



Chairwoman Jennifer Swallow
Vice-Chairman Jim Smolik
Member Jim Maleski

CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION

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



Member Steve Ali
Council Liaison Bruce F. Abens

AGENDA

REGULAR MEETING – TUESDAY, OCTOBER 8, 2019

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

MINUTES: Regular meeting held Tuesday, September 10, 2019

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: Sandra L. Madison; Robert P. Madison International, Inc.
1215 Superior Ave, Ste 110, Cleveland, OH 44114

OWNER: William Scott; 59 East Garfield Rd, Aurora, OH 44202

REQUEST: Site plan approval for Young Explorers Montessori Schools with demolition of existing structures.

LOCATION: 36536 Center Ridge Road and 36516 Center Ridge Road; zoned within a B-5 Architectural Business District.
Permanent Parcel Nos. 07-00-028-101-171 & 07-00-028-101-169

APPLICANT: Brian Greenfield; TALAN, LLC
36400 Center Ridge Rd, North Ridgeville, Ohio 44039

OWNER: TALAN, LLC
36400 Center Ridge Rd, North Ridgeville, Ohio 44039

REQUEST: Building and parking lot additions with modifications to storm water management.

LOCATION: Animal Clinic Northview, 36400 Center Ridge Road; zoned within a B-5 Architectural Business District.
Permanent Parcel No. 07-00-028-101-167

ADJOURNMENT:

SHOW / HIDE
BOOKMARKS

NEXT REGULAR MEETING WILL BE HELD TUESDAY, NOVEMBER 12, 2019

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, SEPTEMBER 10, 2019**

CALL TO ORDER:

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

ROLL CALL:

Present were members Steve Ali, James Maleski, Vice-Chairman James Smolik, Chairwoman Jennifer Swallow and Council Liaison Bruce Abens.

Also present was Chief Building Official Guy Fursdon, Law Director Brian Moriarty, Alternate Council Liaison Michelle Hung and Deputy Clerk of Council Michelle A. Owens.

MINUTES:

Chairwoman Swallow asked for questions, comments or corrections to the minutes of the regular meeting on Tuesday, August 13, 2019. No discussion was offered. The minutes are approved and placed on file.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

APPLICANT: Gary Smitek, North Ridge Pointe, LLC
36715 Avalon Court, Avon, Ohio 44011

OWNER: Same

REQUEST: Final plat approval for North Ridge Pointe Subdivision No. 5

LOCATION: East of Stoney Ridge Road, extending Capri Lane to the west; a portion south of Capri Lane; in an R-1 zoning district.
Permanent Parcel Nos. 07-00-029-000-198; 07-00-030-000-277;
07-00-031-000-120

Application was read.

Chairwoman Swallow asked that the applicant come forward and provide an explanation of his application.

Gary Smitek, 36715 Avalon Court, Avon, Ohio 44011, stated he was present to discuss North Ridge Pointe Phase 5, consisting of 47 lots: 21 cluster lots; 26 standard lots, each measuring 85-

by-151 feet or more. He explained that the city does not allow cluster lots smaller than 55 feet wide. The cluster lots being proposed are 60 feet wide. He indicated that a turning lane would be installed in one or two months, as Ohio Edison and other utilities finish moving wires and poles. He proposed a final cluster area on Appian Way and a final single-family area on Capri Lane.

In response to the administrative comments, he clarified that no variance would be needed as there had been an oversight on the plans. He spoke of the overall density of the development, which was submitted to Chief Building Official Fursdon and Deputy Clerk of Council Owens, and stated it would be approximately 2.0, with more than enough greenspace. Regarding concerns with the cluster lots, he stated that the rear setback would be 35 feet.

The phase is planned to start in the winter. He explained that the previous phase took longer due to weather. Since many of the homes were pre-sold, he anticipated a need for them next year.

Chairwoman Swallow noted the email correspondence from Ron and Hallie Krueger, residents in the development. She explained their concerns with construction vehicles using and parking on development streets; using residential driveways as turnarounds, causing damage to curbs and driveway aprons; and clogging traffic flow on residential streets. She asked Mr. Smitek for a response to these concerns.

Mr. Smitek remarked that it was the tradesmen; and that they are constantly telling them to park on the side without fire hydrants. He stated that he cannot comment on or control driveway turnaround but was unaware of any curb damage. He believed that the through street would alleviate quite a bit of these issues.

Chairwoman Swallow asked if the street was complete and drivable.

Mr. Smitek responded that it is being driven on.

Chairwoman Swallow asked whether it was open to the public; or was being used by construction vehicles. She stated that she lives in the area and it does not appear to be open to the public.

Mr. Smitek replied that the turning lane is going in and, between the asphalt and concrete, there is approximately five or six feet of stone. He stated that people are cutting through and moving the barrels, which were requested by City Engineer Rodriguez in order to block traffic until completion of the turning lane. He stated that he was aware of the issue and, in general, most of them know to use it. He was unaware of damage to aprons; he felt he would have heard otherwise since his brother is building there and said nothing.

Chairwoman Swallow asked about damage to trees and lighting poles.

Mr. Smitek was unaware of this and stated this was the first he heard of it. He stated that they should speak with the builders since it was their tradesmen; not his.

Chairwoman Swallow asked Mr. Smitek to provide contact information so it could be given to the Kruegers. She clarified that the Kruegers seemed to be serving as representatives of the neighborhood; and Mr. Krueger was unable to attend the meeting.

Mr. Smitek indicated that he drives through the development every day. He stated he would say something if he saw something; but everyone is aware and has been told repetitively.

Vice-Chairman Smolik expressed initial concerns with the 35-foot rear yard setback, which he understood had been taken care of with a new plat.

Mr. Smitek responded that there was no variance; everything was to code.

Vice-Chairman Smolik stated that they have to vote on what is presented to them.

Mr. Smitek replied that it had been taken care of and submitted to Chief Building Official Fursdon.

Vice-Chairman Smolik understood but asked if he would like to resubmit. He stated he was concerned with the clusters to the south, which would set the tone for the rest of the lots going west.

Mr. Smitek indicated that no variance would be needed; that the plans had changed based on the administrative comments.

Vice-Chairman Smolik responded that the members do not have these changes in order to review them.

Mr. Smitek stated that revised plans were submitted to Chief Building Official Fursdon.

Dale Haywood, Engineer, 7100 E Pleasant Valley Road, Suite 220, Independence, Ohio 44131, indicated that they had not been submitted.

Chief Building Official Fursdon stated that the revised plat with the required rear setback could be submitted to Planning Commission now so it would reflect any comments that he made; and show that they are code compliant. He commented that it should not be a problem.

Vice-Chairman Smolik asked how they could vote on something that had never been seen by the Commission.

Chief Building Official Fursdon responded they could review the changes now.

Vice-Chairman Smolik responded that there is due process and, if there is a change, they have to allow the members ample time to look at it.

Chief Building Official Fursdon stated that there was not that much to look at. He felt the idea was not to slow the contractor down, but rather to get them to comply with the ordinance.

Vice-Chairman Smolik stated it was not his fault he did not have the drawings.

Mr. Haywood provided a revised plat to Chief Building Official Fursdon.

Chief Building Official Fursdon reviewed the revised plat. He asked Mr. Haywood to submit them to the members for their review.

Member Maleski asked if that was the only change to the plans.

Mr. Haywood answered that there were two changes of no consequence.

Chief Building Official Fursdon discussed the importance of accessibility to fire trucks and ambulances.

Vice-Chairman Smolik stated that the revised submittal still shows 30-foot rear setbacks.

Mr. Haywood commented that there are two different lot sizes: standard and cluster. He explained that the cluster lots require 35-foot rear setback; the standard lots still show a 30-foot rear setback, which is code compliant.

Chief Building Official Fursdon clarified that the 35 feet is from single-family lots, as required by ordinance. Single-family lots have a required 30-foot rear setback. The difference is the size of the lot: 12,800 square feet or more is a single-family lot; less than 12,800 is a cluster lot.

Chairwoman Swallow asked Vice-Chairman Smolik if he was satisfied with the revisions.

Vice-Chairman Smolik believed so. He stated that he did not like to be put in a position like this; and wanted the Administration to know it is not fair to the Commission.

Law Director Moriarty stated that, if there will be a supplement to the record, it should be done to give them notice to take a look at the change. Planning Commission could accept it as a supplement to the application now just to complete the record, if satisfied with the changes.

Chairwoman Swallow commented that they continually hear that they do not want to slow down development. She stated that Mr. Smitek had indicated there was no need until next year; and felt this would not necessarily slow down development. She believed they should be thoughtful about what they are doing and the impact on neighborhoods that are created; and not feel pressured when the Commission may still have questions.

Mr. Smitek agreed in that there is no rush. He stated that, when they received comments, they addressed them. His view was that he came prepared with the necessary changes, which were minor; and that, if they were major changes, he would have postponed to a later meeting.

Chairwoman Swallow understood and was satisfied with the information that was provided at the meeting. She explained that it would not be fair if there were a room full of people and several

other items on the agenda. She asked for any other questions or comments from the Commission. No discussion was offered.

Vice-Chairman Smolik asked about the grading plan. He stated that some of the rear yards on Appian Way appear to have a deep slope because there is a drainage channel in the back. He asked if this had been approved by the Engineering Department or was still under review.

Mr. Haywood responded that the engineering has been reviewed and approved.

Vice-Chairman Smolik stated that it seemed as though additional drainage may be required to get rid of the deep ditch behind sublots 149 through 151 because it goes into the retention basin.

Mr. Haywood explained that there are drains in the back of the lots; and a pipe connecting to the storm sewer pipe. He stated that there may have been a previous iteration showing a drainage swail without a pipe beneath it; but there is a pipe beneath it now and it should not appear as a deep swail. He indicated that the lots will be like the rest with their own drain in the backyards.

Mr. Smitek stated there is no ditch; rear yard drains, like the rest. The only ditch is behind the end of the cul-de-sac. Responding to questions concerning easements, he stated that the city requires blocks. He explained that the homeowners' association will own all the common area but there is language stating that the city has a right to go through it. He stated that the upkeep and maintenance would be the responsibility of the homeowners' association. In the previous plat, language had been added at the request of the Engineering Department. He stated that the added language allows for access by the city for maintenance; for which the city may then back charge the homeowners' association.

Vice-Chairman Smolik indicated that the grading plan submitted does show a deep swail without any drains in the back.

There was discussion surrounding the comments from City Engineer Rodriguez. It was noted that plans are currently under review.

Chief Building Official Fursdon remarked that all approvals are based upon the City Engineer's approval as well.

Vice-Chairman Smolik responded that they should still have the most updated drawings.

Chief Building Official Fursdon stated that the applicant could re-submit the drawings to the Commission so they would have them on file.

Mr. Smitek stated that he does not submit to Planning Commission until there are almost no comments from the Engineering Department, which has had the plans for three to four months. He was unsure why the members were provided with old plans.

Mr. Haywood explained that the current plans have been approved; and they have water, sanitary

and storm-water permits from the Ohio EPA.

Vice-Chairman Smolik commented that he did not know how he could vote when he had not been given the final plans.

Chairwoman Swallow asked for any other comments or questions from the Commission. No discussion was offered. She asked for discussion from the Administration; and noted that City Engineer Rodriguez was not present to discuss the drainage plan. No discussion was offered. She asked for comments or questions from the audience. No discussion was offered.

It was moved by Maleski and seconded by Ali to approve [the application as presented].

A voice vote was taken and the motion carried.

Yes – 3 No – 1 (Swallow) Abstention – 1 (Smolik)

Chairwoman Swallow indicated that her vote in opposition of the motion was due to continually having to request information from the Administration. She stated that it was no reflection of the plan but, without having all the information in front of them, felt they were not doing a service to the city for which they were appointed. She commented that City Engineer Rodriguez was not even present to be able to speak to the matter that it meets the standards that are required.

Member Maleski stated that the applicant saw the comments and made changes in response. While these changes were provided to the Commission today, he would trust that it had been reviewed by Chief Building Official Fursdon and other Administration; if they say it is being done and it is in the plan, that is how it will be done. He felt that, should there be any issues in the plan that is under review with the Engineering Department, they would be corrected.

APPLICANT: Matthew Wolf; Matthew Wolf Architecture
1814 East 40th Street, Cleveland, Ohio 44103
OWNER: David Gunn
8810 Root Road, North Ridgeville, Ohio 44039
REQUEST: Construction of a pavilion
LOCATION: 39421 Center Ridge Road, zoned in an I-3 Heavy Industrial District.
Permanent Parcel No. 07-00-046-108-005

Application was read.

Chairwoman Swallow asked that the applicant come forward to provide an explanation of changes and additions to their proposal.

Matthew Wolf, 1814 East 40th Street, Cleveland, Ohio 44103, stated his proposal was to build a pavilion. He explained that there is a pond located on the property, which had previously been the site of a dilapidated bar that would be torn down. He stated that it would be a simple, open building with a fireplace at one end.

Chairwoman Swallow asked if it was stated in their plan that the single-story building on the property would be torn down.

Mr. Wolf responded that it was; that the building is in rough shape and there would be no interest in keeping it.

Chairwoman Swallow asked if there were currently any tenants in the building.

Mr. Wolf responded no, not permanent.

Chairwoman Swallow asked about the proposed use for the pavilion.

Mr. Wolf stated that the long-term goal was to potentially construct another building after the current structure is demolished. It would serve as a retreat for company employees; and it would eventually be an outdoor area or breakroom for what is forthcoming.

Chairwoman Swallow asked if there were any comments or questions from the Commission.

Vice-Chairman Smolik asked Chief Building Official Fursdon about the required proximity of fire hydrants to a structure.

Chief Building Official Fursdon indicated that it would have been addressed in the comments from the Fire Department.

Chairwoman Swallow cited the comments of Fire Chief Reese.

Vice-Chairman Smolik asked if there would be an issue with providing a fire hydrant.

Mr. Wolf responded yes, that they would be required to run a fire line across the road, which would cost five times more than the building; that it would potentially be a deal breaker. He stated he met with the Fire Marshall and had discussed alternative means of suppressing the building.

Vice-Chairman Smolik responded that the Commission has no impact on Ohio Building Code or city ordinance.

Chairwoman Swallow addressed security gates and the concerns expressed by Fire Chief Reese. She stated that it seemed as though they would need separate approval, and to possibly have a key box installed. She asked if this would be an issue.

Mr. Wolf answered that it would not be an issue.

Chairwoman Swallow asked Chief Building Official Fursdon if the pavilion is permitted as a primary structure; and if there is an approval process for issuance of a demolition permit.

Chief Building Official Fursdon responded that there is a demolition permit. He stated that

paperwork must be filed with Lorain County to ensure they are not continually taxed for the existing building once demolished.

Chairwoman Swallow inquired about compliance with Zoning Code. She understood that a stand-alone pavilion in a commercial district is not a permitted use, but would be a permitted accessory use.

Chief Building Official Fursdon indicated that this was addressed in his comments. He explained that, in I-1 districts, this is a conditional use requiring the approval of the Board of Zoning and Building Appeals. As a like use, this type of use is intended for employees and management. He stated that they have no idea where the company is located and the Board of Zoning and Building Appeals would have to determine if this was a like use.

Chairwoman Swallow asked for any other questions or comments. No discussion was offered. She opened the floor for public comment. No discussion was offered.

It was moved by Smolik and seconded by Maleski to approve [the application as presented].

A voice vote was taken and the motion carried.

Yes – 5 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:36 PM.

Jennifer Swallow
Chairwoman

Michelle A. Owens
Deputy Clerk of Council

Tuesday, October 8, 2019
Date Approved

Engineering Fee Paid: \$ 1,125.00
Receipt No.: 486216
☐ Cash ☒ Check - Check No.: 9500
(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ 309.00
Receipt No.: 0000 5227
☐ Cash ☒ Check - Check No.: 131
(See attached for description of fees.)



RECEIVED
CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION

Received: AUG 15 2018 Date Released to Planning Commission: 09/19/2019
Date of Planning Commission Meeting: 10/08/2019 (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: Sandra L Madison
COMPANY NAME: Robert P. Madison International, Inc.
ADDRESS: 1215 Superior Avenue, Suite 110
CITY / STATE: Cleveland, Ohio ZIP: 44114
PHONE NO.: 216-861-8195
SIGNATURE: _____
EMAIL ADDRESS: smadison@rpmadison.com
PROPERTY OWNER: William Scott
ADDRESS: 59 East Garfield Rd.
CITY / STATE: Aurora ZIP: 44202
PHONE NO.: 440-681-8717
SIGNATURE: William Scott
(Owner's original signature must be submitted with application.)

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

LOCATION OF PROPERTY/ADDRESS: 36536 Center Ridge Road and 36516 Center Ridge Road
PERMANENT PARCEL NO.: 07-00-028-101-171 & 07-00-028-101-169 **ZONING OF PROPERTY:** B5
ZONING OF ADJACENT PROPERTY TO: NORTH R1 EAST B5 SOUTH B5 WEST B5
DESCRIPTION OF REQUEST:
We are proposing to demolish the existing single family residences and ancillary structures on the two properties listed above and build a Young Explorers School for children ages six weeks to five years. The two properties will be consolidated.

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

If yes, list dates and nature of each: _____

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

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

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

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

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

Date: _____ Signature: _____
(Presiding Officer at Meeting)

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

TO BE FILLED OUT BY APPLICANT

I, _____
(Print Name) (Signature)

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

Applicant: _____

Owner: _____

Project Address: _____

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

PHONE: 440-329-5207

WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
✓1	TALAN LIMITED LIABILITY COMPANY 36400 CENTER RIDGE RD. N.R. OH. 44039	0700028101167
✓2	GARY & SHARON GREENE 36496 CENTER RIDGE RD. N.R. OH. 44039	0700028101173
✓3	MILDRED CHAVEZ & SANDRA GIBICH 36519 CENTER RIDGE RD. 693 CALAWAY DR. N.R. OH. 44039 ELYRIA, OH. 44035	0700028103142
✓4	DAVID & VICKIE STUMPF 36525 CENTER RIDGE RD. N.R. OH. 44039	0700028103140
✓5	PATRICIA K. PITTS TRUSTEE 36570 CENTER RIDGE RD. N.R. OH. 44039	0700028101037
6		
7		
8		
9		
10		

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO Verification By: 

Date / Time Stamp: _____

BZA / PC Verification By: _____

CITY OF NORTH RIDGEVILLE
INSTRUCTIONS FOR FILING REQUEST FOR ACTION APPLICATIONS
WITH THE PLANNING COMMISSION

Please read these instructions in their entirety. Any application submitted containing blanks, omissions or not meeting Zoning Code requirements may be delayed or rejected.

The Planning Commission meets at **7:00 P.M.** on the second **Tuesday** of each calendar month.

New applications for Planning Commission consideration must be submitted to the Building Department not later than 4:00 P.M., twenty-five (25) days before the meeting at which they are to be first considered (or a later meeting date if so ordered by the Commission Chairman, in which case, the applicant will be notified).

Request for Action form is also defined as an application to be considered by the Planning Commission.

1. Applicant information, property owner information along with signatures from both must be provided. An email address of the applicant's design professional is requested by our Engineering Department for communication purposes.
 2. Location of property, permanent parcel number, zoning of property along with the zoning of adjacent properties are required.
 3. Adjacent property's parcel numbers and addresses are required in order to provide notification of the date, time and nature of request to all adjacent property owners. This list is required to be verified by the applicant.
 4. Checklists for residential subdivisions and commercial subdivisions are provided as a guide and will need to be submitted along with the documents that are required.
-

ALL REQUIRED DOCUMENTS MUST BE INCLUDED WITH THE APPLICATION UPON FILING DATE:

10 copies each of plat plans drawn to a scale of 1 inch equals 50 feet accurately showing the site, abutting properties and their owners, existing and proposed buildings, streets and driveways, parking lots, trash receptacles and enclosures, fencing, screening, loading zones, existing and finished ground elevations, ground and storm water facilities and flow directions and sanitary sewerage.

10 copies each of preliminary building plans clearly showing building dimensions, floor plans, elevation plans, exterior materials and outdoor mechanical equipment with screening and signs.
(Note: all buildings and signs must conform to the Zoning Code)

City Planner's report. A City Planner's report is required for all major developments involving new use, change of use and/or expansion of use per codified ordinance section 1210.05.

1 copy of a traffic impact study. A traffic impact study shall be required for all major developments involving a new use, change of use and/or expansion of use per codified ordinance section 1210.06.

1 copy of the Planning Commission Request for Action form. All parts of the Request for Action form must be completed.

ALL DRAWINGS for subdivisions and commercial and industrial properties must have the seals of a licensed professional engineer or of a registered surveyor. Building plans should be stamped by a registered architect or a licensed professional engineer.

ALL FEES MUST BE INCLUDED WITH APPLICATION

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

Planning Commission Application Fee

This fee must be submitted at time of application and a separate check for any of the applicable fees below.

Single Lot \$100.00

Multiple Lots \$300.00 ✓

Planning Commission Special Meeting Fee	\$250.00
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Public Notification Fee\$1.00 per notice of adjacent property owner(s)

$$\frac{4}{\text{Number of Notices}} \times \$1.00 = \$ \frac{4.00}{\text{Fee}}$$

Building Dept. Admin. Fee \$5.00 ✓

300.00
9.00

Submit your application and check to the Building Department.

Engineering Deposit Fee

This fee must be submitted at time of application and also a separate check for the Planning Commission fee.

Residential Subdivision:

Preliminary	\$375.00
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Final \$975.00 plus \$35.00 per lot

Multi-Family Apartments, etc.\$950.00 + \$30.00 per unit

Commercial Site Plan (1 Building)	\$1,125.00
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Industrial Site Plan (1 Building).....	\$1,125.00
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Plot Plans, Lot Splits & Other Map Reviews.....	\$225.00
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This check is to be submitted to the City Engineer's Office.

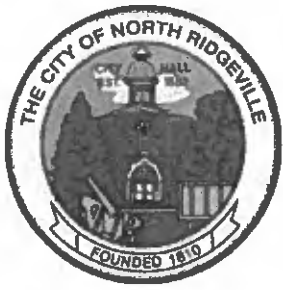
Special Development District Deposit Fee.....\$5,000.00

This fee must be submitted at time of application in addition to a separate check for the Planning Commission fee.

This check is to be submitted to the Clerk of Council's office.

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

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



RECEIPT NUMBER

00005227

City of North Ridgeville

7307 Avon Belden Rd

North Ridgeville, OH 44039

Ph: (440) 353-0822

Fax: (440) 353-0823

Paid By

SANDRA L. MADISON

08/15/2019

Type	Record	Category	Description	Amount
PZE Process	PPZ2019-0014	Standard Item	Planning Commission: Multiple	\$ 304.00
PZE Process	PPZ2019-0014	Standard Item	Administrative Fee	\$ 5.00

Total	\$ 309.00
Cash	
Check	\$ 309.00
Check #	131
Credit	
Transferred	
Tendered	\$ 309.00
Change	\$ 0.00
To Overpayment	\$ 0.00



August 14, 2019

Mr. Guy Furdson
Chief Building Inspector
7307 Avon Belden Road
North Ridgeville, Ohio 44039

Rita Scott
Young Explorers Montessori
59 East Garfield Road
Aurora, Ohio 44202

Dear Mr. Furdson:

Regarding Young Explorers Montessori's building submission for property located in the B-5 Zoning District at 36536 and 36516 Center Ridge Road, I can describe the anticipated traffic for our proposed child care center based on our operation experience at other locations.

We can estimate that we will be serving approximately 80 families, who typically have multiple children. We are not a retail establishment and are considerably different and lower impact in that we have a set number of families that drop off their children once for the day and then pick them up in the afternoon. We anticipate less than 100 trips per day.

We are not typically open on evenings, weekends, or federal holidays. Additionally, we are closed the week between Christmas Eve and New Year's Day.

Thank you for your review of our submission.

Respectfully submitted,

Rita Scott
Young Explorers Montessori, Pres.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Sandra L. Madison
Name of Owner:	William Scott
Date Submitted for Consideration:	8-15-19
Date to Return to Planning Commission:	9-19-19
Regarding: Young Explorers – 36516 Center Ridge Road	

RECOMMENDATIONS:

Application appears to be code compliant.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 CBO

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

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Sandra L. Madison; Robert P. Madison International, Inc. 1215 Superior Ave, Ste 110, Cleveland, OH 44114
Name of Owner:	William Scott 59 East Garfield Rd, Aurora, OH 44202
Date of Planning Commission Meeting:	Tuesday, October 08, 2019
Date to Return to Deputy Clerk of Council:	Thursday, September 26, 2019
Regarding:	Preliminary approval for Young Explorers Montessori Schools with demolition of existing structures at 36536 Center Ridge Road and 36516 Center Ridge Road; zoned within a B-5 Architectural Business District. Permanent Parcel Nos. 07-00-028-101-171 & 07-00-028-101-169

Recommendations:

1. Complete detailed improvement plans, stormwater management, and water quality calculations need to be submitted to the Engineering Department for review and approval.
2. Hydrants are required to be provided within 300 feet of all portions of a building. Additional hydrant(s) may be required.
3. The minimum size water service line to provide both fire and domestic water service is eight inches.
4. A Trip Generation Report needs to be provided by a licensed engineer which shows that the peak hour trips are less than 100. Otherwise, a traffic impact study per NRCO 1210.06 is required.
5. If property falls outside the Center Ridge Road improvements a five-foot wide public sidewalk is required along Center Ridge Road frontage.
6. No pavement/driveway typical section is indicated.
7. Commercial aprons are required to be eight inches of concrete on four inches of aggregate base.
8. Contact must be made with James Brewer, Chief Resident Project Representative, to discuss water backflow requirements.
9. A tree planting plan is required per City of North Ridgeville Codified Ordinance 1032.09 for commercial developments.

(Use additional sheets if necessary.)

Department Head Signature:  Title: City Engineer

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

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

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Sandra L. Madison; Robert P. Madison International, Inc. 1215 Superior Ave, Ste 110, Cleveland, OH 44114
Name of Owner:	William Scott 59 East Garfield Rd, Aurora, OH 44202
Date of Planning Commission Meeting:	Tuesday, October 08, 2019
Date to Return to Deputy Clerk of Council:	Thursday, September 26, 2019
Regarding:	Preliminary approval for Young Explorers Montessori Schools with demolition of existing structures at 36536 Center Ridge Road and 36516 Center Ridge Road; zoned within a B-5 Architectural Business District. Permanent Parcel Nos. 07-00-028-101-171 & 07-00-028-101-169

Recommendations:

Recommend approval.

(Use additional sheets if necessary.)

Department Head Signature: 

Title: Mayor

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

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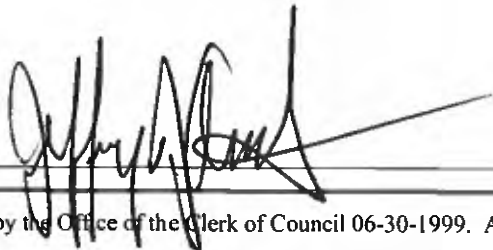
**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

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Recommendations:

(Use additional sheets if necessary.)

