



Planning Commission
AGENDA OF JUNE 13, 2023
CITY HALL COUNCIL CHAMBERS
7:00 PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Regular meeting of May 9, 2023

CORRESPONDENCE

Administrative Approvals & Zoning Certificates

1. **PPZ2023-0191: Transcendence Health LLC, 36591 Center Ridge Rd, Suite 101**
Approval of a Certificate of Zoning Compliance for Chiropractic office.
2. **PPZ2023-0170: Sagamore Companies, 38207 Center Ridge Rd**
Administrative approval of a Planning Commission application to install an industrial unit employee office.

Master Plan Update

OLD BUSINESS

NEW BUSINESS

1. **PPZ2023-0193: Veterans Memorial Park, 7565 Avon Belden Rd, PPN 07-00-022-101-059**
Proposal consists of constructing Veterans Memorial Park on land in South Central Park owned by the City of North Ridgeville. Property zoned R-1 Residence District.
2. **PPZ2023-0194: Elite K911 Dog Training, 31740 Cook Rd, PPN 07-00-004-110-038, 07-00-004-110-037**
Proposal consists of constructing a 1,130 square foot addition to the rear of the existing kennel and training building in order to provide dog grooming services. Property zoned B-3 Highway Commercial District.
3. **PPZ2023-0195: Chase Bank, 34385 Center Ridge Rd, PPN 07-00-016-112-067**
Proposal consists of constructing a new 3,384 square foot drive-through bank at the corner of Center Ridge Road and Pitts Boulevard. Property zoned B-3 Highway Commercial District.

4. **PPZ2023-0196: BCubed Biggby Coffee, 35095 Center Ridge Rd, PPN 07-00-021-119-151**
Proposal consists of constructing a new 361 square foot drive-through coffee shop at the corner of Center Ridge Road and Ranger Way. Property zoned B-3 Highway Commercial District.
5. **Zoning Code Update**
Proposed amendment of Chapter 1292 Nonconforming Uses

ADJOURNMENT

Meetings are broadcast on the North Ridgeville YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYazMNYg

Visit the Planning Commission webpage to access agenda items:

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

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, MAY 9, 2023**

CALL TO ORDER:

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

ROLL CALL:

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

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

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on April 11, 2023. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. PPZ2023-0180: 3rd Generation Construction, LLC, 36591 Center Ridge Rd, Suite 104

Approval of a Certificate of Zoning Compliance for office for general contractor/construction firm.

Director Lieber stated that in the last month the City approved a Zoning Certificate of an office for a contractor and construction firm, 3rd Generation Construction.

Master Plan Update

Chairman Smolik stated that the Master Plan Steering Committee meet and went over a summary of the public outreach that was done. He mentioned that there would be a meeting the following month and that if anyone had an opportunity to attend one of the meetings, that it was very beneficial and allowed the Administration to hear what the community's thoughts were regarding the Master Plan.

NEW BUSINESS:

PPZ2023-0178: North Ridge Pointe Subdivision Phase 8, West Shore Parkway, PPN 07-00-030-000-310

Proposal consists of constructing 31 single family lots for Phase 8 of North Ridge Point Subdivision. Property zoned R-1 Residence District.

Application was read.

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

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Gary Smitek 36715 Avalon Court, Avon, OH 44011.

Mr. Smitek stated that they were finishing West Shore Parkway, which would connect and go all the way to Stoney Ridge Road and Route 83. He explained that West Shore Parkway didn't run all the way through but there was a little road that connected to it that ran to Stoney Ridge Road and that it would be all the way through. He stated that currently there was a gap of 31 lots and that it was all part of the original plan, with some tweaking of a foot here and a foot there.

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

None were given.

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

None were given.

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

None were given.

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

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

PPZ2023-0185: St. Peter Catholic Church, 6920 Root Rd, PPN 07-00-021-118-009

Proposal consists of constructing 2,300 square foot grounds maintenance building for St. Peter Church campus. Property zoned R-1 Residence District.

Application was read.

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

Pat Hyland, Perspectus Architecture, 1300 E. 9th Street, Suite 910, Cleveland, OH 44114.

Mr. Hyland explained that they were proposing and designing a maintenance building for the St. Peter Parish campus. He stated that the location of the building would be to the east side of the campus towards Root Road. He mentioned that the shaded areas on the plans were the approximate area of shifting or regrading on the site. He stated that the building was 2,500 square feet and 163.5 feet off of the right-of-way of Root Road. He added that it was 22 feet and a few inches to the south of the property line and would be 22 feet 8 inches from the existing asphalt driveway to the south edge of the building. He explained that there would be four bays with the asphalt drive coming off of the drive into the bays. He stated that to the west of the building would be four parking spaces and an asphalt parking lot just for the staff that worked there. He discussed that they would be connecting a storm line to the storm drain and the electrical would be underground from the street. He stated that they would tie water and

sanitary to the street out along Root Road. He explained that on the floor plan it showed four bays. He discussed that currently on the campus there was a 100-year-old barn right at the front of the campus by the gym that they had been using as storage. He stated that the trucks were too long and the garage doors couldn't come down so they were going to alleviate that problem with four bays for storage of the equipment such as backhoes, miscellaneous storage and trucks that they had. He stated that they would have one staff toilet and then storage spaces for lawn mowers and other lawn equipment and some other general storage. He mentioned that it would be a brick on block building and the high parapet was about 17 feet 4 inches tall and the lower volume would be about 13 feet 4 inches tall. He stated that the garage doors for the bays would be brown or bronze-like flat panel garage doors and that there would be glass block windows to let in natural light. He explained that there would be light fixtures on the building but that they would be oriented down so that there wouldn't be any light pollution going up.

Chairman Smolik asked if there would be any salt bins or anything like that for snow plowing.

Mr. Hyland stated that they would have bags on pallets delivered and that would be one of the items that would go into one of the bays.

Chairman Smolik asked if it would be a hopper or anything like that.

Mr. Hyland said no.

Chairman Smolik asked if the parking lot had lighting or just the building itself.

Mr. Hyland explained that they had just put lighting on the building itself to throw light but they didn't have any in that four space parking lot.

Chairman Smolik commented that it appeared that there wasn't any retention even though the whole parcel was bigger than the one acre.

City Engineer Eavenson stated that they had discussed it and she believed they noted that if it was 15,000 square feet of disturbance or less that there wasn't any requirement for storm water management. She asked Mr. Hyland if he could note that on his plans as well as their area of disturbance. She mentioned that she thought he was going to double check.

Mr. Hyland stated that the building footprint was 2,500 and in looking at the disturbance area, it was less than 15,000 square feet.

Chairman Smolik stated that it met code then.

City Engineer Eavenson remarked that was correct.

Council Liaison Abens asked if they would be using it for maintenance of the vehicles.

Mr. Hyland stated that they would not and they would be changing the name to be called the parish grounds building. He explained that there wouldn't be heavy maintenance or changing oils or anything like that.

Council Liaison Abens asked if the door on the storage facility should be swinging out.

Mr. Hyland stated that he realized that after it was submitted.

Chairman Smolik asked if there would be any landscaping buffering the front of the building for the backyards of the residents.

Mr. Hyland asked him if he meant towards Root Road.

Chairman Smolik stated that was correct. He commented that it would be directly behind the residential area.

Mr. Hyland stated that he was sure that the parish would be happy to do that. He mentioned that the east facade would have an elevation and would have blind windows to make it look less like a support building. He stated that if the City desired them to landscape around, that he was sure Father Franco would be happy to. He explained that they tried to push it as far back as they could. He added that it was at the high point of the site because they were concerned about the 100 year flood plain and they were just trying to get it off of Root Road as far as they could, so that it didn't mess with the residential streetscape along there. He stated that they could keep adding landscaping.

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

Council Liaison Abens asked if they had done an OOPS survey yet.

Mr. Hyland stated that a site survey had been done and they found everything that they had found and then the church gave them additional information because there was a house there prior to the demolition and there were some existing utilities that they were going to try to tap into to save some money.

Director Lieber asked that if the Commission was inclined to add landscaping as a condition of approval that she recommended that they included it in their motion and then she would be happy to do an Administrative review of that landscaping addition as part of their staff process.

Mr. Hyland asked what kind of landscaping the Commission was looking for and if they were looking for them to screen.

Chairman Smolik stated that his thought was to screen with maybe three or four pine trees to break up that wall.

Mr. Hyland commented that he just wanted to understand and didn't just plant flowers there.

Chairman Smolik added that the Administration could handle that if that was what the Commission deemed okay.

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

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

Mr. Boose stated that as a resident he was very much in favor of the project. He discussed that St. Peter's Church would be 150 years old in a couple of years and that it was good to see that they were reinvesting in the campus. He commented that the storage for the equipment and the vehicles was desperately needed and thought that the plan was a good one. He stated that it was a nice building and not just a pole barn and would fit well within the neighborhood. He added that he recommended approval.

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

None were given.

Moved by Swallow and seconded by Ali to approve the application with the condition that landscaping be provided to the east facade subject to Administrative approval.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

PPZ2023-0186: Worcester Service & Sales, 34200 Lorain Rd, PPN 07-00-014-104-029

Proposal consists of constructing a 1,786 square foot addition onto existing building. Property zoned B-3 Highway Commercial District.

Application was read.

Alan Worcester, 8421 Root Road, North Ridgeville, OH 44039.

Mr. Worcester explained that the project would be an expansion of their power equipment showroom. He stated that they would be demolishing the current glass portion of the showroom and building the addition as a replacement. He mentioned that it would increase the showroom space by 120% of what they had currently. He added that they tried to style the color scheme to match the recent front remodeling they had done.

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

None were given.

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

None were given.

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

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

Mr. Boose stated that the business was another well established business in the community that was looking to reinvest in it. He mentioned that they had a good plan and that aesthetically it would look great. He commented that it was great to see that business expansion was something that they wanted to

do in the City and he recommended approval.

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

None were given.

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

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

Sign Code Update

Proposed ordinance amending Chapter 1286 Signs

Director Lieber stated that at City Council's last meeting Council passed a piece of legislation placing a moratorium on pole signs, off-premise advertising signs and freeway-oriented signs, in anticipation of the code update moving through the Planning Commission and Council process with the understanding that the potential update would eliminate those signs as approved sign types. She explained that the moratorium was in place so that new projects wouldn't be coming before the Commission that would then potentially become a not approved sign type. She stated that the Commission had had three previous work sessions with one being a discovery session talking about the issues and then a series of work sessions to talk about the actual code updates. She discussed that they had made it all the way through the code over the last two meetings. She added that at the last meeting they had focused a lot on the temporary sign section. She stated that she then went back and made some of the changes requested by the Commission and put together an exhibit that had been requested about digital sign face, but that they were approximate calculations for the static and changeable portions so that they could get an idea of different sign percentages of changeable versus static. She stated that since it was an agenda item of new business it would give the Commission the opportunity to potentially make a recommendation on the legislation to Council. She explained that that would be the final act of the Commission to advance the sign code into the legislative format for Council to consider through their committees and their legislative process. She added that if the Commission were comfortable with that then they would act on it and if they weren't comfortable and wanted continued changes or discussion the Commission could just table it and then it would appear at the next meeting as old business. She explained that it wasn't a work session at that point. She commented that they could still work on it but it was an actual piece of business and a vote could be possible. She added that she wanted to run through a few of the changes she made after the last meeting. She stated that the version before them was dated May 1, and that there had been a recommendation to clarify the exhibit on page 8 and that there was language proceeding that on page 7 where it talked about how to interpret that graphic. She remarked that at letter "G" number 1 on page 7, the last sentence stated, "See A and B in Figure A below" to try to give some context about when that exhibit would be put in use. She stated that they had already made some changes in the permanent sign section and discussed them at the last meeting. She mentioned that regarding the temporary sign section on page 16, that she had also changed letter "C". She discussed that it was recommended that they consider a banner sign as a permitted sign type of temporary signs with non-commercial messages. She explained that it was made because there had been uses of banners for different types of non-commercial message signs and that the code did define that if a banner were attached to a piece of plywood and stuck in the ground, it would be treated as a yard sign but that she could imagine there being circumstances where people would affix a banner to a dwelling or to the

exterior of a business and that would allow a banner to be an additional sign type. She discussed that originally it was written to be yard and window. She added that it provided a bit more flexibility and was a recommendation that was made in an internal meeting and wanted them to be aware of that specifically because it added the ability for that sign type to be used. She stated that there was a lot of discussion at the last meeting regarding temporary signs and regarding political signs and time frames of signs and that they had had an internal staff meeting to discuss that issue about timelines. She stated that her recommendation remained that setting timelines on temporary signs became difficult from an enforcement standpoint and that slicing out any subsets of non-commercial message signs to apply a timeline to, then became very much contrary to established case law about content neutrality. She stated that her professional recommendation was not to include times attached to non-commercial message signs. She remarked that she felt it was an unresolved issue and she wanted to bring that up with the Commission and offer them the opportunity to more fully discuss that or ask questions about that because she knew it would be a potentially sensitive topic with the community.

Chairman Smolik asked if the Commission had any questions regarding banner signs and if they were okay with it.

Council Liaison Abens stated that he was still of the opinion that they needed to put a time restriction on temporary signs or else they would see some temporary signs up forever. He commented that a temporary sign was exactly that, it was supposed to be temporary. He mentioned that as far as enforcement was concerned, that it was one of those kinds of things where the City had a number of ordinances on the books where they were more or less complaint driven rather than enforcement driven. He stated that he believed there needed to be some type of time limit on temporary signs, whether it be 45 days or 30 days or 90 days, but some type of a time restriction.

Chairman Smolik asked if there was any further discussion on temporary signs with a non-commercial message as far as a time duration.

Assistant Law Director Morgan stated that when they had their Administrative meeting there were a lot of people who were in favor of a time restriction because temporary signs weren't very attractive. She commented that especially in the political season, there would be so many of them but from a practical standpoint, it would become impossible to enforce. She mentioned that if they went with complaints only, all the complaints would be about political signs and then they would end up in that quagmire with First Amendment issues. She explained that they had tried a time limit in the past of 30 days up and then it had to be out for 30 days but another sign which looked almost the same but wasn't the same, could go up immediately and it was really almost impossible to enforce. She commented that it was a great idea and that everyone liked the idea but the enforcement of it, especially in the context of political signs, was very difficult and tricky.

Vice-Chairwoman Swallow stated that she thought it was probably best to leave the time limits. She mentioned that she didn't disagree with the idea and what was trying to be done with that suggestion but she felt that it was a slippery slope and probably not a battle that they would want to put the City in the position of taking on.

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

None were given.

Chairman Smolik opened the floor to the general public.

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

Mr. Boose stated that he echoed Mr. Abens comments that a temporary sign should be a temporary sign. He commented that if they were saying they couldn't enforce it, temporary signs would become permanent signs and why have it in the legislation. He discussed that years ago, even for political signs, they had a permit that was free but at least the City knew that there were signs out in people's lawns. He stated that perhaps they institute a free permit for anyone who wanted a temporary sign and that way they would know when it started and what type of sign it was because it would be on the permit and then they would have a better opportunity to enforce those that want to go beyond the time restriction. He stated that he understood the slippery slope and that they couldn't carve out political signs from the other temporary non-commercial signs. He mentioned that if they had a time limit for temporary non-commercial signs that might solve part of that issue. He added that regarding the free permit, they weren't talking about hundreds of people that would have temporary signs in their yards. He stated that he didn't think that would be an unimaginable thing to happen and would provide a better value of life for people driving around town not seeing all the signs forever.

Director Lieber stated that she had legal concerns and some practical application concerns. She stated that on the legal side, applying a time limit to free speech protected signs while other types of temporary signs didn't have a time limit would become problematic. She stated that if a house was for sale and that sign was unlimited because it was a commercial message and they allowed a certain amount of commercial speech without restriction but then they had to take down their religious or political or ideological sign after 30 days, beyond just the non-commercial versus commercial distinction, they would have to consider a time limit for any type of temporary sign so that they were not placing greater restriction on protected speech over less protected speech. She stated that they could imagine the secondary effect of trying to regulate the times of all temporary signs. She mentioned that as a complaint driven system, she was concerned that that rule seemed like it was neutral but in practice would become a target for political speech people didn't like because if people weren't complaining about the graduating senior sign in the yard or some other type of religious message sign and complaints were only coming in about one type and the only enforcement was being performed around that one type of speech, she had a concern about that. She remarked that practically speaking she was trying to figure out how many signs went out for just the school levy but thought it was 1,500 signs. She added that school levies or any type of levy that people would have to get a no fee permit for those. She mentioned how the schools or other organizations putting up those issues would feel about having anyone who supported their candidate or their issue, having to go through a hoop in order to get a permit to install. She stated that she thought it would be difficult to issue as many permits as there were non-commercial speech or commercial speech temporary signs that they saw in the City. She commented that the Building Department issued a lot of permits for a lot of activities but that would be challenging. She stated that if it was complaint based and if they saw one that didn't have a sticker, the building department couldn't remove a sign that was improperly placed from private property. She explained that they would have to go through the steps afforded them by law to issue a citation and then come back to see if it was addressed and then if not, send them to court. She mentioned that the City didn't allow trespassing or stealing and those were right afforded to property owners. She discussed that complaint-based tracking, understanding when the sign was installed, how long it had already been there, if it was a duplicate sign but a different sign, that there would be a lot of practical challenges with that that would make it unworkable at the staff level.

Mr. Boose stated that just for clarification regarding what was just discussed, as far as the permit, in the

past when the City used to have it, he as the political candidate, got the permit and the hundred people that had his signs in their yards didn't need one because he had one. He stated it would be the same with the school board. He commented that the school would get a permit for their sign for "X" number of days and anyone in the City that had their sign in their yard would not need a permit, just the school or just the organization doing the sign. He stated that they wouldn't have 1,500 permits coming to the Building Department, they would only have one for that particular sign. He remarked that he understood where they were coming from on the other issues but he just wanted to clarify that he was not suggesting that the Building Department handle 1,500 yard signs for a school levy.

Chairman Smolik stated that he agreed that they couldn't segregate if they were going to have some type of duration and that it would have to be for all temporary signs. He mentioned that he thought they needed something on the books just in case there was something out there that they weren't thinking of that would need some type of enforcement action. He asked the Assistant Law Director if the City would have a legal stand for a temporary sign to be removed if they didn't indicate a duration.

Assistant Law Director Morgan she stated that she thought in the proposed updated Sign code that there was something in there regarding number of signs in the yard or square footage of signs and there was a limitation on that.

Vice-Chairwoman Swallow asked about band kids, and gave the example that when they're seniors they would come and put a senior sign or a band sign in their yard. She stated that it would fit the description and would most likely meet the square footage in the updated code but then the child goes to college and if they want to leave that up for the next four years they could. She asked the Chairman if that was what he was getting at because it wasn't necessarily a political sign.

Chairman Smolik stated that was correct.

Vice-Chairwoman Swallow asked how long could they have that sign in their yard.

Assistant Law Director Morgan commented that there were some things that the State just couldn't fix.

Director Lieber stated that there wasn't any deadline but that there was the quality of the sign and if it degraded to the point where it became unsightly due to deterioration or safety concerns, like it wouldn't be affixed to the ground anymore or falling over, then they could be required to be removed or replaced. She mentioned that the only time limited signs in the temporary section were on the commercial speech side and that had to do with special events and for new uses. She stated that those would require a permit and that was how they could track that.

Chairman Smolik stated that he was thinking six months because that way something was on the books and as indicated previously, it would be more complaint based as opposed to the City policing them.

Vice-Chairwoman Swallow stated that she was aware of communities that had time limits and just simply don't enforce it against political signs.

Council Liaison Abens commented that the reason for the time limit was because they would have signs out there whether they were political or commercial placed all over the place and there was a good possibility that they would stay there forever until someone stole them. He stated that that was why they needed to put a time limit on all temporary signs. He added that the definition of temporary was that

there was a time limit and they should be defining what that time limit was for a temporary sign. He discussed that if they didn't define time limit then they really couldn't call them temporary signs. He added that temporary to one individual may be different than temporary to another. He mentioned that it was one way to take care of signs that were objectionable to the community because they could only be up for a limited amount of time. He stated that it would allow the City to remove them and not base it on Freedom of Speech but because it was a temporary sign and that was what the City's definition of temporary was.

Vice-Chairwoman Swallow stated that going by Mr. Abens description, she could see what Assistant Law Director Morgan was saying regarding when it was complaint driven like, "I don't like the speech on your sign because it had a vulgar word", so they call and complain about that one but they leave up someone else's religious message and not complain about that one. She stated that then it would become an enforcement issue.

Council Liaison Abens commented that it also meant that someone would have to complain about that other sign and since it would be complaint driven, it would be driven by the community. He stated that in other words, community standards, which his understanding was that the court recognized community standards and enforced those community standards.

Assistant Law Director Morgan stated that one of the reasons that free speech was so important to the courts was that voices that don't have a majority needed to be heard just as well. She added that it wasn't just strictly community standards but that there was a much more subtle balancing act that went on. Unpopular speech is supposed to be protected as well and when they had a complaint driven system, the majority always won in that situation. She remarked that that was one of the reasons that they wanted to protect free speech in general. She stated that when they had their meeting, they had similar discussion. She discussed that they went through each section and then when they got to that section, people had very strong feelings, and rightly so. She stated that if they wanted to, they could recommend it to Council, they could recommend things that they would like to see or they could table it and at the next meeting come back with a well-rounded example of what they would like to see or maybe look at other communities or that sort of thing. She commented that they had to make a decision and it was a very touchy issue. She stated that putting a time limit was tricky and people were very smart and they would figure clever ways to get around it all.

Council Liaison Abens remarked that he understood that. He stated that he had been in charge in the past of federal regulations and came up with some creative definitions that he was able to get the city he worked for at the time out of some trouble. He added that the federal representative commended his interpretation. He stated that he understood that they would find people who would be looking for loopholes but he didn't know of any laws or ordinances like that that weren't subject to loopholes. He added that any law or ordinance was only as good as the population's willingness to observe them.

Assistant Law Director Morgan asked what kind of a recommendation were they hearing from the Commission and the audience.

Council Liaison Abens stated that if it was a temporary sign that they needed to affix a timeline to it. He mentioned that if they didn't want to affix a timeline to it then it shouldn't be called a temporary sign. He added that even the State in some of the building codes had timelines. He stated that one he was familiar with was temporary buildings and that they had 90 days with a 90-day extension. He commented that he knew there were quite a few temporary buildings out there that had been there for years but no one has

complained.

Assistant Law Director Morgan stated that the fact that nobody has complained was not a legal standard.

Council Liaison Abens stated that he understood but he was just saying that most citizens would observe the rules and the few that didn't would have to be dealt with on a case-by-case point.

Assistant Law Director Morgan stated that another practical consideration would be that even if there was a timeline and there was a complaint and someone went to investigate, which was difficult as well because of the City being short staffed, then there would be a notice of violation and then there would be a time to comply. She stated that in a practical sense, by the time it made it to court and be heard, a lot of time would have passed, well beyond any kind of time limit they might want to set.

Council Liaison Abens stated that in the past they had a 30-day limit on political signs and asked how many times the City had to issue citations or had gone to court.

Assistant Law Director Morgan stated that she hadn't.

Chief Building Official Fursdon stated that the enforcement was very difficult and that the standard had been hands off on political signs unless they were on City property, in the right-of-way or obstructed the view of pedestrian and motor vehicle traffic.

Council Liaison Abens commented that the City hadn't really had any problems in the past.

Chief Building Official Fursdon stated that that was correct. He commented that he wasn't saying they hadn't had problems but from a complaint standpoint, that was the only enforcement aspect that they were instructed to take.

Assistant Law Director Morgan stated that they still could keep them out of the right-of-way, anywhere they would be dangerous or obstruct views and off of utility poles. She remarked that those still applied.

Member Ali stated that he thought they should put a 30 or 60-day time limit on it. He added that if they got a call, most people would abide by it. He remarked that he wasn't saying that they should arrest anyone or give them a citation but that most people were law-abiding citizens and in the event that they weren't, there were other avenues. He added that he thought they needed to put a time limit on the signs.

Director Lieber stated that one consideration regarding the time limit, if there was a time limit, and it was a generous six months, and a complaint was lodged by a neighbor that they were tired of looking at a sign and they stated that it had been out there a year, that the Building Department could only document the condition that they observed at the time they went out and inspect. She mentioned that they couldn't go back in time and observe that that sign was indeed in place for every day of the last six months or year. She explained that the time clock would start running then and now they would have to go back out. She asked how long would they get at that point. She asked if it would be the full six months of that sign and then a citation would be issued. She stated that the Building Department couldn't just take a complaint from a resident or a business owner and assume the validity of that complaint without having witnessed that complaint themselves or having documented that condition. She asked, what if a property owner puts up a sign for a month and took it down for a month and put it back up for a month. She stated that there were so many ways around a time limit and when thinking about that, it would become very

difficult to enforce. She asked what was it to have a time limit at that point. She added that in the code a temporary sign meant a sign that would be neither permanently anchored to the ground nor permanently affixed to a structure nor mounted on a chassis and or was intended for a limited period of display. She added that she understood that it didn't state what the limited period was but that it was something less than forever because it wouldn't be permanently affixed to something and could be picked up or moved or easily taken out of a window or a banner taken off of a wall. She stated that she would encourage members to drive around town and see the volume of temporary signs that they were discussing. She mentioned that they were for everything from for sale to hiring, special of the day and every temporary sign. She asked if they could imagine the effort it would take to police that and that she had concerns that complaint-based enforcing could become a way of picking on speech we don't like versus the speech we don't have a problem with. She mentioned that one of the goals of the project to update was to ensure that they were on the right side of the constitutional questions. She explained that she could sense that they may be getting into some deep water with that or placing a burden that the Building Department couldn't meet with the time frames.

Chairman Smolik stated that he thought there were avenues that they could use to track the timelines. He mentioned that there was Google Maps with the street view, which was done yearly. He commented that it was slippery slope not having some type of duration in there because as indicated, the City had all those temporary signs. He stated that one of the responsibilities of Planning Commission was to make sure they were helping the community by making sure property values increased and that if they didn't get temporary signs under control, it could be a big nuisance for the community. He explained that they wanted to make sure that while they were going through the whole entire code, that they had every avenue in there for enforcement. He stated that regarding the loophole, maybe they needed to sit and think about it some more. He discussed that he was hearing both sides from the Commission members that some wanted a duration and some didn't. He remarked that he understood the Administration's point of view and also, they were hearing from the general public as well. He asked if there were any further questions or comments on the duration of temporary signs because he thought maybe they wanted to move on to changeable copy to try and get through that section.

Council Liaison Abens stated that as far as enforcement was concerned, they were usually talking about very few people that would give the City a problem. He added that he thought it was something that the City could handle through different avenues. He mentioned that he understood that the Building Department was short handed and had all kinds of other issues, but he didn't think people disobeying would be a major issue. He stated that if they gave them the guidelines up front, 99% would say okay fine and the few that they would have to remind that it had been 15 days past or whatever is decided as temporary, by knocking on their door or sending them a note, more than likely they would lift it. He stated that they may put it right back out the following month and discussed that he had someone on Root Road that did that. He added that throughout the City it was maybe five people total. He stated that he had another person on Chestnut Ridge that had temporary signs out for years but he finally took them down.

Assistant Law Director Morgan stated that the Commission should go through the rest of code and could come back to that issue. She mentioned that they were looking for a recommendation from the Planning Commission and the Commission should make a recommendation.

Chairman Smolik stated that he agreed.

Vice-Chairwoman Swallow asked regarding temporary signs with non-commercial message and

commercial messages, were they allowed to make that distinction.

Assistant Law Director Morgan explained that the courts gave cities more leverage with commercial speech because it was not as protected as political speech or issue speech or ideological speech.

Chairman Smolik stated that the next topic for discussion was changeable copy and there was an exhibit for that.

Director Lieber explained that it wasn't exactly scientific but she found some examples online and in using her measuring tool, tried to give them an idea about what percentages of changeable copy looked like. She stated that the original version that the Commission had looked at had 75% changeable copy for ground signs and the Commission wished it to be reduced to 50% so the current reading of the code as proposed would be ground signs accessory to a commercial use, for example, could have up to 50% changeable copy. She discussed that on the exhibit were just some examples where she thought it would useful to get a visual as to how those things felt on actual signs in the world.

Chairman Smolik stated that in looking at the exhibit and seeing what 75% of changeable copy looked like, he wasn't really a fan and preferred more of a range of 50% to 65%.

Vice-Chairwoman Swallow stated that when it came to changeable copy, she thought less was better because it could be distracting. She commented that she would prefer 50%.

Council Liaison Abens stated that the 75% really depended on the size of the lettering and if it were smaller lettering, they could fit more into it. He added that if the lettering were larger, they could only fit so much.

Chairman Smolik stated that the Commission felt it should be 50% which was what it was currently in the sign code. He asked if there were any other major items besides the duration of temporary signs.

Director Lieber stated that she felt they were pretty much in agreement regarding the other edits that were made. She stated that she didn't remember any other open discussion items other than temporary signs from the last meeting.

Chairman Smolik stated that they could either table it or make a recommendation.

Council Liaison Abens commented that in speaking as a Council Representative, he would prefer a recommendation rather than table it to get it to Council as fast as they could because they had other things pending around it that needed decisions made on.

Moved by Swallow and seconded by Ali to recommend adoption of Chapter 1286, Signs, as the sign code, with the 50% changeable copy and without time limits on temporary signs.

A roll call vote was taken and the motion failed.

Yes – 2 No – 3

Director Lieber stated that the Commission had the ability to make the changes that they would find acceptable to have a positive recommendation to Council. She explained that it might be a better route to

go to make a motion to recommend to Council with the changes to the exhibit. She mentioned that the Commission was 95% in agreement about most of the chapter. She stated that she would rather the Commission put on the record what their recommendation was and make that part of an approval rather than just a rejection.

Moved by Smolik and seconded by Graupmann to recommend adoption of Chapter 1286, Signs, with a duration placed on all temporary signs for six months.

Member Ali stated that he wanted to see less than six months. He thought it 30 to 60 days was fair.

Council Liaison Abens stated that he agreed with Mr. Ali regarding 30 to 60 days but by going with six months it would eliminate some of the legal hassles that might occur with a shorter time period.

Assistant Law Director Morgan stated that she had been told that there wasn't a second for the motion made by Chairman Smolik. She stated that they could end up somewhere else but they needed to make a second motion and then discuss the various ideas.

Moved by Smolik and seconded by Abens to recommend adoption of Chapter 1286, with a duration placed on all temporary signs for six months.

Chairman Smolik stated that they were discussing that Mr. Abens thought six months was too long.

Council Liaison commented that he that would like to see a shorter time limit but could also appreciate that if they did make it shorter they may run into more legal issues with some of the residents who like to leave their temporary signs out longer.

Member Ali stated that he just wanted to see a duration.

Council Liaison Abens stated that by going with the longer duration they may avoid some of the issues that Director Lieber raised and have fewer people violating it as a result because some of the temporary signs wouldn't last six months.

A roll call vote was taken and the motion carried to approve Chapter 1286, Signs, with a duration placed on all temporary signs for six months.

Yes – 5 No – 0

ADJOURNMENT:

The meeting was adjourned at 8:00 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, June 13, 2023
Date Approved



May 11, 2023

Brenden Hales
Transcendence Health LLC
5945 Emerald Street
North Ridgeville, OH 44039

Re: New Business at 36591 Center Ridge Road, Suite 101 (Transcendence Health LLC)

Dear Mr. Hales:

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

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

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

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

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development



Certificate of Zoning Compliance

TRANSCENDENCE HEALTH LLC
36591 CENTER RIDGE ROAD, SUITE 101
NORTH RIDGEVILLE, OH 44039

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

Application Number: PPZ2023-0191

Proposed Use: Chiropractic office

Current Zoning: B-5 Architectural Business District

Applicant: Brenden Hales

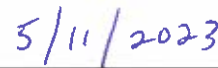
Property Owner: Greenlawn Professional Building LLC, David Bogner

Conditions/Notes:

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



Signature of Approving Official



Date Issued

Application for New Business or Change in Use



APPLICABILITY

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

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

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

BUSINESS INFORMATION

Transcendence Health LLC	36591 Center Ridge Road Suite 101
Business name	Business address
Brenden Hales	TranscendenceHealthLLC@outlook.com
Business owner	Business owner email
5945 Emerald Street	North Ridgeville, Ohio 44039
Business owner home address	City, state, zip
440-225-5602	440-670-6727
Business owner phone number	Emergency phone number

PROPERTY OWNER INFORMATION

Greenlawn Professional Building LLC, David M. Bogner, Member	
Property owner name	
36625 Center Ridge Road	North Ridgeville, Ohio 44039
Property owner address	City, state, zip
440-213-4690	bognerdb@gmail.com
Property owner phone	Property owner email

USE INFORMATION

Dr. David Dixon, Dentist	5001/1195
Previous use/occupant	Building/unit area (square feet)
Chiropractic Office	
Describe proposed use*	

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

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature	Property owner signature

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

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

OFFICE	PPZ No.	Date Received	Amount Paid
	PP22023-0191	MAY 10 2023	\$0.00

CK # 1449



May 12, 2023

Ken Pagano
BET Trucking Inc. dba Sagamore Companies
2001 E. Barlow Road
Hudson, OH 44236

Re: PPZ2023-0170 Sagamore Companies (38207 Center Ridge Road)

Dear Mr. Pagano:

Your Planning Commission application to install an industrial unit employee office at the above referenced address has been administratively approved subject to the following conditions:

- Landscaping will be installed as proposed in the planting plan submitted May 11, 2023.
- The applicant will submit information needed to obtain required approvals from the Building Department in regards to the office and utility hook ups.
- No pallets or materials will be stacked or stored in the front building setback.
- The industrial unit employee office will be removed at the termination of your lease with the property owner.

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

Sincerely,

Kimberly Lieber, AICP
Director of Planning and Development

Planning Commission Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

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

PROJECT INFORMATION

38207 Center Ridge Rd
Location address

0700039000089
Parcel number

B3
Current zoning

Permanent office trailer
Proposed project

APPLICANT/AGENT INFORMATION

B.E.T. Trucking dba Sagamore Companies
Name/Company

2001 Barlow Rd Hudson Ohio
Applicant address

330-656-5720
Applicant phone

Ken @ sagamorecompanies.com
Applicant email

PROPERTY OWNER INFORMATION

R.W. Beckett Corporation
Name/Company

38251 Center Ridge Rd. North Ridgeville Ohio 44039
Property owner address

440-327-1060
Property owner phone

vtakas@beckettcorp.com
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Kenneth J. Pagano
Applicant signature

W. A. [Signature] (R.W. Beckett Corp.)
Property owner signature

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

OFFICE	PFZ No.	Date Received	APPROVED
	2023-0170	2-7-23	
	Planning Fee Paid	Engineering Fee Paid	
	150.00	1,125.00	
			Approved 5/12/2023 <u>KL</u>

Engineering Fee Paid: \$ 1,125.00
Receipt No.: 144902
☐ Cash ☒ Check - Check No.: 29957
(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ 150.00
Receipt No.: 00020751
☐ Cash ☒ Check - Check No.: 1006
(See attached for description of fees.)



RECEIVED
CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION

Received: FEB 17 2023 Date Released to Planning Commission: _____
Date of Planning Commission Meeting: _____ (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: Ken Pagano PROPERTY OWNER: R.W. Beckett Corporation
COMPANY NAME: The Sagamore Companies ADDRESS: 28251 Center Ridge Road
ADDRESS: 2001 E. Barlow Road CITY / STATE: N. Ridgeville, Ohio ZIP: 44039
CITY / STATE: Hudson, Ohio ZIP: 44236 PHONE NO.: (440) 220-0160 (Cell)
PHONE NO.: (330) 608-7454 (Cell) SIGNATURE: _____
SIGNATURE: _____ (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: ken@sagamorecompanies.com

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

LOCATION OF PROPERTY/ADDRESS: 38207 Center Ridge Road, North Ridgeville, Ohio 44039
PERMANENT PARCEL NO.: 0700039000089 ZONING OF PROPERTY: B3
ZONING OF ADJACENT PROPERTY TO: NORTH B3 EAST B3 SOUTH I2 WEST B3
DESCRIPTION OF REQUEST: Place/Install Industrial Unit Employee Office

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.



City of North Ridgeville

Building Department

7307 Avon Belden Rd, North Ridgeville, OH 44039
Phone: (440) 353-0822 Fax: (440) 353-0823



COMMERCIAL APPLICATION FOR PLAN APPROVAL

1. OBC Edition: _____ DATE: 9/9/2021
2. Submitter: Adrienne Scibbing PERMIT NO: _____
Ken Pagano
3. Scope of Project 4. Square Footage of New Work: _____
☐ Structural ☐ Sprinklers Number of Floors (Basement, Mezz., 1, 2, 3...): 1
☐ Mechanical ☐ Medical Gas Floors subject to the scope of this project: 1
☐ Electrical ☐ Industrialized Unit
☐ Plumbing ☒ Other: Mobile Trailer Office
5. Permanent Parcel number: 0700039000089 Total Building Square Footage: 360
6. Exact Location of Project:
Address: 38207 Center Ridge Rd
City: N. Ridgeville State: OH Zip: 44039
7. CONTRACTOR: JA Hilby DATE: _____
CONTRACTOR ADDRESS: PO BOX 39067 N. Ridgeville, OH 44039
CONTACT PHONE #: 216-973-8677 E-MAIL: jerry@jahilby.com
8. PROPERTY OWNER: Beckett Gas Corp DATE: _____
PROPERTY OWNER ADDRESS: 38251 Center Ridge Rd N. Ridgeville, OH 44039
CONTACT PHONE #: 440-353-6000 E-MAIL: _____
440-220-0160
9. Plans Prepared By: ☒ Architect ☐ Engineer ☐ Other: _____ Ohio Registration No. 8307261
Name: William Bellama RA Architect Firm: Bellama Architectural Design
Address: 5322 Cornell Ave. North Ridgeville Ohio 44039
Phone: 216-390-3806 Email: william.bellama@gmail.com
10. Designate Flood Plain Zone: dk
11. Has Zoning been approved? ☐ Yes ☐ No ☐ Not Applicable Submitting
12. Describe exact use of Building: Used as an office for employees
13. Nature of Job / Project: ☐ New ☐ Addition ☒ Alteration ☐ Change of Use
14. Description of work being performed: Replaced old building w/ mobile trailer
15. Type of Construction: ☐ 1A ☐ 1B ☐ 2A ☐ 2B ☐ 3A ☐ 3B ☐ 4 ☐ 5A ☐ 5B
16. Current OBC use group: _____
17. Occupant Load: _____
18. Proposed Use Group: ☐ A1 ☐ A2 ☐ A3 ☐ A4 ☐ A5 ☐ B ☐ E ☐ F1 ☐ F2
☐ H1 ☐ H2 ☐ H3 ☐ H4 ☐ H5 ☐ I1 ☐ I2 ☐ I3 ☐ I4 ☐ M ☐ U
☐ R1 ☐ R2 ☐ R3 ☐ R4 ☐ S1 ☐ S2
19. IF Use group S what is the nature of materials being stored? ☐ Combustibles ☐ Non-Combustibles
20. IF Use Group R1, R2, R3, R4 - Specify number of units: _____
21. IF Use Group I2 - Specify Number of beds: _____

Existing Employee Office Manufacturing Unit for Sagamore Companies

38207 Center Ridge Road North Ridgeville, Ohio 44039

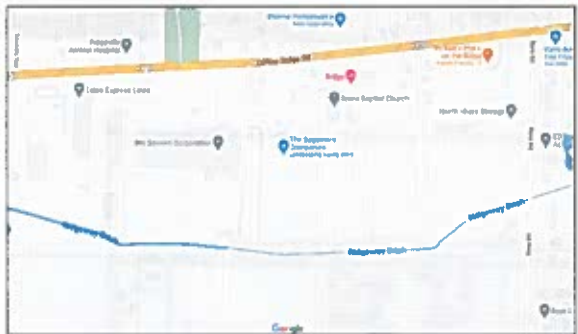
INDEX OF DRAWINGS

ARCHITECTURAL

C-1	Cover/Site Sheet		
A-1.1	Floor Plan & Details		

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND ADJUST ALL WORK TO MATCH CONDITIONS ENCOUNTERED.
2. PROVIDE FIBERGLASS BATT SOUND INSULATION IN NEW BATHROOM WALLS.
3. ALL WINDOWS BASE ON DIMENSIONS FROM "EAGLE WINDOWS" FINAL SIZE, TYPE & STYLE AS SELECTED BY OWNER AT THE TIME OF CONSTRUCTION.
4. ALL STRUCTURAL HOOD MEMBERS SHALL BE STRUCT. GRADE DOUGLAR FIR WITH MIN. PD 1500 P.S.F. AND LIVE LOAD LISTED BELOW:
FIRST & SECOND FLOORS - 40 P.S.F.
ATTIC SPACE & ROOF - 30 P.S.F.
UNINHABITABLE ATTIC - 20 P.S.F.
SOPPHITS, ECT.
5. S.C. MUST COORDINATE ALL MECHANICAL AND ELECTRICAL ITEMS LOCATED IN WALLS WITH THE RESPECTIVE TRADE. S.C. SHALL CONSTRUCT OR CUT REQUIRED OPENINGS AND PROVIDE LINTELS. OPENING SIZES AND LOCATIONS SHALL BE AS BY THE RESPECTIVE TRADE CONTRACTOR.
6. S.C. SHALL CONSTRUCT OR CUT ALL MECHANICAL OPENINGS THRU WALLS WHEREVER INDICATED BY MECHANICAL CONTRACTOR. ALL OPENINGS OVER 1/4" IN WIDTH SHALL HAVE LINTELS IN ACCORDANCE WITH THE LATEST LINTEL SCHEDULE.
7. OPENINGS UNDER 1/4" IN WIDTH WILL NOT REQUIRE LINTELS UNLESS THE STRUCTURAL INTEGRITY OF THE CONSTRUCTION IS AFFECTED. CONTRACTOR NOTIFIED OWNER PRIOR TO MODIFICATIONS.
8. PIPING OPENINGS THROUGH EXISTING WALLS UNDER 4" SHALL BE CORE DRILLED BY THE RESPECTIVE TRADE CONTRACTOR. PIPE OPENINGS THROUGH EXISTING WALLS OVER 4" SHALL BE CORE DRILLED AND/OR OTHERWISE SAW CUT BY THE S.C.
9. ALL MECHANICAL OPENINGS SHALL BE LOCATED AND SIZED BY THE MECHANICAL CONTRACTOR.
10. ALL HEADERS SHALL BE DOUBLE 2 x 12 UNLESS NOTED OTHERWISE ON DRAWINGS.
11. ALL OUTLETS LOCATED AT BATHROOM, UTILITY, GARAGE, LAUNDRY, KITCHEN AND OUTSIDE FACE OF EXTERIOR SHALL BE S.P.C.J. TYPE.
12. ALL WIRING SHALL FOLLOW THE MIN. REQUIREMENTS SET FORTH BY LOCAL, NATIONAL (N.E.C.) AND STATE CODE (O.B.C.).
13. ALL LIGHT FIXTURES TYPES AND EXACT LOCATION WILL BE DETERMINED BY OWNER AT TIME OF CONSTRUCTION.
14. ALL FINISHES COLORS TO BE SELECTED BY OWNER AT TIME OF CONSTRUCTION.
15. OWNER TO PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS AS INDICATED ON DWGS. AND DIRECTED BY BUILDING INSPECTOR AND/OR FIRE MARSHALL.



Location Map
NOT TO SCALE



Existing Aerial View
NOT TO SCALE



Existing Boundary Plan
NOT TO SCALE



Existing Water Service
NOT TO SCALE

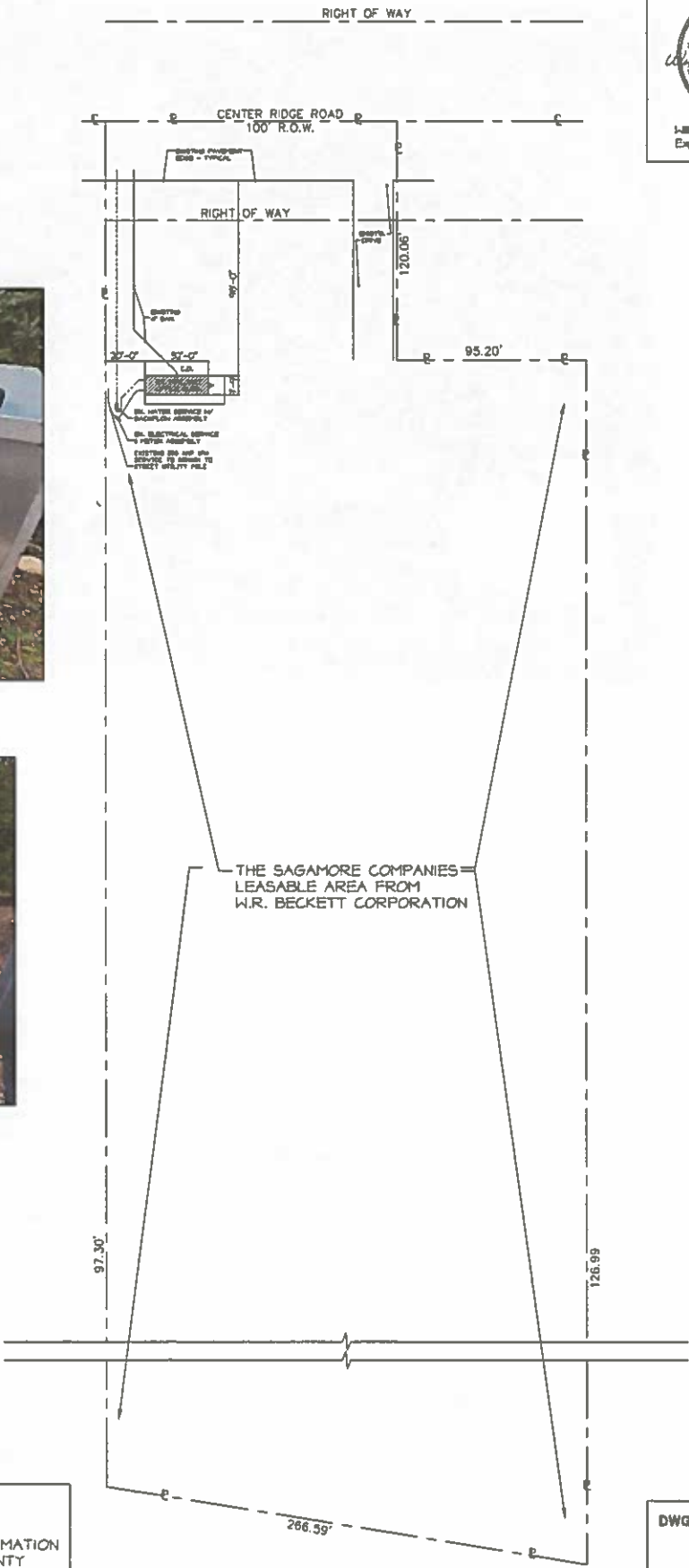


Existing Electrical Service
NOT TO SCALE

Approved 5/12/2023 *KL*

Site Note

SITE AND BOUNDARY LEASABLE AREA INFORMATION SHOWN ON THIS DRAWING WAS DERIVED FROM INFORMATION PROVIDED BY LEASEE, GOOGLE MAPS & LORAIN COUNTY PROPERTY SUMMARY REPORT FOR PARCEL #0700039000089, 38207 CENTER RIDGE ROAD NORTH RIDGEVILLE, OHIO 44039 DOCUMENTS PROVIDED BY OWNER NO FORMAL SURVEY WAS PERFORMED.



Existing Site Plan
SCALE 1" = 50'-0"



DWG. NO.

C-1

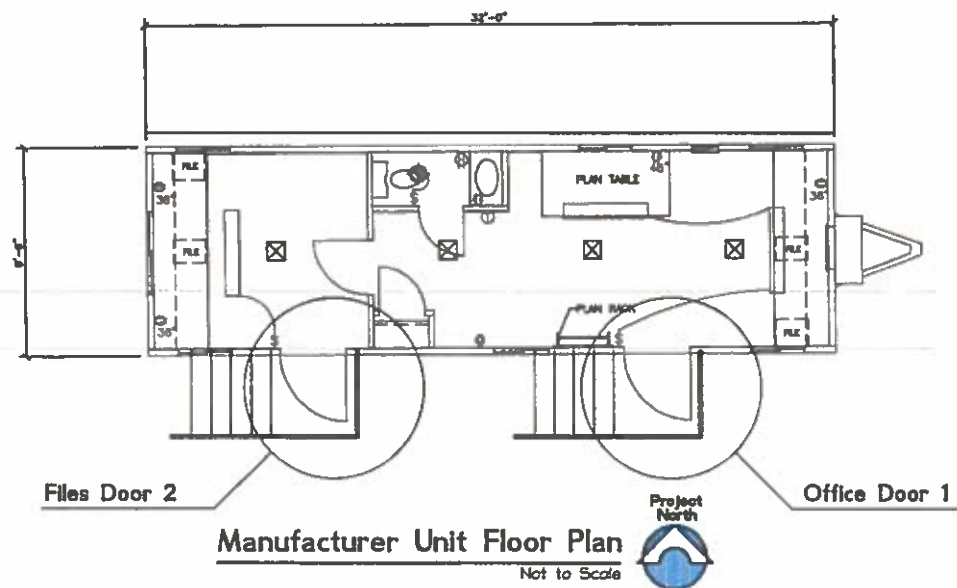
DATE January 9, 2023

REVISION



Street View of Existing Manufacturer Unit

Not to Scale



Manufacturer Unit Floor Plan

Not to Scale



Door 1 with Existing Steps

Not to Scale



Door 2 with Existing Steps

Not to Scale

Structural Notes:

As Applicable

A. DESIGN LIVE LOADS

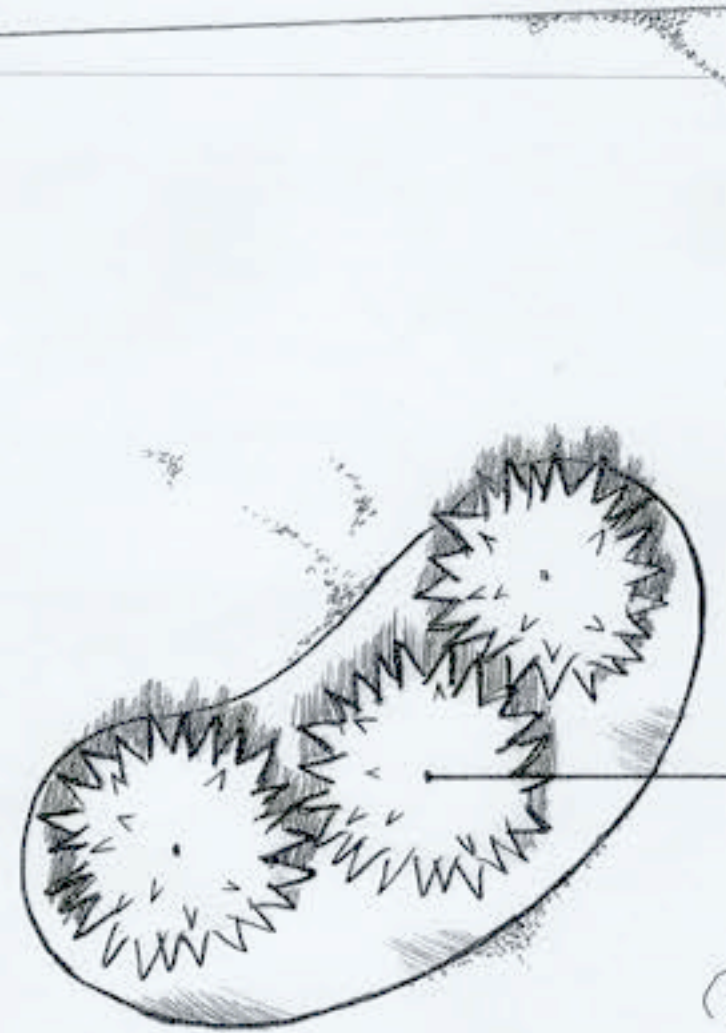
1. Slab 100 PSF
2. All Floors (Res.) 100 PSF
3. Roofs 30 PSF (25 LL + 5 SL)
4. Colliders 10 PSF
5. Wind Load 115 WPM
6. Earthquake Zone I

B. DESIGN STRESSES

1. Soil Bearing Assumed/Soils Reports 2,000 PSF
2. Soil Bearing Pressure 2,500 PSF
3. Brown/Gray Silty Clay 3,500 PSF
4. Very stiff Brown/Gray Silty Clay 4,000 PSF
5. Concrete (at 28 days) 4,000 PSI
6. Reinforcing Steel (A615 grade 60) 60,000 PSI
7. Structural Steel (A36) 36,000 PSI
8. Steel Joists (K Series) 30,000 PSI
9. Welded Wire Mesh (A-182) 60,000 PSI
10. Steel Deck 50,000 PSI
11. Masonry - Solid Concrete Block 170 PSI
12. Brick 150 PSI
13. Steel Deck 33,000 PSI

C. CONCRETE CONSTRUCTION (unless otherwise noted)

1. Slabs on Ground - 4" x 6" x 8" x 12" x 16" x 20" x 24" x 30" x 36" x 48" x 60" x 72" x 96" x 120" x 144" x 168" x 192" x 216" x 240" x 264" x 288" x 312" x 336" x 360" x 384" x 408" x 432" x 456" x 480" x 504" x 528" x 552" x 576" x 600" x 624" x 648" x 672" x 696" x 720" x 744" x 768" x 792" x 816" x 840" x 864" x 888" x 912" x 936" x 960" x 984" x 1008" x 1032" x 1056" x 1080" x 1104" x 1128" x 1152" x 1176" x 1200" x 1224" x 1248" x 1272" x 1296" x 1320" x 1344" x 1368" x 1392" x 1416" x 1440" x 1464" x 1488" x 1512" x 1536" x 1560" x 1584" x 1608" x 1632" x 1656" x 1680" x 1704" x 1728" x 1752" x 1776" x 1800" x 1824" x 1848" x 1872" x 1896" x 1920" x 1944" x 1968" x 1992" x 2016" x 2040" x 2064" x 2088" x 2112" x 2136" x 2160" x 2184" x 2208" x 2232" x 2256" x 2280" x 2304" x 2328" x 2352" x 2376" x 2400" x 2424" x 2448" x 2472" x 2496" x 2520" x 2544" x 2568" x 2592" x 2616" x 2640" x 2664" x 2688" x 2712" x 2736" x 2760" x 2784" x 2808" x 2832" x 2856" x 2880" x 2904" x 2928" x 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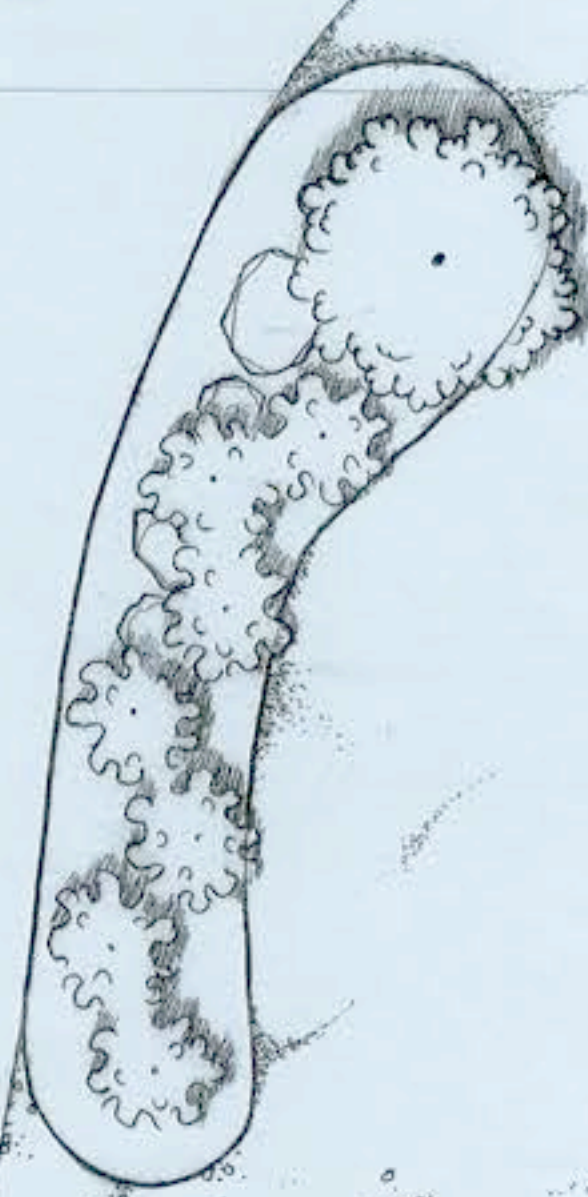
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THE **SAGAMORE** COMPANIES
38207 CENTER RIDGE • NORTH RIDGEVILLE
SCALE: 1/8"=1' • 5/5/2023
LIFESTYLE LANDSCAPING • DAVE HOFFMAN

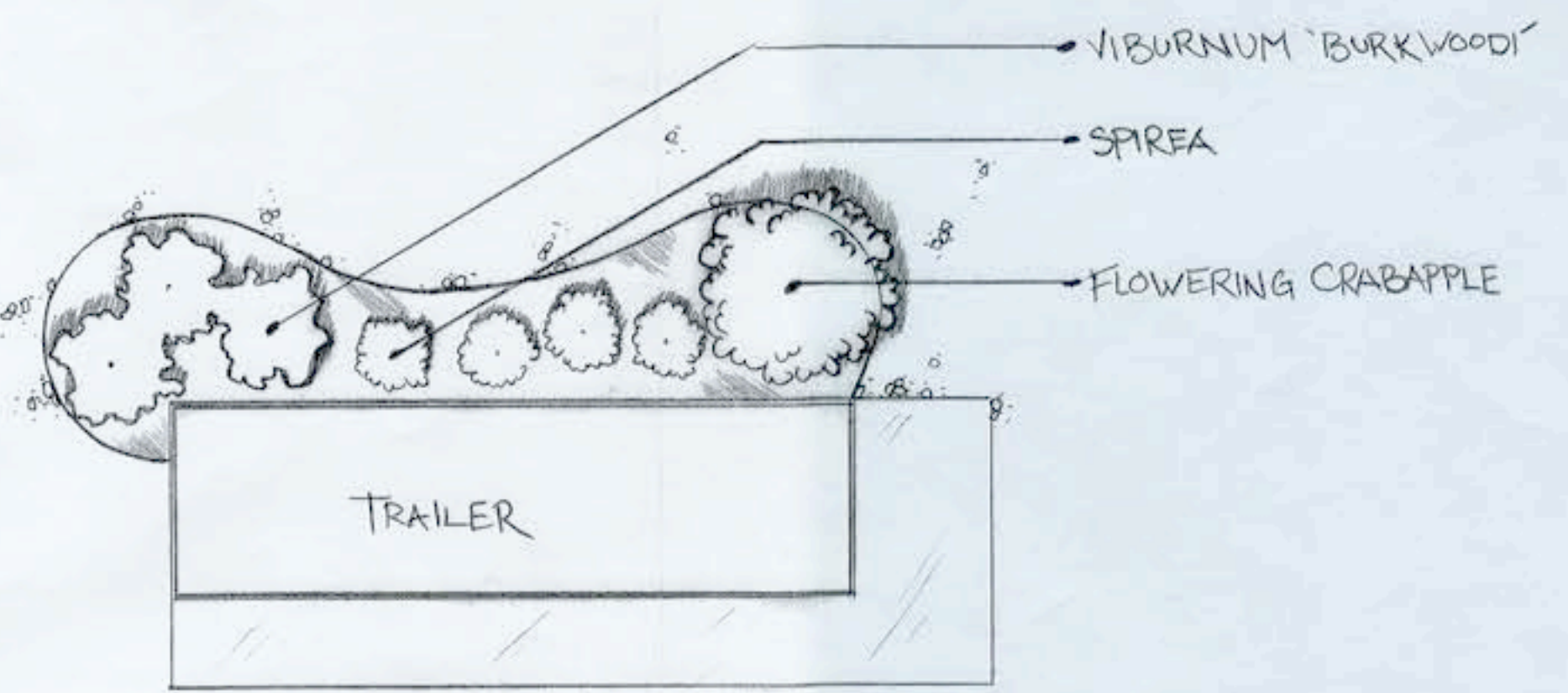
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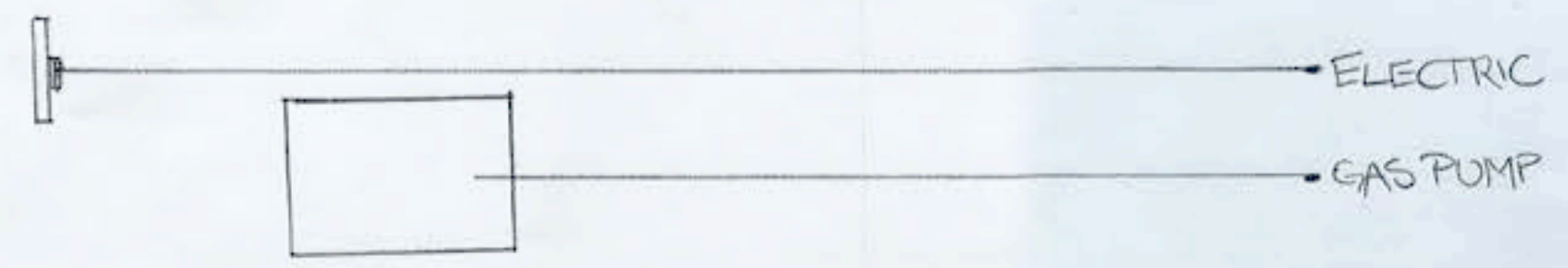


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FLOWERING CRABAPPLE



ELECTRIC

GAS PUMP

Planning Commission Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

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

PROJECT INFORMATION

7565 Avon Belden RD, North Ridgeville OH 44039
 Location address

07-00-022-101-059 LAND USE 640
 Parcel number Current zoning

Veterans Memorial Park - City of North Ridgeville
 Proposed project

APPLICANT/AGENT INFORMATION

North Ridgeville Veterans Memorial
 Name/Company

39186 Center Ridge RD North Ridgeville OH 44039
 Applicant address

440-452-4453 / Keith Martin MBD Homes Keith @ MBD - Homes. com
 Applicant phone Applicant email

PROPERTY OWNER INFORMATION

City of North Ridgeville
 Name/Company

7565 Avon Belden RD.
 Property owner address

Property owner phone Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Keith Martin - MBD - Homes / Contractor
 Applicant signature

[Signature] Mayor
 Property owner signature

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

OFFICE	PPZ No.	Date Received	ACTION
	PP2223-0193	MAY 18 2023	
	Planning Fee Paid	Engineering Fee Paid	
	-0- N/C		
	PER K. WEBER		



Planning Review

May 24, 2023

Project: Veterans Memorial Park
Location: Southeast corner of Avon Belden Road and Bainbridge Road
PPNs: 07-00-022-101-059
District: R-1 Residence District

Project Summary:

The proposal consists of constructing a Veterans Memorial Park on land in South Central Park owned by the City of North Ridgeville. The project received approval from the Parks and Recreation Commission on March 22. The project, though on city property, requires Planning Commission approval due to Charter provisions in Section 8.8 Mandatory Referral:

*No public building, street, boulevard, parkway, airport, **park**, playground, bridge, tunnel, publicly or privately owned utility or part thereof shall be constructed or authorized to be constructed in the Municipality, nor shall any street, avenue, parkway, boulevard or alley be opened for any purpose whatsoever, nor shall any street, avenue, parkway, boulevard or alley be widened, narrowed, relocated, vacated, or its use changed, or any ordinance referring to zoning or other regulations controlling the use or development of land, be adopted unless and until it shall have been submitted to the Planning Commission for report and recommendation.*

The construction of Veterans Memorial Park is a volunteer-driven effort by the North Ridgeville Veterans Memorial organization, a 501(c)(3) nonprofit. In the last several years, the group has pursued and secured private donations and public funding through grants, fundraising and in-kind donations.

