stated that they were hoping to start in October.
- Mayor commented that it looked good.

Next Steps

- No plan updates are required prior to Planning Commission.

FORTUNE AWNING WORCESTER'S

CITY OF NORTH RIDGEVILLE
COUNTY OF LORAIN
STATE OF OHIO



VICINITY MAP
NO SCALE

WEBER ENGINEERING SERVICES
1555 Hartsville Rd., Suite B
Northridge, OH 44137
www.WeberEngineeringServices.com
330-339-7857
matt@webercivil.com



Reg. No.: 61709

OWNER

DATSCO LTD.
8455 FOOT ROAD
NORTH RIDGEVILLE, OHIO 44039

Issue Date

04-03-2023
04-14-2023

**FORTUNE AWNING WORCESTER'S
BUILDING ADDITION**
34200 LORAIN ROAD NORTH RIDGEVILLE, OHIO 44039

**TITLE
SHEET**

C100

Project No. 2021-392

DESCRIPTION
TITLE SHEET
GENERAL NOTES
DEMOLITION PLAN
SITE PLAN
UTILITY & GRADING PLAN
SITE DETAILS
ABBREVIATED SWP₃
ABBREVIATED SWP₃ DETAILS

INDEX

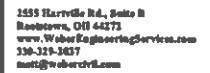
SHEET NO.
C100
C100A
C101
C102
C103
C104
C105
C106-C108



Survey by:



DEMPEY SURVEYING COMPANY
21025 W. 113TH AVE. | CLEVELAND, OH 44127
P 216-229-1131 | CLEVELAND, OH 44107-2625



OWNER:

39	Issue Date
	04-03-2023
	04-14-2023

GENERAL NOTES

C100A
Project No. 2021-392

2003 MAY 28 MON

- [illegible]

- REFERENCES**

- [illegible]

1. WALTER BATES STAYS ON ALL RESPECTS OF HIS ARREST - 6:52 PM - 6:59 PM
WHEN HE LEFT CITY OF NEW YORK GOVERNMENT BUILDING
2. ALL THAT WALTER BATES AND AARON BATES HAVE A BROTHER -
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1. THE USE OF SERVICE CONNECTIONS SHALL BE THREE (3) TIMES THE SIZE (L/W) OF THE MAINS
2. SERVICE CONNECTIONS SHALL BE A CORRECT REPRESENTATION AND PRO-PORTIONED FOR THE PORTABLE WATER, GAS, STEAM, OR OTHER FLUIDS WHICH PROVIDES THE FULL SERVICE CAPACITY OF THE SERVICE. THERE IS TO BE NO LOSS OF PRESSURE OR FLOW DURING THE SERVICE. IT SHALL BE THE RESPONSIBILITY OF THE USER.
3. FOR SERVICE CONNECTIONS OVER 1000 PSI, THE USER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE CONNECTIONS.

OCTOBER 1, 2008 REVISED 8/75/DR. 2/10/10
7/21/10

Discussion

- [illegible]

[illegible]

- [illegible]

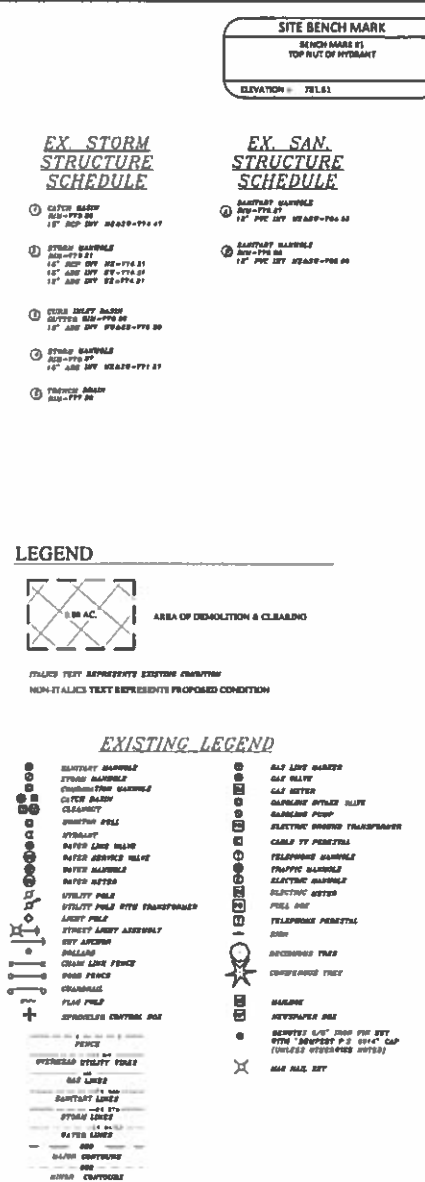
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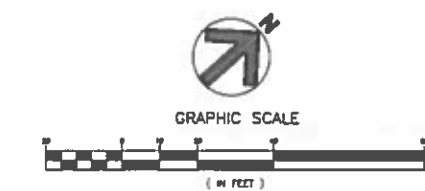
10/01/2009 REV 8/14/08, 9/10/08, 12/7/08, 8/19/10
1/1/1 5/28/1 6/5/1



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND NOT BY DRIVING. SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STORM SEWER NOTE:
CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, DEPTH,
SIZE, CONDITION AND CONNECTIVITY OF ALL STORM SEWER
SYSTEMS ON THE SITE. SITE CIVIL ENGINEER SHALL BE
INFORMED OF THE RESULTS OF THE INVESTIGATION PRIOR TO
CONSTRUCTION.




www.ohio811.org

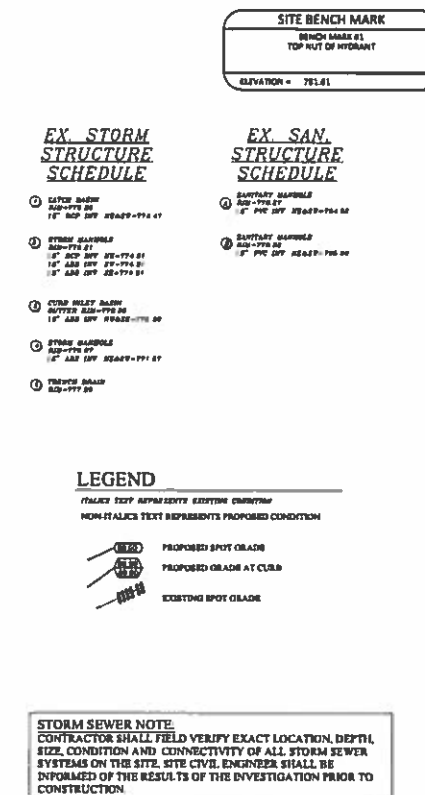
DEMPEY & SURVEYING COMPANY
 W 216-228-1130 | 12818 DETROIT AVENUE
 P 216-228-1131 | CLEVELAND, OH 44104



GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.



Reg. No.: 61709

OWNER:

DATSCO LTD.
8455 ROOT ROAD
NORTH RIDGEVILLE, OHIO 44039

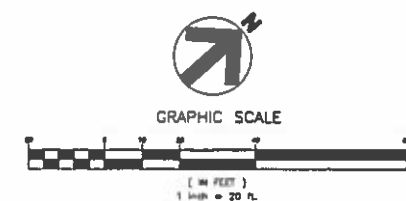
Issue Date

04-03-2023
04-14-2023

**FORTUNE AWNING WORCESTER'S
BUILDING ADDITION**
34200 LORAIN ROAD NORTH RIDGEVILLE, OHIO 44033

UTILITY & GRADING PLAN

C103
Project No. 2021-392



WEBER ENGINEERING SERVICES
We have strong relationships & experience serving local, state & federal agencies
1555 Hartsville Rd., Suite B
Rootstown, OH 44271
www.WeberEngineeringServices.com
334-339-1837
matt@weberchd.com



Reg. No.: 61709

OWNER:

DATSCO LTD.
8455 ROOT ROAD
NORTH RIDGEVILLE, OHIO 44039

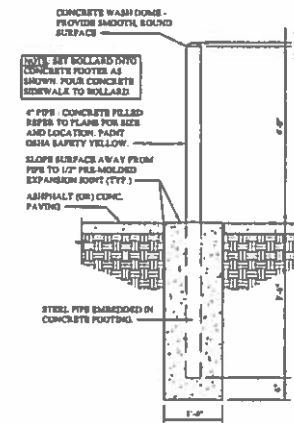
Issue Date

04-03-2023
04-14-2023

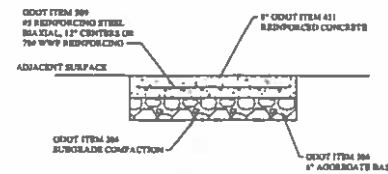
**FORTUNE AWNING WORCESTERS
BUILDING ADDITION**
34200 LORAIN ROAD NORTH RIDGEVILLE, OHIO 44039

