

Jason Jacobs, At-Large/President of Council
Georgia Awig, At-Large
Martin DeVries, At-Large
Holly A. Swenk, Ward 1
Eric Shaffer, Ward 2
Bruce F. Abens, Ward 3
Clifford Winkel, Ward 4/President Pro-Tem
Kevin Corcoran, Mayor



City Council

CITY HALL COUNCIL CHAMBERS

REGULAR AGENDA OF JULY 15, 2024

7:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Regular City Council Meeting Minutes dated July 1, 2024
(Council action required)

Note Other Minutes:

Board of Zoning and Appeals Meeting Minutes dated June 27, 2024

Civil Service Commission Meeting Minutes dated July 1, 2024

Planning Commission Meeting Minutes dated July 9, 2024

LOBBY

ADMINISTRATORS' REPORTS

1. Mayor
2. Engineer
3. Director of Finance
4. Other Reports

June 2024 Water Distribution and EPA Report

June 2024 Fire Department Report

June 2024 Building Division Report

COUNCIL COMMITTEE REPORTS

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

The North Ridgeville Planning Commission took action on the following items at their Regular Meeting of July 9, 2024:

1. PPZ2024-0279 T.J.B. Incorporated, 33600 Liberty Parkway, PPN 07-00-008-115-059

Applicant: Victor Krevinko, A.A., 423 Lombardy Dr, Berea, OH 44017. Proposal consists of constructing a 10,000 sq. ft. addition to existing building for storage. Property zoned I-2 Light Industrial District.

PC ACTION: Approved by a vote of 4-0 with the condition of changing the split face block to painted flat block regarding the elevation.

2. PPZ2024-0281 Pro Care, We Care, Aron A. Rus, 35782 Center Ridge Rd, PPN 07-00-021-101-068

Proposal consists of constructing a 9,000-square-foot building, parking, and landscape material storage. Property zoned B-3 Highway Commercial District and R-1 Residence District. Note: Planning Commission recommended rezoning portion of property zoned R-1 to B-3 on 5.14.2024.

PC ACTION: Denied by a vote of 3-1.

(Council approval is required for all plans and recommendations from Planning Commission.)

New Liquor Permit Request:

A request from the Chipotle Mexican Grill of Colorado LLC DBA Chipotle Mexican Grill for a new liquor permit request at 34712 Center Ridge Road.

(Council action required - move not to request a hearing so that this permit can be sent to the state for final disposition by August 8, 2024)

RECESS

FIRST READINGS

- O 2024-71 An Ordinance repealing *NRCO Section 222.03 Fees for Copies* of the North Ridgeville Administration Code.
(Introduced by Mayor Corcoran)

- R 2024-72 A Resolution accepting a donation of ten (10) picnic tables/benches donated by the Lorain County Solid Waste Management District.
(Introduced by Mayor Corcoran)
- R 2024-73 A Resolution accepting Subgrant NO. 2024-BW-LEC-3544 in the amount of \$83,549.06 from the Office of Criminal Justice Services (OCJS) for the North Ridgeville Body Worn Camera (BWC) Project.
(Introduced by Mayor Corcoran)
- R 2024-74 A Resolution approving an expenditure from the Law Enforcement Trust Account for a drone.
(Introduced by Mayor Corcoran)
- O 2024-75 An Ordinance amending Ordinance Number 6121-2023 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2024, and ending December 31, 2024.
(Introduced by Mayor Corcoran)
- R 2024-76 A Resolution authorizing the execution of Then and Now Certificates by the City Fiscal Officer and the payment of amounts due for various purchase orders.
(Introduced by Mayor Corcoran)
- O 2024-77 An Ordinance approving the tax budget of the City of North Ridgeville, Ohio for the year beginning January 1, 2025, and submitting same to the Lorain County Auditor.
(Introduced by Mayor Corcoran)

SECOND READINGS

THIRD READINGS

- O 2024-58 An Ordinance amending North Ridgeville Codified Ordinance Section 660.13 Smoking in Places of Public Assembly.
(Introduced by Mayor Corcoran; First Reading on 05-20-2024; Safety Committee Meeting on 06-03-2024; Report to City Council on 06-17-2024; Second Reading on 07-01-2024; Amended on 07-01-2024)
- O 2024-63 An Ordinance repealing *Chapter 862 Taxicabs* of the North Ridgeville Business Regulation Code.
(Introduced by Councilman Abens; First Reading on 06-17-2024; Second Reading on 07-01-2024)

MEETING ANNOUNCEMENTS

1. The next Regular City Council meeting will be on Monday, August 5, 2024, at 7:00 p.m. in Council Chambers.

ADJOURNMENT

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
July 1, 2024**

CALL TO ORDER:

President Jacobs called the Monday, July 1, 2024, Council meeting to order at 7:00 p.m.

INVOCATION:

Led by President Jacobs.

PLEDGE OF ALLEGIANCE:

Led by President Jacobs.

ROLL CALL:

Present were Council members President Jason Jacobs, Holly A. Swenk, Eric Shaffer, Bruce F. Abens, Georgia Awig, and Martin DeVries.

Also present were Mayor Kevin Corcoran, City Engineer Christina Eavenson, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

Councilman Clifford Winkel and Finance Director April Wilkerson were excused.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the Regular City Council Meeting Minutes dated June 27, 2024. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following minutes:

Safety Committee Meeting Minutes dated June 3, 2024

Planning Commission Meeting Minutes dated June 11, 2024

LOBBY:

President Jacobs opened the lobby session. He reminded everyone that the lobby session was not meant to be an interactive question-and-answer session. However, it was an opportunity for the public to address the City Council and its administration. He asked anyone who would like to speak to come to the podium and state their name and address. He further added that each person is allowed three minutes to speak.

North Ridgeville Corn Festival

Daniel Dannunzio, residing at 33340 Banbridge Road, provided an overview and background of the North Ridgeville Corn Festival. He noted that the festival's dedication to the community is by promoting the city, supporting local businesses, and making contributions to various local charities and civic organizations. Since 1975, the festival has donated over ten thousand dollars to specific entities in North Ridgeville and awarded scholarships to students in the city. Mr. Dannunzio expressed his gratitude to the administration, City Council, and the library for their valuable cooperation, which has contributed to making the Corn Festival a success. It has become one of the largest festivals in Ohio and was recognized as the best

festival in Lorain County by the Post Magazine. Mr. Dannunzio also called for volunteers to join the Corn Festival.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked the following.:

- Under the first readings, he requested an emergency passage on several pieces of legislation that would need the emergency for RES. NO. 2024-69 and ORD. NO. 2024-70.
- Street Paving - Public Works, Streets Division is finishing up paving and cleaning up on Laurel Circle this week. The next street on the list is Cadet Drive. Once the schedule is available, the information will be added to the City's website and the complete list of streets at nridgeville.org.
- Freedom Festival and Fireworks - The City is partnering with Victory Park Ohio for the Freedom Festival and Fireworks. The event will take place on Wednesday, July 3, 2024, at Victory Park from 4:00 p.m. until 11:00 p.m. To purchase tickets, visit Victory Park Ohio's website at victoryparkohio.com. Net proceeds from the event will benefit three non-profits: North Ridgeville Community Care, Canine Superheroes Foundation, and Save 22.
- City Offices Closed - In observance of Independence Day, City Offices will be closed on Thursday, July 4, 2024.
- Dementia Friends Community Education Session - As part of ongoing efforts to educate and inform the community at large, education and resource information sessions are being held throughout the year. The Senior Center is hosting an hour-long session on Wednesday, July 10, 2024, from 6:00 p.m. to 7:00 p.m. The goal of these sessions is to help everyone in the community understand how dementia impacts individuals and families, and the things each does to make a difference in the lives of those affected.
- Active Transportation Plan Open House - Join the City and its partners for an interactive open house on Thursday, July 11, 2024, from 6:00 p.m. to 7:30 p.m. at the North Ridgeville Senior Center. Learn how the City is promoting connectivity and safety through active transportation improvements. Help the City prioritize future trail and sidewalk connections throughout the city. ("City of North Ridgeville") Participants would enjoy free food and fun giveaways!
- Summer Concert Series - Bring chairs or blankets to enjoy the free summer concert series at South Central Park Gazebo. The third concert of the season is Sunday, July 14, 2024, from 6:00 p.m. to 9:00 p.m. featuring Spazmatics, the ultimate 80s New Wave Show. Concerts are subject to cancellation because of weather conditions. For updates during the season, visit the Parks & Recreation Department Rainout Line Tab on their webpage or call the Rainout Line at (440) 210-6226.
- Northeast Ohio Regional Metroparks Trail Connectivity Study - Public Survey - Metroparks organizations for Lorain, Cuyahoga, Medina, Lake, and Geauga counties are working with the Northeast Ohio Areawide Coordinating Agency (NOACA) to create a trail network that connects people throughout the region to opportunities, resources, jobs, destinations, and each other.

Working together, the City could build off the successes of individual communities and park system trail networks to create a regional trail network that transcends traditional city, county, and park boundaries. The survey is open through August 16, 2024, and available by visiting the City's website at nridgeville.org.

Moved by Mayor Corcoran and seconded by Swenk into an Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, and conference with the public body's attorney about pending or imminent court action.

A roll call vote was taken, and the motion carried.

Yes – 6 No – 0

Adjourned into Executive Session at 7:15 p.m.

Reconvened into the Regular Council meeting at 7:45 p.m.

Moved by Jacobs and seconded by Swenk to adjourn the executive session.

A roll call vote was taken, and the motion carried.

Yes – 6 No – 0

Mayor Corcoran reminded the residents about the existing fireworks regulation. It was reiterated that it is illegal to ignite fireworks within a 150-foot radius of any dwelling.

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson provided the following updates:

- Engineering Division currently has the Maddock Road Culvert Replacement over Watson Ditch out to bid.
- The Drinking Water Consumer Confidence Report for calendar year 2023 has been finalized and submitted to the Ohio EPA. The link to the report is noted on the July Utility Bills or you can download it from the Engineering homepage.
- The Engineering Division and Planning Department recently had an opportunity to submit to NOACA the target list of funding priorities for consideration in their 2026 through 2029 Transportation Improvement Program. Once they receive feedback from all of its communities, NOACA will systematically review the interstates and federal-aid routes within its planning region and prioritize all the roadway segments by evaluating several factors including the roadways' current pavement condition rating. The top picks for consideration included Sugar Ridge Road, Barton Road, Mills Road, Stoney Ridge Road, Bagley Road, Cook Road, and Root Road. Additionally, it looks like the Sugar Ridge Road bridge that currently has posted restrictions is also being considered.

City Engineer Eavenson concluded her report.

3. Director of Finance:

No Report was provided.

4. Other Reports:

President Jacobs noted the following report:

May 2024 Parks and Recreation Division Report
May 2024 Fire Department Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

There were none.

RECESS:

Moved by Awig and seconded by Swenk to dispense with recess.

A voice vote was taken, and the motion was carried.

Yes – 6 No – 0

FIRST READINGS:

Ordinance and Resolution submittal(s)

Clerk of Council Nicholas Ciofani:

2024-69 A Resolution authorizing the Mayor of the City of North Ridgeville to accept a grant from the Cleveland Foundation, NOPEC Foundation Fund for ADA improvements at the Senior Center.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2024-69.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Mayor Corcoran explained that this is the second of the two grants. The other one was approved in legislation previously to do the ADA improvements at the Senior Center.

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to improve the safety, health, and welfare of the seniors at the Senior Center.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to adopt 2024-69 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-69.**

Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

2024-70 An Ordinance amending Exhibit C of Ordinance Number 2024-22.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by DeVries to dispense with the second and third readings for 2024-70.

Mayor Corcoran remarked that the legislation is to clarify the language used for exempt employees defining the probationary period and vacation Cash-out provisions within the first year of employment.

A voice vote was taken, and the motion carried.
Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by DeVries to add the emergency clause to put the legislation in effect immediately to cover future hires.

A voice vote was taken on the emergency clause, and the motion was carried.
Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by DeVries to adopt 2024-70 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-70.**

Yes – 6 No – 0

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

2024-58 An Ordinance amending North Ridgeville Codified Ordinance Section 660.13 Smoking in Places of Public Assembly.
(Introduced by Mayor Corcoran; First Reading on 05-20-2024; Safety Committee Meeting on 06-03-2024; Report to City Council on 06-17-2024)

Moved by Swenk and seconded by Awig to amend 2024-58 with the recommended changes from the Safety Committee.

Councilwoman Swenk remarked that the amendment was to remove “no smoking within 25 feet of a sign” which implies no smoking on City-owned property and parks.

A roll call vote was taken, and the motion carried.
Yes – 6 No – 0

This Ordinance moved to third reading.

Clerk of Council Nicholas Ciofani:

2024-63 An Ordinance repealing Chapter 862 Taxicabs of the North Ridgeville Business Regulation Code.
(Introduced by Councilman Abens; First Reading on 06-17-2024)

This Ordinance moved to third reading.

THIRD READINGS:

There were none.

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. The next Regular City Council meeting will be on Monday, July 5, 2024, at 7:00 p.m. in Council Chambers.

ADJOURNMENT:

President Jacobs adjourned the meeting at 8:05 p.m.

Approval of minutes on July 15, 2024:

Jason Jacobs
PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, JUNE 27, 2024**

CALL TO ORDER:

Chairwoman Masterson called the meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members James Cain, Shawn Kimble, Planning Commission Liaison Paul Graupmann and Chairwoman Linda Masterson.

Also present were Council Liaison Cliff Winkel, Chief Building Official Guy Fursdon, Planning and Development Director Kimberly Lieber, Assistant Law Director Toni Morgan and Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairwoman Masterson asked if there were any corrections to the minutes of the regular meeting on Thursday, May 23, 2024.

None were given.

Minutes were approved as submitted.

PLANNING COMMISSION REPORT

Planning Commission Liaison Graupmann stated that at the Planning Commission meeting held on June 11, there was one application before them which was Elite K911 Grooming facility on 31740 Cook Road and was a continuation from the May meeting due to issues with the plans when presented in May, but the issues had been resolved and the proposal was approved unanimously.

OTHER REPORTS OR CORRESPONDENCE

Chairwoman Masterson asked the Administration if they had anything to report.

Director Lieber stated that she had two updates on planning projects with one being the Active Transportation Plan. She explained that there would be a committee meeting on Thursday, July 11th at the Senior Center and it was a plan for pedestrian and trail improvements throughout North Ridgeville and invited the members of the Board to join. She mentioned that there would be fun food giveaways and some of their partners such as the library, schools and Heart and Soul would be there, and that they were hoping for some good feedback from the community. She stated that regarding the zoning code diagnosis and update project, that they had a great response to the community survey with over 960 responses. She added that it was moving along and they would have a report to share with the Planning Commission in a couple months.

Chairwoman Masterson stated that she had a question for Director Lieber. She stated that Neil was no longer with the Board.

Director Lieber stated that Mr. Thibodeaux advised the Mayor that he had to step back from his position on the Board and the Mayor was in the process of trying to identify some candidates that would be a

good fit for the Board. She explained that once they had that person identified, they would have to be appointed by the Mayor and then confirmed through Council before they could begin their service on the Board, but they were aware of the vacancy and were actively working to identify the right fit.

Chairwoman Masterson stated that they would need to elect a Vice-Chair at some point and asked when she recommended doing that.

Director Lieber stated that they could do that at any point to replace him. She discussed that they could even amend the agenda if they wished to add the appointment of a Vice-Chair or if they preferred, they could make it the first item of their July meeting.

Chairwoman Masterson stated that she would like a letter sent to Mr. Thibodeaux and thank him for his service on the Board.

Moved by Masterson and seconded by Kimble to amend the agenda to appoint a Vice-Chair at the end of the public hearings.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PUBLIC HEARINGS:

PPZ2024-0276 Kevin & Jaclyn Rozman, 33987 Gloria Ave, PPN 07-00-009-114-008, -007, -047

Proposal consists of constructing a shed. Property is zoned RS-2 General Residence District. Requests:

1. A 2-foot variance for setback of an outbuilding to rear property line. Applicant shows 3 feet, code requires 5 feet, Section 1294.03(a). See also 1294.03(e)(1).

Application was read.

Chairwoman Masterson asked Director Lieber to give her review of the application.

Director Lieber stated that the applicant was proposing to construct a shed in the rear yard that was to be located 7 feet off of the east property line. She explained that code required outbuildings to be set back at least 5 feet from side and rear property lines and at least 10 feet from other buildings on the site, therefore, it was 2-foot request for setback. She stated that the one question she would have for the applicant was the size of the shed. She stated that she wasn't sure that she saw dimensions proposed for it and wanted to make sure that the size of the shed was in compliance with the code but given the size of the lot in the drawing she thought it would be just fine. She explained that she did include her review of the Duncan Factors and her only concern on behalf of staff was to ensure that the shed was not located in such a manner as to impede the flow of stormwater. She stated that if the variance were granted, the engineering department would review that in the course of any permit issuance, and they just wanted to make sure that they were keeping the water flowing through any designated drainage channels.

Kevin Rozman, 33987 Gloria Ave, North Ridgeville, OH 44074, was sworn in.

Chairwoman Masterson asked the applicant to explain the application.

Mr. Rozman stated that the shed would be 10 x 14. He stated that the variance request was because it would just work better in the flow and away from a low spot in the yard, which would impede drainage. He discussed that by putting it on the east side of the yard closer to the back property line and the side property line, it was better placement in the yard and allowed for green space for the kids.

Chairwoman Masterson asked if any of the Board members had any questions or comments.

None were given.

Chairwoman Masterson read through the Duncan Factors and stated that they could use the property without the variance, but he had a family that was growing and had a very small yard and some large things in the yard such as the gazebo. She stated that she could understand the need for the variance. She stated that the variance was minimal and there were very shallow backyards in the neighborhood and there were a lot of other sheds so she didn't feel that the character would be changed. She mentioned that it would not adversely affect the delivery of governmental services. She asked if he was aware of the zoning rules and regulations where when he bought the property.

Mr. Rozman said, no, at the time of purchase they were not planning to have a shed for all of the extra things they had.

Chairwoman Masterson commented that no one actually plans for how much stuff came with kids. She stated that they could locate the shed in different areas, however, as he stated, he wanted his children to be able to play in the backyard. She stated that regarding the spirit of intent, she didn't see a problem with that. She mentioned that anytime a structure was built, it couldn't impede anything and that would be something the Building Department and Engineering Department would ensure. She asked if there was anyone in the audience that wanted to speak on behalf of that matter.

No comments given.

Moved by Masterson and seconded by Cain to approve the variance request.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PPZ2024-0277 Hampton Place, Phase 7, PPN: 07-00-029-000-556, -557

Owner: Valore Properties, Inc., 23550 Center Ridge Rd, Avon, OH 44011. Requests:

1. A 7.5-foot variance for setback of dwelling from a common space area. Applicant shows 7.5 feet for sublots 340 and 341, code requires 15 feet, Section 1282.11(b)(2).

Application was read.

Chairwoman Masterson asked Director Lieber to give her review of the application.

Director Lieber stated that the applicant was requesting a 7.5-foot setback to open space from a dwelling that was a cluster lot for sublots 340 and 341, which were the southern most at the end of Darrow Drive. She discussed that Hampton 7 received preliminary and final approval and the plat was recorded but at some point after that and houses were being built, it was determined that the last two lots had a smaller

buildable frontage than the other lots along that street. She stated that the exhibit that they had before them was the plat that actually showed that 15-foot side setback to open space. She mentioned that they could see that it provided a shallower building envelope than the other lots and she thought that at some point the home builder recognized that it would be a challenge for the product and therefore, filed application to the BZBA to allow a 7.5-foot side yard setback. She stated that there was one variance request, but it affected two separate lots.

Chairwoman Masterson asked if there was a representative for the application.

Cody Bruce, 6770 West Snowville Rd, Brecksville, OH 44074, was sworn in.

Chairwoman Masterson asked the applicant to explain the application.

Mr. Bruce stated that he was with Ryan Homes and was acting on behalf of the developer. He stated that they requested that the developer seek the variance due to the availability of space to build those lots. He discussed that they were building a 40-foot product as a standard within the cluster portion of the community. He stated that they did have a few lots prior to that but the company discontinued the product that would fit on that lot. He mentioned that to maintain the aesthetic of the community, they wanted to continue with the 40-foot product on the two lower most lots and to keep that and fill those two lots in with the continued product.

Chairwoman Masterson discussed the Duncan Factors and stated that his variance request was minimal. She stated that the character of the neighborhood would not change and would not affect governmental services. She stated that he had purchased the property, but she did understand that his product got discontinued.

Mr. Bruce stated that Ryan Homes had not purchased the property yet and that the developer still owned it. He explained that in order for them to purchase it, that was why they were seeking the variance, so that in the future they would be able to purchase the product.

Chairwoman Masterson asked Prosecutor Kelleher if that was alright since they were not the owner of the property.

Mr. Bruce stated that the variance was still being sought through the developer, but he was just speaking on behalf of the developer, who was there before them as well.

Prosecutor Kelleher stated that it should be okay.

Chairwoman Masterson commented that it could be done a different way by putting a smaller dwelling on the lot but that the good thing was that there was open space behind it.

Member Kimble stated that they were abutting up to a common space and it wouldn't be wedged into another house. He mentioned that from a visual standpoint at the end of the road, he didn't see how it would stand out in any shape or form and that it made perfect sense. He said that it was a good example of why the Board was there because it was kind of common sense in his opinion.

Chairwoman Masterson asked if there were any other questions or concerns.
None were given.

Moved by Masterson and seconded by Cain to approve the variance request.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PPZ2024-0278 Hampton Place, Phase 8, PPN: 07-00-029-000-515

Owner: Valore Properties, Inc., 23550 Center Ridge Rd, Avon, OH 44011. Requests:

1. A 319.83 square foot variance for minimum lot area of a single-family lot. Applicant shows 12,480.17 square feet for subplot 388, code requires 12,800 square feet, Section 1282.11(c)(1).
2. A 1,671.53 square foot variance for minimum lot area of a single-family lot. Applicant shows 11,128.47 square feet for subplot 389, code requires 12,800 square feet, Section 1282.11(c)(1).
3. A 8.4-foot variance for rear yard setback of a single-family dwelling. Applicant shows 21.6 feet for subplot 388, code requires 30 feet, Section 1282.11(c)(5).

Chairwoman Masterson stated that for the third application they would be postponing it until next month.

Director Lieber explained that due to some of the confusion between the application, the write-up that was submitted by the applicant, the exhibits that didn't agree and the proximity to the meeting date, they were unable to get those issues resolved and it was her recommendation that the Board, with the agreement of the applicant, table the third item to their July meeting.

Moved by Masterson and seconded by Cain to table the application to the July meeting.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

Election of Vice-Chairperson

Chairwoman Masterson asked if there were any nominations for the position of Vice-Chairperson.

ADJOURNMENT:

The meeting was adjourned at 7:19 PM.

Linda Masterson
Chairwoman

Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, July 25, 2024
Date Approved

**NORTH RIDGEVILLE CIVIL SERVICE COMMISSION
MINUTES OF THE
REGULAR MEETING – MONDAY, JULY 1, 2024**

CALL TO ORDER:

The meeting was called to order at 5:00 PM.

ROLL CALL:

Present were Secretary Amie Espinosa-Gonzalez, Vice-Chairman Sam Spann and Chairman Donald Schiffbauer. Also present were Law Director Brian Moriarty and Deputy Clerk of Council Tina Wieber.

APPROVAL OF MINUTES:

Regular Meeting Minutes of May 20, 2024

Chairman Schiffbauer asked if the Commission had any questions or comments regarding the regular meeting minutes of May 20, 2024.

None were given.

Moved by Schiffbauer and seconded by Spann to approve the regular meeting minutes May 20, 2024.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

REPORTS:

UNFINISHED BUSINESS:

NEW BUSINESS:

Moved by Schiffbauer and seconded by Spann to amend the agenda and insert public comment after new business.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

An Oath of Office for Captain Greg Petek dated Friday, June 14, 2024.

An Oath of Office for Lieutenant Matt Gorski dated Friday, June 14, 2024.

An Oath of Office for Lieutenant Brian Barens dated Thursday, June 27, 2024.

An Oath of Office for Sergeant Damir Kuduzovic dated Thursday, June 27, 2024.

**NORTH RIDGEVILLE CIVIL SERVICE COMMISSION
REGULAR MEETING – MONDAY, JULY 1, 2024**

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Chairman Schiffbauer stated that the Commission had received the Oaths of Office for Captain Greg Petek, Lieutenant Matt Gorski, Lieutenant Brian Barens and Sergeant Damir Kuduzovic and congratulated them on their promotions.

Re-certify the 2024-2026 Police Captain Eligibility List due to the appointment of Captain Greg Petek.

Chairman Schiffbauer stated that the Commission would need to re-certify the 2024-2026 Police Captain Eligibility List due to the appointment of Captain Greg Petek.

Moved by Schiffbauer and seconded by Espinosa-Gonzalez to approve the 2024-2026 Police Captain Eligibility List.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

Re-certify the 2024-2026 Police Lieutenant Eligibility List due to the appointments of Lt. Matt Gorski and Lt. Brian Barens.

Chairman Schiffbauer stated that the Commission would need to re-certify the 2024-2026 Police Lieutenant Eligibility List due to the appointments of Lt. Matt Gorski and Lt. Brian Barens.

Moved by Schiffbauer and seconded by Spann to approve the 2024-2026 Police Lieutenant Eligibility List.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

Re-certify the 2024-2026 Police Sergeant Eligibility List due to the appointment of Sergeant Damir Kuduzovic.

Chairman Schiffbauer stated that the Commission would need to re-certify the 2024-2026 Police Sergeant Eligibility List due to the appointment of Sergeant Damir Kuduzovic.

Moved by Schiffbauer and seconded by Espinosa-Gonzalez to approve the 2024-2026 Police Sergeant Eligibility List.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

Re-certify the 2024-2026 Police Sergeant Top 3 Eligibility List due to appointment.

**NORTH RIDGEVILLE CIVIL SERVICE COMMISSION
REGULAR MEETING – MONDAY, JULY 1, 2024**

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Chairman Schiffbauer stated that the Commission would need to re-certify the 2024-2026 Police Sergeant Top 3 Eligibility List due to appointment.

Moved by Schiffbauer and seconded by Spann to approve the 2024-2026 Police Sergeant Top 3 Eligibility List.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

Certification of payroll by Civil Service Commission (Per Rule I, Section 3).

Chairman Schiffbauer stated that the Commission would need to certify payroll due to the promotional appointments.

Moved by Schiffbauer and seconded by Espinosa-Gonzalez to certify the payroll.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

Certify the 2024 Firefighter/Paramedic Class D Entrance Eligibility List.

Chairman Schiffbauer stated that the Commission would need to certify the 2024 Firefighter/Paramedic Class D Entrance Eligibility List.

Moved by Schiffbauer and seconded by Spann to approve the 2024 Firefighter/Paramedic Class D Entrance Eligibility List.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

Certify the 2024-2026 Patrol Officer Class D Entrance Eligibility List.

Chairman Schiffbauer stated that the Commission would need to certify the 2024-2026 Patrol Officer Class D Entrance Eligibility List.

Moved by Schiffbauer and seconded by Spann to approve the 2024-2026 Patrol Officer Entrance Eligibility List.

A voice vote was taken and the motion carried.

Yes – 3 No – 0

Civil Service Commission Rules & Regulations, Rule X.

**NORTH RIDGEVILLE CIVIL SERVICE COMMISSION
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Chairman Schiffbauer asked Deputy Clerk of Council Wieber to explain the request regarding Civil Service Commission Rule X.

Deputy Clerk of Council Wieber stated that she had been contacted by Attorney Michael Vigorito to add him to the agenda so that he could discuss amending Rule X regarding days of suspension and appeal rights and that he was in attendance via zoom.

Mr. Vigorito stated that he represented Police Chief Freeman and explained that Chief Freeman filed a declaratory action regarding his suspension and the Common Pleas Court granted his motion that stated that the Commission would conform with the State's statute because there was a disagreement between the City's charter and the Commission's rule and because of that, the Commission's Rule X didn't apply. He explained that one of the ways they were trying to rectify that was to amend it so that any suspension, in the future, would allow a person that had been suspended to have a hearing. He stated that he understood that the Commission had recently amended that rule from 5 days to 3 days regarding a suspension and having a hearing and that was the issue. He indicated that they were just asking the Commission to amend that rule regarding any suspension that a person, a Civil Service covered employee, including the Chief, have a hearing. He stated that the reason being that the trial court decision was only regarding North Ridgeville and would keep everything within North Ridgeville and didn't have to go to the entire 9th District. But the appeals court, it was their position, would probably pass and could potentially lead to lawsuits down the road from someone else. He added that no one could predict the future, but the trial court ruling would still be there. He stated that that was their way of resolving it with the City and Chief Freeman and that they would support that and would submit that they changed that from 3 days to any suspension and it was the only change that they were requesting.

Chairman Schiffbauer stated that the Commission had not seen or heard what the ruling was by the court and asked Law Director Moriarty to discuss the City's position and the court ruling.

Law Director Moriarty stated that he and Mr. Vigorito had talked about that quite a bit regarding the application of the rules. He explained that when the Commission denied Chief Freeman the chance to appeal his three-day suspension, he filed an administrative appeal with the Common Pleas Court pursuant to the rules and he also filed a declaratory action, which were two separate things. The trial court ruled on the declaratory action saying that per the City's charter, the Commission wasn't allowed to create a rule that conflicted with the state law. He stated that they had filed an appeal on that case that was pending still, and the administrative case was pending, they were kind of staying and there was a settlement conference set for August on that. He said that he wasn't sure what the judge was going to do on that one, but the rule, as the trial court had said, was that it would apply to suspensions of any kind period. He stated that Mr. Vigorito was correct in stating that if the Court of Appeals went ahead and denied the appeal, that rule would apply to the county, throughout the county. He commented that for that reason, a couple of cities have indicated their interest in joining the appeal and filing what they called an Amicus Brief, which was like a brief in support of their position, that the charter language that the City had, which was similar to a lot of other city charters in the county, that they did have the authority to go ahead and create those rules.

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Chairman Schiffbauer stated that what he heard was that the appropriate cases were filed and that the appeals court stated that the Commission could not enact a rule that was in conflict with the State, the ORC, and asked if that was correct.

Law Director Moriarty stated that was what the trial court ruled.

Chairman Schiffbauer stated that according to the trial court, the City did not have the authority to be more restrictive than the state.

Law Director Moriarty stated that was correct.

Chairman Schiffbauer commented that when they originally read it, the ORC was a little broader and the city was a little bit was more granular in terms of the three days, and so the trial court said that the Commission could not do that. He then asked what Mr. Vigorito and the City were looking to the Commission to do.

Law Director Moriarty stated to adopt a rule that conformed with state law, which said that any suspension could be appealed to the Commission as opposed to a suspension of three days or more. He stated that that was what he thought Mr. Vigorito was seeking.

Mr. Vigorito stated that was correct. He indicated that the State said that any suspension could be appealed and that was potentially the change that they were looking to have.

Chairman Schiffbauer said just to recap, the Amicus Brief was something that other municipalities within the county were on board with the City of North Ridgeville adopting the language that's in the state?

Law Director Moriarty stated that no, they were on board with the City appealing the decision of the trial court because they had similar rules that said three days or above could be appealed, and according to the trial court's decision, that might be called into question.

Chairman Schiffbauer stated that if the Commission decided to change it on their own, it would impact the City, but if they decided not to change it and the appeals court made the change, it would be for everybody.

Law Director Moriarty stated that was correct.

Chairman Schiffbauer thanked him for the information and thanked Mr. Vigorito for joining them remotely.

PUBLIC COMMENT:

Chairman Schiffbauer invited members of the audience to speak publicly regarding the topic of their choice.

Duane Smith, 36701 Barkhurst Mill Dr, North Ridgeville, OH 44039.

**NORTH RIDGEVILLE CIVIL SERVICE COMMISSION
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Mr. Smith thanked the Commission for giving him the opportunity to speak before them. He explained that he was 46 years old, a 25-year resident of North Ridgeville and a business owner, self-employed in town. He stated that he was currently enrolled in Medina Police Academy, which he was going to complete in May of 2025. He said that he had several conversations regarding his objectives and reasoning with Captain Petek and was very pleased with his efforts and research that he put forth to assist him with his approach. He stated that he stood before them to request a waiver of age under Rule 14 and indicated that he met the standards, with the exception of the age restriction, to be eligible for North Ridgeville Police Department candidate eligibility list. He mentioned that he was currently outperforming most of the cadets in his class half his age and added that his fastest run time was 1:631 for two miles. He commented that not all 46-year-olds were created equal nor were the current officers unable to perform their duties and tasks at the age of 46. He said that he did understand the issues with pension but that he would be happy to work there for the next 18 years and serve his community in North Ridgeville. He discussed that it had been a dream of his for some time and that his wife was a nurse practitioner in town, but she had an illness and soon wouldn't be able to work. He indicated that he made a promise to her that he would create stability and provide benefits, so that if she passed away, he would be able to continue to take care of his children. He stated that he was a father of six with three being adults and three still in school and that it would be an honor to serve the community with such a dedicated group of officers in North Ridgeville. He added that he would promise the next 18 years after he graduated from the police Academy to offer the community.

Chairman Schiffbauer asked if there were any other public comments?

None were given.

Chairman Schiffbauer stated that the next Civil Service Commission regular meeting was scheduled for 5:00 PM on July 22nd, 2024.

ADJOURNMENT:

Moved by Schiffbauer and seconded by Spann to adjourn the meeting.

A voice vote was taken and the motion carried.

Yes – 3

No – 0

The meeting was adjourned at 5:21 PM.

Donald Schiffbauer
Chairman

Tina Wieber
Deputy Clerk of Council, Recording Secretary

Monday, July 22, 2024
Date Approved

NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, JULY 9, 2024

CALL TO ORDER:

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

ROLL CALL:

Present were members Steve Ali, Paul Graupmann, Council Liaison Bruce Abens and Vice-Chairman Paul Schumann.

Chairman James Smolik was excused.

Also present were Assistant Law Director Toni Morgan, City Engineer Christina Eavenson, Planning and Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

MINUTES:

Vice-Chairman Schumann asked if the members had a chance to review the minutes of the regular meeting on June 11, 2024. He asked if there were any corrections. Hearing none, the minutes were approved.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. PPZ2024-0250 Super 8 EV Charging Stations 32801 Lorain Rd
Administrative approval of a Planning Commission application to install electric vehicle charging stations.
2. PPZ2024-0280 The Point Salon and Spa, 36000 Westminister Ave
Approval of Zoning Certificate of Compliance for a Salon and Spa.
3. PPZ2024-0283 Sportsville, 37500 Center Ridge Rd, PPN 07-00-033-101-003
Administrative approval of an Amendment application for change of building orientation.
4. PPZ2024-0284 Ridgeville Farms, 7691 Avon Belden Rd
Administrative approval of an Amendment application to incorporate additional land into development.

Vice-Chairman Schumann asked Director Lieber if she would review the administrative approvals.

Director Lieber stated that there have been five Administrative approvals since their last Planning Commission meeting with the first being the Super 8, which is actually going through a brand name change. She discussed that they would be installing a number of EV charging stations the parking lot for travelers to use. She mentioned that they also approved zoning certificates for the Point Salon and Spa and KM Voice, which was a video production office. She explained that there was an amendment to the Administrative approval for the accessory structure application for Sportsville and that before they pulled permit, they decided to reorient the building and they processed an amendment for that. She stated that last Ridgeville Farms, the senior housing project South of South Central Park, they were able to acquire an additional acre of property from a neighbor on the north side of the project that created the connection between the park and the Ridgeville Farms project. She mentioned that they were not proposing any expansion of units or any

additional development, they were just adding that piece of land into the development, which would allow their walking path to connect from the senior development to South Central Park.

Vice-Chairman Schumann asked if they ever figured out what they were going to do about the sewer line in there.

City Engineer Eavenson stated that it was still a work in progress. She stated that they were working with

OLD BUSINESS:

NEW BUSINESS:

PPZ2024-0279 T.J.B. Incorporated, 33600 Liberty Parkway, PPN 07-00-008-115-059

Applicant: Victor Krevinko, A.A., 423 Lombardy Dr, Berea, OH 44017. Proposal consists of constructing a 10,000 sq. ft. addition to existing building for storage. Property zoned I-2 Light Industrial District.

Application was read.

Vice-Chairman Schumann asked Director Lieber to discuss her Planning Review.

Director Lieber stated TJB Incorporated was an existing facility in North Ridgeville located on Liberty Parkway that had been in town since about 1980. She discussed that they manufactured electrical cable couplers and were proposing a 10,800 square foot building addition as well as site improvements located in the Liberty Parkway Industrial Park. She stated that it was surrounded by other industrial zoned property with the exception of one lot that was on the northwest corner owned by Ohio Edison and oddly enough zoned R-1. She mentioned that while it was zoned residential, the property was used for utility and suggested that the Commission waive the requirement for buffering because of the fact it was a utility and far in the back of the property where it had been left in a natural condition and had natural screening as it is. She explained that the addition would be attached to the rear of the existing building that would maintain the existing side yard setbacks. She added that the project met all height, setback and lot coverage requirements of that district. The addition would have a standing sea metal roof and they would be adding some new overhead doors and man doors on east and west elevations. She indicated that since Council adopted the new sidewalk requirements in Chapter 1024, the Planning Commission did have the authority to require the applicant to construct sidewalks along the frontage, as mentioned in her report, but the Commission could determine if that would be an appropriate request in that case. She added that it was an industrial park and unlike a commercial area or residential area, that had a large frontage and was a place with a lot of trucks coming in and out. She explained that it was something that the Planning Commission could include, if they so chose to require that. She stated that she noted in the original submittal that all building lighting must be full cut off and the applicant resubmitted that information yesterday and showed a full cut off light fixture. She discussed that it was noted during staff review that they showed split face block on the building and they needed to change the note to painted block. She said that there was one other clarification where the site plan alternately had either identified a concrete pavement area versus like a compressed stone and they talked about the need for it to be concrete and to reflect that on plans and that was shown.

Chairman Schumann asked if she stated it was shown.

Director Lieber stated that it was on there and just with that little note on the elevation, she would recommend approval of the project.

City Engineer Eavenson stated that after reviewing the site plan, it appeared that they wouldn't be tapping any new utilities, and that the expansion would be serviced from within. She did ask that the existing utilities be shown on the site plan when they submitted for full engineering review, so that they could determine if they needed any extra hydrants and if they had appropriate fire protection to the rear of the new addition. She stated that if they could show those, that would be appreciated. She also noted that the storm water management controls were added with the building expansion as well and asked that the water quality and quantity controls be designed for 100% of the building addition, as well as 20% of the existing impervious surface. She stated that she wasn't able to determine if that was accounted for, but in the engineering review that will be revisited. She added that the current site plan did not show the inclusion of a sidewalk and after further review there did not appear to be any sidewalk along Liberty Parkway. She mentioned that she would ask that the applicant be eligible to pay the in-lieu fee, in lieu of installing the sidewalk along the frontage. She said that she also wanted to note to the applicant that after construction and upon final grade approval, they would be eligible for partial credit to their stormwater utility fee, which they are currently paying.

Assistant Law Director Morgan stated that what she heard, it sounded as if everything was moving along swimmingly on it and didn't hear any recommendation that anything needed to be as a condition of their approval. She said that she wasn't hearing anything negative about that they that would mitigate against approval. She stated that the Development Director indicated that they the buffering requirement and those requirements for buffering and for sidewalks, to protect residents and pedestrians, in an area like that, she thought was clearly not needed and it made sense to not have the applicant go to that extra expense, so I would agree.

Victor Krevinko, Architect, 423 Lombardi Dr. Berea, OH 44017.

D.J. Fiske, T.J.B. General Manager, 31564 Lake Rd. Bay Village 44140.

Vice-Chairman Schumann asked them to present their application.

Mr. Krevinko stated that they agreed with the City Engineer on the recommendations and the only thing that they were not certain on and did not add to the drawings was a sidewalk.

Chairman Schumann asked if there were sidewalks on any of the other properties there.

City Engineer Eavenson stated that there were currently no sidewalks on Liberty Parkway and that it seemed a hardship to request them to build the sidewalk, but that the new sidewalk ordinance did allow for an in-lieu fee based on the City Engineer's recommendation.

Director Lieber stated that she interpreted that a little bit differently. She explained that Planning Commission had the ability to require a sidewalk as in that section of Chapter 1024 that defined when a sidewalk was required and that it stated for nonresidential additions greater than 500 square feet, Planning Commission may require a sidewalk, but if Planning Commission didn't require a sidewalk, then it was not required and the City Engineer need to do nothing to waiver or collect fee in-lieu because Planning Commission hadn't required it. She added that if Planning Commission were to require it, the applicant could avail themselves of requesting the City Engineer to waive and then pay the fee in-lieu, but if it wasn't a requirement then they wouldn't.

Mr. Krevinko stated that when they studied the site, there was a lot of truck traffic moving and coming in and out of the building and it would be tough to monitor.

Vice-Chairman Schumann commented that there were not a lot of kids on skateboards out there. He asked if there were any questions from Commission.

Council Liaison Abens stated that regarding the subject of sidewalks, he understood that right now may be something that was superfluous, but down the road was something that they may want to plan on and especially with all the truck traffic, if they did have pedestrians it would be nice for them to be out of the way of the trucks, but he was not ready at that point to require it.

Vice-Chairman Schumann commented that as far as the buffering went, he didn't have a problem at all with waiving the buffering. He asked if anyone else had any comments regarding that.

None were given.

Vice-Chairman Schumann asked if anyone from the public had any questions or comments.

None were given.

Motion made by Graupmann and seconded by Ali to approved application with the condition to change the split face block to flat painted block, regarding the elevation.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PPZ2024-0281 Pro Care, We Care, Aron A. Rus, 35782 Center Ridge Rd, PPN 07-00-021-101-068

Proposal consists of constructing a 9,000 square foot building, parking and landscape material storage. Property zoned B-3 Highway Commercial District and R-1 Residence District. **Note:** Planning Commission recommended rezoning portion of property zoned R-1 to B-3 on 5.14.2024.

Application was read.

Vice-Chairman Schumann asked Director Lieber to discuss her Planning Review.

Director Lieber stated that the applicant recently purchased the property and that the first phase would be two 9,000 square foot metal buildings, parking and other site improvements for the business. She discussed that they would start with the one building closest to Center Ridge and within a year or so would add a second building, so there would be two phases. She stated that the second phase would include the third building and the remaining buffering along that that portion of the property. She indicated that there had been some significant changes since the earlier submittal that was voted against by the Planning Commission and that the number of variances and the extent of variances had been significantly reduced. She explained that the proposed buildings would be placed 15 feet from the west property line, the northwest corner of building one, and then all building two abutted was property that was zoned R-1, therefore, 20 feet was required. She added that it would require a 5-foot variance and previously a 10-foot variance had been requested. She stated that while there were no required setbacks for driveways or parking lots, the zoning code did require buffering where commercial use abutted the residential district and in the previous submittal those buffer requirements were not met and were five feet, but now those buffering requirements had been met. She discussed that there was a minimum of 10 along the property line and in some cases 20 feet and stated that the narrowest part was 18.9 feet. She said that the applicant was proposing a three-foot

high mound with giant green arborvitae spaced every 10 feet along that property line as well and that they relocated the parking to the rear of building one. She indicated that they continued to show the dumpster enclosure and then also containment of the landscape materials as was previously proposed but other than that similar layout, one curb cut, they had sufficient parking. She mentioned that they showed a truck turn exhibit and indicated that the only lighting that would be provided would be on the building itself, and no pole lighting.

Vice-Chairman Schumann asked if she said giant arborvitae 10 feet apart.

Director Lieber stated that it was 10 feet.

City Engineer Eavenson stated that the Pro Care plan showed the provisions for all utility connections, which did not appear to indicate any issues and the six-inch water main extension did provide the necessary hydrant coverage. She noted that for any future development, future buildings and future phases, to take into consideration that hydrant coverage. She said that stormwater controls were being installed and the environmental assessment report provided by the engineer indicated that there were no indications that the project site has any wetland areas now or prior to any of the tree clearing operations. She mentioned that she did want to note the water and sewer tap fees would be based on the domestic water size and engineering will also require that the existing water tap, likely still in existence, would need to be field investigated and capped at the main. She added that any other outstanding items would be reviewed during final engineering.

Assistant Law Director Morgan stated that it sounded like a great improvement from what they saw before and that the variance was down to five feet on one side, sounded like the buffering was up to snuff, the dumpster surround was good, and the lighting was appropriate. She mentioned that she was hearing all positive things, so it sounded like approval would be appropriate.

Aaron Appel, Bramhall Engineering, 801 Moore Rd. Avon, OH 44011.

Mr. Appel stated that they had made quite a few improvements to the plan since they were last in front of the Commission. He explained that the proposed buffering was significant on the east side of the property along with the west side of the property and the north side of the property. He stated that there was quite a bit of existing buffering to the property east of him and that property abutted the existing residential lots that were along Ridge Plaza Drive. He said that there was just under 300 feet between their east line and the back of those lots, 298 feet to be exact. He mentioned that they provided a lot of existing drone coverage of the properties indicating the existing buffering. He added that even with that existing buffering, there was going to be a three-foot-high mound on the entirety of the east side of the property that would have landscaping on top of that. He stated that he believed the applicant, Mr. Rus, was prepared to put that buffer in now to the entirety and not just for the first two buildings but would be for the future all the way down. He stated that they also provided just a little more background on Mr. Rus's company, stating that they had been at Mills Road in North Ridgeville for a long time, and they had some existing pictures of showing that they kept a very neat site out there that had been leased for a long time. He added that they also provided some example projects that they had performed as a company throughout Northeast Ohio and as well as some company background.

Aron A. Rus, 34303 Mills Road, North Ridgeville, OH 44039.

Mr. Rus stated that he was the owner of Pro Care We Care and that the company was established in 2007 in North Olmsted. He explained that back in the day, he was the only one working for the company doing the old-school advertising, just hanging flyers on the front doorknobs and in mailboxes. And starting in 2009, he just started to develop and grow his company, adding two full-time employees and rented a property on

Lorain Road in North Olmsted by I-480. He stated that after a couple of years they just outgrew that property and the warehouse, so they moved to the leased facility in North Ridgeville. He indicated that since 2014, he had operated out of that property but unfortunately, during the COVID years, he had a large theft at his company and the company next door, JC Auto Body. He stated that at that time two of his trucks, because they had limited parking inside of the warehouse that they were leasing, two of their full-size landscape trucks hooked up to landscape trailers, loaded with equipment for the next day, were completely taken out. He added that more damage was done around the perimeter of the building, including all of the doors and the windows in the back where they broke in. He stated that since that time, he had tried numerous times to purchase the property on Mills Road from the actual landlord, but unfortunately, they were never able to come to an agreement. He knew for some time he was ready to move forward, so when the property came up for sale on Center Ridge Road, being three times the size that they currently had on Mills Road, he was very excited to be able to hopefully develop the site to fit his company's needs and have a secure location. He stated that he was looking forward for the Commission's approval.

Chairman Schumann stated that he could see that they had made some dramatic changes to the plan and they we're glad to see that. He mentioned that anything that was approved that day would be subject to him getting his variances that he was asking for. He said that he would like to add that he must have the buffering be complete as a condition and as long as he was offering to do it, they might as well put it on paper. He asked if anyone from the public wanted to come up and speak.

Frank Nehls, 6502 Ridge Plaza Drive, North Ridgeville, OH 44039.

Mr. Nehls stated that as a concerned resident and adjoining property to 35782 Center Ridge Road, he once again wanted to express his concerns about a mini-industrial park being built in the center of town and up to their backyards. He commented that if they wanted that, they would move to Parma or Cleveland. He discussed that regarding the church and school across the street, it was not a good idea because Mr. Rus's operations would coincide with the school zone hours and church hours. He stated that traffic there was heavy enough, and as stated that if a fire truck is needed to enter the site, it would have to back into the area. He said that dump trucks obviously would have to back in there to deliver supplies, which would furthermore impede traffic. He discussed the new water issues on his property that they had since the clearing of five acres without a permit and stated that those problems had gotten worse during the heavy rains. He stated that regarding the matter of the noise, it was still quiet in their backyards since they were all still surrounded by woods and one giant empty lot without a permit. He mentioned that they didn't want to hear the reverse beeps of a bobcat and the skid steers running along with the smell of diesel fumes, rotting grass piles, and the smell of fresh mulch being dumped. He added that Mr. Rus was aware of what he was buying when the purchase was made and knew what the codes were. He commented that the codes for the city had already been ignored and what's to say many more not to come. He mentioned that Instead of some heat absorbing asphalt, concrete and oversized buildings, why don't they make some more green space in the city, and that there was only one park for the kids. He asked regarding the no permits obtained, what was the repercussion for that. He stated that he was a general contractor and couldn't just go do stuff without permits and there be no repercussions. He asked if he was fined or if his license was revoked in the city or was it just a slap on the wrist. He said that as for the zoning, shouldn't it be up to the residents of each ward to vote what goes into their ward. He commented on the voting outcome of the previous proposal and stated that if their votes changed now, one would have to ask why, since the city center was such a focal point. He added that if they wanted to come check out his backyard and hang out with them, they were having a party on July 27th, and they were free to come over, eat some food and meet all the neighbors because everyone will be there. He mentioned that he had an article from a newspaper that said the city considered a rezoning for a trucking company, not the landscape company and he asked if the trucking company was going in with it and that it stated Mr. Ulrich, not Mr. Russ. He commented that with the variances, now that everything was going to be commercial, it was 20 feet from each property line and they couldn't just go changing variances in the city and say that it is okay to do it, because if it is ok to do it, they could all do it.

Chairman Schumann asked if this turnaround for the fire truck had been addressed.

City Engineer Eavenson stated that they had provided an auto-turn analysis, that was correct, and it appeared to be acceptable.

Chairman Schumann asked if there was any further discussion from the Commission.

Council Liaison Abens stated that he still had a problem with this project. He commented that they were shoehorning the complex into that property and asked where their fertilizers were going to be stored.

Mr. Rus stated that they didn't use stored fertilizer.

Council Liaison Abens replied that they didn't use fertilizers.

Mr. Rus stated that the only fertilizers they used would be just for new lawn installation and planting.

Council Liaison Abens stated that they would still have some fertilizer that they were going to be using.

Mr. Rus stated that as they needed them, he always purchased them from site one like 10 bags at a time, but definitely not truck loads or pallet loads at all. He discussed that it was the same thing with all of the loose materials, what they were planning to have on the job site, it would be strictly only for the customer contracts. He discussed that there would be no public sale, no public access to that.

Council Liaison Abens asked regarding his storage bins for his bulk materials, how much material could they store.

Mr. Rus stated that there would be a maximum of eight storage bins with four for mulch and four for aggregates. He said that there would be no dumping and that it would be on the job site. He stated that all of that was taken care of down the street at Sagamore Supply on Center Ridge. He added that if there was going to be any dumping, it would be all of his dump trucks going down the street and they would not dump piles on the property at all.

Mr. Appel stated that he wanted to just add also there was 38% green space on the property. He mentioned that it was not a compact development and that it was an odd shaped lot that they were kind of constrained on how to develop that. He explained that they increased the green space from the initial submittal. He stated that regarding the permits, he didn't believe there was a permit for tree clearing in the city. He added that a wetland investigation was done and a stormwater permit was in place from Ohio EPA, but that was in regards to stripping topsoil and moving dirt and none of that had happened to date.

City Engineer Eavenson stated that at the time of the tree clearing, the city did not actually have a tree clearing permit, that came about with the new engineering ordinances.

Director Lieber stated that they implemented a tree clearing permit that became effective June 3rd with the code updates but before that they didn't have a requirement for a permit. She stated that they would have been required to install swift protections, but they did not have anything in the local codes or ordinances that required a permit. She added that failing that there's no repercussions.

City Engineer Eavenson stated that once they were aware of the situation, they asked for a remedy from the contractor, the applicant's contractor, and they immediately addressed that and stopped work, stopped the

earth serving activity. She stated that they did address all their concerns.

Chairman Schumann commented that he wanted everybody to understand. So we are the Commission is a recommending body and what we'll be doing today if we pass this and we will actually be recommending to council that and we also were normally we're A5 member Commission. The chairman isn't here today. We still need three votes to pass. So just so you understand that. Would anybody like to make, is there any further questions, comments.

Council Liaison Abens asked regarding the 38% green space, did that include the space where the future building was going to be.

Mr. Appel stated that it did. He explained that that was with the ultimate build out, all the pavement and buildings, there would still be 38% green space, correct.

Assistant Law Director Morgan stated that the property had been rezoned, so this applicant, what they're asking for was appropriate for that area. She mentioned that the issues that they found that were in violation of the city's ordinance, they had corrected and the Commission needed to compare their application to what was required in the ordinances and make their judgment based on that.

Director Lieber stated that she disagreed regarding the rezoning and that it had proceeded to public hearing and was now being held awaiting the reapplication of the development plan. She stated that Council had not voted on the rezoning, to her knowledge. She discussed that while the property had not been rezoned, the recommendation of the Commission was to rezone, and she thought just in that spirit to review it with the understanding of a Commission action that's been taken as a rezone.

Chairman Schumann made a motion to recommend with the conditions that the buffering for the entire project be complete in phase one and subject to the setback variances.

There was no second.

Assistant Law Director Morgan stated that it would be considered to be a lost motion but because it hadn't been determined on the merits, it was possible that they could see it again, but it would not go forward.

Director Lieber stated that she would recommend that a motion be made and seconded and then the members vote either yes or no rather than leaving the issue in limbo.

Chairman Schuman stated that they always make motions in the affirmative just for clarification.

Motion made by Schumann and seconded by Abens to recommend the application subject to the condition that the buffering for the entire project be complete in phase one and subject to the setback variances.

A roll call vote was taken and the motion failed.

Yes – 1 No – 3

Vice-Chairman Schumann asked if there were any further business to come before the Commission.

None was given.

NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, JULY 9, 2024

PAGE 9

ADJOURNMENT:

Vice-Chairman Schumann adjourned the meeting at 7:38 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, August 13, 2024
Date Approved

DRAFT

CITY OF NORTH RIDGEVILLE WATER USE FOR

June-24

FT3

DATE	R.L.C.W.A. Rt. 10 & 83		R.L.C.W.A SUGAR RIDGE		RLCWA OTHER	JOINT LINE	ELYRIA WATER PUMP STATION		ELYRIA WATER SUGAR RIDGE		ELYRIA WATER TAYLOR STREET		Pump Station Total	Sugar Ridge Total	Taylor Street TOTAL		
	DAILY READING	DAILY USE	DAILY READING	DAILY USE	DAILY USE ELYRIA/TAYLOR	DAILY	DAILY READING	DAILY * 7.48	DAILY READING	DAILY * 7.48 USE + 00	DAILY READING	DAILY *7.48 USE + 00					
1					7456925		SAT	524	SAT	1029	SAT	848	3919.52	7696.92	6343.04		
2							SUN	524	SUN	1029	SUN	849	3919.52	7696.92	6350.52		
3					7456572		536805	525	685776	1029	581458	849	3927	7696.92	6350.52		
4							537370	565	686815	1039	582500	1042	4226.2	7771.72	7794.16		
5							537936	566	687855	1040	583543	1043	4233.68	7779.2	7801.64		
6							538403	467	688621	766	583875	332	3493.16	5729.68	2483.36		
7							538765	362	689568	947	584659	784	2707.76	7083.56	5864.32		
8							SAT	567	SAT	989	SAT	819	4241.16	7397.72	6126.12		
9							SUN	567	SUN	989	SUN	819	4241.16	7397.72	6126.12		
10							540468	569	692535	989	587118	821	4256.12	7397.72	6141.08		
11							540920	452	693415	880	587912	794	3380.96	6582.4	5939.12		
12							541569	649	694702	1287	588847	935	4854.52	9626.76	6993.8		
13							541872	303	695866	1164	589687	840	2266.44	8706.72	6283.2		
14							542739	867	697210	1344	590628	941	6485.16	10053.12	7038.68		
15							SAT	870	SAT	1418	SAT	969	6507.6	10606.64	7248.12		
16							SUN	870	SUN	1418	SUN	969	6507.6	10606.64	7248.12		
17							545351	872	701466	1420	593535	969	6522.56	10621.6	7248.12		
18							546599	1248	703195	1729	594670	1135	9335.04	12932.92	8489.8		
19							547572	973	704310	1115	595469	799	7278.04	8340.2	5976.52		
20							548622	1050	705767	1457	596456	987	7854	10898.36	7382.76		
21							549673	1051	707224	1457	547443	987	7861.48	10898.36	7382.76		
22							SAT	754	SAT	1444	SAT	971	5639.92	10801.12	7263.08		
23							SUN	754	SUN	1445	SUN	971	5639.92	10808.6	7263.08		
24							551936	755	711558	1445	600356	971	5647.4	10808.6	7263.08		
25							552835	899	712678	1120	601184	828	6724.52	8377.6	6193.44		
26							553177	342	713719	1041	602018	834	2558.16	7786.68	6238.32		
27							553611	434	714614	895	602811	793	3246.32	6694.6	5931.64		
28							554150	539	715678	1064	603675	864	4031.72	7958.72	6462.72		
29							SAT	532	SAT	959	SAT	813	3979.36	7173.32	6081.24		
30						55543	SUN	532	SUN	960	SUN	813	3979.36	7180.8	6081.24		
31													0	0	0		
TOTAL					353	55,543,000	19,982	498,218	34,908	870,373	26,389	654966	3726671	6510390	4899145.7		
					12	1,851,433	14,946,536		26,111,184		19,738,972						
TOTAL RLCWA USE: _____			353 GALLONS 0.01%		TOTAL ELYRIA WATER USE: _____			60,796,692 GALLONS 52.25%		TOTAL JOINT LINE USE _____		55,543,000 47.74%		TOTAL USE _____		116,340,045 100.00%	

	June-24				
DAY	PLANT PRODUCTION	FREE	COMBINED		
1	3.65	1.09	0.21		
2	3.65	1.17	0.22		
3	3.65	0.89	0.20		
4	3.83	0.87	0.17		
5	3.83	0.69	0.19		
6	3.02	0.87	0.17		
7	3.42	1.18	0.19		
8	3.63	0.75	0.15		
9	3.63	0.78	0.15		
10	3.66	0.71	0.19		
11	3.44	1.35	0.27		
12	4.00	1.76	0.11		
13	3.58	0.89	0.13		
14	4.21	1.29	0.28		
15	4.29	0.87	0.17		
16	4.29	0.88	0.23		
17	4.29	1.27	0.14		
18	4.93	1.14	0.18		
19	3.83	1.00	0.24		
20	4.46	1.06	0.21		
21	4.47	0.90	0.16		
22	4.23	0.80	0.15		
23	4.23	0.78	0.13		
24	4.23	1.21	0.10		
25	4.09	0.72	0.15		
26	3.51	0.77	0.16		
27	3.44	0.81	0.14		
28	3.70	0.81	0.14		
29	3.57	0.99	0.24		
30	3.58	0.92	0.27		
31					
TOTAL	116.34	29.22	5.44		
HI	4.93	1.76	0.28		
LOW	3.02	0.69	0.10		
AVG.	3.88	0.97	0.18		

CITY OF NORTH RIDGEVILLE WATER USE FOR								June-24			Gallons						
DATE	R.L.C.W.A. Rt. 10 & 83		R.L.C.W.A SUGAR RIDGE		RLCWA OTHER	JOINT LINE	ELYRIA WATER PUMP STATION		ELYRIA WATER SUGAR RIDGE		ELYRIA WATER TAYLOR STREET						
	DAILY READING	DAILY USE	DAILY READING	DAILY USE	DAILY USE ELYRIA/TAYLOR	DAILY	DAILY READING	DAILY * 7.48	DAILY READING	DAILY * 7.48 USE + 00	DAILY READING	DAILY *7.48 USE + 00					
1					7456925		SAT	391952	SAT	769692	SAT	634304					
2							SUN	391952	SUN	769692	SUN	635052					
3					7456572		536805	392700	685776	769692	581458	635052					
4							537370	422620	686815	777172	582500	779416					
5							537936	423368	687855	777920	583543	780164					
6							538403	349316	688621	572968	583875	248336					
7							538765	270776	689568	708356	584659	586432					
8							SAT	424116	SAT	739772	SAT	612612					
9							SUN	424116	SUN	739872	SUN	612612					
10							540468	425612	692535	739872	587118	614108					
11							540920	338096	693415	658240	587912	593912					
12							541569	485452	694702	962676	588847	699380					
13							541872	226644	695866	870672	589687	628320					
14							542739	648516	697210	1005312	590628	703868					
15							SAT	650760	SAT	1060664	SAT	724812					
16							SUN	650760	SUN	1060664	SUN	724812					
17							545351	652256	701466	1062160	593535	724812					
18							546599	933504	703195	1293292	594670	848980					
19							547572	727804	704310	834020	595469	597652					
20							548622	785400	705767	1089836	596456	738276					
21							549673	786148	707224	1089836	547443	738276					
22							SAT	563992	SAT	1080112	SAT	726308					
23							SUN	563992	SUN	1080860	SUN	726308					
24							551936	564740	711558	1080860	600356	726308					
25							552835	672452	712678	937760	601184	619344					
26							553177	255816	713719	778668	602018	623832					
27							553611	324532	714614	669460	602811	593164					
28							554150	403172	715678	795872	603675	646272					
29							SAT	397936	SAT	717332	SAT	608124					
30						55543	SUN	397936	SUN	718080	SUN	608124					
31																	
TOTAL					353	55,543,000	19,982	498,218	34,908	870,373	26,389	654966					
					12	1,851,433	14,946,536		26,111,184		19,738,972						
TOTAL RLCWA USE: _____				353 GALLONS 0.01%		TOTAL ELYRIA WATER USE: _____		60,796,692 GALLONS 52.25%		TOTAL JOINT LINE USE _____		55,543,000 47.74%		TOTAL USE _____		116,340,045 100.00%	

Pump Station Total	Sugar Ridge Total	Taylor Street TOTAL
2931800.96	5757296.16	4744593.9
2931800.96	5757296.16	4750189
2937396	5757296.16	4750189
3161197.6	5813246.56	5830031.7
3166792.64	5818841.6	5835626.7
2612883.68	4285800.64	1857553.3
2025404.48	5298502.88	4386511.4
3172387.68	5533494.56	4582337.8
3172387.68	5534242.56	4582337.8
3183577.76	5534242.56	4593527.8
2528958.08	4923635.2	4442461.8
3631180.96	7200816.48	5231362.4
1695297.12	6512626.56	4699833.6
4850899.68	7519733.76	5264932.6
4867684.8	7933766.72	5421593.8
4867684.8	7933766.72	5421593.8
4878874.88	7944956.8	5421593.8
6982609.92	9673824.16	6350370.4
5443973.92	6238469.6	4470437
5874792	8151973.28	5522304.5
5880387.04	8151973.28	5522304.5
4218660.16	8079237.76	5432783.8
4218660.16	8084832.8	5432783.8
4224255.2	8084832.8	5432783.8
5029940.96	7014444.8	4632693.1
1913503.68	5824436.64	4666263.4
2427499.36	5007560.8	4436866.7
3015726.56	5953122.56	4834114.6
2976561.28	5365643.36	4548767.5
2976561.28	5371238.4	4548767.5
0	0	0
3726671	6510390	4899145.7



Water Plant/Distribution System Monthly Operating Report (MOR)

PWS ID*	OH4700803
Facility ID*	4755821
Reporting Lab Cert. #:	
Rpt. Month / Year *	6/2024

Version:	2.0.4
Last Updated	December 28, 2015
NOTE: Begin entering data in row 15	
* - Indicates Required Field	

Fluoride Compound Applied:	
FL QC Check Sample Date:	
FL QC Check Sample (Pass/Fail):	

FL Plant Tap Highest Value:	
Date of Highest Value:	

Iron/Manganese QC Laboratory Check Data			
Iron Date:		Mn Date:	
Iron (mg/L):		Mn (mg/L):	

Date *	Plant Production (MGD)	Fluoride Reporting				Plant Tap / Entry Point										
		Calculated Fluoride Dosage (mg/L)	Plant Lab Analysis			pH	Alkalinity			Hardness (mg/L)	Phosphorus as Total P (mg/L)	Ortho-phosphate as PO ₄ (mg/L)	Iron (mg/L)	Manganese (mg/L)	Copper (mg/L)	Chlorine Dioxide (mg/L)
			Raw (mg/L)	Plant Tap (mg/L)	Distribution (mg/L)		Phenol (mg/L)	Total (mg/L)	Stability (mg/L)							
6/1/2024	3.65000															
6/2/2024	3.65000															
6/3/2024	3.65000															
6/4/2024	3.83000															
6/5/2024	3.83000															
6/6/2024	3.02000															
6/7/2024	3.42000															
6/8/2024	3.63000															
6/9/2024	3.63000															
6/10/2024	3.66000															
6/11/2024	3.44000															
6/12/2024	4.00000															
6/13/2024	3.58000															
6/14/2024	4.21000															
6/15/2024	4.29000															
6/16/2024	4.29000															
6/17/2024	4.29000															
6/18/2024	4.93000															
6/19/2024	3.83000															
6/20/2024	4.46000															
6/21/2024	4.47000															
6/22/2024	4.23000															
6/23/2024	4.23000															
6/24/2024	4.23000															
6/25/2024	4.09000															
6/26/2024	3.51000															
6/27/2024	3.44000															
6/28/2024	3.70000															
6/29/2024	3.57000															
6/30/2024	3.58000															
Min.	3.02000															
Max.	4.93000															
Avg.	3.87800															
Total	116.34000															



Water Plant/Distribution System Monthly Operating Report (MOR)

						Chlorine QOR Data												
						Chlorine Residual (Total)												
						No. of RT & RP Samples	Avg. Value (mg/L)											
						30	1.06											
Date *						Distribution										Comments		
	Exceed	Chlorite (mg/L)	Exceed	Chlorine Residual (Free) (mg/L)	Chlorine Residual (Combined) (mg/L)	Lowest		Chlorite / Chlorine Dioxide (mg/L)										
						Chlorine Residual (Free) (mg/L)	Chlorine Residual (Combined) (mg/L)	Chemical		Type		FIRST CUSTOMER (FC)			Residence Time in Distribution			
								Chlorite	ClO ₂	Routine	Followup	-0-hrs	+ 6 hrs	+ 12 hrs	Avg (AT)		Max (AT)	
6/1/2024						1.09	0.21										Brian E. O'Grady,WD2-1018620-02,0700,1100,4,WD2-1018620-02	
6/2/2024						1.17	0.22										02,0700,1100,4,WD2-1018620-02	
6/3/2024						0.89	0.20										02,0700,1100,4,WD2-1018620-02	
6/4/2024						0.87	0.17										02,0700,1100,4,WD2-1018620-02	
6/5/2024						0.69	0.19										02,0700,1100,4,WD2-1018620-02	
6/6/2024						0.87	0.00										02,0700,1100,4,WD2-1018620-02	
6/7/2024						1.18	0.17										Brian E. O'Grady,WD2-1018620-02,0700,1100,4,WD2-1018620-02	
6/8/2024						0.75	0.19										02,0700,1100,4,WD2-1018620-02	
6/9/2024						0.78	0.15										02,0700,1100,4,WD2-1018620-02	
6/10/2024						0.71	0.15										02,0700,1100,4,WD2-1018620-02	
6/11/2024						1.35	0.19										02,0700,1100,4,WD2-1018620-02	
6/12/2024						1.76	0.27										02,0700,1100,4,WD2-1018620-02	
6/13/2024						0.89	0.11										02,0700,1100,4,WD2-1018620-02	
6/14/2024						1.29	0.13										02,0700,1100,4,WD2-1018620-02	
6/15/2024						0.87	0.28										02,0700,1100,4,WD2-1018620-02	
6/16/2024						0.88	0.17										02,0700,1100,4,WD2-1018620-02	
6/17/2024						1.27	0.23										02,0700,1100,4,WD2-1018620-02	
6/18/2024						1.14	0.14										02,0700,1100,4,WD2-1018620-02	
6/19/2024						1.00	0.18										02,0700,1100,4,WD2-1018620-02	
6/20/2024						1.06	0.24										02,0700,1100,4,WD2-1018620-02	
6/21/2024						0.90	0.21										02,0700,1100,4,WD2-1018620-02	
6/22/2024						0.80	0.16										02,0700,1100,4,WD2-1018620-02	
6/23/2024						0.78	0.15										02,0700,1100,4,WD2-1018620-02	
6/24/2024						1.21	0.13										02,0700,1100,4,WD2-1018620-02	
6/25/2024						0.72	0.10										02,0700,1100,4,WD2-1018620-02	
6/26/2024						0.77	0.15										02,0700,1100,4,WD2-1018620-02	
6/27/2024						0.81	0.16										02,0700,1100,4,WD2-1018620-02	
6/28/2024						0.81	0.14										02,0700,1100,4,WD2-1018620-02	
6/29/2024						0.99	0.14										02,0700,1100,4,WD2-1018620-02	
6/30/2024						0.92	0.24										02,0700,1100,4,WD2-1018620-02	
							0.27										02,0700,1100,4,WD2-1018620-02	
Min.						0.69	0.00											
Max.						1.76	0.28											
Avg.						0.97	0.18											
Total																		



FIRE DEPARTMENT MONTHLY REPORT JUNE 2024



North Ridgeville Fire Department

North Ridgeville, OH

This report was generated on 7/9/2024 2:59:48 PM



Incident Statistics

Zone(s): All Zones | Start Date: 06/01/2024 | End Date: 06/30/2024

INCIDENT COUNT			
INCIDENT TYPE		# INCIDENTS	
EMS		366	
FIRE		82	
TOTAL		448	
TOTAL TRANSPORTS (N2 and N3)			
APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
TOTAL			
PRE-INCIDENT VALUE		LOSSES	
\$15,000.00		\$15,000.00	
CO CHECKS			
424 - Carbon monoxide incident		2	
736 - CO detector activation due to malfunction		7	
746 - Carbon monoxide detector activation, no CO		2	
TOTAL		11	
MUTUAL AID			
Aid Type		Total	
Aid Given		5	
Aid Received		8	
OVERLAPPING CALLS			
# OVERLAPPING		% OVERLAPPING	
177		39.51	
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)			
Station	EMS	FIRE	
Avon Fire Department	0:15:31		
North Ridgeville FD Station 1	0:06:10	0:07:14	
North Ridgeville FD Station 2	0:07:00	0:09:02	
AVERAGE FOR ALL CALLS		0:06:38	
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
Avon Fire Department	0:01:21		
North Ridgeville FD Station 1	0:01:48	0:02:26	
North Ridgeville FD Station 2	0:01:44	0:02:19	
AVERAGE FOR ALL CALLS		0:01:51	

Only Reviewed Incidents included. EMS for Incident counts includes only 300 to 399 Incident Types. All other incident types are counted as FIRE. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = All patients transported by EMS. # Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate. For overlapping calls that span over multiple days, total per month will not equal Total count for year.

AGENCY	AVERAGE TIME ON SCENE (MM:SS)
North Ridgeville Fire Department	12:59

Only Reviewed Incidents included. EMS for Incident counts includes only 300 to 399 Incident Types. All other incident types are counted as FIRE. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = All patients transported by EMS. # Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate. For overlapping calls that span over multiple days, total per month will not equal Total count for year.



FIRE/RESCUE SERVICES DATA



North Ridgeville Fire Department

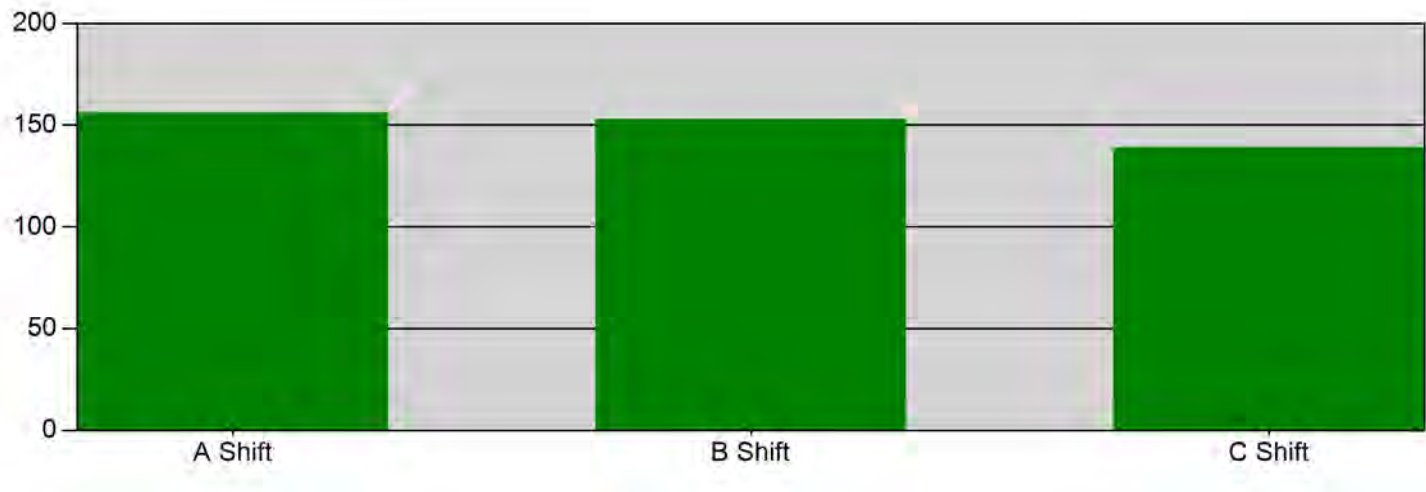
North Ridgeville, OH

This report was generated on 7/9/2024 3:02:12 PM



Incidents by Shift for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024



SHIFT	# INCIDENTS
A Shift	156
B Shift	153
C Shift	139
TOTAL: 448	

Incidents with multiple EXPOSURES, with distinct stations, may create a slight difference between the report total and total number of actual incidents for the DATE RANGE provided. The totals reflect the # INCIDENTS each STATION was assigned. Only REVIEWED incidents included.



North Ridgeville Fire Department

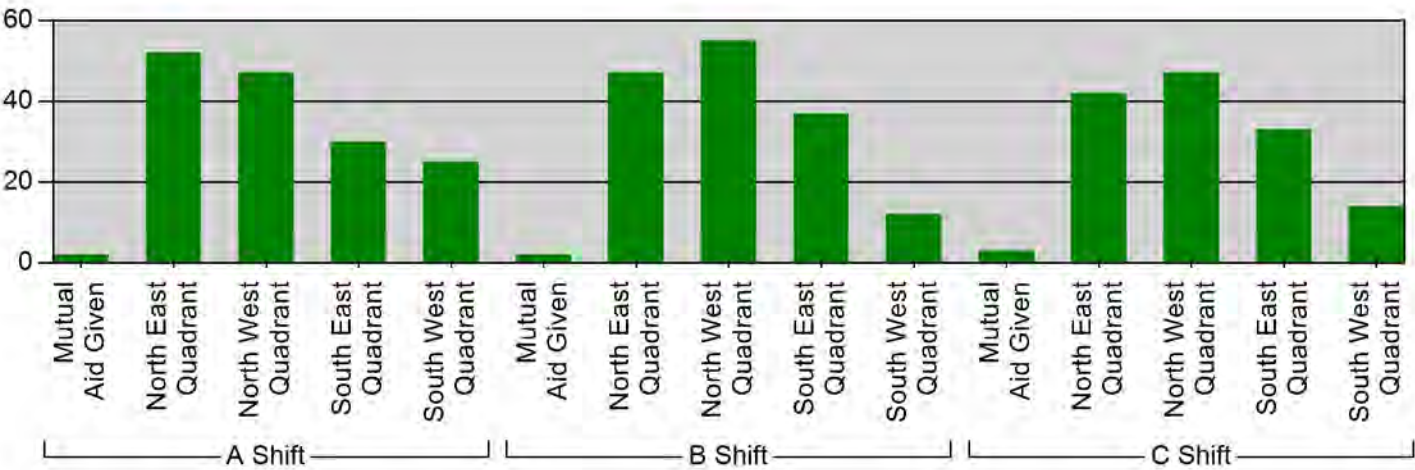
North Ridgeville, OH

This report was generated on 7/9/2024 3:03:07 PM



Incidents per Zone per Shift for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024



SHIFT	ZONE	# INCIDENTS
A Shift	Mutual Aid Given	2
	North East Quadrant	52
	North West Quadrant	47
	South East Quadrant	30
	South West Quadrant	25
B Shift	Mutual Aid Given	2
	North East Quadrant	47
	North West Quadrant	55
	South East Quadrant	37
	South West Quadrant	12
C Shift	Mutual Aid Given	3
	North East Quadrant	42
	North West Quadrant	47
	South East Quadrant	33
	South West Quadrant	14
TOTAL:		448

The totals reflect the # INCIDENTS each STATION was assigned. Only REVIEWED incidents included.