Department Head Signature: _____

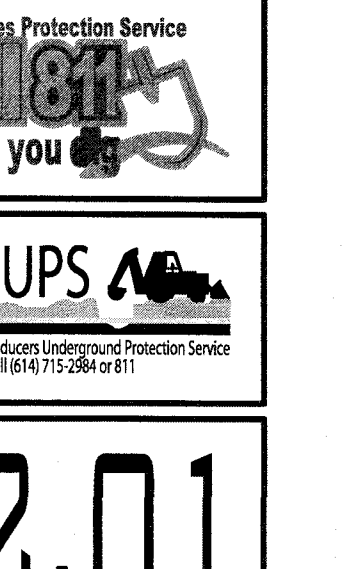


Title: S.S.D. [Select Title...]

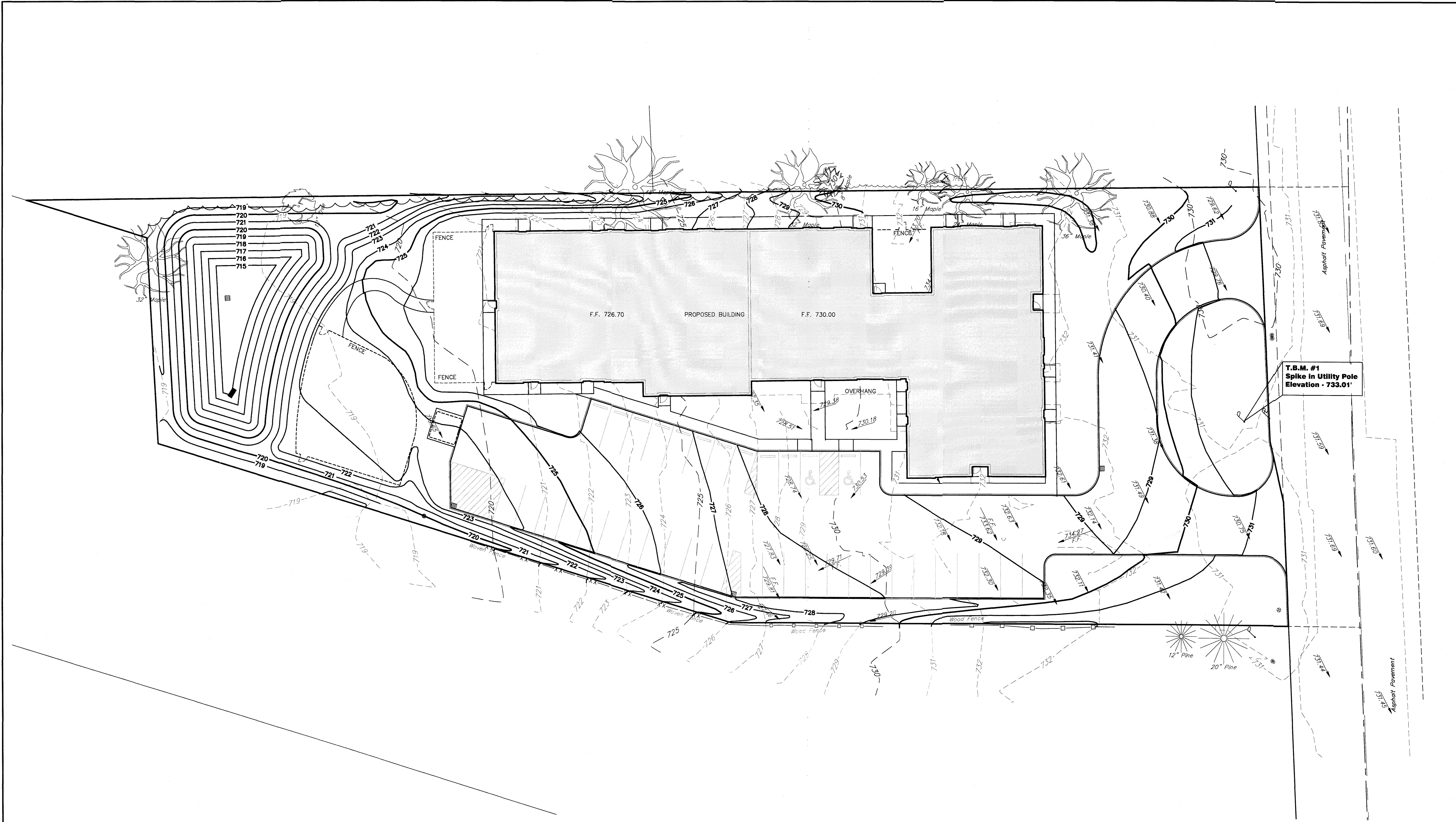
Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

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

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

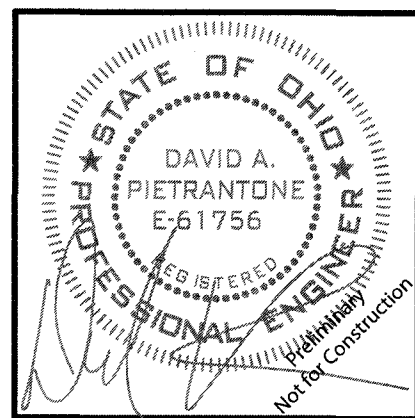


C2.01



LEGEND

- M = Monument Box Found - o = Iron Pin or Pipe Found • = 5/8" Iron Pin Set and Capped + = P.K. Nail ⊙ = Gas Meter △ = Gas Valve ⊕ = Utility Pole ⊕ = Light Pole ⊕ = Guy Anchor & Line ⊕ = Telephone Box ⊕ = Cable Box - o = Bollard	• = Spot Elevation Tag ⊕ = Hydrant ⊕ = Water Service Valve ⊕ = Water Valve ⊕ = Water Meter ⊕ = Reducer ⊕ = Storm Manhole ⊕ = Sanitary Manhole ⊕ = Curb Inlet ⊕ = Catch Basin ⊕ = Round Curb Inlet ⊕ = Cleanout/Test Tee	- Ex. Parcel line - Original Sublot Line - Original Lot Line - Centerline - Property Line - Right-of-way Line - Easement Line - Railroad Tracks - Electric Line - Gas Line - Sanitary/Combination Sewer - Storm Sewer - Waterline - Fence Line (Wooden) - Fence Line (Chain-Link) - Guardrail	- Ac. Acres - Adj. Adjacent - Asp. Asphalt - B.F. Basement Floor - Calc./C. Calculated - CB Catch Basin - C.C.M.R. Cuyahoga County Map Records - CLF Chain-link Fence - Clr. Clears - Conc. Concrete - Conn. Connection - D.H. Drill Hole - D.I.W.M. Ductile Iron Water Main - Elec. Electric - Encr. Encroachments - Ex. Existing - F.F. Finished Floor	- L.C.A. Limited Common Area - Meas./M. Measured - MH Manhole - Obs. Observed - Pg. Page - P.P.N. Permanent Parcel Number - Rec./R. Record - R/W Right-of-way - San. Sanitary - S.F. Square Feet - S/L Sublot - Strm. Storm - T.B.M. Temporary Bench Mark - TBR To Be Removed - Tele. Telephone - T.F. Top Footer - Vol. Volume - Wat. Water
--	---	---	--	--



RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 491-9640
WWW.RIVERSTONE-SURVEY.COM

19-351

PLAN REVISIONS:

PAGE REVISIONS:

ISSUED FOR:
DATE
NOT FOR CONSTRUCTION

YOUNG EXPLORERS
36516 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO

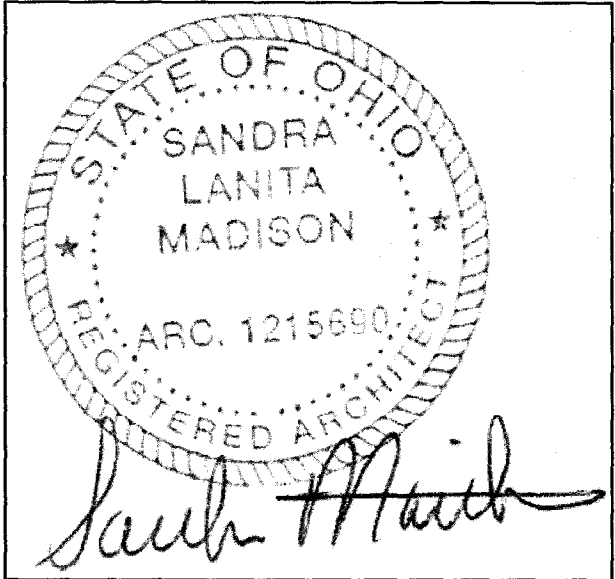
GRADING PLAN

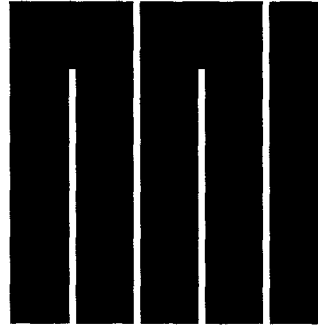


OGPUPS
Ohio Oil & Gas Products Underground Protection Service
Call (814) 751-2884 or 811

C5.01

PRELIMINARY - NOT FOR CONSTRUCTION



STAMP
ARCHITECT:
Robert P. Madison International Inc.
ARCHITECTURE PLANNING INTERIORS
 1215 Superior Avenue
Cleveland, Ohio 44114
T. 216.861.8195
F. 216.621.5738

SURVEYOR/ CIVIL ENGINEER:
Riverstone
3800 Lakeside Avenue, Suite 100
Cleveland, Ohio 44114
LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:

MECHANICAL & ELECTRICAL ENGINEERS:

MARK	DATE	DESCRIPTION
	09-13-19	PLANNING COMMISSION

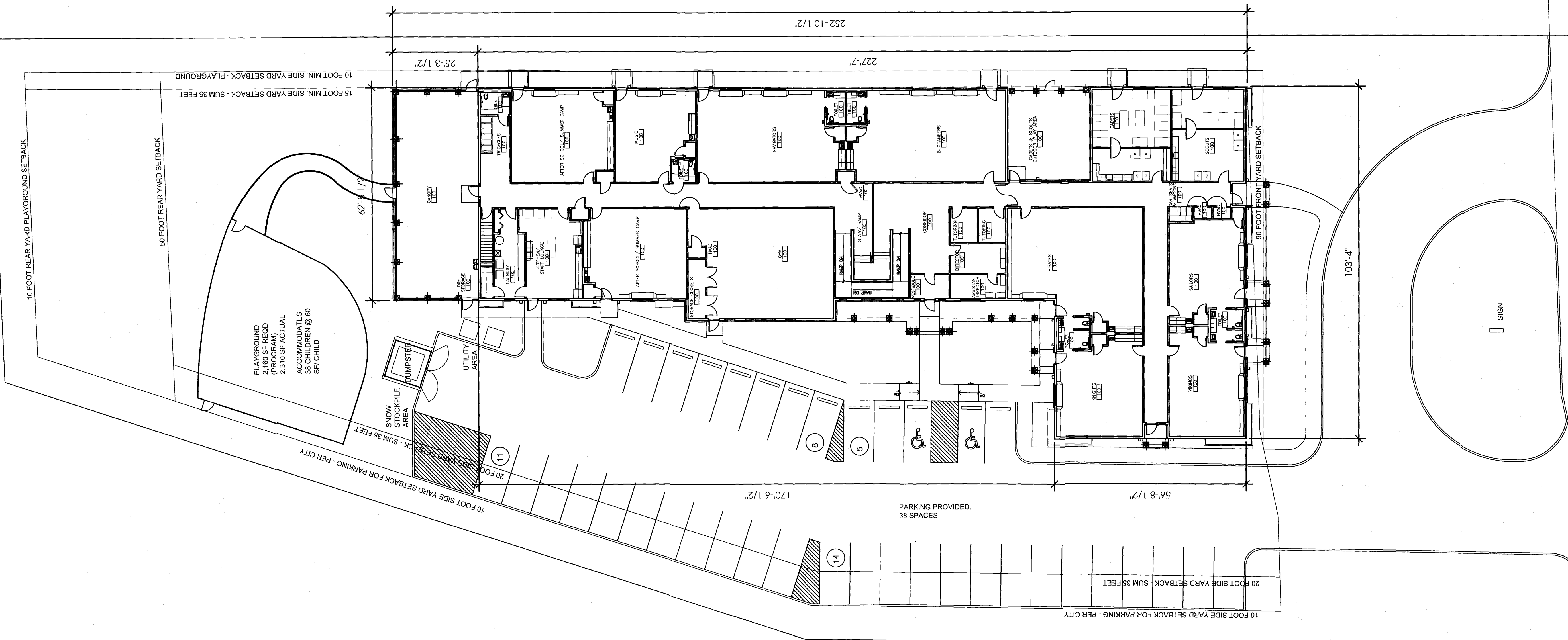
**YOUNG EXPLORERS
DAYCARE**

XXXXX CENTER RIDGE ROAD,
NORTH RIDGEVILLE, OH
44039

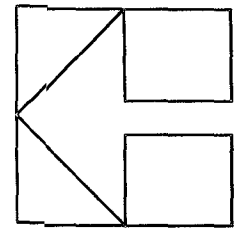
PROJECT NUMBER: 1919
DRAWN BY: MJF
CHECKED BY: SLM
SHEET TITLE: ELEVATIONS

**PRELIMINARY
ARCHITECTURAL
SITE PLAN**

SHEET NUMBER:
A-100



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



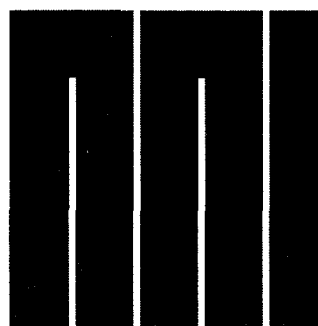
PRELIMINARY - NOT FOR CONSTRUCTION



STAMP

ARCHITECT:

Robert P. Madison International Inc.
ARCHITECTURE PLANNING INTERIORS



1215 Superior Avenue
Cleveland, Ohio 44114
T. 216.861.8195
F. 216.621.5738

SURVEYOR/ CIVIL ENGINEER:

Riverstone

3800 Lakeside Avenue, Suite 100
Cleveland, Ohio 44114

LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:

MECHANICAL & ELECTRICAL ENGINEERS:

MARK	DATE	DESCRIPTION
	09-13-19	PLANNING COMMISSION

YOUNG EXPLORERS
DAYCARE

XXXXX CENTER RIDGE ROAD,
NORTH RIDGEVILLE, OH
44039

PROJECT NUMBER: 1919

DRAWN BY: MJF

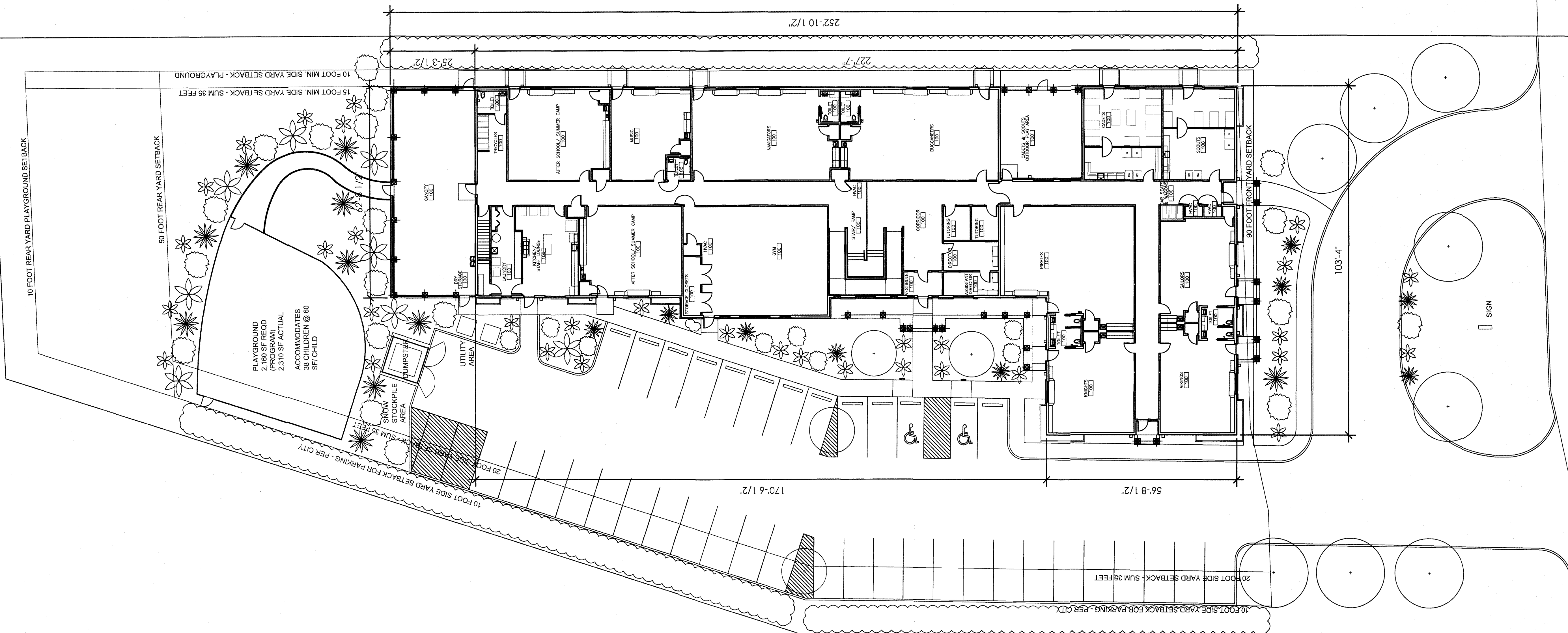
CHECKED BY: SLM

SHEET TITLE: ELEVATIONS

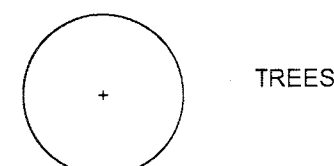
PRELIMINARY
LANDSCAPING PLAN

SHEET NUMBER:

A-101



LEGEND



TREES

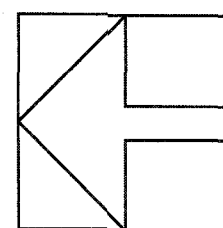


LANDSCAPE BUFFER STRIPPER
CITY REQUIREMENTS

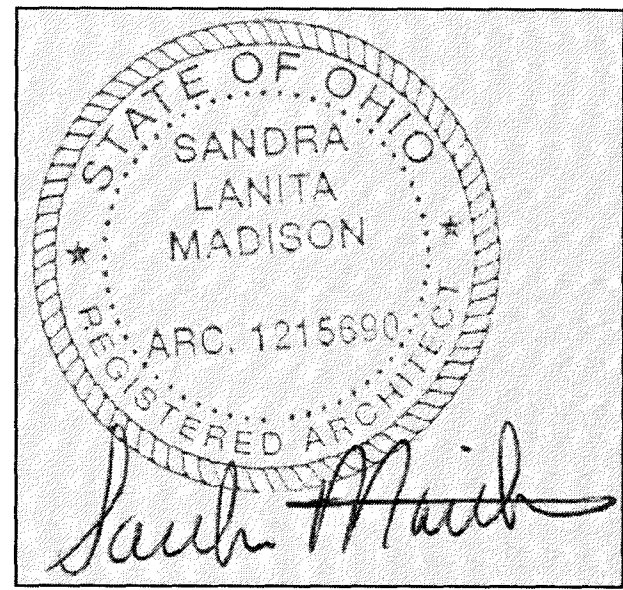


LANDSCAPED AREAS

PRELIMINARY LANDSCAPING PLAN
SCALE: 1/16" = 1'-0"



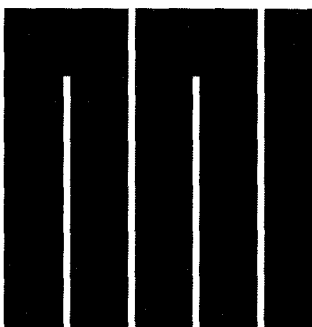
PRELIMINARY - NOT FOR CONSTRUCTION



STAMP

ARCHITECT:

Robert P. Madison International Inc.
ARCHITECTURE PLANNING INTERIORS



1215 Superior Avenue
Cleveland, Ohio 44114
T. 216.861.8195
F. 216.621.5738

SURVEYOR/ CIVIL ENGINEER:

Riverstone
3800 Lakeside Avenue, Suite 100
Cleveland, Ohio 44114

LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:

MECHANICAL & ELECTRICAL ENGINEERS:

MARK	DATE	DESCRIPTION
	09-13-19	PLANNING COMMISSION

YOUNG EXPLORERS
DAYCARE

XXXXX CENTER RIDGE ROAD,
NORTH RIDGEVILLE, OH
44039

PROJECT NUMBER: 1919

DRAWN BY: MJF

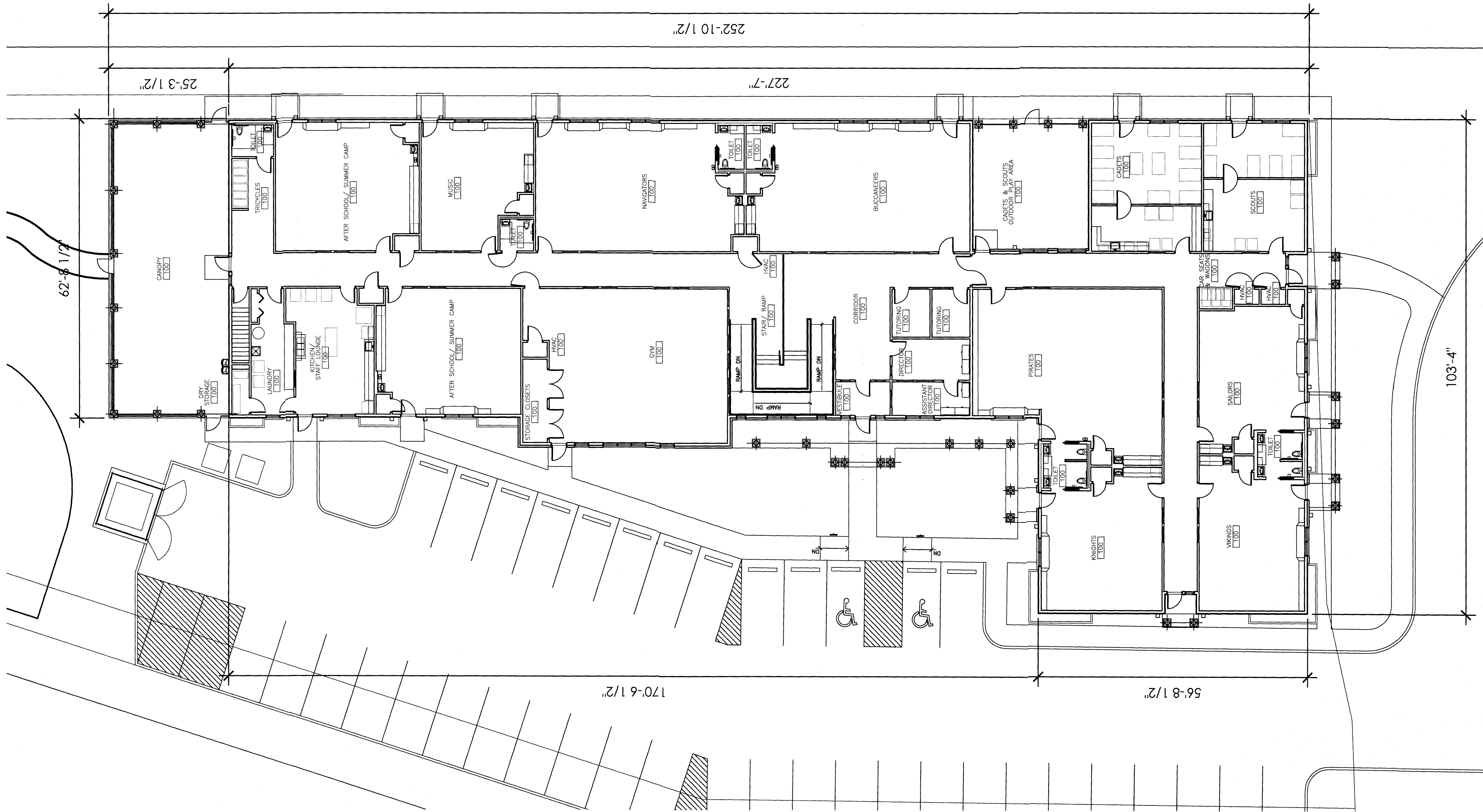
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SHEET TITLE: ELEVATIONS

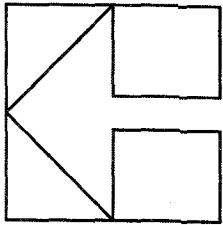
PRELIMINARY
FLOOR PLAN

SHEET NUMBER:

A-102



PRELIMINARY FLOOR PLAN
SCALE: 3/32" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION



STAMP
ARCHITECT:
Robert P. Madison International Inc.
ARCHITECTURE PLANNING INTERIORS
 1215 Superior Avenue
Cleveland, Ohio 44114
T. 216.861.8195
F. 216.621.5738

SURVEYOR/ CIVIL ENGINEER:
Riverstone
3800 Lakeside Avenue, Suite 100
Cleveland, Ohio 44114
LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:

MECHANICAL & ELECTRICAL ENGINEERS:

09-13-19		PLANNING COMMISSION
MARK	DATE	DESCRIPTION

**YOUNG EXPLORERS
DAYCARE**

XXXXX CENTER RIDGE ROAD,
NORTH RIDGEVILLE, OH
44039

PROJECT NUMBER: 1919
DRAWN BY: MJF
CHECKED BY: SLM
SHEET TITLE: ELEVATIONS

ELEVATIONS

SHEET NUMBER:
A-103



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



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



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



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

Engineering Fee Paid: \$ 1,125.00
Receipt No.: 486216
☐ Cash ☒ Check - Check No.: 9500
(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ 123.00
Receipt No.: _____
☐ Cash ☒ Check - Check No.: 9499
(See attached for description of fees.)



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

RECEIVED

Received: SEP 12 2019 Date Released to Planning Commission: 09/19/2019
Date of Planning Commission Meeting: 10/28/2019 (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: Brian Greenfield PROPERTY OWNER: TALAN, LLC
COMPANY NAME: TALAN, LLC ADDRESS: 36400 Center Ridge Road
ADDRESS: 36400 Center Ridge Road CITY / STATE: North Ridgeville, OH ZIP: 44039
CITY / STATE: North Ridgeville, OH ZIP: 44039 PHONE NO.: 216-374-5414
PHONE NO.: 216-374-5414 SIGNATURE: [Signature]
SIGNATURE: [Signature] (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: architects@copich.com

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

LOCATION OF PROPERTY/ADDRESS: 36400 Center Ridge Road, North Ridgeville, OH 44039
PERMANENT PARCEL NO.: 0700028101167 **ZONING OF PROPERTY:** B-5
ZONING OF ADJACENT PROPERTY TO: NORTH R-1 EAST R-2 SOUTH B-5 WEST B-5
DESCRIPTION OF REQUEST: Zoning approval for building expansion, parking lot expansion, and storm water management expansion.

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

If yes, list dates and nature of each: In early 2006, zoning approval was granted to construct a new building. Animal Clinic of Northview on the empty lots, approval was also granted for future development of the corner lot under same ownership as the developed lot.

