CITY OF CONNEAUT

HOUSING/ZONING OFFICE

City Hall Building
294 Main Street
Conneaut, OH 44030

Janet Brown, Manager
Melanie Shubitowski, Inspector
Kelly Katon, Admin Asst.
Gene Requa, Inspector

Telephone
(440) 593-7406
Fax
(440) 593-6908
Email
Conneauthz3@conneautoh.org

Conneaut Planning Commission
MEETING AGENDA
June 4, 2019- 6:00 P.M.

Meeting: Call to Order

Stand for the Pledge of Allegiance

Roll Call: Joe Zingaro_____ Rebecca Gaugh _____ Judy Parlongo _____
Diana Spencer _____ Paul Sedmak _____ Mindy Notte_____

Approval of May 7, 2019 Meeting Minutes
Motion _____

Second _____

Roll Call: Rebecca Gaugh ____ Mindy Notte ____ Judy Parlongo ____
Paul Sedmak ____ Joe Zingaro ____ Diana Spencer ____

New Business: Truck World, 780 State Rte 7, Conneaut, OH
Representing: Gary Burke (Owner) & Sam Sowards, Engineer

- Final Grading Site Plan
- CT Consultant's Final Grading Approval Review – Dave Frey, Engineer
- Final Site Plan will be reviewed at July 2, 2019 meeting

New Business: Cortina Leather (Former Conneaut Leather) 494 E Main Rd., Conneaut, OH
Representing – Jack Prause, CEO & Matt Conway, Hughes Roller (Builder)

- Twenty-Eight (28) Thousand SQ FT Expansion Site Plan Review
- Ct Consultants Approval Review – Dave Frey. Engineer
- CT Consultants Zoning Site Plan Review (ZBA Variances)– Kris Hopkins, Planner
  - 1134.04 (g) Parking spaces not permitted in required front yard.
    - There are currently 6 parking spaces located in the required front yard (an existing nonconforming condition). The proposed plan shows the addition of two more spaces. Expanding a nonconforming condition is not permitted, and based on 1134.02(b), the code requires the 6 existing spaces to be removed. A variance is required to allow the existing 6 spaces to remain and two more to be constructed
  - 1134.05 (Schedule 1134.05(d)(7) A.)
    - Number of parking spaces is less than required by Code.
    - The existing site does not provide the number of parking spaces required for "Manufacturing plants" (1 space per 800 sq ft of gross floor area); 67 spaces required, 54 spaces provided (81% of required). The proposed expansion will add 37 spaces for a total of 91 spaces, which is still less than the 103 spaces required (88% of required). A variance is required to allow fewer spaces

New Business – O'Reilly Auto Parts – 390 State St., Conneaut, OH 44030
Representing: Mike Long, Bartlett Signs

- Certificate of Appropriateness Application to approve & install
  - 75' SQ FT Pole Sign at entrance
  - 121 SQ FT Wall Sign on front of building
  - ZBA tabled until Certificate of Appropriateness is approved

New Business: ORDINANCE NO. 34-19

- City Council created Ordinance for Planning Commissions Review & Approval

Old Business: Bed & Breakfast

Audience Comments:

Meeting Adjournment

MOTION _____

2ND MOTION _____

TIME: _____

_____ _____

Joe Zingaro Chairperson Melanie Shubitowski

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Planning Commission Meeting Minutes
May 7, 2019

The Conneaut Planning Commission met for their regular monthly meeting on May 7, 2019 beginning at 6:00 pm. The Pledge of Allegiance was recited. Role was called; in attendance were Ms. Notte, Mr. Zingaro and Mrs. Gaugh and Mr. Sedmak. Mr. Zingaro asked for a motion to excuse Mrs. Parlongo and Mrs. Spencer. Mr. Sedmak made motion and Mrs. Gaugh seconded the motion. Roll was called - all approved – motion carries.

When the March 5, 2019 meeting was held, the meeting was recorded by a court reporter and the minutes were submitted last month as that court report. At that time, it was discovered that the court reporter only reported on the minutes concerning the O'Reilly Auto Parts portion of the meeting. Minutes of the first part of the meeting were compiled, which concerned the outdoor storage at Gateway Plaza. Mr. Zingaro asked for a motion to approve these minutes. Ms. Notte made a motion to approve, seconded by Mr. Sedmak. All approved, motion carried.

Mr. Zingaro then asked for a motion to approve the minutes from the April 2, 2019 meeting. Motion to approve was made by Mrs. Gaugh and seconded by Mr. Sedmak. All were in favor, motion carried.

New Business – Metro Parks represented by Larry Frimerman, Bob Best, Board President and Brett Bellas, Operations Manager
Mr. Frimerman shared maps of Metro Parks with the Planning Commission Board that is a part of and a reflection of the Comprehensive Plan which is to create a connection and protection for Conneaut Creek and a connection to permit access for fisherman, people just interested in getting to the creek, hiking or walking and be able to connect the streams with downtown and ultimately all the way out to Camp Pete, so that is the big picture. We were able to obtain some grants, mostly one hundred (100%) percent grants covering all of the costs of acquisition for/through water resources restoration sponsorship through the Ohio EPA and there is a capital bill project and an "Inleiu"(sp) fee project all of which are hundred (100%) percent funding, which made it easy. This property the one we are referring too, is the only one that we have any acquisition costs associated with, just so you know it looks like we have spent a lot of the public's money and we haven't. We

have leveraged probably 1.3 million dollars through each of those totals. This is going to be an anchor for that, the plan is to have this be an opportunity for hiking and connection for your bike trail and going over the arch bridge. It is a good gateway into downtown or from downtown to what will be a really lovely setting and park.

Mr. Sedmak – Are you going to be doing renovations to the bridge
Mr. Frimerman – That is your bridge
Mrs. Brown- Jim Hockaday has plans for the bridge
Mr. Frimerman – The key is that for us to have interpretive signage and access, we will need the parking and trails and that is exactly what we are providing. With that, he asked Brett to walk the Planning Commission Board through details on parking.

Mr. Bellas – Basically the foot print of the old house that we demoed – what we are planning to do is to come in down the driveway and where the porch is from Mill Rd. to the edge of the parking lot is roughly fifteen (15) feet, that is where the sidewalk came in (showing on overhead GIS view). The front porch area will be the beginning of our parking area. The area that was disturbed from the demolishing, we will only be taking out about another fifteen (15) to twenty (20) feet going back towards the oil well and basically graveling the entire parking lot with 304 base with 411 on top and letting that sit and having a parking area. It's a very simple parking lot, just stone and it is going to shed the water toward the big tree to your left, everything is slopped that way, going into the natural run off the same way the house did.

Mrs. Brown – Jim Hockaday and Shawn Aiken (Ct Consultants) said that the gravel parking lot will be more porous than the house was.

Mr. Zingaro- Is that located in a flood plain

Ms. Shubitowski – I have heard that house has flooded numerous times

Mr. Bellas/Mr. Frimerman – I understand the basement of the house did but the gravel parking lot will not be affected by the water and it will drain off. That is the extent of the parking lot. I did send sign details and blueprints.
Mrs. Brown – Where is the sign and kiosk placement
Mr. Bellas – The kiosk will be back over here (showing on the GIS overhead) basically when someone comes to the park the first thing, they want to do is see the rules and regulations of the park and where the trails go. The entrance sign is being proposed where the sidewalk went in (in this area here – looking at overhead on GIS)
Mr. Zingaro – Will the sign have to go before ZBA
Mrs. Brown – No – it is a standard sign
Mr. Sedmak – Are you going to make that sign visible from Rte. 7
Mr. Bellas – Unfortunately the building across the street will block the visibility of the sign
Mr. Frimerman – What you will probably want is a directional sign
Mr. Zingaro – What about the Kiosk
Mr. Bellas - It is a giant information board that is standard throughout all the Metro Parks Board – They were discussing areas that had Kiosks amongst themselves (inaudible)
Mr. Zingaro – What about the Boardwalk

Mr. Bellas – The boardwalk will come off of the parking lot and run down toward the Conneaut Creek – showing the trail of the boardwalk on the GIS overhead and its about 352 feet long. The boardwalk is pre-fab boardwalk and it sits on 12 to 18-inch plates and each plate is adjustable. We are installing one in Harpers field this year. We used something similar in Geauga County and they have had no problems. The framing is galvanized and 2X6 treated lumber going across. We will need to pound it into the ground as you are not aloud to do any drilling into it and it will be no more that twenty-four (24) inches off the ground with railings.
Ms. Gaugh – Is it similar to the boardwalk at the beach
Mr. Frimerman – Yes. This boardwalk is very flexible and adaptable for the setting. It can be moved if needed, water will run underneath and if it happens, the water can run over top of the boardwalk as well without damaging anything
Mr. Zingaro – Is it open 365 days a year
Mr. Frimerman – Why not
Mr. Sedmak – What is your completion date
Mr. Bellas – Once everything is cleared for permits, we will start right away
Mr. Zingaro – The Board would like it in writing from CT Consultants that the storm water calculations are good for the driveway, other than that I see no problem with this issue.
Mr. Zingaro – I will entertain a motion to approve the Metro Parks Sign, Kiosk, Boardwalk and gravel parking lot located at 431 Mill Rd., Parcel ID # 12-313-00-013-00.
Mr. Sedmak – Made motion to approve Metro Parks project
Mrs. Gaugh – Second the motion
Roll was called – All Approved – Motion Carries.

Old Business: Bed & Breakfast Best Practices

Mr. Zingaro – We need a definition before we do anything else
Mrs. Hopkins – I have a resource book and printed out from the American Planning Association that is called "The Definitions for Planning" and what they have done is collected definitions from around the United States and there is no analysis in terms of what is a good definition or bad definition, they just give you examples of what other communities have used and they are for your review and consideration.
Mr. Zingaro – I looked at North Perry and it was quite interesting and simple
Mrs. Gaugh – Agreed – she liked the definition too
Mr. Zingaro – Mindy as we looked over your report, which was excellent by the way – could you give us a little background on what you found
Ms. Notte- I think there a number of properties and different types whether it is a big house or small house, a beach cottage or a traditional Bed and Breakfast …
Mr. Zingaro- Looking at the pictures; this is Grandpa's Castle correct
Ms. Notte – Yes that is a traditional Bed and Breakfast – I think there is a lot of diversity, there is a lot more that we thought we had once I started looking at multiple sites and I am sure there are some that are flying under the radar that are just not on websites and people know about them from word of mouth. There are a lot of people using this right now to offer more beds in Conneaut and from what I have seen, I was pleasantly surprised in terms of the condition of things as they were reflected, but not only that, but the reviews, even something that I would not stayed in myself, they still got really good reviews because they were clean, etc. I think because there is such a diverse type of properties I don't know if it makes sense if we try to find that balance being specific as

possible and clarify what we expect from a safety perspective but have some level of ambiguity around what that type of property looks like and focus more on what we require from a safety perspective vs. a Bed and Breakfast has to be xyz…that's just my opinion on how simplified or complicated it is. If we look at the USE of these, is it a good thing, in my opinion I think it is, we have a lack of beds in town and we want to attract people, and I think a lot of times we attract people who are looking for a low cost, family oriented, low key – I like pizza, go to the beach kind of thing, its comfortable and inexpensive, and I believe that kind of resonates with people.
Mrs. Gaugh – I have family that comes from all over and when they stay here, they are looking for something that is going to be a lot cheaper than a hotel.
Ms. Notte – Most people are looking for inexpensive, but also there is a home on Lake Erie St that only talked about how great their experience was because of the host. We have a lot of fisherman, tourists coming to our area and I think we have a really great option for housing for people here, especially considering like a big hotel, although we may get that at the Lake front it is not going to cater to all the types of people that want to come here. It will cater to people that we want to attract that we haven't yet – so it is an important part of it, I think it is still the reality of our town
Mr. Zingaro- Was it mentioned before that I believe the construction crew was having a hard time finding lodging for there long stay here while they worked on the pipeline.
Mrs. Gaugh – I see they are eating at our restaurants, so it is really helping our local businesses.
Mrs. Notte – I was thinking too, how does this connect with the tourism board and what they are trying to accomplish as well and their objectives
Mr. Zingaro – Asked Kris what she would suggest the definition be
Mrs. Hopkins –Are you considering anything other than a Bed and Breakfast
Mrs. Gaugh – We have more than Bed & Breakfast we have a lot of Short-Term Rentals because a lot of people stay for like two or three weeks
Mrs. Hopkins – So I think if you feel there is a market for both kinds, I think that it makes sense to regulate both kinds because I think you get more compliance if you have the rules spelled out for everyone to follow
Mrs. Gaugh – Do we have any boarding homes that just rent out rooms
Ms. Notte – I did not find anything that rent just rooms although I would say that is something that people probably do
Mrs. Gaugh – I'm thinking they probably do that during D-Day
Mrs. Hopkins – A Boarding House is something more like you live their full time. The Bed & Breakfast and Short-Term Rentals are more transient although you may have someone temporary like a worker who is here for more than 30 days. The reason I provided the definition for family is because it is becoming more and more acceptable to acknowledge you can have a certain number of unmarried people living together that came out of places like college towns like groups of students living together. So, if you have a family definition like this that allows you to have up to four (40) unrelated individuals living together then that basically encompasses a Boarding House.

Discussion amongst the board (inaudible)

Mrs. Hopkins – There are definitions you can add to refine the Short-Term Rentals to be a "hosted property" vs. "un-hosted property". The hosted property is where the owner is there and un-hosted is when the owner is not there like if the owner leaves for a few weeks and someone comes and stays while the owner is gone.

More discussion amongst the board (inaudible)

Mrs. Hopkins – A Bed & Breakfast is more where someone is taking care of you and a Short-Term Rental is more you are taking care of yourself

Mr. Zingaro – So we need a few definitions
Mrs. Gaugh – Yes, I think so just to make sure everybody is covered and the safety issues are addressed
Mrs. Notte – I think if we could find some balance of how do we give ourselves the ability to regulate and take care of something if there is an issue but without being overly invasive and making it difficult for somebody to do this since we feel it is a good thing or could be a good thing overall.
Mrs. Gaugh – Would like to know how the tourism board feels
Mrs. Hopkins – What are your concerns on how the tourism board feels. Do you think they might be to much of a threat to the hotel business
Mrs. Gaugh -That it is to much of a threat to the tourism business
Mrs. Hopkins – It feeds the tourism business
Mrs. Gaugh – I think so, but I would just like to know what they think

Board agreed it would be good to have the open communication and feedback from the tourism board…more discussion inaudible

Discussion around house swapping – inaudible

Discussion with definitions need to comply with zoning

Board discussion- Bed and Breakfast typically has a sign and is a conditional use permit because they typically employ one or two people, there is parking regulations etc. where a short-term rental does not typically display a sign because it is a rental of the home and considered "un-hosted" where neighbors cannot usually tell. – That would be the distinction between B & B / Short-Term Rentals because short-term rentals are mostly done online and do not have a sign, however in Conneaut a lot of the short-term rentals have signs.

Mrs. Hopkins – All communities are required to have a content neutral sign regulation because of freedom of speech – like for sale signs, political signs, etc.

Board discusses all the short-term rentals in the area that do advertise with a sign and reviewed the pictures Mindy took of all the rentals in town.

Summarize – a Bed and Breakfast will usually advertise with a sign, employ 1 or 2 people and rent out rooms – a short-term rental does not usually have a sign, advertise online and do not have employees, and rent out the entire home.

This is a great way to help the community by bringing in outside dollars so that you are helping to improve tax dollars and they are spending money in our local businesses and restaurants. The board agrees that getting the tourism board involved is a really good idea. It makes sense to

collaborate with the Tourism Board because the Tourism Board may also advocate for similar regulations for the whole area and if everyone is doing very similar things there is consistency and having an entire county experience.

Mr. Zingaro – How do we go from the talking stage to the action stage

Mrs. Gaugh – We would like to get the definitions to counsel

Mrs. Hopkins – You will need more than a definition

Mr. Sedmak – I think Mindy should lead us on this – she has the most experience with very positive ideas than I have heard since I have been on the Planning Commission

Mrs. Gaugh/Mr. Zingaro – Both agree that Mindy is the most experience to lead this Ordinance

Ms. Notte – I'm happy to do whatever I need to help to meet the goals of our City.

Mr. Zingaro – What goals should we set
Mrs. Gaugh – Don't we need definitions first

Mrs. Hopkins – You will need the whole package

Mr. Sedmak – Everything Mindy said is the whole package, we just need you to put it together

Ms. Notte – So basically want me to take a stab at what I would recommend for you guys

Board – Yes, Yes.... everything you have said – the package is there all we have to do is put it in a ball

Ms. Notte – We are talking definition, signage, parking

Mrs. Gaugh – I would like to see you go to City Council and present it

Mrs. Hopkins – Just so you all know – you do not have to start with Council, you can start your legislation here and use the examples given and draft your regulations and requirements (parking, signage) and give them to Kyle for review

Ms. Notte – For next meeting I will do some heavy lifting on what I feel like a definition would be and highlight what I took out and put in and review it at that meeting and then take it to Kyle for review

Mrs. Gaugh – How do we make sure people have the proper insurance in place without invading their privacy

Mrs. Hopkins – I think that is something you can require them to show proof of insurance when application is made for a Business Permit – and if it is made a requirement to be inspected every

3 years – they would need to update our records with proof of insurance to have their permit renewed.

Board discussed commercial inspections by the fire department, zoning inspections and how/when they should be conducted – ex. Complaints etc … more discussion about B & B's and Mindy's experience in Washington. The board expressed their trust in Mindy Notte and her networking skills and appreciate her going above and beyond.

Mr. Zingaro -Entertain a motion to adjourn the meeting
Ms. Notte – made motion to adjourn the meeting
Mrs. Gaugh – second the motion
Roll was called – all approved. Motion carries – meeting adjourned at 7:17 p.m.

Time Meeting Adjourned: 7:17 p.m.

Joe Zingaro - Chair

Melanie Shubitowski- Cle

your trusted advisor
consultants
engineers
architects
planners

May 31, 2019

Ms. Janet Brown
Planning and Zoning Manager
City of Conneaut
294 Main Street
Conneaut, Ohio 44030

Re: Conneaut Travel Center (Truckworld) Site Improvement Plans
Sowards Engineering Consultants, LLC

Dear Ms. Brown:

We have reviewed the grading plan received on May 15, 2019 and recommend it for approval. Please note this is not the final site plan approval but only the grading plan. Please direct the engineer representing the owner to send in stormwater calculations for the final site plan review.

Should you have any questions or comments, please do not hesitate to contact us at your earliest convenience.

Respectfully submitted,

CT CONSULTANTS, INC.

