

Planning Commission
CITY HALL COUNCIL CHAMBERS **REVISED**
AGENDA OF JUNE 11, 2024
7:00 PM

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Regular meeting of May 14, 2024

CORRESPONDENCE

Administrative Approvals & Zoning Certificates

1. PPZ2024-0270 Meligun, LLC, 37152 Sugar Ridge Rd
Approval of a Certificate of Zoning Compliance for a small firearms manufacturer.
2. PPZ2024-0271 Liberty Parkway HRD, LLC, 6287 Lear Nagle Rd
Administrative approval of a Planning Commission application for exterior building alterations.
3. PPZ2024-0274 Shipme, LLC, 34125 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a packing and shipping retail store.
4. PPZ2024-0245:SportsVille, 37500 Center Ridge Rd, PPN 07-00-033-101-003
Administrative approval of a Planning Commission application to construct an equipment storage building.

OLD BUSINESS

NEW BUSINESS

1. PPZ2024-0257: Elite K911, 31740 Cook Rd, PPN 07-00-004-110-038
Applicant: Heller Carpentry and Handyman, LLC, 227 Main St, Apt. 327, Westlake, OH 44145. Owner: Chuck Stella, 31684 Cook Rd, North Ridgeville, OH 44039.

Proposal consists of constructing an addition to existing building for grooming facility. Property zoned B-3 Highway Commercial District.

ADJOURNMENT

NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
WEDNESDAY, MAY 15, 2024

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 Steve Ali, Paul Graupmann, Council Liaison Bruce Abens, Vice-Chairman Paul Schumann and Chairman James Smolik.

Also present were Assistant Law Director Toni 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 April 9, 2024. He asked if there were any corrections. Hearing none, the minutes were approved.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. PPZ2024-0258: Providence Square, 34173 Center Ridge Rd
Administrative approval of a Planning Commission application to install an accessory storage building and dumpster enclosure.
2. PPZ2024-0264: Harvest Ridge Church, 35600 Lorain Rd
Administrative approval of an amendment application to install 30 additional parking spaces.
3. PPZ2024-0266: VFW Post 9871, 6805 Lear Nagle Rd
Administrative approval of an amendment application to install an aluminum awning over existing patio.
4. PPZ2024-0268: Pulp Juice and Smoothie Bar, 35423 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for restaurant.

Chairman Smolik asked Director Lieber if she would review the administrative approvals.

Director Lieber stated that she had approved a new storage building and dumpster enclosure for Providence Square which was for Tacos De Pueblo and that since Planning Commission approved Harvest Ridge's plans last year, they needed to add additional parking to accommodate their needs, so that was administratively approved as well. She discussed the Commission approved last year for a pavilion behind the existing building that was enclosed at the VFW and stated that due to possibly cost issues, they modified that into more of a canopy structure, which was approved and then lastly, Pulp Juice was coming to town and their new business certificate was approved.

Other Planning Updates

1. Ridgeville Ready Master Plan

Director Lieber explained that the Master Plan was adopted by Council unanimously on April 15th and that resolution would become effective May 15th and was currently on the website. She discussed that they used

that steering committee to form an implementation committee and that they would be meeting in the next couple of months to identify some priorities and come up with a strategy as to how to move forward. She stated that some of the things in the Master Plan were already happening.

2. Active Transportation Plan

Director Lieber stated that they were also in the process of the Active Transportation Plan and had a meeting that Thursday in Council Chambers. She mentioned that the consultant would be giving them a rundown of the results of the community input survey that they ran back in March and April. She stated that they had good participation in that survey, and they had some draft alternatives for them to look at. She said that the next public meeting would be on Thursday, July 11th at the Senior Center in the evening and that they were looking to get more people to turn out for the second meeting and that hopefully providing food would help in the effort.

3. Zoning Code and Subdivision Regulation Diagnosis

Director Lieber indicated that the zoning code audit and subdivision regulation diagnosis process was ongoing, and they were preparing a community survey that should be ready to launch by the following Monday. She explained that they wanted to get input from the community as to what their priorities were with the zoning code update and would be using a lot of pictures to allow people to use visual cues to show what kinds of development and design that they liked and those that they less preferred. She stated that it would be kept open for about a month and that they would use all of their channels to promote it. She added that they would be sending that to the Commission and asked if they would encourage participation as it would be appreciated.

4. Planning & Zoning Workshop

Director Lieber remarked that she was pleased that the entire Commission was able to attend the APA Cleveland Planning and Zoning Workshop and said that maybe not every session was applicable to the things that they did in their job as Commission members, but hopefully they found a couple things interesting and were able to get an idea of what was going on in the region in the realm of planning. She thanked them all for attending and appreciated their attention.

Chairman Smolik stated that he thought it was very beneficial and thanked her and the City for providing the Commission the opportunity to attend.

OLD BUSINESS:

NEW BUSINESS:

PPZ2024-0257: Elite K911, 31740 Cook Rd, PPN 07-00-004-110-038

Applicant: Heller Carpentry and Handyman, LLC, 227 Main St, Apt. 327, Westlake, OH 44145. Owner: Chuck Stella, 31684 Cook Rd, North Ridgeville, OH 44039. Proposal consists of constructing an addition to existing building for grooming facility. Property zoned B-3 Highway Commercial District.

Application was read.

Chairman Smolik asked Director Lieber to discuss her findings of fact.

Director Lieber stated that in their packet they received the staff review bulletin and also staff reports that provided a little bit of background. She discussed that it was a long-term business in the community that had

been added onto over the years. She stated that the applicant was proposing an 1,130 square foot addition to the rear of the kennel and training building in order to provide dog grooming services. She explained that animal grooming was a permitted use in the B-3 Highway Commercial District. She added that the addition would maintain the existing side setback from the west property line and the architectural plans indicated that the addition would have vinyl siding, vinyl windows and asphalt shingles. She stated that they had discussed in the staff review meeting that the plans that were submitted, the plans had changed a little bit in terms of some existing siding that was to remain might be replaced and the colors were not indicated, so they requested that those be clarified but had not received those at that point. She explained that in terms of fencing, the existing fencing to the east of the current building was removed and there was now a parking lot in that location that had been striped in. She discussed the parking for that business and stated that it was unique because it straddled both the commercial property and the residential property to the east. She discussed that last year the applicant had made application to the BZBA regarding the drive aisle for that bank of parking. She said that the code required a minimum of 24 feet between 90-degree angle spaces and that applicant was desiring 21 feet for drive aisle spacing. She stated that they had pointed out in the staff review meeting the architectural prints showed an 18-foot drive aisle and that those dimensions needed to be revisited. She stated that they did provide an engineering plot plan subsequent to those architectural site plans that showed a 21-foot drive aisle, but the rest of the dimensions were not included. She said that she didn't know if they took away from the parking spaces to make the 21 or what those other dimensions were, so she had requested some additional information on that engineer site plan that they had yet to receive. She added that the fire department access was requested to provide some connectivity from the commercial parking lot, especially because it was tight. She stated that if any of their equipment came in they didn't have a way of turning around and pulling back out, so the idea would be to build a loop behind the house to the east and be able to pull back out onto the street. She discussed that that survey showed up on the survey plot plan but not on the architectural site plan and that the architectural site plan showed notes indicating sight lighting "by others" but according to the applicant there was no site lighting proposed at that time, so that note should go. She mentioned that generally there was some inconsistencies between the original submittal with the architectural site plan with the elevations and also what they understood from the applicant in the staff review meeting, might be some changes and then also the subsequent engineering plot plan and that those things all needed to come into line because currently it was not a complete detailed package where they could match one sheet to another.

City Engineer Eavenson stated that as indicated by the staff review, they talked about water quality measures, which they had provided for the addition and talked about access as Director Lieber had mentioned. She stated that there was also discussion regarding fire protection, as far as fire hydrant accessibility, and it was noted that the 350 feet was provided but she would say that was pretty tight and was the absolute maximum and she hadn't had a chance to confirm with the Assistant Fire Chief if he was amenable to the position of that. She explained that she also looked at the 2021 approved parking lot that provided some dimensions that didn't exactly correspond with what was on the approved plot plan, so she wanted to see a blow up of a more detailed site plan with dimensions.

Mr. Stella asked if she was talking about the 21 feet.

City Engineer Eavenson stated that was correct with the offset from the building and drive aisle and parking spaces, just more dimensions on a revised site plan.

Mr. Stella stated that he could do that.

City Engineer Eavenson asked what the intent was for the area behind the access drive that was provided for the emergency services, because that was the first time she had seen a wetlands designation on the plot plan and she wasn't sure if there were going to be any improvements to that area or what he intended to do as far as the wetlands.

Charles A. Stella, 31684 Cook Rd, North Ridgeville, OH 44039.

Chairman Smolik asked the applicant to fill in some of the questions and comments from the Administration regarding his project.

Mr. Stella stated that regarding the last question, they were hoping to expand at some point in the future. He explained that there was a permit taken out by the previous owner for the wetlands that was transferred to him. He stated that he was informed that he could use that permit and just pay the balance and it saved him a considerable amount of money to go ahead and finish the permit and then actually put the access in through the wetlands. He indicated that currently his goal was to get the drain, the bridge, and the road up through to the end of the wetlands, which was about 50 to 60 feet from the creek. He indicated that that was all of the improvements that he would be doing so far on that part of the land. He explained that behind the access road there would just be a bridge that they would be looking to do.

Chairman Smolik asked that regarding the wetland delineation, it had been done and someone applied for a nationwide permit and now he was piggy backing off of that.

Mr. Stella stated that no, he was continuing that only because it was already paid for. He said that a large portion of it was already paid for, but it was never completed. He said that he bought the property and took over the permit and paid the balance on it and was granted access to the wetlands. He commented that the goal was to just finish through the wetlands before the permit expired.

Chairman Smolik asked if it was through the Corp or through the Ohio EPA?

Mr. Stella remarked that he believed it was the Corp. He stated that he didn't have any plans on building back there currently. He said that they went back and forth last year and were going to build back there but it just wasn't cost effective to develop all that. He added that he didn't have that kind of funds, so he decided that he was going to put the addition on the back of the building and that was where he was now.

City Engineer Eavenson asked if he could clarify, because he mentioned a bridge behind the access and in looking at the plot plan currently, she didn't see any proposed access. She asked if there was a clearing back there.

Mr. Stella stated that there was no bridge or anything at that point. He mentioned that it would just be before the permit expired.

City Engineer Eavenson stated that he didn't want that as part of the current approval?

Mr. Stella stated that he did not.

Chairman Smolik asked what the development plan was actually for and asked if it was just the addition.

Mr. Stella stated that it was just for the addition. He commented that they wanted him to put in the fire access, and that was all part of the addition.

Chairman Smolik stated that there were some meetings with the staff ahead of time and he asked where the updated drawings were. He said that the development plan was not complete.

Mr. Stella stated that he received from the architect or from the surveyor a set of drawings that he had emailed over to the office and that would be the new plot plan, which showed the parking area and all that.

Chairman Smolik explained that they reviewed a development plan and that it should have all aspects. He discussed that it should have the parking, the buildings, and that all that went into their decision making. He added that that way they made sure that it was cohesive with the code and the surrounding area. He stated that it just seemed like there were pieces missing.

Mr. Stella asked which pieces.

Chairman Smolik stated that the whole access drive, fire protection, that there was a lot of fire protection.

Mr. Stella stated that regarding the fire access road in the drawing, that they required a 15 -foot drive behind his home, which was in that and went from his driveway, his personal driveway, over to the parking lot, around behind the house.

Chairman Smolik asked that in looking at his site plan, what about the parking lot and stated that he knew there was some corrections on the aisle way.

Mr. Stella stated that yes, the architect put that there, but she didn't have accurate measurements. He discussed that he had Rafter come out and put in the parking lot or survey the parking lot before he built it. He added that he had gotten a variance on that for the footage, which was 21 feet. He stated that it was 21 feet and not 18. He said that he didn't know why the architect put that in there, but he did have John from Rafter come out physically and measure that with him. He said that he thought it was reflected on it. He stated that it was 21 feet.

Chairman Smolik asked if he had any other further questions or comments.

Mr. Stella commented that he didn't believe so.

Chairman Smolik asked if anyone from the general public had any questions or comments regarding the application.

None were given.

Chairman Smolik asked if any of the Commission members have any questions or comments in regards to this development plan.

Vice-Chairman Schumann stated that he had a question for Director Lieber and asked if it would be appropriate for them to recommend the application with all of the things mentioned, until it was brought up to date and all the information be given to her and engineering and fire?

Director Lieber stated that she generally thought that there was a lack of coordination between the architectural prints, the engineering plot plan and just comments that were made during staff review, to the point that she wasn't sure if the Commission issued approval, what they would be approving. She stated that she did think that the engineer plot plan was a step forward and that it had more detail on it from an engineering standpoint, but the only parking lot dimension was the aisle width. She commented that the only number on that print was that 21-foot drive aisle. She asked where would they go for the rest of the dimensions to see the spaces and the widths and the depths and that it all needed to be on one piece of paper, because otherwise, were they supposed to use the architectural print for the other numbers. She mentioned that they wanted to see it in one spot. She added that there was some indication which was included in the staff review in her report that some of the architectural elevation there were going to be different colors or materials than what was specified. She stated that she also requested colors be provided, which hadn't been, so there was a little bit of a lack of coordination that she wanted to get resolved.

Vice-Chairman Schumann explained to the applicant that perhaps it would be to his benefit to take the plans and bring it back again with all of the requested items.

Assistant Law Director Morgan commented that if there was a list that could be made of what was they still needed to see, she thought that would be helpful for the applicant to have, but she cautioned against voting for something or against it without being very clear themselves.

Mr. Stella asked if they were talking about the colors of the building and if that was one of the sticking points.

Director Lieber stated that he indicated that on the elevation that the new portion was to match the existing, then some of the siding was to remain and he was going to replace a window. She mentioned that they had asked for all those notes to be updated on that elevation, but they hadn't received anything back that showed all of what was to be updated, what would be new, what would match and what that would look like.

Mr. Stella stated that the only thing that was changing was the vinyl siding and it was just a different color. He mentioned that it was a shade of different green because of the fading. He added that it wasn't actually any different and the roofing colors were going to be the same. He said that he could provide those actual colors from the manufacturer, but he thought that the architect put that on there that it was to match existing. He remarked that the only difference between what was existing and what he would be putting on was that the existing was pretty faded and it was a green.

Director Lieber stated that she may have misunderstood from the staff review meeting, but her understanding was that there were things on the architectural print that needed to be updated because they weren't accurate.

Mr. Stella stated that he thought that was correct, that she didn't put on there "match existing", but the shingles would all match the existing shingles, and the only thing was the siding because he couldn't get that same siding anymore and it was still going to be a pale green siding. He stated that he could definitely designate that. He mentioned that regarding the parking lot and that the issue was the width of it, but it was 21 feet from front to back and he didn't know what other dimensions they needed but it was hard to read the plot plan and he didn't really understand all of it.

Chairman Smolik commented that he didn't understand it either and he did that for a living. He mentioned that that was part of what was the Commission's issue currently. He stated that there was so much stuff that he truly had no idea what he was proposing. He explained that it was going to be difficult for him to make a vote on it when there were so many inconsistencies between the pages.

Mr. Stella asked what the inconsistencies were. He stated that it was 21 feet wide and that the driveway was the concern and asked if that was correct.

Chairman Smolik stated that there were other things like architectural and fire protection, and that they had been talking about it.

Mr. Stella asked what kind of fire protection.

Chairman Smolik stated that the hydrant was one item.

Mr. Stella asked if the fire department had to tell him whether he could do that or not. He discussed that he was within the 300 feet, but that the fire department had to make the call on whether he had to put a fire hydrant in or not.

Chairman Smolik stated that he didn't even know where the fire hydrant was shown on the plan. He stated that it might be beneficial for him to regroup and maybe possibly come back. He indicated that it was up to him.

Mr. Stella stated that he didn't understand what more clarification they needed. He remarked that he paid \$15,000 for plot plans and engineer drawings and that if there were inconsistencies, it was the color of the siding. He stated that the driveway was 21 feet, which is what he got a variance for last year. He said that the fire hydrant was the only thing and he was told that the City's Fire Department had to make that call. He stated that if he had to make that call, he would say he didn't need a fire hydrant, but he didn't think he could make that call. He said that he would be happy to come back and that he wanted to do it right. He indicated that he had been in the city for 40 some years, ran a business in the city for 30 years, and always did things the way they were supposed to be done. He stated that he wasn't sure about the inconsistencies other than maybe some siding colors.

Chairman Smolik stated that the site plan was a wreck and needed some help.

Mr. Stella stated that he would need some specifics on that and that he would have to go back to the engineer or to the surveyor and tell him that it was a wreck because he wasn't sure what he meant.

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

Council Liaison Abens remarked that he had to admit that he was looking at the plot plan and was having a difficult time deciphering it. He stated that if he had to vote today, he couldn't be positive on it. He mentioned that he was having a difficult time reading it and that he read blueprints very well, but that one was challenging.

Vice-Chairman Schumann commented that they really didn't want to hold his business up. He explained that it would just be easier for them if they had everything in front of them. He mentioned that he could request to reschedule for the next meeting.

Chairman Smolik stated that if the applicant chose to, could table it, if that was what his decision was, otherwise if he wanted to keep the development plan, then the Commission would have to vote on it. He added that he did have the option to pull it out of the Commission that evening.

Mr. Stella stated that he wanted to get some clarification regarding whether his fire hydrants were within the range. He commented that he didn't know who made that call and asked if it was the fire department who made that call.

Chairman Smolik stated that ultimately it would be fire and engineering.

Mr. Stella stated that nobody had made that call.

City Engineer Eavenson commented that he was definitely in the right direction but thought that they just needed a little more detail. She stated that as it had already been mentioned, it was just a cluster on that plot plan, so if he could blow it up to a bigger scale and provided a little bit more detail, she was sure that Rafter would be able to help him with that. She mentioned that the need of another fire hydrant was in the hands of the Assistant Fire Chief and that she tried to reach out to him that day but wasn't able to make a connection. She stated that they would determine if that was amenable with him. She reiterated that 350 feet was a maximum for them.

Mr. Stella asked if she was saying it was 300 or 350.

City Engineer Eavenson stated that the ordinance read 300, but it allowed up to 350 as the hose lies and she didn't know if his drawing was as the hose lies.

Mr. Stella stated that as the hose lies, it would be 321 feet, six inches. He stated that he did physically measure that himself, because he wasn't sure, but it was 321 feet and 6 inches. He mentioned that the question was if it was by how the hose lies or the radius. He said that if it was by the hose lies, he was within that.

City Engineer Eavenson stated that in general, they just needed a larger plan to a larger scale, so blowing it up, especially the addition area and the parking lot area. She added that he was almost there.

Mr. Stella stated that he would go back to the drawing board and get clarification.

Chairman Smolik commented that just to make sure, the applicant was wishing to table it to the next meeting and asked if that was correct.

Mr. Stella stated that was correct.

Moved by Schumann and seconded by Graupmann to table application PPZ2024-0257 to the next meeting.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

PPZ2024-0260: Aaron A. Rus, 35782 Center Ridge Rd, PPN 07-00-021-101-068

Applicant: Kevin Urig, KMU Trucking and Excavating, 4436 Center Rd, Avon, OH 44011. Proposal consists of constructing a 9,000 square foot building, parking and landscape material storage. Property zoned B-3 Highway Commercial District and R-1 Residence District.

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber stated that there were two separate items related to that application on the agenda and she was going to discuss them both as they were related.

Chairman Smolik asked if for the record should they just read the second application and third application?

Director Lieber remarked, sure.

PPZ2024 -0261, Aaron A. Rus 35782 Center Ridge Road, PPN 07 -00 -021 -101 -068,

Kevin Urig, KMU Trucking and Excavating, 4436 Center Road, Avon, Ohio 44011. Proposal consists of rezoning the portion of properties owned R1 residents district to B3 highway commercial district.

Application was read.

Director Lieber gave background regarding the applicant stating that he had recently purchased the property for his landscaping company and was proposing to construct a 9,000 square foot metal building, parking, and other site improvements for his business. She explained that the property was currently split zoned with the front 500-foot-deep portion the property zoned B-3 Highway Commercial District and the rear was zoned R-1 Residence District. She discussed that the split-zoning existed on the neighboring properties to the east and west. She explained that if they were to look at a zoning map, they would see that it ran parallel to Center Ridge Road at a depth of about 500 feet. She stated that the applicant proposed a rezoning of the residential

portion to B-3 so that the entire lot might be used for business purpose. She indicated that starting with the rezoning portion first, as was discussed in the master plan process, split zoning could be a barrier to efficient development, especially when they had those scenarios where frontage was zoned commercial and the rear property was zoned residential. She asked that they kept in mind that the B-3 District permitted no residential uses, none, and that they couldn't build a house or apartment. She stated that the R-1 District permitted no business uses, so aside from a church or school, there were no business uses and so those two uses were inherently incompatible on the same parcel. She remarked that it was really unreasonable to think that the rear portion of the property would ever be developed for a residential use, where then the only access would be through that commercial portion because there just wasn't any other road that it would abut. She explained that the residentially zoned portion of the lot in effect would just become an unusable buffer and that it was a much larger buffer than would be required by code. She said that the rear property would just remain undeveloped for probably the life span of that plan and all of them in the room. She discussed that Center Ridge Road was the main commercial corridor of the City and one of the recent master plan recommendations was to improve some underutilized areas along Center Ridge Road through zoning updates. She added that specifically, one of the recommendations cited split zoning as a condition that limited the development potential of the commercial corridors. She mentioned that that parcel and others like it in the City were a really good example of that situation. She stated that the parcel itself was very narrow and kind of an unusual lot configuration, particularly along the frontage and that there really wasn't much that could be constructed on the commercially zoned portion of the lot. She added that commercial accessory uses would not be permitted on the residence portion. She said that they couldn't put a parking lot on the residential portion to serve a commercial use, because it was a commercial, that commercial accessory use. She explained that if they had to provide access, as in a driveway through the skinny frontage, the lot would support a very small structure where the lot kind of became a little bit wider, which was about 360 feet back from the right-of-way. She went on to say that in that case, very little land remained upon which to construct a commercial building and that the parcels in that area, to her, it would make sense to consider rezoning in order to create commercially viable properties. She discussed that it was important when they thought about rezoning, that they thought about the framework of the master plan and not about one business, but about what was the right land use for that area, so that they wouldn't be reacting or responding to a thing, anything in the B-3 district. She asked them to imagine the whole frontage was B-3 and that any use of the B-3 District could be there. She stated that she thought it was appropriate to think of it through that lens, not the business that they would like or the business they would not like in that area, but to imagine what all those businesses could be. She asked them to also think about that they did have buffering standards in the zoning code to protect surrounding residential properties from commercial uses, and that those buffers were meant to provide that reasonable transition between residential and commercial property.

Director Lieber stated that regarding the development plan, the applicant was proposing a phased construction and that the first phase would include the main building, the drive, a parking lot, and then material storage, as well as other site improvements that would include stormwater management that they intended to size for the entire future build out of the property. She discussed that the proposed building would be placed 10 feet from the west property line and if the property were to be rezoned, the neighboring properties would still have that split zone scenario and a portion of the proposed building would abut property zoned R-1. She added that therefore, the code required a 20 -foot setback and the applicant would need to seek a 10-foot building side setback variance from the BZBA and the applicant was aware of that and had made application to BZBA for that purpose. She mentioned that while there were no required setbacks in the code currently for driveways or parking lots, the zoning code did require buffering where commercial use abutted a residential district. She explained that residential districts in the code were defined as any residential zoned land or any land with a current residential use and that could also be a commercial lot with a residential structure on it, as was the case for the property to the east. She mentioned that the required buffer was a 10-foot-deep area along any adjacent property line which was required to be improved with landscape plantings to provide screening. She indicated that the proposed site plan showed pavement that would encroach into that required buffer in several areas, both the east and west side. She stated that they

were showing a 5-foot asphalt pavement set back from both east and west and that would be a second variance that they would need to obtain from the Board of Zoning and Building Appeals. She went on to say that at that point on their development plan, no landscape screening was provided along the west property line where that project would abut partially wooded and vacant land. She described that to the rear of the building, they were showing a dumpster enclosure and bins for landscape materials comprised of concrete barrier walls for containment and on the east property line, the applicant was showing a low mound, about a 3-foot mound, with giant green arborvitae along the majority of the driveway to provide some screening to the property to the east. She stated that the drive angled in and the side yard narrowed a bit and at that point, the applicant was proposing a 5-foot chain link fence heading north where it appeared to terminate between what they were identifying as Phase 2 and future Phase 3 development areas. She remarked that she didn't think a chain link fence really met the definition of screening and would recommend a minimum of 6 feet and that it be made of solid material, such as wood or vinyl, at a minimum. She discussed that one curb cut was proposed and that curb cut was struggling to fit in the narrow width of the property but that it did meet the required width despite the narrow frontage. She said that there was sufficient parking provided based upon the fact the applicants indicated that they had a certain number of employees and they didn't expect to have any retail sales or any customer traffic. She mentioned that it would be employees only at the site. She stated that they indicated that the only lighting to be provided would be on the building itself, so no poles and no parking lot lighting of any kind and that they were aware that they could only install full cutoff fixtures and could not have light bleed onto adjacent residential property lines.

City Engineer Eavenson stated that in engineering's preliminary review, it was noted that they had a new water line service, a connection available with an existing sanitary sewer, which she would imagine there was a corresponding easement. She indicated that she wasn't able to find it in their record, so she asked the owner to provide the easement on the existing sanitary sewer. She discussed that the storm sewer discharge looked like a proposed easement through the neighbor to the west and again asked for a copy of the easement with that as well. She stated that during the engineering review, it was noted that the Assistant Fire Chief did make mention of the fire protection and the access to the fire hydrant itself, and she noticed on the plot plan, it did not have the existing fire hydrants located. She asked that on the more detailed plan, they showed the existing hydrants and the setback to the building, providing that 300-feet, otherwise the hydrant would be necessary on the improvement plans. She commented that there was some tree clearing that was performed without engineering approval, and the area was suspected to be wet because it was heavily wooded and near the French Creek drainage course, so they did ask for an environmental report to be submitted prior to issuing any final approval to see if there was any mitigation that might need to be warranted. She stated that they would perform the final engineering approval upon site grading and utility final plans.

Chairman Smolik asked the applicant to state their name and address for the record.

Aaron Appel, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011.

Mr. Appel stated that also with him was Kevin Urig from KMU Trucking and Aron Russ, the owner. He stated that he would address a few of the comments that came from the staff and that the fencing would be vinyl and they would make that change to the plot plan. He mentioned that the Fire Department did ask for a hydrant and that they added a six-inch line and a hydrant to the plan and that it was shown, but he would add the existing hydrant on Center Ridge as well, and add the easement information as well for the sanitary. He discussed that as was mentioned, it was a phased project and Phase one included an initial 9,000 square foot building and a parking area, landscape storage, and that storm water management would be installed for the entire development at the initial construction and would be sized for ultimate build out. He stated that they were aware that they would have to come back for Phase two but currently were only asking for approval for Phase one.

Chairman Smolik asked what exactly the use of that facility would be.

Aaron Rus, ProCare WeCare, 34303 Mills Road, North Ridgeville, Ohio 44039.

Mr. Rus stated that currently he was leasing a building on Mills Road and with all the equipment and everything that they had there, they were running out of room and there wasn't any room to expand on that property. He discussed that the reason for the 9,000 square foot building was to be able to have all of his equipment, trucks, trailers and all the landscape equipment they had accumulated for the past 18 years all under one roof. He mentioned that it would not be open to the public. He stated that he would like to have the area for storage of loose material for what they were using on a daily basis for all of his projects and contracts. He said that other than that, besides employees walking in and out of that yard and just a delivery truck for the loose materials to be dropped off, there would be no other access from the public there.

Chairman Smolik asked what the hours would be that people were coming and going from the facility.

Mr. Rus stated that regarding the employees, during the winter months, they would be completely closed from December 15th until March 1st. He stated that there would be no operation of any kind and that they were not into the snowplowing business at all. He discussed that his season pretty much started with the first week of March, weather permitting, until mid-December and that it would be Monday to Friday, 7:30 to 6 o'clock. He added that sometimes when the season would start, there might be some Saturdays, like 7:30 or 8 o'clock to 2:30 or 3 o'clock, but definitely no Sundays and no holidays.

Chairman Smolik asked if anyone from the general audience have any questions or comments on this.

Frank Nehls, 6502 Ridge Plaza Drive, North Ridgeville, OH 44039.

Mr. Nehls stated that he was there to represent a lot of the neighborhood regarding what was going on in their backyards. He discussed the neighborhood enjoyed spending time in their backyards and that they did not want a mini-industrial park in their backyards. He talked about current flooding issues and concerns regarding the project causing additional flooding. He mentioned that the owner was already dumping asphalt grindings on the property without any kind of hub stakes or engineer stakes involved and that they were concerned about the materials that were going to stored there regarding smell and dust and fumes. He discussed that with the phases going in and the retaining pond going in during the third phase that they were worried about water coming in their yards. He expressed concern regarding property values if there was a business in their backyards. He also expressed concern regarding air pollution. He stated that he was a business owner and even though he didn't work in the winter, he was at the shop year-round preparing for the next season. He commented that they said there would be dim lighting on the building and that it was too vague. He went on to discuss the Duncan factors and how when Center Ridge Road was widened all of their backyards had flooded up to his knee and it was due to the construction of the road. He stated that they were worried about having to deal with that again. He said that at one time they wanted to put a development in there in the 80's, but it was voted against by the residents on State Route 83 and it ended up being up for sale and one of the neighbors purchased five acres of property just so no one could else get built back there. He talked about how quiet it was there even during rush hour.

Chairman Smolik asked about the Duncan Factors that Mr. Nehls had mentioned.

Mr. Nehls explained that what the state did was to make sure that the citizens of the communities were safe from zoning changes.

Director Lieber remarked that she could illuminate and explained that Duncan Factors were standards that Boards of Zoning Appeal used when considering variances. She stated that it was based upon case law that had been supported by court determinations over the years. She went to discuss that Duncan Factors had no

bearing in terms of Planning Commission judgments of rezoning for development plans, but they did when it came to BZBA's considering variances.

Assistant Law Director Morgan stated that those would be considered when they came for variances, so that when they came for a variance in front of the BZBA, that was when those factors would be considered.

Mr. Nehls asked that they look out for the citizens, they would appreciate it.

Chairman Smolik asked if there was anyone else from the general public that had questions or comments?

Kathleen Cornelius, 6514 Ridge Plaza Drive, North Ridgeville, OH 44039.

Ms. Cornelius stated that she had lived there for the last 37 years and agreed with Mr. Nehls. She discussed the rain and draining in her yard and that she always had a wet back yard. She stated that in addition to the 190-foot lot she had originally purchased, she bought more property behind her but now when it rained, she couldn't use the yard. She added that when it rained, her dogs couldn't go out as well as her grandchildren. She discussed being worried because of her asthma with the landscaping material being close to her home or backyard because it was used a lot in the summertime with her in-ground pool. She asked if there would be dust and garbage going into her pool that she would have to be concerned with, as well as the noise factor. She talked about wanting a concrete barrier or something that was at least nine feet tall. She stated that it was great to expand and bring businesses to the city but wanted there to be concern for the residents as well.

Chairman Smolik asked if there was anyone else from the general public that had any questions or comments.

None were given.

Chairman Smolik asked for clarification regarding the retention basin and if it would be sized for all three phases and would be built at day one and if that was correct?

Mr. Appel stated that that was correct.

Chairman Smolik asked that as far as the discussions on rotting mulch, air pollution and noise, if the applicant wanted to discuss the operations and how that would affect those.

Mr. Rus stated that it would be not a dump site and that the only loose material they would store on the property would not even be more than a hundred yards of mulch at the time when mulch season started, which was around Memorial Day weekend and till 4th of July but once 4th of July passed, it would be probably less than 10 -20 yards and just for touch up jobs regarding mulch on the property. He stated that other than that, the only other loose material that they would like to have would be for the hardscape projects and would be just three or four like limestone, river rocks and sand.

Chairman Smolik asked if the trucks would all be on paved roads.

Mr. Rus stated that was correct.

Chairman Smolik asked where he would be storing all his raw materials and asked if it would be Jersey barricades with some type of aggregate bottom or what would that look like.

Mr. Rus stated, yes.

Chairman Smolik asked about dust and commented that they were on paved roads, would the dust be minimal.

Mr. Rus commented that it would be super minimal, correct.

Chairman Smolik asked that regarding the noise factor, if he would be obeying the city noise ordinance.

Mr. Rus remarked 100% and that the noise would be one hour in the morning when everybody would leave and then one hour in the afternoon when all four crews were just finishing up the day. He stated that it would pretty much be between 9:00 and 3:00 or 9:00 and 4:00 during the day. He said that there would be nobody on the property.

Chairman Smolik asked that regarding the lights, if it was just security down lighting washing the building.

Mr. Rus stated that was correct.

Chairman Smolik asked if there would be no parking lot lighting.

Mr. Rus stated that there would not.

Chairman Smolik asked Mr. Appel how close the homes were.

Mr. Appel stated that was a property to the east of him, that would be a significant buffer to the public roadway to the east, over 200 feet from the back of those properties to his east line.

Chairman Smolik stated that there was some initial tree clearing that happened without permits and some dumping of asphalt grindings.

Kevin Urig, KMU Excavating, 4436 Center Road, Avon, Ohio 44011.

Mr. Urig stated that he put in a construction drive off the road, ones and twos, and he did asphalt grindings to start the tree clearing and that was his fault for doing the tree clearing without talking to Christina. He stated that they talked about that, but they did have the trees cleared. He mentioned that he had a study from HZW or a letter from HZW, that they came and walked away before they cleared it. He commented that he did have that letter and thought he sent it to Christina before, but he owed that to her.

Chairman Smolik asked if an environmental consultant came out and identified no wetlands.

Mr. Urig remarked, yes.

Chairman Smolik asked if he said that it was HZW?

Mr. Urig said, HZW, yes.

Chairman Smolik stated that someone from the general public could ask one more quick question.

Mr. Nehls stated that he had the building department take pictures of the property yesterday and there was no asphalt dumped but as they drove by and looked today, there was asphalt dumped. He commented that they were already trying to change the grade on the property and that Mike from the Building Department had the pictures and that he had the pictures from today.

Chairman Smolik stated that they just testified that that was done.

Mr. Nehls stated that the tree clearing was done in January, so that was when the alleged asphalt grindings and ones and twos were put down, but the tree clearing was not done today or yesterday.

Chairman Smolik stated that unfortunately, the Commission was not an enforcement board. He asked if there were any questions or comments from the Commission.

Assistant Law Director Morgan asked that when the Commission was ready to vote, that they voted on the rezoning first and that it might be dispositive of other issues.

Vice-Chairman Schumann stated that he was a little confused. He commented that they had a vegetation buffer on the east side that ran next to that Victorian house.

Chairman Smolik asked if it was up near the entrance.

Vice-Chairman Schumann remarked by the entrance. He stated that there was a house right next to where the driveway was going to go and he didn't know how close that actually was, even though the driveway bent around it, and asked if it was 40 feet away or something.

Mr. Appel stated that the front portion of that property was narrow, but they did push the driveway as far away as they could to include room for a landscape buffer in that area.

Vice-Chairman Schumann stated that he thought he saw giant Arborvitaes every five feet or six feet or something away from each other.

Mr. Appel stated that was correct.

Vice-Chairman Schumann asked if they were going to have the fence run the entire length of the property on the opposite side and then have the fence run the length of the property from that, those Arborvitaes on.

Mr. Appel stated that where the landscape mound ended, they did not have enough room to put a landscape mound. He said that they would start the fence and that would head north along that property, at least to the end of Phase one.

Vice-Chairman Schumann asked about the west side of the property and if that was going to be fenced also.

Mr. Appel stated that a fence would be provided in any gaps. He said that the building on the west side of the property, as well as the landscape bins, so a fence would be provided between the building and the landscape bins.

Vice-Chairman Schumann asked if they were going to run a fence from Center Ridge Road all the way to where the building was on the west side.

Mr. Appel stated, no.

Vice-Chairman Schumann asked if there was a responsibility to put a buffer in because it was a residential neighborhood.