The memorial will be connected to the existing asphalt walking path near Safetyville. Paving will be a combination of concrete walks and memorial brick pavers. A fountain surrounded by standing stones will be a focal point. Landscaping will be donated therefore varieties of plant material may be dictated by availability. The Veterans Memorial organization has committed to the maintenance of this park in partnership with the city.

Recommendations:

- Final plant selections should be reviewed with Parks & Recreation and approved prior to installation.

Planning Commission Comment Sheet



PROJECT INFORMATION

North Ridgeville Veteran's Memorial

Proposed project

7565 Avon Belden Rd

Location

07-00-022-101-059

Parcel number

June 13, 2023

Meeting date

June 1, 2023

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

No comment at this time.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

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

Staff Meeting Bulletin

Meeting Date:	May 30, 2023
Project:	Veterans Memorial Park, Constructing Veterans Memorial Park on land in South Central Park, 7565 Avon Belden Rd
Applicant:	North Ridgeville Veterans Memorial, 39186 Center Ridge Rd, North Ridgeville, OH 44039
Zoning:	R-1 Residence District
In Attendance:	Mayor Kevin Corcoran Guy Fursdon, Chief Building Official Christina Eavenson, City Engineer Mike Uhnak, Assistant Fire Chief Toni Morgan, Assistant Law Director Tina Wieber, Deputy Clerk of Council Keith Martin, MBD Homes

Project Introduction

- Keith explained that the memorial location would be at the corner of Bainbridge Road and State Route 83. He stated that they did remove the walkway on State Route 83 in case of future expansion or widening of State Route 83. He said that he understood that that final plant selection would have to be approved by Parks & Recreation and that they would have to go through Jon Montgomery. He mentioned that the problem with the planting was that they didn't know when it would start based on the Corn Fest and that with donated trees, they would be given basically what wasn't sold. He stated that they could only plant certain trees due to the maintenance of the trees and foliage. He commented that the only issue was that the woods would hold still water but there was one yard drain over there. He mentioned that the area for the memorial itself should be well drained, especially with the type of vegetation that they would put in there. He added that maybe they would put tall grass around the woods or something that would soak up some of that. He stated that if they could get mulch that would be good and if the City ever had any mulch, they could rake it through in there and that would help soak some of that up as well.

Staff Comments

- Christina asked what they had decided on regarding the access road. Keith explained that it was just a temporary access road for construction and would be removed after construction and before grading and landscaping and that it was noted on page C4.
- Mayor stated that it was a possibility that they may put some parking spaces in on City Hall's property and put a crosswalk in but they were still looking into that.

Next Steps

- No plan updates are required prior to Planning Commission.

Project Team

Project Manager

Keith Martin

MBD Homes

Project Designer

Kevin O'Brien

Lifestyle Landscaping

Executive Team

Mark Steinbrunner

President

marksteinbrunner1969@gmail.com

Sara Markle

Vice President

Jim Maleski

Treasurer

Dawn Fitz

Secretary

Jim Hordinski

Board Member

Dana Reigles

Board Member

Brian Carlton

Board Member

North Ridgeville Veterans Memorial

In August of 2020, North Ridgeville resident Mark Steinbrunner had an idea. He wanted to create a memorial to honor the soldiers who fought in American conflicts who were residents of North Ridgeville. Mark reached out to Councilman Jim Maleski to see what the city could offer. Councilman Maleski replied with City offering a piece of land in South Central Park and a blank slate as to what could be done.

Within six months Steinbrunner and Maleski began holding monthly zoom meetings to gauge the residents' interest in the project. By the summer of 2021, the group morphed into a board of seven members and were accepted to become a nonprofit registered as a 501c3. The group began selling memorial bricks, attending festivals to bring awareness, and holding fundraisers. The group also solicited local businesses for donations, which proved to be successful. The goal for the group is to raise \$345,000 to build the Memorial. To date the group has raised \$287,000 towards their goal.

Funding Sources and Sustainability

The North Ridgeville Veterans Memorial group has generated close to \$287,000 as of March 22, 2023. Funding sources have come from the following:

- ✓ Selling of memorial bricks to be used at the site
- ✓ Local company donations
- ✓ Local VFW groups
- ✓ Private donors
- ✓ Fundraisers
- ✓ State funding
- ✓ County funding

The group continues to seek donations from the selling of pavers, corporate donors, other fund-raising events, and state/local grants.

Our groups long term finance sustainability lies in future fund raisers.

Dear Business Manager,

The Volunteers to Build a Veterans Memorial in North Ridgeville is seeking corporate sponsors for our project to create a memorable and visually pleasing Veterans Memorial in North Ridgeville that appropriately honors our community members that have served in the armed forces. North Ridgeville is a growing community that also recognizes and appreciates its history. Our committee is dedicated to creating a Veterans Memorial that will stand the test of time but can grow and change as we continue to honor more local veterans.

"General" Sponsorship - \$20,000

- Name and/or logo *prominently* displayed on a bench placed at the memorial,
- A framed United States flag that has been flown over the memorial
- A framed aerial picture of completed memorial.
- Plaque at the site of Sponsorship
- Corporate logo on our website
- Corporate logo will be on a banner and flown during special events, fundraisers and at Corn Festival booth
- Five large pavers with name of chosen veteran
- Five small pavers
- 20 Challenge coins

"Vice Admiral" Sponsorship - \$12,000

- Corporate logo on our website
- A framed United States flag that has been flown over the memorial.
- Image of Memorial imposed on a plaque with sponsor name.
- Plaque at the site of Sponsorship
- Corporate logo will be placed in programs of any special event at the Memorial.
- Legacy Oak/Evergreen
- Five large pavers with name of chosen veteran
- Five small pavers
- 10 challenge coins

"Master Chief" Sponsorship - \$8,000

- Plaque at the site of Sponsorship.
- Corporate logo on our website.
- An American flag that has been flown over the memorial.
- Legacy Oak/Evergreen
- Up to five large pavers with name of chosen veteran
- Five small pavers
- 10 challenge coins

Please contact us if you would like more information on our commitment to see this project completed by Memorial Day 2024.

Sincerely,

The Volunteers to build a Veterans Memorial in North Ridgeville

“Gunnery Sergeant” Sponsorship - \$4,000

- A framed flag that has been flown over the memorial
- Logo on our website
- Up to four large pavers with name of chosen veteran
- Three small pavers
- 5 shirts
- 5 coins with Memorial logo
- 5 dog tags

“Senior Airman” Sponsorship - \$500

- Two large pavers with name of chosen veteran
- Two small pavers
- 5 T-shirts
- 5 coins with Memorial logo
- 5 dog tags

“Grunt” Sponsorship - \$200

- Two small pavers with name of chosen veteran
- 3 T shirts
- 3 coins with Memorial logo
- 3 dog tags



Proposal Summary

Client/Homeowner: Veterans Memorial
Address and Sub lot: Parcel #07-00-022-101-059
Net 0.844 Acres

Description of Materials:

PERMITS

- Permits assumed to be no charge thru the Building and Engineering departments. All contractors are responsible to be registered with the city. No cost figured for Ohio Edison service fees.

SURVEY/BOUNDARY SITE WORK-\$2,500.00

- Design designs plans-completed with adjustments as needed
- Stake as needed walks and locations of fountain and flag pole area

TREE CLEARING- PAID

- Already cleared main area of existing trees

EXCAVATION-\$24,000.00

- Strip the topsoil for new 5 Ft walkways-save topsoil for grading
- Install base for all concrete walkways with approved recycled concrete #57
- Supply and install all drainage piping per site plan Sheet C2.0 -includes limestone #57
- Supply and install 1-inch electric conduit- for wiring of exterior lighting/fountain pump
- Install a base of #4 stone for access driveway for temp loading/off

FOUNTAIN CONSTRUCTION-\$65,000.00

- Excavate and pour footers for sandstone slabs within fountain
- Supply and install drainage for overflow of fountain per design
- Supply and install basin/vault with electric pump for water fountain
- Supply and install crushed stone for base of perimeter walls around fountain
- Supply material for the 2Ft wall with sandstone materials per design
- Supply and install center sandstone boulder water feature
- Supply and install interior finish floor of fountain w/pavers or river rock
- Install standing stones, benches, and fountain standing stones
- All stone tooling as needed

FLAG POLES - DONATED

- 9 TOTAL flag poles donated and installed by MBD Homes
- Flags to be donated



Proposal Summary

LIGHTING-\$4,500.00

- Supply and install underground lighting for flag pole uplighting
- Supply and install fountain lighting

BRICK PAVERS- \$2,300.00

- Donated at cost for 600 SQ.FT of pavers -material only

STANDING STONES & FOUNTAIN STONES -\$64,971.00

- Materials needed for fountain stonework, benches, and standing stones

ELECTRICAL WIRING- Donated

- 2 total underground 12-gauge wire 20 amp each to disconnects from Safety Ville building
- Materials and labor needed to wire for lighting and pump for water fountain

FLATWORK CONCRETE-\$14,000.00

- All concrete shall consist of 4" concrete 2500 p.s.i. strength mix with rebar and sealer
- 5 FT. wide sidewalks per design Sheet C2.0 (Total SQ.FT of 2130)
- Price reflects stone base as needed

TREE & PLANT SUPPLY- \$7,000.00

- Willoway Nurseries donating all trees
- Plants and misc. shrubs reflect budget

LANDSCAPING INSTALLATION -\$60,000.00

- Install plant installation-trees, mounds, and plants. Topsoil distribution
- Install all brick pavers
- Site grading-raking-rockhound
- Install all lawn application -seed -topsoil-straw
- Install silt fencing as needed
- Remove temp access driveway stone -plant grass

CLEAN UP-DONATED

- General and final clean
- Supply dumpster and porti-jon as needed



Proposal Summary

PROPOSAL SUMMARY

Labor & Materials to construct The Veterans Memorial as per plans and the above mention scope of work and description of materials.

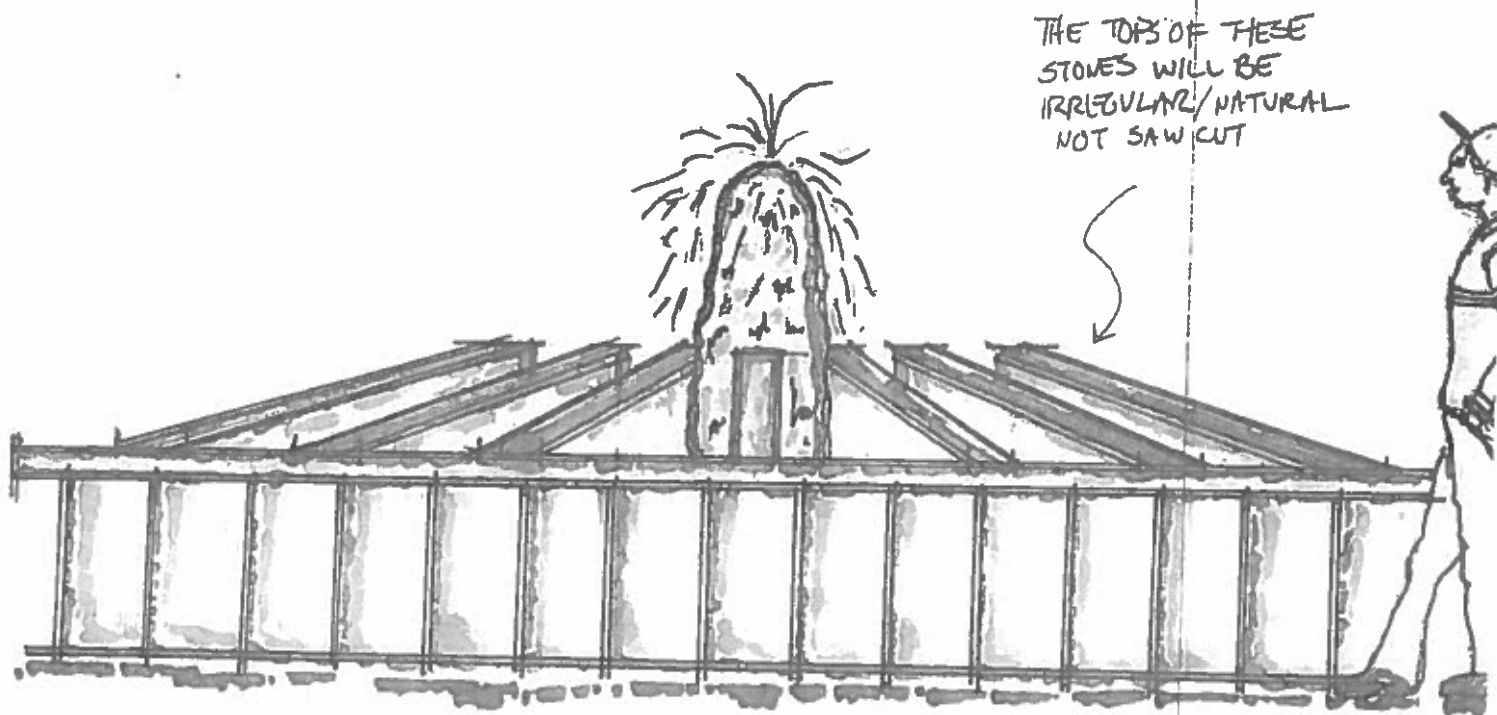
Investment Summary..... \$ 244,271.00

We look forward to working with you on this project!

MBD Homes LLC -
39186 Center Ridge Road
North Ridgeville, OH. 44039
440-731-8329
46-5659397

Keith Martin

**President/Project Manager
440-452-4453**



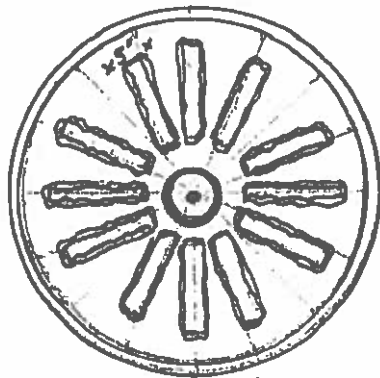
THE TOPS OF THESE
STONES WILL BE
IRREGULAR/NATURAL
NOT SAW CUT



Colucci 2022

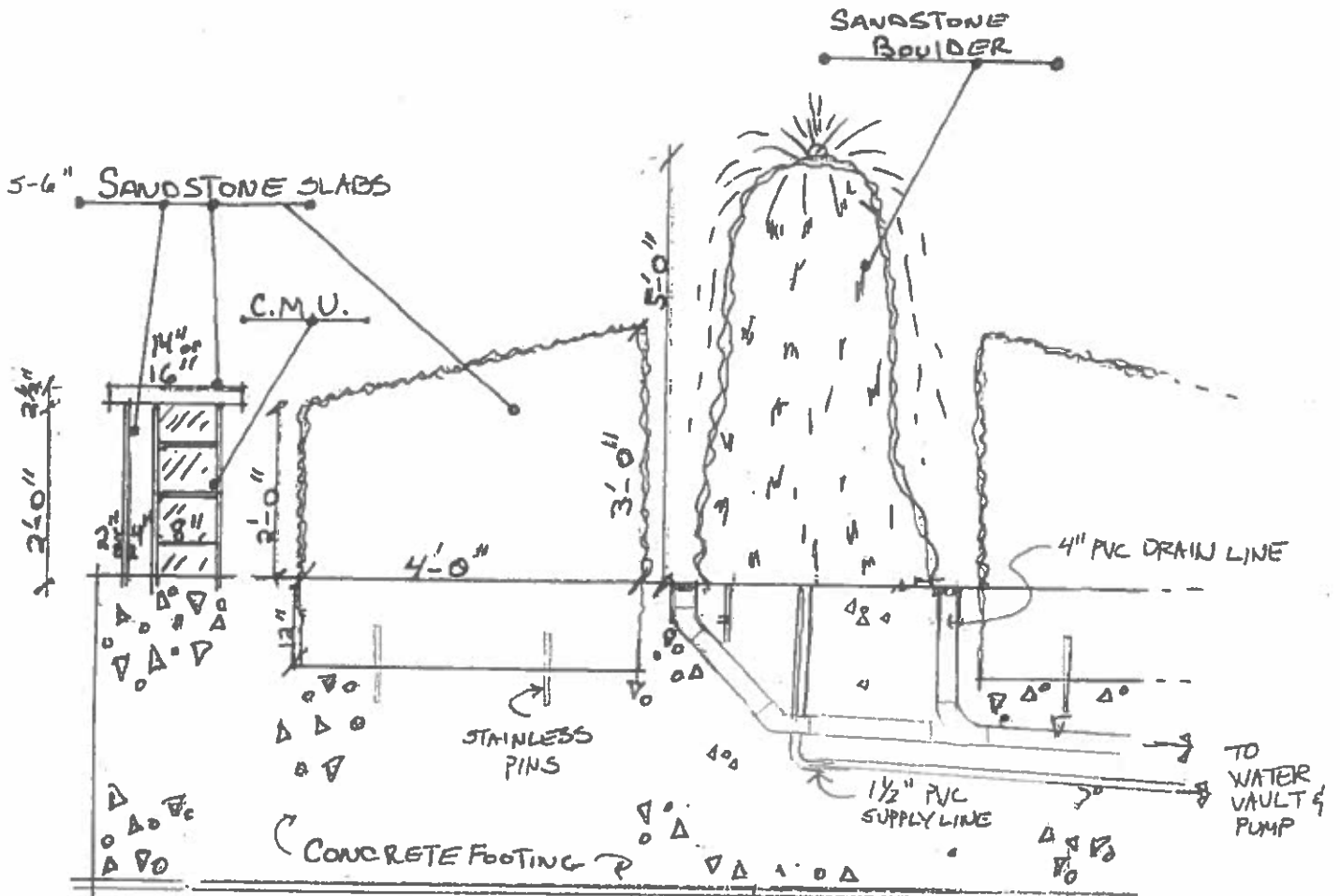
VETERAN MEMORIAL

NORTH RIDGEVILLE FOUNTAIN DETAIL



16'-0" DIAMETER

Top view $\frac{1}{8}" = 1'$



$\frac{1}{2}" = 1'$

SECTION/ELEVATION

Colucci 2022

VETERANS MEMORIAL FOUNTAIN

Fountain Coping 18'-0" Diameter

EXTRADOS = $50' - 3\frac{3}{16}$ VERIFY STONE

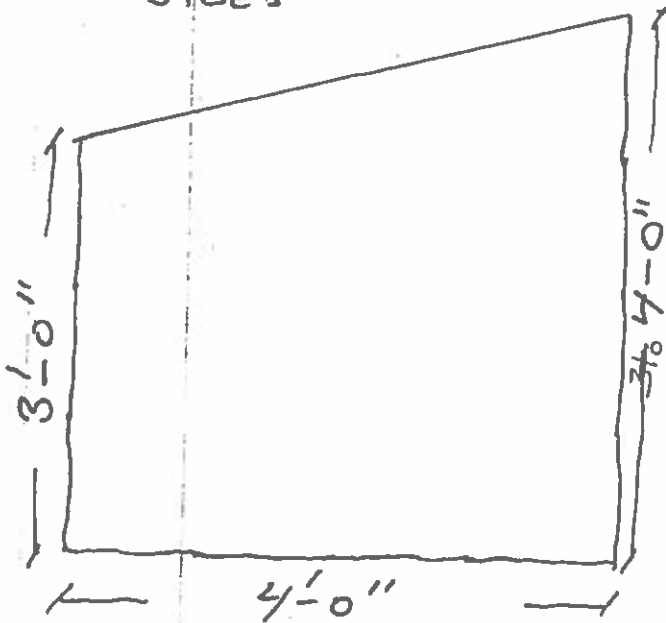
SIDE WALLS $2\frac{1}{2}"$ SANDSTONE 24" TALL X $11\frac{7}{16}"$ WIDE
15'-8" DIAMETER

EXTRADOS = $49' - 2\frac{5}{8}" \div 50 = 11\frac{13}{16} - \frac{3}{8}"$ JOINT

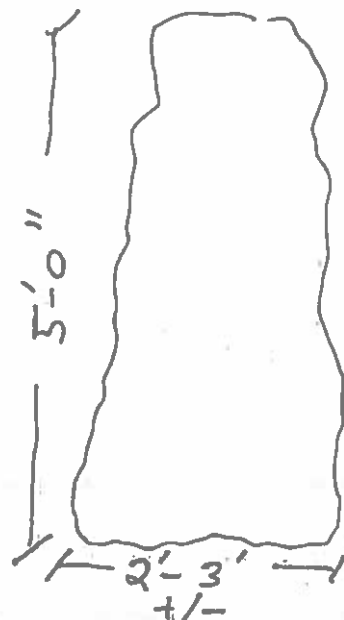
50 pcs $11\frac{7}{16}"$

INSIDE FOUNTAIN STONE 5" THICK SANDSTONE

SIDES



CENTER



VETERANS MEMORIAL IMPROVEMENT PLANS

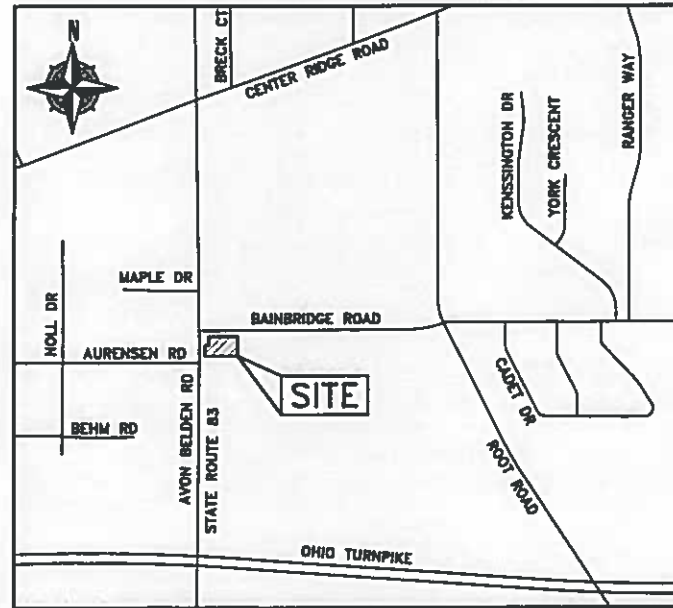
SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN, STATE OF OHIO.

LEGEND OF LINETYPES

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

LEGEND OF SYMBOLS

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



VICINITY MAP

-NOT TO SCALE-

SITE ADDRESS: VACANT LAND AT THE SOUTHEAST CORNER OF
AVON BELDEN ROAD AND BAINBRIDGE ROAD, NORTH RIDGEVILLE, OHIO 44039

DESIGN ENGINEER:

RICHARD A. FREDERICKSON, P.E., P.S.
OHIO ENGINEER - 61660
OHIO SURVEYOR - 8285



4-4-2023

CIVIL SITE DESIGN SHEET LEGEND

TITLE SHEET	C0.0
EXISTING CONDITIONS & DEMOLITION PLAN	C1.0
SITE & UTILITY PLAN	C2.0
OVERALL GRADING PLAN	C3.0
CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN	C4.0
CONSTRUCTION STORM WATER POLLUTION PREVENTION NOTES & DETAILS	C4.1 - C4.5
MISCELLANEOUS DETAILS	C5.0 - C5.2

SCOPE OF WORK

THE IMPROVEMENT PLANS ARE FOR THE SITE DEVELOPMENT OF A VETERANS MEMORIAL
AS WELL AS SITE DRAINAGE IMPROVEMENTS

CONTRACTORS SWP3 ACKNOWLEDGEMENT:

PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL
OBTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWP3)
SIGNED BY THE CONTRACTOR AND ALL OF HIS SUBCONTRACTORS.

SEE STORM WATER POLLUTION PREVENTION PLAN DETAIL SHEET
C4.1 FOR SIGNATURE STATEMENT AND SIGNATURE LIST.

CITY OF NORTH RIDGEVILLE STANDARD DETAILS

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

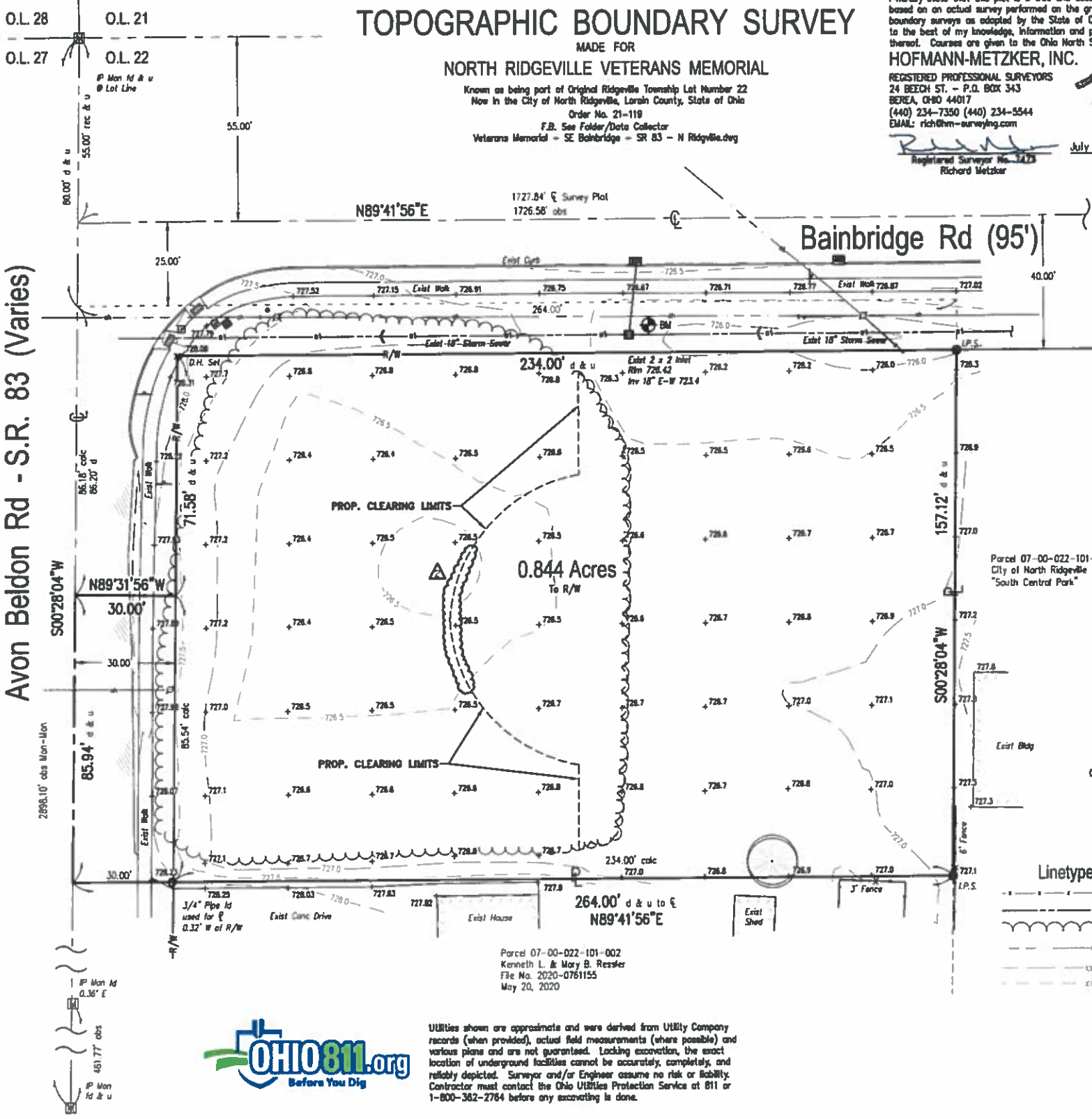
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MRD HOMES
39186 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44038

NORTH RIDGEVILLE VETERANS MEMORIAL
TITLE SHEET
BAINBRIDGE RD & AVON BELDEN RD
NORTH RIDGEVILLE, OH 44038

DRAWN BY: JAD
CHECKED BY: RAF
RAF JOB No: 3101-22

SHEET C0.0



I hereby state that this plot is a true and accurate representation of the premises shown hereon, and was based on an actual survey performed on the ground, and is in accordance with the Minimum Standards for boundary surveys as adopted by the State of Ohio Chapter 4733-37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses are given to the Ohio North State Plane Grid, and are used to indicate angles only.

HOFMANN-METZKER, INC.
REGISTERED PROFESSIONAL SURVEYORS
24 BEECH ST. - P.O. BOX 343
Berea, Ohio 44017
(440) 234-7350 (440) 234-5544
EMAIL: rich@hm-surveying.com

Registered Surveyor No. 3475
Richard Metzker

July 20, 2021
Date



Benchmark
Rim of Existing Storm Inlet
Elevation 726.42 NAVD88

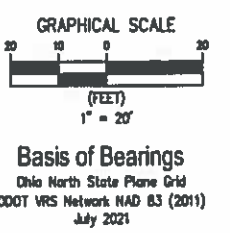
- References**
1. Bainbridge Rd & Survey Plot
 2. Title and Adjacent Deeds

Property Information

Parcel No.: 07-00-022-101-059
City of North Ridgeville
SE Corner Bainbridge Rd/Avon Beldon Rd (S.R. 83)
North Ridgeville, OH 44039
File No. 2016-0494722
(Parcel 3)

Acres:
Total to E 0.903 Acres
Within R/W 0.859 Acres
Net 0.844 Acres

- Symbols Legend**
- Traffic Control Box
 - Pedestrian Signal
 - Crossing push button
 - ADA truncated dome/Handicap Ramp
 - Power Pole
 - Guy Wire/Anchor
 - Street Sign
 - Storm Inlet
 - Catch Basin
 - Gas Valve
 - Tree
 - Spot Elevation
 - Denotes Edge of Pavement



- Linetype Legend**
- Fence
 - Storm Sewer
 - Tree Line
 - Overhead Wires
 - 1.0 ft Contour
 - 0.5 ft Contour

- Survey Legend**
- Denotes Observed Distance or Angle
 - Denotes Deed Distance or Angle
 - Denotes Record Distance or Angle
 - Denotes Used Point, Distance or Angle
 - Denotes Point Found
 - Denotes Right of Way
 - Denotes Centerline
 - Denotes Property Line
 - Denotes Iron Pin Set and capped 6752/7477
 - Denotes Iron Pipe Found
 - Denotes Drill Hole Set
 - Denotes Distance and Direction point found is from corner

Utilities shown are approximate and were derived from Utility Company records (when provided), actual field measurements (where possible) and various plans and are not guaranteed. Lacking excavation, the exact location of underground facilities cannot be accurately, completely, and reliably depicted. Surveyor and/or Engineer assume no risk or liability. Contractor must contact the Ohio Utilities Protection Service at 811 or 1-800-362-2764 before any excavating is done.



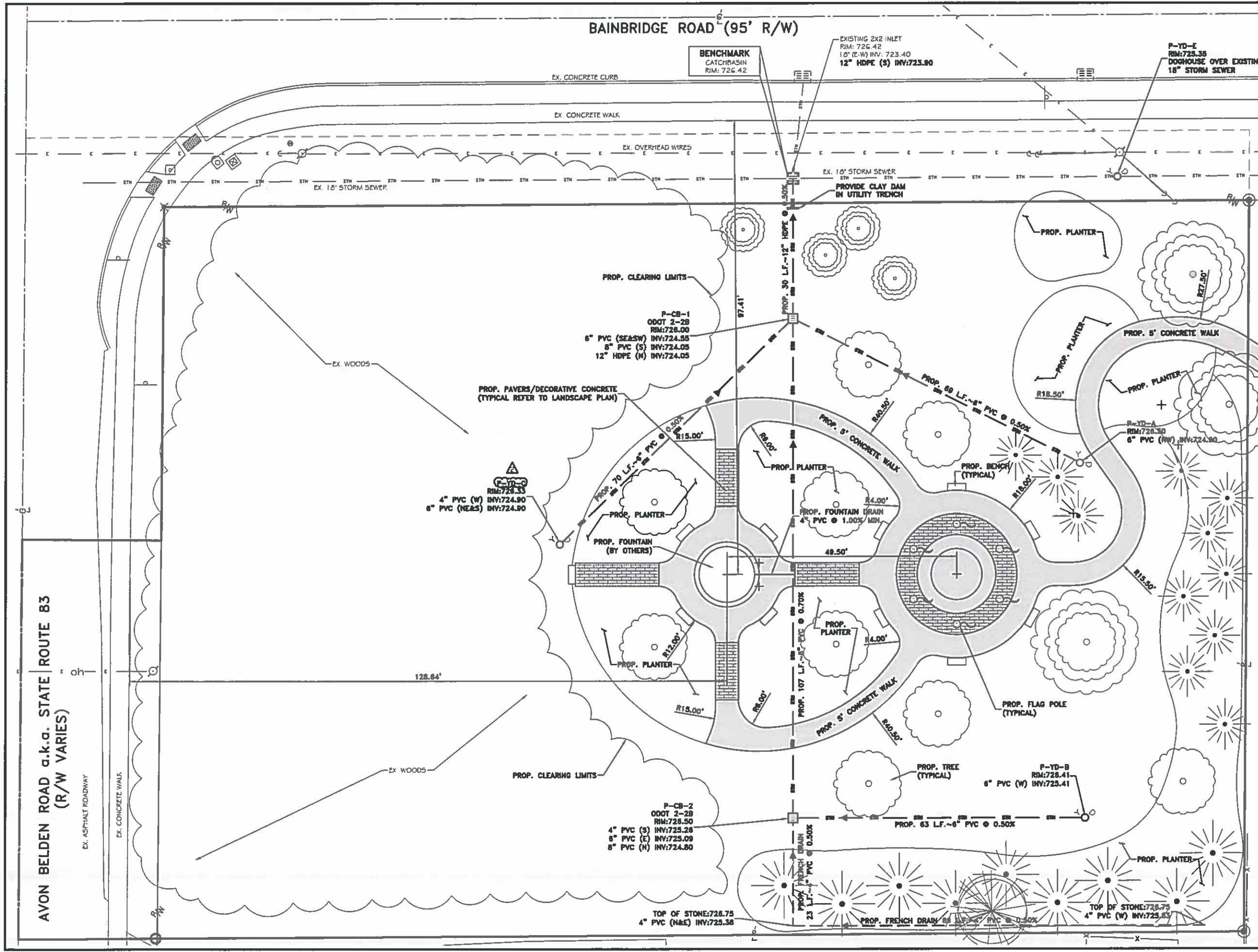
- NOTES:**
1. EXISTING CONDITIONS SURVEY PERFORMED BY HOFMANN-METZKER, INC. TOPOGRAPHIC BOUNDARY SURVEY MADE FOR NORTH RIDGEVILLE VETERANS MEMORIAL DATED JULY 20, 2021 AS ATTACHED HEREON AND HAS BEEN USED AS THE BASIS OF THIS PLAN SET FOR DESIGN.
 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE UTILITIES PROTECTION SERVICE (811) OR (1-800-362-2764) 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN. NONMEMBERS MUST BE CONTACTED DIRECTLY.
 3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
 4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES.
 5. ANY DAMAGE CAUSED TO THE PAVEMENT, DRIVES, DRAINAGE SYSTEMS, UNDERGROUND OR OVERHEAD UTILITIES, PIPE LINES OR LANDSCAPING, EITHER WITHIN THE RIGHT OF WAY OR ON ADJACENT PROPERTIES, SHALL BE FULLY RESTORED PROMPTLY BY THE CONTRACTOR WITH ALL RELATED COSTS BEING THE FULL RESPONSIBILITY OF THE CONTRACTOR.
 6. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
 7. ITEMS DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
 8. ALL COMPACTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE ODOT CMS SECTION 203 ROADWAY EXCAVATION AND EMBANKMENT BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
 9. DEBRIS SHALL NOT BE BURIED ON THE SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
 10. THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.
 11. IF NOT SPECIFICALLY PROVIDED HEREON, CONTRACTOR SHALL REFER TO THE LOCAL JURISDICTIONAL STANDARD CONSTRUCTION DETAILS AND/OR THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DETAILS FOR ALL PROJECT DETAILS.
 12. WHERE NECESSARY TO REMOVE PAVEMENTS OR DRIVES, THE PAVEMENT SHALL BE FULL DEPTH SAW CUT IN NEAT, STRAIGHT LINES, WHERE REMOVED IN WALK AREAS, SHALL BE FULL DEPTH SAWCUT AT NEAREST JOINT.
 13. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS.
 14. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, VEGETATION, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
 15. EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED DURING DEMOLITION ACTIVITIES.
 16. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK; AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
 17. EXISTING ABANDONED UTILITIES WITHIN THE PROPOSED WORK LIMITS SHALL BE REMOVED IF POSSIBLE. IF SUCH UTILITIES ARE PRESENT, THEY SHALL BE REMOVED AND RELOCATED OR ABANDONED IN PLACE. IF ABANDONED IN PLACE, IT IS RECOMMENDED THAT THE UTILITIES BE FILLED WITH CEMENT GROUT TO AVOID POTENTIAL COLLAPSE IN THE FUTURE. SHOULD THE UTILITIES LINES BE REMOVED FROM THE SITE, THE RESULTANT TRENCH EXCAVATIONS SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT OF MAX DRY DENSITY PER MODIFIED STANDARD PROCTOR. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.

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42853 Oberlin-Elyria Road, Oberlin, Ohio 44074
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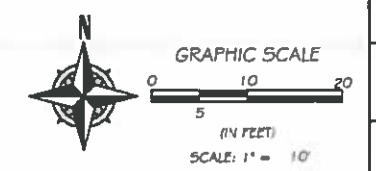
NORTH RIDGEVILLE VETERANS MEMORIAL
EXISTING CONDITIONS
& DEMOLITION PLAN
BAINBRIDGE RD & AVON BELDEN RD
NORTH RIDGEVILLE, OH 44039

DRAWN BY: JAD
CHECKED BY: RAF
RAF JOB No: 3101-22

SHEET: C1.0



- NOTES:**
1. ALL DIMENSIONS TO THE FACE OF CURB, FACE OF BUILDING, & FACE OF WALL UNLESS OTHERWISE STATED.
 2. FOR EXACT BUILDING DIMENSIONS & DETAILS SEE ARCHITECTURAL PLANS.
 3. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
 4. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
 5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON PRIOR TO CONSTRUCTION.
 7. CONTRACTOR TO NOTIFY THE INSPECTOR A MINIMUM OF FORTY-EIGHT (48) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
 8. SITE LIGHTING BY OTHERS, COORDINATE WITH SITE ELECTRICAL PLAN.
 9. LANDSCAPE AREAS & MOUNDING SHOWN HEREON ARE FOR REFERENCE ONLY. REFER TO THE LANDSCAPE ARCHITECTURAL PLAN FOR EXACT LOCATIONS AND DETAILED PLANT REQUIREMENTS (BY OTHERS).
 10. PRIOR TO ORDERING STRUCTURES AND CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS AS NEEDED. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORDED ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
 11. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE AS NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
 12. ALL SEWERS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
 13. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
 14. STORM UTILITY NOTES:
 - a. STORM SEWER (HDPE) SHALL BE HIGH DENSITY POLYETHYLENE SMOOTH LINED (TYPE 5) PIPE ODOT 707.33 CONFORMING TO AASHTO M-294 (12'-48").
 - b. STORM SEWER (RCP) SHALL BE REINFORCED CONCRETE PIPE ASTM C 76 CLASS 4 (12'-15') UNLESS OTHERWISE SPECIFIED. ALL STORM PIPES TO HAVE PREMIUM GASKETED JOINTS.
 - c. STORM SEWER (PVC) SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE (4'-8') PER ASTM D3034 SDR 35.
 - d. CLAY DAM IS TO BE PROVIDED IN THE STORM SEWER TRENCHES WHERE THEY OUTFALL INTO THE STORM SEWER BASIN.
 15. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE MUNICIPALITY UTILITY DEPARTMENT 48 HOURS PRIOR TO PERFORMING CONNECTIONS TO THE STORM SEWER SYSTEMS.



AVON BELDEN ROAD a.k.a. STATE ROUTE B3
(R/W VARIES)

BAINBRIDGE ROAD (95' R/W)

REV	BY	DATE	DESCRIPTION
1	JAD	02-20-2023	ISSUE TO CLIENT
2	JAD	04-04-2023	REVISED PER CITY COMMENTS

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NORTH RIDGEVILLE VETERANS MEMORIAL
SITE & UTILITY PLAN
BAINBRIDGE RD & AVON BELDEN RD
NORTH RIDGEVILLE, OH 44039

MBD HOMES
39186 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

DRAWN BY: JAD
CHECKED BY: RAF
RAF JOB No: 3101-22

SHEET: C2.0

AVON BELDEN ROAD a.k.a. STATE ROUTE 83
(R/W VARIES)

BAINBRIDGE ROAD (95' R/W)

BENCHMARK
CATCHBASIN
RIM: 726.42

NOTES:

1. GRADES SHOWN HEREON ARE AT THE EDGE OF PAVEMENT OR GUTTER ELEVATIONS UNLESS NOTED OTHERWISE.
2. ALL PAVEMENT AND SITE WORK SHALL CONFORM TO O.D.O.T., AND CITY OF NORTH RIDGEVILLE STANDARDS.
3. ALL COMPACTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE ODOT CMS SECTION 203 ROADWAY EXCAVATION AND EMBANKMENT. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
4. EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITY COMMENCES.
5. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS.
6. ANY GRADING OF DISTURBED AREAS SHALL BE SEEDED PER SEEDING NOTES. UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO ENSURE THAT FINAL GRADING AND LANDSCAPING ARE INSTALLED TO DIRECT SURFACE WATER FLOW TOWARDS CATCH BASINS AND STORM WATER MANAGEMENT DEVICES AS SHOWN HEREON. CONTRACTOR TO ENSURE THAT WATER DOES NOT POND ON-SITE.
8. CONTRACTOR TO ENSURE THAT SURFACE WATER FLOW IS MAINTAINED ON-SITE AND DOES NOT ADVERSELY FLOW ONTO ADJACENT PROPERTIES.
9. CONTRACTOR TO PROVIDE SCREEN MOUNDING ALONG SOUTH & EAST PROPERTY LINES. MOUNDING SHALL BE PLACED IN SUCH A WAY THAT ALL SURFACE WATER SHALL BE SWALED TO COLLECT WATER ON-SITE.

GRADING LEGEND:

- SURFACE WATER FLOW
XXX X EXISTING SURFACE ELEVATION
(XXX.XX) PROPOSED SURFACE ELEVATION
L.P. (XXX.XX) PROPOSED LOW POINT ELEVATION
H.P. (XXX.XX) PROPOSED HIGH POINT ELEVATION
(HOLD) HOLD EXISTING GRADE



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

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MED HOMES
39186 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

NORTH RIDGEVILLE VETERANS MEMORIAL
OVERALL GRADING PLAN
BAINBRIDGE RD & AVON BELDEN RD
NORTH RIDGEVILLE, OH 44039

DRAWN BY: JAD
CHECKED BY: RAF
RAF JOB No: 3101-22

SHEET: C3.0

AVON BELDEN ROAD a.k.a. STATE ROUTE 83
(R/W VARIES)

BAINBRIDGE ROAD (95' R/W)

BENCHMARK
CATCHBASIN
RIM: 726.42

SITE DATA:

SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN, STATE OF OHIO

SITE ADDRESS: VACANT LAND AT THE
SOUTHEAST CORNER OF AVON BELDEN ROAD
AND BAINBRIDGE ROAD, NORTH RIDGEVILLE
OHIO 44039

LAT 41°23'05" N LONG 82°01'05" W
(NAD 84)

CONTRACTOR/DEVELOPER

CONTRACTOR NAME: MBD HOMES

CONTRACTOR ADDRESS: 39 86 CENTER
RIDGE RD, NORTH RIDGEVILLE OH 44039

ON-SITE CONTACT: KEITH MARTIN

ON-SITE PHONE: 440-452-4453

AREA OF DISTURBANCE: 22,307.35 S.F.
0.51 OF AN ACRE

IMMEDIATE RECEIVING WATERS / WATERSHED:
CITY STORM SEWER SYSTEM TO FRENCH
CREEK WATERSHED TO LAKE ERIE

THE IMPROVEMENT PLANS ARE FOR THE SITE
DEVELOPMENT OF A VETERANS MEMORIAL
AS WELL AS SITE DRAINAGE IMPROVEMENT

PROP. SILT FENCE
OR SILT SOCK

PROP. WORK LIMITS
0.56 OF AN ACRE (CALC.)

PROP. PRIMARY
CONSTRUCTION
ENTRANCE

PROP. CONC. WASHOUT AREA,
FUEL STORAGE & FILLING AREA,
& COVERED DUMPSTER AREA

PROP. SILT FENCE
OR SILT SOCK
EX. ASPHALT PATH
(APPROX. LOCATION)
(MATCH EXISTING)

LEGEND OF SYMBOLS

- (TS/PS) TEMPORARY SEEDING/
PERMANENT SEEDING
[IP] INLET PROTECTION
[---] TEMPORARY DRIVE
(On) SOIL TYPE

LEGEND OF LINETYPES

- V/L CONSTRUCTION LIMITS
SF T FENCE

SOIL TYPES:

- Mr. MOHAWK SILTY CLAY LOAM,
0 TO 2 PERCENT SLOPES
MRA. METWANGA SILT LOAM,
0 TO 2 PERCENT SLOPES
On. CLAYED LOAM,
SANDSTONE SUBSTRATUM

SOIL DATA REFERENCED FROM WEB SOIL SURVEY
LORAIN COUNTY, OHIO (OH093)
SPATIAL DATA VERSION 7, SEP 16, 2019
TABULAR DATA VERSION 20, SEP 9, 2022



GRAPHIC SCALE
0 5 10 20
N FEET
SCALE: 1" = 40'

STORM WATER POLLUTION PREVENTION PLAN SHEET 1 OF 6

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MBD HOMES
39 86 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

NORTH RIDGEVILLE VETERANS MEMORIAL
STORMWATER POLLUTION
PREVENTION PLAN
BAINBRIDGE RD & AVON BELDEN RD
NORTH RIDGEVILLE, OH 44039

DRAWN BY: JAD
CHECKED BY: RAF
RAF JOB No. 3101-22
SHEET: C4.0

Elite K911 Application Timeline

BZBA 4.24.2006 – Requests to operate a construction showroom and sales office as a permitted use in a B-3 District and a 10-foot side yard variance to build an additional 30 by 60 building.

Similar use – Yes - 4 No - 0

Side yard variance - Yes - 4 No - 0

BZBA 3.22.2007 – Requests conditional use to operate a dog rescue only kennel with no more than six dogs and one litter of puppies within a B-3 District.

Approved with the following conditions:

- 1) That the business will not include boarding.
- 2) The business will include six dogs and one litter of puppies.
- 3) The hours of operation will be from 8:00 AM to 8:00 PM.

Yes - 5 No - 0

BZBA 10.25.2007 – Requests approval to continue an existing conditional use as a residence combined with commercial use on the same property zoned B-3. (Home office instead of full show room)

Yes – 4 No – 0

Planning Commission 2.8.2011 – Requests to construct a second story addition to existing building for business operation. (Build a training room over existing building with the downstairs used for rehabilitation)

Approved

Yes – 5 No - 0

BZBA 8.23.2012 – Requests an 85-foot variance for a conditional use of a kennel under the provisions of Code Section 1268.04(b)(1)(A) (add more kennels inside current building for boarding facility adding an additional 10 dogs)

Approval of a 10-foot variance (kennel is 140 feet off of the road with the front yard being 65 feet)

Yes – 4 No – 0

Planning Commission 8.13.2019 – Requests a parking lot expansion. (Expanded southwest corner of parking near Cook Rd)

Approved

Yes – 5 No - 0

From: [charles stella](#)
To: [Tina Wieber](#)
Subject: Re: Photometric
Date: Monday, June 12, 2023 1:06:59 PM

Good afternoon. As per our last conversation we would like to withdraw the grooming addition part of the proposal but keep the pool and deck moving forward.

Thank you,
Charles a Stella

Sent from my iPhone

On May 24, 2023, at 5:47 PM, charles stella <chuckstella@me.com> wrote:

Yes we will be looking at fall for an install if we move forward at all.
Thanks
Chuck

Sent from my iPhone

On May 24, 2023, at 5:19 PM, Tina Wieber
<twieber@nridgeville.org> wrote:

Good afternoon,

One question on the photometrics that you submitted. Are those for the lighting that are not part of this application? Is that the lighting you would be doing at a later date? If so, I will remove them from the application packet.

Thank you,

Tina Wieber
Deputy Clerk of Council

City of North Ridgeville
7307 Avon Belden Rd
North Ridgeville, OH 44039
Phone: (440)-353-0513

Planning Commission Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

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

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

PROJECT INFORMATION

31740 COOK RD N. RIDGEVILLE OH 44039
Location address

B3
Parcel number Current zoning

GROOMING ADDITION
Proposed project

APPLICANT/AGENT INFORMATION

ELITE K911 DOG TRAINING
Name/Company

31684 COOK RD N. RIDGEVILLE OH 44039
Applicant address

440-223-2683
Applicant phone

CHUCKSTERIA@ME.COM
Applicant email

PROPERTY OWNER INFORMATION

CHARLES A STERIA
Name/Company

31684 COOK RD N. RIDGEVILLE OH 44039
Property owner address

440-223-2683
Property owner phone

CHUCK STERIA@ME.COM
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Property owner signature

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

OFFICE	PPZ No.	Date Received	ACTION
	PPZ 2023-0194	MAY 19 2023	
	Planning Fee Paid	Engineering Fee Paid	
	150.00 VISA	1,125 \$8116	
	* 020750		



Planning Review

May 23, 2023

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

Project Summary:

The proposal consists of constructing a 1,130 square foot addition to the rear of the existing kennel and training building in order to provide dog grooming services. Animal grooming is a permitted use in the B-3 Highway Commercial District. The building addition maintains the existing side setback from the west property line. The addition will have vinyl siding, vinyl windows and asphalt shingles to match the existing building.

Existing fencing to the east of the current building will be removed and new parking spaces will be striped onto the concrete surface. The parking configuration does not allow for the required 24-foot drive aisle. A new fence and gate will enclose a smaller area of pavement adjacent to the building. Note that parking provided for the business is partially provided on the neighboring lot, also owned by the applicant. Some additional information is required to complete planning review, see comments below.

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

Comments:

- The minimum aisle width based on 90-degree parking is 24 feet; 18 feet shown.
- There is a new above ground pool and deck dashed in the rear of the creek; there is also a new agility course noted on the plan. No information about these areas was provided.
- Parking field plan note indicates “site lighting by others.” No site lighting plan for the parking area is included. There is a photometric plan included, which is illegible, that appears to show illumination in the rear yard for agility course.

Planning Commission Comment Sheet



PROJECT INFORMATION

Elite K911 Dog Training grooming addition

Proposed project

31740 Cook Rd

Location

07-00-004-110-038

Parcel number

June 13, 2023

Meeting date

June 1, 2023

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

Application appears code compliant.

The dog training pool should be 5 foot from property line.

The parking appears to be on two parcels, there should be some sort of agreement.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

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

Staff Meeting Bulletin

Meeting Date:	May 30, 2023
Project:	Elite K911 Dog Training, Dog Grooming Building Addition and pool, 31740 Cook Rd
Applicant:	Elite K911 Dog Training, Charles Stella, 31684 Cook Rd, North Ridgeville, OH 44039
Zoning:	B-3 Highway Commercial District
In Attendance:	Mayor Kevin Corcoran Guy Fursdon, Chief Building Official Christina Eavenson, City Engineer Mike Uhnak, Assistant Fire Chief Toni Morgan, Assistant Law Director Tina Wieber, Deputy Clerk of Council Charles Stella, Elite K911 Dog Training

Project Introduction

- Charles stated that they wanted to build an addition onto the back of their existing building for a grooming facility and a pool. He mentioned that he had lighting on the existing building and that they were looking into putting lighting back onto the agility course but that wouldn't be until the Fall. He stated that he wanted to add the pool now but the lighting would be in the future. He commented that it was brought to his attention that there was an issue with the parking lot not being big enough or not enough space between the buildings. He stated that there was a fence that separated his house property from his business property and that they added a parking lot on the other side of the fence. He explained that he wanted to take the fence down and make all of that parking. He discussed that where the fence was would be the aisleway and they would either park on his house side or the business side. He added that they didn't get a lot of traffic and that people would make appointments and they would come and go but that there weren't a lot of cars in his lot at any one time. He stated that the pool would be located on the other side of the path that went around the pond. He mentioned that there would only be dogs in the pool other than the employees. He added that two weeks ago they had a company meeting and decided to postpone the addition until Spring of next year.

Staff Comments

- Guy asked if he had computed his lot coverage and wasn't exceeding 25%. Chuck stated that he had and it wasn't close to 25%. Guy explained that there was a new ordinance that specified width regarding parking and if it were at an angle or straight that the width of the aisle changed. He added that if he didn't have enough space, he would either have to get a variance or figure out where he would put the additional parking. He asked if the new driveway that was put in on the east would connect up with the proposed area or if that was future. Charles stated that was future but he didn't see it ever connecting up with it. Guy mentioned that if it did it could possibly be considered a turn around because they could go in and go right back out but would only be needed if he was over the 150 feet. He asked how far off of the property line would the pool be. Charles stated that it was above ground and seven feet from the property line. Guy asked how deep the pool was. Charles stated that it was 54 inches in height so about four feet.
- Christina asked if the parking lot was put in recently. Charles stated that it was. He added that it was next to his house and they added the parking. She asked if he would give consideration to some kind

of cross access agreement. She explained that it had been happening a lot that the lots were not consolidated yet both were being used for one business. She mentioned that that way if there were ever a time when he wanted to sell or split it, they would have some kind of provision. Charles stated that he could add the parking lot to his business and separate it from the house and Christina asked if that was noted in the deed and if he had something already in place to provide her with a copy of that for her records. She asked if he was increasing impervious surface with the addition. Charles stated that he had concrete and gravel going back to the addition and asked if he added concrete would that change that at all. Guy stated that it would because it would be more hard-surface for water run-off. Charles stated that he would probably be adding a 20 by 30 area of concrete for parking so that they would be able to get close enough to the building. Christina asked if they had been required to look at any storm water improvements when he did the concrete parking lot earlier. Charles stated they had not. He stated that he had a creek that ran right behind the house and everything drained to that creek. She stated that in the ordinance it stated that if they had a 15,000 square foot lot and were increasing impervious surface, they were supposed to give consideration to some storm water quality or storm water management. She asked him to get with Rafter and ask them to address water quality like a little infiltration area and to address that. Christina explained that since the Engineering Department was so busy that they were having a third-party consultant do their reviews and if there were any comments from Planning Commission, that he should address those as soon as possible to get in the queue. She added that they try to turn them around within 30 days.

- Mike explained that all portions of the building had to be within 150 feet of a fire department access. He added that the drive to that back addition would be considered a fire department access. He stated that to get them within 150 feet, they needed to know if it would be exactly 150 feet to that area because anything greater than 150 feet would have to have a turn around. He stated that the architect would probably need to do a turn study to see whether he needed it or not. He commented that the other issue was that he had to be within 300 feet of a fire hydrant and now he would be getting deeper into the property and he was pretty confident that the fire hydrants were on the opposite side of Cook Rd. He stated that he would also need to determine if he was going to need a fire hydrant to get him within 300 feet of the entire building. Charles stated that he had wetlands on the other side of the creek and that had previously prevented him from doing some things he wanted to do. He added that the turn around could be a hammer turn and didn't have to be like a cul-de-sac and that it could be a back-in. He mentioned that it could be a back in. Charles asked if he would have to put a fire hydrant in and Mike stated that he would have to bring a fire line in.

Next Steps

- The applicant will submit a cross access agreement, address storm water quality, fire department access and fire hydrant plan prior to Planning Commission.

K-911 GROOMING ADDITION

31740 COOK RD.

1. GENERAL NOTES AND SPECIFICATION

GENERAL CONDITIONS

- Materials and methods of construction shall comply with all applicable local, state and federal building codes.
- Contractor to provide minimum 1 year warranty on material and labor as well as provide Owner with manufacturer's warranty where applicable.
- All work shall be installed in compliance with manufacturers' recommended installation methods and limitations.
- Work schedule shall be coordinated with Owner prior to the start of construction. This shall include but not be limited to the days and hours of operation, as well as estimated completion date.
- Any work need floor access from Owner space below shall be coordinated with building Owner and first floor Owner with minimum 1 week prior notice. Any occupied first floor Owner spaces accessed by this scope of work must be cleaned daily and ready for business operations each day.
- Contractor responsible for verifying dimensions & locations of existing roads, utilities, plumbing lines, walls, ceiling heights etc.
- All Contractors and subcontractors shall have a current full and complete set of construction documents and all addenda and shall coordinate their work with other trades.
- If any unfavorable or unforeseen conditions are discovered, contractor shall bring them to Owner's attention prior to proceeding with work.
- Any work impacting building exterior, including but not limited to roof, walls, lighting, windows or paving shall be coordinated with building Owner.
- All submittals to be reviewed by Contractor prior to review by Owner or Owner's representative. Submittals shall include but not be limited to cut sheets for doors, fixtures, equipment and color selections for finish materials.

DEMOLITION

- Demolish in an orderly and careful manner as required to accommodate work.
- Patch and repair existing surfaces to accept new work. Provide smooth and even transition to new construction.
- Contractor shall ensure structural stability of existing building during construction. Provide temporary shoring as needed.
- Contractor shall maintain integrity of structural, mechanical, plumbing and electrical systems of existing building where impacted by new work.
- Contractor shall cap all electrical and plumbing lines disconnected by scope of work in these documents.
- Carefully remove, store and protect all components to be reused, including but not limited to doors, hardware, cabinetry and wood trim.
- Contractor shall be responsible for removal of debris from site at the completion of work.

SITE WORK

- Contractor shall finish grade site. Landscape and seeding by Owner.
- Re route existing downspout drain lines around addition and include new downspouts. Connect to existing storm line.

CONCRETE

- Concrete slab at building shall be Portland Cement ASTM C 150 Type 1 cement. Concrete to have a minimum cement content of 564# / cu.yd., a maximum water to cement ratio of 0.53 and obtain a minimum strength of 4,000 psi at 28 days. (unless noted otherwise - u.n.o.)
- All garage slabs shall have a minimum strength of 4,000 psi.
- All exterior concrete exposed to weather shall be air-entrained 6% (+/- 1.5%) with a minimum 28-day compressive strength of 4,5000 PSI and maximum water/cement ratio of 0.45.
- All reinforcing steel shall conform with astm A615, 60 ksi yield.
- Trowel finish for interior concrete and broom finish for exterior concrete. Comply with ASTM C 94 for mixing, delivery and testing.
- All reinforcing steel, anchor bolts, plumbing & electrical sleeves shall be placed prior to pouring concrete.

- Cut joints for all slabs on grade shall be a maximum of 12'-0" O.C. unless otherwise noted. All cuts shall be made 8 hours after placing concrete.
- At all expansion joints, install backer rod and sealant.

JOINT SEALANTS

- Types of sealant to be:
Type A at interior joints
Type SM at countertops in wet rooms.
Type M (grade NS) at exterior masonry joint
- Apply sealant to clean, dry joints.
- Provide sealant and backer rod at expansion joints as indicated in drawings. Sealant color shall match adjacent surfaces.
- Tools joints concave, free of air pockets, ridges and foreign materials. Avoid excess sealant on adjacent materials.

