

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 APRIL 21, 2025
7:00 PM

REVISED

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. City Council Public Hearing Minutes dated April 7, 2025;
(Council action required)
2. City Council Regular Meeting Minutes dated April 7, 2025.
(Council action required)

Note:

Planning Commission Meeting Minutes dated April 8, 2025.

LOBBY

ADMINISTRATORS' REPORTS

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

February 2025 Fire Department Report

March 2025 Water Distribution and EPA Report.

March 2025 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 April 8, 2025:

1. PPZ2024-0319 City Limits, 39462 Center Ridge Rd, PPN 07-00-046-101-006
Owner: Stephen Joseph, 36821 Sugar Ridge Rd, North Ridgeville, OH 44039.
Proposal consists of building and site improvements for restaurant and lounge.
Property is zoned B-3 Highway Commercial District.
PC ACTION: Approved by a vote of 4-0 with the following conditions:
 1. Curbing shall be modified to sufficiently protect utility pole and fire hydrant per Engineering requirements.
 2. Administrative approval is required for the lighting plan and photometrics.
2. PPZ2025-0335: Panda Express, 32429 Cook Rd, PPN 07-00-003-102-104, -045, -046
Applicant: Phillip Meador, Heights Venture Architects, 5741 Legacy Dr, Suite 320, Plano, TX 74024.
Owner: Cook Road Properties, LLC, 7670 Tyler Boulevard, Mentor, OH 44060.
Proposal consists of constructing a new drive through restaurant. Property zoned B-3 Highway Commercial District.
PC ACTION: Denied by a vote of 4-0.

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

RECESS

FIRST READINGS

- R 2025-66 A Resolution authorizing the Director of Planning and Development to make application to Lorain County on behalf of the City of North Ridgeville for CDBG funding for the Aurensen, Noll and Behm Road Waterline Replacement Project; further authorizing funds for local match; further authorizing the Mayor to accept the funding, if awarded, and to execute a contract with Lorain County.
(Introduced by Mayor Corcoran)

- R 2025-67 A Resolution authorizing the Mayor to accept a grant from the Ohio Department of Transportation for the Taylor Parkway Resurfacing Project.
(Introduced by Mayor Corcoran)
- O 2025-68 An Ordinance amending Ordinance Number 2024-139 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2025 and ending December 31, 2025.
(Introduced by Mayor Corcoran)
- R 2025-69 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)

SECOND READINGS

- O 2025-48 An Ordinance creating a new Chapter 1470 Tents of the North Ridgeville Building and Housing Code.
(Introduced by Mayor Corcoran; First Reading on 03-17-2025; COW on 04-07-2025)
- O 2025-61 An Ordinance amending Ordinance 2025-1 Exhibit "A" by changing the job title of "Chief Prosecutor" to "Assistant Law Director/Chief Prosecutor."
(Introduced by Mayor Corcoran; First Reading on 04-07-2025; Amended on the floor on 04/07/2025)
- O 2025-63 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract, according to law and in a manner prescribed by law, with the lowest and best bidder for full depth concrete pavement replacement and other appurtenances.
(Introduced by Mayor Corcoran; First Reading on 04/07/2025)

THIRD READINGS

- O 2025-51 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2025 crack seal project and other appurtenances.
(Introduced by Mayor Corcoran; First Reading on 03-17-2025; Second Reading on 04/07/2025)

- 2025-53 An Ordinance authorizing the Mayor of the City of North Ridgeville, Ohio, to advertise for bids and negotiate contract(s) for a twelve-month period, according to law and in a manner prescribed by law, for the purchase of roadway materials to be used by the City of North Ridgeville, Ohio.
(Introduced by Mayor Corcoran; First Reading on 03-17-2025; Second Reading on 04-07-2025)
- 2025-54 An Ordinance authorizing the Mayor of the City of North Ridgeville to advertise for bids and negotiate a contract according to law and in a manner prescribed by law for the rental of equipment and related services for road repair and maintenance to be used by the Service Department.
(Introduced by Mayor Corcoran; First Reading on 03-17-2025; Second Reading on 04-07-2025)
- 2025-55 An Ordinance providing for the amendment of *Chapter 1010 Engineering Permits and Fees* in the Streets, Utilities and Public Services Code.
(Introduced by Mayor Corcoran; First Reading on 03-17-2025; Second Reading on 04-07-2025)

MEETING ANNOUNCEMENTS

1. The next Regular City Council meeting will be on Monday, May 5, 2025, at 7:00 p.m. in Council Chambers.

ADJOURNMENT

**NORTH RIDGEVILLE CITY COUNCIL
PUBLIC HEARING MINUTES
April 7, 2025**

CALL TO ORDER:

President Jacobs called the Monday, April 7, 2025, Public Hearing to order at 6:45 p.m.

PLEDGE OF ALLEGIANCE:

Led by President Jacobs.

ROLL CALL:

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

Mayor Kevin Corcoran and Clerk of Council Nicholas Ciofani were also present.

This public hearing is being held to consider the following:

Pursuant to Ohio Revised Code Sections 929.01 to 929.05, a public hearing is scheduled for an application filed with the Office of the Clerk of Council for placement of farmland in an agricultural district in the City of North Ridgeville, Ohio for the following applicants:

R 2025-49 A RESOLUTION TO APPROVE THE APPLICATION MADE BY MARGARET E. HAPUTA AND GROSIK KATHERINE TO HAVE CERTAIN LAND OWNED BY THEM DESIGNATED AS BEING LOCATED WITHIN AN AGRICULTURAL DISTRICT.
Parcel No(s): 07-00-013-000-463
Total Acres: 33.27

President Jacobs asked if anyone from the public had any comments.
There was no discussion from the City Council, the Administration, or the public.

ADJOURNMENT:

President Jacobs adjourned the Public Hearing at 6:47 p.m.

Approval of minutes on April 21, 2025:

Jason R. Jacobs
PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
April 7, 2025**

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, April 7, 2025, 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 Abens, Clifford Winkel, Georgia Awig, and Martin DeVries.

Mayor Kevin Corcoran, Finance Director April Wilkerson, Civil Engineer Eric Brown, and Clerk of Council Nicholas Ciofani were also present.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the Public Hearing meeting minutes dated March 17, 2025, and the Regular City Council meeting minutes dated March 17, 2025. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following minutes:

Parks & Recreation Commission Meeting Minutes dated February 26, 2025.

Civil Service Commission Meeting Minutes dated March 24, 2025.

Board of Zoning and Building Appeals Meeting Minutes dated March 27, 2025.

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 was allowed three minutes to speak.

No lobby session.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked as follows.:

- During the first readings, a request has been made for emergency passage regarding legislation: Ordinance #2025-50, 2025-55, 2025-56, 2025-59, 2025-60, 2025-64, 2025-65, and Resolution #2025-57, 2025-58.
- Water Meter Replacement Project - North Ridgeville is upgrading water meters with advanced technology to improve efficiency and resource management. The City partnered with Utility Metering Solutions (UMS) to oversee the installation of the new meters. Residents and businesses will receive a letter from UMS with detailed instructions on how to schedule an installation, either by phone or online.

Currently, meters are being installed for residents whose utility account numbers begin with 0142 and 0143. These areas have already received scheduling letters, and we encourage residents to make their appointments as soon as possible. Scheduling letters will be arriving within the next week for residents with utility account numbers beginning with 0109, 0136, and 0144.

- Safetyville Registration Opened Today - Safetyville registration is open. Residents can sign up through the Parks & Recreation website at nridgeville.org. The Police Department sponsors Safetyville and provides an educational setting in which children are exposed to various safety topics. Safetyville is intended for children entering kindergarten in the Fall. They are taught safety skills related to traffic, school buses, stranger danger, 911, fire safety, and more. The children receive their lessons inside an enclosed classroom and then practice these lessons outside within a realistic miniature village.
- Lions Club Pancake Breakfast with the Easter Bunny and Rotary Club Easter Egg Hunt - On Saturday, April 12, 2025, the Lions Club is sponsoring a Pancake Breakfast with the Easter Bunny from 8:00 a.m. to 11:00 a.m. at the North Ridgeville Academic Center. The Rotary Easter Egg Hunt will be at the Ranger Stadium. Gates open at 12:30 p.m., and the hunt begins at 1:00 p.m. sharp. This event is intended for children ages 1-9.
- North Ridgeville Community Garden - The North Ridgeville Community Garden will begin accepting applications for plots starting next Monday, April 14, 2025. The application will be made available on the City's website beginning the morning of April 14, 2025.
- City Hall Offices Closed - City Hall Offices will be closed on Friday, April 18, 2025, in observance of Good Friday.

Moved by Mayor Corcoran and seconded by Swenk to go into Executive Session to consider the purchase or sale of property and conferencing with the public body's attorney concerning pending or imminent court action.

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

Yes – 7

No – 0

Adjourned into Executive Session at 7:06 p.m.
Reconvened into the Regular Council meeting at 7:26 p.m.

Moved by Swenk and seconded by DeVries to adjourn from executive session and return to the regular City Council session.

A roll call vote was taken, and the motion carried.
Yes – 7 No – 0

Mayor Corcoran concluded his report.

2. Engineer:

Civil Engineer Eric Brown provided the following projects.:

- The Ohio Turnpike is doing some work on a multi-year project on their ramps.
- The Engineering Division and the Public Works Department have been receiving calls about backyard flooding and welcome anyone to voice their concerns on the City's website.
- The Carolyn Drive and Monica Drive resurfacing project will go out to bid on May 2, 2025, and will be overseen by the bidding of the project.
- The Quarterly Drainage Board meeting is on April 22, 2025.

Civil Engineer Brown concluded his report.

3. Director of Finance:

April Wilkerson, the Finance Director, reported the following:

- The 2024 Financial Audit has started to conduct compliance testing.
- The 2024 Annual Comprehensive Financial Report is due to the State Auditor at the end of May 2025.
- Issued the 2025 Monthly Financial Report. The report is available for public inspection.
- A memorandum was provided to the City Council addressing each piece of legislation that is on the agenda and recommending that the legislation be adopted with the emergency clause to ensure the Department of Finance has the resources necessary to meet its financial obligations.

4. Other Reports:

President Jacobs noted the following reports:

February 2025 Parks and Recreation Division Report
February 2025 Police Department Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

1. New Liquor Permit Request:
A request from the Villager Fuel & Food Stop LLC for a new liquor permit at 8995 Avon Belden Road.

Moved by Winkel and seconded by Abens to not request a hearing for the permit to be sent to the State for final disposition by April 19, 2025.

Councilwoman Awig wanted to know if the company that is requesting a permit is changing ownership or name.

President Jacobs believed that the company changed owners as opposed to changing the name of the business.

Mayor Corcoran agreed with President Jacobs.

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

Yes – 6 No – 0 Abstention - 1 (Awig)

RECESS:

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

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

Yes – 7 No – 0

Moved by President Jacobs and seconded by Mayor Corcoran to amend the agenda to remove Ordinance Number 2025-62 because the administration no longer requires it.

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

Yes – 7

No – 0

Ordinance and Resolution submittal(s)

FIRST READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-56 An Ordinance amending Ordinance Number 2024-139 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2025, and ending December 31, 2025.
(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Awig to dispense with the second and third readings for 2025-56.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to pay the invoices in a timely manner.

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

Yes – 7

No – 0

Moved by DeVries and seconded by Awig to adopt 2025-56 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-56.

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

R 2025-57 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)

Moved by DeVries and seconded by Awig to dispense with the second and third readings for 2025-57.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to pay the invoices in a timely manner.

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

Yes – 7

No – 0

Moved by DeVries and seconded by Awig to adopt 2025-57 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2025-57.

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

R 2025-58 A Resolution authorizing the Mayor to accept a grant from the State of Ohio,
Department of Natural Resources for the Root Road Park Improvements Project.
(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Awig to dispense with the second and third readings
for 2025-58.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to start the
project as soon as possible.

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

Yes – 7

No – 0

Moved by DeVries and seconded by Awig to adopt 2025-58 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2025-58.

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

O 2025-59 An Ordinance amending Ordinance No. 2024-93 regarding the Frontier Park
Pedestrian Bridge Replacement Project.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and
third readings for 2025-59.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by Mayor Corcoran and seconded by Winkel to add the emergency clause to start
the project as soon as possible.

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

Yes – 7

No – 0

Moved by Mayor Corcoran and seconded by Winkel to adopt 2025-59 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-59.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-60 An Ordinance amending Ordinance No. 2024-121 regarding the purchase of a new chipper truck with boom, by correcting the purchase price.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Abens to dispense with the second and third readings for 2025-60.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Director Wilkerson explained that the purchase of a new chipper truck with a boom is approved under the 2025 appropriations.

Moved by Mayor Corcoran and seconded by Abens to add the emergency clause to purchase the service tool for the safety and welfare of the community.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Abens to adopt Ordinance 2025-60 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-60

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-61 An Ordinance amending Ordinance 2025-1 Exhibit "A" by changing the job title of "Chief Prosecutor" to "Chief Prosecutor/Assistant Law Director".
(Introduced by Mayor Corcoran)

Moved by President Jacobs and seconded by Winkel to amend Ordinance Number 2025-61 by substitution to change "Chief Prosecutor/Assistant Law Director" to Assistant Law Director/Chief Prosecutor."

Councilman Awig wanted to know the reason for the change in name.

Mayor Corcoran explained that it is an organizational structure. The change shows that both Assistant Law Directors are prosecutors as well.

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

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-63 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract, according to law and in a manner prescribed by law, with the lowest and best bidder for full depth concrete pavement replacement and other appurtenances.
(Introduced by Mayor Corcoran)

This Ordinance moved to Second Reading.

Clerk of Council Nicholas Ciofani:

- O 2025-64 An Ordinance vacating a sewer easement.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2025-64.

Mayor Corcoran explained that the easement is located in Avon, and it was obtained for the French Creek Wastewater Treatment Plant. The easement does not serve the City any longer.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to release the easement for the City of Avon to move forward with their project.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Awig to adopt 2025-64 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-64.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-65 An Ordinance suspending City of North Ridgeville Noise Ordinance No. 634.01(c)(7) for Hammond Construction and its subcontractors in order to avoid costly delays for the construction of a school transportation and maintenance facility and a new high school for the North Ridgeville School District.
(Introduced by Mayor Corcoran)

This Ordinance was referred to the Committee of the Whole for further review and discussion.

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

R 2025-49 A Resolution to approve the application made by Margaret E. Haputa and Grosik Katherine to have certain land.
(Introduced by Mayor Corcoran; First Reading on 03-17-2025; Public Hearing on 04/07/2025)

Moved by Mayor Corcoran and seconded by Awig to dispense with the third reading for 2025-49.

A voice vote was taken, and the motion carried.
Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Awig to adopt 2025-49.

A roll call vote was taken on the adoption, and the motion carried for **Resolution Number 2025-49.**
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-50 An Ordinance replacing Chapter 1030 Street Trees with new Chapter 1030 Trees and repealing Chapter 1032 Master Tree Plan of the North Ridgeville Streets, Utilities and Public Services Code.
(Introduced by Mayor Corcoran; First Reading on 03-17-2025)

This Ordinance was referred to the Committee of the Whole for further review.

Clerk of Council Nicholas Ciofani:

O 2025-51 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2025 crack seal project and other appurtenances.
(Introduced by Mayor Corcoran; First Reading on 03-17-2025)

This Ordinance moved to Third Reading.

Clerk of Council Nicholas Ciofani:

O 2025-52 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2025 catch basin rehabilitation project, including other appurtenances.
(Introduced by Mayor Corcoran; First Reading on 03-17-2025)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for 2025-52.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by Mayor Corcoran and seconded by Swenk to add the emergency clause to start the project as soon as possible.

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

Yes – 7

No – 0

Moved by Mayor Corcoran and seconded by Swenk to adopt 2025-52 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-52

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

O 2025-53 An Ordinance authorizing the Mayor of the City of North Ridgeville, Ohio, to advertise for bids and negotiate contract(s) for a twelve-month period, according to law and in a manner prescribed by law, for the purchase of roadway materials to be used by the City of North Ridgeville, Ohio.
(Introduced by Mayor Corcoran; First Reading on 03-17-2025)

This Ordinance moved to Third Reading.

Clerk of Council Nicholas Ciofani:

O 2025-54 An Ordinance authorizing the Mayor of the City of North Ridgeville to advertise for bids and negotiate a contract according to law and in a manner prescribed by law for the rental of equipment and related services for road repair and maintenance to be used by the Service Department.
(Introduced by Mayor Corcoran; First Reading on 03-17-2025)

This Ordinance moved to Third Reading.

Clerk of Council Nicholas Ciofani:

O 2025-55 An Ordinance providing for the amendment of Chapter 1010 Engineering Permits and Fees in the Streets, Utilities and Public Services Code.
(Introduced by Mayor Corcoran; First Reading on 03-17-2025)

This Ordinance moved to Third Reading.

THIRD READINGS:

There were none.

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. A Community Reinvestment Area (CRA) Housing Council Meeting is scheduled for Wednesday, April 9, 2025, at 1:00 p.m. in Council Chambers.
2. The next Regular City Council meeting will be on Monday, April 21, 2025, at 7:00 p.m. in Council Chambers.

ADJOURNMENT:

President Jacobs adjourned the meeting at 7:53 p.m.

Approval of minutes on May 5, 2025:

Jason Jacobs
PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, APRIL 8, 2025**

CALL TO ORDER:

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

ROLL CALL:

Present were member Frank Toth, Council Liaison Bruce Abens and Chairman James Smolik.

Vice-Chairman Paul Schumann and member Steve Ali were 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:

Chairman Smolik asked if the members had a chance to review the minutes of the regular meeting on March 11, 2025. He asked if there were any corrections. Hearing none, the minutes were approved as submitted.

CORRESPONDENCE:

APA Cleveland Planning & Zoning Workshop

Chairman Smolik asked Director Lieber to discuss the APA Planning and Zoning Workshop.

Director Lieber stated that the registration was currently open for the May 15th Planning and Zoning workshop in Independence and the Planning Commission opted to attend that workshop in lieu of bringing in an educational speaker. She asked that they let Tina know if they planned to attend to ensure that all the members who planned on attending that day were registered. She stated that it was from 8:00 a.m. to 4:00 p.m. and promised to have a very educational variety of topics. She mentioned that that they had set a date for a public meeting for the Lorain Road and Lear Nagle Road traffic study public meeting, which would be on Monday, May 12th at 6 PM at LCCC Ridge Campus and were planning on hosting it there in the lobby, which was in the study area. She stated that the building was in the study area of the traffic study, so they would be able to experience the traffic firsthand on their way to the public meeting. She added that there would be a presentation by their consultant and then they would have some engagement opportunities for attendees and some additional input opportunities through the website after that meeting.

Chairman Smolik asked who the consultant.

Director Lieber stated that it was Woolpert.

OLD BUSINESS:

NEW BUSINESS:

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING–TUESDAY, APRIL 8, 2025**

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Director Lieber asked if Deputy Clerk Wieber would read them in the numerical order as opposed to the agenda order starting with the second applicant as technically it was old business.

PPZ2024-0319 City Limits, 39462 Center Ridge Rd, PPN 07-00-046-101-006

Owner: Stephen Joseph, 36821 Sugar Ridge Rd, North Ridgeville, OH 44039. Proposal consists of building and site improvements for restaurant and lounge. Property is zoned B-3 Highway Commercial District.

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber stated that as they were aware, Council had approved the rezoning from industrial to commercial, so the use of a restaurant was permitted, and a lounge was a conditional use in the district. She explained that Planning Commission had previously tabled the development plan with the request for some additional information and she wanted to go through some of their requests and how the plans stood that day. She stated that Planning Commission had requested the relocation of the ingress curb cut further west in order to protect the utility pole and hydrant and for the right of way to provide more spacing and separation. She discussed that the site plan did show the curb cut had been moved as a result of striping around that landscaped area but she believed that Planning Commission was hoping to enlarge the curbed landscaped area to create more directionality at that curb cut to create protection for the utility pole and the hydrant. She added that she wasn't sure that just adding paint or striping adjacent to that planter really satisfied what the Commission was looking for to create more of a buffer in that location. She mentioned that they had requested that the parking lot be patched, sealed and restriped on a site plan and the note was updated. She stated that Planning Commission had asked for more detail on the elevations to include proposed colors, materials and construction detail and a canopy detail had been added to the drawing, the overall height of the building was noted, but the construction detail remained a little bit limited and there was no detail on the stucco application. She indicated that if Planning Commission approved the elevation, that would have to be worked out in the permit process. She stated that they had requested a little bit more landscape detail and they received a planter spec and a shrub detail. She discussed that they had asked the applicant to ensure that the railing was provided around the entire patio portions above grade, and it was a little vague as to where the railing was going to be located but it was now shown around. She stated that she believed that the applicant was going to provide an update as to their proposed fence style. She said that lastly the Commission had requested a photometric plan and light fixtures needed for review and they did receive a photometric plan, but it had not been presented in a manner that they could review in accordance with the code. She explained that it was not on the 10-foot grid and was not in foot candles. She added that they also needed to see compliant light fixtures because the fixtures that were shown at an angle were not full cut off. She stated that the light plan said that they would be horizontal, but that was not the cut sheet they received as it showed angled, so they still had some of those lighting details that needed to be worked out prior to any permit issuance.

Engineer Reitz stated that Planning Commission should be aware that the engineering concerns were with the landscape island in particular to protect the fire hydrant as well as the existing sign there. He mentioned that they agreed with the comments that were just stated and that they would prefer that the area of the parking lot that was to be removed for the landscaping be curbed for safety purposes, because that fire hydrant was kind of sticking out that way and that being by the exit, the proposed exit driveway, they were concerned about vehicles hitting it and a curb would protect that as well as

enlarging the landscaping island instead of striping. He discussed that secondarily, they would support the sealing, striping and patching of the parking lot versus just strictly striping it because that parking lot had been there a while and they would like to see that happen first for the reconfiguration of the new parking area.

Chairman Smolik asked if there was a representative present for the application.

Stephen Joseph, 36821 Sugar Ridge Rd, North Ridgeville, OH 44039.

Geoffery Smith, 124 Middle Ave, Elyria, OH 44035.

Chairman Smolik stated that they were before the Commission previously in regards to that project and asked if they had any additional information they could provide.

Mr. Joseph stated that regarding the original site plan, the striping was out in the right of way, which was out past the telephone pole and the fire hydrant sat outside it towards the road from the telephone pole. He discussed that they had asked him to move his striping back and stated that he did and took it behind the utility pole which exposed the fire hydrant and the electric pole. He stated that he didn't how they wanted him to configure that because the fire hydrant stuck out into the right of way of Center Ridge Road.

Mr. Smith stated that they would be looking for some direction on that. He added that he thought the photometric plan was something that could be approved in house through the administration.

Director Lieber stated that first with the parking and that landscape island, they could absolutely have no parking striped in the right of way and that was a problematic condition that the plan allowed them to correct, but by expanding that landscape island a little towards the west, giving a greater presence, that it would have the effect of protecting the utility pole by folks not driving tightly around the corner. She discussed that regarding the lighting plan, it could be approved administratively, it just needed to be presented with all the information required to determine zoning compliance, and so far, that hadn't happened.

Mr. Joseph stated that it was already on the plans that they were going to patch and seal and restripe.

Mr. Smith stated that it sounded like Mr. Reitz didn't show that on the plans.

Mr. Reitz clarified that in the original request it was that it be sealed and restriped, but now the remaining item would still be installing a curb around the section of the island where the fire hydrant sat and the existing sign, because he thought that would be an additional measure of safety for that fire hydrant, the pole and the sign.

Chairman Smolik stated that there was some new additional information presented to the Commission and asked if the applicant wanted to talk about that.

Mr. Joseph stated that that was what he had proposed for the railing instead of what was shown on the drawing because it was a one and three-quarter inch schedule 40 steel railing painted but he thought that the powder coated aluminum railing looked a lot better and would present the property a lot better.

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Chairman Smolik stated that for clarification, what had just been submitted was a substitute for the metal railing detail and also there was a shop drawing in there of a railing system that was for another project and asked if that was gone as well.

Mr. Joseph stated that was correct. He mentioned that regarding the stucco, it was just going to be cement stucco over the existing cement brick.

Chairman Smolik asked if any of the Commission members had any questions or comments.

Member Toth asked regarding the pots that he planned on using for traffic control, which size he would be selecting because the information he submitted there were a variety of sizes shown.

Mr. Joseph stated that he was going with the 30-inch pot.

Chairman Smolik asked about the triangular area towards the back that he was going to leave as aggregate and weeds, if there was a reason that he wasn't going to plant grass back there.

Mr. Joseph stated that the reason was because there were so many utility poles, and the water actually drained back that way because the ditches from the Turnpike ran down that way and the and the railroad track ran down that way and all the water went down there. He mentioned that he didn't think he could keep it up because the water would saturate the grass too much and he wouldn't be able to mow it. He stated that he would rather keep it in stone so that the aggregate would just drain itself.

Chairman Smolik asked if it was going to be stone and not weeds and stone.

Mr. Joseph stated that no, it was going to be sprayed for weeds and was just going to be aggregated and would be maintained.

Chairman Smolik asked if they were going to generate a new photometrics plan.

Mr. Joseph stated that the engineer was going to it that week. He stated that he had it on 30-foot squares because the parking lot was so big that he thought that if he put it on 10 by 10s, they wouldn't be able to read the numbers. He stated that he put it on 30-foot squares and he had all the lumens all the way out to the ends of the parking lot and thought that it would kind of cover the rest of the parking lot.

Chairman Smolik asked if the elevated outdoor section was concrete.

Mr. Joseph stated that was correct. He mentioned that it was going to be split face block and then a concrete cap.

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

None were given.

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

None were given.

Moved by Smolik and seconded by Toth to approve application with the conditions that the curb recommendations be made to protect the utility pole and fire hydrant and the administration shall review the incomplete lighting plan and photometrics.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PZ2025-0335: Panda Express, 32429 Cook Rd, PPN 07-00-003-102-104, -045, -046

Applicant: Phillip Meador, Heights Venture Architects, 5741 Legacy Dr, Suite 320, Plano, TX 74024.
Owner: Cook Road Properties, LLC, 7670 Tyler Boulevard, Mentor, OH 44060. Proposal consists of constructing a new drive through restaurant. Property zoned B-3 Highway Commercial District.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber stated that the proposal consisted of a new drive-through restaurant and that drive-through restaurants were permitted in the B-3 Highway Commercial District. She discussed that the project site consisted of three parcels on Cook Road and were all zoned B-3, which included the vacant undeveloped lot just to the east of Starbucks and then also two adjacent parcels, one that had a commercial building that had been used as an auto repair business and that the parcel after that before the multi-tenant Plaza. She stated that the building was a 2,700 square foot building that was a combination of stone, composite cladding, EFIS and they were showing a dumpster enclosure that would be constructed out of similar materials. She explained that it would have a double drive-thru and that code required stacking for at least 10 vehicles and must be designed to allow vehicles to exit the waiting lane. She stated that the applicant had updated a previous version that didn't have the exit to include it, but didn't believe they had a stacking exhibit to show the 10 cars. She mentioned that a detailed landscape plan was included and that they did get some feedback from the City Arborist that was incorporated, but the site plan did show a new ground sign in an area where there was an existing tree that was to the west of the driveway, that would need to be relocated and she would champion the relocation and not removal of any trees for any future sign placement. She said that the lighting plan had been reviewed and that it showed the lighting levels were code compliant. She discussed that the fixtures would be mounted at 18 feet, but they did not have fixture cut sheets provided for the pole lights and if there were building lights, they had not received cut sheets for those building lights either. She said that they had seen conceptually where the signs would be located on the property and building, but an official sign package had not been submitted and oftentimes those would come later, so that would be reviewed when it was submitted. She indicated that for that project, access management was a key concern of staff along the stretch of Cook Road and that there were a lot of curb cuts that were frequent and poorly defined. She explained that there were some newer developments that were connected to the older developments through cross access easements. She added that it didn't conform with the current access management standards for spacing. She mentioned that a positive to that project was the curb cut to the auto repair building would be removed. She said that Panda Express did show that they were going to be utilizing the existing curb cut shared with Starbucks and then they would also share some parking spaces and the drive aisle that would be adjacent to the Starbucks drive through. She stated that the drive aisle between Starbucks and the new parking would be one direction, just the same direction as the drive

through traffic in that location and cross access was also provided between the Panda Express property and then the commercial building to the east on Cook Road. She discussed that there were numerous access and utility easements that are impacting that property and adjacent properties. She indicated that in terms of parking, the project met the requirements and that 27 spaces were required given the area, and 40 were provided. She stated that staff had a conversation with Panda about the spaces that were shown closest to Cook Road, the ones that would be heading into Cook Road and there were four and now there were three in that location. She mentioned that in her opinion those would create the likelihood of conflict between the vehicles traveling in and out of Cook Road and then also on site traffic circulation because with the two curb cuts to Cook Road in such close proximity and vehicles that might be entering or exiting either curb cut and cutting across the property, and then they had drive through traffic that would be heading out of the drive through and then the potential of parking in those spaces with people backing out of those spaces, she just thought that those spaces should be removed and they could be removed without impacting the parking count. She said that sidewalks were required and provided along with a pedestrian route to the building. She stated that bike parking was required for that use, which should be shown on the plan. She mentioned that truck turns were provided, and she noted that the exhibit showed both a 40-foot fire vehicle and then also semi-truck, but it looked like the semi-truck could only traverse the site if some of the parking spaces were vacant. She stated that she was not sure, based upon discussion with the applicant, what type of vehicles they expected to make deliveries or what vehicles made deliveries currently to Starbucks, but if they were going to be semis, then there could be some potential issues depending on the time of day that those truck deliveries were made. She stated that the applicant did submit a traffic impact study and that recommended that a 100-foot eastbound right turn lane be constructed on Cook Road leading to Starbucks and the Cook shared driveway that had not been included in the Panda Express submission. She said that there had been some discussion with the City's Woolpert consultant who had conducted the Lear/Lorain study that they had requested that they reviewed that traffic impact study also in light of just traffic in the situation happening just up the street, given the heavy traffic in that location and noting the minimal driveway space in between those curb cuts. She explained that Woolpert made some suggestions for potential improvements to access and on-site circulation, and those included potential of maybe one way drive aisle in or out since there were the two and modifying the on-site traffic circulation to maybe one way, just to reduce the number of potential conflict points. She said that those were shared with the Panda team, but they were not amenable to discussing those changes to either the driveway locations or circulation patterns. She added that she did see that there was a benefit having removed one of the existing driveways to Cook Road, but the future use of a restaurant was going to drive significantly greater traffic than an auto repair place in that location would have because it was in fact a drive through auto oriented use, and it was going to add more traffic to a pretty congested intersection. She stated that the driveway spacing and cross access site circulation was a key issue with the project and she didn't know that staff had fully digested or been able to discuss all of their concerns and potential improvements with the applicant, so she would leave it in Planning Commission's hands to carefully consider those issues with the project. She recommended that the Planning Commission make lot consolidation a condition of approval and stated that she had some other recommendations including providing bike parking, removing those three spaces, identifying loading or unloading areas and identifying the type of vehicle for the truck turn and making adjustments if needed to circulation, if it would be semis, show the vehicle stacking and provide some lighting clarifications.

