



Planning Commission
CITY HALL COUNCIL CHAMBERS
AGENDA OF JANUARY 14, 2025
7:00 PM

ROLL CALL

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

Chairman

Vice-Chairman

Secretary

Liaison to the Board of Zoning and Building Appeals

Alternate Liaison to the Board of Zoning and Building Appeals

Planning Commission appointment to Community Reinvestment Area Housing Council

APPROVAL OF MINUTES

Regular meeting of December 10, 2024

CORRESPONDENCE

Administrative Approvals

1. PPZ2024-0328 Modern Massage and Spa LLC, 35439 Center Ridge Rd
Administrative Approval of Registration Certificate and Certificate of Zoning
Compliance for massage establishment.

OLD BUSINESS

NEW BUSINESS

1. PPZ2024-0319 City Limits, 39462 Center Ridge Rd, PPN 07-00-046-101-006
Owner: Stephen Joseph, 36821 Sugar Ridge Rd, North Ridgeville, OH 44039.
Proposal consists of site improvements for restaurant and lounge. Property is zoned
I-3 Heavy Industrial District. Note: Ordinance 2024-136, Rezoning to B-3 Highway
Commercial District is pending approval by City Council.
2. PPZ2024-0327 South Central Park Playground, 7565 Avon Belden Rd, PPN 07-00-

022-101-054

Applicant: Jeff Snider, Snider Recreation, 10139 Royalton Rd, Suite K, North Royalton, OH 44133. Proposal consists of playground removal and new playground installation. Property is zoned R-1 Residential District.

ADJOURNMENT

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, DECEMBER 10, 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, Frank Toth, 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 November 12, 2024. He asked if there were any corrections. Hearing none, the minutes were approved as submitted.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. PPZ2024-0315 Ridge Barbershop 2, 7717 Victory Lane
Approval of a Certificate of Zoning Compliance for a barbershop.
2. PPZ2024-0316 Paws & Spa Pet Salon, 33109 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for a dog salon.
3. PPZ2024-0317 Price Point Construction, 7864 Root Rd
Approval of a Certificate of Zoning Compliance for construction services; storage.

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

Director Lieber stated there were three Administrative Approvals of zoning certificates since the last meeting, one being a second location for Ridge Barber Shop, Paws and Spa Pet Salon and Price Point Construction. She mentioned that they were all new to the community.

OLD BUSINESS:

NEW BUSINESS:

PPZ2024-0318 City Limits, 39462 Center Ridge Rd, PPN 07-00-046-101-006

Owner: Stephen Joseph, 36821 Sugar Ridge Rd, North Ridgeville, OH 44039. Proposal consists of rezoning property to B-3 Highway Commercial District. Property is zoned I-3 Heavy Industrial District.

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber stated that the applicant was both seeking rezoning of the property from I-3 Heavy Industrial to B-3 Highway Commercial, and they were additionally seeking approval to open a restaurant and lounge and to make site improvements in support of that use. She explained that tonight the only matter before the Commission was the referral from City Council, which was the rezoning legislation. She indicated that the development plan would be coming to the Commission at a future meeting for review, so they were not going to be getting into the site plan tonight but simply a recommendation on the rezoning. She stated that the property was about 1.25 acres and located on the north side of Center Ridge and was the westernmost parcel of land in North Ridgeville. She discussed that it abutted the city of Elyria and also because it was triangular in shape, abutted the railroad tracks and the Ohio Turnpike. She discussed as shown in the exhibit on the screen, the property contained an existing commercial structure that was formerly occupied by a bar and lounge, but that former bar had been vacant for many years. She added that currently that rear portion of the building was occupied by a hair salon. She mentioned that bars and restaurants were not permitted in the I-3 Heavy Industrial District and while the bar operated in the past as a legal non-conforming use, the longtime discontinuation had resulted in that loss of legal non-conforming status and the building could not be used again as a bar or restaurant without rezoning or without a use variance issued by the BZBA. She mentioned that staff just felt rezoning was the right way to go with that particular property and she believed that rezoning of the property was recommended for a number of reasons. She stated that first and foremost, it was consistent with the City's future land use map and the City's recently adopted master plan. She said that second, the proposed rezoning would bring the property into greater conformance with the actual historical uses of the lot and rezoning to B-3 would allow the property to be used for a Bar and Grill by right, along with other types of permitted uses, including retail, consumer services and personal services such as the hair salon. She commented that third, the small size of the property just being over an acre, did not really lend itself to heavy industrial development and it was further bound by railroad tracks, the Turnpike and a road, so there was no opportunity to add additional property onto this lot to make it a more developable site for industrial development. She indicated that finally, there was really a mix of commercial and industrial use types in that area of Center Ridge and it would not be out of character with the existing development patterns across the street as there was a gas station in the nearer vicinity and there was a mix of commercial and light industrial uses, so for those reasons, she did recommend the rezoning of this property.

Chairman Smolik asked if there was a representative present for the application.

Geoffrey Smith, 124 Middle Ave, Suite 800, Elyria, OH 44035.

Mr. Smith stated that the only thing he would add was that it was not right next to residential and that he thought it was just going in line with what the building was used as for a long time. He explained that his client intended to go through the rest of the procedures and as a B-3 to make sure that everything was in accordance with the rest of the zoning code, and he thought it just made sense.

Chairman Smolik asked if there were any member of the audience who wished to speak regarding the project.

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, DECEMBER 10, 2024**

PAGE 3

No one came forward.

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

Mr. Schumann stated that he did drive by the property and agreed that it made sense just to go ahead and rezone it. He remarked that it looked like it would probably make a great place for a bar or nightclub but that it looked like it needed a facelift and hopefully would receive one.

Chairman Smolik stated that he agreed and that it was sort of a unique, challenging lot, so the fact that someone wanted to redevelop it, was a good opportunity for the City. He asked if there were any other questions or comments from the Commission.

None were given.

Moved by Schumann and seconded by Ali to recommend approval of the rezoning application.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

PPZ2024-0320 The Crossing at French Creek, 5725 Avon Belden Rd, PPN 07-00-019-000-010, 07-00-020-101-001, -042

Applicant: Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105, Brecksville, OH 44141.
Proposal consists of final plat for Phase 1 of The Crossing at French Creek Subdivision. Property is zoned R-1 Residence District (Chapter 1282).

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber stated that The Crossing at French Creek subdivisions were located on property zoned R-1 Residence District and just as a reminder, was designed and constructed per the requirements of Chapter 1282, which was single family detached and cluster development. She discussed that the preliminary plat for the subdivision was approved by Planning Commission in October of 2023 and that currently, the layout of the subdivision, the number of lots and the configuration of open space was the same as what was approved by the Planning Commission. She stated that following Planning Commission's preliminary approval, the developer then proceeded with the submission of their improvement plans to engineering and began preliminary construction activities for phase one. She stated that the subdivision of 92 units was being constructed in two phases and currently the Commission was asked to finally approve Phase one, which consisted of 41 sub lots. She indicated that the final plan was substantially similar to that which was preliminary approved by the Planning Commission and included in the improvement plan plans, the Planning Commission would probably note a little bit of a difference, Baldauff Crossing, which was the main entrance to the development was shown with both northbound and southbound exit lanes onto State Route 83 and that requirement was imposed by engineering in the course of their review of the project but they managed to fit it in without altering the lot significantly. She stated that for final approval, Planning Commission had to review those

items detailed in both the subdivision regulations and the zoning code and that in her review she had noted in submittal from the applicant that it was missing a detailed landscape plan but they had since submitted a landscape plan that provided for street trees and landscape treatment along Avon Belden Road frontage, however, the remaining open space areas were not well defined and just labeled open space. She mentioned that she would suggest that first that the tree selections needed to be made with the recommendations and approval of the City Arborist. She stated that second, that the future shade canopy tree planting area that was recommended by engineering as a result of some unapproved tree clearing, be better enumerated in terms of the number of trees to be replanted in that area. She discussed that third, that those open space areas be better defined and explained that the problem was that when they didn't have a well-defined landscape plan, it left a lot up to the imagination of what went in that area and how it should be maintained for the future. She added that if it was going to be lawn, they would like to know if it was a lawn or if it was a wetland to be preserved, they wanted to know that as well. She asked that those items be better delineated in the landscape plan as that would be really useful. She mentioned that the applicant did follow through and submit a lighting plan and then they had submitted the HOA documents to the city back in July for review, so those have been submitted to the City.

City Engineer Eavenson stated that the applicant for The Crossing at French Creek, wanted to move forward with the final plat approval and execution, however, as noted, there were several outstanding improvements still to continue and required documentation, including improvements for a storm sewer drainage system along State Route 83 that needed to be collected and conveyed to French Creek, both along State Route 83 on the north and south sides. She added that there were some outstanding common sidewalk and walking paths and the necessity of the approval of the landscaping plan and lighting plan. She mentioned that there were some storm and sanitary sewer videos that still need to be approved, some as built drawings that needed to be reviewed and a final punch list by our field staff still needed to be addressed. She stated that the developer's agreement did allow for the execution of the plat as long as a performance bond in the amount of 100% of the cost to perform all outstanding items was provided and engineering would take no issue in proceeding in this manner.

Chairman Smolik asked if there was a representative present.

Thom Sutcliffe, Drees Homes, 6860 Snowville Dr, Brecksville, OH 44141.

Mr. Sutcliffe stated that he was the land manager for Drees Homes and that they had brought the Crossing to the City over a year ago to kind of dovetail with the development they were doing across the street with the Smitek family, which was North Ridge Pointe. He stated that they wanted to bring a more family oriented and cost-effective home to the community and the North Ridge Pointe development had a higher demand for the facades, the hardscapes, the amenities on site with a swimming pool and tennis courts which kind of demanded a higher price point. He explained that they were trying to bring something to the community that would be more family oriented with two different house sizes going in there that they didn't have across the street. He stated that they had 48-foot homes that were all 60 feet wide, and they were also offering a smaller, more value oriented 40 foot product.

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

None were given.

Council Liaison Abens stated that when they originally came for approval, he requested that they strongly consider a sidewalk connecting the neighborhood directly east, because if there were any children there it would bring them within walking distance. He asked if that sidewalk there because he couldn't see it.

Mr. Sutcliffe asked if he when he said east, was he talking about adjacent to phase two.

Council Liaison Abens stated that was correct.

Mr. Sutcliffe stated that they hadn't submitted engineering for phase two yet but that they would create connectivity between the existing residential homes.

Member Toth stated that he had driven by there and the entire western bank of French Creek there had been cleared of vegetation. He mentioned that when he submitted for preliminary approval, he stated that he was going to leave all those trees along the French Creek.

Mr. Sutcliffe stated that was correct and that they were planning on saving all the eligible trees that were able to be saved and as already pointed out by the Administration, they agreed to put trees back in place, which would be part of the final landscaping plan. He mentioned that they would work with the Arborist to define what they would recommend going there because he believed they'd like to keep the deciduous trees that would be there year-round and they were going to follow the direction of the Arborist and the Engineering Department.

Member Toth asked City Engineer Eavenson if she was comfortable with that.

City Engineer Eavenson stated that she was.

Member Toth commented that regarding the open space calculation, it appeared that their open spaces included all of the landscaping along the frontage of Route 83 and they had about six acres and down on the southeast corner they had a little bit of space and essentially the open space consisted of the landscape mound across the front of the development, the storm water ponds, and he had a sliver in the back southeast corner and asked if that correct.

Mr. Sutcliffe stated that originally when they submitted, they had shown a lot of open space intermixed amongst the homes to separate them further and the City had shown the inside to try to gather that all together in the larger spots, so in working with the Administration and Engineering, he did move it towards the front for the mounding and they also wanted to include and not forget that they had the entire riparian area surrounding French Creek going up and down north to south that also was going to remain as open space and open to the residents to use the storm water management plus the connectivity trails. He explained that he would see that platted

there as a designated easement among the property and that was part of the open space for the enjoyment of people, as well as a large corner blockade in the northwest of southwest corner which was left as an open space and connectivity also, with providing a spot for future use by the city to eliminate stormwater management problems across the street, they allocated open space to the south to allow for that to happen in the future as well

Member Toth commented that there was really no common recreation area there that could be used by any of these residents at all.

Mr. Sutcliffe remarked that if he meant an amenity such as a playground or a swimming pool and such, that no, that was not part of the plan of that community.

Member Toth commented that nor was there any space to do anything like that.

Mr. Sutcliffe stated that no, there was not.

Member Toth commented that with his preliminary approval with that 1282 designation, the zoning designation, that was one of the requirements of obtaining that cluster zoning consideration and that Chairman Smolik made the comment at that original meeting that it just appeared that you were sticking as many homes as you could into that area and the current site plan definitely demonstrated that to be true.

Mr. Sutcliffe stated that he didn't believe that the zoning that they used required a structural activity area, but it required open space for common enjoyment, which at that time they added all the walking trails to the project in order to create a sense of openness, so people could connect and walk amongst those things uninhibited. He mentioned that originally, they didn't have all those open spaces and mounds, and they didn't have the connectivity in the sidewalk across the front, nor did they get a deed to the city easement to the south. He indicated that he did not know that a structure was required as part of recreation areas. He stated that it was an open space for enjoyment.

Director Lieber stated that there was no requirement for specific types of facilities in 1282 like a pool or recreational structures. She mentioned that it just referred to open space as Mr. Sutcliffe stated. She discussed that she would also just caution that Planning Commission and Council had already approved the preliminary plan, and it was consistent with that preliminary plan and just to consider the spirit of past approvals in their review that night.

Member Toth asked Assistant Law Director Morgan if the covenants for the HOA were submitted to the Law Department and if they were ok with everything.

Assistant Law Director Morgan stated yes to both. She discussed that two documents were delivered quite a while ago, the HOA document draft with the City Law Director, which she had a copy with here and had been submitted for review as well as the engineering and management

of the storm water centers that the HOA was required to maintain for the City's protection and that had been submitted for review as well. She stated that they required the submission of those, and they had been submitted. She mentioned that there was nothing in them that was out of the ordinary or that they would not expect to see in those kinds of documents.

Member Toth stated that in their notes on their utility plan it stated that any drainage tile found that discharges or passes through the site will be investigated if found draining shall be incorporated into the storm sewer system.

Mr. Sutcliffe stated that there were a number of opportunities where they were able to exercise that clause and some, they did tie into theirs and some the City realized did not deal with their property and they were dealing with as a third party offsite. He said that yes, they had dealt with every single one responsibly and reported to the city on those.

City Engineer Eavenson stated that one of the reasons they had outstanding drainage improvements yet to make was because there was a field identified that wasn't originally identified in the existing survey that became apparent that they needed to address and collect and convey over to French Creek and they had been working with the applicant to make that happen.

Chairman Smolik stated that he needed a point of clarification regarding along Route 83, that sidewalk and right of way, were they all squared away with that or were there easements that were needed.

City Engineer Eavenson stated that they did request the applicant to provide for additional right of way and they could see now on the drawing that it was now 35 feet from center line, so that provided additional right of way, not only for the drainage that was previously discussed but as well as the sidewalk that was being provided in the right of way. She explained that it was more of a spline and was not as a straight line and that it did meander maybe a foot or two beyond the right of way, but the ordinance did allow if the parties were accepting for the Engineer to approve the sidewalk just beyond the right of way.

Mr. Sutcliffe stated that they wanted to avoid the look of a burial mound across the front, so there was a little bit of a serpentine look, which created the sidewalk to deviate from a straight path and that the City was great in working with them on allowing that to happen. He stated that it helped with drainage to from the mound, so it didn't create a damn versus some Serpentine release between them.

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

None were given.

Moved by Schumann and seconded by Ali to recommend approval with the following conditions: (1) the administrative staff will oversee the following tree selection by City Arborist, (2) reconcile the

excessive tree clearing on site, (3) define the open space area more clearly, (4) complete the storm system along Route 83, (4) provide the additional right of way along State Route 83 for the sidewalk.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

PPZ2024-0321 North Ridgeville City Schools Transportation Center, 7001 Ranger Way, PPN 07-00-016-104-233

Applicant: Claire Bank, ThenDesign Architecture, 4230 River Street, Willoughby, OH 44094. Proposal consists of constructing a new transportation and maintenance center. Property is zoned R-1 Residence District.

Chairman Smolik asked Director Lieber for her findings of fact.

Director Lieber stated that the proposal was a new transportation and maintenance center for North Ridgeville City Schools and was in the R-1 Residence District and surrounded primarily by additional R-1 Residence zone property, with the exception of several commercial lots on Center Ridge Road, which were zoned B-3 Highway commercial. She discussed that the facility would be located in the field area north of the parking lot that was west of the stadium and across the street from Fire Station 1 on Ranger Way. She stated that schools and other public uses were permitted uses in the R-1 District. She explained that the building was about 18,500 square feet and was a pre-engineered metal building with metal roof panel and that there was a wainscot of brick around the base of the building that would match the academic center nicely. She mentioned that the metal of the building would be a slate gray in color and there were overhead doors provided on the north and south elevations of the building to allow access for buses and other vehicles and equipment that required routine maintenance. She said that the site would be paved and striped for bus parking and pavement would be asphalt with concrete curbing and spaced for 74 buses with additional standard parking spaces for employees adjacent to the building that would accommodate the maintenance staff. She stated that an additional row of parking was provided to the north of the existing lot that would also provide parking for the bus drivers and a fueling station was proposed. She discussed that the site would be enclosed by a six-foot-high black vinyl coated chain link fence with a dumpster enclosure provided along the east of the building with screening for the maintenance center. She stated that two new curb cuts were shown on Ranger Way and both were single direction with the northernmost curb cut being enter only and the new southern curb cut would be exit only. She said that connectivity to the existing parking lots would be provided through internal driveways and that notably, a traffic impact study was submitted by the schools for the project that had been forwarded to the City's consultant for review. She stated that while discussion of traffic for the project is appropriate, there was still going to be some long-term discussions between the City and the schools about that traffic impact study and the recommendations. So this is not the last opportunity to talk about overall traffic between the transportation project and the high school project that they would be talking about after that. She stated that she had a number of comments that were

submitted to the applicant through the staff review process that they have responded to and that they have provided some updates in their plan in reference to a landscape plan showing fencing detail, providing employee counts, making some slight adjustments to aisle widths and to ensure proper spacing for the parking striping areas. She added that they had provided lighting cut sheets and they had discussed the fence height originally proposed at 8 feet, which had been reduced to six, so that resolved that zoning issue. She mentioned that she thought there was still a discussion to be had about the lighting calculation zone, so she would listen for the applicant's presentation on that that evening..

City Engineer Eavenson stated that Engineering has made a preliminary review of the improvement plans and stated that existing utilities were available on or near the site and that stormwater management and water quality were being provided specifically just for the transportation center. She mentioned that Engineering would require some additional analysis of the drainage system, especially as it related to the floodplain elevation of the Robinson Ditch to the north of the site, but they already had discussions, and it could be worked out during final review. She said that adequate fire hydrant coverage had already been discussed to ensure that they got approval through the fire department and as mentioned, parking lot improvements including ADA requirements shall be in accordance with the new parking chapter 1285. She added that they would be looking at the lighting plan as well during final review. She stated that she wanted to note that upon Planning approval, the applicant shall make application for Engineering plan review through the Building Department to seek final approval.

Assistant Law Director Morgan stated that she wanted the applicant in their presentation, to hit on the traffic issues, drainage issues and lighting issues, as how they would impact the surrounding areas because it was a residential area and people were very interested in how that was going to impact them.

Chairman Smolik asked if there was a representative for the application present.

Claire Bank, 4230 River Street, Willoughby, OH 44094.

Bill Schurman, Hammond Construction, 1550 Corporate Woods Way, Uniontown, OH 44685.

Ms. Bank stated that she was acting as the architect on the project and that that particular piece of the high school site and of the North Ridgeville campus was the transportation and maintenance center. She stated that it was replacing two buildings that were on site as well as parking that was on site already just to the east of the existing high school. She explained that part of the purpose of the project was to replace very old facilities that needed replaced to maintain the buses and the school district moving forward, but also to create room for the new high school which would be on the front of the campus. She mentioned that regarding some of the outstanding issues such as traffic, drainage, lighting, and the traffic study as mentioned in review with the consultant that the City had hired, they mostly had to do with just traffic that was on campus and backed up onto campus, but further discussion of that would occur between their

traffic engineers, the two different teams and then they would have more information as far as bringing that forward. She stated that there weren't really any recommendations as far as the transportation center piece to it as it was part of the study but there weren't any outcomes that were different than how it was functioning currently. She discussed that as far as the drainage on site, they actually have a meeting scheduled with the City tomorrow to look more in depth at some of the calculations that were being put together, but as mentioned, the drainage for the site was all being handled in that area. She stated that they could see on the left of the page there was a basin that was gathering the runoff from the parking lot and from the building. She added that for lighting, as mentioned, there were some explanations that needed to occur there basically because of competing priorities as they were trying to avoid putting any lighting poles in the middle of the site because of the bus traffic and not wanting that to be damaged with time, so they were lighting that parking lot from the perimeter of the site and most of it was within the City limits as far as how the ranges were. She stated that the one that was a little bit brighter than potentially what the City would normally recommend was the one that was to the north because it was casting sort of through the center of that lot towards the maintenance and transportation facility. She mentioned that they could get more detailed calculations to the City Engineers if they wanted to review that in more detail, but her understanding from the electrical engineers, was that the ranges weren't too out of line with what the City expected to see. She stated that the lighting fixtures would match what was on the campus at the three through eight facility.

Chairman Smolik asked if there was anyone in the audience that had any questions or comments.

None were given.

Vice-Chairman Schumann stated that right now buses would go east and west coming out onto Bainbridge and asked if they already went north on Ranger Way also.

Ms. Bank stated that was correct.

Vice-Chairman Schumann commented that it wasn't really going to change.

Ms. Bank stated that this would be the exact same lot as far as bus traffic in and out on Ranger Way. She said that they would have to get to the front of the North Ridgeville Academic Center to pick up and drop off those students, but it was not going to change any of the bus routes as far as where the buses were being stored during the day.

Vice-Chairman Schumann commented that it really wasn't going to change traffic out up on Center Ridge or South on Bainbridge either.

Ms. Bank stated that it would not.

Council Liaison Abens asked pertaining to the drive that was to the direct east of the project, if it was emptying out into another drive and if it was where did it exit onto, the driveway adjacent to

the stadium.

Mr. Schurman stated that that was strictly a maintenance driveway and it accessed the athletic fields and was used for maintenance purposes.

Council Liaison Abens stated that the other just a comment he had coming from the industry that he came from, within their building itself, they may want to consider in order to save time and maybe a few dollars was to look at modular implant offices, that way they could possibly save as much as two months opening time by doing that because those offices and bathrooms and restrooms, shower rooms and whatever could be built the same time as the pre-engineered.

Member Toth commented that he was curious about the fencing that was going to surround the parking there on the south side. He mentioned that from what he was seeing on the drawing and he had gone up there and looked at the site, it appeared that they were going to take the back row of that parking or the northernmost row of that parking and then were going to add like an opposing and you're going to fence all of that in, so that would be essentially quarantined off from all the other lots, that area.

Ms. Bank stated that the back row parking was mirrored but then the fence was actually just to the north of that, so they were only fencing in the transportation and maintenance center and the busses.

Member Toth asked about the red line that was on the drawing there running right up.

Ms. Bank stated that that was her just trying to say that that parking was meant to serve those things, but it was not being fenced in.

Member Toth asked about the back driveway that Councilman Abens brought up at the southeast, that would be essentially for maintenance.

Ms. Bank stated that was correct.

Member Toth asked how they how they would you be bringing fuel into their fueling station and commented that he was taking that was it back there on the east side.

Ms. Bank stated yes, it was the black bar on the drawing and was where the fueling station would be.

Mr. Toth asked if they would just be circling their fuel truck through there and then coming right back out.

Ms. Bank stated that was correct.

Mr. Toth commented that one thing about the traffic study that he was curious about was that it mentioned vehicles, however, he wasn't certain that it really took into account the disbursement of the buses for their routes and then the collection of them coming back in, because that was an event that happened essentially like clockwork, so it was not like it was predicated on any type of additional building, if they build, no build, all those different variables that they had in that study. He mentioned that there was preliminarily the disbursement of the buses, and then there was a certain time when they were collected, and he hoped that that was going to be accounted for in that study.