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

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

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

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

☐ Board of Building & Zoning Appeals Approval Required

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

Date: _____ Signature: _____
(Presiding Officer at Meeting)

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

TO BE FILLED OUT BY APPLICANT

I, Brian Greenfield
(Print Name)

Brian Greenfield
(Signature)

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

Applicant: Brian Greenfield

Owner: TALAN, LLC

Project Address: 36400 Center Ridge Road, North Ridgeville, OH 44039

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

PHONE: 440-329-5207

WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
1	DONNA L HUBBELL 41615 EDGEHILL ELYRIA, OH 44035	# 0700028101044 <u>4045</u>
2	PATRICIA K PITTS, TRUSTEE 36570 CENTER RIDGE ROAD NORTH RIDGEVILLE, OH 44039	# 0700028101037
3	THEODORE & PATSY ZABORNIAK <u>WILLIAM & RITA SCOTT</u> 36536 CENTER RIDGE ROAD <u>206 SAINT ANDREWS LANE</u> NORTH RIDGEVILLE, OH 44039 <u>AURORA OH 44202</u>	# 0700028101171
4	GARY & SHARON GREENE CENTER RIDGE ROAD <u>36400</u> NORTH RIDGEVILLE, OH 44039	# 0700028101197 <u>173</u>
5	MARK BACISIN 186 COUNTRY ROAD 281 SULLIVAN, OH 44880	# 0700028103144
6	36479 CENTER RIDGE ROAD LLC 28225 W OVIATT BAY VILLAGE, OH 44140	# 0700028103146
7	DEOSALIE STAVRULAKIS 28225 W OVIATT BAY VILLAGE, OH 44140	# 0700028103148
8	SBS LEASING LTD 152 REASER CT ELYRIA, OH 44035	# 0700028103150
9	JOSHUA & JUDY RILEY 36439 CENTER RIDGE ROAD NORTH RIDGEVILLE, OH 44039	# 0700028103152
10	JANIS & PIETRO TRUNZO 3625 COUNTRYSIDE LN AVON, OH 44011	# 0700028103154

OK TO
VERIFY
THESE
OWNERS

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO Verification By: _____

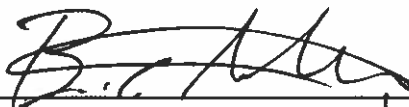
Date / Time Stamp: _____

BZA / PC Verification By: _____

(print name)

Brian Greenfield

(signature)



	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
11	LISTON REAL ESTATE LLC 36403 CENTER RIDGE ROAD NORTH RIDGEVILLE, OH 44039	# 0700028103156
12	NORTH RIDGEVILLE CITY 7307 AVON BELDEN ROAD NORTH RIDGEVILLE, OH 44039	# 0700028102119 4099
13	JEFFREY & JULIE IRELAND 6944 COTTAGE CIRCLE NORTH RIDGEVILLE, OH 4403	# 0700028702004
14	CAROL KNECHT 6940 COTTAGE CIRCLE NORTH RIDGEVILLE, OH 44039	# 0700028702003
15	ALICE LAMBERT 6936 COTTAGE CIRCLE NORTH RIDGEVILLE, OH 44039	# 0700028702002
16	DANE HAPONEK 6932 COTTAGE CIRCLE NORTH RIDGEVILLE, OH 44039	# 0700028702001
17	BARBARA BUICE 6928 COTTAGE CIRCLE NORTH RIDGEVILLE, OH 44039	# 0700028706001
18	MARCIA L NASCO 6924 COTTAGE CIRCLE NORTH RIDGEVILLE, OH 44039	# 0700028706002
19	TALAN LIMITED LIABILITY 36400 CENTER RIDGE N.R. OH. 44039	0700028101175 4177
20		
21		
22		
23		
24		
25		
26		

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

CITY OF NORTH RIDGEVILLE
INSTRUCTIONS FOR FILING REQUEST FOR ACTION APPLICATIONS
WITH THE PLANNING COMMISSION

Please read these instructions in their entirety. Any application submitted containing blanks, omissions or not meeting Zoning Code requirements may be delayed or rejected.

October 8th @ 7:00 P.M. if applicant does not attend a letter authorizing a representative to speak on their behalf.

The Planning Commission meets at **7:00 P.M. on the second Tuesday** of each calendar month.

New applications for Planning Commission consideration must be submitted to the Building Department not later than 4:00 P.M., **twenty-five (25) days before the meeting** at which they are to be first considered (or a later meeting date if so ordered by the Commission Chairman, in which case, the applicant will be notified).

Bramhall will pick up this form (signed by Brian) and two checks (see next page) at some point prior to September 13th - Bramhall will hand deliver all drawings, application, and checks to the City.
Request for Action form is also defined as an application to be considered by the Planning Commission.

1. **Applicant information, property owner information along with signatures from both must be provided.** An email address of the applicant's design professional is requested by our Engineering Department for communication purposes. **Applicant & Property Owner are the same signature.**
2. Location of property, permanent parcel number, zoning of property along with the zoning of adjacent properties are required. **Included on Site Plan Drawings.**
3. Adjacent property's parcel numbers and addresses are required in order to provide notification of the date, time and nature of request to all adjacent property owners. This list is required to be verified by the applicant. **List attached to this form - verified on county auditor's website.**
4. Checklists for residential subdivisions and commercial subdivisions are provided as a guide and will need to be submitted along with the documents that are required.

ALL REQUIRED DOCUMENTS MUST BE INCLUDED WITH THE APPLICATION UPON FILING DATE:

10 copies each of plat plans drawn to a scale of 1 inch equals 50 feet accurately showing the site, abutting properties and their owners, existing and proposed buildings, streets and driveways, parking lots, trash receptacles and enclosures, fencing, screening, loading zones, existing and finished ground elevations, ground and storm water facilities and flow directions and sanitary sewerage. **Bramhall will submit.**

10 copies each of preliminary building plans clearly showing building dimensions, floor plans, elevation plans, exterior materials and outdoor mechanical equipment with screening and signs.

(Note: all buildings and signs must conform to the Zoning Code) **Bramhall will submit.**

City Planner's report. A City Planner's report is required for all major developments involving new use, change of use and/or expansion of use per codified ordinance section 1210.05. **N/A**

1 copy of a traffic impact study. A traffic impact study shall be required for all major developments involving a new use, change of use and/or expansion of use per codified ordinance section 1210.06. **N/A**

1 copy of the Planning Commission Request for Action form. All parts of the Request for Action form must be completed. **Next page.**

ALL DRAWINGS for subdivisions and commercial and industrial properties must have the seals of a licensed professional engineer or of a registered surveyor. Building plans should be stamped by a registered architect or a licensed professional engineer. **All drawings will be stamped.**

ALL FEES MUST BE INCLUDED WITH APPLICATION

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

Planning Commission Application Fee Total: \$ 123.00

This fee must be submitted at time of application and a separate check for any of the applicable fees below.

Single Lot	\$100.00
Multiple Lots	\$300.00
Planning Commission Special Meeting Fee	\$250.00
Public Notification Fee	\$1.00 per notice of adjacent property owner(s)
<u>18</u> Number of Notices	$x \\$1.00 = \\$ <u>18.00</u> Fee
Building Dept. Admin. Fee	\$5.00

Submit your application and check to the Building Department.

Engineering Deposit Fee Total fee: \$ 1,125.00

This fee must be submitted at time of application and also a separate check for the Planning Commission fee.

Residential Subdivision:

Preliminary	\$375.00
Final	\$975.00 plus \$35.00 per lot

Multi-Family Apartments, etc.	\$950.00 + \$30.00 per unit
Commercial Site Plan (1 Building)	\$1,125.00
Industrial Site Plan (1 Building)	\$1,125.00
Plot Plans, Lot Splits & Other Map Reviews	\$225.00

This check is to be submitted to the City Engineer's Office.

Special Development District Deposit Fee \$5,000.00

This fee must be submitted at time of application in addition to a separate check for the Planning Commission fee.

This check is to be submitted to the Clerk of Council's office.

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

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Brian Greenfield
Name of Owner:	TALAN, LLC
Date Submitted for Consideration:	9-12-19
Date to Return to Planning Commission:	9-19-19
Regarding: Animal Clinic Northview – 36400 Center Ridge Road Addition	

RECOMMENDATIONS:

Application appears to be code compliant.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 CBO

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

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

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

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Brian Greenfield; TALAN, LLC 36400 Center Ridge Road, North Ridgeville, Ohio 44039
Name of Owner:	TALAN, LLC 36400 Center Ridge Road, North Ridgeville, Ohio 44039
Date of Planning Commission Meeting:	Tuesday, October 08, 2019
Date to Return to Deputy Clerk of Council:	Thursday, September 26, 2019
Regarding: Expansions to Animal Clinic Northview, located at 36400 Center Ridge Road zoned within a B-5 Architectural Business District. Permanent Parcel No. 07-00-028-101-167	

Recommendations:

1. The detailed improvement plans and stormwater management calculations report need to be submitted to the Engineering Department for review and approval.
2. Once reviewed and approved applicant will be notified.
3. A tree planting plan is required per City of North Ridgeville Codified Ordinance 1032.09 for commercial developments seeking to expand.
4. A trip generation report needs to be submitted by a licensed engineer. If peak hour trips exceed 100 per day a Traffic Impact Study is required per NRCO 1210.06.
5. Sidewalk along frontages may need to be installed. Center Ridge Road sidewalk will be installed with road widening project.

(Use additional sheets if necessary.)

Department Head Signature:  **Title:** City Engineer

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

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

Recommend approval.

(Use additional sheets if necessary.)

Department Head Signature: *David Yulink* Title: Mayor

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

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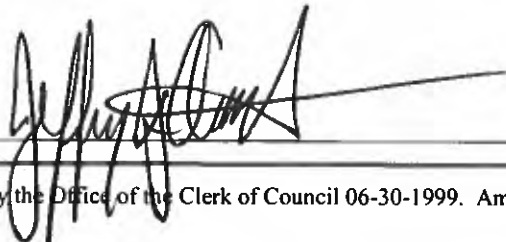
**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Brian Greenfield; TALAN, LLC 36400 Center Ridge Road, North Ridgeville, Ohio 44039
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Recommendations:

(Use additional sheets if necessary.)

Department Head Signature: _____



Title: SSD [Select Title...]

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

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

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

Renovations & Additions to:

Animal Clinic

Northview

36400 Center Ridge Road
North Ridgeville, OH

ZONING REQUIREMENTS

ZONING DISTRICT: ARCHITECTURAL BUSINESS 5-B
ORIGINAL BUILDING APPROVED FOR 113 SPACES.
NEW ADDITIONS TOTAL 7599 SF - PARKING ORDINANCE
REQUIRES ONE PARKING SPACE FOR EVERY 200 SF NEW
ADDITION WILL REQUIRE 38 NEW SPACES - 41 NEW
SPACES ARE PROVIDED AS 3 EXISTING SPACES HAVE
BEEN CONVERTED TO AN ACCESS DRIVE. PARKING MUST
BE SET BACK 75' FROM ROW ON CENTER RIDGE ROAD
AND PROVIDED WITH A GREEN BUFFER AS SHOWN -
ACCESS DRIVE TO LOT IS PERMITTED TO ENCROACH
UPON THIS SETBACK. THIS HAS BEEN CONFIRMED WITH
THE CITY PLANNING DEPARTMENT. EACH SPACE
OCCUPIES AT LEAST 300 SF PER SPACE INCLUDING AISLE.

INDEX OF DRAWINGS

- 1 TITLE SHEET - ARCHITECTURAL SITE PLAN
- ARCH 1 ARCHITECTURAL FLOOR PLAN
- ARCH 2 EXTERIOR ELEVATIONS
- C1.0 CIVIL - EXISTING CONDITIONS & DEMOLITION PLAN
- C2.0 CIVIL - OVERALL SITE & UTILITY PLAN
- C2.1 CIVIL - SITE & UTILITY DETAILS
- C2.2 CIVIL - SITE & UTILITY DETAILS
- C3.0 CIVIL - GRADING PLAN
- C3.1 CIVIL - GRADING PLAN
- C4.0 CIVIL - STORM WATER MANAGEMENT PLAN
- C5.0 CIVIL - STORM WATER POLLUTION PREVENTION PLAN
- C5.1-5.4 CIVIL - SWPPP NOTES & DETAILS
- C6.0-6.4 CIVIL - MISCELLANEOUS DETAILS
- E1 PARKING LOT LIGHTING PLAN
- E2 PHOTOMETRICS & FIXTURE CUT

PATRICIA K PITTS, TRUSTEE
36570 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039
Parcel # 0700028101037
ZONED B-5
USE: SINGLE FAMILY HOME

THEODORE & PATSY ZABORNIAK
36536 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039
Parcel # 0700028101169
ZONED B-5
USE: SINGLE FAMILY HOME

THEODORE & PATSY ZABORNIAK
36536 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039
Parcel # 0700028101171
ZONED B-5
USE: SINGLE FAMILY HOME

GARY & SHARON GREENE
36496 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039
Parcel # 0700028101137
ZONED B-5
USE: EMPTY LOT

MARK BACISIN
186 COUNTY ROAD 281
SULLIVAN, OH 44880
Parcel # 0700028103144
ZONED B-5
USE: EMPTY LOT

36479 CENTER RIDGE ROAD LLC
28225 W OVIAATT ROAD
BAY VILLAGE, OH 44140
36479 CENTER RIDGE ROAD
Parcel # 0700028103146
ZONED B-5
USE: SINGLE FAMILY HOME

DEOSALIE STAVRULAKIS
28225 W OVIAATT
BAY VILLAGE, OH 44140
36465 CENTER RIDGE ROAD
Parcel # 0700028103148
ZONED B-5

SBS LEASING LTD
152 REASLER CT
ELYRIA, OH 44035
Parcel # 0700028103150
ZONED B-5
USE: EMPTY LOT

JOSHUA & JUDY RILEY
36439 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039
Parcel # 0700028103152
ZONED B-5
USE: SINGLE FAMILY HOME

JANIS & PIETRO TRUNZO
3625 COUNTRYSIDE LN
AVON, OH 44011
Parcel # 0700028103154
36423 CENTER RIDGE ROAD
ZONED B-5
USE: SINGLE FAMILY HOME

LISTON REAL ESTATE LLC
36403 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039
Parcel # 0700028103156
ZONED B-3
USE: FUNERAL HOME

DONNA L HUBBELL
41615 EDGEHILL
ELYRIA, OH 44035
6984 STONEY RIDGE ROAD
Parcel # 0700028101044
ZONED R-1
USE: SINGLE FAMILY HOME

MARCIA L NASCO
6924 COTTAGE CIRCLE
NORTH RIDGEVILLE, OH 44039
Parcel # 0700028706002
ZONED R-2
USE: CONDOMINIUM

BARBARA BUICE
6928 COTTAGE CIRCLE
NORTH RIDGEVILLE, OH 44039
Parcel # 0700028706001
ZONED R-2
USE: CONDOMINIUM

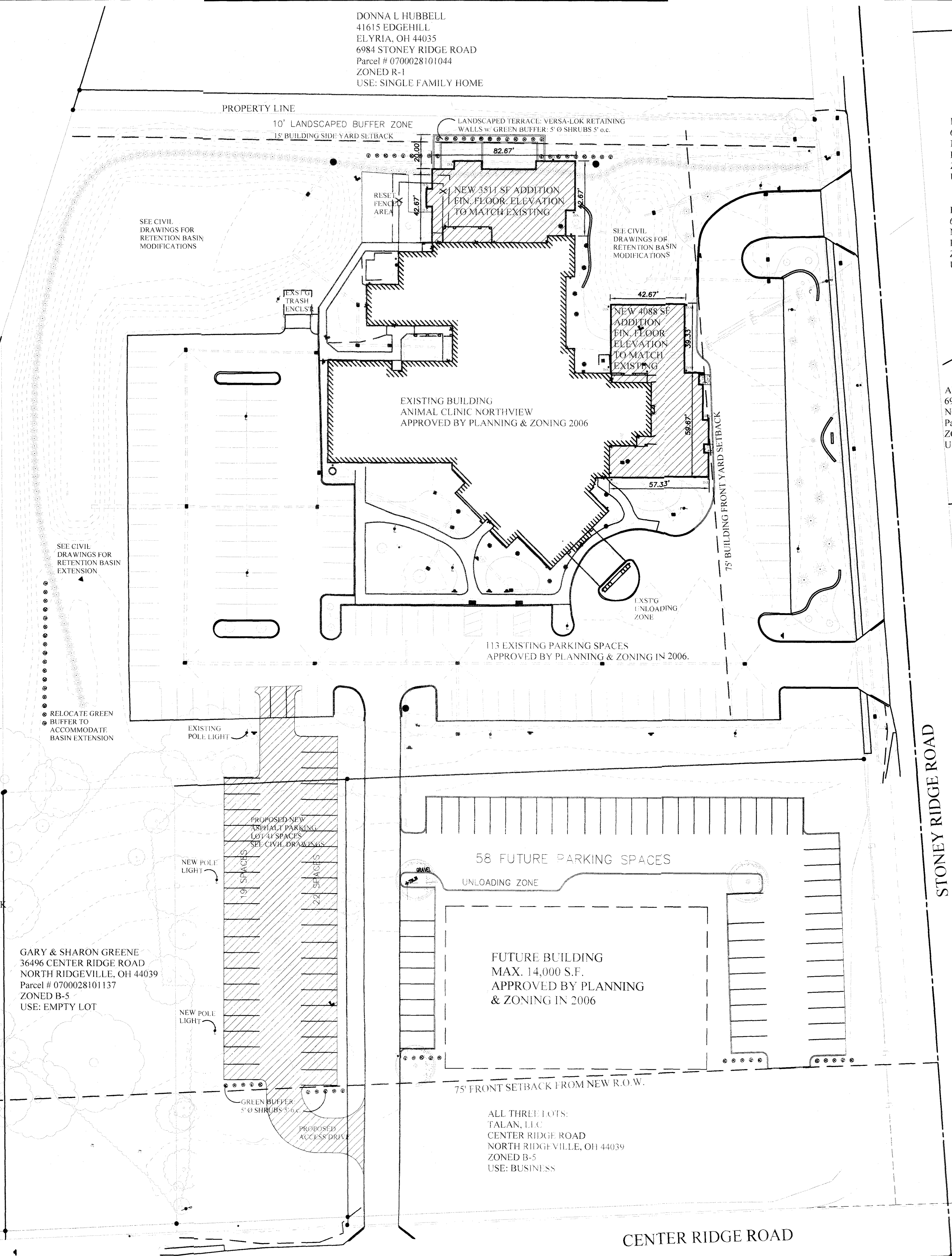
DANE HAPONK
6932 COTTAGE CIRCLE
NORTH RIDGEVILLE, OH 44039
Parcel # 0700028702001
ZONED R-2
USE: CONDOMINIUM

ALICE LAMBERT
6936 COTTAGE CIRCLE
NORTH RIDGEVILLE, OH 44039
Parcel # 0700028702002
ZONED R-2
USE: CONDOMINIUM

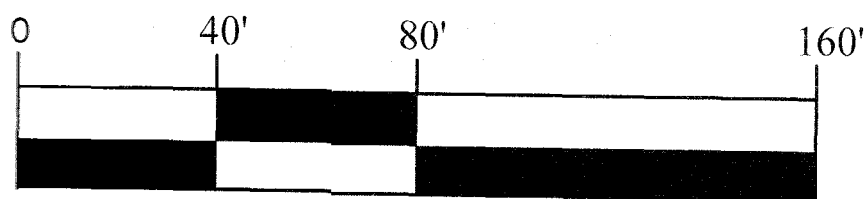
CAROL KNECHT
6940 COTTAGE CIRCLE
NORTH RIDGEVILLE, OH 44039
Parcel # 0700028702003
ZONED R-2
USE: CONDOMINIUM

JEFFREY & JULIE IRELAND
6944 COTTAGE CIRCLE
NORTH RIDGEVILLE, OH 44039
Parcel # 0700028702004
ZONED R-2
USE: CONDOMINIUM

NORTH RIDGEVILLE CITY
7307 AVON BELDEN ROAD
NORTH RIDGEVILLE, OH 44039
36330 CENTER RIDGE ROAD
Parcel # 0700028102119
ZONED R-2
USE: CEMETERY



SITE PLAN



COPICH ARCHITECTS

P 330 759 0226
F 330 759 3163
314 Churchill-Hubbard Rd
Youngstown, OH 44505
www.copich.com

Renovation & Additions to:

Animal Clinic Northview

36400 Center Ridge Road
North Ridgeville, OH 44039

DRAWN BY
CHECKED BY

JOB NUMBER

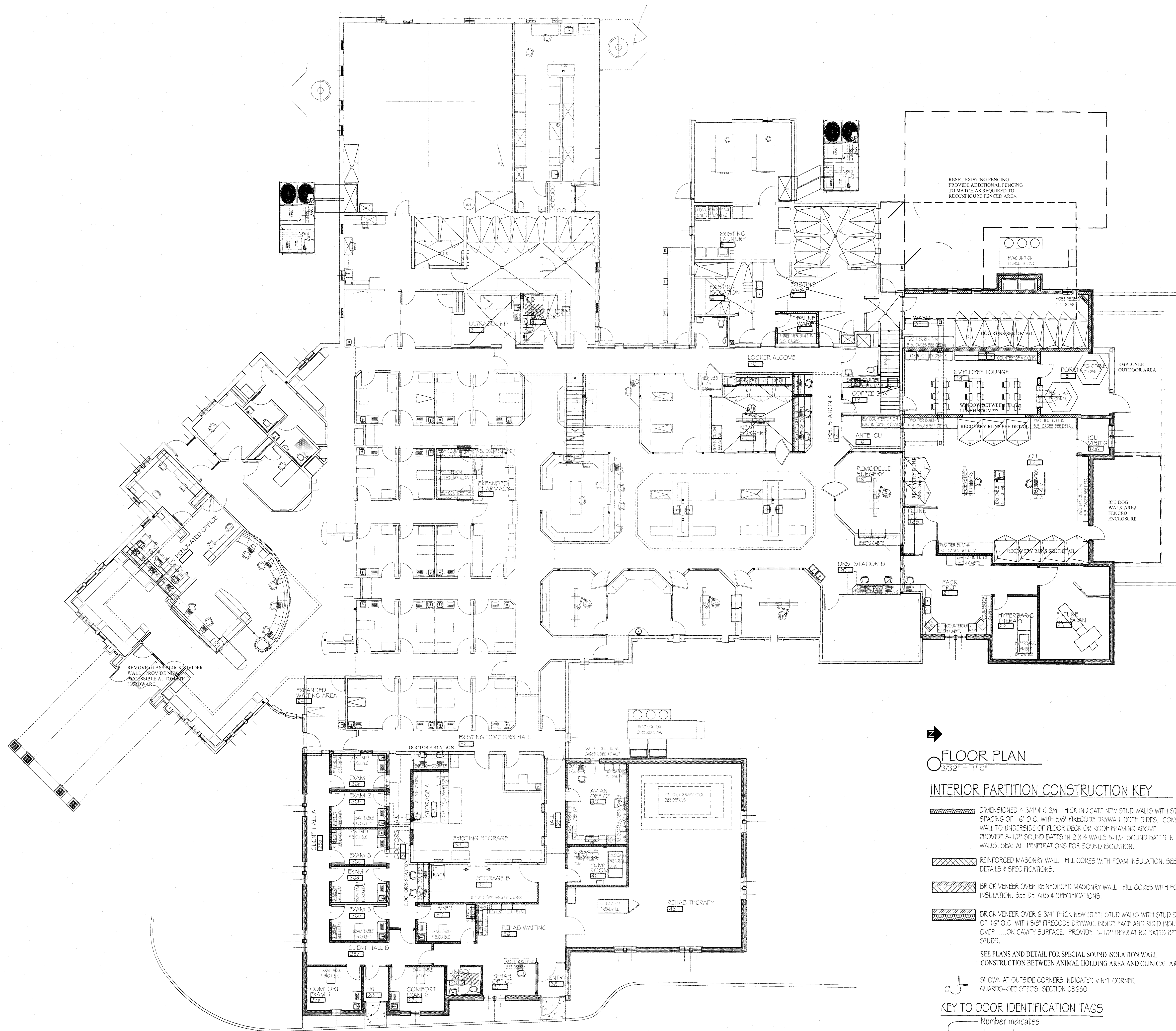
SCALE
SCALE: 1" = 40'-0"
DATE
SEPT 12, 2019

SHEET TITLE
SITE PLAN

SHEET NUMBER

Title
1

OF



FLOOR PLAN

3/32" = 1'-0"

INTERIOR PARTITION CONSTRUCTION KEY

- DIMENSIONED 4 3/4" x 6 3/4" THICK INDICATE NEW STUD WALLS WITH STUD SPACING OF 16" O.C. WITH 5/8" FIRECODE DRYWALL BOTH SIDES. CONSTRUCT WALL TO UNDERSIDE OF FLOOR DECK OR ROOF FRAMING ABOVE. PROVIDE 3-1/2" SOUND BATTS IN 2 X 4 WALLS 5-1/2" SOUND BATTS IN 2 X 6 WALLS. SEAL ALL PENETRATIONS FOR SOUND ISOLATION.
- REINFORCED MASONRY WALL - FILL CORES WITH FOAM INSULATION. SEE DETAILS & SPECIFICATIONS.
- BRICK VENEER OVER REINFORCED MASONRY WALL - FILL CORES WITH FOAM INSULATION. SEE DETAILS & SPECIFICATIONS.
- BRICK VENEER OVER 6 3/4" THICK NEW STEEL STUD WALLS WITH STUD SPACING OF 16" O.C. WITH 5/8" FIRECODE DRYWALL INSIDE FACE AND RIGID INSULATION OVER.....ON CAVITY SURFACE. PROVIDE 5-1/2" INSULATING BATTS BETWEEN STUDS.
- SEE PLANS AND DETAIL FOR SPECIAL SOUND ISOLATION WALL CONSTRUCTION BETWEEN ANIMAL HOLDING AREA AND CLINICAL AREA.

SHOWN AT OUTSIDE CORNERS INDICATES VINYL CORNER GUARDS-SEE SPECS. SECTION 09650

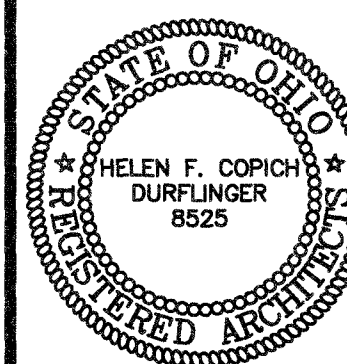
KEY TO DOOR IDENTIFICATION TAGS

Number indicates door number

Letter indicates frame type.