David Frey, P.E.
City Engineer

DLF /dlf
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COMMERCIAL STRUCTURE PERMIT APPLICATION

PERMIT #_____

Date of Application: 24 MAY 2019 Zoning District B-1 Parcel ID # 12 - 316 - 00 - 027 - 00

Job Location

Property Owner	Applicant Name (if different than owner)
TRUCK WORLD REALTY 790, LLC	
Street Address & Job Location (street number & name)	**Phone Number**
SE QUADRANT I-90 & SR 7	330 534 2210

Contractor Information

Name of Owner or Company	Email Address	
KIRILA CONTRACTORS	BILL KIRILA	
Address (street number & name)	City	State & Zip Code
Phone Number with area code	Fax Number	Cell Phone No.
( )	( )	( )

Corporate Resolution documents attached ( ) YES (X) NO

Application for Planning Commission Review (must be submitted at least 5 days prior to Planning Commission Meeting, which is the 1st Tuesday of each month)

- Planned Unit Development Review Fee: $150.00 Date Paid: _____ Cash/Check#_____
- Multi-Family Site Plan Review: $150.00 Date Paid: _____ Cash/Check#_____
- Commercial Site Plan Review: $150.00 Date Paid: _____ Cash/Check#_____
- Industrial Site Plan Review: $250.00 Date Paid: _____ Cash/Check#_____
- Subdivision: $25/per split Date Paid: _____ Cash/Check#_____
- Zoning Board of Appeals: $250.00 Date Paid: _____ Cash/Check#_____

Estimated Engineering Review Fee Deposit Amount $_____ Date Paid:_____ Check#: _____

Requirements:

- ☐ **Survey plus 3 sets of Site plan(s)**
- ☐ **Material Structure will be made of and how it will be anchored to foundation and/or building**
- ☐ **Survey & plans must be submitted with the Commercial Application**

Property Owner Signature _____ Cost of Project _____

Applicant Signature _____ Date 24 MAY 2019

For questions please refer to: www.conwaygreene.com/conneaut.htm or call the Zoning Administrator at (440) 593-7406

Department Use Only- Planning Commission Approval

Approved _____ Reason for Denial_____

Denied _____ Ref Ordinance: _____

Zoning Administrator _____ Date Approved _____ Date Denied _____

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February 6, 2019

Mr. Gary Burke
6813 Commerce Drive
Hubbard, OH 44425

RE: Truck World Final Grading Site Plan
780 State Route 7, Conneaut, OH 44030

Dear Mr. Burke,

We are pleased to inform you that City of Conneaut's Planning Commission met, reviewed and approved the Final Grading Site Plan to move soil to 780 State Route 7 for preliminary grading with the following conditions:

1. Detailed plan outlining sedimentation and erosion control measures as well as dust control and clean-up procedures.
2. Location of ingress and egress with traffic maintenance control; prior to start of project this should be discussed with the City
3. Surety bond in favor of the City or other agreement regarding road use and maintenance; prior to start of project this should be discussed with the City.
4. Full compliance with all requirements from the Ohio EPA and United States Army Corp of Engineers (USACE). It should be noted that all regular, temporary or limited permits for relocating fill and site grading from the OEPA or USACE should be copied to the City for our records prior to the commencement of work.

We look forward to working with you on this project. In order to aid in the final permitting process we have enclosed the Commercial Application for new structures and fee schedule. Please feel free to reach out to our office for any assistance in the preparation or submission of your application.

Due to the large and special nature of this project, we will want to ensure sufficient lead-time for review. Please also feel free to submit preliminary or draft documents for early feedback.

The Ashtabula County Building Department will require permits for this project. Please contact Mr. Todd Nagy, Chief Building Official at (440) 576-3737 for more information on County requirements.

Sincere Regards,

Janet Brown

Janet Brown
P/Z Manager

CROSSING AND ROAD USE AGREEMENT
CITY OF CONNEAUT AND TRUCKWORLD

This Agreement is dated the 24 day of MAY, 2019 by and between the CITY OF CONNEAUT, by and through its authorized representative, James Hockaday City Manager, 294 Main Street, Conneaut, Ohio (the "City") and TRUCK WORLD, INC. ("TW") for the purpose of protecting parts of Under Ridge Road and Route 7 arising from TW construction of a new facility located at the southeast corner of Interstate 90 and State Route 7, (the "Project" or "Project Area")

Whereas, TW plans to hire contractors, subcontractors and material suppliers to construct a new TW facility at the Project Area

Whereas, the parties acknowledge that the construction of the TW facility will involve heavy machinery and equipment likely to damage Under Ridge Road and State Route 7 which are used by residents and others. It is further understood and acknowledged that Route 7 is a State-owned road for which TW must obtain permits and follow the laws and regulations of the State of Ohio as determined by the State of Ohio. This Agreement in no way infringes or impedes the rights, laws and regulations of the State of Ohio to regulate Route 7 and to seek damages or other relief arising from TW, its employees, contractors and agents during the installation and construction of the TW facility.

Now, therefore, for valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows to allow TW the right to use a designated portion of Under Ridge Road running from State Rt 7 1500 feet east for the purpose of moving heavy machinery for the construction of the TW facility pursuant to the terms and conditions set forth herein.

1. The City hereby represents and warrants to TW that (i) the City has the power and authority to enter into and carry out its obligations under this Agreement; (ii) the execution, delivery, and performance of this Agreement have been duly authorized and no other action on the part of the City is necessary to authorize the execution and delivery of this Agreement or the performance of the Agreement by the City; and (iii) this Agreement has been executed and delivered on behalf of the City and constitutes a legal, valid and binding obligation of the City enforceable against the City in accordance with its terms.
2. Beginning the 1st day of May, 2019, the City, subject to the rights, laws and regulations of the State of Ohio, grants TW, its assigns and successors, the use of the designated portion of Under Ridge Road and, to the extent permitted by State law, State Route 7, for hauling heavy machinery and, in certain instances, digging through or under such roads, for the purpose of constructing and installing the new Truck World facility at the southeast corner of Interstate 90 and Route 7, subject to the terms and conditions of this Agreement and such plans as have been provided to the City. The right granted TW to utilize Conneaut public roads shall include all rights reasonably incidental to the Project, including, without limitation, the right to conduct construction activities in the Project Area, rights of ingress and egress, and the right to store equipment, materials, and waste in connection with construction of its new facility.
3. TW agrees to use heavy equipment only on the designated portion of Under Ridge Road and State Route 7:
    a) During the construction of the TW facility, TW intends to use approximately 1500 linear feet of Under Ridge Road east of State Rt. 7 and agrees to maintain that portion of the road and drainage ditches, or whatever is used or damaged from their

use, in reasonable condition at all times, promptly repairing potholes, ruts and other defects in the road arising from the construction operations of TW, its agents, contractors and employees. During its construction, TW agrees that it will keep at least one lane on Under Ridge open to traffic, except during such periods not to exceed 5 minutes. TW shall provide at least 48 hours written notice to the City for any road closure exceeding 5 minutes. At all times TW shall repair and restore drainage ditches promptly to allow for property drainage. TW shall use flaggers and other such traffic signals during construction as may be recommended by the City Engineer. Debris and mud shall be removed, and potholes or other damage repaired within 24 hours for all roadways,

b) During construction, TW further agrees to use ODOT approved soil erosion precautions and systems on all roadways to prevent damage to the roadway, private property and natural waterways. TW shall further maintain the roads in such condition to allow for school buses at all times. The City assumes no responsibility to TW for providing access to the worksite or travel routes, except as provided herein, and TW shall hold the City and State of Ohio free and harmless of any claims or liability for property damage or personal injury arising from the acts or omissions of TW, its contractors, employees and agents; and TW shall indemnify the City and State for any such claims incurred.

c) Excepting force majeure, TW shall complete the project according to plans and specifications no later than September 1, 2019, including restoring each road mentioned herein to the condition existing prior to April 1, 2019, and remediating

any damage it has caused to the roads, adjacent drainage ditches or private or public property as follows:

i) Drainage ditches shall be cleaned and dug to a depth meeting ODOT requirements and shall drain properly. Public and private culverts shall be repaired or replaced if damaged by the construction.

ii) Those portions of Under Ridge Road thereof, damaged by the acts or omissions of TW, its contractors, agents, etc., shall be rebuilt to a width of at least 22 feet, graded, compacted and crowned in accordance with the provisions set forth in the estimate attached hereto as exhibit 3.

d) No later than September 20, 2019, the TW shall pave that portion of Under Ridge Road, extending from Route 7 to a point 1500 feet east in accordance with site plans approved by the City of Conneaut and in accordance with ODOT specifications for drainage and paving.

4. TW shall further name the City as an additional insured for liability insurance in the amount of Five Million dollars ($5,000,000.00) acceptable to the City for property and permanent injury claims arising from the acts or omissions of TW, its contractors, employees and agents.

5. TW agrees that it will provide ODOT approved markers and barriers to protect the public from entering into the construction area or slipping into an open trench or uneven part of the roadway. TW further agrees that it will be solely responsible for any claims or damages arising from its or its contractors or agents' negligence or willful misconduct with respect to its construction, installation, maintenance or restoration of the roadways and associated

road crossings, including traffic control, holding the City of Conneaut, its employees, contractors and agents free and harmless thereon and shall indemnify the same.

6. TW agrees that it shall obtain all necessary permits and easements from the State of Ohio and any other relevant party, if applicable.
7. No later than five (5) days prior to beginning construction of the Project, TW agrees to provide the City of Conneaut with the following:
    a) Road repair estimate (Exhibit 1)
    b) Certified copy of liability insurance naming City as a named insured in the amount of $5 million (Exhibit 2)
    c) Names, addresses and phone numbers for all contractors and subcontractors employed on the Project, including documentation that each has complied with State of Ohio requirements for liability insurance and Worker's Compensation. (Exhibit 3)
8. TW shall not commence work on the Project until such time as it has received written notification that all conditions have been met as shown in paragraph 8 to the satisfaction of the City of Conneaut, which shall not be unreasonably delayed or withheld.
9. TW shall be solely responsible for damages arising from its negligence or willful misconduct with respect to the trenching, installation, maintenance or restoration to the roadway, water lines, sewer lines, drainage lines and any other utilities, and shall hold the City free and harmless thereon, and indemnify the same.
10. TW shall pay to the City the sum of $400 per day for inspection of the trenching, installation and restoration of all road cuts, and shall provide 48 hours' notice to the City of all start and ending times of work. Work will be conducted only from Mondays through

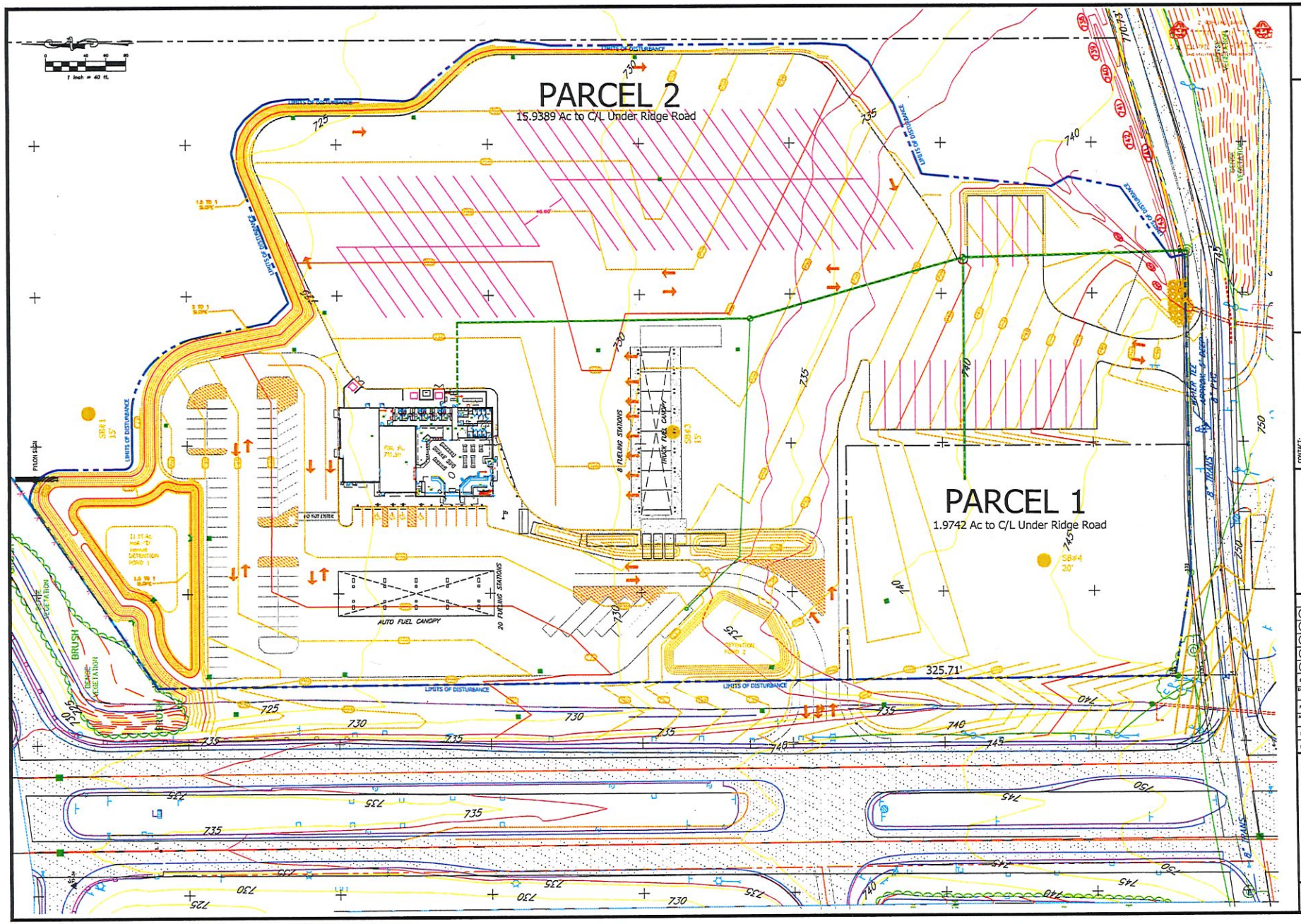
Saturdays, and at the end of each week, beginning no earlier than 7:00 am and ending no later than 5:00 pm. TW will pay the City as invoiced in full for the week. The City shall choose the inspector of its choice who shall be present at all times during the work.

11. TW shall not assign any rights or obligations to this Agreement without the prior express written consent of the City.
12. Upon completion, TW shall restore the Project site to as close to its condition prior to the commencement of work as reasonably practical except for any damage not arising from the trenching, installation, maintenance or restoration of the roadway as part of the Project.
13. The parties agree that the Courts of Ashtabula County shall have exclusive jurisdiction to hear and resolve all disputes arising from this agreement.
14. Except in the case of emergencies or unexpected outages, TW shall provide at least 48 hours' notice to the City and affected residents for any interruption in utility service.
15. The City may terminate this Agreement, and halt the work on the Project, if TW or any of its contractual agents or employees violates any material term or condition of this Agreement and fails to cure such violation within 48 hours of the City's written notice to TW of such violation.
16. As-builts for any Non-TW utilities relocated as part of the Project shall be documented and submitted to the City of Conneaut Engineer Department.
17. The deadlines listed in this Agreement may be extended by mutual agreement of both parties.

18. This Agreement shall be binding upon and inure to the benefit of each of the parties hereto and their respective successors and assigns.

CITY OF CONNEAUT, by:
James Hockaday, City Manager

CEO
TRUCK WORLD INC.
By: J GARY BURKE



SOWARDS ENGINEERING CONSULTANTS, LLC
11853 DeSellem Road, Lisbon, Ohio 44432
Phone (office): 330-953-1651

CONTACT:
J. Gary Burke
P.O. Box 348
Hubbard, Ohio 44425
Phone: 619-890-1099

CITY OF CONNEAUT,
COUNTY OF ASHTABULA,
STATE OF OHIO

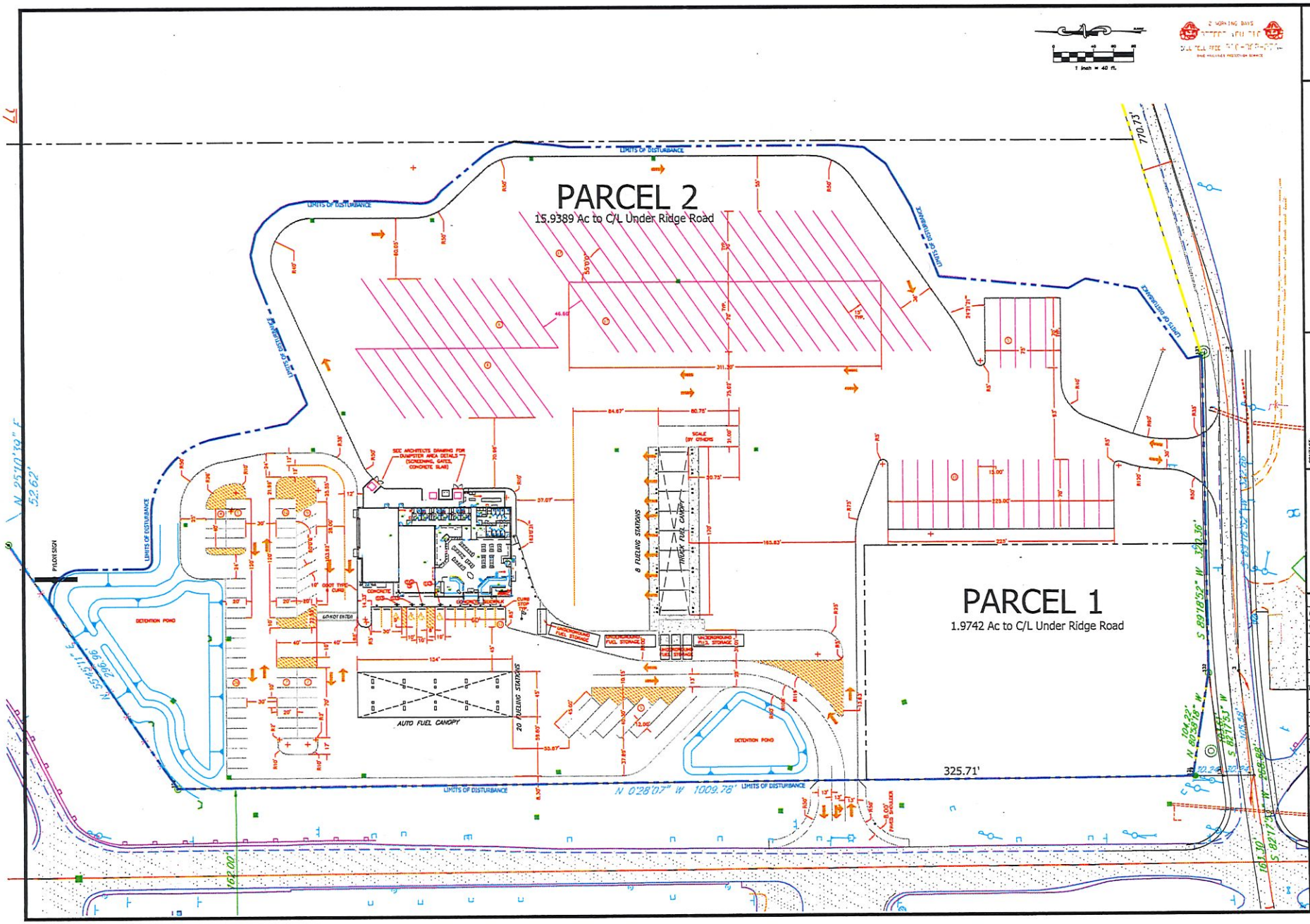
Revisions

DATE:	JANUARY 2019
DRAWN BY: RJJ / DESIGNED BY: SJS / CHECKED BY: SJS	
PROJECT NO:	17-1127
AUTOCAD FILE:	17-1127_BASE
SCALE:	1"=40'
SHEET NO:	9 OF 12

CONNEAUT TRAVEL CENTER
SITE IMPROVEMENT PLANS

SITE GRADING PLAN

C-2



SOWARDS ENGINEERING CONSULTANTS, LLC
11853 DeSellem Road, Lisbon, Ohio 44432
Phone (office): 330-953-1651

CONTACT:
J. Gary Burke
P.O. Box 248
Hubbard, Ohio 44425
Phone: 619-890-1099

CITY OF CONNEAUT,
COUNTY OF ASHTABULA,
STATE OF OHIO

Revisions

DATE:	JANUARY 2019
DRAWN BY: RJJ	DESIGNED BY: SJS / CHECKED BY: SJS
PROJECT NO:	17-1127
AUTOCAD FILE:	17-1127_BASE
SCALE:	1"=40'
SHEET NO:	8 OF 12

CONNEAUT TRAVEL CENTER
SITE IMPROVEMENT PLANS

SITE DIMENSION PLAN
HOTEL AND ENTRANCES

C-8

Janet Brown

From: Jim Hockaday
Sent: Tuesday, April 9, 2019 4:47 PM
To: Janet Brown
Cc: Kyle Smith; Jennifer Hoover
Subject: FW: Parcels for project
Attachments: 20190409_Land survey.pdf

From: Nicole Ferraro [mailto:nferraro@truckworldinc.com]
Sent: Tuesday, April 09, 2019 1:34 PM
To: Jim Hockaday <conneautcitymanager@conneautoh.org>
Subject: Parcels for project

Parcel 1 will be the potential Hotel in the future
Parcel 2 will be the truck stop
Parcel 3 is the wetlands

Nicole

Nicole H. Ferraro, CPA
Vice President of Accounting and Administration

TRUCK WORLD INC.
6813 Commerce Drive
Hubbard, Ohio 44425

330/534-2210 p
330/534-5014 f

* Prepared by: Microsoft
* Routine: Reduce Map Check File Coord File: CONNTRUK.crd 4/02/19 9:28:31
* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000
*----------

Correct Ending Coordinates, North: 7000.00000 East: 3000.00000
Ending Coordinates, North: 7000.00131 East: 3000.00038
Error, N: 0.00 E: 0.00 Total: 0.00 Brg: S 16°06'58"W
Distance Traversed: 1217.13 Closure: 892153

No Adjustment

Bearing	Distance	Northing	Easting	Elevation	Point ID
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N 00°28'07"W	387.13	7387.11705	2996.83377		5001
N 90°00'00"E	230.44	7387.11705	3227.27377		5002
S 00°01'37"W	371.50	7015.61709	3227.09907		5003
S 89°18'52"W	122.48	7014.15163	3104.62784		5004
S 82°17'52"W	105.58	7000.00131	3000.00038		5005

Approx: Sq. Feet: 85996 Acres: 1.97419

CLOSURES:

TRUCK WORLD REALTY 790 LLC SUBDIVISION

PARCEL No. 1

MH
4-9-19

ADVANCED LAND MEASUREMENT, INC.