**SITE
DETAILS**

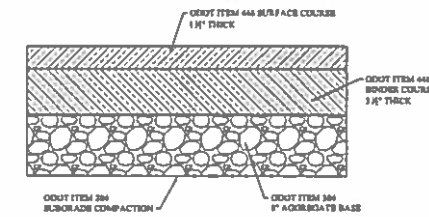
C104
Project No. 2021-392



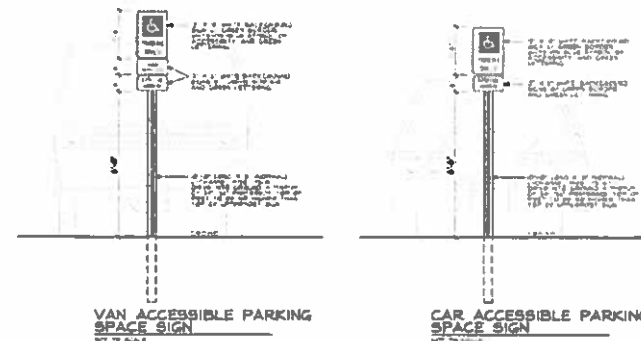
TYPICAL BOLLARD DETAIL
REFERENCE ONLY NOT TO SCALE



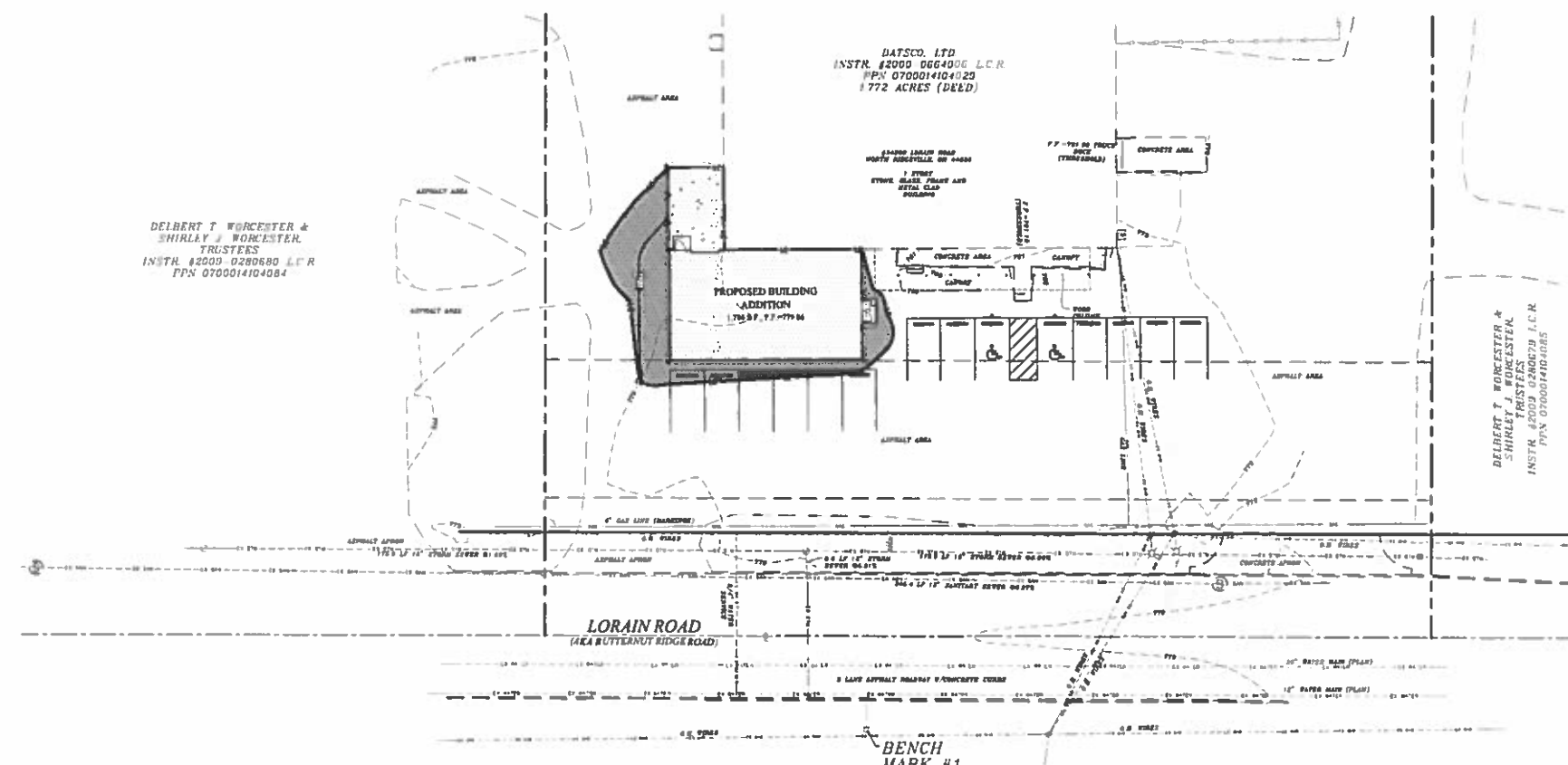
CONCRETE PAD DETAIL
REFERENCE ONLY NOT TO SCALE



PROP. HEAVY DUTY ASPHALT PAVEMENT
REFERENCE ONLY NOT TO SCALE



HANDICAPPED PARKING DETAIL
REFERENCE ONLY NOT TO SCALE



DELBERT T. WORCESTER &
SHIRLEY J. WORCESTER
TRUSTEES
INSTN. #2000 0280680 L.C.R.
PPN 0700014104084

DATSCO, LTD.
INSTN. #2000 0664006 L.C.R.
PPN 0700014104023
1.772 ACRES (DAED)

DELBERT T. WORCESTER &
SHIRLEY J. WORCESTER
TRUSTEES
INSTN. #2000 0280680 L.C.R.
PPN 0700014104084

SITE BENCH MARK
BENCH MARK #1
TOP HLT OF HYDRANT
ELEVATION = 781.61

FLOOD ZONE
FLOOD ZONE #1 PER FLOOD INSURANCE
DATE MAP NUMBER 1000000001 D
EFFECTIVE DATE AUGUST 15, 2000

ABBREVIATED SWP3 AMENDMENT ACTIVITIES
GRADING _____ DATE _____
SITE STABILIZATION _____ DATE _____
ABBREVIATED SWP3 AMENDMENT _____ DATE _____

ABBREVIATED SWP3 RESPONSIBLE PARTY
COMPANY NAME _____
CONTACT NAME _____
COMPANY STREET ADDRESS _____
CITY, STATE, ZIP CODE _____
CONTACT PHONE NUMBER _____

ESTIMATED CONSTRUCTION DATES
START DATE _____ DATE _____
END DATE _____ DATE _____

ABBREVIATED SWP3 PREPARED
01/20/2021

ALL OFF-SITE BORROW OR SPOIL AREAS SHALL
BE REQUIRED TO BE PERMITTED BY A SEPARATE NOT AND
RELATED SWP3.

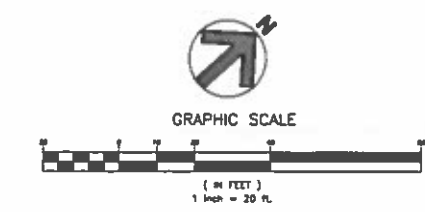
ALL CEMENT TRUCKS SHALL RETURN TO THE PLANT FOR
WASHOUT.

ALL VEHICLE FUELING SHALL OCCUR OFF SITE OR BY
TRANSFER VEHICLE.

THERE WILL BE NO CONSTRUCTION ENTRANCE AS ALL ACCESS
WILL BE THROUGH EXISTING HARD SURFACES.