Director Lieber stated that the buffer strip requirements were triggered when a commercial use was abutting a residential district. She said that in looking at that peach area of that property on the zoning map, that it was

a commercial zone and so anywhere that was commercial there was no buffer required unless it happened to be a house, but that property to the west was vacant and had no residential structure. She stated that on the east, even though it was commercially zoned, there was a house.

Vice-Chairman Schumann asked if he was correct that the fact that there was a house kicked that in, too.

Director Lieber stated that on the east side, yes. She discussed that it didn't require a buffer on the opposite side and was only if that adjacent boundary was a residential district.

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

Council Liaison Abens asked about the setback of the buildings from the east property line, what was that measurement. He stated that he was struggling to find it.

Mr. Appel stated that on the west property line it was 10 feet and on the east property line it was just over 46 feet.

Council Liaison Abens stated that he was not wild about a landscaping business in an area and that the newly adopted master plan did not recognize, was not something that the master plan was looking for, and basically right across the street was the future site of Town Center. He commented that a landscaping business there just did not fit within the master plan and he was having a difficult time with it. He stated that he had seen landscaping properties in the initial stages be very conscientious and as time went along the conscientiousness tended to disappear. He remarked that he wished he would have found another location in North Ridgeville other than that one.

Chairman Smolik asked that the zoning map be pulled up again. He asked Director Lieber if theoretically, someone could take a road off from the west into the back of that and build like some type of subdivision.

Director Lieber stated that French Creek ran along there, so she didn't that would really be feasible.

Chairman Smolik commented that it wouldn't be cost effective.

Council Liaison Abens stated that there was a bridge crossing French Creek. He said he wouldn't use it but there was a bridge there off of Beck Street.

Director Lieber stated that she saw French Creek and she saw that as an obstacle. She discussed that she would ask if it was reasonable for a developer to consider was going to find a way of acquiring just the rear property and finding a method to access landlocked property, as well as was it reasonable to consider that just the commercially zoned portion of this lot has development potential as I would debate the question of rezoning.

Chairman Smolik asked that as far as purchasing that additional land to the west, was the other party was ever approached just to try and get it wider, so they could get more buffering.

Mr. Rus stated no.

Chairman Smolik stated that currently in looking at it, it seemed like they were jamming too much stuff into those lots. He commented that he had issues with drainage and five feet from the parking lot, that was hardly enough room to get swales in. He stated that they were maximizing and that they had pavement almost all the way up to the property lines and the impervious area was almost 100 percent. He mentioned that there was hardly any grass area left and even when it was all said and built out, it was going to be probably 80 percent

impervious area when it was all said and done. He stated that he was struggling with the fact that we're just taking a sliver into that residential area and whatever this decision was, it was going to affect the future and they would be saying that all those parcels on Center Ridge all of a sudden they were going to be large parcels. He indicated that it was zoned B-3 and asked what some of the businesses were that could go into B-3.

Director Lieber commented that if they just looked on Center Ridge Road, all those businesses in the vicinity.

Chairman Smolik asked if they weren't interchange businesses then?

Director Lieber stated that it was a wide variety of businesses, retail, service, office.

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

None were given.

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

Council Liaison Abens commented that their intentions were good, but at the same time, they cut down trees without permits and being in the business, they should have known that permits were required. He stated that he was just wondering how conscientious they were going to be as neighbors when they were trying to slide through now, whether intentionally or unintentionally. He added that he had a lot of problems with the business at that location.

City Engineer Eavenson stated that they didn't officially have a tree clearing permit per se, but she did impose the NPDES permit and any disturbance over an acre did require a SWIP plan. She added that the clearing was over an acre and that was where she would warrant some approval prior to clearing.

Council Liaison Abens commented that KMU should know all of those rules and that they did a lot of work in North Ridgeville. He stated that they did work even in his development.

Mr. Appel stated that they did get an environmental firm to review wetlands out there and all that was in process. He mentioned that as far as the stormwater management, they would improve the drainage on that property and adhere to the City's codified ordinances for stormwater management and grading. He stated that it was a phased development, and they would have to come back and seek approval for Phase two at a later date.

Chairman Smolik commented that his concern was that they didn't try to make the lot bigger by trying to seek additional land for the west that would help with buffering and create some natural areas in between. He mentioned that currently they were just maximizing the lot to its fullest potential and he thought that there were going to be consequences with the drainage as he didn't see how those side swales were going to go with the five foot. He commented that to Council Liaison Abens' point, he knew there was even a landscaping business on Mills Road and when it opened on day one it looked good, but now it was a wreck. He stated that he had some reservations regarding the project. He asked if there were any further questions or comments.

None were given.

Chairman Smolik stated that they would start with the rezoning aspect first and that would be rezoning the rear portion from an R-1 to B-3.

Vice-Chairman Schumann asked if the master plan and the proposal included that general area, as part of the potential town center area.

Director Lieber stated that it was not within the town center area.

Moved by Smolik and seconded by Schumann to approve the rezoning of the rear portion of the parcel from R-1 to B-3 District.

A roll call vote was taken and the motion carried.

Yes – 3 No – 2 (Schumann, Smolik)

Chairman Smolik stated that they would now consider development plan and would place a condition for the commercial business that all of the variances be granted by the Board of Zoning and Building Appeals in order for the approval to take place.

Vice-Chairman Schumann stated that they should also add the fence change.

Council Liaison Abens stated that due to all of the variances that were required with the project, he would not be voting to approve.

Moved by Smolik and seconded by Schumann to approve the development plan with the conditions that all of the variances be granted by the Board of Zoning and Building Appeals in order for the approval to take place, and a six-foot vinyl fence be installed for buffering and a fire hydrant installed for fire protection.

A roll call vote was taken and the motion carried.

Yes – 1 No – 4 (Ali)

Chairman Smolik asked if there were any further business to come before the Commission.

None was given.

ADJOURNMENT:

Chairman Smolik adjourned the meeting at 8:13 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, June 11, 2024
Date Approved



May 3, 2024

Vazgen Melikyan
Meligun, LLC
131 W. Garfield Avenue, Apt. C
Glendale, CA 91204

Re: New Business at 37152 Sugar Ridge Road (Meligun, LLC)

Dear Mr. Melikyan,

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) 490-2081.**

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) 490-2040.**

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

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development



Certificate of Zoning Compliance

MELIGUN, LLC
37152 SUGAR RIDGE ROAD
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: PPZ2024-0270

Proposed Use: Small firearms manufacturing with online sales

Current Zoning: I-2 Light Industrial District

Applicant: Vazgen Melikyan

Property Owner: Sugar Ridge Land Co 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

May 3, 2024

Date Issued

Application for New Business or Change in Use



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.

Sections 246.16/248.04 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 Development Department for information about the development plan review process and submission requirements.

BUSINESS INFORMATION

Meligun, LLC
Business name

37152 Sugar Ridge Rd, N. Ridgeville, 44039
Business address

Vazgen Melikyan
Business owner

meligunllc@gmail.com
Business owner email

131 W Garfield Ave. Apt C
Business owner home address

Glendale, CA 91204
City, state, zip

818-640-8651
Business owner phone number

Emergency phone number

PROPERTY OWNER INFORMATION

Sugar Ridge Land, Co, David Scholtz
Property owner name

1350 Chester Industrial Pkwy Avon, OH 44011
Property owner address

City, state, zip

216-905-6289
Property owner phone

dscholtz101@gmail.com
Property owner email

USE INFORMATION

Accurate Concrete Systems
Previous use/occupant

3000 sq/ft
Building/unit area (square feet)

Manufacturing of small firearms and online sales.
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

[Signature]
Applicant signature

[Signature]
Property owner signature

Submit this application to the Building Division 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.

OFFICE	PPZ No. <u>PPZ2024-0270</u>	Date Received <u>MAY 02 2024</u>	Amount Paid <u>\$50.00</u>
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May 16, 2024

Jim Dixon
Liberty Parkway HRD LLC
25255 Center Ridge Road
Westlake, OH 44145

Re: PPZ2024-0271 Liberty Parkway HRD LLC (6287 Lear Nagle Road)

Dear Mr. Dixon:

Your Planning Commission application to make exterior alterations to the above referenced address has been administratively approved. My understanding of the scope of work includes the following exterior alterations:

- Repainting existing masonry
- New painted composite siding
- New insulated overhead doors and man doors
- Retaining wall to be removed and loading dock on east elevation to be filled in
- Exterior walls will be SW Urbane Bronze and doors/trim will be SW Balanced Beige

This administrative approval does not provide authorization to initiate any construction work. Any construction activities or site work must be approved and permitted by the Building and Engineering Divisions prior to performance.

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development

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 Division. 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

6287 Liberty Parkway North Ridgeville Ohio 44039
Location address
0700008115067-5067-5070 Industrial
Parcel number
Add: More Garage Door spaces + Bathrooms + S.D.W.s
Proposed project

APPLICANT/AGENT INFORMATION

Liberty Parkway HRD LLC.
Name/Company
25255 Center Ridge Rd Westlake Ohio 44145
Applicant address
440-263-8323
Applicant phone
Jim Dixon 30400@gmail.com
Applicant email

PROPERTY OWNER INFORMATION

SAME AS ABOVE
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
	PP 2024-0221	MAY 06 2024	
	Planning Fee Paid	Engineering Fee Paid	
	150.00	1440.70	admin approved KJ 5/14/24
	CK # 8355	CK # 8356	

CITY OF NORTH RIDGEVILLE

5/1/25

(440) 490-2042

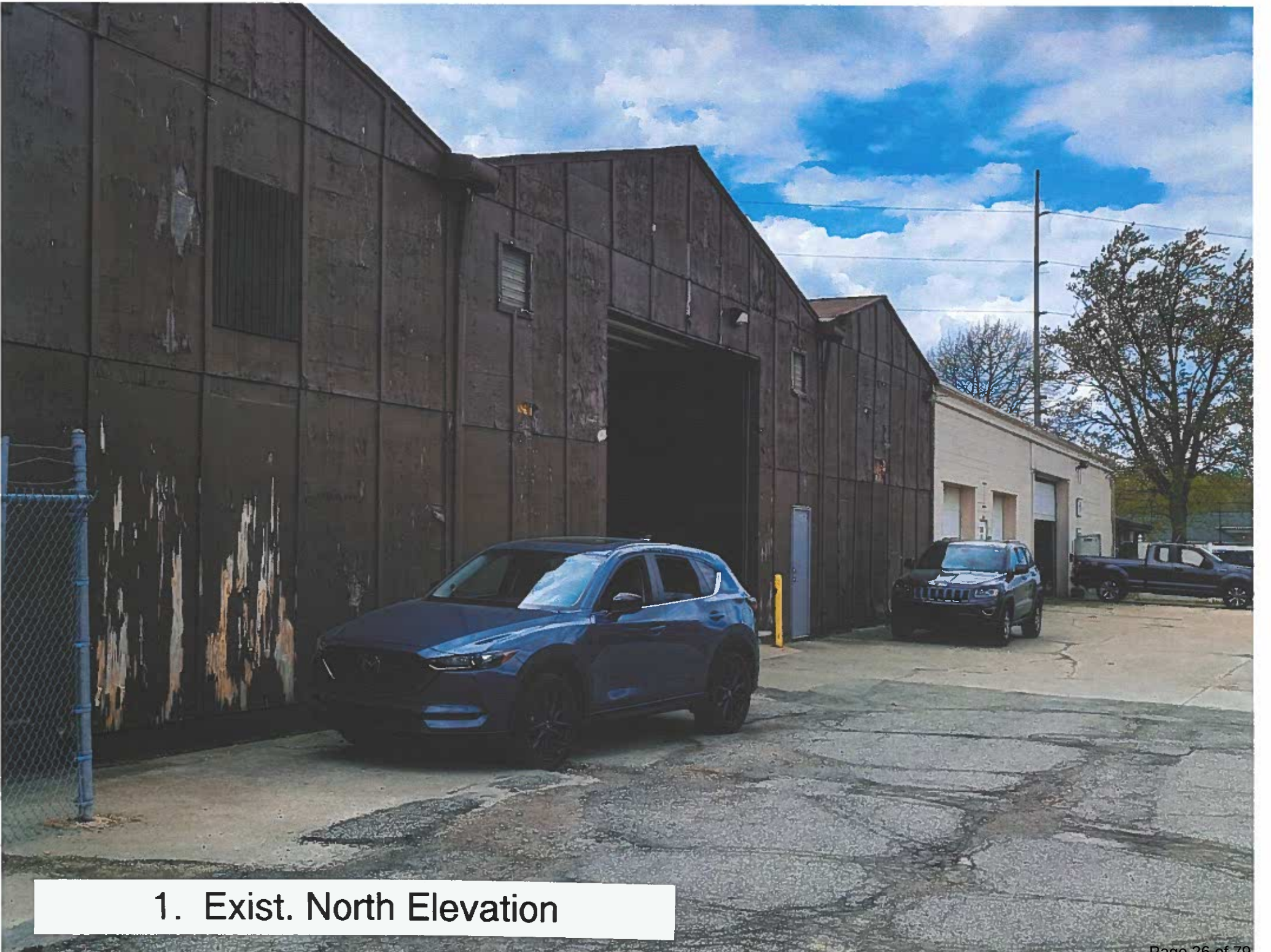
nridgeville.org

BC001-0324

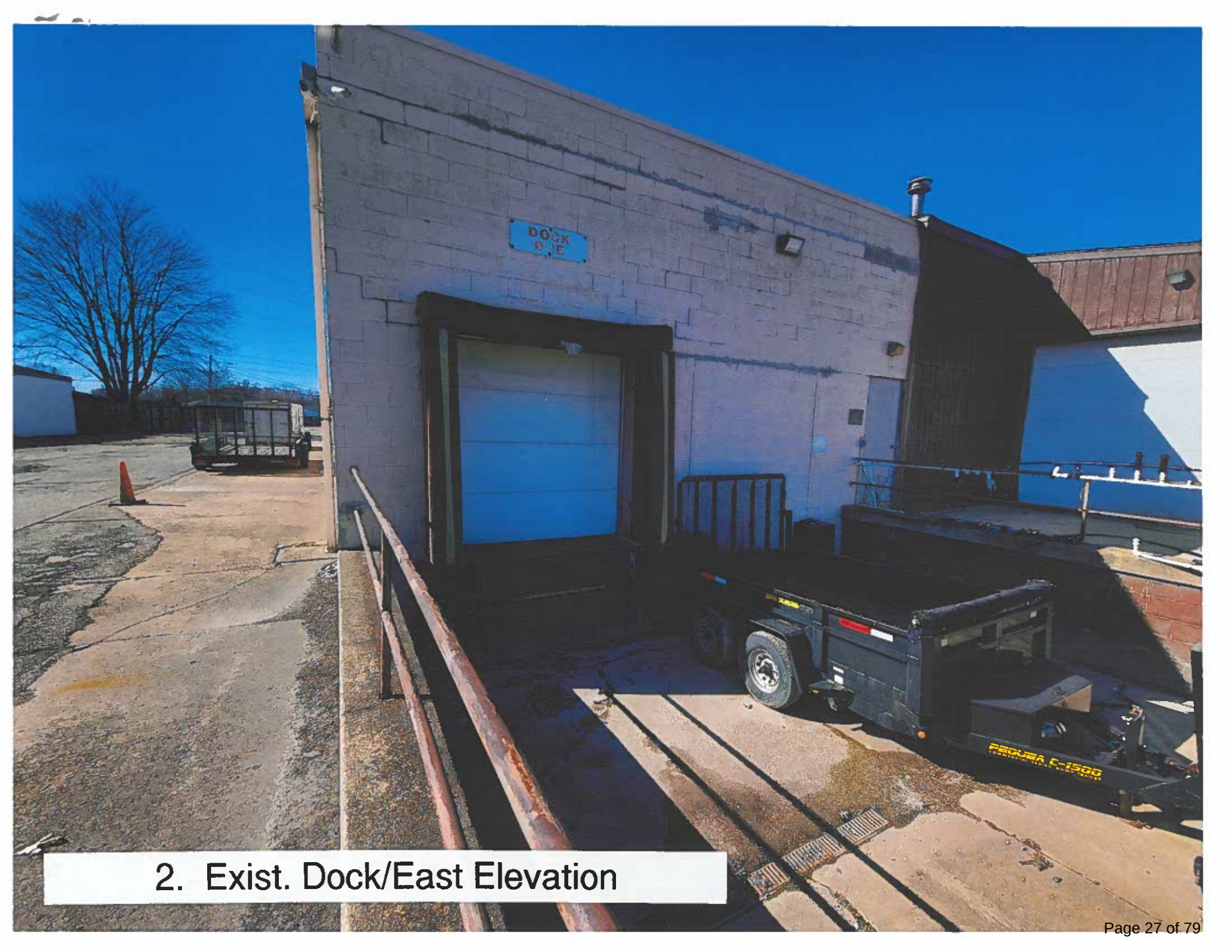


6287 Lear Nagle Site

This aerial photograph shows an industrial facility with several large, interconnected buildings featuring blue and brown roofs. Multiple parking lots are filled with cars and trucks, particularly along the top and right sides of the main building complex. A large, dark green tree stands prominently in the lower-left foreground. The site is bordered by a road and more trees in the background.



1. Exist. North Elevation

A photograph showing the exterior of a light-colored concrete block building. A large, closed, light blue roll-up dock door is the central feature. Above the door is a small blue sign with white text that reads "DOCK ONE". To the left of the door, a concrete ramp with a metal railing leads down to a paved area. In the background, a small utility vehicle and an orange traffic cone are visible. To the right of the dock door, a black flatbed trailer is parked on the pavement. The sky is clear and blue.

2. Exist. Dock/East Elevation

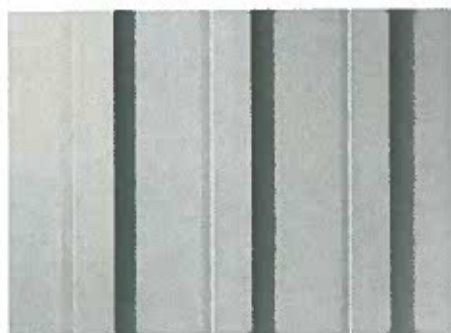


3. Exist. South Elevation

4. Replacement Siding at North Elevation

STYLES

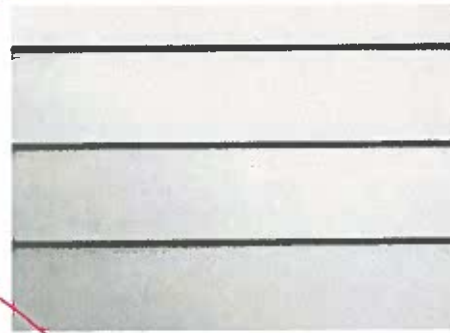
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& HARDIE® TRIM BATTEN**



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HARDIE® TRIM



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HARDIE® SIDING SMOOTH*



HARDIE® TRIM RUSTIC GRAIN



HARDIE® SIDING SELECT CEDARMILL**

* Textures available for siding and soffit.
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DESIGN *the* HOME YOU'VE ALWAYS IMAGINED

Visualize Hardie® products on a 3D model of your home with
HOVER® Design Studio, brought to you by James Hardie.

Every home tells a story. What will yours be? Start your free design.



VISUALIZE THE COLLECTION ON YOUR HOME



5. New Paint Colors

WAREHOUSE ALTERATIONS

6287 Lear Nagle Road
North Ridgeville, Ohio 44039

PROJECT TEAM

OWNER

CONTACT MR. JAMES DIXON
PH. 440.263.8328

ARCHITECT

EMD STUDIO, INC.
34899 LORAIN ROAD
NORTH RIDGEVILLE, OHIO 44039

CONTACT MR. JASON R. MOULD, R.A.
PH. 440.281.8436

ELECTRICAL ENGINEER

HENGST STREFF BAIKO ARCHITECTS AND ENGINEERS
1250 OLD RIVER ROAD
SUITE 201
CLEVELAND, OHIO 44113

CONTACT MR. PETER KAMIS, PE
PH. 216.586.0229

STRUCTURAL ENGINEER

ORAVEC DESIGN BUILD
219 WEST AURORA ROAD
SUITE 0
NORTHFIELD, OHIO 44067

CONTACT MR. MATTHEW ORAVED
PH. 330.552.8211

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE SEPARATION OF AN EXISTING B/S-1 WAREHOUSE FACILITY INTO (5) SEPARATE B/S-1 SUITES

INDEX OF DRAWINGS

CS.0 COVER SHEET / INDEX OF DRAWINGS

ARCHITECTURAL

A0.1 ARCHITECTURAL COVER SHEET / CODE REVIEW
A0.2 CONTRACTOR INFORMATION / GENERAL NOTES
A0.3 LIFE SAFETY PLANS
A0.4 TYPICAL ACCESSIBLE DETAILS

A2.0 FLOOR PLAN, DEMOLITION

A2.1 FLOOR PLAN, NEW WORK

A3.1 EXTERIOR ELEVATIONS

LOCATION MAP



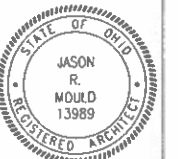
*approved KL
5/16/24*

DIAMETER	EA	EACH	JCT	JUNCTION
AND	EB	EXPANSION BOLT	JST	JOIST
AT	EF	EACH FACE	JT	JOINT
NUMBER POUND	EIFS	EXTERIOR INSULATION & FINISH SYSTEM	K	KIP
APPROXIMATELY	EJ	EXPANSION JOINT	KJ	KITCHEN
EXISTING	EL	ELEVATION (GRADE FLOOR)	KO	KNOCK OUT
	ELEC	ELECTRIC(AL)	KPL	KICK PLATE
A	ELEV	ELEVATION (BLDG) ELEVATOR	L	LONG
ABR	EMBM	EMBEDMENT	LAB	LABORATORY
ABV	EMER	EMERGENCY	LAM	LAMINATE(DION)
ACC	EMER SHRE	EMERGENCY SHOWER	LAT TIE	LATERAL TIEBACK FOR APC
ACIP	ENCL	ENCLOSURE	LAV	LAVATORY
ACOUS	ENGR	ENGINEERING(J)	LB	POUND
ACT	ENTR	ENTRANCE	LIN	LINEAR
ACUSTICAL	ELECTRICAL	ELECTRICAL PANELBOARD	LR	LOCKER
AREA DRAIN	EQUA	EQUAL	LL	LIVE LOAD
ADH	EQUIP	EQUIPMENT	LLH	LONG LEG HORIZONTAL
ADJ			LLV	LONG LEG VERTICAL
AFF	ABOVE FINISHED FLOOR			
AGGR	AGGREGATE	EW		
AG	AGGREGATE	EW		
AL	ALUMINUM	EXH	LP	LOW PRESSURE, LOW POINT
ALT	ALTERNATE	EXIST	LTG	LIGHTING
AP	ACCESS PANEL	EXP	LVR	LOUVER
APC	ARCH PRECAST CONCRETE	EXT	m	METER
APPROX	APPROXIMATE	EXTR	M	MEANS
A	ACID RESISTANT		MACH	MACHINE
ARCH	ARCHITECT(URAL)	FA	MAS	MASONRY
AW	ACID WASTE	FB	MATL	MATERIAL
		FCBB	MAX	MAXIMUM
BD	BOARD	FCE	MB	MARKER BOARD
BG	BUMPER GUARD	FCD	MCB	CONCRETE
BIT	BITUMINOUS	FDC	MD	MEDIUM DENSITY FIBERBOARD
BKR	BACKER	FDN		
BLDG	BUILDING	FE	MECH	MECHANICAL
BLK	BLOCK	FEC	MEMB	MEMBRANE
BLKG	BLOCKING	FF	NET	METAL
BLW	BELOW		MEZZ	MEZZANINE
BM	BEAM BENCHMARK		MFR	MANUFACTURER
BOT	BOTTOM	FGL	MH	MANHOLE
BR	BEDROOM		MIN	MINIMUM
BRG	BRACING	FIN	MIR	MIRROR
BRG	BEARING	FL	MISC	MISCELLANEOUS
BRK	BRICK	FLDG	MJ	MOVEMENT JOINT (IN MASONRY)
BRKT	BRACKET	FLR	MLDG	MOLDING
BS	BOTH SIDES BACKSPASH	FLUOR	MLWK	MILLWORK
BSMT	BASEMENT	FM	mm	MILLIMETER
BTWN	BETWEEN	FMC	MO	MASONRY OPENING
		FOC	MSCW	METAL STUD CURTAIN WALL
		FOF	MTD	MOUNTED
C	COLD WATER	FOM	MTG	MOUNTING
CAC	CENTER TO CENTER	FOW	MULL	MULLION
CAB	CABINET	FP	MWF	MEMBRANE WALL FLASHING
CB	CATCH BASIN CHALKBOARD	FRF		
	CONTROL BOX	FR	N	NORTH
CBP	COMPOSITE BUILDING PANEL	FRT		
CEM	CEMENT	FS		
CG	CORNER GUARD	FSFG	NA	NOT APPLICABLE
CH	CHIMNEY	FSP	NF	NEAR FACE
CI	CAST IRON	FT	NIC	NOT IN CONTRACT
CIP	CAST IN PLACE CONCRETE	FTG	NO	NUMBER
CJ	CONTROL JOINT	FTR	NOM	NOMINAL
CL	CENTERLINE CLOSET	FURN	NRG	NOISE REDUCTION COEFFICIENT
CLG	CEILING	FURR	NS	NEAR SIDE
CLL	CONTRACT LIMIT LINE	FUT	NSF	NET SQUARE FEET
CLR	CLEAR	FWC	NTS	NOT TO SCALE
CMPTR	COMPUTER	FXTD		
CMU	CONCRETE MASONRY UNIT		O2	OXYGEN
CO2	CARBON DIOXIDE	G	OA	OVERALL ON CENTER
COL	COLUMN	GA	OD	OUTSIDE DIAMETER
COMM	COMMUNICATION	GALV	OF	OUTSIDE FACE
COMP	COMPRESSIBLE	GC	OFF	OFFICE
CONC	CONCRETE	GDB	OPH	OPPOSITE HAND, OVERHEAD
CONF	CONFERENCE	GFRG	OPN	OPENING
CONST	CONSTRUCTION	GL	OPP	OPPOSITE
CONST JT	CONSTRUCTION JOINT	GR		
CONT	CONTINUOUS	GRC		
CONTR	CONTRACTOR	GRL	PAR	PARALLEL
CONV	CONVECTOR	GRTG	PASS	PASSAGE PASSENGER
CORR	CORROD	GSF	PB	PUSH BUTTON
CORR	CORRIDOR CORRUGATED	GSKT	PBD	PARTICLE BOARD
CPT	CARPET	GWB	PC	PRECAST (STRUCTURAL)
CR	CRASH RAIL	GYP	PD	PRESSURIZED DETERGENT
CRS	COURSE			CLEANING SYSTEM
CS	CAST STONE, CUP SINK	H	PED	PEDDESTAL
CSK	COUNTERSINK	H2	PER	PERIMETER
CSWK	CASEWORK	HB	PERP	PERPENDICULAR
CT	CERAMIC TILE	HC	PF	PREFABRICATED PANEL
CTR	CENTER	HCT	PGBD	PEGBOARD
CTS	COUNTERTOP SINK	HD	PL	PLATE PROPERTY LINE
CUB	CUBICLE	HDBD	PLAM	PLASTER MINVATE
CUH	CUBIC UNIT HEATER	HDW	PLAS	PLASTER
		HDWD	PLAT	PLATFORM
			PLBG	PLUMBING
D	DEPTH	HFS	PLK	PLANK
DBL	DOUBLE	HGT	PLWD	PLYWOOD
DEMO	DEMOLITION	HW	PNEU	PNEUMATIC
DEPT	DEPARTMENT	HORIZ	PNL	PANEL
DET	DETAIL	HP	PNT	PAINT
DF	DRINKING FOUNTAIN		PR	PAIR
		HR	PREFAB	PREFABRICATED
DIA	DIAMETER	HSA	PRELIM	PRELIMINARY
DIM	DIMENSION	HVAC	PSF	POUNDS PER SQUARE FOOT
DISP	DISPENSER		PSI	POUNDS PER SQUARE INCH
DMPF	DAMP/PROOFING		PT	POINT PRESSURE TREATED
DN	DOWN	ID		(FOR MOISTURE)
		IF	PTD	PANTED

North Ridgeville, Ohio		CODE REFERENCE		MEANS OF EGRESS - OBC - 2024			
APPLICABLE CODES		OBC 2024		REFERENCE		REFERENCE	
OHIO BUILDING CODE 2024 EDITION		OCCUPANCY CLASSIFICATION	B / S-1 EXISTING UNCHANGED	CHAPTER 3	DESIGN OCCUPANT LOADS		TABLE 1004.5
OHIO PLUMBING CODE 2024 EDITION					NEW UNIT A	150 GROSS 1 572 GSF	11
OHIO MECHANICAL CODE 2024 EDITION		CONSTRUCTION CLASSIFICATION	TYPE 5B	TABLE 601	NEW UNIT B	150 GROSS 1 677 GSF	12
INTERNATIONAL FUEL AND GAS CODE CURRENT EDITION					NEW UNIT C	150 GROSS 2 712 GSF	18
ICC A117.1.2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES		HEIGHT AND AREA LIMITS	LIMIT	ACTUAL	TABLE 506.2	NEW UNIT D	150 GROSS 1 622 GSF
INTERNATIONAL ENERGY CONSERVATION CURRENT EDITION						NEW UNIT E	150 GROSS 1 641 GSF
ASHRAE 90.1 CURRENT EDITION		AREA EXISTING B/S-1	9 000	9 238 GSF	TABLE 506.2	TOTAL EXISTING / UNCHANGED	
NATIONAL FIRE ALARM AND SIGNALING CODE NFPA 72-16						63	
INTERNATIONAL FIRE CODE CURRENT EDITION		HEIGHT NO. STORIES	40' 2	24 1	TABLE 504.3 TABLE 504.4	EXIT WIDTH REQUIRED DOOR (2)	
						62 36'	
		FIRE RESISTANCE RATINGS OF BUILDING COMPONENTS	0 HOUR	0 HOUR	TABLE 601	EXIT WIDTH PROVIDED DOOR (8 EXIT DOORS)	
						MIN 36' PER SUITE	
		EXTERIOR BEARING WALL	0 HOUR	0 HOUR	TABLE 601	CORRIDOR WIDTH	
		STAIR WALL / SHAFTS	0 HOUR	0 HOUR	TABLE 601	60'	
		FLOOR CONSTRUCTION ROOF ASSEMBLY	0 HOUR	0 HOUR	TABLE 601	STAIR WIDTH	
		COLUMNS	0 HOUR	0 HOUR	TABLE 601	COMMON PATH OF TRAVEL	
		CORRIDORS	0 HOUR	0 HOUR	N/A	100	
		INTERIOR FINISHES		TABLE 803.13		TRAVEL DISTANCE	
		INTERIOR EXIT STAIRWAYS INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS		CLASS A		MAXIMUM LENGTH OF EXIT TRAVEL	
		CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS		CLASS B		200	
		ROOMS AND ENCLOSED SPACES		CLASS C		MAXIMUM LENGTH OF DEAD ENDS	
						20	
						PLUMBING FACILITIES	
						OCCUPANT LOAD	
						63	
						WATER CLOSETS 1/25 - 1/50	
						2	
						LAVATORIES 1/40 - 1/80	
						2	
						SERVICE SINK	
						1	
						DRINKING FOUNTAIN 1/100	
						1	
						OPC 410.2 - 0 REQUIRED AT A B D E	
						EXISTING WATER COOLER UNIT C	

SYMBOL LEGEND

approved kf
5/16/24



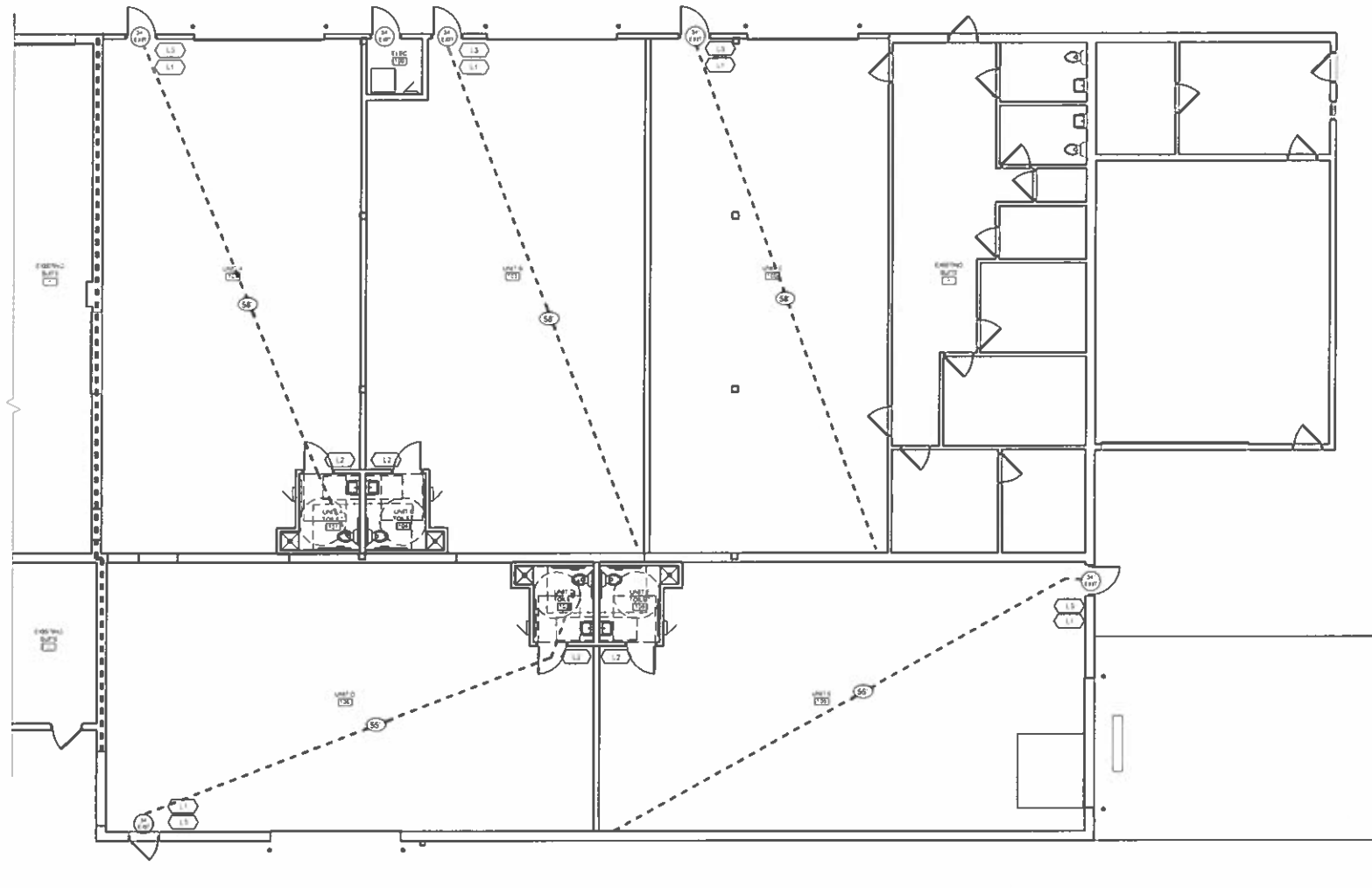
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Project No: 22405