LEGAL DESCRIPTION
LANDS OF TRUCK WORLD REALTY 790, LLC.
1.9742 ACRE NEW PARCEL NO. 1

BEING SITUATED IN THE CITY OF CONNEAUT, COUNTY OF ASHTABULA, STATE OF OHIO AND BEING KNOWN AS PART OF FORMER CONNEAUT TOWNSHIP LOT NO. 51 LOCATED IN TOWNSHIP 13 NORTH, RANGE 1 WEST OF THE CONNECTICUT WESTERN RESERVE, ALSO BEING KNOWN AS PART OF LANDS CONVEYED BY DOROTHY H. GILL TO TRUCK WORLD REALTY 790, LLC. ON JUNE 29, 2018 AS RECORDED IN DEED VOLUME 662, PAGE 1701 OF THE ASHTABULA COUNTY RECORD OF DEEDS, BUT BEING MORE FULLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINTED 1" BAR FOUND IN A MONUMENT BOX ON THE INTERSECTION OF THE CENTERLINE OF RELOCATED STATE ROUTE 7 (R/W VARIES) AND THE CENTERLINE OF UNDER RIDGE ROAD (60' R/W), SAID BAR SHOWN AS BEING STATION 1510+09.54 OF THE ODOT PROJECT ATB-7-27.14.

THENCE EASTERLY ALONG THE SAID CENTERLINE OF UNDER RIDGE ROAD N 82°17'53" E A DISTANCE OF 163.30 FEET TO A POINT, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF RELOCATED STATE ROUTE 7 AND THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED.

THENCE NORTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF STATE ROUTE 7 N 0°28'07" W A DISTANCE OF 387.13 FEET TO AN IRON PIN SET.

THENCE ALONG A NEW BOUNDARY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 90°00'00" E A DISTANCE OF 230.44 FEET TO AN IRON PIN SET.
2. S 0°01'37" W AND PASSING OVER AN IRON PIN SET AT A DISTANCE OF 341.50 FEET, A TOTAL DISTANCE OF 371.50 FEET TO A POINT ON THE AFOREMENTIONED CENTERLINE OF UNDER RIDGE ROAD.

THENCE WESTERLY ALONG THE SAID CENTERLINE OF UNDER RIDGE ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 89°18'52" W A DISTANCE OF 122.48 FEET TO AN ANGLE POINT.
2. S 82°17'52" W A DISTANCE OF 105.58 FEET TO THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED.

CONTAINING 1.9742 ACRES OF LAND WITHIN SAID BOUNDS OF WHICH 0.1928 ACRES BEING CONTAINED WITHIN THE UNDER RIDGE ROAD RIGHT OF WAY AS SURVEYED BY MATTHEW A. HART, PS NO. 7447 OF ADVANCED LAND MEASUREMENT, INC. IN APRIL OF 2019 BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL A 0.039 ACRE PARCEL OF LAND CONVEYED TO THE OHIO DEPARTMENT OF TRANSPORTATION AS RECORDED IN DEED VOLUME 560, PAGE 330 OF THE ASHTABULA COUNTY RECORDS.

BASIS OF BEARINGS FOR THE ABOVE DESCRIBED PARCEL BEING THE OHIO STATE PLANE COORDINATE SYSTEM (VRS, OHIO NORTH ZONE). ALL REPORTED DISTANCES ARE GROUND.

ALL IRON PINS SET ARE 30" LONG, 5/8" REBAR WITH IDENTIFICATION CAP.

PARCEL NO.: 12-316-00-027-00

Matthew A. Hart
4-9-19

STATE OF OHIO
MATTHEW A. HART
S-7447
REGISTERED
PROFESSIONAL SURVEYOR

Professional Surveyors

7097 Warren Sharon Road
Brookfield, Ohio 44403
Phone: (330) 448-6280 Fax: (330) 448-6281

* Prepared by: Microsoft
* Routine: Reduce Map Check File Coord File: CONNTRUK.crd 4/02/19 9:31:38
* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000
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Correct Ending Coordinates, North: 7000.00000 East: 3000.00000
Ending Coordinates, North: 6999.99343 East: 3000.00114
Error, N: -0.01 E: 0.00 Total: 0.01 Brg: N 09°50'57"W
Distance Traversed: 3640.90 Closure: 545734

No Adjustment

Bearing	Distance	Northing	Easting	Elevation	Point ID
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N 00°01'37"E	371.50	7371.49996	3000.17471		5001
N 90°00'00"W	230.44	7371.49996	2769.73471		5002
N 00°28'07"W	683.13	8054.60711	2764.14758		5003
N 55°45'11"E	296.96	8221.72457	3009.62058		5004
N 25°10'39"E	52.62	8269.34537	3032.00639		5005
S 89°58'00"E	381.95	8269.12316	3413.95633		5006
S 00°02'00"W	1201.16	7067.96336	3413.25752		5007
S 72°52'53"W	222.77	7002.39084	3200.35680		5008
S 89°18'52"W	200.37	6999.99343	3000.00114		5009

Approx: Sq. Feet: 694300 Acres: 15.93894

CLOSURES:

TRUCK WORLD REALTY 790 LLC SUBDIVISION
PARCEL No. 2

MH
4-9-19

STATE OF OHIO
PROFESSIONAL SURVEYOR

ADVANCED LAND MEASUREMENT, INC.

LEGAL DESCRIPTION
LANDS OF TRUCK WORLD REALTY 790, LLC.
15.9389 ACRE NEW PARCEL NO. 2

BEING SITUATED IN THE CITY OF CONNEAUT, COUNTY OF ASHTABULA, STATE OF OHIO AND BEING KNOWN AS PART OF FORMER CONNEAUT TOWNSHIP LOT NO. 51 LOCATED IN TOWNSHIP 13 NORTH, RANGE 1 WEST OF THE CONNECTICUT WESTERN RESERVE, ALSO BEING KNOWN AS PART OF LANDS CONVEYED BY DOROTHY H. GILL TO TRUCK WORLD REALTY 790, LLC. ON JUNE 29, 2018 AS RECORDED IN DEED VOLUME 662, PAGE 1701 OF THE ASHTABULA COUNTY RECORD OF DEEDS, BUT BEING MORE FULLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINTED 1" BAR FOUND IN A MONUMENT BOX ON THE INTERSECTION OF THE CENTERLINE OF RELOCATED STATE ROUTE 7 (R/W VARIES) AND THE CENTERLINE OF UNDER RIDGE ROAD (60' R/W), SAID BAR SHOWN AS BEING STATION 1510+09.54 OF THE ODOT PROJECT ATB-7-27.14.

THENCE EASTERLY ALONG THE SAID CENTERLINE OF UNDER RIDGE ROAD N 82°17'53" E A DISTANCE OF 163.30 FEET TO THE EAST RIGHT OF WAY LINE OF SAID RELOCATED STATE ROUTE 7.

THENCE NORTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF RELOCATED STATE ROUTE 7 N 0°28'07" W A DISTANCE OF 387.13 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED.

THENCE NORTHERLY CONTINUING ALONG THE SAID EAST RIGHT OF WAY LINE OF RELOCATED STATE ROUTE 7 N 0°28'07" W A DISTANCE OF 683.13 FEET TO AN IRON PIN SET, SAID IRON PIN BEING ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 90.

THENCE NORTHEASTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 90 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. *N 55°45'11" E A DISTANCE OF 296.96 FEET TO AN IRON PIN SET.*
2. *N 25°10'39" E A DISTANCE OF 52.62 FEET TO AN IRON PIN SET, SAID IRON PIN BEING A SOUTH CORNER OF LANDS OF RUDY J. PRYATELY, JR., TRUSTEE AS RECORDED IN DEED OR370, PAGES 23-25.*

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PRYATELY, JR., TRUSTEE LANDS S 89°58'00" E A DISTANCE OF 381.95 FEET TO AN IRON PIN SET.

THENCE SOUTHERLY ALONG A NEW BOUNDARY LINE S 0°02'00" W AND PASSING OVER AN IRON PIN SET AT A DISTANCE OF 1169.76 FEET, A TOTAL DISTANCE OF 1201.16 FEET TO A POINT ON THE AFOREMENTIONED CENTERLINE OF UNDER RIDGE ROAD.

THENCE WESTERLY ALONG THE SAID CENTERLINE OF UNDER RIDGE ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. *S 72°52'53" W A DISTANCE OF 222.77 FEET TO AN ANGLE POINT.*
2. *S 89°18'52" W A DISTANCE OF 200.37 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A NEW 1.9742 ACRE PARCEL.*

THENCE NORTHERLY ALONG THE EAST LINE OF SAID NEW 1.9742 ACRE PARCEL N 0°01'37" E AND PASSING OVER AN IRON PIN SET AT A DISTANCE OF 30.00 FEET, A TOTAL DISTANCE OF 371.50 FEET TO AN IRON PIN SET.

THENCE WESTERLY ALONG THE NORTH LINE OF SAID NEW 1.9742 ACRE PARCEL S 90°00'00" W A DISTANCE OF 230.44 FEET TO THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED.

* Prepared by: Microsoft
* Routine: Reduce Map Check File Coord File: CONNTRUK.crd 4/02/19 9:33:50
* Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000
*----------

Correct Ending Coordinates, North: 7000.00000 East: 3000.00000
Ending Coordinates, North: 7000.00273 East: 3000.00267
Error, N: 0.00 E: 0.00 Total: 0.00 Brg: S 44°22'41"W
Distance Traversed: 3299.47 Closure: 864079

No Adjustment

Bearing	Distance	Northing	Easting	Elevation	Point ID
		7000.00000	3000.00000		5000
N 00°02'00"E	1201.16	8201.15980	3000.69881		5001
S 89°58'00"E	510.71	8200.86268	3511.40872		5002
S 00°40'36"E	1039.64	7161.29518	3523.68665		5003
S 72°52'53"W	547.96	7000.00273	3000.00267		5004

Approx: Sq. Feet: 579916 Acres: 13.31303

CLOSURES:

TRUCK WORLD REALTY 790 LLC SUBDIVISION
PARCEL NO. 3

MH
4-9-19

ADVANCED LAND MEASUREMENT, INC.

LEGAL DESCRIPTION
TRUCK WORLD REALTY 790, LLC. SUBDIVISION
13.3130 ACRE NEW PARCEL NO. 3

BEING SITUATED IN THE CITY OF CONNEAUT, COUNTY OF ASHTABULA, STATE OF OHIO AND BEING KNOWN AS PART OF FORMER CONNEAUT TOWNSHIP LOT NO. 51 LOCATED IN TOWNSHIP 13 NORTH, RANGE 1 WEST OF THE CONNECTICUT WESTERN RESERVE, ALSO BEING KNOWN AS PART OF LANDS CONVEYED BY DOROTHY H. GILL TO TRUCK WORLD REALTY 790, LLC. ON JUNE 29, 2018 AS RECORDED IN DEED VOLUME 662, PAGE 1701 OF THE ASHTABULA COUNTY RECORD OF DEEDS, BUT BEING MORE FULLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINTED 1" BAR FOUND IN A MONUMENT BOX ON THE INTERSECTION OF THE CENTERLINE OF RELOCATED STATE ROUTE 7 (R/W VARIES) AND THE CENTERLINE OF UNDER RIDGE ROAD (60' R/W), SAID BAR SHOWN AS BEING STATION 1510+09.54 OF THE ODOT PROJECT ATB-7-27.14.

THENCE EASTERLY ALONG THE SAID CENTERLINE OF UNDER RIDGE ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. *N 82°17'53" E A DISTANCE OF 268.88 FEET TO AN ANGLE POINT.*
2. *N 89°18'52" E A DISTANCE OF 322.85 FEET TO AN ANGLE POINT.*
3. *N 72°52'53" E A DISTANCE OF 222.77 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A NEW 15.9389 ACRE PARCEL AND THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED.*

THENCE NORTHERLY ALONG THE EAST LINE OF SAID NEW 15.9389 ACRE PARCEL N 0°02'00" E AND PASSING OVER AN IRON PIN SET AT A DISTANCE OF 31.40 FEET, A TOTAL DISTANCE OF 1201.16 FEET TO AN IRON PIN SET, SAID IRON PIN BEING ON THE SOUTH LINE OF LANDS OF RUDY J. PRYATELY, JR., TRUSTEE AS RECORDED IN DEED VOLUME OR370, PAGES 23-25.

THENCE EASTERLY ALONG THE SAID SOUTH LINE OF PRYATELY, JR., TRUSTEE LANDS S 89°58'00" E A DISTANCE OF 510.71 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LANDS OF CONNIE BIXBY, ET AL AS RECORDED IN DEED VOLUME 674, PAGE 1715, SAID POINT ALSO BEING 0.47 FEET WEST OF A ½" IRON PIN FOUND.

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BIXBY, ET AL LANDS S 0°40'36" E AND PASSING OVER AN IRON PIN SET AT A DISTANCE OF 1008.36 FEET, A TOTAL DISTANCE OF 1039.64 FEET TO A POINT ON THE AFOREMENTIONED CENTERLINE OF UNDER RIDGE ROAD.

THENCE WESTERLY ALONG THE SAID CENTERLINE OF UNDER RIDGE ROAD S 72°52'53" W A DISTANCE OF 547.96 FEET TO THE TO THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED.

CONTAINING 13.3130 ACRES OF LAND WITHIN SAID BOUNDS OF WHICH 0.3772 ACRES BEING CONTAINED WITHIN THE UNDER RIDGE ROAD RIGHT OF WAY AS SURVEYED BY MATTHEW A. HART, PS NO. 7447 OF ADVANCED LAND MEASUREMENT, INC. IN APRIL OF 2019 BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BASIS OF BEARINGS FOR THE ABOVE DESCRIBED PARCEL BEING THE OHIO STATE PLANE COORDINATE SYSTEM (VRS, OHIO NORTH ZONE). ALL REPORTED DISTANCES ARE GROUND.

ALL IRON PINS SET ARE 30" LONG, 5/8" REBAR WITH IDENTIFICATION CAP.

PARCEL NO.: 12-316-00-027-00

4-9-19

STATE OF OHIO
MATTHEW HART
S-7447
REGISTERED
PROFESSIONAL SURVEYOR

Professional Surveyors

7097 Warren Sharon Road
Brookfield, Ohio 44403
Phone: (330) 448-6280 Fax: (330) 448-6281

CITY OF CONNEAUT
HOUSING/ZONING OFFICE

Inspectors
Melanie Shubitowski
Kelley Katon
Janet Brown

City Hall Building
294 Main Street
Conneaut, OH 44030

Telephone
(440) 593-7406
Fax
(440) 593-6908
Email
conneautz@conneautoh.org

COMMERCIAL STRUCTURE PERMIT APPLICATION

PERMIT #_____ 12-305-00-001-02

Date of Application: 5-2-19 Zoning District B2 Parcel ID # ____-____-____-____

Job Location

Property Owner	Applicant Name (if different than owner)
LORJIM REALTY CO.	Matthew Conway (Hughes Roller)
Street Address & Job Location (street number & name)	**Phone Number**
494 EAST MAIN RD.	440-645-0436 (matt)

Contractor Information

Name of Owner or Company	Email Address	
Hughes Roller Bldg Co	matt e hughes-roller.com	
Address (street number & name)	**City**	**State & Zip Code**
4817 State Rd	Ashtabula	OH 44004
Phone Number with area code	**Fax Number**	**Cell Phone No.**
~~(440) 645-0436~~ 440-997-2618	~~(440) 997-2618~~ 440-992-1530	(440) 645-0436

Corporate Resolution documents attached ( ) YES ( ) NO

Application for Planning Commission Review (must be submitted at least 5 days prior to Planning Commission Meeting, which is the 1st Tuesday of each month)

❖ Planned Unit Development Review Fee:	$150.00	Date Paid: _____	Cash/Check# _____
❖ Multi-Family Site Plan Review:	$150.00	Date Paid: _____	Cash/Check# _____
❖ Commercial Site Plan Review:	$150.00	Date Paid: _____	Cash/Check# _____
❖ Industrial Site Plan Review:	$250.00	Date Paid: _____	Cash/Check# _____
❖ Subdivision:	$25/per split	Date Paid: _____	Cash/Check# _____
❖ Zoning Board of Appeals:	$250.00	Date Paid: _____	Cash/Check# _____

Estimated Engineering Review Fee Deposit Amount $_____ Date Paid: _____ Check#: _____

Requirements:

- ☐ Survey plus 3 sets of Site plan(s)
- ☐ Material Structure will be made of and how it will be anchored to foundation and/or building
- ☐ Survey & plans must be submitted with the Commercial Application

New Addition

Property Owner Signature

$1,500,000 to 28,000 Sq feet
2,000,000.00
Cost of Project

Applicant Signature

5-2-19
Date

For questions please refer to: www.conwayrecnc.com/conneaut.htm or call the Zoning Administrator at (440) 593-7406

Department Use Only- Planning Commission Approval

Approved _____ Reason for Denial Go before Planning Commission

Denied X Ref Ordinance: Site Plan Review

Janet Brown
Zoning Administrator

Date Approved

5/1/2019
Date Denied

your trusted advisor
consultants
engineers
architects
planners

May 31, 2019

Ms. Janet Brown
Planning and Zoning Manager
City of Conneaut
294 Main Street
Conneaut, Ohio 44030

Re: Conneaut Leather Addition Plans
494 East Main Road

Dear Ms. Brown:

We have reviewed the Site/Grading/SWPPP plans and drainage calculations received on May 2, 2019 and recommend them for approval.

Should you have any questions or comments, please do not hesitate to contact us at your earliest convenience.

Respectfully submitted,

CT CONSULTANTS, INC.

David Frey, P.E.
City Engineer

DLF /dlf
H:\2019\19000201\PHASE\7 Conneaut Leather Site Plan Review\1905dlf.docx

your trusted advisor
consultants
engineers
architects
planners

May 15, 2019

Ms. Janet Brown
Planning and Zoning Manager
City of Conneaut
294 Main Street
Conneaut, Ohio 44030

Re: Conneaut Leather Proposed Expansion
494 East Main Road (US 20)

Dear Ms. Brown:

I have reviewed the subject drawings (existing conditions and proposed site plan) for compliance with the Planning and Zoning Code, and offer the following comments for your consideration.

