

CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION



Chairman James Smolik

Vice-Chairwoman Jennifer Swallow
Member Steve Ali

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

Member Paul Graupmann
Council Liaison Bruce F. Abens

AGENDA

REGULAR MEETING – TUESDAY, MARCH 8, 2022

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

www.youtube.com/channel/UCThtTaGFRof_AOvxSYAzMNYg

TO ORDER 7:00 PM, Council Chambers

ROLL CALL

MINUTES Regular meeting of Tuesday, February 8, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

City of North Ridgeville, 7070 Ranger Way, PPN 07-00-016-104-230

Applicant: Andrejs Smiltars, Architectural Vision Group, Ltd., 23850 Sperry Drive, Westlake, OH 44145. Proposal consists of a new Police Station for the City of North Ridgeville. Property is zoned R-1.

ADJOURNMENT

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

www.nridgeville.org/PlanningCommission.aspx

NEXT REGULAR MEETING WILL BE HELD TUESDAY, APRIL 12, 2022

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

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, FEBRUARY 8, 2022**

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, Jennifer Swallow, James Smolik, and Council Liaison Bruce Abens. Also present were Prosecutor Sean Kelleher, Planning and Economic Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

ELECTION OF OFFICERS:

Smolik opened the floor for nominations for Chairperson. Swallow nominated Smolik for Chairperson seconded by Graupmann. Smolik asked if there were any other nominations. No further nominations were offered.

Smolik opened the floor for nominations for Vice-Chairperson. Smolik nominated Member Swallow for Vice-Chairperson seconded by Graupmann. Smolik asked if there were any other nominations. No further nominations were offered.

Smolik opened the floor for nominations for Secretary. Smolik nominated Tina Wieber for Secretary seconded by Ali. Smolik asked if there were any other nominations. No further nominations were offered.

Smolik opened the floor for nominations for Liaison to the Board of Zoning and Building Appeals. Graupmann nominated Ali for Liaison to the Board of Zoning and Building Appeals seconded by Swallow. Smolik asked if there were any other nominations. No further nominations were offered.

Smolik opened the floor for nominations for Alternate Liaison to the Board of Zoning and Building Appeals. Smolik nominated himself for Alternate Liaison to the Board of Zoning and Building Appeals seconded by Graupmann. Smolik asked if there were any other nominations. No further nominations were offered.

A roll call vote was taken and the motions carried electing Jim Smolik to the position of Chairman, Jennifer Swallow to the position of Vice-Chairperson, Tina Wieber to the position of Secretary, Steve Ali to the position of Liaison to the Board of Zoning and Building Appeals and Jim Smolik to the position of Alternate Liaison to the Board of Zoning and Building Appeals.

Yes – 5 No – 0

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, FEBRUARY 8, 2022**

PAGE 2

MINUTES:

Chairman Smolik asked if the Members had a chance to review the minutes of the regular meeting on Tuesday, December 14, 2021. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

NEW BUSINESS:

Introduction of Planning and Economic Development Director Kimberly Lieber.

Planning and Economic Development Director Lieber commented on the following topics:

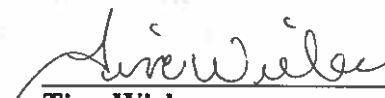
- Her experience in planning and economic development for over twenty years with the last eighteen being with the City of North Olmsted.
- Being involved in staffing various City Boards and Commissions such as Planning and Design Commission, BZBA, Landmarks Commission & Arts Commission.
- Upcoming update of the City's master plan.
- The City's current work with the branding process and how it could be used as a marketing and economic development tool.
- Town Center being an area of opportunity between Route 83, Bainbridge and Center Ridge where the City and schools own property.
- The City's zoning code and areas of opportunity to streamline and simplify it including the application process.
- The City's growth management.

General discussion of upcoming projects involving the Planning Commission followed among the members and the Director.

ADJOURNMENT:

The meeting was adjourned at 7:37 PM.


James Smolik
Chairman


Tina Wieber
Deputy Clerk of Council

Tuesday, March 8, 2022
Date Approved

Engineering Fee Paid: \$ NONE

Planning Commission & Bldg. Admin. Fees: \$ NONE

Receipt No.: _____

Receipt No.: _____

☐ Cash ☐ Check - Check No.: _____

☐ Cash ☐ Check - Check No.: _____

(See attached for description of fees.)

(See attached for description of fees.)



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

RECEIVED

Received: FEB 11 2022 Date Released to Planning Commission: _____

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

APPLICANT INFORMATION AND REQUEST

APPLICANT: ANDREWS SMILTARS PROPERTY OWNER: City of North Ridgeville
COMPANY NAME: Architectural Vision Group LLC ADDRESS: 7307 Avon Belden Road
ADDRESS: 23850 Sperry Drive CITY / STATE: North Ridgeville, OH ZIP: 44039
CITY / STATE: Westlake, OH ZIP: 44145 PHONE NO.: 440-353-0819
PHONE NO.: 440-808-8520 SIGNATURE: [Signature]
SIGNATURE: [Signature] (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: ASMILTARS@AVG.COM

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

LOCATION OF PROPERTY/ADDRESS: 7070 35010 Ranger Way North Ridgeville OH 44039
PERMANENT PARCEL NO.: 0700016104230 ZONING OF PROPERTY: R-1
ZONING OF ADJACENT PROPERTY TO: NORTH B-3 EAST R-1 SOUTH R-1 WEST R-1
DESCRIPTION OF REQUEST: NEW POLICE STATION FOR THE CITY OF NORTH RIDGEVILLE.

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

If yes, list dates and nature of each: _____

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

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

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

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

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

Date: 3-8-2022 Signature: [Signature] (Presiding Officer at Meeting)

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

TO BE FILLED OUT BY APPLICANT

I, ANDREJS SMILTARS
(Print Name)

Andrijs Smiltars
(Signature)

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

Applicant: ANDREJS SMILTARS (ARCHITECTURAL VISION GROUP)

Owner: CITY OF NORTH RIDGEVILLE

Project Address: 35010 RANGER WAY, NORTH RIDGEVILLE, OHIO 44039

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,
ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.
PHONE: 440-329-5207 WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
✓1	City of North Ridgeville 7000 Ranger Way North	0700016104221
✓2	Carver Justin A + Carver Leigh M 7195 York Crescent North	0700021119110
✓3	Walmsley Jeffrey D 7203 York Crescent North	0700021119111
✓4	Grimes Kim S 7211 York Crescent North	0700021119112
✓5	Bartko Andrew + Kimberly A 7219 York Crescent North	070002111913
✓6	Sycz Gary A + Maria D 7227 York Crescent North	070002111914
✓7 14	Allen Christopher J Wros + Allen Phillip W Jr. Wros 35157 Lot 138 Center Ridge Rd.	0700021119149
✓8	North Ridgeville Schools Board of Ed. 34620 Bainbridge Rd.	0700016104233
✓9	City of North Ridgeville 35010 Bainbridge Rd.	0700021119069 0700021119118
✓10	City of North Ridgeville 35010 Ranger Way	0700016104230

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY	
CBO Verification By: <u>[Signature]</u>	Date / Time Stamp:
BZA / PC Verification By: _____	

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	City of North Ridgeville Ranger Way	0700016104225
✓12	City of North Ridgeville Bainbridge Rd.	0700016104229
✓13	North Ridgeville Schools Board of Ed. Ranger Way	0700016104232
✓14	JONES ESTATES RIDGEWOOD LLC 2310 S MIAMI BLVD DURTAND N.C.	0700021119149 27103
✓15	Note all addresses above are located in the City of North Ridgeville,	
✓16	OH 44039	
✓17	Portions of address #9, #10 and #11 make up the project site	
✓18	MATTHEW MAKOE 7235 YORK CRESCENT N.R. OH. 44039	0700021119115
✓19	SHAWN ELLISON 7243 YORK CRESCENT N.R. OH. 44035	0700021119116
✓20	VYACHESLAV DASHKOVSKIY 7251 YORK CRESCENT KENNINGTON DR N.R. OH. 44039	0700021119117
✓21	BRITTANY SCHNEIDER 7200 KENNINGTON N.R. OH. 44039	0700021119071
22		
23		
24		
25		
26		

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

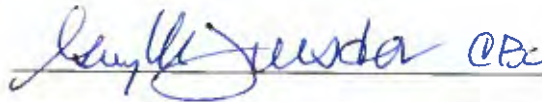
Name of Applicant:	Andrejs Smiltars
Name of Owner:	City of North Ridgeville
Date Submitted for Consideration:	02-11-2022
Date to Return to Planning Commission:	02-16-2022
Regarding: North Ridgeville Police Station	

RECOMMENDATIONS:

Plans appear well thought out.
Suggest address 7070 Ranger Way

(use additional sheets if necessary)

Department Head Signature & Title: _____

 OBO

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

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Andrejs Smiltars, Architectural Vision Group, Ltd, 23850 Sperry Dr, Westlake, OH 44145
Name of Owner:	City of North Ridgeville, 7307 Avon Belden Rd, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, March 08, 2022
Date to Return to Deputy Clerk of Council:	Thursday, February 24, 2022
Regarding:	New police station Permanent Parcel Nos. 07-00-016-104-230

Recommendations:

- Show location of ground sign(s) on site plan with dimensions from driveways and ROW.
- Show actual plant species to be used in landscape plan, include quantities. Focus buffer plantings in areas of greatest exposure to neighboring dwellings.
- Better define how existing mature trees to remain along frontage will be addressed. For example, will dead trees, if any, be removed? Will brush/weeds be removed?
- Landscape plan indicates "irrigation provided by owner." Assume no irrigation is planned, note can be deleted.
- Consider relocating westernmost pole light (closest to residential neighbors) to the landscape island across the drive aisle to give greater separation.
- Provide for pedestrian connectivity between Police and Fire Stations.
- Ensure infrastructure is in place to incorporate EV charging if desired for the future.

(Use additional sheets if necessary.)

Department Head Signature: _____

Kimberly Libar

Title: _____

*Planning + Economic
Development Director*

[Select Title...]

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

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

(Planning Commission By-Laws, Article V, Section 3)

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

NORTH RIDGEVILLE POLICE STATION

7070 RAINGER WAY, NORTH RIDGEVILLE, OHIO 44039

PLANNING COMMISSION REVIEW



ARCHITECTURAL VISION GROUP, LTD.

23850 SPERRY DRIVE, CLEVELAND OHIO 44145
TEL: 440-808-8520 FAX: 440-808-8301
www.avgl.com

IN ASSOCIATION WITH:

KS ASSOCIATES, INC.

CONSULTING CIVIL ENGINEER
240 BURNS ROAD, SUITE 100, ELYRIA, OH 44035

BEHNKE & ASSOCIATES

CONSULTING LANDSCAPE ARCHITECT
2658 SCRANTON ROAD SUITE 2, CLEVELAND, OHIO 44113

OSBORN ENGINEERING

CONSULTING ENGINEER, STRUCTURAL, MEP, TECHNOLOGY
1100 SUPERIOR AVENUE, CLEVELAND, OHIO 44114

MEMBERS:

POLICE CHIEF NRPD:
MIKE FREEMAN

CAPTAIN NRPD:
KEVIN JONES

DRAWING INDEX:

G-001 - COVER SHEET
TOPOGRAPHIC SURVEY
GRADING PLAN
DRAINAGE LAYOUT
L-100 - PLANTING PLAN
AS-111 - SITE PLAN
A-101 - FIRST FLOOR PLAN
A-102 - FIRST FLOOR PLAN - STORAGE BUILDING
A-201 - EXTERIOR ELEVATIONS
A-202 - EXTERIOR ELEVATIONS - STORAGE BUILDING
A-310 - EXTERIOR RENDERINGS
ES-200 - ELECTRICAL SITE PLAN
ES-201 - SITE PHOTOMETRIC PLAN
ES-501 - SITE LIGHTING DETAILS AND DIAGRAMS



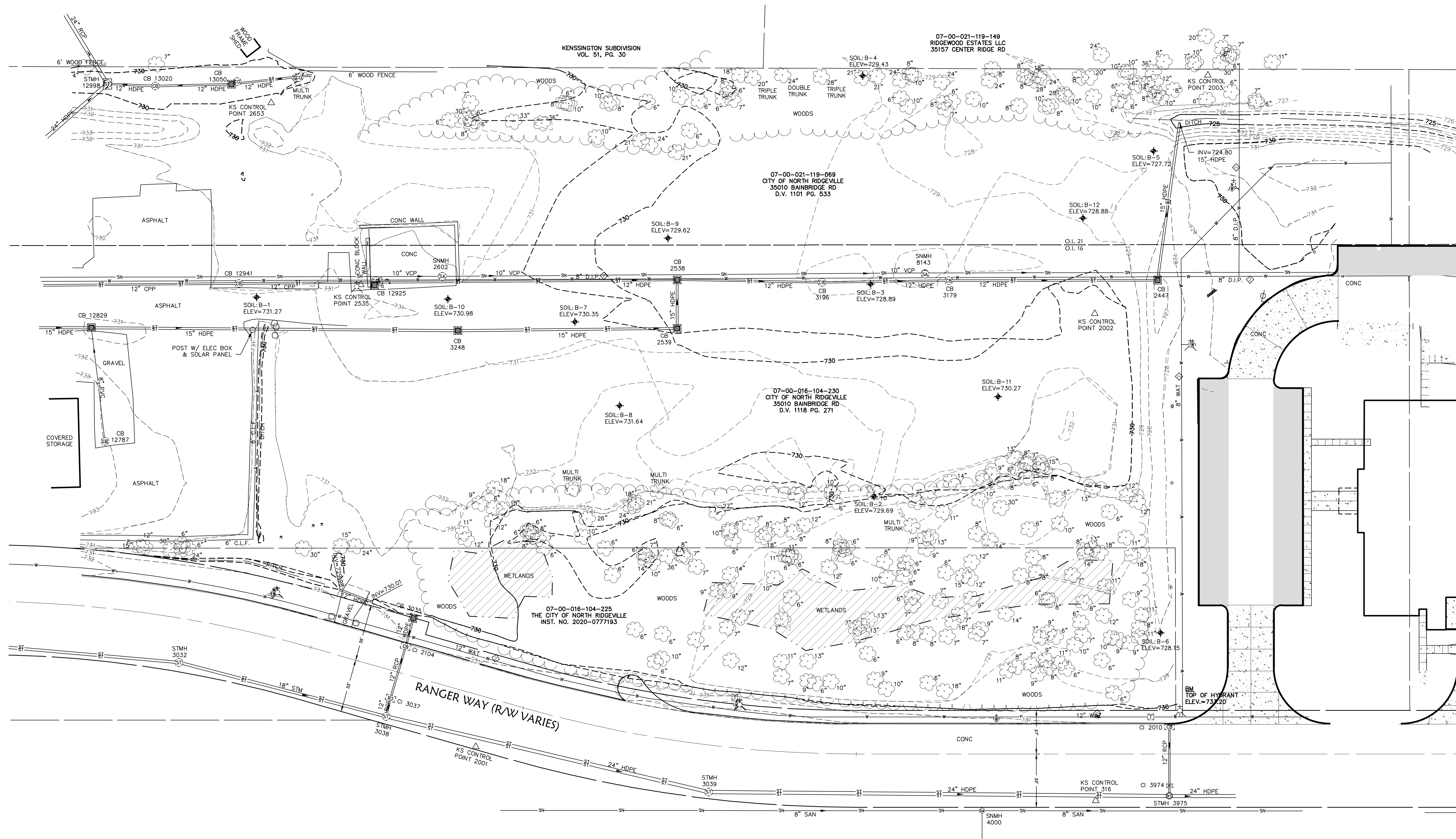
VICINITY MAP



NORTH RIDGEVILLE PLANNING COMMISSION

☒	Approval Granted	☐	Request Rejected
Refer for Council Approval:			
BZA approval required:			
Other Conditions:			
Date:	3.8.22	BY:	

PROJECT NO. 2101	
NORTH RIDGEVILLE POLICE STATION RANGER WAY CITY OF NORTH RIDGEVILLE	
ARCHITECTURAL VISION GROUP, LTD. ARCHITECTS & PLANNERS 23850 SPERRY DRIVE CLEVELAND, OHIO 44145	
PROFESSIONAL SEAL	
CONSULTANT:	
PROJECT NO. 2101 DRAWN BY: Author CHECKED BY: Checker DATE: 03/08/22	
COVER SHEET	
SCALE: SHEET NO. G-001	



1. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE PROJECT GROUND COORDINATES IN U.S. SURVEY FEET BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83(CORS96) AS SHOWN ON ODOT LOR-20--23.27 PLANS.
2. TO CONVERT PROJECT GROUND COORDINATES TO TRUE OHIO STATE PLANE COORDINATES, MULTIPLY THE NORTHINGS AND EASTINGS BY THE COMBINED SCALE FACTOR (0.99992046067).
3. VERTICAL DATUM IS NAVD 1988.
4. PERTINENT RECORDS USED ARE AS SHOWN HEREON.
5. THIS MAP AND THE SURVEY ON WHICH IT IS BASED HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE NOT INTENDED TO REFLECT ALL EASEMENTS, ENCUMBRANCES, OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE PROPERTY SHOWN HEREON.
6. THE UTILITIES, SEWERS AND THEIR LOCATIONS SHOWN HEREON ARE DERIVED FROM A COMBINATION OF FIELD SURVEYING OF VISIBLE UTILITY STRUCTURES, AVAILABLE PLANS AND A LEVEL C SUBSURFACE UTILITY INVESTIGATION. ACTUAL LOCATION OF UTILITIES MAY VARY FROM THE DEPICTED LOCATIONS. OTHER UNKNOWN UTILITIES MAY EXIST AND NECESSARY PRECAUTIONS SHOULD BE FOLLOWED WHEN EXCAVATING. ADDITIONAL INVESTIGATION SUCH AS VIDEO/TAPING PIPE RUNS, NON-DESTRUCTIVE EXPOSURE OF UTILITIES MAY DETERMINE THE UNKNOWN UTILITY INFORMATION. CONTACT OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800--362--2764 PRIOR TO EXCAVATION.
7. AS OF (2--8--21), THE FOLLOWING COMPANIES HAVE RESPONDED TO THE INITIAL OUPS REQUEST (OUPS #B030401161) FOR UTILITY PLANS: (AT&T, CITY OF NORTH RIDGEVILLE, WINDSTREAM, COLUMBIA GAS, OHIO Edison). THE FOLLOWING COMPANIES HAVE NOT RESPONDED: (WIDE OPEN WEST, CHARTER COMMUNICATION).
8. UTILITY REFERENCES:
 - ◇ FIELD LOCATED FROM UTILITY MARKINGS
 - ◇ NORTH RIDGEVILLE FIRE STATION PLANS.
 - ◇ COLUMBIA GAS PLANS.
9. WETLAND DELINEATION FROM WETLAND DELINEATION MAP BY PROFESSIONAL SERVICE INDUSTRIES, INC., DATE MARCH 2021.