North Ridgeville Fire Department

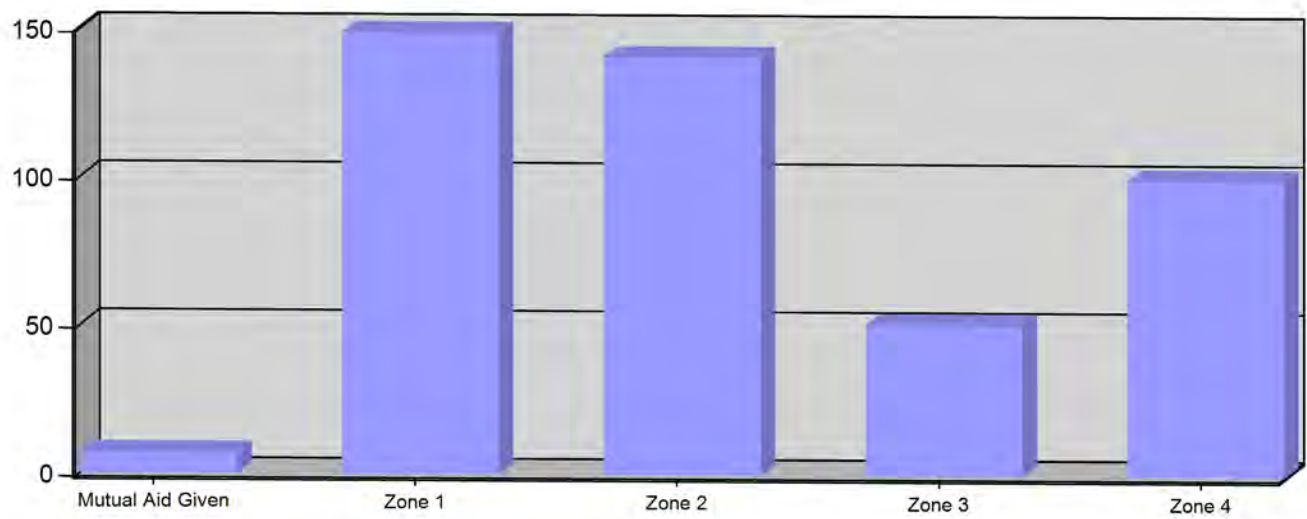
North Ridgeville, OH

This report was generated on 7/9/2024 3:03:39 PM



Incident Count per Zone for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024



ZONE	# INCIDENTS
Mutual Aid Given - Mutual Aid Given	7
Zone 1 - North West Quadrant	149
Zone 2 - North East Quadrant	141
Zone 3 - South West Quadrant	51
Zone 4 - South East Quadrant	100

TOTAL: 448

Zone information is defined on the Basic Info 3 screen of an incident. Only REVIEWED incidents included. Archived Zones cannot be unarchived.



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North Ridgeville Fire Department

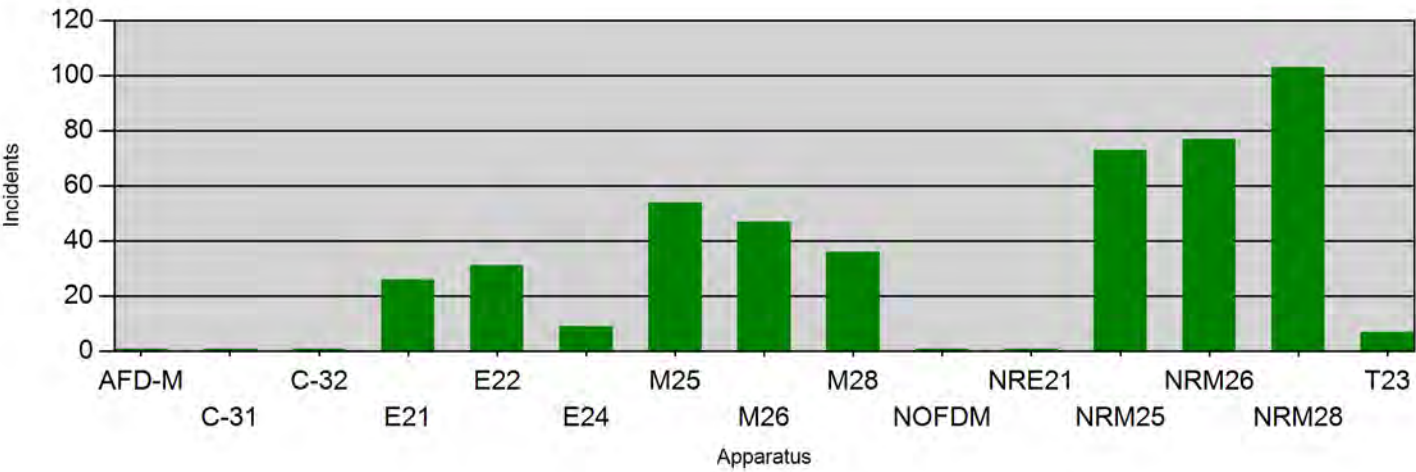
North Ridgeville, OH

This report was generated on 7/9/2024 3:04:14 PM



Incident Count per Apparatus for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024



APPARATUS	# of INCIDENTS
AFD-M	1
C-31	1
C-32	1
E21	26
E22	31
E24	9
M25	54
M26	47
M28	36
NOFDM	1
NRE21	1
NRM25	73
NRM26	77
NRM28	103
T23	7

Canceled apparatus (per the THIS APPARATUS WAS CANCELLED checkbox on Basic Info 4) not included.
Only REVIEWED incidents included.



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North Ridgeville Fire Department

North Ridgeville, OH

This report was generated on 7/9/2024 3:04:47 PM



Incidents Per Personnel and Apparatus for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024

Personnel	AFD-M-AFD Medic	C-31-	C-32-	E21-Engine 21	E22-Engine 22	E24-Engine 24	M25-Medic 25	M26-Medic 26	M28-	NRE21-Engine 21	NRM25-Medic 25	NRM26-Medic 26	NRM28-	T23-Truck 23	Totals
Acord, Steven				1	2	2	4	2	1		10		10		32
Bement, Joshua				8	1		1	6				23	1		40
Buescher, David				6	1			6			1	26	2		42
Campbell, Kory				7			5	12	5		1	12	5		47
Carbone, Mark				7				10				27			44
Castle, Andy								3				4			7
Chase, Gary				4	1		2	15			8	6			36
Chrosniak, Jason				3	2		9	11	6		5	8	4		48
Cominsky, Mark				9			4	7			7	20			47
Cook, Stephen B			1		4	3	3		16		2		31	1	61
Eberling, Colt				5	1			5	1		2	19	7		40
Erlenbach, Christopher					5	1	12		7		4		19	5	53
Federan, Christopher				3	8		26	11	1		4				53
Foster, William				5	2	2	2	6	4		3	21	12		57
Gerbasi, Gabriel				2	2			1			6	2			13
Gradisek, Grant				7	2		2	4	2	1	5	10	2	1	36
Graf, Jonathan		1			1										2
Kattler, Dustin					8		6		8		11		13	5	51
Kenney, Richard					9	2	9		7		7		12		46
Knowlton, Richard					3		3		2		15		2		25
Logan , Brian					2	2	7		2		17		16	2	48
Mason, Jeremy				2	3		1	2	3		8	2	6		27
Mutual Aid, Squad Crew	1														1
Pocos, Kevin				5				12				10			27
Roberts, Benjamin					5	2	6		3		9		13	1	39
Rogers, Daniel									12				23	6	41
Shear, Alexander						6	1		11				36	2	56
Silvi, Justin				2	2		9	12	2		4	1	7		39
Smith, Luke					6	2	4	1	5		11		16		45

Incidents Per Personnel and Apparatus for Date Range on reviewed cases



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Souris, Constantine				11			5	8		1	3	23	1		52
Stearns, Korey				1	13	1	10	4	2		21	4	8		64
Strahinic, Kirt				5	2	1	3	8	3	1	16	9	7		55
Student, Student							2		5				12		19
Tanzilli, Noah				1	2	3	10		7		14	6	17	2	62
Tolvay, Kerri					5				7		7		19	1	39
Torres, Kim					1	1	12		7		5	3	6	1	36
Trybus, Nathan				2	5	1	9		3		4	4	21		49
Warner, Chad				3	6		5	2			15	2			33

Incidents Per Personnel and Apparatus for Date Range on reviewed cases



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Doc Id: 1399

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North Ridgeville Fire Department

North Ridgeville, OH

This report was generated on 7/9/2024 3:05:26 PM



Incident Type Count per Station for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024

INCIDENT TYPE	# INCIDENTS
Station: 1 - NORTH RIDGEVILLE FD STATION 1	
111 - Building fire	1
113 - Cooking fire, confined to container	1
140 - Natural vegetation fire, other	2
321 - EMS call, excluding vehicle accident with injury	246
322 - Motor vehicle accident with injuries	3
324 - Motor vehicle accident with no injuries.	2
412 - Gas leak (natural gas or LPG)	2
424 - Carbon monoxide incident	1
440 - Electrical wiring/equipment problem, other	1
444 - Power line down	3
445 - Arcing, shorted electrical equipment	2
553 - Public service	3
554 - Assist invalid	3
561 - Unauthorized burning	3
600 - Good intent call, other	1
611 - Dispatched & cancelled en route	6
622 - No incident found on arrival at dispatch address	1
700 - False alarm or false call, other	2
733 - Smoke detector activation due to malfunction	4
736 - CO detector activation due to malfunction	6
740 - Unintentional transmission of alarm, other	2
743 - Smoke detector activation, no fire - unintentional	3
745 - Alarm system activation, no fire - unintentional	2
746 - Carbon monoxide detector activation, no CO	2
# Incidents for 1 - North Ridgeville FD Station 1:	302

Station: 2 - NORTH RIDGEVILLE FD STATION 2	
121 - Fire in mobile home used as fixed residence	1
162 - Outside equipment fire	1
321 - EMS call, excluding vehicle accident with injury	109
322 - Motor vehicle accident with injuries	3
324 - Motor vehicle accident with no injuries.	2
400 - Hazardous condition, other	1
412 - Gas leak (natural gas or LPG)	2
424 - Carbon monoxide incident	1
440 - Electrical wiring/equipment problem, other	1

Only REVIEWED incidents included.



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INCIDENT TYPE	# INCIDENTS
460 - Accident, potential accident, other	2
500 - Service Call, other	2
511 - Lock-out	1
531 - Smoke or odor removal	1
553 - Public service	1
611 - Dispatched & cancelled en route	7
622 - No incident found on arrival at dispatch address	2
730 - System malfunction, other	1
733 - Smoke detector activation due to malfunction	2
735 - Alarm system sounded due to malfunction	3
736 - CO detector activation due to malfunction	1
814 - Lightning strike (no fire)	1

Incidents for 2 - North Ridgeville FD Station 2: 145

Station: AFD - AVON FIRE DEPARTMENT	
321 - EMS call, excluding vehicle accident with injury	1

Incidents for AFD - Avon Fire Department: 1

Only REVIEWED incidents included.

North Ridgeville Fire Department

North Ridgeville, OH

This report was generated on 7/9/2024 3:06:00 PM



Average Response Time for Agency for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024

AGENCY	AVERAGE RESPONSE TIME MM:SS (Dispatch to Arrived)
North Ridgeville Fire Department	6:37

Only REVIEWED incidents included



North Ridgeville Fire Department

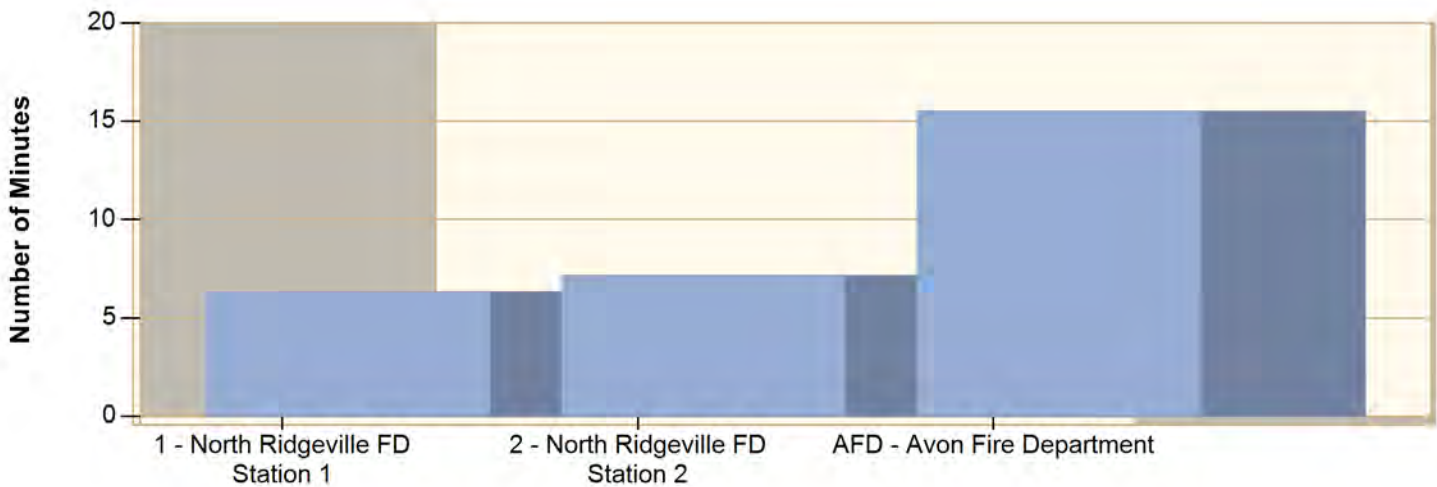
North Ridgeville, OH

This report was generated on 7/9/2024 3:06:32 PM



Average Response Time per Station for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024



STATION	AVERAGE RESPONSE MM:SS (Dispatch to Arrived)
1 - North Ridgeville FD Station 1	6:20
2 - North Ridgeville FD Station 2	7:09
AFD - Avon Fire Department	15:31

AVERAGE RESPONSE TIME calculated from the average time difference between DISPATCH and ARRIVED times on Basic Info 4. Only REVIEWED incidents included.



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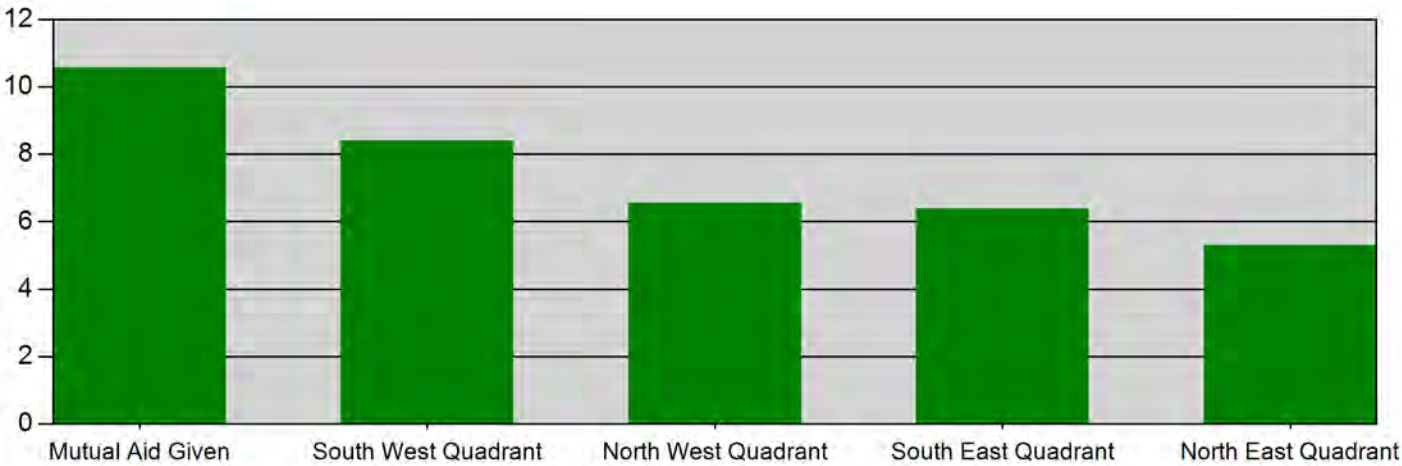
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Average Response Time per Zone for Date Range
Start Date: 06/01/2024 | End Date: 06/30/2024



Zone	AVERAGE RESPONSE TIME in minutes (Dispatch to Arrived)
Mutual Aid Given - Mutual Aid Given	10:56
Zone 3 - South West Quadrant	8:40
Zone 1 - North West Quadrant	6:55
Zone 4 - South East Quadrant	6:38
Zone 2 - North East Quadrant	5:30

Only REVIEWED incidents included



North Ridgeville Fire Department

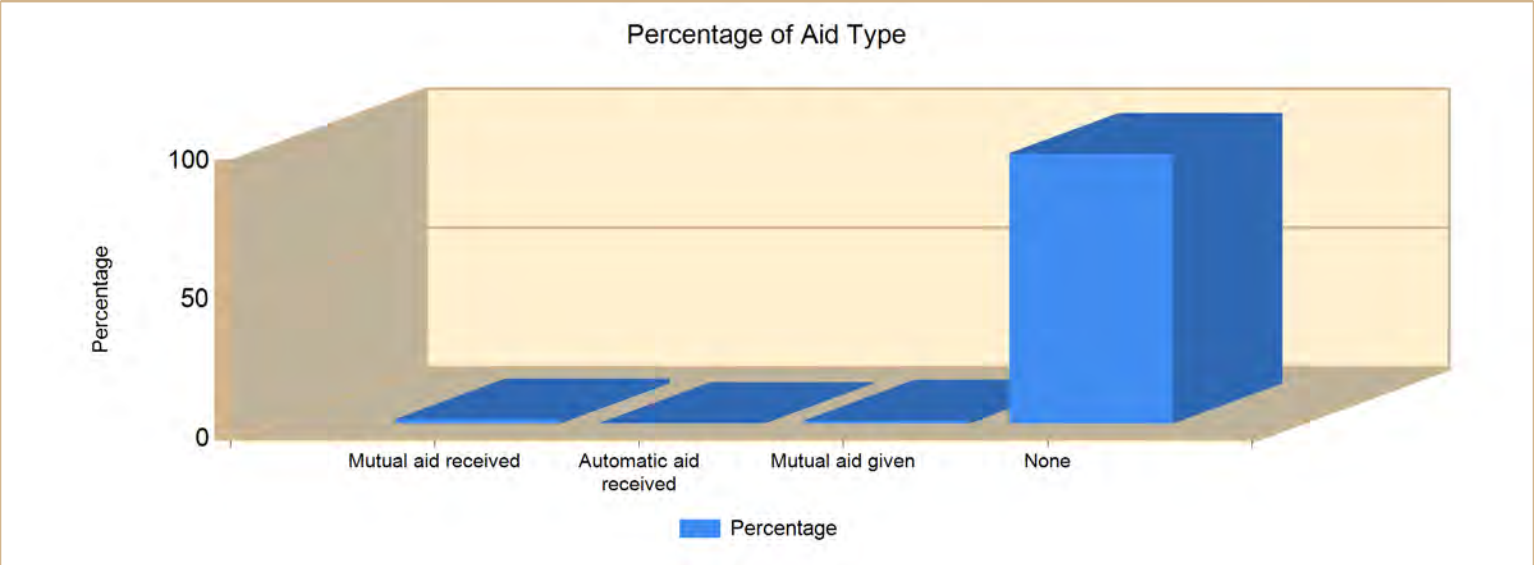
North Ridgeville, OH

This report was generated on 7/9/2024 3:07:39 PM



Count of Aid Given and Received for Incidents for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024



AID TYPE	TOTAL	% of TOTAL
Mutual aid received	7	1.6%
Automatic aid received	1	0.2%
Mutual aid given	5	1.1%
None	435	97.1%

Only REVIEWED incidents included



EMERGENCY
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Count of Overlapping Incidents for Station for Date Range

Station: All Stations | Start Date: 06/01/2024 | End Date: 06/30/2024

# OVERLAPPING	% OVERLAPPING	TOTAL
177	39.51	448

OVERLAPPING INCIDENT DETAILS				
ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	ZONE
6/1/2024				
6/1/2024 12:42:05 PM	6/1/2024 12:51:30 PM	2024-2352	740	North West Quadrant
6/1/2024 12:50:48 PM	6/1/2024 1:12:18 PM	2024-2353	321	North West Quadrant
6/1/2024 1:06:16 PM	6/1/2024 1:22:41 PM	2024-2354	321	North East Quadrant
6/1/2024 8:48:25 PM	6/1/2024 8:58:22 PM	2024-2358	321	North East Quadrant
6/1/2024 8:52:11 PM	6/1/2024 9:13:37 PM	2024-2359	321	North West Quadrant
6/1/2024 11:46:06 PM	6/2/2024 12:12:03 AM	2024-2361	321	North West Quadrant
6/2/2024				
6/2/2024 12:06:04 AM	6/2/2024 12:20:48 AM	2024-2362	321	South West Quadrant
6/2/2024 1:03:36 AM	6/2/2024 1:23:30 AM	2024-2364	321	North West Quadrant
6/2/2024 1:12:23 AM	6/2/2024 1:37:59 AM	2024-2365	321	North West Quadrant
6/2/2024 1:37:12 AM	6/2/2024 2:19:56 AM	2024-2366	324	North East Quadrant
6/2/2024 9:34:21 AM	6/2/2024 9:52:57 AM	2024-2370	321	North West Quadrant
6/2/2024 9:49:24 AM	6/2/2024 10:12:06 AM	2024-2371	321	North West Quadrant
6/3/2024				
6/3/2024 9:49:08 AM	6/3/2024 10:01:58 AM	2024-2382	321	North East Quadrant
6/3/2024 9:51:37 AM	6/3/2024 10:18:48 AM	2024-2383	321	South East Quadrant
6/3/2024 9:51:06 AM	6/3/2024 10:27:00 AM	2024-2384	321	North West Quadrant
6/3/2024 12:26:37 PM	6/3/2024 12:45:29 PM	2024-2388	321	North East Quadrant
6/3/2024 12:35:56 PM	6/3/2024 12:54:24 PM	2024-2389	746	North West Quadrant
6/3/2024 6:45:26 PM	6/3/2024 7:01:41 PM	2024-2395	321	North East Quadrant
6/3/2024 6:49:27 PM	6/3/2024 7:10:58 PM	2024-2396	321	North West Quadrant
6/3/2024 6:54:44 PM	6/3/2024 7:15:53 PM	2024-2397	321	North East Quadrant
6/4/2024				
6/4/2024 11:17:57 AM	6/4/2024 11:36:54 AM	2024-2407	321	North East Quadrant
6/4/2024 11:28:12 AM	6/4/2024 11:47:08 AM	2024-2408	321	North East Quadrant
6/4/2024 11:41:26 AM	6/4/2024 12:25:38 PM	2024-2409	445	North East Quadrant
6/4/2024 12:15:11 PM	6/4/2024 12:42:01 PM	2024-2410	321	North West Quadrant
6/4/2024 12:24:33 PM	6/4/2024 12:38:21 PM	2024-2411	321	North West Quadrant
6/4/2024 2:58:10 PM	6/4/2024 3:13:03 PM	2024-2412	321	North East Quadrant
6/4/2024 7:29:53 PM	6/4/2024 7:53:30 PM	2024-2415	561	North West Quadrant
6/4/2024 7:51:26 PM	6/4/2024 8:25:05 PM	2024-2416	321	South West Quadrant
6/4/2024 2:55:30 PM	6/4/2024 3:00:00 PM	2024-2417	500	South West Quadrant

Percentage of incidents overlapping from total incidents in date range for specified station. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.

OVERLAPPING INCIDENT DETAILS

ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	ZONE
6/4/2024 9:03:54 PM	6/4/2024 9:21:28 PM	2024-2418	321	North East Quadrant
6/4/2024 9:08:08 PM	6/4/2024 9:21:47 PM	2024-2419	321	North East Quadrant
6/4/2024 9:11:32 PM	6/4/2024 9:33:42 PM	2024-2420	321	North East Quadrant
6/5/2024				
6/5/2024 4:56:41 PM	6/5/2024 5:27:52 PM	2024-2430	321	North West Quadrant
6/5/2024 5:07:53 PM	6/5/2024 5:23:39 PM	2024-2431	321	South East Quadrant
6/5/2024 5:36:07 PM	6/5/2024 6:00:14 PM	2024-2432	321	North West Quadrant
6/5/2024 5:56:42 PM	6/5/2024 6:18:31 PM	2024-2433	321	North West Quadrant
6/5/2024 6:17:31 PM	6/5/2024 6:40:56 PM	2024-2434	321	North West Quadrant
6/5/2024 6:19:00 PM	6/5/2024 6:52:50 PM	2024-2435	321	North East Quadrant
6/6/2024				
6/6/2024 7:13:24 PM	6/6/2024 9:01:35 PM	2024-2446	111	Mutual Aid Given
6/6/2024 8:48:58 PM	6/6/2024 9:08:00 PM	2024-2447	700	North West Quadrant
6/6/2024 8:53:12 PM	6/6/2024 9:19:34 PM	2024-2448	321	South West Quadrant
6/6/2024 10:09:30 PM	6/6/2024 11:03:45 PM	2024-2449	322	South East Quadrant
6/6/2024 10:49:03 PM	6/6/2024 11:08:38 PM	2024-2450	321	North West Quadrant
6/7/2024				
6/7/2024 3:23:00 AM	6/7/2024 3:47:22 AM	2024-2451	321	North West Quadrant
6/7/2024 3:27:31 AM	6/7/2024 3:48:46 AM	2024-2452	321	South East Quadrant
6/7/2024 10:58:12 AM	6/7/2024 11:07:30 AM	2024-2456	553	North West Quadrant
6/7/2024 11:07:26 AM	6/7/2024 11:23:14 AM	2024-2457	553	South East Quadrant
6/7/2024 11:19:31 AM	6/7/2024 11:23:01 AM	2024-2458	611	South West Quadrant
6/7/2024 12:27:07 PM	6/7/2024 12:45:52 PM	2024-2460	321	South West Quadrant
6/7/2024 12:40:55 PM	6/7/2024 12:57:51 PM	2024-2461	321	North East Quadrant
6/7/2024 12:58:54 PM	6/7/2024 1:23:34 PM	2024-2462	321	South East Quadrant
6/7/2024 1:02:00 PM	6/7/2024 1:02:00 PM	2024-2463	611	South West Quadrant
6/8/2024				
6/8/2024 8:36:56 AM	6/8/2024 8:53:12 AM	2024-2473	321	South East Quadrant
6/8/2024 8:44:15 AM	6/8/2024 9:06:41 AM	2024-2474	321	North West Quadrant
6/8/2024 10:23:07 AM	6/8/2024 10:38:16 AM	2024-2477	321	South East Quadrant
6/8/2024 10:38:04 AM	6/8/2024 10:47:53 AM	2024-2478	321	South East Quadrant
6/8/2024 10:58:09 AM	6/8/2024 11:26:28 AM	2024-2479	321	North West Quadrant
6/8/2024 11:05:10 AM	6/8/2024 11:17:53 AM	2024-2480	321	North East Quadrant
6/8/2024 1:57:10 PM	6/8/2024 2:20:52 PM	2024-2481	321	North East Quadrant
6/8/2024 2:15:41 PM	6/8/2024 2:33:33 PM	2024-2482	321	South East Quadrant
6/8/2024 4:23:39 PM	6/8/2024 4:39:34 PM	2024-2484	561	North East Quadrant
6/8/2024 4:33:46 PM	6/8/2024 4:58:33 PM	2024-2485	322	South West Quadrant
6/9/2024				
6/9/2024 10:06:29 AM	6/9/2024 10:19:56 AM	2024-2494	321	North East Quadrant
6/9/2024 10:10:45 AM	6/9/2024 10:29:09 AM	2024-2495	321	South West Quadrant
6/9/2024 6:26:56 PM	6/9/2024 6:45:49 PM	2024-2499	321	North East Quadrant
6/9/2024 6:43:35 PM	6/9/2024 6:48:17 PM	2024-2500	611	South West Quadrant
6/9/2024 7:49:08 PM	6/9/2024 8:24:16 PM	2024-2501	321	South East Quadrant

Percentage of incidents overlapping from total incidents in date range for specified station. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.



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OVERLAPPING INCIDENT DETAILS				
ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	ZONE
6/9/2024 8:19:27 PM	6/9/2024 8:38:56 PM	2024-2502	321	North East Quadrant
6/10/2024				
6/10/2024 7:49:02 PM	6/10/2024 8:11:58 PM	2024-2511	733	North West Quadrant
6/10/2024 8:06:15 PM	6/10/2024 8:21:19 PM	2024-2512	321	South East Quadrant
6/11/2024				
6/11/2024 12:22:17 PM	6/11/2024 12:41:03 PM	2024-2516	321	North West Quadrant
6/11/2024 12:29:56 PM	6/11/2024 12:54:57 PM	2024-2517	321	South East Quadrant
6/11/2024 1:29:32 PM	6/11/2024 2:04:29 PM	2024-2518	321	North East Quadrant
6/11/2024 1:43:57 PM	6/11/2024 2:00:48 PM	2024-2519	321	North West Quadrant
6/11/2024 2:20:08 PM	6/11/2024 2:36:15 PM	2024-2520	321	South West Quadrant
6/11/2024 2:18:43 PM	6/11/2024 2:31:57 PM	2024-2521	321	North West Quadrant
6/11/2024 2:57:37 PM	6/11/2024 3:13:41 PM	2024-2522	321	North West Quadrant
6/11/2024 3:03:45 PM	6/11/2024 3:24:01 PM	2024-2523	321	North West Quadrant
6/11/2024 11:46:56 PM	6/12/2024 12:03:21 AM	2024-2528	321	North West Quadrant
6/11/2024 11:50:39 PM	6/12/2024 12:08:33 AM	2024-2529	561	North East Quadrant
6/11/2024 11:57:49 PM	6/12/2024 12:19:52 AM	2024-2530	321	North East Quadrant
6/12/2024				
6/12/2024 11:02:55 AM	6/12/2024 11:21:51 AM	2024-2535	321	South East Quadrant
6/12/2024 11:14:25 AM	6/12/2024 11:28:32 AM	2024-2536	321	South East Quadrant
6/13/2024				
6/13/2024 3:15:19 PM	6/13/2024 3:31:01 PM	2024-2551	321	North West Quadrant
6/13/2024 3:16:52 PM	6/13/2024 3:32:48 PM	2024-2552	140	North East Quadrant
6/13/2024 3:22:34 PM	6/13/2024 3:43:41 PM	2024-2553	321	North East Quadrant
6/13/2024 3:38:15 PM	6/13/2024 3:57:13 PM	2024-2554	321	North West Quadrant
6/13/2024 3:58:31 PM	6/13/2024 4:22:48 PM	2024-2555	321	South East Quadrant
6/13/2024 4:06:29 PM	6/13/2024 4:35:46 PM	2024-2556	321	South West Quadrant
6/13/2024 4:18:23 PM	6/13/2024 4:31:22 PM	2024-2557	611	South East Quadrant
6/13/2024 6:15:49 PM	6/13/2024 6:37:48 PM	2024-2558	321	South East Quadrant
6/13/2024 6:29:36 PM	6/13/2024 6:43:14 PM	2024-2559	554	North East Quadrant
6/14/2024				
6/14/2024 8:28:21 AM	6/14/2024 8:49:56 AM	2024-2561	321	South East Quadrant
6/14/2024 8:34:59 AM	6/14/2024 8:51:36 AM	2024-2562	321	North East Quadrant
6/14/2024 8:45:22 AM	6/14/2024 8:58:24 AM	2024-2563	321	North East Quadrant
6/14/2024 9:41:17 AM	6/14/2024 10:02:48 AM	2024-2564	321	South East Quadrant
6/14/2024 9:56:14 AM	6/14/2024 10:14:34 AM	2024-2565	321	North West Quadrant
6/14/2024 1:38:33 PM	6/14/2024 1:54:30 PM	2024-2568	321	South East Quadrant
6/14/2024 1:40:44 PM	6/14/2024 1:56:01 PM	2024-2569	321	North West Quadrant
6/14/2024 2:40:27 PM	6/14/2024 2:57:39 PM	2024-2570	321	South East Quadrant
6/14/2024 2:51:57 PM	6/14/2024 3:03:30 PM	2024-2571	321	North East Quadrant
6/14/2024 9:06:17 PM	6/14/2024 9:34:59 PM	2024-2575	321	North West Quadrant
6/14/2024 9:32:07 PM	6/14/2024 10:01:15 PM	2024-2576	321	North West Quadrant
6/14/2024 11:23:42 PM	6/15/2024 12:49:31 AM	2024-2577	730	South West Quadrant
6/14/2024 11:36:15 PM	6/15/2024 12:02:11 AM	2024-2578	321	South East Quadrant

Percentage of incidents overlapping from total incidents in date range for specified station. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.

OVERLAPPING INCIDENT DETAILS				
ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	ZONE
6/15/2024				
6/15/2024 12:23:55 AM	6/15/2024 12:41:52 AM	2024-2579	321	South East Quadrant
6/15/2024 9:20:08 PM	6/15/2024 9:34:02 PM	2024-2584	321	South East Quadrant
6/15/2024 9:23:59 PM	6/15/2024 9:40:54 PM	2024-2585	321	North East Quadrant
6/16/2024				
6/16/2024 9:53:37 AM	6/16/2024 10:10:31 AM	2024-2593	321	South East Quadrant
6/16/2024 9:56:10 AM	6/16/2024 10:23:43 AM	2024-2594	321	South East Quadrant
6/16/2024 10:38:56 AM	6/16/2024 11:26:09 AM	2024-2595	444	North West Quadrant
6/16/2024 11:04:28 AM	6/16/2024 11:26:17 AM	2024-2596	321	North East Quadrant
6/17/2024				
6/17/2024 8:21:23 AM	6/17/2024 8:41:00 AM	2024-2602	321	North West Quadrant
6/17/2024 8:22:53 AM	6/17/2024 8:42:33 AM	2024-2603	735	South East Quadrant
6/18/2024				
6/18/2024 11:00:19 AM	6/18/2024 11:19:47 AM	2024-2618	321	South East Quadrant
6/18/2024 11:13:33 AM	6/18/2024 11:24:21 AM	2024-2619	321	North East Quadrant
6/18/2024 2:00:08 PM	6/18/2024 2:13:54 PM	2024-2620	321	North West Quadrant
6/18/2024 2:01:32 PM	6/18/2024 2:19:29 PM	2024-2621	321	South West Quadrant
6/18/2024 4:54:22 PM	6/18/2024 5:12:10 PM	2024-2625	321	North East Quadrant
6/18/2024 5:03:04 PM	6/18/2024 5:16:08 PM	2024-2626	743	North West Quadrant
6/18/2024 6:42:28 PM	6/18/2024 7:01:15 PM	2024-2628	321	North West Quadrant
6/18/2024 6:51:41 PM	6/18/2024 7:18:00 PM	2024-2629	321	North East Quadrant
6/18/2024 6:54:34 PM	6/18/2024 7:37:16 PM	2024-2630	321	South East Quadrant
6/18/2024 7:35:54 PM	6/18/2024 7:49:09 PM	2024-2631	553	North East Quadrant
6/18/2024 11:24:48 PM	6/19/2024 12:05:19 AM	2024-2634	321	South East Quadrant
6/18/2024 11:44:03 PM	6/18/2024 11:56:47 PM	2024-2635	321	North West Quadrant
6/19/2024				
6/19/2024 11:00:10 AM	6/19/2024 11:18:38 AM	2024-2640	321	North East Quadrant
6/19/2024 11:16:15 AM	6/19/2024 11:24:38 AM	2024-2641	321	North East Quadrant
6/19/2024 3:56:51 PM	6/19/2024 4:04:36 PM	2024-2644	553	South West Quadrant
6/19/2024 4:00:24 PM	6/19/2024 4:17:52 PM	2024-2645	321	North East Quadrant
6/19/2024 4:17:15 PM	6/19/2024 4:38:01 PM	2024-2646	321	South East Quadrant
6/20/2024				
6/20/2024 12:44:59 AM	6/20/2024 1:04:27 AM	2024-2649	321	North East Quadrant
6/20/2024 12:52:50 AM	6/20/2024 1:04:41 AM	2024-2650	321	North East Quadrant
6/20/2024 3:10:56 PM	6/20/2024 3:48:58 PM	2024-2657	321	North West Quadrant
6/20/2024 3:25:48 PM	6/20/2024 3:40:57 PM	2024-2658	321	North East Quadrant
6/21/2024				
6/21/2024 11:05:02 AM	6/21/2024 11:45:24 AM	2024-2666	444	North West Quadrant
6/21/2024 11:22:52 AM	6/21/2024 11:41:03 AM	2024-2667	321	South East Quadrant
6/21/2024 11:59:33 AM	6/21/2024 12:14:31 PM	2024-2668	736	North West Quadrant
6/21/2024 12:04:21 PM	6/21/2024 12:22:30 PM	2024-2669	736	North West Quadrant

Percentage of incidents overlapping from total incidents in date range for specified station. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.



OVERLAPPING INCIDENT DETAILS				
ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	ZONE
6/22/2024				
6/22/2024 11:22:56 PM	6/22/2024 11:39:59 PM	2024-2685	321	North East Quadrant
6/22/2024 11:34:40 PM	6/23/2024 12:20:40 AM	2024-2686	321	South East Quadrant
6/23/2024				
6/23/2024 9:57:31 AM	6/23/2024 10:13:27 AM	2024-2690	321	North East Quadrant
6/23/2024 9:56:38 AM	6/23/2024 10:21:25 AM	2024-2691	321	North West Quadrant
6/23/2024 9:57:42 AM	6/23/2024 10:17:31 AM	2024-2692	321	South East Quadrant
6/23/2024 2:04:06 PM	6/23/2024 2:24:30 PM	2024-2695	321	North East Quadrant
6/23/2024 2:17:35 PM	6/23/2024 2:35:02 PM	2024-2696	321	North West Quadrant
6/23/2024 2:22:03 PM	6/23/2024 2:25:55 PM	2024-2697	611	South West Quadrant
6/24/2024				
6/24/2024 12:21:50 PM	6/24/2024 12:41:02 PM	2024-2704	622	South West Quadrant
6/24/2024 12:32:35 PM	6/24/2024 12:47:00 PM	2024-2705	321	North West Quadrant
6/25/2024				
6/25/2024 10:39:14 AM	6/25/2024 10:54:16 AM	2024-2719	321	North East Quadrant
6/25/2024 10:42:07 AM	6/25/2024 11:10:14 AM	2024-2720	321	Mutual Aid Given
6/25/2024 2:04:20 PM	6/25/2024 2:26:52 PM	2024-2722	321	North East Quadrant
6/25/2024 2:16:23 PM	6/25/2024 2:21:59 PM	2024-2723	500	South West Quadrant
6/25/2024 8:40:51 PM	6/25/2024 8:59:59 PM	2024-2729	321	North East Quadrant
6/25/2024 8:57:18 PM	6/25/2024 9:17:04 PM	2024-2730	321	North East Quadrant
6/26/2024				
6/26/2024 10:45:23 AM	6/26/2024 11:08:14 AM	2024-2734	321	North West Quadrant
6/26/2024 10:49:35 AM	6/26/2024 11:06:59 AM	2024-2735	321	North East Quadrant
6/26/2024 1:05:42 PM	6/26/2024 1:29:42 PM	2024-2737	321	South West Quadrant
6/26/2024 1:28:30 PM	6/26/2024 1:47:55 PM	2024-2738	321	North West Quadrant
6/26/2024 1:42:57 PM	6/26/2024 2:04:22 PM	2024-2739	321	North East Quadrant
6/28/2024				
6/28/2024 7:57:05 AM	6/28/2024 8:24:16 AM	2024-2752	321	North East Quadrant
6/28/2024 8:10:14 AM	6/28/2024 8:30:58 AM	2024-2753	321	North East Quadrant
6/28/2024 8:57:02 AM	6/28/2024 9:57:45 AM	2024-2754	412	North East Quadrant
6/28/2024 9:07:37 AM	6/28/2024 9:31:49 AM	2024-2755	321	North West Quadrant
6/28/2024 9:35:00 AM	6/28/2024 9:52:17 AM	2024-2756	321	North East Quadrant
6/28/2024 12:39:05 PM	6/28/2024 12:59:41 PM	2024-2759	321	South West Quadrant
6/28/2024 12:43:35 PM	6/28/2024 1:08:18 PM	2024-2760	321	South West Quadrant
6/29/2024				
6/29/2024 11:25:19 AM	6/29/2024 11:54:01 AM	2024-2771	321	South West Quadrant
6/29/2024 11:43:04 AM	6/29/2024 11:48:55 AM	2024-2772	611	North West Quadrant
6/29/2024 2:45:34 PM	6/29/2024 3:03:18 PM	2024-2776	321	South East Quadrant
6/29/2024 2:54:16 PM	6/29/2024 3:03:48 PM	2024-2777	321	North East Quadrant
6/29/2024 10:33:31 PM	6/29/2024 11:17:48 PM	2024-2780	735	South West Quadrant
6/29/2024 10:53:06 PM	6/29/2024 11:15:51 PM	2024-2781	321	North East Quadrant
6/29/2024 10:56:51 PM	6/29/2024 11:20:16 PM	2024-2782	622	North West Quadrant

Percentage of incidents overlapping from total incidents in date range for specified station. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.



OVERLAPPING INCIDENT DETAILS				
ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	ZONE
6/29/2024 11:03:43 PM	6/29/2024 11:20:51 PM	2024-2783	321	North East Quadrant
6/30/2024				
6/30/2024 8:36:52 PM	6/30/2024 8:56:46 PM	2024-2794	321	South East Quadrant
6/30/2024 8:38:38 PM	6/30/2024 8:57:50 PM	2024-2795	321	North West Quadrant

Percentage of incidents overlapping from total incidents in date range for specified station. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.

North Ridgeville Fire Department

North Ridgeville, OH

This report was generated on 7/9/2024 3:08:42 PM



Property Values versus Loss and Save per Incident for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024

INCIDENT #	PRE-INCIDENT VALUE	LOSSES	SAVED
2024-2567	\$15,000.00	\$15,000.00	\$0.00
Totals:	\$15,000.00	\$15,000.00	\$0.00

Both the PRE-INCIDENT VALUE and LOSSES columns are the summation of the respective Property and Contents fields as recorded on the Basic Info 5 screen of an incident. Only REVIEWED incidents included. EMS incidents excluded.



EMERGENCY MEDICAL SERVICES DATA





Agency Activity Summary

UH - North Ridgeville Fire Dept

Agency: UH - North Ridgeville Fire Dept | Service Date: From 06/01/2024 Through 06/30/2024

Total Number of ePCRs: 365

Total Number of Incidents: 363

By Branch

01 Station 1 = 250

02 Station 2 = 115

Billing Disposition (ePCR Data Only)

	#	%		#	%
Treated/Transported	288	78.9%	Dead Prior To Arrival	3	0.8%
Treated / Transferred Care	N/A	N/A	Dead After Arrival	N/A	N/A
Treated/No Transport (AMA)	29	7.9%	Treat/Transported by Private Veh.	N/A	N/A
Treated / No Transport (Per Protocol)	16	4.4%	Assist	7	1.9%
Transported / Refused Care	N/A	N/A	Other	2	0.5%
No Transport / Refused Care	18	4.9%	No Patient Found	N/A	N/A
Cancelled	2	0.5%			
Left Blank	N/A	N/A			

Unit Disposition (ePCR Data Only)

Description	#	%
Cancelled Prior to Arrival at Scene	1	0.3%
No Patient Contact	1	0.3%
Non-Patient Incident (Not Otherwise Listed)	7	1.9%
Patient Contact Made	356	97.5%
Left Blank	0	0.0%
Total	365	100.0%

Patient Evaluation/Care Disposition (ePCR Data Only)

Description	#	%
Not Applicable	9	2.5%
Patient Evaluated and Care Provided	334	91.5%
Patient Evaluated, No Care Required	4	1.1%
Patient Refused Evaluation/Care	18	4.9%
Left Blank	0	0.0%
Total	365	100.0%

Crew Disposition (ePCR Data Only)

Description	#	%
Back in Service, Care/Support Services Refused	18	4.9%
Back in Service, No Care/Support Services Required	13	3.6%
Initiated and Continued Primary Care	334	91.5%
Left Blank	0	0.0%
Total	365	100.0%

Transport Disposition (ePCR Data Only)

Description	#	%
No Transport	38	10.4%
Not Applicable	9	2.5%
Patient Refused Transport	29	7.9%
Transport by This EMS Unit (This Crew Only)	289	79.2%
Left Blank	0	0.0%
Total	365	100.0%

Run Type	#	%		#	%
Emergency Runs	365	100.0%	Non-Emergency Runs	N/A	N/A
Stand By	N/A	N/A	Stand By	N/A	N/A
Mutual Aid	2	0.5%	Mutual Aid	N/A	N/A
Interfacility	N/A	N/A	Interfacility	N/A	N/A
Intercept	N/A	N/A	Intercept	N/A	N/A
Emergency Runs (Scheduled)	N/A	N/A	Non-Emergency Runs (Scheduled)	N/A	N/A
Stand By	N/A	N/A	Stand By	N/A	N/A
Mutual Aid	N/A	N/A	Mutual Aid	N/A	N/A
Interfacility	N/A	N/A	Interfacility	N/A	N/A
Intercept	N/A	N/A	Intercept	N/A	N/A

Emergency Type Left Blank: 0

Runs by Unit (ePCR Data Only)

Unit	Total Runs	Treat/ Transp	Treat/ Transfer	Treat/No Transp(AMA)	Treat/No Transp(PP)	Transp/ Ref. Care	Cancelled	Dead Prior Arr	Dead After Arr	T/T Priv Veh	No Trans/ Ref. Care	Assist	Other	No Pat. Found
NRE21	1	0	0	1	0	0	0	0	0	0	0	0	0	0
NRM25	116	94	0	4	5	0	0	1	0	0	9	3	0	0
NRM26	115	87	0	11	5	0	2	0	0	0	6	2	2	0
NRM28	133	107	0	13	6	0	0	2	0	0	3	2	0	0
Total	365	288	0	29	16	0	2	3	0	0	18	7	2	0

Runs by Service Level (ePCR Data Only)

Dispatched Service Level	#	%	Recommended Service Level	#	%
BLS	365	100.0%	BLS	118	32.3%
ALS	N/A	N/A	ALS1	243	66.6%
SCT	N/A	N/A	ALS2	4	1.1%
			SCT	N/A	N/A
			Rotary Wing	N/A	N/A
			Fixed Wing	N/A	N/A

Runs by Insurance Type with Service Level (ePCR Data Only) (Multiple

insurance types may have been marked on a run)

Type	BLS	%	ALS1	%	ALS2	%	SCT	%Rotary Wing	%Fixed Wing	%	Total	%
None	118	32.3%	243	66.6%	4	1.1%	N/A	N/A	N/A	N/A	365	100.0%

Runs by Primary PI (ePCR Data Only)

Description	#	%
ABNORMAL LABS	7	1.9%
ALCOHOL ABUSE WITH INTOXICATION	1	0.3%
Abdominal Pain	21	5.8%
Alt. Level Conscious	11	3.0%
Anxiety	7	1.9%
Asthma Symptoms	2	0.5%
Back Pain (No Trauma)	7	1.9%
Behavioral Disorder	2	0.5%
COVID-19 (SUSPECTED)	1	0.3%
CVA/Stroke	2	0.5%
Cardiac Arrest	4	1.1%
Cardiac Symptoms	7	1.9%
Chest Pain	17	4.7%
Dehydration Symp.	5	1.4%
Diabetic Symptoms	2	0.5%
Dizziness	9	2.5%
Dyspnea-SOB	24	6.6%
FREQUENT FALLS	19	5.2%
Flu Symptoms	4	1.1%

GI -Bleed	1	0.3%
GI -Constipation	1	0.3%
Headache (no trauma)	6	1.6%
Hemorrhage-(severe medical)	2	0.5%
Hypertension	3	0.8%
MEDICAL DEVICE FAILURE	3	0.8%
MINOR / GENERAL INJURY	23	6.3%
Monitoring Required	10	2.7%
NON-TRAUMATIC ARM PAIN	2	0.5%
NON-TRAUMATIC LEG PAIN	8	2.2%
Nausea	5	1.4%
No Medical Problem	25	6.8%
Nose Bleed	2	0.5%
OD - SUSPECTED OVERDOSE -	1	0.3%
OTHER NARCOTICS		
Obvious Death	1	0.3%
Pneumonia Symptoms	1	0.3%
Post-Op Complication	1	0.3%
Psychiatric Emerg.	13	3.6%
SEPSIS	5	1.4%
SUICIDE ATTEMPT	1	0.3%
Seizure	4	1.1%
Syncope/Fainting	10	2.7%
Trauma Injury	14	3.8%
Unconscious	1	0.3%
Unknown Medical	8	2.2%
Urinary Bleeding	1	0.3%
Urination Problem	4	1.1%
Vomiting	9	2.5%
Weakness	30	8.2%
<i>Left Blank</i>	18	4.9%
<i>Total</i>	365	100.0%

Runs by Dispatch (EMD) Code

<u>Description</u>	<u>#</u>	<u>%</u>
01A01 Abdominal Pain	21	5.8%
03B03 Animal Bites/Attacks	1	0.3%
05A01 Back Pain (Non-traumatic)	7	1.9%
06E01 Breathing Problems	27	7.4%
09E02 Cardiac or Respiratory Arrest/Death	5	1.4%
10D01 Chest Pain/ Chest Discomfort	22	6.0%
12C01 Convulsions/Seizures	7	1.9%
13C02 Diabetic Problems	3	0.8%
17B03 Falls	76	20.8%
18B01 Headache	2	0.5%
19C07 Heart Problems/AICD	4	1.1%
21B01 Hemorrhage/Laceration	8	2.2%
23C07 Overdose/Poisoning	1	0.3%
25B06 Psychiatric/Abnormal Behavior/Suicide Attempt	21	5.8%
26B01 Sick Person (Specific Diagnosis)	107	29.3%
28C12 Stroke (CVA/TIA)	3	0.8%
29B05 Traffic/Transportation Incident	9	2.5%
30B01 Traumatic Injuries	8	2.2%
31C01 Unconscious/Fainting	11	3.0%
32B01 Unknown Problem	10	2.7%
32B02 Medical Alarm	1	0.3%
37A01 Other / Public Assist	11	3.0%
<i>Left Blank</i>	0	0.0%
<i>Total</i>	365	100.0%

Transport From (Category)

	<u>#</u>	<u>%</u>
Home/Residence	208	57.0%
Res. Custodial Facility	1	0.3%
Facility	13	3.6%
Public Building	3	0.8%
Street/Hwy	13	3.6%
Industrial Place	1	0.3%
Other	3	0.8%
Home/Residence - Single-Family House	21	5.8%
Home/Residence - Single-Family Garage	1	0.3%
Home/Residence - Mobile Home	1	0.3%
Home/Residence - Apartment	5	1.4%
Res. Custodial Facility - Nursing Home	67	18.4%
Educational Ins. - High School	1	0.3%
Public Building - Administrative	1	0.3%
Recreation/Sport - Athletic Field	4	1.1%
Street/Hwy - Other Paved Roadways	4	1.1%
Private Commercial Establishment	8	2.2%
Facility - Health Care Provider Office	5	1.4%
Facility - Other Ambulatory Health Services	1	0.3%
Recreation/Sport - Public Park	1	0.3%
Facility - Urgent Care	3	0.8%
<i>Total</i>	365	100.0%

Transport From (Facility) (ePCR Data Only)

	<u>#</u>	<u>%</u>
--Left Blank--	365	100.0%
<i>Total</i>	365	100.0%

Transport To (Destination Facility) (ePCR Data Only)

	<u>#</u>	<u>%</u>
UH - ST JOHN MEDICAL CENTER	151	41.4%
--Left Blank--	76	20.8%
Avon Richard E. Jacobs Health Center	73	20.0%
UH - ELYRIA MEDICAL CENTER	60	16.4%
CCF - Fairview	4	1.1%
UH - CLEVELAND MEDICAL CENTER	1	0.3%
<i>Total</i>	365	100.0%



FIRE PREVENTION INSPECTION REPORT



North Ridgeville Fire Department

North Ridgeville, OH

This report was generated on 7/9/2024 3:10:11 PM



Completed Inspections per Zone for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024

ZONE	ID	OCCUPANCY	ADDRESS	INSPECTED
Zone 1- NW - Zone 1- North West Quadrant				
		Young Explorers Montessori Of North Ridgeville	36516 Center Ridge RD	06/03/2024
		O'Neill Health Care Facility	38600 Center Ridge RD	06/06/2024
		Lake Ridge Academy	37501 Center Ridge RD	06/07/2024
		Lake Ridge Academy	37501 Center Ridge RD	06/11/2024
		Goddard School	37693 Center Ridge RD	06/11/2024
		Goddard School	37693 Center Ridge RD	06/12/2024
		Goddard School	37693 Center Ridge RD	06/13/2024
		ICU Corp.	39421 Center Ridge RD	06/18/2024
		Joe's Auto Wrecking	7218 Case RD	06/18/2024
		Animal Clinic Northview	36400 Center Ridge RD	06/20/2024
Zone 2- NE - Zone 2- North East Quadrant				
	Emerald Ridge Center 4	Mr. Hero #84	34258 Center Ridge RD	06/03/2024
	Emerald Ridge Center 7	Pizza Hut	34210 Center Ridge RD	06/03/2024
		Cleveland General Liquidation	5210 Mills Industrial PKY	06/04/2024
		Cleveland Dental Institute	5220 Mills Industrial PKY	06/04/2024
		Scooter's Coffee	34522 Center Ridge RD	06/04/2024
		Ridgeville Farms	7691 Avon Belden RD	06/04/2024
	Providence Square 12	Tacos Del Pueblos Mexican Grill	34173 Center Ridge RD	06/05/2024
	Providence Square 12	Tacos Del Pueblos Mexican Grill	34173 Center Ridge RD	06/05/2024
	Providence Square 11	Niko's To Go	34167 Center Ridge RD	06/05/2024
	Providence Square 11	Niko's To Go	34167 Center Ridge RD	06/05/2024
		Arby's #6607	34011 Center Ridge RD	06/06/2024
		Super 8 Motel	32801 Lorain RD	06/06/2024
		North Ridgeville City Hall	7307 Avon Belden RD	06/06/2024
	Valley Center 1,2,3,4,5,6	Valley Storage	34425 Lorain RD #Suite123456	06/11/2024
		OSIBAS, LTD. (Old Fields Sweet School)	8540 Root RD	06/11/2024
		Liberty Elementary	5700 Jaycox RD	06/12/2024
		BP I-Mart Gas Station	32393 Lorain RD	06/12/2024
		Limitless Towing & Recovery	33350 Lorain RD	06/12/2024
		Leffew Fastpitch/ Hoop Tech/ Method Gym	7725 Victory Lane LN	06/13/2024
		Chase Bank	34385 Center Ridge RD	06/14/2024



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Doc Id: 539

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ZONE	ID	OCCUPANCY	ADDRESS	INSPECTED
		Chase Bank	34385 Center Ridge RD	06/14/2024
		North Ridgeville Education Center/ECLC	5490 Mills Creek LN	06/17/2024
		North Ridgeville Education Center/ECLC	5490 Mills Creek LN	06/17/2024
		TJB, Inc.	33600 Liberty PKY	06/17/2024
		Ranger High Tech Academy	5580 Lear Nagle RD	06/18/2024
		Ranger High Tech Academy	5580 Lear Nagle RD	06/18/2024
		Little Caesars Pizza	35149 Center Ridge RD	06/19/2024
		Little Caesars Pizza	35149 Center Ridge RD	06/19/2024
		The Avenue At North Ridgeville Nursing Home	6200 Lear Nagle RD	06/19/2024
		The Avenue At North Ridgeville Nursing Home	6200 Lear Nagle RD	06/19/2024
		North Ridgeville Education Center/ECLC	5490 Mills Creek LN	06/20/2024
		Liberty Elementary	5700 Jaycox RD	06/20/2024
		The Avenue At North Ridgeville Nursing Home	6200 Lear Nagle RD	06/20/2024
		Liberty Elementary	5700 Jaycox RD	06/20/2024
		North Ridge Apartments	35900 Westminister AVE	06/21/2024
		Liberty Elementary	5700 Jaycox RD	06/21/2024
Zone 3- SW - Zone 3- South West Quadrant				
	CLE 1	CLEOHWEST DONUT NV	37150 Sugar Ridge RD	06/05/2024
	Cle 2	CLEOHWEST / Double A Detail	37150 Center Ridge RD	06/05/2024
		8820 Event Center	8820 Bender RD	06/06/2024
		Kalt Manufacturing	36700 Sugar Ridge RD	06/06/2024
	Butternut Corners 1	Don Mould's Plantation Plant & Nursery Outlet	34837 Lorain RD	06/13/2024
	Butternut Corners 3	Jillian Rian's Dance School	34869 Lorain RD	06/13/2024
		Hair Creations by Nadine	34891 Lorain RD #B	06/13/2024
Zone 4- SE - Zone 4- South East Quadrant				
		Starbucks	32435 Cook RD	06/03/2024
		Starbucks	32435 Cook RD	06/12/2024
		Angelina's Pizza	34887 Lorain RD	06/13/2024

North Ridgeville Fire Department

North Ridgeville, OH

This report was generated on 7/9/2024 3:10:45 PM



Count of Occupancies Inspected per Occupancy Type per Inspection Type for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024

OCCUPANCY	COUNT
INSPECTION TYPE: Annual	
Assembly	3
Athletic/Health Clubs	1
Barber/Beauty Salon	1
Day Care	1
Elementary School	2
Gas/Service Station	2
General Business/Merchantile	4
Multi-Educational campus	1
Nursing Home	1
Offices-General Buisness	1
Recreational Facility	1
Restaurant	5
Storage/Warehouse Facility	7
INSPECTION TYPE: Fire Alarm System Install Spot Inspection	
Bank	1
INSPECTION TYPE: Fire Alarm System Test- Annual	
Elementary School	4
Industrial /Manufacturing Facility	1
Nursing Home	1
INSPECTION TYPE: Fire Safety During Construction	
Bank	1
Elementary School	2
INSPECTION TYPE: Investigation of an emergency incident	
Nursing Home	1
INSPECTION TYPE: Plan Review	
Apartment Complex	1
Day Care	3
Elementary School	2
Governmental Offices	1
Industrial /Manufacturing Facility	1
Motel/Hotel	1
Recreational Facility	1
INSPECTION TYPE: Reinspection	
Nursing Home	1
INSPECTION TYPE: Sprinkler System Test-Annual	
Multi-Educational campus	1

Locked inspections only.



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OCCUPANCY	COUNT
INSPECTION TYPE: Wet Chemical Sprinkler System Semi-Annual Test	
Restaurant	3
Total # of Inspections:	56

Locked inspections only.

North Ridgeville Fire Department

North Ridgeville, OH

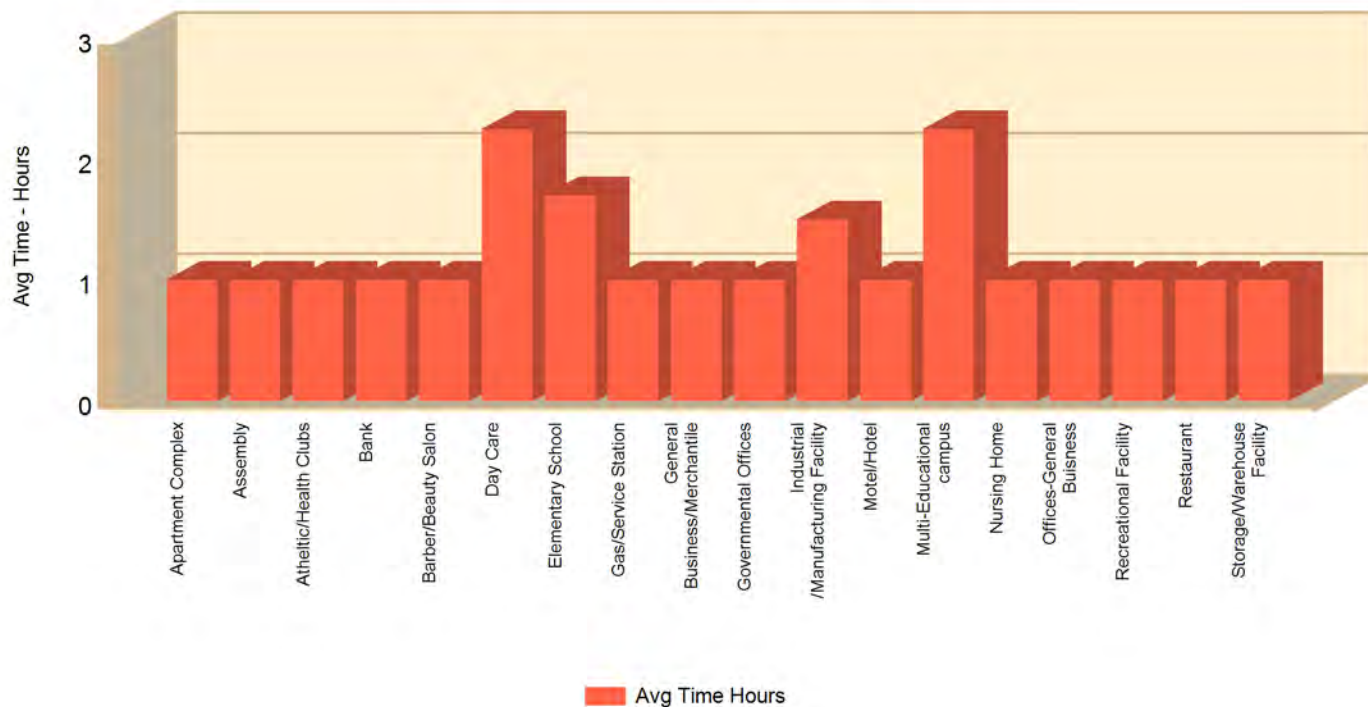
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Average Inspection Time per Occupancy Type for Date Range

Start Date: 06/01/2024 | End Date: 06/30/2024

Average Inspections Time for Occupancy Type



OCCUPANCY TYPE	AVERAGE TIME (minutes)
Apartment Complex	1:00:00
Assembly	1:00:00
Athletic/Health Clubs	1:00:00
Bank	1:00:00
Barber/Beauty Salon	1:00:00
Day Care	2:15:00
Elementary School	1:42:00
Gas/Service Station	1:00:00
General Business/Merchandise	1:00:00
Governmental Offices	1:00:00
Industrial /Manufacturing Facility	1:30:00
Motel/Hotel	1:00:00
Multi-Educational campus	2:15:00
Nursing Home	1:00:00
Offices-General Business	1:00:00
Recreational Facility	1:00:00
Restaurant	1:00:00

Only inspections with TIME IN and TIME OUT information provided are included in the INSPECTION TIME calculations.

OCCUPANCY TYPE	AVERAGE TIME (minutes)
Storage/Warehouse Facility	1:00:00

Only inspections with TIME IN and TIME OUT information provided are included in the INSPECTION TIME calculations.



North Ridgeville Fire Department

North Ridgeville, OH

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Daily Log Items per Personnel for Activity Code for Personnel

Activity Codes: All Activity Codes | Personnel: Uhnak, Michael | Start Time: 00:00 | End Time: 23:00 | Start Date: 06/01/2024 | End Date: 06/30/2024

START	END	LOG TYPE	APPARATUS	NOTES	HOURS
Uhnak, Michael					
06/03/2024 08:00:00	06/03/2024 09:00:00	DAYBOOK			1.00
06/03/2024 09:00:00	06/03/2024 11:00:00	INSPECTION		An inspection was completed for Young Explorers Montessori Of North Ridgeville by Uhnak, Michael	2.00
06/03/2024 11:00:00	06/03/2024 12:00:00	DAYBOOK			1.00
06/03/2024 12:00:00	06/03/2024 13:00:00	DAYBOOK			1.00
06/03/2024 13:00:00	06/03/2024 14:00:00	INSPECTION		An inspection was completed for Starbucks by Uhnak, Michael	1.00
06/03/2024 14:00:00	06/03/2024 15:00:00	INSPECTION		An inspection was completed for Mr. Hero #84 by Uhnak, Michael	1.00
06/03/2024 15:00:00	06/03/2024 16:00:00	INSPECTION		An inspection was completed for Pizza Hut by Uhnak, Michael	1.00
06/04/2024 08:00:00	06/04/2024 09:00:00	DAYBOOK			1.00
06/04/2024 09:00:00	06/04/2024 10:00:00	INSPECTION		An inspection was completed for Cleveland General Liquidation by Uhnak, Michael	1.00
06/04/2024 10:00:00	06/04/2024 11:00:00	INSPECTION		An inspection was completed for Cleveland Dental Institute by Uhnak, Michael	1.00
06/04/2024 11:00:00	06/04/2024 12:00:00	INSPECTION		An inspection was completed for Ridgeville Farms by Uhnak, Michael	1.00
06/04/2024 12:00:00	06/04/2024 13:00:00	DAYBOOK			1.00
06/04/2024 13:00:00	06/04/2024 14:00:00	INSPECTION		An inspection was completed for Scooter's Coffee by Uhnak, Michael	1.00
06/04/2024 14:00:00	06/04/2024 15:00:00	DAYBOOK		Reports: Cle Dental Cle Liquidation Ridgeville Farms Scooters	1.00
06/05/2024 08:00:00	06/05/2024 09:00:00	INSPECTION		An inspection was completed for Tacos Del Pueblos Mexican Grill by Uhnak, Michael	1.00
06/05/2024 09:00:00	06/05/2024 10:00:00	INSPECTION		An inspection was completed for Niko's To Go by Uhnak, Michael	1.00
06/05/2024 10:00:00	06/05/2024 11:00:00	INSPECTION		An inspection was completed for Tacos Del Pueblos Mexican Grill by Uhnak, Michael	1.00
06/05/2024 11:00:00	06/05/2024 12:00:00	INSPECTION		An inspection was completed for Niko's To Go by Uhnak, Michael	1.00
06/05/2024 12:00:00	06/05/2024 13:00:00	DAYBOOK			1.00
06/05/2024 13:00:00	06/05/2024 14:00:00	INSPECTION		An inspection was completed for CLEOHWEST DONUT NV by Uhnak, Michael	1.00
06/05/2024 14:00:00	06/05/2024 15:00:00	INSPECTION		An inspection was completed for CLEOHWEST / Double A Detail by Uhnak, Michael	1.00
06/05/2024 15:00:00	06/05/2024 16:00:00	DAYBOOK			1.00
06/06/2024 08:00:00	06/06/2024 09:00:00	DAYBOOK			1.00
06/06/2024 09:00:00	06/06/2024 10:00:00	INSPECTION		An inspection was completed for Super 8 Motel by Uhnak, Michael	1.00
06/06/2024 10:00:00	06/06/2024 11:00:00	INSPECTION		An inspection was completed for 8820 Event Center by Uhnak, Michael	1.00
06/06/2024 11:00:00	06/06/2024 12:00:00	INSPECTION		An inspection was completed for North Ridgeville City Hall by Uhnak, Michael	1.00
06/06/2024 12:00:00	06/06/2024 13:00:00	DAYBOOK			1.00
06/06/2024 13:00:00	06/06/2024 14:00:00	INSPECTION		An inspection was completed for O'Neill Health Care Facility by Uhnak, Michael	1.00
06/06/2024 14:00:00	06/06/2024 15:00:00	INSPECTION		An inspection was completed for Arby's #6607 by Uhnak, Michael	1.00
06/06/2024 15:00:00	06/06/2024 16:00:00	INSPECTION		An inspection was completed for Kalt Manufacturing by Uhnak, Michael	1.00
06/07/2024 08:00:00	06/07/2024 09:00:00	DAYBOOK			1.00
06/07/2024 12:00:00	06/07/2024 13:00:00	DAYBOOK			1.00

Lists the Daily Log items, grouped by Personnel, corresponding to the selected Activity Code and Personnel.

START	END	LOG TYPE	APPARATUS	NOTES	HOURS
06/07/2024 13:00:00	06/07/2024 16:00:00	DAYBOOK		Reports: Kalt Lake Ridge Arby's O,Neil City Hall EV Super EV	3.00
06/10/2024 08:00:00	06/10/2024 09:00:00	DAYBOOK			1.00
06/10/2024 09:00:00	06/10/2024 11:00:00	DAYBOOK		Researched NFPA 25 Water Base Fire Protection System Inspections	2.00
06/10/2024 11:00:00	06/10/2024 12:00:00	DAYBOOK		Report: Lake Ridge Academy Sprinkler System	1.00
06/10/2024 12:00:00	06/10/2024 13:00:00	DAYBOOK			1.00
06/10/2024 13:00:00	06/10/2024 14:00:00	DAYBOOK		Schedule: Dean Shramm	1.00
06/10/2024 14:00:00	06/10/2024 16:00:00	DAYBOOK		Mobile/Portable Radio Update	2.00
06/11/2024 08:00:00	06/11/2024 09:00:00	DAYBOOK			1.00
06/11/2024 09:00:00	06/11/2024 10:00:00	INSPECTION		An inspection was completed for Lake Ridge Academy by Uhnak, Michael	1.00
06/11/2024 10:00:00	06/11/2024 11:00:00	INSPECTION		An inspection was completed for OSIBAS, LTD. (Old Fields Sweet School) by Uhnak, Michael	1.00
06/11/2024 11:00:00	06/11/2024 12:00:00	DAYBOOK		Reports: Valley Storage Lake Ridge Academy OSIBAS Goddard	1.00
06/11/2024 12:00:00	06/11/2024 13:00:00	DAYBOOK			1.00
06/11/2024 13:00:00	06/11/2024 14:00:00	INSPECTION		An inspection was completed for Valley Storage by Uhnak, Michael	1.00
06/11/2024 14:00:00	06/11/2024 16:00:00	INSPECTION		An inspection was completed for Goddard School by Uhnak, Michael	2.00
06/12/2024 08:00:00	06/12/2024 11:00:00	INSPECTION		An inspection was completed for Goddard School by Uhnak, Michael	3.00
06/12/2024 10:00:00	06/12/2024 12:00:00	INSPECTION		An inspection was completed for Liberty Elementary by Uhnak, Michael	2.00
06/12/2024 12:00:00	06/12/2024 13:00:00	DAYBOOK			1.00
06/12/2024 13:00:00	06/12/2024 14:00:00	INSPECTION		An inspection was completed for Starbucks by Uhnak, Michael	1.00
06/12/2024 14:00:00	06/12/2024 15:00:00	INSPECTION		An inspection was completed for BP I-Mart Gas Station by Uhnak, Michael	1.00
06/12/2024 15:00:00	06/12/2024 16:00:00	INSPECTION		An inspection was completed for Limitless Towing & Recovery by Uhnak, Michael	1.00
06/13/2024 08:00:00	06/13/2024 10:00:00	INSPECTION		An inspection was completed for Goddard School by Uhnak, Michael	2.00
06/13/2024 10:00:00	06/13/2024 11:00:00	INSPECTION		An inspection was completed for Don Mould's Plantation Plant & Nursery Outlet by Uhnak, Michael	1.00
06/13/2024 11:00:00	06/13/2024 12:00:00	INSPECTION		An inspection was completed for Jillian Rian's Dance School by Uhnak, Michael	1.00
06/13/2024 11:00:00	06/13/2024 12:00:00	INSPECTION		An inspection was completed for Leffew Fastpitch/ Hoop Tech/ Method Gym by Uhnak, Michael	1.00
06/13/2024 12:00:00	06/13/2024 13:00:00	DAYBOOK			1.00
06/13/2024 13:00:00	06/13/2024 14:00:00	INSPECTION		An inspection was completed for Angelina's Pizza by Uhnak, Michael	1.00
06/13/2024 14:00:00	06/13/2024 15:00:00	INSPECTION		An inspection was completed for Hair Creations by Nadine by Uhnak, Michael	1.00
06/13/2024 15:00:00	06/13/2024 16:00:00	DAYBOOK			1.00
06/14/2024 08:00:00	06/14/2024 09:00:00	DAYBOOK			1.00
06/14/2024 09:00:00	06/14/2024 10:00:00	INSPECTION		An inspection was completed for Chase Bank by Uhnak, Michael	1.00
06/14/2024 10:00:00	06/14/2024 11:00:00	INSPECTION		An inspection was completed for Chase Bank by Uhnak, Michael	1.00
06/14/2024 11:00:00	06/14/2024 15:00:00	DAYBOOK		Preplans: Dayton Freight NRPD Doc Storage Lescher Tree	4.00

Lists the Daily Log items, grouped by Personnel, corresponding to the selected Activity Code and Personnel.



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START	END	LOG TYPE	APPARATUS	NOTES	HOURS
06/14/2024 12:00:00	06/14/2024 13:00:00	DAYBOOK			1.00
06/14/2024 15:00:00	06/14/2024 16:00:00	DAYBOOK		Inspection was conducted for the new emergency access for the Maddock Road bridge reconstruction project.	1.00
06/17/2024 08:00:00	06/17/2024 09:00:00	DAYBOOK			1.00
06/17/2024 09:00:00	06/17/2024 11:00:00	INSPECTION		An inspection was completed for TJB, Inc. by Uhnak, Michael	2.00
06/17/2024 11:00:00	06/17/2024 12:00:00	DAYBOOK		ESO Training	1.00
06/17/2024 12:00:00	06/17/2024 13:00:00	DAYBOOK			1.00
06/17/2024 13:00:00	06/17/2024 14:30:00	INSPECTION		An inspection was completed for North Ridgeville Education Center/ECLC by Uhnak, Michael	1.50
06/17/2024 14:30:00	06/17/2024 16:00:00	INSPECTION		An inspection was completed for North Ridgeville Education Center/ECLC by Uhnak, Michael	1.50
06/18/2024 08:00:00	06/18/2024 09:00:00	DAYBOOK			1.00
06/18/2024 09:00:00	06/18/2024 10:00:00	INSPECTION		An inspection was completed for Joe's Auto Wrecking by Uhnak, Michael	1.00
06/18/2024 10:00:00	06/18/2024 11:00:00	INSPECTION		An inspection was completed for Ranger High Tech Academy by Uhnak, Michael	1.00
06/18/2024 11:00:00	06/18/2024 12:00:00	INSPECTION		An inspection was completed for ICU Corp. by Uhnak, Michael	1.00
06/18/2024 12:00:00	06/18/2024 13:00:00	DAYBOOK			1.00
06/18/2024 13:00:00	06/18/2024 15:00:00	INSPECTION		An inspection was completed for Ranger High Tech Academy by Uhnak, Michael	2.00
06/18/2024 15:00:00	06/18/2024 16:00:00	DAYBOOK		Reports: Ranger Tech Annual Ranger Tech Fire Alarm Joe Auto ICU Annual	1.00
06/19/2024 08:00:00	06/19/2024 09:00:00	DAYBOOK			1.00
06/19/2024 09:00:00	06/19/2024 10:00:00	INSPECTION		An inspection was completed for Little Caesars Pizza by Uhnak, Michael	1.00
06/19/2024 10:00:00	06/19/2024 11:00:00	INSPECTION		An inspection was completed for Little Caesars Pizza by Uhnak, Michael	1.00
06/19/2024 11:00:00	06/19/2024 12:00:00	DAYBOOK		Meeting with Asst. Building Official	1.00
06/19/2024 12:00:00	06/19/2024 13:00:00	DAYBOOK			1.00
06/19/2024 13:00:00	06/19/2024 14:00:00	INSPECTION		An inspection was completed for The Avenue At North Ridgeville Nursing Home by Uhnak, Michael	1.00
06/19/2024 14:00:00	06/19/2024 15:00:00	INSPECTION		An inspection was completed for The Avenue At North Ridgeville Nursing Home by Uhnak, Michael	1.00
06/19/2024 15:00:00	06/19/2024 16:00:00	DAYBOOK			1.00
06/20/2024 08:00:00	06/20/2024 09:00:00	DAYBOOK			1.00
06/20/2024 09:00:00	06/20/2024 10:00:00	INSPECTION		An inspection was completed for North Ridgeville Education Center/ECLC by Uhnak, Michael	1.00
06/20/2024 10:00:00	06/20/2024 11:00:00	INSPECTION		An inspection was completed for Liberty Elementary by Uhnak, Michael	1.00
06/20/2024 11:00:00	06/20/2024 12:00:00	INSPECTION		An inspection was completed for The Avenue At North Ridgeville Nursing Home by Uhnak, Michael	1.00
06/20/2024 12:00:00	06/20/2024 13:00:00	DAYBOOK			1.00
06/20/2024 13:00:00	06/20/2024 14:00:00	DAYBOOK		Inspection of the temporary Emergency access road on Maddock was conducted. Will return at a later date with our engine for a practice run.	1.00
06/20/2024 14:00:00	06/20/2024 15:00:00	INSPECTION		An inspection was completed for Animal Clinic Northview by Uhnak, Michael	1.00
06/20/2024 15:00:00	06/20/2024 16:00:00	INSPECTION		An inspection was completed for Liberty Elementary by Uhnak, Michael	1.00
06/21/2024 08:00:00	06/21/2024 09:00:00	INSPECTION		An inspection was completed for North Ridge Apartments by Uhnak, Michael	1.00
06/21/2024 09:00:00	06/21/2024 10:00:00	DAYBOOK			1.00
06/21/2024 10:00:00	06/21/2024 15:00:00	INSPECTION		An inspection was completed for Liberty Elementary by Uhnak, Michael	5.00
06/21/2024 11:00:00	06/21/2024 12:00:00	DAYBOOK			1.00
Total Hours for: Uhnak, Michael					119.00
Total of all Personnel Hours					119.00

Lists the Daily Log items, grouped by Personnel, corresponding to the selected Activity Code and Personnel.

