

CITY OF ROCKY RIVER
21012 HILLIARD BOULEVARD
ROCKY RIVER, OH 44116
PHONE: (440) 331-0600 FAX: (440) 895-2628

APPLICATION FOR PLAN REVIEW IN PLANNED DEVELOPMENT AREA

Location of Project: 22401 Lake Road Date: January 9, 2025
30204001 (P.P. Nos.)

Present Use: Green Space Proposed Use: Parking Lot

Owner: City of Rocky River, 21012 Hilliard Blvd, Rocky River, OH 44116 440-331-0600
(Name) (Address & Zip) (Tel No.)

Engineer: WallacePancher Group, 7017 Pearl Road, Middleburg Hts, OH 44130 440-886-4500
(Name) (Address & Zip) (Tel No.)

Architect: OHM Advisors, 6001 Euclid Ave, Suite 130, Cleveland, OH 44103 216-865-1335
(Name) (Address & Zip) (Tel No.)

Gross Land Area: Approximately .75 Acres sq. ft.

Building Area (Including Detached Accessory Buildings) N/A sq. ft.

Parking Spaces: 0 + 27 = Total: 27
(Enclosed) (Unenclosed)

Estimate of traffic volume to be generated by this project: N/A

Cost estimate (include all public & private improvements): \$ \$855,700

Standards for construction of driveways, public & private streets, sidewalks, parking & loading areas and fire lanes.

City of Rocky River Municipal details and the Ohio Department of Transportation's
Construction Material Specifications

Methods and standards for maintenance of private streets, driveways, open spaces, parking areas, common land, garbage and waste disposal.

Maintenance will be consistent with Rocky River Municipal Code Standards

Danmela E. Bobst
Danmela E. Bobst rsnyder@rrcity.com
(Owner's Signature) (Contact E-Mail Address)

This application must be accompanied by ten (10) sets of plans, as follows (see Sec: 1137).

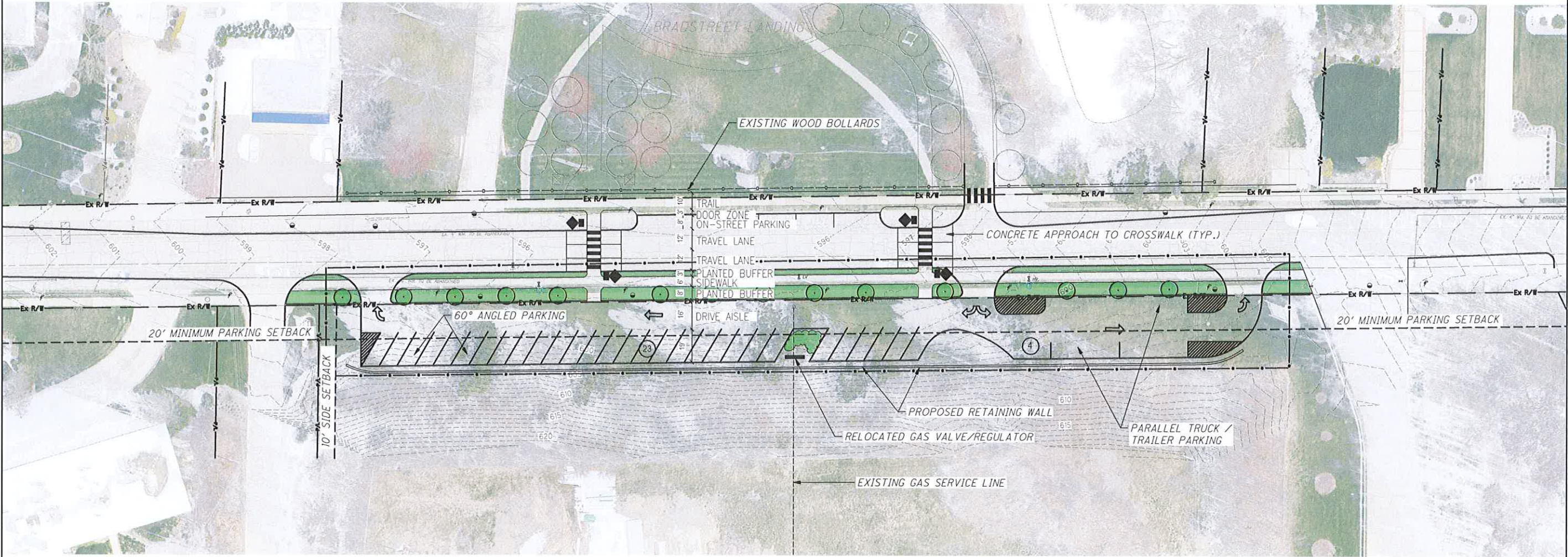
PLAN REVIEW NOTES:

Planning Commission:
\$200 Application Fee Paid: (Date)
Plan Exam Fee \$



Monday, December 30, 2024

No.	Description	Qty.	Unit	Unit Cost	Total	Notes
SITE PREPARATION						
1	Clearing and Grubbing	1	LUMP	\$ 7,500	\$ 7,500	
2	Concrete Curb Removal	581	LF	\$ 8	\$ 4,648	
3	Sidewalk Removal - Concrete	324	SY	\$ 20	\$ 6,480	
4	Stone Retaining Wall Removal	1	LUMP	\$ 5,000	\$ 5,000	
5	Rocky River Municipal Sign Relocation	1	EACH	\$ 7,500	\$ 7,500	
EARTHWORK / UTILITIES						
6	Strip and Stockpile Existing Topsoil	397	CY	\$ 18	\$ 7,146	Assumes 6" average depth.
7	Earthwork	1	LUMP	\$ 30,000	\$ 30,000	
8	Stormwater Drainage and Management	1	LUMP	\$ 25,000	\$ 25,000	Includes storm piping and connection to existing storm system.
9	Catch Basin	2	LUMP	\$ 3,500	\$ 7,000	Assumes 2-3 curb inlet
10	Stormwater Pollution Prevention Measures	1	LUMP	\$ 3,500	\$ 3,500	Assumes silt fencing, and inlet protection.
11	Gas Valve/Regulator Relocation	1	LUMP	\$ 20,000	\$ 20,000	
12	Gas Service Line Replacement	510	LF	\$ 30	\$ 15,300	Assumes jack and bore 2-3" service line.
SITE IMPROVEMENTS						
13	Proof Rolling	2	HOURS	\$ 100	\$ 200	
14	Concrete Sidewalk	3,130	SF	\$ 10	\$ 31,300	4" concrete pavement with 2" gravel base, light broom finish.
15	Curb, Type 6	1,717	LF	\$ 28	\$ 48,076	
16	Accessible Curb Ramps	4	EACH	\$ 1,500	\$ 6,000	
17	8" Aggregate Base	540	CY	\$ 65	\$ 35,100	#304 natural stone aggregate (no recycled content)
18	Tack Coat	178	GAL	\$ 5	\$ 890	Applied @ 0.08 GAL/SY
19	1-1/2" Asphalt Concrete Surface Course, Type 1	93	CY	\$ 275	\$ 25,575	Assumes 10% maximum RAP.
20	2-1/2" Asphalt Concrete Intermediate Course, Type 1	155	CY	\$ 240	\$ 37,200	Assumes 25% maximum RAP.
21	Colored Concrete Crosswalk	42	SY	\$ 225	\$ 9,450	10" non-reinforced, colored concrete pavement on 6" aggregate base.
22	Concrete Crosswalk Approaches	128	SY	\$ 175	\$ 22,400	10" non-reinforced concrete pavement on 6" aggregate base.
23	Parking Lot Stall Marking	675	FT	\$ 5	\$ 3,375	
24	Rectangular Rapid Flashing Beacon (RRFB) Crosswalk	4	EA	\$ 28,000	\$ 112,000	Includes RRFB, concrete base, signage, and pavement marking.
25	Retaining Wall	528	LF	\$ 225	\$ 118,800	Large precast block retaining wall, Redi-Rock or approved equal.
LANDSCAPING						
26	6" On-Site Topsoil	95	CY	\$ 20	\$ 1,900	Respread existing topsoil
27	Shade Trees	14	EACH	\$ 500	\$ 7,000	
27	Ornamental Grasses	1,395	SF	\$ 10.00	\$ 13,950	In tree lawn, assumes 24" O.C. spacing
28	Shrubs	3,888	SF	\$ 6.00	\$ 23,328	Between sidewalk and parking lot, assumes 36"-48" spacing
SITE FURNISHINGS						
29	Trash Receptacles	2	EACH	\$ 2,500	\$ 5,000	Ornamental metal receptacle with rain dome and side opening access
30	Signage	1	LUMP	\$ 7,500	\$ 7,500	
Subtotal:				\$	648,200	
20% Contingency:				\$	129,700	
12% General Conditions / Mobilization:				\$	77,800	
Total Construction Cost:				\$	855,700	



LEGEND:

- P/L — PROPERTY LINE
- Ex R/W — RIGHT OF WAY
- • — LIMITS OF CONSTRUCTION
- ||||| HIGH VISIBILITY CROSSWALK
- ◆ RECTANGULAR RAPID FLASHING BEACON (TYP.)
- PROPOSED SHADE TREE

