CITY OF NORTH Ridgeville EST 1810

REVISED

Planning Commission

AGENDA OF FEBRUARY 14, 2023
POLICE DEPARTMENT TRAINING ROOM
7:00 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Regular meeting of January 10, 2023

CORRESPONDENCE

Administrative Approvals & Zoning Certificates

1. **PPZ2023-0165: Stonecreek720 LLC, 6001 Lear Nagle Rd**
   Approval of a Certificate of Zoning Compliance for retail sales of gift shop and vape store

2. **PPZ2023-0168: 2B Clean Auto Detailing, 32325 Cook Rd**
   Approval of a Certificate of Zoning Compliance for auto detailing business

Master Plan Update
Ready to Listen Workshops

Work Sessions
Schedule work sessions for:

1. Planning Commission Training - budgeted in 2023
2. Sign Code - discuss draft

OLD BUSINESS

Proposed Zoning Ordinance
AN ORDINANCE REPEALING CHAPTER 1284 OFF-STREET PARKING AND LOADING REQUIREMENTS, CHAPTER 1290 COMMERCIAL AND INDUSTRIAL ACCESS DRIVES AND SECTION 1294.08 LIGHTING LAWS, AND CREATING A NEW CHAPTER 1285 PARKING, LOADING AND LIGHTING OF THE NORTH RIDGEVILLE ZONING CODE

NEW BUSINESS

T-11-2023 AN ORDINANCE AMENDING SECTIONS 1268.02, 1270.02, AND 1272.02 OF THE NORTH RIDGEVILLE ZONING CODE TO UPDATE USE REGULATIONS FOR CAR WASHES.

1. **PPZ2023-0164: AGLR Investments, LLC, 34275 Lorain Rd, PPN 07-00-014-106-007**
   Applicant: AGLR Investments, LLC, 36097 Westminister Ave, North Ridgeville, OH 44039. Proposal consists of splitting a 5.4556-acre parcel zoned B-3 Highway Commercial District into two parcels. Parcel A will be 4.3848 acres and Parcel B will be 1.0708 acres. Parcel B fronting Root Road is proposed to be rezoned to R-1 Residence District.

3. **PPZ2023-0167: Dayton Freight Lines, LLC, 38686 Taylor Pkwy, PPN 07-00-047-000-118**
   Applicant: EMH&T, Russell Henestofel, 5500 New Albany Rd, Columbus, OH 43054. Proposal consists of constructing a truck transfer terminal. Property is zoned I-3 Heavy Industrial District.

ADJOURNMENT

NOTE: PLEASE USE THE FRONT ENTRANCE TO THE POLICE DEPARTMENT.

Meetings are broadcast on the North Ridgeville YouTube channel at:
www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg
Visit the Planning Commission webpage to access agenda items:
http://www.nridgeville.org/PlanningCommission.aspx

NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, JANUARY 10, 2023

CALL TO ORDER:

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members Paul Graupmann, Steve Ali, Council Liaison Bruce Abens and Chairman James Smolik. Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Christina Eavenson, Planning Economic Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

Vice-Chairwoman Jennifer Swallow was absent.

ELECTION OF OFFICERS:

Chairperson:

Member Smolik opened the floor for nominations for Chairperson.

Member Graupmann nominated Member Smolik for the position of Chairperson.

Member Smolik asked if there were any other nominations. No further nominations were offered.

Vice-Chairperson:

Member Smolik opened the floor for nominations for Vice Chairperson.

Member Smolik nominated Member Swallow to the position of Vice-Chairperson.

Member Smolik asked if there were any other nominations. No further nominations were offered.

Secretary:

Member Smolik opened the floor for nominations for Secretary.

Member Graupmann nominated Tina Wieber to the position of Secretary. No further nominations were offered.

Liaison to the Board of Zoning and Building Appeals:

Member Smolik opened the floor for nominations for Liaison to the Board of Zoning and Building Appeals.

Member Graupmann nominated Member Ali to the position of Liaison to the Board of Zoning and Building Appeals.

DRAFT

Member Smolik asked if anyone else had any interest. No further discussion was offered.

Alternate Liaison to the Board of Zoning and Building Appeals:

Member Smolik opened the floor for nominations for Alternate Liaison to the Board of Zoning and Building Appeals.

> Member Smolik nominated Member Graupmann to the position of Liaison to the Board of Zoning and Building Appeals.

Member Smolik asked if there were any other nominations. No further nominations were offered.

Moved by Smolik and seconded by Ali to accept the nominations.

> A roll call vote was taken and the motion carried electing Jim Smolik to the position of Chairman, Jennifer Swallow to the position of Vice-Chairperson, Tina Wieber to the position of Secretary, Steve Ali to the position of Liaison to the Board of Zoning and Building Appeals, and Paul Graupmann to the position of Alternate Liaison to the Board of Zoning and Building Appeals.
>
> Yes – 4 No – 0

MINUTES:

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on December 13, 2022. He asked if there were any corrections. Hearing no corrections, the minutes were approved.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

Chairman Smolik stated that there had been correspondence shared regarding Administrative approvals and stated that Planning and Economic Development Director Lieber would discuss them.

Director Lieber stated that starting in 2023 she wanted to include any Administrative approvals of any zoning certificates or other types of projects that were eligible for Administrative approval. She stated that it was just an FYI to the Planning Commission so that they were aware of new business that would be coming to town or other small changes that had happened. She stated that it was just a matter of correspondence and no action was needed from the Planning Commission.

Master Plan Update

Chairman Smolik stated that the Master Steering Committee would have a meeting on January 11, 2023 at the Academic Center at 6:00 p.m. He explained that the meetings were open to the public and would be their second meeting.

NEW BUSINESS:

DRAFT

PPZ2022-0156: Lorain County Health & Dentistry, 35557 Center Ridge Rd, PPN 07-00-021-117-086, 07-00-021-117-088

Applicant: Christine Raymond, Kaczmar Architects, Inc., 1468 W. 9th St, Suite 400, Cleveland, OH 44113. Proposal consists of constructing a medical/dental office building. Property is zoned B-3 Highway Commercial District.

Application was read along with recommendations.

Chairman Smolik asked the applicant to state his name and address for the record and explain the proposed project.

Christine Raymond, Kaczmar Architects, 32345 Orchard Park Dr, Avon Lake, OH 44012.

Ms. Raymond stated that the project was located on the south side of Center Ridge Road, east of Route 83. She explained that there were two parcels that would be consolidated and once they were consolidated, it would be a total of one and a half acres. She added that the proposed structure on the site was approximately 7,750 square feet and would be a one story building. She mentioned that it would be a medical and dental clinic that would be owned and operated by Lorain County Health and Dentistry. She stated that they currently had clinics in Lorain, Elyria and Oberlin. She added the current project would be the first one in North Ridgeville. She discussed that the building would be located towards the north end of the site. She stated they did go before BZBA last month and they had received the variance to reduce the front yard setback from 50 feet to 25 feet. She commented that by positioning the building where they had at the northwest corner, they would have visibility from Center Ridge Road and be as far away as possible from the flood way at the south end of the site. She explained that the site included 56 parking spaces and that the fenced in trash area was located at the remote southeast corner of the site. She discussed that the main entrance to the building would be at the northeast corner of the building and there would be a secondary entrance for the staff at the south end of the building. She explained that they expected initially ten new employees with potential that the site could grow to have upwards of twelve to fifteen employees. She added that contained within the building would be six dental treatment rooms, seven medical exam rooms, two behavioral health offices and then all of the support spaces that were required for those functions. She stated that the building exterior was a one story with a flat roof structure and that most of the building would be clad in brick veneer that would have a red-brown tone. She mentioned that the windows would be aluminum with clear glass and the featured structure at the entrance at the northeast corner was a taller volume, taller height structure and would be metal panel and aluminum glass that would be surrounding that space.

Chairman Smolik asked for clarification, that it had nothing to do with any government entity of Lorain County.

Ms. Raymond stated that was correct and that it was private. She stated that Stephanie Wiersma, President of Lorain County Health and Dentistry was present.

Ms. Wiersma explained that it was a private not for profit organization and that they had County in their name but it was geographic only.

Chairman Smolik asked if when Center Ridge was widened there was a right-of-way taken and was that why the frontage was reduced which was what they got the variance for.

DRAFT

Chief Building Official Fursdon stated that that setback blended in with the existing buildings there because of the widening project but they favored going to the north also to stay away from the flood zone to the south.

Chairman Smolik remarked that they were in line with all of the existing buildings.

Chief Building Official Fursdon stated that was correct and was what was determined at the BZBA meeting.

Chairman Smolik asked if it was underground retention.

Ms. Raymond stated that it was and that under the parking area there would be some chambers.

Chairman Smolik commented that the east property line was pretty steep and the grading there would be pretty difficult to get a swale there. He stated that he was concerned about water from that parcel going into the adjacent parcel.

Ms. Raymond remarked that she believed the grading plan had it such that it should not go on the adjacent property. She stated that they were prohibited from going onto the adjacent property. She explained that they were containing within their site. She added that they did keep fifteen feet to the parking lot on that side.

Chairman Smolik asked if anyone from the Administration had any questions or comments.

None were given.

Chairman Smolik asked if there were any questions or comments from the public.

None were given.

Chairman Smolik asked if there were any questions or comments from the Commission.

None were given.

Moved by Graupmann and seconded by Ali to approve the application as presented.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:13 PM.

DRAFT

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, February 14, 2023
Date Approved

DRAFT

CITY OF NORTH Ridgeville EST 1810

January 5, 2023

Mark Dean
17112 Milburn Avenue
Cleveland, OH 44135

Zachary Kliment
16716 Lake Circle Drive
Strongsville, OH 44136

Re: New Business at 6001 Lear Nagle Road (Stonecreek720 LLC)

Dear Mr. Dean and Mr. Kliment,

The zoning certificate for your new business has been approved and is enclosed for your records. Please be aware of additional obligations under state building and fire codes:

If there is a change of occupancy classification in a commercial building under the Ohio Building Code or you intend to perform work other than interior finishes (painting, flooring), you will require approval and a building permit. **For assistance, please contact the North Ridgeville Building Department at (440) 353-0822.**

In all commercial spaces, fire extinguishers need to be visible in a common area, exits must be kept clear of debris and exit lights must be kept in good working order. Any fire alarm or sprinkler systems need to be tested annually. Ensure your address is visible from the street and keep your Certificate of Occupancy posted inside the business. **For assistance, please contact the North Ridgeville Fire Department at (440) 353-0839.**

We welcome your new business to North Ridgeville and wish you much success in our community.

Sincerely,

Kimberly Lieber

Kimberly Lieber, AICP
Director of Planning and Economic Development

CITY OF NORTH Ridgeville EST 1810

Certificate of Zoning Compliance

STŌNECREEK720 LLC
6001 LEAR NAGLE ROAD
NORTH RIDGEVILLE, OH 44039

This certifies that the proposed use stated for the above referenced address complies with the provisions of the North Ridgeville Zoning Code. This certificate shall remain valid so long as buildings and property are used and maintained in accordance with approved plans. No other changes or modifications to the building(s) or site improvements, not approved or exempt under a Certificate of Occupancy, are permitted or approved.

Application Number: PPZ2023-0165

Proposed Use: Gift shop and vape store

Current Zoning: B-3 Highway Commercial District

Applicant: Mark Dean and Zachary Kliment

Property Owner: Slow Pitch Properties LLC

Conditions/Notes: Retail sales of smoking and vaping products are permitted in the B-3 Highway Commercial District. Note that in accordance with NRCO Chapter 875, any activity relating to the cultivation, processing, dispensing or distribution of medical marijuana, for business or nonprofit purposes, is prohibited within the territorial boundaries of the City or North Ridgeville.

This certificate does not provide approval to initiate any construction work. Any renovations or alterations to the building or tenant space must be approved and permitted by the Building Department prior to occupancy.

Kimberly Huber
Signature of Approving Official

1/5/2023
Date Issued

Application for New Business or Change in Use

CITY OF NORTH Ridgeville EST 1810

RECEIVED
JAN 04 2023

APPLICABILITY

Section 1243.02(b)(1) When Required. Regardless of whether or not a building permit is required for construction activities, any change of use, establishment of a new use or new business occupancy must be reviewed and issued a Certificate of Zoning Compliance.

Section 1440.06 Notification of Change in Business Owner. Whenever a business, commercial or industrial space or building changes occupants, that new occupant is required to inform both the Police and Building Departments of his or her new occupancy to enable more reliable emergency response and hazard inspection.

APPLICANT: Excluding signage, are you proposing any exterior changes to the building or property? Examples include building façade changes, parking lot reconfiguration, landscaping changes, lighting changes, etc. **If so, DO NOT submit this form.** Planning review is required for your project. Contact the Planning and Economic Development Department for information about the development plan review process and submission requirements.

BUSINESS INFORMATION

Stonecreek720 LLC
Business name

6001 Lear Nagel rd
Business address

Mark Dean and Zachery Kliment
Business owner

Stonecreek720@gmail.com
Business owner email

17112 Milburn Ave / 16716 lake Circle dr
Business owner home address

CLE, OH, 44135 / Strongsville 44136
City, state, zip

440-219-7948
Business owner phone number

440-503-2925
Emergency phone number

PROPERTY OWNER INFORMATION

Chris and Desiray Minick
Property owner name

5501 Walker Rd
Property owner address

Sheffield Lake, OH, 44054
City, state, zip

440-714-5348
Property owner phone

Mincoestates@gmail.com
Property owner email

USE INFORMATION

N/A
Previous use/occupant

1200
Building/unit area (square feet)

Vape Store / gift shop
Describe proposed use*

*Based upon the proposed use, the City may require the additional submission of a site plan showing lot configuration, building locations, provision of adequate parking and loading, driveways, etc. If a proposed use is determined to be a conditional use in a particular zoning district, development plan review and Planning Commission approval is required.

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

Property owner signature / Slow Pitch Properties, LLC

I hereby authorize the City of North Ridgeville to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

Staff Use Only	PPZ No.	Date Received	Amount Paid	Payment Type
	PPZ2023-0165	1-4-23	50.00	CASH

DATE:	February 6, 2023	1ST READING:	February 6, 2023
INTRODUCED BY:	Petition	2ND READING:	
REFERRED BY:		3RD READING:	
TEMPORARY NO:	T	ADOPTED:	
		EMERGENCY:	N/A

ORDINANCE NO. XXXX-2023

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORTH RIDGEVILLE SUCH THAT A PORTION OF PARCEL NUMBER 07-00-014-106-007 LOCATED AT 34275 LORAIN ROAD BE REZONED FROM B-3 HIGHWAY COMMERCIAL DISTRICT TO R-1 RESIDENCE DISTRICT.

WHEREAS, by the present and official Zoning Map of the City of North Ridgeville, the subject parcel is situated in a B-3 Highway Commercial District; and

WHEREAS, the parcel described in the attached **Exhibit A** is owned by AGLR Investments, LLC, who has filed a petition to rezone a portion of the lot identified in **Exhibit A** as "Parcel B" to R-1 Residence District and further to split "Parcel B" from the original lot; and

WHEREAS, the North Ridgeville Planning Commission carefully considered the proposed amendment at their meeting of _____, 2023 and, by formal motion, *(recommended/did not recommend)* that the ordinance be approved; and

WHEREAS, following publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on the ___ day of _____ 2023; and

WHEREAS, it is the desire of this Council to amend the official Zoning Map of the City of North Ridgeville.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The official Zoning Map of the City of North Ridgeville is hereby amended so as to provide that from and after the effective date of this Ordinance, the portion of Parcel Number 07-00-014-106-007 located at 34275 Lorain Road, as particularly described in **Exhibit A** as "Parcel B," be hereby changed from B-3 Highway Commercial District to R-1 Residence District.

SECTION 2. Upon the effective date of this Ordinance, the Chief Building Official shall cause the official Zoning Map to be changed and corrected so as to reflect the rezoning authorized by this Ordinance.

SECTION 3. In all other respects, the North Ridgeville Zoning Map, as amended from time to time, shall remain in full force and effect.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

Zoning Amendment & Rezoning Application

CITY OF NORTH Ridgeville EST 1810

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Reviews for proposed zoning amendments, including any rezoning of property or zoning code text amendments, will be carried out according to the process described in Chapter 1246 of the City's Zoning Code.

- Pre-Application. Prior to making application, applicants are recommended to contact the city to discuss the proposed rezoning or text amendment.
- Application Submittal. Following the pre-application meeting, the applicant shall submit this completed application, $400 fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department.
- Staff Review. The applicant shall attend a staff review meeting and may be required to provide additional information based upon staff comments.
- Referral. Following staff review, complete applications shall be forwarded to the Law Director to be prepared in ordinance form for introduction to Council. The ordinance will be subject to Planning Commission review and public hearing prior to any action by Council.

PROPERTY INFORMATION

0700014106007
Parcel number(s)

34275 Lorain Rd
Location address

B-3 Highway Commercial
Current zoning

R-1 for ~1 acre parcel that we propose to split
Proposed zoning

APPLICANT/AGENT INFORMATION

AGLR Investments, LLC
Name/Company

36097 Westminister Ave
Applicant address

513-535-1849
Applicant phone

Ryan@greenquestgroup.com
Applicant email

PROPERTY OWNER INFORMATION

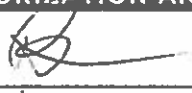
AGLR Investments, LLC
Name/Company

36097 Westminister Ave
Property owner address

513-535-1849
Property owner phone

Ryan@greenquestgroup.com
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT


Applicant signature

Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

Staff Use Only	PPZ No.	Date Received	Amount Paid	Payment Type
	PPZ-2022-154	12-29-2022	400.00	Check 2543

Zoning Amendments and Rezoning Requests
APPLICANT GUIDE

INITIATION
Zoning amendments, including any rezoning of property or zoning code text amendments, may be initiated by any property owner or their authorized agent. Reviews will be carried out according to the process described in Chapter 1246 of the City's Zoning Code. Any request for rezoning involving multiple family dwellings must meet the requirements of Section 9.7 of the North Ridgeville Charter and is subject to mandatory referral to the electors.

APPLICATION REQUIREMENTS
Along with the completed application and $400 fee, the applicant shall submit the following required exhibits based on type of request.

Zoning Map Amendment
(a) A plat of the property drawn to scale with dimensions;
(b) A map showing the location of the property within the city;
(c) A legal description of the property;
(d) The name(s) of all property owners within the area proposed to be rezoned; and
(e) A statement of the applicant's rationale for the proposed rezoning including existing and proposed zoning classifications.

Zoning Text Amendment
(a) Proposed text amendment; and
(b) A statement of the applicant's rationale for the proposed text amendment.

Any complete application shall be forwarded to the Law Director to be prepared in ordinance form for introduction in Council.

CONSIDERATION BY PLANNING COMMISSION
The Planning Commission shall consider any amendment referred to it by Council and shall act upon the matter within sixty days from the date of referral. If the Planning Commission fails to act within the time allotted, it shall be deemed to have approved the request. The Commission is required to give public notice not less than ten days in advance of a meeting. Applicants and owners are required to attend the meeting where their application is considered.

PUBLIC HEARING
Once Planning Commission has taken action, Council shall establish a date for a public hearing. The Clerk of Council is required to give public notice not less than ten days in advance of the hearing. Notice of any such public hearing must be published in a local newspaper and be sent by first class mail to all property owners within 500 feet of the perimeter of any area proposed to be rezoned.

ACTION BY COUNCIL
Council may adopt the proposed ordinance by vote of a majority of Council members eligible to vote, provided that the proposed ordinance received approval by the Planning Commission. If the proposed ordinance was disapproved by the Planning Commission, it can only be adopted if it receives the vote of two-thirds of all members of Council.

Statement of Proposed Rezoning

We are proposing to split the existing parcel # 0700014106007 (currently zoned B-3) into two parcels, designated Parcel A and Parcel B on the attached proposed plat map. We are proposing a rezoning of Parcel B to R-1 Single Family Residential with the ultimate purpose of Green Quest Homes building a home on Parcel B. Parcel B would be approximately one acre and sits across the creek from the remaining land in the existing parcel. Due to its small size and location across the creek, which separates it from the remaining land, its value for commercial development is minimal. We have reached this conclusion based on discussion with our commercial real estate agent as well as feedback from prospective buyers. There are single family homes adjacent to and across the street from Parcel B so rezoning of Parcel B would not be out of character with the surrounding properties.

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Rezone parcel from B-3 Highway Commercial to R-1 for one acre parcel proposed to split

Proposed project

34275 Lorain Rd	07-00-014-106-007
Location	Parcel number
2.14.2023	2.2.2023
Meeting date	Comments due

RECOMMENDATIONS

Property is bisected by the Dixon Ditch which is classified as a major ditch on the City's ditch map. Therefore, in accordance with NRCO 1028 – Ditches, Watercourses and Drainage Improvements the watercourse is subjected to a 75-foot right of entry for city forces to maintain. The right of entry is measured from the centerline of the watercourse encompassing 37.5 feet on either side of the watercourse. This area shall be kept free of any structure or obstruction that would impede access unless approved by the City Engineer.

When showing any proposed improvements for this property, please include the setback for the Dixon Ditch.

SUBMITTED BY

[signature]	City Engineer
Administrative officer signature	Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Staff Meeting Bulletin

Meeting Date:	January 31, 2023
Project:	Rezone a portion of lot from B-3 to R-1, 34275 Lorain Rd
Applicant:	AGLR Investments, LLC, 36097 Westminister Ave, North Ridgeville, OH 44039
Zoning:	B-3 Highway Commercial
In Attendance:	Mayor Kevin Corcoran Christina Eavenson, City Engineer Guy Fursdon, Chief Building Official Kim Lieber, Planning and Economic Development Director Toni Morgan, Assistant Law Director John Reese, Fire Chief Mike Uhnak, Assistant Fire Chief Tina Wieber, Deputy Clerk of Council Ryan Schultheiss, AGLR Investments, LLC

Project Introduction

- Ryan stated that the lot was 5.42 acres and zoned B-3 located on the corner of Root Road and Lorain Road that had a commercial piece for sale. He stated that there was a creek that ran along the property line which was where they wanted to do the property split. He discussed that it was one acre zoned B-3 and that they wanted it rezoned to R-1 (labeled parcel "B") and then build a single family home there. He stated that there was residential across the street and south of the parcel. He explained that the other portion of the parcel (labeled parcel "A") they would keep as zoned B-3 for future commercial projects.

Staff Comments

- Kim explained that rezoning applications would go through Council which would need to be approved before the parcel split could be made. She suggested that he include a study of parcel "B" showing a footprint of how a dwelling could meet the setback requirements.
- Mayor asked Ryan if he felt it would be a problem having a residence next to a commercial project. Ryan stated that he didn't believe so due to the separation from the creek and tall trees that ran along it. He stated there was a natural barrier and that any future use would likely not have a lot of noise.
- Guy explained that there was a landscape buffer requirement where commercial development abuts a residential district. He stated that to soften the impact they could add bushes and trees to embellish the existing tall trees.
- Kim explained the rezoning process and stated that once a meeting schedule was created, she would share that with Ryan.

Next Steps

- The applicant will submit any updated plans by or at the February 14 meeting.

TO BE FILLED OUT BY APPLICANT

I, Ryan Schultheiss (Print Name) _____ (Signature),

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant/Agent: Ryan Schultheiss

Property Owner: AGLR Investments, LLC

Project Address _____ Permanent Parcel No. 0700014106007

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY RECORDER'S OFFICE, ADMINISTRATION BUILDING., 226 MIDDLE AVENUE, ELYRIA, OHIO.PHONE: 329-5148 E-MAIL: WWW.LORAINCOUNTY.COM/RECORDER

1. JDA Ridgeville, LLC — 0700014106003
(Adjacent Property Owner) (Permanent Parcel Number)
34205 Lorain Rd North Ridgeville, OH 44039
(Mailing Address)

2. William Maicher — 0700011103188
(Adjacent Property Owner) (Permanent Parcel Number)
7136 Pearl Rd Middleburg Heights, OH 44130
(Mailing Address)

3. Ronald and Barbara Ackerman — 0700014105113 / 0700014105108
(Adjacent Property Owner) (Permanent Parcel Number)
8578 Root Rd North Ridgeville, OH 44039
(Mailing Address)

4. Faith Baptist Temple — 0700014105131
(Adjacent Property Owner) (Permanent Parcel Number)
34361 Lorain Rd North Ridgeville, OH 44039
(Mailing Address)

5. _____
(Adjacent Property Owner) (Permanent Parcel Number)
_____
(Mailing Address)

6. _____
(Adjacent Property Owner) (Permanent Parcel Number)
_____
(Mailing Address)

7. _____
(Adjacent Property Owner) (Permanent Parcel Number)
_____
(Mailing Address)

8. _____
(Adjacent Property Owner) (Permanent Parcel Number)
_____
(Mailing Address)

SEE ATTACHED PAGES FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO Verification By_____

POLARIS ENGINEERING & SURVEYING INC. – 34600 CHARDON ROAD – WILLOUGHBY HILLS - OHIO

LEGAL DESCRIPTION
PARCEL 'A'

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF LOTS 11 & 14, ORIGINAL RIDGEVILLE TOWNSHIP, BEING TOWNSHIP NUMBER 6 IN THE 16TH RANGE OF TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE;

BEGINNING AT A 1 INCH IRON PIN FOUND IN A MONUMENT BOX ASSEMBLY AT THE INTERSECTION OF THE CENTERLINE OF ROOT ROAD (60 FEET WIDE) WITH THE CENTERLINE OF LORAIN ROAD (60 FEET WIDE);

COURSE 1: THENCE **NORTH 41°51'11" EAST** ALONG THE CENTERLINE OF SAID LORAIN ROAD, **309.42 FEET** TO THE NORTHWEST CORNER OF LAND CONVEYED TO JDA RIDGEVILLE LLC BY INSTRUMENT NUMBER 2016-0602214 OF LORAIN COUNTY RECORDS (PPN: 07-00-014-106-003);

COURSE 2: THENCE **SOUTH 48°12'02" EAST** ALONG THE SOUTHWESTERLY LINE OF SAID JDA RIDGEVILLE LLC, PASSING THROUGH A 5/8 INCH IRON PIN (ID: 7477) FOUND AT 30.00 FEET IN THE SOUTHERLY SIDELINE OF SAID LORAIN ROAD, AND A 1 INCH IRON PIPE FOUND AT 644.08 FEET, A TOTAL DISTANCE OF **663.15 FEET** TO AN IRON PIN SET IN THE NORTHWESTERLY LINE OF LAND CONVEYED TO WILLIAM J. MAJCHER BY INSTRUMENT NUMBER 2018-0684135 OF LORAIN COUNTY RECORDS (PPN: 07-00-011-103-188);

COURSE 3: THENCE **SOUTH 52°15'39" WEST** ALONG SAID NORTHWESTERLY LINE OF MAJCHER, **152.54 FEET** TO A WESTERLY CORNER THEREOF, AND THE NORTHERLY CORNER OF LAND CONVEYED TO AGLR INVESTMENTS LLC BY INSTRUMENT NUMBER 2021-0855014 (PPN: 07-00-014-106-005), WITNESSED BY A 5/8 INCH IRON PIN (ID: 7477) FOUND SOUTH 32°22'49" EAST, 8.61 FEET;

COURSE 4: THENCE **SOUTH 58°05'43" WEST** ALONG THE NORTHWESTERLY LINE OF SAID AGLR INVESTMENTS LLC, **41.70 FEET** TO AN IRON PIN SET;

COURSE 5: THENCE **NORTH 85°17'27" WEST, 33.68 FEET** TO AN IRON PIN SET;

COURSE 6: THENCE **NORTH 67°10'51" WEST, 315.94 FEET** TOAN IRON PIN SET;

COURSE 7: THENCE **SOUTH 56°36'49" WEST,** PASSING THROUGH AN IRON PIN SET AT 42.74 FEET IN THE EASTERLY SIDELINE OF SAID ROOT ROAD, A TOTAL DISTANCE OF **72.74 FEET** TO THE CENTERLINE OF SAID ROOT ROAD;

COURSE 8: THENCE **NORTH 33°23'11" WEST** ALONG SAID CENTERLINE OF ROOT ROAD, **289.43 FEET** TO THE PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD, AND CONTAINING 4.3848 ACRES OF LAND (OF WHICH THE PRESENT ROAD OCCUPIES 0.3965 ACRES). CALCULATED AND DESCRIBED BASED ON A FIELD SURVEY MADE UNDER MY SUPERVISION IN APRIL, 2022 BY RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388 OF POLARIS ENGINEERING AND SURVEYING INC. THIS DESCRIPTION HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP. PRIOR INSTRUMENT REFERENCE: INSTRUMENT NUMBER 2021-0855014, DATED 12/20/2021 OF LORAIN COUNTY RECORDS.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE A 4.3848 ACRE SPLIT OF LAND OUT OF LAND CONVEYED TO AGLR INVESTMENTS LLC, INSTRUMENT NUMBER 2021-0855014, DATED 12/20/2021 OF LORAIN COUNTY RECORDS (PPN: 07-00-014-106-007).

Richard A. Thompson Jr.

RICHARD A. THOMPSON JR., OHIO REGISTERED
PROFESSIONAL LAND SURVEYOR #7388
4/25/2022

S:\2018 PROJECTS\18175- GREENQUEST - ROOT ROAD PARCEL - NORTH RIDGEVILLE (DRK)\2-PROJECT SURVEYING INFO\4-LEGAL DESCRIPTIONS\ROOT & LORAIN LOT SPLIT LEGALS\PARCEL 'A' LEGAL DESCRIPTION (4.25.22).DOC

POLARIS ENGINEERING & SURVEYING INC. – 34600 CHARDON ROAD – WILLOUGHBY HILLS - OHIO

LEGAL DESCRIPTION
PARCEL 'B'

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF LOT 14, ORIGINAL RIDGEVILLE TOWNSHIP, BEING TOWNSHIP NUMBER 6 IN THE 16TH RANGE OF TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE;

BEGINNING AT A 1 INCH IRON PIN FOUND IN A MONUMENT BOX ASSEMBLY AT THE INTERSECTION OF THE CENTERLINE OF ROOT ROAD (60 FEET WIDE) WITH THE CENTERLINE OF LORAIN ROAD (60 FEET WIDE);

THENCE **SOUTH 33°23'11" EAST** ALONG THE CENTERLINE OF SAID ROOT ROAD, **289.43 FEET** TO THE PRINCIPAL PLACE OF BEGINNING:

COURSE 1: THENCE **NORTH 56°36'49" EAST**, PASSING THROUGH AN IRON PIN SET AT 30.00 FEET IN THE EASTERLY SIDELINE OF SAID ROOT ROAD, A TOTAL DISTANCE OF **72.74 FEET** TO AN IRON PIN SET;

COURSE 2: THENCE **SOUTH 67°10'51" EAST, 315.94 FEET** TO AN IRON PIN SET;

COURSE 3: THENCE **SOUTH 85°17'27" EAST, 33.68 FEET** TO AN IRON PIN SET IN THE NORTHWESTERLY LINE OF LAND CONVEYED TO AGLR INVESTMENTS LLC BY INSTRUMENT NUMBER 2021-0855014 OF LORAIN COUNTY RECORDS (PPN: 07-00-014-106-005);

COURSE 4: THENCE **SOUTH 58°05'43" WEST** ALONG SAID NORTHWESTERLY LINE OF AGLR INVESTMENTS LLC, PASSING THROUGH AN IRON PIN (ID: 7477) FOUND AT 22.06 FEET, AND 245.80 FEET IN THE EASTERLY SIDELINE OF SAID ROOT ROAD, A TOTAL DISTANCE OF **275.80 FEET** TO THE CENTERLINE OF SAID ROOT ROAD;

COURSE 5: THENCE **NORTH 32°21'37" WEST** ALONG SAID CENTERLINE OF ROOT ROAD, **40.40 FEET** TO AN ANGLE POINT THEREOF;

COURSE 6: THENCE **NORTH 33°23'11" WEST** CONTINUING ALONG SAID CENTERLINE OF ROOT ROAD, **235.85 FEET** TO THE PRINCIPAL PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD, AND CONTAINING 1.0708 ACRES OF LAND (OF WHICH THE PRESENT ROAD OCCUPIES 0.1905 ACRES). CALCULATED AND DESCRIBED BASED ON A FIELD SURVEY MADE UNDER MY SUPERVISION IN APRIL, 2022 BY RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388 OF POLARIS ENGINEERING AND SURVEYING INC. THIS DESCRIPTION HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP. PRIOR INSTRUMENT REFERENCE: INSTRUMENT NUMBER 2021-0855014, DATED 12/20/2021 OF LORAIN COUNTY RECORDS.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE A 1.0708 ACRE SPLIT OF LAND OUT OF LAND CONVEYED TO AGLR INVESTMENTS LLC, INSTRUMENT NUMBER 2021-0855014, DATED 12/20/2021 OF LORAIN COUNTY RECORDS (PPN: 07-00-014-106-007).

Richard A. Thompson Jr.

RICHARD A. THOMPSON JR., OHIO REGISTERED
PROFESSIONAL LAND SURVEYOR #7388
4/25/2022

S:\2018 PROJECTS\18175- GREENQUEST - ROOT ROAD PARCEL - NORTH RIDGEVILLE (DRK)\2-PROJECT SURVEYING INFO\4-LEGAL DESCRIPTIONS\ROOT & LORAIN LOT SPLIT LEGALS\PARCEL 'B' LEGAL DESCRIPTION (4.25.22).DOC

Note: Parcel No 1 is the legal description for 34275 Lorain Rd

SCHEDULE A

Continued

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LORAIN, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

Situated in the City of North Ridgeville, County of Lorain, State of Ohio and known as being part of Original Ridgeville Township Lot Numbers 11 and 14 and being further bounded and described as follows:

Beginning at an iron pin monument found at the centerline intersection of Root Road (60 feet wide) and Lorain road (60 feet wide);

Thence North 41 degrees 51 minutes 13 seconds East along the centerline of said Lorain Road, a distance of 309.32 feet to the most Westerly corner of land conveyed to JDA Ridgeville LLC, by deed recorded in Instrument Number 2016-0602214 of the Lorain County Deed Records;

Thence South 48 degrees 10 minutes 36 seconds East along the Southwesterly line of said land conveyed to JDA Ridgeville, LLC and passing through an iron pin set at 30.00 feet and passing through a 3/4-inch iron pipe found at 644.22 feet, a distance of 663.15 feet to the most Southerly corner of said land conveyed to JDA Ridgeville, LLC, said corner being in the centerline of a creek;

Thence South 52 degrees 13 minutes 41 seconds West, a distance of 152.15 feet to its intersection with the Northwesterly prolongation of the Northeasterly line of land conveyed to Lorain & Root, LLC by deed recorded in Instrument Number 2006-0182666 of the Lorain County Deed Records, said corner being in the bed of a creek;

Thence South 58 degrees 07 minutes 07 seconds West and passing through an iron pin set at 63.83 feet and an iron pin set at 287.50 feet, a distance of 317.50 feet to the centerline of said Root Road;

Thence North 32 degrees 21 minutes 25 seconds West along the centerline of said Root Road, a distance of 40.40 feet to an angle point;

Thence North 33 degrees 23 minutes 20 seconds West and continuing along the centerline of said Root Road, a distance of 525.28 feet to the principal place of beginning and containing 237,525.8855 square feet - 5.4528 acres of land more or less but subject to all legal highways, of which 0.5870 acres are within the Right-of-Way of said Root Road and Lorain Road, about 5.4248 acres are within said Original Lot 14 and about 0.0280 acres are within said original Lot 11 according to a survey performed in April 2018 by Richard Metzker of Hofmann-Metzker, Inc., Registered Professional Surveyor Number 7477.

The courses used in this description are given to the Ohio North State Plane Grid per ODOT VRS Network System, NAD (2011) and are used in indicate angles only. Iron pins set are 5/8 inch rebar - 30 inches long and capped "6752/7477". Distances are given in feet and decimals.

Parcel Numbers: 07-00-011-103-186 and 07-00-014-106-007
Property Address: 34275 Lorain Road and V/L Rear North, North Ridgeville, OH,44039

Parcel No. 2:

Situated in the City of North Ridgeville, County of Lorain, State of Ohio and known as being part of Original Ridgeville Township Lot Number 14 and being further bounded and described as follows:

Beginning at a point at the intersection of the South line of Original Ridgeville Township Lot Number 11 and the centerline of Root Road (60 feet wide), said point being South 89 degrees 55 minutes 55 seconds West measured along said South line of Lot Number 11, a distance of 29.57 feet from a 1/2-inch iron pipe found;

Thence North 32 degrees 21 minutes 25 seconds West along the centerline of said Root Road, a distance of 1717.14 feet to the most Westerly corner of land conveyed to Lorain & Root, LLC by deed recorded in Instrument Number 2006-0182666 of the Lorain County Deed Records, said point being the principal place of beginning;

Thence North 32 degrees 21 minutes 25 seconds West and continuing along the centerline of said Root Road, a distance of 144.25 feet to a point;

Plat of Lot Split

Prepared for Greenquest Development LLC ~ P.P.N. 07-00-014-106-007 & 07-00-011-103-186
Situated in the City of North Ridgeville, County of Lorain, and State of Ohio,
And further known as being part of Lots 11 & 14, Original Ridgeville Township, Being
Township No. 6 in the 16th Range of Townships in the Connecticut Western Reserve.
April, 2022 Scale 1"=50'

Survey Abbreviations

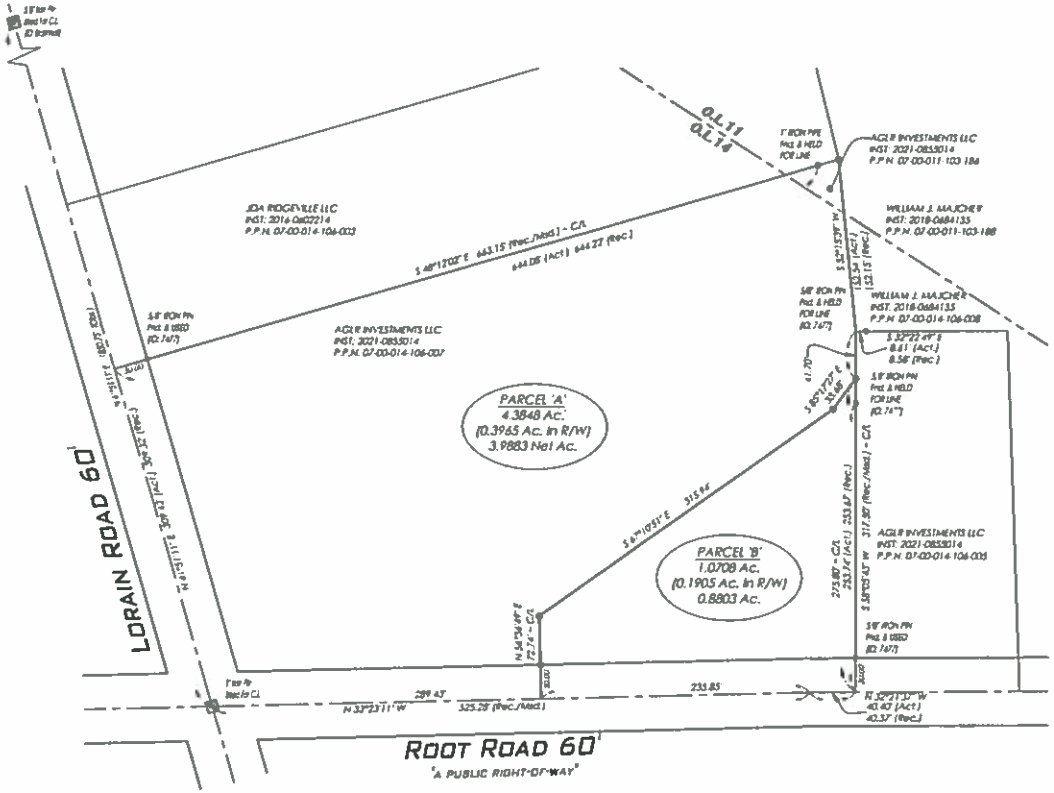
(A.F.N.) = AUTOMATIC FILE NUMBER
(ACT.) = ACTUAL DISTANCE
(CALC.) = CALCULATED DISTANCE
(C/L) = CENTERLINE
(C.S.R.) = CITY SURVEY RECORDS
(Dd.) = DEED DISTANCE
(D.R.) = DEED RECORD
(Doc.) = DOCUMENT NUMBER
(E.Incr.) = ENCROACHMENT
(Fd.) = FOUND
(Inst.) = INSTRUMENT NUMBER
(Mes.) = MEASURED DISTANCE
(Mon. Box) = MONUMENT BOX ASSEMBLY
(Obs.) = OBSERVED DISTANCE
(O.L.) = ORIGINAL LOT LINE
(O.R.) = OFFICIAL RECORD
(P.L.) = PROPERTY LINE
(P.P.N.) = PERMANENT PARCEL NUMBER
(P.C.) = POINT OF CURVATURE
(P.T.) = POINT OF TANGENCY
(POB) = PLACE OF BEGINNING
(PPOB) = PRINCIPAL PLACE OF BEGINNING
(Rec.) = RECORD DISTANCE
(R.P.) = RECORDED PLAT
(R/W) = RIGHT OF WAY
(Tan.) = TURNED ANGLE
(S/L) = SUBLOT

Survey References

COUNTY TAX MAPS (AS NOTED)
COUNTY RECORD DEEDS (AS NOTED)
COUNTY RECORD PLATS (AS NOTED)
COUNTY ROAD RECORDS(AS NOTED)
SURVEY PERFORMED BY(AS NOTED)

Monument Legend

- MON. BOX ASSEMBLY FOUND (AS NOTED)
- EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
- 5/8" x 30" IRON PIN SET W.I.D. CAP POLARIS "7388"
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET (AS NOTED)
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET (AS NOTED)



GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

Boundary Certification:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VES SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388" AS SHOWN HEREON (●)

RICHARD A. THOMPSON JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 4/25/2022

STATE OF OHIO — RICHARD A. THOMPSON JR. — 7388 — PROFESSIONAL SURVEYOR

DATE: 4/25/2022
SCALE: HOR. 1"=50'
VERT. N/A
FOLDER: Client/Surveys Done
FILENAME: Lot Split
TAB: 01 Lot Split

polaris

POLARIS ENGINEERING and SURVEYING, INC.
34600 CHARDON ROAD - SUITE B
WILLOUGHBY HILLS, OHIO 44094
(440) 944-6433 (440) 944-3722 (Fax)
www.polaris-eli.com

CONTRACT No. 18175
SHEET 01 OF 01

Plat of Lot Split

UPDATED ✓

Prepared for Greenquest Development LLC ~ P.P.N. 07-00-014-106-007 & 07-00-011-103-186
Situated in the City of North Ridgeville, County of Lorain, and State of Ohio,
And further known as being part of Lots 11 & 14, Original Ridgeville Township, Being Township No. 6 in the 16th Range of Townships in the Connecticut Western Reserve.
February, 2023 Scale 1"=50'

GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

Survey Abbreviations:

(A.F.N.) = AUTOMATIC FILE NUMBER
(ACT.) = ACTUAL DISTANCE
(CALC.) = CALCULATED DISTANCE
(CL) = CENTERLINE
(C.S.R.) = CITY SURVEY RECORDS
(Dd.) = DEED DISTANCE
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(Mon.Box) = MONUMENT BOX ASSEMBLY
(Obs.) = OBSERVED DISTANCE
(O.L.) = ORIGINAL LOT LINE
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(P.C.) = POINT OF CURVATURE
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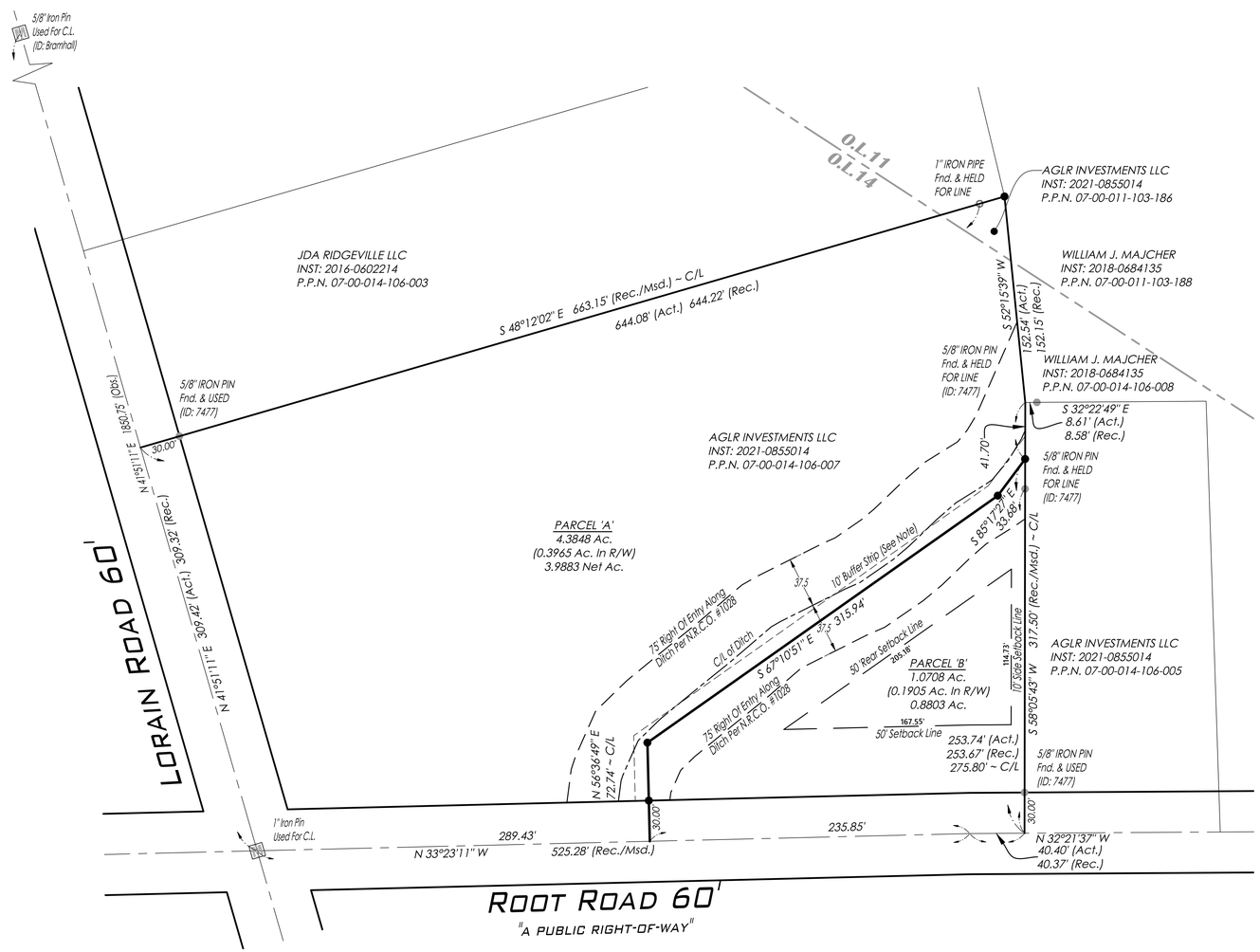
(POB) = PLACE OF BEGINNING
(PPOB) = PRINCIPAL PLACE OF BEGINNING
(Rec.) = RECORD DISTANCE
(R.P.) = RECORDED PLAT
(RW) = RIGHT-OF-WAY
(Trn.) = TURNED ANGLE
(S/L) = SUBLOT

Survey References:

COUNTY TAX MAPS (AS NOTED)
COUNTY RECORD DEEDS (AS NOTED)
COUNTY RECORD PLATS (AS NOTED)
COUNTY ROAD RECORDS(AS NOTED)
SURVEY PERFORMED BY(AS NOTED)

Monument Legend:

- MON. BOX ASSEMBLY FOUND (AS NOTED)
- EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
- 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET (AS NOTED)
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET (AS NOTED)



Zoning Summary:

R-1 ZONING
PER 1250.04
MINIMUM AREA = 21,150 S.F.
MINIMUM SETBACK = 50'
MINIMUM SIDEYARD = 10'
MINIMUM REARYARD = 50'
MINIMUM WIDTH = 90'
MINIMUM DEPTH = 200'

WITH MUNICIPAL WATER & SEWER
MINIMUM AREA = 16,200 S.F.
MINIMUM SETBACK = 50'
MINIMUM SIDEYARD = 10'
MINIMUM REARYARD = 50'
MINIMUM WIDTH = 90'
MINIMUM DEPTH = 150'

PER 1288.05
A BUFFER STRIP, IN THE CASE OF A B-1, B-2, B-3, B-4 OR B-5 DISTRICT ABUTTING A RESIDENTIAL DISTRICT, SHALL BE THE TEN FEET NEAREST THE DISTRICT BOUNDARY LINE, WHICH SHALL BE LANDSCAPED WITH A ROW OF TREES, SPACED NOT MORE THAN FORTY FEET APART, AND NOT LESS THAN ONE ROW OF SHRUBS, SPACED NOT MORE THAN FIVE FEET APART AND WHICH GROW AT LEAST FIVE FEET WIDE AND FIVE FEET OR MORE IN HEIGHT AFTER ONE FULL GROWING SEASON, PLANTED AND MAINTAINED IN A HEALTHY GROWING CONDITION BY THE OWNER OF THE PROPERTY, SUBJECT TO THE LIMITATIONS PROVIDED IN SECTION 1288.07.

Boundary Certification:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS "7388" AS SHOWN HEREON (●).

Richard A. Thompson Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 4/25/2022

STATE OF OHIO
RICHARD A. THOMPSON, JR. 7388 REGISTERED
PROFESSIONAL SURVEYOR

DATE: 02/08/23
SCALE: HOR. 1"=50'
VERT. N/A
FOLDER: DWG/Survey Base
FILENAME: Lot Split
TAB: 01-Lot Split

polaris Engineering & Surveying
POLARIS ENGINEERING and SURVEYING, INC.
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www.polaris-es.com

CONTRACT No. 18175
SHEET 01 OF 01

DATE:	February 6, 2023	1ST READING:	February 6, 2023
INTRODUCED BY:	Petition	2ND READING:	
REFERRED BY:		3RD READING:	
TEMPORARY NO:	T	ADOPTED:	
		EMERGENCY:	N/A

ORDINANCE NO. XXXX-2023

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORTH RIDGEVILLE SUCH THAT A PORTION OF PARCEL NUMBER 07-00-014-106-007 LOCATED AT 34275 LORAIN ROAD BE REZONED FROM B-3 HIGHWAY COMMERCIAL DISTRICT TO R-1 RESIDENCE DISTRICT.

WHEREAS, by the present and official Zoning Map of the City of North Ridgeville, the subject parcel is situated in a B-3 Highway Commercial District; and

WHEREAS, the parcel described in the attached **Exhibit A** is owned by AGLR Investments, LLC, who has filed a petition to rezone a portion of the lot identified in **Exhibit A** as "Parcel B" to R-1 Residence District and further to split "Parcel B" from the original lot; and

WHEREAS, the North Ridgeville Planning Commission carefully considered the proposed amendment at their meeting of _____, 2023 and, by formal motion, *(recommended/did not recommend)* that the ordinance be approved; and

WHEREAS, following publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on the ___ day of _____ 2023; and

WHEREAS, it is the desire of this Council to amend the official Zoning Map of the City of North Ridgeville.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The official Zoning Map of the City of North Ridgeville is hereby amended so as to provide that from and after the effective date of this Ordinance, the portion of Parcel Number 07-00-014-106-007 located at 34275 Lorain Road, as particularly described in **Exhibit A** as "Parcel B," be hereby changed from B-3 Highway Commercial District to R-1 Residence District.

SECTION 2. Upon the effective date of this Ordinance, the Chief Building Official shall cause the official Zoning Map to be changed and corrected so as to reflect the rezoning authorized by this Ordinance.

SECTION 3. In all other respects, the North Ridgeville Zoning Map, as amended from time to time, shall remain in full force and effect.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

DATE:		1ST READING:	
INTRODUCED BY:		2ND READING:	
REFERRED BY:		3RD READING:	
TEMPORARY NO:	T	ADOPTED:	
		EMERGENCY:	

ORDINANCE NO. XXXX-2023

AN ORDINANCE REPEALING CHAPTER 1284 *OFF-STREET PARKING AND LOADING REQUIREMENTS*, CHAPTER 1290 *COMMERCIAL AND INDUSTRIAL ACCESS DRIVES* AND SECTION 1294.08 *LIGHTING LAWS*, AND CREATING A NEW *CHAPTER 1285 PARKING, LOADING AND LIGHTING* OF THE NORTH RIDGEVILLE ZONING CODE.

WHEREAS, this Council has established regulations for the provision of off-street parking and loading facilities and requirements for access drives and lighting which have been amended from time to time; and

WHEREAS, it is the recommendation of the Planning and Economic Development Director that various provisions regarding parking, loading, lighting and access management of the City of North Ridgeville Zoning Code be amended to update and clarify requirements and to provide for safe, efficient access and improved sustainability; and

WHEREAS, following publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on the ___ day of _____ 2023; and

WHEREAS, it is the desire of this Council and upon the recommendation of the North Ridgeville Planning Commission, to amend these Codified Ordinances.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. Chapter 1284 *Off-Street Parking and Loading Requirements*, Chapter 1290 *Commercial and Industrial Access Drives* and Section 1294.08 *Lighting Laws* be repealed.

SECTION 2. A new *Chapter 1285 Parking, Loading and Lighting* of the Zoning Code be adopted which reads in its entirety as set forth in the document attached to this Ordinance as **Exhibit A**.

SECTION 3. That all other ordinances or parts of ordinances or resoutions that are inconsistent or in conflict with the newly amended and adopted sections are likewise repealed to the extent of such inconsistency or conflict only.

SECTION 4. In all other respects, the North Ridgeville Zoning Code, as amended from time to time, shall remain in full force and effect.

SECTION 5. That, if any section, paragraph, sentence, clause, phrase, term, provision or part of this Ordinance, together with all of its Exhibits attached thereto, shall be adjudged by any court of competent jurisdiction to be invalid or inoperative, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, provision or part therof directly involved in the controversy in which such judgment shall have been rendered.

SECTION 6. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 7. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

CHAPTER 1285
Parking, Loading and Lighting

1285.01 Purpose.
1285.02 General Requirements.
1285.03 Required Parking Spaces.
1285.04 Parking Design.
1285.05 Loading.
1285.06 Driveways.
1285.07 Sidewalks.
1285.08 Illumination of Parking Areas.

1285.01 PURPOSE.
The purpose of this chapter is to prescribe regulations for off-street parking in all zoning districts; to ensure that adequate parking, access and connectivity are provided in a safe and convenient manner; and to afford reasonable protection to adjacent land uses from light, noise, water runoff and other effects of parking lot proximity.

1285.02 GENERAL REQUIREMENTS.
(a) Applicability. For all new buildings and uses, accessory off-street parking shall be provided as required by this chapter. In addition, the following shall also apply:
  (1) Whenever the use of a building or lot is changed to another classification of use, off-street parking facilities shall be provided for that use.
  (2) If the parking demand of any use is increased through the addition of floor area, increase in seating capacity or by other means, additional off-street parking shall be provided.
  (3) Existing off-street parking facilities shall not be reduced below the requirements of this chapter, nor shall existing nonconforming parking facilities be further reduced or made more nonconforming.
  (4) An area designated as required off-street parking including areas reserved for landbanked parking shall not be changed to another use unless sufficient parking is provided elsewhere in accordance with the provisions of this chapter.

(b) Location.
  (1) Off-street parking facilities for one and two-family dwellings shall be located on the same lot as the building(s) they are intended to serve.
  (2) Off-street parking facilities for all other uses shall be located on the lot where the parking is required, except as provided in *Section 1225.02(c)*. In the event that required parking is proposed on a lot in common ownership or leasehold with the lot where the parking is required, the applicant must present and record a permanent easement and parking agreement for access and parking.

(c) Shared Parking.
  (1) Two or more buildings or uses may share parking facilities, provided the number of parking spaces available equals the required number of spaces for all the uses computed separately. Total required parking may be reduced by the Planning Commission where it can be determined that one or more of the factors listed in *Section 1285.02(d)* applies.
  (2) Parking facilities for a place of worship or similar sporadically used facility may be used to meet up to 50% of the off-street parking for theaters, stadiums and other places of public assembly, stores, offices and industrial buildings within 300 feet of the facility, as measured from the nearest edge of the parking area to the nearest public entry point of the building or use provided that the facility makes the spaces available and there is no conflict between peak times when the

uses are in need of the parking facilities.

(3) A shared parking plan shall be enforced through written agreement among all owners of record and shall be included in the development plan filed with the City. The owner of the shared parking area shall enter into a written agreement including access and parking easements, with authorization for enforcement by the City.

(d) Modification of Parking Requirements. The Planning Commission may reduce the parking space requirements of this chapter for any use, based upon finding that one or more of the following conditions exist:

(1) Other forms of travel (such as transit, bicycle or pedestrian) are available and likely to be used and, in particular, the site design will incorporate bicycle parking facilities and pedestrian connections.

(2) Shared parking is available to multiple uses where there will be a high proportion of multipurpose visits or where uses have peak parking demands during differing times of the day or days of the week and a shared parking agreement is in place.

(3) The applicant has provided a parking study, conducted by a qualified transportation engineer, demonstrating that another standard would be more appropriate based on actual number of employees, expected level of customer traffic or actual counts at a similar establishment.

(e) Landbanked Parking. Where an applicant demonstrates that the parking requirements for a proposed use would be excessive, the Planning Commission may defer the construction of a portion of the required parking. The development plan shall designate areas of the site for future construction of the required parking spaces, meeting the design and dimensional requirements of this chapter. Any area so designated shall be maintained in a landscaped appearance and not occupy required open space or buffer strips or be used for any other purpose. Construction of the additional parking spaces within the landbanked parking area may be initiated by the owner or required by the City, based on parking needs or observation, and shall require approval of an amended development plan which may be approved administratively.

1285.03 REQUIRED PARKING SPACES.

(a) Minimum Required Parking. The minimum number of required off-street parking spaces shall be provided and maintained in accordance with *Table 1285.03-1*.

(1) When units or measurements determining the number of required parking spaces result in a fraction, the number of spaces required shall be rounded up to the nearest whole number.

(2) Each 24 inches of bench, pew or similar seating facilities shall be counted as one (1) seat.

(3) Where parking requirements are based upon maximum seating or occupancy capacity, the capacity shall be as determined by the building code and fire code.

(4) In the case of a use not specifically listed, the requirement for off-street parking for a specified use which is most similar shall apply.

(5) Unless otherwise indicated, floor area shall be gross floor area of the structure.

(6) All required parking spaces per employee shall be calculated based on the maximum on duty at any given time, not the total employed by the organization.

TABLE 1285.03-1, PARKING REQUIREMENTS BY USE

USE	NUMBER OF PARKING SPACES
Residential Uses	
One and two family dwellings	1 per dwelling unit
Multiple family dwellings	1 per dwelling unit
Assisted living and nursing homes	1 per 4 beds plus 1 per employee
Bed and breakfast inns	1 per guest room
Group homes	1 per 4 occupants

TABLE 1285.03-1, PARKING REQUIREMENTS BY USE	
USE	NUMBER OF PARKING SPACES
Public/Institutional Uses	
Hospitals	1 per 4 beds plus 1 per employee
Libraries, museums and cultural institutions	1 per 400 square feetsquare feet
Places of worship	1 per 4 seats
Schools	1 per employee plus spaces required for areas of assembly
Commercial Uses	
Auto repair establishments	3 per service bay
Auto service stations	1 per employee plus spaces required for other uses such as restaurant, auto repair, auto wash if provided
Auto wash establishments	1 per employee
Banks and financial institutions	1 per 400 square feet
Banquet halls	1 per 3 persons at maximum occupancy
Bars and taverns	1 per 75 square feet or 1 per 3 seats, whichever is greater
Bowling alleys	4 per alley
Dance halls, pool halls and private clubs	1 per 100 square feet of assembly area
Day care establishments	1 per 500 square feet plus 1 per employee
Funeral homes	1 per 75 square feet of assembly rooms
Health and fitness clubs	1 per 200 square feet
Hotels and motels	1 per guest room
Indoor recreation establishments	1 per 3 persons at maximum occupancy
Offices, medical and dental	1 per 200 square feet
Offices, professional	1 per 400 square feet
Restaurants	1 per 100 square feet or 1 per 3 seats, whichever is greater
Retail stores, furniture and appliance	1 per 800 square feet
Retail stores, general	1 per 300 square feet
Retail stores, grocery	1 per 200 square feet
Salons, spas and barber shops	2 per chair
Stadiums, theaters and sports arenas	1 per 4 seats
Industrial Uses	
Industrial establishments	0.75 per employee plus spaces for business vehicles
Warehouse and storage establishments	0.5 per employee plus spaces for business vehicles
Self-storage facilities	1 per employee

(b) Electric Vehicle Parking. Parking spaces that are dedicated to and provided with equipment solely for the purpose of charging electric vehicles shall count toward the total number of required off-street parking spaces on a space for space basis.

(c) Bicycle Parking. All public/institutional and commercial uses shall provide bicycle racks or other facilities for the temporary storage of bicycles within reasonable proximity to a pedestrian entrance into the building. The Planning Commission may waive this requirement if the applicant can provide justification as to why this standard is not appropriate for the use or development.

1285.04 PARKING DESIGN

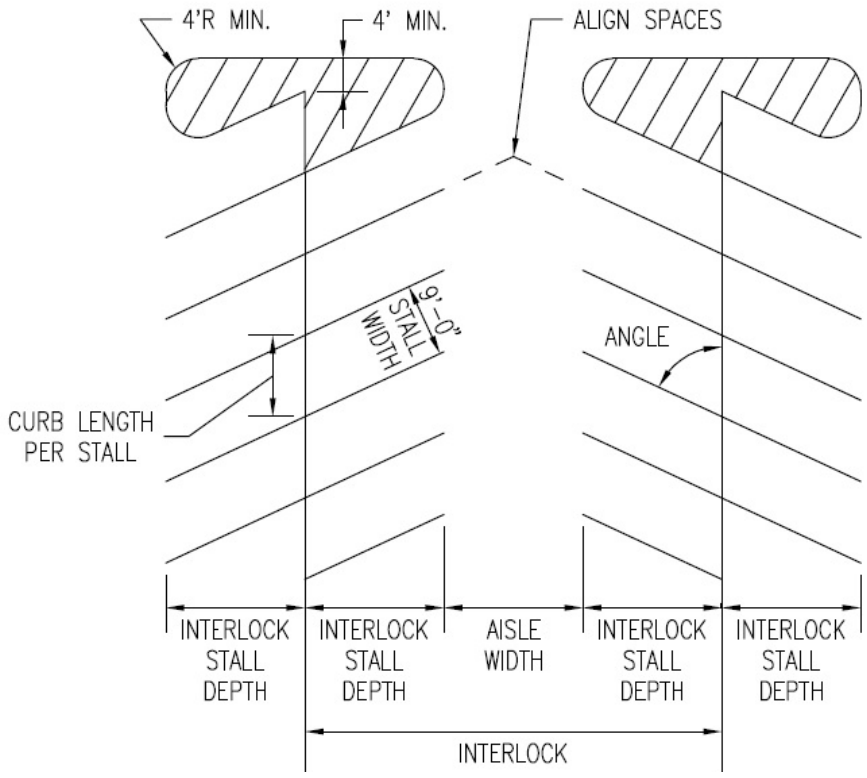
(a) Materials. All parking lots and vehicle and equipment storage areas shall be paved with asphalt or concrete, and shall be graded and drained to remove surface water which might accumulate. The Planning Commission may approve alternative paving materials, such as permeable pavement, for all or a portion of the parking areas, based upon credible evidence of the durability and appearance of the proposed materials.

(b) Dimensions. Parking space and aisle dimensions shall meet the following requirements and as specified in *Table 1285.04-1*.

TABLE 1285.04-1, MINIMUM DIMENSIONAL REQUIREMENTS

Angle	45°	60°	90°
Interlock (ft.)	46	52	60
Aisle Width (ft.)	16	18	24
Interlock Stall Depth (ft.)	15	17	18
Curb Length Per Stall (ft.)	12.7	10.4	9.0

FIGURE 1285.04-2, OFFSTREET PARKING DIMENSIONS AND LAYOUT



(c) Stacking Spaces. In addition to required off-street parking, stacking spaces for drive-through uses shall be provided in accordance with *Table 1285.04-3*, unless the Planning Commission determines that use-specific factors justify a different requirement. Stacking spaces shall be at least 20 feet long

and nine (9) feet wide and shall not block required parking spaces. Where the drive-through waiting lane consists of a single lane for five (5) or more vehicles, site layout shall be designed to allow vehicles to exit the waiting lane. No stacking is permitted within any public right-of-way.

TABLE 1285.04-3, VEHICLE STACKING REQUIREMENTS

Use	Stacking Spaces
Automatic car wash	10 per tunnel
Self-serve car wash or oil change establishment	2 per bay
Bank, ATM, pharmacy, beverage store	5 per window, bay or unit
Drive-through restaurant	10 per pick up window

(d) Ingress and Egress. Vehicular ingress and egress to the parking area shall be provided by means of clearly limited and defined drives. All parking lots shall provide interior access and circulation aisles for all parking spaces. The use of public streets for maneuvering into or out of parking spaces shall be prohibited. Ingress and egress to a parking lot in a non-residential zoning district shall not be through a residential district.

(e) Curbing. A six (6) inch cast-in-place, continuous concrete curb or alternative, as determined by the City Engineer, shall be provided around all sides of any parking lot to protect landscaped areas, sidewalks, buildings or adjacent property from vehicles that might otherwise extend beyond the edge of the parking lot. Curb openings are allowed for storm water drainage and accessibility.

(f) Fire Lanes. Fire lanes shall be designated on the site and posted with signage prior to occupancy. Vehicle circulation shall meet turning radius requirements established by the Engineering and/or Fire Departments.

(g) Crosswalks. Pedestrian pathways and crosswalks in parking areas shall be distinguished from driving surfaces through the use of striping or durable, low-maintenance, surface materials such as pavers, bricks, or scored, stamped or colored concrete.

(h) Accessible Parking. Within each parking lot, signed and marked barrier free spaces shall be provided in accordance with the applicable requirements of federal, state and local codes.

1285.05 LOADING

(a) Uses Requiring Loading Area. On the same premises with every building used for manufacturing, storage, warehouse, retails sales, consumer services or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading in order to avoid undue interference with public use of the streets and parking spaces.

(b) Loading Area Requirements. Loading and unloading spaces shall be paved and, unless otherwise adequately provided for, shall be 12 feet by 50 feet, with 15 foot height clearance. One loading space shall be provided for every 40,000 square feet of floor area or fraction thereof. This requirement shall not apply to retail sales and consumer service uses of less than 10,000 square feet.

(c) Orientation of Overhead Doors. Access and loading bays facing any street, adjacent residential use or residential zoning district, shall have the doors closed at all times, except during the movement of products into and out of the building.

1285.06 DRIVEWAYS

(a) Functional Classification. The roadways listed in *Table 1285.6-1* have been designated by the

Northeast Ohio Areawide Coordinating Agency (NOACA) as having a functional classification of principal arterial, minor arterial or major collector. NOACA's most current list of roadway functional classifications shall govern the regulations of this Zoning Code.

TABLE 1285.06-1, FUNCTIONAL CLASSIFICATION (NOACA)

FC=3, Principal Arterial:	FC=4, Minor Arterial:	FC=5, Major Collector:
• Center Ridge Road	• Avon Belden Road • Lear Nagle Road • Lorain Road • Root Road • Sugar Ridge Road	• Bainbridge Road • Chestnut Ridge Road • Cook Road • Mills Road • Stoney Ridge Road

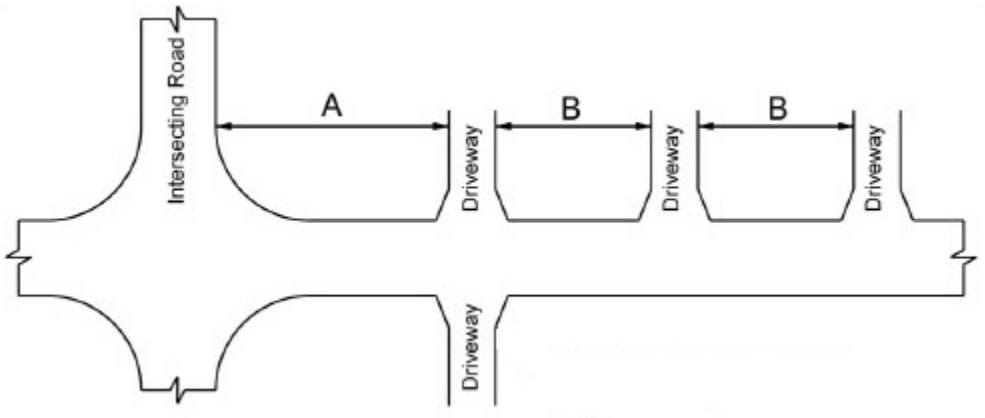
(b) Number of Curb Cuts. The number of driveways serving a property in any non-residential zoning district shall be the minimum number necessary to provide reasonable access while preserving traffic operations and safety along the public street. Adjacent parcels in common ownership fronting on the same street shall be considered as one parcel when determining permitted driveways.
(1) Driveways shall be limited to one (1) per lot or parcel of land per road frontage.
(2) One (1) additional driveway may be allowed for properties with a continuous frontage greater than 400 feet or if the Planning Commission determines additional access is justified without compromising traffic operations along the public street.

(c) Driveway Spacing Standards. The following minimum spacing requirements shall apply to all curb cuts and driveways within any non-residential zoning district, as well as spacing between driveways and street intersections.

TABLE 1285.06-2, DRIVEWAY SPACING STANDARDS

Roadway Type	Minimum Distance
Arterial	160 ft.
Collector	120 ft.
Local	40 ft.

FIGURE 1285.06-3, DRIVEWAY SPACING MEASUREMENT



(1) Measurements are from the near edge of the proposed driveway, measured at the throat edge of pavement perpendicular to the street to the near lane curb or pavement edge of the intersecting street (see A in *Figure 1285.06-3*) or near edge of the next driveway (see B in *Figure 1285.06-3*).
(2) These driveway spacing standards are guidelines and will be required if such distances can be

achieved given the property limits and site layout. However, in some cases these distances may not be feasible given the existing lot configuration. In these instances, the Planning Commission will make a determination as to what spacing will be required, and whether or not a driveway will be required to be directionally restricted in lieu of not meeting the required spacing.

(d) Driveway Width. For any driveway serving a non-residential zoning district, the minimum width of a one-way driveway shall be 15 feet and the minimum width of a two-way driveway shall be 24 feet. The maximum width of any non-residential driveway shall be 35 feet. Width shall be measured along a line parallel to the centerline of the street at the street right-of-way line. The City Engineer may alter width requirements based on the type of vehicle traffic the use is expected to generate.

(e) Cross Access Encouraged. Cross access between adjacent non-residential properties is encouraged for convenience, safety and efficient circulation of vehicles. A mutual access agreement, recorded with Lorain County, shall be executed where cross-access is provided.

(f) Construction Requirements. All driveways shall be constructed in accordance with the requirements established by the City Engineer.

1285.07 SIDEWALKS

Sidewalks shall be constructed as required in *Chapter 1024*. Where sidewalks are not located within the right-of-way, but proposed to be located on private property, a public access easement shall be provided to the City and recorded as a condition of development plan approval.

1285.08 ILLUMINATION OF PARKING AREAS

(a) Applicability. The Planning Commission shall review plans for illumination of parking areas for any development plan subject to its review under *Chapter 1243* involving new lighting or changes to existing lighting as provided in this Section.

(b) Exterior Lighting Plan Required. A lighting plan shall include the following elements:
   (1) A site plan to scale showing location of all exterior light fixtures. Include property boundaries, building location(s), parking lot layout, pedestrian paths, adjacent rights-of-way, north arrow and scale.
   (2) Specifications, cut sheets and/or drawings for all exterior light fixtures and poles, along with a description of any dimming systems or other proposed lighting controls.
   (3) A photometric plan defining the limits of each lighting calculation area where illumination is proposed plotting the light levels in footcandles on the ground. The limits of each lighting calculation area shall be clearly indicated. Maximum illuminance levels should be expressed in footcandle measurements to the nearest 0.1 footcandle on a grid of the site showing footcandle readings at no greater than a 10-foot square. The grid shall include light contributions from all sources on the site and show footcandle readings five (5) feet beyond the property lines.
   (4) A calculation summary indicating footcandle levels on the photometric plan, noting the minimum, maximum and average footcandles, light loss factor and uniformity ratios for each lighting calculation area. Include in the summary lamp wattages of all proposed luminaires and mounting heights of fixtures.

(c) Fixtures. Exterior lighting fixtures shall be installed in a manner to prevent light pollution in the forms of light trespass and glare and to preserve, protect and enhance the character of the City.
   (1) Full Cut-off Required. All exterior pole lighting fixtures used to illuminate off-street parking areas shall be full cut-off and shall be arranged to deflect the light away from adjoining properties and adjacent streets. Exterior building lighting fixtures used to illuminate sidewalks, entrances and service areas shall also be full-cut off fixtures.
   (2) Canopy Lighting. Light fixtures mounted under canopies shall be recessed with flat lenses so

that the lens cover is flush with the bottom surface of the canopy. Alternately, indirect lighting may be used where light is reflected down from the bottom of the canopy.

(3) Nonessential Lighting. Nonessential lighting for other areas may be installed upon approval of the Planning Commission. This shall include landscape lighting, accent lighting of the structure, decorative lighting and lighting for similar purposes. Light fixtures used to illuminate flags, statues or any other objects mounted on a pole, pedestal or platform shall use a light that will not extend beyond the illuminated object. For upward architectural, landscape and decorative lighting, direct light emission shall not be visible above the building roof line.

(4) Prohibited Lighting. No flickering or flashing light shall be permitted, except for temporary holiday decorations. The installation of any light fixture not specifically approved as part of a development plan is prohibited.

(d) Luminaire Height. The height of any parking lot light fixture shall not exceed 30 feet above grade in industrial districts and 25 feet above grade in all other non-residential districts. When located within 50 feet of a residential zoning district, the height of a parking lot light fixture shall not exceed 16 feet above grade. The Planning Commission may require lower mounting heights if the adjoining grade is lower than developed grade.

(e) Illumination Levels. The average and maximum illumination levels shall not exceed that permitted for each lighting calculation area type. A lighting calculation area shall be defined as any area where the illumination level equals or exceeds 0.2 footcandle.

(1) Light Trespass. Lighting intensity shall not exceed zero (0) foot candles at the property line when abutting residential zoning districts. All on-site lighting of buildings, lawns and parking areas shall be designed so that no light source will be visible at the ground level of any adjacent residential property or building. No on-site lighting may cause glare onto any public street or vehicle thereon.

(2) Required Illumination Levels. Lighting shall be designed to provide even distribution of illumination and to avoid creating hot spots. Maximum average illumination levels are provided in *Table 1285.08-1*:

TABLE 1285.08-1, ILLUMINATION LEVELS

Lighting Calculation Area Type	Maximum Average Illumination	Maximum Illumination at Any Point
Open parking lots	2.0 fc	5.0 fc
Sidewalks, entrances, pedestrian areas	5.0 fc	12.5 fc
Under service station canopy	15.0 fc	20.0 fc

(3) Exemptions. Because of their unique requirements for providing greater night-time visibility, their need to ensure public safety, and their limited hours of operation, stadiums (which include ball diamonds, playing fields and tennis courts), ampitheaters and similar uses are exempted from the exterior lighting standards as specified above. A lighting plan for these uses shall be established at the time that the request for exterior lighting is made and shall be subject to Planning Commission approval.

(f) Lighting Essential to Safety. Lighting not essential to safety of the public and employees shall be terminated when the site is not occupied. For facilities that are occupied overnight, the lighting shall be reduced to the minimum level necessary.

DATE:	February 6, 2023	1ST READING:	February 6, 2023
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
TEMPORARY NO:	T 11-2023	ADOPTED:	
		EMERGENCY:	

ORDINANCE NO. XXXX-2023

AN ORDINANCE AMENDING SECTIONS 1268.02, 1270.02, AND 1272.02 OF THE NORTH RIDGEVILLE ZONING CODE TO UPDATE USE REGULATIONS FOR CAR WASHES.

WHEREAS, this Council has established regulations which govern various permitted and conditional uses in the B-3 Highway Commercial District, B-4 Commercial Parkway District, and B-5 Architectural Business District; and

WHEREAS, because certain uses and commercial activities more intensely affect the surrounding area in which they are located than other uses, from time to time it is important to review uses for proper classification as permitted uses, conditional uses or uses not permitted in various districts; and

WHEREAS, the North Ridgeville Planning Commission carefully considered the proposed amendments at their meeting of _____, 2023 and, by formal motion, *(recommended/did not recommend)* that the ordinance be approved; and

WHEREAS, following the publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on the _____ day of _____ 2023; and

WHEREAS, it is the desire of this Council to so amend these Codified Ordinances.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO:

SECTION 1. That *Section 1268.02 Permitted and Conditional Uses* in the B-3 Highway Commercial District of the Zoning Code be amended as follows:

1268.02 PERMITTED AND CONDITIONAL USES.
(a) Permitted Uses. A building or premises may be used for the following purposes in a B-3 Highway Commercial District:
(1) Animal hospital and clinic.
(2) Antique shop.
(3) Appliance store (major appliances, e.g. T.V., washing machine, and radio sales).
(4) Automobile service station.
(5) Automobile repair and accessory sales.
(6) Boat and marine sales.
(7) Camping trailer sales and service.

~~(8) Car wash.~~
(9) Cemetery (minimum of ten acres); mortuary; crematory.
(10) Church and professional building.
(11) Clinic and professional building.
(12) Drive-in bank.
(13) Drive-in ice cream and soda sales.
(14) Drive-in restaurant.
(15) Drive-in theater.
(16) Farm, fruit and produce stand (adequate off-street parking shall be provided to take care of all customers).
(17) Florist shop and retail sales.
(18) Food locker.
(19) Funeral home.
(20) Furniture store.
(21) Garden and nursery center.
(22) Gift and novelty shop.
(23) Greenhouse.
(24) Grocery and meat market.
(25) Heating and plumbing materials (sales, yard).
(26) Heavy equipment sales.
(27) Laboratory (medical or dental).
(28) Lumber yard; builders materials and supplies.
(29) Monument sales.
(30) Motel and hotel.
(31) Office building.
(32) Parking lot (subject to the provisions of Chapter 1284).
(33) Pet store.
(34) Customary accessory uses.
(35) Any permitted use in a B-2 Central Business District.

(b) Conditional Uses. The following uses shall be deemed to be conditional uses in this district.
(1) Bars and taverns.
(2) Bowling alleys, provided that the building used for such purposes shall be not less than 100 feet from any residential district.
(3) Swimming clubs and other commercial recreation and amusements.
(4) Truck terminals.
(5) Kennels.
(6) Car washes, provided that there shall be a separation distance of one (1) mile between car wash businesses where the car wash is the primary use. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where a car wash is an accessory use.

(c) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:
(1) Self-storage facilities.

SECTION 2. That *Section 1270.02 Permitted and Conditional Uses* in the B-4 Commercial Parkway District of the Zoning Code be amended as follows:

1270.02 PERMITTED AND CONDITIONAL USES.
(a) A building or premises may be used for the following purposes in a B-4 Commercial Parkway District:
(1) Automotive center (sales and service).
(2) Automobile service stations.
(3) Automobile repairs (minor and major).
(4) Clinics and professional office buildings.
(5) Convention halls, auditoriums, and assembly halls.
(6) Gifts and novelties sale.
(7) Hotels.
(8) Laboratories (medical and dental).
(9) Motels.
(10) Night clubs, including the sale of alcoholic beverages.
(11) Restaurants, including drive-ins.
(12) Other similar uses which serve the long-distance motoring public.

(b) The following uses shall be deemed to be conditional uses in this district.
(1) Boat and marine sales; construction equipment (sales and service).
(2) Camping trailers and mobile homes (sales only).
(3) Car washes**, provided that there shall be a separation distance of one (1) mile between car wash businesses where the car wash is the primary use. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where a car wash is an accessory use.**
(4) Farm implements (sales and service).
(5) Heavy equipment sales.
(6) Truck service.
(7) Truck terminals.

(c) Single-family residential uses shall be specifically prohibited in the B-4 District, except for the dwellings of resident watchman and hotel and motel operators whose work requires their continual presence on the premises.

(d) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:
(1) Self-storage facilities.

SECTION 3. That *Section 1272.02 Permitted and Conditional Uses* in the B-5 Architectural Business District of the Zoning Code be amended as follows:

1272.04 PERMITTED AND CONDITIONAL USES.
(a) A building or premises may be used for the following purposes in a B-5 Architectural Business District:
(1) Ambulance service.
(2) Antique store.
(3) Apparel and accessories store.
(4) Appliances (household).
(5) Art gallery.

(6) Automobile accessory store, sales, and service.
(7) Bakery.
(8) Banks (see also loan and finance offices).
(9) Barbershop.
(10) Barber and beauty shop supply store.
(11) Beauty shop.
(12) Bed and breakfast inns.
(13) Blueprinting.
(14) Bicycle shop.
(15) Book store.
(16) Business equipment and supply.
(17) Business or trade school.
(18) Camera and photographic equipment supply store.
(19) Child care center.
(20) Churches and temples.
(21) Candy, nut, and confectionary store.
(22) Clinic (dental or medical).
(23) Dairy bar.
(24) Dairy products store (bottling operations excluded).
(25) Dance studio.
(26) Delicatessen.
(27) Department store.
(28) Discount center and store.
(29) Drug store.
(30) Dry cleaning (custom and self-service).
(31) Dry goods store.
(32) Eating place, grill.
(33) Egg and poultry store.
(34) Floor covering.
(35) Florist; gift shop.
(36) Funeral home and cemetery.
(37) Furniture; household furnishings.
(38) Garden and lawn supplies store.
(39) Grocery store and meat market (supermarket).
(40) Hardware and sporting goods.
(41) Hobby shop.
(42) Motel.
(43) Health salon.
(44) Rest home.
(45) Jewelry store.
(46) Laboratory (dental and medical).
(47) Laundry (custom and self-service).
(48) Lighting fixture sales.
(49) Liquor store (sale by package only).
(50) Libraries.
(51) Loan and finance offices (see also banks).
(52) Locksmith.
(53) Luggage store.
(54) License bureau.

(55) Museum.
(56) Music store; pianos, radio, and television.
(57) Newspaper publishing sales and service.
(58) Novelty shop.
(59) Office (any office in which chattels or goods, wares, or merchandise are not commercially created, exchanged, or sold).
(60) Office supply store.
(61) Night club.
(62) Optician and optometrist shops.
(63) Paint and wallpaper store; art supplies.
(64) Parking lot, either publicly or privately owned and operated.
(65) Post office.
(66) Plumbing and heating shop and supplies (enclosed storage only).
(67) Professional services.
(68) Pressing, altering, and repair of wearing apparel.
(69) Printing and publishing, including processes related thereto.
(70) Private clubs and lodges; YMCA; commercial recreation; fraternal societies.
(71) Public utility offices and salesrooms.
(72) Repair, rental, and servicing of any product, the sale of which is permitted in this District.
(73) Restaurant.
(74) Resale shop; used clothing and furniture.
(75) Shoe store (sales and repair).
(76) Sign painting shop.
(77) Surgical supplies store.
(78) Surplus store.
(79) Telephone exchange and office.
(80) Theater and theatrical studio.
(81) Toy store.
(82) Travel agency.
(83) Variety and notions store.
(84) Wall and floor coverings store.
(85) Cemetery.
(86) Drive-in bank.
(87) Drive-in ice cream.
(88) Drive-in restaurant.
(89) Farm, fruit, and produce stand.
(90) Gift and novelty shop.
(91) Office building.
(92) Pet store, pet cemetery with flat markers only.
(93) Customary accessory uses.
(94) Assisted living for the elderly.
(95) Planned unit development.
(96) Animal clinic or animal hospital.

(b) The following uses shall be deemed to be conditional uses in this district.
(1) Bowling alleys shall be deleted, except as part of a larger planned unit commercial development (PUD), with buffer strip.
(2) Swimming clubs and other commercial recreation and amusements, with buffer strip.

(3) Automobile service station, with buffer strip.
~~(4) Car wash, with buffer strip.~~

(c) Residences can co-exist at the same location when living quarters are maintained with a minimum of 1,040 square feet.

(d) Existing structures converted to a business shall be grandfathered with regard to setback, side yard, and rear yard requirements, but must have "Theme Design" on three prominent sides of the building to respect the architectural theme of the District.

(e) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:
(1) Self-storage facilities.

SECTION 4. That, in all other respects, the North Ridgeville Zoning Code, as amended from time to time, shall remain in full force and effect.

SECTION 5. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 6. That this Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

CITY OF NORTH Ridgeville EST 1810

January 30, 2023

Bryan Burz
35107 Oak Street
North Ridgeville, OH 44039

Re: New Business at 32325 Cook Road (2B Clean Auto Detailing)

Dear Mr. Burz,

The zoning certificate for your new business has been approved and is enclosed for your records. Please be aware of additional obligations under state building and fire codes:

If there is a change of occupancy classification in a commercial building under the Ohio Building Code or you intend to perform work other than interior finishes (painting, flooring), you will require approval and a building permit. **For assistance, please contact the North Ridgeville Building Department at (440) 353-0822.**

In all commercial spaces, fire extinguishers need to be visible in a common area, exits must be kept clear of debris and exit lights must be kept in good working order. Any fire alarm or sprinkler systems need to be tested annually. Ensure your address is visible from the street and keep your Certificate of Occupancy posted inside the business. **For assistance, please contact the North Ridgeville Fire Department at (440) 353-0839.**

We welcome your new business to North Ridgeville and wish you much success in our community.

Sincerely,

Kimberly Lieber

Kimberly Lieber, AICP
Director of Planning and Economic Development

CITY OF NORTH Ridgeville EST 1810

Certificate of Zoning Compliance

2B CLEAN AUTO DETAILING
32325 COOK ROAD
NORTH RIDGEVILLE, OH 44039

This certifies that the proposed use stated for the above referenced address complies with the provisions of the North Ridgeville Zoning Code. This certificate shall remain valid so long as buildings and property are used and maintained in accordance with approved plans. No other changes or modifications to the building(s) or site improvements, not approved or exempt under a Certificate of Occupancy, are permitted or approved.

Application Number: PPZ2023-0168

Proposed Use: Auto detailing

Current Zoning: B-3 Highway Commercial District

Applicant: Bryan Burz

Property Owner: David Weber, WEBERBRO Properties LLC

Conditions/Notes:

This certificate does not provide approval to initiate any construction work. Any renovations or alterations to the building or tenant space must be approved and permitted by the Building Department prior to occupancy.

Kimberly Suber
Signature of Approving Official

1/30/23
Date Issued

BC005-0922

Application for New Business or Change in Use

CITY OF NORTH Ridgeville EST 1810

RECEIVED JAN 25 2023

APPLICABILITY

Section 1243.02(b)(1) When Required. Regardless of whether or not a building permit is required for construction activities, any change of use, establishment of a new use or new business occupancy must be reviewed and issued a Certificate of Zoning Compliance.

Section 1440.06 Notification of Change in Business Owner. Whenever a business, commercial or industrial space or building changes occupants, that new occupant is required to inform both the Police and Building Departments of his or her new occupancy to enable more reliable emergency response and hazard inspection.

APPLICANT: Excluding signage, are you proposing any exterior changes to the building or property? Examples include building façade changes, parking lot reconfiguration, landscaping changes, lighting changes, etc. **If so, DO NOT submit this form.** Planning review is required for your project. Contact the Planning and Economic Development Department for information about the development plan review process and submission requirements.

BUSINESS INFORMATION

2B Clean Auto Detailing
Business name

32325 Cook Rd
Business address

Bryan Burz
Business owner

info @ 2bcleanautodetailing.com
Business owner email

~~35107 Oak St.~~ 35107 oak St.
Business owner home address

North Ridgeville, OH 44039
City, state, zip

(440) 590-1700
Business owner phone number

(440) 328-4684
Emergency phone number

PROPERTY OWNER INFORMATION

David Weber
Property owner name

34381 Fortune Ct.
Property owner address

North Ridgeville, OH 44039
City, state, zip

(440) 213-8096
Property owner phone

Property owner email

USE INFORMATION

Weber Racing Equipment
Previous use/occupant

1600 sqft
Building/unit area (square feet)

Auto Detaing - install coatings, window tint, paint correction, interior detailing.
Describe proposed use*

*Based upon the proposed use, the City may require the additional submission of a site plan showing lot configuration, building locations, provision of adequate parking and loading, driveways, etc. If a proposed use is determined to be a conditional use in a particular zoning district, development plan review and Planning Commission approval is required.

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant signature

David G Weber
Property owner signature

Submit this application to the Building Department with the $50 application fee.

I hereby authorize the City of North Ridgeville to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Date Received	Amount Paid
	PPZ2023 0168	1-27-2023	# 50.00

CITY OF NORTH RIDGEVILLE (440) 353-0819 nridgeville.org

DATE: 1-27-23 APPROVED:

BC004-0922

Planning Commission Application

CITY OF NORTH Ridgeville EST 1810

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the process described in Chapter 1243 of the City's Zoning Code.

- Pre-Application. Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- Application Submittal. Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible but no larger than 24" x 36".
- Staff Review. The applicant shall attend a staff review meeting and may be required to submit revised plans based on staff input.
- Variances. Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- Decision or Referral. Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

38686 Taylor Parkway
Location address

07-00-047-000-118
Parcel number

I-3 Heavy Industrial District
Current zoning

A truck transfer terminal for Dayton Freight
Proposed project

APPLICANT/AGENT INFORMATION

EMH&T - Contact: Russell Henestofel
Name/Company

5500 New Albany Road, Columbus, OH 43054
Applicant address

(614) 775-4360
Applicant phone

rhenestofel@emht.com
Applicant email

PROPERTY OWNER INFORMATION

Streams Edge Properties, LLC (c/o Dayton Freight Lines, Inc.) - Contact: Anthony Rocco
Name/Company

6450 Poe Avenue, Suite 311, Dayton, OH 45414
Property owner address

(937) 415-1748
Property owner phone

arocco@daytonfreight.com
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Russell A Henestofel
Applicant signature

Anthony Rocco
Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

Staff Use Only	PPZ No.	Date Received	Amount Paid	Payment Type

Development Plan Checklist

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Dayton Freight	38686 Taylor Parkway
Project name	Location address
I-3 Heavy Industrial District	07-00-047-000-118
Zoning District	Parcel number

Any development plan application shall include all required exhibits as set forth in Section 1243.05 and be submitted to the Building Department, along with the required fees and deposits.

1243.05 DEVELOPMENT PLAN REQUIREMENTS

Any development plan, prepared by a licensed design professional, shall contain the information set forth below, as applicable.

See C1.00 and C1.20	(a) A topographical survey of the property, showing land owned and proposed for development, surrounding streets, adjoining streets, adjoining lots and their use and ownership
See C1.60	(b) A grading plan
	(c) A site plan drawn to scale and designed in accordance with the planning standards, regulations and criteria established in this Zoning Code, to include:
See C1.01	(1) Adjacent streets and adjoining properties within 100 feet of the site including zoning classifications, lot lines, buildings, parking and drives
See C1.01 and C1.02	(2) The location, size and use of all existing and proposed buildings and structures, including accessory buildings and uses, other site improvements and open space, along with notations of setbacks and lot coverage
See C1.01 and C1.02	(3) The location and configuration of off-street parking and loading areas, the arrangement of access roads and drives, location of pedestrian walks, proposed traffic regulatory signs and pavement markings and type of pavement
See C1.01 and C1.02	(4) Calculations for required parking
See C1.01 and C1.02	(5) The proposed location and design of streets, including the location of existing utilities to be maintained or added and the location, details for all utility installations and connections to present or proposed facilities
See C1.01 and C1.02	(6) A summary table showing total acres of the proposed development, the number of acres devoted to each type of land use including streets and open space
	(d) A detailed landscape plan, to include:
See C1.20 and C1.25	(1) An existing conditions plan showing natural features and tree cover, with identification of trees to be removed and trees to be preserved
See C1.19, C1.90, and C1.95	(2) A planting plan including number, location, type and size of all proposed shrubs, trees and other plant material with planting details, and noting any required open space areas, setbacks, buffer strips or required screening
See C1.01 and C1.11	(3) The location, setbacks, height and specifications of any proposed fencing or screen walls
	(e) Building details, to include:
See C1.01 and Arch. Elevations	(1) Location, setbacks, height and exterior dimensions of all existing and proposed buildings or structures
See Arch Plans	(2) Preliminary architectural plans for all proposed buildings and structures, exterior elevations, building floor plans with dimensions, building materials and colors
See C1.01 and Arch. Elevations	(3) Location, setbacks, height, dimensions and screening of any outdoor storage areas and facilities, dumpsters and service areas
See C2.00	(f) A site lighting plan, including a photometric plan, lighting locations and fixture details
See C1.11 and C1.30	(g) Dimensions and locations of all permanent signs along with detail of any sign base for signs requiring a permit
See C1.01 and C1.02	(h) Existing or proposed covenants running with the land, deed restrictions, shared facilities agreements, restrictions or easements, etc., if an
See C1.01 and C1.02	(i) Phasing schedule, if applicable

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Dayton Freight truck transfer terminal
Proposed project

38686 Taylor Parkway
Location

07-00-047-000-118
Parcel number

(Staff Review 1.31.2023) 2.14.2023
Meeting date

2.2.2023
Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1. Plans do not have a design professional stamp on them.
2. The barb wire on fences shall be minimum six feet above finish grade and only two strands of barb wire are allowed.
3. Two site signs are indicated on plans, but no details are provided. Only one site sign allowed unless a variance is approved.
4. All underground storage tanks are regulated and inspected by the State of Ohio Bureau of Underground Storage Tanks.

SUBMITTED BY

Administrative officer signature

Chief Building Official
Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Dayton Freight truck transfer terminal
Proposed project

38686 Taylor Parkway
Location

07-00-047-000-118
Parcel number

(Staff Review 1.31.2023) 2.14.2023
Meeting date

2.2.2023
Comments due

RECOMMENDATIONS

Please contact Asst. Chief Mike Uhnak of the North Ridgeville Fire Department to discuss the following code requirements of the Ohio Fire Code and Ch. 16 Fire Prevention of the Codified Ordinance of North Ridgeville.
North Ridgeville Fire Department
Fire Prevention
(440)653-6362

1- OFC Rule 5 Fire Service Features-
   Section 506: Fire Department Lock Box.
   Section 503: Fire Access Roads.
   Section 507: Fire Protection Water Supply
2- OFC Rule 33 Fire Safety During Construction
3- NFPA 241 Standards for Safeguarding Construction Operations.
4- Chapter 16 Fire Prevention NR Ordinance.
   1640.01: Fire Hydrants
5- All Above and Underground Fuel Tanks need to be permitted through the State Fire Marshals Office

Respectfully

Asst. Chief Mike Uhnak
North Ridgeville Fire Department
(440) 653-6362

SUBMITTED BY

Administrative officer signature

Assistant Fire Chief
Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Dayton Freight truck transfer terminal
Proposed project

38686 Taylor Parkway
Location

07-00-047-000-118
Parcel number

(Staff Review 1.31.2023) 2.14.2023
Meeting date

2.2.2023
Comments due

RECOMMENDATIONS

Improvement Plans shall be reviewed by the Engineering Dept.

Any improvements in the ROW as well as water, sanitary, and storm utilities within the site shall be in accordance with our standard specifications and details including testing which can be found on the Engineering webpage at:
https://www.nridgeville.org/StandardConstructionDrawings.aspx

Stormwater shall be in accordance with NRCO 1056. NRCO 1228 shall be reviewed for applicable items.

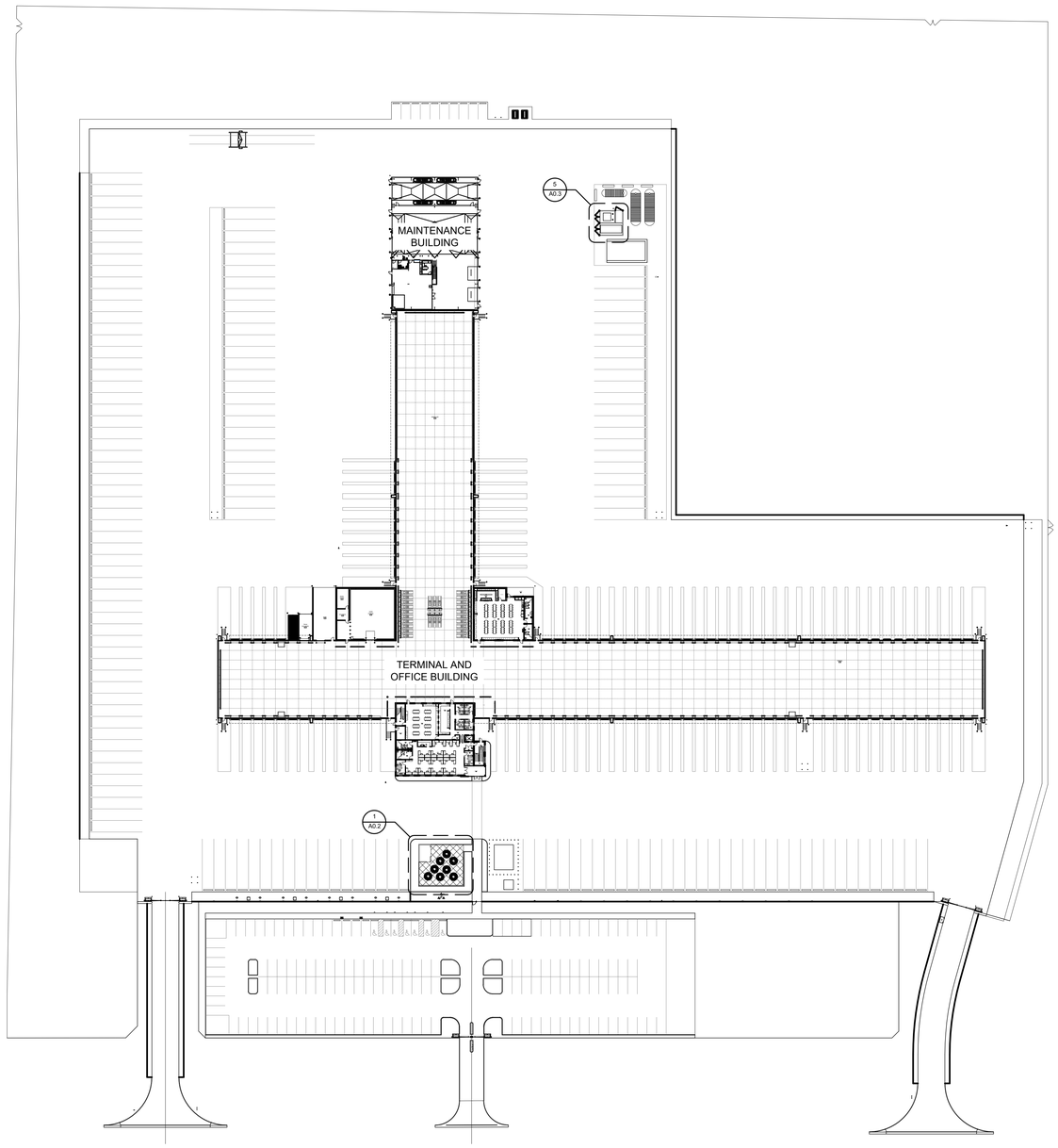
Chappell Ditch along the western property line has a 50 ft right of entry setback prescribed over it. The setback is measured from centerline of ditch to 25 feet out on either side.

SUBMITTED BY

Administrative officer signature

City Engineer
Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.



1 A0.1 OVERALL SITE PLAN
SCALE: 1"=60'-0"

ROBERT JOHNSON
architects
1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058

STAMPS

STATE OF OHIO
ROBERT JOHNSON
1015241
REGISTERED ARCHITECT
2.9.23

Preliminary - Not For Construction

CONSULTANT

DAYTON FREIGHT CLEVELAND

NORTH RIDGEVILLE, OH

PROJECT NUMBER 2266

ISSUE DATE

FOR ZONING REVIEW 02.09.23

DRAWING DATA

DRAWN BY: AA / BB
CHECKED BY: TH

SHEET TITLE

OVERALL SITE PLAN

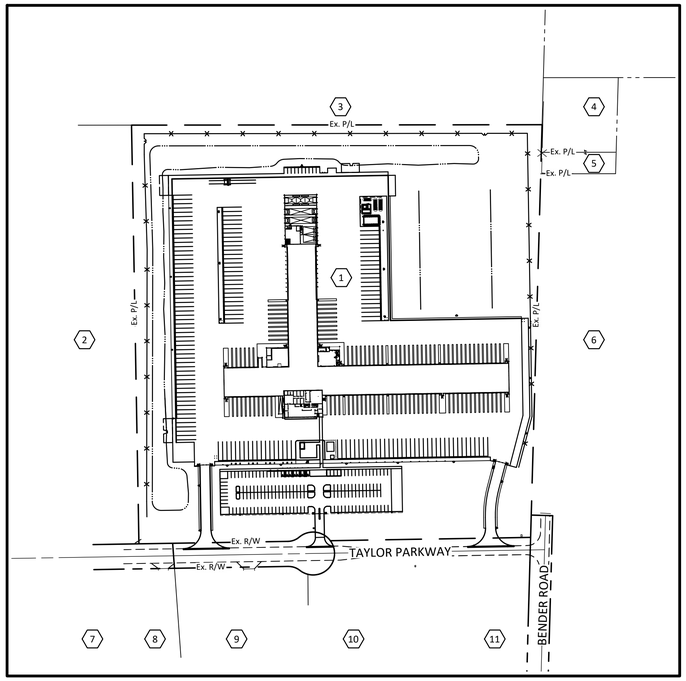
This drawing is the property of ROBERT JOHNSON ARCHITECTS, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

SHEET NUMBER

A0.1

Sheet Index	
Sheet No.	Sheet Title
C1.00	Cover Sheet
C1.01	Overall Site Compliance Plan - Opening Day
C1.02	Overall Site Compliance Plan - Full Build
C1.10	Site Details
C1.11	Site Details
C1.12	Site Details
C1.16	Light Pole Details
C1.17	Landscape Details
C1.20	Overall Ex. Conditions & Demo Plan
C1.25	Tree Survey Chart
C1.30	Overall Site Plan
C1.40	Overall Utility Plan
C1.60	Overall Grading & Drainage Plan
C1.90	Overall Landscape Plan
C1.95	Landscape Enlargement Plan
C2.00	Overall Lighting Plan

NORTH RIDGEVILLE, OHIO
SERVICE CENTER - DEVELOPMENT PLAN
FOR
DAYTON FREIGHT LINES, INC.
38686 TAYLOR PARKWAY



INDEX MAP
Scale: 1" = 200'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

PROPERTY OWNERS

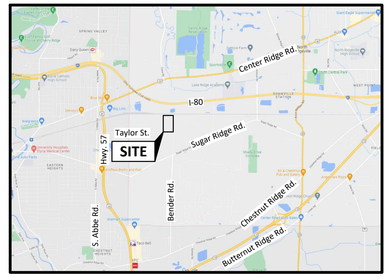
#	Owner	Parcel Number	Zoning	Area	Land Use
1	Streams Edge Properties LLC	0700047000118	I3-Heavy Industrial District	29.86± Acres	300 - Industrial, Vacant Land
2	Midway/TW LLC	0700047000096	I3-Heavy Industrial District	10.53± Acres	300 - Industrial, Vacant Land
3	Ohio Edison Company	0700047000062	I3, Heavy Industrial District	10.54± Acres	300 - Industrial, Vacant Land
4	Rural Lorain County Water Authority	0700038000087	I3, Heavy Industrial District	1.00± Acres	626 - Publicly Owned, Rural Water Authority Lorain County
5	Rural Lorain County Water Authority	0700038000110	I3, Heavy Industrial District	0.29± Acres	626 - Publicly Owned, Rural Water Authority Lorain County
6	R W Beckett Corporation	0700038000334	I3, Heavy Industrial District	93.09± Acres	300 - Industrial, Vacant Land
7	KLC Properties, LLC	0700047000099	I3-Heavy Industrial District	3.31± Acres	340 - Industrial, Light Manufacturing
8	KLC Properties, LLC	0700047000100	I3-Heavy Industrial District	0.63± Acres	300 - Industrial, Vacant Land
9	RAI Property Holdings, Inc.	0700047000092	I2-Light Industrial District	4.34± Acres	300 - Industrial, Vacant Land
10	RAI Property Holdings, Inc.	0700047000104	I2-Light Industrial District	3.56± Acres	340/710 - Industrial, Light Manufacturing / Abated, Community Reinvestment
11	RAI Property Holdings Inc.	0700047000105	I2-Light Industrial District	4.23± Acres	300 - Industrial, Vacant Land

DEVELOPER/OWNER

Streams Edge Properties, LLC,
c/o Dayton Freight Lines, Inc.
6450 Poe Avenue, Suite 311
Dayton, OH 45414
Contact: Anthony Rocco
(937) 415-1748
arocco@daytonfreight.com

ENGINEER

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com
Contact: Russell Henestofel
(614) 775-4500
rhenestofel@emht.com



LOCATION MAP
Not to Scale

UTILITY CONTACTS

Pavements	City of North Ridgeville	(440) 353-0842
Storm Sewers	City of North Ridgeville	(440) 353-0842
Sanitary Sewers	City of North Ridgeville	(440) 353-0842
Waterlines	City of North Ridgeville	(440) 353-0842
Gas - Columbia Gas	Dan Suren	(440) 891-2428
Telephone - Windstream	Geoff Hamm	(440) 329-4247
Electric - Ohio Edison	Mike Zanni	(440) 326-3271
Cable - Spectrum	Ron Hribal	(440) 388-0416 (ext. 625)
Water Transmission	Avon Lake Municipal Utilities	(440) 933-6226

LEGAL DESCRIPTION

Situated in the City of North Ridgeville, County of Lorain, and State of Ohio, and known as being all of Sublot 5 and part of Sublot 7 in the Taylor Woods Industrial Park, Phase 3 of part of Original Ridgeville Lot No. 47, as shown by the plat recorded in Volume 47, Page 40 of Lorain County Plat Records and part of Sublot 3 in the Taylor Woods Industrial Park Phase 2 of part of Original Ridgeville Lot No. 47, as shown by the plat recorded in Volume 37, Page 8 of Lorain County Plat Records, and bounded and described as follows:

Beginning at a 1" iron pipe found in the centerline of Taylor Parkway, 70 feet wide, at its intersection with the westerly corporation line of the City of North Ridgeville;

Thence North 89 degrees 03 minutes 35 seconds East along the centerline of Taylor Parkway, 2528.37 feet to a point in the easterly line of said Taylor Woods Industrial Park Phase 2;

Thence North 4 degrees 08 minutes 31 seconds West along the easterly line of said Taylor Woods Industrial Park Phase 2, 35.05 feet to a point in the northerly line of Taylor Parkway, and the principal place of beginning of the parcel herein described;

Thence South 89 degrees 03 minutes 35 seconds West along the northerly line of Taylor Parkway, 94.31 feet to an iron pin set at its intersection with the easterly line of a parcel of land conveyed to Midway/TW L.L.C. by deed recorded in Instrument 20010784495 of Lorain County Records;

Thence North 1 degree 00 minutes 52 seconds West along the easterly line of said land conveyed to Midway/TW L.L.C., 1170.66 feet to an iron pin set at its intersection with the northerly line of said Sublot 3, being also the southerly line of a parcel of land conveyed to Ohio Edison Company recorded in Deed Volume 1323, Page 123 of Lorain County Records;

Thence North 89 degrees 56 minutes 30 seconds East along the southerly line of said land conveyed to Ohio Edison Company, being also the northerly line of said Sublot 5 and Sublot 7, 1147.40 feet to a point in the easterly line of said Original Lot No. 47, and from which point a 5/8" iron pin found bears North 89 degrees 56 minutes 30 seconds East, 0.25 feet;

Thence South 1 degree 35 minutes 25 seconds West along the easterly line of said Original Lot No. 47, 1154.12 feet to a point in the northerly line of Taylor Parkway, and from which point a 5/8" iron pin found bears South 0 degrees 56 minutes 25 seconds East, 0.11 feet; South 89 degrees 03 minutes 35 seconds West, 7.06 feet;

Thence South 89 degrees 03 minutes 35 seconds West along the northerly line of Taylor Parkway, 559.79 feet to an iron pin set at a point of curvature;

Thence northwesterly along the northerly line of Taylor Parkway, being an arc of a curve deflecting to the left, 98.14 feet to an iron pin set at a point of reverse curvature, said arc having a radius of 60.00 feet, a central angle of 93 degrees 42 minutes 55 seconds, and a chord which bears North 83 degrees 29 minutes 00 seconds West, 87.56 feet;

Thence southwesterly along the northerly line of Taylor Parkway, being an arc of a curve deflecting to the right, 34.38 feet to an iron pin set at a point of tangency, said arc having a radius of 50.00 feet, a central angle of 39 degrees 24 minutes 02 seconds, and a chord which bears South 69 degrees 21 minutes 34 seconds West, 33.71 feet;

Thence South 89 degrees 03 minutes 35 seconds West along the northerly line of Taylor Parkway, 322.14 feet to the principal place of beginning and containing 1,300,901 square feet or 29.8646 acres of land, according to the survey by Donald G. Bohning & Associates, Inc. dated May, 2021.