Engineer Reitz stated that they agreed with the comments that were made by the Director in reference to the traffic considerations, especially when looking at the Woolpert traffic study review that talked about making one of the driveways in and making the other one an exit, because they did have a lot of cross traffic there between basically three properties that would be sharing two different driveways. He stated

that they did agree with the Planning Commission considering some of the comments from the Woolpert follow-up study and commented that during a deep further detailed engineering review, they would still have some issues to discuss with the applicant for water quality features and so forth because some of the storm water was going into the Starbucks property and they wanted to make sure that they not only looked at making sure that they were meeting the EPA requirements for not only water quality but water quantity control there because of how it was being proposed. He added that they did propose some infiltration trenches in their bioswales as they may be within the property, but they would reserve further discussion with them after it moved forward, once they got into a more detailed engineering study.

Assistant Law Director Morgan stated that she was hearing a lot of access issues and was hoping the applicant spoke to those, but asked the administration if there was anything, specifically ordinance wise, that they were in violation of.

Director Lieber stated that they did have minimum spacing requirements between driveways and they didn't meet the minimum spacing, however, both of the curb cuts were existing, and it would be removing one in the middle, but it was new construction and to her was an opportunity to improve beyond the existing condition and to prevent problems before they occurred. She added that there was still a role for Planning Commission discussion, even if those curb cuts existed, because there was substantial change by adding a new drive-thru restaurant that shared access and shared parking in part with Starbucks in that case.

Chairman Smolik asked if there was a representative present for the application.

Phillip Meador, Heights Venture Architects, 5741 Legacy Dr. Suite 320, Plano, TX.

Mr. Meador stated that what was interesting about this project was the existing curb cuts and that they were close together. He indicated that there were actually access easements that were created and in fact, the existing drive that they were still utilizing on the right, that one was created in 1969 and was still there, so they would have to get permission from whoever that was connected to. He mentioned that the same thing applied for Starbucks because when they did their project, they actually put in an access easement that went through and even expanded at one point to include a car wash that was planning on going in to the south of that at one point and they somehow got connected into that. He stated that they were going to somehow create access and that was going to go all the way through the side. He stated that some of the issues had been that in order to change those drives, they would have to get permission from other people to do so and they had talked to Starbucks, and they were pretty adamant that they liked their access the way it was. He added that they were actually enlarging it a little bit to try to help with being able to get a truck in and out, which they were fine with, but when they tried talking to them about some other things they really were pretty adamant that they liked their access the way that the easement was drawn going through the site. He said that that made it obviously difficult to do some of the recommendations like the right-in, right-out, or make that a right-in only or even one of the suggestions was to remove that one and do just the entrance that was a little bit further away from the intersection specifically to help traffic. He stated that regarding the parking count, they were aware that they were above the minimum and some of the numbers that Panda had sent him was that when it came to their dine-in during the lunch hour, they tended to average between 42 and 45 per day transactions and while there might be a little bit of people coming in a little early and people that would come a little late, it was still a decent number of people and the parking spots were needed, at least as many as they

could get there. He mentioned that the average that they aimed for was about 40, give or take. He said that those three spaces that were off of Cook Road, those were intended as drive through waiting spaces and the idea was that whenever an item was either slow or something like that, somebody would just pull into that spot temporarily and then somebody would bring out their food when it was ready. He added that those spots weren't really intended for every day, just somebody parking there. He said that one of the discussions with Panda was if those were removed, they would need to go somewhere else and would then have that traffic coming back over and then into the main parking and that could actually cause a couple of other conflicts in different ways just because that traffic would be going back and forth. He stated that they did try to provide that sidewalk connection and the intent now was that there was a little bit of space over there next to that and that was where they were planning on putting the bike rack. He stated that he thought they had a call out for that to be on the drawing but they would definitely put that in there. He mentioned that regarding the truck access, he thought the engineers actually did a little bit larger truck than they normally did. He stated that a WB55 was what they typically tried to plan for and he thought they had a WB65, so that was a much larger truck than what normally was planned for. He said that typically regarding where the drop off was, the truck would pull up to the side of the building and basically offload. He stated that the deliveries were almost always early in the morning before any of the Panda customers would come in there. He mentioned that he thought they would work on the traffic study a little bit because he did see a couple of conflicts because they couldn't go into the Tesla parking spots. He stated that they could go into the Panda spots because there shouldn't be anyone there.

Director Lieber commented that they were showing the trucks coming in and out off of Cook, but wouldn't the trucks be coming in and out of Lorain Road and down Cook from Lorain, not heading west on Cook, but coming off the highway onto Lorain and then turning onto Cook and then coming that direction. She stated that she thought it might matter in terms of showing the truck turn, which direction the trucks would be permissibly coming from and going to, to show the turn radius.

Chairman Smolik stated that was correct, he assumed that they would be coming from the interchange.

Mr. Meador discussed that when he drove to go to the meeting that night, they actually happened to drive by the site and so he saw that that was the typical direction coming off the highway and they would update that to show that. He said that regarding the stacking, that they did have 14 stacking, and they typically aimed for about a 10 by 20 space for the stacking cars, and he thought they got 14 in there. He commented that they would definitely send more on the light fixtures and that there were some building lights that probably needed to be considered but he didn't know if they sent a night shot to them of what one of those looked like but they would send that as well to be reviewed.

Chairman Smolik asked if there was anyone from the general public that had some questions or concerns about the project.

Connor Grizay, 3849 Beavercrest Dr, Lorain, OH 44053.

Mr. Grizay stated that he operated the automotive business at 32425 Cook Road. He commented that he really just wanted to touch on some of the traffic that he saw throughout his day-to-day activities there. He mentioned that he tried to read the documents that were presented about the traffic and read all the charts and just wanted to touch on some points about the trucks. He stated that the applicant said that Panda would be delivering in the morning, which was Starbucks's busiest time. He said that they had to

block off their parking lot from Starbucks due to the customers driving over the curbs to get around the traffic. He added that he did have a camera up front because prior to having the camera, somebody side swiped the vehicle that he had parked up front and drove away and that was due to the traffic from Starbucks being so busy. He discussed that when he went in on the weekends, there were five to seven cars parked in his lot but that he didn't have a problem with that at all, especially if it helped the safety of consumers and citizens. He stated that there was a preschool down on the west side off of Lorain heading towards Lear Nagle and there was also a school east of his building as well. He said that Starbucks users also used Cheap Tobacco, the detailer lot and even the BP because that was how much traffic really that Starbucks really brought. He stated that regarding the Tesla charging stations, he saw multiple new trucks and cyber trucks, things like that that that he had never noticed before and that there was a lot of yelling and cursing and horns that went on throughout the day. He mentioned that regarding the Starbucks entrance, which was very thin, a lot of people turned left and that traffic light was very short right there, as they were all aware, and it would get backed up very quickly because if somebody was waiting to turn right three cars behind somebody who was waiting to turn left, it made it really challenging and he saw it get backed up very quickly. He added that the day prior he had seen a lady who had to swerve out of the way because she was going to turn right out of Starbucks, and somebody was pulling left off of Cook Road into Starbucks parking lot and she had to go over the curb or else it would have been an accident, a very slow moving accident, but still just something to note. He commented that he had seen the plans and how they were going to have the two driveways, and he was worried that that was very close. He stated that people had to pay attention for vehicles coming west and east and not only that, but out of the BP parking lot, there was a back parking lot from Panera, Dunkin, Chipotle and LC all right there along with the schools there to the east of what was shown in the picture, as well as the detail and Cheap Tobacco, which were very busy towards the later hours. He said that he was just really concerned about the traffic being there. He stated that he knew that the lot on the corner of Lorain Road was probably not as sizable as the three parcels that Panda wanted to build on, so he did understand that the size of the matter was not too pristine, but he didn't know if that was another option or if that was even possible. He stated that he did believe that would help with the traffic a little bit. He said that his last point was that when he was reading the traffic report, he saw that they suggested plans to add lanes to Cook Road and maybe even Lorain Road, which would not be beginning until 2036 and would be 10 years after Panda was built and he didn't know if they would want to bring in more traffic before doing that road construction. He commented that as Kim had mentioned something about doing the fixing and enlarging before they would want to build and bring more traffic.

Chairman Smolik asked if there was anyone else in the audience that had any questions or concerns.

None were given.

Council Liaison Abens asked if they had permission from Starbucks to use that particular driveway currently.

Mr. Meador stated that yes, they did meet with them in order to make sure that the site plan married up with theirs and they were happy with how they did it. He said that they were aware of what they were doing, and they were okay with that.

Member Ali stated that for the record, Cook Road was a non-truck route.

Member Toth commented that they were given an alternative circulation that was strictly one way,

which would eliminate quite a few of the conflict points in their parking lot and asked the applicant to reiterate in detail why a one-way flow would not work for their project there with traffic flowing one way.

Mr. Meador stated that when they were looking at that specific comment, what they ran into was by basically sending all the traffic going up through that one side, it would back up in a very specific way and potentially cause some other conflicts in other places by at least allowing traffic to come back up through the Panda. He commented that if both entrances were maintained, there was also an option point, so the traffic could potentially queue and also move in other ways. He said that that was really kind of the main idea of why Panda would like to keep that was basically the flexibility of allowing the traffic to do what it needed to do.

Mr. Toth asked if that didn't also open up the opportunity for overflow out of Starbucks to basically run amok in that lot.

Mr. Meador commented that that was a good point and as was previously brought up, it sounded like Starbucks was already kind of working on doing that anyway, so that may be something that they needed to take back and consider.

Chairman Smolik stated that his initial comment was that just because it was an available lot, didn't necessarily mean that that was the right use for the lot. He commented that it seemed like there was a lot jammed in on that parcel and not only was the parcel tight to begin with, but that was probably one of the busiest intersections in the city. He stated that traffic, traffic, traffic, that was the consensus and even the administration made comments regarding it, but it seemed like they really weren't picking up on it and the fact that traffic was such a major issue, not only for the administration but for the general public.

Mr. Meador stated that without having lived there, obviously they didn't know that intersection quite as well as they did. He remarked that it was a very valid concern, and that Panda did try when they moved into a location, to look at the traffic. He mentioned that Panda typically did not have quite as much traffic as a Starbucks or a Chick-fil-A. He stated that they would like to but it was typically a little bit lower for a restaurant. He added that he could see where the right turn lane coming in might need to be definitely looked at again because that might definitely help create that little the sell lane, so that way people could more safely turn right into the property. He stated that the reason they did not show it originally was that Starbucks, when they went in, a lot of that grass space was their water quality and retention space, so by putting that in they would have to then figure out how to basically mitigate what they took away to put in that decel lane. He mentioned that it was also a concern there because there wasn't a lot of opportunity to do that. He said that they tried to put in some water quality and to meet the requirements and looking at that plan that they could actually put a little bit more in, but he could definitely see where traffic was definitely a concern. He stated that they did learn literally just the other day that once Panda potentially took those properties and consolidated them, they would potentially be the one who actually owned that easement and could potentially remove it and that that might be an opportunity there.

Chairman Smolik stated that he had mentioned that eventually the three parcels were going to be consolidated, Panda would own it, then they would create an egress, they would create some type of easement for Starbucks then through their lot.

Mr. Meador stated that the easement was probably already existing and that would probably stay with the parcels when they were combined. He mentioned that regarding the one on the right that was there, he believed that that easement when it was originally created, that was the one that he mentioned from 1969. He stated that there was some kind of a trucking lot or something to the south and it looked like that actually was the original drive that accessed that lot. He said that on the aerial photo, it showed that the lot to the south, that drive on that that was kind of in between, was actually an access easement that supposedly connected that, but at some point or another they built that wall there and closed it off. He added that in looking through the documents, just a few days ago they discovered that Panda, once the lots were consolidated, would potentially be the owner of that, which would give them some rights to be able to do something about that.

Chairman Smolik stated that the applicant mentioned there was some preliminary discussion with Starbucks and that Starbucks felt like they were okay with the way the traffic was, which was sort of alarming considering, he had seen that intersection himself. He stated that one would think though that they would be a willing partner to try and help them out as well because it was not only the applicant's parcel but the Commission had to look at the whole entire thing and had to look at the Starbucks parcel and then also assuming down the road that that strip mall was going to be ready for redevelopment as well. He stated that they would have all of those parcels interchanging and they had to look at how all that functioned. He asked how the applicant wanted the Commission to proceed and if they wanted to go back and look at some of the traffic issues or if they wanted the Commission to look for a vote.

Mr. Meador stated that he thought what Panda would want was for them to go ahead and have a vote on it. He stated that they understood that there were some potential traffic issues and if that was a condition to look at that, then he thought they would definitely take a closer look and would definitely work on that.

Chairman Smolik stated that the Commission was a recommending body and that they would vote and then whatever their recommendation was, Council would need two thirds vote to override it.

Director Lieber stated that if the project were not to be recommended, that the applicant would have to refile a new application

Chairman Smolik asked if that was okay with the applicant.

Mr. Meador stated that based on his discussions with Panda, he thought that they would want to have the vote that day.

Chairman Smolik asked based on what was provided that night.

Mr. Meador stated that was correct.

James Martynowski, Osborne Capital Group, 7670 Tyler Blvd, Mentor, OH 44060.

Mr. Martynowski stated that he was with Osborne Capital, and they were the property owners actually where Starbucks was and that location as well. He stated he did want to bring up that regarding the proposed car wash, there was an existing recorded easement between all three parcels, which he believed came in for approvals but were not going forward at that time. He explained that there was an

easement recorded with access between all parcels. He mentioned that there was the ability and the requirement when the car wash was built to have access to those parcels so that somebody could make a right off of Lorain Road and go through two entrances and it would relieve some of that traffic that was coming off of Cook Road when that got developed and that was in place and was a recorded easement between the parcels that were there. He stated that he believed it was brought to the City for approval.

Director Lieber stated that that was correct and that they had received an extension but she was also aware that the property was for sale and that the development was not assured at that point.

Mr. Martynowski stated that it wasn't, but there was a recorded easement that required them or whoever built on it, to have cross easement access through those parcels. He mentioned that regarding the other easement they were discussing, the older one that was on the right side of Panda, the east side of Panda, he believed that there was a 30 or 40 foot easement that was created in 1969 and that was to the benefit of the property as he mentioned behind there, which was the existing truck parking or whatever, but they had the easements to their benefit for ingress and egress. He said that they didn't use it currently, but it was there and in order to do anything with that, they would have to go back to them. He mentioned that they talked about a right turn decel in front of Starbucks and asked if that was what was talked about.

Director Lieber stated that it was a recommendation of the applicant's study, but they really didn't have the ability to have that conversation with the City's traffic people and the Panda traffic people. She added that Panda wanted to move forward that night rather than have that discussion.

Mr. Martynowski stated that the existing retention was actually further back. He said that it was right in front of the Starbucks parking stalls on the Starbucks parcel, that area out front. He discussed that in looking at the overall was basically a large front right of way when Cook Road used to be at a different angle and then it was bent and twisted to line up with Lear Nagle. He stated that the large green area on the slide, that a lot of that was actual right of way for the City. He discussed that there could be something done as far as if a right decel lane needed to be done and he didn't think it would affect the retention area.

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

None were given.

Chairman Smolik commented that as a point of order, a motion in affirmative did not mean they had to vote in the affirmative, but that it just meant that they got a motion out on the table.

Moved by Smolik and seconded by Toth to approve the application.

A roll call vote was taken and the motion failed.

Yes – 0 No – 4

ADJOURNMENT:

Chairman Smolik adjourned the meeting at 7:56 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, May 13, 2025
Date Approved

DRAFT



FIRE DEPARTMENT MONTHLY REPORT FEBRUARY 2025

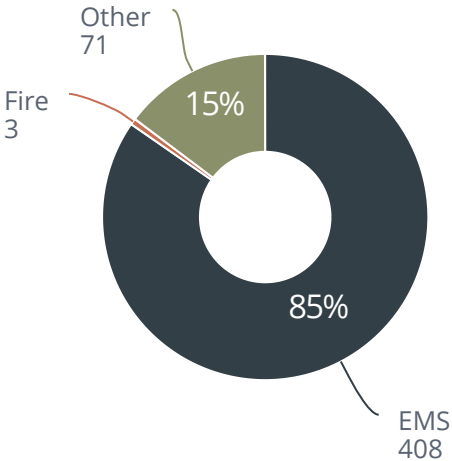


Overall Incident Statistics - Feb. 2025

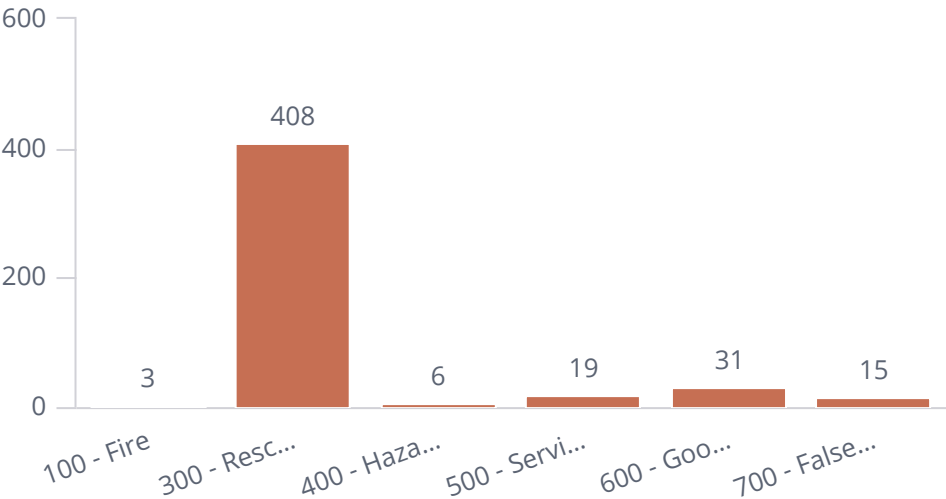
Count of Total Incidents

Count of Incidents
482

EMS/Fire Incident Breakdown



Count of Incidents by Incident Type



Mutual Aid Given
16

Mutual Aid Received
13

INCIDENT LOSS VALUE - PROPERTY

Total Estimated Property Loss
\$2,000

INCIDENT LOSS VALUE - CONTENTS

Total Estimated Content Loss
#N/A

LIGHTS AND SIREN - AVERAGE RESPONSE TIME - FIRE

Station	Incident Type Group	Average Response Time Alarm To Arrival
North Ridgeville FD Station 1	100 - Fire	00h:10m:14s
North Ridgeville FD Station 2	100 - Fire	00h:13m:38s

LIGHTS AND SIREN - AVERAGE RESPONSE TIME- EMS

Station	Incident Type Group	Average Response Time Alarm To Arrival
North Ridgeville FD Station 1	300 - Rescue & EMS	00h:07m:43s
North Ridgeville FD Station 2	300 - Rescue & EMS	00h:07m:50s

LIGHTS AND SIREN - AVERAGE TURN OUT TIME EMS

Apparatus Type	Incident Type Group	Average Unit Turnout Time
ALS unit	300 - Rescue & EMS	00h:01m:52s
Chief officer car	300 - Rescue & EMS	00h:00m:08s
Engine	300 - Rescue & EMS	00h:01m:57s
Support apparatus, other	300 - Rescue & EMS	00h:00m:05s
Truck or aerial	300 - Rescue & EMS	00h:02m:03s
N/A	300 - Rescue & EMS	

LIGHTS AND SIREN - AVERAGE TURN OUT TIME FIRE

Apparatus Type	Incident Type Group	Average Unit Turnout Time
Engine	100 - Fire	00h:02m:33s
Truck or aerial	100 - Fire	00h:01m:24s

Average Time On Scene: **00h:31m:32s**

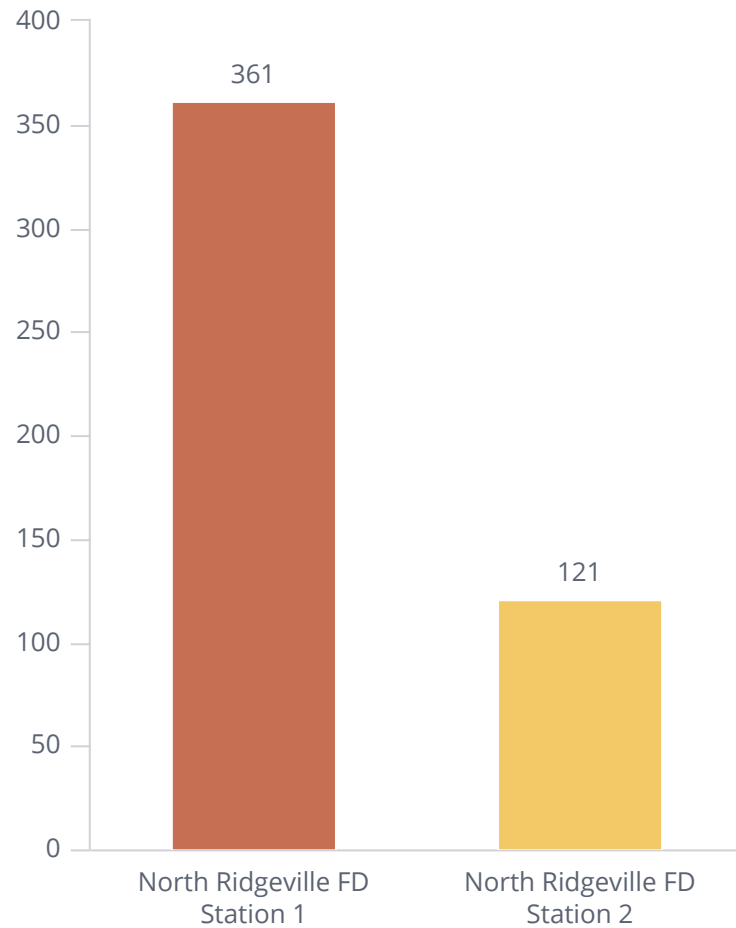


FIRE/RESCUE SERVICES DATA

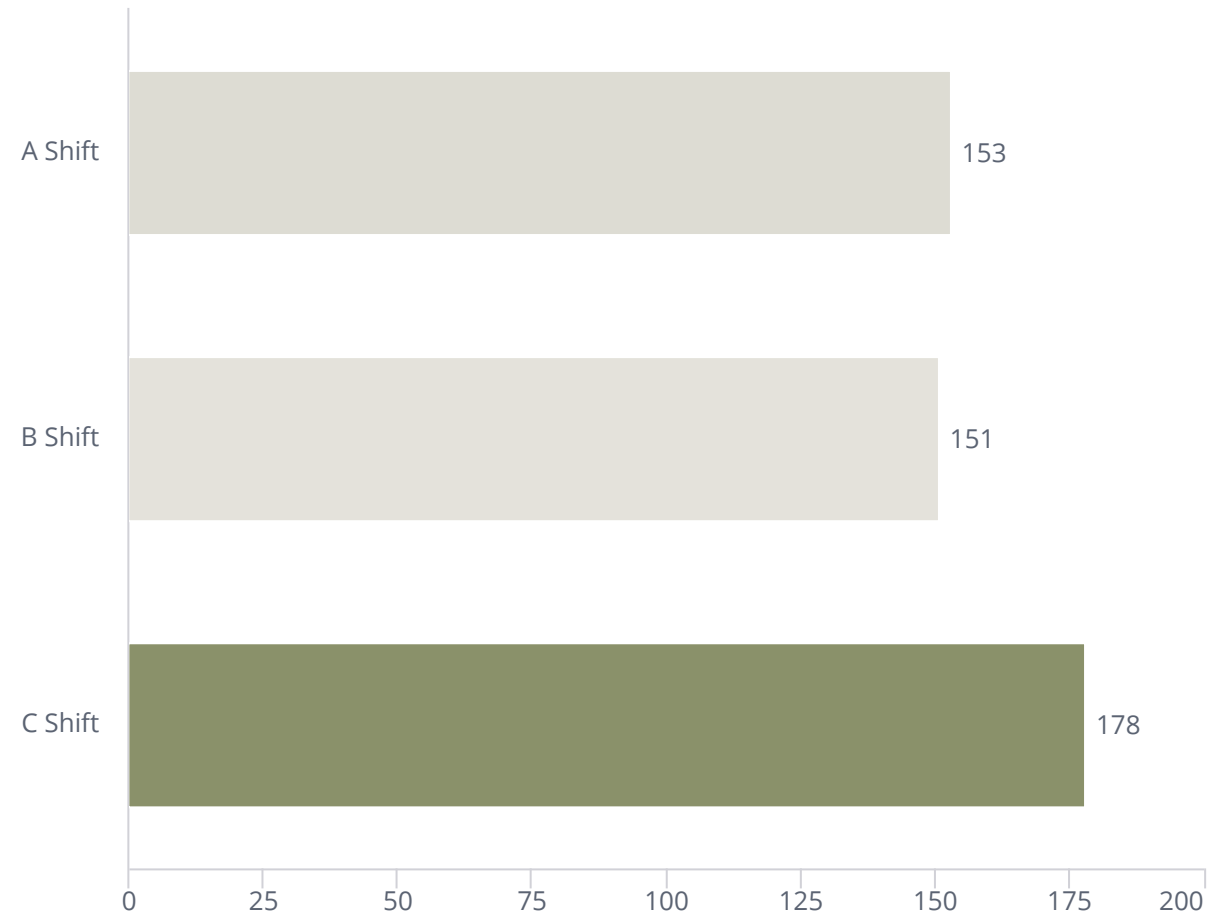


Fire Incident Count

Incident Count by Station



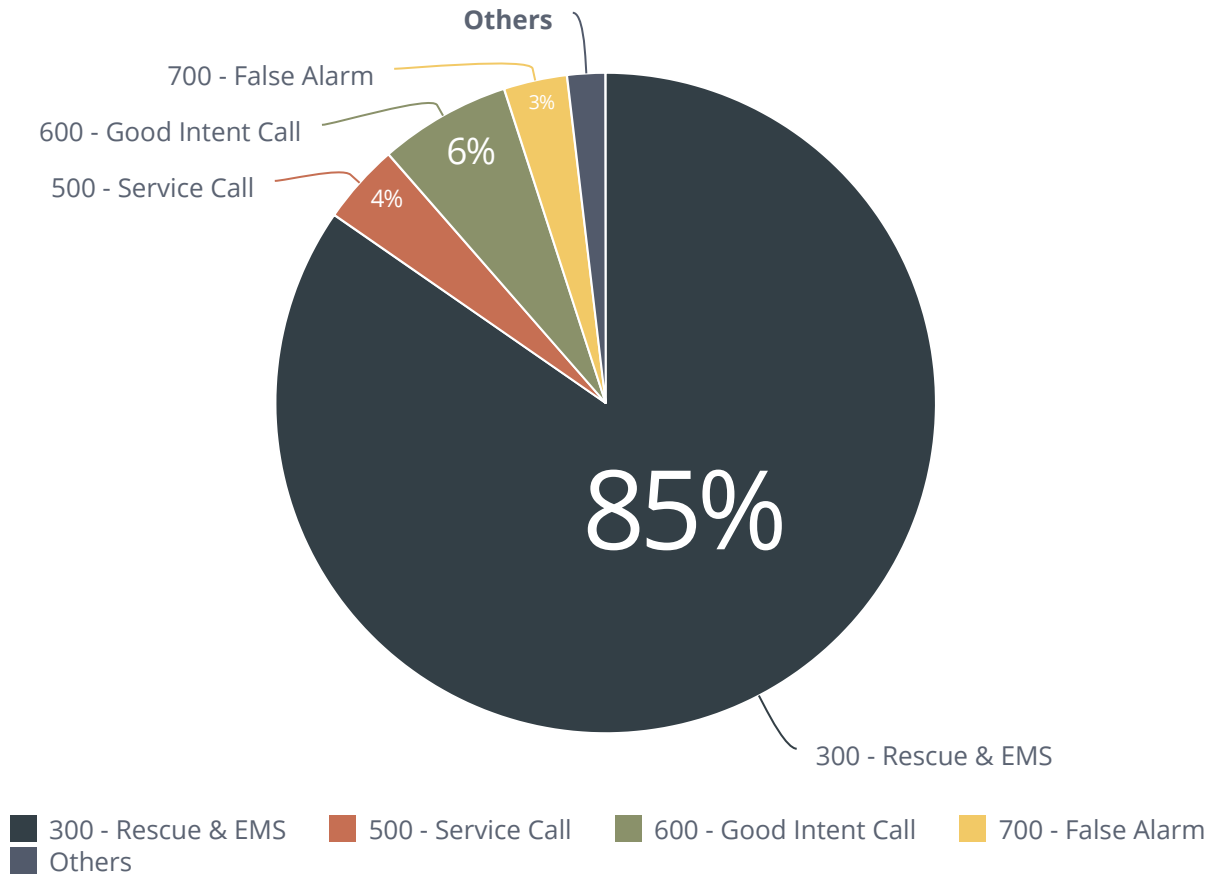
Incident Count by Shift



Count of Incident Responses

Station	Shift	Count of Incidents
		2025
North Ridgeville FD Station 1	A Shift	115
	B Shift	118
	C Shift	128
North Ridgeville FD Station 1 Total		361
North Ridgeville FD Station 2	A Shift	38
	B Shift	33
	C Shift	50
North Ridgeville FD Station 2 Total		121
Grand Total		482