COPICH ARCHITECTS

P 330 759 0226
F 330 759 3163
314 Churchill-Hubbard Rd
Youngstown, OH 44505
www.copich.com



Animal Clinic Northview

Renovation & Additions to:

36400 Center Ridge Road
North Ridgeville, OH 44039

DRAWN BY

CHECKED BY

JOB NUMBER

SCALE

3/32" = 1'-0"

DATE

SEPT. 12, 2019

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

Arch

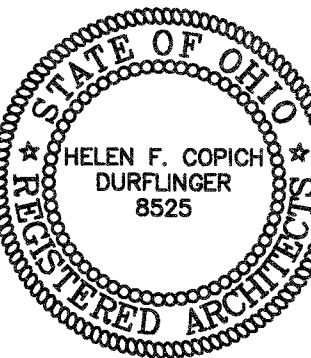
1

OF



COPICH ARCHITECTS

P 330 759 0226
F 330 759 3163
314 Churchill-Hubbard Rd
Youngstown, OH 44505
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Renovation & Additions to:
Animal Clinic Northview

36400 Center Ridge Road
North Ridgeville, OH 44039

DRAWN BY

CHECKED BY

JOB NUMBER

SCALE

3/32" = 1'-0"

DATE

SEPT. 12, 2019

SHEET TITLE

EXTERIOR

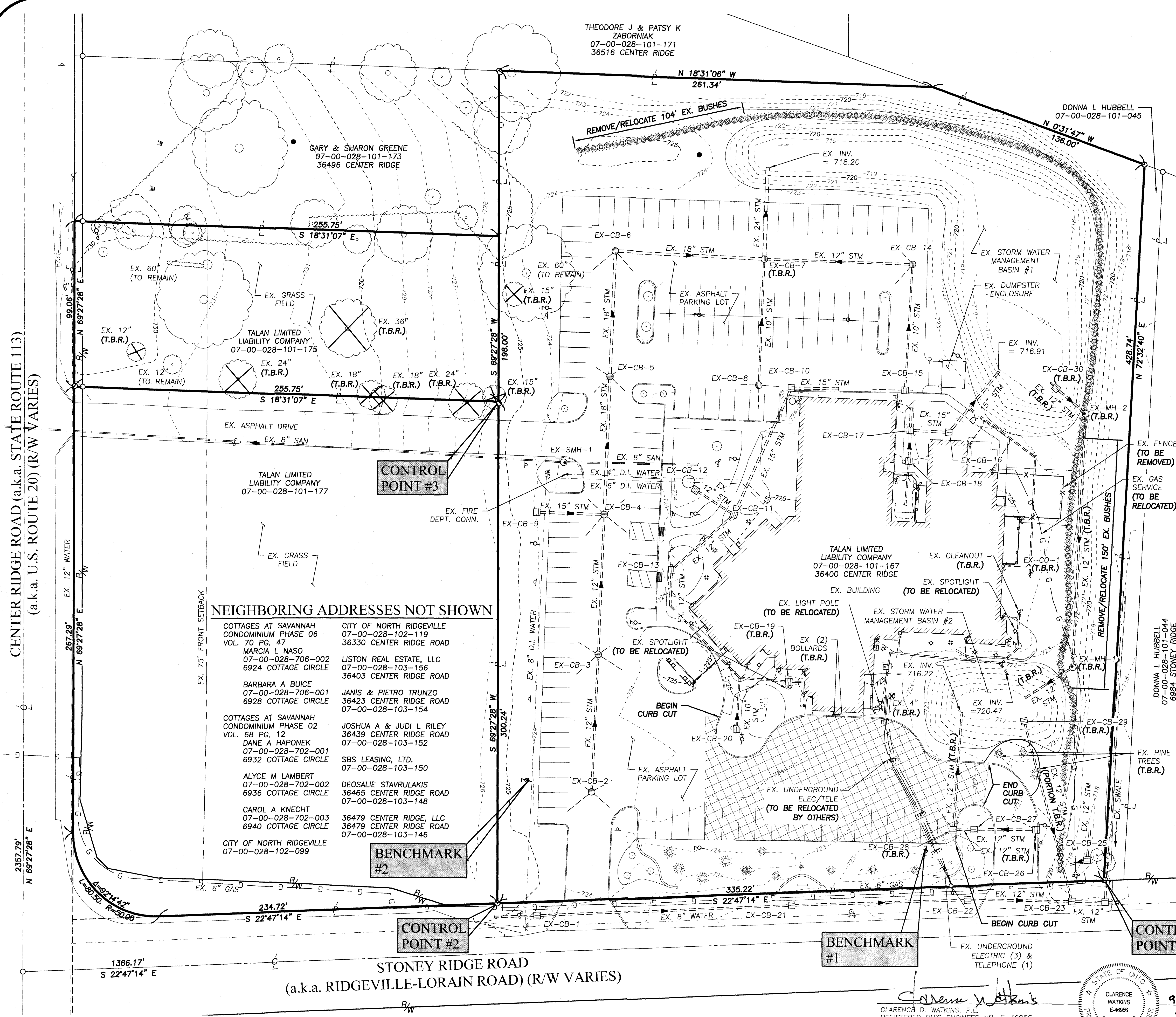
ELEVATIONS

SHEET NUMBER

Arch
2

OF

CENTER RIDGE ROAD (a.k.a. STATE ROUTE 113)
(a.k.a. U.S. ROUTE 20) (R/W VARIES)



EX. STORM STRUCTURE TABLE		
NAME	RIM	INVERT(S)
EX-CB-1	RIM 723.72	12" HDPE (S) INV.: 720.12 12" HDPE (NW) INV.: 719.97
EX-CB-2	RIM 723.19	4" PVC (N) INV.: 721.39 4" PVC (S) INV.: 721.39 4" PVC (SE) INV.: 721.34 4" PVC (NW) INV.: 721.29 12" HDPE (W) INV.: 720.94
EX-CB-3	RIM 723.18	4" PVC (N) INV.: 721.18 4" PVC (NW) INV.: 721.18 4" PVC (S) INV.: 721.18 4" PVC (SE) INV.: 721.18 12" HDPE (W) INV.: 720.83 12" HDPE (E) INV.: 720.78
EX-CB-4	RIM 723.12	4" PVC (NW) INV.: 721.12 4" PVC (N) INV.: 721.12 4" PVC (E) INV.: 721.12 4" PVC (SW) INV.: 721.12 12" HDPE (E) INV.: 720.47 15" HDPE (S) INV.: 720.12 18" HDPE (W) INV.: 720.07
EX-CB-5	RIM 723.05	4" PVC (NE) INV.: 721.05 4" PVC (NW) INV.: 721.05 4" PVC (S) INV.: 721.05 4" PVC (SE) INV.: 721.05 18" HDPE (W) INV.: 719.65 18" HDPE (E) INV.: 719.60
EX-CB-6	RIM 723.03	4" PVC (NE) INV.: 721.33 4" PVC (SE) INV.: 721.18 18" HDPE (E) INV.: 719.23 18" HDPE (N) INV.: 719.23
EX-CB-7 (T.B.R.)	RIM 723.00	10" HDPE (E) INV.: 719.35 12" HDPE (N) INV.: 719.25 18" HDPE (S) INV.: 718.70 24" HDPE (W) INV.: 718.25
EX-CB-8	RIM 723.17	4" PVC (N) INV.: 721.17 4" PVC (E) INV.: 721.17 4" PVC (S) INV.: 721.17 10" HDPE (W) INV.: 719.87
EX-CB-9	RIM 723.92	15" HDPE (N) INV.: 720.52
EX-CB-10	RIM 723.46	15" HDPE (E) INV.: 717.81 15" HDPE (N) INV.: 717.76
EX-CB-11	RIM 723.52	12" HDPE (SE) INV.: 718.87 12" HDPE (S) INV.: 718.77 15" HDPE (W) INV.: 718.62
EX-CB-12	RIM 723.65	12" HDPE (E) INV.: 719.41 12" HDPE (NW) INV.: 719.11
EX-CB-13	RIM 723.61	4" PVC (E) INV.: 721.32 4" PVC (SW) INV.: 721.17 10" HDPE (E) INV.: 719.87 12" HDPE (S) INV.: 719.72
EX-CB-14	RIM 723.17	4" PVC (S) INV.: 721.04 10" HDPE (W) INV.: 720.19
EX-CB-15	RIM 722.99	15" HDPE (W) INV.: 717.29 15" HDPE (S) INV.: 717.24
EX-CB-16	RIM 724.49	

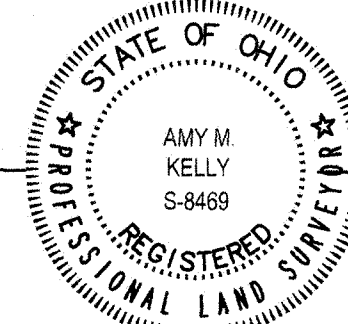
EX. STORM STRUCTURE TABLE		
NAME	RIM	INVERT(S)
EX-CB-17	RIM 723.66	15" HDPE (E) INV.: 718.86 15" HDPE (W) INV.: 717.56 15" HDPE (N) INV.: 717.46
EX-CB-18	RIM 724.91	10" HDPE (E) INV.: 719.81 15" HDPE (W) INV.: 719.31
EX-CB-19 (T.B.R.)	RIM 723.60	10" HDPE (S) INV.: 720.60 10" HDPE (N) INV.: 720.45
EX-CB-20	RIM 723.64	10" HDPE (W) INV.: 720.69
EX-CB-21	RIM 721.41	12" HDPE (SE) INV.: 717.86 12" HDPE (N) INV.: 717.86
EX-CB-22	RIM 720.39	12" HDPE (S) INV.: 716.64 12" HDPE (N) INV.: 716.54
EX-CB-23	RIM 719.29	12" HDPE (S) INV.: 715.99 12" HDPE (N) INV.: 715.94 12" HDPE (SW) INV.: 715.84
EX-CB-25	RIM 717.64	12" HDPE (W) INV.: 715.94 12" HDPE (SE) INV.: 714.84
EX-CB-26	RIM 720.53	4" PVC (E) INV.: 718.63 4" PVC (S) INV.: 718.53 12" HDPE (S) INV.: 717.28
EX-CB-27	RIM 721.25	12" HDPE (N) INV.: 717.05 12" HDPE (S) INV.: 717.00
EX-CB-28 (T.B.R.)	RIM 722.12	4" PVC (SW) INV.: 719.57 12" HDPE (N) INV.: 716.42 12" HDPE (W) INV.: 716.37
EX-CB-29 (T.B.R.)	RIM 721.69	8" PVC (SW) INV.: 716.18 12" HDPE (NE) INV.: 716.18
EX-CB-30 (T.B.R.)	RIM 722.20	8" PVC (SW) INV.: 716.73 12" HDPE (N) INV.: 716.75
EX-CO-1 (T.B.R.)	RIM 725.96	10" HDPE (W) INV.: 724.08
EX-MH-1 (T.B.R.)	RIM 722.92	12" HDPE (W) INV.: 716.12 12" HDPE (SE) INV.: 715.97
EX-MH-2 (T.B.R.)	RIM 722.93	12" HDPE (E) INV.: 716.43 12" HDPE (S) INV.: 716.43

EX. SANITARY STRUCTURE TABLE		
NAME	RIM	INVERT(S)
EX-SMH-1	RIM 724.13	8" PVC (N) INV.: 718.92 8" PVC (S) INV.: 718.92

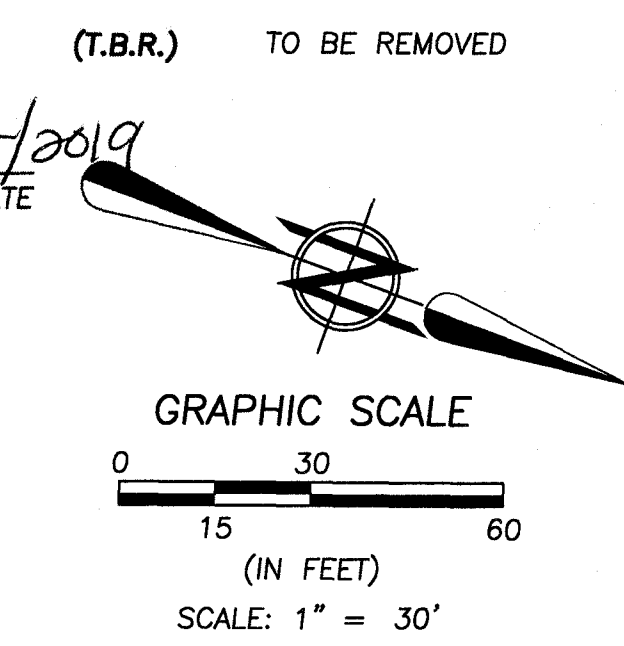
- BENCHMARKS:**
- BENCHMARK #1
TOP OF CONCRETE
AT LIGHT POLE BASE
ELEV.: 725.02
 - BENCHMARK #2
TOP OF CONCRETE
AT LIGHT POLE BASE
ELEV.: 725.81
- CONTROL POINTS:**
- CONTROL POINT #1
HAYWOOD IRON PIN FOUND
NORTHING: 628347.21
EASTING: 2098870.84
 - CONTROL POINT #2
3/8" IRON PIN FOUND
NORTHING: 628009.37
EASTING: 2099013.03
 - CONTROL POINT #3
3/8" IRON PIN FOUND
NORTHING: 627904.54
EASTING: 2098732.70

- NOTES:**
- BOUNDARY SURVEY IS SHOWN PER LOT-SPLIT & CONSOLIDATION SURVEY PREPARED BY BRAMHALL ENGINEERING AND SURVEYING DATED 04/09/2009.
 - BASIS OF BEARINGS ESTABLISHED ON BASIS OF GRID NORTH OF THE OHIO STATE PLANE NORTH (3401) COORDINATE SYSTEM.
 - EXACT STORM ROUTING AND DOWNSPOUT CONNECTION IS NOT KNOWN. CONTRACTOR SHALL FIELD VERIFY EXISTING PRIVATE UTILITIES AND DOWNSPOUT LATERALS PRIOR TO STARTING CONSTRUCTION.

AMY M KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. S-8469



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



DATE	BY	DESCRIPTION

DRAWN BY:
REB

CHECKED BY:
CDW

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

PREPARED FOR:
COPICH ARCHITECTS
314 CHURCHILL-HUBBARD ROAD
YOUNGSTOWN, OHIO 44505
(330) 759-0226

**ANIMAL CLINIC NORTHVIEW
IMPROVEMENTS
EXISTING CONDITIONS AND DEMO PLAN**
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
C1.0
JOB NO.
19-5134

J:\195134 Animal Clinic Northview\DRAWINGS(Sheet C2 0) Overall Site and Utility Plan.dwg, Plotted: Sep 12, 2019 - 11:37am

SHEET
C2.0
JOB NO.
19-5134

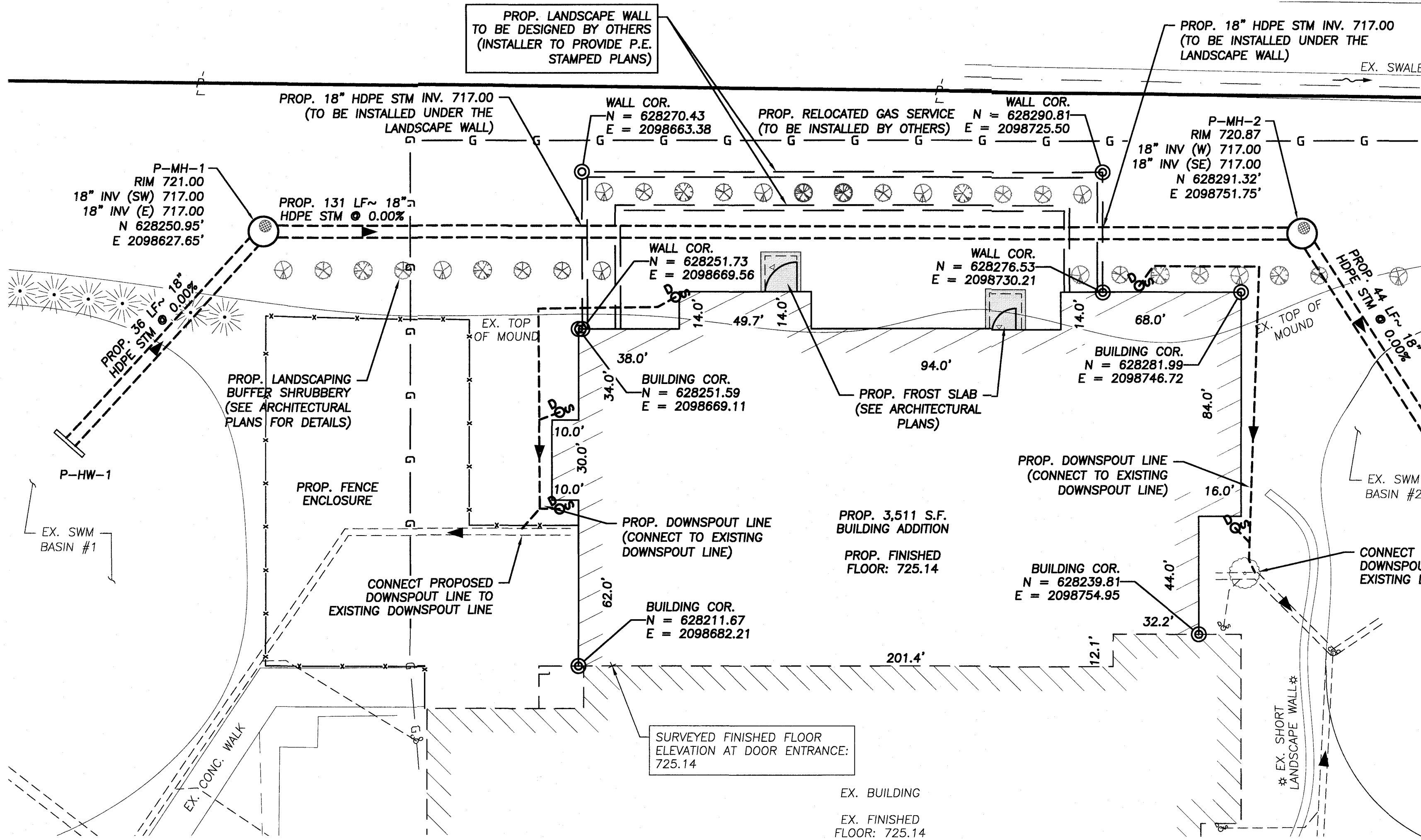
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DRAWN BY:
REB

CHECKED BY:
CDW



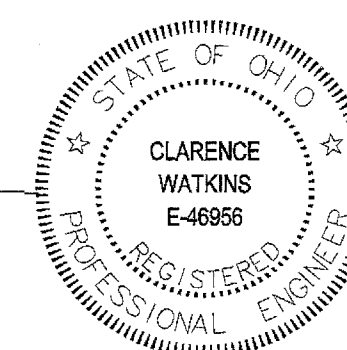
PREPARED FOR:



GENERAL SITE NOTES:

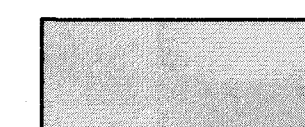
- ALL DIMENSIONS ARE TAKEN FROM THE BACK OF CURB, EDGE OF WALK, FACE OF BUILDING, AND FACE OF WALL, UNLESS OTHERWISE STATED.
- FOR EXACT BUILDING DIMENSIONS AND DETAILS, REFER TO THE ARCHITECTURAL PLANS.
- ALL PAVEMENT AND SITE WORK SHALL CONFORM TO O.D.O.T., AND CITY OF NORTH RIDGEVILLE STANDARD CONSTRUCTION DRAWINGS.
- ALL EARTHWORK, SUBGRADE PREPARATION, & BACKFILL REQUIREMENTS SHALL BE MONITORED BY A CERTIFIED GEOTECHNICAL ENGINEER. REFER TO SUBSURFACE EXPLORATION REPORT FOR THE BUILDING ADDITIONS ANIMAL CLINIC NORTHVIEW, PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. DATED AUGUST 28, 2019.
- 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 CITY OF NORTH RIDGEVILLE AND SITE OWNERS AUTHORIZED REPRESENTATIVE A MINIMUM OF SEVENTY TWO (72) HOURS BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE 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 LIMITED DUE TO CONSTRUCTION OPERATIONS.
- 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.
- CONTRACTOR SHALL MAINTAIN ACCESS AND SAFE WORK AREA WITH CONES AND WORK FENCE AS REQUIRED.

Clarence Watkins
CLARENCE D. WATKINS, P.E.
REGISTERED OHIO ENGINEER NO. E-46956

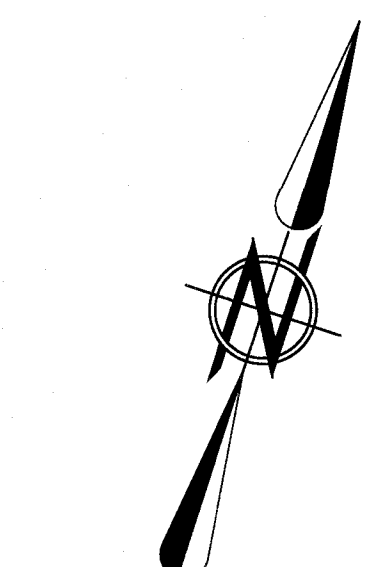


9/12/2019
DATE

HATCH LEGEND



PROPOSED ASPHALT
PAVEMENT



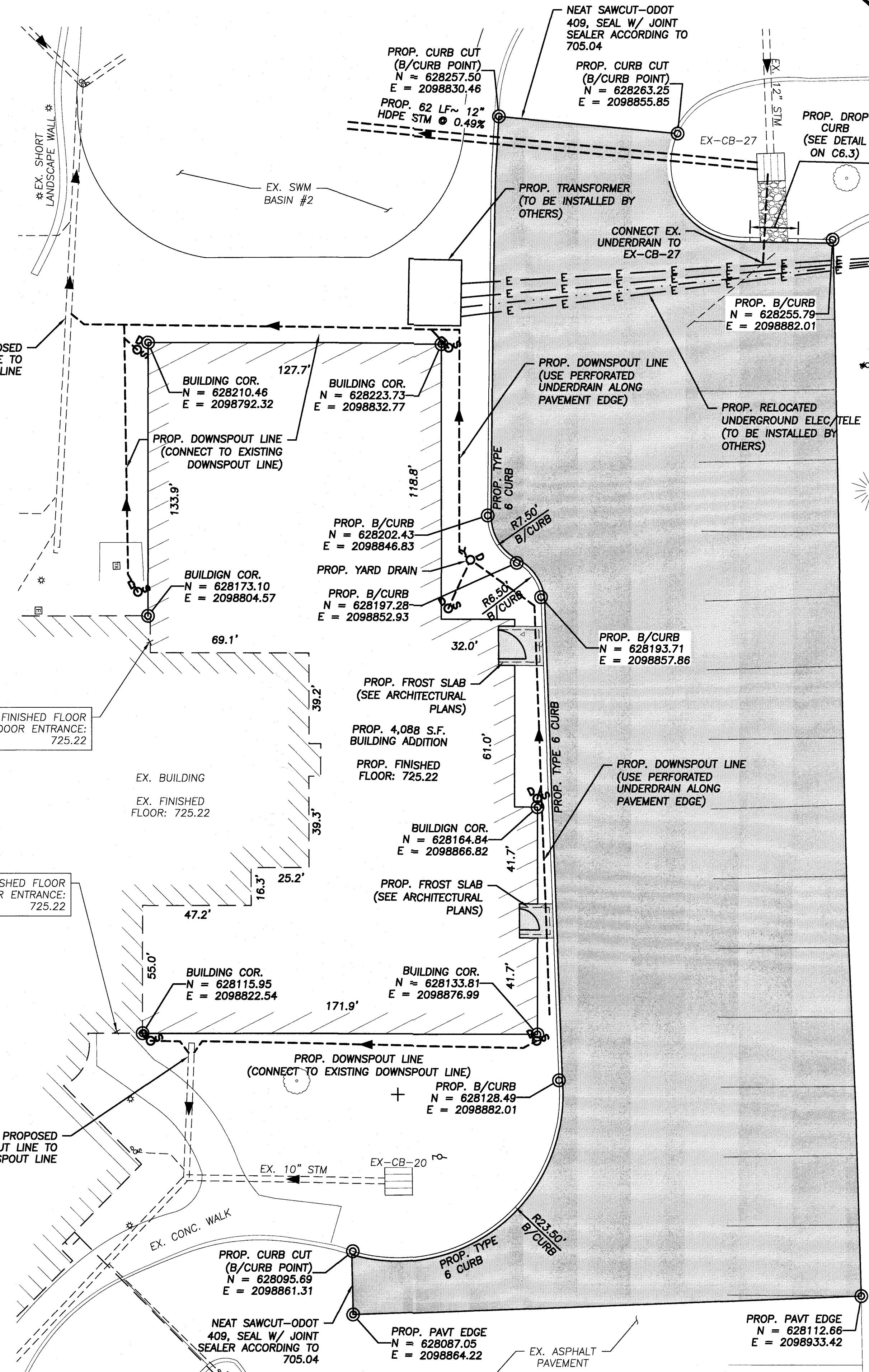
GRAPHIC SCALE
0 5 10 20
(IN FEET)
SCALE: 1" = 10'

SURVEYED FINISHED FLOOR
ELEVATION AT DOOR ENTRANCE:
725.22

CONNECT PROPOSED
DOWNSPOUT LINE TO
EXISTING DOWNSPOUT LINE

SURVEYED FINISHED FLOOR
ELEVATION AT DOOR ENTRANCE:
725.22

CONNECT PROPOSED
DOWNSPOUT LINE TO
EXISTING DOWNSPOUT LINE



DATE:	BY:	DESCRIPTION:

DRAWN BY:
REB

CHECKED BY:
CDW

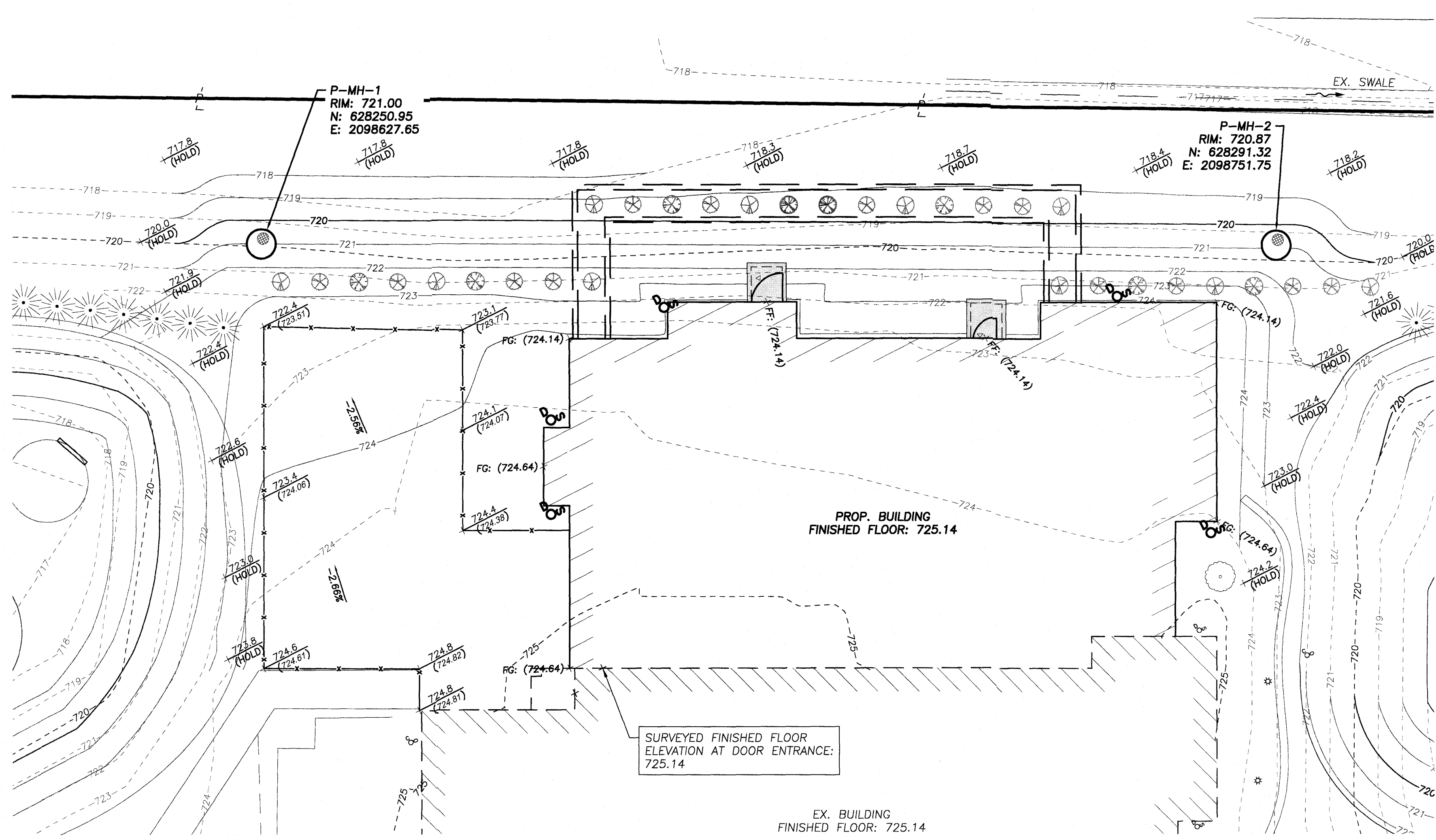
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

COPICH ARCHITECTS
314 CHURCHILL-HUBBARD ROAD
YOUNGSTOWN, OHIO 44505
(330) 759-0226

**ANIMAL CLINIC NORTHVIEW
IMPROVEMENTS**
SITE AND UTILITY PLAN DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
C2.1
JOB NO.
19-5134



LEGEND

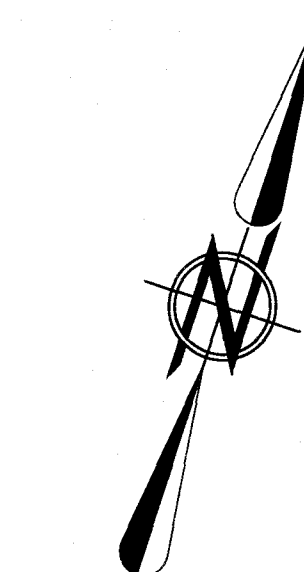
- EXIST. SPOT ELEVATION
PROP. SPOT ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- FINISH FLOOR ELEVATION
- FINISH GRADE ELEVATION
(AT OUTER FACE OF BUILDING)
- EXISTING SPOT GRADE ELEVATION
- FINAL GRADE ELEVATION
- STRUCTURE RIM ELEVATION
- L.P.
- A.T.G.
- EXISTING STRUCTURES TO BE
ADJUSTED TO GRADE.
- SURFACE WATER FLOW DIRECTION
- EXISTING CONTOURS
(MASS GRADING)
- PROPOSED CONTOURS

NOTE:

CONTRACTOR MUST FOLLOW THE REQUIREMENTS SET FORTH BY THE SUBSURFACE EXPLORATION REPORT FOR ANIMAL CLINIC NORTHVIEW PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. DATED AUGUST 28, 2019.