Chairman Smolik stated that the fire station exited right there and they just wanted to make sure that emergency services weren't impacted when, however many busses departed at one time and he thought that if the study dove into that a little bit, that would be greatly appreciated. He discussed that it was a campus setting that was being created by the school and asked about the materials that were going to be used. He commented that there was just a small picture of the brick and asked if it was going to match what was over at NRAC color wise and match the fire station and police station.

Ms. Bank stated that they were similar.

Chairman Smolik stated that they had the brick band around the building, and it was pre-engineered and asked if it was going to be white.

Ms. Bank said that it was called a Slate Gray.

Chairman Smolik asked if the color palette at NRAC was going to be used.

Ms. Bank stated that yes, they were trying to keep that campus feel since they were so close to each other.

Council Liaison Abens asked what size the overhead doors were.

Ms. Bank stated that she thought they were 12 feet by 12 feet.

Council Liaison Abens suggested that one of the doors be at least 14 by 14 only because of the future. He commented that he remembered going through quite a few industrial buildings that posed some restrictions because of their overhead doors and that having one for future unknowns was always a good idea. He asked if it would also be a repair facility, and they would be dealing with oils, fluids and things of that nature.

Ms. Bank stated that was correct.

Council Liaison Abens asked if there was an oil separator within the structure.

Ms. Banks stated that there was.

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

None were given.

Moved by Schumann and seconded by Toth to recommend approval of the North Ridgeville City Schools Transportation Center with the following conditions: (1) that the Administration would review the final photometric lighting plan for the parking lot (2) approval of tree selection by the City Arborist (3) that the Administration would review the final traffic study.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

PPZ2024-0322 North Ridgeville City Schools High School, 34600 Bainbridge Rd, PPN 07-00-016-104-233

Applicant: Claire Bank, ThenDesign Architecture, 4230 River St, Willoughby, OH 44094. Proposal consists of Phase 1 development (early site work) for the new high school. Property is zoned R-1 Residence District.

Application was read.

Chairman Smolik asked Director Lieber for her findings of fact.

Director Lieber stated that the proposal consists of a new high school complex with parking lots, athletic fields and other accessory site improvements. She stated that the entire property was zoned R-1 Residence District and schools were permitted uses in the district. She explained that North Ridgeville City Schools were seeking phased approval for the project and phase one would consist of early site work, preparing the site for construction of the building. She mentioned that phase two would be the actual building construction and then the phase 3 and the final phase would be the demolition of the existing high school and the final site work. She discussed that phase one construction was scheduled to begin in the summer of 2025, the building construction was intended to begin in the spring of 2026, the old high school would be demolished and final site work commencing in the summer 2028 and the new high school would be open for the 2028-29 school year. She indicated that in phase one, Planning Commission would review the overall site plan for the new high school and campus improvements. She stated that the plans generally show facilities to be demolished, the proposed layout of new buildings, parking areas, athletic facilities and stormwater management facilities. She mentioned that the new high school was shown located south of the existing building so that the current high school could remain in use until such time as the new high school could come online. She stated that due to the loss of parking in the construction zone for the high school, phase one also included approval for additional parking areas with two of those parking areas being in the green space area closest to NRAC on Ranger Way. She said that another parking lot would be constructed in the location of the existing transportation building that would be taken down with the construction of that previous project they had discussed. She stated that the high school piece abutted residential properties along Pitts Boulevard and currently those properties had a combination of parking lots for buses and vehicle parking, tennis courts and open space that was really that area north of the entrance drive from Pitts and the only change along

that boundary would be the restriping of the existing parking lot. She described that south of the entry from Pitts, those properties that abutted was where the greater change would occur because in that area parking and driveways would be expanded and the new building would be located in the southeast quadrant of the site. She mentioned that it was about a little over 90 feet away at its closest point and pavement would be set back 10 feet from the property lines and there would be some fencing and buffering provided along the boundary that would be refined as they got closer towards that final site work proposal in phase 3. She stated that they had already discussed the traffic impact study that was submitted and that the City's engineering consultant was reviewing. She recommended that any approval in phase one be contingent upon recommendations that came out of the review of the traffic impact study and also a condition of approval that a buffer strip be provided for the residents abutting along that east property line.

City Engineer Eavenson stated that Engineering had made a preliminary review of the phase one plans, including the demolition and earthwork. She discussed that their main concern was to ensure that SWPPP measures will be implemented prior to any mass earthwork operations, and they would do that during final review of the grading plans. She mentioned that as the school moved forward with the design endeavors, engineering did have some concerns to ensure that the overall design and global impacts of the campus, including stormwater management, existing utility capacities and traffic impacts were discussed at length and approved through the Administration during the early phases. She stated that upon Planning approval, the applicant should make application for the engineering plan review through the building department.

Chairman Smolik asked if there was a representative for the application present.

Claire Bank, 4230 River Street, Willoughby, OH 44094.

Bill Schurman, Hammond Construction, 1550 Corporate Woods Way, Uniontown, OH 44685.

Ms. Banks stated that the construction timeline was long and they were still doing quite a bit of design work as far as detailing out the interior and getting all the engineering systems working together, baking in those details, so it allowed construction to start while the design finishes, which just helped the overall timeline in getting the school open for the community. She stated that the traffic was being studied and they would continue those discussions with the City. She added that the entries and exits from the campus were remaining the same and in the same locations as they were currently.

Chairman Smolik asked if anyone in the audience had any questions or comments regarding the project.

Richard Schaffer, 6864 Pitts Blvd, North Ridgeville, OH 44039.

Mr. Schaffer stated that he just wanted to make sure that the water management was taken care of because since the tennis courts were put up, they had water in their backyards, flooding that he didn't have before. He mentioned that if they got more water, he didn't know what he was going to do because his yard was always filled with water currently. He stated that regarding the lighting, he didn't know what kind of lighting was going to be used, but he didn't know if that was going to now light up their backyards.

Chairman Smolik asked if he lived right behind the tennis courts currently just so that they had an idea

of where he was at.

Mr. Schaffer stated that he did.

Ms. Bank stated that regarding the lighting, both the City's requirements and for LEED, which was a sustainability design standard that they were held to, they had to control light really closely within the site and not spill out to other locations. She explained that the lighting should not be impacting the residents and that as far as the stormwater piece, they were going through those discussions currently now but their requirement was to treat all the water on site and not have it running off and impacting neighbors. She stated that overall they were looking at the campus and that design solution that was going to do that in the best way they could.

Chairman Smolik asked if there were any other OK, is there any other questions or comments from the general public?

None were given.

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

Vice-Chairman Schuman asked if there were going to be curbs on the parking lots that they were going to be building.

Ms. Bank stated that was correct and that was currently planned.

Vice-Chairman Schuman commented that that was going to be for water capture, as far as during the construction process and asked if they were going to be doing a some kind of temporary stormwater management.

Mr. Schurman stated that they would and as the City Engineer had already referred, they did have a SWPPP plan which would include temporary stormwater management.

Vice-Chairman Schumann asked if they would be doing that before the parking lots started going in.

Mr. Schurman stated that it would be before any earthwork.

Vice-Chairman Schumann asked about a truck wash station because Bainbridge was going to get real muddy.

Mr. Schurman stated that they utilized a couple things. He commented that they had tried and would still consider the use of a truck wash but there was also new technology on roll off mats, large heavy industrial roll off mats that they had good success with on past projects and that they basically just act as huge rumble strips on the construction site themselves shaking off all the tire debris and then they had a street cleaning in place. He stated that they would run a commercial street cleaner, a third party independent commercial street cleaner that would be a street cleaning business that they would employ.

Vice-Chairman Schumann asked regarding where the property and the new parking lots and driveway

bumped up against the residential neighborhoods there, what were they going to do there, were they going to put a new fence up along that and asked if that was what they showed on the plan.

Ms. Bank stated that on the plan they submitted, they were showing a privacy fence along that border and that that was being looked at in more detail and they were talking with the City as well. She explained that it was a mixture of mature vegetation and there was some fencing in place and that they wanted to make sure that they weren't treating it in a way that was not appropriate for some of the residents based on what they already had there, but they were definitely doing a buffer as a mixture.

Vice-Chairman Schumann asked if they had that plan in front of them.

Ms. Banks stated that the fencing was on the plan and regarding the landscaping, they submitted a narrative that talked about a mixture of trees and then some other vegetation types.

Director Lieber stated that they would have those details before them in phase 3, installing the landscaping or fencing at the start or landscaping at the start when all this earth moving was still happening didn't make too much sense and that would give them some time to explore the right placement of landscape versus fencing and maybe have some neighbor conversations where existing fencing was because they didn't want to create little spaces between back-to-back fences that didn't get maintained. She stated that there was a lot of consideration to try and have something that made sense and that worked for those most impacted residents as well.

Ms. Banks stated that the reason that they didn't do those before construction activities was partially for SWPPP as well as making sure that they control construction activities.

Vice-Chairman Schumann stated that they would be putting in those parking lots and if they didn't have a buffer, an area for a buffer on those parking lots currently, then they wouldn't get one.

Ms. Bank stated that the one just south of the tennis courts was already existing and was new, so that would be getting restriped, and then the one that was just north of the new high school, there was only a small portion of that that was getting put in. She mentioned that the rest was going to be taken up with construction activities.

Mr. Schurman stated that the final configuration of that parking lot that Claire referred to would be part of phase two.

Vice-Chairman Schumann commented that they were looking to put the ones in to take the pressure off, so they could destroy the parking lot in the front.

Council Liaison Abens stated that he would like for the engineer to possibly investigate the water issues along the tennis courts to see if they could alleviate their problems at that point and see what the problem actually was.

City Engineer Eavenson stated that as with that development, they tried to review any abutting, not only residents, but other neighboring community neighbors to ensure that stormwater was addressed at the property line, and they would do that.

Chairman Smolik asked regarding the house in the lower right of the plan, had the school board ever thought about purchasing that home. He stated that it seemed like the development was sort of going around it.

Roxanne Casario, 34620 Bainbridge Rd, North Ridgeville, OH 44039.

Ms. Casario stated that they had not explored purchasing the home, however, she had reached out to the owner by way of mail at this point and had not heard back but it was an item on her calendar to follow up with him. She mentioned that at this point it was not required as part of the project or necessary to build what they had in place. She discussed that most of his property would become pretty active construction site and they wanted to be respectful, so it was important that they did reach out to him.

Chairman Smolik asked regarding the location of the school, if it was possible to shift it a little bit to the northwest to try and get a little bit more clearance from that house. He stated that they needed to be respectful of respect our neighbors as well.

Ms. Bank stated that the challenge with shifting it to the northwest was staying far enough away from the high school to maintain emergency access and drop off loops around that during both projects during construction. She explained that they got it as far as they could and they kept trying to shift as far as they could away, but that was as far as they could get away.

Chairman Smolik stated regarding the that road that went to Pitts and they had that dog leg, he was assuming that they wanted to keep that for two reasons, traffic calming and then second to try and keep as much grass area there as opposed to getting rid of that because it seemed awkward because they redoing the whole entire site and yet wanted to leave that sort of weird driving configuration.

Ms. Bank stated that it partially had to do with they want to keep some landscape buffer there primarily because it was a bunch of student drivers, so they wanted to sure that there wasn't any sort of confusion as far as exiting that lot and having a lot of people all on that one drive at once, so still maintaining the exit points that they had instead of having more exit points on the one drive aisle.

Chairman Smolik commented that in keeping with the neighborly approach, he realized that some of those people on Pitts used to have the bus garage behind them, but had any thought been given to moving the retention basin on the house side. He stated that currently they had that road, retention basin and the parking lot, and the parking lot and the retention basin could shift just to give them a little bit more buffer away from some of that parking lot.

Ms. Bank stated that that was something that she would have to raise with their civil engineer as to whether they looked at swapping those two. She stated that she absolutely understood the suggestion as far as a more natural buffer between those two.

Chairman Smolik asked regarding the total build out, the plan was that currently they were going to have the high school drop off come off of Pitts.

Ms. Bank stated that the plan was still in review with the engineers, but there were a number of drop-off loops. She mentioned that one could come off of that central drive, as far as the area in front of NRAC and then some would be able to come in off of Pitts as well. She added that there was also the drive that

currently connected with the student lot, that would still be a connection point as well.

Chairman Smolik asked if Pitts was going to get additional traffic at total build out. He stated that obviously there was access into the campus currently, but at total build out, was there going to be, by rearranging all those, the circulation loop, was there going to be additional traffic that would be in that residential area.

Ms. Bank stated that there was potential for there to be, but there was also potential to use those other entry points, so that was still somewhat in discussion. She mentioned that it was one of the points that could be an access point to a drop off loop.

Chairman Smolik stated that regarding the temporary parking lots, they were extending the NRAC guest parking to the south and doing a parking lot infill for that one semi-athletic field, were those temporary or at total build out they were going to stay.

Ms. Bank stated that they would stay.

Chairman Smolik stated that his rough count counts included the main paved high school parking lots were going to be taken out of commission to facilitate the construction, and then the existing faculty parking lot was being restriped. He asked if they knew the traffic stall count because he was coming up short. He asked if once they removed those parking spots, if they were going to try to provide as many as they were taking out at a different location on site.

Ms. Bank stated that they were providing as many as they could on site during construction and that overall there would be more parking over the completed campus than there was existing, but during construction it was going to be tight and the priority was going to be staff parking. He stated that the cutting of parking available would be the student parking potentially, but he knew that the school district was also talking through solutions for that as far as what would be appropriate.

Chairman Smolik stated that the school might change their policy on who got to use the parking lot. He asked if the school wanted to comment regarding the shortage of parking during the construction phase.

David Purts, Superintendent, 34620 Bainbridge Rd, North Ridgeville, OH 44039.

He stated that that was one of the things that they discussed was not only the limiting of parking, but specifically where students could park. He mentioned that they had also discussed other options including off-campus parking and then busing students from central lots to campus, if need be, but currently everything was under consideration as far as that. He stated that they recognized that through that construction process, they were going to have that as their primary challenge, but those discussions had already begun.

Mr. Shurman stated that the pinch point was not the entire two years of building construction. He discussed that when they had the two new lots online on the western side of the site, the shortfall was not as dramatic as it would appear. He stated that it was primarily student parking, but he thought that they could make up a lot of them. He added that the pinch point would be the fall semester of 2025, but after that, it would start to relieve itself when they started to bring parking lots online.

Chairman Smolik asked regarding the total build out, that it would have more spaces than there currently was for the high school because they were anticipating growth for the district.

Ms. Bank stated that that was correct. She said that there would be more spaces total and regarding the zoning that they would be providing enough in different ways and that it would be calculated with the student and staff counts that the school district had supplied to them.

Chairman Smolik asked if for the next phase the Commission could have an executive summary of total parking.

Council Liaison Abens stated that he would highly encourage keeping the dog leg and also as far as parking was concerned, his experience had been that students became very creative finding parking.

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

Mr. Schaffer asked if there was a study done on the actual drop offs within the school, because they had kids that went to that school, and it seemed like there was a lot of stopping and people didn't know where to go and it tied up traffic. He commented that he was just wondering if there was an actual study within the campus to figure out how traffic flow should go through to make sure that things were emptying out on the streets and getting on to where they needed to go.

Ms. Bank stated that as part of the traffic study that they did, they looked at a number of different ways of flowing through and where maybe they could place cones to try to keep people from being confused. She stated that she knew that it had been an ongoing effort of the school district over the years as well, but yes, she said it was part of the study and was an ongoing discussion.

Chairman Smolik stated that he just wanted to remind the Planning Commission that that was phase one and did not constitute a full development plan. He mentioned that it was just to get some stuff started for the early part of the construction and that some of the moving parts may be refined further on and that they would get a couple more opportunities to take a look at it to make sure that it fit with the community as they saw fit.

Moved by Schumann and seconded by Toth to recommend approval of the North Ridgeville City Schools Transportation Center with the following conditions: (1) that they take the traffic study recommendations (2) administratively they need to review the buffer strip along the east property line (3) possibly look at swapping the retention basin for the parking lot to try and get additional buffering.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

Zoning Code Diagnosis

Review & Recommendation of Zoning Code Diagnosis.

Chairman Smolik stated that the city hired a consultant to dive deep into the zoning code and they made some early recommendations.

Director Lieber stated that they did and gave a presentation on December 2nd. She discussed that the document was provided, and they had a couple comments during the meeting that resulted in a couple of little fine-tuning, but generally the recommendations were as presented. She discussed that she was looking for the Commission just to give their blessing to move ahead in accordance with the diagnosis and the next step would be to engage the consultant to have them provide a phase two proposal to begin the drafting and then there would be many more opportunities for the Commission to review the actual language, but it would be consistent with the diagnosis as presented.

Chairman Smolik asked if it was online for the general public to look at.

Director Lieber stated not yet but once the Commission took action, they would make sure to post it if they recommended it and the council approved it.

Moved by Schumann and seconded by Toth to recommend approval of the Zoning Code Diagnosis.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

Active Transportation Plan

Review & Recommendation of Active Transportation Plan and Safe Routes to School Plan.

Chairman Smolik asked Director Lieber to discuss the Active Transportation Plan.

Director Lieber stated that for the better part of 2024, a committee was convened to create an Active Transportation Plan for the City along with the Safe Routes to School plan. The focus was to provide better connectivity and opportunities for non-motorized means of travel. This was a result of a grant the City applied for through NOACA 2020, and the award was made in 2021 and the study began in 2024. Interestingly, while there was such a delay, it dovetailed nicely with the end of the master plan process, so it was really nice to have the foundation of the master plan while underway and then use that as a basis for the Active Transportation Plan. She explained that they had broader representation from the City with different departments, the schools and the general community that looked across the City at the opportunities for linkages, trails, sidewalks and looked at how to connect the assets and looked at where people traveled to and from. She mentioned that really the project was under the review of NOACA and they worked with NOACA for the consultant selection process and then they had to follow NOACA's format and rules and NOACA had reviewed and accepted the document currently. She stated that she also provided the link to the Planning Commission with the hopes that they would also recommend and accept the Active Transportation Plan so that it could be an official document of the City and that it could be used as the basis for future requests for funding from ODOT, from NOACA and from other funders that might have financial opportunities for them to pursue in the quest to make our community better connected and safer for pedestrians and bicyclists.

Moved by Schumann and seconded by Toth to recommend approval of the Active Transportation

Plan.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

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

None was given.

ADJOURNMENT:

Chairman Smolik adjourned the meeting at 8:20 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, January 14, 2025
Date Approved

Planning Commission Application

RECEIVED

NOV 14 2024



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

38462 CENTER RIDGE RD

Location address

07-00-046-101-006

Parcel number(s)

Project type: ☒ Commercial/Industrial/Multi-Fam ☐ Prelim Major Subdivision ☐ Final Major Subdivision ☐ Lot Split

Project elements: ☐ New Construction ☒ Building Addition/Alteration ☐ Site Improvements ☐ Plat

RESTAURANT/LOUNGE PATIO

Project description

APPLICANT/AGENT INFORMATION

STEPHN JOSEPH

Name/Company

36821 SUGAR RIDGE RD.

Applicant address

440-667-5033

Applicant phone

JOSEPH.CONTRACTING@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.

PP22024-0319

Planning Fee Paid

\$150.00 ✓ # 5021

ACTION

Planning Review

January 7, 2025

Project: City Limits
Location: 39462 Center Ridge Road
PPNs: 07-00-046-101-006
District: I-3 Heavy Industrial District

Council has approved rezoning of the subject property from I-3 Heavy Industrial District to B-3 Highway Commercial District. The applicant is proposing to open a restaurant and lounge in the existing building. Additionally, the proposal includes the construction of a new patio on the west side of the building.

Restaurants are permitted, while bars and taverns are conditional uses in the B-3 Highway Commercial District. The existing building is nonconforming in that it does not meet current front or side setback requirements. Additionally, the parking lot was formerly striped in a manner that did not meet code requirements for the 10-foot setback to parking from the front property line.

The submittal shows some changes to the south elevation of the building; however, the drawings lacked detail at the time of this report. The patio would involve the removal of two sets of existing stairs and a landscaped area with construction of patio about 6 feet above grade with an ADA ramp and new stairs. A small flower bed separates the ADA ramp from the ROW area. A dumpster enclosure is shown toward the rear of the property. Detail has been provided.

In the current condition, ingress and egress is not well defined. Parking will be reconfigured to provide the required setback from the ROW. The proposed plan shows use of paint striping to delineate one way in and one way out. Parking spaces are properly sized and the plan includes ADA spaces. Based on the proposed seating, parking is adequate. A total of 50 spaces are provided, which satisfies the 39 required for the lounge/restaurant plus salon. It is recommended the parking lot be patched, sealed and restriped.

Some landscaping has been provided. The applicant proposes landscape planters adjacent to the building and west of the ingress drive. Raised beds are shown around the ground sign and along the ADA ramp. More detail and definition of the site landscaping is needed.

Comments:

- Provide more detail on the elevations to include proposed colors, materials and construction detail.
- Improve landscaping detail.
- Ensure railing is provided around entire patio portions above grade.
- Photometric plan and light fixtures are needed for review.

Staff Meeting Bulletin

Meeting Date: January 3, 2025

Project: City Limits, Rd, 39462 Center Ridge Rd, North Ridgeville, OH 44039

Applicant: Stephen Joseph, 36821 Sugar Ridge Rd, North Ridgeville, OH 44039

Zoning: I-3 Heavy Industrial

In Attendance: Kim Lieber, Planning & Development Director
Christina Eavenson, City Engineer
Guy Fursdon, Chief Building Official
Toni Morgan, Assistant Law Director
Tina Wieber, Deputy Clerk of Council
Stephen Joseph, Owner
Geoffrey Smith, Attorney

Staff Comments

- Kim stated that in the last meeting they had discussed the parking lot and the need to create better definition of the drive aprons and remove some of the striping that went into the right-of-way, and it appeared that that was done. She mentioned that the parking lot widths and spaces were all properly sized.
- Kim discussed that regarding parking, it was noted that it would be resealed and restriped but asked if he could add patching prior to resealing to even out spots and note it as repair, reseal and restripe. Kim stated that regarding parking it looked like they needed 39 and they were showing 50, so that would be plenty, even with the salon.
- Kim asked if the landscaped areas along the frontage were going to be cut in. Stephen stated there would be a raised bed around the main sign and a flower bed adjacent to the patio. For the rest of it he wanted concrete pots with potted plants in the front of the building. Kim asked if there would be curbing or he would be defining the ins and outs with pots. She asked for the specs on the pots and Stephen stated that they would be 30 inches in diameter and 20 inches tall and would have an evergreen in each of them. He mentioned that he would plant Winter Gems in front of the building. Christina asked if they would be structural concrete pots that would be out all year or were they something that would be out only in the summer. Stephen stated that it would be year-round. Christina discussed that the pots were a concern if someone were to leave the right-of-way as they would be non-breakaway.
- Stephen mentioned that he would mark the ins and outs with signs. Kim stated that they would need a detail on those signs because of where they would be located being really close to the entrance drive and explained that there were requirements regarding the max height and area location.
- Kim asked if the front left area would be striped with the containers on top and Stephen stated that was correct. Kim asked about the east of the exit drive, all of that area, but not where the flower bed would be, would be striped off and then that would be landscaping along the building part with a flower bed along the ramp. Stephen stated that was correct. Kim asked about the back of the lot regarding landscaping, the area that would be cut out and asked if that was topsoil or if it would be plants as well. Stephen stated that it was stone and at the edge of the driveway he would plant Winter Gems there so that no one could get back in that triangular corner. Kim asked how he would prevent it from having weeds growing up through the gravel. Stephen stated that he was going to dig it out about three feet wide and put a weed barrier down and then plant the Winter Gems and mulch. Kim asked about the area in the point of the triangle behind that being maintained. Stephen stated that most of that area back there was telephone poles, but he would maintain it. Kim asked about the

triangle right next to the railroad tracks halfway up the parking lot and if that was going to be grass. Stephen stated that it was.