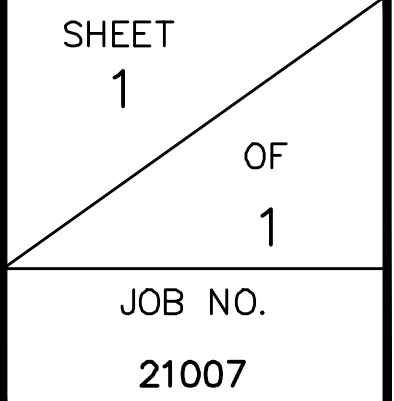
CI 2010			STMH 3030		CB 3564
INV=729.89			STMH 3312		STMH 729.89
INV=726.54 12" RCP E			INV=725.63 18" N STM		INV=720.17 6" PVC SE
BOTTOM=725.49			INV=726.05 18" S STM		INV=721.92 12" HDPE NW
					INV=721.97 3" HDLE N
CI 2104			CB 3035		CB 3570
INV=730.39			STMH=730.07		INV=727.97 6" VERT PVC
INV=726.19 12" RCP SE			INV=726.83 12" HDPE E		BOTTOM=717.72
INV=726.76 12" HDPE NW			CI 3037		CI 3574
BOTTOM=726.29			INV=730.48		STMH=729.93
					INV=725.25 12" RCP E,W
CB 2447			INV=726.90 12" RCP E,W		STMH 7395
INV=727.21 12" HDPE S			STMH 3038		INV=730.70
INV=724.62 12" HDPE S			STMH 731.34		INV=720.15 12" HDPE W
BOTTOM=722.87			INV=725.59 12" RCP NW		INV=720.24 12" HDPE N,S
WATER=724.87			INV=725.44 14" HDPE NE		
			INV=724.88 18" S		SNMH 4000
CI 2538					STMH 729.60
INV=729.43			STMH 3039		INV=722.09 8" N&S
INV=726.23 15" HDPE E			STMH 732.60		SNMH 7800
INV=725.90 12" HDPE S			INV=727.44 14" HDPE N		INV=720.01
INV=725.53 12" HDPE N			INV=723.75 14" HDPE SW		SNMH 12700
BOTTOM=725.53					INV=721.12 10" VCP N
TOP OF WATER=725.53			CB 3179		SNMH 8143
			INV=729.35		STMH 726.67
CB 2539			INV=725.50 12" HDPE N,S		INV=729.10 12" VCP N
INV=729.80			CB 3196		CB 12787
TOP OF WATER=729.80			STMH 728.48		STMH 732.93
INV=726.70 15" HDPE S			INV=725.63 12" HDPE N,S		STMH 727.59
TOP OF WATER=726.60					TOP OF DEBRIS=730.88
SNMH 2602			CI 3248		
INV=730.62			STMH 730.16		
INV=721.69 10" VCP N&S			INV=727.73 15" HDPE N		
			INV=727.61 15" HDPE N		
			BOTTOM=727.59		

	IRON PIN/PIPE FOUND		SANITARY MANHOLE
	MONUMENT BOX FOUND		CLEAN OUT
	TRAVERSE POINT		SANITARY MANHOLE
	WATER VALVE		ROUND CATCH BASIN
	FIRE HYDRANT		SQUARE CATCH BASIN
	TELEPHONE PEDESTAL		CURB INLET
	LIGHT POLE		ROCK
	GUY ANCHOR		DECIDUOUS TREE
	BOLLARD/POST		
	W		WATER LINE
	ST		SANITARY SEWER
	S		STORM SEWER
	G		GAS MAIN
	X		FENCE
			CENTERLINE
			RIGHT OF WAY
			PROPERTY LINE
			EDGE OF WOODS

ASPH	ASPHALT
C.L.F.	CHAIN LINK FENCE
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
D.I.P.	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
312	627262.43	2104446.24	731.32	CNPT IPINS
316	628123.89	2104361.60	730.98	CNPT MAGS
2001	627740.20	2104348.47	731.56	CNPT MAGS
2002	628123.13	2104709.95	730.58	CNPT IPINS
2003	628192.97	2103932.37	727.57	CNPT IPINS
2535	627668.90	2104062.54	730.80	CNPT MAGS
2653	627613.32	2103949.84	730.20	CNPT MAGS

NORTH RIDGEVILLE POLICE STATION TOPOGRAPHIC SURVEY CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO		KS Associates, Inc. 260 Burns Road, Suite 100 Elvira, OH 44035 P 440.365.4730 F 440.365.4790 www.ksassociates.com		DATE: 2-3-21 DRAWN BY: PRP CTD BY: DML 30-2018 DWG. NAME: 21007-BASED01 PATH: Fb: 1092		REVISIONS 1-24-22 5-4-21		DESCRIPTION BY:	
SHEET 1 OF 1		JOB NO. 21007							



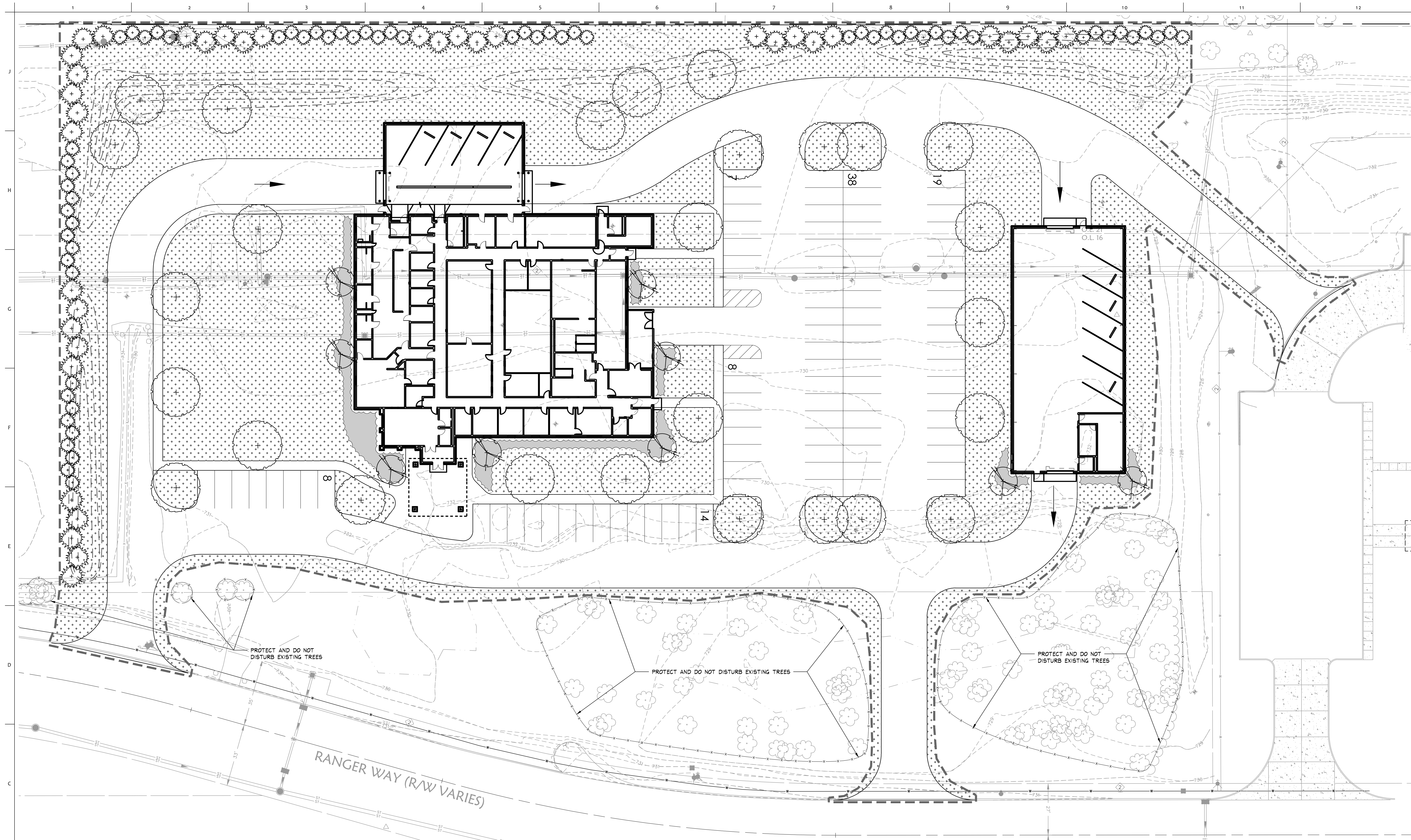
PRELIMINARY GRADING PLAN
NORTH RIDGEVILLE
POLICE STATION
CITY OF NORTH RIDGEVILLE
COUNTY OF LORAIN
STATE OF OHIO

KS
KS ASSOCIATES

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

DATE: 5/5/2021
DRAWN BY: KAR
CH'D BY: _____
DWG. NAME: Concept Drainage
-Current.dwg
PATH: Civil_3D_2019
F.B. _____

[illegible]



LEGEND:

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- CONIFEROUS TREE
- SHRUB, PERENNIAL, AND ORNAMENTAL GRASS PLANTING
- LIMITS OF WORK
- 4" TOPSOIL AND SEED TURF TYPE TALL FESCUE
- BIORETENTION SEED MIX
- EXISTING TREE TO REMAIN -- PROTECT FROM DAMAGE

GENERAL NOTES:

- THIS SHEET IS FOR PLANTING AND TURF INSTALLATION PURPOSES ONLY.
- PROVIDE AND INSTALL 12" PLANTING SOIL IN ALL SHRUB, ORNAMENTAL GRASS, GROUNDCOVER AND PERENNIAL BEDS.
- PROVIDE AND INSTALL 4" MIN. TOPSOIL AND SEED ON ALL DISTURBED, NON-PLANTING BED MIX AREAS.
- SEED WITH TURF MIX ALL DISTURBED AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS, AS SHOWN ON THE PLANTING PLAN. QUANTITIES PROVIDED ON THE PLANT LIST AND LANDSCAPE MATERIAL SUMMARY ARE FOR ESTIMATION PURPOSES ONLY.
- ALL SITE UTILITIES ARE SHOWN FOR COORDINATION ONLY; SEE SITE UTILITY PLANS AND SITE ELECTRICAL PLAN. NOTIFY ARCHITECT OF UNFORESEEN CONFLICTS BETWEEN PROPOSED TREE LOCATIONS AND UTILITIES PRIOR TO INSTALLATION.
- ALL LANDSCAPE IRRIGATION TO BE PROVIDED BY OWNER.
- ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL NOT BE PLANTED CLOSER THAN TWENTY-FIVE (25) FEET FROM AN INTERSECTION, STOP SIGN, OR STREET LIGHTS, TEN (10) FEET FROM DIRECTIONAL TRAFFIC SIGNS, FIRE HYDRANTS, UNDERGROUND UTILITIES OR UTILITY POLES, FIVE (5) FEET FROM DRIVEWAYS, AND TWO (2) FEET FROM PROPERTY LINES.

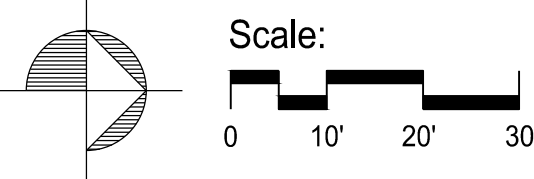
POTENTIAL PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	NOTES
SHADE TREES						
-	AC-RS	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2' CAL.	B & B	
-	LI-RO	LIQUIDAMBAR S. 'ROTUNDILOBA'	FRUITLESS SWEETGUM	2' CAL.	B & B	
-	NY-WF	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM TREE	2' CAL.	B & B	
-	QU-CO	QUERCUS COCCINEA	SCARLET OAK	2' CAL.	B & B	
-	UL-FR	ULMUS X 'FRONTIER'	FRONTIER ELM	2' CAL.	B & B	
ORNAMENTAL TREES						
-	HA-AK	HAMAMELIS I 'ANTOINE KORT'	ANTOINE KORT WITCHHAZEL	4' HGT.	NO. 5 CONT.	MULTI STEM
-	MA-VI	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	5' HGT.	B & B	MULTI STEM
EVERGREEN TREES						
-	CH-GL	CHAMAECYPARIS NOOTKATENSIS 'GLAUCA'	BLUE NOOTKA FALSE CYPRESS	6'	B & B	
-	JU-VI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'	B & B	
-	JU-BU	JUNIPERUS V. 'BURKII'	BURK JUNIPER	6'	B & B	
-	PI-BB	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES BLUE SPRUCE	6'	B & B	
-	TH-WI	THUJA OCCIDENTALIS 'WINTERGREEN'	WINTERGREEN ARBORVITAE	6'	B & B	
SHRUBS						
-	CL-AL	CLETHRA ALNIFOLIA	SUMMERSHEET	24"	NO. 5 CONT.	
-	CO-IH	CORNUS ALBA 'IVORY HALO'	IVORY HALO DOGWOOD	24"	B & B	
-	HY-AP	HYDRANGEA Q. APPLAUSE	APPLAUSE OAKLEAF HYDRANGEA	24"	NO. 3 CONT.	
-	IL-RS	ILEX V. 'RED SPRITE'	RED SPRITE WINTERBERRY	18"	NO. 3 CONT.	
-	JU-SG	JUNIPERUS CH. 'SEA GREEN'	SEA GREEN JUNIPER	24"	NO. 5 CONT.	
-	RH-AR	RHUS AROMATICA	FRAGRANT SUMAC	24"	NO. 3 CONT.	
-	RH-GL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18"	NO. 3 CONT.	
-	TA-RE	TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW	24"	B & B	
-	TA-DE	TAXUS X M. DENSIFORMIS	DENSE YEW	24"	B & B	

POTENTIAL PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	NOTES
ORNAMENTAL GRASS						
-	CA-KF	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	CLUMP	NO. 2 CONT.	18" O.C.
-	HA-AU	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	CLUMP	QUART CONT.	18" O.C.
-	LI-RP	LIRIOPE MUSCARI 'ROYAL PURPLE'	ROYAL PURPLE LILY TURF	CLUMP	NO. 1 CONT.	18" O.C.
-	PE-HA	PENNISETUM ALOPECUROIDES 'HADELN'	DWARF FOUNTAIN GRASS	CLUMP	NO. 2 CONT.	18" O.C.
PERENNIALS						
-	EC-PK	ECHINACEA 'POKONK WILD BERRY'	POKONK WILD BERRY CONEFLOWER	CLUMP	NO. 2 CONT.	18" O.C.
-	HE-CO	HEMEROCALLIS 'COSMOPOLITAN'	COSMOPOLITAN DAYLILY	CLUMP	NO. 2 CONT.	18" O.C.
-	NE-DR	NEPETA X FAASSENII 'DROPMORE'	DROPMORE CATMINT	CLUMP	NO. 2 CONT.	18" O.C.
-	PA-TE	PACHYSANDRA TERMINALIS	PACHYSANDRA	2" CELL	50 PER FLAT	12" O.C.
-	SA-BH	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL MEADOW SEDGE	CLUMP	NO. 2 CONT.	18" O.C.

PLANTING PLAN



OHIO
Utilities Protection
SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

PROJECT NO
2101

NORTH RIDGEVILLE POLICE STATION
RANGER WAY CITY OF NORTH RIDGEVILLE

ARCHITECTURAL VISION GROUP, LTD
ARCHITECTS • PLANNERS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

PROFESSIONAL SEAL:

CONSULTANT:

LANSING, OHIO 44119
P: 216.441.1119
F: 216.441.1120
E: info@behnke.com

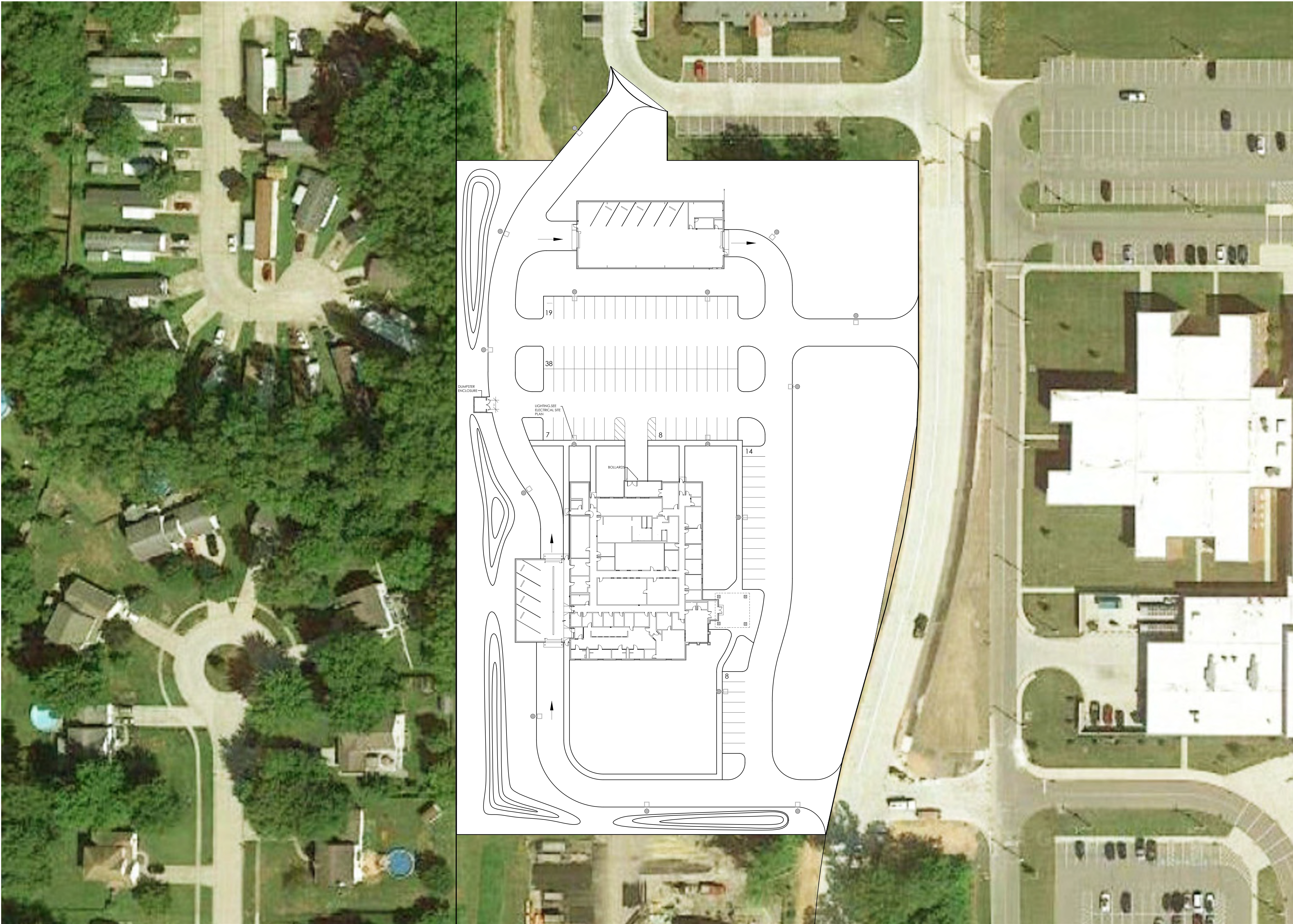
MARK	DATE	DESCRIPTION
	2/10/2021	PLANNING AND ZONING - NOT FOR CONSTRUCTION
		ISSUED AS PROJECT STATUS