WOOD FRAMING

- All wood framing shall be Douglas Fir, Hem Fir, or SPF species, No. 2 grade or better.
- All framing shall be installed square and level, free of distortion and defects detrimental to appearance and performance.
- Tolerances:
Plumb within 1/8" in 10'
Level within 1/8" in 10'
Located within ¼" of required location
- Alignment- stud and runner faces to receive finish material shall not vary greater than 1/8" with no jogs or breaks in plane.
- Install 2 studs at each door jamb, cripple studs at head. Construct corners with a minimum of 3 studs per corner. Provide framing between studs for attachment of cabinetry and accessories where indicated on drawings.
- LVL's shall be Boise Cascade 2.0E GP Lam LVL or equal.
- Where multiple plies of LVL are used, beams shall be nailed with 3 rows of min. 3" 10d nails, 12" O.C. If three or more plies are used, beams shall be nailed on both sides, staggered. Follow manufacturer's recommendation for alternate fasteners.
- Plywood shall be standard PS-1 and OSB shall be standard PS-2
- All exposed lumber or lumber in contact with concrete or masonry shall be ppt (u.n.o).
- All preservative pressure treated (ppt) lumber shall be southern pine #2.
- Trusses shall be engineered by truss manufacturer.

ROOFING

- Roof shingles shall be GAF Timberline "Natural Shadow". Color and texture to match house and be approved by Owner.
- Eave and ridge vents must supply open space for ventilation of not less than 1 to 150 of the area which they are ventilating. provide corrosion-resistant screening over openings as per the details and notes in these construction documents or contact the designer.
- Provide #30 Roofing Underlayment
- Provide ice & water shield minimum 5'-0" up from all eaves and valleys and 2'-0" up from walls where abutting roof. Install per manufacturer's recommendation.
- Exposed flashing shall be pre- finished metal flashing 24 gauge hot-dip galvanized steel sheet, complying with ASTM A 653/A 653M, G90/Z275.
- Concealed flashing shall be self-adhesive membrane type flashing.
- Where applicable, flashing shall extend min. 6" up wall and behind vapor barrier to prevent water entry.
- Flashing shall be installed in a shingle style or overlapping to prevent water entry.
- At valleys Install eaves protection membrane at least 36 (914mm) inches wide and centered on the valley. Lap ends 6 inches (152mm) and seal.
- Install 5" box style seamless aluminum gutters with 4" downspouts. Install all necessary endcaps, brackets, screws, elbow and joints. Install per manufacturer's recommendation. Gutter color to match roof and downspout color to match siding.

METAL WALL PANELS

- Metal roof to be Atas International "Belvedere

- Grand R" ribbed structural panel to match existing. Alternate: ABC Metal or Owner approved equal.
- Metal roof shall be 24 ga. steel, 39" wide panel with 1" rib and standard plank ribs. Standard color to match existing. Smooth finish.
- Install with direct fasten methods with galvanized fasteners
- Provide all trim, starters, flashing and fasteners for complete install per manufacturers recommendations.

INSULATION

- Provide bat, 2" rigid or cellulose insulation as indicated in building & wall sections.
- All insulation R values shall meet or exceed minimum standards outlined in OBC
- Acceptable manufacturers shall be Owens Corning, Certainteed, John's Manville or Owner approved equal.

HOLLOW METAL FRAMES

- Where required, install door and frame assembly per NFPA 80 for fire rated class indicated. Fire rated doors and frames shall be labeled by Underwriter's Laboratory (UL) to meet the required fire rating noted.
- Hollow metal knock down frames shall be minimum 16 gage for openings less than 4'-0" and 14 gage for openings greater than 4'-0".
- Coordinate frame anchors with wall construction type.

STEEL DOORS

- Steel doors shall be 1 3/4" x 36" x80" square edge, flush doors, standard duty. Doors shall have necessary core reinforcing as needed for hardware.
- Paint doors to match existing.
- Acceptable manufacturers shall be Tru Stile, Algoma, Eggers, or Weyerhaeuser.
- Doors shall be free of defect and warping. Provide warrantee to replace, repair or refinish defective doors.
- Hang doors level, free of hinge and bind. Provide 1/8" clearance at jambs and heads, 1/8" at meeting sites and ¼" clearance at finish floor unless otherwise indicated on drawings.
- Provide knock down frames appropriate for jamb condition as indicated in the drawings.

WOOD DOORS

- New interior doors shall be 1 3/8" X 3'-0" X 80" flush solid core doors. Paint doors. Color selected by Owner.
- Doors shall be 1 3/8" thick solid core to match existing. Core shall be urea-formaldehyde free particle board unless otherwise required for fire rating.
- For flush doors, provide blocking in particle board core doors to prevent through bolting hardware.
- Acceptable manufacturers shall be Therma Tru Stile, Algoma, Eggers, or Weyerhaeuser.
- Doors shall be free of defect and warping. Provide warrantee to replace, repair or refinish defective doors.
- Hang doors level, free of hinge and bind. Provide 1/8" clearance at jambs and heads, 1/8" at meeting sites and ¼" clearance at finish floor unless otherwise indicated on drawings.

DOOR HARDWARE

- Interior door hardware shall have lever style handles and satin chrome 626 finish unless otherwise indicated.
- Acceptable manufacturers for locksets and levers shall be Schlage or approved equal.
- Acceptable manufacturers for butt hinges shall be Hagar or approved equal.
- Acceptable manufacturers for overhead closers shall be LCN, Corbin Russwin, or approved equal. Closers shall be mounted on interior side of door. Provide full covers with finish to match arm. Closer pressure shall be set to requirements of Americans with Disabilities Act.
- Provide minimum of 3 silencers at all door jambs.
- Locksets at toilet rooms shall have privacy locksets.

GYPSUM BOARD ASSEMBLIES

- Gypsum Board shall be ASTM C 36, 1/2" regular and type 5/8" type "x" as indicated in drawings with tapered edges. Provide water resistant gypsum board in all wet rooms such as bath rooms and kitchens
- Provide in maximum lengths and widths to minimize joints and correspond with support system.

- Gypsum board trim shall be galvanized or aluminum coated steel, rolled zinc, plastic, or paper faced galvanized stainless steel. Provide corner beads at outside corners and LC bead, J- shaped, on long exposed edges.
- Joint treatment shall comply with ASTM C 475. Prefill open joints, beveled edges and any damaged surface areas. Tape and embed joints and fasteners to ASTM C 840 standards.

MILLWORK & CABINETRY

- Provide cabinetry as indicated in the Interior drawings. Laminate colors, hardware and locking to be selected by Owner.
- Barber station vanities & sink provided by Owner.
- Install laminate on all exposed edges and surfaces.
- Shop fabricate and finish all Architectural woodwork and cabinets to the maximum extent possible.
- Provide solid blocking and securely anchor to walls. Install level, plumb & true.
- Field verify dimensions prior to fabrication

ACOUSTIC PANEL CEILINGS

- Ceiling tile shall be USG 2x4 Radar #2310 square edge to match existing. Color shall be white
- Suspension system & grid shall be USG 15/16" DX/DXL white exposed "T" design, color to match ceiling tile. Provide all edge, moldings, hangers, stabilizer bars and items necessary for complete suspended ceiling grid system.
- Install grid independent of walls, ducts, pipes and conduit. Where ducts, pipes and conduit prevent regular spacing of hangers, provide secondary support members.
- Provide edge molding at intersection of ceiling and vertical surfaces. Miter corners.

FRP PANELS

- Provide standards 4'x8' x 3/32" panels. Standard color selected by Owner.
- Provide PVC trim pieces as needed for full & proper installation.
- Apply adhesive to substrate per manufacturer's recommendations.
- Apply panels to board substrate, above base, vertically oriented with seams plumb and pattern aligned with adjoining panels.
- Apply panel moldings to all panel edges using silicone sealant providing for required clearances
- Apply sealant to all moldings, channels and joints between the system and different materials to assure watertight installation.

PAINTING & STAINING

- Paint all gypsum board walls, gypsum board ceilings, wood trim, toilet room doors and rear entry doors. Colors selected by Owner.
- Prepare surfaces to receive paint. Remove hardware, accessories, plates, lighting and similar items already installed and not to be painted. Do not paint prefinished items, concealed surfaces, prefinished metal, labels and operating parts. When painting operations are completed, reinstall items using skilled workers in the respective trades.
- Clean substrates of dust, wall covering, adhesives, oil and grease prior to painting.
- For wood surfaces, scrape, clean and seal any knots before priming. Fill any holes with putty or plastic wood filler. Sand smooth when dried. Clean all surfaces of dirt, oil and foreign substances. Sand all edges and surfaces exposed to view. Remove all dust prior to priming.
- Apply paint according to manufacturer's written instruction using applicators and techniques best suited for substrates and material applied. For opaque finishes, completely cover surfaces as necessary to provide smooth opaque surface of uniform finish, color, appearance and coverage. Cloudiness, spotting, laps, brush marks runs and other imperfections will not be accepted.
- Provide the following finish system over interior gypsum board: Two finish coats of low luster acrylic - washable finish, over a primer. Primer shall be interior gypsum primer. Acceptable manufacturers shall be Benjamin Moore, Sherwin Williams.
- If undercoats, stains and other material show through final coat, apply additional coats as needed to

provide fully covered and uniform appearance. Provide special attention to edges, corners, creases and exposed fasteners.

- Allow sufficient drying time between successive coats.
- Painter shall protect work of other trades against damage from painting. Damaged areas and items shall be corrected, replaced or repaired as approved by Architect and Owner.

EQUIPMENT

- All appliances provided by Owner. Owner shall provide cut sheets and any mechanical , electrical and plumbing requirements prior to rough-in.
- All toilet room accessories such as soap, paper towel and toilet paper dispensers shall be provided by Owner & installed by Contractor.

PLUMBING

- See shet MEP 1 for additional notes.
- Plumbing isometric diagram provided by plumbing contractor upon request.

HVAC

- Provide heating & cooling to addition. HVAC system to be designed & sized by others.
- Connect to existing furnace. Contractor shall field verify location & capacity.
- Extend existing air filtration system to addition.

FIRE PROTECTION

- Provide wall mounted portable fire extinguisher (5lb ABC) and smoke detectors. Locations to be coordinated with Fire Marshall.

SCOPE OF WORK:
INTERIOR RENOVATION OF EXISTING 1736 SF
TENANT SPACE FOR BARBER SHOP.

GENERAL BUILDING INFORMATION

EXISTING BUILDING AREA: 5,342 SF
NEW BUILDING AREA: 1,130 SF

CONSTRUCTION TYPE: V-B - UNSPRINKLERED
USE GROUP: B
OCCUPANT LOAD: 1/100 = 64 [ACTUAL = 12]

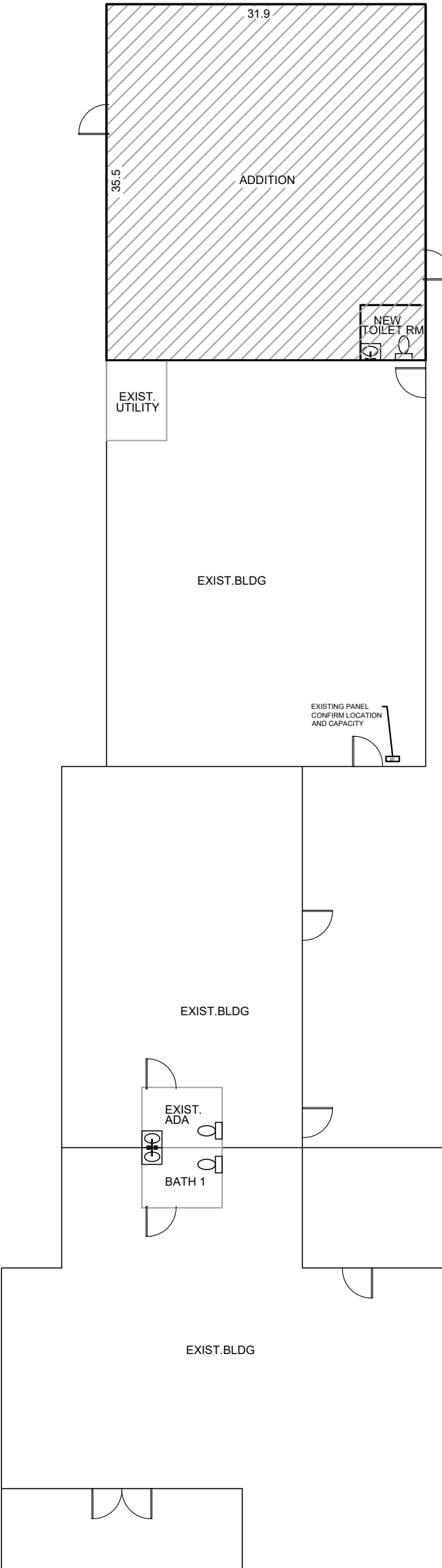
EXITS REQUIRED ADDITION = 2
EXITS PROVIDED = 2
FIRE SEPARATION: 0

TOILET ROOMS REQUIRED ADDITION = 1
TOILET ROOMS PROVIDED - BUILDING = 4 (2 ADA COMPLIANT)

PARKING REQUIRED: 32
PARKING PROVIDED: 32 (4 ADA)

DRAWING INDEX

T-1	TITLE SHEET AND SPECIFICATIONS
A-1	FLOOR PLANS
A-2	DETAILS
E-1	ELECTRICAL PLANS
P-1	PLUMBING PLAN

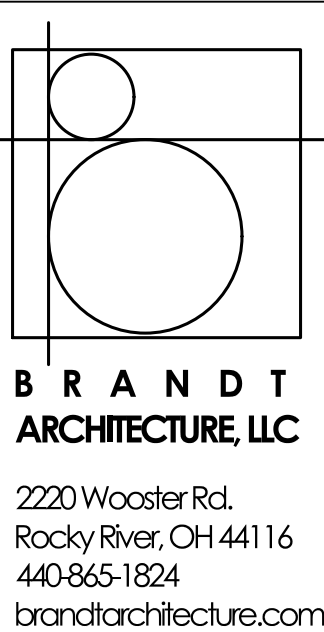


1
T-1
SITE PLAN
NOT TO SCALE

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

TITLE
SHEET

T-1



04/06/23	PROGRESS
04/12/23	REVIEW
04/27/23	REVIEW



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

04/06/23	PROGRESS
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04/12/23 REVIEW

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

SITE PLANS

A-0



DOOR SCHEDULE

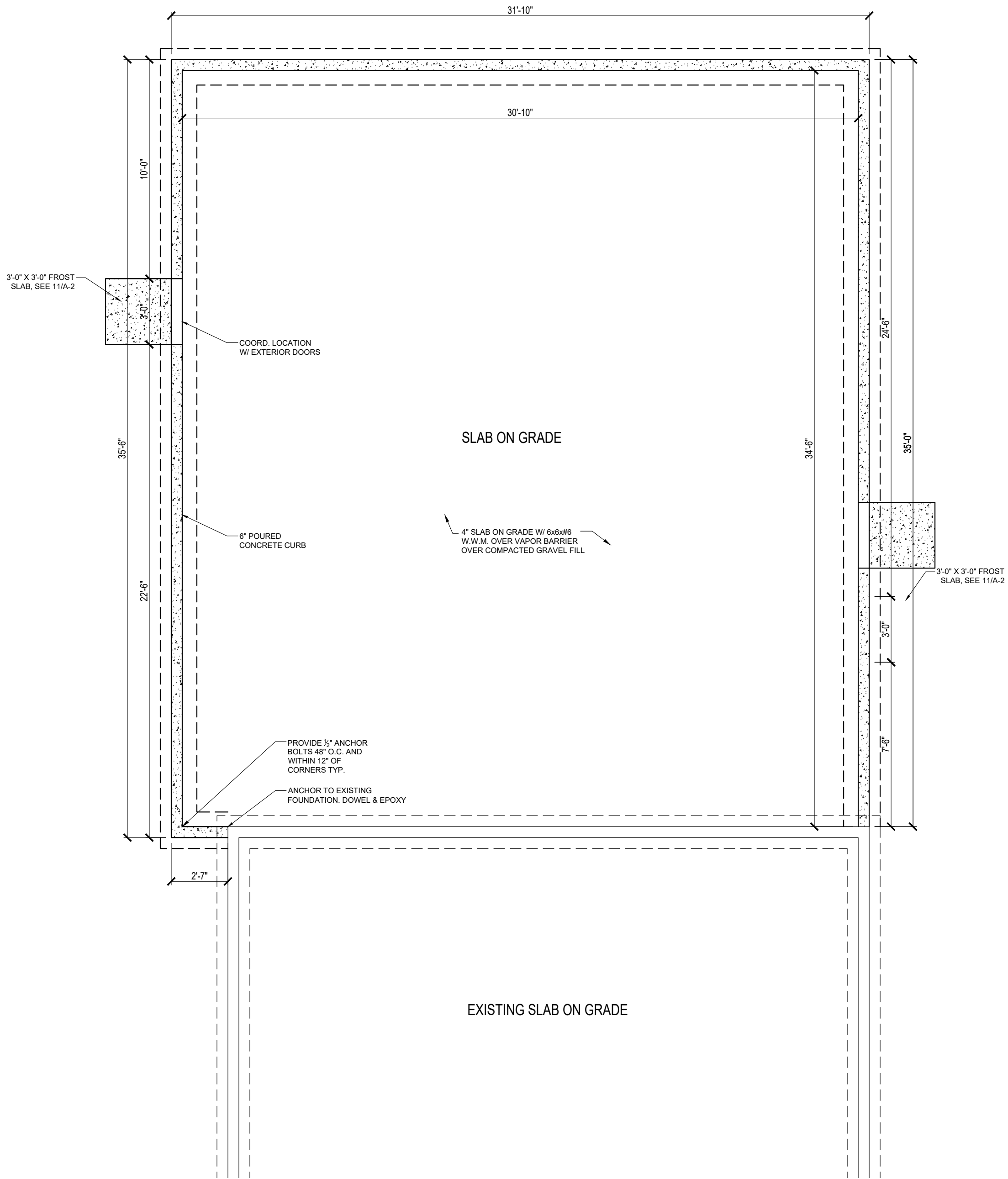
DOOR													REMARKS
#	WIDTH	HEIGHT	THICK.	MAT'L	FINISH	MAT'L	FINISH	LOCKSET	HINGE	SILENCER	KICK	PLATE HAND	
1	3'-0"	6'-8"	1 3/4"	STEEL	PAINT	HM	PAINT	ENTRANCE DEAD BOLT	BUTT	YES	-	LHRB	FULL LIGHT
2	3'-0"	6'-8"	1 3/4"	STEEL	PAINT	HM	PAINT	ENTRANCE DEAD BOLT	BUTT	YES	-	RHRB	
3	3'-0"	6'-8"	1 3/8"	WOOD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

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

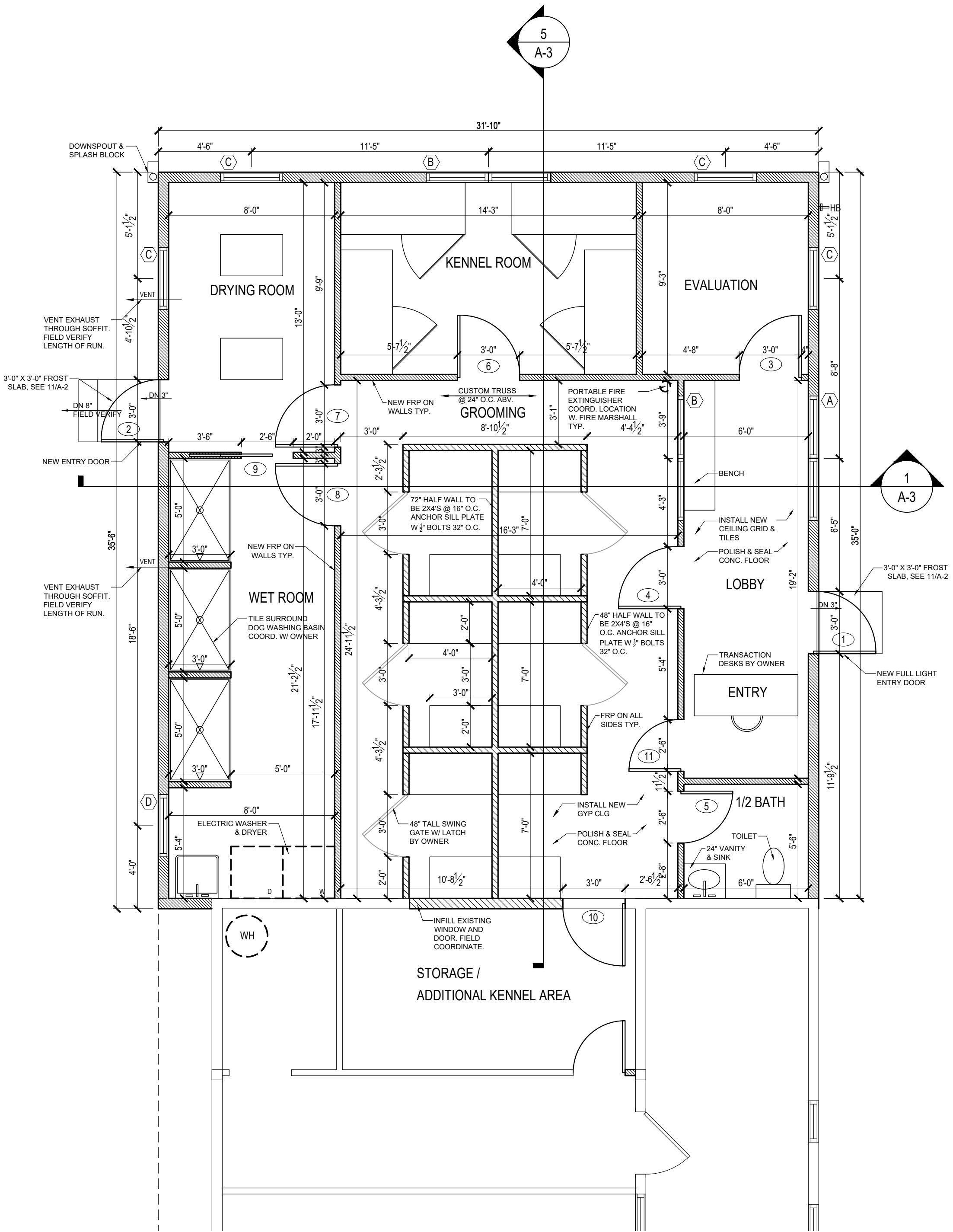
WINDOW SCHEDULE

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

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



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

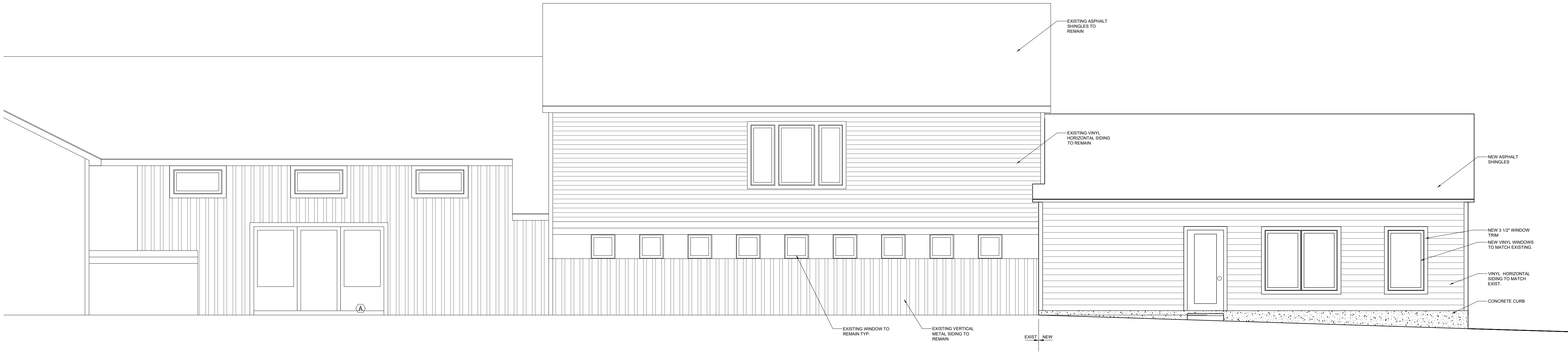


2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

ELEVATIONS

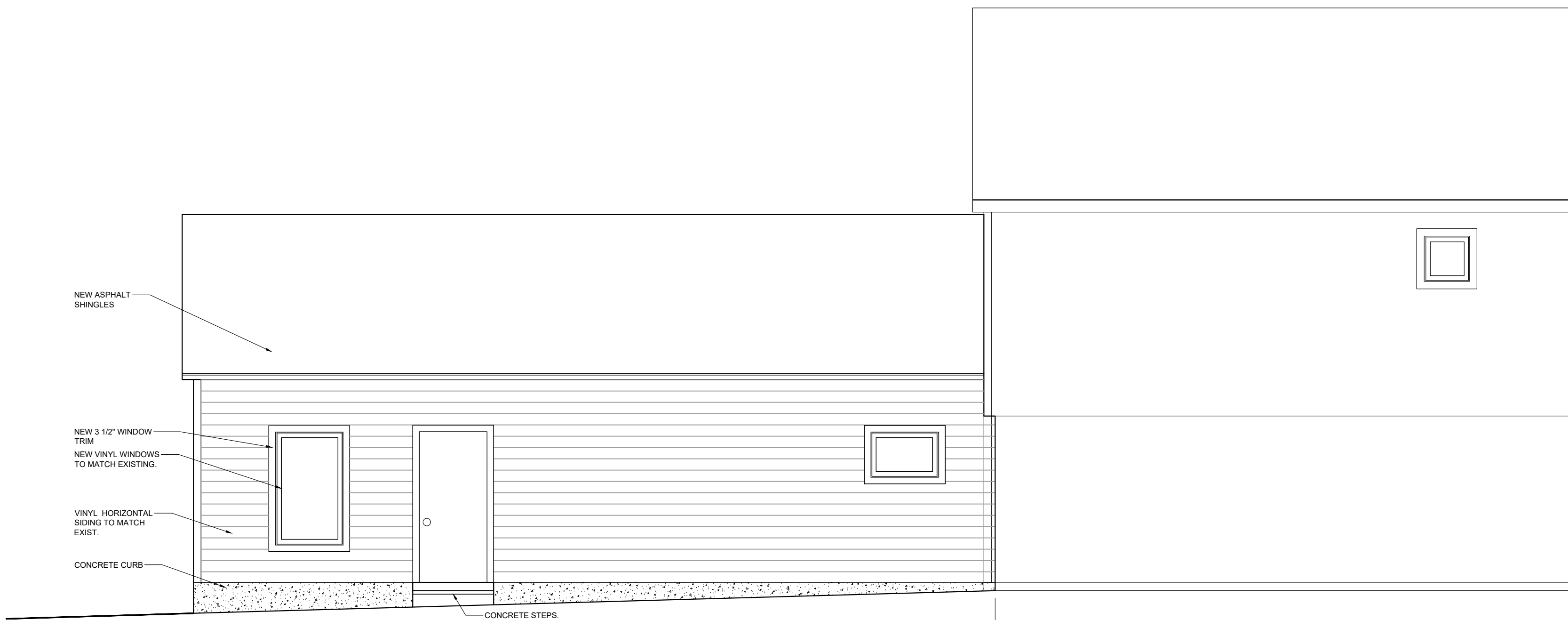
A-2



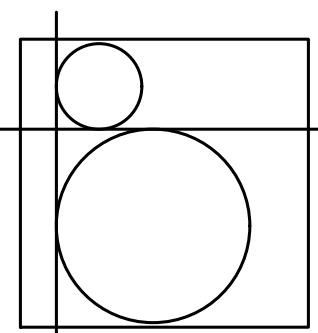
1
A-2
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



B R A N D T
ARCHITECTURE, LLC

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

04/06/23 PROGRESS

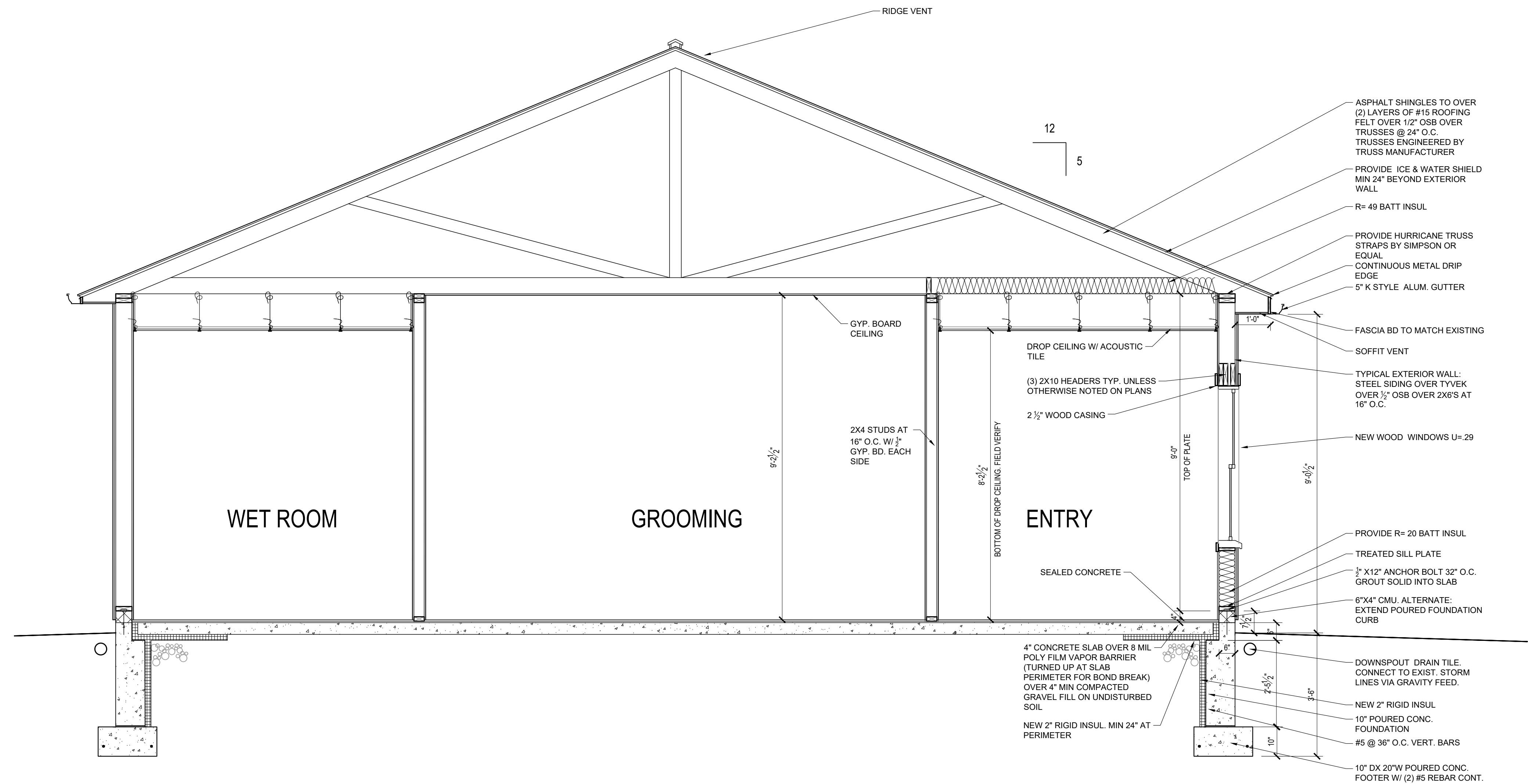
04/12/23 REVIEW

04/27/23 REVIEW

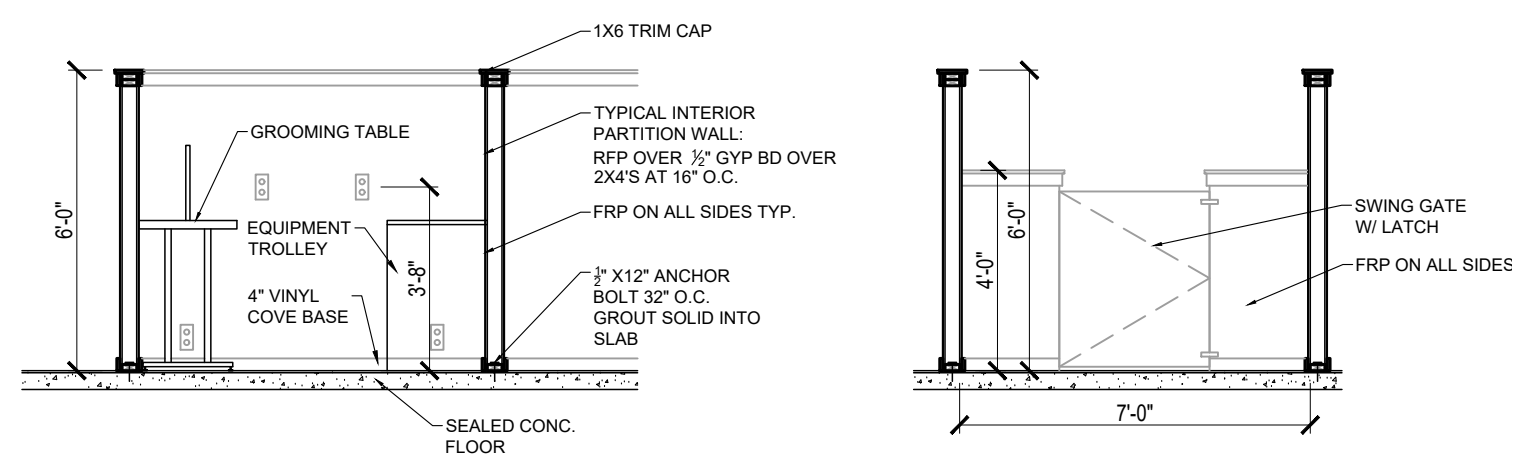
ELITE K911 GROOMING SALON
31740 COOK RD.
NORTH RIDGEVILLE, OH 44139

SECTIONS
& INTERIOR ELEVATION

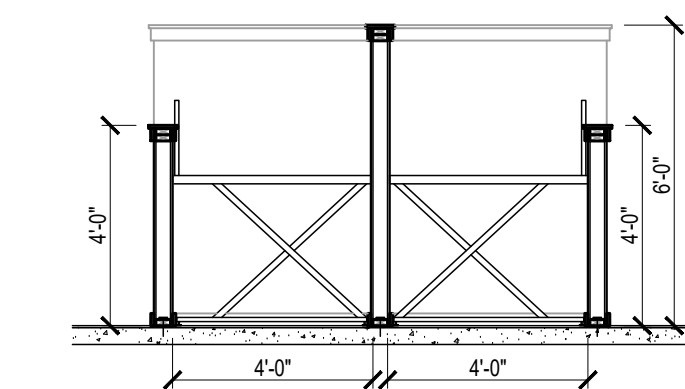
A-3



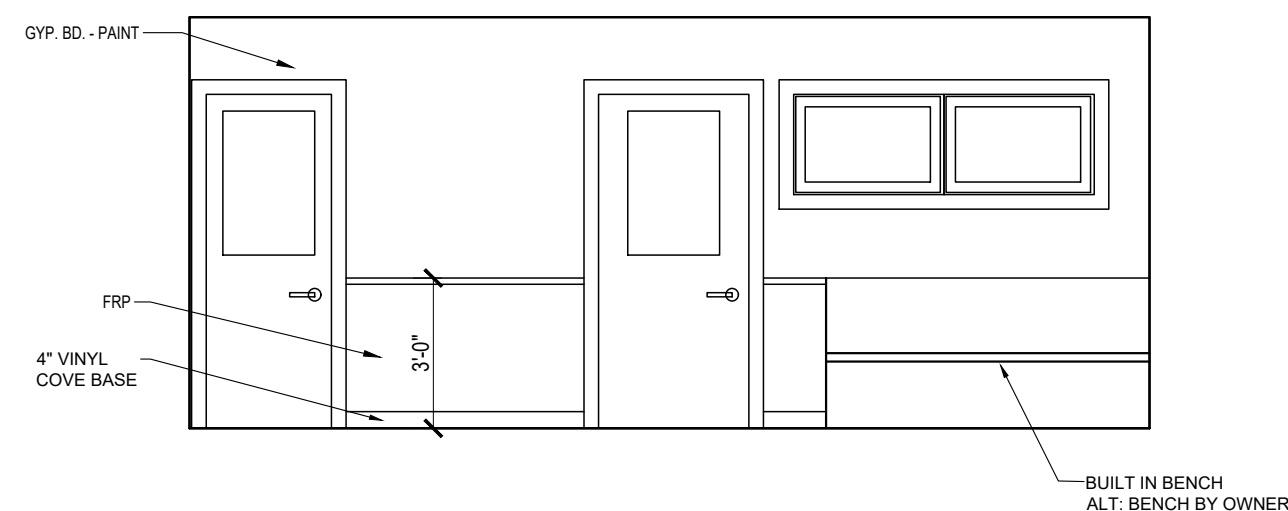
1
A-3 SECTION
SCALE: 1/2" = 1'-0"



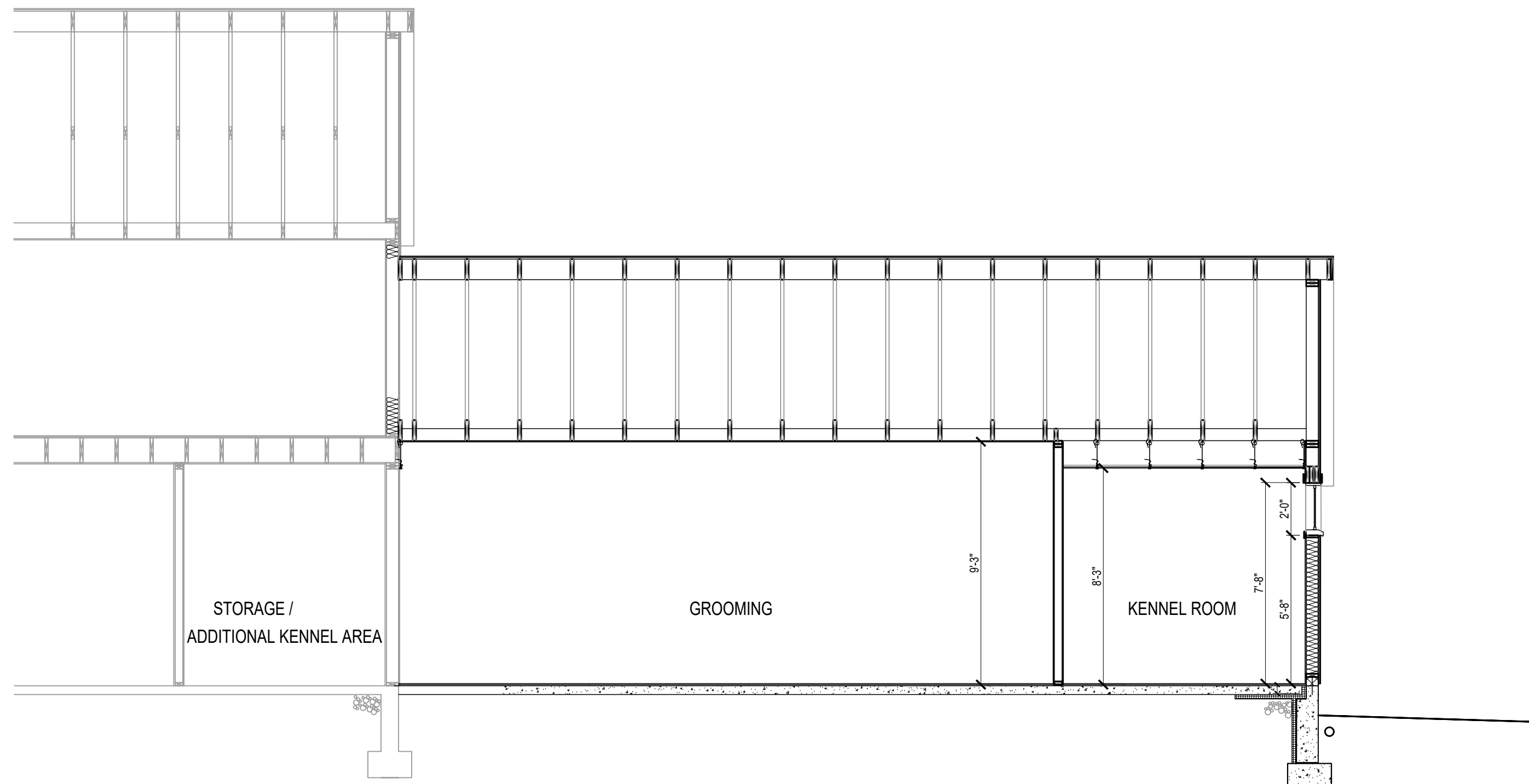
2
A-3 GROOMING STATION
SCALE: 1/4" = 1'-0"



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



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



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

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

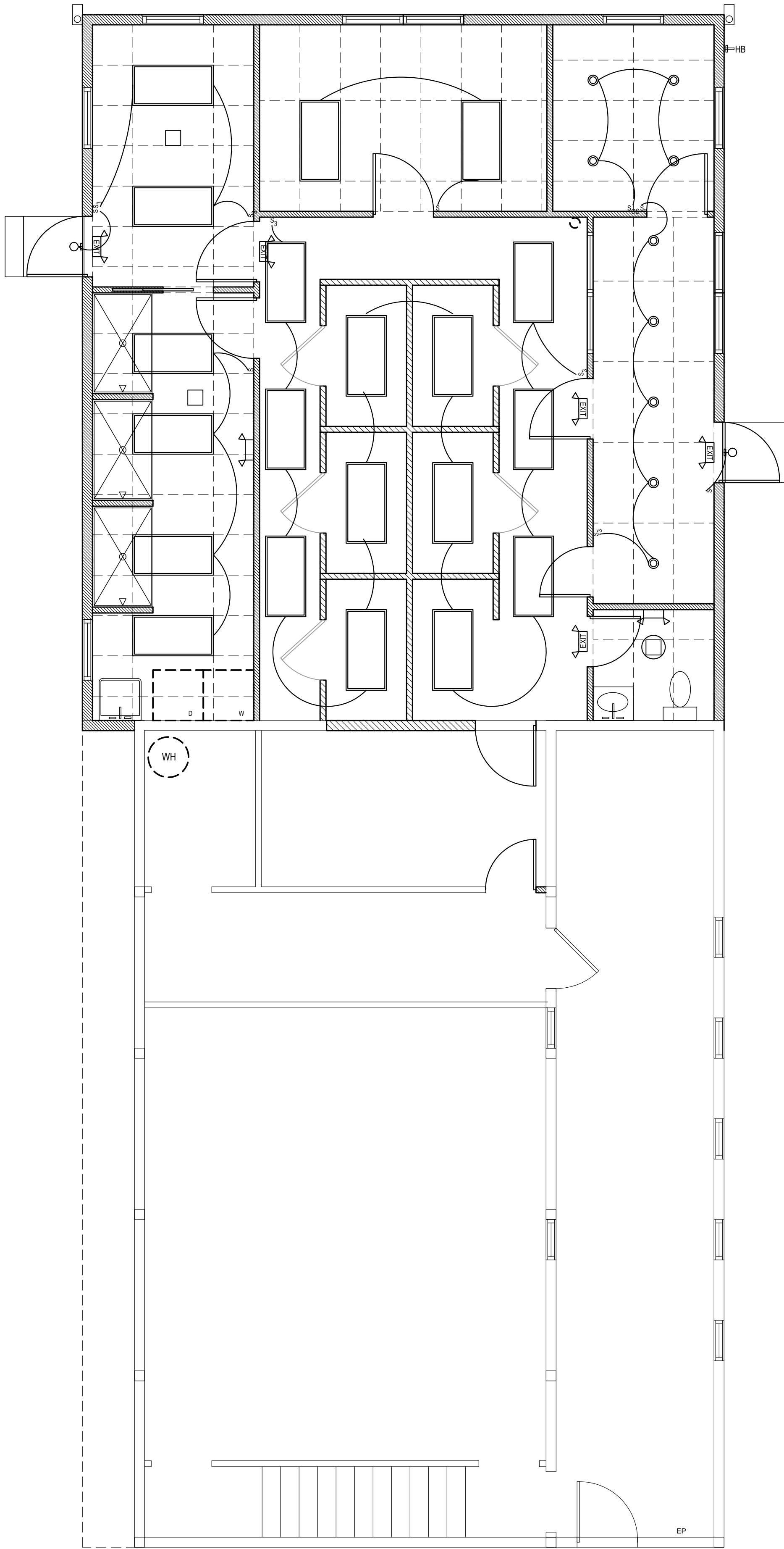
CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS PRIOR TO ROUGH IN. COORDINATE WITH OWNER.

LIGHTING SCHEDULE							
SYMBOL	TYPE	MANUFACTURER/ MODEL	MOUNTING	LAMP	WATT	VOLT	REMARKS
	6" RECESSED CAN FIXTURE	COOPER PD620D010B-PDM6B840-61VC	RECESSED	LED	20	120-277	
	PENDANT LIGHT FIXTURE		SURFACE	LED			SELECTED BY OWNER
	(2) HEAD EXIT SIGN - WHITE	LITHONIA # ECBRL6DM6	SURFACE	LED	4	120	
	EMERGENCY BATTERY LIGHT						
	SCONCE		SURFACE	LED			SELECTED BY OWNER
	1X4 LED LIGHT FIXTURE	LITHONIA #SB 2-32-MVOLT-GEB10IS	SURFACE	LED	58	120	
	COMBO CEILING FAN/ LIGHT		SURFACE				SELECTED BY OWNER
	COMBO EXHAUST FAN/ LIGHT	BROAN 100CFM EXHAUST FAN #750	SURFACE				

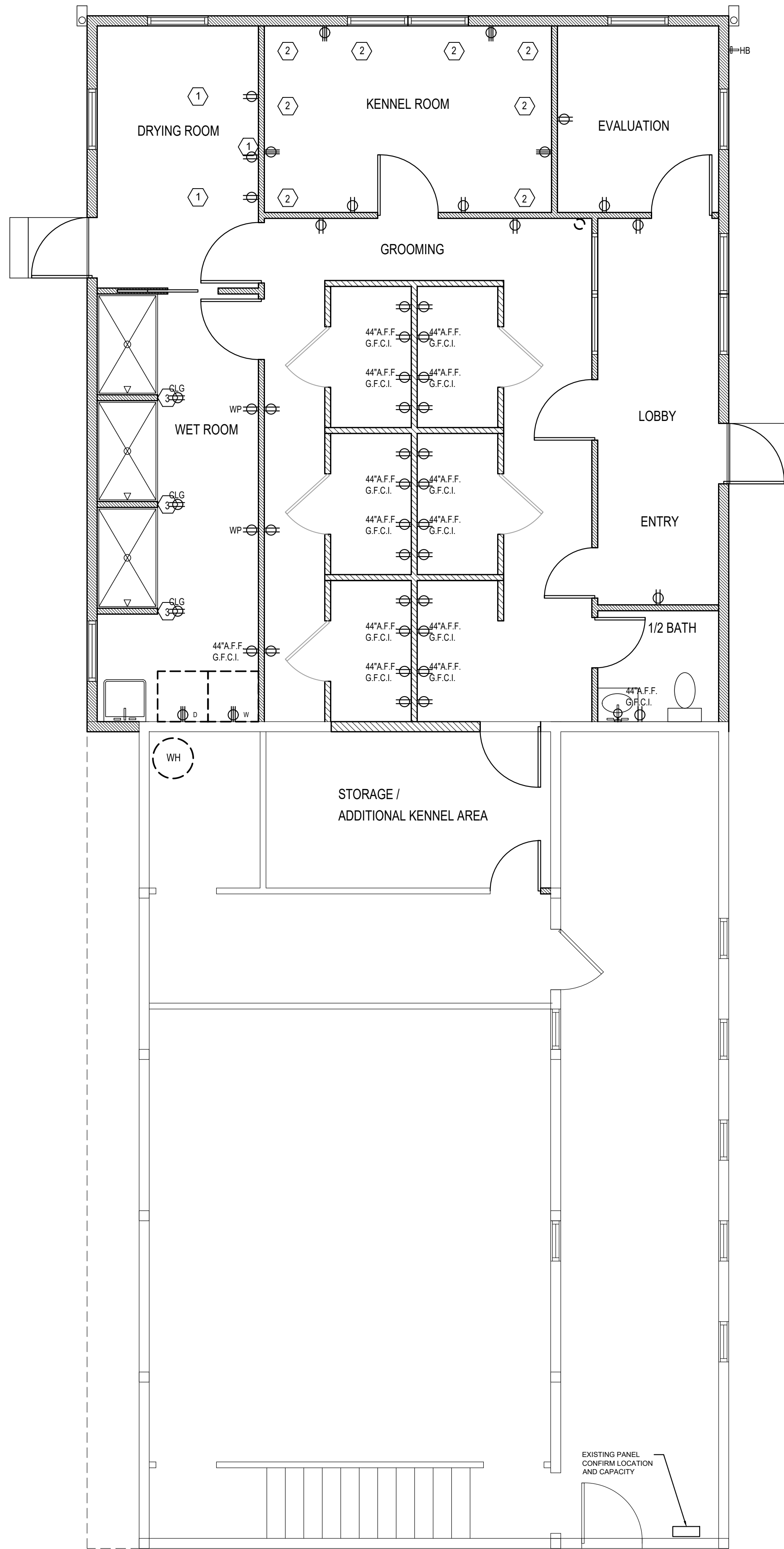
ELECTRICAL NOTES:
1. COORDINATE DECORATIVE FIXTURE LOCATION & MOUNTING HEIGHTS WITH TENANT PRIOR TO INSTALLATION.
2. ALL LED FIXTURES SHALL HAVE A COLOR SPECTRUM BETWEEN 3000K - 4000K.

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

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



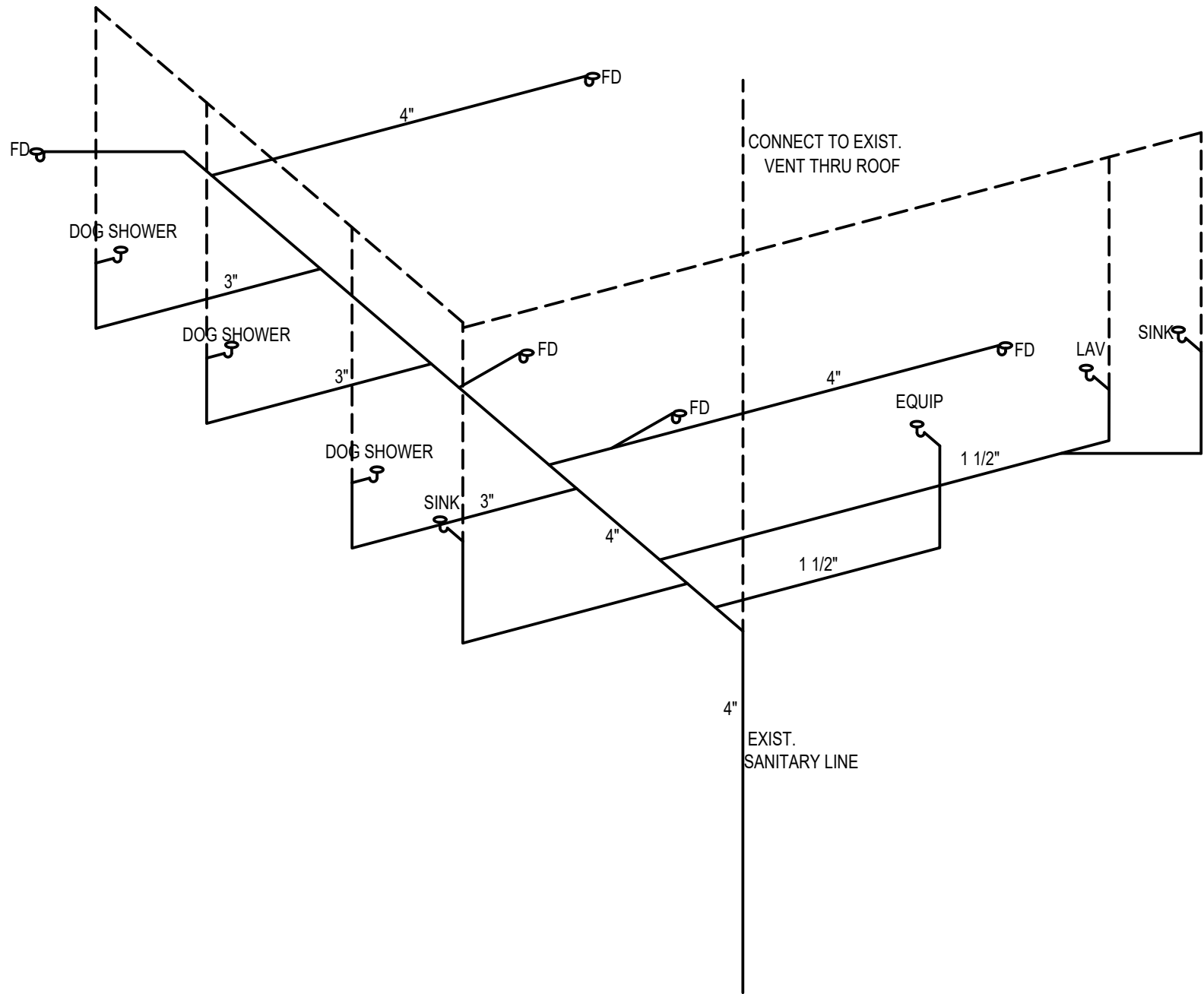
1 REFLECTED CEILING PLAN
E-1 SCALE: 1/4" = 1'-0"



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

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

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

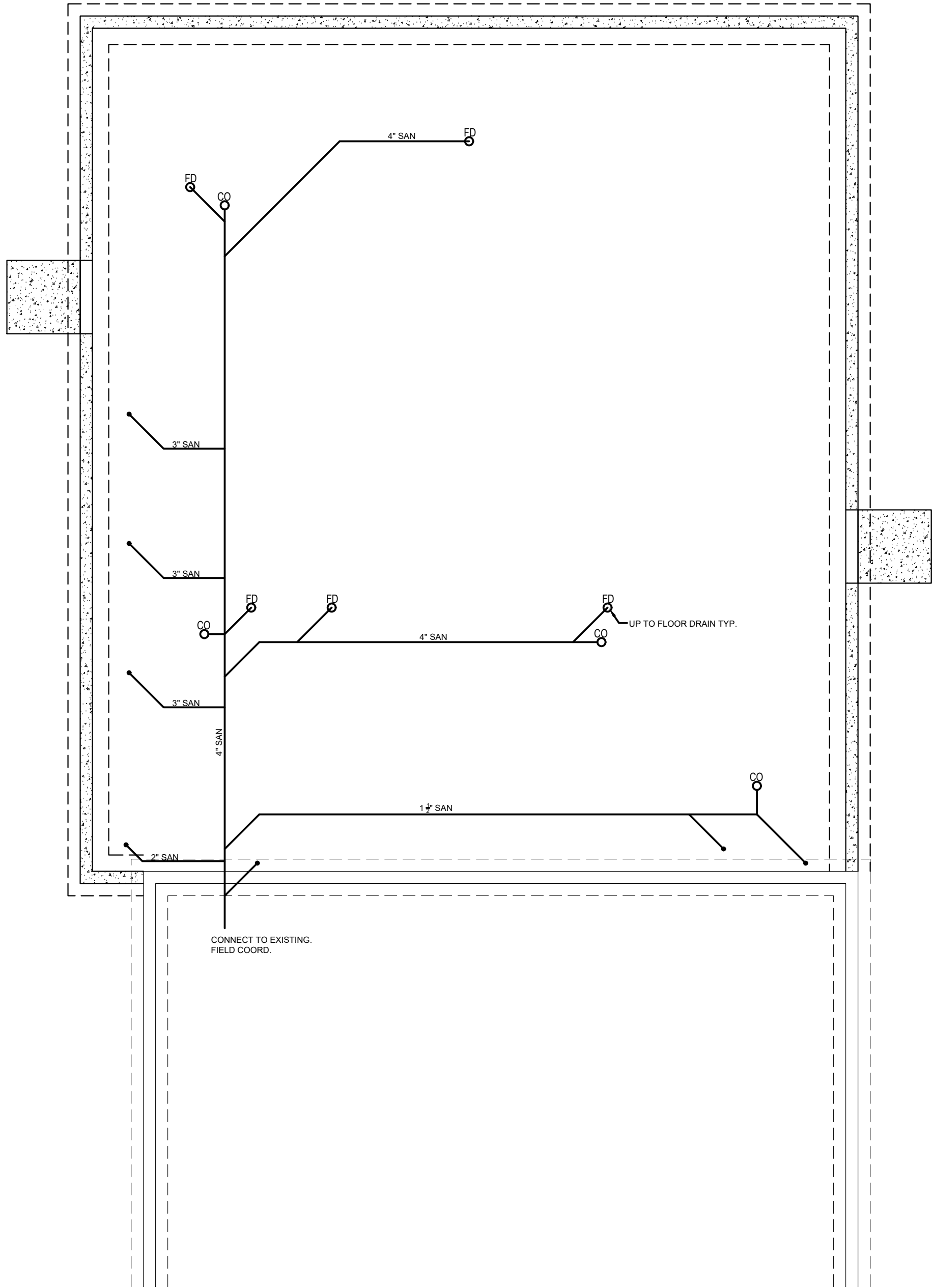


1

PLUMBING ISO

P-1

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

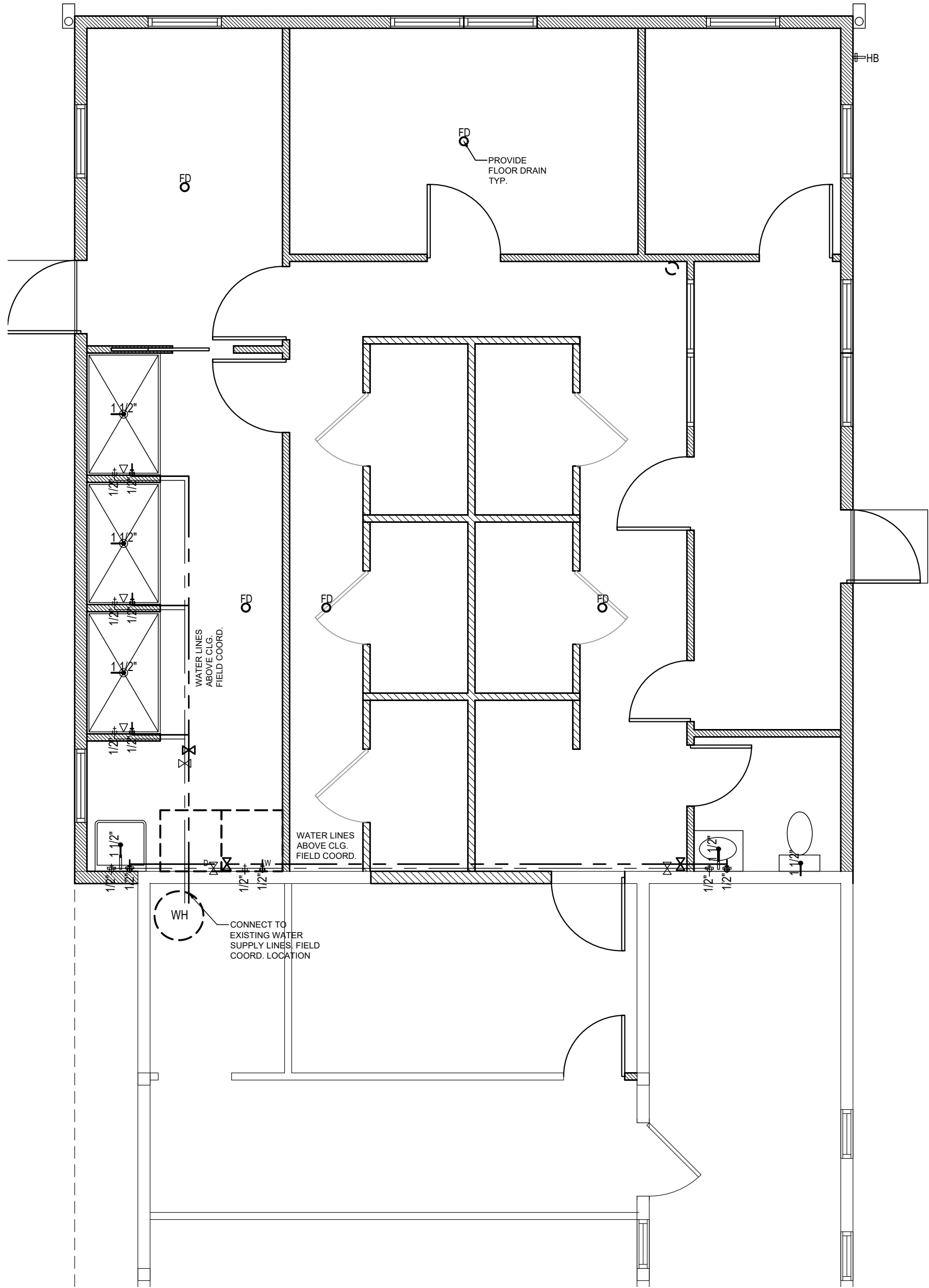


1

SANITATION LINE PLAN

P-1

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



2

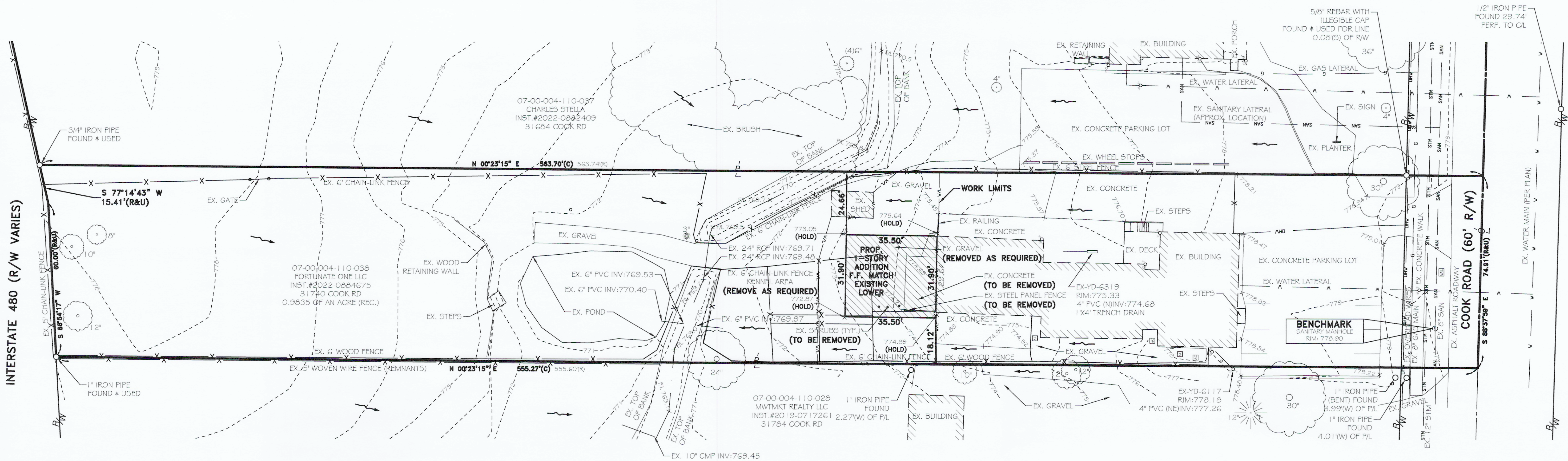
PLUMBING PLAN

P-1

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

PLOT PLAN BUILDING ADDITION

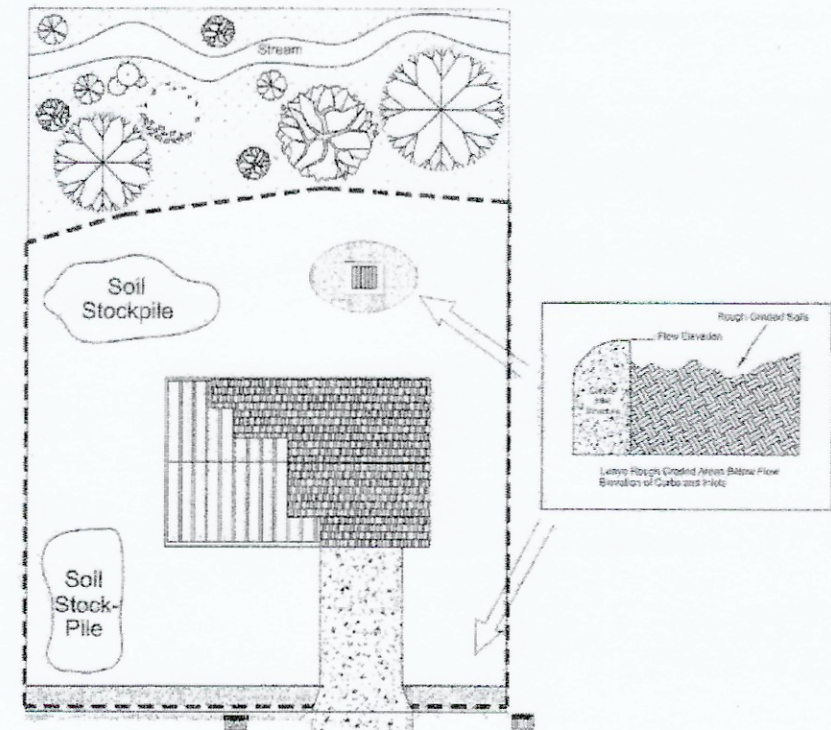
SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO
KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO.4



Small Construction Site Controls

1. Prevailing vegetation shall be retained on the portions of the building lot for as long as construction operations allow. Clearing shall be done on only active working areas on-site.
2. Temporary seed and/or mulch shall be applied to areas such as ditches and rough ground areas. Seed and/or mulch shall be applied to areas that will not be disturbed for 21 days or more.
3. Stockpiles created from excavation and grading shall be situated away from streets, roads, or other waterways and shall be seeded and/or mulched immediately.
4. Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment basins and

Small Construction Site Controls



- 1. Temporary seed and/or mulch applied to rough graded areas
- 2. Construction site control
- 3. Rough grade areas to allow existing water (grade elevation)
- 4. Storm Drain without inlet protection
- 5. Storm Drain with inlet protection
- 6. Yard Drain with inlet protection
- 7. Silt Fence
- 8. Cut

LEGEND:

- 1. GAS METER
- 2. DOWNSPOUT
- 3. AIR CONDITIONING UNIT
- 4. WATER SERVICE VALVE
- 5. CLEANOUT
- 6. YARD DRAIN
- 7. PROP. SUMP PUMP
- 8. IRON PIN FOUND
- 9. HYDRANT
- 10. MANHOLE
- 11. UTILITY POLE
- 12. GUY ANCHOR
- 13. CALCULATED
- 14. RECORD

NOTES:

1. ALL DIMENSIONS TO THE FACE OF CURB, FACE OF BUILDING, & FACE OF WALL UNLESS OTHERWISE STATED.
2. FOR EXACT BUILDING DIMENSIONS & DETAILS SEE ARCHITECTURAL PLANS.
3. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
4. ALL DOWNSPOUTS TO BE SPLASH BLOCK PER SECTION No. 1468.06
5. PROPERTY PINS SHALL BE SET PRIOR TO FINAL GRADE APPROVAL.
6. AFTER FINAL GRADE IS VERIFIED BY A REGISTERED SURVEYOR AND APPROVED BY THE CITY, THE LOT MUST BE SEED OR MULCHED WITHIN 21 DAYS PER SECTION No. 1444.17 (d).
7. SUMP PUMP IS REQUIRED BY CITY ORDINANCE FOR FOOTER DRAINS. OPEN TRENCH INSPECTION IS REQUIRED PRIOR TO BACKFILLING. (KOR-N-TEE OR INSERT-A-TEE CONNECTION ONLY)
8. TREE SHALL BE PLACED PER ORDINANCE No. 4699-2009 SECTION 1032.09 MIN. ONE (1) TREE PLANTED OR RETAINED PER DWELLING 2" CALIPER MIN. INITIAL HEIGHT OF 6' MIN. PLANTING TO BE IN FRONT, SIDE OR REAR YARD AREA.
9. PROPOSED GRADING DRAINAGE PATTERN TO MATCH EXISTING DRAINAGE PATTERN OF SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO ENSURE THAT SURFACE WATER FLOW DOES NOT ADVERSELY FLOW ONTO ADJACENT PROPERTIES.
10. CONTRACTOR TO ENSURE BOTTOM OF FOOTER SHALL REST UPON SUITABLE BASE. ADDITIONAL EXCAVATION MAY BE REQUIRED. APPROPRIATE COVER AND/OR FROST PROTECTION SHALL BE PROVIDED.
11. CONTRACTOR TO VERIFY UTILITY DEPTHS AND LOCATIONS.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING BENCHMARKS WITH AT LEAST TWO ADDITIONAL HARD SURFACE EXISTING ELEVATIONS INDICATED ON THE PLAN.