TAG	HATCH/SYMBOL	SWP3 BMP
CL	LC	CLEARING LIMITS, LIMITS OF CONSTRUCTION
LC	LC	
IPSS		DELT SALT BACK PROTECTION (SEE DETAIL ON SHEET C107)

TAG	LINE	SWP3 BMP
SP		SILT FENCE
CPS		1" COMPOST FILTER SUECK MAY BE SUBSTITUTED FOR SILT FENCE AT CONTRACTORS DISCRETION



INSPECTION CHECKLIST

INSPECTIONS SHALL BE MADE ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY
STORM EVEN GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD

DATE	INSPECTOR	WEATHER CONDITIONS	RAINFALL AMOUNT	SEDIMENT DISCHARGE	DISCHARGE LOCATION	BMPs FAILED	ADDITIONAL BMPs NEEDED	CORRECTION MADE

**WHEAT ENGINEERING
SERVICES**
2555 Harville Rd., Suite B
Rootstown, OH 44272
www.WheatEngineeringServices.com
330-339-3337
matt@wheatcivil.com

STATE OF OHIO
MATTHEW WHEAT
REGISTERED PROFESSIONAL ENGINEER
Reg. No.: 61709

OWNER:
DATSCO LTD.
8465 ROOT ROAD
NORTH RIDGEVILLE, OHIO 44039

Issue Date
04-03-2023
04-14-2023
**FORTUNE AWNING WORCESTERS
BUILDING ADDITION**
34200 LORAIN ROAD NORTH RIDGEVILLE, OHIO 44039

**ABBREVIATED
SWP3**

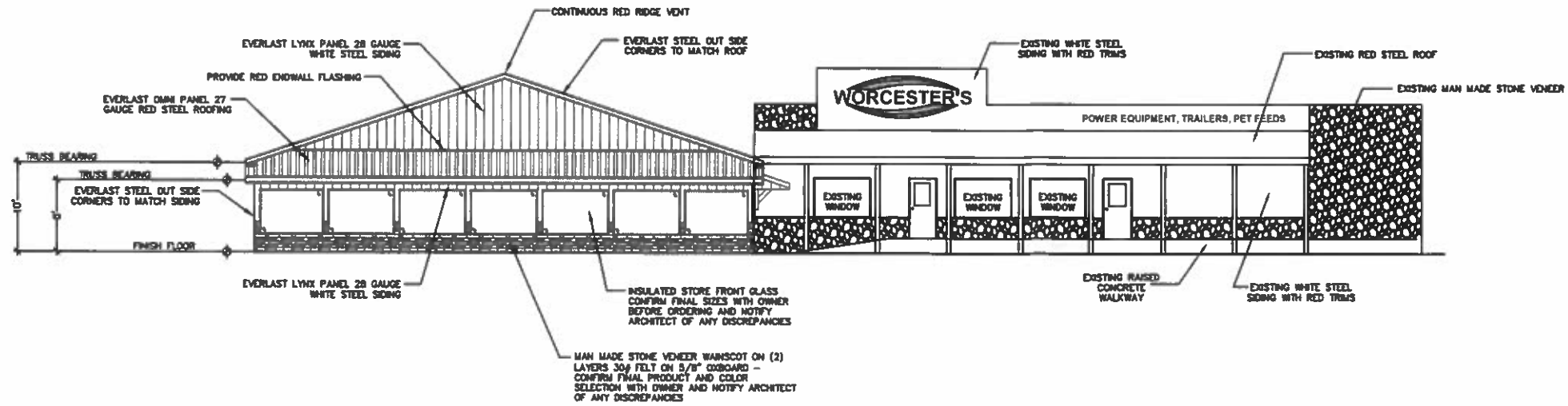
C105
Project No. 2021-392

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

DATE
3/31/23

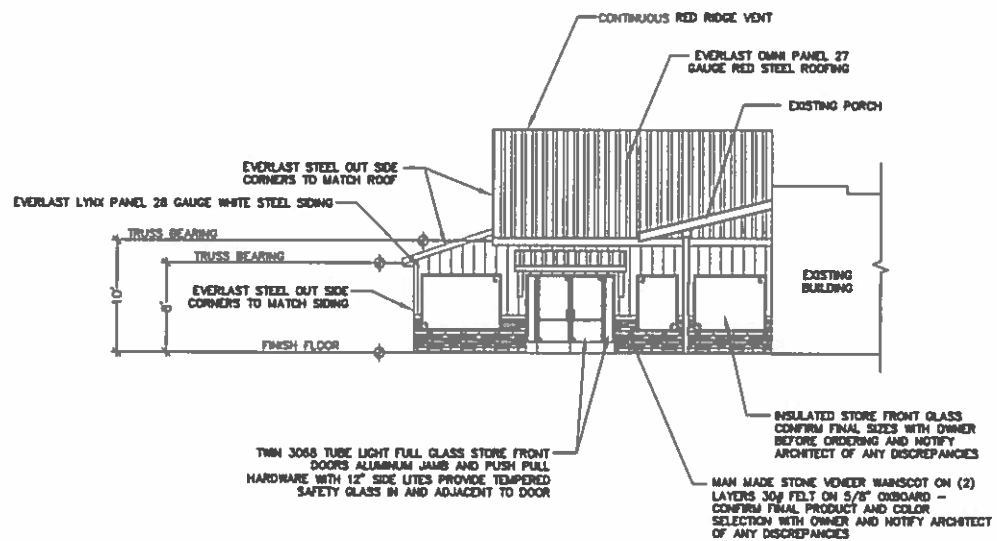
A NEW COMMERCIAL AWNING FOR: WORCESTER'S INC
8455 LORAIN RD NORTH RIDGEVILLE, OH, 44039

2



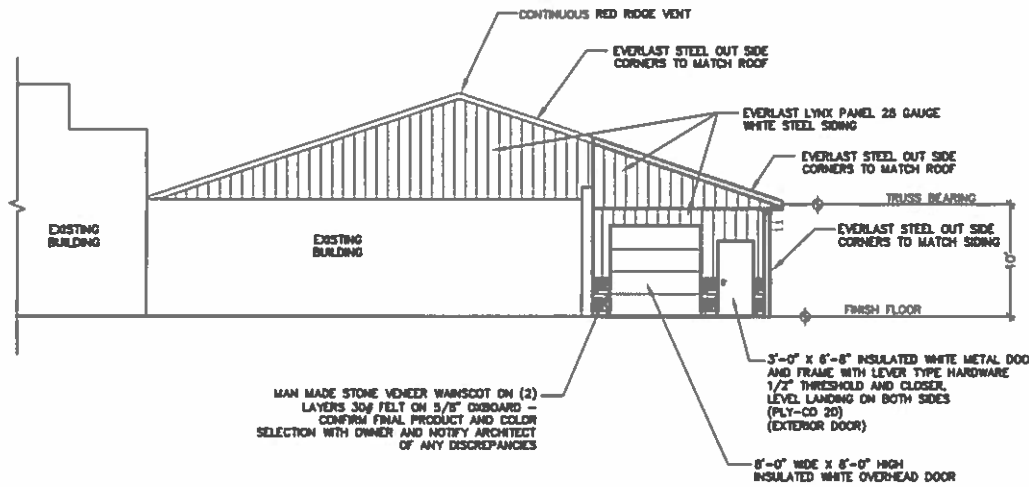
NORTH ELEVATION

SCALE 1/8" = 1'-0"



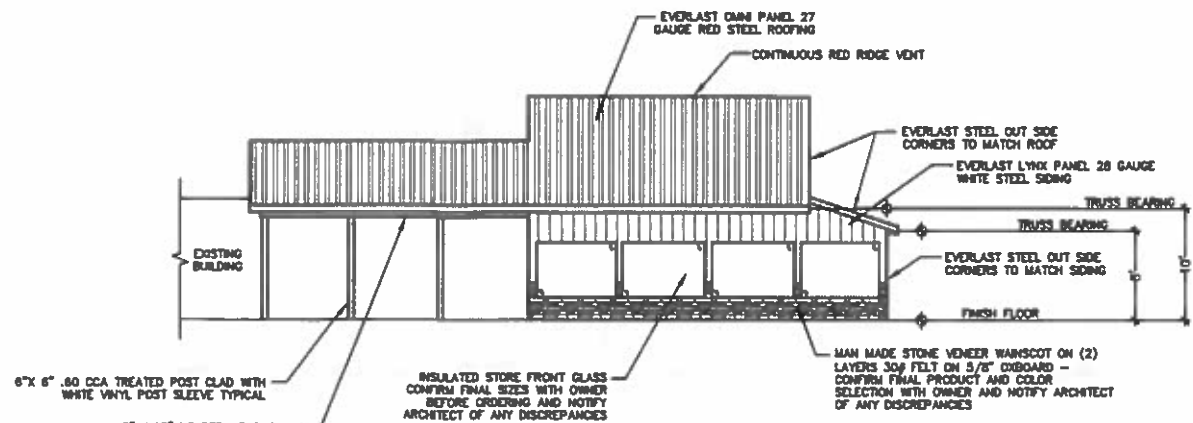
EAST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



RECEIPT NUMBER

00021462

City of North Ridgeville

7307 Avon Belden Rd

North Ridgeville, OH 44039

Ph: (440) 353-0822

Fax: (440) 353-0823

Paid By

DATSCO LTD

34200 LORAIN RD

NORTH RIDGEVILLE, OH 44039

04/17/2023

Type	Record	Category	Description	Amount
PZE Process	PPZ2023-0186	Standard Item	General Application	\$ 150.00

34200 LORAIN RD
0700014104030**Total \$ 150.00**

Cash

Check \$ 150.00

Check # 26005

Credit

Transferred

Tendered \$ 150.00**Change \$ 0.00****To Overpayment \$ 0.00**

NOTES

RECEIPTDATE 4-17-2023 NO. **144915**RECEIVED FROM Worcester Sales & Service IncADDRESS 34200 Lorain Rd N. RidgevilleOne Thousand One Hundred Twenty Five ⁰⁰/₁₀₀ \$1,125.00FOR PC for addition onto property address
listed above.