The courses used in this description are referenced to observation made with the Ohio Department of Transportation Virtual Reference System to The Ohio State Plane Coordinate System North Zone, NAD83 (2001) Datum on April 20, 2021 and are used to indicate angles only.

ENGINEER'S STATEMENT

The seal and signature of the registered engineer does not apply to the details in these plans which originated from Flagpoles Etc. (sheet C1.11) and the Britespan salt dome (sheet C1.12). The salt dome will be permitted under a separate plan set. Aerial imagery provided by Google.

STATE OF OHIO
BRIAN R. ROSSI
E-82334
REGISTERED PROFESSIONAL ENGINEER
2/10/23

REGISTERED ENGINEER | NO. | DATE

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

010 I CLE
DAYTON FREIGHT
SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS			
MARK	DATE	DESCRIPTION	

DRAWING SET

■	01/31/2023	PRELIMINARY
□		CHECK
□		BID
■	02/10/2023	PERMIT
□		CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE FEBRUARY 10, 2023

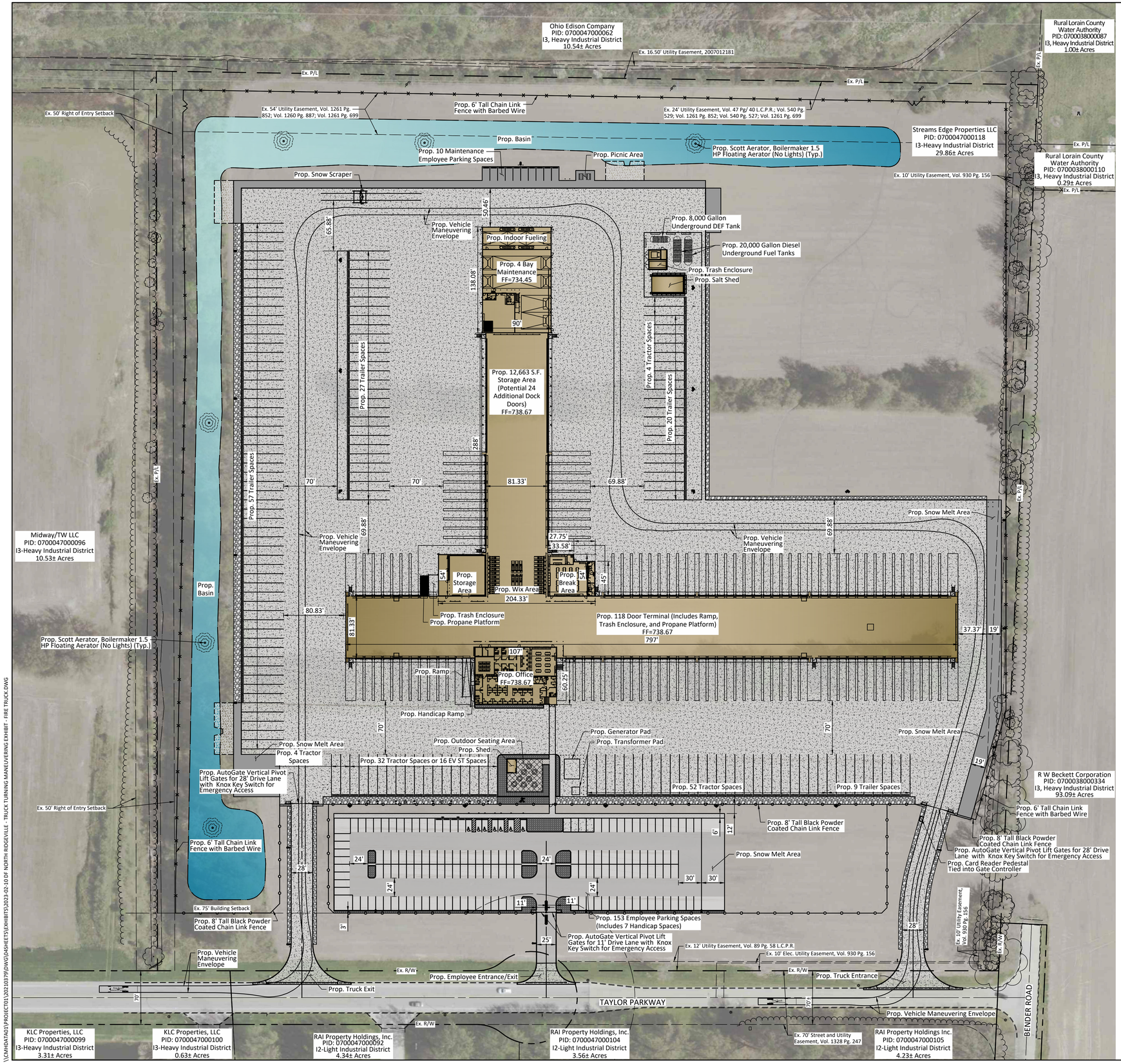
PROJECT NUMBER
2021-0379

SHEET TITLE
COVER SHEET

SCALE
AS NOTED

SHEET NUMBER
C1.00

\\CMHDATA01\PROJECTS\2021037\9\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.00 COVER SHEET.DWG



Legend

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Guardrail
- Ex. Tree Line
- Ex. Utility Pole
- Ex. Light Pole
- Ex. Sign
- Ex. Benchmark
- Prop. Concrete Curb
- Prop. 6' Tall Chain Link Fence with Barbed Wire
- Prop. 8' Tall Black Powder Coated Chain Link Fence
- Prop. Light Pole
- Prop. Flood Light
- Prop. Bollard
- Prop. Block Heater Bollard
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- Prop. Sign
- Prop. Pavement Marking Arrow
- Prop. Basin
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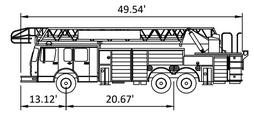
- Prop. Heavy Duty Asphalt Pavement
- Prop. Light Duty Asphalt Pavement - Drive Lanes
- Prop. Light Duty Asphalt Pavement - Parking Areas
- Prop. Heavy Duty Concrete Pavement
- Prop. Concrete Sidewalk
- Prop. Aggregate Berm
- Prop. Perimeter Riprap
- Prop. Flexamat Slope Protection
- (DND) Do Not Disturb



Fire Truck

Width	8.53'
Track	8.53'
Lock to Lock Time	6.0
Steering Angle	32.6

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

EMHT
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DAYTON FREIGHT
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38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

MARK	DATE	DESCRIPTION

REVISIONS

DRAWING SET

- 02/10/2023 PRELIMINARY
- CHECK
- BID
- PERMIT
- CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE FEBRUARY 10, 2023

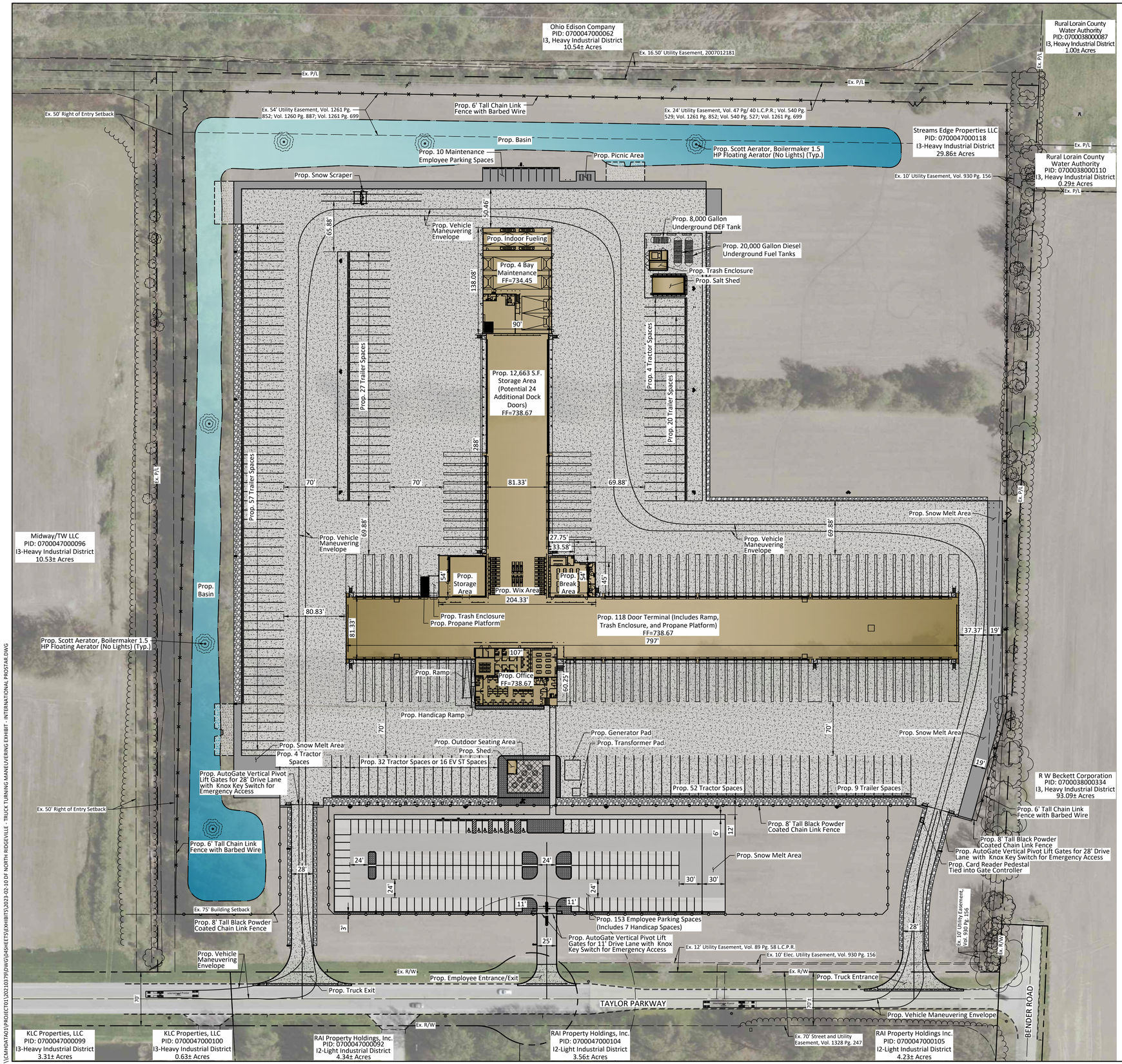
PROJECT NUMBER
2021-0379

SHEET TITLE
VEHICLE MANEUVERING EXHIBIT FIRE TRUCK

SCALE
1" = 60'

SHEET NUMBER
AT.01

\\CMHDATA01\PROJECTS\2021\2021039\DWG\04SHEETS\EXHIBITS\2023-02-10 DF NORTH RIDGEVILLE - TRUCK TURNING MANEUVERING EXHIBIT - FIRE TRUCK.DWG



Legend

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Guardrail
- Ex. Tree Line
- Ex. Utility Pole
- Ex. Light Pole
- Ex. Sign
- Ex. Benchmark
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- Prop. Concrete Sidewalk
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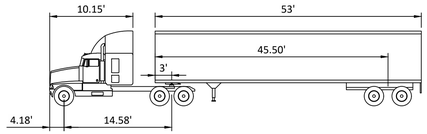
- Prop. Perimeter Riprap
- Prop. Flexamat Slope Protection
- (DND) Do Not Disturb



International Prostar Truck

Tractor Width	8.00'	Lock to Lock Time	6.0
Trailer Width	8.50'	Steering Angle	34.9
Tractor Track	8.00'	Articulating Angle	75.0
Trailer Track	8.50'		

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

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MARK	DATE	DESCRIPTION

REVISIONS

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- 02/10/2023 PRELIMINARY
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- CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE FEBRUARY 10, 2023

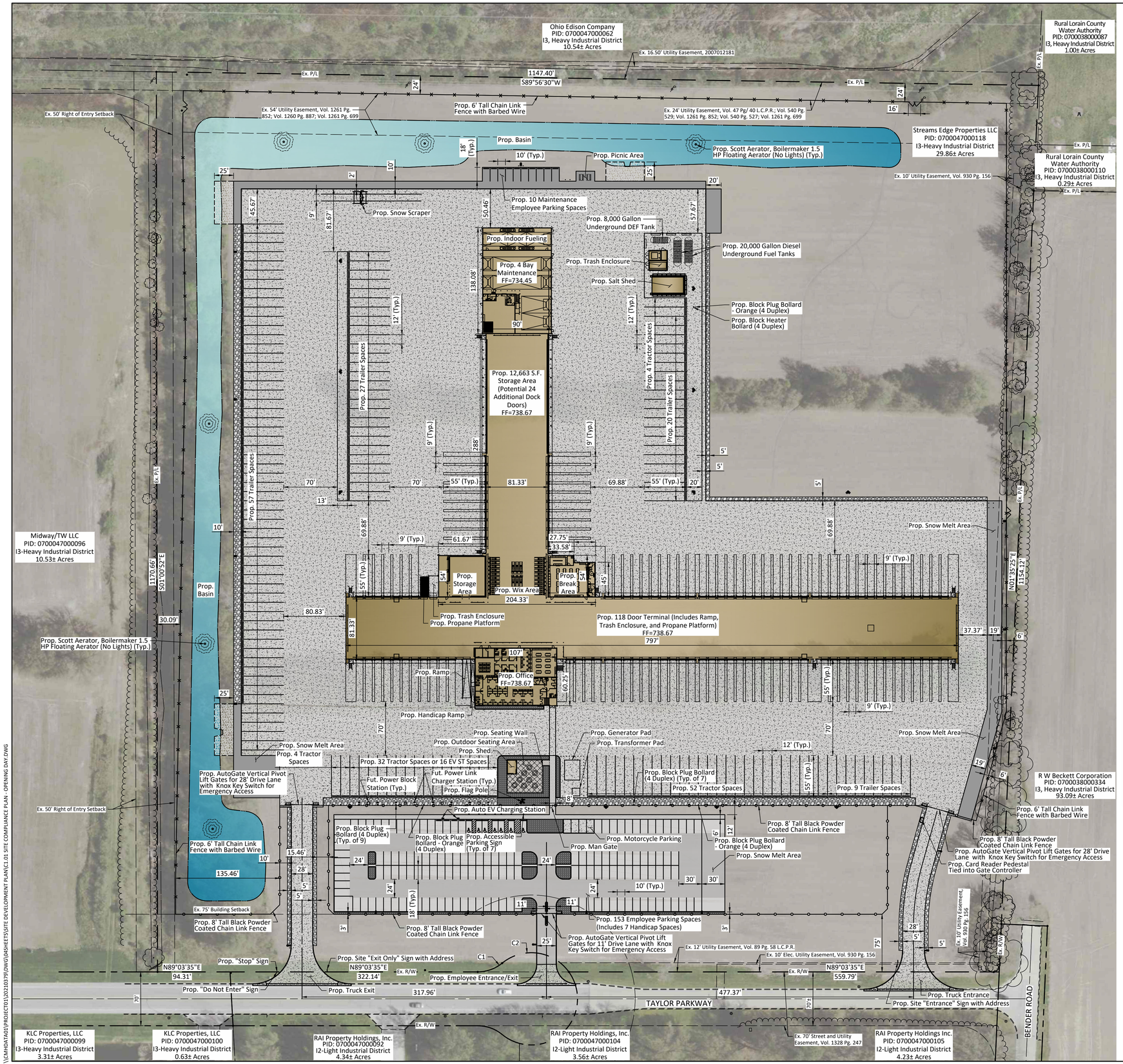
PROJECT NUMBER
2021-0379

SHEET TITLE
VEHICLE MANEUVERING EXHIBIT INTERNATIONAL PROSTAR

SCALE
1" = 60'

SHEET NUMBER
AT.01

\\CMHDATA01\PROJECTS\2021\2021039\DWG\04SHEETS\EXHIBITS\2023-02-10 DF NORTH RIDGEVILLE - TRUCK TURNING MANEUVERING EXHIBIT - INTERNATIONAL PROSTAR.DWG



Legend

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Guardrail
- Ex. Tree Line
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- Prop. Heavy Duty Concrete Pavement
- Prop. Concrete Sidewalk
- Prop. Aggregate Berm
- Prop. Perimeter Riprap
- Prop. Flexamat Slope Protection
- (DND) Do Not Disturb

Curve Data

C1	C2
R=50.00'	R=60.00'
L=34.38'	L=98.14'
T=17.90	T=64.02
ChD=33.71'	ChD=87.56'
ChB=N69°21'34"E	ChB=S83°29'00"E
Δ=39°24'02"	Δ=93°42'55"

Notes

This property is subject to the Codified Ordinances of the City of North Ridgeville as well as the Taylor Woods Industrial Park Protective Covenants.

Dayton Freight - North Ridgeville, OH	
Project Site Data - Opening Day	
Site Address	Taylor Parkway
Zoning Districts	I3 - Heavy Industrial District
Allowable Proposed Use?	Yes - Truck Freight Movers
Flood Insurance Rate Map (FIRM) Number	39093C0143D/39093C0231D
Most Recent Effective Date of Firm	August 19, 2008
Flood Zone for Development Area	Zone X
Site Area, Total	±29.86 Acres (±1,300,901 S.F.)
Site Data - Service Center/Maintenance	
Proposed Dock Doors (Includes Propane Platform, Ramp & Trash)	118 Doors (115 Dock Doors)
Proposed Storage Area	12,686 Sq. Ft. (Additional 24 Dock Doors)
Proposed Tractor Spaces with Block Heaters	60 Spaces (4 Next to Maintenance)
Proposed Tractor (w/ Heaters) & Future EV Straight Truck Spaces	32 Tractor or 16 Straight Truck Spaces
Proposed Trailer Spaces	113 Spaces (0.98 Spaces per Dock Door)
Proposed Secured Employee Parking	153 Spaces (Includes 7 Handicap Spaces)
Proposed Secured Employee Electric Vehicle Parking	4 (Included in Total Provided Parking)
Proposed Maintenance Employee Parking	10 Spaces
Building Setbacks	
Front	75' Zoning 1278.04/75' Protective Covenants
Side	25' Zoning 1278.04/25' Protective Covenants
Rear	0' Zoning 1278.04/25' Protective Covenants
Building Size	
Max Building Height (per Zoning, 1278.03)	60' per Zoning,1278.03/No Height Restrictions per Protective Covenants
Terminal Office Building	13,366 S.F. (6,683 per Floor)
Terminal Break Room / Storage Room	3,466 S.F. / 3,468 S.F.
Terminal Building	78,533 S.F.
Terminal Storage Area	12,686 S.F.
Maintenance Building with Indoor Fueling	12,420 S.F.
Total	123,939 S.F.
Requirements for Building-To-Land Ratio	65% Max. Allowed per Zoning, 1278.07
	50% Max. Allowed per Protective Covenants
Building-To-Land Ratio Provided	9.53% (123,939 S.F. / ±1,300,901 S.F.)
Parking Requirements	
Required for Industrial Establishments (per Zoning, 1284.02)	24 Spaces (One parking space for each two employees on the maximum working shifts, plus space to accommodate all trucks and vehicles used in connection therewith.)
Required for Warehouses and Storage (per Zoning, 1284.02)	60 Spaces (Sufficient parking space to accommodate employees and the loading and unloading of materials.)
Total Required (per Zoning, 1284.02)	84 Spaces
Total Required (per Protective Covenants)	No Minimum Requirements
Total Provided	163 Spaces (Includes 7 Handicap Spaces)
Preconstruction Impervious Area	0.00 S.F.
Post Construction Area	±827,661 S.F.
Net Added Impervious Area	±827,661 S.F.

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

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SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/31/2023	PRELIMINARY
□		CHECK
□		BID
■	02/10/2023	PERMIT
□		CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE FEBRUARY 10, 2023

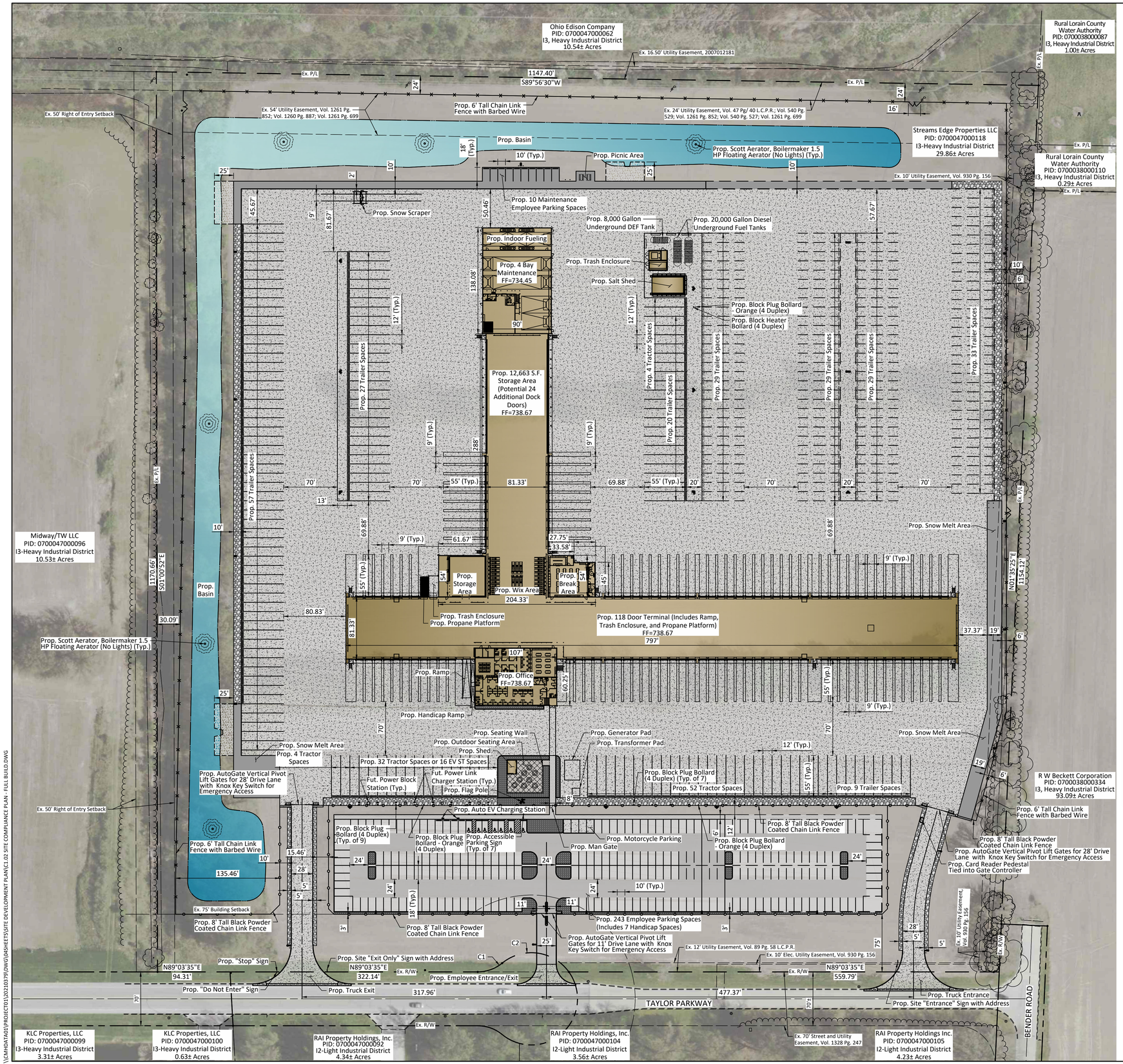
PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL SITE COMPLIANCE PLAN - OPENING DAY

SCALE
1" = 60'

SHEET NUMBER
C1.01

\\CMHDATA01\PROJECT01\2021\2021037\9\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.01 SITE COMPLIANCE PLAN - OPENING DAY.DWG



Legend

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Guardrail
- Ex. Tree Line
- Ex. Utility Pole
- Ex. Light Pole
- Ex. Sign
- Ex. Benchmark
- Prop. Concrete Curb
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- Prop. Concrete Sidewalk
- Prop. Aggregate Berm
- Prop. Perimeter Riprap
- Prop. Flexamat Slope Protection
- (DND) Do Not Disturb

Curve Data

C1	C2
R=50.00'	R=60.00'
L=34.38'	L=98.14'
T=17.90	T=64.02
ChD=33.71'	ChD=87.56'
ChB=N69°21'34"E	ChB=S83°29'00"E
Δ=39°24'02"	Δ=93°42'55"

Notes

This property is subject to the Codified Ordinances of the City of North Ridgeville as well as the Taylor Woods Industrial Park Protective Covenants.

Dayton Freight - North Ridgeville, OH	
Project Site Data - Full Build	
Site Address	Taylor Parkway
Zoning Districts	I3 - Heavy Industrial District
Allowable Proposed Use?	Yes - Truck Freight Movers
Flood Insurance Rate Map (FIRM) Number	39093C0143D/39093C0231D
Most Recent Effective Date of FIRM	August 19, 2008
Flood Zone for Development Area	Zone X
Site Area, Total	±29.86 Acres (±1,300,901 S.F.)
Site Data - Service Center/Maintenance	
Proposed Dock Doors (Includes Propane Platform, Ramp & Trash)	118 Doors (115 Dock Doors)
Proposed Storage Area	12,686 Sq. Ft. (Additional 24 Dock Doors)
Proposed Tractor Spaces with Block Heaters	60 Spaces (4 Next to Maintenance)
Proposed Tractor (w/ Heaters) & Future EV Straight Truck Spaces	32 Tractor or 16 Straight Truck Spaces
Proposed Trailer Spaces	233 Spaces (1.68 Spaces per Dock Door)
Proposed Secured Employee Parking	243 Spaces (Includes 7 Handicap Spaces)
Proposed Secured Employee Electric Vehicle Parking	4 (Included in Total Provided Parking)
Proposed Maintenance Employee Parking	10 Spaces
Building Setbacks	
Front	75' Zoning 1278.04/75' Protective Covenants
Side	25' Zoning 1278.04/25' Protective Covenants
Rear	0' Zoning 1278.04/25' Protective Covenants
Building Size	
Max Building Height (per Zoning, 1278.03)	60' per Zoning,1278.03/No Height Restrictions per Protective Covenants
Terminal Office Building	13,366 S.F. (6,683 per Floor)
Terminal Break Room / Storage Room	3,466 S.F. / 3,468 S.F.
Terminal Building	78,533 S.F.
Terminal Storage Area	12,686 S.F.
Maintenance Building with Indoor Fueling	12,420 S.F.
Total	123,939 S.F.
Requirements for Building-To-Land Ratio	65% Max. Allowed per Zoning, 1278.07
	50% Max. Allowed per Protective Covenants
Building-To-Land Ratio Provided	9.53% (123,939 S.F. / ±1,300,901 S.F.)
Parking Requirements	
Required for Industrial Establishments (per Zoning, 1284.02)	48 Spaces (One parking space for each two employees on the maximum working shifts, plus space to accommodate all trucks and vehicles used in connection therewith.)
Required for Warehouses and Storage (per Zoning, 1284.02)	120 Spaces (Sufficient parking space to accommodate employees and the loading and unloading of materials.)
Total Required (per Zoning, 1284.02)	168 Spaces
Total Required (per Protective Covenants)	No Minimum Requirements
Total Provided	253 Spaces (Includes 7 Handicap Spaces)
Preconstruction Impervious Area	±827,661 S.F.
Post Construction Area	±1,010,342 S.F.
Net Added Impervious Area	±182,681 S.F.

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

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DAYTON FREIGHT

SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/31/2023	PRELIMINARY
□		CHECK
□		BID
■	02/10/2023	PERMIT
□		CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE FEBRUARY 10, 2023

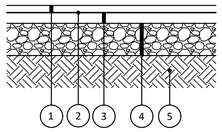
PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL SITE COMPLIANCE PLAN - FULL BUILD

SCALE
1" = 60'

SHEET NUMBER
C1.02

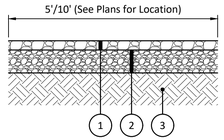
\\CMHDATA01\PROJECTS\2021\2021037\9\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.02 SITE COMPLIANCE PLAN - FULL BUILD.DWG



1. 2" Asphalt Concrete, Surface Course, ODOT Section 442, Type A, 12.5mm, PG 70-22M
2. Asphalt Prime Coat, ODOT Section 407 Applied at a Rate of 0.06 Gal. Per Sq. Yd.
3. 3" Asphalt Concrete, Intermediate Course, ODOT Section 442, Type A, 19mm, PG 64-22
4. 8" Compacted Aggregate Base, ODOT Section 304
5. Subgrade Compaction, ODOT Section 204

NOTES:
1. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.
2. Pavement design based upon the Subsurface Exploration and Geotechnical Engineering Report prepared by Geotechnical Consultants, Inc., dated May 28, 2021 including and supplements thereto.

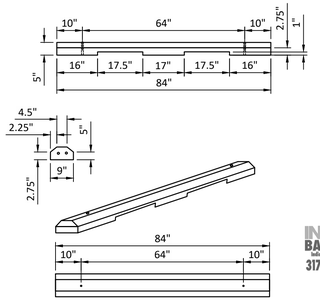
LIGHT DUTY ASPHALT PAVEMENT SECTION - PARKING AREAS
No Scale



1. 9" Compacted Aggregate, ODOT Section 703, #57 Stone
2. 6" Compacted Aggregate Base, ODOT Section 304
3. Subgrade Compaction, ODOT Section 204

NOTES:
1. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.

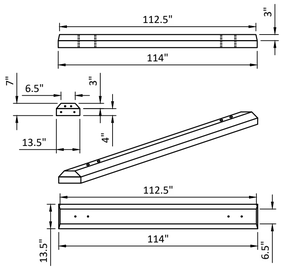
5'/10' AGGREGATE BERM
No Scale



NOTES:
1. Pins shall be 3/4" x 2'-0" galvanized pins (2 per stop). See Wheel Stop detail, this sheet.
2. Air entrained concrete, 4000 p.s.i. at 28 days.
3. Length: 7'-0"
   Height: 5"
   Width: 9"
   Weight: 250 lbs.
4. No substitutions.

INDIANA BARRIER
Indianapolis Indiana
317.549.2900

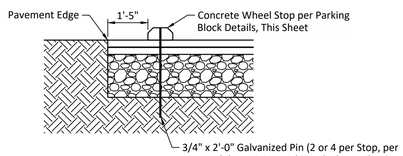
AUTOMOBILE DRAINING PARKING BLOCK DETAIL
No Scale



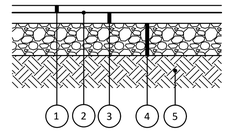
NOTES:
1. Pins shall be 3/4" x 2'-0" galvanized pins (4 per stop). See Wheel Stop detail, this sheet.
2. Air entrained concrete, 4000 p.s.i. at 28 days.
3. Length: 9'-6"
   Height: 7"
   Width: 13.5"
   Weight: 850 lbs.
4. No substitutions.

INDIANA BARRIER
Indianapolis Indiana
317.549.2900

HEAVY DUTY PARKING BLOCK DETAIL
No Scale



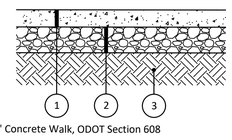
WHEEL STOP
No Scale



1. 2" Asphalt Concrete, Surface Course, ODOT Section 442, Type A, 12.5mm, PG 70-22M
2. Asphalt Prime Coat, ODOT Section 407 Applied at a Rate of 0.06 Gal. Per Sq. Yd.
3. 3" Asphalt Concrete, Intermediate Course, ODOT Section 442, Type A, 19mm, PG 64-22
4. 10" Compacted Aggregate Base, ODOT Section 304
5. Subgrade Compaction, ODOT Section 204

NOTES:
1. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.
2. Pavement design based upon the Subsurface Exploration and Geotechnical Engineering Report prepared by Geotechnical Consultants, Inc., dated May 28, 2021 including and supplements thereto.

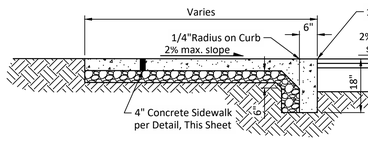
LIGHT DUTY ASPHALT PAVEMENT SECTION - DRIVE LANES
No Scale



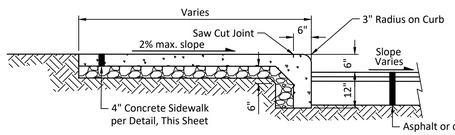
1. 4" Concrete Walk, ODOT Section 608
2. 6" Compacted Aggregate Base, ODOT Section 304
3. Subgrade Compaction, ODOT Section 204

NOTES:
1. Maintain a maximum cross slope of 2.00%; Preferred slope = 1.56%
2. Reference Architectural plans for joint pattern, concrete finish, sealers, color, etc.

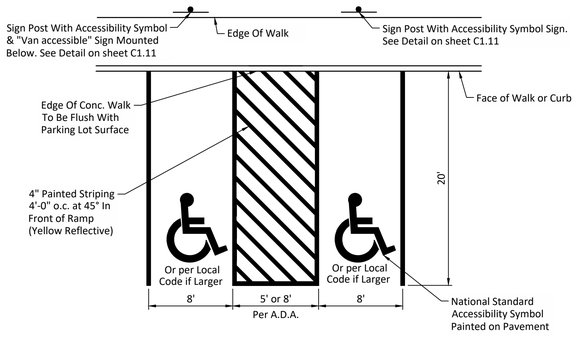
TYPICAL CONCRETE PATIO SECTION
No Scale



FLUSH COMBINATION CONCRETE CURB & SIDEWALK
No Scale



FULL HEIGHT COMBINATION CONCRETE CURB & SIDEWALK
No Scale

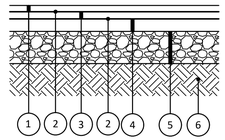


NOTE:
Pavement shall have a 2.00% max. slope in all directions in the area of handicap parking spaces and associated parking.

All curb ramps and sidewalks shall be constructed in full compliance with the requirements of the American With Disabilities Act (ADA) of 2010, including supplements or replacement drawings issued thereto.

Handicap parking sign shall conform with current state and local codes and regulations.

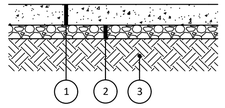
ACCESSIBLE PARKING STALL
No Scale



1. 1.75" Asphalt Concrete, Surface Course, ODOT Section 442, Type A, 12.5mm, PG 70-22M
2. Asphalt Prime Coat, ODOT Section 407 Applied at a Rate of 0.06 Gal. Per Sq. Yd.
3. 2" Asphalt Concrete, Intermediate Course, ODOT Section 442, Type A, 19mm, PG 64-22
4. 3.5" Asphalt Concrete, Bituminous Base Course, ODOT Section 442, 25mm, PG 64-22
5. 8" Compacted Aggregate Base, ODOT Section 304
6. 12" Lime Stabilized Subgrade per Geotechnical Engineering Report

NOTES:
1. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.
2. Pavement design based upon the Subsurface Exploration and Geotechnical Engineering Report prepared by Geotechnical Consultants, Inc., dated May 28, 2021 including and supplements thereto.

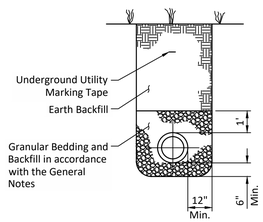
HEAVY DUTY ASPHALT PAVEMENT SECTION
No Scale



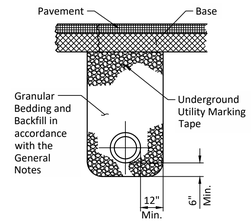
1. 9" Non-Reinforced Concrete Pavement, ODOT Section 452, Class QC1
2. 6" Compacted Aggregate Base, ODOT Section 304
3. 12" Lime Stabilized Subgrade per Geotechnical Engineering Report

NOTES:
1. Provide 4,000 psi concrete at 28 Days; 4" Max. Slump; 7% Air Content (±2%).
2. Provide isolation joints where pavement abuts existing or new pavement, structure, or other site feature per detail, this sheet.
3. Construction joints and expansion joints shall be specified by the Contractor as a part of the contract bid.
4. First Coat: Exterior Concrete Cure & Seal: All exposed exterior concrete shall receive a clear, resin-based curing compound meeting ASTM C309, AASHTO M148, a max. VOC of 400g/L and shall be applied at a per coat rate of 200-400 S.F. per gal coverage. Surface shall be broom cleaned prior to application of each coat.
5. Penetrating Sealer: Acceptable products include, but are not limited to:
   - 1100-Clear by W.R. Meadows
   - J22 UV Cure & Seal by Dayton Superior
6. Second Coat: Exterior Sealing Compound: All exposed concrete shall receive a water-based sealing compound for salt protection in accordance with the manufacturer's requirements.
7. Salt Protection: Acceptable products include, but are not limited to:
   - Intraguard by W.R. Meadows
8. SpecShield WB by SpecChem
9. Provide medium broom finish on pavement.
10. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.
11. Pavement design based upon the Subsurface Exploration and Geotechnical Engineering Report prepared by Geotechnical Consultants, Inc., dated May 28, 2021 including and supplements thereto.

HEAVY DUTY CONCRETE PAVEMENT
No Scale

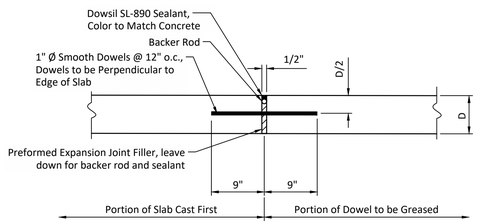


UNPAVED AREAS
No Scale



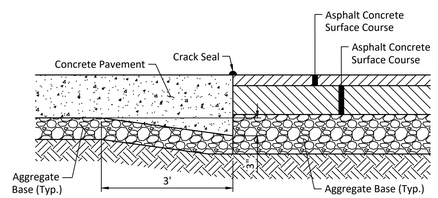
PAVEMENT AREAS
No Scale

TRENCH BACKFILL
No Scale



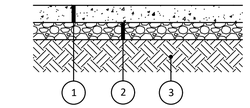
NOTES:
1. In lieu of round dowels, contractor may use plate dowels.
2. Seal joint as shown on plans with silicon joint sealant, self-leveling sealant complying with ASTM D 5893, Type SL. DOWSIL SL-890, Dark Gray color or equal. Submit sample for color approval.

CONCRETE PAVEMENT TYPICAL CONSTRUCTION JOINT
No Scale



NOTE:
Contractor shall provide turndown anywhere asphalt and concrete or concrete base meet.

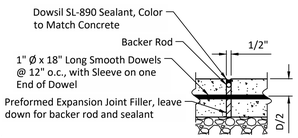
CONCRETE/ASPHALT TURNDOWN DETAIL
No Scale



1. 4" Concrete Walk, ODOT Section 608
2. 4" Compacted Aggregate Base, ODOT Section 304
3. Subgrade Compaction, ODOT Section 204

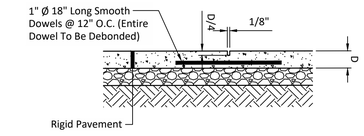
NOTES:
1. Maintain a maximum cross slope of 2.00%; Preferred slope = 1.56%
2. Provide isolation joints where new walk abuts existing or new pavement, structure, or other site feature per detail, this sheet.
3. Provide control joints per detail, this sheet.
4. First Coat: Exterior Concrete Cure & Seal: All exposed exterior concrete shall receive a clear, resin-based curing compound meeting ASTM C309, AASHTO M148, a max. VOC of 400g/L and shall be applied at a per coat rate of 200-400 S.F. per gal coverage. Surface shall be broom cleaned prior to application of each coat.
5. Penetrating Sealer: Acceptable products include, but are not limited to:
   - 1100-Clear by W.R. Meadows
   - J22 UV Cure & Seal by Dayton Superior
6. Second Coat: Exterior Sealing Compound: All exposed concrete shall receive a water-based sealing compound for salt protection in accordance with the manufacturer's requirements.
7. Salt Protection: Acceptable products include, but are not limited to:
   - Intraguard by W.R. Meadows
   - SpecShield WB by SpecChem

TYPICAL CONCRETE SIDEWALK SECTION
No Scale



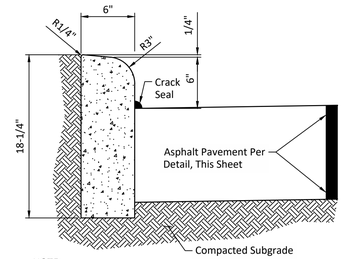
NOTES:
1. Place isolation joints where new concrete slab abuts existing and new concrete, buildings, catch basins, curbs and other fixed objects, or as noted on the plans.
2. Heavy Duty Concrete Pavement Isolation Joints shall be Doweled In accordance with ACI 330.2R-17.
3. Seal joint with silicon joint sealant, self-leveling sealant complying with ASTM D 5893, Type SL. DOWSIL SL-890, Dark Gray color or equal. Submit sample for color approval. Preformed expansion joint filler-non-impregnated type, closed cell resilient polyethylene foam, 1/2" thick unless otherwise noted.
4. In lieu of round dowels, contractor may use plate dowels.

ISOLATION JOINT
No Scale



NOTES:
1. Divide concrete walks into equally spaced blocks at 5'-0" intervals.
2. In concrete pavement provide control joints as shown on plans or max. 15'-0" O.C. each way.
3. Joints may be saw cut or formed.
4. Seal joint as shown on plans with silicon joint sealant, self-leveling sealant complying with ASTM D 5893, Type SL. DOWSIL SL-890, Dark Gray color or equal. Submit sample for color approval.
5. In lieu of round dowels, contractor may use plate dowels.

CONTROL/CONTRACTION JOINT
No Scale



NOTE:
All exposed surfaces of concrete curb shall have a brush finish, unless placed by a curb machine.

STRAIGHT 18" CURB
No Scale

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

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SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/31/2023	PRELIMINARY
□		CHECK
□		BID
■	02/10/2023	PERMIT
□		CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE FEBRUARY 10, 2023

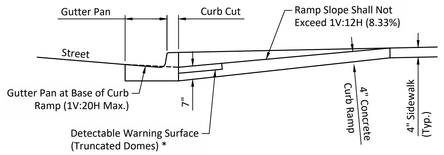
PROJECT NUMBER
2021-0379

SHEET TITLE
SITE DETAILS

SCALE
AS NOTED

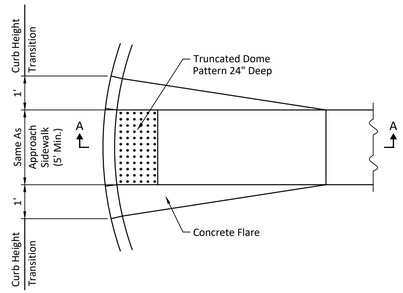
SHEET NUMBER
C1.10

\\CMHDATA01\PROJECTS01\2021037\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.10 - C1.1X SITE DETAILS.DWG



* Some Detectable Warning Products Require a Concrete Border for Proper Installation. The Concrete Border Shall Not Exceed 2 Inch per Side.

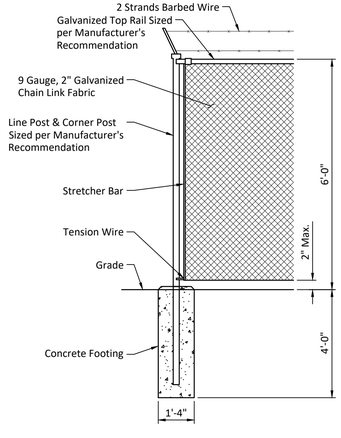
SECTION A-A



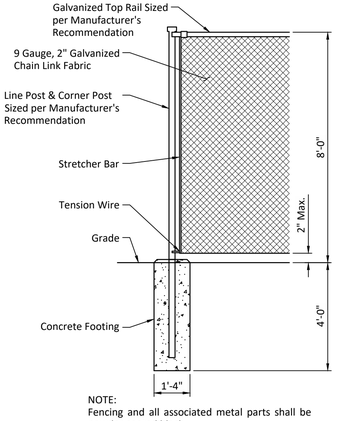
GENERAL NOTES:

1. All areas of the pedestrian access route must be compliant with the, "Americans with Disabilities Act - Guidelines for Accessible Public Rights of Way". Exceptions must be approved by the engineer. All other areas of non-compliance shall be removed and corrected at the contractor's expense.
2. The surfaces of pedestrian access routes and elements, and spaces required to connect to pedestrian access routes shall be firm, stable, slip resistant, and shall not pond water.
3. Sidewalk, ramp, and landing cross slopes shall be 1.56% to facilitate drainage, (2.00% Maximum).
4. Where pedestrian access routes are contained within pedestrian street crossings without yield or stop control, the cross slope of the pedestrian route shall be 5.00% maximum.
5. Beyond the bottom grade break of a curb ramp, a clear space 4' minimum by 4' minimum shall be provided within the width of the pedestrian street crossing and wholly outside the parallel vehicle travel lane.
6. Transition from sidewalk or curb ramp to gutter to roadway shall be flush.
7. Detectable warning surfaces, (truncated domes) shall be preformed and installed as per manufacturer's recommendations. Stamped concrete will not be accepted.
8. The detectable warning surface shall contrast visually with adjoining surfaces. Either light-on-dark or dark-on-light. Truncated domes shall span the full width of the ramp or landing 24" deep.
9. Detectable warning surfaces shall be aligned perpendicular or radial to the break between the ramp, landing or blended transition, and the street.
10. Where the bottom grade break of a curb ramp is less than 5' from the back of curb, detectable warnings shall be located on the ramp surface at the back of the curb. Where the grade break is greater than 5' from the back of curb, the detectable warning shall be located on the lower landing.

CURB RAMP DETAIL
No Scale

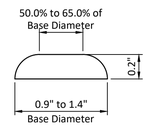


CHAIN LINK FENCE WITH BARBED WIRE DETAIL
No Scale

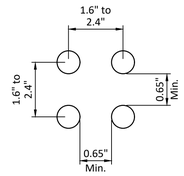


NOTE:
Fencing and all associated metal parts shall be powder coated black.

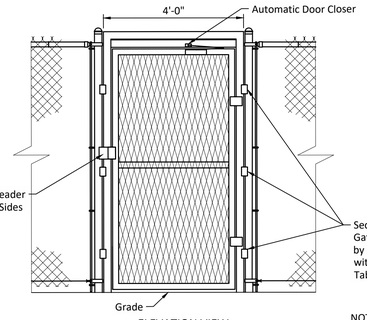
CHAIN LINK FENCE DETAIL
No Scale



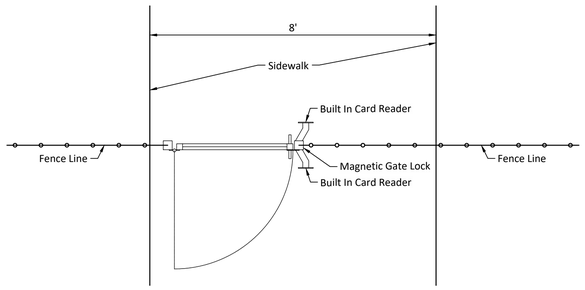
TRUNCATED DOMES CROSS SECTION
No Scale



TRUNCATED DOMES SPACING
No Scale



ELEVATION VIEW

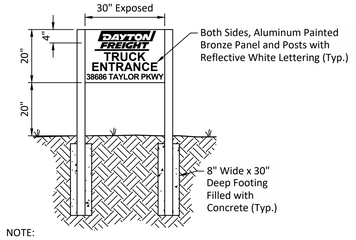


PLAN VIEW

NOTES:

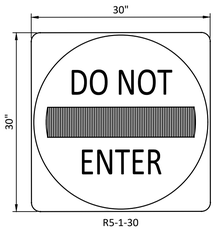
1. Controlled pedestrian gate shown is at truck rolling gate entrance, (shown). See plans for actual pedestrian gate locations, swing direction, and hinge location.
2. The pedestrian pre-hung gate frame, jamb and headers are fabricated from 2" x 2" galvanized steel tubing. Corner joints are mitered, welded, and ground to a non-abrasive finish. The filler material is Secura-Mesh 3/4" x 9 gauge, galvanized, high tensile strength fabric, rigidly welded to the gate frame. All welds, exposed surfaces, and field welds are repaired with Brite Zinc, cold galvanizing compound. The jamb mounts between two fence end posts as shown.

ADA SWING SECURITY GATE DETAIL
No Scale



NOTE:
Truck Exit to be a Separate Sign Placed at Exit Drive. Dimensions and Placement To Be Same In All Regards with the Exception of the Word, "ENTRANCE" Replaced By, "EXIT".

DIRECTION SIGNS
No Scale



DO NOT ENTER SIGN
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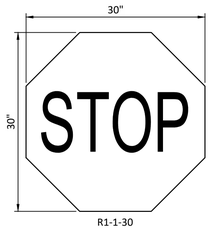
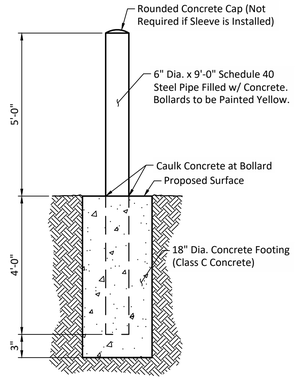
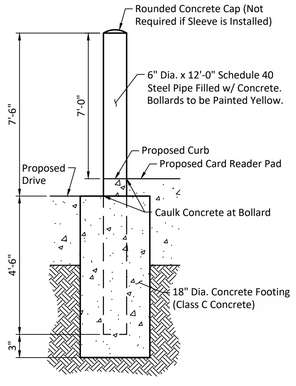


STOP SIGN
No Scale



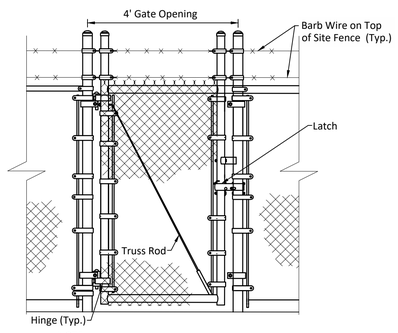
NOTE:
Contractor to install yellow bollard sleeves over painted steel bollards.

PROTECTIVE BOLLARD DETAIL
No Scale



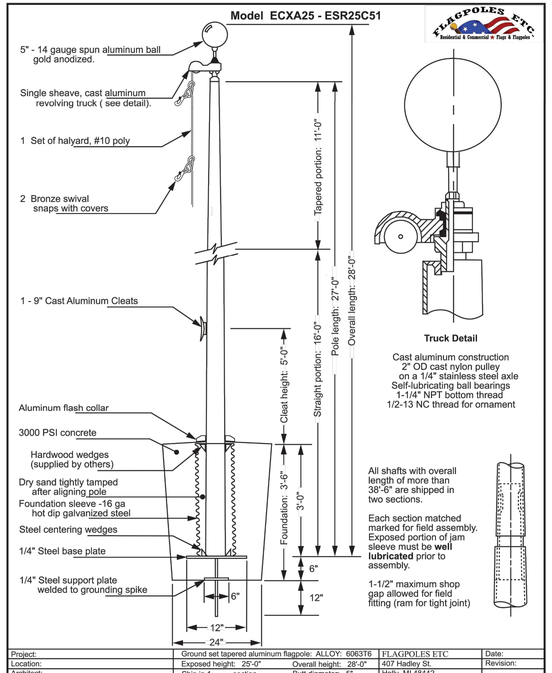
NOTE:
Contractor to install yellow bollard sleeves over painted steel bollards.

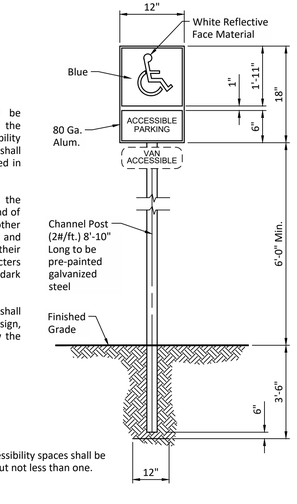
PROTECTIVE BOLLARD AT CARD READER PEDESTAL DETAIL
No Scale



NOTE:
Gates and all associated metal parts shall be powder coated black.

4' SWING ACCESS GATE DETAIL
No Scale





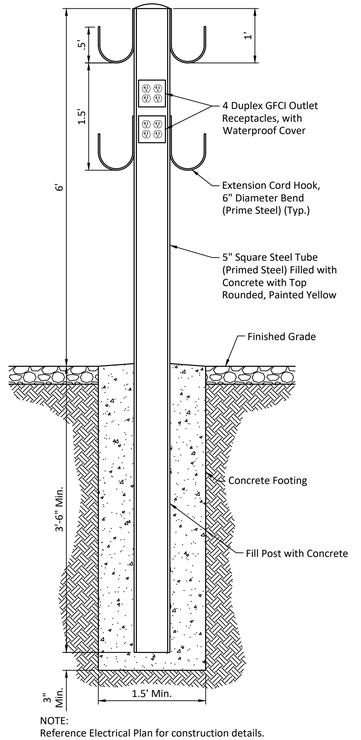
Accessible parking spaces shall be identified by a sign showing the international symbol of accessibility complying with ANSI 4.28.8. Signs shall not be obscured by a vehicle parked in the space.

ANSI 4.28.5 finish and contrast the characters, symbols, and background of sign shall be eggshell, matte, or other non-glare finish. Characters and symbols shall contrast with their background, with either light characters on a dark background or dark characters on a light background.

Spaces complying with 4.1.2(5)(b) shall have an additional sign, "VAN-ACCESSIBLE" mounted below the symbol of accessibility.

NOTE:
One in eight accessibility spaces shall be van accessible, but not less than one.

ACCESSIBLE PARKING SIGN DETAIL
No Scale



NOTE:
Reference Electrical Plan for construction details.

BLOCK HEATER BOLLARD DETAIL (4-DUPLEX)
No Scale

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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DAYTON FREIGHT

SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/31/2023	PRELIMINARY
□		CHECK
□		BID
■	02/10/2023	PERMIT
□		CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE FEBRUARY 10, 2023

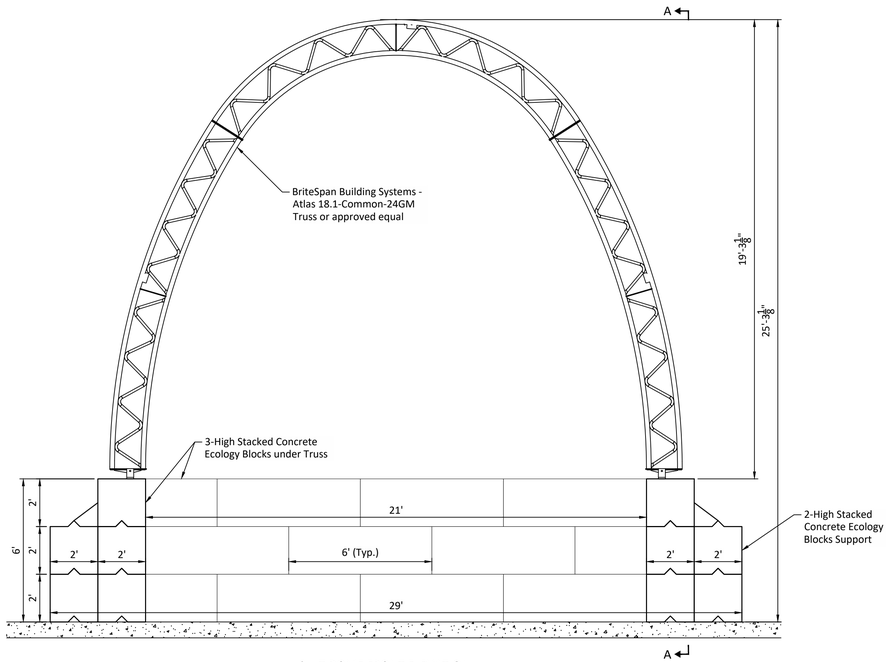
PROJECT NUMBER
2021-0379

SHEET TITLE
SITE DETAILS

SCALE
AS NOTED

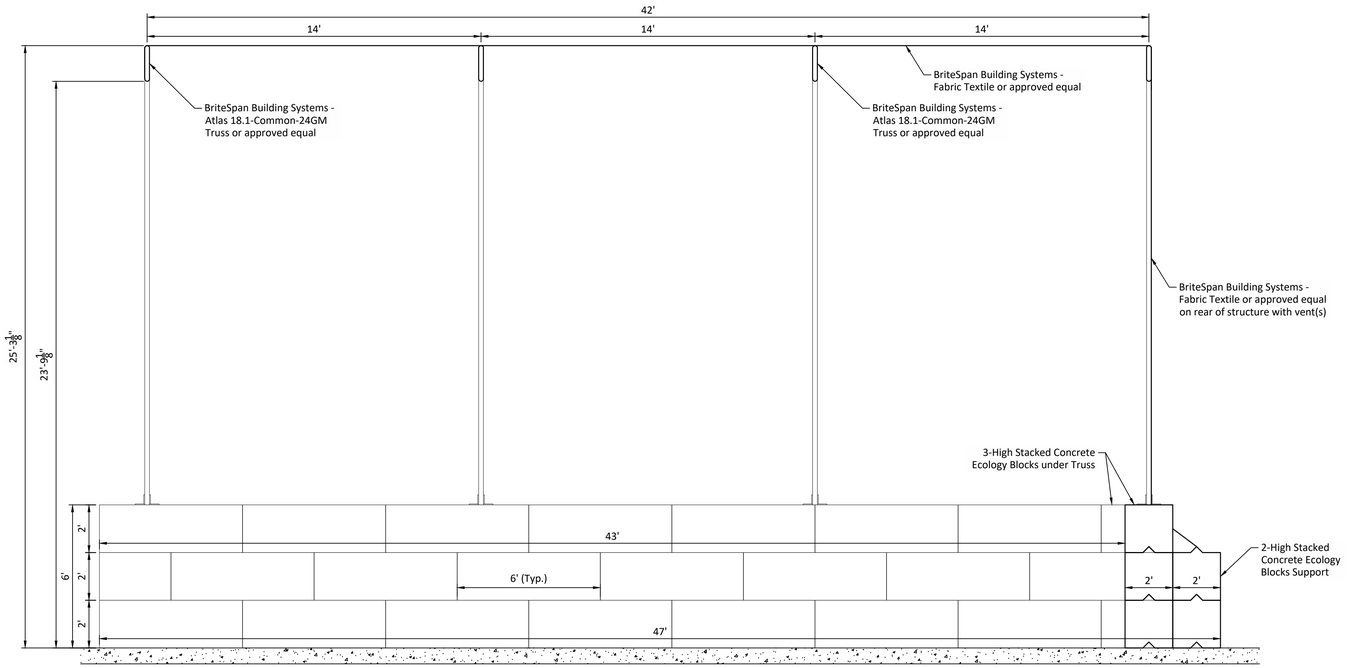
SHEET NUMBER
C1.11

\\CMHDATA01\PROJECT01\2021037\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.10 - C1.1X SITE DETAILS.DWG



SALT DOME FRONT ELEVATION

No Scale



SECTION A-A - SALT DOME SIDE ELEVATION

No Scale

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
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PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

MARK	DATE	DESCRIPTION

REVISIONS

DRAWING SET

- ■ 01/31/2023 PRELIMINARY
- □ _____ CHECK
- □ _____ BID
- ■ 02/10/2023 PERMIT
- □ _____ CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE FEBRUARY 10, 2023

PROJECT NUMBER
2021-0379

SHEET TITLE
SITE DETAILS

SCALE
AS NOTED

SHEET NUMBER
C1.12

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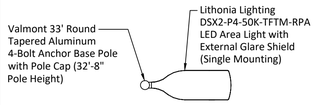
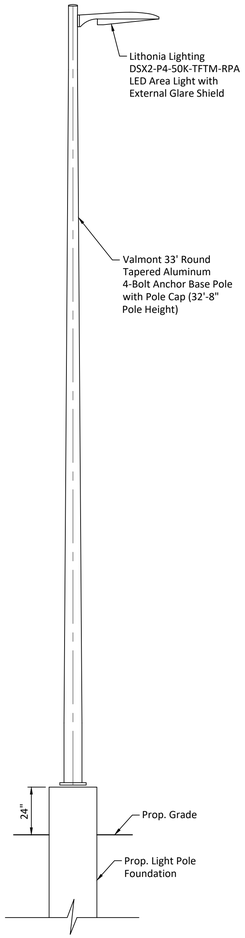
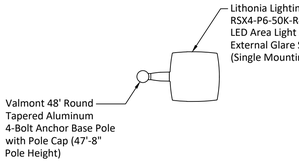


TOP VIEW



TYPICAL LIGHT POLE (P1)
SIDE VIEW
No Scale



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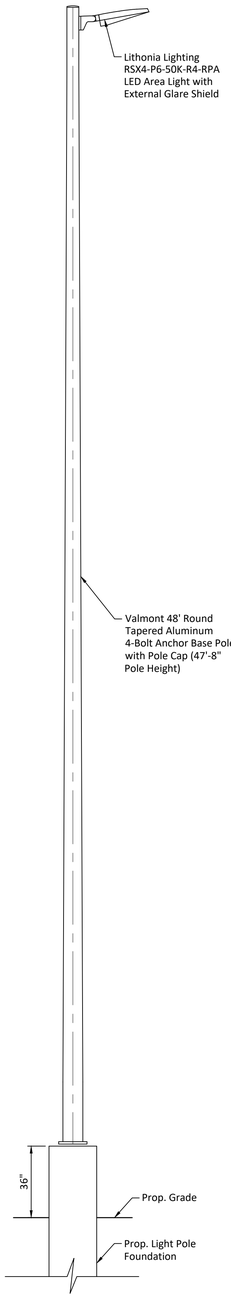

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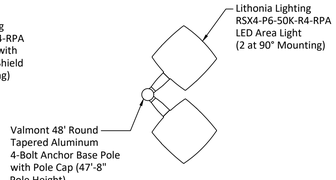

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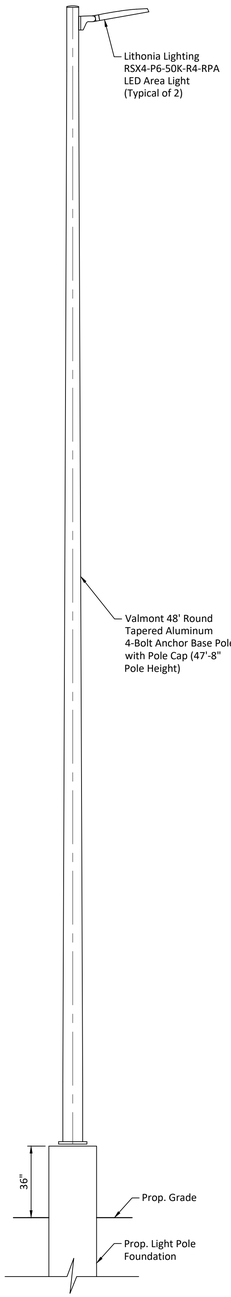

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SIDE VIEW
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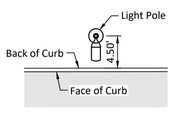

TYPICAL LIGHT POLE DETAIL
ALONG CURBED PAVEMENT
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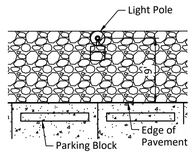

TYPICAL LIGHT POLE DETAIL
ALONG TRAILER PARKING
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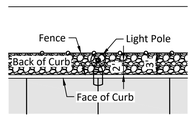
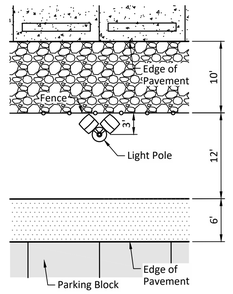


TYPICAL LIGHT POLE DETAIL
BETWEEN FENCE AND CURB
No Scale



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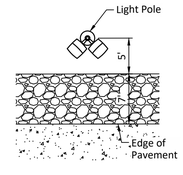
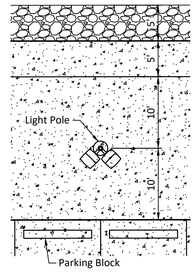
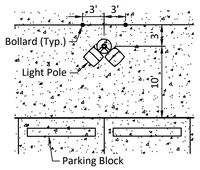
BETWEEN TRAILER PARKING
AND EMPLOYEE PARKING
No Scale



TYPICAL LIGHT POLE DETAIL BEHIND
PAVEMENT IN FUTURE PAVEMENT AREA
No Scale



TYPICAL LIGHT POLE DETAIL IN CONCRETE
PAVEMENT ALONG TRAILER PARKING
No Scale



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PAVEMENT ALONG TRAILER PARKING
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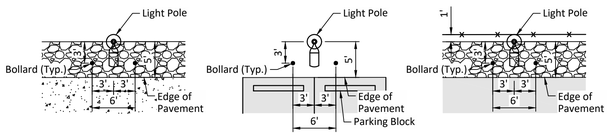

TYPICAL LIGHT POLE DETAILS ALONG UNCURBED PAVEMENT
No Scale

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PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

- ■ 01/31/2023 PRELIMINARY
- □ CHECK
- □ BID
- ■ 02/10/2023 PERMIT
- □ CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
FEBRUARY 10, 2023

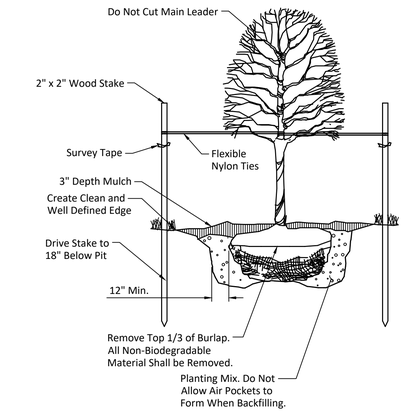
PROJECT NUMBER
2021-0379

SHEET TITLE
LIGHT POLE DETAILS

SCALE
AS NOTED

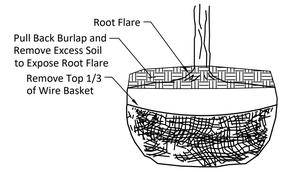
SHEET NUMBER
C1.16

\\CMHDATA01\PROJECTS\2021\0379\DWG\045HEETS\SITE DEVELOPMENT PLAN\C1.10 - C1.1X SITE DETAILS.DWG



DECIDUOUS TREE PLANTING

No Scale



ROOTBALL PREPARATION

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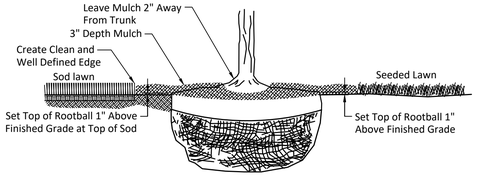

ROOTBALL SETTING

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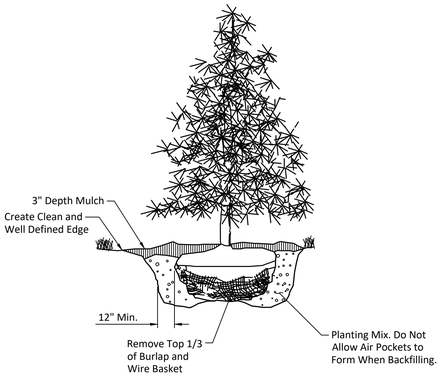

EVERGREEN TREE PLANTING

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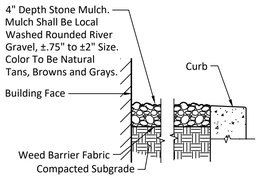

STONE MULCH AT BUILDING

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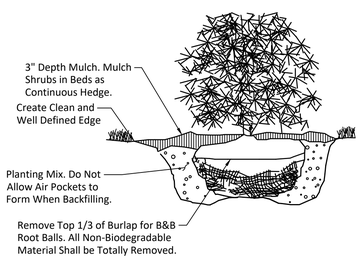
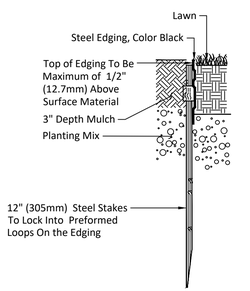


SHRUB PLANTING

No Scale



METAL BED EDGE

No Scale

LANDSCAPE GENERAL NOTES AND SPECIFICATIONS

1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations, and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall be permitted with notification and written approval from the Landscape Architect. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
6. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
7. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
8. Unless indicated otherwise, mulch planting beds with rock mulch.
9. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
10. All excavated material shall be removed from the bed edge and planting bed.
11. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Owner prior to planting.
12. Install all plants in accordance with planting details and specifications.
13. Parking lot and street trees shall have a clear canopy height of 6' min.
14. Tree shall be placed a minimum of 3' from sidewalks and curbs.
15. Backfill mix for all plantings shall consist of the following:
    - One part excavated soil
    - One part yard waste compost
    - A slow release fertilized (0-20-20 or equal) added at a rate of 5 lbs per cubic yard to the backfill mix
    - If soil areas are of high pH (greater that 6.5) apply 1.25 lbs of elemental sulfur per cubic yard of backfill mix
16. Raised beds, including mulch, shall be no higher than 6 inches above adjacent grade.
17. All lawn areas shall receive a minimum of 4 inches of topsoil in order to meet the final grades as shown on the plans.
18. All trees, shrubs, groundcover, and lawns to be fertilized with a commercial grade fertilizer consisting of fast and slow release nitrogen. Composition and application rate of fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit test results and amendment recommendations to Landscape Architect. Fertilizer shall be in a dry granular form for lawns and granular or tablet form for plants.
19. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
20. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
21. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. Any plant materials found to be dead or diseased shall be replaced.
22. All proposed slopes 3:1 or steeper and all earthen drainage ways (swales/ditches) shall receive seeding and erosion control blanket.
23. Lawn seed mix shall be in accordance with the Ohio EPA Rainwater and Land Development, Chapter 7, based upon the timeframe that the seed is applied. The Contractor shall follow all preparation, amendments, quality, fertilizer, and seed rates as provided within the requirements.
24. All proposed plantings have dry to medium water requirements, are drought tolerant, and require low maintenance. Installers responsible for watering and maintenance for the first year after planting. Irrigation bags to be utilized as necessary in lieu of permanent irrigation.
25. No Mow Seed Mix shall proportioned by weight as follows: 20 percent Aruba or Audubon red fescue; 20 percent J5 chewings fescue; 20 percent Ecostar hard fescue; 20 percent Marco Polo sheep's fescue; and 20% annual ryegrass. Seeding rate shall be 5 - 8 pounds per 1000 square feet (225 - 300 pounds per acre) unless otherwise recommended by seed supplier.
26. Nesting Seed Mix shall be ERNMX-123, Native Upland Wildlife Forage & Cover Meadow Mix, by Ernst Seeds (800-873-3321). Seeding rate shall 20 lbs/acre with 30 lbs/acre of a cover crop. For a cover crop use either grain oats (1 Jan to 31 Jul) or grain rye (1 Aug to 31 Dec). Verify recommended rates with seed supplier.
27. Seed mixes shall be pre-packaged at the specified species percentages.
28. Seed bed preparation shall be in accordance with seed supplier's recommendations.
29. Plant seed with 'Brillion' type landscape seeding machine that accurately places seed at specified depth and rate and rolls in a single operation. Plant seed no deeper than ½ inch. Hydroseeding of No Mow Seed Mix is not permitted.
30. Plant seed with slit seeder in areas that have been previously graded and seeded with annual ryegrass for erosion control. Plant seed no deeper than 1/2 inch.
31. Apply fertilizer at time of seeding and 30 days after seeding. Use starter fertilizer, 1-2-1, that will provide actual phosphorus at least 1.5 lbs./1000 sq. ft. Maintain lawn and No Mow areas no less than 12 months after planting.
32. Mow lawn and No Mow areas as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 1/3 of grass height. Remove no more than 1/3 of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain a height of 3 1/2 to 4 inches for No Mow areas and 2 1/2 to 3 1/2 inches for Lawn.
33. Apply 2 applications of a broad spectrum, 3-way selective herbicide to No Mow areas within 12 month after planting. Schedule first application no earlier than 6 months after planting.

RECOMMENDED LANDSCAPE MAINTENANCE SPECIFICATIONS

These maintenance specifications are provided for the Owner's convenience and may be revised by the Owner as needed over the lifetime of the landscape.

Trees

January: Check trunks for rodent damage. Treat appropriately if damage is present. Selectively hand prune limbs to repair, remove damaged limbs, or to "limb-up" canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Use dormant oils for pest management as required for insect control provided temps remain >32 degrees for 24 hours or more.

February: If there Is evidence of an in insect infestation, dormant horticultural oils are effective as a dormant application - temperatures must be >32 degrees for 24 hours after application to be effective.

March: Selectively hand prune limbs to repair, remove damaged limbs, or to "limb-up" canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Install any new container grown or B&B trees.

April: Inspect for potential pest problems at 2 week intervals - document all findings. Remove any/all dead or damaged branches or limbs. Install any new container grown or B&B trees. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Apply mulch tree rings to trees in plan beds and turf areas. Provide 2" - 3" depth throughout entire tree ring. Pull mulch 2" away from trunk to prevent mold and rotting.

May: Weed mulch tree rings as required. Continue bi-monthly inspections for pest/disease problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content.

June/July: Irrigate trees if needed in the early morning hours to prevent evapotranspiration. Trim/remove unwanted limbs from trees as required. Monitor for weed/insect/and disease problems - control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Provide 1" of water per week (supplement natural rainfall with irrigation as needed).

August: Maintain 2-3" depth mulch tree rings for trees in plant beds and turf areas. Pull mulch 2" away from trunk to prevent mold and rotting. Weed mulch tree rings as required.

September: Pesticide application is not recommended at this time unless for heavy infestations. Plan for container grown shade trees and evergreens that can be planted in the fall (Oct./Nov.).

October: Fertilize using a granular fertilizer with slow release nitrogen - a 4:1:2 ratio is appropriate - Broadcast over entire root zone/dripline (if root zone includes turf do not exceed 2 lbs of nitrogen/1000 sf).

November: Monitor for weed/insect/and disease problems - control as needed. Remove any diseased/damaged/or dead branches. If there is evidence of an insect infestation, dormant horticultural oils are effective as a dormant application - temperature must be >32 degrees for 24 hours after application to be effective. Renew mulch tree rings - maintain 3" depth for trees in plant beds and turf areas. Pull mulch 2" away from trunk.

December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show desiccation may be treated with an application of anti-transpirant (Wilt-Pruf or similar) to reduce damage. More than one treatment is detrimental. Plants with reoccurring problems should be removed.

Shrubs

January/February: Remove wind driven leaves from shrub beds.

March: Remove wind driven leaves from shrub beds. Inspect for potential pest problems at 2 week intervals - document all findings.

April: Inspect for potential pest problems at 2 week intervals - document all findings. Edge all shrub beds by hand spade or other acceptable method. Hand prune as needed - use standard horticultural practices when pruning. Shearing is not acceptable. Selectively hand prune non-spring flowering shrubs as required. Apply granular pre-emergent control to shrub beds. Apply mulch to shrub beds. Maintain 2"-3" depth within bed.

May: Hand prune as needed (see April). Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly. Continue bi-monthly inspections for pest/disease problems.

June: Hand prune as needed (see April). Monitor for weed/insect/and disease problems - control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly.

July: Monitor potential weed/insect/and disease problems - control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in beds. Remove weeds from beds weekly.

August: Large shrubs should be pruned if necessary to maintain desired character (except for summer/fall flowering species). Monitor for weed/insect/and disease problems - control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in landscape beds. Maintain 2"-3" of mulch of mulch in all shrub beds. Remove weeds from beds weekly.

September: Monitor for weed/insect/and disease problems - control as needed. Pesticide application is not recommended at this time unless for heavy infestations. Maintain a 2"-3" depth of mulch in all shrub beds. Remove weeds from beds weekly. Remove early fall leaves and other debris from plant beds. Apply pre-emergent herbicide for control of winter annuals.

October: Fertilize using a granular fertilizer with slow release nitrogen - a 4:1:2 ratio is appropriate - Broadcast over entire shrub bed. Remove fallen leaves to prevent damage to turf.

November: Monitor for weed/insect/and disease problems - control as needed. Remove any diseased/damaged/or dead branches. If there is evidence of an insect infestation, dormant horticultural oils are effective as a dormant application - temperatures must be >32 degrees for 24 hours after application to be effective. Renew mulch at shrub beds maintain 2"-3" depth.

December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show dissection may be treated with an application of anti-transpirant (Wilt-Pruf or similar) to reduce damage. More than one treatment is detrimental. Plants with reoccurring problems should be removed.

No Mow Areas

April (late): Apply 3-way selective herbicide to control weed populations - Do not apply pre-emergence to areas that need to be overseeded. Overseeding can take place in April for severe bare areas at rate of 4 lbs/1000sf - slice seed or seed-a-vator method. (Note: Fall overseed is preferred).

May: Mow at 4" height (Single Mow).

June - September: No mowing to occur.

September: Fertilize with 1-1-1 ratio NPK at 1.0 lb per actual per 1000 sf. Apply with broadcast spreader.

Oct (early): Mow at 4" height (Single Mow). Overseed thin areas at rate of 4 lbs/1000sf - slice seed or seed-a-vator method.

November (late): Fertilize with 1-1-1 ratio NPK at 1.0 lb actual per 1000 sf - Apply with broadcast spreader.

Note: The fine fescure blend that is utilized in the No Mow seed mix may be maintained with low fertility and two mowings per year. Fine fescues struggle during hot and dry periods when maintained at traditional lawn heights (+/- 3").

Nesting Grass Areas

Refer to recommendations of seed manufacturer.

First Growing Season: Trim the vegetation to a height of 8" when overall vegetation reaches a height of 18". Do not trim past mid-September.
Hand pull or spot spray problem weeds as needed. If spot spraying use an approved herbicides such as Roundup or Rodeo.

Second Growing Season:
Trim any vegetation standing from the previous year close to the ground (approximately 2"), prior to new spring growth reaching a height of 2". This is usually shortly after forsythia or redbud blooms. Hand pull or spot spray problem weeds as needed. If spot spraying use an approved herbicides such as Roundup or Rodeo.

Special Circumstances
For heavy infestation of ragweed or foxtail in the second growing season, trim the meadow to a height of 8". Do not trim past mid-September.

Maintained Turf

January/February/March: Minimize salt damage along walks and drives. Remove any wind driven leaves from lawns/beds.

April: Test soil PH. Turf areas should maintain PH levels between 6.2-7.0. Apply lime to increase PH as needed. Apply chemical pre-emergents as needed after soil temps reach 55 degrees and crabgrass begins to germinate. If season is advanced, begin mowing. First cut should be slightly shorter than normal (3" ht.) to encourage greening. Trim turf along all walks and road edges as required - DO NOT line trim around tree trunks. Core aerate prior to fertilization/lawn renovations. Avoid rolling of turf; this causes compaction/poor root development; it should be avoided unless excessive heaving has taken place. Overseed turf areas after aeration to increase lawn density and crowd out aggressive weeds.

May: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Check for soil insects - document all findings. Treat as necessary. Spring Fertilization: Memorial Day; fertilize at 1 lb nitrogen/1000 sf or as required by soil analysis.

June: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Monitor turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply chemical weed killers as needed. Newly seeded lawn areas require the top ¾" to remain moist - a thin layer of hydro mulch will help to keep soil from drying out. New sod should be kept moist for 4-5 weeks or until firmly rooted.

July: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive.

August: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Core aerate prior to fertilization / lawn renovations. Monitor turf for insect and disease problems - Grubs are typical during this month. Cut section of lawn and examine roots for young grubs. Treatment is necessary at populations of 4 grubs/sf.

September: Summer Fertilization: Labor Day: fertilize at 1 lb nitrogen/1000 sf or as required by soil analysis. Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Over-seed all bare areas - Rake bare soil and amend with three cubic yards of finely screened compost/1000 sf. Broadcast seed and hand rake into top 1/4" topsoil. Monitor turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply treatments as needed.

October: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Continue monitoring turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply treatments as needed. Fall Fertilization: Late October: fertilize at 1 lb nitrogen/1000 sf or as required by soil analysis.

November: Remove fall leaves from turf to prevent damage. Reduce mower cutting height to 1 1/2" for last cut of the season - to reduce chance of snow mold and winter burn. Apply spot applications of broadleaf herbicides as required.

December: Complete any leaf removal to prevent damage to turf.

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SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
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DRAWING SET

■	01/31/2023	PRELIMINARY
□		CHECK
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■	02/10/2023	PERMIT
□		CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE FEBRUARY 10, 2023

PROJECT NUMBER
2021-0379

SHEET TITLE
LANDSCAPE DETAILS

SCALE
AS NOTED

SHEET NUMBER
C1.17

\\CMHDATA01\PROJECTS\2021\2021037\9\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.10 - C1.1X SITE DETAILS.DWG

Legend

	Ex. Site Property Line
	Ex. R/W Line
	Ex. Property Line
	Ex. Setback
	Ex. Easement
	Ex. Edge of Pavement
	Ex. C/L Ditch
X	Ex. Fence
Pull Box — E — Pedestal	Ex. Guardrail
	Ex. Underground Electric Line
OHE	Ex. Overhead Electric Line
Pull Box — C — Pedestal	Ex. Underground Comm. Line
Valve — GM — Meter	Ex. Gas Main
Valve — WM — Hydrant	Ex. Water Main
Manhole — SAN	Ex. Sanitary Sewer
Manhole — STM — Catch Basin, Curb & Gutter Inlet	Ex. Storm Sewer
730	Ex. Major Contour
731	Ex. Minor Contour
X ±731.25	Ex. Spot Elevation
	Ex. Tree Line
	Ex. Utility Pole
	Ex. Guy Wire
	Ex. Guy Pole
	Ex. Light Pole
	Ex. Transformer
	Ex. Gas Meter
	Ex. Sign
	Ex. Benchmark
(DND)	Do Not Disturb
(TBR)	To Be Removed
(TBRR)	To Be Removed and Relocated

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

Coded Notes

- (A) Ex. Concrete Pavement (DND)
- (B) Ex. Guardrail (DND)
- (C) Ex. Tree(s) / Tree Line (DND)
- (D) Ex. Sign (DND)
- (E) Ex. Light Pole (DND)
- (F) Ex. Underground Electric Line (DND)
- (G) Ex. Overhead Electric Line (DND)
- (H) Ex. Underground Comm. Line (DND)
- (I) Ex. Pull Box (DND)
- (J) Ex. Transformer (DND)
- (K) Ex. Gas 8" Main (DND)
- (L) Ex. Gas Meter (DND)
- (M) Ex. Water Valve (DND)
- (N) Ex. Fire Hydrant (DND)
- (O) Ex. Tree / Treeline (TBR)
- (P) Ex. Sign (TBRR)
- (Q) Ex. Comm. Pedestal (TBRR)
- (R) Ex. Curb (TBR)
- (S) Ex. Light Pole (TBR)

Notes

1. See Tree Survey Chart, sheet C1.25, for a full list of tree types, conditions, sizes, and removal statuses.
2. Contractor shall utilize caution working around existing utilities.

Curve Data

C1	C2
R=50.00'	R=60.00'
L=34.38'	L=98.14'
T=17.90	T=64.02
ChD=33.71'	ChB=87.56'
ChB=N59°21'34"E	ChB=S83°29'00"E
Δ=39°24'02"	Δ=93°42'55"

DAYTON FREIGHT LINES, INC.
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DAYTON FREIGHT

SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

- ■ 01/31/2023 PRELIMINARY
- □ _____ CHECK
- □ _____ BID
- ■ 02/10/2023 PERMIT
- □ _____ CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE FEBRUARY 10, 2023

PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL EX. CONDITIONS & DEMO PLAN

SCALE
1" = 60'

SHEET NUMBER
C1.20

\\CMHDATA01\PROJECTS\2021\2021079\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.20 EX CONDITIONS AND DEMO PLAN.DWG

ID	Common Name	Scientific Name	Size	Trunks	Condition	Remove?
1	Swamp White Oak	*Quercus bicolor*	16	1	Fair	No
2	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
3	Shellbark Hickory	*Carya laciniosa*	10	1	Good	No
4	Shellbark Hickory	*Carya laciniosa*	12	1	Good	No
5	Shellbark Hickory	*Carya laciniosa*	6	1	Good	No
6	Shellbark Hickory	*Carya laciniosa*	11	1	Good	No
7	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
8	Shellbark Hickory	*Carya laciniosa*	13,11	2	Good	No
9	Swamp White Oak	*Quercus bicolor*	25,22	2	Fair	No
10	Pin Oak	*Quercus palustris*	7	1	Good	No
11	Swamp White Oak	*Quercus bicolor*	37	1	Fair	No
12	Swamp White Oak	*Quercus bicolor*	6	1	Good	No
13	Pin Oak	*Quercus palustris*	7	1	Good	No
14	Pin Oak	*Quercus palustris*	6	1	Good	No
15	Pin Oak	*Quercus palustris*	7	1	Good	No
16	**Shellbark Hickory**	***Carya laciniosa***	**12**	**1**	**Good**	**Yes**
17	**Shellbark Hickory**	***Carya laciniosa***	**13,10,9**	**3**	**Good**	**Yes**
18	**American Elm**	***Ulmus americana***	**6**	**1**	**Good**	**Yes**
19	**Shellbark Hickory**	***Carya laciniosa***	**9**	**1**	**Good**	**Yes**
20	**Silver Maple**	***Acer saccharinum***	**14**	**1**	**Fair**	**Yes**
21	**Silver Maple**	***Acer saccharinum***	**15**	**1**	**Good**	**Yes**
22	**Pin Oak**	***Quercus palustris***	**7**	**1**	**Good**	**Yes**
23	Pin Oak	*Quercus palustris*	11	1	Good	No
24	Eastern Cottonwood	*Populus deltoides*	6	1	Good	No
25	Pin Oak	*Quercus palustris*	8	1	Good	No
26	Silver Maple	*Acer saccharinum*	21,16	2	Good	No
27	Eastern Cottonwood	*Populus deltoides*	6	1	Good	No
28	Eastern Cottonwood	*Populus deltoides*	15	1	Good	No
29	Eastern Cottonwood	*Populus deltoides*	6	1	Good	No
30	Shellbark Hickory	*Carya laciniosa*	14	1	Good	No
31	Shellbark Hickory	*Carya laciniosa*	11	1	Good	No
32	American Elm	*Ulmus americana*	6	1	Fair	No
33	Eastern Cottonwood	*Populus deltoides*	11	1	Good	No
34	American Elm	*Ulmus americana*	10	1	Good	No
35	Pin Oak	*Quercus palustris*	27	1	Good	No
36	Eastern Cottonwood	*Populus deltoides*	9	1	Good	No
37	Eastern Cottonwood	*Populus deltoides*	8	1	Good	No
38	Shellbark Hickory	*Carya laciniosa*	6	1	Good	No
39	Pin Oak	*Quercus palustris*	17	1	Good	No
40	Shellbark Hickory	*Carya laciniosa*	7	1	Good	No
41	Pin Oak	*Quercus palustris*	22	1	Good	No
42	Eastern Cottonwood	*Populus deltoides*	13	1	Good	No
43	Pin Oak	*Quercus palustris*	21,19	2	Good	No
44	**Eastern Cottonwood**	***Populus deltoides***	**21**	**1**	**Good**	**Yes**
45	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
46	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Good**	**Yes**
47	**Pin Oak**	***Quercus palustris***	**11**	**1**	**Good**	**Yes**
48	**Eastern Cottonwood**	***Populus deltoides***	**15**	**1**	**Good**	**Yes**
49	**Eastern Cottonwood**	***Populus deltoides***	**10**	**1**	**Good**	**Yes**
50	**Eastern Cottonwood**	***Populus deltoides***	**9**	**1**	**Good**	**Yes**
51	**Eastern Cottonwood**	***Populus deltoides***	**6**	**1**	**Good**	**Yes**
52	**American Elm**	***Ulmus americana***	**9**	**1**	**Good**	**Yes**
53	**Pin Oak**	***Quercus palustris***	**15**	**1**	**Good**	**Yes**
54	**Pin Oak**	***Quercus palustris***	**15**	**1**	**Good**	**Yes**
55	**Pin Oak**	***Quercus palustris***	**7**	**1**	**Good**	**Yes**
56	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Fair**	**Yes**
57	**American Basswood**	***Tilia americana***	**14,7**	**2**	**Good**	**Yes**
58	**American Basswood**	***Tilia americana***	**8**	**1**	**Good**	**Yes**
59	**American Basswood**	***Tilia americana***	**14,14**	**2**	**Good**	**Yes**
60	**American Basswood**	***Tilia americana***	**13,11**	**2**	**Good**	**Yes**
61	**Pin Oak**	***Quercus palustris***	**19**	**1**	**Good**	**Yes**
62	**American Elm**	***Ulmus americana***	**12**	**1**	**Good**	**Yes**
63	**American Elm**	***Ulmus americana***	**11**	**1**	**Good**	**Yes**
64	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Good**	**Yes**
65	**Black Cherry**	***Prunus serotina***	**6**	**1**	**Fair**	**Yes**
66	**Pin Oak**	***Quercus palustris***	**22**	**1**	**Good**	**Yes**
67	**Pin Oak**	***Quercus palustris***	**13**	**1**	**Good**	**Yes**
68	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
69	Eastern Cottonwood	*Populus deltoides*	6	1	Fair	No
70	Black Willow	*Salix nigra*	6	1	Fair	No
71	Eastern Cottonwood	*Populus deltoides*	6	1	Good	No
72	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
73	Eastern Cottonwood	*Populus deltoides*	6,6	2	Fair	No
74	Black Willow	*Salix nigra*	7	1	Fair	No
75	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
76	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
77	Eastern Cottonwood	*Populus deltoides*	8	1	Good	No
78	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
79	**American Basswood**	***Tilia americana***	**7**	**1**	**Good**	**Yes**
80	**American Basswood**	***Tilia americana***	**8**	**1**	**Good**	**Yes**
81	**American Basswood**	***Tilia americana***	**9**	**1**	**Good**	**Yes**
82	**Pin Oak**	***Quercus palustris***	**27**	**1**	**Good**	**Yes**
83	**Pin Oak**	***Quercus palustris***	**20**	**1**	**Good**	**Yes**
84	**American Elm**	***Ulmus americana***	**11**	**1**	**Good**	**Yes**
85	**Silver Maple**	***Acer saccharinum***	**30,9**	**2**	**Fair**	**Yes**
86	**Pin Oak**	***Quercus palustris***	**29**	**1**	**Good**	**Yes**
87	**Green Ash**	***Fraxinus pennsylvanica***	**9**	**1**	**Fair**	**Yes**
88	**Eastern Cottonwood**	***Populus deltoides***	**29**	**1**	**Good**	**Yes**
89	**American Basswood**	***Tilia americana***	**11**	**1**	**Good**	**Yes**
90	**Silver Maple**	***Acer saccharinum***	**26**	**1**	**Good**	**Yes**
91	**Pin Oak**	***Quercus palustris***	**32**	**1**	**Good**	**Yes**
92	**American Elm**	***Ulmus americana***	**7**	**1**	**Dead**	**Yes**
93	**American Elm**	***Ulmus americana***	**7**	**1**	**Fair**	**Yes**
94	**American Elm**	***Ulmus americana***	**7**	**1**	**Good**	**Yes**
95	**Pin Oak**	***Quercus palustris***	**15**	**1**	**Good**	**Yes**
96	**American Basswood**	***Tilia americana***	**14,9**	**2**	**Good**	**Yes**
97	**Pin Oak**	***Quercus palustris***	**21**	**1**	**Good**	**Yes**
98	**Silver Maple**	***Acer saccharinum***	**17,9**	**2**	**Good**	**Yes**
99	**Hop-Hornbeam**	***Ostrya virginiana***	**7**	**1**	**Good**	**Yes**
100	**Pin Oak**	***Quercus palustris***	**27**	**1**	**Good**	**Yes**
101	**Pin Oak**	***Quercus palustris***	**23**	**1**	**Good**	**Yes**
102	**Black Cherry**	***Prunus serotina***	**7**	**1**	**Fair**	**Yes**
103	**American Basswood**	***Tilia americana***	**9,6**	**2**	**Fair**	**Yes**
104	**American Basswood**	***Tilia americana***	**8,6**	**2**	**Good**	**Yes**
105	**Pin Oak**	***Quercus palustris***	**28**	**1**	**Good**	**Yes**
106	**Pin Oak**	***Quercus palustris***	**8**	**1**	**Good**	**Yes**
107	**Pin Oak**	***Quercus palustris***	**32**	**1**	**Good**	**Yes**
108	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
109	**Black Cherry**	***Prunus serotina***	**6**	**1**	**Fair**	**Yes**
110	**Pin Oak**	***Quercus palustris***	**17**	**1**	**Good**	**Yes**
111	**Black Cherry**	***Prunus serotina***	**7**	**1**	**Good**	**Yes**
112	**Pin Cherry**	***Prunus pennsylvanica***	**7**	**1**	**Good**	**Yes**
113	**American Basswood**	***Tilia americana***	**13,12**	**2**	**Good**	**Yes**
114	**American Basswood**	***Tilia americana***	**6**	**1**	**Fair**	**Yes**
115	**American Basswood**	***Tilia americana***	**12**	**1**	**Good**	**Yes**
116	**Pin Oak**	***Quercus palustris***	**40**	**1**	**Good**	**Yes**
117	**American Basswood**	***Tilia americana***	**6**	**1**	**Good**	**Yes**
118	**American Basswood**	***Tilia americana***	**10**	**1**	**Fair**	**Yes**
119	**American Basswood**	***Tilia americana***	**9,6**	**2**	**Fair**	**Yes**
120	**American Basswood**	***Tilia americana***	**14,7**	**2**	**Good**	**Yes**
121	**Wild Crabapple**	***Malus coronaria***	**12**	**1**	**Fair**	**Yes**
122	Swamp White Oak	*Quercus bicolor*	38	1	Good	No
123	American Elm	*Ulmus americana*	7	1	Good	No
124	American Elm	*Ulmus americana*	11	1	Good	No
125	American Elm	*Ulmus americana*	13	1	Good	No
126	Swamp White Oak	*Quercus bicolor*	19,15	2	Good	No
127	Shellbark Hickory	*Carya laciniosa*	9,6	2	Good	No
128	Swamp White Oak	*Quercus bicolor*	8	1	Good	No
129	Swamp White Oak	*Quercus bicolor*	21	1	Good	No
130	Swamp White Oak	*Quercus bicolor*	29	1	Good	No
131	Swamp White Oak	*Quercus bicolor*	19,13	2	Good	No
132	Pin Oak	*Quercus palustris*	9	1	Good	No
133	Pin Oak	*Quercus palustris*	6	1	Good	No
134	**Shellbark Hickory**	***Carya laciniosa***	**12,8,7,7**	**4**	**Good**	**Yes**
135	Pin Oak	*Quercus palustris*	6	1	Good	No
136	**Pin Oak**	***Quercus palustris***	**27**	**1**	**Good**	**Yes**
137	**Pin Oak**	***Quercus palustris***	**23**	**1**	**Good**	**Yes**
138	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
139	**Silver Maple**	***Acer saccharinum***	**16,12,8,7**	**4**	**Good**	**Yes**
140	**Silver Maple**	***Acer saccharinum***	**17**	**1**	**Good**	**Yes**
141	Pin Oak	*Quercus palustris*	6,5	2	Good	No
142	Pin Oak	*Quercus palustris*	9	1	Good	No
143	Pin Oak	*Quercus palustris*	10	1	Good	No
144	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
145	Pin Oak	*Quercus palustris*	10	1	Good	No
146	Eastern Cottonwood	*Populus deltoides*	10	1	Good	No
147	Eastern Cottonwood	*Populus deltoides*	10	1	Good	No
148	Shellbark Hickory	*Carya laciniosa*	11	1	Good	No
149	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
150	Pin Oak	*Quercus palustris*	8,8	2	Good	No
151	American Elm	*Ulmus americana*	8	1	Good	No
152	American Elm	*Ulmus americana*	7,5	2	Good	No
153	Eastern Cottonwood	*Populus deltoides*	10	1	Good	No
154	Eastern Cottonwood	*Populus deltoides*	12	1	Good	No
155	Eastern Cottonwood	*Populus deltoides*	8	1	Good	No
156	Shellbark Hickory	*Carya laciniosa*	9	1	Fair	No
157	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
158	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
159	Shellbark Hickory	*Carya laciniosa*	14	1	Good	No
160	Eastern Cottonwood	*Populus deltoides*	12	1	Good	No
161	American Elm	*Ulmus americana*	14,6,6	3	Good	No
162	**Pin Oak**	***Quercus palustris***	**16**	**1**	**Good**	**Yes**
163	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Good**	**Yes**
164	**Pin Oak**	***Quercus palustris***	**14**	**1**	**Good**	**Yes**
165	**Eastern Cottonwood**	***Populus deltoides***	**18**	**1**	**Good**	**Yes**
166	**Eastern Cottonwood**	***Populus deltoides***	**7**	**1**	**Good**	**Yes**
167	**Pin Oak**	***Quercus palustris***	**32,30,30,28**	**4**	**Good**	**Yes**
168	**Pin Oak**	***Quercus palustris***	**13**	**1**	**Good**	**Yes**
169	**Black Cherry**	***Prunus serotina***	**9**	**1**	**Good**	**Yes**
170	**Pin Oak**	***Quercus palustris***	**16**	**1**	**Good**	**Yes**
171	**Eastern Cottonwood**	***Populus deltoides***	**6**	**1**	**Fair**	**Yes**
172	**American Basswood**	***Tilia americana***	**18,14,12,12**	**4**	**Good**	**Yes**
173	**American Basswood**	***Tilia americana***	**8,7,6**	**3**	**Good**	**Yes**
174	**American Basswood**	***Tilia americana***	**12,8**	**2**	**Good**	**Yes**
175	**American Basswood**	***Tilia americana***	**13**	**1**	**Good**	**Yes**
176	**Pin Oak**	***Quercus palustris***	**24**	**1**	**Good**	**Yes**
177	**Green Ash**	***Fraxinus pennsylvanica***	**10**	**1**	**Poor**	**Yes**
178	**Pin Oak**	***Quercus palustris***	**12**	**1**	**Good**	**Yes**
179	**Pin Cherry**	***Prunus pennsylvanica***	**8**	**1**	**Fair**	**Yes**
180	**Hawthorn**	***Crataegus sp.***	**7,5,2,2**	**4**	**Good**	**Yes**
181	**Green Ash**	***Fraxinus pennsylvanica***	**9**	**1**	**Poor**	**Yes**
182	**Box Elder**	***Acer negundo***	**7**	**1**	**Good**	**Yes**
183	**Green Ash**	***Fraxinus pennsylvanica***	**8**	**1**	**Good**	**Yes**
184	**Hawthorn**	***Crataegus sp.***	**19,9**	**2**	**Good**	**Yes**
185	**Hawthorn**	***Crataegus sp.***	**7,4,3,3**	**4**	**Good**	**Yes**
186	**Pin Oak**	***Quercus palustris***	**27**	**1**	**Good**	**Yes**
187	**Pin Oak**	***Quercus palustris***	**20**	**1**	**Good**	**Yes**
188	**Pin Oak**	***Quercus palustris***	**13**	**1**	**Good**	**Yes**
189	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
190	**Eastern Cottonwood**	***Populus deltoides***	**28**	**1**	**Good**	**Yes**
191	**Green Ash**	***Fraxinus pennsylvanica***	**6**	**1**	**Good**	**Yes**
192	**Pin Oak**	***Quercus palustris***	**7**	**1**	**Good**	**Yes**
193	**Pin Oak**	***Quercus palustris***	**26**	**1**	**Good**	**Yes**
194	**Green Ash**	***Fraxinus pennsylvanica***	**7**	**1**	**Good**	**Yes**
195	**Pin Oak**	***Quercus palustris***	**38**	**1**	**Good**	**Yes**
196	**American Basswood**	***Tilia americana***	**8**	**1**	**Good**	**Yes**
197	**Eastern Cottonwood**	***Populus deltoides***	**19**	**1**	**Good**	**Yes**
198	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
199	**American Basswood**	***Tilia americana***	**7**	**1**	**Good**	**Yes**
200	**American Elm**	***Ulmus americana***	**9**	**1**	**Good**	**Yes**
201	**American Basswood**	***Tilia americana***	**10,7**	**2**	**Good**	**Yes**
202	**American Basswood**	***Tilia americana***	**11**	**1**	**Good**	**Yes**
203	**American Basswood**	***Tilia americana***	**6,6**	**2**	**Good**	**Yes**
204	**Black Cherry**	***Prunus serotina***	**1**	**6**	**Good**	**Yes**
205	**Pin Oak**	***Quercus palustris***	**30**	**1**	**Good**	**Yes**
206	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Good**	**Yes**
207	**Green Ash**	***Fraxinus pennsylvanica***	**9,5**	**2**	**Good**	**Yes**
208	**Green Ash**	***Fraxinus pennsylvanica***	**6**	**1**	**Good**	**Yes**
209	**American Basswood**	***Tilia americana***	**11**	**1**	**Good**	**Yes**
210	**American Basswood**	***Tilia americana***	**13,13**	**2**	**Poor**	**Yes**
211	**American Basswood**	***Tilia americana***	**13,10**	**2**	**Good**	**Yes**
212	**American Basswood**	***Tilia americana***	**10,8**	**2**	**Good**	**Yes**
213	**American Basswood**	***Tilia americana***	**14,8**	**2**	**Good**	**Yes**
214	**American Elm**	***Ulmus americana***	**6,5**	**2**	**Good**	**Yes**
215	**American Elm**	***Ulmus americana***	**22**	**1**	**Good**	**Yes**
216	**Pin Oak**	***Quercus palustris***	**32**	**1**	**Good**	**Yes**
217	**Pin Oak**	***Quercus palustris***	**20**	**1**	**Good**	**Yes**
218	**American Basswood**	***Tilia americana***	**9**	**1**	**Good**	**Yes**
219	**Pin Oak**	***Quercus palustris***	**23, 22**	**2**	**Good**	**Yes**

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
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DAYTON FREIGHT

SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

- ■ 01/31/2023 PRELIMINARY
- □ _____ CHECK
- □ _____ BID
- ■ 02/10/2023 PERMIT
- □ _____ CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE FEBRUARY 10, 2023

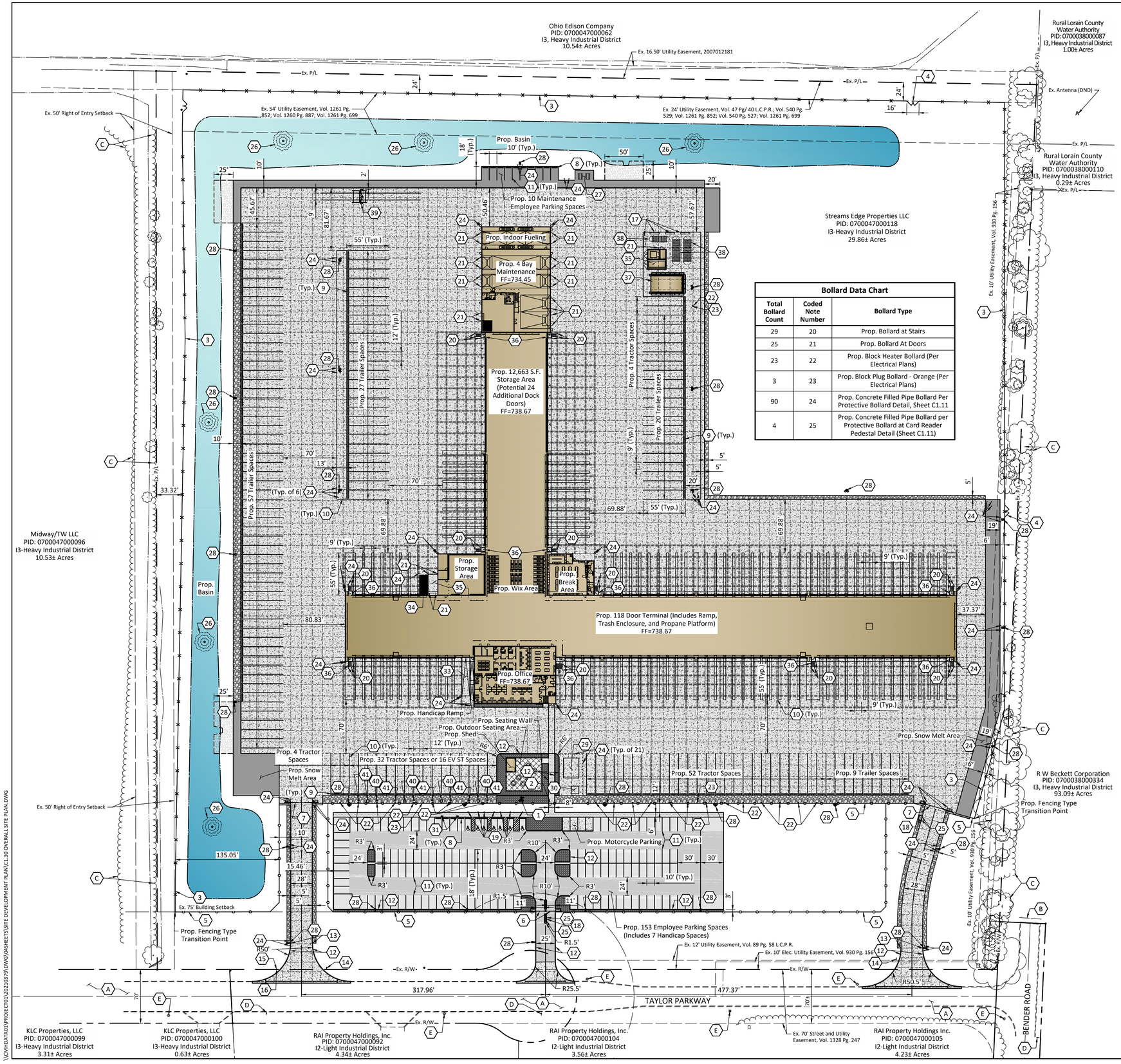
PROJECT NUMBER
2021-0379

SHEET TITLE
TREE SURVEY CHART

SCALE
NONE

SHEET NUMBER
C1.25

\\CMHDATA01\PROJECTS\2021\2021-0379\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.21 - C1.24 EX CONDITIONS AND DEMO PLAN.DWG



Bollard Data Chart

Total Bollard Count	Coded Note Number	Bollard Type
29	20	Prop. Bollard at Stairs
25	21	Prop. Bollard At Doors
23	22	Prop. Block Heater Bollard (Per Electrical Plans)
3	23	Prop. Block Plug Bollard - Orange (Per Electrical Plans)
90	24	Prop. Concrete Filled Pipe Bollard Per Protective Bollard Detail, Sheet C1.11
4	25	Prop. Concrete Filled Pipe Bollard per Protective Bollard at Card Reader Pedestal Detail (Sheet C1.11)

Legend

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Guardrail
- Ex. Tree Line
- Ex. Light Pole
- Ex. Sign
- Ex. Benchmark
- Prop. Concrete Curb
- Prop. C/L Ditch
- Prop. 6' Tall Chain Link Fence with Barbed Wire
- Prop. 8' Tall Black Powder Coated Chain Link Fence
- Prop. Light Pole
- Prop. Flood Light
- Prop. Bollard
- Prop. Block Heater Bollard
- Prop. Flag Pole
- Prop. Sign
- Prop. Pavement Marking Arrow
- Prop. Control/Contraction Joint
- Prop. Control/Contraction Joint, Joint To Be Sealed Using DOWSIL SL-890 Sealant
- Prop. Basin
- Prop. Building
- Prop. HD Asphalt Pavement
- Prop. Light Duty Asphalt Pavement - Drive Lanes
- Prop. Light Duty Asphalt Pavement - Parking Areas
- Prop. HD Concrete Pavement
- Prop. Concrete Sidewalk
- Prop. Aggregate Berm
- Prop. Stone Mulch
- Prop. Flexamat Slope Protection
- (DND) Do Not Disturb

Coded Notes

A. Ex. Concrete Pavement (DND)
B. Ex. Guardrail (DND)
C. Ex. Tree(s) / Tree Line (DND)
D. Ex. Sign (DND)
E. Ex. Light Pole (DND)
1. Prop. Flag Pole
2. Prop. Black Powder Coated ADA Swing Security Gate (Man Gate)
3. Prop. 6' Tall Chain Link Fence with Barbed Wire
4. Prop. 6' Tall Chain Link Access Gate with Bared Wire
5. Prop. 8' Tall Black Powder Coated Chain Link Fence
6. Prop. AutoGate Vertical Pivot Lift Gate for 11' Drive Lane with Black Chain Link and Knox Key Switch for Emergency Access
7. Prop. AutoGate Vertical Pivot Lift Gate for 28' Drive Lane with Black Chain Link and Knox Key Switch for Emergency Access
8. Prop. Automobile Draining Parking Block
9. Prop. Heavy Duty Parking Block
10. Prop. Truck Parking Striping, 4" Wide Yellow
11. Prop. Car Parking Striping, 4" Wide White
12. Prop. Curb
13. End Prop. Curb, Tapering From 6" to 0" Over the Last 2'
14. Prop. Site Sign with Address
15. Prop. "Stop" Sign
16. Prop. "Do Not Enter" Sign
17. Prop. Portable Jersey Barrier
18. Prop. Card Reader Pedestal Tied into Gate Controller
19. Prop. ADA Handicap Parking Sign
20. Prop. Bollard at Stairs
21. Prop. Bollard at Doors
22. Prop. Block Heater Bollard (4 Duplex) (Per Electrical Plans)
23. Prop. Block Plug Bollard - Orange (4 Duplex) (Per Electrical Plans)
24. Prop. Concrete Filled Pipe Bollard
25. Prop. Concrete Filled Pipe Bollard per Protective Bollard at Card Reader Pedestal (See Detail, Sheet C1.11)
26. Prop. Scott Aerator, Boilermaker 1.5 HP Floating Aerator (No Lights)
27. Prop. Picnic Area
28. Prop. Light Pole (Per Electrical Plans)
29. Prop. Generator Pad (Per Electrical Plans)
30. Prop. Transformer Pad (Per Electrical Plans)
31. Prop. Auto EV Charging Station (Per Electrical Plans)
32. Prop. Tractor EV Charging Station
33. Prop. Ramp (Per Architectural Plans)
34. Prop. Propane Platform (Per Architectural Plans)
35. Prop. Trash Enclosure (Per Architectural Plans)
36. Prop. Stairs (Per Architectural Plans)
37. Prop. Salt Shed (Per Architectural Plans)
38. Prop. Fuel Tanks (By Others) (2-20,000 Gal. Diesel & 1-8,000 Gal. DEF)
39. Prop. Snow Scraper (By Others)
40. Fut. Power Block Station (Typ.)
41. Fut. Power Link Charger Station (Typ.)