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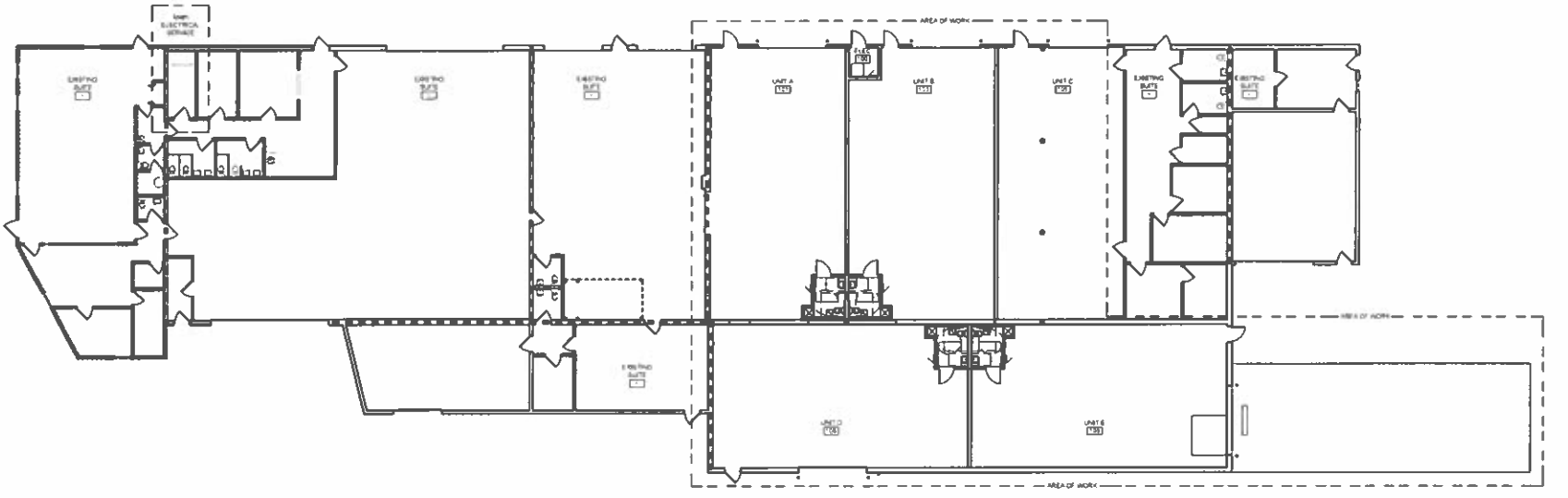
Sheet No

A0.1



- LIFE SAFETY LEGEND**
- L1 FIRE EXTINGUISHER - SURFACE MOUNT - ABC DRY CHEMICAL UL RATING 4A 80B C 10 LB FIRE EXTINGUISHER MOUNTED W/ TOP MAX 4' ABOVE FINISH FLOOR VERIFY FINAL LOCATION WITH AUTHORITY HAVING JURISDICTION
 - L2 TACTILE RESTROOM SIGNAGE - MOUNT PER A0 4
 - L3 TACTILE EXIT SIGNAGE - MOUNT PER A0 4
 - L4 NOT USED
 - W1 WIDTH OF OPENING
 - W2 DISTANCE TO EXIT ALONG DESCRIBED PATH
- PARTITION LEGEND**
- EXISTING NON RATED
 - NEW NON RATED
 - EXISTING FIRE BARRIER

1 Floor Plan, Life Safety
1/8" = 1'-0"



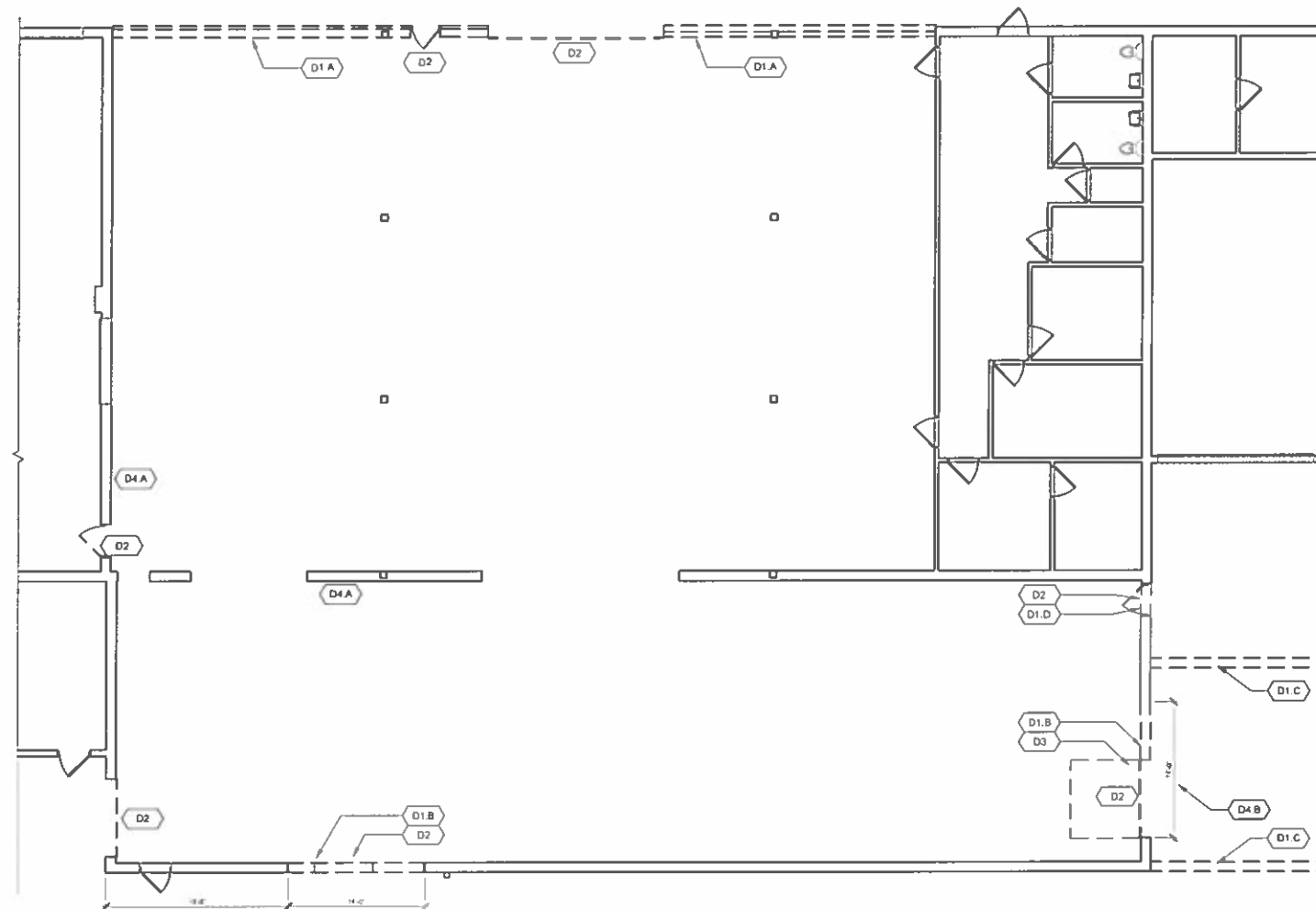
2 Overall Building Plan
1/8" = 1'-0"

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LIFE SAFETY PLANS	Date	Project No 22405
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WAREHOUSE ALTERATIONS 6287 LEAR NAGLE ROAD NORTH RIDGEVILLE, OHIO 44039		



1 Floor Plan, Demolition

DEMOLITION AND ALTERATION KEYNOTES

- D1.A** COMPLETELY REMOVE PARTITION AND ALL ASSOCIATED COMPONENTS. CONTRACTOR TO VERIFY PARTITION IS NOT BEARING BEFORE REMOVAL AND, WHERE REQ'D REMOVE ELECTRICAL, DATA PLUMBING HVAC BACK TO SOURCE. PROTECT STEEL STRUCTURAL FRAME.
- D1.B** REMOVE PARTITION AS REQUIRED FOR INSTALLATION OF NEW DOOR. PROVIDE TEMPORARY SUPPORT AS REQUIRED.
- D1.C** COMPLETELY REMOVE RETAINING WALL AND RAILING AT LOADING DOCK.
- D1.D** COMPLETELY REMOVE CONCRETE CURB AT DOOR.
- D2** COMPLETELY REMOVE ENTIRE DOOR / FRAME OR WINDOW / FRAME ASSEMBLY INCLUDING ANCHORS, THRESHOLDS AND ALL RELATED COMPONENTS.
- D3** COMPLETELY REMOVE DOCK LEVELER, FRAME, ASSEMBLY AND ALL ASSOCIATED FASTENERS, ETC.
- D4.A** COMPLETELY REMOVE EXISTING ELECTRICAL PANEL AND ALL DISTRIBUTION BACK TO SOURCE (COORDINATE ANY CIRCUITS THAT MAY NEED RELOCATION WITH OWNER).
- D4.B** REMOVE CONCRETE LOADING DOCK. PROTECT EXISTING STORM DRAINAGE FOR CONNECTION TO NEW TRENCH DRAIN.

DEMOLITION AND ALTERATION GENERAL NOTES

1. CONTRACTOR SHALL NOT CONSIDER DEMOLITION AND ALTERATION NOTES TO BE ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE WORK INDICATED BY THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS. DEVIATIONS FROM THE CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. CONTRACTOR SHALL CONSULT WITH THE OWNER IN ADVANCE OF DOING WORK TO DETERMINE DISPOSITION OF ALL FIXTURES, CABINETS, SERVICES, EQUIPMENT AND ITEMS REMOVED DURING DEMOLITION.
3. WHERE ANY EXISTING CONSTRUCTION (I.E. PARTITIONS, FLOORS AND BASES, DOOR AND WINDOW FRAMES, CEILINGS, CASEWORK, EQUIPMENT, HVAC, ELECTRICAL AND PLUMBING FIXTURES) IS REMOVED OR ALTERED, REPAIR ALL ADJACENT SURFACES DISTURBED BY DEMOLITION OR ALTERATION WORK AND PREPARE TO RECEIVE NEW CONSTRUCTION AND/OR PROVIDE NEW SCHEDULED FINISHES.
4. WHERE NEW CONSTRUCTION OCCURS IN EXISTING WALLS OR PARTITIONS WHICH ARE FIRE RATED, MATERIALS USED SHALL BE SUFFICIENT TO MAINTAIN FIRE RATING.
5. WHERE PARTITIONS ARE REMOVED AT COLUMNS AND WALLS, EXISTING FINISH AROUND COLUMNS SHALL BE REMOVED. COLUMNS SHALL REMAIN AND NEW CONSTRUCTION AND FINISHES SHALL BE APPLIED TO MATCH NEW ADJACENT AND/OR SIMILAR CONDITIONS.
6. UNLESS NOTED OTHERWISE, REMOVE EXISTING PROJECTIONS, HANGERS, BOLTS, NAILS, BRACKETS, CURTAIN RODS, VALANCES, ETC. FROM EXISTING WALLS AND COLUMNS. PATCH ALL HOLES TO MATCH ADJACENT SURFACES AND/OR PROVIDE NEW SCHEDULED FINISHES.
7. AT NEW DOORS, CORRIDOR OPENINGS OR CONNECTIONS AND WHERE PARTITIONS ARE REMOVED, REMOVE EXISTING FLOORING AND BASES TO EXTENT REQUIRED FOR NEW UNDERLAYMENT TO PROVIDE A SMOOTH TRANSITION. THE SUBSURFACE SHALL BE PATCHED AND TREATED TO PRODUCE A SURFACE WHICH WILL ELIMINATE "TELEGRAPHING" OF EXISTING JOINTS THROUGH THE NEW FLOORING.
8. UNLESS OTHERWISE NOTED ON DOCUMENTS, ALL PAINTING SHALL BE FROM A BREAK IN PLANE TO A BREAK IN PLANE REGARDLESS OF AREA ACTUALLY REPAIRED OR DISTURBED. WHERE EXISTING OR NEW CERAMIC TILE OCCURS WITHIN A SCHEDULED PAINT FINISH AREA, CERAMIC TILE SHALL REMAIN UNPAINTED.
9. REMOVAL OF UTILITIES SHOWN ON DEMOLITION DRAWINGS SHALL BE ACCOMPLISHED BY INDIVIDUAL TRADES (I.E., FIXTURE REMOVAL, CAPPING, ETC. TO BE BY PLUMBING CONTRACTOR), AND ARE INDICATED HERE FOR PURPOSES OF SCOPE. SEE HVAC, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION WITHIN RESPECTIVE TRADES. MECHANICAL, PLUMBING AND/OR ELECTRICAL FIXTURES REQUIRED TO BE REMOVED OR RELOCATED DUE TO NEW CONSTRUCTION AND/OR DEMOLITION OF EXISTING CONSTRUCTION SHALL BE REMOVED AND/OR RELOCATED BY THE RESPECTIVE TRADES.
10. WHERE DRAWINGS CALL FOR REMOVAL OF EXISTING HVAC, PLUMBING AND ELECTRICAL FIXTURES OR EQUIPMENT, REMOVE ALL ABANDONED SERVICES AND REROUTE OR CAP BEHIND LINE OF NEW CONSTRUCTION AND FINISHES. ALL EXISTING AND NEW UTILITIES TO BE CONCEALED BY NEW CONSTRUCTION.
11. DUCT, PIPE, CONDUIT AND OTHER HOLES IN THE FLOOR, EITHER EXISTING OR RESULTING FROM DEMOLITION OR NEW WORK REQUIREMENTS, SHALL BE FILLED IN SOLID WITH CONCRETE.
12. PATCH EXISTING DAMAGE TO WALLS, COLUMNS, FLOORS AND CEILINGS THAT ARE TO REMAIN. REPAIRS SHALL MATCH EXISTING ADJACENT AND/OR SIMILAR SURFACES AND MATERIALS.

DEMOLITION SPECIFIC NOTES

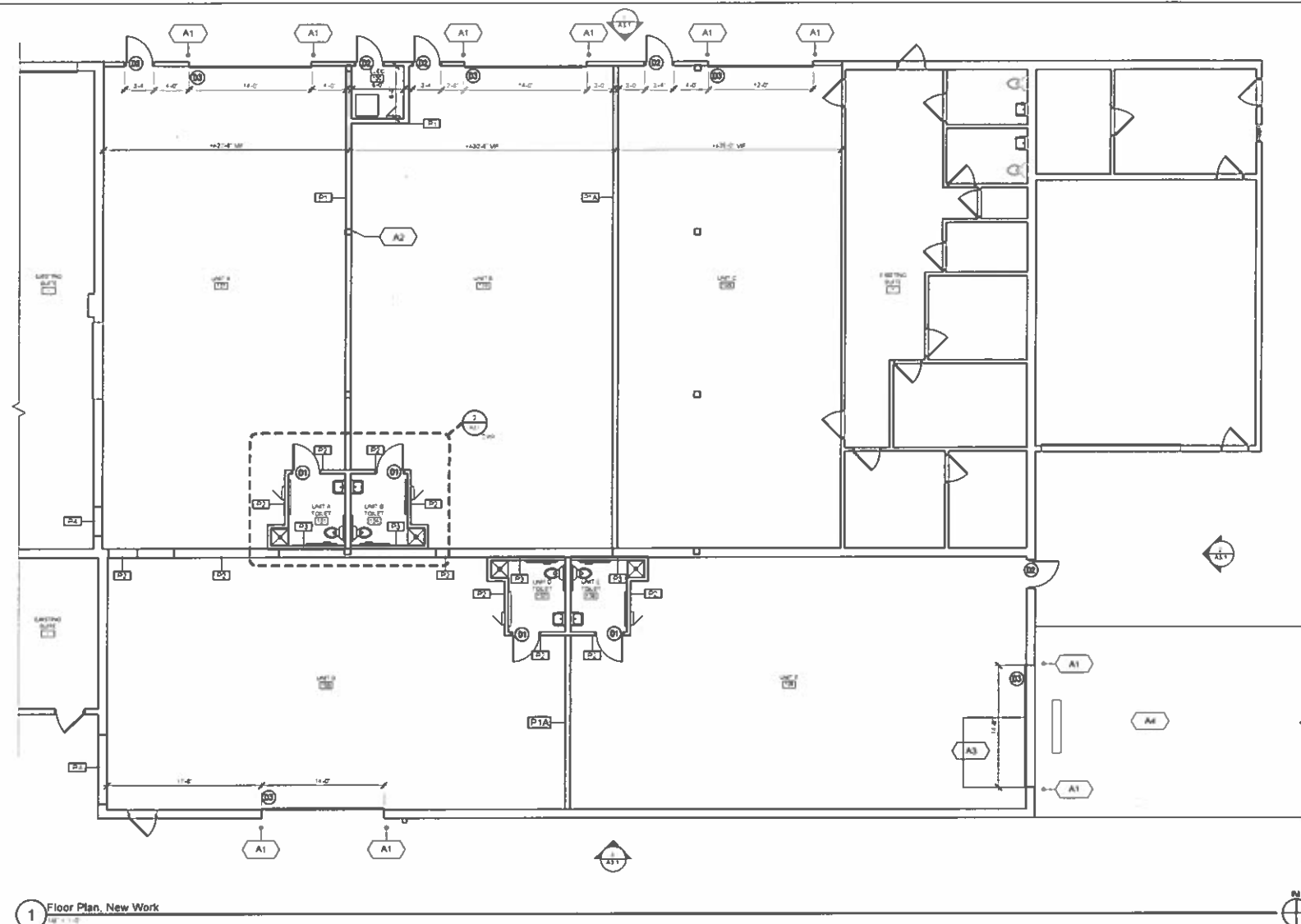
1. GIVEN SCOPE OF DEMOLITION AND AMOUNT OF SERVICE DISTRIBUTION, CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY IF DEMOLITION EXPOSES AND UNFORESEEN CONDITIONS, DISTRIBUTIONS OR OTHER ISSUES.
2. REMOVE ALL EXISTING FLOORING AND BASE IN ALL AREAS OF DEMOLITION.
3. REMOVE ALL LIGHTING, CEILING FANS, EXHAUST FANS, AND ELECTRICAL BACK TO SOURCE IN ALL AREAS BUT UNIT 3. HANGERS, FASTENERS, ETC.
4. REMOVE ALL LOW VOLTAGE DISTRIBUTION, HANGERS, FASTENERS, ETC., BACK TO SOURCE.
5. REMOVE CONCRETE FLOOR AND EXCAVATE AS REQUIRED FOR PLUMBING INSTALLATION.
6. REMOVE ALL GAS-FIRE RADIANT AND UNIT HEATERS. PROTECT EXISTING GAS DISTRIBUTION TO REMAIN. PATCH ALL ROOF PENETRATIONS IN KIND.
7. REMOVE ALL STEEL BOLLARDS IN AREA OF WORK.

*approved ksl
5/16/24*



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DEMOLITION FLOOR PLAN	Date	Project No. 22405
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		A2.0
WAREHOUSE ALTERATIONS 6287 LEAR NAGLE ROAD NORTH RIDGEVILLE, OHIO 44039		



FLOOR PLAN KEYNOTES

- A1 5/4" DIA STL BOLLARD - SEE DETAIL 17' OFF FACE OF BLDG
- A2 CENTER NEW WALL ON EXISTING COLUMN LINE
- A3 SEE DETAIL FOR INFILL AND WALL PATCH AT PREVIOUS DOCK LEVELER LOCATION
- A4 SEE DETAIL FOR INFILL AT PREVIOUS LOADING DOCK LOCATION

INSULATION REQUIREMENTS

- INTERIOR WALLS - >55 STC BATT INSULATION
- EXTERIOR WALLS - R-21 FACED BATT INSULATION/STUD WALLS
- TOILET ROOM CEILINGS - BATT INSULATION
- FOUNDATION - MIN. R-12 RIGID INSULATION FULL HT

FINISH SCHEDULE

- FLOOR - ALL AREAS - SEALED CONCRETE
- BASE - 4" RUBBER BASE COLOR TO BE SELECTED BY OWNER
- WALLS - TOILET ROOM - FRP - COLOR TO BE SELECTED BY OWNER
- ALL OTHER AREAS - PAINT - COLOR TO BE SELECTED BY OWNER
- MISC. - HM DOORS / HM DOOR FRAMES - PAINT FINISH COLOR TO BE SELECTED BY OWNER
- CEILINGS - TOILET - 2x4 SAT STANDARD MINERAL FIBER TO BE SELECTED BY OWNER
- ALL OTHER AREAS - PATCH TO MATCH EXISTING UNITS A,B,C
- PAINT FINISH COLOR TO BE SELECTED BY OWNER

PARTITION SCHEDULE

- P1 8" STEEL STUD @ 16" OC, FIBERGLASS BATT 5/8" TYPE 'X' GWB EA SIDE TIGHT TO EXIST DECK ABOVE. WRAP AROUND STEEL BEAM / COLUMNS CAULK PERIMETER
- P1A 6" STEEL STUD @ 16" OC, FIBERGLASS BATT 5/8" TYPE 'X' GWB EA SIDE TIGHT TO EXIST DECK ABOVE. WRAP AROUND STEEL BEAM / COLUMNS FIRE CAULK PERIMETER
- P2 3-5/8" STEEL STUD @ 16" OC, FIBERGLASS BATT 5/8" TYPE 'X' GWB EA SIDE TO 10' AFF
- P3 FURRING - 3-5/8" STEEL STUD @ 16" OC, FIBERGLASS BATT 5/8" TYPE 'X' GWB TO 10' AFF
- P4 INFILL MASONRY OPENING - MATCH EXISTING CMU THICKNESS INSULATED CORES AT EXTERIOR OPENINGS

NOTE 5/8" TYPE 'X' MOISTURE RESISTANT GWB AT PLUMBING FIXTURE LOCATIONS

DOOR SCHEDULE

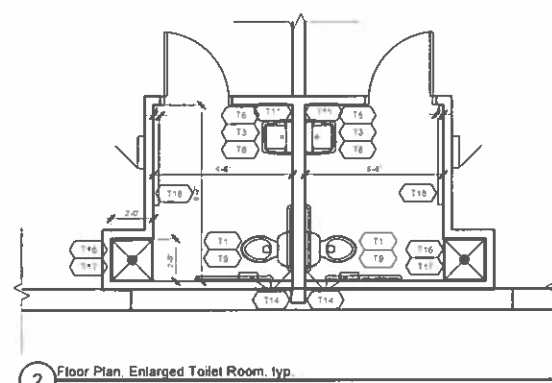
- D1 3'-0" X 7'-0" HOLLOW METAL DOOR / HOLLOW METAL FRAME GRADE 2 LEVER HARDWARE, PRIVACY FUNCTION, FLOOR STOP
- D2 3'-0" X 7'-0" INSULATED HOLLOW METAL DOOR / HOLLOW METAL FRAME GRADE 2 LEVER HARDWARE, ENTRANCE FUNCTION, CLOSER, WEATHER STRIPPING, THRESHOLD
- D3 INSULATED OVERHEAD DOOR WITH OPERATOR SEE PLANS AND ELEVATIONS FOR SIZES

DOOR HARDWARE

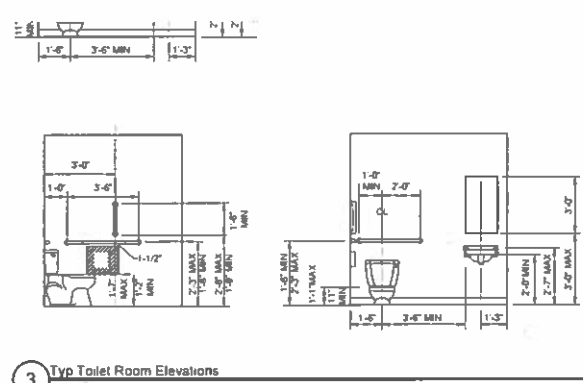
- A HARDWARE AT ALL ALL DOORS TO BE ACCESSIBLE. FINISH TO MATCH EXIST

NOTE VERIFY EXISTING HARDWARE IS WORKING PROPERLY AND MEETS 2017 OBC. REPLACE AS REQUIRED.

1 Floor Plan, New Work



2 Floor Plan, Enlarged Toilet Room, typ.



3 Typ Toilet Room Elevations

TOILET ROOM EQUIPMENT SCHEDULE (PROVIDE CUT SHEETS OF ALL EQUIPMENT FOR OWNER APPROVAL)

- T1 TOILET - KOHLER GLEAM K-31674 ELONGATED BOWL, ADA COMPLIANT, TRIP LEVER SIDE PER A117.1, OPEN FRONT SEAT
- T3 SINK - KOHLER GREENWICH K-2031, CONCEALED CARRIER, ADA COMPLIANT, ADA COMPLIANT PIPE INSULATION
- T6 MIRROR WITH SS CHANNEL FRAME 18" X 30" BOBRICK B-165
- T8 SURFACE-MOUNTED SOAP DISPENSER BOBRICK B-2111
- T9 SURFACE-MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER BOBRICK B-2888
- T11 SURFACE-MOUNTED AUTOMATIC TOWEL DISPENSER BOBRICK B-72674
- T14 GRAB BARS - SEE TYP TOILET ROOM ELEVATIONS BOBRICK
- T16 24"x24" FIBERGLASS MOP BASIN ZURN SERVICE SINK FAUCET
- T17 10 GAL ELEC WATER HEATER MT @ 5' AFF WALL MT WATER HEATER PLATFORM WITH INTEGRAL DRAIN PAIN, DRAIN TO MOP SINK BELOW HOLDRITE QUICKSTAND OR EQUAL
- T18 4 ELECTRIC BASEBOARD HEATER

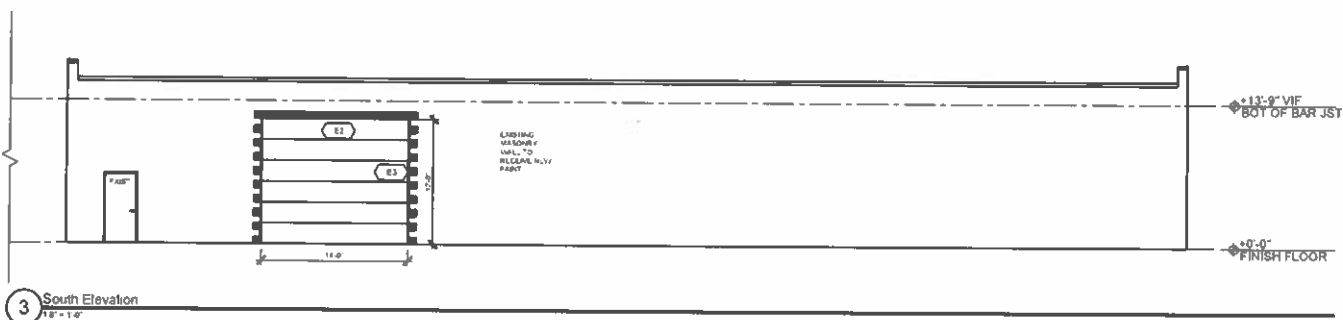
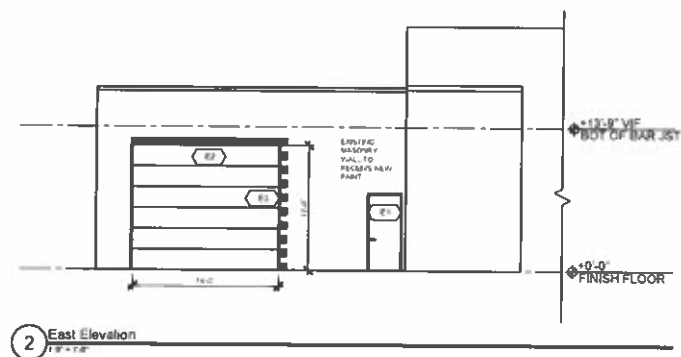
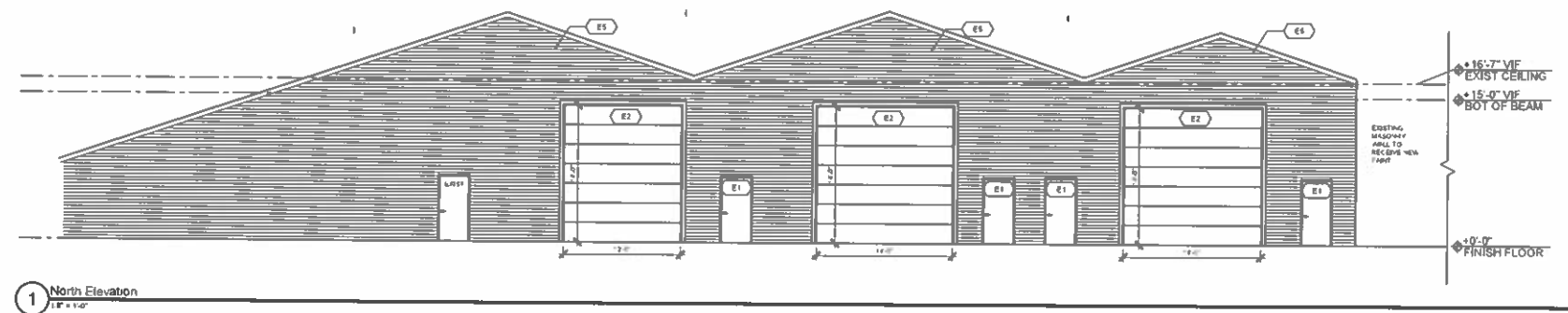
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NEW WORK FLOOR PLANS	Date	Project No. 22405
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WAREHOUSE ALTERATIONS
6287 LEAR NAGLE ROAD
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EXTERIOR ELEVATIONS WAREHOUSE ALTERATIONS 6287 LEARNAGLE ROAD NORTH RIDGEVILLE, OHIO 44039	Date:	Project No: 22405
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	Planning Rev 05.16.24	A3.1



May 16, 2024

Christopher Pham
36319 Atlantic Avenue
North Ridgeville, OH 44039

Re: New Business at 34125 Center Ridge Road (ShipMe, LLC)

Dear Mr. Pham,

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) 490-2081.**

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) 490-2040.**

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

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development



Certificate of Zoning Compliance

SHIPME LLC
34125 CENTER RIDGE ROAD
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: PPZ2024-0274

Proposed Use: Packing and shipping store

Current Zoning: B-3 Commercial Highway District

Applicant: Christopher Pham

Property Owner: Providence Square 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

May 16, 2024

Date Issued

Application for New Business or Change in Use



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.

Sections 246.16/248.04 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 Development Department for information about the development plan review process and submission requirements.

BUSINESS INFORMATION

Shipme LLC
Business name
34125 Center Ridge Rd
Business address
Christopher Pham
Business owner
Shipme44039@yahoo.com
Business owner email
36319 Atlantic Ave
Business owner home address
North Ridgeville, OH 44039
City, state, zip
(234) 281-1857
Business owner phone number
(234) 281-1857
Emergency phone number

PROPERTY OWNER INFORMATION

PROVIDENCE SQUARE LLC
Property owner name
23550 CENTER RIDGE #101 WESTAKE
Property owner address
City, state, zip
440-331-1900
Property owner phone
office@valorebuilders.com
Property owner email

USE INFORMATION

Nail salon
Previous use/occupant
1244 Sq ft.
Building/unit area (square feet)
Shipme is going to be a pack and ship store
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 Division 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.

OFFICE	DATE RECEIVED	AMOUNT PAID



June 6, 2024

Mohamad Khatoun
Olympia Holdings LLC
37500 Center Ridge Road
North Ridgeville, OH 44039

Re: PPZ2024-0275 Sportsville (37500 Center Ridge Road)

Dear Mr. Khatoun:

Your Planning Commission application to install a new metal pole barn at the above referenced address has been administratively approved. Accessory structures may be eligible for administrative review if the plans submitted show zoning compliance. Based on the additional information supplied with your application and the review of the requirements of the B-2 Central Business District, this project is found to be zoning compliant.

While new commercial projects now require paving of access drives and parking areas, gravel at this location is able to continue as an existing condition. The small proposed addition of gravel has been approved by the City Engineer having found it meets one of the exemptions of our City policy for gravel drives.

This administrative approval does not provide authorization to initiate any construction work. Any construction activities or site work must be approved and permitted by the Building and Engineering Divisions prior to performance.

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development

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 Division. 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 37500 CENTER RIDGE RD NR OH 44039
Parcel number 0706033101003 Current zoning B2
Proposed project EQUIPMENT STORAGE & MAINTENANCE BLDG.

