



City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

David Smerek, Building Commissioner

Ian Russell
PC Secretary

PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance 1220.06, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a meeting on **February 8, 2023** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

Keith Kassouf, on behalf of Fairway Royalton Properties, LLC, is seeking preliminary site plan approval for a proposed subdivision extending off of Sherwood Trail consisting of four buildable lots located at PPN: 489-10-077 in Residential (R1-A) District Zoning.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, and on the City's website for review by interested parties.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: www.northroyalton.org/PlanningCommission

If you would like to be heard on the subject of this application but are not able to attend the meeting in person, please fill out and submit the Public Comment Form with any documents or photographs and return it to the Building Department no later than February 7th at 12:00 p.m. local time. The form is available on the Planning Commission page of the city website which can be found at the above link. PLEASE NOTE: THE PUBLIC COMMENT FORM MUST BE NOTARIZED IN ORDER TO BE READ INTO THE RECORD.

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Ian Russell
Planning Commission Secretary
11545 Royalton Road
North Royalton, Ohio 44133



City of North Royalton

Mayor Larry Antoskiewicz
Community Development, Building Division
David Smerek, Building Commissioner
11545 Royalton Road, North Royalton, OH 44133



Phone: 440-582-3000

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

Address

489-10-077

Permanent Parcel Number

Name of Occupant, Business or Tenant (if applicable)

Zoned R1-A, Ward 3

Zoning District and Ward

2. Property Owner of Parcel:

TERENCE R. WILSON / MEMBER
KEITH KASSOOF / MEMBER

Name

5620 Ridge Road

Address

Parma, Ohio 44129

City, State and Postal Code

Fairway Royalton Properties, LLC

Name of Business (if applicable)

(440) 724-1413 / 216-276-1408

Phone

kclknk@gmail.com / TRW CONSTRUCTION

Email (electronic mail)

JMAIL.CO

3. This request is being made by the following responsible party (Owner / Authorized Representative):

Keith Kassouf / MEMBER

Name

5620 Ridge Road

Address

Parma, Ohio 44129

City, State and Postal Code

Fairway Royalton Properties, LLC

Name of Business (if applicable)

(440) 724-1413

Phone

kclknk@gmail.com

Email (electronic mail)

For Office Use Only

01/03/2023
Date Application Submitted

02/08/2023
Meeting Date Assigned

PC23-03
Identification Number Assigned

\$40
Application Fee

Ched
Payment Information (date, check number, cash, etc.)

I.R.
Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

Revised by Applicant: January 19, 2023

Proposed project is to subdivide the existing parcel 489-10-077 into 5 smaller parcels and extend the existing Sherwood Trail through the parcel to a new cul-de-sac in a permanent right-of-way. 4 parcels will be for the construction of single family homes and the 5th parcel will be for proposed detention basin. The proposed development will extend the existing sanitary and water line and include a new stormwater detention basin for the detention and treatment of the storm water for the new houses and pavement.

5. Applicant's Plan Request: (please mark appropriate box)

Commercial / Industrial / Residential:

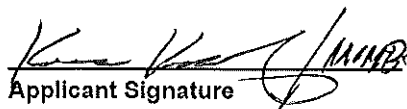
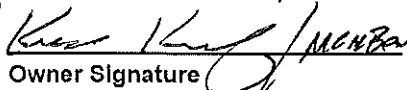
- ☒ Preliminary Site Plan Approval
☐ Final Site Plan Approval

Subdivision:

- ☐ Sketch Plan Approval
☒ Preliminary Site Plan Approval
☐ Final Site / Preliminary Plat Approval
☐ Final Plat / Dedication Approval

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.

	<u>KEITH KASSOFF / MEMBER</u>	<u>1/3/2023</u>
Applicant Signature	Printed Name and Title	Date
	<u>KEITH KASSOFF / MEMBER</u>	<u>1/3/2023</u>
Owner Signature	Printed Name and Title	Date