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	1125 -	CHECK	26005
BALANCE DUE		MONEY ORDER	

BY Lucian R

©2001 REDIFORM ® 8L808

Planning Commission Application



RECEIVED
APR 04 2023

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

- **Pre-Application.** Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- **Application Submittal.** Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible.
- **Staff Review.** The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
- **Variances.** Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- **Decision or Referral.** Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

Location address WEST SHORE PARKWAY

Parcel number 0700030000310 Current zoning SINGLE FAMILY

Proposed project 31 EXTENSION OF WEST SHORE PARKWAY IN NORTH RIDGE POINT

APPLICANT/AGENT INFORMATION

Name/Company NORTH RIDGE POINT LTD

Applicant address 36715 AVALON CT. AVALON, OH 44011

Applicant phone 216-849-7651 Applicant email GSMITEK@ROADRUNNER.COM

PROPERTY OWNER INFORMATION

Name/Company NORTH RIDGE POINT LTD

Property owner address SAME AS ABOVE

Property owner phone ABOVE Property owner email ABOVE

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature [Signature] Property owner signature [Signature]

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of reviewing the conditions related to review of my application.

OFFICE	PPZ No. <u>PPZ2023-0178</u>	Date Received <u>APR 04 2023</u>	ACTION
	Planning Fee Paid <u>\$250.00 dr 1610</u>	Engineering Fee Paid <u>2,060.00 ck 1609</u>	



Planning Review

April 27, 2023

Project: North Ridge Pointe Phase 8
Location: West Shore Parkway
PPNs: 07-00-030-000-310
District: R-1 Residence District

Project Summary:

The North Ridge Pointe subdivision is located on property zoned R-1 Residence District and has been designed and is being constructed per the requirements contained in Chapter 1282 (Single-Family Detached and Cluster Development). The preliminary plat for the subdivision was approved by the Planning Commission in 2008 and revised in 2009. Phase 8 includes construction of 31 standard residential lots, which is consistent with the approved preliminary plan.

Recommendations:

The developer must make slight changes to property lines impacting two or three of the lots to ensure sufficient lot areas are shown for all lots in this phase.

Planning Commission Comment Sheet



PROJECT INFORMATION

North Ridge Point Subdivision Phase 8

Proposed project

West Shore Parkway

0700030000310

Location

Parcel number

5.9.2023

4.27.2023

Meeting date

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1. North Ridge Point Subdivision No. 8 has 31 lots, all single family lots, no cluster family lots.
2. North Ridge Point Subdivision No. 8 has a density of 2.64 (31 lots divided by 11.7204 total acres = 2.64).
3. Sublot 304 & 305 do not have enough square footage, 12,800 square foot is required for single family lots.
4. North Ridge Point Subdivision No. 8 has 1% open space (0.1383 open space divided by 11.7204 total acres = 0.01)
5. The spread sheet submitted with the application for North Ridge Point No. 8 indicates the subdivision thru No. 8 is compliant with density, percentage of cluster family lots and percentage of open space.

SUBMITTED BY

Guy M. Fursdon

Chief Building Official

Administrative officer signature

Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative

Staff Meeting Bulletin

Meeting Date: April 25, 2023

Project: North Ridge Pointe Subdivision Phase 8

Applicant: North Ridge Pointe, Ltd., 36715 Avalon Ct, Avon, OH 44011

Zoning: R-1 Residential District

In Attendance: Mayor Kevin Corcoran
Kim Lieber, Planning and Development Director
Guy Fursdon, Chief Building Official
Christina Eavenson, City Engineer
Mike Uhnak, Assistant Fire Chief
Toni Morgan, Assistant Law Director
Tina Wieber, Deputy Clerk of Council
Gary Smitek, North Ridge Point, Ltd
Dale Haywood, Engineer

Project Introduction

- Gary stated that the project was Phase 8 of the North Ridge Pointe Subdivision connecting the North to the South through West Shore Parkway out to Stoney Ridge Road by Barres Road. He asked if the name should be changed to Barres Road since it came out by there. Mayor said that it didn't matter. Gary said Phase 8 would then connect Stoney Ridge Road to Route 83 with no deviation from the previous phases and that it would be the same number of lots and configurations at a minimum of 85 by 152 feet with 306 lots. He added that there would be no cluster lots and that it would be by the ponds, tennis courts and that there would be a trail connecting to the tennis courts. Gary mentioned that the mailboxes would have an 18 to 20 feet wide pull-off area that cars could pull off into. He stated that they would be contacting Ohio Edison to put a light there for safety. He added that it would complete the traffic flow in the area.

Staff Comments

- Guy stated that the code required the lots to be 12,800 square feet and that sublots 305 & 304 were 12,350 and 12,553 square feet. Guy explained that they could move it over from the other lots to meet the requirements.
- Kim asked if there would be a common green space and Gary stated that it was already there with the tennis courts and swimming pool.
- Christina asked if the mailboxes were outside of the right-of-way or inside the right-of-way between the sidewalk and the road and Gary stated that one was outside of the right-of-way by the playground area but that the other was in the right-of-way. Christina asked if the HOA had been required to maintain that area even the pavement underneath and Gary stated that he didn't believe so. Christina asked if they could make an amendment to the HOA Rules & Regulations stating that they would be responsible for maintaining that area and Gary stated he didn't think that would be a problem.
- Toni asked if it would be an amendment to an HOA document or a contract with the City. Christina explained that it would be the HOA Rules and Regulations.

Next Steps

- The applicant will provide any updates to the plans or HOA documents prior to May 2, 2023.

North Ridge Pointe Subdivision

2/24/2023

Development Statistics

Phase	Lots	# Standard	# Cluster	Total Area	Open Area
1	30	30	0	22.5292	8.635
2	35	6	29	17.2113	7.1896
3	38	38	0	17.1325	1.2862
4	45	45	0	21.9176	2.2726
5	47	26	21	26.2969	11.0609
6	39	39	0	20.1799	3.6826
7	41	0	41	10.9476	1.4931
8	31	31	0	11.7204	0.1383
Totals	306	215	91	147.9354	35.7583

Development Summaries

Density	% Cluster	% Open Area
2.07	30%	24%

Development Requirements

Maximum Density	2.3 Lots per Acre
Maximum Cluster	35%
Minimum Open Area	20%

NORTH RIDGE POINTE SUBDIVISION NO. 8
SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO
BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

UPDATED

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30 CONTAINING 11.7204 ACRES.

THE UNDERSIGNED (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS NORTH RIDGE POINTE SUBDIVISION NO. 8, A SUBDIVISION OF LOTS 276 TO 306 INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, SIDEWALKS, AND IMPROVEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH, OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF NORTH RIDGEVILLE, OHIO FOR THE BENEFIT OF HIMSELF (THEMSELVES) AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH, THE UNDERSIGNED.

THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE HEREBY GRANTED WHERE INDICATED ON THE PLAT FOR PUBLIC DRAINAGE AND SIDEWALK PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

NORTH RIDGE POINT, LTD
BY: _____
GARY SMITEK
TITLE: MANAGING MEMBER

NORTH RIDGE POINTE HOMEOWNERS' ASSOCIATION, INC.
BY: _____
GARY SMITEK
TITLE: PRESIDENT

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____, 20____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