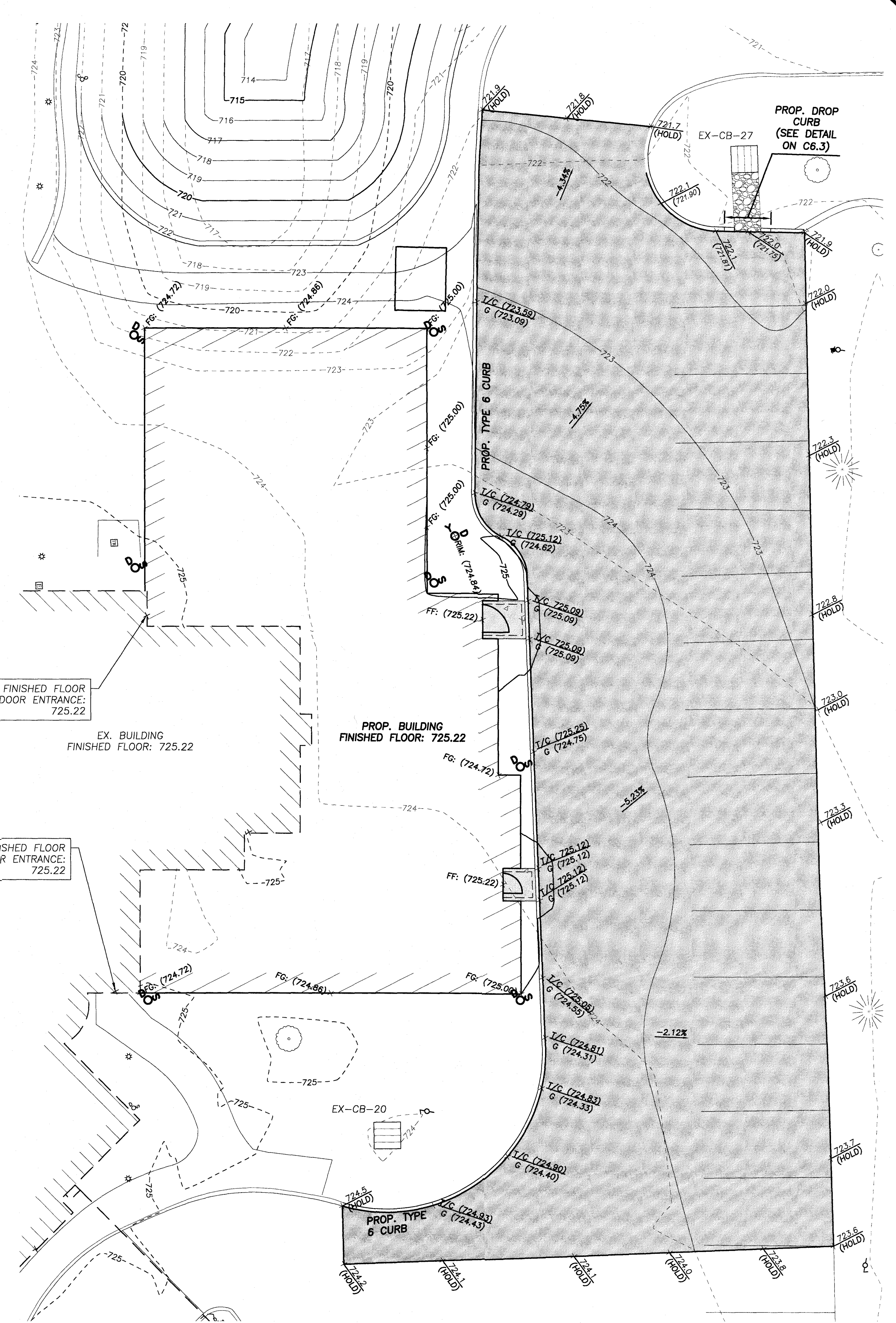
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PROPOSED ASPHALT
PAVEMENT

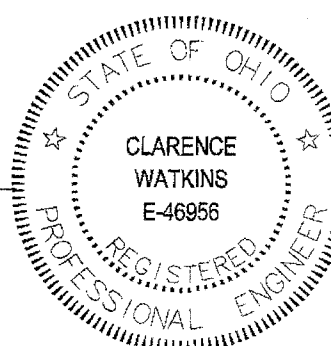


GRAPHIC SCALE

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(IN FEET)
SCALE: 1" = 10'



Clarence D. Watkins
CLARENCE D. WATKINS, P.E.
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9/12/2019
DATE

DATE	BY	DESCRIPTION

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REB

CHECKED BY:
CDW

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ANIMAL CLINIC NORTHVIEW
IMPROVEMENTS
GRADING PLAN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
C3.0
JOB NO.
19-5134

CENTER RIDGE ROAD (a.k.a. STATE ROUTE 113)
(a.k.a. U.S. ROUTE 20) (R/W VARIES)

STONEY RIDGE ROAD
(a.k.a. RIDGEVILLE-LORAIN ROAD) (R/W VARIES)

CLARENCE D. WATKINS, P.E.
REGISTERED OHIO ENGINEER NO. E-46956

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CHECKED BY:
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PREPARED FOR:
COPICH ARCHITECTS
314 CHURCHILL-HUBBARD ROAD
YOUNGSTOWN, OHIO 44505
(330) 759-0226

NOTES:

- ALL STORM SEWERS AND UNDERGROUND DETENTION SYSTEM SHALL BE JETTED AND CLEANED PRIOR TO OCCUPANCY.
- STAGING AREA IS DESIGNATED FOR STORAGE AND DISPOSAL OF SOLID WASTE, SANITARY AND TOXIC WASTE, RECYCLING OF USED OR UNUSED HAZARDOUS MATERIAL, MIXING AND/OR STORAGE OF COMPOUNDS (SUCH AS FERTILIZERS, LIME, ASPHALT, CONCRETE) ALSO DUMPSTER AREA AND VEHICLE FUELING/MAINTENANCE LOCATION.
- ALL INLETS SHALL BE PROTECTED BY INLET PROTECTION. SUBCONTRACTOR SHALL PROVIDE APPROPRIATE BMPs FOR EACH INLET, I.E. CURB INLET SHALL BE PROTECTED WITH DANDY CURB BAG OR APPROVED EQUAL.
- ALL UTILITY LINE EXTENSIONS OR GRADING ONLY AREAS SHALL BE IMMEDIATELY STABILIZED ACCORDING TO THE OHIO DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF NORTH RIDGEVILLE CONSTRUCTION STANDARDS.
- OPEN BURNING IS STRICTLY PROHIBITED ON THE PROJECT SITE.
- PROJECT ENTAILS THE CONSTRUCTION OF TWO BUILDING ADDITIONS TO AN EXISTING ANIMAL CLINIC AND A PARKING LOT ADDITION TO THE EXISTING ASPHALT PARKING LOT.
- PRIOR LAND USE WAS AN UNDEVELOPED WOODED FIELD.
- ESTIMATED START DATE OF CONSTRUCTION IS NOVEMBER 1, 2019 AND THE ESTIMATED COMPLETION DATE IS JULY 31, 2020.

LEGEND OF SYMBOLS AND LINETYPES

IP	INLET PROTECTION	HsA	SOIL TYPE
W/L	WORK LIMITS	SOIL BOUNDARY	
SF	SILT FENCE	CE	CONSTRUCTION ENTRANCE
TS	AREA OF TEMPORARY/PERMANENT SEEDING AND MULCHING	CP	WASHOUT PIT
		SA	STAGING AREA (SEE NOTE 2)

SITE LOCATION INFORMATION:

CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO

NAME OF WATERSHED/SUBSEQUENT RECEIVING WATER(S)
IMMEDIATE RECEIVING WATERS: CITY OF NORTH RIDGEVILLE MS4

SITE ADDRESS
36400 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

OWNER CONTACT INFORMATION:

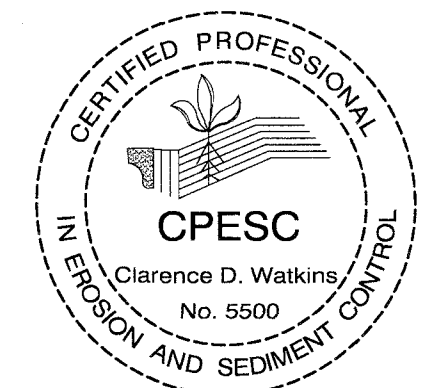
COMPANY: ANIMAL CLINIC NORTHVIEW
ADDRESS: 36400 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
PHONE: (440) 327-8282

SITE/ OPERATOR CONTACT INFORMATION:

COMPANY: COPICH ARCHITECTS
ADDRESS: 314 CHURCHILL-HUBBARD RD.
YOUNGSTOWN, OHIO 44505
PHONE: (330) 759-0226

SWP3 AUTHORIZATION AGENT CONTACT INFORMATION:

CLARENCE D. WATKINS, P.E.
BRAMHALL ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD
AVON, OHIO 44011
(440) 934-7878



SITE INFORMATION:

LIMITS OF DISTURBED AREA = 1.35 ACRES
TOTAL DRAINAGE AREA = 6.53 ACRES

PRE-DEVELOPED LAND USE
WOODS AREA = 4.06 ACRES
WOODS/GRASS COMBO = 0.22 ACRES
GRASS AREA = 1.70 ACRES
PAVEMENT/ROOFS = 0.55 ACRES

RUNOFF COEFFICIENT PRE-CONSTRUCTION SITE:
 $((4.06ac \times 0.41) + (0.22ac \times 0.45) + (1.70ac \times 0.47) + (0.55ac \times 0.95)) / 6.53ac = 0.47$

POST-DEVELOPED LAND USE
GRASS AREA = 3.41 ACRES
PAVEMENT/ROOFS = 3.12 ACRES

RUNOFF COEFFICIENT POST-CONSTRUCTION SITE:
 $((3.41ac \times 0.47) + (3.12ac \times 0.95)) / 6.53ac = 0.70$

IMPERVIOUSNESS FOR PRE-CONSTRUCTION = $(0.47) \times 1.35ac = 0.64$

IMPERVIOUSNESS FOR POST-CONSTRUCTION = $(0.70) \times 1.35ac = 0.95$

PERCENT IMPERVIOUSNESS CREATED BY FUTURE CONSTRUCTION = 48.4%

EXISTING UNDERGROUND UTILITIES NOTE:

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

OHIO UTILITIES PROTECTION SERVICE

BEFORE YOU DIG ANYWHERE IN OHIO!
CALL 1-800-362-2764 OR 8-1-1 (TOLL FREE)
OHIO LAW REQUIRES 48 HOURS BUT NO MORE THAN 10 WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH (NON MEMBERS MUST BE CALLED DIRECTLY)
WWW.OUPS.ORG

TICKET NO.:



OHIO OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE

TWO WORKING DAYS BEFORE YOU DIG
CALL 1-800-925-0988
WWW.OGPUPS.COM

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

SHEET
C5.0

JOB NO.
19-5134

CITY OF NORTH RIDGEVILLE SWP3 STANDARD GENERAL NOTES

GENERAL EROSION AND SEDIMENT CONTROL NOTES

EROSION CONTROL SHALL CONSIST OF TEMPORARY CONTROL MEASURES AS DETAILED ON THE PLANS OR ORDERED BY THE GOVERNING AGENCY DURING THE LIFE OF THE CONTRACT TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH USE OF EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S).

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, THE LOCATION AND SIZE OF WHICH ARE DETAILED ON THE PLANS, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CLEARING OR EXCAVATION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED OR MODIFIED AS REQUIRED BY THE CITY ENGINEER AND APPROVED BY THE CITY ENGINEER AND APPROVED BY THE CITY ENGINEER AND APPROVED BY THE CITY ENGINEER.

SEDIMENT POND, SEDIMENT TRAPS, AND PERMEABLE SEDIMENT CONTROLS, SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF UNBUILT, THEY SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RE-ESTABLISHED WITH TEMPORARY VEGETATION. NO SEDIMENT CONTROL SHALL BE PLACED IN A STREAM.

TRENCH DRAINING ON GROUND WATER, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DRAINING INTO SAND OR FILTER BAG OR EXISTING VEGETATED SLOPE AREA. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED TO STREAM OR TO THE STORM SEWER SYSTEM.

THE SWP3 NOTES AND DETAILED DRAWINGS ARE INTENDED TO SERVE AS BASIC GUIDELINES. ALL EROSION CONTROL PRACTICES SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CONSTRUCTION AND LAND DEVELOPMENT MANUAL.

ADDITIONAL EROSION CONTROL BMP'S MAY BE NEEDED BY THE GOVERNING AGENCY AT ANY TIME DURING THE PROJECT AS UNEXPECTED SITUATIONS MAY ARISE THAT WARRANT FURTHER EROSION AND SEDIMENT CONTROL PRACTICES.

CLEARING AND GRUBBING

LIMITS OF CLEARING AND GRUBBING SHALL BE CLEARLY MARKED ON THE SITE WITH SIGNAGE, FLAGGING AND/OR GRADE CONSTRUCTION FENCING.

THE CONTRACTOR SHALL LIMIT THE SURFACE AREA OF EXPOSED EARTH EXPOSED BY EXCAVATION, BORROW AND FILL OPERATIONS AND PROVIDE IMMEDIATE PERMANENT OR TEMPORARY CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, WETLANDS OR OTHER AREAS OF WATER IMPROVEMENT.

CONSTRUCTION EROSION

A STORM CONSTRUCTION EROSION CONTROL SHALL BE INSTALLED FOR ALL INGRESS & EGRESS TO THE SITE. THE MINIMUM EXTENSION OF THE DRIVE SHALL BE 20 FT. WIDE AND 30 FT. LONG. THE DRIVE SHALL BE 6 INCHES DEEP WITH AN UNDERLAIN GEOTEXTILE FABRIC. THE DRIVE SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRUBBING. SEDIMENTS SHALL BE REMOVED FROM THE ROADWAY DAILY.

STABILIZATION

PERMANENT AND TEMPORARY STABILIZATION ARE REQUIRED IN PART BY THE CITY ENGINEER AND APPROVED BY THE CITY ENGINEER AND APPROVED BY THE CITY ENGINEER AND APPROVED BY THE CITY ENGINEER.

AREA REQUIRING PERMANENT STABILIZATION: WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE. WITHIN TWO DAYS OF REACHING FINAL GRADE. WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

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SOIL TRANSPORT ONTO PUBLIC ROADS

WHERE SOIL IS TRANSPORTED ONTO PUBLIC ROAD SURFACES, THE ROADS SHALL BE CLEANED THOROUGHLY BY OTHER MEANS OR SCRAPING AT THE END OF EACH WORK DAY OR MORE FREQUENTLY, IN ORDER TO ENSURE PUBLIC SAFETY. STREET WASHING SHALL NOT BE PERMITTED.

EXPOSED MATERIAL RAMP IN STREETS TO ENABLE EQUIPMENT TO CROSS CURBS SHALL BE PROPERLY REMOVED IMMEDIATELY AFTER USE.

NO SOLID OTHER THAN SEDIMENT OR LUMP WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORMWATER RUNOFF. ALL NECESSARY BMP'S MUST BE IMPLEMENTED TO PREVENT THE DISCHARGE OF NON-SEDIMENT POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS OF THE STATE. UNDER NO CIRCUMSTANCES SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATERS OF THE STATE. NO EXPOSURE OF STORMWATER TO WASTE MATERIAL IS RECOMMENDED.

TRENCH AND GROUND WATER CONTROL: THERE SHALL BE NO TRENCH EXPOSURES TO SURFACE WATERS OF THE STATE RESULTING FROM DEMATERING ACTIVITIES. FRESH OR GROUND WATER CONTROL: FRESH OR GROUND WATER SHALL BE PREVENTED FROM BEING DISCHARGED FROM THE CONSTRUCTION SITE. ALTERNATIVELY, SEDIMENT MAY BE REMOVED BY SETTLING IN PLACE OR DRAINING INTO A SINK. FRESH OR GROUND WATER SHALL BE PREVENTED FROM BEING DISCHARGED FROM THE CONSTRUCTION SITE. ALTERNATIVELY, SEDIMENT MAY BE REMOVED BY SETTLING IN PLACE OR DRAINING INTO A SINK.

MAINTENANCE: ALL TEMPORARY AND PERMANENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UP-SLOPE AREAS THAT ARE FORMERLY SETTLING ARE STABILIZED. THE CONTRACTOR SHALL COMPLY WITH THE MAINTENANCE SCHEDULE INCLUDED IN THE APPROVED PLAN FOR PROPOSED EROSION CONTROL. A METHOD DOCUMENT CONTAINING THE REQUIRED MAINTENANCE CONTRACTORS AND SUB-CONTRACTORS INVOLVED IN THE IMPLEMENTATION OF THE BMP'S MUST BE MAINTAINED AS PROOF OF MAINTENANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BMP'S.

INSPECTION: ALL STORMWATER CONTROLS ON THE SITE ARE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD. A RECORD DOCUMENTATION OF THE RESULTS OF THESE INSPECTIONS MUST BE CREATED AND MAINTAINED WITH THE SWP3. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EROSION OR OF THE POTENTIAL FOR POLLUTANTS ENTERING THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWP3 SHALL BE OBSERVED TO ENSURE THAT THESE ARE OPERATING CORRECTLY. EROSION AND SEDIMENT CONTROL MEASURES ARE INSPECTED TO ASSURE THAT RECEIVING WATERS, LAKES, PONDS, STREAMS, RIVERS, ETC. ARE NOT BEING IMPACTED BY THE EROSION AND SEDIMENT CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES ARE INSPECTED TO ASSURE THAT RECEIVING WATERS, LAKES, PONDS, STREAMS, RIVERS, ETC. ARE NOT BEING IMPACTED BY THE EROSION AND SEDIMENT CONTROL MEASURES.

WASTE DISPOSAL: CONTAINERS (E.G., DUMPSTERS, DRUMS) SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS, PETROLEUM WASTE, AND OTHER WASTE. ALL CONTAINERS MUST BE Labeled AND MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UP-SLOPE AREAS THAT ARE FORMERLY SETTLING ARE STABILIZED. THE CONTRACTOR SHALL COMPLY WITH THE MAINTENANCE SCHEDULE INCLUDED IN THE APPROVED PLAN FOR PROPOSED EROSION CONTROL. A METHOD DOCUMENT CONTAINING THE REQUIRED MAINTENANCE CONTRACTORS AND SUB-CONTRACTORS INVOLVED IN THE IMPLEMENTATION OF THE BMP'S MUST BE MAINTAINED AS PROOF OF MAINTENANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BMP'S.

CLEAN HARD SURFACES: CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO SURFACE WATERS. CLEAN CONSTRUCTION WATERS THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.

CONSTRUCTION A DEMOLITION DEBRIS: ALL CONSTRUCTION A DEMOLITION DEBRIS (CADD) WASTE SHALL BE DISPOSED OF IN AN EPA APPROVED, CADD LANDFILL AS REQUIRED BY OHIO REVENUE CODE (ORC) 5746. CONSTRUCTION DEBRIS MAY BE DISPOSED OF IN A CITY OR COUNTY DESIGNATED AREA OR IN A CADD EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS, MUST COMPLY WITH ANY POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-240).

CONSTRUCTION CHEMICAL COMPOUNDS: AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIQUID AMMONIA, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINAGE, OR OTHER STORMWATER DRAINAGE AREA.

EQUIPMENT FUELING AND MAINTENANCE: EQUIPMENT FUELING IS MAINTENANCE SHALL BE IN DESIGNATED AREA ONLY.

A SPILL PREVENTION CONTROL AND COUNTERMEASURES: A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,320 GALLONS, OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

CONCRETE WASH WATER: ALL DISCHARGED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINAGE, OR OTHER STORMWATER DRAINAGE AREAS.

CONTAMINATED SOILS: ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN OHIO EPA APPROVED SOIL WASTE MANAGEMENT FACILITIES OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).

SPILL REPORTING REQUIREMENTS

THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800-282-5378 AND THE LOCAL FIRE DEPARTMENT IN THE EVENT OF A PETROLEUM SPILL (245 GALLONS OR MORE) AT THE PRESENCE OF SPILL.

OPEN BURNING IS NOT PERMITTED. NO DUST SUPPRESSANT SHALL BE APPLIED NEAR CATCH BASINS, STORM SEWERS OR OTHER DRAINAGE WAYS.