Percent of Incident Responses by Incident Type

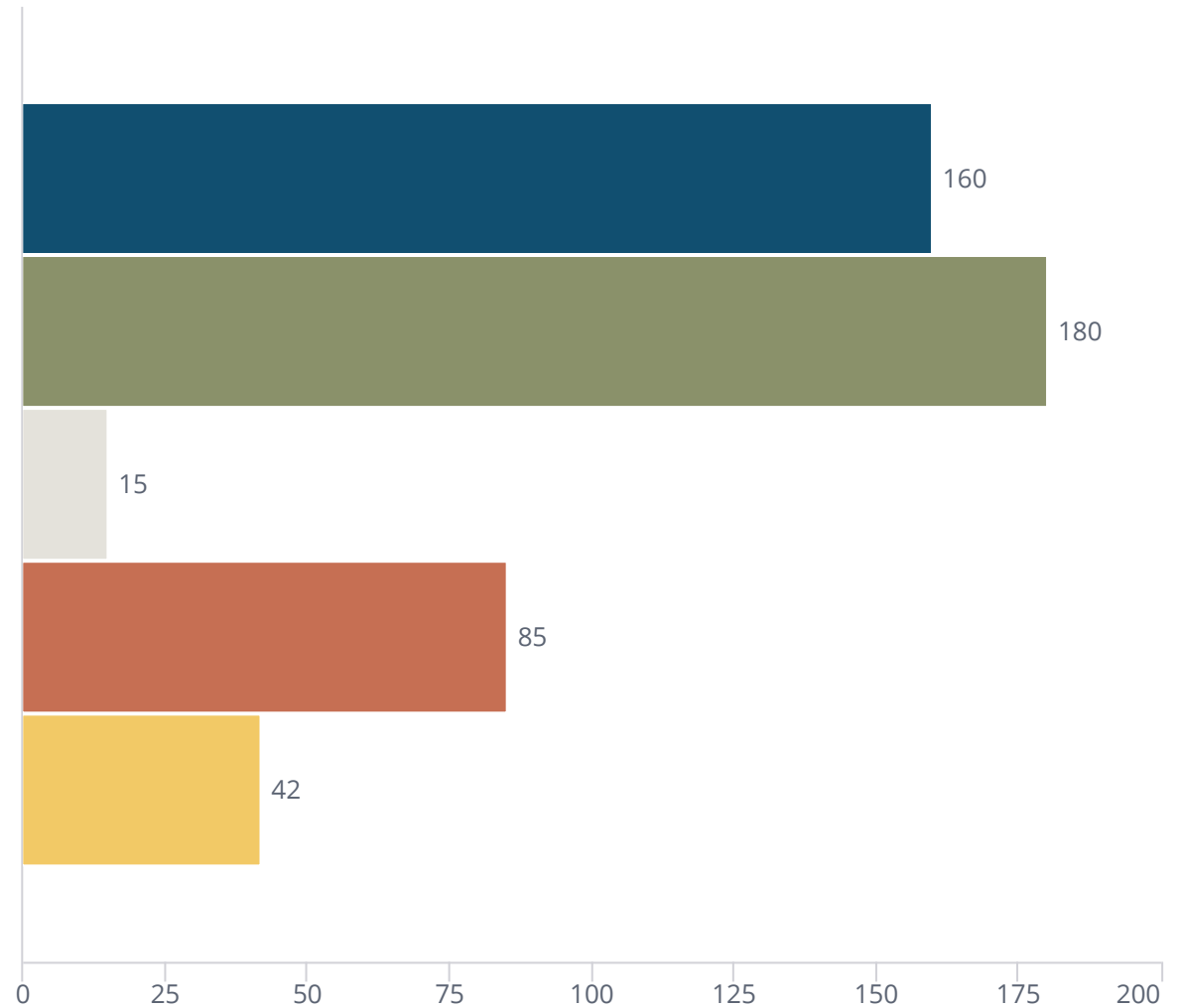


Incidents by Zone for Date Range

Start Date: 2/01/2025 | End Date: 2/28/2025

District	# of Incidents
Northeast	160
Northwest	180
Out of District	15
Southeast	85
Southwest	42
# of Incidents	482

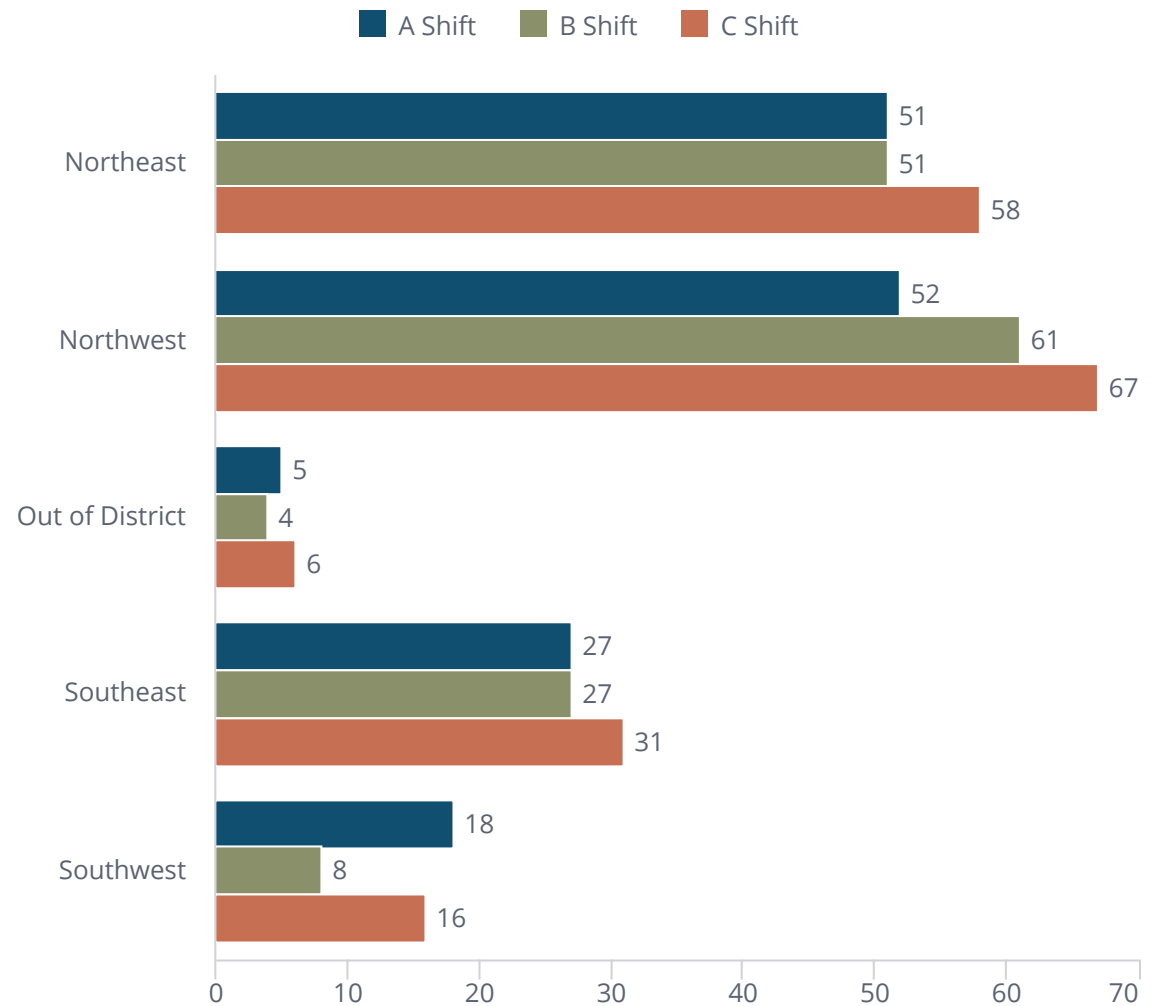
■ Northeast
■ Northwest
■ Out of District
■ Southeast
■ Southwest



Incidents by Zone per Shift for Date Range

Start Date: 2/01/2025 | End Date: 2/28/2025

Shift	District 	# of Incidents
A Shift	Northeast	51
	Northwest	52
	Out of District	5
	Southeast	27
	Southwest	18
B Shift	Northeast	51
	Northwest	61
	Out of District	4
	Southeast	27
	Southwest	8
C Shift	Northeast	58
	Northwest	67
	Out of District	6
	Southeast	31
	Southwest	16
# of Incidents		482



Incident Type Count per Station for Date Range 2/01/2025 - 2/28/2025

Station	Incident Type	# of Incidents
North Ridgeville FD Station 1	Alarm system activation, no fire - unintentional	1.0
	Alarm system sounded due to malfunction	1.0
	Assist invalid	3.0
	Carbon monoxide incident	1.0
	Chimney or flue fire, confined to chimney or flue	1.0
	CO detector activation due to malfunction	1.0
	Dispatched & canceled en route	20.0
	Emergency medical service incident, other	1.0
	EMS call, excluding vehicle accident with injury	297.0
	False alarm or false call, other	1.0
	Gas leak (natural gas or LPG)	1.0
	Good intent call, other	1.0
	HazMat release investigation w/no HazMat	1.0
	Heat from short circuit (wiring), defective/worn	1.0
	Medical assist, assist EMS crew	1.0
	Motor vehicle accident with injuries	5.0
	Motor vehicle accident with no injuries.	3.0
	No incident found on arrival at dispatch address	3.0
	Power line down	1.0
	Public service	6.0
	Public service assistance, other	1.0
	Road freight or transport vehicle fire	1.0
	Service Call, other	1.0
	Smoke detector activation due to malfunction	3.0
	Smoke detector activation, no fire - unintentional	1.0
	Smoke or odor removal	2.0
	Unintentional transmission of alarm, other	2.0
North Ridgeville FD Station 1 Total		361.0
North Ridgeville FD Station 2	Alarm system sounded due to malfunction	1.0
	Assist invalid	2.0
	Building fire	1.0
	CO detector activation due to malfunction	3.0
	Dispatched & canceled en route	5.0
	EMS call, excluding vehicle accident with injury	92.0
	Gas leak (natural gas or LPG)	1.0
	Hazardous condition, other	1.0
	Motor vehicle accident with injuries	5.0
	Motor vehicle accident with no injuries.	3.0
	Public service	2.0
	Removal of victim(s) from stalled elevator	1.0
	Service Call, other	1.0
	Smoke detector activation, no fire - unintentional	1.0
	Steam, other gas mistaken for smoke, other	1.0
North Ridgeville FD	Water problem, other	1.0
North Ridgeville FD Station 2 Total		121.0
# of Incidents		482.0

Average Response Time

Fire Incidents: **3**

EMS Incidents: **407**

Other (Excluding Mutual Aid): **47**

Fire - Response Time

90th Percentile: **13m:38s**

Fire - Response Time

NRFD: **12m:01s**

EMS - Response Time

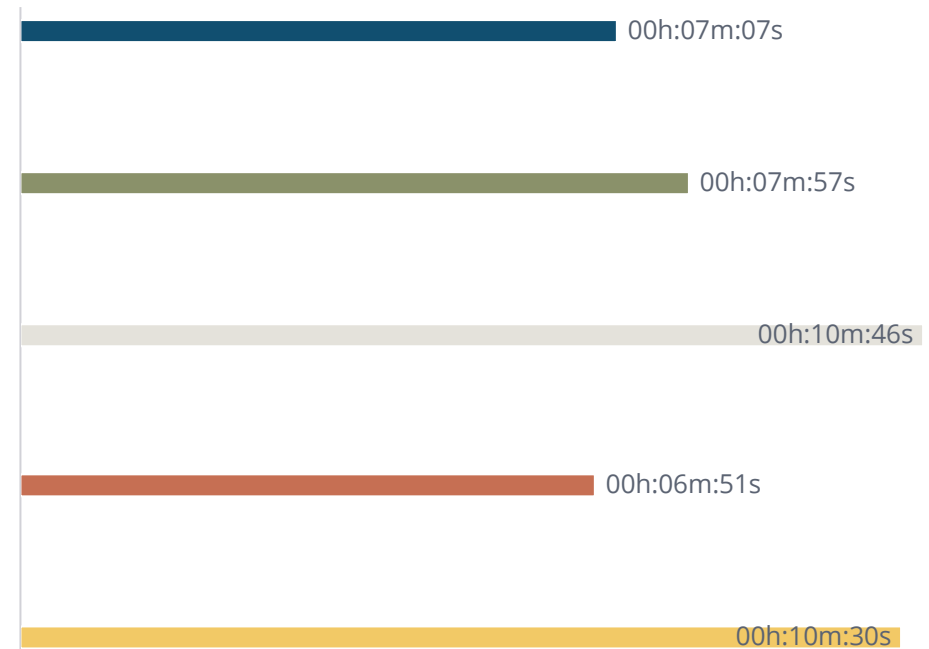
90th Percentile: **10m:35s**

EMS - Response Time

NRFD: **07m:32s**

District	Average Response Time Dispatch Notified to Arrival
Northeast	00h:07m:07s
Northwest	00h:07m:57s
Out of District	00h:10m:46s
Southeast	00h:06m:51s
Southwest	00h:10m:30s

■ Northeast
■ Northwest
■ Out of District
■ Southeast
■ Southwest



Mutual Aid Report for Date Range

Start Date: 2/01/2025 | End Date: 2/28/2025

Mutual Aid Received
13

Incident Number 	Incident Type Code	Incident Type	Aiding Agency Name 
20250545	321	EMS call, excluding vehicle accident with injury	North Olmsted
20250569	321	EMS call, excluding vehicle accident with injury	Avon
20250574	321	EMS call, excluding vehicle accident with injury	Avon
20250664	611	Dispatched & canceled en route	Eaton Twp.
20250683	321	EMS call, excluding vehicle accident with injury	Eaton Twp.
20250792	321	EMS call, excluding vehicle accident with injury	Avon
20250867	611	Dispatched & canceled en route	Avon
20250868	611	Dispatched & canceled en route	Eaton Twp.
20250943	322	Motor vehicle accident with injuries	Eaton Twp.
20250961	322	Motor vehicle accident with injuries	North Olmsted Olmsted Twp.
20250985	611	Dispatched & canceled en route	Avon
20250986	611	Dispatched & canceled en route	Sheffield Village

Mutual Aid Given
16

Incident Number	Incident Type Code	Incident Type	Aided Agency 
20250526	611	Dispatched & canceled en route	Avon
20250638	611	Dispatched & canceled en route	Avon
20250645	611	Dispatched & canceled en route	Avon
20250882	114	Chimney or flue fire, confined to chimney or flue	Avon
20250579	611	Dispatched & canceled en route	Avon Lake
20250594	611	Dispatched & canceled en route	Avon Lake
20250852	611	Dispatched & canceled en route	Avon Lake
20250855	611	Dispatched & canceled en route	Avon Lake
20250869	611	Dispatched & canceled en route	Avon Lake
20250879	322	Motor vehicle accident with injuries	Eaton Twp.
20250521	321	EMS call, excluding vehicle accident with injury	Elyria
20250655	321	EMS call, excluding vehicle accident with injury	Elyria
20250519	611	Dispatched & canceled en route	Grafton
20250707	321	EMS call, excluding vehicle accident with injury	North Olmsted
20250763	111	Building fire	Olmsted Twp.

Overlapping Fire Incidents

Oldest Date	2/1/2025
Newest Date	2/28/2025
Overlapping Incidents	195
Total Incidents	482
Percent of Calls Overlapping	40%

Structure Fire Incidents

Count of Structure Fire Incidents

Working Structure Fires: 0

Property Value/Loss



Content Value/Loss



Property Loss

Total Estimated Property Loss: #N/A

Contents Loss

Total Estimated Contents Loss: #N/A



EMERGENCY MEDICAL SERVICES DATA





Agency Activity Summary

North Ridgeville Fire Dept

Agency: North Ridgeville Fire Dept | Service Date: From 02/01/2025 Through 02/28/2025

Total Number of ePCRs: 407

Total Number of Incidents: 405

By Branch

01 Station 1 = 303

02 Station 2 = 104

Billing Disposition (ePCR Data Only)

	#	%		#	%
Treated/Transported	332	81.6%	Dead Prior To Arrival	3	0.7%
Treated / Transferred Care	N/A	N/A	Dead After Arrival	N/A	N/A
Treated/No Transport (AMA)	31	7.6%	Treat/Transported by Private Veh.	N/A	N/A
Treated / No Transport (Per Protocol)	13	3.2%	Assist	6	1.5%
Transported / Refused Care	N/A	N/A	Other	6	1.5%
No Transport / Refused Care	13	3.2%	No Patient Found	1	0.2%
Cancelled	2	0.5%			
Left Blank	N/A	N/A			

Unit Disposition (ePCR Data Only)

Description	#	%
No Patient Contact	2	0.5%
No Patient Found	1	0.2%
Non-Patient Incident (Not Otherwise Listed)	7	1.7%
Patient Contact Made	397	97.5%
Left Blank	0	0.0%
Total	407	100.0%

Patient Evaluation/Care Disposition (ePCR Data Only)

Description	#	%
Not Applicable	10	2.5%
Patient Evaluated and Care Provided	377	92.6%
Patient Evaluated, No Care Required	7	1.7%
Patient Refused Evaluation/Care	13	3.2%
Left Blank	0	0.0%
Total	407	100.0%

Crew Disposition (ePCR Data Only)

Description	#	%
Back in Service, Care/Support Services Refused	13	3.2%
Back in Service, No Care/Support Services Required	17	4.2%
Initiated and Continued Primary Care	377	92.6%
Left Blank	0	0.0%
Total	407	100.0%

Transport Disposition (ePCR Data Only)

Description	#	%
No Transport	34	8.4%
Not Applicable	10	2.5%
Patient Refused Transport	31	7.6%
Transported by Vehicle to LZ	332	81.6%
Left Blank	0	0.0%
Total	407	100.0%

Run Type

	#	%		#	%
Emergency Runs	407	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	0	0	0	0	0	0	0	1	0	0	0
NRM25	156	132	0	8	4	0	1	2	0	0	2	4	3	0
NRM26	103	82	0	7	5	0	1	0	0	0	4	2	1	1
NRM27	33	24	0	6	2	0	0	1	0	0	0	0	0	0
NRM28	114	94	0	10	2	0	0	0	0	0	6	0	2	0
Total	407	332	0	31	13	0	2	3	0	0	13	6	6	1

Runs by Service Level (ePCR Data Only)

Dispatched Service Level	#	%	Recommended Service Level	#	%
BLS	407	100.0%	BLS	124	30.5%
ALS	N/A	N/A	ALS1	280	68.8%
SCT	N/A	N/A	ALS2	3	0.7%
			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	124	30.5%	280	68.8%	3	0.7%	N/A	N/A	N/A	N/A	407	100.0%

Runs by Primary PI (ePCR Data Only)

Description	#	%
ABNORMAL LABS	6	1.5%
ALCOHOL ABUSE WITH INTOXICATION	4	1.0%
Abdominal Pain	18	4.4%
Allergic Reaction	1	0.2%
Alt. Level Conscious	7	1.7%
Altered mental status	7	1.7%
Anxiety	3	0.7%
Back Pain (No Trauma)	4	1.0%
Behavioral Disorder	5	1.2%
COVID-19 (SUSPECTED)	2	0.5%
CVA/Stroke	7	1.7%
Carbon Mon. Poisoning	1	0.2%
Cardiac Arrest	2	0.5%
Cardiac Symptoms	8	2.0%
Chest Pain	10	2.5%
Depression (acute)	1	0.2%
Diabetic Symptoms	4	1.0%
Dizziness	12	2.9%
Dyspnea-SOB	35	8.6%

Elevated Temp/Fever	3	0.7%
FREQUENT FALLS	17	4.2%
Flu Symptoms	19	4.7%
GI -Bleed	2	0.5%
GI -Constipation	1	0.2%
GI -Diarrhea	1	0.2%
GOUT FLARE UP	1	0.2%
HYPOTENSION	1	0.2%
Headache (no trauma)	1	0.2%
Hypertension	2	0.5%
Hypothermia	1	0.2%
MEDICAL DEVICE FAILURE	5	1.2%
MINOR / GENERAL INJURY	27	6.6%
Migraine	1	0.2%
Monitoring Required	13	3.2%
NON-TRAUMATIC ARM PAIN	1	0.2%
NON-TRAUMATIC LEG PAIN	4	1.0%
Nausea	3	0.7%
No Medical Problem	19	4.7%
Nose Bleed	4	1.0%
OD - SUSPECTED OPIOID	1	0.2%
OVERDOSE - ACCIDENTAL		
OD - SUSPECTED OPIOID	1	0.2%
OVERDOSE - INTENTIONAL		
Obvious Death	2	0.5%
Pneumonia Symptoms	2	0.5%
Post-Op Complication	2	0.5%
Psychiatric Emerg.	13	3.2%
SEPSIS	4	1.0%
SUICIDE ATTEMPT	1	0.2%
Seizure	5	1.2%
Syncope/Fainting	15	3.7%
Trauma Injury	23	5.7%
Unconscious	2	0.5%
Unknown Medical	11	2.7%
Urinary Bleeding	3	0.7%
Urination Problem	1	0.2%
Vomiting	3	0.7%
Weakness	35	8.6%
<i>Left Blank</i>	20	4.9%
<i>Total</i>	407	100.0%

Runs by Dispatch (EMD) Code

<u>Description</u>	<u>#</u>	<u>%</u>
01A01 Abdominal Pain	17	4.2%
02B01 Allergies/Envenomations	1	0.2%
04B03 Assault/Sexual Assault	2	0.5%
05A01 Back Pain (Non-traumatic)	10	2.5%
06E01 Breathing Problems	45	11.1%
09E02 Cardiac or Respiratory Arrest/Death	4	1.0%
10D01 Chest Pain/ Chest Discomfort	14	3.4%
12C01 Convulsions/Seizures	6	1.5%
13C02 Diabetic Problems	3	0.7%
17B03 Falls	82	20.1%
18B01 Headache	3	0.7%
19C07 Heart Problems/AICD	3	0.7%
21B01 Hemorrhage/Laceration	4	1.0%
23C07 Overdose/Poisoning	4	1.0%
25B06 Psychiatric/Abnormal Behavior/Suicide Attempt	20	4.9%
26B01 Sick Person (Specific Diagnosis)	107	26.3%
28C12 Stroke (CVA/TIA)	9	2.2%
29B05 Traffic/Transportation Incident	9	2.2%
30B01 Traumatic Injuries	11	2.7%
31C01 Unconscious/Fainting	17	4.2%
32B01 Unknown Problem	17	4.2%
32B02 Medical Alarm	7	1.7%
32B03 Not Reported	1	0.2%
37A01 Other / Public Assist	11	2.7%
<i>Left Blank</i>	0	0.0%
<i>Total</i>	407	100.0%

Transport From (Category)

	<u>#</u>	<u>%</u>
Home/Residence	206	50.6%
Res. Custodial Facility	1	0.2%
Facility	5	1.2%
Public Building	1	0.2%
Farm	1	0.2%
Street/Hwy	13	3.2%
Other	1	0.2%
Jail	1	0.2%
Home/Residence - Single-Family House	42	10.3%
Home/Residence - Mobile Home	3	0.7%
Home/Residence - Apartment	14	3.4%
Res. Custodial Facility - Nursing Home	92	22.6%
Street/Hwy - Other Paved Roadways	3	0.7%
Private Commercial Establishment	12	2.9%
Facility - Health Care Provider Office	9	2.2%
Facility - Other Ambulatory Health Services	1	0.2%
Industrial Place - Factory	1	0.2%
Recreation/Sport - Other Recreation Area	1	0.2%
<i>Total</i>	407	100.0%

Transport From (Facility) (ePCR Data Only)

	<u>#</u>	<u>%</u>
--Left Blank--	407	100.0%
<i>Total</i>	407	100.0%

Transport To (Destination Facility) (ePCR Data Only)

	<u>#</u>	<u>%</u>
UH - ST JOHN MEDICAL CENTER	180	44.2%
Avon Richard E. Jacobs Health Center	81	19.9%
--Left Blank--	75	18.4%
UH - ELYRIA MEDICAL CENTER	67	16.5%
CCF - Fairview	4	1.0%
<i>Total</i>	407	100.0%



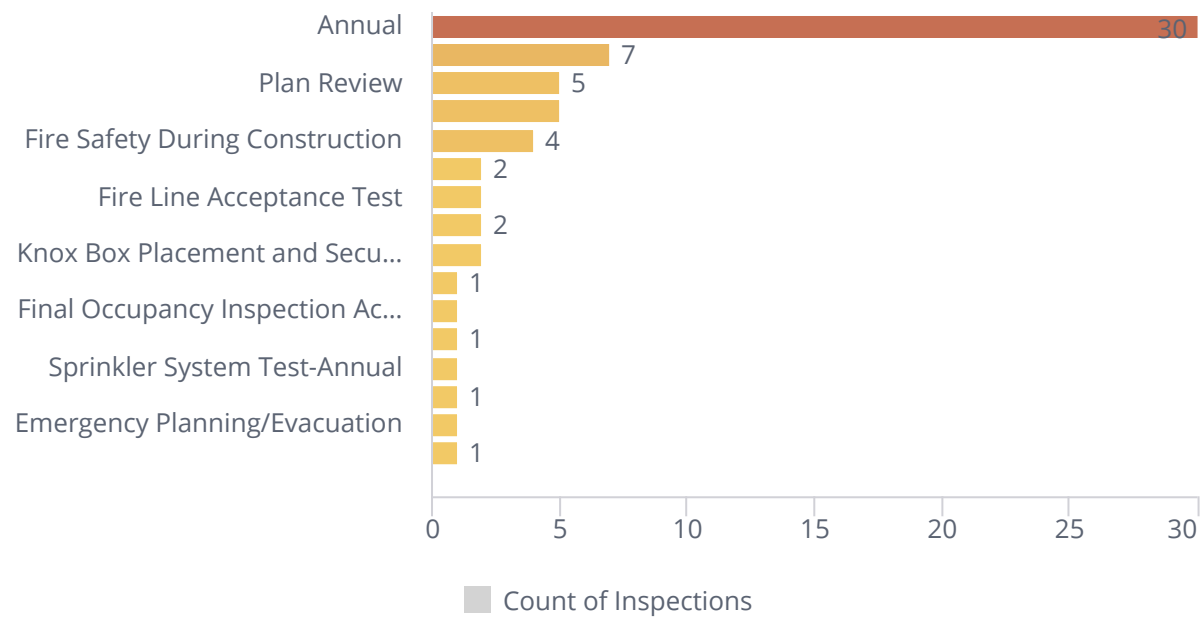
FIRE PREVENTION INSPECTION REPORT



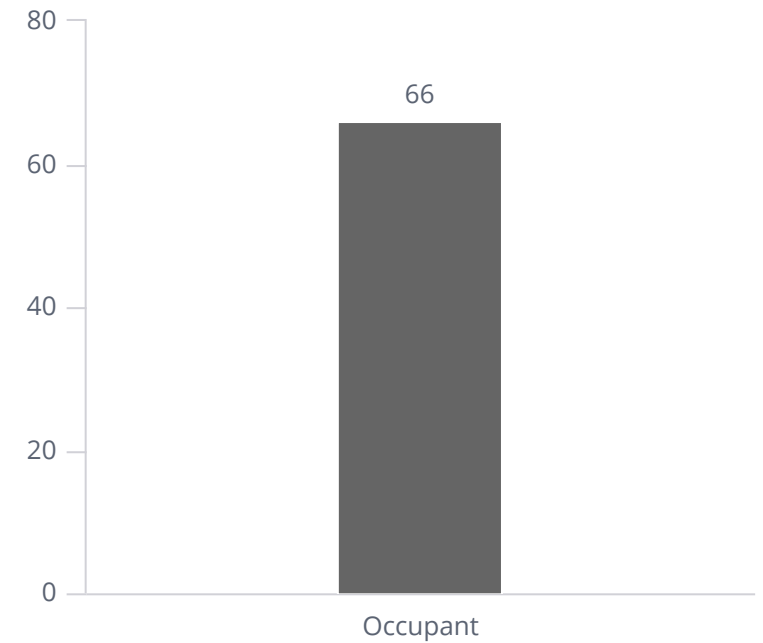
List of Inspections

Inspection Number: **66**

Count of Inspections by Inspection Type

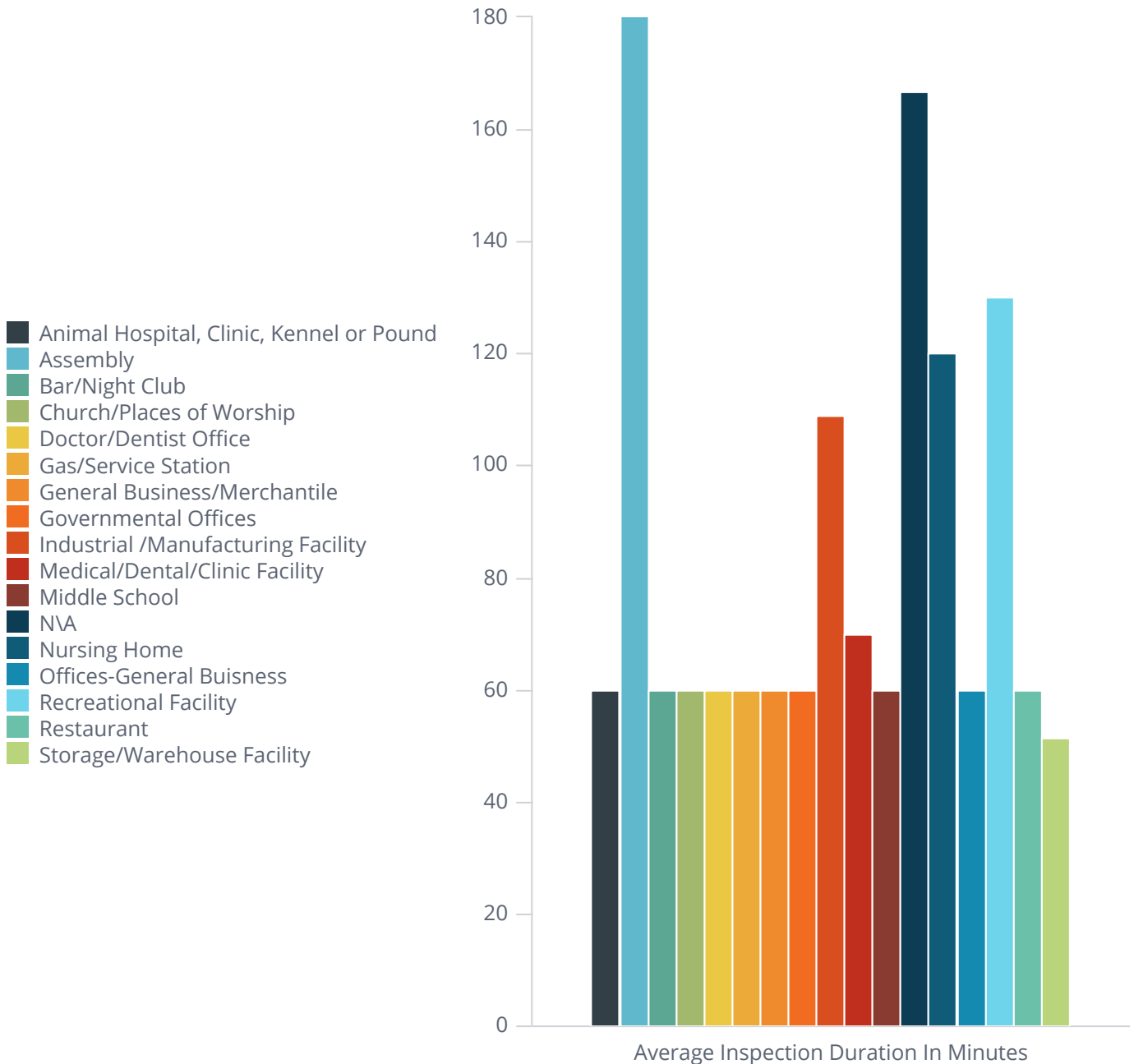


Count of Inspections by Inspection Property Classification



List of Inspections

Average Inspection Time for Occupancy Type



Property Classification	Occupant Local Occupancy Class	Total Inspection Duration In Minutes
Occupant	Animal Hospital, Clinic, Kennel or Pound	120
	Assembly	180
	Bar/Night Club	60
	Church/Places of Worship	60
	Doctor/Dentist Office	240
	Gas/Service Station	120
	General Business/Merchantile	120
	Governmental Offices	120
	Industrial /Manufacturing Facility	1852
	Medical/Dental/Clinic Facility	210
	Middle School	60
	N/A	1500
	Nursing Home	120
	Offices-General Buisness	60
	Recreational Facility	390
	Restaurant	540
	Storage/Warehouse Facility	360

