



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 **May 3, 2023** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

As required under Article XII Section (d) of the City of North Royalton Charter, Brown and Caldwell, on behalf of the City of North Royalton, is seeking plan approval for sanitary sewer improvements on Abbey Road which include the installation of 5,441 linear feet of gravity sewer and 8,830 linear feet of force main. The project will begin at the existing sewer connection point near Baldwin Creek, just north of I-80, and travel west to Abbey Road. The project will then proceed north within the Abbey Road right-of-way to a point south of Sprague Road before heading east to 11355 Sprague Road, also known as PPN: 481-07-026.

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 May 2nd 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:

11355 SPRAGUE RD

City of North Royalton

Address

Name of Occupant, Business or Tenant (if applicable)

481-07-026

Permanent Parcel Number

Zoning District and Ward

2. Property Owner of Parcel:

City of North Royalton

City of North Royalton

Name

Name of Business (if applicable)

11545 Royalton Road

(440) 237-5686

Address

Phone

North Royalton, Ohio 44133

City, State and Postal Code

Email (electronic mail)

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

Michael Garnes

Brown and Caldwell

Name

Name of Business (if applicable)

6055 Rockside Woods Boulevard, Suite 350

(614) 923-0855

Address

Phone

Independence, OH 44131

mgarnes@brwnncald.com

City, State and Postal Code

Email (electronic mail)

For Office Use Only

04/17/2023

Date Application Submitted

05/03/2023

Meeting Date Assigned

PC23-12

Identification Number Assigned

Application Fee

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:

Brown and Caldwell on behalf of the City of North Royalton has developed plans for the installation of 5,441 linear feet of 15" gravity sanitary sewer and 8,830 linear feet of force main for conveyance of sanitary sewerage as an improvement to wastewater conveyance and treatment operations and as a significant cost savings for the long term operations and maintenance. The project provides a centralized sanitary collection system for the local unsewered area including providing sanitary sewer service to residents on home septic systems on Abbey Road. The project will start at the existing sewer connection point near Baldwin Creek, just north of the Turnpike and head west cross country to Abbey Road. The sewer then continues north within the Right-Of-Way of Abbey Road to a point just south of Sprague Road and head east to the WWTP Plant B property to the proposed pump station.

The majority of the work is within the right-of-way of Abbey Road; however, as part of this project, permanent easements are needed for installation of the gravity sewer alignment north of the electric transmission lines and the Turnpike and temporary easements within the transmission line existing easements using the existing gravel drive. The forcemain installation will work within an existing easement with an additional 10-foot wide easement at 11591 Sprague Road, Parcel 48107009.

New sewer service will become available for six parcels on the south end of Abbey Road as shown in the exhibits.

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

Commercial / Industrial / Residential:

- ☐ Preliminary Site Plan Approval
☒ Final Site Plan Approval

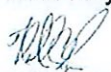

Project is a municipal infrastructure improvement seeking plan approval.

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.

| | | |
|---|--------------------------|-----------|
|  | Michael Garnes, Engineer | 4/14/23 |
| Applicant Signature | Printed Name and Title | Date |
|  | Larry Antosiewicz | 4/18/2023 |
| Owner Signature | Printed Name and Title | Date |

Properties Requiring Permanent or Temporary Easements

Properties requiring new permanent and temporary easements from west to east:

- Parcel No. 48311003
- Parcel No. 48311015
- Parcel No. 48311004
- Parcel No. 48311005
- Parcel No. 48312012
- Parcel No. 48313002

Parcel on the north end off Abbey Road with a 20-foot-wide existing sanitary sewer easement:

- Parcel No. 48107015 at 8193 Abbey Road

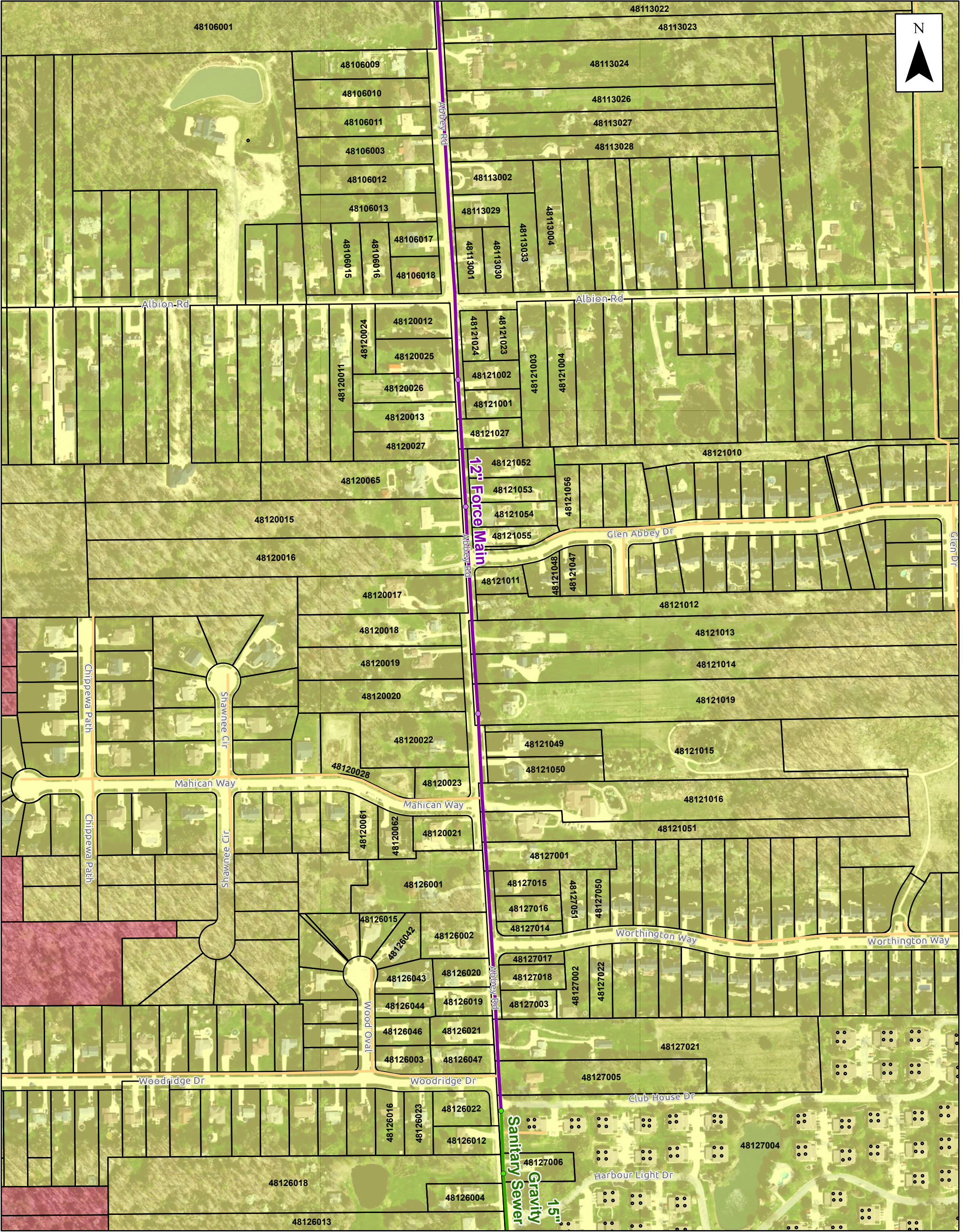
Parcel just north of B Plant where we are requesting a temporary work access agreement:

- Parcel No. 48107009 on 11591 Sprague Road

Properties Requiring Sewer Service Connection

Residential parcels that will have sanitary sewer laterals extended to the R/W for new sewer service connections:

- Parcel No. 48310005
- Parcel No. 48310004
- Parcel No. 48310010
- Parcel No. 48310007
- Parcel No. 48310008
- Parcel No. 48311003



Legend

- Forcemain Structure
- Manhole
- 12" Force Main
- 15" Gravity Sanitary Sewer
- NEORS Local Sewers
- Cuyahoga County Parcels
- N. Royalton Service Areas
- Currently Sewered
- New Sewer Service Area

North Royalton WWTP
Plant B Proposed
Pipe Alignment

Mapsheet 2 of 3

Note: Construction of sewer will remain within the road right-of-way northbound lane which includes an area outside the pavement approx. 20 feet from pavement edge on the east side.