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

Notes

1. All dimensions in curbed areas shall be front to front of curb. All dimensions in areas without curb shall be to edge of pavement. All dimensions from building shall be from face of building.
2. All dimensions are parallel and perpendicular to base lines, property lines, or building lines unless otherwise noted.
3. All radii in paved areas and on curbs shall be 5' unless otherwise noted.
4. All radii indicated shall be formed as circular arcs.
5. The contractor shall verify all dimensions in field before starting construction. The contractor shall be responsible for all field dimensions. If any discrepancies are found in these plans from actual field condition, the contact the engineer immediately.
6. Provide smooth transition from new areas to existing features as necessary.
7. All areas where the existing pavement or pavements are damaged during construction from traffic by the general contractor, subcontractors, or suppliers shall be resurfaced or reconstructed at least to their original condition after construction work is completed.
8. Painted stripes are to be 4" wide with white paint in car parking, unless otherwise noted. High quality yellow paint is to be used for all markings related to handicap parking and truck parking areas.
9. The contractor shall be responsible to provide at his expense all automobile and pedestrian traffic control devices required by federal, state, county, city, or local agency. The amount, location, and size shall be per direction of agency.
10. Contractor shall utilize caution working around existing utilities.

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Phone: 614.775.4500 Toll Free: 888.775.3648
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SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/31/2023	PRELIMINARY
□		CHECK
□		BID
■	02/10/2023	PERMIT
□		CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE FEBRUARY 10, 2023

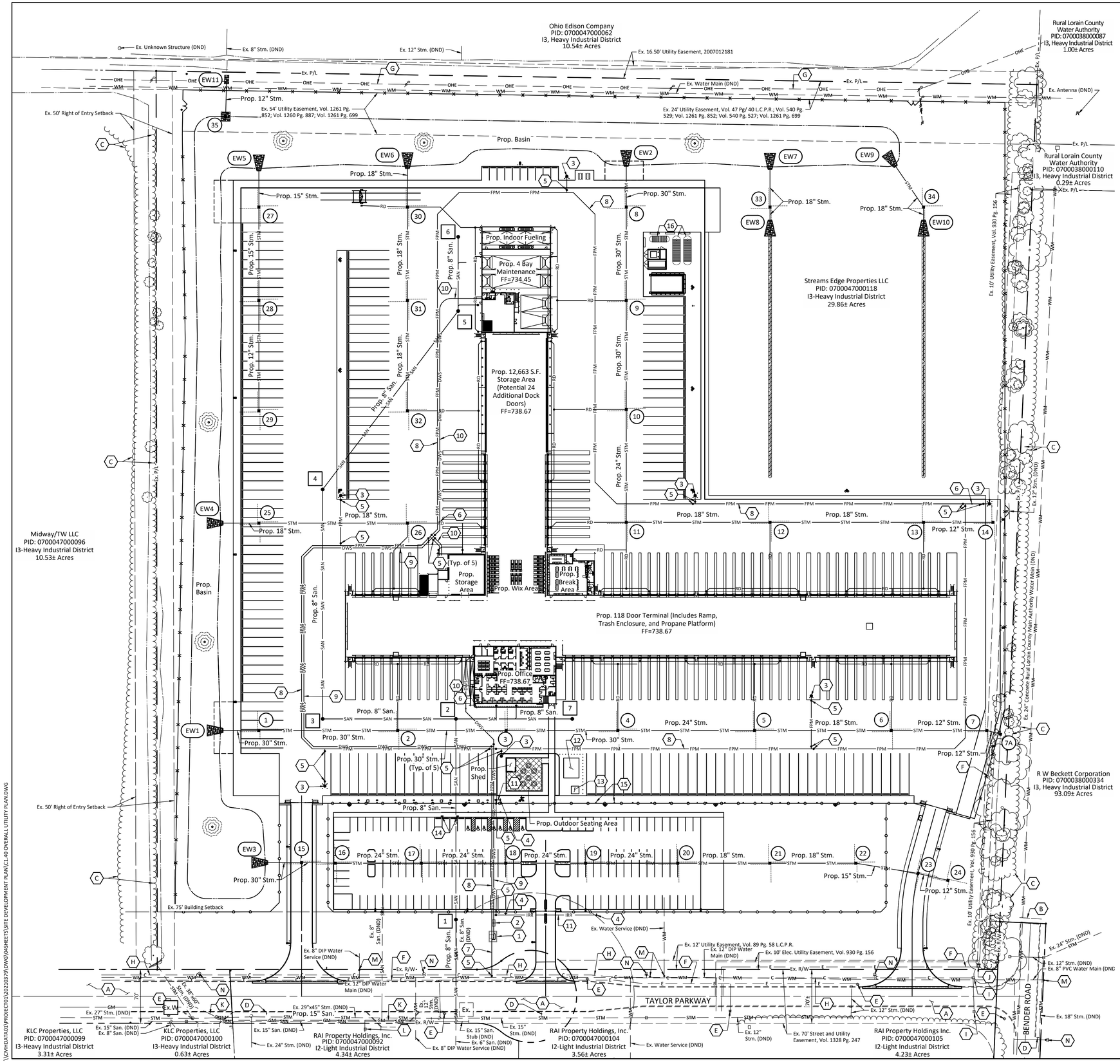
PROJECT NUMBER
2021-0379

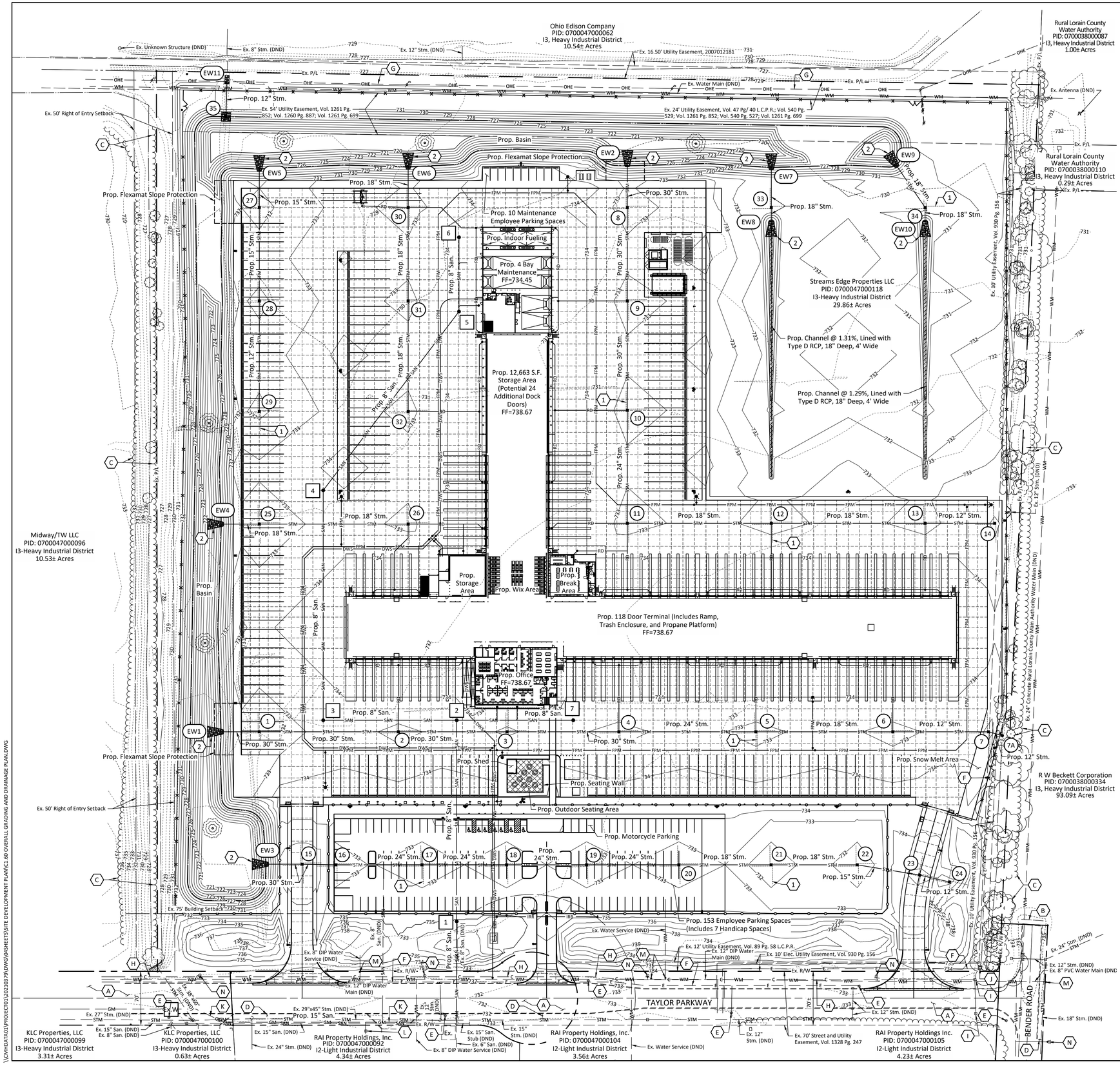
SHEET TITLE
OVERALL SITE PLAN

SCALE
1" = 60'

SHEET NUMBER
C1.30

\\CAMHDATA01\PROJECT01\2021\2103795\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.30 OVERALL SITE PLAN.DWG


Ohio Edison Company
PID: 0700047000062
I3, Heavy Industrial District
10.54± Acres
Rural Lorain County Water Authority
PID: 0700038000087
I3, Heavy Industrial District
1.00± Acres
Rural Lorain County Water Authority
PID: 0700038000110
I3, Heavy Industrial District
0.29± Acres
Streams Edge Properties LLC
PID: 0700047000118
I3-Heavy Industrial District
29.86± Acres
Midway/TW LLC
PID: 0700047000096
I3-Heavy Industrial District
10.53± Acres
R W Beckett Corporation
PID: 0700038000334
I3, Heavy Industrial District
93.09± Acres
KLC Properties, LLC
PID: 0700047000099
I3-Heavy Industrial District
3.31± Acres
KLC Properties, LLC
PID: 0700047000100
I3-Heavy Industrial District
0.63± Acres
RAI Property Holdings, Inc.
PID: 0700047000092
I2-Light Industrial District
4.34± Acres
RAI Property Holdings, Inc.
PID: 0700047000104
I2-Light Industrial District
3.56± Acres
RAI Property Holdings Inc.
PID: 0700047000105
I2-Light Industrial District
4.23± Acres
Prop. 4 Bay Maintenance FF=734.45
Prop. Indoor Fueling
Prop. 12,663 S.F. Storage Area (Potential 24 Additional Dock Doors) FF=738.67
Prop. 118 Door Terminal (Includes Ramp, Trash Enclosure, and Propane Platform) FF=738.67
Prop. Office FF=738.67
Prop. Storage Area
Prop. Wix Area
Prop. Break Area
Prop. Shed
Prop. Outdoor Seating Area
Prop. Basin
TAYLOR PARKWAY
BENDER ROAD
Ex. 50' Right of Entry Setback
Ex. 75' Building Setback
Ex. 54' Utility Easement, Vol. 1261 Pg. 852; Vol. 1260 Pg. 887; Vol. 1261 Pg. 699
Ex. 24' Utility Easement, Vol. 47 Pg/ 40 L.C.P.R.; Vol. 540 Pg. 529; Vol. 1261 Pg. 852; Vol. 540 Pg. 527; Vol. 1261 Pg. 699
Ex. 16.50' Utility Easement, 2007012181
Ex. 10' Utility Easement, Vol. 930 Pg. 156
Ex. 12' Utility Easement, Vol. 89 Pg. 58 L.C.P.R.
Ex. 70' Street and Utility Easement, Vol. 1328 Pg. 247
Ex. Water Main (DND)
Ex. Antenna (DND)
Ex. Water Service (DND)
Ex. 8" DIP Water Service (DND)
Ex. 12" DIP Water Main (DND)
Ex. 10' Elec. Utility Easement, Vol. 930 Pg. 156
Ex. 24" Concrete Rural Lorain County Water Authority Water Main (DND)
Ex. 12" PVC Water Main (DND)
Ex. 12" Stm. (DND)
Ex. 24" Stm. (DND)
Ex. 18" Stm. (DND)
Ex. 15" San. (DND)
Ex. 8" San. (DND)
Ex. 27" Stm. (DND)
Ex. 29"x45" Stm. (DND)
Ex. 38"x60" Stm. (DND)
Ex. 24" San. (DND)
Ex. 15" San. Stub (DND)
Ex. 6" San. (DND)
Ex. 15" Stm. (DND)
Ex. 12" Stm. (DND)
Prop. 30" Stm.
Prop. 24" Stm.
Prop. 18" Stm.
Prop. 15" Stm.
Prop. 12" Stm.
Prop. 8" San.
Prop. 12" San.
Prop. 15" San.
Prop. 12" Sanitary Sewer Main
Prop. 18" Stm.
Prop. 12" Stm.
Prop. 30" Stm.
Prop. 24" Stm.
Prop. 18" Stm.
Prop. 15" Stm.
Prop. 12" Stm.
Prop. 8" San.
Prop. 18" Stm.
Prop. 18" Stm.
Prop. 18" Stm



Legend

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Guardrail
- Ex. Underground Electric Line
- Ex. Overhead Electric Line
- Ex. Underground Comm. Line
- Ex. Gas Main
- Ex. Water Main
- Ex. Sanitary Sewer
- Ex. Storm Sewer
- Ex. Major Contour
- Ex. Minor Contour
- Ex. Spot Elevation
- Ex. Tree Line
- Ex. Utility Pole
- Ex. Guy Wire
- Ex. Guy Pole
- Ex. Light Pole
- Ex. Transformer
- Ex. Gas Meter
- Ex. Sign
- Ex. Benchmark
- Prop. Concrete Curb
- Prop. C/L Ditch
- Prop. 6' Tall Chain Link Fence with Barbed Wire
- Prop. 8' Tall Black Powder Coated Chain Link Fence
- Prop. Gas Service
- Prop. Water Main
- Prop. Fire Protection Main
- Prop. Domestic Water Service
- Prop. Irrigation Line
- Prop. Sanitary Sewer
- Prop. Sanitary Sewer Service
- Prop. Storm Sewer
- Prop. Roof Drain
- Prop. 4" HDPE Finger Drain
- Prop. Major Contour
- Prop. Minor Contour
- Prop. Spot Elevation
- Prop. Light Pole
- Prop. Flood Light
- Prop. Bollard
- Prop. Block Heater Bollard
- Prop. Flag Pole
- Prop. Sign
- Prop. Pavement Marking Arrow
- Prop. Control/Contraction Joint
- (DND) Do Not Disturb

Coded Notes

- A Ex. Concrete Pavement (DND)
- B Ex. Guardrail (DND)
- C Ex. Tree(s) / Tree Line (DND)
- D Ex. Sign (DND)
- E Ex. Light Pole (DND)
- F Ex. Underground Electric Line (DND)
- G Ex. Overhead Electric Line (DND)
- H Ex. Underground Comm. Line (DND)
- I Ex. Pull Box (DND)
- J Ex. Transformer (DND)
- K Ex. Gas 8" Main (DND)
- L Ex. Gas Meter (DND)
- M Ex. Water Valve (DND)
- N Ex. Fire Hydrant (DND)
- 1 Prop. 4" Finger Drain (Typ.)
- 2 Prop. Rock Outlet Protection with Filter Fabric, See Riprap Chart (This Sheet) For Dimensions and Type

Notes

1. Proposed contours and grades shown are top of pavement or finished grade unless otherwise noted.
2. Contractor shall utilize caution working around existing utilities.

Riprap Chart

Structure	Length	Width 1	Width 2	Depth	Rock Size
EW 1	20'	6'	15'	2'	ODOT Type B
EW 2	20'	6'	15'	2'	ODOT Type B
EW 3	20'	6'	15'	2'	ODOT Type B
EW 4	20'	6'	15'	2'	ODOT Type B
EW 5	20'	6'	15'	2'	ODOT Type B
EW 6	20'	6'	15'	2'	ODOT Type B
EW 7	20'	6'	15'	2'	ODOT Type B
EW 8	20'	6'	15'	2'	ODOT Type B
EW 9	20'	6'	15'	2'	ODOT Type B
EW 10	20'	6'	15'	2'	ODOT Type B
EW 11	10'	5'-8"	-	2'	ODOT Type C
35	12'	12'	-	2'	ODOT Type B

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

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MARK	DATE	DESCRIPTION

REVISIONS

DRAWING SET

- ■ 01/31/2023 PRELIMINARY
- □ _____ CHECK
- □ _____ BID
- ■ 02/10/2023 PERMIT
- □ _____ CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
FEBRUARY 10, 2023

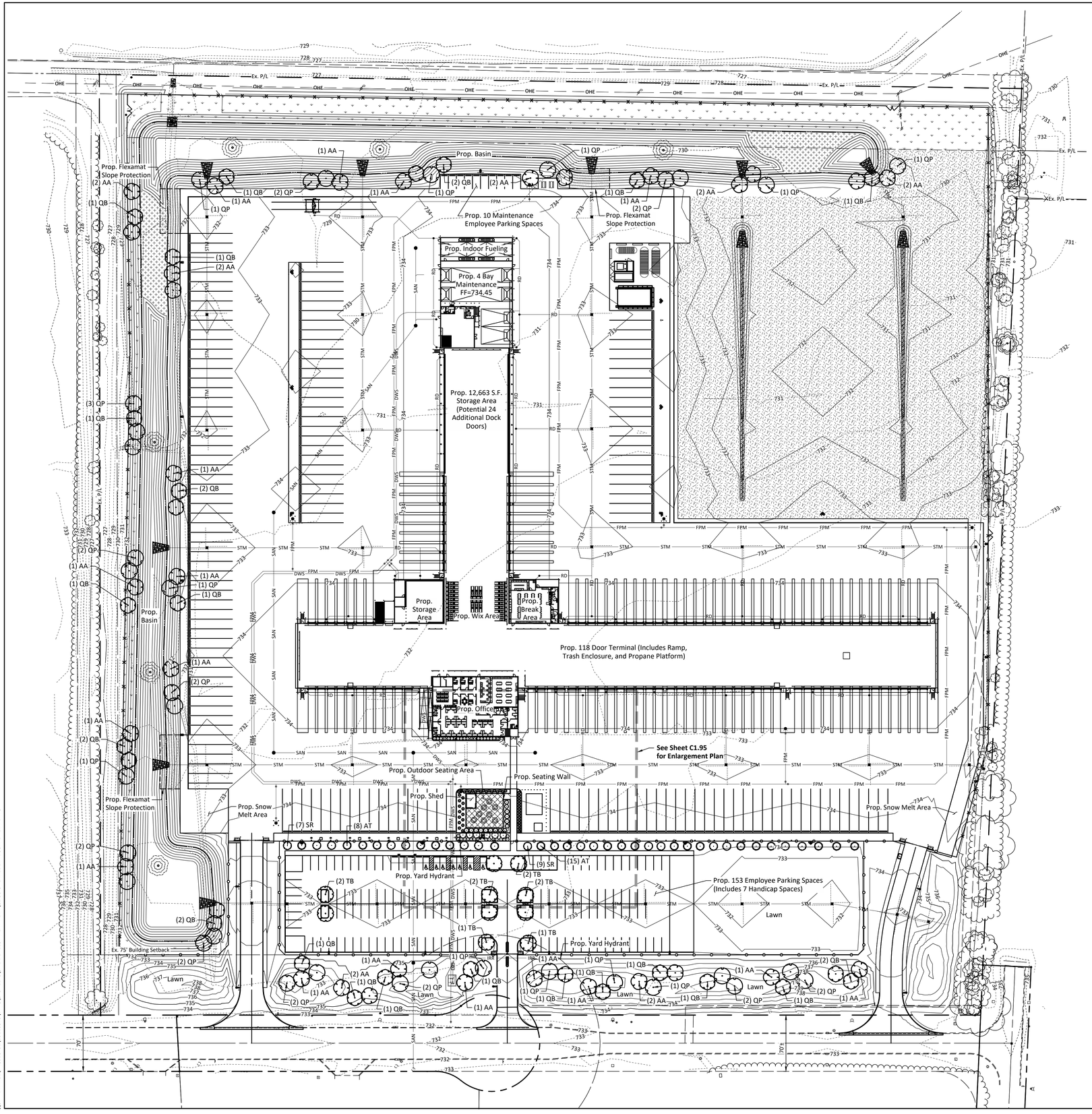
PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL GRADING & DRAINAGE PLAN

SCALE
1" = 60'

SHEET NUMBER
C1.60

\\CMHDATA01\PROJECTS\2021\2037\9\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.60 OVERALL GRADING AND DRAINAGE PLAN.DWG



PLANT SCHEDULE SITE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	AA	31	Acer saccharum 'Autumn Splendor' Autumn Splendor Sugar Maple	2" Cal.	B&B
	AT	23	Amelanchier canadensis 'Trazam' Tradition Canadian Serviceberry	1.75" Cal.	B&B
	QB	27	Quercus Bicolor Swamp White Oak	2" Cal.	B&B
	QP	34	Quercus palustris Pin Oak	2" Cal.	B&B
	SR	16	Syringa reticulata Japanese Tree Lilac	1.75" Cal.	B&B
	TB	10	Tilia americana `Boulevard` Boulevard American Linden	3" Cal.	B&B

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	BG	34	Buxus x 'Green Velvet' Green Velvet Boxwood	24" Ht.	B&B
	BGS	3	Buxus x `Green Mountain` Green Mountain Boxwood - Spiral Form	5` Ht.	B&B
	HB	6	Hydrangea paniculata 'Bulk' Quick Fire Panicle Hydrangea	24" Ht.	Cont.
	HJ	2	Hydrangea paniculata 'Jane' Little Lime Panicle Hydrangea	24" Ht.	Cont.
	TD	10	Taxus cuspidata 'Densiformis' Dense Japanese Yew	24" Ht.	Cont.
	WA	3	Weigela florida 'Alexandra' Wine & Roses Weigela	24" Ht.	Cont.

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	CK	47	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	#3	Cont.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	161,926 sf	Nesting Grass Mix
	57,941 sf	No Mow Seed Mix
	9,020 sf	Pond Planting

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

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□		CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE FEBRUARY 10, 2023

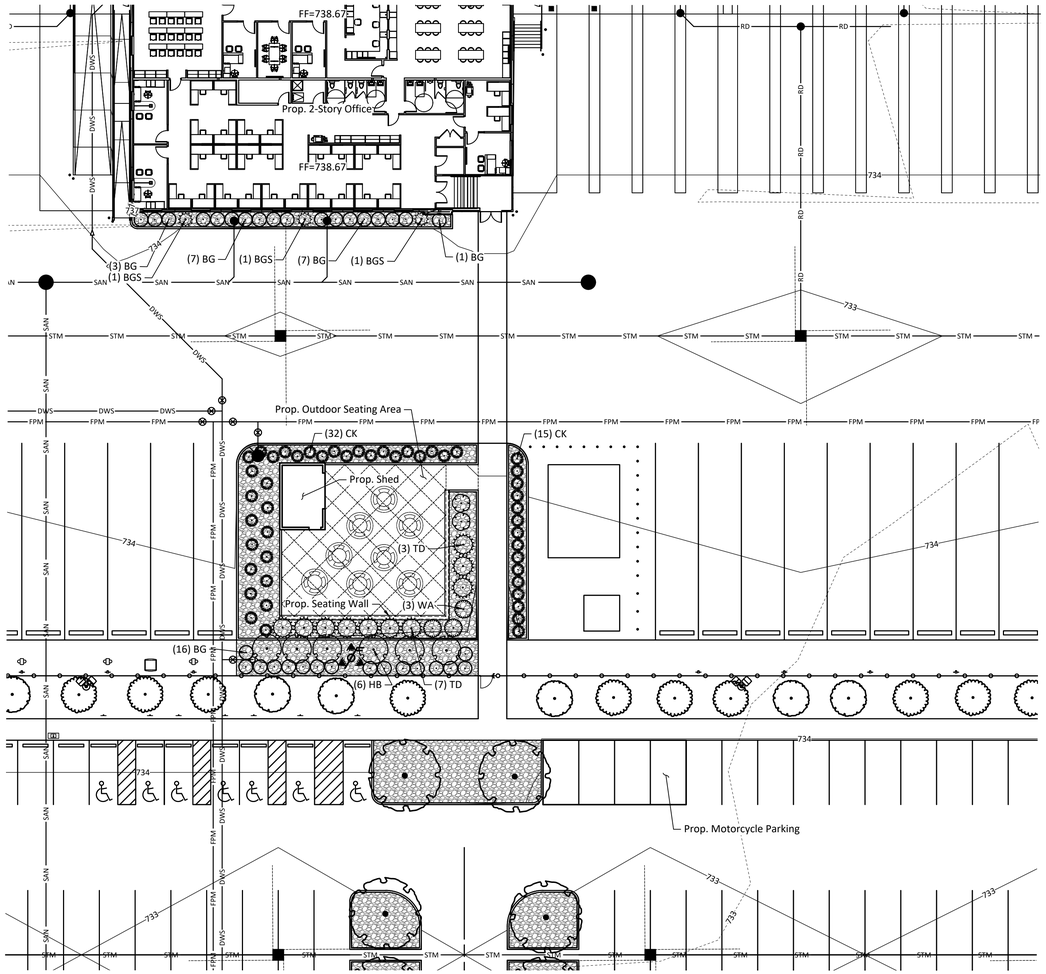
PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL LANDSCAPE PLAN

SCALE
1" = 60'

SHEET NUMBER
C1.90

\\CAMHDATA01\PROJECTS01\2021\379\DWG\[ASHEETS]\SITE DEVELOPMENT PLAN\C1.90 OVERALL LANDSCAPE PLAN.DWG



PLANT LEGEND

SHRUBS	CODE	BOTANICAL / COMMON NAME
	BG	Buxus x 'Green Velvet' Green Velvet Boxwood
	BGS	Buxus x `Green Mountain` Green Mountain Boxwood - Spiral Form
	HB	Hydrangea paniculata 'Bulk' Quick Fire Panicle Hydrangea
	HJ	Hydrangea paniculata 'Jane' Little Lime Panicle Hydrangea
	TD	Taxus cuspidata 'Densiformis' Dense Japanese Yew
	WA	Weigela florida 'Alexandra' Wine & Roses Weigela

GRASSES	CODE	BOTANICAL / COMMON NAME
	CK	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass

Prop. Stone Mulch

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

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REVISIONS		
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□		BID
■	02/10/2023	PERMIT
□		CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
FEBRUARY 10, 2023

PROJECT NUMBER
2021-0379

SHEET TITLE
LANDSCAPE ENLARGEMENT PLAN

SCALE
1" = 20'

SHEET NUMBER
C1.95

\\CMHDATA01\PROJECTS\2021\0379\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.95 - LANDSCAPE PLAN.DWG

Ohio Edison Company
PID: 0700047000062
I3, Heavy Industrial District
10.54± Acres

Ex. Unknown Structure (DND)

Ex. P/L

Ex. 16.50' Utility Easement, 2007012181

Ex. 54' Utility Easement, Vol. 1261 Pg. 852; Vol. 1260 Pg. 887; Vol. 1261 Pg. 699

Ex. 24' Utility Easement, Vol. 47 Pg/ 40 L.C.P.R.; Vol. 540 Pg. 529; Vol. 1261 Pg. 852; Vol. 540 Pg. 527; Vol. 1261 Pg. 699

Rural Lorain County Water Authority
PID: 0700038000087
I3, Heavy Industrial District
1.00± Acres

Ex. Antenna (DND)

Rural Lorain County Water Authority
PID: 0700038000110
I3, Heavy Industrial District
0.29± Acres

Prop. Basin

Prop. Picnic Area

Prop. 10 Maintenance Employee Parking Spaces

Prop. Indoor Fueling

Prop. Salt Shed

Prop. 4 Bay Maintenance FF=734.45

Streams Edge Properties LLC
PID: 0700047000118
I3-Heavy Industrial District
29.86± Acres

Ex. 10' Utility Easement, Vol. 930 Pg. 156

Midway/TW LLC
PID: 0700047000096
I3-Heavy Industrial District
10.53± Acres

Prop. Basin

Prop. Storage Area

Prop. Wix Area

Prop. [Break] Area

Prop. 118 Door Terminal (Includes Ramp, Trash Enclosure, and Propane Platform)
FF=738.67

Prop. Office
FF=738.67

Prop. Shed

Prop. Motorcycle Parking

Ex. 75' Building Setback

Ex. 12' Utility Easement, Vol. 89 Pg. 58 L.C.P.R.

Ex. 10' Elec. Utility Easement, Vol. 930 Pg. 156

Ex. R/W

TAYLOR PARKWAY

70'

70'±

Ex. 70' Street and Utility Easement, Vol. 1328 Pg. 247

BENDER ROAD

R W Beckett Corporation
PID: 0700038000334
I3, Heavy Industrial District
93.09± Acres

KLC Properties, LLC
PID: 0700047000099
I3-Heavy Industrial District
3.31± Acres

KLC Properties, LLC
PID: 0700047000100
I3-Heavy Industrial District
0.63± Acres

RAI Property Holdings, Inc.
PID: 0700047000092
I2-Light Industrial District
4.34± Acres

RAI Property Holdings, Inc.
PID: 0700047000104
I2-Light Industrial District
3.56± Acres

RAI Property Holdings Inc.
PID: 0700047000105
I2-Light Industrial District
4.23± Acres

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

P1 1 Fixture Mounted at 35' W/ External Glare Shield (DSX2 LED P4 50K TFTM with EGS Shield)

P3 1 Fixture Mounted at 50' W/ 10° Tilt W/ External Glare Shield (RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R4 Distribution with EGS Shield)

P4 2 Fixtures Mounted at 50' W/ 10° Tilt (2 @ 90 Drill Side Configuration) (RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R4 Distribution)

B1 1 Fixture Recess Mounted Between Dock Doors on Overhang at 19'± (VersaLED Lighting VR21-Q LED Recessed Canopy 48W 4000K)

B2 1 Fixture Recess Mounted Between Dock Doors on Overhang at 22'± (VersaLED Lighting VR21-Q LED Recessed Canopy 48W 4000K)

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REVISIONS

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DRAWING SET

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□		CHECK
□		BID
■	02/10/2023	PERMIT
□		CONSTRUCTION

SEAL

PERMIT SET
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE FEBRUARY 10, 2023

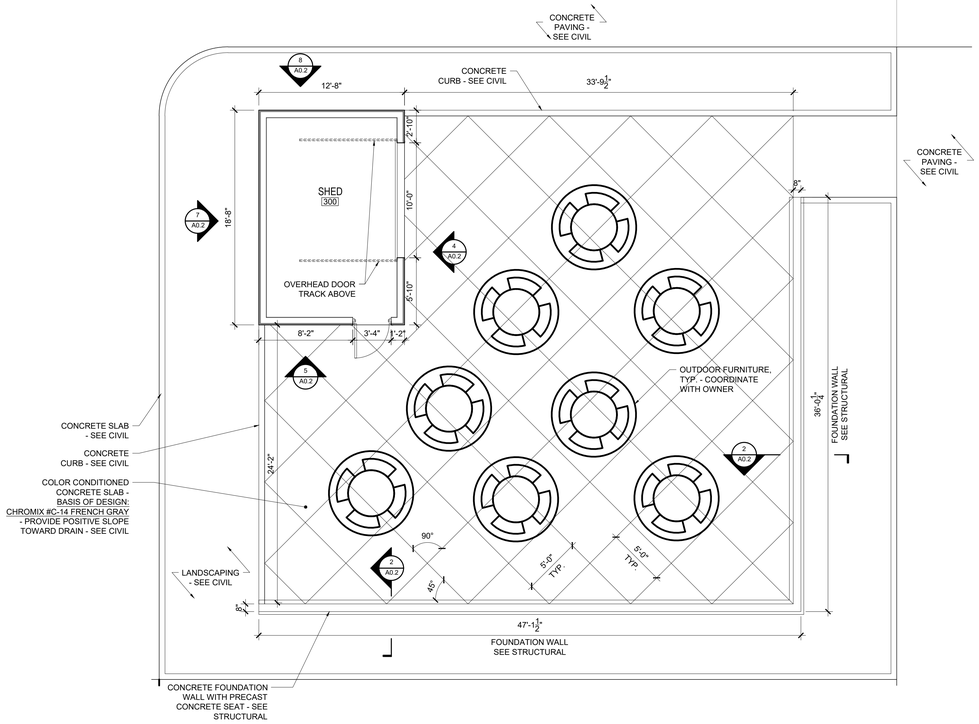
PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL LIGHTING PLAN

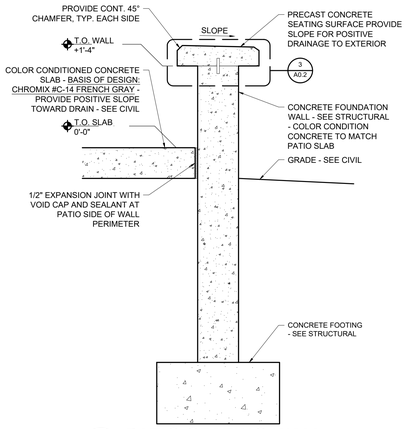
SCALE
1" = 60'

SHEET NUMBER
C2.00

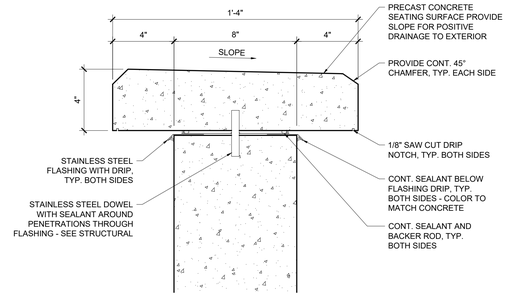
\\CMH\DATA01\PROJECTS\2021\0379\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C2.00 OVERALL LIGHTING PLAN.DWG



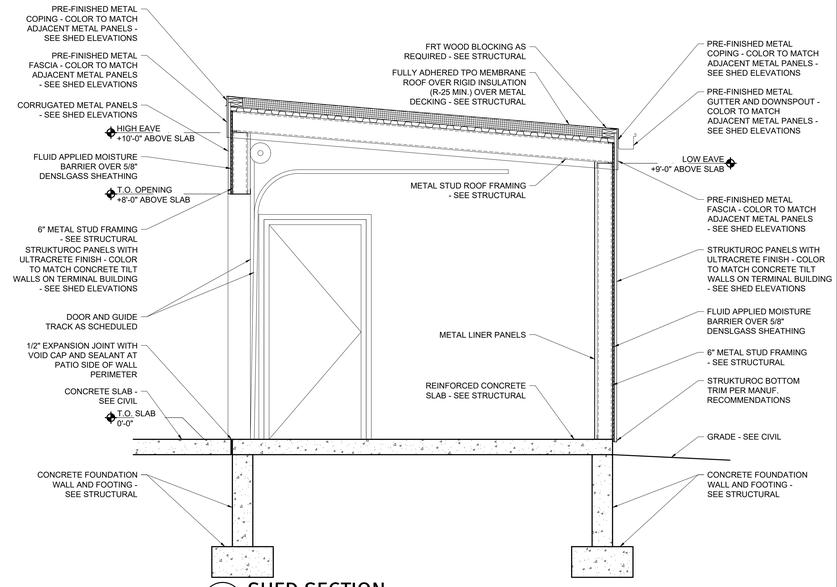
1 A0.2 ENLARGED PATIO PLAN
SCALE: 3/16" = 1'-0"



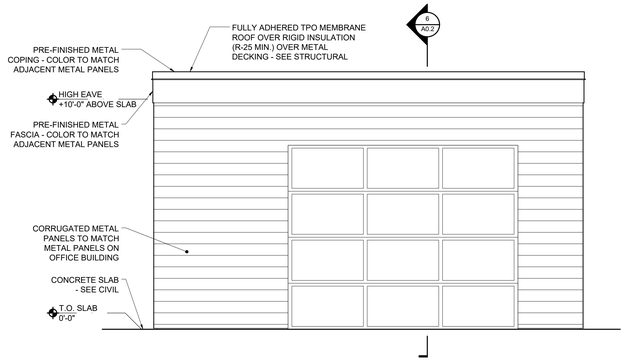
2 A0.2 PATIO SEATING WALL
SCALE: 1" = 1'-0"



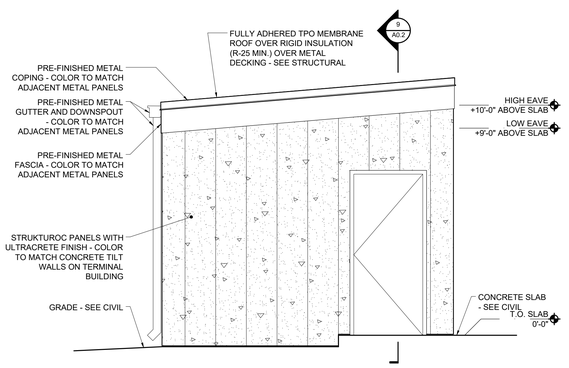
3 A0.2 SEAT COPING DETAIL
SCALE: 3" = 1'-0"



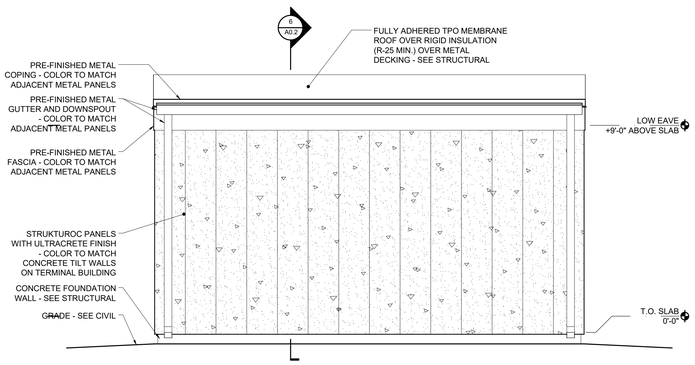
6 A0.2 SHED SECTION
SCALE: 1/2" = 1'-0"



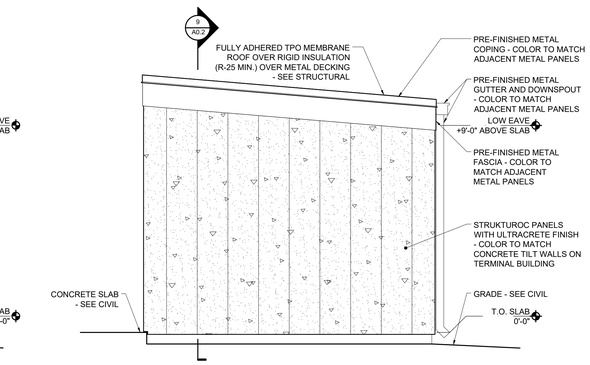
4 A0.2 SHED - WEST ELEVATION
SCALE: 3/8" = 1'-0"



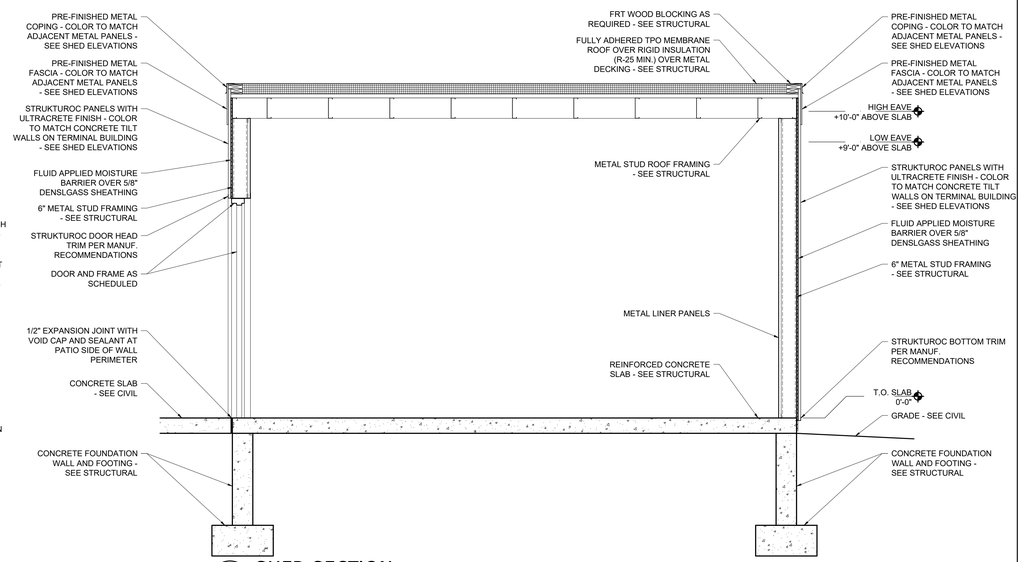
5 A0.2 SHED - SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



7 A0.2 SHED - EAST ELEVATION
SCALE: 3/8" = 1'-0"



8 A0.2 SHED - NORTH ELEVATION
SCALE: 3/8" = 1'-0"



9 A0.2 SHED SECTION
SCALE: 1/2" = 1'-0"

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CONSULTANT

DAYTON FREIGHT CLEVELAND

NORTH RIDGEVILLE, OH

PROJECT NUMBER 2266

ISSUE DATE

FOR ZONING REVIEW 02.09.23

DRAWING DATA

DRAWN BY: AA / BB
CHECKED BY: TH

SHEET TITLE

SITE PLAN DETAILS

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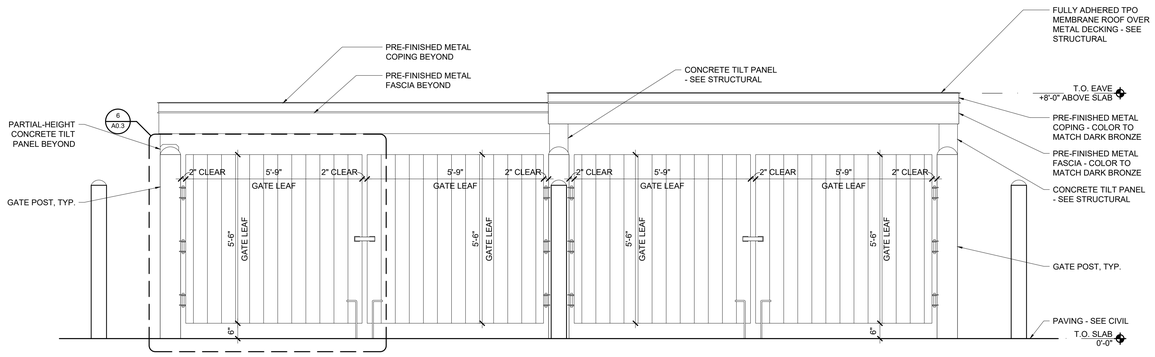
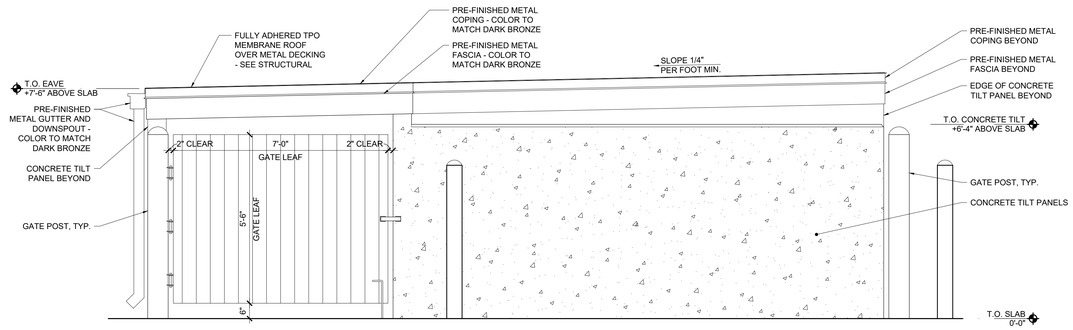
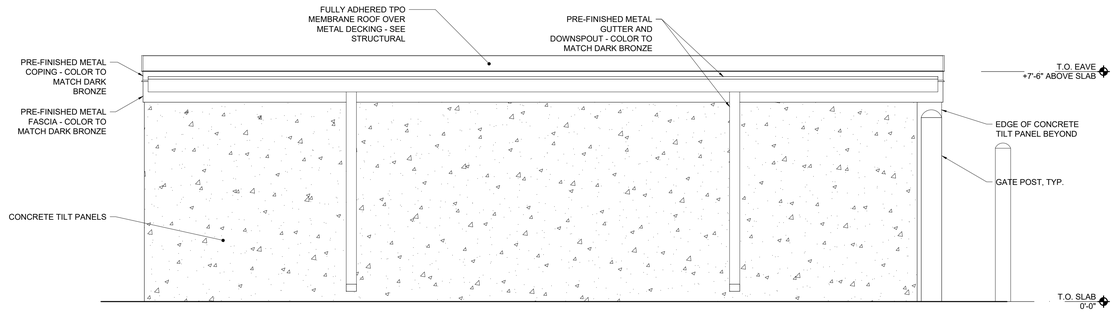
A0.2



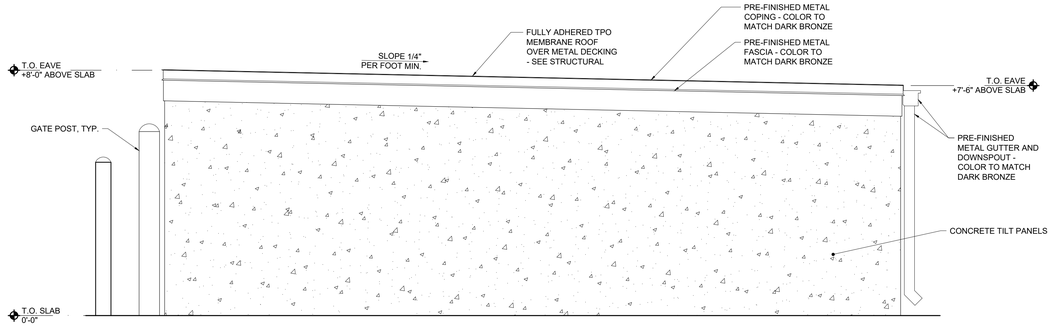
1 A0.3 TRASH ENCLOSURE ELEVATION
SCALE: 1/2" = 1'-0"



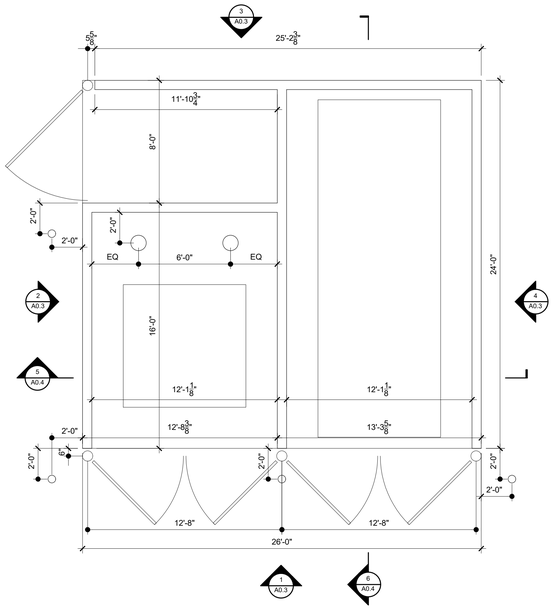
2 A0.3 TRASH ENCLOSURE ELEVATION
SCALE: 1/2" = 1'-0"



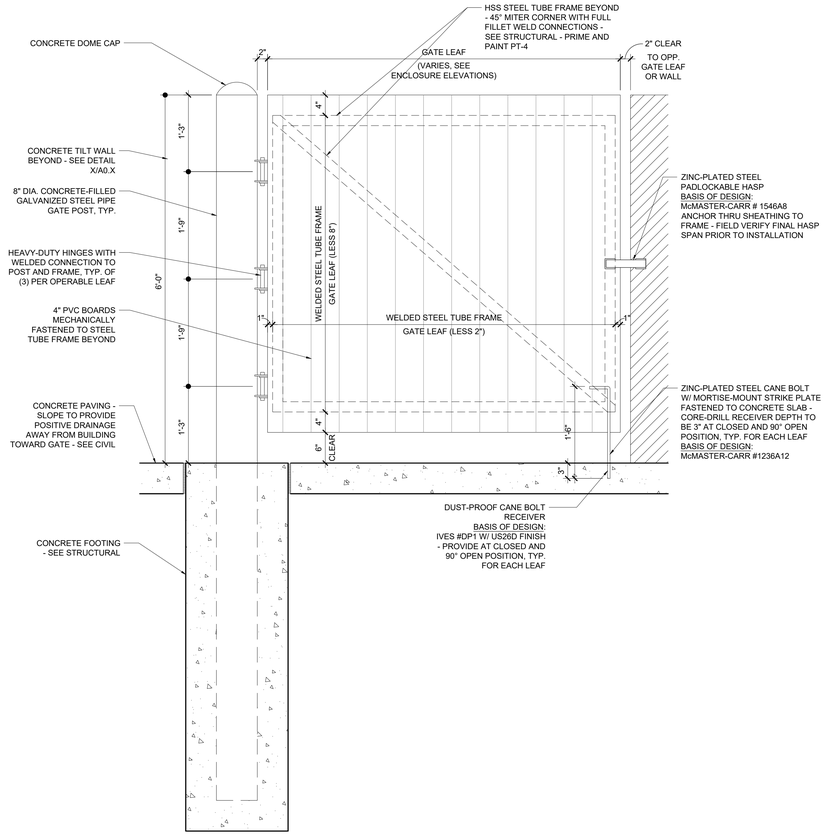
3 A0.3 TRASH ENCLOSURE ELEVATION
SCALE: 1/2" = 1'-0"



4 A0.3 TRASH ENCLOSURE ELEVATION
SCALE: 1/2" = 1'-0"



5 A0.3 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



6 A0.3 GATE SECTION
SCALE: 1" = 1'-0"

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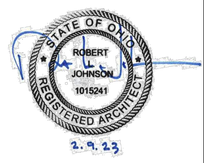

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PROJECT NUMBER 2266

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SITE PLAN DETAILS

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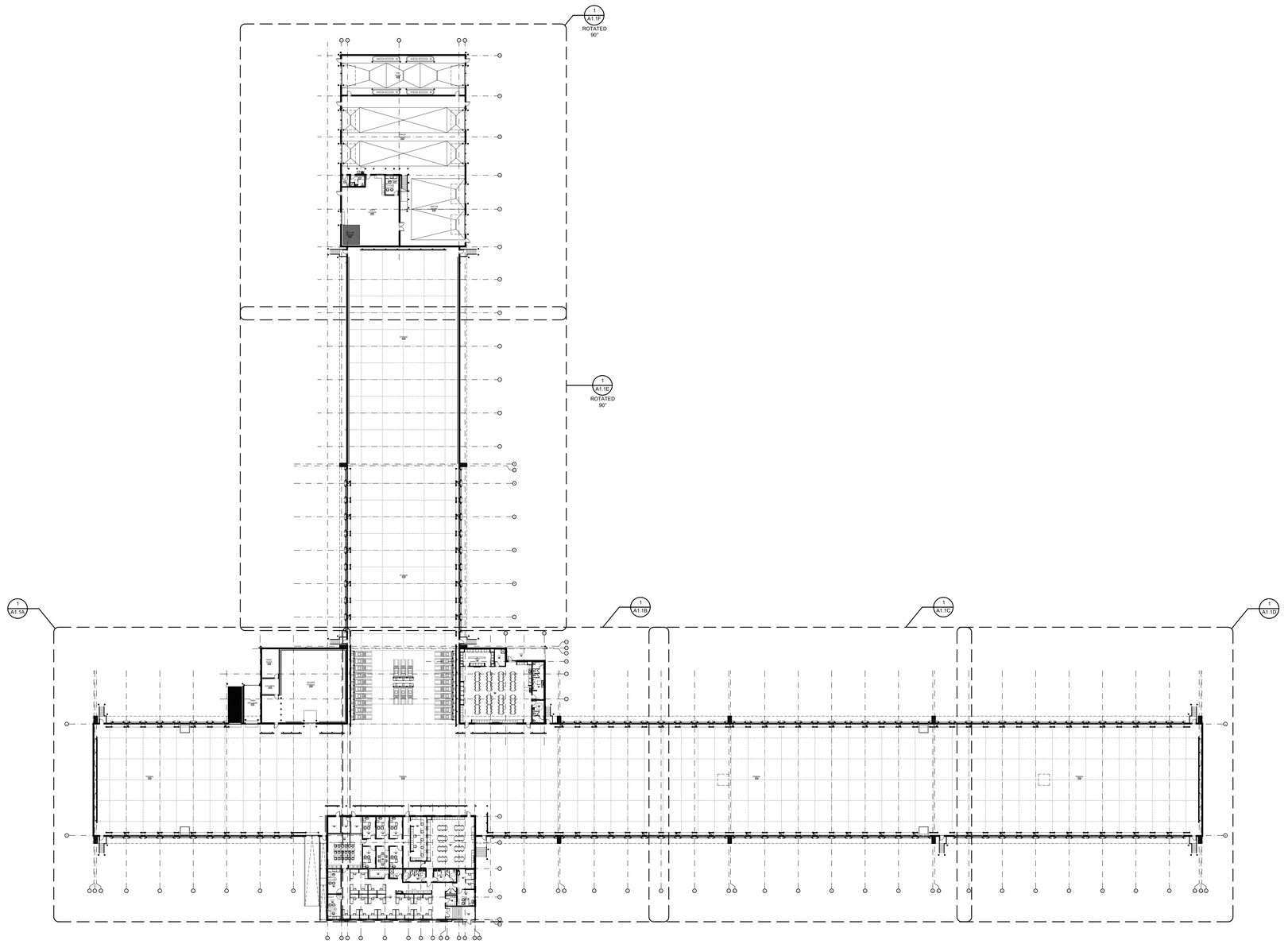
A0.3



1 A1.0 OVERALL FLOOR PLAN
SCALE: 1"=35'-0"

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OVERALL FLOOR PLAN

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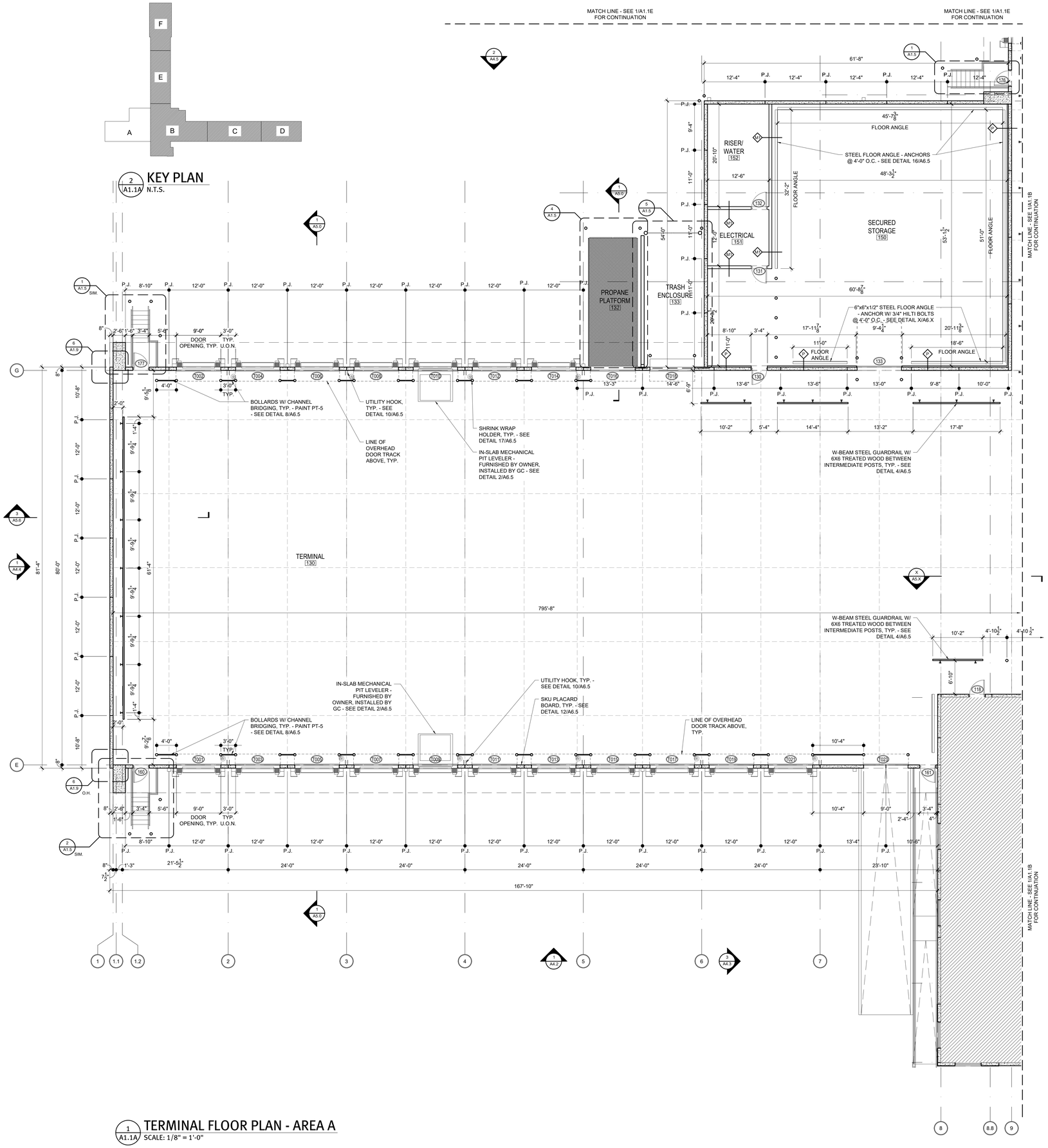
A1.0

KEY PLAN
2 / A1.1A N.T.S.



TERMINAL FLOOR PLAN - AREA A
1 / A1.1A SCALE: 1/8" = 1'-0"

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TERMINAL FLOOR PLAN - AREA A

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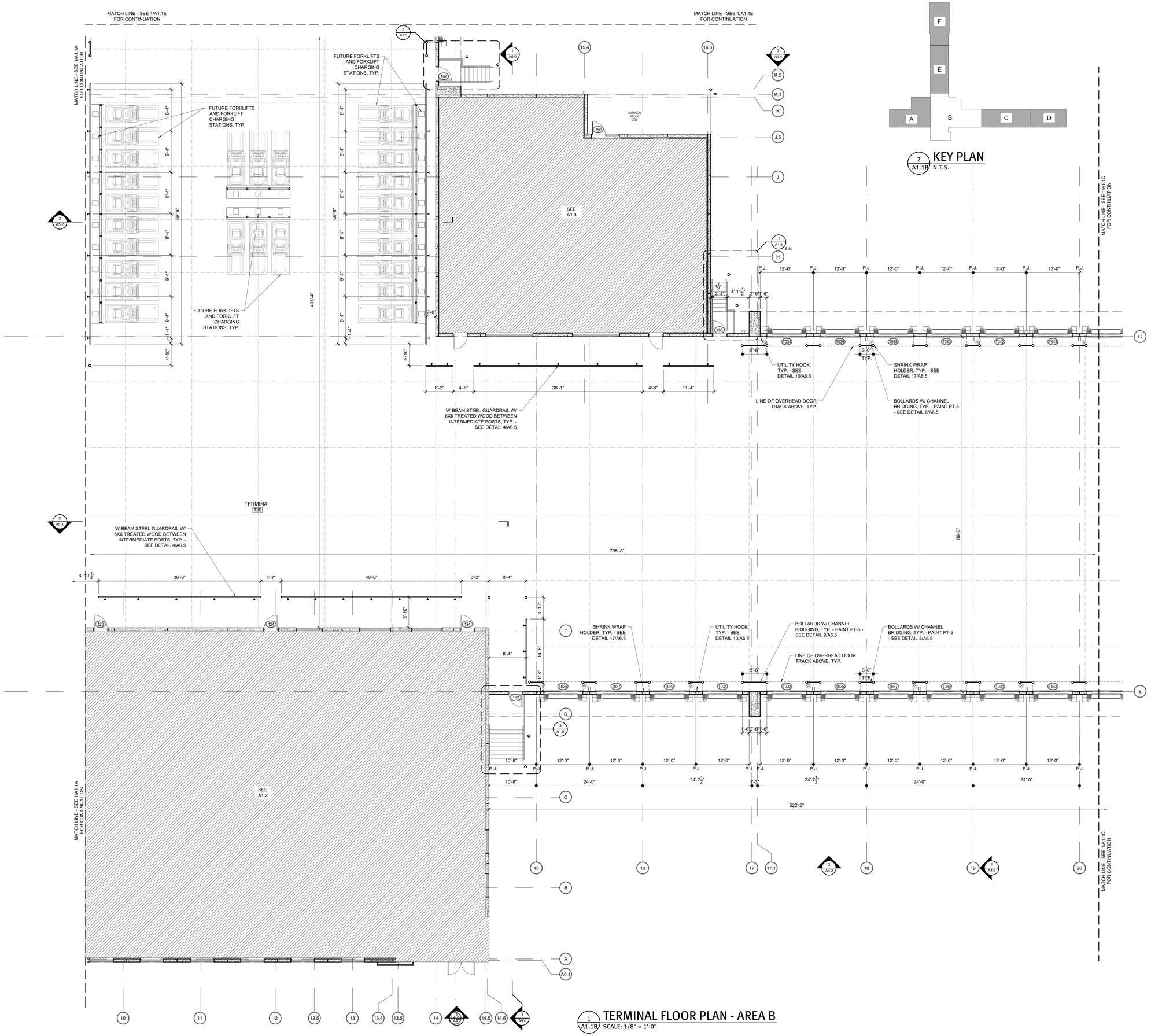
SHEET NUMBER

A1.1A



KEY PLAN
2 / A1.1B — N.T.S.

TERMINAL FLOOR PLAN - AREA B
1 / A1.1B — SCALE: 1/8" = 1'-0"

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TERMINAL FLOOR PLAN - AREA B

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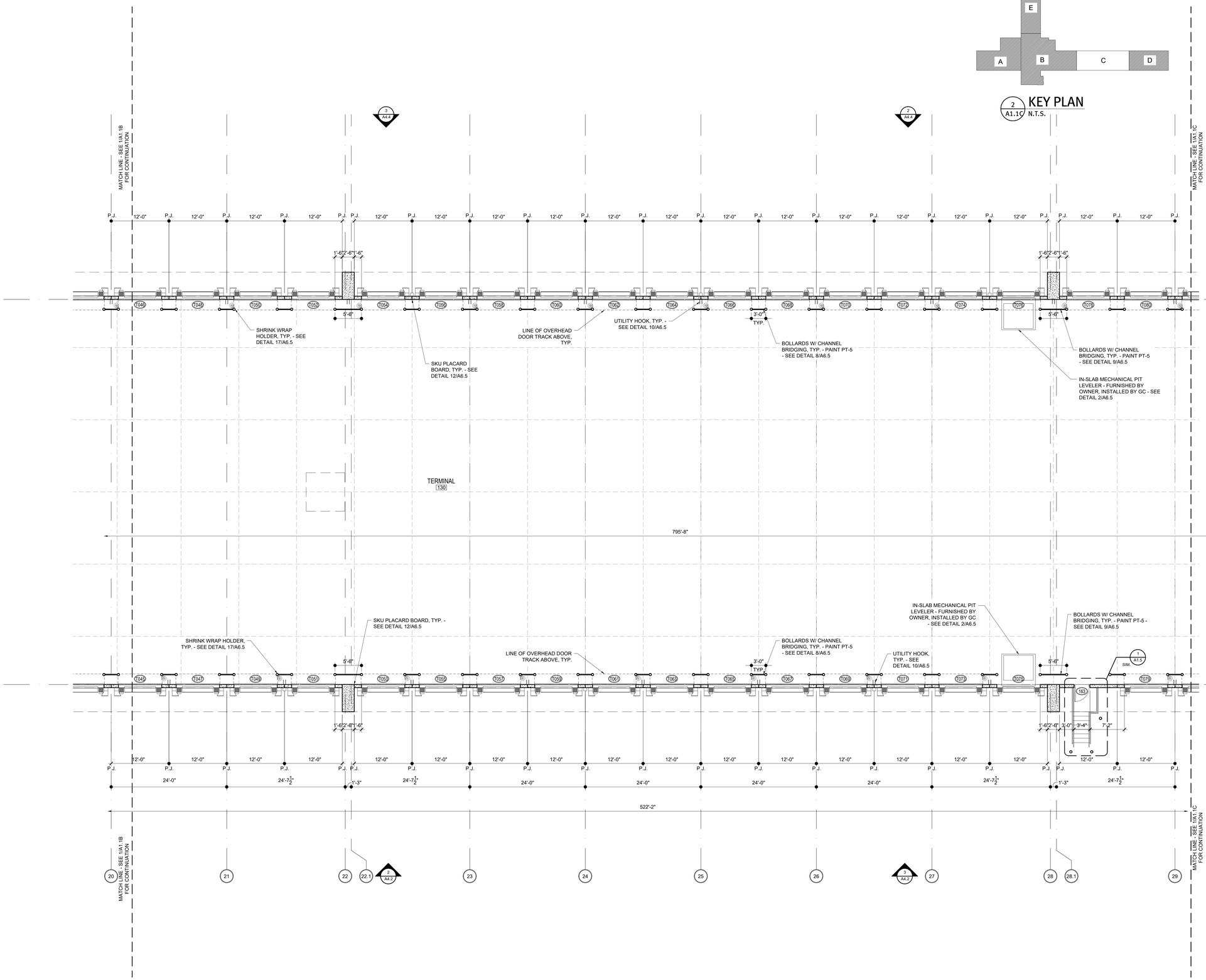
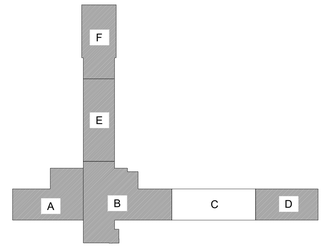
SHEET NUMBER

A1.1B



2 A1.1C KEY PLAN N.T.S.



1 A1.1C TERMINAL FLOOR PLAN - AREA C

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

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TERMINAL FLOOR PLAN - AREA C

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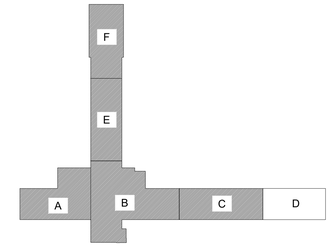
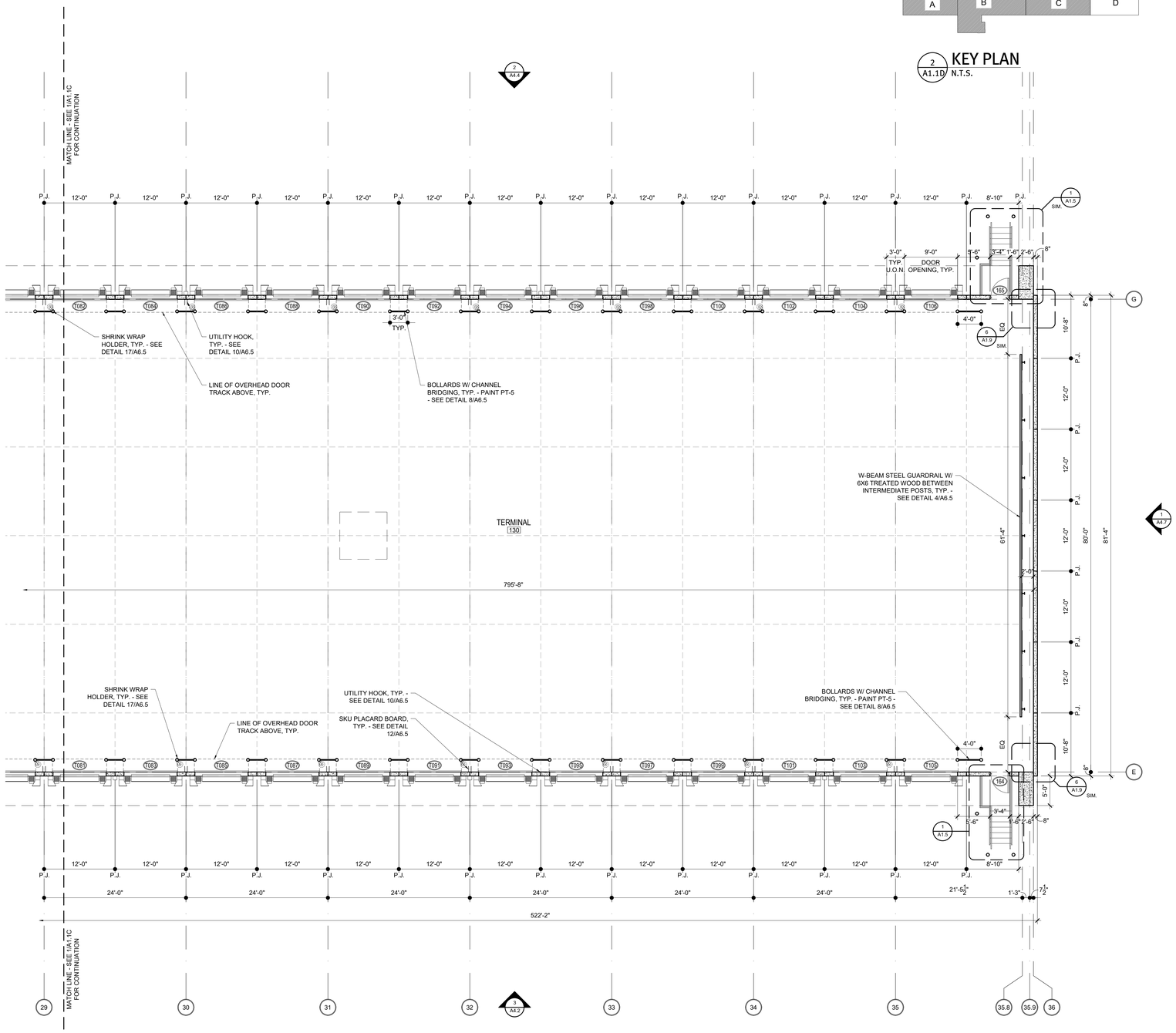
SHEET NUMBER

A1.1C



2 A1.1D KEY PLAN N.T.S.



1 A1.1D TERMINAL FLOOR PLAN - AREA D
SCALE: 1/8" = 1'-0"

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TERMINAL FLOOR PLAN - AREA D

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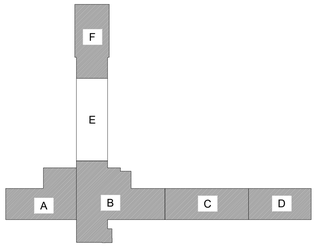
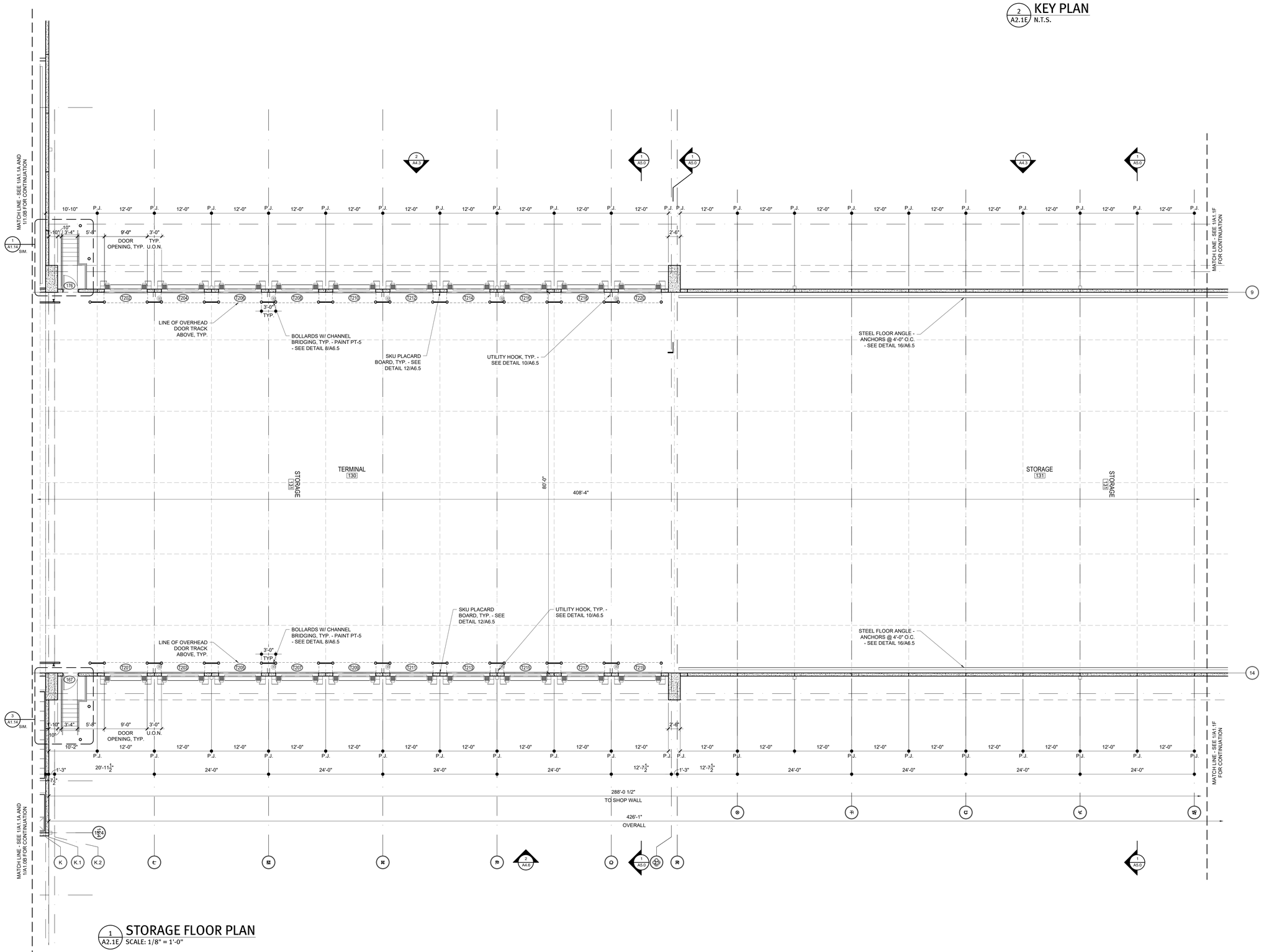
SHEET NUMBER

A1.1D



2 A2.1E KEY PLAN
N.T.S.



1 A2.1E STORAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"

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STORAGE FLOOR PLAN

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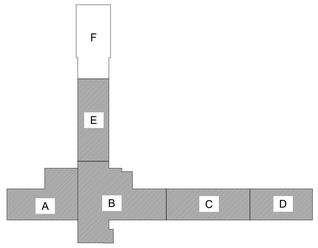
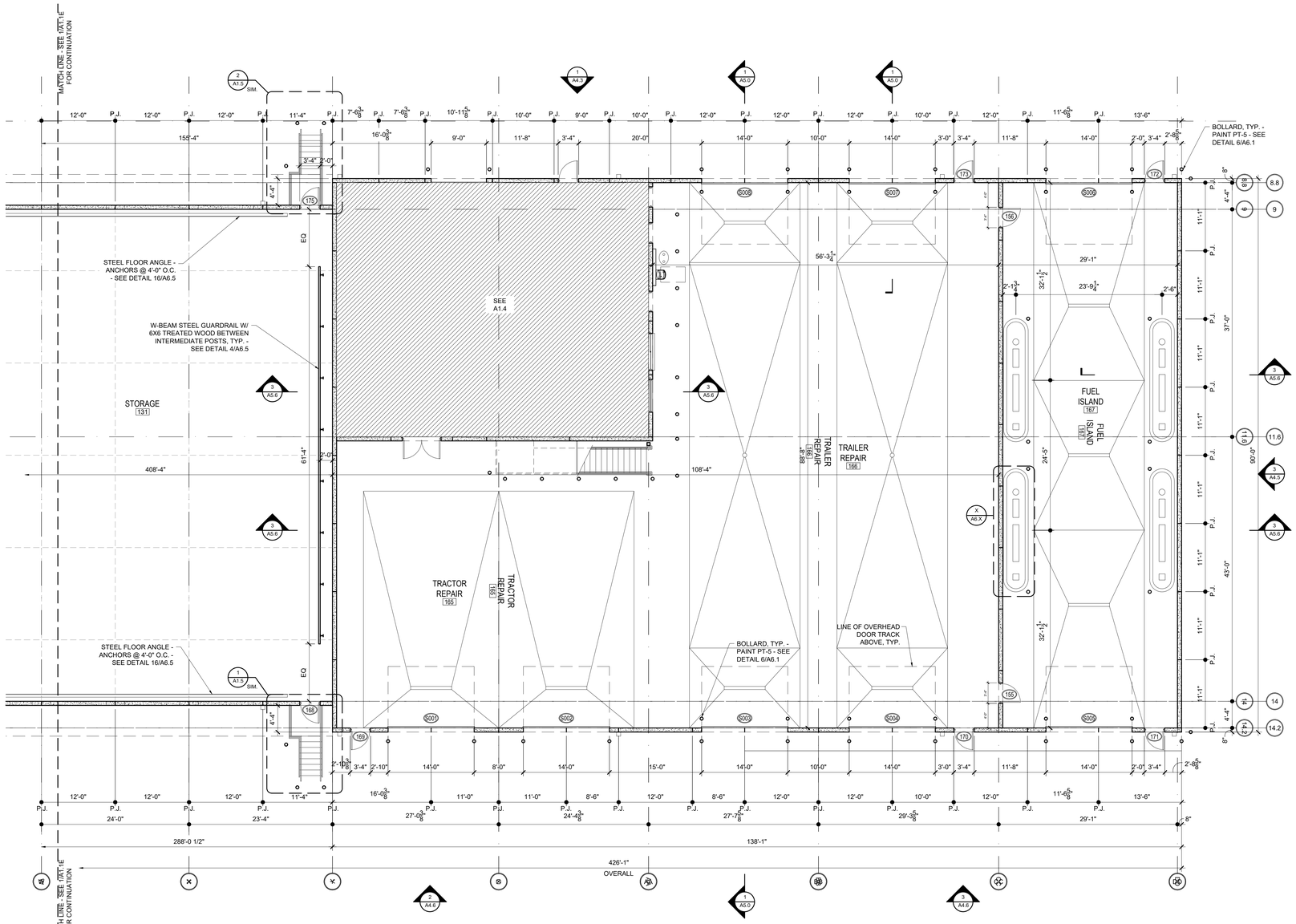
A1.1E



2 / A2.1F KEY PLAN N.T.S.



1 / A1.1F OVERALL SHOP FLOOR PLAN
SCALE: 1/8" = 1'-0"

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OVERALL SHOP FLOOR PLAN

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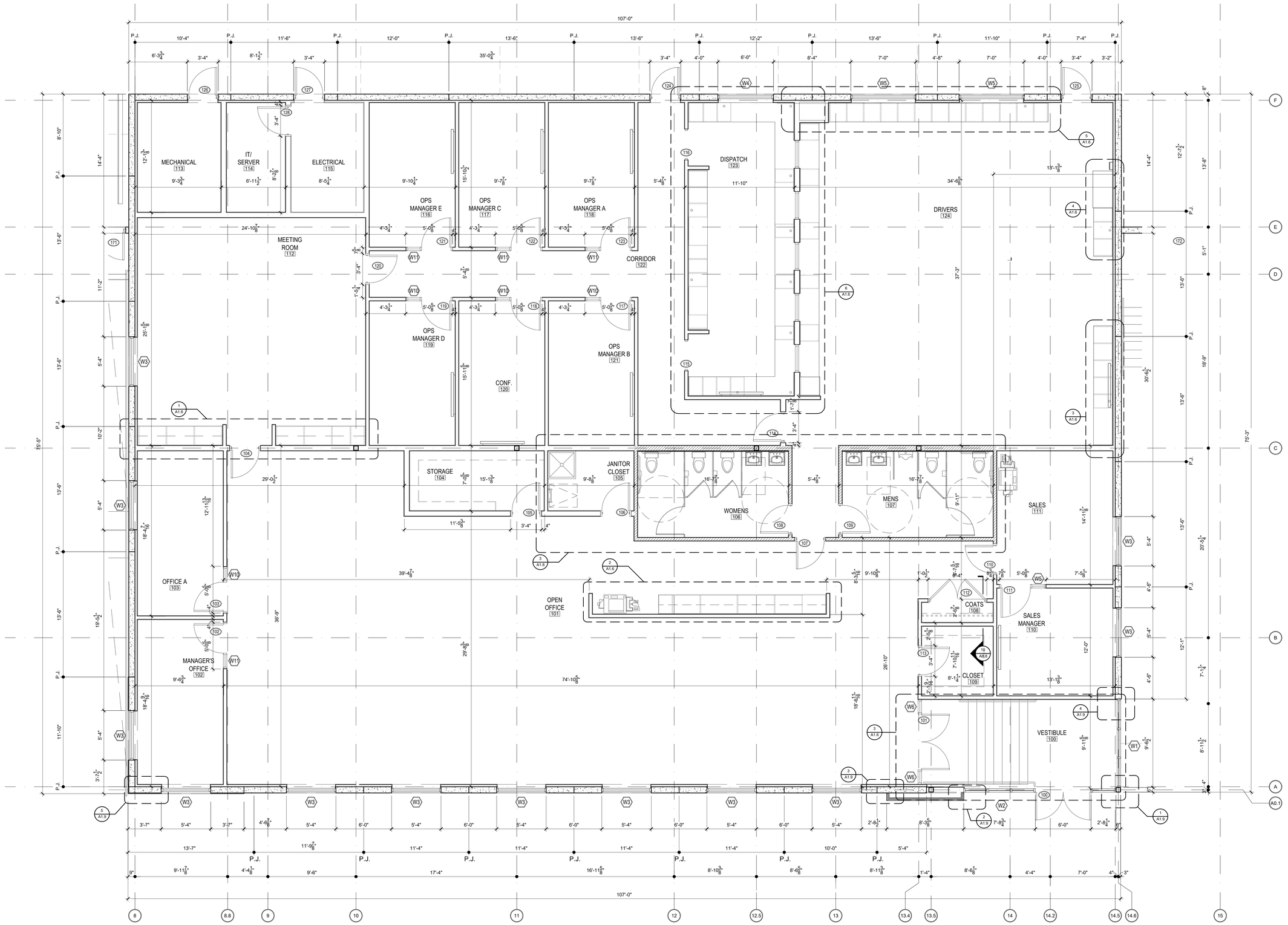
A1.1F



1 A1.2 FIRST FLOOR OFFICE PLAN
SCALE: 1/4" = 1'-0"

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FIRST FLOOR OFFICE PLAN

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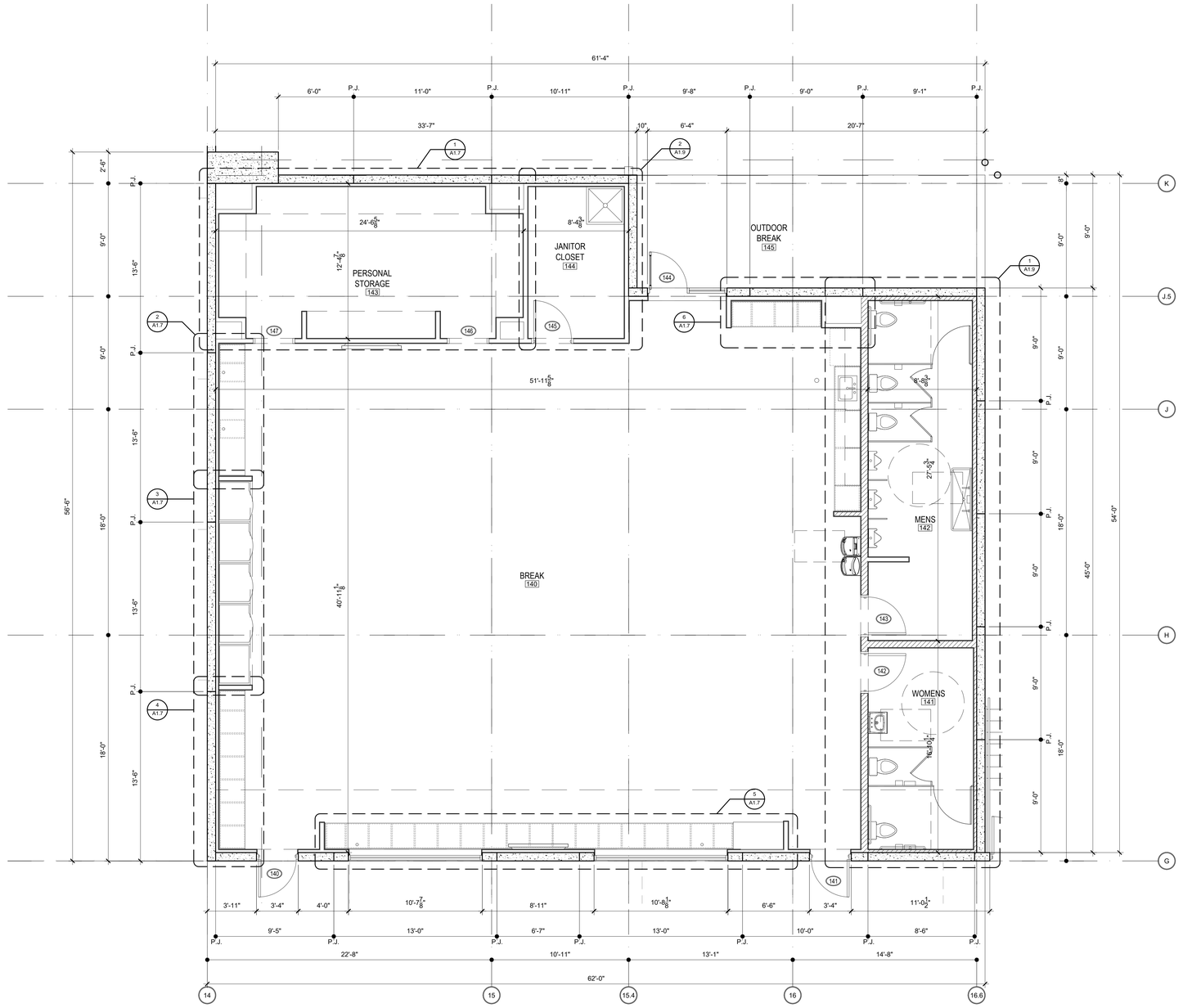
SHEET NUMBER

A1.2



1 A1.3 WIX FLOOR PLAN
SCALE: 1/4" = 1'-0"

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WIX FLOOR PLAN

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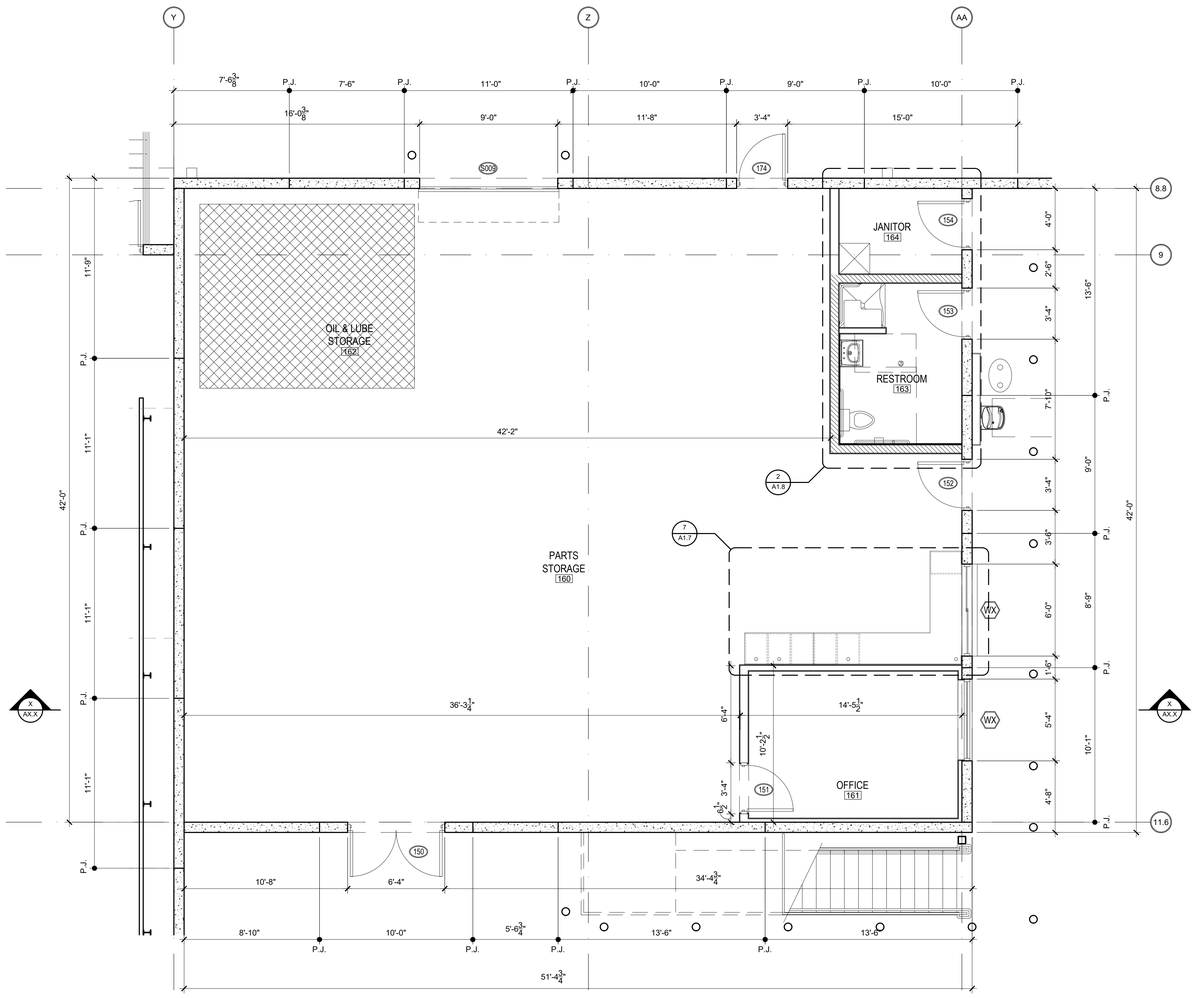
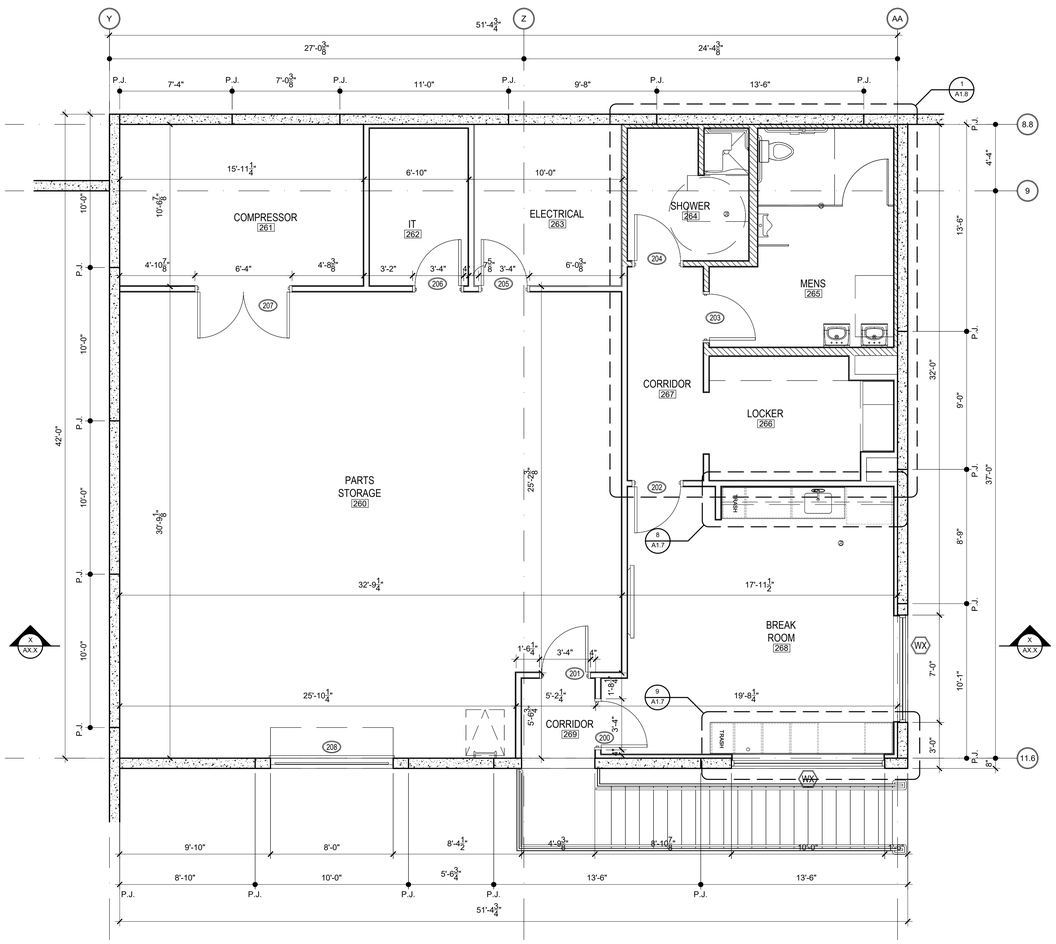
A1.3



1 A1.4 FIRST FLOOR SHOP PLAN
SCALE: 1/4" = 1'-0"



2 A1.4 SECOND FLOOR SHOP PLAN
SCALE: 1/4" = 1'-0"

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T 704 / 342.1058

STAMPS

STATE OF OHIO
ROBERT
JOHNSON
1015241
REGISTERED ARCHITECT
2.9.23

Preliminary - Not For Construction

CONSULTANT

DAYTON FREIGHT CLEVELAND

NORTH RIDGEVILLE, OH

PROJECT NUMBER 2266

ISSUE DATE

FOR ZONING REVIEW 02.09.23

DRAWING DATA

DRAWN BY: AA / BB
CHECKED BY: TH

SHEET TITLE

FIRST AND SECOND FLOOR SHOP PLANS

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SHEET NUMBER

A1.4

KEYED NOTES

1A CONCRETE PANEL - CONFLEX ULTRACRETE E MEDIUM TEXTURE CF17W0811;
COLOR: SHERWIN WILLIAMS "DAYTON TAUPESTONE"

1B CONCRETE PANEL - UN-PAINTED

2 HORIZONTAL METAL WALL PANELS - PAC CLAD OR APPROVED EQUAL - HWP PRECISION SERIES - COLOR: AGED BRONZE

3 NOT USED

4 ALUMINUM COMPOSITE METAL (ACM) PANEL - ALUCOBOND OR APPROVED EQUAL - ALIGN SEAMS WITH CENTER OF STOREFRONT MULLIONS - COLOR/FINISH TO BE "ANODIZED CLEAR"

5 CANOPY CLAD WITH ALUMINUM COMPOSITE METAL (ACM) PANEL - ALUCOBOND OR APPROVED EQUAL - ALIGN SEAMS WITH CENTER OF STOREFRONT MULLIONS - COLOR/FINISH TO BE "ANODIZED CLEAR"

6 ALUMINUM STOREFRONT SYSTEM - KAWNEER OR APPROVED EQUAL - COLOR/FINISH TO BE "DARK BRONZE" - SEE WINDOW SCHEDULE FOR GLAZING