PROJECT NO
2101

DRAWN BY
CHECKED BY
DATE
FEBRUARY 10, 2021

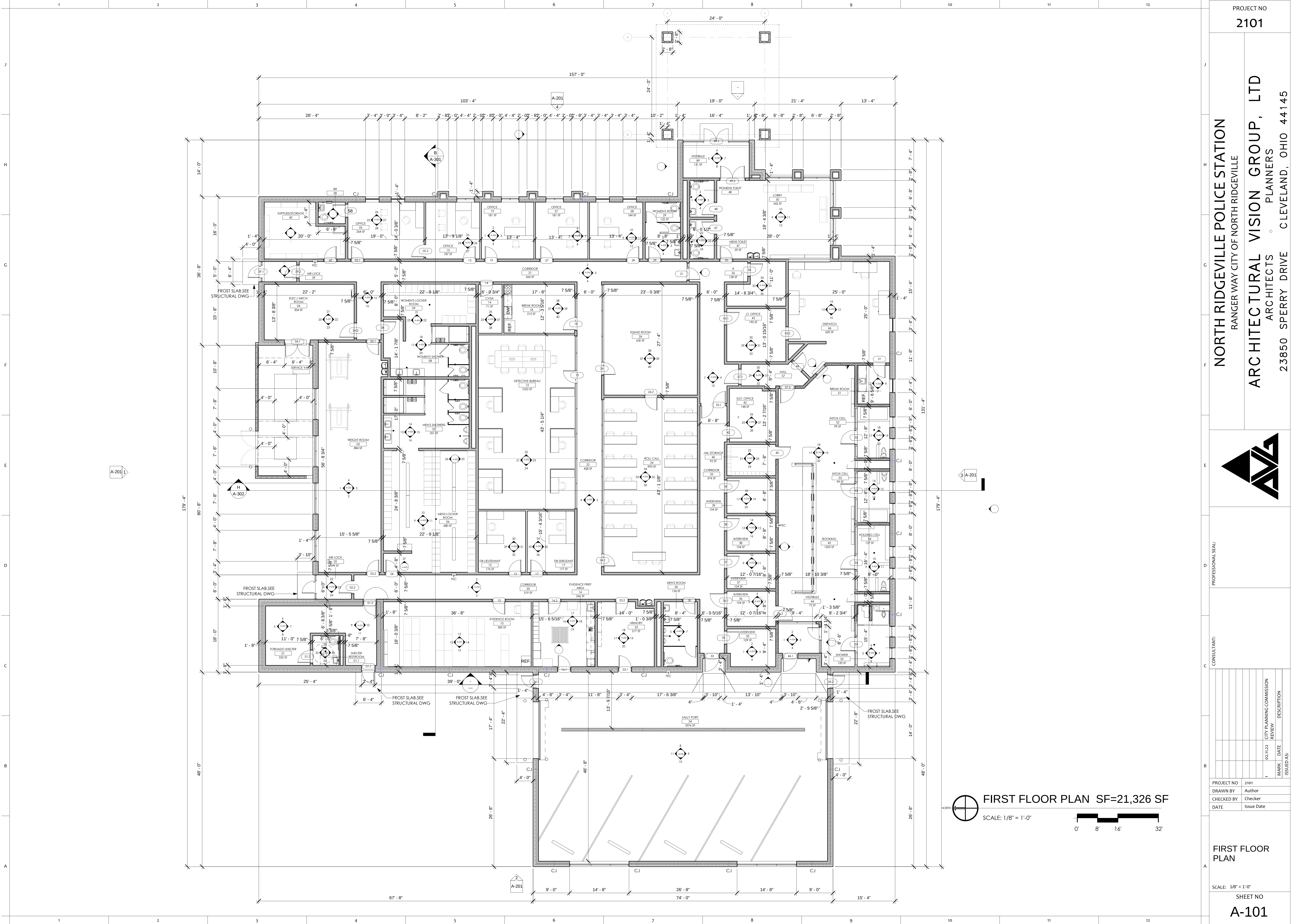
SITE PLANTING
PLAN

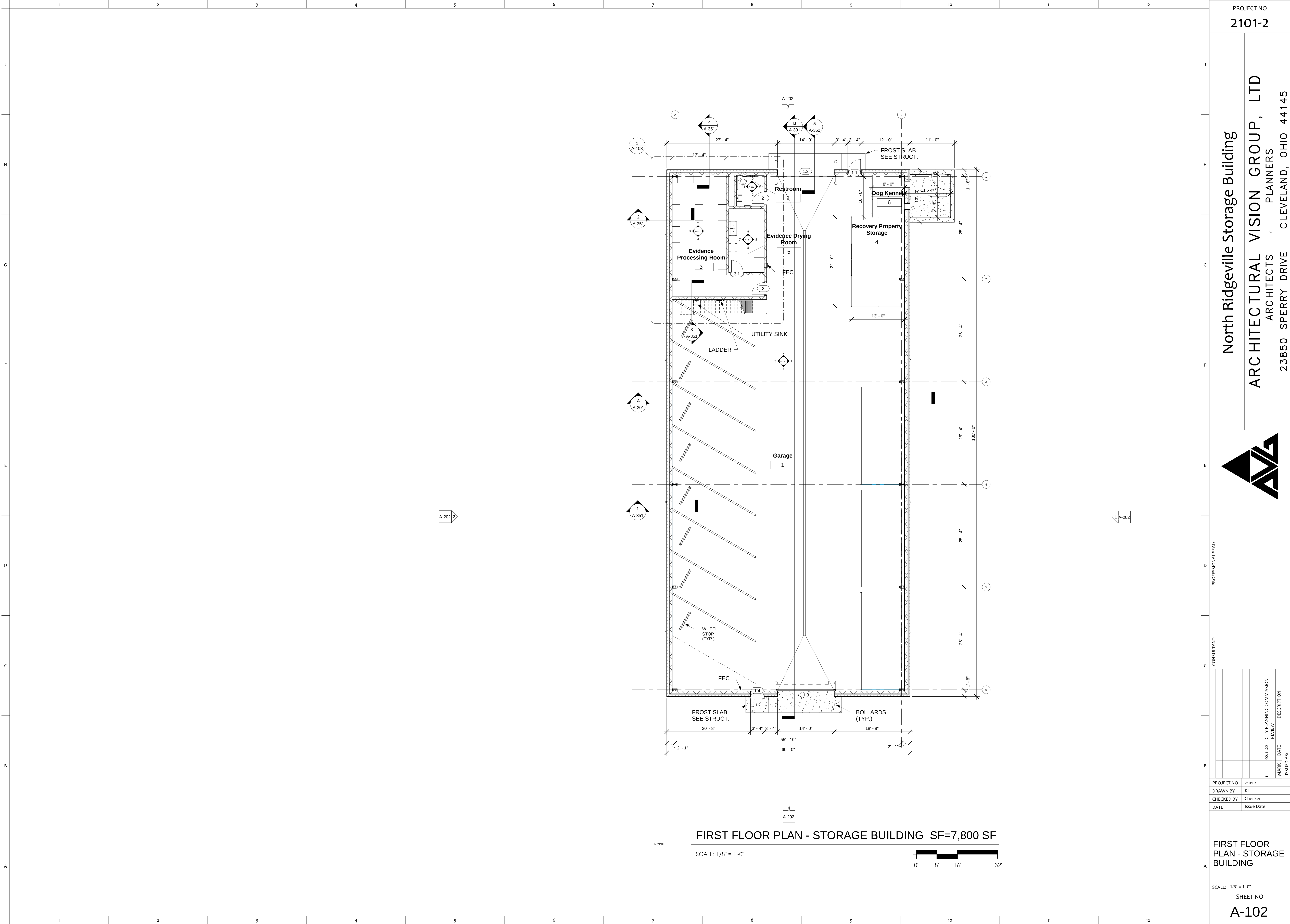
SHEET NO
L-100



ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"
0' 8' 16' 32'

PROJECT NO 2101			
NORTH RIDGEVILLE POLICE STATION RANGERWAY CITY OF NORTH RIDGEVILLE			
ARCHITECTURAL VISION GROUP, LTD ARCHITECTS • PLANNERS 23850 SPERRY DRIVE CLEVELAND, OHIO 44145			
PROFESSIONAL SEAL:			
CONSULTANT:			
CITY PLANNING COMMISSION REVIEW			
MARK	DATE	DESCRIPTION	ISSUED AS: PROJECT STATUS
PROJECT NO	2101		
DRAWN BY			
CHECKED BY			
DATE	JANUARY 25, 2021		
ARCHITECTURAL SITE PLAN			
SCALE:			
SHEET NO			
AS-111			





PROJECT NO
2101-2

North Ridgeville Storage Building

ARCHITECTURAL VISION GROUP, LTD
ARCHITECTS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

PROFESSIONAL SEAL:

CONSULTANT:

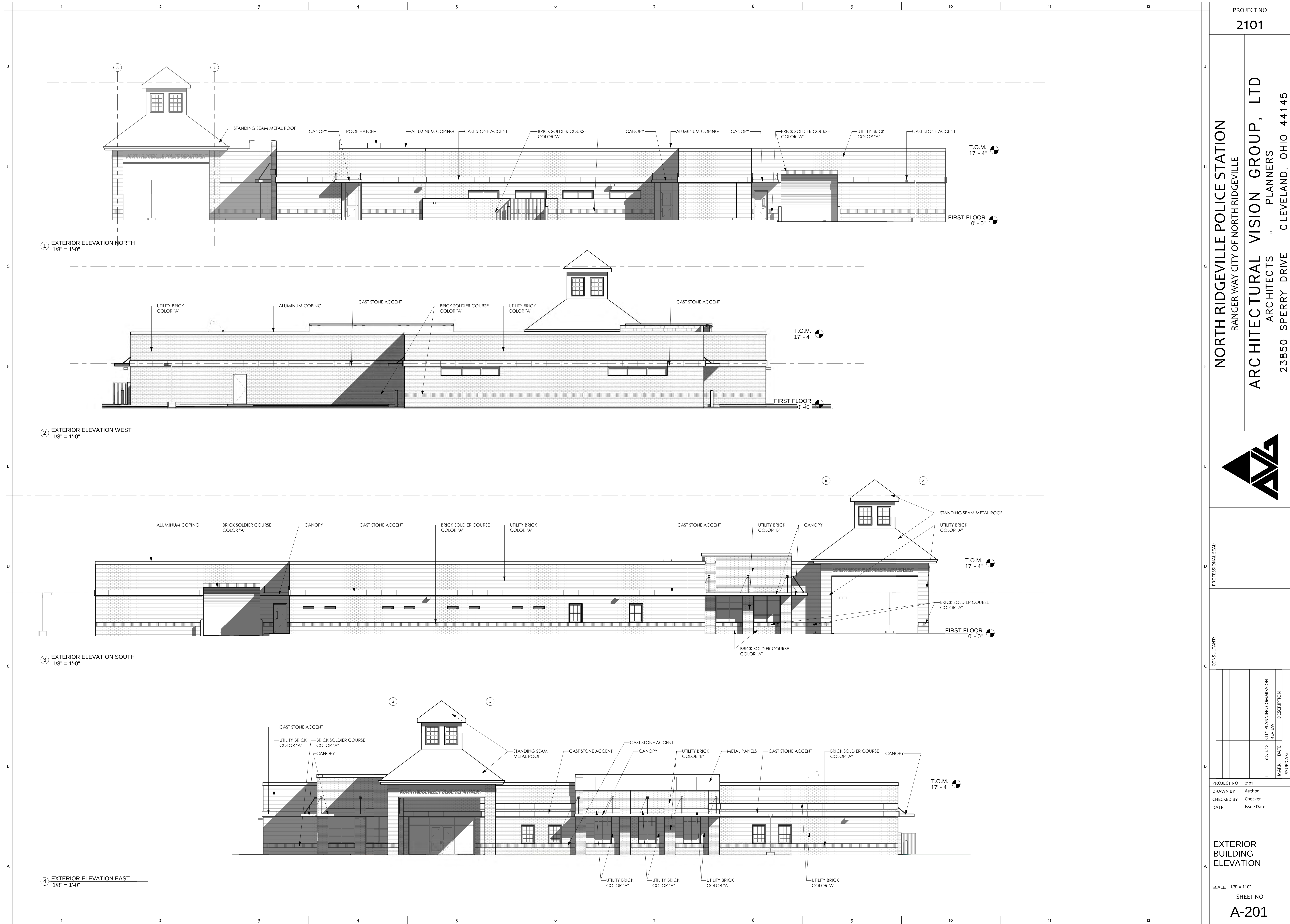
MARK	DATE	DESCRIPTION
1	02.11.22	CITY PLANNING COMMISSION REVIEW

PROJECT NO	2101-2
DRAWN BY	KL
CHECKED BY	Checker
DATE	Issue Date

FIRST FLOOR
PLAN - STORAGE
BUILDING

SCALE: 1/8" = 1'-0"

SHEET NO
A-102



PROJECT NO
2101

NORTH RIDGEVILLE POLICE STATION
RANGER WAY CITY OF NORTH RIDGEVILLE

ARCHITECTURAL VISION GROUP, LTD
ARCHITECTS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

PROFESSIONAL SEAL:

CONSULTANT:

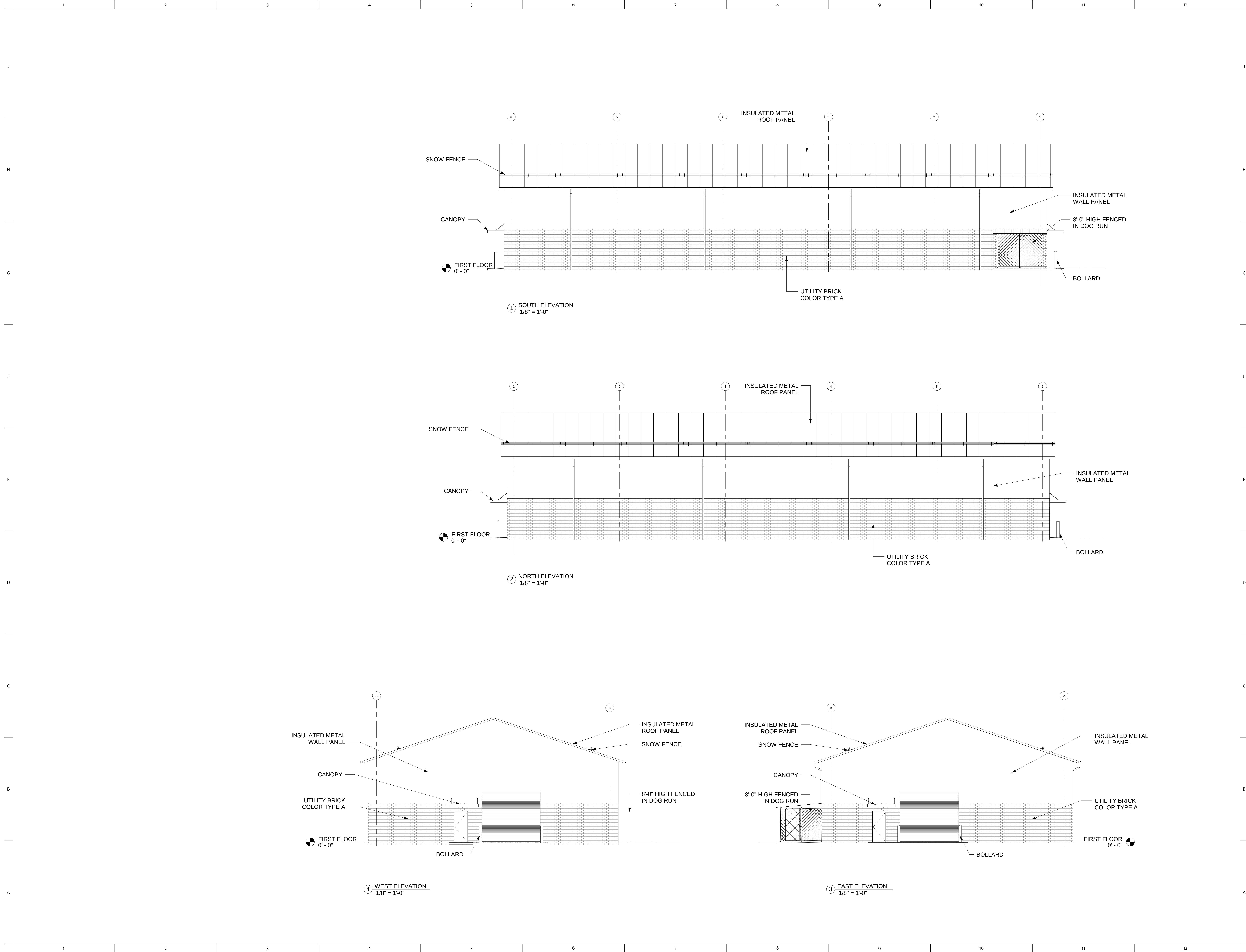
MARK	DATE	DESCRIPTION
1	02.11.22	CITY PLANNING COMMISSION REVIEW

PROJECT NO	2101
DRAWN BY	Author
CHECKED BY	Checker
DATE	Issue Date

EXTERIOR BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

SHEET NO
A-201



PROJECT NO
2101-2

North Ridgeville Storage Building

ARCHITECTURAL VISION GROUP, LTD
ARCHITECTS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

PROFESSIONAL SEAL:

CONSULTANT:

MARK	DATE	DESCRIPTION
1	02.11.22	CITY PLANNING COMMISSION REVIEW

PROJECT NO	2101-2
DRAWN BY	KL
CHECKED BY	Checker
DATE	Issue Date

EXTERIOR ELEVATIONS - STORAGE BUILDING

SCALE: 1/8" = 1'-0"

SHEET NO
A-202

1 2 3 4 5 6 7 8 9 10 11 12

J
H
G
F
E
D
C
B
A



POLICE STATION BUILDING RENDERINGS



STORAGE BUILDING RENDERINGS

1 2 3 4 5 6 7 8 9 10 11 12

PROJECT NO
2101

NORTH RIDGEVILLE POLICE STATION
RANGER WAY CITY OF NORTH RIDGEVILLE

ARC HITECTURAL VISION GROUP, LTD
ARCHITECTS
PLANNERS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

PROFESSIONAL SEAL:

CONSULTANT:

MARK	DATE	DESCRIPTION
1	02.11.22	CITY PLANNING COMMISSION REVIEW

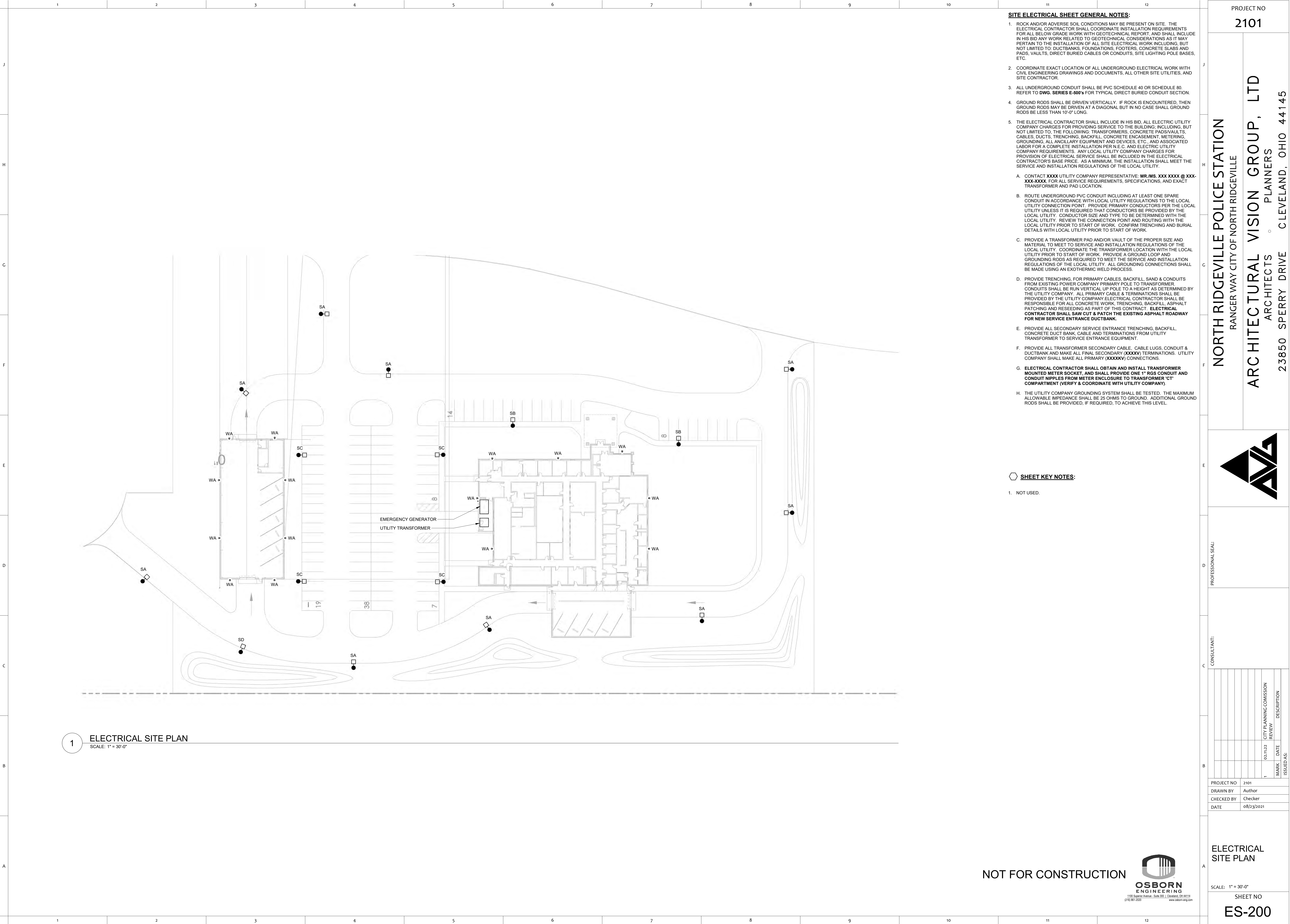
PROJECT NO
DRAWN BY
CHECKED BY
DATE

2101
Author
Checker
Issue Date

EXTERIOR
RENDERINGS

SCALE:

SHEET NO
A-310



SITE ELECTRICAL SHEET GENERAL NOTES:

1. ROCK AND/OR ADVERSE SOIL CONDITIONS MAY BE PRESENT ON SITE. THE ELECTRICAL CONTRACTOR SHALL COORDINATE INSTALLATION REQUIREMENTS FOR ALL BELOW GRADE WORK WITH GEOTECHNICAL REPORT. AND SHALL INCLUDE IN HIS BID ANY WORK RELATED TO GEOTECHNICAL CONSIDERATIONS AS IT MAY PERTAIN TO THE INSTALLATION OF ALL SITE ELECTRICAL WORK INCLUDING, BUT NOT LIMITED TO: DUCTBANKS, FOUNDATIONS, FOOTERS, CONCRETE SLABS AND PADS, VAULTS, DIRECT BURIED CABLES OR CONDUITS, SITE LIGHTING POLE BASES, ETC.
2. COORDINATE EXACT LOCATION OF ALL UNDERGROUND ELECTRICAL WORK WITH CIVIL ENGINEERING DRAWINGS AND DOCUMENTS, ALL OTHER SITE UTILITIES, AND SITE CONTRACTOR.
3. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 OR SCHEDULE 80. REFER TO **DWG. SERIES E-500** FOR TYPICAL DIRECT BURIED CONDUIT SECTION.
4. GROUND RODS SHALL BE DRIVEN VERTICALLY. IF ROCK IS ENCOUNTERED, THEN GROUND RODS MAY BE DRIVEN AT A DIAGONAL BUT IN NO CASE SHALL GROUND RODS BE LESS THAN 10'-0" LONG.
5. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BID, ALL ELECTRIC UTILITY COMPANY CHARGES FOR PROVIDING SERVICE TO THE BUILDING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: TRANSFORMERS, CONCRETE PADS/VAULTS, CABLES, DUCTS, TRENCHING, BACKFILL, CONCRETE ENCASMENT, METERING, GROUNDING, ALL ANCILLARY EQUIPMENT AND DEVICES, ETC. AND ASSOCIATED LABOR FOR A COMPLETE INSTALLATION PER N.E.C. AND ELECTRIC UTILITY COMPANY REQUIREMENTS. ANY LOCAL UTILITY COMPANY CHARGES FOR PROVISION OF ELECTRICAL SERVICE SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTOR'S BASE PRICE. AS A MINIMUM, THE INSTALLATION SHALL MEET THE SERVICE AND INSTALLATION REGULATIONS OF THE LOCAL UTILITY.
- A. CONTACT XXXX UTILITY COMPANY REPRESENTATIVE, **MR./MS. XXX XXXX @ XXX-XXX-XXXX**, FOR ALL SERVICE REQUIREMENTS, SPECIFICATIONS, AND EXACT TRANSFORMER AND PAD LOCATION.
- B. ROUTE UNDERGROUND PVC CONDUIT INCLUDING AT LEAST ONE SPARE CONDUIT IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS TO THE LOCAL UTILITY CONNECTION POINT. PROVIDE PRIMARY CONDUCTORS PER THE LOCAL UTILITY UNLESS IT IS REQUIRED THAT CONDUCTORS BE PROVIDED BY THE LOCAL UTILITY. CONDUCTOR SIZE AND TYPE TO BE DETERMINED WITH THE LOCAL UTILITY. REVIEW THE CONNECTION POINT AND ROUTING WITH THE LOCAL UTILITY PRIOR TO START OF WORK. CONFIRM TRENCHING AND BURIAL DETAILS WITH LOCAL UTILITY PRIOR TO START OF WORK.
- C. PROVIDE A TRANSFORMER PAD AND/OR VAULT OF THE PROPER SIZE AND MATERIAL TO MEET TO SERVICE AND INSTALLATION REGULATIONS OF THE LOCAL UTILITY. COORDINATE THE TRANSFORMER LOCATION WITH THE LOCAL UTILITY PRIOR TO START OF WORK. PROVIDE A GROUND LOOP AND GROUNDING RODS AS REQUIRED TO MEET THE SERVICE AND INSTALLATION REGULATIONS OF THE LOCAL UTILITY. ALL GROUNDING CONNECTIONS SHALL BE MADE USING AN EXOTHERMIC WELD PROCESS.
- D. PROVIDE TRENCHING, FOR PRIMARY CABLES, BACKFILL, SAND & CONDUITS FROM EXISTING POWER COMPANY PRIMARY POLE TO TRANSFORMER. CONDUITS SHALL BE RUN VERTICAL UP POLE TO A HEIGHT AS DETERMINED BY THE UTILITY COMPANY. ALL PRIMARY CABLE & TERMINATIONS SHALL BE PROVIDED BY THE UTILITY COMPANY. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONCRETE WORK, TRENCHING, BACKFILL, ASPHALT PATCHING AND RESEEDING AS PART OF THIS CONTRACT. **ELECTRICAL CONTRACTOR SHALL SAW CUT & PATCH THE EXISTING ASPHALT ROADWAY FOR NEW SERVICE ENTRANCE DUCTBANK.**
- E. PROVIDE ALL SECONDARY SERVICE ENTRANCE TRENCHING, BACKFILL, CONCRETE DUCT BANK, CABLE AND TERMINATIONS FROM UTILITY TRANSFORMER TO SERVICE ENTRANCE EQUIPMENT.
- F. PROVIDE ALL TRANSFORMER SECONDARY CABLE, CABLE LUGS, CONDUIT & DUCTBANK AND MAKE ALL FINAL SECONDARY (XXXXV) TERMINATIONS. UTILITY COMPANY SHALL MAKE ALL PRIMARY (XXXXKV) CONNECTIONS.
- G. **ELECTRICAL CONTRACTOR SHALL OBTAIN AND INSTALL TRANSFORMER MOUNTED METER SOCKET, AND SHALL PROVIDE ONE 1" RGS CONDUIT AND CONDUIT NIPPLES FROM METER ENCLOSURE TO TRANSFORMER "CT" COMPARTMENT (VERIFY & COORDINATE WITH UTILITY COMPANY).**
- H. THE UTILITY COMPANY GROUNDING SYSTEM SHALL BE TESTED. THE MAXIMUM ALLOWABLE IMPEDANCE SHALL BE 25 OHMS TO GROUND. ADDITIONAL GROUND RODS SHALL BE PROVIDED, IF REQUIRED, TO ACHIEVE THIS LEVEL.

SHEET KEY NOTES:

1. NOT USED.

PROJECT NO
2101

NORTH RIDGEVILLE POLICE STATION
RANGER WAY CITY OF NORTH RIDGEVILLE

ARC HITECTURAL VISION GROUP , LTD
ARCHITECTS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

PROFESSIONAL SEAL:

CONSULTANT:

MARK	DATE	DESCRIPTION
1	02.11.22	CITY PLANNING COMISSION REVIEW

PROJECT NO	2101
DRAWN BY	Author
CHECKED BY	Checker
DATE	08/23/2021

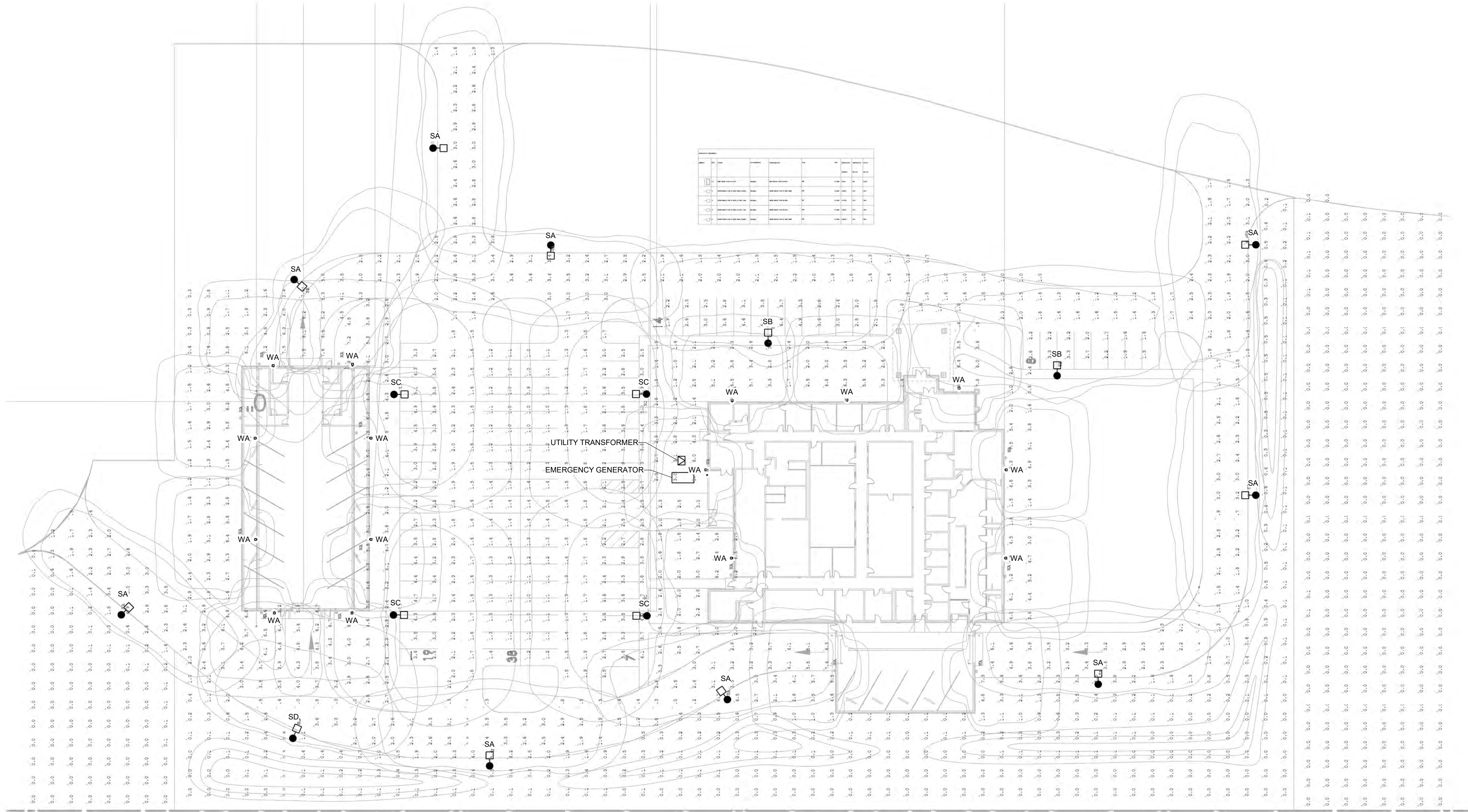
ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

SHEET NO
ES-200

NOT FOR CONSTRUCTION

OSBORN ENGINEERING
1160 Superior Avenue - Suite 202 | Cleveland, OH 44116
(216) 861-2020 | www.osborn-eng.com



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

NOT FOR CONSTRUCTION



PROJECT NO
2101

NORTH RIDGEVILLE POLICE STATION
RANGER WAY CITY OF NORTH RIDGEVILLE

ARC HITECTURAL VISION GROUP, LTD
ARCHITECTS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

CONSULTANT:

MARK	DATE	DESCRIPTION
1	02.11.22	CITY PLANNING COMMISSION REVIEW

PROFESSIONAL SEAL:

PROJECT NO	2101
DRAWN BY	Author
CHECKED BY	Checker
DATE	08/23/2021

SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

SHEET NO
ES-201

Cut/Fill Report

Generated: 2022-02-09 16:44:53
By user: olshanskyjy
Drawing: R:\21000\21007-2\CIVIL 3D 2020\CURRENT DRAWINGS\SOURCE
 DRAWINGS\Surfaces\R:\21000\21007-2\CIVIL 3D 2020\CURRENT
 DRAWINGS\SOURCE DRAWINGS\Surfaces\Grading Plan.dwg

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Volume Comp	full	1.000	1.000	147373.86	1830.77	2064.18	233.41<Fill>

Totals				
	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	147373.86	1830.77	2064.18	233.41<Fill>

* Value adjusted by cut or fill factor other than 1.0

Engineering Fee Paid: \$ NONE

Receipt No.: _____

☐ Cash ☐ Check - Check No.: _____

(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ NONE

Receipt No.: _____

☐ Cash ☐ Check - Check No.: _____

(See attached for description of fees.)



CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION

RECEIVED

Received: FEB 11 2022 Date Released to Planning Commission: _____

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

APPLICANT INFORMATION AND REQUEST

APPLICANT: ANDREJS SMILTARS PROPERTY OWNER: City of North Ridgeville
COMPANY NAME: Architectural Vision Group, LLC ADDRESS: 7307 Avon Belden Road
ADDRESS: 23850 Sperry Drive CITY / STATE: North Ridgeville, OH ZIP: 44039
CITY / STATE: Westlake, OH ZIP: 44145 PHONE NO.: 440-353-0819
PHONE NO.: 440-808-8520 SIGNATURE: [Signature]
SIGNATURE: [Signature] (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: ASMILTARS@AVG.COM

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

LOCATION OF PROPERTY/ADDRESS: 7010 35010 Ranger Way North Ridgeville OH 44039
PERMANENT PARCEL NO.: 0700016104230 ZONING OF PROPERTY: R-1
ZONING OF ADJACENT PROPERTY TO: NORTH B-3 EAST R-1 SOUTH R-1 WEST R-1
DESCRIPTION OF REQUEST: NEW POLICE STATION FOR THE CITY OF NORTH RIDGEVILLE.