BUILDER

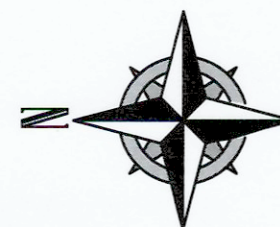
CHARLES STELLA
31740 COOK ROAD
NORTH RIDGEVILLE, OH 44039
(440) 666-0749

WORK LIMITS

DISTURBED AREA: 0.07 OF AN ACRE

BUILDING ELEVATIONS

LOWER FINISH FLOOR: 774.85 MATCH EXISTING
FINISH GRADE: VARIES
TOP OF WALL (5-COURSE): 775.52
TOP OF FOOTER: 772.19
BOTTOM OF FOOTER: 771.52



GRAPHIC SCALE

0 20
10 40
(IN FEET)
SCALE: 1" = 20'



BASIS OF BEARINGS

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

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

UNDERGROUND UTILITIES NOTE:

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

UNDERGROUND UTILITIES

Contact Two Working Days
Before You Dig

OHIO811.org
Before You Dig

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

A311100319-00A & A311100330-00A

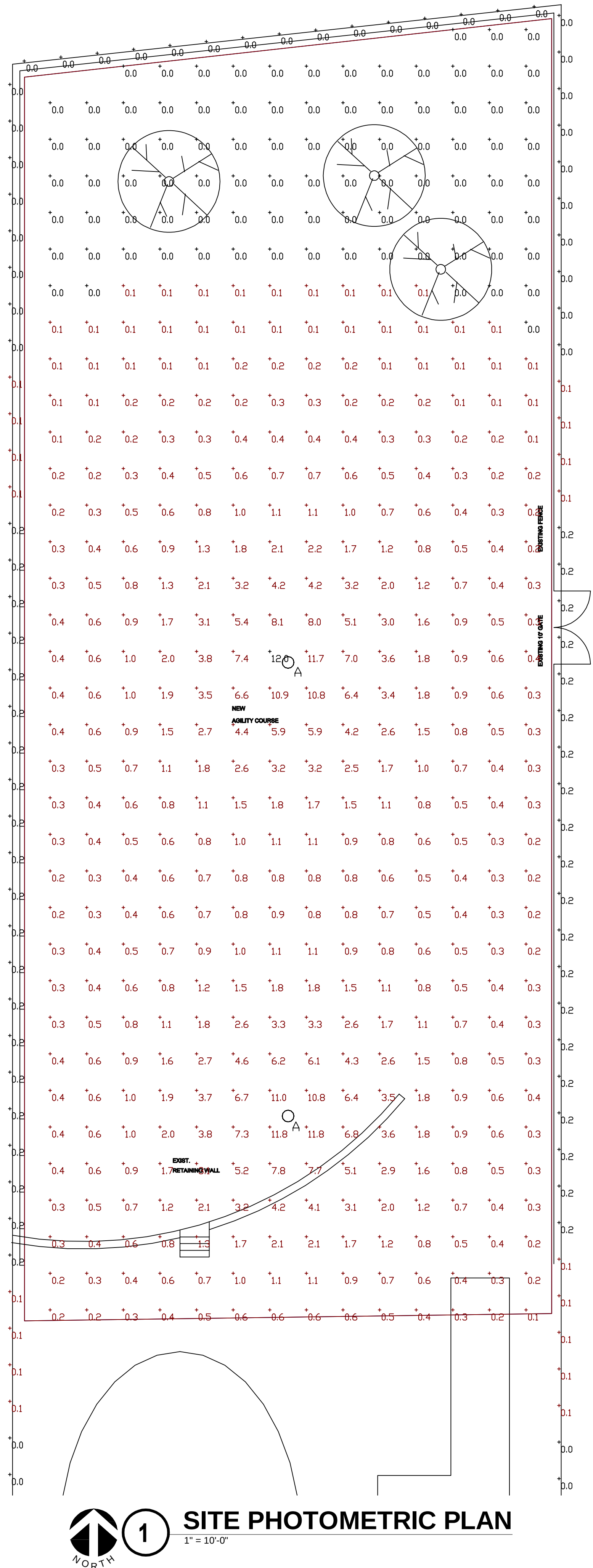
RAFTER A., LTD
LAND SURVEYING • ENGINEERING • TESTING
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074
440-707-4014 • www.raftera.com • info@raftera.com

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

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

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

SHEET: C1.0



1

SITE PHOTOMETRIC PLAN

1" = 10'-0"

Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Input Power
○	A		2	WISDOM OPTOELECTRONICS TECHNOLOGY CO.,LIMITED.	WSD-RPT06W27-50K-Z	LED	1	7792	59.366

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Ability Course	+	1.1 fc	12.0 fc	0.0 fc	N/A	N/A



60W



PRODUCT FEATURES:

- Optical design, greatly improved the light utilization and evenness.
- High efficiency LED Driver, voltage AC120-277.
- Cast Aluminum design, better cooling, light quality, LED Tj < 85℃.
- Excellent efficacy ≥ 120lm/w.

MODEL #
PROJECT:
NOTES:
DATE:
PREPARED BY:

Additional Information:

- Power: 60W
- Input: AC 120-277V
- CCT : 4000K/5000K
- Light Source:SMD 2835 LEDs
- Driver: WLED POWER

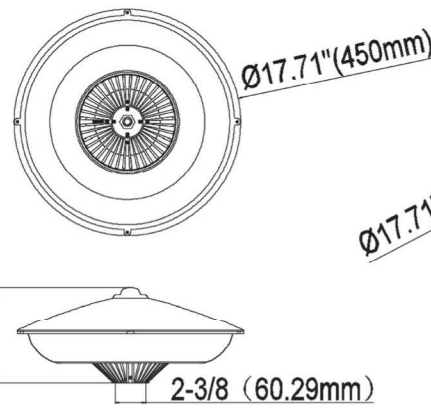




PRODUCT APPLICATIONS:

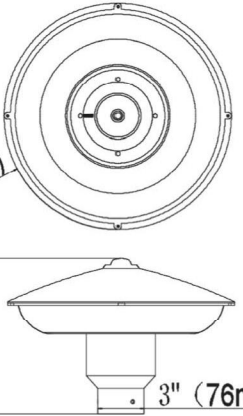
The Round Post Top LED Lighting Series can be widely used for Outdoor (Wet Location) Excellent for Lawns, Courtyards, Roadways and many other applications.

2-3/8 inch Pole



Ø17.71"(450mm)

3 inch Pole



Ø17.71"(450mm)

7.67"(200mm)

2-3/8" (60.29mm)

12.3"(312.5mm)

3" (76mm)

Structure Features:

- Shell Materials: Aluminum & PC
- Finish: Dark Bronze/White/black(Optional)
- Net Weight: 5.13KG (11.3 LBS)
- Product Size: 450mm*200mm
- Carton Size: 455mm*455mm*240mm

www.wsdled.cc

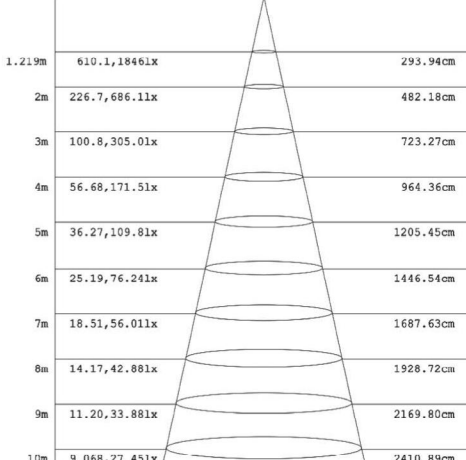
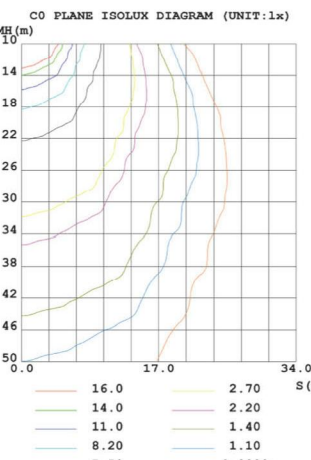
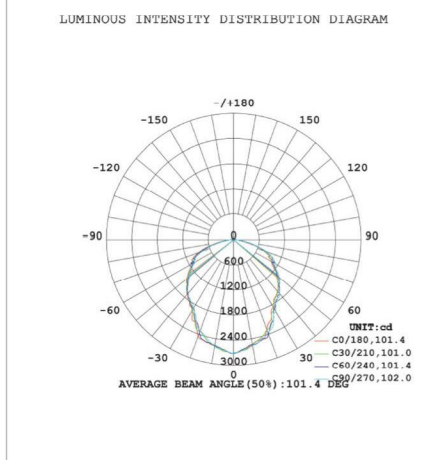


60W

TECHNICAL PARAMETERS:

Type	WSD-RPT06W27-XXK-Z-U		
Power	60W	Lighting Angle	101°
Input Voltage	AC120-277V	LED Brightness Decay	<5%/6000 hrs
PF	>0.90	Working Life	>75000 hrs
Driver Efficiency	>87%	Working Temperature	-30 ~ +45℃
Luminous Flux	8520 Lm	Storage Temperature	-40 ~+80℃
Color Temperature	4000K/5000K	Protection Level	Wet Location
CRI	Ra>70	Cable	3core,18AWG (0.5m)

PHOTOMETRY:



ORDERING EXAMPLE: WSD-RPT06W27-XXK-Z [D,W,B,S] -U [I2,I3]

WSD	RPT	06W	27	XXK	Z	U
Company	Product	Power	Voltage	ColorTemp	FINISH	Mounting Mean
WSD LED INC	RPT Round Post Top Light	06W(60W)	AC120-277V	40K (4000K) 50K (5000K) ± 500K	D (Dark Bronze) W (White) B (Black) S (Silvery)	I2 2.5-inch adapter I3 3-inch adapter

www.wsdled.cc

REVISIONS	NO.	DATE	DESCRIPTION	
			PLANNING & ZONING	

SITE PHOTOMETRIC PLAN

ELITE K911 GROOMING SALON

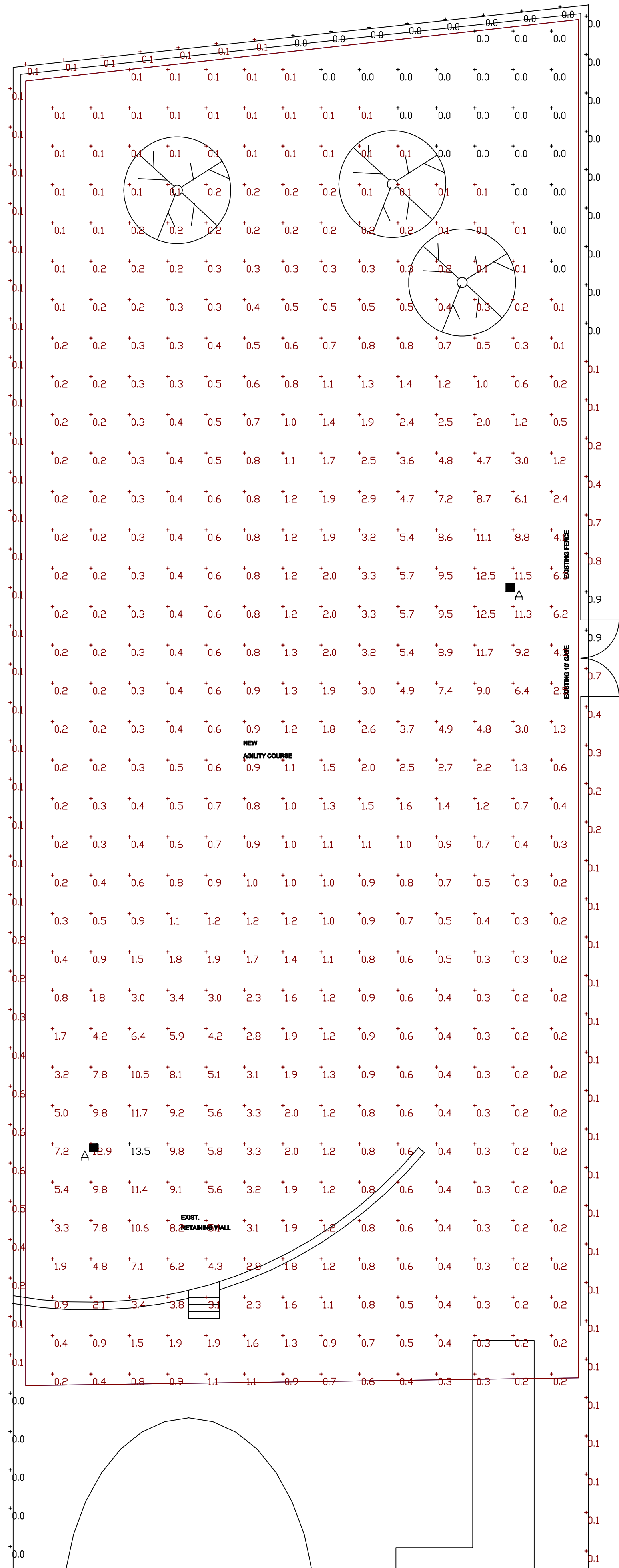
31740 COOK RD. NORTH RIDGEVILLE, OH 44139

Jim's Electric, Inc.

39221 Center Ridge Road
North Ridgeville, OH 44039
Phone: 440.327.8800

ISSUE:
PLANNING & ZONING
DATE:
5/18/2023
JOB NO.:
DESIGN:JIM'S ELECTRIC

ES-1



1

SITE PHOTOMETRIC PLAN

1" = 10'-0"

Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Input Power
	A		2	WISDOM OPTOELECTRONICS TECHNOLOGY CO., LIMITED.	WSD-SB10W27-40K-D-T3	LED	1	13552	100.424

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.2 Fc	0.9 Fc	0.0 Fc	N/A	N/A
Agility Course	+	1.7 Fc	13.5 Fc	0.0 Fc	N/A	N/A

FIXTURES MOUNTED AT 12'-0" AFG

LED Area Light/Shoe Box Series



Wattages: 60W, 100W, 150W, 200W, 300W



Our Area Light/Shoebox Series is the best option to replace 100W to 1000W metal halide luminaires. The slim profile design delivers maximum efficiency. A wide range of lumen packages for any type of applications. With extensive selection of accessories, including photocell receptacles, motion sensor, mountings and finish colors. Ideal for commercial parking lots, car dealership, walk ways, street lighting, and places where much needed light.

FEATURES

- Lumileds LED, high luminous efficiency and long working life.
- High efficiency LED Driver, the wide range input voltage AC120-277V/AC 277-480V.
- Die-cast aluminum cooling design, high quality and better cooling for LED Tj < 85°C.
- Excellent optics design, greatly improve the light utilization and evenness.
- Motion sensor control available (Optional)

CONTROLS (SOLD SEPARATELY)



SPECIFICATION					
WATTAGE	60W	100W	150W	200W	300W
LUMEN	8700 lm	13000 lm	21000 lm	27000 lm	42132 lm
EFFICACY	145 lm/W	130 lm/W	140 lm/W	135 lm/W	140 lm/W
CCT	4000K, 5000K				
CRI	70				
INPUT VOLTAGE	AC120-277V / AC277-480V				
DISTRIBUTION	Type II, Type III, Type IV, Type V				
POWER FACTOR	0.95				
DRIVER EFFICACY	90%				
DIMMING	0-10Vdc				
LIFE SPAN	over 50,000 hrs				
WORKING TEMPERATURE	-22°F ~ 113°F				
STORAGE TEMPERATURE	-40°F ~ 176°F				
OUTDOOR RATING	Wet location / IP65				
CABLE	3 core, 18AWG 0.5m				
WARRANTY	5 year limited				



Address: 1250 Wattley Way, Suite 100, McKinney, TX 75069
Email: leo.zhu@wisdom-ssl.com • Tel: 469.857.5693 / 214.940.9558

www.wsdled.cc

1/4

SITE PHOTOMETRIC PLAN

ELITE K911 GROOMING SALON

31740 COOK RD. NORTH RIDGEVILLE, OH 44139



39221 Center Ridge Road
North Ridgeville, OH 44039
Phone: 440.327.8800

ISSUE:
PLANNING & ZONING
DATE:
5/18/2023
JOB NO.:
DESIGN: JIM'S ELECTRIC

ES-1

Planning Commission Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

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

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

PROJECT INFORMATION

34385 Center Ridge Road

Location address

0700016112067

Parcel number

B-3 Highway Commercial District

Current zoning

New Freestanding Chase Bank Branch

Proposed project

APPLICANT/AGENT INFORMATION

Feinknopf Macioce Schappa Architects, Inc. Contact: Vaughn Benson, AIA

Name/Company

995 W. 3rd Avenue Columbus, OH 43212

Applicant address

614-743-9463

Applicant phone

vbenson@fmsarchitects.com

Applicant email

PROPERTY OWNER INFORMATION

Rini Realty Company Contact: Charles A. Rini Jr.

Name/Company

Westpoint Corporate Center, 924 Westpoint Parkway, Suite 150, Westlake, OH 44145

Property owner address

(440) 614-0431

Property owner phone

LeaseAdmin@rinirealty.com

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT


Applicant signature


Property owner signature

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

OFFICE	PPZ No.	Date Received	ACTION
	PPZ 2023-0195	MAY 19 2023	
	Planning Fee Paid	Engineering Fee Paid	
	150.00 ck#1034	1,125 ck#1035	
		Receipt 174930	

Planning Review

May 22, 2023

Project: Chase Bank
Location: 34385 Center Ridge Road
PPNs: 07-00-016-112-067
District: B-3 Highway Commercial District

Project Summary:

The proposal consists of constructing a new 3,384 square foot drive-through bank at the corner of Center Ridge Road and Pitts Boulevard. Banks with drive through facilities are permitted in the B-3 Highway Commercial District. The building will be comprised of stone and Nichiha panels with a woodgrain finish. The storefront system will be aluminum in a black finish. The dumpster enclosure will match the stone building materials. The building meets all required setbacks.

A single curb cut is proposed off of Pitts Boulevard, located farther south than the existing curb cut, which will allow for better stacking at the traffic signal and result in fewer vehicles blocking the driveway. The development has resulted in the reconfiguration of some of the parking for the Giant Eagle plaza. Internal circulation will accommodate required vehicle stacking and bypass for the drive through lane. Sidewalk is provided along Pitts Boulevard. A pedestrian route has been provided from Pitts to Chase Bank to the plaza.

Because the property to the south, Willow Ridge Apartments, is classified in our zoning code as a residential district, certain provisions regarding lighting and buffering apply to the Chase project. Lighting is not code compliant. A buffer strip is required. See comments below.

Comments & Recommendations:

- Provide cross access agreement with plaza owner.
- Provide cut sheets of building lighting.
- The property to the south is Willow Ridge Apartments. It is split zoned B-3/R-1. In our definitions, the property is considered a "residential district" which means any parcel or parcels of land where a residential dwelling is located, regardless of its zoning classification.
 - Parking lot lighting within 50 feet of a residential district cannot exceed 16 feet in height. See P3 fixtures along south property line.
 - Light cannot trespass over residential property lines. Trespass shown over south property line.
- Is landscape irrigation proposed? Recommended that beds be irrigated.
- 1288.05 requires a 10-foot planted buffer strip along the south property line.
- Is a ground sign proposed? Show location. Sign package is required, but may be submitted at a later date.

Planning Commission Comment Sheet



PROJECT INFORMATION

Chase Bank

Proposed project

34385 Center Ridge Rd

Location

07-00-016-112-067

Parcel number

June 13, 2023

Meeting date

June 1, 2023

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

Application appears to be code compliant.

No business sign information was given.

Parking appears to be code compliant however the number of spaces marked on the plans is not the same as the number of spaces drawn on the plan.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

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

Staff Meeting Bulletin

Meeting Date:	May 30, 2023
Project:	Chase Bank, constructing a new drive-through bank at the corner of Center Ridge Rd and Pitts Blvd, 34385 Center Ridge Rd
Applicant:	Feinknopf Macioce Schappa Architects, Inc., 995 W 3 rd Ave, Columbus, OH 43212
Zoning:	B-3 Highway Commercial District
In Attendance:	Mayor Kevin Corcoran Guy Fursdon, Chief Building Official Christina Eavenson, City Engineer Mike Uhnak, Assistant Fire Chief Toni Morgan, Assistant Law Director Tina Wieber, Deputy Clerk of Council Erin Gogolin, Bohler Engineering

Project Introduction

- Erin explained that Chase was proposing a bank on the corner of Pitts Blvd and Center Ridge Road. She mentioned that they were going to push back the parking a little and get the 10-foot buffer and adjust the driveway on Pitts Blvd so that it is further away from the intersection. She discussed that they would have cross access with Giant Eagle and she would make sure to provide that as requested by Kim Lieber. She stated that they would adjust the driveway location and provide a 10-foot buffer due to the use next to them being residential. She stated that they would put some landscaping in there to help with screening. She discussed that lighting needed to be cut off at zero at the property line and they would make sure they complied with that and that if they couldn't, they would be back for a zoning variance. She stated that for the current plan set that they were looking at, they would probably adjust the driveway eight feet closer to the intersection just so they had a 10-foot buffer between them and the adjacent parcel. Erin mentioned that they received information that the sanitary was blocked.

Staff Comments

- Mayor stated that where the driveway currently was located there had been some problems with people going over the yellow line.
- Christina asked if utilities were off of Pitts Blvd. Erin explained that they were looking at pulling all utilities from Pitts Blvd. Christina stated that Brian did some investigation for them and the manhole didn't look good out at Center Ridge Rd, so the better bet was to go off of Pitts Blvd. She asked about storm water. Erin stated that they were increasing impervious area but they would have an underground ADS system. Christina asked if there was an existing water tap that they could use. Erin stated that it was hard to tell from their survey but if there was one, they would probably like to reuse it. She asked about mapping. Christina stated that she would look and see if they had anything in the historical records but if it wasn't useable or not the right size they would have to tap. She added that if there was a water tap there but they had to do a new one, they would want them to abandon it appropriately. She explained that they wouldn't do final review until they received Planning Commission approval and then they would have a third party take a look it.

Next Steps

- The applicant will submit any updated plans prior to the Planning Commission meeting of June 13, 2023.

PROJECT NARRATIVE

Project: Proposed Chase Bank – North Ridgeville
34385 Center Ridge Road
City of North Ridgeville
Lorain County, Ohio

Date: May 18, 2023

On behalf of JP Morgan Chase Bank, National Association (Chase), Bohler is submitting a Site Plan Application and Zoning Certificate Application for a proposed Chase Bank at 34385 Center Ridge Road. Chase is proposing to redevelop the existing vacant lot and construct a single story +/-3,384 SF Chase Bank with a drive-up ATM. The proposed redevelopment plan includes 46 parking spaces within the proposed +/- 0.95-acre area and includes the installation of driveways, parking, utilities, landscaping, and storm sewer necessary to support the development.

STORMWATER MANAGEMENT ANALYSIS

In accordance with the North Ridgeville Ordinances Section 1056, calculations for the design of storm water management facilities shall demonstrate that the peak rate of runoff from the Critical Storm and all more frequent storms occurring on the site does not exceed the peak rate of runoff from a one (1) year frequency, twenty-four (24) hour storm occurring on the same site under pre development conditions. In addition, storms of less frequent occurrence (greater return periods) than the critical storm, shall have a proposed peak rate of runoff less than the existing peak rate of runoff. Based on redevelopment area, we are proposing several landscape areas to be installed in and around the parking lot as well as underground chambers such as the Stormtech Chambers by ADS for rate and volume control.

SEWAGE FACILITIES PLANNING

Proposed sewage flows from the development will be discharged into the existing sanitary sewer on the property. Based on Rule 3745-42-05 of the Ohio Administrative Code, sewage flows for the proposed Chase Bank are 20 gallons per day per employee. Based on information provided by Chase Bank, this branch location is not expected to have more than 10 full-time employees yielding 200 gallons per day of sewage.

TRAFFIC

Since the proposed Chase Bank is not expected to generate less than 150 peak hour trips and the previous use was a bank of similar size, a traffic impact study is not required.

NATURAL ENVIRONMENT

- Soils – Areas of disturbance have been minimized to leave as much land as possible in an undisturbed condition and to only develop within the already developed portion of the site.
- Hydrology and Wetlands – There are no wetland or stream impacts with the proposed development nor are there any of these resources located within the project area as it exists today. This site is located above any known floodplain elevations.
- Vegetation – The proposed redevelopment will add additional landscaping in the parking lot and around the building.
- Wildlife – This site poses no issues to threatened or endangered species related to the property.
- Air Quality - The proposed bank will have no adverse effect on the overall air quality of the surrounding community.

LETTER OF TRANSMITTAL

VIA: FedEx

TO: City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, OH 44039

RE: Chase Bank
34385 Center Ridge Road
North Ridgeville, PA 44039
Lorain County, OH

Attention: Building Department

DATE: 5/18/2023
JOB NO.: PAD230006.00

WE ARE SENDING YOU

☐ Shop drawings ☐ Copy of letter ☐ Attached ☐ Prints ☐ Change order

<u>COPIES</u>	<u>JOB#</u>	<u>DATE</u>	<u>REVISION</u>	<u>REVISION DATE</u>	<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	PAD230006.00	05/15/2023				Planning Commission Fee – \$150 Check
1	PAD230006.00	05/15/2023				Site Plan Fee - \$1,125 Check
10	PAD230006.00	05/18/2023				Application
10	PAD230006.00	05/18/2023	0			Project Narrative
10	PAD230006.00	05/18/2023	0			Site Plan
10	PAD230006.00					Architectural Elevations

These Are Transmitted:

☒ For approval ☐ For your use ☐ As requested
☒ For review and comment ☐ Approved as submitted ☐ Approved as noted
☐ Returned for corrections

Should you have any questions or require any additional information, please feel free to contact our office.

REMARKS:
COPY TO:

SIGNED:

Erin Gogolin

BOHLER ENGINEERING PA, LLC30 INDEPENDENCE BLVD, SUITE 200
WARREN, NJ 07059

JPMORGAN CHASE BANK, N.A.

WWW.CHASE.COM

1-2/210

CHECK DATE May 15, 2023

PAY One Thousand One Hundred Twenty Five and 00/100 Dollars

AMOUNT 1,125.00

TO City of North Ridgeville
7307 Avon Belden Rd
North Ridgeville, OH 44039
AUTHORIZED SIGNATURE

⑈001035⑈ ⑆021000021⑆ 917796689⑈

BOHLER ENGINEERING PA, LLC

Check Date: 05/15/2023

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
CR051523A	05/15/2023	180000075877	1,125.00			1,125.00
City of North Ridgeville		TOTAL	1,125.00			1,125.00
04PA - Chase Operating 2		PANORTHRI				

1035

Check Date: 05/15/2023

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
CR051523A	05/15/2023	180000075877	1,125.00			1,125.00
City of North Ridgeville		TOTAL	1,125.00			1,125.00
04PA - Chase Operating 2		PANORTHRI				

1035

7353

3465521800

GENERAL NOTES

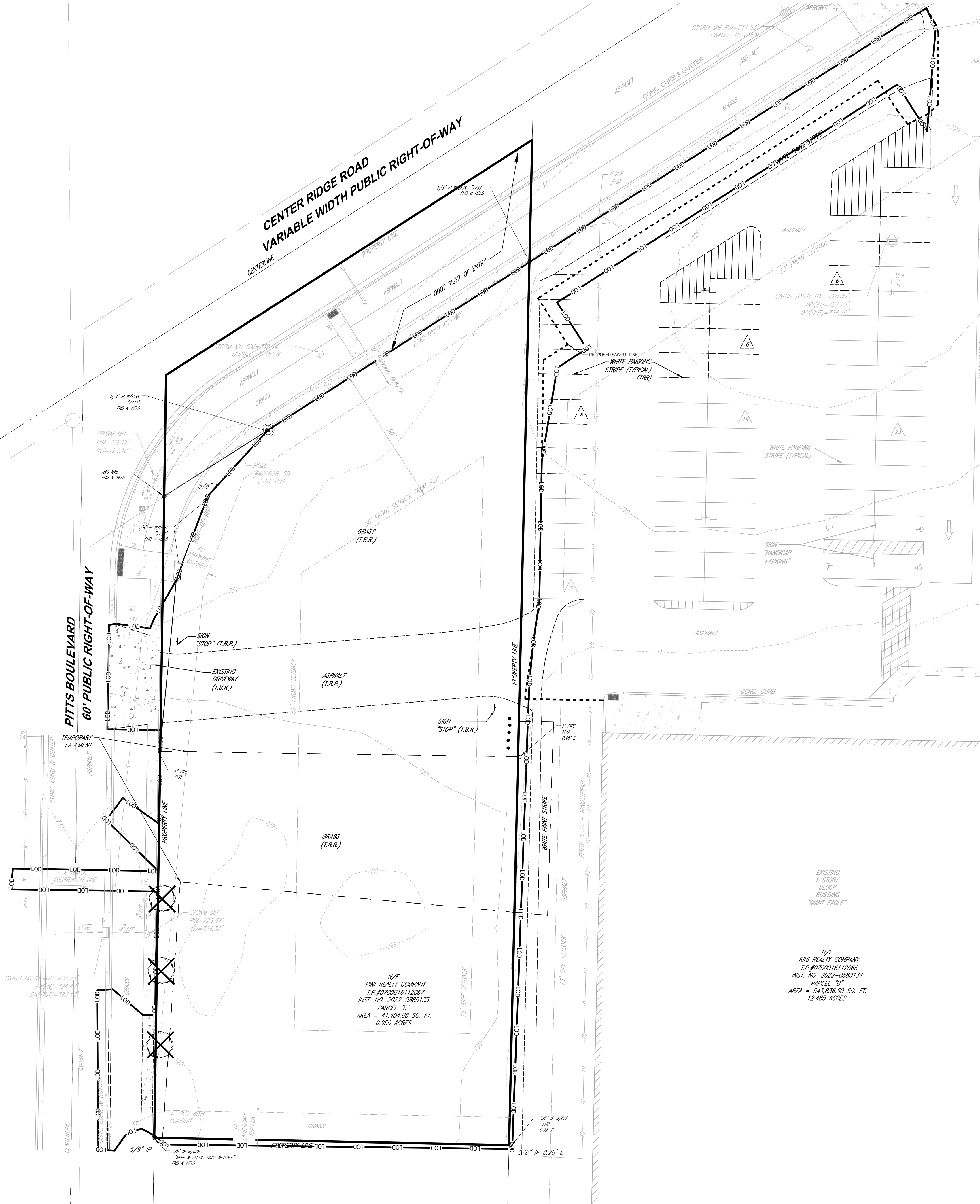
1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, PENNSYLVANIA, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL APPLICABLE CONDITIONS AND MATERIALS SHOWN ON THESE PLANS. ANY DISCREPANCIES OR OMISSIONS NOTED BY THE CONTRACTOR MUST BE REPORTED TO THE PROFESSIONAL OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OR DRAWINGS ADDITIONAL NOTES AND SPECIFICATIONS. THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD OF ANY DISCREPANCIES OR OMISSIONS OR ASSOCIATED WITH ANY OF THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND IN COMPLIANCE WITH THE STANDARDS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER/OWNER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD OF ANY DISCREPANCIES OR OMISSIONS OR ASSOCIATED WITH ANY OF THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. PERMITS AND APPROVALS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD OF ANY DISCREPANCIES OR OMISSIONS OR ASSOCIATED WITH ANY OF THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
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8. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD OF ANY DISCREPANCIES OR OMISSIONS OR ASSOCIATED WITH ANY OF THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
9. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND IN COMPLIANCE WITH THE STANDARDS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER/OWNER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
10. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD OF ANY DISCREPANCIES OR OMISSIONS OR ASSOCIATED WITH ANY OF THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, PRECEDENCE SHALL BE GIVEN TO THE MOST STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS. THESE REQUIREMENTS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY WITHIN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ABOVE OR UNDER THE PROJECT.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT THE CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
15. DERIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNDESIRABLE EXCAVATED MATERIAL, EXCESS SOIL, AND DEBRIS (SOLID WASTE) MUST BE DISPOSED WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES. THESE RECORDS MUST BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL, INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR AND REPLACEMENT OF ANY EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE THE PROFESSIONAL OF RECORD AND BOHLER'S SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY NOTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FROM AND AGAINST ALL DAMAGES, LOSSES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FUTURE OWNERS.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY AND, SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL CLAIMS, INJURIES, CLAIMS AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SUCH DAMAGE, LOSSES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FUTURE OWNERS.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALY REASONABLE STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND CONDUCTORS' LIABILITY INSURANCE (SMA) INCLUDING ALSO AN UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR OGL POLICIES ENDORSED TO NAME BOHLER, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LOSSES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FUTURE OWNERS.
22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY AND, SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL CLAIMS, INJURIES, CLAIMS AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SUCH DAMAGE, LOSSES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FUTURE OWNERS.
23. NEITHER THE PROFESSIONAL, ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THIS PROJECT. THE CONTRACTOR MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPicted ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN, AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES, ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPicted ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
24. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
25. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
26. THE CONTRACTOR MUST MAINTAIN ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE.
27. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
28. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PRACTICE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO ANY OF THESE PLANS.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING THE EXISTING DEMOLITION AND/OR REMOVALS. THE CONTRACTOR MUST CONDUCT FIELD SURVEY AND INVESTIGATION TO DETERMINE THE EXISTING CONDITIONS. A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
5. THE CONTRACTOR MUST CONDUCT FIELD SURVEY AND INVESTIGATION TO DETERMINE THE EXISTING CONDITIONS. THE CONTRACTOR MUST EMPLOY PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
6. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN, CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD OF ANY DISCREPANCIES OR OMISSIONS OR ASSOCIATED WITH ANY OF THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
8. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND IN COMPLIANCE WITH THE STANDARDS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER/OWNER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD OF ANY DISCREPANCIES OR OMISSIONS OR ASSOCIATED WITH ANY OF THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
10. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD OF ANY DISCREPANCIES OR OMISSIONS OR ASSOCIATED WITH ANY OF THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
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20. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND IN COMPLIANCE WITH THE STANDARDS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER/OWNER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
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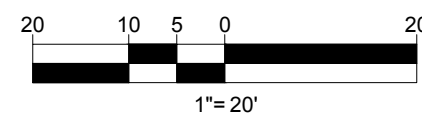


LEGEND	
EXISTING	
PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
LEASE LINE	---
BUILDING	▨
RETAINING WALL	▬
CONCRETE CURB	▬
FLUSH CURB	▬
FENCE	▬
GUIDE RAIL	▬
TREELINE	▬
ACCESSIBLE SYMBOL	♿
CONCRETE MONUMENT/ IRON PIN	□
SIGN	▬
PARKING COUNT	10
AREA LIGHT	▬

LEGEND	
TO BE REMOVED	
EASEMENT LINE	---
SETBACK LINE	---
LEASE LINE	---
CONCRETE CURB	▬
FLUSH CURB	▬
FENCE	▬
GUIDE RAIL	▬
CONCRETE MONUMENT/ IRON PIN	□
SIGN	▬
AREA LIGHT	▬

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SETBACK LINE	---
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FLUSH CURB	▬
FENCE	▬
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CONCRETE MONUMENT/ IRON PIN	□
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AREA LIGHT	▬

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CONCRETE CURB	▬
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GUIDE RAIL	▬
CONCRETE MONUMENT/ IRON PIN	□
SIGN	▬
AREA LIGHT	▬



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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
1	6/8/2023	CITY COMMENTS	EJZ	EEG

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CONSTRUCTION

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAD230006.00
DRAWN BY: EJZ
CHECKED BY: EEG
DATE: 5/18/2023
CAD ID: PAD230006.00-LDVP-1A

PROJECT:
**PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS**
FOR
**J.P. MORGAN
CHASE BANK**

PROPOSED BANK DEVELOPMENT

34385 CENTER RIDGE ROAD
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO 44039

BOHLER

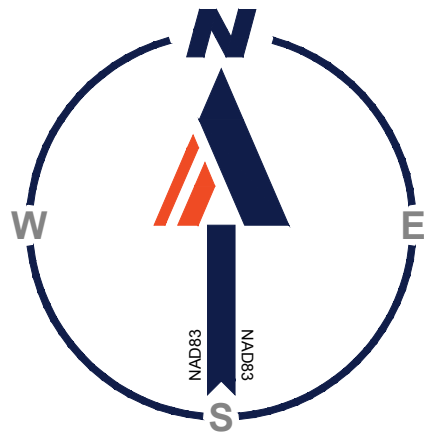
1 ALLEGHENY SQUARE, SUITE 402
PITTSBURGH, PA 15212
Phone: (724) 638-8500
www.BohlerEngineering.com

STATE OF OHIO
LANDSCAPE ARCHITECT
MICHAEL W. TAKACS
LA 2101558
REGISTERED

SHEET TITLE:
**EXISTING
CONDITIONS/
DEMOLITION
PLAN**

SHEET NUMBER:
C-201

REVISION 1 - 6/8/2023



LEGEND

(AH)	HEAVY DUTY ASPHALT PAVEMENT
(AS)	STANDARD DUTY ASPHALT PAVEMENT
(BL)	BOLLARD (TYP.)
(BN)	SIGN MOUNTED BOLLARD
(CC)	TYPICAL CONCRETE CURB
(CP)	CONCRETE PAD
(CW)	CONCRETE SIDEWALK
(CY)	CANOPY
(FC)	FLUSH CURB
(HP)	ACCESSIBLE PARKING STALL
(PA)	PAINTED TRAFFIC ARROW
(SB)	PAINTED STOP BAR
(SI)	STRIPED ISLAND
(SL)	SAWOUT LINE
(ST)	PAINTED STRIPING
(TC)	TAPERED CURB
(TE)	TRASH ENCLOSURE
(TT)	PAVEMENT TIE-IN

CENTER RIDGE ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

PITTS BOULEVARD
60' PUBLIC RIGHT-OF-WAY

LEGEND

PROPOSED SIGNAGE

- (A) STOP SIGN
- (B) DO NOT ENTER SIGN
- (C) RESERVED PARKING WITH PENALTIES (T-15)
- (D) VAN ACCESSIBLE (T-14)

ZONING TABLE

ZONE: B3 HIGHWAY COMMERCIAL DISTRICT
USE: DRIVE-IN BANK (PERMITTED)
PARCEL ID: 0700016112067

SETBACK REQUIREMENTS

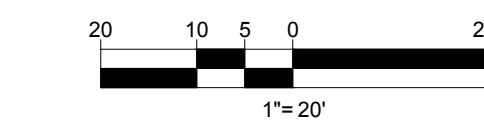
ITEM	CODE	REQUIRED	PROPOSED
MINIMUM LOT DEPTH	\$1268.04	NONE	275.8 FT
MINIMUM LOT WIDTH	\$1268.04	150 FT	128.3 FT (ENC)
MINIMUM LOT AREA	\$1268.04	1 ACRE	0.95 AC (ENC)
YARD SETBACKS (BUILDING)			
FRONT	\$1268.04	50 FT	156.7 FT
SIDE (EACH)	\$1268.04	15 FT	16.3 FT
SIDE (TOTAL)	\$1268.04	35 FT	85.6 FT
REAR	\$1268.04	40 FT	89.7 FT
FRONT YARD BUFFER STRIP ADJACENT TO ROW	\$1268.05	10 FT	10 FT
MAXIMUM LOT COVERAGE	\$1268.05	25%	8.17%
MAXIMUM BUILDING HEIGHT	\$1268.03	65 FT	21.5 FT

(ENC) DENOTES AN EXISTING NON CONFORMITY

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
PARKING REQUIREMENTS	\$1285.03	1 PER 400 SF 9 SPACES	48 SPACES
MIN. STALL SIZE	\$1285.04	9 FT X 18 FT	10 FT X 20 FT
MIN. AISLE WIDTH	\$1285.04	24 FT	24 FT
LOADING REQUIREMENTS	\$1285.05	1 PER 40,000 SF	NONE
MIN. WIDTH OF ONE-WAY DRIVE	\$1285.06	15 FT	N/A
MIN. WIDTH OF TWO-WAY DRIVE	\$1285.06	24 FT	24 FT

REQUIRED PARKING FOR STORE = 3,384 SF / 400 SF = 9 SPACES



LEGEND

EXISTING

PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
LEASE LINE	---
BUILDING	[Hatched Box]
RETAINING WALL	[Hatched Line]
CONCRETE CURB	[Solid Line]
FLUSH CURB	[Dashed Line]
FENCE	[X-Mark]
GUIDE RAIL	[Wavy Line]
TREELINE	[Wavy Line]
ACCESSIBLE SYMBOL	[Wheelchair Icon]
CONCRETE MONUMENT/ IRON PIN	[Square Icon]
SIGN	[Triangle Icon]
PARKING COUNT	[Triangle Icon]
AREA LIGHT	[Square Icon]
TREE	[Circle Icon]
DRAINAGE INLET	[Square Icon]
STORM/SANITARY MANHOLE	[Circle Icon]
WATER/GAS VALVES	[Circle Icon]
ROOF DRAIN/CLEANOUT	[Circle Icon]
FIRE HYDRANT	[Circle Icon]
UTILITY POLE W/ LIGHT	[Circle Icon]
UTILITY POLE	[Circle Icon]

LEGEND

PROPOSED

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EASEMENT LINE	---
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FLUSH CURB	[Dashed Line]
FENCE	[X-Mark]
GUIDE RAIL	[Wavy Line]
TREELINE	[Wavy Line]
ACCESSIBLE SYMBOL	[Wheelchair Icon]
CROSSWALK	[Vertical Lines]
SIDEWALK	[Hatched Box]
RAMP	[Hatched Box]
SIGN	[Triangle Icon]
BOLLARD	[Circle Icon]
PARKING COUNT	[Triangle Icon]
AREA LIGHT	[Square Icon]
DRAINAGE INLET	[Square Icon]
MANHOLE	[Circle Icon]
RIPRAP	[Hatched Box]
CLEANOUT	[Circle Icon]
FIRE HYDRANT	[Circle Icon]
UTILITY POLE	[Circle Icon]

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PROJECT No.: PAD230006.00
DRAWN BY: EJZ
CHECKED BY: EEG
DATE: 5/18/2023
CAD I.D.: PAD230006.00-LDVP-1A

PROJECT:

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS FOR

J.P. MORGAN
CHASE BANK

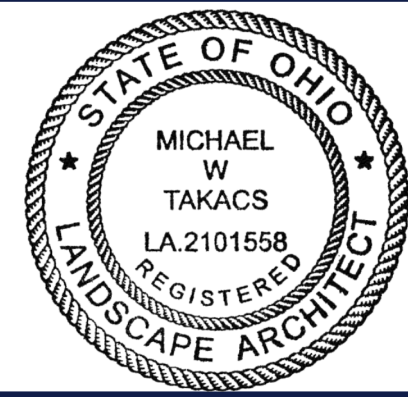
PROPOSED BANK DEVELOPMENT

34385 CENTER RIDGE ROAD
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO 44039

BOHLER

1 ALLEGHENY SQUARE, SUITE 402
PITTSBURGH, PA 15212
Phone: (724) 638-8500

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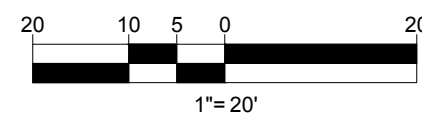
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SITE PLAN

SHEET NUMBER:

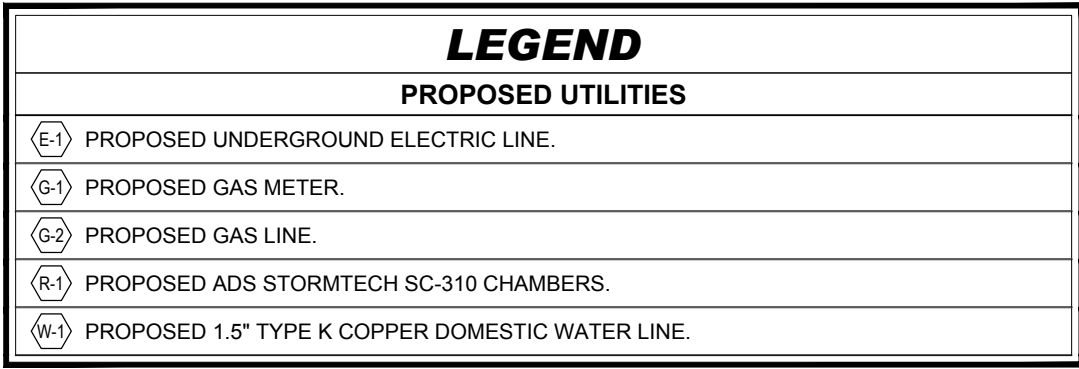
C-301

REVISION 1 - 6/8/2023



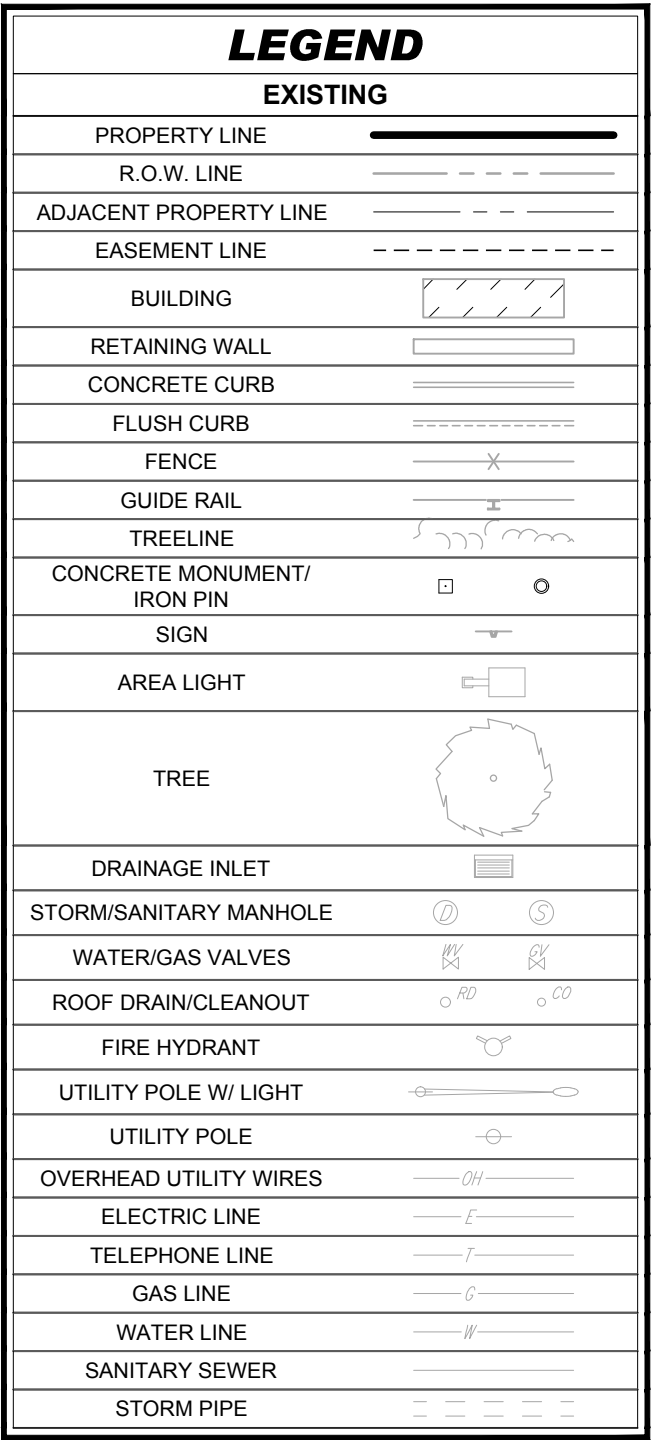
LEGEND	
PROPOSED	
PROPERTY LINE	— — — — —
R.O.W. LINE	=====
EASEMENT LINE	— — — — —
SETBACK LINE	— — — — —
LEASE LINE	=====
BUILDING	
RETAINING WALL	=====
CONCRETE CURB	=====
FLUSH CURB	=====
FENCE	— — — — — X
GUIDE RAIL	— — — — —
TREELINE	
ACCESSIBLE SYMBOL	
CROSSWALK	
SIDEWALK	
RAMP	
SIGN	— — — — —
BOLLARD	•
AREA LIGHT	 
DRAINAGE INLET	 
MANHOLE	 
RIPRAP	
CLEANOUT	CO
FIRE HYDRANT	
UTILITY POLE	
SPOT ELEVATION	

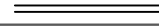
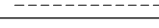
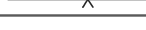
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GRADING PLAN	
SHEET NUMBER:	
C-401	
REVISION 1 - 6/8/2023	

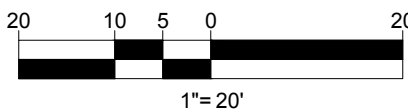


STORM STRUCTURE SCHEDULE			
NAME	TYPE	GRT/IRM ELEV. (FT.)	INVERTS
EX MH01	MANHOLE	728.67	INV IN = 724.42 (15" HDPE)
IN01	TYPE M INLET	730.60'	INV IN = 727.36 (15" HDPE) INV OUT = 727.36 (15" HDPE)
IN02	TYPE M INLET	728.81'	INV OUT = 726.96 (15" HDPE)
IN03	TYPE M INLET	729.20'	INV IN = 724.88 (15" HDPE) INV N = 724.88 (15" HDPE)
IN04	TYPE M INLET	729.96'	INV OUT = 726.28 (15" HDPE)
IN05	TYPE M INLET	728.27	INV IN = 724.88 (15" HDPE)
MH01	MANHOLE	730.75'	INV N = 726.55 (15" HDPE) INV OUT = 726.55 (15" HDPE)
OS01	MANHOLE	728.85'	INV OUT = 724.78 (15" HDPE)
YD01	YARD DRAIN	730.59'	INV OUT = 727.60 (15" HDPE)

FROM	TO	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)
IN01	MH01	15"	HDPE	41	2.00%
IN02	IN03	15"	HDPE	50	2.17%
IN04	IN05	15"	HDPE	70	2.00%
MH01	IN03	15"	HDPE	83	2.90%
OS01	EX MH01	15"	HDPE	18	2.00%
YD01	IN01	15"	HDPE	12	2.00%



LEGEND PROPOSED	
PROPERTY LINE	— — — — —
R.O.W. LINE	=====
EASEMENT LINE	— — — — —
LEASE LINE	— — — — —
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
GUIDE RAIL	
TREELINE	
SIDEWALK	
RAMP	
SIGN	
BOLLARD	*
AREA LIGHT	 
DRAINAGE INLET	 
MANHOLE	 
RIPRAP	
CLEANOUT	 C/O
FIRE HYDRANT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	— OH —
ELECTRIC LINE	— E —
TELEPHONE LINE	— T —
ELECTRIC & TELEPHONE LINE	— E&T —
GAS LINE	— G —
WATER LINE	— W —
SANITARY SEWER	— S —
STORM PIPE	

[illegible]

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PROJECT:

**PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS**

**J.P. MORGAN
CHASE BANK**

PROPOSED BANK DEVELOPMENT

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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO 44039

BOHLER //

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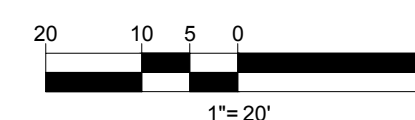
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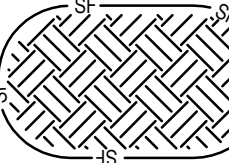
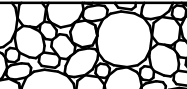
UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 1 - 6/8/2023



LEGEND PROPOSED	
LIMIT OF DISTURBANCE	 LOD
PROJECT SITE BOUNDARY	 PSB
COMPOST FILTER SOCK	 FS
SUPER SILT FENCE	 SSF
TREE PROTECTION FENCE	 TPF
BARRICADE	
CONCRETE WASHOUT	
TEMPORARY STOCKPILE	
ROCK CONSTRUCTION ENTRANCE	
NAGSC150	



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PROJECT:
***PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS***
FOR _____

PROPOSED BANK DEVELOPMENT

34385 CENTER RIDGE ROAD
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO 44039

STATE OF OHIO
MICHAEL W. TAKACS
LA.2101558
REGISTERED
LANDSCAPE ARCHITECT

REVISION 1 - 6/8/2023

SIZE	CONTAINER
2.5" CAL.	B&B
2.5" CAL.	B&B
2.5" CAL.	B&B

SIZE	CONTAINER
6-8"	B&B
6-8"	B&B

SIZE	CONTAINER
2-2 1/2" CAL.	B&B

SIZE	CONTAINER
24-30"	CONTAINER
15-18"	CONTAINER
18-24"	CONTAINER
24-30"	CONTAINER
24-30"	CONTAINER
4-5"	B&B
15-18" SPRD	CONTAINER
15-18"	CONTAINER
24-30"	B&B
3-4"	B&B

SIZE	CONTAINER
1 GAL.	CONTAINER
1 GAL.	CONTAINER
1 GAL.	CONTAINER

SECTION	REQUIREMENT
ZONING: 1285.05 BUSINESS AND COMMERCIAL DISTRICTS	A BUFFER STRIP, IN THE CASE OF A-B-1, B-2, B-3, B-4 OR B-5, ABUTTING A RESIDENTIAL DISTRICT, SHALL BE THE TEN FEET NEAREST THE DISTRICT BOUNDARY LINE, WHICH SHALL BE LANDSCAPED WITH A ROW OF TREES, SPACED NOT MORE THAN FORTY FEET APART, AND NOT LESS THAN ONE ROW OF TREES SPACED NOT MORE THAN FIVE FEET APART AND WHICH GROW TO AT LEAST FIVE FEET WIDE AND FIVE FEET OR MORE IN HEIGHT ONE FULL GROWING SEASON, PLANTED AND MAINTAINED IN A HEALTHY GROWING CONDITION BY THE OWNER OF THE PROPERTY, SUBJECT TO THE LIMITATIONS PROVIDED IN SECTION 1288.
STREETS, UTILITIES AND PUBLIC SERVICES: CHAPTER 1022.09 TREE PLANTING PLAN REQUIREMENTS	(a) PLANTING REQUIREMENTS FOR ALL NEW DEVELOPMENT. (2) COMMERCIAL DEVELOPMENT: COMMERCIAL DEVELOPMENT SHALL SUBMIT A LANDSCAPE DESIGN PLAN WHEN SEEKING APPROVAL TO BUILD OR TO EXPAND. FACTORS TO CONSIDER WHEN DEVELOPING SUCH PLANS INCLUDE: A) WHETHER THE GREEN AREAS ARE ENVIRONMENTALLY APPROPRIATE AND AESTHETICALLY PLANNED; B) WHETHER SAFETY ISSUES ARE ADDRESSED AND WHETHER DELIVERY OF CITY SERVICES OR SAFETY FORCES ARE NOT IMPACTED; C) HOW THE LANDSCAPING PLAN IMPACTS THE FUNCTIONAL UTILITY OF THE PROPERTY FOR ITS COMMERCIAL PURPOSES, BENCHES, GRATES, OR OTHER APPROPRIATE LANDSCAPE MATERIALS DESIGNED AND LOCATED IN A MANNER COMPLEMENTARY TO THE OVERALL ARCHITECTURE OF THE COMMERCIAL ESTABLISHMENT AND OF THE SURROUNDING BUILDINGS ARE ENCOURAGED. THE INTENT IS TO ENCOURAGE EQUALLY SPACED LANDSCAPE ENVELOPE AROUND THE PERIMETER OF THE BUILDING TO THE DEGREE PRACTICABLE. COMBINATION TREE PLANTING AREAS IS ACCEPTABLE. WITHIN THE COMMERCIAL DEVELOPMENT, THE MINIMUM NUMBER OF TREES TO BE PLANTED SHALL BE DETERMINED AS FOLLOWS: THERE SHALL BE AT LEAST ONE TREE PLANTED IN A LANDSCAPED AREA FOR EVERY 50 LINEAL FEET OF BUILDING PERIMETER OR FRACTION THEREOF. (b) MAJOR ARTERIAL ROADWAY TREE REQUIREMENTS. (2) THE MAXIMUM SPACING BETWEEN TREES SHALL BE ONE HUNDRED FEET (100') FOR LARGE TREES, EIGHTY FEET (80') FOR MEDIUM TREES, AND SIXTY FEET (60') FOR SMALL TREES. (3) THE TREE LOCATION SHALL BE AT LEAST THIRTY-FIVE (35') FROM STREET INTERSECTIONS AND TEN FEET FROM FIRE HYDRANTS OR UTILITY POLES. (4) A SMALL TREE SHALL BE USED WHEN PLANTING UNDER OR WITHIN TEN (10') LATERAL FEET OF OVERHEAD UTILITY WIRES. A SMALL MEDIUM TREE SHALL BE USED WHEN PLANTING WITHIN TEN (10') LATERAL FEET OF OVERHEAD UTILITY WIRES. NO TREE MATURITY SHALL EXCEED THE HEIGHT OF THE UTILITY LINE.