Building Division Monthly Report



PERMITS	JUNE			YEAR TO DATE		
	Permits	Est. Cost	Fees	Permits	Est. Cost	Fees
Accessory Structure	19	459,699.00	2,295.53	66	1,215,315.80	7,223.15
Addition	1	120,000.00	631.15	6	887,785.00	5,666.52
Air Conditioner	29	171,873.50	2,498.95	116	722,121.21	10,621.70
Alterations	2	80,000.00	2,992.90	18	737,911.28	13,893.93
Apron	2	0.00	160.00	2	0.00	160.00
Backflow Preventor	5	225.00	403.90	18	2,170.00	1,453.65
Commercial Parking Lot	2	119,256.00	450.00	4	165,656.00	696.00
Commercial Fence	11	148,061.00	800.00	13	158,396.00	960.00
Com New Construction				1	150,000.00	2,636.05
Concrete	7	127,308.00	560.00	56	537,614.00	4,506.00
Culvert Pipe				2	8,388.75	310.00
Deck/Porch	13	98,600.00	1,237.12	45	508,268.00	4,311.43
Demolition	1	8,000.00	150.00	5	23,500.00	470.00
Drain Tile	1	0.00	80.80	2	300.00	160.80
Driveway	3	33,110.00	240.00	3	33,110.00	240.00
Electrical	13	212,328.30	1,117.05	48	601,551.89	4,319.55
Fire Suppression/Protection	1	22,500.00	476.89	9	193,580.00	5,892.91
Fire/Storm Damage				3	322,204.25	0.00
Furnace	19	111,441.50	1,535.15	104	638,377.33	9,340.40
General Inspection				3	8,575.00	80.75
Home Occupation						
Hot Tub	1	2,500.00	80.80	1	2,500.00	80.80
Lawn Sprinkler	1	2,500.00	80.80	8	30,812.50	640.80
New Condo (4+ Units)						
New Dwelling BSH	1	535,000.00	330.00	5	2,827,000.00	1,620.00
Plumbing	3	6,254.00	242.40	42	157,026.69	3,411.85
Re-Roof/Gutters	39	541,130.63	2,989.55	184	3,049,321.09	12,537.67
Residential Fence	13	161,900.00	1,040.00	104	855,542.86	8,240.00
Res New Dwelling	7	2,180,288.00	15,984.55	66	20,747,016.00	174,816.10
Res New Dwelling - Eng	1	0.00	475.00	1	0.00	475.00
Sanitary Sewer Tap	2	0.00	6,898.37	2	0.00	6,898.37
Sewer	6	0.00	40,835.98	71	120,500.00	435,867.21
Sewer/Storm	4	23,500.00	320.00	27	234,459.60	2,388.00
Siding	5	68,540.50	404.00	35	637,293.67	2,422.75
Sign				9	79,573.00	1,893.66
Sign - Permanent	2	17,200.00	121.68	2	17,200.00	121.68
Solar Panel	9	230,715.05	727.00	16	389,464.31	1,292.25
Storm Repair/Replacement	1	0.00	80.00	1	0.00	80.00
Sump Pump				1	1,000.00	80.75
Swimming Pool	6	128,198.00	705.00	12	265,785.13	1,485.00
Water Meter	3	1,045.16	240.00	18	23,572.66	1,440.00
Water Tap	1	0.00	0.00	1	0.00	0.00
Waterline				5	21,750.00	400.00
Waterproofing	1	7,700.00	80.80	17	183,969.00	1,372.80
Windows/Doors	17	209,048.92	1,373.50	110	1,153,253.57	8,802.50
Woodburner Fireplace				1	0.00	80.75

Building Division Monthly Report



TOTAL	252	5,827,922.56	88,638.87	1,263	37,711,864.59	739,390.78
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Building Division Monthly Report



ENFORCEMENTS	JUNE	YEAR TO DATE
	Entries	Entries
Advisory	1	1
Animals (Rodents/Pests)		1
Backflow Program	1	31
Building Materials		
BZBA Disapproval		
Contractor Registration		1
Downspouts		
Drainage		2
Engineering Complaint	4	17
Exterior Property		1
Exterior Structure		1
Fences		
Fire Safety		1
Flooding		
Grading and Drainage		
Hedges		
Home Occupation		
Home Occupation Permit	1	2
Interior Structure		
Junk/Debris		2
Junk Yard/Vehicle Wrecking		
Mud on Road		1
Obstruction of View		
Occupancy		
Property Maintenance	1	10
Property Maintenance (General)		4
Property Maintenance Complaint	43	137
Recreational		1
Recreational Vehicle(s)		1
Roofs and Drainage		1
Rummage Sale		
Service		
Sidewalk		
Signs		1
Structures		
Tall Grass/Weeds		
Trailers(s)		1
Trash		1
Trees		3
Unlicensed/Inoperable Vehicle		
Unsafe Structure		1
Variance Required		
Vehicles		
Working Without Permit		3
TOTAL	51	225
CONTRACTOR REGISTRATIONS	50	639
INSPECTIONS	768	4027



Planning Commission Report

MEETING OF JULY 9, 2024

The North Ridgeville Planning Commission took action on the following items at their Regular Meeting of July 9, 2024:

1. PPZ2024-0279 T.J.B. Incorporated, 33600 Liberty Parkway, PPN 07-00-008-115-059
Applicant: Victor Krevinko, A.A., 423 Lombardy Dr, Berea, OH 44017. Proposal consists of constructing a 10,000 sq. ft. addition to existing building for storage. Property zoned I-2 Light Industrial District.
PC ACTION: Approved by a vote of 4-0 with the condition of changing the split face block to painted flat block regarding the elevation.
2. PPZ2024-0281 Pro Care, We Care, Aron A. Rus, 35782 Center Ridge Rd, PPN 07-00-021-101-068
Proposal consists of constructing a 9,000 square foot building, parking and landscape material storage. Property zoned B-3 Highway Commercial District and R-1 Residence District. **Note:** Planning Commission recommended rezoning portion of property zoned R-1 to B-3 on 5.14.2024.
PC ACTION: Denied by a vote of 3-1.

cc: Mayor Corcoran
Law Director Moriarty
Assistant Law Director Morgan
City Engineer Eavenson
Chief Building Official Fursdon
Planning & Development Director Lieber

Planning Commission Application



RECEIVE

JUN 11 2022

SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in 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.
- **Staff Review.** The applicant shall attend a staff review meeting and may be required to submit additional information and/or 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

33600 Liberty Pky. North Ridgeville, Ohio 44039

Location address

07-00-008-115-059

Parcel number

Current zoning

10,000 sq. ft Addition to the existing Building

Proposed project

APPLICANT/AGENT INFORMATION

Victor P. Krevinko AIA

Name/Company

423 Lombardy Dr. Berea, Ohio 44017

Applicant address

440 666 4121

Applicant phone

vkrevinko@hotmail.com + vkrevinko@

Applicant email

CPLTEAM.COM

PROPERTY OWNER INFORMATION

T.J. B Incorporated

Name/Company

33600 Liberty Pky North Ridgeville, Ohio 44039

Property owner address

440 327-6154

Property owner phone

tbiske@tjb-couplers.com

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Victor P. Krevinko

Applicant signature

Property owner signature

44-496-2042

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.

OFFICE	PPZ No.	Date Received	ACTION
	PP22024-0279	JUN 11 2024	
	Planning Fee Paid	Engineering Fee Paid	
	\$150.00 via		

CITY OF NORTH RIDGEVILLE

* Condition to change Split face block to Flat painted block regarding elevation.

(440) 353-0819 nridgeville.org

BC001-1122

Planning Review

July 1, 2024

Project: TJB Incorporated
Location: 33600 Liberty Parkway
PPNs: 07-00-008-115-059
District: I-2 Light Industrial District

Project Summary:

TJB Incorporated has an existing facility on Liberty Parkway where the company manufactures electrical cable couplers. The project consists of a proposed 10,800 square foot building addition and site improvements. The site is surrounded by other industrially zoned property with the exception of the adjacent lot to the northwest owned by Ohio Edison, which is zoned R-1. While that lot is zoned residential, the property is used for electric utility infrastructure. In this case, the required buffering in this area is not recommended as it is not necessary to screen utilities.

The addition will be attached to the rear of the existing building and will maintain the existing side yard setbacks. The project meets all height, setback and lot coverage requirements of the I-2 District. The addition will be comprised of painted block (Chocolate Brown) and a standing seam metal roof. New overhead doors and man doors are provided on the east and west elevations.

The Planning Commission has the authority under Chapter 1024 to require the applicant to construct sidewalks along the frontage of the property, due to the size of the building addition. Planning Commission can review the nature of the development and businesses along Liberty Parkway to determine whether the addition of sidewalk is warranted in this case.

Recommendations:

- Building lighting must be full cut off (down lighting only).
- During staff review, applicant indicated intent to update plans to show painted block to match existing versus split face.
- Clarify whether concrete or “optional pavers/compressed stone” is proposed to the rear of the building. Concrete is recommended for durability.

Planning Commission Comment Sheet



PROJECT INFORMATION

Construct a 10,000 sq ft addition to existing building

Proposed project

33600 Liberty Pkwy

Location

July 9, 2024

Meeting date

07-00-008-115-059

Parcel number

June 27, 2024

Comments due

RECOMMENDATIONS

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: Fire Department Access must not be longer than 150ft without a turn around.
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: All portions of the building must be within 300ft of a fire hydrant.

Respectfully

Asst. Chief Mike Uhnak

SUBMITTED BY

Asst. Chief Mike Uhnak

Administrative officer signature

Asst. 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

Planning Commission Comment Sheet



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



PROJECT INFORMATION

Construct a 10,000 sq ft addition to existing building

Proposed project

33600 Liberty Pkwy

Location

July 9, 2024

Meeting date

07-00-008-115-059

Parcel number

June 27, 2024

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

Limited information submitted. No comment at this time.

SUBMITTED BY

Guy M. Fursdon

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.

Staff Meeting Bulletin

Meeting Date: June 26, 2024
Project: TJB Incorp., 33600 Liberty Pkwy, North Ridgeville, OH 44039
Applicant: Victor Krevinko, 423 Lombardy Dr, Berea, OH 44017
Zoning: B-3 Highway Commercial District
In Attendance: Kim Lieber, Planning & Development Director
Lori Birschbach-Tober, Assistant Engineer
Guy Fursdon, Chief Building Official
Tina Wieber, Deputy Clerk of Council
DJ Fiske, TJB
Victor Krevinko, CPL, Senior Architect

Project Introduction

- Victor explained that they were proposing a 10,000+ square foot warehouse addition to the north side of the existing building that would have lighting and heating. He stated that there would be a retention pond farther north on the property that would be kept outside of the floodplain.
- DJ stated that the addition would allow them to expand their machining areas that they were currently using for storage. The plan was to get a couple new machines and operators for them. He stated that there would be parking for all employees on the west side of the property and the east side would be truck traffic loading and unloading.
- Kim stated they made electric cable couplers. DJ described it as the end of an extension cord for about 30 pounds and for 15,000 volts and said that they were used mostly in mining oil and gas and tunneling, projects where a lot of power was moving around.

Staff Comments

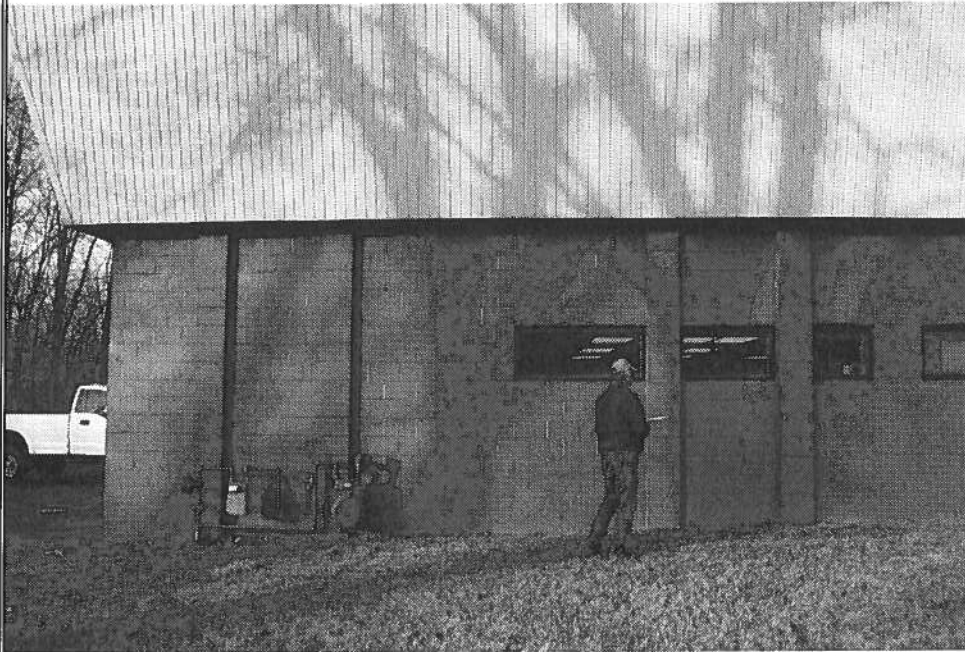
- Kim stated that they indicated that the addition was noted to be split face block and that there was going to be a metal roof. She mentioned that there was a color chart, but she wasn't sure what color they were proposing. Victor stated that the existing color was chocolate brown and that they were going to match that and would use standard blocks, which was what the rest of the building was. He said that they would be using dry block and would not take on any water. Kim asked that they update the final plans to note the plain versus split face block.
- Kim mentioned seeing a slight discrepancy between the architectural site plan and the engineering site plan regarding optional pavers or compressed stone and that engineering showed concrete that went behind the building. Victor stated that they were allowing for the fire department access to the back of the building. Kim stated that concrete would be the preferred way to go.
- Kim explained that regarding the sidewalk ordinance for any additions to commercial property over 500 square feet, that Planning Commission may require the construction of a sidewalk across the frontage where a sidewalk didn't currently exist. She stated that it would be a lot of sidewalk and that there weren't any other sidewalks along Liberty and the fact that it was an industrial district and not commercial might come into play. But they should be prepared for the discussion with Planning Commission.
- Kim said that the lighting had to be full cut off. Victor stated that 40 feet away from the light fixture they would see one quarter of a foot candle, which was pretty dim. Kim explained that the code stated that it needed to be full cut off.
- Guy asked if they had a fire hydrant within 300 feet of all areas of that building. Victor stated that it was on the corner of the property.

- Lori stated that he had mentioned there was a floodplain in the back and that the stormwater storage would be out of that. She asked if there were any wetlands back there. Victor stated that there were not. She mentioned that regarding the pond, they had an outlet discharge that would drain water over into the spillway. She stated that regarding the concrete and permeable pavers, they would have less hard surface with the pavers and less hard surface runoff. She asked if they were using the concrete in doing their calculations. Victor stated that they were, and they preferred the concrete to get a tow motor to the other side. She stated that they might need to check their stormwater calculations.

Next Steps

- The applicant will submit updated plans by no later than Monday, July 1.

JUN 11 2024

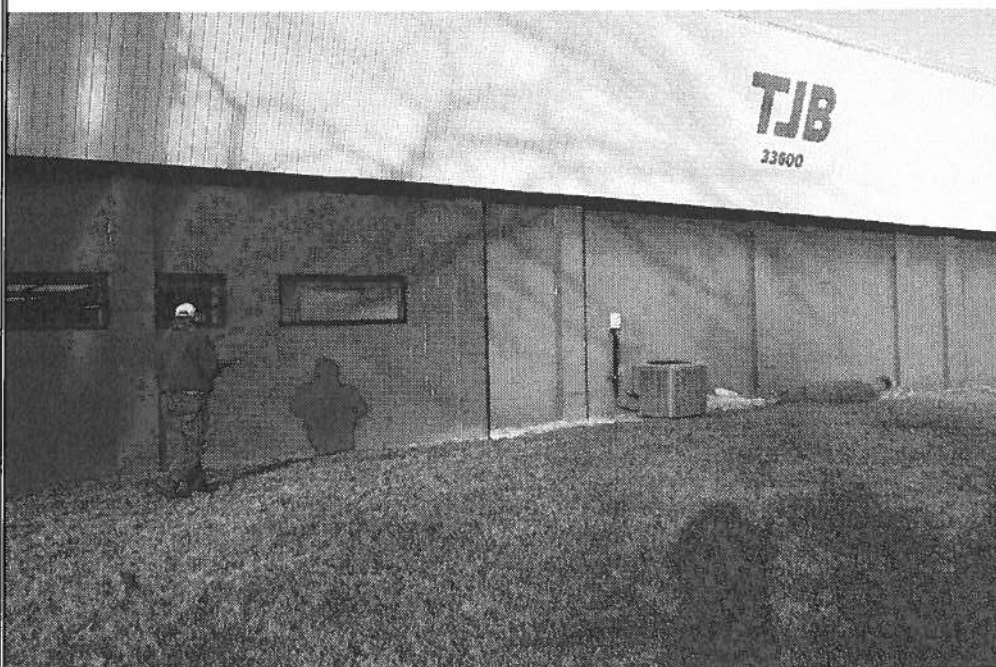


Description:

The building
partial front
elevation South
West corner of the
Building

Photo Number

1



Description:

South East Front
elevation

Photo Number

2



Description:

West side
Elevation

Photo Number
3



Description:

New building to be
adjoined to the
existing
Warehouse
Building

Photo Number
4

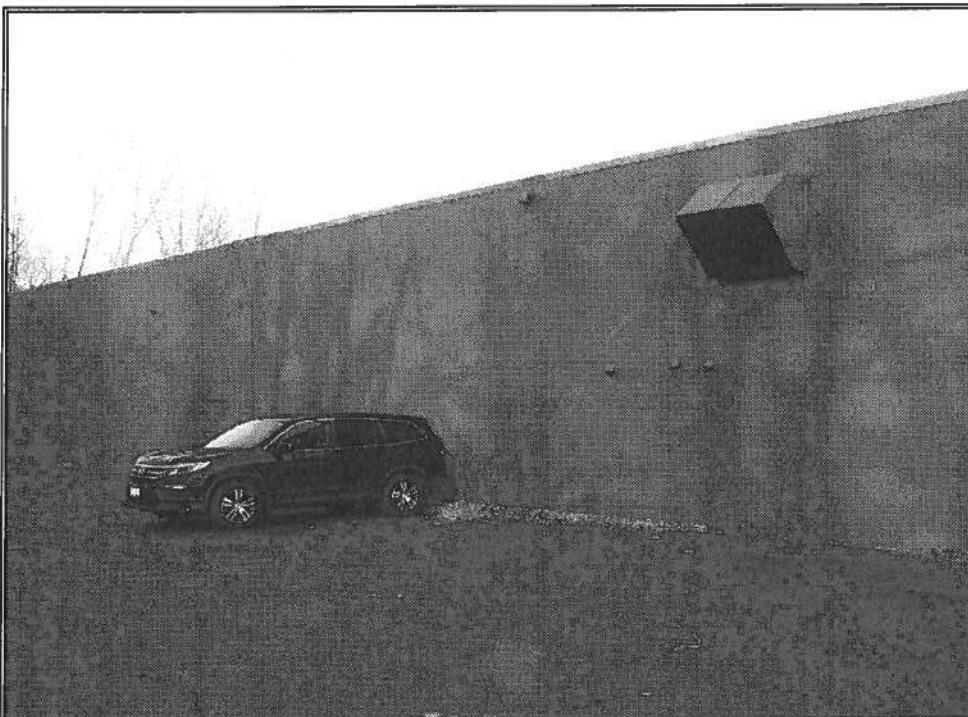


Description:

West side front
elevation..

Photo Number

5



Description:

West Elevation
with Employee
Parking

Photo Number

6



Description:

South and East
Elevation

Photo Number
7



Description:

Rear of the
Property

Photo Number
8

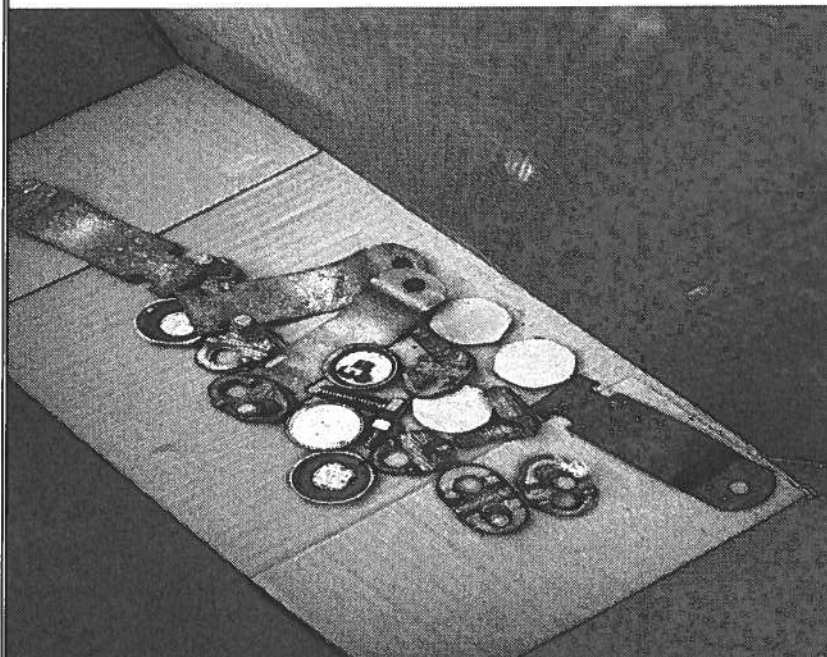


Description:

Steel I beams are the devices that are used to carry the scaffolding and counterbalance the operation.

Photo Number

9

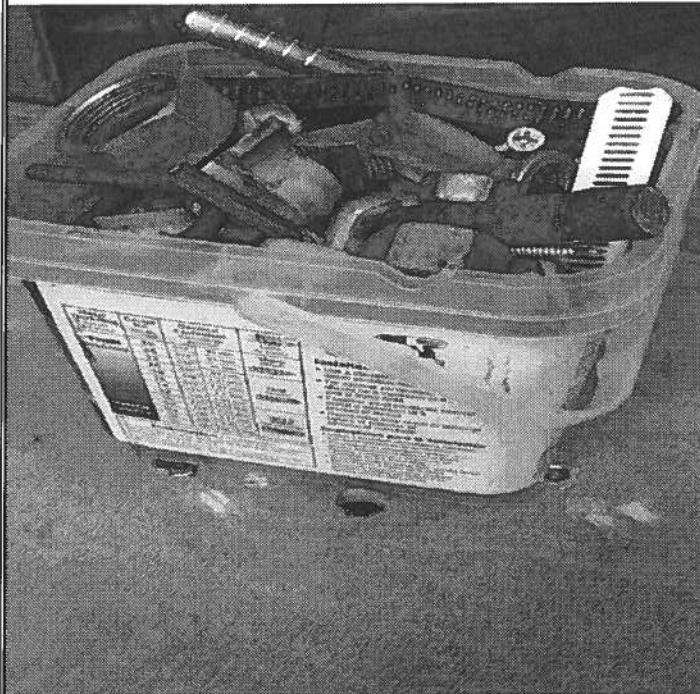


Description:

Metal objects were also found and penetration into the membrane have occurred. Note other contractors are suspect to minor abrasions and penetrations.

Photo Number

10



Description:

Roof debris were found on both buildings coming from multiple contractors.

Photo Number

11



Description:

Shown here are multiple penetrations, some drilled and some damage from other objects.

Photo Number

12



Description:

Multiple uncovered openings were found.

Photo Number

13

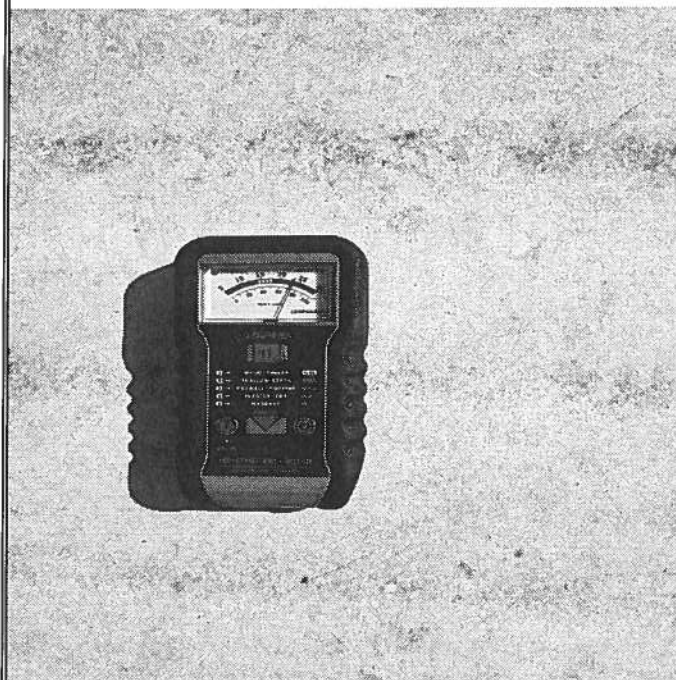


Description:

Perimeter condition is typical on each building and that is the raised parapet condition and flashing that is properly installed.

Photo Number

14



Description:

The moisture meter set in forty different locations shows high moisture content.

Photo Number
15

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)		40K (4000K, 80 CRI)		50K (5000K, 80 CRI)	
		Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	65W	8,450	130	8,800	135	8,800	135
P2	79W	10,200	129	10,650	135	10,650	135
P3	97W	12,300	127	12,900	133	12,900	133
P4/ALO	108W	13,250	123	13,850	128	13,850	128

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	65W	0.538	0.310	0.269	0.233	0.186
P2	79W	0.656	0.379	0.328	0.284	0.227
P3	97W	0.806	0.465	0.403	0.349	0.279
P4/ALO	108W	0.900	0.519	0.450	0.390	0.311

Adjustable Lumen Output (ALO) Table

Setting	System Watts	Lumen Output	Replaces Metal Halide
8*	108W	13,850	400W
7	102W	13,250	
6	85W	11,400	
5	71W	9,900	
4	57W	8,200	250W
3	44W	6,450	
2	29W	4,500	150/175W
1	18W	2,900	100W

* Factory default setting is #8

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

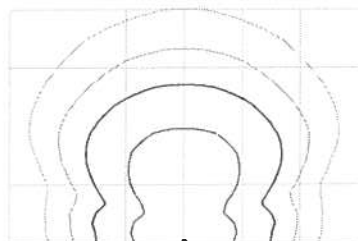
Operating Hours	0	25,000	50,000	60,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.90	>0.88	>0.81

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting TWX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

0.25 fc
0.5 fc
1.0 fc
3.0 fc



TWX3 LED ALO

MH = 18ft
Grid = 18ft x 18ft
ISO lines = 0.25fc, 0.5fc, 1.0fc, 3.0fc



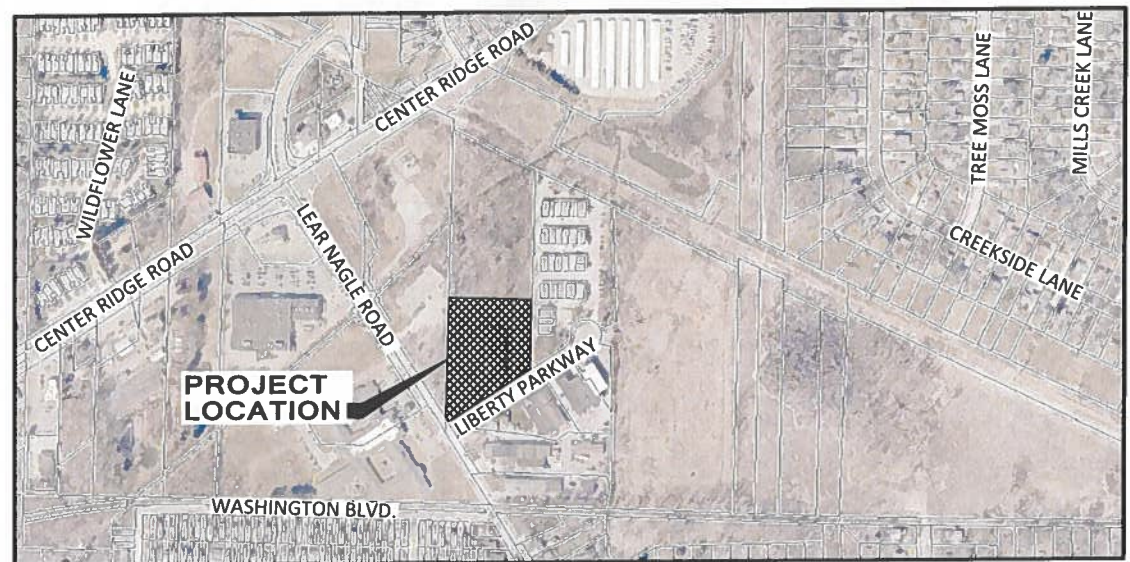
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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TWX3 LED
Rev. 11/30/22

TJB, INC.
33600 LIBERTY PARKWAY
P.P.N. 07-00-008-115-059
PROPOSED SITE EXPANSION PROJECT
CITY OF NORTH RIDGEVILLE
COUNTY OF LORAIN, STATE OF OHIO
PRELIMINARY PLANS
MAY 15, 2024

APPROVED
JUL 09 2024



OWNER:
TJB REALTY INVESTMENTS LLC
33600 LIBERTY PARKWAY
NORTH RIDGEVILLE, OHIO 44039

PREPARED FOR:
TJB, INC.
DJ FISKE, GENERAL MANAGER
33600 LIBERTY PARKWAY
NORTH RIDGEVILLE, OHIO 44039

PREPARED BY:
EUTHENICS
8235 MOHAWK DRIVE., STRONGSVILLE, OHIO 44136

THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICES (OUPS), AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS AT 1-800-362-2764. AGENCIES AND UTILITY COMPANIES TO BE NOTIFIED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

CITY OF NORTH RIDGEVILLE
7307 AVON BELDEN ROAD
NORTH RIDGEVILLE, OHIO 44039
CONTACT: CHRISTINA EAVENSON, P.E.
PHONE: (440) 353-0842

OHIO UTILITIES PROTECTION SERVICE (OUPS)
12467 MAHONING AVENUE
NORTH JACKSON, OHIO 44451
PHONE: (800) 362-2764

FRENCH CREEK WASTEWATER TREATMENT PLANT
SHEFFIELD VILLAGE, OHIO 44054
CONTACT: COREY TIMKO
PHONE: (440) 934-5251
FAX: (440) 934-2008
ctimko@nridgeville.org

OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE (OGPUPS)
88 EAST BROAD STREET, SUITE 1400
COLUMBUS, OHIO 43215
PHONE: (800) 925-0988

COLUMBIA GAS OF OHIO NEW BUSINESS DEVELOPMENT
3101 NORTH RIDGE ROAD
LORAIN, OHIO 44055
CONTACT: JANINE MAWSON
PHONE: (440) 752-2649
jmawson@nisource.com

SPECTRUM BUSINESS DEVELOPMENT SPECIALIST
CHARTER COMMUNICATIONS
1200 BROWNSTONE AVENUE
AKRON, OHIO 44310
PHONE: (330) 572-4129

FIRST ENERGY/OHIO EDISON COMPANY
6326 LAKE AVENUE
ELYRIA, OHIO 44035
PHONE: (800) 633-4766

CENTURYLINK
203 WEST 9TH STREET
LORAIN, OHIO 44052
PHONE: (440) 641-0188

LOCATION MAP (NTS)

INDEX OF SHEETS	
TITLE SHEET	1
GENERAL NOTES	2
TYPICAL SECTIONS	3
EXISTING CONDITIONS PLAN	4
SITE PLAN	5
UTILITY/GRADING PLAN	6
MISCELLANEOUS DETAILS	7
STORMWATER MANAGEMENT PLAN	8-9
SWPPP NOTES	10-13

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION	
☒ Approval Granted	☐ Request Rejected
Refer For Council Approval:	
BZBA Approval Required:	
Other Conditions: <i>Change split-face block to flat painted block w/ regard to elevation</i>	
DATE: <i>7.9.24</i>	BY: <i>[Signature]</i>



DATE

F:\Jobs\1254-TJB Site Expansion\Design\Sheets\1254-TT001.dwg 14-May-24 9:50 AM

TITLE SHEET

NORTH RIDGEVILLE

1/13

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GENERAL NOTES

ALL WORK SHALL CONFORM TO THE SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS OF THE CITY OF NORTH RIDGEVILLE AND THE 2023 STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION AND TO SECURE THE REQUIRED INSPECTION DURING CONSTRUCTION.

ALL UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM RECORD DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AS TO LINE AND GRADE BEFORE CONSTRUCTION BEGINS. ANY UTILITIES ENCOUNTERED IN THE FIELD THAT ARE NOT AS SHOWN SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICES (OUPS, AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS AT 1-800-362-2764.

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THE CONTROL OF EROSION ON THE SITE.

AGENCIES AND UTILITY COMPANIES CAN BE FOUND ON THE TITLE SHEET.

ALL POINTS OF CONNECTION OF PROPOSED IMPROVEMENTS TO EXISTING FACILITIES SHALL BE UNCOVERED AND ELEVATIONS VERIFIED BY FIELD CHECK BEFORE ANY CONSTRUCTION BEGINS.

THE CITY OF NORTH RIDGEVILLE ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE BEFORE THE START OF CONSTRUCTION OF THE STORM SEWER.

ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION AND MATERIAL SPECIFICATION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION.

CLEAR AND GRUB SITE AS NECESSARY TO INSTALL PROPOSED IMPROVEMENT.

SURVEYING PARAMETERS

PRIMARY PROJECT CONTROL MONUMENTS GOVERN ALL POSITIONING ON THIS PROJECT.

USE THE FOLLOWING PROJECT CONTROL, VERTICAL POSITIONING, AND HORIZONTAL POSITIONING PARAMETERS FOR ALL SURVEYING:

PROJECT CONTROL
POSITIONING METHOD: ODOT VRS
MONUMENT TYPE: DRILL HOLE

VERTICAL POSITIONING
ORTHOMETRIC HEIGHT DATUM: NAVD88
GEOID: 18

HORIZONTAL POSITIONING
REFERENCE FRAME: NAD 83 (2011)
ELLIPSOID: GRS 80
MAP PROJECTION: LAMBERT CONFORMAL CONIC
COORDINATE SYSTEM: OHIO STATE PLANE - NORTH ZONE
COMBINED SCALE FACTOR: 1.00007387
ORIGIN OF COORDINATE SYSTEM: (0,0)

UNITS ARE IN U.S. SURVEY FEET.

STANDARDS

ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE NOTES AND DETAILS SHOWN ON THE PLANS AND THE REQUIREMENTS OF THE CUYAHOGA COUNTY SANITARY ENGINEER'S "UNIFORM STANDARDS FOR SEWAGE IMPROVEMENTS" AND THE GRAPHIC DETAILS OF THE "UNIFORM STANDARD SEWER DETAILS," EXCEPT THAT CATCH BASINS AND INLETS SHALL BE OF THE TYPE SHOWN ON THE PLANS.

ALL EROSION AND SEDIMENT CONTROL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE NOTES AND DETAILS SHOWN ON THE PLANS AND THE REQUIREMENTS OF THE RAINWATER AND LAND DEVELOPMENT MANUAL.

ALL EARTHWORK, GRADING, ROADWAY, PAVEMENT, SODDING, SEEDING AND MULCHING AND MISCELLANEOUS WORK ITEMS SHALL COMPLY WITH THE NOTES AND DETAILS SHOWN ON THE PLANS AND TO THE REQUIREMENTS OF THE "OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS (CMS), LATEST EDITION," AND THE "ODOT BUREAU OF LOCATION AND DESIGN STANDARD CONSTRUCTION DRAWINGS"

MATERIAL AND WORKMANSHIP SHALL ALSO CONFORM TO THE ORDINANCES OF THE CITY OF NORTH RIDGEVILLE. WHERE CONFLICTS OCCUR IN THE ABOVE, THE ENGINEER OF THE CITY OF NORTH RIDGEVILLE SHALL DETERMINE THE GOVERNING AUTHORITY. REFERENCE THROUGHOUT THESE PLANS TO "THE ENGINEER" SHALL BE THE ENGINEER OF THE CITY OF NORTH RIDGEVILLE.

THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS HAVE BEEN OBTAINED BY DILIGENT FIELD CHECK AND SEARCHES OF AVAILABLE RECORDS. IT IS BELIEVED THAT THEY ARE ESSENTIALLY CORRECT, BUT EUTHENICS, INC. DOES NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS AND THE CONTRACTOR IS THEREFORE URGED TO PROCEED WITH CAUTION.

LOCATIONS

LOCATIONS INDICATED ON THESE PLANS ARE APPROXIMATE. ALL LOCATIONS AND ITEMS ARE SUBJECT TO ADJUSTMENT IN THE FIELD AS APPROVED BY THE ENGINEER.

PRE-CONSTRUCTION CONFERENCES

AT LEAST FIVE DAYS PRIOR TO THE START OF ACTUAL CONSTRUCTION WORK, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE DIRECTION OF THE CITY OF NORTH RIDGEVILLE ENGINEER AND APPROPRIATE CITY OFFICIALS, AND THE OWNER'S ENGINEER. THE CONTRACTOR OR HIS AUTHORIZED SUPERINTENDENT SHALL BE PRESENT ALONG WITH ANY AND ALL PRIVATE UTILITY COMPANY REPRESENTATIVES. THIS MEETING WILL BE FOR COORDINATION AND PROCEDURE REVIEW PRIOR TO COMMENCING ANY PHYSICAL WORK.

INSPECTION

ALL WORK CONTEMPLATED, SUBJECT TO INSPECTION, I.E. SANITARY SEWERS, STORM SEWERS, PAVEMENTS, ETC., SHALL AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF CITY OF NORTH RIDGEVILLE UTITIITIES DEPARTMENT AND THE CITY OF NORTH RIDGEVILLE ENGINEER OR THEIR DULY AUTHORIZED REPRESENTATIVES.

CONTRACTOR SHALL NOT COMMENCE WITH ANY FORM OF CONSTRUCTION WITHOUT CONTACTING THE OFFICE OF THE CITY OF NORTH RIDGEVILLE ENGINEER TO ARRANGE FOR INSPECTION.

INSPECTION AND TESTING COSTS SHALL BE PAID BY THE CONTRACTOR AND INCLUDED IN THE BID PRICES FOR THE VARIOUS WORK ITEMS. IF ANY CHANGE IN THE WORK SCHEDULE BECOMES NECESSARY, INSPECTION COSTS, IF NO NOTIFICATION IS MADE IN REGARDS TO CANCELLATION OF WORK, WILL BE CHARGED TO THE CONTRACTOR FOR THE INSPECTION TIME INCURRED.

PRECAUTION AGAINST UTILITY DAMAGE

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS, AT NO EXPENSE TO THE OWNER, TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITY LINES DURING THE INSTALLATION OF THE PROPOSED IMPROVEMENTS. IT MAY BE NECESSARY TO CHANGE THE ALIGNMENT OR THE FLOW LINE ELEVATION OF PROPOSED SEWERS DUE TO VARIOUS EXISTING UTILITY LINES. THE CONTRACTOR SHALL MAKE INVESTIGATIONS TO DETERMINE THE LOCATION OF EXISTING UTILITY LINES PRIOR TO THE INSTALLATION OF THE PROPOSED IMPROVEMENTS. IF A CHANGE IN ALIGNMENT OF FLOW LINE IS REQUIRED, IT SHALL BE DONE ONLY AFTER APPROVAL BY THE ENGINEER. SUCH INVESTIGATIONS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWERAGE SYSTEM RESULTING FROM NON-CONFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.

DUST CONTROL

THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER, OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE, AS DIRECTED BY THE ENGINEER, TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE. PAYMENT FOR ALL DUST CONTROL MEASURES SHALL BE INCLUDED IN THE UNIT PRICE BID FOR OTHER VARIOUS ITEMS.

GENERAL

- ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHOD PRIOR TO ACCEPTANCE BY THE CITY OF NORTH RIDGEVILLE.
- THE ENTIRE PERIMETER OF THE SITE FROM THE PROPERTY LINE TO 100 FEET OUTSIDE OF THE PROPERTY LINE SHALL BE "AUDIO VISUAL" INSPECTED BEFORE ANY CONSTRUCTION WORK COMMENCES. A COPY OF THE VIDEO TAPE SHALL BE PROVIDED TO THE OWNER AND THE CITY ENGINEER.
- PREMIUM BACKFILL SHALL BE CRUSHED LIMESTONE ONLY, OF THE SIZE AND TYPE SPECIFIED.
- NO PARKING OF CONTRACTORS OR CONTRACTOR EMPLOYEES VEHICLES ON ANY CITY STREETS SHALL BE PERMITTED. CONTRACTORS AND CONTRACTOR EMPLOYEES ARE REQUIRED TO PARK IN THE SITE PARKING LOT.
- THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR AND OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NORTH RIDGEVILLE.
- DOWNSPOUT HEADER PIPES SHALL BE S.D.R. 35 P.V.C. WITH "0" RING JOINTS INSTALLED AT A MINIMUM GRADE OF 1.00%.
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- BACKFILL MATERIAL SHALL BE OF SOUND EARTH OR GRAVEL, FREE OF STONES OR LUMPS. UNDER SIDEWALKS, DRIVEWAYS OR PAVEMENTS USE PREMIUM BACKFILL COMPACTED IN 8" LIFTS.

- ALL STUMPS AND BRUSH SHALL BE GROUND OR CHIPPED AND REMOVED FROM THE SITE. ALL SURPLUS EXCAVATION AND TOPSOIL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. ALL EXISTING STREETS TO BE KEPT CLEAN OF SOIL, DIRT AND DEBRIS.

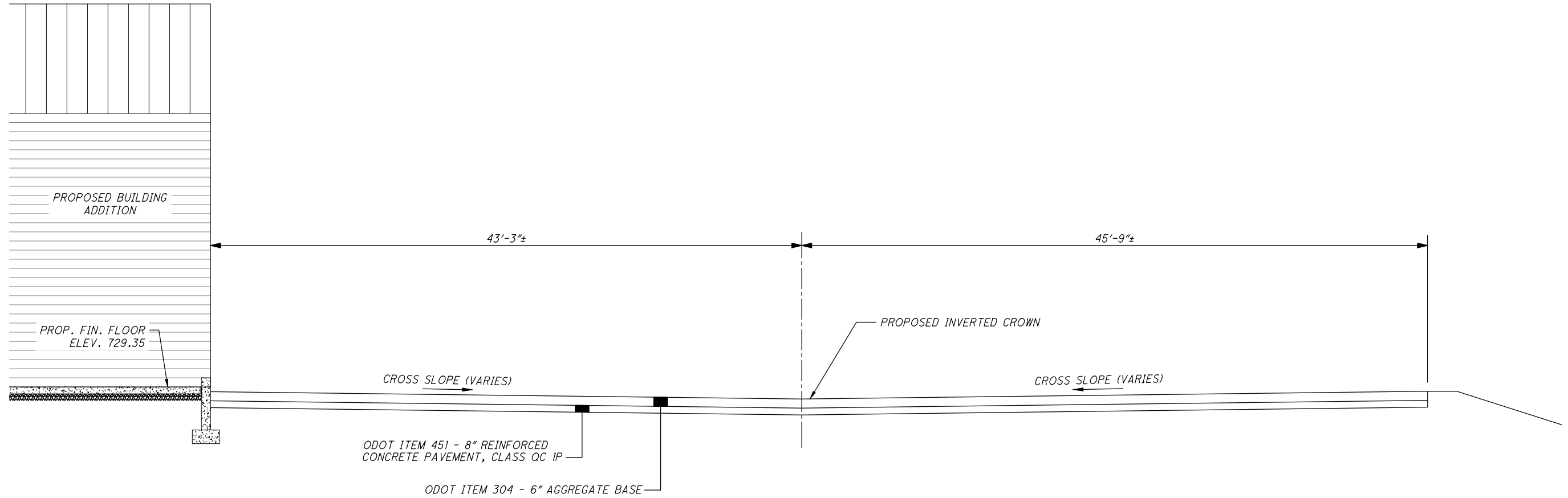
- SLAG SHALL NOT BE PERMITTED ON THE PROJECT.

ODOT ITEM 304 - AGGREGATE BASE

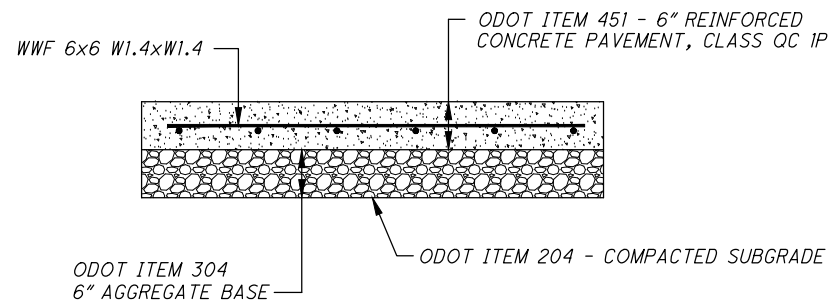
MATERIALS FURNISHED FOR THIS ITEM SHALL BE LIMITED TO CRUSHED CARBONATE STONE. GRADATION SHALL BE IN CONFORMANCE WITH 304.02 EXCEPT THAT THE MAXIMUM TOTAL PERCENT PASSING THE NO. 200 SIEVE SHALL BE 10 PERCENT AS OPPOSED TO THE 15 PERCENT SHOWN IN ODOT CMS.

- ALL CLEARED AND DISTURBED AREAS MUST BE ROUGH GRADED TO ESTABLISH POSITIVE DRAINAGE BEFORE BEING SEEDED WITH TEMPORARY SEEDING.
- EMBANKMENT COMPACTION OUTSIDE OF UTILITY EASEMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS PREPARED BY THE DESIGN ENGINEER AND RECORD THE EXACT LOCATION OF ALL PERTINENT ITEMS.
- ALL 6" AND 8" STORM SEWER CONDUIT SHALL BE S.D.R. 35 P.V.C. PIPE (ASTM D-3034) WITH "0" RING JOINTS (ASTM D-3212). CONDUIT MATERIAL SPECIFICATIONS FOR SEWERS LARGER THAN 8" SHALL CONFORM TO ODOT ITEM 611. TYPE B CONDUIT SHALL BE UTILIZED FOR STORM SEWERS UNDER PAYMENT AND TYPE C CONDUIT CAN BE USED FOR STORM SEWERS NOT UNDER PAVEMENT. STORM SEWER CONDUIT SHALL HAVE PREMIUM JOINTS CONFORMING TO ASTM D-3212 FOR PLASTIC PIPES, ASTM D-3212 ELASTOMERIC GASKET PUSH-ON TYPE JOINT FOR PVC COMPOSITE WALL PIPES, ASTM C-425 FOR CLAY PIPES, ASTM C-443 FOR CONCRETE PIPES, AND ASTM F-477 ASTM D-3212 "WATER TIGHT JOINT" FOR HDPE PIPES.ALUMINIZED STEEL PIPES AND CORRUGATED METAL PIPES ARE NOT BE USED ON THIS PROJECT).
- UNDERGROUND UTILITIES ARE SHOWN BASED UPON ACTUAL LOCATIONS OF ABOVE GROUND STRUCTURES AND RECORDS OF OTHERS AS TO UNDERGROUND LOCATIONS, SIZES AND CONFIGURATION. THE CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO COMMENCING OF WORK.
- ALL EXISTING ROOF DRAIN LINES ENCOUNTERED SHALL BE TIED INTO THE PROPOSED STORM SEWER SYSTEM.
- ANY EXISTING STORM SEWER PIPES ENCOUNTERED DURING CONSTRUCTION SHALL BE FIELD INVESTIGATED AND CONNECTED TO THE PROPOSED STORM SEWER SYSTEM, ABANDONED, OR REMOVED AS DIRECTED BY THE OWNER.
- ANY WORK ON ADJACENT PARCELS CAN COMMENCE ONLY AFTER A WORK AGREEMENT HAS BEEN OBTAINED BY THE OWNER.
- ALL WORK SHOWN ON THESE IMPROVEMENT PLANS IS TO BE COMPLETED IN STAGED SEQUENCE. THE OWNER SHALL DETERMINE THE LIMITS OF EACH STAGE PRIOR TO COMMENCEMENT.

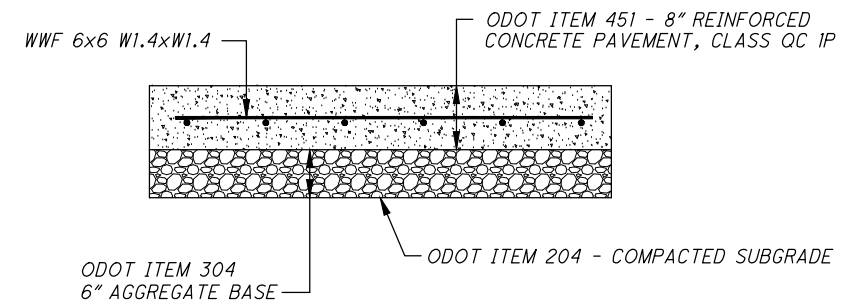
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TYPICAL SECTION AT INVERTED CROWN
NO SCALE



TYPICAL PAVEMENT SECTION (WESTERLY & NORTHERLY)
NO SCALE



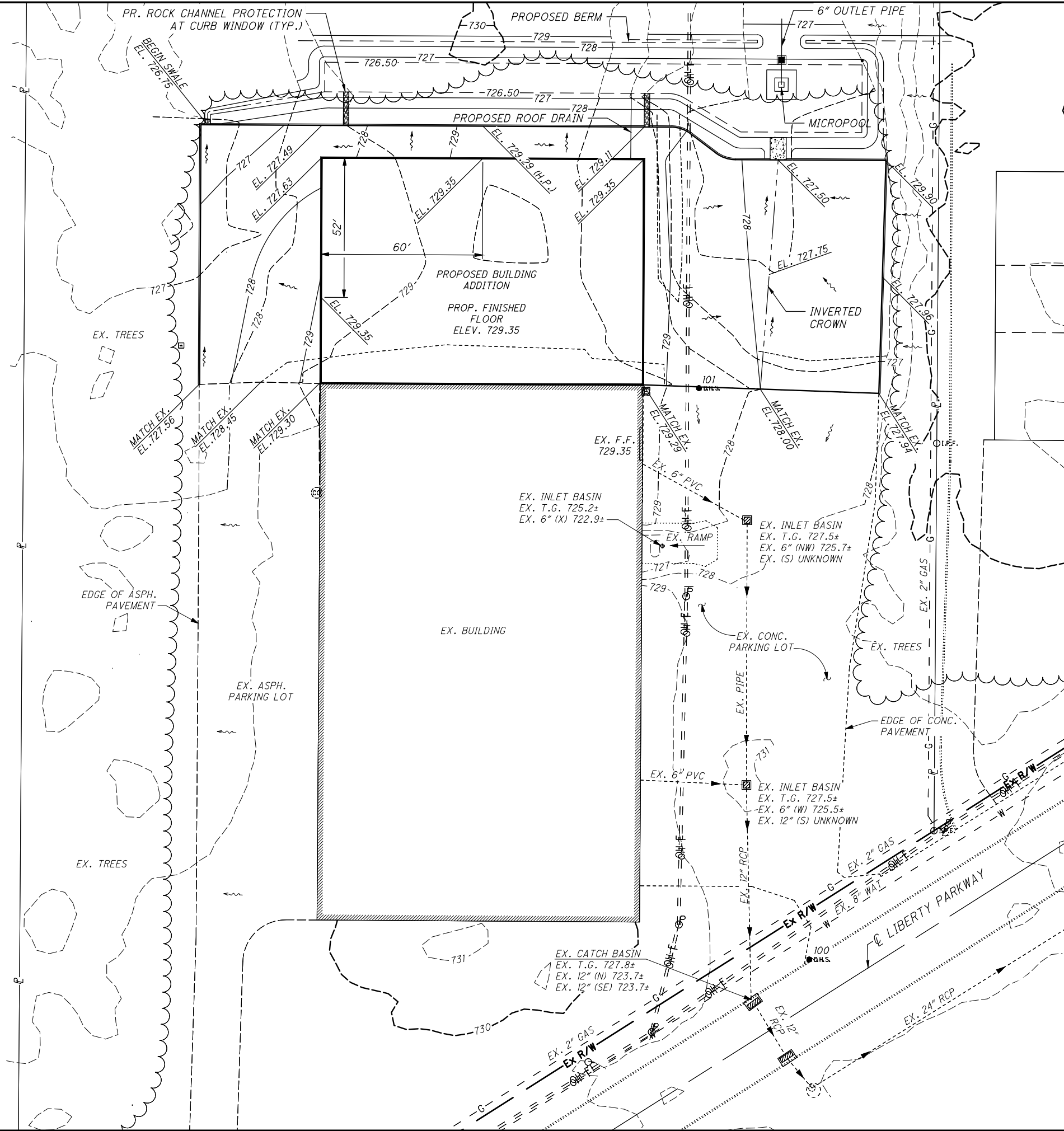
TYPICAL PAVEMENT SECTION (EASTERLY)
NO SCALE

TYPICAL SECTION

NORTH RIDGEVILLE



EUTHENICS
8235 MOHAWK DRIVE., STRONGSVILLE, OHIO 44136



SURVEY CONTROL POINTS:

- 100 - DRILL HOLE SET AT SOUTHWEST CORNER OF ENTRANCE APRON AND EX. CONCRETE CURB - ELEV. 728.04
N 631530.786
E 2109423.077
- 101 - DRILL HOLE SET AT NORTH END OF EX. CONC. PARKING LOT, 21' EAST OF EX. BUILDING - ELEV. 728.52
N 631743.490
E 2109382.018

UNDERGROUND UTILITIES NOTE:

ALL UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM SURVEY OR RECORD DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AS TO LINE AND GRADE BEFORE CONSTRUCTION BEGINS. ANY UTILITIES ENCOUNTERED IN THE FIELD THAT ARE NOT AS SHOWN SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

SITE IMPERVIOUS DATA

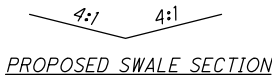
- EXISTING - 50,500 S.F. (1.159 AC.)
PROPOSED - 74,197 S.F. (1.703 AC.)
ADDITIONAL (INCREASE) - 23,697 S.F. (0.544 AC.)

NOTES:

1. CONTRACTOR SHALL BLEND NEW EARTHWORK WITH EXISTING CONTOURS AND MAINTAIN EXISTING DRAINAGE PATHS.
2. TEMPORARY SEED/STABILIZED/WINTERIZE ANY DISTURBED AREAS IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THESE PLANS OR AS DIRECTED BY THE CITY OF NORTH RIDGEVILLE.

CONSTRUCTION SEQUENCE

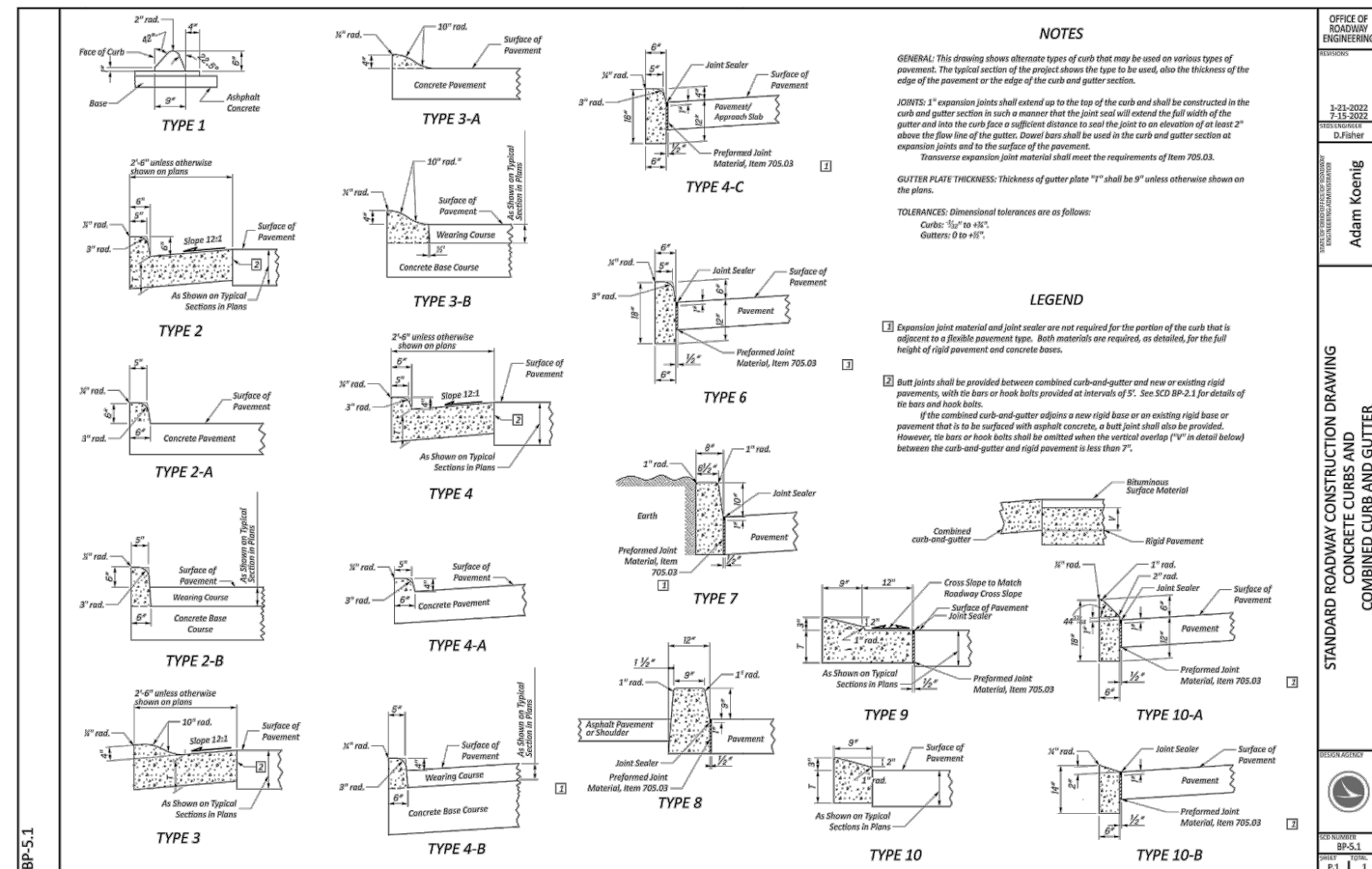
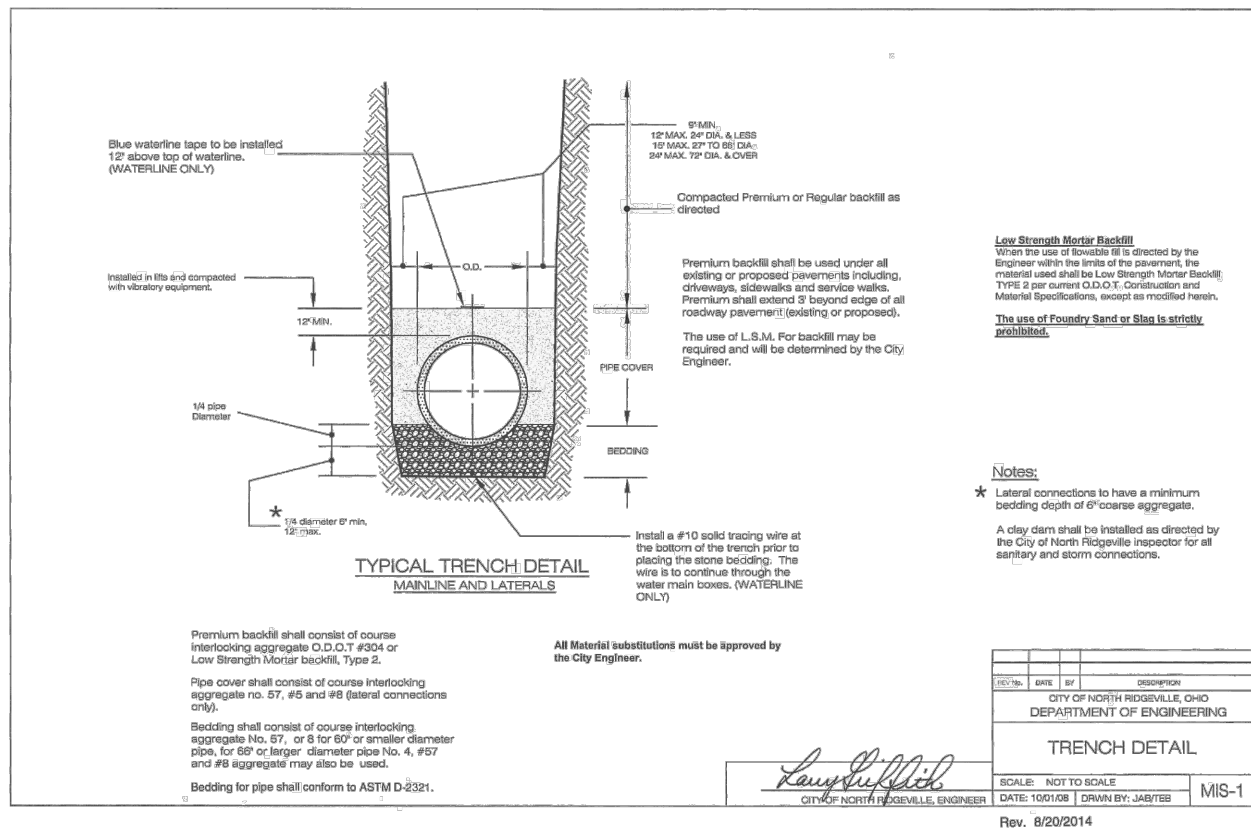
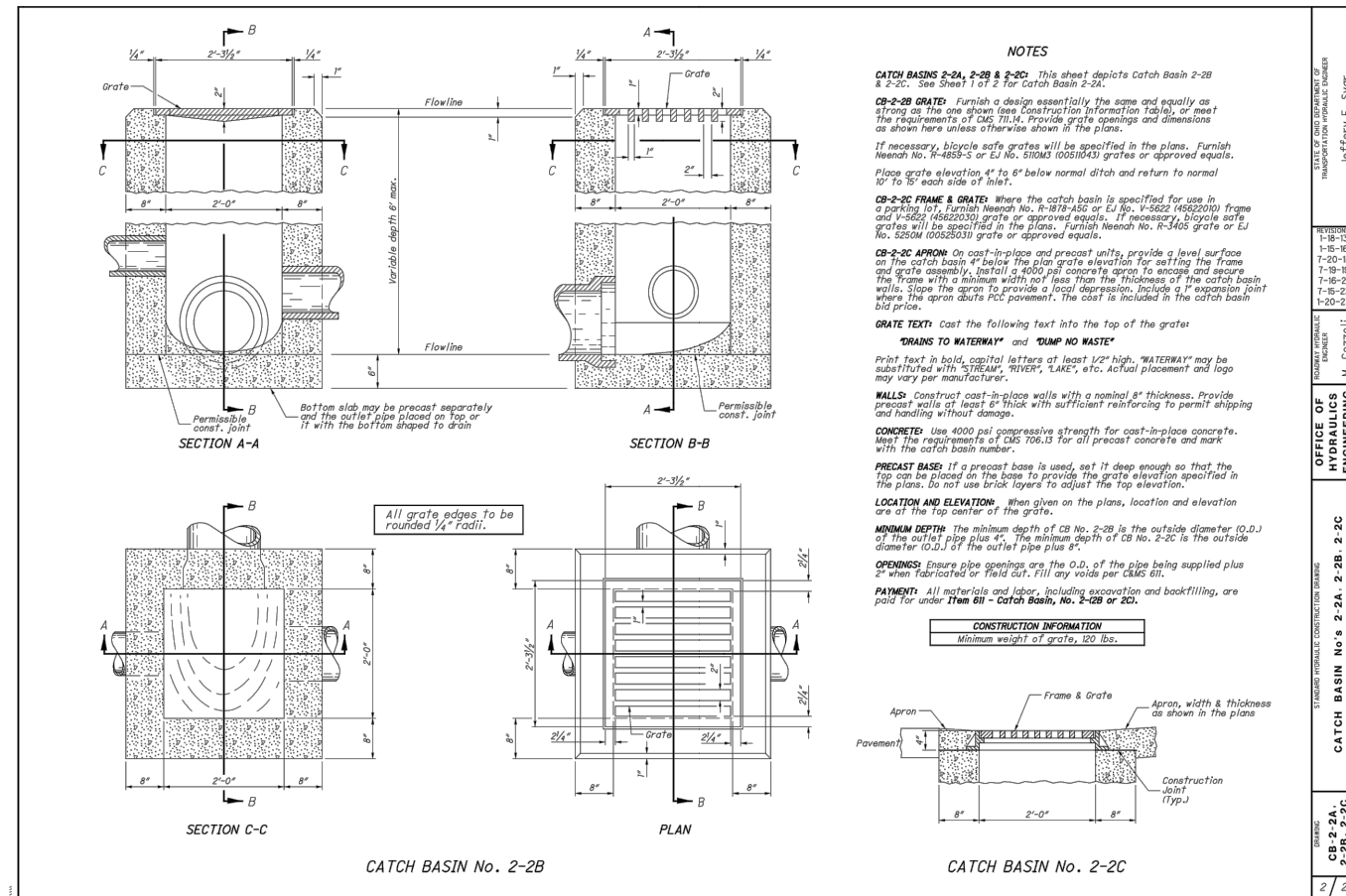
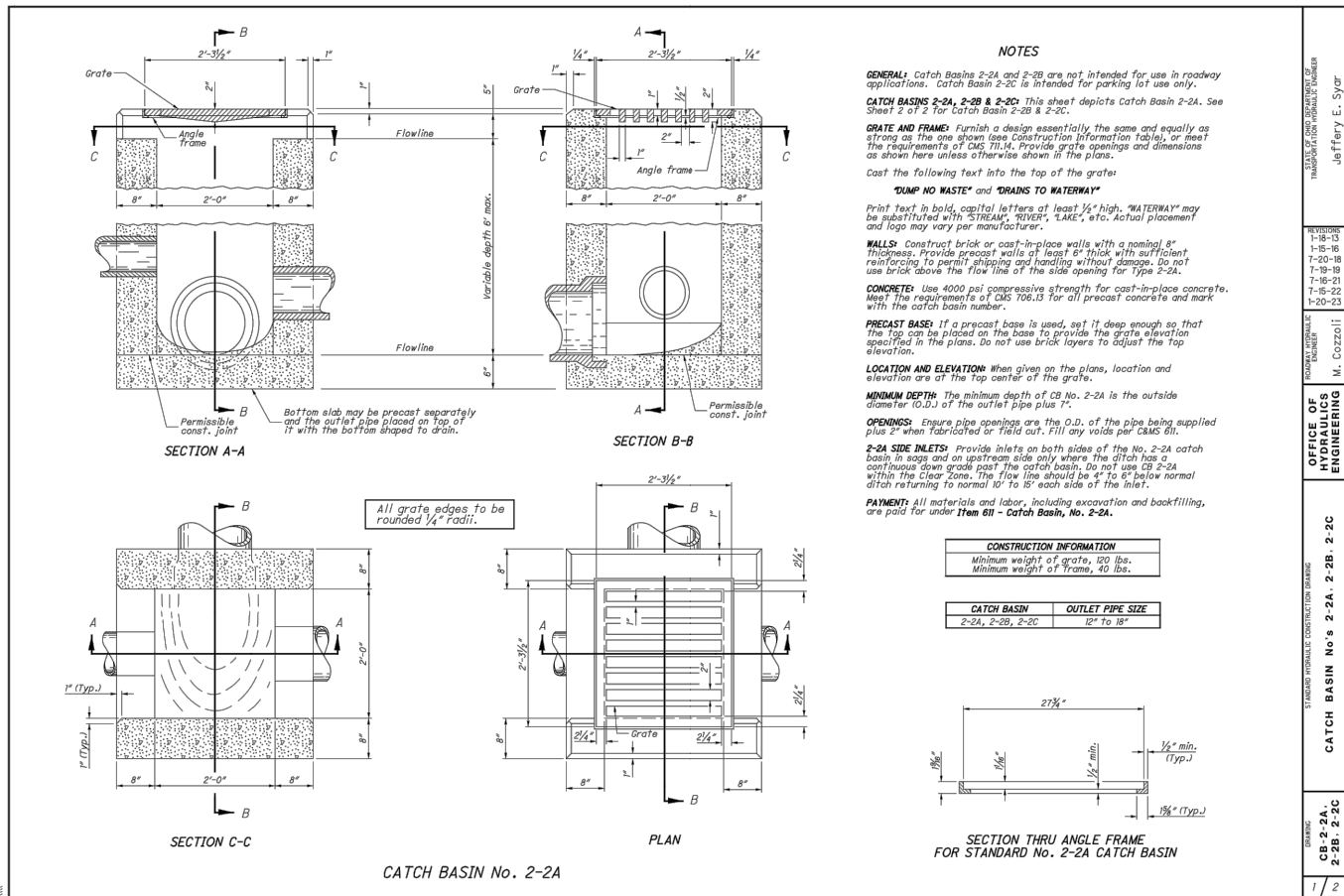
1. INSTALL SILT FENCE AND INLET PROTECTION.
2. CLEAR AND GRUB AREA OF BUILDING EXPANSION, PROPOSED PARKING LOT AND PERMEABLE PAVER AREA.
3. INSTALL DETENTION BASIN.
4. CONSTRUCTION OF BUILDING EXPANSION.
5. INSTALL PROPOSED PARKING LOT.
6. SEED AND MULCH ALL DISTURBED AREAS.
7. REMOVE INLET PROTECTION AND SILT FENCE AFTER GRASS IS ESTABLISHED.

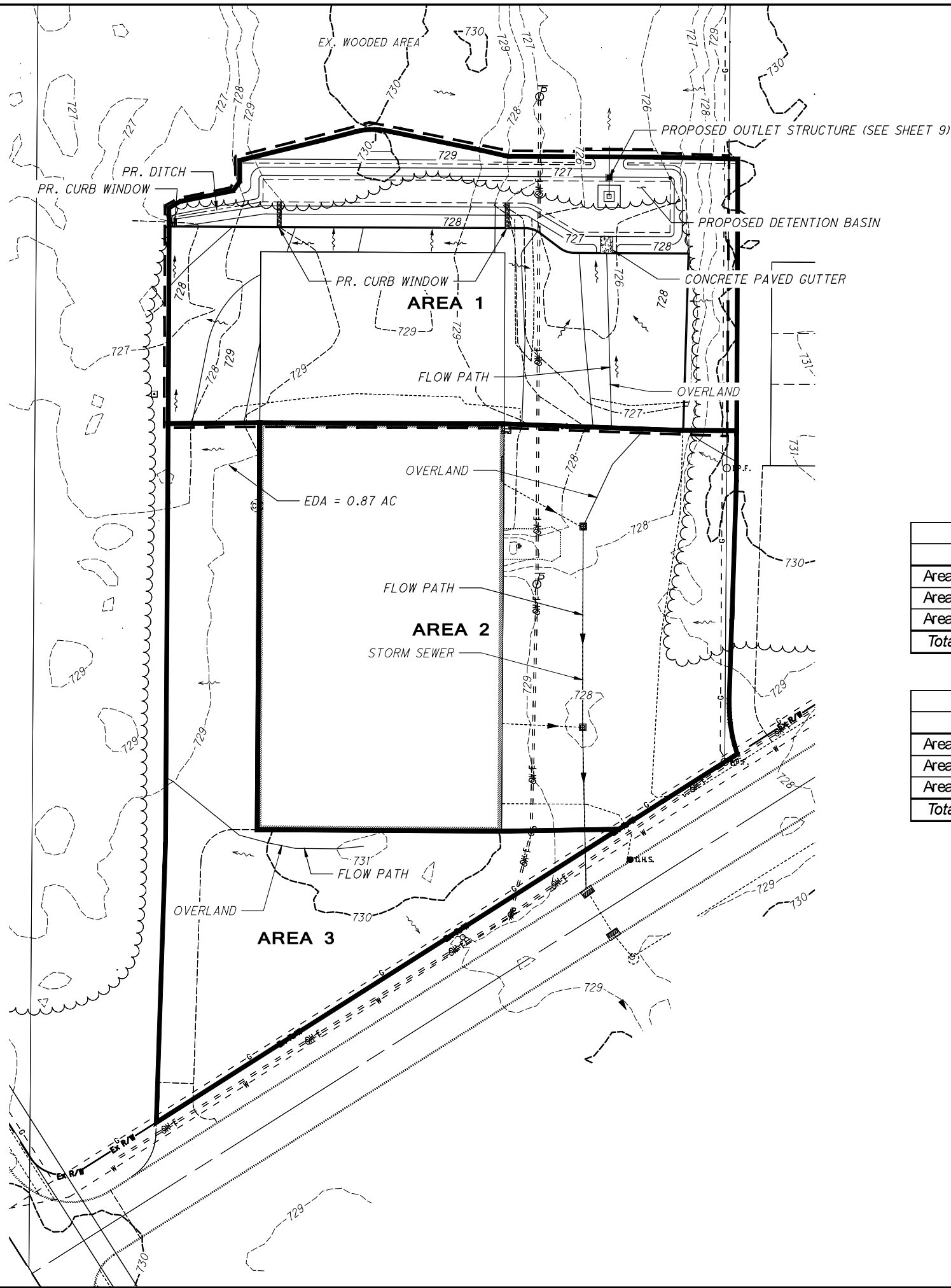


TICKET NO.: A401800485

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
 Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764 (Non-members must be called directly)

EUTHENICS 8235 MOHAWK DRIVE., STRONGSVILLE, OHIO 44136
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PRE-CONSTRUCTION CONDITIONS

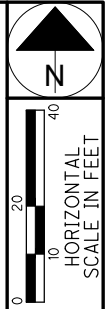
	DRAINAGE AREA (AC)	AVERAGE SLOPE	CURVE NUMBER
AREA 1	0.852	2.43%	81
AREA 2	1.040	2.47%	96
AREA 3	0.571	1.97%	88

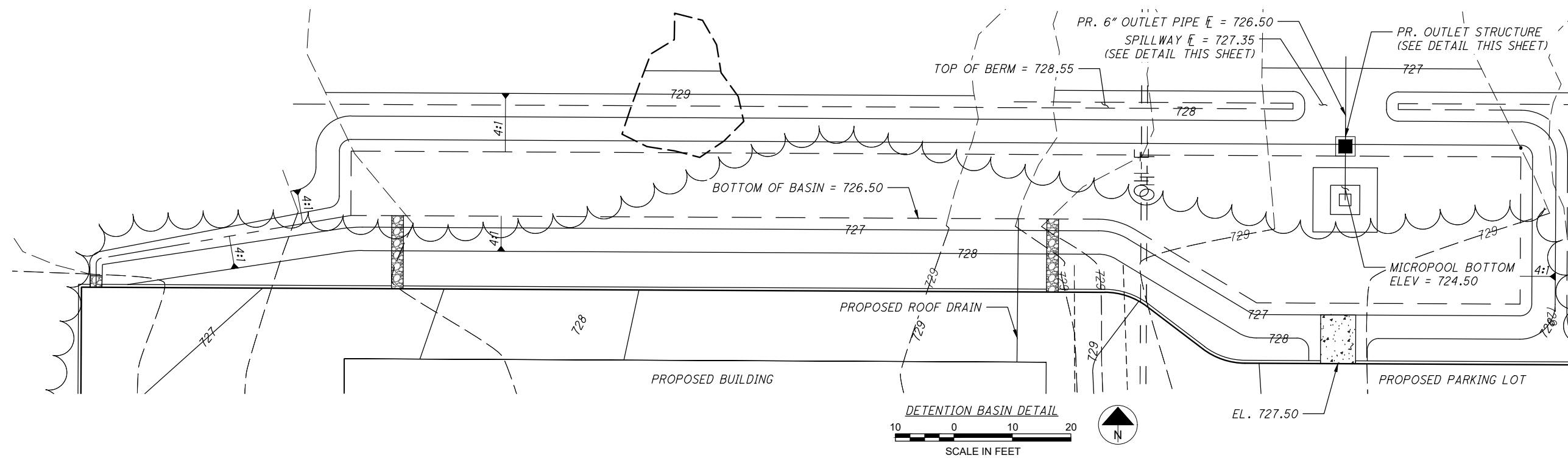
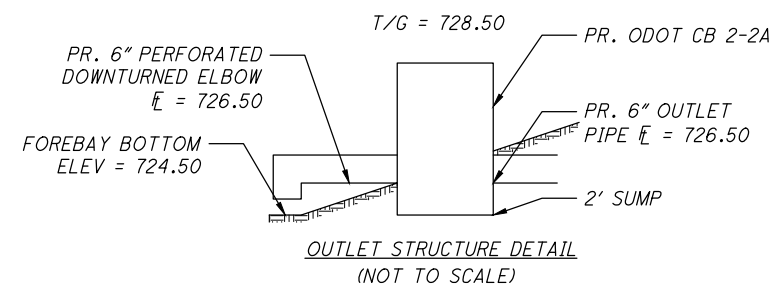
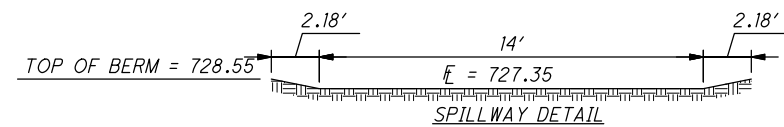
POST-CONSTRUCTION CONDITIONS

	DRAINAGE AREA (AC)	AVERAGE SLOPE	CURVE NUMBER
AREA 1	0.852	1.11%	91
AREA 2	1.040	2.47%	96
AREA 3	0.571	1.97%	88

Pre-Construction Runoff Rate (cfs)							
	1-Year	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
Area 1	0.75	1.17	1.78	2.30	3.16	3.98	4.92
Area 2	2.35	2.98	3.82	4.49	5.56	6.53	7.65
Area 3	0.84	1.17	1.63	2.00	2.61	3.17	3.80
Total	3.94	5.32	7.23	8.79	11.33	13.68	16.37

Post-Construction Runoff Rate (cfs)							
	1-Year	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
Area 1	0.39	0.52	0.65	0.73	2.16	3.50	4.85
Area 2	2.35	2.98	3.82	4.49	5.56	6.53	7.65
Area 3	0.84	1.17	1.63	2.00	2.61	3.17	3.80
Total	3.58	4.67	6.10	7.22	10.33	13.20	16.30





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EROSION AND SEDIMENT CONTROL

GENERAL

THE CONTRACTOR SHALL MEET THE SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY AND CITY OF NORTH RIDGEVILLE. IN CASES WHERE CONFLICTS EXIST BETWEEN STANDARDS, THE STRICTER REQUIREMENT SHALL APPLY.