Cuyahoga County GIS Viewer



Date Created: 1/3/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

200 0 100 200 Feet

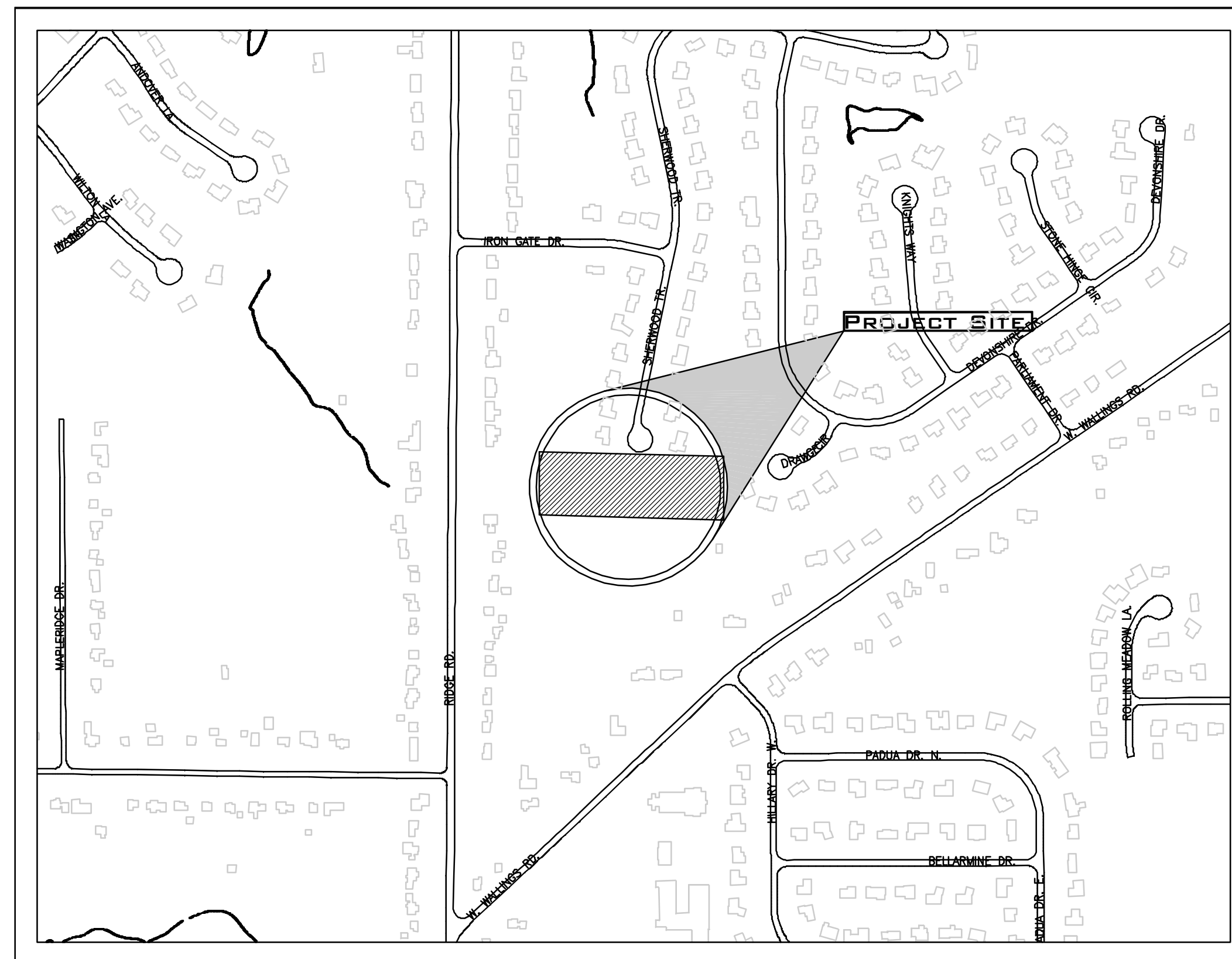
Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

THE CITY OF NORTH ROYALTON, COUNTY OF
CUYAHOGA AND STATE OF OHIO

TITLE PAGE	C1.01
EXISTING CONDITIONS	C2.01
SITE DEMOLITION PLAN	C2.02
SITE PLAN	C3.01
UTILITY PLAN	C4.01
GRADING PLAN	C5.01-C5.02
NOTES & DETAILS	C6.01



DAVID PIETRANTONE P.E. #61756

DATE _____

PREPARED FOR:
FAIRWAY ROYALTON PROPERTIES,
LLC SUBDIVISION
5620 RIDGE ROAD
PARMA OHIO 44129
PHONE 440-724-1413

Preliminary
Not for Construction

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

2021-391

PLAN REVISIONS:
1/19/23
CITY COMMENTS

PAGE REVISIONS:

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12/30/22
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**FAIRWAY ROYALTON
SUBDIVISION**
NORTH ROYALTON, OHIO