7 VERTICAL METAL FASCIA PANELS - PAC CLAD OR APPROVED EQUAL - COLOR: AGED BRONZE

8 PROPANE PLATFORM - SEE 5/A1.14

9 PREFINISHED ALUMINUM METAL COPING - PAC-CLAD - COLOR: MATCH ADJACENT FINISH COLOR

10 TPO MEMBRANE ROOFING - COLOR: WHITE

11 NOT USED

12 CONCRETE BUTTRESS - SEE STRUCTURAL - FINISH AS SCHEDULED

13 PREFINISHED METAL GUTTER AND DOWNSPOUT - COLOR: MATCH PAC-CLAD "AGED BRONZE"

14 DOWN SPOUT GUARD - COLOR: MATCH PAC-CLAD "AGED BRONZE" - SEE DETAIL 1/A6.5

15 CONCRETE BOLLARD - SEE 7/A6.5 (TYP.)

16 GALVANIZED DOCK STAIR - SEE 1/A1.14 & 3/A1.14 (TYP.)

17 HOLLOW METAL DOOR AND FRAME - SEE DOOR SCHEDULE - COLOR TO MATCH "AGED BRONZE"

18 RUBBER TRUCK BUMPERS

19 DOCK LEVELERS

20 OVERHEAD TERMINAL DOOR - SEE DOOR SCHEDULE - COLOR TO MATCH "AGED BRONZE"

21 TERMINAL DOOR NUMBER SIGNS

22 NOT USED

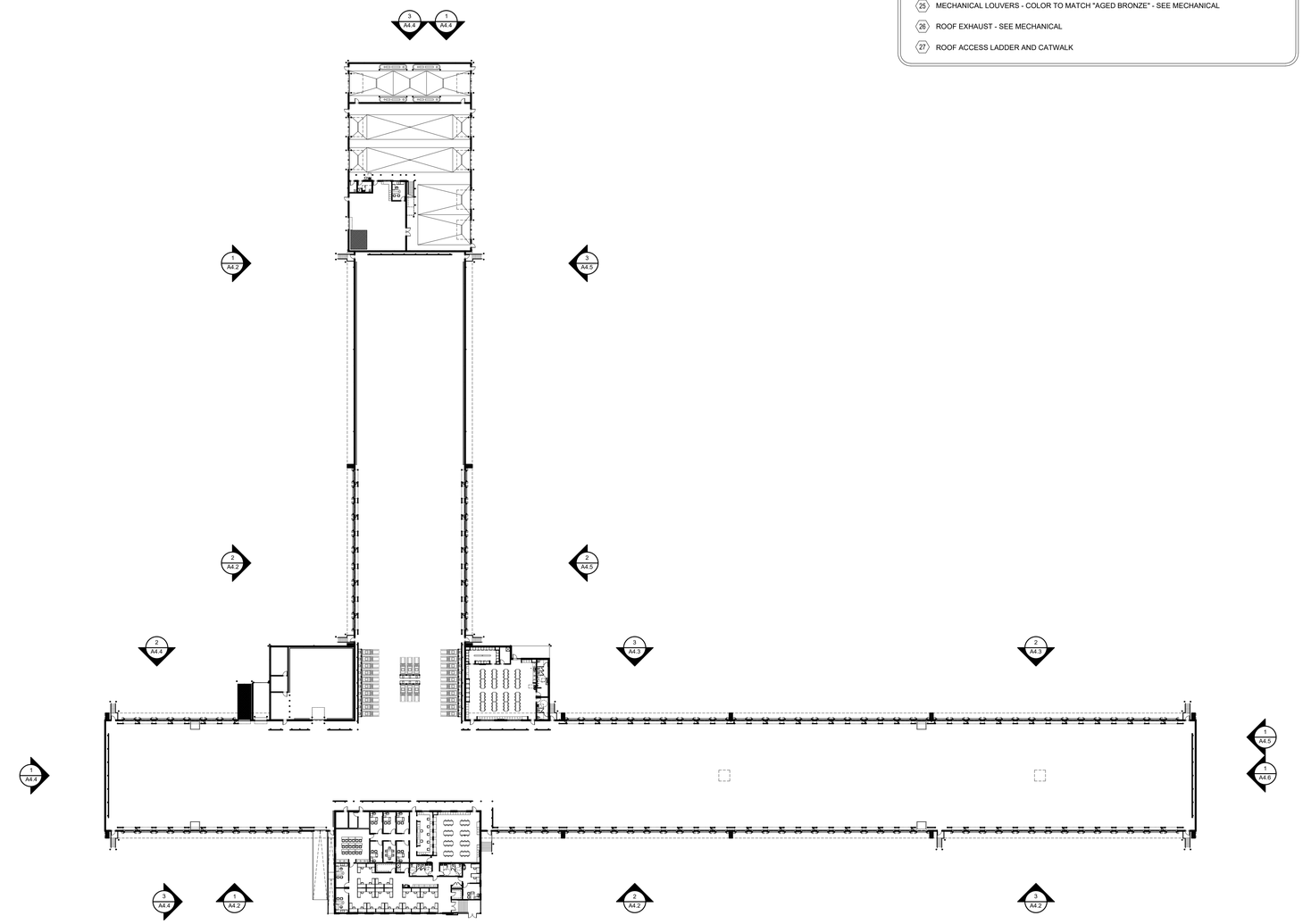
23 CONCRETE RAMP

24 HOSE BIB - SEE PLUMBING

25 MECHANICAL LOUVERS - COLOR TO MATCH "AGED BRONZE" - SEE MECHANICAL

26 ROOF EXHAUST - SEE MECHANICAL

27 ROOF ACCESS LADDER AND CATWALK



1 A4.0 KEY PLAN
SCALE: 1"=35'-0"

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KEYED NOTES AND KEY PLAN

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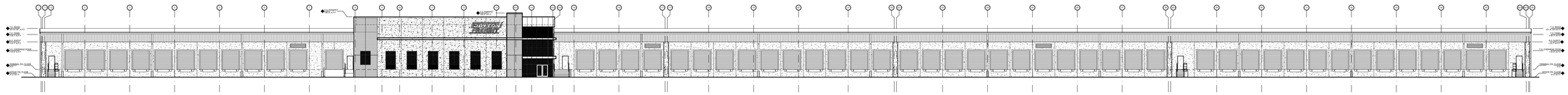
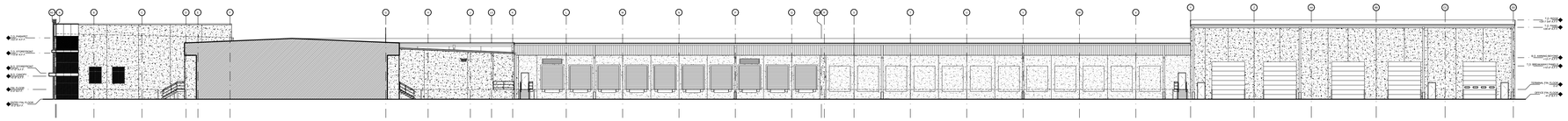
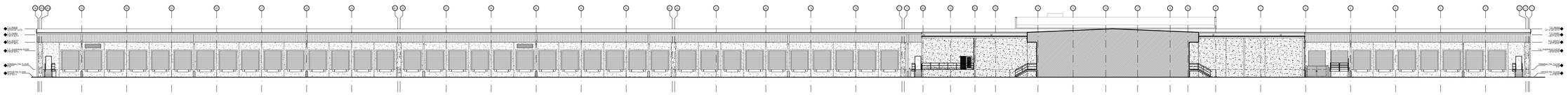
A4.0



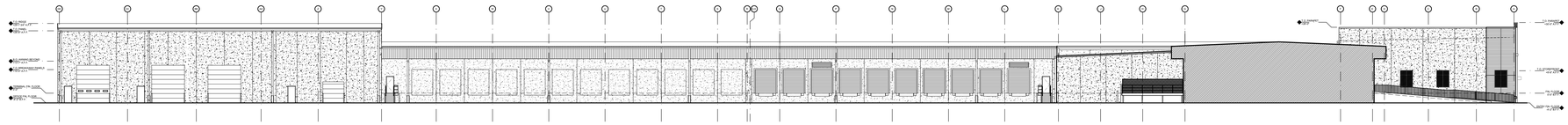
1 A4.1 SOUTH ELEVATION - OFFICE AND TERMINAL
SCALE: 1"=35'-0"



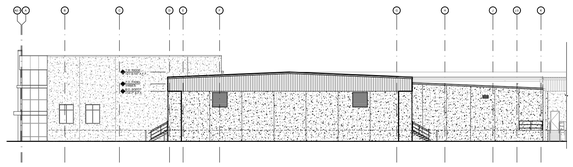
2 A4.1 EAST ELEVATION - OFFICE AND TERMINAL
SCALE: 1"=35'-0"



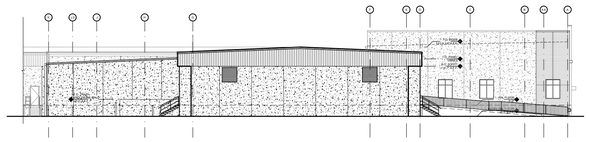
3 A4.1 NORTH ELEVATION - TERMINAL AND TRAILER REPAIR
SCALE: 1"=35'-0"



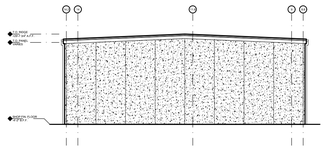
4 A4.1 WEST ELEVATION - OFFICE AND TERMINAL
SCALE: 1"=35'-0"



5 A4.1 WEST ELEVATION - TERMINAL
1"=35'-0"



6 A4.1 EAST ELEVATION - TERMINAL
SCALE: 1"=35'-0"



7 A4.1 NORTH ELEVATION - SHOP
SCALE: 1"=35'-0"

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2.9.23

Preliminary - Not For Construction

CONSULTANT

DAYTON FREIGHT CLEVELAND

North Ridgeville, OH

PROJECT NUMBER 2266

ISSUE DATE

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OVERALL EXTERIOR ELEVATIONS

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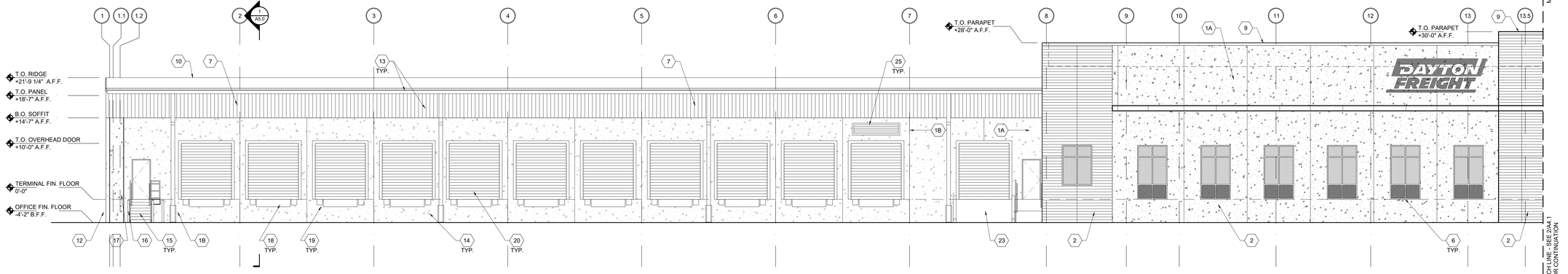
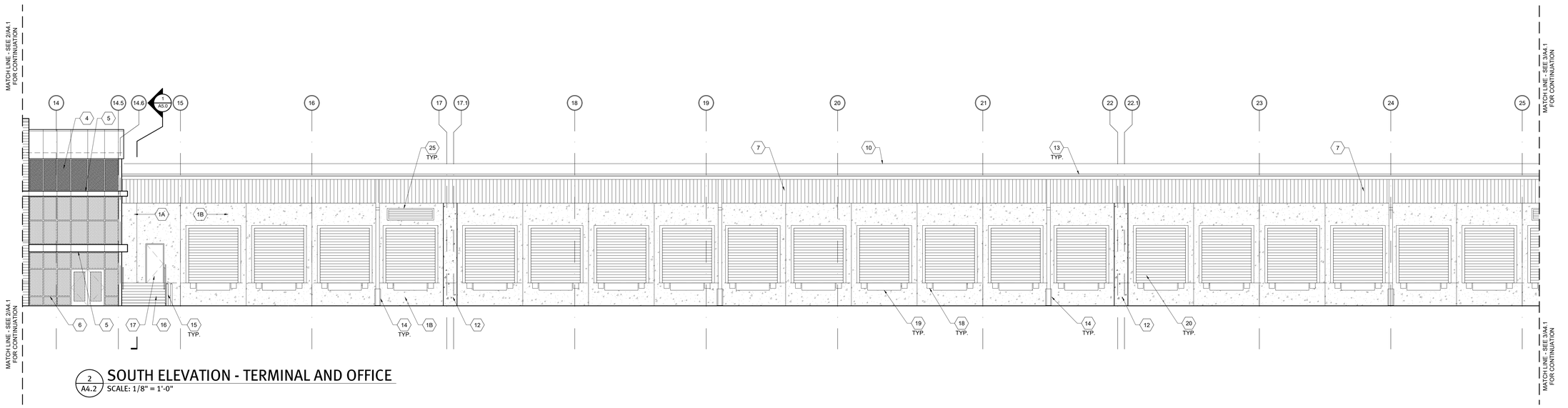
A4.1



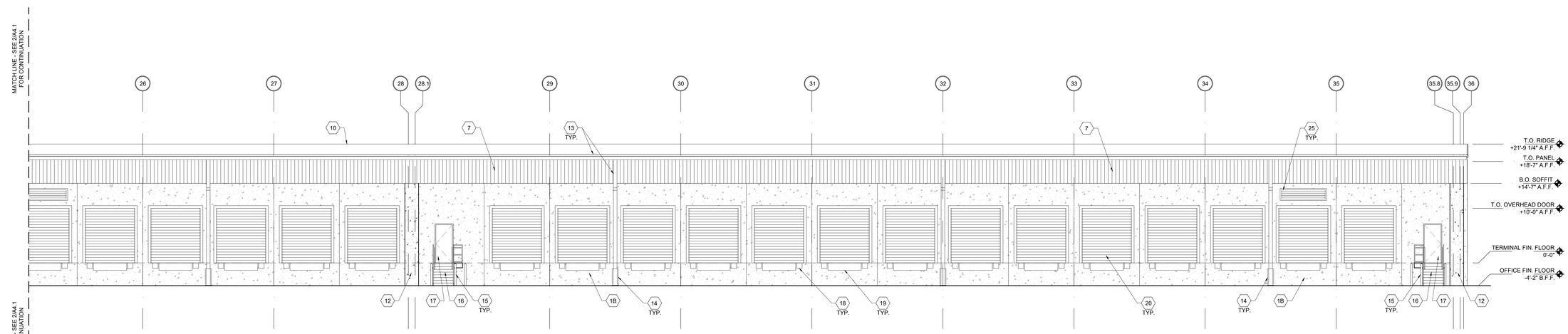
1 A4.2 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - TERMINAL AND OFFICE



2 A4.2 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - TERMINAL AND OFFICE



3 A4.2 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - TERMINAL

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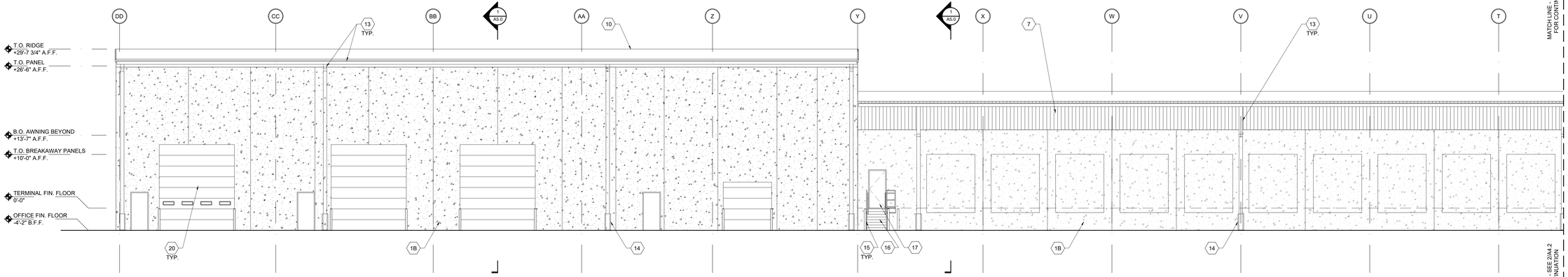
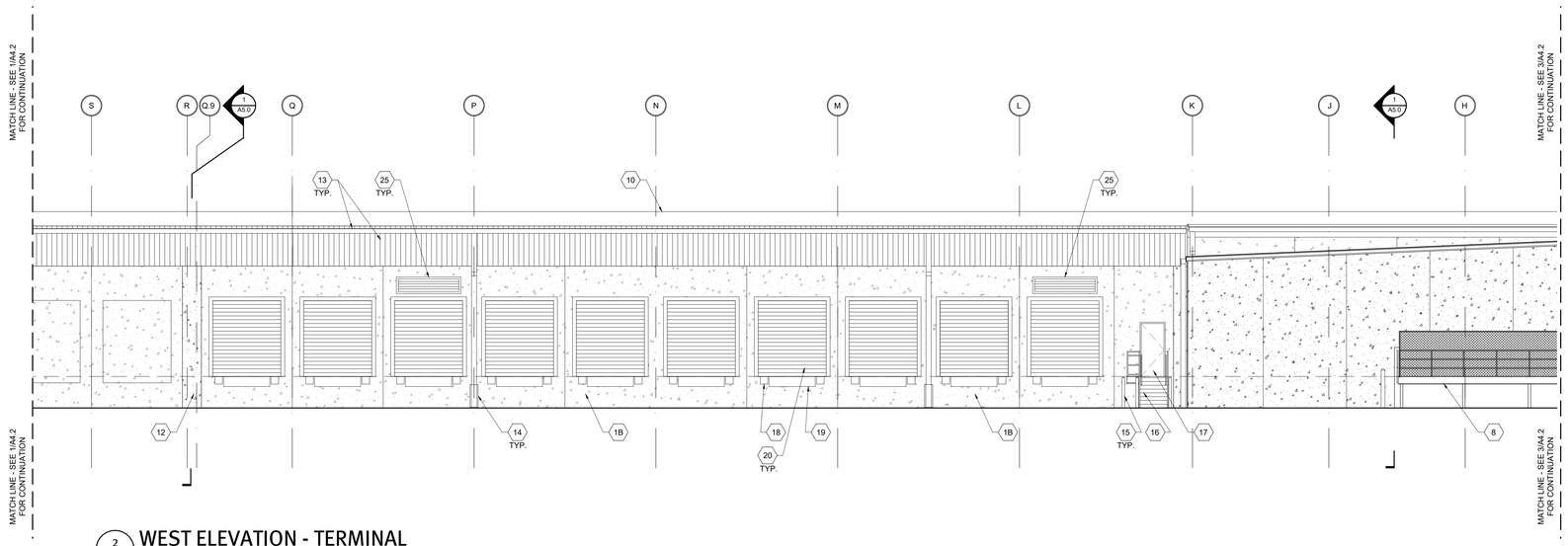
SHEET NUMBER

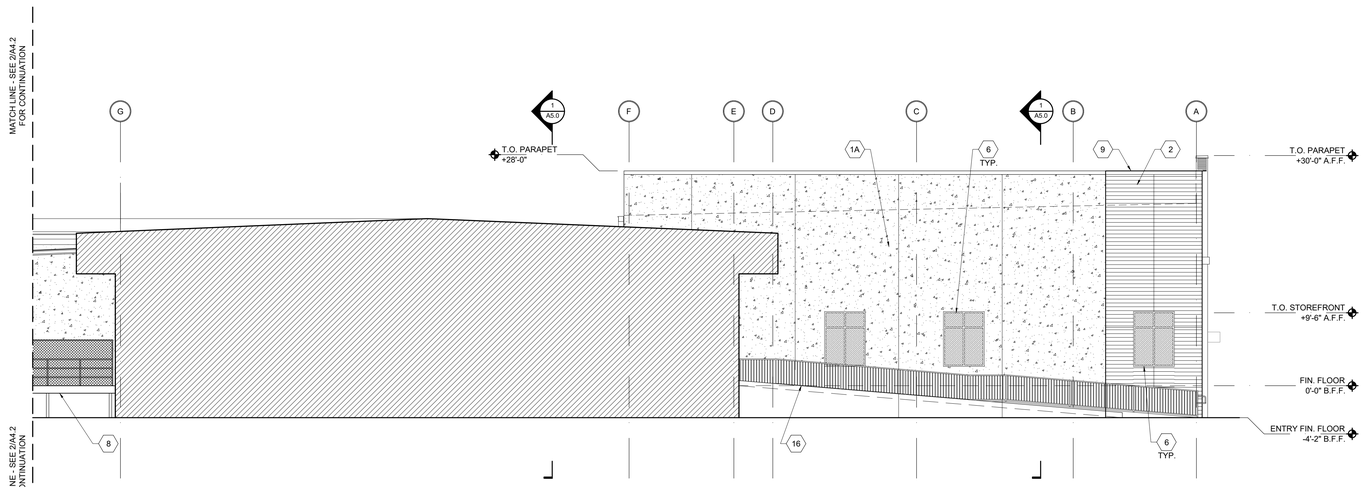
A4.2



1 A4.3 **WEST ELEVATION - TRAILER REPAIR AND TERMINAL**
SCALE: 1/8" = 1'-0"



2 A4.3 **WEST ELEVATION - TERMINAL**
SCALE: 1/8" = 1'-0"



3 A4.3 **WEST ELEVATION - TERMINAL AND OFFICE**
SCALE: 1/8" = 1'-0"

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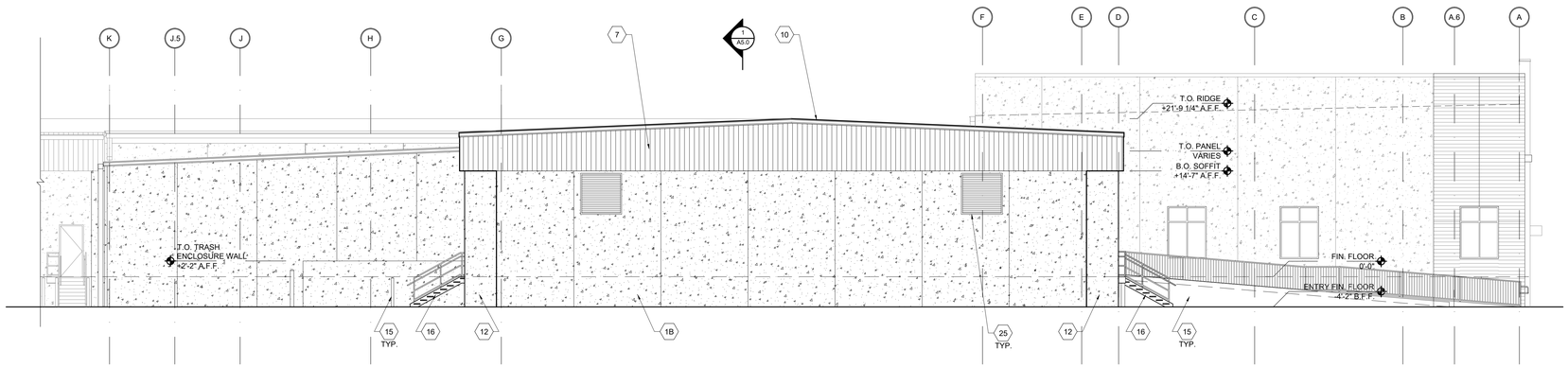
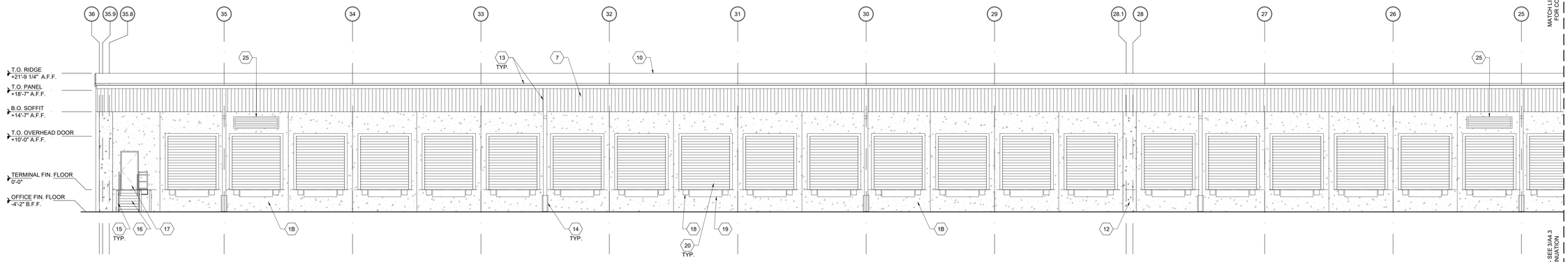
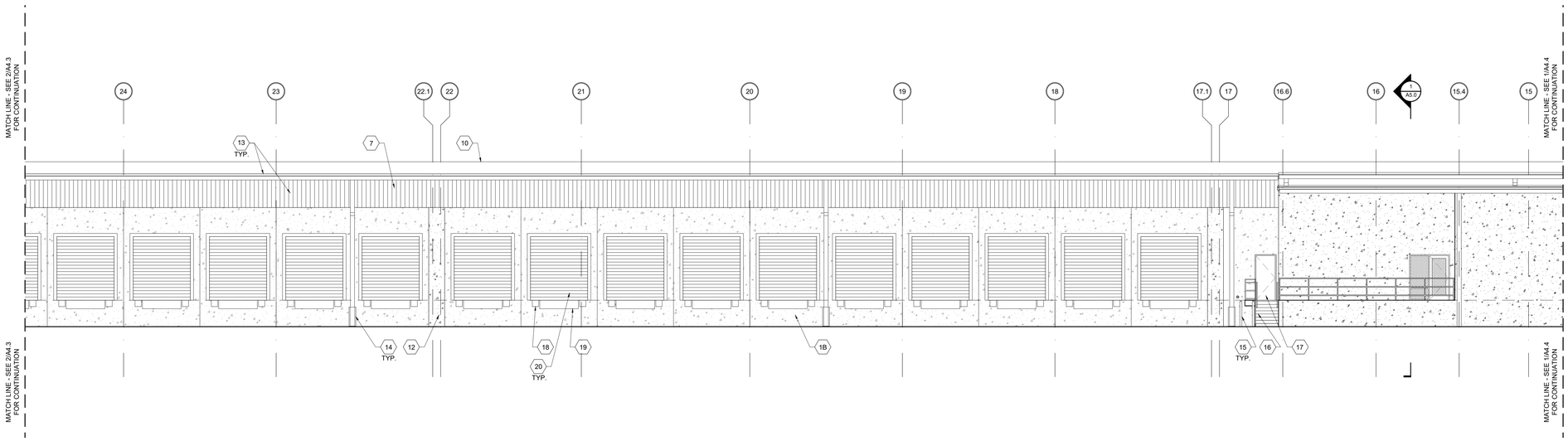
A4.3



1 A4.4 **WEST ELEVATION - TERMINAL**
SCALE: 1/8" = 1'-0"



2 A4.4 **NORTH ELEVATION - TERMINAL**
SCALE: 1/8" = 1'-0"



3 A4.4 **NORTH ELEVATION - TERMINAL**
SCALE: 1/8" = 1'-0"

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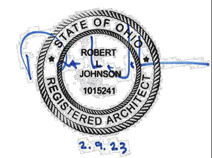

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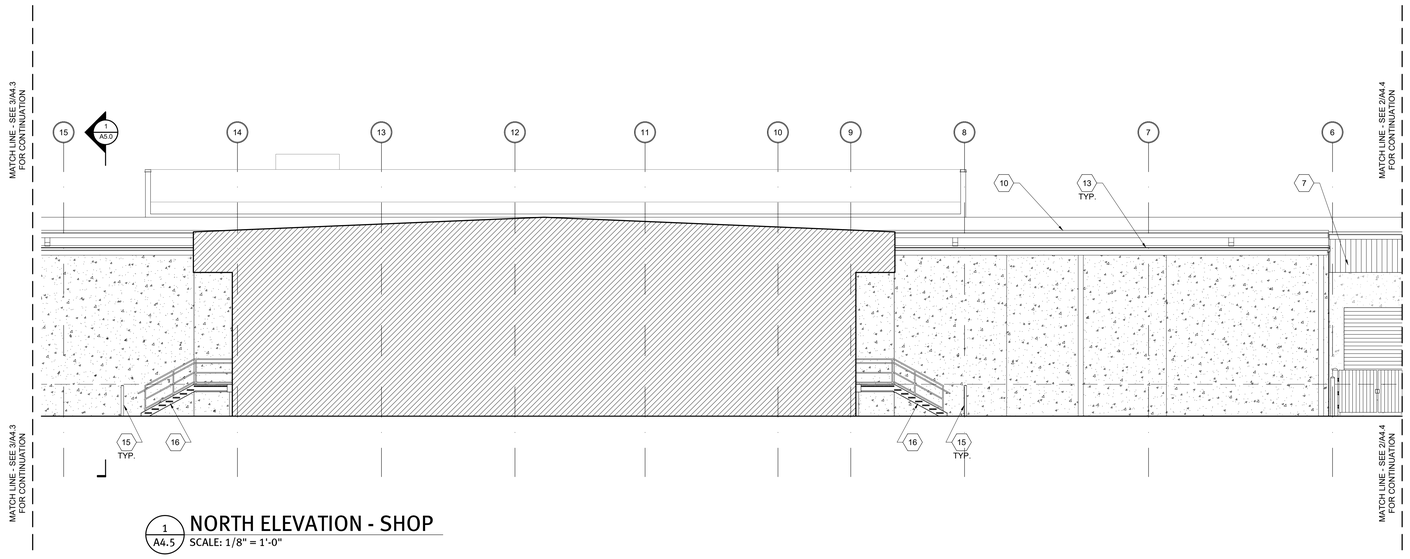
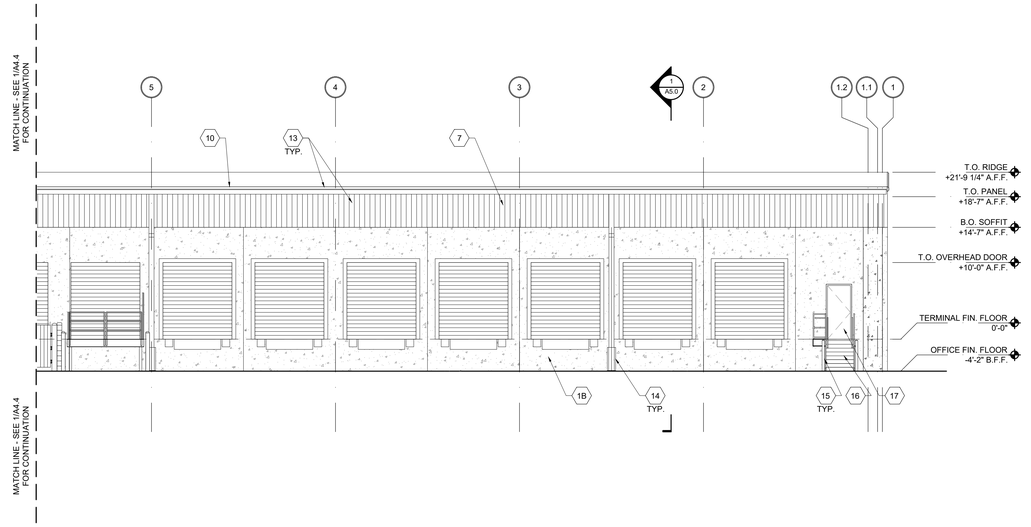
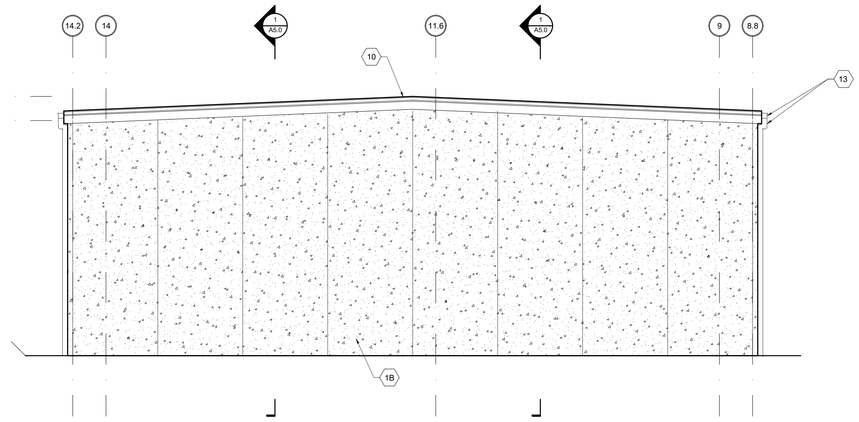


1 A4.5 NORTH ELEVATION - SHOP
SCALE: 1/8" = 1'-0"



2 A4.5 NORTH ELEVATION - TERMINAL
SCALE: 1/8" = 1'-0"



3 A4.5 NORTH ELEVATION - FUEL ISLAND
SCALE: 1/8" = 1'-0"

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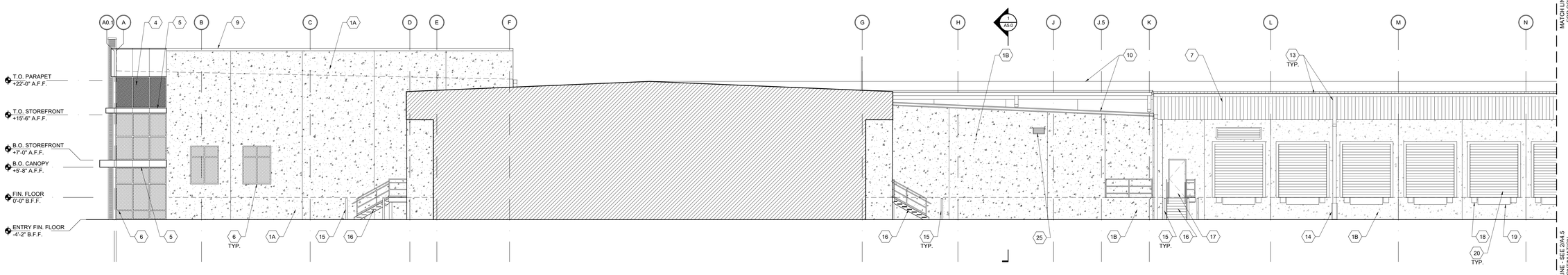
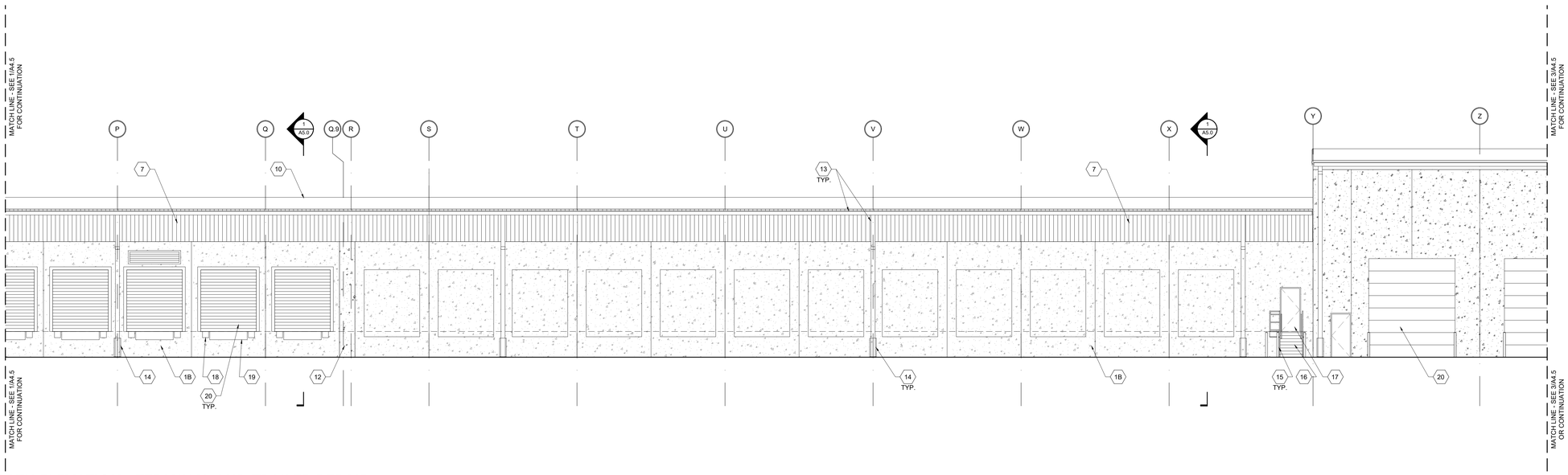


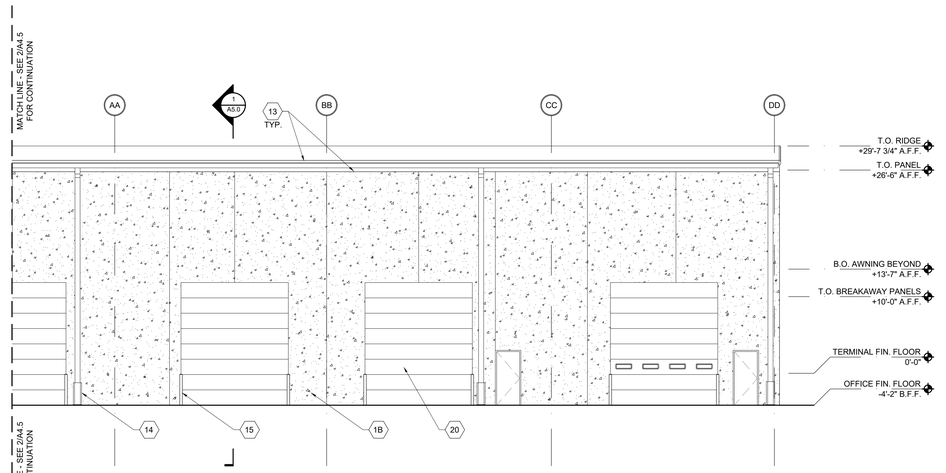
1 / A4.6 EAST ELEVATION - OFFICE AND TERMINAL

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



2 / A4.6 NORTH ELEVATION - TERMINAL AND TRAILER REPAIR

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



3 / A4.6 EAST ELEVATION - TRAILER REPAIR

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

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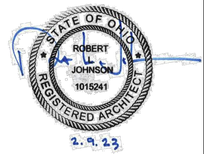

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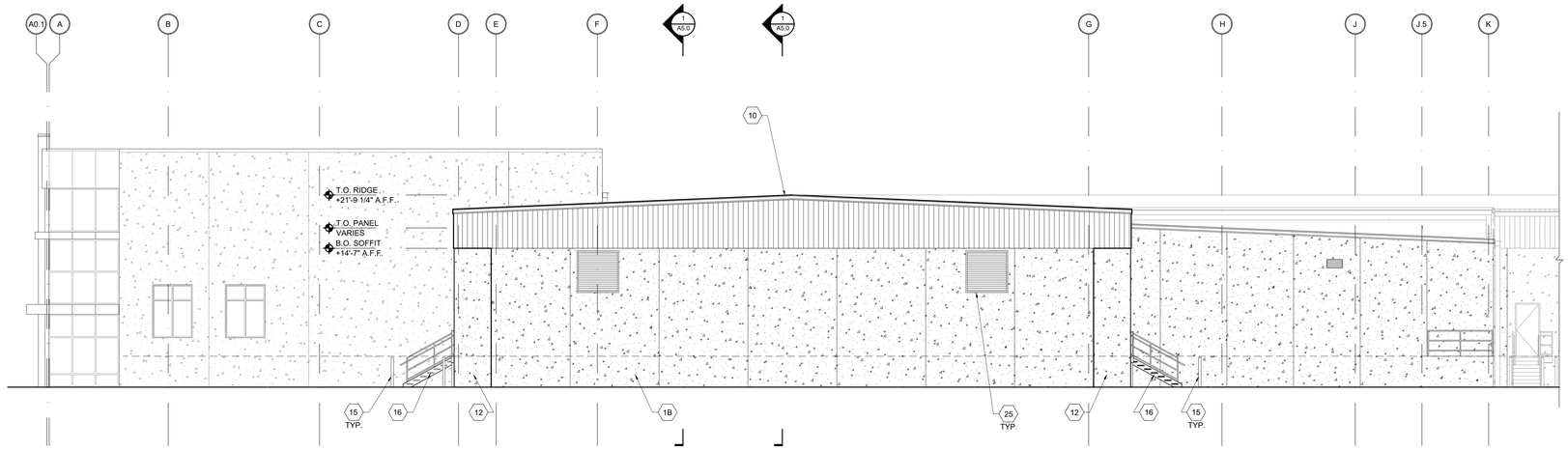
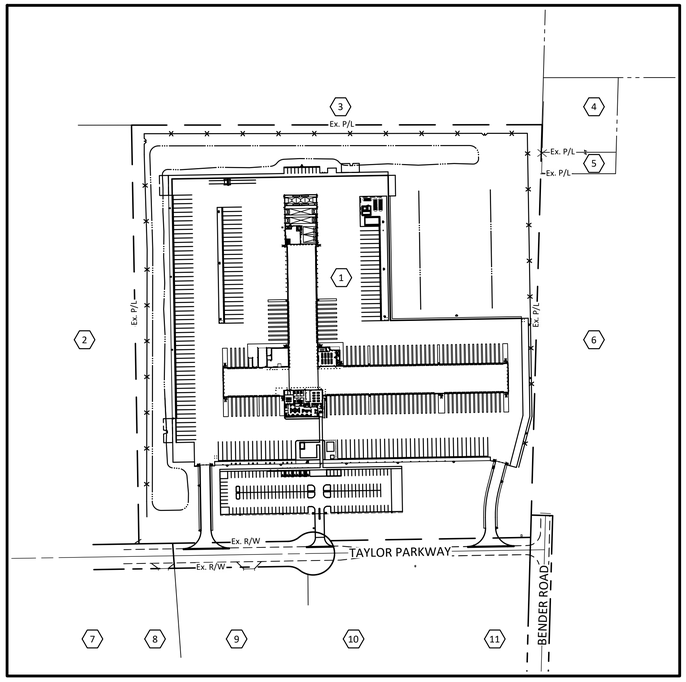
A4.7



1 / A4.7 EAST ELEVATION - TERMINAL
SCALE: 1/8" = 1'-0"

Sheet Index	
Sheet No.	Sheet Title
C1.00	Cover Sheet
C1.01	Overall Site Compliance Plan - Opening Day
C1.02	Overall Site Compliance Plan - Full Build
C1.10	Site Details
C1.11	Site Details
C1.18	Light Pole Details
C1.19	Landscape Details
C1.20	Overall Ex. Conditions & Demo Plan
C1.25	Tree Survey Chart
C1.30	Overall Site Plan
C1.40	Overall Utility Plan
C1.60	Overall Grading & Drainage Plan
C1.90	Overall Landscape Plan
C1.95	Landscape Enlargement Plan
C2.00	Overall Lighting Plan

NORTH RIDGEVILLE, OHIO
SERVICE CENTER - DEVELOPMENT PLAN
FOR
DAYTON FREIGHT LINES, INC.
38686 TAYLOR PARKWAY

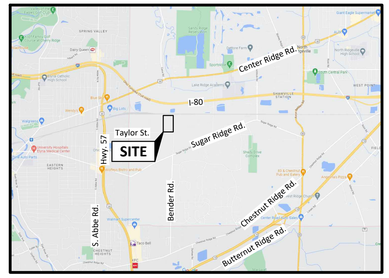


INDEX MAP
Scale: 1" = 200'

GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet



LOCATION MAP
Not to Scale

PROPERTY OWNERS

#	Owner	Parcel Number	Zoning	Area	Land Use
1	Streams Edge Properties LLC	0700047000118	I3-Heavy Industrial District	29.86± Acres	300 - Industrial, Vacant Land
2	Midway/TW LLC	0700047000096	I3-Heavy Industrial District	10.53± Acres	300 - Industrial, Vacant Land
3	Ohio Edison Company	0700047000062	I3, Heavy Industrial District	10.54± Acres	300 - Industrial, Vacant Land
4	Rural Lorain County Water Authority	0700038000087	I3, Heavy Industrial District	1.00± Acres	626 - Publicly Owned, Rural Water Authority Lorain County
5	Rural Lorain County Water Authority	0700038000110	I3, Heavy Industrial District	0.29± Acres	626 - Publicly Owned, Rural Water Authority Lorain County
6	R W Beckett Corporation	0700038000334	I3, Heavy Industrial District	93.09± Acres	300 - Industrial, Vacant Land
7	KLC Properties, LLC	0700047000099	I3-Heavy Industrial District	3.31± Acres	340 - Industrial, Light Manufacturing
8	KLC Properties, LLC	0700047000100	I3-Heavy Industrial District	0.63± Acres	300 - Industrial, Vacant Land
9	RAI Property Holdings, Inc.	0700047000092	I2-Light Industrial District	4.34± Acres	300 - Industrial, Vacant Land
10	RAI Property Holdings, Inc.	0700047000104	I2-Light Industrial District	3.56± Acres	340/710 - Industrial, Light Manufacturing / Abated, Community Reinvestment
11	RAI Property Holdings Inc.	0700047000105	I2-Light Industrial District	4.23± Acres	300 - Industrial, Vacant Land

DEVELOPER/OWNER
Streams Edge Properties, LLC,
c/o Dayton Freight Lines, Inc.
6450 Poe Avenue, Suite 311
Dayton, OH 45414
Contact: Anthony Rocco
(937) 415-1748
arocco@daytonfreight.com

ENGINEER
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com
Contact: Russell Henestofel
(614) 775-4500
rhenestofel@emht.com

UTILITY CONTACTS

Pavements	City of North Ridgeville	(440) 353-0842
Storm Sewers	City of North Ridgeville	(440) 353-0842
Sanitary Sewers	City of North Ridgeville	(440) 353-0842
Waterlines	City of North Ridgeville	(440) 353-0842
Gas - Columbia Gas	Dan Suren	(440) 891-2428
Telephone - Windstream	Geoff Hamm	(440) 329-4247
Electric - Ohio Edison	Mike Zanni	(440) 326-3271
Cable - Spectrum	Ron Hribal	(440) 388-0416 (ext. 625)
Water Transmission	Avon Lake Municipal Utilities	(440) 933-6226

LEGAL DESCRIPTION

Situated in the City of North Ridgeville, County of Lorain, and State of Ohio, and known as being all of Sublot 5 and part of Sublot 7 in the Taylor Woods Industrial Park, Phase 3 of part of Original Ridgeville Lot No. 47, as shown by the plat recorded in Volume 47, Page 40 of Lorain County Plat Records and part of Sublot 3 in the Taylor Woods Industrial Park Phase 2 of part of Original Ridgeville Lot No. 47, as shown by the plat recorded in Volume 37, Page 8 of Lorain County Plat Records, and bounded and described as follows:

Beginning at a 1" iron pipe found in the centerline of Taylor Parkway, 70 feet wide, at its intersection with the westerly corporation line of the City of North Ridgeville;

Thence North 89 degrees 03 minutes 35 seconds East along the centerline of Taylor Parkway, 2528.37 feet to a point in the easterly line of said Taylor Woods Industrial Park Phase 2;

Thence North 4 degrees 08 minutes 31 seconds West along the easterly line of said Taylor Woods Industrial Park Phase 2, 35.05 feet to a point in the northerly line of Taylor Parkway, and the principal place of beginning of the parcel herein described;

Thence South 89 degrees 03 minutes 35 seconds West along the northerly line of Taylor Parkway, 94.31 feet to an iron pin set at its intersection with the easterly line of a parcel of land conveyed to Midway/TW L.L.C. by deed recorded in Instrument 20010784495 of Lorain County Records;

Thence North 1 degree 00 minutes 52 seconds West along the easterly line of said land conveyed to Midway/TW L.L.C., 1170.66 feet to an iron pin set at its intersection with the northerly line of said Sublot 3, being also the southerly line of a parcel of land conveyed to Ohio Edison Company recorded in Deed Volume 1323, Page 123 of Lorain County Records;

Thence North 89 degrees 56 minutes 30 seconds East along the southerly line of said land conveyed to Ohio Edison Company, being also the northerly line of said Sublot 5 and Sublot 7, 1147.40 feet to a point in the easterly line of said Original Lot No. 47, and from which point a 5/8" iron pin found bears North 89 degrees 56 minutes 30 seconds East, 0.25 feet;

Thence South 1 degree 35 minutes 25 seconds West along the easterly line of said Original Lot No. 47, 1154.12 feet to a point in the northerly line of Taylor Parkway, and from which point a 5/8" iron pin found bears South 0 degrees 56 minutes 25 seconds East, 0.11 feet; South 89 degrees 03 minutes 35 seconds West, 7.06 feet;

Thence South 89 degrees 03 minutes 35 seconds West along the northerly line of Taylor Parkway, 559.79 feet to an iron pin set at a point of curvature;

Thence northwesterly along the northerly line of Taylor Parkway, being an arc of a curve deflecting to the left, 98.14 feet to an iron pin set at a point of reverse curvature, said arc having a radius of 60.00 feet, a central angle of 93 degrees 42 minutes 55 seconds, and a chord which bears North 83 degrees 29 minutes 00 seconds West, 87.56 feet;

Thence southwesterly along the northerly line of Taylor Parkway, being an arc of a curve deflecting to the right, 34.38 feet to an iron pin set at a point of tangency, said arc having a radius of 50.00 feet, a central angle of 39 degrees 24 minutes 02 seconds, and a chord which bears South 69 degrees 21 minutes 34 seconds West, 33.71 feet;

Thence South 89 degrees 03 minutes 35 seconds West along the northerly line of Taylor Parkway, 322.14 feet to the principal place of beginning and containing 1,300,901 square feet or 29.8646 acres of land, according to the survey by Donald G. Bohning & Associates, Inc. dated May, 2021.

The courses used in this description are referenced to observation made with the Ohio Department of Transportation Virtual Reference System to The Ohio State Plane Coordinate System North Zone, NAD83 (2001) Datum on April 20, 2021 and are used to indicate angles only.

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

010 I CLE
DAYTON FREIGHT

SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/20/2023	PRELIMINARY
□		CHECK
□		BID
□		PERMIT
□		CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

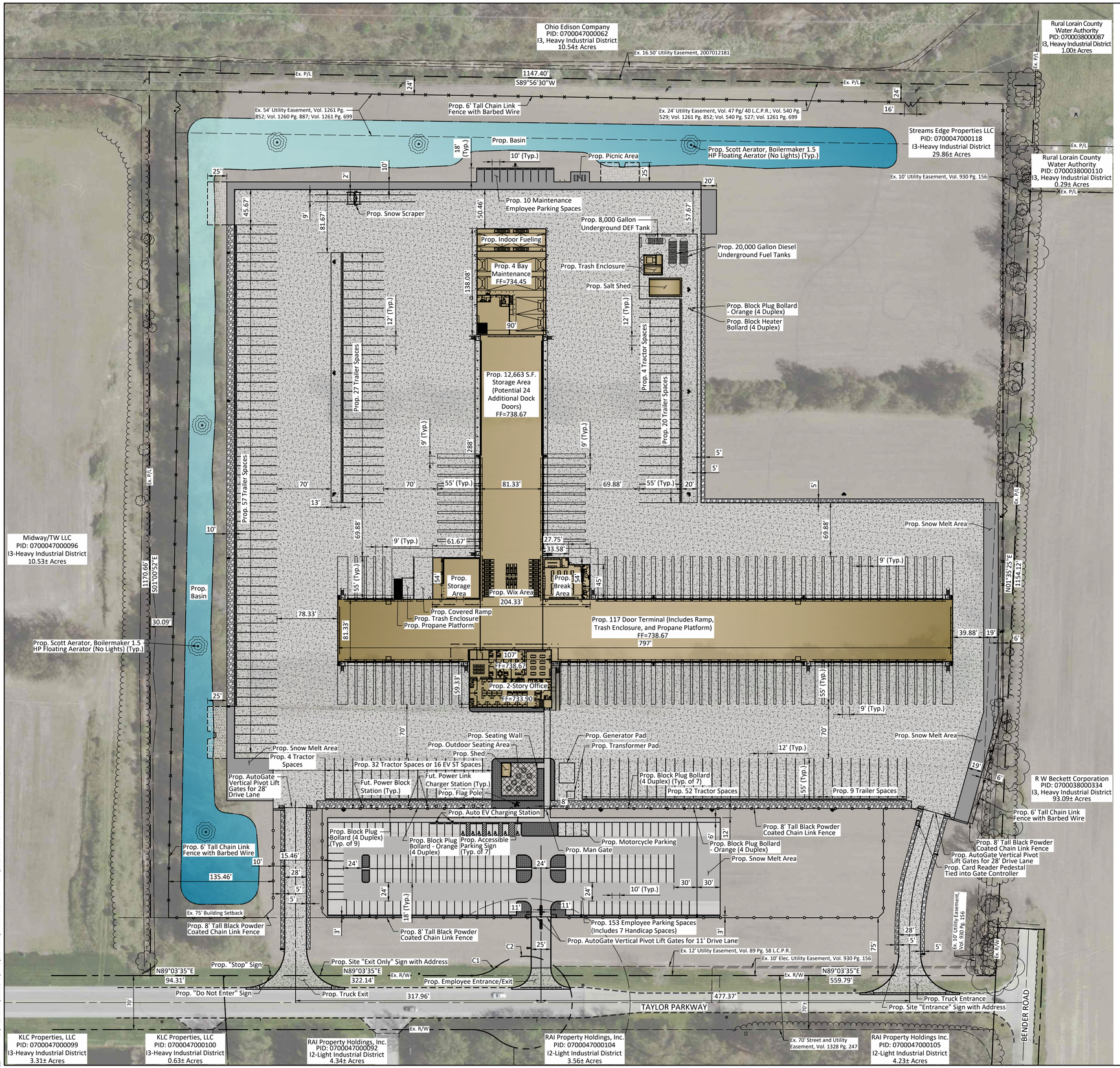
PROJECT NUMBER
2021-0379

SHEET TITLE
COVER SHEET

SCALE
AS NOTED

SHEET NUMBER
C1.00

\\CMHDATA01\PROJECTS\12021037S\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.00 COVER SHEET.DWG



Legend

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Guardrail
- Ex. Tree Line
- Ex. Utility Pole
- Ex. Light Pole
- Ex. Sign
- Ex. Benchmark
- Prop. Concrete Curb
- Prop. 6' Tall Chain Link Fence with Barbed Wire
- Prop. 8' Tall Black Powder Coated Chain Link Fence
- Prop. Light Pole
- Prop. Flood Light
- Prop. Bollard
- Prop. Block Heater Bollard
- Prop. Flag Pole
- Prop. Sign
- Prop. Pavement Marking Arrow

- Prop. Basin
- Prop. Building
- Prop. Heavy Duty Asphalt Pavement
- Prop. Light Duty Asphalt Pavement - Drive Lanes
- Prop. Light Duty Asphalt Pavement - Parking Areas
- Prop. Heavy Duty Concrete Pavement
- Prop. Concrete Sidewalk
- Prop. Aggregate Berm
- Prop. Perimeter Riprap
- Prop. Flexamat Slope Protection
- (DND) Do Not Disturb

Curve Data

C1	C2
R=50.00'	R=60.00'
L=34.38'	L=98.14'
T=17.90	T=64.02
ChD=33.71'	ChD=87.56'
ChB=N69°21'34"E	ChB=S83°29'00"E
Δ=39°24'02"	Δ=93°42'55"

Notes

This property is subject to the Codified Ordinances of the City of North Ridgeville as well as the Taylor Woods Industrial Park Protective Covenants.

Dayton Freight - North Ridgeville, OH	
Project Site Data - Opening Day	
Site Address	Taylor Parkway
Zoning Districts	I3 - Heavy Industrial District
Allowable Proposed Use?	Yes - Truck Freight Movers
Flood Insurance Rate Map (FIRM) Number	39093C0143D/39093C0231D
Most Recent Effective Date of Firm	August 19, 2008
Flood Zone for Development Area	Zone X
Site Area, Total	±29.86 Acres (±1,300,901 S.F.)
Site Data - Service Center/Maintenance	
Proposed Dock Doors (Includes Propane Platform, Ramp & Trash)	118 Doors (115 Dock Doors)
Proposed Warehouse Area	12,686 Sq. Ft. (Additional 24 Dock Doors)
Proposed Tractor Spaces with Block Heaters	60 Spaces (4 Next to Maintenance)
Proposed Tractor (w/ Heaters) & Future EV Straight Truck Spaces	32 Tractor or 16 Straight Truck Spaces
Proposed Trailer Spaces	113 Spaces (0.98 Spaces per Dock Door)
Proposed Secured Employee Parking	153 Spaces (Includes 7 Handicap Spaces)
Proposed Secured Employee Electric Vehicle Parking	4 (Included in Total Provided Parking)
Proposed Maintenance Employee Parking	10 Spaces
Building Setbacks	
Front	75' Zoning 1278.04/75' Protective Covenants
Side	25' Zoning 1278.04/25' Protective Covenants
Rear	0' Zoning 1278.04/25' Protective Covenants
Building Size	
Max Building Height (per Zoning, 1278.03)	60' per Zoning,1278.03/No Height Restrictions per Protective Covenants
Terminal Office Building	13,366 S.F. (6,683 per Floor)
Terminal Break Room / Storage Room	3,466 S.F. / 3,468 S.F.
Terminal Building	78,533 S.F.
Terminal Warehouse	12,686 S.F.
Maintenance Building with Indoor Fueling	12,420 S.F.
Total	123,939 S.F.
Requirements for Building-To-Land Ratio	65% Max. Allowed per Zoning, 1278.07
	50% Max. Allowed per Protective Covenants
Building-To-Land Ratio Provided	9.53% (123,939 S.F. / ±1,300,901 S.F.)
Parking Requirements	
Required for Industrial Establishments (per Zoning, 1284.02)	24 Spaces (One parking space for each two employees on the maximum working shifts, plus space to accommodate all trucks and vehicles used in connection therewith.)
Required for Warehouses and Storage (per Zoning, 1284.02)	60 Spaces (Sufficient parking space to accommodate employees and the loading and unloading of materials.)
Total Required (per Zoning, 1284.02)	84 Spaces
Total Required (per Protective Covenants)	No Minimum Requirements
Total Provided	163 Spaces (Includes 7 Handicap Spaces)
Preconstruction Impervious Area	0.00 S.F.
Post Construction Area	±827,661 S.F.
Net Added Impervious Area	±827,661 S.F.

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

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6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

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DAYTON FREIGHT

SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/20/2023	PRELIMINARY
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□		BID
□		PERMIT
□		CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

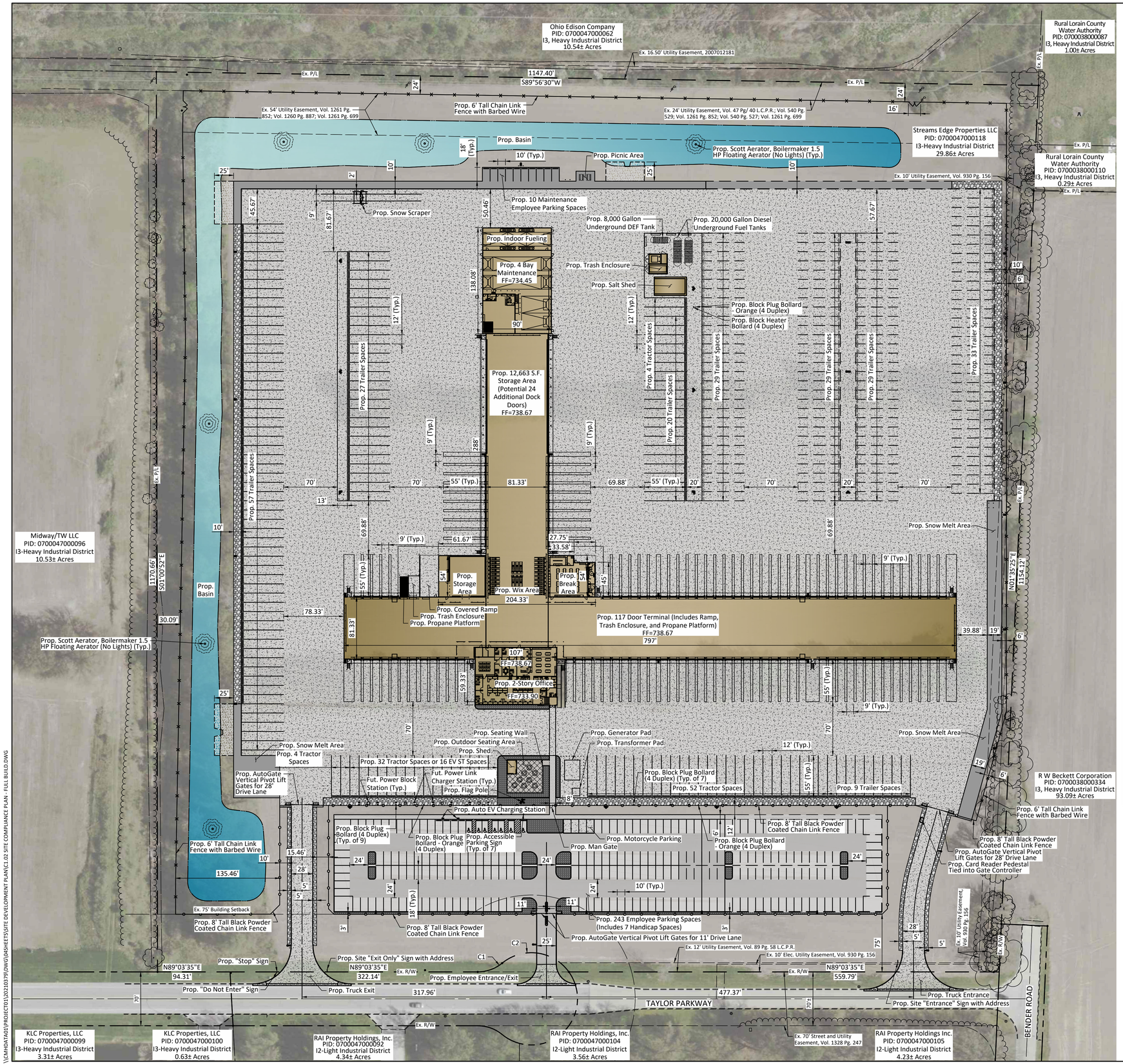
PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL SITE COMPLIANCE PLAN - OPENING DAY

SCALE
1" = 60'

SHEET NUMBER
C1.01

\\CMHDATA01\PROJECT01\2021\2037\9\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.01 SITE COMPLIANCE PLAN - OPENING DAY.DWG



Legend

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Guardrail
- Ex. Tree Line
- Ex. Utility Pole
- Ex. Light Pole
- Ex. Sign
- Ex. Benchmark
- Prop. Concrete Curb
- Prop. 6' Tall Chain Link Fence with Barbed Wire
- Prop. 8' Tall Black Powder Coated Chain Link Fence
- Prop. Light Pole
- Prop. Flood Light
- Prop. Bollard
- Prop. Block Heater Bollard
- Prop. Flag Pole
- Prop. Sign
- Prop. Pavement Marking Arrow

- Prop. Basin
- Prop. Building
- Prop. Heavy Duty Asphalt Pavement
- Prop. Light Duty Asphalt Pavement - Drive Lanes
- Prop. Light Duty Asphalt Pavement - Parking Areas
- Prop. Heavy Duty Concrete Pavement
- Prop. Concrete Sidewalk
- Prop. Aggregate Berm
- Prop. Perimeter Riprap
- Prop. Flexamat Slope Protection
- (DND) Do Not Disturb

Curve Data

C1	C2
R=50.00'	R=60.00'
L=34.38'	L=98.14'
T=17.90	T=64.02
ChD=33.71'	ChD=87.56'
ChB=N69°21'34"E	ChB=S83°29'00"E
Δ=39°24'02"	Δ=93°42'55"

Notes

This property is subject to the Codified Ordinances of the City of North Ridgeville as well as the Taylor Woods Industrial Park Protective Covenants.

Dayton Freight - North Ridgeville, OH	
Project Site Data - Full Build	
Site Address	Taylor Parkway
Zoning Districts	I3 - Heavy Industrial District
Allowable Proposed Use?	Yes - Truck Freight Movers
Flood Insurance Rate Map (FIRM) Number	39093C0143D/39093C0231D
Most Recent Effective Date of FIRM	August 19, 2008
Flood Zone for Development Area	Zone X
Site Area, Total	±29.86 Acres (±1,300,901 S.F.)
Site Data - Service Center/Maintenance	
Proposed Dock Doors (Includes Propane Platform, Ramp & Trash)	118 Doors (115 Dock Doors)
Proposed Warehouse Area	12,686 Sq. Ft. (Additional 24 Dock Doors)
Proposed Tractor Spaces with Block Heaters	60 Spaces (4 Next to Maintenance)
Proposed Tractor (w/ Heaters) & Future EV Straight Truck Spaces	32 Tractor or 16 Straight Truck Spaces
Proposed Trailer Spaces	233 Spaces (1.68 Spaces per Dock Door)
Proposed Secured Employee Parking	243 Spaces (Includes 7 Handicap Spaces)
Proposed Secured Employee Electric Vehicle Parking	4 (Included in Total Provided Parking)
Proposed Maintenance Employee Parking	10 Spaces
Building Setbacks	
Front	75' Zoning 1278.04/75' Protective Covenants
Side	25' Zoning 1278.04/25' Protective Covenants
Rear	0' Zoning 1278.04/25' Protective Covenants
Building Size	
Max Building Height (per Zoning, 1278.03)	60' per Zoning,1278.03/No Height Restrictions per Protective Covenants
Terminal Office Building	13,366 S.F. (6,683 per Floor)
Terminal Break Room / Storage Room	3,466 S.F. / 3,468 S.F.
Terminal Building	78,533 S.F.
Terminal Warehouse	12,686 S.F.
Maintenance Building with Indoor Fueling	12,420 S.F.
Total	123,939 S.F.
Requirements for Building-To-Land Ratio	65% Max. Allowed per Zoning, 1278.07
	50% Max. Allowed per Protective Covenants
Building-To-Land Ratio Provided	9.53% (123,939 S.F. / ±1,300,901 S.F.)
Parking Requirements	
Required for Industrial Establishments (per Zoning, 1284.02)	48 Spaces (One parking space for each two employees on the maximum working shifts, plus space to accommodate all trucks and vehicles used in connection therewith.)
Required for Warehouses and Storage (per Zoning, 1284.02)	120 Spaces (Sufficient parking space to accommodate employees and the loading and unloading of materials.)
Total Required (per Zoning, 1284.02)	168 Spaces
Total Required (per Protective Covenants)	No Minimum Requirements
Total Provided	253 Spaces (Includes 7 Handicap Spaces)
Preconstruction Impervious Area	±827,661 S.F.
Post Construction Area	±1,010,342 S.F.
Net Added Impervious Area	±182,681 S.F.

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

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SERVICE CENTER - DEVELOPMENT PLAN
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REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/20/2023	PRELIMINARY
□		CHECK
□		BID
□		PERMIT
□		CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

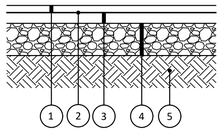
PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL SITE COMPLIANCE PLAN - FULL BUILD

SCALE
1" = 60'

SHEET NUMBER
C1.02

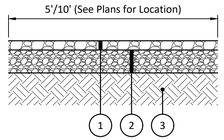
\\CMHDATA01\PROJECT01\2021\2021037\9\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.02 SITE COMPLIANCE PLAN - FULL BUILD.DWG



1. 2" Asphalt Concrete, Surface Course, ODOT Section 442, Type A, 12.5mm, PG 70-22M
2. Asphalt Prime Coat, ODOT Section 407 Applied at a Rate of 0.06 Gal. Per Sq. Yd.
3. 3" Asphalt Concrete, Intermediate Course, ODOT Section 442, Type A, 19mm, PG 64-22
4. 8" Compacted Aggregate Base, ODOT Section 304
5. Subgrade Compaction, ODOT Section 204

NOTES:
1. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.
2. Pavement design based upon the Subsurface Exploration and Geotechnical Engineering Report prepared by Geotechnical Consultants, Inc., dated May 28, 2021 including and supplements thereto.

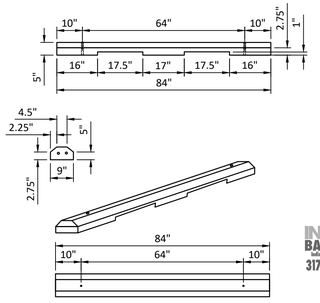
LIGHT DUTY ASPHALT PAVEMENT SECTION - PARKING AREAS
No Scale



1. 9" Compacted Aggregate, ODOT Section 703, #57 Stone
2. 6" Compacted Aggregate Base, ODOT Section 304
3. Subgrade Compaction, ODOT Section 204

NOTES:
1. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.

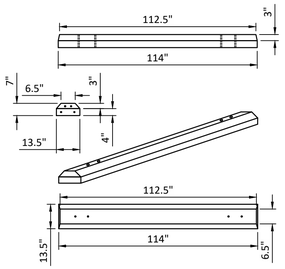
5'/10' AGGREGATE BERM
No Scale



NOTES:
1. Pins shall be 3/4" x 2'-0" galvanized pins (2 per stop). See Wheel Stop detail, this sheet.
2. Air entrained concrete, 4000 p.s.i. at 28 days.
3. Length: 7'-0"
   Height: 5"
   Width: 9"
   Weight: 250 lbs.
4. No substitutions.

INDIANA BARRIER
Indianapolis Indiana
317.549.2900

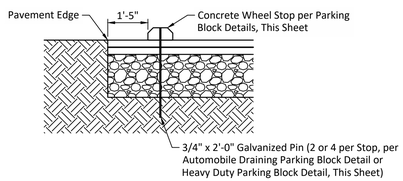
AUTOMOBILE DRAINING PARKING BLOCK DETAIL
No Scale



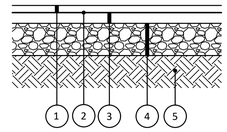
NOTES:
1. Pins shall be 3/4" x 2'-0" galvanized pins (4 per stop). See Wheel Stop detail, this sheet.
2. Air entrained concrete, 4000 p.s.i. at 28 days.
3. Length: 9'-6"
   Height: 7"
   Width: 13.5"
   Weight: 850 lbs.
4. No substitutions.

INDIANA BARRIER
Indianapolis Indiana
317.549.2900

HEAVY DUTY PARKING BLOCK DETAIL
No Scale



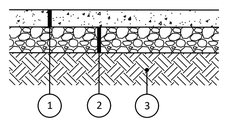
WHEEL STOP
No Scale



1. 2" Asphalt Concrete, Surface Course, ODOT Section 442, Type A, 12.5mm, PG 70-22M
2. Asphalt Prime Coat, ODOT Section 407 Applied at a Rate of 0.06 Gal. Per Sq. Yd.
3. 3" Asphalt Concrete, Intermediate Course, ODOT Section 442, Type A, 19mm, PG 64-22
4. 10" Compacted Aggregate Base, ODOT Section 304
5. Subgrade Compaction, ODOT Section 204

NOTES:
1. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.
2. Pavement design based upon the Subsurface Exploration and Geotechnical Engineering Report prepared by Geotechnical Consultants, Inc., dated May 28, 2021 including and supplements thereto.

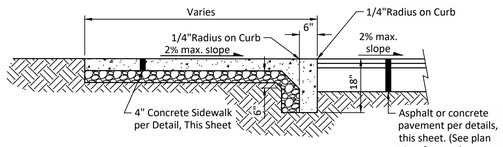
LIGHT DUTY ASPHALT PAVEMENT SECTION - DRIVE LANES
No Scale



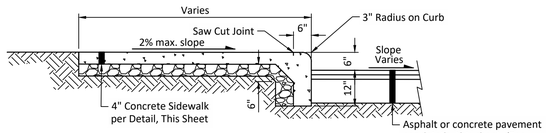
1. 4" Concrete Walk, ODOT Section 608
2. 6" Compacted Aggregate Base, ODOT Section 304
3. Subgrade Compaction, ODOT Section 204

NOTES:
1. Maintain a maximum cross slope of 2.00%; Preferred slope = 1.56%
2. Reference Architectural plans for joint pattern, concrete finish, sealers, color, etc.

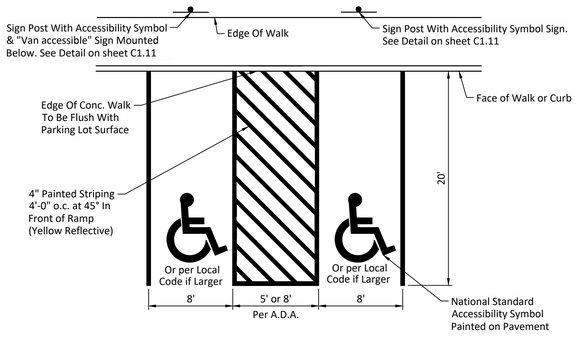
TYPICAL CONCRETE PATIO SECTION
No Scale



FLUSH COMBINATION CONCRETE CURB & SIDEWALK
No Scale



FULL HEIGHT COMBINATION CONCRETE CURB & SIDEWALK
No Scale

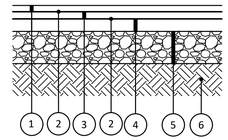


NOTE:
Pavement shall have a 2.00% max. slope in all directions in the area of handicap parking spaces and associated parking.

All curb ramps and sidewalks shall be constructed in full compliance with the requirements of the American With Disabilities Act (ADA) of 2010, including supplements or replacement drawings issued thereto.

Handicap parking sign shall conform with current state and local codes and regulations.

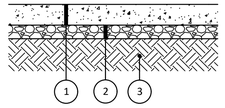
ACCESSIBLE PARKING STALL
No Scale



1. 1.75" Asphalt Concrete, Surface Course, ODOT Section 442, Type A, 12.5mm, PG 70-22M
2. Asphalt Prime Coat, ODOT Section 407 Applied at a Rate of 0.06 Gal. Per Sq. Yd.
3. 2" Asphalt Concrete, Intermediate Course, ODOT Section 442, Type A, 19mm, PG 64-22
4. 3.5" Asphalt Concrete, Bituminous Base Course, ODOT Section 442, 25mm, PG 64-22
5. 8" Compacted Aggregate Base, ODOT Section 304
6. 12" Lime Stabilized Subgrade per Geotechnical Engineering Report

NOTES:
1. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.
2. Pavement design based upon the Subsurface Exploration and Geotechnical Engineering Report prepared by Geotechnical Consultants, Inc., dated May 28, 2021 including and supplements thereto.

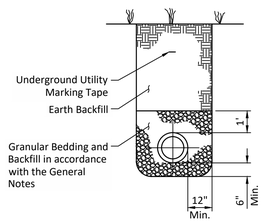
HEAVY DUTY ASPHALT PAVEMENT SECTION
No Scale



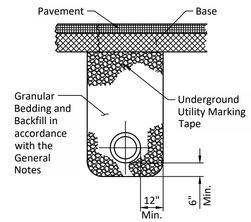
1. 9" Non-Reinforced Concrete Pavement, ODOT Section 452, Class QC1
2. 6" Compacted Aggregate Base, ODOT Section 304
3. 12" Lime Stabilized Subgrade per Geotechnical Engineering Report

NOTES:
1. Provide 4,000 psi concrete at 28 Days; 4" Max. Slump; 7% Air Content (±2%).
2. Provide isolation joints where pavement abuts existing or new pavement, structure, or other site feature per detail, this sheet.
3. Construction joints and expansion joints shall be specified by the Contractor as a part of the contract bid.
4. First Coat: Exterior Concrete Cure & Seal: All exposed exterior concrete shall receive a clear, resin-based curing compound meeting ASTM C309, AASHTO M148, a max. VOC of 400g/L and shall be applied at a per coat rate of 200-400 S.F. per gal coverage. Surface shall be broom cleaned prior to application of each coat.
5. Penetrating Sealer: Acceptable products include, but are not limited to:
   - 1100-Clear by W.R. Meadows
   - J22 UV Cure & Seal by Dayton Superior
6. Second Coat: Exterior Sealing Compound: All exposed concrete shall receive a water-based sealing compound for salt protection in accordance with the manufacturer's requirements.
7. Salt Protection: Acceptable products include, but are not limited to:
   - Intraguard by W.R. Meadows
8. SpecShield WB by SpecChem
9. Provide medium broom finish on pavement.
10. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.
11. Pavement design based upon the Subsurface Exploration and Geotechnical Engineering Report prepared by Geotechnical Consultants, Inc., dated May 28, 2021 including and supplements thereto.

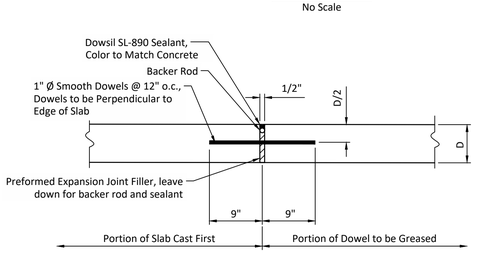
HEAVY DUTY CONCRETE PAVEMENT
No Scale



UNPAVED AREAS
No Scale

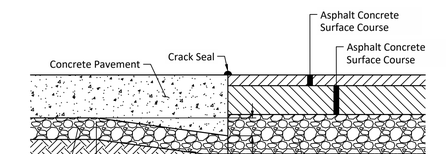


PAVEMENT AREAS
No Scale



NOTES:
1. In lieu of round dowels, contractor may use plate dowels.
2. Seal joint as shown on plans with silicon joint sealant, self-leveling sealant complying with ASTM D 5893, Type SL. DOWSIL SL-890, Dark Gray color or equal. Submit sample for color approval.

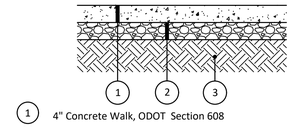
TRENCH BACKFILL
No Scale



NOTE:
Contractor shall provide turndown anywhere asphalt and concrete or concrete base meet.

CONCRETE PAVEMENT TYPICAL CONSTRUCTION JOINT
No Scale

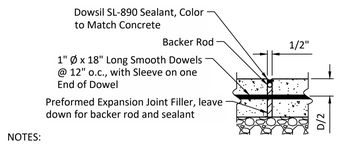
CONCRETE/ASPHALT TURNDOWN DETAIL
No Scale



1. 4" Concrete Walk, ODOT Section 608
2. 4" Compacted Aggregate Base, ODOT Section 304
3. Subgrade Compaction, ODOT Section 204

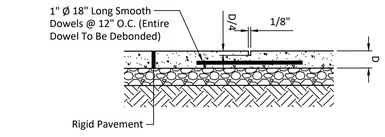
NOTES:
1. Maintain a maximum cross slope of 2.00%; Preferred slope = 1.56%
2. Provide isolation joints where new walk abuts existing or new pavement, structure, or other site feature per detail, this sheet.
3. Provide control joints per detail, this sheet.
4. First Coat: Exterior Concrete Cure & Seal: All exposed exterior concrete shall receive a clear, resin-based curing compound meeting ASTM C309, AASHTO M148, a max. VOC of 400g/L and shall be applied at a per coat rate of 200-400 S.F. per gal coverage. Surface shall be broom cleaned prior to application of each coat.
5. Penetrating Sealer: Acceptable products include, but are not limited to:
   - 1100-Clear by W.R. Meadows
   - J22 UV Cure & Seal by Dayton Superior
6. Second Coat: Exterior Sealing Compound: All exposed concrete shall receive a water-based sealing compound for salt protection in accordance with the manufacturer's requirements.
7. Salt Protection: Acceptable products include, but are not limited to:
   - Intraguard by W.R. Meadows
   - SpecShield WB by SpecChem

TYPICAL CONCRETE SIDEWALK SECTION
No Scale



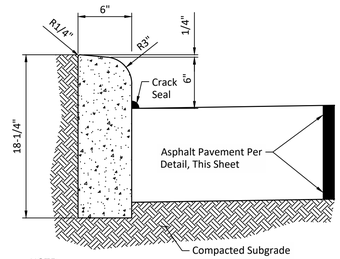
NOTES:
1. Place isolation joints where new concrete slab abuts existing and new concrete, buildings, catch basins, curbs and other fixed objects, or as noted on the plans.
2. Heavy Duty Concrete Pavement Isolation Joints shall be Doweled In accordance with ACI 330.2R-17.
3. Seal joint with silicon joint sealant, self-leveling sealant complying with ASTM D 5893, Type SL. DOWSIL SL-890, Dark Gray color or equal. Submit sample for color approval. Preformed expansion joint filler-non-impregnated type, closed cell resilient polyethylene foam, 1/2" thick unless otherwise noted.
4. In lieu of round dowels, contractor may use plate dowels.

ISOLATION JOINT
No Scale



NOTES:
1. Divide concrete walks into equally spaced blocks at 5'-0" intervals.
2. In concrete pavement provide control joints as shown on plans or max. 15'-0" O.C. each way.
3. Joints may be saw cut or formed.
4. Seal joint as shown on plans with silicon joint sealant, self-leveling sealant complying with ASTM D 5893, Type SL. DOWSIL SL-890, Dark Gray color or equal. Submit sample for color approval.
5. In lieu of round dowels, contractor may use plate dowels.

CONTROL/CONTRACTION JOINT
No Scale



NOTE:
All exposed surfaces of concrete curb shall have a brush finish, unless placed by a curb machine.

STRAIGHT 18" CURB
No Scale

DAYTON FREIGHT LINES, INC.
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DAYTON FREIGHT
SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/20/2023	PRELIMINARY
□		CHECK
□		BID
□		PERMIT
□		CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

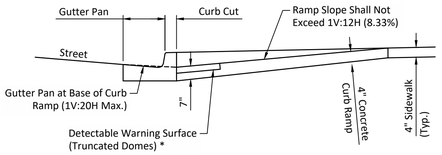
PROJECT NUMBER
2021-0379

SHEET TITLE
SITE DETAILS

SCALE
AS NOTED

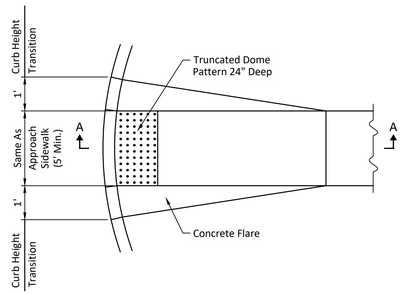
SHEET NUMBER
C1.10

\\CMHDATA01\PROJECTS01\2021037\9\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.10 - C1.1X SITE DETAILS.DWG



* Some Detectable Warning Products Require a Concrete Border for Proper Installation. The Concrete Border Shall Not Exceed 2 Inch per Side.

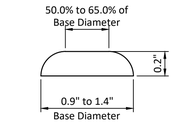
SECTION A-A



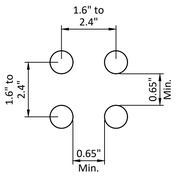
GENERAL NOTES:

1. All areas of the pedestrian access route must be compliant with the, "Americans with Disabilities Act - Guidelines for Accessible Public Rights of Way". Exceptions must be approved by the engineer. All other areas of non-compliance shall be removed and corrected at the contractor's expense.
2. The surfaces of pedestrian access routes and elements, and spaces required to connect to pedestrian access routes shall be firm, stable, slip resistant, and shall not pond water.
3. Sidewalk, ramp, and landing cross slopes shall be 1.56% to facilitate drainage, (2.00% Maximum).
4. Where pedestrian access routes are contained within pedestrian street crossings without yield or stop control, the cross slope of the pedestrian route shall be 5.00% maximum.
5. Beyond the bottom grade break of a curb ramp, a clear space 4' minimum by 4' minimum shall be provided within the width of the pedestrian street crossing and wholly outside the parallel vehicle travel lane.
6. Transition from sidewalk or curb ramp to gutter to roadway shall be flush.
7. Detectable warning surfaces, (truncated domes) shall be preformed and installed as per manufacturer's recommendations. Stamped concrete will not be accepted.
8. The detectable warning surface shall contrast visually with adjoining surfaces. Either light-on-dark or dark-on-light. Truncated domes shall span the full width of the ramp or landing 24" deep.
9. Detectable warning surfaces shall be aligned perpendicular or radial to the break between the ramp, landing or blended transition, and the street.
10. Where the bottom grade break of a curb ramp is less than 5' from the back of curb, detectable warnings shall be located on the ramp surface at the back of the curb. Where the grade break is greater than 5' from the back of curb, the detectable warning shall be located on the lower landing.

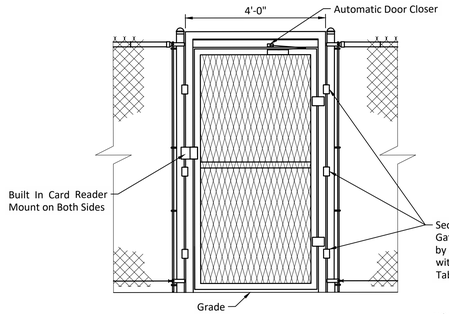
CURB RAMP DETAIL
No Scale



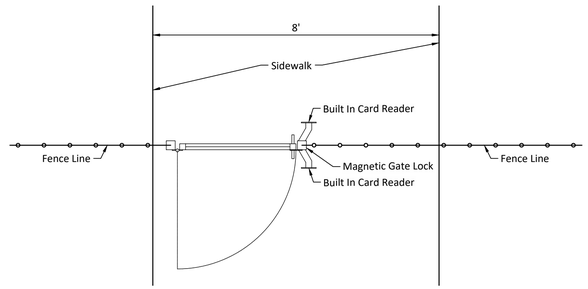
TRUNCATED DOMES CROSS SECTION
No Scale



TRUNCATED DOMES SPACING
No Scale



ELEVATION VIEW

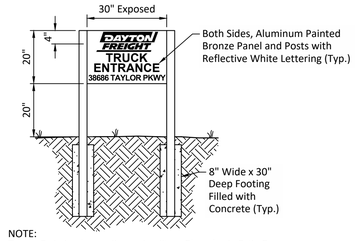


PLAN VIEW

NOTES:

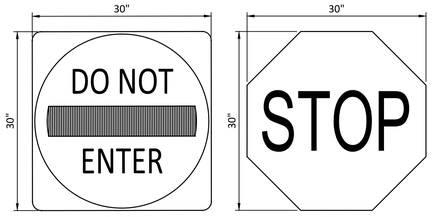
1. Controlled pedestrian gate shown is at truck rolling gate entrance, (shown). See plans for actual pedestrian gate locations, swing direction, and hinge location.
2. The pedestrian pre-hung gate frame, jamb and headers are fabricated from 2" x 2" galvanized steel tubing. Corner joints are mitered, welded, and ground to a non-abrasive finish. The filler material is Secura-Mesh 3/4" x 9 gauge, galvanized, high tensile strength fabric, rigidly welded to the gate frame. All welds, exposed surfaces, and field welds are repaired with Brite Zinc, cold galvanizing compound. The jamb mounts between two fence end posts as shown.

ADA SWING SECURITY GATE DETAIL
No Scale



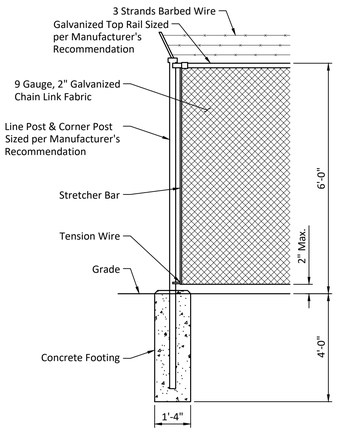
NOTE:
Truck Exit to be a Separate Sign Placed at Exit Drive. Dimensions and Placement To Be Same In All Regards with the Exception of the Word, "ENTRANCE" Replaced By, "EXIT".

DIRECTION SIGNS

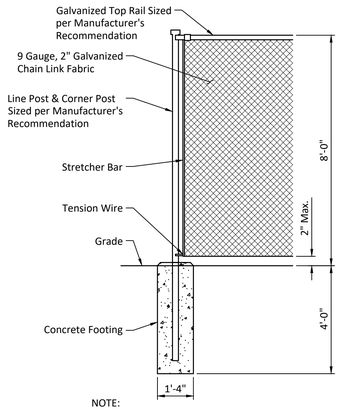


DO NOT ENTER SIGN
No Scale

STOP SIGN
No Scale

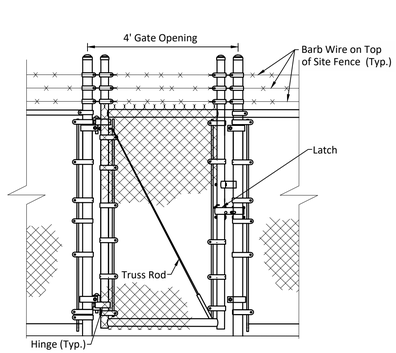


CHAIN LINK FENCE WITH BARBED WIRE DETAIL
No Scale



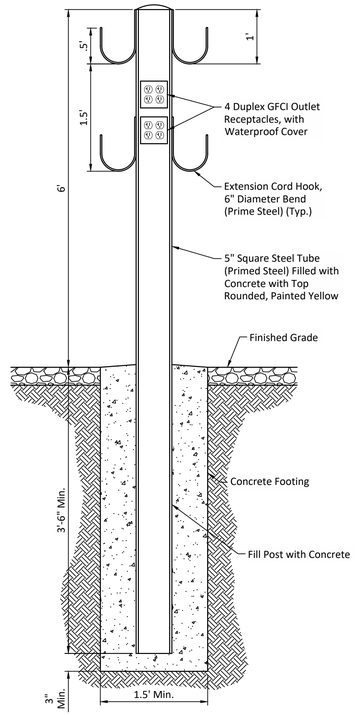
NOTE:
Fencing and all associated metal parts shall be powder coated black.

CHAIN LINK FENCE DETAIL
No Scale



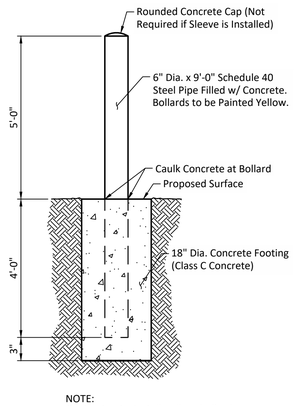
NOTE:
Gates and all associated metal parts shall be powder coated black.

4' SWING ACCESS GATE DETAIL
No Scale



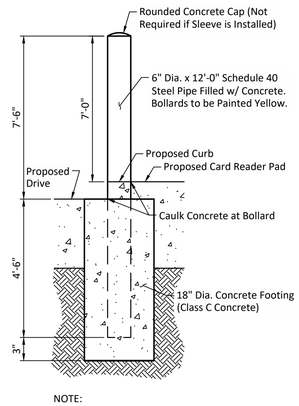
NOTE:
Reference Electrical Plan for construction details.

BLOCK HEATER BOLLARD DETAIL (4-DUPLEX)
No Scale



NOTE:
Contractor to install yellow bollard sleeves over painted steel bollards.

PROTECTIVE BOLLARD DETAIL
No Scale



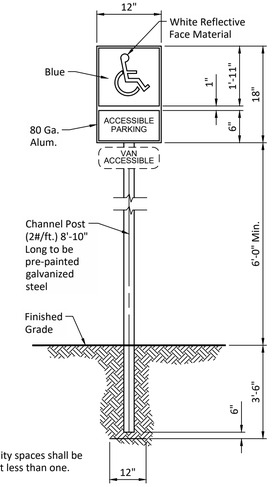
NOTE:
Contractor to install yellow bollard sleeves over painted steel bollards.

PROTECTIVE BOLLARD AT CARD READER PEDESTAL DETAIL
No Scale

Accessible parking spaces shall be identified by a sign showing the international symbol of accessibility complying with ANSI 4.28.8. Signs shall not be obscured by a vehicle parked in the space.

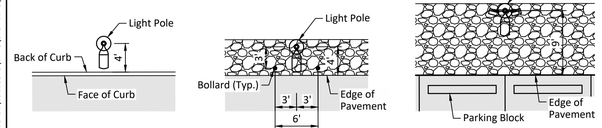
ANSI 4.28.5 finish and contrast the characters, symbols, and background of sign shall be eggshell, matte, or other non-glare finish. Characters and symbols shall contrast with their background, with either light characters on a dark background or dark characters on a light background.

Spaces complying with 4.1.2(5)(b) shall have an additional sign, "VAN-ACCESSIBLE" mounted below the symbol of accessibility.



NOTE:
One in eight accessibility spaces shall be van accessible, but not less than one.

ACCESSIBLE PARKING SIGN DETAIL
No Scale



TYPICAL LIGHT POLE DETAIL ALONG CURBED PAVEMENT
No Scale

TYPICAL LIGHT POLE DETAIL ALONG UNCURBED PAVEMENT
No Scale

TYPICAL LIGHT POLE DETAIL ALONG TRAILER PARKING
No Scale

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
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DAYTON FREIGHT

SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/20/2023	PRELIMINARY
□		CHECK
□		BID
□		PERMIT
□		CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

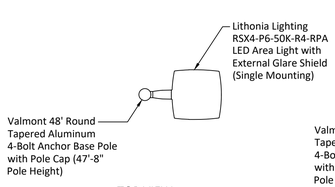
PROJECT NUMBER
2021-0379

SHEET TITLE
SITE DETAILS

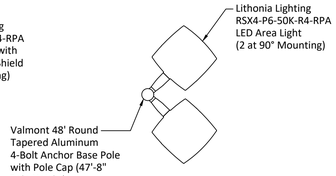
SCALE
AS NOTED

SHEET NUMBER
C1.11

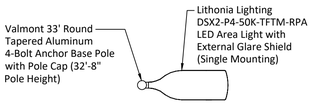
\\CMHDATA01\PROJECTS01\2021\0379\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.10 - C1.1X SITE DETAILS.DWG



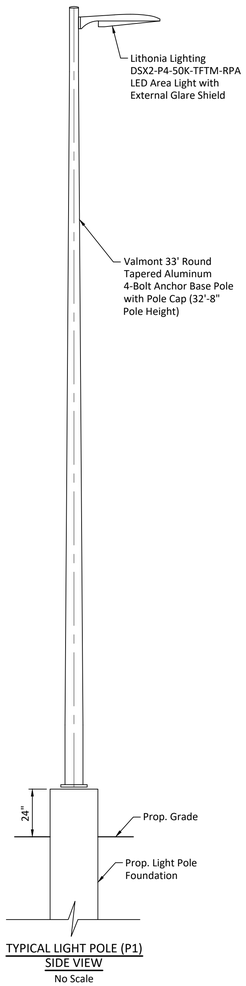
TOP VIEW



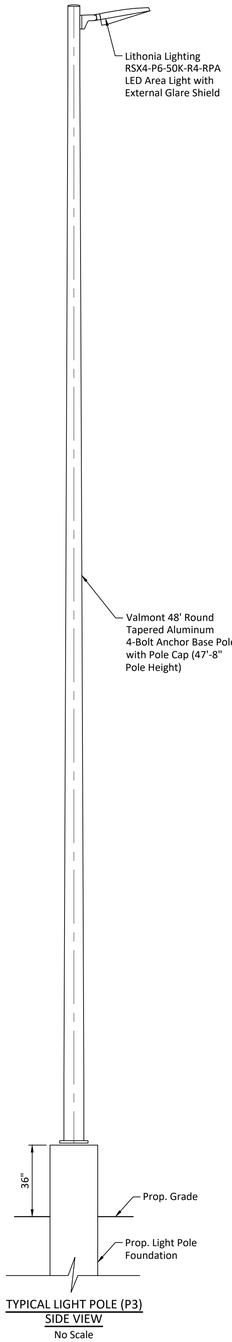
TOP VIEW



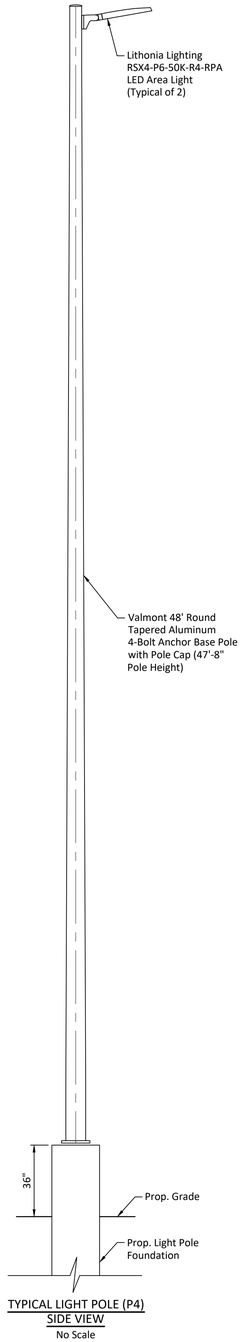
TOP VIEW



TYPICAL LIGHT POLE (P1)
SIDE VIEW
No Scale



TYPICAL LIGHT POLE (P3)
SIDE VIEW
No Scale



TYPICAL LIGHT POLE (P4)
SIDE VIEW
No Scale

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DAYTON FREIGHT

SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

MARK	DATE	DESCRIPTION
REVISIONS		

DRAWING SET

- ■ 01/20/2023 PRELIMINARY
- □ _____ CHECK
- □ _____ BID
- □ _____ PERMIT
- □ _____ CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

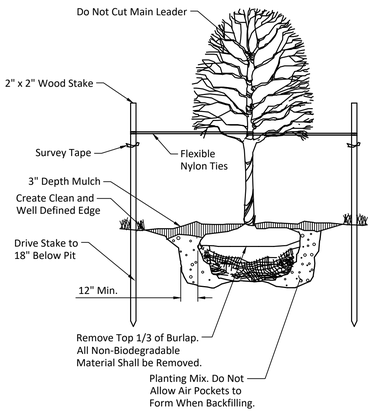
PROJECT NUMBER
2021-0379

SHEET TITLE
LIGHT POLE DETAILS

SCALE
AS NOTED

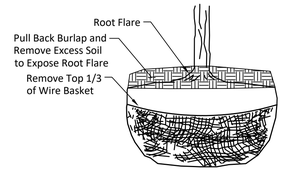
SHEET NUMBER
C1.18

\\CMHDATA01\PROJECTS\2021\2021037\9\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.10 - C1.1X SITE DETAILS.DWG



DECIDUOUS TREE PLANTING

No Scale



ROOTBALL PREPARATION

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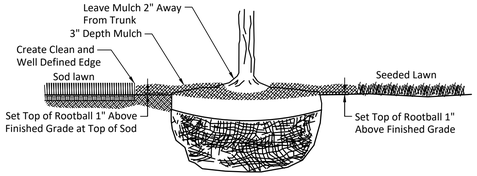

ROOTBALL SETTING

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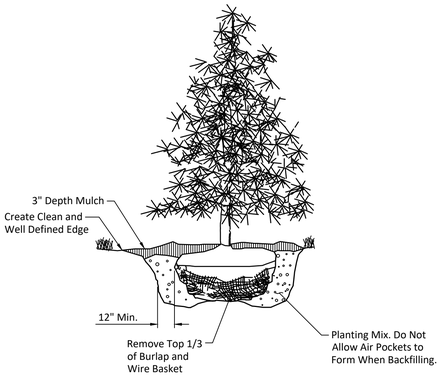
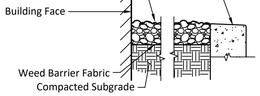


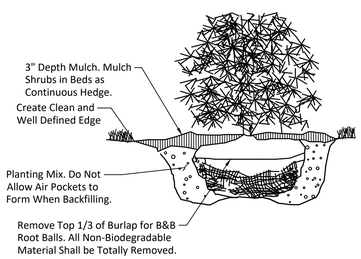
EVERGREEN TREE PLANTING

No Scale



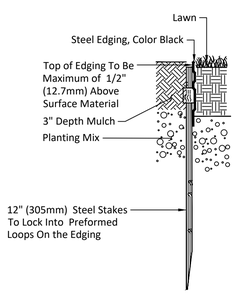
STONE MULCH AT BUILDING

No Scale



SHRUB PLANTING

No Scale



METAL BED EDGE

No Scale

LANDSCAPE GENERAL NOTES AND SPECIFICATIONS

1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations, and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall be permitted with notification and written approval from the Landscape Architect. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
6. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
7. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
8. Unless indicated otherwise, mulch planting beds with rock mulch.
9. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
10. All excavated material shall be removed from the bed edge and planting bed.
11. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Owner prior to planting.
12. Install all plants in accordance with planting details and specifications.
13. Parking lot and street trees shall have a clear canopy height of 6' min.
14. Tree shall be placed a minimum of 3' from sidewalks and curbs.
15. Backfill mix for all plantings shall consist of the following:
    - One part excavated soil
    - One part yard waste compost
    - A slow release fertilized (0-20-20 or equal) added at a rate of 5 lbs per cubic yard to the backfill mix
    - If soil areas are of high pH (greater that 6.5) apply 1.25 lbs of elemental sulfur per cubic yard of backfill mix
16. Raised beds, including mulch, shall be no higher than 6 inches above adjacent grade.
17. All lawn areas shall receive a minimum of 4 inches of topsoil in order to meet the final grades as shown on the plans.
18. All trees, shrubs, groundcover, and lawns to be fertilized with a commercial grade fertilizer consisting of fast and slow release nitrogen. Composition and application rate of fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit test results and amendment recommendations to Landscape Architect. Fertilizer shall be in a dry granular form for lawns and granular or tablet form for plants.
19. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
20. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
21. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. Any plant materials found to be dead or diseased shall be replaced.
22. All proposed slopes 3:1 or steeper and all earthen drainage ways (swales/ditches) shall receive seeding and erosion control blanket.
23. Lawn seed mix shall be in accordance with the Ohio EPA Rainwater and Land Development, Chapter 7, based upon the timeframe that the seed is applied. The Contractor shall follow all preparation, amendments, quality, fertilizer, and seed rates as provided within the requirements.
24. All proposed plantings have dry to medium water requirements, are drought tolerant, and require low maintenance. Installers responsible for watering and maintenance for the first year after planting. Irrigation bags to be utilized as necessary in lieu of permanent irrigation.
25. No Mow Seed Mix shall proportioned by weight as follows: 20 percent Aruba or Audubon red fescue; 20 percent J5 chewings fescue; 20 percent Ecostar hard fescue; 20 percent Marco Polo sheep's fescue; and 20% annual ryegrass. Seeding rate shall be 5 - 8 pounds per 1000 square feet (225 - 300 pounds per acre) unless otherwise recommended by seed supplier.
26. Nesting Seed Mix shall be ERNMX-123, Native Upland Wildlife Forage & Cover Meadow Mix, by Ernst Seeds (800-873-3321). Seeding rate shall 20 lbs/acre with 30 lbs/acre of a cover crop. For a cover crop use either grain oats (1 Jan to 31 Jul) or grain rye (1 Aug to 31 Dec). Verify recommended rates with seed supplier.
27. Seed mixes shall be pre-packaged at the specified species percentages.
28. Seed bed preparation shall be in accordance with seed supplier's recommendations.
29. Plant seed with 'Brillion' type landscape seeding machine that accurately places seed at specified depth and rate and rolls in a single operation. Plant seed no deeper than ½ inch. Hydroseeding of No Mow Seed Mix is not permitted.
30. Plant seed with slit seeder in areas that have been previously graded and seeded with annual ryegrass for erosion control. Plant seed no deeper than 1/2 inch.
31. Apply fertilizer at time of seeding and 30 days after seeding. Use starter fertilizer, 1-2-1, that will provide actual phosphorus at least 1.5 lbs./1000 sq. ft. Maintain lawn and No Mow areas no less than 12 months after planting.
32. Mow lawn and No Mow areas as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 1/3 of grass height. Remove no more than 1/3 of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain a height of 3 1/2 to 4 inches for No Mow areas and 2 1/2 to 3 1/2 inches for Lawn.
33. Apply 2 applications of a broad spectrum, 3-way selective herbicide to No Mow areas within 12 month after planting. Schedule first application no earlier than 6 months after planting.

RECOMMENDED LANDSCAPE MAINTENANCE SPECIFICATIONS

These maintenance specifications are provided for the Owner's convenience and may be revised by the Owner as needed over the lifetime of the landscape.

Trees

January: Check trunks for rodent damage. Treat appropriately if damage is present. Selectively hand prune limbs to repair, remove damaged limbs, or to "limb-up" canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Use dormant oils for pest management as required for insect control provided temps remain >32 degrees for 24 hours or more.

February: If there Is evidence of an in insect infestation, dormant horticultural oils are effective as a dormant application - temperatures must be >32 degrees for 24 hours after application to be effective.

March: Selectively hand prune limbs to repair, remove damaged limbs, or to "limb-up" canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Install any new container grown or B&B trees.

April: Inspect for potential pest problems at 2 week intervals - document all findings. Remove any/all dead or damaged branches or limbs. Install any new container grown or B&B trees. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Apply mulch tree rings to trees in plan beds and turf areas. Provide 2" - 3" depth throughout entire tree ring. Pull mulch 2" away from trunk to prevent mold and rotting.

May: Weed mulch tree rings as required. Continue bi-monthly inspections for pest/disease problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content.