PAYMENT SHALL BE MADE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS FOR SOIL EROSION AND SEDIMENT CONTROL AND SHALL BE CONSIDERED FULL COMPENSATION FOR ALL LABOR, MATERIALS, INSTALLATION, EQUIPMENT, ETC., NECESSARY TO COMPLETE SPECIFIED ITEMS AS SPECIFIED AND REQUIRED.

THE CONTRACTOR SHALL MAINTAIN ALL ITEMS INSTALLED TO THE SATISFACTION OF THE ENGINEER. WHERE ITEMS ARE ORDERED BY THE ENGINEER TO BE REPLACED, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF SUCH ITEMS AND REPLACE THEM AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST.

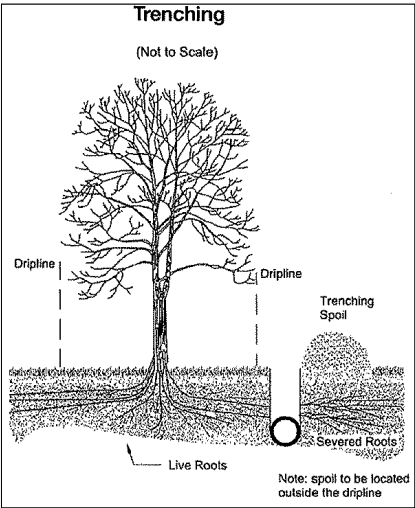
ALL BRUSH SHALL BE GROUND OR CHIPPED AND REMOVED FROM THE SITE. TREES SHALL BE REMOVED AS NOTED ON THE PLANS OR DIRECTED BY THE ENGINEER. ALL SURPLUS EXCAVATION AND TOPSOIL SHALL BE STORED IN AREAS TO BE DESIGNATED BY THE CITY OF NORTH RIDGEVILLE. ALL EXISTING STREETS TO BE KEPT CLEAN OF SOIL.

THE CONTRACTOR SHALL BE RESPONSIBLE, DURING THE ENTIRE PROJECT, FOR CONTROLLING WATER POLLUTION, SOIL EROSION AND SILTATION IN ACCORDANCE WITH ODOT'S SUPPLEMENT SPECIFICATION 832 (LATEST VERSION) AND IN ACCORDANCE WITH THE EROSION CONTROL NOTES AND DETAILS PROVIDED IN THE PLANS. THE ENGINEER HAS THE AUTHORITY TO ORDER ADDITIONAL CONTROL MEASURES SUCH AS BENCHES, DIKES, DAMS, SEDIMENT BASINS, PLASTIC SHEETS, SILT FENCES, MATS, COARSE AGGREGATE, MULCHES, SEEDING, SLOPE DRAINS, AND OTHER DEVICES AND METHODS WHICH IN HIS OPINION ARE NECESSARY. THE MATERIALS, EQUIPMENT AND LABOR NECESSARY TO PERFORM THIS WORK IS CONSIDERED INCIDENTAL TO THE PROJECT, PAYMENT SHALL BE INCLUDED IN OTHER ITEMS OF WORK.

ODNR RAINWATER AND LAND DEVELOPMENT MANUAL

THE FOLLOWING SPECIFICATIONS ARE FROM THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL AND ARE FOR SPECIFIC ITEMS REQUIRED FOR WATER MANAGEMENT, SOIL EROSION CONTROL AND SEDIMENT CONTROL. WHERE REFERENCE IS MADE TO OHIO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS IT SHALL BE UNDERSTOOD AS THAT SPECIFICATION AND ANY REFERENCED SPECIFICATION IN THE 2023 EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS.

SPECIFICATIONS FOR PROTECTION DURING UTILITY INSTALLATION



1. ROOTS TWO INCHES OR LARGER THAT ARE SEVERED BY TRENCHING SHOULD BE SAWN OFF NEATLY IN ORDER TO ENCOURAGE NEW GROWTH AND DISCOURAGE DECAY.
2. SOIL EXCAVATED DURING TRENCHING SHALL BE PILED ON THE SIDE AWAY FROM THE TREE.
3. ROOTS SHALL BE KEPT MOIST WHILE TRENCHES ARE OPEN AND REFILLED IMMEDIATELY AFTER UTILITIES ARE INSTALLED OR REPAIRED.

SPECIFICATIONS FOR TOPSOILING

SALVAGING AND STOCKPILING

1. DETERMINE THE DEPTH AND SUITABILITY OF TOPSOIL AT THE SITE. (FOR HELP, CONTACT YOUR LOCAL SWGD OFFICE TO OBTAIN A COUNTY SOIL SURVEY REPORT).
2. PRIOR TO STRIPPING TOPSOIL, INSTALL APPROPRIATE DOWNSLOPE EROSION AND SEDIMENTATION CONTROLS SUCH AS SEDIMENT TRAPS AND BASINS.
3. REMOVE THE SOIL MATERIAL NO DEEPER THAN WHAT THE COUNTY SOIL SURVEY DESCRIBES AS "SURFACE SOIL" (IE. A OR AP HORIZON).
4. CONSTRUCT STOCKPILES IN ACCESSIBLE LOCATIONS THAT DO NOT INTERFERE WITH NATURAL DRAINAGE. INSTALL APPROPRIATE SEDIMENT CONTROLS TO TRAP SEDIMENT SUCH AS SILT FENCE IMMEDIATELY ADJACENT TO THE STOCKPILE OR SEDIMENT TRAPS OR BASINS DOWNSTREAM OF THE STOCKPILE. STOCKPILE SIDE SLOPES SHALL NOT EXCEED A RATIO OF 2:1.
5. IF TOPSOIL IS STORED FOR MORE THAN 21 DAYS, IT SHOULD BE TEMPORARY SEEDED, OR COVERED WITH A TARP.

SPREADING THE TOPSOIL

1. PRIOR TO APPLYING TOPSOIL, THE TOPSOIL SHOULD BE PULVERIZED.
2. TO ENSURE BONDING, GRADE THE SUBSOIL AND ROUGHEN THE TOP 3-4 IN. BY DISKING.
3. DO NOT APPLY WHEN SITE IS WET, MUDDY, OR FROZEN, BECAUSE IT MAKES SPREADING DIFFICULT, CAUSES COMPACTION PROBLEMS, AND INHIBITS BONDING WITH SUBSOIL.
4. APPLY TOPSOIL EVENLY TO A DEPTH OF AT LEAST 4 INCHES AND COMPACT SLIGHTLY TO IMPROVE CONTACT WITH SUBSOIL.
5. AFTER SPREADING, GRADE AND STABILIZE WITH SEEDING OR APPROPRIATE VEGETATION.

SPECIFICATIONS FOR MULCHING

1. MULCH AND OTHER APPROPRIATE VEGETATIVE PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN 21 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.
2. MULCH SHALL CONSIST OF ONE OF THE FOLLOWING:
 - A) STRAW - STRAW SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/AC. OR 90 LB/1,000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQ. FT. SECTIONS AND PLACE TWO 45-LB. BALES OF STRAW IN EACH SECTION.
 - B) HYDROSEEDERS - WOOD CELLULOSE FIBER SHOULD BE USED AT 2,000 LB./AC. OR 46 LB./1,000 SQ. FT.
 - C) OTHER - ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS AND ROLLED EROSION CONTROL PRODUCTS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD MULCH/CHIPS APPLIED AT 10-20 TONS/AC.
3. MULCH ANCHORING - MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH.
 - A) MECHANICAL - USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 INCHES.MULCH NETTINGS - USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING REQUIREMENTS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.
SYNTHETIC BINDERS - FOR STRAW MULCH, SYNTHETIC BINDERS SUCH AS ACRYLIC OLR (AGRI-TAC), DGA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. ALL APPLICATIONS OF SYTHETIC BINDERS MUST BE CONDUCTED IN SUCH A MANNER WHERE THERE IS NO CONTACT WITH WATERS OF THE STATE.
WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. THE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 75 LB./ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL. OF WOOD CELLULOSE FIBER.

SPECIFICATIONS FOR PERMANENT SEEDING

SEEDBED PREPARATION

1. ALL DISTURBED AREAS THAT WERE PREVIOUSLY DEVELOPED SHALL BE REPAIRED WITH SEEDING, FERTILIZING AND MULCHING OVER A MINIMUM OF 2" TOPSOIL. DISTURBED AREAS THAT WERE PREVIOUSLY UNDERVELOPED SHALL BE SEEDED, FERTILIZED AND MULCHED AS PER ODOT.
2. LIME-AGRICULTURAL GROUND LIMESTONE SHALL BE APPLIED TO ACID SOIL AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE APPLIED AT THE RATE OF 100 POUNDS PER 1,000-SQ. FT. OR 2 TONS PER ACRE.
3. FERTILIZER-FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. IN PLACE OF A SOIL TEST, FERTILIZER SHALL BE APPLIED AT A RATE OF 25 POUNDS PER 1000-SQ. FT. OR 1000 POUNDS PER ACRE OF A 10-10-10 OR 12-12-12 ANALYSES.
4. THE LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES. ON SLOPING LAND, THE SOIL SHALL BE WORKED ON THE CONTOUR.

SEEDING DATES AND SOIL CONDITIONS

SEEDING SHOULD BE DONE MARCH 1 TO MAY 31 OR AUGUST 1 TO SEPTEMBER 30. IF SEEDING OCCURS OUTSIDE OF THE ABOVE-SPECIFIED DATES, ADDITIONAL MULCH AND IRRIGATION MAY BE REQUIRED TO ENSURE A MINIMUM OF 80% GERMINATION. TILLAGE FOR SEEDBED PREPARATION SHOULD BE DONE WHEN THE SOIL IS DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND. FOR WINTER SEEDING, SEE THE FOLLOWING SECTION ON DORMANT SEEDING.

DORMANT SEEDINGS

1. SEEDINGS SHOULD NOT BE MADE FROM OCTOBER 1 THROUGH NOVEMBER 20. DURING THIS PERIOD, THE SEEDS ARE LIKELY TO GERMINATE BUT PROBABLY WILL NOT BE ABLE TO SURVIVE THE WINTER.
2. THE FOLLOWING METHODS MAY BE USED FOR DORMANT SEEDING:
 - A) FROM OCTOBER 1 THROUGH NOVEMBER 20, PREPARE THE SEED-BED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOVEMBER 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SELECTED SEED MIXTURE, MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
 - B) APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRO-SEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) ON A FIRM, MOIST SEEDBED.
 - C) WHERE FEASIBLE, EXCEPT WHEN A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND, SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHERE FEASIBLE.

MULCHING

1. MULCH MATERIAL SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. DORMANT SEEDING SHALL BE MULCHED. 100% OF THE GROUND SURFACE SHALL BE COVERED WITH AN APPROVED MATERIAL.
2. MATERIALS
 - A) STRAW - IF STRAW IS USED IT SHALL BE UNROTTED SMALL-GRAIN STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE OR 90 POUNDS (TWO TO THREE BALES) PER 1,000-SQ. FT. THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY APPLIED SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND- SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000-SQ. FT. SECTIONS AND SPREAD TWO 45-LB. BALES OF STRAW IN EACH SECTION.
 - B) HYDROSEEDERS - IF WOOD CELLULOSE FIBER IS USED, IT SHALL BE APPLIED AT 2,000 LB./AC. OR 40 LB/1,000 SQ. FT.
 - C) OTHER - OTHER ACCEPTABLE MULCHES INCLUDE ROLLED EROSION CONTROL MATTINGS OR BLANKETS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS PER ACRE.
3. STRAW AND MULCH ANCHORING METHODS
STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
 - A) MECHANICAL - A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT, GENERALLY, BE LEFT LONGER THAN 6 INCHES.
 - B) MULCH NETTING - NETTING SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
 - C) ASPHALT EMULSION - ASPHALT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURE OR AT THE RATE OF 160 GALLONS PER ACRE.
 - D) SYNTHETIC BINDERS - SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUIVALENT MAY BE USED AT RATES SPECIFIED BY THE MANUFACTURER.
 - E) WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER WITH THE MIXTURE CONTAINING A MAXIMUM OF 50 POUNDS CELLULOSE PER 100 GALLONS OF WATER.

IRRIGATION

PERMANENT SEEDING SHALL INCLUDE IRRIGATION TO ESTABLISH VEGETATION DURING DRY WEATHER OR ON ADVERSE SITE CONDITIONS, WHICH REQUIRE ADEQUATE MOISTURE FOR SEED GERMINATION AND PLANT GROWTH.

IRRIGATION RATES SHALL BE MONITORED TO PREVENT EROSION AND DAMAGE TO SEEDED AREAS FROM EXCESSIVE RUNOFF.

PERMANENT SEEDING

PERMANENT SEED MIX SHALL CONFORM TO ODOT CMS 659 CLASS 1 LAWN MIXTURE.

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CONCRETE WASHOUT AREAS

INSTALLATION

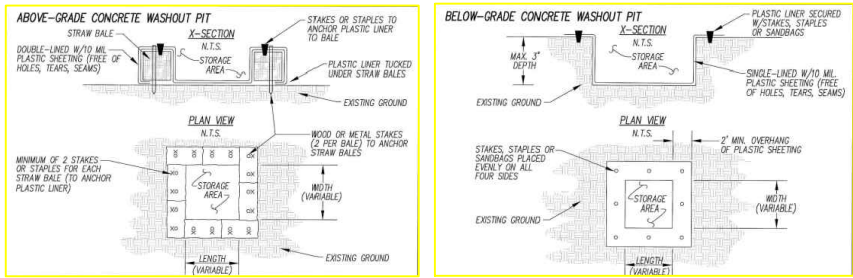
1. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE AND WASHOUT PITS SHALL BE SITUATED A MINIMUM OF FIFTY (50) FEET FROM THEM.
2. FIELD TILE OR OTHER SUBSURFACE DRAINAGE STRUCTURES WITHIN 10 FT. OF THE SUMP SHALL BE CUT AND PLUGGED.
3. ENSURE A STABLE PATH IS PROVIDED FOR CONCRETE TRUCKS TO REACH THE WASHOUT AREA.
4. A HIGHLY VISIBLE SIGN THAT READS "CONCRETE WASHOUT AREA" SHALL BE ERECTED ADJACENT TO THE WASHOUT PIT.
5. SURFACE RUNOFF GENERATED FROM UPSLOPE AREAS SHALL BE DIVERTED AWAY FROM BELOW-GRADE WASHOUT PITS SO AS NOT TO FLOW INTO THEM.
6. A SINGLE CENTRALIZED WASHOUT AREA MAY BE UTILIZED FOR MULTIPLE SUBLOTS.

MAINTENANCE

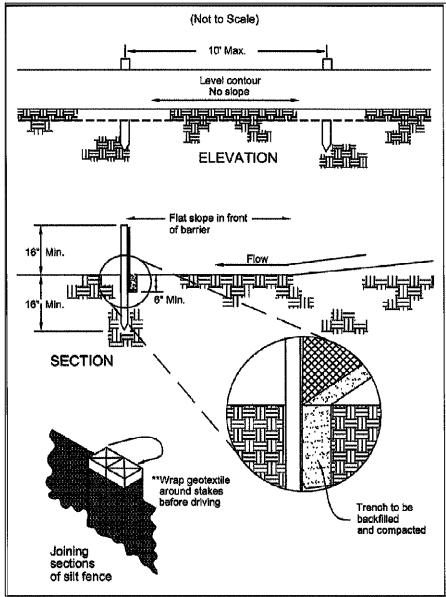
7. THE WASHOUT PIT MUST BE INSPECTED FREQUENTLY TO ENSURE THE LINER IS INTACT.
8. ONCE 75% OF THE ORIGINAL VOLUME OF THE WASHOUT PIT IS FILLED OR IF THE LINER IS TORN, THE MATERIAL MUST BE REMOVED AND PROPERLY DISPOSED OF. ONCE IT IS COMPLETELY HARDENED, ONCE THE HARDENED CONCRETE IS REMOVED, THE LINER MUST BE REPLACED (IF TORN). A NEW PIT MUST BE CONSTRUCTED IF THE ORIGINAL STRUCTURE IS NO LONGER SUITABLE.

REMOVAL

9. ONCE THE WASHOUT PIT IS NO LONGER NEEDED, ENSURE ALL WASHOUT MATERIAL HAS COMPLETELY HARDENED, THEN REMOVE AND PROPERLY DISPOSE OF ALL MATERIALS. IF STRAW BALES WERE USED, THEY CAN BE SPREAD AS MULCH.
10. PREFABRICATED CONTAINERS SPECIFICALLY DESIGNED FOR CONCRETE WASHOUT COLLECTION MAY BE USED SUBJECT TO PRIOR APPROVAL BY THE COMMUNITY ENGINEER. FOLLOW THE MANUFACTURER'S SUGGESTIONS FOR INSTALLATION, MAINTENANCE AND REMOVAL PROCEDURES.



SPECIFICATIONS FOR SILT FENCE



CRITERIA FOR SILT FENCE MATERIALS

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN. OVERLAP PRIOR TO DRIVING INTO THE GROUND, (SEE DETAILS).
10. MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVER-TOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.

SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.

SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS

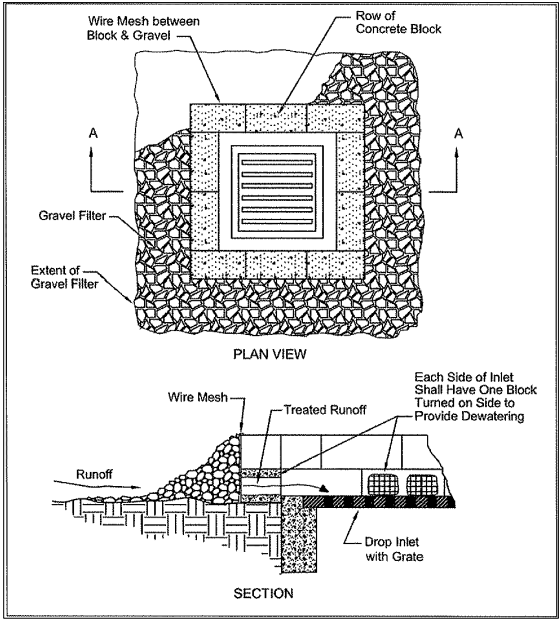
1. FENCE POST - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-BY-2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SILT FENCE FABRIC - SEE CHART BELOW.

TABLE 6.3.2 MINIMUM CRITERIA FOR SILT FENCE FABRIC (ODOT, 2008)

Table 6.3.2 Minimum criteria for Silt Fence Fabric (ODOT, 2002)

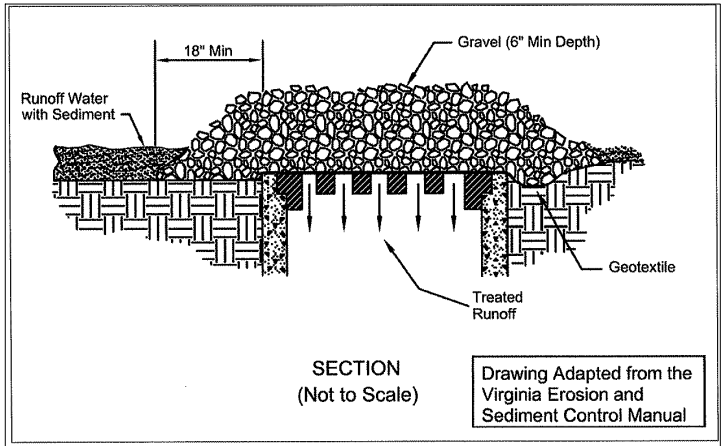
FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs. (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	≤ 0.84 mm	ASTM D 4751
Minimum Permittivity	1X10-2 sec.-1	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355

SPECIFICATIONS FOR BLOCK AND GRAVEL DROP INLET FILTER



1. PLACE 4-INCH BY 8-INCH BY 12-INCH CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, WITH THE ENDS OF ADJACENT BLOCKS ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING UPON THE DESIGN NEEDS, BY STACKING COMBINATIONS OF THE SAME SIZE BLOCKS. THE BARRIER OF BLOCKS SHOULD BE AT LEAST 12-INCHES HIGH BUT NO GREATER THAN 24-INCHES HIGH.
2. WIRE MESH SHOULD BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBBING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE BLOCK CORES. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHOULD BE USED.
3. TWO-INCH STONE SHOULD BE PILED AGAINST THE WIRE TO THE TOP OF THE BLOCK BARRIER, AS SHOWN BELOW.
4. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, PULL STONE AWAY FROM THE BLOCKS, CLEAN AND/OR REPLACE.

SPECIFICATIONS FOR GEOTEXTILE-STONE INLET PROTECTION

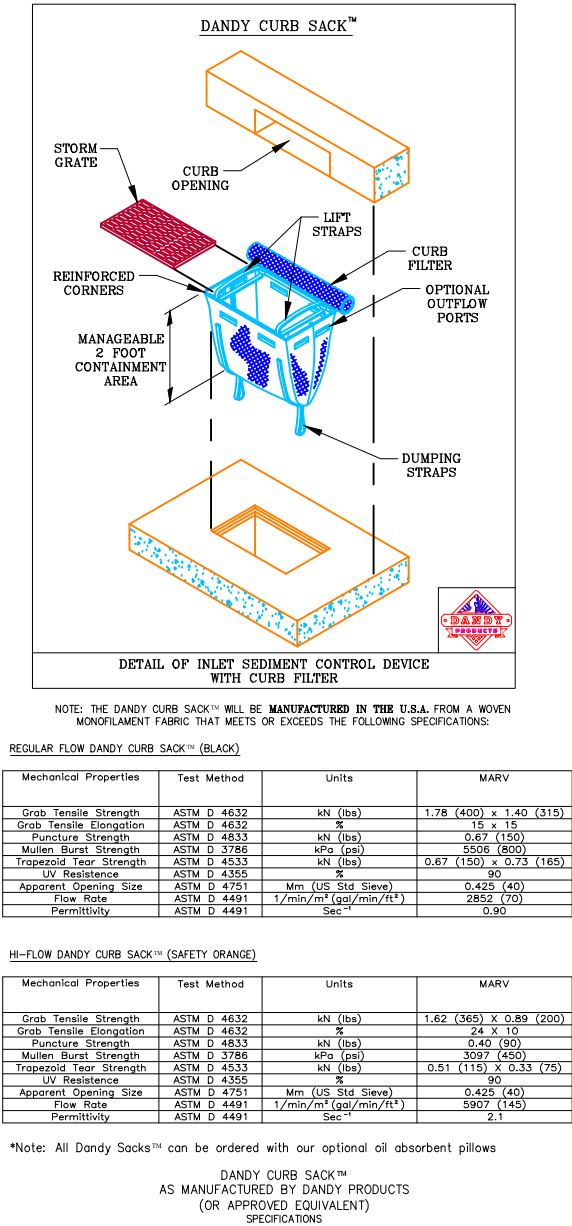


1. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
2. GEOTEXTILE AND/OR WIRE MATERIAL SHALL BE PLACED OVER THE TOP OF THE STORM SEWER AND APPROXIMATELY SIX (6) INCHES OF 2-INCH OR SMALLER CLEAN AGGREGATE PLACED ON TOP. EXTRA SUPPORT FOR GEOTEXTILE IS PROVIDED BY PLACING HARDWARE CLOTH OR WIRE MESH ACROSS THE INLET COVER. THE WIRE SHOULD BE NO LARGER THAN 1/2-INCH MESH AND SHOULD EXTEND AN EXTRA 12 INCHES ACROSS THE TOP AND SIDES OF THE INLET COVER.
3. MAINTENANCE MUST BE PERFORMED REGULARLY, ESPECIALLY AFTER STORM EVENTS. WHEN CLOGGING OF THE STONE OR GEOTEXTILE OCCURS, THE MATERIAL MUST BE REMOVED AND REPLACED.

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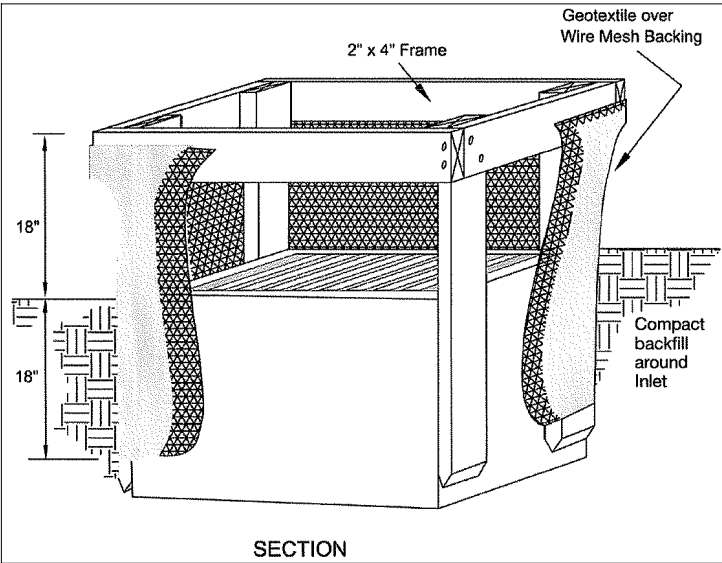
EROSION AND SEDIMENT CONTROL (CONT'D)

SPECIFICATIONS FOR CURB INLET PROTECTION



SPECIFICATIONS FOR GEOTEXTILE INLET PROTECTION

- INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
- THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.
- THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-INCH BY 4-INCH CONSTRUCTION GRADE LUMBER. THE 2-INCH BY 4-INCH POSTS SHALL BE DRIVEN ONE (1) FOOT INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-INCH BY 4-INCH FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WILL POSE A SAFETY HAZARD TO TRAFFIC.
- WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
- GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
- BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
- A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.



SPECIFICATIONS FOR DUST CONTROL

- VEGETATIVE COVER AND/MULCH - APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 21 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING; PERMANENT SEEDING; MULCHING PRACTICES; AND TREE AND NATURAL AREA PROTECTION PRACTICES.
- WATERING - SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEEDED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS' INSTRUCTIONS.
- SPRAY-ON ADHESIVES - APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURERS' INSTRUCTIONS.

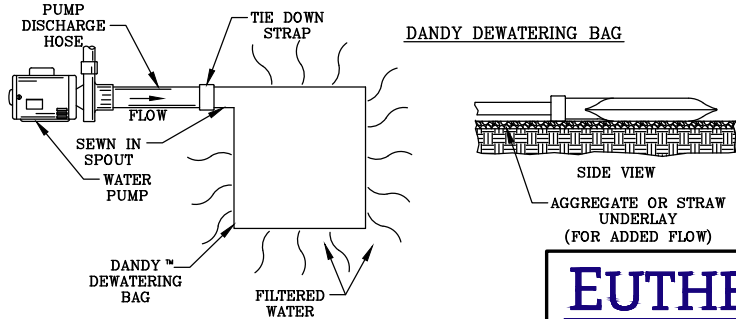
TABLE 7.5.1 ADHESIVES FOR DUST CONTROL

Adhesive	Water Dilution (Adhesive: Water)	Nozzle Type	Application Rate Gal./Ac.
Latex Emulsion	12.5:1	Fine	235
Resin in Water Acrylic Emulsion (No-traffic)	4:1	Fine	300
Acrylic Emulsion (No-traffic)	7:1	Coarse	450
Acrylic Emulsion (Traffic)	3.5:1	Coarse	350

- STONE - GRADED ROADWAYS AND OTHER SUITABLE AREAS WILL BE STABILIZED USING CRUSHED STONE OR COARSE GRAVEL AS SOON AS PRACTICABLE AFTER REACHING AN INTERIM OR FINAL GRADE. CRUSHED STONE OR COARSE GRAVEL CAN BE USED AS A PERMANENT COVER TO PROVIDE CONTROL OF SOIL EMISSIONS.
- BARRIERS - EXISTING WINDBREAK VEGETATION SHALL BE MARKED AND PRESERVED. SNOW FENCING OR OTHER SUITABLE BARRIER MAY BE PLACED PERPENDICULAR TO PREVAILING AIR CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT TO CONTROL AIR CURRENTS AND BLOWING SOIL.
- CALCIUM CHLORIDE - THIS CHEMICAL MAY BE APPLIED BY MECHANICAL SPREADER AS LOOSE, DRY GRANULES OR FLAKES AT A RATE THAT KEEPS THE SURFACE MOIST BUT NOT SO HIGH AS TO CAUSE WATER POLLUTION OR PLANT DAMAGE. APPLICATION RATES SHOULD BE STRICTLY IN ACCORDANCE WITH SUPPLIERS' SPECIFIED RATES.
- OPERATION AND MAINTENANCE - WHEN TEMPORARY DUST CONTROL MEASURES ARE USED; REPETITIVE TREATMENT SHOULD BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.
- STREET CLEANING - PAVED AREAS THAT HAVE ACCUMULATED SEDIMENT FROM CONSTRUCTION SHOULD BE CLEANED DAILY, OR AS NEEDED, UTILIZING A STREET VACUUM OR BUCKET-TYPE ENDLOADER OR SCRAPER.

SPECIFICATIONS FOR ADDITIONAL CONSTRUCTION SITE POLLUTION CONTROLS

- INSTRUCTION PERSONNEL, INCLUDING SUBCONTRACTORS WHO MAY USE OR HANDLE HAZARDOUS OR TOXIC MATERIALS, SHALL BE MADE AWARE OF THE FOLLOWING GENERAL GUIDELINES REGARDING DISPOSAL AND HANDLING OF HAZARDOUS AND CONSTRUCTION WASTES:
 - PREVENT SPILLS
 - USE PRODUCTS UP
 - FOLLOW LABEL DIRECTIONS FOR DISPOSAL
 - REMOVE LIDS FROM EMPTY BOTTLES AND CANS WHEN DISPOSING IN TRASH
 - RECYCLE WASTES WHENEVER POSSIBLE
 - DON'T POUR INTO WATERWAYS, STORM DRAINS OR ONTO THE GROUND
 - DON'T POUR DOWN THE SINK, FLOOR DRAIN OR SEPTIC TANKS
 - DON'T BURY CHEMICALS OR CONTAINERS
 - DON'T BURN CHEMICALS OR CONTAINERS
 - DON'T MIX CHEMICALS TOGETHER
- CONTAINERS SHALL BE PROVIDED FOR THE PROPER COLLECTION OF ALL WASTE MATERIAL INCLUDING CONSTRUCTION DEBRIS, TRASH, PETROLEUM PRODUCTS AND ANY HAZARDOUS MATERIALS USED ON-SITE. CONTAINERS SHALL BE COVERED AND NOT LEAKING. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THAT MATERIAL. CONSTRUCTION DEMOLITION AND DEBRIS (CD&D) WASTE MUST BE DISPOSED OF AT AN OHIO EPA APPROVED CD&D LANDFILL.
- NO CONSTRUCTION RELATED WASTE MATERIALS ARE TO BE BURIED ON-SITE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. BY EXCEPTION, CLEAN FILL (BRICKS, HARDENED CONCRETE, SOIL) MAY BE UTILIZED, IF APPROVED BY THE ENGINEER, IN A WAY WHICH DOES NOT ENCROACH UPON NATURAL WETLANDS, STREAMS OR FLOODPLAINS OR RESULT IN THE CONTAMINATION OF WATERS OF THE STATE.
- HANDLING CONSTRUCTION CHEMICALS. MIXING, PUMPING, TRANSFERRING OR OTHER HANDLING OF CONSTRUCTION CHEMICALS SUCH AS FERTILIZER, LIME, ASPHALT, CONCRETE DRYING COMPOUNDS, AND ALL OTHER POTENTIALLY HAZARDOUS MATERIALS SHALL BE PERFORMED IN AN AREA AWAY FROM ANY WATERCOURSE, DITCH OR STORM DRAIN.
- EQUIPMENT FUELING AND MAINTENANCE, OIL CHANGING, ETC., SHALL BE PERFORMED AWAY FROM WATERCOURSES, DITCHES OR STORM DRAINS, IN AN AREA DESIGNATED FOR THAT PURPOSE. THE DESIGNATED AREA SHALL BE EQUIPPED FOR RECYCLING OIL AND CATCHING SPILLS. SECONDARY CONTAINMENT SHALL BE PROVIDED FOR ALL FUEL OIL STORAGE TANKS. THESE AREAS MUST BE INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A 0.5 INCH OR GREATER RAIN EVENT TO ENSURE THERE ARE NO EXPOSED MATERIALS WHICH WOULD CONTAMINATE STORM WATER. SITE OPERATORS MUST BE AWARE THAT SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) REQUIREMENTS MAY APPLY. AN SPCC PLAN IS REQUIRED FOR SITES WITH ONE SINGLE ABOVE GROUND TANK OF 660 GALLONS OR MORE, ACCUMULATIVE ABOVE GROUND STORAGE OF 1330 GALLONS OR MORE, OR 42,000 GALLONS OF UNDERGROUND STORAGE. CONTAMINATED SOILS MUST BE DISPOSED OF IN ACCORDANCE WITH ITEM 8.
- CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW TO STREAMS, DITCHES, STORM DRAINS, OR ANY OTHER WATER CONVEYANCE. A SUMP OR PIT WITH NO POTENTIAL FOR DISCHARGE SHALL BE CONSTRUCTED IF NEEDED TO CONTAIN CONCRETE WASH WATER. FIELD TILE OR OTHER SUBSURFACE DRAINAGE STRUCTURES WITHIN 10 FEET OF THE SUMP SHALL BE CUT AND PLUGGED. FOR SMALL PROJECTS, TRUCK CHUTES MAY BE RINSED AWAY FROM ANY WATER CONVEYANCES.
- SPILL REPORTING REQUIREMENTS: SPILLS ON PAVEMENT SHALL BE ABSORBED WITH SAWDUST OR KITTY LITTER AND DISPOSED OF WITH THE TRASH AT A LICENSED SANITARY LANDFILL. HAZARDOUS OR INDUSTRIAL WASTES SUCH AS MOST SOLVENTS, GASOLINE, OIL-BASED PAINTS, AND CEMENT CURING COMPOUNDS REQUIRE SPECIAL HANDLING. SPILLS SHALL BE REPORTED TO OHIO EPA (1-800-282-9378). SPILLS OF 25 GALLONS OR MORE OF PETROLEUM PRODUCTS SHALL BE REPORTED TO OHIO EPA, THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE DISCOVERY OF THE RELEASE. ALL SPILLS WHICH CONTACT WATERS OF THE STATE MUST BE REPORTED TO OHIO EPA.
- CONTAMINATED SOILS. IF SUBSTANCES SUCH AS OIL, DIESEL FUEL, HYDRAULIC FLUID, ANTIFREEZE, ETC. ARE SPILLED, LEAKED, OR RELEASED ONTO THE SOIL, THE SOIL SHOULD BE DUG UP AND DISPOSED OF AT LICENSED SANITARY LANDFILL OR OTHER APPROVED PETROLEUM CONTAMINATED SOIL REMEDIATION FACILITY. (NOT A CONSTRUCTION/DEMOLITION DEBRIS LANDFILL). NOTE THAT STORM WATER RUN OFF ASSOCIATED WITH CONTAMINATED SOIL ARE NOT BE AUTHORIZED UNDER OHIO EPA'S GENERAL STORM WATER PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS TO DESIGNATE AND MAINTAIN A CONCRETE WASH-OUT AREA IN AN AREA APPROVED BY THE ENGINEER. THE AREA IS TO BE PREPARED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN.
- IF THE CONTRACTOR ESTABLISHES A STORAGE/WORK AREA, AN ACCESS ZONE MUST BE ESTABLISHED AND MAINTAINED TO PREVENT TRACKING SEDIMENT ONTO THE PAVEMENT. THE ACCESS ZONE MUST BE PREPARED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN.



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CALCULATED
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STORMWATER POLLUTION PREVENTION PLAN NOTES

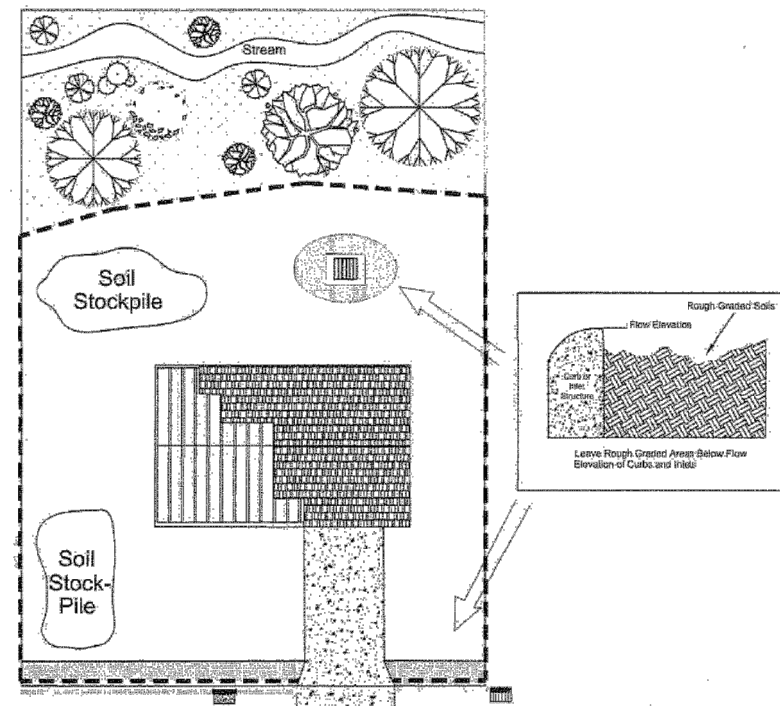
NORTH RIDGEVILLE

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13

Specifications
for
Small Construction Site Controls

1. Preexisting vegetation shall be retained on idle portions of the building lot for as long as construction operations allow. Clearing shall be done so only active working areas are bare.
2. Temporary seed and/or mulch shall be applied to areas, such as stockpiles and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.
3. Stockpiles created from basement excavation and grading shall be situated away from streets, swales, or other waterways and shall be seeded and/or mulched immediately.
4. Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and inlet protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.
5. Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or crushed rock underlain with geotextile.
6. Mud tracked onto streets or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

Specifications
for
Small Construction Site Controls



PLAN VIEW

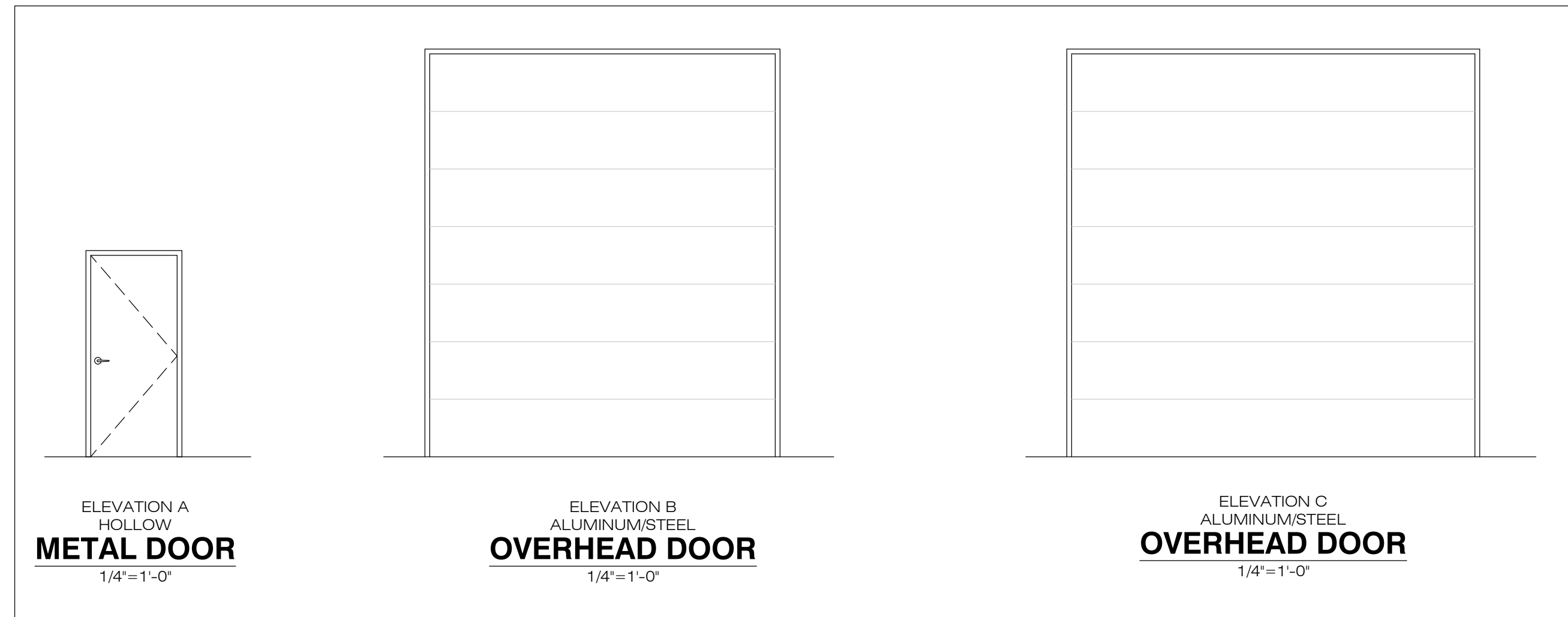
- Temporary seeding and/or mulch applied to rough graded areas
- Construction Entrance gravel
- Rough grade areas to allow settling below grade elevation
- Storm Drain w/inlet protection
- Storm Drain without inlet protection
- Yard Drain w/ inlet protection
- Silt Fence
- Curb

INFORMATION OBTAINED FROM THE 2006
EDITION OF THE STATE OF OHIO'S "RAINWATER
AND LAND DEVELOPMENT MANUAL".

Larry J. Griffith
CITY OF NORTH RIDGEVILLE, ENGINEER

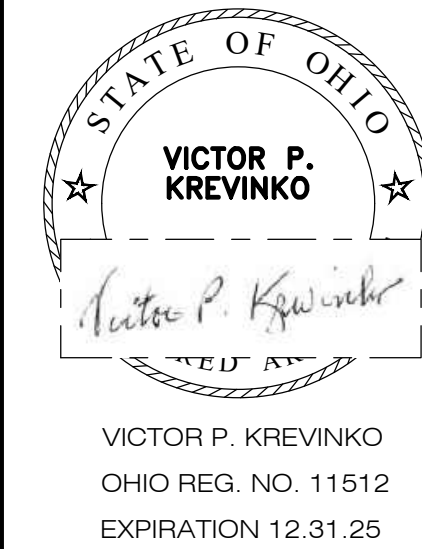
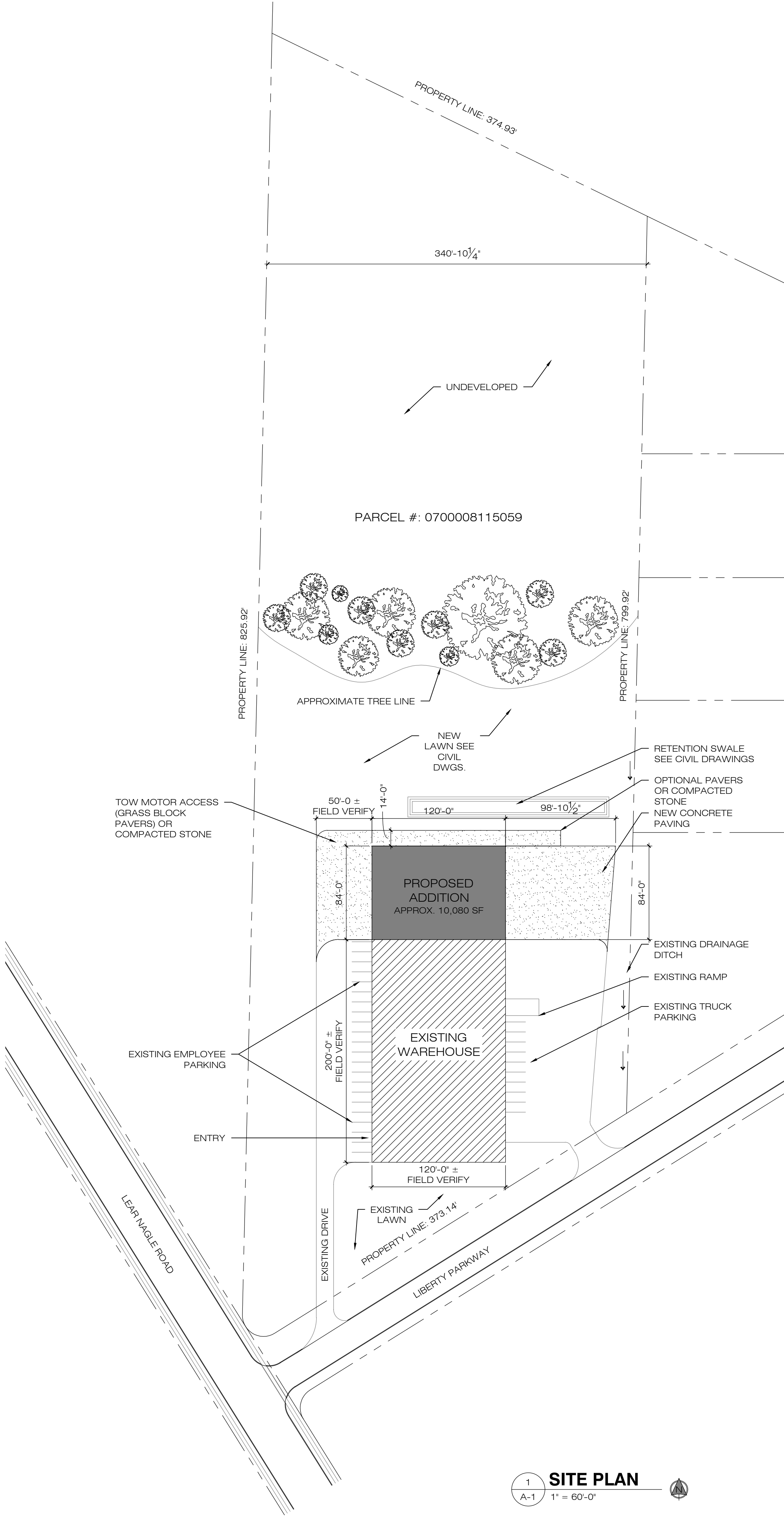
REV No.	DATE	BY	DESCRIPTION
CITY OF NORTH RIDGEVILLE, OHIO DEPARTMENT OF ENGINEERING			
SMALL CONSTRUCTION SITE CONTROLS			
SCALE: NOT TO SCALE			SWP-32
DATE: 10/01/08	DRWN BY: JAB/TEB		

BUILDING CODE SUMMARY			INDEX OF DRAWINGS		
BUILDING CODE	OBC 2024		ARCHITECTURAL / MEP		
PROJECT AREA	24,240 SF (EXISTING) 10,080 SF (NEW) 34,320 SF (TOTAL)		A-1 PROJECT INFORMATION, SITE PLAN, AND CONSTRUCTION PLAN. CODE SUMMARY.		
USE AND OCCUPANCY	BUSINESS GROUP 'B' (306) - CONDUIT COUPLING MFG.		A-2 OVERALL PLAN AND CONSTRUCTION FLOOR PLAN		
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE	65 FEET (TABLE 504.3)		A-3 EXTERIOR ELEVATIONS, ENLARGED PLAN, AND INTERIOR ELEVATIONS		
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE	3 STORIES (TABLE 504.4)		A-4 WALL SECTIONS AND DETAILS		
ALLOWABLE AREA	19,000 SF (TABLE 506.2)		A-5 ARCHITECTURAL SPECIFICATIONS		
CONSTRUCTION	TYPE IIIB (602.2), NOT SPRINKLERED		MEP-1 MECHANICAL ELECTRICAL PLUMBING PLAN		
FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS TABLE 601	BUILDING ELEMENT	TYPE V/B	STRUCTURAL		
	PRIMARY STRUCTURAL FRAME	0	C-1 FOUNDATION PLAN		
	BEARING WALLS, EXTERIOR	2	C-2 FOUNDATION SECTIONS AND DETAILS		
	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0	C-3 CONCRETE MASONRY WALL PLAN		
FIRE PROTECTION CHAPTER 9	FIRE SUPPRESSION SYSTEM PER NFPA 13 USE GROUP B - NOT REQUIRED (903.2.4) OPEN FRONTAGE CALCULATION		C-4 CONCRETE MASONRY WALL ELEVATION		
FIRE EXTINGUISHERS NFPA CHAPTER 10	MAXIMUM 3,000 SF PER EXTINGUISHER MAXIMUM TRAVEL DISTANCE 75 FEET		C-5 MASONRY SECTIONS AND DETAILS		
OCCUPANT LOAD TABLE 1004.1.2	BUSINESS AREAS- BY CALCULATION 100 SF GROSS PER OCCUPANT 34,320 SF/100 SF = 343 OCCUPANTS		ICS STRUCTURES		
EXIT ACCESS DOORWAYS	2 REQUIRED (TABLE 1006.3.1)		1 SPECIFICATIONS		
MEANS OF EGRESS ILLUMINATION	SECTION 1008 (NORMAL POWER WITH BATTERY BACK-UP EMERGENCY)		2 ANCHOR BOLT PLAN		
SIZE OF DOORS	32" MINIMUM CLEAR (1010.1.1)		3 BASE PLATE REACTIONS		
EXIT SIGNS	SECTION 1013		4 BASE PLATE REACTIONS		
ACCESSIBILITY	NOT A PLACE OF PUBLIC ACCOMMODATION-HEAVY PRODUCT ASSEMBLY		5 BASE PLATE DETAILS		
			6 RIGID FRAME F.L. 1		
			7 RIGID FRAME F.L. 2		
			8 RIGID FRAME F.L. 3 & 4		
			9 SIDEWALL FRAMING & SHEETING F.L. A		
			10 SIDEWALL FRAMING & SHEETING F.L. 1		
			11 ENDWALL FRAMING & SHEETING F.L. 1		
			12 ENDWALL FRAMING & SHEETING F.L. 1.8		
			13 ENDWALL FRAMING & SHEETING F.L. 5		
			14 ROOF FRAMING		
			15 ROOF SHEETING		
			16 DETAILS		
			17 DETAILS		
			18 DETAILS		



OPENING/DOOR SCHEDULE														HARDWARE SCHEDULE														SCHEDULE LEGEND																	
OPENING			DOOR			RATING	FRAME				REMARKS	OPENING NUMBER	FUNCTION	SUSPENSION	LOCKSET	PANIC DEVICE	ASTRAGAL	CLOSER	STOP	EMERGENCY RELEASE HARDWARE	COORDINATOR	SPR.BUTTS	PUSH/PULL	ELECTRIC STRIKE	WEATHER STRIPPING	STAINLESS THRESHOLD	REMARKS	OPENING/DOOR																	
NUMBER	WIDTH	HEIGHT	MATERIAL	THICKNESS	ELEVATION		GLAZING	MATERIAL	JAMB WIDTH	ELEVATION																		TYPE	DETAILS			SCW : SOLID CORE WOOD													
																													HEAD	JAMB	SILL	HM : HOLLOW METAL													
300A	8'-0"	10'-0"	STL	1 1/4"	B			2 HR	STL		STL																		FRSG : FIRE-RATED SAFETY GLASS	ALUM : ALUMINUM															
301A	3'-0"	7'-0"	STL	1 1/4"	A			2 HR	STL		STL																				HARDWARE														
301B	14'-0"	14'-0"	STL		C																										PNV : PIVOT														
301C	8'-0"	10'-0"	STL		B																										W : WALL														
301D	3'-0"	7'-0"	STL	1 1/4"	A				STL		STL																				OH : OVERHEAD														
																															SS : STAINLESS STEEL														
																															LOCKSET FUNCTIONS (ANSI)														
																															F01 : PASSAGE														
																															F02 : PRIVACY														
																															F04 : OFFICE/ENTRANCE														
																															F05 : CLASSROOM														
																															F07 : STOREROOM														

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WAREHOUSE ADDITION
TJB INCORPORATED
33600 LIBERTY PARKWAY
NORTH RIDGEVILLE, OHIO 44039

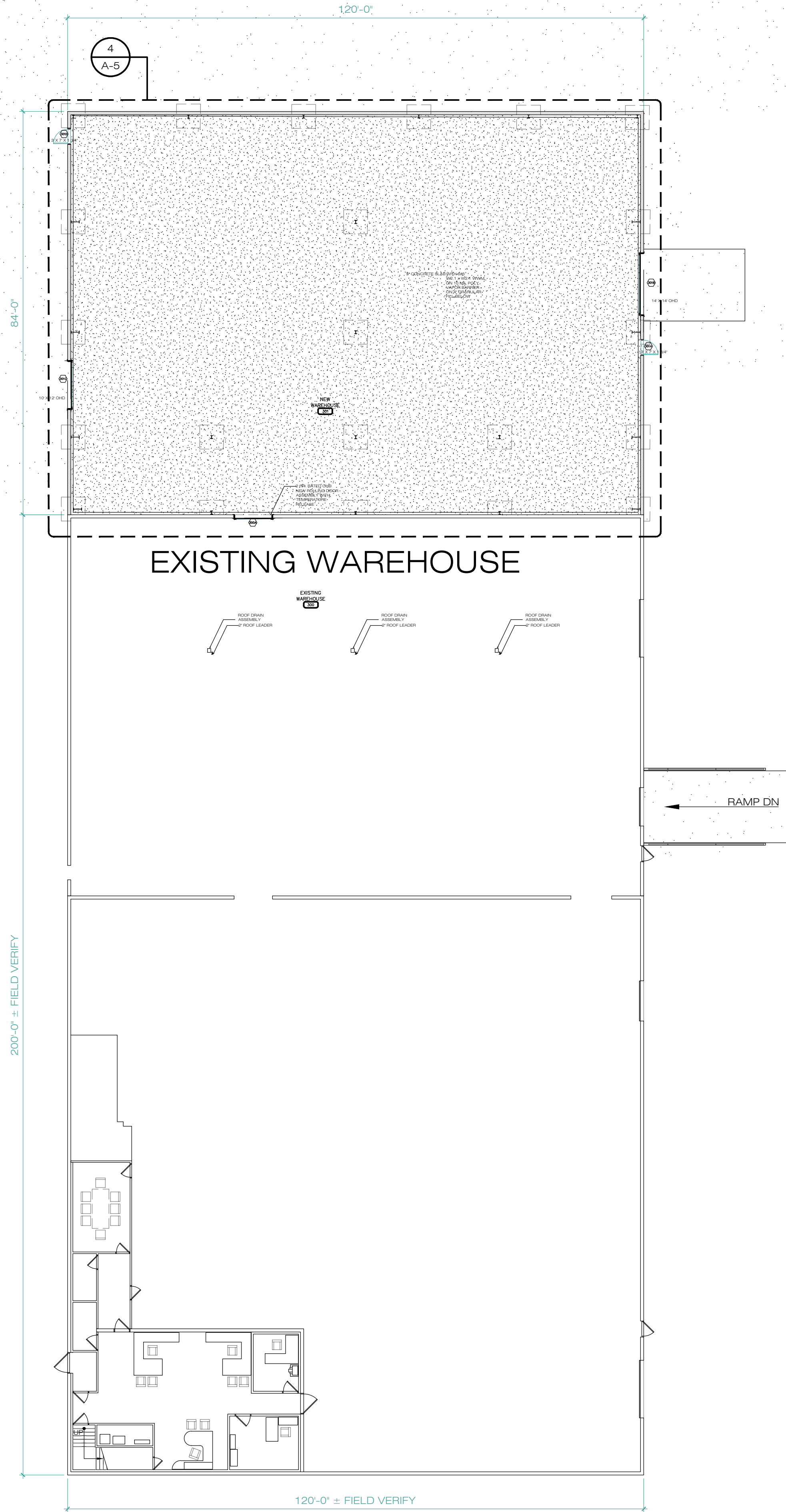
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2		PERMIT	02-25-24

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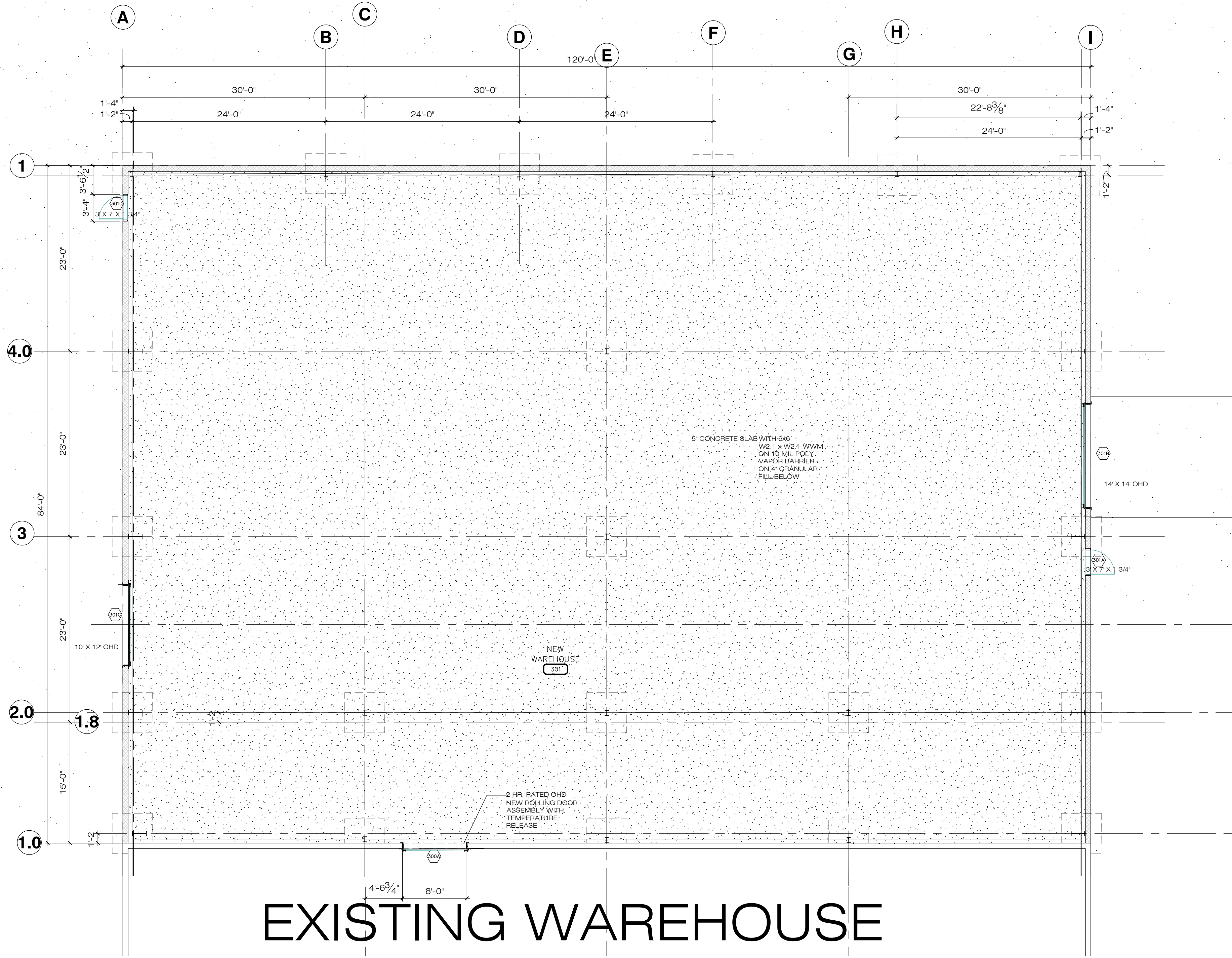
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DRAWING NO:

A-1



1
A-2
OVERALL FLOOR PLAN
1/16" = 1'-0"



2
A-2
CONSTRUCTION PLAN
1/8" = 1'-0"



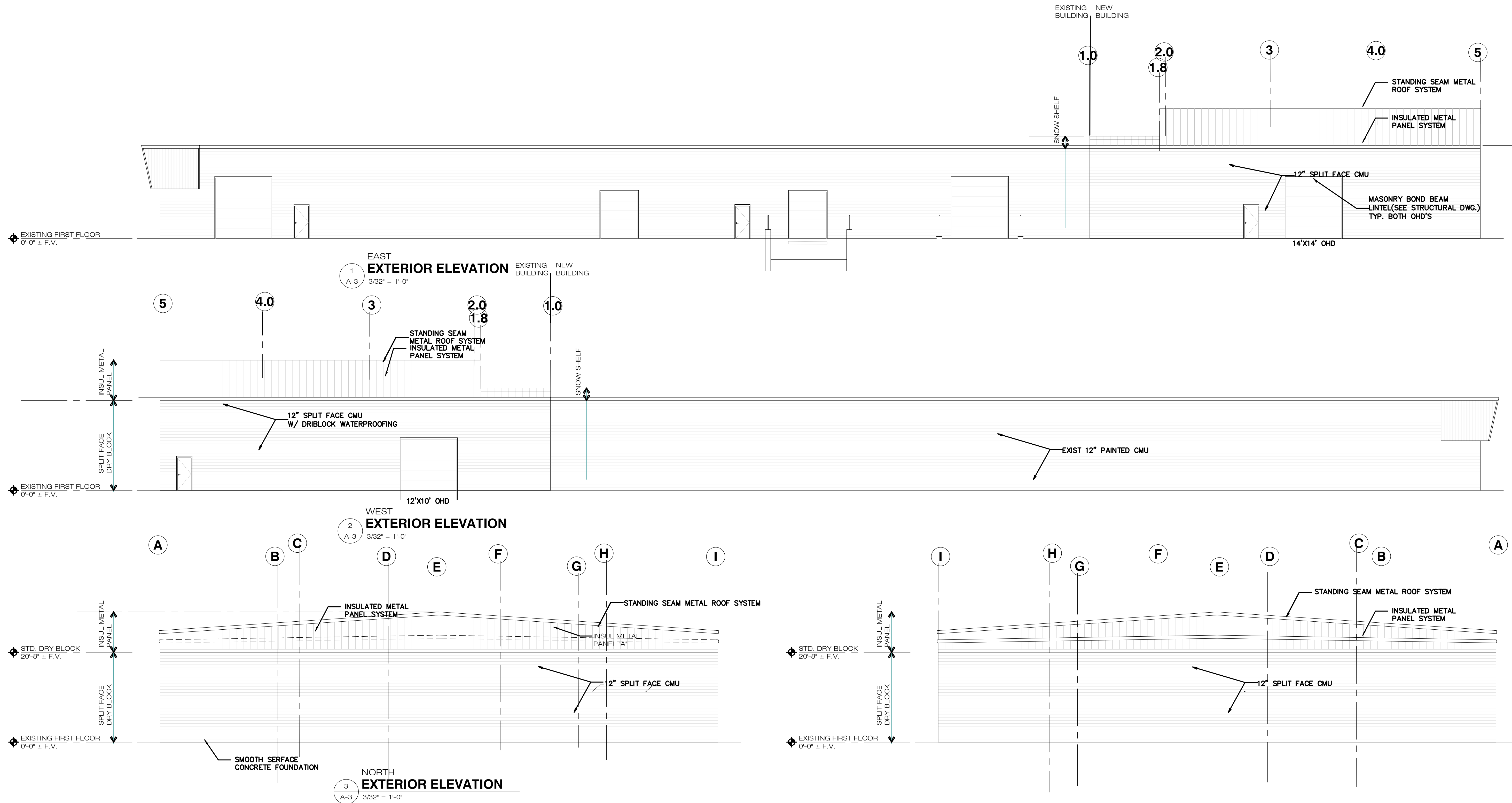
VICTOR P. KREVINKO
OHIO REG. NO. 11512
EXPIRATION 12.31.25

WAREHOUSE ADDITION
TJB INCORPORATED
33600 LIBERTY PARKWAY
NORTH RIDGEVILLE, OHIO 44039

NO.	PURPOSE	DATE
1	PLANNING	01-05-24

TITLE:
JOB NO:
DRAWING NO:

A-2



VICTOR P. KREVINKO
OHIO REG. NO. 11512
EXPIRATION 12.31.25

WAREHOUSE ADDITION
TJB INCORPORATED
33600 LIBERTY PARKWAY
NORTH RIDGEVILLE, OHIO 44039

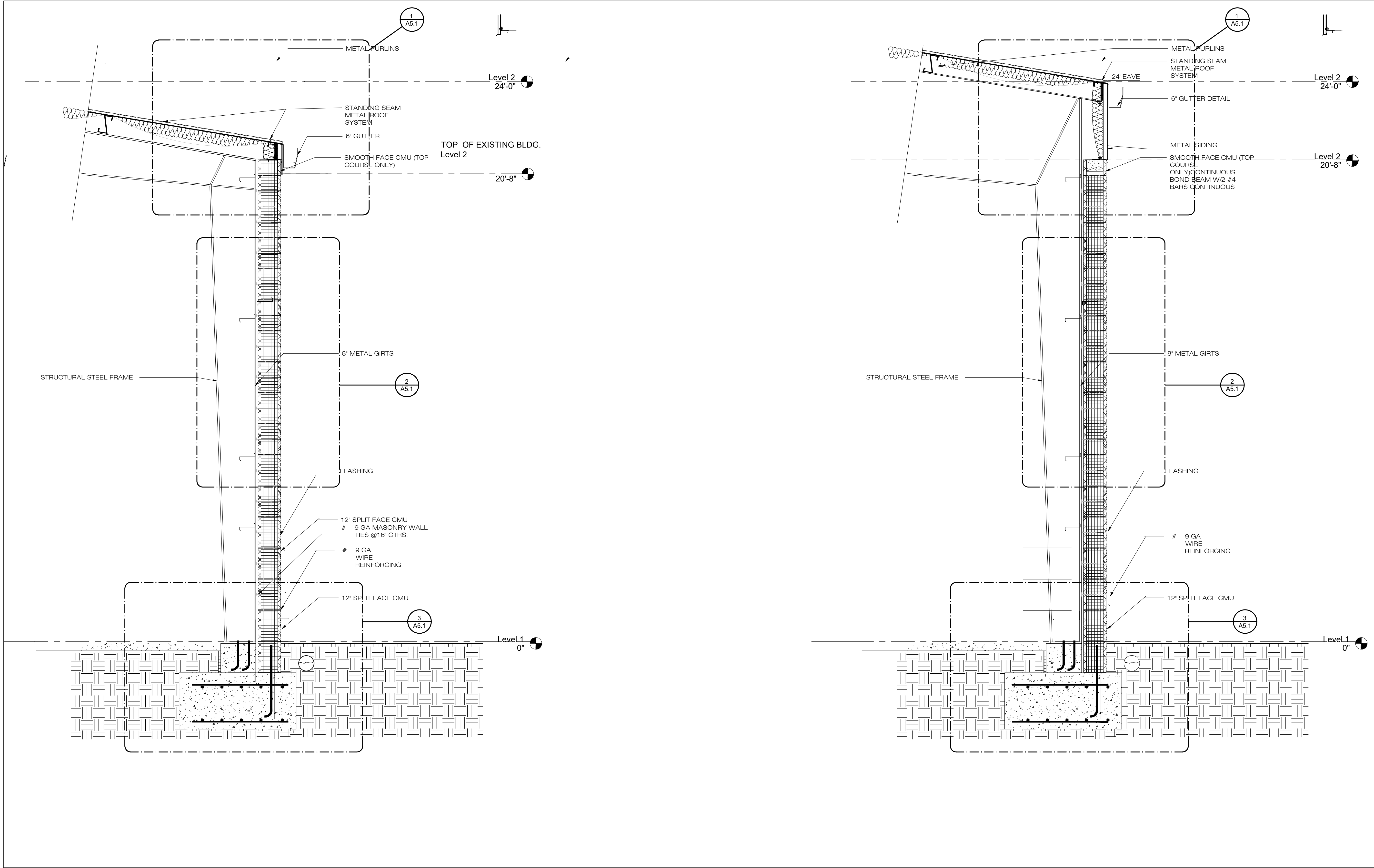
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1	PLANNING	01-05-24

TITLE:

JOB NO:

DRAWING NO:

A-3



VICTOR P. KREVINKO
OHIO REG. NO. 11512
EXPIRATION 12.31.25

1 WAREHOUSE ADDITION
TJB INCORPORATED
33600 LIBERTY PARKWAY
NORTH RIDGEVILLE, OHIO 44039

US	▲	PURPOSE	DATE
1		PLANNING	01-05-24

TITLE:

JOB NO:

DRAWING NO:

A-4

SUBMITTALS

SUBMIT PRODUCT DATA TO SHOW LIST OF ITEMS PROPOSED TO BE PROVIDED INCLUDING BUT NOT LIMITED TO: MANUFACTURER'S SPECIFICATIONS AND OTHER DATA NEEDED TO PROVE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS; MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES WHICH, WHEN APPROVED BY THE ARCHITECT, WILL BECOME THE BASIS FOR ACCEPTING OR REJECTING THE ACTUAL INSTALLATION PROCEDURES USED ON THE WORK; SHOP DRAWINGS SHOWING FIT, LAYOUT AND CONSTRUCTION.

SUBMITTALS FOR ALL DIVISION 9 PRODUCTS SHALL INCLUDE MSDS SHEETS AND ALL PERTINENT DATA DENOTING FLAME SPREAD AND SMOKE DEVELOPED RATINGS PER ASTM E84.

02 41 19 - SELECTIVE DEMOLITION

WORK INCLUDES SELECTIVE DEMOLITION AS INDICATED ON THE DRAWINGS. THIS WORK INCLUDES CUTTING AND PATCHING REQUIRED BY THE VARIOUS TRADES FOR THEIR WORK.

EXAMINE WORK TO BE PERFORMED AND CORRECT CONDITIONS DETRIMENTAL TO THE PROPER AND SAFE COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED. WORK SHALL BE DONE BY SKILLED WORKMEN WHO ARE TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS. USE MEANS AND METHODS APPROPRIATE FOR THE WORK.

OWNER SHALL HAVE FIRST RIGHT OF SALVAGE OF DOORS, FRAMES, HARDWARE, OTHERWISE ALL DEMOLISHED MATERIAL SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE.

SHUT OFF, CAP, DISCONNECT, OR OTHERWISE PROTECT EXISTING UTILITY LINES IN ACCORDANCE WITH APPLICABLE CODES. NOTIFY OWNER'S DESIGNATED REPRESENTATIVE 72 HOURS PRIOR TO SHUTTING OFF OR INTERRUPTION OF ANY UTILITIES.

PROVIDE MEANS NECESSARY TO CONTROL DUST AND DIRT FROM BECOMING A NUISANCE, INCLUDING BUT NOT LIMITED TO DUST PARTITIONS, RUNWAY MATS, AND WALK OFF MATS.

NOTIFY OWNER'S REPRESENTATIVE 24 HOURS PRIOR TO ANY WORK THAT WILL CREATE EXCESSIVE NOISE OR DUST.

CUTTING AND PATCHING - WORK SHALL BE DONE BY OR ARRANGED BY THE TRADE REQUIRING THE CUTTING. WORK SHALL BE PERFORMED ONLY BY SKILLED WORKMEN WHO ARE TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS. AT RATED PARTITIONS, FLOORS, AND CEILINGS, ALL PATCHING SHALL MATCH THE RATING REQUIRED FOR THAT CONSTRUCTION.

05 50 00 - METAL FABRICATIONS

PROVIDE AND INSTAL METAL FABRICATIONS AS SHOWN ON DRAWINGS, INCLUDING LINTELS.

- METALS
- STEEL PLATES, SHAPES, AND BARS: ASTM A36.
 - STEEL PIPE: ASTM A53, STANDARD WEIGHT (SCHEDULE 40).

- LOOSE STEEL LINTELS
- FABRICATE LOOSE LINTELS TO PROVIDE BEARING LENGTH AT EACH SIDE OF OPENINGS EQUAL TO 1/2 OF CLEAR SPAN, BUT NOT LESS THAN 8 INCHES UNLESS OTHERWISE INDICATED.