Inspection Details

Inspection Number	Inspection Type Name	Occupant Name	Property Classification	Inspection Received Date	Property Planning Zone
5277	Annual	Fate Industries	Occupant	2/3/2025	Zone 3- South West Quadrant
5278	Annual	Homenik Door	Occupant	2/3/2025	Zone 3- South West Quadrant
5279	Annual	Raven Concealment Systems	Occupant	2/4/2025	Zone 2- North East Quadrant
5280	Annual	NexJen Technologies	Occupant	2/4/2025	Zone 2- North East Quadrant
5281	Annual	D & D Moving & Storage Inc.	Occupant	2/4/2025	Zone 2- North East Quadrant
5282	Annual	Dreco Inc.	Occupant	2/4/2025	Zone 2- North East Quadrant
5283	Fire Alarm System Test-Annual	Dreco Inc.	Occupant	2/4/2025	Zone 2- North East Quadrant
5284	Annual	Taco Bell	Occupant	2/4/2025	Zone 2- North East Quadrant
5285	Wet Chemical Sprinkler System Semi-Annual Test	Taco Bell	Occupant	2/4/2025	Zone 2- North East Quadrant
5286	Annual	Modern Massage & Spa	Occupant	2/4/2025	Zone 2- North East Quadrant
5287	Fire Safety During Construction	University Hospitals Wellstreet Urgent Care	Occupant	2/4/2025	
5288	Fire Safety During Construction	RUF. Briquetting Systems	Occupant	2/4/2025	
5289	Fire Alarm System Test-Annual	Rhenium Alloys	Occupant	2/5/2025	Zone 3- South West Quadrant
5290	Wet Chemical Sprinkler System Semi-Annual Test	McDonald's #16875	Occupant	2/5/2025	Zone 2- North East Quadrant
5291	Wet Chemical Sprinkler System Semi-Annual Test	McDonald's #16875	Occupant	2/5/2025	Zone 2- North East Quadrant
5292	Annual	Cronite-Group	Occupant	2/5/2025	Zone 3- South West Quadrant
5293	Annual	Gorski Welding	Occupant	2/5/2025	Zone 3- South West Quadrant

5294	Annual	Nemoto North America, Inc.	Occupant	2/5/2025	Zone 3- South West Quadrant
5295	Annual	MELIGUN Innovations Redefined	Occupant	2/5/2025	Zone 3- South West Quadrant
5297	Annual	Hennessey Landscaping	Occupant	2/5/2025	Zone 3- South West Quadrant
5298	Annual	Sugar Ridge Baptist Church	Occupant	2/5/2025	Zone 3- South West Quadrant
5299	Wet Chemical Sprinkler System Semi-Annual Test	Giant Eagle #0199	Occupant	2/6/2025	Zone 2- North East Quadrant
5300	Fire Alarm System Test- Annual	Dreco Inc.	Occupant	2/6/2025	Zone 2- North East Quadrant
5301	Fire Line Spot Inspection	Ridgeville Farms	Occupant	2/6/2025	Zone 2- North East Quadrant
5302	Pre-Plan	Beckett Thermal Solutions (Gas)	Occupant	2/6/2025	Zone 3- South West Quadrant
5303	Annual	Wendy's 03644	Occupant	2/7/2025	Zone 2- North East Quadrant
5304	Wet Chemical Sprinkler System Semi-Annual Test	Wendy's 03644	Occupant	2/7/2025	Zone 2- North East Quadrant
5305	Plan Review	Corn Festival	Occupant	2/10/2025	Zone 2- North East Quadrant
5306	Annual	Frito-Lay	Occupant	2/10/2025	Zone 3- South West Quadrant
5307	Annual	Burger King	Occupant	2/10/2025	Zone 4- South East Quadrant
5308	Annual	University Hospital Tri-City Family Medicine	Occupant	2/10/2025	Zone 2- North East Quadrant
5309	Knox Box Placement and Secured	University Hospital Tri-City Family Medicine	Occupant	2/10/2025	Zone 2- North East Quadrant
5310	Annual	Happy Pet Veterinary Hospital	Occupant	2/11/2025	Zone 2- North East Quadrant
5311	Fire Alarm System Test- Annual	Happy Pet Veterinary Hospital	Occupant	2/11/2025	Zone 2- North East Quadrant
5312	Pre-Plan	Dreco Inc.	Occupant	2/11/2025	Zone 2- North East Quadrant
5313	Fire-Resistance-Rated Construction	Century Tavern	Occupant	2/11/2025	Zone 2- North East Quadrant
5314	Fire Line Acceptance Test	Ridgeville Farms	Occupant	2/12/2025	Zone 2- North East Quadrant

5315	Fire Line Acceptance Test	Ridgeville Farms	Occupant	2/12/2025	Zone 2- North East Quadrant
5316	Annual	Beckett Thermal Solutions (Gas)	Occupant	2/12/2025	Zone 3- South West Quadrant
5317	Annual	Modern Massage & Spa	Occupant	2/13/2025	Zone 2- North East Quadrant
5318	Annual	Dairy Queen	Occupant	2/13/2025	Zone 2- North East Quadrant
5319	Annual	Richard's Tree & Crane Service	Occupant	2/13/2025	Zone 3- South West Quadrant
5320	Wet Chemical Sprinkler System Semi-Annual Test	Dairy Queen	Occupant	2/13/2025	Zone 2- North East Quadrant
5321	Annual	General Services Co. Inc.	Occupant	2/13/2025	Zone 2- North East Quadrant
5322	Annual	General Services Co. Inc.	Occupant	2/13/2025	Zone 2- North East Quadrant
5323	Annual	Tiffin Foundry & Machine Inc	Occupant	2/13/2025	Zone 2- North East Quadrant
5324	Life Safety Walk Through	Beckett Thermal Solutions (Gas)	Occupant	2/19/2025	Zone 3- South West Quadrant
5325	Life Safety Walk Through	Beckett Thermal Solutions (Gas)	Occupant	2/19/2025	Zone 3- South West Quadrant
5326	Fire Safety During Construction	Taco Tavo	Occupant	2/19/2025	Zone 2- North East Quadrant
5327	Plan Review	NRCS Transportation Center	Occupant	2/19/2025	
5328	Knox Box Placement and Secured	Liberty Development Company	Occupant	2/19/2025	Zone 2- North East Quadrant
5329	Annual	O'Neill Health Care Facility	Occupant	2/19/2025	Zone 1- North West Quadrant
5330	Annual	DaVita Center Ridge Dialysis	Occupant	2/19/2025	Zone 1- North West Quadrant
5331	Final Occupancy Inspection Acceptance Test	Modern Massage & Spa	Occupant	2/20/2025	Zone 2- North East Quadrant
5332	Plan Review	NRCS Transportation Center	Occupant	2/20/2025	
5333	Fire Safety During Construction	North Ridgeville City Hall	Occupant	2/20/2025	Zone 2- North East Quadrant
5334	Fire Alarm System Install Spot Inspection	North Ridgeville City Hall	Occupant	2/20/2025	Zone 2- North East Quadrant

5335	Plan Review	NRCS Transportation Center	Occupant	2/21/2025	
5336	Fire Protection System Impairment Inspection	North Ridgeville Academic Center	Occupant	2/21/2025	Zone 2- North East Quadrant
5337	Annual	Lorain County Health & Dental	Occupant	2/24/2025	Zone 2- North East Quadrant
5338	Fire Alarm System Test-Annual	Lorain County Health & Dental	Occupant	2/24/2025	Zone 2- North East Quadrant
5339	Sprinkler System Test-Annual	Lorain County Health & Dental	Occupant	2/24/2025	Zone 2- North East Quadrant
5340	Emergency Planning/Evacuation	Lorain County Health & Dental	Occupant	2/24/2025	Zone 2- North East Quadrant
5341	Annual	Friendship Food Mart	Occupant	2/25/2025	Zone 1- North West Quadrant
5342	Wet Chemical Sprinkler System Semi-Annual Test	Friendship Food Mart	Occupant	2/25/2025	Zone 1- North West Quadrant
5343	Plan Review	Panda Express	Occupant	2/26/2025	

CITY OF NORTH RIDGEVILLE WATER USE FOR								March-25		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 INVACARE	DAILY	DAILY READING	DAILY * 7.48	DAILY READING	DAILY * 7.48 USE + 00	DAILY READING	DAILY *7.48 USE + 00	
1					7459100		SAT	258808	SAT	786896	SAT	590172	
2							SUN	258060	SUN	786896	SUN	589424	
3					7459304		634735	258060	960264	786896	781491	589424	
4							634999	197472	961227	720324	782262	576708	
5							635189	142120	962190	720324	783033	576708	
6							635325	101728	963153	720324	783823	590920	
7							635523	148104	964116	720324	784686	645524	
8							SAT	210188	SAT	720324	SAT	569228	
9							SUN	210188	SUN	720324	SUN	569976	
10							636367	210936	967005	743512	786971	569976	
11							636367	0	967999	743512	787905	698632	
12							636844	356796	968993	743512	788536	471988	
13							637069	168300	969987	743512	789374	626824	
14							637069	0	970981	743512	790153	582692	
15							SAT	172040	SAT	743512	SAT	578952	
16							SUN	172788	SUN	743512	SUN	578952	
17							637761	172788	973963	743512	792475	578952	
18							638008	184756	974957	743512	793298	615604	
19							638208	149600	975951	743512	794023	542300	
20							638448	179520	976945	743512	794849	617848	
21							638639	142868	977939	743512	795563	534072	
22							SAT	200464	SAT	743512	SAT	590920	
23							SUN	200464	SUN	743512	SUN	590920	
24							639444	201212	980921	743512	797932	590172	
25							639852	305184	981915	743512	798887	714340	
26							640249	297704	982909	743512	799496	455532	
27							640377	95744	983903	743512	800278	584936	
28							640606	171292	984897	743512	801083	602140	
29							SAT	201960	SAT	519112	SAT	596904	
30							SUN	201960	SUN	519860	SUN	596904	
31						48570	641416	201960	986981	519860	803478	597652	
TOTAL					204	48,570,000	7,717		29,873		24,352		
					7	1,566,774	5,772,316	186,204	22,345,004	720,807	18,215,296	587,590	
TOTAL RLCWA				204 GALLONS		TOTAL ELYRIA WATER		46,332,616 GALLONS		TOTAL JOINT LINE		94,902,820	
USE:				0..01%		USE:		48.81%		USE		100.00%	

Pump Station Total	Sugar Ridge Total	Taylor Street TOTAL
1935883.84	5885982.08	4414487
1930288.8	5885982.08	4408892
1930288.8	5885982.08	4408892
1477090.56	5388023.52	4313776
1063057.6	5388023.52	4313776
760925.44	5388023.52	4420082
1107817.92	5388023.52	4828520
1572206.24	5388023.52	4257825
1572206.24	5388023.52	4263420
1577801.28	5561469.76	4263420
0	5561469.76	5225767
2668834.08	5561469.76	3530470
1258884	5561469.76	4688644
0	5561469.76	4358536
1286859.2	5561469.76	4330561
1292454.24	5561469.76	4330561
1292454.24	5561469.76	4330561
1381974.88	5561469.76	4604718
1119008	5561469.76	4056404
1342809.6	5561469.76	4621503
1068652.64	5561469.76	3994859
1499470.72	5561469.76	4420082
1499470.72	5561469.76	4420082
1505065.76	5561469.76	4414487
2282776.32	5561469.76	5343263
2226825.92	5561469.76	3407379
716165.12	5561469.76	4375321
1281264.16	5561469.76	4504007
1510660.8	3882957.76	4464842
1510660.8	3888552.8	4464842
1510660.8	3888552.8	4470437

CITY OF NORTH RIDGEVILLE WATER USE FOR												March-25	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				
	DAILY READING	DAILY USE	DAILY READING	DAILY USE	DAILY USE INVACARE	DAILY	DAILY READING	DAILY * 7.48	DAILY READING	DAILY * 7.48 USE + 00	DAILY READING	DAILY *7.48 USE + 00			
1					7459100		SAT	346	SAT	1052	SAT	789			
2							SUN	345	SUN	1052	SUN	788			
3					7459304		634735	345	960264	1052	781491	788			
4							634999	264	961227	963	782262	771			
5							635189	190	962190	963	783033	771			
6							635325	136	963153	963	783823	790			
7							635523	198	964116	963	784686	863			
8							SAT	281	SAT	963	SAT	761			
9							SUN	281	SUN	963	SUN	762			
10							636367	282	967005	994	786971	762			
11							636367	0	967999	994	787905	934			
12							636844	477	968993	994	788536	631			
13							637069	225	969987	994	789374	838			
14							637069	0	970981	994	790153	779			
15							SAT	230	SAT	994	SAT	774			
16							SUN	231	SUN	994	SUN	774			
17							637761	231	973963	994	792475	774			
18							638008	247	974957	994	793298	823			
19							638208	200	975951	994	794023	725			
20							638448	240	976945	994	794849	826			
21							638639	191	977939	994	795563	714			
22							SAT	268	SAT	994	SAT	790			
23							SUN	268	SUN	994	SUN	790			
24							639444	269	980921	994	797932	789			
25							639852	408	981915	994	798887	955			
26							640249	398	982909	994	799496	609			
27							640377	128	983903	994	800278	782			
28							640606	229	984897	994	801083	805			
29							SAT	270	SAT	694	SAT	798			
30							SUN	270	SUN	695	SUN	798			
31						48570	641416	270	986981	695	803478	799			
TOTAL					204	48,570,000	7,717		29,873		24,352				
					7	1,566,774	5,772,316	186,204	22,345,004	720,807	18,215,296	587,590			
TOTAL RLCWA				204 GALLONS				TOTAL ELYRIA WATER				46,332,616 GALLONS			
USE: _____				0..01%				USE: _____				48.81%			
TOTAL JOINT LINE				48,570,000				TOTAL				94,902,820			
USE				51.18%				USE				100.00%			

Pump Station Total	Sugar Ridge Total	Taylor Street TOTAL
2588.08	7868.96	5901.72
2580.6	7868.96	5894.24
2580.6	7868.96	5894.24
1974.72	7203.24	5767.08
1421.2	7203.24	5767.08
1017.28	7203.24	5909.2
1481.04	7203.24	6455.24
2101.88	7203.24	5692.28
2101.88	7203.24	5699.76
2109.36	7435.12	5699.76
0	7435.12	6986.32
3567.96	7435.12	4719.88
1683	7435.12	6268.24
0	7435.12	5826.92
1720.4	7435.12	5789.52
1727.88	7435.12	5789.52
1727.88	7435.12	5789.52
1847.56	7435.12	6156.04
1496	7435.12	5423
1795.2	7435.12	6178.48
1428.68	7435.12	5340.72
2004.64	7435.12	5909.2
2004.64	7435.12	5909.2
2012.12	7435.12	5901.72
3051.84	7435.12	7143.4
2977.04	7435.12	4555.32
957.44	7435.12	5849.36
1712.92	7435.12	6021.4
2019.6	5191.12	5969.04
2019.6	5198.6	5969.04
2019.6	5198.6	5976.52

[illegible]



Water Plant/Distribution System Monthly Operating Report (MOR)

PWS ID*:	OH4700803
Facility ID*:	4755821
Reporting Lab Cert. #:	
Rpt. Month / Year *:	3/2025

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

		Fluoride Compound Applied:				FL Plant Tap Highest Value:				Iron/Manganese QC Laboratory Check Data					
		FL QC Check Sample Date:				Date of Highest Value:				Iron Date:		Mn Date:			
		FL QC Check Sample (Pass/Fail):													
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)
			Raw (mg/L)	Plant Tap (mg/L)	Distribution (mg/L)		Phenol (mg/L)	Total (mg/L)	Stability (mg/L)						
3/1/2025	3.20000														
3/2/2025	3.20000														
3/3/2025	3.20000														
3/4/2025	3.06000														
3/5/2025	3.01000														
3/6/2025	2.98000														
3/7/2025	3.08000														
3/8/2025	3.07000														
3/9/2025	3.07000														
3/10/2025	3.09000														
3/11/2025	3.01000														
3/12/2025	3.14000														
3/13/2025	3.11000														
3/14/2025	2.89000														
3/15/2025	3.06000														
3/16/2025	3.06000														
3/17/2025	3.06000														
3/18/2025	3.11000														
3/19/2025	3.00000														
3/20/2025	3.11000														
3/21/2025	2.99000														
3/22/2025	3.10000														
3/23/2025	3.10000														
3/24/2025	3.10000														
3/25/2025	3.33000														
3/26/2025	3.06000														
3/27/2025	2.99000														
3/28/2025	3.08000														
3/29/2025	2.88000														
3/30/2025	2.88000														
3/31/2025	2.88000														
Min.	2.88000														
Max.	3.33000														
Avg.	3.06129														
Total	94.90000														



Water Plant/Distribution System Monthly Operating Report (MOR)

Chlorine QOR Data	
Chlorine Residual (Total)	
No. of RT & RP Samples	Avg. Value (mg/L)
30	1.22

Date *											Distribution										Comments
	Chlorine Dioxide (mg/L)	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					
									Chlorit e	ClO ₂	Routin e	Follow up	-0-hrs	+ 6 hrs	+ 12 hrs	Avg (AT)	Max (AT)				
3/1/2025							0.50	0.18										Brian E. O'Grady,WD2-1018620-02,0700,1100,4,WD2-1018620-02			
3/2/2025							0.57	0.18										02,0700,1100,4,WD2-1018620-02			
3/3/2025							0.97	0.31										02,0700,1100,4,WD2-1018620-02			
3/4/2025							1.04	0.16										02,0700,1100,4,WD2-1018620-02			
3/5/2025							0.90	0.14										02,0700,1100,4,WD2-1018620-02			
3/6/2025							1.05	0.14										02,0700,1100,4,WD2-1018620-02			
3/7/2025							1.01	0.16										Brian E. O'Grady,WD2-1018620-02,0700,1100,4,WD2-1018620-02			
3/8/2025							1.64	0.22										02,0700,1100,4,WD2-1018620-02			
3/9/2025							1.75	0.12										02,0700,1100,4,WD2-1018620-02			
3/10/2025							0.96	0.13										02,0700,1100,4,WD2-1018620-02			
3/11/2025							0.98	0.32										02,0700,1100,4,WD2-1018620-02			
3/12/2025							1.04	0.14										02,0700,1100,4,WD2-1018620-02			
3/13/2025							1.29	0.16										02,0700,1100,4,WD2-1018620-02			
3/14/2025							0.84	0.12										02,0700,1100,4,WD2-1018620-02			
3/15/2025							0.53	0.15										02,0700,1100,4,WD2-1018620-02			
3/16/2025							0.58	0.14										02,0700,1100,4,WD2-1018620-02			
3/17/2025							1.11	0.22										02,0700,1100,4,WD2-1018620-02			
3/18/2025							1.07	0.19										02,0700,1100,4,WD2-1018620-02			
3/19/2025							1.18	0.06										02,0700,1100,4,WD2-1018620-02			
3/20/2025							1.11	0.15										02,0700,1100,4,WD2-1018620-02			
3/21/2025							1.13	0.27										02,0700,1100,4,WD2-1018620-02			
3/22/2025							1.53	0.17										02,0700,1100,4,WD2-1018620-02			
3/23/2025							1.32	0.26										02,0700,1100,4,WD2-1018620-02			
3/24/2025							1.04	0.16										02,0700,1100,4,WD2-1018620-02			
3/25/2025							1.21	0.21										02,0700,1100,4,WD2-1018620-02			
3/26/2025							1.21	0.19										02,0700,1100,4,WD2-1018620-02			
3/27/2025							0.98	0.12										02,0700,1100,4,WD2-1018620-02			
3/28/2025							1.02	0.26										02,0700,1100,4,WD2-1018620-02			
3/29/2025							0.60	0.15										02,0700,1100,4,WD2-1018620-02			
3/30/2025							0.55	0.18										02,0700,1100,4,WD2-1018620-02			
3/31/2025							1.01	0.29										02,0700,1100,4,WD2-1018620-02			
Min.							0.50	0.06													
Max.							1.75	0.32													
Avg.							1.02	0.18													
Total																					

Building Division Monthly Report



PERMITS	MARCH			YEAR TO DATE		
	Permits	Est. Cost	Fees	Permits	Est. Cost	Fees
Accessory Structure	5	22,500.00	426.55	13	130,203.00	1,186.37
Accessory Structure - Eng				0	0.00	0.00
Addition	1	10,500.00	565.60	3	81,380.00	1,434.20
Addition - Eng				0	0.00	0.00
Air Conditioner	12	78,005.00	1,050.40	37	233,390.26	3,226.50
Alterations	6	138,808.00	2,883.42	21	1,551,591.08	14,458.22
Apron	5	0.00	400.00	5	0.00	400.00
Backflow Preventor	1	3,700.00	82.40	3	4,906.00	164.80
Change of Grade	1	0.00	80.00	1	0.00	80.00
Commercial Parking Lot				1	14,987.00	0.00
Com New Construction				1	1,100,000.00	3,795.33
Com New Construction - Eng	1	0.00	0.00	2	0.00	0.00
Culvert Pipe/Ditch Enclosure				0	0.00	0.00
Deck/Porch	1	28,000.00	98.98	5	64,812.00	449.45
Demolition	1	4,600.00	150.00	2	16,600.00	300.00
Driveway	6	30,600.00	480.00	6	30,600.00	480.00
Electrical	7	22,230.00	565.60	15	43,655.23	1,227.15
Fence	14	98,336.37	1,120.00	26	196,741.37	2,080.00
Fire Alarm	1	5,000.00	0.00	2	15,000.00	509.85
Fire Suppression/Protection	1	19,703.00	0.00	3	23,803.00	945.54
Furnace	14	95,281.00	1,212.00	48	280,515.24	4,196.10
Generator	7	74,754.00	565.60	11	110,295.00	888.80
Home Occupation				0	0.00	0.00
Hot Tub				0	0.00	0.00
Lawn Sprinkler				0	0.00	0.00
New Condo (1-3 Units)				0	0.00	0.00
New Dwelling BSH	2	542,500.00	695.00	2	542,500.00	695.00
New Dwelling BSH - Eng	2	0.00	0.00	2	0.00	0.00
Plumbing				1	2,495.00	80.80
Plumbing - Water Tank	7	12,921.00	565.60	17	46,142.00	1,373.60
Re-Roof/Gutters	37	452,199.01	2,908.80	65	1,092,468.81	5,646.25
Res New Dwelling	5	1,931,519.00	10,436.70	14	4,730,947.00	29,669.85
Res New Dwelling - Eng	5	0.00	2,375.00	14	0.00	6,650.00
Sanitary Repair/Replacement	5	0.00	400.00	9	0.00	720.00
Sanitary Sewer Tap	8	0.00	41,176.47	19	0.00	130,304.95
Sidewalk	1	0.00	80.00	1	0.00	80.00
Siding	5	49,650.00	484.80	5	49,650.00	484.80
Sign - Permanent	2	10,100.00	230.72	4	46,944.00	596.37
Sign - Temporary	3	1,403.00	75.00	3	1,403.00	75.00
Solar Panel	1	10,790.00	80.80	2	30,708.31	161.60
Storm Connection	1	0.00	80.00	1	0.00	80.00
Storm Repair/Replacement	1	0.00	80.00	2	0.00	80.00
Sump Pump				2	3,439.13	161.60
Swimming Pool	2	110,292.68	210.00	2	110,292.68	210.00
Water Meter				0	0.00	0.00
Water Tap	7	0.00	0.00	16	0.00	0.00
Waterline	1	0.00	80.00	3	0.00	240.00
Waterproofing	2	33,700.00	161.60	5	71,909.00	403.95
Windows/Doors	19	303,946.00	1,455.20	41	579,113.06	3,152.80
Woodburner Fireplace				0	0.00	0.00

TOTAL 200 4,091,038.06 71,256.24 435 11,206,491.17 216,688.88

Building Division Monthly Report



ENFORCEMENTS	MARCH	YEAR TO DATE
	Entries	Entries
Advisory	1	1
Backflow Program		18
Commercial Basin Inspection		0
Contractor Registration		0
Engineering Complaint	5	6
Home Occupation Permit		0
Mud on Road		0
Property Maintenance	9	26
Property Maintenance Complaint	17	27
Service	2	2
Working without Permit	2	6
TOTAL	36	86

CONTRACTOR REGISTRATIONS	77	404
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INSPECTIONS	555	1594
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Planning Commission Report

MEETING OF APRIL 8, 2025

The North Ridgeville Planning Commission took action on the following items at their Regular Meeting of April 8, 2025:

PPZ2024-0319 City Limits, 39462 Center Ridge Rd, PPN 07-00-046-101-006

Owner: Stephen Joseph, 36821 Sugar Ridge Rd, North Ridgeville, OH 44039. Proposal consists of building and site improvements for restaurant and lounge. Property is zoned B-3 Highway Commercial District.

PC ACTION: Approved by a vote of 4-0 with the following conditions:

1. Curbing shall be modified to sufficiently protect utility pole and fire hydrant per Engineering requirements.
2. Administrative approval is required for the lighting plan and photometrics.

PPZ2025-0335: Panda Express, 32429 Cook Rd, PPN 07-00-003-102-104, -045, -046

Applicant: Phillip Meador, Heights Venture Architects, 5741 Legacy Dr, Suite 320, Plano, TX 74024. Owner: Cook Road Properties, LLC, 7670 Tyler Boulevard, Mentor, OH 44060. Proposal consists of constructing a new drive through restaurant. Property zoned B-3 Highway Commercial District.

PC ACTION: Denied by a vote of 4-0.

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

Planning Commission Application

RECEIVED

NOV 14 2024

CITY OF NORTH
Ridgeville
EST 1810

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

38462 CENTER RIDGE RD

Location address

07-00-046-101-006

Parcel number(s)

Project type: ☒ Commercial/Industrial/Multi-Fam ☐ Prelim Major Subdivision ☐ Final Major Subdivision ☐ Lot Split

Project elements: ☐ New Construction ☒ Building Addition/Alteration ☐ Site Improvements ☐ Plat

RESTAURANT/LOUNGE PATIO

Project description

APPROVED
APR 08 2025

APPLICANT/AGENT INFORMATION

STEPHN JOSEPH

Name/Company

36821 SUGAR RIDGE RD.

Applicant address

440-667-5033

Applicant phone

JOSEPH.CONTRACTING@GMAIL.COM

Applicant email

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Name/Company

Property owner address

Property owner phone

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.	Planning Fee Paid	NOTES
	PP24024-0319	\$150.00 V# 5021	

1.14.25 - Tabled

4.8.25 -

Admin. shall review incomplete lighting plans photometrics

Planning Review

March 31, 2025

Project: City Limits
Location: 39462 Center Ridge Road
PPNs: 07-00-046-101-006
District: B-3 Highway Commercial District

This proposal consists of building and site improvements to accommodate a restaurant and lounge in the existing building. Building façade changes are proposed. An ADA ramp, stairs and patio will be constructed on the west side of the building. Restaurants are permitted, while bars and taverns are conditional uses in the B-3 Highway Commercial District. The existing building is nonconforming in that it does not meet current front or side setback requirements. Additionally, the parking lot was formerly striped in a manner that did not meet code requirements for the 10-foot setback to parking from the front property line. The new parking lot configuration meets dimensional requirements and amount of parking for the uses on the site. The applicant proposes landscape planters adjacent to the building and west of the ingress drive. Raised beds are shown around the ground sign and along the ramp.

Planning Commission previously tabled the development plan with the request for some additional detail. Comments are current as of the date of this report.

- Relocate ingress curb cut further west to provide greater separation from utility pole and hydrant in ROW.
 - Curb cut moved as a result of additional striping around landscape area. Greater protection would be afforded by expanding the raised landscape area, not just adding striping. Parking configuration has been re-angled along west property line.
- Indicate parking lot is to be *patched*, sealed and restriped on site plan.
 - Note updated.
- Provide more detail on the elevations to include proposed colors, materials and construction detail.
 - Canopy detail provided. Overall height of building noted. Construction detail remains fairly limited. No detail on stucco application.
- Improve landscaping detail.
 - Proposed planter spec and shrub provided.
- Ensure railing is provided around entire patio portions above grade.
 - Railing shown around entire patio (on photometric plan). Clarify which type of railing is proposed (vertical rail or horizontal rail).
- Photometric plan and light fixtures are needed for review.
 - Photometric plan not presented according to code requirements (footcandles on 10-foot square grid overlaying site plan). Light fixture shown at angle (not full cut off) though light plan says fixtures to be horizontal.

Planning Review

January 7, 2025

Project: City Limits
Location: 39462 Center Ridge Road
PPNs: 07-00-046-101-006
District: I-3 Heavy Industrial District

Council has approved rezoning of the subject property from I-3 Heavy Industrial District to B-3 Highway Commercial District. The applicant is proposing to open a restaurant and lounge in the existing building. Additionally, the proposal includes the construction of a new patio on the west side of the building.

Restaurants are permitted, while bars and taverns are conditional uses in the B-3 Highway Commercial District. The existing building is nonconforming in that it does not meet current front or side setback requirements. Additionally, the parking lot was formerly striped in a manner that did not meet code requirements for the 10-foot setback to parking from the front property line.

The submittal shows some changes to the south elevation of the building; however, the drawings lacked detail at the time of this report. The patio would involve the removal of two sets of existing stairs and a landscaped area with construction of patio about 6 feet above grade with an ADA ramp and new stairs. A small flower bed separates the ADA ramp from the ROW area. A dumpster enclosure is shown toward the rear of the property. Detail has been provided.

In the current condition, ingress and egress is not well defined. Parking will be reconfigured to provide the required setback from the ROW. The proposed plan shows use of paint striping to delineate one way in and one way out. Parking spaces are properly sized and the plan includes ADA spaces. Based on the proposed seating, parking is adequate. A total of 50 spaces are provided, which satisfies the 39 required for the lounge/restaurant plus salon. It is recommended the parking lot be patched, sealed and restriped.

Some landscaping has been provided. The applicant proposes landscape planters adjacent to the building and west of the ingress drive. Raised beds are shown around the ground sign and along the ADA ramp. More detail and definition of the site landscaping is needed.

Comments:

- Provide more detail on the elevations to include proposed colors, materials and construction detail.
- Improve landscaping detail.
- Ensure railing is provided around entire patio portions above grade.
- Photometric plan and light fixtures are needed for review.