June/July: Irrigate trees if needed in the early morning hours to prevent evapotranspiration. Trim/remove unwanted limbs from trees as required. Monitor for weed/insect/and disease problems - control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Provide 1" of water per week (supplement natural rainfall with irrigation as needed).

August: Maintain 2-3" depth mulch tree rings for trees in plant beds and turf areas. Pull mulch 2" away from trunk to prevent mold and rotting. Weed mulch tree rings as required.

September: Pesticide application is not recommended at this time unless for heavy infestations. Plan for container grown shade trees and evergreens that can be planted in the fall (Oct./Nov.).

October: Fertilize using a granular fertilizer with slow release nitrogen - a 4:1:2 ratio is appropriate - Broadcast over entire root zone/dripline (if root zone includes turf do not exceed 2 lbs of nitrogen/1000 sf).

November: Monitor for weed/insect/and disease problems - control as needed. Remove any diseased/damaged/or dead branches. If there is evidence of an insect infestation, dormant horticultural oils are effective as a dormant application - temperature must be >32 degrees for 24 hours after application to be effective. Renew mulch tree rings - maintain 3" depth for trees in plant beds and turf areas. Pull mulch 2" away from trunk.

December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show desiccation may be treated with an application of anti-transpirant (Wilt-Pruf or similar) to reduce damage. More than one treatment is detrimental. Plants with reoccurring problems should be removed.

Shrubs

January/February: Remove wind driven leaves from shrub beds.

March: Remove wind driven leaves from shrub beds. Inspect for potential pest problems at 2 week intervals - document all findings.

April: Inspect for potential pest problems at 2 week intervals - document all findings. Edge all shrub beds by hand spade or other acceptable method. Hand prune as needed - use standard horticultural practices when pruning. Shearing is not acceptable. Selectively hand prune non-spring flowering shrubs as required. Apply granular pre-emergent control to shrub beds. Apply mulch to shrub beds. Maintain 2"-3" depth within bed.

May: Hand prune as needed (see April). Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly. Continue bi-monthly inspections for pest/disease problems.

June: Hand prune as needed (see April). Monitor for weed/insect/and disease problems - control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly.

July: Monitor potential weed/insect/and disease problems - control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in beds. Remove weeds from beds weekly.

August: Large shrubs should be pruned if necessary to maintain desired character (except for summer/fall flowering species). Monitor for weed/insect/and disease problems - control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in landscape beds. Maintain 2"-3" of mulch of mulch in all shrub beds. Remove weeds from beds weekly.

September: Monitor for weed/insect/and disease problems - control as needed. Pesticide application is not recommended at this time unless for heavy infestations. Maintain a 2"-3" depth of mulch in all shrub beds. Remove weeds from beds weekly. Remove early fall leaves and other debris from plant beds. Apply pre-emergent herbicide for control of winter annuals.

October: Fertilize using a granular fertilizer with slow release nitrogen - a 4:1:2 ratio is appropriate - Broadcast over entire shrub bed. Remove fallen leaves to prevent damage to turf.

November: Monitor for weed/insect/and disease problems - control as needed. Remove any diseased/damaged/or dead branches. If there is evidence of an insect infestation, dormant horticultural oils are effective as a dormant application - temperatures must be >32 degrees for 24 hours after application to be effective. Renew mulch at shrub beds maintain 2"-3" depth.

December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show dissection may be treated with an application of anti-transpirant (Wilt-Pruf or similar) to reduce damage. More than one treatment is detrimental. Plants with reoccurring problems should be removed.

No Mow Areas

April (late): Apply 3-way selective herbicide to control weed populations - Do not apply pre-emergence to areas that need to be overseeded. Overseeding can take place in April for severe bare areas at rate of 4 lbs/1000sf - slice seed or seed-a-vator method. (Note: Fall overseed is preferred).

May: Mow at 4" height (Single Mow).

June - September: No mowing to occur.

September: Fertilize with 1-1-1 ratio NPK at 1.0 lb per actual per 1000 sf. Apply with broadcast spreader.

Oct (early): Mow at 4" height (Single Mow). Overseed thin areas at rate of 4 lbs/1000sf - slice seed or seed-a-vator method.

November (late): Fertilize with 1-1-1 ratio NPK at 1.0 lb actual per 1000 sf - Apply with broadcast spreader.

Note: The fine fescure blend that is utilized in the No Mow seed mix may be maintained with low fertility and two mowings per year. Fine fescues struggle during hot and dry periods when maintained at traditional lawn heights (+/- 3").

Nesting Grass Areas

Refer to recommendations of seed manufacturer.

First Growing Season: Trim the vegetation to a height of 8" when overall vegetation reaches a height of 18". Do not trim past mid-September.
Hand pull or spot spray problem weeds as needed. If spot spraying use an approved herbicides such as Roundup or Rodeo.

Second Growing Season:
Trim any vegetation standing from the previous year close to the ground (approximately 2"), prior to new spring growth reaching a height of 2". This is usually shortly after forsythia or redbud blooms. Hand pull or spot spray problem weeds as needed. If spot spraying use an approved herbicides such as Roundup or Rodeo.

Special Circumstances
For heavy infestation of ragweed or foxtail in the second growing season, trim the meadow to a height of 8". Do not trim past mid-September.

Maintained Turf

January/February/March: Minimize salt damage along walks and drives. Remove any wind driven leaves from lawns/beds.

April: Test soil PH. Turf areas should maintain PH levels between 6.2-7.0. Apply lime to increase PH as needed. Apply chemical pre-emergents as needed after soil temps reach 55 degrees and crabgrass begins to germinate. If season is advanced, begin mowing. First cut should be slightly shorter than normal (3" ht.) to encourage greening. Trim turf along all walks and road edges as required - DO NOT line trim around tree trunks. Core aerate prior to fertilization/lawn renovations. Avoid rolling of turf; this causes compaction/poor root development; it should be avoided unless excessive heaving has taken place. Overseed turf areas after aeration to increase lawn density and crowd out aggressive weeds.

May: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Check for soil insects - document all findings. Treat as necessary. Spring Fertilization: Memorial Day; fertilize at 1 lb nitrogen/1000 sf or as required by soil analysis.

June: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Monitor turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply chemical weed killers as needed. Newly seeded lawn areas require the top ¾" to remain moist - a thin layer of hydro mulch will help to keep soil from drying out. New sod should be kept moist for 4-5 weeks or until firmly rooted.

July: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive.

August: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Core aerate prior to fertilization / lawn renovations. Monitor turf for insect and disease problems - Grubs are typical during this month. Cut section of lawn and examine roots for young grubs. Treatment is necessary at populations of 4 grubs/sf.

September: Summer Fertilization: Labor Day: fertilize at 1 lb nitrogen/1000 sf or as required by soil analysis. Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Over-seed all bare areas - Rake bare soil and amend with three cubic yards of finely screened compost/1000 sf. Broadcast seed and hand rake into top 1/4" topsoil. Monitor turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply treatments as needed.

October: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Continue monitoring turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply treatments as needed. Fall Fertilization: Late October: fertilize at 1 lb nitrogen/1000 sf or as required by soil analysis.

November: Remove fall leaves from turf to prevent damage. Reduce mower cutting height to 1 1/2" for last cut of the season - to reduce chance of snow mold and winter burn. Apply spot applications of broadleaf herbicides as required.

December: Complete any leaf removal to prevent damage to turf.

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

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LANDSCAPE DETAILS

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AS NOTED

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C1.19

\\CMHDATA01\PROJECTS\2021\2021037\9\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.10 - C1.1X SITE DETAILS.DWG

Legend

	Ex. Site Property Line
	Ex. R/W Line
	Ex. Property Line
	Ex. Setback
	Ex. Easement
	Ex. Edge of Pavement
	Ex. C/L Ditch
X	Ex. Fence
Pull Box — E — Pedestal	Ex. Guardrail
	Ex. Underground Electric Line
OHE	Ex. Overhead Electric Line
Pull Box — C — Pedestal	Ex. Underground Comm. Line
Valve — GM — Meter	Ex. Gas Main
Valve — WM — Hydrant	Ex. Water Main
Manhole — SAN	Ex. Sanitary Sewer
Manhole — STM — Catch Basin, Curb & Gutter Inlet	Ex. Storm Sewer
730	Ex. Major Contour
731	Ex. Minor Contour
X ±731.25	Ex. Spot Elevation
	Ex. Tree Line
	Ex. Utility Pole
	Ex. Guy Wire
	Ex. Guy Pole
	Ex. Light Pole
	Ex. Transformer
	Ex. Gas Meter
	Ex. Sign
	Ex. Benchmark
(DND)	Do Not Disturb
(TBR)	To Be Removed
(TBRR)	To Be Removed and Relocated

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

Coded Notes

A	Ex. Concrete Pavement (DND)
B	Ex. Guardrail (DND)
C	Ex. Tree(s) / Tree Line (DND)
D	Ex. Sign (DND)
E	Ex. Light Pole (DND)
F	Ex. Underground Electric Line (DND)
G	Ex. Overhead Electric Line (DND)
H	Ex. Underground Comm. Line (DND)
I	Ex. Pull Box (DND)
J	Ex. Transformer (DND)
K	Ex. Gas 8" Main (DND)
L	Ex. Gas Meter (DND)
M	Ex. Water Valve (DND)
N	Ex. Fire Hydrant (DND)
O	Ex. Tree / Treeline (TBR)
P	Ex. Sign (TBRR)
Q	Ex. Comm. Pedestal (TBRR)
R	Ex. Curb (TBR)
S	Ex. Light Pole (TBR)

Notes

1. See Tree Survey Chart, sheet C1.25, for a full list of tree types, conditions, sizes, and removal statuses.

Curve Data

C1	C2
R=50.00'	R=60.00'
L=34.38'	L=98.14'
T=17.90	T=64.02
ChD=33.71'	ChD=87.56'
ChB=N59°21'34"E	ChB=S83°29'00"E
Δ=39°24'02"	Δ=93°42'55"

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PLAN SET DATE JANUARY 20, 2023

PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL EX. CONDITIONS & DEMO PLAN

SCALE
1" = 60'

SHEET NUMBER
C1.20

\\CMHDATA01\PROJECTS\1_2021\2103795\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.20 EX CONDITIONS AND DEMO PLAN.DWG

ID	Common Name	Scientific Name	Size	Trunks	Condition	Remove?
1	Swamp White Oak	*Quercus bicolor*	16	1	Fair	No
2	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
3	Shellbark Hickory	*Carya laciniosa*	10	1	Good	No
4	Shellbark Hickory	*Carya laciniosa*	12	1	Good	No
5	Shellbark Hickory	*Carya laciniosa*	6	1	Good	No
6	Shellbark Hickory	*Carya laciniosa*	11	1	Good	No
7	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
8	Shellbark Hickory	*Carya laciniosa*	13,11	2	Good	No
9	Swamp White Oak	*Quercus bicolor*	25,22	2	Fair	No
10	Pin Oak	*Quercus palustris*	7	1	Good	No
11	Swamp White Oak	*Quercus bicolor*	37	1	Fair	No
12	Swamp White Oak	*Quercus bicolor*	6	1	Good	No
13	Pin Oak	*Quercus palustris*	7	1	Good	No
14	Pin Oak	*Quercus palustris*	6	1	Good	No
15	Pin Oak	*Quercus palustris*	7	1	Good	No
16	**Shellbark Hickory**	***Carya laciniosa***	**12**	**1**	**Good**	**Yes**
17	**Shellbark Hickory**	***Carya laciniosa***	**13,10,9**	**3**	**Good**	**Yes**
18	**American Elm**	***Ulmus americana***	**6**	**1**	**Good**	**Yes**
19	**Shellbark Hickory**	***Carya laciniosa***	**9**	**1**	**Good**	**Yes**
20	**Silver Maple**	***Acer saccharinum***	**14**	**1**	**Fair**	**Yes**
21	**Silver Maple**	***Acer saccharinum***	**15**	**1**	**Good**	**Yes**
22	**Pin Oak**	***Quercus palustris***	**7**	**1**	**Good**	**Yes**
23	Pin Oak	*Quercus palustris*	11	1	Good	No
24	Eastern Cottonwood	*Populus deltoides*	6	1	Good	No
25	Pin Oak	*Quercus palustris*	8	1	Good	No
26	Silver Maple	*Acer saccharinum*	21,16	2	Good	No
27	Eastern Cottonwood	*Populus deltoides*	6	1	Good	No
28	Eastern Cottonwood	*Populus deltoides*	15	1	Good	No
29	Eastern Cottonwood	*Populus deltoides*	6	1	Good	No
30	Shellbark Hickory	*Carya laciniosa*	14	1	Good	No
31	Shellbark Hickory	*Carya laciniosa*	11	1	Good	No
32	American Elm	*Ulmus americana*	6	1	Fair	No
33	Eastern Cottonwood	*Populus deltoides*	11	1	Good	No
34	American Elm	*Ulmus americana*	10	1	Good	No
35	Pin Oak	*Quercus palustris*	27	1	Good	No
36	Eastern Cottonwood	*Populus deltoides*	9	1	Good	No
37	Eastern Cottonwood	*Populus deltoides*	8	1	Good	No
38	Shellbark Hickory	*Carya laciniosa*	6	1	Good	No
39	Pin Oak	*Quercus palustris*	17	1	Good	No
40	Shellbark Hickory	*Carya laciniosa*	7	1	Good	No
41	Pin Oak	*Quercus palustris*	22	1	Good	No
42	Eastern Cottonwood	*Populus deltoides*	13	1	Good	No
43	Pin Oak	*Quercus palustris*	21,19	2	Good	No
44	**Eastern Cottonwood**	***Populus deltoides***	**21**	**1**	**Good**	**Yes**
45	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
46	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Good**	**Yes**
47	**Pin Oak**	***Quercus palustris***	**11**	**1**	**Good**	**Yes**
48	**Eastern Cottonwood**	***Populus deltoides***	**15**	**1**	**Good**	**Yes**
49	**Eastern Cottonwood**	***Populus deltoides***	**10**	**1**	**Good**	**Yes**
50	**Eastern Cottonwood**	***Populus deltoides***	**9**	**1**	**Good**	**Yes**
51	**Eastern Cottonwood**	***Populus deltoides***	**6**	**1**	**Good**	**Yes**
52	**American Elm**	***Ulmus americana***	**9**	**1**	**Good**	**Yes**
53	**Pin Oak**	***Quercus palustris***	**15**	**1**	**Good**	**Yes**
54	**Pin Oak**	***Quercus palustris***	**15**	**1**	**Good**	**Yes**
55	**Pin Oak**	***Quercus palustris***	**7**	**1**	**Good**	**Yes**
56	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Fair**	**Yes**
57	**American Basswood**	***Tilia americana***	**14,7**	**2**	**Good**	**Yes**
58	**American Basswood**	***Tilia americana***	**8**	**1**	**Good**	**Yes**
59	**American Basswood**	***Tilia americana***	**14,14**	**2**	**Good**	**Yes**
60	**American Basswood**	***Tilia americana***	**13,11**	**2**	**Good**	**Yes**
61	**Pin Oak**	***Quercus palustris***	**19**	**1**	**Good**	**Yes**
62	**American Elm**	***Ulmus americana***	**12**	**1**	**Good**	**Yes**
63	**American Elm**	***Ulmus americana***	**11**	**1**	**Good**	**Yes**
64	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Good**	**Yes**
65	**Black Cherry**	***Prunus serotina***	**6**	**1**	**Fair**	**Yes**
66	**Pin Oak**	***Quercus palustris***	**22**	**1**	**Good**	**Yes**
67	**Pin Oak**	***Quercus palustris***	**13**	**1**	**Good**	**Yes**
68	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
69	Eastern Cottonwood	*Populus deltoides*	6	1	Fair	No
70	Black Willow	*Salix nigra*	6	1	Fair	No
71	Eastern Cottonwood	*Populus deltoides*	6	1	Good	No
72	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
73	Eastern Cottonwood	*Populus deltoides*	6,6	2	Fair	No
74	Black Willow	*Salix nigra*	7	1	Fair	No
75	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
76	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
77	Eastern Cottonwood	*Populus deltoides*	8	1	Good	No
78	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
79	**American Basswood**	***Tilia americana***	**7**	**1**	**Good**	**Yes**
80	**American Basswood**	***Tilia americana***	**8**	**1**	**Good**	**Yes**
81	**American Basswood**	***Tilia americana***	**9**	**1**	**Good**	**Yes**
82	**Pin Oak**	***Quercus palustris***	**27**	**1**	**Good**	**Yes**
83	**Pin Oak**	***Quercus palustris***	**20**	**1**	**Good**	**Yes**
84	**American Elm**	***Ulmus americana***	**11**	**1**	**Good**	**Yes**
85	**Silver Maple**	***Acer saccharinum***	**30,9**	**2**	**Fair**	**Yes**
86	**Pin Oak**	***Quercus palustris***	**29**	**1**	**Good**	**Yes**
87	**Green Ash**	***Fraxinus pennsylvanica***	**9**	**1**	**Fair**	**Yes**
88	**Eastern Cottonwood**	***Populus deltoides***	**29**	**1**	**Good**	**Yes**
89	**American Basswood**	***Tilia americana***	**11**	**1**	**Good**	**Yes**
90	**Silver Maple**	***Acer saccharinum***	**26**	**1**	**Good**	**Yes**
91	**Pin Oak**	***Quercus palustris***	**32**	**1**	**Good**	**Yes**
92	**American Elm**	***Ulmus americana***	**7**	**1**	**Dead**	**Yes**
93	**American Elm**	***Ulmus americana***	**7**	**1**	**Fair**	**Yes**
94	**American Elm**	***Ulmus americana***	**7**	**1**	**Good**	**Yes**
95	**Pin Oak**	***Quercus palustris***	**15**	**1**	**Good**	**Yes**
96	**American Basswood**	***Tilia americana***	**14,9**	**2**	**Good**	**Yes**
97	**Pin Oak**	***Quercus palustris***	**21**	**1**	**Good**	**Yes**
98	**Silver Maple**	***Acer saccharinum***	**17,9**	**2**	**Good**	**Yes**
99	**Hop-Hornbeam**	***Ostrya virginiana***	**7**	**1**	**Good**	**Yes**
100	**Pin Oak**	***Quercus palustris***	**27**	**1**	**Good**	**Yes**
101	**Pin Oak**	***Quercus palustris***	**23**	**1**	**Good**	**Yes**
102	**Black Cherry**	***Prunus serotina***	**7**	**1**	**Fair**	**Yes**
103	**American Basswood**	***Tilia americana***	**9,6**	**2**	**Fair**	**Yes**
104	**American Basswood**	***Tilia americana***	**8,6**	**2**	**Good**	**Yes**
105	**Pin Oak**	***Quercus palustris***	**28**	**1**	**Good**	**Yes**
106	**Pin Oak**	***Quercus palustris***	**8**	**1**	**Good**	**Yes**
107	**Pin Oak**	***Quercus palustris***	**32**	**1**	**Good**	**Yes**
108	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
109	**Black Cherry**	***Prunus serotina***	**6**	**1**	**Fair**	**Yes**
110	**Pin Oak**	***Quercus palustris***	**17**	**1**	**Good**	**Yes**
111	**Black Cherry**	***Prunus serotina***	**7**	**1**	**Good**	**Yes**
112	**Pin Cherry**	***Prunus pennsylvanica***	**7**	**1**	**Good**	**Yes**
113	**American Basswood**	***Tilia americana***	**13,12**	**2**	**Good**	**Yes**
114	**American Basswood**	***Tilia americana***	**6**	**1**	**Fair**	**Yes**
115	**American Basswood**	***Tilia americana***	**12**	**1**	**Good**	**Yes**
116	**Pin Oak**	***Quercus palustris***	**40**	**1**	**Good**	**Yes**
117	**American Basswood**	***Tilia americana***	**6**	**1**	**Good**	**Yes**
118	**American Basswood**	***Tilia americana***	**10**	**1**	**Fair**	**Yes**
119	**American Basswood**	***Tilia americana***	**9,6**	**2**	**Fair**	**Yes**
120	**American Basswood**	***Tilia americana***	**14,7**	**2**	**Good**	**Yes**
121	**Wild Crabapple**	***Malus coronaria***	**12**	**1**	**Fair**	**Yes**
122	Swamp White Oak	*Quercus bicolor*	38	1	Good	No
123	American Elm	*Ulmus americana*	7	1	Good	No
124	American Elm	*Ulmus americana*	11	1	Good	No
125	American Elm	*Ulmus americana*	13	1	Good	No
126	Swamp White Oak	*Quercus bicolor*	19,15	2	Good	No
127	Shellbark Hickory	*Carya laciniosa*	9,6	2	Good	No
128	Swamp White Oak	*Quercus bicolor*	8	1	Good	No
129	Swamp White Oak	*Quercus bicolor*	21	1	Good	No
130	Swamp White Oak	*Quercus bicolor*	29	1	Good	No
131	Swamp White Oak	*Quercus bicolor*	19,13	2	Good	No
132	Pin Oak	*Quercus palustris*	9	1	Good	No
133	Pin Oak	*Quercus palustris*	6	1	Good	No
134	**Shellbark Hickory**	***Carya laciniosa***	**12,8,7,7**	**4**	**Good**	**Yes**
135	Pin Oak	*Quercus palustris*	6	1	Good	No
136	**Pin Oak**	***Quercus palustris***	**27**	**1**	**Good**	**Yes**
137	**Pin Oak**	***Quercus palustris***	**23**	**1**	**Good**	**Yes**
138	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
139	**Silver Maple**	***Acer saccharinum***	**16,12,8,7**	**4**	**Good**	**Yes**
140	**Silver Maple**	***Acer saccharinum***	**17**	**1**	**Good**	**Yes**
141	Pin Oak	*Quercus palustris*	6,5	2	Good	No
142	Pin Oak	*Quercus palustris*	9	1	Good	No
143	Pin Oak	*Quercus palustris*	10	1	Good	No
144	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
145	Pin Oak	*Quercus palustris*	10	1	Good	No
146	Eastern Cottonwood	*Populus deltoides*	10	1	Good	No
147	Eastern Cottonwood	*Populus deltoides*	10	1	Good	No
148	Shellbark Hickory	*Carya laciniosa*	11	1	Good	No
149	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
150	Pin Oak	*Quercus palustris*	8,8	2	Good	No
151	American Elm	*Ulmus americana*	8	1	Good	No
152	American Elm	*Ulmus americana*	7,5	2	Good	No
153	Eastern Cottonwood	*Populus deltoides*	10	1	Good	No
154	Eastern Cottonwood	*Populus deltoides*	12	1	Good	No
155	Eastern Cottonwood	*Populus deltoides*	8	1	Good	No
156	Shellbark Hickory	*Carya laciniosa*	9	1	Fair	No
157	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
158	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
159	Shellbark Hickory	*Carya laciniosa*	14	1	Good	No
160	Eastern Cottonwood	*Populus deltoides*	12	1	Good	No
161	American Elm	*Ulmus americana*	14,6,6	3	Good	No
162	**Pin Oak**	***Quercus palustris***	**16**	**1**	**Good**	**Yes**
163	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Good**	**Yes**
164	**Pin Oak**	***Quercus palustris***	**14**	**1**	**Good**	**Yes**
165	**Eastern Cottonwood**	***Populus deltoides***	**18**	**1**	**Good**	**Yes**
166	**Eastern Cottonwood**	***Populus deltoides***	**7**	**1**	**Good**	**Yes**
167	**Pin Oak**	***Quercus palustris***	**32,30,30,28**	**4**	**Good**	**Yes**
168	**Pin Oak**	***Quercus palustris***	**13**	**1**	**Good**	**Yes**
169	**Black Cherry**	***Prunus serotina***	**9**	**1**	**Good**	**Yes**
170	**Pin Oak**	***Quercus palustris***	**16**	**1**	**Good**	**Yes**
171	**Eastern Cottonwood**	***Populus deltoides***	**6**	**1**	**Fair**	**Yes**
172	**American Basswood**	***Tilia americana***	**18,14,12,12**	**4**	**Good**	**Yes**
173	**American Basswood**	***Tilia americana***	**8,7,6**	**3**	**Good**	**Yes**
174	**American Basswood**	***Tilia americana***	**12,8**	**2**	**Good**	**Yes**
175	**American Basswood**	***Tilia americana***	**13**	**1**	**Good**	**Yes**
176	**Pin Oak**	***Quercus palustris***	**24**	**1**	**Good**	**Yes**
177	**Green Ash**	***Fraxinus pennsylvanica***	**10**	**1**	**Poor**	**Yes**
178	**Pin Oak**	***Quercus palustris***	**12**	**1**	**Good**	**Yes**
179	**Pin Cherry**	***Prunus pennsylvanica***	**8**	**1**	**Fair**	**Yes**
180	**Hawthorn**	***Crataegus sp.***	**7,5,2,2**	**4**	**Good**	**Yes**
181	**Green Ash**	***Fraxinus pennsylvanica***	**9**	**1**	**Poor**	**Yes**
182	**Box Elder**	***Acer negundo***	**7**	**1**	**Good**	**Yes**
183	**Green Ash**	***Fraxinus pennsylvanica***	**8**	**1**	**Good**	**Yes**
184	**Hawthorn**	***Crataegus sp.***	**19,9**	**2**	**Good**	**Yes**
185	**Hawthorn**	***Crataegus sp.***	**7,4,3,3**	**4**	**Good**	**Yes**
186	**Pin Oak**	***Quercus palustris***	**27**	**1**	**Good**	**Yes**
187	**Pin Oak**	***Quercus palustris***	**20**	**1**	**Good**	**Yes**
188	**Pin Oak**	***Quercus palustris***	**13**	**1**	**Good**	**Yes**
189	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
190	**Eastern Cottonwood**	***Populus deltoides***	**28**	**1**	**Good**	**Yes**
191	**Green Ash**	***Fraxinus pennsylvanica***	**6**	**1**	**Good**	**Yes**
192	**Pin Oak**	***Quercus palustris***	**7**	**1**	**Good**	**Yes**
193	**Pin Oak**	***Quercus palustris***	**26**	**1**	**Good**	**Yes**
194	**Green Ash**	***Fraxinus pennsylvanica***	**7**	**1**	**Good**	**Yes**
195	**Pin Oak**	***Quercus palustris***	**38**	**1**	**Good**	**Yes**
196	**American Basswood**	***Tilia americana***	**8**	**1**	**Good**	**Yes**
197	**Eastern Cottonwood**	***Populus deltoides***	**19**	**1**	**Good**	**Yes**
198	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
199	**American Basswood**	***Tilia americana***	**7**	**1**	**Good**	**Yes**
200	**American Elm**	***Ulmus americana***	**9**	**1**	**Good**	**Yes**
201	**American Basswood**	***Tilia americana***	**10,7**	**2**	**Good**	**Yes**
202	**American Basswood**	***Tilia americana***	**11**	**1**	**Good**	**Yes**
203	**American Basswood**	***Tilia americana***	**6,6**	**2**	**Good**	**Yes**
204	**Black Cherry**	***Prunus serotina***	**1**	**6**	**Good**	**Yes**
205	**Pin Oak**	***Quercus palustris***	**30**	**1**	**Good**	**Yes**
206	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Good**	**Yes**
207	**Green Ash**	***Fraxinus pennsylvanica***	**9,5**	**2**	**Good**	**Yes**
208	**Green Ash**	***Fraxinus pennsylvanica***	**6**	**1**	**Good**	**Yes**
209	**American Basswood**	***Tilia americana***	**11**	**1**	**Good**	**Yes**
210	**American Basswood**	***Tilia americana***	**13,13**	**2**	**Poor**	**Yes**
211	**American Basswood**	***Tilia americana***	**13,10**	**2**	**Good**	**Yes**
212	**American Basswood**	***Tilia americana***	**10,8**	**2**	**Good**	**Yes**
213	**American Basswood**	***Tilia americana***	**14,8**	**2**	**Good**	**Yes**
214	**American Elm**	***Ulmus americana***	**6,5**	**2**	**Good**	**Yes**
215	**American Elm**	***Ulmus americana***	**22**	**1**	**Good**	**Yes**
216	**Pin Oak**	***Quercus palustris***	**32**	**1**	**Good**	**Yes**
217	**Pin Oak**	***Quercus palustris***	**20**	**1**	**Good**	**Yes**
218	**American Basswood**	***Tilia americana***	**9**	**1**	**Good**	**Yes**
219	**Pin Oak**	***Quercus palustris***	**23, 22**	**2**	**Good**	**Yes**

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

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DAYTON FREIGHT

SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

- ■ 01/20/2023 PRELIMINARY
- □ _____ CHECK
- □ _____ BID
- □ _____ PERMIT
- □ _____ CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

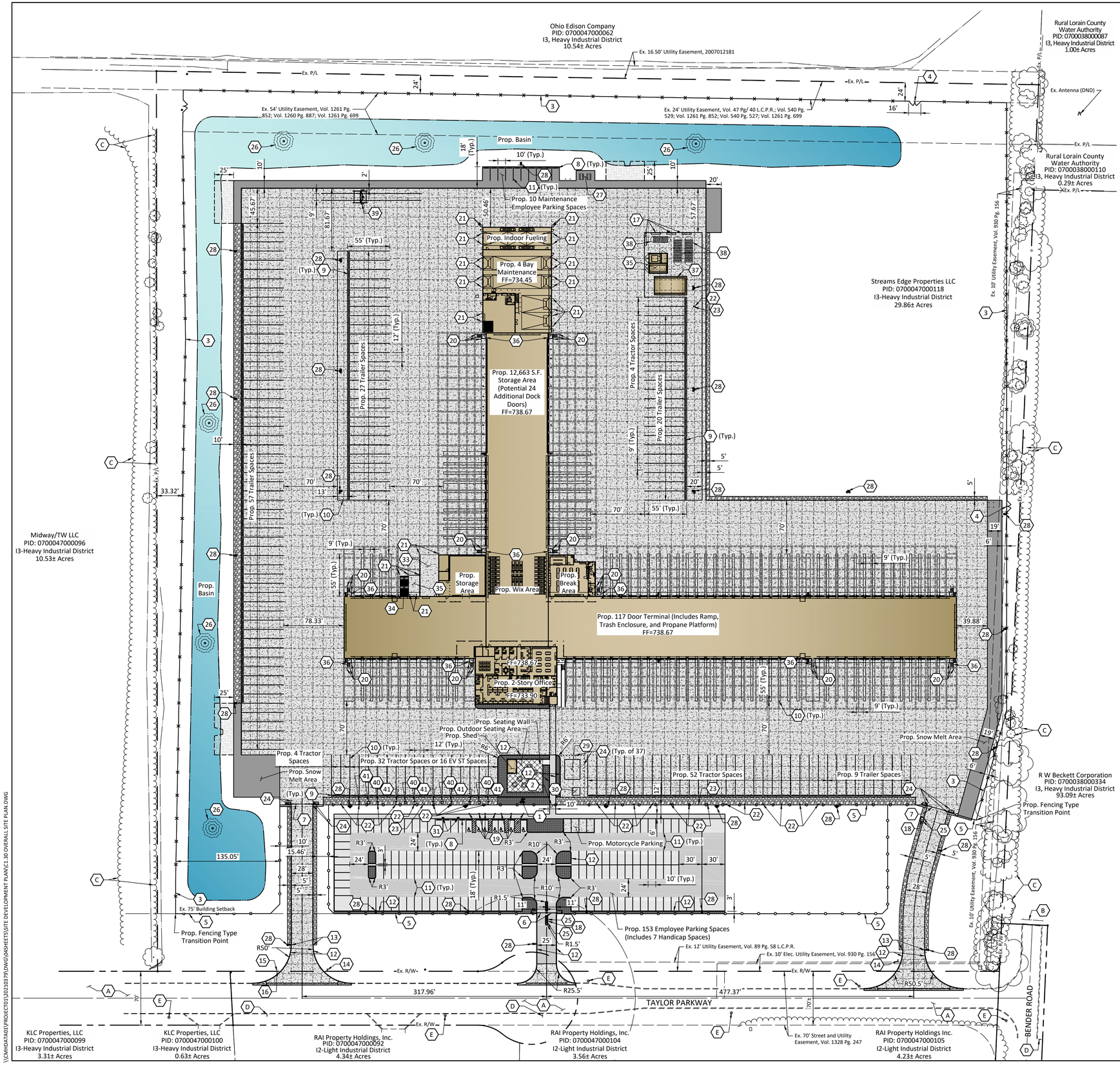
PROJECT NUMBER
2021-0379

SHEET TITLE
TREE SURVEY CHART

SCALE
NONE

SHEET NUMBER
C1.25

\\CMHDATA01\PROJECT01\2021\2021-0379\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.21 - C1.24 EX CONDITIONS AND DEMO PLAN.DWG



Legend

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Guardrail
- Ex. Tree Line
- Ex. Light Pole
- Ex. Sign
- Ex. Benchmark
- Prop. Concrete Curb
- Prop. C/L Ditch
- Prop. 6' Tall Chain Link Fence with Barbed Wire
- Prop. 8' Tall Black Powder Coated Chain Link Fence
- Prop. Light Pole
- Prop. Flood Light
- Prop. Bollard
- Prop. Block Heater Bollard
- Prop. Flag Pole
- Prop. Sign
- Prop. Pavement Marking Arrow
- Prop. Control/Contraction Joint
- Prop. Control/Contraction Joint, Joint To Be Sealed Using DOWSIL SL-890 Sealant
- Prop. Basin
- Prop. Building
- Prop. HD Asphalt Pavement
- Prop. Light Duty Asphalt Pavement - Drive Lanes
- Prop. Light Duty Asphalt Pavement - Parking Areas
- Prop. HD Concrete Pavement
- Prop. Concrete Sidewalk
- Prop. Aggregate Berm
- Prop. Stone Mulch
- Prop. Flexamat Slope Protection
- (DND) Do Not Disturb

Coded Notes

- (A) Ex. Concrete Pavement (DND)
- (B) Ex. Guardrail (DND)
- (C) Ex. Tree(s) / Tree Line (DND)
- (D) Ex. Sign (DND)
- (E) Ex. Light Pole (DND)
- (1) Prop. Flag Pole
- (2) Prop. Black Powder Coated ADA Swing Security Gate (Man Gate)
- (3) Prop. 6' Tall Chain Link Fence with Barbed Wire
- (4) Prop. 6' Tall Chain Link Access Gate with Bared Wire
- (5) Prop. 8' Tall Black Powder Coated Chain Link Fence
- (6) Prop. AutoGate Vertical Pivot Lift Gate for 11' Drive Lane with Black Chain Link
- (7) Prop. AutoGate Vertical Pivot Lift Gate for 28' Drive Lane with Black Chain Link
- (8) Prop. Automobile Draining Parking Block
- (9) Prop. Heavy Duty Parking Block
- (10) Prop. Truck Parking Striping, 4" Wide Yellow
- (11) Prop. Car Parking Striping, 4" Wide White
- (12) Prop. Curb
- (13) End Prop. Curb, Tapering From 6" to 0" Over the Last 2'
- (14) Prop. Site Sign with Address
- (15) Prop. "Stop" Sign
- (16) Prop. "Do Not Enter" Sign
- (17) Prop. Portable Jersey Barrier
- (18) Prop. Card Reader Pedestal Tied into Gate Controller
- (19) Prop. ADA Handicap Parking Sign
- (20) Prop. Bollard at Stairs
- (21) Prop. Bollard at Doors
- (22) Prop. Block Heater Bollard (4 Duplex) (Per Electrical Plans)
- (23) Prop. Block Plug Bollard - Orange (4 Duplex) (Per Electrical Plans)
- (24) Prop. Concrete Filled Pipe Bollard
- (25) Prop. Concrete Filled Pipe Bollard per Protective Bollard at Card Reader Pedestal (See Detail, Sheet C1.11)
- (26) Prop. Scott Aerator, Boilermaker 1.5 HP Floating Aerator (No Lights)
- (27) Prop. Picnic Area
- (28) Prop. Light Pole (Per Electrical Plans)
- (29) Prop. Generator Pad (Per Electrical Plans)
- (30) Prop. Transformer Pad (Per Electrical Plans)
- (31) Prop. Auto EV Charging Station (Per Electrical Plans)
- (32) Prop. Tractor EV Charging Station
- (33) Prop. Covered Ramp (Per Architectural Plans)
- (34) Prop. Propane Platform (Per Architectural Plans)
- (35) Prop. Trash Enclosure (Per Architectural Plans)
- (36) Prop. Stairs (Per Architectural Plans)
- (37) Prop. Salt Shed (Per Architectural Plans)
- (38) Prop. Fuel Tanks (By Others) (2-20,000 Gal. Diesel & 1-8,000 Gal. DEF)
- (39) Prop. Snow Scraper (By Others)
- (40) Fut. Power Block Station (Typ.)
- (41) Fut. Power Link Charger Station (Typ.)

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

Notes

1. All dimensions in curbed areas shall be front to front of curb. All dimensions in areas without curb shall be to edge of pavement. All dimensions from building shall be from face of building.
2. All dimensions are parallel and perpendicular to base lines, property lines, or building lines unless otherwise noted.
3. All radii in paved areas and on curbs shall be 5' unless otherwise noted.
4. All radii indicated shall be formed as circular arcs.
5. The contractor shall verify all dimensions in field before starting construction. The contractor shall be responsible for all field dimensions. If any discrepancies are found in these plans from actual field condition, the contact the engineer immediately.
6. Provide smooth transition from new areas to existing features as necessary.
7. All areas where the existing pavement or pavements are damaged during construction from traffic by the general contractor, subcontractors, or suppliers shall be resurfaced or reconstructed at least to their original condition after construction work is completed.
8. Painted stripes are to be 4" wide with white paint in car parking, unless otherwise noted. High quality yellow paint is to be used for all markings related to handicap parking and truck parking areas.
9. The contractor shall be responsible to provide at his expense all automobile and pedestrian traffic control devices required by federal, state, county, city, or local agency. The amount, location, and size shall be per direction of agency.

DAYTON FREIGHT

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PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/20/2023	PRELIMINARY
□	_____	CHECK
□	_____	BID
□	_____	PERMIT
□	_____	CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

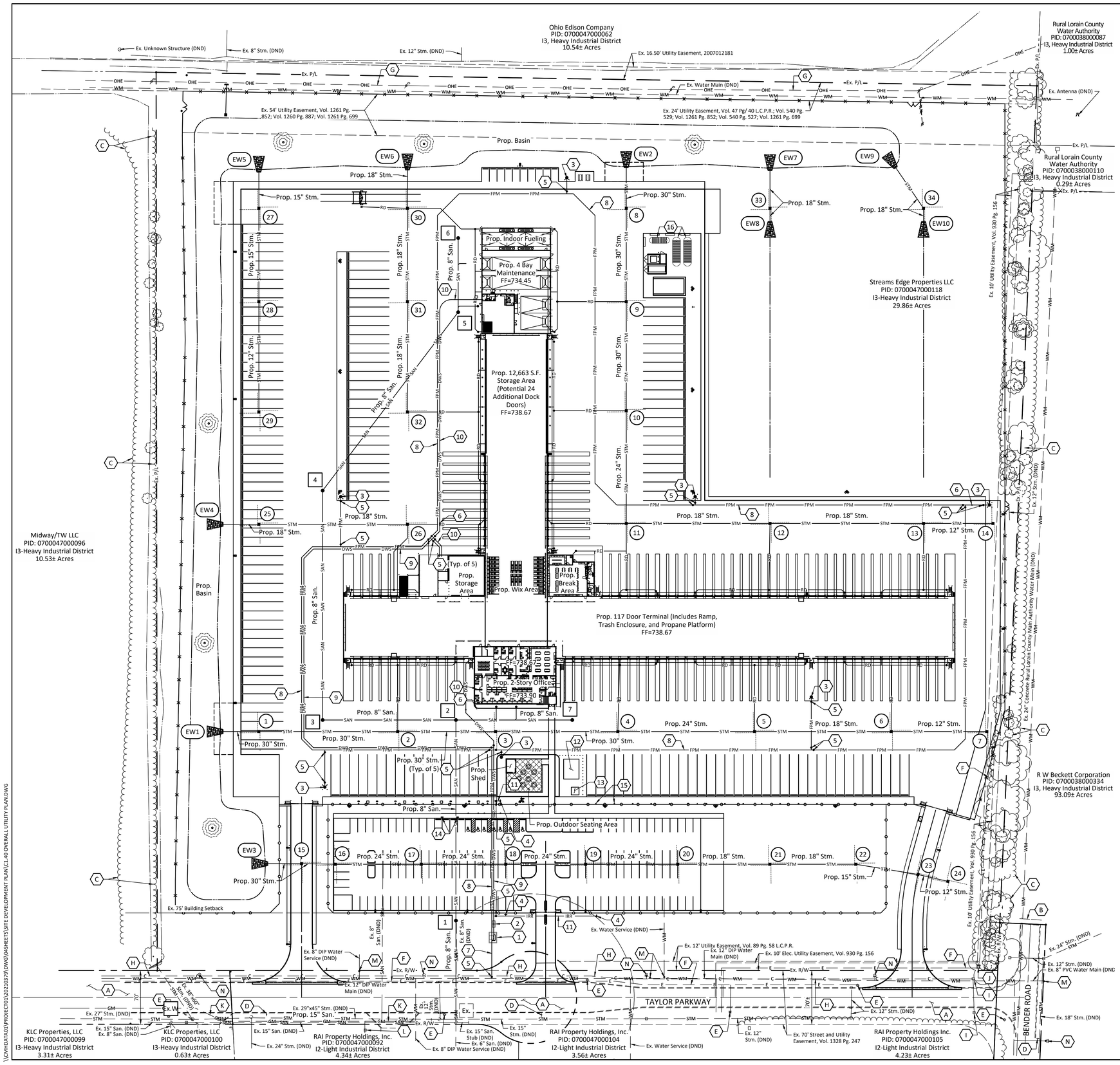
PROJECT NUMBER
2021-0379

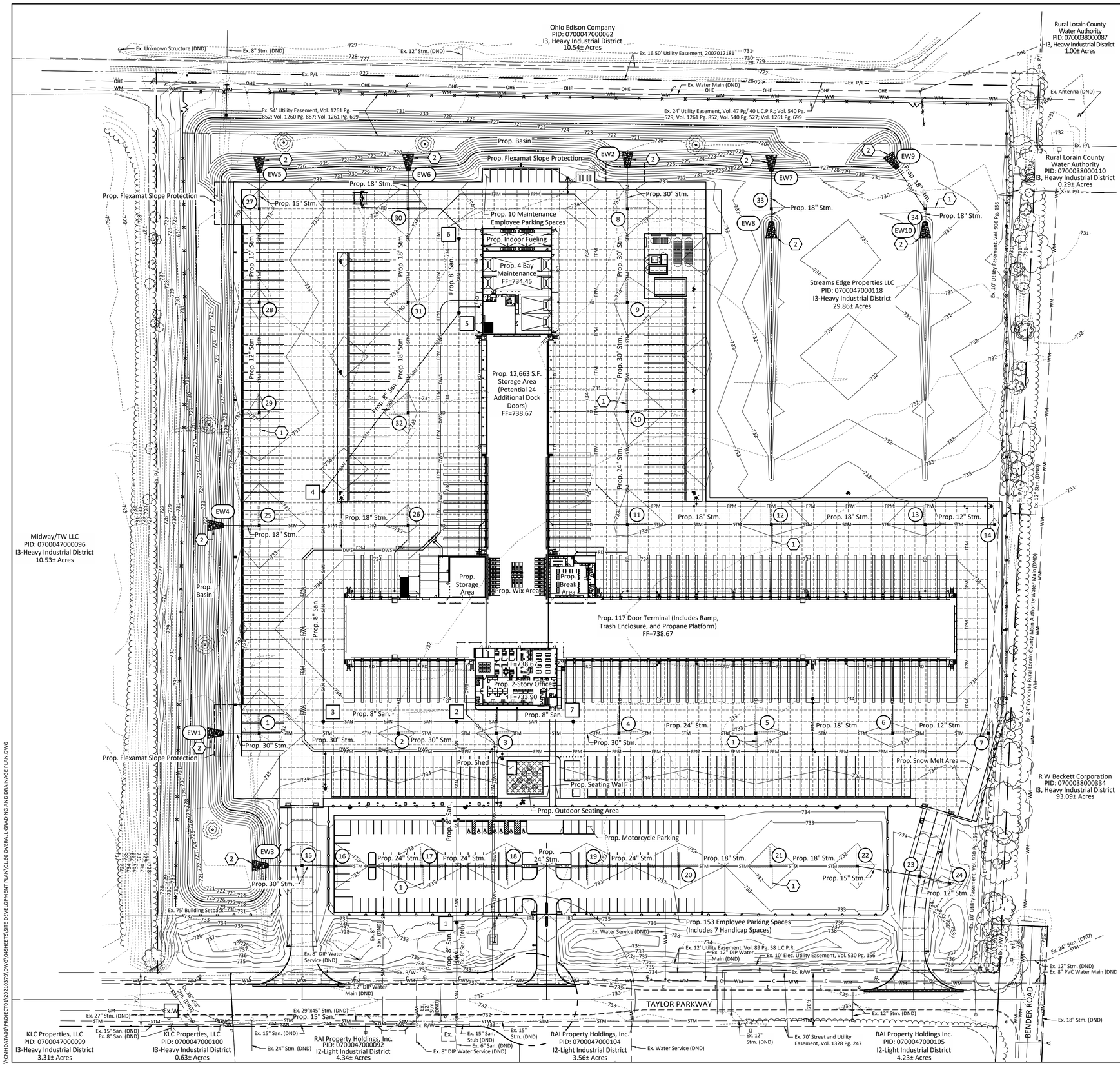
SHEET TITLE
OVERALL SITE PLAN

SCALE
1" = 60'

SHEET NUMBER
C1.30

\\CMHDATA01\PROJECTS\2021\2021379\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.30 OVERALL SITE PLAN.DWG


Ohio Edison Company
PID: 0700047000062
I3, Heavy Industrial District
10.54± Acres
Rural Lorain County Water Authority
PID: 0700038000087
I3, Heavy Industrial District
1.00± Acres
Rural Lorain County Water Authority
PID: 0700038000110
I3, Heavy Industrial District
0.29± Acres
Streams Edge Properties LLC
PID: 0700047000118
I3-Heavy Industrial District
29.86± Acres
Midway/TW LLC
PID: 0700047000096
I3-Heavy Industrial District
10.53± Acres
R W Beckett Corporation
PID: 0700038000334
I3, Heavy Industrial District
93.09± Acres
KLC Properties, LLC
PID: 0700047000099
I3-Heavy Industrial District
3.31± Acres
KLC Properties, LLC
PID: 0700047000100
I3-Heavy Industrial District
0.63± Acres
RAI Property Holdings, Inc.
PID: 0700047000092
I2-Light Industrial District
4.34± Acres
RAI Property Holdings, Inc.
PID: 0700047000104
I2-Light Industrial District
3.56± Acres
RAI Property Holdings Inc.
PID: 0700047000105
I2-Light Industrial District
4.23± Acres
Prop. 4 Bay Maintenance FF=734.45
Prop. Indoor Fueling
Prop. 12,663 S.F. Storage Area (Potential 24 Additional Dock Doors) FF=738.67
Prop. 117 Door Terminal (Includes Ramp, Trash Enclosure, and Propane Platform) FF=738.67
Prop. 2-Story Office FF=733.90
FF=733.90
Prop. Storage Area
Prop. Wix Area
Prop. Break Area
Prop. Shed
Prop. Outdoor Seating Area
Prop. Basin
Prop. Basin
(Typ. of 5)
(Typ. of 5)
Ex. 8" Stm. (DND)
Ex. 12" Stm. (DND)
Ex. Unknown Structure (DND)
Ex. 16.50' Utility Easement, 2007012181
Ex. Water Main (DND)
Ex. Antenna (DND)
Ex. 54' Utility Easement, Vol. 1261 Pg. 852; Vol. 1260 Pg. 887; Vol. 1261 Pg. 699
Ex. 24' Utility Easement, Vol. 47 Pg/ 40 L.C.P.R.; Vol. 540 Pg. 529; Vol. 1261 Pg. 852; Vol. 540 Pg. 527; Vol. 1261 Pg. 699
Ex. 10' Utility Easement, Vol. 930 Pg. 156
Ex. 75' Building Setback
Ex. 12' Utility Easement, Vol. 89 Pg. 58 L.C.P.R.
Ex. 10' Elec. Utility Easement, Vol. 930 Pg. 156
Ex. 70' Street and Utility Easement, Vol. 1328 Pg. 247
TAYLOR PARKWAY
BENDER ROAD
Ex. 24" Concrete Arch Culvert Lorain County Main Authority Water Main (DND)
Ex. 8" DIP Water Service (DND)
Ex. 12" DIP Water Main (DND)
Ex. Water Service (DND)
Ex. 8" PVC Water Main (DND)
Ex. 18" Stm. (DND)
Ex. 24" Stm. (DND)
Ex. 12" Stm. (DND)
Ex. 15" San. (DND)
Ex. 8" San. (DND)
Ex. 24" Stm. (DND)
Ex. 27" Stm. (DND)
Ex. 29"x45" Stm. (DND)
Ex. 15" San. (DND)
Ex. 15" San. Stub (DND)
Ex. 6" San. (DND)
Ex. 15" Stm. (DND)
Ex. 12" Stm. (DND)
Ex. 8" San. (DND)
Ex. 8" R.W. San. (DND)
Ex. 8" San. (DND)
Ex. 12" Stm. (DND)
Ex. 38"x60" Stm. (DND)
Ex. 15" Stm. (DND)
Ex. 15" San. (DND)
Ex. 15" San. (DND)
Ex. 24" Stm. (DND)
Prop. 30" Stm.
Prop. 18" Stm.
Prop. 15" Stm.
Prop. 12" Stm.
Prop. 24" Stm.
Prop. 8" San.
Prop. 8" San.
Prop. 18" Stm.
Prop. 18" Stm.
Prop. 15" Stm.
Prop. 12" Stm.
Prop. 30" Stm.
Prop. 30" Stm.
Prop. 30" Stm.
Prop. 30" Stm.
Prop. 24" Stm.
Prop. 24" Stm.
Prop. 24" Stm.
Prop. 24" Stm.
Prop. 18" Stm.
Prop. 18" Stm.
Prop. 18" Stm.
Prop. 18" Stm.
Prop. 18" Stm.
Prop. 18" Stm.
Prop. 15" Stm.
Prop. 12" Stm.
Prop. 12" Stm.
Prop. 8" San.
Prop. 8" San.
Prop. 8" San



Legend

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Guardrail
- Ex. Underground Electric Line
- Ex. Overhead Electric Line
- Ex. Underground Comm. Line
- Ex. Gas Main
- Ex. Water Main
- Ex. Sanitary Sewer
- Ex. Storm Sewer
- Ex. Major Contour
- Ex. Minor Contour
- Ex. Spot Elevation
- Ex. Tree Line
- Ex. Utility Pole
- Ex. Guy Wire
- Ex. Guy Pole
- Ex. Light Pole
- Ex. Transformer
- Ex. Gas Meter
- Ex. Sign
- Ex. Benchmark
- Prop. Concrete Curb
- Prop. C/L Ditch
- Prop. 6' Tall Chain Link Fence with Barbed Wire
- Prop. 8' Tall Black Powder Coated Chain Link Fence
- Prop. Gas Service
- Prop. Water Main
- Prop. Fire Protection Main
- Prop. Domestic Water Service
- Prop. Irrigation Line
- Prop. Sanitary Sewer
- Prop. Sanitary Sewer Service
- Prop. Storm Sewer
- Prop. Roof Drain
- Prop. 4" HDPE Finger Drain
- Prop. Major Contour
- Prop. Minor Contour
- Prop. Spot Elevation
- Prop. Light Pole
- Prop. Flood Light
- Prop. Electric Meter
- Prop. Gas Meter
- Prop. Water Meter
- Prop. Bollard
- Prop. Block Heater Bollard
- Prop. Flag Pole
- Prop. Sign
- Prop. Pavement Marking Arrow
- Prop. Control/Contraction Joint
- Prop. Control/Contraction Joint, Joint To Be Sealed Using DOWSIL SL-890 Sealant
- (DND) Do Not Disturb

Coded Notes

1. Prop. 4" Finger Drain (Typ.)
2. Prop. Rock Outlet Protection with Filter Fabric, See Riprap Chart (This Sheet) For Dimensions and Type

Notes

1. Proposed contours and grades shown are top of pavement or finished grade unless otherwise noted.
2. Contractor shall utilize caution working around existing utilities.

Riprap Chart

	Length	Width 1	Width 2	Depth	Rock Size
HW 1	20'	6'	15'	2'	ODOT Type B
HW 2	20'	6'	15'	2'	ODOT Type B
HW 3	20'	6'	15'	2'	ODOT Type B
HW 4	20'	6'	15'	2'	ODOT Type B
HW 5	20'	6'	15'	2'	ODOT Type B
HW 6	20'	6'	15'	2'	ODOT Type B
HW 7	20'	6'	15'	2'	ODOT Type B
HW 8	20'	6'	15'	2'	ODOT Type B
HW 9	20'	6'	15'	2'	ODOT Type B
HW 10	20'	6'	15'	2'	ODOT Type B

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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DAYTON FREIGHT

SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

- ■ 01/20/2023 PRELIMINARY
- □ _____ CHECK
- □ _____ BID
- □ _____ PERMIT
- □ _____ CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

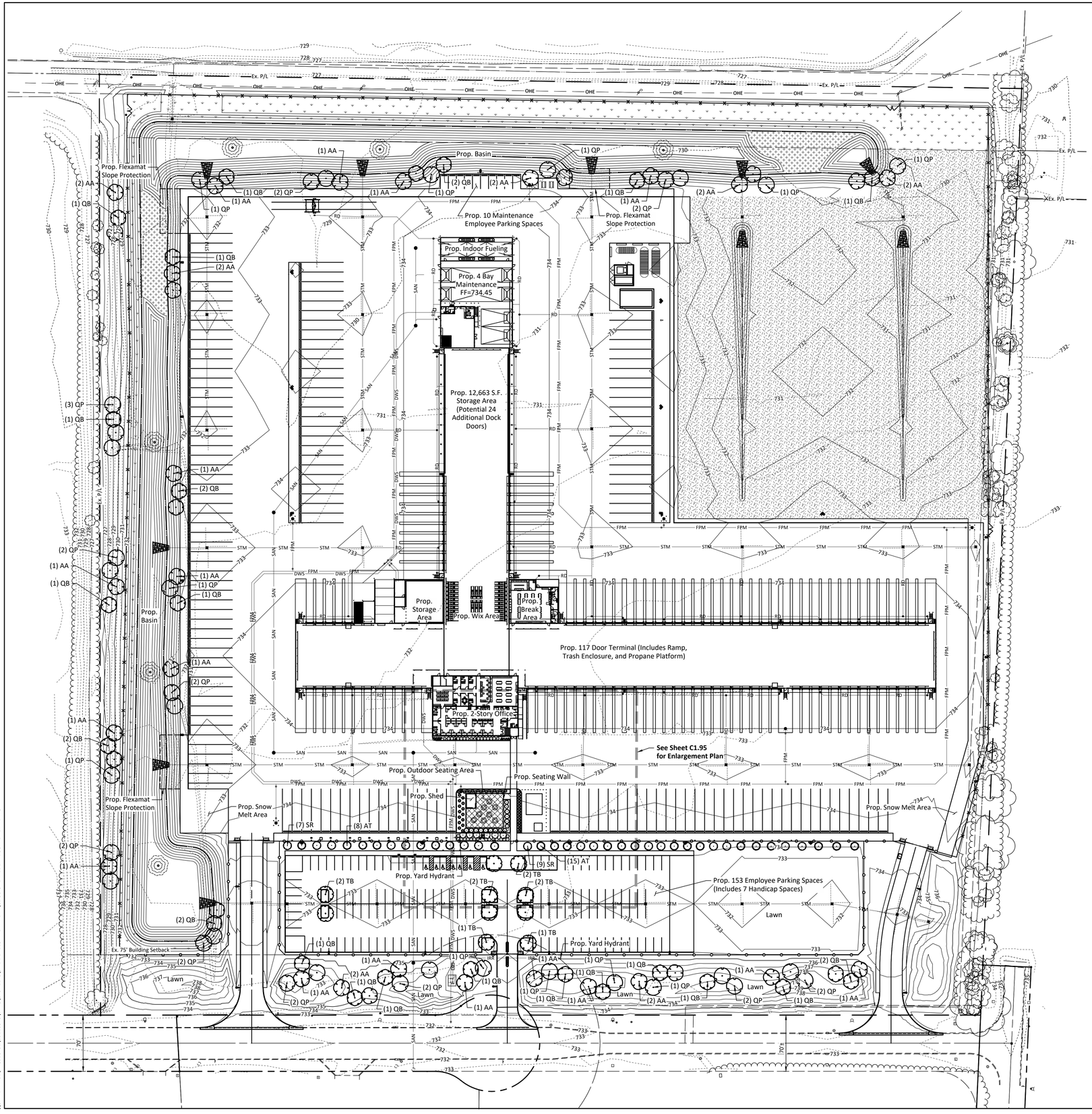
PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL GRADING & DRAINAGE PLAN

SCALE
1" = 60'

SHEET NUMBER
C1.60

\\CMHDATA01\PROJECTS\2021\0379\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.60 OVERALL GRADING AND DRAINAGE PLAN.DWG



PLANT SCHEDULE SITE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	AA	31	Acer saccharum 'Autumn Splendor' Autumn Splendor Sugar Maple	2" Cal.	B&B
	AT	23	Amelanchier canadensis 'Trazam' Tradition Canadian Serviceberry	1.75" Cal.	B&B
	QB	27	Quercus Bicolor Swamp White Oak	2" Cal.	B&B
	QP	34	Quercus palustris Pin Oak	2" Cal.	B&B
	SR	16	Syringa reticulata Japanese Tree Lilac	1.75" Cal.	B&B
	TB	10	Tilia americana `Boulevard` Boulevard American Linden	3" Cal.	B&B

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	BG	30	Buxus x 'Green Velvet' Green Velvet Boxwood	24" Ht.	B&B
	BGS	3	Buxus x `Green Mountain` Green Mountain Boxwood - Spiral Form	5` Ht.	B&B
	HB	6	Hydrangea paniculata 'Bulk' Quick Fire Panicle Hydrangea	24" Ht.	Cont.
	HJ	2	Hydrangea paniculata 'Jane' Little Lime Panicle Hydrangea	24" Ht.	Cont.
	TD	10	Taxus cuspidata 'Densiformis' Dense Japanese Yew	24" Ht.	Cont.
	WA	3	Weigela florida 'Alexandra' Wine & Roses Weigela	24" Ht.	Cont.

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	CK	47	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	#3	Cont.

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
•	HP	8	Hosta x 'Patriot' Patriot Hosta	12" Ht.	Cont.
•	VB	10	Veronica spicata 'Novaverblu' Dark Blue Moody Blues Speedwell	12" Ht.	Cont.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	161,926 sf	Nesting Grass Mix
	57,941 sf	No Mow Seed Mix
	9,020 sf	Pond Planting

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

DAYTON FREIGHT

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

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REVISIONS		
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DRAWING SET

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□	_____	BID
□	_____	PERMIT
□	_____	CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

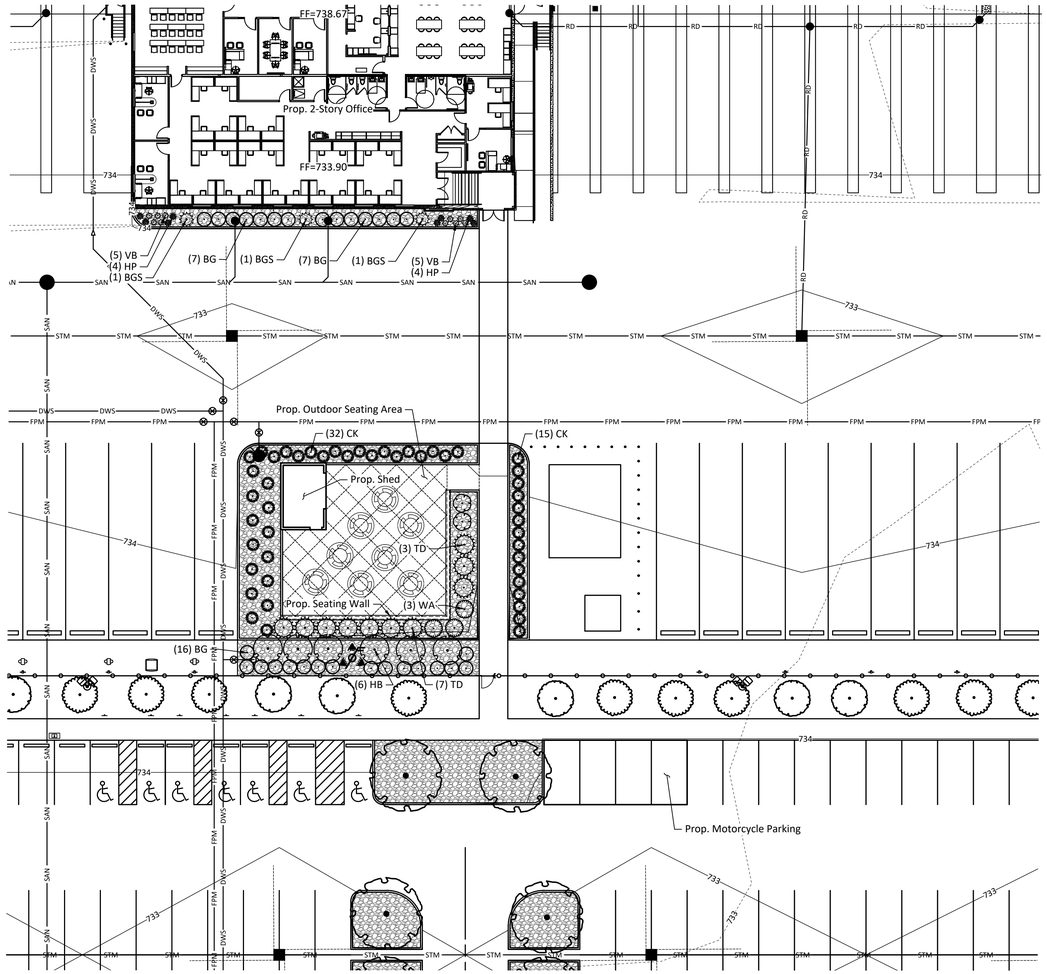
PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL LANDSCAPE PLAN

SCALE
1" = 60'

SHEET NUMBER
C1.90

\\CAMHDATA01\PROJECT01\2021\379\DWG\[ASHEETS]\SITE DEVELOPMENT PLAN\C1.90 OVERALL LANDSCAPE PLAN.DWG



PLANT LEGEND

SHRUBS	CODE	BOTANICAL / COMMON NAME
	BG	Buxus x 'Green Velvet' Green Velvet Boxwood
	BGS	Buxus x `Green Mountain` Green Mountain Boxwood - Spiral Form
	HB	Hydrangea paniculata 'Bulk' Quick Fire Panicle Hydrangea
	HJ	Hydrangea paniculata 'Jane' Little Lime Panicle Hydrangea
	TD	Taxus cuspidata 'Densiformis' Dense Japanese Yew
	WA	Weigela florida 'Alexandra' Wine & Roses Weigela

GRASSES	CODE	BOTANICAL / COMMON NAME
	CK	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass

PERENNIALS	CODE	BOTANICAL / COMMON NAME
	HP	Hosta x 'Patriot' Patriot Hosta
	VB	Veronica spicata 'Novaverblu' Dark Blue Moody Blues Speedwell

Prop. Stone Mulch

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

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REVISIONS		
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DRAWING SET

■	01/20/2023	PRELIMINARY
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□		PERMIT
□		CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

PROJECT NUMBER
2021-0379

SHEET TITLE
LANDSCAPE ENLARGEMENT PLAN

SCALE
1" = 20'

SHEET NUMBER
C1.95

\\CMHDATA01\PROJECTS\2021\0379\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.95 - LANDSCAPE PLAN.DWG

Ohio Edison Company
PID: 0700047000062
I3, Heavy Industrial District
10.54± Acres

Ex. Unknown Structure (DND)

Ex. P/L

Ex. 16.50' Utility Easement, 2007012181

Ex. 54' Utility Easement, Vol. 1261 Pg. 852; Vol. 1260 Pg. 887; Vol. 1261 Pg. 699

Ex. 24' Utility Easement, Vol. 47 Pg/ 40 L.C.P.R.; Vol. 540 Pg. 529; Vol. 1261 Pg. 852; Vol. 540 Pg. 527; Vol. 1261 Pg. 699

Rural Lorain County Water Authority
PID: 0700038000087
I3, Heavy Industrial District
1.00± Acres

Ex. Antenna (DND)

Rural Lorain County Water Authority
PID: 0700038000110
I3, Heavy Industrial District
0.29± Acres

Prop. Basin

Prop. Picnic Area

Prop. 10 Maintenance Employee Parking Spaces

Prop. Indoor Fueling

Prop. Salt Shed

Prop. 4 Bay Maintenance FF=734.45

Streams Edge Properties LLC
PID: 0700047000118
I3-Heavy Industrial District
29.86± Acres

Ex. 10' Utility Easement, Vol. 930 Pg. 156

Midway/TW LLC
PID: 0700047000096
I3-Heavy Industrial District
10.53± Acres

Prop. Basin

Prop. Storage Area

Prop. Wix Area

Prop. [Break] Area

Prop. 117 Door Terminal (Includes Ramp, Trash Enclosure, and Propane Platform)
FF=738.67

FF=738.67

Prop. 2-Story Office

FF=733.90

Prop. Shed

Prop. Motorcycle Parking

Ex. 75' Building Setback

Ex. 12' Utility Easement, Vol. 89 Pg. 58 L.C.P.R.

Ex. 10' Elec. Utility Easement, Vol. 930 Pg. 156

Ex. R/W

70'

TAYLOR PARKWAY

70'±

Ex. 70' Street and Utility Easement, Vol. 1328 Pg. 247

BENDER ROAD

R W Beckett Corporation
PID: 0700038000334
I3, Heavy Industrial District
93.09± Acres

KLC Properties, LLC
PID: 0700047000099
I3-Heavy Industrial District
3.31± Acres

KLC Properties, LLC
PID: 0700047000100
I3-Heavy Industrial District
0.63± Acres

RAI Property Holdings, Inc.
PID: 0700047000092
I2-Light Industrial District
4.34± Acres

RAI Property Holdings, Inc.
PID: 0700047000104
I2-Light Industrial District
3.56± Acres

RAI Property Holdings Inc.
PID: 0700047000105
I2-Light Industrial District
4.23± Acres

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

P1 1 Fixture Mounted at 35' W/ External Glare Shield (DSX2 LED P4 50K TFTM with EGS Shield)

P3 1 Fixture Mounted at 50' W/ 10° Tilt W/ External Glare Shield (RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R4 Distribution with EGS Shield)

P4 2 Fixtures Mounted at 50' W/ 10° Tilt (2 @ 90 Drill Side Configuration) (RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R4 Distribution)

B1 1 Fixture Recess Mounted Between Dock Doors on Overhang at 19'± (VersaLED Lighting VR21-Q LED Recessed Canopy 48W 4000K)

B2 1 Fixture Recess Mounted Between Dock Doors on Overhang at 22'± (VersaLED Lighting VR21-Q LED Recessed Canopy 48W 4000K)

\\CMH\DATA01\PROJECTS\2021\0379\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C2.00 OVERALL LIGHTING PLAN.DWG

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REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/20/2023	PRELIMINARY
□		CHECK
□		BID
□		PERMIT
□		CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

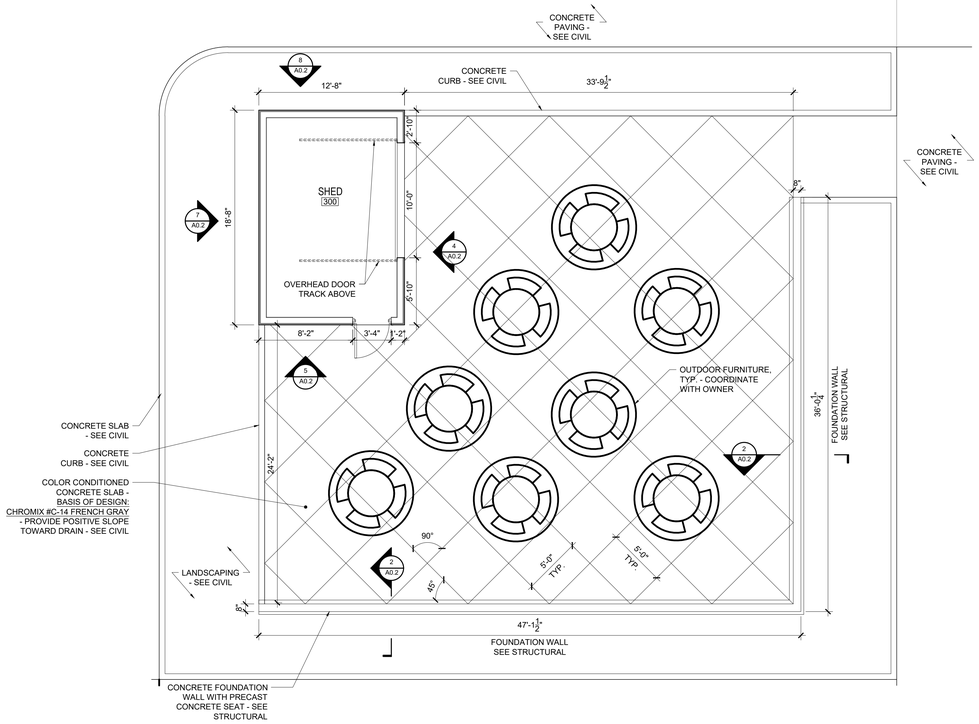
PLAN SET DATE JANUARY 20, 2023

PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL LIGHTING PLAN

SCALE
1" = 60'

SHEET NUMBER
C2.00



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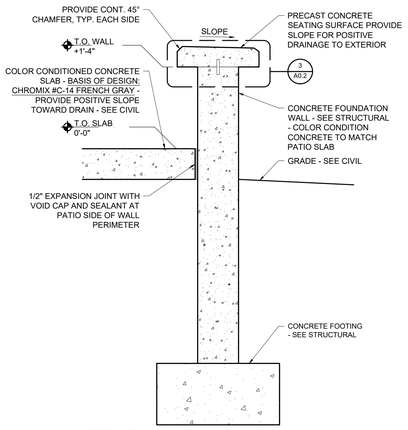
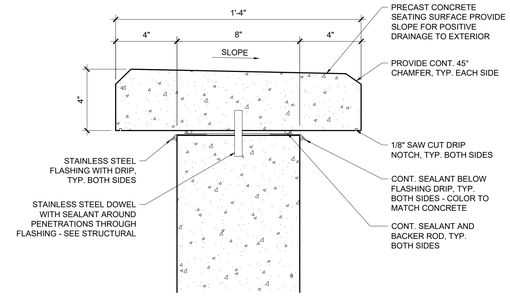
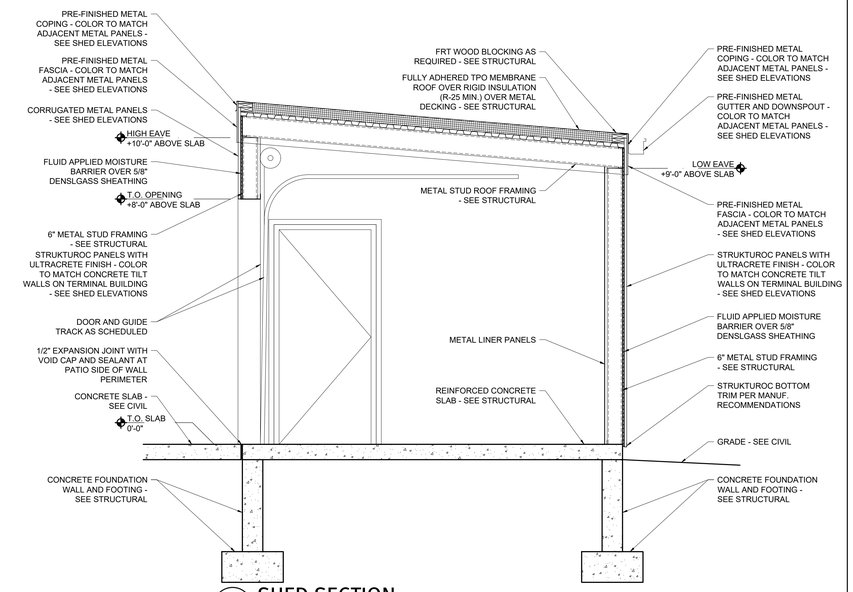
SCALE: 3/16" = 1'-0"



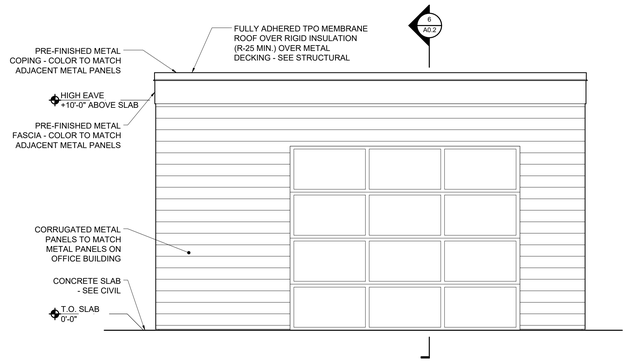
2 / A0.2 PATIO SEATING WALL
SCALE: 1" = 1'-0"



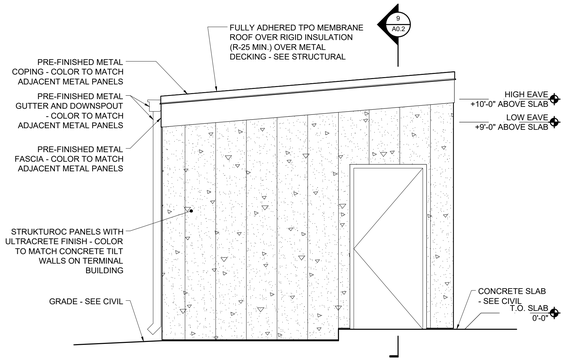
3 / A0.2 SEAT COPING DETAIL
SCALE: 3" = 1'-0"



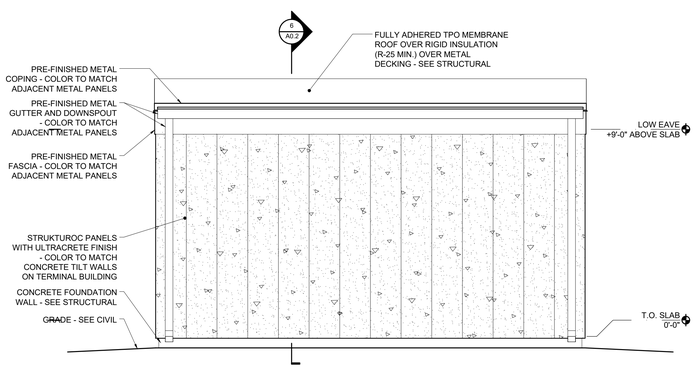
6 / A0.2 SHED SECTION
SCALE: 1/2" = 1'-0"



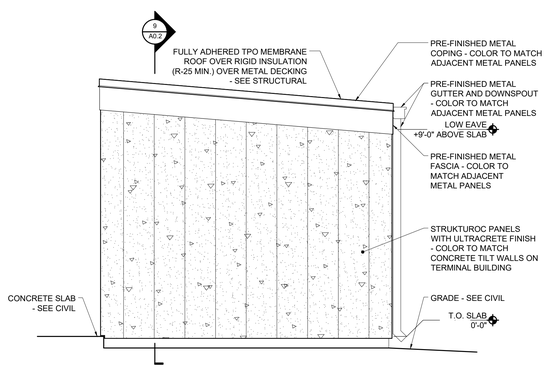
4 / A0.2 SHED - WEST ELEVATION
SCALE: 3/8" = 1'-0"



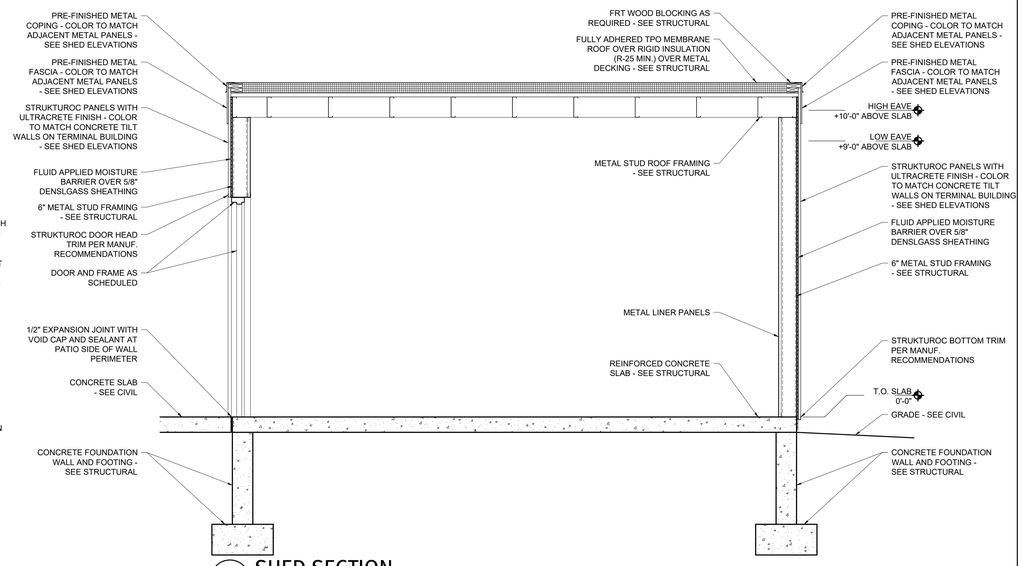
5 / A0.2 SHED - SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



7 / A0.2 SHED - EAST ELEVATION
SCALE: 3/8" = 1'-0"



8 / A0.2 SHED - NORTH ELEVATION
SCALE: 3/8" = 1'-0"



9 / A0.2 SHED SECTION
SCALE: 1/2" = 1'-0"

ROBERT JOHNSON
architects
1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058

STAMPS

CONSULTANT

DAYTON FREIGHT CLEVELAND

NORTH RIDGEVILLE, OH

PROJECT NUMBER 2266

ISSUE DATE

FOR ZONING REVIEW 12.27.22

DRAWING DATA

DRAWN BY: AA / BB
CHECKED BY: TH

SHEET TITLE

SITE PLAN DETAILS

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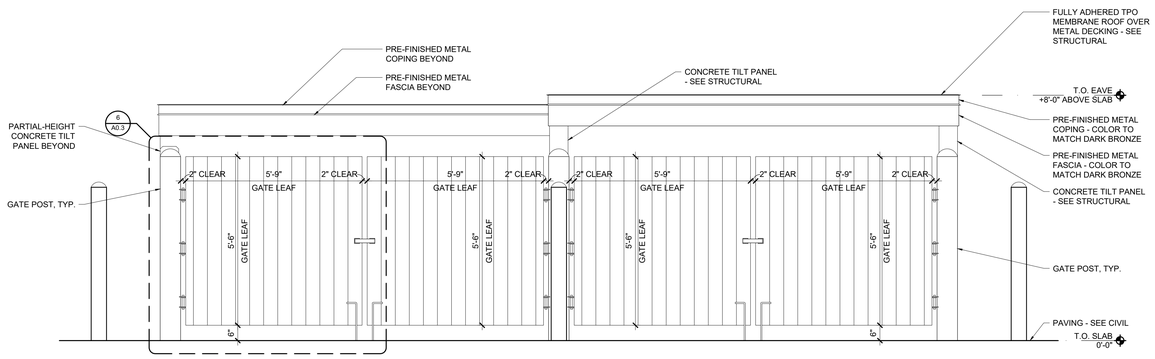
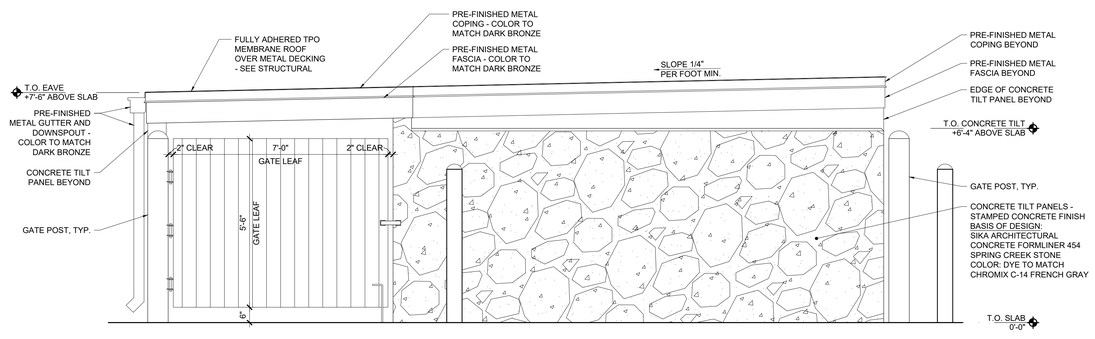
SHEET NUMBER

A0.2



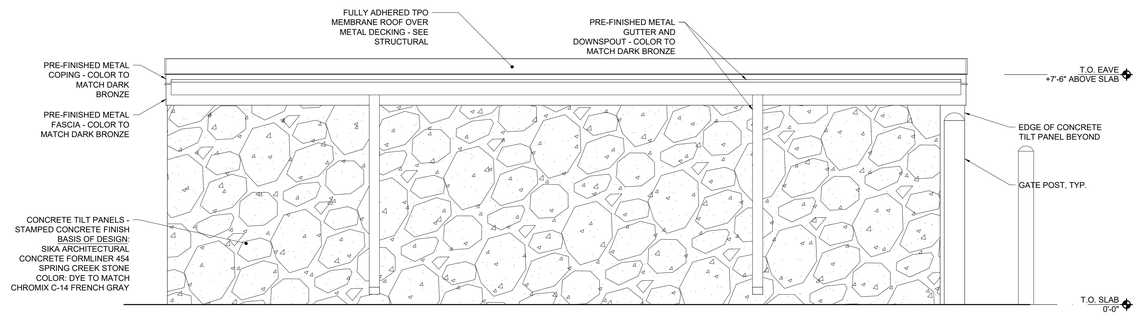
1 A0.3 TRASH ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"



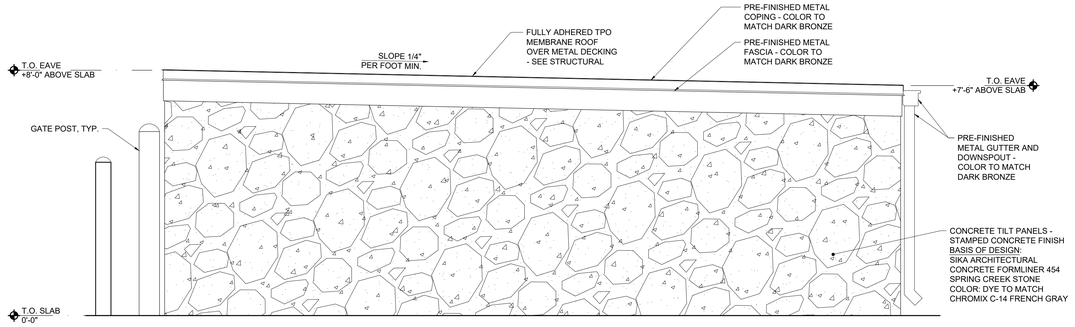
2 A0.3 TRASH ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"



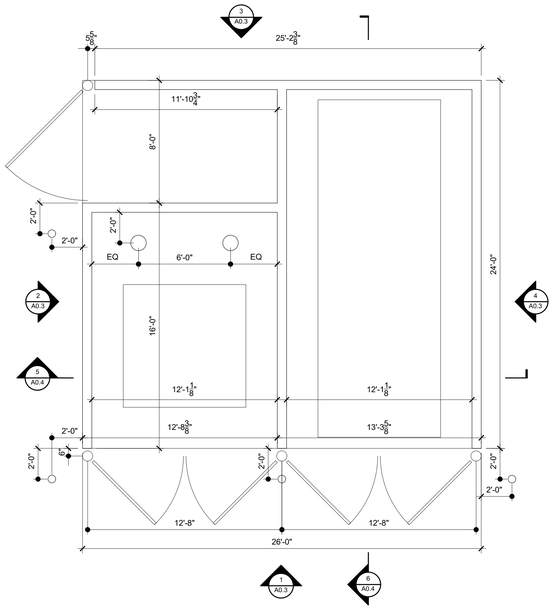
3 A0.3 TRASH ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"



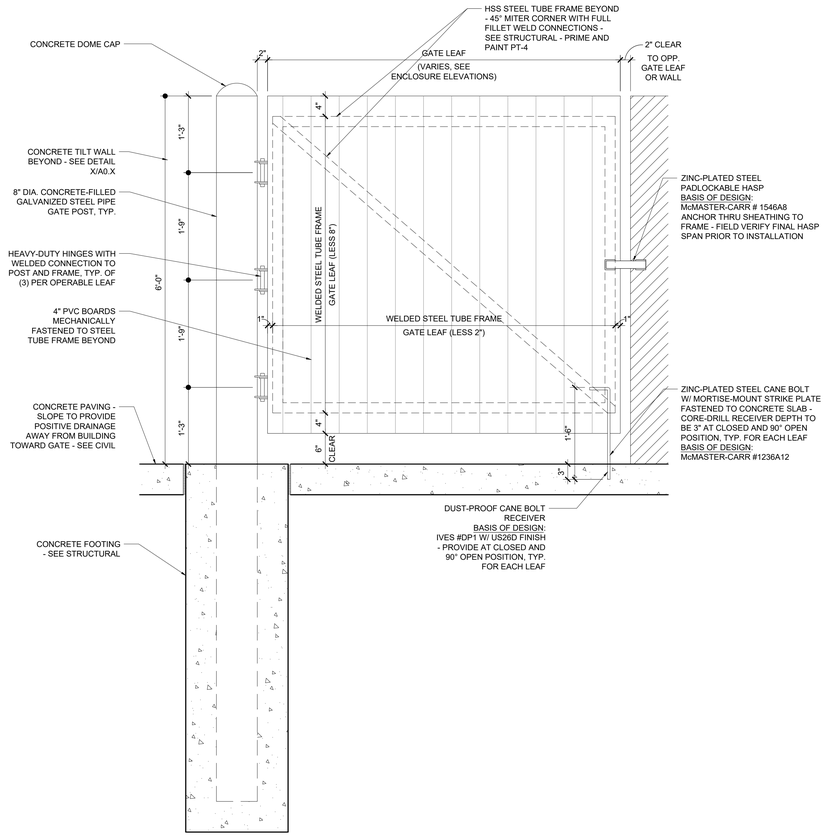
4 A0.3 TRASH ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"



5 A0.3 DUMPSTER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



6 A0.3 GATE SECTION

SCALE: 1" = 1'-0"

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PROJECT NUMBER 2266

ISSUE DATE

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SHEET TITLE

SITE PLAN DETAILS

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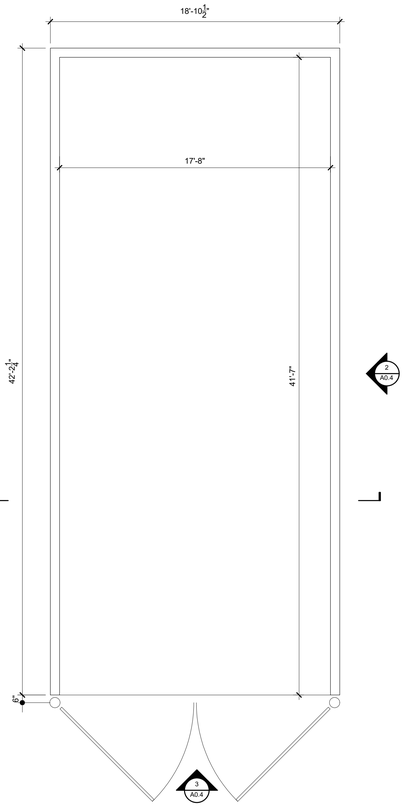
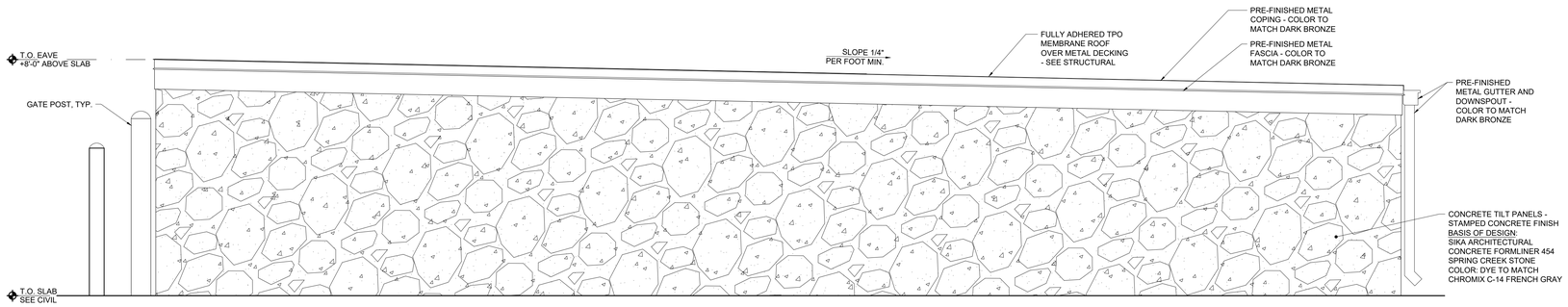
A0.3



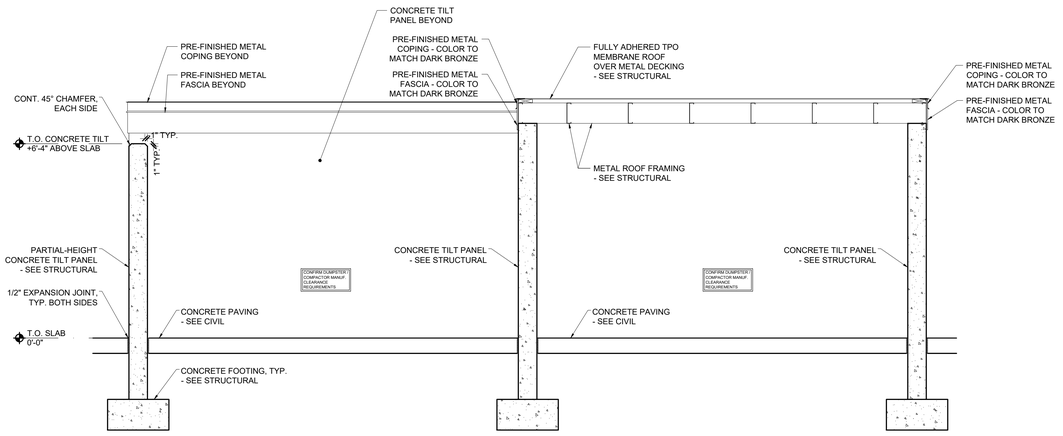
1 SALT SHED PLAN
A0.4 — SCALE: 1/4" = 1'-0"



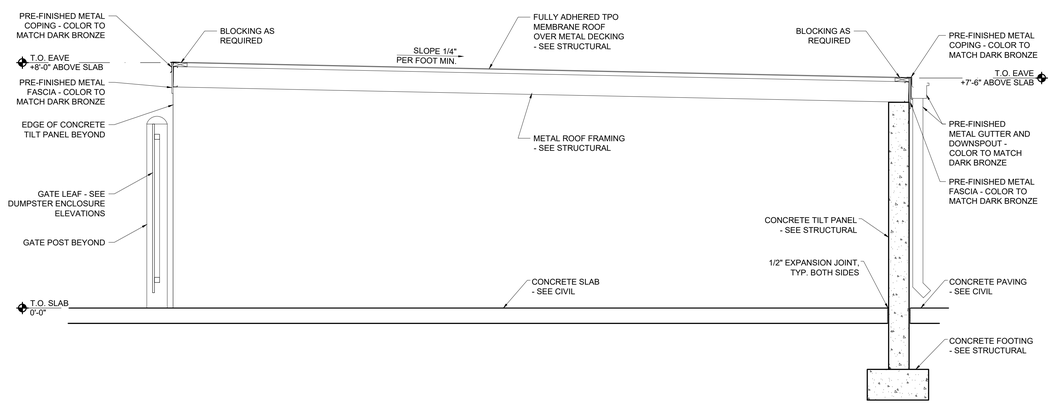
2 SALT SHED ELEVATION
A0.4 — SCALE: 1/2" = 1'-0"

3 SALT SHED ELEVATION
A0.4 — SCALE: 1/2" = 1'-0"

4 SALT SHED SECTION
A0.4 — SCALE: 1/2" = 1'-0"



5 DUMPSTER ENCLOSURE SECTION
A0.4 — SCALE: 1/2" = 1'-0"



6 DUMPSTER ENCLOSURE SECTION
A0.4 — SCALE: 1/2" = 1'-0"

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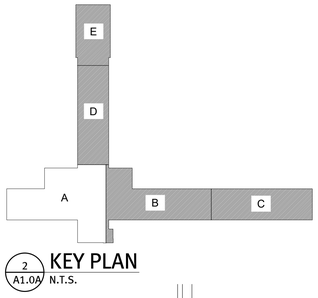
SHEET NUMBER

A0.4



2 A1.0A KEY PLAN N.T.S.

MATCH LINE - SEE 1/A1.0D FOR CONTINUATION

MATCH LINE - SEE 1/A1.0D FOR CONTINUATION

MATCH LINE - SEE 1/A1.0B FOR CONTINUATION

MATCH LINE - SEE 1/A1.0B FOR CONTINUATION

RISER/ WATER 152

ELECTRICAL 151

SECURED STORAGE 150

RAMP 132

PROPANE PLATFORM 134

TRASH ENCLOSURE 133

TERMINAL 130

TERMINAL 130

SEE A1.1 AND A1.2

8" 23'-10" 61'-8"

83'-7 7/8" 6" 14'-2 1/8"

54'-0"

26'-8"

81'-4"

80'-0"

797'-0"

183'-11"

184'-8"

8" 7 1/2" 1'-3" 21'-5 1/2" 24'-0" 24'-0" 25'-3" 25'-3" 24'-0" 24'-0" 14'-10"

G

E

1 2 3 4 5 6 7 8

1 1.1 1.2

9 10 11 12 13

1 A4.3

2 A4.4

1 A4.1

1 A1.0A TERMINAL FLOOR PLAN - AREA A
SCALE: 1/8" = 1'-0"

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TERMINAL FLOOR PLAN - AREA A

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SHEET NUMBER

A1.0A

MATCH LINE - SEE 1/A1.0D FOR CONTINUATION

MATCH LINE - SEE 1/A1.0D FOR CONTINUATION

MATCH LINE - SEE 1/A1.0A FOR CONTINUATION

MATCH LINE - SEE 1/A1.1 FOR CONTINUATION

15.4 16.6

K J.5 J H F D C B.8 B A.6 A A0.1

13.5 14 14.5 14.6

15 16 17 18 19 20 20.1 21 22 23 24 25

SEE A1.3

SEE A1.1 AND A1.2

3 A4.3

TERMINAL 130

80'-0"

797'-0"

530'-4"

518'-11 7/8"

24'-0" 24'-0" 24'-0" 24'-0" 24'-7 1/2" 1'-3" 24'-7 1/2" 24'-0" 24'-0" 24'-0" 24'-0" 24'-0"

2 A4.1

E D A B C

2 A1.0B KEY PLAN N.T.S.

1 A1.0B TERMINAL FLOOR PLAN - AREA B
SCALE: 1/8" = 1'-0"

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TERMINAL FLOOR PLAN - AREA B

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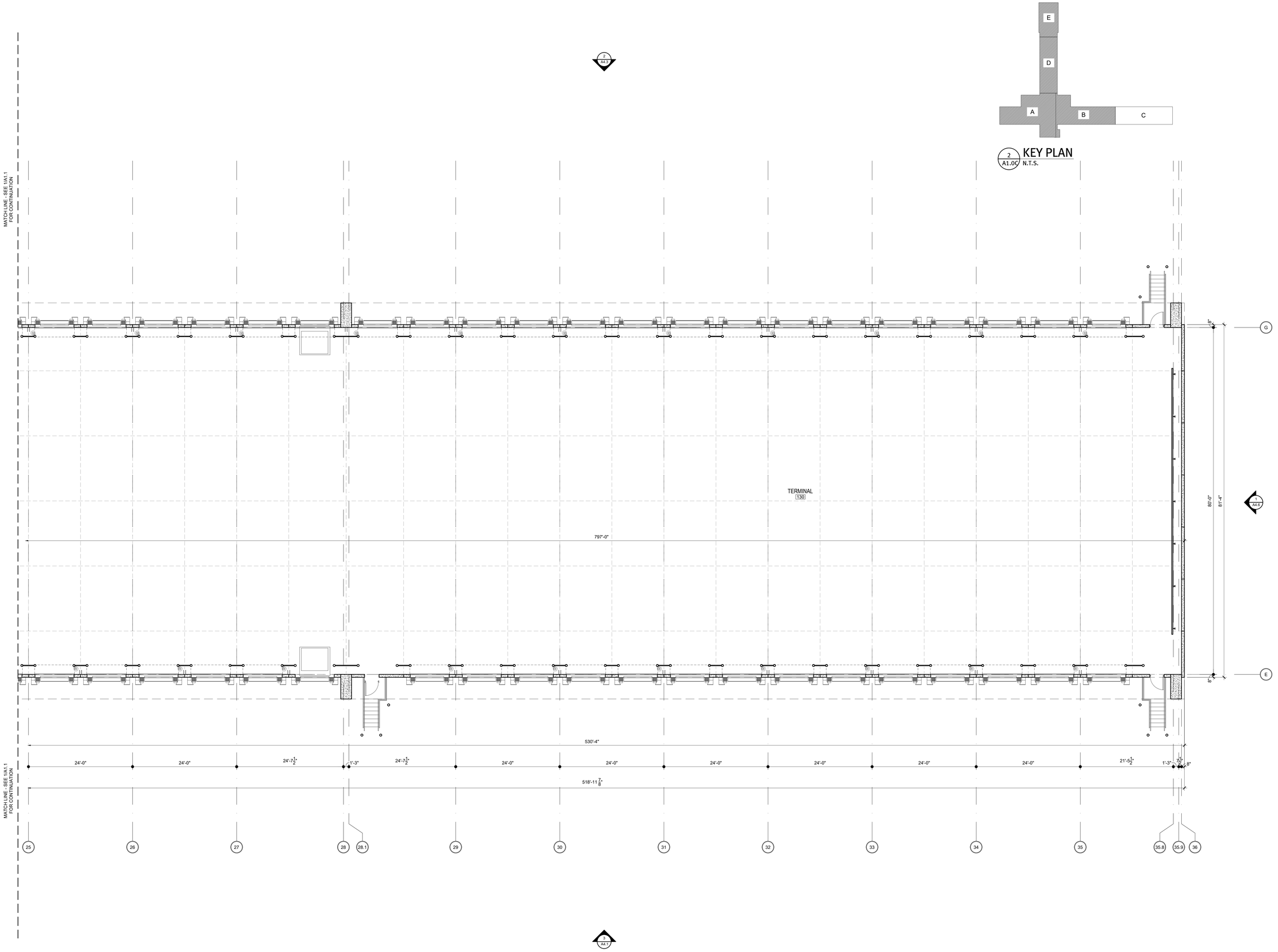
SHEET NUMBER

A1.0B



1 A1.0C TERMINAL FLOOR PLAN - AREA C
SCALE: 1/8" = 1'-0"

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TERMINAL FLOOR PLAN - AREA C

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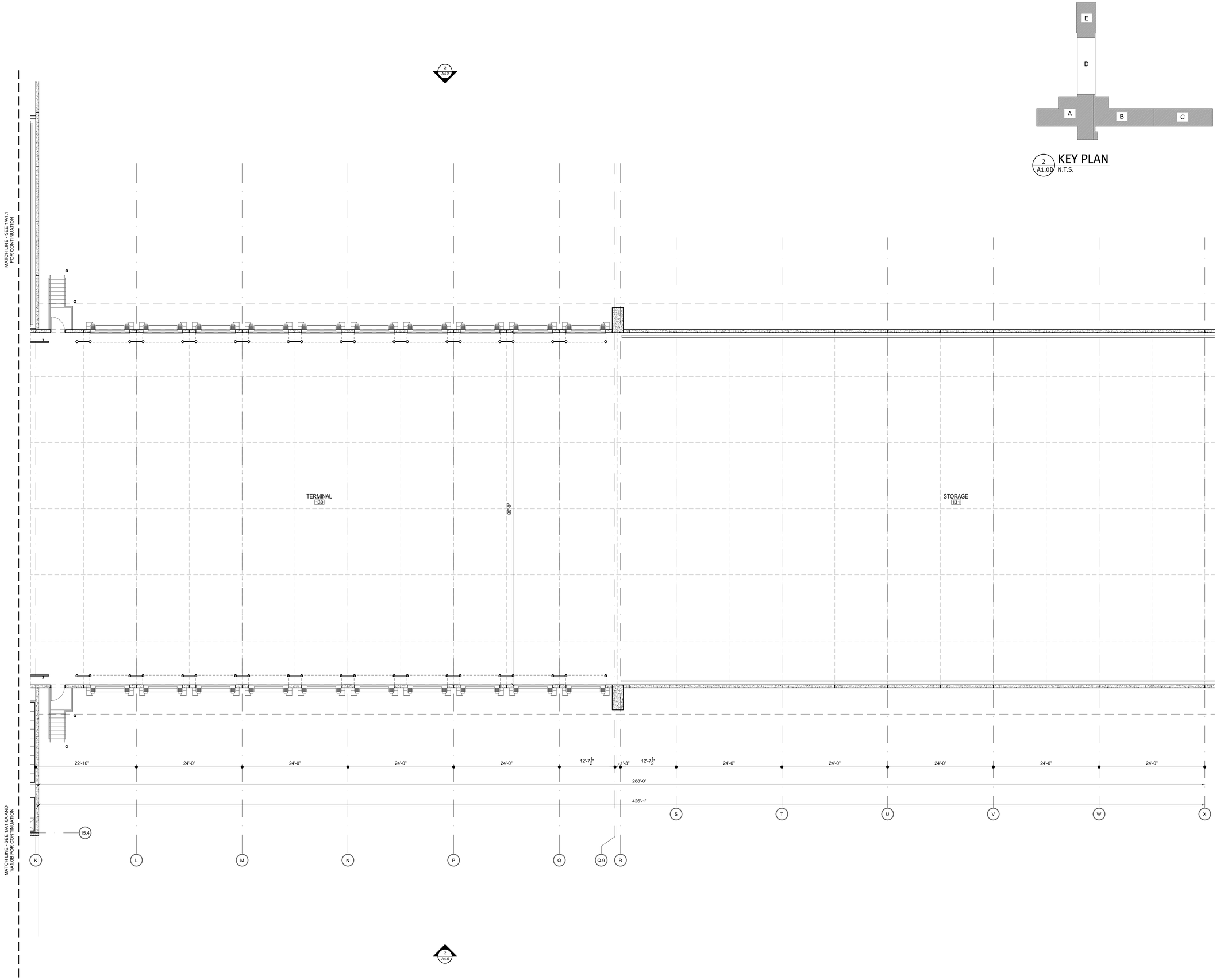
SHEET NUMBER

A1.0C



2 / A1.0D KEY PLAN N.T.S.