- LOOSE LINTEL SCHEDULE
- THE FOLLOWING SCHEDULES APPLY TO ALL NON-BEARING MASONRY WALLS AND TO BEARING WALLS WHERE LINTELS ARE NOT INDICATED ON THE DRAWINGS:
 - FOR 4", 8", 12" AND 16" WALLS, PROVIDE ONE ANGLE FOR EACH 4" OF MASONRY WALL THICKNESS WITH 3 1/2" LEG HORIZONTAL AS FOLLOWS:

SPAN LIMITS	ANGLE SIZE
0'-0" TO 4'-0"	L3 x 3 1/2 x 1/4
4'-1" TO 5'-6"	L4 x 3 1/2 x 5/16
5'-7" TO 7'-6"	L5 x 3 1/2 x 5/16
7'-7" TO 9'-6"	L6 x 3 1/2 x 5/16
 - FOR 6" WALLS PROVIDE:

SPAN LIMITS	ANGLE SIZE
0'-0" TO 4'-0"	WT5x6
4'-1" TO 5'-6"	WT5x8.5
5'-7" TO 9'-6"	WT5x11

- SHOP PRIMER
- UNIVERSAL SHOP PRIMER: FAST-CURING, LEAD- AND CHROMATE-FREE, UNIVERSAL MODIFIED-ALKYD PRIMER COMPLYING WITH MPI#79 AND COMPATIBLE WITH TOPCOAT. USE PRIMER CONTAINING PIGMENTS THAT MAKE IT EASILY DISTINGUISHABLE FROM ZINC-RICH PRIMER.

06 10 00 - ROUGH CARPENTRY

PROVIDE AND INSTALL WOOD, NAILS, BOLTS, SCREWS, FRAMING ANCHORS, ROUGH HARDWARE, AND OTHER ITEMS NEEDED FOR ROUGH CARPENTRY AND BLOCKING FOR SURFACE MOUNTED ITEMS, AS SHOWN ON THE DRAWINGS AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

ALL LUMBER SHALL BE FIRE RETARDANT TREATED AS REQUIRED IN ACCORDANCE WITH CBC 2303.2, AND AS FOLLOWS:

1. FIRE-RETARDANT-TREATED LUMBER AND PLYWOOD BY PRESSURE PROCESS: PRODUCTS WITH A FLAME-SPREAD INDEX OF 25 OR LESS WHEN TESTED ACCORDING TO ASTM E84, AND WITH NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN THE TEST IS EXTENDED AN ADDITIONAL 20 MINUTES, AND WITH THE FLAME FRONT NOT EXTENDING MORE THAN 10.5 FEET BEYOND THE CENTERLINE OF THE BURNERS AT ANY TIME DURING THE TEST.
2. TREATMENT SHALL NOT PROMOTE CORROSION OF METAL FASTENERS.
3. EXTERIOR TYPE: TREATED MATERIALS SHALL COMPLY WITH REQUIREMENTS SPECIFIED ABOVE FOR FIRE-RETARDANT-TREATED LUMBER AND PLYWOOD BY PRESSURE PROCESS AFTER BEING SUBJECTED TO ACCELERATED WEATHERING ACCORDING TO ASTM D2898. USE FOR EXTERIOR LOCATIONS AND WHERE INDICATED.
4. INTERIOR TYPE A: TREATED MATERIALS SHALL HAVE A MOISTURE CONTENT OF 28 PERCENT OR LESS WHEN TESTED ACCORDING TO ASTM D3201 AT 92 PERCENT RELATIVE HUMIDITY. USE WHERE EXTERIOR TYPE IS NOT INDICATED.
5. IDENTIFY FIRE-RETARDANT-TREATED WOOD WITH APPROPRIATE CLASSIFICATION MARKING OF QUALIFIED TESTING AGENCY.

WOOD PRESERVATIVE-TREATED MATERIALS;

1. PRESERVATIVE TREATMENT BY PRESSURE PROCESS: AWPA U1; USE CATEGORY UC2 FOR INTERIOR CONSTRUCTION NOT IN CONTACT WITH GROUND, USE CATEGORY UC3B FOR EXTERIOR CONSTRUCTION NOT IN CONTACT WITH GROUND, AND USE CATEGORY UC4A FOR ITEMS IN CONTACT WITH GROUND.
2. PRESERVATIVE CHEMICALS: ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION AND CONTAINING NO ARSENIC OR CHROMIUM. DO NOT USE INORGANIC BORON (SBX) FOR SILL PLATES.]

1. DOC PS 1; EXPOSURE 1, C-D PLUGGED IN THICKNESS INDICATED, OR, IF NOT INDICATED, NOT LESS THAN 1/2" NOMINAL THICKNESS.

FASTENERS

1. WHERE CARPENTRY IS EXPOSED TO WEATHER, IN GROUND CONTACT, OR PRESSURE-PRESERVATIVE TREATED, PROVIDE FASTENERS WITH HOT-DIP ZINC COATING COMPLYING WITH ASTM A153/A
2. NAILS, BRADS, AND STAPLES: ASTM F 1667.
3. POWER-DRIVEN FASTENERS: NES NER-272.
4. WOOD SCREWS: ASME B18.6.1.
5. SCREWS FOR FASTENING TO METAL FRAMING: ASTM C 954, EXCEPT WITH WAFER HEADS AND REAMER WINGS, LENGTH AS RECOMMENDED BY SCREW MANUFACTURER FOR MATERIAL BEING FASTENED.
6. LAG BOLTS: ASTM A 307.
7. STEEL BOLTS: ASTM A 307, GRADE A.
8. EXPANSION ANCHORS: ANCHOR BOLT AND SLEEVE ASSEMBLY WITH CAPABILITY TO SUSTAIN, WITHOUT FAILURE, A LOAD EQUAL TO 6 TIMES THE LOAD IMPOSED WHEN INSTALLED IN MASONRY ASSEMBLIES AND EQUAL TO 4 TIMES THE LOAD IMPOSED WHEN INSTALLED IN CONCRETE AS DETERMINED BY TESTING PER ASTM E 488 CONDUCTED BY A QUALIFIED INDEPENDENT TESTING AND INSPECTION AGENCY.

VERIFY ELEVATION AND ALIGNMENT OF ALL WORK. WHEN IN-FILLING EXISTING CONSTRUCTION, FIELD VERIFY AND MATCH EXISTING CONSTRUCTION. CAREFULLY SELECT MEMBERS. REJECT LUMBER WITH EXCESSIVE WARP, TWIST, BOW, OR WITH MILDEW, FUNGUS, OR MOLD. COORDINATE AND INSTALL WOOD BLOCKING AND BACKING REQUIRED FOR THE WORK OF OTHER TRADES, INCLUDING WALL CABINETS, CRASH RAILS, ETC. PROVIDE PENETRATION INTO PIECE RECEIVING POINT OF NOT LESS THAN 1/2 THE LENGTH OF THE NAIL OR SPIKE. FOR LAG SCREWS AND WOOD SCREWS, PRE-BORE HOLES.

07 84 13 - PENETRATION FIRESTOPPING

PACK ALL OPENINGS AROUND PIPES OR OTHER PENETRATIONS IN FIRE WALLS, FLOORS, OR CEILINGS WITH FIRE STOPPING AS MANUFACTURED BY SPECIFIED TECHNOLOGIES INC. (STI), SOMERVILLE, NJ.

[SPECIFIER NOTE: FOR CLEVELAND CLINIC AND UNIVERSITY HOSPITALS PROJECTS, ONLY SPECIFY STI ABOVE - FOR OTHER PROJECTS, INCLUDE PRODUCTS BELOW:

OTHER ACCEPTABLE PRODUCTS:

1. NELSON FIRESTOP PRODUCTS, MANUFACTURED BY NELSON THERMAL INSULATION AND FIRESTOPPING,
2. TREMCO FIRESTOPPING SYSTEMS, MANUFACTURED BY TREMCO, CLEVELAND, OHIO
3. 3M FIRE BARRIER MANUFACTURED BY 3M.

CONTRACTOR MUST PROVIDE DOCUMENTATION TO THE ARCHITECT ABOUT THE SYSTEM TO BE USED, INCLUDING SPECIFIC PRODUCTS TO BE USED, SYSTEM TEST DATA FROM A RECOGNIZED TESTING LABORATORY, AND MANUFACTURERS RECOMMENDED INSTALLATION INSTRUCTIONS. INSTALL MATERIALS TO ACHIEVE THE REQUIRED FIRE RATING(S), FOLLOWING THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

07 92 00 - JOINT SEALANTS

THROUGHOUT THE WORK, SEAL JOINTS: TO PREVENT THE PASSAGE OF AIR AND WATER; TO PREVENT THE PASSAGE OF SOUND; AND BETWEEN DISSIMILAR MATERIALS.

GENERAL INTERIOR SEALANT: TREMCO ACRYLIC LATEX 834 OR EQUAL.

AT WET LOCATIONS, PROVIDE CLEAR SILICONE SEALANT EQUAL TO DOW CORNING #786 MILDEW RESISTANT

EXTERIOR VERTICAL AND NON-TRAFFIC HORIZONTAL JOINTS: TREMCO DYNAMIC

BACKER RODS: ASTM C1330, TYPE C (CLOSED-CELL MATERIAL WITH A SURFACE SKIN), TYPE O (OPEN-CELL MATERIAL),TYPE B (BICELLULAR MATERIAL WITH A SURFACE SKIN) OR ANY OF THE PRECEDING TYPES, AS APPROVED IN WRITING BY JOINT-SEALANT MANUFACTURER FOR JOINT APPLICATION INDICATED, AND OF SIZE AND DENSITY TO CONTROL SEALANT DEPTH AND OTHERWISE CONTRIBUTE TO PRODUCING OPTIMUM SEALANT PERFORMANCE.

THOROUGHLY CLEAN ALL JOINTS OF DIRT, DUST, OIL, ETC. APPLY MASKING TAPE TO ADJACENT EXPOSED SURFACES WHICH COULD BE DAMAGED BY CAULK. JOINTS IN EXCESS OF 3/4" IN DEPTH SHALL RECEIVE JOINT BACK-UP MATERIAL EQUAL TO ETHAFOAM POLYETHYLENE BACKER RODS. DEPTH OF SEALANT SHALL BE NOT MORE THAN 1/2" IN DEPTH NOR LESS THAN 3/8". JOINTS SHALL BE TOOLED TO A SLIGHTLY CONCAVED SURFACE. DO NOT USE DETERGENTS OR SOAPY WATER FOR TOOLING.

08 12 13 - HOLLOW METAL DOORS AND FRAMES

HEAVY-DUTY FRAMES: SDI A250.8, LEVEL 2.

1. PHYSICAL PERFORMANCE: LEVEL B ACCORDING TO SDI A250.4.
2. MATERIALS: STEEL SHEET, MINIMUM THICKNESS OF 0.053 INCH (16 GAGE).
3. CONSTRUCTION: FULL PROFILE WELDED.
4. EXPOSED FINISH: PRIME.

STEEL DOOR AND FRAME STANDARD: COMPLY WITH ANSI A 250.8.

DOORS: SDI A250.8, LEVEL 2, 0.042 INCH THICK STEEL SHEET FACE, GALVANIZED, MODEL 2 SEAMLESS, POLYURETHANE CORE.

MANUFACTURERS:

1. AMWELD BUILDING PRODUCTS
2. CECO DOOR PRODUCTS
3. CURRIES COMPANY
4. REPUBLIC BUILDERS PRODUCTS
5. STEELCRAFT

FIRE-RATED ASSEMBLIES: ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A QUALIFIED TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION FOR FIRE-PROTECTION RATINGS INDICATED ON DRAWINGS, BASED ON TESTING AT POSITIVE PRESSURE ACCORDING TO NFPA 252 OR UL 10C.

1. SMOKE- AND DRAFT-CONTROL ASSEMBLIES: LISTED AND LABELED FOR SMOKE

INSERTING BOLTS AND FASTENERS: MANUFACTURER'S STANDARD UNITS.

HARDWARE PREPARATION: PREPARE FRAMES TO RECEIVE MORTISED AND CONCEALED HARDWARE ACCORDING TO FINAL DOOR HARDWARE SCHEDULE AND TEMPLATES PROVIDED BY HARDWARE SUPPLIER. COMPLY WITH APPLICABLE REQUIREMENTS IN ANSI A250.6 AND ANSI A115 SERIES FOR DOOR AND FRAME PREPARATION FOR HARDWARE.

PROVIDE WELDED FRAMES WITH TEMPORARY SPREADER BARS.

PRIME FINISH: MANUFACTURER'S STANDARD, FACTORY-APPLIED COAT OF RUST-INHIBITING PRIMER COMPLYING WITH ANSI A250.10.

INSTALL FRAMES AND DOORS IN ACCORDANCE WITH SDI 250.11. PROVIDE AT LEAST THREE WALL ANCHORS PER JAMB.

08 36 00 - SECTIONAL OVERHEAD DOORS

PROVIDE SECTIONAL OVERHEAD DOORS AS SHOWN ON DRAWINGS, AS SPECIFIED AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

PROVIDE FLUSH INSULATED SECTIONAL OVERHEAD DOORS EQUAL TO WAYNE-DALTON CORP. THERMOSPAN 150 INSULATED STEEL DOORS. "U"-VALUE OF 0.087, HOT DIPPED GALVANIZED WITH BAKED ON PRIMER AND POLYESTER FINISH, COMPLETE WITH WEATHER STRIPPING, 2 INCH TRACK. TRACK TO BE "STANDARD LIFT". COORDINATE TRACK HEIGHT WITH FIELD CONDITIONS. PROVIDE TRACKS, TRACK SUPPORT FRAMING, ALL MOUNTING HARDWARE, MOUNTING TO BE CONTINUOUS ANGLE MOUNTING FOR STEEL JAMBS. OPERATOR TO BE JACK SHAFT MOUNTED MOTOR OPERATOR WITH CHAIN HOIST FOR EMERGENCY OPERATION MODEL H3311L-R (110V, MOTOR AND CHAIN HOIST ON RIGHT SLIDE OF INTERIOR OF DOOR) WITH THREE BUTTON CONTROL. PROVIDE FOR INTERIOR SIDE LOCK. DOORS SHALL BE WEATHER STRIPPED WITH JOINT SEALS AND BOTTOM "BULB" ASTRAGAL. PROVIDE DOOR BOTTOM EDGE SAFETY SENSOR TO REVERSE DOOR UPON MEETING AN OBSTRUCTION.

08 71 00 - DOOR HARDWARE

PROVIDE FINISH HARDWARE AS SPECIFIED AND NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

PROVIDE THE SERVICES OF AN AHC OR DAHC HARDWARE CONSULTANT. SUBMIT A HARDWARE SCHEDULE LISTING ALL DOORS AND HARDWARE GROUPS, INCLUDING COPIES OF CUT SHEETS FOR ALL HARDWARE ITEMS PROPOSED. DELIVER TEMPLATES OF THE APPROVED FINISH HARDWARE TO PERTINENT MANUFACTURERS OF INTERFACING ITEMS SUCH AS DOORS AND FRAMES. FURNISH ALL NECESSARY SCREWS, BOLTS AND OTHER FASTENERS REQUIRED. OWNER WILL PROVIDE CORES AND KEYING.

PROVIDE FINISH HARDWARE FROM THE FOLLOWING LIST OF ACCEPTABLE PRODUCTS:

1. DOOR BUTTS HINGES - FIVE KNUCKLE BALL BEARING, MORTISED.
 - A. HAGAR - BB1279
2. LOCKSET
 - A. SARGENT 8200 SERIES WITH LN ROSE AND J LEVER (TO MATCH EXISTING)
1. PROVIDE LOCKSETS AND LATCHSETS IN FUNCTIONS AS SHOWN ON HARDWARE SCHEDULE.
3. WALL STOP
 - A. IVES 407 US26D
4. CLOSER
 - A. LCN 4040
5. AUTOMATIC FLUSH BOLTS - PAIR
 - A. IVES FB61P
6. COORDINATORS
 - A. IVES COR SERIES
7. PUSH / PULL
 - A. IVES - 8200 6 X 16 PUSH
 - B. IVES 8102 - 8 PULL
8. THRESHOLDS
 - A. NATIONAL GUARD PRODUCTS OR EQUAL. STAINLESS STEEL, ADA COMPLIANT
9. WEATHER STRIPPING
 - A. NATIONAL GUARD PRODUCTS OR EQUAL, NEOPREME
10. ELECTRIC STRIKE
 - A. BHMA A156.31, GRADE 1 WITH FACEPLATE TO SUITE LOCK AND FRAME

FINISH IS TO MATCH BUILDING STANDARD (FIELD VERIFY). COORDINATE WITH OTHER TRADES AS NECESSARY TO ASSURE PROPER AND ADEQUATE INTERFACE.

09 22 16 - NON-STRUCTURAL METAL FRAMING

PROVIDE NON-BEARING METAL STUDS, FURRING CHANNELS, AND ACCESSORIES FOR INTERIOR PARTITIONS AS INDICATED ON THE DRAWINGS AND AS NEEDED FOR COMPLETE AND PROPER INSTALLATION.

STEEL STUDS AND TRACKS: ASTM C645.

GALVANIZED COATING: ASTM A653, G40 (Z120).

CONVENTIONAL STEEL STUDS AND TRACKS:

1. MINIMUM BASE THICKNESS: 0.0329 INCH THICK (20 GAGE).
2. DEPTH: AS INDICATED ON DRAWINGS.

EMBOSSED, HIGH STRENGTH STEEL STUDS AND TRACKS: ROLL-FORMED AND EMBOSSSES WITH SURFACE DEFORMATIONS TO STIFFEN THE FRAMING MEMBERS SO

PROVIDE ALL ACCESSORIES INCLUDING TRACKS, CLIPS, ANCHORS, AND FASTENERS. INSTALL STUDS AT SPACING LISTED ON DRAWINGS. INSTALL STUDS AND ACCESSORIES IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, ANCHORING ALL COMPONENTS FIRMLY INTO POSITION.

ALIGN PARTITIONS TO A TOLERANCE OF ONE IN 200 HORIZONTALLY AND ONE IN 500 VERTICALLY. COORDINATE REQUIRED BACKING AND SUPPORT FOR ITEMS TO BE MOUNTED ON FINISHED COVERING.



VICTOR P. KREVINKO
OHIO REG. NO. 11512
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WAREHOUSE ADDITION
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33600 LIBERTY PARKWAY
NORTH RIDGEVILLE, OHIO 44039

NO.	DATE	PURPOSE	DATE
1		PLANNING	01-05-24

TITLE:	
ARCHITECTURAL SPECIFICATIONS	
JOB NO.	
DRAWING NO.	

A-.5.0



TWX3 LED

LED Wall Luminaire



Catalog
Number

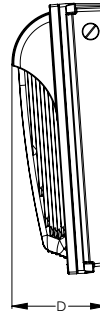
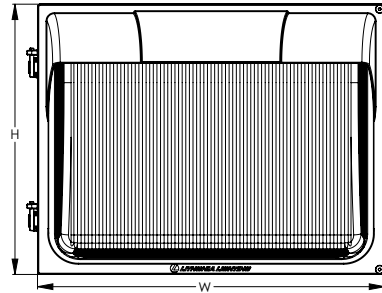
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth: 5.0"
Height: 14.0"
Width: 18.0"
Weight: 21 lbs
(without options)



Introduction

TWX LED wall pack family, a ground-up design that has the low initial cost customers demand while providing superior performance and a traditional form. The TWX3 LED is energy efficient, saving up to 84% in energy costs when replacing a metal halide luminaire. Offering an expected service life of more than 20 years, the TWX3 LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

The Adjustable Light Output (ALO) feature allows the contractor to set the light output during installation, to a level perfectly suited for the job site. The TWX3 LED ALO luminaires can replace anything from a 100W to 400W metal halide luminaire.

TWX LED Family Overview

Luminaire	Voltage	Photocell	Lumens (4000K)			
			P1	P2	P3	P4
TWX1 LED	MVOLT (120-277V)	YES	1,600	2,950	--	--
TWX2 LED	MVOLT (120-277V), 347V, 480V	YES	3,250	4,400	5,250	6,850
TWX3 LED	MVOLT (120-277V), 347V	YES	8,800	10,650	12,900	13,850

Ordering Information

EXAMPLE: TWX3 LED ALO 40K MVOLT DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish	
TWX3 LED	P1 8,800 lumens	30K 3000K	MVOLT (120-277V) 347	PE Photocell, Button Type	DDBXD Dark bronze	DDBTXD Textured dark bronze
	P2 10,650 lumens	40K 4000K			DBLXD Black	DBLTXD Textured black
	P3 12,900 lumens	50K 5000K			DWHXD White	DWHGXD Textured White
	P4 13,850 lumens				DNAXD Natural aluminum	DNATXD Textured natural aluminum
	ALO 2,900 - 13,850 lumens					

Accessories

*543982 RK1 PEB SHLD U Button style photocell shield

FEATURES & SPECIFICATIONS

INTENDED USE

The TWX3 LED is an energy-efficient, low maintenance LED wall pack for replacing up to a 400W MH fixture, providing the same footprint on the wall. TWX3 is ideal for higher mounting height applications such as industrial buildings, warehouses and schools.

CONSTRUCTION

Two-piece die-cast aluminum housing to optimize thermal management through conductive and convective cooling. The door is hinged on the side and can be removed for easy installation. The housing is completely sealed against moisture and environmental contaminants (IP65) and is suitable for the hose-down applications.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

The advanced optical design uses both reflector and refractor technologies that work together to create superior illumination and further throw, getting the light where it is needed. The US-made borosilicate glass refractor is specifically designed to maximize light extraction and create a fully luminous luminaire for a better nighttime look.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to housing to maximize heat dissipation and promote long-life (up to L81/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%.

INSTALLATION

Designed for wall mounting above four feet from the ground. Housing is configured for mounting directly over a standard junction box (by others) or for surface wiring via any of three 1/2" threaded entry hubs.

LISTINGS

CSA certified to U.S. and Canadian standards. IP65 rated for outdoor applications. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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TWX3 LED
Rev. 11/30/22

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)		40K (4000K, 80 CRI)		50K (5000K, 80 CRI)	
		Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	65W	8,450	130	8,800	135	8,800	135
P2	79W	10,200	129	10,650	135	10,650	135
P3	97W	12,300	127	12,900	133	12,900	133
P4/ALO	108W	13,250	123	13,850	128	13,850	128

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	65W	0.538	0.310	0.269	0.233	0.186
P2	79W	0.656	0.379	0.328	0.284	0.227
P3	97W	0.806	0.465	0.403	0.349	0.279
P4/ALO	108W	0.900	0.519	0.450	0.390	0.311

Adjustable Lumen Output (ALO) Table

Setting	System Watts	Lumen Output	Replaces Metal Halide
8*	108W	13,850	400W
7	102W	13,250	
6	85W	11,400	
5	71W	9,900	
4	57W	8,200	250W
3	44W	6,450	
2	29W	4,500	150/175W
1	18W	2,900	100W

* Factory default setting is #8

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

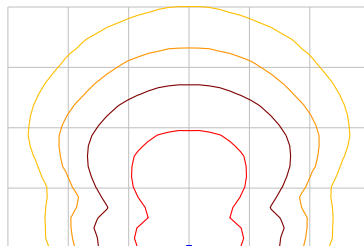
Operating Hours	0	25,000	50,000	60,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.90	>0.88	>0.81

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting TWX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

	0.25 fc
	0.5 fc
	1.0 fc
	3.0 fc



TWX3 LED ALO

MH = 18ft
Grid = 18ft x 18ft
ISO lines = 0.25fc, 0.5fc, 1.0fc, 3.0fc

DESIGN CRITERIA

Building Code: IBC 2015
Local Code (State/Prov): IBC 2017
Dead Load (psf): 2.250
Collateral Load (psf): 3.00
Roof Live Load (psf): 20.00
Frame Live Load (psf): 12.00

Snow:

Ground Snow Load (psf): 30.00
Snow Importance: 1.00
Thermal Coefficient: 1.00
Snow Exposure Factor: 1.00
Slippery Roof: Y
Roof Snow Load (psf): 21
Snow Drift: 28.2psf & 12.6ft

Wind:

Ultimate Wind Speed (mph): 115 mph
Occupancy Category: II
Importance Wind: N/A
Wind Exposure: C
Enclosure Classification: C

Seismic:

Seismic Importance: 1.00
Occupancy Category: II
Site Class: D
Seismic Design Category: B
Mapped Spectral Acceleration for Short Period, Ss 0.1430
Mapped Spectral Acceleration for Period of 1s, S1 0.0550

TJB Manufacturing
33600 Liberty Parkway
North Ridgeville, OH 44039
Project # C2203

CUSTOMER:
Makena Construction
104 Flat Rock Road
Bellevue, OH 44811

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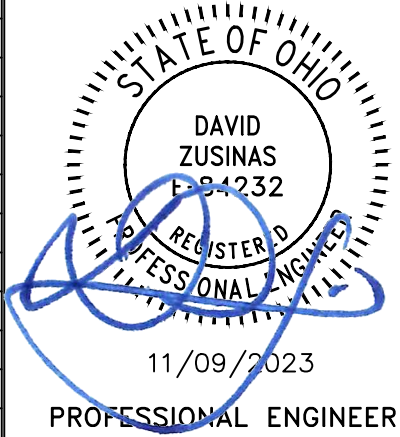
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Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140
www.ironcitystructures.com

Engineer: DAZ	Date: 11/09/23
Approved: DAZ	
Drafter: DAZ	Date: 11/09/23
Detailer:	Date:
Checker:	Date:

REVISION #	DATE



INDEX OF DRAWINGS

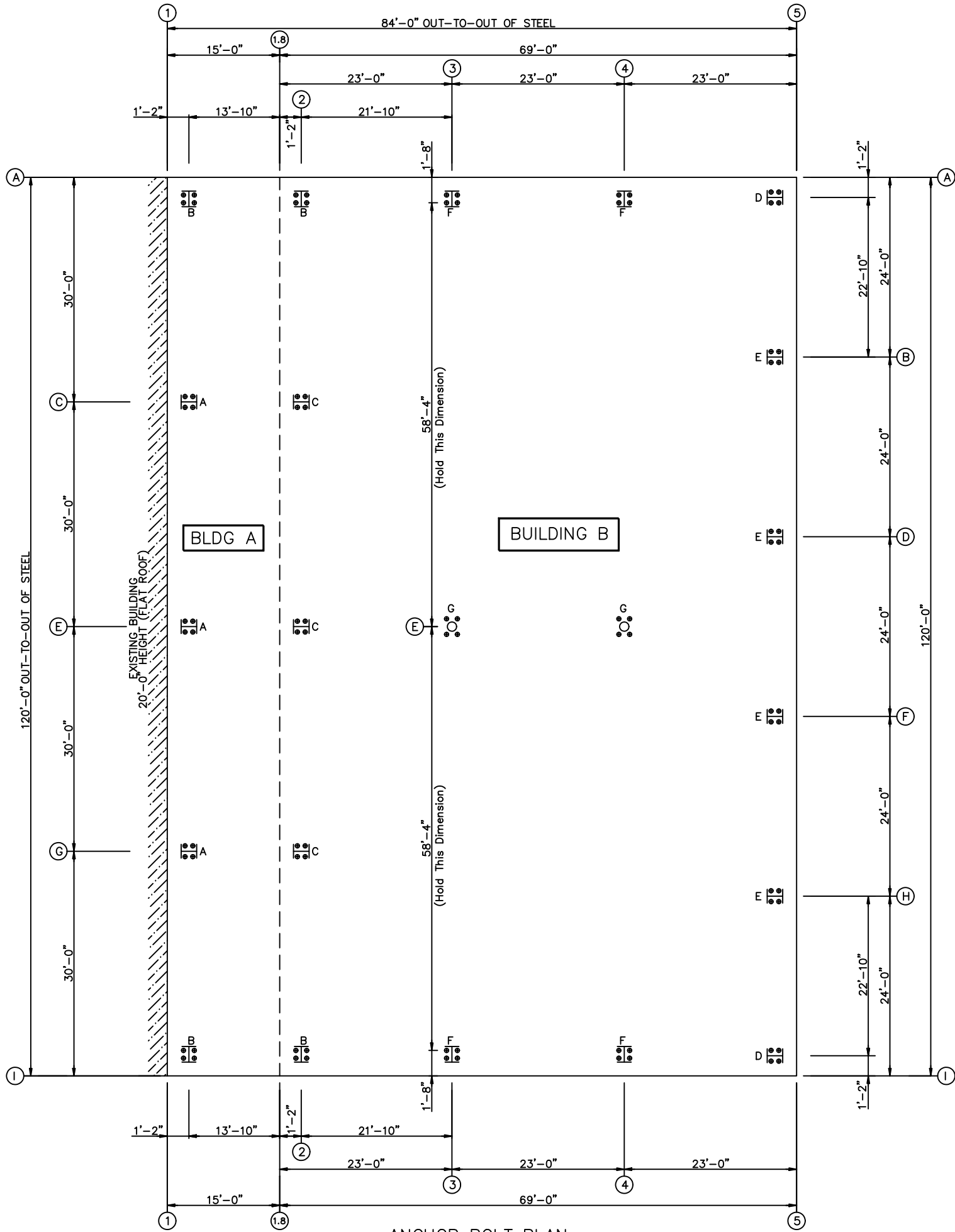
Page	Drawing Title
	Cover Page
1	Specifications
2	Anchor Bolt Plan
3	Base Plate Reactions Bldg. A
4	Base Plate Reactions Bldg. B
5	Base Plate Details
6	Rigid Frame F.L. 1
7	Rigid Frame F.L. 2
8	Rigid Frames F.L. 3 & 4
9	Sidewall Framing & Sheeting F.L. A
10	Sidewall Framing & Sheeting F.L. I
11	Endwall Framing & Sheeting F.L. 1

Page	Drawing Title
12	Endwall Framing & Sheeting F.L. 1.8
13	Endwall Framing & Sheeting F.L. 5
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Page	Drawing Title

Page	Drawing Title

GENERAL All materials included in the Metal Building System are in accordance with the manufacturer’s standard materials and details unless otherwise specified on the order documents. (MBMA 2018 Metal Building Systems Manual, Part IV, Section 2.1)			MATERIALS Hot–Rolled Mill Sections A 36, A 572, A 992			ASTM DESIGNATION Fy = 36 ksi and/or 50 ksi			MINIMUM YIELD			MATERIALS Roof and Wall Sheeting A 792, Gr. 50 Class 1 A 792, Gr. 80			ASTM DESIGNATION			MINIMUM YIELD Fy = 50 ksi Fy = 80 ksi			 Iron City Structures, LLC 6731 Surlyn Court Loveland, OH 45140																				
DESIGN RESPONSIBILITY The manufacturer is responsible only for the structural design of the Metal Building System it sells to the purchaser / customer. Neither the manufacturer nor the manufacturer's engineer is the design professional or engineer of record for the construction project. The manufacturer is not responsible for the design of any component or materials not sold by it, or their interface and connection with Metal Building System unless such design responsibility is specifically required by the order documents. (MBMA 2018 Metal Building Systems Manual, Part IV, Section 3.1)			Structural Steel Plates A 572, A 1011 Fy = 55 ksi			Structural Steel Bars A 572 or A 529 Fy = 55 ksi			Cold Formed Light Gauge Shapes A 653 Gr. 55 Fy = 55 ksi			Cable Bracing A 475, EHS N/A			Rod Bracing A 36 Fy = 36 ksi			Correction of Errors and Repairs The correction of minor misfits by the use of drift pins to draw the components into line, shimming, moderate amounts of reaming, chipping, and cutting, and the replacement of minor shortages of material are a normal part of erection and are not subject to claim. (AISC Code of Standard Practice for Steel Buildings and Bridges, 14th Edition, Section 7.14; CISC Code of Standard Practice, June 2008, Clause 7.15; MBMA 2018 Metal Building Systems Manual, Part IV, Section 6.10).			Engineer: DAZ Approved: DAZ Drafter: DAZ Detailer: Checker: Date: 11/09/23 Date: 11/09/23 Date: Date:																				
FOUNDATION DESIGN AND ANCHOR BOLTS The manufacturer is not responsible for the design, materials, and workmanship of the foundation. The anchor bolt plans prepared by the manufacturer are intended to show only the anchor bolt location, diameter (based on ASTM A36 bolts), and quantity required to connect the Metal Building System to the foundation. (MBMA 2018 Metal Building Systems Manual, Part IV, Section 3.2.2). It is the responsibility of the end customer to ensure that adequate provisions are made for specifying bolt embedment, bearing angles, tie rods, and / or associated items embedded in the concrete foundation, as well as foundation design based on the loads imposed by the Metal Building System, or other imposed loads, and the bearing capacity of the soil and other conditions of the building site. (MBMA 2018 Metal Building Systems Manual, Part IV, Section 3.2.2) U.S. –Anchor bolts shall be accurately set to a tolerance of +/- 1/8 in both elevation and location (AISC Code of Standard Practice for Steel Buildings and Bridges, 14th Edition). Canada –Anchor bolts shall be accurately set in accordance with CISC Code of Standard Practice, June 2008, Clause 7.7.1			ADJACENT EXISTING BUILDINGS The manufacturer does not investigate the influence of the Metal Building System on adjacent existing buildings or structures. The end customer assures that such buildings and structures are adequate to resist snow loads or other conditions as a result of the presence of the Metal Building System. (MBMA 2018 Metal Building Systems Manual, Part IV, Section 3.2.5)			SHOP-PRIMED STEEL All structural members of the Metal Building System not fabricated of corrosion resistant material or protected by corrosion resistant coating are painted with one coat of shop primer. All surfaces to receive shop primer are cleaned of loose rust, loose mill scale and other foreign matter by using, as a minimum the hand tool cleaning method SSPC–SP2 (Steel Manual, Structures Painting Council) prior to painting. The coat of shop primer is intended to protect the steel framing for only a short period of exposure to ordinary atmospheric conditions. Shop–primed steel should be placed on blocking to prevent contact with the ground, and so positioned as to minimize water holding pockets, dust, mud an other contamination of the primer film. Repairs of damage to primed surfaces and or removal of foreign material due to improper field storage or site conditions are not the responsibility of the manufacturer. (CISC Code of Standard Practice, June 2008, Clause 6.8; (MBMA 2018 Metal Building Systems Manual, Part IV, Section 4.2.4).			ERECTION–GENERAL The erector, by entering into contract to erect the building, holds itself out as skilled in the erection of Metal Building Systems and is responsible for complying with all applicable local, federal, and state construction and safety regulations including OSHA regulations as well as any applicable requirements of local, national, or international union rules or practices. (CISC Code of Standard Practice, June 2008, Clause 7.2; (MBMA 2018 Metal Building System Manual, Part IV, Section 6.9). The erector shall erect the Metal Building System in accordance with the erection drawings, the Erection and Detail Manual (February 2012), and / or the Seam–Lok Technical – Erection manual (May 2012) as furnished by the manufacturer. The aforementioned erection information is intended to illustrate the layout of the framing members, provide the associated connection details, and suggests sequence of erection. It is not intended to specify any particular method of erection to be followed by the erector. The erector remains solely responsible for the safety and appropriateness of all techniques and methods utilized by its crews in the erection of the Metal Building System. The erector is responsible for supplying any safety devices such as scaffolds, runways, nets, et, which may be required to safely erect the Metal Building System. (MBMA 2018 Metal Building Systems Manual, Part IV, Section 6.9) The manufacturer expressly disclaims any responsibility for injury to persons in the course of erection or for damages to the product itself. Field erection of a Pre–Engineered Metal Building, as in all construction projects, involves hazards to persons within the area of the construction and risk of damage to the property itself. Only experienced persons who are skilled and qualified in the erection of Metal Building Systems should be permitted to field–erect a building due to the hazards of this construction activity. The manufacturer is not responsible for the erection of the Metal Building System, the supply of any tools or equipment, or any other field work. The manufacturer provides no field supervision for the erection of the structure nor does the manufacturer perform any intermediate or final inspections of the Metal Building System during or after erection. The erector shall furnish temporary guys and bracing where needed for squaring, plumbing, and securing the structural framing against loads, such as wind loads acting on the exposed framing as well as loads due to erection equipment and erection operation, but not including loads resulting from the performance of work by others. Bracing furnished by the manufacturer for the Metal Building System cannot be assumed to be adequate during erection. Temporary supports such as temporary guys, braces, false work, cribbing, or other elements required for the erection operation will be determined, erected, and installed by the erector. (AISC Code of Standard Practice for Steel Buildings and Bridges, 14th Edition, Section 7.10.3; CISC Code of Standard Practices, June, 2008, Clause 1.5; MBMA 2018 Metal Buildings System Manual, Part IV, Section 6.2.1.5).			ERECTION TOLERANCES U.S. ; Erection tolerances are those set forth in AISC code of standard practice except individual members are considered, plumb, level and aligned if the deviation does not exceed 1:500. (AISC Code of Standard Practice for Steel Buildings and Bridges 14th Edition Section 7.13.1; MBMA 2018 Metal Building Systems Manual, Part IV, Section 6.8) Canada; Erection tolerances are those set forth in CISC Code of Standard Practice except individual members are considered plumb, level and aligned if the deviation does not exceed 1:500. (CISC Handbook of Steel Construction, Tenth Edition, Second Revised Printing, Part 1, Clause 29.3; MBMA 2018 Metal Building Systems Manual, Part IV, Section 6.8)			BOLT TIGHTENING The proper tightening and inspection of all fasteners is the responsibility of the erector (Reference RCSC for structural joints using high strength bolts; December 31, 2009). All high strength (ASTM F3125, A325, A490) bolts and nuts must be tightened by the "Snug–Tight" method unless otherwise specified by the end customer in the contract documents. Inspection of high strength bolt and nut installation by other than the erector must also be specified in the contract documents and the erector is responsible for ensuring that the installation procedures are compatible prior to the start of erection (CISC Handbook of Steel Construction, Tenth Edition, Second Revised Printing, Part 1, Clause 23.8.2), (MBMA 2018 Metal Building Systems Manual, Part IV, Section 6.9).			DRAWING DISCREPANCIES In case of discrepancies between the manufacturers steel plans and plans for other trades, the manufacturers steel plans govern. (AISC Code of Standard Practice for Steel Buildings and Bridges, 14th Edition, Section 3.3; CISC Code of Standard Practice, June 2008, Clause 3.4; MBMA 2018 Metal Building Systems Manual, Part IV, Section 3.1).			DELIVERIES Delivery of any material by the manufacturers carrier, a common carrier, or to purchasers/ customers own leased, chartered, or authorized conveyance shall constitute delivery to builder, and thereafter, such material shall be at builders risk. If builder chooses to use its own, or private carrier, it shall be solely responsible for compliance with all applicable government regulations. All charges shall be borne by the builder. The manufacturers responsibility for damage or loss ceases upon delivery of shipment to carrier. The manufacturer will endeavor to deliver on the required date. The manufacturers truck is not considered as being late if deliveries are between 8am – 12pm (morning) and 12pm – 5pm (afternoon). However, the manufacturer cannot be held responsible for circumstances beyond our control. For deliveries via the manufacturers truck, the manufacturer will only honor claims that were approved by the customer service department at the time of delivery. For deliveries via contract carriers, it is the responsibility of the customer to file claims with the carrier. The manufacturer cannot assume any liability for the claim.			SHORTAGES The purchaser /customer should make an inspection upon arrival of all building components. The purchaser/customer must note on the freight bill any missing item(s) and notify the manufacturers customer service department immediately; otherwise, the manufacturer cannot be held responsible for any shortages. If any item is damaged, note on the bill of lading and file a claim with the freight agent. Concealed shortages must be reported to the manufacturers customer service department within the following time frames (date from receipt of first delivery), based on the project shipment size, i.e., number of truck loads used in delivery. 1 to 3 loads...2 weeks 4 loads and over...3 weeks The manufacturers responsibility for shortages expires at the end of these time periods.			FABRICATION ERRORS The purchaser/customer is responsible for contacting the customer service department to advise the manufacturer of fabrication problems and corresponding cost estimates. The manufacturer will be responsible for providing the builder with verbal approval to proceed with appropriate field corrections. This will be done in a timely manner. IF THE BUILDER PROCEEDS WITH CORRECTIVE WORK WITHOUT THE MANUFACTURERS APPROVAL, HE DOES SO AT HIS OWN RISK. The manufacturer shall not be responsible for any claims where the purchaser/customer has not documented the problem, its correction, and reasonable costs for repair, and submitted this documentation for payment within 30 days of the occurrence.			INVOICE PAYMENT By acceptance of the materials of services set forth in the invoice, the purchaser/customer agrees to pay the invoice amount within the time period specified on the invoice. AT NO TIME IS IT ACCEPTABLE TO DEDUCT A BACK CHARGE OR SHORTAGE FROM AN INVOICE.			SAFETY PROCEDURES The manufacturer is committed to manufacturing a quality product that can be erected safely. Although good job site practices and a commitment to safety by the erector are beyond the control of the manufacturer, the manufacturer highly recommends the erector provide good, safe working conditions on the job site. The erector should follow all local, state, and federal health and safety regulations at all times. Accident prevention practices should be implemented and each employee should know emergency procedures. The manufacturer also recommends daily meetings to discuss erection safety procedures. For additional information concerning federal health and safety regulations, contact the occupational safety and health administration (osha). U.S. Department of Labor Occupational Safety and Health Administration 200 Constitution Avenue, N.W. Washington, DC 20210 www.osha.gov			The manufacturer shall not be responsible for personal injury or property damage as a result of failure to follow all applicable safety regulations and material handling and installation recommendations.			FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE. FOR CONSTRUCTION: FINAL DRAWINGS. REVISION HISTORY DATE REV. DESCRIPTION		
PROJECT: TJB Manufacturing 33600 Liberty Parkway North Ridgeville, OH 44039			CUSTOMER: Makena Construction 104 Flat Rock Road Bellevue, OH 44811			Project# C2203			PAGE: 1																																



ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)



Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140

Engineer: DAZ
Approved: DAZ

Drafter: DAZ

Detailer:

Checker:

Date: 11/09/23

Date: 11/09/23

Date:

Date:

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REV.

DESCRIPTION

DATE

PROJECT:
TJB Manufacturing
33600 Liberty Parkway
North Ridgeville, OH 44039

CUSTOMER:
Makena Construction
104 Flat Rock Road
Bellevue, OH 44811

Project# C2203

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DESIGN INFORMATION

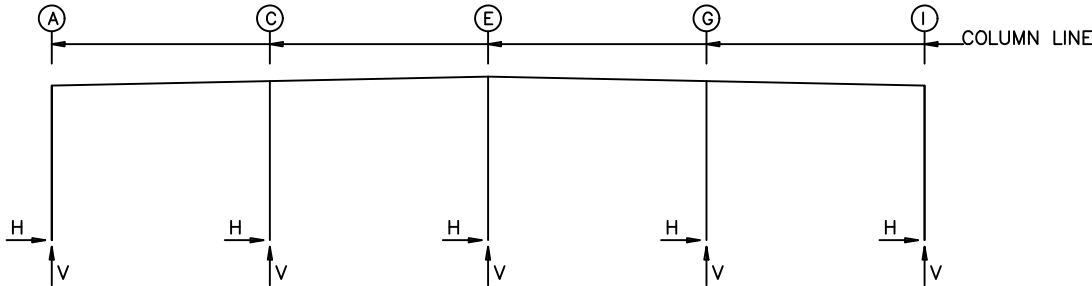
1. All loading conditions are examined and only the maximum / minimum H or V and the corresponding H or V are reported.
2. Positive reactions are shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

DESIGN CRITERIA	SEISMIC CRITERIA	DEFLECTION LIMITS
Width (ft) =120	Seismic Importance = 1.00	ENDWALL COLUMN
Length (ft) =15	Risk Category = II	L/ 120
Eave Height (ft) =21.25		ENDWALL RAFTER (Live)
Roof Slope (rise/12) =0.25:12		L/ 180
Building Code =IBC 2015		ENDWALL RAFTER (Wind)
Local Code (State/Prov) =OBC 2017	Mapped Spectral Response Accelerations	L/ 240
Dead Load (psf) =2.250	Ss =0.1430	WALL GIRTS
Collateral Load (psf) =3.00	S1 =0.0550	L/ 180
Roof Live Load (psf) =20.00		PURLIN (LIVE)
Frame Live Load (psf) =12.00	---Spectral Response Coefficients---	L/ 180
	Sds =0.1525	PURLIN (WIND)
	Sd1 =0.0880	L/ 180
Snow:		WALL PANEL
Ground Snow Load (psf) =30.00	Site Class =D	L/ 60
Snow Importance =1.00	Seismic Design Category =B	ROOF PANEL (Live)
Thermal Coefficient =1.00		L/ 60
Snow Exposure Factor =1.0000	-----Base Shear-----	ROOF PANEL (Wind)
Slippery Roof =Y	Expanded Formula = 0.667*Ie*Fa*Ss*W/R	L/ 60
Roof Snow Load, Pf (psf) =21	Longitudinal Base Shear (k) = 1.16	Main Frame (Horiz)
Min Roof Snow Load, Pmin (psf) =20.00	Transverse Base Shear (k) = 2.82	H/ 100
Snow Drift Load = 28.2psf & 12.6ft		Main Frame (Vert)
Wind:		L/ 180
Ultimate Wind Speed (mph) =115 mph		WIND BRACING
Risk Category =II	---Seismic Response Coefficients---	H/ 100
Importance - Wind =N/A	Frame =0.051	Main Frame (Crane)
Wind Exposure =C	FSW =	H/ 100
Enclosure Classification =C	BSW =	Main Frame (Seismic)
		H/ 50
---Internal Pressure Coefficients---	---Response Modification Factors---	SEISMIC BRACING
Pressure =0.18	Frame =3	H/ 50
Suction =-0.18	FSW =	PARTITION COLUMN
	BSW =	L/ 120
-----Components & Cladding-----		PARTITION GIRT
Design Pressure:		L/ 120
Pressure (psf) =28.28		PARTITION PANEL
Suction (psf) =-51.85		L/ 120
Equivalent Lateral Brace Force Procedure.		
Steel systems not specifically detailed for seismic resistance.		

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)													
Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Snow Drift Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Long1 Vert	Wind Long2 Vert	Seis Left Vert
2	G	1.1	0.7	4.6	5.0	4.0	-4.1	-2.7	0.2	0.2	-6.6	0.2	0.0
2	E	1.1	0.7	4.7	5.1	4.0	-2.9	-2.9	0.1	0.1	-6.6	0.2	0.0
2	C	1.1	0.7	4.6	5.0	4.0	-2.7	-4.1	0.2	0.2	-6.6	0.2	0.0
Frm Line	Col Line	Seis Right Vert	-MIN_SNOW-- Horiz	-MIN_SNOW-- Vert									
2	G	0.0	0.0	4.7									
2	E	0.0	0.0	4.8									
2	C	0.0	0.0	4.7									

ENDWALL COLUMN: ANCHOR BOLTS & BASE PLATES						
Frm Line	Col Line	Anc._Bolt Qty	Dia	Base_Plate (in) Width	Length	Thick Grout (in)
2	G	4	0.750	6.000	14.00	0.500 0.0
2	E	4	0.750	8.000	14.00	0.500 0.0
2	C	4	0.750	6.000	14.00	0.500 0.0

FRAME LINES: 1



RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead Horiz	Dead Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Snow Horiz	Snow Vert	Snow_Drift Horiz	Snow_Drift Vert	Wind_Left1 Horiz	Wind_Left1 Vert
1	A	0.1	0.8	0.1	0.4	0.2	1.5	0.4	2.7	0.1	0.8	-2.5	-4.1
1	I	-0.1	0.8	-0.1	0.4	-0.2	1.5	-0.4	2.7	-0.1	0.8	-1.6	-0.6
1	C	0.0	1.5	0.0	0.8	0.0	3.3	0.0	5.8	0.0	1.6	0.0	-3.9
1	E	0.0	1.5	0.0	0.8	0.0	3.2	0.0	5.6	0.0	1.6	0.0	-2.9
1	G	0.0	1.5	0.0	0.8	0.0	3.3	0.0	5.8	0.0	1.6	0.0	-4.2
Frame Line	Column Line	Wind_Right1 Horiz	Wind_Right1 Vert	Wind_Left2 Horiz	Wind_Left2 Vert	Wind_Right2 Horiz	Wind_Right2 Vert	Wind_Long1 Horiz	Wind_Long1 Vert	Wind_Long2 Horiz	Wind_Long2 Vert	Seismic_Left Horiz	Seismic_Left Vert
1	A	1.6	-0.6	-2.9	-0.7	1.2	1.2	1.1	-3.8	0.9	0.0	-0.7	-0.6
1	I	2.5	-4.1	-1.2	1.2	2.9	-0.7	-1.1	-3.8	-0.9	0.0	-0.7	0.6
1	C	0.0	-4.2	0.0	1.2	0.0	-1.1	0.0	-7.5	0.0	0.3	0.0	0.8
1	E	0.0	-2.9	0.0	0.2	0.0	0.2	0.0	-7.4	0.0	0.2	0.0	0.0
1	G	0.0	-3.9	0.0	-1.1	0.0	1.2	0.0	-7.5	0.0	0.3	0.0	-0.8
Frame Line	Column Line	Seismic_Right Horiz	Seismic_Right Vert	Wind_Left3 Horiz	Wind_Left3 Vert	Wind_Right3 Horiz	Wind_Right3 Vert	Wind_Left4 Horiz	Wind_Left4 Vert	Wind_Right4 Horiz	Wind_Right4 Vert	MIN_SNOW Horiz	MIN_SNOW Vert
1	A	0.7	0.6	-2.3	-2.1	1.8	-0.1	-3.0	-2.7	1.0	0.7	0.3	2.6
1	I	0.7	-0.6	-1.8	-0.1	2.3	-2.1	-1.0	0.7	3.0	-2.7	-0.3	2.6
1	C	0.0	-0.8	0.0	-1.3	0.0	-3.6	0.0	-1.4	0.0	-1.7	0.0	5.6
1	E	0.0	0.0	0.0	-2.3	0.0	-2.3	0.0	-0.4	0.0	-0.4	0.0	5.3
1	G	0.0	0.8	0.0	-3.6	0.0	-1.3	0.0	-1.7	0.0	-1.4	0.0	5.6

BUILDING BRACING REACTIONS

Reactions in plane of wall ± Reactions(k)							
Wall		Col		Wind		Seismic	
Loc	Line	Line	Line	Horz	Vert	Horz	Vert
L_EW	1						
F_SW	I						
R_EW	2						
B_SW	A						
(f)Bracing loads are applied to the adjacent building							
(h)Rigid frame at endwall							
Reactions for seismic represent shear force, Eh							

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc._Bolt Qty	Dia	Base_Plate (in) Width	Length	Thick	Grout (in)
1	A	4	0.750	8.000	11.50	0.500	0.0
1	I	4	0.750	8.000	11.50	0.500	0.0
1	C	4	0.750	10.00	10.19	0.750	0.0
1	E	4	0.750	10.00	10.19	0.750	0.0
1	G	4	0.750	10.00	10.19	0.750	0.0



Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140

Engineer: DAZ Date: 11/09/23

Drafter: DAZ Date: 11/09/23

Detailer: Date:

Checker: Date:

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			DESCRIPTION	
			REV.	

PROJECT:
TJB Manufacturing
33600 Liberty Parkway
North Ridgeville, OH 44039

CUSTOMER:
Makana Construction
104 Flat Rock Road
Bellevue, OH 44811

Project# C2203

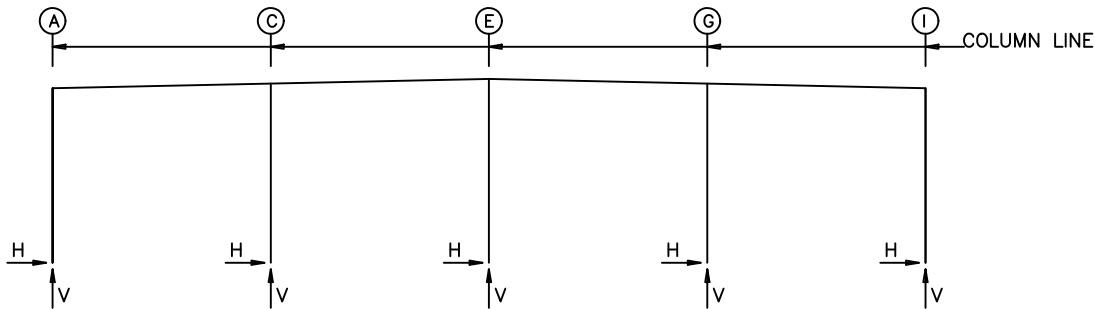
DESIGN INFORMATION

1. All loading conditions are examined and only the maximum / minimum H or V and the corresponding H or V are reported.
2. Positive reactions are shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

DESIGN CRITERIA		SEISMIC CRITERIA	DEFLECTION LIMITS
Width (ft)	=120	Seismic Importance = 1.00	ENDWALL COLUMN
Length (ft)	=69	Risk Category = II	L/ 120
Eave Height (ft)	=24		ENDWALL RAFTER (Live)
Roof Slope (rise/12)	=0.25:12		L/ 180
Building Code	=IBC 2015		ENDWALL RAFTER (Wind)
Local Code (State/Prov)	=OBC 2017	Mapped Spectral Response Accelerations	L/ 180
Dead Load (psf)	=2.250	Ss =0.1430	WALL GIRTS
Collateral Load (psf)	=3.00	S1 =0.0550	L/ 240
Roof Live Load (psf)	=20.00		PURLIN (LIVE)
Frame Live Load (psf)	=12.00	----Spectral Response Coefficients----	L/ 180
		Sds =0.1525	PURLIN (WIND)
		Sd1 =0.0880	L/ 180
Snow:			WALL PANEL
Ground Snow Load (psf)	=30.00	Site Class =D	L/ 60
Snow Importance	=1.00	Seismic Design Category =B	ROOF PANEL (Live)
Thermal Coefficient	=1.00		L/ 60
Snow Exposure Factor	=1.0000	-----Base Shear-----	ROOF PANEL (Wind)
Slippery Roof	=Y	Expanded Formula = 0.667*Ie*Fa*Ss*W/R	L/ 60
Roof Snow Load, Pf (psf)	=21	Longitudinal Base Shear (k) =10.90	Main Frame (Horiz)
Min Roof Snow Load, Pmin (psf)	=20.00	Transverse Base Shear (k) =11.04	H/ 100
Snow Drift Load	=N/A		Main Frame (Vert)
Wind:			L/ 180
Ultimate Wind Speed (mph)	=115 mph	---Seismic Response Coefficients---	WIND BRACING
Risk Category	=II	Frame =0.051	H/ 100
Importance - Wind	=N/A	FSW =0.051	Main Frame (Crane)
Wind Exposure	=C	BSW =0.051	H/ 100
Enclosure Classification	=C		Main Frame (Seismic)
			H/ 50
---Internal Pressure Coefficients---		---Response Modification Factors---	SEISMIC BRACING
Pressure	=0.18	Frame =3	H/ 50
Suction	=-0.18	FSW =3	PARTITION COLUMN
		BSW =3	L/ 120
-----Components & Cladding-----			PARTITION GIRT
Design Pressure:			L/ 120
Pressure (psf)	=28.97		PARTITION PANEL
Suction (psf)	=-38.55		L/ 120
Equivalent Lateral Brace Force Procedure.			
Steel systems not specifically detailed for seismic resistance.			

BUILDING B

FRAME LINES: 2



RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	-----Dead-----		-----Collateral-----		-----Live-----		-----Snow-----		-----Snow_Drift-----		-----Wind_Left1-----	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2	A	0.1	1.1	0.1	0.5	0.3	2.1	0.4	3.7	0.0	0.0	-4.6	-8.0
2	I	-0.1	1.1	-0.1	0.5	-0.3	2.1	-0.4	3.7	0.0	0.0	-4.2	-0.9
2	C	0.0	3.1	0.0	1.8	0.0	9.1	0.0	12.8	0.0	3.9	0.0	-13.3
2	E	0.0	3.1	0.0	1.8	0.0	9.0	0.0	12.6	0.0	4.0	0.0	-11.9
2	G	0.0	3.1	0.0	1.8	0.0	9.1	0.0	12.8	0.0	3.9	0.0	-12.0

Frame Line	Column Line	-Wind_Right1-		--Wind_Left2-		-Wind_Right2-		--Wind_Long1-		--Wind_Long2-		-Seismic_Left	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2	A	4.2	-0.9	-5.6	-6.1	3.3	1.1	1.7	-4.2	1.5	-3.1	-1.9	-1.9
2	I	4.6	-8.0	-3.3	1.1	5.6	-6.1	-1.5	-3.1	-1.7	-4.2	-1.9	1.9
2	C	0.0	-12.0	0.0	-5.7	0.0	-5.8	0.0	-15.2	0.0	-4.5	0.0	2.2
2	E	0.0	-11.9	0.0	-5.4	0.0	-5.4	0.0	-13.5	0.0	-6.7	0.0	0.0
2	G	0.0	-13.3	0.0	-5.8	0.0	-5.7	0.0	-11.3	0.0	-8.5	0.0	-2.3

Frame Line	Column Line	Seismic_Right		-MIN_SNOW--	
		Horz	Vert	Horz	Vert
2	A	1.9	1.9	0.4	3.5
2	I	1.9	-1.9	-0.4	3.5
2	C	0.0	-2.2	0.0	7.4
2	E	0.0	0.0	0.0	7.2
2	G	0.0	2.3	0.0	7.4

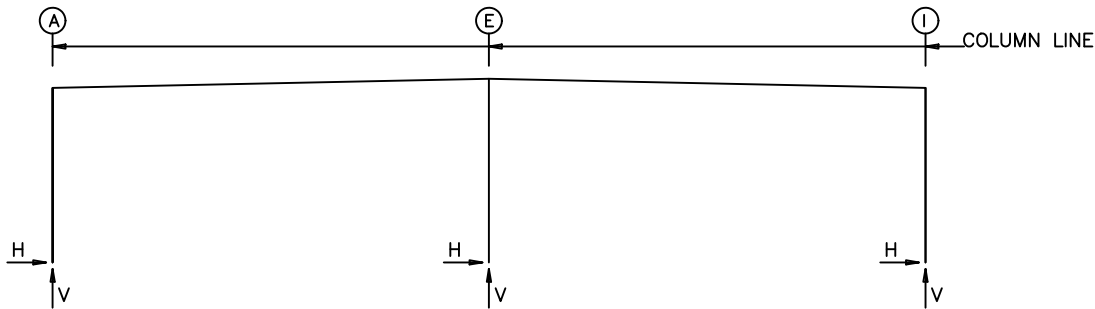
RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Bolt Dia	Base_Plate (in)		Grout (in)
				Width	Length	Thick
2	A	4	0.750	8.000	11.50	0.500
2	I	4	0.750	8.000	11.50	0.500
2	C	4	0.750	8.000	14.00	0.500
2	E	4	0.750	8.000	14.00	0.500
2	G	4	0.750	8.000	14.00	0.500

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Bolt Dia	Base_Plate (in)		Grout (in)
				Width	Length	Thick
3*	A	4	0.750	8.000	12.00	0.500
3*	I	4	0.750	8.000	12.00	0.500
3*	E	4	0.750	10.00	10.00	0.750
3* Frame lines:				3	4	

FRAME LINES: 3 4



RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	-----Dead-----		-----Collateral-----		-----Live-----		-----Snow-----		-----Wind_Left1-----		-----Wind_Right1-----	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
3*	A	0.6	2.9	0.6	1.9	2.3	7.7	4.0	13.5	-8.6	-17.7	2.3	-8.6
3*	I	-0.6	2.9	-0.6	1.9	-2.3	7.7	-4.0	13.5	-2.3	-8.6	8.6	-17.7
3*	E	0.0	5.4	0.0	4.4	0.0	17.7	0.0	31.0	0.0	-30.0	0.0	-30.0

Frame Line	Column Line	--Wind_Left2-		-Wind_Right2-		--Wind_Long1-		--Wind_Long2-		-Seismic_Left		Seismic_Right	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
3*	A	-9.0	-11.2	2.0	-2.2	0.3	-29.1	0.1	-23.1	-1.8	-0.7	1.8	0.7
3*	I	-2.0	-2.2	9.0	-11.2	-0.1	-23.1	-0.3	-29.1	-1.8	0.7	1.8	-0.7
3*	E	0.0	-16.2	0.0	-16.2	0.0	-27.4	0.0	-27.4	0.0	0.0	0.0	0.0

Frame Line	Column Line	-Seismic_Long		-MIN_SNOW--	
		Horz	Vert	Horz	Vert
3*	A	0.0	-5.1	3.8	12.8
3*	I	0.0	-5.1	-3.8	12.8
3*	E	0.0	0.0	0.0	29.6

3* Frame lines: 3 4

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind_Left1		Wind_Right1		Wind_Left2		Wind_Right2		Wind Press Horz
5	I	0.9	0.4	2.3	2.6	0.0	-3.9	0.0	-2.3	0.0	-2.6	0.0	-1.1	-3.3
5	H	1.6	1.0	6.0	6.8	-3.7	-13.9	0.0	-2.2	-3.7	-10.8	0.0	0.9	-6.2
5	F	1.5	0.9	5.3	6.0	0.0	-5.3	3.7	-9.1	0.0	-2.6	3.7	-6.4	-6.5
5	D	1.5	0.9	5.3	6.0	0.0	-5.5	0.0	-8.9	0.0	-2.8	0.0	-6.1	-6.5
5	B	1.6	1.0	6.0	6.8	0.0	-5.8	0.0	-10.4	0.0	-2.7	0.0	-7.2	-6.2
5	A	0.9	0.4	2.3	2.6	0.0	-2.3	0.0	-3.9	0.0	-1.1	0.0	-2.7	-3.3

Frm Line	Col Line	Wind Suct Horz	Wind_Long1 Horz	Wind_Long2 Horz	Seis_Left Horz	Seis_Right Horz	Seis Long Horz	-MIN_SNOW--	
5	I	3.7	0.0	-3.9	0.0	0.0	0.6	0.0	2.4
5	H	6.9	0.0	-10.2	-0.2	-6.0	-1.9	-1.8	1.2
5	F	7.2	0.2	-9.0	0.0	-5.3	0.0	1.8	1.2
5	D	7.2	0.0	-5.5	0.0	-8.8	0.0	0.0	1.2
5	B	6.9	0.0	-5.8	0.0	-10.4	0.0	0.0	1.2
5	A	3.7	0.0	-2.3	0.0	-3.9	0.0	0.0	0.6

ENDWALL COLUMN: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Bolt Dia	Base_Plate (in)		Grout (in)
				Width	Length	Thick
5	I	4	0.750	6.000	10.19	0.500
5	H	4	0.750	6.000	10.19	0.500
5	F	4	0.750	6.000	10.19	0.500
5	D	4	0.750	6.000	10.19	0.500
5	B	4	0.750	6.000	10.19	0.500
5	A	4	0.750	6.000	10.19	0.500

BUILDING BRACING REACTIONS

---Wall---		Col		Reactions in plane of wall ± Reactions(k)				Panel Shear (lb/ft)		Note
Loc	Line	Line	Line	Horz	Vert	Horz	Vert	Wind	Seis	
L_EW	2									(h)
F_SW	I	3,4		14.5	*	5.4	*			
R_EW	5	H,F		Bracing, see EW reactions						
B_SW	A	4,3		14.5	*	5.4	*			
(h)Rigid frame at endwall										
*See RF reactions table for vertical and horizontal reactions in plane of the rigid frame.										
Reactions for seismic represent shear force, Eh										



Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140

Engineer: DAZ Date: 11/09/23

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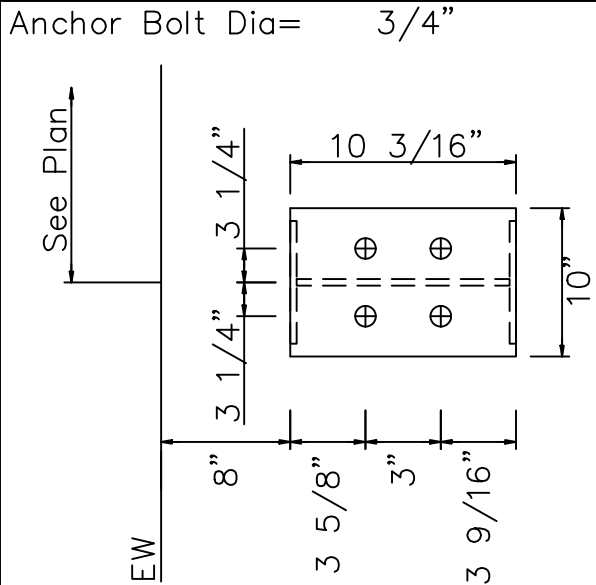
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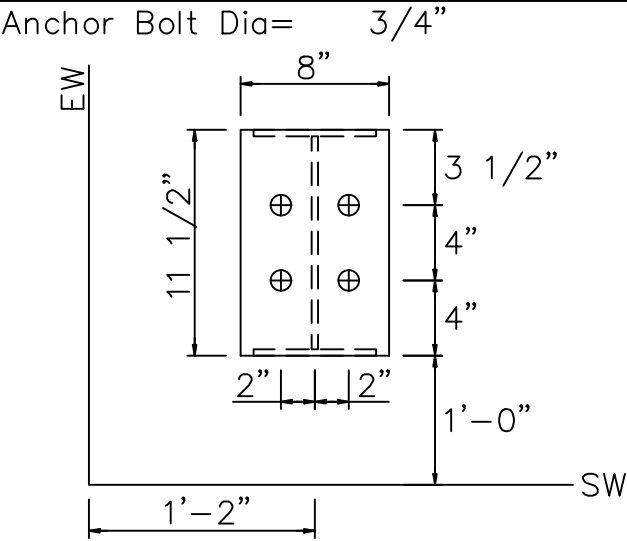
PROJECT:
TJB Manufacturing
33600 Liberty Parkway
North Ridgeville, OH 44039

CUSTOMER:
Makana Construction
104 Flat Rock Road
Bellevue, OH 44811

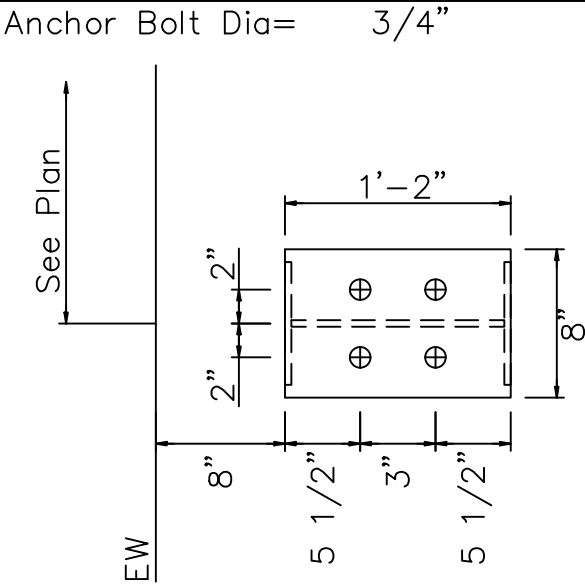
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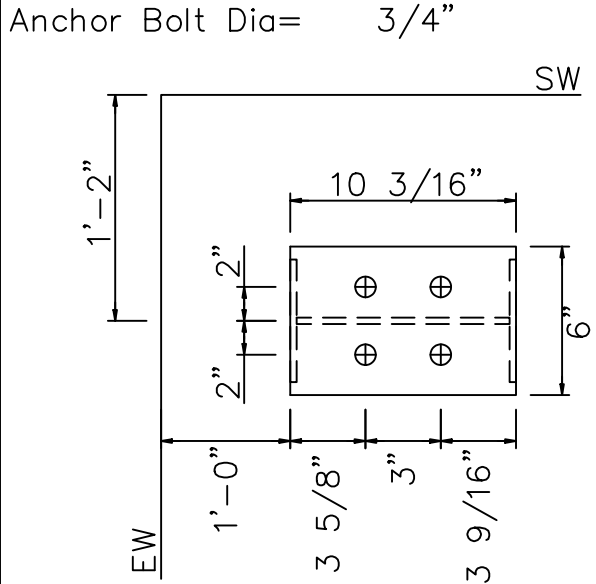
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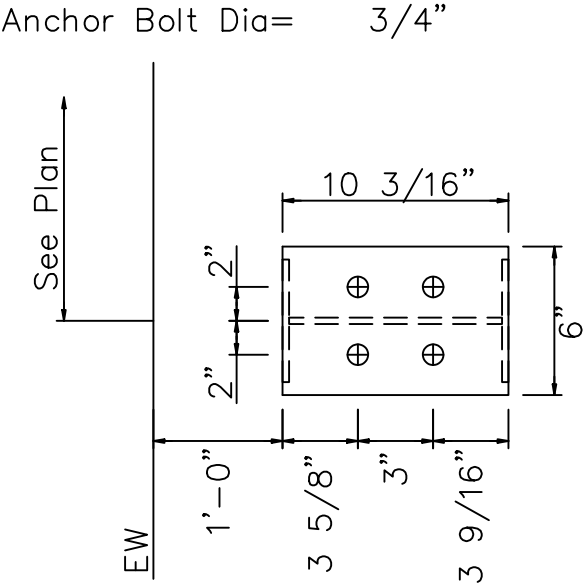
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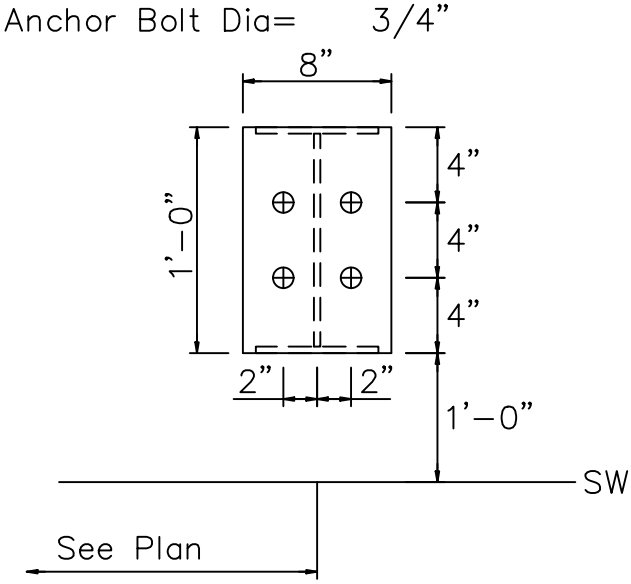
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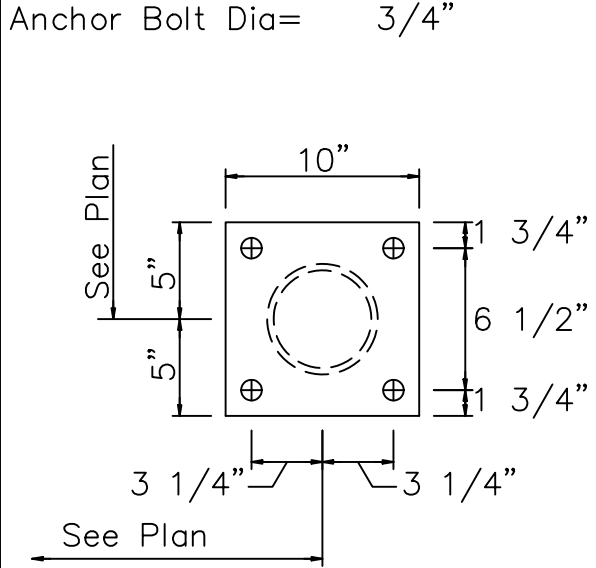
DETAIL D



DETAIL E



DETAIL F



DETAIL G



Iron City Structures, LLC
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Loveland, OH 45140

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REVISION HISTORY			
REV.	DESCRIPTION	DATE	

PROJECT:
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33600 Liberty Parkway
North Ridgeville, OH 44039

CUSTOMER:
Makena Construction
104 Flat Rock Road
Bellevue, OH 44811

Project# C2203

SPLICE BOLT TABLE						
Mark	Qty	Top	Bot	Int	Type	Dia Length
SP-1	4	4	0		A325	0.750 2.00

▽FLANGE BRACES: Both Sides(U.N.)
 FBxxA(1)
 A – L15X1/8

CAP PLATE BOLTS					
Mark	Qty	Type	Dia	Length	
EC-1	4	A325	0.750	1.75	
EC-2	4	A325	0.750	1.75	
EC-3	4	A325	0.750	1.75	

MEMBER TABLE						
Mark	Web Depth		Web Plate		Outside Flange	
	Start/End	Thick	Length		W x Thk x Length	Inside Flange W x Thk x Length
RF1-1	11.0/11.0	0.149	244.7		6 x 1/4" x 244.5 6 x 1/4" x 23.2 6 x 1/4" x 455.4	6 x 1/4" x 230.4
RF1-2	11.0/11.0	0.149	270.0			6 x 1/4" x 455.6
RF1-3	11.0/11.0	0.149	185.6		6 x 1/4" x 203.0 6 x 1/4" x 35.5 6 x 1/4" x 35.5	6 x 1/4" x 202.7 6 x 1/4" x 71.0
RF1-4	11.0/11.8	0.149	71.0			
RF1-5	11.0/11.0	0.149	203.0		6 x 1/4" x 203.0	6 x 1/4" x 202.7
RF1-6	11.0/11.0	0.149	185.6		6 x 1/4" x 455.4	6 x 1/4" x 455.6
	11.0/11.0	0.149	270.0			
EC-1	W10X22					
EC-2	W10X22					
EC-3	W10X22					



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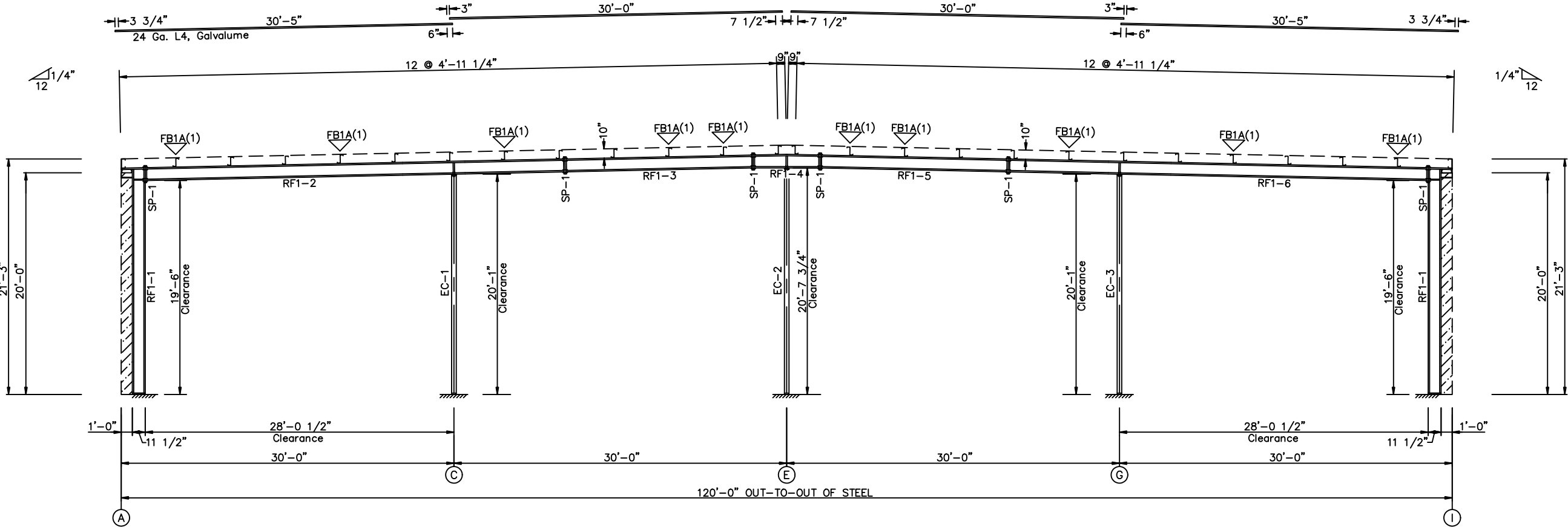
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 TJB Manufacturing
 33600 Liberty Parkway
 North Ridgeville, OH 44039

CUSTOMER:
 Makena Construction
 104 Flat Rock Road
 Bellevue, OH 44811

Project# C2203



RIGID FRAME ELEVATION: FRAME LINE 1

12" CMU WALL
 (BY OTHERS)

GENERAL NOTES:

- See Detail Sheets for Connection Information.
- See Shipping List for Flange Brace Lengths.