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Project Name:

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[illegible]

Project Name:

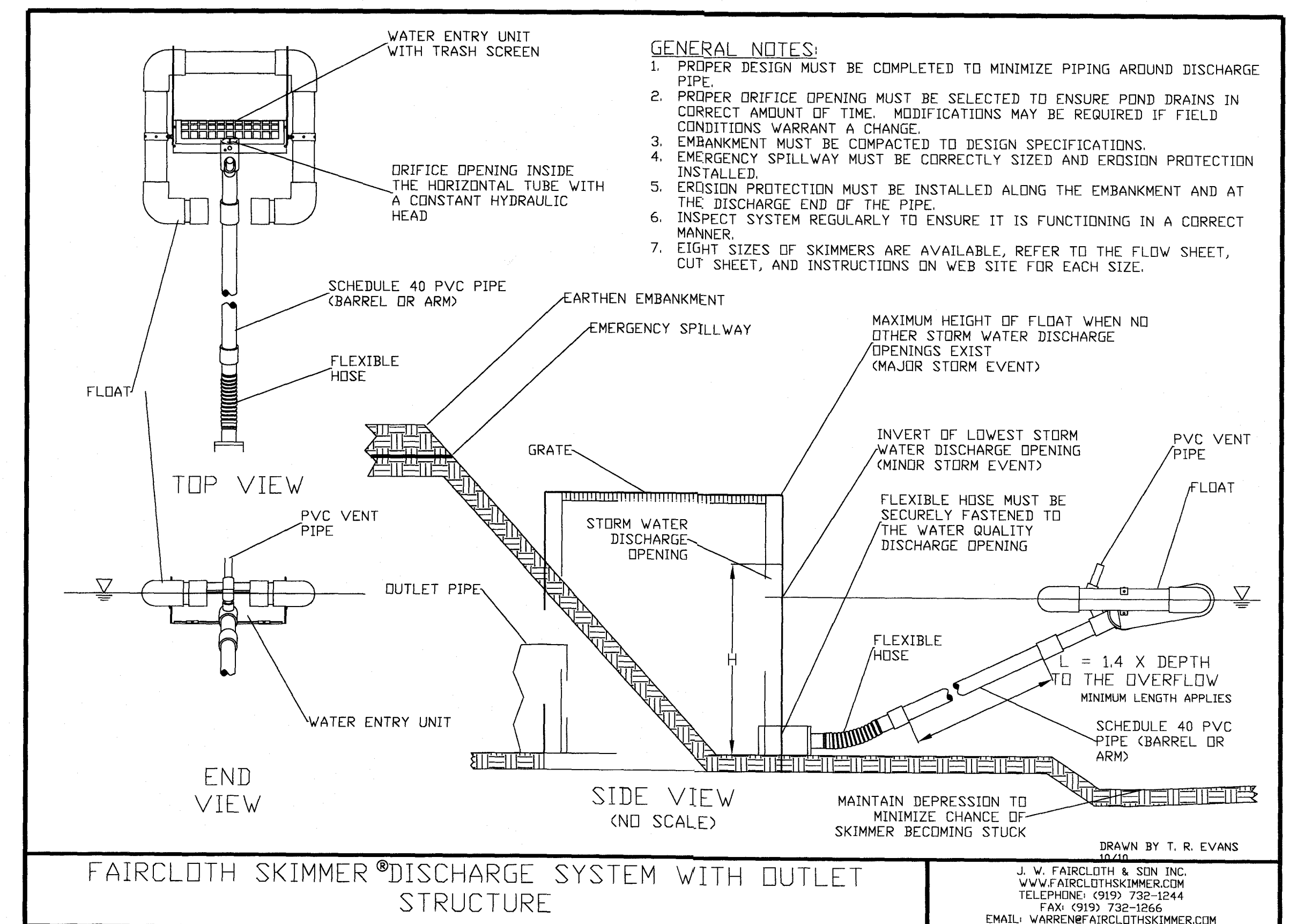
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Tasks	Basin Side-Slopes	Basin Bottom	Basin Inlets	Basin Outlet	Catch Basin Inlets	Catch Basin Sumps	Storm Sewer System	Schedule
Inspect for sediment accumulation		○	○	○	○	○	○	Annually
Remove sediment accumulation		○	○	○	○	○	○	Every 5-10 years as needed
Inspect for debris (dead vegetation and trash)	○	○	○	○	○		○	Early spring, fall and after major storms
Clean debris	○	○	○	○	○	○	○	As needed
Inspect for erosion on banks and bottom	○	○	○	○				Early spring, fall and after major storms
Re-establish permanent vegetation on eroded slopes	○	○						As needed
Rake out dead vegetation			○	○				Annually – early spring
Replace stone rip-rap	○	○	○	○				Every 3-5 years as needed
Mowing	○	○						0 to 2 times per year
Inspect structural elements during rainfall event			○	○			○	Annually

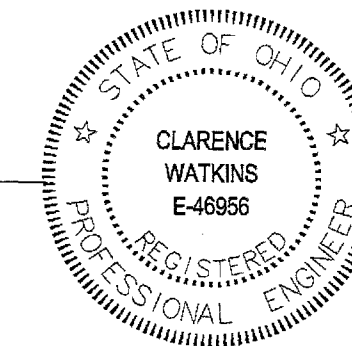
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	2019			2020			
	O	N	D	J	F	M	A
CLEARING & GRUBBING	X	X					
ROUGH GRADING	X	X					
UTILITIES		X	X				
FINE GRADING			X	X			
PAVING						X	X
TOPSOIL & SEEDING							X
LANDSCAPING							X
TEMP. EROSION CONTROL MAINTENANCE	X	X	X	X	X	X	X
TEMP. EROSION CONTROL	X	X	X	X	X	X	X

SIGNATURE LIST OF ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED IN TEMPORARY SEDIMENT AND EROSION CONTROL PRACTICES

[illegible]

CLARENCE D. WATKINS, P.E.
REGISTERED OHIO ENGINEER NO. E-46956



9/12/2019
DATE

[illegible]

DRAWN BY:
REB

CHECKED BY:
CDW



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

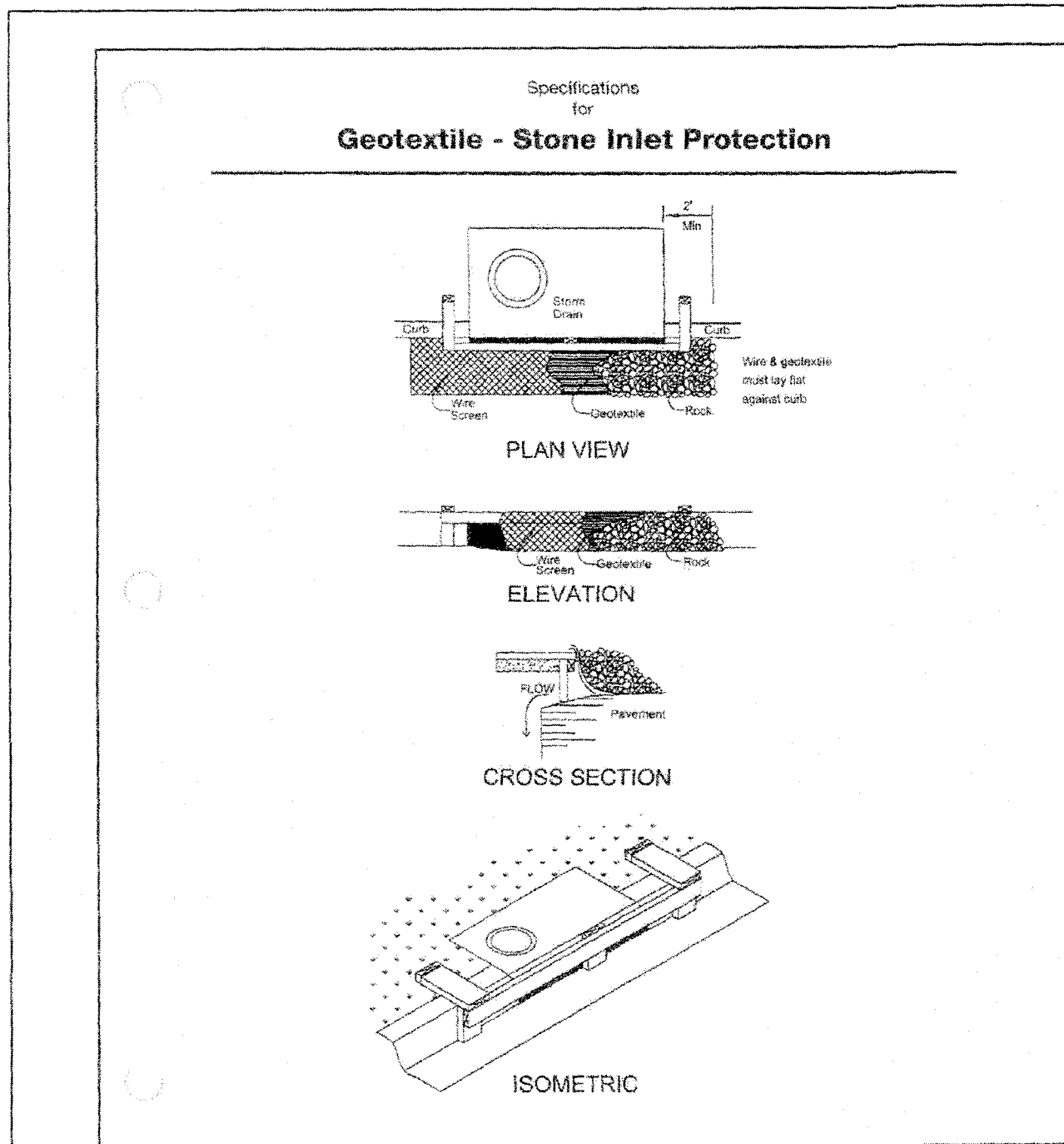
PREPARED FOR:

COPICH ARCHITECTS
314 CHURCHILL-HUBBARD ROAD
YOUNGSTOWN, OHIO 44505
(330) 759-0226

**ANIMAL CLINIC NORTHVIEW
IMPROVEMENTS
SWPPP NOTES AND DETAILS**
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

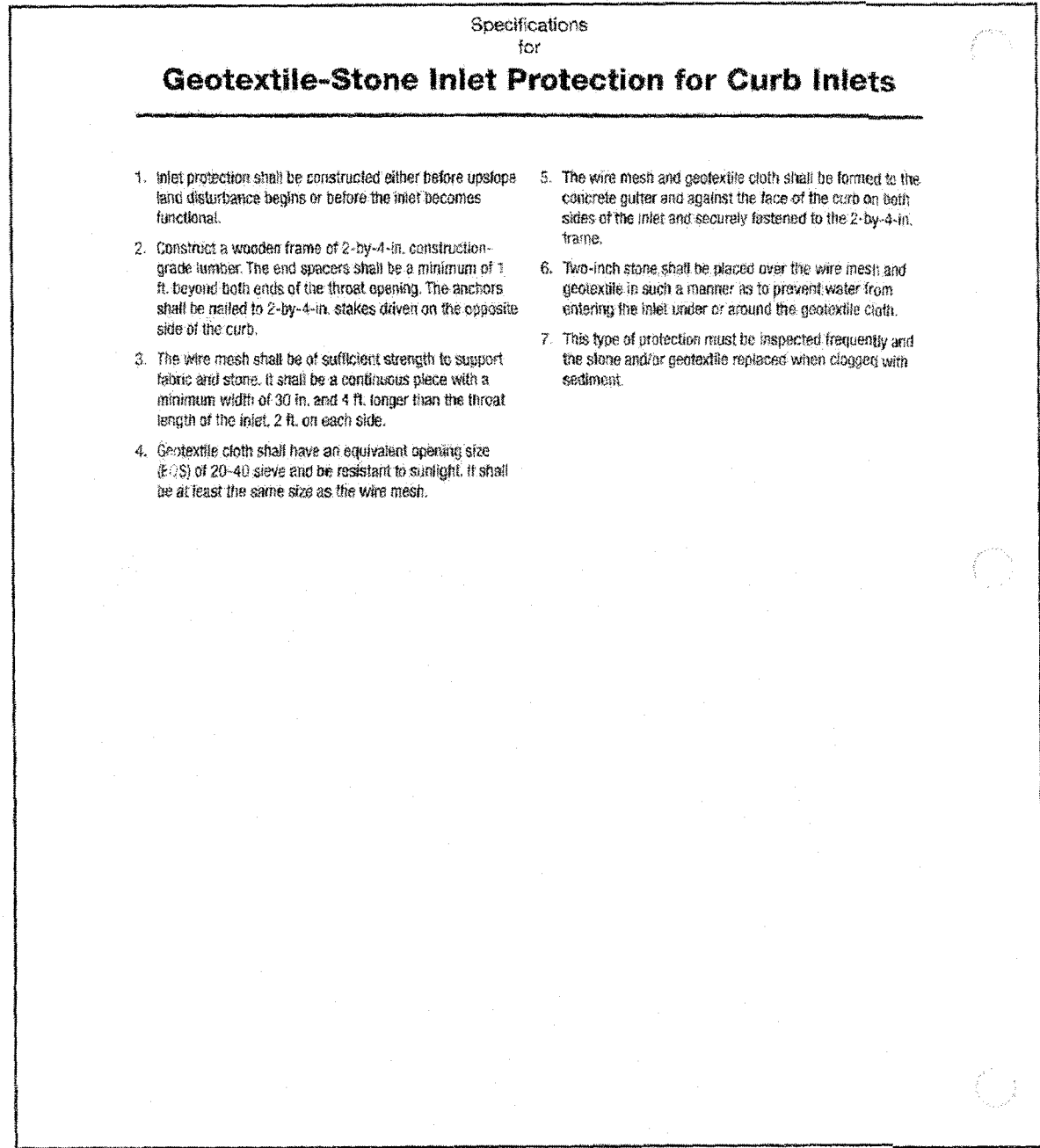
SHEET
C5.2

DB NO.
9-5134



INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."

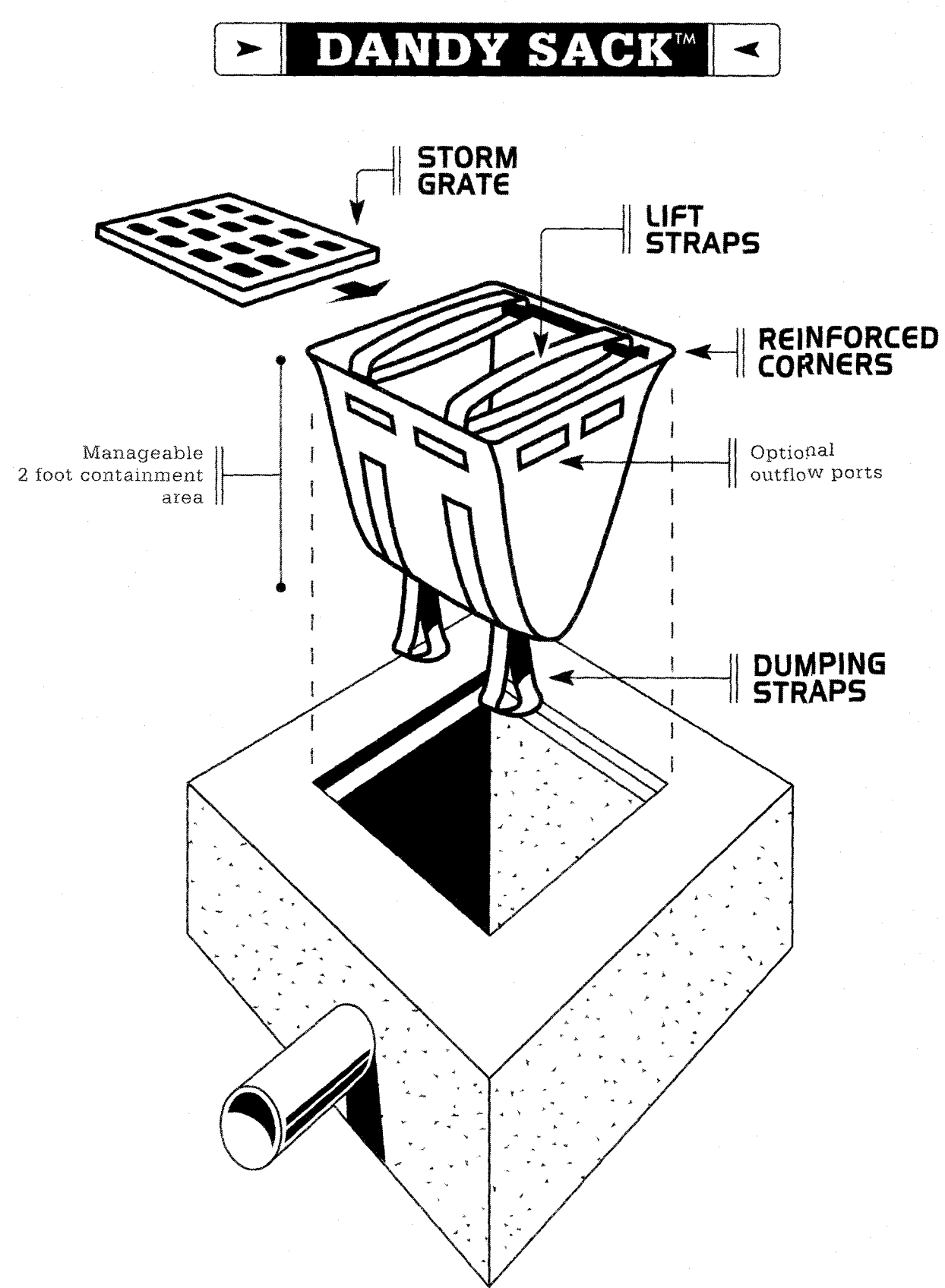
REV. NO. DATE BY DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING
GEOTEXTILE-STONE INLET PROTECTION
SCALE: NOT TO SCALE
DATE: 10/01/08 DRAWN BY: JAB/TB SWP-21



NOTE: NOT TO BE USED DURING SNOW PLOWING SEASON.

INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."

REV. NO. DATE BY DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING
GEOTEXTILE-STONE INLET PROTECTION FOR CURB INLETS
SCALE: NOT TO SCALE
DATE: 10/01/08 DRAWN BY: JAB/TB SWP-22



**DANDY SACK®
INLET PROTECTION SYSTEM GUIDE SPECIFICATION**

PRODUCT:
DANDY SACK®

MANUFACTURER:
Dandy Products Inc.
P.O. Box 1980
Westerville, Ohio 43086
Phone: 800-591-2284
Fax: 740-881-2791
E mail: ds@2dandyproducts.com
Web: www.dandyproducts.com

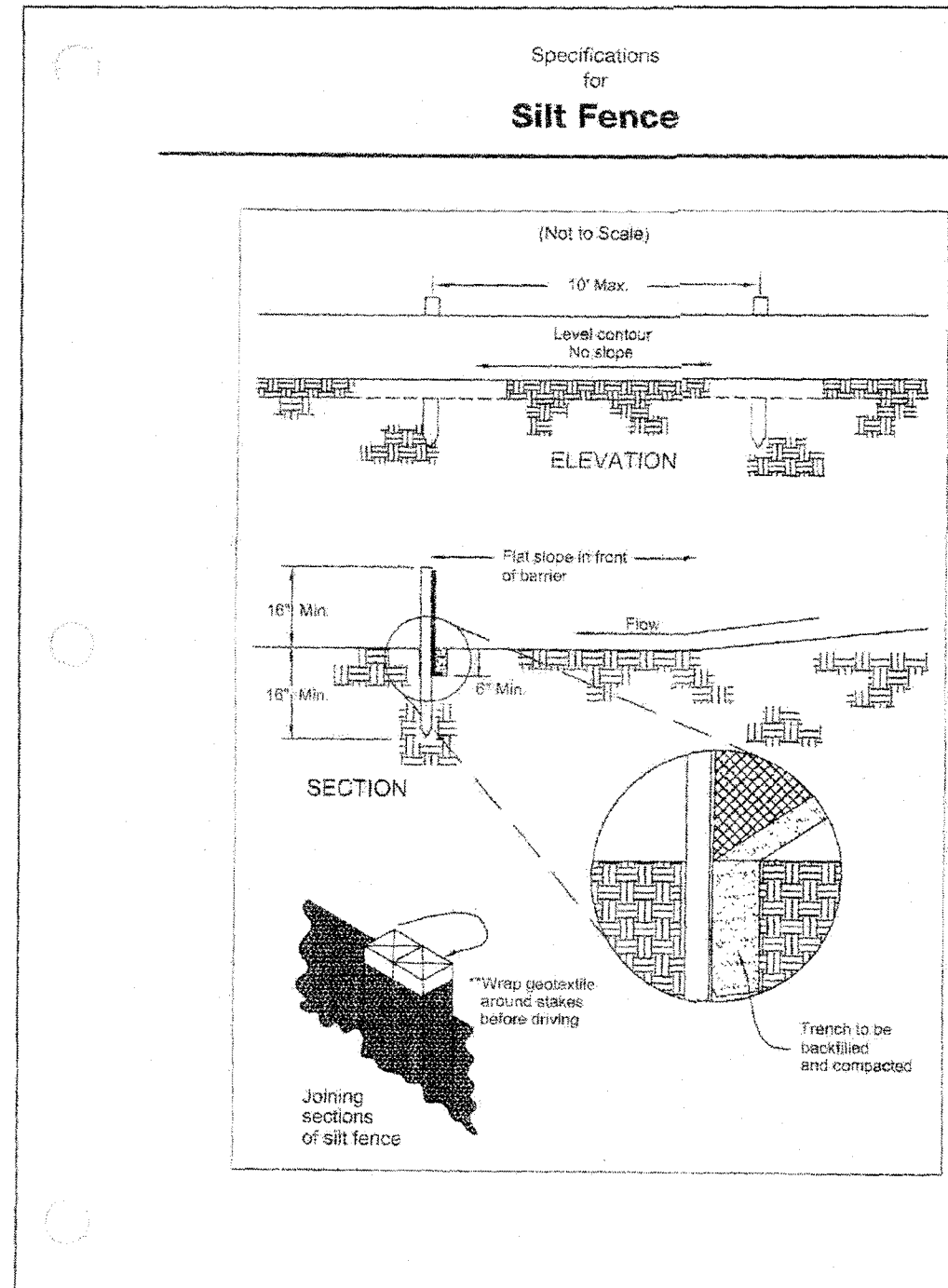
1.0 Description:
1.1 Work covered under this item consists of installing a Dandy Sack® inlet protection system. The purpose is to keep silt, sediment and construction debris out of the storm water system.

2.0 Material:
2.1 The Dandy Sack® inlet protection unit shall be a sewn in the U.S.A. geotextile fabric unit.
2.2 The Dandy Sack® shall have lifting straps to allow removal of the unit and manual inspection of the storm water system.
2.3 The Dandy Sack® unit shall utilize an orange monofilament fabric that is manufactured in the U.S.A. with the following characteristics:

PROPERTY	TEST METHOD	UNITS	TEST RESULTS
Grab Tensile Strength	ASTM D 4632	lbs	450 x 300
Grab Tensile Elongation	ASTM D 4632	%	40 x 25
Puncture Strength	ASTM D 4833	lbs	130
Mullen Burst Strength	ASTM D 3786	psi	600
Trapezoid Tear Strength	ASTM D 4533	lbs	165 x 150
% Open Area (POA)	COE - 22125-86	%	28
Apparent Opening Size	ASTM D 4751	US Std Sieve	30
Permittivity	ASTM D 4491	sec	3.5
Permeability	ASTM 4491	cm/sec	0.25
Water Flow Rate	ASTM 4491	gal/min/ft²	250
Ultraviolet Resistance	ASTM D 4355	%	70
Color			Orange

The color orange is a trademark of Dandy Products, Inc.
The property values listed above are effective October 2010 and are subject to change without notice.

- 3.0 Installation:**
- 3.1 Remove the grate from the catch basin.
- 3.2 For Oil and Sediment Model; to install or replace absorbent, place absorbent pillow in unit, on the bottom (below-grade side) of the unit.
- 3.3 Stand the grate on end. Move the top lifting straps out of the way and place the grate into the Dandy Sack® unit so that the grate is below the top straps and above the lower straps. The grate should be cradled between the upper and lower straps.
- 3.4 Holding the lifting devices, insert the grate into the inlet, being careful that the grate remains in place and being careful not to damage the Dandy Sack® unit.
- 4.0 Maintenance:**
- 4.1 Remove all accumulated sediment and debris from vicinity of unit after each storm event.
- 4.2 After each storm event and at regular intervals, look into the Dandy Sack® unit. If the unit is more than 1/3 full of accumulated sediment, the unit must be emptied.
- 4.3 To empty the unit, using the lifting straps lift the unit out of the inlet and remove the grate. Transport the unit to an appropriate location for removal of the contents. Holding the dumping straps on the outside at the bottom of the unit, turn the unit upside down, emptying the contents. Reinstall unit as above.
- 4.4 For Oil and Sediment Model; remove and replace absorbent when near saturation.
- 4.5 Dispose of unit and/or absorbent in accord with applicable Federal, state and local environmental laws and regulations.



Specifications for Silt Fence

1. Silt fence shall be constructed before upslope land disturbance begins.

2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions that may carry small concentrated flows to the silt fence are dissipated along its length.

3. Ends of the silt fences shall be brought together slightly so that water ponded by the silt fence will be prevented from flowing around the ends.

4. Silt fence shall be placed on the flattest area available.

5. Where possible, vegetation shall be preserved for 5 feet (or as much as possible) up-slope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.

6. The height of the silt fence shall be a minimum of 16 inches above the original ground surface.

7. The silt fence shall be placed in an excavated or ditch trench cut a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine, slicing machine, or other suitable device that will ensure an adequately uniform trench depth.

8. The silt fence shall be placed with the stakes on the down-slope side of the geotextile. A minimum of 6 inches of geotextile must be below the ground surface. Screen material shall lay on the bottom of the 6-inch deep mesh. The trench shall be backfilled and compacted on both sides of the fabric.

9. Seams between sections of silt fence shall be spliced together with a support post with a minimum 6-in. overlap prior to driving into the ground, use cables.

10. Maintenance—Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, lower the fabric or around the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be performed as appropriate: 1) the top of the silt fence shall be changed; 2) accumulated sediment shall be removed; or 3) other practices shall be initiated.

Sediment deposits shall be routinely removed when the deposit reaches approximately one-half of the height of the silt fence.

Silt fences shall be inspected after each rainfall and at least daily during a prolonged rainfall. The location of existing silt fence shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.

Criteria for silt fence materials:

1. Fence post—The length shall be a minimum of 32 inches. Wood posts will be 2-4x 2-4x, round, unpeeled hardwood of sound quality. They shall be free of knots, splits and other visible imperfections, but will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water loading.

2. Silt fence fabric—See chart below.

PROPERTY	VALUES	TEST METHOD
Minimum Tensile Strength	130 lbs (330 lb)	ASTM D 4632
Minimum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	150 lbs (220 lb)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 lb)	ASTM D 4533
Apparent Opening Size	≤ 0.84 mm	ASTM D 4751
Minimum Permeability	DN10-2 sec-1	ASTM D 4491
UV Exposure Strength retention	70%	ASTM D 4355

INFORMATION OBTAINED FROM THE 2006 EDITION OF THE STATE OF OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."

REV. NO. DATE BY DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING
SILT FENCE
SCALE: NOT TO SCALE
DATE: 10/01/08 DRAWN BY: JAB/TB SWP-18

Concrete Washout Areas

Installation:

- Concrete wash water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance and washout pits shall be situated a minimum of fifty (50) feet from them.
- Field tile or other subsurface drainage structures within 10 ft. of the pump shall be cut and plugged.
- Ensure a stable path is provided for concrete trucks to reach the washout area.
- A highly visible sign that reads "Concrete Washout Area" shall be erected adjacent to the washout pit.
- Surface runoff generated from upslope areas shall be diverted away from below-grade washout pits so as not to flow into them.
- A single centralized washout area may be utilized for multiple sublots.

Maintenance:

- The washout pit must be inspected frequently to ensure the liner is intact.
- Once 75% of the original volume of the washout pit is filled or if the liner is torn, the material must be removed and properly disposed of once it is completely hardened. Once the hardened concrete is removed, the liner must be replaced (if torn). A new pit must be constructed if the original structure is no longer suitable.

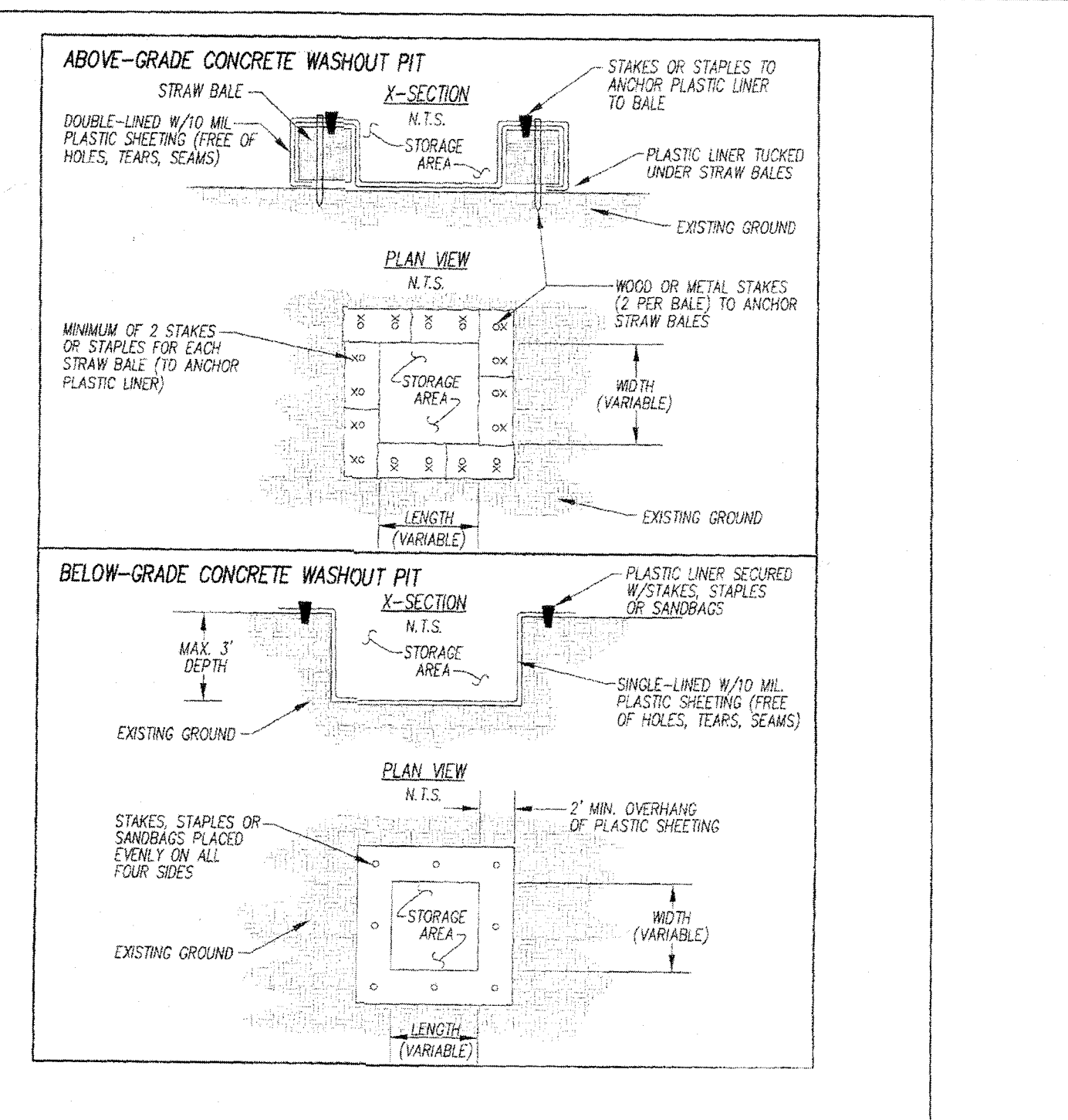
Removal:

- Once the washout pit is no longer needed, ensure all washout material has completely hardened, then remove and properly dispose of all materials. If straw bales were used, they can be spread as mulch.
- Prefabricated containers specifically designed for concrete washout collection may be used subject to prior approval by the Community Engineer. Follow the manufacturer's suggestions for installation, maintenance and removal procedures.