Staff Meeting Bulletin

Meeting Date: January 3, 2025

Project: City Limits, Rd, 39462 Center Ridge Rd, North Ridgeville, OH 44039

Applicant: Stephen Joseph, 36821 Sugar Ridge Rd, North Ridgeville, OH 44039

Zoning: I-3 Heavy Industrial

In Attendance: Kim Lieber, Planning & Development Director
Christina Eavenson, City Engineer
Guy Fursdon, Chief Building Official
Toni Morgan, Assistant Law Director
Tina Wieber, Deputy Clerk of Council
Stephen Joseph, Owner
Geoffrey Smith, Attorney

Staff Comments

- Kim stated that in the last meeting they had discussed the parking lot and the need to create better definition of the drive aprons and remove some of the striping that went into the right-of-way, and it appeared that that was done. She mentioned that the parking lot widths and spaces were all properly sized.
- Kim discussed that regarding parking, it was noted that it would be resealed and restriped but asked if he could add patching prior to resealing to even out spots and note it as repair, reseal and restripe. Kim stated that regarding parking it looked like they needed 39 and they were showing 50, so that would be plenty, even with the salon.
- Kim asked if the landscaped areas along the frontage were going to be cut in. Stephen stated there would be a raised bed around the main sign and a flower bed adjacent to the patio. For the rest of it he wanted concrete pots with potted plants in the front of the building. Kim asked if there would be curbing or he would be defining the ins and outs with pots. She asked for the specs on the pots and Stephen stated that they would be 30 inches in diameter and 20 inches tall and would have an evergreen in each of them. He mentioned that he would plant Winter Gems in front of the building. Christina asked if they would be structural concrete pots that would be out all year or were they something that would be out only in the summer. Stephen stated that it would be year-round. Christina discussed that the pots were a concern if someone were to leave the right-of-way as they would be non-breakaway.
- Stephen mentioned that he would mark the ins and outs with signs. Kim stated that they would need a detail on those signs because of where they would be located being really close to the entrance drive and explained that there were requirements regarding the max height and area location.
- Kim asked if the front left area would be striped with the containers on top and Stephen stated that was correct. Kim asked about the east of the exit drive, all of that area, but not where the flower bed would be, would be striped off and then that would be landscaping along the building part with a flower bed along the ramp. Stephen stated that was correct. Kim asked about the back of the lot regarding landscaping, the area that would be cut out and asked if that was topsoil or if it would be plants as well. Stephen stated that it was stone and at the edge of the driveway he would plant Winter Gems there so that no one could get back in that triangular corner. Kim asked how he would prevent it from having weeds growing up through the gravel. Stephen stated that he was going to dig it out about three feet wide and put a weed barrier down and then plant the Winter Gems and mulch. Kim asked about the area in the point of the triangle behind that being maintained. Stephen stated that most of that area back there was telephone poles, but he would maintain it. Kim asked about the

triangle right next to the railroad tracks halfway up the parking lot and if that was going to be grass. Stephen stated that it was.

- Christina mentioned that regarding the telephone poles to check for easements because he may be limited to vertical landscaping and not to put anything under an aerial.
- Kim recapped that where those parking spaces were labeled 35 to 40, that area to the west would be grass and then the landscaped area with the winter gem shown just to the north of spaces 41 to 44, that would be topsoil and would be planted and mulched with those evergreens and then, further north beyond in that point that would be graveled and maintained as gravel. She asked if they could add clarification around what the intent was for each of those areas, so noting that the area would be changed into grass and maintained gravel and adding soil and plants.
- Kim stated that he showed proposed lighting on the site plan but didn't provide a photometric plan or any lighting cut sheets and those would be needed to determine if the lighting levels met the code requirements.
- Kim asked regarding the elevations, there wasn't any notations or detail about what was happening and asked if he was showing the intent to maintain existing brick as is. Stephen stated that was correct. She stated that she didn't understand what was happening with the south façade and asked if he was proposing some kind of plaster or stucco. She stated that typically an architectural elevation would label materials and colors and have a little bit of construction detail. She explained that she wasn't sure if those were new canopies over the windows or were existing and suggested less art and more detail.
- Christina asked about the raised patio and commented that it looked like it was going to be pretty steep up the back end and asked if he intended to put in a fence or a rail. Stephen stated that there was a rail but that it didn't show up in the drawing. Christina stated that he had the elevation for the patio floor but didn't show what the elevation was of the parking lot. Stephen stated that he wasn't sure but thought it was 60 inches from the parking lot up and that he only did 7-inch risers on the drawing. Christina stated that it needed to be clear as to all sides
- Christina asked if he was ever able to investigate the inlet catch basin on the northern area of the parking lot just to ensure the integrity of it and to ensure that the outlet had a clear discharge area. Stephen stated that he did not but that he would get a camera down there.

Next Steps

- The applicant will provide updated plans by Friday, January 10 for the January 14 meeting.

Planning Commission Comment Sheet



PROJECT INFORMATION

Restaurant/Lounge Patio

Proposed project

39462 Center Ridge Rd

Location

December 10, 2024

Meeting date

07-00-046-101-006

Parcel number

December 1, 2024

Comments due

RECOMMENDATIONS

-Not enough information to conduct a proper plan review. Plan that was submitted are incomplete.

Has the large heating oil storage tank in the basement been removed? If not, you will need to contact the State Fire Marshals Office for the decommissioning of the tank permit. This must be done immediately.

Please contact Asst. Chief Mike Uhnak to discuss the above comments.

Asst. Chief Mike Uhnak
North Ridgeville Fire Department
Fire Prevention
Muhnak@nridgeville.org
(440)653-6362

SUBMITTED BY

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 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: November 25, 2024

Project: City Limits, Rd, 39462 Center Ridge Rd, North Ridgeville, OH 44039

Applicant: Stephen Joseph, 36821 Sugar Ridge Rd, North Ridgeville, OH 44039

Zoning: I-3 Heavy Industrial

In Attendance: Kim Lieber, Planning & Development Director
Christina Eavenson, City Engineer
Eric Brown, Engineer
Guy Fursdon, Chief Building Official
John Reese, Fire Chief
Mike Uhnak, Assistant Fire Chief
Stephen Joseph, Owner
Geoffrey Smith, Attorney

Project Introduction

- Stephen stated that he wanted to rezone the parcel that was on the City's western border from I-3 to B-3 to allow for a restaurant/lounge with a patio.

Staff Comments

- Kim agreed that given the size and historical use of the property, it should be zoned commercial and not industrial. She explained that if it were rezoned, restaurants were a permitted use in the district and bars were a conditional use.
- Kim stated that the existing building was nonconforming. She noted parking as currently shown encroached in the right of way. To determine required parking, she stated that they needed to show the square footage of the inside of the building and seating capacity. She discussed that adding a patio would also add an additional area for patrons which would need to be factored in if there were going to be seating. She asked if his intent was to put tables and chairs on the patio and Stephen stated that it was. She stated that it would be helpful to see how that would fit. Stephen stated that he wanted a seating capacity of 60.
- Kim stated that there were boarded up windows on the south elevation and asked if they were going to be removed. Stephen stated that those were glass block and were getting lantern lights there. Chief Reese recommended the addition of windows for safety. Geoffrey asked if they wanted elevations and Kim stated that they did as well as floor plans, walkways and landscape plans.
- Kim recommended that they expand the landscaping adjacent to the building. She stated that they had a proposed flower bed that was small and up against the ADA ramp and thought that that was a good opportunity to expand it or dress up that front area. She stated that the landscaping could help better define the in and out of the traffic in that area. She mentioned that in the back corner of the adjacent railroad, there were patchy weeds and stated that that area could be spruced up so that it wasn't overgrown.
- She asked if he was going to be resealing the parking lot and Stephen stated that he was. She asked that he show that on the plans. She stated that they would need a detail of the dumpster enclosure and asked if there was going to be parking lot lighting. Stephen stated that he was going to change them out so that they were brighter. Kim stated that if they were changing out the lights that they would need a photometric plan provided by their engineer to show that it met the requirements for illumination and would need a cut sheet of the light fixtures as well.

- Christina asked about the patio and if it were raised. Stephen stated that it was raised on one side with 7-inch risers. Christina stated that when they submitted for final engineering, she would like to see a grading plan with some spot elevations. She asked if there was just one entrance into the building. Stephen stated that there was one entrance on the side of the building but there were several throughout the whole building.
- Guy asked if the beauty salon was going to stay there. Stephen stated that it was.
- Eric asked about drainage and if there was any storm sewer collection system or if it all just drained to the north. Stephen stated that there was a sewer and a big four by four catch basin. Eric asked where it went. Stephen stated that it went out to the railroad ditch. Eric stated that normally if they were doing a complete reconstruction, they would ask him to improve it with some storm water management but if his intent was to maintain the existing parking lot as it is, they wouldn't require it at this time.
- Kim asked Christina regarding the diagonal striping shown going into the right of way if that was something she would or wouldn't want. Christina stated that she preferred that it didn't and that there shouldn't be any striping in the City right of way. Kim stated that if they could enlarge the landscape area on the sign or adjacent to the ramp, that would help define the in and out flow of traffic rather than just one big curb cut.
- Mike stated that he wanted to see some building plans with defined fire exits, access points and accessibility and fire prevention measures with the building like the hood system for the kitchen. He wanted to see the fire hydrants marked on the plan and the distance from all points of the building.
- Chief Reese asked if there had been any improvements to the floor in the building because the floor wasn't structurally sound the last time he had been in the building. Stephen stated that it was. Chief Reese stated that as just a personal request, he would like to see some windows on the building for safety reasons. Stephen stated that the glass block was brand new and that there were a few windows on the side of the building and the door in the front.
- Kim explained that regarding parking calculations, it was one for three seats, if it were just a bar it was one for 75 square feet, and in the case of a restaurant it was one for 100 square feet, whichever was greater. She stated that if they knew the square footage, they could do the math to make sure it was adequate and to see the calculations of if it were just a bar versus a bar and restaurant.
- Mike talked about the flow of the in and out of the parking lot. He mentioned that generally when you were looking at a building you would be pulling in on the right side and pulling out on the left. He stated that their flow seemed backwards, and he could see people going the wrong way. Stephen stated that the reason they kept it that way was because the handicap ramps were right there, so they would rather have the cars come in from that side and also the grade of the land made it easier for people to get out. He stated that the land fell off. Mike asked what direction. Stephen stated it was towards the back, the north side and that was why it was designed that way.
- Kim stated that they did allow driveway signs where they had limited access and that they might want to install driveway signs if they were going to have a configuration that was a little out of the normal. Kim suggested that it might be better to spend the time to get all of the additional pieces of information pulled together and to submit a revised plan and then go to Planning Commission in January after everything had been updated. She explained that they could continue forward with the rezone while gathering all the requested information in time for the January meeting on the development plans.

Next Steps

- The applicant will provide updated plans for the January 14, 2025 meeting.

Planning Review

November 20, 2024

Preliminary Review

Project: City Limits
Location: 39462 Center Ridge Road
PPNs: 07-00-046-101-006
District: I-3 Heavy Industrial District

The applicant is seeking rezoning of the subject property from I-3 Heavy Industrial District to B-3 Highway Commercial District and is additionally seeking approval to open a restaurant and lounge and make site improvements in support of that use.

The property contains an existing commercial structure, which was formerly occupied by a bar and lounge. The former bar area has been vacant for many years. Currently, the rear portion of the building is occupied by a hair salon. Bars and restaurants are not permitted in the I-3 Heavy Industrial District. While the bar operated in the past as a legal nonconforming use, the longtime discontinuation of the use resulted in the loss of legal nonconforming status. The building cannot be used again as a bar or restaurant without rezoning.

PPZ2024-0319: Development Plan

**This review is for the development plan as if the property were zoned B-3 Highway Commercial District.*

The applicant is proposing to open a restaurant and lounge in the existing building. Additionally, the proposal includes the construction of a new patio on the west side of the building.

Restaurants are permitted, while bars and taverns are conditional uses in the B-3 Highway Commercial District. The existing building is nonconforming in that it does not meet current front or side setback requirements. Additionally, the parking lot was formerly striped in a manner that did not meet code requirements for the 10-foot setback to parking from the front property line.

No exterior building changes are shown other than to accommodate the proposed patio. The patio would involve the removal of two sets of existing stairs and a landscaped area with construction of patio about 6 feet above grade with an ADA ramp and new stairs. A small flower bed separates the ADA ramp from the ROW area. A dumpster enclosure is shown toward the rear of the property.

In the current condition, ingress and egress is not well defined. Parking will be reconfigured to provide the required setback from the ROW. The proposed plan shows use of paint striping to delineate one way in and one way out. Parking spaces are properly sized and the plan includes ADA spaces.

Comments:

- Square footage and seating capacity of restaurant/lounge is needed to determine required parking count.
- It's unclear whether the patio is sized to accommodate tables and chairs.
- Will boarded up windows on south elevation remain?
- Provide landscape plan. Expand landscaping adjacent to building and around sign. Landscape around sign could be used to better define ingress/egress aisles. Improve area between building and ROW which is currently cracked pavement and weeds. Improve weedy area west of building toward rear of property.
- Recommend resealing and striping of parking lot, not just restriping.
- Provide detail of dumpster enclosure.
- Any new lighting proposed? If so, photometric plan and light fixtures are needed for review.

RECEIPT NUMBER

00029287



City of North Ridgeville
 7307 Avon Belden Road
 North Ridgeville, OH 44039
 (440) 490-2081

Paid By
 JOSEPH CONTRACTING, INC.
 36821 SURGAR RIDGE RD.
 North Ridgeville, OH 44039

11/14/2024

Type	Record	Category	Description	Amount
PZE Process	PPZ2024-0319	Standard Item	General Application	\$ 150.00
			Total	\$ 150.00
			Cash	
			Check	\$ 150.00
			Check #	5021
			Credit	
			Transferred	
			Tendered	\$ 150.00
			Change	\$ 0.00
			To Overpayment	\$ 0.00

39462 CENTER RIDGE RD
 0700046101006



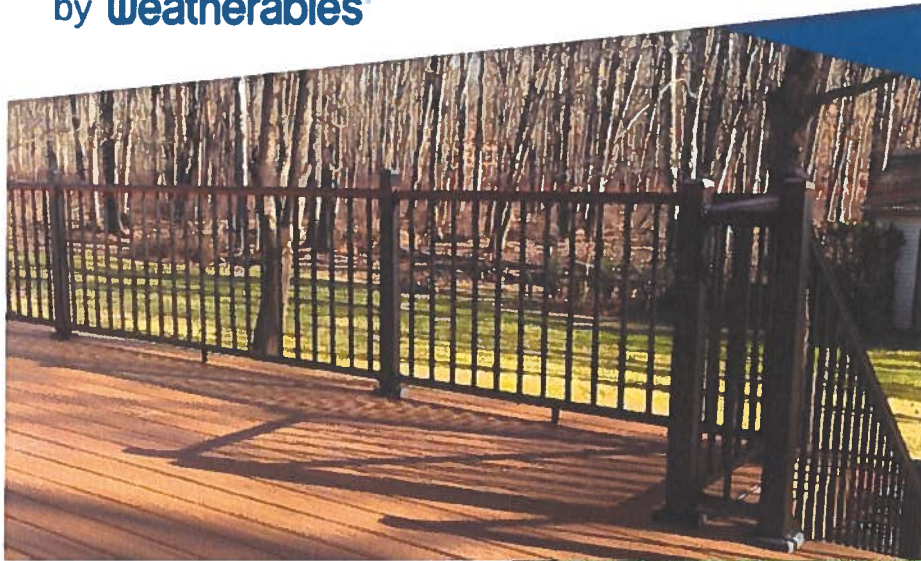
Search or ask a que...



Product description

STANFORD ALUMINUM RAILING

by **weatherables**



Rust Resistant
Powder Coating



IRC & IBC
Code Compliant



Versatile Design



Kit includes
brackets &
fasteners!



APPROVED
APR 08 2025





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Stanford Railing:

- Breadloaf top rail (1.645 in. x 1.720 in.) and
- Square bottom rail (1.250 in. x 1.375 in.)
- 0.60 in. square pickets.
- International Residential Code (IRC) and International Building Code (IBC) compliant.
- Tested in accordance with ASTM D7032 standards and evaluated by PEI.
- Weatherables aluminum railing uses a high-quality AAMA 2604 powder coating.
- AAMA 2604 is a longer-lasting finish and helps prevent your railing from rusting or corroding outside.
- ⓧ Unlike most manufacturers that use an AAMA 2603 powder coating.

APPROVED
APR 08 2025

Does it require any special tools for installation?



RECEIVED 3.26.2025

CITY OF NORTH RIDGEVILLE
PLANNING COMMISSION

☒	Approval Granted	☐	Request Rejected
Refer For Council Approval:			
BZBA Approval Required:			
Other Conditions: <i>curb shall protect utility pole as per engineer, curb modifications made to protect fire hydrant & Adm. shall review incomplete lighting plan & photometrics.</i>			
DATE: 4.8.25		BY: <i>[Signature]</i>	

14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN. NON-MEMBERS MUST BE CONTACTED DIRECTLY. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
15. CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT DOES NOT IMPEDE TRAFFIC ON CENTER RIDGE ROAD AND SHALL NOT IMPEDE ACCESS/USE OF THE NEIGHBORING PROPERTIES.
16. PARKING LOT SURFACE SHALL BE BITUMINOUS OR DUST FREE PER 1284.02.
17. CONTRACTOR SHALL VERIFY EX. U.G. CABLE BOX UTILITY THAT IS CONTAINED WITHIN. CONTRACTOR SHALL VERIFY THAT BOX IS HAS TRAFFIC BEARING CAPABILITIES AND SHALL COORDINATE REMOVAL/REPLACEMENT WITH UTILITY COMPANY AS NEEDED.

REV	DATE	DESCRIPTION
1	03-26-2024	PRELIMINARY ISSUE FOR REVIEW
2	04-11-2024	PRELIMINARY ISSUE FOR REVIEW
3	06-2-2024	UPDATED PARKING ISSUE TO CLIENT
4	12-9-2024	REVISED FOR PLANNING COMMISSION

RAFTER A, LTD
LANDSCAPE • ENGINEERING • DESIGN
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074
440.327.4514 www.raftera.com

JOSEPH CONTRACTING
38821 SUGAR RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

SITE PLAN
CITY LIMITS RESTAURANT & LOUNGE
PATIO & PARKING LOT IMPROVEMENTS

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB NO: 3361-24

SHEET: C2.0

APPROVED
APR 08 2025

RECEIVED
MAR 26 2025

SURVEY NOTES:
A BOUNDARY SURVEY PER OAC 4733.37 HAS NOT BEEN PERFORMED BY RAFTER A, LTD.
TOPOGRAPHIC SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD. IN JANUARY AND FEBRUARY OF 2024 AND SUPPLEMENTED WITH AERIAL DATA.

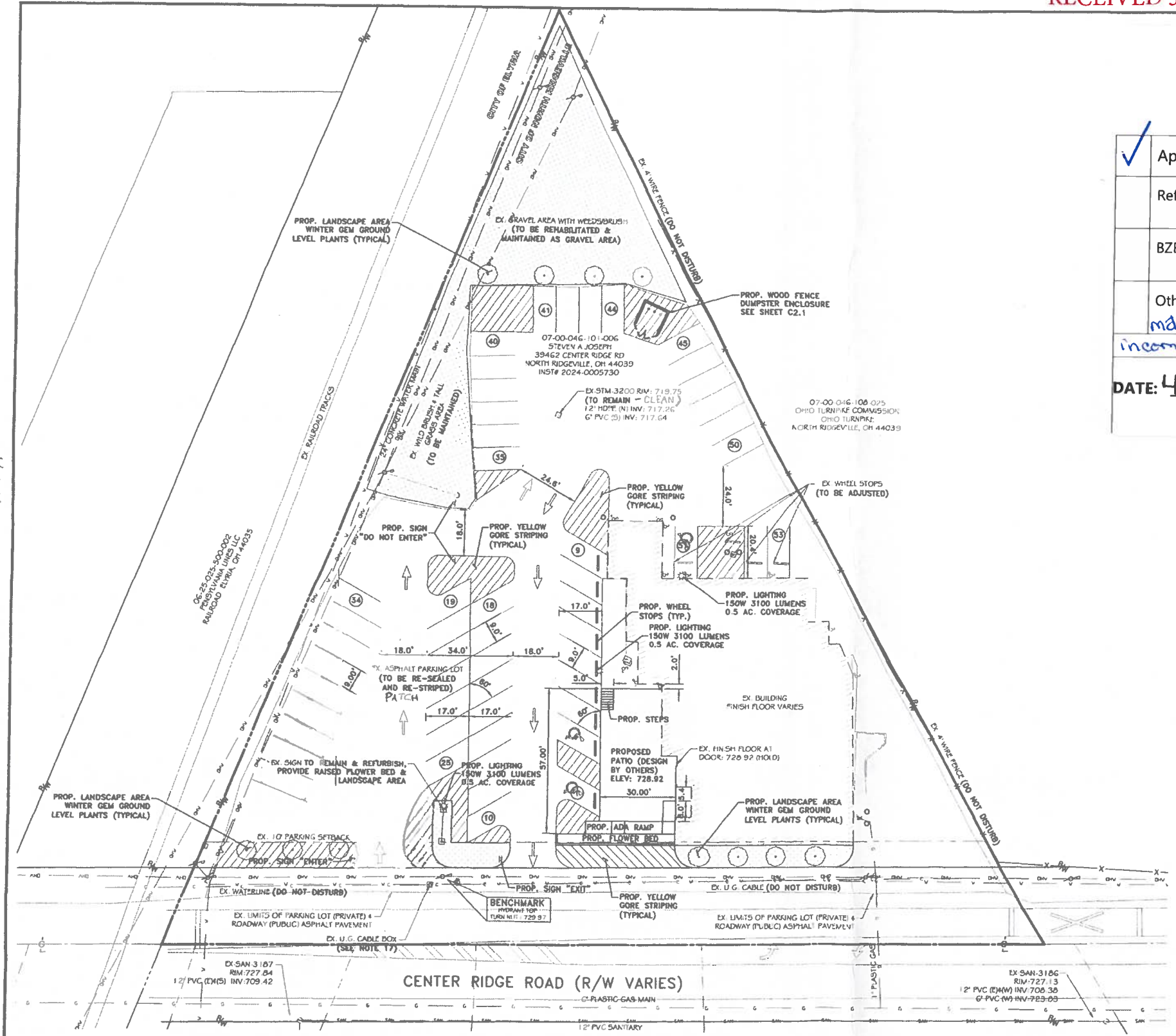
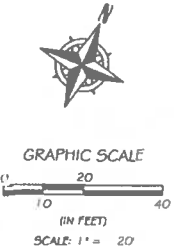
EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, RAFTER A, LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

UNDERGROUND UTILITIES
Contact Two Working Days
Before You Dig


Before You Dig

OHIO 811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

A400302521-00A & B400301242-00A



KIM

Mail body: Fwd: 39462 CenterRidge Rd

----- Forwarded message -----

From: **Alisha Blaylock** <ablaylock@elyrialaw.com>
Date: Mon, Nov 11, 2024, 11:28 AM
Subject: Re: 39462 CenterRidge Rd
To: Stephen Joseph <joseph.contracting@gmail.com>

Parker Holdings, LTD.
39425 Center Ridge, North Ridgeville
07-00-046-108-055

Elyria Center Ridge, Inc.
39475 Center Ridge, North Ridgeville
(440) 427-4662
07-00-046-108-002
07-00-046-108-001
07-00-046-500-011

Pennsylvania Lines, LLC
06-25-025-500-002

ADJOINING
PROPERTIES

Alisha F. Blaylock
Secretary to Geoffrey R. Smith, Esq.
Geoffrey R. Smith Co., LPA
124 Middle Avenue, Suite 800
Elyria, Ohio 44035
(440) 323-2201 phone ~ (440) 323-2332 fax
ablaylock@elyrialaw.com

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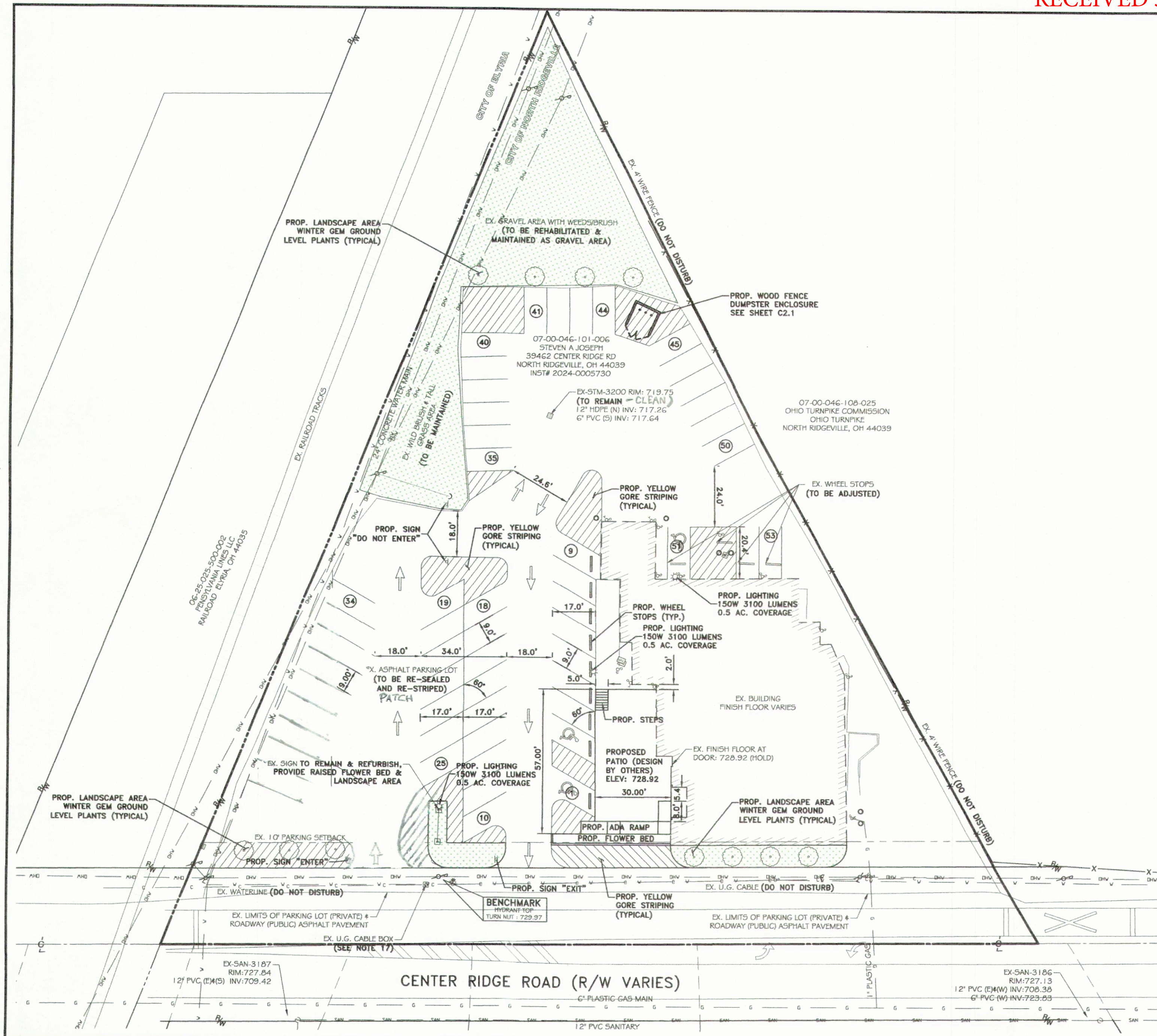
On Mon, Nov 11, 2024 at 11:17 AM Alisha Blaylock <ablaylock@elyrialaw.com> wrote:
Call the office please.

Alisha F. Blaylock
Secretary to Geoffrey R. Smith, Esq.
Geoffrey R. Smith Co., LPA
124 Middle Avenue, Suite 800
Elyria, Ohio 44035
(440) 323-2201 phone ~ (440) 323-2332 fax
ablaylock@elyrialaw.com

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On Mon, Nov 11, 2024 at 11:11 AM Stephen Joseph <joseph.contracting@gmail.com> wrote:

PP# 07-00-046-101-006 Good morning Alicia, is there a possibility that you can find Is the properties that a butt to my parcel because I am really having trouble getting on Lorain county maps. I need property owners names and addresses for the city of North Ridgeville And the funny thing is they will not help me. I know I have the railroad on one side me and the Ohio turnpike commission on the other side and I'm not sure if I



NOTES:

1. ALL DIMENSIONS TO THE FACE OF CURB, FACE OF BUILDING, & FACE OF WALL UNLESS OTHERWISE STATED.
2. FOR EXACT BUILDING DIMENSIONS & DETAILS SEE ARCHITECTURAL PLANS.
3. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
4. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO NOTIFY THE INSPECTOR A MINIMUM OF FORTY-EIGHT (48) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY BOTH PRIVATE & PUBLIC PROTECTED FROM DAMAGE.
9. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO ANY EXISTING ITEMS AND/OR MATERIALS INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
10. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE MAY BE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
11. THE CONTRACTOR SHALL FOLLOW ALL RULES & REGULATIONS THAT APPLY PER THE OHIO DEPARTMENT OF NATURAL RESOURCES RAINWATER & LAND DEVELOPMENT MANUAL FOR LAND DISTURBING ACTIVITIES.
12. LANDSCAPING DESIGN PLAN /TREE PLANTING PLAN IS REQUIRED PER ORDINANCE No. 4699-2009 CROD SECTION 1032.09.
13. SUBGRADE SHALL BE COMPACTED AND SHAPED PER GEOTECHNICAL SPECIFICATIONS PRIOR TO APPLICATION OF BASE MATERIAL. ALL COMPACTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE ODOT CMS SECTION 203 ROADWAY EXCAVATION AND EMBANKMENT. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN. NON-MEMBERS MUST BE CONTACTED DIRECTLY. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
15. CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT DOES NOT IMPEDE TRAFFIC ON CENTER RIDGE ROAD AND SHALL NOT IMPEDE ACCESS/USE OF THE NEIGHBORING PROPERTIES.
16. PARKING LOT SURFACE SHALL BE BITUMINOUS OR DUST FREE PER 1284.02.
17. CONTRACTOR SHALL VERIFY EX. U.G. CABLE BOX UTILITY THAT IS CONTAINED WITHIN. CONTRACTOR SHALL VERIFY THAT BOX IS/HAS TRAFFIC BEARING CAPABILITIES AND SHALL COORDINATE REMOVAL/REPLACEMENT WITH UTILITY COMPANY AS NEEDED.

SURVEY NOTES:

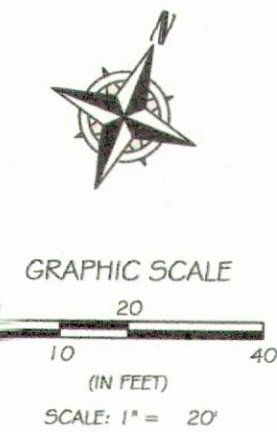
A BOUNDARY SURVEY PER OAC 4733-37 HAS NOT BEEN PERFORMED BY RAFTER A, LTD.
TOPOGRAPHIC SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN JANUARY AND FEBRUARY OF 2024 AND SUPPLEMENTED WITH AERIAL DATA.