C.O. Number	Description of Concern	Commentary
1134.02 (b)	Expansion of existing building requires parking to be in conformance with Chapter 1134	The current site does not meet the parking requirements spelled out in the recently adopted Chapter 1134. Any expansion of the existing building requires all aspects of the parking plan to comply with Chapter 1134.
1134.04 (g)	Parking spaces not permitted in required front yard.	There are currently 6 parking spaces located in the required front yard (an existing nonconforming condition). The proposed plan shows the addition of two more spaces. Expanding a nonconforming condition is not permitted, and based on 1134.02(b), the code requires the 6 existing spaces to be removed. **A variance is required to allow the existing 6 spaces to remain and two more to be constructed.**
1134.05 (Schedule 1134.05(d)(7) A.)	Number of parking spaces is less than required by Code.	The existing site does not provide the number of parking spaces required for "Manufacturing plants" (1 space per 800 sq ft of gross floor area); 67 spaces required, 54 spaces provided (81% of required). The proposed expansion will add 37 spaces for a total of 91 spaces, which is still less than the 103 spaces required (88% of required). **A variance is required to allow fewer spaces.**
1134.12 (d)(1)	Parking lot island (required for existing and proposed parking areas)	This section requires landscaping on the interior of parking lots with a minimum amount of 100 square feet. While there is no definition of "parking lot" or the "interior of parking lot," nor specific requirements as to location of landscaping, there is no landscaping shown within or along the perimeter of the existing or the proposed parking spaces. **A variance is required to waive the interior parking lot landscaping.**

Addressed - They will plant some landscaping
No Variance required

Should you have any questions or comments, please do not hesitate to contact me at your earliest convenience.

These comments to not include engineering review, which will be provided in a separate letter.

Respectfully submitted,

CT CONSULTANTS, INC.

Kristin M. Hopkins, FAICP
Manager of Planning Services

KMH/kmh
H:\2019\19000201\PHASE\7 Conneaut Leather Site Plan Review\ConneautLeatherVariancesRequired.docx

RECEIVED

MAY 23 2019

HOUSING/ZONING OFFICE

CITY OF CONNEAUT

HOUSING/ZONING OFFICE

City Hall Building
294 Main Street
Conneaut, OH 44030

Inspectors
Melanie Shubitowski
Kelley Katon
Janet Brown

Telephone
(440) 593-7406
Fax
(440) 593-6908
Email
conneauthz@conneautoh.org

COMMERCIAL ZONING PERMIT APPEAL APPLICATION

I hereby request an appeal for the Zoning Permit that was denied by the Conneaut Planning/Zoning Manager for the following reasons:

- **Parking spaces not permitted in required front yard – Section 1134.04(g)**
- **Number of parking spaces is less than required code – Section 1134.05(d)(7)(A)**

I understand that my request for appeal must be accompanied by $250.00 filing fee that is non-refundable. Appeals must be received by the office of the Planning/Zoning Department before the 20th of each month preceding the next regularly scheduled Zoning Board of Appeals Meeting. Zoning Board of Appeals Meetings are held on the Third Tuesday of each month in Council Chambers.

Name of Business LORJIM REALTY, LLC

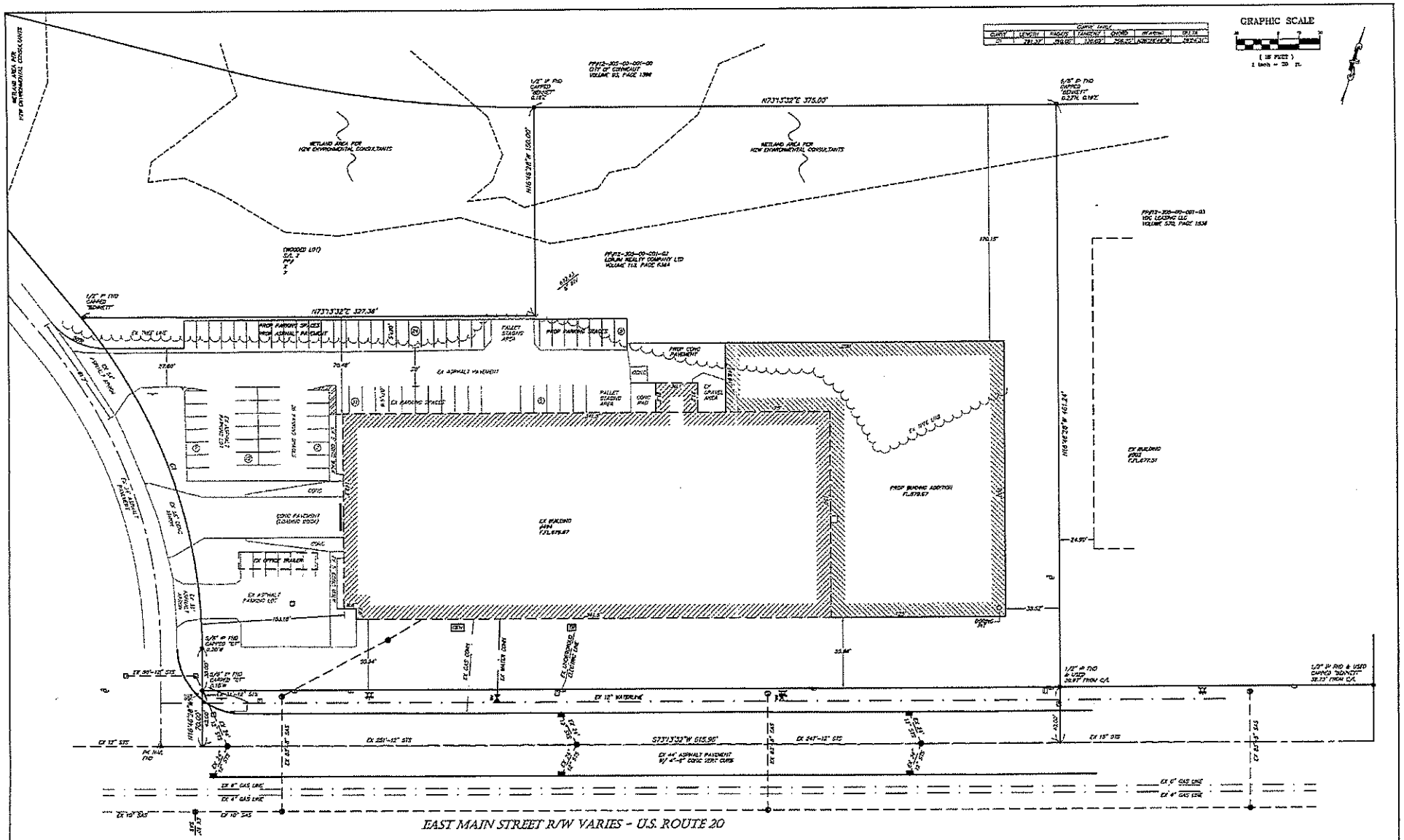
Signature of owner/appellant(s) Date: 5/16/19

Address: 494 EAST MAIN ROAD Phone: 440-343-6149

Printed Name(s) of owner/appellant(s) JAMES T. DiLELLA Date 5/16/19

Zoning Board of Appeals Decision

Approved_____ Denied_____
*see attached decision sheet *see attached decision sheet



NO.	DATE	DESCRIPTION	BY

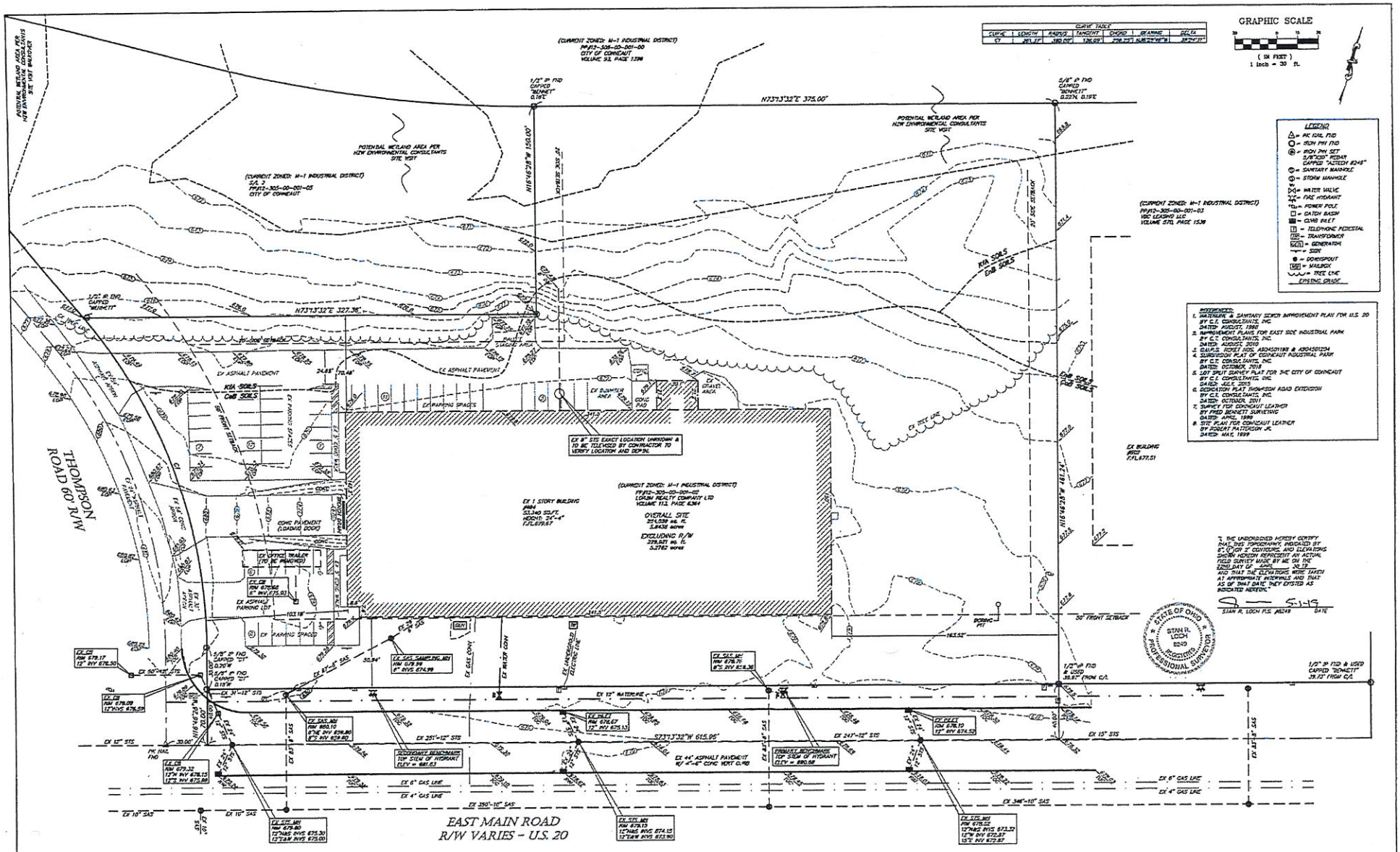
SITE LAYOUT PLAN

FOR

CONNEAUT LEATHER INC.
494 LAKE ROAD (S.R. 20)
SITUATED IN THE CITY OF CONNEAUT
ASHTABULA COUNTY, OHIO

6495 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071
FAX 219-269-0259
AZTECH
ENGINEERING and SURVEYING
Civil Engineering · Land Surveying

NONE SCALE 1" = 30'	VERT. SCALE
DRAWN BY: D.	DATE: 4/24/2012
CHECKED BY: SPL	DRAWING NO.: 20193457
JOB NO.: 20193457	SHEET: 1 OF 1



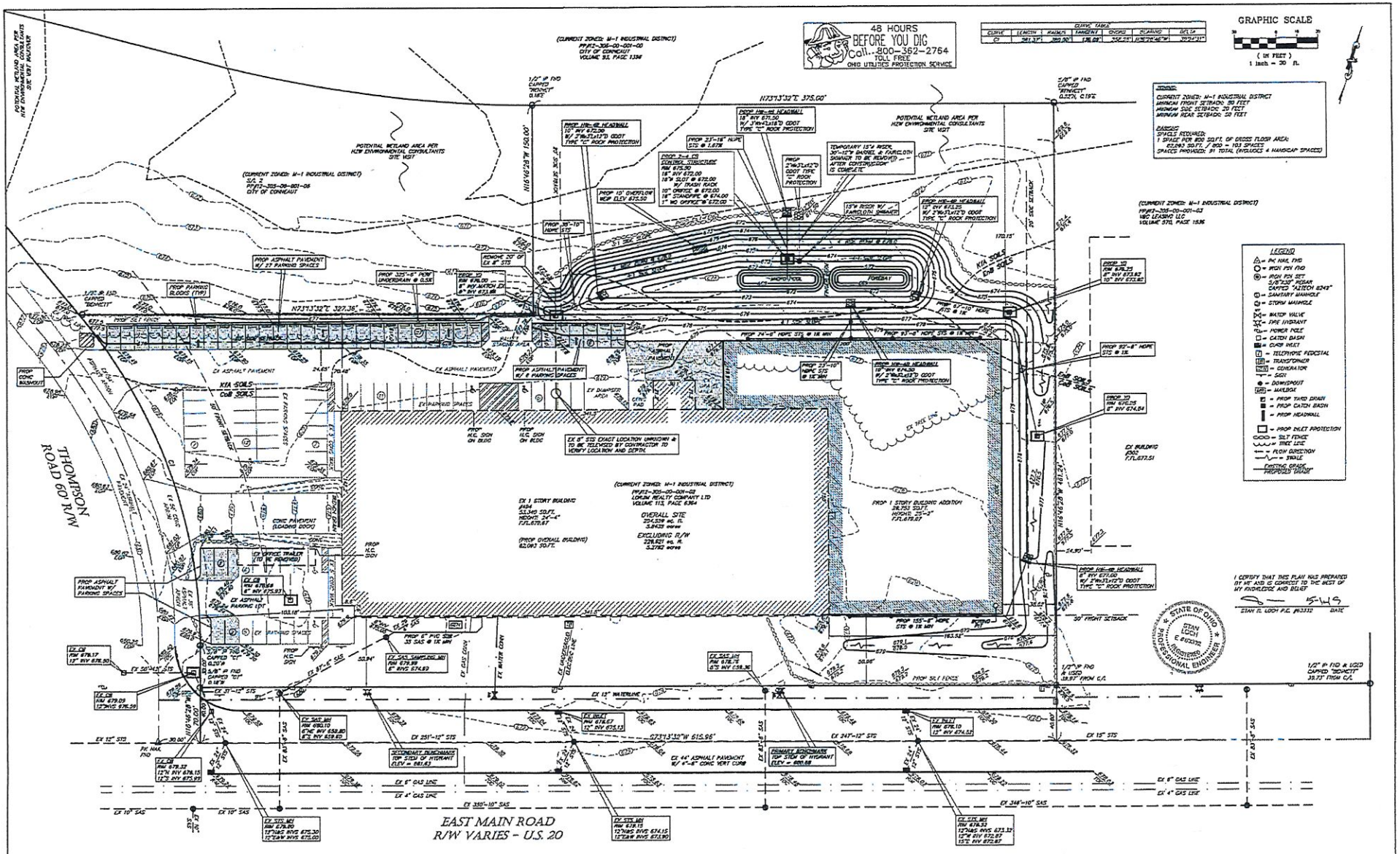
NO.	DATE	DESCRIPTION	BY

EXISTING CONDITIONS FOR CONNEAUT LEATHER INC.

494 EAST MAIN ROAD (U.S. 20)
SITUATED IN THE CITY OF CONNEAUT
ASHTABULA COUNTY, OHIO

5455 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071
FAX 216-369-0259
AZ TECH
ENGINEERING and SURVEYING
Civil Engineering - Land Surveying

HORIZ. SCALE: 1" = 30'	VERT. SCALE:
DRAWN BY: CL	DATE: 5/1/2019
CHECKED BY: SPL	DRAWING NO.: 20193457
JOB NO.: 20193457	SHEET: C-1



NO.	DATE	DESCRIPTION	BY

SITE UTILITY, GRADING & SWP3 PLAN
FOR
CONNEAUT LEATHER INC.

494 EAST MAIN ROAD (U.S. 20)
SITUATED IN THE CITY OF CONNEAUT
ASHTABULA COUNTY, OHIO

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071
FAX 216-369-0259
AZ TECH
ENGINEERING and SURVEYING
Civil Engineering · Land Surveying

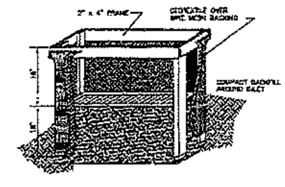
HORIZ. SCALE: 1" = 20'	VERT. SCALE:
DRAWN BY: CL	DATE: 5/1/2013
CHECKED BY: STL	DRAWING NO.: 20193457
JOB NO.: 20193457	SHEET: C-2

TEMPORARY SEEDING

SEEDING DATES	SPECIES	LB./1,000 SF.	LB/PER ACRE
MARCH 1 – AUGUST 15	OATS TALL FESCUE ANNUAL RYEGRASS	3 1 1	128 (4 BUSHEL) 40 40
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 40 40
	ANNUAL RYEGRASS PERENNIAL RYEGRASS CREEPING RED FESCUE KENTUCKY BLUEGRASS	1.25 3.25 0.4 0.4	55 142 17 17
	OATS TALL FESCUE ANNUAL RYEGRASS	3 1 1	128 (3 BUSHEL) 40 40
AUGUST 16 – NOVEMBER	RYE TALL FESCUE ANNUAL RYEGRASS	3 1 1	112 (2 BUSHEL) 40 40
	WHEAT TALL FESCUE ANNUAL RYEGRASS	3 1 1	120 (2 BUSHEL) 40 40
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 1 1	40 40 40
	ANNUAL RYEGRASS PERENNIAL RYEGRASS CREEPING RED FESCUE KENTUCKY BLUEGRASS	1.25 3.25 0.4 0.4	40 40 40
NOVEMBER 1 – FEB. 29	USE MULCH ONLY OR DORMANT SEEDING		

1. STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.
2. TEMPORARY SEED SHALL BE APPLIED BETWEEN CONSTRUCTION OPERATIONS ON SOIL THAT WILL NOT BE GRADED OR REWORKED FOR 14 DAYS OR GREATER. THESE IDLE AREAS SHALL BE SEEDED WITHIN 7 DAYS AFTER GRADING.
3. THE SEEDBED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. TEMPORARY SEEDING SHOULD NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.
4. SOIL AMENDMENTS—TEMPORARY VEGETATION SEEDING RATES SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION, WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. BASE RATES FOR LIME AND FERTILIZER SHALL BE USED.
5. SEEDING METHOD—SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SPREADER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON-SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

MULCHING TEMPORARY SEEDING:
1. APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH, WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES ON FAVORABLE, VERY FLAT SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
2. MATERIALS:
–STRAW–IF STRAW IS USED, IT SHALL BE UNROTTED SMALL-GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 LBS./1,000 SQ.FT. (2–3 BALES)
–HYDROSEEDERS–IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2000 LBS./AC. OR 46 LB./1,000–SQ.FT.
–OTHER–OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TON/AC.
3. STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER. ANCHORING METHODS:
–MECHANICAL–A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT LEFT TO A LENGTH OF APPROXIMATELY 6 INCHES.
–MULCH NETTING–NETTING SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
–SYNTHETIC BINDERS–SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TRACK OR EQUIVALENT MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.
–WOOD-CELLULOSE FIBER–WOOD-CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WT. OF 750 LB./AC. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL.



INLET PROTECTION IN SWALES, DITCH LINES OR YARD INLETS
NOT TO SCALE

1. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
2. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.
3. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-INCH BY 4-INCH CONSTRUCTION GRADE LUMBER. THE 2-INCH BY 4-INCH POSTS SHALL BE DRIVEN ONE (1) FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-INCH BY 4-INCH FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WILL POSE A SAFETY HAZARD TO TRAFFIC.
4. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
5. GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20–40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
6. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
7. A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6-INCHES HIGHER THAN THE TOP OF THE FRAME.