Sizing of Concrete Washout Pits

Below-grade (3-ft depth)			Above-grade (2-ft depth)		
# of concrete trucks expected to be washed out on site	Width (ft)	Length (ft)	# of concrete trucks expected to be washed out on site	Width (ft)	Length (ft)
2-3	3	3	2	3	3
4-5	4	4	3-4	4	4
6-7	5	5	5-6	5	5
8-10	6	6	7-8	6	6
11-14	7	7	9-11	7	7
			12-15	8	8

*For small projects using a maximum of only one truckload of concrete or utilizing on-site mixing, rinsing of equipment may take place on the lot without a pit, provided it can be done a minimum of fifty (50) feet away from any water conveyances.



CLARENCE D. WATKINS, P.E.
REGISTERED OHIO ENGINEER NO. E-46956

9/12/2019 DATE

REV. NO. DATE BY DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING
CONCRETE WASHOUT
SCALE: NOT TO SCALE
DATE: 10/01/08 DRAWN BY: JAB/TB SWP-33

REVISION	DATE	BY	DESCRIPTION

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801 MOORE ROAD AVON, OHIO 44011
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DRAWN BY: INITIALS
CHECKED BY: CDW

PREPARED FOR:
COPICH ARCHITECTS
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ANIMAL CLINIC NORTHVIEW
IMPROVEMENTS
SWPPP NOTES AND DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
C5.3
JOB NO.
19-5134

Vegetative Care: and/or: Apply temporary or permanent seedings and mulch to areas that will remain idle for over 21 days. Seeding existing trees and large shrubs with appropriate seed mix. Apply temporary seedings to bare soil. See Temporary Seeding, Permanent Seeding, Mulching and Erosion Control. Watering: Apply the seed with water on the surface 2-4" before and during rainfall and repeat as needed, especially on "hard roads and other heavy traffic areas." Watering should be continued until the seedlings are well established on soil surface. Weeding agents should be used according to manufacturer instructions. Soil Erosion Control: Apply according to the following chart or manufacturer's instructions.	4. Stone: Grand roadsides and outside areas will be stabilized using crushed stone to create grass as soon as practicable after seeding has taken or if not required. Quicker stabilization can be achieved by using a permanent cover provider control of soil erosion. 5. Barriers: Existing windbreak vegetation that is marked for removal should be retained as long as possible. Barriers may be placed perpendicular to prevailing air currents at intervals of about 15 feet; the barrier height to control soil erosion should be 4-6 feet. 6. Calcium Chloride: This chemical may be applied by agricultural aircraft or ground vehicles, at granules or liquids at a rate of 10 tons per acre; it will not so high as to cause salt damage to plants.
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Adhesive	(Adhesive: Water)	Nozzle Type	Application Rate Gal./Ac.
Latex Emulsion	12:2:1	Fine	255
Resin in Water	4:1	Fine	300
Acrylic Emulsion (No-traffic)	7:1	Coarse	450
Acrylic Emulsion (Traffic)	3.5:1	Coarse	350

REV No.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			

SCALE: NOT TO SCALE	SWP-29
DATE: 10/01/08 DRAWN BY: JAB/TFB	

4. A de-watering plan shall be developed prior to the commencement of any dewatering activities. 5. The de-watering plan should include all permits and related equipment necessary for the dewatering activities and designate areas for placement of practices. Outside for practices shall be protected from scour either by riprap protection, rock armor or other acceptable methods of outlet protection. 6. Water that is not discharged into a setting/treatment basin but is directly into waters of the state shall be in "C" or "D" quality. Discharges of water shall be within $\pm 0.5'$ of the receiving waters.	7. Settling basins shall be constructed for four (4) feet in depth. The basins shall be provided for treatment storage as outlined in Chapter 6. SEDIMENT BASIN OR SEDIMENT TRAP. The inlet and outlet for the basin shall be located at the furthest points of the storage. A settling basin must be used to ensure that the water is free of any sediment or debris before it is discharged. The water shall be discharged during the discharge process. The settling basin shall be obtained prior to when the permits has been issued or if no permits are required. 8. All necessary facilities: State and Local permits shall be secured prior to discharging into waters of the state.
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REV No	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			

SCALE: NOT TO SCALE	SWP-15
DATE: 10/01/08 DRAWN BY: JAD/2008	

1. Preexisting vegetation shall be retained on site perforce of the pulling out as long as construction operations allow. Clearing shall be done so that active working areas are bare.	4. Initial protection shall also be used to prevent or control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.
2. Temporary seed and/or mulch shall be applied to grasses, such as strawberries and rough grasses, areas, that are not immediately being worked. This shall apply to areas that will not be paved or covered with a permanent surface.	5. Construction vehicle access shall be limited to one route to the greatest extent practical. The access shall be prepared to the greatest extent practical. The access shall be prepared to the greatest extent practical. The access shall be prepared to the greatest extent practical.

REV No.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			

SCALE: NOT TO SCALE	SWP-32
DATE: 10/01/08 DRAWN BY: JAR/TER	

PLAN VIEW

- Temporary seeding and/or mulch applied to rough graded areas
-  Construction Entrance gravel
-  Rough grade areas to allow settling below grade elevation
-  Storm Drain w/inlet protection
-  Storm Drain without inlet protection
-  Yard Drain w/ inlet protection
-  Silt Fence
-  Curb

REV No.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			

SCALE: NOT TO SCALE	SWP-32
DATE: 10/01/08 DRAWN BY: JAR/TER	

(Not To Scale)

Erosion Step Across Entire Width of Channel

1/2 Slope to Flow Direction of Stepping

Dry Outflow by 2 Feet

Flow

Gabion

Tamped Fill

Tamped pit

1:1.5 Matting & Seeding of Sod

Erosion Control

Starting New Step Below

Original channel line

Stepping Water are Reduced

Erosion

Flow Limiting Weirs at Top of Trench

Level Edge Slope

Flow Limiting Weirs at Top of Trench

Erosion Control

CLARENCE D. WATKINS, P.E.
REGISTERED OHIO ENGINEER NO. E-46956

9/12/2019
DATE

Channel/Slotted Steel Pressure Pipe: Install in contact area of the installation, preparing surface by knocking 2" x 3" of topsoil above the trench. Incorporate intermediate checks as line and trench line rise. Remove all debris from trench. Remove any other debris so that installed RCP will have direct contact with the soil surface.

Channel/Slotted Steeling Apply seal to soil surface prior to installation. Sealant must be applied to trench bottom and on disturbed areas must be resurfaced. Refer to this Permanent Sealing specification for sealing recommendations.

Slip Laid Installation

- Excavate top and bottom trenches (12" wide), intermittent erosion trench (6" wide) may be required based on slope length. Excavate top trench 12" x 3' over crest of slope.
- Intermittent erosion trench checks can be required. Install RCP in 4" cut at a maximum of 30' centers or the mid point center of the slope. RCP should be tapered into trench on 12" center.
- Install RCP into anchor trench, trench on 12" spacing, backfill on top slope.
- Install RCP down slope with aspect ratio overlapped a minimum of 12" and not less than 6". Use the RCP (hole) to maintain direct contact, do not compact, do not tamp.
- Overlap top trench a minimum of 12" with up slope RCP trench for a double anchor. Begin all new lines in an erosion ditch. Intermediate checks, combine anchor and erosion ditch.
- Install RCP in bottom trench (12" wide), slope on 12" center. Place all other checks throughout slope at 12 to 25 paces apart dependent on slope. Refer to manufacturer's specifications for slope.

Channel Installation

- Excavate initial anchor trench (12"x6") across the lower end of the project area.
- Excavate intermittent checks every 12' across the channel.
- Excavate longitudinal trench (anchor trenches 4"x14") along both sides of the channel to bury the anchors. Make possible extend the RCP to 2' above the crest of erode side slope.
- Install RCP in initial anchor trench (cross anchor) every 12", backfill and compact soil.
- Roll out RCP beginning in the center of the channel towards the intermittent checks (do not cut, do not tamped, Unroll RCP in 4" cut at a maximum of 30' centers or the mid point center every 18" and on each side, slope, slope.
- At top of channel side slope install RCP in the longitudinal anchor trench, anchor every 18".
- Install RCP in intermittent check trench. Lay slope trench and square with anchors every 12", backfill and install area compact.
- Overlap top trench a minimum of 12" with intermittent RCP for a shoring effect. Begin all new lines in an intermittent trench, combine anchor and erosion ditch.
- Install anchors in a terminal anchor trench (12"x6"), anchor every 12", backfill and compact.

Complete anchoring throughout channel at 2.5 paces interval. Intermediate checks, combine anchor and erosion ditch every 18" and on each side, slope, slope. Lay slope trench and square with anchors every 12", backfill and install area compact. Anchors should be of sufficient length to anchor into the soil. Slope anchors may be required in loose sandy or gravelly soils.

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

TEMPORARY ROLLED EROSION
CONTROL PRODUCT

SCALE: NOT TO SCALE		SWP-3
DATE: 10/01/08	DRWN BY: JAR/TER	

(Not to Scale)

2" x 2" Wooden Stake

Filter Sock

3'-4"

Min 12"

FLOW

SECTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SCALE: NOT TO SCALE	SWP-25
DATE: 10/01/08 DRAWN BY: JARBER	

- | | |
|--|--|
| 1. Tree and natural areas preservation shall be fenced prior to beginning clearing operations. | 6. If any clearing is done around specimen trees it shall be done by cutting at ground level with hand tools and shall not be grubbing or pulled out. No clearing shall be done in buffer zones or other preservation limited areas. |
| 2. Fence materials shall be plastic fence posts with two strands of high tensile wire, metal fence or snow fence. | 7. No filling or stockpiling of materials shall occur within the tree protection zone. Including operation of skidding. |
| 3. Signage shall clearly identify the two natural preservation areas and state that no clearing or settlement is allowed within. | |
| 4. Fences shall be placed as shown on plans and beyond the clearing or canopy of trees to be preserved. | |
| 5. If any clearing is done around specimen trees it shall be done by cutting at ground level with hand tools and shall not be grubbing or pulled out. No clearing shall be done in buffer zones or other preservation limited areas. | |

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING

SCALE: NOT TO SCALE		SWP-26
DATE: 10/1/88		

CHECKED BY:
CDW

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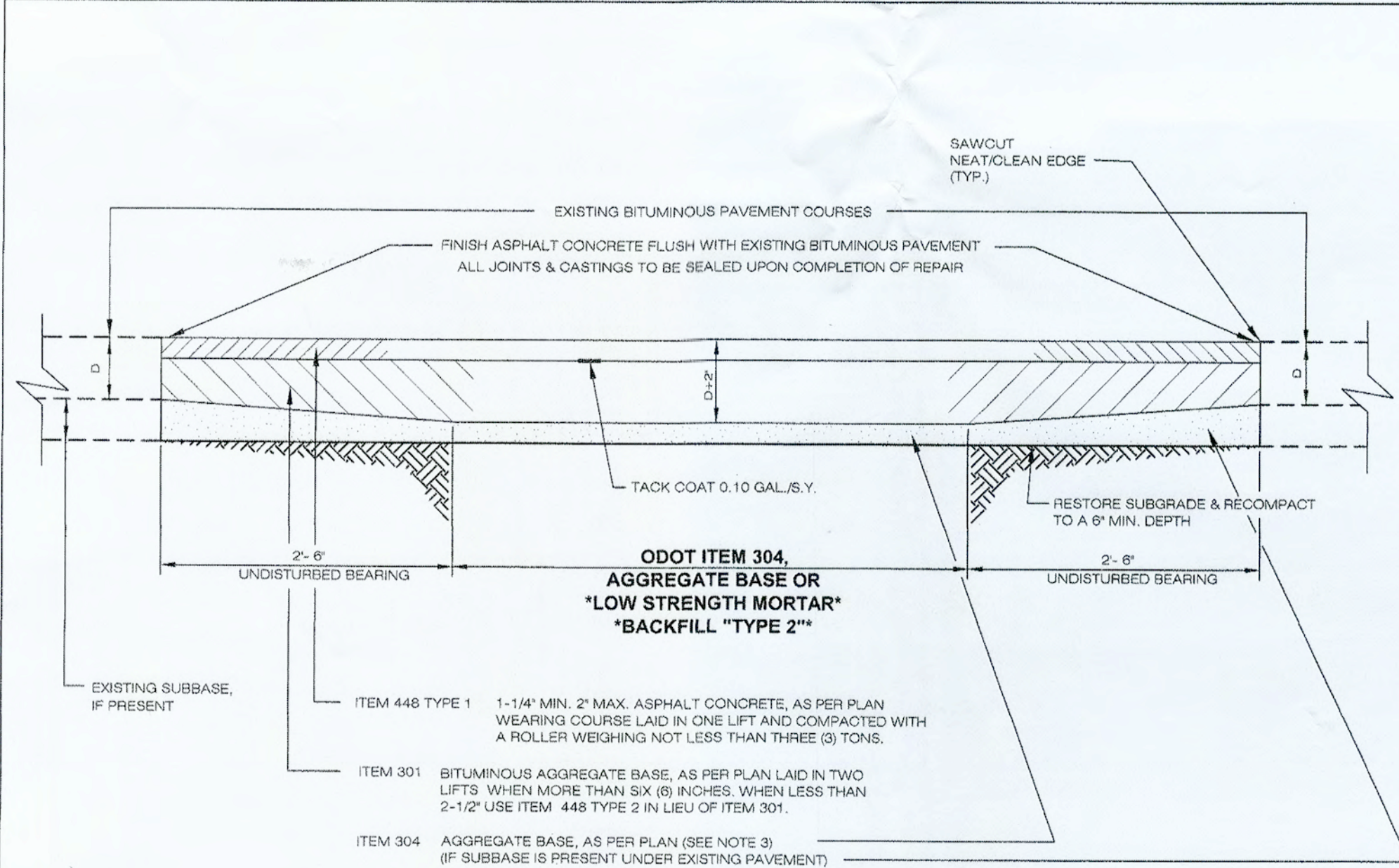
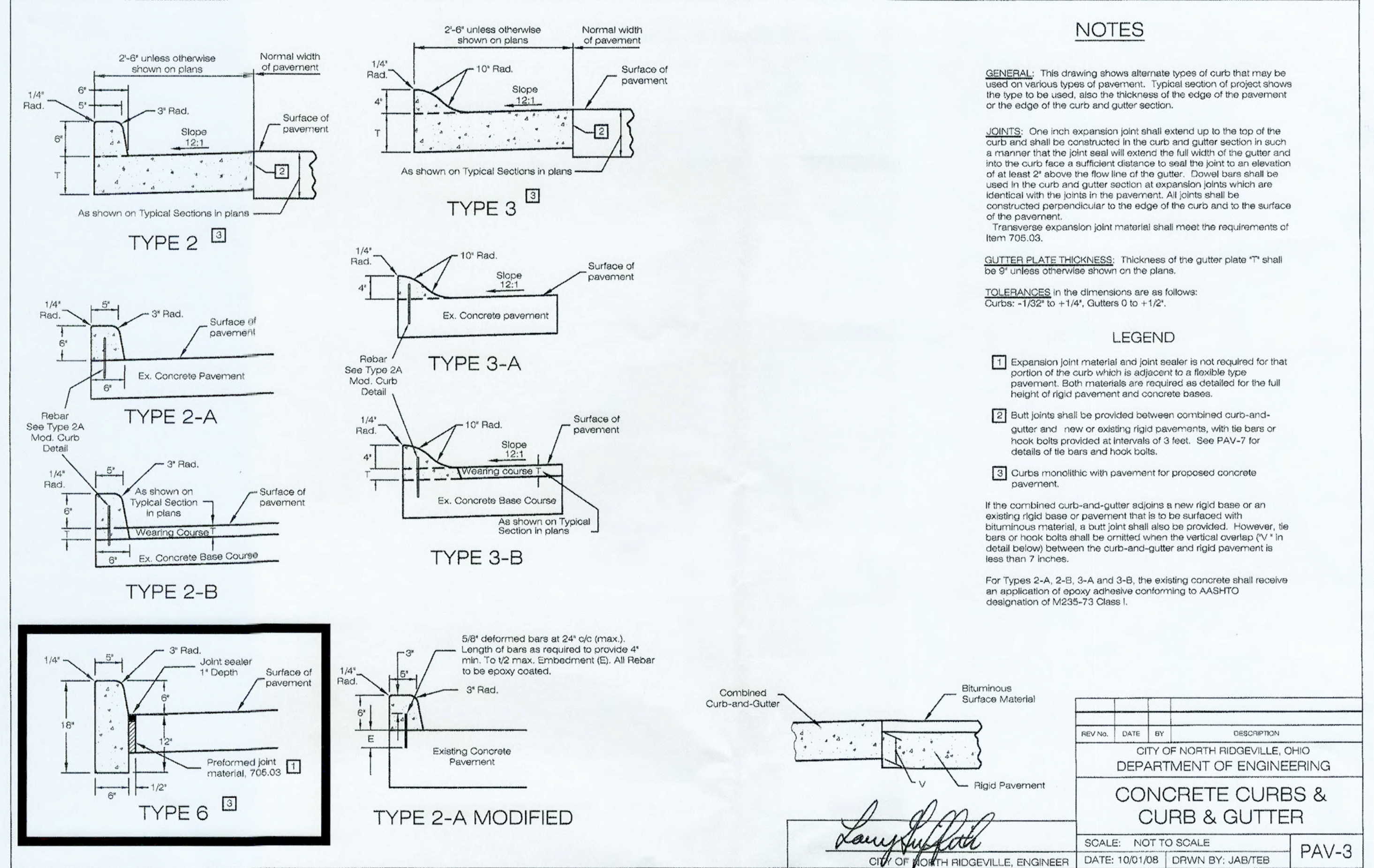
**ANIMAL CLINIC NORTHVIEW
IMPROVEMENTS
SWPPP NOTES AND DETAILS**
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
C5.4

JOB NO.
19-5134

BASIN X-SECTION OF BASIN #1 FROM BOTTOM TO TOP				
X-section	Elevation	Incremental Volume (Pond)	Detention Storage	Description
(ft)	(ft)	(cu ft)	(cu ft)	
1	717.0	0	0	Entrance to 18" connector culvert
2	717.1	47	47	
3	717.2	124	172	
4	717.3	202	373	
5	717.4	279	652	
6	717.5	356	1008	
7	717.6	433	1442	
8	717.7	510	1952	
9	717.8	588	2540	
10	717.9	665	3204	
11	718.0	742	3947	
12	718.1	809	4756	
13	718.2	867	5623	
14	718.3	924	6547	
15	718.4	982	7529	
16	718.5	1039	8568	
17	718.6	1097	9664	
18	718.7	1154	10818	1-yr WSEL
19	718.8	1211	12030	
20	718.9	1269	13299	2-yr WSEL
21	719.0	1326	14625	
22	719.1	1369	15994	
23	719.2	1396	17389	
24	719.3	1423	18812	
25	719.4	1450	20262	5-yr WSEL
26	719.5	1477	21739	
27	719.6	1504	23244	
28	719.7	1531	24775	
29	719.8	1558	26333	10-yr WSEL
30	719.9	1586	27919	
31	720.0	1613	29532	
32	720.1	1640	31171	
33	720.2	1667	32839	
34	720.3	1695	34534	
35	720.4	1722	36256	
36	720.5	1750	38006	25-yr WSEL
37	720.6	1777	39793	50-yr WSEL
38	720.7	1805	41588	
39	720.8	1832	43420	
40	720.9	1860	45290	100-yr WSEL
41	721.0	1887	47197	
42	721.1	1915	49082	
43	721.2	1943	51025	
44	721.3	1971	52996	
45	721.4	1999	54996	
46	721.5	2027	57022	
47	721.6	2055	59076	
48	721.7	2083	61159	
49	721.8	2111	63270	
50	721.9	2139	65409	
51	722.0	2167	67576	Top of Bank

BASIN X-SECTION OF BASIN #2 FROM BOTTOM TO TOP				
X-section	Elevation	Incremental Volume (Pond)	Detention Storage	Description
(ft)	(ft)	(cu ft)	(cu ft)	
1	714.0	0	0	Bottom of Basin #2
2	714.3	47	47	
3	714.6	70	117	
4	714.9	93	210	
5	715.2	116	326	
6	715.5	139	465	
7	715.8	163	628	
8	716.1	186	814	
9	716.4	209	1023	
10	716.7	232	1255	
11	717.0	255	0	Normal WSEL, 1-3/8" WO Orifice
12	717.1	91	91	
13	717.2	95	186	
14	717.3	99	286	
15	717.4	104	390	
16	717.5	108	497	
17	717.6	112	609	
18	717.7	116	726	
19	717.8	120	848	
20	717.9	125	971	
21	718.0	129	1100	
22	718.1	133	1233	
23	718.2	138	1371	
24	718.3	143	1514	
25	718.4	148	1662	
26	718.5	153	1815	
27	718.6	158	1972	
28	718.7	162	2135	1-yr WSEL
29	718.8	167	2302	3" dia. Window
30	718.9	172	2474	2-yr WSEL
31	719.0	177	2651	
32	719.1	182	2833	
33	719.2	188	3021	
34	719.3	193	3214	
35	719.4	199	3413	
36	719.5	204	3617	5-yr WSEL
37	719.6	210	3826	
38	719.7	215	4042	
39	719.8	221	4262	
40	719.9	226	4488	10-yr WSEL
41	720.0	232	4720	
42	720.1	237	4957	
43	720.2	244	5201	
44	720.3	250	5451	
45	720.4	256	5706	
46	720.5	262	5968	
47	720.6	268	6236	25-yr WSEL & Top Grate
48	720.7	274	6510	50-yr WSEL
49	720.8	280	6790	
50	720.9	286	7076	
51	721.0	292	7369	100-yr WSEL
52	721.1	299	7667	
53	721.2	305	7972	
54	721.3	312	8284	
55	721.4	318	8603	
56	721.5	325	8928	
57	721.6	332	9259	
58	721.7	338	9598	
59	721.8	345	9943	
60	721.9	352	10294	
61	722.0	358	10653	Top of Bank