TITLE PAGE



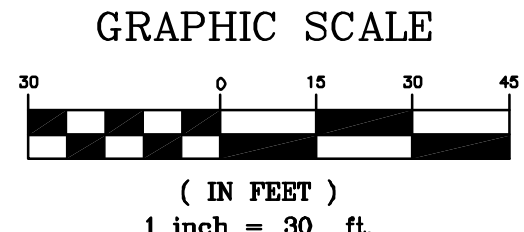
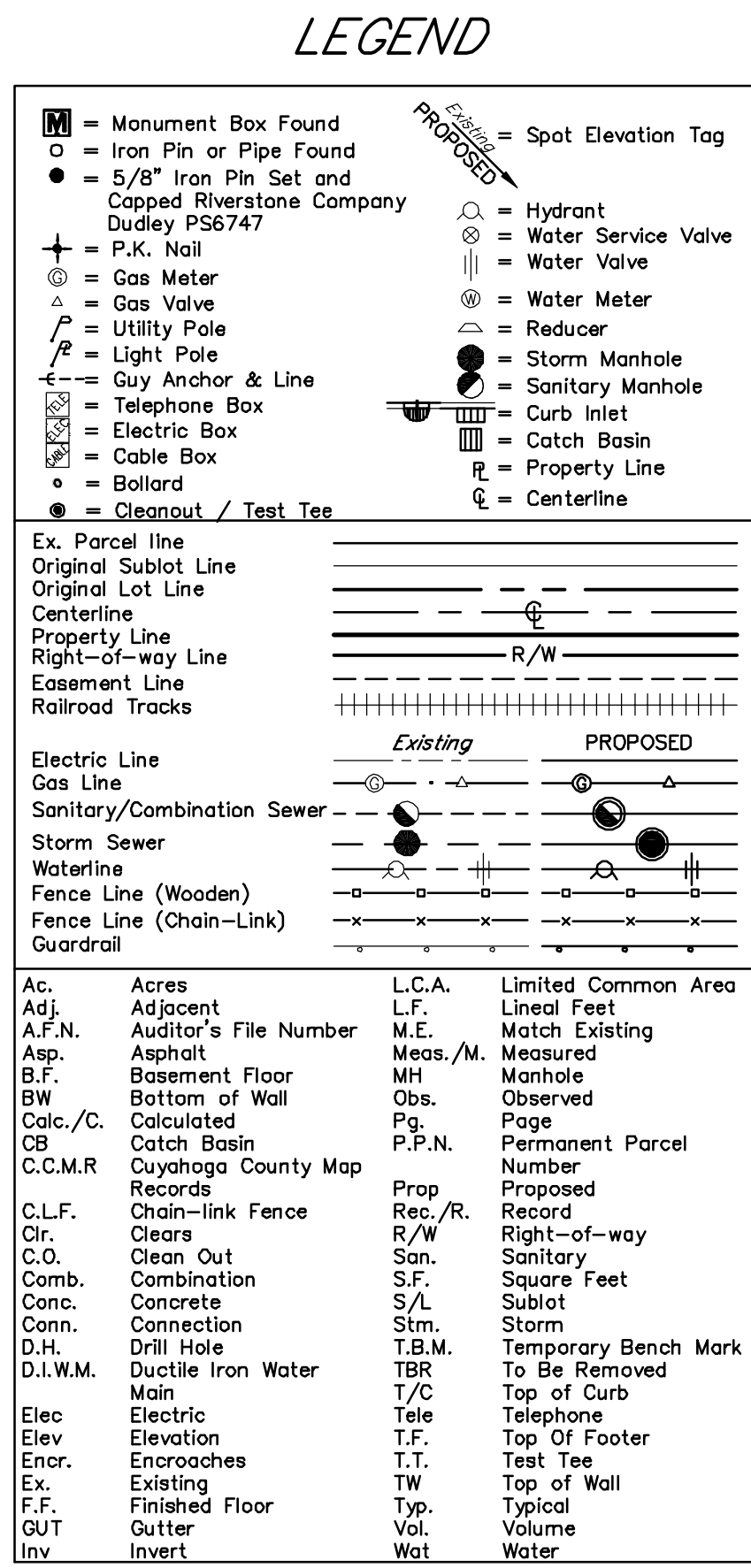
C1.01

PLAN REVISIONS:
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[illegible]

EXISTING CONDITIONS

C2.01



HOUSES SHOWN ARE FOR REFERENCE ONLY. INDIVIDUAL SITE PLANS WILL BE REQUIRED FOR EACH SUBLOT BEFORE CONSTRUCTION. HOUSES SHOWN FOR REFERENCE ARE 60' X 60' FOR AN AREA OF 3,600 SQUARE FEET. AN AREA OF 0.20 ACRES OR 8,712 SQUARE FEET OF IMPERVIOUS AREA PER LOT WAS ASSUMED FOR FOR STORM WATER DETENTION AND WATER QUALITY CALCULATIONS.

	= Monument Box Found		= Spot Elevation Tag
	= Iron Pin or Pipe Found		= Hydrant
	= 5/8" Iron Pin Set and Capped Riverstone Company Dudley PS5747		= Water Service Valve
	= P.K. Nail		= Water Valve
	= Gas Meter		= Water Meter
	= Gas Valve		= Reducer
	= Utility Pole		= Storm Manhole
	= Light Pole		= Sanitary Manhole
	= Guy Anchor & Line		= Curb Inlet
	= Telephone Box		= Catch Basin
	= Electric Box		= Proprietary Line
	= Cable Box		= Centerline
	= Bollard		
	= Cleanout / Test Tee		

Ex. Parcel Line	
Original Sublot Line	
Original Lot Line	
Centerline	
Property Line	
Right-of-way Line	
Easement Line	
Railroad Tracks	
Electric Line	
Gas Line	
Sanitary/Combination Sewer	
Storm Sewer	
Waterline	
Fence Line (Wooden)	
Fence Line (Chain-Link)	
Guardrail	