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, RAFTER A, LTD DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

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)
A400302521-00A & B400301242-00A



RECEIVED
MAR 26 2025

REV.	BY	DATE	DESCRIPTION
1	RAF	03-28-2024	PRELIMINARY ISSUE FOR REVIEW
2	RAF	04-11-2024	PRELIMINARY ISSUE FOR REVIEW
3	RAF	06-12-2024	UPDATED PARKING ISSUE TO CLIENT
4	RAF	12-19-2024	REVISED FOR PLANNING COMMISSION

RAFTER A, LTD
LAND SURVEYING • ENGINEERING • TESTING
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074
440-707-4014 • info@raftera.com

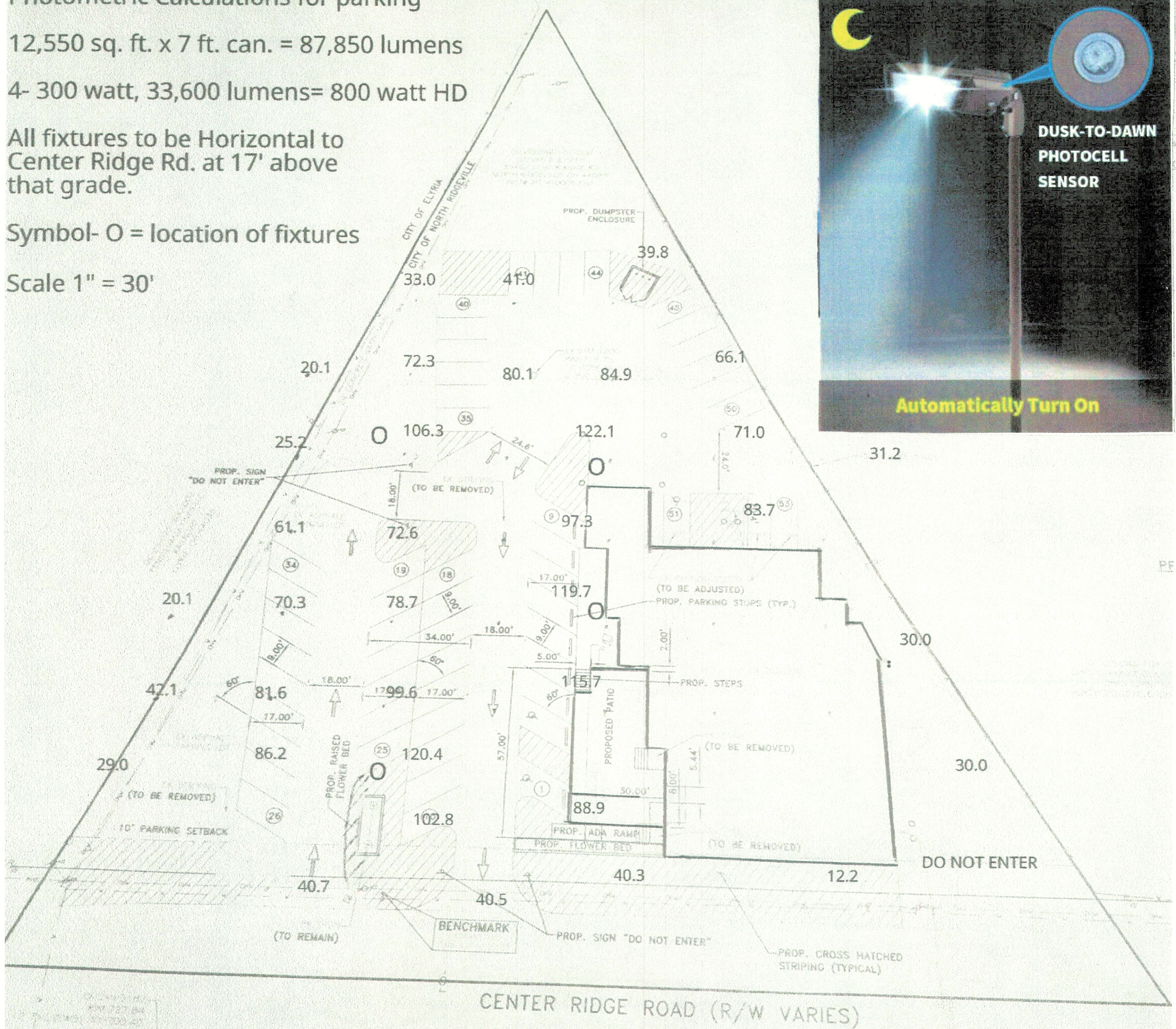
JOSEPH CONTRACTING
38821 SUGAR RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

SITE PLAN
CITY LIMITS RESTAURANT & LOUNGE
PATIO & PARKING LOT IMPROVEMENTS

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB No: 3361-24

SHEET: C2.0

Scale 1" = 30'



RECEIVED
MAR 26 2025

**4- 300Watt ,33600 LUMENS, EQUALS 800WATTHD, Height
20 ft. COVERAGE 57FEET**

All Fixtures to be Horizontal to pavement at 17' above Center Ridge Grade.

PROPOSED ADA RAMP SIDE VIEW



OHIO811, 8-1-1, or 1-800-362-2764

RAFTER A, LTD.
LAND SURVEYING • ENGINEERING • TESTING
42553 Oberlin-Elyria Road, Oberlin, Ohio 44074
440.767.4814 • www.raftera.com • info@raftera.com

Cape Coral ▾



Search



1500-Watt Equivalence Bronze 300-Watt Integrated LED Parking Lot Area Light, 5000K White, Outdoor Lighting Features



Home



Shop



Stephen

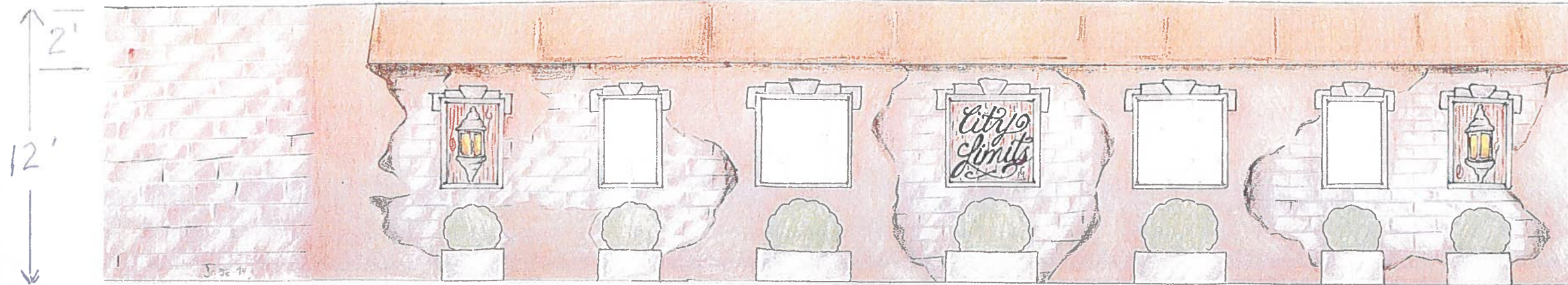


Store Mode



Cart





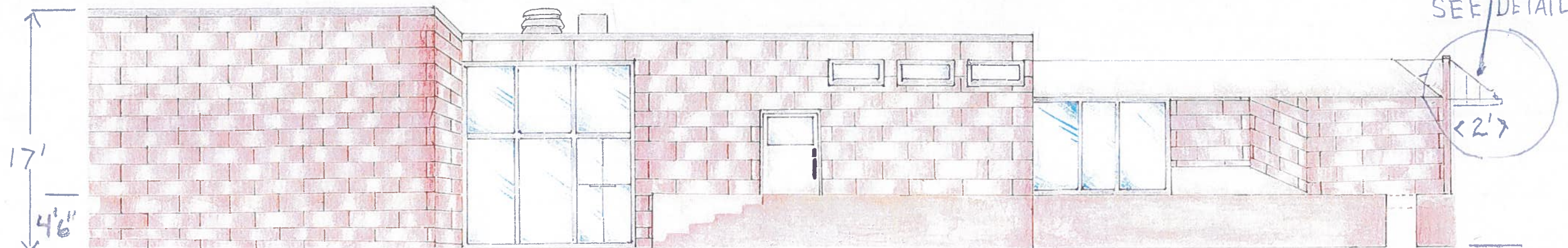
COLOR
CHART

COPPER

EXISTING
BRICK

TAN

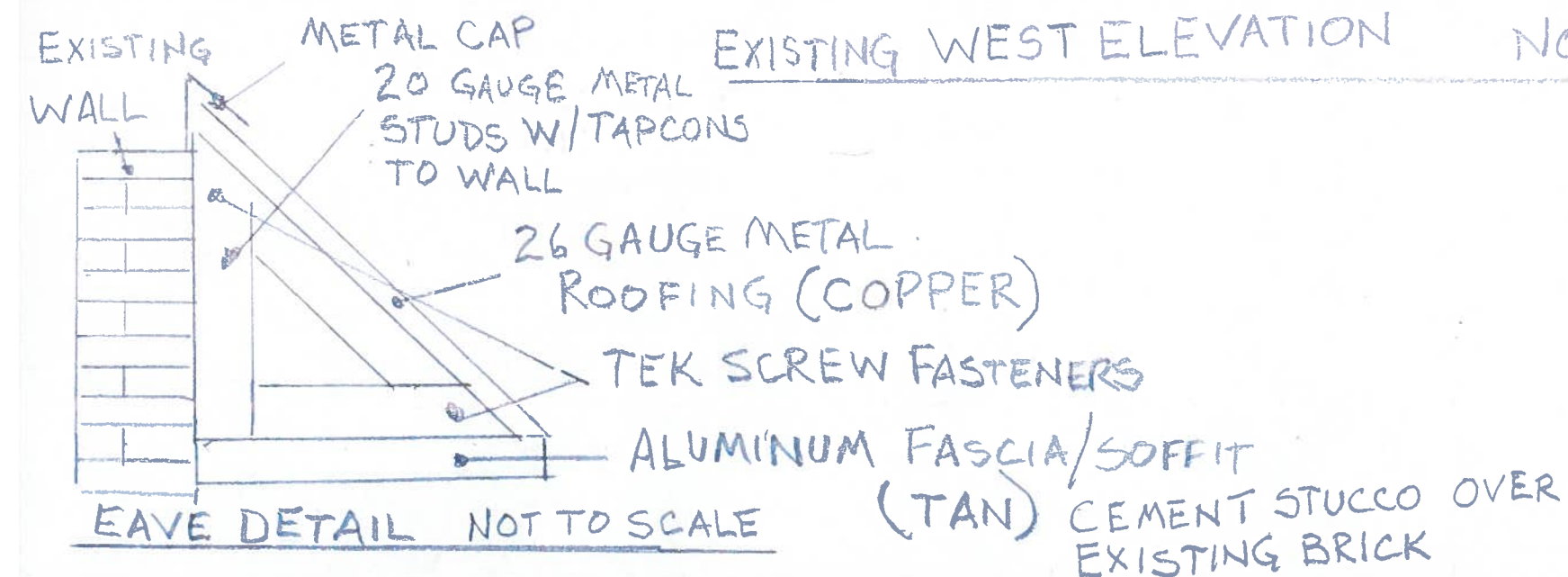
EXISTING SOUTH ELEVATION NOT TO SCALE



NEW
FACADE
SEE DETAIL

2'

EXISTING WEST ELEVATION NOT TO SCALE



RECEIVED

MAR 26 2025



ELI MAHLER - ASSOCIATES
ARCHITECTS & PLANNERS

CLEVELAND, OHIO 44122

3947 WEST ASH LANE
TEL. (216) 831-3947

DRAWN

CHECKED
ELEVATION

DATE
AUG. 28, 2024

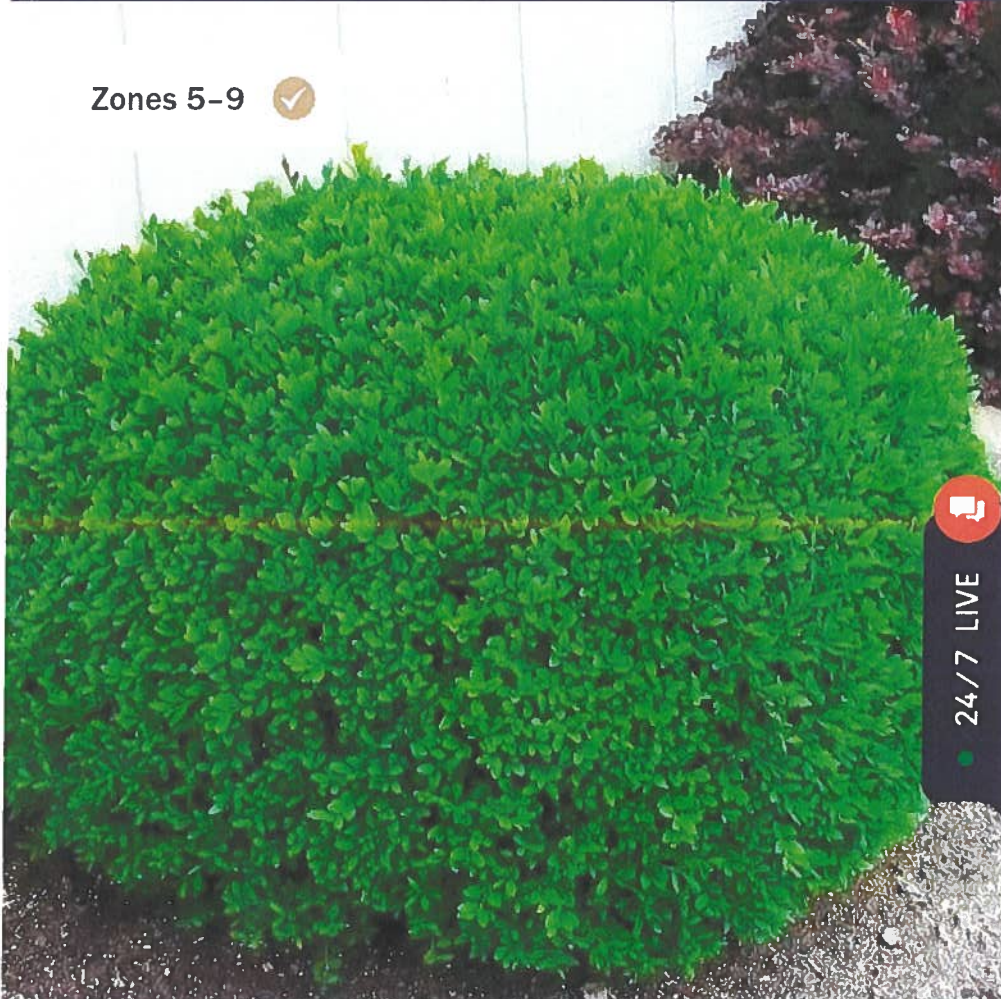
EXAMPLE OF
COLOR SCHEME





10% OFF ENTIRE SPRING ORDER! CODE: SPRING10

Zones 5-9



24/7 LIVE

View more from [Boxwood Shrubs](#)

Winter Gem Boxwood



Buxus microphylla var. japonica 'Winter Gem'

★★★★★ 36275 reviews

RECEIVED

MAR 26 2025

\$39.50

☑ Ships Now or Choose Later Date at Checkout



Brunello Rolled-Rim Planters

Texture Detail



Caviar Black

		dimensions				volume gals.	planter ref.#	saucer ref.#
								
A	Brunello Rolled-Rim 12" Planter	11.40"	6.50"	9.68"	9.25"	2.25	A2630XX	A9908XXT
B	Brunello Rolled-Rim 14" Planter	13.50"	8.00"	11.40"	10.75"	3.50	A2635XX	A9908XXT
C	Brunello Rolled-Rim 16" Planter	16.00"	9.50"	13.50"	12.50"	5.75	A2640XX	A9910XXT
D	Brunello Rolled-Rim 20" Planter	20.00"	12.00"	17.70"	15.75"	11.75	A2650XX	A9913XXT
E	Brunello Rolled-Rim 27" Planter	27.36"	16.00"	23.70"	21.50"	41.50	A2668XX	A9918XXT
F	 Brunello Rolled-Rim 31" Planter	31.50"	17.75"	27.40"	25.00"	44.50	A2680XX	A9985XXT
G	 Brunello Rolled-Rim 35" Planter	35.00"	20.25"	31.20"	28.75"	69.00	A2690XX	A9990XXT
H	 Brunello Rolled-Rim Wide Bottom Commercial 37" Planter*	37.00"	24.25"	34.20"	28.75"	84.00	A2695XX	N/A
I	 Brunello Rolled-Rim Wide Bottom Commercial 44" Planter*	44.00"	28.25"	40.47"	34.00"	139.25	A26110XX	N/A

* Please note that the 37" and 44" planters are only available in stock in Weathered Terracotta and Caviar Black, but can be special ordered in any of our finishes.



QUICK SHIP COLORS - IN-STOCK AND READY TO SHIP



Caviar Black Ref: 94



Weathered Concrete Ref: 92



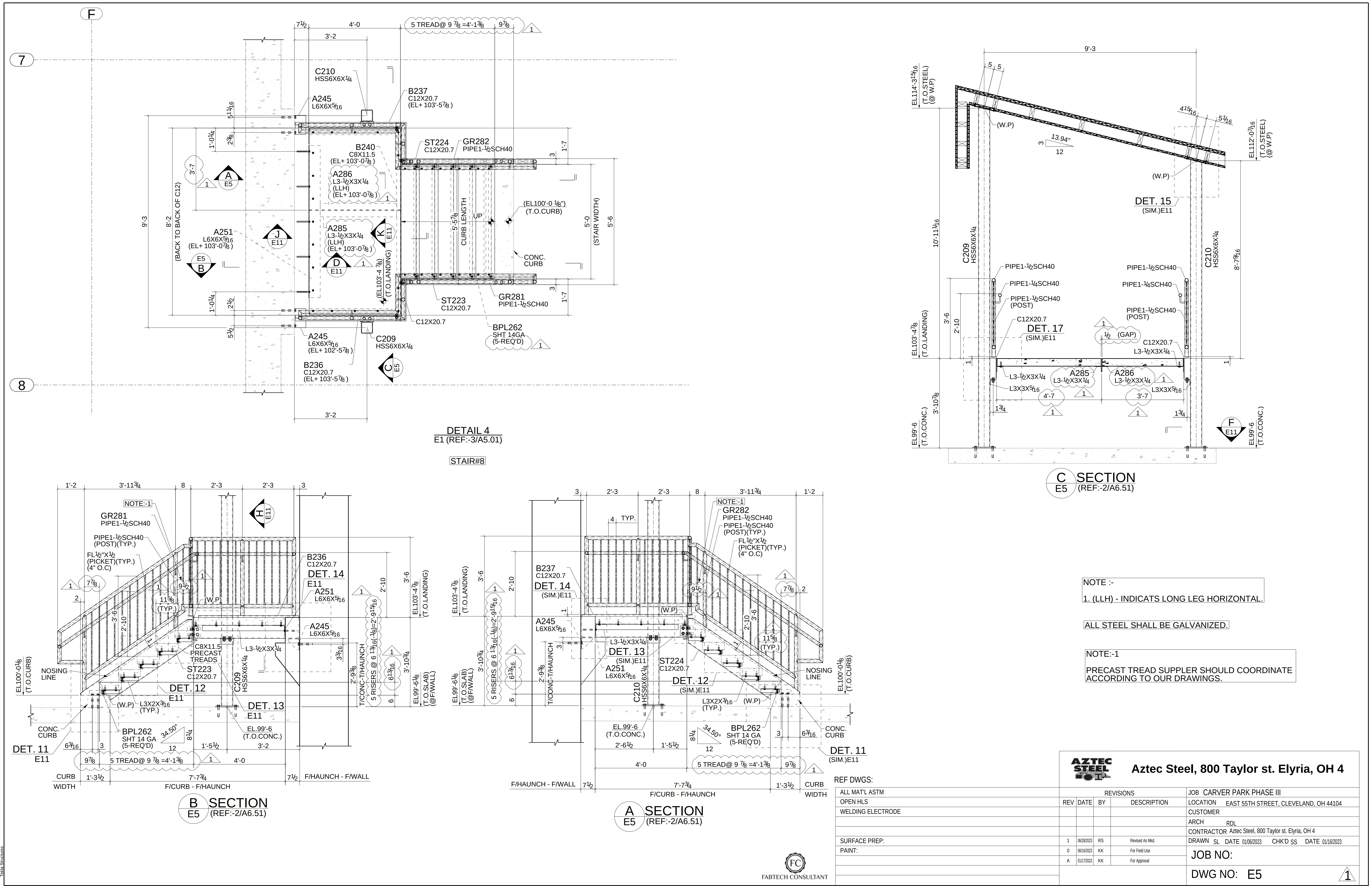
Weathered Stone Ref: 17



Rust Ref: 33



Weathered Terracotta Ref: 34

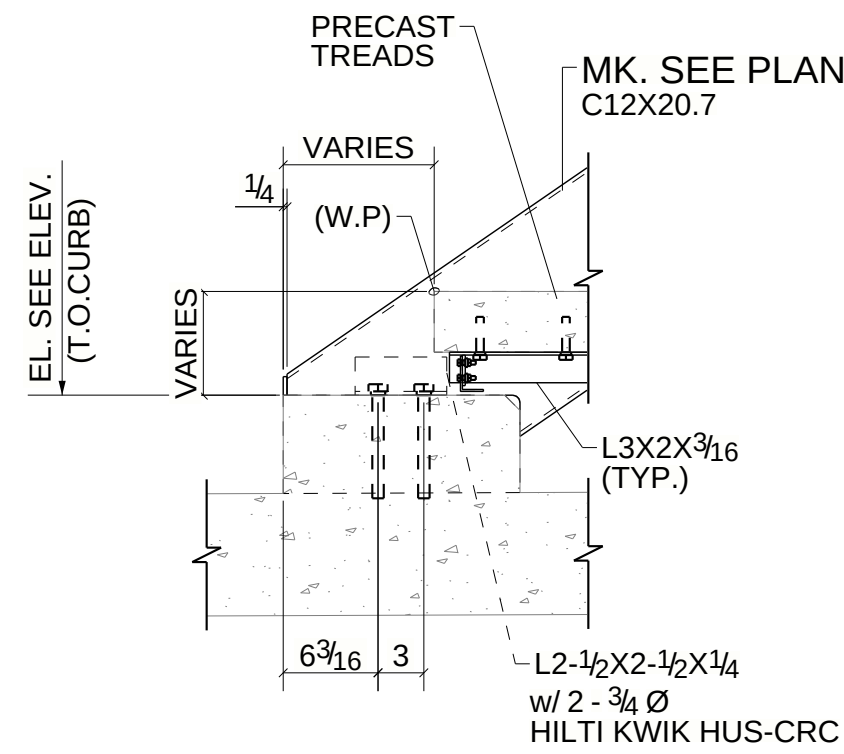


NOTE :-
1. (LLH) - INDICATS LONG LEG HORIZONTAL.

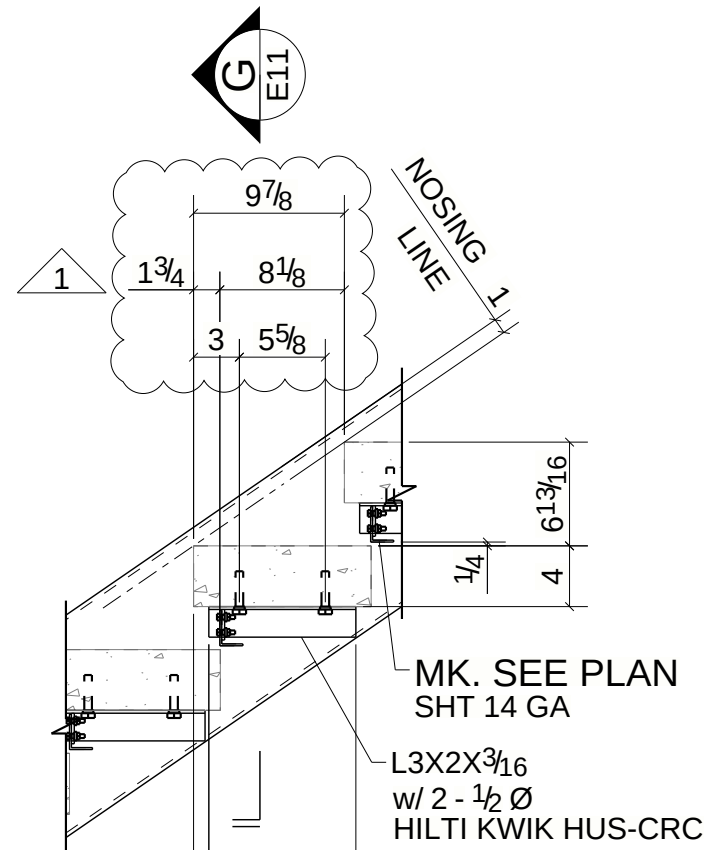
ALL STEEL SHALL BE GALVANIZED.

NOTE:-1
PRECAST TREAD SUPPLIER SHOULD COORDINATE
ACCORDING TO OUR DRAWINGS.

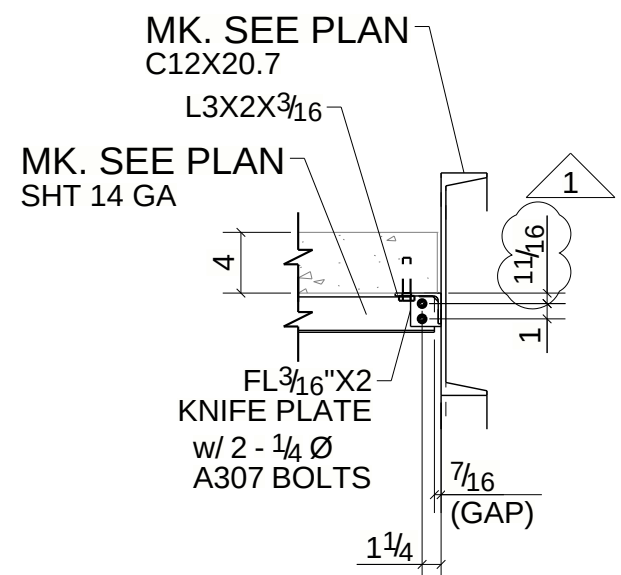
AZTEC STEEL				Aztec Steel, 800 Taylor st. Elyria, OH 4			
REVISIONS				JOB CARVER PARK PHASE III			
REV	DATE	BY	DESCRIPTION	LOCATION EAST 55TH STREET, CLEVELAND, OH 44104			
				CUSTOMER			
				ARCH RDL			
				CONTRACTOR Aztec Steel, 800 Taylor st. Elyria, OH 4			
				DRAWN SL DATE 01/06/2023 CHK'D SS DATE 01/16/2023			
				JOB NO:			
				DWG NO: E5			



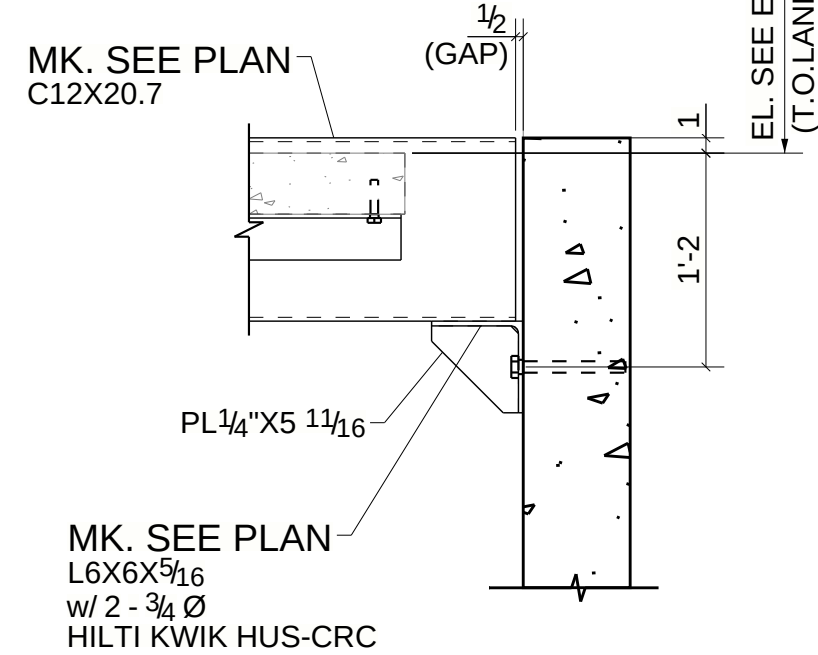
DETAIL 11
E5



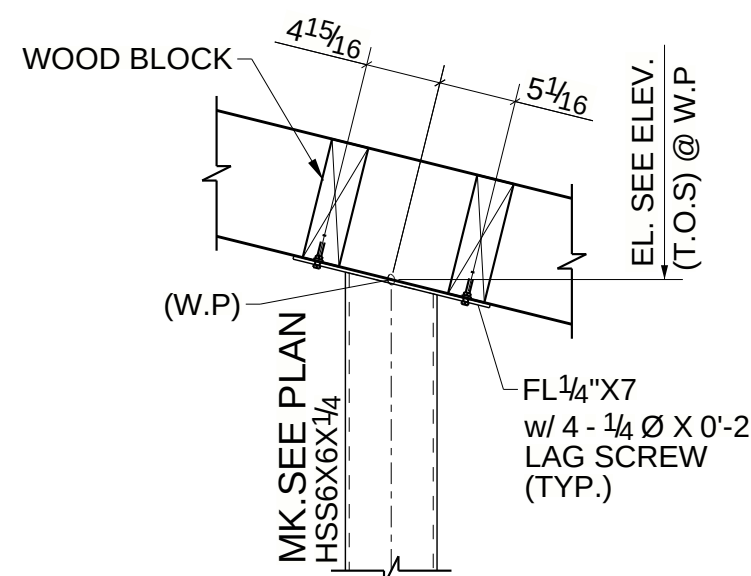
DETAIL 12
E5



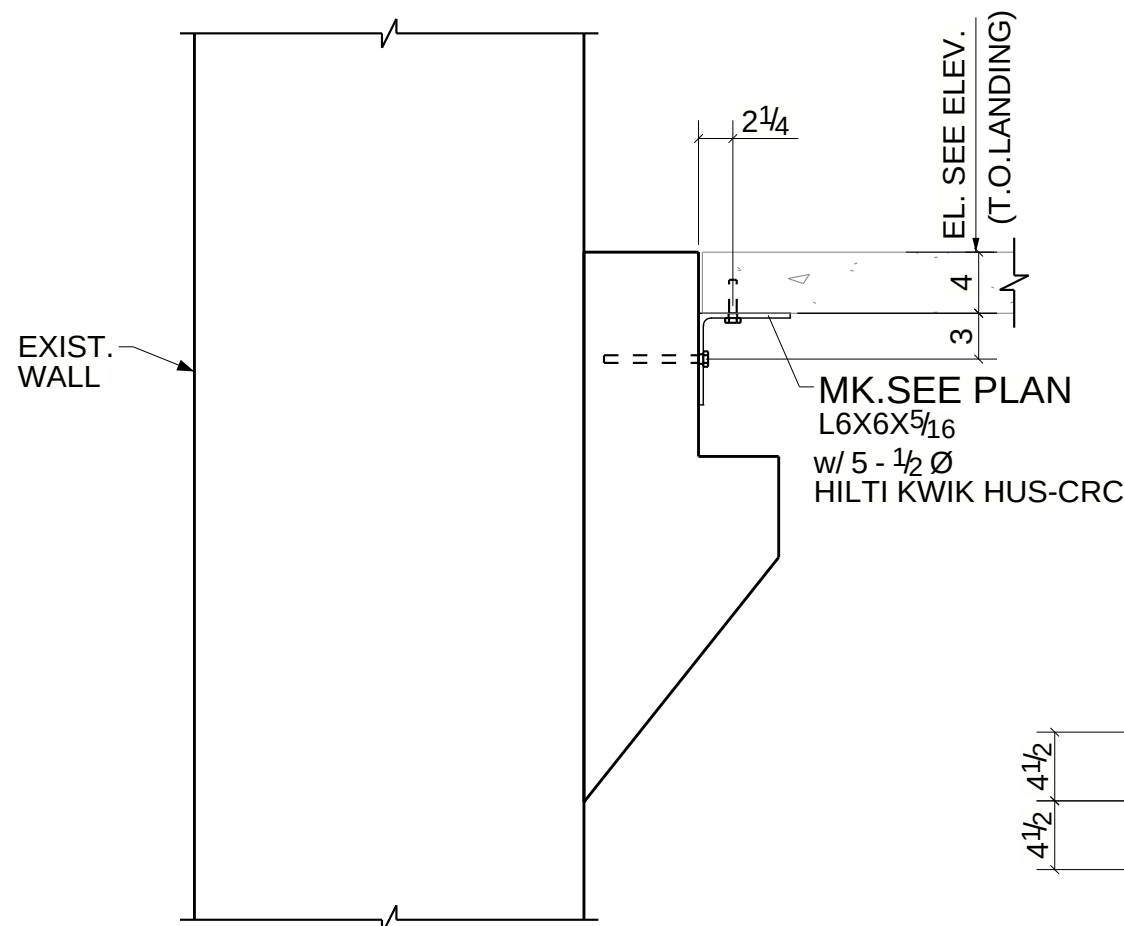
DETAIL 13
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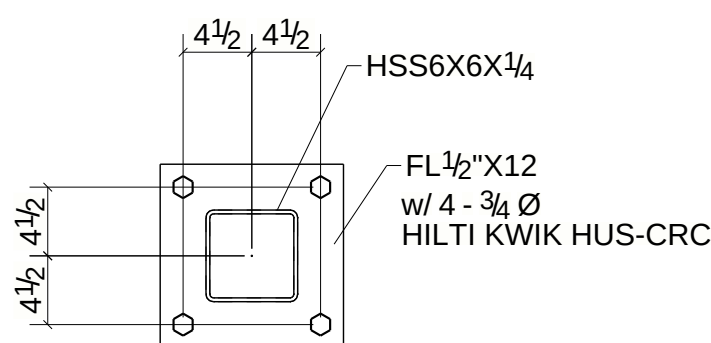
DETAIL 14
E5