- Christina mentioned that regarding the telephone poles to check for easements because he may be limited to vertical landscaping and not to put anything under an aerial.
- Kim recapped that where those parking spaces were labeled 35 to 40, that area to the west would be grass and then the landscaped area with the winter gem shown just to the north of spaces 41 to 44, that would be topsoil and would be planted and mulched with those evergreens and then, further north beyond in that point that would be graveled and maintained as gravel. She asked if they could add clarification around what the intent was for each of those areas, so noting that the area would be changed into grass and maintained gravel and adding soil and plants.
- Kim stated that he showed proposed lighting on the site plan but didn't provide a photometric plan or any lighting cut sheets and those would be needed to determine if the lighting levels met the code requirements.
- Kim asked regarding the elevations, there wasn't any notations or detail about what was happening and asked if he was showing the intent to maintain existing brick as is. Stephen stated that was correct. She stated that she didn't understand what was happening with the south façade and asked if he was proposing some kind of plaster or stucco. She stated that typically an architectural elevation would label materials and colors and have a little bit of construction detail. She explained that she wasn't sure if those were new canopies over the windows or were existing and suggested less art and more detail.
- Christina asked about the raised patio and commented that it looked like it was going to be pretty steep up the back end and asked if he intended to put in a fence or a rail. Stephen stated that there was a rail but that it didn't show up in the drawing. Christina stated that he had the elevation for the patio floor but didn't show what the elevation was of the parking lot. Stephen stated that he wasn't sure but thought it was 60 inches from the parking lot up and that he only did 7-inch risers on the drawing. Christina stated that it needed to be clear as to all sides
- Christina asked if he was ever able to investigate the inlet catch basin on the northern area of the parking lot just to ensure the integrity of it and to ensure that the outlet had a clear discharge area. Stephen stated that he did not but that he would get a camera down there.

Next Steps

- The applicant will provide updated plans by Friday, January 10 for the January 14 meeting.

Planning Commission Comment Sheet



PROJECT INFORMATION

Restaurant/Lounge Patio

Proposed project

39462 Center Ridge Rd

Location

December 10, 2024

Meeting date

07-00-046-101-006

Parcel number

December 1, 2024

Comments due

RECOMMENDATIONS

-Not enough information to conduct a proper plan review. Plan that was submitted are incomplete.

Has the large heating oil storage tank in the basement been removed? If not, you will need to contact the State Fire Marshals Office for the decommissioning of the tank permit. This must be done immediately.

Please contact Asst. Chief Mike Uhnak to discuss the above comments.

Asst. Chief Mike Uhnak
North Ridgeville Fire Department
Fire Prevention
Muhnak@nridgeville.org
(440)653-6362

SUBMITTED BY

Mike Uhnak

Administrative officer signature

Asst.Chief

Title

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

Planning Review

November 20, 2024

Preliminary Review

Project: City Limits
Location: 39462 Center Ridge Road
PPNs: 07-00-046-101-006
District: I-3 Heavy Industrial District

The applicant is seeking rezoning of the subject property from I-3 Heavy Industrial District to B-3 Highway Commercial District and is additionally seeking approval to open a restaurant and lounge and make site improvements in support of that use.

The property contains an existing commercial structure, which was formerly occupied by a bar and lounge. The former bar area has been vacant for many years. Currently, the rear portion of the building is occupied by a hair salon. Bars and restaurants are not permitted in the I-3 Heavy Industrial District. While the bar operated in the past as a legal nonconforming use, the longtime discontinuation of the use resulted in the loss of legal nonconforming status. The building cannot be used again as a bar or restaurant without rezoning.

PPZ2024-0319: Development Plan

**This review is for the development plan as if the property were zoned B-3 Highway Commercial District.*

The applicant is proposing to open a restaurant and lounge in the existing building. Additionally, the proposal includes the construction of a new patio on the west side of the building.

Restaurants are permitted, while bars and taverns are conditional uses in the B-3 Highway Commercial District. The existing building is nonconforming in that it does not meet current front or side setback requirements. Additionally, the parking lot was formerly striped in a manner that did not meet code requirements for the 10-foot setback to parking from the front property line.

No exterior building changes are shown other than to accommodate the proposed patio. The patio would involve the removal of two sets of existing stairs and a landscaped area with construction of patio about 6 feet above grade with an ADA ramp and new stairs. A small flower bed separates the ADA ramp from the ROW area. A dumpster enclosure is shown toward the rear of the property.

In the current condition, ingress and egress is not well defined. Parking will be reconfigured to provide the required setback from the ROW. The proposed plan shows use of paint striping to delineate one way in and one way out. Parking spaces are properly sized and the plan includes ADA spaces.

Comments:

- Square footage and seating capacity of restaurant/lounge is needed to determine required parking count.
- It's unclear whether the patio is sized to accommodate tables and chairs.
- Will boarded up windows on south elevation remain?
- Provide landscape plan. Expand landscaping adjacent to building and around sign. Landscape around sign could be used to better define ingress/egress aisles. Improve area between building and ROW which is currently cracked pavement and weeds. Improve weedy area west of building toward rear of property.
- Recommend resealing and striping of parking lot, not just restriping.
- Provide detail of dumpster enclosure.
- Any new lighting proposed? If so, photometric plan and light fixtures are needed for review.

Staff Meeting Bulletin

Meeting Date: November 25, 2024

Project: City Limits, Rd, 39462 Center Ridge Rd, North Ridgeville, OH 44039

Applicant: Stephen Joseph, 36821 Sugar Ridge Rd, North Ridgeville, OH 44039

Zoning: I-3 Heavy Industrial

In Attendance: Kim Lieber, Planning & Development Director
Christina Eavenson, City Engineer
Eric Brown, Engineer
Guy Fursdon, Chief Building Official
John Reese, Fire Chief
Mike Uhnak, Assistant Fire Chief
Stephen Joseph, Owner
Geoffrey Smith, Attorney

Project Introduction

- Stephen stated that he wanted to rezone the parcel that was on the City's western border from I-3 to B-3 to allow for a restaurant/lounge with a patio.

Staff Comments

- Kim agreed that given the size and historical use of the property, it should be zoned commercial and not industrial. She explained that if it were rezoned, restaurants were a permitted use in the district and bars were a conditional use.
- Kim stated that the existing building was nonconforming. She noted parking as currently shown encroached in the right of way. To determine required parking, she stated that they needed to show the square footage of the inside of the building and seating capacity. She discussed that adding a patio would also add an additional area for patrons which would need to be factored in if there were going to be seating. She asked if his intent was to put tables and chairs on the patio and Stephen stated that it was. She stated that it would be helpful to see how that would fit. Stephen stated that he wanted a seating capacity of 60.
- Kim stated that there were boarded up windows on the south elevation and asked if they were going to be removed. Stephen stated that those were glass block and were getting lantern lights there. Chief Reese recommended the addition of windows for safety. Geoffrey asked if they wanted elevations and Kim stated that they did as well as floor plans, walkways and landscape plans.
- Kim recommended that they expand the landscaping adjacent to the building. She stated that they had a proposed flower bed that was small and up against the ADA ramp and thought that that was a good opportunity to expand it or dress up that front area. She stated that the landscaping could help better define the in and out of the traffic in that area. She mentioned that in the back corner of the adjacent railroad, there were patchy weeds and stated that that area could be spruced up so that it wasn't overgrown.
- She asked if he was going to be resealing the parking lot and Stephen stated that he was. She asked that he show that on the plans. She stated that they would need a detail of the dumpster enclosure and asked if there was going to be parking lot lighting. Stephen stated that he was going to change them out so that they were brighter. Kim stated that if they were changing out the lights that they would need a photometric plan provided by their engineer to show that it met the requirements for illumination and would need a cut sheet of the light fixtures as well.

- Christina asked about the patio and if it were raised. Stephen stated that it was raised on one side with 7-inch risers. Christina stated that when they submitted for final engineering, she would like to see a grading plan with some spot elevations. She asked if there was just one entrance into the building. Stephen stated that there was one entrance on the side of the building but there were several throughout the whole building.
- Guy asked if the beauty salon was going to stay there. Stephen stated that it was.
- Eric asked about drainage and if there was any storm sewer collection system or if it all just drained to the north. Stephen stated that there was a sewer and a big four by four catch basin. Eric asked where it went. Stephen stated that it went out to the railroad ditch. Eric stated that normally if they were doing a complete reconstruction, they would ask him to improve it with some storm water management but if his intent was to maintain the existing parking lot as it is, they wouldn't require it at this time.
- Kim asked Christina regarding the diagonal striping shown going into the right of way if that was something she would or wouldn't want. Christina stated that she preferred that it didn't and that there shouldn't be any striping in the City right of way. Kim stated that if they could enlarge the landscape area on the sign or adjacent to the ramp, that would help define the in and out flow of traffic rather than just one big curb cut.
- Mike stated that he wanted to see some building plans with defined fire exits, access points and accessibility and fire prevention measures with the building like the hood system for the kitchen. He wanted to see the fire hydrants marked on the plan and the distance from all points of the building.
- Chief Reese asked if there had been any improvements to the floor in the building because the floor wasn't structurally sound the last time he had been in the building. Stephen stated that it was. Chief Reese stated that as just a personal request, he would like to see some windows on the building for safety reasons. Stephen stated that the glass block was brand new and that there were a few windows on the side of the building and the door in the front.
- Kim explained that regarding parking calculations, it was one for three seats, if it were just a bar it was one for 75 square feet, and in the case of a restaurant it was one for 100 square feet, whichever was greater. She stated that if they knew the square footage, they could do the math to make sure it was adequate and to see the calculations of if it were just a bar versus a bar and restaurant.
- Mike talked about the flow of the in and out of the parking lot. He mentioned that generally when you were looking at a building you would be pulling in on the right side and pulling out on the left. He stated that their flow seemed backwards, and he could see people going the wrong way. Stephen stated that the reason they kept it that way was because the handicap ramps were right there, so they would rather have the cars come in from that side and also the grade of the land made it easier for people to get out. He stated that the land fell off. Mike asked what direction. Stephen stated it was towards the back, the north side and that was why it was designed that way.
- Kim stated that they did allow driveway signs where they had limited access and that they might want to install driveway signs if they were going to have a configuration that was a little out of the normal. Kim suggested that it might be better to spend the time to get all of the additional pieces of information pulled together and to submit a revised plan and then go to Planning Commission in January after everything had been updated. She explained that they could continue forward with the rezone while gathering all the requested information in time for the January meeting on the development plans.

Next Steps

- The applicant will provide updated plans for the January 14, 2025 meeting.

RECEIPT NUMBER

00029287



City of North Ridgeville
 7307 Avon Belden Road
 North Ridgeville, OH 44039
 (440) 490-2081

Paid By
 JOSEPH CONTRACTING, INC.
 36821 SURGAR RIDGE RD.
 North Ridgeville, OH 44039

11/14/2024

Type	Record	Category	Description	Amount
PZE Process	PPZ2024-0319	Standard Item	General Application	\$ 150.00
			Total	\$ 150.00
			Cash	
			Check	\$ 150.00
			Check #	5021
			Credit	
			Transferred	
			Tendered	\$ 150.00
			Change	\$ 0.00
			To Overpayment	\$ 0.00

39462 CENTER RIDGE RD
 0700046101006

Mail body: Fwd: 39462 CenterRidge Rd

----- Forwarded message -----

From: **Alisha Blaylock** <ablaylock@elyrialaw.com>
Date: Mon, Nov 11, 2024, 11:28 AM
Subject: Re: 39462 CenterRidge Rd
To: Stephen Joseph <joseph.contracting@gmail.com>

Parker Holdings, LTD.
39425 Center Ridge, North Ridgeville
07-00-046-108-055

Elyria Center Ridge, Inc.
39475 Center Ridge, North Ridgeville
(440) 427-4662
07-00-046-108-002
07-00-046-108-001
07-00-046-500-011

Pennsylvania Lines, LLC
06-25-025-500-002

ADJOINING
PROPERTIES

Alisha F. Blaylock
Secretary to Geoffrey R. Smith, Esq.
Geoffrey R. Smith Co., LPA
124 Middle Avenue, Suite 800
Elyria, Ohio 44035
(440) 323-2201 phone ~ (440) 323-2332 fax
ablaylock@elyrialaw.com

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On Mon, Nov 11, 2024 at 11:17 AM Alisha Blaylock <ablaylock@elyrialaw.com> wrote:
Call the office please.

Alisha F. Blaylock
Secretary to Geoffrey R. Smith, Esq.
Geoffrey R. Smith Co., LPA
124 Middle Avenue, Suite 800
Elyria, Ohio 44035
(440) 323-2201 phone ~ (440) 323-2332 fax
ablaylock@elyrialaw.com

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On Mon, Nov 11, 2024 at 11:11 AM Stephen Joseph <joseph.contracting@gmail.com> wrote:

PP# 07-00-046-101-006 Good morning Alicia, is there a possibility that you can find Is the properties that a butt to my parcel because I am really having trouble getting on Lorain county maps. I need property owners names and addresses for the city of North Ridgeville And the funny thing is they will not help me. I know I have the railroad on one side me and the Ohio turnpike commission on the other side and I'm not sure if I

CITY LIMITS
RESTAURANT & LOUNGE
PATIO & PARKING LOT IMPROVEMENTS
SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN, STATE OF OHIO

LEGEND OF LINETYPES

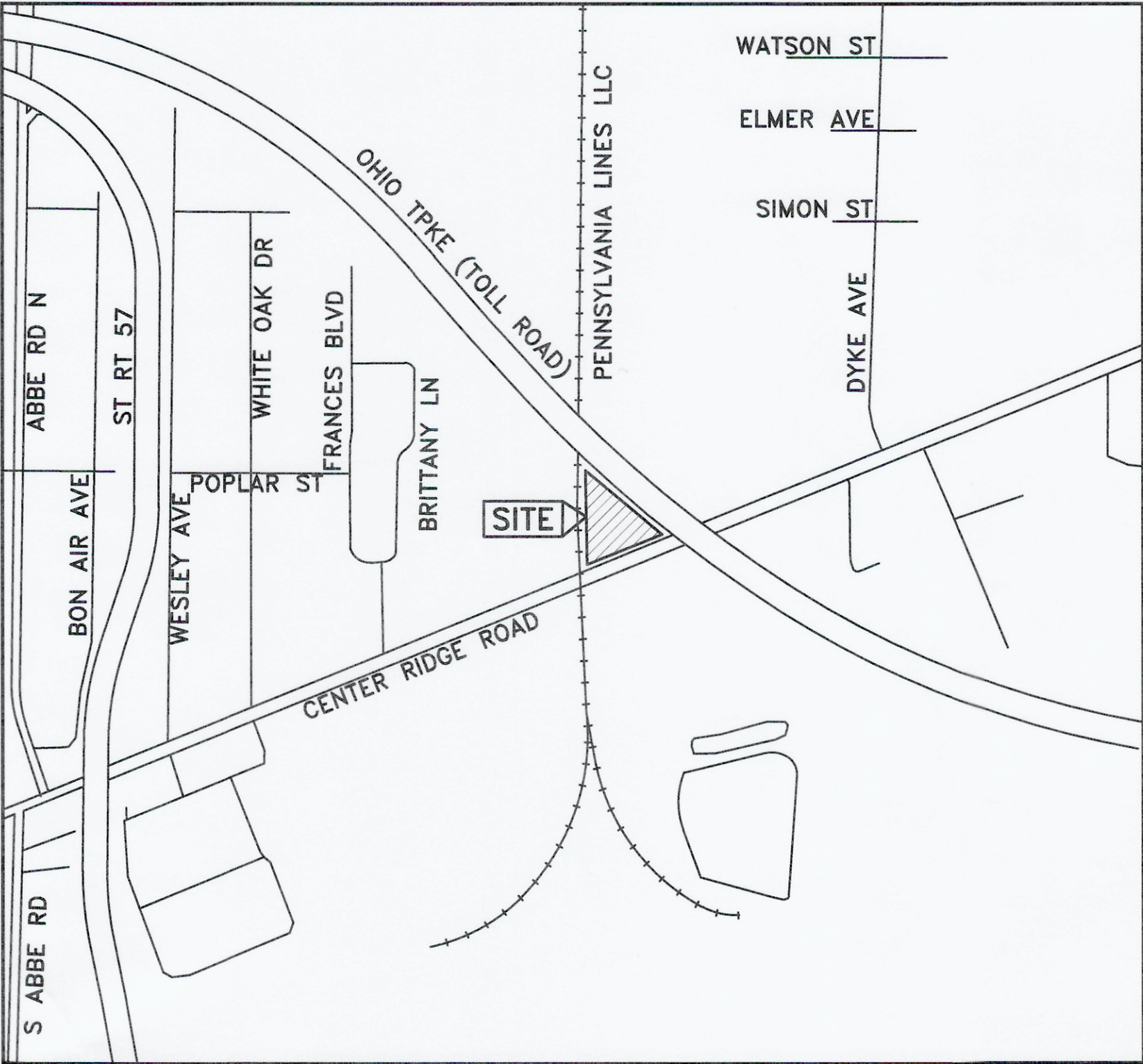
---	CENTERLINE
---	EX. PAVEMENT
---	DITCH/CREEK/SWALE
---	EX. SETBACK LINES
---	EX. MINOR CONTOUR
---	EX. MAJOR CONTOUR
---	EX. STORM
---	EX. SANITARY
---	EX. WATER
---	EX. GAS
---	EX. OVERHEAD UTILITIES
---	EX. TELEPHONE
---	EX. U.G. ELECTRIC
---	CONSTRUCTION LIMITS
---	SILT FENCE

LEGEND OF SYMBOLS

	CLEAN OUT
	DOWNSPOUT
	YARD DRAIN
	STORM MANHOLE
	SANITARY MANHOLE
	CATCH BASIN
	HYDRANT
	WATER VALVE
	GAS REG/METER
	WATER REG/METER
	ELECTRICAL METER
	GAS VALVE
	UTILITY POLE
	GUY ANCHOR
	BOLLARD
	SIGN
	SOILS TYPE
	IRON PIN/PIPE FOUND AS INDICATED
	IRON PIN/PIPE FOUND IN MONUMENT BOX AS INDICATED
	INLET PROTECTION
	DEMOLITION AREA

LIST OF UTILITY COMPANIES IN THE AREA

COMPANY NAME	DESCRIPTION	TELEPHONE	ADDRESS
WIDE OPEN WEST (WOW)	CABLE/INTERNET	(866) 496-9669	105 BLAZE INDUSTRIAL PKWY, BEREA, OH 44017
COLUMBIA GAS OF OHIO	GAS	(800) 344-4077	3101 NORTH RIDGE RD, ELYRIA, OH 44035
SPECTRUM / TIME WARNER	CABLE/INTERNET	(866) 874-2389	576 TERNES AVE, ELYRIA, OH 44035
CENTURYLINK	CABLE/INTERNET	(440) 244-8400	203 W 9TH STREET, LORAIN, OHIO 44052
OHIO EDISON	ELECTRIC	(440) 326-3319	6326 LAKE AVENUE, ELYRIA, OHIO 44035
CITY OF NORTH RIDGEVILLE	WATER, SEWER	(440) 353-0841	7307 AVON BELDEN ROAD, NORTH RIDGEVILLE, OHIO 44039



VICINITY MAP

-NOT TO SCALE-

SITE ADDRESS: 39462 CENTER RIDGE ROAD, NORTH RIDGEVILLE, OHIO 44035
COORDINATES: N: 632042 E: 2044876 (NAD83 OHIO NORTH ZONE)
LAT: N 42° 22' 50" LONG: W 82° 04' 05" (WGS 84)

DESIGN ENGINEER:

Richard A. Fredrickson
RICHARD A. FREDRICKSON, P.E., P.S.
OHIO ENGINEER - 61668
OHIO SURVEYOR - 8285
DATE 12-19-2024

CIVIL SITE DESIGN SHEET LEGEND

TITLE SHEET.....	C0.0
EXISTING CONDITIONS & DEMOLITION PLAN.....	C1.0
SITE PLAN.....	C2.0
MISCELLANEOUS SITE DETAILS.....	C2.1

SCOPE OF WORK

IMPROVEMENTS TO THE SITE TO MODIFY THE EXISTING PARKING AND BUILDING FOR USE AS A BAR AND RESTAURANT. SITE IMPROVEMENTS SHALL INCLUDE RE-SEALING & RE-STRIPPING THE PARKING LOT, INCLUSION OF LANDSCAPE AREAS, AND CONSTRUCTION OF A HANDICAP ACCESSIBLE ENTRANCE RAMP WITH A PATIO. EXISTING UTILITIES (PUBLIC & PRIVATE) SHALL BE UTILIZED AS THEY EXIST.

CONTRACTOR SHALL ABIDE BY ALL JURISDICTIONAL DETAILS AND SPECIFICATIONS. IN THE CASE WHERE DETAILS CONFLICT THE JURISDICTIONAL DETAIL AND SPECIFICATIONS SHALL BE USED. A LIST OF APPLICABLE STANDARD CITY OF NORTH RIDGEVILLE DETAILS IS PROVIDED HEREON. ADDITIONAL DETAILS AND SPECIFICATIONS MAY BE REQUIRED AND SHALL BE OBTAINED BY THE CONTRACTOR FROM THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.

SURVEY NOTES:

A BOUNDARY SURVEY PER OAC 4733-37 HAS NOT BEEN PERFORMED BY RAFTER A, LTD.

TOPOGRAPHIC SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JANUARY AND FEBRUARY OF 2024 AND SUPPLEMENTED WITH AERIAL DATA.