-



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PROJECT:

**J.P. MORGAN
CHASE BANK**

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CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO 44039

1 ALLEGHENY SQUARE, SUITE 402
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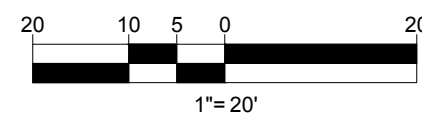
SHEET NUMBER:

C-703

ORG. DATE - 5/18/2023

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
ZONING: 128B.05 BUSINESS AND COMMERCIAL DISTRICTS ABUTTING RESIDENTIAL DISTRICTS	A BUFFER STRIP, IN THE CASE OF A-B-1, B-2, B-3, B-4 OR B-5, MUST ADJUTING A RESIDENTIAL DISTRICT, SHALL BE THE TEN FEET NEAREST THE DISTRICT BOUNDARY LINE, WHICH SHALL BE PLANTED WITH FOUR FEET TREES, SPACED NOT MORE THAN FORTY FEET APART, AND NOT LESS THAN ONE ROW OF SHRUBS, SPACED NOT MORE THAN FIVE FEET APART AND WHICH GROW AT LEAST FIVE FEET WIDE AND FIVE FEET OR MORE IN HEIGHT AFTER ONE FULL GROWING SEASON, PLANTED AND MAINTAINED IN A HEALTHY GROWING CONDITION BY THE OWNER OF THE PROPERTY, SUBJECT TO THE LIMITATIONS PROVIDED IN SECTION 128B.07.	LENGTH ALONG SOUTHERN PROPERTY LINE ADJACENT TO RESIDENTIAL = 128 ± LF REQUIRED: 128 ± 40 ± 32 OR 4 TREES 128.5 ± ± 5.6 OR 26 SHRUBS PROVIDED: 3 PIAB, 3 PP (6 TREES); 20 JCHC, 6 GIGS (26 SHRUBS)	COMPLIES
STREETS, UTILITIES AND PUBLIC SERVICES: CHAPTER 1032.09 TREE PLANTING PLAN REQUIREMENTS	(b) PLANTING REQUIREMENTS FOR ALL NEW DEVELOPMENT. (2) COMMERCIAL DEVELOPMENT, COMMERCIAL DEVELOPMENTS MUST SUBMIT A LANDSCAPE DESIGN PLAN WHEN SEEKING APPROVAL TO BUILD OR TO EXPAND. FACTORS TO CONSIDER WHEN REVIEWING SUCH PLANS INCLUDE: A) WHETHER THE GREEN AREAS ARE ENVIRONMENTALLY APPROPRIATE AND AESTHETICALLY PLEASING; B) WHETHER SAFETY ISSUES ARE ADDRESSED AND WHETHER DELIVERY OF CITY SERVICES OR SAFETY FORCES ARE NEGATIVELY IMPACTED; C) HOW THE LANDSCAPING PLAN IMPACTS THE FUNCTIONAL UTILITY OF THE PROPERTY FOR ITS COMMERCIAL PURPOSES; BENCHES, GRATES, OR OTHER APPROPRIATE LANDSCAPE MATERIALS DESIGNED AND LOCATED IN A MANNER COMPLEMENTARY TO THE OVERALL ARCHITECTURE OF THE COMMERCIAL ESTABLISHMENT AND OF THE SURROUNDING BUILDINGS ARE ENCOURAGED; THE INTENT IS TO ENCOURAGE AN EQUALLY SPACED LANDSCAPE DEVELOPMENT AROUND THE PERIMETER OF THE BUILDING TO THE DEGREE PRACTICABLE. COMBINING OF TREE PLANTING AREAS IS ACCEPTABLE. WITHIN THE COMMERCIAL DEVELOPMENT, THE MINIMUM NUMBER OF TREES TO BE PLANTED SHALL BE DETERMINED AS FOLLOWS: THERE SHALL BE A MINIMUM OF ONE TREE PLANTED IN A LANDSCAPED AREA FOR EVERY 50 LINEAL FEET OF BUILDING PERIMETER OR FRACTION THEREOF.	TOTAL BUILDING PERIMETER: 267 ± LF REQUIRED: 267 ± 60 ± 154 OR 4 TREES PROVIDED: 1 ARGO, 1 CCA, 4 OTK (6 TREES)	COMPLIES
(b) MAJOR ARTERIAL ROADWAY TREE REQUIREMENTS.	(1) THE MAXIMUM SPACING BETWEEN TREES SHALL BE ONE HUNDRED FEET (100') FOR LARGE TREES (TEN FEET OR MORE IN DIAMETER AT BREAST HEIGHT), SIXTY FEET (60') FOR MEDIUM TREES, AND SIXTY FEET (60') FOR SMALL TREES.	TOTAL LENGTH ALONG CENTER RIDGE ROAD = 1593.3 ± LF REQUIRED: 193.0 ± 60 ± 332 OR 4 SMALL TREES PROVIDED: 4 AGB (4 SMALL TREES)	COMPLIES
(3) THE TREE LOCATION SHALL BE AT LEAST THIRTY-FIVE (35) FEET FROM STREET INTERSECTIONS AND TEN FEET FROM FIRE HYDRANTS OR UTILITY POLES.	(4) A SMALL TREE SHALL BE USED WHEN PLANTING UNDER OR WITHIN TEN (10) FEET LATERAL FEET OF OVERHEAD UTILITY WIRES. A SMALL OR MEDIUM TREE SHALL BE USED WHEN PLANTING WITHIN TEN TO TWENTY LATERAL FEET OF OVERHEAD UTILITY WIRES. NO TREE, AT MATURITY, SHALL EXCEED THE HEIGHT OF THE UTILITY LINE.		





LEGEND TO BE REMOVED	
EASEMENT LINE	----
SETBACK LINE	----
LEASE LINE	----
CONCRETE CURB	=====
FLUSH CURB	=====
FENCE	-----X-----
GUIDE RAIL	-----X-----
CONCRETE MONUMENT/ IRON PIN	 
SIGN	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	 
WATER/GAS VALVES	 
ROOF DRAIN/CLEANOUT	 
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	 ----- 
UTILITY POLE	-----  -----
OVERHEAD UTILITY WIRES	-----  -----
ELECTRIC LINE	-----  -----
TELEPHONE LINE	-----  -----
GAS LINE	-----  -----
WATER LINE	-----  -----
SANITARY SEWER	----- -----
STORM PIPE	----- -----

N/F
RINI REALTY COMPANY
T.P.#0700016112067
INST. NO. 2022-0880135
PARCEL "C"
AREA = 41,404.08 SQ. FT.
0.950 ACRES

ORG. DATE - 5/18/2023



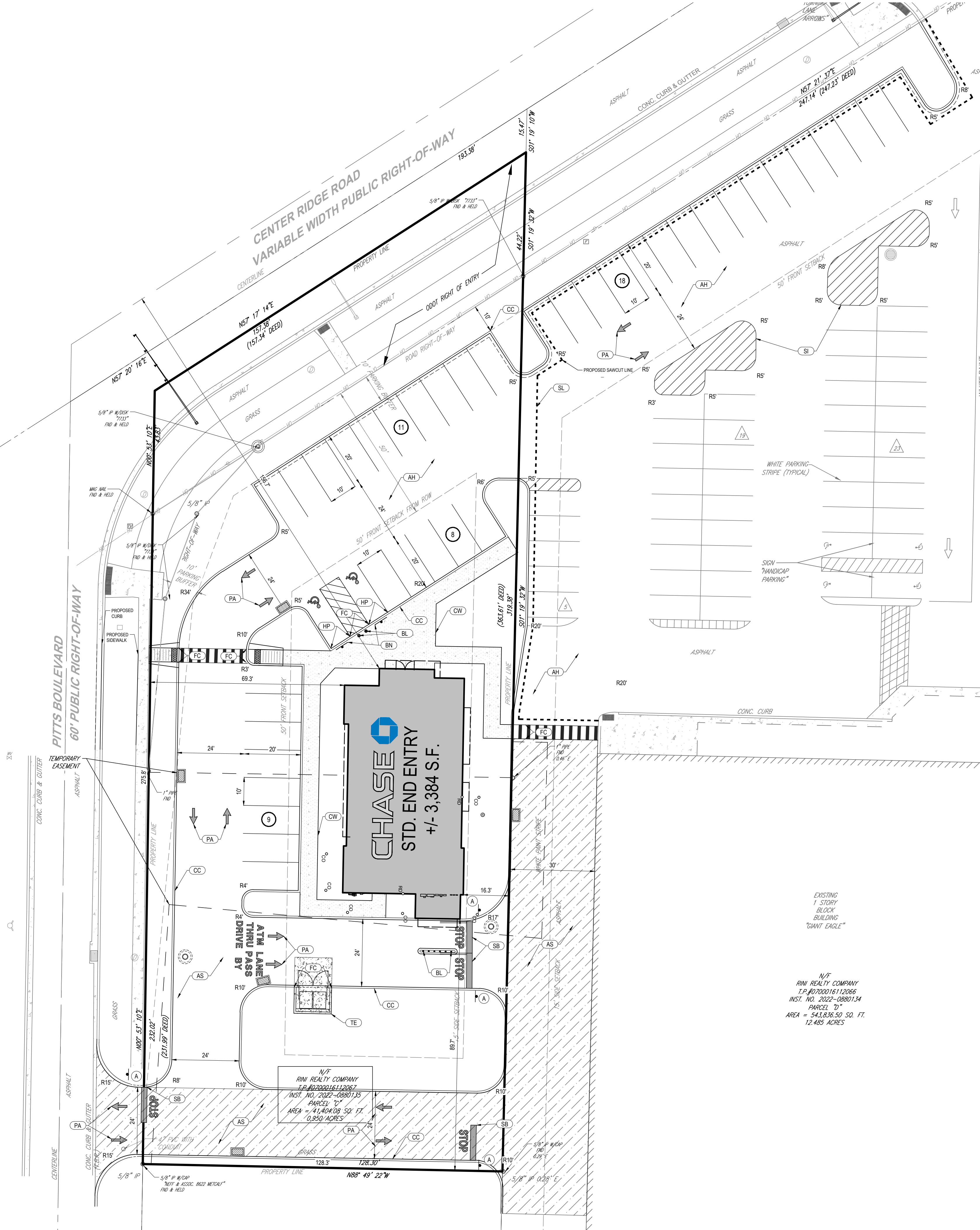
LEGEND

(AH)	HEAVY DUTY ASPHALT PAVEMENT
(AS)	STANDARD DUTY ASPHALT PAVEMENT
(BL)	BOLLARD (TYP.)
(BN)	SIGN MOUNTED BOLLARD
(CC)	TYPICAL CONCRETE CURB
(CP)	CONCRETE PAD
(CW)	CONCRETE SIDEWALK
(CY)	CANOPY
(FC)	FLUSH CURB
(HP)	ACCESSIBLE PARKING STALL
(PA)	PAINTED TRAFFIC ARROW
(SB)	PAINTED STOP BAR
(SI)	STRIPED ISLAND
(SL)	SAWTOOTH LINE
(ST)	PAINTED STRIPING
(TC)	TAPERED CURB
(TE)	TRASH ENCLOSURE
(TT)	PAVEMENT TIE-IN

LEGEND	
PROPOSED SIGNAGE	
(A)	STOP SIGN
(B)	DO NOT ENTER SIGN
(C)	RESERVED PARKING WITH PENALTIES (T-15)
(D)	VAN ACCESSIBLE (T-14)

ZONING TABLE			
ZONE: B3 HIGHWAY COMMERCIAL DISTRICT USE: DRIVE-IN BANK (PERMITTED) PARCEL ID: 0700016112067			
SETBACK REQUIREMENTS			
ITEM	CODE	REQUIRED	PROPOSED
MINIMUM LOT DEPTH	\$1268.04	NONE	275.8 FT
MINIMUM LOT WIDTH	\$1268.04	150 FT	128.3 FT (ENC)
MINIMUM LOT AREA	\$1268.04	1 ACRE	0.95 AC (ENC)
YARD SETBACKS (BUILDING)			
FRONT	\$1268.04	50 FT	156.7 FT
SIDE (EACH)	\$1268.04	15 FT	16.3 FT
SIDE (TOTAL)	\$1268.04	35 FT	85.6 FT
REAR	\$1268.04	40 FT	89.7 FT
FRONT YARD BUFFER STRIP ADJACENT TO ROW	\$1268.05	10 FT	10 FT
MAXIMUM LOT COVERAGE	\$1268.05	25%	8.17%
MAXIMUM BUILDING HEIGHT	\$1268.03	65 FT	21.5 FT
*(ENC) DENOTES AN EXISTING NON CONFORMITY			

PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
PARKING REQUIREMENTS	\$1285.03	1 PER 400 SF 9 SPACES	48 SPACES
MIN. STALL SIZE	\$1285.04	9 FT X 18 FT	10 FT X 20 FT
MIN. AISLE WIDTH	\$1285.04	24 FT	24 FT
LOADING REQUIREMENTS	\$1285.05	1 PER 40,000 SF	NONE
MIN. WIDTH OF ONE-WAY DRIVE	\$1285.06	15 FT	N/A
MIN. WIDTH OF TWO-WAY DRIVE	\$1285.06	24 FT	24 FT
REQUIRED PARKING FOR STORE = 3,384 SF/ 400 SF = 9 SPACES			



LEGEND

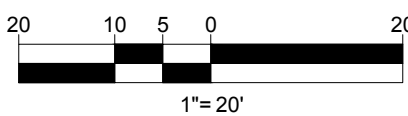
EXISTING

PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
LEASE LINE	---
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
GUIDE RAIL	[Symbol]
TREELINE	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
CONCRETE MONUMENT/ IRON PIN	[Symbol]
SIGN	[Symbol]
PARKING COUNT	[Symbol]
AREA LIGHT	[Symbol]
TREE	[Symbol]
DRAINAGE INLET	[Symbol]
STORM/SANITARY MANHOLE	[Symbol]
WATER/GAS VALVES	[Symbol]
ROOF DRAIN/CLEANOUT	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE W/ LIGHT	[Symbol]
UTILITY POLE	[Symbol]

LEGEND

PROPOSED

PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
LEASE LINE	---
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
GUIDE RAIL	[Symbol]
TREELINE	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
CROSSWALK	[Symbol]
SIDEWALK	[Symbol]
RAMP	[Symbol]
SIGN	[Symbol]
BOLLARD	[Symbol]
PARKING COUNT	[Symbol]
AREA LIGHT	[Symbol]
DRAINAGE INLET	[Symbol]
MANHOLE	[Symbol]
RIPRAP	[Symbol]
CLEANOUT	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE	[Symbol]



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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY



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DRAWN BY: EIJZ
CHECKED BY: EEG
DATE: 5/18/2023
CAD ID: PAD230006.00-LDVP-0A

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS FOR

J.P. MORGAN
CHASE BANK

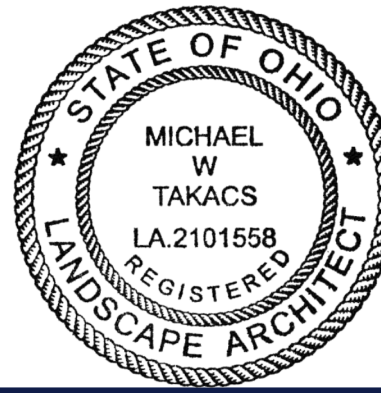
PROPOSED BANK DEVELOPMENT

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LORAIN COUNTY, OHIO 44039

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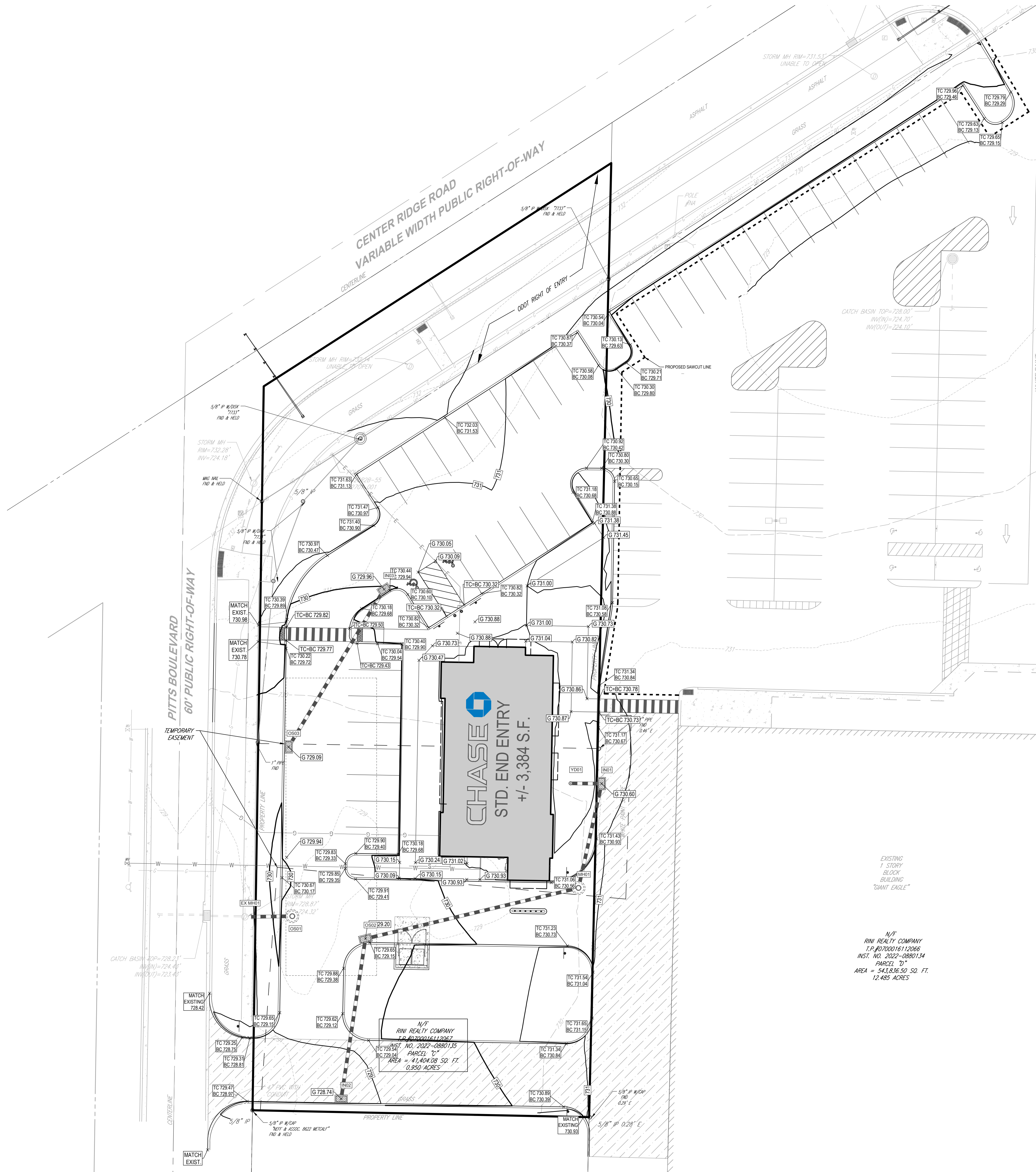
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SITE PLAN

SHEET NUMBER:

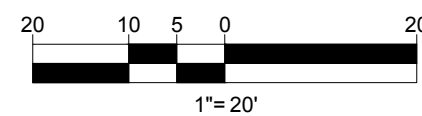
C-301

ORG. DATE - 5/18/2023



LEGEND	
EXISTING	
PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
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ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	

LEGEND	
PROPOSED	
PROPERTY LINE	---
R.O.W. LINE	---
EASEMENT LINE	---
SETBACK LINE	---
LEASE LINE	---
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
GUIDE RAIL	
TREELINE	
ACCESSIBLE SYMBOL	
CROSSWALK	
SIDEWALK	
RAMP	
SIGN	
BOLLARD	
AREA LIGHT	
DRAINAGE INLET	
MANHOLE	
RIPRAP	
CLEANOUT	
FIRE HYDRANT	
UTILITY POLE	
SPOT ELEVATION	



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LANDSCAPE ARCHITECTURE
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PERMITTING SERVICES
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REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

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PROJECT No.: PAD230006.00
DRAWN BY: E.I.Z.
CHECKED BY: E.E.G.
DATE: 5/18/2023
CAD I.D.: PAD230006.00-LDVP-0A

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS FOR

J.P. MORGAN
CHASE BANK

PROPOSED BANK DEVELOPMENT

34385 CENTER RIDGE ROAD
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO 44039

BOHLER

1 ALLEGHENY SQUARE, SUITE 402
PITTSBURGH, PA 15212
Phone: (724) 638-8500

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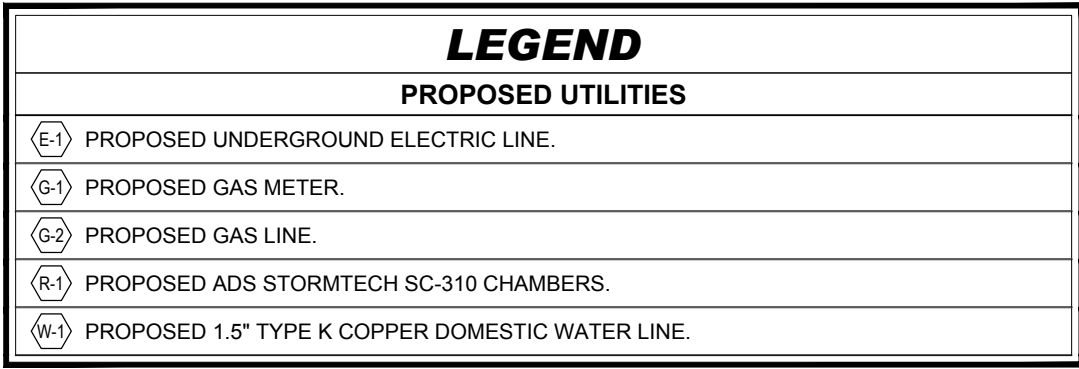
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GRADING PLAN

SHEET NUMBER:

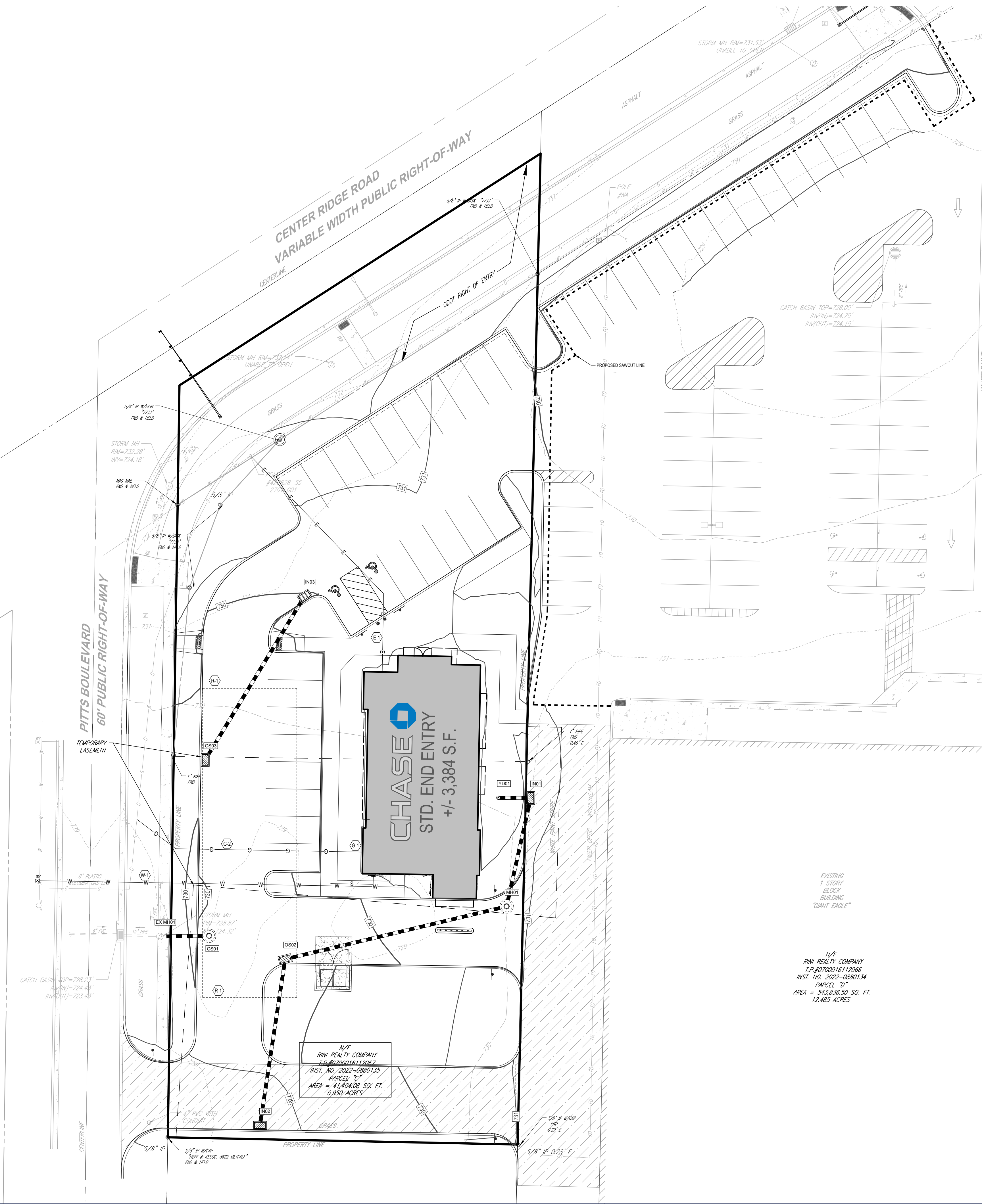
C-401

ORG. DATE - 5/18/2023

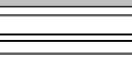
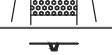


STORM STRUCTURE SCHEDULE			
NAME	TYPE	GRT/IRM ELEV. (FT.)	INVERTS
EX MH01	MANHOLE	728.87	INV IN = 724.42 (15' HOPE)
IN01	TYPE M INLET	730.60	INV IN = 727.36 (15' HOPE) INV OUT = 727.36 (15' HOPE)
IN02	TYPE M INLET	728.74	INV OUT = 725.96 (15' HOPE)
IN03	TYPE M INLET	728.96	INV OUT = 726.28 (15' HOPE)
MH01	MANHOLE	730.75	INV IN = 726.55 (15' HOPE) INV OUT = 726.55 (15' HOPE)
OS01	MANHOLE	729.80	INV OUT = 724.78 (15' HOPE)
OS02	TYPE M INLET	729.20	INV IN = 724.65 (15' HOPE) INV IN = 724.65 (15' HOPE)
OS03	TYPE M INLET	728.09	INV IN = 724.68 (15' HOPE)
YD01	YARD DRAIN	730.59	INV OUT = 727.60 (15' HOPE)

STORM SEWER PIPE SCHEDULE					
FROM	TO	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)
IN01	MH01	15"	HDPE	41	2.00%
IN02	OS02	15"	HDPE	62	1.75%
IN03	OS03	15"	HDPE	70	2.00%
MH01	OS02	15"	HDPE	83	2.90%
OS01	EX MH01	15"	HDPE	18	2.00%
YD01	IN01	15"	HDPE	12	2.00%



LEGEND	
EXISTING	
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
GUIDE RAIL	
TREE LINE	
CONCRETE MONUMENT/ IRON PIN	
SIGN	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	

LEGEND	
PROPOSED	
PROPERTY LINE	----
R.O.W. LINE	=====
EASEMENT LINE	-----
LEASE LINE	-----
BUILDING	
RETAINING WALL	
CONCRETE CURB	=====
FLUSH CURB	=====
FENCE	-----X-----
GUIDE RAIL	-----+-----
TREELINE	-----w-----
SIDEWALK	
RAMP	
SIGN	-----v-----
BOLLARD	•
AREA LIGHT	 
DRAINAGE INLET	 
MANHOLE	 
RIPRAP	
CLEANOUT	CO
FIRE HYDRANT	
UTILITY POLE	-----●-----
OVERHEAD UTILITY WIRES	-----OH-----
ELECTRIC LINE	-----E-----
TELEPHONE LINE	-----T-----
ELECTRIC & TELEPHONE LINE	-----E&T-----
GAS LINE	-----G-----
WATER LINE	-----W-----
SANITARY SEWER	-----S-----
STORM PIPE	

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PROJECT No.:	PAD230006.00
DRAWN BY:	EJZ
CHECKED BY:	EEG
DATE:	5/18/2023
CAD I.D.:	PAD230006.00-LDVP-0A

PROJECT:

***PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS***

_____ FOR _____

**J.P. MORGAN
CHASE BANK**

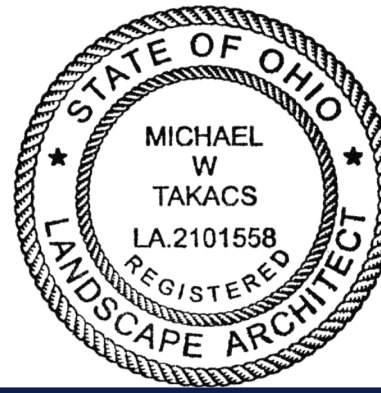
PROPOSED BANK DEVELOPMENT

34385 CENTER RIDGE ROAD
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO 44039

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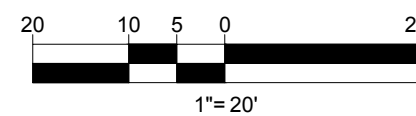
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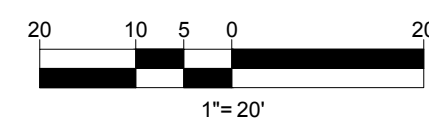
UTILITY PLAN

SHEET NUMBER:

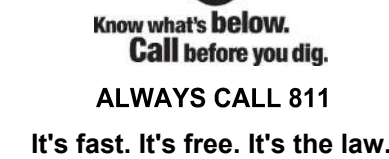
C-501

ORG. DATE - 5/18/2023





LEGEND PROPOSED	
LIMIT OF DISTURBANCE	LOD
PROJECT SITE BOUNDARY	PSB
COMPOST FILTER SOCK	FS
SUPER SILT FENCE	SSF
TREE PROTECTION FENCE	TPF
BARRICADE	
CONCRETE WASHOUT	
TEMPORARY STOCKPILE	
ROCK CONSTRUCTION ENTRANCE	
NAGSC150	

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PROJECT:

***PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS***

_____ FOR _____

PROPOSED BANK DEVELOPMENT

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C-601

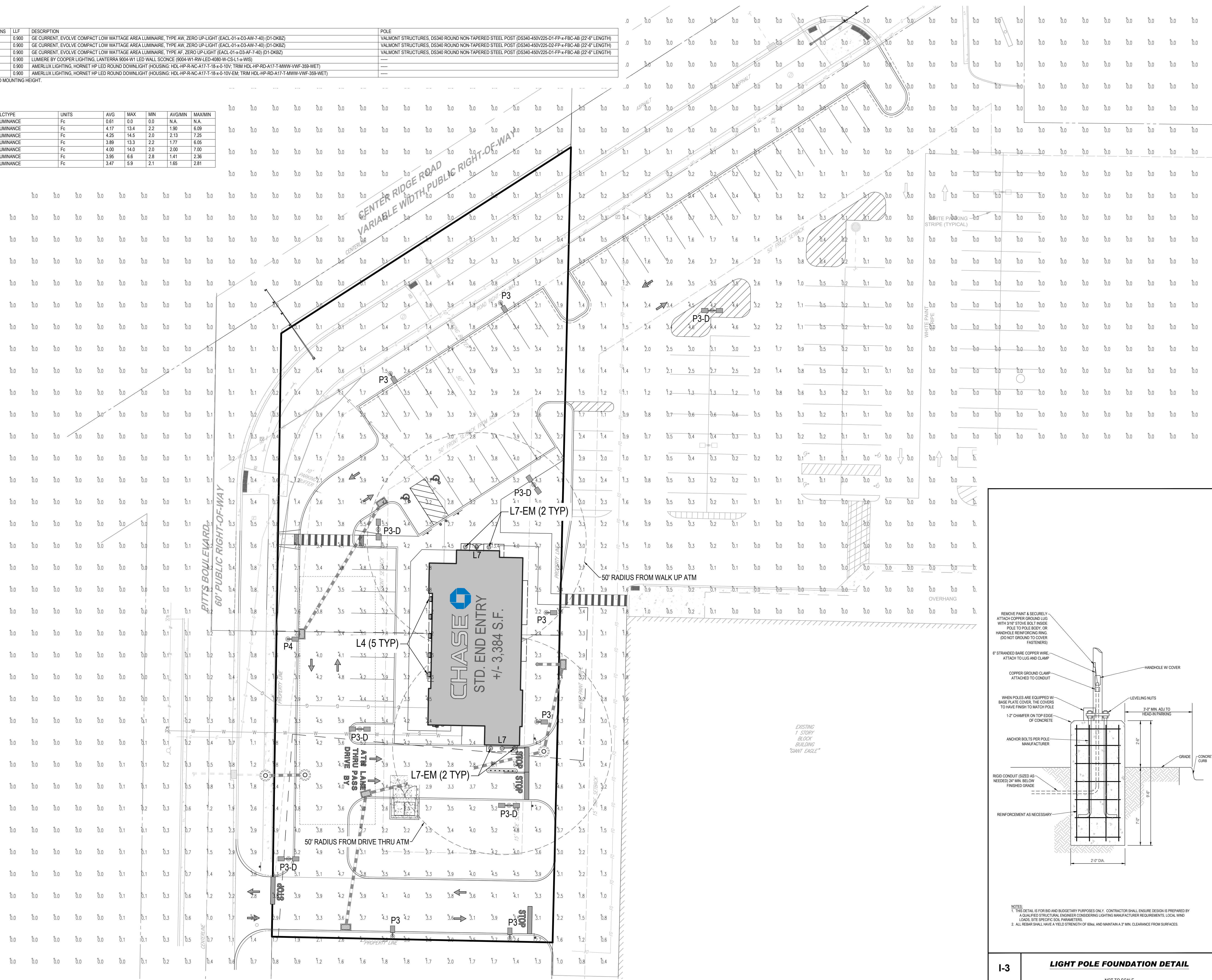
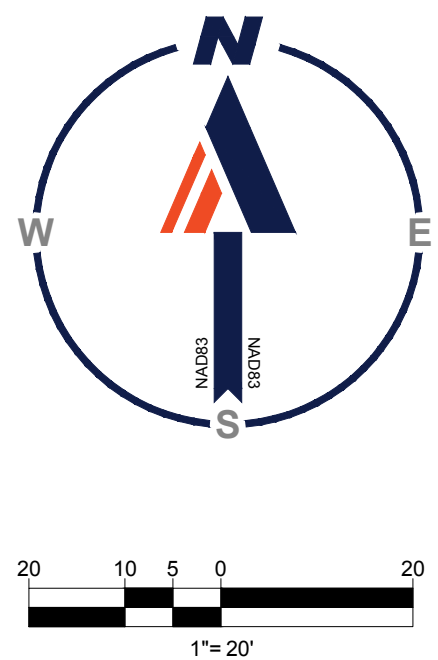
ORG. DATE - 5/18/2023

LABEL	QTY	MOUNTING HEIGHT	ARRANGEMENT	LUM. LUMENS	LLF	DESCRIPTION	POLE
P3-D	6	25'-0" AFG	SINGLE	10200	0.900	GE CURRENT, EVOLVE COMPACT LOW WATTAGE AREA LUMINAIRE, TYPE AW, ZERO UP-LIGHT (EACL-01-x-03-AW-7-40) (D1-DK8Z)	VALMONT STRUCTURES, DS340 ROUND NON-TAPERED STEEL POST (DS340-450V25-D1-FP-x-FBC-AW (22'-6" LENGTH)
P3-B	6	25'-0" AFG	BACK-BACK	10200	0.900	GE CURRENT, EVOLVE COMPACT LOW WATTAGE AREA LUMINAIRE, TYPE AW, ZERO UP-LIGHT (EACL-01-x-03-AW-7-40) (D1-DK8Z)	VALMONT STRUCTURES, DS340 ROUND NON-TAPERED STEEL POST (DS340-450V25-D2-FP-x-FBC-AW (22'-6" LENGTH)
P4	1	25'-0" AFG	SINGLE	9050	0.900	GE CURRENT, EVOLVE COMPACT LOW WATTAGE AREA LUMINAIRE, TYPE AF, ZERO UP-LIGHT (EACL-01-x-03-AF-7-40) (D1-DK8Z)	VALMONT STRUCTURES, DS340 ROUND NON-TAPERED STEEL POST (DS340-450V25-D1-FP-x-FBC-AW (22'-6" LENGTH)
P4	5	11'-0" AFG	SINGLE	1086	0.900	LUMIERE BY COOPER LIGHTING, LANTERNA 9004-W1 LED WALL SCONCE (9004-W1-RW-LED-4080-W-CSI-1-L1-WIS)	-----
L7-M	2	9'-6" AFF*	SINGLE	939	0.900	AMERLUX LIGHTING, HORNET HP LED ROUND DOWNLIGHT (HOUSING: HDL-HP-R-NC-A17-1-8-x-0-10V; TRIM HDL-HP-R-A17-T-MWW-VWF-359-WET)	-----
L7-E	4	9'-6" AFF*	SINGLE	939	0.900	AMERLUX LIGHTING, HORNET HP LED ROUND DOWNLIGHT (HOUSING: HDL-HP-R-NC-A17-1-8-x-0-10V-EM; TRIM HDL-HP-R-A17-T-MWW-VWF-359-WET)	-----

CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVGMIN	MAXMIN
ALL POINTS	ILLUMINANCE	Fc	0.61	0.0	0.0	N/A	N/A
50' RADIUS FROM WALK UP ATM	ILLUMINANCE	Fc	4.17	13.4	2.2	1.90	6.09
50' RADIUS FROM WALK UP ATM - 3 FT AFG	ILLUMINANCE	Fc	4.25	14.5	2.0	2.13	7.25
50' RADIUS FROM DRIVE THRU ATM - PAVED AREA	ILLUMINANCE	Fc	3.89	13.3	2.2	1.77	6.05
50' RADIUS FROM DRIVE THRU ATM - PAVED AREA - 3 FT AFG	ILLUMINANCE	Fc	4.00	14.0	2.0	2.00	7.00
DRIVE THRU	ILLUMINANCE	Fc	3.95	6.6	2.8	1.41	2.36
PARKING	ILLUMINANCE	Fc	3.47	5.9	2.1	1.65	2.81

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE TO BE MAINTAINED AND THE ELECTRICAL CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE ELECTRICAL CONTRACTOR MUST BE AWARE OF THE CODES AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL REQUIREMENTS, SPECIFICATIONS, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
3. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES NOTED IN THE PLANS VARYING SIGNIFICANTLY FROM THE NOTED VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND CONDITIONS AND OTHER RELATED VARIABLE FIELD CONDITIONS.
4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL SECTION OF THE VARIOUS ROOMS. THE VALUES ARE OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDELS (FC).
5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MANAGED TO ENSURE THAT THEY ARE PROPERLY MAINTAINED AND OPERATING, BUT IS NOT LIMITED TO VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO MAINTAIN THE LUMINAIRE COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION OF THE OWNER'S ACCEPTANCE OF THE WORK OF THE PROJECT, ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRE POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND/OR ELECTRICAL ENGINEER'S RESPONSIBILITY. AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS, THE CONTRACTOR MUST COORDINATE WITH THE ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL ELECTRICAL CODES AND/OR ANY OTHER CODES. THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
7. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ALL LIGHT LOCATIONS THAT CONFLICT WITH EXISTING UTILITIES, OR OTHER STRUCTURES TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
8. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND/OR ROTATED OPTICS ARE USED TO LOCATE OR OTHER STRUCTURES TO AVOID ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
9. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OTHER ELECTRICAL RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.
10. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER. FOLLOWING ISSUES MAY AFFECT THE LUMINAIRE SCHEDULE. THE LUMINAIRE WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
11. PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL PROVIDE SUBSTITUTIONS TO BOHLEHR FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE SUBMITTED TO BOHLEHR WITH A LETTER OF TRANSMITTAL DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.



NOTES:
1. THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL ENSURE DESIGN IS PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS, SITE SPECIFIC SOIL PARAMETERS.
2. ALL REBAR SHALL HAVE A YIELD STRENGTH OF 60ksi, AND MAINTAIN A 3" MIN. CLEARANCE FROM SURFACES.

L-3 LIGHT POLE FOUNDATION DETAIL

NOT TO SCALE

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PROJECT No.:	PAD230006.00
DRAWN BY:	EJZ
CHECKED BY:	EEG
DATE:	5/18/2023
CAD I.D.:	PAD230006.00-LLGT-0A

PROJECT:

**PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS**

FOR

**J.P. MORGAN
CHASE BANK**

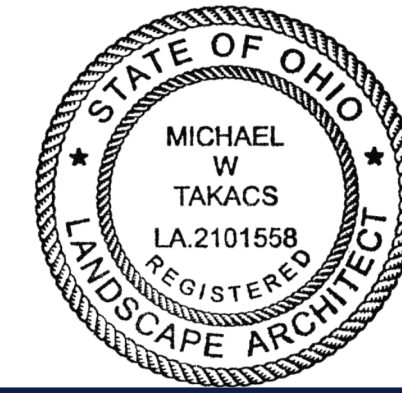
PROPOSED BANK DEVELOPMENT

34385 CENTER RIDGE ROAD
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO 44033

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1 ALLEGHENY SQUARE, SUITE 402
PITTSBURGH, PA 15212
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SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

C-701

ORG. DATE - 5/18/2023

EVOLE

EACL[®] Series

LED Area Light/Compact Low Wattage

CUSTOMER NAME _____
 PROJECT NAME _____ TYPE _____
 CATALOG NUMBER _____

H-Motion Sensing Option

- Recommended Mounting Height: 15'-30" (4.6-9.1m)
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Coverage Radius: 15'-20" (4.6-6.1m)
- Provides 270° degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
 - Output: Occupied - 100%/Unoccupied - 50%
 - Infrared PE Sensor
 - 5 minutes post-occupancy time delay, 5 minute dimming ramp-down.
- Fixture power increase of 1W expected with sensor use.

H/4 - Motion Sensing Option (WattStopper)

- Recommended Mounting Height: 15'-30" (4.6-9.1m)
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Coverage Radius: 15'-20" (4.6-6.1m)
- Provides 270° degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
 - Output: Occupied - 100%/Unoccupied - 50%
 - PE Sensor: Enabled
 - Ramp/Fade: 5 Minutes/5 Minutes
- Adds + 1W to fixture power rating
- Field programmable using FSR-100 hand held programmer

H2 - Motion Sensing Option (Daintree)

- Recommended Mounting Height: 15'-30" (4.6-9.1m)
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Provides a coverage area radius for walking motion of 15-20 ft. (4.6-6.1m)
- Provides 270° degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
 - Output: Occupied - 100%/Unoccupied - 50%
 - PE Sensor: Enabled
 - Ramp/Fade: 5 Minutes/5 Minutes
- Adds + 1W to fixture power rating
- Requires Daintree Enterprise and wide area control (WAC)

Sensing Pattern Area Fixture
 Up to 30 ft. Mounting Height

Current®

www.current.com/brands/evo/evo

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File # 6-2022-0001

Rev. December 18, 2022 168 AMP

OUTSIDE

E.VOLVE

EACL® Series

LED Area Light/Compact Low Wattage

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____

CATALOG NUMBER _____

TYPE _____

Integral Slipfitter: C1

Knuckle Slipfitter: S1

Knuckle Slipfitter: K1

Current®

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Page 7 of 10
[Rev: December 21, 2021] 128-000

CLP082_B04

E.VOLVE

EACL[®] Series

LED Area Light/Compact Low Wattage

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

Universal Mounting Arm D1

Knuckle Wall Mount V1

Weight

- 18 lbs (8.15 kg) Max depending on configuration

Effective Projected Area

- Integral Splitter C1, EPA = 0.31 MrV0.37 Max
- Universal Arm Mount D1, EPA = 0.31 MrV / 0.62 Max
- Knuckle Splitter S, K1 downward arm, EPA = 0.46 MrV / 0.56 MrV
- Knuckle Splitter S, K1 45° arm, EPA = 0.56 MrV / 1.03 Max

Current

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Page 10 of 10
[Rev: December 2, 2015 10:58 AM]
CURRENT

E.VOLVE

EACL® Series

LED Area Light/Compact Low Wattage

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____

CATALOG NUMBER _____

TYPE _____

PE Accessories (To Be Order Separately)

SAP NUMBER	PART NUMBER	DESCRIPTION
93023582	WMBB- 277	ANIS TUB-61 Derriving PE Circular Bracket 100-1000
93023583	WMBB- 480	ANIS US-61 Derriving PE Circular Bracket 100-1000
93023237	PE-5A LED-7	ANIS CUS-61 Derriving PE, 500- 277
93023238	PE-34A LED-7	ANIS CUS-61 Derriving PE, 34V
93023239	PE-480 LED-7	ANIS CUS-61 Derriving PE, 480V

SAP NUMBER	PART NUMBER	DESCRIPTION
36099	PECTL	STANDARD 50-57V
26004	PECTL	STANDARD 480V
50438	PECTL	STANDARD 34V
72051	SCCL, PECTL	Shunting cap

Back Light Shield

SHIELD ORIENTATIONS	AUXILIY DISTANCE	SHIELD ORIGIN LOGIC
Back	Long	(LS) CAC-REL-BLX

Current®

gecurrent.com/brands/eclipse

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Page 8 of 10

File Number: ELS-2023-108-00

CPLR087_001

E.VOLVE

EACI® Series

LED Area Light/Compact Low Wattage

CUSTOMER NAME	
PROJECT NAME	
DATE	TYPE
CATALOG NUMBER	

Mounting Arms for Splitfitter Order separately with Mounting Option C1 (Splitfitter)

Square pole mounting arm

- 3.5 to 4.5-in (89 to 114mm) square (will allow 4 fixtures per pole @ 90 degrees)

Square pole mounting drilling template

Round Pole Mounting Arm

- 3.5 to 4.5-in (89 to 114mm) OD (will allow 4 fixtures per pole @ 90 degrees)

Round Pole Mounting Drilling Template

- 3.5 TO 4.5-IN (89 TO 114mm) OD round pole mounting arm

Order separately from fixture as catalog number

- RRA-EAMT120BLK "Black"
- RRA-EAMT120WHT "Dark Bronze"
- RRA-EAMT120WHT "White"

Wall Mounting Bracket Adapter Plate

Order separately from fixture as catalog number
WMB-EAMT06

*NOTE: the Wall Mounting, under brackets with mounting arms: C1 = Splitfitter™
Please 2019 in C02 installed with heads.

Other mounting patterns are available for retrofit installations. Contact manufacturing for other available mounting patterns.

Wall MOUNTING Bracket Hole Pattern

Current®

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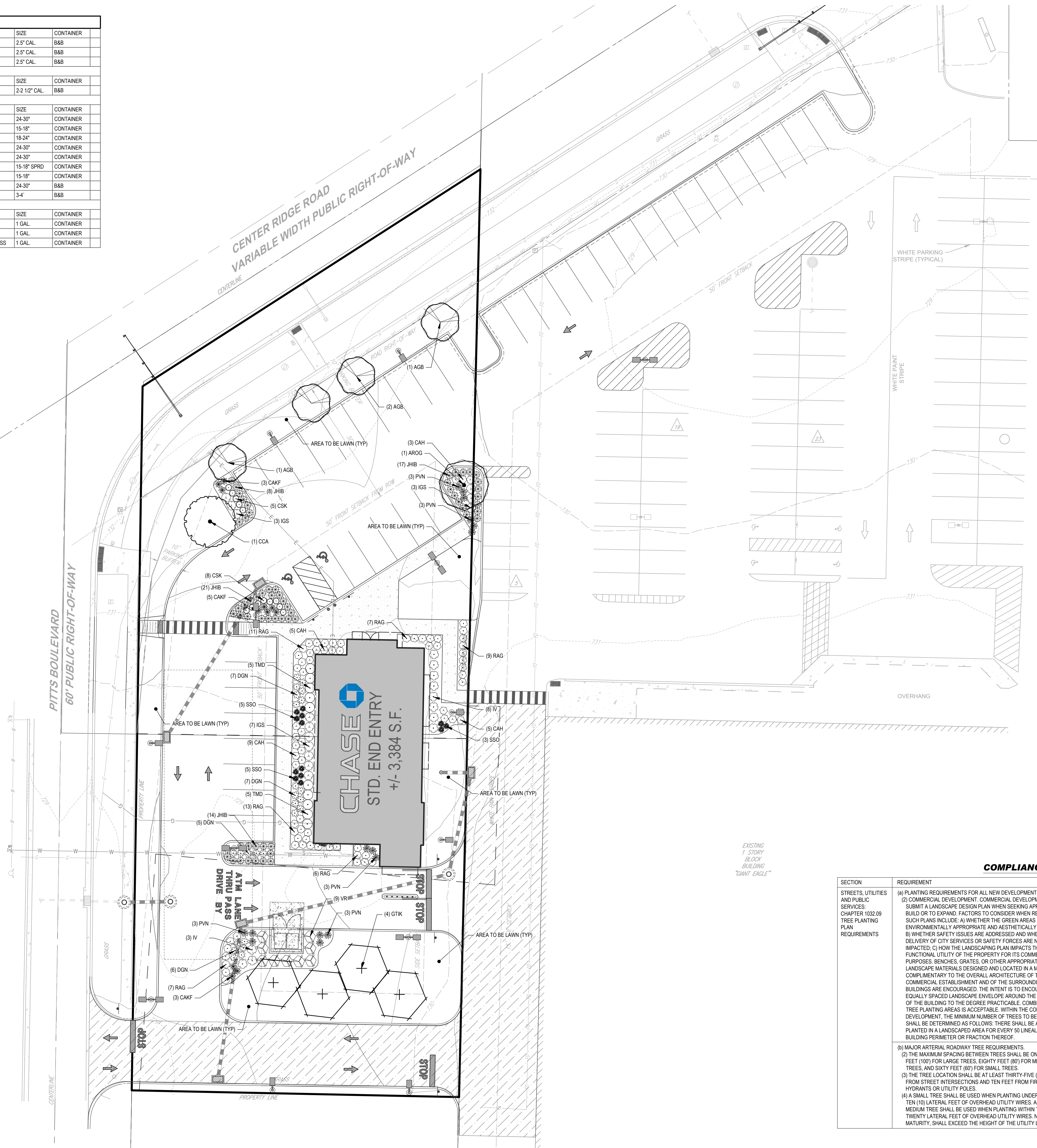
Page 10 of 10

[Rev. December 2, 2020 100-848]

CUPLBC_004

[illegible]

PLANT SCHEDULE				
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AROG	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL.
CCA	1	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL.
GTK	4	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AGB	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2-2 1/2" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CAH	22	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET (DWARF)	24-30"
CSK	13	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	15-18"
DGN	25	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	18-24"
IGS	13	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24-30"
IV	11	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24-30"
JHIB	60	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD
RAG	53	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"
TMD	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24-30"
VR	9	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4"
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CAKF	11	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.
PVN	15	PANICUM VIRGATUM 'NORTH WIND'	NORTHWIND SWITCH GRASS	1 GAL.
SSO	13	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM GRASS	1 GAL.



- GENERAL NOTES:**
- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
 - ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.G, UNLESS OTHERWISE STATED ON THIS PLAN.
 - SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
 - IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
 - PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
 - WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

811

Know what's below.
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ALWAYS CALL 811
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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.	
PROJECT No.:	PAD230006.00
DRAWN BY:	EJZ
CHECKED BY:	EEG
DATE:	5/18/2023
CAD ID:	PAD230006.00-LLGT-0A

PROJECT:

**PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS**
FOR

J.P. MORGAN
CHASE BANK

PROPOSED BANK DEVELOPMENT

34385 CENTER RIDGE ROAD
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO 44039

BOHLER

1 ALLEGHENY SQUARE, SUITE 402
PITTSBURGH, PA 15212
Phone: (724) 638-8500

www.BohlerEngineering.com



SHEET TITLE:

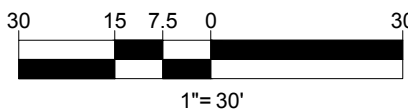
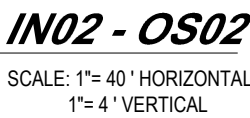
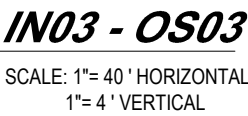
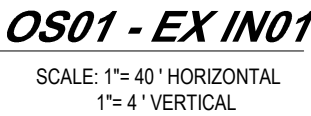
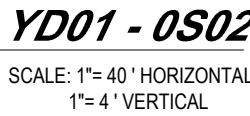
**LANDSCAPE
PLAN**

SHEET NUMBER:

C-703

ORG. DATE - 5/18/2023

R:\0323\PA230006.00\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\PA230006.00-LLGT-0A-1.LAYOUT C-703.LSGP



REVISIONS

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAD230006.00
DRAWN BY:	EJZ
CHECKED BY:	EEG
DATE:	5/18/2023
CAD I.D.:	PAD230006.00-PROF-0A

PROJECT:

**PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS**

**J.P. MORGAN
CHASE BANK**

PROPOSED BANK DEVELOPMENT

34385 CENTER RIDGE ROAD
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO 44039

BOHLER //

1 ALLEGHENY SQUARE, SUITE 402
PITTSBURGH, PA 15212
Phone: (724) 638-8500

www.BohlerEngineering.com



SHEET TITLE:

PROFILE PLAN

SHEET NUMBER:

C-801

ORG. DATE - 5/18/2023



ST-4
CORONADO STONE PRODUCTS
CREAM
CHISLED LIMESTONE



EXTERIOR DOORS / STOREFRONT
ALUMINUM
BLACK ANODIZED



FC-1
NICHIIHA FIBER CEMENT
VINTAGEWOOD AWP1818
BARK



ACM-1
ALCOA ARCHITECTURAL PRODUCTS
REYNOBOND
DURAGLOSS 5000 CHASE PROGRAM
"CHASE SILVER"



FC-2
NICHIIHA FIBER CEMENT
VINTAGEWOOD AWP 1818
ASH



EPT-1
SHERWIN WILLIAMS
SW7045 INTELLECTUAL GRAY
SEMI-GLOSS



RC-1
PETERSEN ALUMINUM / PAC-CLAD
PAC-CONTINUOUS
BLACK



TRASH ENCLOSURE
SIDE ELEVATION

TRASH ENCLOSURE
FRONT ELEVATION

T.O. PARAPET
+ 24'-0"

T.O. PARAPET
+ 19'-4"

T.O. PARAPET
+ 17'-0"

ACM ROOF EDGE
+ 12'-4"

T.O. WINDOW OPNG
+ 10'-0"

T.O. SLAB / FND.
0'-0"



NORTH ELEVATION

T.O. PARAPET
+ 24'-0"

T.O. PARAPET
+ 19'-4"

T.O. PARAPET
+ 17'-0"

ACM ROOF EDGE
+ 12'-4"

T.O. WINDOW OPNG
+ 10'-0"

T.O. SLAB / FND.
0'-0"



EAST ELEVATION



ST-4
CORONADO STONE PRODUCTS
CREAM
CHISLED LIMESTONE



EXTERIOR DOORS / STOREFRONT
ALUMINUM
BLACK ANODIZED



FC-1
NICHIIHA FIBER CEMENT
VINTAGEWOOD AWP1818
BARK



ACM-1
ALCOA ARCHITECTURAL PRODUCTS
REYNOBOND
DURAGLOSS 5000 CHASE PROGRAM
"CHASE SILVER"



FC-2
NICHIIHA FIBER CEMENT
VINTAGEWOOD AWP 1818
ASH



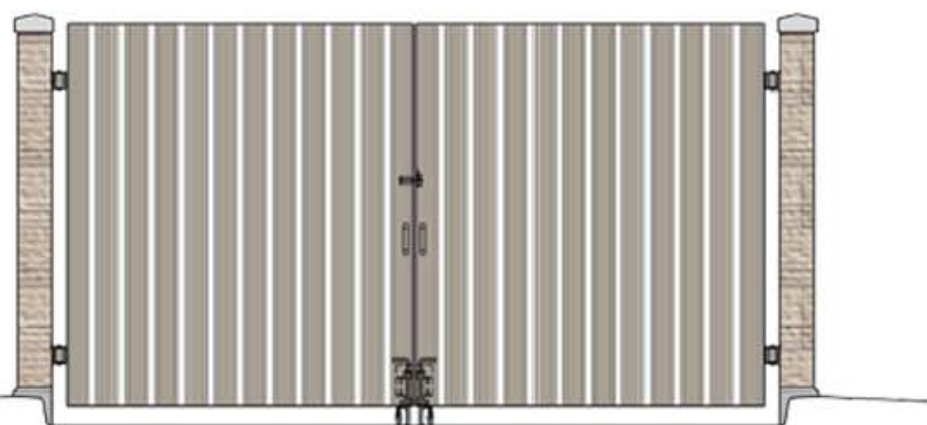
EPT-1
SHERWIN WILLIAMS
SW7045 INTELLECTUAL GRAY
SEMI-GLOSS



RC-1
PETERSEN ALUMINUM / PAC-CLAD
PAC-CONTINUOUS
BLACK



TRASH ENCLOSURE
SIDE ELEVATION



TRASH ENCLOSURE
FRONT ELEVATION

T.O. PARAPET
+ 24'-0"

T.O. PARAPET
+ 19'-4"

T.O. PARAPET
+ 17'-0"

T.O. WINDOW OPNG
+ 10'-0"

T.O. SLAB / FND.
0'-0"



SOUTH ELEVATION

T.O. PARAPET
+ 24'-0"

T.O. PARAPET
+ 19'-4"

T.O. PARAPET
+ 17'-0"

ACM ROOF EDGE
+ 12'-4"

T.O. WINDOW OPNG
+ 10'-0"

T.O. SLAB / FND.
0'-0"



WEST ELEVATION

From: [Kim Lieber](#)
To: [Erin Gogolin](#)
Cc: pad230006.00@nf.bohlereng.com; [Carolyn Ivill](#); [Emily Zapinski](#); [Beth Sullivan](#); [Anna Wilson](#); [Tina Wieber](#)
Subject: Re: RE: RE: RE: Re[2]: RE: RE: New Proposed Chase, Center Ridge and Pitts
Date: Tuesday, June 6, 2023 4:03:54 PM
Attachments: [image001.png](#)

Thanks, Erin. I could live with a 6-foot fence with some staggered spruce trees along the buffer. Please ensure the fence doesn't get too close to the sidewalk, not closer to the street than the pavement of the apartment complex.

Kim Lieber, AICP

Director of Planning & Development
City of North Ridgeville

From: Erin Gogolin (egogolin@bohlereng.com)
Date: 06/06/23 01:44 pm
To: Kim Lieber (klieber@nridgeville.org)
Cc: pad230006.00@nf.bohlereng.com, Carolyn Ivill (civill@bohlereng.com), Emily Zapinski (ezapinski@bohlereng.com), Beth Sullivan (esullivan@bohlereng.com), Anna Wilson (awilson@bohlereng.com), Tina Wieber (twieber@nridgeville.org)
Subject: **RE: RE: RE: Re[2]: RE: RE: New Proposed Chase, Center Ridge and Pitts**

Hi Kim –

Without the fence, we were getting light levels of about 0.5 fc at the property line, and 0.2 fc about 15' into the property. My landscape and lighting team recommended a fence to help control the light at grade. In this scenario, the light won't carry over the fence. And with the fence, light level at the property line and beyond is 0.0 fc. Note that these lights will be mounted at only 14' as required. The lights proposed are zero-up light, and they have internal shielding to restrict backlight. So from a second story window where the observer's eye is level or above the mounting height of the light, they will not be able to observe the light source itself. They will only be able to observe the light that hits the ground. We can plant evergreen trees along that buffer as well, and that will certainly help. But we can't model trees since we can't predict how those trees will grow. Let us know your thoughts.