APPLICANT/AGENT INFORMATION

Name/Company OLYMPIA HOLDINGS LLC / MOHAMAD KHATO UN
Applicant address 37500 Center Ridge Rd, NR OH 44039
Applicant phone 216-990-5035 Applicant email MKHATOUN@HOTMAIL.COM

PROPERTY OWNER INFORMATION

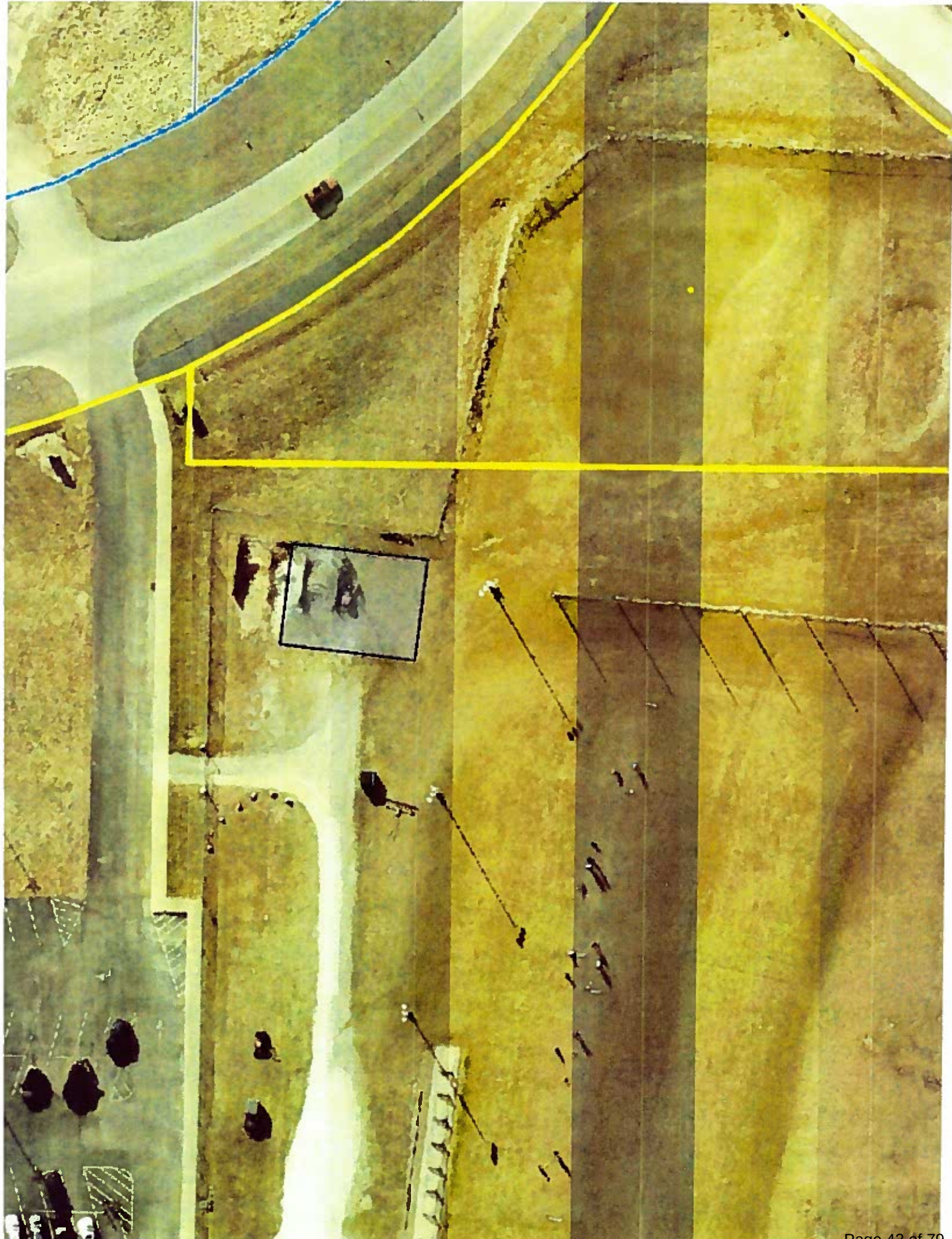
Name/Company OLYMPIA HOLDINGS LLC
Property owner address 37500 CENTER RIDGE RD, NR OH 44039
Property owner phone 216-990-5035 Property owner email MKHATOUN@hotmail.com

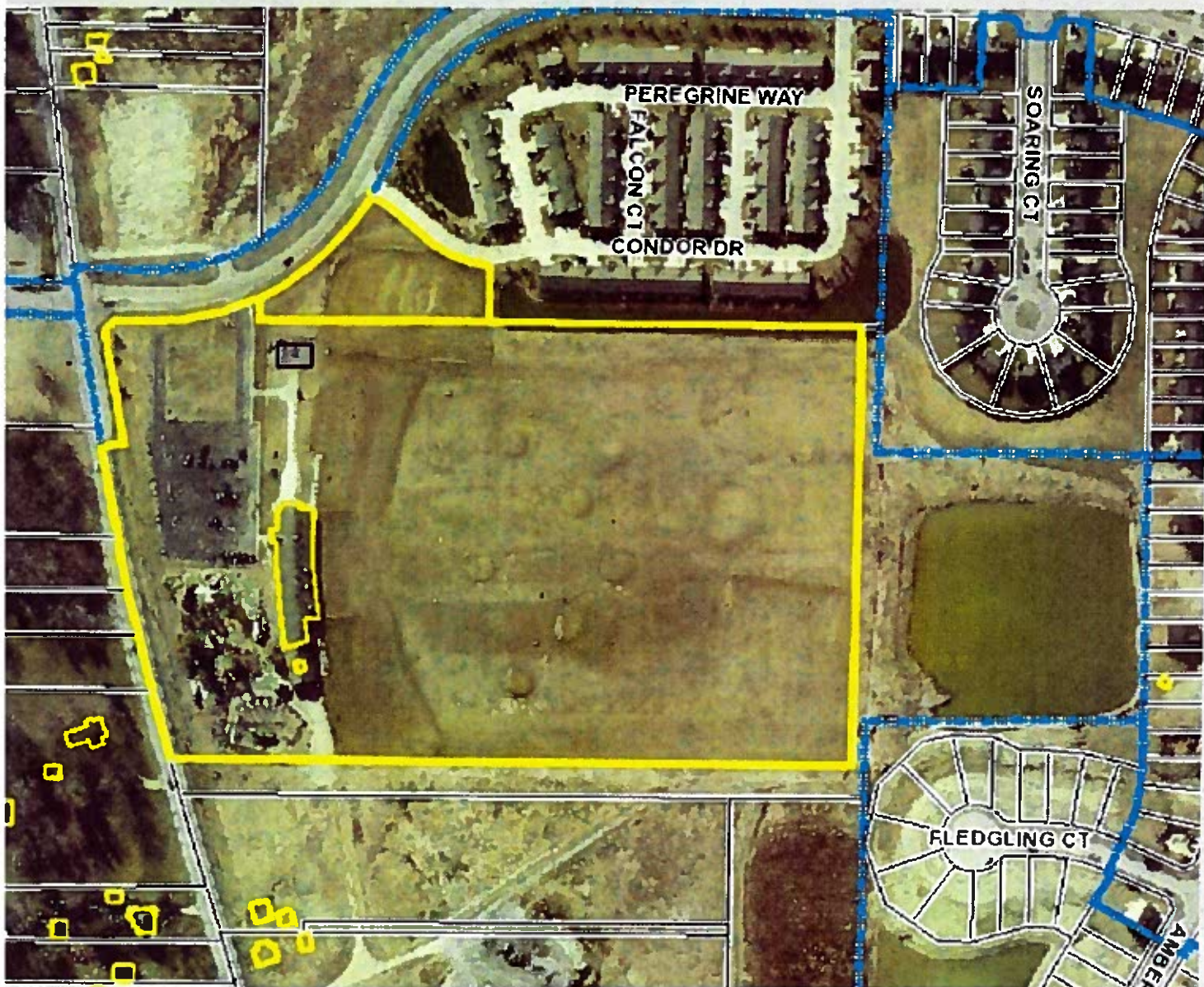
AUTHORIZATION AND ACKNOWLEDGEMENT

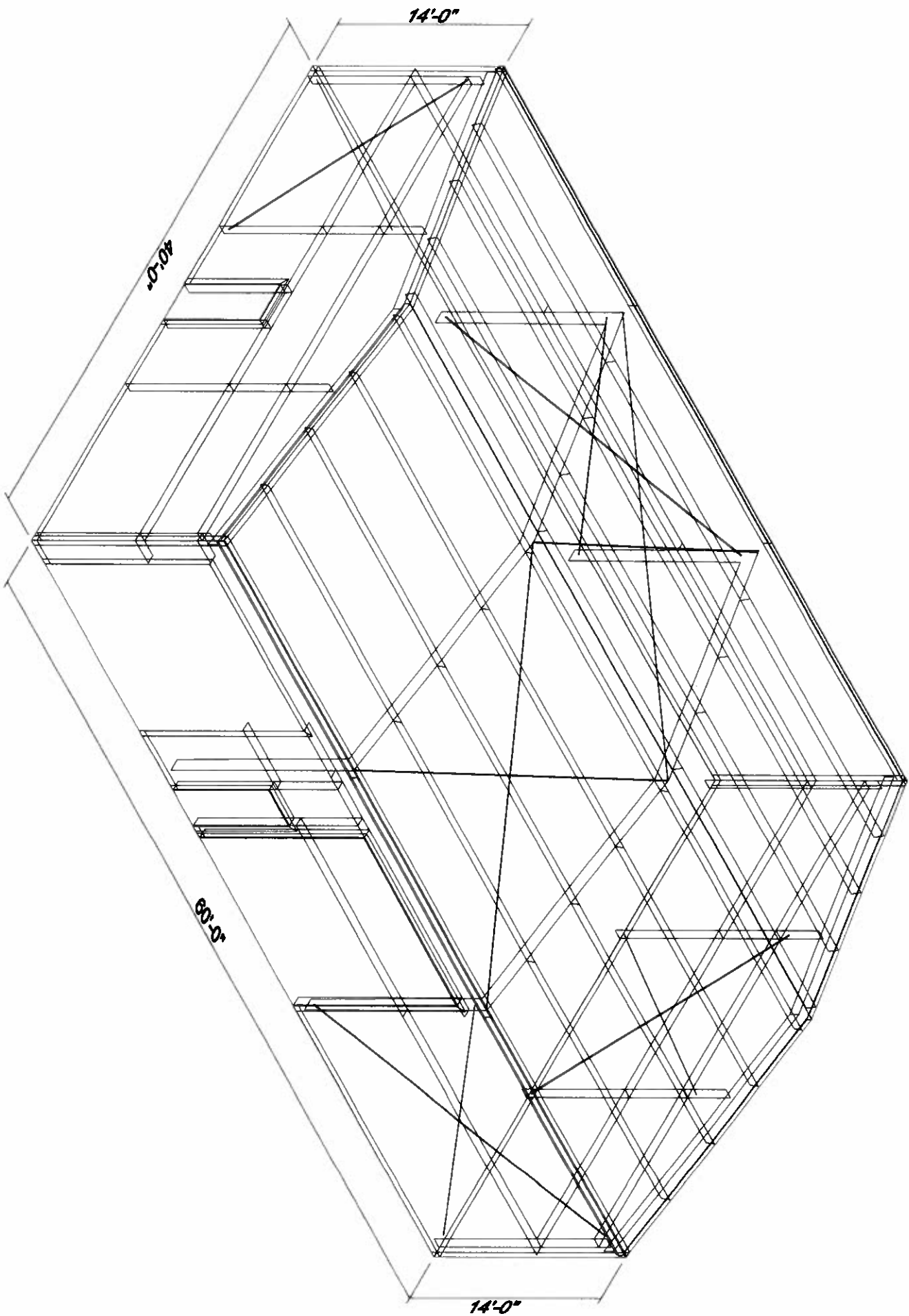
Applicant signature M. Khato 5/17/24 Property owner signature _____

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
	PPZ2024-0275	MAY 17 2024	
	Planning Fee Paid	Engineering Fee Paid	
	\$150.00	\$1125.00	approved KL 6/6/2024
	#1409	#1410	









OLYMPIA STEEL BUILDINGS®
 Universal Steel Buildings Corp
 400 Island Ave. • McKees Rocks, PA 15136
 Tel: (888) 449-7756 • FAX: (412) 771-5731

PRELIMINARY ESTIMATE - VALID FOR 15 DAYS

Buyer:	Mohamad Khatoun				Your Olympia Steel Buildings Contact:		
Contact:	Mohamad Khatoun				Name:	Cameron Betz	
Phone:	216-990-5035				Toll Free:	888-449-7756	
Email:	Mkhatoun@hotmail.com				Direct Line:	412-564-1463	
Address:	0				Fax:	412-560-2578	
City:	0	State:	OH	ZIP:	44039	Email:	Cbetz@factoryusa.com

YOUR STEEL BUILDING SPECIFICATIONS

Overall Dimensions, Framing and Panel Type			Optional Specifications	
Width:	40			\$
Length:	60			\$
Height (Eave):	14			\$
Roof Pitch:	2	12		\$
Roof Type:	PBR 26ga			\$
Wall Type:	PBR 26ga			\$
Requested Building Codes				
Building Code:	IBC18			\$
Wind Load:	116	mph		\$
Wind Exposure:	B		Total Optional Specifications:	\$ 0.00
Ground Snow Load:	20	psf		
Roof Snow Load:	14	psf		
Collateral Load:	1	psf		
Live Load (Reducible):	20	psf		
Included Accessories			Framed Opening Sizes	
Gutters & Downspouts:	No			
Service Doors:	No			
Overhead Doors:	No			
Windows:	No			
Insulation:	Yes			
Wall Insul:	R13	4"	Special Notes	
Roof Insul:	R13	4"		

Olympia's Standard Features are Options for the Competition

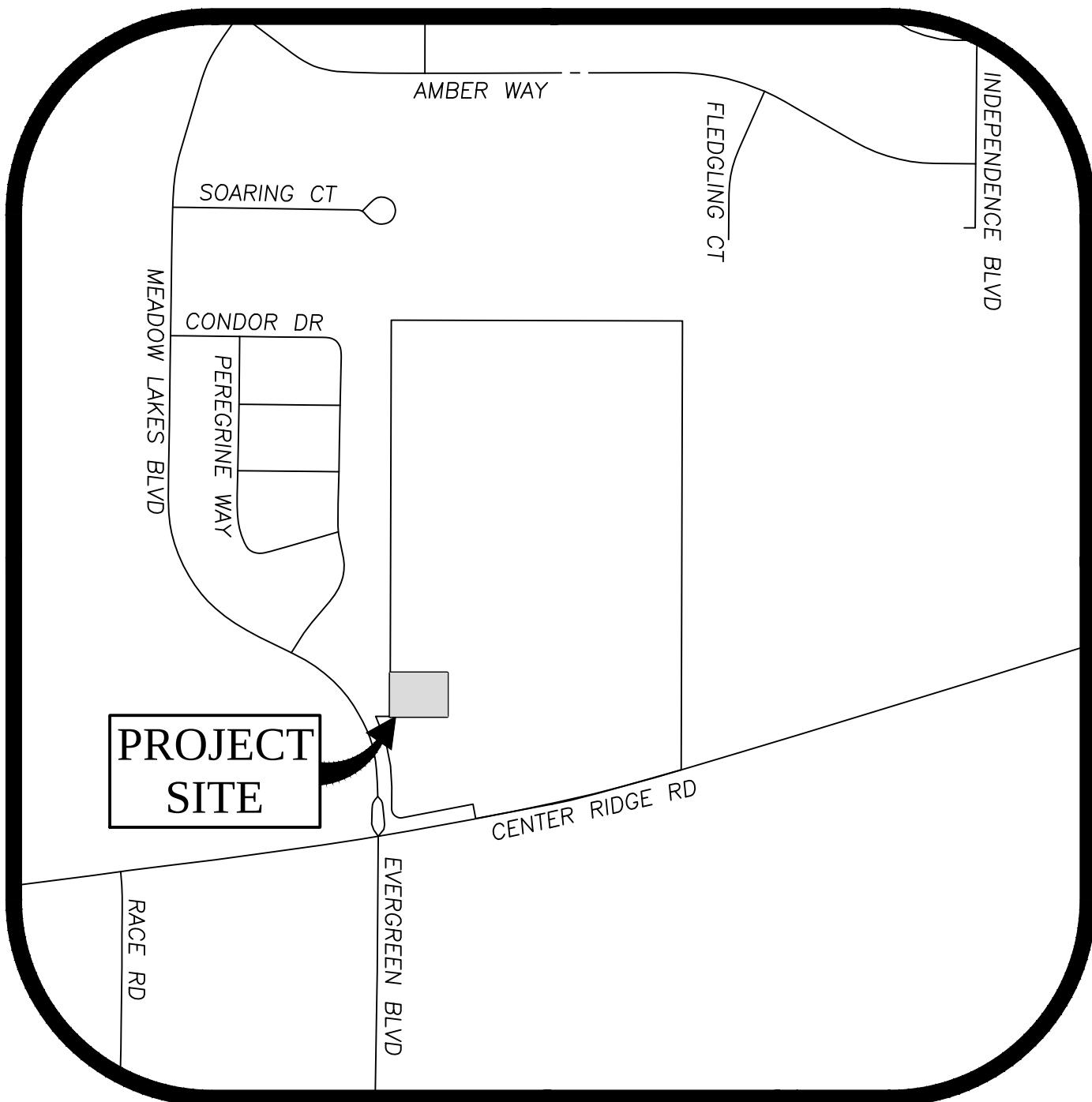
- 26-gauge purlin bearing rib ("PBR") Roof System to provide full overlap between sheets and prevent leakage
- AZ55 galvalume roof coating to provide high resistance to rust
- 26-gauge painted sidewall panels with a galvanized coating beneath the paint
- Galvanized girts and purlins to prevent rust, warping and bending
- Heavy 16-gauge galvanized base angle to seal the bottom of the building against leaks
- Stainless steel roof fasteners with neoprene washers that won't rust or tarnish
- Complete commercial trim package to cover the cut edges of the wall panels around door openings, the galvanized jambs and the galvanized header
- Stamped, sealed engineering drawings by professional engineers

A Leader in Warranty Coverage

- 40-year limited rust-through perforation warranty on AZ55 Galvalume® roof panels
- 40-year limited paint warranty against cracking, flaking or peeling
- 30-year limited paint warranty against chalking and fading
- Limited lifetime warranty on stainless steel capped fasteners
- 60-year warranty on steel beams (suitability of beams for local seismic, snow and wind loads in effect at time of order)

IMPROVEMENT PLANS FOR SPORTSVILLE POLE BARN SITE PLAN

37500 CENTER RIDGE ROAD
CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN,
STATE OF OHIO



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

TITLE SHEET.....	1
PROPOSED SITE PLAN.....	2

OHIO UTILITIES PROTECTION SERVICE		UNDERGROUND UTILITIES	OHIO OIL & GAS PRODUCERS
BEFORE YOU DIG ANYWHERE IN OHIO! CALL 1-800-362-2764 OR 8-1-1 (TOLL FREE)		Contact Two Working Days Before You Dig	UNDERGROUND PROTECTION SERVICE
OHIO LAW REQUIRES 48 HOURS BUT NO MORE THAN 10 WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH (NON MEMBERS MUST BE CALLED DIRECTLY) WWW.OUPS.ORG			TWO WORKING DAYS BEFORE YOU DIG CALL 1-800-925-0988 (TOLL FREE) WWW.OGUPS.COM
		OHIO811, 8-1-1, or 1-800-362-2764 (Non-members must be called directly)	

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

Approved KL 6/6/2024

DATE:	BY:	DESCRIPTION:
05-31-2024	WTB	ISSUE TO CLIENT

DRAWN BY:
JLT

CHECKED BY:
WTB



BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

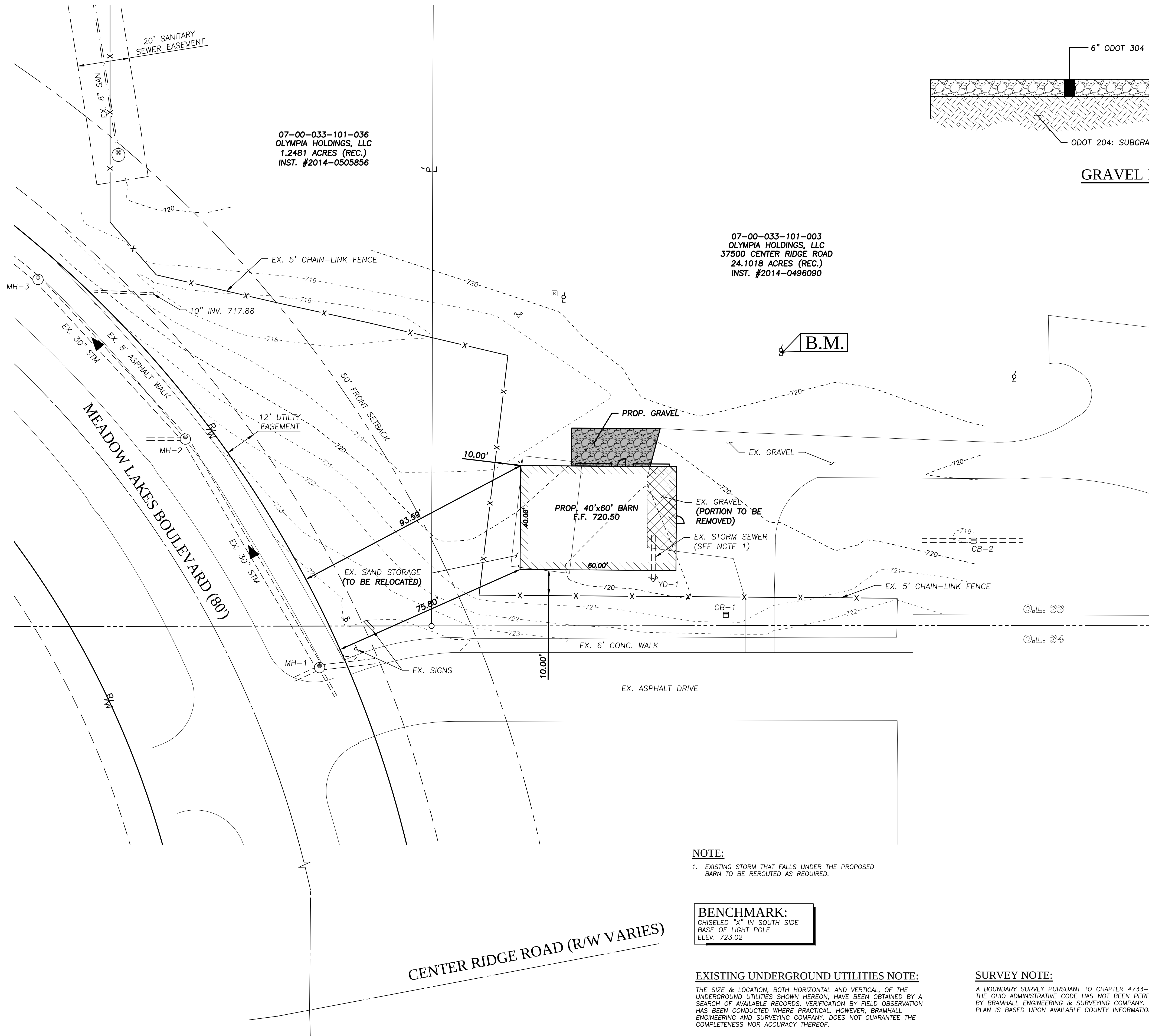
OLYMPIA HOLDINGS, LLC
37500 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

SPORTSVILLE
POLE BARN SITE PLAN
TITLE SHEET

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
1 OF 2

JOB NO.
18-4979



REVISION	DATE	BY	DESCRIPTION
	05-31-2024	WTB	ISSUE TO CLIENT

DRAWN BY:
JLT

CHECKED BY:
WTB

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

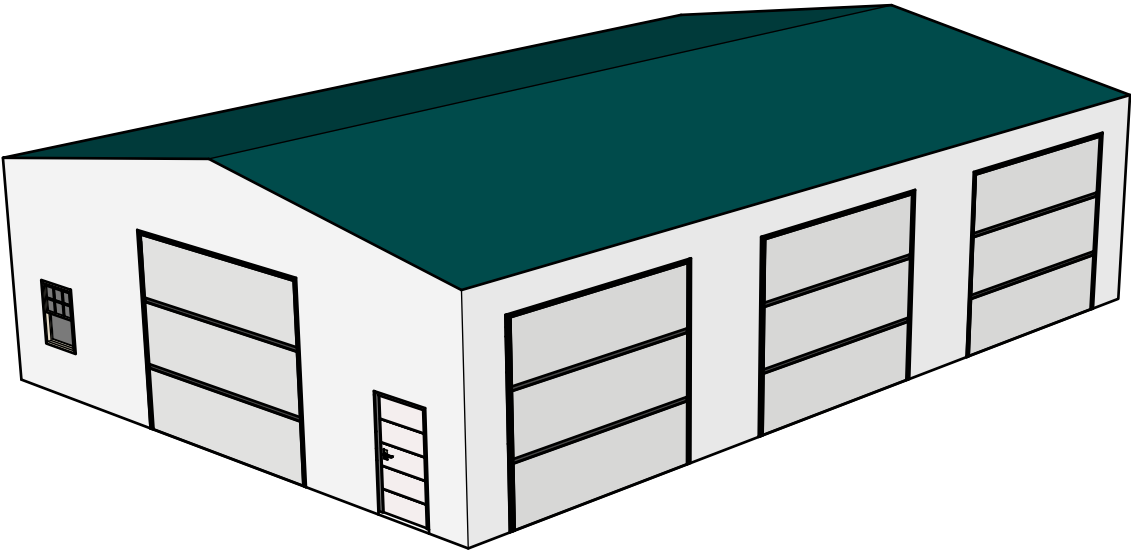
PREPARED FOR:

OLYMPIA HOLDINGS, LLC
37500 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

SPORTSVILLE
POLE BARN SITE PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
2 OF 2
JOB NO.
18-4979

OLYMPIA HOLDINGS LLC
EQUIPMENT STORAGE & MAINTAIANCE STEEL BUILDING



DIMENSIONS: L: 60' x W: 40' x H: 14'

ROOF COLOR: GREEN

ROOF PITCH: 2:12

EXTERIOR SIDE COLOR: WHITE

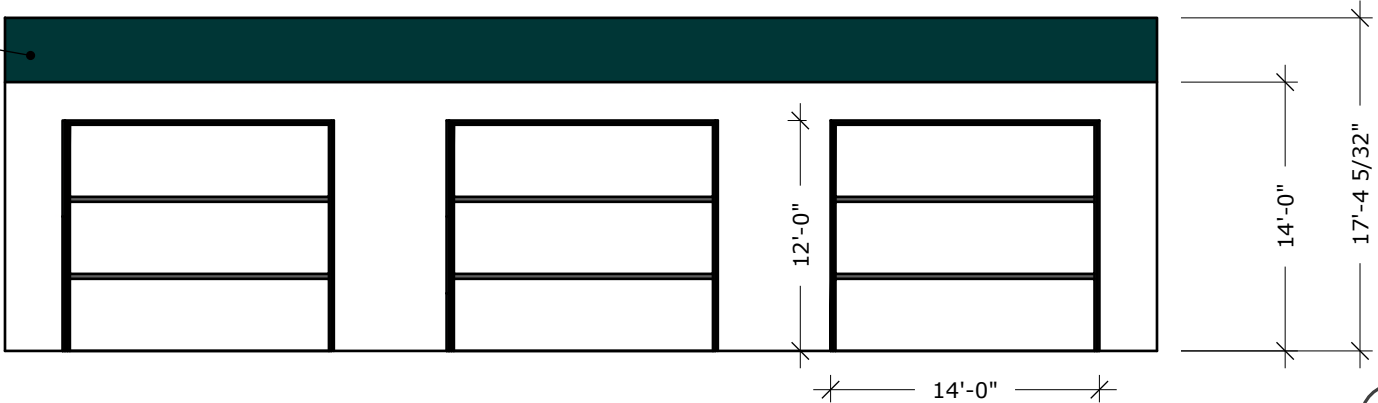
Approved KL 6/6/2024

PROJECT TITLE

June 4, 2024

Green Metal Roof
Pitch 2:12

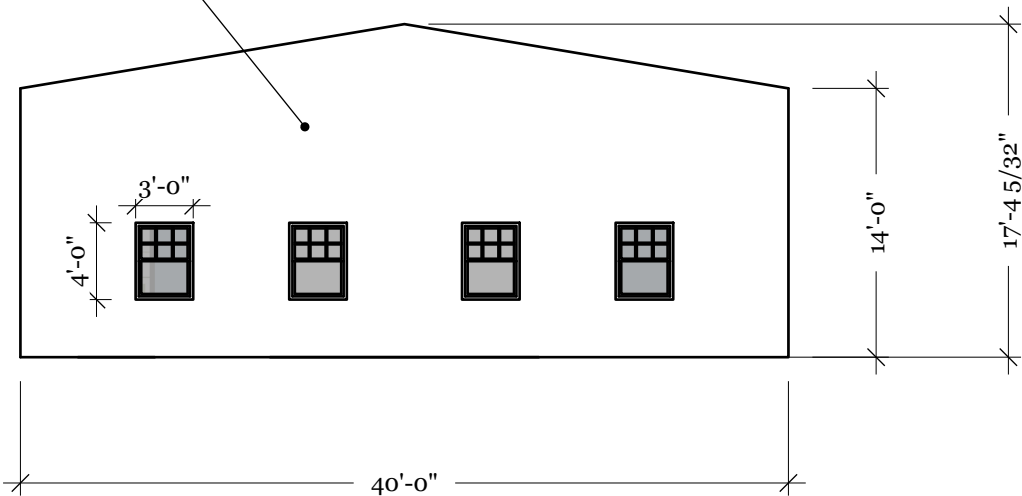
White Metal
side panels



NORTH ELEVATION

1" = 10' (1:120)

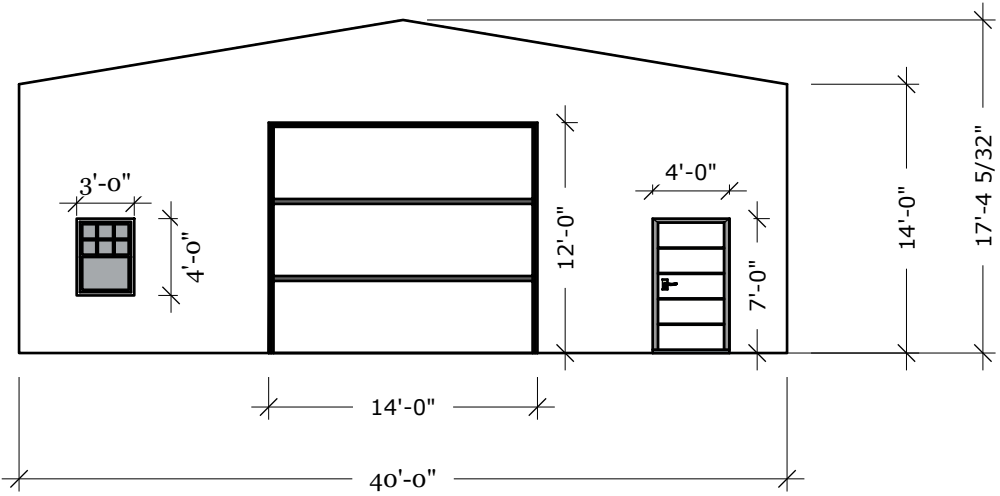
D
4



EAST ELEVATION

1" = 10' (1:120)

C
3

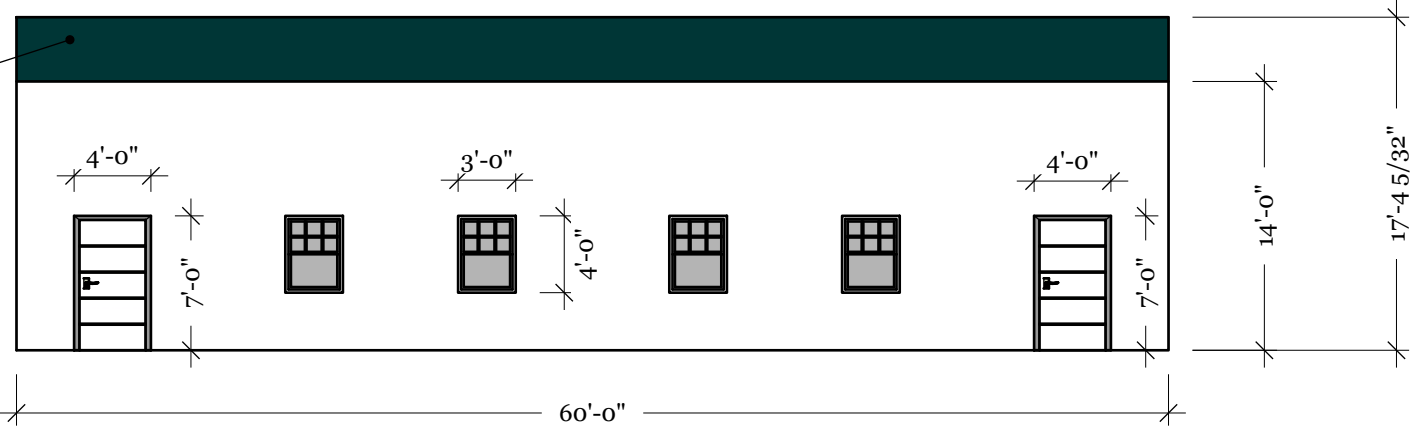


WEST ELEVATION

1" = 10' (1:120)

B
02

Green Metal Roof
Pitch 2:12



SOUTH ELEVATION

1" = 10' (1:120)

A
01

Approved KL 6/6/2024

REVISIONS		REMARKS
NO.	DATE	
1	7/1/24	
2	7/1/24	
3	7/1/24	
4	7/1/24	
5	7/1/24	
OLYMPIA HOLDINGS, LLC STEEL BUILDING ELEVATIONS		EQUIPMENT STORAGE / MAINTENANCE BUILDING
A	01	

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.
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PROJECT INFORMATION

31740 COOK RD NORTH RIDGEVILLE OH 44039

Location address

0700004110038

Parcel number

B 3

Current zoning

GRADING ADDITION

Proposed project

APPLICANT/AGENT INFORMATION

HELLER CARPENTRY AND HANDYMAN LLC

Name/Company

227 MAIN ST APT 327 WESTLAKE OH 44145

Applicant address

1-440-590-3294

Applicant phone

HELLER CARPENTRY AND HANDYMAN LLC @GMAIL.COM

Applicant email

PROPERTY OWNER INFORMATION

CHARLES A STELLA

Name/Company

31684 COOK RD N. RIDGEVILLE OH 44039

Property owner address

440-223-2683

Property owner phone

CHUCK STELLA @M61.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.

OFFICE	PPZ No. PPZ2024-0257	Date Received APR 02 2024	ACTION Tabled 5.14.24
	Planning Fee Paid 150.00	Engineering Fee Paid	

Planning Review

May 6, 2024

Project: Elite K911 Dog Training
Location: 31740 Cook Road
PPNs: 07-00-004-110-038, 07-00-004-110-037
District: B-3 Highway Commercial District

Background:

In 2007, BZBA granted a conditional use to operate a kennel within a B-3 District. Additional variances and zoning approvals were given at later dates for a kennel less than the required front setback and approval to continue an existing conditional use as a residence combined with a commercial use on the same property.

Project Summary:

The proposal consists of constructing a 1,130 square foot addition to the rear of the existing kennel and training building in order to provide dog grooming services. Animal grooming is a permitted use in the B-3 Highway Commercial District. The building addition maintains the existing side setback from the west property line. The addition will have vinyl siding, vinyl windows and asphalt shingles. Plans submitted indicate the siding is to match; however, the applicant noted in the staff review meeting that the siding may be a different color and that an existing portion of building would also be resided. An existing window will be replaced, as well. As of the date of this report, revisions to the building elevations were requested but not provided.

Existing fencing to the east of the current building was removed and new parking spaces will be striped onto the concrete surface. Note that parking provided for the business is partially provided on the neighboring lot, also owned by the applicant. The minimum aisle width based on 90-degree parking is 24 feet, BZBA granted a variance in 2023 for a 21-foot drive aisle. On the architectural site plan submitted, 18 feet is shown. On the additional survey plot plan submitted on May 3, the plot plan shows a 21-foot drive aisle; however, parking space dimensions are not shown.

Due to the addition and expansion of activities on the site, Fire Department access was requested to provide connectivity between the commercial parking lot behind the dwelling to the east to the driveway serving the dwelling. This access shows up on the survey plot plan but not the architectural site plan.

Parking field plan note on the architectural site plan indicates “site lighting by others.” According to the applicant, no site lighting is proposed at this time. Note should be removed.

As of the date of this report, inconsistencies exist between the architectural drawings, engineering drawings and statements made by the applicant.

June 5, 2024

Additional Review Comments:

Site plans were revised and resubmitted to the City on May 22. Sheet C1.1 shows the 21-foot drive aisle with code complaint 18-foot-deep parking stalls. The plan notes Ex. Shed (Remove & Relocate). Plan is not clear if this is the current location or the proposed location? If current location, show where the shed is going to be moved to.

Building elevations were revised and resubmitted to the City on May 24. Sheet A-2 has been revised to incorporate all of the discussed building change and colors. No new building lighting is proposed.

Planning Commission Comment Sheet



PROJECT INFORMATION

Grooming addition

Proposed project

31740 Cook Rd

Location

May 14, 2024

Meeting date

07-00-004-110-038

Parcel number

May 2, 2024

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

Application appears to be code compliant.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

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

Planning Commission Comment Sheet



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 29, 2024

Project: 31740 Cook Rd, North Ridgeville, OH 44039

Applicant: Heller Carpentry and Handyman, LLC, 227 Main St, Apt 327, Westlake, OH 44145

Zoning: B-3 Highway Commercial District

In Attendance: Kevin Corcoran, Mayor
Kim Lieber, Planning & Development Director
Guy Fursdon, Chief Building Official
Justin Reed, Assistant Chief Building Official
Eric Brown, Civil Engineer
Toni Morgan, Assistant Law Director
Mike Freeman, Police Chief
John Reese, Fire Chief
Mike Uhnak, Assistant Fire Chief
Tina Wieber, Deputy Clerk of Council
Charles Stella, Owner, Elite K911

Project Introduction

- Charles stated that the project was for a 1,200 square foot addition to the back of the existing building for a grooming salon. He discussed that currently his grooming staff were working in the existing building but needed more space. He stated that they would need to add a fire road and hydrant.

Staff Comments

- Kim stated that they had had discussion regarding that project the previous year but that he didn't move forward with it. She asked if the pool and deck had been completed and Charles stated that they were. She discussed that he had gone to BZBA last year for the drive aisle width and explained that a variance of three feet for width of aisle was granted as code required 24 feet and he showed 21 feet, but the drawing currently before them showed only 18 feet. She added that it was the same drawing that they reviewed last year, but what went to BZBA was different than what he currently submitted. Charles stated that it needed to be redrawn to be accurate and Kim agreed. She discussed that if it were 18 feet, she didn't believe that would be sufficient for two-way traffic.
- Kim stated that there was a discussion about needing a fire turnaround and asked if that had been installed. Charles stated that there was a Geocell ground grid, which had a honeycomb pattern, 6 to 8-inch product that the surveyor was looking into. He added that it would be lined with rocks so that it would still be visible in the wintertime. Kim asked if the ground grid would be shown on the drawing. Charles stated that it was supposed to be shown on the surveyor's print. Kim asked that he make sure that the dimensions were accurate, and that fire department access be shown.
- Mike Uhnak asked where the ground grid would go on the drawing and if grass grew through it. Charles stated that it would, and that stone would be placed in it. Mike explained that he would have to maintain that ground grid in the wintertime by plowing it and asked that he show the location on the site plan.
- Kim stated that there were notes on the drawing that said "site lighting by others" and asked if they were planning on installing parking lot lighting of any kind. He stated that the lighting would be in the future for the pool and agility course to extend their season but would not be adding any lighting now. Kim asked that when the drawing was updated that they remove that note. She asked if the colors of the building would match the existing building. Charles stated that it would be a lighter green but would be similar and they would re-side a portion of it to match, so it would be a mix of

the two. Kim mentioned that the drawing stated, “to remain” and asked if he could update the notes to reflect what would be replaced and indicate the color or the product used, as well as the shingles.