UTILITY EASEMENTS GRANT

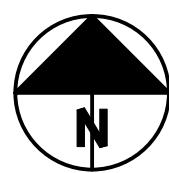
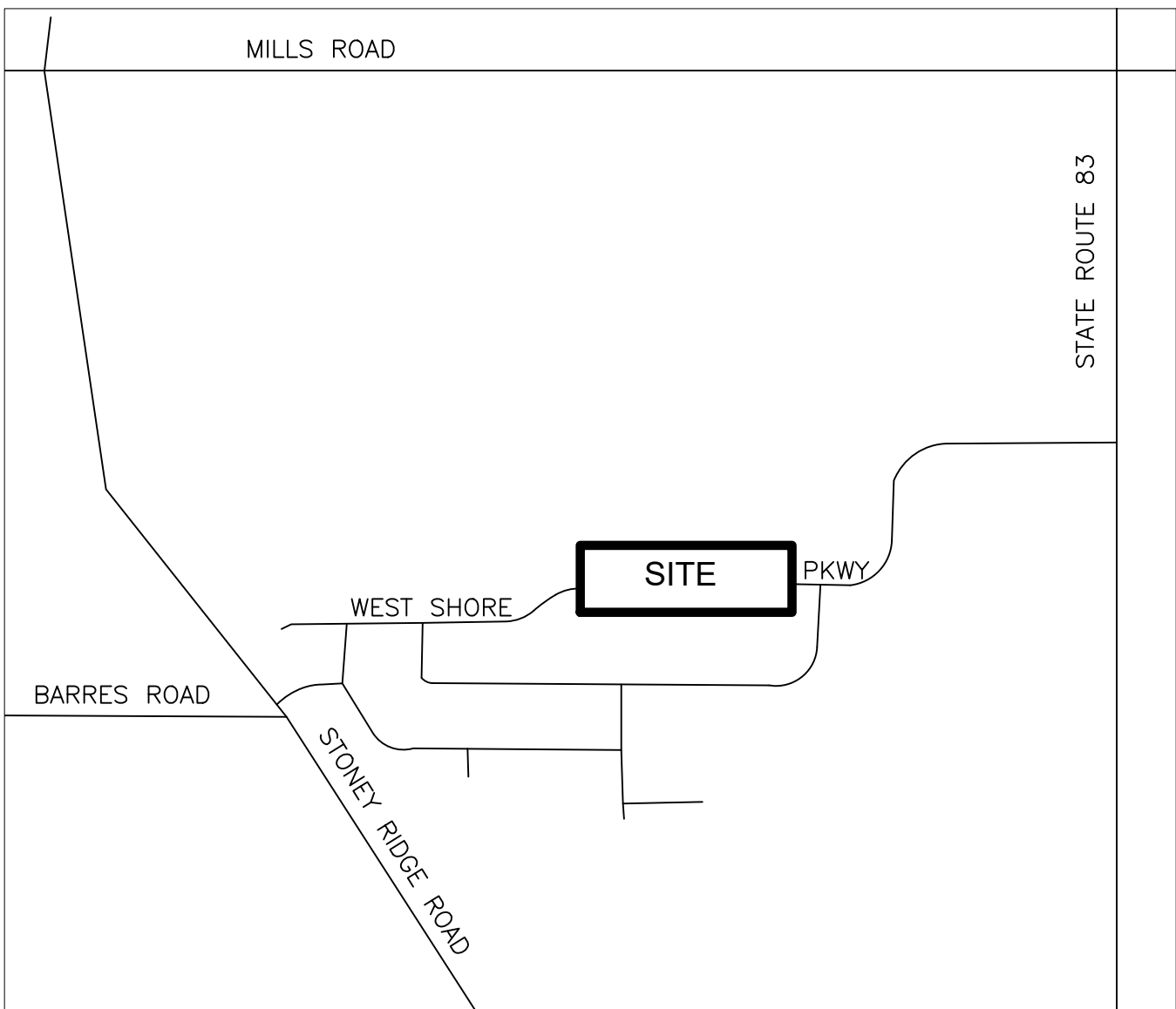
WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE UTILITY COMPANIES, (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE FEET IN WIDTH AND LENGTH AS SHOWN ON THIS PLAT UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREETS TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS; CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS INCLUDING OTHER UTILITIES, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID SERVICES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

NORTH RIDGE POINT, LTD
BY: _____
GARY SMITEK
TITLE: MANAGING MEMBER

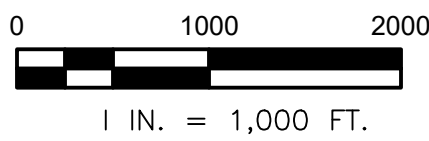
NORTH RIDGE POINTE HOMEOWNERS' ASSOCIATION, INC.
BY: _____
GARY SMITEK
TITLE: PRESIDENT

DRAINAGE AND STORM SEWER EASEMENTS

DRAINAGE AND STORM SEWER EASEMENTS AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO, GRADING, DRAINAGE, STORM SEWERS, AND DRAINAGE STRUCTURES ARE THE RESPONSIBILITY OF THE NORTH RIDGE POINTE SUBDIVISION HOMEOWNERS ASSOCIATION. THESE IMPROVEMENTS ARE PRIVATELY HELD AND, THEREFORE, THE COMPLETE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH RIGHTS TO ACCESS, INSTALL, MAINTAIN, REPLACE, AND/OR REMOVE STORM SEWERS, INLETS, DITCHES, SWALES, EARTH MOUNDS, VEGETATION, AND/OR OTHER APPURTENANCES AS NECESSARY. WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES INCLUDING THE CITY OF NORTH RIDGEVILLE, THE OHIO ENVIRONMENTAL AGENCY, AND THE UNITED STATES ARMY CORPS OF ENGINEERS.



VICINITY MAP



NORTH RIDGEVILLE APPROVALS

APPROVED THIS _____ DAY OF _____, 20____



NORTH RIDGEVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

NORTH RIDGEVILLE CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20____

NORTH RIDGEVILLE PLANNING COMMISSION

AREA SUMMARY

INTO PLAT		
REMAINDER 6A	07-00-030-000-310	11.7019 AC.
PART OF BLOCK M	07-00-030-000-302	0.0185 AC.
TOTAL		11.7204 AC.

OUT OF PLAT		
LOTS	276 THRU 306	9.4324 AC.
BLOCKS	S & T	0.1383 AC.
STREETS	WEST SHORE PKWY & CORSO ST	2.1497 AC.
TOTAL		11.7204 AC.

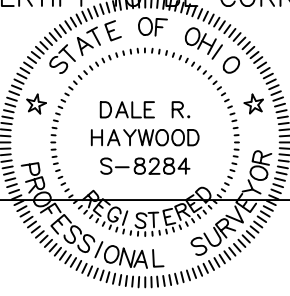
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "NORTH RIDGE POINTE SUBDIVISION NO. 8" AS SHOWN HEREON AND CONTAINING 11.7204 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 30, LORAIN COUNTY, OHIO, AT ALL POINTS INDICATED @ . IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS INDICATED O . IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN REFERENCE STATE PLANE, OHIO NORTH ZONE AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

BY: _____
DALE R. HAYWOOD
S-8284
DATE: 4/25/2023

REGISTERED SURVEYOR NO. S-8284



NORTH RIDGE POINTE SUBDIVISION No. 8
NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

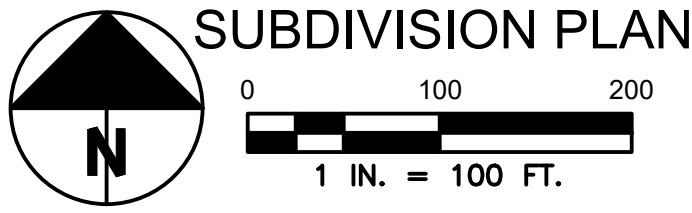
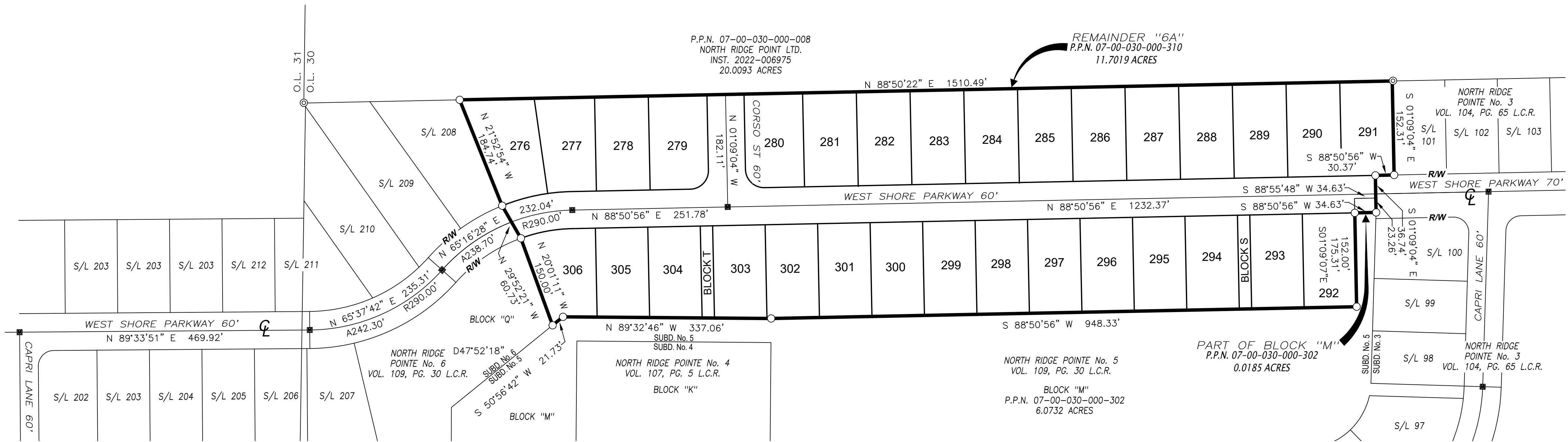
RECORD PLAT

NORTH RIDGE POINTE SUBDIVISION NO. 8

4/25/2023

AREA SUMMARY

INTO PLAT		
REMAINDER 6A	07-00-030-000-310	11.7019 AC.
PART OF BLOCK M	07-00-030-000-302	0.0185 AC.
TOTAL		11.7204 AC.
OUT OF PLAT		
LOTS	276 THRU 306	9.4324 AC.
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STREETS	WEST SHORE PKWY & CORSO ST	2.1497 AC.
TOTAL		11.7204 AC.