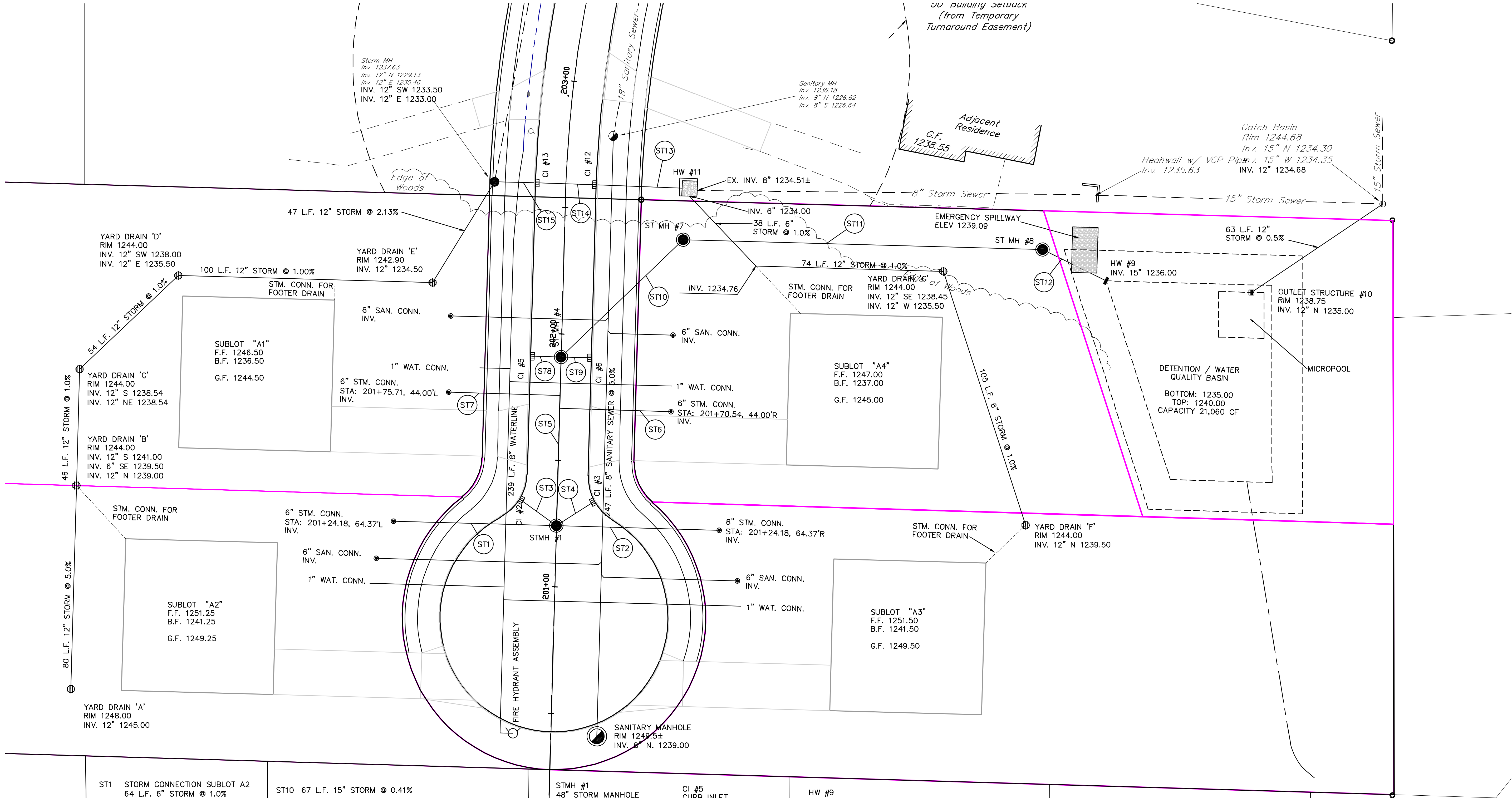
Ac.	Acres	L.C.A.	Limited Common Area
Adj.	Adjacent	L.F.	Lineal Feet
A.F.N.	Auditor's File Number	M.E.	Meatd Existing
Asp.	Asphalt	Meas./M.	Measured
B.F.	Basement Floor	MH	Manhole
BW	Bottom of Wall	M.O.	Observed
Calc./c.	Calculated	Pg.	Page
CB	Catch Basin	P.N.	Permanent Parcel
C.C.M.R.	Cuyahoga County Map	Number	
	Records	Prop	Proposed
C.L.F.	Chain-link Fence	Rec./R.	Record
Clr.	Clears	R/W	Right-of-way
C.O.	Clean Out	San.	Sanitary
Comb.	Combination	S.F.	Square Feet
Conc.	Concrete	S/L	Sublot
Conn.	Connection	Strm	Storm
D.H.	Drill Hole	T.B.M.	Temporary Bench Mark
D.I.W.M.	Ductile Iron Water	TBR	To Be Removed
	Main	T/C	Top of Curb
Elec	Electric	Tele	Telephone
Elev	Elevation	T.F.	Top Of Footer
Encr.	Encroaches	T.T.	Test Tee
Ex.	Existing	TW	Top of Wall
F.F.	Finished Floor	Typ.	Typical
GUT	Gutter	Vol.	Volume
Inv	Invert	Wat	Water

30 0 15 30 45



(IN FEET)

1 inch = 30 ft.



- ST1 STORM CONNECTION SUBLOT A2
64 L.F. 6" STORM @ 1.0%
- ST2 STORM CONNECTION SUBLOT A3
64 L.F. 6" STORM @ 1.0%
- ST3 18 L.F. 12" STORM @ 1.0%
- ST4 18 L.F. 12" STORM @ 1.0%
- ST5 67 L.F. 12" STORM @ 1.0%
- ST6 STORM CONNECTION SUBLOT A4
44 L.F. 6" STORM @ 1.0%
- ST7 STORM CONNECTION SUBLOT A1
44 L.F. 6" STORM @ 1.0%
- ST8 12 L.F. 12" STORM @ 1.0%
- ST9 12 L.F. 12" STORM @ 1.0%