- Guy asked if he determined where he was going to put the fire hydrant. Charles thought that they would connect to the current hydrant and run down the driveway and thought it would be behind the house. Guy stated that after discussion with Assistant Fire Chief Uhnak, the hydrant could go in up front by cutting the concrete. Mike told him to see what that distance was. Guy stated that the building was pretty straight forward and met all of the setback requirements.
- Eric asked regarding the pond in the back, if anything went to that pond and Charles stated, yes. He asked if he had a network of storm sewers and that he knew there was a creek there. Charles said, no, that there was a creek there. He stated that there was and said that if you went about 50 feet from the highway fence, everything from there forward drained into a culvert, which would go right into his pond. Eric stated that he said he added the deck, the pool and now the building, and asked how much total area he added. Eric discussed that they may ask him to treat the water quality volume for that amount of area being added and that it would be better to know the quantity and quality. He mentioned that he wasn't sure how it drained previously and asked if he had any down spouts. Charles stated that everything went into a down spout system that went back and into the creek. He mentioned that he had one that ran on the concrete as well. He explained that the parking lot was pitched and ran back to the gravel and then back to the ditch. Eric suggested that he ask Rafter to do a calculation with the amount of impervious area and that volume of water, and if it could be treated before getting into the creek.

Next Steps

- The applicant will provide any updates to the plans by Friday, May 3, 2024.

From: [John DeChant Jr.](#)
To: [Kim Lieber](#); [charles stella](#)
Cc: [Rich Fredrickson](#); [Tina Wieber](#); [Christina Eavenson](#); [Mike Uhnak](#); [Guy Fursdon](#)
Subject: RE: 2659-24 K911 Building Addition Plot plan
Date: Wednesday, June 5, 2024 1:38:12 PM
Attachments: [Spring 2019 Site LC Auditor Map.PDF](#)
[2659-24 Elite K911 Plot Plan 06-05-2024 \(Full Resolution\).pdf](#)

Hi Kim,

Please see attached updated plan set as well as comments to questions below in red. Let us know if you have any questions. In addition to addressing these comments we have also added a dumpster enclosure and a proposed hydrant as previously discussed in the initial project meeting. Let us know if you would like any hard copies.

- What does the yellow outline signify? **The drainage area of the proposed addition stormwater that will be treated for water quality per Eric's comment from initial meeting notes.**
- Consider providing a sheet with the plot plan that does not include the elevation notations. I think those grading lines make it more challenging to understand the site plan elements. **Separate site plan and grading plan now provided.**
- The plan notes Ex. Shed (Remove & Relocate). Is this the current location or the proposed location? If current location, show where the shed is going to be moved to. **Shed has been moved and is shown in its current location behind the pool area.**
- Can you confirm or verify that this plot plan is completely replacing the original site plan submittal? Original application attached for reference. **This plot plan shall replace any previously submitted site plans.**
- When can we expect to receive the updated architectural elevations? Various changes from the original submittal were discussed at our staff review meeting on 4/29. See notes in attached submittal. **Chuck sent these over within the past couple days from the architect.**
- If any new building lighting is proposed (none is currently shown), it should be noted on plans and fixture cut sheets provided. **Note #20 added to plan no proposed site lighting.**
- While not part of this application, the plot plan shows a notable encroachment of the 2019 front parking lot expansion onto the neighbor's property. How far is this encroachment? Is there any plan to address this? **Concrete encroachment has been labeled and Chuck will be addressing with adjacent property owner. It appears that the concrete was installed based upon the two property monuments that are set approximately 4 feet too far to the west.**
- While also not part of the application, aerals from 2023 versus 2024 show a large amount of land clearing has happened in the area behind where the Fire Department access drive is located. I believe Engineering may have brought this up in their comments previously and had some concerns as to whether SWPPP measures were taken. Can you advise as to the purpose and intent of this clearing? Is this land intended to be used for the business? **The clearing on the north side of the creek was completed by the previous owner Patton Towing. I have attached the Spring 2019 Aerial for reference. They had felled all the trees onsite as they were going to previously develop that portion of property. Chuck has since cleaned up all the trees/brush/debris from that clearing and the entire area is now currently seeded in grass. At this time there is no intended use for the business it will be a grass lawn area.**

*Thank You,
John DeChant Jr., PS*

Rafter A. LTD

PLOT PLAN BUILDING ADDITION

SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN, STATE OF OHIO
KNOWN AS BEING PART OF
ORIGINAL RIDGEVILLE TOWNSHIP LOT NO.4

DESIGN ENGINEER:

RICHARD A. FREDRICKSON, P.E., P.S.
OHIO ENGINEER - 61668
OHIO SURVEYOR - 8285

6-5-2024

SHEET INDEX

OVERALL VIEW & DEMOLITION PLAN.....C1.0
ENLARGED VIEW SITE PLAN.....C1.1
ENLARGED VIEW GRADING PLAN.....C1.2
NOTES & DETAILS.....C2.0-C2.1

DATE OF TOPOGRAPHIC SURVEY APRIL 2021, 2023, & 2024.

PROJECT DESCRIPTION

THIS PLOT PLAN IS FOR THE CONSTRUCTION OF A 1-STORY
ADDITION ON THE BACK OF THE EXISTING BUILDING. AS WELL AS THE
CONSTRUCTION OF AN EMERGENCY ACCESS DRIVE AND DUMPSTER
ENCLOSURE.

NOTES:

- ALL DIMENSIONS TO THE FACE OF CURB, FACE OF BUILDING, & FACE OF WALL UNLESS OTHERWISE STATED.
- FOR EXACT BUILDING DIMENSIONS & DETAILS SEE ARCHITECTURAL PLANS.
- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- ALL DOWNSPOUTS TO BE SPLASH BLOCK PER SECTION NO. 1468.06
- PROPERTY PINS SHALL BE SET PRIOR TO FINAL GRADE APPROVAL.
- AFTER FINAL GRADE IS VERIFIED BY A REGISTERED SURVEYOR AND APPROVED BY THE CITY, THE LOT MUST BE SEED OR MULCHED WITHIN 21 DAYS PER SECTION No. 1444.17 (d).
- SUMP PUMP IS REQUIRED BY CITY ORDINANCE FOR FOOTER DRAINS. OPEN TRENCH INSPECTION IS REQUIRED PRIOR TO BACKFILLING. (KOR-N-TEE OR INSERT-A-TEE CONNECTION ONLY)
- TREE SHALL BE PLACED PER ORDINANCE No. 4699-2009 SECTION 1032.09 MIN. ONE (1) TREE PLANTED OR RETAINED PER DWELLING 2" CALIPER MIN. INITIAL HEIGHT OF 6' MIN. PLANTING TO BE IN FRONT, SIDE OR REAR YARD AREA.
- PROPOSED GRADING DRAINAGE PATTERN TO MATCH EXISTING DRAINAGE PATTERN OF SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO ENSURE THAT SURFACE WATER FLOW DOES NOT ADVERSELY FLOW ONTO ADJACENT PROPERTIES.
- CONTRACTOR TO ENSURE BOTTOM OF FOOTER SHALL REST UPON SUITABLE BASE. ADDITIONAL EXCAVATION MAY BE REQUIRED. APPROPRIATE COVER AND/OR FROST PROTECTION SHALL BE PROVIDED.
- CONTRACTOR TO VERIFY UTILITY DEPTHS AND LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING BENCHMARKS WITH AT LEAST TWO ADDITIONAL HARD SURFACE EXISTING ELEVATIONS INDICATED ON THE PLAN.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON PRIOR TO CONSTRUCTION.
- WETLANDS SHOWN PER DELINEATION MAP BY ENVIROSCIENCE DATED 01/04/2023.
- SEE SHEET C2.0 FOR DETAILS AND STORMWATER QUALITY NOTES.
- NO PROPOSED SITE LIGHTING.

BUILDER

CHARLES STELLA
31740 COOK ROAD
NORTH RIDGEVILLE, OH 44039
(440) 666-0749

WORK LIMITS

DISTURBED AREA: 0.23 OF AN ACRE

LEGEND:

- GAS METER
- DOWNSPOUT
- AIR CONDITIONING UNIT
- WATER SERVICE VALVE
- CLEANOUT
- YARD DRAIN
- PROP. SUMP PUMP
- IRON PIN FOUND
- HYDRANT
- MANHOLE
- UTILITY POLE
- GUY ANCHOR
- C CALCULATED
- R RECORD

SOILS:

MgA- MAHONING SILT LOAM, 0 TO 2 PERCENT SLOPES

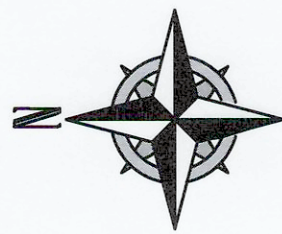
DATA SHOWN FROM USDA WEB SOIL SURVEY
SURVEY AREA DATA: VERSION 22, SEPTEMBER 7, 2023 (LORAIN)

LEGEND:

- XXX SOILS TYPE
- PRE & POST DEVELOPMENT DRAINAGE AREA 4,792 S.F. (0.1100 AC.)
- POST DEVELOPMENT IMPERVIOUS AREA 1,132 S.F. (0.0260 AC.)

STORM WATER QUALITY NOTE:

THE QUALITY OF ALL WATER DISCHARGED FROM THIS SITE
BUILDING IMPROVEMENTS SHALL BE DESCRIBED AS TREATED
PER THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL
FOR BOTH PRE AND POST DEVELOPMENT CONDITIONS.



GRAPHIC SCALE

0 30 60
15
(IN FEET)
SCALE: 1" = 30'

UNDERGROUND UTILITIES

Contact Two Working Days
Before You Dig



OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

A31100319-00A & A31100330-00A

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF COOK ROAD AND IS ASSUMED TO BE SOUTH 88° 37' 59" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN APRIL OF 2021, APRIL OF 2023, AND APRIL OF 2024.

UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, RAFTER A., LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

ELITE K-911

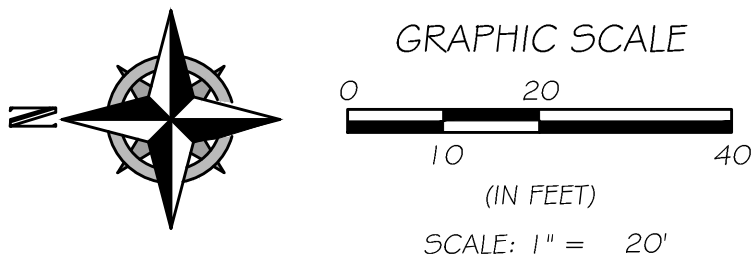
PLOT PLAN
BUILDING ADDITION
VIEW & DEMOLITION PLAN
31740 COOK ROAD,
NORTH RIDGEVILLE, OH 44039

ELITE K-911
CHARLES STELLA
31740 COOK ROAD
NORTH RIDGEVILLE OH 44039

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LAND SURVEYING • ENGINEERING • TESTING
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440-707-4014 • www.raftera.com • info@raftera.com

REV.	BY	DATE	DESCRIPTION
1	JAD	05-03-2024	ISSUE TO CLIENT
2	JAD	05-22-2024	UPDATED WITH ENLARGED VIEW ISSUE TO CITY
3	JAD	06-05-2024	UPDATED CITY REVIEW, DUMP, ENCLOSURE, & HYDRANT

SHEET: C1.0



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 OHIO811.org Before You Dig
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A311100319-00A & A311100330-00A



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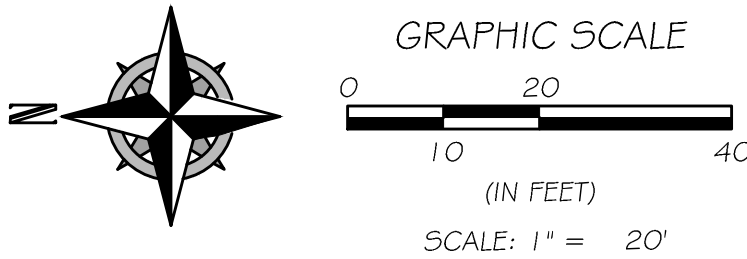
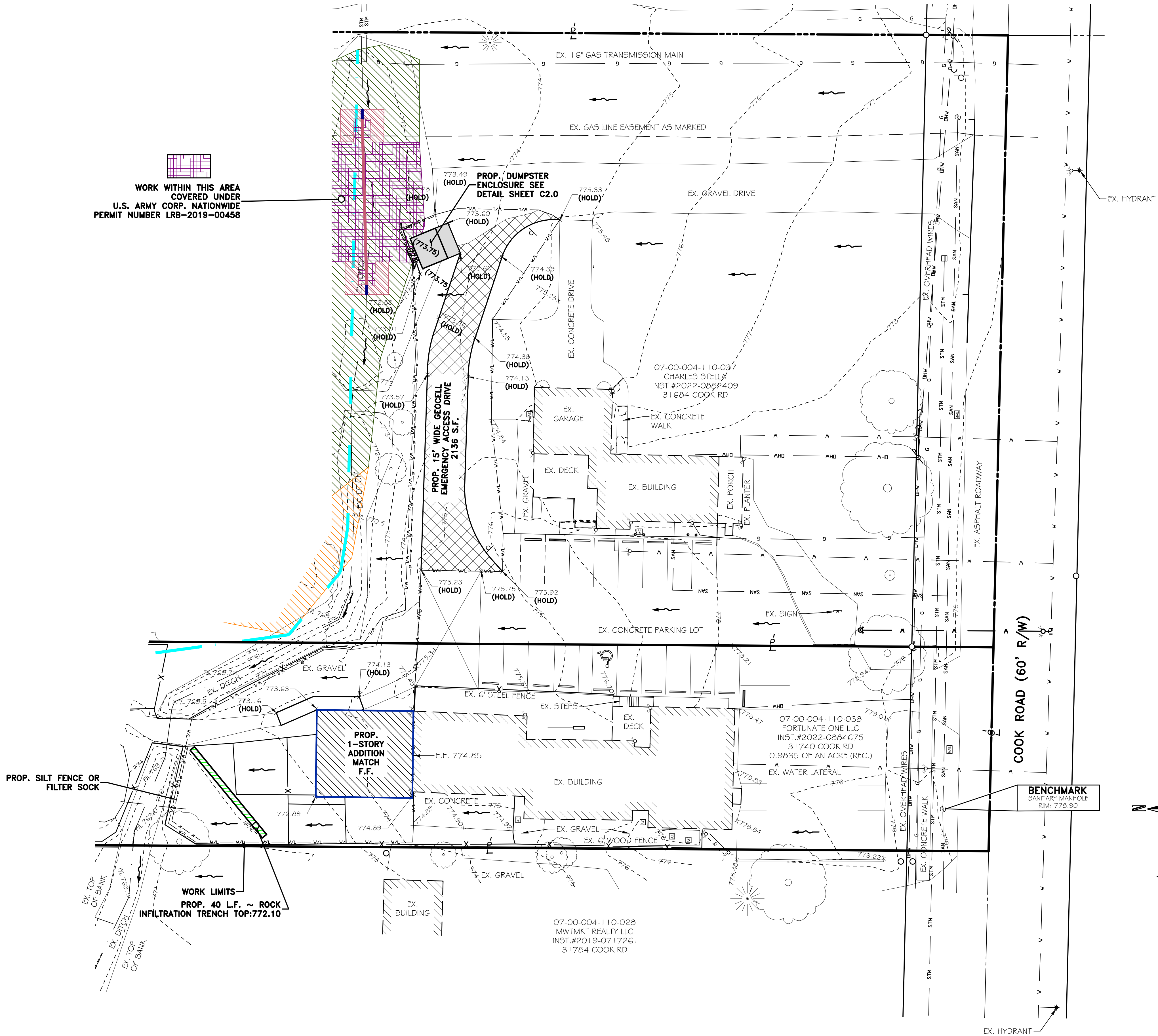
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**ELITE K-911
PLOT PLAN
BUILDING ADDITION
ENLARGED SITE PLAN**
31740 COOK ROAD,
NORTH RIDGEVILLE, OH 44039

DRAWN BY: JAD
CHECKED BY: RAF
RAF JOB No: 2659A-23

SHEET: C1.1

WORK WITHIN THIS AREA
COVERED UNDER
U.S. ARMY CORP. NATIONWIDE
PERMIT NUMBER LRB-2019-00458



UNDERGROUND UTILITIES NOTE:
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UNDERGROUND UTILITIES

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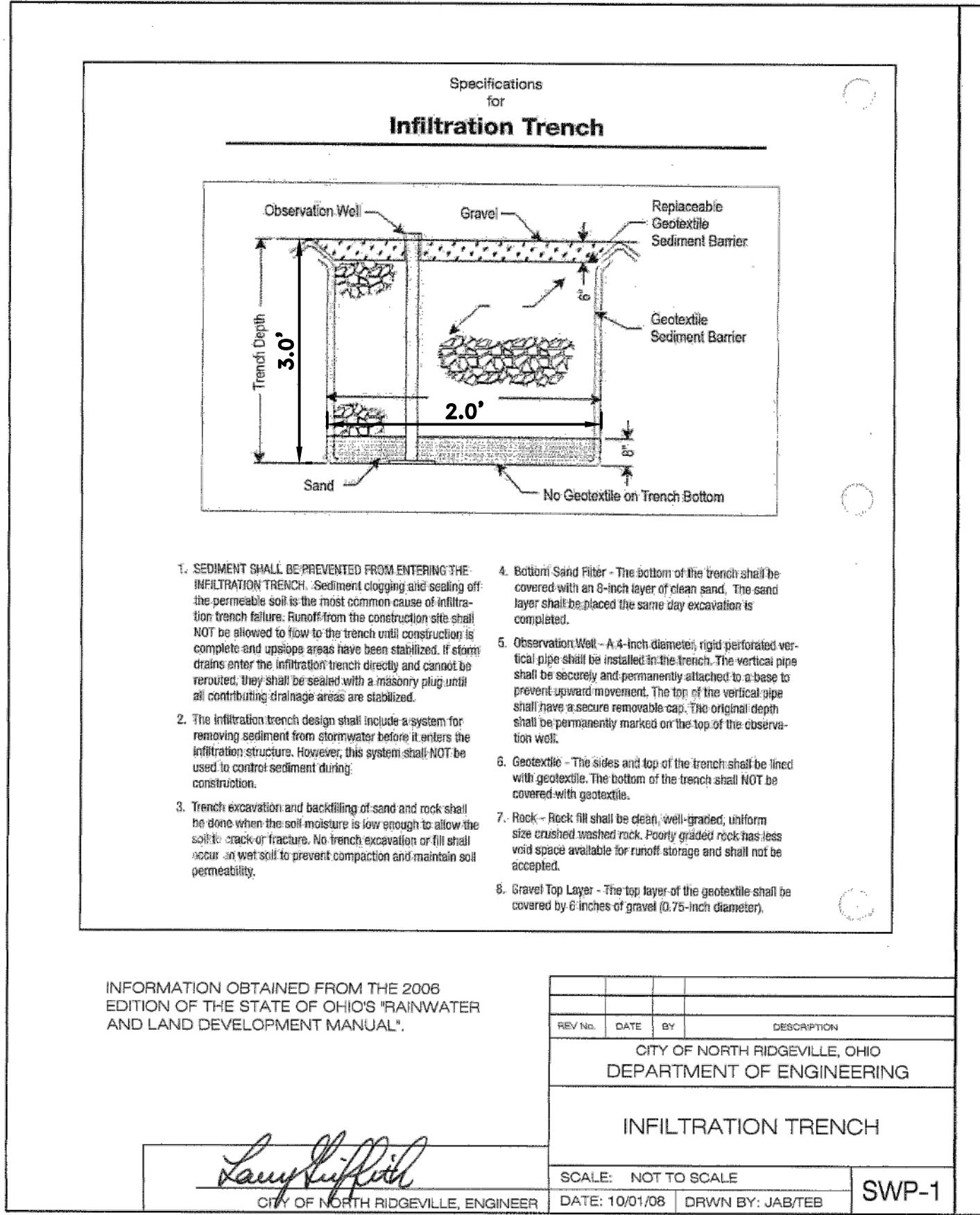
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DRAWN BY: JAD
CHECKED BY: RAF
RAF JOB No: 2659A-23

SHEET: C1.2



INFILTRATION TRENCH CALCULATIONS:

TOTAL - 40 L.F. INFILTRATION TRENCH

SOIL - MGA --> 15.2 MM/HR FOR DEPTH OR 0.60 IN/HR

WATER TABLE DEPTH = 1 FT

RV= 0.05 + (0.90 X 0.2364) = 0.2628

WQV= 0.2628 X 0.90 X 0.4792/12 = 94.5 CF

TRENCH LENGTH = 40 LF

40' X 2' X 3' = 240 CF X 0.40 (VOIDS) = 96 CF

96 > 94.5 CF REQUIRED

TRENCH AREA = 40' X 2' = 80 > 57 SF MIN.

DRAWDOWN TIME = 0.6 IN/HR OR 0.05 FT/HR

0.05 X 80 = 4 CF/HR

MINIMUM AREA OF TRENCH TO DRAIN IN 48 HOURS = 94.5 CF / 48 HR / 0.05 FT/HR = 39 SF

TOTAL DRAWDOWN TIME = 94.5 / 4 = 23.6 HRS TOTAL

DESIGN TREATS 1132.45 S.F. IMPERVIOUS WITH TOTAL DRAINAGE AREA = 4792 S.F.



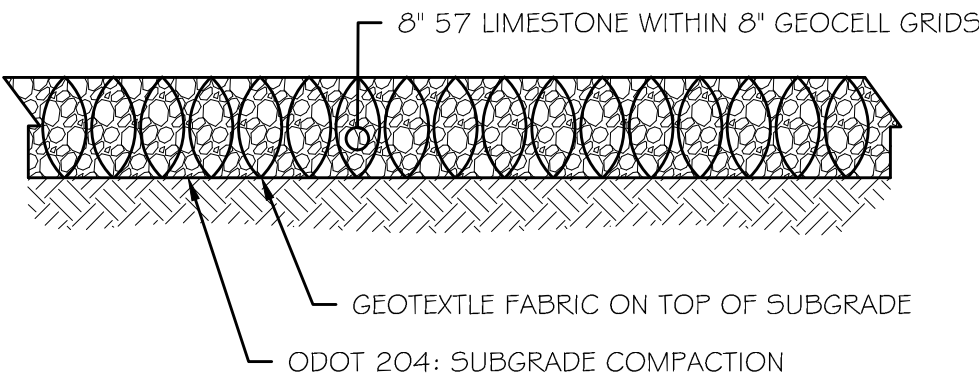
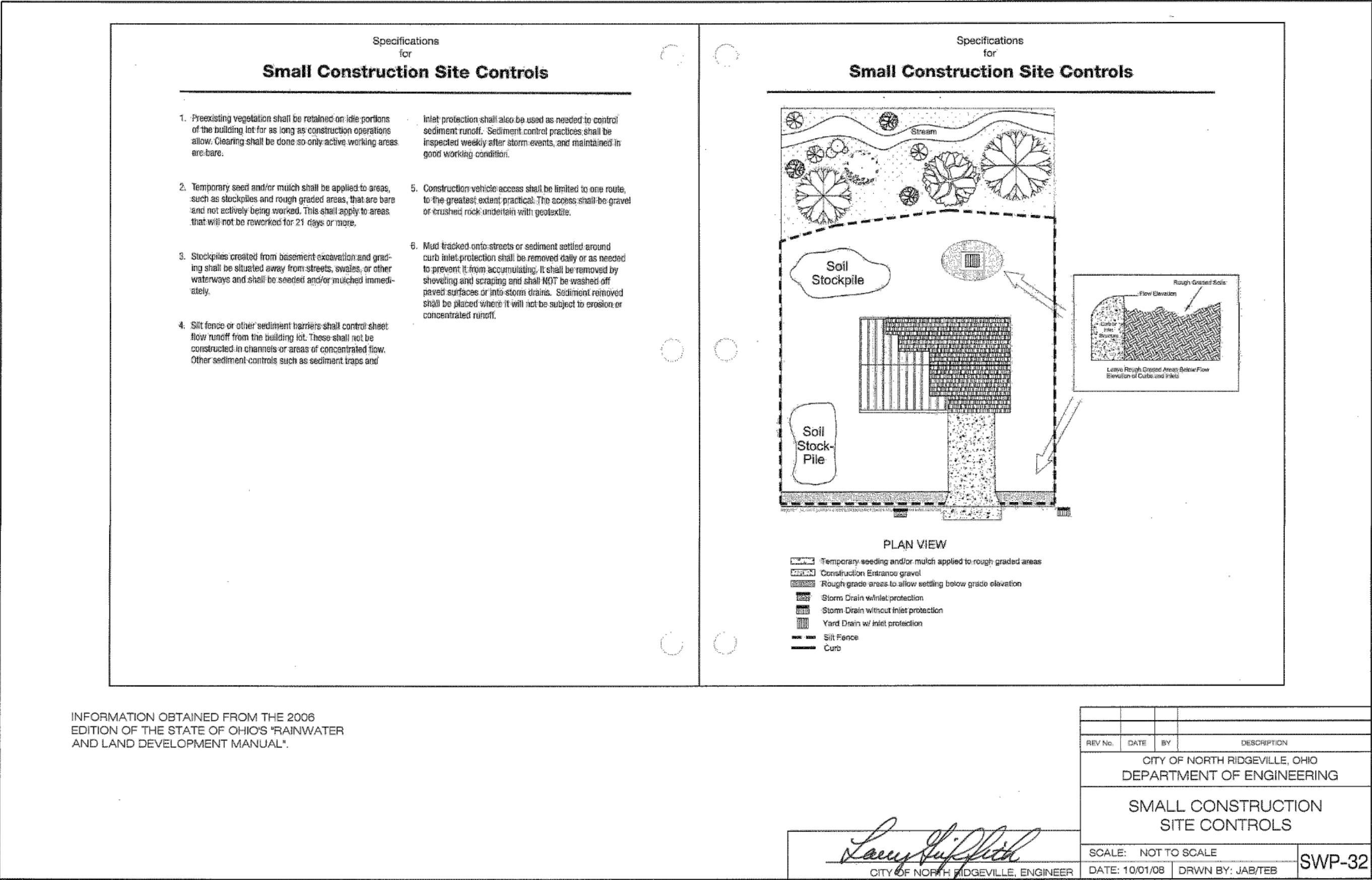
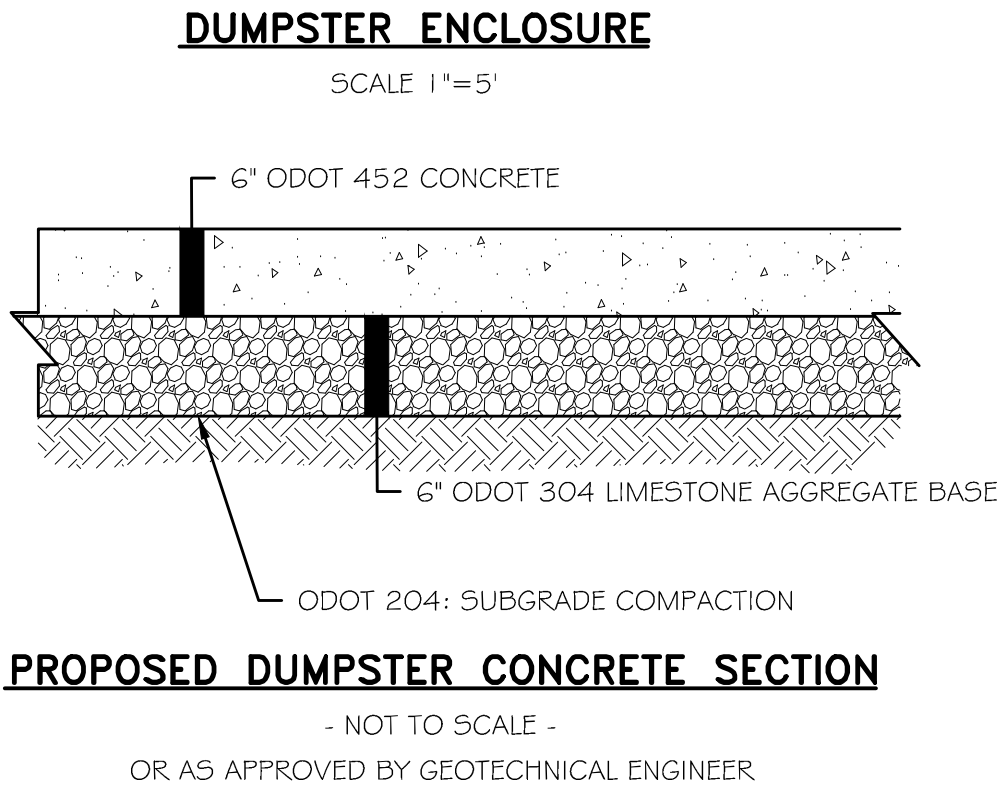
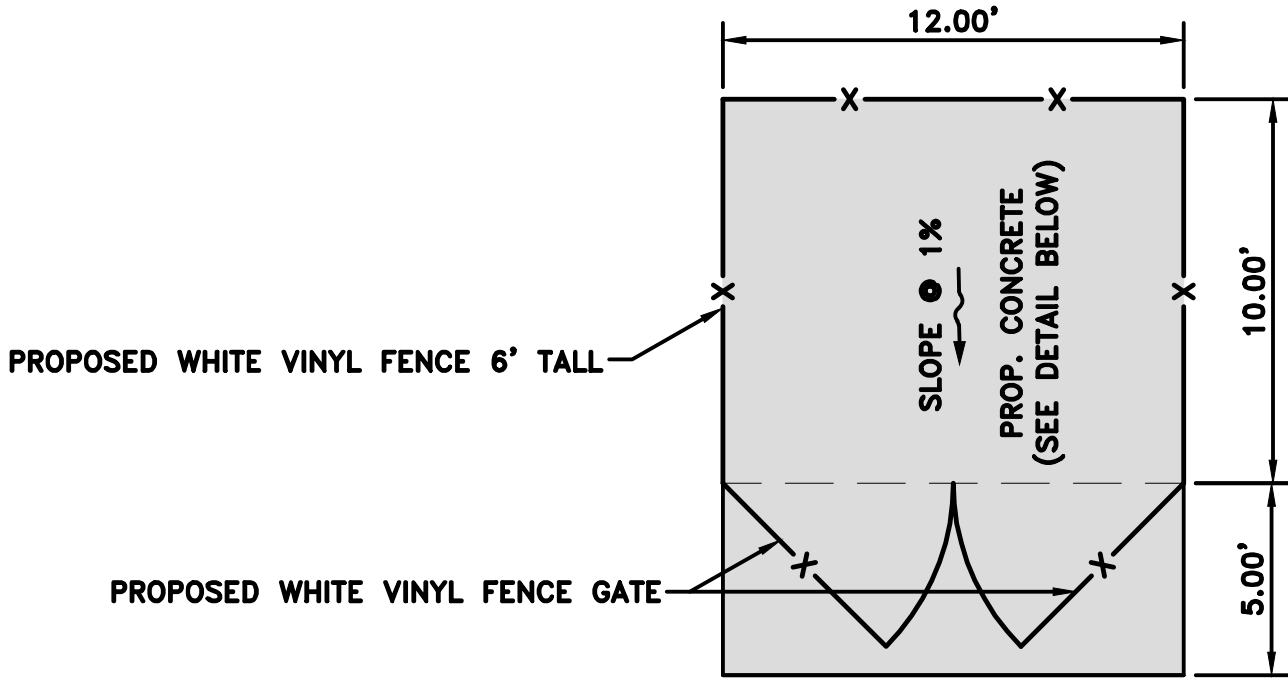
PROPERTY	TEST METHOD	TEST RESULT
Polymer Density	ASTM D 1505	58.4 - 60.2 lb/ft ³ (0.935 - 0.965g/cm ³)
Environmental Stress Crack Resistance	ASTM D 5397	>400 hours
Environmental Stress Crack Resistance	ASTM D 1693	6000 hours
Carbon Black Content	ASTM D 1603	1.5% by weight (minimum)
Nominal Sheet Thickness* Before Texturing	ASTM D 5199	50mil (1.27mm) -5%, +10%
Nominal Sheet Thickness* After Texturing	ASTM D 5199	60mil (1.52mm) -5%, +10%
Nominal-Expanded Cell Size (wid x len)		12.6 x 11.3in (320 x 287mm)
Nominal-Expanded Cell Area		71.3in ² x (460cm ²)
Nominal-Expanded Section (wid x len)		8.4 x 27.4ft (2.56 x 8.35m)
Nominal-Expanded Section Area		230ft ² (21.4m ²)
Minimum-Expanded Section (wid x len)		9.2 x 24.8ft (2.8 x 7.6m)
Maximum-Expanded Section (wid x len)		7.6 x 30ft (2.3 x 9.1m)

*The nominal sheet thickness is an average thickness of the sheet, taken from 10 readings. The polyethylene strip is textured with rhomboidal indentations. The rhomboidal indentations have a surface density of 140 to 200 per in² or 22 to 31 per cm².

CELL DEPTH	SEAM PEEL STRENGTH	% CELL WALL OPEN AREA	SEAM HANG STRENGTH
2in	160lbf (710N)	11 +/- 1%	A 4in weld joint supporting a load of 160 lbs for 30 days min or 4in weld joint supporting a load of 160lbs for 7 days min while undergoing temperature change from 74F to 130F on a 1 hour cycle.
3in	240lbf (1060N)	16 +/- 1%	
4in	320lbf (1420N)	11 +/- 1%	
6in	480lbf (2130N)	16 +/- 1%	
8in	640lbf (2840N)	11 +/- 1%	

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NOTES & DETAILS
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DRAWN BY: JAD
CHECKED BY: RAF
RAF JOB No: 2659A-23

SHEET: C2.0

- [illegible]

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5/9/17, 6/28/17

- THE CONTRACTOR WILL COLOR FIRE BOTH SANITARY AND STORM SERVICES TO VERIFY THAT THEY ARE FREE OF DEFECTS AND FOREIGN MATTER AND THAT THEY MEET THE PROJECTS SIGNIFICANT PURPOSE AND BE ACCEPTABLE BY THE CITY OF NORTH RICHGLEN. THE INSPECTION AND TESTING SHALL BE COMPLETED AND APPROVED BY THE CITY OF NORTH RICHGLEN BEFORE ANY FURTHER CONSTRUCTION BEGINS ENDED IN THIS TYPE OF WORK, AS APPROVED BY THE CITY. WRITTEN REPORTS FOR ALL INSPECTION AND TESTING SHALL BE SUBMITTED TO THE CITY OF NORTH RICHGLEN. ALL SEWERS WILL BE FLUSHED AND HAVE A VORTEX TESTED FOR DEFECTS AND DISCHARGE OF FUR AND OTHER SOLIDS. THE CITY'S INSPECTIONS APPROVAL AFTER THE COMPLETION OF THE PAVEMENT CONSTRUCTION AND THE COMPLETION OF THE ROSTERED AREAS, BUT BEFORE THE COMMENCEMENT OF BUILDING PERMITS. IF THE INSPECTIONS FAILS TO MEET THE REQUIREMENTS OF THE CITY OF NORTH RICHGLEN, THE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEFECTS AND RETEST AND RE-FILL THE DEFECTS. THE CONTRACTOR SHALL NOTIFY THE CITY 24 HOURS BEFORE THE START AND SANITARY SEWERS ARE TELEVIEWED.
- WATER SYSTEM**
1. THE WATER SYSTEM SHALL BE CONSTRUCTED PER THE CITY OF NORTH RICHGLEN STANDARDS & REGULATIONS.
 2. THE WATERBATH SHALL BE PVC MEETING THE REQUIREMENTS OF AWWA C900, OR C900, CLASS 150 PIPE CONFORMING TO ORIGIN OR DUCTILE IRON PIPE AND 24" STANDARD LINED MEETING THE REQUIREMENTS OF AWWA C251 AND AWWA C-151.
 3. A MINIMUM OF 35 PSI SHALL BE MAINTAINED TO THE CURB STOP DURING ALL CONSTRUCTION CONDITIONS. BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.
 4. ALL FITTINGS FOR THE WATER MAIN SHALL BE RESTRAINED JUNT TYPE (MEGA-LOG) AND SHALL BE DUCTILE IRON MEETING AWWA C-153.
 5. ALL BENDS ON TIE-INS ON THE MAIN SHALL BE RESTRAINED JUNT TYPE.
 6. ALL DUCTILES SHALL BE PVC, CAST IRON FITTINGS AND HYDRANTS SHALL BE POLYWRAPPED ACCORDING TO AWWA C-103. RESTRAIN TWO PIPE JOINTS EITHER SIDE OF TIE OR ELBOW IN ADDITION TO THRUFAST RESTRAINT.
 7. ALL FITTINGS SHALL BE GIVEN A CEMENT MORTAR LINING AT THE POINT OF MANUFACTURE. THE LINING SHALL CONFORM TO AWWA A214, AWWA C-104 AND ALL SUSPENDING ADJUSTMENTS.
 8. ALL FITTINGS SHALL BE DESIGNED FOR A WORKING PRESSURE OF NOT LESS THAN 150 PSI.
 9. ALL VALVES AND HYDRANT FITTINGS MUST HAVE STAINLESS STEEL NUTS AND BOLTS. T-BOLTS AND NUTS FOR ALL MECHANICAL JOINTS MUST HAVE A BUTRIMATIC SEALING.
 10. ALL PIPE SHALL BE GIVEN A CEMENT MORTAR LINING AT THE POINT OF MANUFACTURE. THE LINING SHALL CONFORM TO AWWA A214, AWWA C-104 AND ALL SUSPENDING ADJUSTMENTS.
 11. ALL JOINTS, MECHANICAL OR PUSH-IN TYPE, MECHANICAL JOINTS SHALL MEET THE REQUIREMENTS OF AWWA A211, AWWA C-111 AND ALL SUSPENDING ADJUSTMENTS. PULVERIZANT SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PIPE MANUFACTURER.
 12. ALL HYDRANTS SHALL HAVE MECHANICAL TYPE JOINTS.
 13. WHENEVER CHANGES IN LINE AND GRADE OF THE MAIN AS SHOWN ON THE DRAWINGS ARE NOT STANDARD FITTING JOINTS, THE CONTRACTOR WILL BE REQUIRED TO USE AN AT-TYPE JOINT. THE JOINT SHALL BE GIVEN A CEMENT MORTAR LINING AND ALL SUSPENDING ADJUSTMENTS.
 14. CLOSURE PIPES SHALL BE ACQUAIRELY MEASURED AND CUT, IN THE FIELD, AND INSTALLED USING SOD TYPE LONG PATTERN SLEEVES AS SHOWN OR AS REQUIRED.