GRADING AND STABILIZATION ACTIVITIES LOG

DATE GRADING ACTIVITY INITIATED	DESCRIPTION OF GRADING ACTIVITY	DATE GRADING ACTIVITY CEASED (INDICATE TEMPORARY OR PERMANENT)	DATE WHEN STABILIZATION MEASURES ARE INITIATED	DATE OF STABILIZATION MEASURE AND LOCATION

SWPPP AMENDMENT LOG

AMENDMENT NO.	DESCRIPTION OF THE AMENDMENT	DATE OF AMENDMENT	AMENDMENT PREPARED BY [NAME(S) AND TITLE]
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

CONTRACTOR SIGNATURE LIST *

SIGNATURE	PRINTED NAME	TITLE	COMPANY	DATE

* ALL CONTRACTORS AND SUBCONTRACTORS THAT ARE RESPONSIBLE FOR ANY PROJECT RELATED EARTH DISTURBING ACTIVITY SHALL SIGN THE ABOVE TABLE PRIOR TO COMMENCEMENT OF WORK.

NOTES:

A. [illegible]

B. [illegible]

C. [illegible]

D. [illegible]

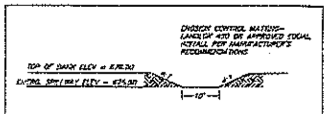
E. [illegible]

F. "SITE STABILIZATION EITHER PERMANENT OR TEMPORARY MUST FOLLOW THE REQUIREMENTS AS APPLICABLE OF THE FOLLOWING TABLES:"

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREA THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE
ANY AREA WITHIN 50 FEET OF A WATERCOURSE AND AT FINAL GRADE	WITHIN 2 DAYS OF REACHING FINAL GRADE
ANY AREA AT FINAL GRADE	WITHIN 7 DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREA WITHIN 50 FEET OF A WATERCOURSE AND NOT AT FINAL GRADE	WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE IF THAT AREA WILL REMAIN IDLE FOR MORE THAN 21 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREA, INCLUDING SOIL STOCKPILES THAT WILL BE DORMANT FOR MORE THAN 21 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A WATERCOURSE	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
DISTURBED AREAS THAT WILL BE IDLE OVER THE WINTER	PRIOR TO NOVEMBER 1

SEED MIX	SEEDING RATE LB./AC.	SEEDING RATE LB./1,000 SF	NOTES
GENERAL USE			
CREEPING RED FESCUE DOMESTIC RYEGRASS KENTUCKY BLUEGRASS	20–40 10–20 10–20	1/2–1 1/4–1/2 1/4–1/2	
TALL FESCUE	40	1	
DWARF FESCUE	40	1	
STEEP BANKS OR CUT SLOPES			
TALL FESCUE	40	1	
CROWN VETCH TALL FESCUE	10 20	1/4 1/2	DO NOT SEED LATER THAN AUGUST
FLAT PEA TALL FESCUE	20 20	1/2 1/2	DO NOT SEED LATER THAN AUGUST
ROAD DITCHES AND SWALES			
TALL FESCUE	40	1	
DWARF FESCUE KENTUCKY BLUEGRASS	90 5	2 1/4	
LAWNS			
KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	60 60	1 1/2	
KENTUCKY BLUEGRASS CREEPING RED FESCUE	60 60	1 1/2 1 1/2	FOR SHADED AREAS



EMERGENCY SPILLWAY TYPICAL SECTION
NOT TO SCALE

EXTENDED DRY DETENTION WATER QUALITY PONDS ARE BEING USED TO TREAT RUNOFF FOR POLLUTANTS AND CONTROL INCREASES IN STREAM DISCHARGE AND BEDLOAD TRANSPORT. THE PONDS WILL BE PREDOMINATELY DRY BETWEEN STORM EVENTS BUT DO HAVE A PERMANENT MICRO POOL & FOREBAY WHICH MAY CONTAIN WATER FOR A SHORT PERIOD OF TIME. THE PONDS REMOVE POLLUTANTS BY SETTLING, CHEMICAL INTERACTION AND BIOLOGICAL UPTAKE BY PLANTS, ALGAE AND BACTERIA. WATER QUALITY PONDS ARE MOST APPLICABLE TO URBANIZED AREAS WHERE POLLUTANT LOADS ARE PREDOMINATELY PARTICULATES AND CONTROL IS NEEDED TO ADDRESS INCREASED UPSTREAM PERIPHERAL AND DOWN STREAM CHANNELS.

Q PRE (1YR) – 3.74 CFS
Q POST (1YR) CRITICAL – 2.83 CFS
Q PRE (100YR) – 26.31 CFS
Q POST (100YR) – 11.43 CFS
REQUIRED STORAGE (1YR)–9,458 CF
REQUIRED STORAGE (100YR)–20,388 CF
AVAILABLE STORAGE– 26,026 CF
WATER QUALITY VOLUME REQUIRED=0.0742 AC FT
WATER QUALITY VOLUME PROVIDED=0.0750 AC FT
Q POST @ 1YR= 2.83 CFS @ ELEVATION 623.94
Q POST @ 100YR= 11.43 CFS @ ELEVATION 625.25

PROJECT DATA

1. PROJECT DESCRIPTION: THIS PROJECT WILL CONSIST OF EARTHWORK, CLEARING & GRUBBING, UTILITIES, BUILDING & PAVEMENT CONSTRUCTION
2. DISTURBED AREA: 1.46 ACRES
   DETENTION BASIN VOLUME: 26,026 CF
3. SITE LOCATION: IN CONNEAUT, OHIO
4. LATITUDE: 41.942897
   LONGITUDE: -80.528448
5. RUNOFF CURVE NUMBERS (CN) TR-55
   PRE-DEVELOPED = 74.8
   POST-DEVELOPED = 79.7
6. IMMEDIATE RECEIVING WATERS: CONNEAUT CREEK
7. SUBSEQUENT RECEIVING WATERS: LAKE ERIE
8. PROP LAND USE: COMMERCIAL
9. CURRENT SOILS: CoB – COLONIE LOAMY FINE SAND
   EhB – ELNORA LOAMY FINE SAND
   RiA – RIVERSVILLE LOAMY FINE SAND
10. IMPERVIOUS AREA: PRE-DEVELOPED (PRIOR TO 2010) = 1.38 ACRES
    POST-DEVELOPED = 2.81 AC (53%)

LONG TERM MAINTENANCE PLAN
1) DETENTION BASIN TO BE CLEARED OF DEBRIS & SILT EVERY SIX MONTHS BY OWNER(S)
2) OUTLET STRUCTURE AND ORIFICE TO BE CHECKED FOR CLOGGING OR DEBRIS EVERY THREE MONTHS BY OWNER(S)

CONSTRUCTION ACTIVITY:
ESTIMATED START DATE: MAY 15, 2019
ESTIMATED COMPLETE DATE: MAY 15, 2020

SEQUENCE OF EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND MAJOR SITE CONSTRUCTION OPERATIONS
1.1 INSTALL CONSTRUCTION DRIVE ENTRANCE
1.2 VERIFY THAT ALL PERIMETER CONTROLS ARE IN PLACE. SEDIMENT TRAPS & THE SEDIMENT BASIN ARE TO BE INSTALLED WITHIN THE FIRST SEVEN DAYS OF GRADING.
1.3 PERFORM SCALPING AND STRIPPING OF ALL TOPSOIL WITHIN CLEARING LIMITS
1.4 PERFORM EARTHWORK OPERATIONS NECESSARY TO OBTAIN REQUIRED SUBGRADE ELEVATIONS.
1.5 INSTALL ALL UNDERGROUND UTILITIES.
1.6 INSTALL INLET PROTECTION AROUND ALL INLET BASINS AND YARD DRAINS AS TO BE CONSTRUCTED.
1.7 PERFORM TEMPORARY SEEDING OF ALL AREAS OUTSIDE OF PROPOSED PAVEMENT IF CONSTRUCTION ACTIVITY WILL CEASE FOR 14 DAYS. TEMPORARY SEEDING SHALL OCCUR WITHIN 7 DAYS OF LAST ACTIVITY.
1.8 PERFORM FINISHED GRADING
1.9 REMOVE INLET PROTECTION & SEDIMENT CONTROLS SUCH AS 15"Ø RISER, FAIRCLOTH SKIMMER & 12" Ø BARREL.
1.10 INSTALL PAVEMENT AND PERMANENT SEEDING. PERMANENT SEEDING SHALL OCCUR WITHIN 7 DAYS OF LAST ACTIVITY.
1.11 REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROLS AFTER THE ENTIRE SITE IS STABILIZED
1.12 ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING & MULCHING.

NOTES:

1. ALL DISTURBED AREAS MUST BE RESTORED.
2. ALL CONCRETE TRUCKS SHALL BE WASHED OUT IN DESIGNATED WASHOUT LOCATION.
3. IN LIEU OF SILT FENCE, STRAW MULCH MUST BE APPLIED TO ALL BARE AREAS RESULTING FROM CONSTRUCTION IMMEDIATELY AFTER FOUNDATION WALLS HAVE BEEN BACK-FILLED, AND MAINTAINED THROUGHOUT CONSTRUCTION UNTIL FINAL VEGETATIVE STABILIZATION IS ESTABLISHED.
4. OUTSIDE SLOPE OF BASIN TO BE BROUGHT TO FINAL GRADE IMMEDIATELY AFTER CONSTRUCTION AND STABILIZATION WITH PERMANENT VEGETATION.
5. ALL PIPES MUST BE WATER TIGHT.
6. ENSURE ANY UTILITY LINE EXTENSIONS OR GRADING-ONLY AREAS INCLUDE NOTE STATING THEY WILL BE IMMEDIATELY STABILIZED.

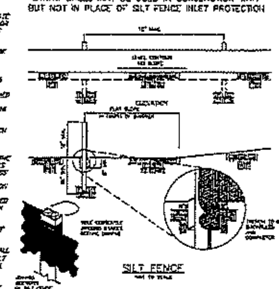
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-INCH OVERLAP PRIOR TO DRIVING INTO THE GROUND.
10. MAINTENANCE—SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.

SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.

SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS
1. FENCE POSTS—THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-BY-2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FEET. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SILT FENCE FABRIC—SEE CHART

STRAW BALES MAY BE USED IN CONJUNCTION WITH BUT NOT IN PLACE OF SILT FENCE INLET PROTECTION



SILT FENCE
NOT TO SCALE

FABRIC PROPERTIES	VALUES	TEST METHOD
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

NO.	DATE	DESCRIPTION	BY

DETAILS
FOR
CONNEAUT LEATHER INC.

194 EAST MAIN ROAD (U.S. 20)
SITUATED IN THE CITY OF CONNEAUT
ASHTABULA COUNTY, OHIO

9435 WARNER ROAD – SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071
FAX 216-369-0259
AZTECH
ENGINEERING and SURVEYING
Civil Engineering · Land Surveying

HORIZ. SCALE: 1" = 30'	VERT. SCALE:
DRAWN BY: CL	DATE: 3/1/2018
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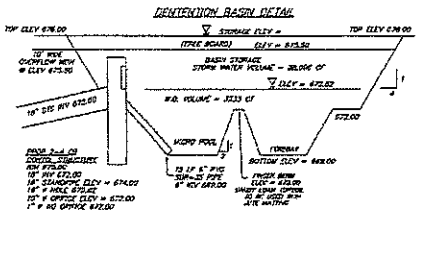
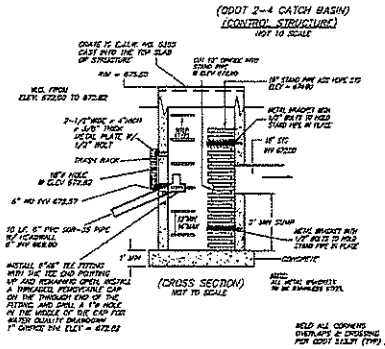
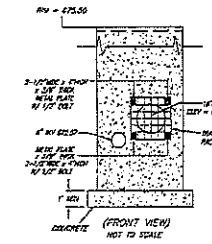


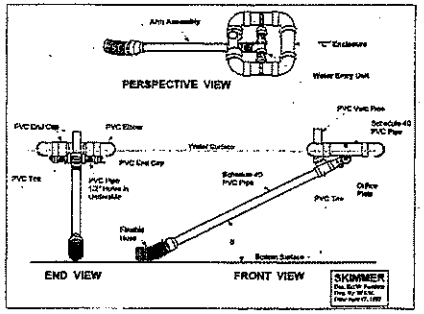


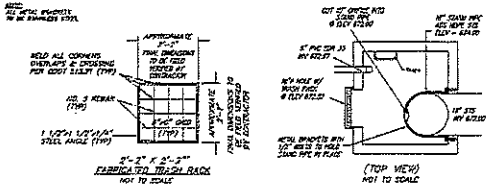


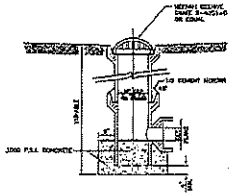
Fabricloth skimmer discharge:

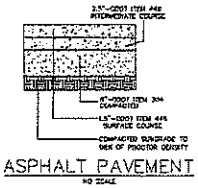
The typical components of the Fabricloth skimmer are shown in Figure 6.1.5. This skimmer consists of three primary parts: the arm assembly, the water entry unit and the "C" enclosure. The "C" enclosure floats on the water surface and suspends the water entry unit just below the water surface. The arm assembly transports the water from the water entry unit to the basin's principal spillway barrel. Water discharge rate is to be controlled by an orifice located at the connection between the water entry unit and the arm assembly.

Instructions for design, installation and maintenance of Fabricloth skimmers is available from the J.W. Fabricloth & Sons Company at www.fabricloth.com.

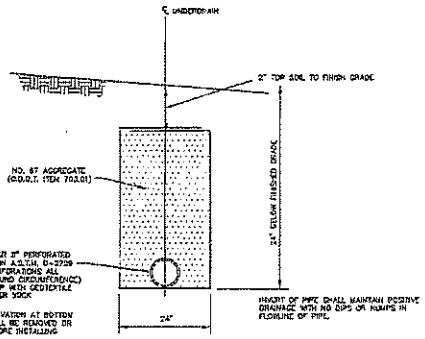




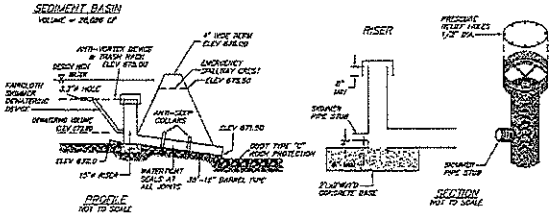


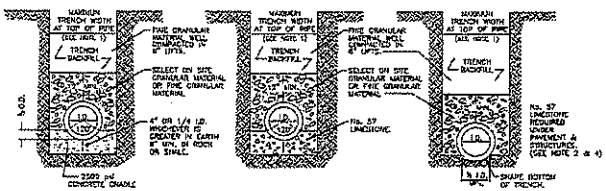


DEMONSTRATE VOLUME => VOLUME REQUIRED ABOVE NORMAL POOL ELEVATION DAV = A x 67 cf/cy x 27 cf/cy => A = 1.73 ACRES (AREA TO BMP) = 2,128.57 CF PROVIDED AT ELEV = 672.00
SEDIMENT STORAGE VOLUME => VOLUME REQUIRED BELOW NORMAL POOL ELEVATION SSV = A x 37 cy/ac x 27 cf/cy => A = 1.73 ACRES (AREA TO BMP) = 1,726.37 CF PROVIDED AT ELEV = 670.00



UNDERDRAIN DETAIL

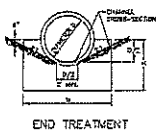




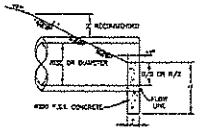
TRENCH AND BEDDING NOTES

1. MAXIMUM TRENCH WIDTH AT TOP OF PIPE SHALL BE O.D. PLUS 24" FOR ALL PIPE SIZES UP TO AND INCLUDING 24" I.D. AND O.D. PLUS 30" FOR PIPE SIZES LARGER THAN 24" I.D.
2. PIPE BELOW ROADWAY, LEADER PAVEMENT AND STRUCTURES SHALL BE No. 46 OR 67 LIMESTONE COMPACTED TO TOP OF TRENCH. THE BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF 3 FEET BEYOND EACH EDGE OF PAVEMENT OR STRUCTURE. IN AREAS OUTSIDE OF PAVEMENT, SELECT ON-SITE GRANULAR MATERIAL APPROVED BY COUNTY SANITARY ENGINEER MAY BE USED IN LIFTS NOT TO EXCEED 6" FOR PIPE BACKFILL ABOVE BEDDING.
3. ALL BEDDING SHALL BE CLASS "A" UNLESS OTHERWISE NOTED ON THE PLANS OR AUTHORIZED BY THE ENGINEER.
4. SAND BEDDING SHALL NOT BE USED FOR BEDDING OR BACKFILL.
5. WATERLINE BEDDING SHALL BE CLASS "C".
6. CLAY DAMS SHALL BE REQUIRED WHEN AND WHERE NECESSARY PER THE SOLE DIRECTION OF THE COUNTY.
7. THESE SPECIFICATIONS ARE TO BE CONSIDERED MINIMUM REQUIREMENTS AND ARE SUPERSEDED BY THE REQUIREMENTS OF THE LOCAL AUTHORITY WITH JURISDICTION OVER THE ROADWAY, WHEN APPLICABLE.

TRENCH & BEDDING DETAILS
NO SCALE



END TREATMENT
CIRCULAR



PROFILE

NOTE: CHAMFER ALL EXPOSED CORNERS a 0" IN THICK.

CONCRETE PIPE	CHAMFER			
12"	3"x3"	3"x3"	3"	3"
15"	3"x3"	3"x3"	3"	3"
18"	3"x3"	3"x3"	3"	3"
21"	3"x3"	3"x3"	3"	3"
24"	3"x3"	3"x3"	3"	3"
27"	3"x3"	3"x3"	3"	3"
30"	3"x3"	3"x3"	3"	3"
36"	3"x3"	3"x3"	3"	3"
42"	3"x3"	3"x3"	3"	3"
48"	3"x3"	3"x3"	3"	3"
54"	3"x3"	3"x3"	3"	3"
60"	3"x3"	3"x3"	3"	3"
66"	3"x3"	3"x3"	3"	3"
72"	3"x3"	3"x3"	3"	3"
78"	3"x3"	3"x3"	3"	3"
84"	3"x3"	3"x3"	3"	3"
90"	3"x3"	3"x3"	3"	3"
96"	3"x3"	3"x3"	3"	3"
102"	3"x3"	3"x3"	3"	3"
108"	3"x3"	3"x3"	3"	3"
114"	3"x3"	3"x3"	3"	3"
120"	3"x3"	3"x3"	3"	3"

HW-4B HEADWALL DETAIL

NO.	DATE	DESCRIPTION	BY

DETAILS
FOR
CONNEAUT LEATHER INC.

