

To Rocky River Planning Commission
From Dave Urbansky
Date
Re: Submittal for Pre-Preliminary Planning Commission Meeting – May 20, 2025

Notes/Comments

Attached is our submittal package for the Pre-Preliminary Planning Commission meeting scheduled for May 20, 2025.

The proposed project involves the demolition of the existing single-story, approximately 10,016 square foot, 4-bay fire station. In its place, a new two-story fire station with a footprint of approximately 15,949 square feet and six apparatus bays will be constructed. The property is zoned Public Facilities District, which permits this type of use.

The existing City Hall complex structures vary in height as follows:

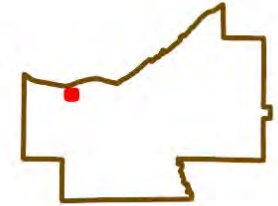
- **City Hall:** ±26 feet
- **Municipal Court:** ±40 and ±45 feet
- **Police Station:** ±30 feet
- **Proposed New Fire Station:** ±35 feet

As part of the redevelopment, 30 existing parking spaces will be removed and replaced with 23 new spaces, resulting in a net loss of 7 parking spaces. These spaces are intended for use by fire department personnel only.

Please feel free to contact us with any questions regarding the submittal.



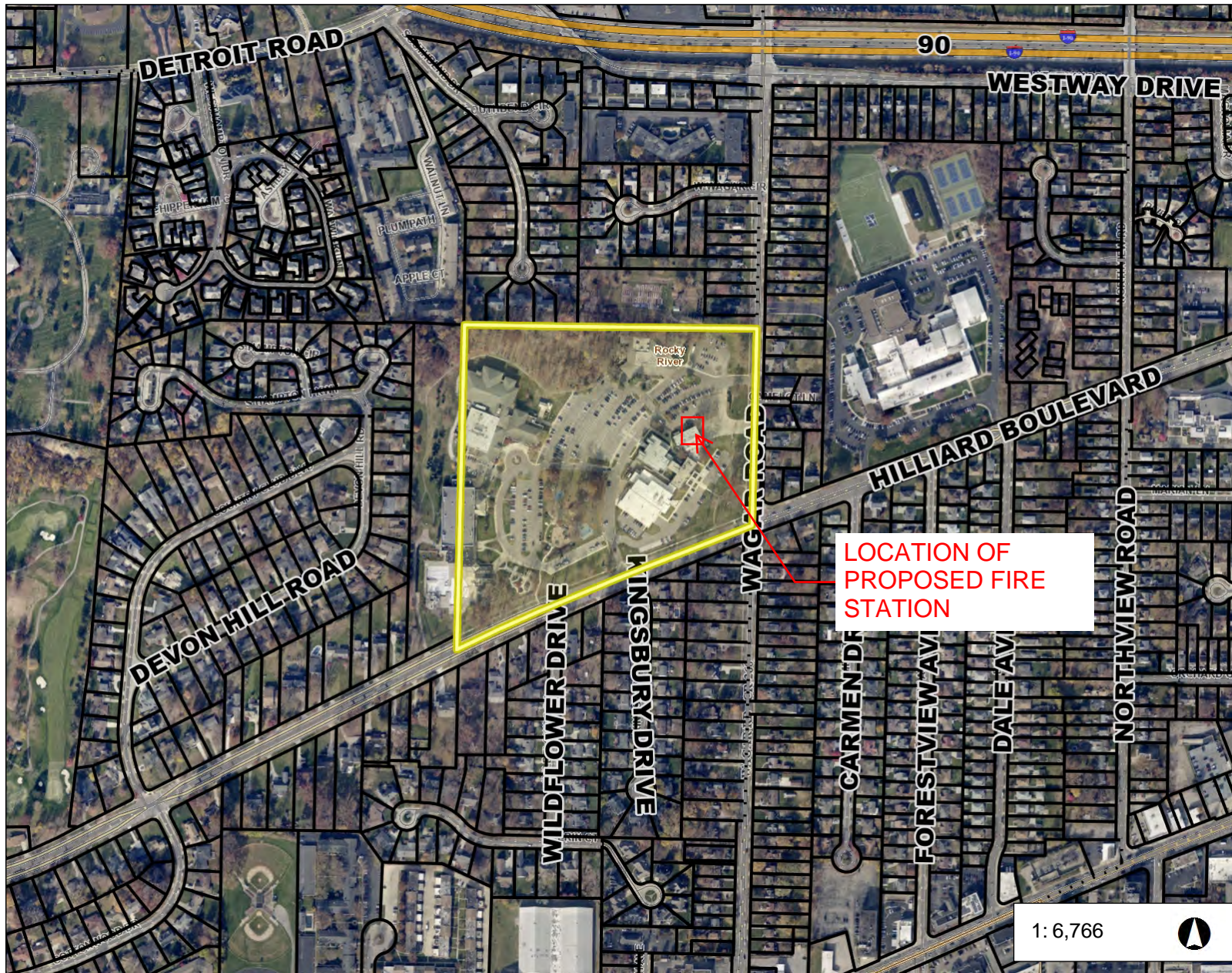
Cuyahoga County GIS Viewer



Date Created: 4/1/2025

Legend

- Municipalities
- Platted Centerline
- Parcel
- Private Road



LOCATION OF
PROPOSED FIRE
STATION

REGIONAL
CONTEXT MAP

1: 6,766



1,128 0 564 1,128 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

VICINITY MAP

Rocky River Fire Station

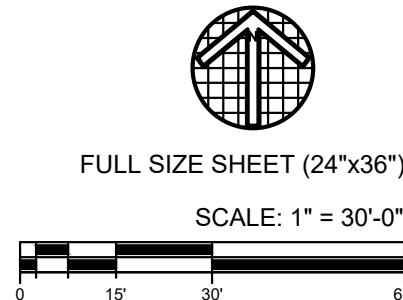
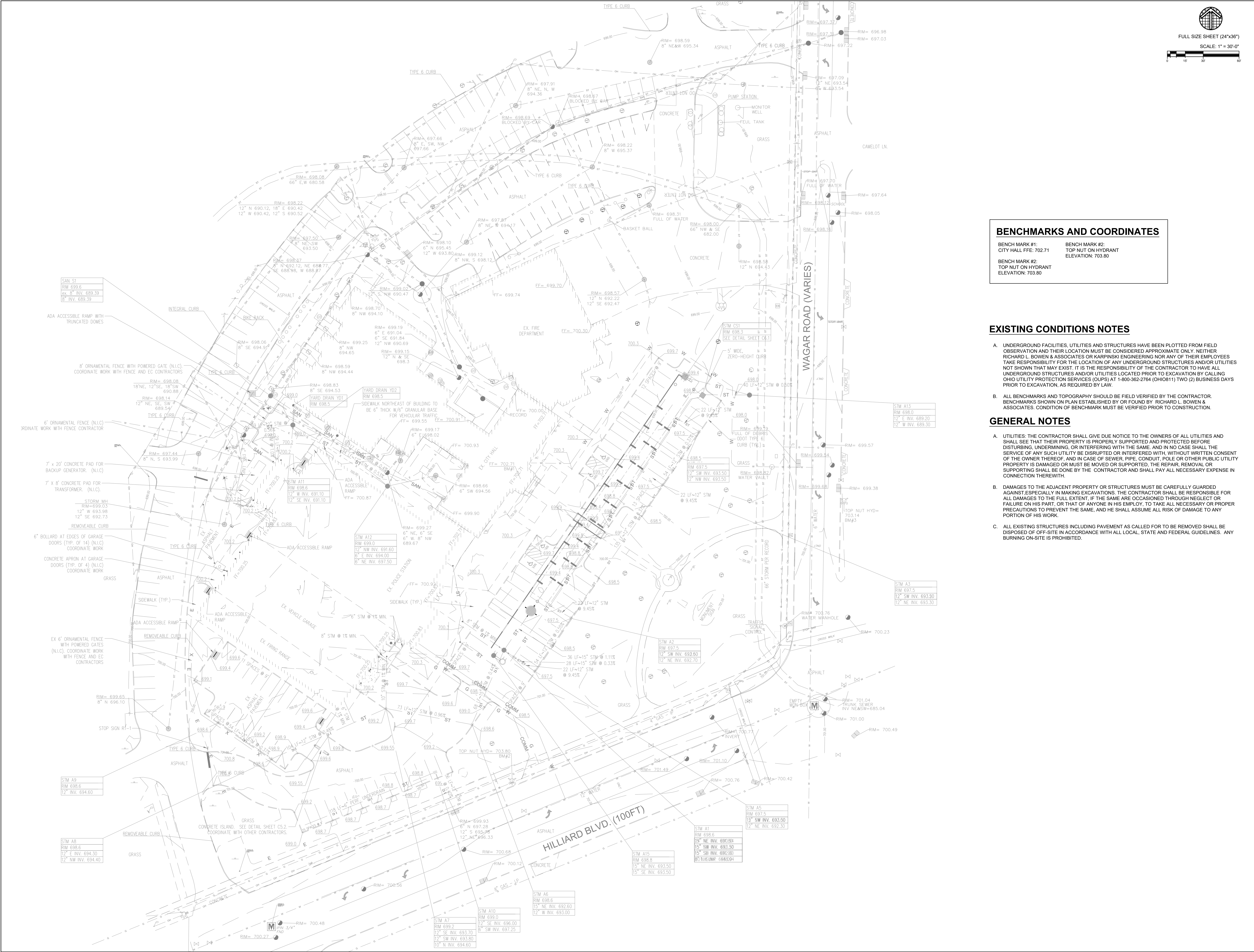
Legend

- 21012 Hilliard Blvd
- AMC Westwood Town Center 6
- Beck Center for the Arts
- Cleveland Clinic Fairview Hospital
- Columbia Beach Falls
- Park



Google Earth

Image NOAA





Karpinski
ENGINEERING

3135 Euclid Ave.
Cleveland, OH 44115
216-391-3700 | karpinskieng.com