- # HYDROSTATIC TESTING
1. ALL WATER MAIN SHALL BE INSTALLED AND PRESSURE TESTED ACCORDING TO ANWA C-605, LATEST EDITION.
2. TESTING PIPES OR CAPS SHALL BE FURNISHED AND INSTALLED FOR TESTING COMPLETED SECTIONS OF PIPE AND FITTINGS.
3. BEFORE THE TEST PRESSURE IS APPLIED, CAPS SHALL BE TAKEN TO ENSURE THE PRESENCE OF AIR IN THE LINE AT THE HIGH POINTS AND TO SEE THAT ALL CAPS, PIPES AND EXPOSED PORTIONS OF THE LINE ARE PROPERLY BRACED.
4. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY EQUIPMENT, GAUGES, TOOLS, AND LARGER TO PROPERLY CONDUCT THE TEST. ALL TESTING SHALL BE DONE UNDER THE DIRECTION OF THE CITY OF NORTH ROCKWELL ENGINEERING DEPARTMENT.
5. WATER FOR FILLING THE TEST SECTIONS WILL BE PROVIDED BY THE CITY OF NORTH ROCKWELL.
6. IF THE LEAKAGE TEST EXCEEDS THE MAXIMUM ALLOWED, THE CONTRACTOR SHALL LOCATE AND REPAIR THE LEAKS AND AGAIN TEST THE PIPE. THIS PROCESS SHALL BE CONTINUED UNTIL THE LEAKAGE IS WITHIN THE ACCEPTABLE LIMITS.
- ## DISINFECTING MAINS
1. AFTER HYDROSTATIC TESTING, THE NEW LINE SHALL BE THOROUGHLY FLUSHED IN ACCORDANCE WITH ANWA C-605. THE MAIN SHALL BE FLUSHED WITH THE HYDRANTS, BLOWOFFS OR BY SOME OTHER APPROVED MEANS.
2. CHLORINE SHALL BE ADDED AT SUCH RATES AS TO GET A MINIMUM CONCENTRATION OF 50 PARTS PER MILLION AVAILABLE CHLORINE.
3. CHLORINE USED AS A DISINFECTING AGENT MAY BE EITHER LIQUID CHLORINE OR AN ANTIPOUS CALCIUM HYPOCHLORITE COMPOUND SUCH AS "THI" OR AN APPROVED ALKALI-LIQUID CHLORINE SHALL BE APPLIED THROUGHOUT A SUITABLE CHARGE FEEDING MACHINE AND INJECTION NOZZLE. ANTIPOUS CHLORINE SOLUTION SHALL BE FED AS A SOLUTION USING A SUITABLE INJECTION PUMP.
4. FOLLOWING THE DISINFECTING PERIOD, THE MAIN SHALL BE THOROUGHLY FLUSHED WITH REPLACEMENT WATER THROUGHOUT THE ENTIRE LENGTH OF THE LINE SHALL UPON TEST, BOTH CHEMICALLY AND BACTERIOLOGICALLY, BE PROVEN SOUND, TO THE QUALITY OF THE WATER IN THE EXISTING SYSTEM.
5. THE CITY OF NORTH ROCKWELL SERVICE DEPARTMENT WILL TEST THE WATER. THE CONTRACTOR IS RESPONSIBLE FOR THE TEST ARRANGEMENTS.
- ## CURB CONNECTIONS
1. THE SIZE OF SERVICE CONNECTIONS SHALL BE THREE-QUARTER INCH (3/4") DIAMETER MINIMUM.
2. SERVICE CONNECTIONS SHALL BE OF COPPER. ALTERNATIVELY, 200 PSI PLASTIC PIPE APPROVED FOR POTABLE WATER, WITH TRACER WIRE, MAY BE USED FROM THE 60 FEET OF CONNECTION ADJACENT TO THE SERVED STRUCTURE IS COPPER AND THE STRUCTURE SERVED IS MORE THAN 200 FEET FROM THE ROADWAY RIGHT OF WAY.
3. FOR STRUCTURES GREATER THAN 200 FEET FROM THE CENTERLINE OF THE ROADWAY, A METRIC VALVE MUST BE PROVIDED NEAR THE RIGHT OF WAY LINE OF THE ROADWAY.

7/22/14



All Material substitutions must be approved by the City Engineer.

[illegible]

☐ 1. ☐ 2. ☐ 3. ☐ 4. ☐ 5. ☐ 6. ☐ 7. ☐ 8. ☐ 9. ☐ 10. ☐ 11. ☐ 12. ☐ 13. ☐ 14. ☐ 15. ☐ 16. ☐ 17. ☐ 18. ☐ 19. ☐ 20. ☐ 21. ☐ 22. ☐ 23. ☐ 24. ☐ 25. ☐ 26. ☐ 27. ☐ 28. ☐ 29. ☐ 30. ☐ 31. ☐ 32. ☐ 33. ☐ 34. ☐ 35. ☐ 36. ☐ 37. ☐ 38. ☐ 39. ☐ 40. ☐ 41. ☐ 42. ☐ 43. ☐ 44. ☐ 45. ☐ 46. ☐ 47. ☐ 48. ☐ 49. ☐ 50. ☐ 51. ☐ 52. ☐ 53. ☐ 54. ☐ 55. ☐ 56. ☐ 57. ☐ 58. ☐ 59. ☐ 60. ☐ 61. ☐ 62. ☐ 63. ☐ 64. ☐ 65. ☐ 66. ☐ 67. ☐ 68. ☐ 69. ☐ 70. ☐ 71. ☐ 72. ☐ 73. ☐ 74. ☐ 75. ☐ 76. ☐ 77. ☐ 78. ☐ 79. ☐ 80. ☐ 81. ☐ 82. ☐ 83. ☐ 84. ☐ 85. ☐ 86. ☐ 87. ☐ 88. ☐ 89. ☐ 90. ☐ 91. ☐ 92. ☐ 93. ☐ 94. ☐ 95. ☐ 96. ☐ 97. ☐ 98. ☐ 99. ☐ 100. ☐ 101. ☐ 102. ☐ 103. ☐ 104. ☐ 105. ☐ 106. ☐ 107. ☐ 108. ☐ 109. ☐ 110. ☐ 111. ☐ 112. ☐ 113. ☐ 114. ☐ 115. ☐ 116. ☐ 117. ☐ 118. ☐ 119. ☐ 120. ☐ 121. ☐ 122. ☐ 123. ☐ 124. ☐ 125. ☐ 126. ☐ 127. ☐ 128. ☐ 129. ☐ 130. ☐ 131. ☐ 132. ☐ 133. ☐ 134. ☐ 135. ☐ 136. ☐ 137. ☐ 138. ☐ 139. ☐ 140. ☐ 141. ☐ 142. ☐ 143. ☐ 144. ☐ 145. ☐ 146. ☐ 147. ☐ 148. ☐ 149. ☐ 150. ☐ 151. ☐ 152. ☐ 153. ☐ 154. ☐ 155. ☐ 156. ☐ 157. ☐ 158. ☐ 159. ☐ 160. ☐ 161. ☐ 162. ☐ 163. ☐ 164. ☐ 165. ☐ 166. ☐ 167. ☐ 168. ☐ 169. ☐ 170. ☐ 171. ☐ 172. ☐ 173. ☐ 174. ☐ 175. ☐ 176. ☐ 177. ☐ 178. ☐ 179. ☐ 180. ☐ 181. ☐ 182. ☐ 183. ☐ 184. ☐ 185. ☐ 186. ☐ 187. ☐ 188. ☐ 189. ☐ 190. ☐ 191. ☐ 192. ☐ 193. ☐ 194. ☐ 195. ☐ 196. ☐ 197. ☐ 198. ☐ 199. ☐ 200. ☐ 201. ☐ 202. ☐ 203. ☐ 204. ☐ 205. ☐ 206. ☐ 207. ☐ 208. ☐ 209. ☐ 210. ☐ 211. ☐ 212. ☐ 213. ☐ 214. ☐ 215. ☐ 216. ☐ 217. ☐ 218. ☐ 219. ☐ 220. ☐ 221. ☐ 222. ☐ 223. ☐ 224. ☐ 225. ☐ 226. ☐ 227. ☐ 228. ☐ 229. ☐ 230. ☐ 231. ☐ 232. ☐ 233. ☐ 234. ☐ 235. ☐ 236. ☐ 237. ☐ 238. ☐ 239. ☐ 240. ☐ 241. ☐ 242. ☐ 243. ☐ 244. ☐ 245. ☐ 246. ☐ 247. ☐ 248. ☐ 249. ☐ 250. ☐ 251. ☐ 252. ☐ 253. ☐ 254. ☐ 255. ☐ 256. ☐ 257. ☐ 258. ☐ 259. ☐ 260. ☐ 261. ☐ 262. ☐ 263. ☐ 264. ☐ 265. ☐ 266. ☐ 267. ☐ 268. ☐ 269. ☐ 270. ☐ 271. ☐ 272. ☐ 273. ☐ 274. ☐ 275. ☐ 276. ☐ 277. ☐ 278. ☐ 279. ☐ 280. ☐ 281. ☐ 282. ☐ 283. ☐ 284. ☐ 285. ☐ 286. ☐ 287. ☐ 288. ☐ 289. ☐ 290. ☐ 291. ☐ 292. ☐ 293. ☐ 294. ☐ 295. ☐ 296. ☐ 297. ☐ 298. ☐ 299. ☐ 300. ☐ 301. ☐ 302. ☐ 303. ☐ 304. ☐ 305. ☐ 306. ☐ 307. ☐ 308. ☐ 309. ☐ 310. ☐ 311. ☐ 312. ☐ 313. ☐ 314. ☐ 315. ☐ 316. ☐ 317. ☐ 318. ☐ 319. ☐ 320. ☐ 321. ☐ 322. ☐ 323. ☐ 324. ☐ 325. ☐ 326. ☐ 327. ☐ 328. ☐ 329. ☐ 330. ☐ 331. ☐ 332. ☐ 333. ☐ 334. ☐ 335. ☐ 336. ☐ 337. ☐ 338. ☐ 339. ☐ 340. ☐ 341. ☐ 342. ☐ 343. ☐ 344. ☐ 345. ☐ 346. ☐ 347. ☐ 348. ☐ 349. ☐ 350. ☐ 351. ☐ 352. ☐ 353. ☐ 354. ☐ 355. ☐ 356. ☐ 357. ☐ 358. ☐ 359. ☐ 360. ☐ 361. ☐ 362. ☐ 363. ☐ 364. ☐ 365. ☐ 366. ☐ 367. ☐ 368. ☐ 369. ☐ 370. ☐ 371. ☐ 372. ☐ 373. ☐ 374. ☐ 375. ☐ 376. ☐ 377. ☐ 378. ☐ 379. ☐ 380. ☐ 381. ☐ 382.

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100

RAF JOB No: 2659A-23

QUEST C2 1



June 5, 2024

8:36:23 AM

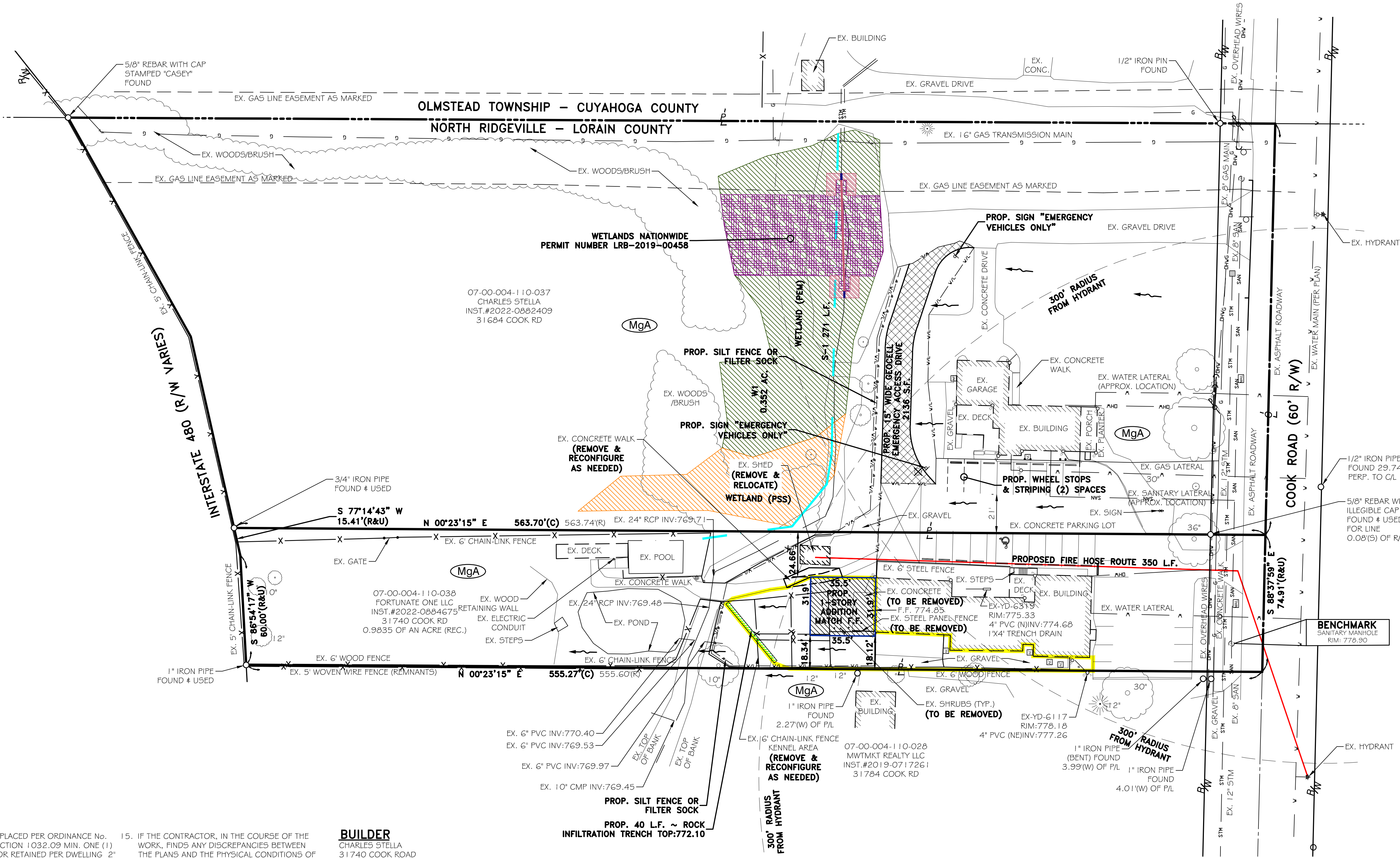
1 inch = 94 feet

Legend

Boundaries	Right-of-way Line	PLSS Boundaries	Original Lot Lines	Medium Symbols	Road Centerlines	Parcels_Black
Dashed Parcel Line	Right-of-way Parcel Line	County Lines	Arrow Medium	FromTo Medium	Subdivisions/...	Right of Ways

PLOT PLAN BUILDING ADDITION

SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN, STATE OF OHIO
KNOWN AS BEING PART OF
ORIGINAL RIDGEVILLE TOWNSHIP LOT NO.4



NOTES:

- ALL DIMENSIONS TO THE FACE OF CURB, FACE OF BUILDING, & FACE OF WALL UNLESS OTHERWISE STATED.
- FOR EXACT BUILDING DIMENSIONS & DETAILS SEE ARCHITECTURAL PLANS.
- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- ALL DOWNSPOUTS TO BE SPLASH BLOCK PER SECTION No. 1468.06
- PROPERTY PINS SHALL BE SET PRIOR TO FINAL GRADE APPROVAL.
- AFTER FINAL GRADE IS VERIFIED BY A REGISTERED SURVEYOR AND APPROVED BY THE CITY, THE LOT MUST BE SEED OR MULCHED WITHIN 21 DAYS PER SECTION No. 1444.17 (d).
- SUMP PUMP IS REQUIRED BY CITY ORDINANCE FOR FOOTER DRAINS. OPEN TRENCH INSPECTION IS REQUIRED PRIOR TO BACKFILLING. (KOR-N-TEE OR INSERT-A-TEE CONNECTION ONLY)
- TREE SHALL BE PLACED PER ORDINANCE No. 4699-2009 SECTION 1032.09 MIN. ONE (1) TREE PLANTED OR RETAINED PER DWELLING 2' CALIPER MIN. INITIAL HEIGHT OF 6' MIN. PLANTING TO BE IN FRONT, SIDE OR REAR YARD AREA.
- PROPOSED GRADING DRAINAGE PATTERN TO MATCH EXISTING DRAINAGE PATTERN OF SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO ENSURE THAT SURFACE WATER FLOW DOES NOT ADVERSELY FLOW ONTO ADJACENT PROPERTIES.
- CONTRACTOR TO ENSURE BOTTOM OF FOOTER SHALL REST UPON SUITABLE BASE. ADDITIONAL EXCAVATION MAY BE REQUIRED. APPROPRIATE COVER AND/OR FROST PROTECTION SHALL BE PROVIDED.
- CONTRACTOR TO VERIFY UTILITY DEPTHS AND LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING BENCHMARKS WITH AT LEAST TWO ADDITIONAL HARD SURFACE EXISTING ELEVATIONS INDICATED ON THE PLAN.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON PRIOR TO CONSTRUCTION.
- WETLANDS SHOWN PER DELINEATION MAP BY ENVIROSCIENCE DATED 01/04/2023.
- SEE SHEET C2.0 FOR DETAILS AND STORMWATER QUALITY NOTES.

BUILDER

CHARLES STELLA
31740 COOK ROAD
NORTH RIDGEVILLE, OH 44039
(440) 666-0749

WORK LIMITS

DISTURBED AREA: 0.22 OF AN ACRE

LEGEND:

- GAS METER
- DOWNSPOUT
- AIR CONDITIONING UNIT
- WATER SERVICE VALVE
- CLEANOUT
- YARD DRAIN
- PROP. SUMP PUMP
- IRON PIN FOUND
- HYDRANT
- MANHOLE
- UTILITY POLE
- GUY ANCHOR
- CALCULATED
- RECORD

SOILS:

MgA- MAHONING SILT LOAM, 0 TO 2 PERCENT SLOPES

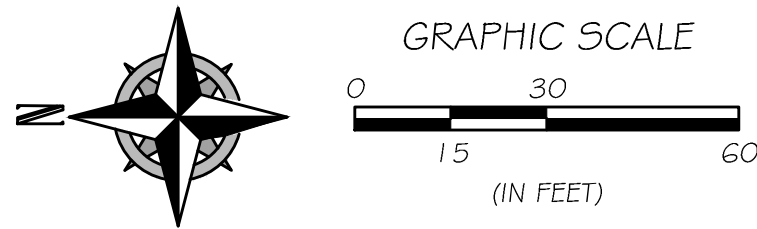
DATA SHOWN FROM USDA WEB SOIL SURVEY
SURVEY AREA DATA: VERSION 22, SEPTEMBER 7, 2023 (LORAIN)

LEGEND:

- XXX SOILS TYPE
- PRE & POST DEVELOPMENT DRAINAGE AREA 4,792 S.F. (0.1100 AC.)
- POST DEVELOPMENT IMPERVIOUS AREA 1,132 S.F. (0.0260 AC.)

STORM WATER QUALITY NOTE:

THE QUALITY OF ALL WATER DISCHARGED FROM THIS SITE BUILDING IMPROVEMENTS SHALL BE DESCRIBED AS TREATED PER THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL FOR BOTH PRE AND POST DEVELOPMENT CONDITIONS.



UNDERGROUND UTILITIES
Contact Two Working Days
Before You Dig
OHIO811.org
Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)
A311100319-00A & A311100330-00A

PROJECT DESCRIPTION

THIS PLOT PLAN IS FOR THE CONSTRUCTION OF A 1-STORY ADDITION ON THE BACK OF THE EXISTING BUILDING, AS WELL AS THE CONSTRUCTION OF AN EMERGENCY ACCESS DRIVE.

BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF COOK ROAD AND IS ASSUMED TO BE SOUTH 88° 37' 59" EAST AS SHOWN HEREON.

THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN APRIL OF 2021, APRIL OF 2023, AND APRIL OF 2024.

UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, RAFTER A., LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

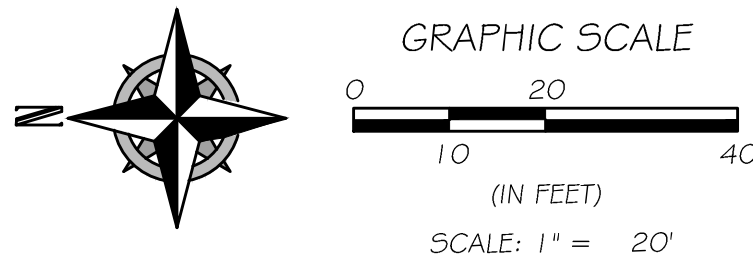
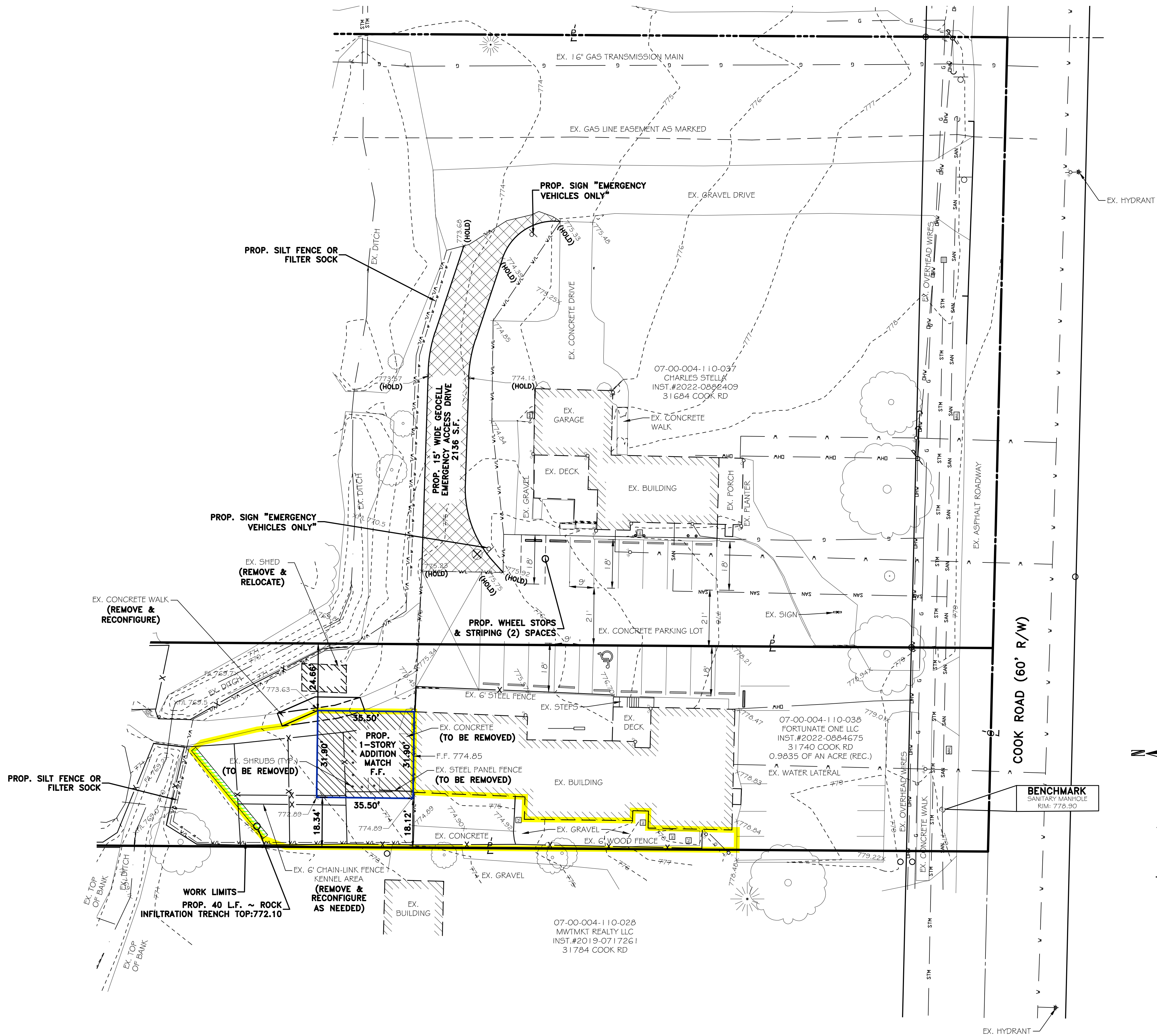
RAFTER A., LTD
LAND SURVEYING • ENGINEERING • TESTING
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074
440-707-4014 • www.raftera.com • info@raftera.com

ELITE K-911
CHARLES STELLA
31740 COOK ROAD
NORTH RIDGEVILLE OH 44039

ELITE K-911
PLOT PLAN
BUILDING ADDITION
31740 COOK ROAD,
NORTH RIDGEVILLE, OH 44039

DRAWN BY: JAD
CHECKED BY: RAF
RAF JOB No: 2659A-23

SHEET: **C1.0**



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THIS PLOT PLAN IS FOR THE CONSTRUCTION OF A 1-STORY ADDITION ON THE BACK OF THE EXISTING BUILDING. AS WELL AS THE CONSTRUCTION OF AN EMERGENCY ACCESS DRIVE.

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UNDERGROUND UTILITIES

Contact Two Working Days Before You Dig


Before You Dig

OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

A311100319-00A # A311100330-00A

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ELITE K-911

CHARLES STELLA

31740 COOK ROAD

NORTH RIDGEVILLE OH 44039

ELITE K-911

PLOT PLAN

BUILDING ADDITION

ENLARGED DETAIL VIEW

31740 COOK ROAD,

NORTH RIDGEVILLE, OH 44039

DRAWN BY: JAD

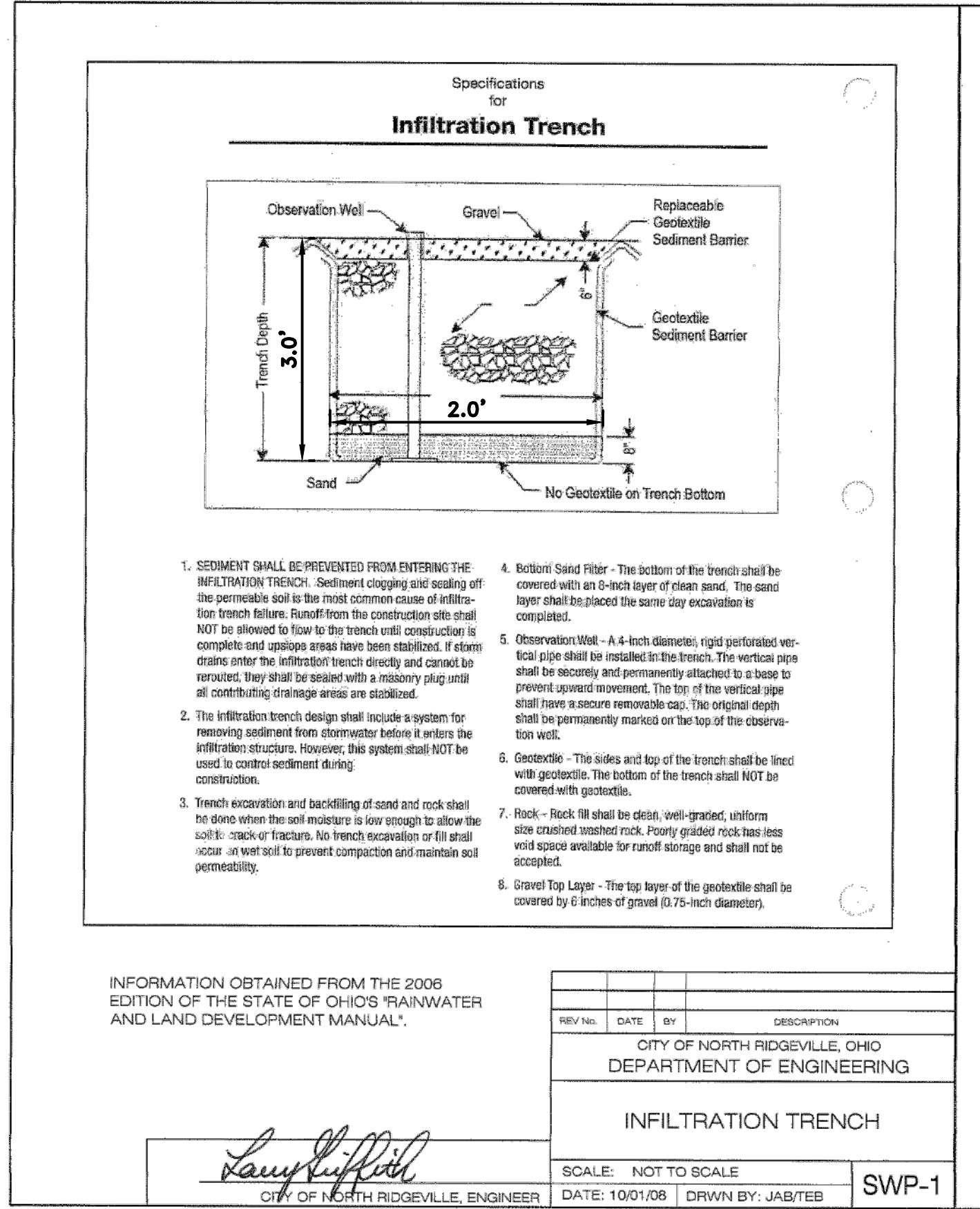
CHECKED BY: RAF

RAF JOB No: 2659A-23

SHEET: C1.1

REV.	BY	DATE	DESCRIPTION
1	JAD	05-03-2024	ISSUE TO CLIENT
2	JAD	05-22-2024	UPDATED WITH ENLARGED VIEW ISSUE TO CITY

Page 65 of 79



INFILTRATION TRENCH CALCULATIONS:

TOTAL - 40 L.F. INFILTRATION TRENCH

SOIL - MGA --> 15.2 MM/HR FOR DEPTH OR 0.60 IN/HR

WATER TABLE DEPTH = 1 FT

RV= 0.05 + (0.90 X 0.2364) = 0.2628

WQV= 0.2628 X 0.90 X 0.4792/12 = 94.5 CF

TRENCH LENGTH = 40 LF

40' X 2' X 3' = 240 CF X 0.40 (VOIDS) = 96 CF

96 > 94.5 CF REQUIRED

TRENCH AREA = 40' X 2' = 80 > 57 SF MIN.

DRAWDOWN TIME = 0.6 IN/HR OR 0.05 FT/HR

0.05 X 80 = 4 CF/HR

MINIMUM AREA OF TRENCH TO DRAIN IN 48 HOURS = 94.5 CF / 48 HR / 0.05 FT/HR = 39 SF

TOTAL DRAWDOWN TIME = 94.5 / 4 = 23.6 HRS TOTAL

DESIGN TREATS 1132.45 S.F. IMPERVIOUS WITH TOTAL DRAINAGE AREA = 4792 S.F.



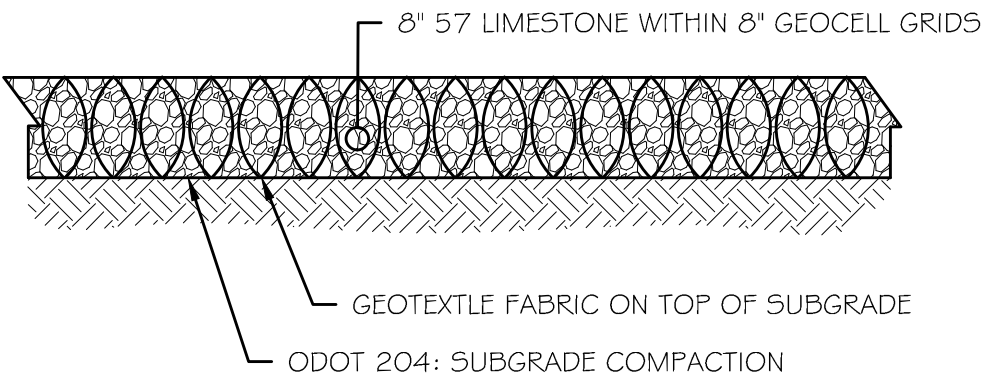
PROPERTY	TEST METHOD	TEST RESULT
Polymer Density	ASTM D 1505	58.4 - 60.2 lb/ft ³ (0.935 - 0.965g/cm ³)
Environmental Stress Crack Resistance	ASTM D 5397	>400 hours
Environmental Stress Crack Resistance	ASTM D 1693	6000 hours
Carbon Black Content	ASTM D 1603	1.5% by weight (minimum)
Nominal Sheet Thickness* Before Texturing	ASTM D 5199	50mil (1.27mm) -5%, +10%
Nominal Sheet Thickness* After Texturing	ASTM D 5199	60mil (1.52mm) -5%, +10%
Nominal-Expanded Cell Size (wid x len)		12.6 x 11.3in (320 x 287mm)
Nominal-Expanded Cell Area		71.3in ² x (460cm ²)
Nominal-Expanded Section (wid x len)		8.4 x 27.4ft (2.56 x 8.35m)
Nominal-Expanded Section Area		230ft ² (21.4m ²)
Minimum-Expanded Section (wid x len)		9.2 x 24.8ft (2.8 x 7.6m)
Maximum-Expanded Section (wid x len)		7.6 x 30ft (2.3 x 9.1m)

*The nominal sheet thickness is an average thickness of the sheet, taken from 10 readings. The polyethylene strip is textured with rhomboidal indentations. The rhomboidal indentations have a surface density of 140 to 200 per in² or 22 to 31 per cm².