194 EAST MAIN ROAD (U.S. 20)
SITUATED IN THE CITY OF CONNEAUT
ASHTABULA COUNTY, OHIO

5205 WARNER ROAD - SUITE D
VALLEY VIEW, OHIO 44125
440-602-9071
FAX 216-986-0259
AZTECH
ENGINEERING and SURVEYING
Civil Engineering - Land Surveying

HORZ. SCALE: 1" = 30'	VERT. SCALE:
DRAWN BY: CL	DATE: 5/1/2013
CHECKED BY: JPL	DRAWING NO.: 23193457
JOB NO.: 23193457	SHEET: C-4

CITY OF CONNEAUT
HOUSING/ZONING OFFICE

Inspectors
Melanie Shubitowski
Kelley Katon
Janet Brown

City Hall Building
294 Main Street
Conneaut, OH 44030

Telephone
(440) 593-7406
Fax
(440) 593-6908
Email
conneautz@conneautoh.org

COMMERCIAL SIGN PERMIT APPLICATION

PERMIT #_____

Date of Application: 5/28/2019 Zoning District B-3 Parcel ID # 12-114-00-098-00

Job Location

Property Owner	Applicant Name (if different than owner)
Simon CRE	O'Reilly Automotive Inc.
Street Address & Job Location (street number & name)	**Phone Number**
309 State Street	417-862-2674 ext. 8580

Contractor Information

Name of Owner or Company	Email Address	
Bartlett Signs Inc. – Kent Bartlett	kent@bartlettsignserie.com	
Address (street number & name)	**City**	**State & Zip Code**
7628 Klier Dr.	Fairview	PA, 16415
Phone Number with area code	**Fax Number**	**Cell Phone No.**
(814) 392-7082	(814) 520-6433	( )

Corporate Resolution documents attached ( ) YES (X) NO

Application for Planning Commission Review (must be submitted at least 5 days prior to Planning Commission Meeting, which is the 1st Tuesday of each month)

- Planned Unit Development Review Fee: $150.00 Date Paid: 5-29-19 Cash/Check#_____
- Multi-Family Site Plan Review: $150.00 Date Paid: _____ Cash/Check#_____
- Commercial Site Plan Review: $150.00 Date Paid: _____ Cash/Check#_____
- Industrial Site Plan Review: $250.00 Date Paid: _____ Cash/Check#_____
- Subdivision: $25/per split Date Paid: _____ Cash/Check#_____
- Zoning Board of Appeals: $250.00 Date Paid: _____ Cash/Check#_____

Estimated Engineering Review Fee Deposit Amount $_____ **Date Paid:**_____ **Check#:** _____

Requirements:

- ☐ Survey plus 3 sets of Site plan(s)
- ☐ Material Structure will be made of and how it will be anchored to foundation and/or building
- ☐ Survey & plans must be submitted with the Commercial Application

Property Owner Signature

$22,000
Cost of Project

Applicant Signature

5-28-19
Date

For questions please refer to: www.conwaygreene.com/conneaut.htm or call the Zoning Administrator at (440) 593-7406

Department Use Only- Planning Commission Approval

Approved _____ Reason for Denial_____

Denied _____ Ref Ordinance: _____

Zoning Administrator Date Approved Date Denied

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

DESIGN REVIEW BOARD — CITY OF CONNEAUT

Exterior remodeling/restoration/rehab work within a designated Preservation District

Name of applicant: BARTLETT SIGNS, INC MICHAEL LONG Date of Submission: 5-24-19

Address of applicant: 7628 KLIER DR. FAIRVIEW, PA 16415

Address of subject property if different than applicant: 309 STATE ST CONNEAUT OH

Owner of subject property if different than applicant: SIMON CRE CAPIX, LLC

Address of owner of subject property if different: _____

Date of commencement of anticipated project: 2019

Detailed description of work to be done on exterior is needed in order to apply for a Certificate of Appropriateness according to the Design Review Ordinance No. 186-87. Exterior work is the only part of concern to the Design Review Board. Specifics MUST, by the ordinance, state types of materials to be used, colors, sign, lighting and landscaping plans. Architectural appropriateness for the district is the paramount issue. Fill in sections applicable to your project:

Approximate costs you are working within for this phase of project: 22,000

Installing or changing sign? If so, we need know your specific plans (i.e. size, kind of materials, lighted/unlighted, where do you plan to hang, etc.):

INSTALLING NEW FREE STANDING POLE SIGN AND BUILDING SIGN.
NON-CORROSIVE MATERIALS - ALUMINUM - POLY CARBONATE
DETAILED PLANS ARE ON FILE.

Any exterior painting? Please specify colors to be used for building and/or trim. Submitting paint samples would facilitate approval.:

NA

Exterior cleaning or other exterior surface change?

NA

Any exterior architectural changes planned? If so, we need detailed specifics:

SIGNAGE: (1) BUILDING SIGN & (1) ROAD SIGN.

Any extensive landscaping plans need detailed:

NA

Application, Certif. of Appropriateness

Any demolition planned (partial structure or whole)? If so, specify:

NA

Detailed specifications needed of any proposed exterior lighting:

ALL EXTERIOR SIGNAGE IS LOW VOLTAGE LED ILLUMINATED

Other:

Please submit architectural or contractors drawing or an artist rendering IF available. This would aid your application immensely.

Contact person is?: MICHAEL LONG Phone: 814-882-1771

Contact persons address if different than those at the top of this form:

SAME

Signature of applicant or other authorized party: Michael L Long

This section for Design Review Board use only

Additional details needed:

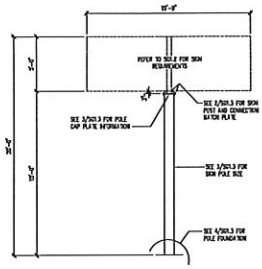
Comments:

Approved? _____ Disapproved? _____

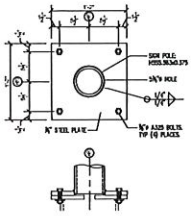
Approved on the following conditions?:

Authorized signature of Design Review Board, City of Conneaut: _____

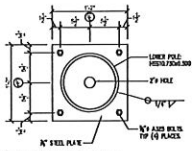
Date: _____



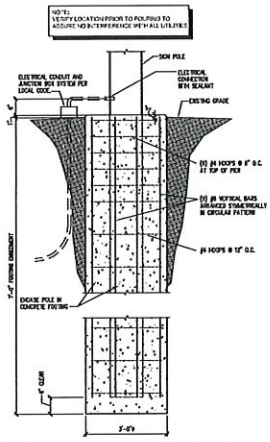
1 GROUND SIGN ELEVATION
S01.3 SCALED 1/4" = 1'-0" (SEE SITE PLAN FOR LOCATION)



2 SIGN MATCH PLATE
S01.3 SCALED 1 1/2" = 1'-0"



3 POLE CAP PLATE
S01.3 SCALED 1 1/2" = 1'-0"



4 POLE FOUNDATION SECTION
S01.3 SCALED 3/4" = 1'-0"

GENERAL NOTES

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

B. CONTACT OWNER'S OR TENANT'S DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS ON GRAPHICS/CONTENT.

C. SITE SIGN FOUNDATIONS AND ROUGH-IN ELECTRICAL TO BE PROVIDED BY CONTRACTOR.

D. REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY OWNER OR OTHER (N.I.C.).

DESIGN CRITERIA

A. GOVERNING BUILDING CODE
2017 OHIO BUILDING CODE (2009 IBC)

B. WIND CRITERIA
B.1. RISK CATEGORY II
B.2. V = 90 mph
B.3. EXPOSURE "B"

C. SEISMIC CRITERIA
C.1. SITE CLASS = D
C.2. SDC = B
C.3. $S_s = 0.151$
C.4. $S_1 = 0.059$
C.5. $S_{DS} = 0.204$
C.6. $S_{D1} = 0.093$

STRUCTURAL NOTES

A. A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE. SEE PROJECT MANUAL FOR GEOTECHNICAL INFORMATION. APPROPRIATE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT ISSUED BY GORBOCON INC. DATED NOVEMBER 29, 2018 SHALL BE FOLLOWED.

B. THESE FOUNDATIONS SHALL HAVE BEEN DESIGNED FOR A VERTICAL SOIL BEARING OF 1800 psf AND LATERAL BEARING OF 300 pcf.

C. ALL READY MIX CONCRETE SHALL BE 4000 psi FOR ALL CONCRETE PLACEMENT. DO NOT ADD WATER TO THE MIX DESIGN AFTER DELIVERY TO THE PROJECT SITE.

D. EXPOSED EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED (TOTAL AIR CONTENT = 6%).

E. HOT OR COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305R-99 AND ACI 306-1-99, RESPECTIVELY.

F. ANY CONCRETE PLACED BY MEANS OF PUMPING SHALL BE DONE IN ACCORDANCE WITH ACI 304.2R (97).

G. CEMENT SHALL CONFORM TO A.S.T.M. C-150 TYPE III.

H. AGGREGATES SHALL CONFORM TO A.S.T.M. C-33 FOR NORMAL WEIGHT CONCRETE.

I. READY MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH A.S.T.M. C-94.

J. ADMIXTURES MAY BE USED WITH THE APPROVAL OF THE STRUCTURAL ENGINEER. ADMIXTURES USED TO INCREASE THE WORKABILITY OF THE CONCRETE SHALL NOT BE CONSIDERED TO REDUCE THE CEMENT CONTENT. NO CHLORIDE BASED CHEMICAL ADMIXTURES ALLOWED.

K. FABRICATOR QUALIFICATIONS: FABRICATOR MUST PARTICIPATE IN THE AISC QUALITY CONTROL PROGRAM AND BE DESIGNATED AN AISC CERTIFIED FIRM.

L. MATERIALS:
- STRUCTURAL STEEL _____ ASTM A992, GRADE 50 ksi
- PLATES, ANGLES, AND MISC STEEL _____ ASTM A36ksi
- ANCHOR RODS _____ ASTM F1554, GRADE 36
- HIGH STRENGTH BOLTS _____ ASTM A325
- _____ (OF NORTH AMERICAN MANUFACTURE)
- WELDING ELECTRODES _____ AWS A5.1 (E70XX)
- PIPE _____ ASTM A53, GRADE B
- ROUND HSS _____ ASTM A500, GRADE B, F_y = 42ksi

Pole Sign

PROJECT:
NEW O'REILLY AUTO PARTS STORE
247 BUFFALO ST.
CONNEAUT, OH 44030

SITE SIGNAGE DETAILS

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-6708 - (800) 578-7388

STATE OF OHIO
AARON D. SMITH
76568
REGISTERED PROFESSIONAL ENGINEER
THIS DRAWING AND SEAL ARE VALID ONLY WHEN SIGNED AND SEALED BY AN ORIGINAL OR DIGITAL SEAL.

JS Smith Consulting Engineers, P.C.
Ohio Certificate of Authorization No. 07163
1801 W. 25th St., Suite 1, Lorain, Ohio 44052
PHONE: 440-244-2000 FAX: 440-244-2005

ISSUED BY	ISSUED BY
MW	AS

DATE 07/20/2018

REVISION

PROJECT NUMBER 17029 CET

SHEET NUMBER SG1.3

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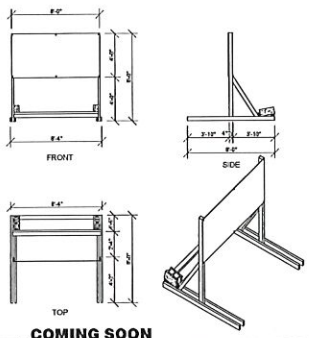
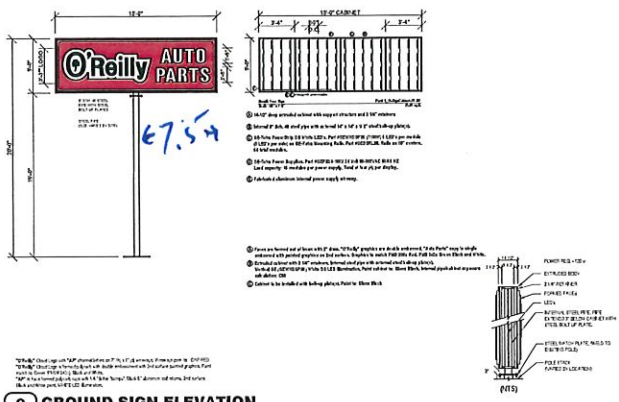


1 COMING SOON TEMPORARY CONSTRUCTION SIGN
SG1.2 SCALE: 1/4" = 1'-0"



2 GROUND SIGN ELEVATION
SG1.2 SCALE: 1/4" = 1'-0"

Pole Sign

GENERAL NOTES

(A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

(B) CONTACT OWNER'S OR TENANTS DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS OR CLARIFICATIONS.

(C) PERMANENT SIGNAGE OWNER FURNISHED AND INSTALLED. REFER TO SCOPE OF WORK SCHEDULE. SIGNAGE GRAPHICS PROVIDED FOR REFERENCE ONLY (N.I.C.) AND CONTRACTOR'S COORDINATION WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS.

(D) SITE SIGN FOUNDATIONS AND ROUGH-IN ELECTRICAL TO BE PROVIDED BY CONTRACTOR.

(E) REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY SIGN COMPANY PER OWNER'S DIRECTION (N.I.C.)

(F) "COMING SOON" TEMPORARY CONSTRUCTION SIGN TO BE PROVIDED BY GENERAL CONTRACTOR. APPLIED SIGNAGE GRAPHICS TO BE OWNER FURNISHED AND GENERAL CONTRACTOR INSTALLED. LOCATE TEMPORARY CONSTRUCTION SIGN ON SITE SO AS TO BE VISIBLE TO PUBLIC FROM RIGHT-OF-WAY.

SITE SIGN SCHEDULE

TEMPORARY CONSTRUCTION SIGN:
TYPE: COMING SOON
DETAIL: REFER TO 1/SG1.2

SITE SIGN:
TYPE: POLE (5H X 15W X 22 H.)
DETAIL: REFER TO 2/SG1.2

NOTE:
REFER TO SHEET SG1.3 FOR FOUNDATION SYSTEM STRUCTURAL REQUIREMENTS.

JOHN D. TORGERSON, ARCHITECT
116 N. 2ND AVENUE
OZARK, MO 65721
P (417) 581-8889
F (417) 581-9001

PROJECT:
NEW O'REILLY AUTO PARTS STORE
247 BUFFALO ST.
CONNEAUT, OH 44030

SITE SIGNAGE DETAILS

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

DRAWN BY: NO
CHECKED BY: KR
DATE: 07/20/2018
REVISION:
PROJECT NUMBER: 17020 CET
SHEET NUMBER: SG1.2

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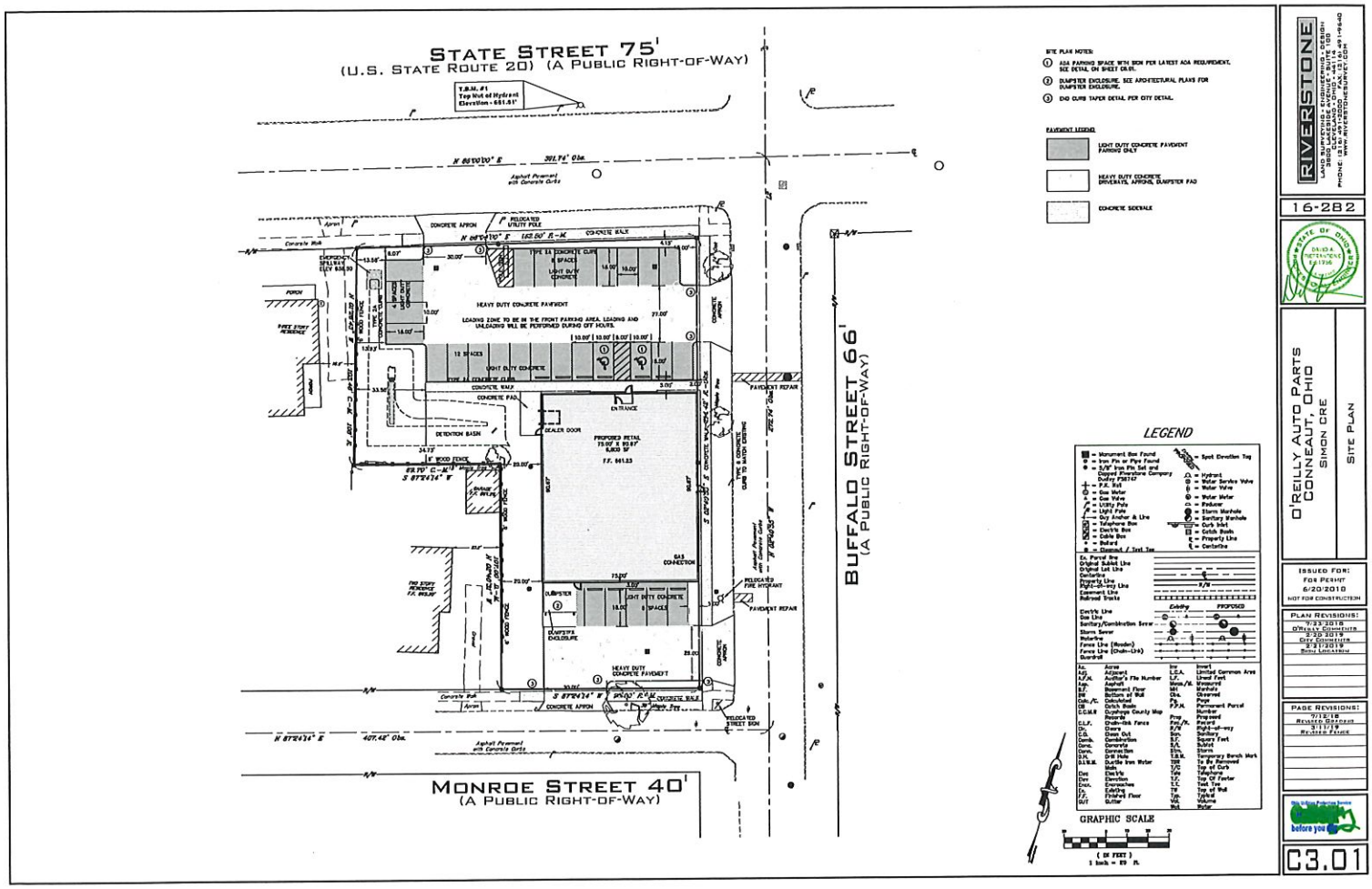
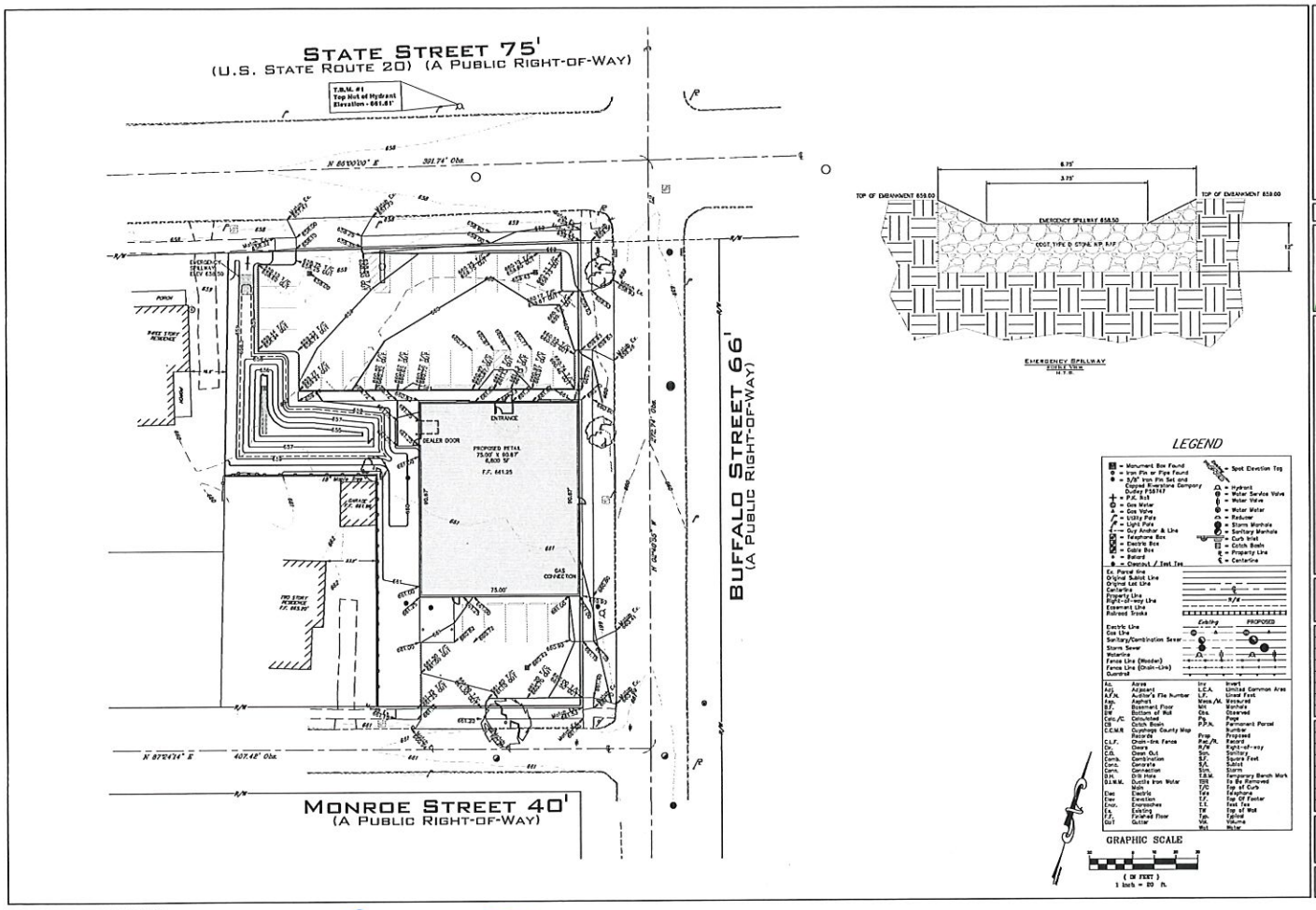