- ST10 67 L.F. 15" STORM @ 0.41%
- ST11 142 L.F. 15" STORM @ 0.41%
- ST12 28 L.F. 12" STORM @ 0.41%
- ST13 34 L.F. 12" STORM @ 4.00%
- ST14 24 L.F. 12" STORM @ 1.00%
- ST15 16 L.F. 12" STORM @ 1.00%

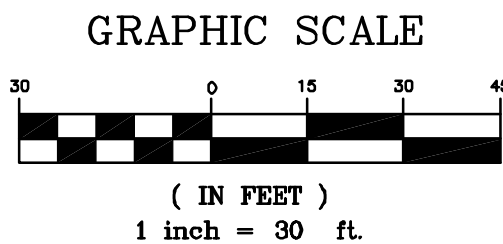
- STMH #1
48" STORM MANHOLE
STA: 201+24.18, 0.00'R
RIM 1245.55
INV. 12" N 1239.17
- CI #2
CURB INLET
STA: 201+34.18, 14.72'L
RIM 1243.35
INV. 12" E 1239.35
- CI #3
CURB INLET
STA: 201+34.18, 14.72'R
RIM 1243.35
INV. 12" W 1239.35
- STMH #4
48" STORM MANHOLE
STA: 201+90.87, 0.00'R
RIM 1240.24
INV. E&W 1236.88
INV. 12" S 1236.88
INV. 15" NE 1236.88

- CI #5
CURB INLET
STA: 201+90.87, 12.00'L
RIM 1240.00
INV. 12" E 1237.00
- CI #6
CURB INLET
STA: 201+90.87, 12.00'R
RIM 1240.00
INV. 12" W 1237.00
- STMH #7
48" STORM MANHOLE
STA: 202+38.53, 47.00'R
RIM 1240.20
INV. 15" SW 1236.63
- STMH #8
48" STORM MANHOLE
STA: 202+38.53, 189.00'R
RIM 1239.00
INV. 15" S&E 1236.10

- HW #9
HALF HEADWALL
STA: 202+26.86, 214.50'R
INV. 12" 1236.00
- OUTLET STRUCTURE #10
SEE SHEET C4.03
- HW #11
HEADWALL
STA: 202+59.34, 45.97'R
INV. 12" N 1233.75
- CI #12
CURB INLET
STA: 202+59.45, 12.00'R
RIM 1236.49
INV. 12" E 1232.40
- CI #13
CURB INLET
STA: 202+59.45, 12.00'L
RIM 1236.49
INV. 12" W 1232.16

GENERAL NOTES:

HOUSE SHOWN ARE FOR REFERENCE ONLY. INDIVIDUAL SITE PLANS WILL BE REQUIRED FOR EACH SUBLOT BEFORE CONSTRUCTION. HOUSES SHOWN FOR REFERENCE ARE 60' X 60' FOR AN AREA OF 3,600 SQUARE FEET. AN AREA OF 0.23 ACRES OR 10,000 SQUARE FEET OF IMPERVIOUS AREA PER LOT WAS ASSUMED FOR FOR STORM WATER DETENTION AND WATER QUALITY CALCULATIONS.



Preliminary
Not for Construction

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-1640
WWW.RIVERSTONEDESIGN.COM

2021-391

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PAGE REVISIONS:

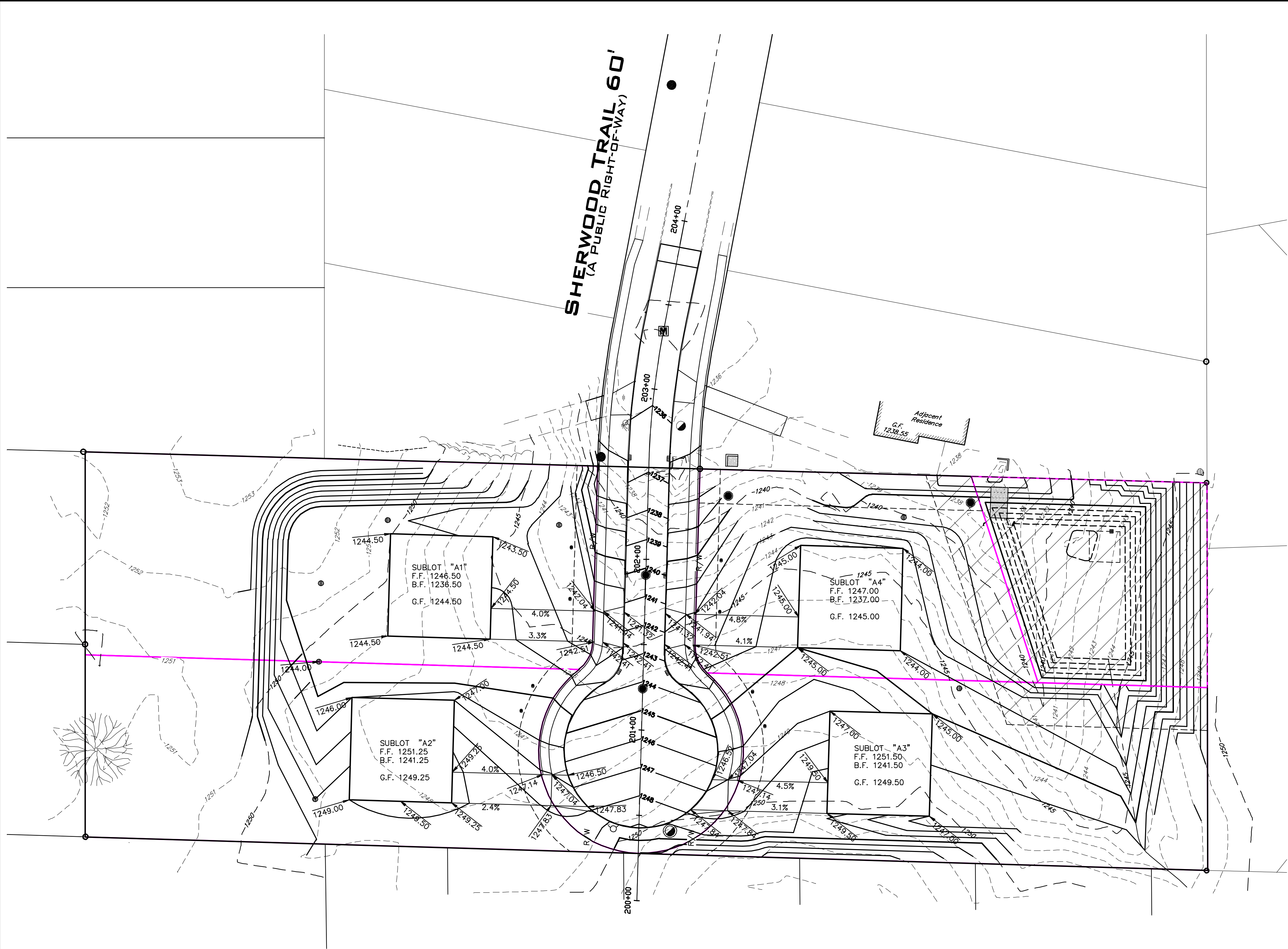
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NOT FOR CONSTRUCTION