1 / A1.0D STORAGE FLOOR PLAN - AREA D
SCALE: 1/8" = 1'-0"

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SHEET TITLE

STORAGE FLOOR PLAN - AREA D

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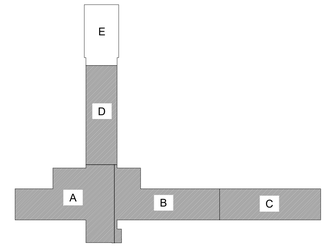
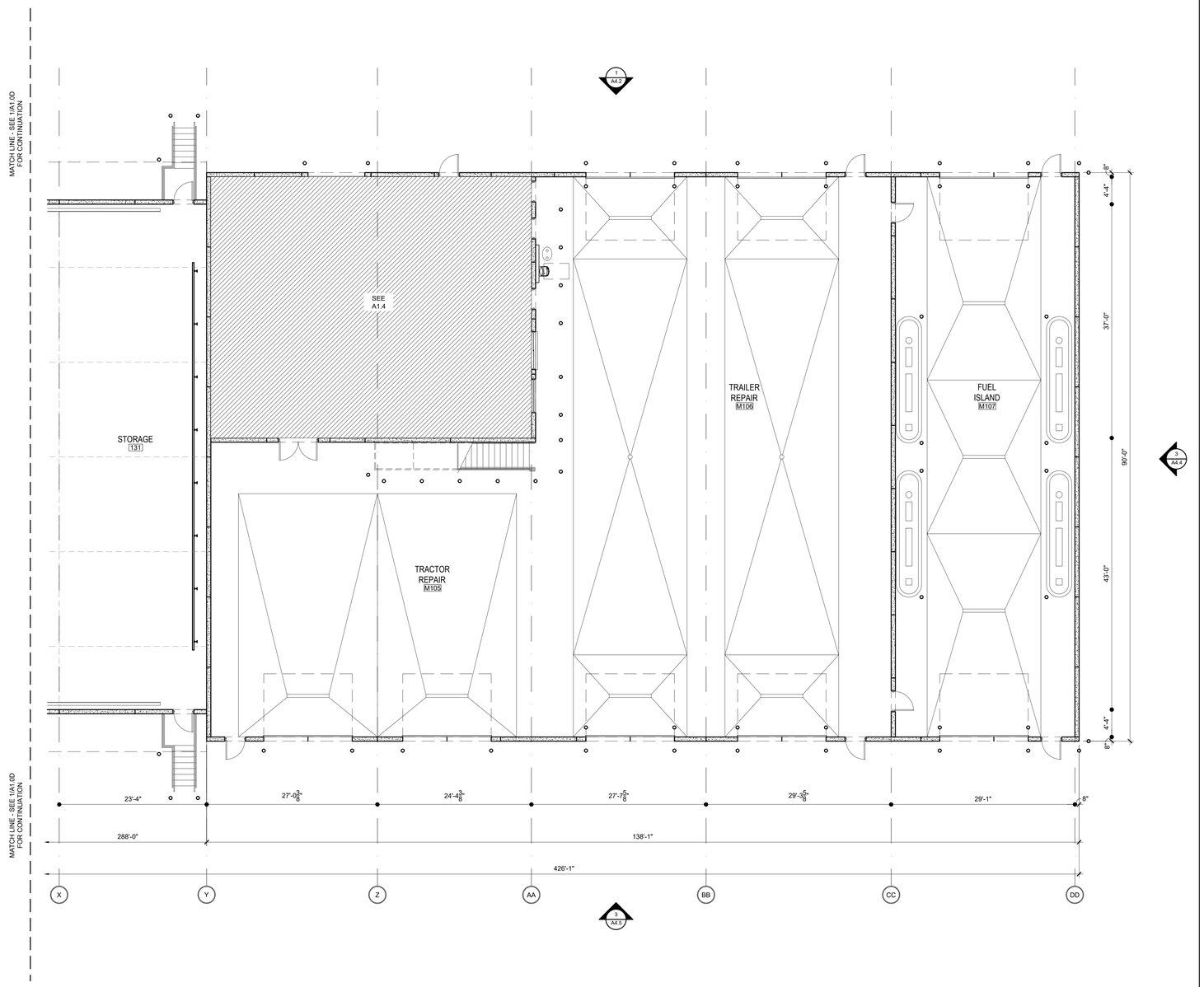
SHEET NUMBER

A1.0D



2 / A1.0E KEY PLAN N.T.S.



1 / A1.0E OVERALL SHOP FLOOR PLAN - AREA E
SCALE: 1/8" = 1'-0"

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SHEET TITLE

OVERALL SHOP FLOOR PLAN - AREA E

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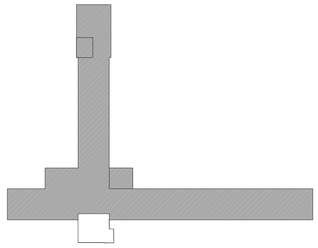
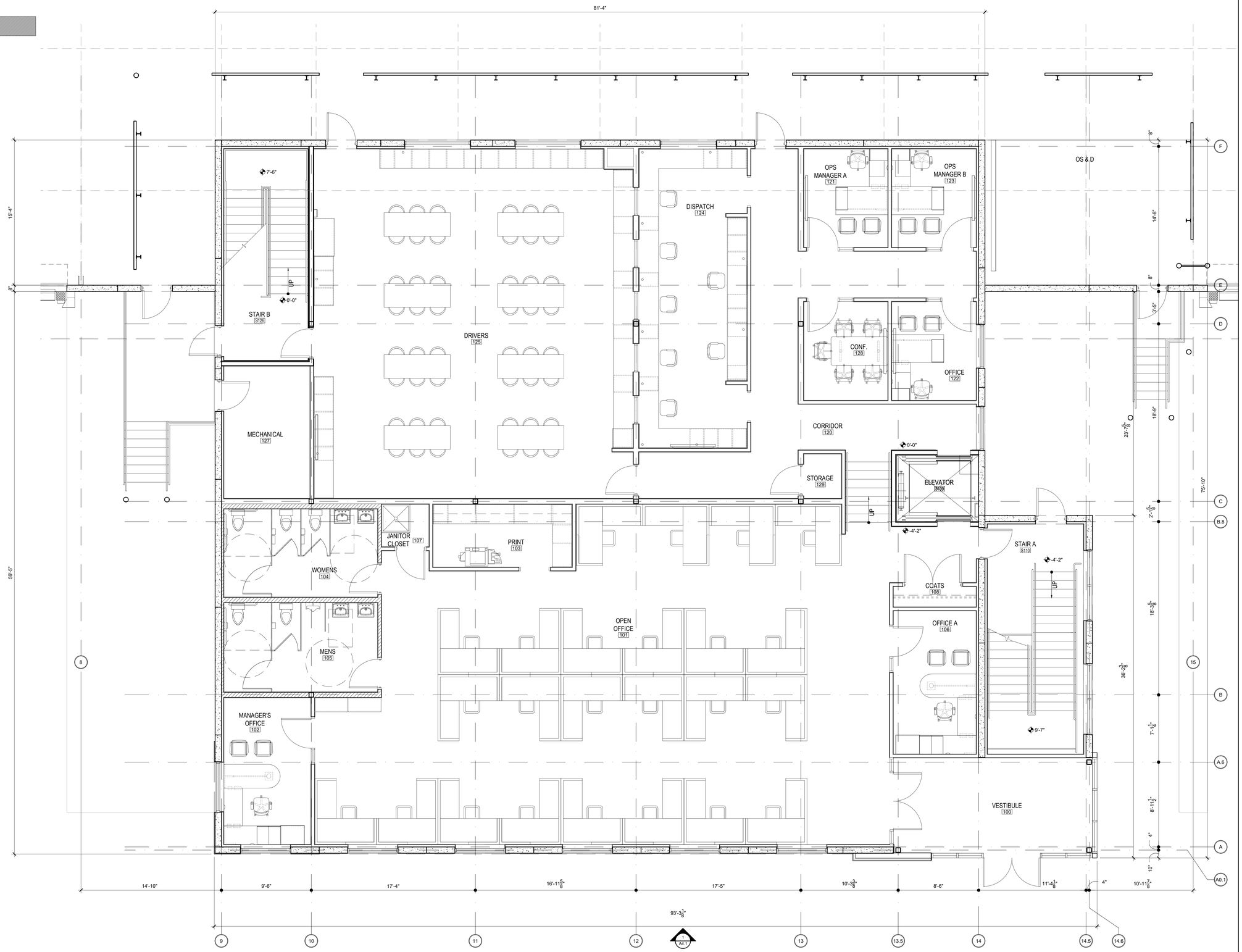
SHEET NUMBER

A1.0E



2 A1.1 KEY PLAN
N.T.S.



1 A1.1 FIRST FLOOR OFFICE PLAN
SCALE: 1/4" = 1'-0"

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FIRST FLOOR OFFICE PLAN

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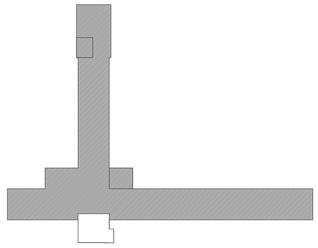
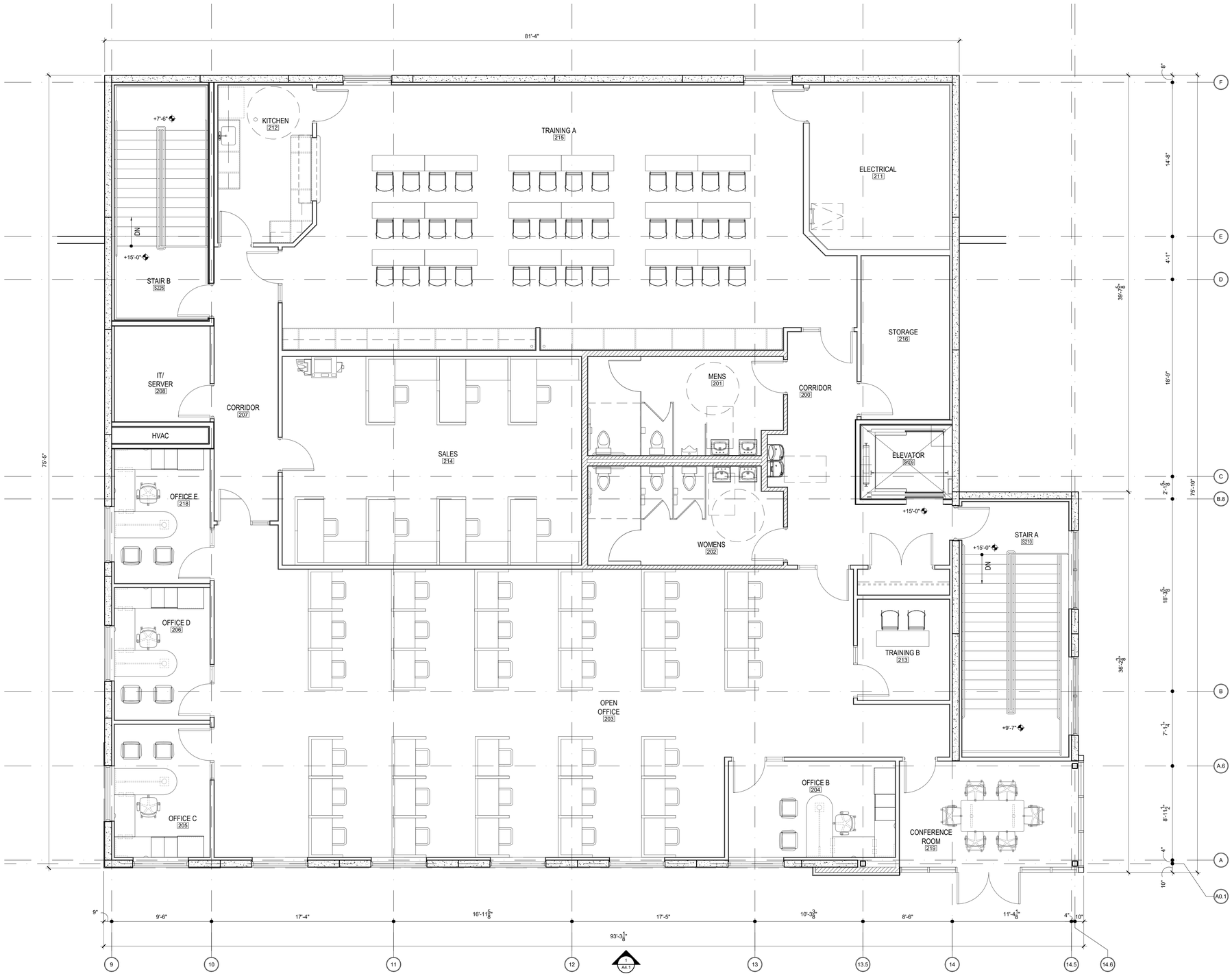
SHEET NUMBER

A1.1



2 / A1.1 KEY PLAN
N.T.S.



1 / A1.2 SECOND FLOOR OFFICE PLAN
SCALE: 1/4" = 1'-0"

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SHEET TITLE

SECOND FLOOR
OFFICE PLAN

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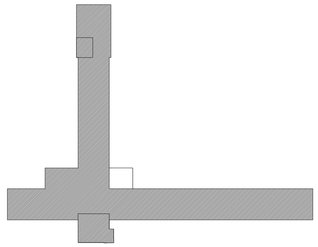
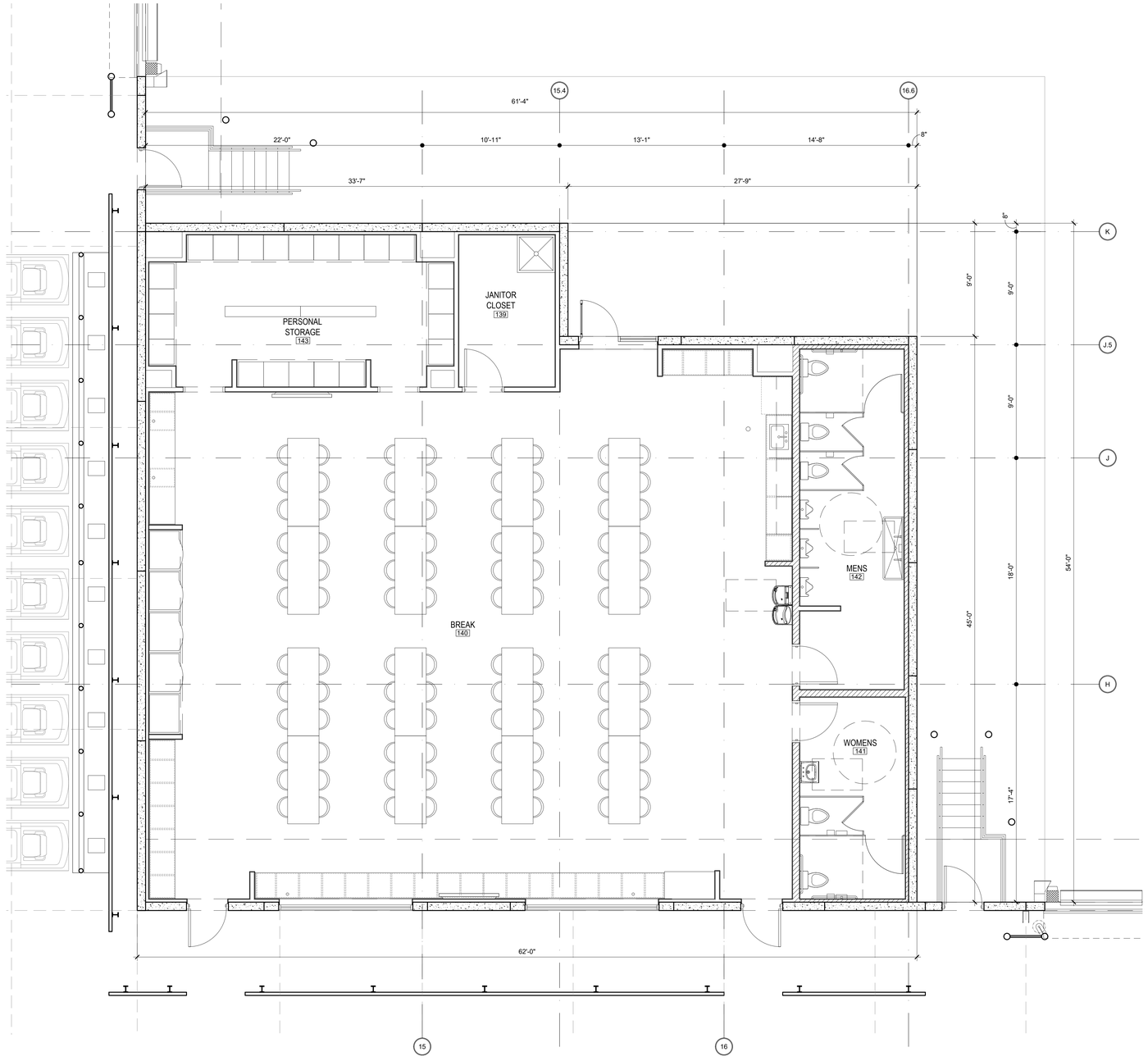
SHEET NUMBER

A1.2



2 A1.1 KEY PLAN
N.T.S.



1 A1.3 WIX FLOOR PLAN
SCALE: 1/4" = 1'-0"

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SHEET TITLE

WIX FLOOR PLAN

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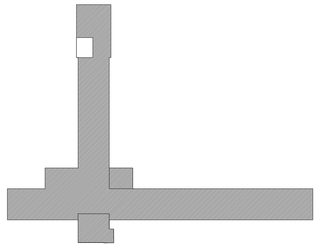
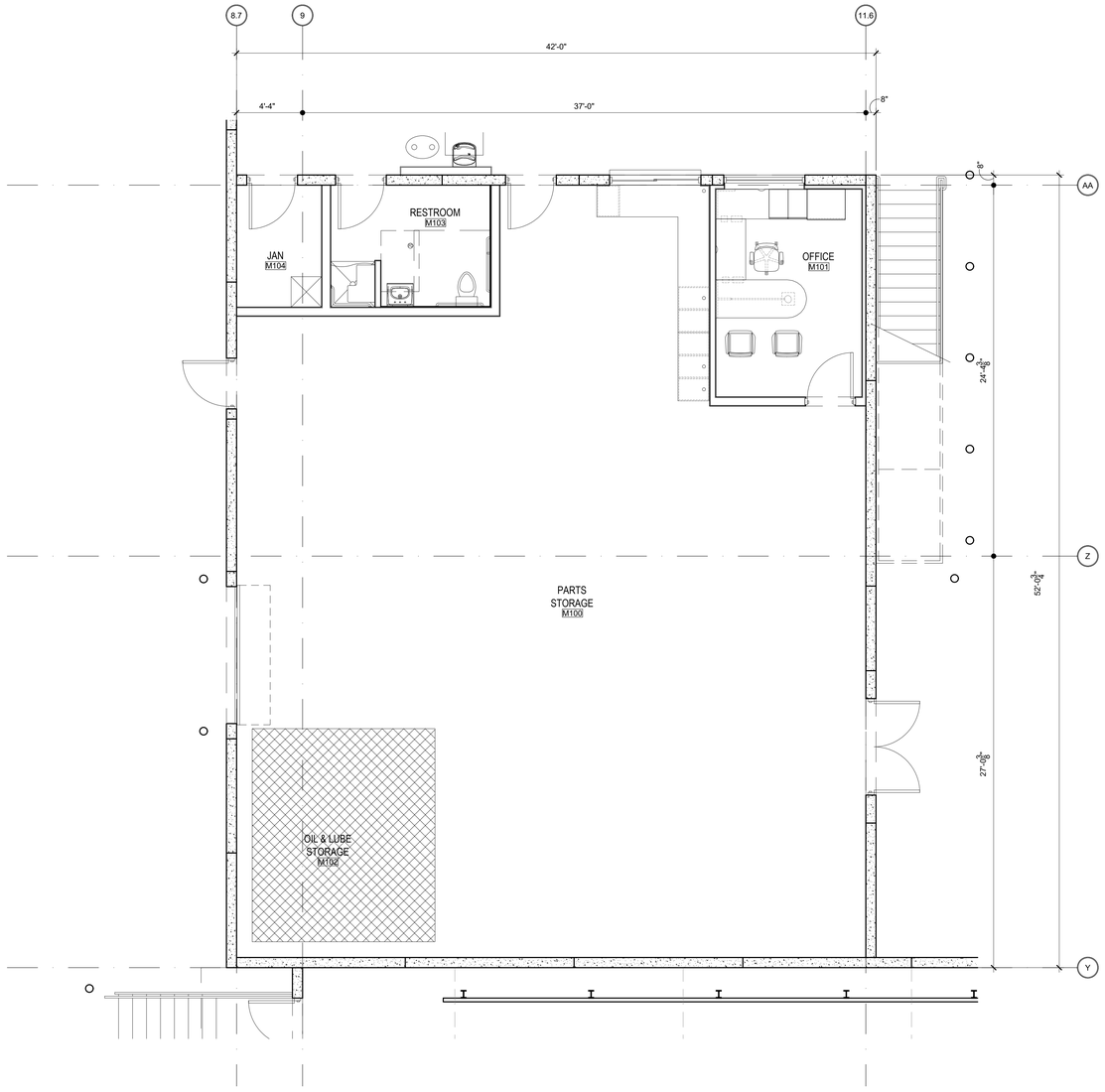
SHEET NUMBER

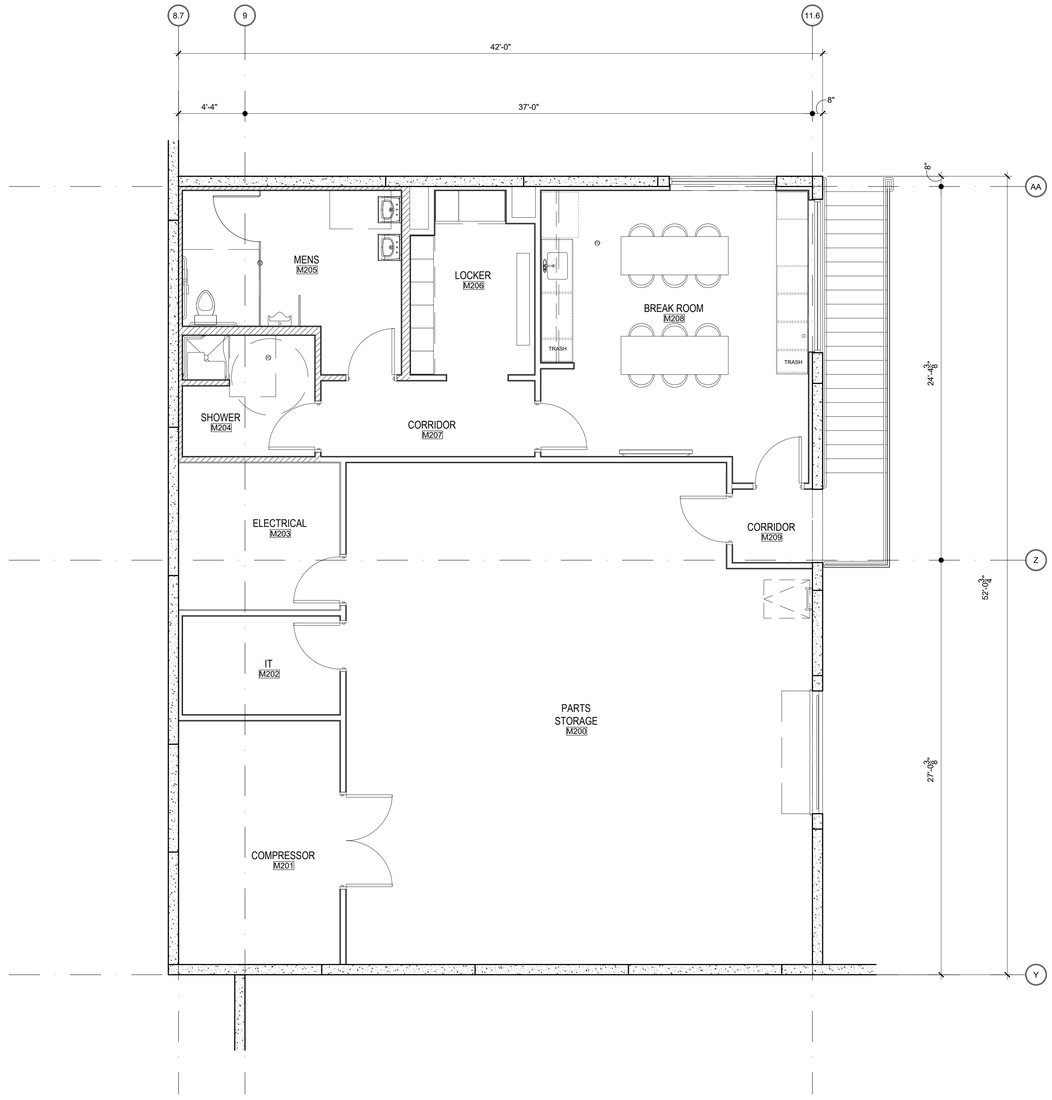
A1.3



2 A1.1 KEY PLAN
N.T.S.



1 A1.4 FIRST FLOOR SHOP PLAN
SCALE: 1/4" = 1'-0"



2 A1.4 SECOND FLOOR SHOP PLAN
SCALE: 1/4" = 1'-0"

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SHOP FLOOR PLANS

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SHEET NUMBER

A1.4

KEYED NOTES

1A CONCRETE PANEL - CONFLEX ULTRACRETE E MEDIUM TEXTURE CF17W0811;
COLOR: SHERWIN WILLIAMS "DAYTON TAUPESTONE"

1B CONCRETE PANEL - UN-PAINTED

2 HORIZONTAL METAL WALL PANELS - PAC CLAD OR APPROVED EQUAL - HWP PRECISION SERIES
- COLOR: AGED BRONZE

3 CURTAIN WALL - KAWNEER OR APPROVED EQUAL - COLOR/FINISH TO BE "DARK BRONZE"

4 PREFABRICATED ALUMINUM CANOPY - MAPES OR APPROVED EQUAL
- COLOR TO MATCH "AGED BRONZE"

5 PREFABRICATED ALUMINUM CANOPY - MAPES OR APPROVED EQUAL
- COLOR TO MATCH "AGED BRONZE"

6 ALUMINUM STOREFRONT SYSTEM - KAWNEER OR APPROVED EQUAL -
COLOR/FINISH TO BE "DARK BRONZE" - SEE WINDOW SCHEDULE FOR GLAZING

7 VERTICAL METAL FASCIA PANELS - PAC CLAD OR APPROVED EQUAL
- COLOR: AGED BRONZE

8 PROPANE PLATFORM - SEE 5/A1.14

9 PREFINISHED ALUMINUM METAL COPING - PAC-CLAD - COLOR: MATCH ADJACENT FINISH COLOR

10 TPO MEMBRANE ROOFING - COLOR: WHITE

11 SKYLIGHT - SOLATUBE - SOLAMASTER SERIES

12 CONCRETE BUTTRESS - SEE STRUCTURAL - FINISH AS SCHEDULED

13 PREFINISHED METAL GUTTER AND DOWNSPOUT - COLOR: MATCH PAC-CLAD "AGED BRONZE"

14 DOWN SPOUT GUARD - COLOR: MATCH PAC-CLAD "AGED BRONZE" - SEE DETAIL 1/A6.5

15 CONCRETE BOLLARD - SEE 7/A6.5 (TYP.)

16 GALVANIZED DOCK STAIR - SEE 1/A1.14 & 3/A1.14 (TYP.)

17 HOLLOW METAL DOOR AND FRAME - SEE DOOR SCHEDULE - COLOR TO MATCH "AGED BRONZE"

18 RUBBER TRUCK BUMPERS

19 DOCK LEVELERS

20 OVERHEAD TERMINAL DOOR - SEE DOOR SCHEDULE - COLOR TO MATCH "AGED BRONZE"

21 TERMINAL DOOR NUMBER SIGNS

22 STANDING SEAM CANOPY OVER METAL FRAMING - SEE STRUCTURAL - COLOR TO MATCH
"DARK BRONZE"

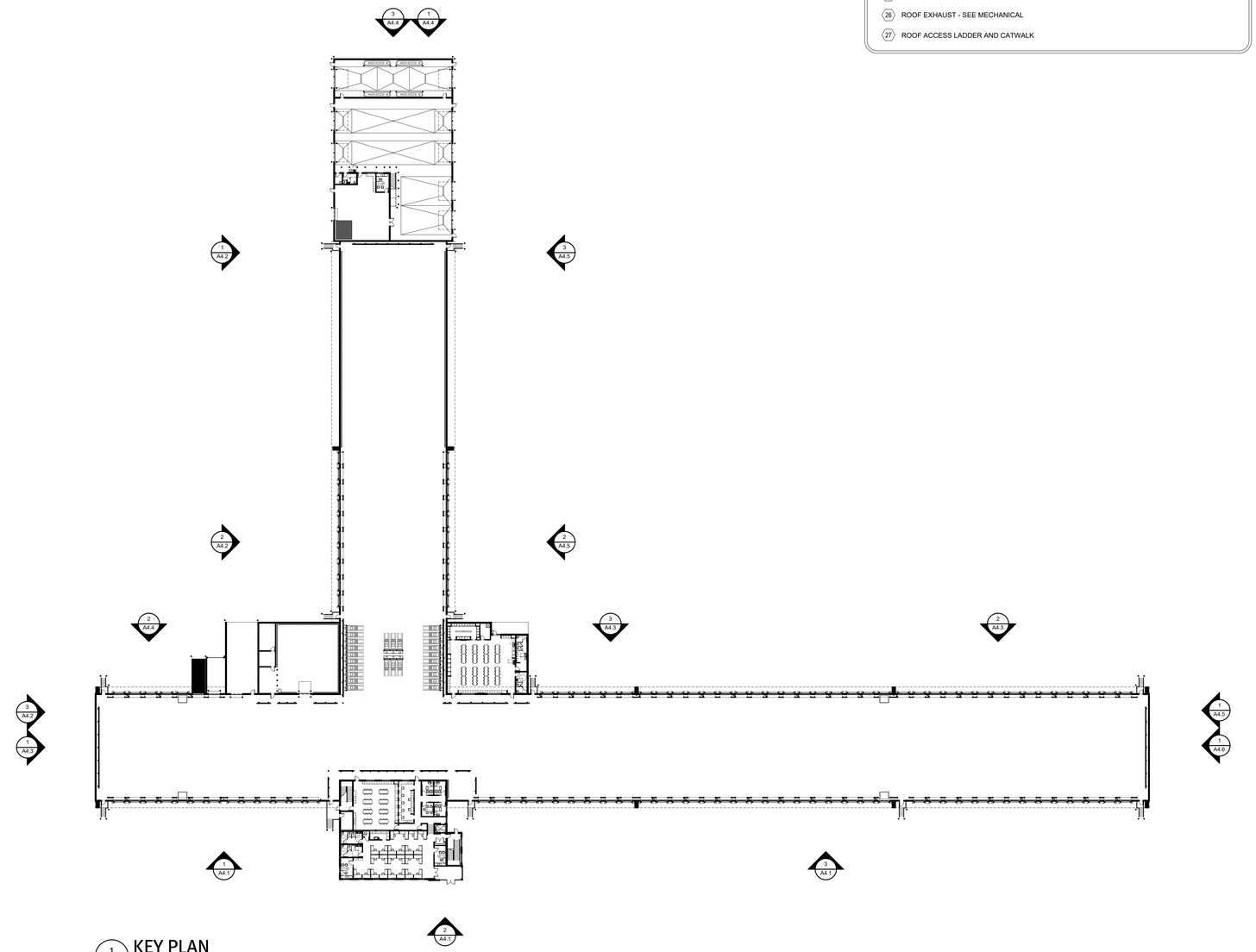
23 CONCRETE RAMP

24 HOSE BIB - SEE PLUMBING

25 MECHANICAL LOUVERS - COLOR TO MATCH "AGED BRONZE" - SEE MECHANICAL

26 ROOF EXHAUST - SEE MECHANICAL

27 ROOF ACCESS LADDER AND CATWALK



1 A4.0 KEY PLAN
SCALE: NTS

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SHEET TITLE

KEYED NOTES AND KEY PLAN

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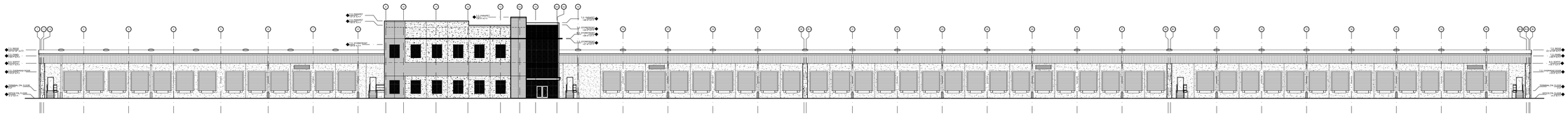
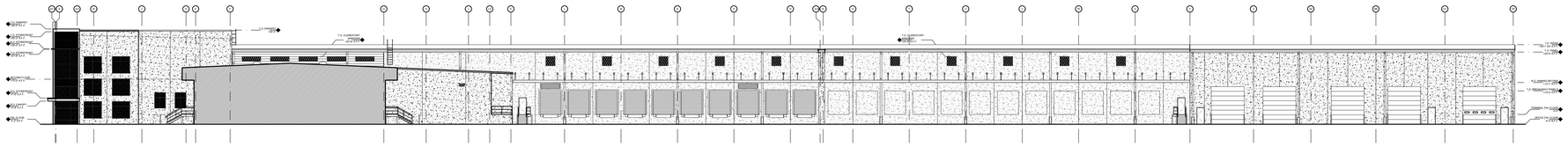
SHEET NUMBER

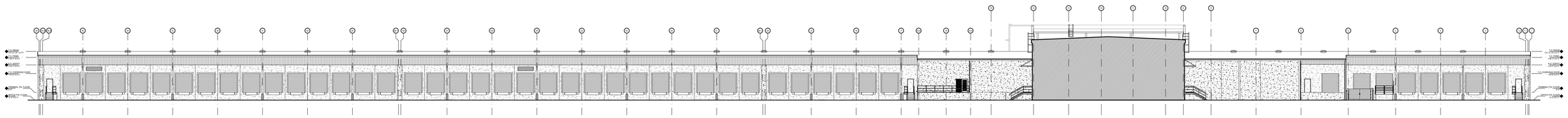
A4.0



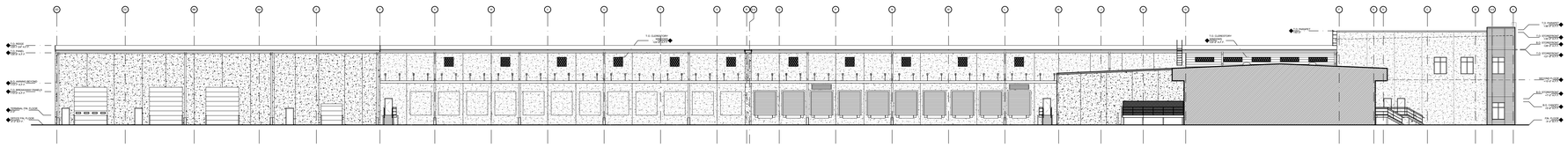
1 A4.1 SOUTH ELEVATION - OFFICE AND TERMINAL
SCALE: NTS



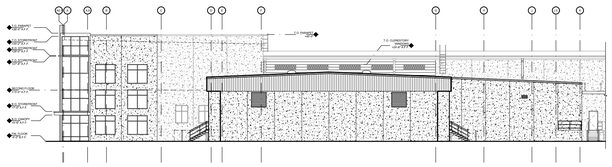
2 A4.1 EAST ELEVATION - OFFICE AND TERMINAL
SCALE: NTS



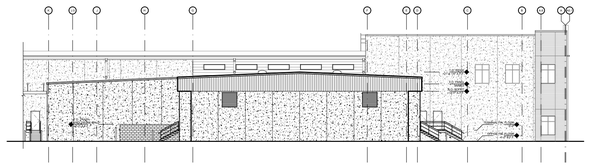
3 A4.1 NORTH ELEVATION - TERMINAL AND TRAILER REPAIR
SCALE: NTS



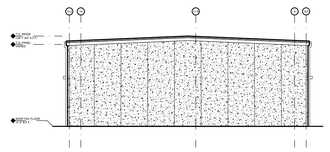
4 A4.1 WEST ELEVATION - OFFICE AND TERMINAL
SCALE: NTS



5 A4.1 WEST ELEVATION - TERMINAL
SCALE: NTS



6 A4.1 EAST ELEVATION - TERMINAL
SCALE: NTS



7 A4.1 NORTH ELEVATION - SHOP
SCALE: NTS

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T 704 / 342.1058

STAMPS

CONSULTANT

DAYTON
FREIGHT
CLEVELAND

NORTH RIDGEVILLE, OH

PROJECT NUMBER 2266

ISSUE DATE

FOR ZONING REVIEW 12.27.22

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SHEET TITLE

OVERALL
EXTERIOR
ELEVATIONS

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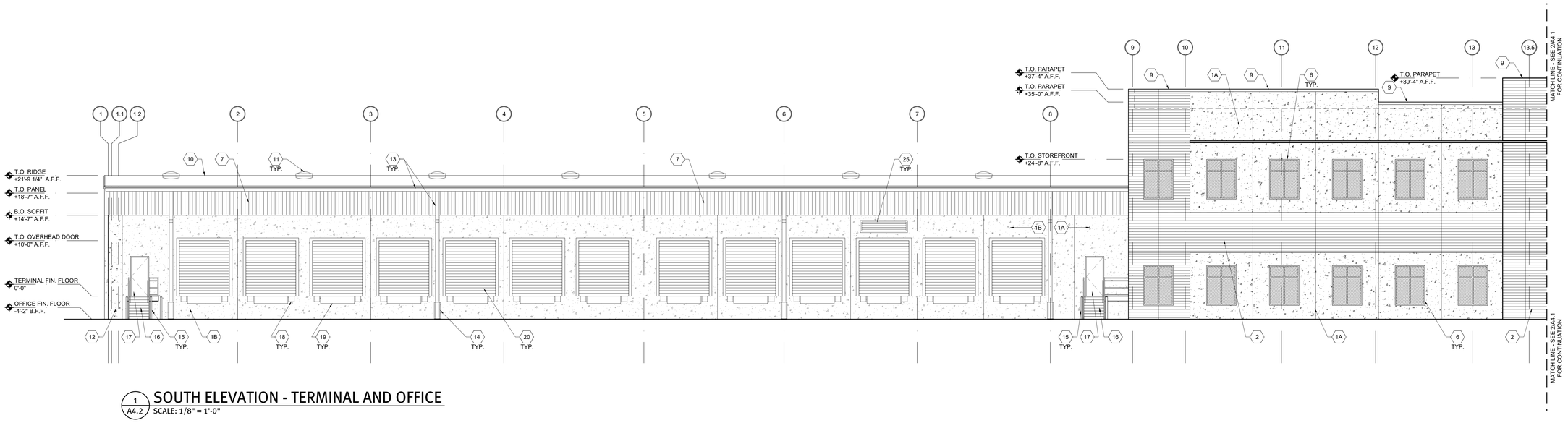
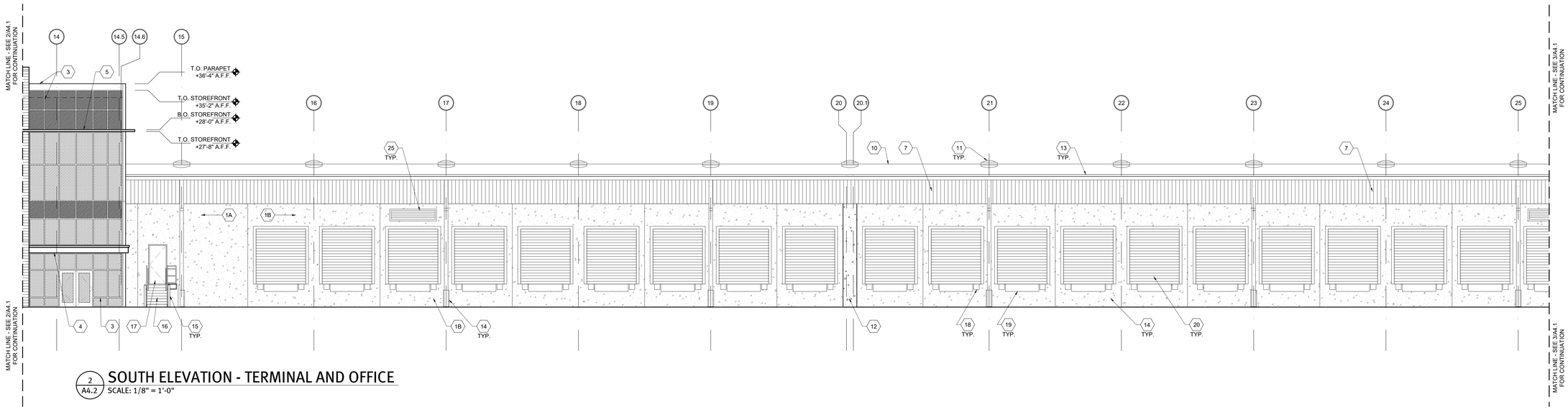
SHEET NUMBER

A4.1



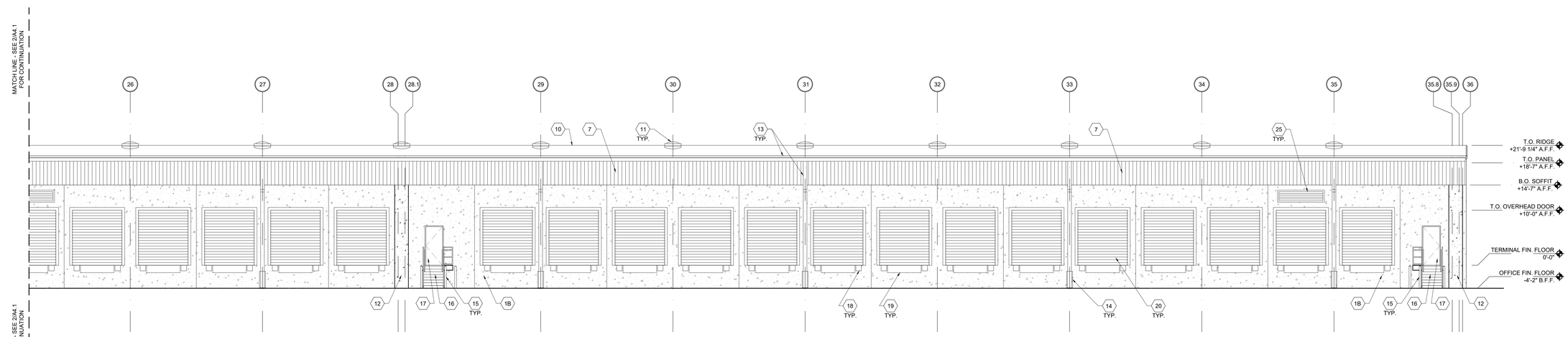
1 A4.2 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - TERMINAL AND OFFICE



2 A4.2 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - TERMINAL AND OFFICE



3 A4.2 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - TERMINAL

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EXTERIOR ELEVATIONS

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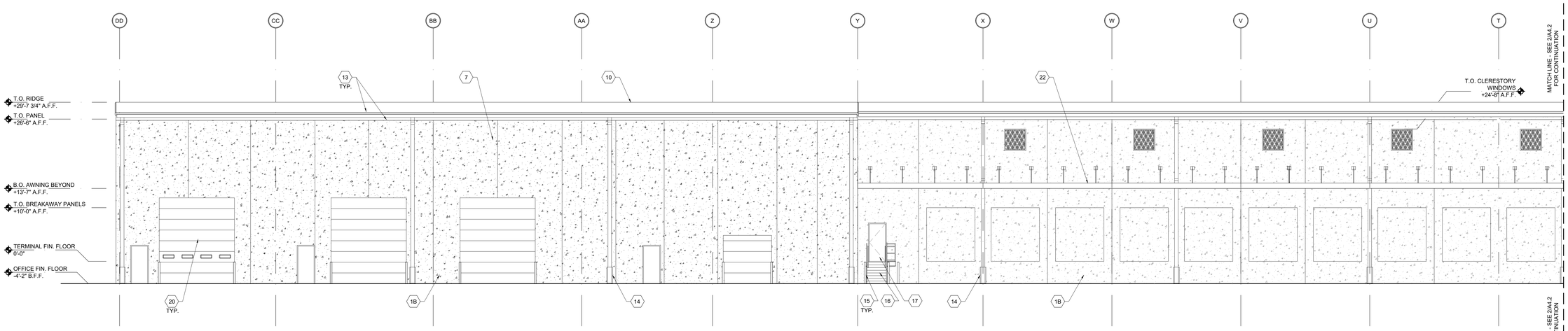
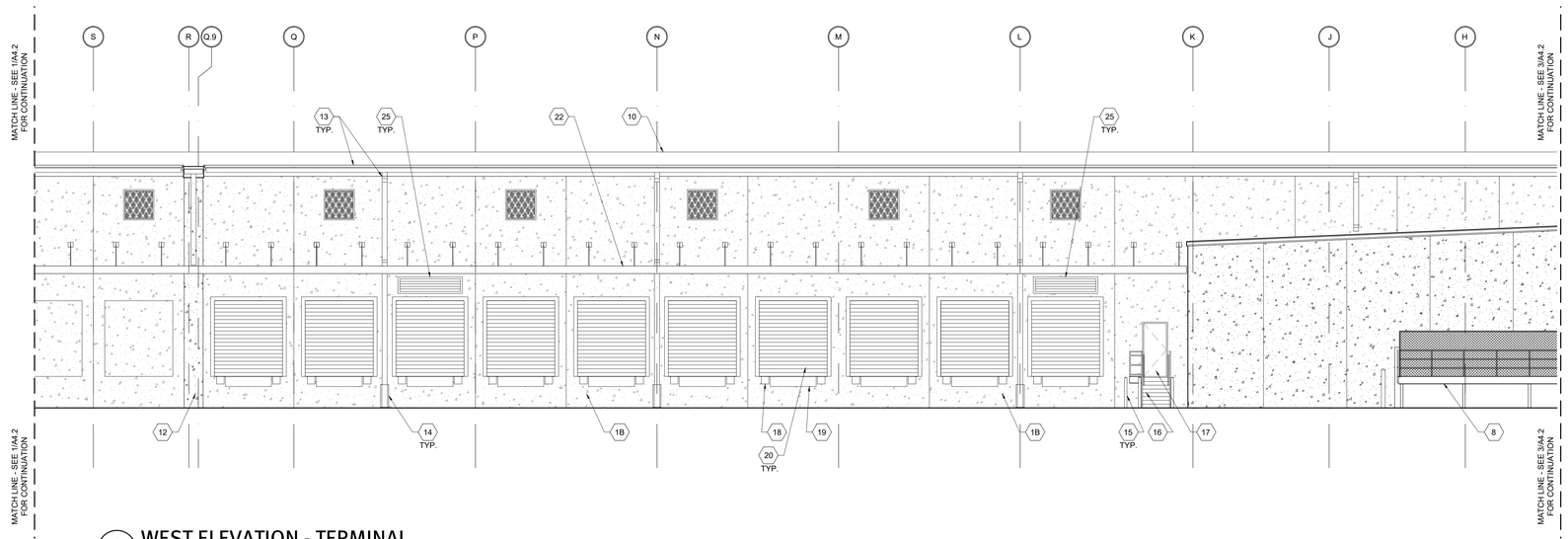
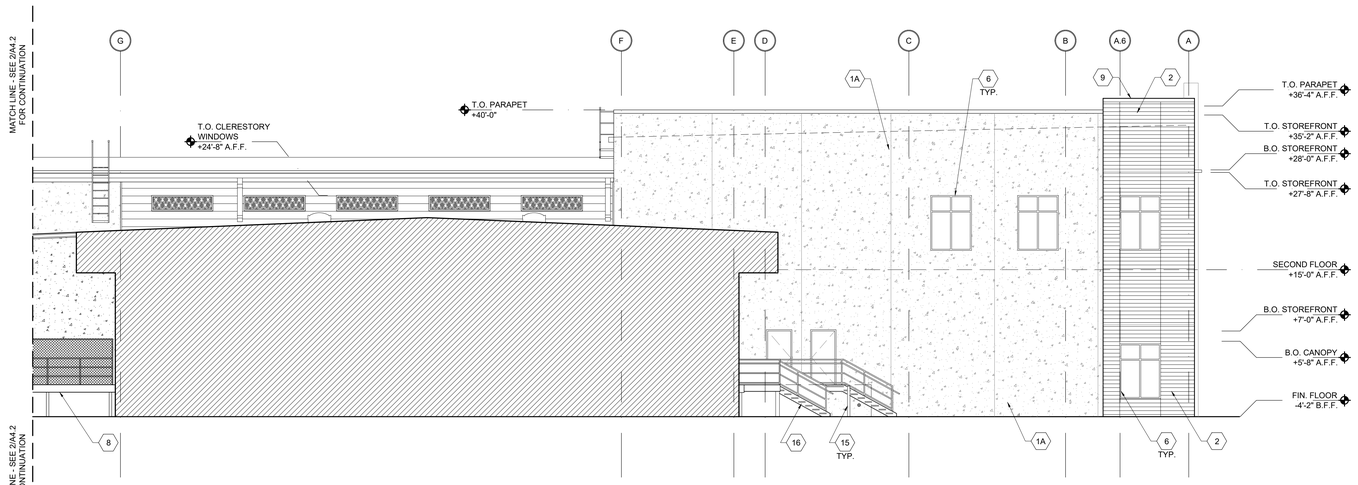
A4.2



1 A4.3 **WEST ELEVATION - TRAILER REPAIR AND TERMINAL**
SCALE: 1/8" = 1'-0"



2 A4.3 **WEST ELEVATION - TERMINAL**
SCALE: 1/8" = 1'-0"



3 A4.3 **WEST ELEVATION - TERMINAL AND OFFICE**
SCALE: 1/8" = 1'-0"

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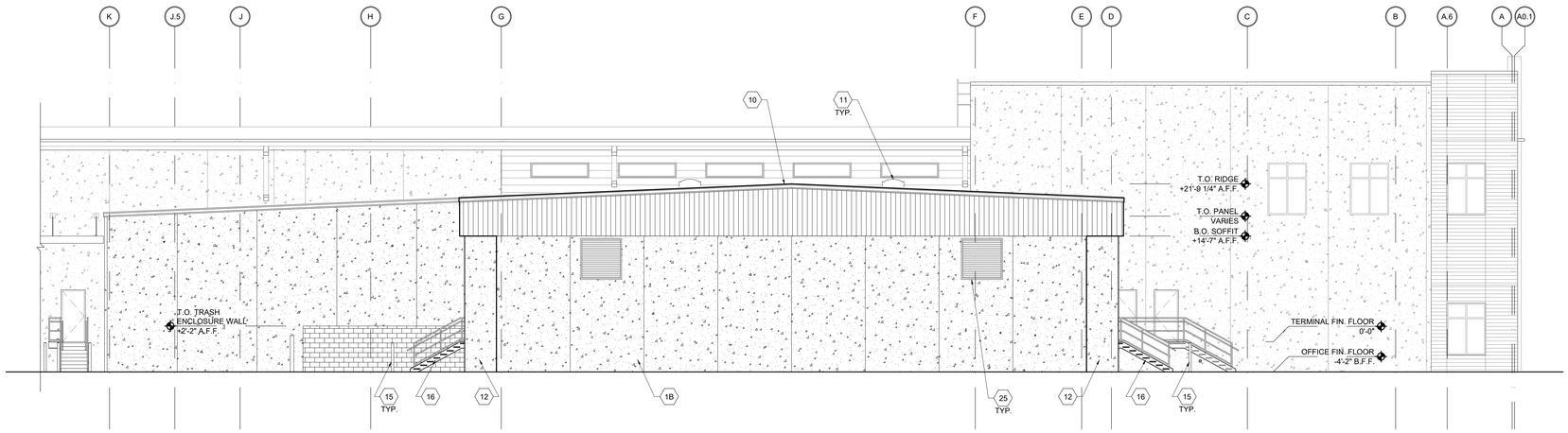
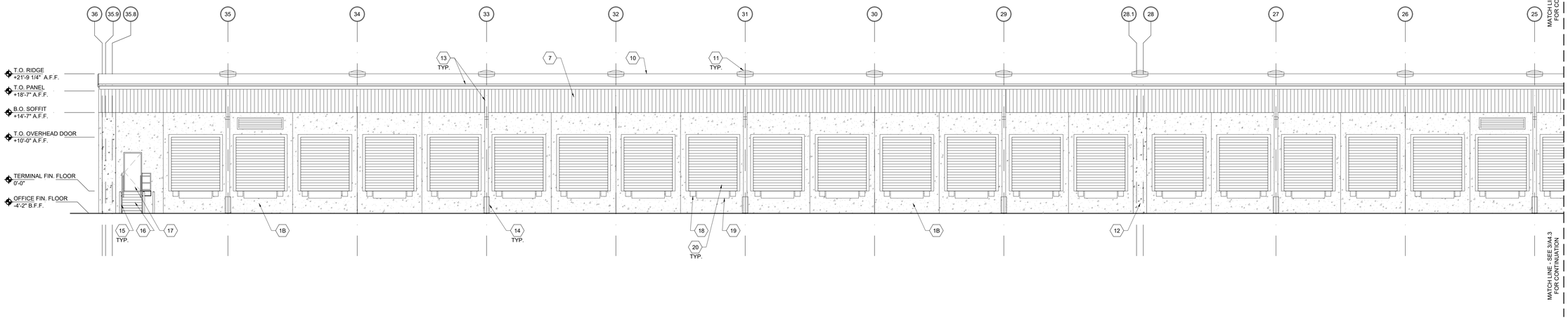
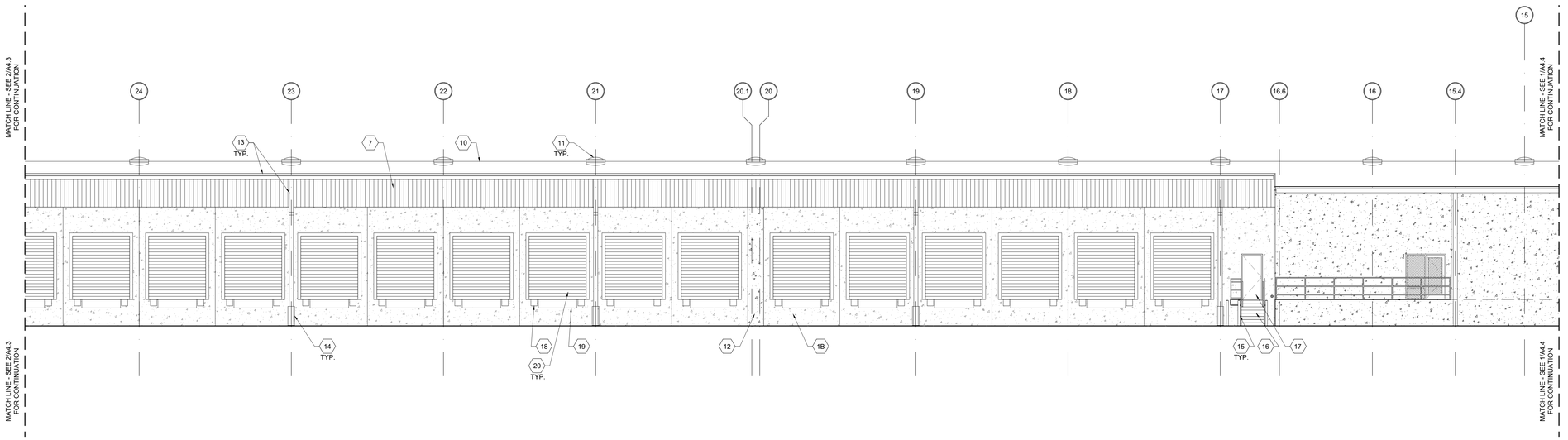
A4.3



1 A4.4 **WEST ELEVATION - TERMINAL**
SCALE: 1/8" = 1'-0"



2 A4.4 **NORTH ELEVATION - TERMINAL**
SCALE: 1/8" = 1'-0"



3 A4.4 **NORTH ELEVATION - TERMINAL**
SCALE: 1/8" = 1'-0"

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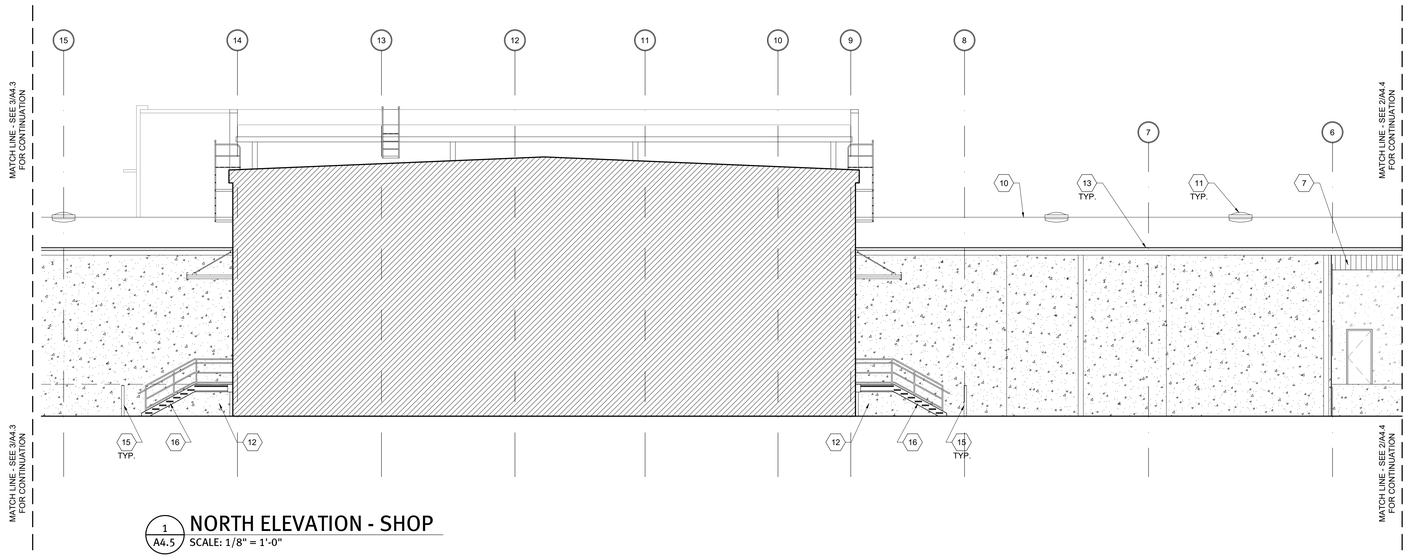
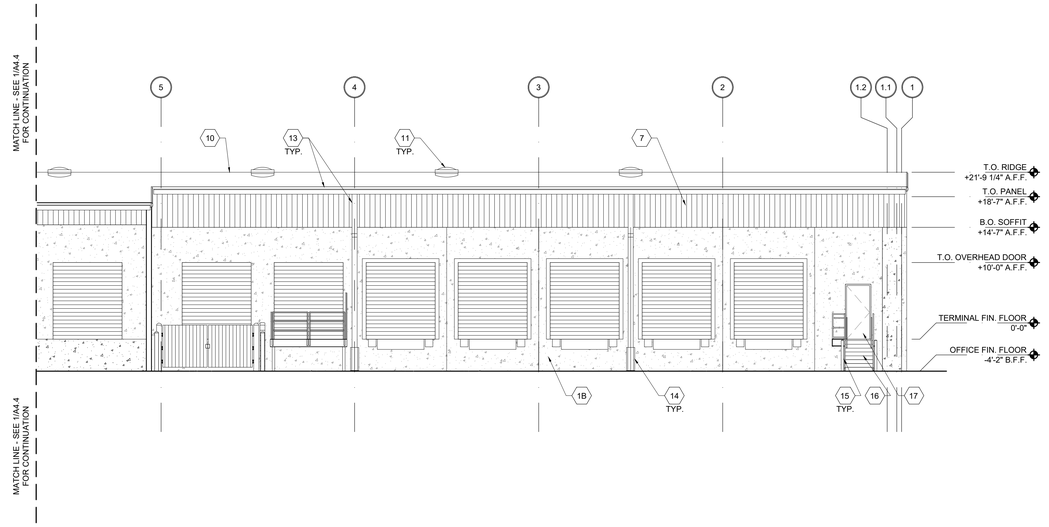
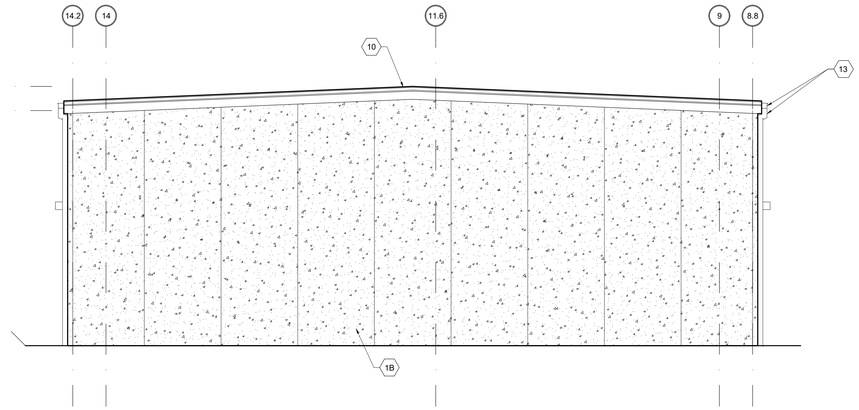
A4.4



1 A4.5 NORTH ELEVATION - SHOP
SCALE: 1/8" = 1'-0"



2 A4.5 NORTH ELEVATION - TERMINAL
SCALE: 1/8" = 1'-0"



3 A4.5 NORTH ELEVATION - FUEL ISLAND
SCALE: 1/8" = 1'-0"

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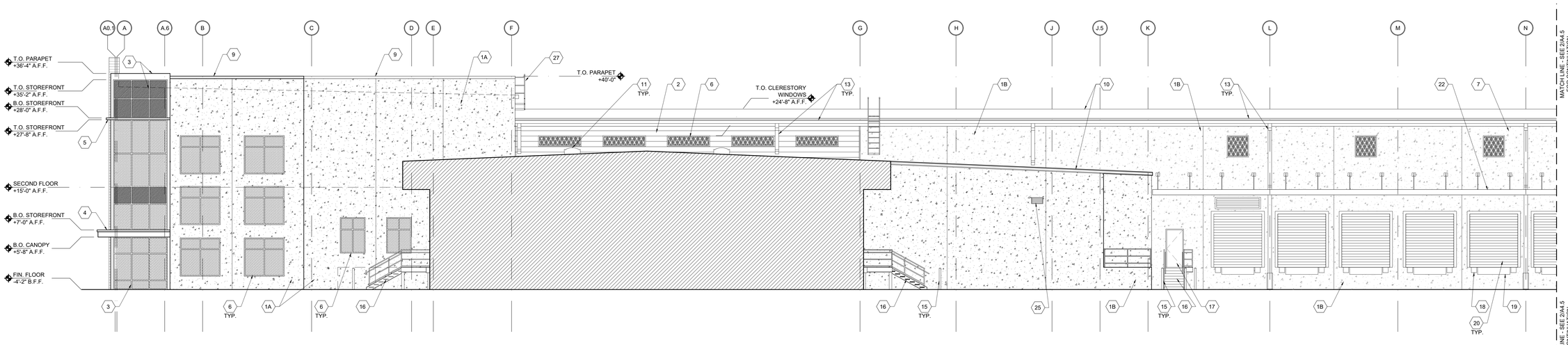
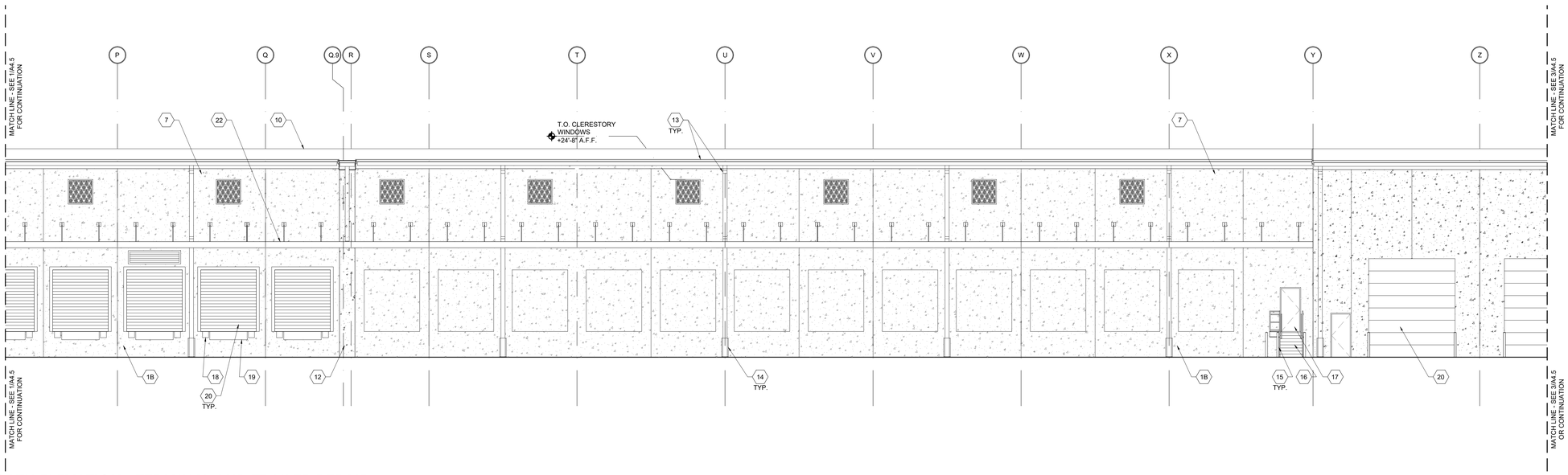
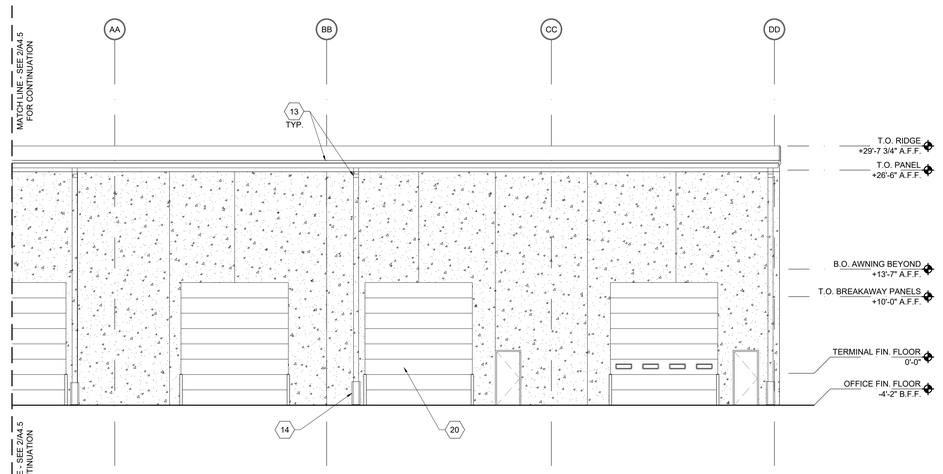


1 A4.6 **EAST ELEVATION - OFFICE AND TERMINAL**
SCALE: 1/8" = 1'-0"



2 A4.6 **NORTH ELEVATION - TERMINAL AND TRAILER REPAIR**
SCALE: 1/8" = 1'-0"



3 A4.6 **EAST ELEVATION - TRAILER REPAIR**
SCALE: 1/8" = 1'-0"

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A4.6

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SHEET NUMBER

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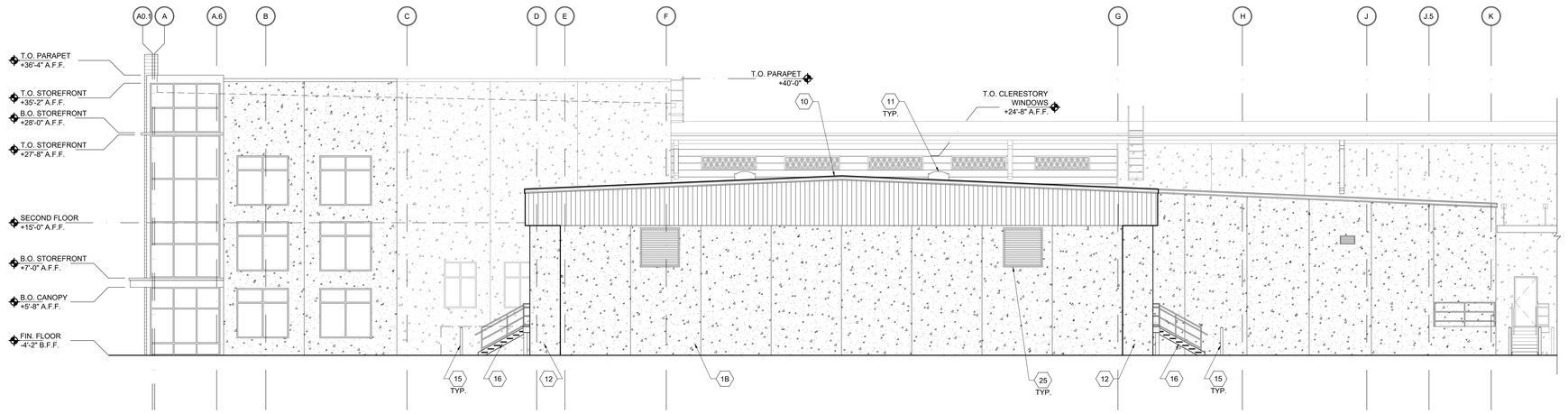

1 / A4.7 EAST ELEVATION - TERMINAL
SCALE: 1/8" = 1'-0"

Planning Commission Application

CITY OF NORTH Ridgeville EST 1810

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the process described in Chapter 1243 of the City's Zoning Code.

- Pre-Application. Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
- Application Submittal. Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Department. Plans shall be collated, folded and easily legible but no larger than 24" x 36".
- Staff Review. The applicant shall attend a staff review meeting and may be required to submit revised plans based on staff input.
- Variances. Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
- Decision or Referral. Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

38686 Taylor Parkway
Location address

07-00-047-000-118
Parcel number

I-3 Heavy Industrial District
Current zoning

A truck transfer terminal for Dayton Freight
Proposed project

APPLICANT/AGENT INFORMATION

EMH&T - Contact: Russell Henestofel
Name/Company

5500 New Albany Road, Columbus, OH 43054
Applicant address

(614) 775-4360
Applicant phone

rhenestofel@emht.com
Applicant email

PROPERTY OWNER INFORMATION

Streams Edge Properties, LLC (c/o Dayton Freight Lines, Inc.) - Contact: Anthony Rocco
Name/Company

6450 Poe Avenue, Suite 311, Dayton, OH 45414
Property owner address

(937) 415-1748
Property owner phone

arocco@daytonfreight.com
Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Russell A Henestofel
Applicant signature

Anthony Rocco
Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

Staff Use Only	PPZ No.	Date Received	Amount Paid	Payment Type

Development Plan Checklist

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Dayton Freight	38686 Taylor Parkway
Project name	Location address
I-3 Heavy Industrial District	07-00-047-000-118
Zoning District	Parcel number

Any development plan application shall include all required exhibits as set forth in Section 1243.05 and be submitted to the Building Department, along with the required fees and deposits.

1243.05 DEVELOPMENT PLAN REQUIREMENTS

Any development plan, prepared by a licensed design professional, shall contain the information set forth below, as applicable.

See C1.00 and C1.20	(a) A topographical survey of the property, showing land owned and proposed for development, surrounding streets, adjoining streets, adjoining lots and their use and ownership
See C1.60	(b) A grading plan
	(c) A site plan drawn to scale and designed in accordance with the planning standards, regulations and criteria established in this Zoning Code, to include:
See C1.01	(1) Adjacent streets and adjoining properties within 100 feet of the site including zoning classifications, lot lines, buildings, parking and drives
See C1.01 and C1.02	(2) The location, size and use of all existing and proposed buildings and structures, including accessory buildings and uses, other site improvements and open space, along with notations of setbacks and lot coverage
See C1.01 and C1.02	(3) The location and configuration of off-street parking and loading areas, the arrangement of access roads and drives, location of pedestrian walks, proposed traffic regulatory signs and pavement markings and type of pavement
See C1.01 and C1.02	(4) Calculations for required parking
See C1.01 and C1.02	(5) The proposed location and design of streets, including the location of existing utilities to be maintained or added and the location, details for all utility installations and connections to present or proposed facilities
See C1.01 and C1.02	(6) A summary table showing total acres of the proposed development, the number of acres devoted to each type of land use including streets and open space
	(d) A detailed landscape plan, to include:
See C1.20 and C1.25	(1) An existing conditions plan showing natural features and tree cover, with identification of trees to be removed and trees to be preserved
See C1.19, C1.90, and C1.95	(2) A planting plan including number, location, type and size of all proposed shrubs, trees and other plant material with planting details, and noting any required open space areas, setbacks, buffer strips or required screening
See C1.01 and C1.11	(3) The location, setbacks, height and specifications of any proposed fencing or screen walls
	(e) Building details, to include:
See C1.01 and Arch. Elevations	(1) Location, setbacks, height and exterior dimensions of all existing and proposed buildings or structures
See Arch Plans	(2) Preliminary architectural plans for all proposed buildings and structures, exterior elevations, building floor plans with dimensions, building materials and colors
See C1.01 and Arch. Elevations	(3) Location, setbacks, height, dimensions and screening of any outdoor storage areas and facilities, dumpsters and service areas
See C2.00	(f) A site lighting plan, including a photometric plan, lighting locations and fixture details
See C1.11 and C1.30	(g) Dimensions and locations of all permanent signs along with detail of any sign base for signs requiring a permit
See C1.01 and C1.02	(h) Existing or proposed covenants running with the land, deed restrictions, shared facilities agreements, restrictions or easements, etc., if an
See C1.01 and C1.02	(i) Phasing schedule, if applicable

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Dayton Freight truck transfer terminal
Proposed project

38686 Taylor Parkway
Location

07-00-047-000-118
Parcel number

(Staff Review 1.31.2023) 2.14.2023
Meeting date

2.2.2023
Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1. Plans do not have a design professional stamp on them.
2. The barb wire on fences shall be minimum six feet above finish grade and only two strands of barb wire are allowed.
3. Two site signs are indicated on plans, but no details are provided. Only one site sign allowed unless a variance is approved.
4. All underground storage tanks are regulated and inspected by the State of Ohio Bureau of Underground Storage Tanks.

SUBMITTED BY

Administrative officer signature

Chief Building Official
Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Dayton Freight truck transfer terminal
Proposed project

38686 Taylor Parkway
Location

07-00-047-000-118
Parcel number

(Staff Review 1.31.2023) 2.14.2023
Meeting date

2.2.2023
Comments due

RECOMMENDATIONS

Please contact Asst. Chief Mike Uhnak of the North Ridgeville Fire Department to discuss the following code requirements of the Ohio Fire Code and Ch. 16 Fire Prevention of the Codified Ordinance of North Ridgeville.
North Ridgeville Fire Department
Fire Prevention
(440)653-6362

1- OFC Rule 5 Fire Service Features-
   Section 506: Fire Department Lock Box.
   Section 503: Fire Access Roads.
   Section 507: Fire Protection Water Supply
2- OFC Rule 33 Fire Safety During Construction
3- NFPA 241 Standards for Safeguarding Construction Operations.
4- Chapter 16 Fire Prevention NR Ordinance.
   1640.01: Fire Hydrants
5- All Above and Underground Fuel Tanks need to be permitted through the State Fire Marshals Office

Respectfully

Asst. Chief Mike Uhnak
North Ridgeville Fire Department
(440) 653-6362

SUBMITTED BY

Administrative officer signature

Assistant Fire Chief
Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Planning Commission Comment Sheet

CITY OF NORTH Ridgeville EST 1810

PROJECT INFORMATION

Dayton Freight truck transfer terminal
Proposed project

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Location

07-00-047-000-118
Parcel number

(Staff Review 1.31.2023) 2.14.2023
Meeting date

2.2.2023
Comments due

RECOMMENDATIONS

Improvement Plans shall be reviewed by the Engineering Dept.

Any improvements in the ROW as well as water, sanitary, and storm utilities within the site shall be in accordance with our standard specifications and details including testing which can be found on the Engineering webpage at:
https://www.nridgeville.org/StandardConstructionDrawings.aspx

Stormwater shall be in accordance with NRCO 1056. NRCO 1228 shall be reviewed for applicable items.

Chappell Ditch along the western property line has a 50 ft right of entry setback prescribed over it. The setback is measured from centerline of ditch to 25 feet out on either side.

SUBMITTED BY

Administrative officer signature

City Engineer
Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Staff Meeting Bulletin

Meeting Date:	January 31, 2023
Project:	Dayton Freight, 38686 Taylor Parkway
Applicant:	Russell Henestofel, EMH&T, 5500 New Albany Road, Columbus, OH 43054
Zoning:	I-3 Heavy Industrial District
In Attendance:	Mayor Kevin Corcoran Christina Eavenson, City Engineer Guy Fursdon, Chief Building Official Kim Lieber, Planning and Economic Development Director Toni Morgan, Assistant Law Director John Reese, Fire Chief Mike Uhnak, Assistant Fire Chief Tina Wieber, Deputy Clerk of Council Russell Henestofel, EMH&T

Project Introduction

- Russell explained that the project would be a relocation of an existing facility in the Cleveland area. He stated that site was chosen due to access to the highway as it was a trucking facility. He explained that the design was changed from a two story to a one story office building which extended the first floor by 27 feet. He stated that one part of the business was local traffic and the other was for transfer and that Cleveland was a good transfer site. In addition to the truck doors in the terminal there would be a storage area for pallet stacking, an area for deliveries, a warm room if something was not going out that same day and needed to be kept warm, a break room, electric for the forklifts, and a small maintenance facility for minor repairs to keep the fleet maintained. He mentioned that they may add trailer parking in the future so that they could expand to three shifts. He stated that there would be three underground fuel storage tanks that had dual wall leak detection between the walls. He discussed that the tanks were not connected in case they wanted to go to unleaded in the future. He remarked that there were no above ground storage tanks. He stated that they had a diesel generator. He added that they may add electric charging for the fleet trucks. He said that there would be an exit and entrance sign and a building mounted sign only. He stated that there would be cameras all around the perimeter. He mentioned that the building would be pre-cast concrete panels and that there would be a mechanical vertical pivot gate to get into the facility.

Staff Comments

- Guy asked if they added additional parking if they would have to go back to Planning Commission. Kim asked when they planned on the expansion and Russell stated five years out. Kim explained that the first phase plans would be what was approved.
- Guy asked if they would increase the detention basin after the expansion. Russell stated that it was already figured in. He explained that the owner wanted wildlife to use the location and would be adding things like duck boxes and prairie grass. He stated that they would soon be marking all of the trees that they were going to keep.
- Guy asked if there would be a need for sleeping quarters. Russell stated that 90% of their drivers were home that evening and that only a few had long hauls and they would be put up in a hotel. Guy stated that the barbed wire had to be more than 6 feet above grade with two strands only.
- Kim asked about the lighting plan height and making sure the light fixtures were aimed down not angled up. Russell stated that they would be a 10-degree angle to illuminate the building facades. He

added that there would be EGS shields. Mayor stated that their light would be facing behind the residential area.

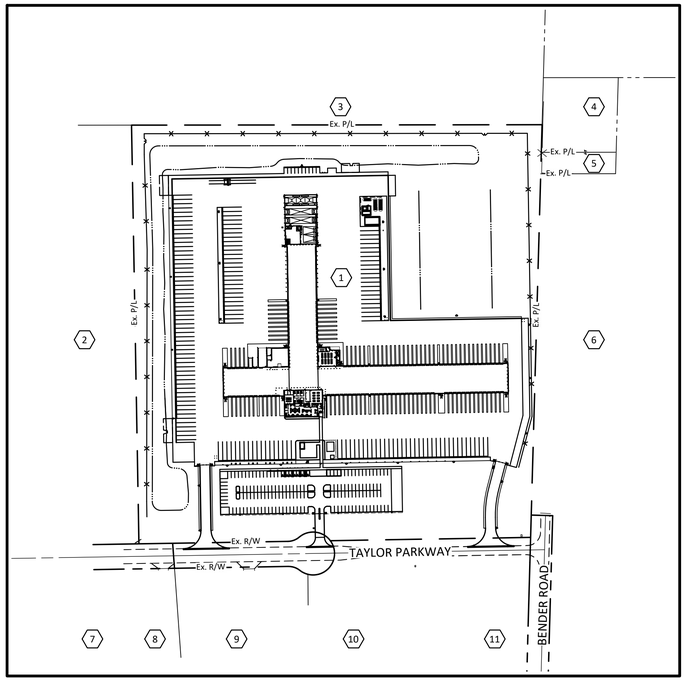
- In regards to the building changes that would reduce the office component from two to one story, Kim stated that as long as they kept the same materials and general design it could be administratively approved.
- Mike asked about the fire pump. Russell stated it was electric drill connected into the generator. Mike advised that he should call to discuss connection and they didn't like remote. He discussed having Knox boxes on each gate and that they would be tied into their radio system. He stated that they would need a switch on it as well as the generator.
- Chief Reese asked if they had any precautions for hazardous materials. Russell remarked that they would have the same things that could be found at Home Depot. He added that there would be no hazardous material.
- Christina asked if they had contacted Elyria Sanitary and asked where the stormwater would outlet. Russell stated they had their wetland permit and that the basin outlets in the back northwest corner into a drainage ditch. She asked for an auto-turn diagram and asked if the access was through the fence for maintenance. Russell stated that it was.

Next Steps

- The applicant will submit any updated plans by or at the February 14 meeting.

Sheet Index	
Sheet No.	Sheet Title
C1.00	Cover Sheet
C1.01	Overall Site Compliance Plan - Opening Day
C1.02	Overall Site Compliance Plan - Full Build
C1.10	Site Details
C1.11	Site Details
C1.18	Light Pole Details
C1.19	Landscape Details
C1.20	Overall Ex. Conditions & Demo Plan
C1.25	Tree Survey Chart
C1.30	Overall Site Plan
C1.40	Overall Utility Plan
C1.60	Overall Grading & Drainage Plan
C1.90	Overall Landscape Plan
C1.95	Landscape Enlargement Plan
C2.00	Overall Lighting Plan

NORTH RIDGEVILLE, OHIO
SERVICE CENTER - DEVELOPMENT PLAN
FOR
DAYTON FREIGHT LINES, INC.
38686 TAYLOR PARKWAY

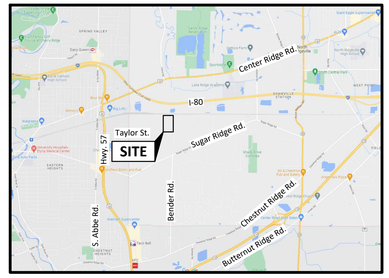


INDEX MAP
Scale: 1" = 200'

GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet



LOCATION MAP
Not to Scale

PROPERTY OWNERS

#	Owner	Parcel Number	Zoning	Area	Land Use
1	Streams Edge Properties LLC	0700047000118	I3-Heavy Industrial District	29.86± Acres	300 - Industrial, Vacant Land
2	Midway/TW LLC	0700047000096	I3-Heavy Industrial District	10.53± Acres	300 - Industrial, Vacant Land
3	Ohio Edison Company	0700047000062	I3, Heavy Industrial District	10.54± Acres	300 - Industrial, Vacant Land
4	Rural Lorain County Water Authority	0700038000087	I3, Heavy Industrial District	1.00± Acres	626 - Publicly Owned, Rural Water Authority Lorain County
5	Rural Lorain County Water Authority	0700038000110	I3, Heavy Industrial District	0.29± Acres	626 - Publicly Owned, Rural Water Authority Lorain County
6	R W Beckett Corporation	0700038000334	I3, Heavy Industrial District	93.09± Acres	300 - Industrial, Vacant Land
7	KLC Properties, LLC	0700047000099	I3-Heavy Industrial District	3.31± Acres	340 - Industrial, Light Manufacturing
8	KLC Properties, LLC	0700047000100	I3-Heavy Industrial District	0.63± Acres	300 - Industrial, Vacant Land
9	RAI Property Holdings, Inc.	0700047000092	I2-Light Industrial District	4.34± Acres	300 - Industrial, Vacant Land
10	RAI Property Holdings, Inc.	0700047000104	I2-Light Industrial District	3.56± Acres	340/710 - Industrial, Light Manufacturing / Abated, Community Reinvestment
11	RAI Property Holdings Inc.	0700047000105	I2-Light Industrial District	4.23± Acres	300 - Industrial, Vacant Land

DEVELOPER/OWNER
Streams Edge Properties, LLC,
c/o Dayton Freight Lines, Inc.
6450 Poe Avenue, Suite 311
Dayton, OH 45414
Contact: Anthony Rocco
(937) 415-1748
arocco@daytonfreight.com

ENGINEER
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com
Contact: Russell Henestofel
(614) 775-4500
rhenestofel@emht.com

UTILITY CONTACTS

Pavements	City of North Ridgeville	(440) 353-0842
Storm Sewers	City of North Ridgeville	(440) 353-0842
Sanitary Sewers	City of North Ridgeville	(440) 353-0842
Waterlines	City of North Ridgeville	(440) 353-0842
Gas - Columbia Gas	Dan Suren	(440) 891-2428
Telephone - Windstream	Geoff Hamm	(440) 329-4247
Electric - Ohio Edison	Mike Zanni	(440) 326-3271
Cable - Spectrum	Ron Hribal	(440) 388-0416 (ext. 625)
Water Transmission	Avon Lake Municipal Utilities	(440) 933-6226

LEGAL DESCRIPTION

Situated in the City of North Ridgeville, County of Lorain, and State of Ohio, and known as being all of Sublot 5 and part of Sublot 7 in the Taylor Woods Industrial Park, Phase 3 of part of Original Ridgeville Lot No. 47, as shown by the plat recorded in Volume 47, Page 40 of Lorain County Plat Records and part of Sublot 3 in the Taylor Woods Industrial Park Phase 2 of part of Original Ridgeville Lot No. 47, as shown by the plat recorded in Volume 37, Page 8 of Lorain County Plat Records, and bounded and described as follows:

Beginning at a 1" iron pipe found in the centerline of Taylor Parkway, 70 feet wide, at its intersection with the westerly corporation line of the City of North Ridgeville;

Thence North 89 degrees 03 minutes 35 seconds East along the centerline of Taylor Parkway, 2528.37 feet to a point in the easterly line of said Taylor Woods Industrial Park Phase 2;

Thence North 4 degrees 08 minutes 31 seconds West along the easterly line of said Taylor Woods Industrial Park Phase 2, 35.05 feet to a point in the northerly line of Taylor Parkway, and the principal place of beginning of the parcel herein described;

Thence South 89 degrees 03 minutes 35 seconds West along the northerly line of Taylor Parkway, 94.31 feet to an iron pin set at its intersection with the easterly line of a parcel of land conveyed to Midway/TW L.L.C. by deed recorded in Instrument 20010784495 of Lorain County Records;

Thence North 1 degree 00 minutes 52 seconds West along the easterly line of said land conveyed to Midway/TW L.L.C., 1170.66 feet to an iron pin set at its intersection with the northerly line of said Sublot 3, being also the southerly line of a parcel of land conveyed to Ohio Edison Company recorded in Deed Volume 1323, Page 123 of Lorain County Records;

Thence North 89 degrees 56 minutes 30 seconds East along the southerly line of said land conveyed to Ohio Edison Company, being also the northerly line of said Sublot 5 and Sublot 7, 1147.40 feet to a point in the easterly line of said Original Lot No. 47, and from which point a 5/8" iron pin found bears North 89 degrees 56 minutes 30 seconds East, 0.25 feet;

Thence South 1 degree 35 minutes 25 seconds West along the easterly line of said Original Lot No. 47, 1154.12 feet to a point in the northerly line of Taylor Parkway, and from which point a 5/8" iron pin found bears South 0 degrees 56 minutes 25 seconds East, 0.11 feet; South 89 degrees 03 minutes 35 seconds West, 7.06 feet;

Thence South 89 degrees 03 minutes 35 seconds West along the northerly line of Taylor Parkway, 559.79 feet to an iron pin set at a point of curvature;

Thence northwesterly along the northerly line of Taylor Parkway, being an arc of a curve deflecting to the left, 98.14 feet to an iron pin set at a point of reverse curvature, said arc having a radius of 60.00 feet, a central angle of 93 degrees 42 minutes 55 seconds, and a chord which bears North 83 degrees 29 minutes 00 seconds West, 87.56 feet;

Thence southwesterly along the northerly line of Taylor Parkway, being an arc of a curve deflecting to the right, 34.38 feet to an iron pin set at a point of tangency, said arc having a radius of 50.00 feet, a central angle of 39 degrees 24 minutes 02 seconds, and a chord which bears South 69 degrees 21 minutes 34 seconds West, 33.71 feet;

Thence South 89 degrees 03 minutes 35 seconds West along the northerly line of Taylor Parkway, 322.14 feet to the principal place of beginning and containing 1,300,901 square feet or 29.8646 acres of land, according to the survey by Donald G. Bohning & Associates, Inc. dated May, 2021.

The courses used in this description are referenced to observation made with the Ohio Department of Transportation Virtual Reference System to The Ohio State Plane Coordinate System North Zone, NAD83 (2001) Datum on April 20, 2021 and are used to indicate angles only.

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

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DAYTON FREIGHT

SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/20/2023	PRELIMINARY
□		CHECK
□		BID
□		PERMIT
□		CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

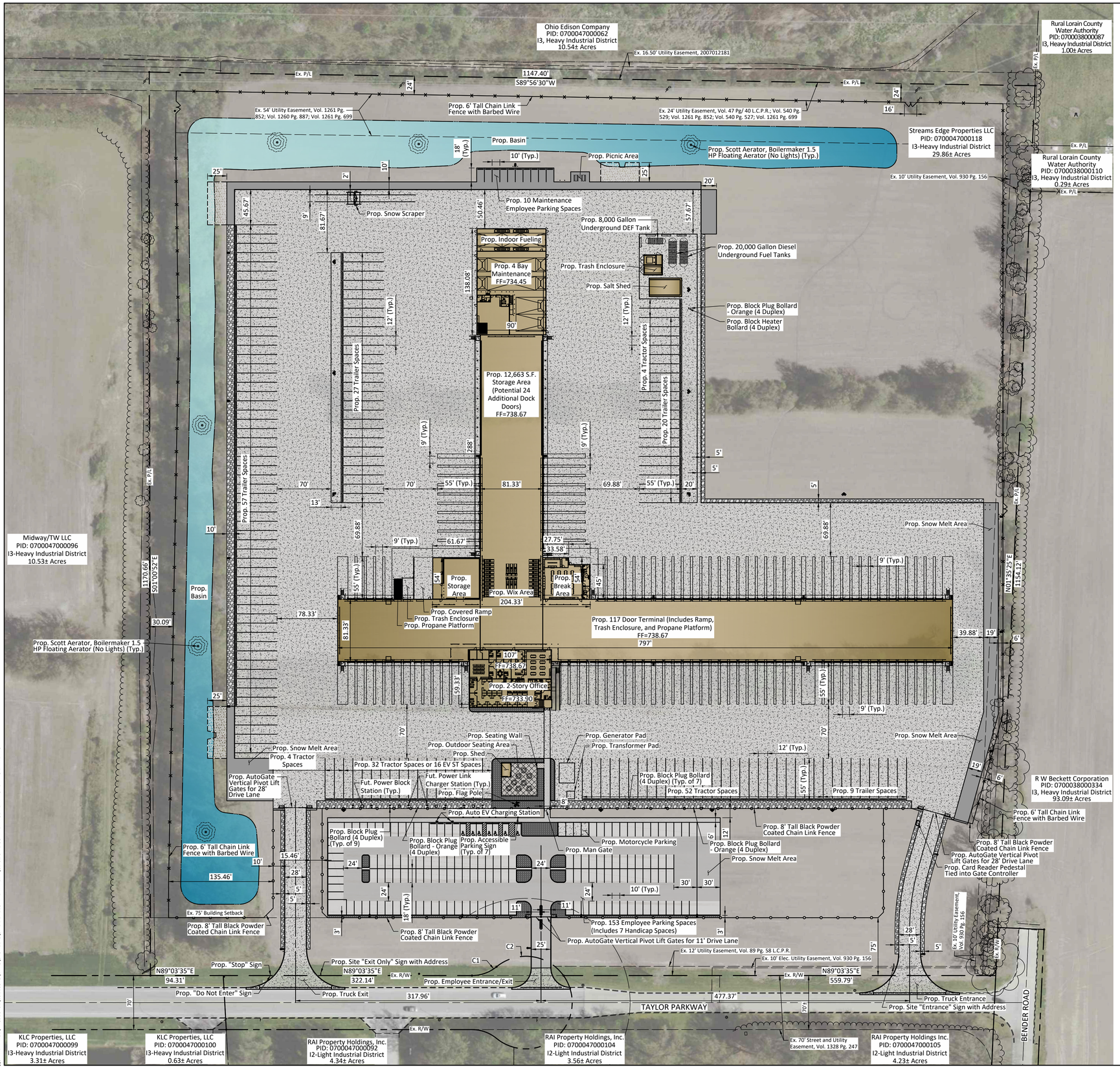
PROJECT NUMBER
2021-0379

SHEET TITLE
COVER SHEET

SCALE
AS NOTED

SHEET NUMBER
C1.00

\\CMHDATA01\PROJECTS\12021037S\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.00 COVER SHEET.DWG



Legend

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Guardrail
- Ex. Tree Line
- Ex. Utility Pole
- Ex. Light Pole
- Ex. Sign
- Ex. Benchmark
- Prop. Concrete Curb
- Prop. 6' Tall Chain Link Fence with Barbed Wire
- Prop. 8' Tall Black Powder Coated Chain Link Fence
- Prop. Light Pole
- Prop. Flood Light
- Prop. Bollard
- Prop. Block Heater Bollard
- Prop. Flag Pole
- Prop. Sign
- Prop. Pavement Marking Arrow

- Prop. Basin
- Prop. Building
- Prop. Heavy Duty Asphalt Pavement
- Prop. Light Duty Asphalt Pavement - Drive Lanes
- Prop. Light Duty Asphalt Pavement - Parking Areas
- Prop. Heavy Duty Concrete Pavement
- Prop. Concrete Sidewalk
- Prop. Aggregate Berm
- Prop. Perimeter Riprap
- Prop. Flexamat Slope Protection
- (DND) Do Not Disturb

Curve Data

C1	C2
R=50.00'	R=60.00'
L=34.38'	L=98.14'
T=17.90	T=64.02
ChD=33.71'	ChD=87.56'
ChB=N69°21'34"E	ChB=S83°29'00"E
Δ=39°24'02"	Δ=93°42'55"

Notes

This property is subject to the Codified Ordinances of the City of North Ridgeville as well as the Taylor Woods Industrial Park Protective Covenants.

Dayton Freight - North Ridgeville, OH	
Project Site Data - Opening Day	
Site Address	Taylor Parkway
Zoning Districts	I3 - Heavy Industrial District
Allowable Proposed Use?	Yes - Truck Freight Movers
Flood Insurance Rate Map (FIRM) Number	39093C0143D/39093C0231D
Most Recent Effective Date of Firm	August 19, 2008
Flood Zone for Development Area	Zone X
Site Area, Total	±29.86 Acres (±1,300,901 S.F.)
Site Data - Service Center/Maintenance	
Proposed Dock Doors (Includes Propane Platform, Ramp & Trash)	118 Doors (115 Dock Doors)
Proposed Warehouse Area	12,686 Sq. Ft. (Additional 24 Dock Doors)
Proposed Tractor Spaces with Block Heaters	60 Spaces (4 Next to Maintenance)
Proposed Tractor (w/ Heaters) & Future EV Straight Truck Spaces	32 Tractor or 16 Straight Truck Spaces
Proposed Trailer Spaces	113 Spaces (0.98 Spaces per Dock Door)
Proposed Secured Employee Parking	153 Spaces (Includes 7 Handicap Spaces)
Proposed Secured Employee Electric Vehicle Parking	4 (Included in Total Provided Parking)
Proposed Maintenance Employee Parking	10 Spaces
Building Setbacks	
Front	75' Zoning 1278.04/75' Protective Covenants
Side	25' Zoning 1278.04/25' Protective Covenants
Rear	0' Zoning 1278.04/25' Protective Covenants
Building Size	
Max Building Height (per Zoning, 1278.03)	60' per Zoning,1278.03/No Height Restrictions per Protective Covenants
Terminal Office Building	13,366 S.F. (6,683 per Floor)
Terminal Break Room / Storage Room	3,466 S.F. / 3,468 S.F.
Terminal Building	78,533 S.F.
Terminal Warehouse	12,686 S.F.
Maintenance Building with Indoor Fueling	12,420 S.F.
Total	123,939 S.F.
Requirements for Building-To-Land Ratio	65% Max. Allowed per Zoning, 1278.07
	50% Max. Allowed per Protective Covenants
Building-To-Land Ratio Provided	9.53% (123,939 S.F. / ±1,300,901 S.F.)
Parking Requirements	
Required for Industrial Establishments (per Zoning, 1284.02)	24 Spaces (One parking space for each two employees on the maximum working shifts, plus space to accommodate all trucks and vehicles used in connection therewith.)
Required for Warehouses and Storage (per Zoning, 1284.02)	60 Spaces (Sufficient parking space to accommodate employees and the loading and unloading of materials.)
Total Required (per Zoning, 1284.02)	84 Spaces
Total Required (per Protective Covenants)	No Minimum Requirements
Total Provided	163 Spaces (Includes 7 Handicap Spaces)
Preconstruction Impervious Area	0.00 S.F.
Post Construction Area	±827,661 S.F.
Net Added Impervious Area	±827,661 S.F.

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

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SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

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DRAWING SET

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□		PERMIT
□		CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

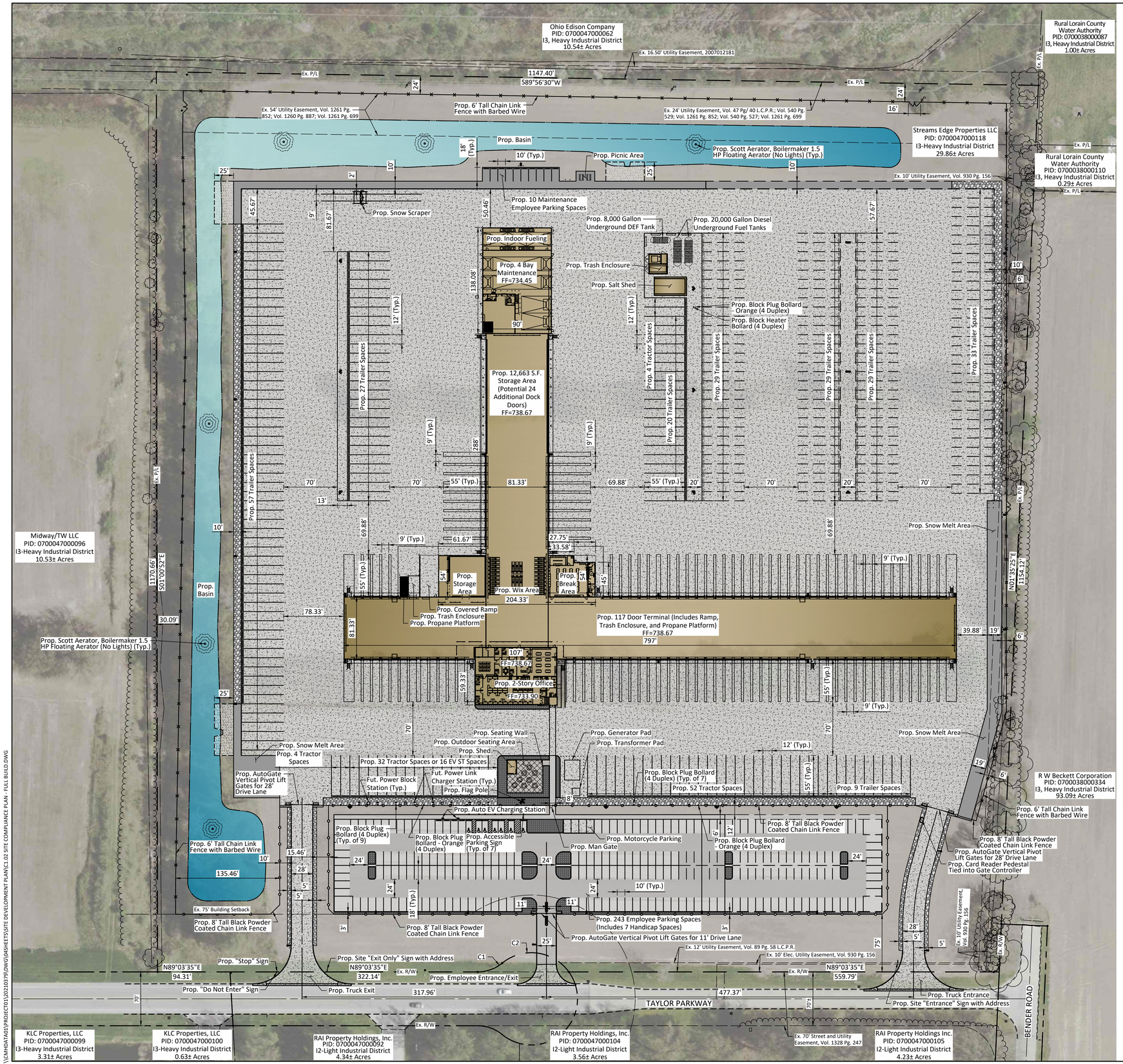
PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL SITE COMPLIANCE PLAN - OPENING DAY

SCALE
1" = 60'

SHEET NUMBER
C1.01

\\CMHDATA01\PROJECT01\2021\2037\9\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.01 SITE COMPLIANCE PLAN - OPENING DAY.DWG



Legend

- Ex. Site Property Line
- Ex. R/W Line
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- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Guardrail
- Ex. Tree Line
- Ex. Utility Pole
- Ex. Light Pole
- Ex. Sign
- Ex. Benchmark
- Prop. Concrete Curb
- Prop. 6' Tall Chain Link Fence with Barbed Wire
- Prop. 8' Tall Black Powder Coated Chain Link Fence
- Prop. Light Pole
- Prop. Flood Light
- Prop. Bollard
- Prop. Block Heater Bollard
- Prop. Flag Pole
- Prop. Sign
- Prop. Pavement Marking Arrow

- Prop. Basin
- Prop. Building
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- Prop. Light Duty Asphalt Pavement - Drive Lanes
- Prop. Light Duty Asphalt Pavement - Parking Areas
- Prop. Heavy Duty Concrete Pavement
- Prop. Concrete Sidewalk
- Prop. Aggregate Berm
- Prop. Perimeter Riprap
- Prop. Flexamat Slope Protection
- (DND) Do Not Disturb

Curve Data

C1	C2
R=50.00'	R=60.00'
L=34.38'	L=98.14'
T=17.90	T=64.02
ChD=33.71'	ChD=87.56'
ChB=N69°21'34"E	ChB=S83°29'00"E
Δ=39°24'02"	Δ=93°42'55"

Notes

This property is subject to the Codified Ordinances of the City of North Ridgeville as well as the Taylor Woods Industrial Park Protective Covenants.

Dayton Freight - North Ridgeville, OH	
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Site Address	Taylor Parkway
Zoning Districts	I3 - Heavy Industrial District
Allowable Proposed Use?	Yes - Truck Freight Movers
Flood Insurance Rate Map (FIRM) Number	39093C0143D/39093C0231D
Most Recent Effective Date of FIRM	August 19, 2008
Flood Zone for Development Area	Zone X
Site Area, Total	±29.86 Acres (±1,300,901 S.F.)
Site Data - Service Center/Maintenance	
Proposed Dock Doors (Includes Propane Platform, Ramp & Trash)	118 Doors (115 Dock Doors)
Proposed Warehouse Area	12,686 Sq. Ft. (Additional 24 Dock Doors)
Proposed Tractor Spaces with Block Heaters	60 Spaces (4 Next to Maintenance)
Proposed Tractor (w/ Heaters) & Future EV Straight Truck Spaces	32 Tractor or 16 Straight Truck Spaces
Proposed Trailer Spaces	233 Spaces (1.68 Spaces per Dock Door)
Proposed Secured Employee Parking	243 Spaces (Includes 7 Handicap Spaces)
Proposed Secured Employee Electric Vehicle Parking	4 (Included in Total Provided Parking)
Proposed Maintenance Employee Parking	10 Spaces
Building Setbacks	
Front	75' Zoning 1278.04/75' Protective Covenants
Side	25' Zoning 1278.04/25' Protective Covenants
Rear	0' Zoning 1278.04/25' Protective Covenants
Building Size	
Max Building Height (per Zoning, 1278.03)	60' per Zoning,1278.03/No Height Restrictions per Protective Covenants
Terminal Office Building	13,366 S.F. (6,683 per Floor)
Terminal Break Room / Storage Room	3,466 S.F. / 3,468 S.F.
Terminal Building	78,533 S.F.
Terminal Warehouse	12,686 S.F.
Maintenance Building with Indoor Fueling	12,420 S.F.
Total	123,939 S.F.
Requirements for Building-To-Land Ratio	65% Max. Allowed per Zoning, 1278.07
	50% Max. Allowed per Protective Covenants
Building-To-Land Ratio Provided	9.53% (123,939 S.F. / ±1,300,901 S.F.)
Parking Requirements	
Required for Industrial Establishments (per Zoning, 1284.02)	48 Spaces (One parking space for each two employees on the maximum working shifts, plus space to accommodate all trucks and vehicles used in connection therewith.)
Required for Warehouses and Storage (per Zoning, 1284.02)	120 Spaces (Sufficient parking space to accommodate employees and the loading and unloading of materials.)
Total Required (per Zoning, 1284.02)	168 Spaces
Total Required (per Protective Covenants)	No Minimum Requirements
Total Provided	253 Spaces (Includes 7 Handicap Spaces)
Preconstruction Impervious Area	±827,661 S.F.
Post Construction Area	±1,010,342 S.F.
Net Added Impervious Area	±182,681 S.F.