STATE STREET 75'
(U.S. STATE ROUTE 20) (A PUBLIC RIGHT-OF-WAY)
BUFFALO STREET 66'
(A PUBLIC RIGHT-OF-WAY)
MONROE STREET 40'
(A PUBLIC RIGHT-OF-WAY)
SITE PLAN NOTES:
① ADA PARKING SPACE WITH SIGN PER LATEST ADA REQUIREMENT. SEE DETAIL ON SHEET C8.01.
② DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE.
③ END CURB TAPER DETAIL PER CITY DETAIL.
PAVEMENT LEGEND
LIGHT DUTY CONCRETE PAVEMENT PARKING ONLY
HEAVY DUTY CONCRETE DRIVEWAYS, APRONS, DUMPSTER PAD
CONCRETE SIDEWALK
LEGEND
GRAPHIC SCALE
RIVERSTONE
16-282
O'REILLY AUTO PARTS
CONNEAUT, OHIO
SIMON CRE
SITE PLAN
ISSUED FOR:
FOR PERMIT
6/20/2018
NOT FOR CONSTRUCTION
PLAN REVISIONS:
PAGE REVISIONS:
C3.01

Site Plan


STATE STREET 75'
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(A PUBLIC RIGHT-OF-WAY)
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EMERGENCY SPILLWAY
LEGEND
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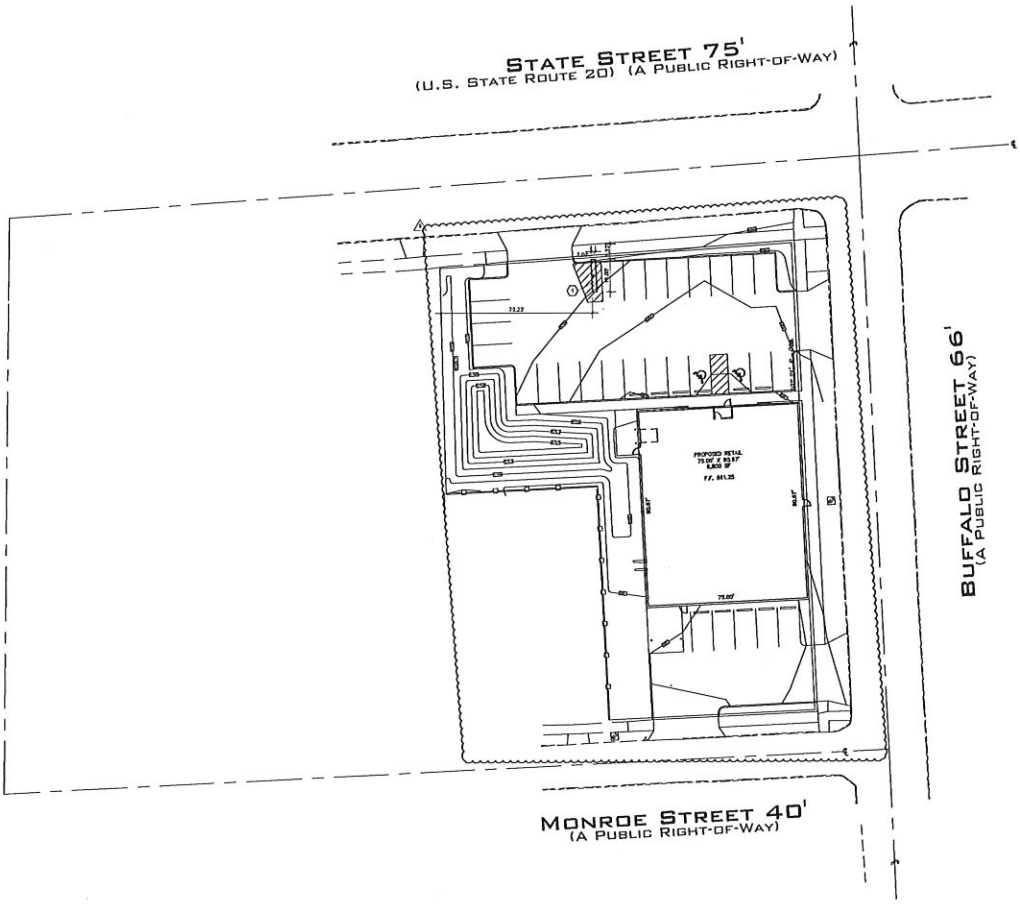
FOR PERMIT
6/20/2018
NOT FOR CONSTRUCTION
PLAN REVISIONS:
PAGE REVISIONS:
C5.01

Site Plan



1 SITE SIGNAGE PLAN
SG1.1 SCALE: 1" = 20'-0"

Siteplan

GENERAL NOTES

(A) REFER TO PROJECT MANUAL AND SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

(B) SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB (GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.

(C) COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

(D) PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. REFER TO U01 AND D01, FOR UTILITY LOCATIONS. IF CONFLICTS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

(E) "COMING SOON" TEMPORARY CONSTRUCTION SIGN TO BE PROVIDED BY CONTRACTOR, APPLIED VINYLS GRAPHICS TO BE OWNER FURNISHED AND CONTRACTOR INSTALLED. LOCATE TEMPORARY CONSTRUCTION SIGN ON SITE SO AS TO BE VISIBLE TO PUBLIC FROM RIGHT-OF-WAY. REFER TO DETAIL 1/SG1.2.

SPECIAL NOTE:
AVOID OBSCURING VISIBILITY OF SITE SIGN FROM RIGHT OF WAY WITH LARGE PLANTINGS AND LANDSCAPING. SUBMIT LANDSCAPING LAYOUT FOR FINAL OWNER REVIEW AND APPROVAL PRIOR TO INSTALLATION.

KEY NOTES

(1) SITE SIGN, REFER TO ELEVATION 3/SG1.2

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

811
Know what's below
Call before you dig.

JOHN D. TORGERSON, ARCHITECT
1414 A AVENUE
OZARK, MO 65721
P (417) 581-8889
F (417) 581-9002

PROJECT:
NEW O'REILLY AUTO PARTS STORE
247 BUFFALO ST.
CONNEAUT, OH 44030

SITE SIGNAGE PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-6674 TELEPHONE

DRAWN BY	CHECKED BY
NO	KR
DATE	
07/20/2018	
REVISION	
1 PROJ4 APR 8, 2019	
PROJECT NUMBER	
17029 CET	
SHEET NUMBER	
SG1.1	

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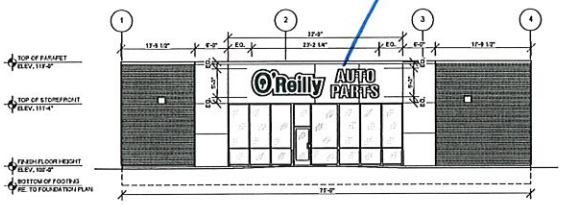
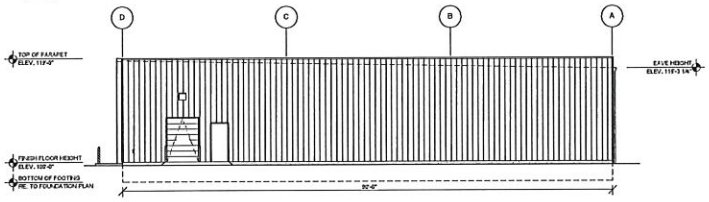
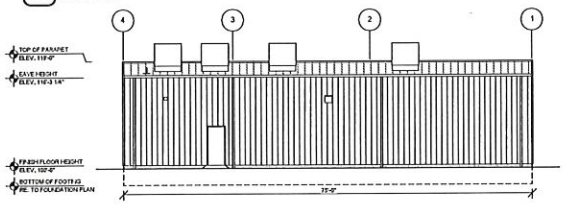
5' 3" needs 2' 3" variance



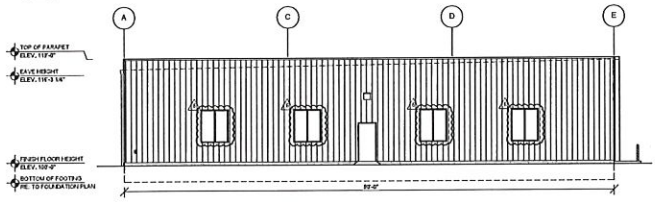
1 FRONT EXTERIOR ELEVATION
SG2.1 SCALE: 1/8" = 1'-0"



2 RIGHT EXTERIOR ELEVATION
SG2.1 SCALE: 1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION
SG2.1 SCALE: 1/8" = 1'-0"



4 LEFT EXTERIOR ELEVATION
SG2.1 SCALE: 1/8" = 1'-0"

BUILDING SIGN SCHEDULE

FRONT EXTERIOR ELEVATION
TYPE: OR 63' 7.5" AP STACKED
DETAIL: REFER TO 5/SG2.1

RIGHT EXTERIOR ELEVATION
TYPE: NO SIGN
DETAIL:

LEFT EXTERIOR ELEVATION
TYPE: NO SIGN
DETAIL:

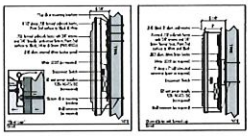
REAR EXTERIOR ELEVATION
TYPE: NO SIGN
DETAIL:

GENERAL NOTES

A. CONTACT OWNER'S OR TENANTS DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS OR CLARIFICATIONS.

B. BUILDING PERMANENT SIGNAGE OWNER FURNISHED AND INSTALLED. REFER TO SCOPE OF WORK SCHEDULE. SIGNAGE GRAPHICS PROVIDED FOR REFERENCE ONLY (N.I.C.) AND CONTRACTOR'S COORDINATION WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS. CONTRACTOR TO PROVIDE BACKING AND ROUGH-IN ELECTRICAL AS REQUIRED FOR INSTALLATION. REFER TO A2.1 FOR EXTERIOR BUILDING FINISH.

C. REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY OWNER OR OWNER'S (N.I.C.).



Formed Cloud Logo with "AP" Formed Caps & Channel Returns
Part# E3T1-5-CLOL-p-AC-Hrs-WFC

5 FRONT WALL SIGN DETAILS
SG1.1 SCALE: 1/4" = 1'-0"

Wall Mount Sign

JOHN D. TORGERSON, ARCHITECT
3 S. BROADWAY AVENUE
OZARK, MO 65721
P (417) 581-8889
F (417) 581-9003

PROJECT:
NEW O'REILLY AUTO PARTS STORE
247 BUFFALO ST.
CONNEAUT, OH 44030

BUILDING EXTERIOR SIGNAGE

O'Reilly AUTO PARTS
CORPORATE OFFICE
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-6674 TELEPHONE

DRAWN BY: NO
DESIGNED BY: KR
DATE: 07/20/2018
REVISIONS: 1 PRICE APR. 8, 2019
PROJECT NUMBER: 17029 CET
SHEET NUMBER: SG2.1

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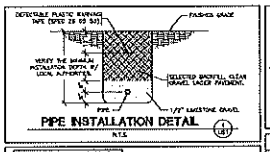
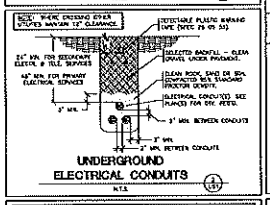
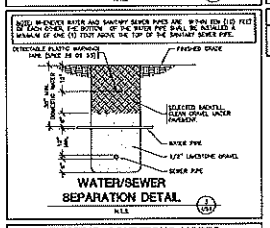


PIPE INSTALLATION DETAIL



UNDERGROUND ELECTRICAL CONDUITS



WATER/SEWER SEPARATION DETAIL

EXISTING CONDITIONS NOTES

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) HAVE BEEN SHOWN ON THE DRAWINGS ONLY TO THE EXTENT THAT THEY WERE KNOWN TO BE EXISTING WHEN THE DRAWINGS WERE PROCURED BY THE OWNER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND NO RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM CHANGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR CHANGES.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNMARKED EXISTING CONDITIONS/INSTALLATIONS.

CONTRACTOR CAUTION!! VERIFY SEWER LINE ELEVATION

BEFORE STARTING ANY BUILDING PAD GRADING AND PLUMBING WORK, THE CONTRACTOR SHALL FIELD VERIFY LOCATION, MATERIAL, CONDITION, ACCESSIBILITY (INCLUDING STATE HIGHWAY OR OTHER RIGHTS-OF-WAY) AND REPORTABLE FLOW LINE ELEVATION OF THE EXISTING SANITARY SEWER SERVICE LINE ON MAIN.

IF A REPORTABLE FLOW LINE HAS NOT BEEN ESTABLISHED AT THE TIME OF FINAL SANITARY SEWER SERVICE CONNECTION, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES ASSOCIATED WITH THE INSTALLATION OF A NEW GRINDER PUMP SYSTEM EQUAL TO "ENVIRONMENT ONE" (EH-15).

PHONE: 518-348-4181 TO MEET OWNER AND LOCAL REQUIREMENTS.

TELEPHONE SERVICE REQUIREMENTS

NOTE: WHERE CROSSING OVER STUBES MAKE 12" CLEARANCE

DETECTABLE PLASTIC WARNING TAPE (SEE 29 05 53)

24" MIN. FOR SECONDARY ELECTRIC & TELE SERVICE

48" MIN. FOR PRIMARY ELECTRICAL SERVICE

SELECTED BACKFILL - CLEAN GRAVEL UNDER PAVEMENT.

CLEAN ROCK SAND OR SOIL BACKFILL AS SPECIFIED BY THE STANDARD PROTECTIVE DEVICE

ELECTRICAL CONDUIT(S) SEE PLANS FOR SIZE, PER.

3" MIN.

3" MIN. BETWEEN CONDUITS

3" MIN.

3" MIN. BETWEEN CONDUITS

CONTRACTOR SHALL CONTACT PHONE COMPANY AND VERIFY REQUIRED SIZE OF CONDUIT (1", 2" OR 4") PVC SCHEDULE 40 CONDUIT WITH ROD (MINIMUM) STEEL LINE WIRE BENDS & 18-24" DEPTH FOR PHONE SERVICE. PROVIDE MINIMUM 1/2" POLYPROPYLENE PULL LINE. PLACE CONDUIT A MINIMUM OF 12" FROM 1/0 ELECTRIC CONDUIT IN SAME TRENCH.

CAP END OF CONDUIT AT PROPERTY LINE BELOW FINISHED GRADE AND INSTALL CABLE MARKER FOR PHONE COMPANY. IF NECESSARY, OTHERWISE, CONTINUE PHONE SERVICE CONDUIT TO A POLE AND INSTALL RIGID GALVANIZED STEEL CONDUIT A MINIMUM OF (5) FEET ABOVE FINISHED GRADE ATTACHED TO POLE.

CONTRACTOR SHALL COORDINATE INSTALLATION AND VERIFY REQUIREMENTS WITH PHONE COMPANY. PLAN AHEAD! ALL FEES (IF ANY) BY PHONE COMPANY FOR INSTALLATION OF NO LESS THAN 10 PAIR CABLE IN NOTICED CONDUIT. TO CONTRACTOR INSTALLER: PROVIDE 4' x 8' x 3/4" PVC REVERSE BACKBOARD (4" FLYWOOD, PAINT BOARD WITHIN INTERIOR BUILDING WITH BUILDING CONTRACTOR TO PROVIDE (5) AND (5) GROUND TO TELEPHONE EQUIPMENT LOCATION. TO LOCAL GROUNDING ELECTRODE SYSTEM. FINAL CONNECTIONS ARE PHONE PHONE BRING BY OWNER.

ONLY IF LANDLINE/LAND PHONE SERVICE IS NOT AVAILABLE, THEN MAY CONTRACTOR INSTALL INDEPENDENT PHONE SERVICE WITH REMOTE HEAD, ETC. COORDINATE WITH OWNER & PHONE CO.

METER LOCATION

TAG 1" METERS AND BACKFLOW DEVICES ARE TO BE INSTALLED INSIDE BUILDING, SEE P1 & P2 SHEET FOR LOCATION.

GENERAL NOTE:

PRIOR TO INSTALLATION, GENERAL CONTRACTOR SHALL CONFIRM THAT LIGHT POLES, UNDERGROUND AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION S-SIGN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR SHALL CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.

EMS KEYNOTE

1. EMS / LIGHTING CONTROL PANEL. SEE E1 SHEETS FOR MORE INFORMATION.

STOP-CALL BEFORE YOU DIG!

811

UTILITIES CONTACTS:

ELECTRIC:	THE ILLUMINATING COMPANY (FIRSTENERGY) 216-271-1543 800-589-3459
TELEPHONE:	GREAT LAKE COMMUNICATIONS, (CONST PHONE) 440-585-7184 NOTIFY TO DATE NOTIFY TO DATE NOTIFY TO DATE
WATER:	
SEWER:	
GAS:	

CONTRACTOR TO CONTACT UTILITY COMPANIES FOR TAPPING AND FINAL CONNECTION RESPONSIBILITIES.

NEW UTILITIES

W	WATER SERVICE
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND PHONE
S	SANITARY SEWER
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD PHONE
G	GAS SERVICE
	(W, GAS, SS)
	BRK CUT
	BORE
	GRAVEL

P.O.C. = POINT OF CONNECTION BETWEEN SITE PIPING (WITH ADDITIONS AND BUILDING PIPING (SPEC 21 11 13, 22 05 00)) AS NECESSARY - (SPEC 21 13 13 DESIGN/BUILD UNDERGROUND PIPING)

P.O.C. FROM THE BUILDING PIPING TO THE SITE PIPING IS A FIXED ARM FROM BUILDING

STATE OF OHIO LIMITATION

I HEREBY CERTIFY THAT THESE ENGINEERING DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF OHIO

BRENT L. COURTER — 4/5/19 — DATE

LICENSE PERIOD: DATE IS DECEMBER 31, 2019

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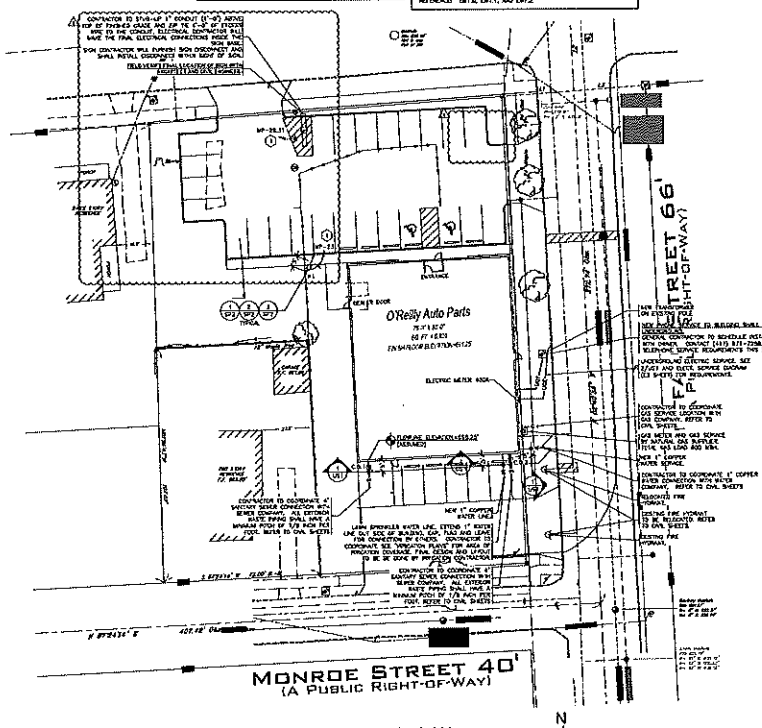

UTILITIES SITE PLAN

SCALE: 1" = 20'-0"

BRENT L. COURTER
E-67372
STATE OF OHIO
4/5/19

SGE
SAFETY-DATA ENGINEERS INC.