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, RAFTER A., LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

UNDERGROUND UTILITIES
Contact Two Working Days
Before You Dig

OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)
A400302521-00A & B400301242-00A

DESCRIPTION	DATE	BY	REV.
PRELIMINARY ISSUE FOR REVIEW	03-28-2024	RAF	1
PRELIMINARY ISSUE FOR REVIEW	04-11-2024	RAF	2
UPDATED PARKING ISSUE TO CLIENT	06-12-2024	RAF	3
REVISED FOR PLANNING COMMISSION	12-19-2024	RAF	4

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

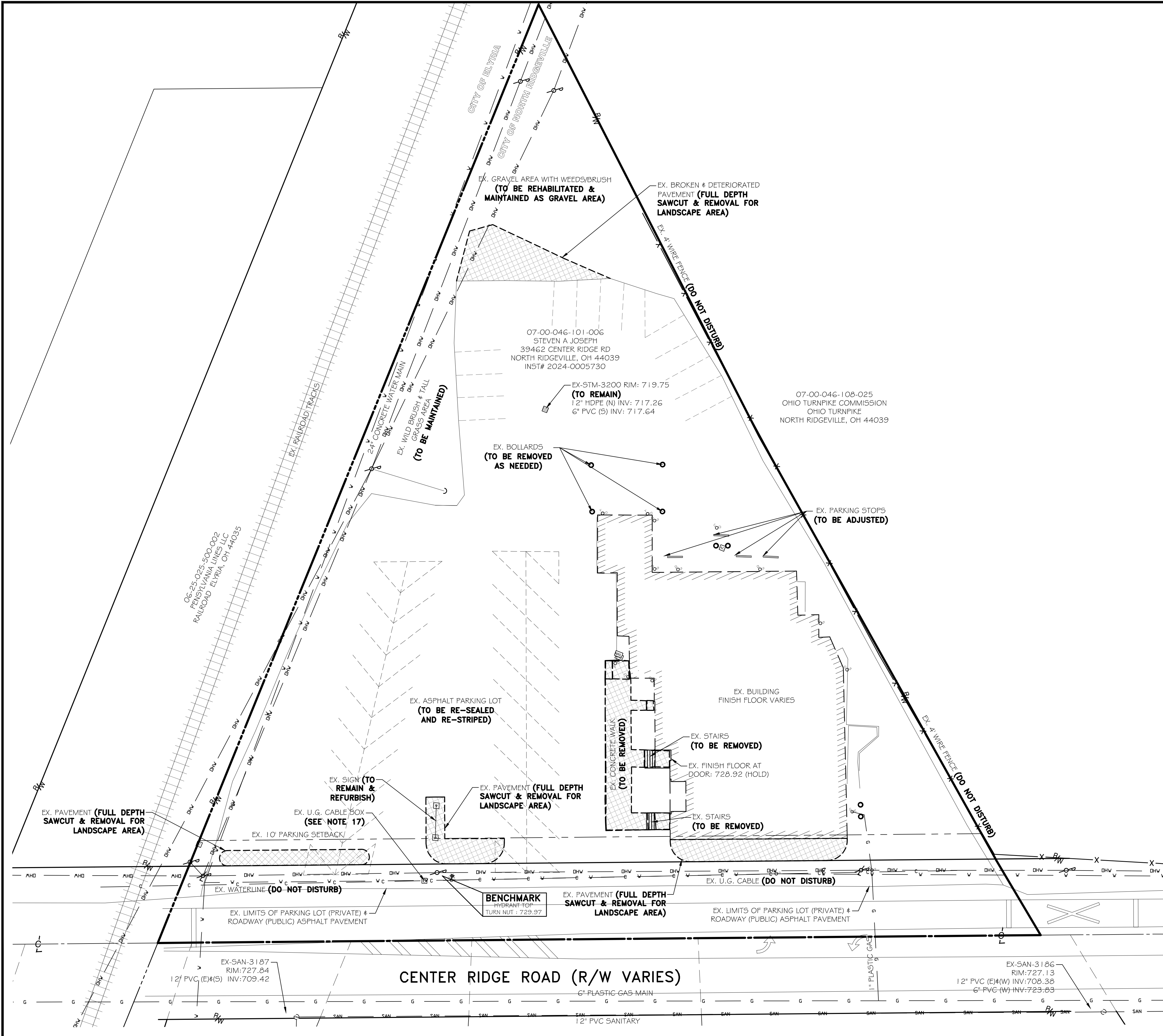
JOSEPH CONTRACTING
36821 SUGAR RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

CITY LIMITS RESTAURANT & LOUNGE
PATIO & PARKING LOT IMPROVEMENTS

TITLE SHEET
39462 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 3361-24

SHEET: **C0.0**



NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE UTILITIES PROTECTION SERVICE (811) OR (1-800-362-2764) 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN. NONMEMBERS MUST BE CONTACTED DIRECTLY.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES.
- ANY DAMAGE CAUSED TO THE PAVEMENT, DRIVES, DRAINAGE SYSTEMS, UNDERGROUND OR OVERHEAD UTILITIES, PIPE LINES OR LANDSCAPING, EITHER WITHIN THE RIGHT OF WAY OR ON ADJACENT PROPERTIES, SHALL BE FULLY RESTORED PROMPTLY BY THE CONTRACTOR WITH ALL RELATED COSTS BEING THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
- ITEMS DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
- ALL COMPACTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE ODOT CM5 SECTION 203 ROADWAY EXCAVATION AND EMBANKMENT. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
- DEBRIS SHALL NOT BE BURIED ON THE SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
- THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.
- IF NOT SPECIFICALLY PROVIDED HEREON, CONTRACTOR SHALL REFER TO THE LOCAL JURISDICTIONAL STANDARD CONSTRUCTION DETAILS AND/OR THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DETAILS FOR ALL PROJECT DETAILS.
- WHERE NECESSARY TO REMOVE PAVEMENTS OR DRIVES, THE PAVEMENT SHALL BE FULL DEPTH SAW CUT IN NEAT, STRAIGHT LINES, WHERE REMOVED IN WALK AREAS, SHALL BE FULL DEPTH SAWCUT AT NEAREST JOINT.
- ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS.
- THE DEMOLITION PLAN IS INDENTED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, VEGETATION, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
- EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED DURING DEMOLITION ACTIVITIES.
- THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
- EXISTING ABANDONED UTILITIES WITHIN THE PROPOSED WORK LIMITS SHALL BE REMOVED IF POSSIBLE. IF SUCH UTILITIES ARE PRESENT, THEY SHOULD BE REMOVED AND RELOCATED OR ABANDONED IN PLACE. IF ABANDONED IN PLACE, IT IS RECOMMENDED THAT THE UTILITIES BE FILLED WITH CEMENT GROUT TO AVOID POTENTIAL COLLAPSE IN THE FUTURE. SHOULD THE UTILITIES LINES BE REMOVED FROM THE SITE, THE RESULTANT TRENCH EXCAVATIONS SHOULD BE BACKFILLED AND COMPACTED TO 95 PERCENT OF MAX DRY DENSITY PER MODIFIED STANDARD PROCTOR. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
- CONTRACTOR SHALL VERIFY EX. U.G. CABLE BOX UTILITY THAT IS CONTAINED WITHIN. CONTRACTOR SHALL VERIFY THAT BOX IS/HAS TRAFFIC BEARING CAPABILITIES AND SHALL COORDINATE REMOVAL/REPLACEMENT WITH UTILITY COMPANY AS NEEDED.

SURVEY NOTES:

A BOUNDARY SURVEY PER OAC 4733-37 HAS NOT BEEN PERFORMED BY RAFTER A, LTD.

TOPOGRAPHIC SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN JANUARY AND FEBRUARY OF 2024 AND SUPPLEMENTED WITH AERIAL DATA.

EXISTING UNDERGROUND UTILITIES NOTE:

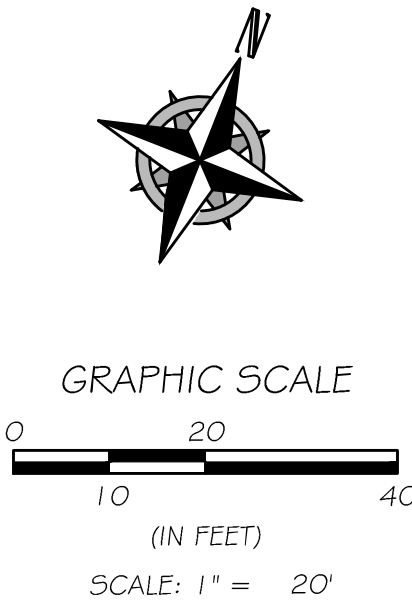
THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, RAFTER A., LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

UNDERGROUND UTILITIES
Contact Two Working Days
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Before You Dig

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

A400302521-00A & B400301242-00A



REV.	BY	DATE	DESCRIPTION
1	RAF	03-28-2024	PRELIMINARY ISSUE FOR REVIEW
2	RAF	04-11-2024	PRELIMINARY ISSUE FOR REVIEW
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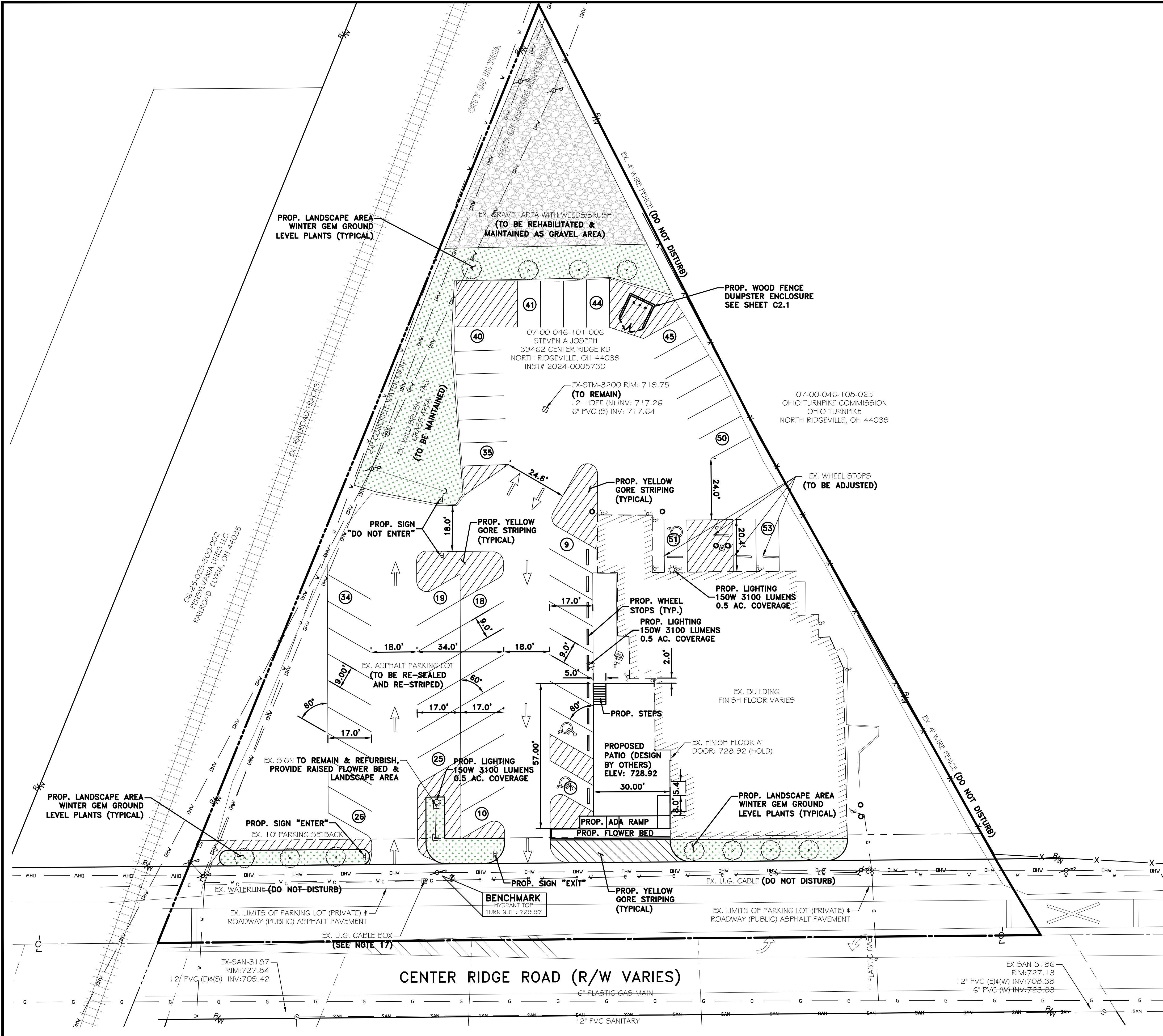
RAFTER A, LTD
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440-707-4014 • www.raftera.com • info@raftera.com

JOSEPH CONTRACTING
36821 SUGAR RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

CITY LIMITS RESTAURANT & LOUNGE
PATIO & PARKING LOT IMPROVEMENTS
**EXISTING CONDITIONS
& DEMOLITION PLAN**
39462 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 3361-24

SHEET: **C1.0**



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.
- 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.
- CONTRACTOR TO NOTIFY THE INSPECTOR A MINIMUM OF FORTY- EIGHT (48) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY BOTH PRIVATE & PUBLIC PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO ANY EXISTING ITEMS AND/OR MATERIALS INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL FOLLOW ALL RULES & REGULATIONS THAT APPLY PER THE OHIO DEPARTMENT OF NATURAL RESOURCES RAINWATER & LAND DEVELOPMENT MANUAL FOR LAND DISTURBING ACTIVITIES.
- LANDSCAPING DESIGN PLAN /TREE PLANTING PLAN IS REQUIRED PER ORDINANCE No. 4699-2009 CNRO SECTION 1032.09. .
- SUBGRADE SHALL BE COMPACTED AND SHAPED PER GEOTECHNICAL SPECIFICATIONS PRIOR TO APPLICATION OF BASE MATERIAL. ALL COMPACTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE ODOT CM5 SECTION 203 ROADWAY EXCAVATION AND EMBANKMENT. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN. NON-MEMBERS MUST BE CONTACTED DIRECTLY. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
- CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT DOES NOT IMPEDE TRAFFIC ON CENTER RIDGE ROAD AND SHALL NOT IMPEDE ACCESS/USE OF THE NEIGHBORING PROPERTIES.
- PARKING LOT SURFACE SHALL BE BITUMINOUS OR DUST FREE PER 1284.02.
- CONTRACTOR SHALL VERIFY EX. U.G. CABLE BOX UTILITY THAT IS CONTAINED WITHIN. CONTRACTOR SHALL VERIFY THAT BOX IS/HAS TRAFFIC BEARING CAPABILITIES AND SHALL COORDINATE REMOVAL/REPLACEMENT WITH UTILITY COMPANY AS NEEDED.

SURVEY NOTES:

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TOPOGRAPHIC SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JANUARY AND FEBRUARY OF 2024 AND SUPPLEMENTED WITH AERIAL DATA.

EXISTING UNDERGROUND UTILITIES NOTE:

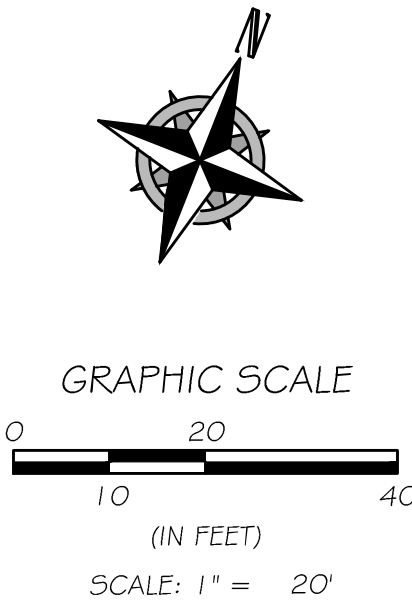
THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, RAFTER A., LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

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)

A400302521-00A & B400301242-00A



RAFTER A., LTD
LAND SURVEYING • ENGINEERING • TESTING

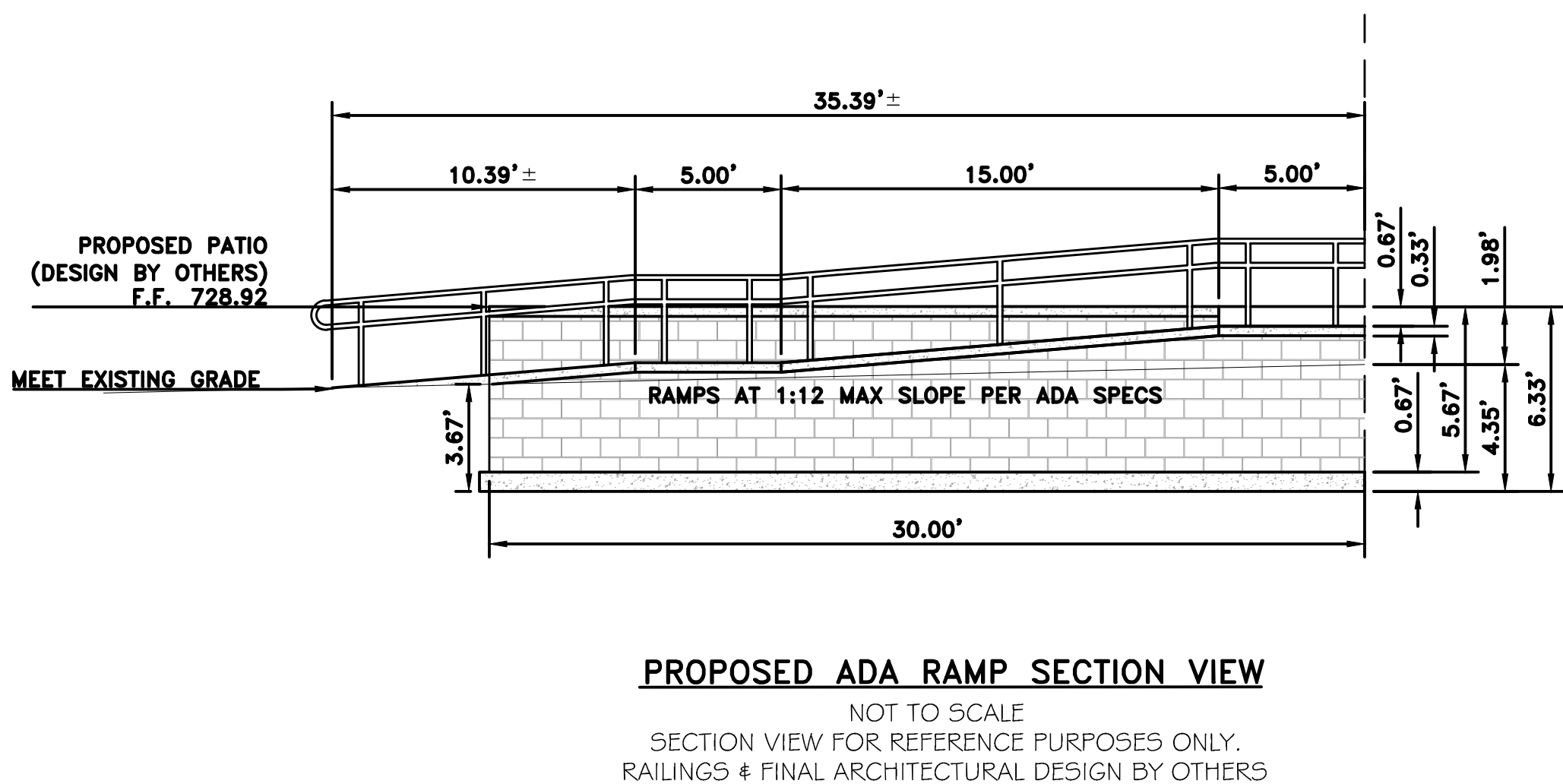
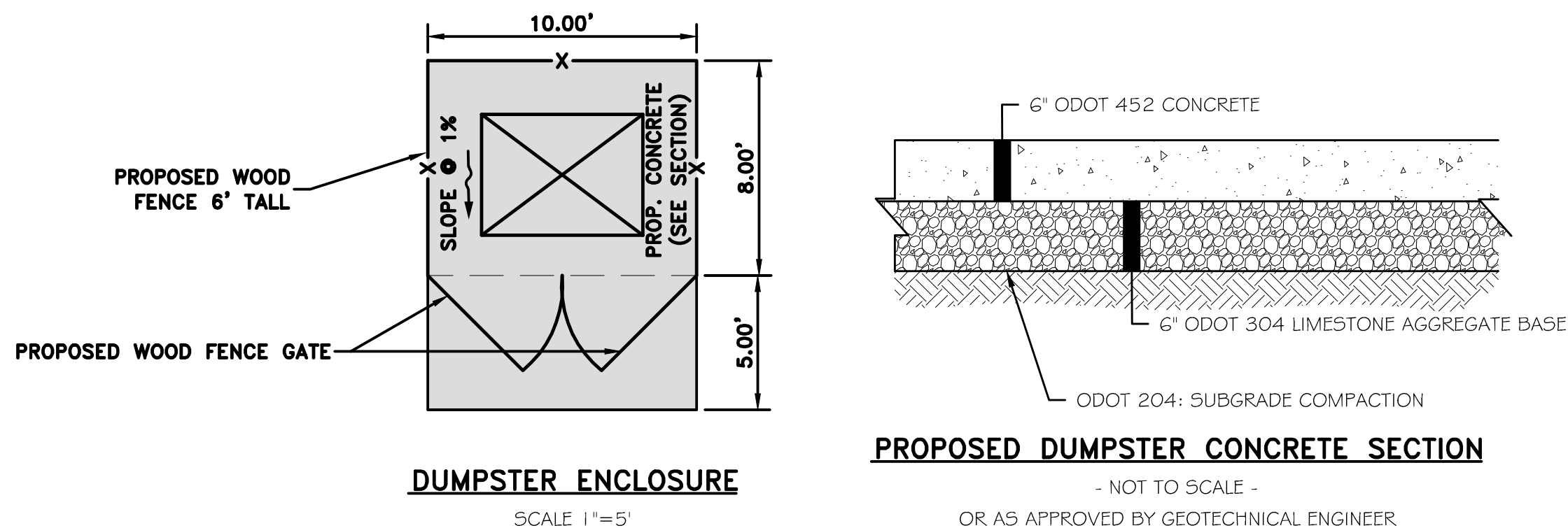
JOSEPH CONTRACTING
36821 SUGAR RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

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36821 SUGAR RIDGE ROAD
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CITY LIMITS RESTAURANT & LOUNGE
PATIO & PARKING LOT IMPROVEMENTS
SITE PLAN
39462 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB NO: 3361-24

SHEET: **C2.0**



SURVEY NOTES:

A BOUNDARY SURVEY PER OAC 4733-37 HAS NOT BEEN PERFORMED BY RAFTER A, LTD.

TOPOGRAPHIC SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JANUARY AND FEBRUARY OF 2024 AND SUPPLEMENTED WITH AERIAL DATA.

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CITY LIMITS RESTAURANT & LOUNGE PATIO & PARKING LOT IMPROVEMENTS MISCELLANEOUS SITE DETAILS 39462 CENTER RIDGE ROAD NORTH RIDGEVILLE, OH 44039	JOSEPH CONTRACTING 36821 SUGAR RIDGE ROAD NORTH RIDGEVILLE, OH 44039	 RAFTER A, LTD LAND SURVEYING • ENGINEERING • TESTING 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074 440-707-4014 • www.raftera.com • info@raftera.com	REV.	BY	DATE	DESCRIPTION
			1	RAF	03-28-2024	PRELIMINARY ISSUE FOR REVIEW
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			3	RAF	06-12-2024	UPDATED PARKING ISSUE TO CLIENT
			4	RAF	12-19-2024	REVISED FOR PLANNING COMMISSION
SHEET: C2.1						

Sponsored



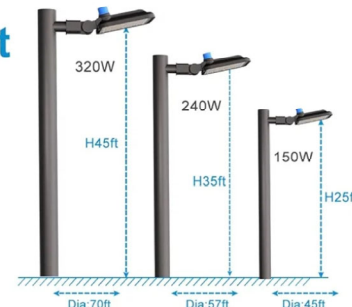
Lightdot
Visit the Store

4.6 ★★★★★ (31)

240W(240x1W LED) LED Parking Lot Lighting 33600Lm
LED Parking Lot Lights Commercial with Photocell, LED
Pole Light Outdoor with SlipFitter Mount-
4Pack(Coverage: 66~88Ft at Height:30~40Ft)

Typical Height Installation

illuminated
coverage



Parameters

Power	LM Output	Equivaient	Typical height installation	Illuminated coverage
150W	21000lm	500W HID	15~25ft	Dia 45ft
240W	33600lm	800W HID	25~35ft	Dia 57ft
320W	44800lm	1200W HID	35~45ft	Dia 70ft



CITY LIMITS
RESTAURANT & LOUNGE
PATIO & PARKING LOT IMPROVEMENTS
SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN, STATE OF OHIO