FAIRWAY ROYALTON
SUBDIVISION
NORTH ROYALTON, OHIO
UTILITY PLAN



OGPUPS
Ohio Oil & Gas Production Underground Protection Service
Call 814-715-2884 or 811

C4.01



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LEGEND

= Monument Box Found	= Spot Elevation Tag
= Iron Pin or Pipe Found	= Hydrant

PLAN REVISIONS:

1/19/23
CITY COMMENTS

PAGE REVISIONS:

ISSUED FOR:

PLANNING COMMISSION

12/30/22

NOT FOR CONSTRUCTION

FAIRWAY ROYALTON

SUBDIVISION

NORTH ROYALTON, OHIO

GRADING PLAN

OGPUPS

Ohio Oil & Gas Production Underground Protection Service

Call 814 715-2884 or 811

C5.01

RIVERSTONE

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 CLAVES RD. SUITE 100
CLAYTON, VIC 3168
PHONE: (21 61) 491-2000 FAX: (21 61) 491-9640
WWW.RIVERSTONEURVY.COM

PLAN REVISIONS:

1/19/23
CITY COMMENTS

PAGE REVISIONS:
5/31/2022

ISSUED FOR:
PLANNING COMMISSION
12/30/22
NOT FOR CONSTRUCTION

**FAIRWAY ROYALTON
SUBDIVISION**

NORTH ROYALTON, OHIO

GRADING PLAN - PROFILE

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS 
Ohio Oil & Gas Producers Underground Protection Service
Call (614) 715-2584 or 811

C5.02

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Legend:

- = Monument Box Found
- = Iron Pin or Pipe Found
-
- = Capped Riserstone Company Dudley PS6747
- = P.K. Nail
- = Gas Meter
- = Gas Valve
- = Light Pole
- = Guy Anchor & Line
- = Telephone Box
- = Electric Box
- = Cable Box
- = Bollard
- = Cleanout / Test Tee
- = Spot Elevation Tag
- = Hydrant
- = Water Service Valve
- = Water Valve
- = Water Meter
- = Reducer
- = Storm Manhole
- = Sanitary Manhole
- = Curb Inlet
- = Catch Basin
- = Property Line
- = Centerline

Diagram:

The diagram shows a plan view of a street layout with various utility lines and features. The street is labeled "R/W" (Right-of-Way). The diagram includes a "Proposed" line and an "Existing" line. The "Proposed" line is shown with a dashed line and a "Proposed" label. The "Existing" line is shown with a solid line and an "Existing" label. The diagram also shows a "Cleanout / Test Tee" and a "Spot Elevation Tag".