NORTH RIDGE POINTE SUBDIVISION No. 8
NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

RECORD PLAT

SHEET
2 of 4

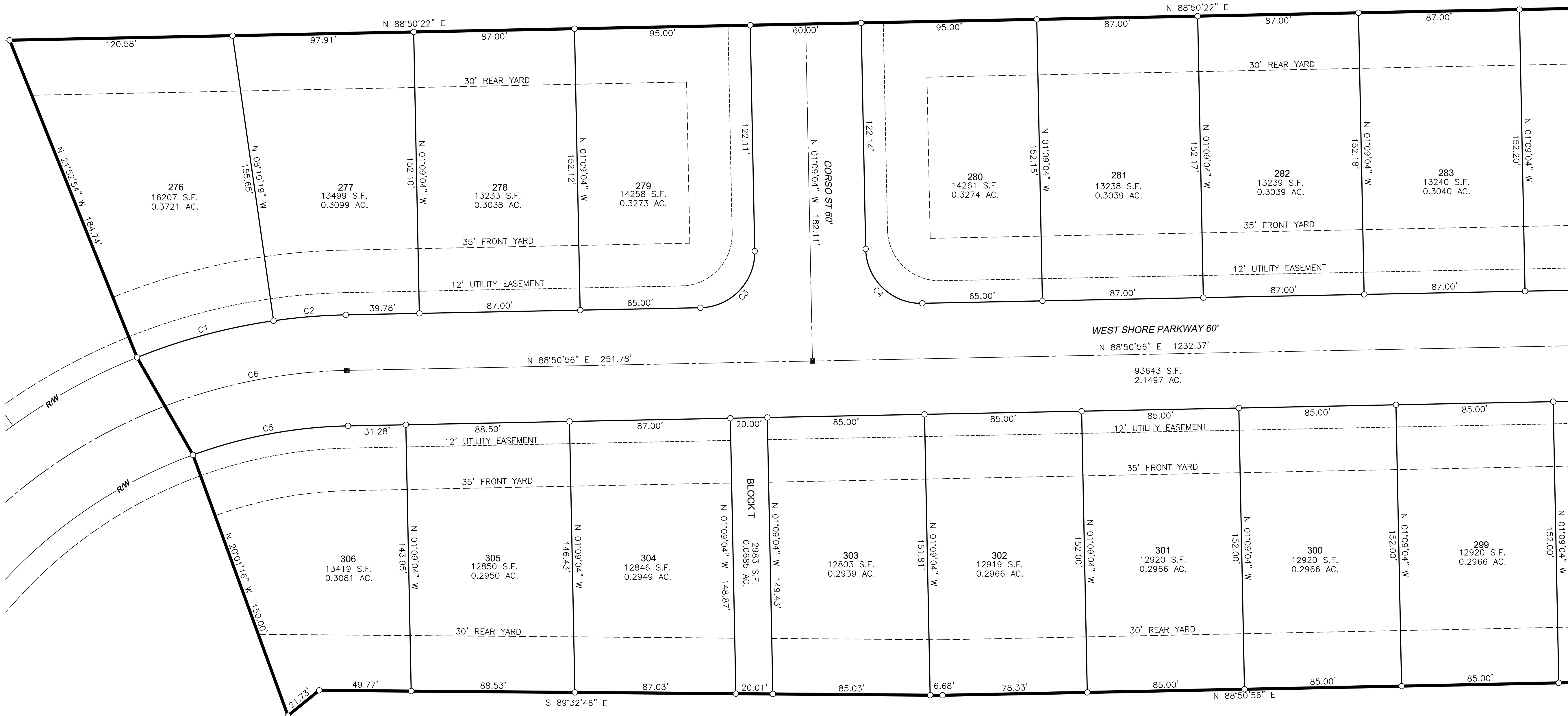
NORTH RIDGE POINTE SUBDIVISION NO. 8

4/25/2023

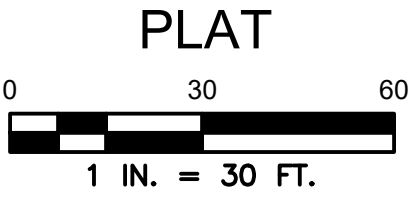
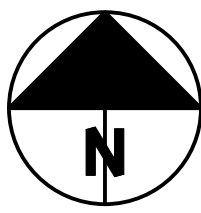
NORTH RIDGE POINTE SUBDIVISION No. 8
NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

RECORD PLAT

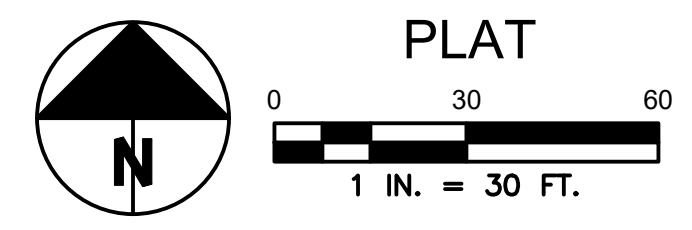
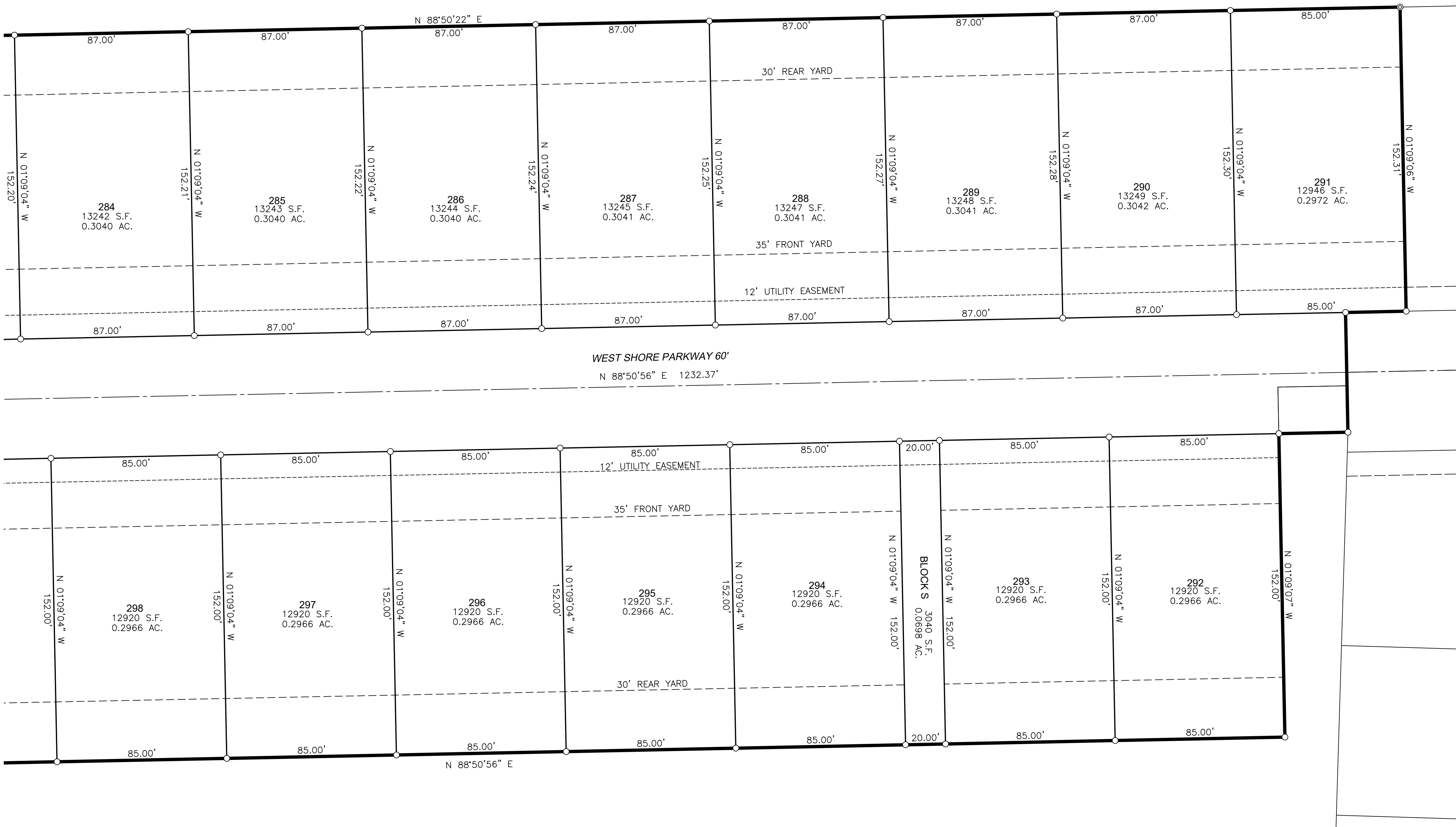
SHEET
3 of 4