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

If yes, list dates and nature of each: _____

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

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

PLANNING COMMISSION USE ONLY:

☐ APPROVED ☐ DISAPPROVED

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

☐ Board of Building & Zoning Appeals Approval Required

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

Date: _____ Signature: _____

(Presiding Officer at Meeting)

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

TO BE FILLED OUT BY APPLICANT

I, ANDREJS SMILTARS
(Print Name)

Andrijs Smiltars
(Signature)

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

Applicant: ANDREJS SMILTARS (ARCHITECTURAL VISION GROUP)

Owner: CITY OF NORTH RIDGEVILLE

Project Address: 35010 RANGER WAY, NORTH RIDGEVILLE, OHIO 44039

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,
ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.
PHONE: 440-329-5207 WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
✓1	City of North Ridgeville 7000 Ranger Way North	0700016104221
✓2	Carver Justin A + Carver Leigh M 7195 York Crescent North	0700021119110
✓3	Walmsley Jeffrey D 7203 York Crescent North	0700021119111
✓4	Grimes Kim S 7211 York Crescent North	0700021119112
✓5	Bartko Andrew + Kimberly A 7219 York Crescent North	070002111913
✓6	Sycz Gary A + Maria D 7227 York Crescent North	070002111914
SEE 14	Allen Christopher J Wros + Allen Phillip W Jr. Wros 35157 Lot 138 Center Ridge Rd.	0700021119149
✓8	North Ridgeville Schools Board of Ed. 34620 Bainbridge Rd.	0700016104233
✓9	City of North Ridgeville 35010 Bainbridge Rd.	0700021119069 0700021119118
✓10	City of North Ridgeville 35010 Ranger Way	0700016104230

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY	
CBO Verification By: <u>[Signature]</u>	Date / Time Stamp: _____
BZA / PC Verification By: _____	

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	City of North Ridgeville Ranger Way	0700016104225
✓12	City of North Ridgeville Bainbridge Rd.	0700016104229
✓13	North Ridgeville Schools Board of Ed. Ranger Way	0700016104232
✓14	JONES ESTATES RIDGEWOOD LLC 2310 S MIAMI BLVD DURTAND N.C.	0700021119149 27103
✓15	Note all addresses above are located in the City of North Ridgeville,	
✓16	OH 44039	
✓17	Portions of address #9, #10 and #11 make up the project site	
✓18	MATTHEW MAKOE 7235 YORK CRESCENT N.R. OH. 44039	0700021119115
✓19	SHAWN ELLISON 7243 YORK CRESCENT N.R. OH. 44035	0700021119116
✓20	VYACHESLAV DASHKOVSKIY 7251 YORK CRESCENT KENNINGTON DR N.R. OH. 44039	0700021119117
✓21	BRITTANY SCHNEIDER 7200 KENNINGTON N.R. OH. 44039	0700021119071
22		
23		
24		
25		
26		

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Andrejs Smiltars
Name of Owner:	City of North Ridgeville
Date Submitted for Consideration:	02-11-2022
Date to Return to Planning Commission:	02-16-2022
Regarding: North Ridgeville Police Station	

RECOMMENDATIONS:

Plans appear well thought out.
Suggest address 7070 Ranger Way

(use additional sheets if necessary)

Department Head Signature & Title: _____

 OBO

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

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

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Andrejs Smiltars, Architectural Vision Group, Ltd, 23850 Sperry Dr, Westlake, OH 44145
Name of Owner:	City of North Ridgeville, 7307 Avon Belden Rd, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, March 08, 2022
Date to Return to Deputy Clerk of Council:	Thursday, February 24, 2022
Regarding:	New police station Permanent Parcel Nos. 07-00-016-104-230

Recommendations:

- Show location of ground sign(s) on site plan with dimensions from driveways and ROW.
- Show actual plant species to be used in landscape plan, include quantities. Focus buffer plantings in areas of greatest exposure to neighboring dwellings.
- Better define how existing mature trees to remain along frontage will be addressed. For example, will dead trees, if any, be removed? Will brush/weeds be removed?
- Landscape plan indicates "irrigation provided by owner." Assume no irrigation is planned, note can be deleted.
- Consider relocating westernmost pole light (closest to residential neighbors) to the landscape island across the drive aisle to give greater separation.
- Provide for pedestrian connectivity between Police and Fire Stations.
- Ensure infrastructure is in place to incorporate EV charging if desired for the future.

(Use additional sheets if necessary.)

Department Head Signature: _____

Kimberly Libar

Title: _____

*Planning + Economic
Development Director*

[Select Title...]

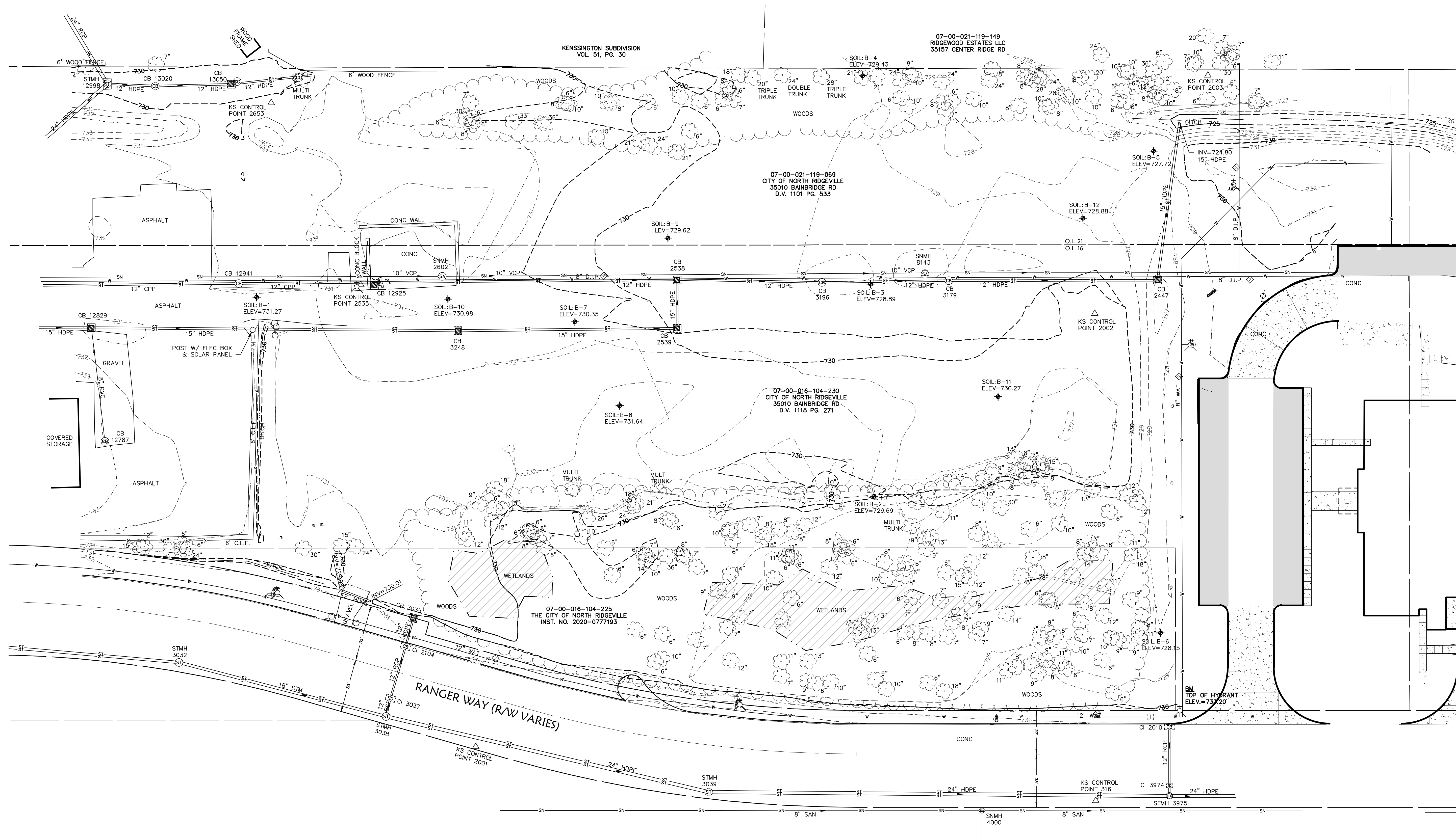
Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

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(Planning Commission By-Laws, Article V, Section 3)

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

G-001



1. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE PROJECT GROUND COORDINATES IN U.S. SURVEY FEET BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83(CORS96) AS SHOWN ON ODOT LOR-20--23.27 PLANS.
2. TO CONVERT PROJECT GROUND COORDINATES TO TRUE OHIO STATE PLANE COORDINATES, MULTIPLY THE NORTHINGS AND EASTINGS BY THE COMBINED SCALE FACTOR (0.99992046067).
3. VERTICAL DATUM IS NAVD 1988.
4. PERTINENT RECORDS USED ARE AS SHOWN HEREON.
5. THIS MAP AND THE SURVEY ON WHICH IT IS BASED HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE NOT INTENDED TO REFLECT ALL EASEMENTS, ENCUMBRANCES, OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE PROPERTY SHOWN HEREON.
6. THE UTILITIES, SEWERS AND THEIR LOCATIONS SHOWN HEREON ARE DERIVED FROM A COMBINATION OF FIELD SURVEYING OF VISIBLE UTILITY STRUCTURES, AVAILABLE PLANS AND A LEVEL C SUBSURFACE UTILITY INVESTIGATION. ACTUAL LOCATION OF UTILITIES MAY VARY FROM THE DEPICTED LOCATIONS. OTHER UNKNOWN UTILITIES MAY EXIST AND NECESSARY PRECAUTIONS SHOULD BE FOLLOWED WHEN EXCAVATING. ADDITIONAL INVESTIGATION SUCH AS VIDEO/TAPING PIPE RUNS, NON-DESTRUCTIVE EXPOSURE OF UTILITIES MAY DETERMINE THE UNKNOWN UTILITY INFORMATION. CONTACT OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800--362--2764 PRIOR TO EXCAVATION.
7. AS OF (2-8-21), THE FOLLOWING COMPANIES HAVE RESPONDED TO THE INITIAL OUPS REQUEST (OUPS #B030401161) FOR UTILITY PLANS: (AT&T, CITY OF NORTH RIDGEVILLE, WINDSTREAM, COLUMBIA GAS, OHIO Edison). THE FOLLOWING COMPANIES HAVE NOT RESPONDED: (WIDE OPEN WEST, CHARTER COMMUNICATION)
8. UTILITY REFERENCES:
 - ◇ FIELD LOCATED FROM UTILITY MARKINGS
 - ◇ NORTH RIDGEVILLE FIRE STATION PLANS.
 - ◇ COLUMBIA GAS PLANS.
9. WETLAND DELINEATION FROM WETLAND DELINEATION MAP BY PROFESSIONAL SERVICE INDUSTRIES, INC., DATED MARCH 2021.

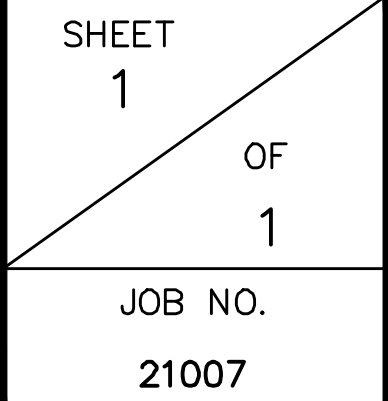
CI 2010	STMH 3032	CB 384
INV=729.89	RM=731.90	STMH=725.72
INV=725.12 12" RCP E	INV=725.52 18" N STM	INV=720.17 6" PVC SE
BOTTOM=725.49	INV=726.60 18" S STM	INV=721.92 3" HDPE NW
		INV=721.97 3" HDPE IN SI
CI 2104	CB 3035	INV=721.97 3" HDPE IN SI
INV=730.39	CB 3037	TOP OF 6" VERT PVC
INV=726.19 12" RCP SE	INV=726.83 12" HDPE E	BOTTOM=717.72
INV=726.78 12" HDPE NW	CI 3037	CI 3974
BOTTOM=726.29	RM=730.48	STMH=725.75
	INV=725.80 12" RCP E,W	INV=732.95 RCP E,W
CB 2447	STMH 3038	STMH 3975
INV=725.27 12" HDPE S	RM=731.38	INV=730.70
INV=724.62 12" HDPE S	INV=725.52 12" RCP NW	INV=720.17 12" HDPE W
BOTTOM=722.87	INV=725.52 12" RCP NW	INV=723.75 12" HDPE W
TOP OF WATER=724.87	INV=725.43 14" HDPE NE	INV=723.75 12" HDPE N,S
	INV=724.88 18" S	SNMH 4000
CI 2538	STMH 3039	STMH 7290
INV=726.23 12" HDPE N	RM=732.60	INV=729.08 8" N&S
INV=725.90 12" HDPE S	INV=723.61 12" HDPE N	SNMH 7800
INV=725.53 12" HDPE N	INV=723.75 14" HDPE SW	INV=727.00 10" VCP N
BOTTOM=725.03	CB 3179	SNMH 8143
TOP OF WATER=725.53	INV=729.35	INV=728.67
	INV=725.55 12" HDPE N,S	INV=729.99 10" VCP N,S
CI 2539	CB 3196	CB 1278R
INV=729.80	RM=728.48	STMH=732.93
INV=726.55 15" HDPE W	INV=725.83 12" HDPE S	INV=730.54 8" PVC
INV=726.70 15" HDPE W		TOP OF DEBRIS=730.88
TOP OF WATER=726.60	CI 3248	
	RM=730.16	
SNMH 2602	INV=727.75 15" HDPE S	
INV=730.62	INV=727.61 15" HDPE N	
INV=721.69 10" VCP N&S	BOTTOM=725.80	

	IRON PIN/PIPE FOUND		SANITARY MANHOLE
	MONUMENT BOX FOUND		CLEAN OUT
	TRAVERSE POINT		SANITARY MANHOLE
	WATER VALVE		ROUND CATCH BASIN
	FIRE HYDRANT		SQUARE CATCH BASIN
	TELEPHONE PEDESTAL		CURB INLET
	LIGHT POLE		ROCK
	GUY ANCHOR		DECIDUOUS TREE
	BOLLARD/POST		
	W		WATER LINE
	ST		SANITARY SEWER
	S		STORM SEWER
	G		GAS MAIN
	X		FENCE
			CENTERLINE
			RIGHT OF WAY
			PROPERTY LINE
			EDGE OF WOODS

ASPH	ASPHALT
C.L.F.	CHAIN LINK FENCE
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
D.I.P.	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
312	627262.43	2104446.24	731.32	CNPT IPINS
316	628123.89	2104381.60	730.98	CNPT MAGS
2001	627740.20	2104348.47	731.56	CNPT MAGS
2002	628123.13	2104709.95	730.58	CNPT IPINS
2003	628192.97	2103932.37	727.57	CNPT IPINS
2535	627668.90	2104062.54	730.80	CNPT MAGS
2653	627613.32	2103949.84	730.20	CNPT MAGS

NORTH RIDGEVILLE POLICE STATION TOPOGRAPHIC SURVEY CITY OF NORTH RIDGEVILLE COUNTY OF LOHAIN STATE OF OHIO		KS Associates, Inc. 260 Burns Road, Suite 100 Elvira, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com		DATE: 2-28-21 DRAWN BY: JRP C'D BY: DML 30-2019 DWG. NAME: 21007-BASED PATH: FR: 1022		DESCRIPTION DATE BY	
SHEET 1 OF 1		JOB NO. 21007		1-24-22 5-4-21 ADDED DITCH AND POND ADDED ADDITIONAL TOPO		KAR KR	



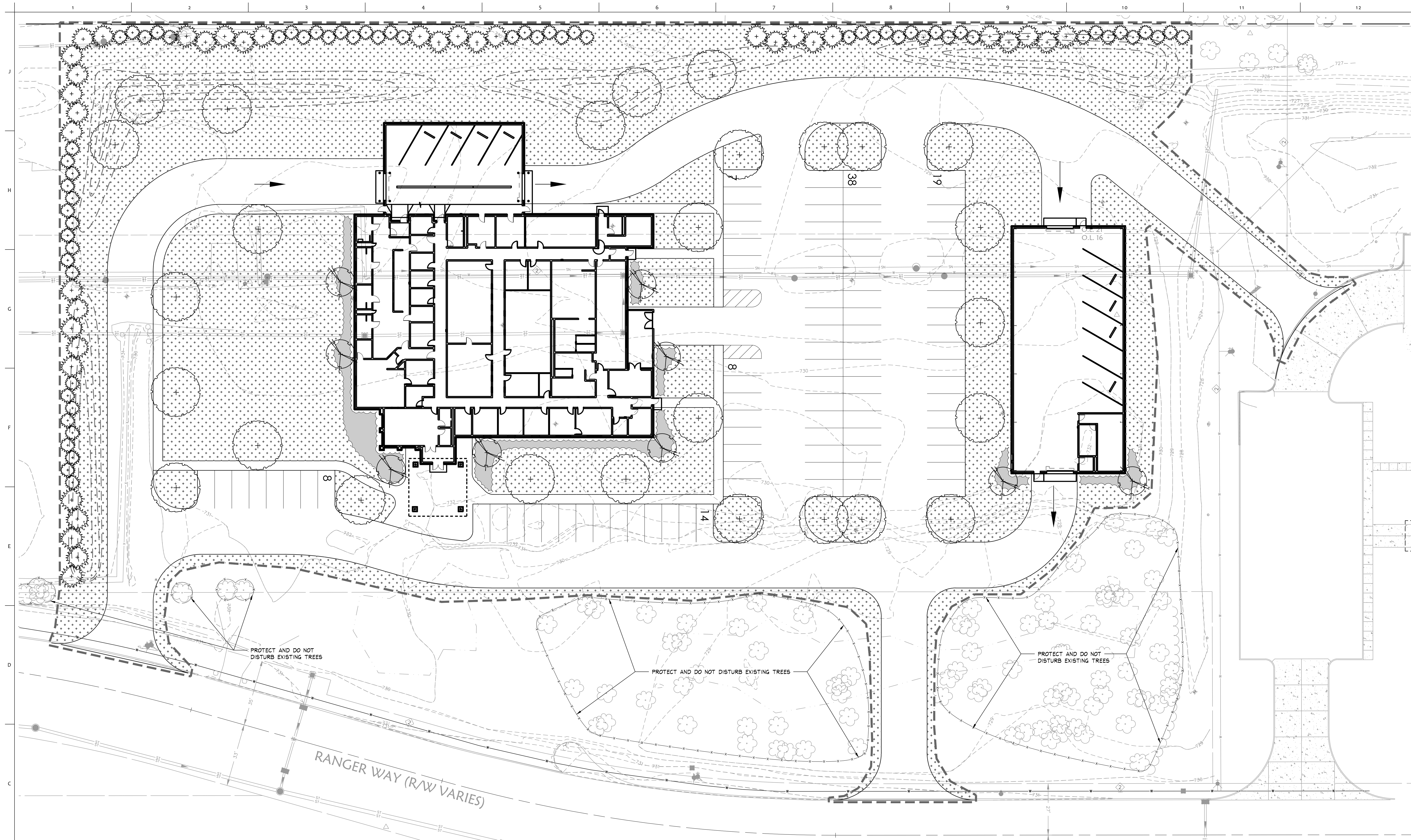
PRELIMINARY GRADING PLAN
NORTH RIDGEVILLE
POLICE STATION
CITY OF NORTH RIDGEVILLE
COUNTY OF LORAIN
STATE OF OHIO

KS
KS ASSOCIATES

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

DATE: 5/5/2021
DRAWN BY: KAR
CH'D BY: _____
DWG. NAME: Concept Draw - Current
PATH: CIVIL_3D_2011
F.B. _____

[illegible]



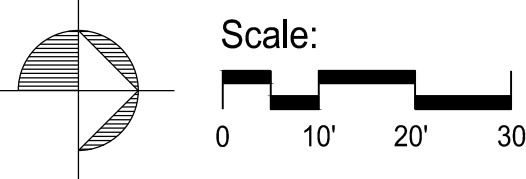
- LEGEND:**
- DECIDUOUS SHADE TREE
 - ORNAMENTAL TREE
 - CONIFEROUS TREE
 - SHRUB, PERENNIAL, AND ORNAMENTAL GRASS PLANTING
 - LIMITS OF WORK
 - 4" TOPSOIL AND SEED TURF TYPE TALL FESCUE
 - BIORETENTION SEED MIX
 - EXISTING TREE TO REMAIN -- PROTECT FROM DAMAGE

- GENERAL NOTES:**
- THIS SHEET IS FOR PLANTING AND TURF INSTALLATION PURPOSES ONLY.
 - PROVIDE AND INSTALL 12" PLANTING SOIL IN ALL SHRUB, ORNAMENTAL GRASS, GROUNDCOVER AND PERENNIAL BEDS.
 - PROVIDE AND INSTALL 4" MIN. TOPSOIL AND SEED ON ALL DISTURBED, NON-PLANTING BED MIX AREAS.
 - SEED WITH TURF MIX ALL DISTURBED AREAS.
 - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS, AS SHOWN ON THE PLANTING PLAN. QUANTITIES PROVIDED ON THE PLANT LIST AND LANDSCAPE MATERIAL SUMMARY ARE FOR ESTIMATION PURPOSES ONLY.
 - ALL SITE UTILITIES ARE SHOWN FOR COORDINATION ONLY; SEE SITE UTILITY PLANS AND SITE ELECTRICAL PLAN. NOTIFY ARCHITECT OF UNFORESEEN CONFLICTS BETWEEN PROPOSED TREE LOCATIONS AND UTILITIES PRIOR TO INSTALLATION.
 - ALL LANDSCAPE IRRIGATION TO BE PROVIDED BY OWNER.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL TREES SHALL NOT BE PLANTED CLOSER THAN TWENTY-FIVE (25) FEET FROM AN INTERSECTION, STOP SIGN, YIELD SIGN, OR STREET LIGHTS, TEN (10) FEET FROM DIRECTIONAL TRAFFIC SIGNS, FIRE HYDRANTS, UNDERGROUND UTILITIES OR UTILITY POLES, FIVE (5) FEET FROM DRIVEWAYS, AND TWO (2) FEET FROM PROPERTY LINES.