Legend:

- Ex. Parcel Line
- Original Sublot Line
- Original Lot Line
- Centerline
- Property Line
- Right-of-way Line
- Easement Line
- Railroad Tracks
- Electric Line
- Gas Line
- Sanitary/Combination Sewer
- Storm Sewer
- Waterline
- Fence Line (Wooden)
- Fence Line (Chain-Link)
- Guardrail

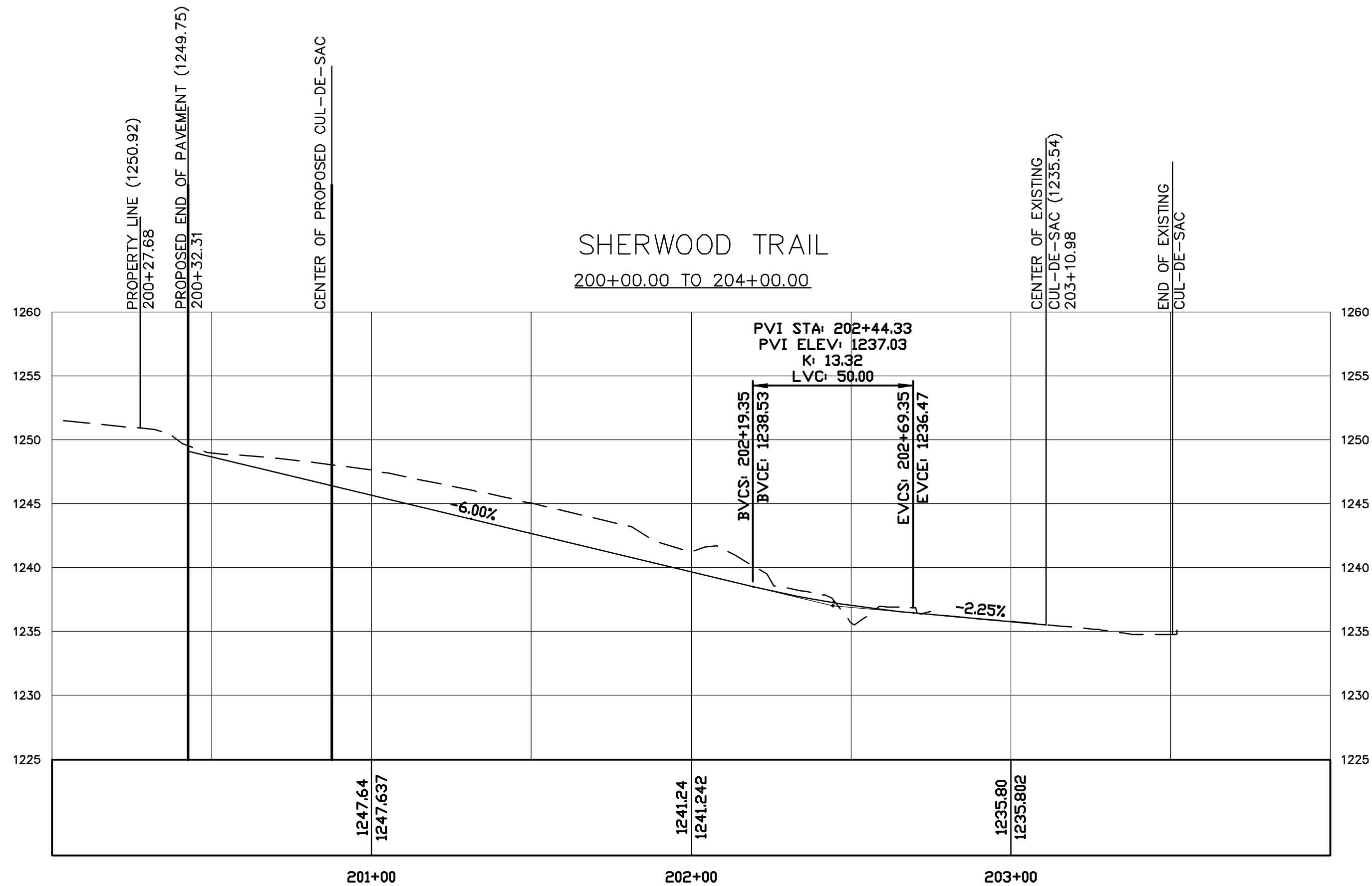
Legend:

- Ac. Acres
- Adj. Adjacent
- A.F.N. Auditor's File Number
- Asp. Asphalt
- B.F. Basement Floor
- B.W. Bottom of Wall
- Calc. Calculated
- C.B. Catch Basin
- C.C.M.R. Cuyahoga County Map
- C.L.F. Records
- Chain-link Fence
- Cir. Cirs
- C.O. Clean Out
- Comb. Combination
- Conc. Concrete
- Conn. Connection
- D.H. Drill Hole
- D.I.W.M. Ductile Iron Water
- Main
- Eleo Electric
- Elev. Elevation
- Encr. Enclorches
- Exc. Existing
- F.F. Finished Floor
- GUT Gutter
- Invert
- L.C.A. Limited Common Area
- L.F. Lineal Feet
- M.E. Match Existing
- Meas./M. Measured
- MH Manhole
- Obs. Observed
- Page
- P.P.N. Permanent Parcel
- Number
- Prop. Proposed
- Rec. Rec./
- R/W Right-of-way
- Sq. Square
- S.F. Square Feet
- S/L Sublot
- Stm. Storm
- T.B.M. Temporary Bench Mark
- To Be Removed
- Top of Curb
- Telephone
- T.F. Top Of Footer
- T.T. Test Tee
- TW Top of Wall
- Typ. Typical
- Vol. Volume

30 0 15 30 4

(IN FEET)

1 inch = 30 ft.