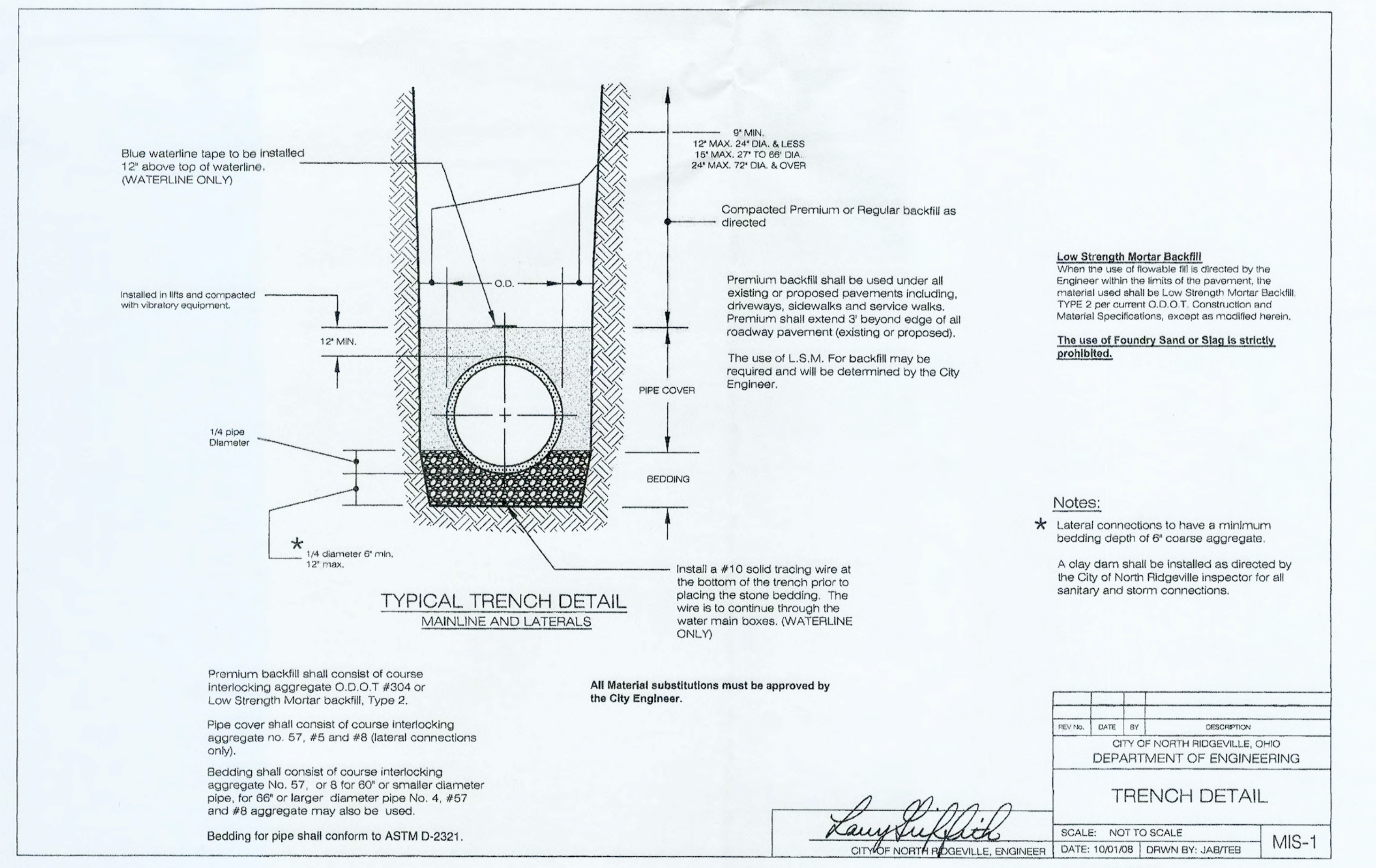


- NOTES:**
- TRENCH BACKFILL MATERIAL SHALL BE ODOT ITEM 304 AGGREGATE BASE OR LOW STRENGTH MORTAR BACKFILL MATERIAL, 100 LB., TYPE 2 AS DIRECTED BY THE ENGINEER. THE SPECIFICATION FOR THIS IS AS CONTAINED IN THE O.D.O.T. CONSTRUCTION & MATERIAL SPECIFICATIONS, LATEST EDITION, ITEM 613, MODIFIED HEREIN.
 - ITEMS 301, 448 TYPE 2 AND 448 TYPE 1 SHALL BE AS SPECIFIED IN THE CURRENT EDITION OF THE ODOT C.M.S.
 - WHERE THREE (3) INCHES OR LESS OF ITEM 304, AS PER PLAN IS REPLACED, USE SCREENING GRAD IN ACCORDANCE WITH 703.10 EXCEPT THAT THE MINIMUM PERCENT PASSING THE No. 100 SIEVE SHALL BE FIVE (5) PERCENT.
 - TRAFFIC SHALL BE MAINTAINED IN A SAFE AND SATISFACTORY MANNER CONFORMING TO THE REQUIREMENTS OF ITEM 614-MAINTAINING TRAFFIC AND THE GENERAL PROVISIONS OF THE O.D.O.T. CONSTRUCTION & MATERIAL SPECIFICATIONS, AND IN COMPLIANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (O.M.U.T.C.D.), FOR TRENCH OPENINGS REQUIRING PAVEMENT AND/OR BERM OPENING PERMITS. THE APPLICANT SHALL FURNISH A MAINTENANCE OF TRAFFIC AND/OR, IF REQUIRED, A DETOUR PLAN TO THE ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
 - AGGREGATE OR PAVED SHOULDER AREAS AND NON-PAVED BERM OR TREE LAWN AREAS WITHIN THE RIGHT-OF-WAY SHALL BE RESTORED OR REPLACED IN ACCORDANCE WITH THE PLANS OR AS DIRECTED TO MINIMALLY MATCH THEIR PREVIOUSLY UNDISTURBED CONDITIONS.
 - BASE MATERIAL TO BE PLACED IN LAYERS NOT TO EXCEED 4" THICKNESS LOOSE DEPTH BY USE OF MECHANICAL COMPACTORS OR OTHER APPROVED COMPACTORS.
 - WHEN THE USE OF STEEL PLATES IS NECESSARY THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING:
NOVEMBER 15 TO APRIL 15 - STEEL PLATES ARE TO BE RECESSED TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND THE STEEL PLATE. TEMPORARY ASPHALT TO BE USED IF REQUIRED.
APRIL 16 TO NOVEMBER 14 - STEEL PLATES ARE TO BE INSTALLED ON THE SURFACE OF THE EXISTING PAVEMENT, FINISHED IN PLACE AND RAISED WITH THE APPROPRIATE TEMPORARY ASPHALT.
- ★ The use of Foundry Sand or slag is strictly prohibited. ★

REV. NO.	DATE	BY	DESCRIPTION

CITY OF NORTH RIDGEVILLE, OHIO
DEPARTMENT OF ENGINEERING
FLEXIBLE PAVEMENT REPAIR DETAIL

SCALE: NOT TO SCALE
DATE: 10/01/08 | DRAWN BY: JAB/TJB
PAV-5



DATE	BY	DESCRIPTION

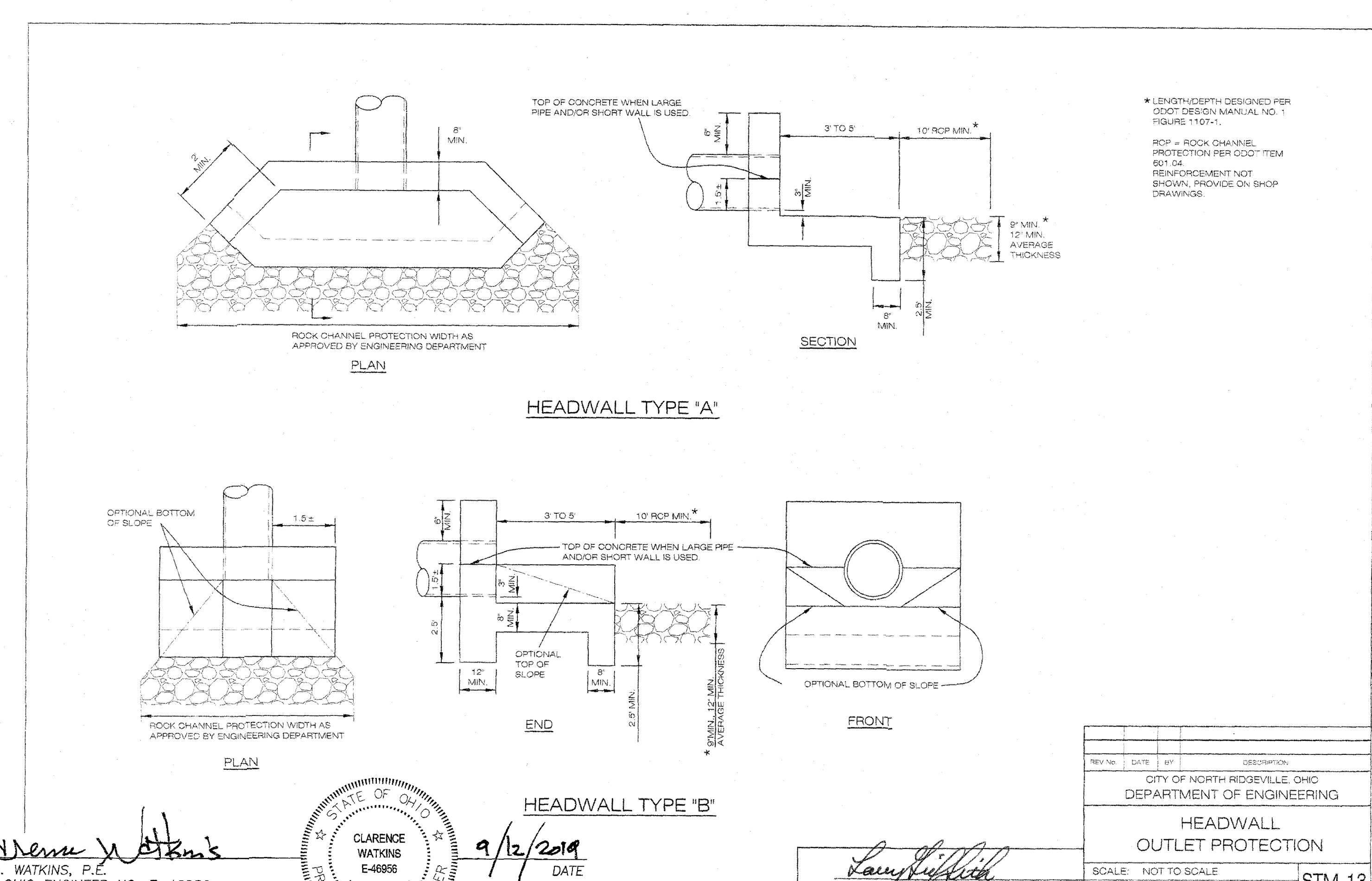
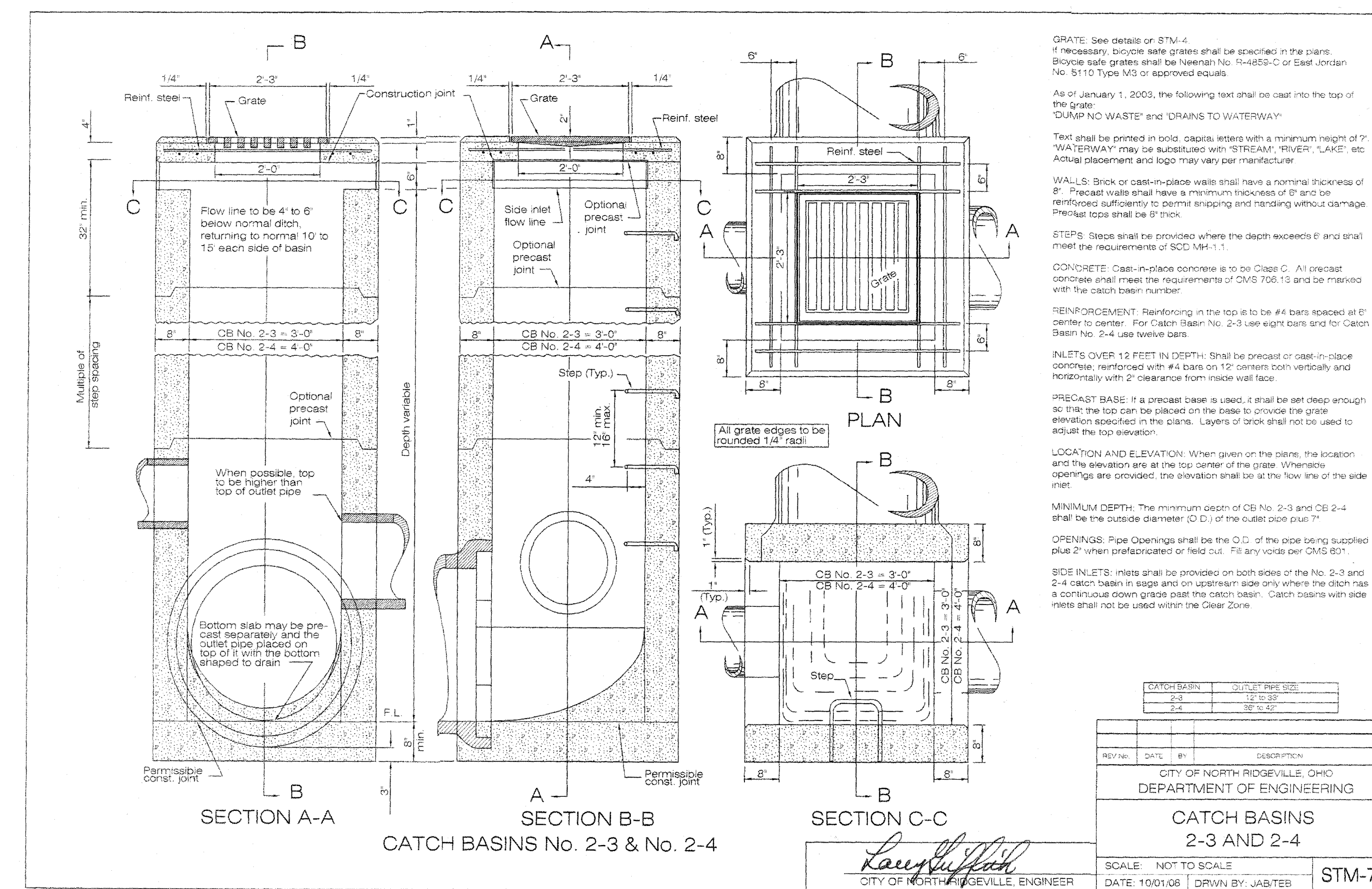
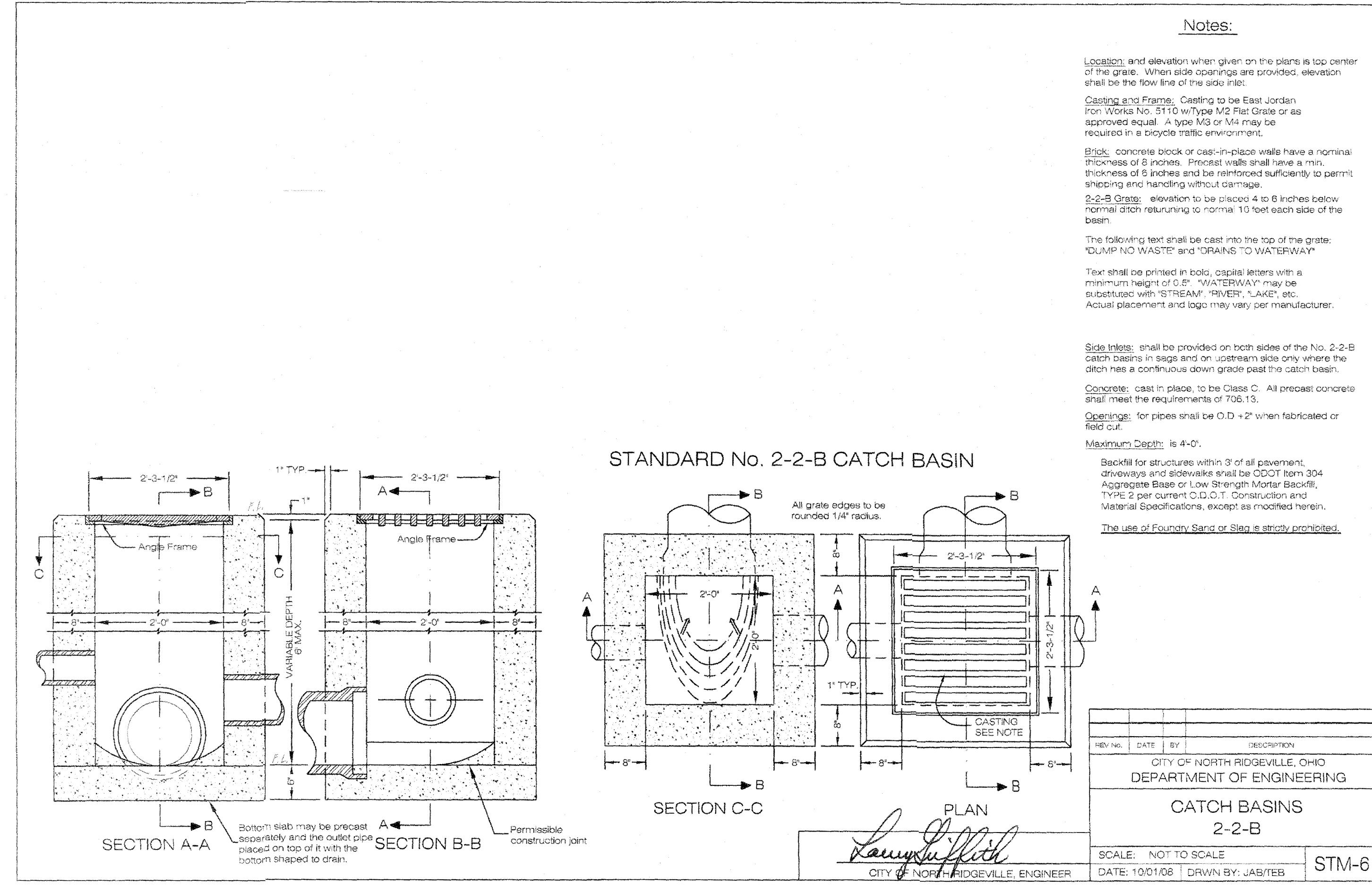
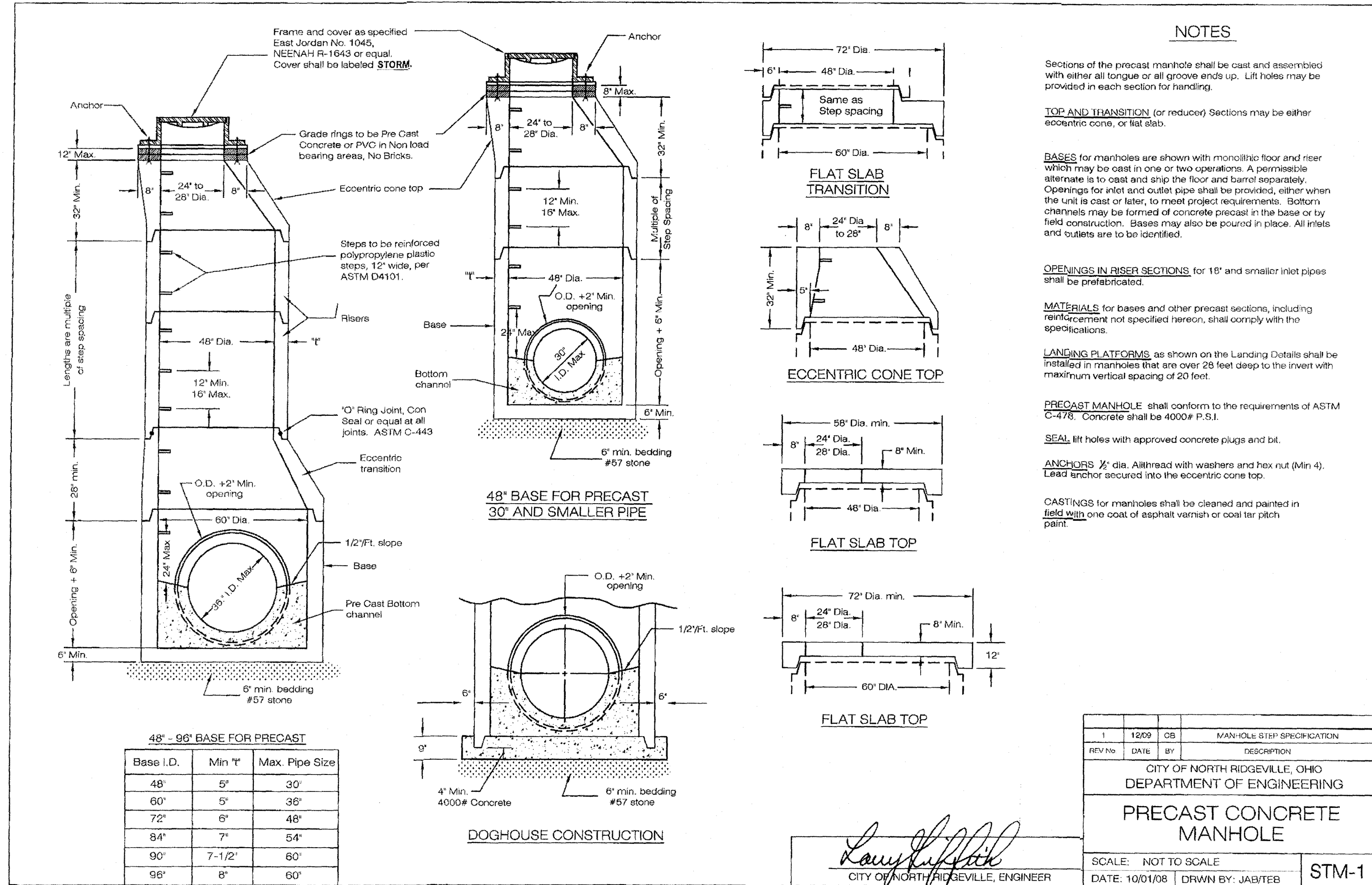
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ANIMAL CLINIC NORTHVIEW IMPROVEMENTS
MISCELLANEOUS DETAILS
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET
C6.1
JOB NO.
19-5134



J:\185134 Animal Clinic Northview\DRAWINGS\Sheet C6.0-6.1 Miscellaneous Details.dwg, Plotted: Sep 12, 2019 - 11:40am

DATE	BY	DESCRIPTION

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CDW

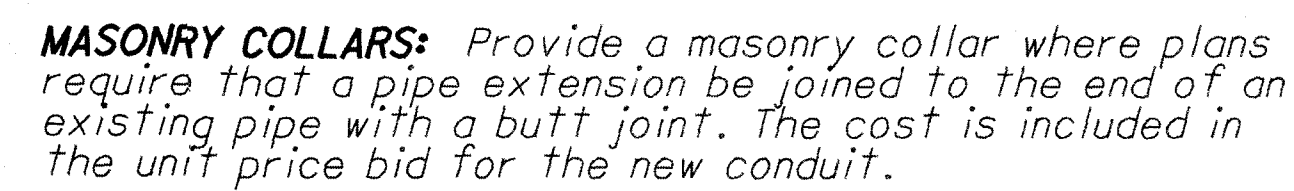
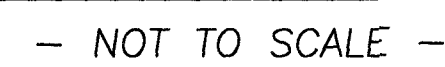
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PREPARED FOR:

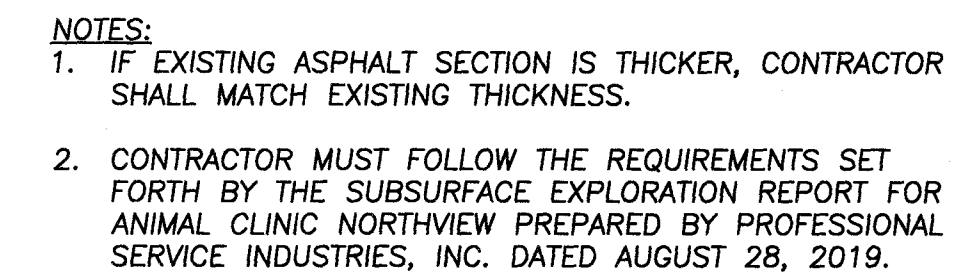
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ANIMAL CLINIC NORTHVIEW
IMPROVEMENTS
MISCELLANEOUS DETAIL
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

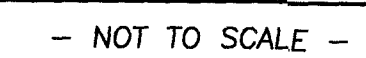
SHEET
C6.2
JOB NO.
19-5134



N.T.S.

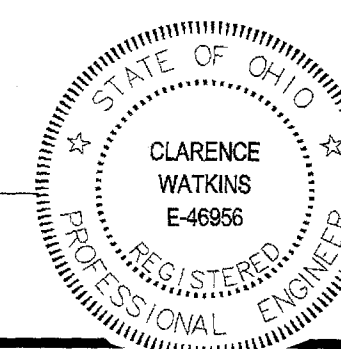


ASPHALT PAVING SECTION



REVNO.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO			
DEPARTMENT OF ENGINEERING			
ROADSIDE & YARD			
INLET DETAILS			
SCALE: NOT TO SCALE			
DATE: 10/01/08		DRAWN BY: JAR/TES	
			STM-6

CLARENCE D. WATKINS, P.E.
REGISTERED OHIO ENGINEER NO. E-46956



9/12/2019
DATE

ANIMAL CLINIC NORTHVIEW IMPROVEMENTS MISCELLANEOUS DETAILS

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

SHEET
C6.3
JOB NO.
9-5134

A SECTION
NO SCALE



POLE BASE DETAIL FIXTURE 'SA'
NTS

10' LANDSCAPED BUFFER ZONE
15' BUILDING SIDE YARD SETBACK

LANDSCAPED TERRACE: VERSA-TOK RETAINING WALLS w/ GREEN BUFFER: 5' Ø SHRUBS 5' o.c.

NEW 3470 SE ADDITION

RESEF FENCED AREA

SEE CIVIL DRAWINGS FOR RETENTION BASIN MODIFICATIONS

NEW 4130 SF ADDITION

SEE CIVIL DRAWINGS FOR RETENTION BASIN MODIFICATIONS

EXISTING BUILDING
ANIMAL CLINIC NORTHVIEW
APPROVED BY PLANNING & ZONING 2006

UNLOADING ZONE

75' BUILDING FRONT YARD SETBACK

SEE CIVIL DRAWINGS FOR RETENTION BASIN EXTENSION

EXISTING POLE AND LUMINAIRE

TIE INTO CKT. L-59 AT EXISTING POLE

113 EXISTING PARKING SPACES
APPROVED BY PLANNING & ZONING IN 2006.

RELOCATE GREEN BUFFER TO ACCOMMODATE BASIN EXTENSION

PROPOSED NEW ASPHALT PARKING LOT 41 SPACES
SEE CIVIL DRAWINGS

21 SPACES

22 SPACES

2-#8 THWN & 1-#10 GRND IN 3/4" C.

NEW POLE LIGHT

'SA'

NEW POLE LIGHT

'SA'

PROPOSED ACCESS DRIVE

58 FUTURE PARKING SPACES

UNLOADING ZONE

FUTURE BUILDING
MAX. 14,000 S.F.
APPROVED BY PLANNING & ZONING IN 2006

75' FRONT SETBACK FROM NEW R.O.W.

STONEY RIDGE ROAD

CENTER RIDGE ROAD

OF


HUBBELL
 Outdoor Lighting

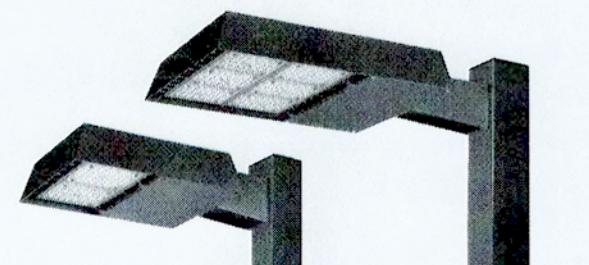
DATE: _____ LOCATION: NORTH RIDGEVILLE, OH.
 TYPE: SA PROJECT: NORTHVIEW ANIMAL CLINIC
 CATALOG # RAR2-480L-20-567-A4-UNV-ASQ-DB

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with wireless controls
- Best in class surge protection available



RELATED PRODUCTS

 Airo
  Cinamron LED
  Ratio Family






CONTROL TECHNOLOGY





SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a simple but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vented heat fins that are optimal for heat dissipation while keeping a clean smooth outer finish
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a broad luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 milimeter LED's
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with 83 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles
- Knick-knave arm filter option available for 2" x 38" CIO version. Max tilt of 60 degrees with a 4 degree adjustable Inclinations. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 200-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 2% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.42 category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock receptacles or wireless control modules (Control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at www.hubbellighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CONTROLS (CONT'D)

- wiSCAPE™ available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.41 high vibration applications
- Fixture is IP66 rated
- Meets DA recommendations using 3K CCT configuration at 0 degrees of tilt

WARRANTY

- 5 year limited warranty
- See [HLL Standard Warranty](http://HLLStandardWarranty.com) for additional information

KEY DATA	
Lumen Range	3000–32,000
Wattage Range	25–227
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	170-36K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

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 RAR2-ESD

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 200 Millennium Blvd • Greenville, SC 29607 • Tel 864.618.3000 • Website www.hubbelloutdoor.com


HUBBELL
 Lighting

Luminaire Schedule								
Symbol	Qty	Label	LLF	Lum. Lumens	Description	Filename	Lum. Watts	IES Class
	2	SA	0.950	28572	HUBBELL: RAR2-480L-210-5K7-4W-UNV-ASQ-DB-SSS-H-30-B-1-B3-DB	RAR2-480L-210-5K7-4W.ies	210	Type IV
	1	EXA	0.680	23958	EXISTING 350W PULSE START METAL HALIDE TYPE 3 ON 30' POLE	19807.ies	395	Type III

NOTES:
1. ILLUMINANCE LEVELS TAKEN ON THE PAVEMENT
2. DARK BRONZE FINISH
3. TYPE-SA MOUNTED TO 30' POLE