LEGEND OF LINETYPES

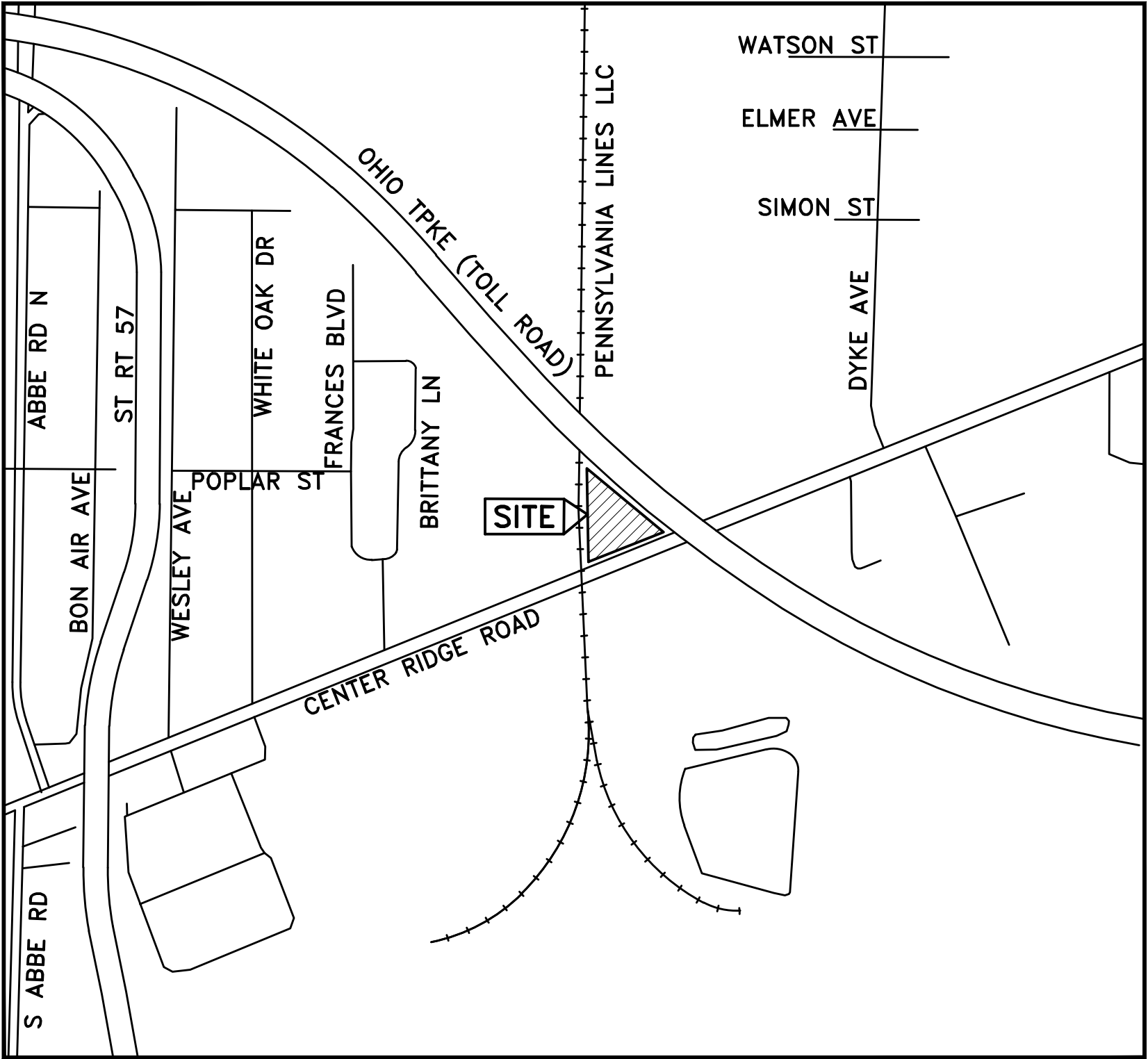
---	CENTERLINE
---	EX. PAVEMENT
---	DITCH/CREEK/SWALE
---	EX. SETBACK LINES
---	EX. MINOR CONTOUR
---	EX. MAJOR CONTOUR
STM	EX. STORM
SAN	EX. SANITARY
W	EX. WATER
G	EX. GAS
DHW	EX. OVERHEAD UTILITIES
T	EX. TELEPHONE
E	EX. U.G. ELECTRIC
W/L	CONSTRUCTION LIMITS
SF	SILT FENCE

LEGEND OF SYMBOLS

	CLEAN OUT
	DOWNSPOUT
	YARD DRAIN
	STORM MANHOLE
	SANITARY MANHOLE
	CATCH BASIN
	HYDRANT
	WATER VALVE
	GAS REG/METER
	WATER REG/METER
	ELECTRICAL METER
	GAS VALVE
	UTILITY POLE
	GUY ANCHOR
	BOLLARD
	SIGN
	SOILS TYPE
	IRON PIN/PIPE FOUND AS INDICATED
	IRON PIN/PIPE FOUND IN MONUMENT BOX AS INDICATED
	INLET PROTECTION
	DEMOLITION AREA

LIST OF UTILITY COMPANIES IN THE AREA

COMPANY NAME	DESCRIPTION	TELEPHONE	ADDRESS
WIDE OPEN WEST (WOW)	CABLE/INTERNET	(866) 496-9669	105 BLAZE INDUSTRIAL PKWY, BEREA, OH 44017
COLUMBIA GAS OF OHIO	GAS	(800) 344-4077	3101 NORTH RIDGE RD, ELYRIA, OH 44035
SPECTRUM / TIME WARNER	CABLE/INTERNET	(866) 874-2389	576 TERNES AVE, ELYRIA, OH 44035
CENTURYLINK	CABLE/INTERNET	(440) 244-8400	203 W 9TH STREET, LORAIN, OHIO 44052
OHIO EDISON	ELECTRIC	(440) 326-3319	6326 LAKE AVENUE, ELYRIA, OHIO 44035
CITY OF NORTH RIDGEVILLE	WATER, SEWER	(440) 353-0841	7307 AVON BELDEN ROAD, NORTH RIDGEVILLE, OHIO 44039



VICINITY MAP

-NOT TO SCALE-

SITE ADDRESS: 39462 CENTER RIDGE ROAD, NORTH RIDGEVILLE, OHIO 44035
COORDINATES: N: 632042 E: 2044876 (NAD83 OHIO NORTH ZONE)
LAT: N 42° 22' 50" LONG: W 82° 04' 05" (WGS 84)

DESIGN ENGINEER:

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

CIVIL SITE DESIGN SHEET LEGEND

TITLE SHEET.....	C0.0
EXISTING CONDITIONS & DEMOLITION PLAN.....	C1.0
SITE PLAN.....	C2.0
MISCELLANEOUS SITE DETAILS.....	C2.1

SCOPE OF WORK

IMPROVEMENTS TO THE SITE TO MODIFY THE EXISTING PARKING AND BUILDING FOR USE AS A BAR AND RESTAURANT. SITE IMPROVEMENTS SHALL INCLUDE RE-SEALING & RE-STRIPPING THE PARKING LOT, INCLUSION OF LANDSCAPE AREAS, AND CONSTRUCTION OF A HANDICAP ACCESSIBLE ENTRANCE RAMP WITH A PATIO. EXISTING UTILITIES (PUBLIC & PRIVATE) SHALL BE UTILIZED AS THEY EXIST.

CONTRACTOR SHALL ABIDE BY ALL JURISDICTIONAL DETAILS AND SPECIFICATIONS. IN THE CASE WHERE DETAILS CONFLICT THE JURISDICTIONAL DETAIL AND SPECIFICATIONS SHALL BE USED. A LIST OF APPLICABLE STANDARD CITY OF NORTH RIDGEVILLE DETAILS IS PROVIDED HEREON. ADDITIONAL DETAILS AND SPECIFICATIONS MAY BE REQUIRED AND SHALL BE OBTAINED BY THE CONTRACTOR FROM THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.

SURVEY NOTES:

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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)

A400302521-00A & B400301242-00A

RAFTER A, LTD

LAND SURVEYING • ENGINEERING • TESTING

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440-707-4014 • www.raftera.com • info@raftera.com

JOSEPH CONTRACTING
36821 SUGAR RIDGE ROAD
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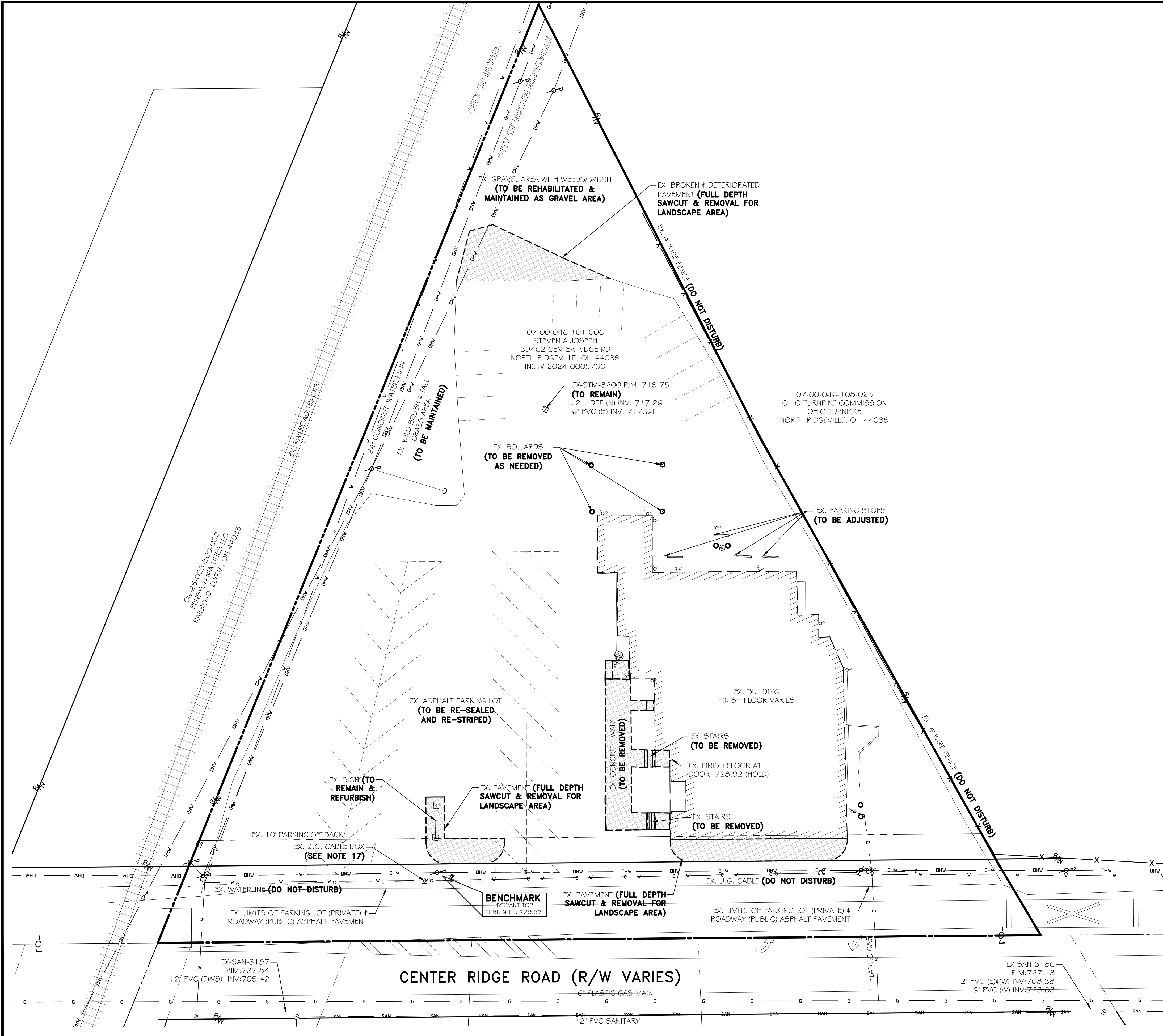
CITY LIMITS RESTAURANT & LOUNGE
PATIO & PARKING LOT IMPROVEMENTS

TITLE SHEET

39462 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 3361-24

SHEET: C0.0



NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE UTILITIES PROTECTION SERVICE (811) OR (1-800-362-2764) 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN. NONMEMBERS MUST BE CONTACTED DIRECTLY.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES.
- ANY DAMAGE CAUSED TO THE PAVEMENT, DRIVES, DRAINAGE SYSTEMS, UNDERGROUND OR OVERHEAD UTILITIES, PIPE LINES OR LANDSCAPING, EITHER WITHIN THE RIGHT OF WAY OR ON ADJACENT PROPERTIES, SHALL BE FULLY RESTORED PROMPTLY BY THE CONTRACTOR WITH ALL RELATED COSTS BEING THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
- ITEMS DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
- ALL COMPACTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE ODOT CM5 SECTION 203 ROADWAY EXCAVATION AND EMBANKMENT. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
- DEBRIS SHALL NOT BE BURIED ON THE SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
- THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.
- IF NOT SPECIFICALLY PROVIDED HEREON, CONTRACTOR SHALL REFER TO THE LOCAL JURISDICTIONAL STANDARD CONSTRUCTION DETAILS AND/OR THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DETAILS FOR ALL PROJECT DETAILS.
- WHERE NECESSARY TO REMOVE PAVEMENTS OR DRIVES, THE PAVEMENT SHALL BE FULL DEPTH SAW CUT IN NEAT, STRAIGHT LINES, WHERE REMOVED IN WALK AREAS, SHALL BE FULL DEPTH SAWCUT AT NEAREST JOINT.
- ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS.
- THE DEMOLITION PLAN IS INDENTED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, VEGETATION, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
- EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED DURING DEMOLITION ACTIVITIES.
- THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
- EXISTING ABANDONED UTILITIES WITHIN THE PROPOSED WORK LIMITS SHALL BE REMOVED IF POSSIBLE. IF SUCH UTILITIES ARE PRESENT, THEY SHOULD BE REMOVED AND RELOCATED OR ABANDONED IN PLACE. IF ABANDONED IN PLACE, IT IS RECOMMENDED THAT THE UTILITIES BE FILLED WITH CEMENT GROUT TO AVOID POTENTIAL COLLAPSE IN THE FUTURE. SHOULD THE UTILITIES LINES BE REMOVED FROM THE SITE, THE RESULTANT TRENCH EXCAVATIONS SHOULD BE BACKFILLED AND COMPACTED TO 95 PERCENT OF MAX DRY DENSITY PER MODIFIED STANDARD PROCTOR. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
- CONTRACTOR SHALL VERIFY EX. U.G. CABLE BOX UTILITY THAT IS CONTAINED WITHIN. CONTRACTOR SHALL VERIFY THAT BOX IS/HAS TRAFFIC BEARING CAPABILITIES AND SHALL COORDINATE REMOVAL/REPLACEMENT WITH UTILITY COMPANY AS NEEDED.

SURVEY NOTES:

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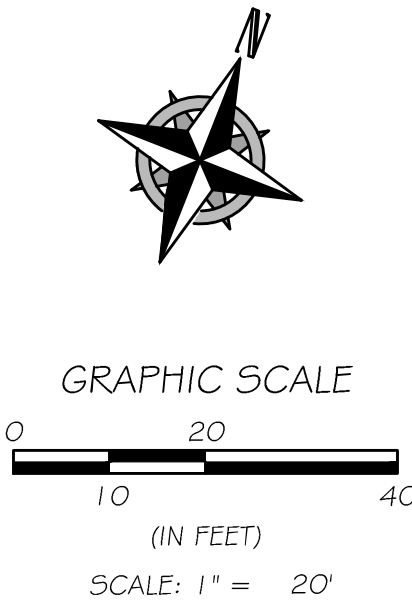
UNDERGROUND UTILITIES

Contact Two Working Days
Before You Dig


Before You Dig

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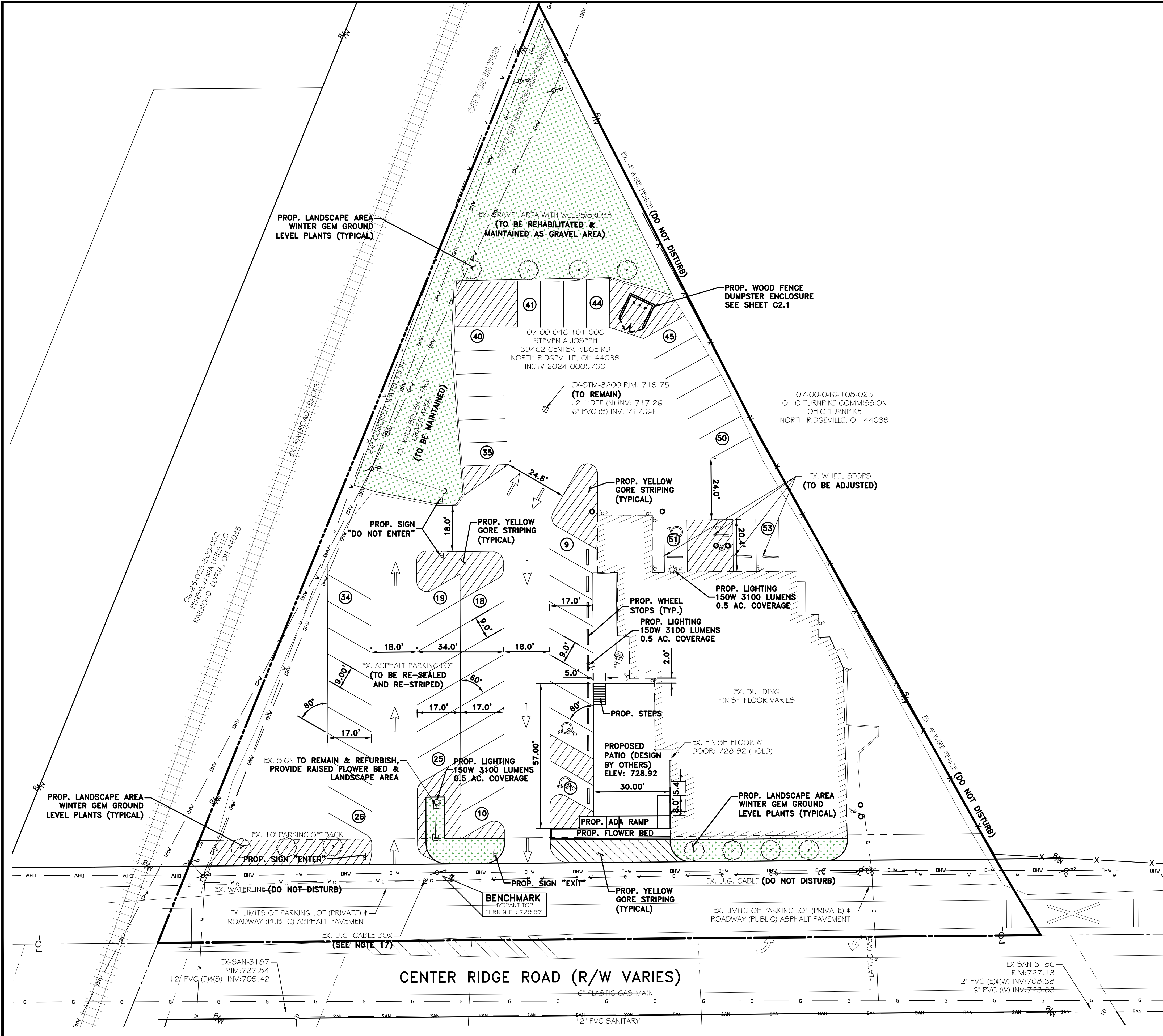
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CITY LIMITS RESTAURANT & LOUNGE PATIO & PARKING LOT IMPROVEMENTS EXISTING CONDITIONS & DEMOLITION PLAN 39462 CENTER RIDGE ROAD NORTH RIDGEVILLE, OH 44039	REV.	BY	DATE	DESCRIPTION
	1	RAF	03-28-2024	PRELIMINARY ISSUE FOR REVIEW
	2	RAF	04-11-2024	PRELIMINARY ISSUE FOR REVIEW
	3	RAF	06-12-2024	UPDATED PARKING ISSUE TO CLIENT
DRAWN BY: BDA CHECKED BY: RAF RAF JOB NO: 3361-24	4	RAF	12-19-2024	REVISED FOR PLANNING COMMISSION
	SHEET: C1.0			


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440-707-4014 • www.raftera.com • info@raftera.com

JOSEPH CONTRACTING
36821 SUGAR RIDGE ROAD
NORTH RIDGEVILLE, OH 44039



NOTES:

1. ALL DIMENSIONS TO THE FACE OF CURB, FACE OF BUILDING, & FACE OF WALL UNLESS OTHERWISE STATED.
2. FOR EXACT BUILDING DIMENSIONS & DETAILS SEE ARCHITECTURAL PLANS.
3. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
4. 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.
5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO NOTIFY THE INSPECTOR A MINIMUM OF FORTY-EIGHT (48) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY BOTH PRIVATE & PUBLIC PROTECTED FROM DAMAGE.
9. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO ANY EXISTING ITEMS AND/OR MATERIALS INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
10. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE MAY BE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
11. THE CONTRACTOR SHALL FOLLOW ALL RULES & REGULATIONS THAT APPLY PER THE OHIO DEPARTMENT OF NATURAL RESOURCES RAINWATER & LAND DEVELOPMENT MANUAL FOR LAND DISTURBING ACTIVITIES.
12. LANDSCAPING DESIGN PLAN / TREE PLANTING PLAN IS REQUIRED PER ORDINANCE No. 4699-2009 CNRO SECTION 1032.09. .
13. SUBGRADE SHALL BE COMPACTED AND SHAPED PER GEOTECHNICAL SPECIFICATIONS PRIOR TO APPLICATION OF BASE MATERIAL. ALL COMPACTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE ODOT CM5 SECTION 203 ROADWAY EXCAVATION AND EMBANKMENT. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN. NON-MEMBERS MUST BE CONTACTED DIRECTLY. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
15. CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT DOES NOT IMPEDE TRAFFIC ON CENTER RIDGE ROAD AND SHALL NOT IMPEDE ACCESS/USE OF THE NEIGHBORING PROPERTIES.
16. PARKING LOT SURFACE SHALL BE BITUMINOUS OR DUST FREE PER 1284.02.
17. CONTRACTOR SHALL VERIFY EX. U.G. CABLE BOX UTILITY THAT IS CONTAINED WITHIN. CONTRACTOR SHALL VERIFY THAT BOX IS/HAS TRAFFIC BEARING CAPABILITIES AND SHALL COORDINATE REMOVAL/REPLACEMENT WITH UTILITY COMPANY AS NEEDED.