CELL DEPTH	SEAM PEEL STRENGTH	% CELL WALL OPEN AREA	SEAM HANG STRENGTH
2in	160lbf (710N)	11 +/- 1%	A 4in weld joint supporting a load of 160 lbs for 30 days min or 4in weld joint supporting a load of 160lbs for 7 days min while undergoing temperature change from 74F to 130F on a 1 hour cycle.
3in	240lbf (1060N)	16 +/- 1%	
4in	320lbf (1420N)	11 +/- 1%	
6in	480lbf (2130N)	16 +/- 1%	
8in	640lbf (2840N)	11 +/- 1%	

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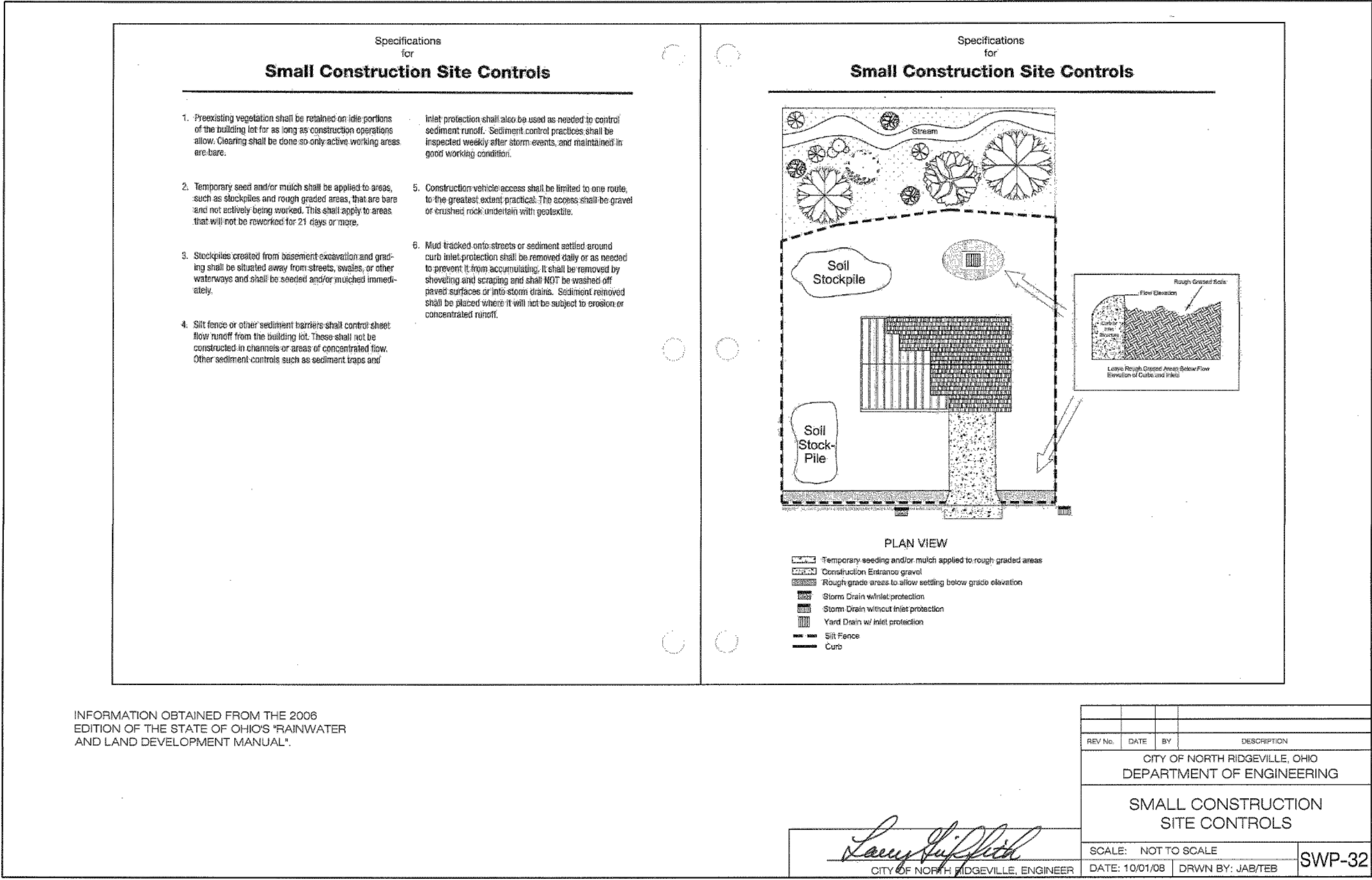
• www.agtec.com • sales@agtec.com • 1-207-692-0700 •
• Agtec LLC, 125 Mayo Road, Hampden Maine 04444 •



PROPOSED GEOCELL EMERGENCY ACCESS DRIVE SECTION

- NOT TO SCALE -

8" GEOCELL OR CITY APPROVED EQUAL



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31740 COOK ROAD
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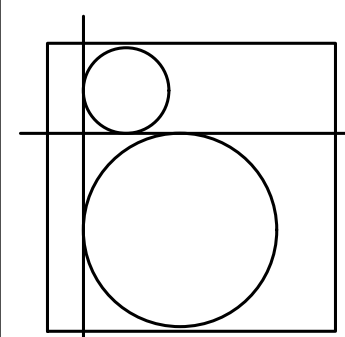
ELITE K-911
PLOT PLAN
BUILDING ADDITION
31740 COOK ROAD,
NORTH RIDGEVILLE, OH 44039

DRAWN BY: JAD
CHECKED BY: RAF
RAF JOB No: 2659A-23

SHEET: **C2.0**

FINISH NOTES:

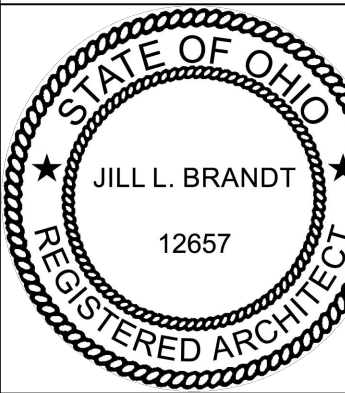
SIDING	4" VINYL LAP SIDING	POLARIS - "MEADOW" #82
ROOF SHINGLES	FIBERGLASS DIMENSIONAL SHINGLES	PINNACLE - "HEATHER"
WINDOWS	VINYL CASEMENT - NO GRILLES	"WHITE"



**B R A N D T
ARCHITECTURE, LLC**

2220 Wooster Rd.
Rocky River, OH 44116
440-865-1824
brandtarchitecture.com

04/06/23	PROGRESS
04/12/23	REVIEW
04/27/23	REVIEW
05/09/24	PERMIT REVISIONS
05/16/24	PERMIT REVISIONS

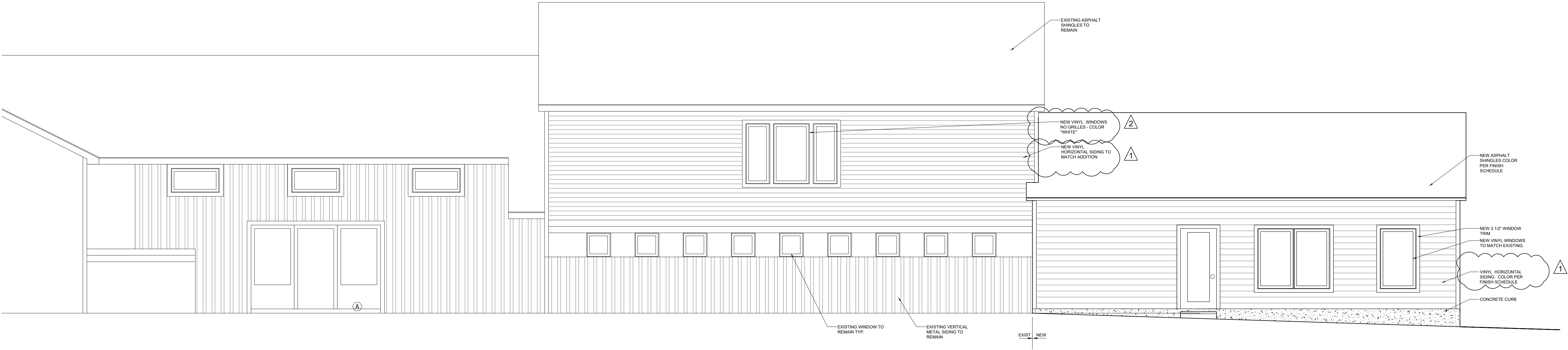


Jill L. Brandt
OH #12657
EXP 12/31/25

ELITE K911 GROOMING SALON
31740 COOK RD.
NORTH RIDGEVILLE, OH 44309

ELEVATIONS

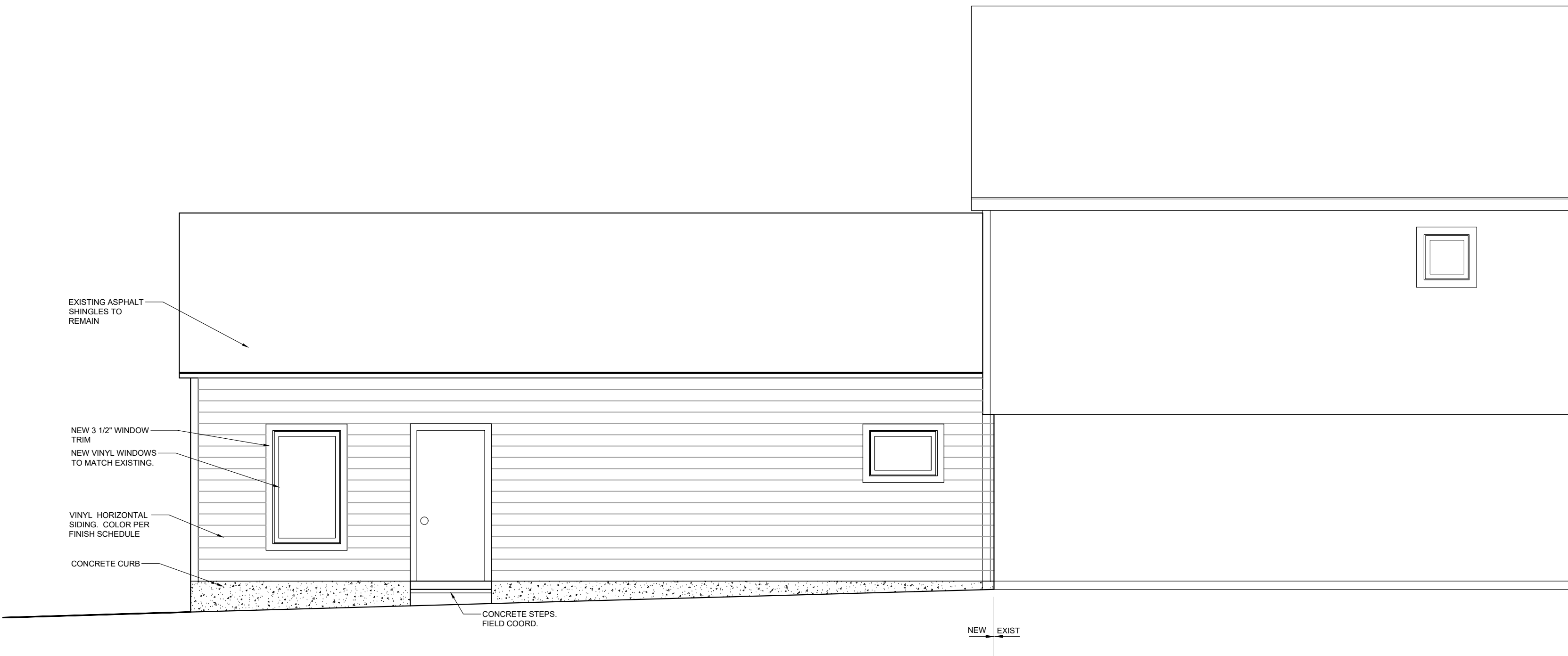
A-2



1 EAST ELEVATION
A-2 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A-2 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
A-2 SCALE: 1/4" = 1'-0"



COMcheck Software Version COMcheckWeb Envelope Compliance Certificate

Project Information

Energy Code: 90.1 (2019) Standard
 Project Title: K911 Grooming - ASHRAE
 Location: North Ridgeville, Ohio
 Climate Zone: 5a
 Project Type: Addition
 Vertical Glazing / Wall Area: 16%
 Performance Sim. Specs: EnergyPlus 8.1.0.009 (EPW: USA_OH_Cleveland-Hopkins.Intl.AP.725240_TMY3.epw)

Construction Site: 31740 Cook Road
 North Ridgeville, Ohio 44039
 Owner/Agent:
 Designer/Contractor:

Building Area

Floor Area

1-Dog Grooming (Retail) : Nonresidential

1130

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor ^(a)
Roof: Attic Roof, Wood Joists, [Bldg. Use 1 - Dog Grooming]	1130	49.0	0.0	0.021	0.021
Floor: Unheated Slab-On-Grade, Horizontal with vertical 3 ft., [Bldg. Use 1 - Dog Grooming] (c)	105	---	12.4	0.660	0.520
NORTH					
NORTH WALL: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Dog Grooming]	255	20.0	0.0	0.064	0.051
Window: Vinyl Frame: Fixed, Perf. Specs.: Product ID Pella Advanced Low-E IG Triple Pane, SHGC 0.23, VT 0.42, [Bldg. Use 1 - Dog Grooming] (b)	42	---	---	0.180	0.360
EAST					
EAST WALL: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Dog Grooming]	261	20.0	0.0	0.064	0.051
Window: Vinyl Frame: Fixed, Perf. Specs.: Product ID Pella Advanced Low-E IG Triple Pane, SHGC 0.23, VT 0.42, [Bldg. Use 1 - Dog Grooming] (b)	45	---	---	0.180	0.360
Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID Pella Natural Sun Low-E IG, SHGC 0.34, VT 0.38, [Bldg. Use 1 - Dog Grooming] (b)	21	---	---	0.280	0.630
SOUTH					
SOUTH WALL: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Dog Grooming]	24	20.0	0.0	0.064	0.051
WEST					
WEST WALL: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Dog Grooming]	289	20.0	0.0	0.064	0.051
Window: Vinyl Frame: Fixed, Perf. Specs.: Product ID Pella Advanced Low-E IG Triple Pane, SHGC 0.23, VT 0.42, [Bldg. Use 1 - Dog Grooming] (b)	21	---	---	0.180	0.360
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Dog Grooming]	21	---	---	0.570	0.370

Project Title: K911 Grooming - ASHRAE
 Data filename:

Report date: 05/16/24
 Page 1 of 17

- (a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
- (b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
- (c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 0.3% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

<u>ROSS ANDRUSO - ASSOCIATE</u>	<u></u>	<u>5/16/2024</u>
Name - Title	Signature	Date



COMcheck Software Version COMcheckWeb

Interior Lighting Compliance Certificate

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: K911 Grooming - ASHRAE
Project Type: Addition

Construction Site:
31740 Cook Road
North Ridgeville, Ohio 44039

Owner/Agent:

Designer/Contractor:

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts
1-Dog Grooming (Retail:Sales Area)	1130	1.05	1186
Total Allowed Watts =			1186

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Dog Grooming (Retail:Sales Area)				
Linear Fluorescent: LITHONIA: 48" T8 32W: Electronic:	2	14	58	812
LED: COOPER: LED PAR 20W:	1	9	20	180
Incandescent: BATHROOM: Incandescent 100W:	1	1	100	100
Total Proposed Watts =				1092

Interior Lighting PASSES: Design 8% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

ROSS - ANDRUSCO - ASSOCIATE
Name - Title

Signature

Date

5/16/2024



COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: K911 Grooming - ASHRAE
Project Type: Addition
Exterior Lighting Zone: 2 (Neighborhood business district (LZ2))

Construction Site:
31740 Cook Road
North Ridgeville, Ohio 44039

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Wall (Illuminated area of facade wall or surface)	957 ft2	0.1	No	96
Total Tradable Watts (a) =				0
Total Allowed Watts =				96
Total Allowed Supplemental Watts (b) =				400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Wall (Illuminated area of facade wall or surface, 957 ft2): Non-tradable Wattage				
LED: Sconce: McGraw Edison: LED Other Fixture Unit 50W:	1	2	50	100
Total Tradable Proposed Watts =				0

Exterior Lighting PASSES: Design 0.0% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

ROSS ANDRYSKO - ASSOCIATE
Name - Title

Signature

Date

5/16/2024



COMcheck Software Version COMcheckWeb Mechanical Compliance Certificate

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: K911 Grooming - ASHRAE
Location: North Ridgeville, Ohio
Climate Zone: 5a
Project Type: Addition

Construction Site:
31740 Cook Road
North Ridgeville, Ohio 44039

Owner/Agent:

Designer/Contractor:

Mechanical Systems List

Quantity System Type & Description

- 1 HVAC System (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 36000 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Single Package DX Unit, Capacity = 34600 kBtu/h, Evaporatively Cooled Condenser, No Economizer,
Economizer exception: Low Operating Hours
Proposed Efficiency = 14.30 EER, Required Efficiency = 11.70 EER
Proposed Part Load Efficiency = 14.30 IEER, Required Part Load Efficiency = 11.90 IEER

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

ROSS ANDRUSCO - ASSOCIATE
Name - Title

[Signature]
Signature

5/16/2024
Date



2220 Wooster Rd.
Rocky River, OH 44116
440-865-1824
brandtarchitecture.com

04/06/23	PROGRESS
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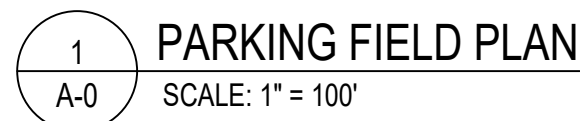
04/12/23	REVIEW
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04/27/23	REVIEW
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ELITE K911 GROOMING SALON
31740 COOK RD.
NORTH RIDGEVILLE, OH 44309

SITE PLANS

A-0



DOOR SCHEDULE

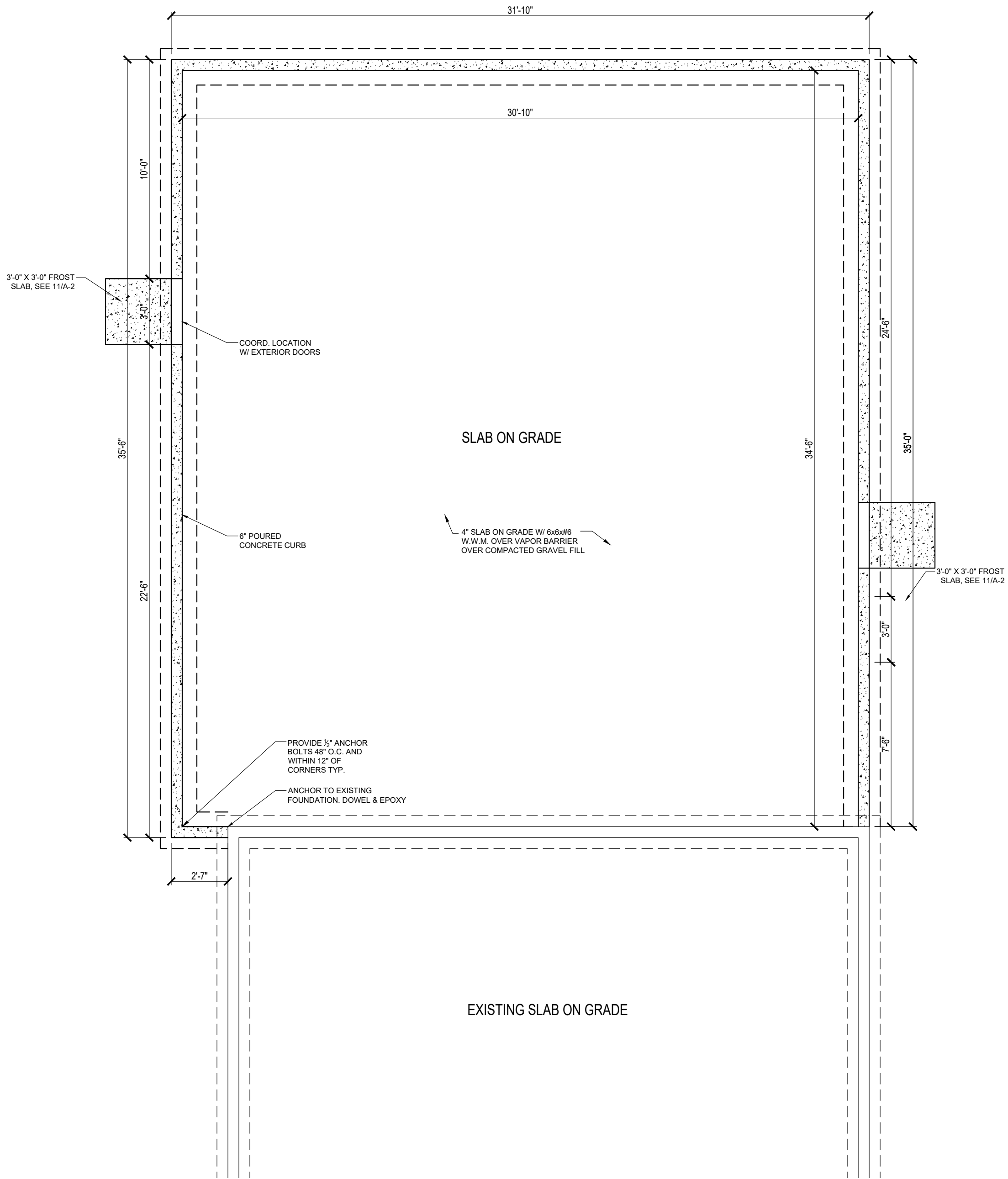
DOOR													REMARKS
#	WIDTH	HEIGHT	THICK.	MAT'L	FINISH	MAT'L	FINISH	LOCKSET	HINGE	SILENCER	KICK	PLATE HAND	
1	3'-0"	6'-8"	1 3/4"	STEEL	PAINT	HM	PAINT	ENTRANCE DEAD BOLT	BUTT	YES	-	LHRB	FULL LIGHT
2	3'-0"	6'-8"	1 3/4"	STEEL	PAINT	HM	PAINT	ENTRANCE DEAD BOLT	BUTT	YES	-	RHRB	
3	3'-0"	6'-8"	1 3/8"	WOOD	PAINT	HM	PAINT	OFFICE	BUTT	YES	-	RH	
4	3'-0"	6'-8"	1 3/8"	WOOD	PAINT	HM	PAINT	OFFICE	BUTT	YES	-	LH	1/4 LIGHT
5	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	HM	PAINT	PRIVACY	BUTT	YES	-	LH	
6	3'-0"	6'-8"	1 3/8"	WOOD	PAINT	HM	PAINT	PASSAGE	BUTT	YES	-	LH	
7	3'-0"	6'-8"	1 3/8"	WOOD	PAINT	HM	PAINT	PASSAGE	BUTT	YES	-	LH	
8	3'-0"	6'-8"	1 3/8"	WOOD	PAINT	HM	PAINT	PASSAGE	BUTT	YES	-	RH	
9	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	HM	PAINT	PRIVACY	BUTT	YES	-	LH	POCKET DOOR
10	3'-0"	6'-8"	1 3/4"	WOOD	PAINT	HM	PAINT	PASSAGE	BUTT	YES	-	LH	
11	2'-6"	6'-8"	1 3/8"	WOOD	PAINT	HM	PAINT	PASSAGE	BUTT	YES	-	LH	

- GENERAL NOTES:
- ALL DOORS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.
 - INTERIOR DOORS SHALL BE SOLID CORE FLUSH WOOD DOORS. ACCEPTABLE MANUFACTURERS ARE ALGOMA, EGGERS, OR OWNER APPROVED EQUAL.
 - ALL DOORS TO BE PAINTED. COLOR TO BE SELECTED BY OWNER.
 - ALL LOCKSETS AND LATCH SETS SHALL BE SCHLAGE AL SERIES NEPTUNE TO MATCH EXISTING. ALL HARDWARE FINISHES SHALL BE SATIN CHROME 626 UNLESS NOTED OTHERWISE.
 - HANDLES SHALL BE MOUNTED WITH THE CENTERLINE 36" A.F.F. COORDINATE LOCKSET FUNCTION WITH OWNER.
 - ACCEPTABLE HARDWARE MANUFACTURERS ARE SCHLAGE OR OWNER APPROVED EQUAL.
 - VERIFY THICKNESS OF ALL FINISH FLOOR MATERIALS TO PROVIDE 1/4" CLEARANCE AT ALL DOORS.
 - COORDINATE KEYING WITH OWNER.
 - PROVIDE TEMPERED GLASS IN ALL LOCATIONS AS REQUIRED BY BUILDING CODE.

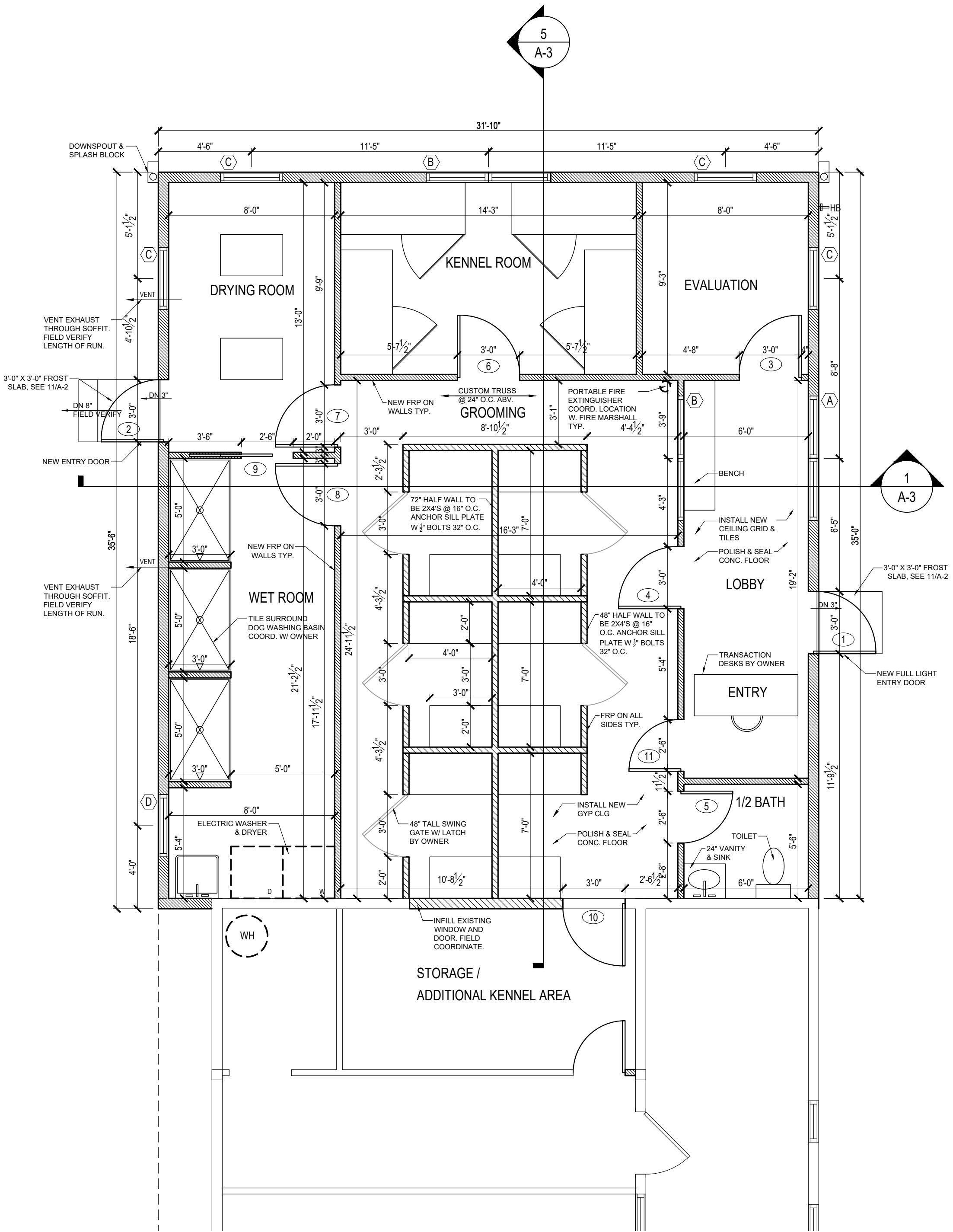
WINDOW SCHEDULE

#	QTY	UNIT SIZE W X H	MAT'L	FUNCTION	GLASS	REMARKS
A	1	36"x60"	VINYL	FIXED		DOUBLE
B	2	36" X 24"	VINYL	FIXED		7'-8" HEAD HEIGHT DOUBLE
C	4	36" X 60"	VINYL	FIXED		
D	1	36" X 24"	VINYL	FIXED		TEMPERED

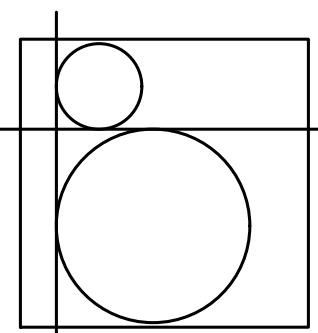
- GENERAL NOTES:
- CONTRACTOR TO FIELD VERIFY SIZES PRIOR TO ORDERING.



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN
SCALE: 1/4" = 1'-0"



B R A N D T
ARCHITECTURE, LLC

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Rocky River, OH 44116
440-865-1824
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04/06/23 PROGRESS

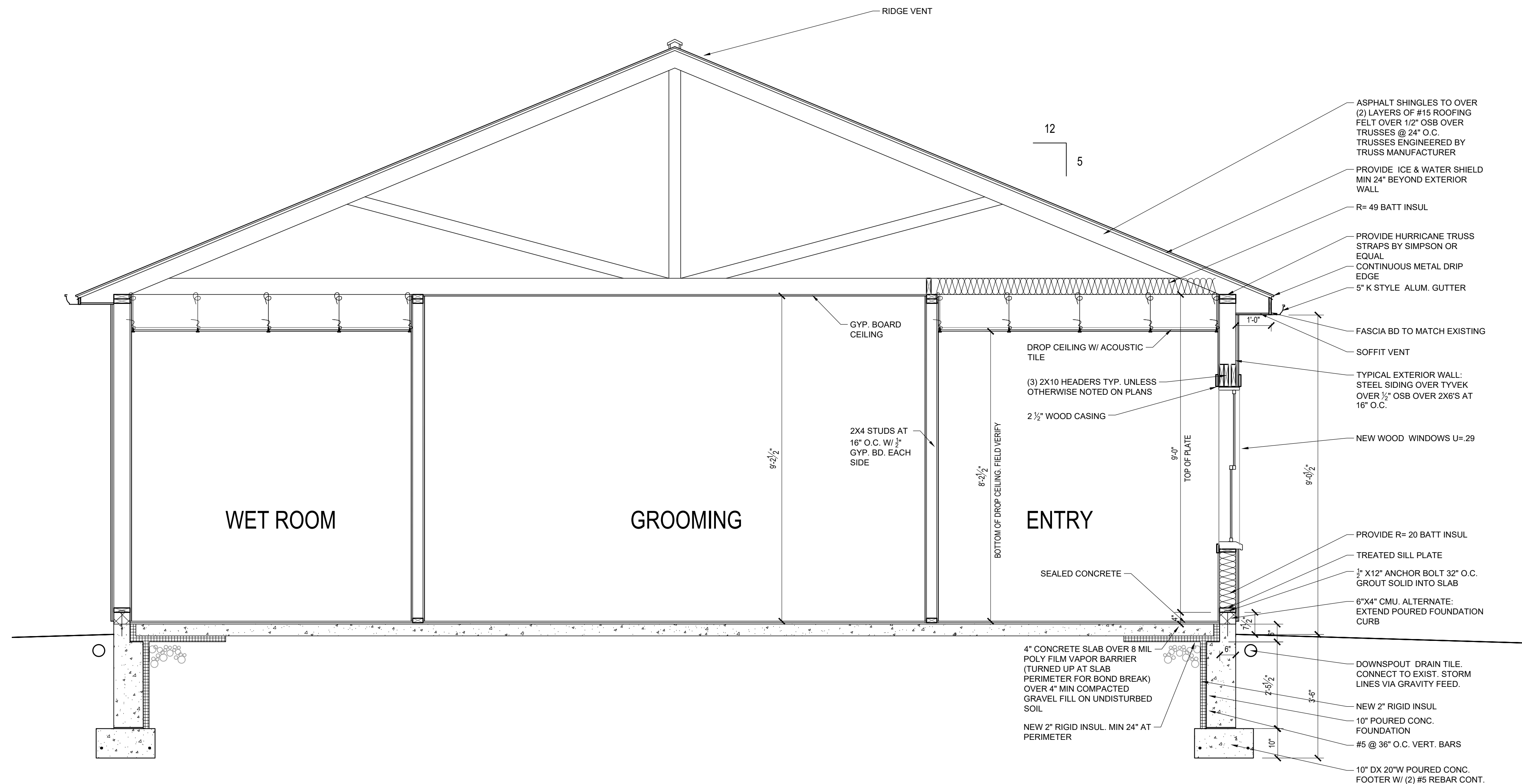
04/12/23 REVIEW

04/27/23 REVIEW

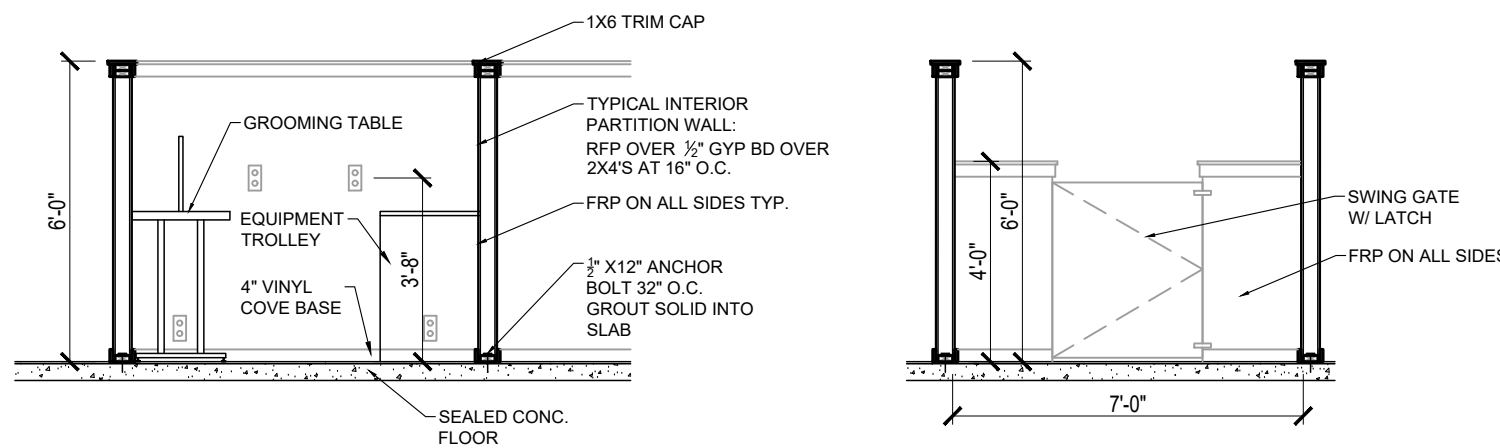
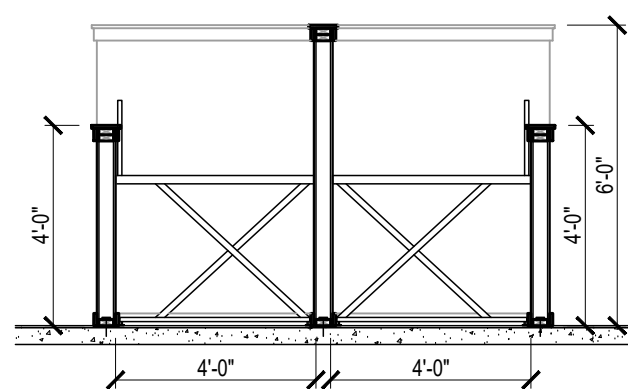
ELITE K911 GROOMING SALON
31740 COOK RD.
NORTH RIDGEVILLE, OH 44139