BENCHMARKS AND COORDINATES	
BENCH MARK #1: CITY HALL FFE: 702.71	BENCH MARK #2: TOP NUT ON HYDRANT ELEVATION: 703.80
BENCH MARK #3: TOP NUT ON HYDRANT ELEVATION: 703.80	

EXISTING CONDITIONS NOTES

- A. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER RICHARD L. BOWEN & ASSOCIATES OR KARPINSKI ENGINEERING NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION BY CALLING OHIO UTILITY PROTECTION SERVICES (OUPS) AT 1-800-362-2784 (OHIO811) TWO (2) BUSINESS DAYS PRIOR TO EXCAVATION, AS REQUIRED BY LAW.
- B. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR. BENCHMARKS SHOWN ON PLAN ESTABLISHED BY OR FOUND BY RICHARD L. BOWEN & ASSOCIATES. CONDITION OF BENCHMARK MUST BE VERIFIED PRIOR TO CONSTRUCTION.

GENERAL NOTES

- A. UTILITIES: THE CONTRACTOR SHALL GIVE DUE NOTICE TO THE OWNERS OF ALL UTILITIES AND SHALL SEE THAT THEIR PROPERTY IS PROPERLY SUPPORTED AND PROTECTED BEFORE DISTURBING, UNDERMINING, OR INTERFERING WITH THE SAME. AND IN NO CASE SHALL THE SERVICE OF ANY SUCH UTILITY BE DISRUPTED OR INTERFERED WITH, WITHOUT WRITTEN CONSENT OF THE OWNER THEREOF. AND IN CASE OF SEWER, PIPE, CONDUIT, POLE OR OTHER PUBLIC UTILITY PROPERTY IS DAMAGED OR MUST BE MOVED OR SUPPORTED, THE REPAIR, REMOVAL OR SUPPORTING SHALL BE DONE BY THE CONTRACTOR AND SHALL PAY ALL NECESSARY EXPENSE IN CONNECTION THEREWITH.
- B. DAMAGES TO THE ADJACENT PROPERTY OR STRUCTURES MUST BE CAREFULLY GUARDED AGAINST ESPECIALLY IN MAKING EXCAVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE FULL EXTENT, IF THE SAME ARE OCCASIONED THROUGH NEGLIGENCE OR FAILURE ON HIS PART, OR THAT OF ANYONE IN HIS EMPLOY, TO TAKE ALL NECESSARY OR PROPER PRECAUTIONS TO PREVENT THE SAME, AND HE SHALL ASSUME ALL RISK OF DAMAGE TO ANY PORTION OF HIS WORK.
- C. ALL EXISTING STRUCTURES INCLUDING PAVEMENT AS CALLED FOR TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES. ANY BURNING ON-SITE IS PROHIBITED.