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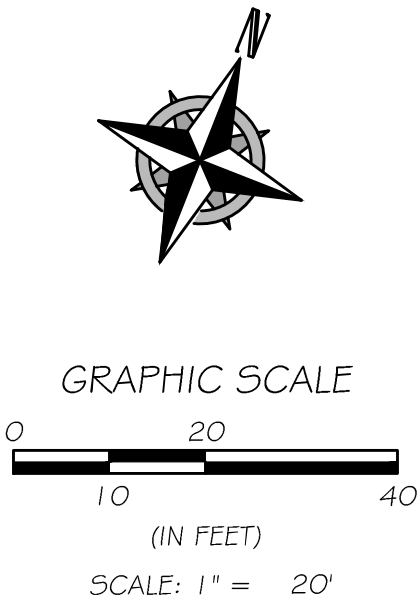
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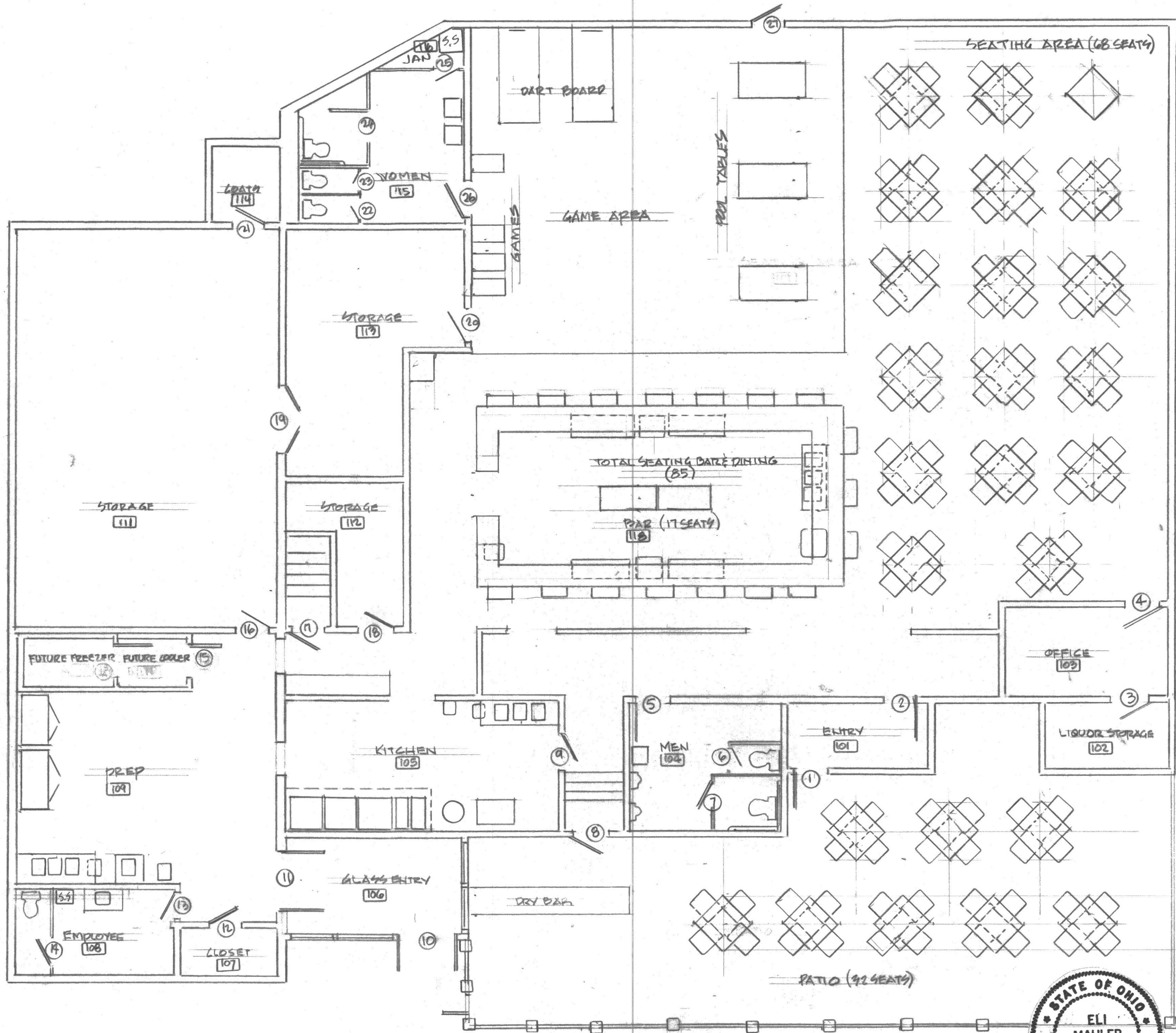
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PATIO & PARKING LOT IMPROVEMENTS
SITE PLAN
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NORTH RIDGEVILLE, OH 44039

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB NO: 3361-24

SHEET: **C2.0**



FLOOR PLAN

SCALE 1/8"=1'-0"

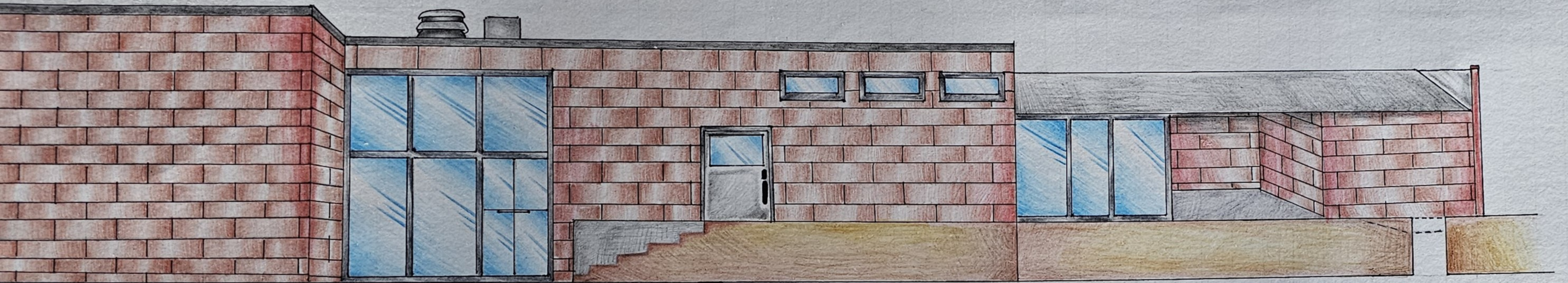
REVISIONS	BY
12.3.2024	
RESTAURANT SEATING (68)	

CITY LIMITS BAR AND GRILL
RESTAURANT PLANS
39462 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO

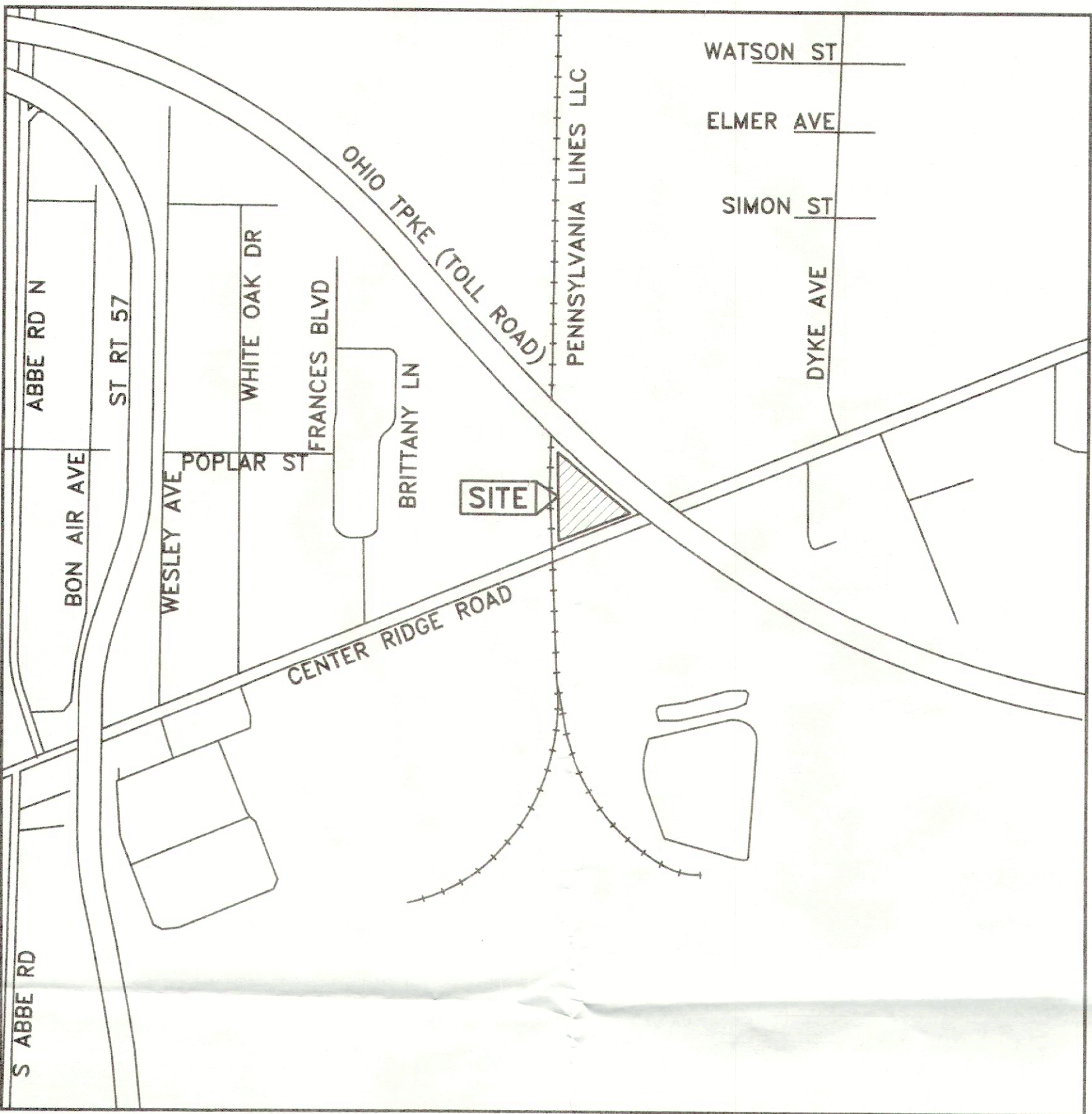
ELI MAHLER - ASSOCIATES
ARCHITECTS & PLANNERS
3947 WEST ASH LANE
TEL. (216) 831-3947

CLEVELAND, OHIO 44122

DRAWN
CHECKED
DATE AUG. 23, 2024
SCALE
JOB NO.
SHEET A-2
OF SHEETS



CITY LIMITS
RESTAURANT & LOUNGE
PATIO & PARKING LOT IMPROVEMENTS
SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN, STATE OF OHIO



VICINITY MAP
-NOT TO SCALE-

SITE ADDRESS: 39462 CENTER RIDGE ROAD, NORTH RIDGEVILLE, OHIO 44035
COORDINATES: N: 632042 E: 2044876 (NAD83 OHIO NORTH ZONE)
LAT: N 42° 22' 50" LONG: W 82° 04' 05" (WGS 84)

LEGEND OF LINETYPES

---	CENTERLINE
---	EX. PAVEMENT
---	DITCH/CREEK/SWALE
---	EX. SETBACK LINES
---	EX. MINOR CONTOUR
---	EX. MAJOR CONTOUR
---	EX. STORM
---	EX. SANITARY
---	EX. WATER
---	EX. GAS
---	EX. OVERHEAD UTILITIES
---	EX. TELEPHONE
---	EX. U.G. ELECTRIC
---	PROP. MINOR CONTOUR
---	PROP. MAJOR CONTOUR
---	PROP. STORM
---	PROP. SANITARY
---	PROP. WATER
---	PROP. GAS
---	PROP. OVERHEAD UTILITIES
---	PROP. TELEPHONE
---	PROP. U.G. ELECTRIC
---	CONSTRUCTION LIMITS
---	SILT FENCE

LEGEND OF SYMBOLS

○	CLEAN OUT
○	DOWNSPOUT
○	YARD DRAIN
○	STORM MANHOLE
○	SANITARY MANHOLE
○	CATCH BASIN
○	HYDRANT
○	WATER VALVE
○	GAS REGMETER
○	WATER REGMETER
○	ELECTRICAL METER
○	GAS VALVE
○	UTILITY POLE
○	GUY ANCHOR
○	BOLLARD
○	SIGN
○	SOILS TYPE
○	IRON PIPE/PIPE FOUND
○	AS INDICATED
○	IRON PIPE/PIPE FOUND IN
○	MONUMENT BOX AS INDICATED
○	INLET PROTECTION
○	DEMOLITION AREA

DESIGN ENGINEER:

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

CIVIL SITE DESIGN SHEET LEGEND

TITLE SHEET..... C1.0
SITE PLAN..... C2.0

CONTRACTOR SHALL ABIDE BY ALL JURISDICTIONAL DETAILS AND SPECIFICATIONS. IN THE CASE WHERE DETAILS CONFLICT THE JURISDICTIONAL DETAIL AND SPECIFICATIONS SHALL BE USED. A LIST OF APPLICABLE STANDARD CITY OF NORTH RIDGEVILLE DETAILS IS PROVIDED HEREON. ADDITIONAL DETAILS AND SPECIFICATIONS MAY BE REQUIRED AND SHALL BE OBTAINED BY THE CONTRACTOR FROM THE CITY OF NORTH RIDGEVILLE ENGINEERING AND/OR BUILDING DEPARTMENT.

SCOPE OF WORK

IMPROVEMENTS TO THE SITE TO MODIFY THE EXISTING PARKING AND BUILDING FOR USE AS A BAR AND RESTAURANT.

SURVEY NOTES:

A BOUNDARY SURVEY PER OAC 4733-37 HAS NOT BEEN PERFORMED BY RAFTER A, LTD.

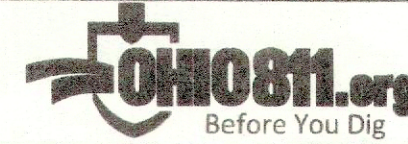
TOPOGRAPHIC SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JANUARY AND FEBRUARY OF 2024 AND SUPPLEMENTED WITH AERIAL DATA.

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, RAFTER A., LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

UNDERGROUND UTILITIES

Contact Two Working Days
Before You Dig



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

A400302521-00A # B400301242-00A

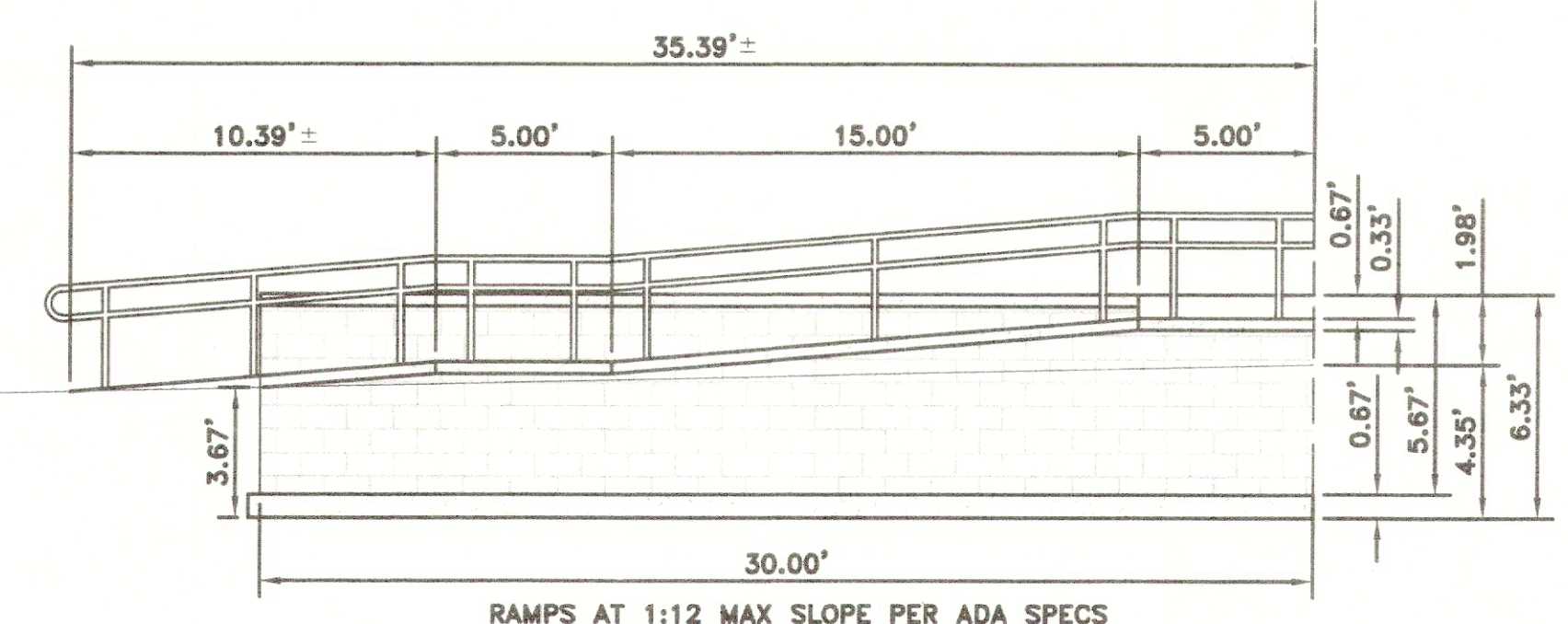
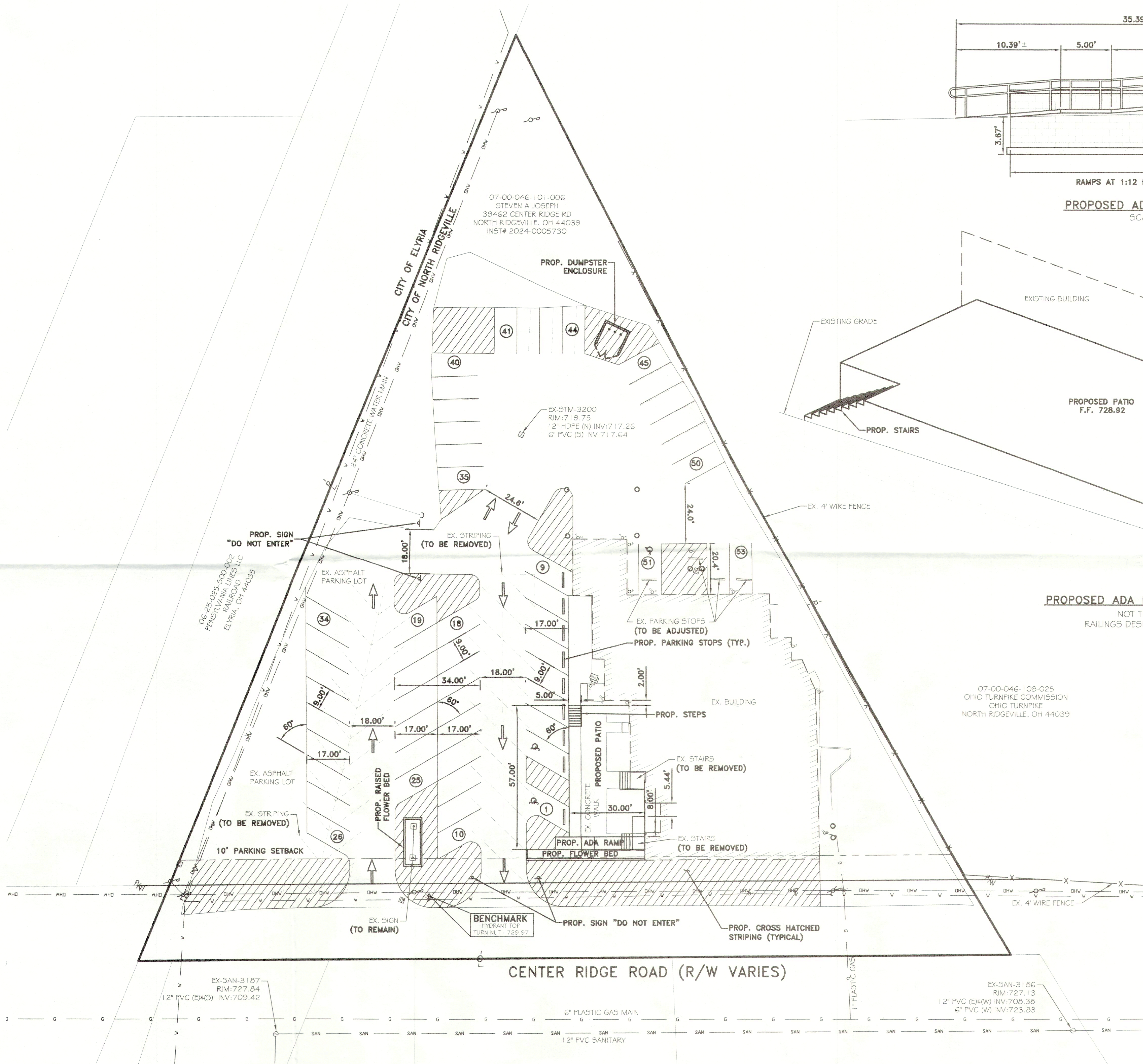
RAFTER A, LTD
LAND SURVEYING • ENGINEERING • TESTING
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074
440-707-4014 • www.raftera.com • info@raftera.com

JOSEPH CONTRACTING
38821 SUGAR RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

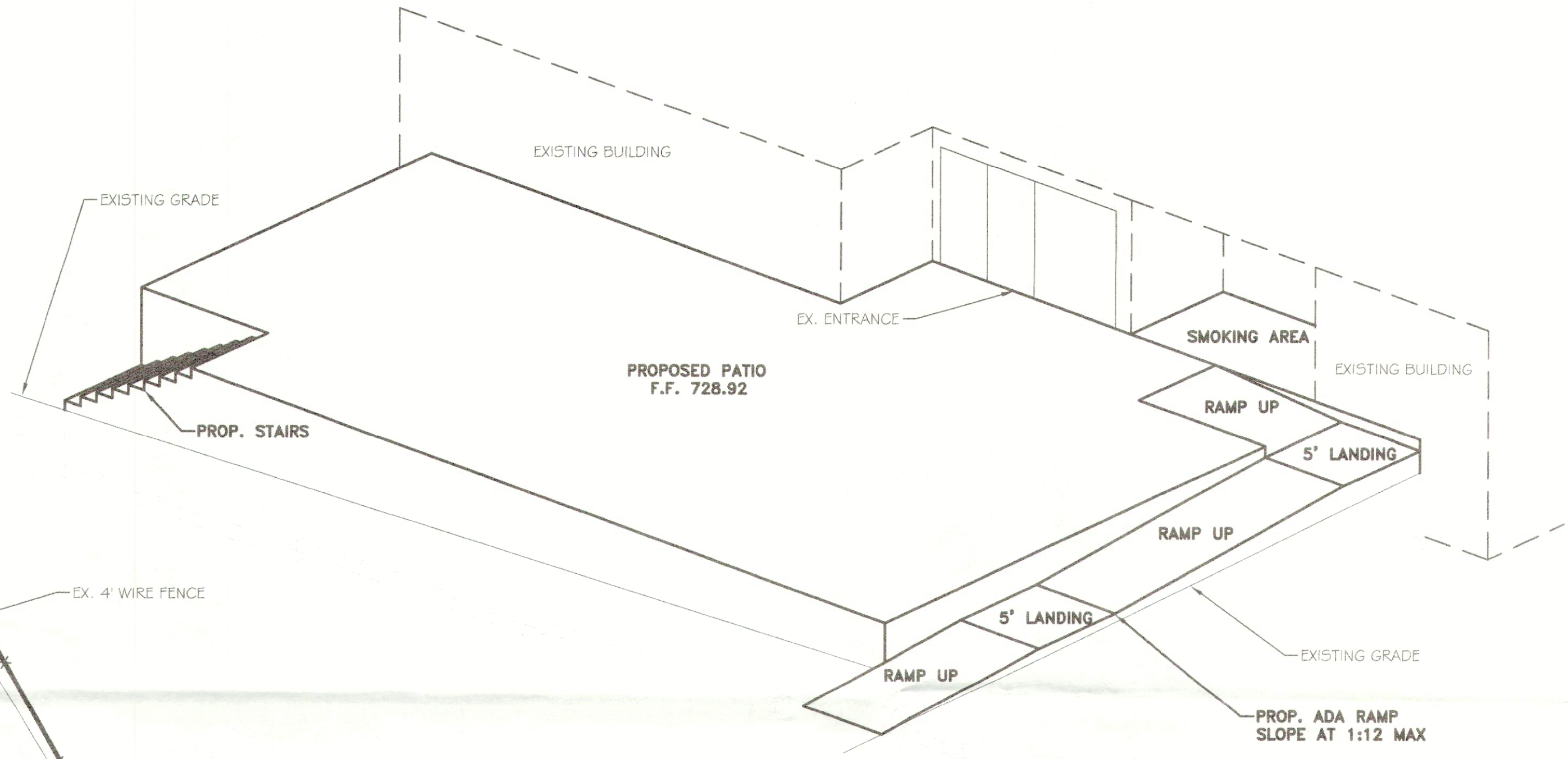
CITY LIMITS RESTAURANT & LOUNGE
TITLE SHEET
39462 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

DRAWN BY: JNY
CHECKED BY: RAF
RAF JOB No: 3361-23

SHEET: C1.0



PROPOSED ADA RAMP SIDE VIEW
SCALE: 1" = 5'



PROPOSED ADA RAMP OVERALL VIEW
NOT TO SCALE
RAILINGS DESIGNED BY OTHERS

LEGEND OF SYMBOLS:

- CATCH BASIN
- DOWNSPOUT
- CLEANOUT
- YARD DRAIN
- GAS METER
- WATER SERVICE VALVE
- HYDRANT
- LIGHT POLE
- BOLLARD
- ELECTRIC BOX
- CABLE BOX
- MAIL BOX

LEGEND OF LINETYPES:

- CENTERLINE
- EX. PAVEMENT
- DITCH/CREEK/SWALE
- EX. SETBACK LINES
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. STORM
- EX. SANITARY
- EX. WATER
- EX. GAS
- EX. OVERHEAD UTILITIES
- EX. TELEPHONE
- EX. U.G. ELECTRIC
- EX. FENCE

SURVEY NOTES:

A BOUNDARY SURVEY PER OAC 4733-37 HAS NOT BEEN PERFORMED BY RAFTER A, LTD.

TOPOGRAPHIC SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD. IN JANUARY AND FEBRUARY OF 2024 AND SUPPLEMENTED WITH AERIAL DATA.