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

DAYTON FREIGHT LINES, INC.
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REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/20/2023	PRELIMINARY
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□		PERMIT
□		CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

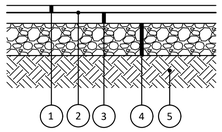
PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL SITE COMPLIANCE PLAN - FULL BUILD

SCALE
1" = 60'

SHEET NUMBER
C1.02

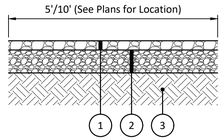
\\CMHDATA01\PROJECT01\2021\2021037\9\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.02 SITE COMPLIANCE PLAN - FULL BUILD.DWG



1. 2" Asphalt Concrete, Surface Course, ODOT Section 442, Type A, 12.5mm, PG 70-22M
2. Asphalt Prime Coat, ODOT Section 407 Applied at a Rate of 0.06 Gal. Per Sq. Yd.
3. 3" Asphalt Concrete, Intermediate Course, ODOT Section 442, Type A, 19mm, PG 64-22
4. 8" Compacted Aggregate Base, ODOT Section 304
5. Subgrade Compaction, ODOT Section 204

NOTES:
1. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.
2. Pavement design based upon the Subsurface Exploration and Geotechnical Engineering Report prepared by Geotechnical Consultants, Inc., dated May 28, 2021 including and supplements thereto.

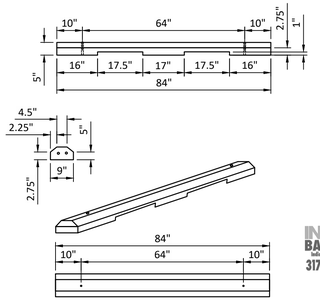
LIGHT DUTY ASPHALT PAVEMENT SECTION - PARKING AREAS
No Scale



1. 9" Compacted Aggregate, ODOT Section 703, #57 Stone
2. 6" Compacted Aggregate Base, ODOT Section 304
3. Subgrade Compaction, ODOT Section 204

NOTES:
1. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.

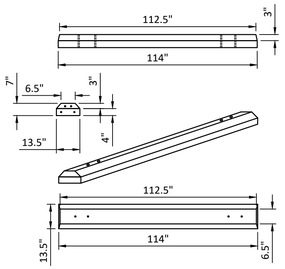
5'/10' AGGREGATE BERM
No Scale



NOTES:
1. Pins shall be 3/4" x 2'-0" galvanized pins (2 per stop). See Wheel Stop detail, this sheet.
2. Air entrained concrete, 4000 p.s.i. at 28 days.
3. Length: 7'-0"
   Height: 5"
   Width: 9"
   Weight: 250 lbs.
4. No substitutions.

INDIANA BARRIER
Indianapolis Indiana
317.549.2900

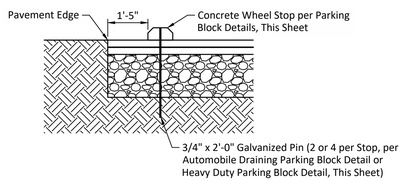
AUTOMOBILE DRAINING PARKING BLOCK DETAIL
No Scale



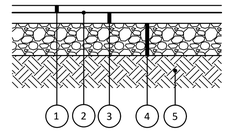
NOTES:
1. Pins shall be 3/4" x 2'-0" galvanized pins (4 per stop). See Wheel Stop detail, this sheet.
2. Air entrained concrete, 4000 p.s.i. at 28 days.
3. Length: 9'-6"
   Height: 7"
   Width: 13.5"
   Weight: 850 lbs.
4. No substitutions.

INDIANA BARRIER
Indianapolis Indiana
317.549.2900

HEAVY DUTY PARKING BLOCK DETAIL
No Scale



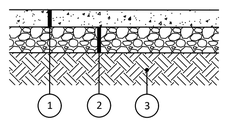
WHEEL STOP
No Scale



1. 2" Asphalt Concrete, Surface Course, ODOT Section 442, Type A, 12.5mm, PG 70-22M
2. Asphalt Prime Coat, ODOT Section 407 Applied at a Rate of 0.06 Gal. Per Sq. Yd.
3. 3" Asphalt Concrete, Intermediate Course, ODOT Section 442, Type A, 19mm, PG 64-22
4. 10" Compacted Aggregate Base, ODOT Section 304
5. Subgrade Compaction, ODOT Section 204

NOTES:
1. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.
2. Pavement design based upon the Subsurface Exploration and Geotechnical Engineering Report prepared by Geotechnical Consultants, Inc., dated May 28, 2021 including and supplements thereto.

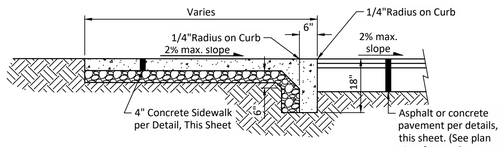
LIGHT DUTY ASPHALT PAVEMENT SECTION - DRIVE LANES
No Scale



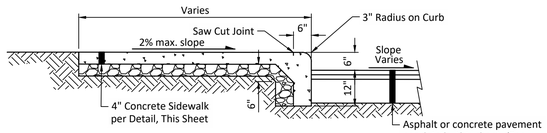
1. 4" Concrete Walk, ODOT Section 608
2. 6" Compacted Aggregate Base, ODOT Section 304
3. Subgrade Compaction, ODOT Section 204

NOTES:
1. Maintain a maximum cross slope of 2.00%; Preferred slope = 1.56%
2. Reference Architectural plans for joint pattern, concrete finish, sealers, color, etc.

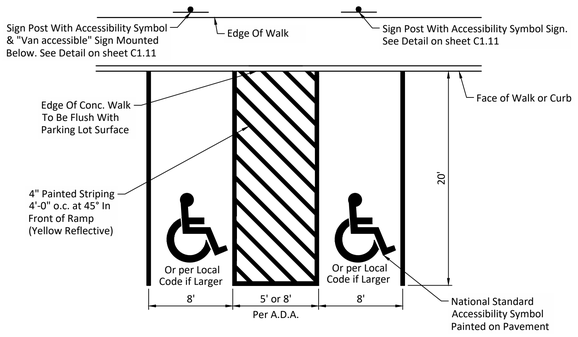
TYPICAL CONCRETE PATIO SECTION
No Scale



FLUSH COMBINATION CONCRETE CURB & SIDEWALK
No Scale



FULL HEIGHT COMBINATION CONCRETE CURB & SIDEWALK
No Scale

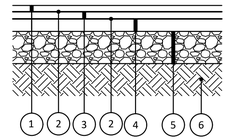


NOTE:
Pavement shall have a 2.00% max. slope in all directions in the area of handicap parking spaces and associated parking.

All curb ramps and sidewalks shall be constructed in full compliance with the requirements of the American With Disabilities Act (ADA) of 2010, including supplements or replacement drawings issued thereto.

Handicap parking sign shall conform with current state and local codes and regulations.

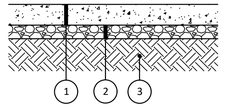
ACCESSIBLE PARKING STALL
No Scale



1. 1.75" Asphalt Concrete, Surface Course, ODOT Section 442, Type A, 12.5mm, PG 70-22M
2. Asphalt Prime Coat, ODOT Section 407 Applied at a Rate of 0.06 Gal. Per Sq. Yd.
3. 2" Asphalt Concrete, Intermediate Course, ODOT Section 442, Type A, 19mm, PG 64-22
4. 3.5" Asphalt Concrete, Bituminous Base Course, ODOT Section 442, 25mm, PG 64-22
5. 8" Compacted Aggregate Base, ODOT Section 304
6. 12" Lime Stabilized Subgrade per Geotechnical Engineering Report

NOTES:
1. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.
2. Pavement design based upon the Subsurface Exploration and Geotechnical Engineering Report prepared by Geotechnical Consultants, Inc., dated May 28, 2021 including and supplements thereto.

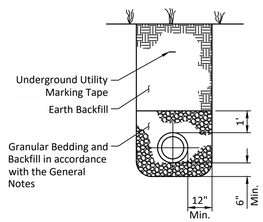
HEAVY DUTY ASPHALT PAVEMENT SECTION
No Scale



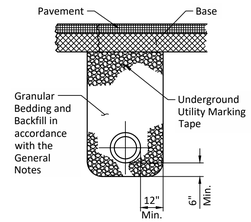
1. 9" Non-Reinforced Concrete Pavement, ODOT Section 452, Class QC1
2. 6" Compacted Aggregate Base, ODOT Section 304
3. 12" Lime Stabilized Subgrade per Geotechnical Engineering Report

NOTES:
1. Provide 4,000 psi concrete at 28 Days; 4" Max. Slump; 7% Air Content (±2%).
2. Provide isolation joints where pavement abuts existing or new pavement, structure, or other site feature per detail, this sheet.
3. Construction joints and expansion joints shall be specified by the Contractor as a part of the contract bid.
4. First Coat: Exterior Concrete Cure & Seal: All exposed exterior concrete shall receive a clear, resin-based curing compound meeting ASTM C309, AASHTO M148, a max. VOC of 400g/L and shall be applied at a per coat rate of 200-400 S.F. per gal coverage. Surface shall be broom cleaned prior to application of each coat.
5. Penetrating Sealer: Acceptable products include, but are not limited to:
   - 1100-Clear by W.R. Meadows
   - J22 UV Cure & Seal by Dayton Superior
6. Second Coat: Exterior Sealing Compound: All exposed concrete shall receive a water-based sealing compound for salt protection in accordance with the manufacturer's requirements.
7. Salt Protection: Acceptable products include, but are not limited to:
   - Intraguard by W.R. Meadows
8. SpecShield WB by SpecChem
9. Provide medium broom finish on pavement.
10. All pavement materials shown as per applicable ODOT Construction and Material Specifications unless otherwise noted.
11. Pavement design based upon the Subsurface Exploration and Geotechnical Engineering Report prepared by Geotechnical Consultants, Inc., dated May 28, 2021 including and supplements thereto.

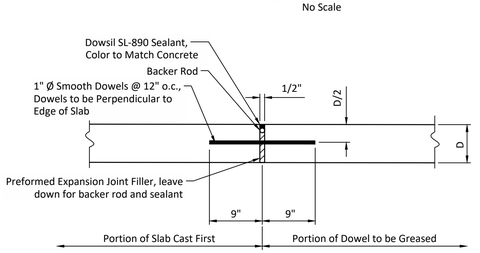
HEAVY DUTY CONCRETE PAVEMENT
No Scale



UNPAVED AREAS
No Scale

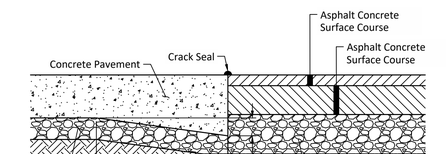


PAVEMENT AREAS
No Scale



NOTES:
1. In lieu of round dowels, contractor may use plate dowels.
2. Seal joint as shown on plans with silicon joint sealant, self-leveling sealant complying with ASTM D 5893, Type SL. DOWSIL SL-890, Dark Gray color or equal. Submit sample for color approval.

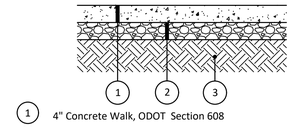
TRENCH BACKFILL
No Scale



NOTE:
Contractor shall provide turndown anywhere asphalt and concrete or concrete base meet.

CONCRETE PAVEMENT TYPICAL CONSTRUCTION JOINT
No Scale

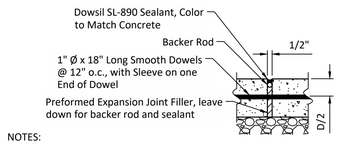
CONCRETE/ASPHALT TURNDOWN DETAIL
No Scale



1. 4" Concrete Walk, ODOT Section 608
2. 4" Compacted Aggregate Base, ODOT Section 304
3. Subgrade Compaction, ODOT Section 204

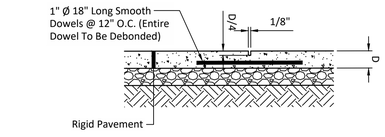
NOTES:
1. Maintain a maximum cross slope of 2.00%; Preferred slope = 1.56%
2. Provide isolation joints where new walk abuts existing or new pavement, structure, or other site feature per detail, this sheet.
3. Provide control joints per detail, this sheet.
4. First Coat: Exterior Concrete Cure & Seal: All exposed exterior concrete shall receive a clear, resin-based curing compound meeting ASTM C309, AASHTO M148, a max. VOC of 400g/L and shall be applied at a per coat rate of 200-400 S.F. per gal coverage. Surface shall be broom cleaned prior to application of each coat.
5. Penetrating Sealer: Acceptable products include, but are not limited to:
   - 1100-Clear by W.R. Meadows
   - J22 UV Cure & Seal by Dayton Superior
6. Second Coat: Exterior Sealing Compound: All exposed concrete shall receive a water-based sealing compound for salt protection in accordance with the manufacturer's requirements.
7. Salt Protection: Acceptable products include, but are not limited to:
   - Intraguard by W.R. Meadows
   - SpecShield WB by SpecChem

TYPICAL CONCRETE SIDEWALK SECTION
No Scale



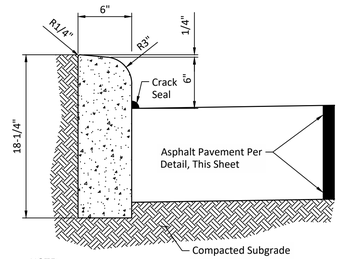
NOTES:
1. Place isolation joints where new concrete slab abuts existing and new concrete, buildings, catch basins, curbs and other fixed objects, or as noted on the plans.
2. Heavy Duty Concrete Pavement Isolation Joints shall be Doweled In accordance with ACI 330.2R-17.
3. Seal joint with silicon joint sealant, self-leveling sealant complying with ASTM D 5893, Type SL. DOWSIL SL-890, Dark Gray color or equal. Submit sample for color approval. Preformed expansion joint filler-non-impregnated type, closed cell resilient polyethylene foam, 1/2" thick unless otherwise noted.
4. In lieu of round dowels, contractor may use plate dowels.

ISOLATION JOINT
No Scale



NOTES:
1. Divide concrete walks into equally spaced blocks at 5'-0" intervals.
2. In concrete pavement provide control joints as shown on plans or max. 15'-0" O.C. each way.
3. Joints may be saw cut or formed.
4. Seal joint as shown on plans with silicon joint sealant, self-leveling sealant complying with ASTM D 5893, Type SL. DOWSIL SL-890, Dark Gray color or equal. Submit sample for color approval.
5. In lieu of round dowels, contractor may use plate dowels.

CONTROL/CONTRACTION JOINT
No Scale



NOTE:
All exposed surfaces of concrete curb shall have a brush finish, unless placed by a curb machine.

STRAIGHT 18" CURB
No Scale

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

010 I CLE
DAYTON FREIGHT
SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/20/2023	PRELIMINARY
□		CHECK
□		BID
□		PERMIT
□		CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

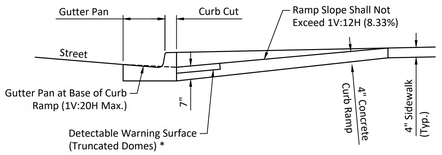
PROJECT NUMBER
2021-0379

SHEET TITLE
SITE DETAILS

SCALE
AS NOTED

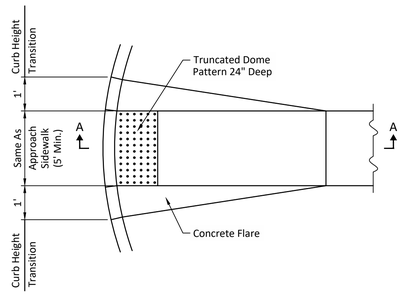
SHEET NUMBER
C1.10

\\CMHDATA01\PROJECTS01\2021037\9\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.10 - C1.1X SITE DETAILS.DWG



* Some Detectable Warning Products Require a Concrete Border for Proper Installation. The Concrete Border Shall Not Exceed 2 Inch per Side.

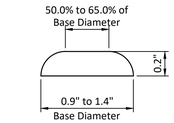
SECTION A-A



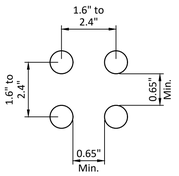
GENERAL NOTES:

1. All areas of the pedestrian access route must be compliant with the, "Americans with Disabilities Act - Guidelines for Accessible Public Rights of Way". Exceptions must be approved by the engineer. All other areas of non-compliance shall be removed and corrected at the contractor's expense.
2. The surfaces of pedestrian access routes and elements, and spaces required to connect to pedestrian access routes shall be firm, stable, slip resistant, and shall not pond water.
3. Sidewalk, ramp, and landing cross slopes shall be 1.56% to facilitate drainage, (2.00% Maximum).
4. Where pedestrian access routes are contained within pedestrian street crossings without yield or stop control, the cross slope of the pedestrian route shall be 5.00% maximum.
5. Beyond the bottom grade break of a curb ramp, a clear space 4' minimum by 4' minimum shall be provided within the width of the pedestrian street crossing and wholly outside the parallel vehicle travel lane.
6. Transition from sidewalk or curb ramp to gutter to roadway shall be flush.
7. Detectable warning surfaces, (truncated domes) shall be preformed and installed as per manufacturer's recommendations. Stamped concrete will not be accepted.
8. The detectable warning surface shall contrast visually with adjoining surfaces. Either light-on-dark or dark-on-light. Truncated domes shall span the full width of the ramp or landing 24" deep.
9. Detectable warning surfaces shall be aligned perpendicular or radial to the break between the ramp, landing or blended transition, and the street.
10. Where the bottom grade break of a curb ramp is less than 5' from the back of curb, detectable warnings shall be located on the ramp surface at the back of the curb. Where the grade break is greater than 5' from the back of curb, the detectable warning shall be located on the lower landing.

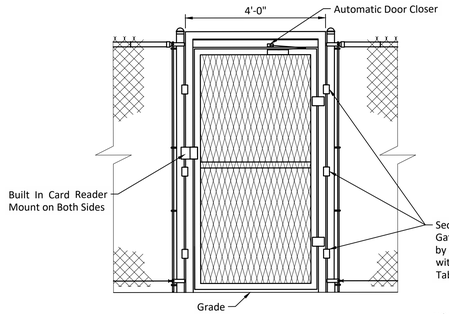
CURB RAMP DETAIL
No Scale



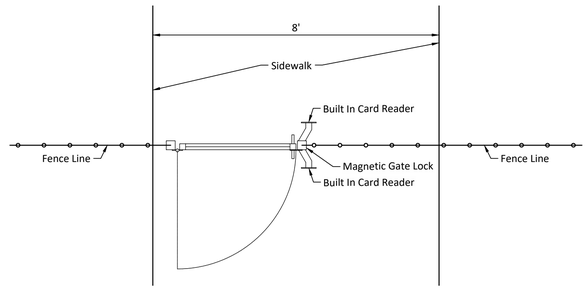
TRUNCATED DOMES CROSS SECTION
No Scale



TRUNCATED DOMES SPACING
No Scale



ELEVATION VIEW

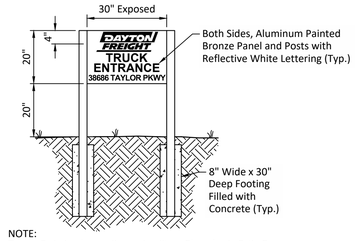


PLAN VIEW

NOTES:

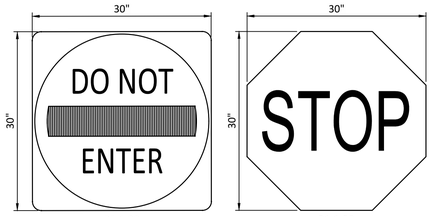
1. Controlled pedestrian gate shown is at truck rolling gate entrance, (shown). See plans for actual pedestrian gate locations, swing direction, and hinge location.
2. The pedestrian pre-hung gate frame, jamb and headers are fabricated from 2" x 2" galvanized steel tubing. Corner joints are mitered, welded, and ground to a non-abrasive finish. The filler material is Secura-Mesh 3/4" x 9 gauge, galvanized, high tensile strength fabric, rigidly welded to the gate frame. All welds, exposed surfaces, and field welds are repaired with Brite Zinc, cold galvanizing compound. The jamb mounts between two fence end posts as shown.

ADA SWING SECURITY GATE DETAIL
No Scale



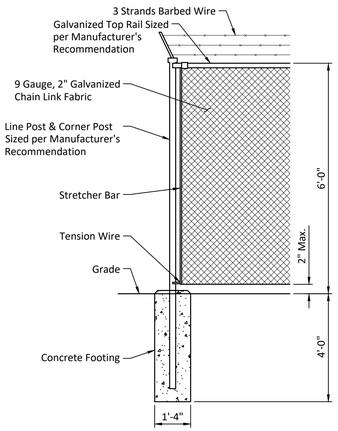
NOTE:
Truck Exit to be a Separate Sign Placed at Exit Drive. Dimensions and Placement To Be Same In All Regards with the Exception of the Word, "ENTRANCE" Replaced By, "EXIT".

DIRECTION SIGNS

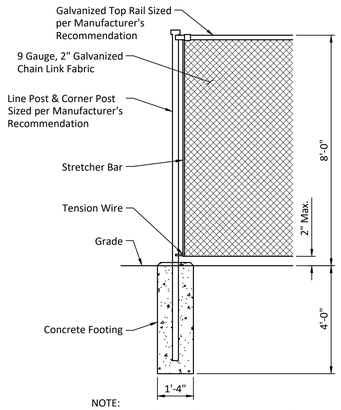


DO NOT ENTER SIGN
No Scale

STOP SIGN
No Scale

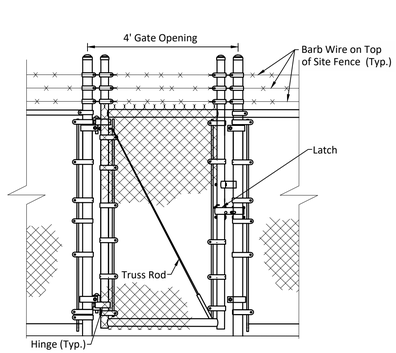


CHAIN LINK FENCE WITH BARBED WIRE DETAIL
No Scale



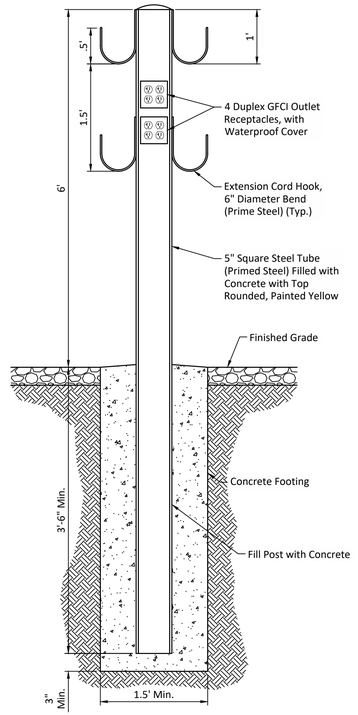
NOTE:
Fencing and all associated metal parts shall be powder coated black.

CHAIN LINK FENCE DETAIL
No Scale



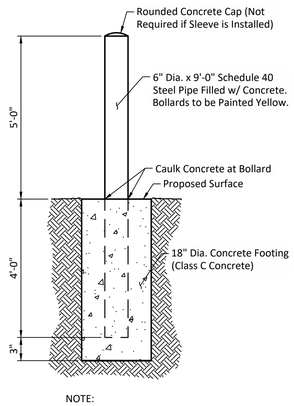
NOTE:
Gates and all associated metal parts shall be powder coated black.

4' SWING ACCESS GATE DETAIL
No Scale



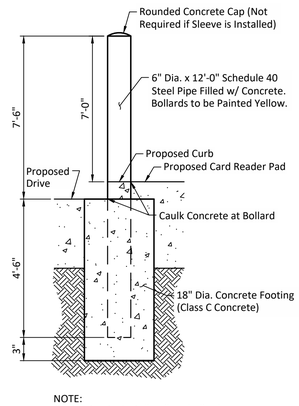
NOTE:
Reference Electrical Plan for construction details.

BLOCK HEATER BOLLARD DETAIL (4-DUPLEX)
No Scale



NOTE:
Contractor to install yellow bollard sleeves over painted steel bollards.

PROTECTIVE BOLLARD DETAIL
No Scale



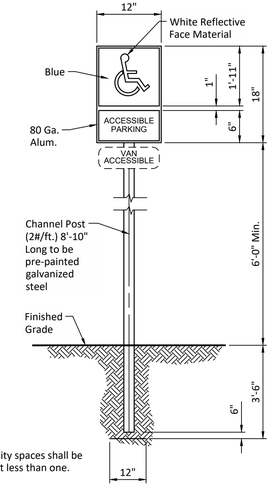
NOTE:
Contractor to install yellow bollard sleeves over painted steel bollards.

PROTECTIVE BOLLARD AT CARD READER PEDESTAL DETAIL
No Scale

Accessible parking spaces shall be identified by a sign showing the international symbol of accessibility complying with ANSI 4.28.8. Signs shall not be obscured by a vehicle parked in the space.

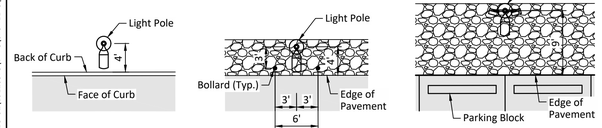
ANSI 4.28.5 finish and contrast the characters, symbols, and background of sign shall be eggshell, matte, or other non-glare finish. Characters and symbols shall contrast with their background, with either light characters on a dark background or dark characters on a light background.

Spaces complying with 4.1.2(5)(b) shall have an additional sign, "VAN-ACCESSIBLE" mounted below the symbol of accessibility.



NOTE:
One in eight accessibility spaces shall be van accessible, but not less than one.

ACCESSIBLE PARKING SIGN DETAIL
No Scale



TYPICAL LIGHT POLE DETAIL ALONG CURBED PAVEMENT
No Scale

TYPICAL LIGHT POLE DETAIL ALONG UNCURBED PAVEMENT
No Scale

TYPICAL LIGHT POLE DETAIL ALONG TRAILER PARKING
No Scale

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

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Evans, Mechwart, Hambleton & Tilton, Inc.
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SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/20/2023	PRELIMINARY
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□		BID
□		PERMIT
□		CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

PROJECT NUMBER
2021-0379

SHEET TITLE
SITE DETAILS

SCALE
AS NOTED

SHEET NUMBER
C1.11

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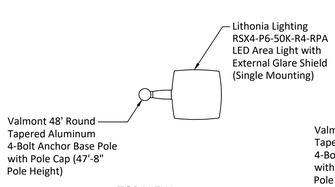
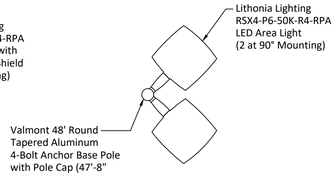


TOP VIEW



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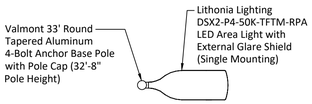

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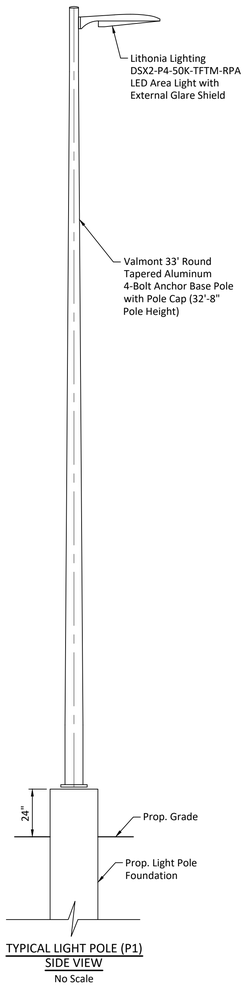
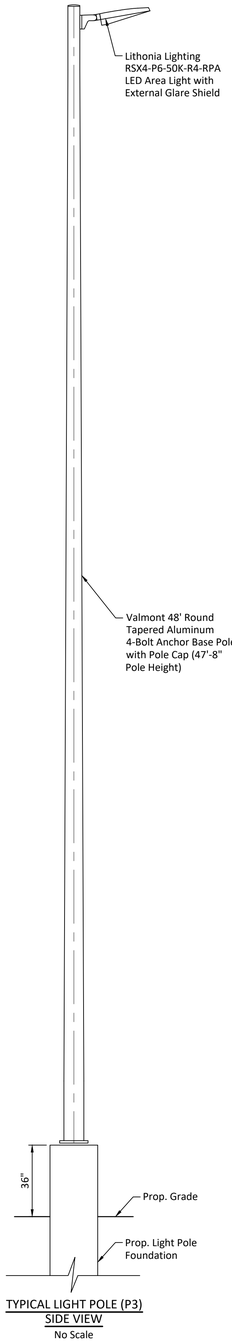


TYPICAL LIGHT POLE (P1)
SIDE VIEW
No Scale



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SIDE VIEW
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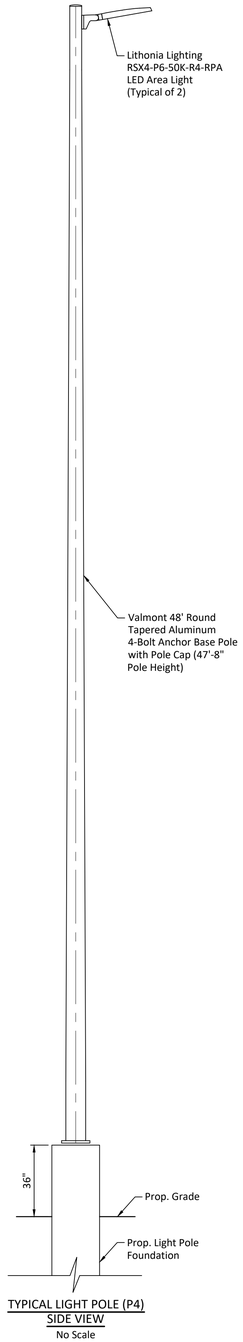

TYPICAL LIGHT POLE (P4)
SIDE VIEW
No Scale

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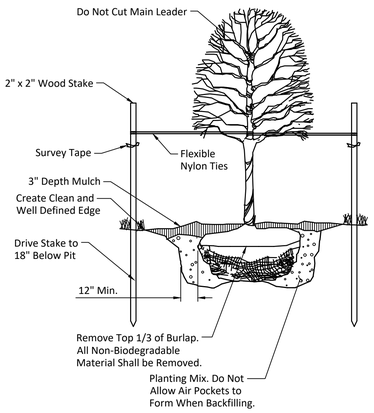

DECIDUOUS TREE PLANTING

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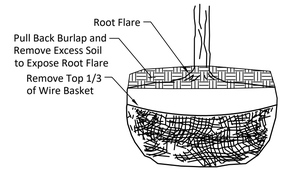

ROOTBALL PREPARATION

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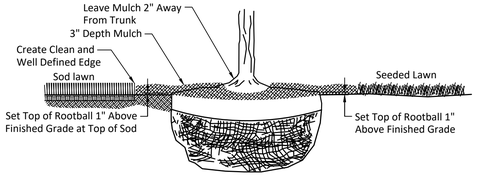

ROOTBALL SETTING

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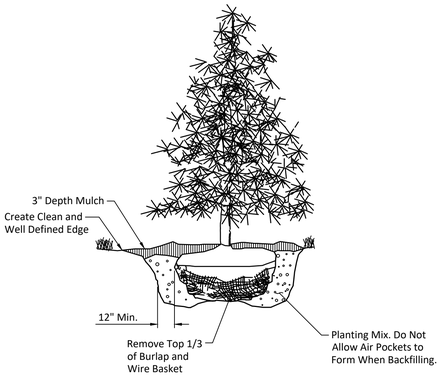

EVERGREEN TREE PLANTING

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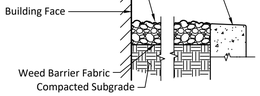
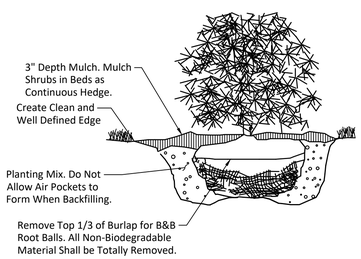


STONE MULCH AT BUILDING

No Scale



SHRUB PLANTING

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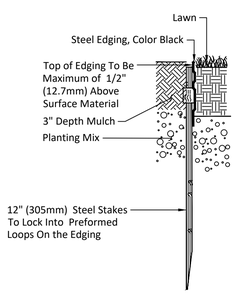

METAL BED EDGE

No Scale

LANDSCAPE GENERAL NOTES AND SPECIFICATIONS

1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations, and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall be permitted with notification and written approval from the Landscape Architect. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
6. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
7. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
8. Unless indicated otherwise, mulch planting beds with rock mulch.
9. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
10. All excavated material shall be removed from the bed edge and planting bed.
11. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Owner prior to planting.
12. Install all plants in accordance with planting details and specifications.
13. Parking lot and street trees shall have a clear canopy height of 6' min.
14. Tree shall be placed a minimum of 3' from sidewalks and curbs.
15. Backfill mix for all plantings shall consist of the following:
    - One part excavated soil
    - One part yard waste compost
    - A slow release fertilized (0-20-20 or equal) added at a rate of 5 lbs per cubic yard to the backfill mix
    - If soil areas are of high pH (greater that 6.5) apply 1.25 lbs of elemental sulfur per cubic yard of backfill mix
16. Raised beds, including mulch, shall be no higher than 6 inches above adjacent grade.
17. All lawn areas shall receive a minimum of 4 inches of topsoil in order to meet the final grades as shown on the plans.
18. All trees, shrubs, groundcover, and lawns to be fertilized with a commercial grade fertilizer consisting of fast and slow release nitrogen. Composition and application rate of fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit test results and amendment recommendations to Landscape Architect. Fertilizer shall be in a dry granular form for lawns and granular or tablet form for plants.
19. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
20. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
21. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. Any plant materials found to be dead or diseased shall be replaced.
22. All proposed slopes 3:1 or steeper and all earthen drainage ways (swales/ditches) shall receive seeding and erosion control blanket.
23. Lawn seed mix shall be in accordance with the Ohio EPA Rainwater and Land Development, Chapter 7, based upon the timeframe that the seed is applied. The Contractor shall follow all preparation, amendments, quality, fertilizer, and seed rates as provided within the requirements.
24. All proposed plantings have dry to medium water requirements, are drought tolerant, and require low maintenance. Installers responsible for watering and maintenance for the first year after planting. Irrigation bags to be utilized as necessary in lieu of permanent irrigation.
25. No Mow Seed Mix shall proportioned by weight as follows: 20 percent Aruba or Audubon red fescue; 20 percent J5 chewings fescue; 20 percent Ecostar hard fescue; 20 percent Marco Polo sheep's fescue; and 20% annual ryegrass. Seeding rate shall be 5 - 8 pounds per 1000 square feet (225 - 300 pounds per acre) unless otherwise recommended by seed supplier.
26. Nesting Seed Mix shall be ERNMX-123, Native Upland Wildlife Forage & Cover Meadow Mix, by Ernst Seeds (800-873-3321). Seeding rate shall 20 lbs/acre with 30 lbs/acre of a cover crop. For a cover crop use either grain oats (1 Jan to 31 Jul) or grain rye (1 Aug to 31 Dec). Verify recommended rates with seed supplier.
27. Seed mixes shall be pre-packaged at the specified species percentages.
28. Seed bed preparation shall be in accordance with seed supplier's recommendations.
29. Plant seed with 'Brillion' type landscape seeding machine that accurately places seed at specified depth and rate and rolls in a single operation. Plant seed no deeper than ½ inch. Hydroseeding of No Mow Seed Mix is not permitted.
30. Plant seed with slit seeder in areas that have been previously graded and seeded with annual ryegrass for erosion control. Plant seed no deeper than 1/2 inch.
31. Apply fertilizer at time of seeding and 30 days after seeding. Use starter fertilizer, 1-2-1, that will provide actual phosphorus at least 1.5 lbs./1000 sq. ft. Maintain lawn and No Mow areas no less than 12 months after planting.
32. Mow lawn and No Mow areas as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 1/3 of grass height. Remove no more than 1/3 of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain a height of 3 1/2 to 4 inches for No Mow areas and 2 1/2 to 3 1/2 inches for Lawn.
33. Apply 2 applications of a broad spectrum, 3-way selective herbicide to No Mow areas within 12 month after planting. Schedule first application no earlier than 6 months after planting.

RECOMMENDED LANDSCAPE MAINTENANCE SPECIFICATIONS

These maintenance specifications are provided for the Owner's convenience and may be revised by the Owner as needed over the lifetime of the landscape.

Trees

January: Check trunks for rodent damage. Treat appropriately if damage is present. Selectively hand prune limbs to repair, remove damaged limbs, or to "limb-up" canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Use dormant oils for pest management as required for insect control provided temps remain >32 degrees for 24 hours or more.

February: If there Is evidence of an in insect infestation, dormant horticultural oils are effective as a dormant application - temperatures must be >32 degrees for 24 hours after application to be effective.

March: Selectively hand prune limbs to repair, remove damaged limbs, or to "limb-up" canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Install any new container grown or B&B trees.

April: Inspect for potential pest problems at 2 week intervals - document all findings. Remove any/all dead or damaged branches or limbs. Install any new container grown or B&B trees. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Apply mulch tree rings to trees in plan beds and turf areas. Provide 2" - 3" depth throughout entire tree ring. Pull mulch 2" away from trunk to prevent mold and rotting.

May: Weed mulch tree rings as required. Continue bi-monthly inspections for pest/disease problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content.

June/July: Irrigate trees if needed in the early morning hours to prevent evapotranspiration. Trim/remove unwanted limbs from trees as required. Monitor for weed/insect/and disease problems - control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Provide 1" of water per week (supplement natural rainfall with irrigation as needed).

August: Maintain 2-3" depth mulch tree rings for trees in plant beds and turf areas. Pull mulch 2" away from trunk to prevent mold and rotting. Weed mulch tree rings as required.

September: Pesticide application is not recommended at this time unless for heavy infestations. Plan for container grown shade trees and evergreens that can be planted in the fall (Oct./Nov.).

October: Fertilize using a granular fertilizer with slow release nitrogen - a 4:1:2 ratio is appropriate - Broadcast over entire root zone/dripline (if root zone includes turf do not exceed 2 lbs of nitrogen/1000 sf).

November: Monitor for weed/insect/and disease problems - control as needed. Remove any diseased/damaged/or dead branches. If there is evidence of an insect infestation, dormant horticultural oils are effective as a dormant application - temperature must be >32 degrees for 24 hours after application to be effective. Renew mulch tree rings - maintain 3" depth for trees in plant beds and turf areas. Pull mulch 2" away from trunk.

December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show desiccation may be treated with an application of anti-transpirant (Wilt-Pruf or similar) to reduce damage. More than one treatment is detrimental. Plants with reoccurring problems should be removed.

Shrubs

January/February: Remove wind driven leaves from shrub beds.

March: Remove wind driven leaves from shrub beds. Inspect for potential pest problems at 2 week intervals - document all findings.

April: Inspect for potential pest problems at 2 week intervals - document all findings. Edge all shrub beds by hand spade or other acceptable method. Hand prune as needed - use standard horticultural practices when pruning. Shearing is not acceptable. Selectively hand prune non-spring flowering shrubs as required. Apply granular pre-emergent control to shrub beds. Apply mulch to shrub beds. Maintain 2"-3" depth within bed.

May: Hand prune as needed (see April). Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly. Continue bi-monthly inspections for pest/disease problems.

June: Hand prune as needed (see April). Monitor for weed/insect/and disease problems - control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly.

July: Monitor potential weed/insect/and disease problems - control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in beds. Remove weeds from beds weekly.

August: Large shrubs should be pruned if necessary to maintain desired character (except for summer/fall flowering species). Monitor for weed/insect/and disease problems - control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in landscape beds. Maintain 2"-3" of mulch of mulch in all shrub beds. Remove weeds from beds weekly.

September: Monitor for weed/insect/and disease problems - control as needed. Pesticide application is not recommended at this time unless for heavy infestations. Maintain a 2"-3" depth of mulch in all shrub beds. Remove weeds from beds weekly. Remove early fall leaves and other debris from plant beds. Apply pre-emergent herbicide for control of winter annuals.

October: Fertilize using a granular fertilizer with slow release nitrogen - a 4:1:2 ratio is appropriate - Broadcast over entire shrub bed. Remove fallen leaves to prevent damage to turf.

November: Monitor for weed/insect/and disease problems - control as needed. Remove any diseased/damaged/or dead branches. If there is evidence of an insect infestation, dormant horticultural oils are effective as a dormant application - temperatures must be >32 degrees for 24 hours after application to be effective. Renew mulch at shrub beds maintain 2"-3" depth.

December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show dissection may be treated with an application of anti-transpirant (Wilt-Pruf or similar) to reduce damage. More than one treatment is detrimental. Plants with reoccurring problems should be removed.

No Mow Areas

April (late): Apply 3-way selective herbicide to control weed populations - Do not apply pre-emergence to areas that need to be overseeded. Overseeding can take place in April for severe bare areas at rate of 4 lbs/1000sf - slice seed or seed-a-vator method. (Note: Fall overseed is preferred).

May: Mow at 4" height (Single Mow).

June - September: No mowing to occur.

September: Fertilize with 1-1-1 ratio NPK at 1.0 lb per actual per 1000 sf. Apply with broadcast spreader.

Oct (early): Mow at 4" height (Single Mow). Overseed thin areas at rate of 4 lbs/1000sf - slice seed or seed-a-vator method.

November (late): Fertilize with 1-1-1 ratio NPK at 1.0 lb actual per 1000 sf - Apply with broadcast spreader.

Note: The fine fescure blend that is utilized in the No Mow seed mix may be maintained with low fertility and two mowings per year. Fine fescues struggle during hot and dry periods when maintained at traditional lawn heights (+/- 3").

Nesting Grass Areas

Refer to recommendations of seed manufacturer.

First Growing Season: Trim the vegetation to a height of 8" when overall vegetation reaches a height of 18". Do not trim past mid-September.
Hand pull or spot spray problem weeds as needed. If spot spraying use an approved herbicides such as Roundup or Rodeo.

Second Growing Season:
Trim any vegetation standing from the previous year close to the ground (approximately 2"), prior to new spring growth reaching a height of 2". This is usually shortly after forsythia or redbud blooms. Hand pull or spot spray problem weeds as needed. If spot spraying use an approved herbicides such as Roundup or Rodeo.

Special Circumstances
For heavy infestation of ragweed or foxtail in the second growing season, trim the meadow to a height of 8". Do not trim past mid-September.

Maintained Turf

January/February/March: Minimize salt damage along walks and drives. Remove any wind driven leaves from lawns/beds.

April: Test soil PH. Turf areas should maintain PH levels between 6.2-7.0. Apply lime to increase PH as needed. Apply chemical pre-emergents as needed after soil temps reach 55 degrees and crabgrass begins to germinate. If season is advanced, begin mowing. First cut should be slightly shorter than normal (3" ht.) to encourage greening. Trim turf along all walks and road edges as required - DO NOT line trim around tree trunks. Core aerate prior to fertilization/lawn renovations. Avoid rolling of turf; this causes compaction/poor root development; it should be avoided unless excessive heaving has taken place. Overseed turf areas after aeration to increase lawn density and crowd out aggressive weeds.

May: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Check for soil insects - document all findings. Treat as necessary. Spring Fertilization: Memorial Day; fertilize at 1 lb nitrogen/1000 sf or as required by soil analysis.

June: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Monitor turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply chemical weed killers as needed. Newly seeded lawn areas require the top ¾" to remain moist - a thin layer of hydro mulch will help to keep soil from drying out. New sod should be kept moist for 4-5 weeks or until firmly rooted.

July: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive.

August: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Core aerate prior to fertilization / lawn renovations. Monitor turf for insect and disease problems - Grubs are typical during this month. Cut section of lawn and examine roots for young grubs. Treatment is necessary at populations of 4 grubs/sf.

September: Summer Fertilization: Labor Day: fertilize at 1 lb nitrogen/1000 sf or as required by soil analysis. Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Over-seed all bare areas - Rake bare soil and amend with three cubic yards of finely screened compost/1000 sf. Broadcast seed and hand rake into top 1/4" topsoil. Monitor turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply treatments as needed.

October: Maintain turf at 3" height by mowing as needed - removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Continue monitoring turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply treatments as needed. Fall Fertilization: Late October: fertilize at 1 lb nitrogen/1000 sf or as required by soil analysis.

November: Remove fall leaves from turf to prevent damage. Reduce mower cutting height to 1 1/2" for last cut of the season - to reduce chance of snow mold and winter burn. Apply spot applications of broadleaf herbicides as required.

December: Complete any leaf removal to prevent damage to turf.

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\\CMHDATA01\PROJECTS\2021\2021037\9\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.10 - C1.1X SITE DETAILS.DWG

Legend

	Ex. Site Property Line
	Ex. R/W Line
	Ex. Property Line
	Ex. Setback
	Ex. Easement
	Ex. Edge of Pavement
	Ex. C/L Ditch
X	Ex. Fence
Pull Box — E — Pedestal	Ex. Guardrail
	Ex. Underground Electric Line
OHE	Ex. Overhead Electric Line
Pull Box — C — Pedestal	Ex. Underground Comm. Line
Valve — GM — Meter	Ex. Gas Main
Valve — WM — Hydrant	Ex. Water Main
Manhole — SAN	Ex. Sanitary Sewer
Manhole — STM — Catch Basin, Curb & Gutter Inlet	Ex. Storm Sewer
730	Ex. Major Contour
731	Ex. Minor Contour
X ±731.25	Ex. Spot Elevation
	Ex. Tree Line
	Ex. Utility Pole
	Ex. Guy Wire
	Ex. Guy Pole
	Ex. Light Pole
	Ex. Transformer
	Ex. Gas Meter
	Ex. Sign
	Ex. Benchmark
(DND)	Do Not Disturb
(TBR)	To Be Removed
(TBRR)	To Be Removed and Relocated

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

Coded Notes

A	Ex. Concrete Pavement (DND)
B	Ex. Guardrail (DND)
C	Ex. Tree(s) / Tree Line (DND)
D	Ex. Sign (DND)
E	Ex. Light Pole (DND)
F	Ex. Underground Electric Line (DND)
G	Ex. Overhead Electric Line (DND)
H	Ex. Underground Comm. Line (DND)
I	Ex. Pull Box (DND)
J	Ex. Transformer (DND)
K	Ex. Gas 8" Main (DND)
L	Ex. Gas Meter (DND)
M	Ex. Water Valve (DND)
N	Ex. Fire Hydrant (DND)
O	Ex. Tree / Treeline (TBR)
P	Ex. Sign (TBRR)
Q	Ex. Comm. Pedestal (TBRR)
R	Ex. Curb (TBR)
S	Ex. Light Pole (TBR)

Notes

1. See Tree Survey Chart, sheet C1.25, for a full list of tree types, conditions, sizes, and removal statuses.

Curve Data

C1	C2
R=50.00'	R=60.00'
L=34.38'	L=98.14'
T=17.90	T=64.02
ChD=33.71'	ChD=87.56'
ChB=N59°21'34"E	ChB=S83°29'00"E
Δ=39°24'02"	Δ=93°42'55"

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

EMHT
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DAYTON FREIGHT

SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/20/2023	PRELIMINARY
□		CHECK
□		BID
□		PERMIT
□		CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL EX. CONDITIONS & DEMO PLAN

SCALE
1" = 60'

SHEET NUMBER
C1.20

\\CMHDATA01\PROJECTS\1_2021\2103795\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.20 EX CONDITIONS AND DEMO PLAN.DWG

ID	Common Name	Scientific Name	Size	Trunks	Condition	Remove?
1	Swamp White Oak	*Quercus bicolor*	16	1	Fair	No
2	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
3	Shellbark Hickory	*Carya laciniosa*	10	1	Good	No
4	Shellbark Hickory	*Carya laciniosa*	12	1	Good	No
5	Shellbark Hickory	*Carya laciniosa*	6	1	Good	No
6	Shellbark Hickory	*Carya laciniosa*	11	1	Good	No
7	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
8	Shellbark Hickory	*Carya laciniosa*	13,11	2	Good	No
9	Swamp White Oak	*Quercus bicolor*	25,22	2	Fair	No
10	Pin Oak	*Quercus palustris*	7	1	Good	No
11	Swamp White Oak	*Quercus bicolor*	37	1	Fair	No
12	Swamp White Oak	*Quercus bicolor*	6	1	Good	No
13	Pin Oak	*Quercus palustris*	7	1	Good	No
14	Pin Oak	*Quercus palustris*	6	1	Good	No
15	Pin Oak	*Quercus palustris*	7	1	Good	No
16	**Shellbark Hickory**	***Carya laciniosa***	**12**	**1**	**Good**	**Yes**
17	**Shellbark Hickory**	***Carya laciniosa***	**13,10,9**	**3**	**Good**	**Yes**
18	**American Elm**	***Ulmus americana***	**6**	**1**	**Good**	**Yes**
19	**Shellbark Hickory**	***Carya laciniosa***	**9**	**1**	**Good**	**Yes**
20	**Silver Maple**	***Acer saccharinum***	**14**	**1**	**Fair**	**Yes**
21	**Silver Maple**	***Acer saccharinum***	**15**	**1**	**Good**	**Yes**
22	**Pin Oak**	***Quercus palustris***	**7**	**1**	**Good**	**Yes**
23	Pin Oak	*Quercus palustris*	11	1	Good	No
24	Eastern Cottonwood	*Populus deltoides*	6	1	Good	No
25	Pin Oak	*Quercus palustris*	8	1	Good	No
26	Silver Maple	*Acer saccharinum*	21,16	2	Good	No
27	Eastern Cottonwood	*Populus deltoides*	6	1	Good	No
28	Eastern Cottonwood	*Populus deltoides*	15	1	Good	No
29	Eastern Cottonwood	*Populus deltoides*	6	1	Good	No
30	Shellbark Hickory	*Carya laciniosa*	14	1	Good	No
31	Shellbark Hickory	*Carya laciniosa*	11	1	Good	No
32	American Elm	*Ulmus americana*	6	1	Fair	No
33	Eastern Cottonwood	*Populus deltoides*	11	1	Good	No
34	American Elm	*Ulmus americana*	10	1	Good	No
35	Pin Oak	*Quercus palustris*	27	1	Good	No
36	Eastern Cottonwood	*Populus deltoides*	9	1	Good	No
37	Eastern Cottonwood	*Populus deltoides*	8	1	Good	No
38	Shellbark Hickory	*Carya laciniosa*	6	1	Good	No
39	Pin Oak	*Quercus palustris*	17	1	Good	No
40	Shellbark Hickory	*Carya laciniosa*	7	1	Good	No
41	Pin Oak	*Quercus palustris*	22	1	Good	No
42	Eastern Cottonwood	*Populus deltoides*	13	1	Good	No
43	Pin Oak	*Quercus palustris*	21,19	2	Good	No
44	**Eastern Cottonwood**	***Populus deltoides***	**21**	**1**	**Good**	**Yes**
45	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
46	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Good**	**Yes**
47	**Pin Oak**	***Quercus palustris***	**11**	**1**	**Good**	**Yes**
48	**Eastern Cottonwood**	***Populus deltoides***	**15**	**1**	**Good**	**Yes**
49	**Eastern Cottonwood**	***Populus deltoides***	**10**	**1**	**Good**	**Yes**
50	**Eastern Cottonwood**	***Populus deltoides***	**9**	**1**	**Good**	**Yes**
51	**Eastern Cottonwood**	***Populus deltoides***	**6**	**1**	**Good**	**Yes**
52	**American Elm**	***Ulmus americana***	**9**	**1**	**Good**	**Yes**
53	**Pin Oak**	***Quercus palustris***	**15**	**1**	**Good**	**Yes**
54	**Pin Oak**	***Quercus palustris***	**15**	**1**	**Good**	**Yes**
55	**Pin Oak**	***Quercus palustris***	**7**	**1**	**Good**	**Yes**
56	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Fair**	**Yes**
57	**American Basswood**	***Tilia americana***	**14,7**	**2**	**Good**	**Yes**
58	**American Basswood**	***Tilia americana***	**8**	**1**	**Good**	**Yes**
59	**American Basswood**	***Tilia americana***	**14,14**	**2**	**Good**	**Yes**
60	**American Basswood**	***Tilia americana***	**13,11**	**2**	**Good**	**Yes**
61	**Pin Oak**	***Quercus palustris***	**19**	**1**	**Good**	**Yes**
62	**American Elm**	***Ulmus americana***	**12**	**1**	**Good**	**Yes**
63	**American Elm**	***Ulmus americana***	**11**	**1**	**Good**	**Yes**
64	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Good**	**Yes**
65	**Black Cherry**	***Prunus serotina***	**6**	**1**	**Fair**	**Yes**
66	**Pin Oak**	***Quercus palustris***	**22**	**1**	**Good**	**Yes**
67	**Pin Oak**	***Quercus palustris***	**13**	**1**	**Good**	**Yes**
68	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
69	Eastern Cottonwood	*Populus deltoides*	6	1	Fair	No
70	Black Willow	*Salix nigra*	6	1	Fair	No
71	Eastern Cottonwood	*Populus deltoides*	6	1	Good	No
72	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
73	Eastern Cottonwood	*Populus deltoides*	6,6	2	Fair	No
74	Black Willow	*Salix nigra*	7	1	Fair	No
75	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
76	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
77	Eastern Cottonwood	*Populus deltoides*	8	1	Good	No
78	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
79	**American Basswood**	***Tilia americana***	**7**	**1**	**Good**	**Yes**
80	**American Basswood**	***Tilia americana***	**8**	**1**	**Good**	**Yes**
81	**American Basswood**	***Tilia americana***	**9**	**1**	**Good**	**Yes**
82	**Pin Oak**	***Quercus palustris***	**27**	**1**	**Good**	**Yes**
83	**Pin Oak**	***Quercus palustris***	**20**	**1**	**Good**	**Yes**
84	**American Elm**	***Ulmus americana***	**11**	**1**	**Good**	**Yes**
85	**Silver Maple**	***Acer saccharinum***	**30,9**	**2**	**Fair**	**Yes**
86	**Pin Oak**	***Quercus palustris***	**29**	**1**	**Good**	**Yes**
87	**Green Ash**	***Fraxinus pennsylvanica***	**9**	**1**	**Fair**	**Yes**
88	**Eastern Cottonwood**	***Populus deltoides***	**29**	**1**	**Good**	**Yes**
89	**American Basswood**	***Tilia americana***	**11**	**1**	**Good**	**Yes**
90	**Silver Maple**	***Acer saccharinum***	**26**	**1**	**Good**	**Yes**
91	**Pin Oak**	***Quercus palustris***	**32**	**1**	**Good**	**Yes**
92	**American Elm**	***Ulmus americana***	**7**	**1**	**Dead**	**Yes**
93	**American Elm**	***Ulmus americana***	**7**	**1**	**Fair**	**Yes**
94	**American Elm**	***Ulmus americana***	**7**	**1**	**Good**	**Yes**
95	**Pin Oak**	***Quercus palustris***	**15**	**1**	**Good**	**Yes**
96	**American Basswood**	***Tilia americana***	**14,9**	**2**	**Good**	**Yes**
97	**Pin Oak**	***Quercus palustris***	**21**	**1**	**Good**	**Yes**
98	**Silver Maple**	***Acer saccharinum***	**17,9**	**2**	**Good**	**Yes**
99	**Hop-Hornbeam**	***Ostrya virginiana***	**7**	**1**	**Good**	**Yes**
100	**Pin Oak**	***Quercus palustris***	**27**	**1**	**Good**	**Yes**
101	**Pin Oak**	***Quercus palustris***	**23**	**1**	**Good**	**Yes**
102	**Black Cherry**	***Prunus serotina***	**7**	**1**	**Fair**	**Yes**
103	**American Basswood**	***Tilia americana***	**9,6**	**2**	**Fair**	**Yes**
104	**American Basswood**	***Tilia americana***	**8,6**	**2**	**Good**	**Yes**
105	**Pin Oak**	***Quercus palustris***	**28**	**1**	**Good**	**Yes**
106	**Pin Oak**	***Quercus palustris***	**8**	**1**	**Good**	**Yes**
107	**Pin Oak**	***Quercus palustris***	**32**	**1**	**Good**	**Yes**
108	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
109	**Black Cherry**	***Prunus serotina***	**6**	**1**	**Fair**	**Yes**
110	**Pin Oak**	***Quercus palustris***	**17**	**1**	**Good**	**Yes**
111	**Black Cherry**	***Prunus serotina***	**7**	**1**	**Good**	**Yes**
112	**Pin Cherry**	***Prunus pennsylvanica***	**7**	**1**	**Good**	**Yes**
113	**American Basswood**	***Tilia americana***	**13,12**	**2**	**Good**	**Yes**
114	**American Basswood**	***Tilia americana***	**6**	**1**	**Fair**	**Yes**
115	**American Basswood**	***Tilia americana***	**12**	**1**	**Good**	**Yes**
116	**Pin Oak**	***Quercus palustris***	**40**	**1**	**Good**	**Yes**
117	**American Basswood**	***Tilia americana***	**6**	**1**	**Good**	**Yes**
118	**American Basswood**	***Tilia americana***	**10**	**1**	**Fair**	**Yes**
119	**American Basswood**	***Tilia americana***	**9,6**	**2**	**Fair**	**Yes**
120	**American Basswood**	***Tilia americana***	**14,7**	**2**	**Good**	**Yes**
121	**Wild Crabapple**	***Malus coronaria***	**12**	**1**	**Fair**	**Yes**
122	Swamp White Oak	*Quercus bicolor*	38	1	Good	No
123	American Elm	*Ulmus americana*	7	1	Good	No
124	American Elm	*Ulmus americana*	11	1	Good	No
125	American Elm	*Ulmus americana*	13	1	Good	No
126	Swamp White Oak	*Quercus bicolor*	19,15	2	Good	No
127	Shellbark Hickory	*Carya laciniosa*	9,6	2	Good	No
128	Swamp White Oak	*Quercus bicolor*	8	1	Good	No
129	Swamp White Oak	*Quercus bicolor*	21	1	Good	No
130	Swamp White Oak	*Quercus bicolor*	29	1	Good	No
131	Swamp White Oak	*Quercus bicolor*	19,13	2	Good	No
132	Pin Oak	*Quercus palustris*	9	1	Good	No
133	Pin Oak	*Quercus palustris*	6	1	Good	No
134	**Shellbark Hickory**	***Carya laciniosa***	**12,8,7,7**	**4**	**Good**	**Yes**
135	Pin Oak	*Quercus palustris*	6	1	Good	No
136	**Pin Oak**	***Quercus palustris***	**27**	**1**	**Good**	**Yes**
137	**Pin Oak**	***Quercus palustris***	**23**	**1**	**Good**	**Yes**
138	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
139	**Silver Maple**	***Acer saccharinum***	**16,12,8,7**	**4**	**Good**	**Yes**
140	**Silver Maple**	***Acer saccharinum***	**17**	**1**	**Good**	**Yes**
141	Pin Oak	*Quercus palustris*	6,5	2	Good	No
142	Pin Oak	*Quercus palustris*	9	1	Good	No
143	Pin Oak	*Quercus palustris*	10	1	Good	No
144	Eastern Cottonwood	*Populus deltoides*	7	1	Good	No
145	Pin Oak	*Quercus palustris*	10	1	Good	No
146	Eastern Cottonwood	*Populus deltoides*	10	1	Good	No
147	Eastern Cottonwood	*Populus deltoides*	10	1	Good	No
148	Shellbark Hickory	*Carya laciniosa*	11	1	Good	No
149	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
150	Pin Oak	*Quercus palustris*	8,8	2	Good	No
151	American Elm	*Ulmus americana*	8	1	Good	No
152	American Elm	*Ulmus americana*	7,5	2	Good	No
153	Eastern Cottonwood	*Populus deltoides*	10	1	Good	No
154	Eastern Cottonwood	*Populus deltoides*	12	1	Good	No
155	Eastern Cottonwood	*Populus deltoides*	8	1	Good	No
156	Shellbark Hickory	*Carya laciniosa*	9	1	Fair	No
157	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
158	Shellbark Hickory	*Carya laciniosa*	9	1	Good	No
159	Shellbark Hickory	*Carya laciniosa*	14	1	Good	No
160	Eastern Cottonwood	*Populus deltoides*	12	1	Good	No
161	American Elm	*Ulmus americana*	14,6,6	3	Good	No
162	**Pin Oak**	***Quercus palustris***	**16**	**1**	**Good**	**Yes**
163	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Good**	**Yes**
164	**Pin Oak**	***Quercus palustris***	**14**	**1**	**Good**	**Yes**
165	**Eastern Cottonwood**	***Populus deltoides***	**18**	**1**	**Good**	**Yes**
166	**Eastern Cottonwood**	***Populus deltoides***	**7**	**1**	**Good**	**Yes**
167	**Pin Oak**	***Quercus palustris***	**32,30,30,28**	**4**	**Good**	**Yes**
168	**Pin Oak**	***Quercus palustris***	**13**	**1**	**Good**	**Yes**
169	**Black Cherry**	***Prunus serotina***	**9**	**1**	**Good**	**Yes**
170	**Pin Oak**	***Quercus palustris***	**16**	**1**	**Good**	**Yes**
171	**Eastern Cottonwood**	***Populus deltoides***	**6**	**1**	**Fair**	**Yes**
172	**American Basswood**	***Tilia americana***	**18,14,12,12**	**4**	**Good**	**Yes**
173	**American Basswood**	***Tilia americana***	**8,7,6**	**3**	**Good**	**Yes**
174	**American Basswood**	***Tilia americana***	**12,8**	**2**	**Good**	**Yes**
175	**American Basswood**	***Tilia americana***	**13**	**1**	**Good**	**Yes**
176	**Pin Oak**	***Quercus palustris***	**24**	**1**	**Good**	**Yes**
177	**Green Ash**	***Fraxinus pennsylvanica***	**10**	**1**	**Poor**	**Yes**
178	**Pin Oak**	***Quercus palustris***	**12**	**1**	**Good**	**Yes**
179	**Pin Cherry**	***Prunus pennsylvanica***	**8**	**1**	**Fair**	**Yes**
180	**Hawthorn**	***Crataegus sp.***	**7,5,2,2**	**4**	**Good**	**Yes**
181	**Green Ash**	***Fraxinus pennsylvanica***	**9**	**1**	**Poor**	**Yes**
182	**Box Elder**	***Acer negundo***	**7**	**1**	**Good**	**Yes**
183	**Green Ash**	***Fraxinus pennsylvanica***	**8**	**1**	**Good**	**Yes**
184	**Hawthorn**	***Crataegus sp.***	**19,9**	**2**	**Good**	**Yes**
185	**Hawthorn**	***Crataegus sp.***	**7,4,3,3**	**4**	**Good**	**Yes**
186	**Pin Oak**	***Quercus palustris***	**27**	**1**	**Good**	**Yes**
187	**Pin Oak**	***Quercus palustris***	**20**	**1**	**Good**	**Yes**
188	**Pin Oak**	***Quercus palustris***	**13**	**1**	**Good**	**Yes**
189	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
190	**Eastern Cottonwood**	***Populus deltoides***	**28**	**1**	**Good**	**Yes**
191	**Green Ash**	***Fraxinus pennsylvanica***	**6**	**1**	**Good**	**Yes**
192	**Pin Oak**	***Quercus palustris***	**7**	**1**	**Good**	**Yes**
193	**Pin Oak**	***Quercus palustris***	**26**	**1**	**Good**	**Yes**
194	**Green Ash**	***Fraxinus pennsylvanica***	**7**	**1**	**Good**	**Yes**
195	**Pin Oak**	***Quercus palustris***	**38**	**1**	**Good**	**Yes**
196	**American Basswood**	***Tilia americana***	**8**	**1**	**Good**	**Yes**
197	**Eastern Cottonwood**	***Populus deltoides***	**19**	**1**	**Good**	**Yes**
198	**Pin Oak**	***Quercus palustris***	**9**	**1**	**Good**	**Yes**
199	**American Basswood**	***Tilia americana***	**7**	**1**	**Good**	**Yes**
200	**American Elm**	***Ulmus americana***	**9**	**1**	**Good**	**Yes**
201	**American Basswood**	***Tilia americana***	**10,7**	**2**	**Good**	**Yes**
202	**American Basswood**	***Tilia americana***	**11**	**1**	**Good**	**Yes**
203	**American Basswood**	***Tilia americana***	**6,6**	**2**	**Good**	**Yes**
204	**Black Cherry**	***Prunus serotina***	**1**	**6**	**Good**	**Yes**
205	**Pin Oak**	***Quercus palustris***	**30**	**1**	**Good**	**Yes**
206	**Pin Oak**	***Quercus palustris***	**10**	**1**	**Good**	**Yes**
207	**Green Ash**	***Fraxinus pennsylvanica***	**9,5**	**2**	**Good**	**Yes**
208	**Green Ash**	***Fraxinus pennsylvanica***	**6**	**1**	**Good**	**Yes**
209	**American Basswood**	***Tilia americana***	**11**	**1**	**Good**	**Yes**
210	**American Basswood**	***Tilia americana***	**13,13**	**2**	**Poor**	**Yes**
211	**American Basswood**	***Tilia americana***	**13,10**	**2**	**Good**	**Yes**
212	**American Basswood**	***Tilia americana***	**10,8**	**2**	**Good**	**Yes**
213	**American Basswood**	***Tilia americana***	**14,8**	**2**	**Good**	**Yes**
214	**American Elm**	***Ulmus americana***	**6,5**	**2**	**Good**	**Yes**
215	**American Elm**	***Ulmus americana***	**22**	**1**	**Good**	**Yes**
216	**Pin Oak**	***Quercus palustris***	**32**	**1**	**Good**	**Yes**
217	**Pin Oak**	***Quercus palustris***	**20**	**1**	**Good**	**Yes**
218	**American Basswood**	***Tilia americana***	**9**	**1**	**Good**	**Yes**
219	**Pin Oak**	***Quercus palustris***	**23, 22**	**2**	**Good**	**Yes**

DAYTON FREIGHT LINES, INC.
6450 Poe Avenue, Suite 311, Dayton, Ohio 45414

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010 I CLE
DAYTON FREIGHT

SERVICE CENTER - DEVELOPMENT PLAN
PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

- ■ 01/20/2023 PRELIMINARY
- □ _____ CHECK
- □ _____ BID
- □ _____ PERMIT
- □ _____ CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

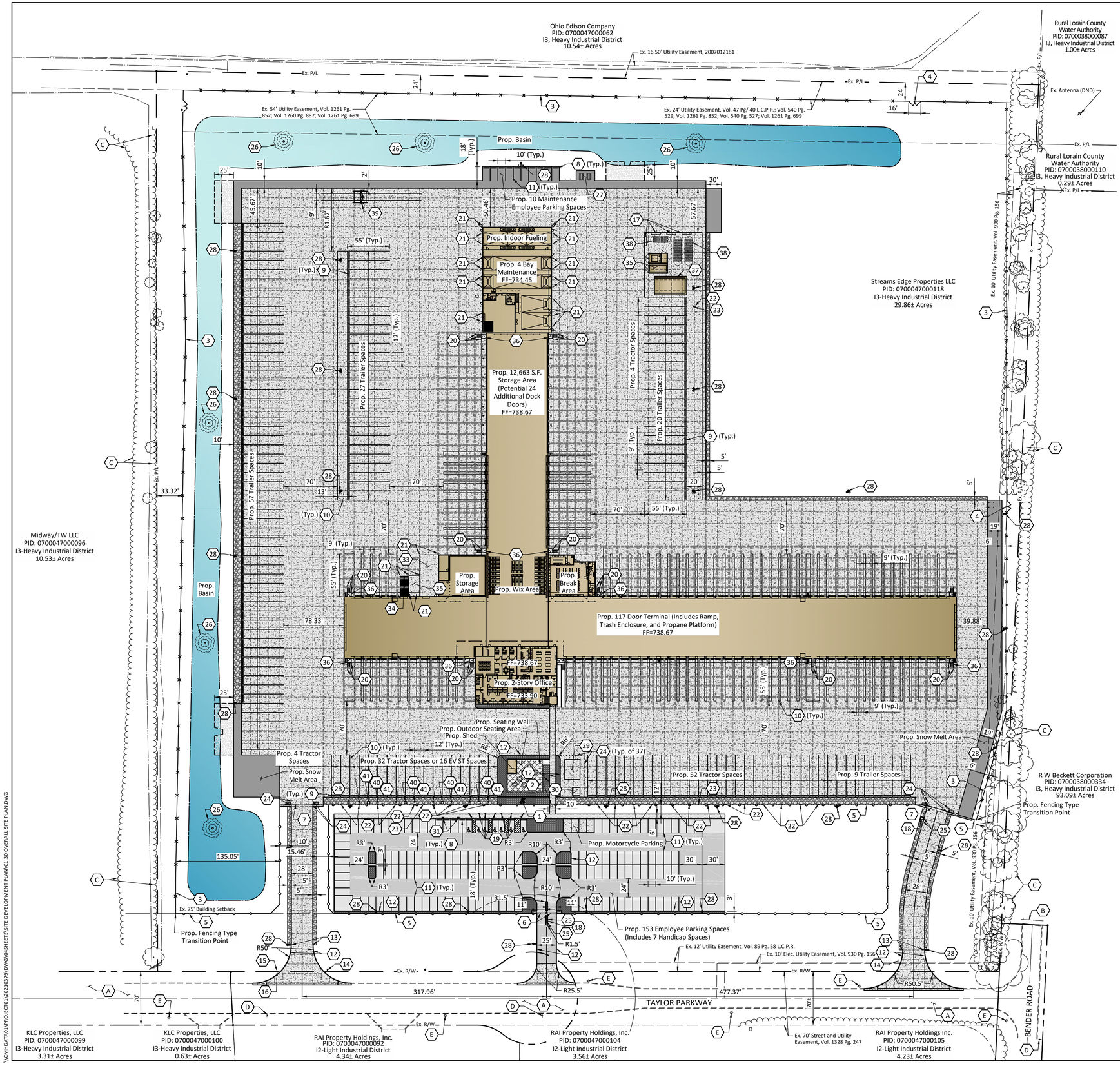
PROJECT NUMBER
2021-0379

SHEET TITLE
TREE SURVEY CHART

SCALE
NONE

SHEET NUMBER
C1.25

\\CMHDATA01\PROJECT01\2021\2021-0379\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.21 - C1.24 EX CONDITIONS AND DEMO PLAN.DWG



Legend

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Guardrail
- Ex. Tree Line
- Ex. Light Pole
- Ex. Sign
- Ex. Benchmark
- Prop. Concrete Curb
- Prop. C/L Ditch
- Prop. 6' Tall Chain Link Fence with Barbed Wire
- Prop. 8' Tall Black Powder Coated Chain Link Fence
- Prop. Light Pole
- Prop. Flood Light
- Prop. Bollard
- Prop. Block Heater Bollard
- Prop. Flag Pole
- Prop. Sign
- Prop. Pavement Marking Arrow
- Prop. Control/Contraction Joint
- Prop. Control/Contraction Joint, Joint To Be Sealed Using DOWSIL SL-890 Sealant
- Prop. Basin
- Prop. Building
- Prop. HD Asphalt Pavement
- Prop. Light Duty Asphalt Pavement - Drive Lanes
- Prop. Light Duty Asphalt Pavement - Parking Areas
- Prop. HD Concrete Pavement
- Prop. Concrete Sidewalk
- Prop. Aggregate Berm
- Prop. Stone Mulch
- Prop. Flexamat Slope Protection
- (DND) Do Not Disturb

Coded Notes

- (A) Ex. Concrete Pavement (DND)
- (B) Ex. Guardrail (DND)
- (C) Ex. Tree(s) / Tree Line (DND)
- (D) Ex. Sign (DND)
- (E) Ex. Light Pole (DND)
- (1) Prop. Flag Pole
- (2) Prop. Black Powder Coated ADA Swing Security Gate (Man Gate)
- (3) Prop. 6' Tall Chain Link Fence with Barbed Wire
- (4) Prop. 6' Tall Chain Link Access Gate with Bared Wire
- (5) Prop. 8' Tall Black Powder Coated Chain Link Fence
- (6) Prop. AutoGate Vertical Pivot Lift Gate for 11' Drive Lane with Black Chain Link
- (7) Prop. AutoGate Vertical Pivot Lift Gate for 28' Drive Lane with Black Chain Link
- (8) Prop. Automobile Draining Parking Block
- (9) Prop. Heavy Duty Parking Block
- (10) Prop. Truck Parking Striping, 4" Wide Yellow
- (11) Prop. Car Parking Striping, 4" Wide White
- (12) Prop. Curb
- (13) End Prop. Curb, Tapering From 6" to 0" Over the Last 2'
- (14) Prop. Site Sign with Address
- (15) Prop. "Stop" Sign
- (16) Prop. "Do Not Enter" Sign
- (17) Prop. Portable Jersey Barrier
- (18) Prop. Card Reader Pedestal Tied into Gate Controller
- (19) Prop. ADA Handicap Parking Sign
- (20) Prop. Bollard at Stairs
- (21) Prop. Bollard at Doors
- (22) Prop. Block Heater Bollard (4 Duplex) (Per Electrical Plans)
- (23) Prop. Block Plug Bollard - Orange (4 Duplex) (Per Electrical Plans)
- (24) Prop. Concrete Filled Pipe Bollard
- (25) Prop. Concrete Filled Pipe Bollard per Protective Bollard at Card Reader Pedestal (See Detail, Sheet C1.11)
- (26) Prop. Scott Aerator, Boilermaker 1.5 HP Floating Aerator (No Lights)
- (27) Prop. Picnic Area
- (28) Prop. Light Pole (Per Electrical Plans)
- (29) Prop. Generator Pad (Per Electrical Plans)
- (30) Prop. Transformer Pad (Per Electrical Plans)
- (31) Prop. Auto EV Charging Station (Per Electrical Plans)
- (32) Prop. Tractor EV Charging Station
- (33) Prop. Covered Ramp (Per Architectural Plans)
- (34) Prop. Propane Platform (Per Architectural Plans)
- (35) Prop. Trash Enclosure (Per Architectural Plans)
- (36) Prop. Stairs (Per Architectural Plans)
- (37) Prop. Salt Shed (Per Architectural Plans)
- (38) Prop. Fuel Tanks (By Others) (2-20,000 Gal. Diesel & 1-8,000 Gal. DEF)
- (39) Prop. Snow Scraper (By Others)
- (40) Fut. Power Block Station (Typ.)
- (41) Fut. Power Link Charger Station (Typ.)

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

Notes

1. All dimensions in curbed areas shall be front to front of curb. All dimensions in areas without curb shall be to edge of pavement. All dimensions from building shall be from face of building.
2. All dimensions are parallel and perpendicular to base lines, property lines, or building lines unless otherwise noted.
3. All radii in paved areas and on curbs shall be 5' unless otherwise noted.
4. All radii indicated shall be formed as circular arcs.
5. The contractor shall verify all dimensions in field before starting construction. The contractor shall be responsible for all field dimensions. If any discrepancies are found in these plans from actual field condition, the contact the engineer immediately.
6. Provide smooth transition from new areas to existing features as necessary.
7. All areas where the existing pavement or pavements are damaged during construction from traffic by the general contractor, subcontractors, or suppliers shall be resurfaced or reconstructed at least to their original condition after construction work is completed.
8. Painted stripes are to be 4" wide with white paint in car parking, unless otherwise noted. High quality yellow paint is to be used for all markings related to handicap parking and truck parking areas.
9. The contractor shall be responsible to provide at his expense all automobile and pedestrian traffic control devices required by federal, state, county, city, or local agency. The amount, location, and size shall be per direction of agency.

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PLANNING COMMISSION SUBMISSION
38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/20/2023	PRELIMINARY
□	_____	CHECK
□	_____	BID
□	_____	PERMIT
□	_____	CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

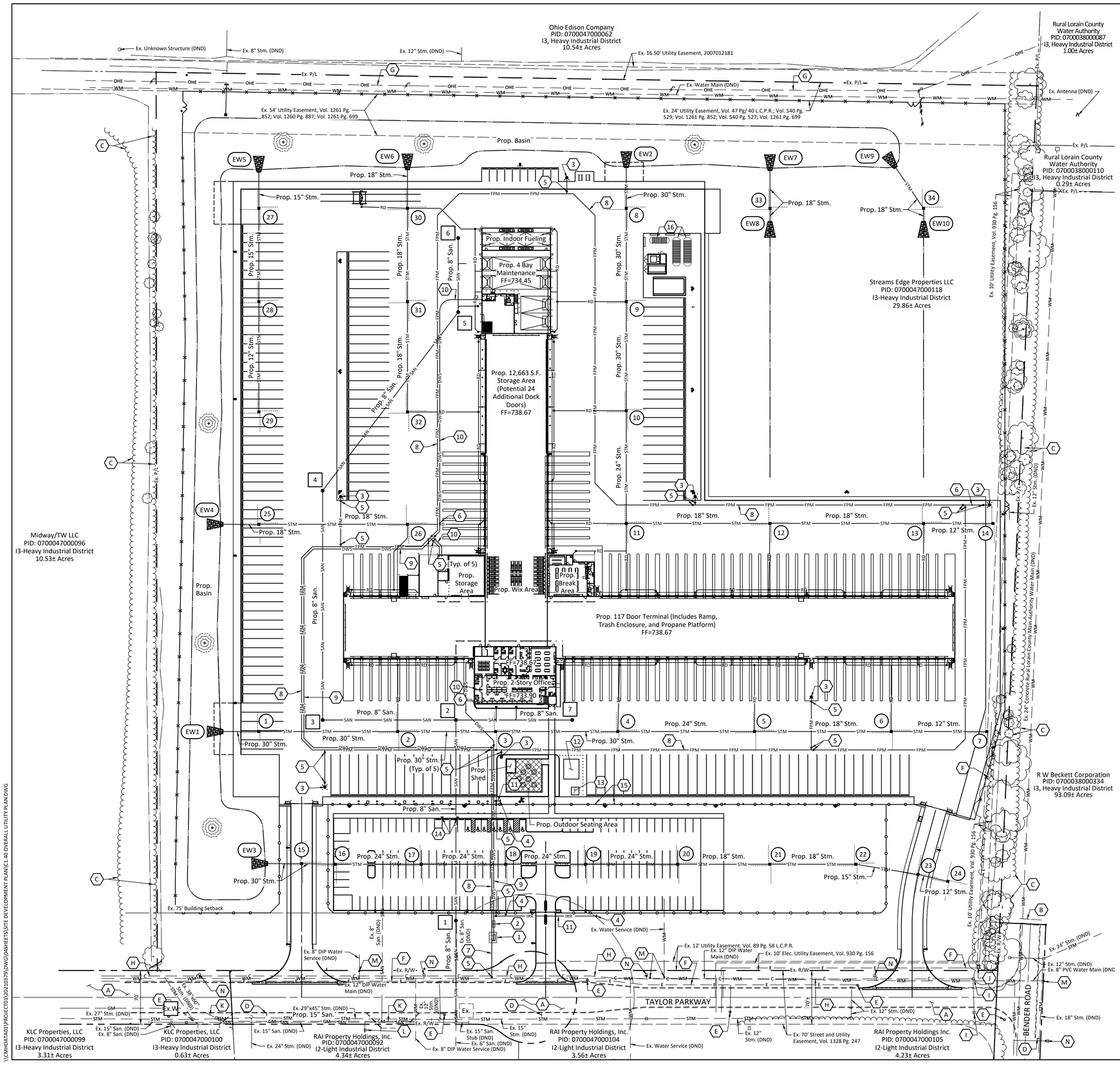
PROJECT NUMBER
2021-0379

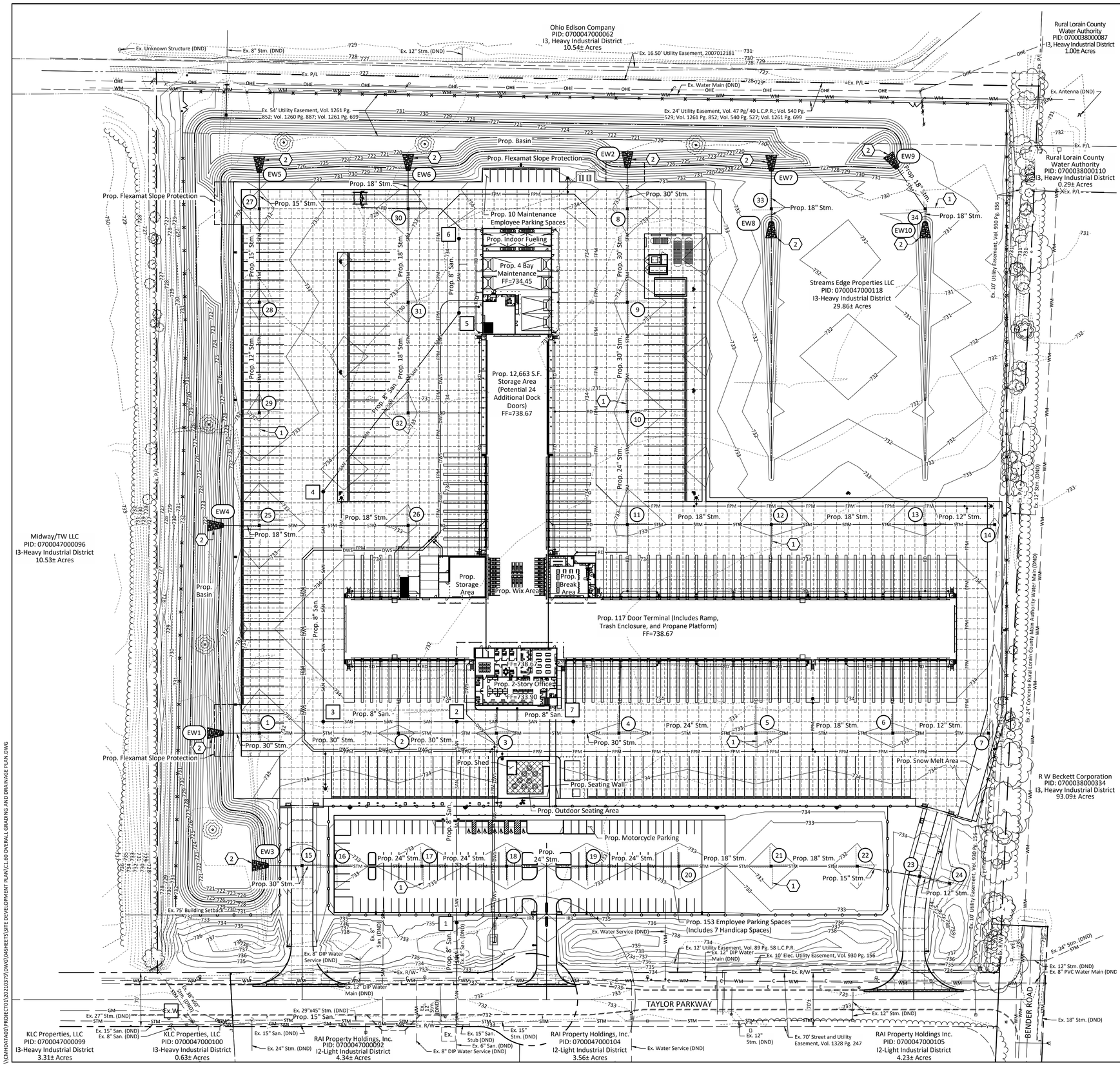
SHEET TITLE
OVERALL SITE PLAN

SCALE
1" = 60'

SHEET NUMBER
C1.30

\\CMHDATA01\PROJECTS\2021\2021379\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.30 OVERALL SITE PLAN.DWG


Ohio Edison Company
PID: 0700047000062
I3, Heavy Industrial District
10.54± Acres
Rural Lorain County Water Authority
PID: 0700038000087
I3, Heavy Industrial District
1.00± Acres
Rural Lorain County Water Authority
PID: 0700038000110
I3, Heavy Industrial District
0.29± Acres
Streams Edge Properties LLC
PID: 0700047000118
I3-Heavy Industrial District
29.86± Acres
Midway/TW LLC
PID: 0700047000096
I3-Heavy Industrial District
10.53± Acres
R W Beckett Corporation
PID: 0700038000334
I3, Heavy Industrial District
93.09± Acres
KLC Properties, LLC
PID: 0700047000099
I3-Heavy Industrial District
3.31± Acres
KLC Properties, LLC
PID: 0700047000100
I3-Heavy Industrial District
0.63± Acres
RAI Property Holdings, Inc.
PID: 0700047000092
I2-Light Industrial District
4.34± Acres
RAI Property Holdings, Inc.
PID: 0700047000104
I2-Light Industrial District
3.56± Acres
RAI Property Holdings Inc.
PID: 0700047000105
I2-Light Industrial District
4.23± Acres
Prop. 4 Bay Maintenance FF=734.45
Prop. Indoor Fueling
Prop. 12,663 S.F. Storage Area (Potential 24 Additional Dock Doors) FF=738.67
Prop. 117 Door Terminal (Includes Ramp, Trash Enclosure, and Propane Platform) FF=738.67
Prop. 2-Story Office FF=733.90
FF=733.90
Prop. Storage Area
Prop. Wix Area
Prop. Break Area
Prop. Shed
Prop. Outdoor Seating Area
Prop. Basin
Prop. Basin
(Typ. of 5)
(Typ. of 5)
Ex. 8" Stm. (DND)
Ex. 12" Stm. (DND)
Ex. Unknown Structure (DND)
Ex. 16.50' Utility Easement, 2007012181
Ex. Water Main (DND)
Ex. Antenna (DND)
Ex. 54' Utility Easement, Vol. 1261 Pg. 852; Vol. 1260 Pg. 887; Vol. 1261 Pg. 699
Ex. 24' Utility Easement, Vol. 47 Pg/ 40 L.C.P.R.; Vol. 540 Pg. 529; Vol. 1261 Pg. 852; Vol. 540 Pg. 527; Vol. 1261 Pg. 699
Ex. 10' Utility Easement, Vol. 930 Pg. 156
Ex. 75' Building Setback
Ex. 12' Utility Easement, Vol. 89 Pg. 58 L.C.P.R.
Ex. 10' Elec. Utility Easement, Vol. 930 Pg. 156
Ex. 70' Street and Utility Easement, Vol. 1328 Pg. 247
TAYLOR PARKWAY
BENDER ROAD
Ex. 24" Concrete Arch Culvert Lorain County Main Authority Water Main (DND)
Ex. 8" DIP Water Service (DND)
Ex. 12" DIP Water Main (DND)
Ex. Water Service (DND)
Ex. 8" PVC Water Main (DND)
Ex. 18" Stm. (DND)
Ex. 24" Stm. (DND)
Ex. 12" Stm. (DND)
Ex. 15" San. (DND)
Ex. 8" San. (DND)
Ex. 24" Stm. (DND)
Ex. 27" Stm. (DND)
Ex. 29"x45" Stm. (DND)
Ex. 15" San. (DND)
Ex. 15" San. Stub (DND)
Ex. 6" San. (DND)
Ex. 15" Stm. (DND)
Ex. 12" Stm. (DND)
Ex. 8" San. (DND)
Ex. 8" R.W. San. (DND)
Ex. 8" San. (DND)
Ex. 12" Stm. (DND)
Ex. 38"x60" Stm. (DND)
Ex. 15" Stm. (DND)
Ex. 15" San. (DND)
Ex. 15" San. (DND)
Ex. 24" Stm. (DND)
Prop. 30" Stm.
Prop. 18" Stm.
Prop. 15" Stm.
Prop. 12" Stm.
Prop. 24" Stm.
Prop. 8" San.
Prop. 8" San.
Prop. 18" Stm.
Prop. 18" Stm.
Prop. 15" Stm.
Prop. 12" Stm.
Prop. 30" Stm.
Prop. 30" Stm.
Prop. 30" Stm.
Prop. 30" Stm.
Prop. 24" Stm.
Prop. 24" Stm.
Prop. 24" Stm.
Prop. 24" Stm.
Prop. 18" Stm.
Prop. 18" Stm.
Prop. 18" Stm.
Prop. 18" Stm.
Prop. 18" Stm.
Prop. 18" Stm.
Prop. 15" Stm.
Prop. 12" Stm.
Prop. 12" Stm.
Prop. 8" San.
Prop. 8" San.
Prop. 8" San



Legend

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Fence
- Ex. Guardrail
- Ex. Underground Electric Line
- Ex. Overhead Electric Line
- Ex. Underground Comm. Line
- Ex. Gas Main
- Ex. Water Main
- Ex. Sanitary Sewer
- Ex. Storm Sewer
- Ex. Major Contour
- Ex. Minor Contour
- Ex. Spot Elevation
- Ex. Tree Line
- Ex. Utility Pole
- Ex. Guy Wire
- Ex. Guy Pole
- Ex. Light Pole
- Ex. Transformer
- Ex. Gas Meter
- Ex. Sign
- Ex. Benchmark
- Prop. Concrete Curb
- Prop. C/L Ditch
- Prop. 6' Tall Chain Link Fence with Barbed Wire
- Prop. 8' Tall Black Powder Coated Chain Link Fence
- Prop. Gas Service
- Prop. Water Main
- Prop. Fire Protection Main
- Prop. Domestic Water Service
- Prop. Irrigation Line
- Prop. Sanitary Sewer
- Prop. Sanitary Sewer Service
- Prop. Storm Sewer
- Prop. Roof Drain
- Prop. 4" HDPE Finger Drain
- Prop. Major Contour
- Prop. Minor Contour
- Prop. Spot Elevation
- Prop. Light Pole
- Prop. Flood Light
- Prop. Electric Meter
- Prop. Gas Meter
- Prop. Water Meter
- Prop. Bollard
- Prop. Block Heater Bollard
- Prop. Flag Pole
- Prop. Sign
- Prop. Pavement Marking Arrow
- Prop. Control/Contraction Joint
- Prop. Control/Contraction Joint, Joint To Be Sealed Using DOWSIL SL-890 Sealant
- (DND) Do Not Disturb

Coded Notes

1. Prop. 4" Finger Drain (Typ.)
2. Prop. Rock Outlet Protection with Filter Fabric, See Riprap Chart (This Sheet) For Dimensions and Type

Notes

1. Proposed contours and grades shown are top of pavement or finished grade unless otherwise noted.
2. Contractor shall utilize caution working around existing utilities.

Riprap Chart

	Length	Width 1	Width 2	Depth	Rock Size
HW 1	20'	6'	15'	2'	ODOT Type B
HW 2	20'	6'	15'	2'	ODOT Type B
HW 3	20'	6'	15'	2'	ODOT Type B
HW 4	20'	6'	15'	2'	ODOT Type B
HW 5	20'	6'	15'	2'	ODOT Type B
HW 6	20'	6'	15'	2'	ODOT Type B
HW 7	20'	6'	15'	2'	ODOT Type B
HW 8	20'	6'	15'	2'	ODOT Type B
HW 9	20'	6'	15'	2'	ODOT Type B
HW 10	20'	6'	15'	2'	ODOT Type B

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

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REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

- ■ 01/20/2023 PRELIMINARY
- □ _____ CHECK
- □ _____ BID
- □ _____ PERMIT
- □ _____ CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE JANUARY 20, 2023

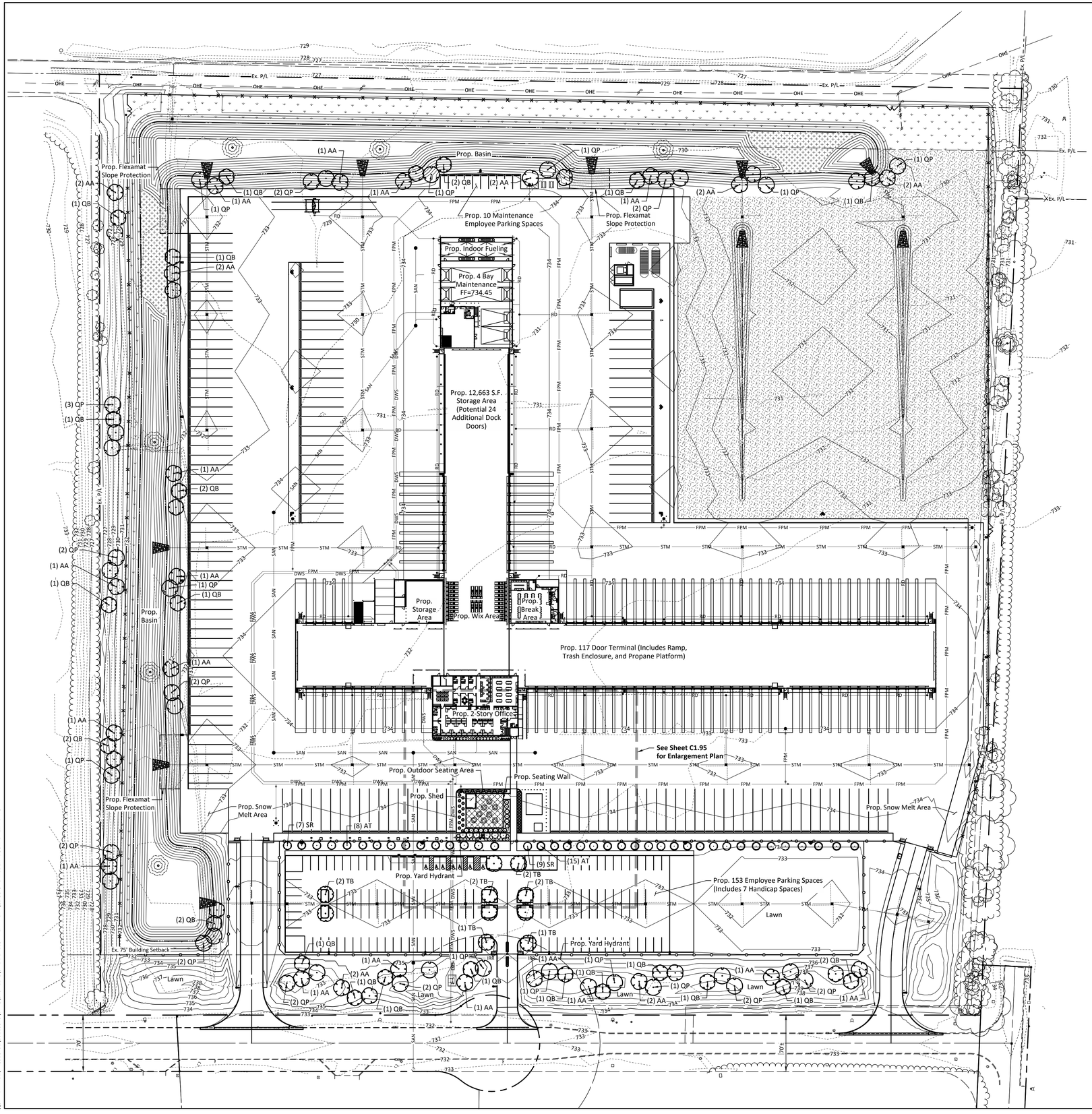
PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL GRADING & DRAINAGE PLAN

SCALE
1" = 60'

SHEET NUMBER
C1.60

\\CMHDATA01\PROJECTS\2021\0379\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.60 OVERALL GRADING AND DRAINAGE PLAN.DWG



PLANT SCHEDULE SITE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	AA	31	Acer saccharum 'Autumn Splendor' Autumn Splendor Sugar Maple	2" Cal.	B&B
	AT	23	Amelanchier canadensis 'Trazam' Tradition Canadian Serviceberry	1.75" Cal.	B&B
	QB	27	Quercus Bicolor Swamp White Oak	2" Cal.	B&B
	QP	34	Quercus palustris Pin Oak	2" Cal.	B&B
	SR	16	Syringa reticulata Japanese Tree Lilac	1.75" Cal.	B&B
	TB	10	Tilia americana `Boulevard` Boulevard American Linden	3" Cal.	B&B

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	BG	30	Buxus x 'Green Velvet' Green Velvet Boxwood	24" Ht.	B&B
	BGS	3	Buxus x `Green Mountain` Green Mountain Boxwood - Spiral Form	5` Ht.	B&B
	HB	6	Hydrangea paniculata 'Bulk' Quick Fire Panicle Hydrangea	24" Ht.	Cont.
	HJ	2	Hydrangea paniculata 'Jane' Little Lime Panicle Hydrangea	24" Ht.	Cont.
	TD	10	Taxus cuspidata 'Densiformis' Dense Japanese Yew	24" Ht.	Cont.
	WA	3	Weigela florida 'Alexandra' Wine & Roses Weigela	24" Ht.	Cont.

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	CK	47	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	#3	Cont.

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
•	HP	8	Hosta x 'Patriot' Patriot Hosta	12" Ht.	Cont.
•	VB	10	Veronica spicata 'Novaverblu' Dark Blue Moody Blues Speedwell	12" Ht.	Cont.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	161,926 sf	Nesting Grass Mix
	57,941 sf	No Mow Seed Mix
	9,020 sf	Pond Planting

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

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□	_____	BID
□	_____	PERMIT
□	_____	CONSTRUCTION

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PLAN SET DATE JANUARY 20, 2023

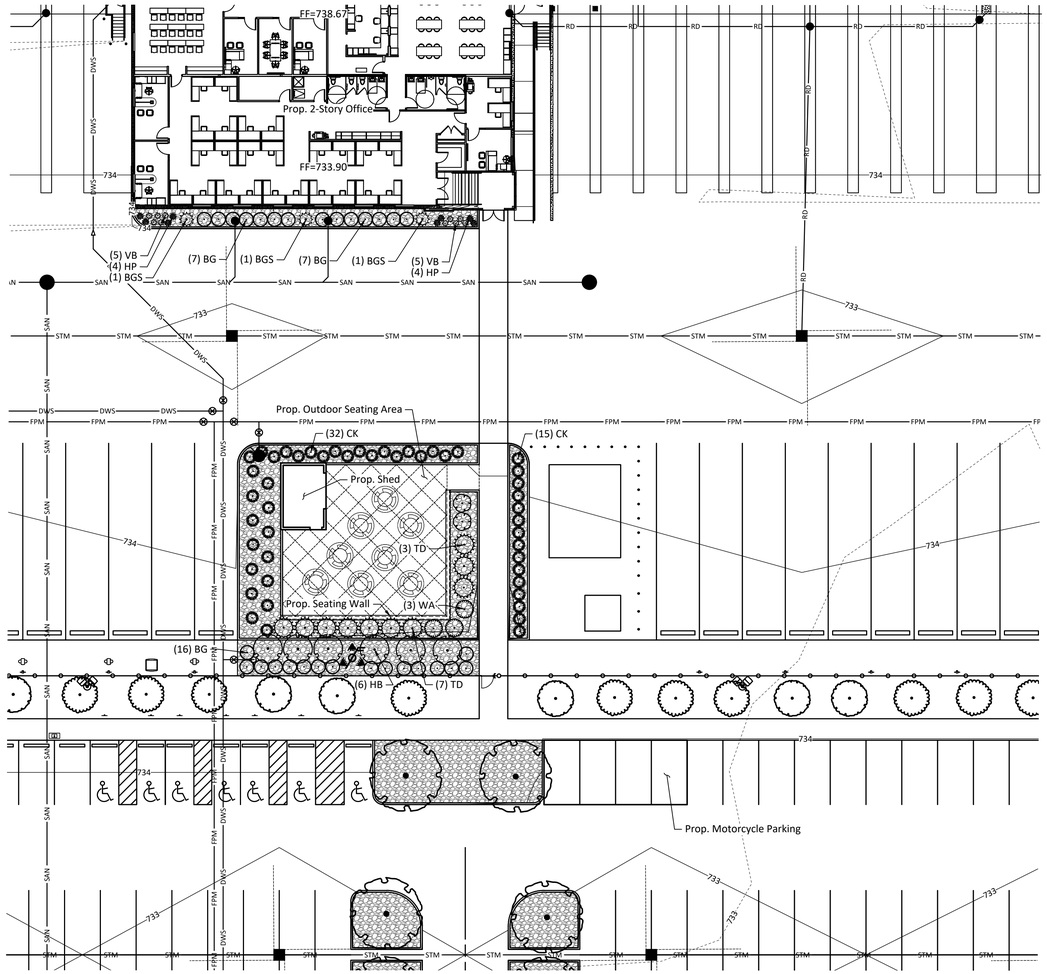
PROJECT NUMBER
2021-0379

SHEET TITLE
OVERALL LANDSCAPE PLAN

SCALE
1" = 60'

SHEET NUMBER
C1.90

\\CAMHDATA01\PROJECT01\2021\379\DWG\[ASHEETS]\SITE DEVELOPMENT PLAN\C1.90 OVERALL LANDSCAPE PLAN.DWG



PLANT LEGEND

SHRUBS	CODE	BOTANICAL / COMMON NAME
	BG	Buxus x 'Green Velvet' Green Velvet Boxwood
	BGS	Buxus x `Green Mountain` Green Mountain Boxwood - Spiral Form
	HB	Hydrangea paniculata 'Bulk' Quick Fire Panicle Hydrangea
	HJ	Hydrangea paniculata 'Jane' Little Lime Panicle Hydrangea
	TD	Taxus cuspidata 'Densiformis' Dense Japanese Yew
	WA	Weigela florida 'Alexandra' Wine & Roses Weigela

GRASSES	CODE	BOTANICAL / COMMON NAME
	CK	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass

PERENNIALS	CODE	BOTANICAL / COMMON NAME
	HP	Hosta x 'Patriot' Patriot Hosta
	VB	Veronica spicata 'Novaverblu' Dark Blue Moody Blues Speedwell

Prop. Stone Mulch

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

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PLAN SET DATE JANUARY 20, 2023

PROJECT NUMBER
2021-0379

SHEET TITLE
LANDSCAPE ENLARGEMENT PLAN

SCALE
1" = 20'

SHEET NUMBER
C1.95

\\CMHDATA01\PROJECTS\2021\0379\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C1.95 - LANDSCAPE PLAN.DWG

Ohio Edison Company
PID: 0700047000062
I3, Heavy Industrial District
10.54± Acres

Ex. Unknown Structure (DND)

Ex. P/L

Ex. 16.50' Utility Easement, 2007012181

Ex. 54' Utility Easement, Vol. 1261 Pg. 852; Vol. 1260 Pg. 887; Vol. 1261 Pg. 699

Ex. 24' Utility Easement, Vol. 47 Pg/ 40 L.C.P.R.; Vol. 540 Pg. 529; Vol. 1261 Pg. 852; Vol. 540 Pg. 527; Vol. 1261 Pg. 699

Rural Lorain County Water Authority
PID: 0700038000087
I3, Heavy Industrial District
1.00± Acres

Ex. Antenna (DND)

Rural Lorain County Water Authority
PID: 0700038000110
I3, Heavy Industrial District
0.29± Acres

Prop. Basin

Prop. Picnic Area

Prop. 10 Maintenance Employee Parking Spaces

Prop. Indoor Fueling

Prop. Salt Shed

Prop. 4 Bay Maintenance FF=734.45

Streams Edge Properties LLC
PID: 0700047000118
I3-Heavy Industrial District
29.86± Acres

Ex. 10' Utility Easement, Vol. 930 Pg. 156

Midway/TW LLC
PID: 0700047000096
I3-Heavy Industrial District
10.53± Acres

Prop. Basin

Prop. Storage Area

Prop. Wix Area

Prop. [Break] Area

Prop. 117 Door Terminal (Includes Ramp, Trash Enclosure, and Propane Platform)
FF=738.67

FF=738.67

Prop. 2-Story Office

FF=733.90

Prop. Shed

Prop. Motorcycle Parking

Ex. 75' Building Setback

Ex. 12' Utility Easement, Vol. 89 Pg. 58 L.C.P.R.