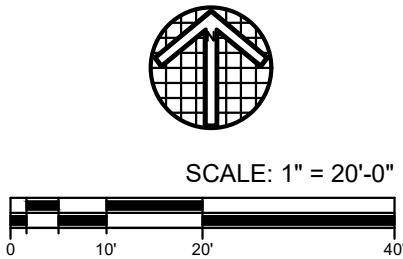
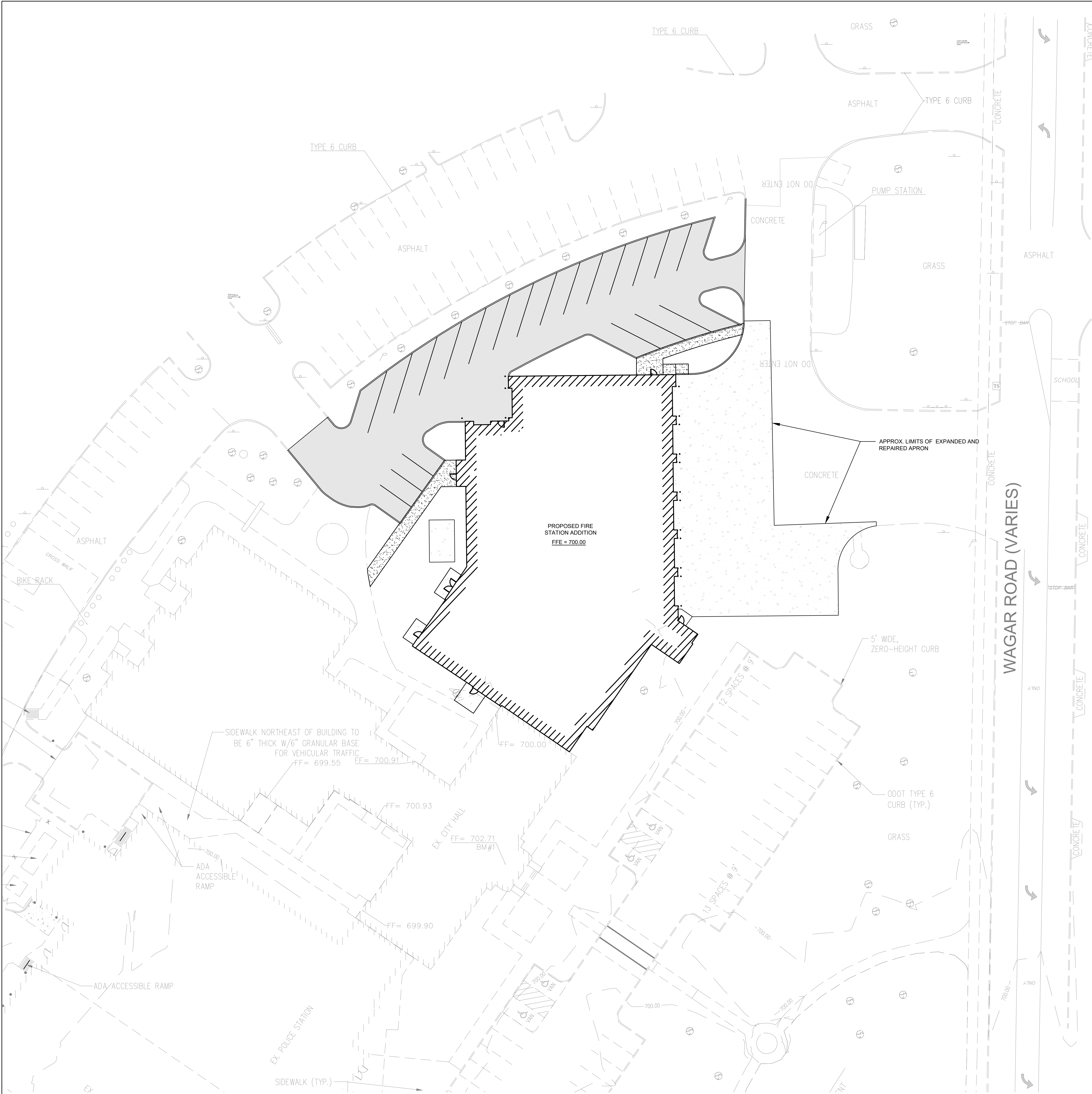
CLIENT NAME
PERSPECTUS ARCHITECTURE

REV. NO.	DESCRIPTION	DATE

PROJECT NO: 2025-1009
DRAWN BY: MJ/SMA
APPROVED BY: CJB
DATE: 04/29/2025
SCALE: AS SHOWN
SHEET TITLE

MAP OF EXISTING CONDITIONS

SHEET NUMBER
C1.0



LEGEND

- STANDARD DUTY ASPHALT PAVEMENT IN PARKING STALLS
HEAVY DUTY ASPHALT PAVEMENT IN ACCESS AISLES
- CONCRETE PAVEMENT (REINFORCED IN APRON, DRIVE THRU LANE AND DUMPSTER ENCLOSURE / NON REINFORCED IN ADA ACCESSIBLE SPACES (SEE DETAILS SHEET D 1.0))
- 6" CONCRETE SIDEWALK (SEE DETAIL SHEET D 1.0)