EXISTING UNDERGROUND UTILITIES NOTE:

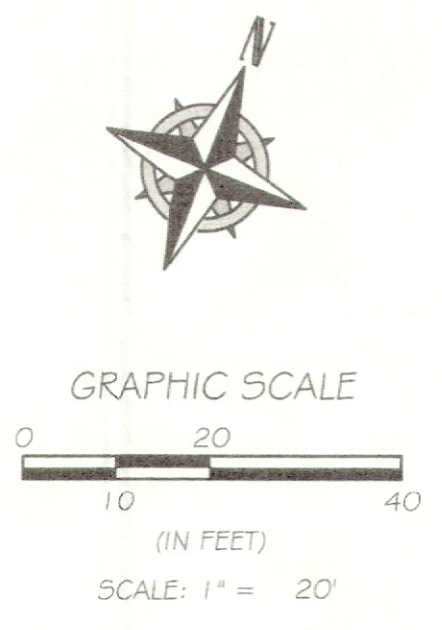
THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, RAFTER A, LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

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)

A400302521-00A # B400301242-00A



REV	BY	DATE	DESCRIPTION
1	RAF	03-28-2024	PRELIMINARY ISSUE FOR REVIEW
2	RAF	04-11-2024	PRELIMINARY ISSUE FOR REVIEW
3	RAF	06-12-2024	UPDATED PARKING ISSUE TO CLIENT

RAFTER A, LTD	JOSEPH CONTRACTING	CITY LIMITS RESTAURANT & LOUNGE
LAND SURVEYING • ENGINEERING • TESTING	36821 SUGAR RIDGE ROAD	
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074	NORTH RIDGEVILLE, OH 44039	
440-707-4014 • www.raftera.com • info@raftera.com		

SITE PLAN	DRAWN BY: JNY	2.0
	CHECKED BY: RAF	
	RAF JOB No: 3361-23	

Planning Commission Application

RECEIVED

DEC 13 2024



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

7565 Avon Belden Road

0700022101054

Location address

Parcel number(s)

Project type: ☒ Commercial/Industrial/Multi-Fam ☐ Prelim Major Subdivision ☐ Final Major Subdivision ☐ Lot Split

Project elements: ☒ New Construction ☐ Building Addition/Alteration ☐ Site Improvements ☐ Plat

South Central Park Playground. Remove old playground, install new one.

Project description

APPLICANT/AGENT INFORMATION

Jeff Snider / Snider Recreation

Name/Company

10139 Royalton Road, Suite K, North Royalton, Ohio 44133

Applicant address

1-800-888-2889

jeffsnider@cvsnyder.com

Applicant phone

Applicant email

PROPERTY OWNER INFORMATION

Kevin Fougrousse / City of North Ridgeville

Name/Company

7307 Avon Belden Road North Ridgeville, Ohio 44039

Property owner address

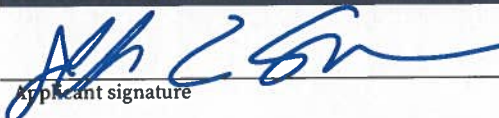
(440) 490-2051

kfougrousse@nridgeville.org

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.

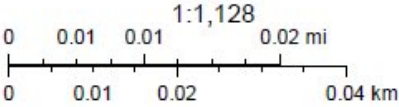
OFFICE	PPZ No.	Planning Fee Paid	ACTION
	PPZ 2024. 0327	N/C - city project	

South Central Park



12/31/2024, 11:13:35 AM

Parcels	Boundaries	Hydro Line	Large Symbols	Tip Medium	Hook Medium	20626E661848N.ecw	20626E599488N.ecw	20626E535128N.ecw	20098E599488N.ecw	20098E535128N.ecw
PLSS Boundaries	Submerged Land Lease	Hydro Parcel Line	Arrow Large	<all other values>	Tip Large	Red: Red	Red: Red	Red: Red	Red: Red	Red: Red
Tract Lines	Rail Right-of-Way	Sublot Line	Arrow Medium	Medium Symbols	Tip Medium	Green: Green	Green: Green	Green: Green	Green: Green	Green: Green
Original Lot Lines	Bridge Line	Parcel Line	FromTo Large	Arrow Large	<all other values>	Blue: Blue	Blue: Blue	Blue: Blue	Blue: Blue	Blue: Blue
Township Lines	Condominium Line	Right-of-way Dashed Line	FromTo Medium	Arrow Medium	21154E582548N.ecw	Red: Red	Red: Red	Red: Red	Red: Red	Red: Red
County Lines	Dashed Lot Line	Right-of-way Line	Hook Large	FromTo Large	20626E630168N.ecw	Green: Green	Green: Green	Green: Green	Green: Green	Green: Green
State Lines	Dashed Parcel Line	Right-of-way Parcel Line	Hook Medium	FromTo Medium	20626E566808N.ecw	Blue: Blue	Blue: Blue	Blue: Blue	Blue: Blue	Blue: Blue
	HIDDEN_LIN		Tip Large	Hook Large	20098E630168N.ecw	Red: Red	Red: Red	Red: Red	Red: Red	Red: Red
					20098E566808N.ecw	Green: Green	Green: Green	Green: Green	Green: Green	Green: Green
					20098E508728N.ecw	Blue: Blue	Blue: Blue	Blue: Blue	Blue: Blue	Blue: Blue



Auditor Map
Esri, CGIAR, USGS |

PROPOSAL #:127-129436-9

SOUTH CENTRAL PARK

Burke
PLAY THAT MOVES YOU
BCBURKE.COM • 800.266.1250



COLOR KEY

- MINT
- AQUA
- GRANITE
- BLACK
- BLACK/GRAY



3D Designer: Gina

RECEIVED

DEC 13 2024



3D Designer: Ginn



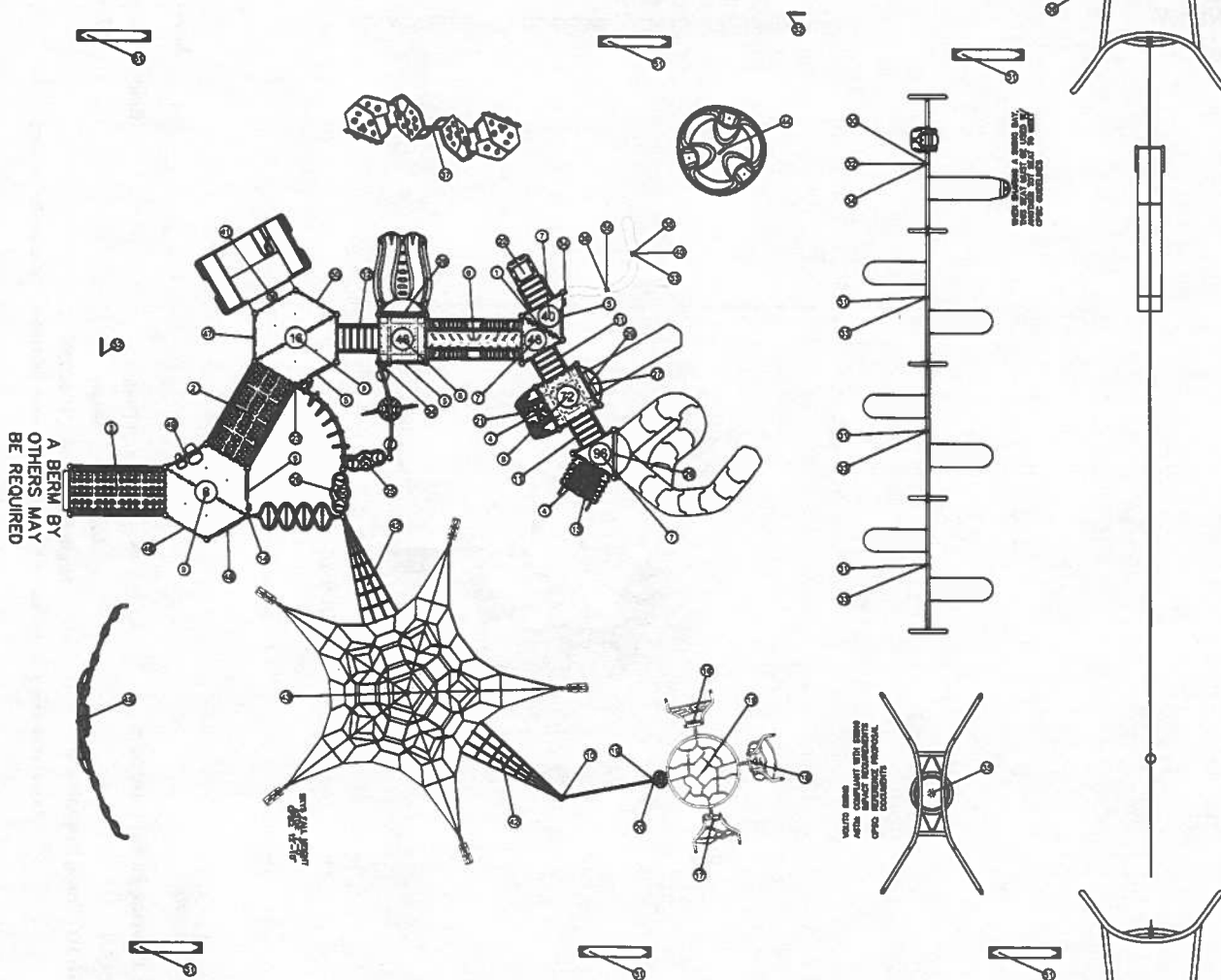
SERIES Basics, Intensity, Nucleus
SITE PLAN
DRAWN BY: Steve Rosenkrantz

BCI Burke Company, LLC PO Box 649 Fond du Lac, Wisconsin 54836-0549 Telephone 920-921-8220

South Central Park
Avon Baden Road

Snider Recreation, Inc.
127-129436-10
231002

March 15, 2023



Part	Comp.	Description
1	270-0009	8" CLOSURE PLATE, ELLIPSE
2	270-0011	8' ADAAG RAMP W/GUARDRAIL
3	270-0015	8' ADAAG ENTRANCE RAMP W/GUARDRAIL
4	270-0120	EVOLUTION UNITARY ENCLOSURE
5	270-0122	EVOLUTION OFFSET ENCLOSURE
6	270-0123	EVOLUTION ARCHED CATWALK BRIDGE
7	270-0129	TRIANGLE PLATFORM
8	270-0130	SQUARE PLATFORM
9	270-0131	HEXAGONAL PLATFORM SSP
10	370-0033	ODYSSEY POST LINK DOUBLE
11	370-0039	EVOLUTION 24" TRANSITION STAIR W/ BARRIERS
12	370-0040	EVOLUTION 32" TRANSITION STAIR W/ BARRIERS
13	370-0799	JUNGLE VINE CLIMBER 96"
14	370-0808	TWISTING TRAVERSE
15	370-0829	PLEXUS OVERHEAD
16	370-0830	PLEXUS HOLE CLIMBER
17	370-0832	PLEXUS TANGLE CLIMBER
18	370-0833	PLEXUS STEP CLIMBER
19	370-0834	OVERHEAD POST ATTACHMENT
20	370-1608	OVISTEP LAUNCH PAD
21	370-1640	CONVERGE CLIMBER 72"
22	370-1658	TRANSFER STATION, HANDRAIL 40"
23	370-1675	STRAIGHT OVERHEAD, NUCLEUS
24	370-1718	TAKTIKS BOW CLIMBER
25	470-0101	DYNAMIC PAD
26	470-0574	VIPER II OVER UNDER 96
27	470-0754	VELO SLIDE 64"-72", W/O HOOD
28	470-0755	LUGE SLIDE, 48"-56"
29	470-0804	SLIDE HOOD, LOW SIDE WALL
30	550-0099	TOT SEAT, 7' & 8' SINGLE, STD CHAIN
31	550-0112	BELT SEAT, 8' PAIR, STD CHAIN
32	550-0158	3 1/2" OD ARCH SWING
33	550-0159	3 1/2" OD ARCH SWING ADD-ON
34	550-0171	FREEDOM SWING SEAT, 8' BEAM, STD CHAIN
35	550-0186	VOLUTO
36	550-0206	ZIPVENTURE
37	560-0063	FORMIS FREE 5-12
38	560-0540	ROCKIT END PANEL
39	560-0541	ROCKIT OFFSET PANEL
40	560-0542	ROCKIT CURVED PANEL
41	560-0563	CRUISER WITH ADAPTER
42	560-0588	ROPEVENTURE LINK - SKYS
43	560-0598	ROPEVENTURE SKYS
44	560-2579	VOLTA INCLUSIVE SPINNER
45	560-2624	MOVMMNT XTREME, FREESTANDING
46	570-0848	SIGNING 2-SIDED PLAY PANEL
47	570-1619	WHEEL OF FUN PANEL
48	570-1851	CHIMES PANEL
49	570-1852	DRUM PANEL
50	570-1858	3-IN-A-ROW PANEL, ABOVE PLATFORM
51	580-1008	6' PVC TRADITIONAL BACKLESS STATIONARY
52	580-1399	WELCOME SIGN, CUSTOM
53	660-0136	ROCKIT 2 POST 88 3/4"
54	660-0138	ROCKIT ATTACHMENT POST 79 1/2"
55	660-0139	ROCKIT 2 POST 112 3/4" HIGH

City of North Ridgeville

SOUTH CENTRAL PARK PLAYGROUND

Request for Proposal

October 25, 2024

Presented by



**Jeffrey C. Snider
Snider Recreation, Inc.
10139 Royalton Rd #K N.
Royalton, OH 44133
Office: 800-888-2889
Cell: 440-343-2941
jeffsnider@cvsnyder.com
cvsnyder.com**

**PROPOSAL FORM
CITY OF NORTH RIDGEVILLE
SOUTH CENTRAL PARK PLAYGROUND**

The undersigned proposes to furnish:

Complete "Turn-Key" installation of a new playground, including all site preparation (including removal of existing playground equipment), and installation of engineered wood fiber, at South Central Park in the City of North Ridgeville according to the attached Project Description. Price listed below is to include delivery and all other costs, charges or fees. The total costs (finished equipment, installation, etc.) shall not exceed this price listed below. The City of North Ridgeville will not be responsible for any other charges or costs other than those included in the price listed below:

South Central Park Playground:

**Guaranteed Maximum Price-All Materials,
Delivery & Installation:**

\$ 286,133.00

TIME REQUIRED FOR INSTALLATION:

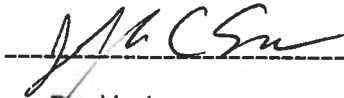
4-6 (WEEKS)

Exceptions:

VENDOR/CONTRACTOR:

Snider Recreation, Inc.

BY:



TITLE:

President

ADDRESS:

10139 Royalton Rd, Ste K

North Royalton, OH 44133

PHONE NO.:

800-888-2889

EMAIL:

jeffsnider@cvsnyder.com

DELINQUENT PERSONAL PROPERTY STATEMENT

Snider Recreation, Inc., having been awarded a Contract
(Name of Design Build Team)
By the City of North Ridgeville, hereby affirms under oath, pursuant to Ohio Revised Code
Section 5719.042, that at the time the proposal was submitted, my company (was)/(was not)
charged with delinquent personal property taxes on the General Tax List of Personal
Property for Lorain County, Ohio.

If such charge for delinquent personal property tax exists on the General Tax List of
Personal Property for Lorain County, Ohio, the amount of such due and unpaid delinquent
taxes, including due and unpaid penalties and interest shall be set forth below.

A copy of this statement shall be transmitted by the Lorain County Auditor to the County
Treasurer within thirty (30) days of the date it is submitted. A copy of this statement shall
also be incorporated into the contract made between the City of North Ridgeville and
Snider Recreation, Inc.

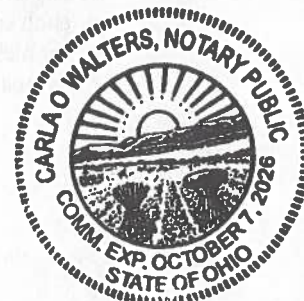
(Name)
And no payment shall be made with respect to any Contract unless such statement has
been so incorporated as a part thereof.

Delinquent Personal Property Tax	\$ <u>N/A</u>
Penalties	\$ <u>N/A</u>
Interest	\$ <u>N/A</u>

By: [Signature]
Title: President

Subscribed in my presence, and sworn to before me, this 23 day of
October, 24.

[Signature]
Notary Public



**AFFIDAVIT IN COMPLIANCE WITH SECTION 3517.13
OF THE OHIO REVISED CODE**

STATE OF Ohio }
 } SS:
COUNTY OF Cuyahoga }

Jeffrey C. Snider (name) personally appeared before me the undersigned, as an individual or as a representative of Snider Recreation, Inc. (name of entity) for a potential contract for playground equipment (type of product or service) to be let by the City of North Ridgeville, Ohio, who, being duly cautioned and sworn, makes the following statement with respect to prohibited activities constituting a conflict of interest or other violations under Ohio Revised Code Section 3517.13 (campaign contributions and reporting) and further states that the undersigned has the authority to make the following representation on behalf of himself or herself or of the business entity:

1. That none of the following has individually made within the two previous calendar years campaign contributions that totaling in excess of \$2,000 and that, if awarded a contract for the purchase of goods or services in excess of \$10,000, none of the following individually will make, beginning on the date the contract is awarded and extending until one year following the conclusion of the contract, as an individual, one or more campaign contributions totaling in excess of \$1,000, to the Mayor of the City of North Ridgeville or the individual campaign committees, or if the contracting authority is another elected official of City of North Ridgeville that authorizes contracts to that official or their individual campaign committee:

- a. myself;
- b. any partner or owner or shareholder of the partnership (if applicable);
- c. any owner of more than 20% of the corporation or business trust (if applicable);
- d. each spouse of any person identified in (a) through (c) of this section;
- e. each child seven years of age to seventeen years of age of any person identified in divisions (a) through (c) of this section (only applicable to contributions made on or after January 1, 2007).

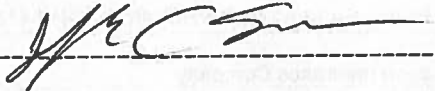
2. That none of the following have collectively within the two previous calendar years, campaign contribution totaling in excess of \$2,000.00 and that if awarded a contract for the purchase of goods and services in excess of \$10,000, none of the following collectively will make, beginning on the date the contract is awarded and extending until one year following the conclusion of the contract, one or more campaign contributions totaling in excess of \$2,000, to the Mayor of the City of North Ridgeville or the individual campaign committees, or if the contracting authority is another elected official of City of North Ridgeville that authorizes contracts to that official or their individual campaign committee:

- a. myself;
- b. any partner or owner or shareholder of the partnership (if applicable);
- c. any owner of more than 20% of the corporation or business trust (if applicable);
- d. each spouse of any person identified in (a) through (c) of this section;
- e. each child seven years of age to seventeen years of age of any person identified in divisions (a) through (c) of this section.

AFFIDAVIT IN COMPLIANCE WITH SECTION 3517.13
OF THE OHIO REVISED CODE
PAGE 2

3. That this representation is made to cooperate with the City before entering into a contractual relationship with the Contractor, and with the knowledge that County officials will rely on the authenticity of statements made herein in awarding and administering such contracts.

Signature



Title: President

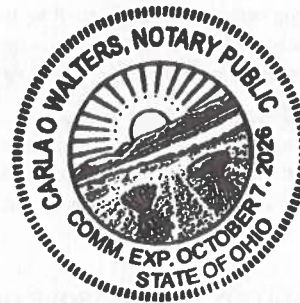
Sworn to before me and subscribed in my presence this 23 day of
October, 2024.

Notary Public



My Commission Expires:

10/7/26



Bond No. Bid Bond

BID GUARANTY AND CONTRACT BOND

(SECTION 153.571 Ohio Revised Code)

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned

Snider Recreation, Inc.

(Name and Address)

10139 Royalton Road, Suite K, North Royalton, OH 44133

as Principal and Hudson Insurance Company
City of North Ridgeville

as Surety and hereby held and firmly bound unto

hereinafter called the Oblige, in the penal sum of the dollar amount of bid submitted by the Principal to the Oblige on

10/25/2024

to undertake the project known as:

South Central Park

The penal sum referred to herein shall be the dollar amount of the Principal's bid to the Oblige, incorporating any additive or deductive alternate proposals made by the Principal on the date referred to above to the Oblige, which are accepted by the Oblige. In no case shall the penal sum exceed the amount of two hundred eighty-six thousand one hundred thirty-three dollars (\$ 286,133.00). (If the foregoing blank is not filled in, the penal sum will be the full amount of the principal's bid, including alternates. Alternatively, if the blank is filled in, the amount stated must not be less than the full amount of the bid, including alternates, in dollars and cents. A percentage is not acceptable). For the payment of the penal well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns. ^{and} _{dollars}

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that whereas the above named Principal has submitted a bid on the above referred to project;

NOW, THEREFORE, if the Oblige accepts the bid of the Principal and the Principal fails to enter into a proper contract in accordance with the bid, plans, details, specifications, and bills of material; and in the event the Principal pays to the Oblige the difference not to exceed ten percent of the penalty hereof between the amount specified in the bid and such larger amount for which the Oblige may in good faith contract with the next lowest bidder to perform the work covered by the bid; or in the event the Oblige does not award the contract to the next lowest bidder and resubmits the project for bidding, the Principal will pay the Oblige the difference not to exceed ten percent of the penalty hereof between the amount specified in the bid, or the costs, in connection with the resubmission, of printing new contract documents, required advertising and printing and mailing notices to prospective bidders, whichever is less, then this obligation shall be void, otherwise to remain in full force and effect. If the Oblige accepts the bid of the Principal and the Principal within ten days after the awarding of the contract, enters into a proper contract in accordance with the bid, plans, details, specifications, and bills of material, which said contract is made a part of this bond the same as though set forth herein; and

IF THE SAID Principal shall well and faithfully perform each and every condition of such contract; and indemnify the Oblige against all damage suffered by failure to perform such contract according to the provisions thereof and in accordance with the plans, details, specifications, and bills of material therefore and shall pay all lawful claims of subcontractors, materialmen, and laborers, for labor performed and materials furnished in the carrying forward, performing, or completing of said contract; we agreeing and assenting that this undertaking shall be for the benefit of any materialmen or laborer having a just claim, as well as for the Oblige herein; then this obligation shall be void; otherwise the same shall remain in full force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

THE SAID Surety hereby stipulates and agrees that no modifications, omissions, or additions, in or to the terms of said contract or in or to the plans and specifications therefore shall in any wise affect the obligations of said Surety on this bond, and it does hereby waive notice of any such modifications, omissions or additions to the terms of the contract or to the work or to the specifications.

SIGNED AND SEALED This 25th day of October, 2024

PRINCIPAL:

Snider Recreation, Inc.

BY: [Signature]

TITLE: President

SURETY:

Hudson Insurance Company

BY: [Signature]

Thomas O. Chambers, Attorney-in-Fact

SEC. 9.32 REQUIRES AWARDING AUTHORITIES
SIMULTANEOUSLY WITH NOTICE OF AWARD TO
CONTRACTOR, TO GIVE WRITTEN NOTICE TO
SURETY AND AGENT.

SURETY COMPANY ADDRESS:

100 William Street, 5th Floor

Street

New York, NY 10038

City

State

Zip

SURETY AGENT'S ADDRESS

Shorewest Surety Services, Inc.

Agency Name

2626 49th Drive

Street

Franksville, WI 53126

City

State

Zip



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That HUDSON INSURANCE COMPANY, a corporation of the State of Delaware, with offices at 100 William Street, New York, New York, 10038, has made, constituted and appointed, and by these presents, does make, constitute and appoint

Thomas O. Chambers and Todd Schaap
of the State of Wisconsin

its true and lawful Attorney(s)-in-Fact, at New York, New York, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking shall obligate said Company for any portion of the penal sum thereof in excess of the sum of **Twenty Five Million Dollars (\$25,000,000.00)**.

Such bonds and undertakings when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

In Witness Whereof, HUDSON INSURANCE COMPANY has caused these presents to be of its Senior Vice President thereunto duly authorized, on this 3rd day of June, 2022 at New York, New York.



Attest:
Dina Daskalakis
Dina Daskalakis
Corporate Secretary

HUDSON INSURANCE COMPANY

By: *Michael P. Cifone*
Michael P. Cifone
Senior Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK. SS.

On the 3rd day of June, 2022 before me personally came Michael P. Cifone to me known, who being by me duly sworn did depose and say that he is a Senior Vice President of HUDSON INSURANCE COMPANY, the corporation described herein and which executed the above instrument, that he knows the seal of said Corporation, that the seal affixed to said instrument is such corporate seal, that it was so affixed by order of the Board of Directors of said Corporation, and that he signed his name thereto by like order.

(Notarial Seal)



Ann M. Murphy
ANN MURPHY
Notary Public, State of New York
No. 01MU6067553
Qualified in Nassau County
Commission Expires December 10, 2025

CERTIFICATION

STATE OF NEW YORK
COUNTY OF NEW YORK. SS.