Thanks,

Erin

Erin Gogolin, EIT, LEED GA

(She/Her/Hers)
Project Manager, Land Development
o 724-638-8500 x29004 / egogolin@bohlereng.com



From: Kim Lieber <klieber@nridgeville.org>
Sent: Monday, June 5, 2023 12:01 PM
To: Erin Gogolin <egogolin@bohlereng.com>
Cc: pad230006.00@nf.bohlereng.com; Carolyn Ivill <civill@bohlereng.com>; Emily Zapinski <ezapinski@bohlereng.com>; Beth Sullivan <esullivan@bohlereng.com>; Anna Wilson <awilson@bohlereng.com>; Tina Wieber <twieber@nridgeville.org>
Subject: Re: RE: RE: Re[2]: RE: RE: New Proposed Chase, Center Ridge and Pitts

EXTERNAL: Use caution with attachments and links.

Hi Erin,

What kind of light trespass does your photometric show with just the 10-foot buffer/setback? I would prefer evergreen plantings over a fence. The fence wouldn't help a second floor resident, where eventually trees will grow to provide some better screening. Could you install a shield on the side of the light fixture closest to the apartments?

Kim

Kim Lieber, AICP

Director of Planning & Development

City of North Ridgeville

----- Original Message -----

From: Erin Gogolin (egogolin@bohlereng.com)

Date: 06/01/23 01:23 pm

To: Kim Lieber (klieber@nridgeville.org)

Cc: pad230006.00@nf.bohlereng.com, Carolyn Ivill (civill@bohlereng.com), Emily Zapinski (ezapinski@bohlereng.com), Beth Sullivan (esullivan@bohlereng.com), Anna Wilson (awilson@bohlereng.com), Tina Wieber (twieber@nridgeville.org)

Subject: RE: RE: Re[2]: RE: RE: New Proposed Chase, Center Ridge and Pitts

Hi Kim –

Wanted to follow up on the lighting concerns that were brought up with our submission. We're looking to avoid having to submit for a zoning variance so are proposing to shift the driveway 15' from the property line and add an 8' high, opaque fence along the property line. This would eliminate any trespass onto the adjacent parcel. Do you see any issues with this? Let me know!

Thanks,

Erin

Erin Gogolin, EIT, LEED GA

(She/Her/Hers)

Project Manager, Land Development

o 724-638-8500 x29004 / egogolin@bohlereng.com



From: Kim Lieber <klieber@nridgeville.org>

Planning Commission Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

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

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

PROJECT INFORMATION

35095 Center Ridge Rd North Ridgeville, OH 44039
Location address

0700021119151
Parcel number

B-3 Highway Commercial District
Current zoning

Drive-thru coffee shop
Proposed project

APPLICANT/AGENT INFORMATION

Jovan Ventures III, LLC
Name/Company

2440 Woodhawk Ln Avon, OH 44011
Applicant address

440-258-9385
Applicant phone

msertrich@mac.com
Applicant email

PROPERTY OWNER INFORMATION

R. Khouri III & M. Frantz, Ridgecar company LLC
Name/Company

27500 Detroit Rd, Suite 300, Westlake, Ohio 44145
Property owner address

(440) 892-6800
Property owner phone

mfrantz@carnegie.corp.com
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

[Signature]
Applicant signature

[Signature]
Property owner signature

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

CITY OF NORTH RIDGEVILLE	FFZ No.	Date Received	ACTION
	2023-0196	5/19/23	
CITY OF NORTH RIDGEVILLE	Planning Fee Paid	Engineering Fee Paid	ACTION
	5/19/23	5/19/23 144931	
		CHECK #6938	

CITY OF NORTH RIDGEVILLE \$1,125.00

(440) 393-0819 nridgeville.org

BC001-1122

Development Plan Checklist



PROJECT INFORMATION

BCubed - North Ridgeville
Project name

35095 Center Ridge Rd North Ridgeville
Location address

B-3 Highway Commercial District
Zoning District

0700021119151
Parcel number

Any development plan application shall include all required exhibits as set forth in Section 1243.05 and be submitted to the Building Department, along with the required fees and deposits.

1243.05 DEVELOPMENT PLAN REQUIREMENTS

Any development plan, prepared by a licensed design professional, shall contain the information set forth below, as applicable.

	(a) A topographical survey of the property, showing land owned and proposed for development, surrounding streets, adjoining streets, adjoining lots and their use and ownership
	(b) A grading plan
	(c) A site plan drawn to scale and designed in accordance with the planning standards, regulations and criteria established in this Zoning Code, to include:
	(1) Adjacent streets and adjoining properties within 100 feet of the site including zoning classifications, lot lines, buildings, parking and drives
	(2) The location, size and use of all existing and proposed buildings and structures, including accessory buildings and uses, other site improvements and open space, along with notations of setbacks and lot coverage
	(3) The location and configuration of off-street parking and loading areas, the arrangement of access roads and drives, location of pedestrian walks, proposed traffic regulatory signs and pavement markings and type of pavement
	(4) Calculations for required parking
	(5) The proposed location and design of streets, including the location of existing utilities to be maintained or added and the location, details for all utility installations and connections to present or proposed facilities
	(6) A summary table showing total acres of the proposed development, the number of acres devoted to each type of land use including streets and open space
	(d) A detailed landscape plan, to include:
	(1) An existing conditions plan showing natural features and tree cover, with identification of trees to be removed and trees to be preserved
	(2) A planting plan including number, location, type and size of all proposed shrubs, trees and other plant material with planting details, and noting any required open space areas, setbacks, buffer strips or required screening
	(3) The location, setbacks, height and specifications of any proposed fencing or screen walls
	(e) Building details, to include:
	(1) Location, setbacks, height and exterior dimensions of all existing and proposed buildings or structures
	(2) Preliminary architectural plans for all proposed buildings and structures, exterior elevations, building floor plans with dimensions, building materials and colors
	(3) Location, setbacks, height, dimensions and screening of any outdoor storage areas and facilities, dumpsters and service areas
	(f) A site lighting plan, including a photometric plan, lighting locations and fixture details
	(g) Dimensions and locations of all permanent signs along with detail of any sign base for signs requiring a permit
	(h) Existing or proposed covenants running with the land, deed restrictions, shared facilities agreements, restrictions or easements, etc., if an
	(i) Phasing schedule, if applicable



Planning Review

May 26, 2023

Project: BCubed Biggby Coffee
Location: 35095 Center Ridge Road
PPNs: 07-00-021-119-151
District: B-3 Highway Commercial District

Project Summary:

The proposal consists of constructing a new drive-through coffee shop in an outparcel of Ridgeville Center. The 361-square-foot building will be constructed in the northeast portion of the site and will meet all required setbacks. It will allow for drive-up and walk-up service; no in-store service is proposed. The building is comprised of two gray tones of cement board with a stucco finish. Orange metal fascia will provide accent along the roofline and in the drive through canopy.

An analysis provided by TMS Engineers indicates the anticipated trip generation levels for this business do not meet the threshold for a full traffic study. The drive through stack accommodates the required 10 vehicles per code. Vehicles in the queue can bypass the line except for two spaces at the order point and beyond where the pavement width is reduced due to a utility easement along the property line. Planning Commission can determine the sufficiency of the bypass configuration.

No new curb cuts are proposed for this project. Traffic will enter and exit existing Center Ridge Road or Ranger Way driveways. Circulation was discussed at great length with the applicant to ensure a logical onsite traffic pattern that would not result in confusion or collisions among drivers. A row of parking will be relocated to make room for the drive through stack. Two parking spaces closest to the plaza ground sign will be removed to allow for vehicles leaving the drive through heading toward the Center Ridge Road driveway to exit without driving over marked spaces.

An exterior dumpster enclosure is not proposed for this site. The applicant has indicated they will use existing trash receptacles in the plaza for their refuse.

Comments & Recommendations:

- All building lights should be full cut off unless decorative in nature. See floodlight on front, rear and right elevations. See drive through light and entry lights on left and rear elevations. Provide fixture cut sheets.
- Provide calculation summary on lighting plan as required in Section 1285.08.
- Staff requested a landscape plan that would provide ornamental plantings and offer screening of headlights waiting in the drive through, preventing glare onto Center Ridge Road. Improve landscape plan with plant diversity and reduce amount of river rock.

Planning Commission Comment Sheet



PROJECT INFORMATION

Biggby Drive-thru Coffee Shop

Proposed project

35095 Center Ridge Rd

Location

07-00-021-119-151

Parcel number

June 13, 2023

Meeting date

June 1, 2023

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

Application appears to be code compliant.

Application shows multiple building signs but no dimensions provided, a variance may be required.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

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

Staff Meeting Bulletin

Meeting Date:	May 30, 2023
Project:	BCubed Biggby Coffee, constructing a new drive-through coffee shop in an outparcel of Ridgeville Center, 35095 Center Ridge Rd
Applicant:	Java Ventures III, LLC, 2440 Woodhawk Lane, Avon, OH 44011
Zoning:	B-3 Highway Commercial District
In Attendance:	Mayor Kevin Corcoran Guy Fursdon, Chief Building Official Christina Eavenson, City Engineer Mike Uhnak, Assistant Fire Chief Toni Morgan, Assistant Law Director Tina Wieber, Deputy Clerk of Council Morgan Frantz, Carnegie Corp. Rick Loera, Franchise Owner

Project Introduction

- Morgan stated that he was the representative for the Carnegie Management Group and they were the landlord for the property. He commented that with him was Rick Loera, one of the franchise owners for Biggby Coffee. He mentioned that Star Builders and Bennett were the builders for the project but were unable to attend the meeting, so he was standing in.

Staff Comments

- Tina read Kim's comments regarding building lights and providing fixture cut sheets as well as a calculation summary on lighting plan. She added that staff requested a landscape plan to offer screening of drive-through headlights as well as improve landscape plan with plant diversity and reduce river rock. Morgan stated that they still wanted to go with the options that had no irrigation because they wanted to not irrigate that space. He stated that they would look into the diversity and creating a buffer for the lights.
- Mike asked if it was a drive-through only with no walk-ins. Morgan stated that was correct.
- Mayor commented that he knew there was a lot of work on the drive-through and the positioning of the building and thanked them for making it work. He asked if this was the third franchise that Rick owned. He stated that it was and Mayor thanked him for coming to the City.
- Christina asked if it was a split off of the existing Aldi parcel. Morgan stated that it was a split off of the existing parcel but not Aldi's protected space. He stated that the adjacent northeast parcel didn't belong to them but they maintained all the property in that approximate area. Christina asked about utility services. Morgan stated that he would have to get Bennett's input for the exact location but everything should be tying in off of that southeast corner of the Biggby parcel. He added that there was storm water there and a six-inch water main. He stated that they would get with First Energy for the electrical location but it should be in that area as well. He mentioned that everything should be on sheet 8 which was the utility plan.
- Guy asked if they were proposing that the property be split to be separate from the Aldi facility. Morgan commented that he didn't believe so.

Next Steps

- The applicant will submit any updated plans prior to the Planning Commission meeting of June 13, 2023.

BCubed – North Ridgeville

Project Address: 35095 Center Ridge Road North Ridgeville, OH 44039

Parcel Number: 0700021119151

Zoning District: B-3 Highway Commercial District

Planning Commission Application Deadline: May 19th, 2023

Planning Commission Meeting: June 13th, 2023

TABLE OF CONTENTS:

- Planning Commission Application
- Development Plan Checklist
- Carnegie Development Plan Letter – Shared Facilities and Easements
- TMS Engineers, Inc. – Trip Generation Analysis
- New Biggby BCubed – Aerial Drone Photo 1
- New Biggby BCubed – Aerial Drone Photo 2
- C4.01 – Existing Conditions
- C5.00 – Overall Site Plan
- C5.01 – Site Plan
- C6.01 – Utility Plan
- C7.01 – Grading Plan
- L2.1 – Abutting Parcel Site Plan
- L2.2 – Landscape Plan
- L2.3 – Lighting Plan
- S2 – Foundation Plan
- A1 – Floor Plan
- A2 – Elevations
- A4b – Colored Elevations

46405 Telegraph Road

P.O. Box 109

Amherst, Ohio

44001-0109

Tel: 440-986-8022

In Ohio: 800-223-7318

Fax: 440-986-3360

Website: www.starinc.cc

E-Mail: star@starinc.cc





Ridgecar Company LLC
27500 Detroit Rd, Suite 300
Westlake, Ohio 44145

May 16, 2023

North Ridgeville Planning Commission
7307 Avon Belden Road
North Ridgeville, Ohio 44039

Dear members of the planning commission,

On behalf of Ridgecar Company LLC, I am writing to express our full support for Java Venture III's proposed BCubed - Biggby Coffee development plan at Ridgeville Center.

As identified in our lease agreement with Java Venture III, the tenant is permitted access to service drives and service areas, access driveways, curb cuts, landscaping, lighting, parking areas and Ridgeville Center infrastructure and utilities. Java Venture will share a dumpster location behind Ridgeville Center with our other tenants.

We thank the City of North Ridgeville Planning Commission for reviewing this proposal, and eagerly anticipate moving forward with this project.

Sincerely,

Morgan Frantz
Landlord Representative
mfrantz@carnegiecorp.com
(440) 892-6800



TMS Engineers, Inc.

Transportation Management Services

2112 Case Parkway South, #7 • Twinsburg, Ohio 44087

www.TMSEngineers.com

May 5, 2023

Mr. Michael Sertich
Java Ventures, LLC
2440 Woodhawk Lane
Avon, OH 44011

**Re: Proposed Coffee Shop
City of North Ridgeville, Ohio
Trip Generation Analysis**

Dear Mr. Sertich,

TMS Engineers, Inc. has performed the following trip generation analysis for the proposed coffee shop which is located at 35111 Center Ridge Road in the City of North Ridgeville, Ohio (see **Location Map, Figure 1**). The purpose of this trip generation analysis is to estimate the traffic that will be generated by the 350 Square Foot coffee shop with a drive-thru lane. The site plan can be seen in **Figure 2**. The following are the results of our trip generation analysis.

Trip Generation

The calculation of future traffic requires an estimate of traffic the development will generate after construction. The most widely accepted method of determining the amount of traffic that a proposed development will generate is to compare the proposed site with existing facilities of the same use. This estimate is typically expressed as a trip rate. In order to estimate traffic for the proposed coffee shop, a trip rate was calculated using data and procedures found in the Institute of Transportation Engineers (ITE) **"Trip Generation" Manual, Eleventh Edition**.

All trip generation analyses utilized the Coffee / Donut Shop with Drive-through Window, No Indoor Seating land use (ITE Code 938) information. A copy of the trip generation worksheet for the coffee shop can be seen in the attached **Figures 3 and 4**.

Proposed Trip Generation Calculations

Based on the trip generation analysis described above, the table on the next page shows the estimated generated traffic during the AM and PM peak hour for the proposed coffee shop based upon the national averages considering the number of drive through windows being utilized for the coffee shop.

Mr. Michael Sertich

May 5, 2023

Page 2

ITE TRIP GENERATION		Drive Through Lanes	TRIP ENDS			
ITE Code	Description		Weekday Peak Hour Between 7-9 AM		Weekday Peak Hour Between 4-6 PM	
			Enter	Exit	Enter	Exit
938	Coffee / Donut Shop w/ Drive- Through Window No Indoor Seating	1	18	18	8	7
New Generated Trips			36		15	

The previous table shows that the proposed coffee shop is expected to generate a total of 36 new trips in the AM peak hour and 15 new trips in the PM peak hour. It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the coffee shop should not have an impact on the surrounding street network system.

This opinion is based upon the fact that traffic impact studies are recommended to be performed by the **Institute of Transportation Engineers** whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed. The anticipated generated volumes from this development are less than daily variations in the current volumes on the local roadway network and should not be perceived by the traveling public.

The Ohio Department of Transportation concedes that traffic studies are only necessary when the resulting trip increase is more than 60 trips in either of the peak hours. This is stated in their **State Highway Access Management Manual**. Since the proposed coffee shop is expected to generate less than 60 trips, it is our professional opinion that the change in the amount of generated traffic will **not** have an impact on the surrounding roadway network nor require traffic analyses.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

TMS Engineers, Inc.

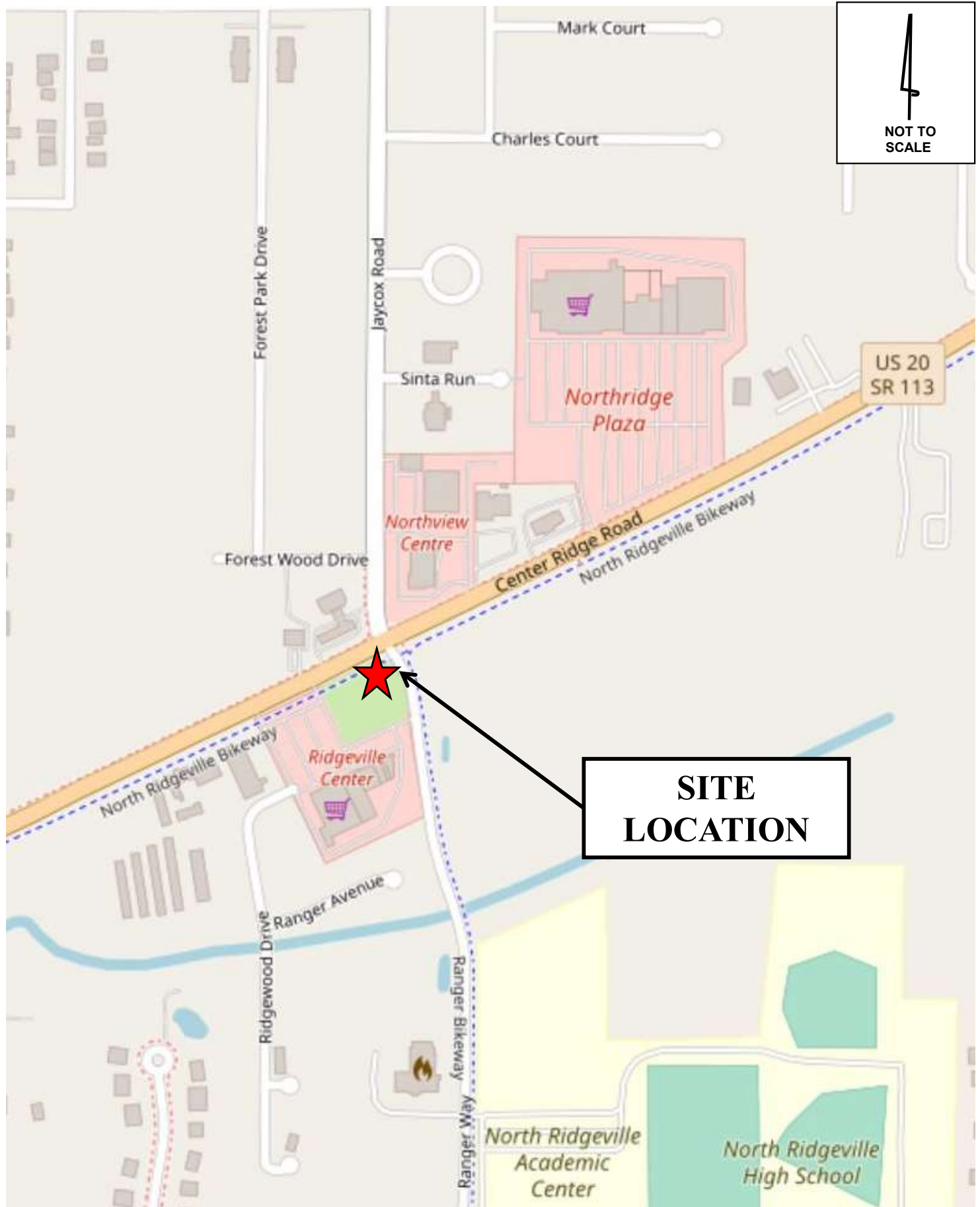


Andrew Pierson P.E.
Senior Traffic Engineer



Attachments

FIGURES



TMS Engineers, Inc.

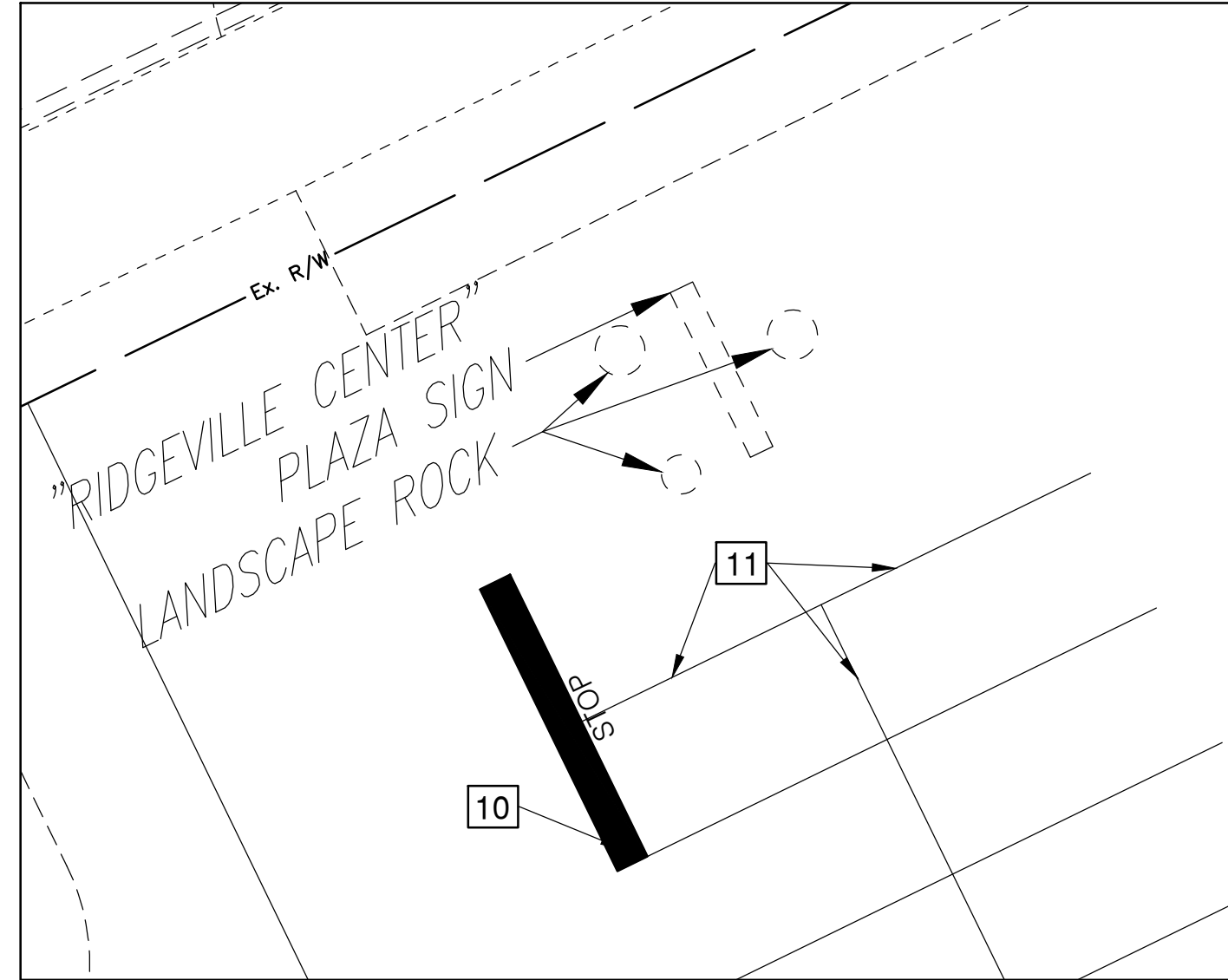
Transportation Management Services
2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087
www.TMSEngineers.com

**Biggby Coffee Shop
North Ridgeville, Ohio
Trip Generation Analysis**

Location Map

Figure 1

Attachment



1. LEGEND: SEE SHEET C3.01.
2. DIMENSIONS: BUILDING CORNERS ARE DIMENSIONED TO THE EXTERIOR BUILDING FACE AND CURB DIMENSIONS ARE TO FACE OF CURB.
3. PAVEMENT MARKINGS: PARKING LOT STRIPING SHALL BE 4" WHITE TRAFFIC PAINT. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) INCLUDING DIRECTIONAL ARROWS AND HANDICAP MARKINGS. HANDICAP SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE ADA ACCESSIBILITY GUIDELINES AND THE MUTCD.
4. PAVEMENT: FOR PAVEMENT SECTION SEE DETAILS ON SHEET C3.01.

4.1. HEAVY DUTY PAVEMENT

4.2. CONCRETE SIDEWALK
5. CURB RAMPS: SEE GRADING PLAN FOR CURB RAMP TYPE AND LOCATIONS.

INDICATED BY BOX #
CORRESPONDING NUMBER BELOW.

1. CURB - ODOT TYPE 6, SEE ODOT STANDARD CONSTRUCTION DRAWING BP-5.1.
2. SIDEWALK WITH INTEGRAL CURB - SEE DETAIL SHEET C3.01.
3. MENU BOARD - SEE ARCHITECTURAL PLANS FOR DETAILS.
4. ADA COMPLIANT HANDICAP SIGN WITH VAN ACCESSIBLE SIGN - SEE SHEET C3.01 FOR DETAILS.
5. "DO NOT ENTER" SIGN - REFER TO ODOT REGULATORY SIGN R5-1.
6. CONCRETE BOLLARD - SEE SHEET C3.01 FOR DETAILS.
7. CURB RAMP - ODOT TYPE A1, SEE ODOT STANDARD CONSTRUCTION DRAWING BP-7.1.
8. CURB RAMP - ODOT TYPE A2, SEE ODOT STANDARD CONSTRUCTION DRAWING BP-7.1.
9. WATER QUALITY STONE TRENCH - SEE SHEET C8.01 FOR DETAILS.
10. "STOP" SIGN WITH "DO NOT ENTER" SIGN ON OPPOSITE SIDE. REFER TO ODOT REGULATORY SIGNS R1-1 AND R5-1.
11. REMOVE PARKING SPACE STRIPING FOR 2 PARKING SPACES. STRIPING SHALL BE EITHER REMOVED BY SANDBLASTING OR PAINTED BLACK

			Date:

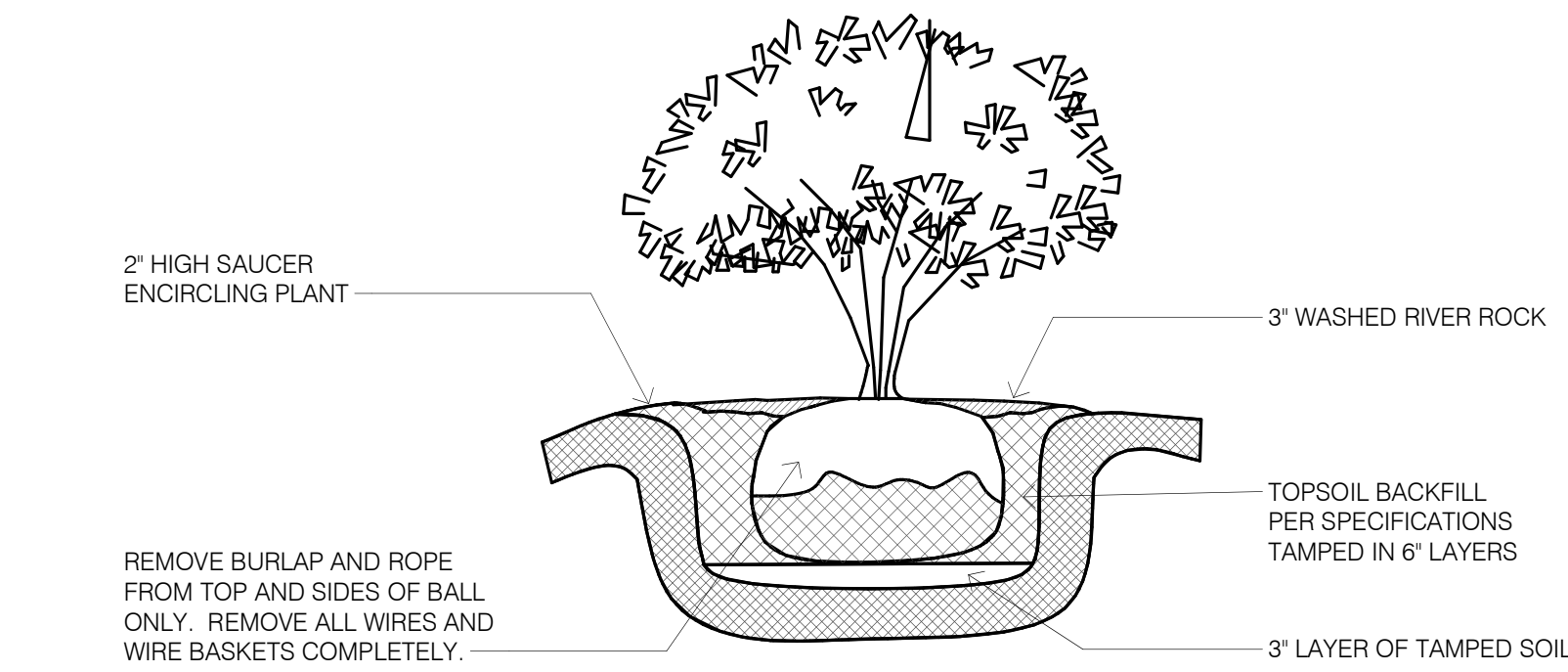


STAR
Design-Build Contractors

B-Cubed - North Ridgeville
Proposed Site
35111 Center Ridge Road North Ridgeville, Ohio 44039

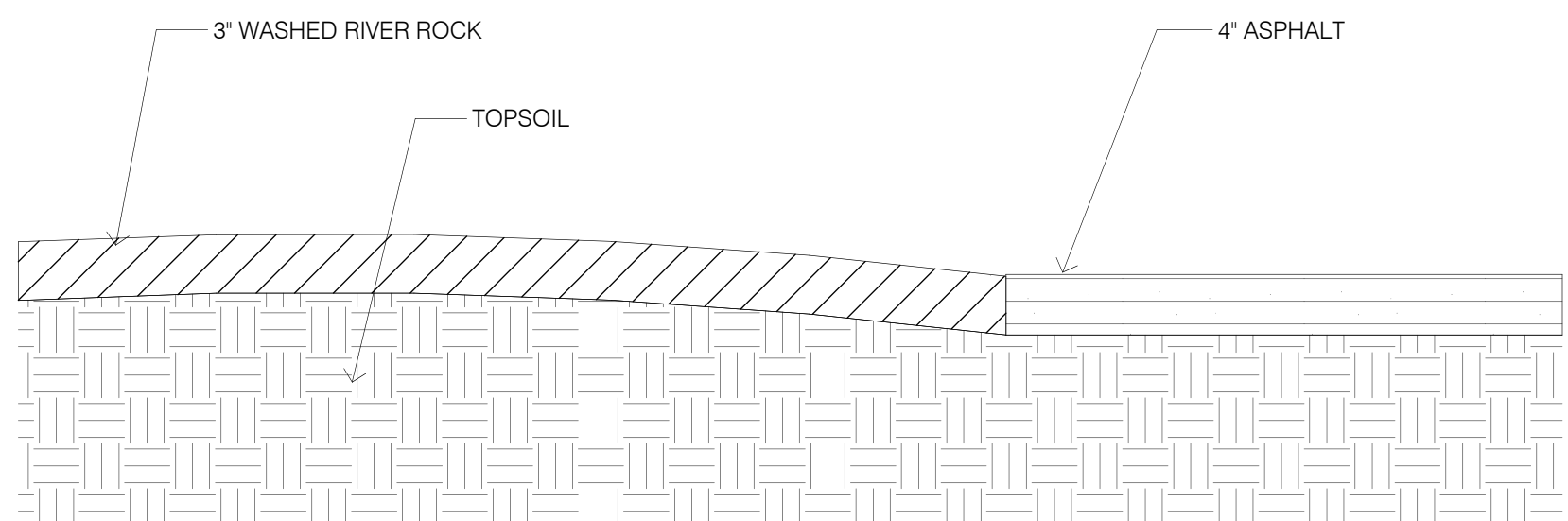
Site Title Site Plan Engineer Nicholas Sheffield Draftsman Nicholas Sheffield Project Number 22-18.077 Date 07/23/2023	C5.
--	------------

C5.01



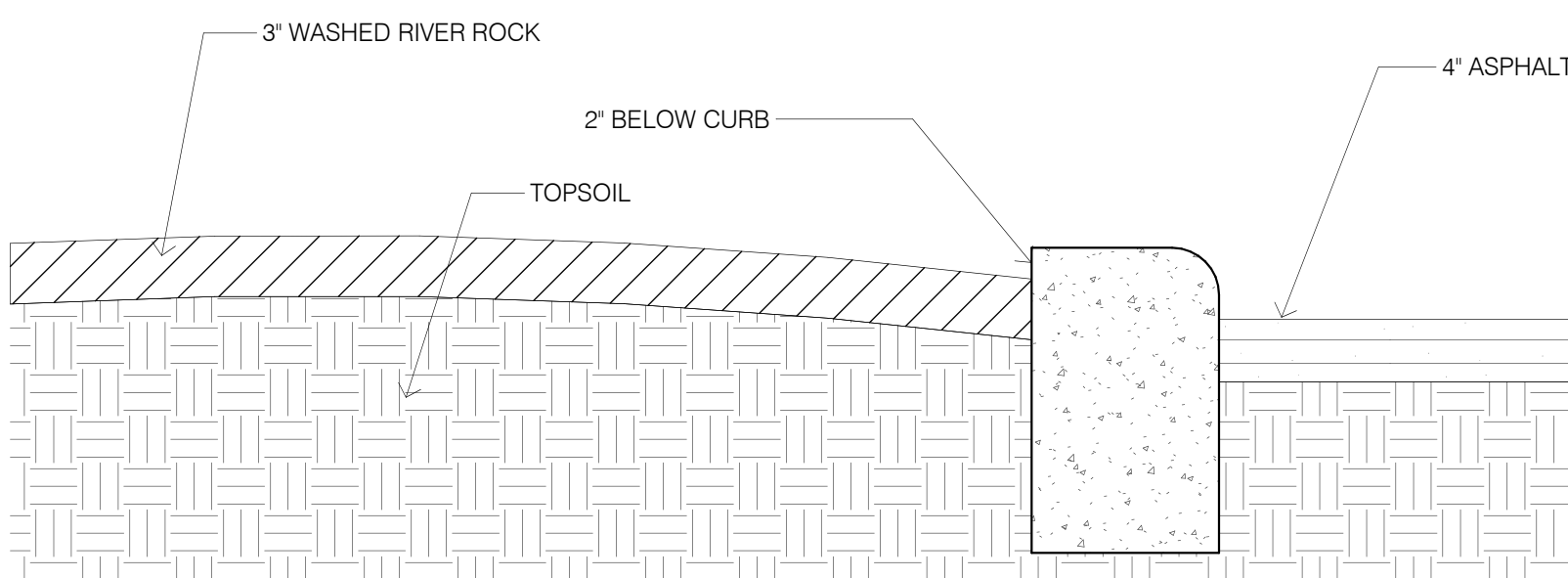
SHRUB PLANTING DETAIL

NOT TO SCALE



BED DETAIL

NOT TO SCALE



CURB AND BED DETAIL

NOT TO SCALE

PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOTS
SHRUBS					
BU SE	9	BUXUS SEMPERVIRENS	GREEN VELVET BOXWOOD	36"	B&B
TH OC	10	THUJA ORIENTALIS	EMERALD GREEN ARBORVITAE	72"	B&B
AM GR	2	AMELANCHIER GRANDIFORA	AUTUMN BRILLIANCE SERVICEBERRY	84"	B&B

PLANT NOTES:

- CONTOUR PLANTING AND LAWN AREAS TO DRAIN AT 2% MIN. SLOPE.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" THK. DOUBLE SHREDDED BARK MULCH APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- ANY SUBSCRIPTION OF SIZES OR VARIETIES OF PLANT MATERIAL SHALL BE SUBJECT TO THE WRITTEN APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT.
- QUANTITY AND SIZE OF PLANT MATERIAL SHALL MEET THE AMERICAN ASSOCIATION OF NURSERY-MAN STANDARDS.
- CONTRACTORS SHALL WARRANTY ALL PLANT MATERIAL INSTALLED FAR A PERIOD OF ONE YEAR FROM THE TIME OF INSTALLATION. ANY PLANTS THAT ARE UNHEALTHY OR DEAD SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITION-AL COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN UP ASSOCIATED WITH THE LANDSCAPE CONSTRUCTION PROCESS.
- PLANTING SOIL BACKFILL TO BE ORGANIC COMPOST, SAND AND 50% ORIGINAL TOP SOIL FROM SITE.
- PLANT LOCATIONS ON PLAN ARE TO SERVE AS A GUIDE. SLIGHT RELOCATION IN FIELD MAY OCCUR TO PROVIDE THE MOST AESTHETIC LOOKING ARRANGEMENT.
- GRASS SHALL BE ODOT ITEM 659, TYPE 1 (SEED AND STRAWED)

BU SE

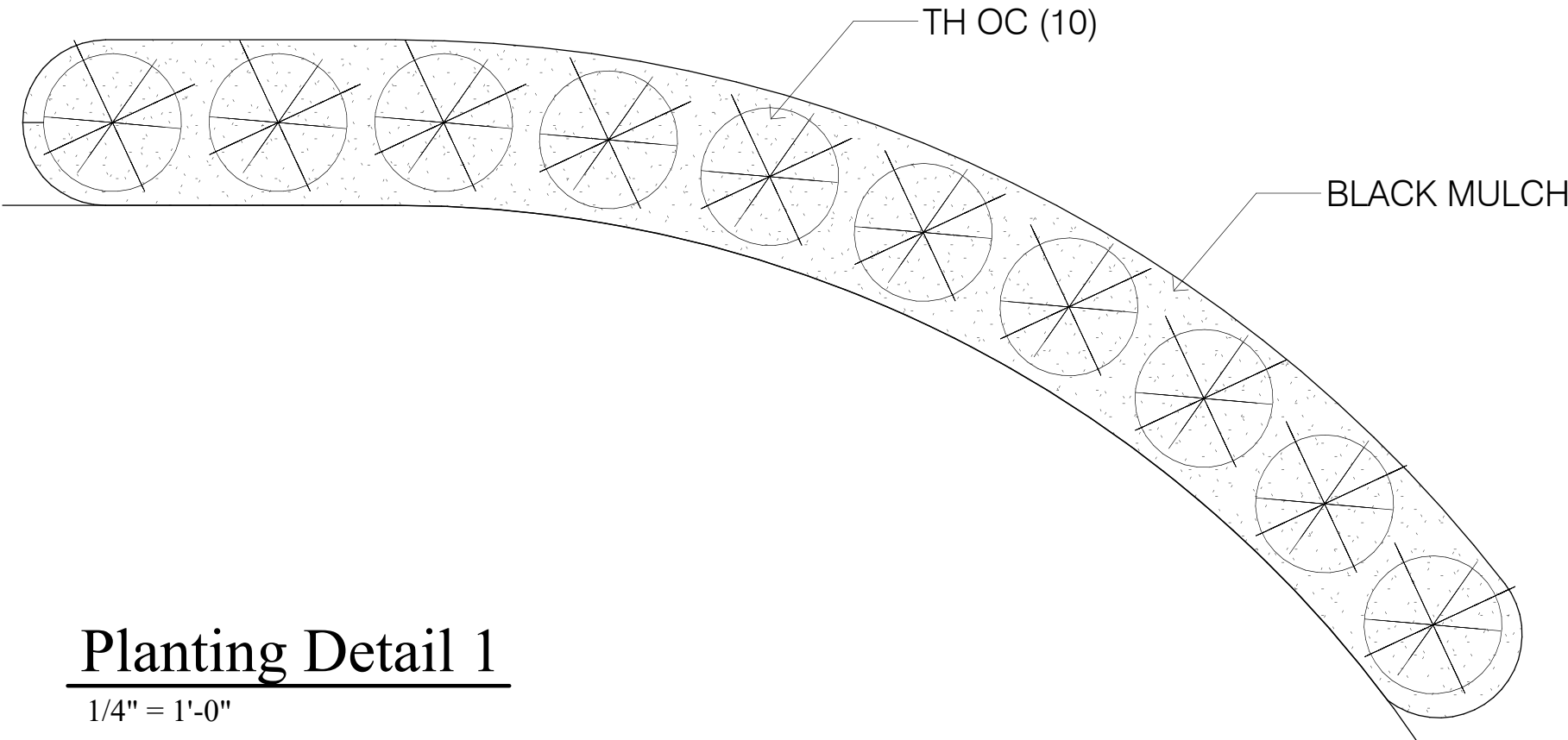
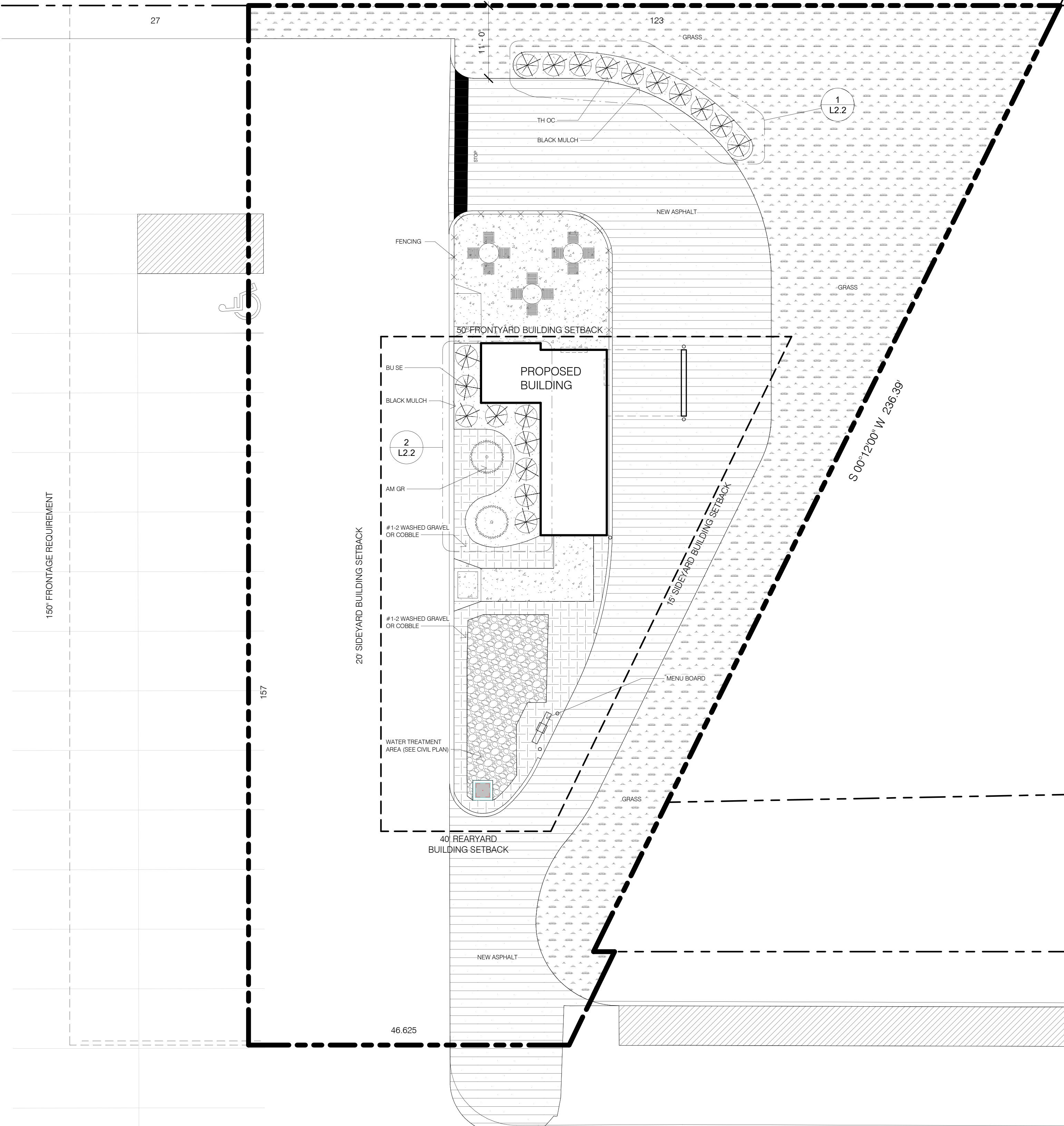
BLACK MULCH

AM GR

#1-2 WASHED
GRAVEL
OR COBBLE

Planting Detail 2

1/4" = 1'-0"



Planting Detail 1

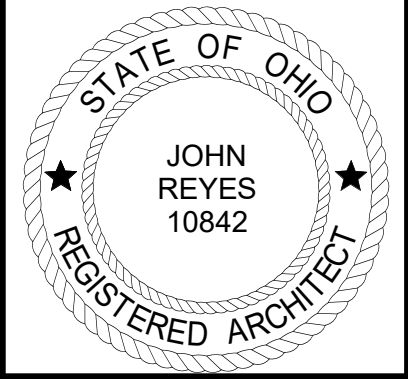
1/4" = 1'-0"

KEY

- ASPHALT
- CONCRETE
- GRASS (RESEED AS NEEDED)
- LARGE STONE (STORM WATER SYSTEM)
- BLACK MULCH
- PAINTED STRIPING
- RIVER ROCK

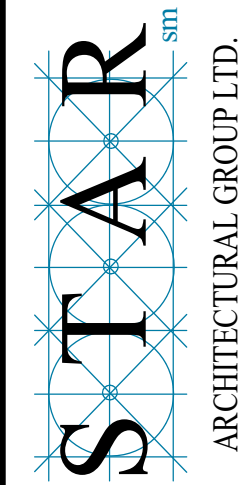
Landscape Plan

1" = 10'-0"



John Reyes, #9410842
Expiration Date: 12/31/2023

No.	Revision Description	Date



P.O. Box 109
46405 Telegraph Road
Auburn, Ohio 44001
Tel: (440) 865-3760
Fax: (440) 865-3760
http://www.starinc.co



B-Cubed- North Ridgeville
Proposed Site
35111 Center Ridge Road North Ridgeville, Ohio 44039

Sheet Title

Landscape Site Plan

Architect
John Reyes
Designer
Ferriman
Project Number
22-18.077
Date
2023-06-06

L2.2



DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty

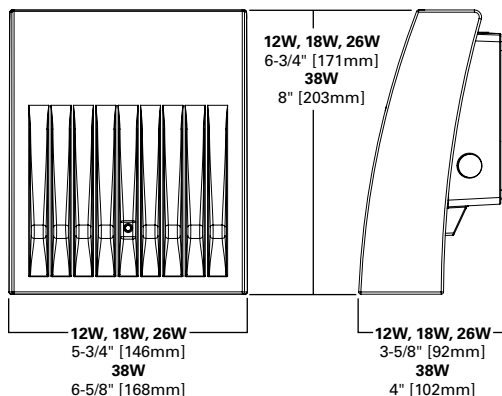
Five-year warranty.



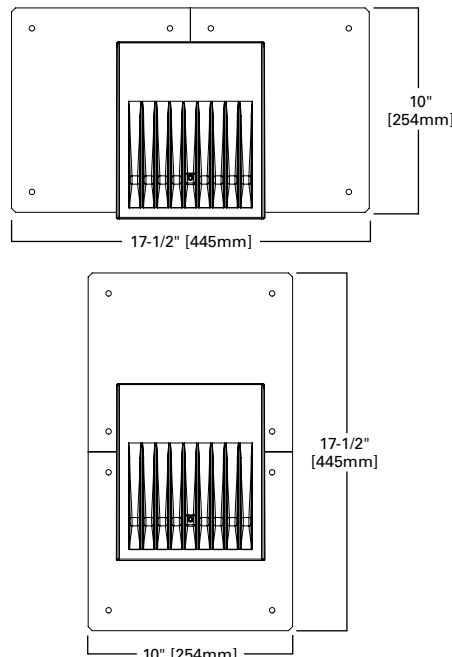
XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

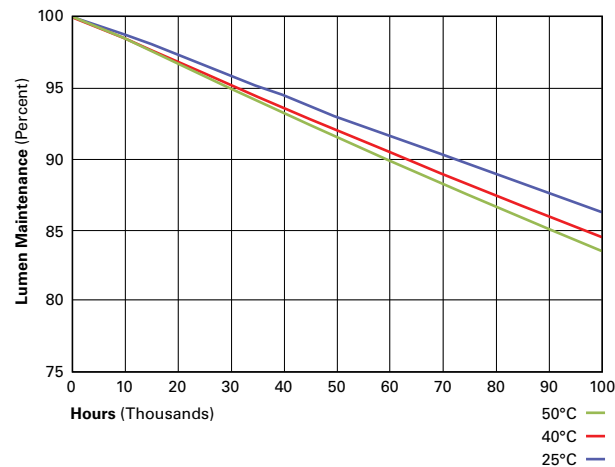
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) ⁸
XTOR1B =Small Door, 12W XTOR2B =Small Door, 18W XTOR3B =Small Door, 26W XTOR4B =Medium Door, 38W BAA-XTOR1B =Small Door, 12W, Buy American Act Compliant ⁷ TAA-XTOR1B =Small Door, 12W Trade Agreements Act Compliant ⁷ BAA-XTOR2B =Small Door, 18W, Buy American Act Compliant ⁷ TAA-XTOR2B =Small Door, 18W, Trade Agreements Act Compliant ⁷ BAA-XTOR3B =Small Door, 26W, Buy American Act Compliant ⁷ TAA-XTOR3B =Small Door, 26W, Trade Agreements Act Compliant ⁷ BAA-XTOR4B =Medium Door, 38W, Buy American Act Compliant ⁷ TAA-XTOR4B =Medium Door, 38W, Trade Agreements Act Compliant ⁷	[Blank] =Bright White (Standard), 5000K W =Neutral White, 4000K Y =Warm White, 3000K	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black BZ =Bronze AP =Grey GM =Graphite Metallic DP =Dark Platinum	PC1 =Photocontrol 120V ² PC2 =Photocontrol 208-277V ^{2,3} 347V =347V ⁴ HA =50°C High Ambient ⁴	WG/XTOR =Wire Guard ⁵ XTORFLD-KNC =Knuckle Floodlight Kit ⁶ XTORFLD-TRN =Trunnion Floodlight Kit ⁶ XTORFLD-KNC-WT =Knuckle Floodlight Kit, Summit White ⁶ XTORFLD-TRN-WT =Trunnion Floodlight Kit, Summit White ⁶ EWP/XTOR =Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT =Escutcheon Wall Plate, Summit White

NOTES:

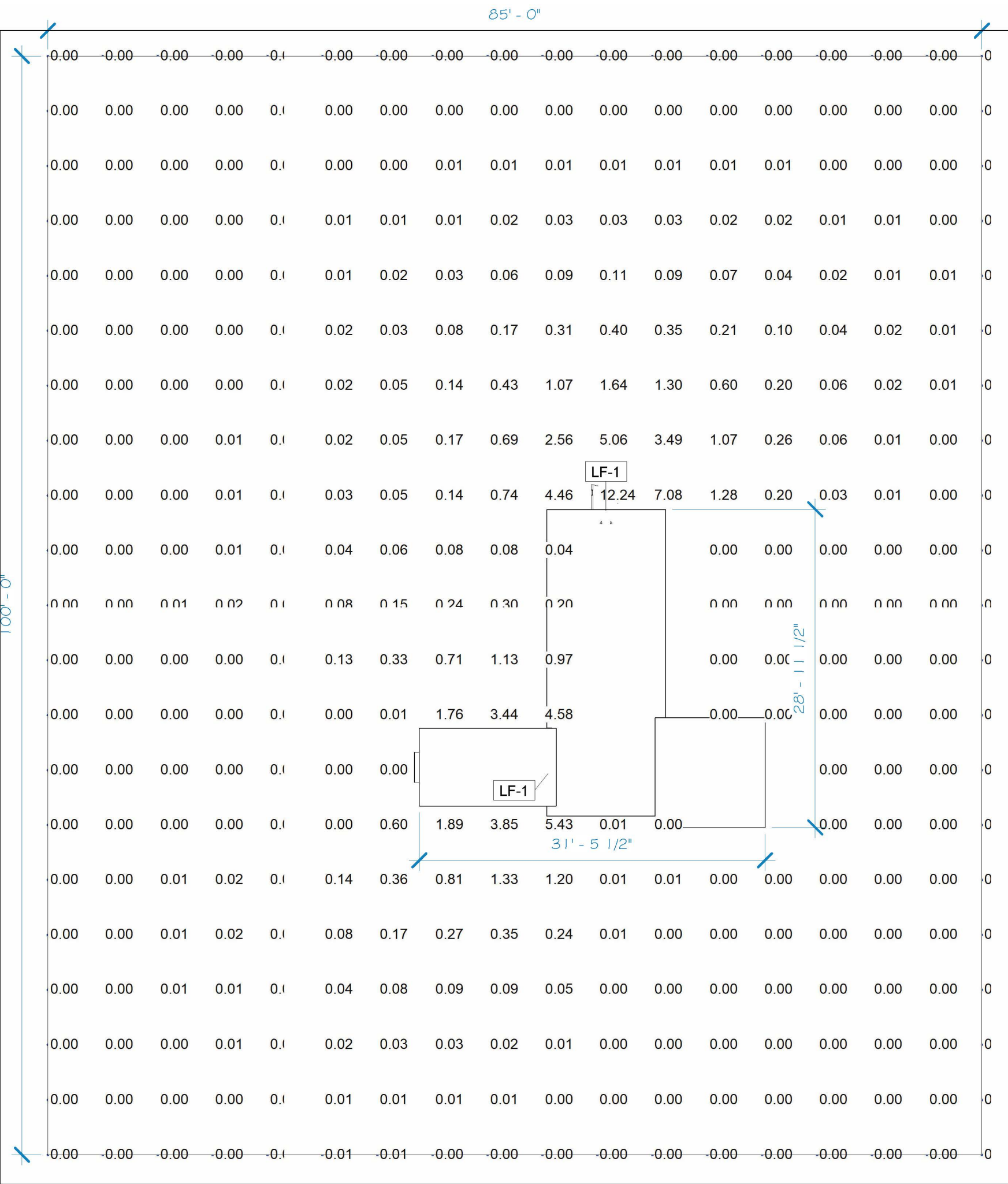
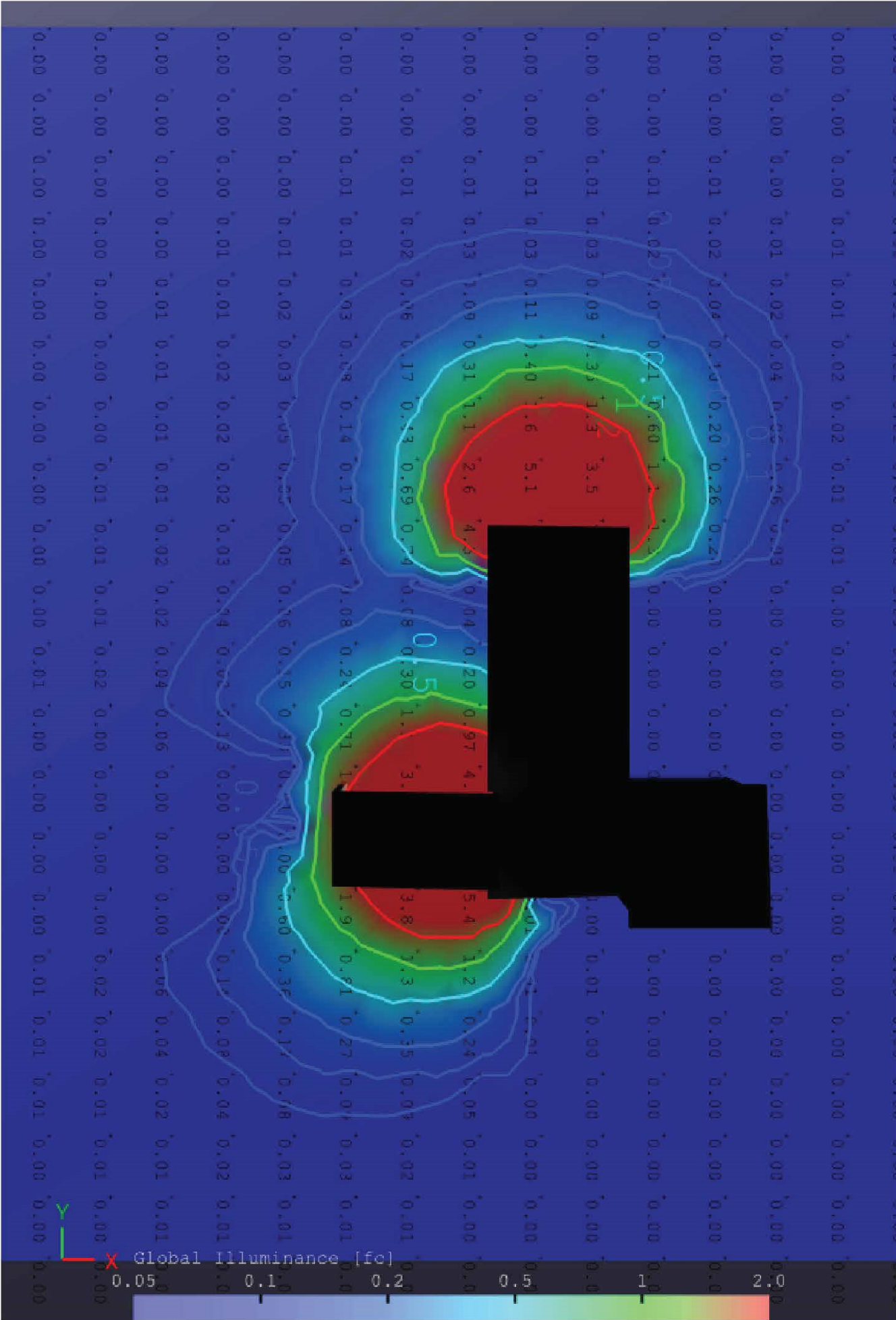
- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

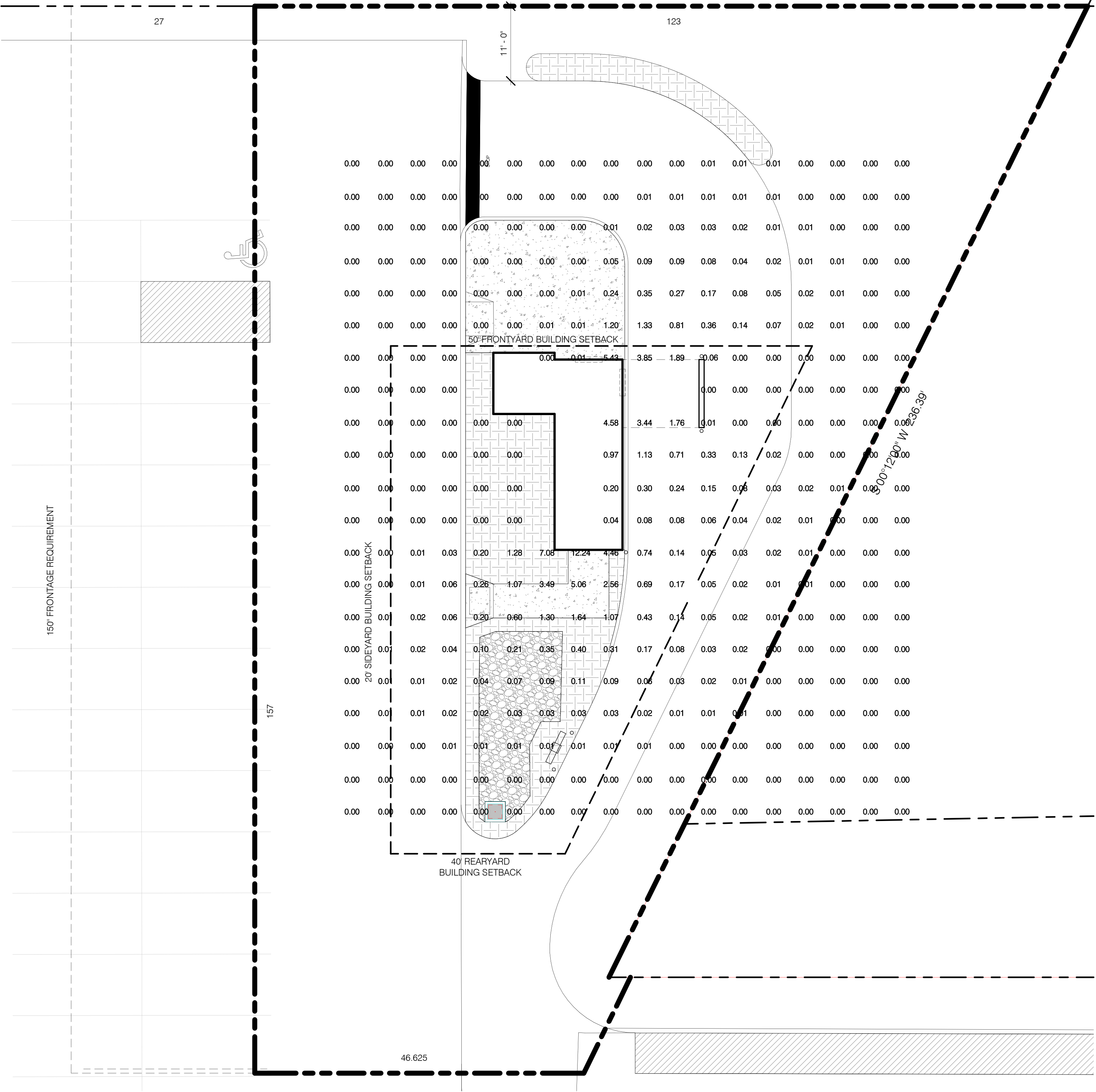
Domestic Preferences ¹	12W Series	18W Series	26W Series	38W Series
[Blank] =Standard	XTOR1B =12W, 5000K, Carbon Bronze	XTOR2B =18W, 5000K, Carbon Bronze	XTOR3B =26W, 5000K, Carbon Bronze	XTOR4B =38W, 5000K, Carbon Bronze
BAA =Buy American Act	XTOR1B-WT =12W, 5000K, Summit White	XTOR2B-W =18W, 4000K, Carbon Bronze	XTOR3B-W =26W, 4000K, Carbon Bronze	XTOR4B-W =38W, 4000K, Carbon Bronze
TAA =Trade Agreements Act	XTOR1B-PC1 =12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT =18W, 5000K, Summit White	XTOR3B-WT =26W, 5000K, Summit White	XTOR4B-WT =38W, 5000K, Summit White
	XTOR1B-W =12W, 4000K, Carbon Bronze	XTOR2B-PC1 =18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1 =26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1 =38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1 =18W, 4000K, 120V PC, Carbon Bronze	XTOR3B-W-PC1 =26W, 4000K, 120V PC, Carbon Bronze	XTOR4B-W-PC1 =38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V =18W, 5000K, Carbon Bronze, 347V	XTOR3B-347V =26W, 5000K, Carbon Bronze, 347V	XTOR4B-347V =38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1 =18W, 5000K, 120V PC, Summit White	XTOR3B-PC2 =26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:

- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.