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	320.00'	76.61'	76.43'	S 74°58'10" W	13°43'03"	38.49'
C2	320.00'	39.21'	39.19'	N 85°20'18" E	7°01'14"	19.63'
C3	30.00'	47.12'	42.43'	S 43°50'56" W	90°00'00"	30.00'
C4	30.00'	47.12'	42.43'	S 46°09'04" E	90°00'00"	30.00'
C5	260.00'	85.67'	85.29'	N 79°24'32" E	18°52'48"	43.23'
C6	290.00'	100.75'	100.25'	N 78°53'45" E	19°54'21"	50.89'



NORTH RIDGE POINTE SUBDIVISION NO. 8



NORTH RIDGE POINTE SUBDIVISION NO. 8
SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO
BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30 CONTAINING 11.7204 ACRES.

THE UNDERSIGNED NORTH RIDGE POINT, LTD (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS NORTH RIDGE POINTE SUBDIVISION NO. 8, A SUBDIVISION OF LOTS 276 TO 308 INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, SIDEWALKS, AND IMPROVEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH, OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF NORTH RIDGEVILLE, OHIO FOR THE BENEFIT OF HIMSELF (THEMSELVES) AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH, THE UNDERSIGNED.

THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE HEREBY GRANTED WHERE INDICATED ON THE PLAT FOR PUBLIC DRAINAGE AND SIDEWALK PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

NORTH RIDGE POINT, LTD NORTH RIDGE POINTE HOMEOWNERS' ASSOCIATION, INC.

BY: GARY SMITEK GARY SMITEK

TITLE: MANAGING MEMBER PRESIDENT

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF NORTH RIDGE POINT, LTD, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER, AND NORTH RIDGE POINTE HOMEOWNERS' ASSOCIATION, INC., IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

THIS DAY OF , 20

NOTARY PUBLIC

MY COMMISSION EXPIRES:

UTILITY EASEMENTS GRANT

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE UTILITY COMPANIES, (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE FEET IN WIDTH AND LENGTH AS SHOWN ON THIS PLAT UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREETS TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS INCLUDING OTHER UTILITIES, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID SERVICES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT, ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

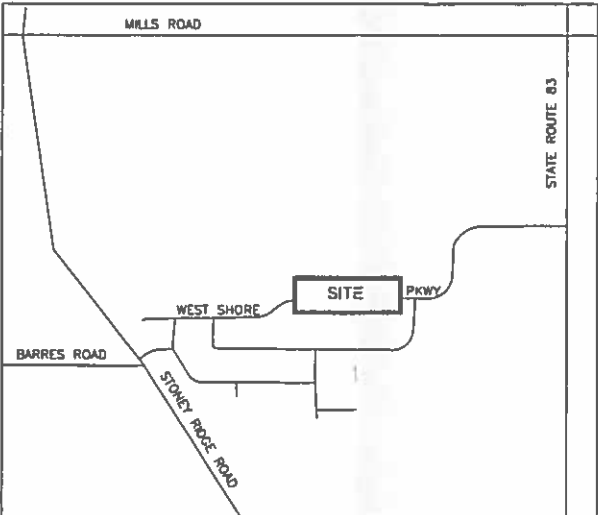
NORTH RIDGE POINT, LTD NORTH RIDGE POINTE HOMEOWNERS' ASSOCIATION, INC.

BY: GARY SMITEK GARY SMITEK

TITLE: MANAGING MEMBER PRESIDENT

DRAINAGE AND STORM SEWER EASEMENTS

DRAINAGE AND STORM SEWER EASEMENTS AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO, GRADING, DRAINAGE, STORM SEWERS, AND DRAINAGE STRUCTURES ARE THE RESPONSIBILITY OF THE NORTH RIDGE POINTE SUBDIVISION HOMEOWNERS' ASSOCIATION. THESE IMPROVEMENTS ARE PRIVATELY HELD AND THEREFORE, THE COMPLETE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH RIGHTS TO ACCESS, INSTALL, MAINTAIN, REPLACE, AND/OR REMOVE STORM SEWERS, INLETS, DITCHES, SWALES, EARTH MOUNDS, VEGETATION, AND/OR OTHER APPURTENANCES AS NECESSARY. WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES INCLUDING THE CITY OF NORTH RIDGEVILLE, THE OHIO ENVIRONMENTAL AGENCY, AND THE UNITED STATES ARMY CORPS OF ENGINEERS.



VICINITY MAP
0 1000 2000
1 IN. = 1,000 FT.

NORTH RIDGEVILLE APPROVALS

APPROVED THIS DAY OF , 20

NORTH RIDGEVILLE CITY ENGINEER

APPROVED THIS DAY OF , 20

NORTH RIDGEVILLE CITY COUNCIL

APPROVED THIS DAY OF , 20

NORTH RIDGEVILLE PLANNING COMMISSION

AREA SUMMARY

INTO PLAT		
REMAINDER 6A	07-00-030-000-310	11.7019 AC.
PART OF BLOCK M	07-00-030-000-302	0.0185 AC.
TOTAL		11.7204 AC.

OUT OF PLAT		
LOTS	276 THRU 308	9.4324 AC.
BLOCKS	S & T	0.1383 AC.
STREETS	WEST SHORE PKWY & CORSO ST	2.1497 AC.
TOTAL		11.7204 AC.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "NORTH RIDGE POINTE SUBDIVISION NO. 8" AS SHOWN HEREON AND CONTAINING 11.7204 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 30, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS INDICATED BY IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN REFERENCE STATE PLANE, OHIO NORTH ZONE AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

DRAFT FOR REVIEW

BY

REGISTERED SURVEYOR NO.

NORTH RIDGE POINTE SUBDIVISION No. 8
NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