The undersigned Dina Daskalakis hereby certifies:

That the original resolution, of which the following is a true and correct copy, was duly adopted by unanimous written consent of the Board of Directors of Hudson Insurance Company dated July 27th, 2007, and has not since been revoked, amended or modified:

"RESOLVED, that the President, the Executive Vice Presidents, the Senior Vice Presidents and the Vice Presidents shall have the authority and discretion, to appoint such agent or agents, or attorney or attorneys-in-fact, for the purpose of carrying on this Company's surety business, and to empower such agent or agents, or attorney or attorneys-in-fact, to execute and deliver, under this Company's seal or otherwise, bonds obligations, and recognizances, whether made by this Company as surety thereon or otherwise, indemnity contracts, contracts and certificates, and any and all other contracts and undertakings made in the course of this Company's surety business, and renewals, extensions, agreements, waivers, consents or stipulations regarding undertakings so made; and

FURTHER RESOLVED, that the signature of any such Officer of the Company and the Company's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seal when so used whether heretofore or hereafter, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed."

THAT the above and foregoing is a full, true and correct copy of Power of Attorney issued by said Company, and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked, and furthermore that the Resolution of the Board of Directors, set forth in the said Power of Attorney is now in force

Witness the hand of the undersigned and the seal of said Corporation this 25th day of October, 2024



By: *Dina Daskalakis*
Dina Daskalakis, Corporate Secretary

STATE OF WISCONSIN)

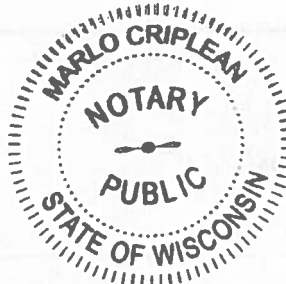
COUNTY OF **Racine**)

ON THIS 25th day of October, 2024,

before me, a notary public, within and for said County and State, personally appeared ____
Thomas O. Chambers to me personally known, who being duly sworn,
upon oath did say that he is the Attorney-in-Fact of and for the _____
Hudson Insurance Company, a corporation
of Delaware, created, organized and existing under and
by virtue of the laws of the State of Delaware; that the corporate seal
affixed to the foregoing within instrument is the seal of the said Company; that the seal
was affixed and the said instrument was executed by authority of its Board of Directors;
and the said Thomas O. Chambers did acknowledge that he/she
executed the said instrument as the free act and deed of said Company.



Mario Cripean
Notary Public, **Racine** County, Wisconsin
My Commission Expires **6/13/2028**





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Cooper Risk Advisors, LLC
PO Box 638
904 N Main Street
Lapel IN 46051

CONTACT NAME: Bill Hodgkins

PHONE (A/C, No, Ext): 765-534-3152

FAX (A/C, No): 765-534-2067

E-MAIL ADDRESS: billh@cooperindiana.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Cincinnati Specialty Un Ins Co

13037

INSURER B: Kinsale Insurance Company

38920

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED
Snider Recreation, Inc.
10139 Royalton Rd, Ste K
Cleveland OH 44133

SNIDREC-01

COVERAGES

CERTIFICATE NUMBER: 1504827740

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Errors/Omissions GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:		CSU0152690	6/23/2024	6/23/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$3,000,000 PRODUCTS - COM/PROP AGG \$3,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐ AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ \$0		0100308474-0	6/23/2024	6/23/2025	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A A	Pollution Premises/Jobite Excess Liability Employers Liab/Stop Gap		CSU0152690 CSU0229867	6/23/2024 4/4/2024	6/23/2025 4/4/2025	Occurrence Occurrence Occurrence \$1,000,000 1,000,000 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

For Information Purposes Only
USA

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

W.E. [Signature]

Section 1 – Past Performance

City of Bellevue – Robert Peters Park

- Project Manager: Jeff Snider, Field Foreman: Frank Ickes
- Contact: Amy Palsa, Recreation & Parks Director 419-483-5555
- Contract Price: \$407,000.00
- May 2024

City of Strongsville – Ehrnfelt Rec Center Playground

- Project Manager: James Snider, Foreman: Steve Sarges
- Contact: Bryan Bogre, Director of Parks & Recreation 440-580-3262
- Playground Project \$515,000.00
- Surfacing & Shelters \$482,000.00
- October 2023

City of Westlake- Clague Park

- Project Manager: Jeff Snider, Foreman: Frank Ickes
- Contact: Paula Horner, Director of Recreation 440-808-5700 x 3455
- Contract Price: \$460,000.00
- August 2021

City of Vermilion – Sherod Park

- Project Manager: Jeff Snider, Foreman: Frank Ickes
- Contact: Marc Weisenberger Parks Director 440-204-2496
- Contract Price: \$280,700.00
- June 2022

City of Elyria – North Park, East Park, South Park, Abbe Road Park, Bell Ave Park, Hilltop Park

- Project Manager: Jeff Snider, Foreman: Frank Ickes & Steve Sarges
- Contact: Carrie Reardon, Parks & Recreation Director 440-326-1500
- Contract Price: \$1,110,000.00
- Multiple Project contract dates vary

City of Sheffield Lake – Memorial Park, Shell Cove Park, Gary Green Park

- Project Manager: Jeff Snider, Foreman: Frank Ickes
- Contact: Pat Hastings, Service Director 440-949-6259
- Contract Price: \$136,500.00
- Multiple Project contract dates vary

City of Lorain – Garfield Park, Highview Park, Lakeview Park, Fairless Park, Falbo Park, Streator Park

- Project Manager: Jeff Snider, Foreman: Steve Sarges
- Contact: Linda O'Connor, Dept of Public Property 440-244-4294
- Contract Price: \$413,000.00
- Multiple Project contract dates vary

Section 2

Thank you for the opportunity to bid on your Park! This is a great project and we would love to offer our expertise. We have a long history of providing great playgrounds to the area. The past performance is just a small list of many projects we have done. We are very familiar with the South Central Park and have visited the park on several occasions. We have measured the available space to make sure the current surroundings are not affected by our play design. With our current factory lead time we believe we can provide you with a new playground well before the warmer weather of Spring 2025. Also, with Snider Recreation's office being located in North Royalton our office, project management, and/or installation staff will be very accessible for any needs.

Section 3

Snider Recreation, Inc. is a Sub S Corporation licensed to operate in the State of Ohio (License #2296518), Employer I.D. #46-5631661. Incorporation Date May 1, 2014. The principal place of business is 10139 Royalton Road, Suite K, North Royalton, OH 44133. Office: 440-877-9151; Fax: 440- 877-9159

Snider Recreation has never failed to complete any work awarded to us, nor defaulted on a contract.

Snider Recreation is committed to helping their customers meet their functional, environmental, and safety requirements of a project – and most importantly, bring joy and excitement to the children and families directly benefiting from the new playgrounds. The City of North Ridgeville has our personal commitment to support this project and your organization in every manner possible.

With every project Snider Recreation takes on, we assign a main contact to ensure continuity is obtained throughout the duration of the project. Jeff Snider will be the main contact for the South Central Park playground project. Based on the scope of work, it will be important to provide clear communication between the stakeholders and Snider to ensure a successful outcome. We will align our activities to correspond with a successful completion and opening date.

Project Team:***Project Manager: Jeff Snider***

The Project Manager will oversee the contracting, design, installation schedule and project timeline. Jeff has extensive experience in the playground industry and has worked with the City of North Ridgeville in the past. Jeff was the point person for the fitness equipment at South Central Park and Shady Drive Complex as well as the playground equipment at the Shady Drive Complex and Root Road Park.

Owners: Jeffrey Snider and James Snider

James is the past president of the National Playground Contractors Association (NPCA), a past member of the Ohio Park and Recreation (OPRA) Board. Jeff has over 15 years of playground experience. He has worked in the sales and project management capacity and managed installation crews. He is a certified playground safety inspector (CPSI) and OSHA 10 Safety Certified.

BCI Burke Playground Designer: Stevie Rosenkranz

The designer works with the project manager to create a design proposal that meets or exceeds the projects requirements. Stevie is CPSI Certified.

BCI Burke Regional Sales Manager: Jill Hagen

The Regional Sales Manager can lend assistance with negotiation, timelines, and delivery of playground equipment.

Office Staff: Carla Walters, Tami Williams and Julie Rolinc

The Office Staff receives purchase orders, creates sales orders, handles invoicing and payment processing. They enter the material orders with color call outs and schedule delivery based on the information provided by the project manager.

BCI Burke Customer Service:

The Customer Service department gives technical product assistance, warranty, and replacement parts.

Installation Manager: Steve Sarges

The Installation Manager is the field foreman for Snider's Installation Crew. Steve is CPSI and OSHA 30 certified and has over a decade of playground installation experience. Steve works with the project manager to make sure the installation crew is on task. If needed to stay on schedule other subcontractors are available to call into projects as well.

Subcontractor: Ickes Brothers Construction – Frank Ickes

Licensed and Insured subcontractor who has been working with Snider Recreation, Inc since 2016.

Section 4

Design Summary

Snider Recreation, Inc. is very pleased to present this Proposal for consideration for the South Central Park located in North Ridgeville. BCI Burke Company, LLC has been providing recreational playground equipment for over 90 years and has developed the right mix of world-class capabilities to meet the initial and continuing needs of City of North Ridgeville. We believe our proposal will meet or exceed your project's requirements and will deliver the greatest value to you.

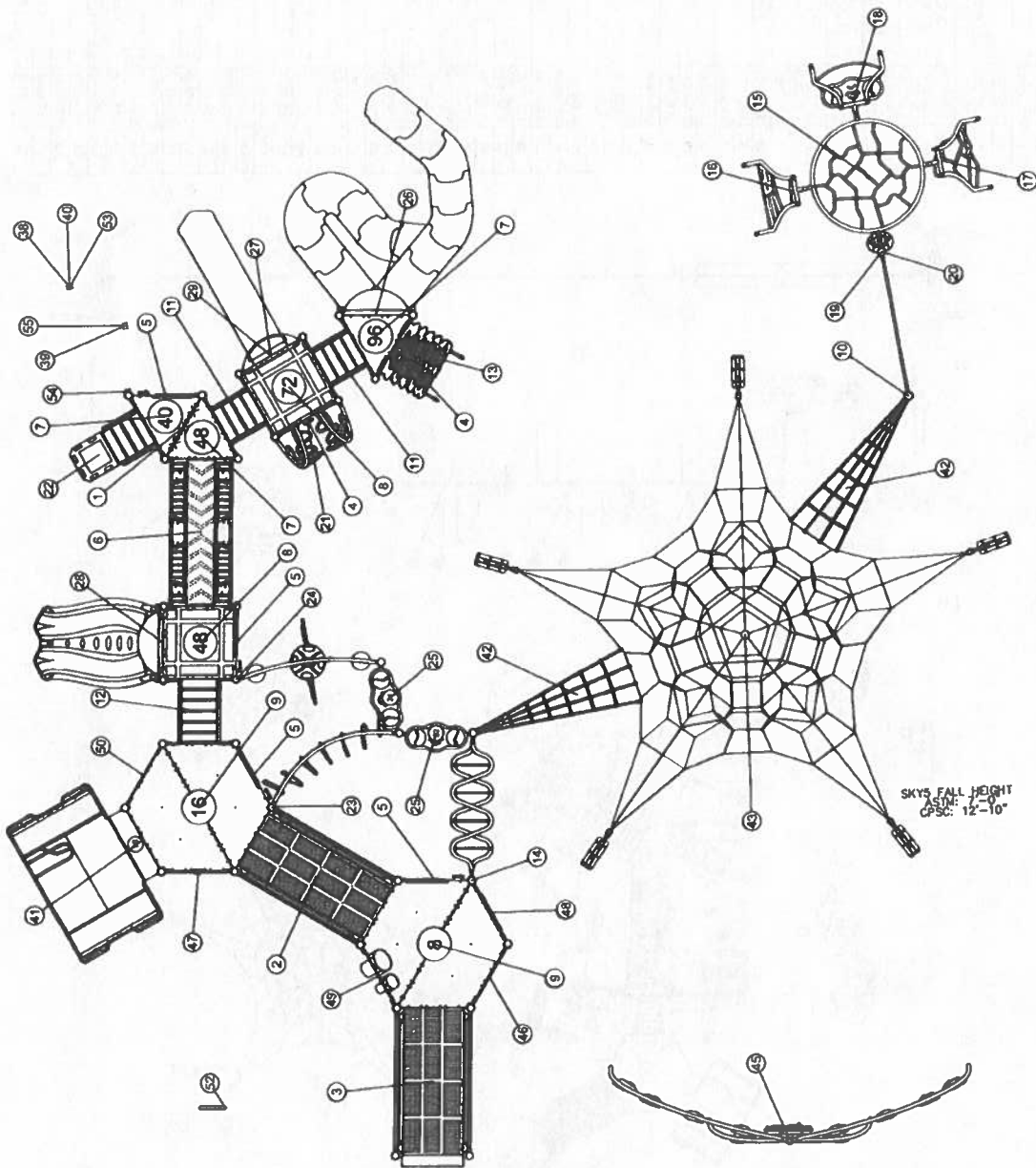
The following is a summary of some of the key elements of our Proposal:

- **Project Name:** South Central Park
- **Project Number:** 127-129436-10
- **User Capacity:** 290
- **Age Groups:** Ages 2-5 years, 5-12 years
- **Dimensions:** 97' 6" x 152' 7"
- **Designer Name:** Stevie Rosenkranz

Snider Recreation, Inc. has developed a custom playground configuration based on the requirements as they have been presented for the South Central Park playground project. Our custom design will provide a safe and affordable playground environment that is aesthetically pleasing, full of fun for all users and uniquely satisfies your specific requirements. In addition, proposal # 127-129436-10 has been designed with a focus on safety, and is fully compliant with ASTM F1487 and CPSC playground safety standards.

We invite you to review this proposal for the South Central Park playground project and to contact us with any questions that you may have.

Thank you in advance for giving us the opportunity to make this project a success.



March 15, 2023

Burke

SERIES Basics, Intensity, Nucleus

SITE PLAN

DRAWN BY: Stevie Rosenkranz

South Central Park

Avon Belden Road

North Ridgeville, OH 44039

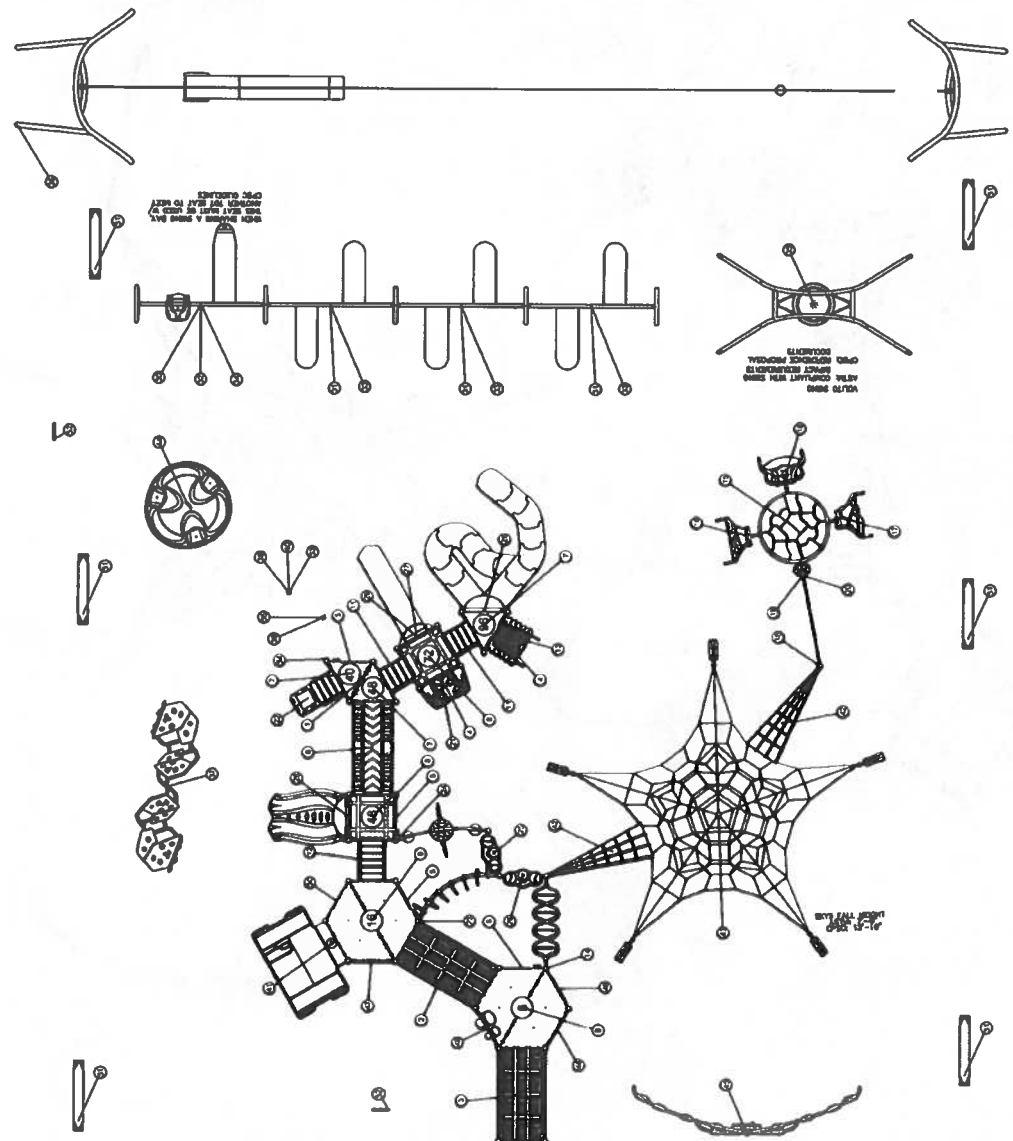
Snider Recreation, Inc.

127-129438-10

231002

BCI Burke Company, LLC PO Box 549 Fond du Lac, Wisconsin 54936-0549 Telephone 920-921-9220

Part	Comp.	Description
1	270-0009	8" CLOSURE PLAT, ELLIPSE
2	270-0011	8" ADAAG RAMP W/GUARDRAIL
3	270-0015	8" ADAAG ENTRANCE RAMP W/GUARDRAIL
4	270-0120	EVOLUTION UNITARY ENCLOSURE
5	270-0122	EVOLUTION OFFSET ENCLOSURE
6	270-0123	EVOLUTION ARCHED CATWALK BRIDGE
7	270-0129	TRIANGLE PLATFORM
8	270-0130	SQUARE PLATFORM
9	270-0131	HEXAGONAL PLATFORM SSP
10	370-0033	ODYSSEY POST LINK DOUBLE
11	370-0039	EVOLUTION 24" TRANSITION STAIR W/ BARRIERS
12	370-0040	EVOLUTION 32" TRANSITION STAIR W/ BARRIERS
13	370-0799	JUNGLE VINE CLIMBER 96"
14	370-0808	TWISTING TRAVERSE
15	370-0829	PLEXUS OVERHEAD
16	370-0830	PLEXUS HOAE CLIMBER
17	370-0832	PLEXUS TANGLE CLIMBER
18	370-0833	PLEXUS STEP CLIMBER
19	370-0834	OVERHEAD POST ATTACHMENT
20	370-1608	OVISTEP LAUNCH PAD
21	370-1640	CONVERGE CLIMBER 72"
22	370-1658	TRANSFER STATION - HANDRAIL 40"
23	370-1675	STRAIGHT OVERHEAD, NUCLEUS
24	370-1718	TACTICS BOW CLIMBER
25	470-0101	DYNAMIC PAD
26	470-0574	VIPER II OVER UNDER 96"
27	470-0754	VELO SLIDE 64"-72" W/O HOOD
28	470-0755	LUGE SLIDE, 48"-55"
29	470-0804	SLIDE HOOD, LOW SIDE WALL
30	550-0099	TOT SEAT, 7' & 8' SINGLE, STD CHAIN
31	550-0112	BELT SEAT, 8' PAIR, STD CHAIN
32	550-0158	3 1/2" OD ARCH SWING
33	550-0159	3 1/2" OD ARCH SWING ADD-ON
34	550-0171	FREEDOM SWING SEAT, 8' BEAM, STD CHAIN
35	550-0186	VOLUTO
36	550-0206	ZIPVENTURE
37	560-0063	FORMIS FREE 5-12
38	560-0540	ROCKIT END PANEL
39	560-0541	ROCKIT OFFSET PANEL
40	560-0542	ROCKIT CURVED PANEL
41	560-0563	CRUISER WITH ADAPTER
42	560-0568	ROPEVENTURE LINK - SKYS
43	560-0598	ROPEVENTURE SKYS
44	560-2579	VOLTA INCLUSIVE SPINNER
45	560-2624	MOVMENT XTREME, FREESTANDING
46	570-0848	SIGNING 2-SIDED PLAY PANEL
47	570-1619	WHEEL OF FUN PANEL
48	570-1851	CHIMES PANEL
49	570-1852	DRUM PANEL
50	570-1858	3-IN-A-RW PANEL ABOVE PLATFORM
51	580-1008	6" PVC TRADITIONAL BACKLESS STATIONARY
52	580-1399	WELCOME SIGN, CUSTOM
53	660-0136	ROCKIT 2 POST 88 3/4"
54	660-0138	ROCKIT ATTACHMENT POST 79 1/2"
55	660-0139	ROCKIT 2 POST 112 3/4" HIGH



A BERM BY
OTHERS MAY
BE REQUIRED

Burke.

SERIES Basica, Intensity, Nucleus
SITE PLAN
DRAWN BY: Steve Rosenkranz

South Central Park
Avon Belden Road
North Ridgeville OH 44039

Snider Recreation, Inc.
127-129436-10
231002

BCI Burke Company, LLC PO Box 549 Fond du Lac, Wisconsin 54936-0549 Telephone 920-921-9220

March 15, 2023

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.



PLATFORM HEIGHTS ARE IN INCHES ABOVE RESILIENT MATERIAL

	NUMBER OF PLAY EVENTS	NUMBER OF ELEVATED PLAY EVENTS	NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP	NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY TRANSFER SYSTEM	NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY TRANSFER SYSTEM BY RAMP OR TRANSFER SYSTEM	NUMBER OF GROUND LEVEL PLAY EVENTS	NUMBER OF TYPES OF GROUND LEVEL PLAY EVENTS
PROVIDED 8	41	16	15	75	3	8	0
PROVIDED 15						0	0
PROVIDED 75						0	0
PROVIDED 3						0	0

Page 70 of 74

PROPOSAL # 127-129436-9

SOUTH CENTRAL PARK

Burke
PLAY THAT MOVES YOU
BURKEUS.COM • 800.864.1760



3D Designer: Gena

Burke
PLAY THAT MOVES YOU
SCHOOL OF ART • 800.966.1290

SOUTH CENTRAL PARK

PROPOSAL # 127-129436-9



Section 5

Snider Recreation has reviewed the RFP requirements and the general requirements of construction. We can accomplish all that is required for the project within the budget set by the City of North Ridgeville.



Snider Recreation Inc.

10139 Royalton Road, Suite K
North Royalton, OH 44133

Ph (440)877-9151 Toll Free (800)888-2889 Fx (440)877-9159

www.cvsnyder.com
info@cvsnyder.com

Estimate

Date	Estimate #
10/23/2024	15748

Name / Address
City of North Ridgeville Kevin M. Fougousse, Parks & Recreation 7307 Avon Belden Road North Ridgeville, Ohio 44039

Ship To
City of North Ridgeville Kevin M. Fougousse 7307 Avon Belden Road North Ridgeville, Ohio 44039

Terms	Rep	Customer Phone	Customer Fax	Tax Exempt Number	County
Due on Receipt	JS	440-353-0858			Lorain-OH

Item	Description	Qty	Rate	Total
SRI	South Central Park Playground RFP Material and labor cost for the South Central Park Playground RFP (we have thoroughly reviewed Appendix B with the general requirements, construction, play equipment, play surfacing, and plastic edging desired in this RFP)	1	286,133.00	286,133.00

If tax exempt certificate is not provided appropriate sales tax will be charged. Quote valid for 30 days.

Freight subject to fuel charge. Payment via credit card will incur an additional 3% administrative fee.

Subtotal	\$286,133.00
Sales Tax (6.5%)	\$0.00
Total	\$286,133.00

FEIN 46-5631661