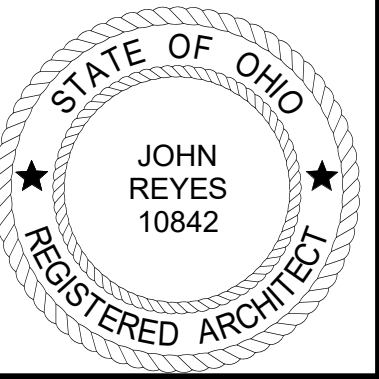
UPDATED



Lighting Plan

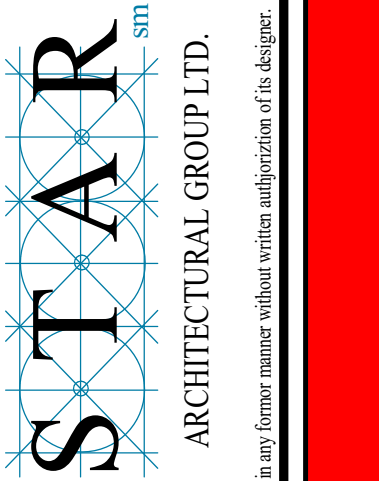
1" = 10'-0"

Lighting Fixture Schedule				
Type Mark	Count	Manufacturer	Model	Description
LF-1	2	Cooper Lighting	XTOR2B	Crosstour Wall Pack LED



John Reyes, #9410842
Expiration Date: 12/31/2023

No.	Revision Description	Date



P.O. Box 108
46405 Telegraph Road
Auburn, Ohio 44001
Tel: (440) 865-3162
Fax: (440) 865-3160
http://www.starinc.co



B-Cubed- North Ridgeville
Proposed Site
35111 Center Ridge Road North Ridgeville, Ohio 44039

Lighting Plan	
Architect John Reyes	L2.3
Designer Ferriman	
Project Number 22-18.077	
Date 2023-05-18	

From: [Bennett Weickert](#)
To: [Kim Lieber](#); [Tina Wieber](#)
Cc: [Michael Sertich](#); [Rick Loera](#); [Morgan Frantz](#); [Debbie Reed](#)
Subject: RE: RE: Preliminary Planning Review - BCubed Biggby Coffee
Date: Tuesday, June 6, 2023 4:53:49 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[Cooper Lighting - lumark-xtor-crosstour-spec_xtor2b 6-6-2023.pdf](#)
Importance: High

Good Afternoon Kim,

BCubed Manufacturing that builds these buildings revised their building lighting. The photometric plan is accurate to how this building will be equipped with lights. The floodlights have been eliminated from the building.

Attached is the cut sheet for the (2) light fixtures.

Sounds great, thank you!!

Bennett Weickert



Star Inc.
46405 Telegraph Rd
Amherst, Ohio 44001
Office: 440.986.8022
Cell: 440.653.1670
Fax: 440.986.3360
E-Mail: bennett@Starinc.cc
Website: www.starinc.cc

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From: Kim Lieber <klieber@nridgeville.org>
Sent: Tuesday, June 6, 2023 4:46 PM
To: Bennett Weickert <bennett@starinc.cc>; Tina Wieber <twieber@nridgeville.org>
Cc: Michael Sertich <msertich@mac.com>; Rick Loera <rloera@biggby.com>; Morgan Frantz

<mfrantz@carnegiecorp.com>; Debbie Reed <dreed@carnegiecorp.com>

Subject: Re: RE: Preliminary Planning Review - BCubed Biggby Coffee

Hi Bennett,

Re: the lighting plan, the light levels look good. Just to clarify though, the elevations showed the drive through light and the light over the building entrance, also shown on the revised photometric. The elevations also showed three floodlights on different faces of the building that are not included in this photometric. Are those floodlights being eliminated? Do you have a cut sheet of the light fixture? The Commission likes to see what the building lights look like and to ensure they are down lighting.

As for numbers and sizes of prints, Tina will get back to you in the morning.

Thank you!

Kim

Kim Lieber, AICP

Director of Planning & Development

City of North Ridgeville

----- Original Message -----

From: Bennett Weickert (bennett@starinc.cc)

Date: 06/06/23 04:25 pm

To: Kim Lieber (klieber@nridgeville.org), Tina Wieber (twieber@nridgeville.org)

Cc: Michael Sertich (msertich@mac.com), Rick Loera (rloera@biggby.com), Morgan Frantz (mfrantz@carnegiecorp.com), Debbie Reed (dreed@carnegiecorp.com)

Subject: **RE: Preliminary Planning Review - BCubed Biggby Coffee**

Good Afternoon Kim and Tina,

Please see attached the following REVISED Drawings per the Preliminary Planning Review Comment Letter attached.

- L2.2 – Landscape Plan *Revised per your comments.
- L2.3 – Lighting Plan * Revised per your comments with Fixture Specifications.
- C5.01 – Site Plan *Carnegie asked us to revise the distance between the drive thru entrance and the existing curb from 49' to 59'. The adjustment still allows for stacking of 10 cars per city requirements.

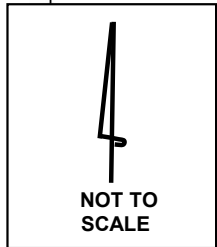
Do you need these in physical form as well? If so, please let me know whether full-size or half-size and quantity.

Thank you!

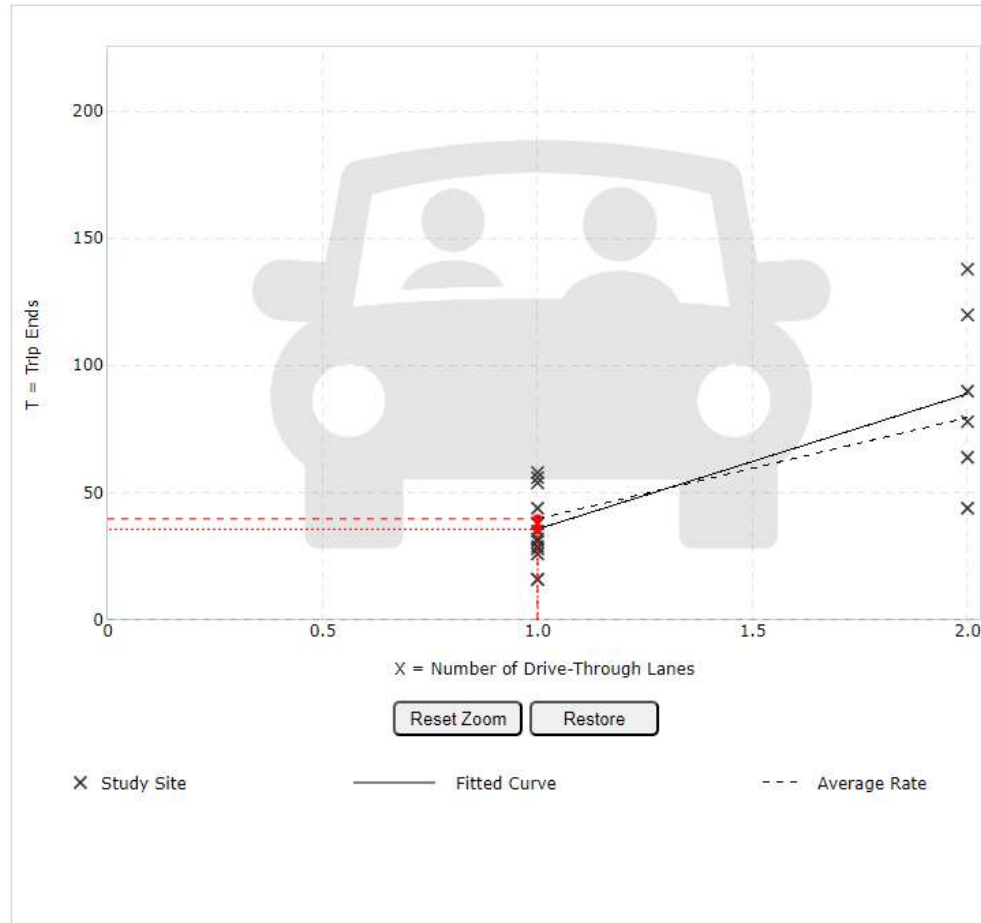
Bennett Weickert



Star Inc.



Data Plot and Equation



DATA STATISTICS

Land Use:

Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938) [Click for Description and Data Plots](#)

Independent Variable:

Drive-Through Lanes

Time Period:

Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

20

Avg. Num. of Drive-Through Lanes:

1

Average Rate:

39.81

Range of Rates:

16.00 - 69.00

Standard Deviation:

15.44

Fitted Curve Equation:

$T = 53.21(X) - 17.43$

R²:

0.58

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 40 (Total), 20 (Entry), 20 (Exit)
Fitted Curve: 36 (Total), 18 (Entry), 18 (Exit)



TMS Engineers, Inc.

Transportation Management Services
2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087
www.TMSEngineers.com

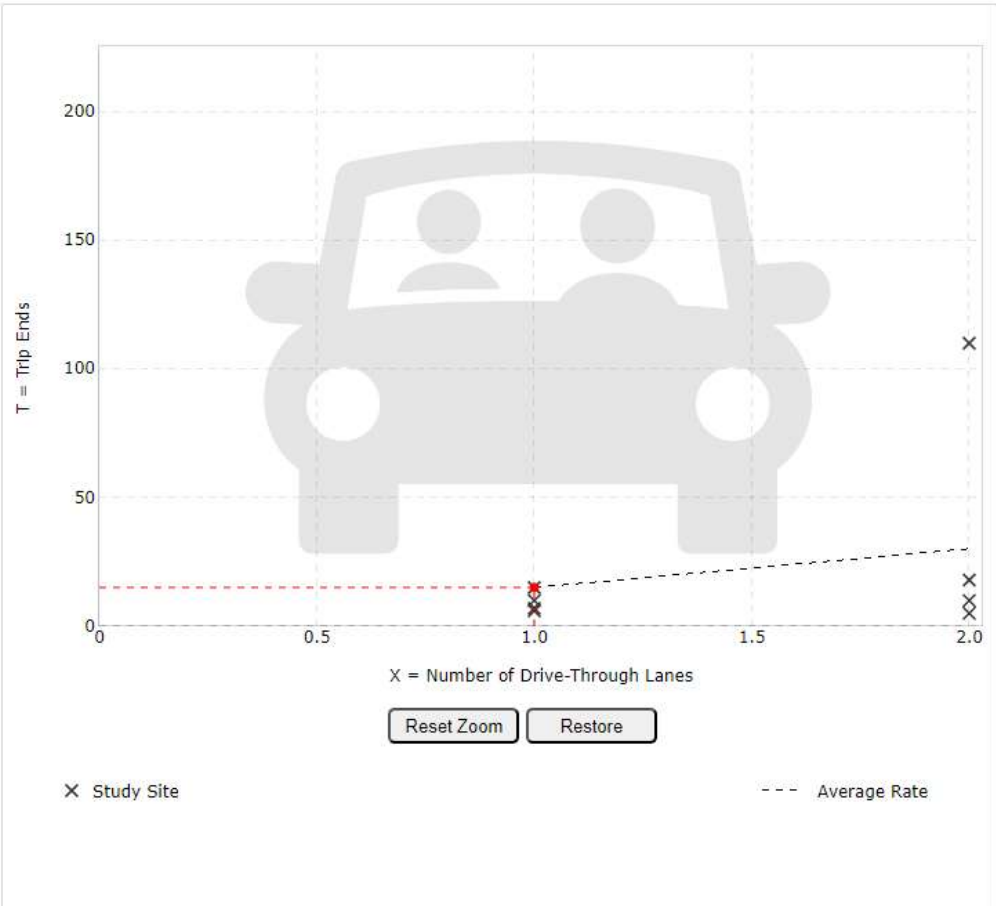
**Biggby Coffee Shop
North Ridgeville, Ohio
Trip Generation Analysis**

**Trip Generation
Calculations**

Figure 3

Attachment

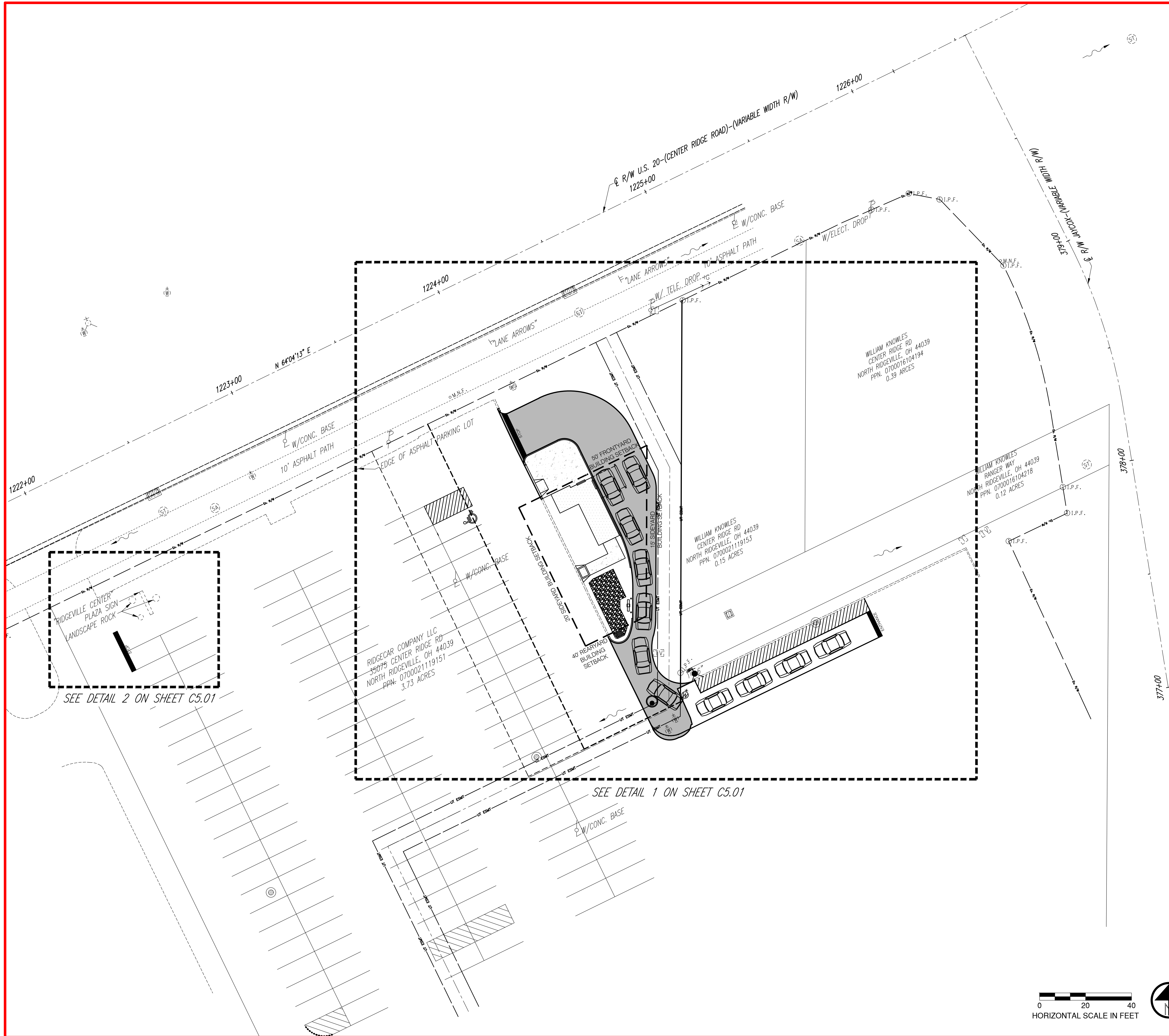
Data Plot and Equation



DATA STATISTICS	
Land Use:	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938) Click for Description and Data Plots
Independent Variable:	Drive-Through Lanes
Time Period:	Weekday Peak Hour of Adjacent Street Traffic One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	8
Avg. Num. of Drive-Through Lanes:	2
Average Rate:	15.08
Range of Rates:	2.50 - 55.00
Standard Deviation:	19.41
Fitted Curve Equation:	Not Given
R ² :	****
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	Average Rate: 15 (Total), 8 (Entry), 7 (Exit)







- GENERAL SITE PLAN NOTES**
- LEGEND: SEE SHEET C4.01.
 - DIMENSIONS: BUILDING CORNERS ARE DIMENSIONED TO THE EXTERIOR BUILDING FACE AND CURB DIMENSIONS ARE TO FACE OF CURB.
 - PAVEMENT MARKINGS: PARKING LOT STRIPING SHALL BE 4" WHITE TRAFFIC PAINT. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) INCLUDING DIRECTIONAL ARROWS AND HANDICAP MARKINGS. HANDICAP SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE ADA ACCESSIBILITY GUIDELINES AND THE MUTCD.
 - PAVEMENT: FOR PAVEMENT SECTION SEE DETAILS ON SHEET C3.01.
 - HEAVY DUTY PAVEMENT
 - CONCRETE SIDEWALK
 - CURB RAMPS: SEE GRADING PLAN FOR CURB RAMP TYPE AND LOCATIONS.

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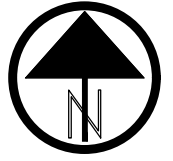
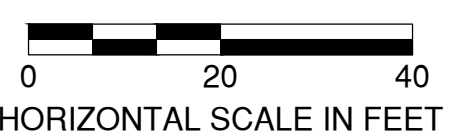
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Design-Build Contractors

B-Cubed - North Ridgeville
Proposed Site
35111 Center Ridge Road North Ridgeville, Ohio 44039

52 N. Diamond Street
Mansfield, OH 44902
T: 419-525-0093

5065 Oberlin Avenue
Lorain, OH 44053
T: 440-444-1022

KEM
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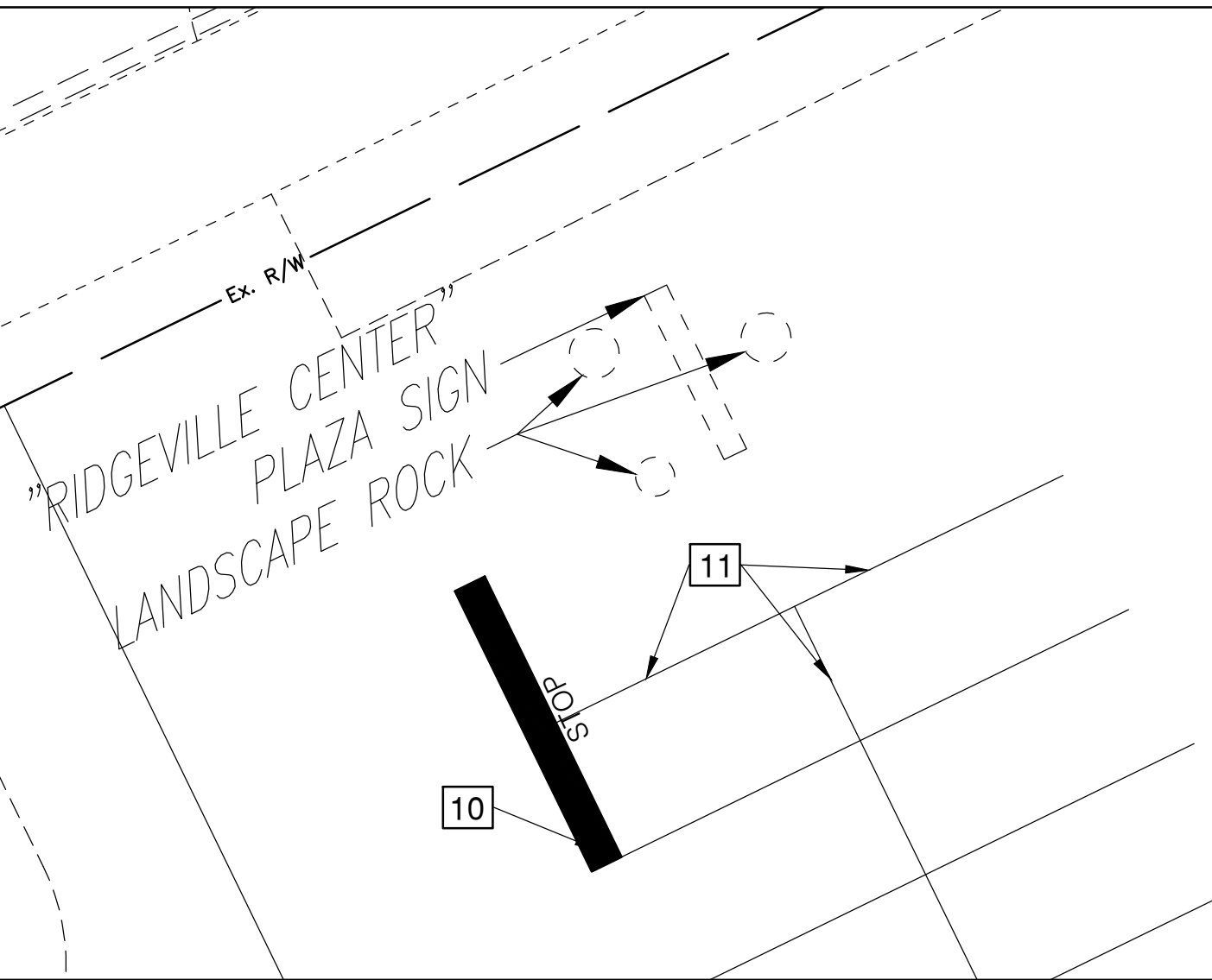
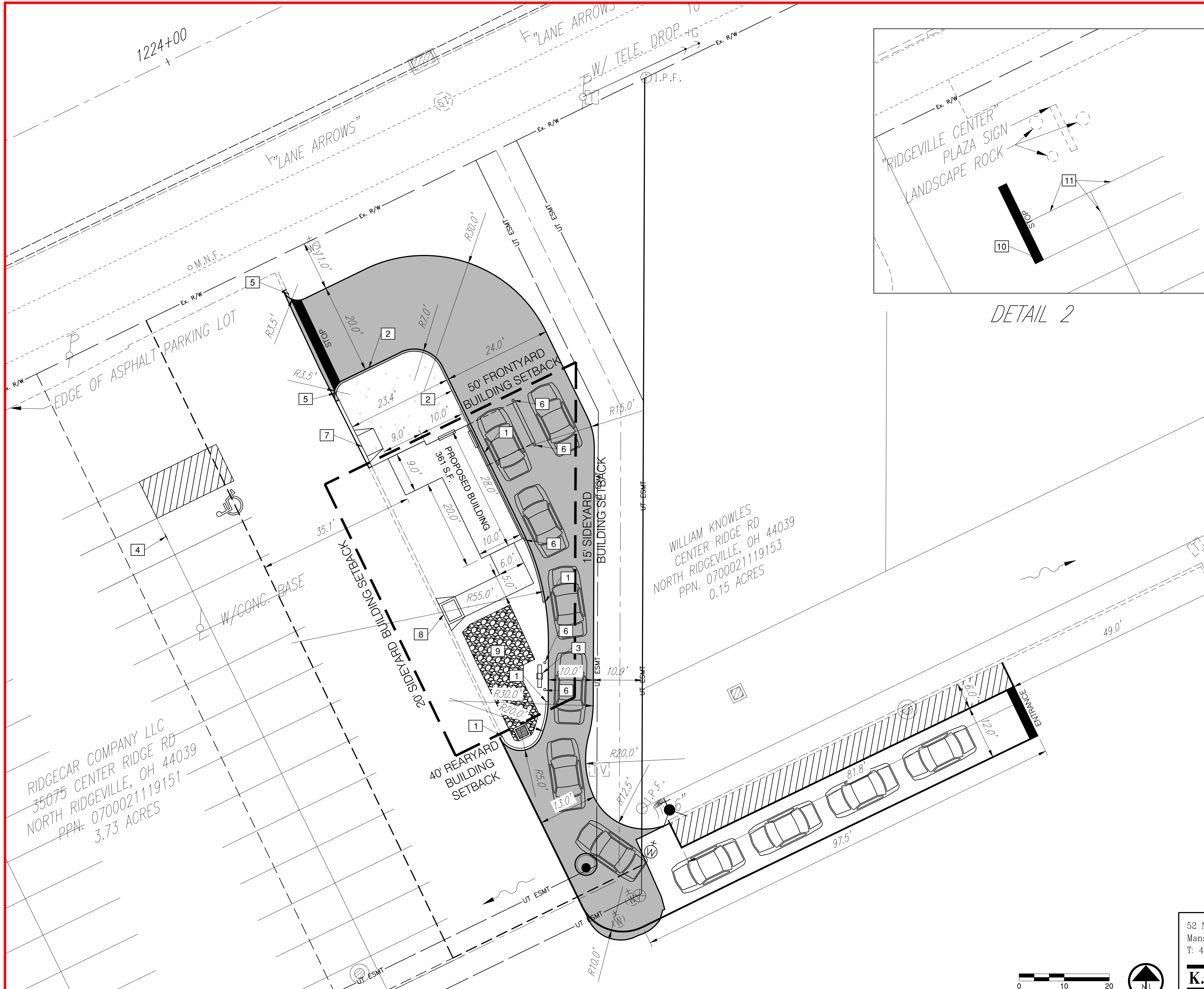


Sheet Title

Overall Site Plan

Engineer
Nicholas Sheffield
Draftsman
Nicholas Sheffield
Project Number
22-18.077
Date
2023-05-19

C5.00



DETAIL 2

GENERAL SITE PLAN NOTES

1. LEGEND: SEE SHEET C4.01.
2. DIMENSIONS: BUILDING CORNERS ARE DIMENSIONED TO THE EXTERIOR BUILDING FACE AND CURB DIMENSIONS ARE TO FACE OF CURB.
3. PAVEMENT MARKINGS: PARKING LOT STRIPING SHALL BE 4" WHITE TRAFFIC PAINT. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) INCLUDING DIRECTIONAL ARROWS AND HANDICAP MARKINGS. HANDICAP SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE ADA ACCESSIBILITY GUIDELINES AND THE MUTCD.
4. PAVEMENT: FOR PAVEMENT SECTION SEE DETAILS ON SHEET C3.01.
 - 4.1. HEAVY DUTY PAVEMENT
 - 4.2. CONCRETE SIDEWALK
5. CURB RAMPS: SEE GRADING PLAN FOR CURB RAMP TYPE AND LOCATIONS.

CODED SITE PLAN NOTES

- # INDICATED BY BOX AROUND CORRESPONDING NUMBER BELOW.
1. CURB - ODOT TYPE 6, SEE ODOT STANDARD CONSTRUCTION DRAWING BP-5.1.
 2. SIDEWALK WITH INTEGRAL CURB - SEE DETAIL SHEET C3.01.
 3. MENU BOARD - SEE ARCHITECTURAL PLANS FOR DETAILS.
 4. ADA COMPLIANT HANDICAP SIGN WITH VAN ACCESSIBLE SIGN - SEE SHEET C3.01 FOR DETAILS.
 5. "DO NOT ENTER" SIGN - REFER TO ODOT REGULATORY SIGN R5-1.
 6. CONCRETE BOLLARD - SEE SHEET C3.01 FOR DETAILS.
 7. CURB RAMP - ODOT TYPE A1, SEE ODOT STANDARD CONSTRUCTION DRAWING BP-7.1.
 8. CURB RAMP - ODOT TYPE A2, SEE ODOT STANDARD CONSTRUCTION DRAWING BP-7.1.
 9. WATER QUALITY STONE TRENCH - SEE SHEET C8.01 FOR DETAILS.
 10. "STOP" SIGN WITH "DO NOT ENTER" SIGN ON OPPOSITE SIDE. REFER TO ODOT REGULATORY SIGNS R1-1 AND R5-1.
 11. REMOVE PARKING SPACE STRIPING FOR 2 PARKING SPACES. STRIPING SHALL BE EITHER REMOVED BY SANDBLASTING OR PAINTED BLACK.

DETAIL 1



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Nicholas D. Sheffield, #82998
Expiration Date: 12/31/2023

Revised	By	Date

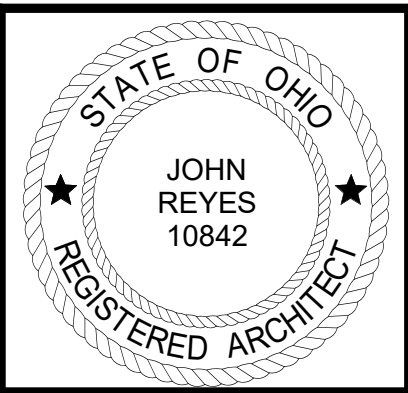
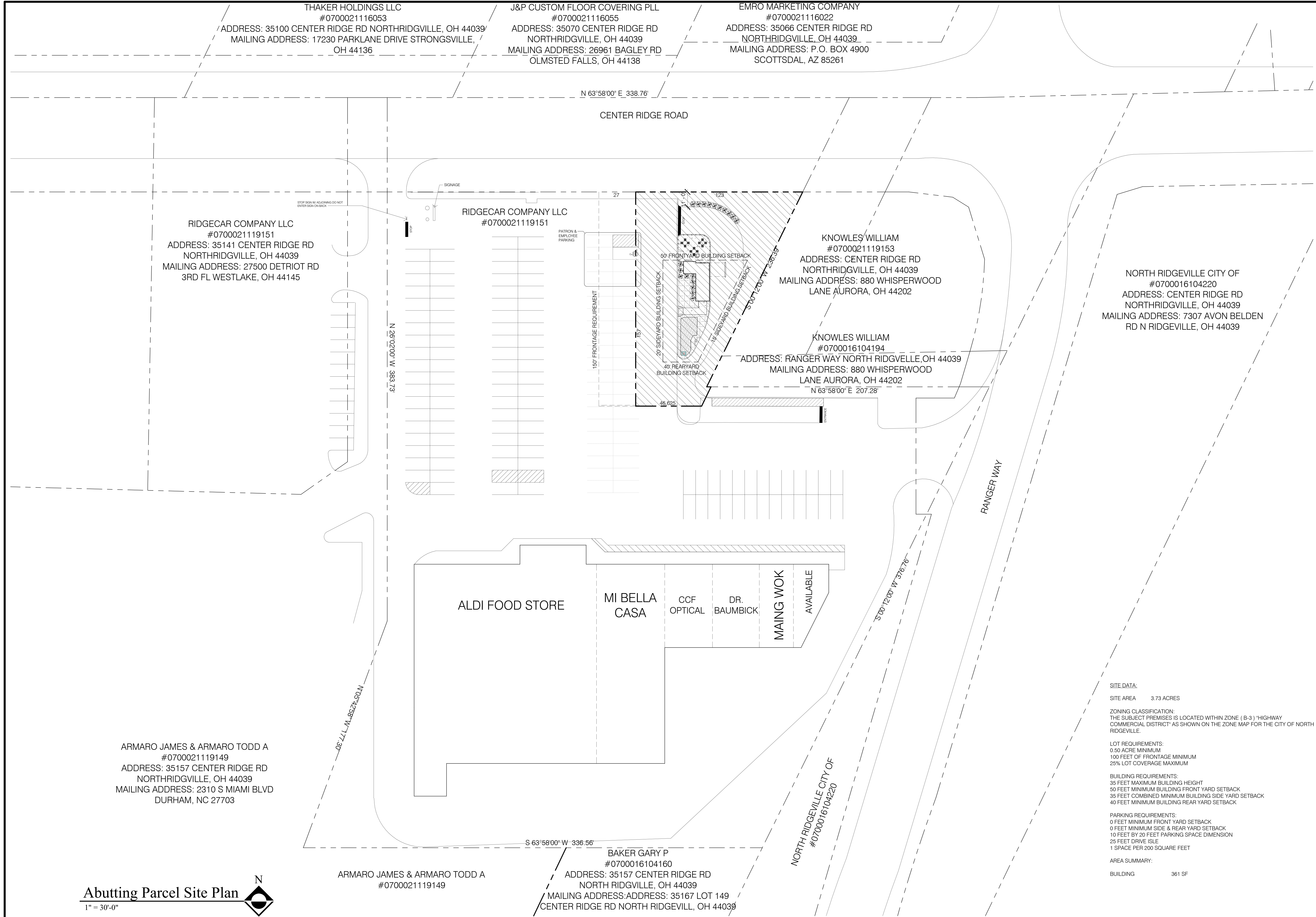
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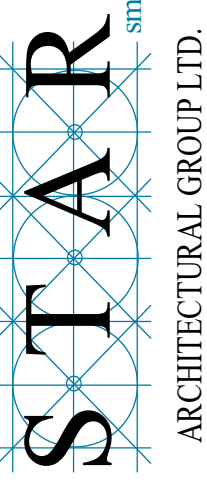
Site Plan
Engineer: Nicholas Sheffield
Draftsman: Nicholas Sheffield
Project Number: 22-18.077
Date: 2023-05-19

C5.01



John Reyes, #9410842
Expiration Date: 12/31/2023

No.	Revision Description	Date



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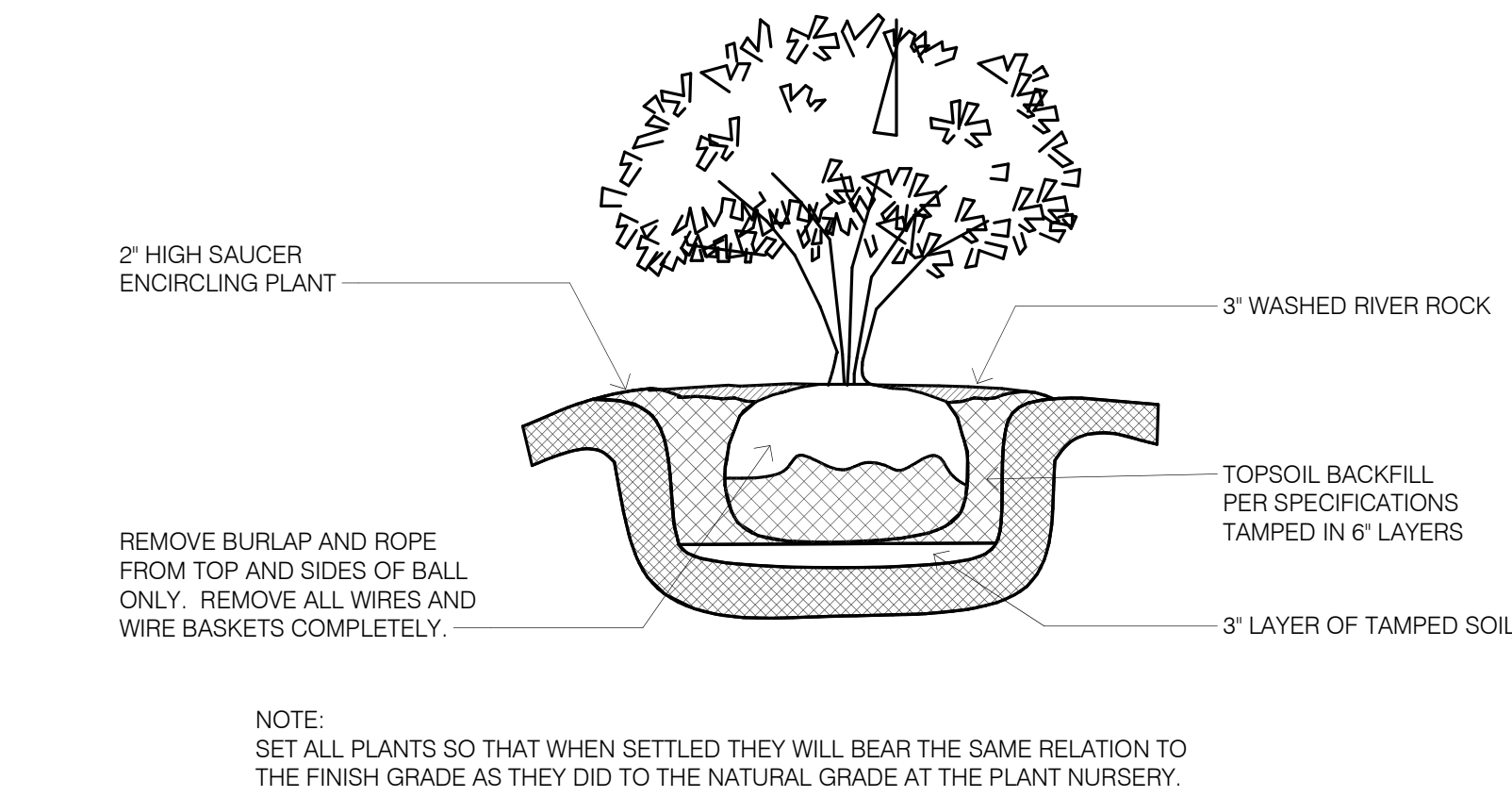
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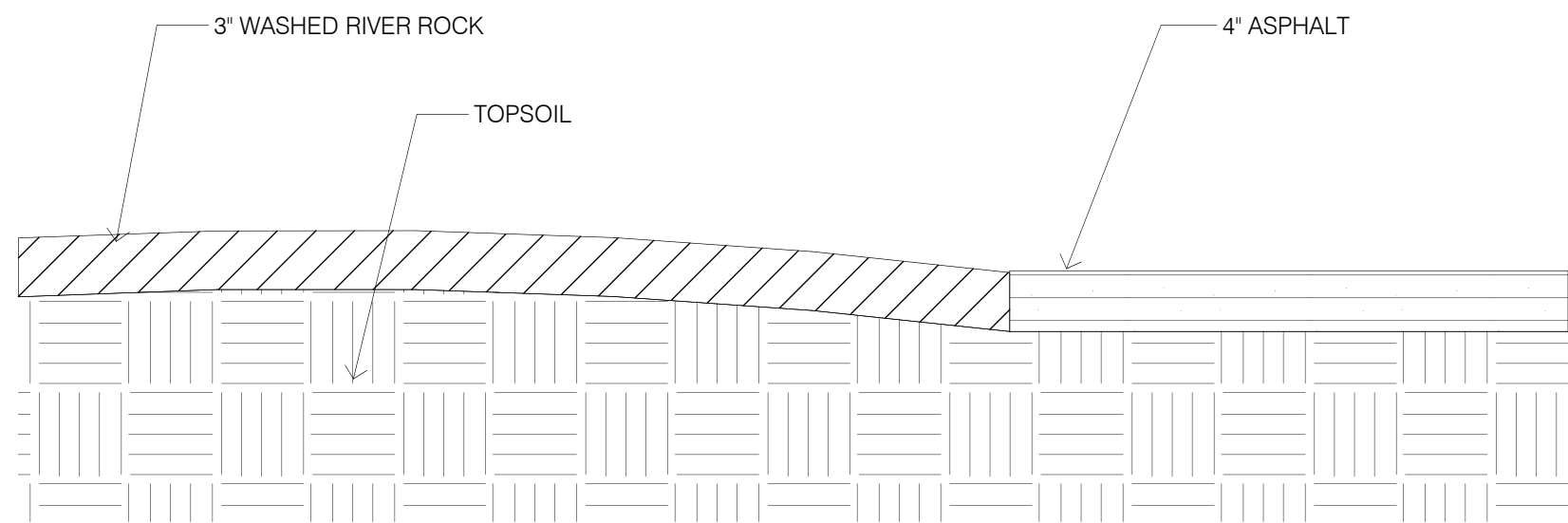
Sheet Title	
Abutting Parcels Site Plan	
Architect John Reyes	L2.1
Designer Ferriman	
Project Number 22-18.077	
Date 2023-05-18	

Abutting Parcel Site Plan
1" = 30'-0"



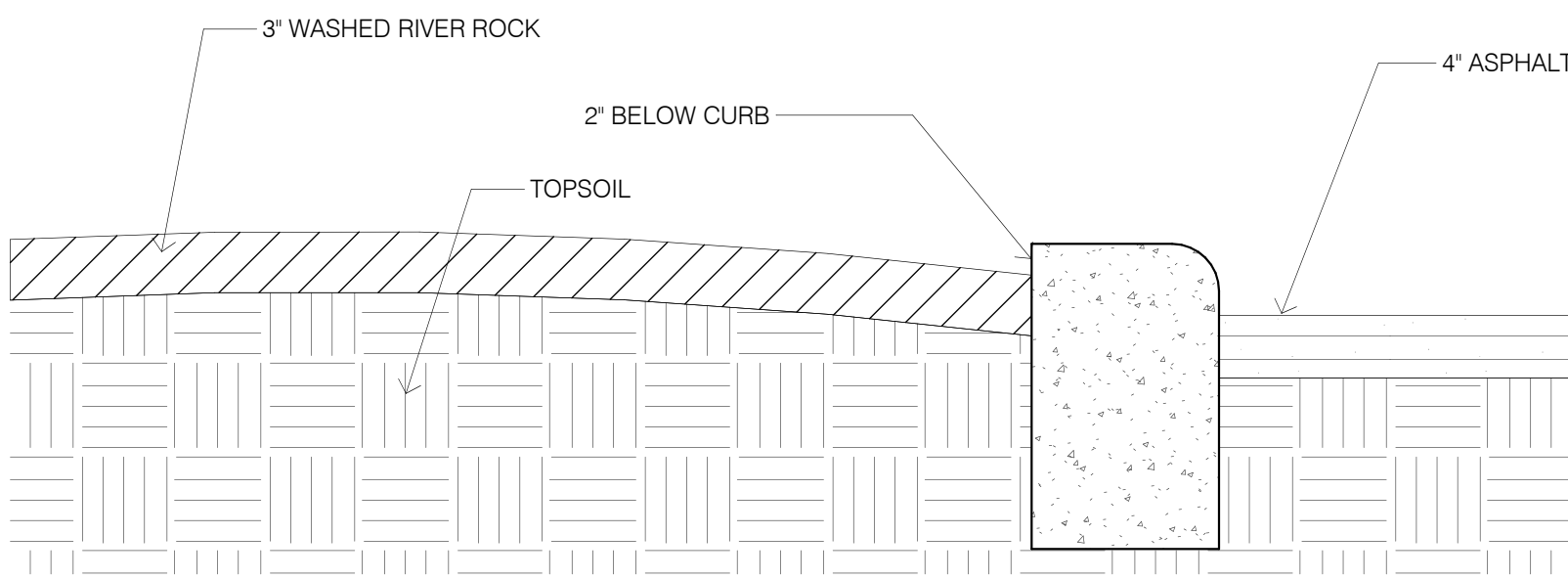
SHRUB PLANTING DETAIL

NOT TO SCALE



BED DETAIL

NOT TO SCALE



CURB AND BED DETAIL

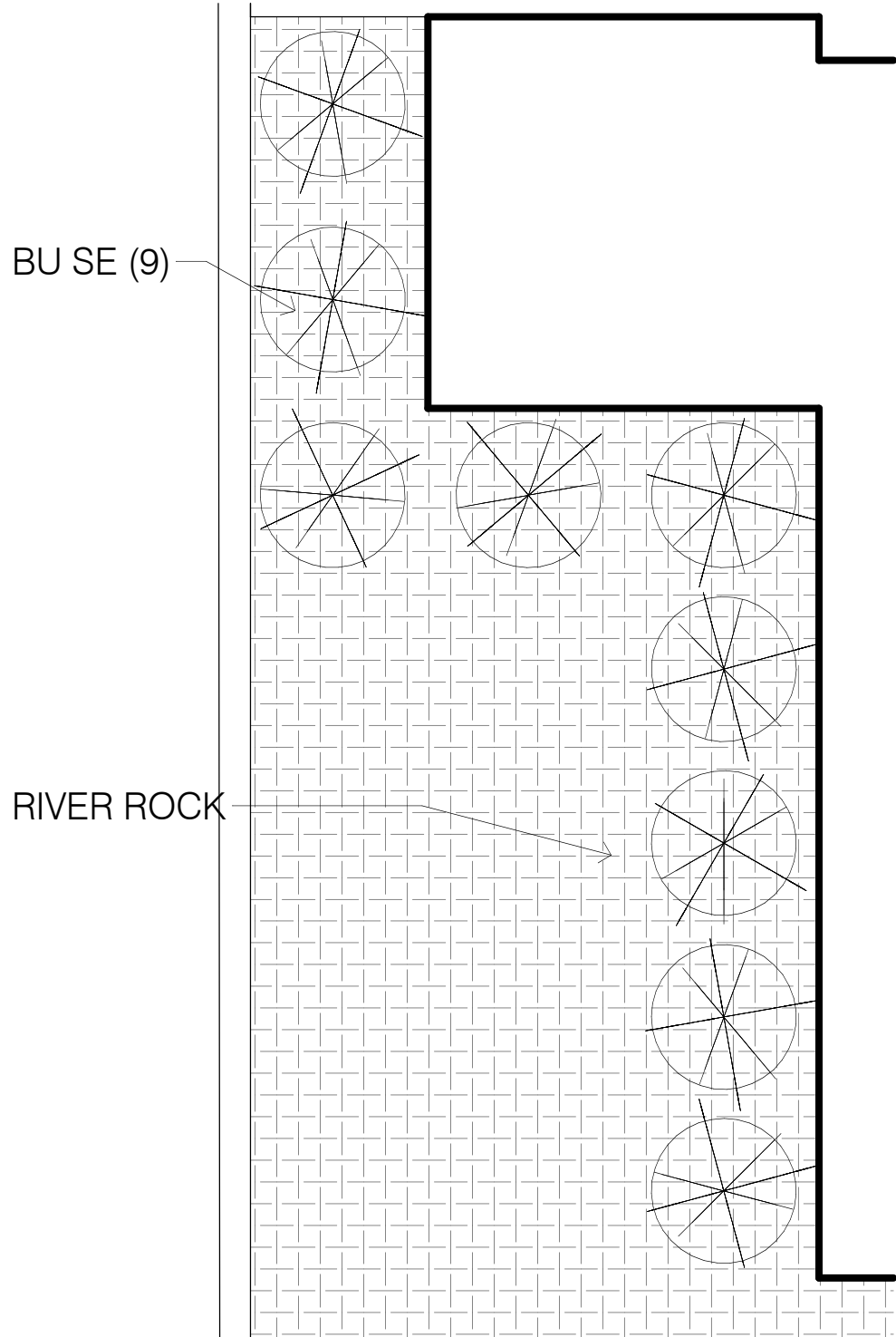
NOT TO SCALE

PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOTS
SHRUBS					
BU SE	19	BUXUS SEMPERVIRENS	COMMON BOXWOOD	36"	B&B

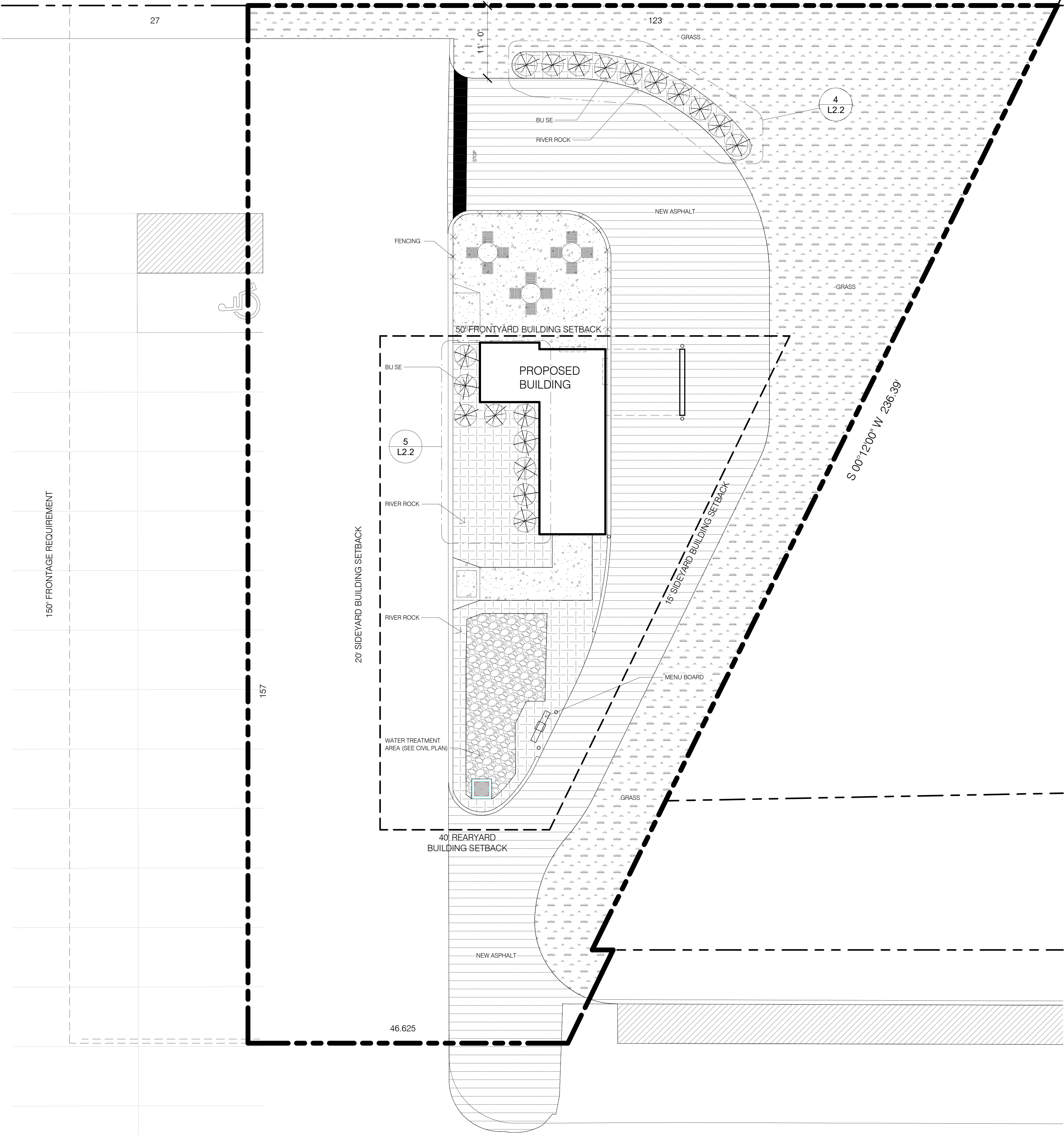
PLANT NOTES:

- CONTOUR PLANTING AND LAWN AREAS TO DRAIN TO SWALE AT 2% MIN. SLOPE.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" THK. DOUBLE SHREDDED BARK MULCH APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- ANY SUBSCRIPTION OF SIZES OR VARIETIES OF PLANT MATERIAL SHALL BE SUBJECT TO THE WRITTEN APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT.
- QUANTITY AND SIZE OF PLANT MATERIAL SHALL MEET THE AMERICAN ASSOCIATION OF NURSERY-MAN STANDARDS.
- CONTRACTORS SHALL WARRANTY ALL PLANT MATERIAL INSTALLED FAR A PERIOD OF ONE YEAR FROM THE TIME OF INSTALLATION. ANY PLANTS THAT ARE UNHEALTHY OR DEAD SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITION-AL COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN UP ASSOCIATED WITH THE LANDSCAPE CONSTRUCTION PROCESS.
- PLANTING SOIL BACKFILL TO BE ORGANIC COMPOST, SAND AND 50% ORIGINAL TOP SOIL FROM SITE.
- PLANT LOCATIONS ON PLAN ARE TO SERVE AS A GUIDE. SLIGHT RELOCATION IN FIELD MAY OCCUR TO PROVIDE THE MOST AESTHETIC LOOKING ARRANGEMENT.
- GRASS SHALL BE ODOT ITEM 659, TYPE 1 (SEED AND STRAWED)



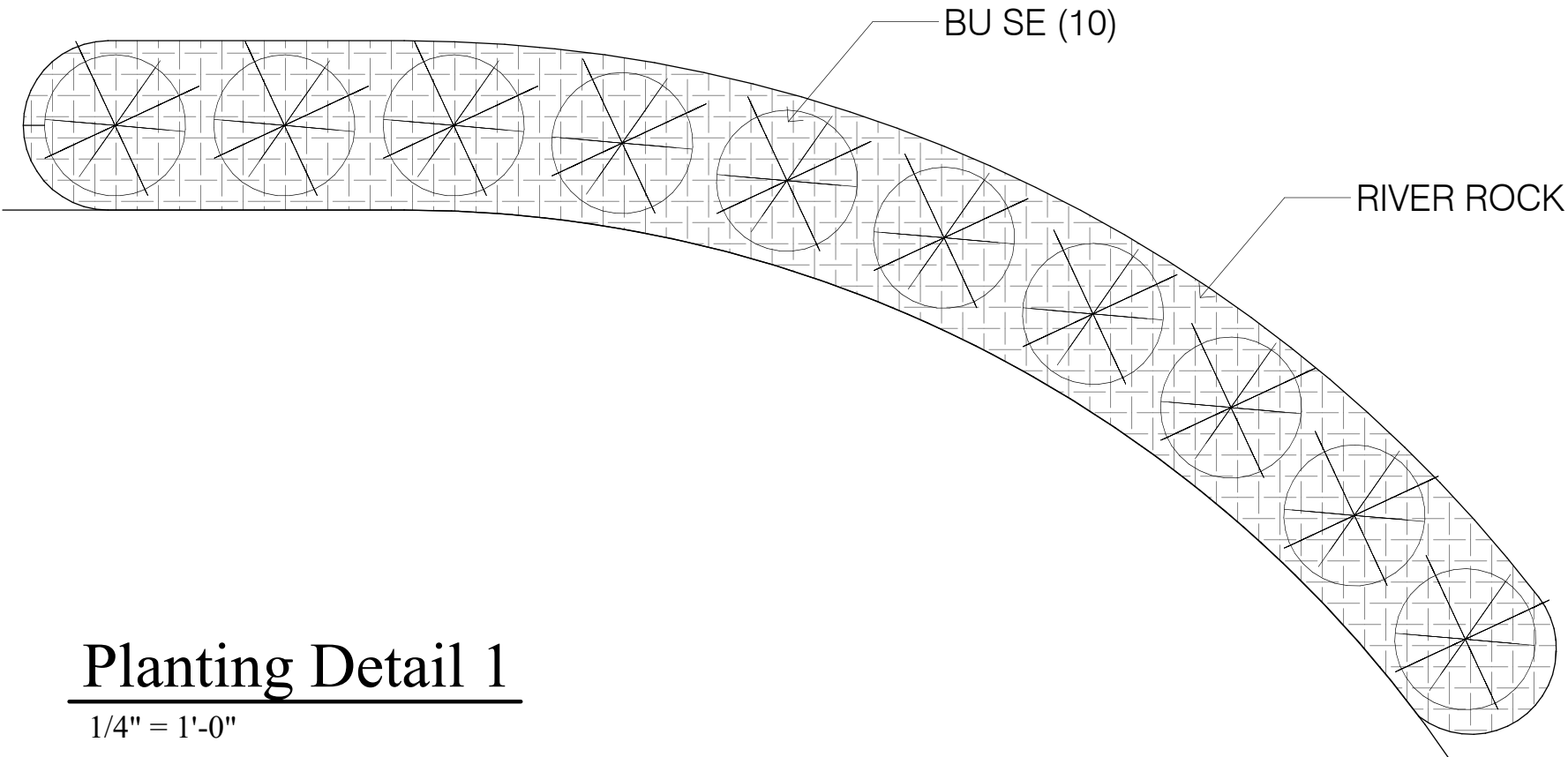
Planting Detail 2

1/4" = 1'-0"



Landscape Plan

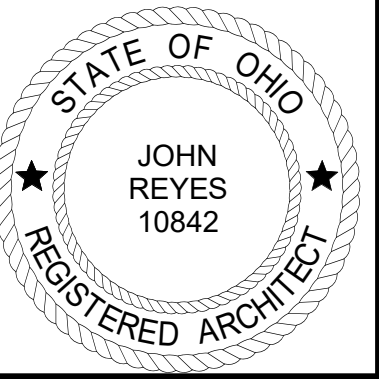
1" = 10'-0"



Planting Detail 1

1/4" = 1'-0"