PROJECT:
NEW O'REILLY AUTO PARTS STORE
247 BUFFALO ST.
CONNEAUT, OH 44030

UTILITIES SITE PLAN

O'Reilly AUTO PARTS

DR.	LT
CHK.	NEG
DATE	07/20/2018
REVISION	4 P/SO4 04/05/19
PROJECT NUMBER	17029-CET
SHEET NUMBER	US1

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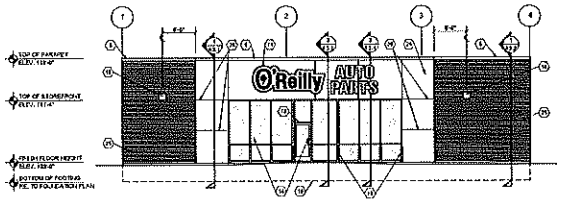
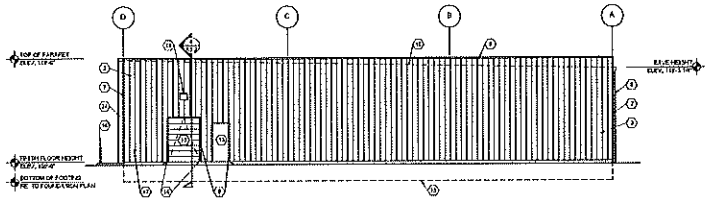


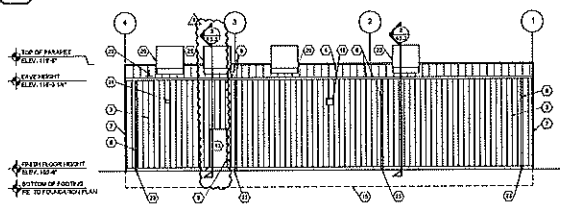
1 FRONT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



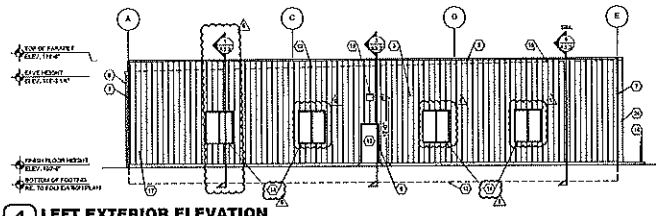
2 RIGHT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



4 LEFT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

PRE-ENGINEERED METAL BUILDING WALL PANEL SYSTEMS
KEY NOTE NO. 2:
TYPE: EXTERIOR WALL PANEL (TYPE 3)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
SERIES: EQUAL TO BUTLER BUILDING "SYLVANS"
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

STANDING SEAM ROOFING SYSTEMS
KEY NOTE NO. 3:
MFG: DAYLOT SPECIFIED EQUAL BY STO OR BASF (NO SUBSTITUTES)
SERIES: OUTBLUSTER RUN AND
TC SURE SEAM SEAM
COLOR: DAYLOT "DAYNAR" (.125" STRATOTONE HIGH PERFORMANCE COLOR SYSTEM) SHOWN VALUMAX "POLYSHEUER" BASE (SEMI-GLOSS) GLOSS

SIDING
KEY NOTE NO. 3:
TYPE: SIMULATED BRICK FIBER CEMENT PANEL (SIDING)
MFG: NICHIHA
SERIES: CANYON
COLOR: SHALE BROWN

FLASHING AND SHEET METAL
KEY NOTE NO. 3:
TYPE: STANDING SEAM ROOFING SYSTEM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: GALVALUME

KEY NOTE NO. 3:
TYPE: CAP FLASHING AT WALL PANELS (TYPE 3) AND FIBER CEMENT SIDING
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 3:
TYPE: CAP FLASHING AT EIFS
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: SHERWIN WILLIAMS "ROSEMARY SWEET" (SE-6187) (SEMI-GLOSS) WITH SHERWIN WILLIAMS "THREE COMPANION" (SE-6189) (SEMI-GLOSS) CLEAR LINE SHADE

KEY NOTE NO. 3:
TYPE: WALL PANEL TRIM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 3:
TYPE: GUTTER AND DOWNSPOUTS
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 3:
TYPE: DOOR TRIM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

DOORS AND FRAMES
KEY NOTE NO. 3:
TYPE: STEEL DOORS AND FRAMES (DOOR NO. 3 AND 7)
MFG: (OVER EXPOSED CONTRACTOR INSTALLED)
FINISH: FACTORY PREFINISHED
COLOR: SHERWIN WILLIAMS "TOP HUE TAUPE" (SEMI-GLOSS)

KEY NOTE NO. 3:
TYPE: SECTIONAL OVERHEAD DOOR (DOOR NO. 1 & 2)
MFG: (REFER PROJECT MANUAL)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: SHERWIN WILLIAMS "SOFTEN TAUPE" (SEMI-GLOSS)

KEY NOTE NO. 3:
TYPE: (REFER TO PAINT DOOR SCHEDULE)
MFG: (DO NOT PAINT OVER OLD CASTLE (ASTM WALL) (NO SUBSTITUTES)
FINISH: PREFINISHED
COLOR: EPOXY "EPOXY, DAMASK" "BARK 3/3", LS 34 WALL "INTERSTATE GREEN"

FASTENERS
KEY NOTE NO. 3:
TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIME AND PAINT
COLOR: SHERWIN WILLIAMS "FLINT CLUP" (SEMI-GLOSS)

GENERAL NOTES

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
B. REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
C. REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.
D. REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.
E. REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.
F. REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

1. NOT USED
2. NOT USED
3. PRE-ENGINEERED METAL BUILDING EXTERIOR WALL PANEL SYSTEM (TYPE 3).
4. PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.
5. PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING WITH 3" VERTICAL FACE, (FLUSH WALL PANELS, & FIBER CEMENT SIDING).
6. PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING WITH 3" VERTICAL FACE (AT EIFS).
7. PRE-ENGINEERED METAL BUILDING SHEET METAL WALL PANEL TRIM.
8. PRE-ENGINEERED METAL BUILDING SHEET METAL GUTTER AND DOWNSPOUT SYSTEM.
9. PRE-ENGINEERED METAL BUILDING SHEET METAL DOOR TRIM.
10. LINE OF ROOF BEYOND WITH 1/4"/12" SLOPE MINIMUM.
11. SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE RECEIVED FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET E0.1.
12. BUILDING ADDRESS NUMBERS 8" HIGH SHEET VINYL WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
13. EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
14. EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
15. APPROX. WALK LINE OF FOUNDATION. REFER TO STRUCTURAL DRAWINGS.
16. STEEL BOLLARDS. REFER TO CIVIL AND STRUCTURAL DRAWINGS.
17. HOSE BIB. REFER TO PLUMBING DRAWINGS.
18. LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
19. NOT USED.
20. MECHANICAL ROOF TOP UNIT. REFER TO MECHANICAL DRAWINGS.
21. MECHANICAL WALL MOUNTED UNIT. REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED.
22. PLUMBING ROOF VENT. REFER TO PLUMBING DRAWINGS AND DETAIL 11/A2.2.
23. RE DOWNSPOUT INTO STORM SEWER PER CIVIL.
24. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS).
25. FIBER CEMENT SIDING SYSTEM COMPLETE, INCLUDING PANELS, FLASHING, STARTER TRACK, SPACERS, CLIPS, CORROSION RESISTANT SCREW FASTENERS, CORNER KEY TRIM, EXPANSION AND CONTROL JOINTS, PREFABRICATED INSIDE AND OUT SIDE CORNER UNITS, AND SEALANT INSTALL PER APPROVED MANUFACTURER'S INSTRUCTIONS. PANELS SHALL BE INSTALLED VERTICALLY (DIMENSIONS PERPENDICULAR TO FRAMING) AND VERTICAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS. SIDING FASTENERS SHALL PENETRATE CONSTRUCTION BEHIND FRAMING AT LEAST THREE (3) EXPOSED FULL THREADS. ATTACHMENT OAKS TO BE SIDING SHALL BE REMOVED.
26. PLASTICS NON-ASPY. REFER TO DETAIL 6A/A2.2.

JOHN D. TORGERSON, ARCHITECT
1444 E. BATTLEFIELD
OZARK, MO 65721
P: (417) 881-8885
F: (417) 881-9003

PROJECT:
NEW O'REILLY AUTO PARTS STORE
247 BUFFALO ST.
CONNEAUT, OH 44030

EXTERIOR ELEVATIONS

O'Reilly AUTO PARTS

DESIGNED BY: NO
DRAWN BY: KR
DATE: 07/20/2018
REVISIONS: 1 ADDENDUM APRIL 5, 2019
PROJECT NUMBER: 17029 CET

A2.1

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ORDINANCE NO. 34-19

Introduced By _____

AN ORDINANCE TO AMEND SECTION 1133.01(m) OF THE CONNEAUT CODIFIED ORDINANCES GOVERNING ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS, AND NOT DECLARING AN EMERGENCY.

BE IT ORDAINED, by the City of Conneaut, County of Ashtabula and State of Ohio:

SECTION 1. That Section 1133.01(m) of the Conneaut Codified Ordinances governing Accessory Structures in Residential Districts is hereby amended as follows:

1133.01 GENERAL PROVISIONS.

a) Street Frontage Required. No lot shall contain any building used as a dwelling unless it abuts at least fifty (50) feet on a street or has a permanent exclusive unobstructed private easement of access or right-of-way to a public street. The Zoning Inspector, in the issuance of a permit, or the City Planning Commission, in case of land subdivision, shall be satisfied that the overall arrangement will not result in a hazardous or inaccessible condition in respect to emergency equipment nor be in conflict with any street plan or local street system adopted or established in the City of Conneaut.

b) Double-Frontage Lots. Double-frontage lots shall, on both of the streets involved, meet the front yard regulations of the district in which they are located.

c) Yard Requirements. No part of a yard required for any building may be included as fulfilling the yard requirements for an adjacent building.

d) Vacation or Utility Trailer. Parking of a vacation or utility trailer in any district shall be prohibited, except in the camping areas in the O-1, Open Space District, except that one (1) trailer may be stored in the rear or side yard of any district, provided that no living quarters shall be maintained or any business conducted in connection therewith while such trailer is parked or stored. No other building or structure shall be attached to a vacation or utility trailer.

e) Lots Abutting Railroads or Principal Streets and Highways. The side or rear yard of any dwelling abutting any railroad, major thoroughfare, arterial highway, or freeway shall in no case be less than fifty (50) feet from the right-of-way of any railroad, (includes crossing), major thoroughfare, arterial highway, or freeway.

f) Fences, Walls, Hedges or Similar Plantings or Structures. Fences, walls, plantings or hedges may be permitted in any yard, or along the edge of any yard, subject to the following:

   1) Maximum height. Unless specified otherwise in this section, the height of fences and walls shall not exceed six feet six inches (6' - 6") in height in any side or rear yard. In all districts no fence shall be over three feet four inches (3' - 4") in height unless the fence is ninety percent (90%) open, then such fence may be four feet four inches (4' - 4") in height along a property line in a front yard or front yard setback. No wall, planting, or hedge in a front yard or front yard setback shall be over three (3) feet in height.

A. Fences, walls and hedges within corner visibility areas shall not obstruct the view of vehicles or impede pedestrian traffic.
B. In an industrial district, a fence may be permitted up to eight feet in height along the side or rear lot line.
C. Junk yards shall be fenced in on all sides with a fence of no less than six (6) feet in height.
D. Barbed wire or any other material deemed hazardous shall be prohibited in a residential district except as allowed to contain animals as allowed under the R-1 Residential District.
E. Soils used to create a berm shall not exceed 2 feet in height and plantings shall not exceed four feet in height in total.

2) Obstructions prohibited. No fence shall be erected or maintained in such a way as to obstruct the vision of motorists and/or prohibit an adjoining property owner from entering or exiting driveways. No fence or wall shall be erected within any public right-of-way.
3) Orientation. A finished side of a fence in any yard shall face outwards away from the property on which they are placed.
4) Exemptions. The following shall be exempt: Electronic fences (such as those used to contain animals) buried beneath the ground shall not be regulated by this section, a temporary fence to enclose a garden located in a rear yard only, fencing required by correctional facilities, for recreational purposes such as ball diamonds or similar recreational purposes, or fencing that surrounds flower gardens of no more than 2 feet in height.
5) Trees, shrubs, flowers or plants shall be permitted in any front, side or rear yard, in conformance with subsection (a) of this section.
6) Other specified structures. Walls, driveways, arbors, curbs, retaining walls, mailboxes, name plates, lamp posts, bird baths and structures of a like nature shall be permitted in any front, side or rear yard provided they do not exceed the height allowed in subsection (a) of this section for front yard fences.
7) Other standards. The following additional standards shall apply to all fences, walls and hedges in any zoning district:
    A. Fences may be placed up to one (1) foot from the front lot line in a front yard or front yard setback or within two (2) inches of a side or rear property line except that no parts of any fences, including foundations, may extend beyond any lot line.
    B. If a fence exists in the rear or side yard of an adjacent lot, only one other fence may be placed along the adjoining boundaries of such adjacent lot. Areas between abutting fences must be maintained in accordance with this chapter and the City's Code of Ordinances.
    C. No wire fence or wire shall be erected in any front yard within a residential district, unless enclosing a retention pond approved by the Planning Commission.
    D. The use of electric current or charge on any fence or part thereof is prohibited except for the single strand electric fences used for the purposes of containing animals in the Agricultural and R-1 Residential District.

E. Orange plastic fencing, snow fencing, cyclone fencing, silt fencing, or similar type fencing shall be prohibited in a residential district unless required during construction to comply with other governmental agencies or regulations. When used to enclose a garden, the fencing shall be removed by November 1 of the current year. Snow fencing shall be allowed to be in place from November 1 of the current year to March 31 of the following year to control snow drifting.

F. A decorative entry fence with an archway of six feet six inches (6'- 6") in height, including a light fixture or decorative object is allowed for a distance of six feet in any direction that gradually slopes to a height of four feet four inches (4'-4") or less, in a front yard or front yard setback, erected parallel to the property line that abuts a residential walkway leading up to an entry of a residential building or driveway and complies with and does not constitute a traffic hazard.

G. A decorative entry gate and/or archway for a driveway entry including a light fixture or decorative object is allowed for a distance of six feet in any direction that gradually slopes to a height of four feet four inches (4'-4") or less, in a front yard or front yard setback, erected parallel to the property line and does not constitute a traffic hazard.

H. The Zoning Administrator shall take into consideration the existing grade of the property as it affects the heights of the fence.

I. The property owner is solely responsible for making sure that the fence is placed upon their property and therefore should make every effort to locate the property markers. In addition, if the fence will require maintenance, the property owner making application shall make allowances in the setback so as not to need permission from the adjacent property owner for said maintenance.

J. For those fences, walls, plantings or hedges planted or installed prior to the passage of this section shall be allowed to remain until such time as the fence, wall, planting or hedge is in need of repair or becomes a hazard to the public.

g) Visibility at Intersections: (EDITOR'S NOTE: Former subsection (g) was repealed by Ordinance 73-13.)

h) Setback Requirements for Corner Buildings. On a corner lot the principal building and its accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located.

i) Yard Requirements for Multi-Family Dwellings. Multi-family dwellings shall be considered as one (1) building for the purpose of determining front, side, and rear yard requirements. The entire group as a unit shall require one (1) front, one (1) rear, and two (2) side yards as specified for dwellings in the appropriate district. Each individual building shall meet all yard requirements for the appropriate district as though it were on an individual lot.

j) Conversion of Dwellings. The conversion of any building into a dwelling, or the conversion of any dwelling in order to accommodate an increased number of dwelling units shall not be permitted unless:

1) The yard dimensions still meet the yard dimensions required by the zoning regulations for new structures in that district.
2) The lot area per family equals the lot area requirements for new structures in that district.
3) The floor area per dwelling unit is not reduced to less than that which is required for new construction in that district.
4) The conversion is in compliance with all other relevant codes and ordinances.

k) Trash Areas Required. All commercial, industrial, and multi-family residential uses shall provide a trash and/or garbage collection and pick-up area which shall be enclosed on at least three (3) sides by a solid wall or fence of at least five (5) feet in height if such area is not within an enclosed building or structure. Provisions for adequate vehicular access to and from such area or areas for collection of trash and/or garbage as determined by the Zoning Inspector shall be required.

l) Side and Rear Yard Requirements for Nonresidential Uses Abutting Residential Properties. Nonresidential uses shall not be located nor conducted closer than forty (40) feet to any lot line of a residential property except that the minimum yard requirements may be reduced to fifty percent (50%) of the requirements if acceptable landscaping or screening approved by the Zoning Inspector is provided. Such screening shall be a masonry or solid fence between four (4) and eight (8) feet in height maintained in good condition and free of all advertising or other signs. Landscaping provided in lieu of such wall or fence shall consist of a strip of land not less than twenty (20) feet in width planted with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height at the time of planting. Either type of screening shall not obscure traffic visibility within fifty (50) feet of an intersection.

m) Accessory Structures in Residential Districts. No accessory structure(s) shall be erected in any required yard other than a rear or side yard, nor shall it occupy more than thirty percent (30%) of a required rear yard. A detached accessory structure may be located in the side yard setback except a side yard that abuts a street. Accessory structures shall not exceed fifteen (15) feet in height, unless a greater height is permitted by the Zoning Board of Appeals and shall be distant at least five (5) feet from all lot lines of adjoining lots which are in any residential district and ten (10) feet from any other structure on the same lot. On a corner lot in any residential district, an accessory structure shall be a distance from the side street lot line not less than the required front set back line.

~~Sheds may be located within one (1) foot of a property line if movable.~~ Dog pens shall be located five (5) feet from a property line and the owner of the animal shall cleanup the feces from the animal so that it does not become a nuisance to the adjoining property owners.

n) Temporary Structures. Temporary structures, construction trailers, equipment, and materials used in conjunction with construction work only may be permitted in any district during the period construction work is in progress, but such temporary facilities shall be removed upon completion of the construction work. Storage of such facilities or equipment beyond the completion date of the project shall require a Zoning Certificate authorized by the Zoning Inspector.

o) Architectural Projections. Open structures such as porches, canopies, balconies, platforms, carports, covered patios, and similar architectural projections shall be

considered parts of the building to which attached and shall not project into the required minimum front, side, or rear yard.

p) Exceptions to Height Regulations. The height limitations contained in these regulations do not apply to spires, belfries, cupolas, antennas, water tanks, cooling towers, ventilators, chimneys, agricultural or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

q) Agriculture. Nothing contained in this Zoning Ordinance shall prohibit the use of any land for agricultural purposes or the construction or use of buildings or structures incident to the agricultural use of the land where agricultural uses are permitted, but a Zoning Certificate shall be required for any such new building or structure.

r) Essential Services. Essential services shall be permitted as authorized by law, it being the intention hereof to exempt essential services from the application of the Zoning Ordinance.

SECTION 2. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council or any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 3. That this Ordinance is not declared to be an emergency measure and shall take effect thirty (30) days after passage.

Passed this _____ day of _____, 2019.

_____
President of Council

ATTEST:

_____
Clerk of Council