ZONING: PF - PUBLIC FACILITIES DISTRICT

PARKING:
PARKING SPACES TO BE REMOVED: 30
PARKING SPACES TO BE ADDED: 23



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KEY PLAN

CONSULTANTS

PROJECT NAME

ROCKY RIVER FIRE STATION

CLIENT NAME

PERSPECTUS ARCHITECHTURE

REV. NO.	DESCRIPTION	DATE
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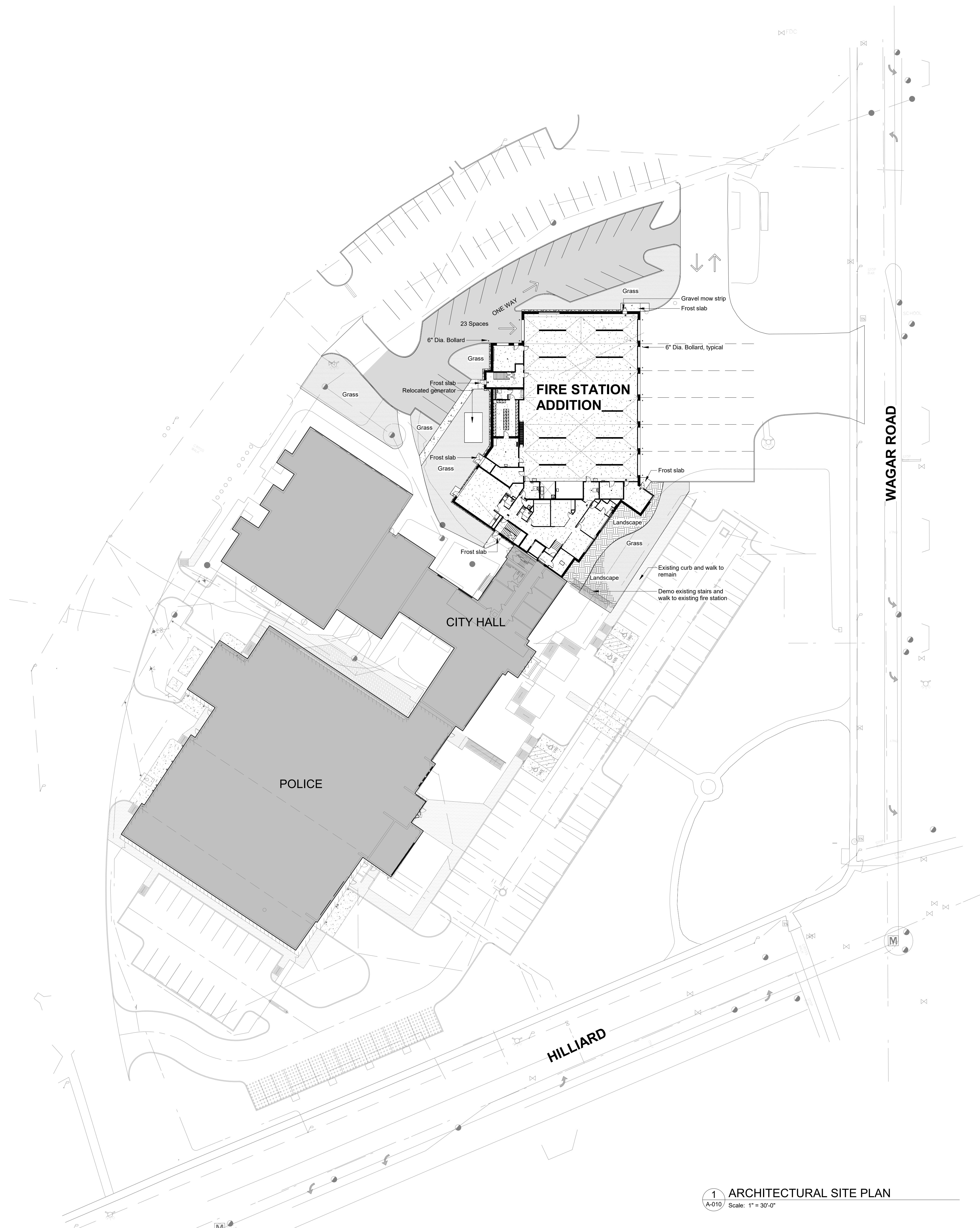
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DRAWN BY: MJ/SMA
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SHEET TITLE

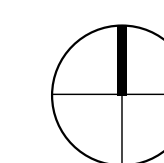
GENERAL DEVELOPMENT
CONCEPT MAP

SHEET NUMBER

C1.1



1 ARCHITECTURAL SITE PLAN
A-010 Scale: 1" = 30'-0"



24-114
New Fire Station
City of Rocky River
21012 Hilliard Blvd
Rocky River, Ohio 44116

ISSUE
Schematic Design
DATE
03-26-2025

ARCHITECTURAL SITE
PLAN

A-010

LEGEND - FLOOR PLAN

- Existing construction to remain
- New construction
- Not in contract (NIC)

GENERAL NOTES - FLOOR PLAN

- All new partitions to be Type 'A1' unless noted otherwise. Refer to A6 series drawings for partition information.
- Contractor to verify all dimensions and conditions in the field prior to commencement of work. If drawings conflict with actual field conditions, contact Architect prior to proceeding with work.
- Refer to Life Safety Plans for rated wall locations.
- Dashed furniture and equipment items shown for reference only and is not part of the General Contract. These items will be provided and installed by Owner. Contractor may need to coordinate specific fixture and equipment requirements if noted.
- Provide concealed in-wall reinforcing/blocking for attachment of all millwork, casework, and/or accessories.
- All dimensions are to finish face of gypsum board unless noted otherwise.
- Verify in field with designer final locations of all light switches, strobes, fire extinguisher cabinets, fire alarm pulls and other devices on walls.