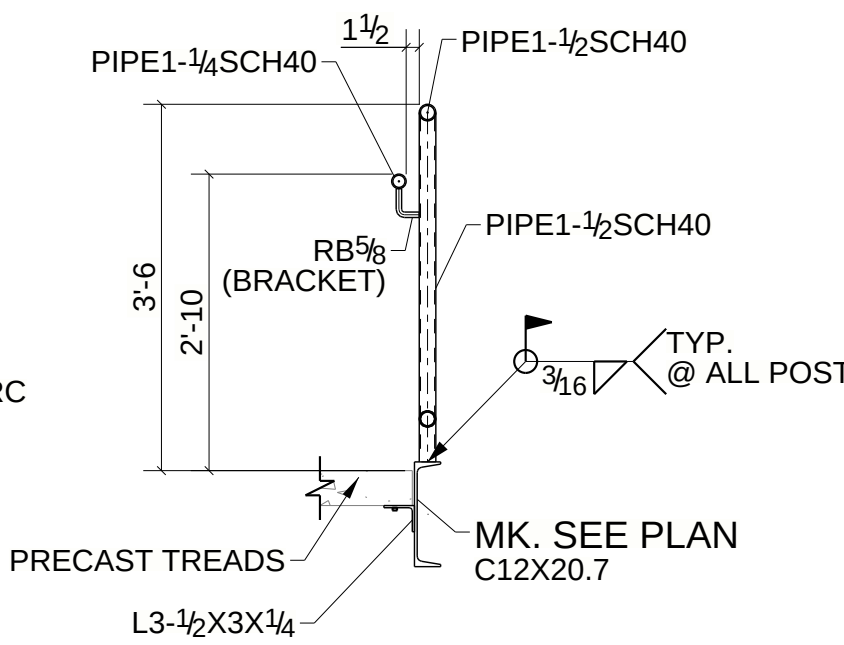
DETAIL 15
E5



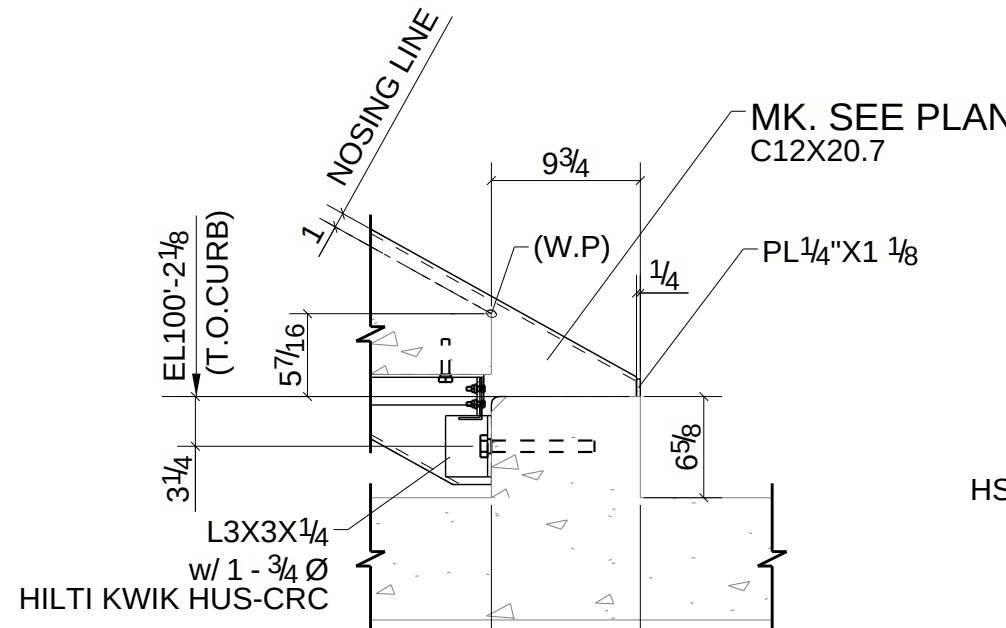
D SECTION
E5



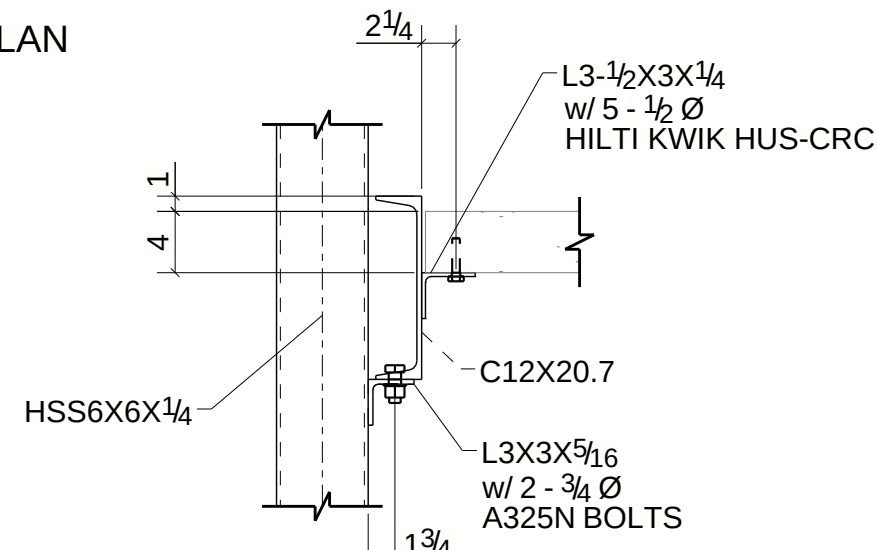
F SECTION
E5



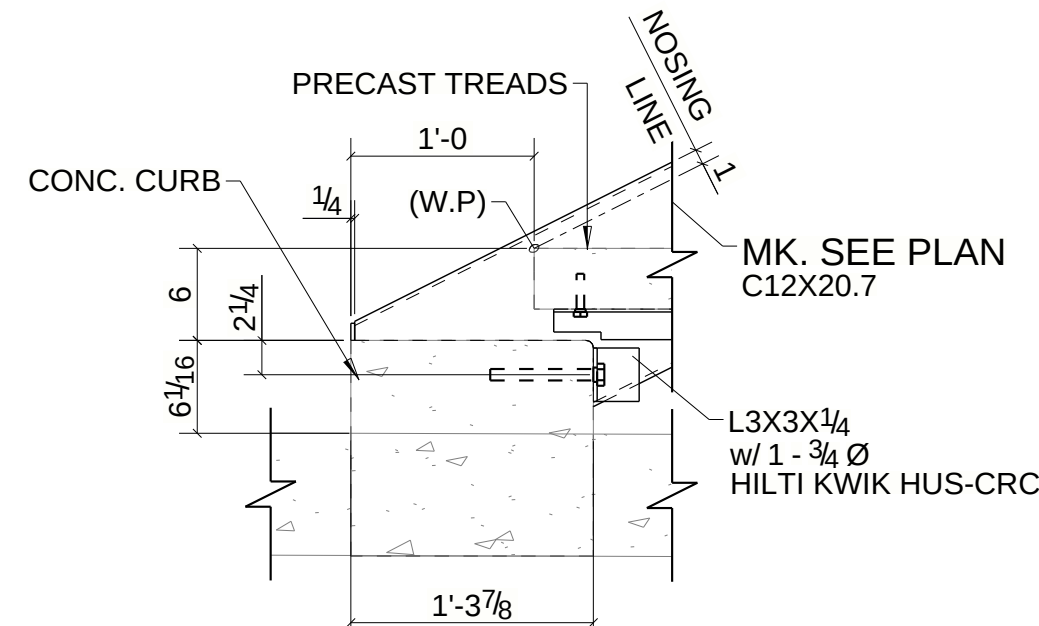
H SECTION
E5



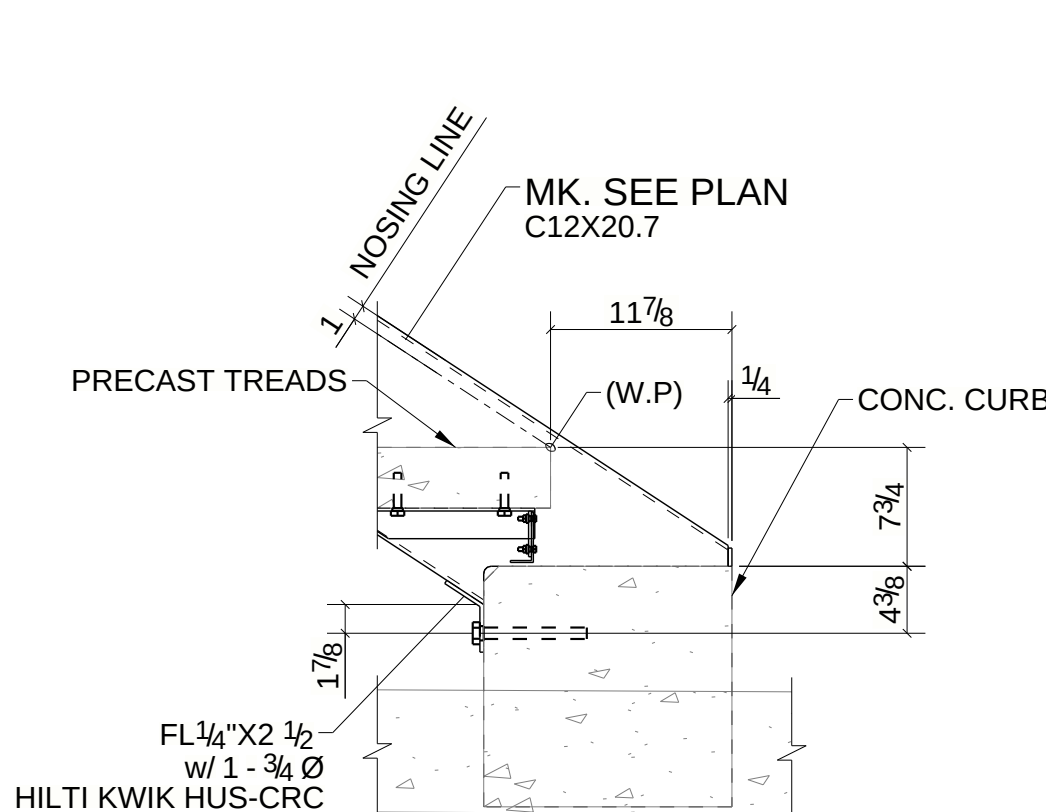
DETAIL 16
E8



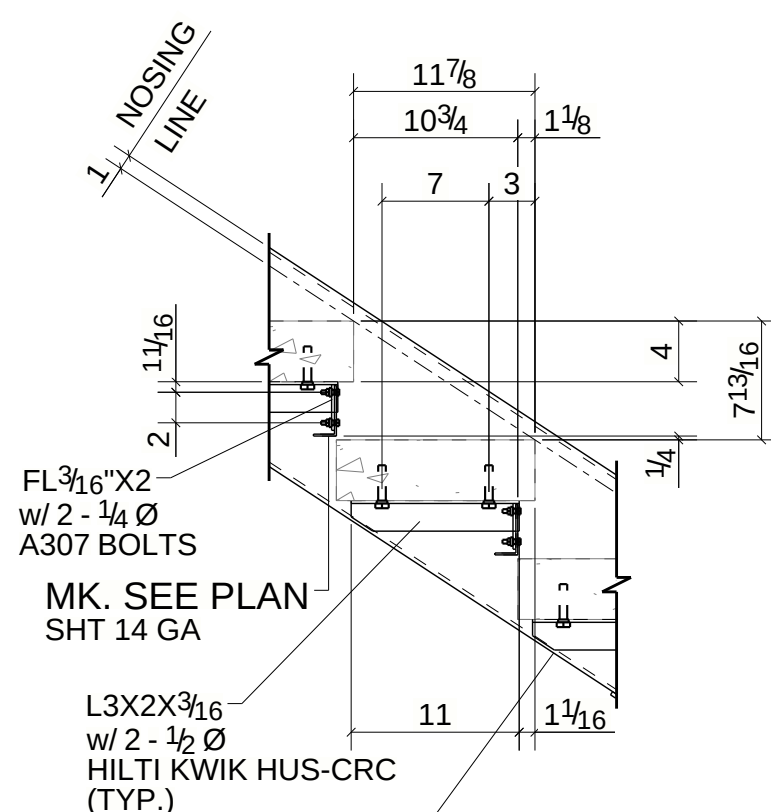
DETAIL 17
E8



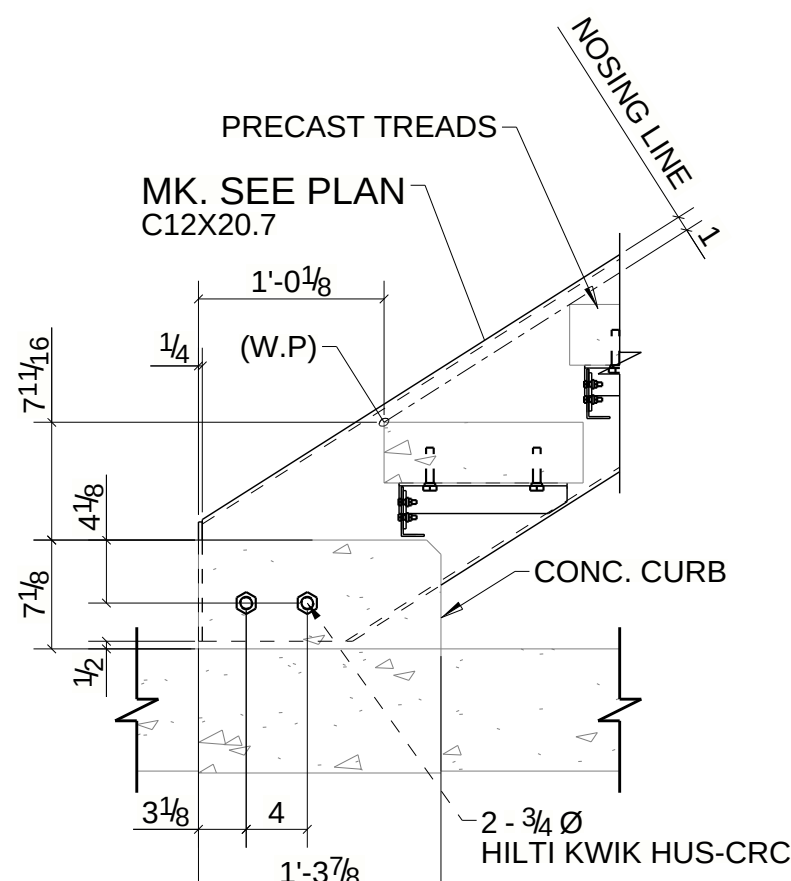
DETAIL 18
E9



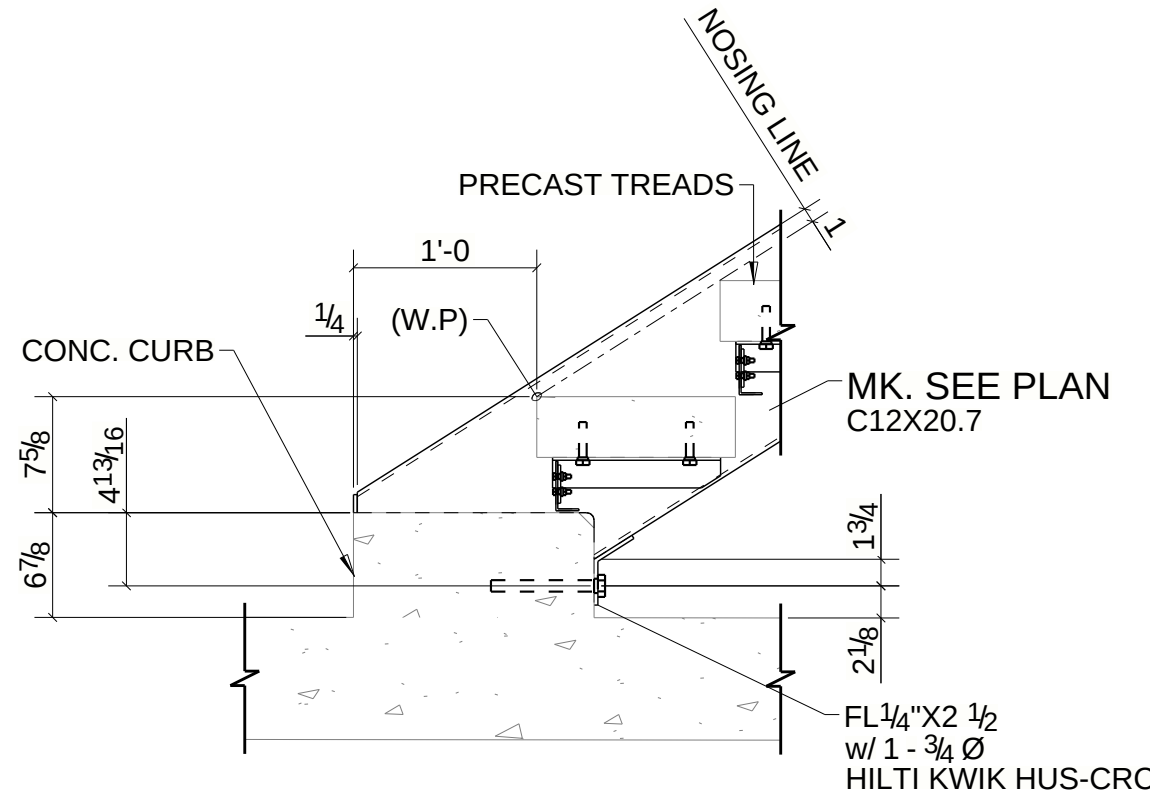
DETAIL 19
E7



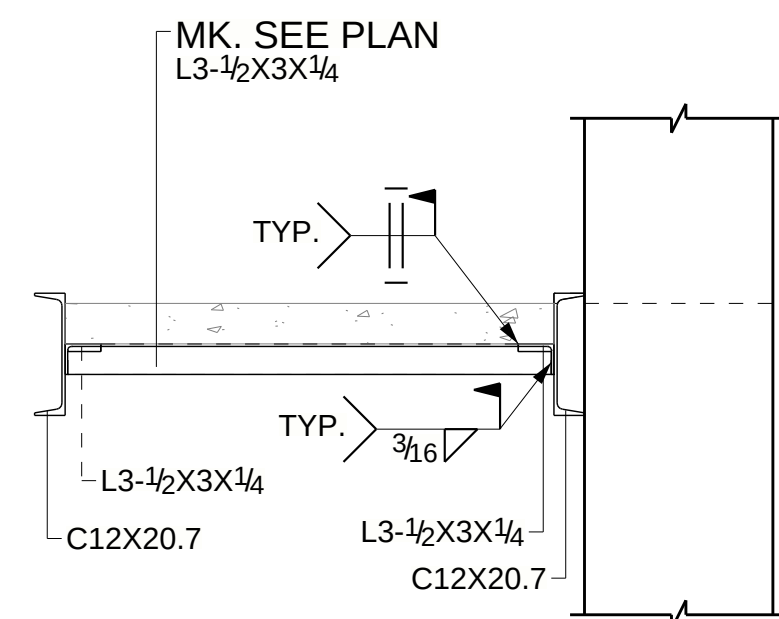
DETAIL 20
E7



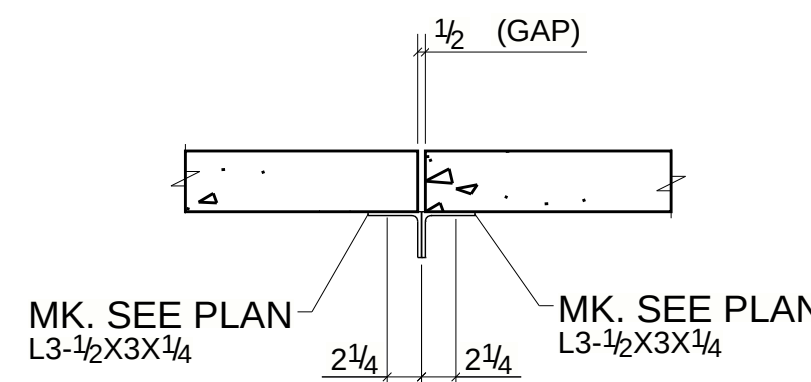
DETAIL 21
E4



DETAIL 22
E3



J SECTION
E7



K SECTION
E7

REF DWGS:

ALL MAT'L ASTM				
OPEN HLS				
WELDING ELECTRODE				
SURFACE PREP:	1	06/28/2023	RS	Revised As Mid.
PAINT:	0	06/16/2023	KK	For Field Use
	A	01/17/2023	KK	For Approval

AZTEC STEEL		Aztec Steel, 800 Taylor st. Elyria, OH 4		
		JOB CARVER PARK PHASE III		
		LOCATION EAST 55TH STREET, CLEVELAND, OH 44104		
		CUSTOMER		
		ARCH RDL		
		CONTRACTOR Aztec Steel, 800 Taylor st. Elyria, OH 4		
		DRAWN SL DATE 01/06/2023 CHK'D SS DATE 01/16/2023		
		JOB NO:		
		DWG NO: E11		



FABTECH CONSULTANT

CITY LIMITS
RESTAURANT & LOUNGE
PATIO & PARKING LOT IMPROVEMENTS
SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN, STATE OF OHIO

LEGEND OF LINETYPES

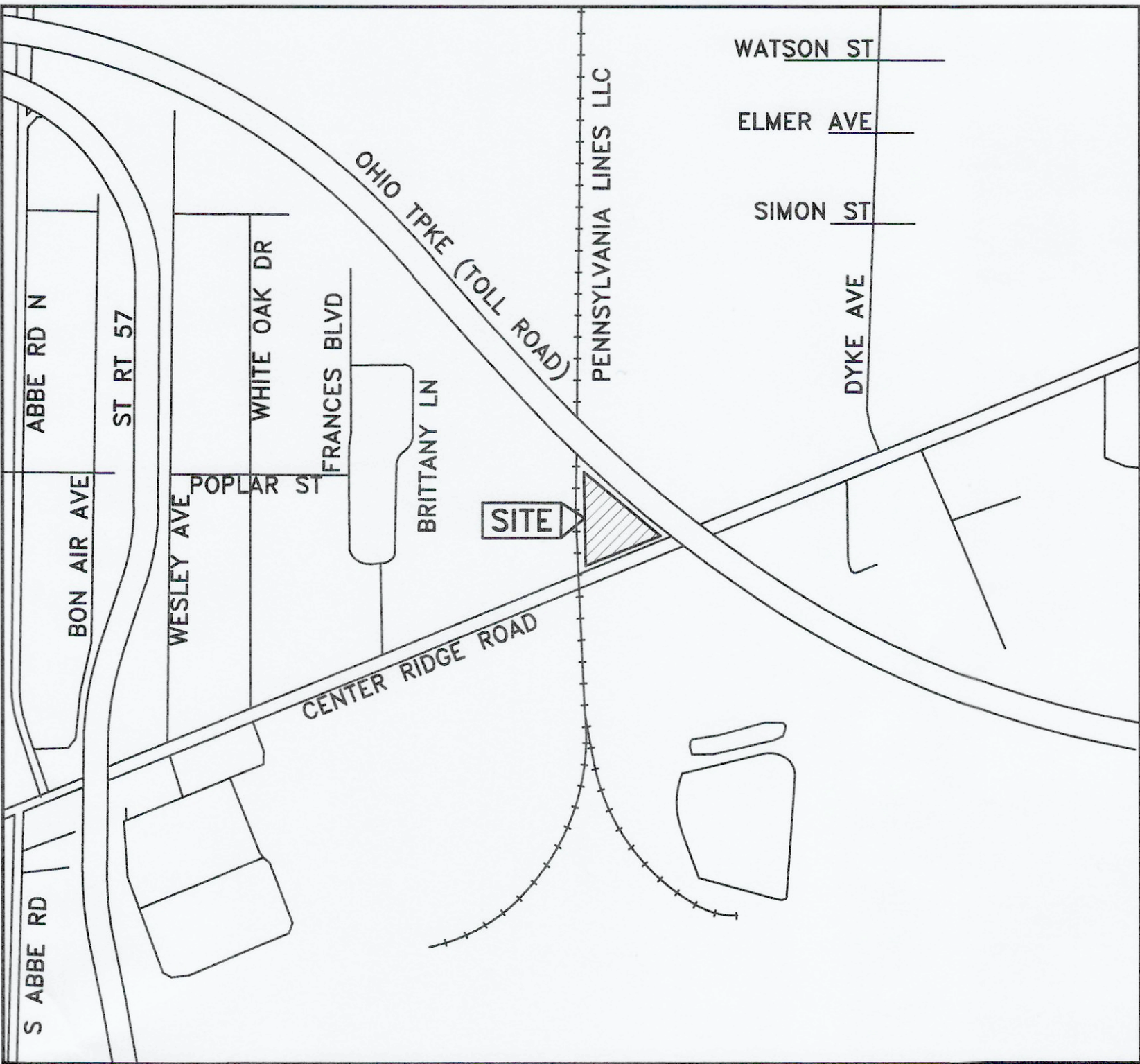
---	CENTERLINE
---	EX. PAVEMENT
---	DITCH/CREEK/SWALE
---	EX. SETBACK LINES
---	EX. MINOR CONTOUR
---	EX. MAJOR CONTOUR
---	EX. STORM
---	EX. SANITARY
---	EX. WATER
---	EX. GAS
---	EX. OVERHEAD UTILITIES
---	EX. TELEPHONE
---	EX. U.G. ELECTRIC
---	CONSTRUCTION LIMITS
---	SILT FENCE

LEGEND OF SYMBOLS

	CLEAN OUT
	DOWNSPOUT
	YARD DRAIN
	STORM MANHOLE
	SANITARY MANHOLE
	CATCH BASIN
	HYDRANT
	WATER VALVE
	GAS REG/METER
	WATER REG/METER
	ELECTRICAL METER
	GAS VALVE
	UTILITY POLE
	GUY ANCHOR
	BOLLARD
	SIGN
	SOILS TYPE
	IRON PIN/PIPE FOUND AS INDICATED
	IRON PIN/PIPE FOUND IN MONUMENT BOX AS INDICATED
	INLET PROTECTION
	DEMOLITION AREA

LIST OF UTILITY COMPANIES IN THE AREA

COMPANY NAME	DESCRIPTION	TELEPHONE	ADDRESS
WIDE OPEN WEST (WOW)	CABLE/INTERNET	(866) 496-9669	105 BLAZE INDUSTRIAL PKWY, BEREA, OH 44017
COLUMBIA GAS OF OHIO	GAS	(800) 344-4077	3101 NORTH RIDGE RD, ELYRIA, OH 44035
SPECTRUM / TIME WARNER	CABLE/INTERNET	(866) 874-2389	576 TERNES AVE, ELYRIA, OH 44035
CENTURYLINK	CABLE/INTERNET	(440) 244-8400	203 W 9TH STREET, LORAIN, OHIO 44052
OHIO EDISON	ELECTRIC	(440) 326-3319	6326 LAKE AVENUE, ELYRIA, OHIO 44035
CITY OF NORTH RIDGEVILLE	WATER, SEWER	(440) 353-0841	7307 AVON BELDEN ROAD, NORTH RIDGEVILLE, OHIO 44039



VICINITY MAP

-NOT TO SCALE-

SITE ADDRESS: 39462 CENTER RIDGE ROAD, NORTH RIDGEVILLE, OHIO 44035
COORDINATES: N: 632042 E: 2044876 (NAD83 OHIO NORTH ZONE)
LAT: N 42° 22' 50" LONG: W 82° 04' 05" (WGS 84)

DESIGN ENGINEER:

Richard A. Fredrickson
RICHARD A. FREDRICKSON, P.E., P.S.
OHIO ENGINEER - 61668
OHIO SURVEYOR - 8285
DATE: 12-19-2024

CIVIL SITE DESIGN SHEET LEGEND

TITLE SHEET.....	C0.0
EXISTING CONDITIONS & DEMOLITION PLAN.....	C1.0
SITE PLAN.....	C2.0
MISCELLANEOUS SITE DETAILS.....	C2.1

SCOPE OF WORK

IMPROVEMENTS TO THE SITE TO MODIFY THE EXISTING PARKING AND BUILDING FOR USE AS A BAR AND RESTAURANT. SITE IMPROVEMENTS SHALL INCLUDE RE-SEALING & RE-STRIPPING THE PARKING LOT, INCLUSION OF LANDSCAPE AREAS, AND CONSTRUCTION OF A HANDICAP ACCESSIBLE ENTRANCE RAMP WITH A PATIO. EXISTING UTILITIES (PUBLIC & PRIVATE) SHALL BE UTILIZED AS THEY EXIST.