SPLICE BOLT TABLE							CAP PLATE BOLTS					
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Mark	Qty	Type	Dia	Length
SP-1	4	4	0	A325	1.000	2.75		EC-100	4	A325	0.750	1.75
SP-2	4	4	0	A325	0.750	2.00		EC-101	4	A325	0.750	1.75
								EC-102	4	A325	0.750	1.75

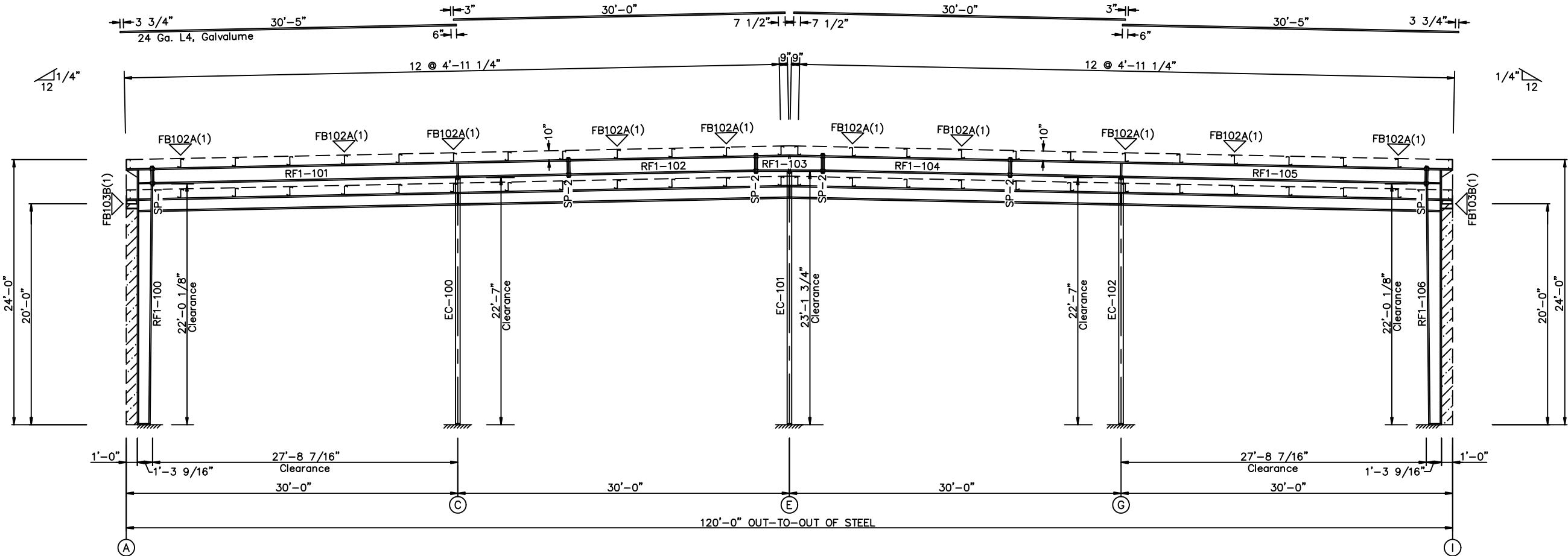
▽FLANGE BRACES: Both Sides(U.N.)
FBxxB(1)
B - L20X1/4
A - L15X1/8

MEMBER TABLE						
Mark	Web Depth		Web Plate		Outside Flange	
	Start/End	Thick	Length	W x Thk x Length	W x Thk x Length	Inside Flange
RF1-100	11.0/14.3	0.149	217.8	6 x 1/4" x 120.0	6 x 1/4" x 120.0	6 x 5/16" x 120.0
	14.3/15.0	0.149	60.0	6 x 5/16" x 157.5	6 x 5/16" x 139.7	6 x 5/16" x 139.7
RF1-101	14.0/14.0	0.149	270.0	6 x 1/4" x 451.3	6 x 1/4" x 451.3	6 x 1/4" x 451.3
RF1-102	14.0/14.0	0.149	181.3	6 x 1/4" x 203.0	6 x 1/4" x 202.7	6 x 1/4" x 202.7
RF1-103	14.0/14.0	0.149	203.0	6 x 1/4" x 35.5	6 x 1/4" x 71.0	6 x 1/4" x 71.0
RF1-104	14.0/14.0	0.149	71.0	6 x 1/4" x 35.5	6 x 1/4" x 203.0	6 x 1/4" x 202.7
RF1-105	14.0/14.0	0.149	203.0	6 x 1/4" x 203.0	6 x 1/4" x 451.3	6 x 1/4" x 451.3
RF1-106	14.0/14.0	0.149	270.0	6 x 1/4" x 451.3	6 x 1/4" x 451.3	6 x 1/4" x 451.3
EC-100	15.0/14.3	0.149	60.0	6 x 1/4" x 26.9	6 x 5/16" x 139.7	6 x 5/16" x 139.7
EC-101	14.3/11.0	0.149	217.8	6 x 5/16" x 157.5	6 x 1/4" x 120.0	6 x 1/4" x 120.0
EC-102						



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RIGID FRAME ELEVATION: FRAME LINE 2

GENERAL NOTES:

- See Detail Sheets for Connection Information.
- See Shipping List for Flange Brace Lengths.

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CUSTOMER:

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Bellevue, OH 44811

Project# C2203

SPLICE BOLT TABLE							CAP PLATE BOLTS				
Mark	Qty Top	Bot	Int	Type	Dia	Length	Mark	Qty	Type	Dia	Length
SP-1	4	4	2	A325	0.750	2.25	RF2-104	4	A325	0.750	2.25
SP-2	4	4	2	A325	0.750	2.50					

▽FLANGE BRACES: Both Sides(U.N.)
FBxxB(1)
B - L20X1/4
A - L15X1/8

MEMBER TABLE						
Mark	Web Depth		Web Plate		Outside Flange	
	Start/End	Thick	Length		W x Thk x Length	Inside Flange W x Thk x Length
RF2-100	11.0/19.7 19.7/21.0	0.149 0.149	217.9 60.0		6 x 3/8" x 120.0 6 x 1/2" x 157.5 6 x 1/4" x 32.8 6 x 1/4" x 205.5	6 x 5/8" x 249.7
RF2-101	25.0/25.0 25.0/25.0	0.188 0.149	205.5 120.0		6 x 5/16" x 120.0 6 x 5/16" x 120.0	6 x 1/4" x 325.5
RF2-102	25.0/25.0 25.0/25.0	0.149 0.188	120.0 202.6		6 x 5/16" x 120.0 6 x 1/4" x 202.6	6 x 1/4" x 240.0 6 x 1/2" x 82.1
RF2-103	25.0/25.8	0.219	70.5		6 x 3/8" x 35.3 6 x 3/8" x 35.3	6 x 1/2" x 70.5
RF2-104	P6X19					



Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140

Engineer: DAZ
Approved: DAZ

Date: 11/09/23

Drafter: DAZ

Date: 11/09/23

Detailer:

Date:

Checker:

Date:

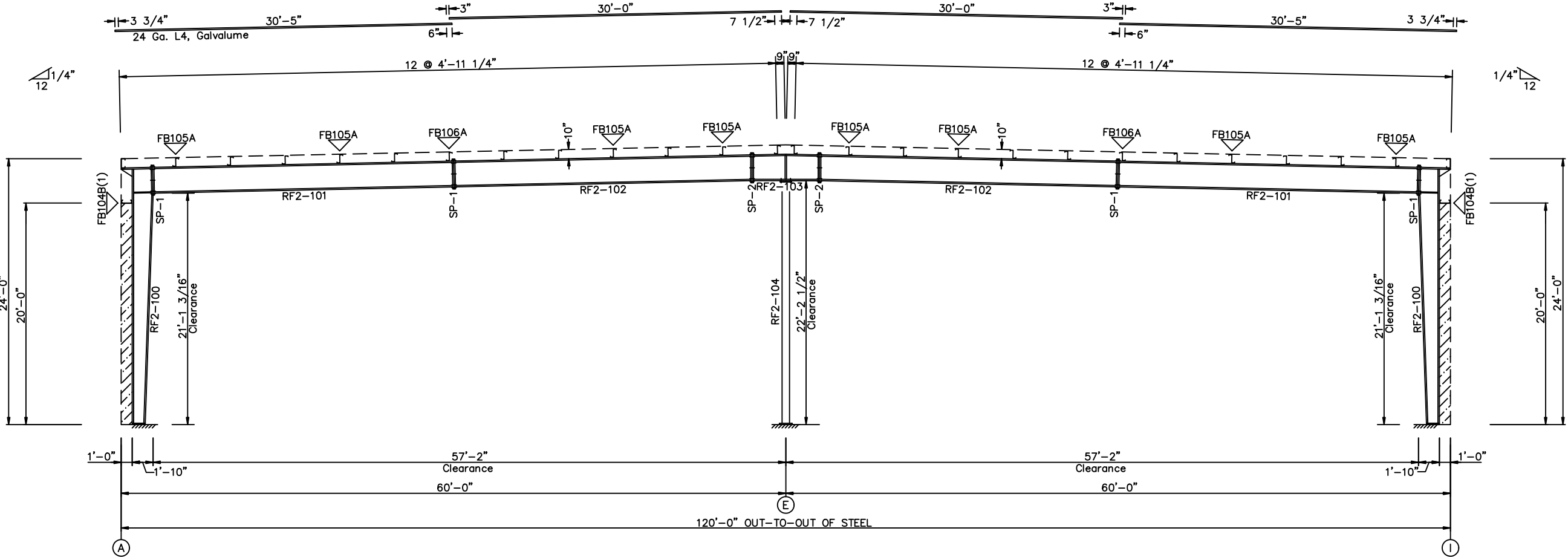
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FOR CONSTRUCTION: FINAL DRAWINGS.			
REVISION HISTORY			
REV.	DESCRIPTION	DATE	

PROJECT:
TJB Manufacturing
33600 Liberty Parkway
North Ridgeville, OH 44039

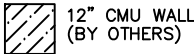
CUSTOMER:
Makena Construction
104 Flat Rock Road
Bellevue, OH 44811

Project# C2203

PAGE: 8

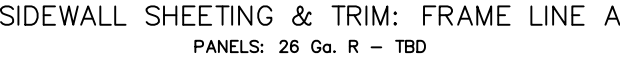


RIGID FRAME ELEVATION: FRAME LINE 3 4



GENERAL NOTES:

- See Detail Sheets for Connection Information.
- See Shipping List for Flange Brace Lengths.



MEMBER TABLE			
FRAME LINE A			
QUAN	MARK	PART	LENGTH
1	G-2	12X35C13	14'-11 3/4"
MEMBER TABLE			
FRAME LINE A			
QUAN	MARK	PART	LENGTH
1	G-102	12X35C10	22'-11 1/2"
1	G-103	12X35C10	22'-11 1/2"
1	G-104	12X35C10	22'-11 1/2"
3	JB-1	12X35C16	2'-10"
2	CB-102	1.00_ROD	20'-0"
2	CB-103	1.00_ROD	12'-4 7/8"



Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140

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Checker:	Date:
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PROJECT:

TJB Manufacturing
33600 Liberty Parkway
North Ridgeville, OH 44039

CUSTOMER:
Makana Construction
104 Flat Rock Road
Bellevue, OH 44811

Project# C2203

TRIM COLORS	
EAVE TRIM = TBD	CORNER TRIM = TBD
BASE TRIM = TBD	GUTTER = TBD
DOOR TRIM = TBD	DOWNSPOUTS = TBD
RAKE TRIM = TBD	
* LINER TRIM = Liner panel color	
* SOFFIT TRIM = Soffit panel color	
* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.	

GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (# = Girt Depth).

PAGE: 9



PANELS: 26 Ga. R – TBD

MEMBER TABLE			
FRAME LINE 1			
QUAN	MARK	PART	LENGTH
1	G-1	12X35C13	14'-11 3/4"
MEMBER TABLE			
FRAME LINE 1			
QUAN	MARK	PART	LENGTH
1	G-102	12X35C10	22'-11 1/2"
1	G-103	12X35C10	22'-11 1/2"
1	G-104	12X35C10	22'-11 1/2"
3	JB-1	12X35C16	2'-10"
2	CB-102	1.00_ROD	20'-0"
2	CB-103	1.00_ROD	12'-4 7/8"



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Loveland, OH 45140

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Approved: DAZ	
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Detailer:	Date:
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Checker:	Date:
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33600 Liberty Parkway
North Ridgeville, OH 44039

CUSTOMER:
Makana Construction
104 Flat Rock Road
Bellevue, OH 44811

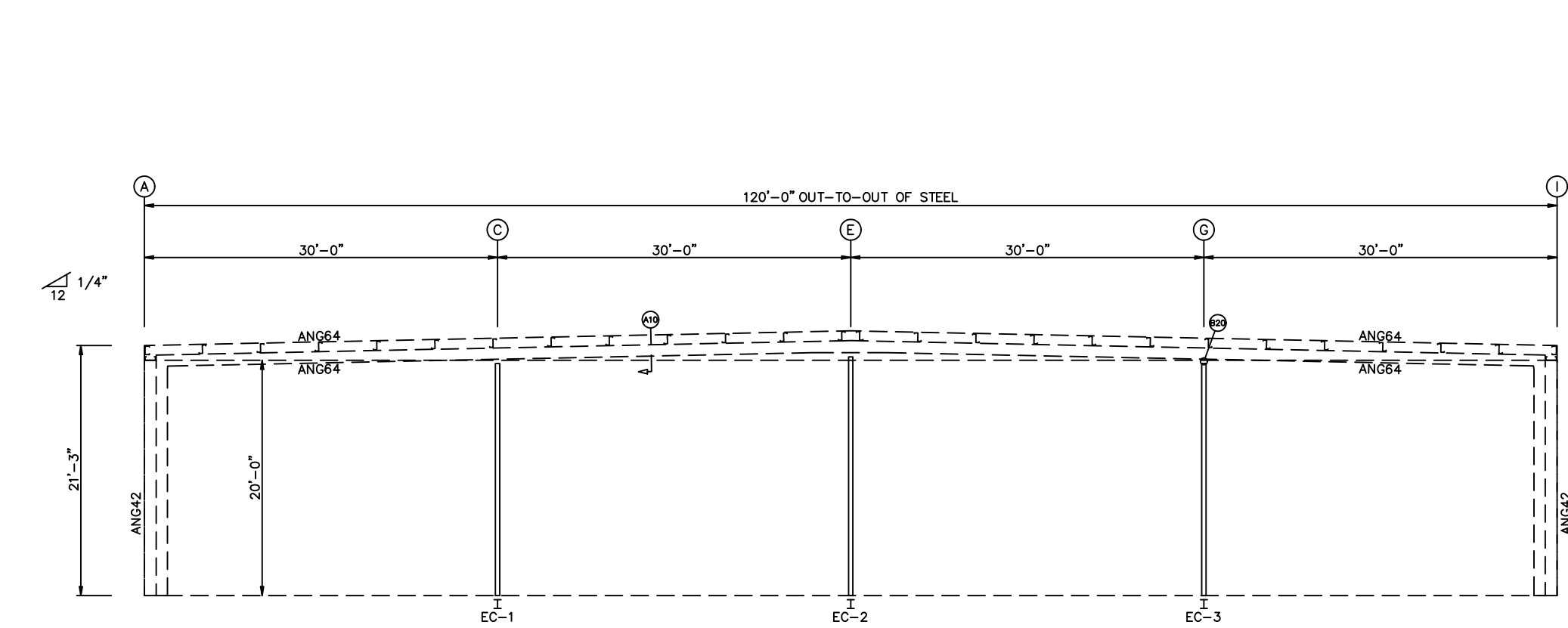
Project# C2203

TRIM COLORS	
EAVE TRIM = TBD	CORNER TRIM = TBD
BASE TRIM = TBD	GUTTER = TBD
DOOR TRIM = TBD	DOWNSPOUTS = TBD
RAKE TRIM = TBD	
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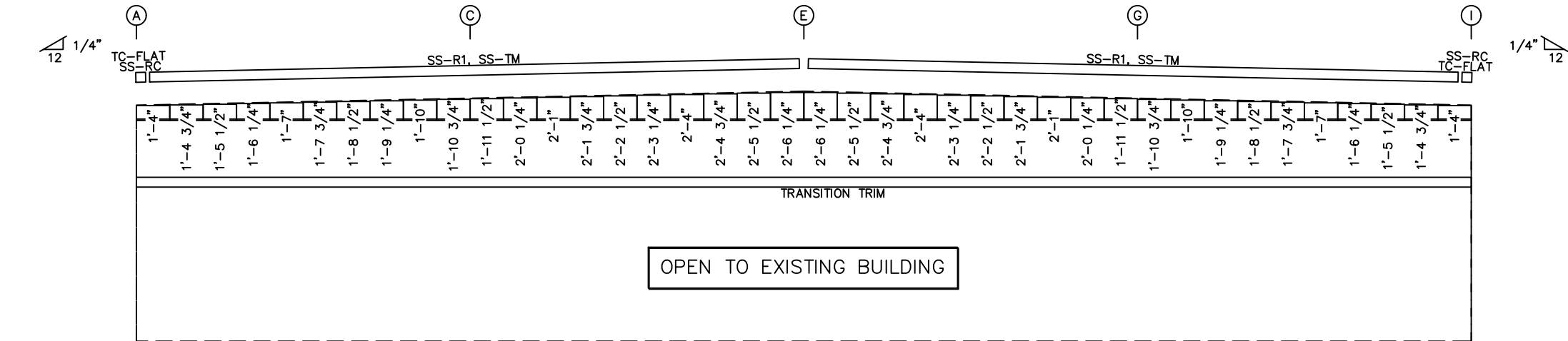
GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (# = Girt Depth).

PAGE: 10



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. R - TBD

GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. See detail C7A for field coping of coldform endwall column flange braces.
3. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).

BOLT TABLE				
FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	4	A325	3/4"	1 1/2"

MEMBER TABLE			
FRAME LINE 1			
QUAN	MARK	PART	LENGTH
1	EC-1	W10X22	20'-1 1/16"
1	EC-2	W10X22	20'-7 3/4"
1	EC-3	W10X22	20'-1 1/16"



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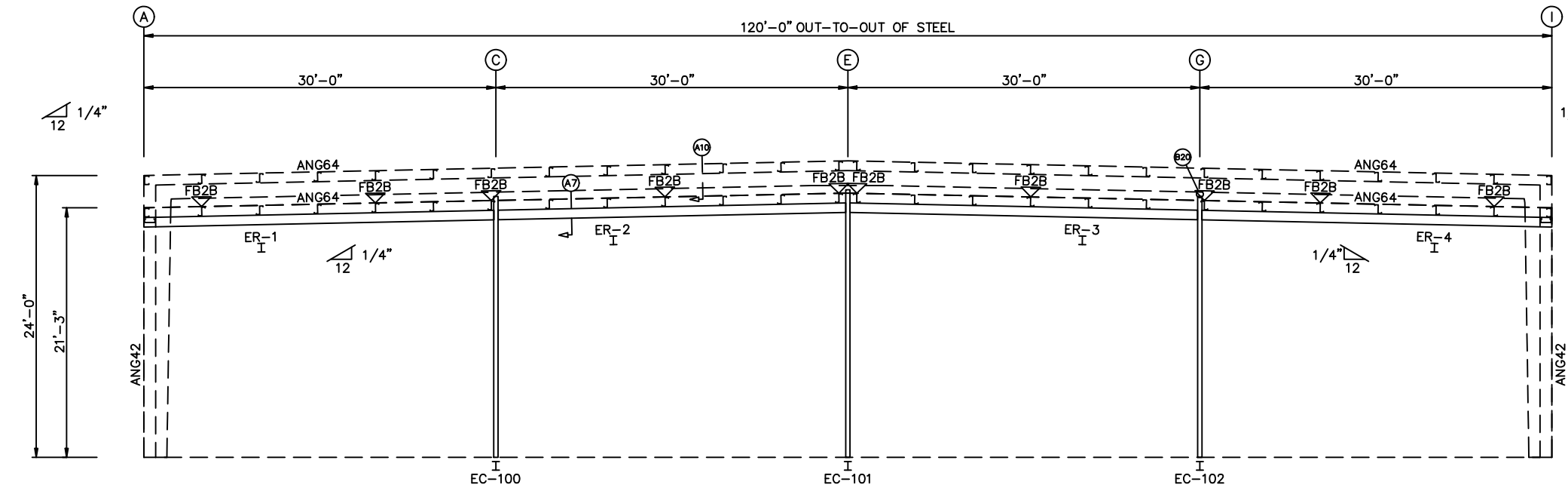
Engineer: DAZ	Date: 11/09/23
Approved: DAZ	Date: 11/09/23
Drafter: DAZ	Date:
Detailer:	Date:
Checker:	Date:

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		REV.	DESCRIPTION
		DATE	

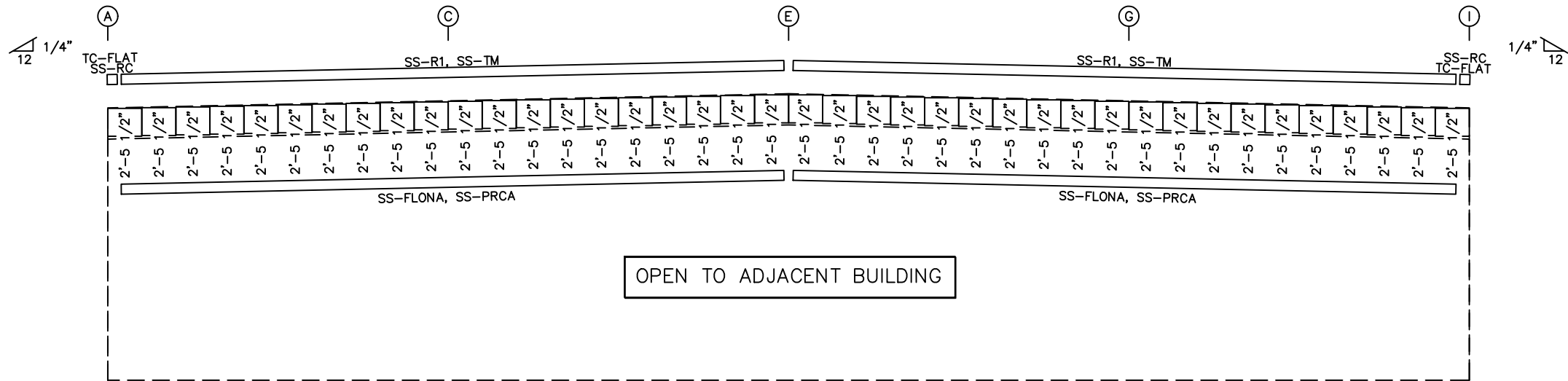
PROJECT: TJB Manufacturing 33600 Liberty Parkway North Ridgeville, OH 44039	CUSTOMER: Makana Construction 104 Flat Rock Road Bellevue, OH 44811

Project# C2203

TRIM COLORS	
EAVE TRIM = TBD	CORNER TRIM = TBD
BASE TRIM = TBD	GUTTER = TBD
DOOR TRIM = TBD	DOWNSPOUTS = TBD
RAKE TRIM = TBD	
* LINER TRIM = Liner panel color	
* SOFFIT TRIM = Soffit panel color	
* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.	



ENDWALL FRAMING: FRAME LINE 1.8



ENDWALL SHEETING & TRIM: FRAME LINE 1.8

PANELS: 26 Ga. R - TBD

GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. See detail C7A for field coping of coldform endwall column flange braces.
3. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).

BOLT TABLE				
FRAME LINE 1.8				
LOCATION		QUAN	TYPE	DIA LENGTH
Columns/Raf		4	A325	3/4" 1 1/2"

MEMBER TABLE			
FRAME LINE 1.8			
QUAN	MARK	PART	LENGTH
1	EC-100	W1406084	22'-7 1/16"
1	EC-101	W1406084	23'-1 3/4"
1	EC-102	W1406084	22'-7 1/16"

BOLT TABLE				
FRAME LINE 1.8				
LOCATION		QUAN	TYPE	DIA LENGTH
Cor. Column/Raf		4	A325	1/2" 1 1/4"
ER-1/ER-2		4	A325	1/2" 1 1/2"
ER-2/ER-3		4	A325	1/2" 1 1/2"
ER-3/ER-4		4	A325	1/2" 1 1/2"

MEMBER TABLE			
FRAME LINE 1.8			
QUAN	MARK	PART	LENGTH
1	ER-1	W1206043	27'-9 1/16"
1	ER-2	W1206043	30'-0 1/16"
1	ER-3	W1206043	30'-0 1/16"
1	ER-4	W1206043	27'-9 1/16"

FLANGE BRACE TABLE		
FRAME LINE 1.8		
VID	MARK	LENGTH
1	FB2B	1'-7"



Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140

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Checker: Date:

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TJB Manufacturing
33600 Liberty Parkway
North Ridgeville, OH 44039

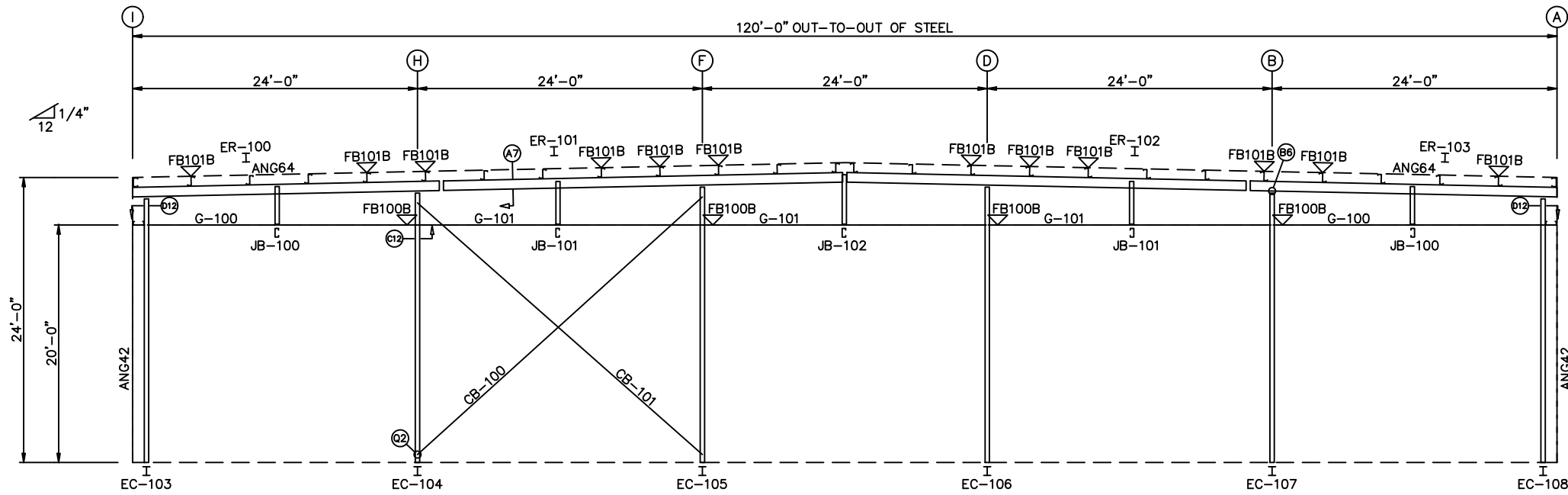
CUSTOMER:
Makana Construction
104 Flat Rock Road
Bellevue, OH 44811

Project# C2203

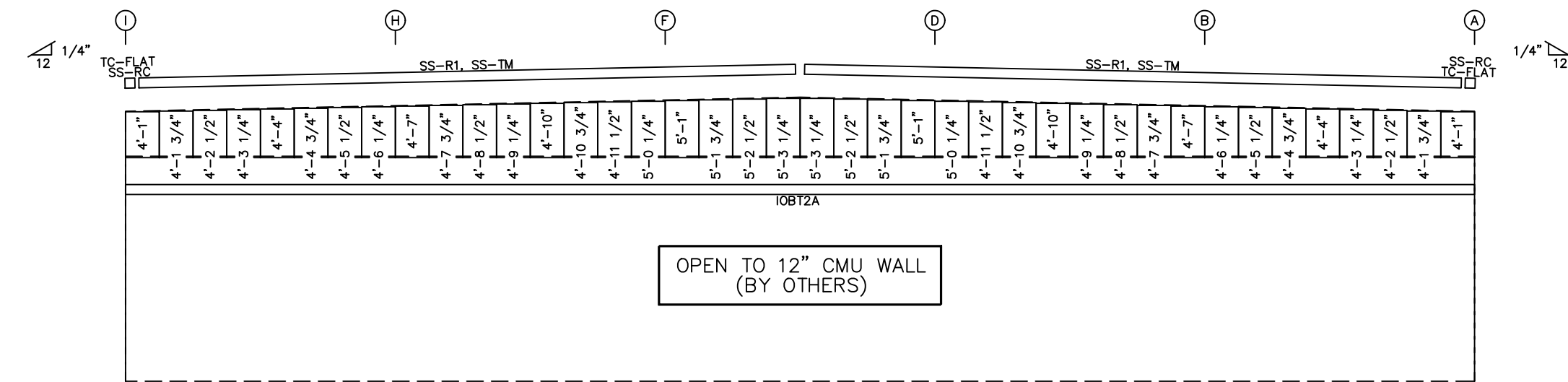
TRIM COLORS

EAVE TRIM = TBD	CORNER TRIM = TBD
BASE TRIM = TBD	GUTTER = TBD
DOOR TRIM = TBD	DOWNSPOUTS = TBD
RAKE TRIM = TBD	
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PAGE: 12



ENDWALL FRAMING: FRAME LINE 5



ENDWALL SHEETING & TRIM: FRAME LINE 5

PANELS: 26 Ga. R - TBD

BOLT TABLE FRAME LINE 5				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-100/ER-101	8	A325	1/2"	1 1/2"
ER-101/ER-102	8	A325	1/2"	1 1/2"
ER-102/ER-103	8	A325	1/2"	1 1/2"
Columns/Raf	2	A325	3/4"	1 3/4"

MEMBER TABLE FRAME LINE 5			
QUAN	MARK	PART	LENGTH
1	EC-103	W10X22	22'-1 9/16"
1	EC-104	W10X22	22'-7 1/4"
1	EC-105	W10X22	23'-1 1/4"
1	EC-106	W10X22	23'-1 1/4"
1	EC-107	W10X22	22'-7 1/4"
1	EC-108	W10X22	22'-1 9/16"
1	ER-100	W12X16	26'-0 1/4"
1	ER-101	W12X16	33'-11 7/8"
1	ER-102	W12X16	33'-11 7/8"
1	ER-103	W12X16	26'-0 1/4"
2	G-100	12X35C10	22'-11 1/2"
3	G-101	12X35C10	23'-11 1/2"
2	JB-100	12X35C16	3'-1"
2	JB-101	12X35C16	3'-7"
1	JB-102	12X35C16	4'-1"
1	CB-100	CABLE375	30'-3 13/16"
1	CB-101	CABLE375	29'-11 13/16"

FLANGE BRACE TABLE FRAME LINE 5		
VID	MARK	LENGTH
1	FB101B	1'-7"
2	FB100B	1'-6 1/4"



Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140

Engineer: DAZ	Date: 11/09/23
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Detailer:	Date:
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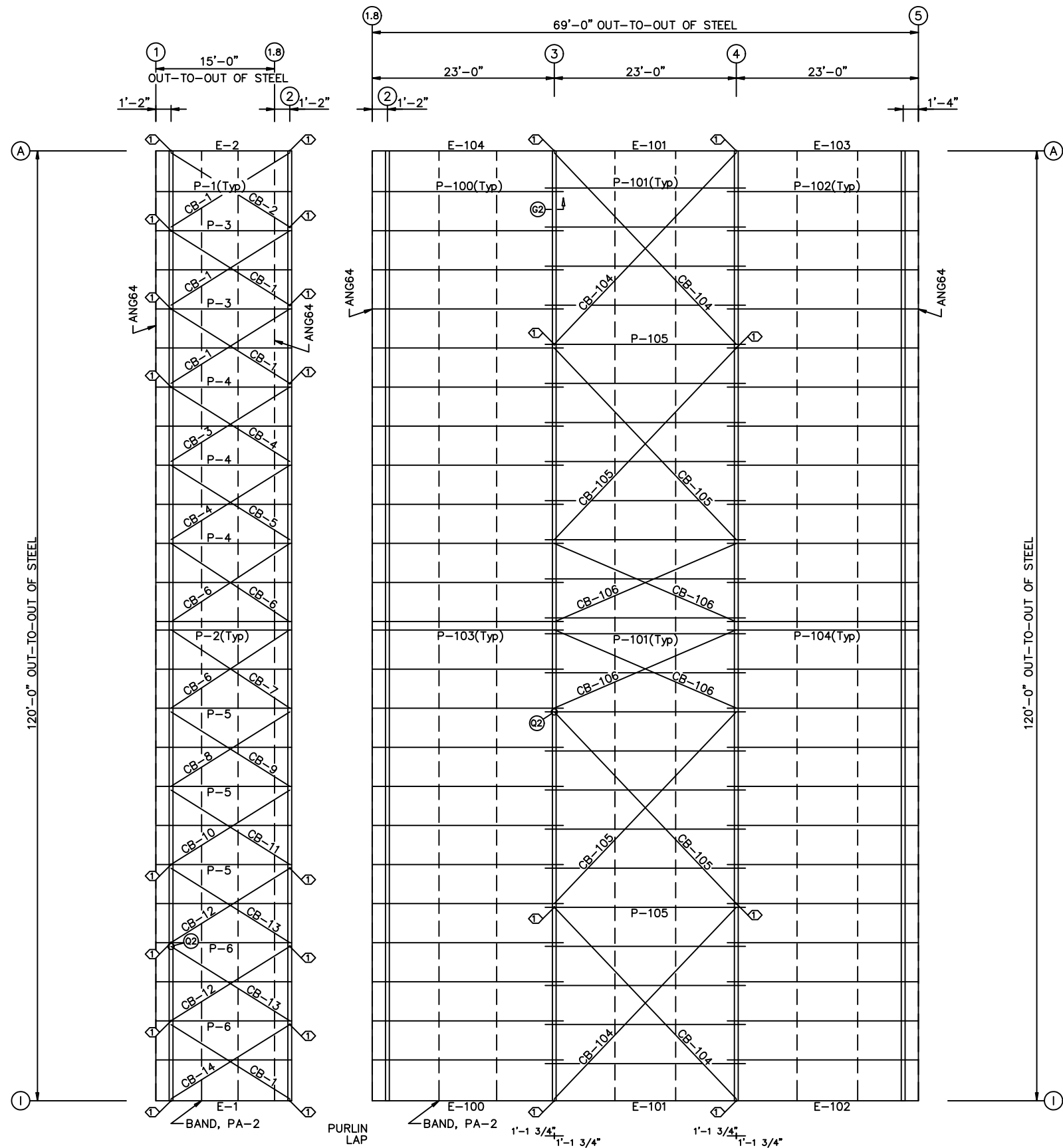
PROJECT:
TJB Manufacturing
33600 Liberty Parkway
North Ridgeville, OH 44039

CUSTOMER:
Makana Construction
104 Flat Rock Road
Bellevue, OH 44811

Project# C2203

- GENERAL NOTES:
1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
 2. See detail C7A for field coping of coldform endwall column flange braces.
 3. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).

TRIM COLORS	
EAVE TRIM = TBD	CORNER TRIM = TBD
BASE TRIM = TBD	GUTTER = TBD
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RAKE TRIM = TBD	
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* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.	



ROOF FRAMING PLAN

GENERAL NOTES:

1. Screw Down Roof: Use TEK5WW screws in place of SD150 panel screws at all 10 gage purlins, eave struts, or roof joists.
2. Standing Seam Roof: Use FST#6 in place of FST#1 clip to purlin screws at all 10 gage purlins, eave struts, or at roof joists.

MEMBER TABLE			
ROOF PLAN			
QUAN	MARK	PART	LENGTH
7	P-1	10X25Z14	16'-3 1/2"
7	P-2	10X25Z14	16'-3 1/2"
2	P-3	10X25Z12	16'-3 1/2"
3	P-4	10X25Z13	16'-3 1/2"
3	P-5	10X25Z13	16'-3 1/2"
2	P-6	10X25Z12	16'-3 1/2"
1	E-1	10X35E13	16'-4"
1	E-2	10X35E13	16'-4"
6	CB-1	CABLE500	15'-0 3/16"
1	CB-2	CABLE500	14'-6 7/16"
1	CB-3	CABLE375	15'-2 3/16"
2	CB-4	CABLE375	15'-5 3/16"
1	CB-5	CABLE375	15'-8 1/4"
3	CB-6	CABLE375	15'-9 7/8"
1	CB-7	CABLE375	16'-6 9/16"
1	CB-8	CABLE375	15'-0 9/16"
1	CB-9	CABLE375	16'-1 3/8"
1	CB-10	CABLE375	14'-9 13/16"
1	CB-11	CABLE375	15'-10 1/16"
2	CB-12	CABLE500	14'-4 13/16"
2	CB-13	CABLE500	15'-8 3/8"
1	CB-14	CABLE500	13'-11 3/4"

SPECIAL BOLTS					
ROOF PLAN					
Q ID	QUAN	TYPE	DIA	LENGTH	WASH
1	4	A325	1/2"	1 1/4"	0

MEMBER TABLE			
ROOF PLAN			
QUAN	MARK	PART	LENGTH
12	P-100	10X25Z14	24'-1 1/2"
22	P-101	10X25Z14	25'-3 1/2"
12	P-102	10X25Z14	24'-1 1/2"
12	P-103	10X25Z14	24'-1 1/2"
12	P-104	10X25Z14	24'-1 1/2"
2	P-105	10X25Z13	25'-3 1/2"
1	E-100	10X35E16	22'-11 1/2"
2	E-101	10X35E10	22'-11 1/2"
1	E-102	10X35E16	22'-11 1/2"
1	E-103	10X35E16	22'-11 1/2"
1	E-104	10X35E16	22'-11 1/2"
4	CB-104	CABLE500	29'-10 13/16"
4	CB-105	CABLE375	31'-0 1/4"
4	CB-106	CABLE250	23'-2 5/16"

SPECIAL BOLTS					
ROOF PLAN					
Q ID	QUAN	TYPE	DIA	LENGTH	WASH
1	4	A325	1/2"	1 1/4"	0



Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140

Engineer: DAZ Date: 11/09/23

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REVISION HISTORY

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PROJECT:

TJB Manufacturing

33600 Liberty Parkway

North Ridgeville, OH 44039

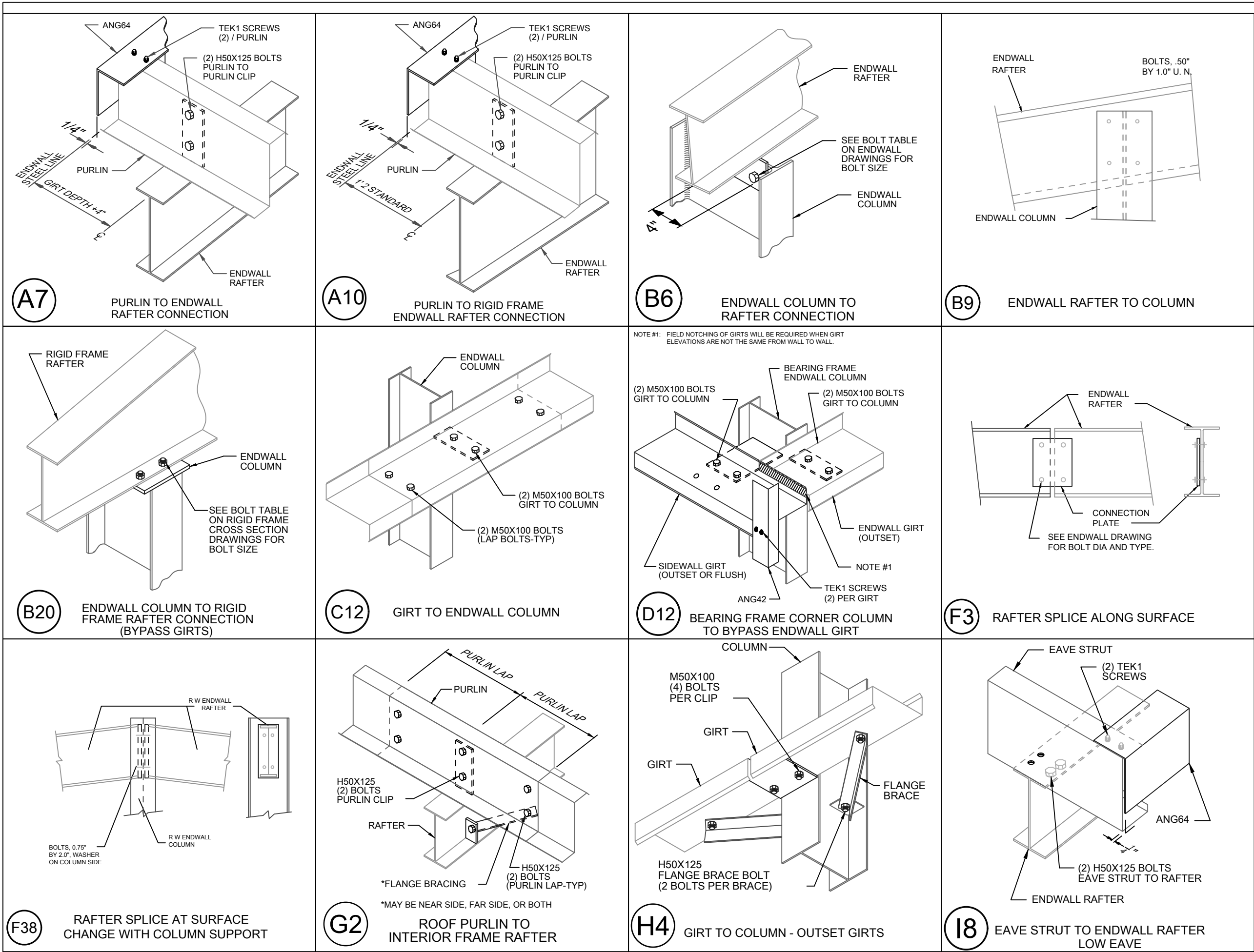
CUSTOMER:

Makana Construction

104 Flat Rock Road

Bellevue, OH 44811

Project# C2203





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6731 Surlyn Court
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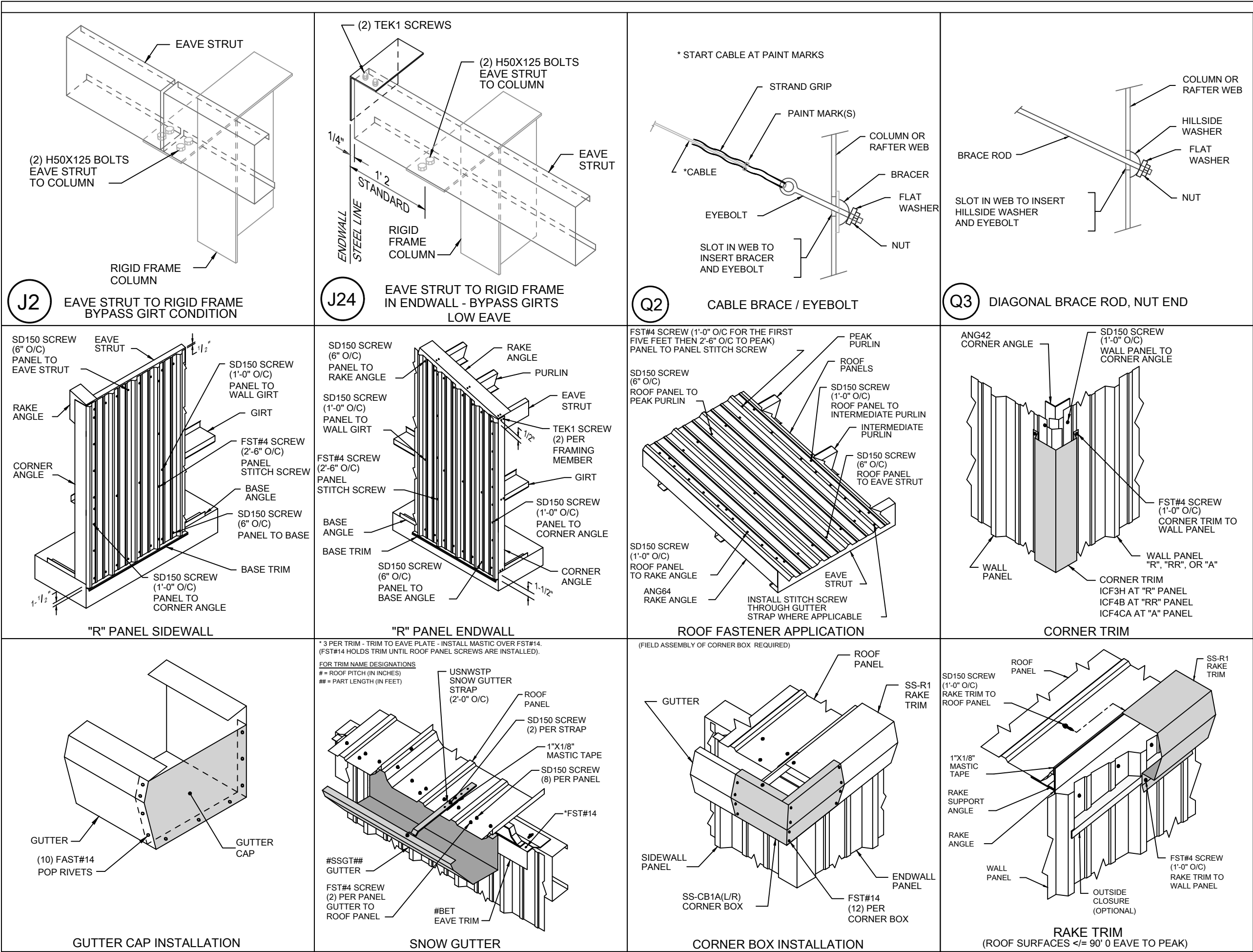
TJB Manufacturing
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Bellevue, OH 44811

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PAGE: 16



Iron City Structures, LLC
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Loveland, OH 45140

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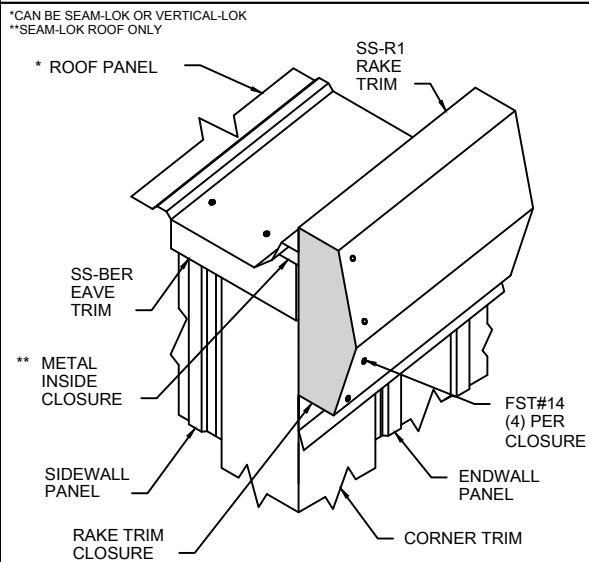
TJB Manufacturing
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CUSTOMER:

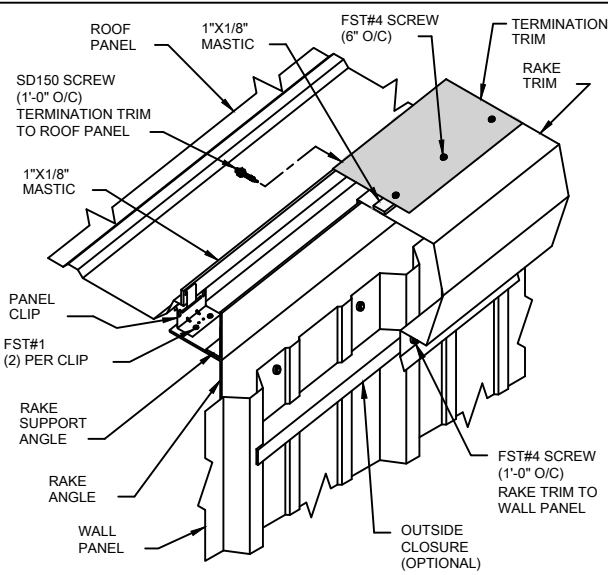
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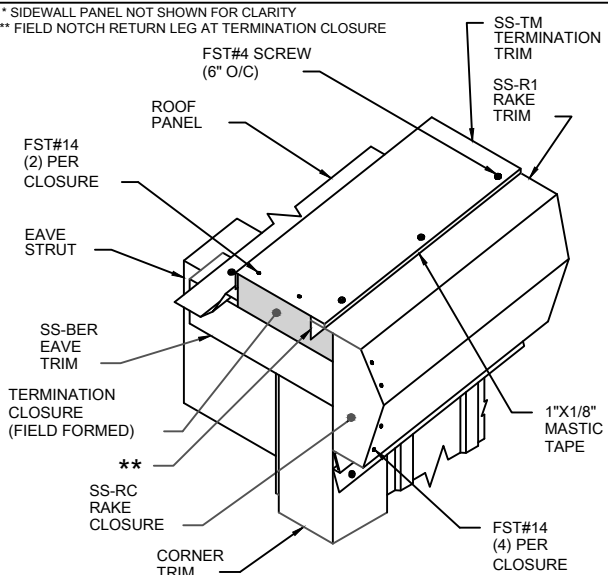
PAGE: 17



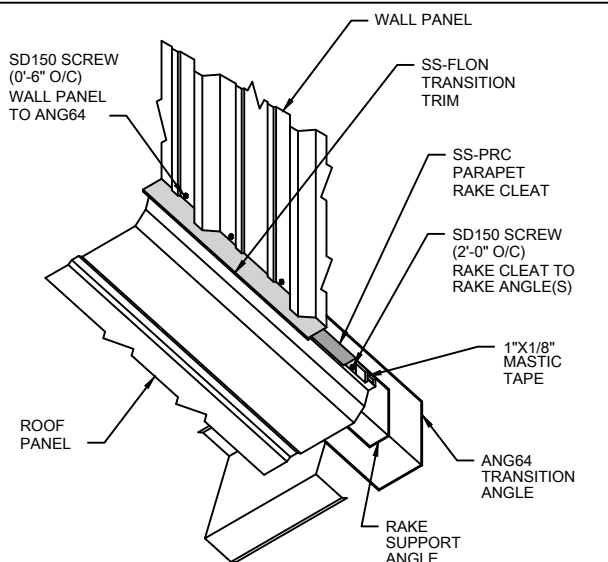
RAKE CLOSURE



TERMINATION TRIM

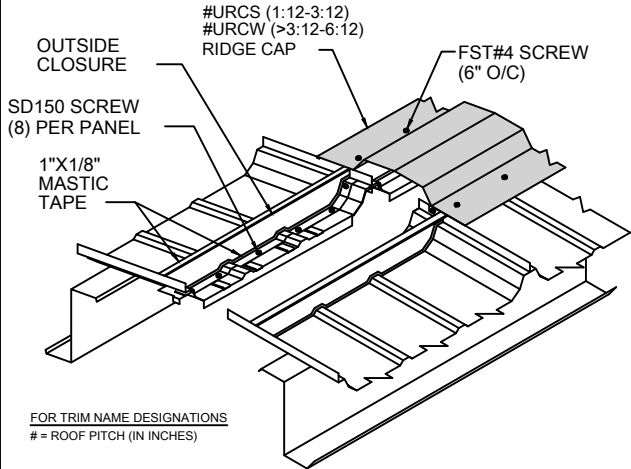


TERMINATION TRIM CLOSURE

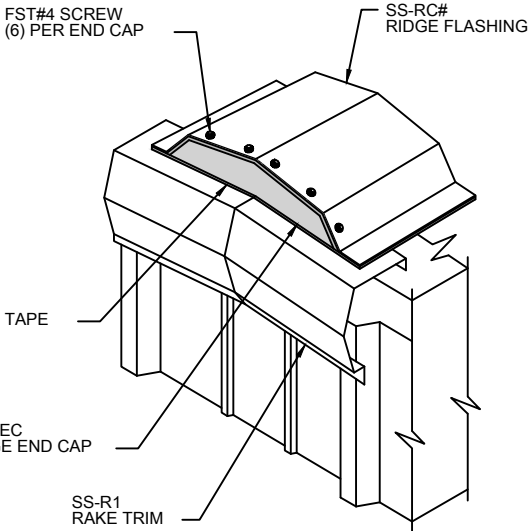


ROOF - WALL (PARALLEL) TRANSITION
FLOATING - STARTING / ENDING ON MODULE

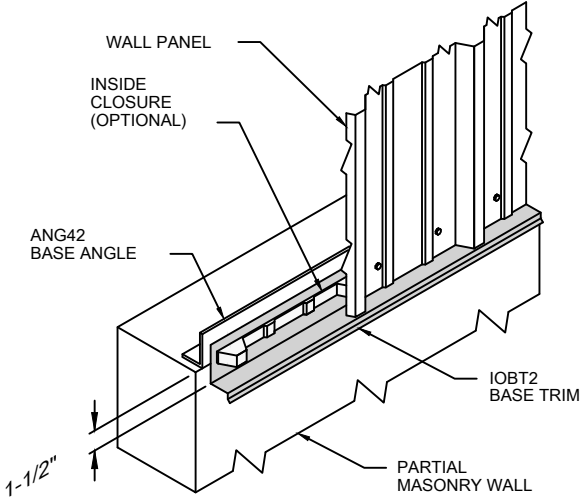
NOTE(S):
1) INSTALL THE RIDGE FLASHING STARTING AND ENDING 2-1/2" OUTSIDE THE STEEL LINE.
2) LEAVE 6" UNFASTENED ON EACH END TO ALLOW THE RAKE TRIM TO BE INSTALLED LATER.
3) DO NOT INSTALL THE FST#4 SCREWS FOR THE RIDGE CAP THROUGH THE LOCK OF THE STANDING SEAM.



RIDGE CAP TRIM



RIDGE CAP END CLOSURE



BASE TRIM AT PARTIAL WALL



Iron City Structures, LLC
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Bellevue, OH 44811

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Iron City Structures LLC

bruce@ironcitystructures.com

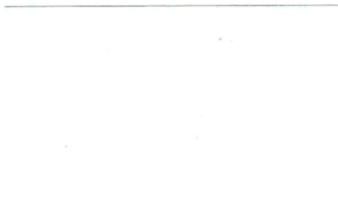
Bruce Gillan

740.507.5898

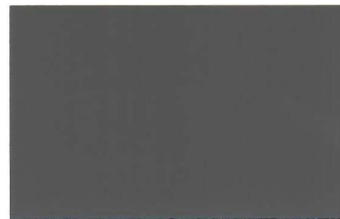
Color Selection Guide Featuring TRINAR®



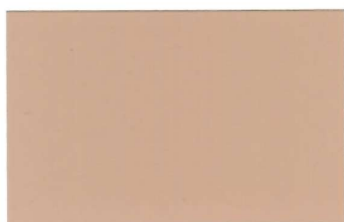
SLATE BLUE



ARCTIC WHITE*



CHARCOAL GRAY



BUCKSKIN TAN*



BURNISHED SLATE



PARCHMENT*



EVERGREEN



ASH GRAY*



ANTIQUE RED*



CHOCOLATE BROWN



HARBOR BLUE



LIGHT STONE*

TRINAR® 70% PVDF Fluoropolymer

This tough, flexible, strongly-bonded finish provides the following benefits:

- Excellent UV resistance • Excellent heat resistance • Excellent chemical resistance
- Uses only the highest quality ceramic and inorganic pigments for the finest metal finish available
- Unparalleled gloss and color retention • Resists chalking, fading, chipping and cracking • Resists staining due to airborne pollutants

** TRINAR® CC colors, formulated in TRINAR's® COOL CHEMISTRY® Series, contain ceramic infrared reflective pigments which are designed to reflect infrared energy and comply with Energy Star guidelines.*

All TRINAR® colors featured in the Color Selection Guide include a 40-year limited warranty.

AkzoNobel

DESIGN CRITERIA

Building Code: IBC 2015
Local Code (State/Prov): IBC 2017
Dead Load (psf): 2.250
Collateral Load (psf): 3.00
Roof Live Load (psf): 20.00
Frame Live Load (psf): 12.00

Snow:

Ground Snow Load (psf): 30.00
Snow Importance: 1.00
Thermal Coefficient: 1.00
Snow Exposure Factor: 1.00
Slippery Roof: Y
Roof Snow Load (psf): 21
Snow Drift: 28.2psf & 12.6ft

Wind:

Ultimate Wind Speed (mph): 115 mph
Occupancy Category: II
Importance Wind: N/A
Wind Exposure: C
Enclosure Classification: C

Seismic:

Seismic Importance: 1.00
Occupancy Category: II
Site Class: D
Seismic Design Category: B
Mapped Spectral Acceleration for Short Period, Ss 0.1430
Mapped Spectral Acceleration for Period of 1s, S1 0.0550

TJB Manufacturing
33600 Liberty Parkway
North Ridgeville, OH 44039
Project # C2203

CUSTOMER:
Makena Construction
104 Flat Rock Road
Bellevue, OH 44811

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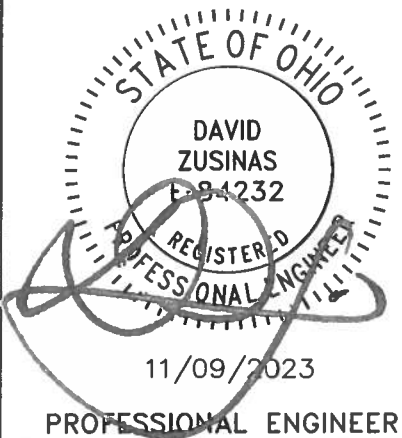
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FINAL DRAWINGS.



Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140
www.ironcitystructures.com

Engineer: DAZ	Date: 11/09/23
Approved: DAZ	
Drafter: DAZ	Date: 11/09/23
Detailer:	Date:
Checker:	Date:

REVISION #	DATE



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DESIGN INFORMATION

1. All loading conditions are examined and only the maximum / minimum H or V and the corresponding H or V are reported.
2. Positive reactions are shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

DESIGN CRITERIA		SEISMIC CRITERIA		DEFLECTION LIMITS
Width (ft)	=120	Seismic Importance	= 1.00	ENDWALL COLUMN
Length (ft)	=15	Risk Category	= II	L/ 120
Eave Height (ft)	=21.25			ENDWALL RAFTER (Live)
Roof Slope (rise/12)	=0.25:12			L/ 180
Building Code	=IBC 2015	Mapped Spectral Response Accelerations		ENDWALL RAFTER (Wind)
Local Code (State/Prov)	=OBC 2017	Ss	=0.1430	L/ 180
Dead Load (psf)	=2.250	S1	=0.0550	WALL GIRTS
Collateral Load (psf)	=3.00			L/ 240
Roof Live Load (psf)	=20.00	----Spectral Response Coefficients----		PURLIN (LIVE)
Frame Live Load (psf)	=12.00	Sds	=0.1525	L/ 180
		Sd1	=0.0880	PURLIN (WIND)
Snow:				L/ 180
Ground Snow Load (psf)	=30.00	Site Class	=D	WALL PANEL
Snow Importance	=1.00	Seismic Design Category	=B	L/ 60
Thermal Coefficient	=1.00			ROOF PANEL (Live)
Snow Exposure Factor	=1.0000	-----Base Shear-----		L/ 60
Slippery Roof	=Y	Expanded Formula = 0.667*le*Fa*Ss*W/R		ROOF PANEL (Wind)
Roof Snow Load, Pf (psf)	=21	Longitudinal Base Shear (k)	= 1.16	L/ 60
Min Roof Snow Load, Pmin (psf)	=20.00	Transverse Base Shear (k)	= 2.82	Main Frame (Horiz)
Snow Drift Load	= 28.2psf & 12.6ft			H/ 100
Wind:				Main Frame (Vert)
Ultimate Wind Speed (mph)	=115 mph	---Seismic Response Coefficients---		L/ 180
Risk Category	=II	Frame	=0.051	WIND BRACING
Importance - Wind	=N/A	FSW	=	H/ 100
Wind Exposure	=C	BSW	=	Main Frame (Crane)
Enclosure Classification	=C			H/ 100
				Main Frame (Seismic)
---Internal Pressure Coefficients---		---Response Modification Factors---		H/ 50
Pressure	=0.18	Frame	=3	SEISMIC BRACING
Suction	=-0.18	FSW	=	H/ 50
		BSW	=	PARTITION COLUMN
-----Components & Cladding-----				L/ 120
Design Pressure:				PARTITION GIRT
Pressure (psf)	=28.28			L/ 120
Suction (psf)	=-51.85			PARTITION PANEL
				L/ 120

Equivalent Lateral Brace Force Procedure.

Steel systems not specifically detailed for seismic resistance.

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

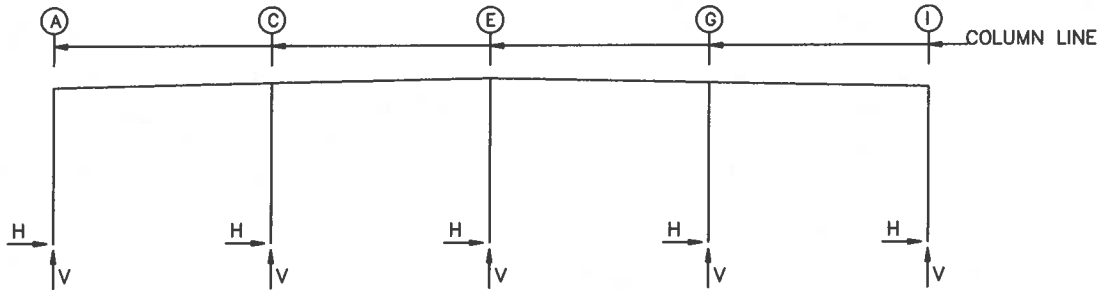
Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Snow Drift Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Long1 Vert	Wind Long2 Vert	Seis Left Vert
2	G	1.1	0.7	4.6	5.0	4.0	-4.1	-2.7	0.2	0.2	-6.6	0.2	0.0
2	E	1.1	0.7	4.7	5.1	4.0	-2.9	-2.9	0.1	0.1	-6.6	0.2	0.0
2	C	1.1	0.7	4.6	5.0	4.0	-2.7	-4.1	0.2	0.2	-6.6	0.2	0.0

Frm Line	Col Line	Seis Right Vert	-MIN_SNOW-- Horz	-MIN_SNOW-- Vert
2	G	0.0	0.0	4.7
2	E	0.0	0.0	4.8
2	C	0.0	0.0	4.7

ENDWALL COLUMN: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Base_Plate (in) Dia	Base_Plate (in) Width	Base_Plate (in) Length	Base_Plate (in) Thick	Grout (in)
2	G	4	0.750	6.000	14.00	0.500	0.0
2	E	4	0.750	8.000	14.00	0.500	0.0
2	C	4	0.750	6.000	14.00	0.500	0.0

FRAME LINES: 1



RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead Horz	Dead Vert	Collateral Horz	Collateral Vert	Live Horz	Live Vert	Snow Horz	Snow Vert	Snow_Drift Horz	Snow_Drift Vert	Wind_Left1 Horz	Wind_Left1 Vert
1	A	0.1	0.8	0.1	0.4	0.2	1.5	0.4	2.7	0.1	0.8	-2.5	-4.1
1	I	-0.1	0.8	-0.1	0.4	-0.2	1.5	-0.4	2.7	-0.1	0.8	-1.6	-0.6
1	C	0.0	1.5	0.0	0.8	0.0	3.3	0.0	5.8	0.0	1.6	0.0	-3.9
1	E	0.0	1.5	0.0	0.8	0.0	3.2	0.0	5.6	0.0	1.6	0.0	-2.9
1	G	0.0	1.5	0.0	0.8	0.0	3.3	0.0	5.8	0.0	1.6	0.0	-4.2

Frame Line	Column Line	Wind_Right1 Horz	Wind_Right1 Vert	Wind_Left2 Horz	Wind_Left2 Vert	Wind_Right2 Horz	Wind_Right2 Vert	Wind_Long1 Horz	Wind_Long1 Vert	Wind_Long2 Horz	Wind_Long2 Vert	Seismic_Left Horz	Seismic_Left Vert
1	A	1.6	-0.6	-2.9	-0.7	1.2	1.2	1.1	-3.8	0.9	0.0	-0.7	-0.6
1	I	2.5	-4.1	-1.2	1.2	2.9	-0.7	-1.1	-3.8	-0.9	0.0	-0.7	0.6
1	C	0.0	-4.2	0.0	1.2	0.0	-1.1	0.0	-7.5	0.0	0.3	0.0	0.8
1	E	0.0	-2.9	0.0	0.2	0.0	0.2	0.0	-7.4	0.0	0.2	0.0	0.0
1	G	0.0	-3.9	0.0	-1.1	0.0	1.2	0.0	-7.5	0.0	0.3	0.0	-0.8

Frame Line	Column Line	Seismic_Right Horz	Seismic_Right Vert	Wind_Left3 Horz	Wind_Left3 Vert	Wind_Right3 Horz	Wind_Right3 Vert	Wind_Left4 Horz	Wind_Left4 Vert	Wind_Right4 Horz	Wind_Right4 Vert	MIN_SNOW Horz	MIN_SNOW Vert
1	A	0.7	0.6	-2.3	-2.1	1.8	-0.1	-3.0	-2.7	1.0	0.7	0.3	2.6
1	I	0.7	-0.6	-1.8	-0.1	2.3	-2.1	-1.0	0.7	3.0	-2.7	-0.3	2.6
1	C	0.0	-0.8	0.0	-1.3	0.0	-3.6	0.0	-1.4	0.0	-1.7	0.0	5.6
1	E	0.0	0.0	0.0	-2.3	0.0	-2.3	0.0	-0.4	0.0	-0.4	0.0	5.3
1	G	0.0	0.8	0.0	-3.6	0.0	-1.3	0.0	-1.7	0.0	-1.4	0.0	5.6

BUILDING BRACING REACTIONS

Wall		Col		Reactions in plane of wall ± Reactions(k)				Panel Shear (lb/ft)		Note
Loc	Line	Horz	Vert	Horz	Vert	Horz	Vert	Wind	Seis	
L_EW	1									(h)
F_SW	1									(f)
R_EW	2									(f)
B_SW	A									(f)

(f)Bracing loads are applied to the adjacent building
(h)Rigid frame at endwall

Reactions for seismic represent shear force, Eh

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Base_Plate (in) Dia	Base_Plate (in) Width	Base_Plate (in) Length	Base_Plate (in) Thick	Grout (in)
1	A	4	0.750	8.000	11.50	0.500	0.0
1	I	4	0.750	8.000	11.50	0.500	0.0
1	C	4	0.750	10.00	10.19	0.750	0.0
1	E	4	0.750	10.00	10.19	0.750	0.0
1	G	4	0.750	10.00	10.19	0.750	0.0



Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140

Engineer: DAZ Date: 11/09/23

Approved: DAZ

Drafter: DAZ Date: 11/09/23

Detailer: Date:

Checker: Date:

FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.		DATE	REVISION HISTORY	DESCRIPTION
FOR CONSTRUCTION: FINAL DRAWINGS.				
☒				
☐				

PROJECT:
TUB Manufacturing
33600 Liberty Parkway
North Ridgeville, OH 44039

CUSTOMER:
Makana Construction
104 Flat Rock Road
Bellevue, OH 44811

Project# C2203

DESIGN INFORMATION

1. All loading conditions are examined and only the maximum / minimum H or V and the corresponding H or V are reported.
2. Positive reactions are shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

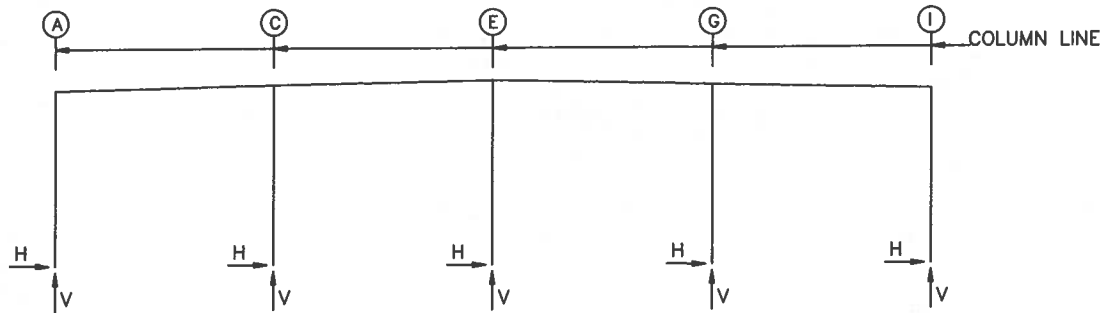
DESIGN CRITERIA		SEISMIC CRITERIA	DEFLECTION LIMITS
Width (ft)	=120	Seismic Importance = 1.00	ENDWALL COLUMN L/ 120
Length (ft)	=69	Risk Category = II	ENDWALL RAFTER (Live) L/ 180
Eave Height (ft)	=24		ENDWALL RAFTER (Wind) L/ 180
Roof Slope (rise/12)	=0.25:12		WALL GIRTS L/ 240
Building Code	=IBC 2015	Mapped Spectral Response Accelerations Ss =0.1430 S1 =0.0550	PURLIN (LIVE) L/ 180
Local Code (State/Prov)	=OBC 2017	-----Spectral Response Coefficients----- Sds =0.1525 Sd1 =0.0880	PURLIN (WIND) L/ 180
Dead Load (psf)	=2.250	Site Class =D	WALL PANEL L/ 60
Collateral Load (psf)	=3.00	Seismic Design Category =B	ROOF PANEL (Live) L/ 60
Roof Live Load (psf)	=20.00	Expanded Formula = 0.667*le*Fa*Ss*W/R	ROOF PANEL (Wind) L/ 60
Frame Live Load (psf)	=12.00	Longitudinal Base Shear (k) =10.90	Main Frame (Horiz) H/ 100
		Transverse Base Shear (k) =11.04	Main Frame (Vert) L/ 180
Snow:		-----Base Shear-----	WIND BRACING H/ 100
Ground Snow Load (psf)	=30.00		Main Frame (Crane) H/ 100
Snow Importance	=1.00		Main Frame (Seismic) H/ 50
Thermal Coefficient	=1.00	Seismic Response Coefficients-- Frame =0.051 FSW =0.051 BSW =0.051	SEISMIC BRACING H/ 50
Snow Exposure Factor	=1.0000		PARTITION COLUMN L/ 120
Slippery Roof	=Y		PARTITION GIRT L/ 120
Roof Snow Load, Pf (psf)	=21	---Response Modification Factors--- Frame =3 FSW =3 BSW =3	PARTITION PANEL L/ 120
Min Roof Snow Load, Pmin (psf)	=20.00		
Snow Drift Load	=N/A		
Wind:			
Ultimate Wind Speed (mph)	=115 mph		
Risk Category	=II		
Importance - Wind	=N/A		
Wind Exposure	=C		
Enclosure Classification	=C		
---Internal Pressure Coefficients---			
Pressure	=0.18		
Suction	=-0.18		
---Components & Cladding---			
Design Pressure:			
Pressure (psf)	=28.97		
Suction (psf)	=-38.55		

Equivalent Lateral Brace Force Procedure.

Steel systems not specifically detailed for seismic resistance.

BUILDING B

FRAME LINES: 2



RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead		Collateral		Live		Snow		Snow_Drift		Wind_Left1	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2	A	0.1	1.1	0.1	0.5	0.3	2.1	0.4	3.7	0.0	0.0	-4.6	-8.0
2	I	-0.1	1.1	-0.1	0.5	-0.3	2.1	-0.4	3.7	0.0	0.0	-4.2	-0.9
2	C	0.0	3.1	0.0	1.8	0.0	9.1	0.0	12.8	0.0	3.9	0.0	-13.3
2	E	0.0	3.1	0.0	1.8	0.0	9.0	0.0	12.6	0.0	4.0	0.0	-11.9
2	G	0.0	3.1	0.0	1.8	0.0	9.1	0.0	12.8	0.0	3.9	0.0	-12.0

Frame Line	Column Line	Wind_Right1		Wind_Left2		Wind_Right2		Wind_Long1		Wind_Long2		Seismic_Left	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2	A	4.2	-0.9	-5.6	-6.1	3.3	1.1	1.7	-4.2	1.5	-3.1	-1.9	-1.9
2	I	4.6	-8.0	-3.3	1.1	5.6	-6.1	-1.5	-3.1	-1.7	-4.2	-1.9	1.9
2	C	0.0	-12.0	0.0	-5.7	0.0	-5.8	0.0	-15.2	0.0	-4.5	0.0	2.2
2	E	0.0	-11.9	0.0	-5.4	0.0	-5.4	0.0	-13.5	0.0	-6.7	0.0	0.0
2	G	0.0	-13.3	0.0	-5.8	0.0	-5.7	0.0	-11.3	0.0	-8.5	0.0	-2.3

Frame Line	Column Line	Seismic_Right		MIN_SNOW	
		Horz	Vert	Horz	Vert
2	A	1.9	1.9	0.4	3.5
2	I	1.9	-1.9	-0.4	3.5
2	C	0.0	-2.2	0.0	7.4
2	E	0.0	0.0	0.0	7.2
2	G	0.0	2.3	0.0	7.4

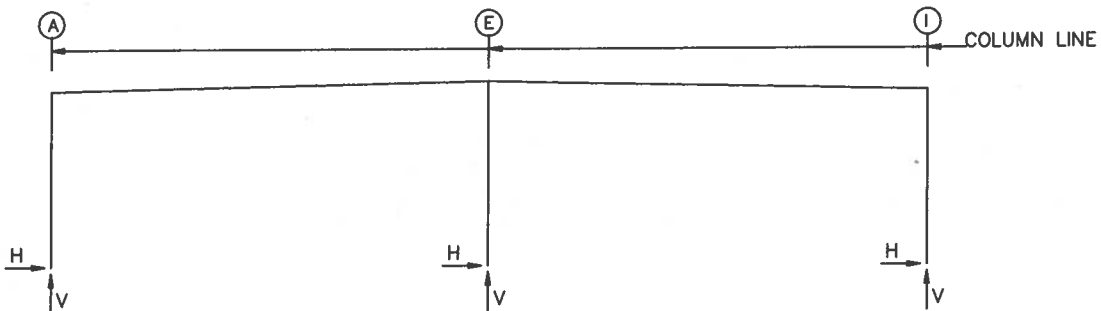
RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Bolt Dia	Base_Plate Width	Base_Plate Length	Base_Plate Thick	Grout (in)
2	A	4	0.750	8.000	11.50	0.500	0.0
2	I	4	0.750	8.000	11.50	0.500	0.0
2	C	4	0.750	8.000	14.00	0.500	0.0
2	E	4	0.750	8.000	14.00	0.500	0.0
2	G	4	0.750	8.000	14.00	0.500	0.0

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Bolt Dia	Base_Plate Width	Base_Plate Length	Base_Plate Thick	Grout (in)
3*	A	4	0.750	8.000	12.00	0.500	0.0
3*	I	4	0.750	8.000	12.00	0.500	0.0
3*	E	4	0.750	10.00	10.00	0.750	0.0
3*	Frame lines:			3	4		

FRAME LINES: 3 4



RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead		Collateral		Live		Snow		Wind_Left1		Wind_Right1	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
3*	A	0.6	2.9	0.6	1.9	2.3	7.7	4.0	13.5	-8.6	-17.7	2.3	-8.6
3*	I	-0.6	2.9	-0.6	1.9	-2.3	7.7	-4.0	13.5	-2.3	-8.6	8.6	-17.7
3*	E	0.0	5.4	0.0	4.4	0.0	17.7	0.0	31.0	0.0	-30.0	0.0	-30.0

Frame Line	Column Line	Wind_Left2		Wind_Right2		Wind_Long1		Wind_Long2		Seismic_Left		Seismic_Right	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
3*	A	-9.0	-11.2	2.0	-2.2	0.3	-29.1	0.1	-23.1	-1.8	-0.7	1.8	0.7
3*	I	-2.0	-2.2	9.0	-11.2	-0.1	-23.1	-0.3	-29.1	-1.8	0.7	1.8	-0.7
3*	E	0.0	-16.2	0.0	-16.2	0.0	-27.4	0.0	-27.4	0.0	0.0	0.0	0.0

Frame Line	Column Line	Seismic_Long		MIN_SNOW	
		Horz	Vert	Horz	Vert
3*	A	0.0	-5.1	3.8	12.8
3*	I	0.0	-5.1	-3.8	12.8
3*	E	0.0	0.0	0.0	29.6

3* Frame lines: 3 4

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead	Collat	Live	Snow	Wind_Left1	Wind_Right1	Wind_Left2	Wind_Right2	Wind Press
5	I	0.9	0.4	2.3	2.6	0.0	-3.9	0.0	-2.3	0.0
5	H	1.6	1.0	6.0	6.8	-3.7	-13.9	0.0	-2.2	-3.7
5	F	1.5	0.9	5.3	6.0	0.0	-5.3	3.7	-9.1	0.0
5	D	1.5	0.9	5.3	6.0	0.0	-5.5	0.0	-8.9	0.0
5	B	1.6	1.0	6.0	6.8	0.0	-5.8	0.0	-10.4	0.0
5	A	0.9	0.4	2.3	2.6	0.0	-2.3	0.0	-3.9	0.0

Frm Line	Col Line	Wind Suct	Wind_Long1	Wind_Long2	Seis_Left	Seis_Right	Seis Long	MIN_SNOW
5	I	3.7	0.0	-3.9	0.0	0.0	0.6	0.0
5	H	6.9	0.0	-10.2	-0.2	-1.9	1.8	0.0
5	F	7.2	0.2	-9.0	0.0	1.9	1.2	0.0
5	D	7.2	0.0	-5.5	0.0	0.0	1.2	0.0
5	B	6.9	0.0	-5.8	0.0	0.0	1.2	0.0
5	A	3.7	0.0	-2.3	0.0	0.0	0.6	0.0

ENDWALL COLUMN: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Bolt Dia	Base_Plate Width	Base_Plate Length	Base_Plate Thick	Grout (in)
5	I	4	0.750	6.000	10.19	0.500	0.0
5	H	4	0.750	6.000	10.19	0.500	0.0
5	F	4	0.750	6.000	10.19	0.500	0.0
5	D	4	0.750	6.000	10.19	0.500	0.0
5	B	4	0.750	6.000	10.19	0.500	0.0
5	A	4	0.750	6.000	10.19	0.500	0.0

BUILDING BRACING REACTIONS

Wall Loc	Col Line	Reactions in plane of wall ± Reactions(k)				Panel Shear (lb/ft)	Note
		Wind Horz	Wind Vert	Seismic Horz	Seismic Vert		
L_EW	2						(h)
F_SW	1	3.4	14.5	*	5.4	*	
R_EW	5	H,F	Bracing, see EW reactions				
B_SW	A	4.3	14.5	*	5.4	*	

(h) Rigid frame at endwall

*See RF reactions table for vertical and horizontal reactions in plane of the rigid frame.