Ex. 10' Elec. Utility Easement, Vol. 930 Pg. 156

Ex. R/W

70'

TAYLOR PARKWAY

70'±

Ex. 70' Street and Utility Easement, Vol. 1328 Pg. 247

BENDER ROAD

R W Beckett Corporation
PID: 0700038000334
I3, Heavy Industrial District
93.09± Acres

KLC Properties, LLC
PID: 0700047000099
I3-Heavy Industrial District
3.31± Acres

KLC Properties, LLC
PID: 0700047000100
I3-Heavy Industrial District
0.63± Acres

RAI Property Holdings, Inc.
PID: 0700047000092
I2-Light Industrial District
4.34± Acres

RAI Property Holdings, Inc.
PID: 0700047000104
I2-Light Industrial District
3.56± Acres

RAI Property Holdings Inc.
PID: 0700047000105
I2-Light Industrial District
4.23± Acres

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

P1 1 Fixture Mounted at 35' W/ External Glare Shield (DSX2 LED P4 50K TFTM with EGS Shield)

P3 1 Fixture Mounted at 50' W/ 10° Tilt W/ External Glare Shield (RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R4 Distribution with EGS Shield)

P4 2 Fixtures Mounted at 50' W/ 10° Tilt (2 @ 90 Drill Side Configuration) (RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R4 Distribution)

B1 1 Fixture Recess Mounted Between Dock Doors on Overhang at 19'± (VersaLED Lighting VR21-Q LED Recessed Canopy 48W 4000K)

B2 1 Fixture Recess Mounted Between Dock Doors on Overhang at 22'± (VersaLED Lighting VR21-Q LED Recessed Canopy 48W 4000K)

\\CMH\DATA01\PROJECTS\2021\0379\DWG\04SHEETS\SITE DEVELOPMENT PLAN\C2.00 OVERALL LIGHTING PLAN.DWG

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SERVICE CENTER - DEVELOPMENT PLAN
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38686 TAYLOR PARKWAY | NORTH RIDGEVILLE | OH | 44035

REVISIONS

MARK	DATE	DESCRIPTION

DRAWING SET

■	01/20/2023	PRELIMINARY
□		CHECK
□		BID
□		PERMIT
□		CONSTRUCTION

SEAL

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

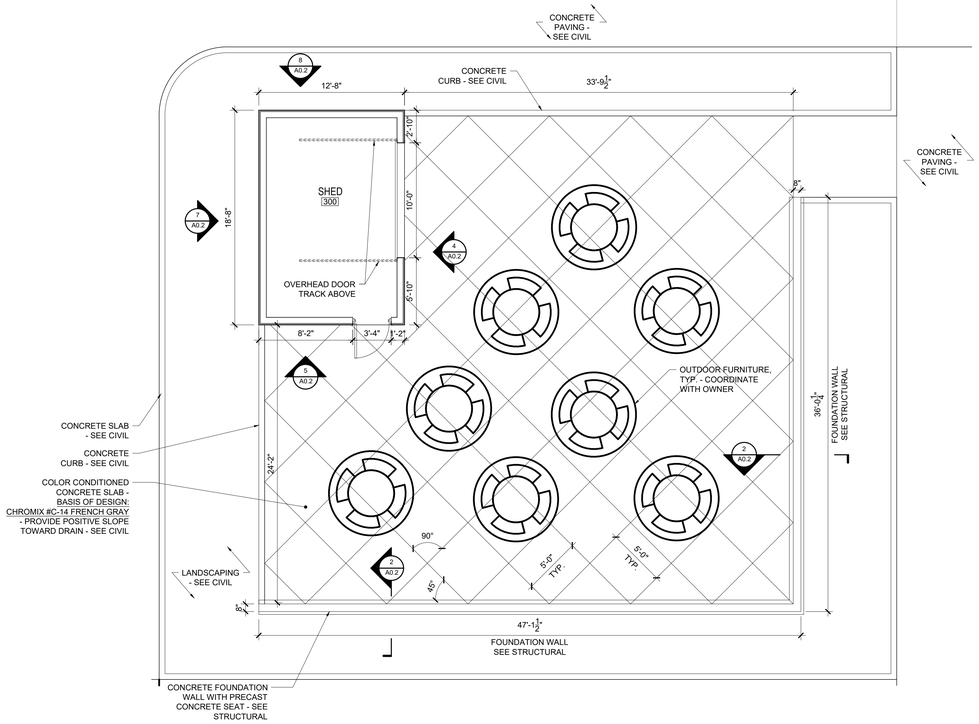
PLAN SET DATE JANUARY 20, 2023

PROJECT NUMBER
2021-0379

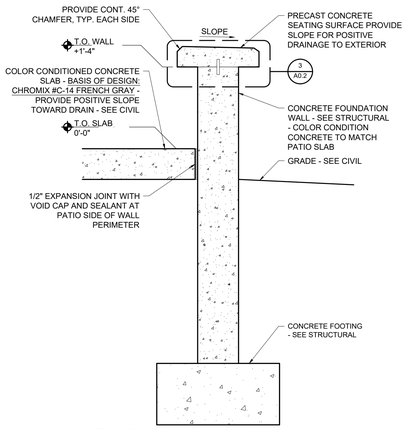
SHEET TITLE
OVERALL LIGHTING PLAN

SCALE
1" = 60'

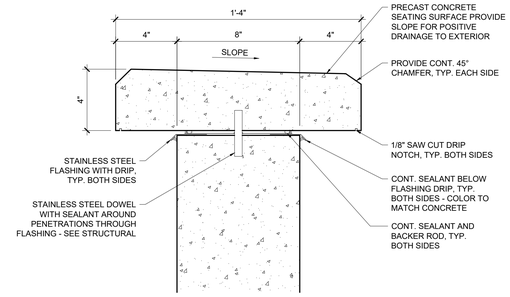
SHEET NUMBER
C2.00



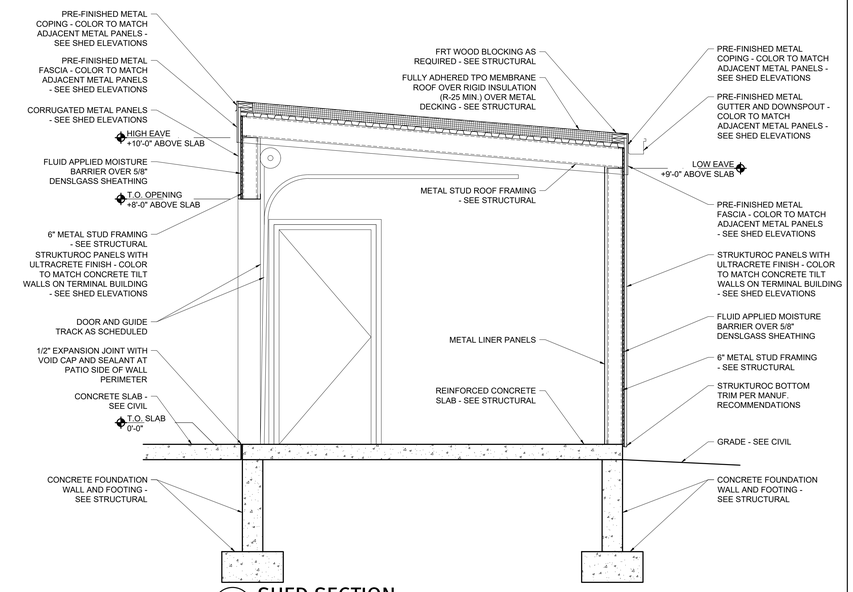
1 / A0.2 ENLARGED PATIO PLAN
SCALE: 3/16" = 1'-0"



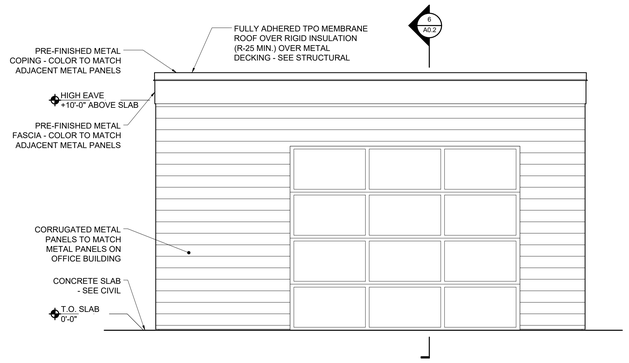
2 / A0.2 PATIO SEATING WALL
SCALE: 1" = 1'-0"



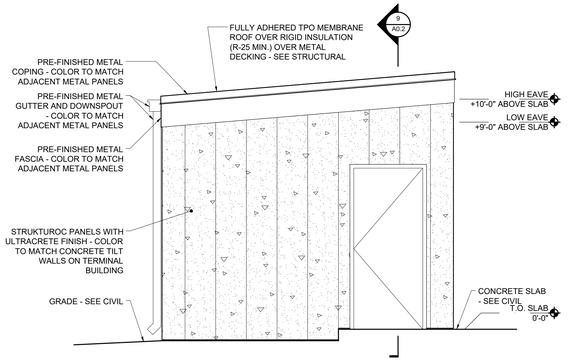
3 / A0.2 SEAT COPING DETAIL
SCALE: 3" = 1'-0"



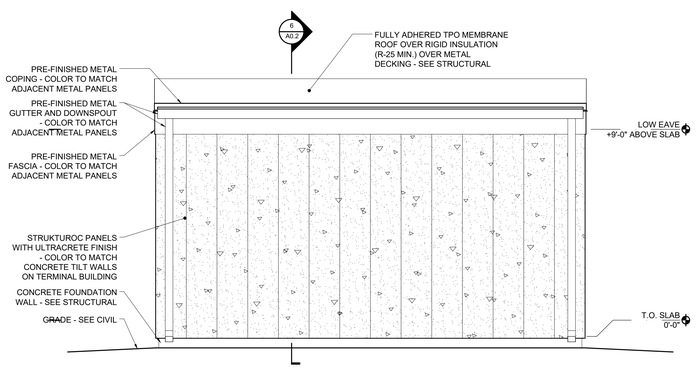
6 / A0.2 SHED SECTION
SCALE: 1/2" = 1'-0"



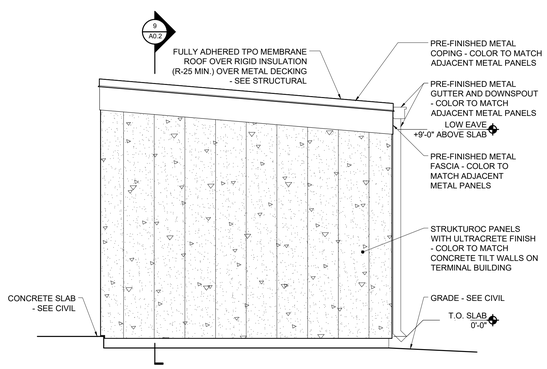
4 / A0.2 SHED - WEST ELEVATION
SCALE: 3/8" = 1'-0"



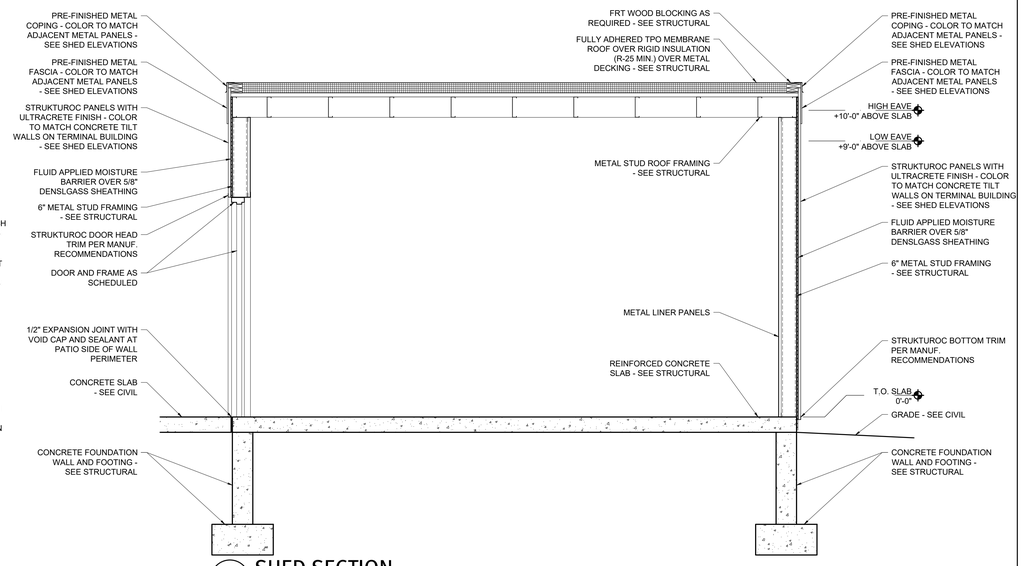
5 / A0.2 SHED - SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



7 / A0.2 SHED - EAST ELEVATION
SCALE: 3/8" = 1'-0"



8 / A0.2 SHED - NORTH ELEVATION
SCALE: 3/8" = 1'-0"



9 / A0.2 SHED SECTION
SCALE: 1/2" = 1'-0"

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PROJECT NUMBER 2266

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SITE PLAN DETAILS

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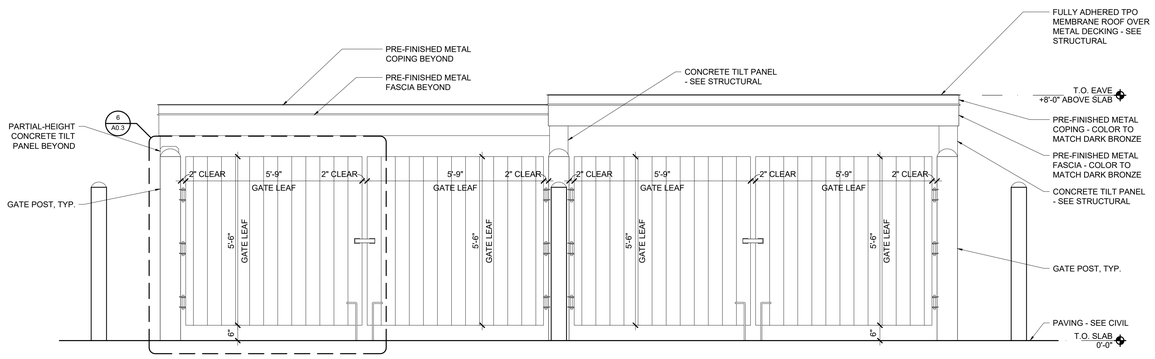
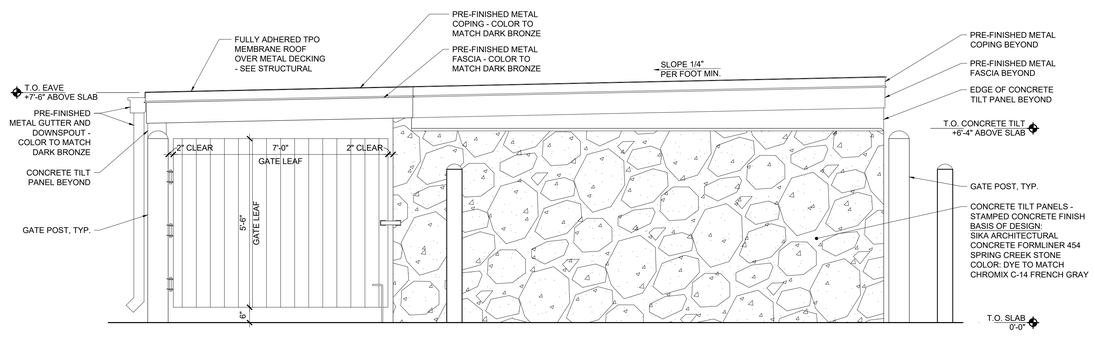
A0.2



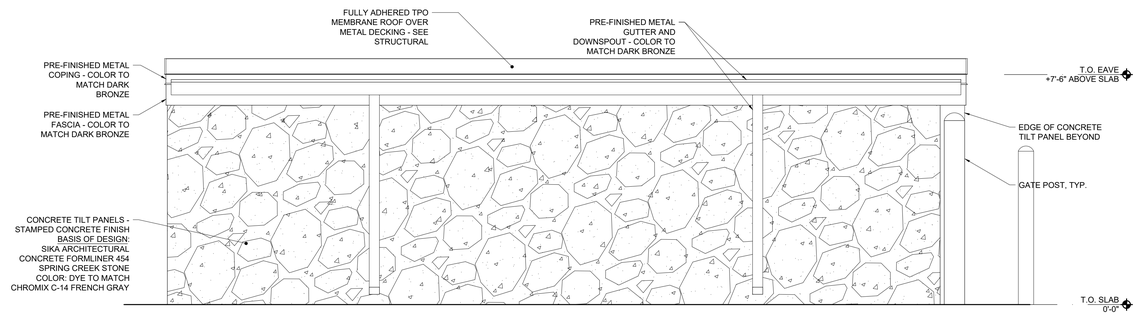
1 A0.3 TRASH ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"



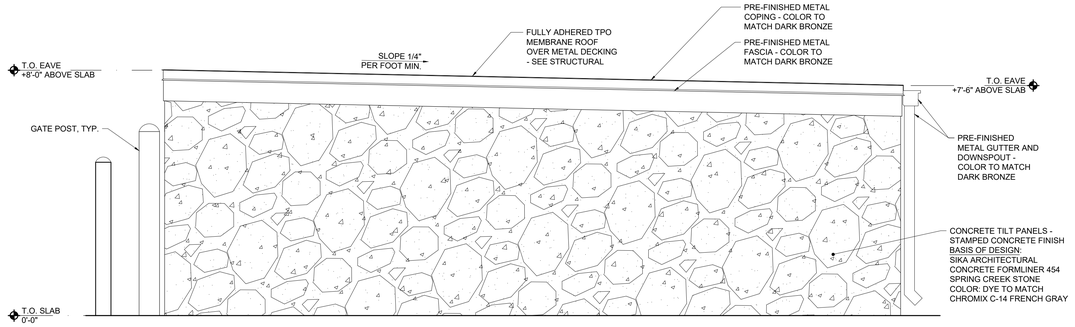
2 A0.3 TRASH ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"



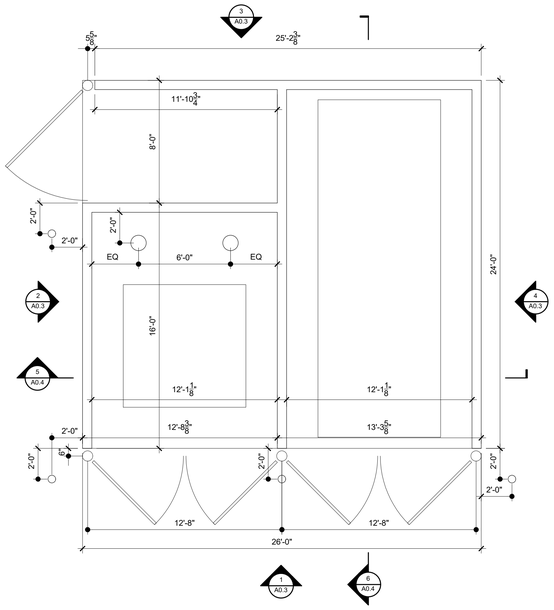
3 A0.3 TRASH ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"



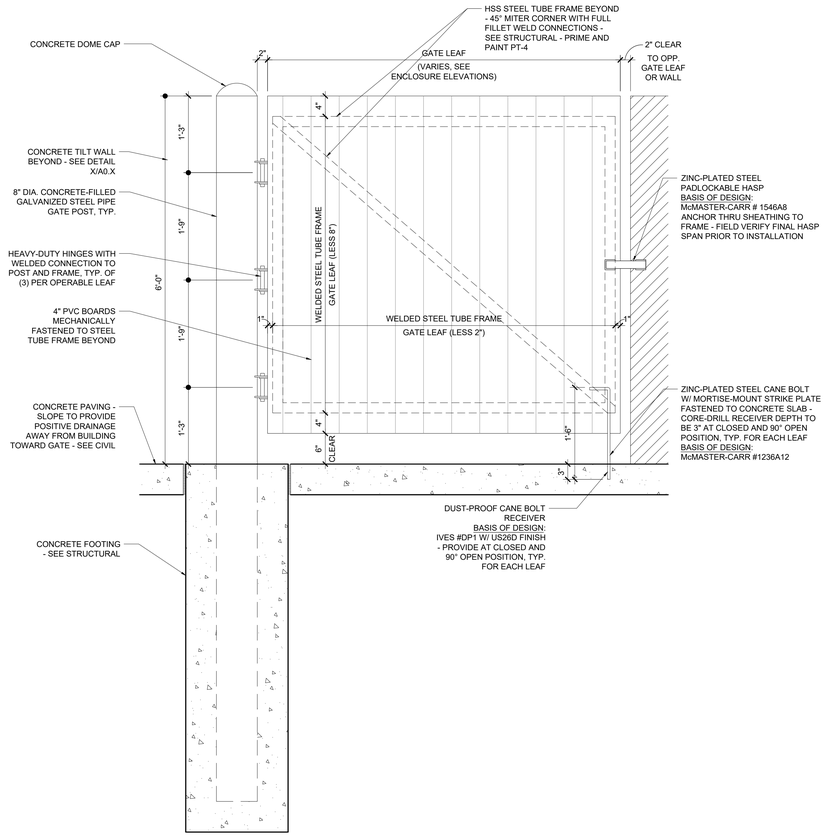
4 A0.3 TRASH ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"



5 A0.3 DUMPSTER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



6 A0.3 GATE SECTION

SCALE: 1" = 1'-0"

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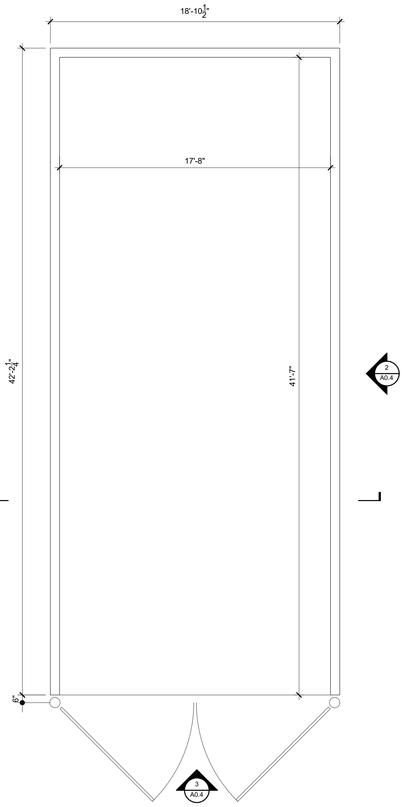
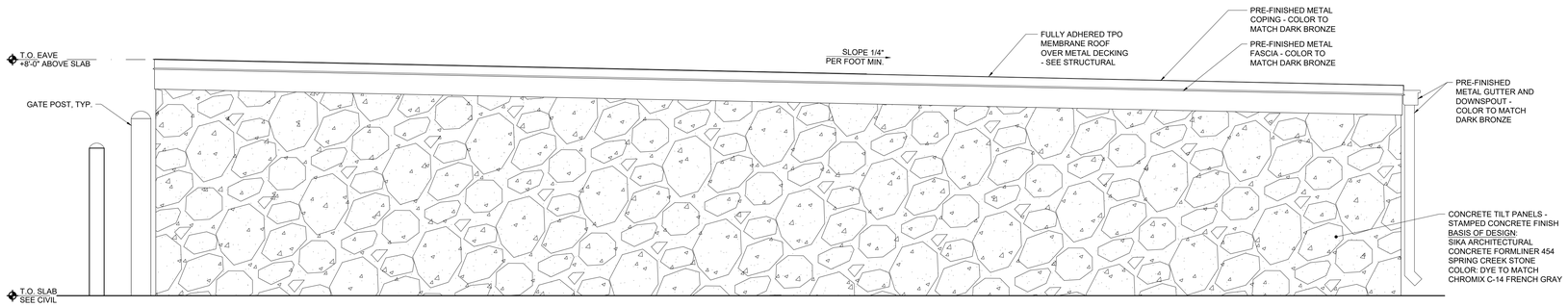
A0.3



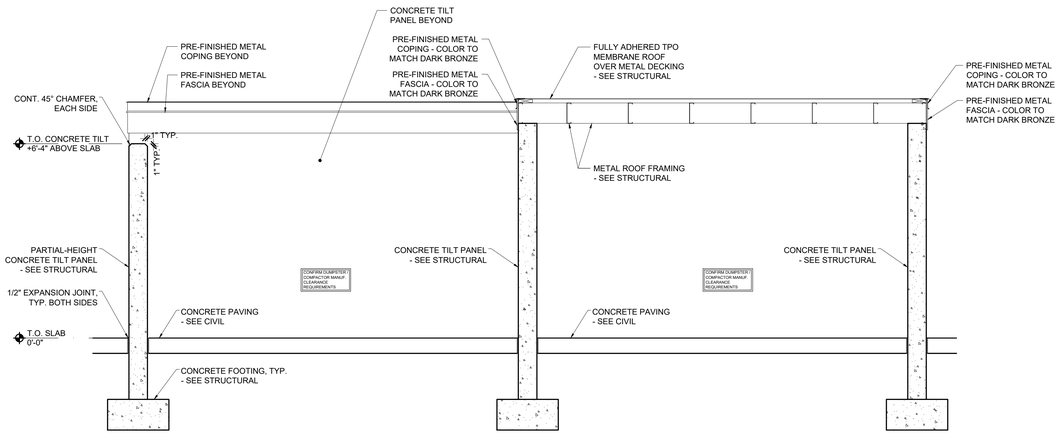
1 SALT SHED PLAN
A0.4 — SCALE: 1/4" = 1'-0"



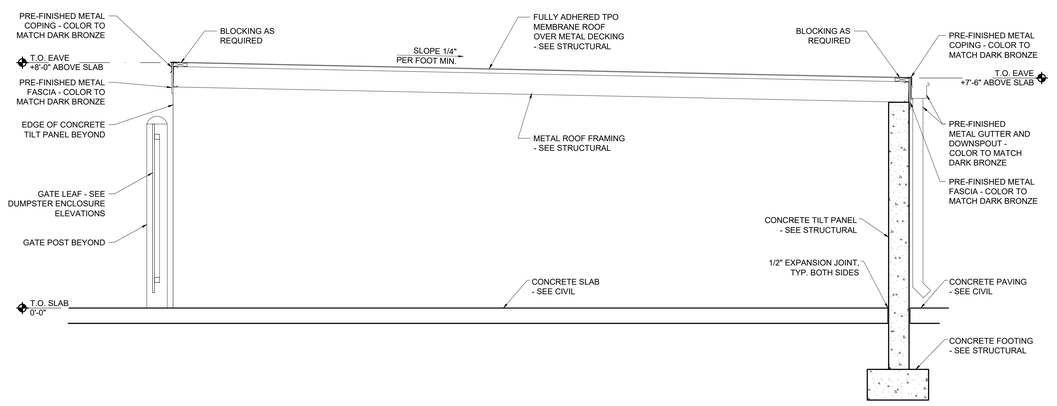
2 SALT SHED ELEVATION
A0.4 — SCALE: 1/2" = 1'-0"

3 SALT SHED ELEVATION
A0.4 — SCALE: 1/2" = 1'-0"

4 SALT SHED SECTION
A0.4 — SCALE: 1/2" = 1'-0"



5 DUMPSTER ENCLOSURE SECTION
A0.4 — SCALE: 1/2" = 1'-0"



6 DUMPSTER ENCLOSURE SECTION
A0.4 — SCALE: 1/2" = 1'-0"

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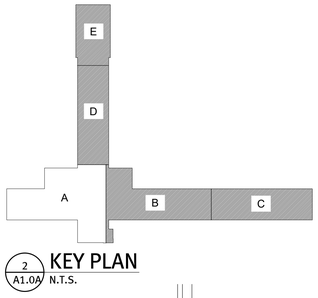
SHEET NUMBER

A0.4



2 A1.0A KEY PLAN N.T.S.

MATCH LINE - SEE 1/A1.0D FOR CONTINUATION

MATCH LINE - SEE 1/A1.0D FOR CONTINUATION

MATCH LINE - SEE 1/A1.0B FOR CONTINUATION

MATCH LINE - SEE 1/A1.0B FOR CONTINUATION

RISER/ WATER 152

ELECTRICAL 151

SECURED STORAGE 150

RAMP 132

PROPANE PLATFORM 134

TRASH ENCLOSURE 133

TERMINAL 130

TERMINAL 130

SEE A1.1 AND A1.2

8" 23'-10" 61'-8"

83'-7 7/8" 6" 14'-2 1/8"

54'-0"

26'-8"

81'-4"

80'-0"

797'-0"

183'-11"

184'-8"

8" 7 1/2" 1'-3" 21'-5 1/2" 24'-0" 24'-0" 25'-3" 25'-3" 24'-0" 24'-0" 14'-10"

G

E

1 2 3 4 5 6 7 8

1 1.1 1.2

9 10 11 12 13

1 A4.3

2 A4.4

1 A4.1

1 A1.0A TERMINAL FLOOR PLAN - AREA A
SCALE: 1/8" = 1'-0"

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TERMINAL FLOOR PLAN - AREA A

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SHEET NUMBER

A1.0A

MATCH LINE - SEE 1/A1.0D FOR CONTINUATION

MATCH LINE - SEE 1/A1.0D FOR CONTINUATION

MATCH LINE - SEE 1/A1.0A FOR CONTINUATION

MATCH LINE - SEE 1/A1.1 FOR CONTINUATION

15.4 16.6

K J.5 J H F D C B.8 B A.6 A A0.1

13.5 14 14.5 14.6

15 16 17 18 19 20 20.1 21 22 23 24 25

SEE A1.3

SEE A1.1 AND A1.2

3 A4.3

TERMINAL 130

80'-0"

797'-0"

530'-4"

518'-11 7/8"

24'-0" 24'-0" 24'-0" 24'-0" 24'-7 1/2" 1'-3" 24'-7 1/2" 24'-0" 24'-0" 24'-0" 24'-0" 24'-0"

2 A4.1

E D A B C

2 A1.0B KEY PLAN N.T.S.

1 A1.0B TERMINAL FLOOR PLAN - AREA B
SCALE: 1/8" = 1'-0"

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TERMINAL FLOOR PLAN - AREA B

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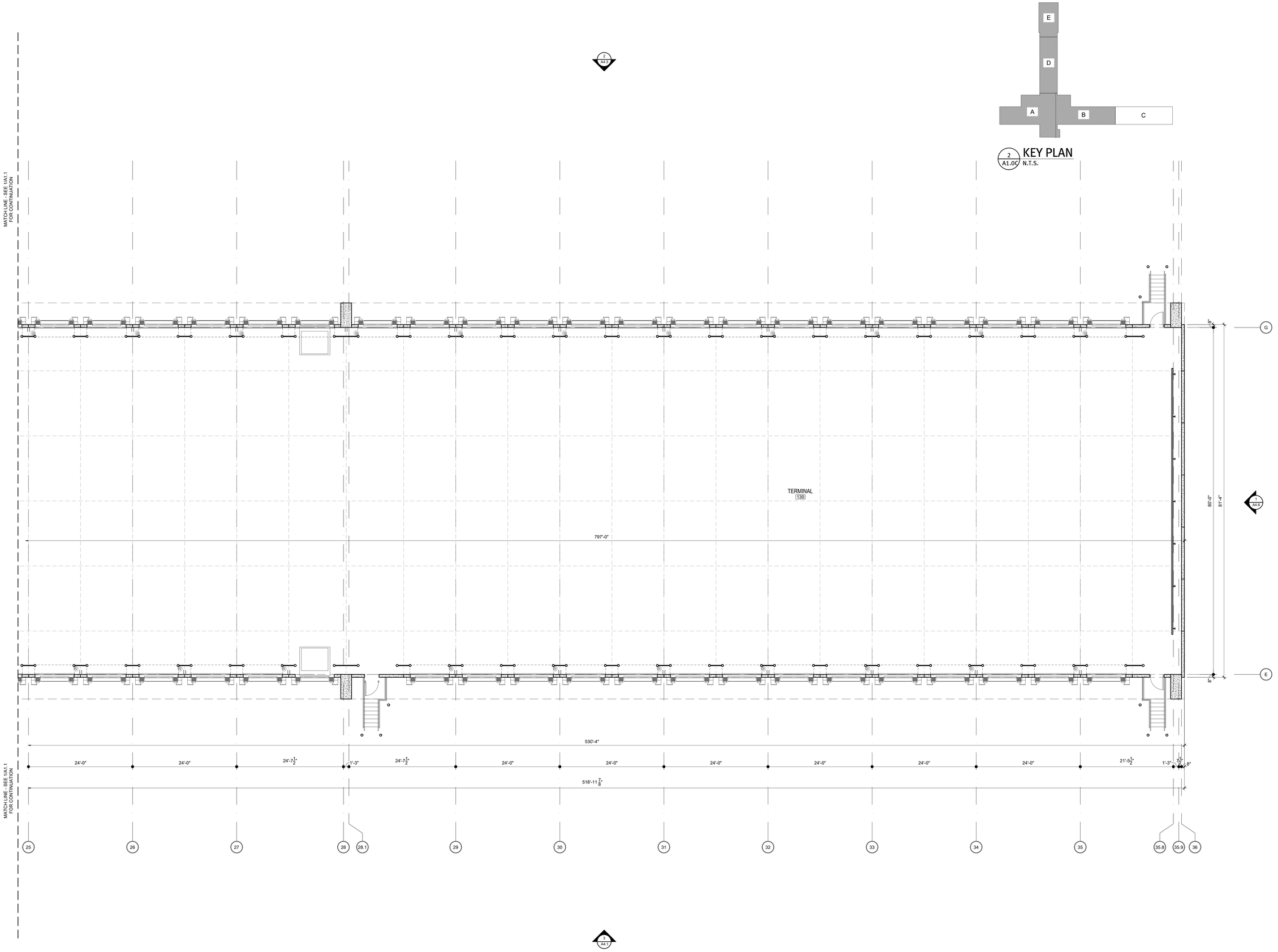
SHEET NUMBER

A1.0B



1 A1.0C TERMINAL FLOOR PLAN - AREA C
SCALE: 1/8" = 1'-0"

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TERMINAL FLOOR PLAN - AREA C

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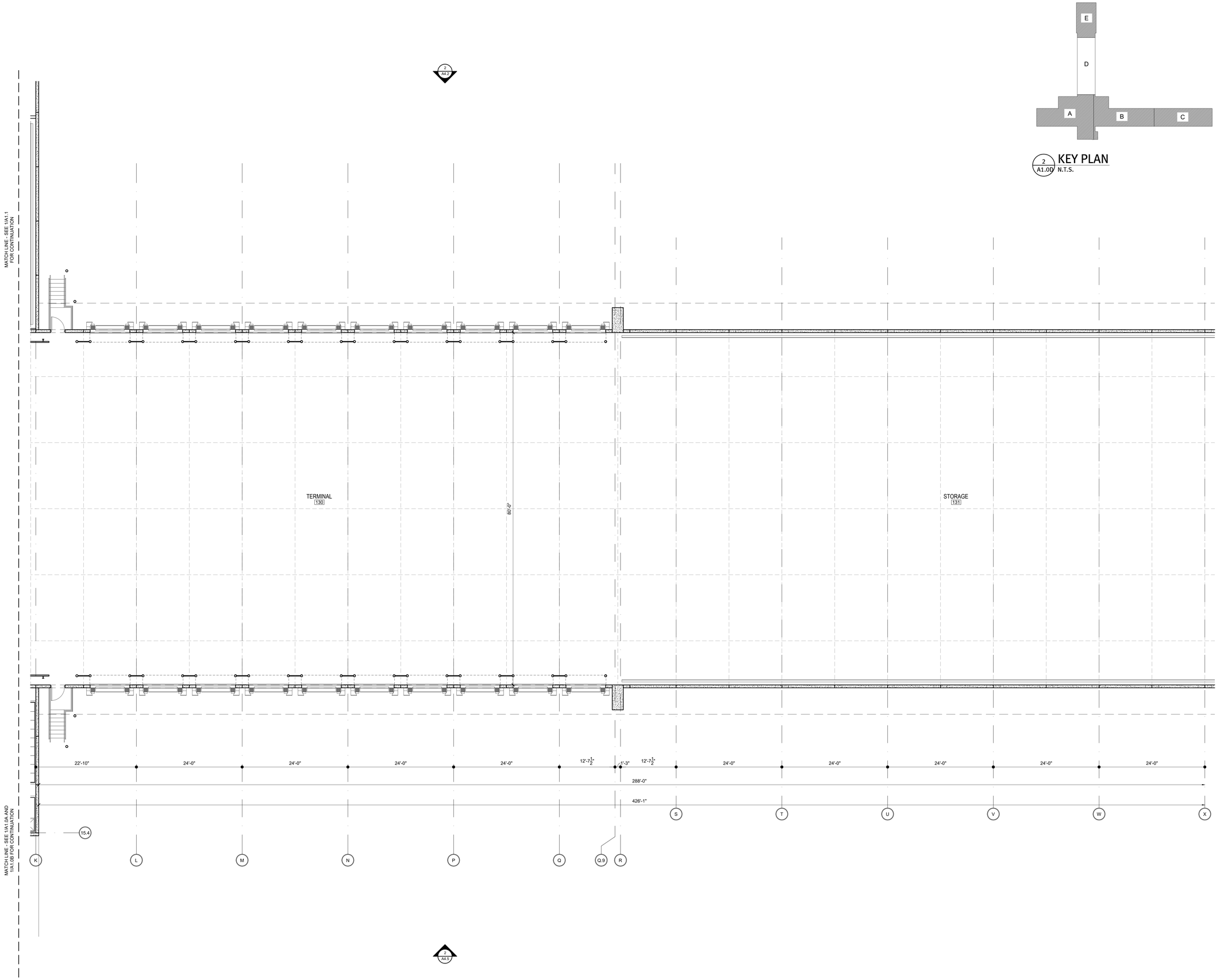
SHEET NUMBER

A1.0C



2 / A1.0D KEY PLAN N.T.S.

1 / A1.0D STORAGE FLOOR PLAN - AREA D
SCALE: 1/8" = 1'-0"

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STORAGE FLOOR PLAN - AREA D

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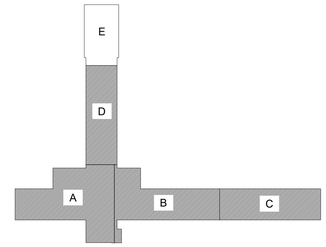
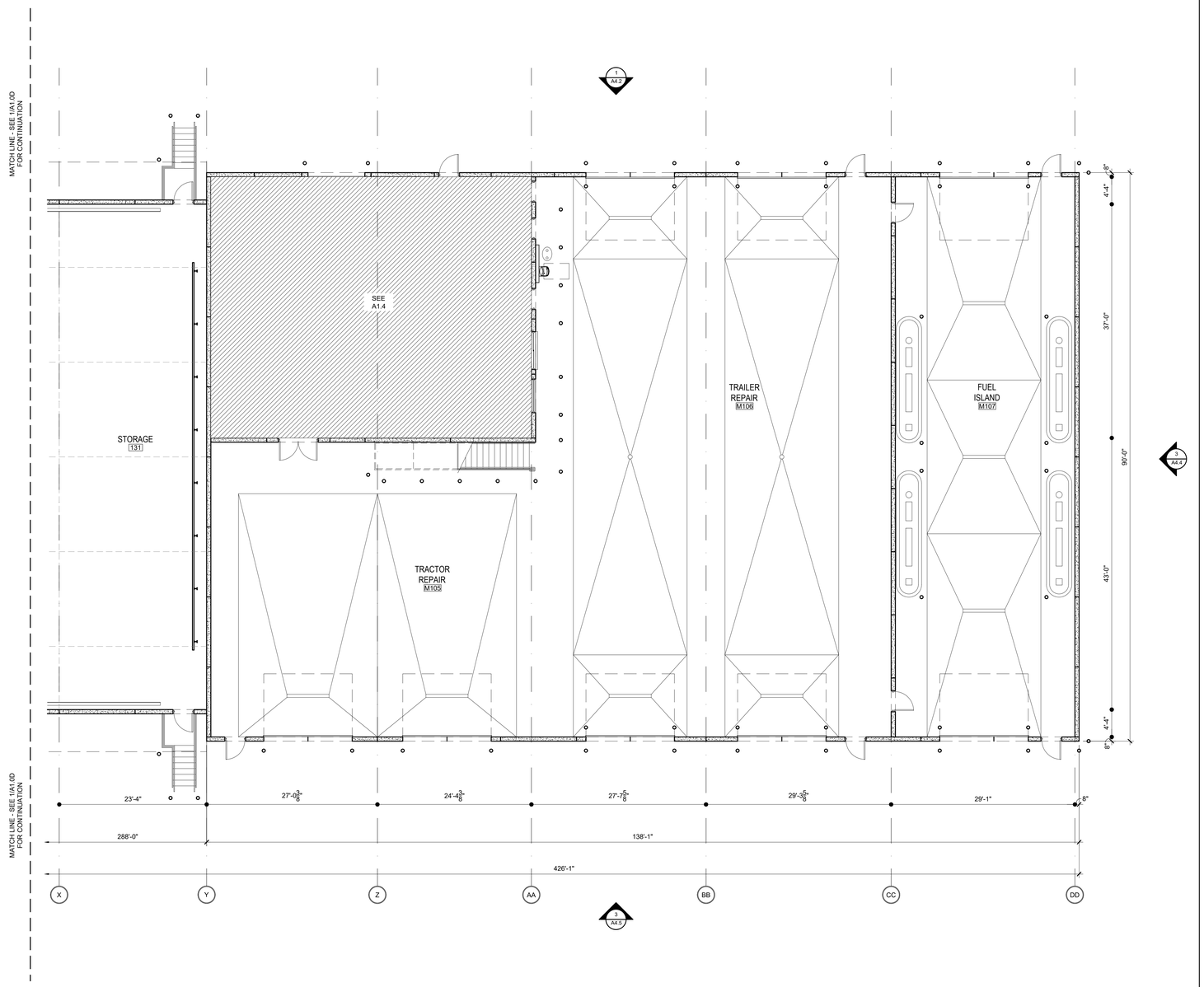
SHEET NUMBER

A1.0D



2 / A1.0E KEY PLAN N.T.S.



1 / A1.0E OVERALL SHOP FLOOR PLAN - AREA E
SCALE: 1/8" = 1'-0"

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OVERALL SHOP FLOOR PLAN - AREA E

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SHEET NUMBER

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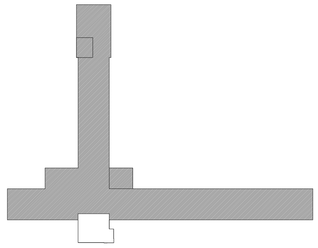
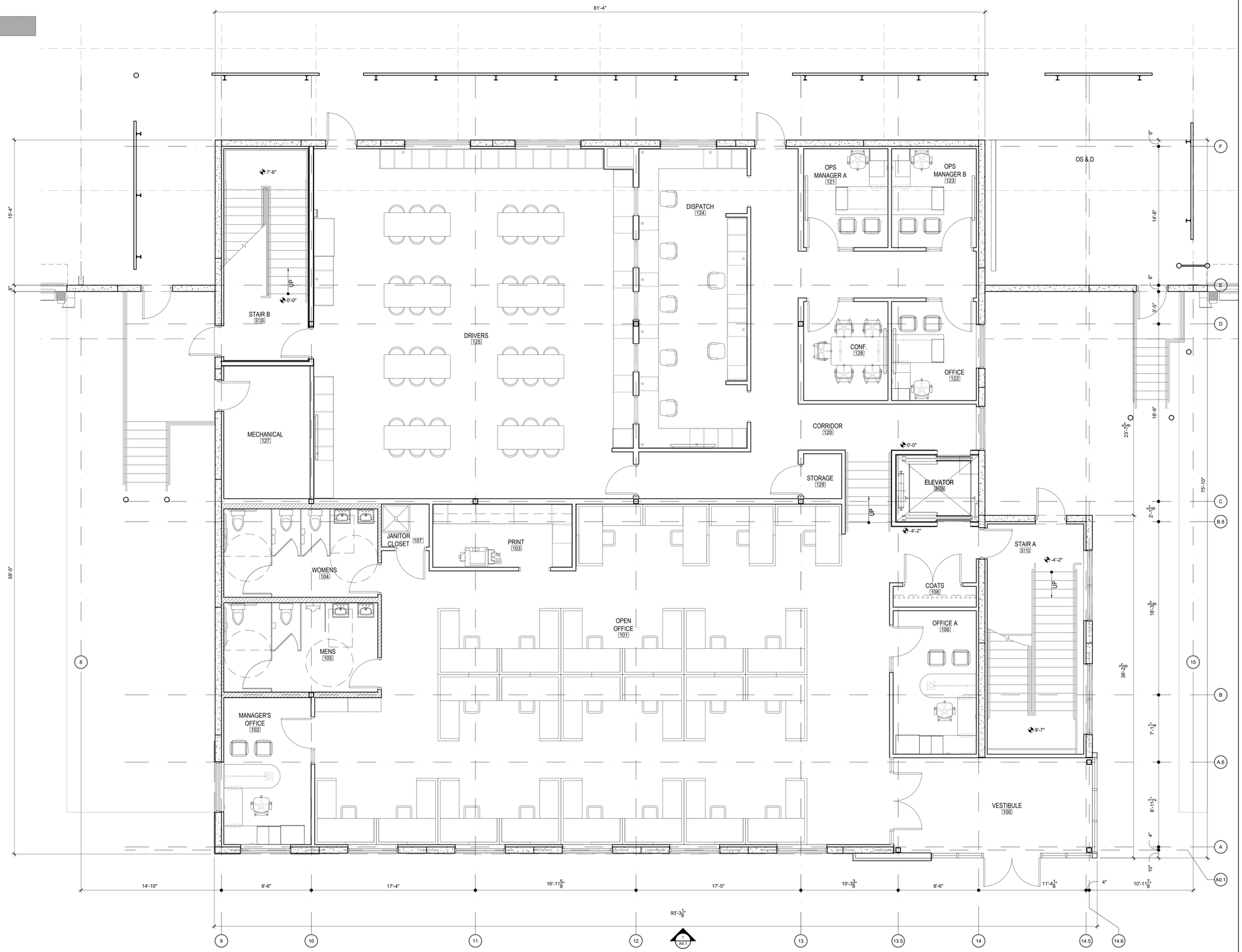


2 A1.1 KEY PLAN
N.T.S.



1 A1.1 FIRST FLOOR OFFICE PLAN
SCALE: 1/4" = 1'-0"

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FIRST FLOOR OFFICE PLAN

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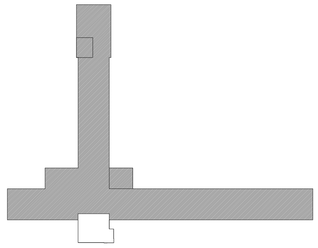
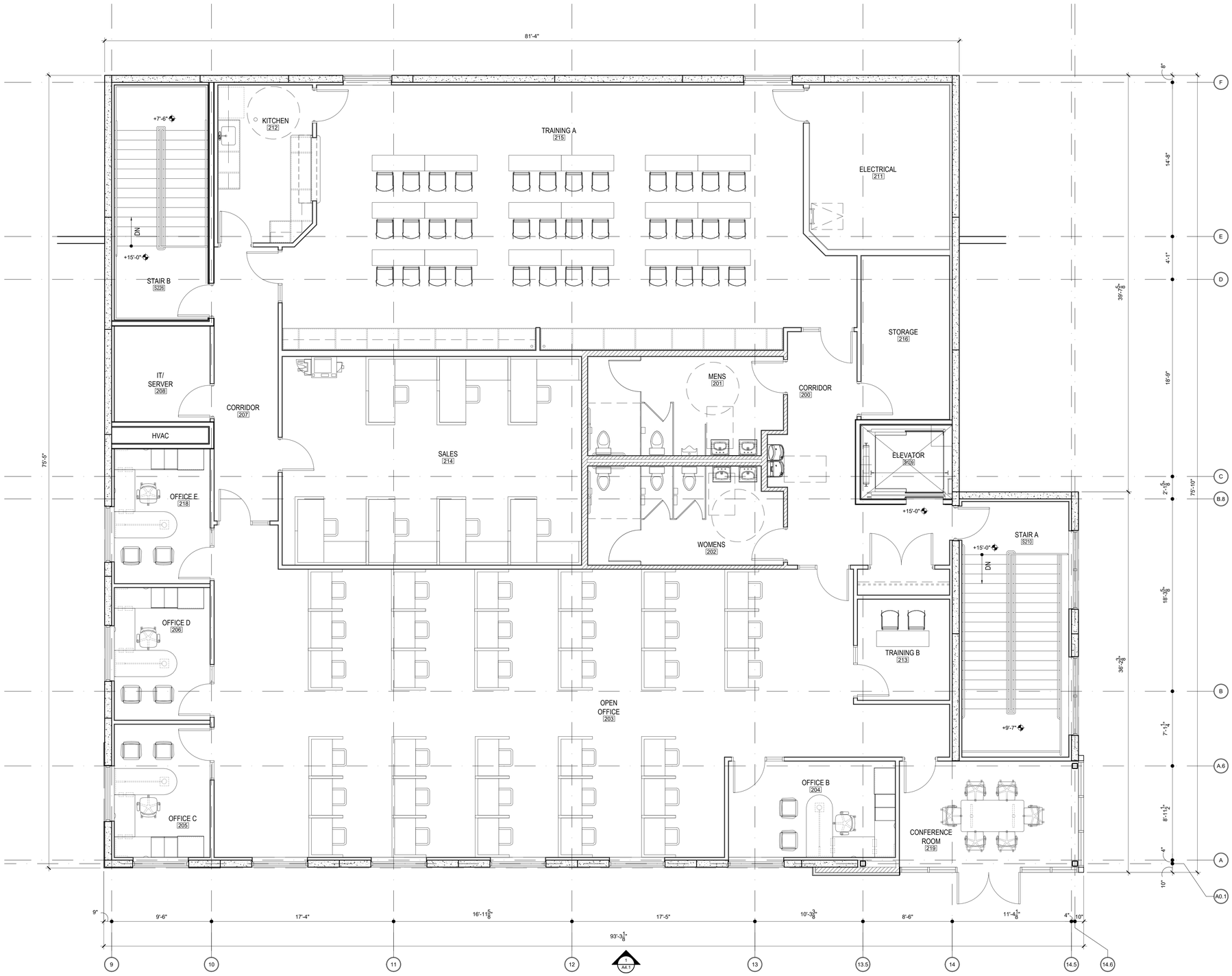
A1.1



2 / A1.1 KEY PLAN
N.T.S.



1 / A1.2 SECOND FLOOR OFFICE PLAN
SCALE: 1/4" = 1'-0"

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SECOND FLOOR
OFFICE PLAN

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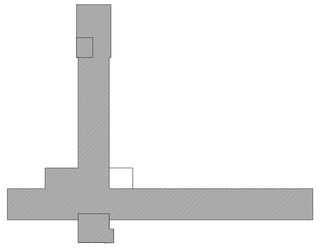
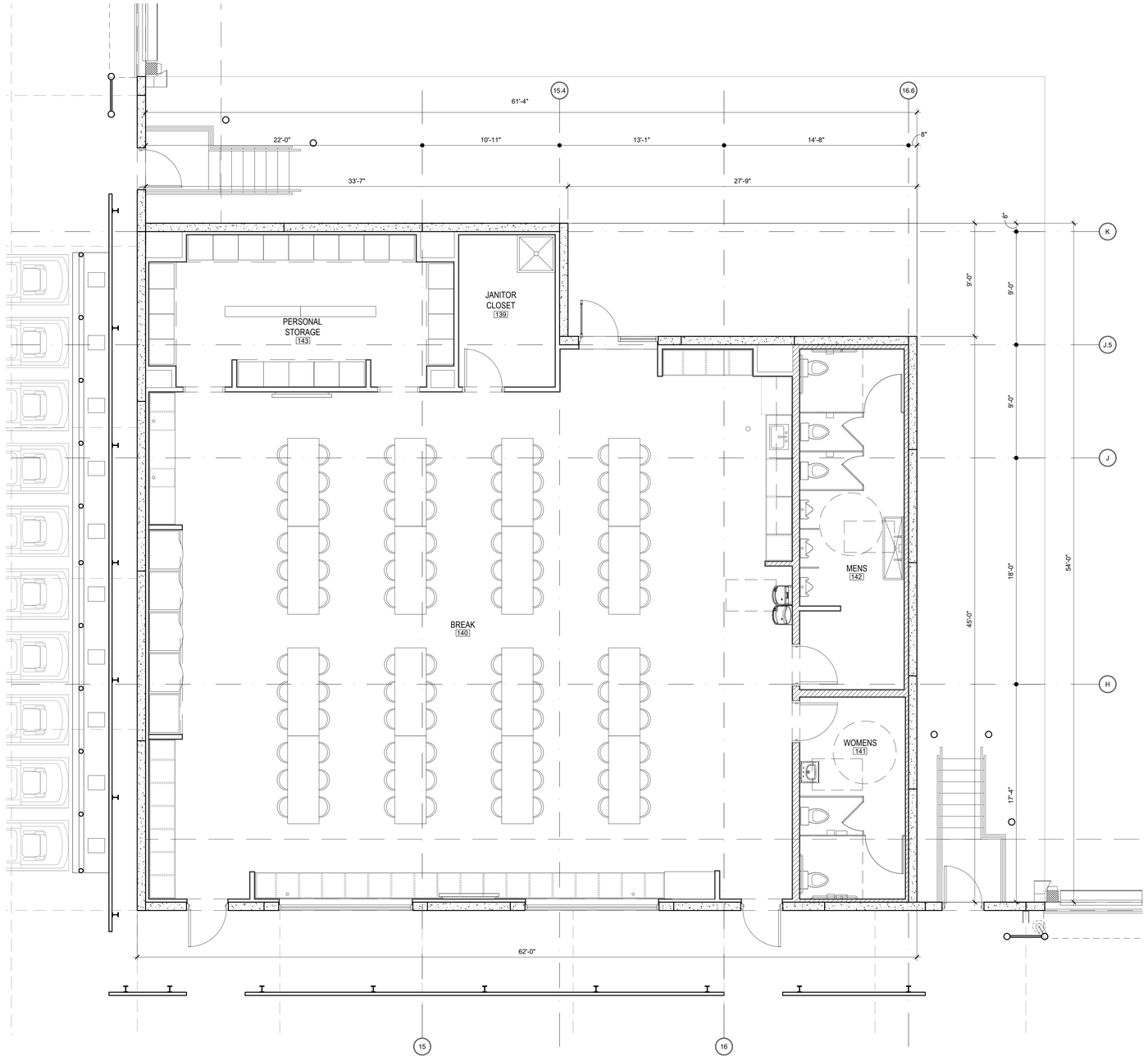
SHEET NUMBER

A1.2



2 A1.1 KEY PLAN
N.T.S.



1 A1.3 WIX FLOOR PLAN
SCALE: 1/4" = 1'-0"

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WIX FLOOR PLAN

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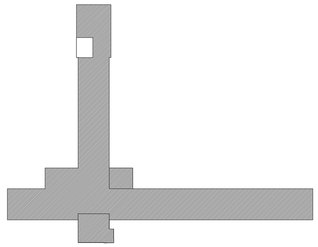
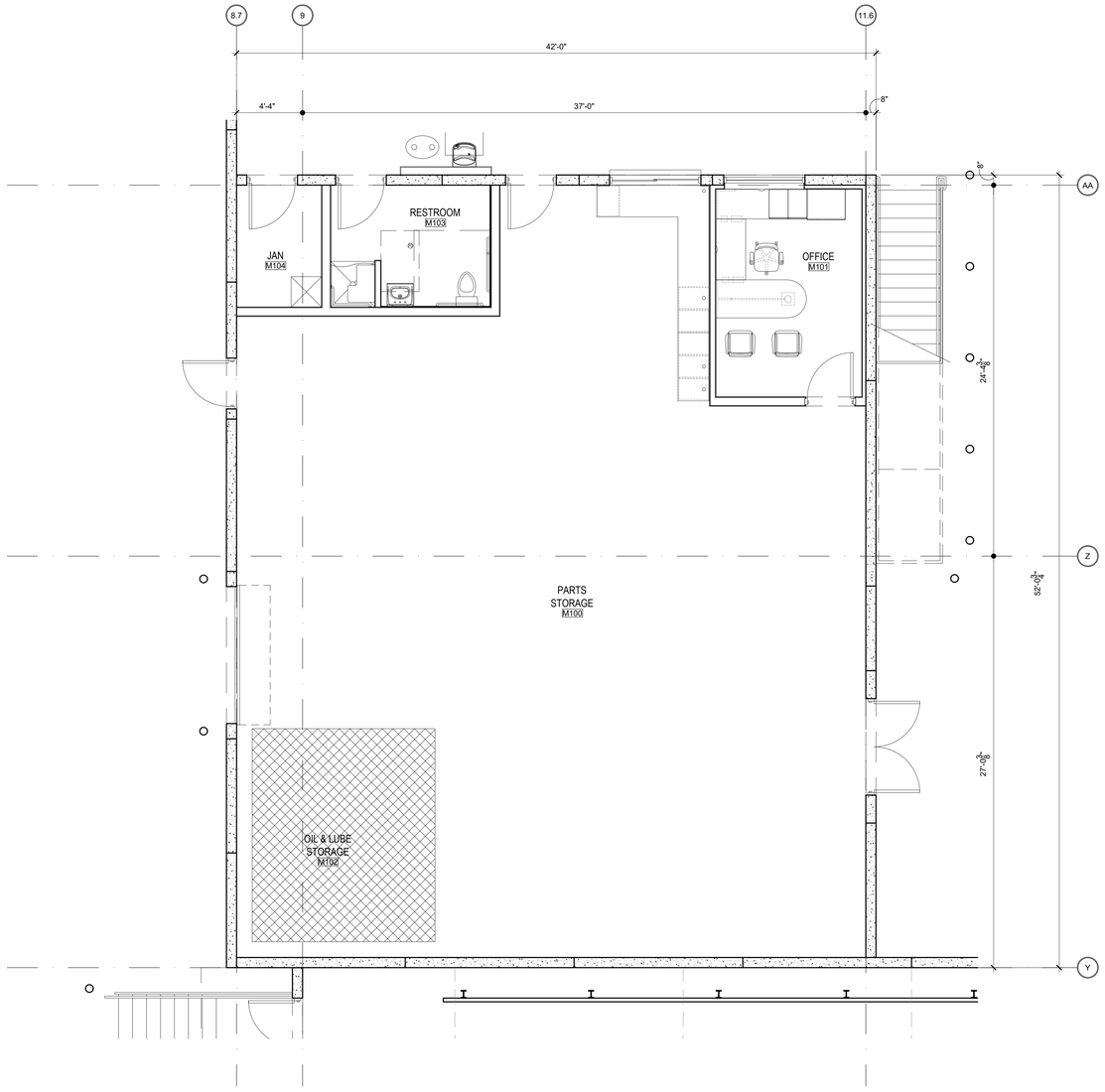
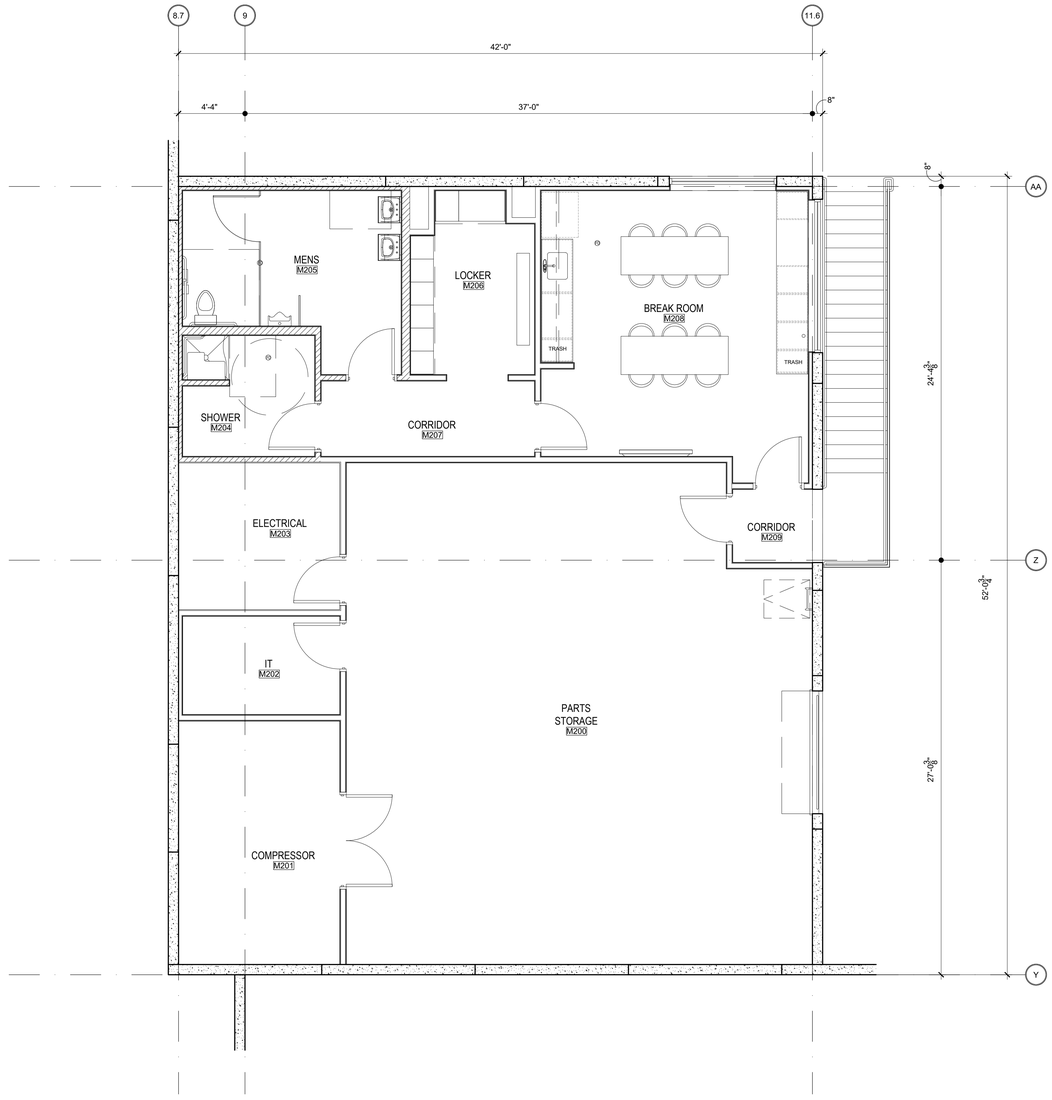
A1.3



2 A1.1 KEY PLAN
N.T.S.



1 A1.4 FIRST FLOOR SHOP PLAN
SCALE: 1/4" = 1'-0"



2 A1.4 SECOND FLOOR SHOP PLAN
SCALE: 1/4" = 1'-0"

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SHOP FLOOR PLANS

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A1.4

KEYED NOTES

1A CONCRETE PANEL - CONFLEX ULTRACRETE E MEDIUM TEXTURE CF17W0811;
COLOR: SHERWIN WILLIAMS "DAYTON TAUPESTONE"

1B CONCRETE PANEL - UN-PAINTED

2 HORIZONTAL METAL WALL PANELS - PAC CLAD OR APPROVED EQUAL - HWP PRECISION SERIES
- COLOR: AGED BRONZE

3 CURTAIN WALL - KAWNEER OR APPROVED EQUAL - COLOR/FINISH TO BE "DARK BRONZE"

4 PREFABRICATED ALUMINUM CANOPY - MAPES OR APPROVED EQUAL
- COLOR TO MATCH "AGED BRONZE"

5 PREFABRICATED ALUMINUM CANOPY - MAPES OR APPROVED EQUAL
- COLOR TO MATCH "AGED BRONZE"

6 ALUMINUM STOREFRONT SYSTEM - KAWNEER OR APPROVED EQUAL -
COLOR/FINISH TO BE "DARK BRONZE" - SEE WINDOW SCHEDULE FOR GLAZING

7 VERTICAL METAL FASCIA PANELS - PAC CLAD OR APPROVED EQUAL
- COLOR: AGED BRONZE

8 PROPANE PLATFORM - SEE 5/A1.14

9 PREFINISHED ALUMINUM METAL COPING - PAC-CLAD - COLOR: MATCH ADJACENT FINISH COLOR

10 TPO MEMBRANE ROOFING - COLOR: WHITE

11 SKYLIGHT - SOLATUBE - SOLAMASTER SERIES

12 CONCRETE BUTTRESS - SEE STRUCTURAL - FINISH AS SCHEDULED

13 PREFINISHED METAL GUTTER AND DOWNSPOUT - COLOR: MATCH PAC-CLAD "AGED BRONZE"

14 DOWN SPOUT GUARD - COLOR: MATCH PAC-CLAD "AGED BRONZE" - SEE DETAIL 1/A6.5

15 CONCRETE BOLLARD - SEE 7/A6.5 (TYP.)

16 GALVANIZED DOCK STAIR - SEE 1/A1.14 & 3/A1.14 (TYP.)

17 HOLLOW METAL DOOR AND FRAME - SEE DOOR SCHEDULE - COLOR TO MATCH "AGED BRONZE"

18 RUBBER TRUCK BUMPERS

19 DOCK LEVELERS

20 OVERHEAD TERMINAL DOOR - SEE DOOR SCHEDULE - COLOR TO MATCH "AGED BRONZE"

21 TERMINAL DOOR NUMBER SIGNS

22 STANDING SEAM CANOPY OVER METAL FRAMING - SEE STRUCTURAL - COLOR TO MATCH
"DARK BRONZE"

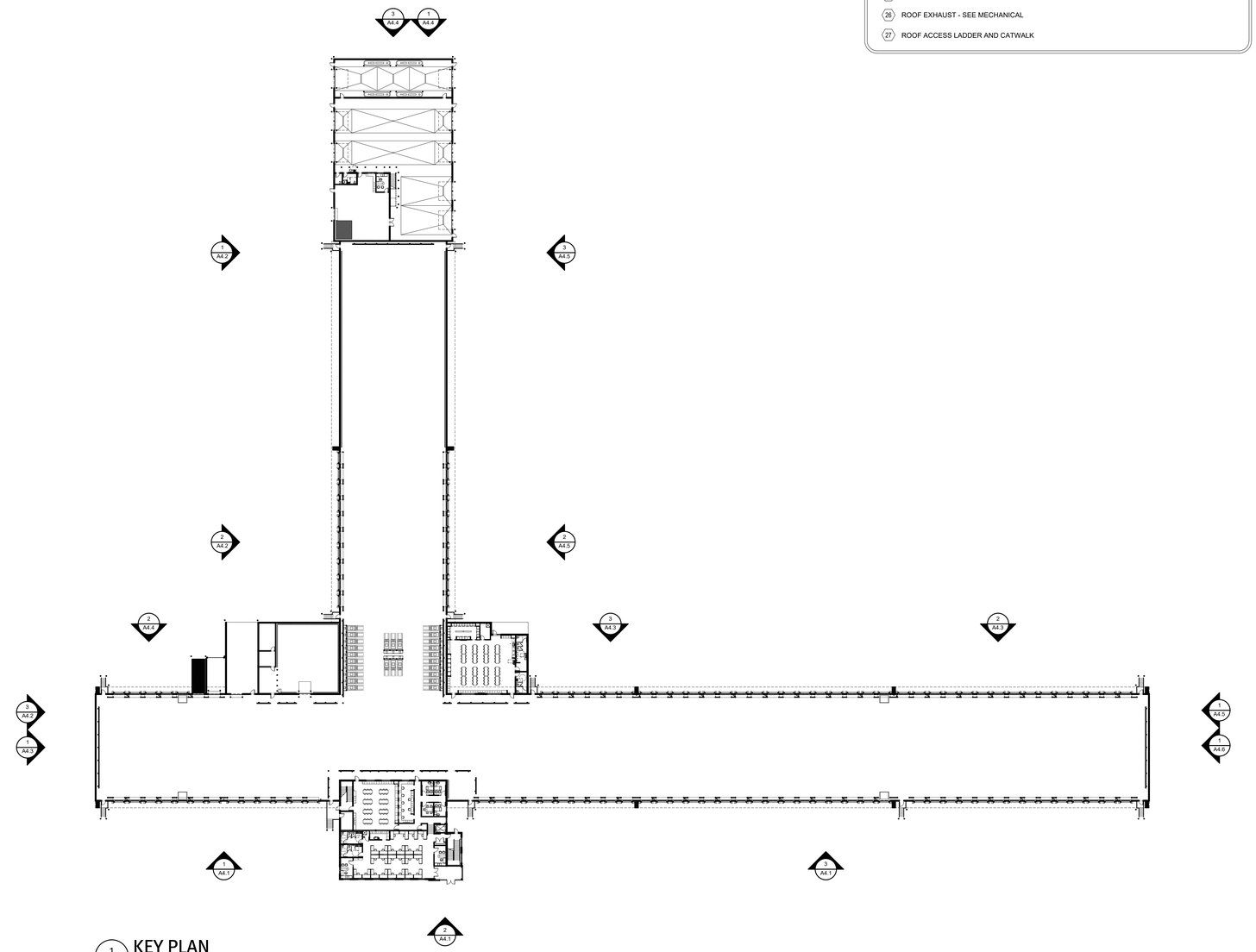
23 CONCRETE RAMP

24 HOSE BIB - SEE PLUMBING

25 MECHANICAL LOUVERS - COLOR TO MATCH "AGED BRONZE" - SEE MECHANICAL

26 ROOF EXHAUST - SEE MECHANICAL

27 ROOF ACCESS LADDER AND CATWALK



1 A4.0 KEY PLAN
SCALE: NTS

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KEYED NOTES AND KEY PLAN

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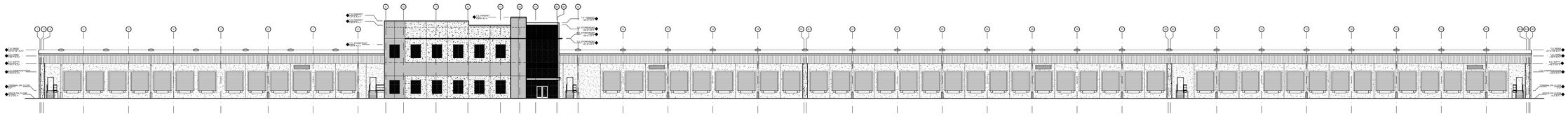
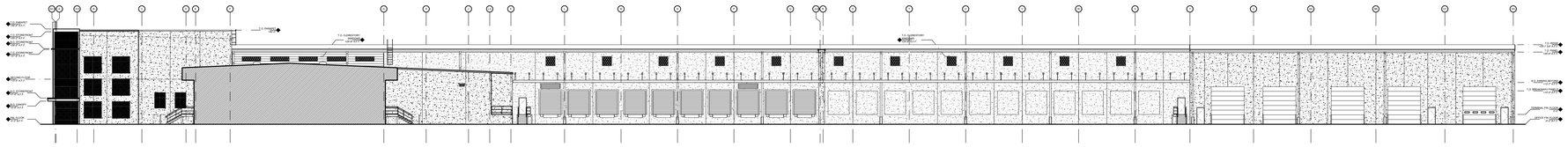
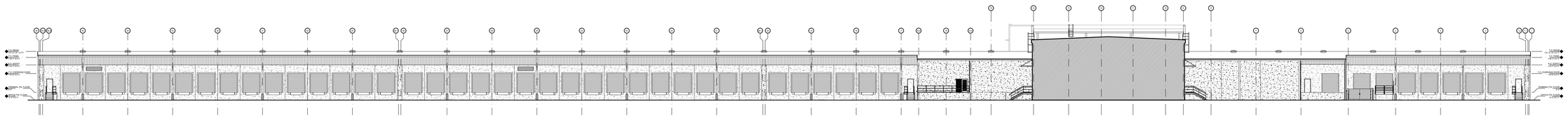
A4.0



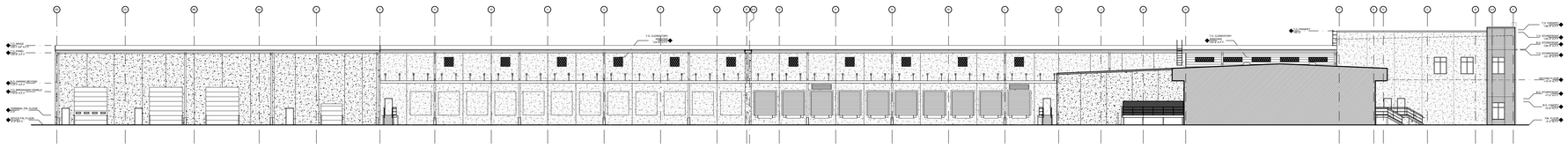
1 A4.1 SOUTH ELEVATION - OFFICE AND TERMINAL
SCALE: NTS



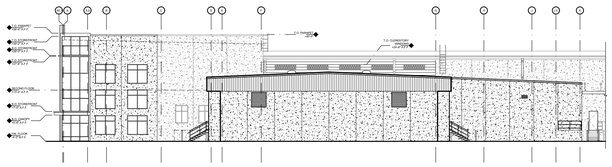
2 A4.1 EAST ELEVATION - OFFICE AND TERMINAL
SCALE: NTS



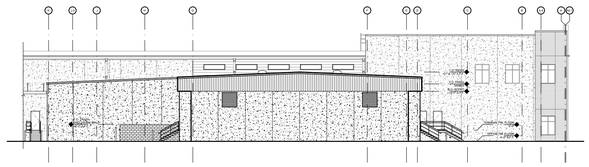
3 A4.1 NORTH ELEVATION - TERMINAL AND TRAILER REPAIR
SCALE: NTS



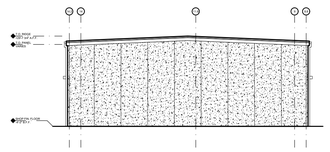
4 A4.1 WEST ELEVATION - OFFICE AND TERMINAL
SCALE: NTS



5 A4.1 WEST ELEVATION - TERMINAL
SCALE: NTS



6 A4.1 EAST ELEVATION - TERMINAL
SCALE: NTS



7 A4.1 NORTH ELEVATION - SHOP
SCALE: NTS

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OVERALL
EXTERIOR
ELEVATIONS

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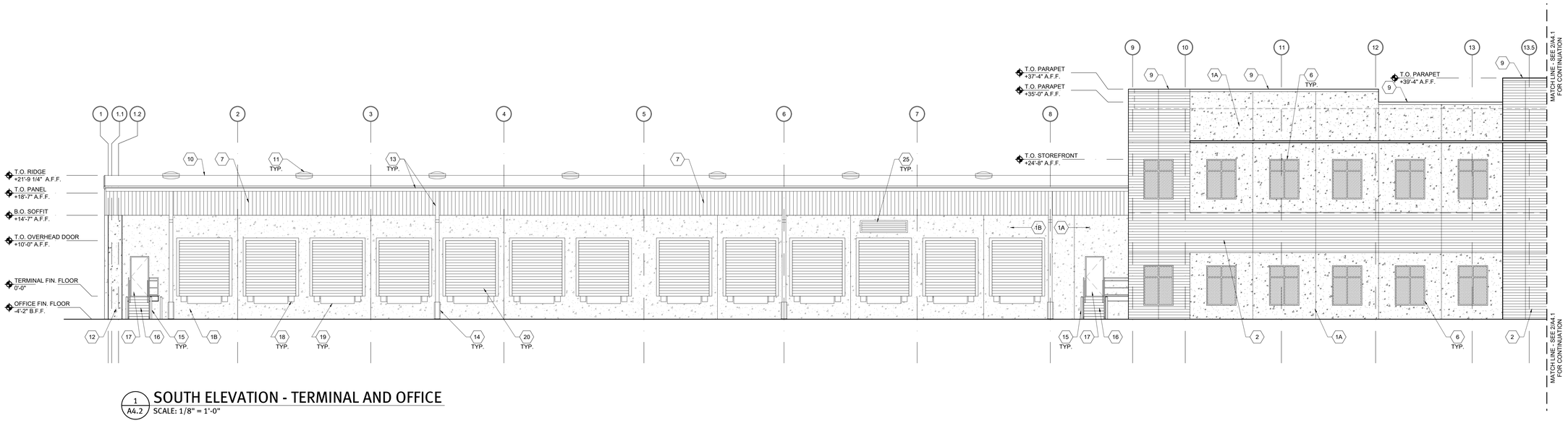
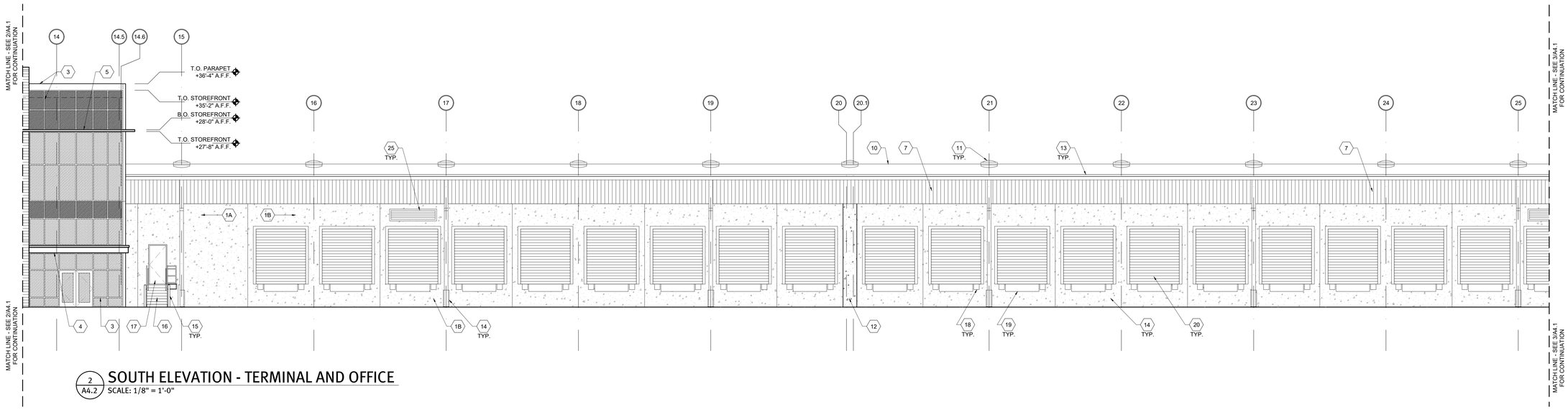
A4.1



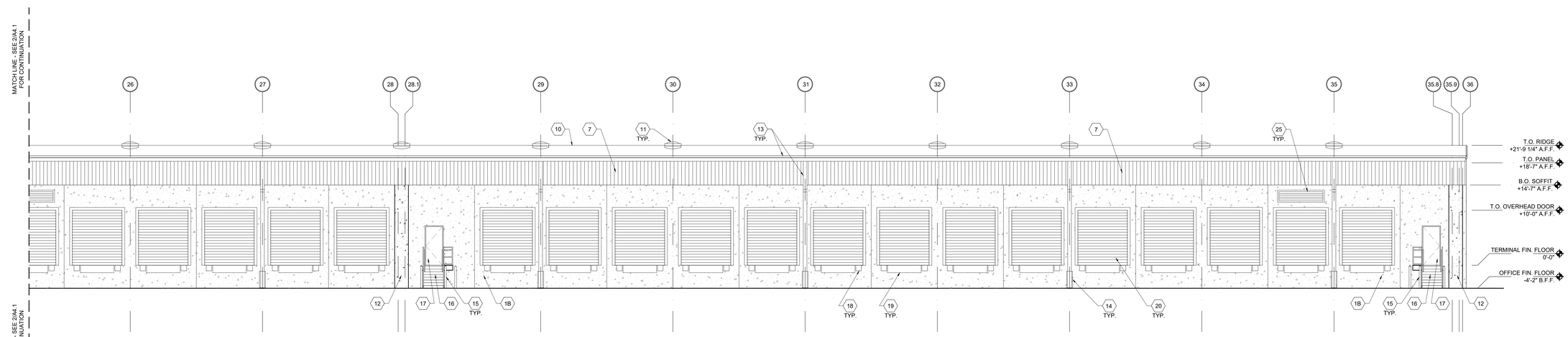
1 A4.2 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - TERMINAL AND OFFICE



2 A4.2 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - TERMINAL AND OFFICE



3 A4.2 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - TERMINAL

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EXTERIOR ELEVATIONS

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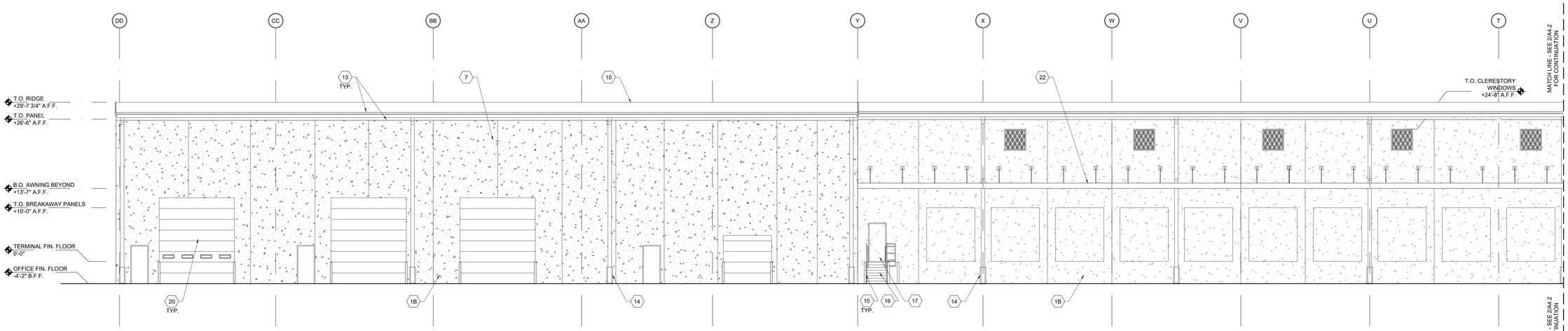
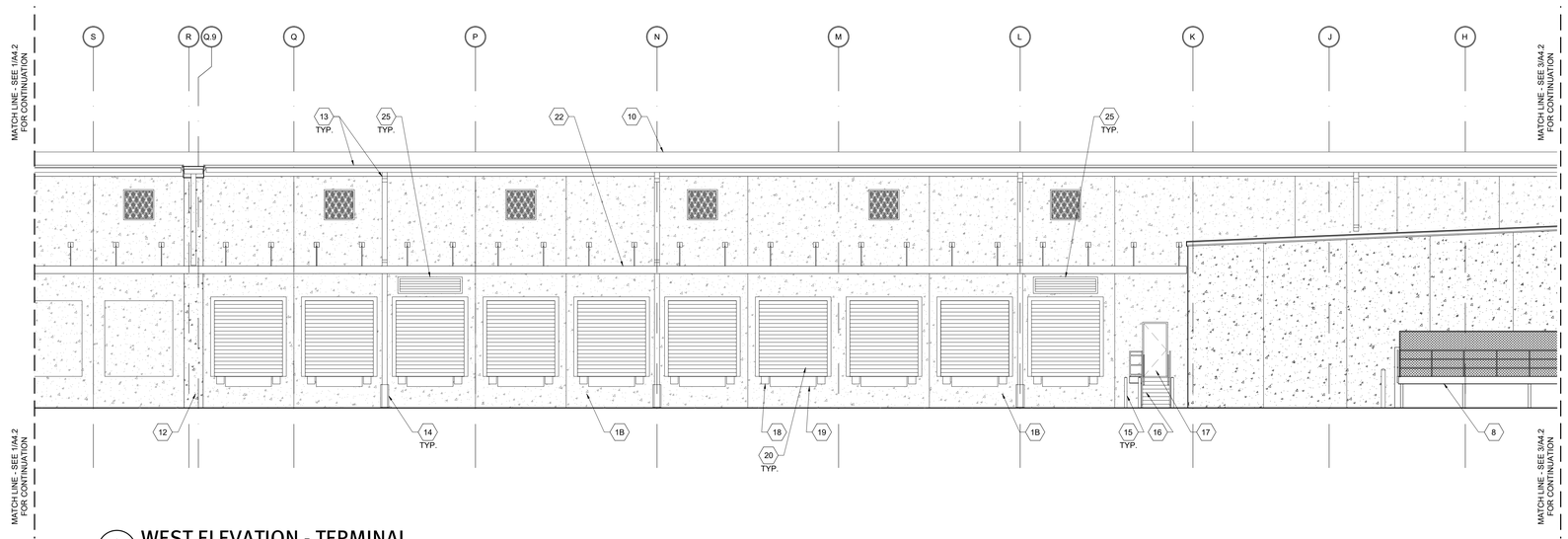
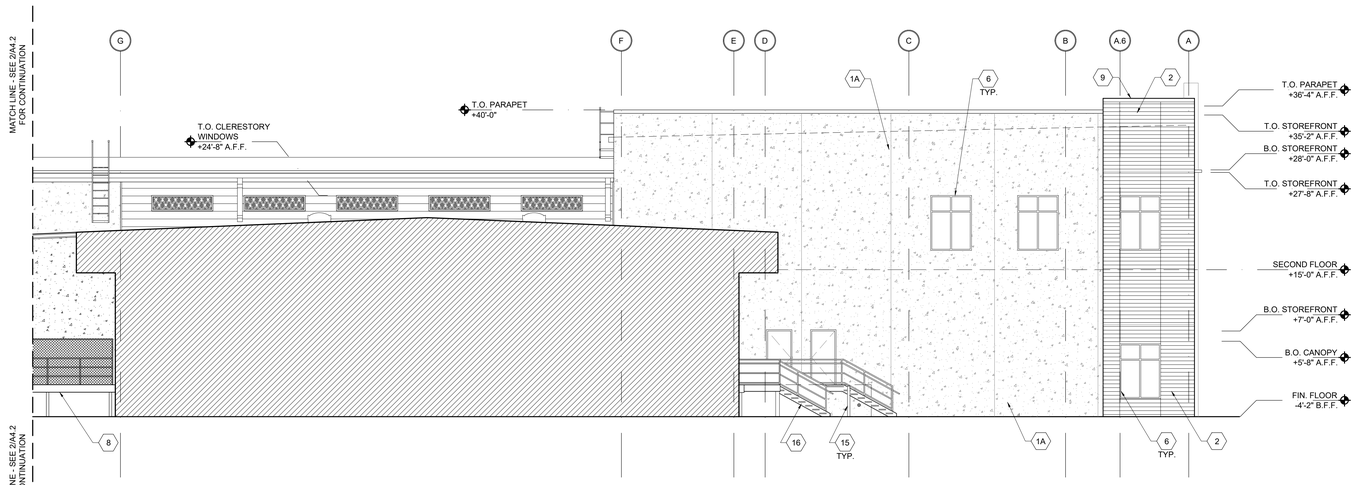
A4.2



1 A4.3 **WEST ELEVATION - TRAILER REPAIR AND TERMINAL**
SCALE: 1/8" = 1'-0"



2 A4.3 **WEST ELEVATION - TERMINAL**
SCALE: 1/8" = 1'-0"



3 A4.3 **WEST ELEVATION - TERMINAL AND OFFICE**
SCALE: 1/8" = 1'-0"

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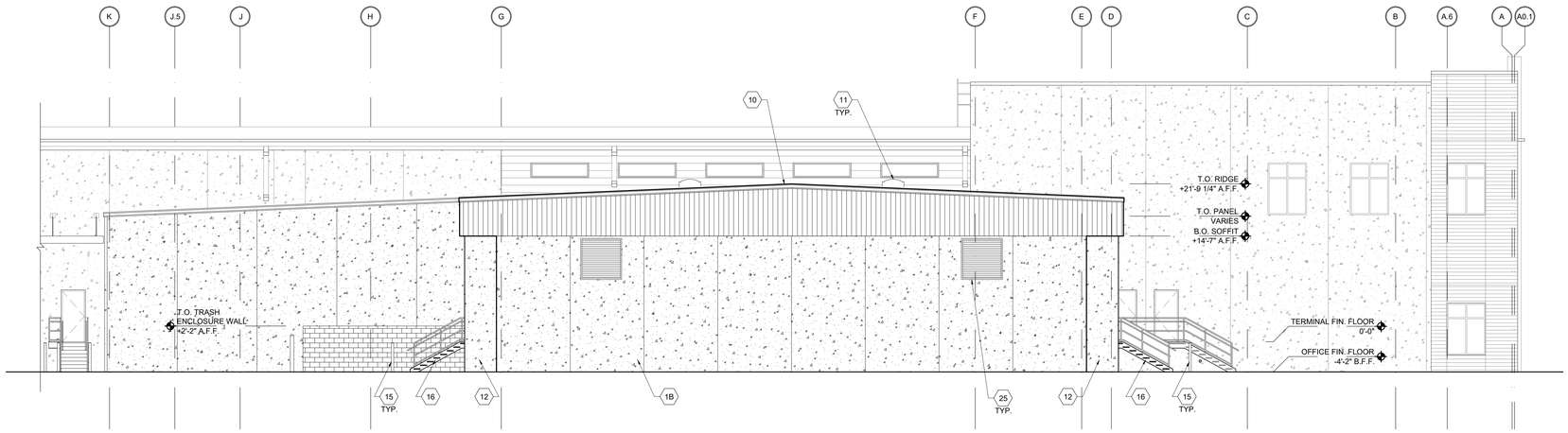
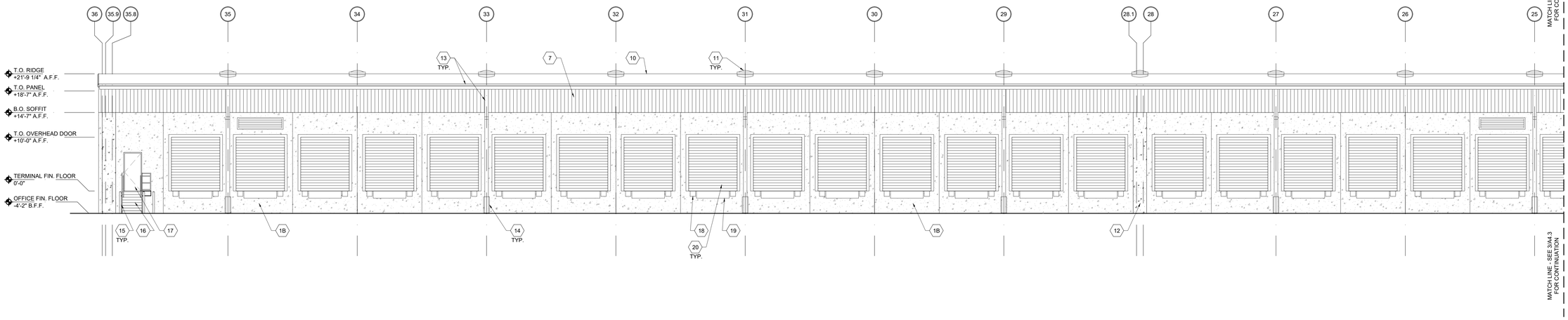
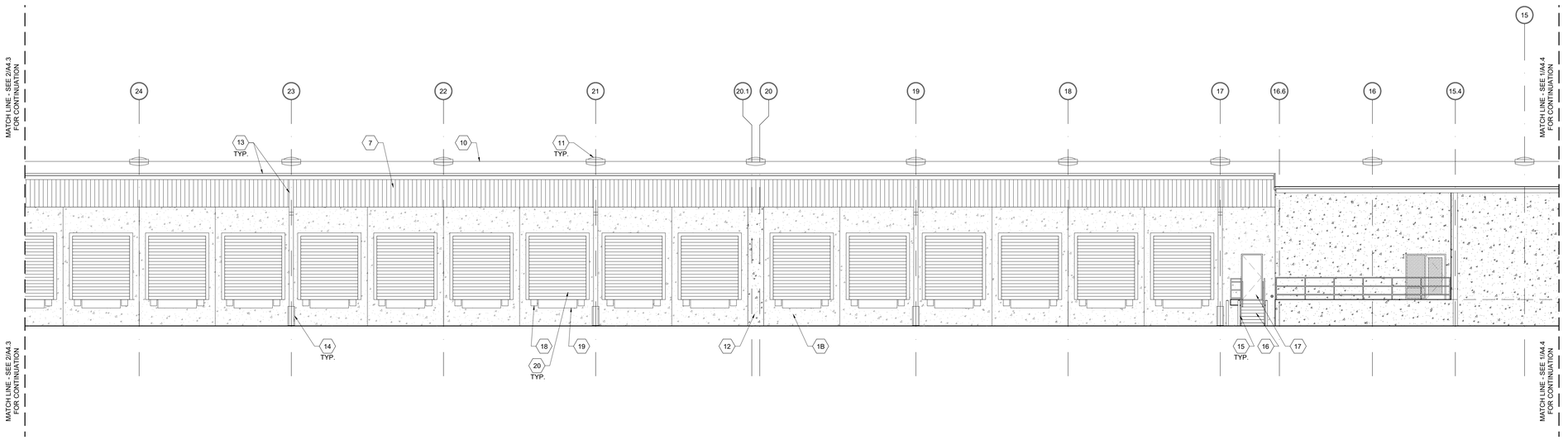


1 A4.4 **WEST ELEVATION - TERMINAL**
SCALE: 1/8" = 1'-0"



2 A4.4 **NORTH ELEVATION - TERMINAL**
SCALE: 1/8" = 1'-0"



3 A4.4 **NORTH ELEVATION - TERMINAL**
SCALE: 1/8" = 1'-0"

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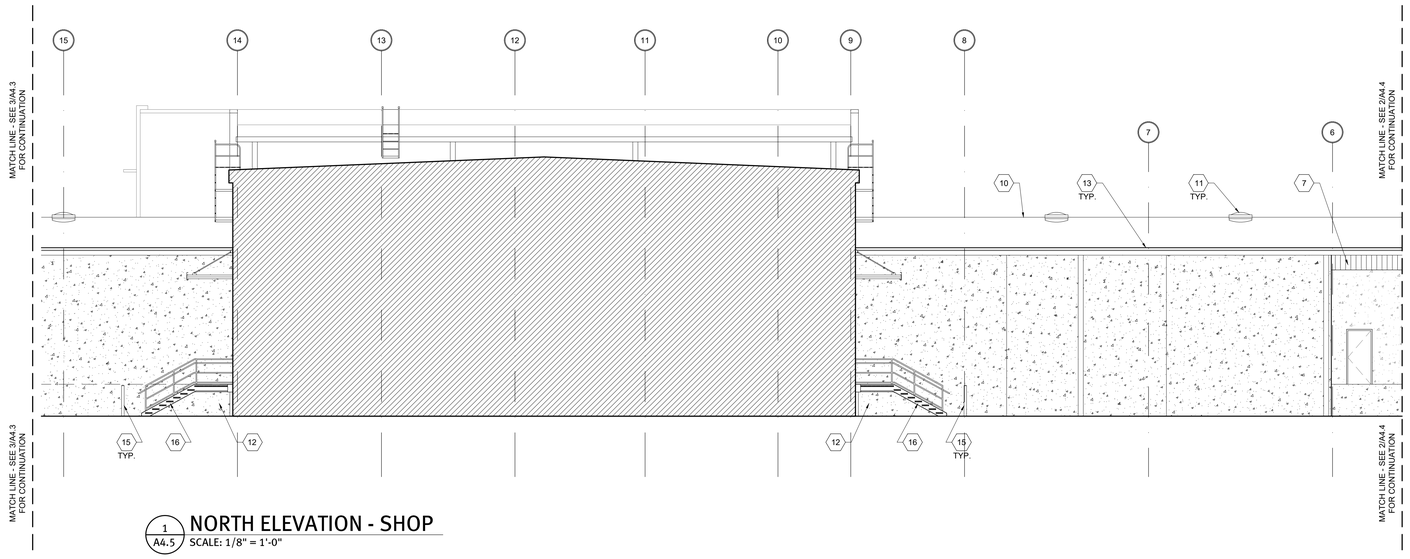
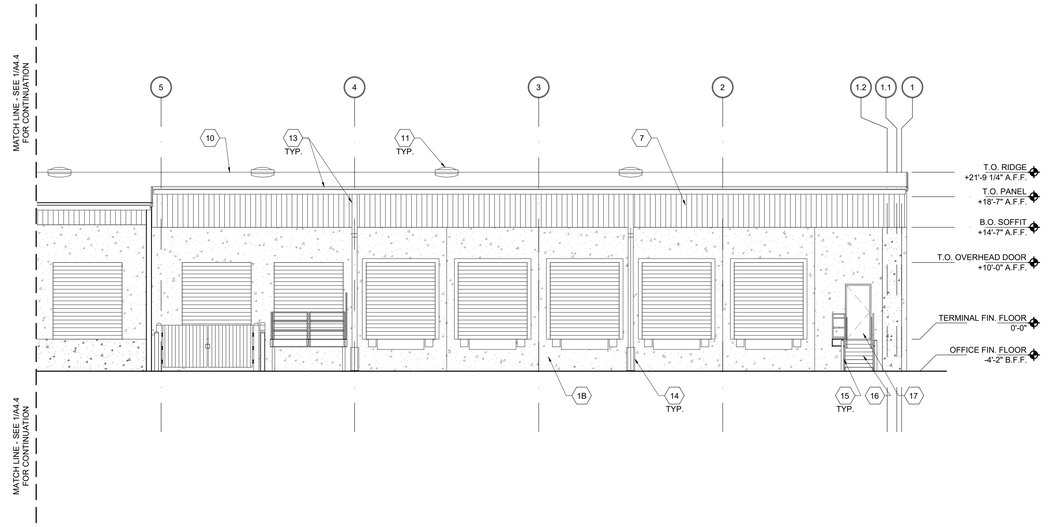
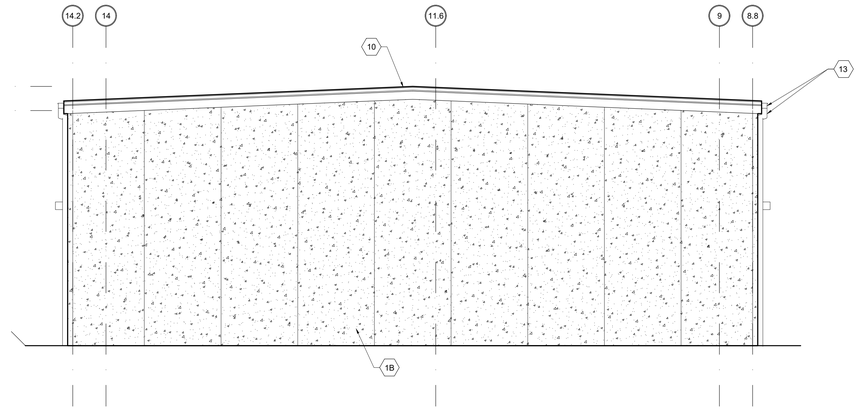


1 A4.5 NORTH ELEVATION - SHOP
SCALE: 1/8" = 1'-0"



2 A4.5 NORTH ELEVATION - TERMINAL
SCALE: 1/8" = 1'-0"



3 A4.5 NORTH ELEVATION - FUEL ISLAND
SCALE: 1/8" = 1'-0"

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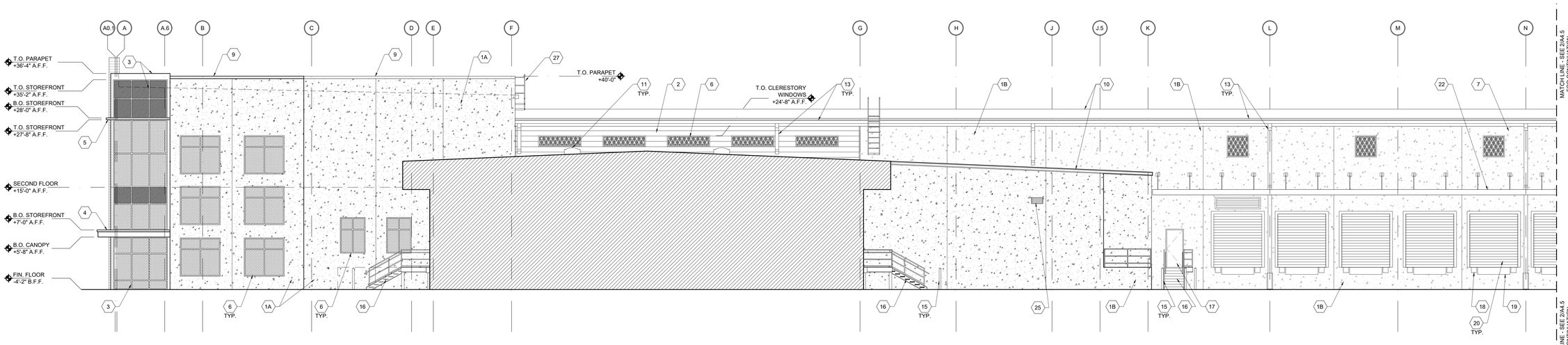
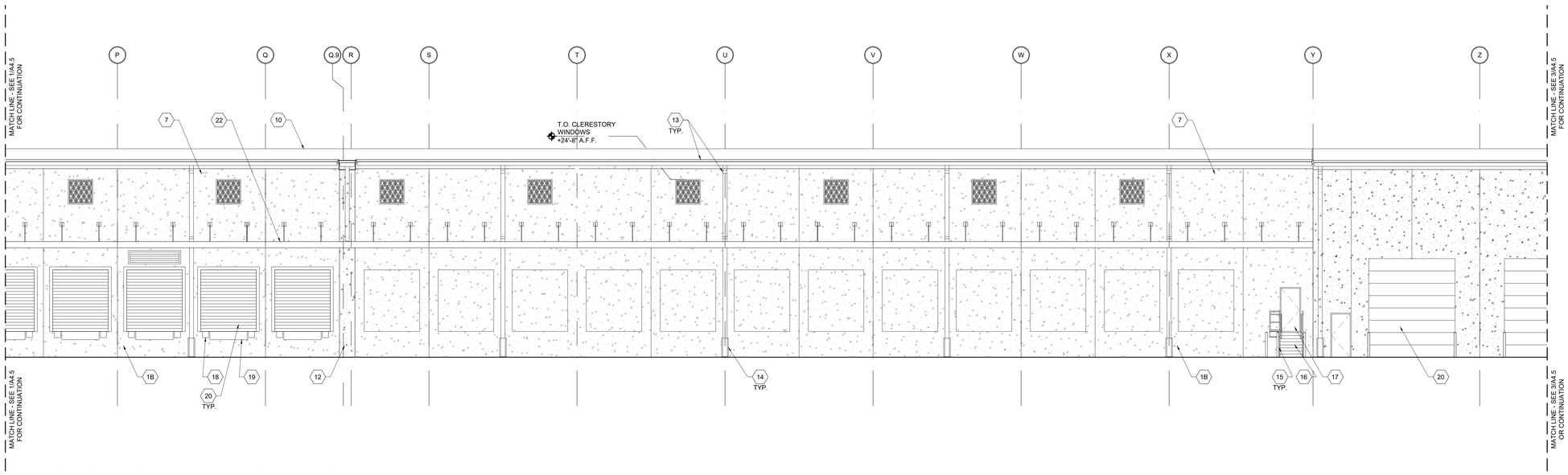
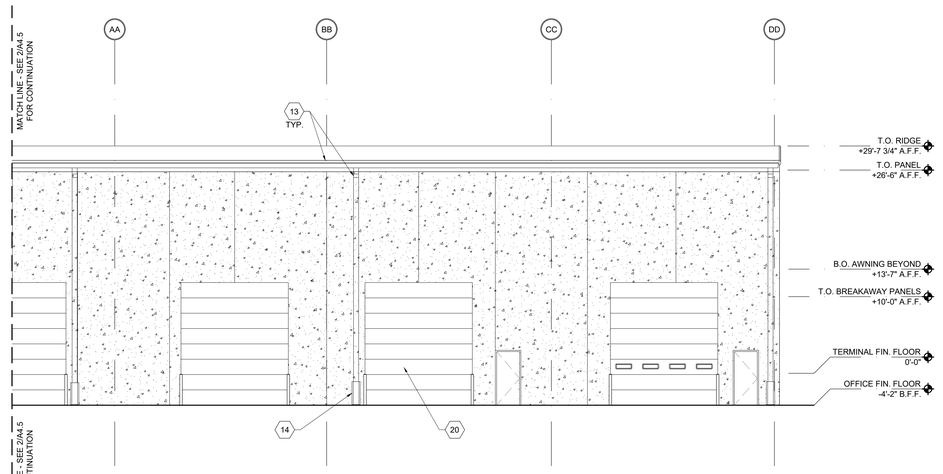


1 A4.6 **EAST ELEVATION - OFFICE AND TERMINAL**
SCALE: 1/8" = 1'-0"



2 A4.6 **NORTH ELEVATION - TERMINAL AND TRAILER REPAIR**
SCALE: 1/8" = 1'-0"



3 A4.6 **EAST ELEVATION - TRAILER REPAIR**
SCALE: 1/8" = 1'-0"

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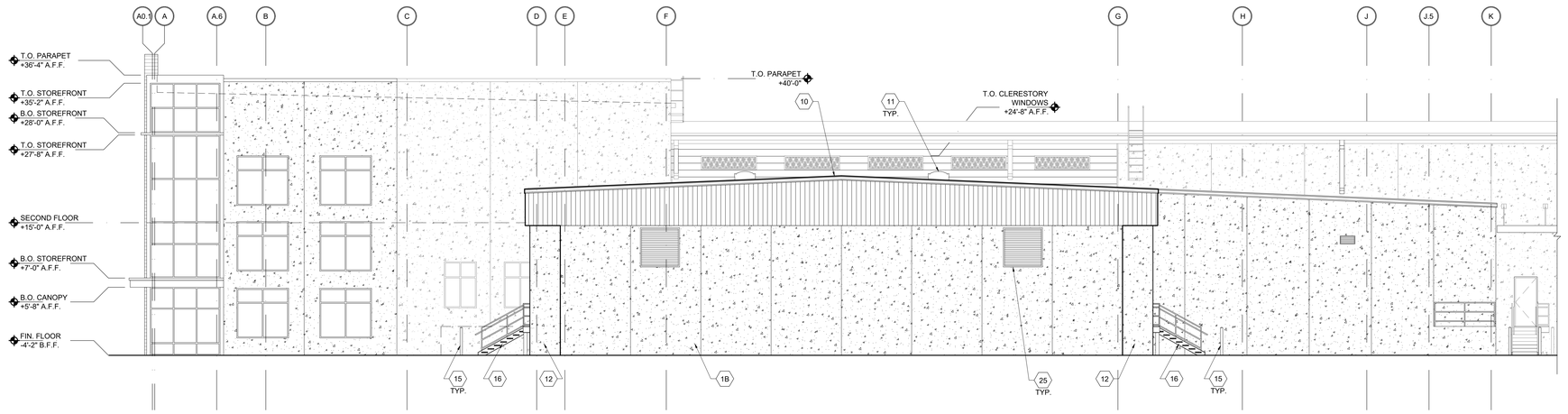

1 / A4.7 EAST ELEVATION - TERMINAL
SCALE: 1/8" = 1'-0"