CODED NOTES - FLOOR PLAN

- 6" Diameter pipe bollard, painted
- Steel access ladder
- Guardrail
- 8- Inch trench drain, typical
- Shoreline power reel
- Truck fill line
- Water hose reel
- Sprinkler fire riser
- Gear locker, typical
- Infinity wardrobe locker, typical

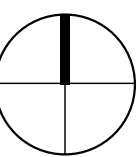
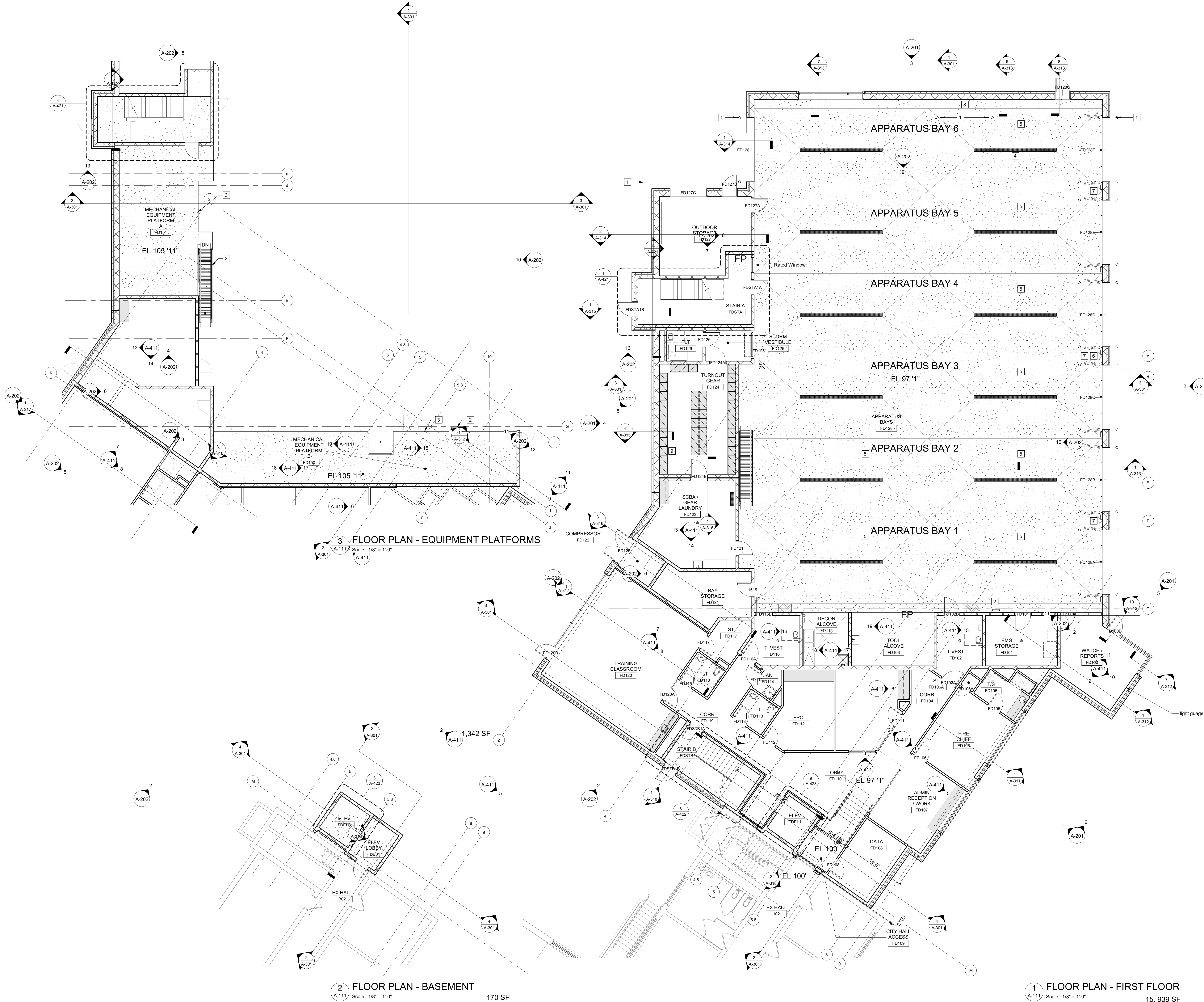
24-114
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FLOOR PLANS -
BASEMENT, FIRST
FLOOR & EQUIPMENT
PLATFORMS

A-111



LEGEND - FLOOR PLAN

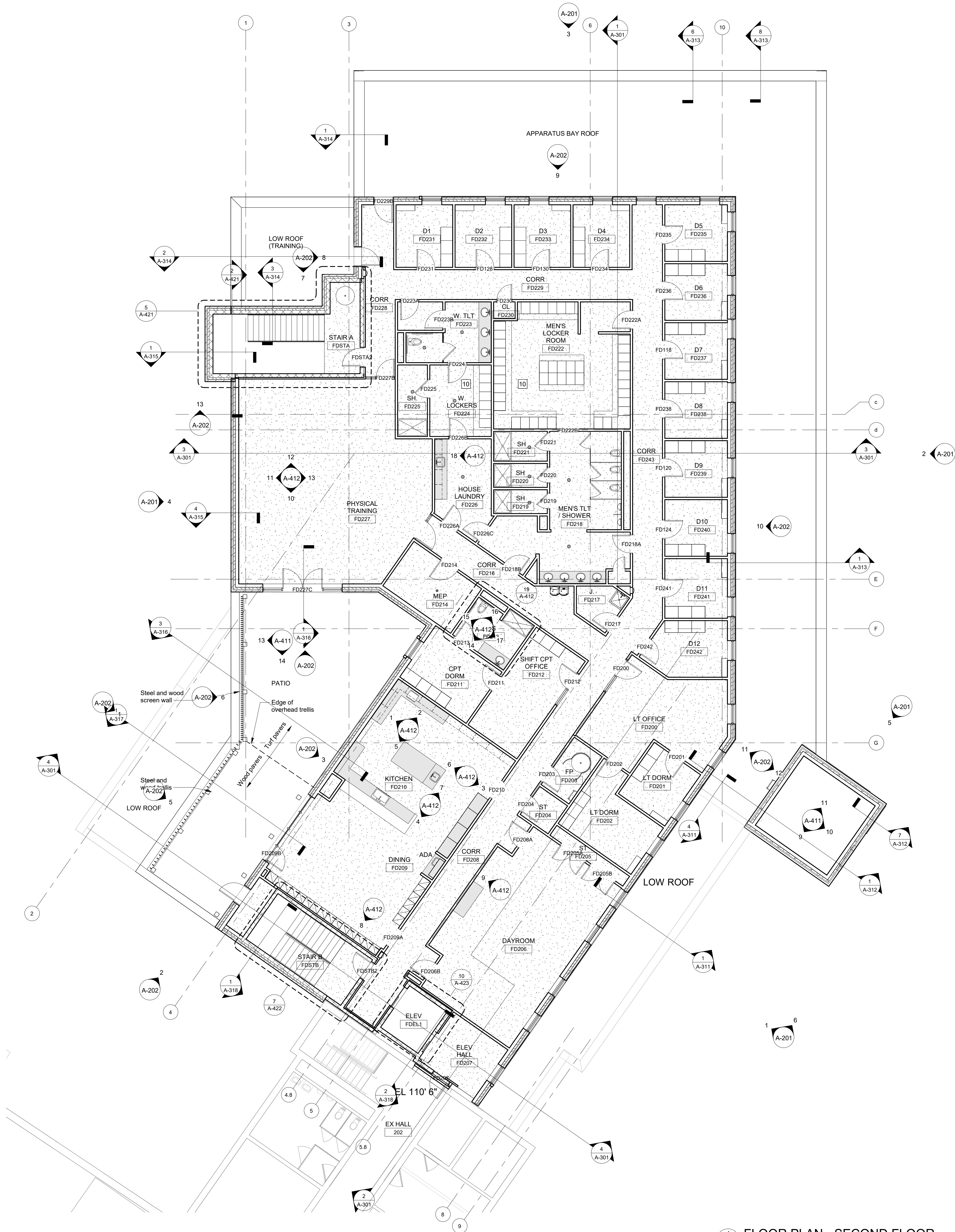
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GENERAL NOTES - FLOOR PLAN