Reactions for seismic represent shear force, Eh



Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140

Engineer: DAZ
Approved: DAZ

Date: 11/09/23

Drafter: DAZ

Date: 11/09/23

Detailer:

Date:

Checker:

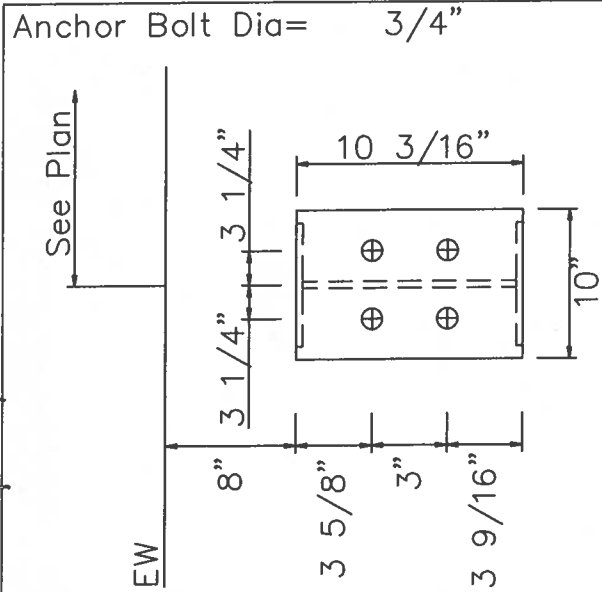
Date:

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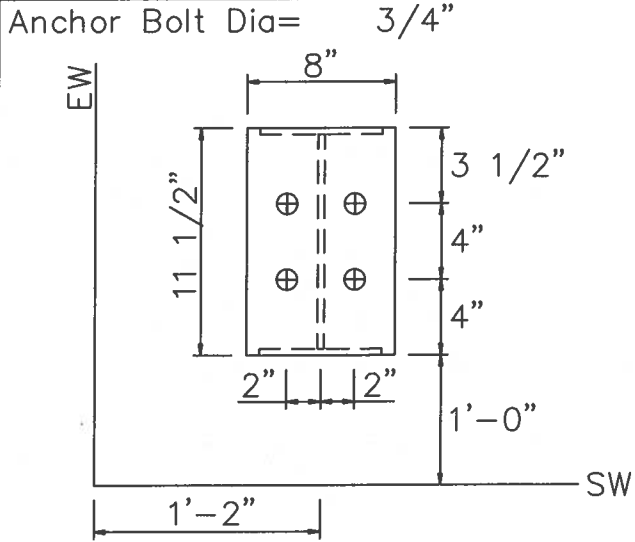
PROJECT:
TJB Manufacturing
33600 Liberty Parkway
North Ridgeville, OH 44039

CUSTOMER:
Makana Construction
104 Flat Rock Road
Bellevue, OH 44811

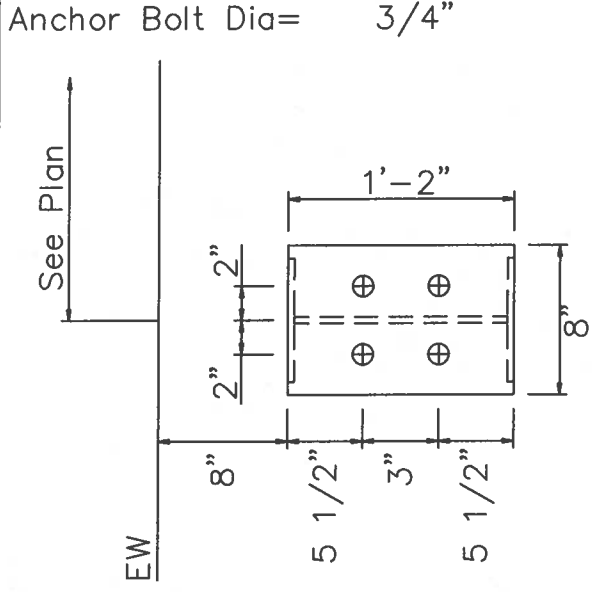
Project# C2203



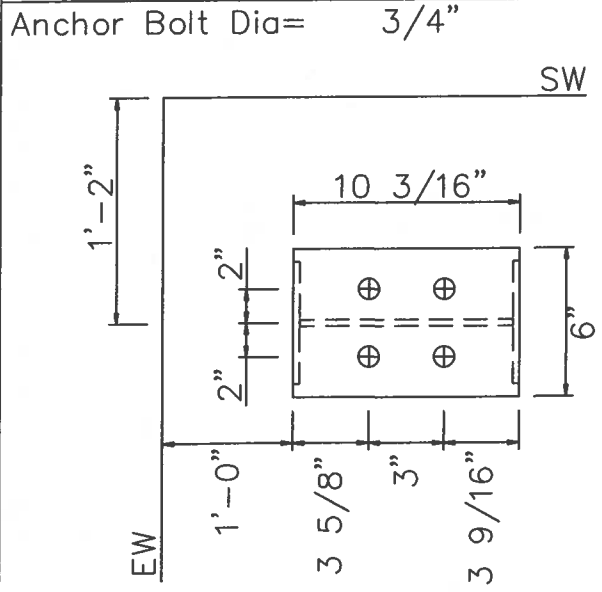
DETAIL A



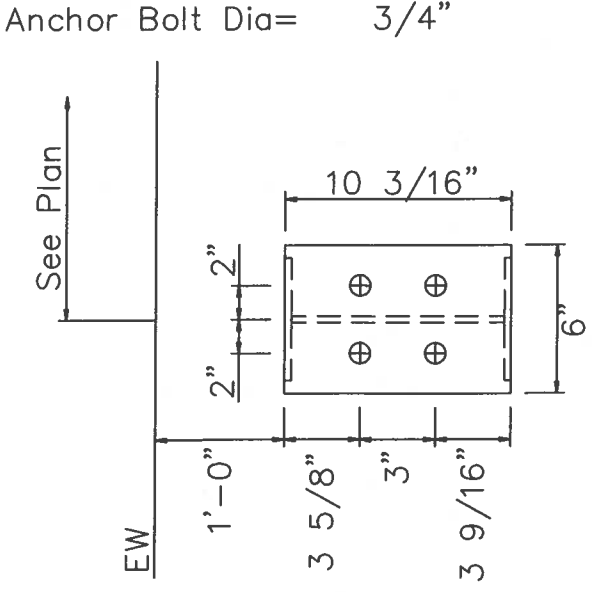
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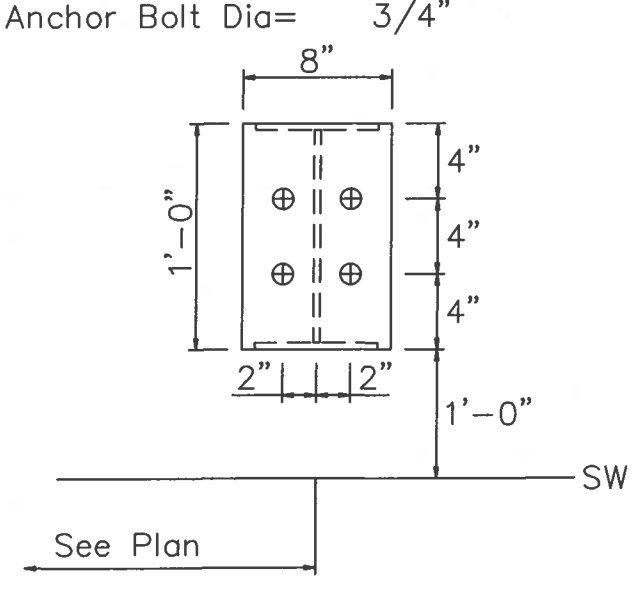
DETAIL C



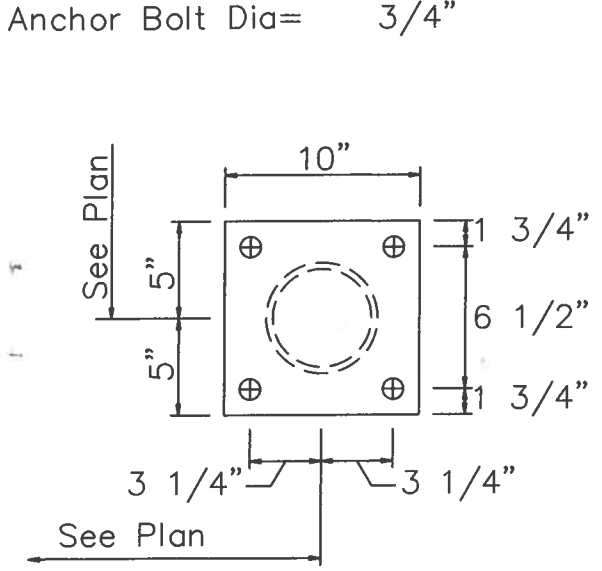
DETAIL D



DETAIL E



DETAIL F



DETAIL G



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6731 Surlyn Court
Loveland, OH 45140

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Detailer:	Date:
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CUSTOMER:
Makena Construction
104 Flat Rock Road
Bellevue, OH 44811

Project# C2203

SPLICE BOLT TABLE							CAP PLATE BOLTS				
Mark	Qty Top	Bot	Int	Type	Dia	Length	Mark	Qty	Type	Dia	Length
SP-1	4	4	0	A325	0.750	2.00	EC-1	4	A325	0.750	1.75
							EC-2	4	A325	0.750	1.75
							EC-3	4	A325	0.750	1.75

▽FLANGE BRACES: Both Sides(U.N.)
FBxxA(1)
A - L15X1/8

MEMBER TABLE						
Mark	Web Depth	Web Plate		Outside Flange		Inside Flange
	Start/End	Thick	Length	W x Thk x Length	W x Thk x Length	
RF1-1	11.0/11.0	0.149	244.7	6 x 1/4" x 244.5 6 x 1/4" x 23.2 6 x 1/4" x 455.4	6 x 1/4" x 230.4	
RF1-2	11.0/11.0	0.149	270.0	6 x 1/4" x 203.0 6 x 1/4" x 35.5 6 x 1/4" x 35.5	6 x 1/4" x 455.6	
	11.0/11.0	0.149	185.6			
RF1-3	11.0/11.0	0.149	203.0			
RF1-4	11.0/11.8	0.149	71.0	6 x 1/4" x 203.0 6 x 1/4" x 35.5 6 x 1/4" x 35.5	6 x 1/4" x 202.7 6 x 1/4" x 71.0	
RF1-5	11.0/11.0	0.149	203.0	6 x 1/4" x 203.0	6 x 1/4" x 202.7	
RF1-6	11.0/11.0	0.149	185.6	6 x 1/4" x 455.4	6 x 1/4" x 455.6	
	11.0/11.0	0.149	270.0			
EC-1	W10X22					
EC-2	W10X22					
EC-3	W10X22					



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Date:

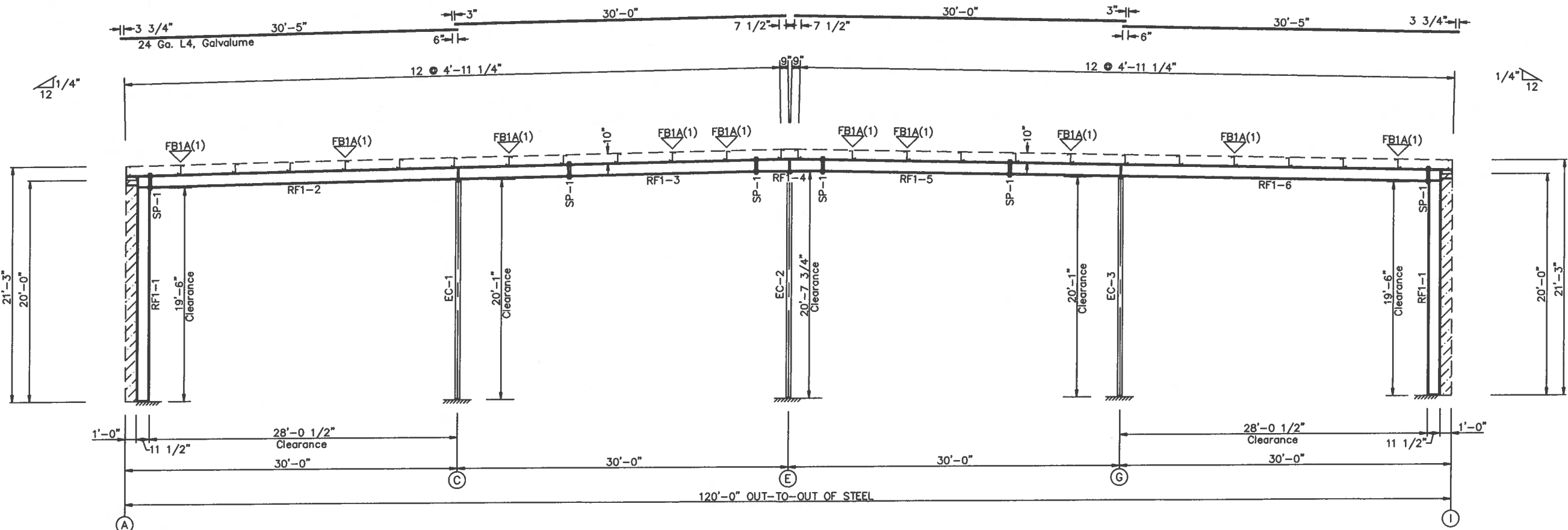
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CUSTOMER:
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104 Flat Rock Road
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Project# C2203

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GENERAL NOTES:

- See Detail Sheets for Connection Information.
- See Shipping List for Flange Brace Lengths.

SPLICE BOLT TABLE							CAP PLATE BOLTS				
Mark	Qty Top	Bot	Int	Type	Dia	Length	Mark	Qty	Type	Dia	Length
SP-1	4	4	0	A325	1.000	2.75	EC-100	4	A325	0.750	1.75
SP-2	4	4	0	A325	0.750	2.00	EC-101	4	A325	0.750	1.75
							EC-102	4	A325	0.750	1.75

▽ FLANGE BRACES: Both Sides(U.N.)
FBxxB(1)
B - L20X1/4
A - L15X1/8

MEMBER TABLE						
Mark	Web Depth	Web Plate		Outside Flange		Inside Flange
	Start/End	Thick	Length	W x Thk x Length	W x Thk x Length	W x Thk x Length
RF1-100	11.0/14.3	0.149	217.8	6 x 1/4" x 120.0	6 x 1/4" x 120.0	
	14.3/15.0	0.149	60.0	6 x 5/16" x 157.5	6 x 5/16" x 139.7	
				6 x 1/4" x 26.9		
RF1-101	14.0/14.0	0.149	270.0	6 x 1/4" x 451.3	6 x 1/4" x 451.3	
	14.0/14.0	0.149	181.3			
RF1-102	14.0/14.0	0.149	203.0	6 x 1/4" x 203.0	6 x 1/4" x 202.7	
RF1-103	14.0/14.8	0.149	71.0	6 x 1/4" x 35.5	6 x 1/4" x 71.0	
				6 x 1/4" x 35.5		
RF1-104	14.0/14.0	0.149	203.0	6 x 1/4" x 203.0	6 x 1/4" x 202.7	
RF1-105	14.0/14.0	0.149	181.3	6 x 1/4" x 451.3	6 x 1/4" x 451.3	
	14.0/14.0	0.149	270.0			
RF1-106	15.0/14.3	0.149	60.0	6 x 1/4" x 26.9	6 x 5/16" x 139.7	
	14.3/11.0	0.149	217.8	6 x 5/16" x 157.5	6 x 1/4" x 120.0	
				6 x 1/4" x 120.0		
EC-100	W1406084					
EC-101	W1408064					
EC-102	W1406084					



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Engineer: DAZ Date: 11/09/23

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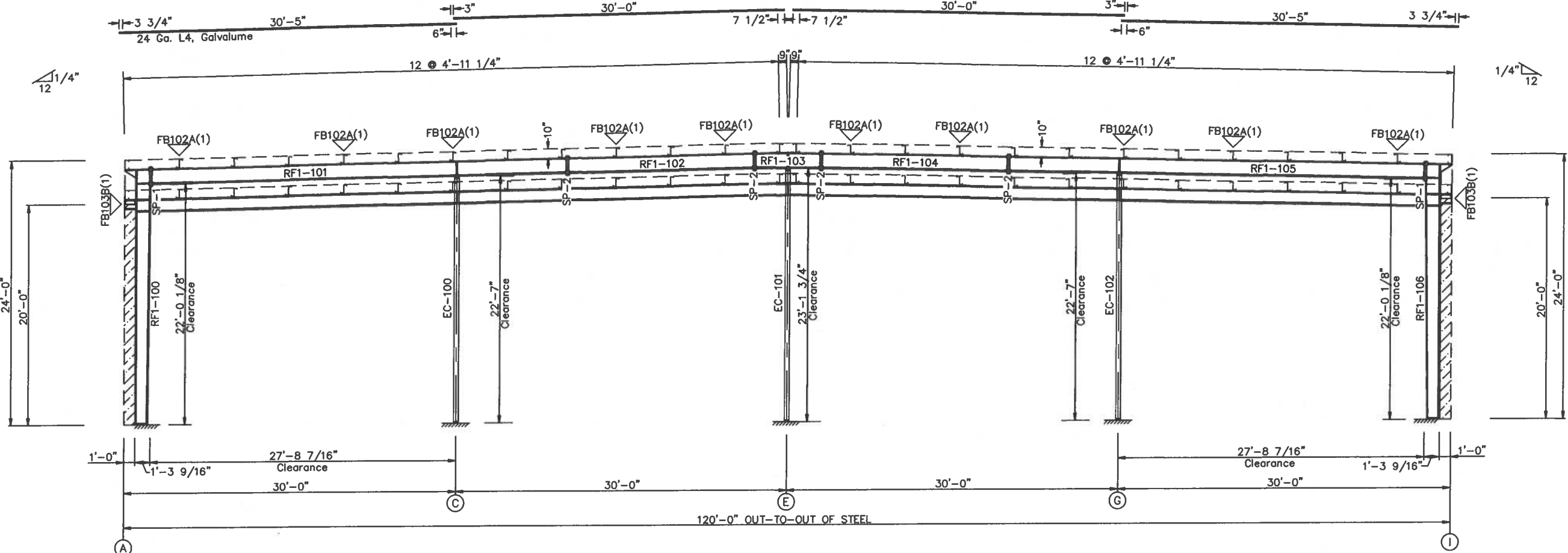
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12" CMU WALL
(BY OTHERS)

GENERAL NOTES:

- See Detail Sheets for Connection Information.
- See Shipping List for Flange Brace Lengths.

SPLICE BOLT TABLE							CAP PLATE BOLTS				
Mark	Qty Top	Bot	Int	Type	Dia	Length	Mark	Qty	Type	Dia	Length
SP-1	4	4	2	A325	0.750	2.25	RF2-104	4	A325	0.750	2.25
SP-2	4	4	2	A325	0.750	2.50					

▽ FLANGE BRACES: Both Sides(U.N.)
FBxxB(1)
B - L20X1/4
A - L15X1/8

MEMBER TABLE								
Mark	Web Depth		Web Thick	Plate Length	Outside Flange		Inside Flange	
	Start	End			W	Thk	Length	W
RF2-100	11.0	19.7	0.149	217.9	6 x 3/8"	x 120.0	6 x 5/8"	x 249.7
	19.7	21.0	0.149	60.0	6 x 1/2"	x 157.5		
RF2-101	25.0	25.0	0.188	205.5	6 x 1/4"	x 32.8		
	25.0	25.0	0.149	120.0	6 x 1/4"	x 205.5	6 x 1/4"	x 325.5
RF2-102	25.0	25.0	0.149	120.0	6 x 5/16"	x 120.0		
	25.0	25.0	0.188	202.6	6 x 5/16"	x 120.0	6 x 1/4"	x 240.0
RF2-103	25.0	25.8	0.219	70.5	6 x 1/4"	x 202.6	6 x 1/2"	x 82.1
					6 x 3/8"	x 35.3	6 x 1/2"	x 70.5
RF2-104	P6X19				6 x 3/8"	x 35.3		



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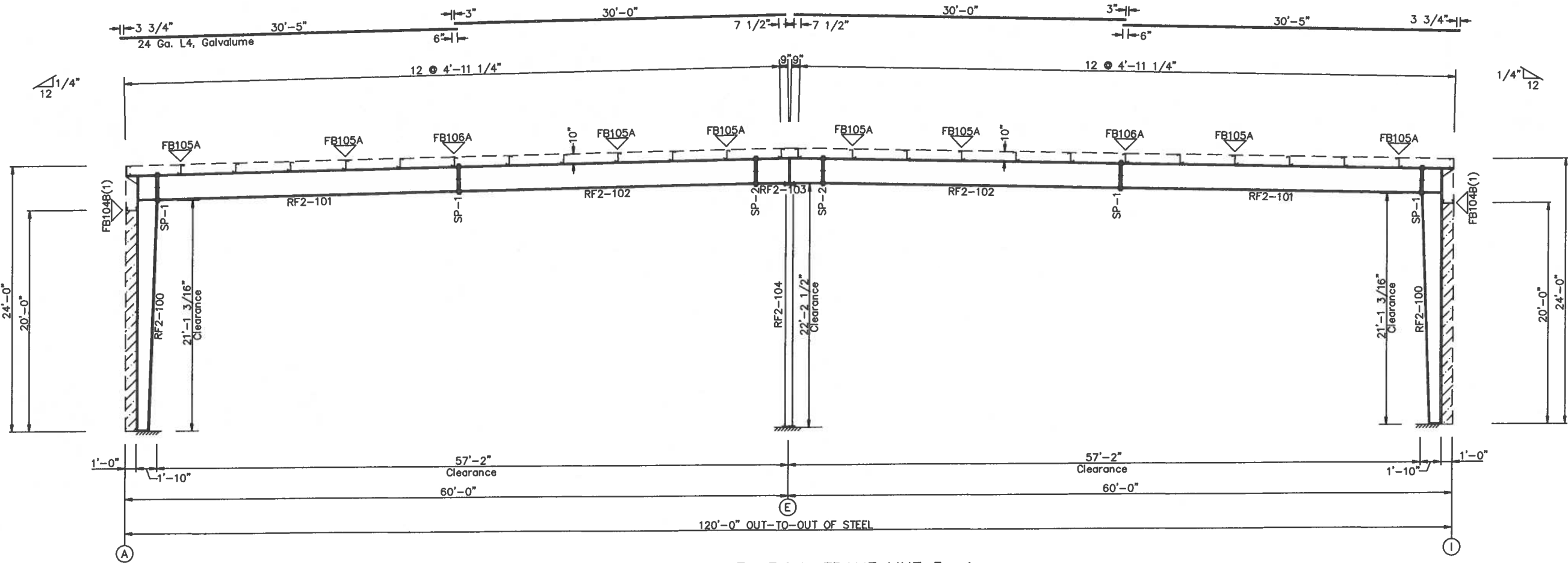
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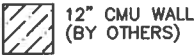
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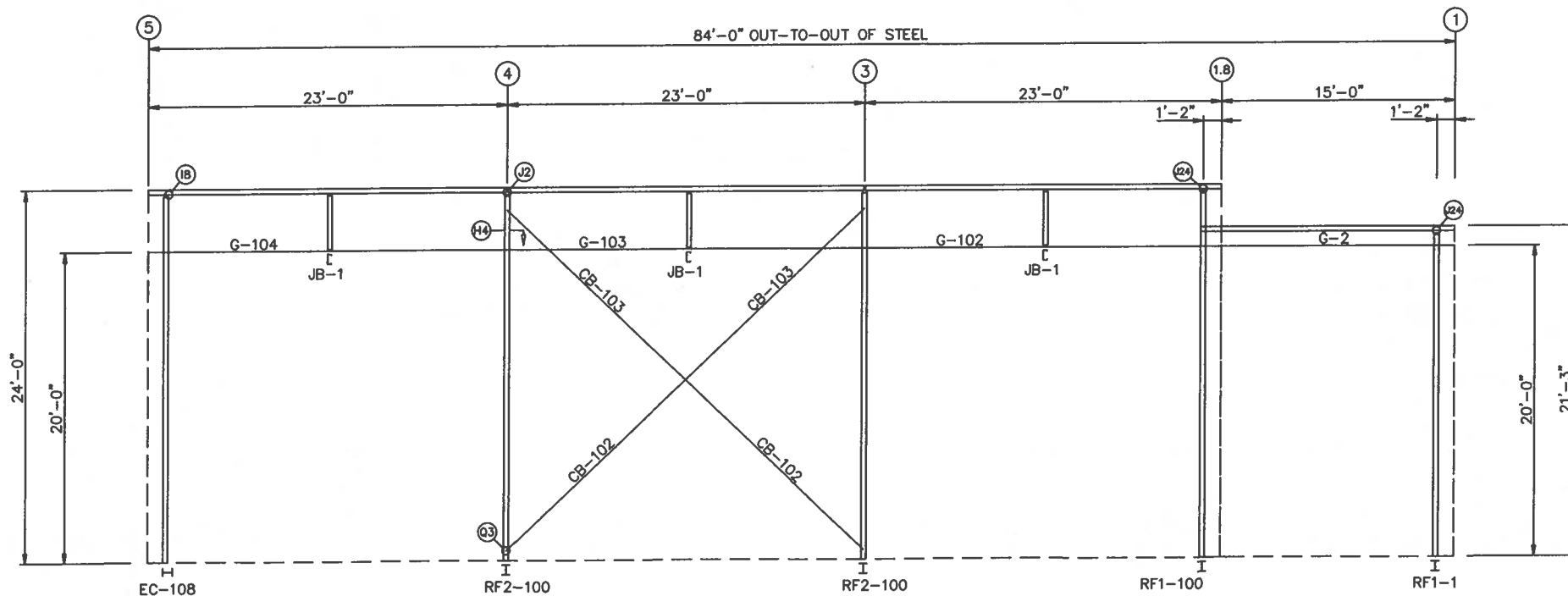


RIGID FRAME ELEVATION: FRAME LINE 3 4

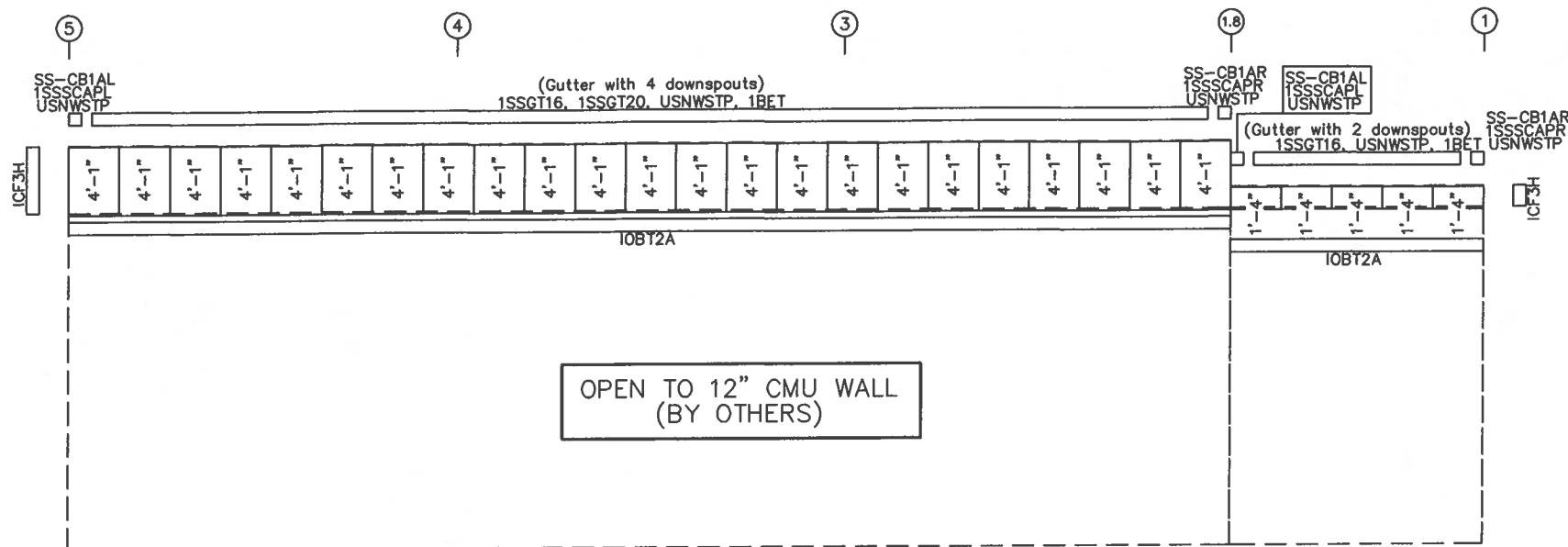


GENERAL NOTES:

- See Detail Sheets for Connection Information.
- See Shipping List for Flange Brace Lengths.



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 26 Ga. R - TBD

MEMBER TABLE FRAME LINE A			
QUAN	MARK	PART	LENGTH
1	G-2	12X35C13	14'-11 3/4"
MEMBER TABLE FRAME LINE A			
QUAN	MARK	PART	LENGTH
1	G-102	12X35C10	22'-11 1/2"
1	G-103	12X35C10	22'-11 1/2"
1	G-104	12X35C10	22'-11 1/2"
3	JB-1	12X35C16	2'-10"
2	CB-102	1.00 ROD	20'-0"
2	CB-103	1.00 ROD	12'-4 7/8"



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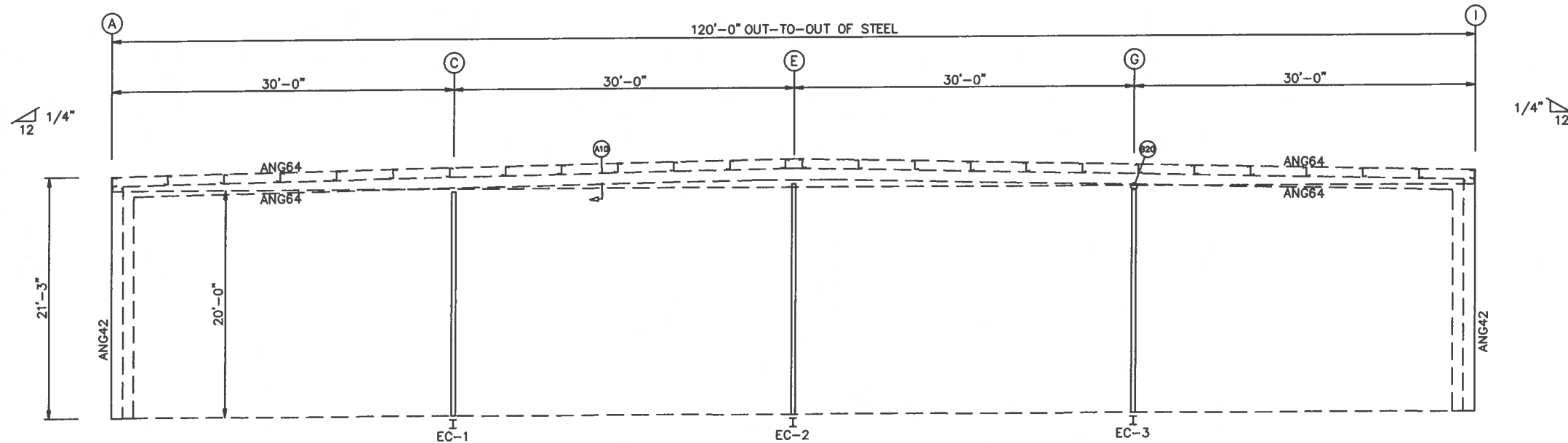
GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (# = Girt Depth).

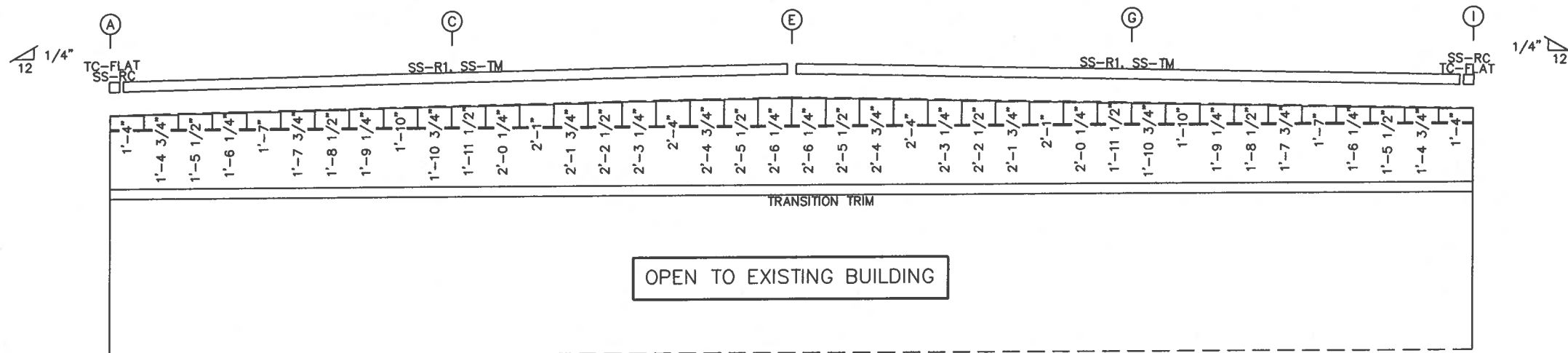
TRIM COLORS

EAVE TRIM = TBD	CORNER TRIM = TBD
BASE TRIM = TBD	GUTTER = TBD
DOOR TRIM = TBD	DOWNSPOUTS = TBD
RAKE TRIM = TBD	
* LINER TRIM = Liner panel color	
* SOFFIT TRIM = Soffit panel color	
* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.	

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ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1
PANELS: 26 Ga. R - TBD

BOLT TABLE				
FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	4	A325	3/4"	1 1/2"

MEMBER TABLE			
FRAME LINE 1			
QUAN	MARK	PART	LENGTH
1	EC-1	W10X22	20'-1 1/16"
1	EC-2	W10X22	20'-7 3/4"
1	EC-3	W10X22	20'-1 1/16"



Iron City Structures, LLC
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Loveland, OH 45140

Engineer: DAZ Date: 11/09/23

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North Ridgeville, OH 44039

CUSTOMER:

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104 Flat Rock Road
Bellevue, OH 44811

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GENERAL NOTES:

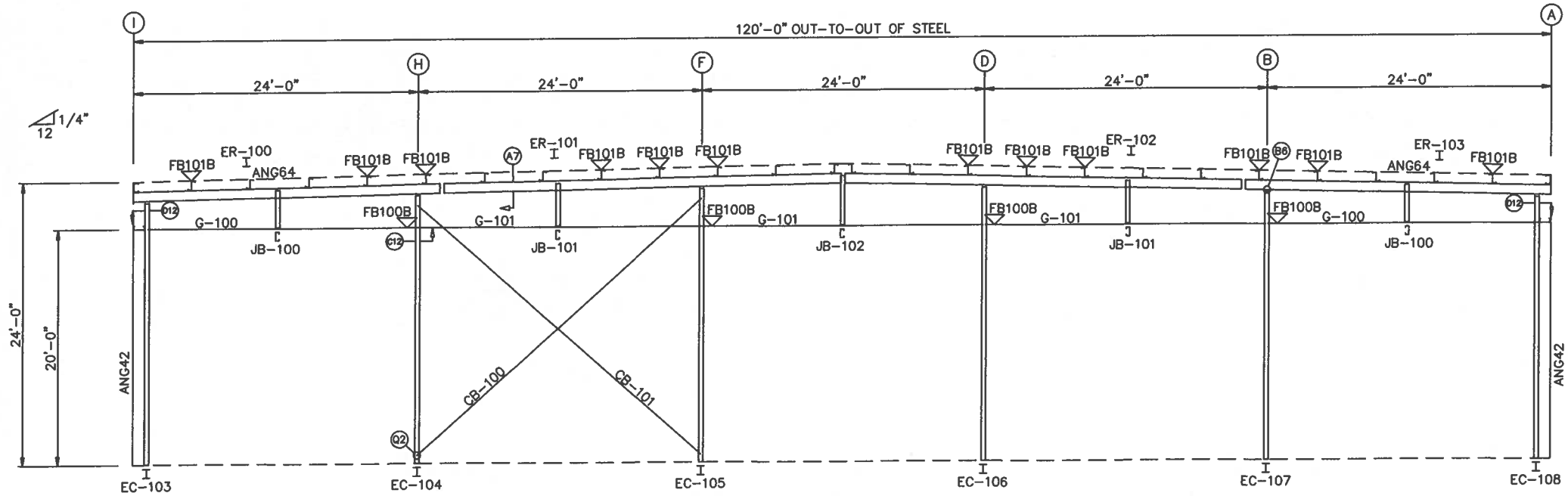
1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. See detail C7A for field coping of coldform endwall column flange braces.
3. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).

TRIM COLORS

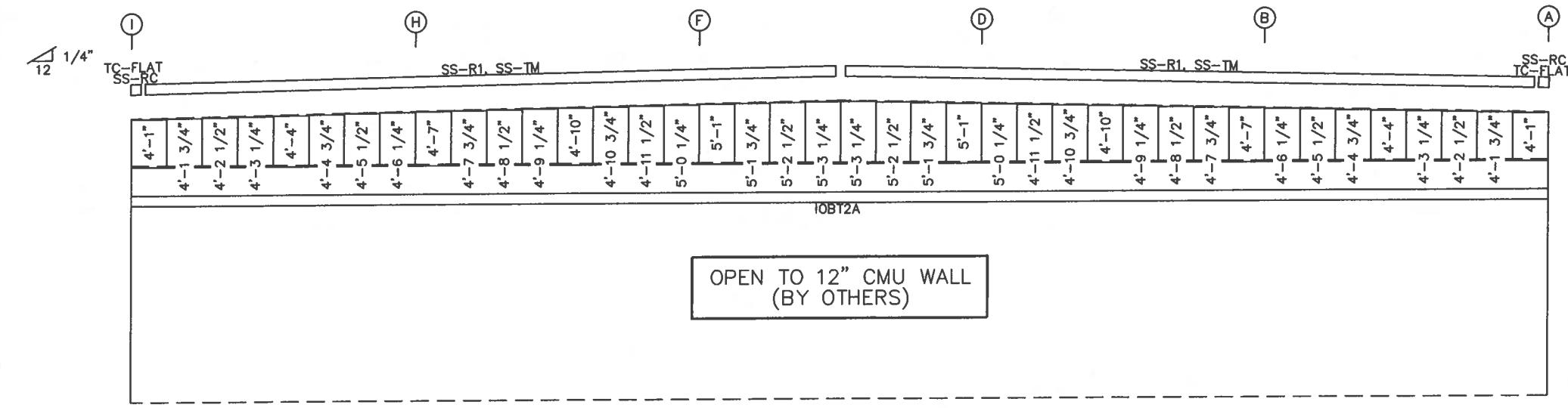
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BASE TRIM = TBD	GUTTER = TBD
DOOR TRIM = TBD	DOWNSPOUTS = TBD
RAKE TRIM = TBD	
* LINER TRIM = Liner panel color	
* SOFFIT TRIM = Soffit panel color	

* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.

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ENDWALL FRAMING: FRAME LINE 5



ENDWALL SHEETING & TRIM: FRAME LINE 5
PANELS: 26 Ga. R - TBD

BOLT TABLE FRAME LINE 5				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-100/ER-101	8	A325	1/2"	1 1/2"
ER-101/ER-102	8	A325	1/2"	1 1/2"
ER-102/ER-103	8	A325	1/2"	1 1/2"
Columns/Raf	2	A325	3/4"	1 3/4"

MEMBER TABLE FRAME LINE 5			
QUAN	MARK	PART	LENGTH
1	EC-103	W10X22	22'-1 9/16"
1	EC-104	W10X22	22'-7 1/4"
1	EC-105	W10X22	23'-1 1/4"
1	EC-106	W10X22	23'-1 1/4"
1	EC-107	W10X22	22'-7 1/4"
1	EC-108	W10X22	22'-1 9/16"
1	ER-100	W12X16	26'-0 1/4"
1	ER-101	W12X16	33'-11 7/8"
1	ER-102	W12X16	33'-11 7/8"
1	ER-103	W12X16	26'-0 1/4"
2	G-100	12X35C10	22'-11 1/2"
3	G-101	12X35C10	23'-11 1/2"
2	JB-100	12X35C16	3'-1"
2	JB-101	12X35C16	3'-7"
1	JB-102	12X35C16	4'-1"
1	CB-100	CABLE375	30'-3 13/16"
1	CB-101	CABLE375	29'-11 13/16"

FLANGE BRACE TABLE FRAME LINE 5		
VID	MARK	LENGTH
1	FB101B	1'-7"
2	FB100B	1'-6 1/4"



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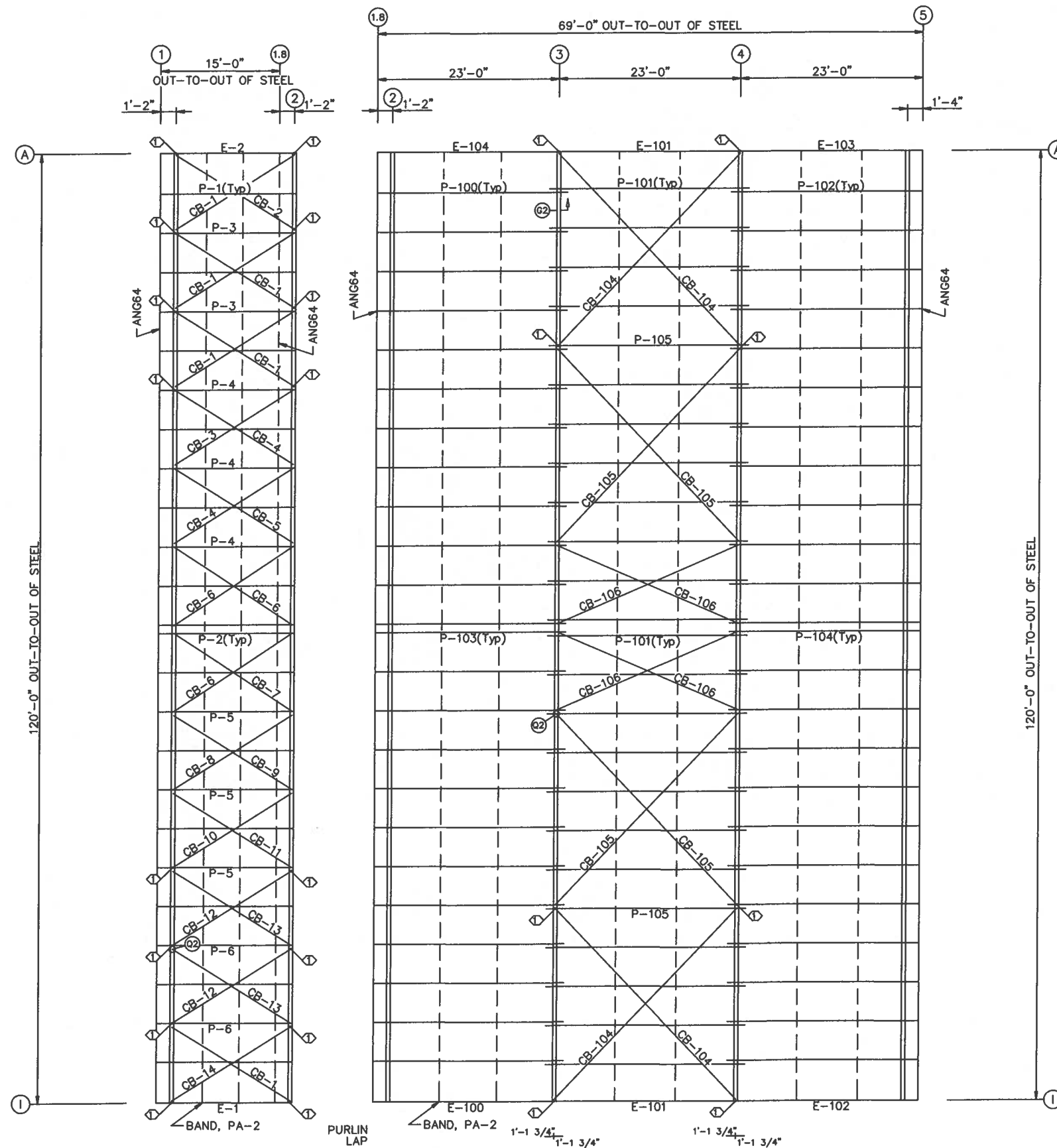
CUSTOMER:
Makana Construction
104 Flat Rock Road
Bellevue, OH 44811

Project# C2203

GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. See detail C7A for field coping of coldform endwall column flange braces.
3. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).

TRIM COLORS	
EAVE TRIM = TBD	CORNER TRIM = TBD
BASE TRIM = TBD	GUTTER = TBD
DOOR TRIM = TBD	DOWNSPOUTS = TBD
RAKE TRIM = TBD	
* LINER TRIM = Liner panel color	
* SOFFIT TRIM = Soffit panel color	
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ROOF FRAMING PLAN

GENERAL NOTES:

1. Screw Down Roof: Use TEK5WW screws in place of SD150 panel screws at all 10 gage purlins, eave struts, or roof joists.
2. Standing Seam Roof: Use FST#6 in place of FST#1 clip to purlin screws at all 10 gage purlins, eave struts, or at roof joists.

MEMBER TABLE ROOF PLAN			
QUAN	MARK	PART	LENGTH
7	P-1	10X25Z14	16'-3 1/2"
7	P-2	10X25Z14	16'-3 1/2"
2	P-3	10X25Z12	16'-3 1/2"
3	P-4	10X25Z13	16'-3 1/2"
3	P-5	10X25Z13	16'-3 1/2"
2	P-6	10X25Z12	16'-3 1/2"
1	E-1	10X35E13	16'-4"
1	E-2	10X35E13	16'-4"
6	CB-1	CABLE500	15'-0 3/16"
1	CB-2	CABLE500	14'-6 7/16"
1	CB-3	CABLE375	15'-2 3/16"
2	CB-4	CABLE375	15'-5 3/16"
1	CB-5	CABLE375	15'-8 1/4"
3	CB-6	CABLE375	15'-9 7/8"
1	CB-7	CABLE375	16'-6 9/16"
1	CB-8	CABLE375	15'-0 9/16"
1	CB-9	CABLE375	16'-1 3/8"
1	CB-10	CABLE375	14'-9 13/16"
1	CB-11	CABLE375	15'-10 1/16"
2	CB-12	CABLE500	14'-4 13/16"
2	CB-13	CABLE500	15'-8 3/8"
1	CB-14	CABLE500	13'-11 3/4"

SPECIAL BOLTS ROOF PLAN					
Q ID	QUAN	TYPE	DIA	LENGTH	WASH
1	4	A325	1/2"	1 1/4"	0

MEMBER TABLE ROOF PLAN			
QUAN	MARK	PART	LENGTH
12	P-100	10X25Z14	24'-1 1/2"
22	P-101	10X25Z14	25'-3 1/2"
12	P-102	10X25Z14	24'-1 1/2"
12	P-103	10X25Z14	24'-1 1/2"
12	P-104	10X25Z14	24'-1 1/2"
2	P-105	10X25Z13	25'-3 1/2"
1	E-100	10X35E16	22'-11 1/2"
2	E-101	10X35E10	22'-11 1/2"
1	E-102	10X35E16	22'-11 1/2"
1	E-103	10X35E16	22'-11 1/2"
1	E-104	10X35E16	22'-11 1/2"
4	CB-104	CABLE500	29'-10 13/16"
4	CB-105	CABLE375	31'-0 1/4"
4	CB-106	CABLE250	23'-2 5/16"

SPECIAL BOLTS ROOF PLAN					
Q ID	QUAN	TYPE	DIA	LENGTH	WASH
1	4	A325	1/2"	1 1/4"	0



Iron City Structures, LLC
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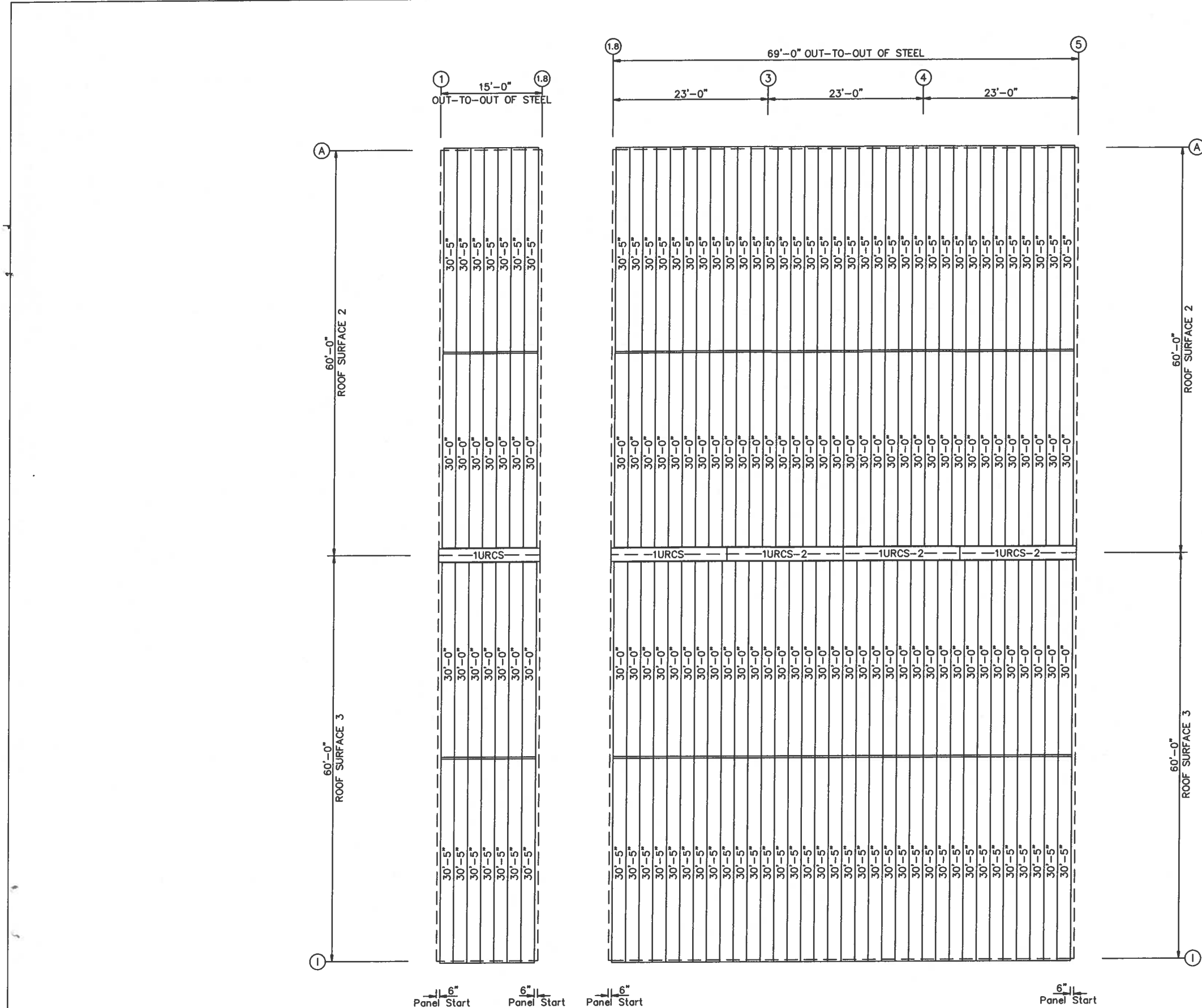
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Project# C2203



ROOF SHEETING PLAN
PANELS: 24 Ga. L4 - Galvalume

GENERAL NOTES:

Panel "Start" and "End" dimensions must be followed for the proper installation of the gable trim(s) provided.



Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140

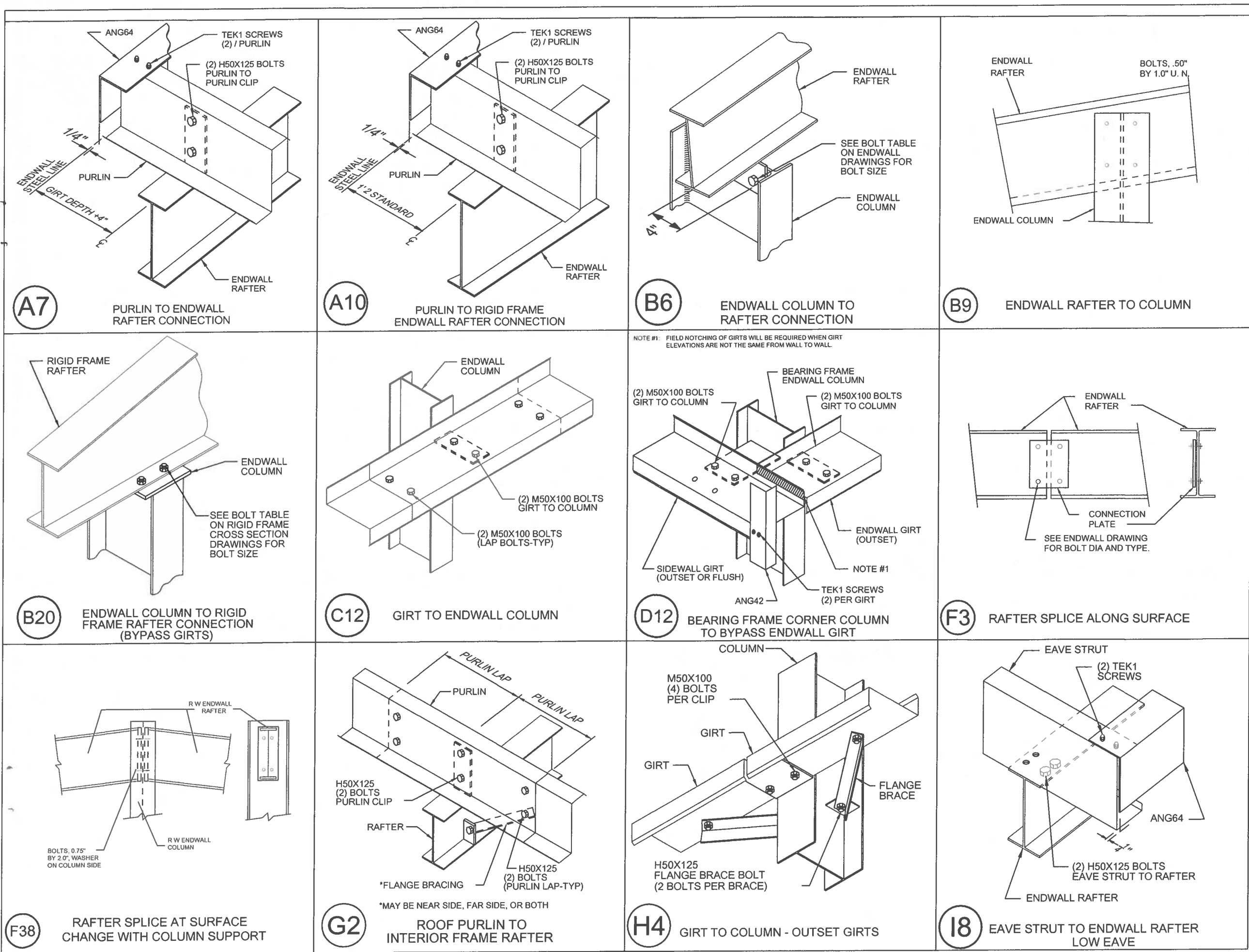
Engineer: DAZ	Date: 11/09/23
Approved: DAZ	
Drafter: DAZ	Date: 11/09/23
Detailer:	Date:
Checker:	Date:

☒ FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.		☐ FOR CONSTRUCTION: FINAL DRAWINGS.	
REV.	DESCRIPTION	DATE	

PROJECT:
TJB Manufacturing
33600 Liberty Parkway
North Ridgeville, OH 44039

CUSTOMER:
Makena Construction
104 Flat Rock Road
Bellevue, OH 44811

Project# C2203





Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140

Engineer: DAZ		Date: 11/09/23	
Approved: DAZ		Date: 11/09/23	
Drafter: DAZ		Date:	
Detailer:		Date:	
Checker:		Date:	

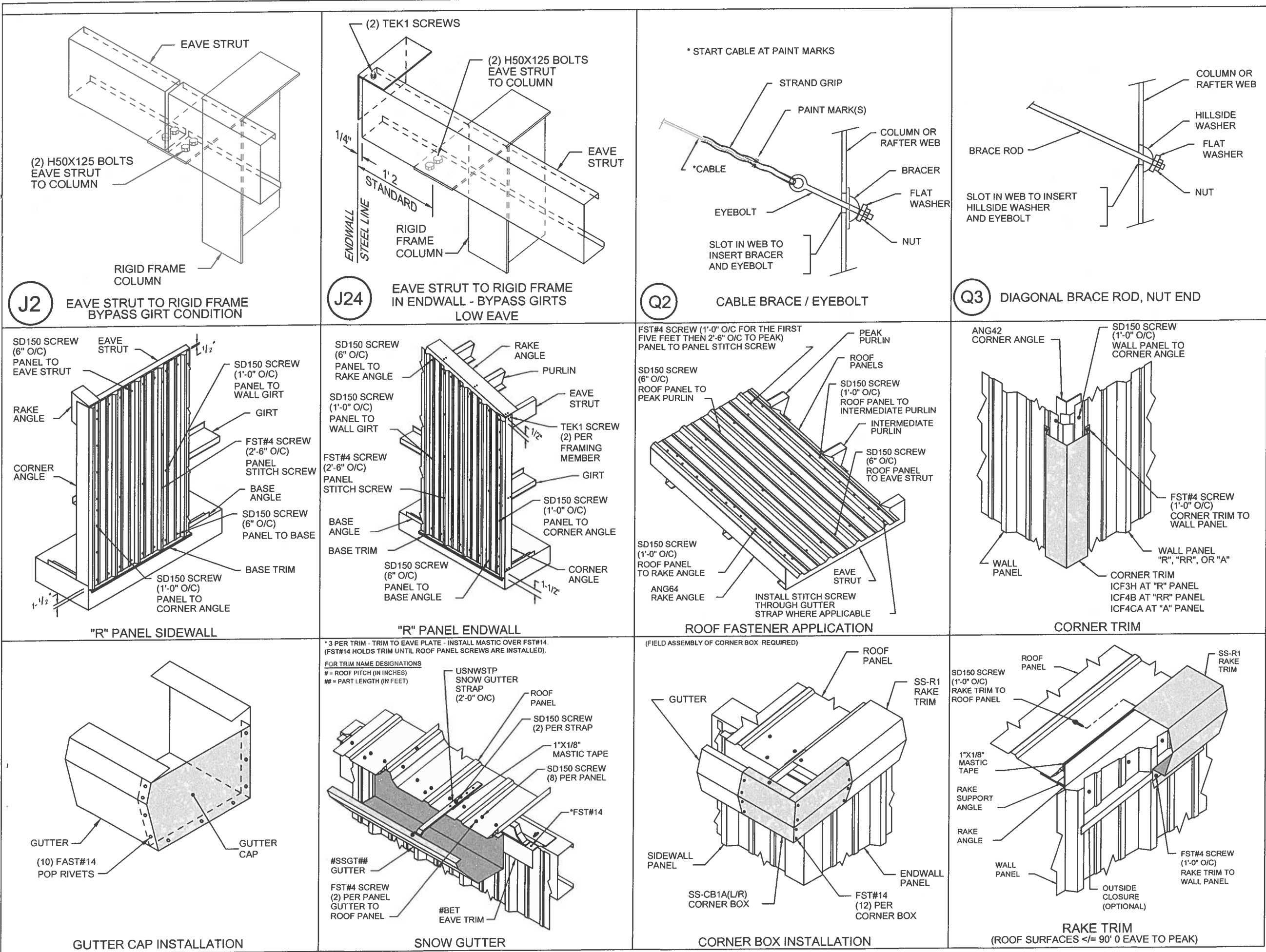
FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.	FOR CONSTRUCTION: FINAL DRAWINGS.	REVISION HISTORY	DATE
		REV.	DESCRIPTION

PROJECT:
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33600 Liberty Parkway
North Ridgeville, OH 44039

CUSTOMER:
Makana Construction
104 Flat Rock Road
Bellevue, OH 44811

Project# C2203

PAGE: 16





Iron City Structures, LLC
6731 Surlyn Court
Loveland, OH 45140

Engineer: DAZ
Approved: DAZ

Drafter: DAZ

Detailer:

Checker:

Date: 11/09/23

Date: 11/09/23

Date:

Date:

FOR PERMIT: THESE DRAWINGS BEING FOR PERMIT ARE BY DEFINITION NOT FINAL. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

FOR CONSTRUCTION: FINAL DRAWINGS.

REVISION HISTORY

DATE

REV.

PROJECT:
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North Ridgeville, OH 44039

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Makana Construction
104 Flat Rock Road
Bellevue, OH 44811

Project# C2203

PAGE: 17

Page 151 of 240

Planning Commission Application



SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in 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 Division. Plans shall be collated, folded and easily legible.
- **Staff Review.** The applicant shall attend a staff review meeting and may be required to submit additional information and/or 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

35782 Center Ridge Road

Location address

07-00-021-101-068

Parcel number

B-3 and R-1

Current zoning

Phase 1 including a 9,000 sqft building, parking, Phase 2 Parking, and landscape material storage.

Proposed project

APPLICANT/AGENT INFORMATION

Kevin Urig / KMU Trucking and Excavating

Name/Company

4436 Center Road, Avon, 44011

Applicant address

440-223-3497

Applicant phone

kmukevin@gmail.com

Applicant email

PROPERTY OWNER INFORMATION

Aron A. Rus / Twin Power Investments LLC

Name/Company

35782 Center Ridge Road

Property owner address

440-552-8789

Property owner phone

aron76usa@yahoo.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.

OFFICE	PPZ No. PPZ 2024 0281	Date Received JUN 13 2024	ACTION Denied OK
	Planning Fee Paid	Engineering Fee Paid	

Planning Review

July 1, 2024

Project: Pro Care We Care Complete Landscape Services
Location: 35782 Center Ridge Road
PPN: 07-00-021-101-068
District: B-3 Highway Commercial District/R-1 Residence District

Project Summary:

The applicant has recently purchased the subject property for his seasonal landscaping company and proposes to construct two 9,000 square foot metal buildings, parking and other site improvements for the business. An additional building is proposed in a later phase. The property is currently split zoned. The front 500-foot-deep portion of the property is zoned B-3 Highway Commercial District and the rear is zoned R-1 Residence District. This split zoning exists on the neighboring properties to the east and west, as well. The applicant proposed a rezoning of the residential portion to B-3 so that the entire lot may be used for business purposes. Planning Commission recommended the rezoning to Council at their May meeting.

The applicant is proposing phased construction. The first phase would include two buildings, driveway, parking, material storage and other site improvements, including stormwater management sized for the entire future buildout of the property. The proposed building would be placed 15 feet from the west property line. The northwest corner of the building abuts property zoned R-1; therefore, a 20-foot setback is required. The applicant will need to seek a 5-foot building setback variance from the BZBA.

While there are no required setbacks for driveways or parking lots, the zoning code does require buffering where a commercial use abuts a residential district. "Residential district" is defined as any residentially zoned land or any land with a current residential use. The required buffer strip is a 10-foot-deep area along any adjacent residential property line, which must be improved with landscape plantings to provide screening. The proposed site plan shows buffer strips improved with mounding and landscaping along both side property lines, specifically a 3-foot-high mound with Green Giant arborvitae spaced every 10 feet. To the rear of Building 1, a dumpster enclosure is provided and to the rear of Building 2, bins for landscape materials comprised of concrete barrier walls will provide containment.

One curb cut is proposed, which meets the required width, despite the narrow lot frontage. Sufficient parking is provided based upon the applicant's indication of number of employees. No customer traffic is expected at the site. A truck turn exhibit was provided. The applicant indicated that the only lighting to be provided will be limited to building lighting. Full cut off fixtures are required and no light may bleed over any residential property line.

Planning Commission Comment Sheet



PROJECT INFORMATION

Construct a 9,000 sq ft building, parking and landscape material storage (Updated Plans)

Proposed project

35782 Center Ridge

Location

July 9, 2024

Meeting date

07-00-021-101-068

Parcel number

June 19, 2024

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

The revised plan now has the proper setbacks. In making these revision they have moved the building to the north and it now is partially located in the R-1 zoning district. This is not allowed until the rezoning to B-3 is completed by City Council.

SUBMITTED BY

Guy M. Fursdon

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.

Staff Meeting Bulletin

Meeting Date: April 29, 2024

Project: 35782 Center Ridge Rd, North Ridgeville, OH 44039

Applicant: Kevin Urig, 4436 Center Ridge Rd, Avon, OH 44011

Zoning: B-3 Highway Commercial District and R-1 Residence District

In Attendance: Kim Lieber, Planning & Development Director
Guy Fursdon, Chief Building Official
Lori Birschbach-Tober, Assistant Engineer
Tina Wieber, Deputy Clerk of Council
Aron Rus, Pro Care We Care Landscaping
George Webb, Bramhall Engineering
Kevin Urig, KMU

Project Introduction

- George explained that in response to the comments they added a substantial amount of buffering along most of the perimeter of the site to make sure that it was hidden, and they shifted the drive to the west to allow more buffer area to the residential piece to the east. Impervious surface has been reduced. They pushed the storage bins further to the north. They are in the process of discussing their tie in at the sanitary easement with the dentist that owned the neighboring property. He stated they understood lighting was a concern, but there would not be poles in the lot just wall packs.
- Aron discussed that he was currently on Mills Road and had been leasing there for the past 10 years since 2014. He stated that they were never able to get an agreement with the owner to purchase the property. He explained that the property did not have a gate and that he had to install his own security cameras after two trailers full of equipment were stolen from that site. He mentioned that the proposed property would be more secluded and secure.

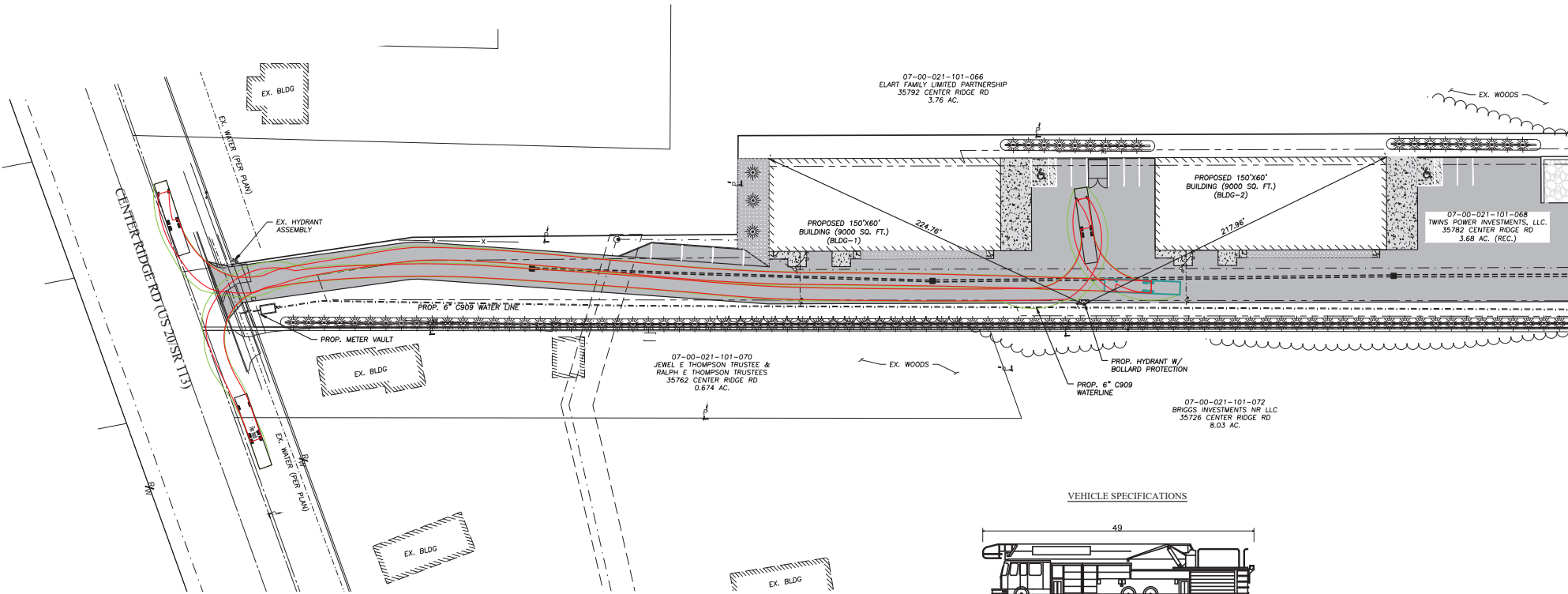
Staff Comments

- Kim asked to clarify what construction would be included in phase one. George stated that the plan would be to get the pavement and first building constructed at first with the second building installed in 2025. The two buildings would be identical. The final phase would be well into the future in 2028 to 2030. Kim asked about the pad for the second building being and if it would be hard surface and not just dirt. Aron stated that they would leave it in a condition that was acceptable and all the buffering would be installed up through the paved area at that point.
- Kim said it looked like setbacks along the west property line were improved. George stated that they were at 15 feet and that it used to be 10 feet but they increased it to get room for buffering. Kim stated that for the building there would be a 5-foot variance, but for the remainder of that 10-foot buffer to pavement, all that met required setback for the entire depth of the lot. She mentioned that on the east side the setback was slightly variable and looked like at some point it was an 18.9-foot setback and asked if that was the skinniest portion. Kevin stated that that was the narrowest point. Kim explained that they were only required to have 10 feet of buffering but that additional area would provide sufficient space for the mound and the landscaping. She asked that include specific types of screening or buffering. Aron suggested arborvitae would provide the best screening.
- Kim explained that the lighting had to be full cut off and could not spill into the residential property line. George said that they would have a full photometric run to make sure that didn't happen.

Next Steps

- The applicant will submit any updated plans by Monday, July 1.