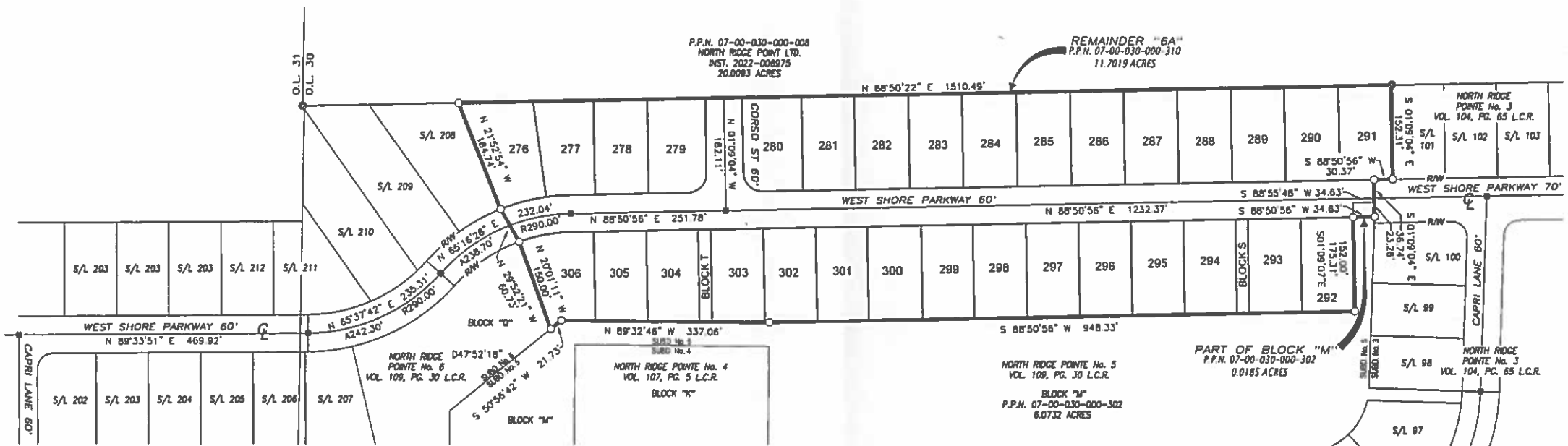
RECORD PLAT

SHEET
1 of 4

NORTH RIDGE POINTE SUBDIVISION NO. 8

AREA SUMMARY

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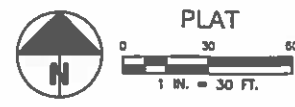
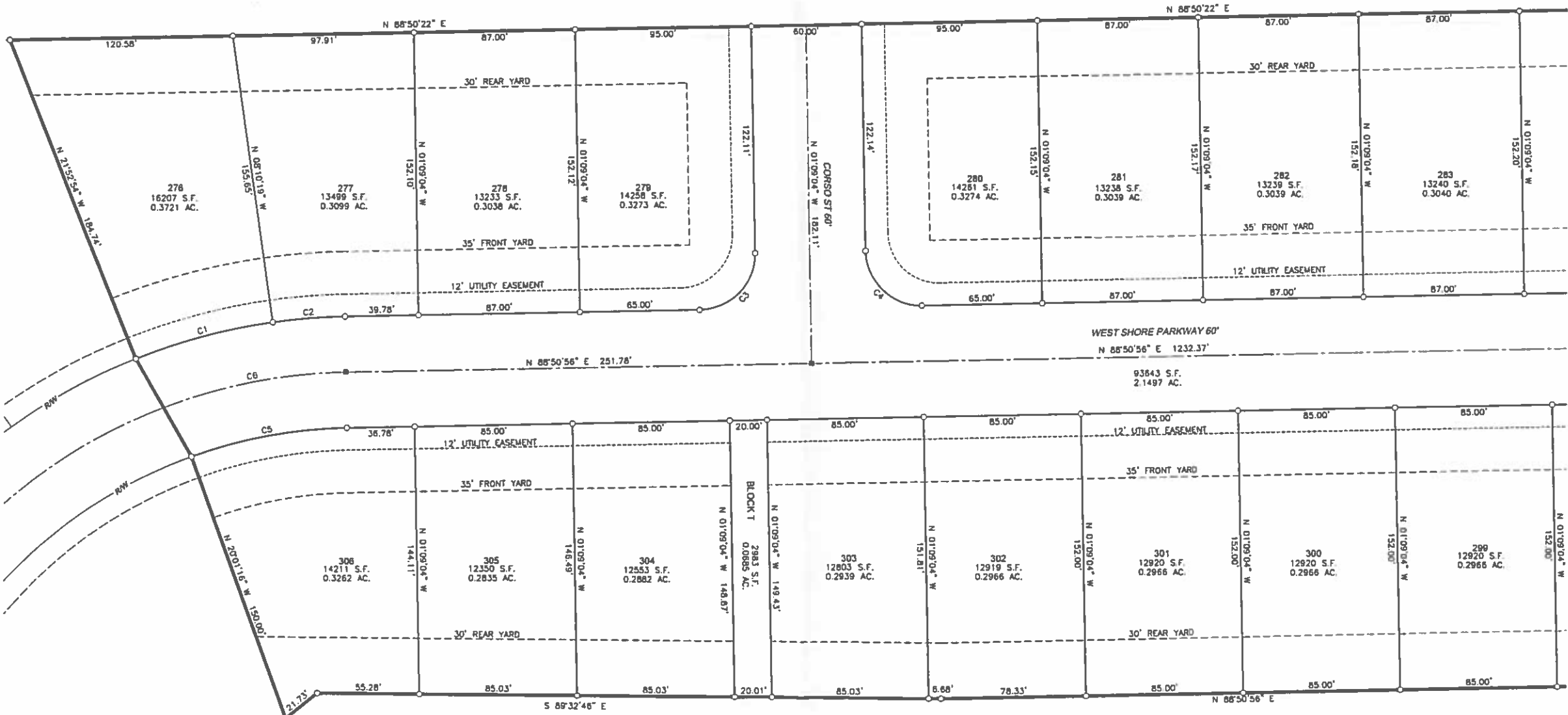


SUBDIVISION PLAN

NORTH RIDGE POINTE SUBDIVISION No. 8
NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

RECORD PLAT

NORTH RIDGE POINTE SUBDIVISION NO. 8

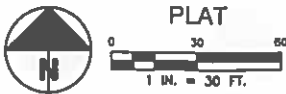
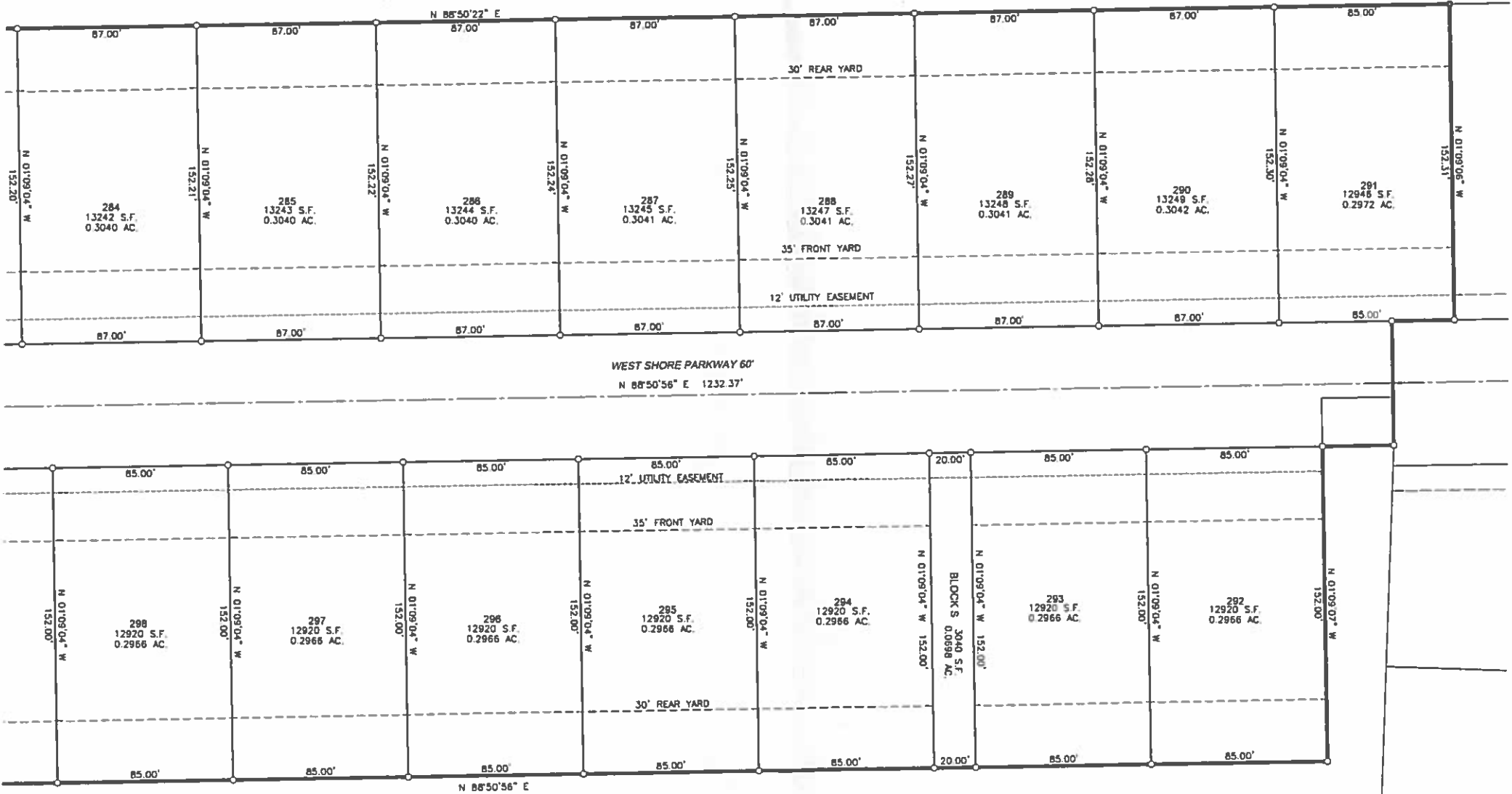


CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	320.00	76.61	76.43	S 74°58'10" W	13°43'03"	38.49
C2	320.00	39.21	39.19	N 85°20'18" E	7°01'14"	19.63
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C6	290.00	100.75	100.25	N 78°53'45" E	18°54'21"	50.89

NORTH RIDGE POINTE SUBDIVISION No. 8
NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

RECORD PLAT

NORTH RIDGE POINTE SUBDIVISION NO. 8



NORTH RIDGE POINTE SUBDIVISION No. 8
NORTH RIDGEVILLE, LAMAR COUNTY, OHIO

RECORD PLAT

SHEET
4 of 4