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- C. Refer to Life Safety Plans for rated wall locations.
- D. Dashed furniture and equipment items shown for reference only and is not part of the General Contract. These items will be provided and installed by Owner. Contractor may need to coordinate specific fixture and equipment requirements if noted.
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- F. All dimensions are to finish face of gypsum board unless noted otherwise.
- G. Verify in field with designer final locations of all light switches, strobes, fire extinguisher cabinets, fire alarm pulls and other devices on walls.

CODED NOTES - FLOOR PLAN

- 1 6" Diameter pipe bollard, painted
- 2 Steel access ladder
- 3 Guardrail
- 4 8- Inch trench drain, typical
- 5 Shoreline power reel
- 6 Truck fill line
- 7 Water hose reel
- 8 Sprinkler fire riser
- 9 Gear locker, typical
- 10 Infinity wardrobe locker, typical



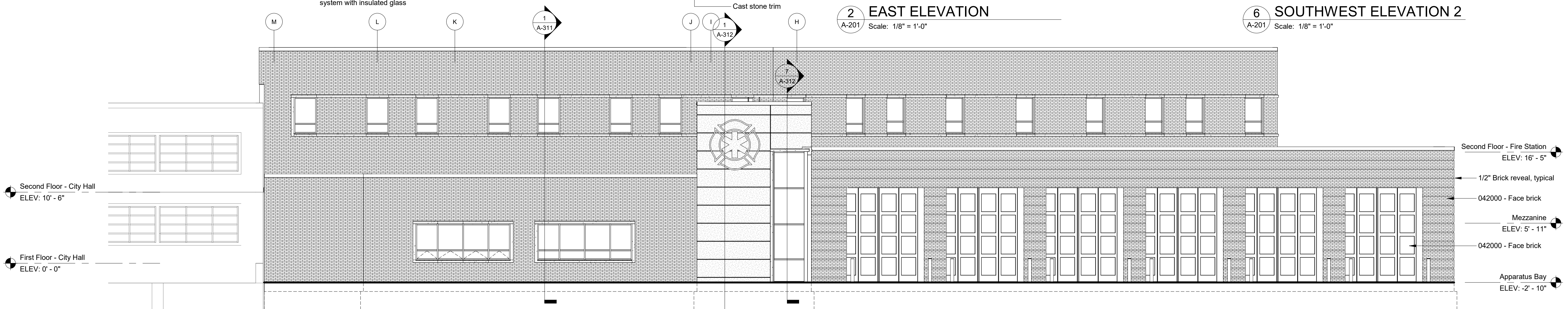
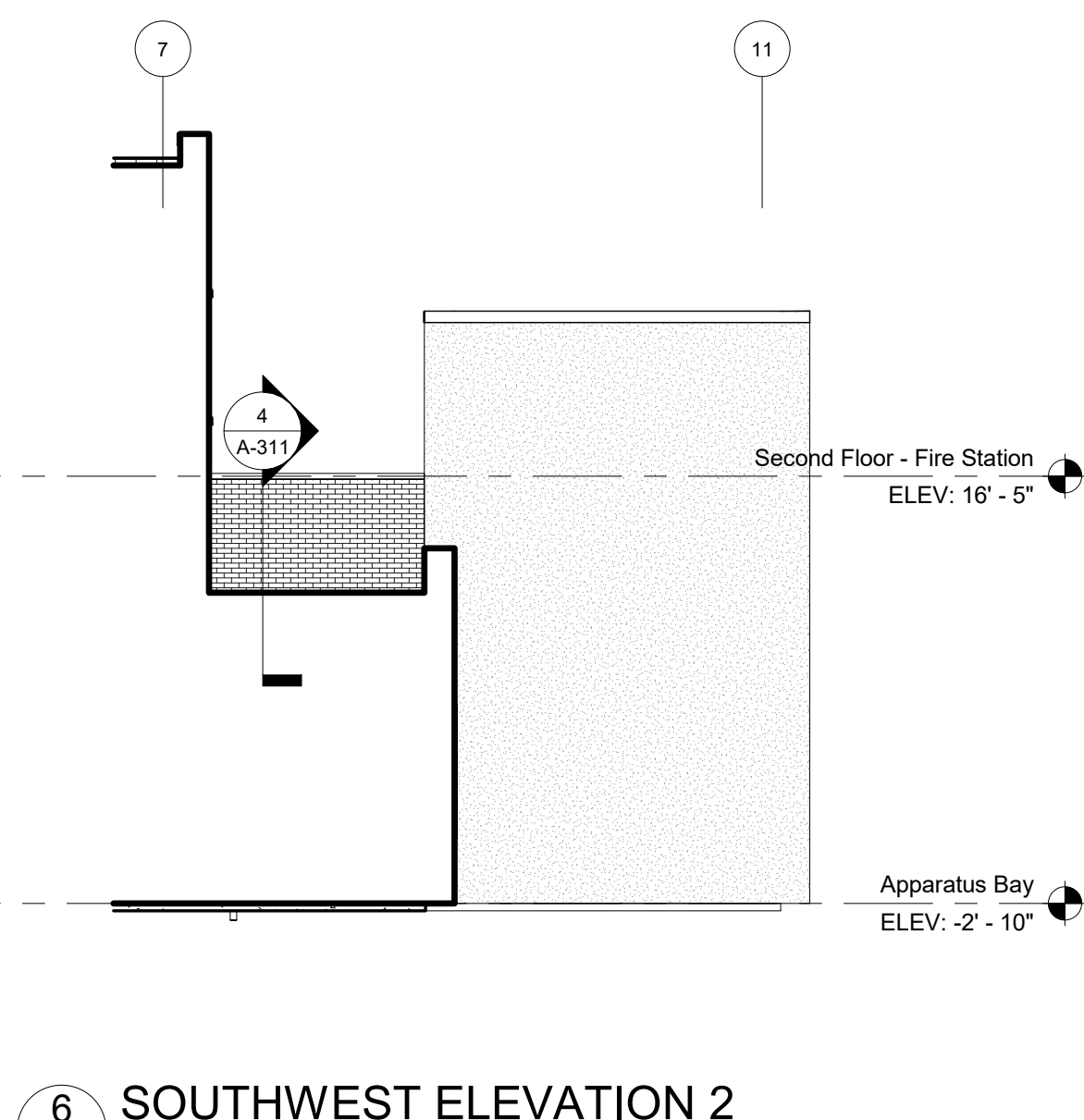
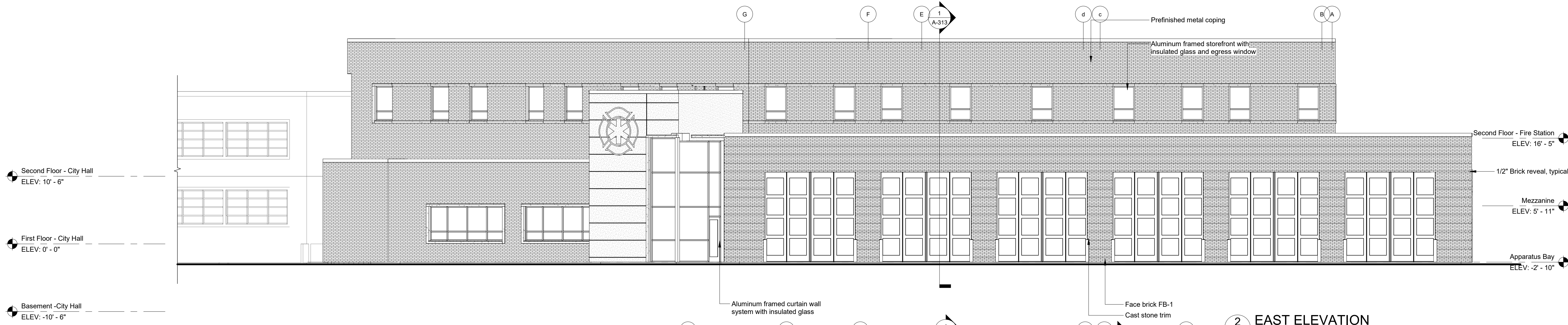
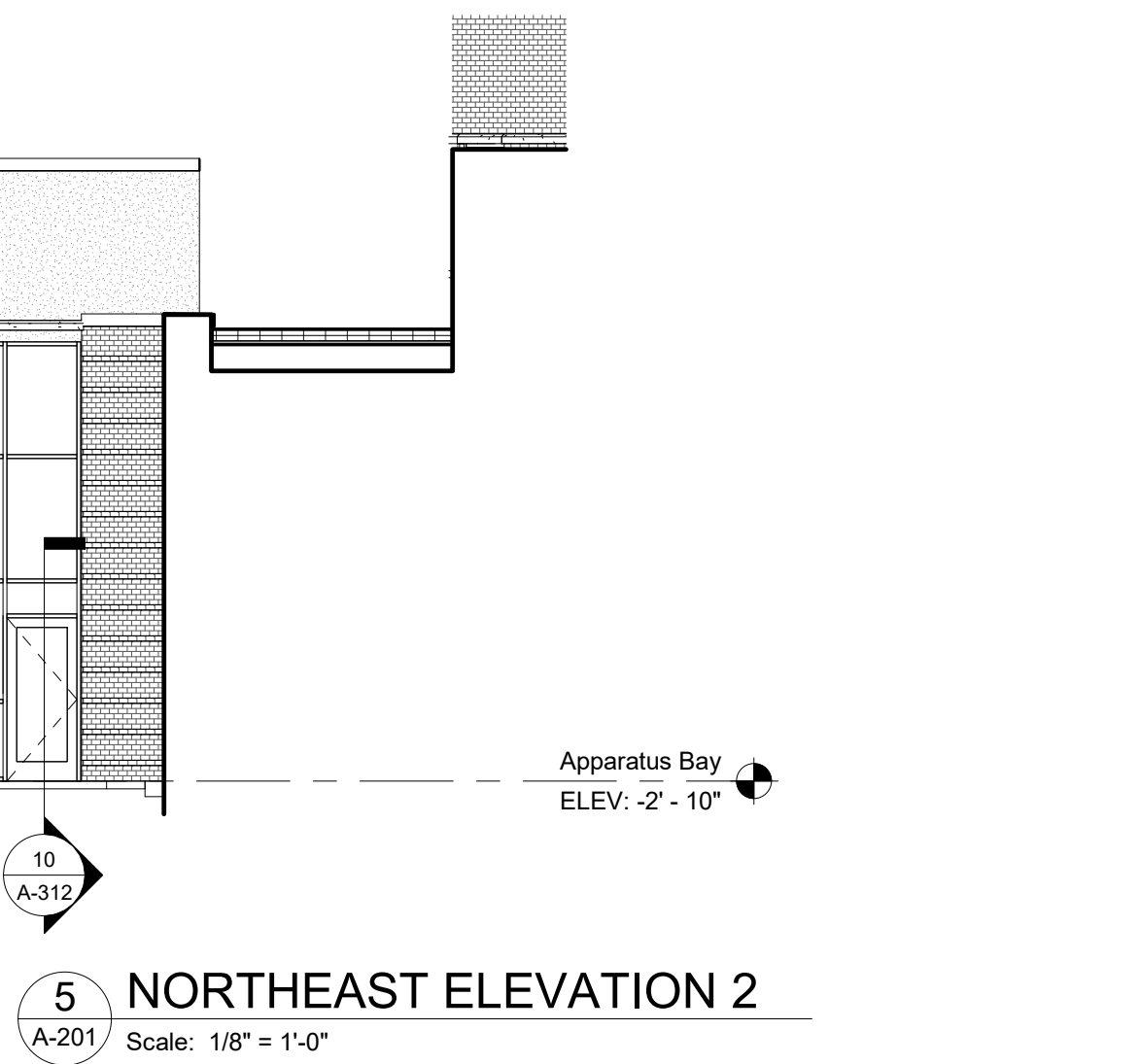
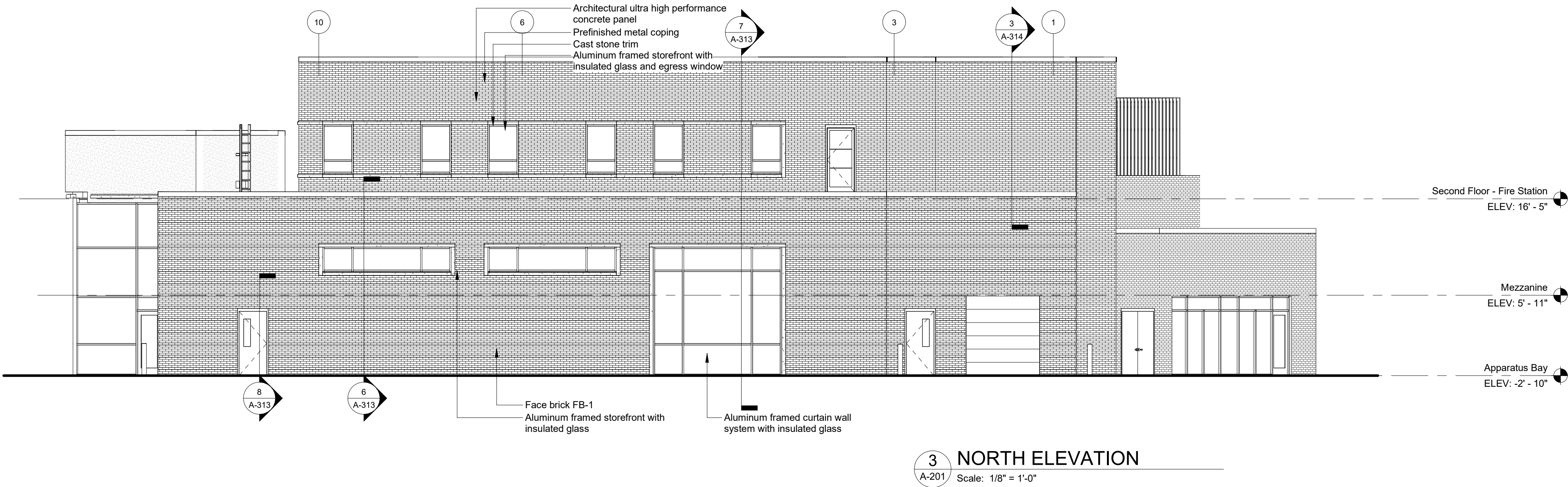
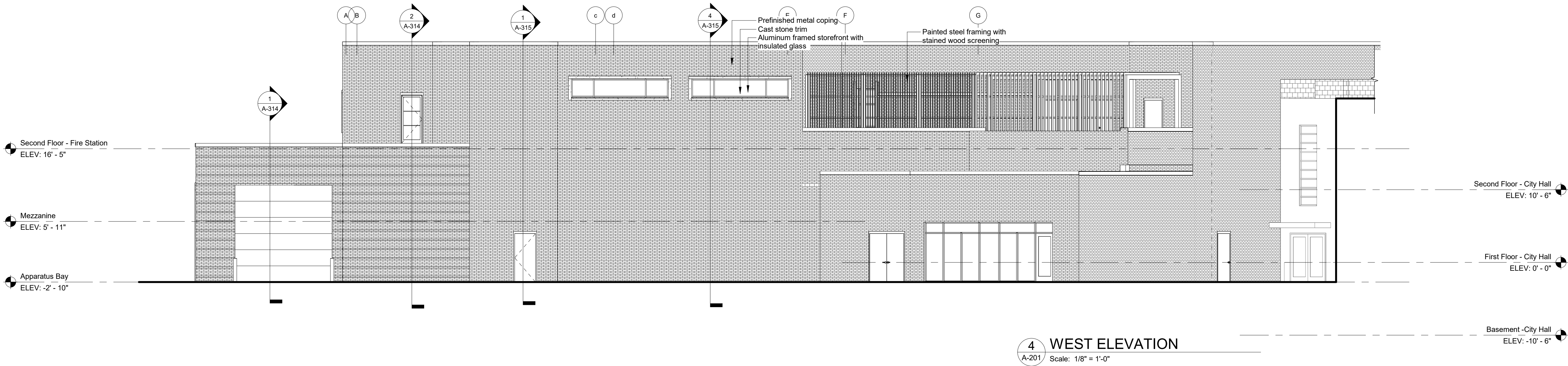
1 FLOOR PLAN - SECOND FLOOR
A-112 9, 739 SF + Patio 864 SF

LEGEND - EXTERIOR ELEVATIONS

- Glazing
- Face Brick
- Concrete Panel

GENERAL NOTES - EXTERIOR ELEVATIONS

A. Text



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EXTERIOR ELEVATIONS