KEY	
	ASPHALT
	CONCRETE
	GRASS (RESEED AS NEEDED)
	LARGE STONE (STORM WATER SYSTEM)
	PAINTED STRIPING
	RIVER ROCK



John Reyes, #9410842
Expiration Date: 12/31/2023

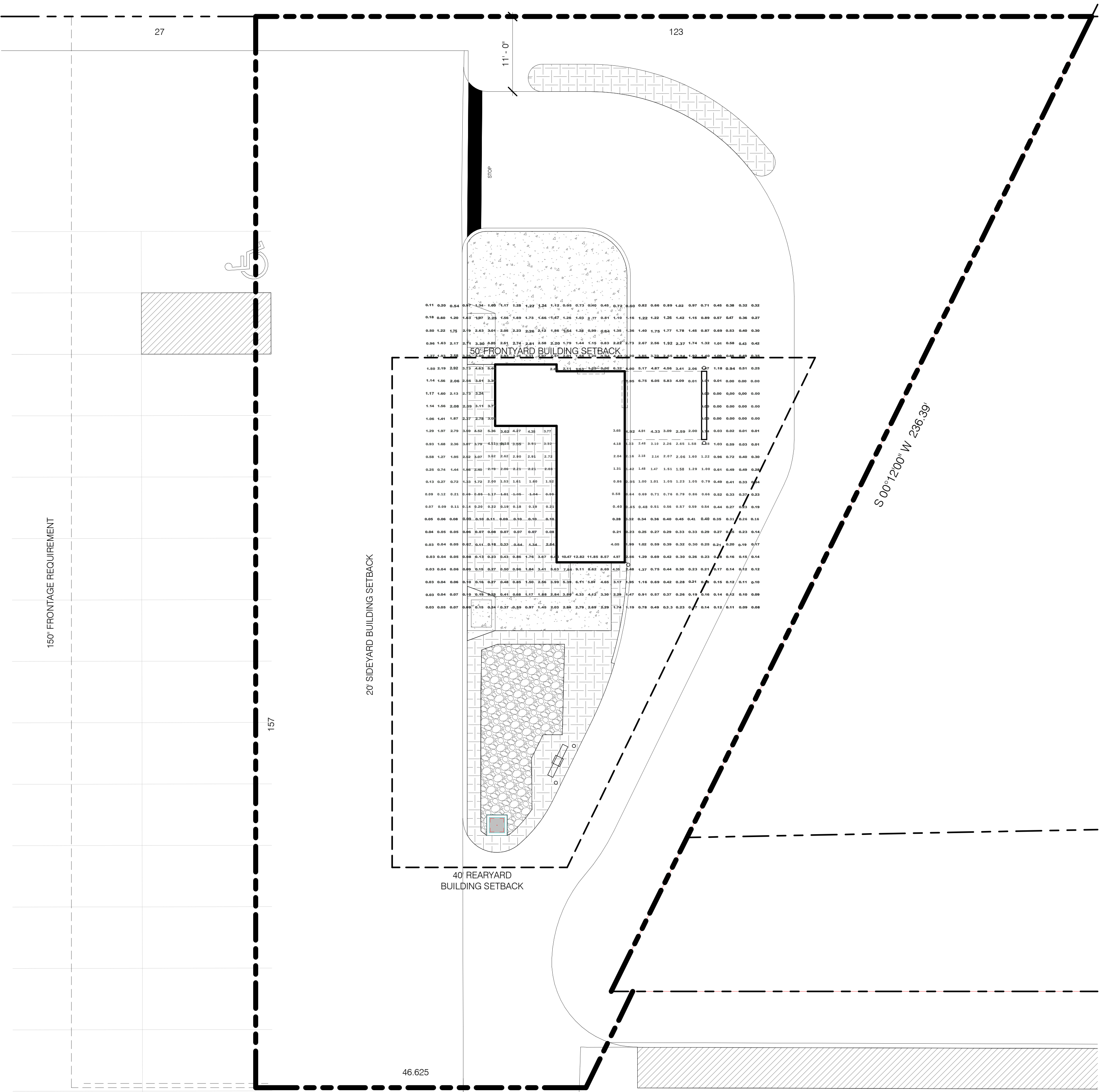
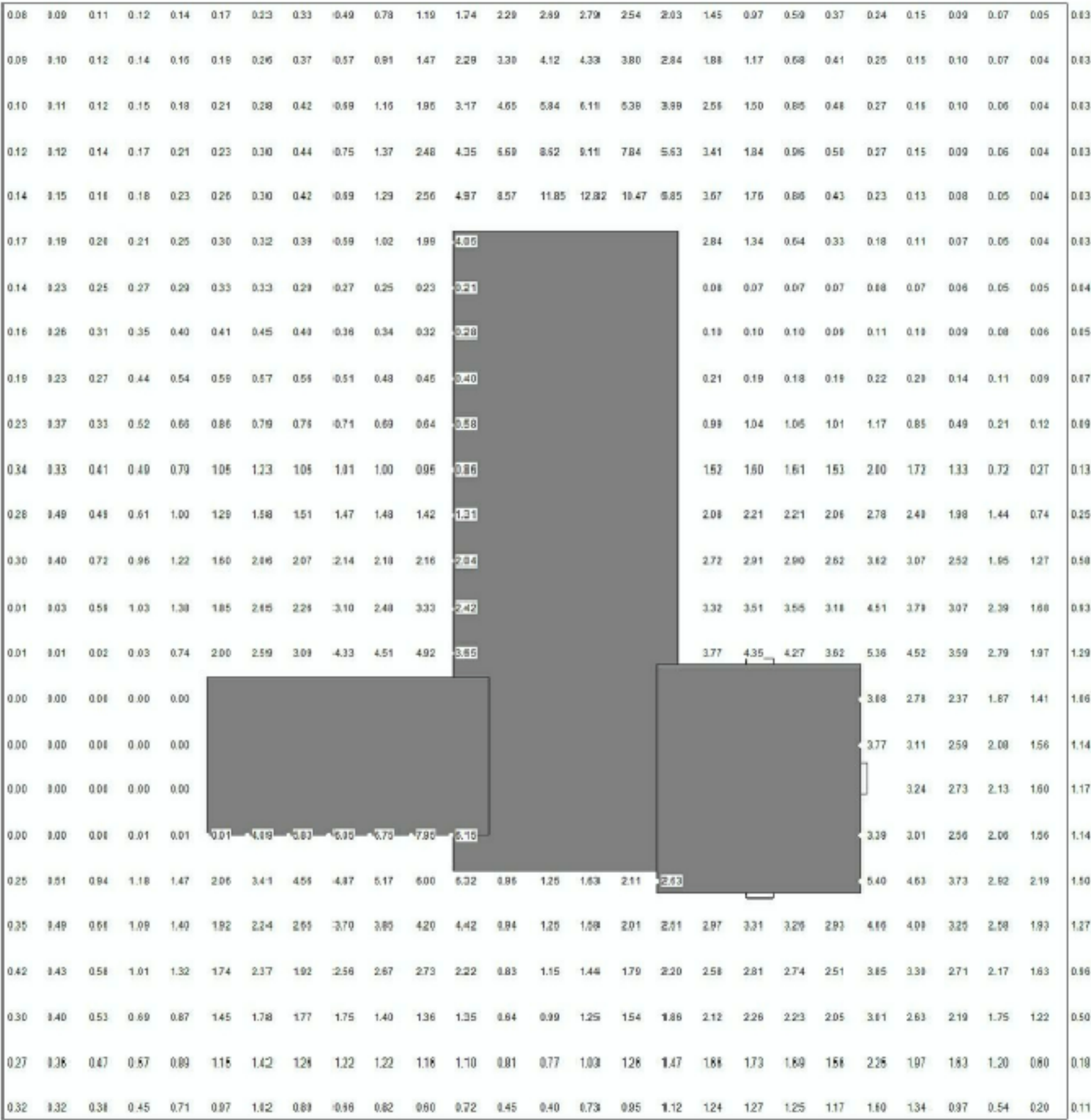
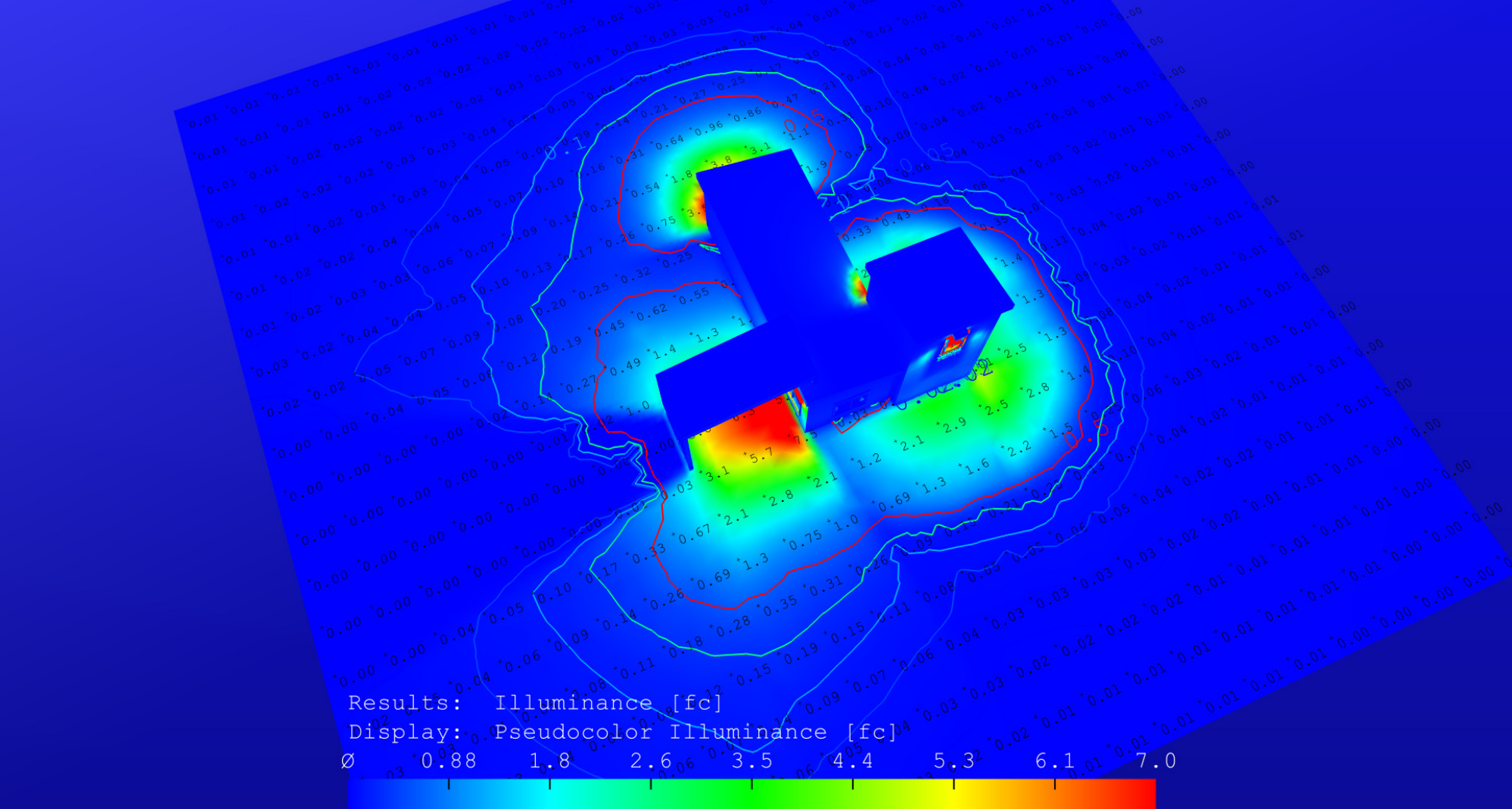
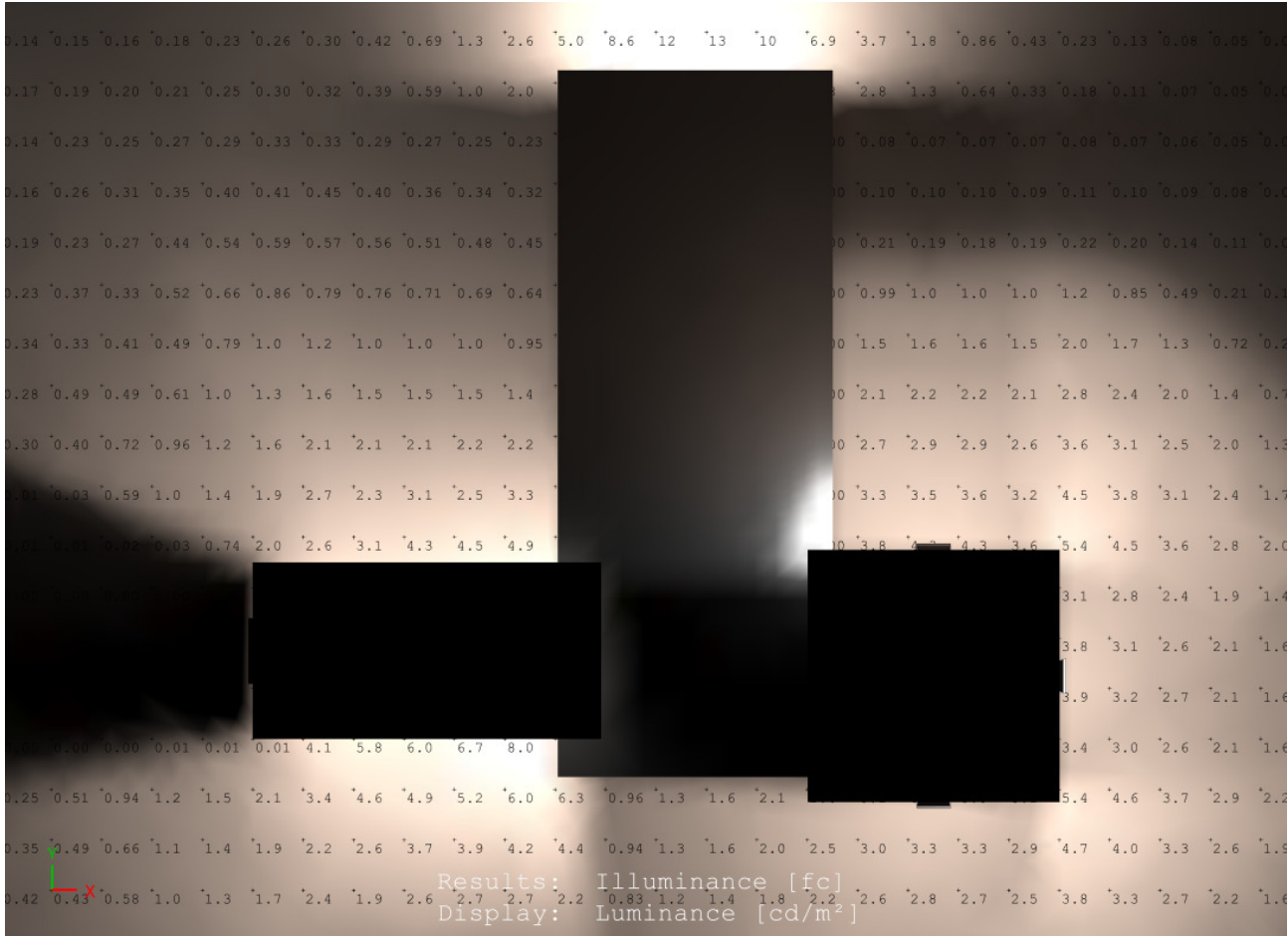
No.	Revision Description	Date

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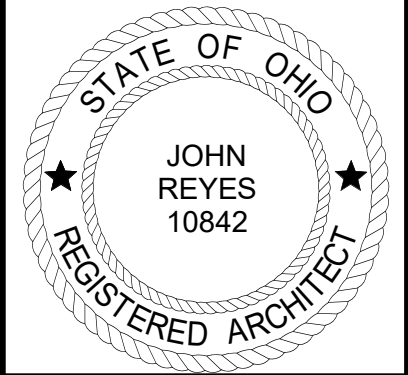


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Proposed Site
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Landscape Site Plan	
Architect John Reyes	L2.2
Designer Ferriman	
Project Number 22-18.077	
Date 2023-05-18	



Lighting Plan
1" = 10'-0"



John Reyes, #9410842
Expiration Date: 12/31/2023

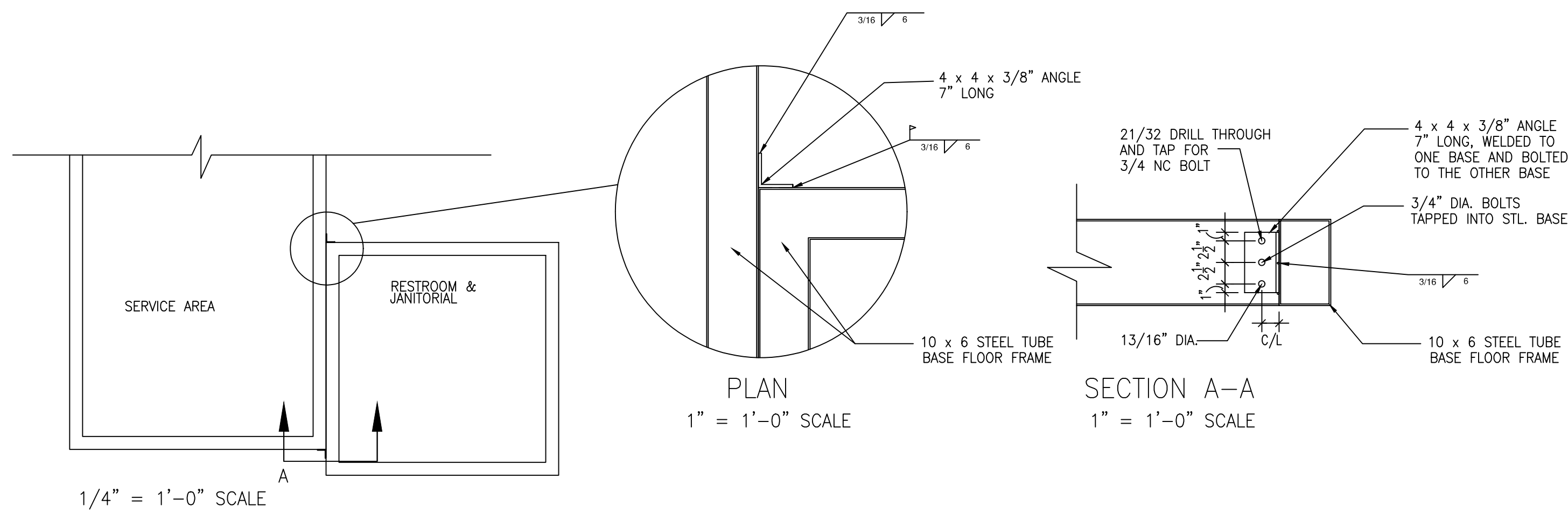
No.	Revision Description	Date

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Lighting Plan
Architect: John Reyes
Designer: Ferriman
Project Number: 22-18.077
Date: 2023-05-18
L2.3



STEEL BASE FLOOR FRAME CONNECTION PLAN

SCALE VARIES

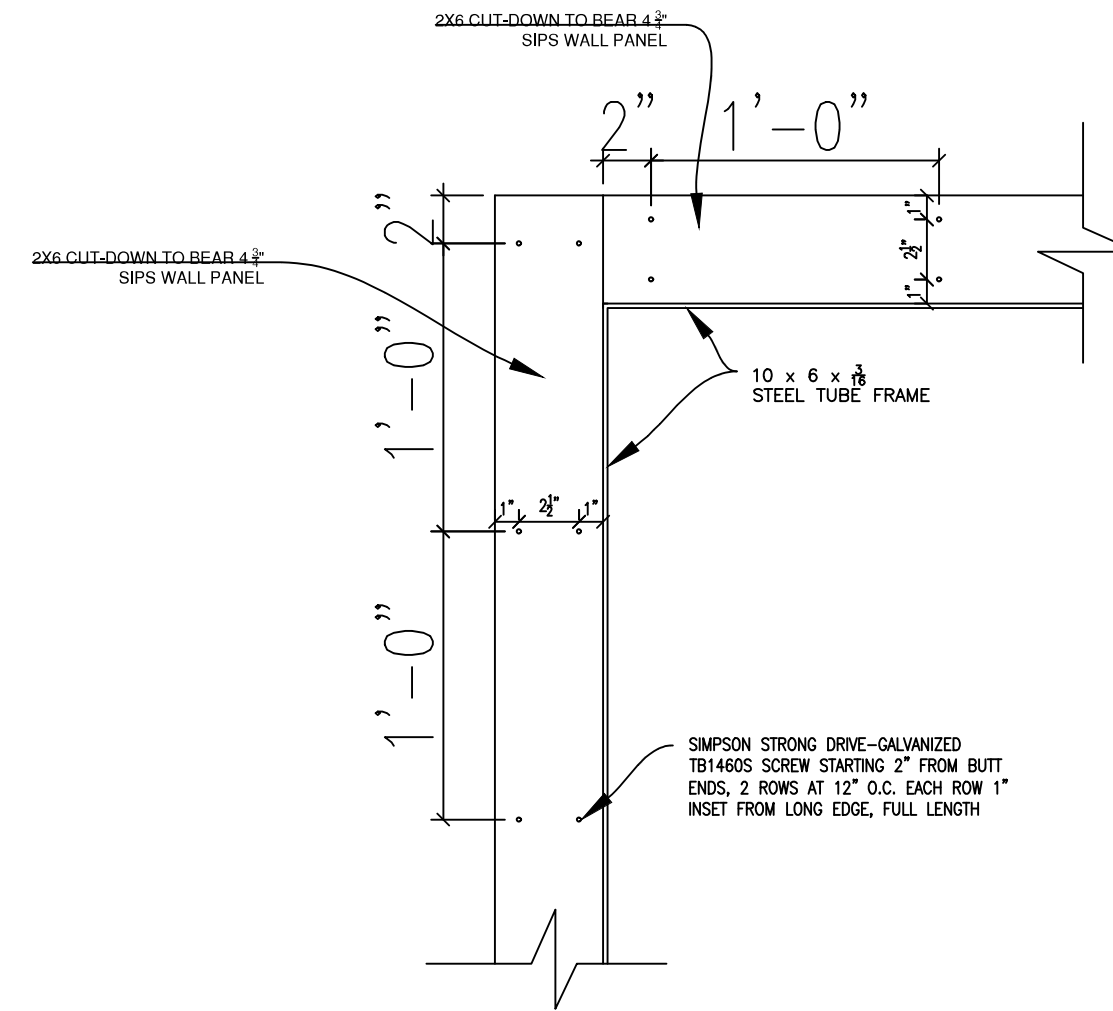
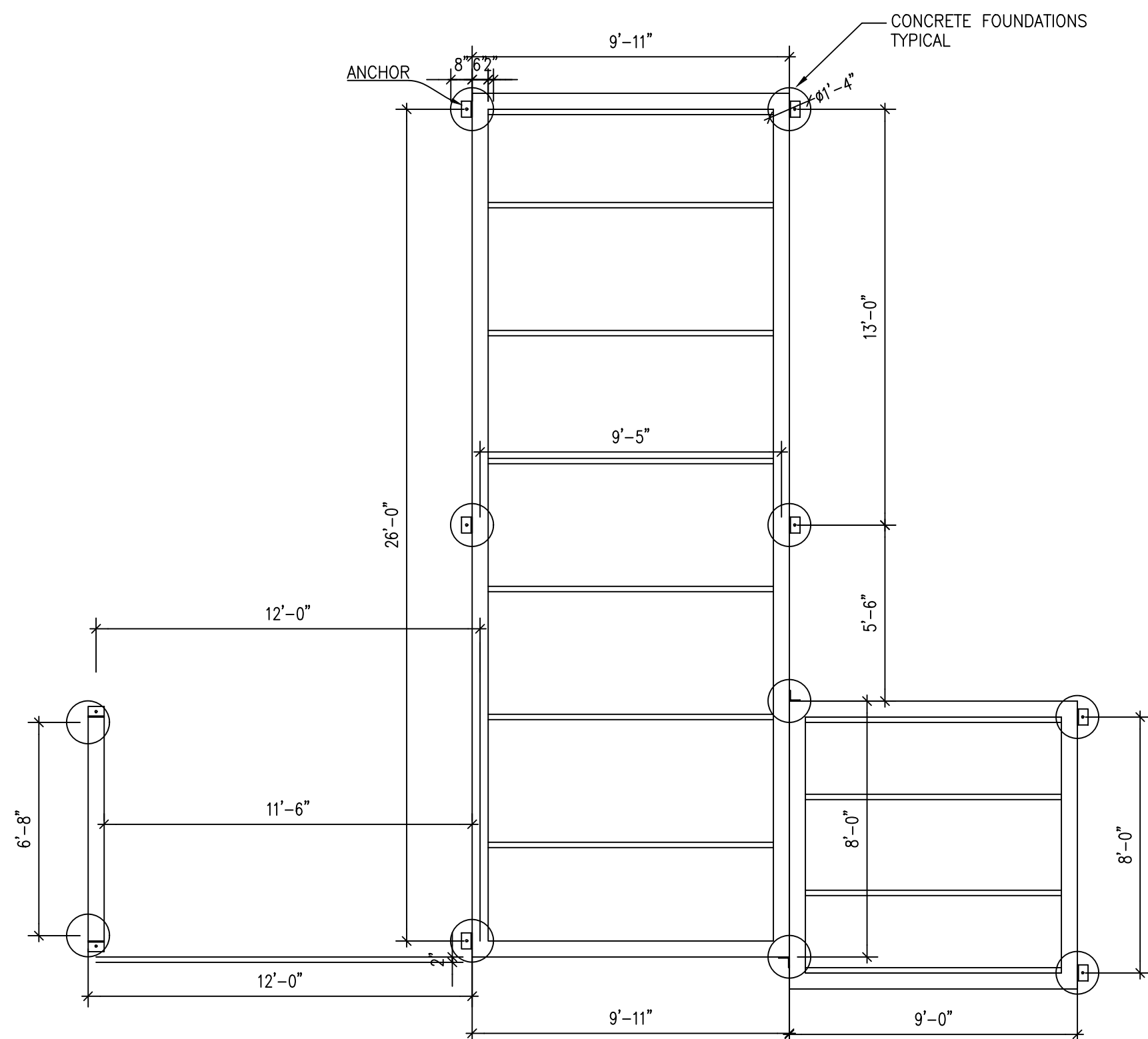


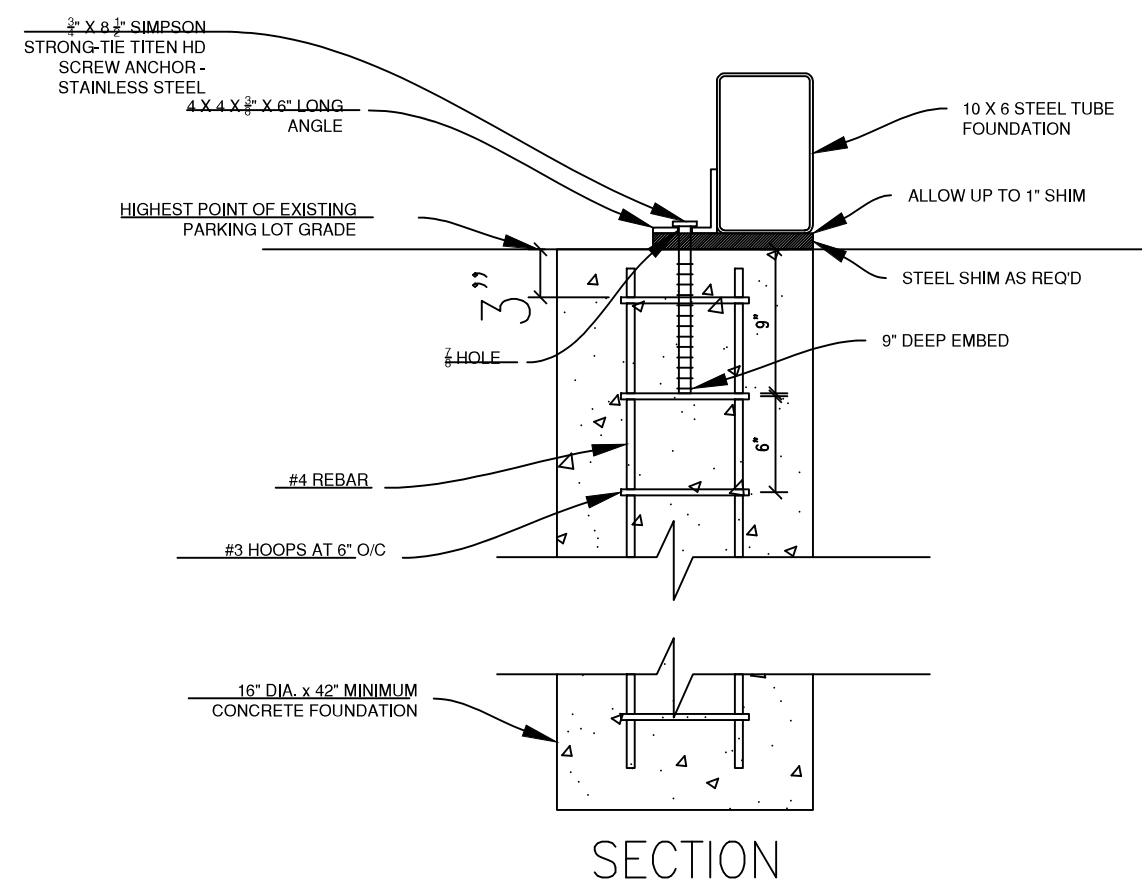
PLATE CONNECTION DETAIL

1-1/2" = 1'-0" SCALE



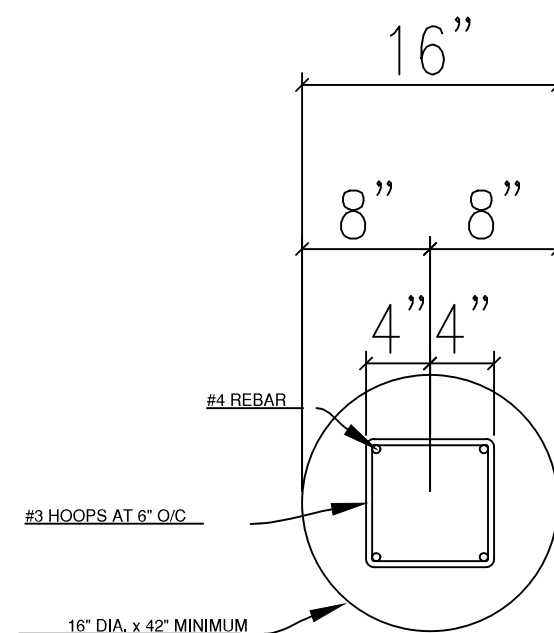
CONCRETE FOUNDATION PLAN

1/4" = 1'-0" SCALE

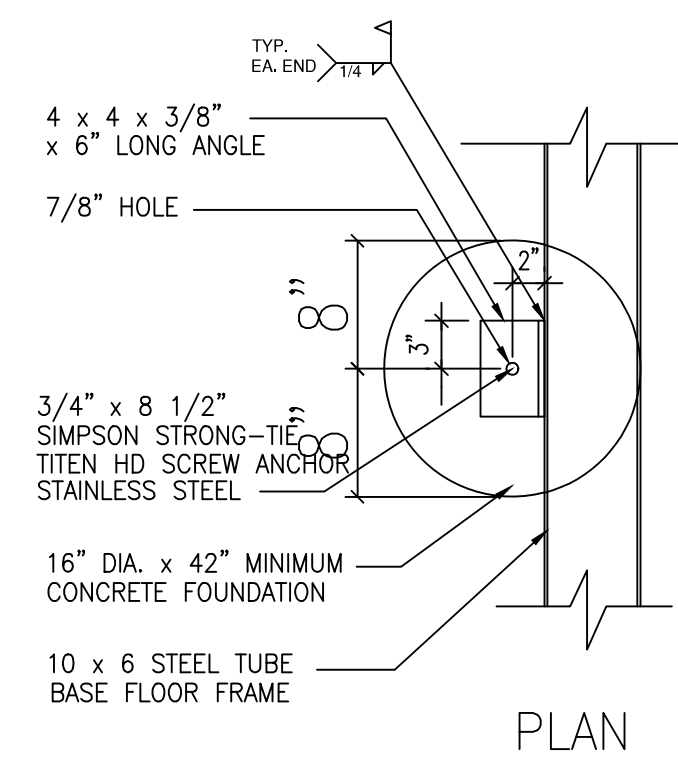


CONCRETE FOUNDATION CONNECTION DETAIL

NOTE: FOOTING DESIGN ASSUMES A MINIMUM SOIL BEARING PRESSURE OF 2000 PSI.



RE-BAR PLAN



PLAN

1" = 1'-0" SCALE

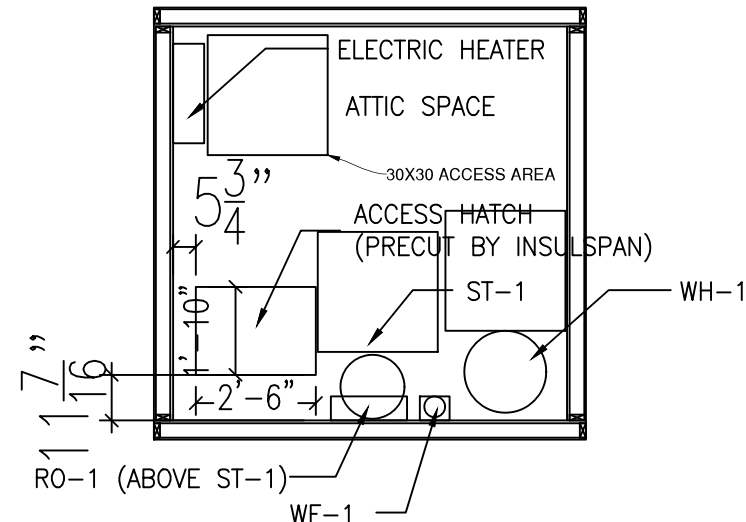


Engineer		
Pinnacle Engineering, Inc.		
8180 Corporate Park Drive Suite 215 Cincinnati, Ohio 45242 www.pinnacleeng.com (513)-984-1663 Fax: (513)-984-1688 Ohio Certificate of Authorization 1331		
No.	Revision/Issue	Date

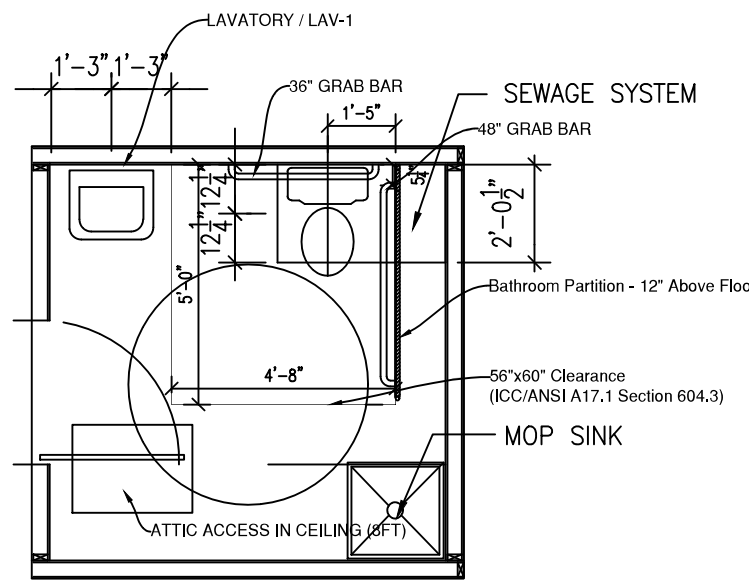
Manufacturer	
Headquarters 314 E. CHISHOLM ST. ALPENA, MI 49707 (877) 4-BCUBED	
Manufacturing Plant 666 McKinley Ave. ALPENA, MI 49707	

Project	BCUBED	Sheet S2
Date	8/12/2019	
Scale	As Noted	

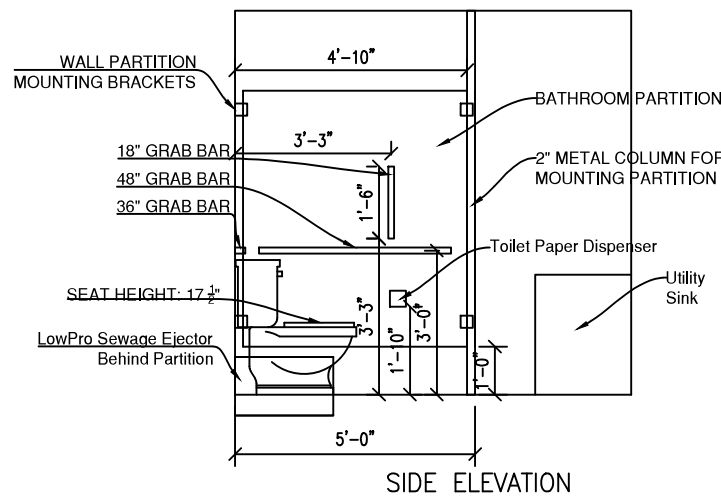
NOTE: ATTIC SPACE IS NOT OCCUPIABLE SPACE AND WILL ONLY BE USED FOR MECHANICAL EQUIPMENT, AND IS ONLY TO BE ACCESSED FOR OCCASIONAL EQUIPMENT MAINTENANCE. (TYPICALLY EVERY 6-12 MONTHS)



ATTIC PLUMBING/MECHANICAL LAYOUT

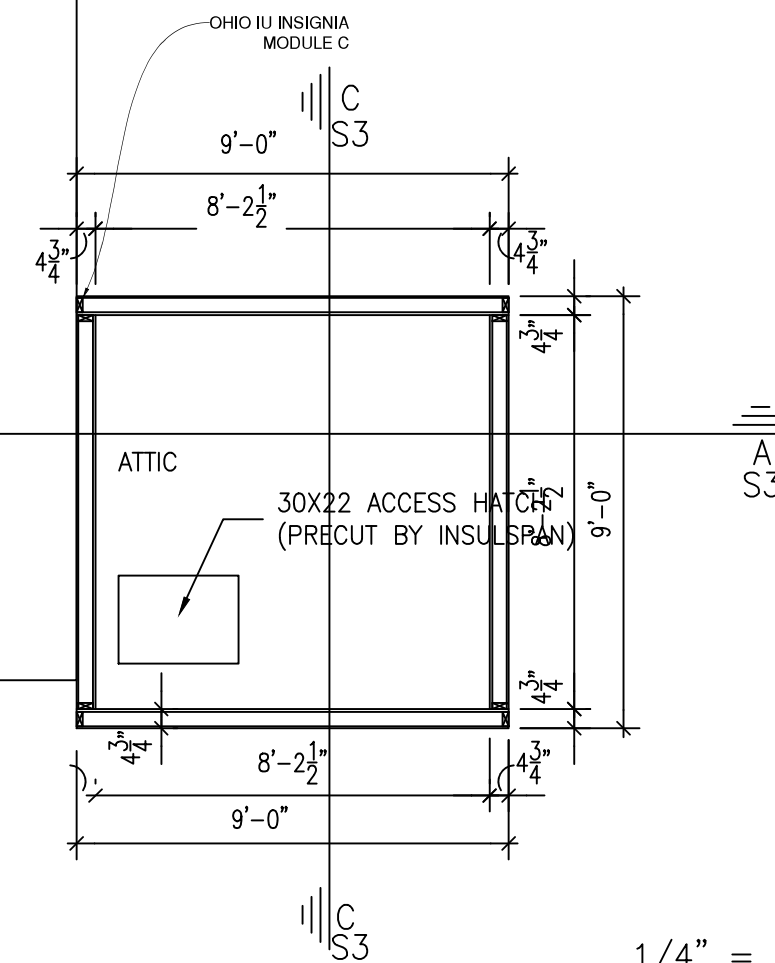


BATHROOM FIXTURE / ACCESSIBLTY

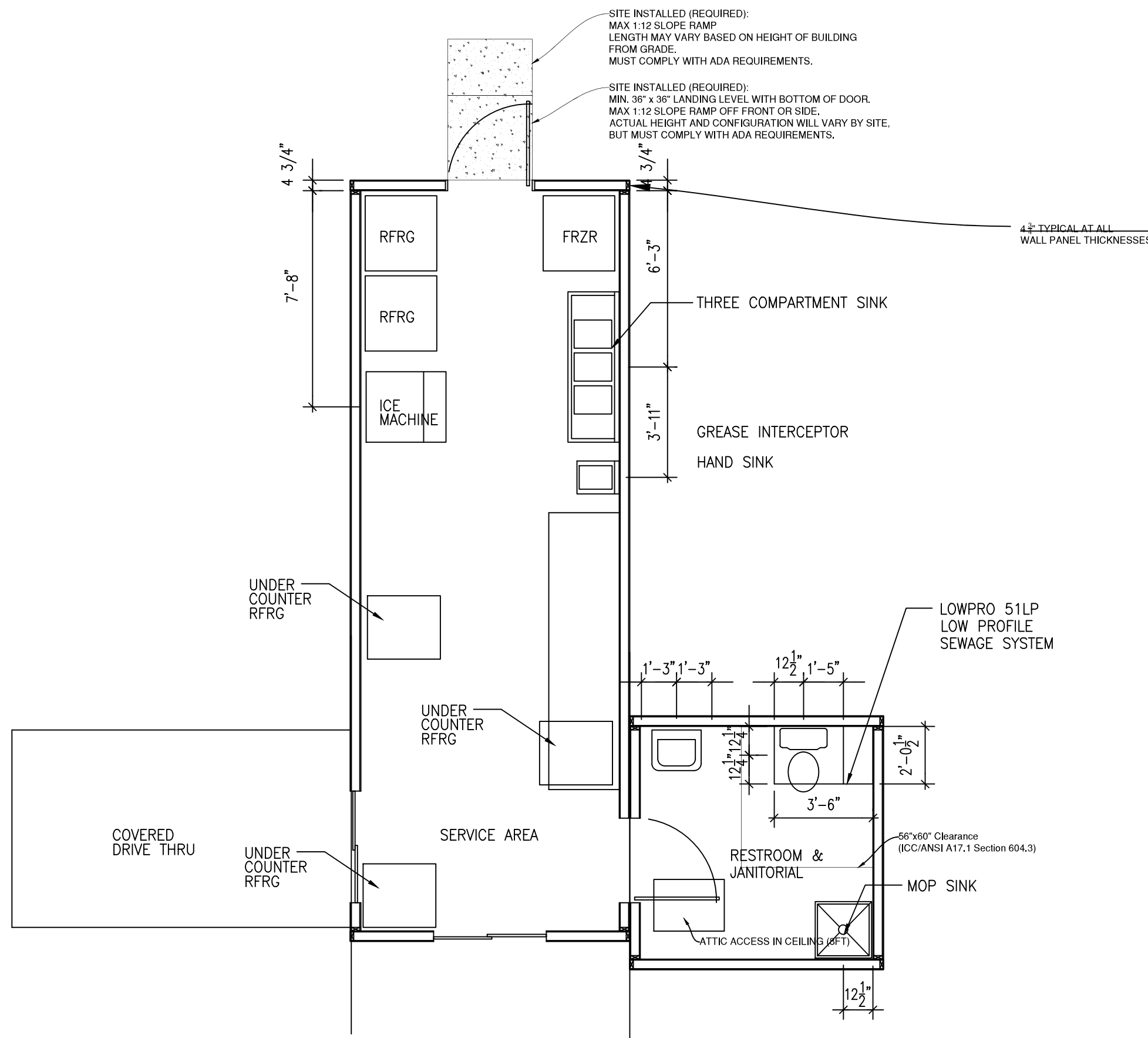


1/4" = 1'-0" SCALE

NOTE: ATTIC SPACE IS NOT OCCUPIABLE SPACE AND WILL ONLY BE USED FOR MECHANICAL EQUIPMENT, AND IS ONLY TO BE ACCESSED FOR OCCASIONAL EQUIPMENT MAINTENANCE.



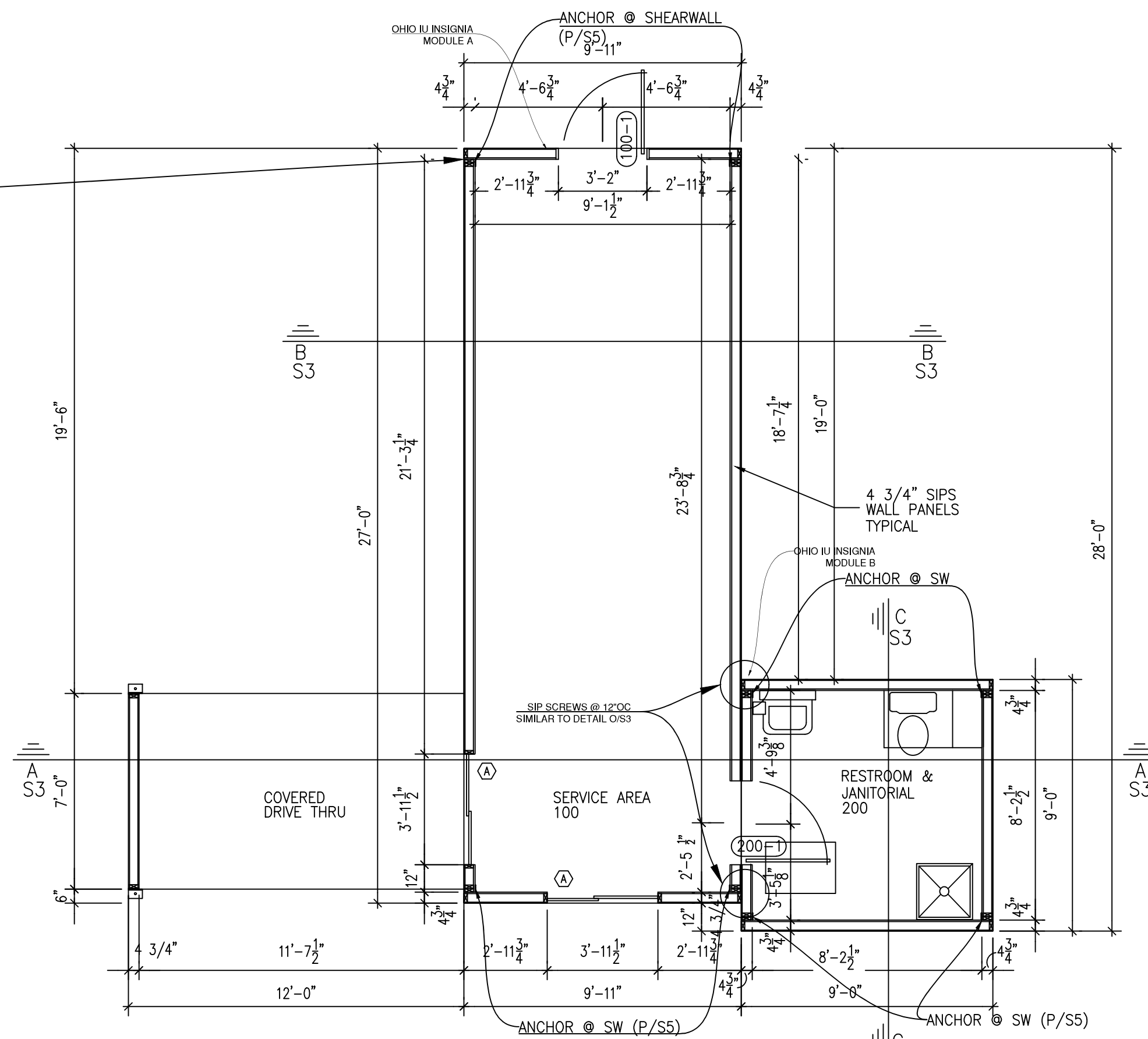
1/4" = 1'-0" SCALE



PLUMBING LAYOUT

1/4" = 1'-0" SCALE

ATTIC LAYOUT



FIRST FLOOR LAYOUT

1/4" = 1'-0" SCALE

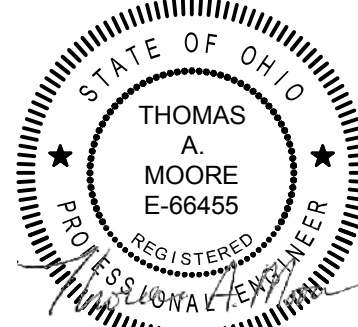


Sheet Title

Floor Plan

Notes

Engineer



PE Pinnacle Engineering, Inc.

8180 Corporate Park Drive Suite 235 Cincinnati, Ohio 45242 (513)-984-1663 Fax: (513)-984-1688 www.pinnacleg.com Ohio Certificate of Authorization 1331

No. Revision/Issue Date

Manufacturer



Headquarters
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ALPENA, MI 49707
(877) 4-BCUBED

Manufacturing Plant
666 McKinley Ave.
ALPENA, MI 49707

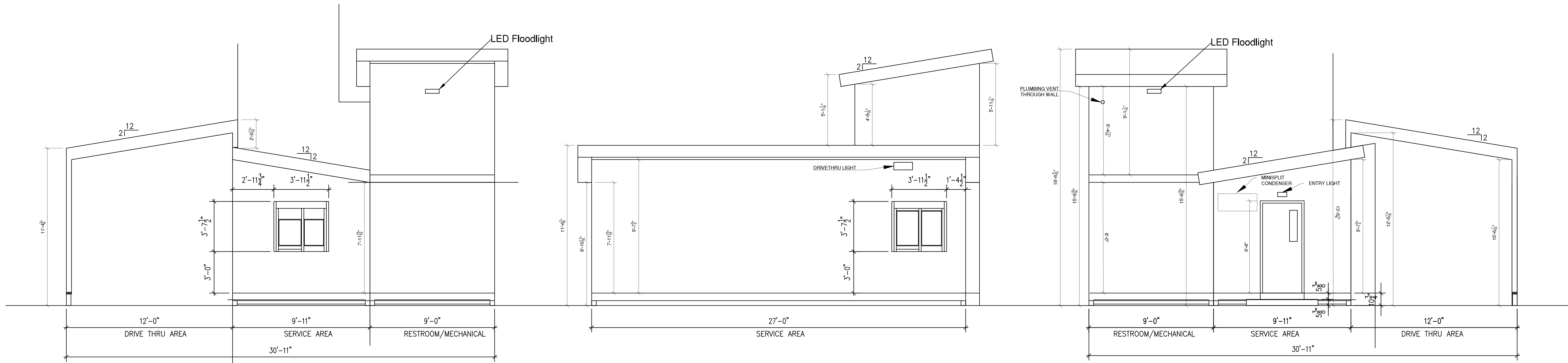
Project BCUBED

Date 8/12/2019

Scale As Noted

Sheet

A1



FRONT ELEVATION

1/4" = 1'-0" SCALE

NOTE: DRAWINGS ARE DIGRAMATICAL IN NATURE ONLY.

LEFT ELEVATION INSIDE DRIVE THRU

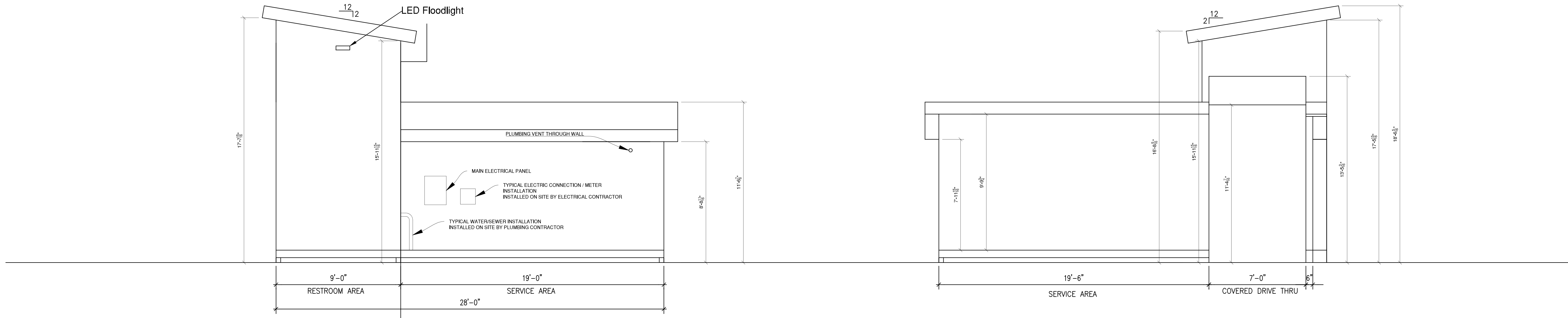
1/4" = 1'-0" SCALE

NOTE: DRAWINGS ARE DIGRAMATICAL IN NATURE ONLY.

REAR ELEVATION

1/4" = 1'-0" SCALE

NOTE: DRAWINGS ARE DIGRAMATICAL IN NATURE ONLY.



RIGHT ELEVATION

1/4" = 1'-0" SCALE

NOTE: DRAWINGS ARE DIGRAMATICAL IN NATURE ONLY.

LEFT ELEVATION OUTSIDE DRIVE THRU

1/4" = 1'-0" SCALE

NOTE: DRAWINGS ARE DIGRAMATICAL IN NATURE ONLY.

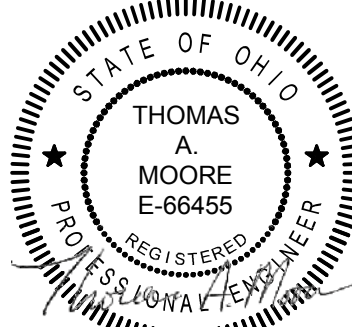


Sheet Title

Exterior Elevation
Massing

Notes

Engineer

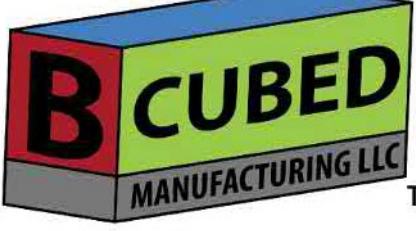


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Engineering,
Inc.

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Ohio Certificate of Authorization 1331

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Manufacturer



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ALPENA, MI 49707
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Manufacturing Plant
666 McKinley Ave.
ALPENA, MI 49707

Project

BCUBED

Date

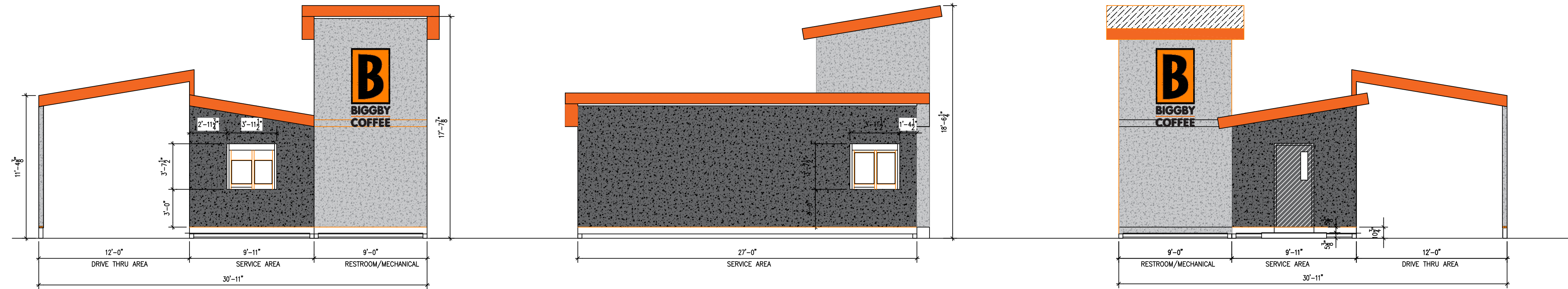
8/12/2019

Scale

As Noted

Sheet

A2



FRONT ELEVATION

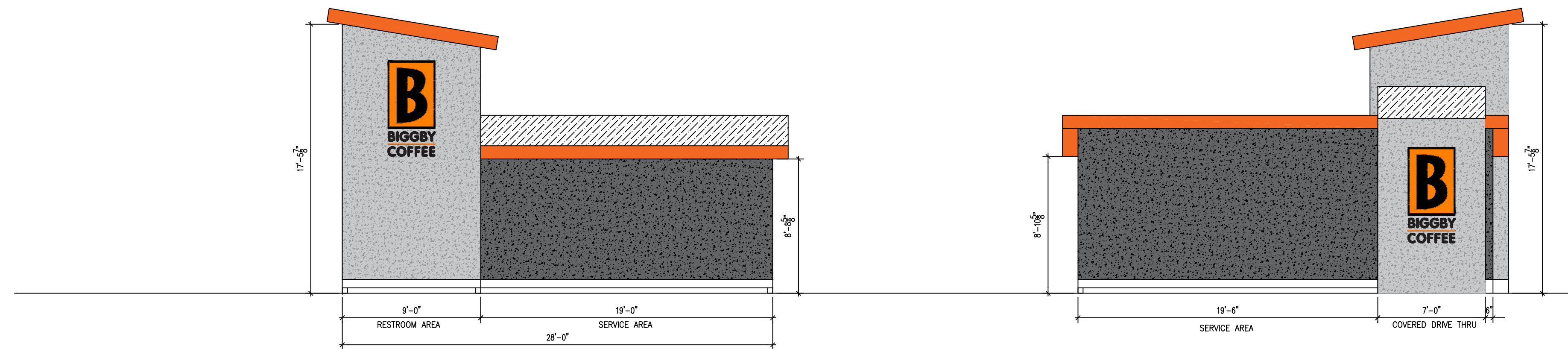
NOTE: DRAWINGS ARE DIGRAMATICAL IN NATURE ONLY.

LEFT ELEVATION INSIDE DRIVE THRU

NOTE: DRAWINGS ARE DIGRAMATICAL IN NATURE ONLY.

REAR ELEVATION

NOTE: DRAWINGS ARE DIGRAMATICAL IN NATURE ONLY.



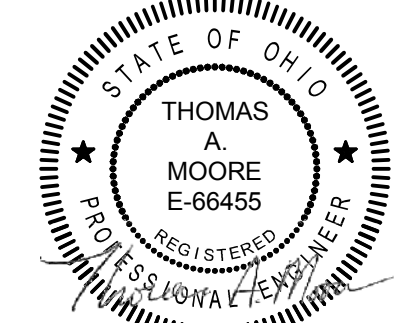
RIGHT ELEVATION

NOTE: DRAWINGS ARE DIGRAMATICAL IN NATURE ONLY.

LEFT ELEVATION OUTSIDE DRIVE THRU

NOTE: DRAWINGS ARE DIGRAMATICAL IN NATURE ONLY.

- Exceptional Metals Fascia Cover – Orange
- EnduraWal by Fullerton Building Systems – SW 7024 (Functional Gray)
- EnduraWal by Fullerton Building Systems – SW 7026 (Griffin)
- Dura-Last Roof – White
- Steel Door – Painted Functional Gray

Sheet Title		
Exterior Finishes Neutral Colors		
Notes		
Engineer		
		
 Pinnacle Engineering, Inc.		
8180 Corporate Park Drive Suite 235 Cincinnati, Ohio 45242 Ohio Certificate of Authorization 1331		
(513)-984-1663 Fax: (513)-984-1688 www.pinnacleeng.com		
No.	Revision/Issue	Date
Manufacturer		
		
Headquarters 314 E. CHISHOLM ST. ALPENA, MI 49707 (877) 4-BCUBED		
Manufacturing Plant 666 McKinley Ave. ALPENA, MI 49707		
Project	BCUBED	Shoot A4b
Date	8/12/2019	
Scale	3/16" = 1'0"	



CHAPTER 1292 NONCONFORMING USES

1292.01 INTENT

1292.02 PERMITTED CONTINUED USE OF BUILDINGS, STRUCTURES OR LAND

CROSS REFERENCES

Nonconforming parcels in subdivisions - see P. & Z. 1220.07

Certificates for nonconforming uses - see P. & Z. 1242.03

Nonconforming uses in the B-5 District - see P. & Z. 1272.01

Nonconforming signs - see P. & Z. 1286.14

1292.01 INTENT

It is the intent of this chapter to provide reasonable regulations for the use of structures and land which do not conform as to the area or width of lots, yard dimensions, lot coverage, height of buildings, use intended or other provisions of this Zoning Code, and to provide for the conversion of such structures and land into conforming uses as soon as is reasonably possible.

(Ord. 335-66. Passed 7-5-66.)

1292.02 PERMITTED CONTINUED USE OF BUILDINGS, STRUCTURES OR LAND

The lawful use of any building, structure or land existing at the time of the enactment of this Zoning Code (Ordinance 335-66, passed July 5, 1966) may be continued although such use does not conform to the provisions of this Zoning Code, subject, however, to the following provisions:

- (a) Unsafe Structures. Any structure or portion thereof declared to be unsafe by a proper authority may be restored to a safe condition.
- (b) Alterations. A nonconforming building may be reconstructed or structurally altered if such reconstruction or alteration meets the requirements as to yard coverage, height and area regulations for a conforming use in the district in which it is located.
- (c) Extensions. The extension of a lawful use of any portion of a nonconforming building which existed prior to the enactment of this Zoning Code (Ordinance 335-66, July 5, 1966) shall not be deemed the extension of such nonconforming use.
- (d) Variances. Where there is a practical difficulty or unnecessary hardship in the way of carrying out the strict letter of the provisions of this Zoning Code, or amendments thereto, in cases of change of or appeal on nonconforming uses, the Board of Zoning and Building Appeals shall have the power, in a specific case and after a public hearing, to vary or modify the application of any such provisions to permit the applicant to enjoy essential property uses without harm to others and in harmony with the general purposes and intent of this Zoning Code, and amendments, to protect the public, health, safety, morals and general welfare and to do substantial justice.
- (e) Construction Approved Prior to Adoption or Amendment of Zoning Code. Nothing herein contained shall require any change in plans, construction or designated use of a building for which a building permit has been heretofore issued and the construction of which shall have been diligently prosecuted within six months of the date of such permit, and which entire building shall be completed according to such plans as filed within one year from the date of the passage of this Zoning Code.

- (f) Restoration. Any building or structure, existing as a nonconforming use at the time this Zoning Code takes effect (August 5, 1966), which is destroyed by fire, accident or the elements, may be reconstructed and restored, provided that the same is started within one year and completed within two years from the date of such destruction.
- (g) Voluntarily Discontinued Uses. Whenever a nonconforming use has been voluntarily discontinued for two years or more, such use shall not thereafter be re-established, and any future use shall be in conformity with the provisions of this Zoning Code.
- (h) Uses Changed to More Restricted or Conforming Uses. Whenever a nonconforming use has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted or nonconforming use.
- (i) District Changes. Whenever the boundaries of a district are changed so as to transfer an area from one district to another district of a different classification, the foregoing provisions shall also apply to any nonconforming uses existing therein.

(Ord. 335-66. Passed 7-5-66.)

CHAPTER 1292

NONCONFORMING STRUCTURES AND USES

1292.01 INTENT

1292.02 AUTHORITY TO CONTINUE NONCONFORMITIES

1292.03 LIMITS TO MODIFICATIONS OF NONCONFORMING STRUCTURES

1292.04 NONCONFORMING USES

1292.01 INTENT

It is the intent of this chapter to provide reasonable regulations for the use of structures and land which do not conform to the use regulations or development requirements of this zoning code, and to provide for the conversion of such structures and land into conforming uses as soon as is reasonably possible.

1292.02 AUTHORITY TO CONTINUE NONCONFORMITIES

Any nonconforming use, structure, lot or parcel that legally existed at the effective date of this zoning code or that becomes nonconforming upon the adoption of any amendments thereto, may be continued in its zoning district so long as it remains otherwise in compliance with the provisions of this chapter. This chapter shall not be interpreted as authorizing the continuation of any use of a structure or land that did not lawfully exist on the effective date of this zoning code or any of its amendments.

1292.03 LIMITS TO MODIFICATIONS OF NONCONFORMING STRUCTURES

A nonconforming structure may not be moved, repaired, maintained, altered or enlarged except as allowed by this chapter or required by law.

- (a) Repair, Maintenance, Alterations and Additions. A nonconforming structure with a conforming use may be repaired, maintained, altered or enlarged, provided that no such repair, maintenance, alteration or enlargement shall either create any new condition of noncompliance to any standard of this zoning code, or otherwise increase the degree of the existing nonconformity of all, or any part, of such structure.
- (b) Moving. A nonconforming structure may not be moved, in whole or in part, for any distance whatsoever, to any other location on the same parcel or to any other parcel unless the entire structure conforms to all applicable standards of this zoning code after being moved.
- (c) Removal or Reconstruction. Once a nonconforming structure is damaged to the extent that 50 percent or more of the existing total floor area is destroyed, or is removed from a site for any reason or by any means, any new or reconstructed structure on the site shall comply with all applicable standards of this zoning code. Reconstruction of a nonconforming structure having no floor area shall be limited to 50 percent of the structure's replacement value. Once brought into compliance, neither that structure nor any future replacement structure may revert to a nonconforming configuration or location.

1292.04 NONCONFORMING USES

A legal nonconforming use of a structure or land may be continued subject to the provisions of this chapter.

- (a) Changes in Use. Whenever a nonconforming use has been changed to a more restrictive or conforming use, such use shall not thereafter be changed to a less restrictive or more nonconforming use.
- (b) Voluntarily Discontinued Uses. Voluntary discontinuance means the cessation of the active or productive operations of a use on the land or within a structure. Voluntary discontinuance terminates a nonconforming use. A nonconforming use that is voluntarily discontinued shall not be resumed or reestablished. Any subsequent use or occupancy of the land or structure must conform to the current regulations for the zoning district in which it is located. A use shall be considered voluntarily discontinued when any of the following occurs:

EXHIBIT B

- (a) When a nonconforming use has been replaced by a conforming use, or
- (b) When the owner of the nonconforming use voluntarily discontinues the use for a period of 12 months or more. Examples of voluntary discontinuance include, but are not limited to, vacancy, disconnection of essential utilities, or removal without replacement of equipment and furnishings characteristic of the nonconforming use.
- (c) Accessory Uses. No nonconforming accessory use shall continue after the principal use to which it is accessory has been discontinued.

CHAPTER 1292 NONCONFORMING USES

1292.01 INTENT

1292.02 PERMITTED CONTINUED USE OF BUILDINGS, STRUCTURES OR LAND

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