[illegible]

PROPOSED LEGEND

- 1

ITEM 451

-

7" REINFORCED CONCRETE PAVEMENT
- 2

ITEM 441

-

1.25" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, APP
- 3

ITEM 407

-

TACK COAT (0.10 GAL/SY)
- 4

ITEM 441

-

1.25" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, , APP
- 5

ITEM 301

-

7" ASPHALT CONCRETE BASE
- 6

ITEM 304

-

8" AGGREGATE BASE, APP
- 7

ITEM 304

-

4" AGGREGATE BASE
- 8

ITEM 204

-

SUBGRADE COMPACTION (PROOF ROLLING INCLUDED)
- 9

ITEM 609

-

CURB TYPE 6
- 10

ITEM 605

-

4" UNCLASSIFIED UNDERDRAIN WITH FABRIC WRAP, 707.33 PERFORATED
- 11

ITEM 608

-

4" CONCRETE WALK
- 12

ITEM 653

-

4 " TOPSOIL FURNISHED AND PLACED
- 13

ITEM 659

-

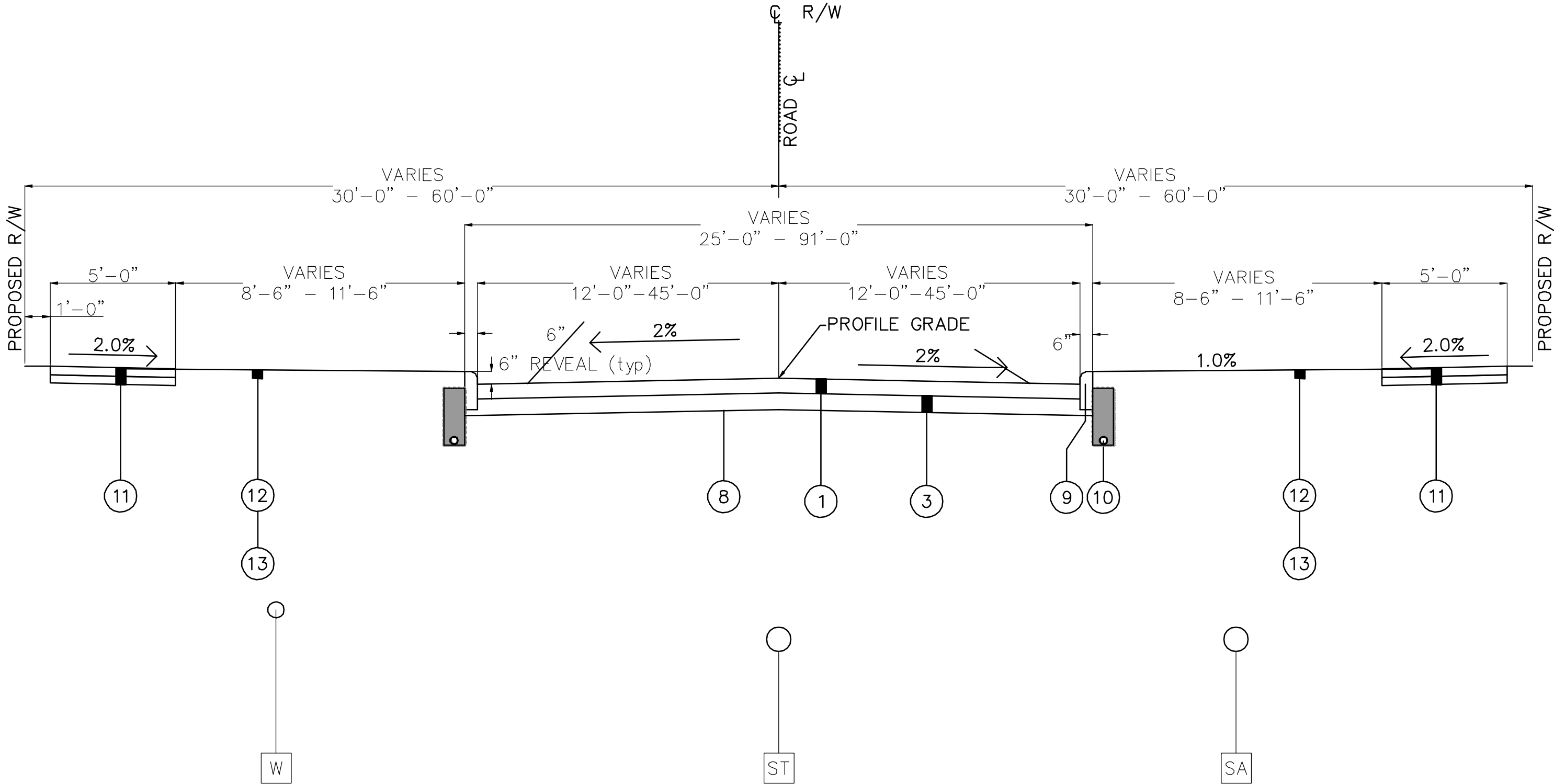
SEEDING AND MULCHING, CLASS I, HIGH QUALITY, APP

- W

WATER MAIN, DI CL 52, 8",
6' COVER MINIMUM PER ITEM 638 AND CWD
DETAIL SPECIFICATIONS AS PER PLAN
- SA

SANITARY SEWER, AS PER PLAN
- ST

STORM SEWER, AS PER PLAN



TYPICAL SECTION

Preliminary
Not for Construction

RIVERSTONE

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3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
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NOTES & DETAILS



C6.01