POTENTIAL PLANT LIST						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	NOTES
SHADE TREES						
-	AC-RS	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2' CAL.	B & B	
-	LI-RO	LIQUIDAMBAR S. 'ROTUNDILOBA'	FRUITLESS SWEETGUM	2' CAL.	B & B	
-	NY-WF	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM TREE	2' CAL.	B & B	
-	QU-CO	QUERCUS COCCINEA	SCARLET OAK	2' CAL.	B & B	
-	UL-FR	ULMUS X 'FRONTIER'	FRONTIER ELM	2' CAL.	B & B	
ORNAMENTAL TREES						
-	HA-AK	HAMAMELIS 1 'ANTOINE KORT'	ANTOINE KORT WITCHHAZEL	4' HGT.	NO. 5 CONT.	MULTI STEM
-	MA-VI	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	5' HGT.	B & B	MULTI STEM
EVERGREEN TREES						
-	CH-GL	CHAMAECYPARIS NOOTKATENSIS 'GLAUCA'	BLUE NOOTKA FALSE CYPRESS	6'	B & B	
-	JU-VI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'	B & B	
-	JU-BU	JUNIPERUS V. 'BURKII'	BURK JUNIPER	6'	B & B	
-	PI-BB	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES BLUE SPRUCE	6'	B & B	
-	TH-WI	THUJA OCCIDENTALIS 'WINTERGREEN'	WINTERGREEN ARBORVITAE	6'	B & B	
SHRUBS						
-	CL-AL	CLETHRA ALNIFOLIA	SUMMERSHEET	24"	NO. 5 CONT.	
-	CO-IH	CORNUS ALBA 'IVORY HALO'	IVORY HALO DOGWOOD	24"	B & B	
-	HY-AP	HYDRANGEA Q. APPLAUSE	APPLAUSE OAKLEAF HYDRANGEA	24"	NO. 3 CONT.	
-	IL-RS	ILEX V. 'RED SPRITE'	RED SPRITE WINTERBERRY	18"	NO. 3 CONT.	
-	JU-SG	JUNIPERUS CH. 'SEA GREEN'	SEA GREEN JUNIPER	24"	NO. 5 CONT.	
-	RH-AR	RHUS AROMATICA	FRAGRANT SUMAC	24"	NO. 3 CONT.	
-	RH-GL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18"	NO. 3 CONT.	
-	TA-RE	TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW	24"	B & B	
-	TA-DE	TAXUS X M. DENSIFORMIS	DENSE YEW	24"	B & B	

POTENTIAL PLANT LIST						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	NOTES
ORNAMENTAL GRASS						
-	CA-KF	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	CLUMP	NO. 2 CONT.	18" O.C.
-	HA-AU	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	CLUMP	QUART CONT.	18" O.C.
-	LI-RP	LIRIOPE MUSCARI 'ROYAL PURPLE'	ROYAL PURPLE LILY TURF	CLUMP	NO. 1 CONT.	18" O.C.
-	PE-HA	PENNISETUM ALOPECUROIDES 'HADELN'	DWARF FOUNTAIN GRASS	CLUMP	NO. 2 CONT.	18" O.C.
PERENNIALS						
-	EC-PK	ECHINACEA 'POKONK WILD BERRY'	POKONK WILD BERRY CONEFLOWER	CLUMP	NO. 2 CONT.	18" O.C.
-	HE-CO	HEMEROCALLIS 'COSMOPOLITAN'	COSMOPOLITAN DAYLILY	CLUMP	NO. 2 CONT.	18" O.C.
-	NE-DR	NEPETA X FAASSENII 'DROPMORE'	DROPMORE CATMINT	CLUMP	NO. 2 CONT.	18" O.C.
-	PA-TE	PACHYSANDRA TERMINALIS	PACHYSANDRA	2" CELL	50 PER FLAT	12" O.C.
-	SA-BH	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL MEADOW SEDGE	CLUMP	NO. 2 CONT.	18" O.C.

PLANTING PLAN



OHIO
Utilities Protection
SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

PROJECT NO
2101

NORTH RIDGEVILLE POLICE STATION
RANGER WAY CITY OF NORTH RIDGEVILLE

ARCHITECTURAL VISION GROUP, LTD
ARCHITECTS • PLANNERS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

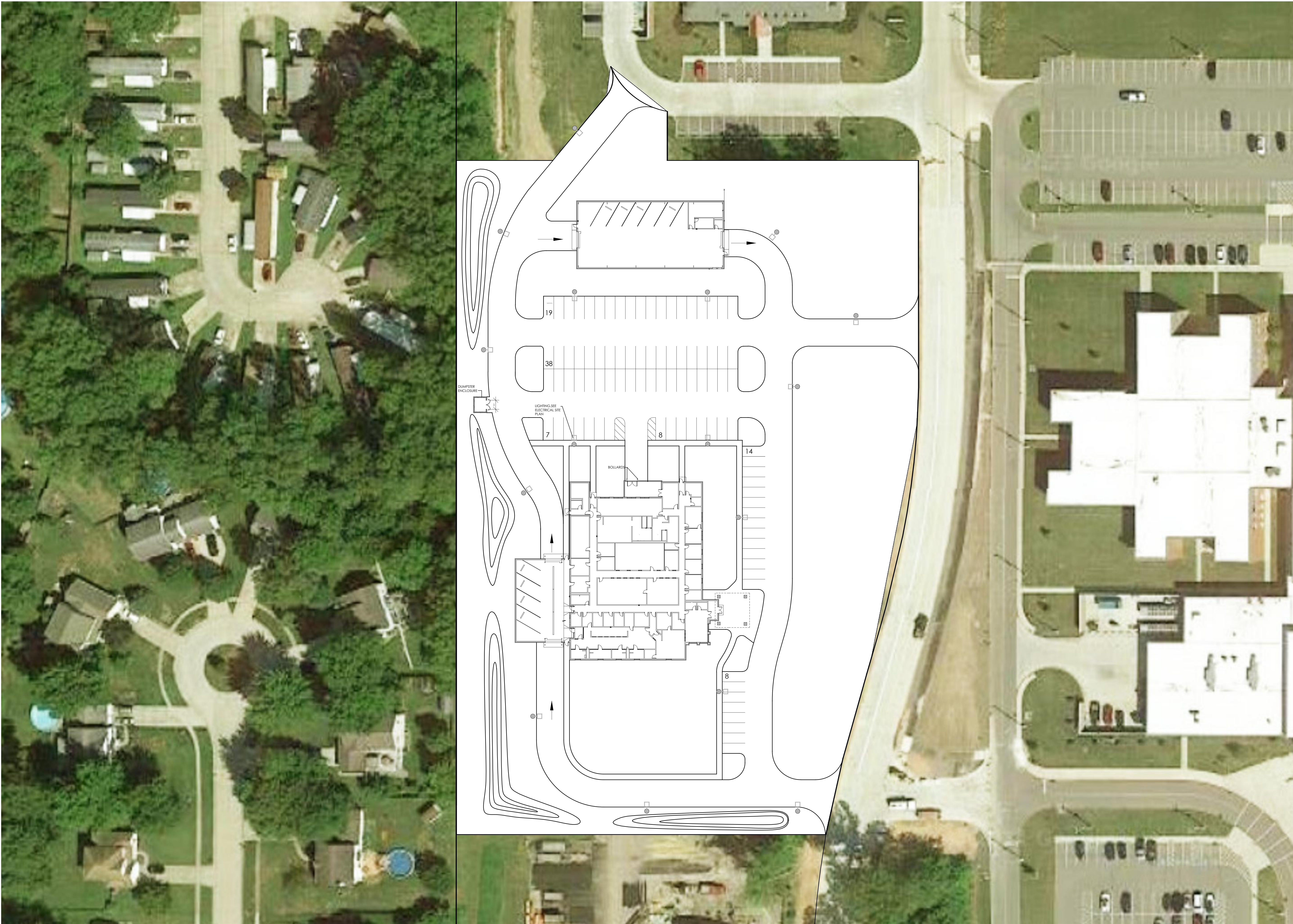
PROFESSIONAL SEAL:

CONSULTANT:

2400-2023 PLANNING AND ZONING - NOT FOR CONSTRUCTION
DATE DESCRIPTION
FEBRUARY 10, 2024
ISSUED AS PROJECT STATUS

PROJECT NO 2101
DRAWN BY
CHECKED BY
DATE FEBRUARY 10, 2024

SITE PLANTING PLAN
SHEET NO
L-100



ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"
0' 8' 16' 32'

PROJECT NO
2101

NORTH RIDGEVILLE POLICE STATION
RANGERWAY CITY OF NORTH RIDGEVILLE

ARCHITECTURAL VISION GROUP, LTD
ARCHITECTS • PLANNERS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

PROFESSIONAL SEAL:

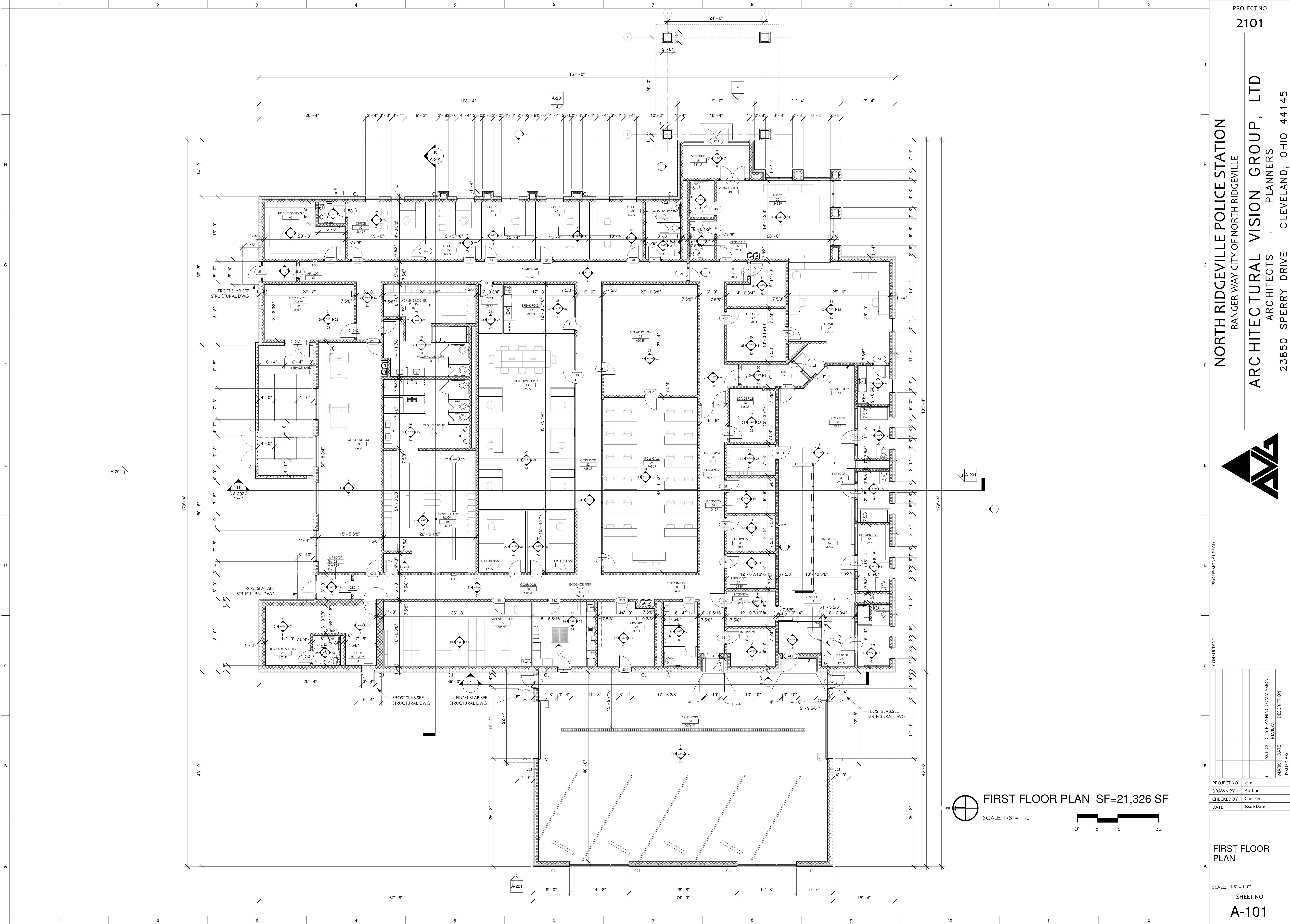
CONSULTANT:

MARK	DATE	DESCRIPTION
	02.13.21	CITY PLANNING COMMISSION REVIEW
		ISSUED AS: PROJECT STATUS

PROJECT NO	2101
DRAWN BY	
CHECKED BY	
DATE	JANUARY 25, 2021

ARCHITECTURAL
SITE PLAN

SCALE:
SHEET NO
AS-111



PROJECT NO
2101

NORTH RIDGEVILLE POLICE STATION
RANGER WAY CITY OF NORTH RIDGEVILLE

ARCHITECTURAL VISION GROUP, LTD
ARCHITECTS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

PROFESSIONAL SEAL:

CONSULTANT:

MARK	DATE	DESCRIPTION
1	03.11.22	CITY PLANNING COMMISSION REVIEW

PROJECT NO
2101

DRAWN BY
Author

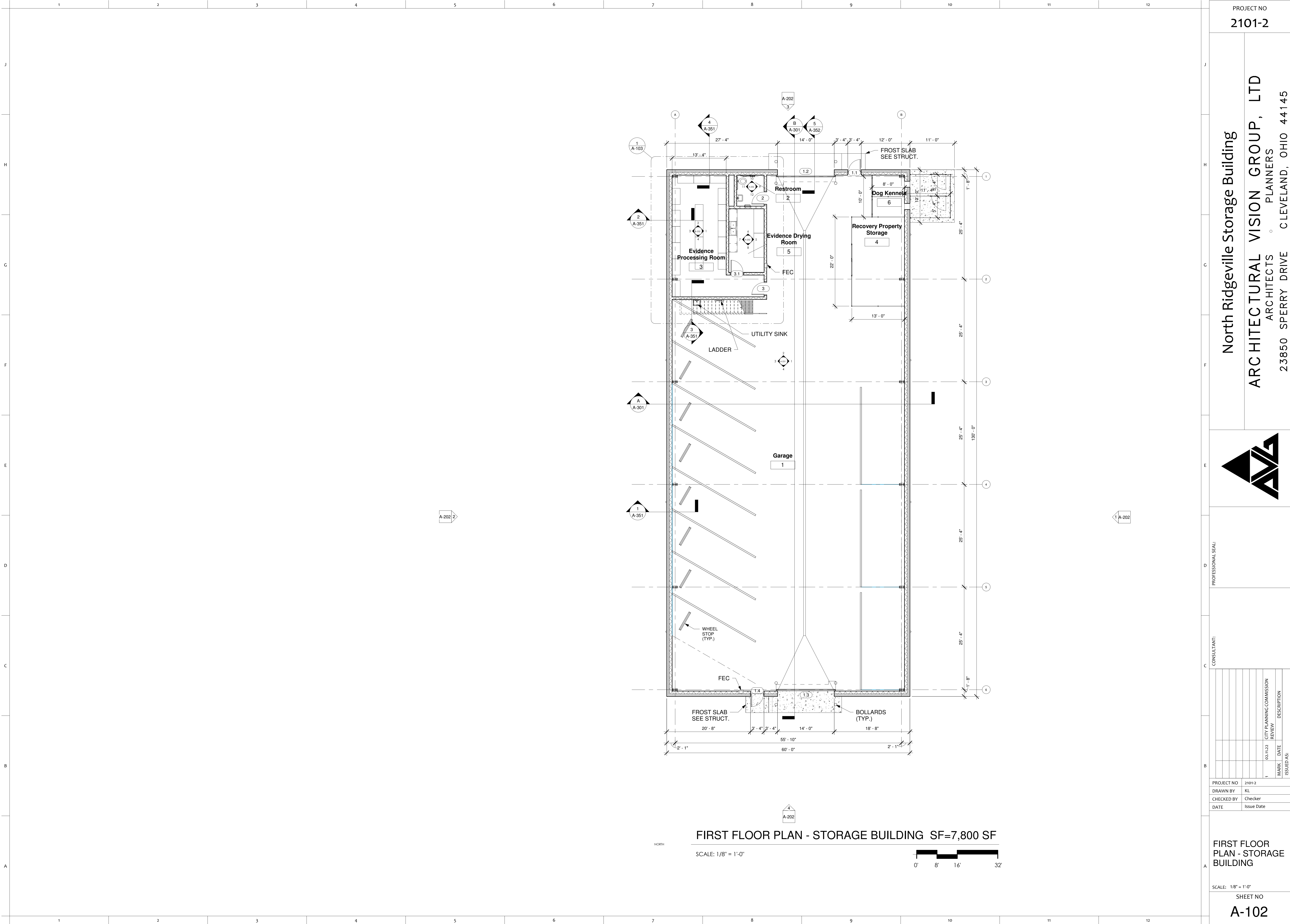
CHECKED BY
Checker

DATE
Issue Date

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

SHEET NO
A-101



PROJECT NO
2101-2

North Ridgeville Storage Building

ARCHITECTURAL VISION GROUP, LTD
ARCHITECTS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

PROFESSIONAL SEAL:

CONSULTANT:

PROJECT NO	2101-2
DRAWN BY	KL
CHECKED BY	Checker
DATE	Issue Date

MARK

DATE

DESCRIPTION

1

02.11.22

CITY PLANNING COMMISSION REVIEW

ISSUED AS:

FIRST FLOOR
PLAN - STORAGE
BUILDING

SCALE: 1/8" = 1'-0"

SHEET NO
A-102



CONSULTANT:

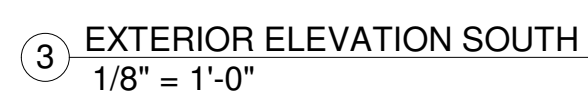
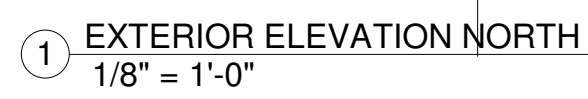
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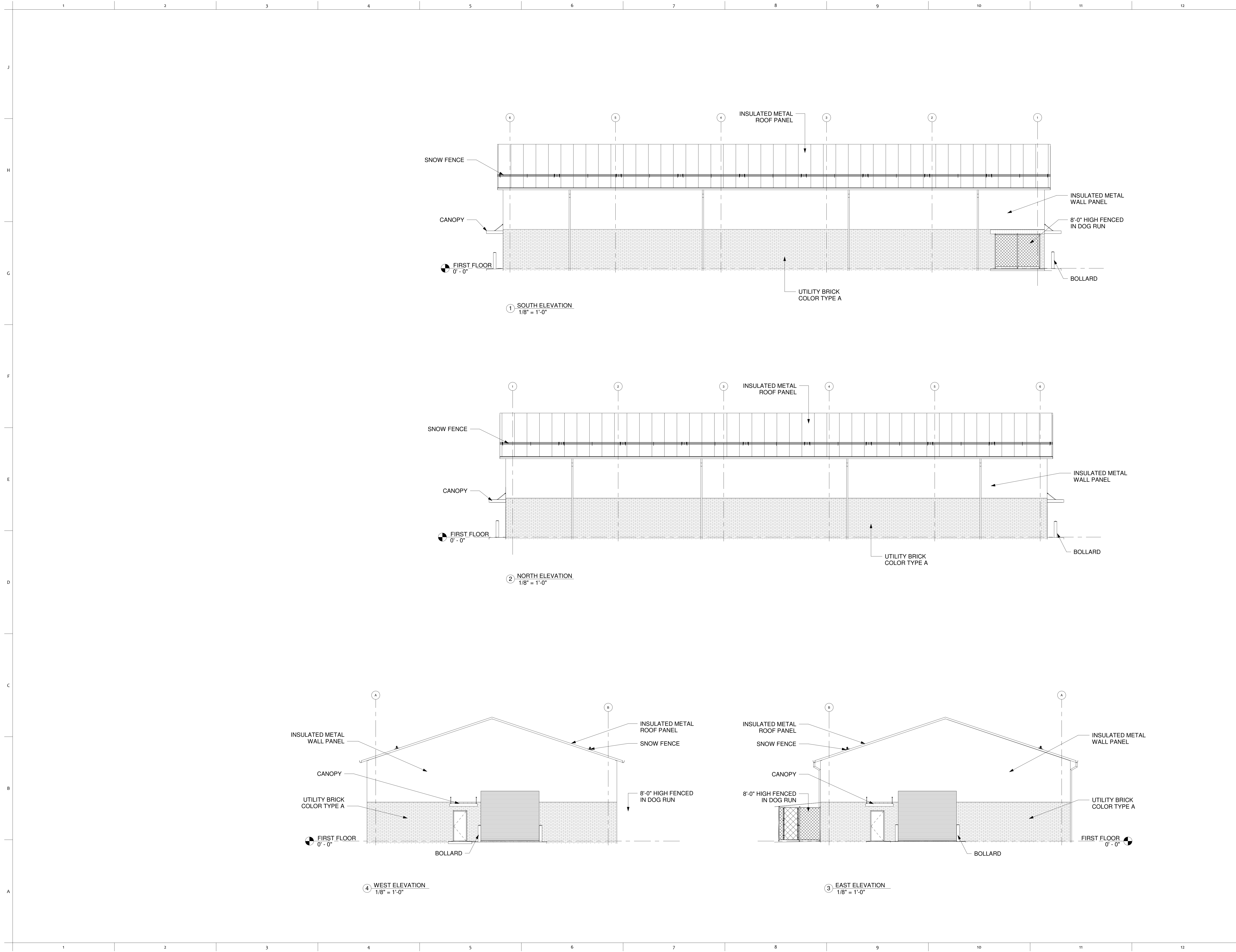
PROJECT NO	2101
DRAWN BY	Author
CHECKED BY	Checker
DATE	Issue Date

EXTERIOR
BUILDING
ELEVATION

SCALE: 1/8" = 1'-0"

A-201





PROJECT NO
2101-2

North Ridgeville Storage Building

ARCHITECTURAL VISION GROUP, LTD
ARCHITECTS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

PROFESSIONAL SEAL:

CONSULTANT:

MARK	DATE	DESCRIPTION
1	02.11.22	CITY PLANNING COMMISSION REVIEW

PROJECT NO
2101-2

DRAWN BY
KL

CHECKED BY
Checker

DATE
Issue Date

EXTERIOR ELEVATIONS -
STORAGE BUILDING

SCALE: 1/8" = 1'-0"

SHEET NO
A-202

1 2 3 4 5 6 7 8 9 10 11 12

J
H
G
F
E
D
C
B
A



POLICE STATION BUILDING RENDERINGS



STORAGE BUILDING RENDERINGS

1 2 3 4 5 6 7 8 9 10 11 12

PROJECT NO
2101

NORTH RIDGEVILLE POLICE STATION
RANGER WAY CITY OF NORTH RIDGEVILLE

ARC HITECTURAL VISION GROUP, LTD
ARCHITECTS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

PROFESSIONAL SEAL:

CONSULTANT:

MARK	DATE	DESCRIPTION
1	02.11.22	CITY PLANNING COMMISSION REVIEW

PROJECT NO
2101

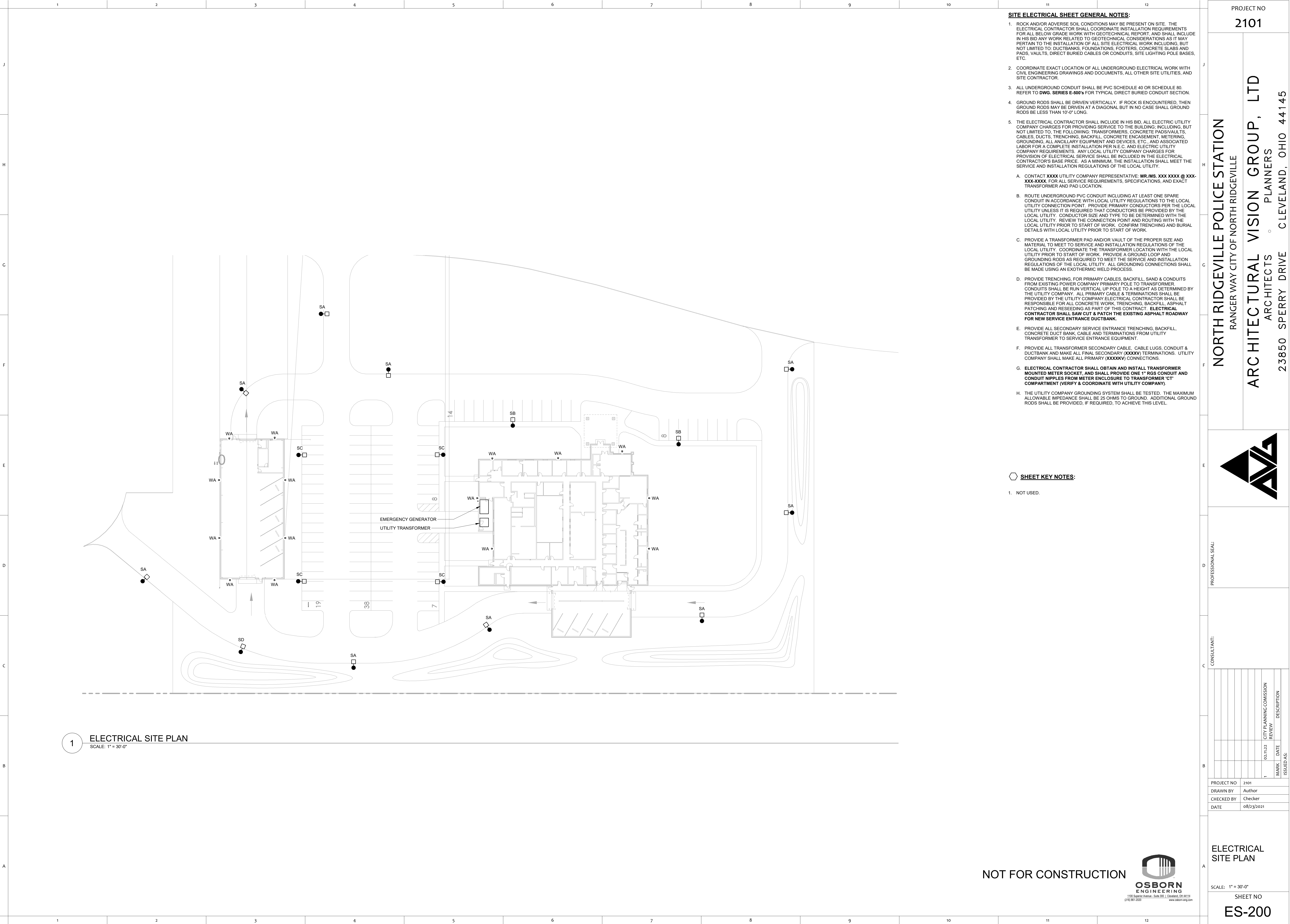
DRAWN BY
Author

CHECKED BY
Checker

DATE
Issue Date

EXTERIOR
RENDERINGS

SCALE:
SHEET NO
A-310



SITE ELECTRICAL SHEET GENERAL NOTES:

1. ROCK AND/OR ADVERSE SOIL CONDITIONS MAY BE PRESENT ON SITE. THE ELECTRICAL CONTRACTOR SHALL COORDINATE INSTALLATION REQUIREMENTS FOR ALL BELOW GRADE WORK WITH GEOTECHNICAL REPORT. AND SHALL INCLUDE IN HIS BID ANY WORK RELATED TO GEOTECHNICAL CONSIDERATIONS AS IT MAY PERTAIN TO THE INSTALLATION OF ALL SITE ELECTRICAL WORK INCLUDING, BUT NOT LIMITED TO: DUCTBANKS, FOUNDATIONS, FOOTERS, CONCRETE SLABS AND PADS, VAULTS, DIRECT BURIED CABLES OR CONDUITS, SITE LIGHTING POLE BASES, ETC.
2. COORDINATE EXACT LOCATION OF ALL UNDERGROUND ELECTRICAL WORK WITH CIVIL ENGINEERING DRAWINGS AND DOCUMENTS, ALL OTHER SITE UTILITIES, AND SITE CONTRACTOR.
3. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 OR SCHEDULE 80. REFER TO **DWG. SERIES E-500** FOR TYPICAL DIRECT BURIED CONDUIT SECTION.
4. GROUND RODS SHALL BE DRIVEN VERTICALLY. IF ROCK IS ENCOUNTERED, THEN GROUND RODS MAY BE DRIVEN AT A DIAGONAL BUT IN NO CASE SHALL GROUND RODS BE LESS THAN 10'-0" LONG.
5. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BID, ALL ELECTRIC UTILITY COMPANY CHARGES FOR PROVIDING SERVICE TO THE BUILDING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: TRANSFORMERS, CONCRETE PADS/VAULTS, CABLES, DUCTS, TRENCHING, BACKFILL, CONCRETE ENCASMENT, METERING, GROUNDING, ALL ANCILLARY EQUIPMENT AND DEVICES, ETC. AND ASSOCIATED LABOR FOR A COMPLETE INSTALLATION PER N.E.C. AND ELECTRIC UTILITY COMPANY REQUIREMENTS. ANY LOCAL UTILITY COMPANY CHARGES FOR PROVISION OF ELECTRICAL SERVICE SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTOR'S BASE PRICE. AS A MINIMUM, THE INSTALLATION SHALL MEET THE SERVICE AND INSTALLATION REGULATIONS OF THE LOCAL UTILITY.
- A. CONTACT XXXX UTILITY COMPANY REPRESENTATIVE, **MR./MS. XXX XXXX @ XXX-XXX-XXXX**, FOR ALL SERVICE REQUIREMENTS, SPECIFICATIONS, AND EXACT TRANSFORMER AND PAD LOCATION.
- B. ROUTE UNDERGROUND PVC CONDUIT INCLUDING AT LEAST ONE SPARE CONDUIT IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS TO THE LOCAL UTILITY CONNECTION POINT. PROVIDE PRIMARY CONDUCTORS PER THE LOCAL UTILITY UNLESS IT IS REQUIRED THAT CONDUCTORS BE PROVIDED BY THE LOCAL UTILITY. CONDUCTOR SIZE AND TYPE TO BE DETERMINED WITH THE LOCAL UTILITY. REVIEW THE CONNECTION POINT AND ROUTING WITH THE LOCAL UTILITY PRIOR TO START OF WORK. CONFIRM TRENCHING AND BURIAL DETAILS WITH LOCAL UTILITY PRIOR TO START OF WORK.
- C. PROVIDE A TRANSFORMER PAD AND/OR VAULT OF THE PROPER SIZE AND MATERIAL TO MEET TO SERVICE AND INSTALLATION REGULATIONS OF THE LOCAL UTILITY. COORDINATE THE TRANSFORMER LOCATION WITH THE LOCAL UTILITY PRIOR TO START OF WORK. PROVIDE A GROUND LOOP AND GROUNDING RODS AS REQUIRED TO MEET THE SERVICE AND INSTALLATION REGULATIONS OF THE LOCAL UTILITY. ALL GROUNDING CONNECTIONS SHALL BE MADE USING AN EXOTHERMIC WELD PROCESS.
- D. PROVIDE TRENCHING, FOR PRIMARY CABLES, BACKFILL, SAND & CONDUITS FROM EXISTING POWER COMPANY PRIMARY POLE TO TRANSFORMER. CONDUITS SHALL BE RUN VERTICAL UP POLE TO A HEIGHT AS DETERMINED BY THE UTILITY COMPANY. ALL PRIMARY CABLE & TERMINATIONS SHALL BE PROVIDED BY THE UTILITY COMPANY. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONCRETE WORK, TRENCHING, BACKFILL, ASPHALT PATCHING AND RESEEDING AS PART OF THIS CONTRACT. **ELECTRICAL CONTRACTOR SHALL SAW CUT & PATCH THE EXISTING ASPHALT ROADWAY FOR NEW SERVICE ENTRANCE DUCTBANK.**
- E. PROVIDE ALL SECONDARY SERVICE ENTRANCE TRENCHING, BACKFILL, CONCRETE DUCT BANK, CABLE AND TERMINATIONS FROM UTILITY TRANSFORMER TO SERVICE ENTRANCE EQUIPMENT.
- F. PROVIDE ALL TRANSFORMER SECONDARY CABLE, CABLE LUGS, CONDUIT & DUCTBANK AND MAKE ALL FINAL SECONDARY (XXXXV) TERMINATIONS. UTILITY COMPANY SHALL MAKE ALL PRIMARY (XXXXKV) CONNECTIONS.
- G. **ELECTRICAL CONTRACTOR SHALL OBTAIN AND INSTALL TRANSFORMER MOUNTED METER SOCKET, AND SHALL PROVIDE ONE 1" RGS CONDUIT AND CONDUIT NIPPLES FROM METER ENCLOSURE TO TRANSFORMER "CT" COMPARTMENT (VERIFY & COORDINATE WITH UTILITY COMPANY).**
- H. THE UTILITY COMPANY GROUNDING SYSTEM SHALL BE TESTED. THE MAXIMUM ALLOWABLE IMPEDANCE SHALL BE 25 OHMS TO GROUND. ADDITIONAL GROUND RODS SHALL BE PROVIDED, IF REQUIRED, TO ACHIEVE THIS LEVEL.