SECTIONS
& INTERIOR ELEVATION

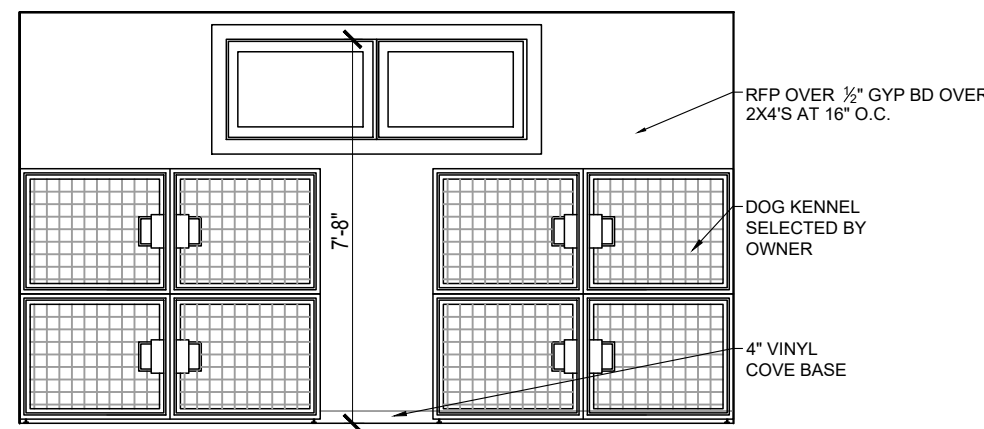
A-3



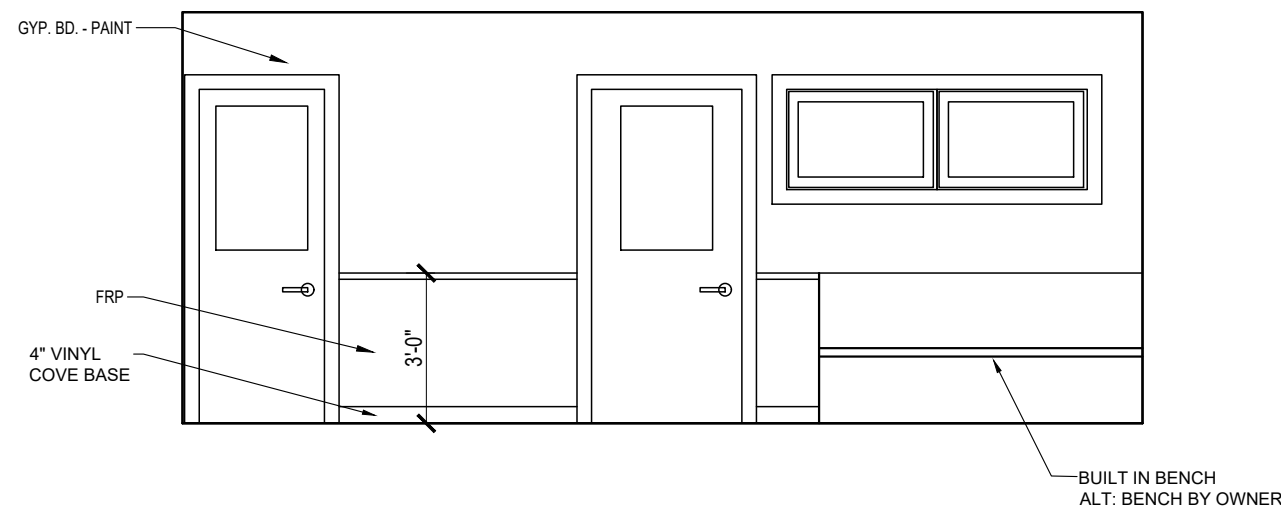
1 SECTION
A-3 SCALE: 1/2" = 1'-0"



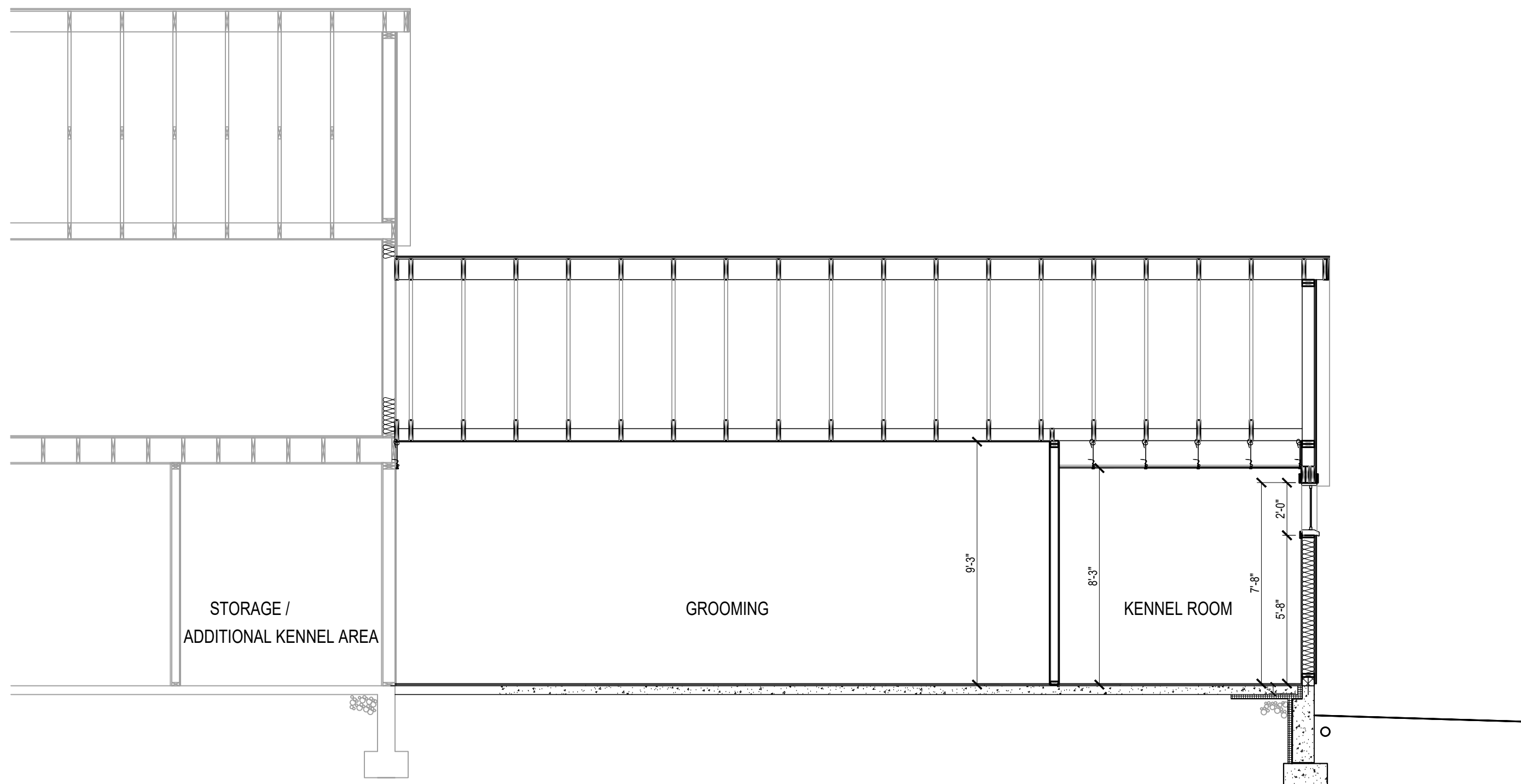
2 GROOMING STATION
A-3 SCALE: 1/4" = 1'-0"



3 KENNEL ELEVATION
A-3 SCALE: 1/4" = 1'-0"



4 LOBBY ELEVATION
A-3 SCALE: 1/4" = 1'-0"



5 SECTION
A-3 SCALE: 1/4" = 1'-0"

1

EQUIPMENT SCHEDULE								
KEY	ITEM	MANUFACTURER/ MODEL NO.	SIZE W X D X H	VOLTAGE - PH	AMPS	CONNECTION TYPE	MOUNTING HT.	REMARKS
1	ELECTRIC CLEANER	SWAN SI 100E	12 X 15 X 28	110 V 60 HZ	18.1			
2	DRYER	DRI-EAZ #F65-HP GS	71.2 X 29.75 X 33	110 V 60 HZ	10.5			
2	LOW VELOCITY DRYER	BY OWNER		120 V 60 HZ	17			

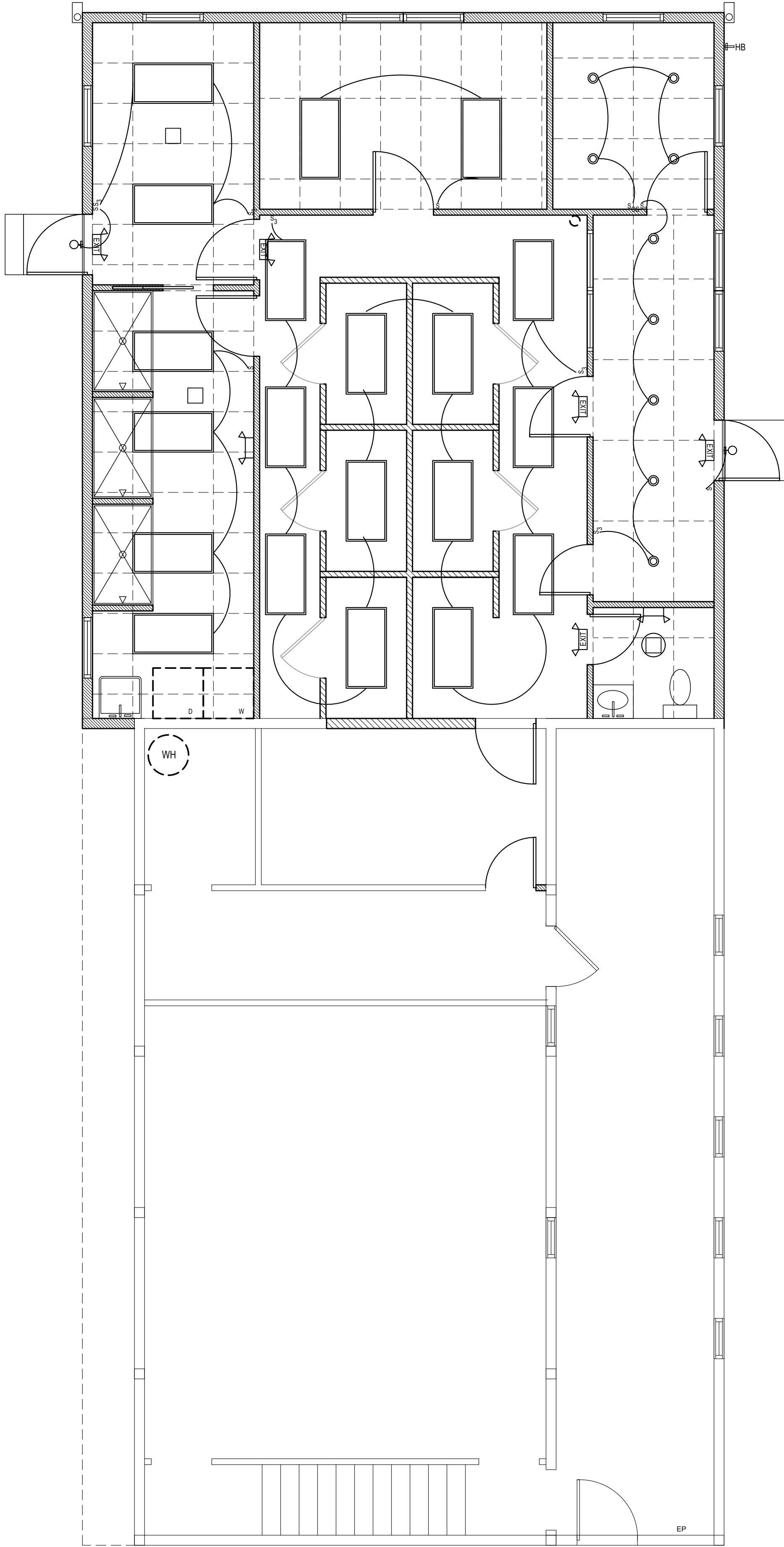
CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS PRIOR TO ROUGH IN. COORDINATE WITH OWNER.

LIGHTING SCHEDULE							
SYMBOL	TYPE	MANUFACTURER/ MODEL	MOUNTING	LAMP	WATT	VOLT	REMARKS
	6" RECESSED CAN FIXTURE	COOPER PD620D010B-PDM6B840-61VC	RECESSED	LED	20	120-277	
	PENDANT LIGHT FIXTURE		SURFACE	LED			SELECTED BY OWNER
	(2) HEAD EXIT SIGN - WHITE	LITHONIA # ECBRLEDM6	SURFACE	LED	4	120	
	EMERGENCY BATTERY LIGHT						
	SCONCE		SURFACE	LED			SELECTED BY OWNER
	1X4 LED LIGHT FIXTURE	LITHONIA #SB 2-32-MVOLT-GEB10IS	SURFACE	LED	58	120	
	COMBO CEILING FAN/ LIGHT		SURFACE				SELECTED BY OWNER
	COMBO EXHAUST FAN/ LIGHT	BROAN 100CFM EXHAUST FAN #750	SURFACE				

ELECTRICAL NOTES:
1. COORDINATE DECORATIVE FIXTURE LOCATION & MOUNTING HEIGHTS WITH TENANT PRIOR TO INSTALLATION.
2.ALL LED FIXTURES SHALL HAVE A COLOR SPECTRUM BETWEEN 3000K - 4000K.

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	DUPLEX OUTLET
	QUAD OUTLET
	DEDICATED APPLIANCE OUTLET
	SPECIALTY OUTLET COORD. WITH EQUIPMENT SCHEDULE
	EXHAUST FAN
s	SWITCH
s _{OS}	SWITCH W/ OCCUPANCY SENSOR
s _{Vs}	SWITCH W/ VACANCY SENSOR

ELECTRICAL NOTES:
1. ALL WORK SHALL COMPLY WITH THE OBC, NEC, AND FEDERAL, STATE AND LOCAL CODES.
3. NEW DECORATIVE FIXTURES TO BE SELECTED BY TENANT.
4. COORDINATE CIRCUITS AND SWITCHING WITH EXIST. SWITCH LOCATIONS WHERE PRACTICAL.
5. RECOMMENDED MANUFACTURERS SHALL BE LITHONIA, WILLIAMS, PHILLIPS OR OWNER APPROVED EQUAL OR OWNER APPROVED EQUAL.
6. ANY INCOMPTABILITY WITH EXISTING ELECTRIC PANEL SHALL BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO PROCEEDING WITH WORK.
7. FIELD VERIFY EXISTING OUTLET LOCATIONS. COORDINATE LOCATION OF NEW OUTLETS WITH EXIST. TO REMAIN.
8. ALL DEVICES, EQUIPMENT, FIXTURES, ETC. MUST BE GROUNDED BY USE OF A PROPERLY SIZED GROUNDING CONDUCTOR.
9. ALL DEVICE COVER PLATES SHALL BE WHITE.
10. ELECTRICAL CONTRACTOR TO CONFIRM LIGHTING LAYOUT WITH OWNER ON FRAMING IS COMPLETED.
11. ELECTRICAL CONTRACTOR SHALL PROVIDE PANEL SCHEDULE TO CITY.

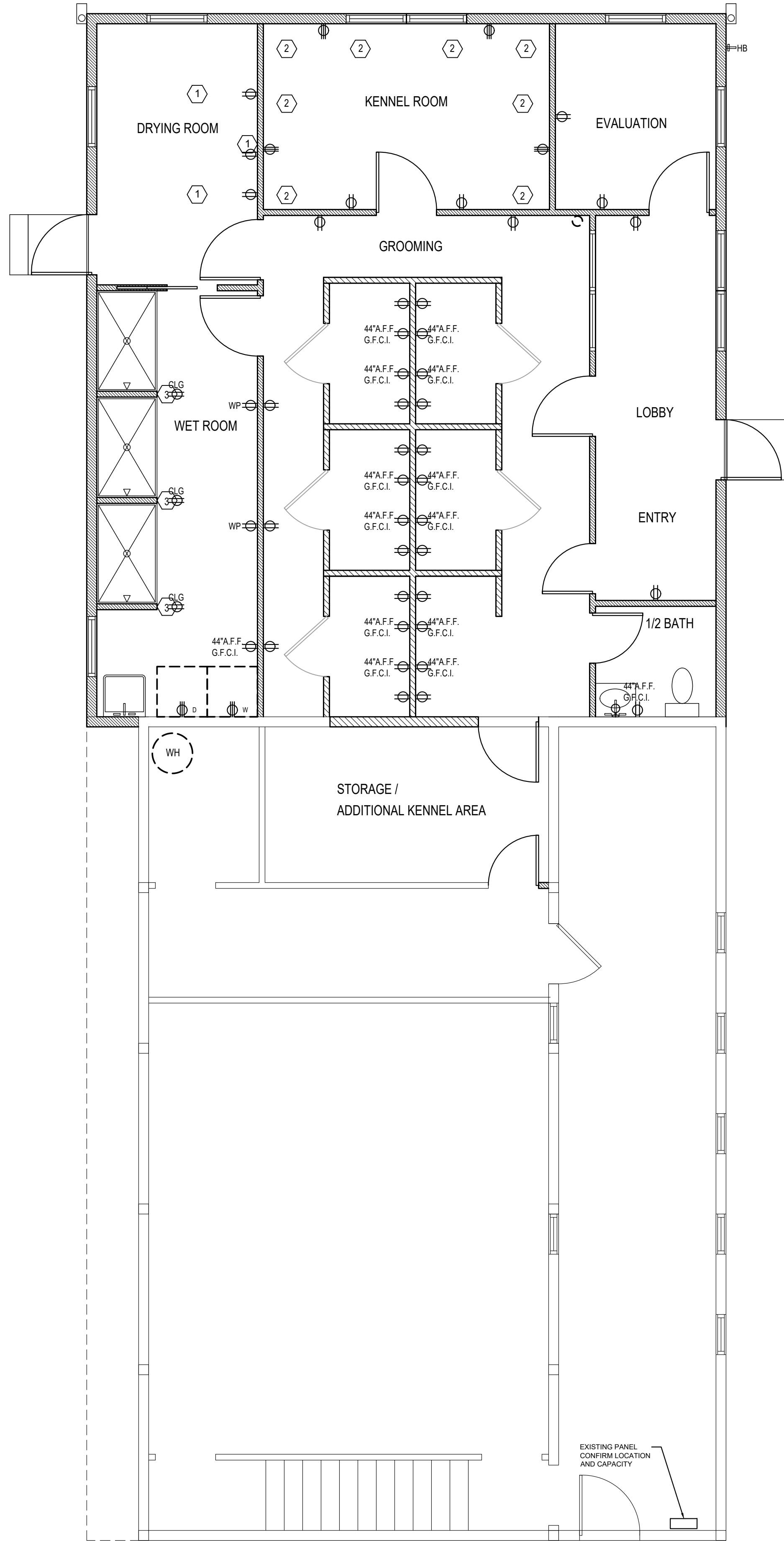


1

E-1

REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



2

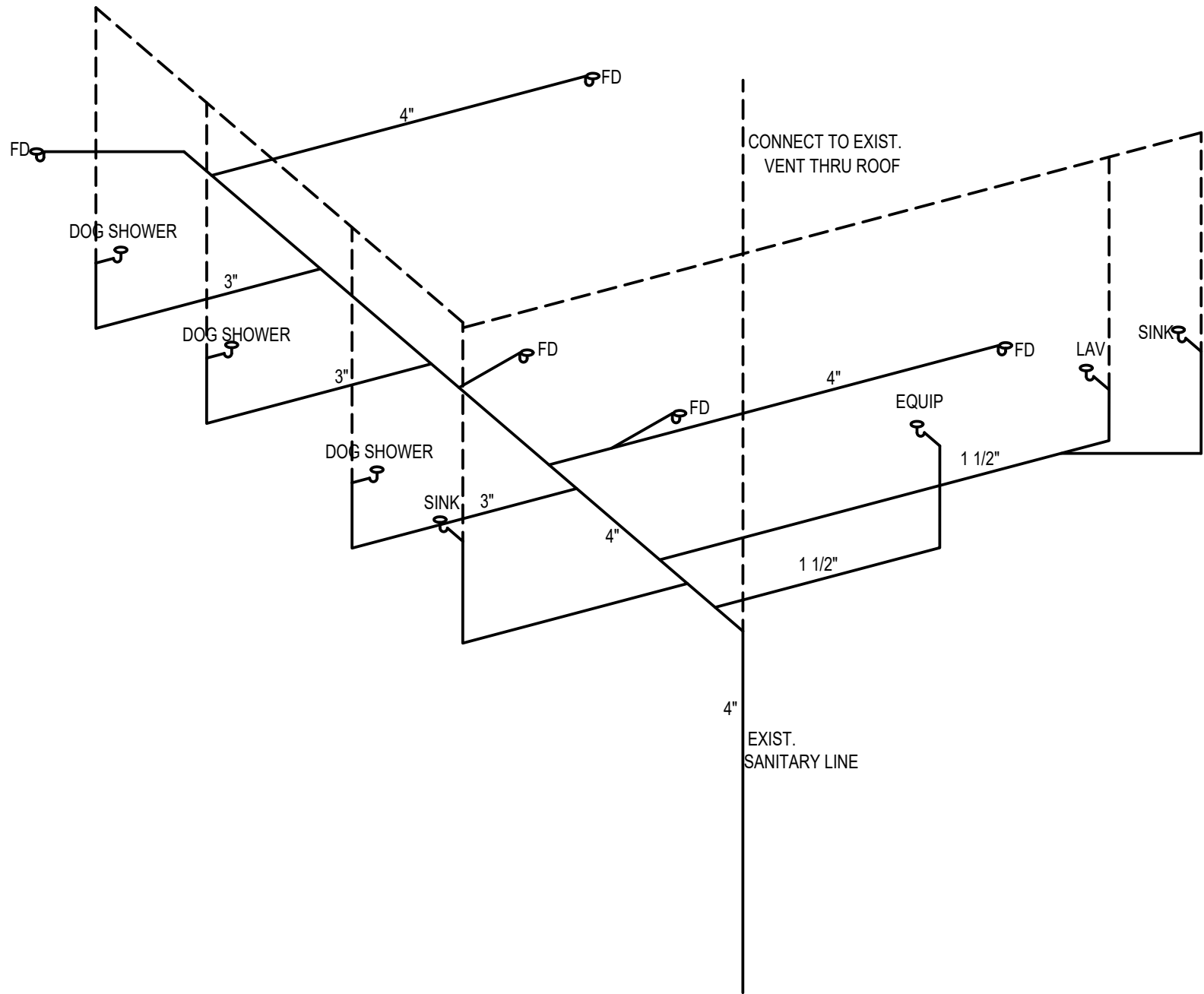
E-1

ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

KEY	SIZBTEM	MANUFACTURER/ MODEL NO.	SIZE	HOT WATER	COLD WATERWASTE	VENT	REMARKS
1	TOILET, ADA	AMERICAN STANDARD "CADET" 17" HT W/ ELONGATED BOWL		-	1/2"	4"	2"
2	LAVATORY, ADA	AMERICAN STANDARD "LUCERNE" W/ MOEN SANI STREAM SINGLE LEVER FAUCET		1/2"	1/2"	1 1/2"	1 1/2"
3	LAVATORY & VANITY	SELECTED BY OWNER		1/2"	1/2"	1 1/2"	1 1/2"
4	DOG SHOWER	SELECTED BY OWNER		1/2"	1/2"	3"	1 1/2"
5	MOP BASIN	REGENCY STAINLESS STL MOP BASIN #600SM202812	33 X 25 X 16.8	1/2"	1/2"	2"	1 1/2"
6							W/ HOSE & HOSE BRACKET & CHROME PLATED FAUCET BY ZURN
7							

- PLUMBING NOTES:
- ALL WORK SHALL COMPLY WITH THE OBC, AND FEDERAL, STATE AND LOCAL CODES.
 - COORDINATE PLUMBING FIXTURE REQUIREMENTS PRIOR TO ROUGH IN.
 - ALL TOILET ROOM FIXTURES SHALL BE WHITE.
 - REMOVE EXIST. TOILET ROOM FIXTURES. EXTEND LINES AS NEEDED.
 - CONNECT ALL NEW SUPPLY AND WASTE LINES TO EXISTING LINES AND VENTS WHERE POSSIBLE. CONTRACTOR TO FIELD VERIFY.
 - CONNECT TO EXISTING VENTS THRU ROOF WHERE POSSIBLE. IF ANY NEW VENT THRU ROOF OR WALL ARE NEEDED, CONTACT BUILDING OWNER PRIOR TO PERFORMING WORK FOR COORDINATION AND BUILDING STANDARDS. CONTRACTOR SHALL MAINTAIN INTEGRETITY OF EXISTING ROOF OR WALL & PROVIDE SUFFICEINT FLASHING AND REPAIR AT CUT THRU.
 - PLUMBING CONTRACTOR SHALL ROUTE LINES AS HIGH AS POSSIBLE IN BASEMENT.
 - CONTRACTORS SHALL ROUTE CONNECTIONS TO EXISTING LINES IN A MANNER THAT MINIMIZES CUTTING OF FLOORS OR IMPACT ON OTHER TRADES. COORDINATE CUTS IN FLOOR WITH OTHER TRADES AND OWNER.
 - COORDINATE WITH EXIST. CLEANOUTS.
 - RECOMMENDED FIXTURE MANUFACTURERS SHALL BE ELKAY, ZURN, OR OWNER APPROVED EQUAL.
 - ADA COMPLIANT BATHROOM LOCATED IN EXISTING BLDG

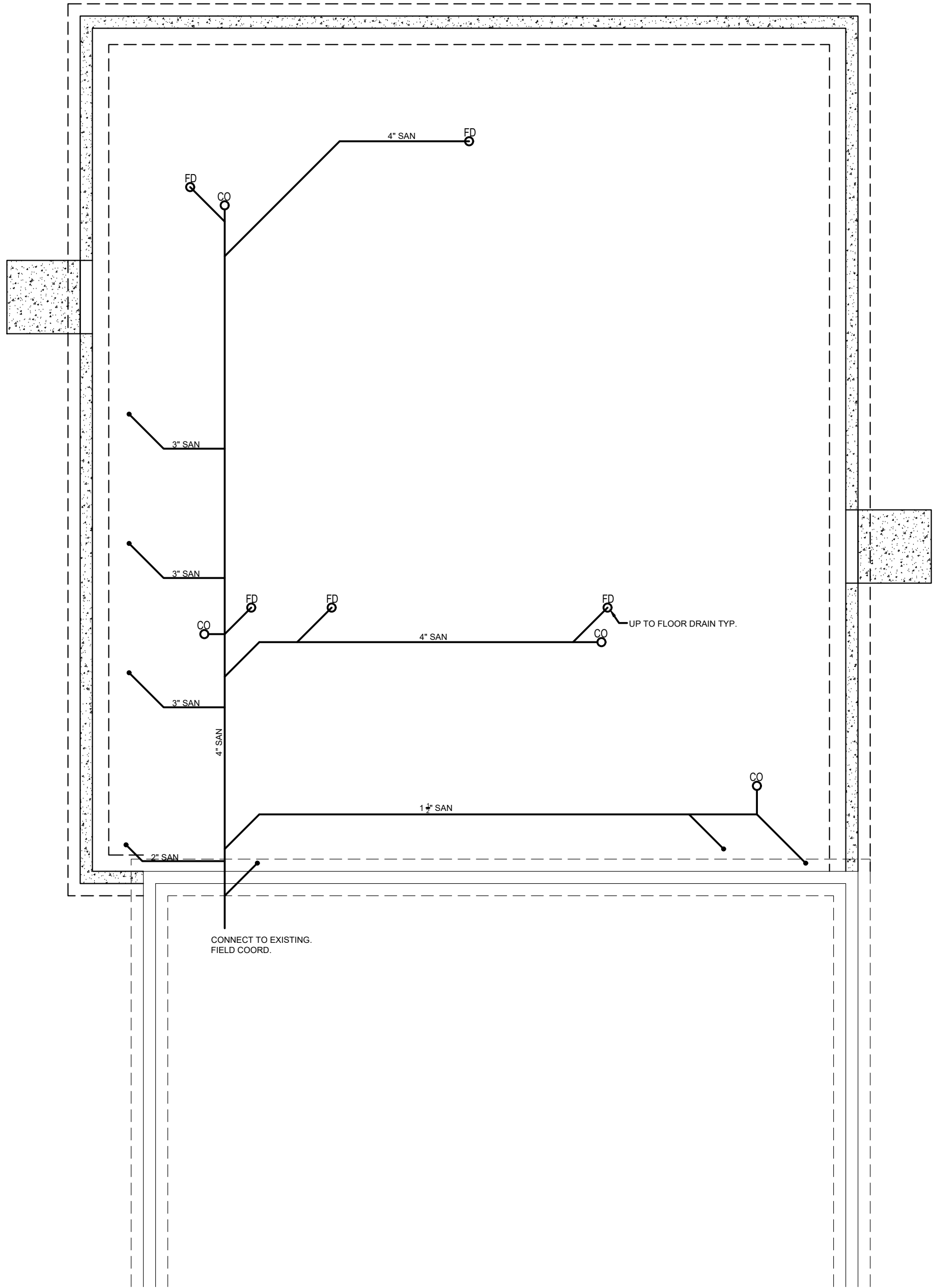


1

PLUMBING ISO

P-1

SCALE: 1/4" = 1'-0"

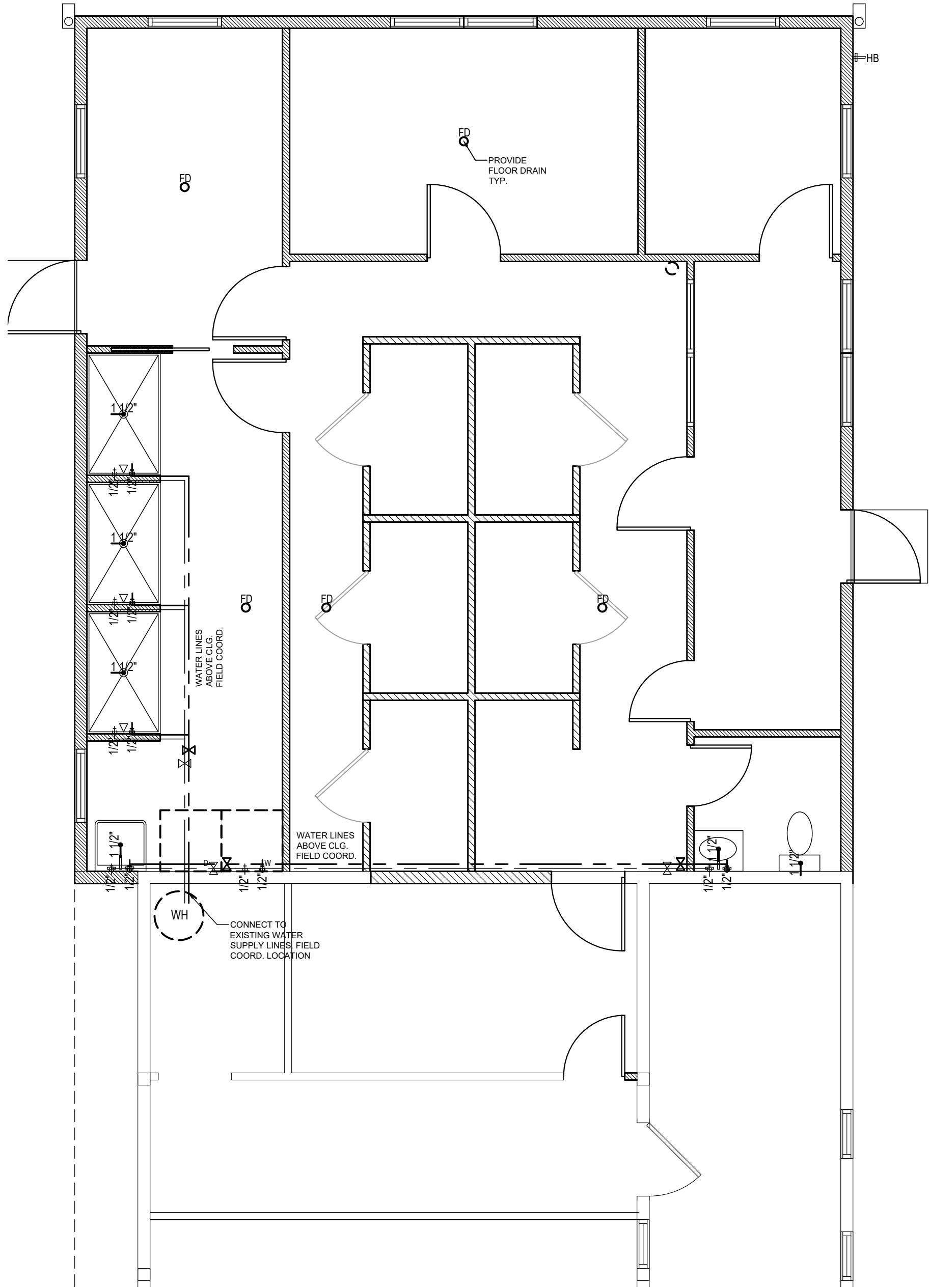


1

SANITATION LINE PLAN

P-1

SCALE: 1/4" = 1'-0"



2

PLUMBING PLAN

P-1

SCALE: 1/4" = 1'-0"

Project and Watershed Information; WQv Calculation

version 3.2 2020-07-07

Project Details

Project Name:	Elite K-911
Project Location:	31740 Cook Road
	N. Ridgeville
Project Latitude:	41.38543
Project Longitude:	-81.971537
NPDES Permit Applicant:	N/A
Submitted by:	Richard A. Fredrickson
Date:	5/2/2024

Subwatershed Details

Subwatershed ID/Label: Labeled as Drainage Area - yellow on Plan

Subwatershed Drainage Area, A_{total} =	0.11	acres	=	4,792	ft ²
Subwatershed Impervious Area, A_{imp} =	0.03	acres	=	1,133	ft ²
Imperviousness fraction, i =	0.24		=	24	%
Volumetric Runoff Coefficient, R_v =	0.26				
Water Quality Volume, WQ_v =	94	ft ³	=	0.002	ac-ft

Infiltration Trench WQv Compliance Tool

version 3.2 2020-07-07

Project Summary

Project Name: Elite K-911
 Subwatershed ID/Label: Labeled as Drainage Area - yellow on Plan
 Submitted by: Richard A. Fredrickson
 Date: 5/2/2024

Subwatershed Drainage Area, A_{total} =	0.11	acres	=	4,792	ft ²
Subwatershed Impervious Area, A_{imp} =	0.03	acres	=	1,133	ft ²
Imperviousness fraction, i =	0.24			24	%
Water Quality Volume, WQv =	94	ft ³			

Step 1 - Soil Suitability

Soil Series	MgA	HSG	D
Subgrade Soil Texture	SIL 10YR 4/4		
Water Table Depth	1	ft	
Underlying Soil Hydraulic Conductivity, K_{fs} =	0.60	in/hr	OKAY

Step 2 - Trench Bottom Area/Dimensions

Area that can drain in 48 hr =	39	ft ²	
5% of A_{imp} =	57	ft ²	
Minimum Infiltration Trench (Bottom) Area =	57	ft ²	
Infiltration Trench (Bottom) Area =	80	ft	OKAY
Trench Width, W_{trench} =	2.0	ft	
Trench Length, L_{trench} =	40.0	ft ²	
Trench Area/Impervious Area, A_{trench}/A_{imp} =	7.1%		OKAY
Length to Width Ratio (L:W) =	20.0	ft/ft	

Step 3 - Trench Layer Depths

Depth of WQv , d_{WQv} =	1.2	ft	
Aggregate Adjusted WQv Depth, $d_{aggr-WQv}$ =	3.0	ft	
WQv Drawdown Time, t_{WQv} =	23.6	hr	OKAY
Depth of Surface Gravel Filter Layer, $d_{gravel\ filter}$ =	0.50	ft	
Depth of Aggregate Storage Layer, $d_{storage}$ =	1.83	ft	
Depth of Bottom Sand Filter Layer, d_{sand} =	0.67	ft	
Total Depth of Aggregate, $d_{aggregate}$ =	3.00	ft	OKAY