J:\2007\35782 CENTER RIDGE ROAD\DRAWINGS\23-6079 35782 CENTER RIDGE ROAD\OVERALL EXHIBIT.dwg, PLOT: Jan 28, 2024 - 1:17 PM



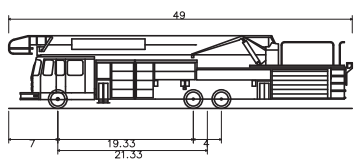
PAVEMENT HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- FUTURE PHASE 2 PAVEMENT
- FUTURE PHASE 3 PAVEMENT
- PROPOSED GRAVEL

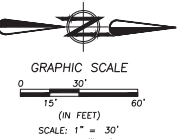
LINETYPE LEGEND

- VEHICLE WHEEL PATH
- VEHICLE BODY PATH

VEHICLE SPECIFICATIONS



- Fire Truck
- Overall Length 49.00ft
- Overall Width 8.33ft
- Overall Body Height 10.36ft
- Min Body Ground Clearance 0.79ft
- Track Width 7.61ft
- Lock-to-lock time 6.00s
- Max Steering Angle (Virtual) 30.90°



DATE	BY	DESCRIPTION
04-05-2024	APA	ISSUE TO CITY FOR REVIEW
05-05-2024	APA	ISSUE TO CLIENT FOR REVIEW
05-29-2024	APA	ISSUE TO CLIENT FOR REVIEW
06-26-2024	APA	ISSUE TO CLIENT FOR REVIEW
04-05-2024	APA	ISSUE TO CITY FOR REVIEW
04-26-2024	APA	REVISED PER CITY COMMENTS
05-05-2024	APA	REVISED PER CITY COMMENTS
06-26-2024	APA	REVISED PER CITY COMMENTS

DRAWN BY:

GEW

CHECKED BY:

APA

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

TWINS POWER INVESTMENTS, LLC.
35782 CENTER RIDGE RD.
NORTH RIDGEVILLE, OH 44039

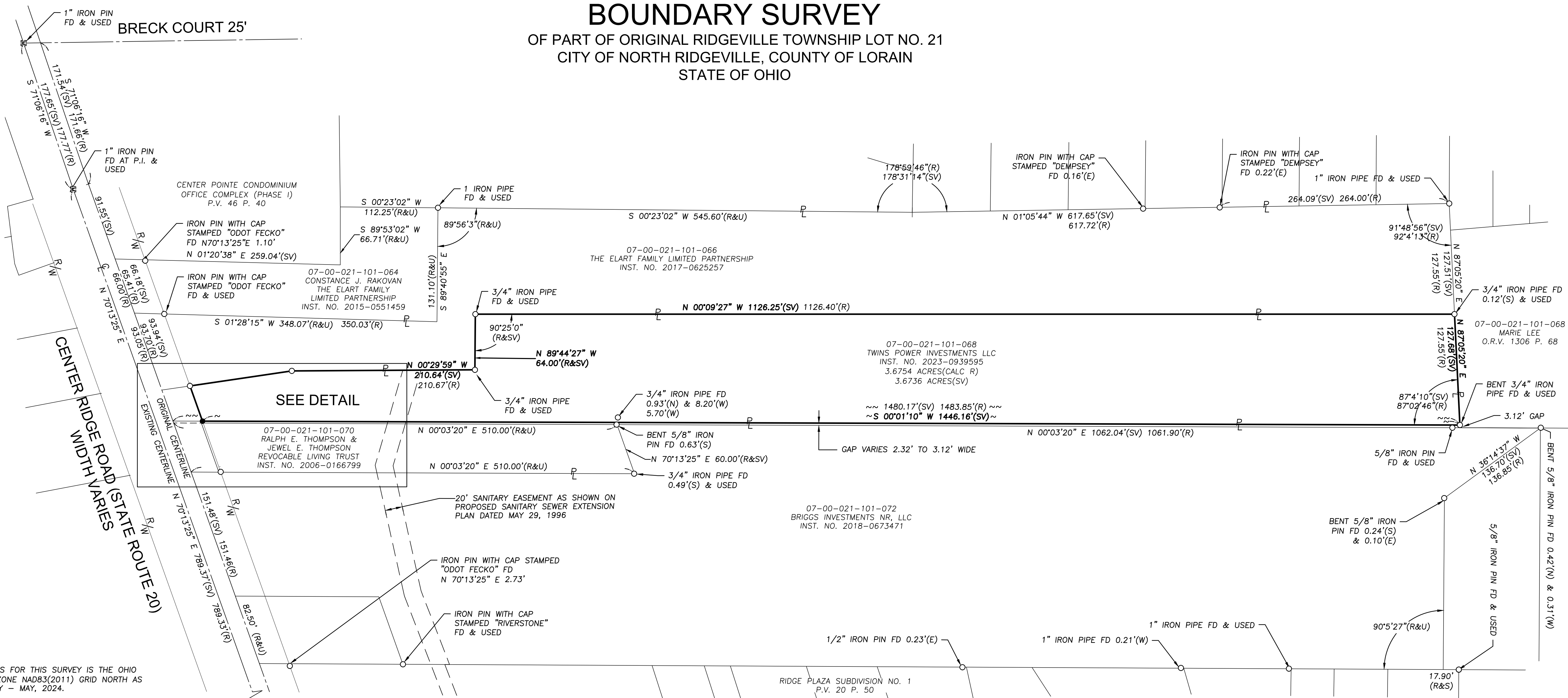
PRO CARE WE CARE LANDSCAPING FACILITY
FIRE TRUCK EXHIBIT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET

2 OF 2

JOB NO.
23-6079

BOUNDARY SURVEY
OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 21
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN
STATE OF OHIO

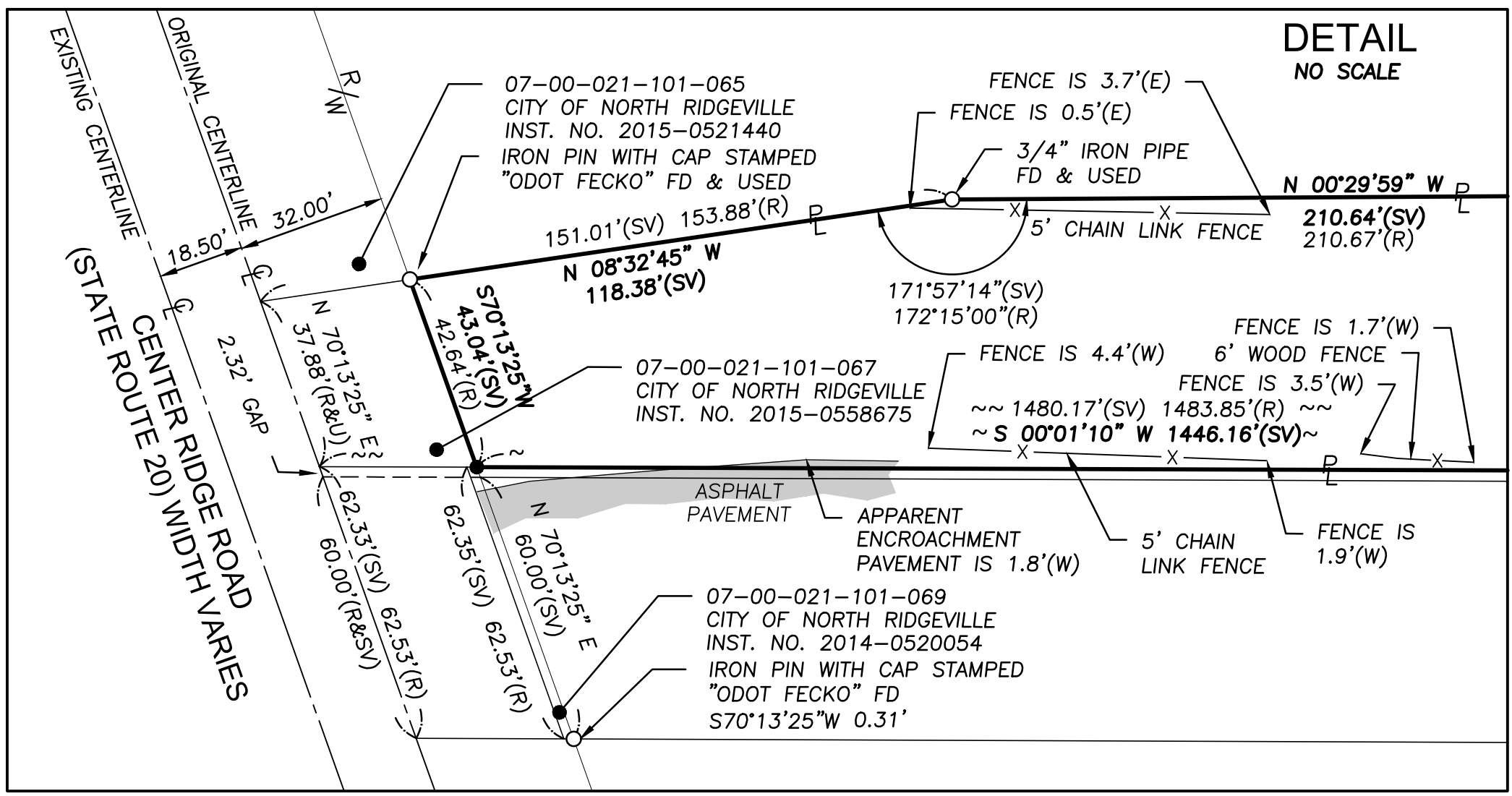
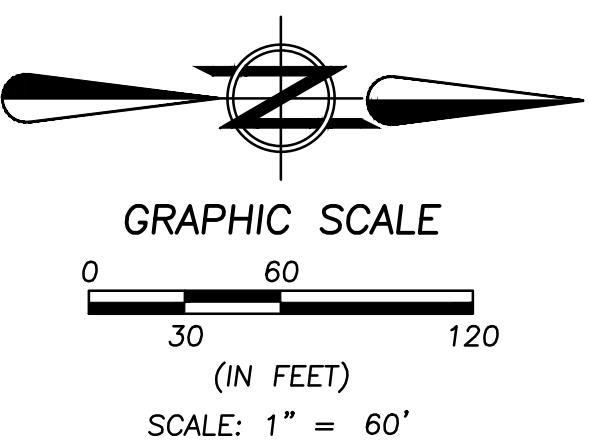
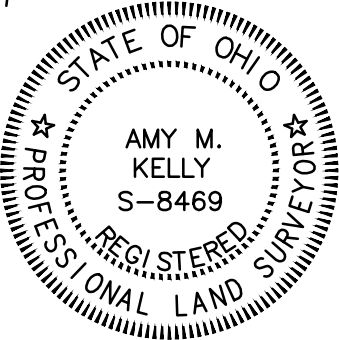


- NOTES:**
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH AS SURVEYED IN FEBRUARY - MAY, 2024.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. A SEARCH OF EASEMENTS WAS NOT CONDUCTED BY BRAMHALL ENGINEERING AND SURVEY COMPANY.
 3. PERTINENT RECORDS USED ARE AS SHOWN HEREON AND INCLUDE LORAIN COUNTY SURVEY RECORDS AND TAX MAPS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE.)

Amy M. Kelly 6/19/2024
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8489



- LEGEND**
- 5/8" x 30" IRON PIN WITH CAP STAMPED "BRAMHALL ENG. & SURV." SET (CALC R) CALCULATED FROM RECORD INFORMATION
 - IRON PIN/PIPE FOUND AS INDICATED FD FOUND
 - ▣ MONUMENT BOX WITH IRON PIN FOUND AS INDICATED INST. INSTRUMENT
 - NO. NUMBER
 - ORV OFFICIAL RECORD VOLUME
 - P PAGE
 - CL CENTERLINE PI POINT OF INTERSECTION
 - R/W RIGHT-OF-WAY LINE PV PLAT VOLUME
 - PL PROPERTY LINE (M) MEASURED INFORMATION
 - (R) RECORD INFORMATION
 - (SV) SURVEYED INFORMATION
 - (U) USED INFORMATION
 - (N) NORTH
 - (S) SOUTH
 - (E) EAST
 - (W) WEST

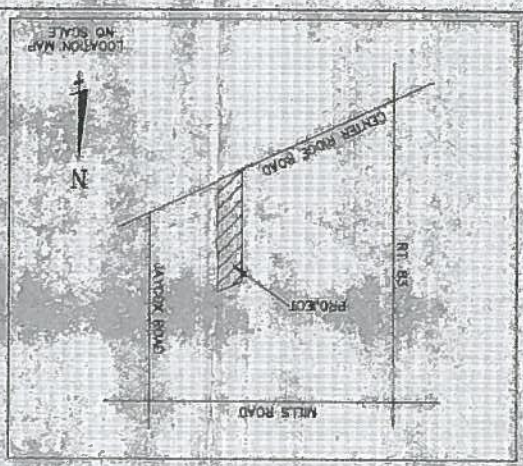
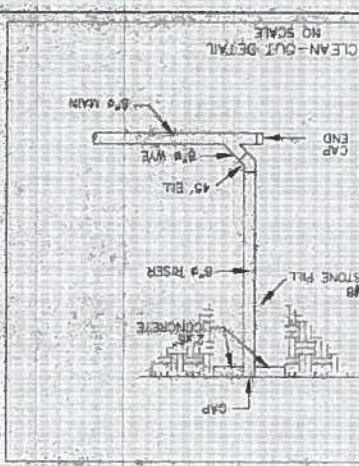
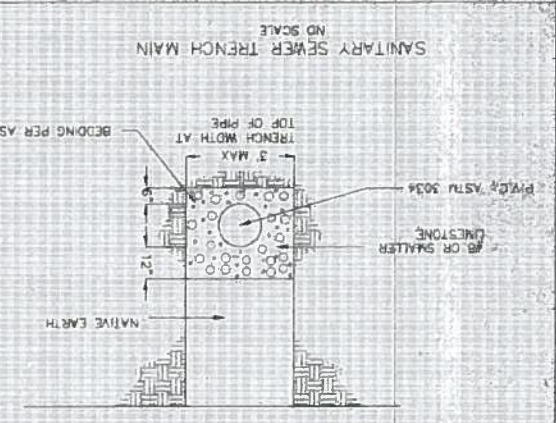
DRAWN BY: MAM

CHECKED BY: AMK

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 23-6079



CITY OF NORTH RIDGEVILLE

SANITARY SEWER EXTENSION FOR CENTER RIDGE ROAD
COUNTY OF LORAIN
CITY OF NORTH RIDGEVILLE
STATE OF OHIO

[illegible]



Division of Surface Water - Notice of Intent (NOI) For Coverage Under Ohio Environmental Protection Agency General NPDES Permit

(Read accompanying instructions carefully before completing this form.)

Submission of this NOI constitutes notice that the party identified in Section I of this form intends to be authorized to discharge into state surface waters under Ohio EPA's NPDES general permit program. Becoming a permittee obligates a discharger to comply with the terms and conditions of the permit. Complete all required information as indicated by the instructions. Do not use correction fluid on this form. Forms transmitted by fax will not be accepted. A check for the proper amount must accompany this form and be made payable to "Treasurer, State of Ohio." (See the fee table in Attachment C of the NOI instructions for the appropriate processing fee.)

I. Applicant Information/Mailing Address

Company (Applicant) Name: Twins Power Investments, LLC.

Mailing (Applicant) Address: 34303 Mills Road

City: North Ridgeville

State : OH

Zip Code: 44039

Country: USA

Contact Person: Aron Rus

Phone: (440) 552-8789

Fax:

Contact E-mail Address: procare-wecare@hotmail.com

II. Facility/Site Location Information

Facility/Site Name: 35782 Center Ridge Road

Facility Address: 35782 Center Ridge Road

City: North Ridgeville

State: OH

Zip Code: 44039

County: Lorain

Township:

Facility Contact Person: Kevin Urig

Phone: (440) 934-1008

Fax:

Facility Contact E-mail Address: kmukevin@gmail.com

Latitude: 41.39114

Longitude: -82.016154

Facility/Map Attachment NOI Vicinity Map-NOI Map.pdf

Receiving Stream or MS4: French Creek

III. General Permit Information

General Permit Number: OHC000006

Coverage Type: New

Type of Activity: Construction Site Stormwater General Permit

SIC Code(s):

Existing NPDES Facility Permit Number: 3GC15185*AG

ODNR Coal Mining Application Number:

If Household Sewage Treatment System, is system for:

New Home Construction:

Replacement of failed existing system:

Outfall	Design Flow (MGD):	Associated Permit Effluent Table:	Receiving Water :	Latitude	Longitude

Are These Permits Required?

PTI: YET_TO_APPLY

Individual 401 Water Quality Certification: NO

Individual NPDES: NO

Isolated Wetland: NO

U.S. Army Corp Nationwide Permit: NO

Proposed Project Start Date(if applicable): June 03, 2024

Estimated Completion Date(if applicable): December 01, 2028

Total Land Disturbance (Acres): 3.6800

MS4 Drainage Area (Sq. Miles):

SWP3 Attachment(s): <None>

IV. Payment Information

Check #:

For Ohio EPA Use Only

Check Amount:

Check ID(OFA): _____

ORG #: _____

Date of Check:

Rev ID: _____

DOC #: _____

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Applicant Name (printed or typed):

Title:

Signature:

Date:

ADDITIONAL INFORMATION

Please add any additional comments or attachments below.

July 2, 2024

Pro Care We Care Landscaping

Proposed Site Development - 35782 Center Ridge Road Twin Power Investments LLC

A brief overview of our company and history.

- The company was established in North Olmsted in 2007 and I was doing the old school advertisement, leaving fliers in the mailboxes and I was the only employee doing all the work.
- I was able to slowly expand each year and starting with the year of 2009 I had 2 full time employees for the next few seasons. I rented a property on Lorain Rd. and after 5 years we outgrew the space and we moved to North Ridgeville to our current leased property on Mills Rd.
- I added 3 more employees along the way since the business was growing based on our continuous commitment and craftsmanship on everything we do.
- A few years back, during Covid years, we had a theft at our current property losing 2 complete set ups of full size dump trucks and landscape trailers fully loaded with equipment. It was difficult to bounce back especially around those tough Covid times with no inventory of any kind out on the market.
- Never gave up, worked even harder, hired 2 more employees and have had over 1,500 customers so far since the start of the company 17 years ago. Along the way, We have built in many cases long term relationships and continuous workflow with most of our clients.
- I tried a few times since the incident to purchase and fully develop the Mills Road Site to fit the company needs the actual property from the landlord, but I was never able to come to an agreement with him even though he was interested at times, but never committed. We also asked for improvements of the property, but the landlord was not agreeing to invest any time or money in it. Even the maintenance of the property is fully on us at this point, which the other tenants are aware of.
- I was very excited when the property on Center Ridge came up for sale because I can make it fit my company's needs a lot better since it's 3 times the size, but has a very unique shape and it took a lot of architectural thoughts and arrangements to make it work. It was a good use for the site since to the east there was another landscape company also.
- I intend to continue to grow the company and offer a variety of quality landscape and hardscape services to all the Western Suburbs along with job opportunities. The great reputation and all the positive reviews on our website, Angie's list, Next door, Yelp, Google reviews and many more sites is giving me the confidence that this company will keep growing and we have trust in so many residential and commercial customers; condominiums and home owner associations.
- We are a seasonal operation company with a minimal level of noise during the bulk of the work days. We will be spending just roughly one hour in the mornings and afternoons on the property when we start and finish our work days. No activities on the property on Sundays, Holidays and winter months.
- There will be no outside sales of bulk materials to residents and no commercial sales. The only stored materials will be used by our employees on our own projects for customers.

- Our customer base is primarily residential and commercial with projects on the west side of Cleveland including in North Ridgeville, Avon, Avon Lake, Westlake, North Olmsted, Olmsted Falls, Bay Village and many other communities.
- I love what I do, and I am looking forward to expanding and moving my business to a property that I own, develop and fully maintain to fit my needs and happy to stay in a safe community and continuously growing city.

Sincerely,

Aron A. Rus, Owner,

440-552-8789





Existing Clean and well maintained site at 34303 Mills Road, North Ridgeville
Page 2 of 4

Early May 2024





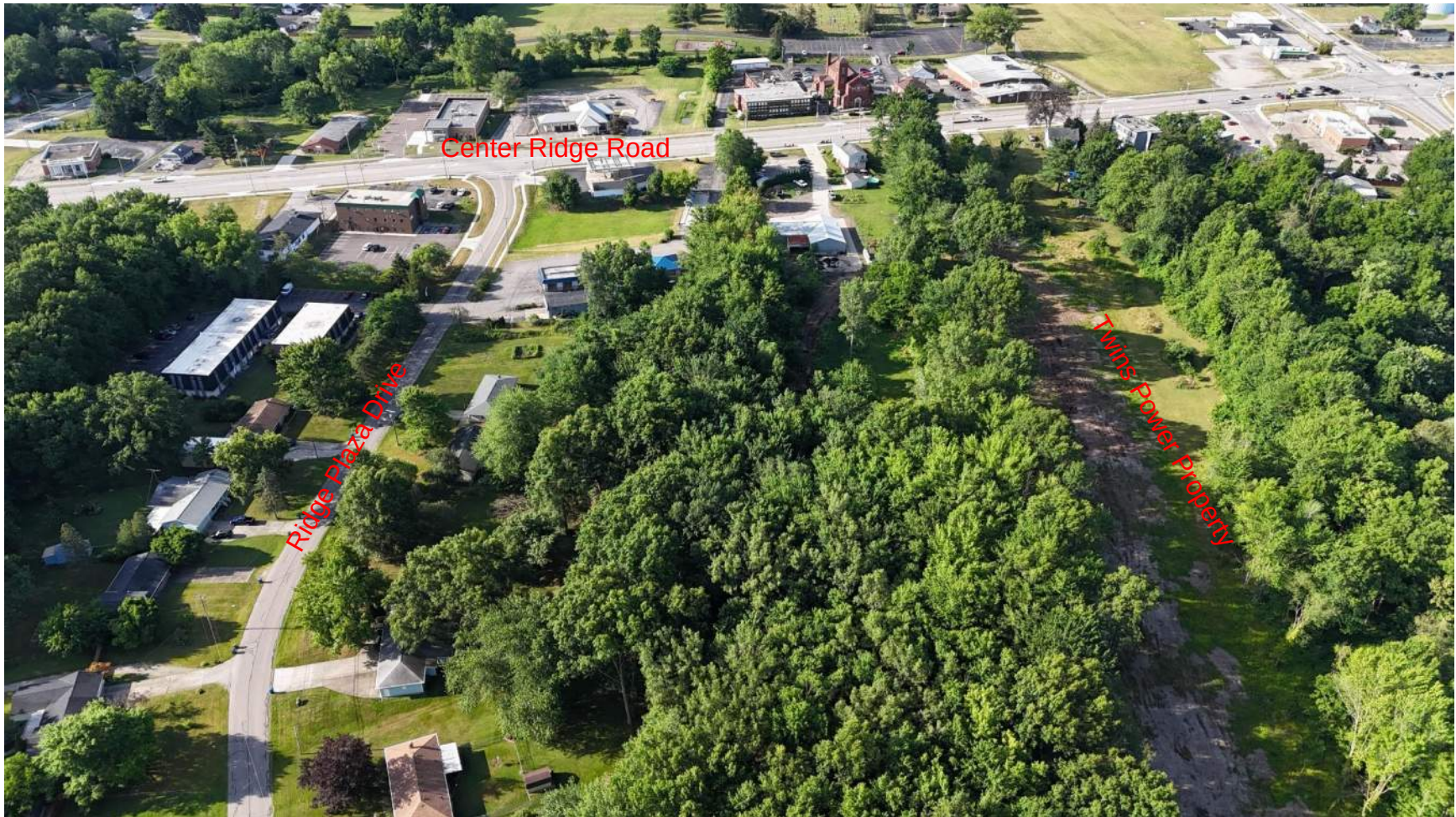
Center Ridge Road













Proposed Site Development - 35782 Center Ridge Road Twin Power Investments LLC





Center Ridge Road



Center Ridge Road



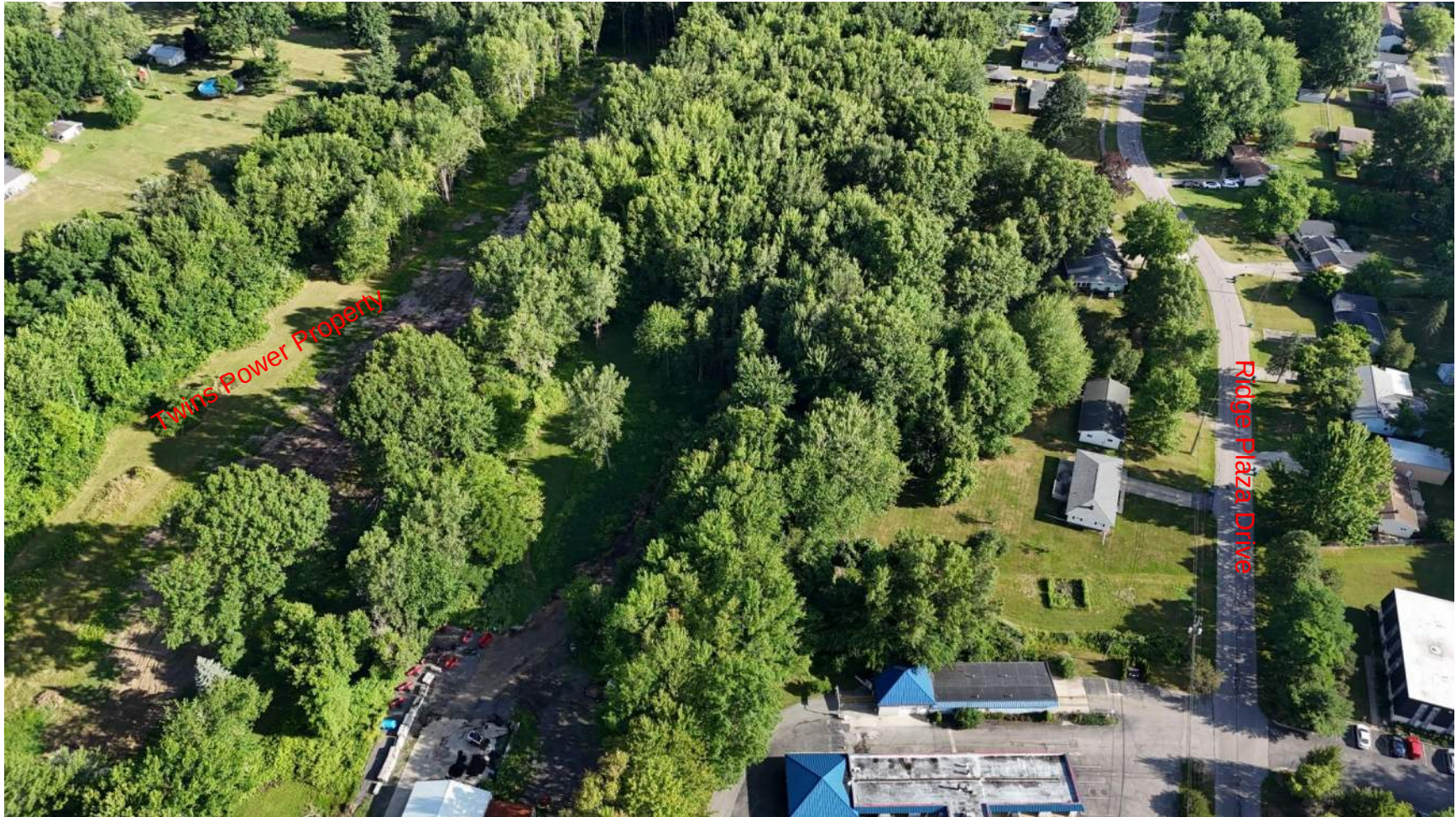
Center Ridge Road



Center Ridge Road



Center Ridge Road



Center Ridge Road

Arborvitae screening used in Westlake Forest Lake Development



Arborvitae screening used in Westlake Forest Lake Development



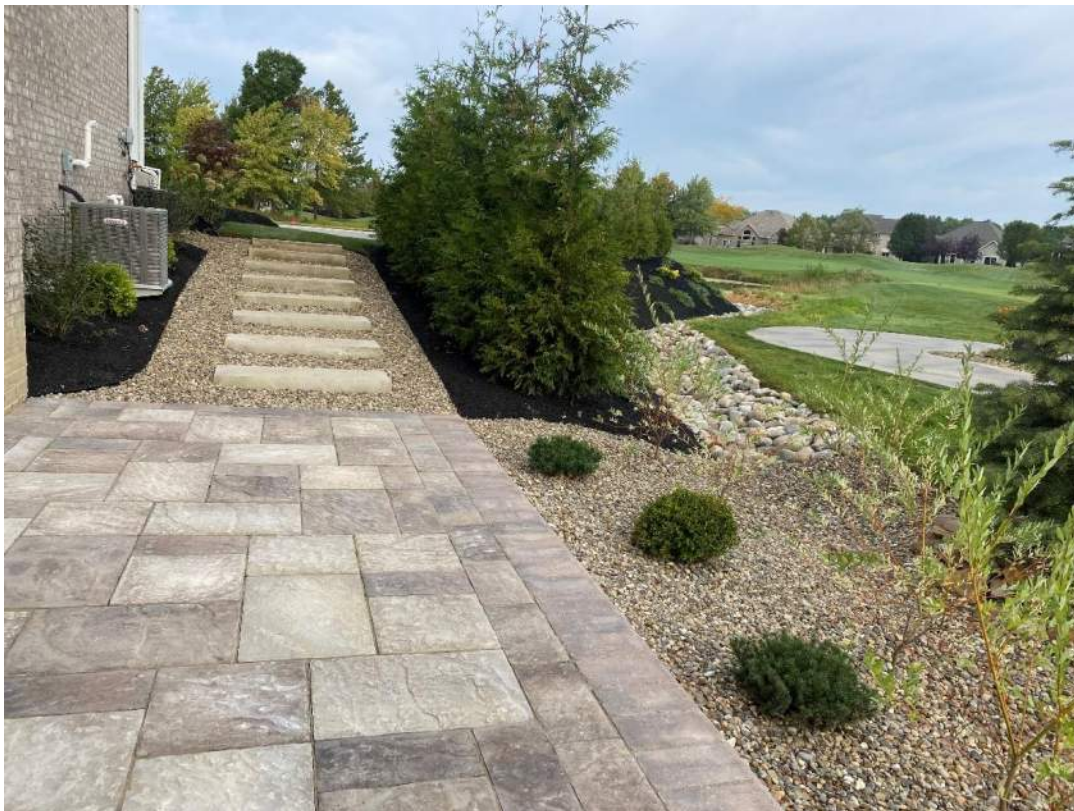
Complete landscape and hardscape project in Columbia Station



Complete landscape and hardscape project in Columbia Station



Green giants arborvitae used for screening in Avon Red Tail Development



Green giants arborvitae used for screening in Avon Red Tail Development



Complete landscape and hardscape installation in Avon Red Tail Development



Complete landscape and hardscape installation in Avon Red Tail Development



Complete landscape and hardscape installation in Avon Red Tail Development

Complete landscape and hardscape installation in Avon Red Tail Development



Hardscape project in Avon Red Tail Development



Hardscape project in Avon Red Tail Development



Hardscape project in Avon Red Tail Development



Complete landscape and hardscape project in Avon Red Tail Development



Complete landscape and hardscape project in Avon Red Tail Development



Complete landscape and hardscape project in Avon Red Tail Development



Complete hardscape project in Olmsted Falls



Complete hardscape project in Olmsted Falls



Complete hardscape project in Olmsted Falls



Complete hardscape project in Olmsted Falls



NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

14374152220		NEW		CHIPOTLE MEXICAN GRILL OF COLORADO LLC DBA CHIPOTLE MEXICAN GRILL 4725 34712 CENTER RIDGE RD NORTH RIDGEVILLE OH 44039
PERMIT NUMBER		TYPE		
ISSUE DATE				
06 20 2024				
FILING DATE				
D1 D2		PERMIT CLASSES		
47 099 C		E23930		
TAX DISTRICT		RECEIPT NO.		

FROM 07/08/2024

PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT		RECEIPT NO.	



MAILED 07/08/2024

RESPONSES MUST BE POSTMARKED NO LATER THAN.

08/08/2024

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL

WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

C NEW 1437415-2220

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF NORTH RIDGEVILLE CITY COUNCIL
7307 AVON BELDEN RD
NORTH RIDGEVILLE OHIO 44039



Department of Commerce

Division of Liquor Control

com.ohio.gov

Mike DeWine, Governor Jon Husted, Lt. Governor Sherry Maxfield, Director

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You must, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension.
 - Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered timely, your above response **MUST** be faxed, emailed, or mailed to the Division no later than the postmark deadline date stated on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

FAX: (614) 644 – 3166

EMAIL: Liquordocs@com.ohio.gov

MAIL: Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

To find out who has disclosed an ownership interest in the permit application to us you can:

- Visit com.ohio.gov/liquorinfo. Select the "Search who has disclosed an ownership interest" tab. Where asked, enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff (if you are a township fiscal officer or county clerk). We also sent them detailed ownership information to review for any criminal background issues involving the disclosed persons.

We have resources for you at com.ohio.gov/govhelp. Never miss out on when renewal objections are due! Sign-up for our emails at com.ohio.gov/stayinformed.

Thank you in advance for your cooperation,

Division Licensing Section

(rev. 12/29/2023)

DATE:	<u>July 15, 2024</u>	1 ST READING:	<u>July 15, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EFFECTIVE:	<u></u>

ORDINANCE NO. 2024-71

AN ORDINANCE REPEALING NRCO SECTION 222.03 *FEES FOR COPIES OF THE NORTH RIDGEVILLE ADMINISTRATION CODE*.

WHEREAS, the current Section 222.03 of the North Ridgeville Administration Code addresses fees for copies; and

WHEREAS, the Administration desires to streamline the process and ensure transparency in charging for copies; and

WHEREAS, the Public Records Act mandates that only actual costs be allowed for such copies.

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

SECTION 1. North Ridgeville Codified Ordinance *Section 222.03 Fees For Copies* is hereby repealed in its entirety.

SECTION 2. Fees for copies shall be the actual cost permitted under the Public Records Act.

SECTION 3. The City's Records Commission shall update its Public Records Policy to reflect the changes made by this ordinance. The fees for copies of public records shall be included in the City's Public Records Policy and Appendix A.

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

PUBLIC RECORDS POLICY

1. PURPOSE

The purpose of this Policy is to provide for compliance with Ohio Revised Code Section 149.43, availability of Public Records. It is the City's policy to adhere to the state's Public Records Act. Any denial of public records in response to a valid request must be accompanied by an explanation, including legal authority, as outlined in the Ohio Revised Code.

2. DEFINITIONS of terms are the same as definitions in ORC 149.43.

3. PREPARATION/AVAILABILITY OF PUBLIC RECORDS:

Public records requests will be accommodated during the ~~regular~~ normal administrative posted business hours, Monday through Friday, from the office processing the records. Upon request, a public office or person responsible for public records shall make copies of the requested public record available at cost and within a reasonable period of time. If a public record contains information that is exempt, the public office or the person responsible for the public record shall make available all of the information within the public record that is not exempt. When making that public record available for public inspection or copying that public record, the public office or the person responsible for the public record shall notify the requester of any redaction or make the redaction plainly visible. A redaction shall be deemed a denial of a request to inspect or copy the redacted information unless a federal or state law authorizes or requires a public office to make the redaction.

To facilitate broader access to public records, a public office or the person responsible for public records shall organize and maintain public records in a manner that they can be made available for inspection or copying in accordance with this section. If a requester makes an ambiguous or overly broad request or has difficulty in making a request for copies or inspection of public records under this section, such that the public office or the person responsible for the requested public record cannot reasonably identify the public records being requested, the public office or the person responsible for the requested public record may deny the request but shall provide the requester with an opportunity to revise the request by informing the requester of the manner in which records are maintained by the public office and accessed in the ordinary course of the public office's or person's duties.

Current records retention schedules shall remain on file in the Office of the Clerk of Council and are readily available for public inspection. Records are generally only available for as long or as far back as indicated on the records retention schedules. If records are retained longer than indicated on the records retention schedules for that record, it is still available as a public record.

4. PUBLIC DOCUMENTS REQUEST PROCESS:

4.1 Request Form:

- (a) All requests for public documents *may* be made by filling out the form attached hereto as Appendix A. A public office or person responsible for public records may ask a requester to make the request in writing, may ask for the requester's identity, and may inquire about the intended use of the information requested, but may do so only after disclosing to the requester that a written request is not mandatory and that the requester may decline to reveal the requester's identity or the intended use.
- (b) Each record shall be submitted to the Law Department for review before being released.
- (c) If any person chooses to obtain a copy of a public record the public office or person responsible for the public record may require that person to pay in advance the cost involved in providing the copy of the public record in accordance with the choice made by the person seeking the copy.
- (d) The public office or the person responsible for the public record shall permit that person to choose to have the public record duplicated upon paper, upon the same medium upon which the public office or person responsible for the public record keeps it, or upon any other medium upon which the public office or person responsible for the public record determines that it reasonably can be duplicated as an integral part of the normal operations of the public office or person responsible for the public record. When the person seeking the copy makes a choice under this division, the public office or person responsible for the public record shall provide a copy of it in accordance with the choice made by the person seeking the copy, as long as it is practical to do so.
- (e) Nothing in this section requires a public office or person responsible for the public record to allow the person seeking a copy of the public record to make the copies of the public record.
- (f) Upon a public records request made, a public office or person responsible for public records shall transmit a copy of a public record to any person by United States mail or by any other means of delivery or transmission within a reasonable period of time after receiving the request for the copy. The public office or person responsible for the public record may require the person making the request to pay in advance the cost of postage if the copy is transmitted by United States mail

or the cost of delivery if the copy is transmitted other than by United States mail, and to pay in advance the costs incurred for other supplies used in the mailing, delivery, or transmission. The requester, in all instances, may personally appear to retrieve records.

- (g) Requests for electronic media records will be responded to in the file format in which it is maintained by the public office.

4.2 Delivery of Public Records Request:

- (a) Public records are to be available for inspection during the ~~regular-normal~~ administrative posted-business hours, Monday through Friday, of the office they seek the records from.
- (b) Public records must be made available for inspection promptly, within a reasonable amount of time, and at no cost.
- (c) Copies of public records must be made available within a reasonable period of time. "Prompt" and "reasonable" take into account the volume of records requested; the proximity of the location where the records are stored; and the necessity for any legal review of the records requested.

4.3 Public Records Request Limitations:

- ~~(a) — The number of public records requests to be transmitted to one person or entity by United States mail is limited to ten (10) per month, unless the person does not intend to use or forward the requested records, or the information contained in them, for commercial purposes. Commercial shall be narrowly construed and does not include reporting or gathering news, reporting or gathering information to assist citizen's oversight or understanding of the operation or activities of government, or nonprofit educational research.~~
- (ab) A public office or person responsible for public records is not required to permit a person who is incarcerated pursuant to a criminal conviction or a juvenile adjudication to inspect or obtain a copy of any public record concerning a criminal investigation or prosecution or concerning what would be a criminal investigation or prosecution if the subject of the investigation or prosecution were an adult, unless the request to inspect or to obtain a copy of the record is for the purpose of acquiring information that is subject to release as a public record under this section and the judge who imposed the sentence or made the adjudication with respect to the person, or the judge's successor in office, finds that the information sought in the public record is necessary to support what appears to be a justiciable claim of the person.
- (be) Changes are occasionally to the Public Records Act, O.R.C. 149.43, and to the case law interpreting the Act. If any conflict arises between this policy and the current Act or the latest case law, the current Act or latest case law shall apply.

4.4 Denial of a Records Request:

If a request is ultimately denied in part or in whole, the public office or the person responsible for the requested public record shall provide the requester with an explanation, including legal authority, setting forth why the request was denied. If the initial request was provided in writing, the explanation also shall be provided to the requester in writing. A redaction constitutes denial of a public records request.

5. SCHEDULE OF FEES (GENERAL):

5.1 Fees for copies shall be charged in accordance with the ordinances Ohio Revised Code Section 149.43 and adopted by Council the City's Records Commission which are on file in the Office of the Clerk of Council. Only the actual costs are allowed under the Public Records Act.

5.2 If an outside copying service is used to make copies, the requester will be required to pay the cost of the entire copying job, as billed by the copying service, and any other applicable costs.

5.3 In addition to any costs allowed by law, actual costs of postage and other supplies used in the compilation or mailing of any records request shall be assessed in accordance with current market prices.

5.4 The Fees for copies of public records shall be included in the City's Public Records Policy and Appendix A.

5.5 Certain fees are hereby established to reflect the actual costs of services rendered, as follows:

<u>Copies of public records requests for letter or legal-size paper (each side)</u>	<u>\$0.10</u>
<u>Copies of public records requests for black and white ledger-size paper (each side)</u>	<u>\$0.15</u>
<u>Copies of public records requests for color ledger-size paper (each side)</u>	<u>\$0.25</u>
<u>Copies of public records requests for 24x36 (each side)</u>	<u>\$2.50</u>
<u>Copies of public records requests for color 28x40 (each side)</u>	<u>\$9.00</u>
<u>Copy of Zoning Map color ledger size</u>	<u>\$3.00</u>
<u>Copy of Zoning Map color 28x40 (each side)</u>	<u>\$16.00</u>
<u>Electronic (Email or Link Access)</u>	<u>No Fee</u>
<u>CD ROM</u>	<u>\$4.00</u>
<u>Fax</u>	<u>\$2.00</u>
<u>Flash Drive</u>	<u>\$5.00</u>
<u>United States Postal Mail</u>	<u>Market Price</u>
<u>Other Delivery by Mail</u>	<u>Market Price</u>

6. IMPROPER DISCLOSURE:

Improper disclosure of records which are privileged, confidential, or exempt under law may subject the person so disclosing such documents to prosecution under Ohio Revised Code Section 102.03(B) as well as other disciplinary action.

(APPENDIX A)
REQUEST FOR PUBLIC RECORDS
PUBLIC CITIZENS REQUEST FORM

Ohio Revised Code Section 149.43 (b) requires the City to provide records in a reasonable period of time. Depending on research, additional time may be afforded in order to complete the request. A public office or person responsible for public records may ask a requester to make the request in writing, may ask for the requester's identity, and may inquire about the intended use of the information requested, but may do so only after disclosing to the requester that a written request is not mandatory and that the requester may decline to reveal the requester's identity or the intended use and when a written request or disclosure of the identity or intended use would benefit the requester by enhancing the ability of the public office or person responsible for public records to identify, locate, or deliver the public records sought by the requester.

STATE YOUR REQUEST:		
DATE SUBMITTED:		
EXPECTED DELIVERY DATE:		
TYPE OF COPY NUMBER OF COPIES & NUMBER OF PAGES		**Please see cost list below
NAME OF REQUESTOR (optional):		
ADDRESS / EMAIL: (method of delivery)		
CONTACT PHONE NUMBER:		
PUBLIC OFFICE OR PERSON RESPONSIBLE FOR PUBLIC RECORDS REQUEST:		
DATE RECEIVED:		
DATE TRANSMITTED:		

COST LIST

PAPER	\$0.05 PER PAGE
ELECTRONIC (EMAIL)	
CD-ROM (DIGITAL)	
FAX	NO FEE
ELECTRONIC FILES	NO FEE
UNITED STATES POSTAL MAIL	POSTAGE—CURRENT MARKET PRICE

<u>Copies of public records requests for letter or legal-size paper (each side)</u>	<u>\$0.10</u>
<u>Copies of public records requests for black and white ledger-size paper (each side)</u>	<u>\$0.15</u>
<u>Copies of public records requests for color ledger-size paper (each side)</u>	<u>\$0.25</u>
<u>Copies of public records requests for 24x36 (each side)</u>	<u>\$2.50</u>
<u>Copies of public records requests for color 28x40 (each side)</u>	<u>\$9.00</u>
<u>Copy of Zoning Map color ledger size</u>	<u>\$3.00</u>
<u>Copy of Zoning Map color 28x40 (each side)</u>	<u>\$16.00</u>
<u>Electronic (Email or Link Access)</u>	<u>No Fee</u>
<u>CD ROM</u>	<u>\$4.00</u>
<u>Fax</u>	<u>\$2.00</u>
<u>Flash Drive</u>	<u>\$5.00</u>
<u>United States Postal Mail</u>	<u>Market Price</u>
<u>Other Delivery by Mail</u>	<u>Market Price</u>
<u>Obtain copies of the Codification Ordinance through the Codifier. For guidance, please reach out to the Clerk of Council's Office.</u>	

DATE:	<u>July 15, 2024</u>	1 ST READING:	<u>July 15, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

RESOLUTION NO. 2024-72

**A RESOLUTION ACCEPTING A DONATION OF TEN (10)
PICNIC TABLES/BENCHES DONATED BY THE LORAIN
COUNTY SOLID WASTE MANAGEMENT DISTRICT.**

WHEREAS, the Lorain County Solid Waste Management District would like to donate ten (10) picnic tables/benches to the City of North Ridgeville; and

WHEREAS, the picnic tables/benches will be used in the City's parks and at City Hall.

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

SECTION 1. The City of North Ridgeville hereby accepts the donation of ten (10) picnic tables/benches from the Lorain County Solid Waste Management District for use in the City's parks and at City Hall.

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution 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 Section 121.22 of the Ohio Revised Code.

SECTION 3. This Resolution 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:	<u>July 15, 2024</u>	1 ST READING:	<u>July 15, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

RESOLUTION NO. 2024-73

A RESOLUTION ACCEPTING SUBGRANT NO. 2024-BW-LEC-3544 IN THE AMOUNT OF \$83,549.06 FROM THE OFFICE OF CRIMINAL JUSTICE SERVICES (OCJS) FOR THE NORTH RIDGEVILLE BODY WORN CAMERA (BWC) PROJECT.

WHEREAS, law enforcement agencies are increasingly using body-worn cameras to serve a multitude of functions: to improve evidence collection, to train officers, to strengthen officer performance and accountability, to enhance agency transparency, and to document and investigate encounters between police and the public; and

WHEREAS, \$10 million was set aside in the State budget for the Ohio Body-Worn Camera Grant Program which assists local law enforcement agencies with costs related to camera equipment, video storage, public record management personnel, and more; and

WHEREAS, the North Ridgeville Police Department applied for and has received Subgrant No. 2024-BW-LEC-3544 in the amount of \$83,549.06 through the Ohio Department of Public Safety Subgrant Program for its Body Worn Cameras (BWC) Project; and

WHEREAS, a subgrant is an award of grant funds by the Office of Criminal Justice Services (OCJS) to subgrantees, in this case the City of North Ridgeville; and

WHEREAS, the OCJS subgrant award will cover 100% of the project. No match from the City will be required.

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

SECTION 1. The City of North Ridgeville hereby accepts Subgrant No. 2024-BW-LEC-3544 in the amount of \$83,549.06 from the OCJS for the North Ridgeville Body Worn Camera Project.

SECTION 2. Grant funds received shall be deposited into and used from the appropriate fund.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution 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 Section 121.22 of the Ohio Revised Code.

SECTION 4. This Resolution 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:	<u>July 15, 2024</u>	1 ST READING:	<u>July 15, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

RESOLUTION NO. 2024-74

**A RESOLUTION APPROVING AN EXPENDITURE FROM THE
LAW ENFORCEMENT TRUST ACCOUNT FOR A DRONE.**

WHEREAS, the North Ridgeville Police Department would like to purchase a drone for law enforcement purposes; and

WHEREAS, a drone would be useful for missing person searches, locating fugitives, crime/crash scene photography, etc; and

WHEREAS, the Law Enforcement Trust Fund shall be expended only to pay the costs of protracted or complex investigations or prosecutions, reasonable technical training or expertise, to provide matching funds to obtain Federal grants to aid law enforcement, or for such other law enforcement purposes that are deemed appropriate by City Council.

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

SECTION 1. City Council hereby deems using the Law Enforcement Trust Fund is appropriate for this purchase.

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution 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 Section 121.22 of the Ohio Revised Code.

SECTION 3. This Resolution 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:	<u>July 15, 2024</u>	1 ST READING:	<u>July 15, 2024</u>
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REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

ORDINANCE NO. 2024-75

**AN ORDINANCE AMENDING ORDINANCE NUMBER 6121-2023
OF THE CITY OF NORTH RIDGEVILLE, OHIO, PROVIDING
APPROPRIATIONS FOR THE PERIOD COMMENCING
JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024.**

WHEREAS, it is necessary to amend the appropriations for certain funds and appropriate other amounts for the operations of the City of North Ridgeville, Ohio.

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

SECTION 1. That to provide for current and other expenditures for the City of North Ridgeville, Ohio for the period commencing January 1, 2024 and ending December 31, 2024, Ordinance No. 6121-2023 be and the same are hereby supplemented in the following amounts so that from and after the effective date of the Ordinance, the appropriation Ordinance shall include the following, being adjusted for the similar terms in the preceding appropriation Ordinance.

SECTION 2. That there be appropriated from the respective funds listed below, the amounts as follows:

Fund Number	Fund	Personal Services	Other	Transfers and Advances	Total
<u>General Fund</u>					
101	General Government	-	173,100	-	173,100
Total General Fund		-	173,100	-	173,100
<u>Special Revenue Funds</u>					
210	Street Construction M&R	-	220	-	220
265	Ambulance	-	7,310	-	7,310
Total Special Revenue Funds		-	7,530	-	7,530
<u>Enterprise Funds</u>					
670	French Creek	-	620	-	620
Total Enterprise Funds		-	620	-	620
<u>Custodial Funds</u>					
840	Sr Citizens Multi Trust	-	1,140	-	1,140
Total Custodial Funds		-	1,140	-	1,140
Total All Funds		-	182,390	-	182,390

SECTION 3. That the Director of Finance of the City of North Ridgeville is hereby authorized to draw warrants on the treasury of the City of North Ridgeville for payments on any

of the foregoing appropriations, upon receiving proper certification and vouchers therefore, approved by officers authorized by law to approve the same or by an ordinance or resolution of Council to make the expenditure and provide that no warrants may be drawn or paid for salaries or wages, except to persons employed by authority of or in accordance with law or Ordinance.

SECTION 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were 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.

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:	<u>July 15, 2024</u>	1 ST READING:	<u>July 15, 2024</u>
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REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

RESOLUTION NO. 2024-76

**A RESOLUTION AUTHORIZING THE EXECUTION OF THEN AND NOW
CERTIFICATES BY THE CITY FISCAL OFFICER AND THE PAYMENT OF
AMOUNTS DUE FOR VARIOUS PURCHASE ORDERS.**

WHEREAS, pursuant to Ohio Revised Code Section 5705.41(D)(1), the City may not enter into any contract or give any order involving the expenditure of money unless there is attached thereto a certificate of the City's Fiscal Officer that the amount required to meet the obligation has been lawfully appropriated for such purpose and is in the treasury or in the process of collection to the credit of an appropriate fund free from any previous encumbrances; and

WHEREAS, Ohio Revised Code Section 5705.41(D)(1) further provides that in such circumstances when no certificate is furnished as required and the expenditure is for \$3,000.00 or more, the City's Council, as the City's taxing authority, may authorize the drawing of a warrant in payment of amounts due upon such contract or order upon certification by the City's Fiscal Officer that there was at the time of the execution of such certificate a sufficient sum appropriated for the purpose of such contract in the treasury or in the process of collection to the credit of an appropriate fund free from any previous encumbrances; and

WHEREAS, on May 16, 2022 City Council adopted Ordinance 5951-2022 deeming it to be in the best interest of the health, safety, and welfare of the City to approve the execution by the City Fiscal Officer of Then and Now Certifications, and to authorize payment of amounts due under the contracts or orders requiring the expenditure of \$3,000.00 up to \$20,000.00;

WHEREAS, on May 16, 2022 City Council adopted Ordinance 5951-2022 City Council also deemed it necessary to review and approve the execution by the City Fiscal Officer of Then and Now Certifications and authorize payments of amounts due under contracts or order which exceeds \$20,000.00;

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

SECTION 1. City Council, pursuant to Ordinance 5951-2022 adopted May 16, 2022, hereby approves the execution of Then and Now Certificates by the Fiscal Officer and authorizes payment due and owing as shown in Exhibit A attached and incorporated herein.

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution 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 3. This Resolution 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

EXHIBIT A

City of North Ridgeville
Then and Now Certification Summary

	<u>Certification Date</u>	<u>Invoice Date</u>	<u>Amount</u>	<u>Purpose</u>
Jackson Deiken & Associates	7/16/2024	7/1/2024	388,646.00	Property and Casualty Insurance Premium

DATE:	<u>July 15, 2024</u>	1 ST READING:	<u>July 15, 2024</u>
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REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

ORDINANCE NO. 2024-77

**AN ORDINANCE APPROVING THE TAX BUDGET OF THE CITY OF
NORTH RIDGEVILLE, OHIO FOR THE YEAR BEGINNING JANUARY
1, 2025 AND SUBMITTING SAME TO THE LORAIN COUNTY
AUDITOR.**

WHEREAS, the Director of Finance has compiled a tax budget for the City of North Ridgeville, Ohio for the year beginning January 1, 2025 attached hereto as **Exhibit “A”**,

WHEREAS, the tax budget will be made available for public inspection for at least ten (10) days and on file in the Finance Department.

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

SECTION 1. The tax budget of the City of North Ridgeville, Ohio for the year beginning January 1, 2025, compiled by the Director of Finance and submitted to Council; copies of which are on file in the Finance Department, is hereby accepted and approved as the tax budget of the City of North Ridgeville, Ohio for the year beginning January 1, 2025.

SECTION 2. The Director of Finance is hereby authorized and directed to send a copy of said budget and Ordinance to the Auditor of Lorain County, Ohio.

SECTION 3. 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

Exhibit A**CITIES TAX YEAR 2025 ANNUAL BUDGET OF
ESTIMATED REVENUES and EXPENDITURES**Date: July 15, 2024

Per Ohio Revised Code Section 5705.281 The Budget Commission of Lorain County, Ohio
requests the following information to be completed and returned to the Lorain County Auditors Office, by July 19th in order to perform its duties.

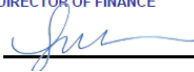
NORTH RIDGEVILLE CITY

FUND	ESTIMATED UNENCUMBERED BALANCE January 1, 2025	ESTIMATED REAL ESTATE TAXES	ESTIMATED LOCAL GOVERNMENT ALLOCATION 2025	OTHER SOURCES	TOTAL	ESTIMATED EXPENDITURES	OVER/UNDER REVENUE
General Fund	\$ 16,120,902.00	\$ 2,114,000.00	\$ 541,000.00	\$ 18,758,000.00	\$ 37,533,902.00	\$ 20,027,000.00	\$ 17,506,902.00
TIF Fund					\$ -		\$ -
Special Revenue Funds		\$ 7,965,000.00					
Public Library	\$ 11,813,162.00	\$ 1,599,000.00		\$ 10,515,645.00	\$ 31,892,807.00	\$ 24,578,863.00	\$ 7,313,944.00
Debt Service Funds	\$ 3,292,247.00	\$ 1,405,000.00		\$ 1,962,400.00	\$ 6,659,647.00	\$ 2,909,259.00	\$ 3,750,388.00
Capital Project Funds	\$ 16,156,500.00			\$ 4,768,800.00	\$ 20,925,300.00	\$ 8,199,600.00	\$ 12,725,700.00
Special Assessment Funds					\$ -		\$ -
Enterprise Funds	\$ 33,400,391.00			\$ 26,072,616.00	\$ 59,473,007.00	\$ 23,551,122.00	\$ 35,921,885.00
Internal Service Funds	\$ 506,900.00			\$ 6,538,500.00	\$ 7,045,400.00	\$ 5,913,600.00	\$ 1,131,800.00
Custodial Fund	\$ 2,273,000.00			\$ 1,445,700.00	\$ 3,718,700.00	\$ 933,139.00	\$ 2,785,561.00
TOTAL	\$ 83,563,102.00	\$ 13,083,000.00	\$ 541,000.00	\$ 70,061,661.00	\$ 167,248,763.00	\$ 86,112,583.00	\$ 81,136,180.00

***SUBJECT TO FURTHER REVIEW BY
BUDGET COMMISSION

NORTH RIDGEVILLE CITY - DIRECTOR OF FINANCE

SIGNATURE AND TITLE:



DATE:	<u>May 20, 2024</u>	1 ST READING:	<u>May 20, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

ORDINANCE NO. 2024-XX

**AN ORDINANCE AMENDING NORTH RIDGEVILLE CODIFIED
ORDINANCE SECTION 660.13 *SMOKING IN PLACES OF PUBLIC ASSEMBLY*.**

WHEREAS, Recent changes in the Ohio Revised Code affecting smoking regulations as promulgated by the State of Ohio required the city to review and seek amendments to the existing regulations under *Chapter 660 Safety, Sanitation and Health of the General Offenses Code*; and

WHEREAS, it is deemed necessary to amend North Ridgeville Codified Ordinance Section 660.13 to prohibit smoking on City-owned property; and

WHEREAS, the City of North Ridgeville seeks to strike a reasonable balance between the rights of smokers and non-smokers by regulating smoking on City Owned Property and to protect the health, safety, welfare, comfort, and peace of the citizens of the City of North Ridgeville; and

WHEREAS, it is the desire of this Council to amend Codified Ordinance Section 660.13 in its entirety renaming it as “North Ridgeville Codified Ordinance Section 660.13 *SMOKING PROHIBITED IN MUNICIPALLY OWNED AND OPERATED BUILDINGS, PLAYGROUNDS AND PARKS*.”

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

SECTION 1. Section 660.13 of the North Ridgeville Codified Ordinances, as currently read in Exhibit “A” attached hereto, is incorporated herein by reference.

SECTION 2. Section 660.13 Smoking in Places of Public Assembly of the North Ridgeville Codified Ordinances shall be amended as fully set forth in Exhibit “B” attached hereto and incorporated herein by reference.

SECTION 3. Any sections of the Codified Ordinance in conflict herewith are hereby and herein repealed and amended accordingly. All other provisions of the North Ridgeville Codified Ordinances not inconsistent herewith 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 Section 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

Exhibit A:

660.13 SMOKING IN PLACES OF PUBLIC ASSEMBLY

1. As used in this section, "place of public assembly" means:
 1. Enclosed theaters, except the lobby; opera houses; auditoriums; classrooms; elevators; rooms in which persons are confined as a matter of health care, including but not limited to a hospital room and a room in a rest home serving as the residence of a person living in such rest home;
 2. All buildings and other enclosed structures owned by the State, its agencies or political subdivisions, including but not limited to hospitals and State institutions for the mentally ill and persons with intellectual disabilities; university and college buildings, except rooms within those buildings used primarily as the residences of students or other persons affiliated with the university or college; office buildings; libraries; museums; and vehicles used in public transportation. That portion of a building or other enclosed structure that is owned by the State, a State agency or a political subdivision and that is used primarily as a food service establishment is not a place of public assembly.
 3. Each portion of a building or enclosed structure that is not included in subsection (a)(1) or (2) hereof is a place of public assembly if it has a seating capacity of fifty or more persons and is available to the public. Restaurants, food service establishments, dining rooms, cafes, cafeterias or other rooms used primarily for the service of food, as well as bowling alleys and places licensed by the Department of Liquor Control to sell intoxicating beverages for consumption on the premises, are not places of public assembly.
2. For the purpose of separating persons who smoke from persons who do not smoke for the comfort and health of persons not smoking, in every place of public assembly there shall be an area where smoking is not permitted, which shall be designated a no smoking area, provided that not more than one-half of the rooms in any health care facility in which persons are confined as a matter of health care may be designated as smoking areas in their entirety. The designation shall be made before the place of public assembly is made available to the public. In places included in division (a)(1) of this section, the local fire authority having jurisdiction shall designate the no smoking area. In places included in division (a)(2) of this section that are owned by the State or its agencies, the Ohio Director of Administrative Services shall designate the area, and if the place is owned by a political subdivision, its legislative authority shall designate an officer who shall designate the area. In places included in division (a)(3) of this section, the person having control of the operations of the place of public assembly shall designate the no smoking area. In places included in division (a)(2) of this section which are also included in division (a)(1) of this section, the officer who has authority to designate the area in places in division (a)(2) of this section shall designate the no smoking area. A no smoking area may include the entire place of public assembly. Designations shall be made by the placement of signs that are clearly visible and that state "no smoking." No person shall remove signs from areas designated as no smoking areas.
3. This section does not affect or modify the prohibition contained in Ohio R.C. 3313.751(B).
4. No person shall smoke in any area designated as a no smoking area in accordance with division (b) of this section.
5. Whoever violates this section is guilty of a minor misdemeanor.

(ORC 3791.031)

Exhibit B:

Section 660.13 SMOKING PROHIBITED IN MUNICIPALLY OWNED AND OPERATED BUILDINGS, PLAYGROUNDS AND PARKS.

- (a) Smoking in any form is prohibited in any and all municipally owned or operated buildings and within 25 feet of No Smoking signs posted in parks, cemeteries, and playgrounds within the city.
- (b) Signs indicating that smoking is prohibited shall be adequately posted and displayed in every places of public assembly, park, and playground where smoking is regulated by this section, or according to ORC 3791.031, so as to ensure proper notice to members of the general public.
- (c) “Municipality Owned” is defined as any unenclosed land owned or managed by the City including, but not limited to City Parks, parking lots, and landscaped areas, but excluding dedicated public streets, sidewalks, and tree lawns.
- (d) Exceptions, suspensions, or modifications to the smoking prohibitions in this section may be made by permit for special events by the Mayor.
- (e) “Smoke” or “Smoking” means inhaling, chewing, exhaling, burning, vaping, or carrying any lighted cigar, lighted cigarette, lighted pipe, or other lighted tobacco or marijuana product in any manner or any form. “Smoking” does not include smoking that is associated with a recognized religious ceremony, ritual, or activity, including but not limited to burning of incense.
- (f) Whoever violates any of the provisions of this Section is guilty of a minor misdemeanor.”

DATE:	<u>May 20, 2024</u>	1 ST READING:	<u>May 20, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>July 1, 2024</u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

Referred to Safety Committee on 06-03-2024
 Report to City Council on 06-17-2024
 Amended on the floor on 07-01-2024

ORDINANCE NO. 2024-58

AN ORDINANCE AMENDING NORTH RIDGEVILLE CODIFIED ORDINANCE SECTION 660.13 *SMOKING IN PLACES OF PUBLIC ASSEMBLY*.

WHEREAS, Recent changes in the Ohio Revised Code affecting smoking regulations as promulgated by the State of Ohio required the city to review and seek amendments to the existing regulations under *Chapter 660 Safety, Sanitation and Health of the General Offenses Code*; and

WHEREAS, it is deemed necessary to amend North Ridgeville Codified Ordinance Section 660.13 to prohibit smoking on City-owned property; and

WHEREAS, the City of North Ridgeville seeks to strike a reasonable balance between the rights of smokers and non-smokers by regulating smoking on City Owned Property and to protect the health, safety, welfare, comfort, and peace of the citizens of the City of North Ridgeville; and

WHEREAS, it is the desire of this Council to amend Codified Ordinance Section 660.13 in its entirety renaming it as “North Ridgeville Codified Ordinance Section 660.13 *SMOKING PROHIBITED IN MUNICIPALLY OWNED AND OPERATED BUILDINGS, PLAYGROUNDS AND PARKS*.”

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

SECTION 1. Section 660.13 of the North Ridgeville Codified Ordinances, as currently read in Exhibit “A” attached hereto, is incorporated herein by reference.

SECTION 2. Section 660.13 Smoking in Places of Public Assembly of the North Ridgeville Codified Ordinances shall be amended as fully set forth in Exhibit “B” attached hereto and incorporated herein by reference.

SECTION 3. Any sections of the Codified Ordinance in conflict herewith are hereby and herein repealed and amended accordingly. All other provisions of the North Ridgeville Codified Ordinances not inconsistent herewith 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 Section 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

Exhibit A:

660.13 SMOKING IN PLACES OF PUBLIC ASSEMBLY

1. As used in this section, "place of public assembly" means:
 1. Enclosed theaters, except the lobby; opera houses; auditoriums; classrooms; elevators; rooms in which persons are confined as a matter of health care, including but not limited to a hospital room and a room in a rest home serving as the residence of a person living in such rest home;
 2. All buildings and other enclosed structures owned by the State, its agencies or political subdivisions, including but not limited to hospitals and State institutions for the mentally ill and persons with intellectual disabilities; university and college buildings, except rooms within those buildings used primarily as the residences of students or other persons affiliated with the university or college; office buildings; libraries; museums; and vehicles used in public transportation. That portion of a building or other enclosed structure that is owned by the State, a State agency or a political subdivision and that is used primarily as a food service establishment is not a place of public assembly.
 3. Each portion of a building or enclosed structure that is not included in subsection (a)(1) or (2) hereof is a place of public assembly if it has a seating capacity of fifty or more persons and is available to the public. Restaurants, food service establishments, dining rooms, cafes, cafeterias or other rooms used primarily for the service of food, as well as bowling alleys and places licensed by the Department of Liquor Control to sell intoxicating beverages for consumption on the premises, are not places of public assembly.
2. For the purpose of separating persons who smoke from persons who do not smoke for the comfort and health of persons not smoking, in every place of public assembly there shall be an area where smoking is not permitted, which shall be designated a no smoking area, provided that not more than one-half of the rooms in any health care facility in which persons are confined as a matter of health care may be designated as smoking areas in their entirety. The designation shall be made before the place of public assembly is made available to the public. In places included in division (a)(1) of this section, the local fire authority having jurisdiction shall designate the no smoking area. In places included in division (a)(2) of this section that are owned by the State or its agencies, the Ohio Director of Administrative Services shall designate the area, and if the place is owned by a political subdivision, its legislative authority shall designate an officer who shall designate the area. In places included in division (a)(3) of this section, the person having control of the operations of the place of public assembly shall designate the no smoking area. In places included in division (a)(2) of this section which are also included in division (a)(1) of this section, the officer who has authority to designate the area in places in division (a)(2) of this section shall designate the no smoking area. A no smoking area may include the entire place of public assembly. Designations shall be made by the placement of signs that are clearly visible and that state "no smoking." No person shall remove signs from areas designated as no smoking areas.
3. This section does not affect or modify the prohibition contained in Ohio R.C. 3313.751(B).
4. No person shall smoke in any area designated as a no smoking area in accordance with division (b) of this section.
5. Whoever violates this section is guilty of a minor misdemeanor.

(ORC 3791.031)

Exhibit B:

Section 660.13 SMOKING PROHIBITED IN MUNICIPALLY OWNED AND OPERATED BUILDINGS, PLAYGROUNDS AND PARKS.

- (a) Smoking in any form is prohibited in any and all municipally owned or operated buildings, and in parks, cemeteries, and playgrounds within the city.
- (b) Signs indicating that smoking is prohibited shall be adequately posted and displayed in every place of public assembly, park, and playground where smoking is regulated by this section, or according to ORC 3791.031, so as to ensure proper notice to members of the general public.
- (c) “Municipality Owned” is defined as any unenclosed land owned or managed by the City including, but not limited to City Parks, parking lots, and landscaped areas, but excluding dedicated public streets, sidewalks, and tree lawns.
- (d) Exceptions, suspensions, or modifications to the smoking prohibitions in this section may be made by permit for special events by the Mayor.
- (e) “Smoke” or “Smoking” means inhaling, chewing, exhaling, burning, vaping, or carrying any lighted cigar, lighted cigarette, lighted pipe, or other lighted tobacco or marijuana product in any manner or any form. “Smoking” does not include smoking that is associated with a recognized religious ceremony, ritual, or activity, including but not limited to burning of incense.
- (f) Whoever violates any of the provisions of this Section is guilty of a minor misdemeanor.”

DATE:	<u>May 20, 2024</u>	1 ST READING:	<u>May 20, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>July 1, 2024</u>
REFERRED BY:	<u></u>	3 RD READING:	<u>July 15, 2024</u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

Referred to Safety Committee on 06-03-2024
 Report to City Council on 06-17-2024
 Amended on the floor on 07-01-2024

ORDINANCE NO. 2024-58

AN ORDINANCE AMENDING NORTH RIDGEVILLE CODIFIED ORDINANCE SECTION 660.13 *SMOKING IN PLACES OF PUBLIC ASSEMBLY*.

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WHEREAS, it is deemed necessary to amend North Ridgeville Codified Ordinance Section 660.13 to prohibit smoking on City-owned property; and

WHEREAS, the City of North Ridgeville seeks to strike a reasonable balance between the rights of smokers and non-smokers by regulating smoking on City Owned Property and to protect the health, safety, welfare, comfort, and peace of the citizens of the City of North Ridgeville; and

WHEREAS, it is the desire of this Council to amend Codified Ordinance Section 660.13 in its entirety renaming it as “North Ridgeville Codified Ordinance Section 660.13 *SMOKING PROHIBITED IN MUNICIPALLY OWNED AND OPERATED BUILDINGS, PLAYGROUNDS AND PARKS*.”

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

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SECTION 3. Any sections of the Codified Ordinance in conflict herewith are hereby and herein repealed and amended accordingly. All other provisions of the North Ridgeville Codified Ordinances not inconsistent herewith 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 Section 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

Exhibit A:

660.13 SMOKING IN PLACES OF PUBLIC ASSEMBLY

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 1. Enclosed theaters, except the lobby; opera houses; auditoriums; classrooms; elevators; rooms in which persons are confined as a matter of health care, including but not limited to a hospital room and a room in a rest home serving as the residence of a person living in such rest home;
 2. All buildings and other enclosed structures owned by the State, its agencies or political subdivisions, including but not limited to hospitals and State institutions for the mentally ill and persons with intellectual disabilities; university and college buildings, except rooms within those buildings used primarily as the residences of students or other persons affiliated with the university or college; office buildings; libraries; museums; and vehicles used in public transportation. That portion of a building or other enclosed structure that is owned by the State, a State agency or a political subdivision and that is used primarily as a food service establishment is not a place of public assembly.
 3. Each portion of a building or enclosed structure that is not included in subsection (a)(1) or (2) hereof is a place of public assembly if it has a seating capacity of fifty or more persons and is available to the public. Restaurants, food service establishments, dining rooms, cafes, cafeterias or other rooms used primarily for the service of food, as well as bowling alleys and places licensed by the Department of Liquor Control to sell intoxicating beverages for consumption on the premises, are not places of public assembly.
2. For the purpose of separating persons who smoke from persons who do not smoke for the comfort and health of persons not smoking, in every place of public assembly there shall be an area where smoking is not permitted, which shall be designated a no smoking area, provided that not more than one-half of the rooms in any health care facility in which persons are confined as a matter of health care may be designated as smoking areas in their entirety. The designation shall be made before the place of public assembly is made available to the public. In places included in division (a)(1) of this section, the local fire authority having jurisdiction shall designate the no smoking area. In places included in division (a)(2) of this section that are owned by the State or its agencies, the Ohio Director of Administrative Services shall designate the area, and if the place is owned by a political subdivision, its legislative authority shall designate an officer who shall designate the area. In places included in division (a)(3) of this section, the person having control of the operations of the place of public assembly shall designate the no smoking area. In places included in division (a)(2) of this section which are also included in division (a)(1) of this section, the officer who has authority to designate the area in places in

division (a)(2) of this section shall designate the no smoking area. A no smoking area may include the entire place of public assembly. Designations shall be made by the placement of signs that are clearly visible and that state "no smoking." No person shall remove signs from areas designated as no smoking areas.

3. This section does not affect or modify the prohibition contained in Ohio R.C. 3313.751(B).
4. No person shall smoke in any area designated as a no smoking area in accordance with division (b) of this section.
5. Whoever violates this section is guilty of a minor misdemeanor.

(ORC 3791.031)

Exhibit B:

Section 660.13 SMOKING PROHIBITED IN MUNICIPALLY OWNED AND OPERATED BUILDINGS, PLAYGROUNDS AND PARKS.

- (a) Smoking in any form is prohibited in any and all municipally owned or operated **properties,** buildings, and in parks, cemeteries, and playgrounds within the city.
- (b) Signs indicating that smoking is prohibited shall be adequately posted and displayed in every place of public assembly, park, and playground where smoking is regulated by this section, or according to ORC 3791.031, so as to ensure proper notice to members of the general public.
- (c) “Municipality Owned” is defined as any unenclosed land owned or managed by the City including, but not limited to City Parks, parking lots, and landscaped areas, but excluding dedicated public streets, sidewalks, and tree lawns.
- (d) Exceptions, suspensions, or modifications to the smoking prohibitions in this section may be made by permit for special events by the Mayor.
- (e) “Smoke” or “Smoking” means inhaling, chewing, exhaling, burning, vaping, or carrying any lighted cigar, lighted cigarette, lighted pipe, or other lighted tobacco or marijuana product in any manner or any form. “Smoking” does not include smoking that is associated with a recognized religious ceremony, ritual, or activity, including but not limited to burning of incense.
- (f) Whoever violates any of the provisions of this Section is guilty of a minor misdemeanor.”

DATE: June 17, 2024
INTRODUCED BY: Councilman Abens
REFERRED BY: _____

1ST READING: June 17, 2024
2ND READING: _____
3RD READING: _____
ADOPTED: _____
EFFECTIVE: _____

ORDINANCE NO. 2024-63

**AN ORDINANCE REPEALING *CHAPTER 862 TAXICABS* OF THE NORTH
RIDGEVILLE BUSINESS REGULATION CODE.**

WHEREAS, Council desires to repeal *Chapter 862 Taxicabs* of the North Ridgeville Codified Ordinances.

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

SECTION 1. North Ridgeville Codified Ordinance *Chapter 862 Taxicabs* is hereby repealed.

SECTION 2. 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 3. 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 862 TAXICABS**862.01 TAXICAB DEFINED****862.02 TAXICAB LICENSE REQUIRED; DURATION; FEE****862.03 LICENSE APPLICATION****862.04 LICENSE ISSUANCE; REQUIREMENTS; DISPLAY****862.05 TAXICAB STANDS****862.06 DISPLAY OF RATES; OVERCHARGING****862.07 AGE OF DRIVERS; DRIVER'S LICENSE REQUIRED****862.08 SUSPENSION AND REVOCATION OF LICENSE****862.09 RENEWAL OF LICENSE****862.10 INSPECTIONS; OPERATION OF DAMAGED VEHICLES****862.99 PENALTY****CROSS REFERENCES**

Power to regulate - see Ohio R.C. 715.22, 715.66

Power to establish stands and fix rates - see Ohio R.C. 715.25; TRAF. 406.04(I)

Licensing of drivers generally - see TRAF. 436.01 et seq.

Vehicle equipment - see TRAF. Ch. 438

Drivers of commercial cars - see TRAF. Ch. 442

Taxicab stands - see TRAF. 452.10

862.01 TAXICAB DEFINED

As used in this chapter, "taxicab" means any vehicle whose owner or driver solicits, secures or accepts passengers for hire upon hail or request on the public streets in the City.

(Ord. 40-60. Passed 7-18-60.)

862.02 TAXICAB LICENSE REQUIRED; DURATION; FEE

- (a) No person, firm or corporation shall operate or cause to be operated a taxicab, or proffer the services of any vehicle as a taxicab, unless the owner of such vehicle has obtained a taxicab license, as provided for in this chapter, covering such vehicle.
- (b) Every such taxicab license shall expire on December 31 of the year in which issued. Licenses issued on or after July 1 of any year shall be issued at one-half the annual license fee provided in subsection (c) hereof.
- (c) The annual license fee for each taxicab shall be fifty dollars (\$50.00).

(Ord. 40-60. Passed 7-18-60.)

862.03 LICENSE APPLICATION

Each applicant for a taxicab license shall present and file with the Clerk of Council his or her signed application, setting forth the trade name under which he or she intends to do business, the number of vehicles and a general description of each vehicle for which a license is desired, the marking or

lettering to be used on such vehicles and any other information required by the Mayor or his or her authorized agent pertinent to the issuance of such license.

(Ord. 40-60. Passed 7-18-60.)

862.04 LICENSE ISSUANCE; REQUIREMENTS; DISPLAY

(a) The Mayor shall investigate and hold a hearing upon each application for a license. If the Mayor finds upon such investigation and hearing that the public convenience and necessity do not justify the operation of the vehicle or vehicles for which a license is desired, he or she shall forthwith notify the applicant of his or her findings. If he or she finds from such investigation and hearing that the public convenience and necessity do justify the operation of the vehicle or vehicles for which a license is desired, he or she shall forthwith notify the applicant. Within sixty days thereafter, the applicant shall furnish and file with the Mayor or his or her authorized representative the following:

- (1) A full transcript of the information appearing on the certificate of title of each vehicle for which a license is desired and the State license number of each such vehicle.
- (2) An official certificate from the Safety-Service Director, or his or her duly authorized agent, stating that the vehicle to be licensed has been inspected by him or her and found to conform with the requirements of Chapter 438 of the Traffic Code and with all other City ordinances or State statutes relating to safety and equipment for motor vehicles.
- (3) The name of each person who will operate such taxicab and the license number of each such person.
- (4) "Proof of financial responsibility," which means proof of the ability of the applicant to respond in damages for liability, on account of accidents occurring subsequent to the effective date of such proof, arising out of the ownership, maintenance or use of a motor vehicle, in the amount of fifty thousand dollars (\$50,000) because of bodily injury to or the death of one person in any one accident, in the amount of one hundred thousand dollars (\$100,000) because of bodily injury to or the death of two or more persons in any one accident, and in the amount of twenty-five thousand dollars (\$25,000) because of injury to property of others in any one accident.

In lieu of the policies of insurance above described, the applicant may furnish a bond binding the principal and sureties to liability for the payment of a judgment or judgments to the extent of fifty thousand dollars (\$50,000), one hundred thousand dollars (\$100,000) and twenty-five thousand dollars (\$25,000), respectively, as above set forth, with at least two approved persons as sureties, or one approved corporate surety, approved as to sufficiency by the Treasurer and as to legality by the Director of Law.

(b) Upon receipt of the information described in subsection (a) hereof, the Mayor shall examine such supporting information and documents and, being satisfied that the applicant is the owner of any such vehicle, that the same is a safe and fit conveyance and that satisfactory insurance or bond has been issued and is in full force thereon, he or she shall, upon payment of the prescribed license fee, issue a license to the applicant.

(c) A certified copy of such license shall be exhibited in a prominent place in each taxicab at all times.

(Ord. 2606-91. Passed 12-23-91.)

862.05 TAXICAB STANDS

At the time of issuing the license, the Mayor shall designate a regular parking space for the taxicab or taxicabs, and he or she may prescribe rules for usage of such stand suitable to the applicant's business and agreeable with the public convenience and welfare.

(Ord. 40-60. Passed 7-18-60.)

862.06 DISPLAY OF RATES; OVERCHARGING

Every taxicab shall display at all times a printed list of the fares and rates to be charged passengers for transportation. No owner or driver shall charge any amount in excess of such printed rates unless by mutual agreement between the passenger and the driver entered into before leaving the point of departure.

(Ord. 40-60. Passed 7-18-60.)

862.07 AGE OF DRIVERS; DRIVER'S LICENSE REQUIRED

No person under twenty-one years of age, and no person other than a duly licensed operator as such under the laws of the State, shall operate a taxicab on any street or alley of the City.

(Ord. 2606-91. Passed 12-23-91.)

862.08 SUSPENSION AND REVOCATION OF LICENSE

Whenever a licensee fails to make a reasonable or consistent effort to operate any such taxicab or taxicabs for a period of sixty days, the Mayor may either suspend or revoke such license pursuant to the provisions of Section 802.07. This power to suspend or revoke shall not limit the powers granted to the Mayor elsewhere in this chapter.

(Ord. 40-60. Passed 7-18-60.)

862.09 RENEWAL OF LICENSE

All owners of taxicabs hereby licensed, at the completion of the year for which such license was issued, shall be entitled to a renewal for each succeeding year without a finding of convenience or necessity, provided that all other requirements of this chapter have been complied with.

(Ord. 40-60. Passed 7-18-60.)

862.10 INSPECTIONS; OPERATION OF DAMAGED VEHICLES

- (a) No owner or other person having possession or control of any taxicab shall operate the same upon the streets of the City unless such vehicle has been inspected by the Safety-Service Director, or his or her duly authorized agent, within the preceding six months, and found by him or her to conform with the requirements of Chapter 438 of the Traffic Code and with all other City ordinances or State statutes relating to safety and equipment for motor vehicles, and unless a certificate stating such fact has been issued by the Director or his or her agent to such person or owner in possession or control of any such taxicab.
- (b) If any such taxicab is damaged by reason of a collision or from any other cause, no owner or other person having possession or control thereof shall operate the same upon the streets unless such vehicle has been tested and approved twenty-four hours after such vehicle has been returned to service.
- (c) A violation of this section shall constitute grounds for revocation of the taxicab license.

(Ord. 40-60. Passed 7-18-60.)

862.99 PENALTY

(EDITOR'S NOTE: See Section 802.99 for general Business Regulation Code penalty if no specific penalty is provided.)