SHEET KEY NOTES:

1. NOT USED.

PROJECT NO
2101

ARC HITECTURAL VISION GROUP , LTD
ARCHITECTS
23850 SPERRY DRIVE CLEVELAND, OHIO 44145

PROFESSIONAL SEAL:

CONSULTANT:

MARK	DATE	DESCRIPTION
1	02.11.22	CITY PLANNING COMISSION REVIEW

PROJECT NO	2101
DRAWN BY	Author
CHECKED BY	Checker
DATE	08/23/2021

ELECTRICAL
SITE PLAN

SCALE: 1" = 30'-0"

SHEET NO
ES-200



**OSBORN
ENGINEERING**
1100 Superior Avenue - Suite 300 | Cleveland, OH 44114
(216) 861-2020 www.osborn-eng.com

CONSULTANT:

[illegible]

PROJECT NO	2101
DRAWN BY	Author
CHECKED BY	Checker
DATE	08/23/2021

SITE
PHOTOMETRIC
PLAN

SCALE: 1" = 30'-0"

SHEET NO
ES-201

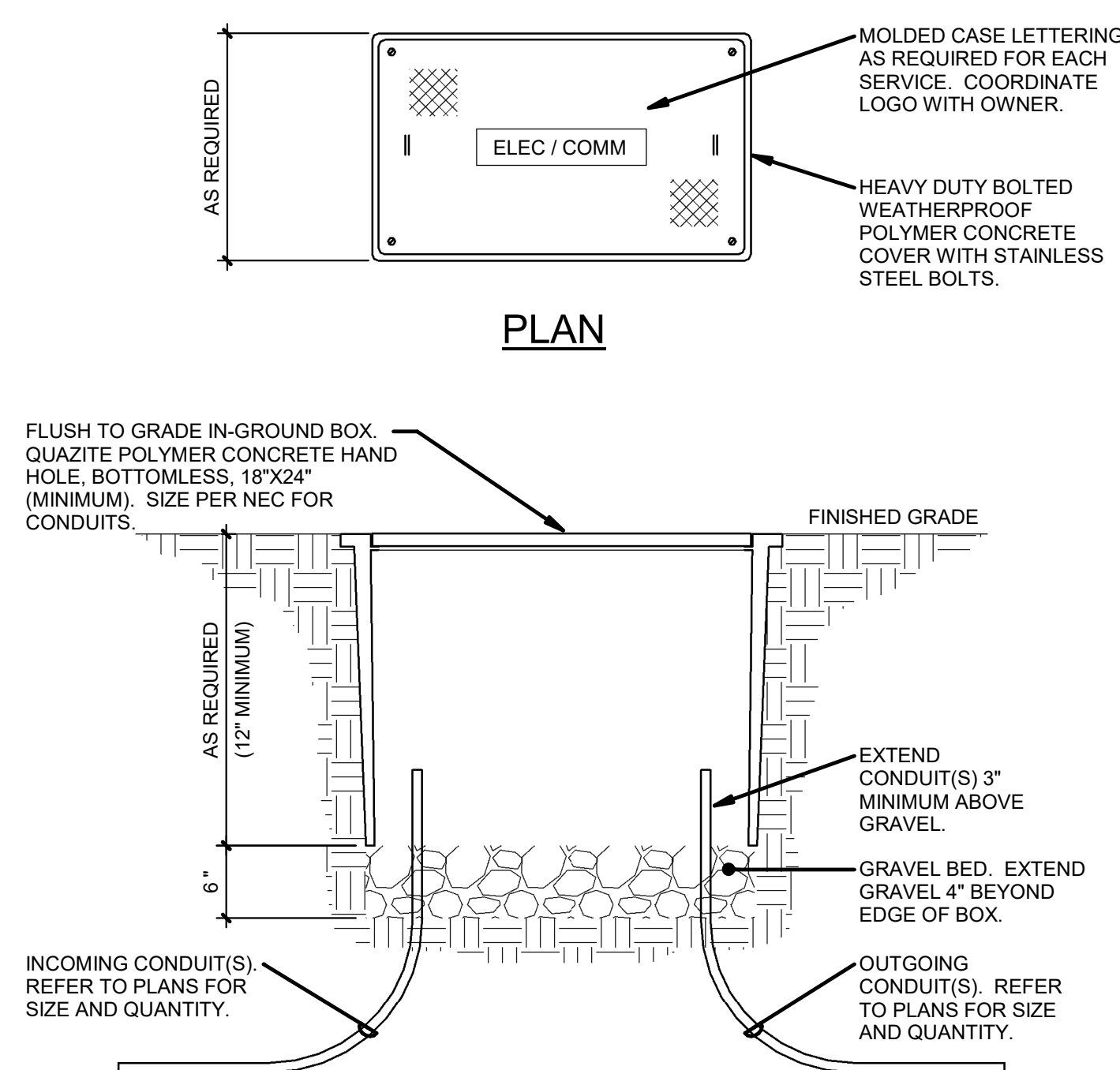
SITE LUMINAIRE SCHEDULE							
FIXTURE TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	VOLTAGE	WATTS	REMARKS
SA	14"X 27" X 3" (NOMINAL) LED SITE LUMINAIRE WITH DIE-CAST ALUMINUM HOUSING, INTEGRAL MOTION/PIRTO SENSOR, INTEGRAL 0-10V DIMMING LED DRIVER, AND UL LISTED FOR WET LOCATIONS, SINGLE LUMINAIRE ASSEMBLY, WITH INTEGRAL HOUSE SIDE SHIELD, MOUNTED ON A 22" ROUND ALUMINUM POLE.	MCGRAW-EDISON	GALN Gallen II series ULN SMD A 740 U SL HSS PRT MS/DIM-LXX	18,000 LUMEN (NOMINAL) LED MODULE 4000K	277 V	121 W	LUMINAIRE SHALL DIM TO 50% AFTER (15) MINUTES OF INACTIVITY. REFER TO POLE BASE DETAIL ON DWG. E-501 FOR ADDITIONAL REQUIREMENTS.
SB	14"X 27" X 3" (NOMINAL) LED SITE LUMINAIRE WITH DIE-CAST ALUMINUM HOUSING, INTEGRAL MOTION/PIRTO SENSOR, INTEGRAL 0-10V DIMMING LED DRIVER, AND UL LISTED FOR WET LOCATIONS, SINGLE LUMINAIRE ASSEMBLY, WITH INTEGRAL HOUSE SIDE SHIELD, MOUNTED ON A 22" ROUND ALUMINUM POLE.	MCGRAW-EDISON	GALN Gallen II series ULN SMD A 740 U SL PRT MS/DIM-LXX	17,900 LUMEN (NOMINAL) LED MODULE 4000K	277 V	122 W	LUMINAIRE SHALL DIM TO 50% AFTER (15) MINUTES OF INACTIVITY. REFER TO POLE BASE DETAIL ON DWG. E-501 FOR ADDITIONAL REQUIREMENTS.
SC	14"X 27" X 3" (NOMINAL) LED SITE LUMINAIRE WITH DIE-CAST ALUMINUM HOUSING, INTEGRAL MOTION/PIRTO SENSOR, INTEGRAL 0-10V DIMMING LED DRIVER, AND UL LISTED FOR WET LOCATIONS, SINGLE LUMINAIRE ASSEMBLY, WITH INTEGRAL HOUSE SIDE SHIELD, MOUNTED ON A 22" ROUND ALUMINUM POLE.	MCGRAW-EDISON	GALN Gallen II series ULN SMD A 740 U SL PRT MS/DIM-LXX	17,700 LUMEN (NOMINAL) LED MODULE 4000K	277 V	121 W	LUMINAIRE SHALL DIM TO 50% AFTER (15) MINUTES OF INACTIVITY. REFER TO POLE BASE DETAIL ON DWG. E-501 FOR ADDITIONAL REQUIREMENTS.
SD	14"X 27" X 3" (NOMINAL) LED SITE LUMINAIRE WITH DIE-CAST ALUMINUM HOUSING, INTEGRAL MOTION/PIRTO SENSOR, INTEGRAL 0-10V DIMMING LED DRIVER, AND UL LISTED FOR WET LOCATIONS, SINGLE LUMINAIRE ASSEMBLY, WITH INTEGRAL HOUSE SIDE SHIELD, MOUNTED ON A 22" ROUND ALUMINUM POLE.	MCGRAW-EDISON	GALN Gallen II series ULN SMD A 740 U SL HSS PRT MS/DIM-LXX	17,700 LUMEN (NOMINAL) LED MODULE 4000K	277 V	121 W	LUMINAIRE SHALL DIM TO 50% AFTER (15) MINUTES OF INACTIVITY. REFER TO POLE BASE DETAIL ON DWG. E-501 FOR ADDITIONAL REQUIREMENTS.
WA	16"X 6-1/2" X 16" EXTERIOR WALL PACK LUMINAIRE WITH DIE CAST ALUMINUM HOUSING, INTEGRAL MOTION/PIRTO SENSOR, PHOTOCELL, INTEGRAL 6 HOURS, AFTER HOURS DIMMING MODULE, AND UL LISTED FOR WET LOCATIONS. LIGHT SHALL BE DIRECTED DOWNWARD, TYPE GROUND TROUGH DISTRIBUTION.	MCGRAW-EDISON	GWG GALLION WALL SERIES GWG SAE 242 70 U 14FT PRT MS/DIM-LXX	5,000 LUMEN (NOMINAL) 4000K LED MODULE	277 V	34 W	- FINISH PER ARCHITECT. - MOUNT AT 12'-0"



4 TYPE 'S' LUMINAIRE
SCALE: NONE



3 TYPE 'WA' LUMINAIRE
SCALE: NONE

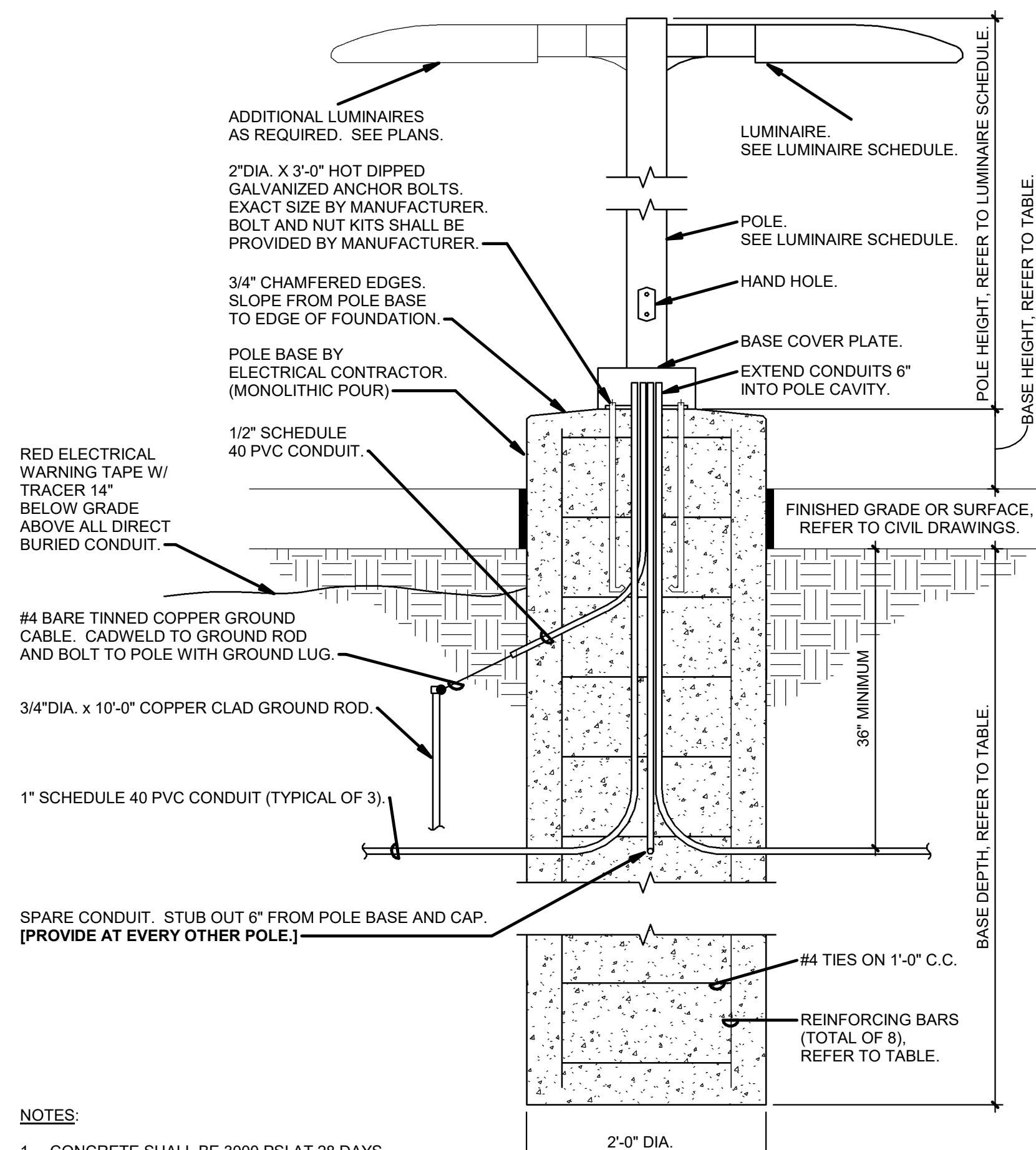


NOTES:

1. PROVIDE SPLICING CONNECTOR AS REQUIRED. USE BURNDY YPC2A8U OR APPROVED EQUAL. ENCAPSULATED WITH A RAYCHEM GEL ENCLOSURE #GHFC-1-90 SERIES.

GROUND BOX DETAIL

SCALE: NONE



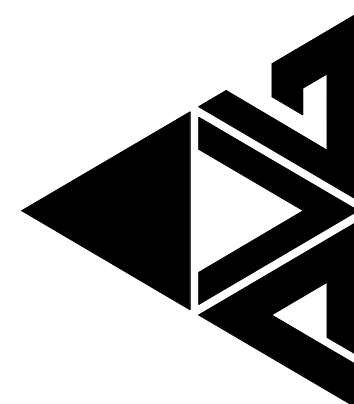
POLE HEIGHT	BASE DEPTH	BASE DIAMETER	VERTICAL REBAR SIZE
10'-0"	4'-0"	1'-0"	#4
15'-0"	6'-0"	1'-6"	#5
20'-0"	8'-0"	2'-0"	#5
25'-0"	8'-0"	2'-0"	#5
30'-0"	12'-0"	2'-0"	#5
35'-0"	10'-0"	2'-6"	#6
40'-0"	10'-0"	2'-6"	#6

POLE LOCATION	BASE HEIGHT
UNPAVED AREAS (LAWN, PLANTERS, ETC.)	0'-3"
PARKING LOTS	3'-0"
SIDEWALKS	0'-0"

STRUCTURAL ENGINEER RECOMMENDATIONS:
TYPICAL LIGHT POLE BASE DETAIL
SCALE: NONE

LUMINAIRE SCHEDULE NOTES:

1. LUMINAIRE INDICATED IN SCHEDULE IS BASIS OF DESIGN. CONTRACTOR MAY SUBMIT ALTERNATE BY EATON, ACQUITY, HUBBELL, PHILIPS, OR APPROVED EQUAL. MANUFACTURER'S NAME, MODEL NUMBER, AND TYPE OF DESIGN LUMINAIRE. A POINT-BY-POINT PHOTOGRAPHIC PLAN SHALL BE PROVIDED FOR THE PROPOSED LUMINAIRE AS PART OF THE SHOP DRAWING SUBMITTAL. POINT-BY-POINT CALCULATIONS SHALL FOLLOW IESNA RECOMMENDED PRACTICES AND INCLUDE LIGHT LOSS FACTOR (LLF) USED FOR ALL LUMINAIRE TYPES, SURFACE REFLECTANCES, AVERAGE FOOTCANDLE LEVEL, MINIMUM FOOTCANDLE LEVEL(S), AND MINIMUM TO MAXIMUM RATIO FOR ALL AREAS WHERE ALTERNATE PROPOSED LUMINAIRE IS TO BE INSTALLED (ONE CALCULATION FOR TYPICAL AREAS IS ACCEPTABLE).
2. ALL LUMINAIRES SHALL NOT BE IN ACCORDANCE WITH THE LUMINAIRE SCHEDULE. THE LUMINAIRE SCHEDULE PROVIDES THE MANUFACTURER AND CATALOG NUMBER. THE LUMINAIRE PREPARED SHALL CONFORM TO THE DESCRIPTION IN THE LUMINAIRE SCHEDULE, THE MANUFACTURER AND CATALOG NUMBER, AND ALL PROVISIONS OF THE CONTRACT DOCUMENTS.
3. THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, LUMINAIRE COLORS, LENGTHS, TRIMS, FINISHES, MOUNTING HARDWARE, CONFIGURATIONS, AND WEIGHTS OF SUSPENDED LUMINAIRES, ETC. WITH ARCHITECT PRIOR TO ANY ROUGH-INS AND PLACING FINAL PURCHASE ORDERS.
4. VERIFY FINAL LUMINAIRE LOCATIONS WITH OTHER CEILING MOUNTED EQUIPMENT SUCH AS DIFFUSERS, FIRE ALARM DEVICES, SPEAKERS, ETC. WITH ARCHITECTURAL RCP (REFLECTED CEILING PLANS).
5. VERIFY EXACT HEIGHT AND LOCATIONS OF ALL WALL MOUNTED AND PENDANT/CABLE MOUNTED LUMINAIRES WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-INS.
6. LUMINAIRES SHALL NOT BE SUPPORTED FROM SUSPENDED CEILING SUPPORTS UNLESS ADDITIONAL CEILING FRAMING AND SUPPORTS ARE ADDED BY THE CEILING CONTRACTOR ACCORDING TO MANUFACTURER'S RECOMMENDATIONS, U.L. LISTINGS, AND ANY APPLICABLE STATE OR LOCAL CODES.
7. CONNECTIONS TO RECESSED LUMINAIRES SHALL BE MADE WITH MINIMUM 1/2" FLEXIBLE METAL CONDUIT (FMC) FROM FIXTURE TO OUTLET BOX. LENGTH OF FMC SHALL NOT EXCEED 6'
8. AT THE CONCLUSION OF THE WORK, EACH LUMINAIRE MUST BE CLEANED PER MANUFACTURER'S INSTRUCTIONS, EQUIPPED WITH THE PROPER TYPE, NUMBER OF LAMPS, INCLUDING KELVIN TEMPERATURE AND WATTAGE, AND ALL IN GOOD OPERATING CONDITION.
9. LIGHT FIXTURE COLOR TEMPERATURE SHALL BE **3500K MINIMUM** UNLESS OTHERWISE NOTED.
10. NOMINAL LUMEN VALUES MAY VARY BETWEEN DIFFERENT MANUFACTURERS OF SAME TYPE OF LUMINAIRE. NOMINAL LUMEN VALUES GIVEN IN SCHEDULE ARE THE VALUES USED FOR DESIGN.
11. FINAL COLOR SELECTION BY ARCHITECT REQUIRED AT FIXTURE SUBMITTAL.
12. LENSED FIXTURES SHALL HAVE A MINIMUM OF 0.125" THICK ACRYLIC LENS UNLESS OTHERWISE NOTED.
13. FIXTURES DESIGNATED AS "EM" SHALL HAVE EMERGENCY BATTERY PACK OPTION. ADDITIONAL VOLTAGE SENSING REQUIRED PER MANUFACTURER'S RECOMMENDATIONS FOR VOLTAGE SENSING.



			CITY PLANNING COMMISSION REVIEW		
		02-11-22			
				MARK DATE	DESCRIPTION
				ISSUED AS-	

PROJECT NO	2101
DRAWN BY	Author
CHECKED BY	Checker
DATE	08/23/2021

SITE LIGHTING DETAILS AND DIAGRAMS

SCALE: 12" = 1'-0"

SHEET NO.

ES-501

NOT FOR CONSTRUCTION



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ENGINEERING
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(216) 861-2020 www.osborn-eng.com

Cut/Fill Report

Generated: 2022-02-09 16:44:53
By user: olshanskyjy
Drawing: R:\21000\21007-2\CIVIL 3D 2020\CURRENT DRAWINGS\SOURCE
 DRAWINGS\Surfaces\R:\21000\21007-2\CIVIL 3D 2020\CURRENT
 DRAWINGS\SOURCE DRAWINGS\Surfaces\Grading Plan.dwg

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Volume Comp	full	1.000	1.000	147373.86	1830.77	2064.18	233.41<Fill>

Totals				
	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	147373.86	1830.77	2064.18	233.41<Fill>

* Value adjusted by cut or fill factor other than 1.0