CONTRACTOR SHALL ABIDE BY ALL JURISDICTIONAL DETAILS AND SPECIFICATIONS. IN THE CASE WHERE DETAILS CONFLICT THE JURISDICTIONAL DETAIL AND SPECIFICATIONS SHALL BE USED. A LIST OF APPLICABLE STANDARD CITY OF NORTH RIDGEVILLE DETAILS IS PROVIDED HEREON. ADDITIONAL DETAILS AND SPECIFICATIONS MAY BE REQUIRED AND SHALL BE OBTAINED BY THE CONTRACTOR FROM THE CITY OF NORTH RIDGEVILLE ENGINEERING DEPARTMENT.

SURVEY NOTES:

A BOUNDARY SURVEY PER OAC 4733-37 HAS NOT BEEN PERFORMED BY RAFTER A, LTD.

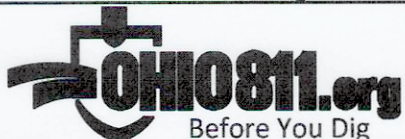
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UNDERGROUND UTILITIES

Contact Two Working Days
Before You Dig



OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

A400302521-00A & B400301242-00A

CITY LIMITS RESTAURANT & LOUNGE
PATIO & PARKING LOT IMPROVEMENTS

TITLE SHEET

39462 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

JOSEPH CONTRACTING
36821 SUGAR RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

RAFTER A, LTD
LAND SURVEYING • ENGINEERING • TESTING
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074
440-707-4014 • www.raftera.com • info@raftera.com

RICHARD A. FREDRICKSON
REGISTERED PROFESSIONAL ENGINEER
E-61668

DESCRIPTION

PRELIMINARY ISSUE FOR REVIEW

PRELIMINARY ISSUE FOR REVIEW

UPDATED PARKING ISSUE TO CLIENT

REVISED FOR PLANNING COMMISSION

BY

RAF

RAF

RAF

RAF

REV.

1

2

3

4

DATE

03-28-2024

04-11-2024

06-12-2024

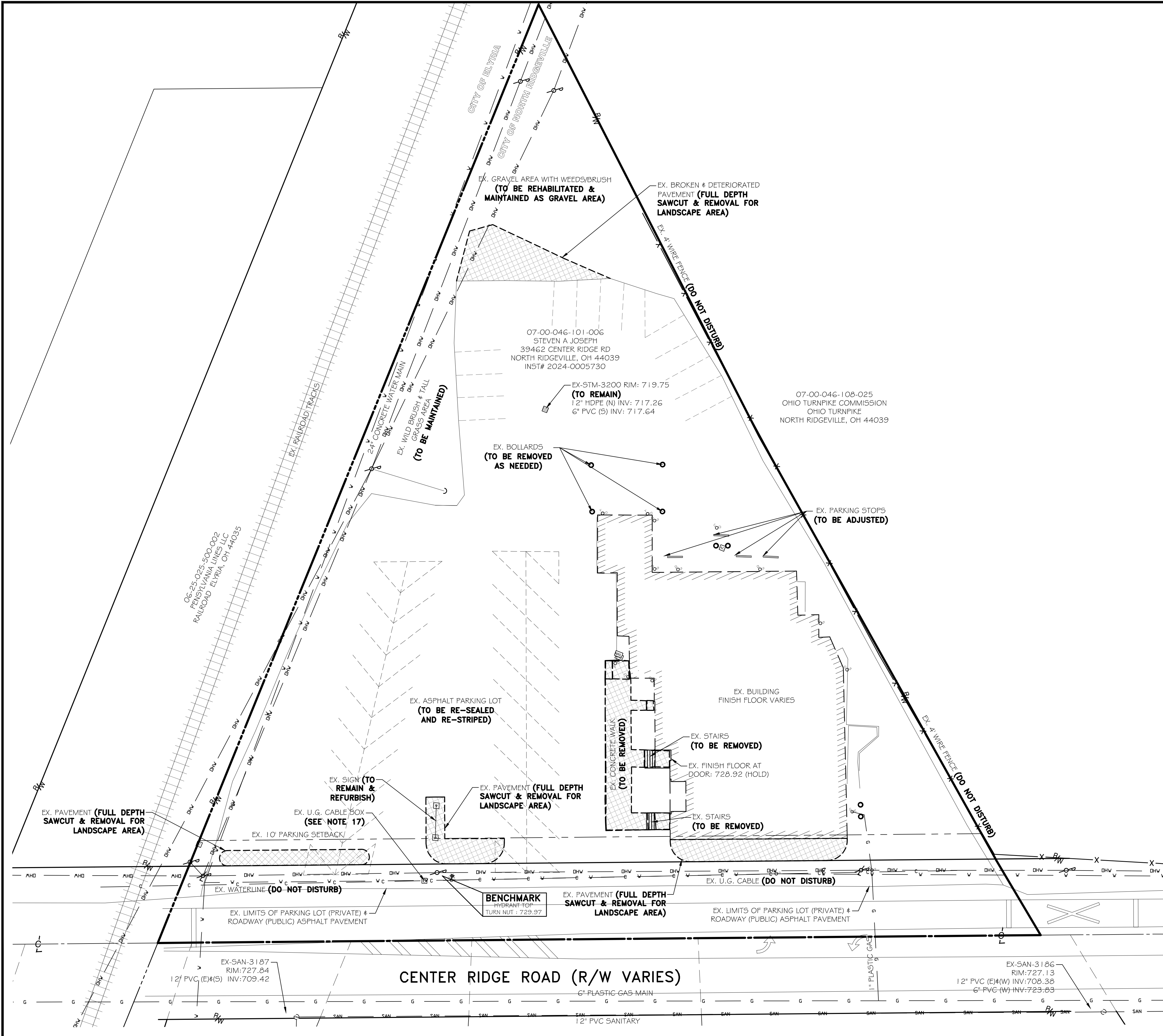
12-19-2024

DRAWN BY: BDA

CHECKED BY: RAF

RAF JOB No: 3361-24

SHEET: C0.0



NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE UTILITIES PROTECTION SERVICE (811) OR (1-800-362-2764) 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN. NONMEMBERS MUST BE CONTACTED DIRECTLY.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES.
- ANY DAMAGE CAUSED TO THE PAVEMENT, DRIVES, DRAINAGE SYSTEMS, UNDERGROUND OR OVERHEAD UTILITIES, PIPE LINES OR LANDSCAPING, EITHER WITHIN THE RIGHT OF WAY OR ON ADJACENT PROPERTIES, SHALL BE FULLY RESTORED PROMPTLY BY THE CONTRACTOR WITH ALL RELATED COSTS BEING THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
- ITEMS DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
- ALL COMPACTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE ODOT CM5 SECTION 203 ROADWAY EXCAVATION AND EMBANKMENT. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
- DEBRIS SHALL NOT BE BURIED ON THE SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
- THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.
- IF NOT SPECIFICALLY PROVIDED HEREON, CONTRACTOR SHALL REFER TO THE LOCAL JURISDICTIONAL STANDARD CONSTRUCTION DETAILS AND/OR THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DETAILS FOR ALL PROJECT DETAILS.
- WHERE NECESSARY TO REMOVE PAVEMENTS OR DRIVES, THE PAVEMENT SHALL BE FULL DEPTH SAW CUT IN NEAT, STRAIGHT LINES, WHERE REMOVED IN WALK AREAS, SHALL BE FULL DEPTH SAWCUT AT NEAREST JOINT.
- ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS.
- THE DEMOLITION PLAN IS INDENTED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, VEGETATION, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
- EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED DURING DEMOLITION ACTIVITIES.
- THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
- EXISTING ABANDONED UTILITIES WITHIN THE PROPOSED WORK LIMITS SHALL BE REMOVED IF POSSIBLE. IF SUCH UTILITIES ARE PRESENT, THEY SHOULD BE REMOVED AND RELOCATED OR ABANDONED IN PLACE. IF ABANDONED IN PLACE, IT IS RECOMMENDED THAT THE UTILITIES BE FILLED WITH CEMENT GROUT TO AVOID POTENTIAL COLLAPSE IN THE FUTURE. SHOULD THE UTILITIES LINES BE REMOVED FROM THE SITE, THE RESULTANT TRENCH EXCAVATIONS SHOULD BE BACKFILLED AND COMPACTED TO 95 PERCENT OF MAX DRY DENSITY PER MODIFIED STANDARD PROCTOR. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
- CONTRACTOR SHALL VERIFY EX. U.G. CABLE BOX UTILITY THAT IS CONTAINED WITHIN. CONTRACTOR SHALL VERIFY THAT BOX IS/HAS TRAFFIC BEARING CAPABILITIES AND SHALL COORDINATE REMOVAL/REPLACEMENT WITH UTILITY COMPANY AS NEEDED.

SURVEY NOTES:

A BOUNDARY SURVEY PER OAC 4733-37 HAS NOT BEEN PERFORMED BY RAFTER A, LTD.

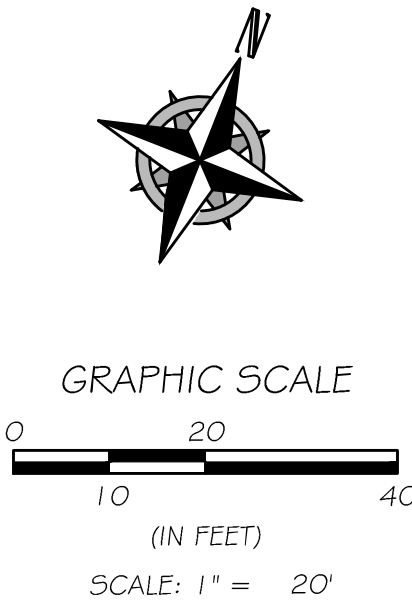
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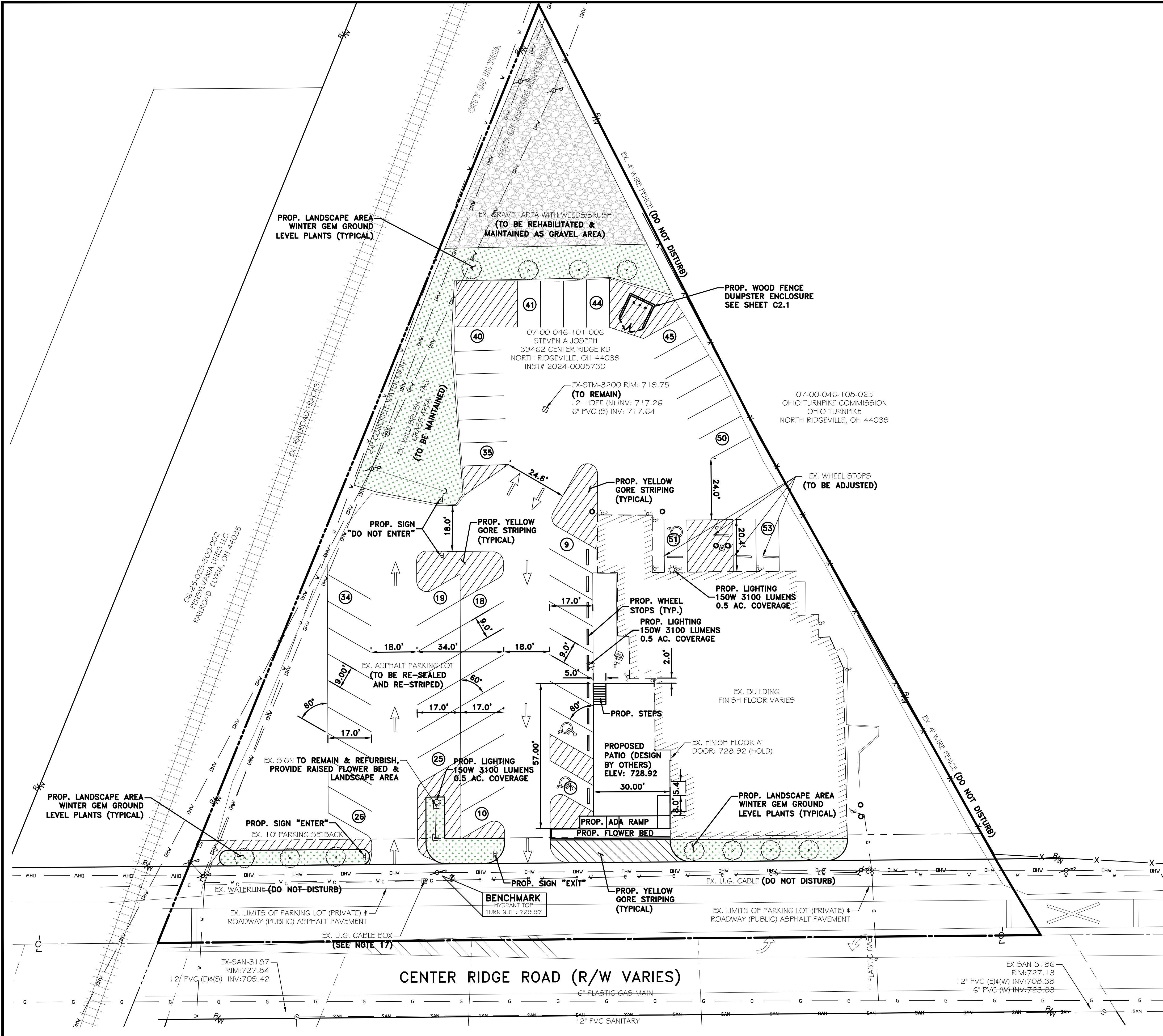
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UNDERGROUND UTILITIES
Contact Two Working Days
Before You Dig

Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)
A400302521-00A & B400301242-00A



RAFTER A, LTD LAND SURVEYING • ENGINEERING • TESTING 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074 440-707-4014 • www.raftera.com • info@raftera.com	REV.	BY	DATE	DESCRIPTION
	1	RAF	03-28-2024	PRELIMINARY ISSUE FOR REVIEW
	2	RAF	04-11-2024	PRELIMINARY ISSUE FOR REVIEW
	3	RAF	06-12-2024	UPDATED PARKING ISSUE TO CLIENT
JOSEPH CONTRACTING 36821 SUGAR RIDGE ROAD NORTH RIDGEVILLE, OH 44039	4	RAF	12-19-2024	REVISED FOR PLANNING COMMISSION
CITY LIMITS RESTAURANT & LOUNGE PATIO & PARKING LOT IMPROVEMENTS EXISTING CONDITIONS & DEMOLITION PLAN 39462 CENTER RIDGE ROAD NORTH RIDGEVILLE, OH 44039	DRAWN BY: BDA CHECKED BY: RAF RAF JOB NO: 3361-24			
SHEET: C1.0				



NOTES:

1. ALL DIMENSIONS TO THE FACE OF CURB, FACE OF BUILDING, & FACE OF WALL UNLESS OTHERWISE STATED.
2. FOR EXACT BUILDING DIMENSIONS & DETAILS SEE ARCHITECTURAL PLANS.
3. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
4. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO NOTIFY THE INSPECTOR A MINIMUM OF FORTY- EIGHT (48) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY BOTH PRIVATE & PUBLIC PROTECTED FROM DAMAGE.
9. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO ANY EXISTING ITEMS AND/OR MATERIALS INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
10. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE MAY BE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
11. THE CONTRACTOR SHALL FOLLOW ALL RULES & REGULATIONS THAT APPLY PER THE OHIO DEPARTMENT OF NATURAL RESOURCES RAINWATER & LAND DEVELOPMENT MANUAL FOR LAND DISTURBING ACTIVITIES.
12. LANDSCAPING DESIGN PLAN / TREE PLANTING PLAN IS REQUIRED PER ORDINANCE No. 4699-2009 CNRO SECTION 1032.09. .
13. SUBGRADE SHALL BE COMPACTED AND SHAPED PER GEOTECHNICAL SPECIFICATIONS PRIOR TO APPLICATION OF BASE MATERIAL. ALL COMPACTION SHALL BE PERFORMED AS SET FORTH IN THE LATEST EDITION OF THE ODOT CM5 SECTION 203 ROADWAY EXCAVATION AND EMBANKMENT. BEARING CAPACITY OF FOUNDATION SHALL BE DETERMINED AND SPECIFIED BY DESIGNING ARCHITECT.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN. NON-MEMBERS MUST BE CONTACTED DIRECTLY. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
15. CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT DOES NOT IMPEDE TRAFFIC ON CENTER RIDGE ROAD AND SHALL NOT IMPEDE ACCESS/USE OF THE NEIGHBORING PROPERTIES.
16. PARKING LOT SURFACE SHALL BE BITUMINOUS OR DUST FREE PER 1284.02.
17. CONTRACTOR SHALL VERIFY EX. U.G. CABLE BOX UTILITY THAT IS CONTAINED WITHIN. CONTRACTOR SHALL VERIFY THAT BOX IS/HAS TRAFFIC BEARING CAPABILITIES AND SHALL COORDINATE REMOVAL/REPLACEMENT WITH UTILITY COMPANY AS NEEDED.

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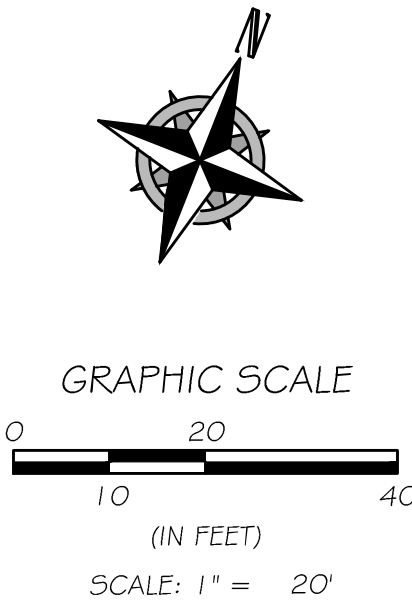
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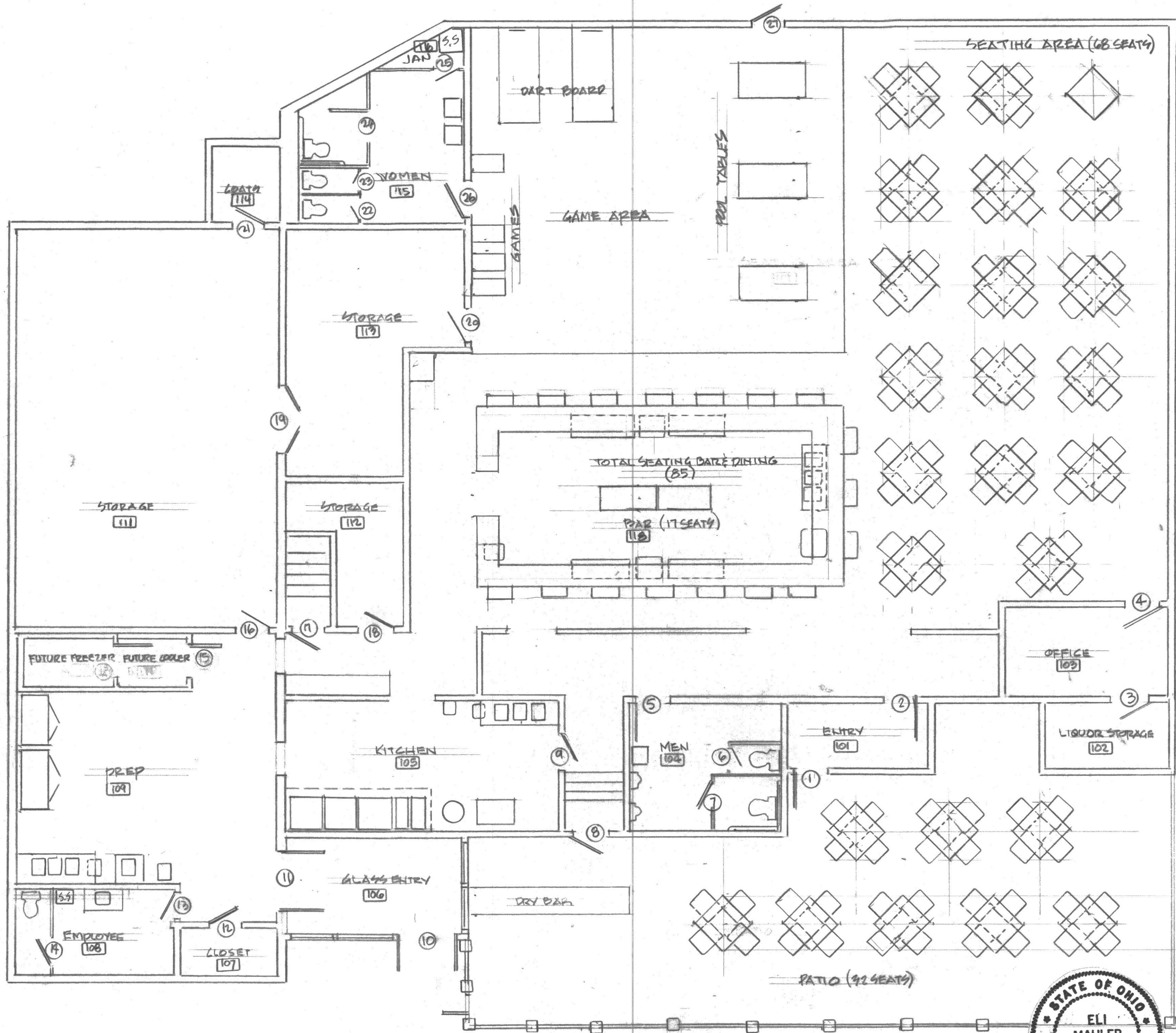
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JOSEPH CONTRACTING
36821 SUGAR RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

CITY LIMITS RESTAURANT & LOUNGE
PATIO & PARKING LOT IMPROVEMENTS
SITE PLAN
39462 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

DRAWN BY: BDA
CHECKED BY: RAF
RAF JOB NO: 3361-24

SHEET: C2.0



FLOOR PLAN

SCALE 1/8" = 1'-0"



REVISIONS	BY
12.3.2024	
RESTAURANT SEATING (68)	

CITY LIMITS BAR AND GRILL
RESTAURANT PLANS
39462 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO

ELI MAHLER - ASSOCIATES
ARCHITECTS & PLANNERS
3947 WEST ASH LANE
TEL. (216) 831-3947
CLEVELAND, OHIO 44122

DRAWN
CHECKED
DATE AUG. 23, 2024
SCALE
JOB NO.
SHEET A-2
OF SHEETS

Sponsored



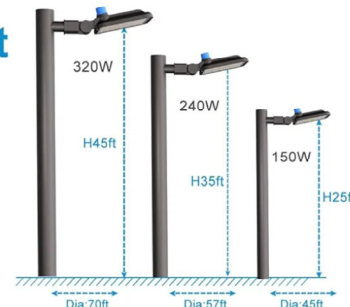
Lightdot
Visit the Store

4.6 ★★★★★ (31)

240W(240x1W LED) LED Parking Lot Lighting 33600Lm
LED Parking Lot Lights Commercial with Photocell, LED
Pole Light Outdoor with SlipFitter Mount-
4Pack(Coverage: 66~88Ft at Height:30~40Ft)

Typical Height Installation

illuminated
coverage

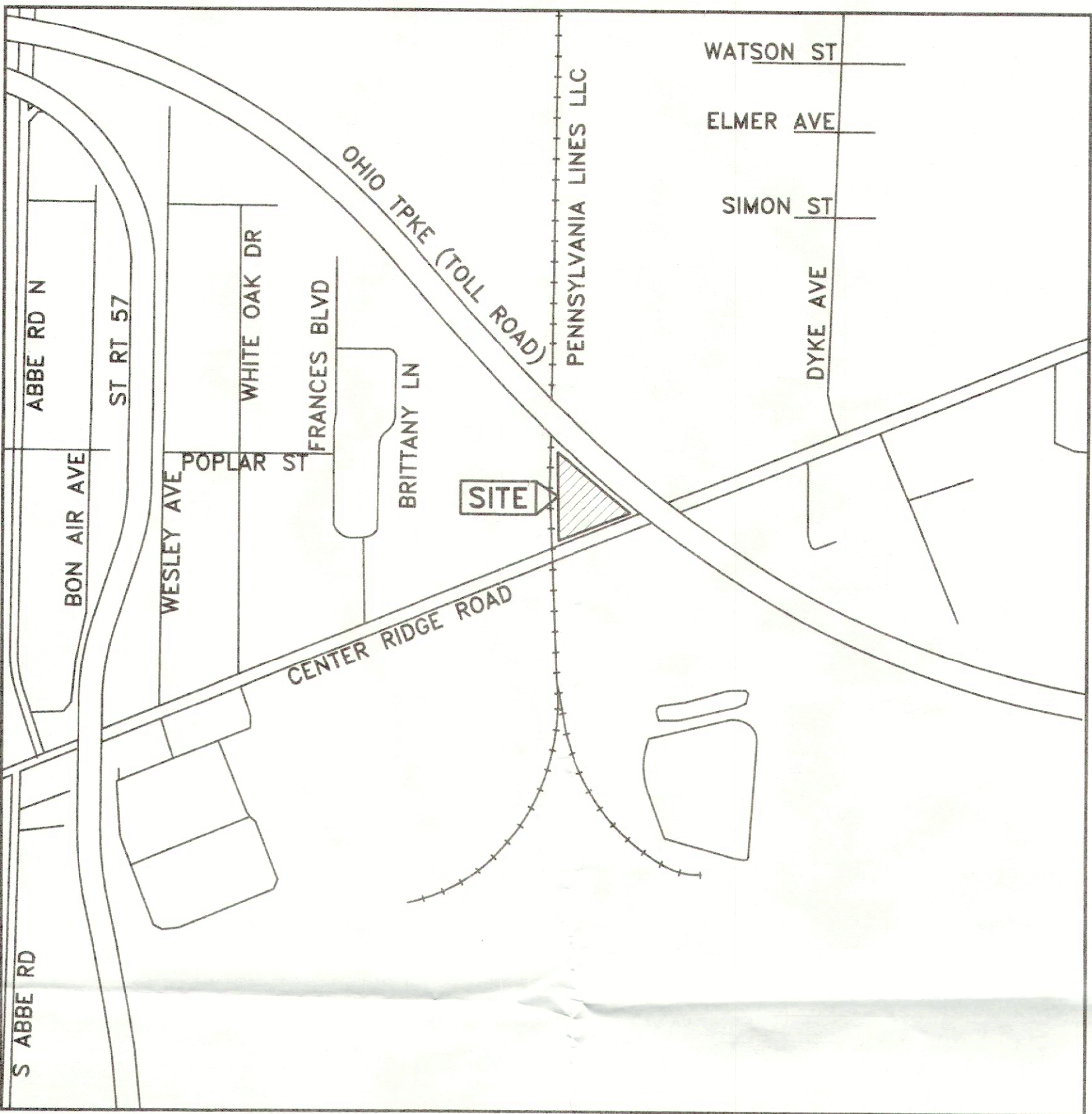


Parameters

Power	LM Output	Equivaient	Typical height installation	Illuminated coverage
150W	21000lm	500W HID	15~25ft	Dia 45ft
240W	33600lm	800W HID	25~35ft	Dia 57ft
320W	44800lm	1200W HID	35~45ft	Dia 70ft



CITY LIMITS
RESTAURANT & LOUNGE
PATIO & PARKING LOT IMPROVEMENTS
SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN, STATE OF OHIO



VICINITY MAP
-NOT TO SCALE-

SITE ADDRESS: 39462 CENTER RIDGE ROAD, NORTH RIDGEVILLE, OHIO 44035
COORDINATES: N: 632042 E: 2044876 (NAD83 OHIO NORTH ZONE)
LAT: N 42° 22' 50" LONG: W 82° 04' 05" (WGS 84)

LEGEND OF LINETYPES

---	CENTERLINE
---	EX. PAVEMENT
---	DITCH/CREEK/SWALE
---	EX. SETBACK LINES
---	EX. MINOR CONTOUR
---	EX. MAJOR CONTOUR
---	EX. STORM
---	EX. SANITARY
---	EX. WATER
---	EX. GAS
---	EX. OVERHEAD UTILITIES
---	EX. TELEPHONE
---	EX. U.G. ELECTRIC
---	PROP. MINOR CONTOUR
---	PROP. MAJOR CONTOUR
---	PROP. STORM
---	PROP. SANITARY
---	PROP. WATER
---	PROP. GAS
---	PROP. OVERHEAD UTILITIES
---	PROP. TELEPHONE
---	PROP. U.G. ELECTRIC
---	CONSTRUCTION LIMITS
---	SILT FENCE

LEGEND OF SYMBOLS

○	CLEAN OUT
○	DOWNSPOUT
○	YARD DRAIN
○	STORM MANHOLE
○	SANITARY MANHOLE
○	CATCH BASIN
○	HYDRANT
○	WATER VALVE
○	GAS REGMETER
○	WATER REGMETER
○	ELECTRICAL METER
○	GAS VALVE
○	UTILITY POLE
○	GUY ANCHOR
○	BOLLARD
○	SIGN
○	SOILS TYPE
○	IRON PIN/PIPE FOUND
○	AS INDICATED
○	IRON PIN/PIPE FOUND IN
○	MONUMENT BOX AS INDICATED
○	INLET PROTECTION
○	DEMOLITION AREA

DESIGN ENGINEER:

RICHARD A. FREDRICKSON, P.E., P.S. DATE
OHIO ENGINEER - 61668
OHIO SURVEYOR - 8285

CIVIL SITE DESIGN SHEET LEGEND

TITLE SHEET..... C1.0
SITE PLAN..... C2.0

CONTRACTOR SHALL ABIDE BY ALL JURISDICTIONAL DETAILS AND SPECIFICATIONS. IN THE CASE WHERE DETAILS CONFLICT THE JURISDICTIONAL DETAIL AND SPECIFICATIONS SHALL BE USED. A LIST OF APPLICABLE STANDARD CITY OF NORTH RIDGEVILLE DETAILS IS PROVIDED HEREON. ADDITIONAL DETAILS AND SPECIFICATIONS MAY BE REQUIRED AND SHALL BE OBTAINED BY THE CONTRACTOR FROM THE CITY OF NORTH RIDGEVILLE ENGINEERING AND/OR BUILDING DEPARTMENT.

SCOPE OF WORK

IMPROVEMENTS TO THE SITE TO MODIFY THE EXISTING PARKING AND BUILDING FOR USE AS A BAR AND RESTAURANT.

SURVEY NOTES:

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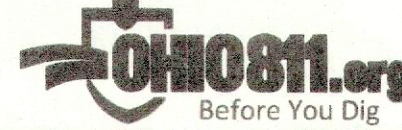
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UNDERGROUND UTILITIES

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Before You Dig



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(Non-members must be called directly)

A400302521-00A # B400301242-00A

CITY LIMITS RESTAURANT & LOUNGE

TITLE SHEET

39462 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

JOSEPH CONTRACTING
38821 SUGAR RIDGE ROAD
NORTH RIDGEVILLE, OH 44039

RAFTER A, LTD
LAND SURVEYING • ENGINEERING • TESTING
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074
440-707-4014 • www.raftera.com • info@raftera.com

DESCRIPTION
PRELIMINARY ISSUE FOR REVIEW
PRELIMINARY ISSUE FOR REVIEW
UPDATED PARKING ISSUE TO CLIENT

DATE

03-20-2024

04-11-2024

06-12-2024

REV

1

2

3

BY

RAF

RAF

RAF

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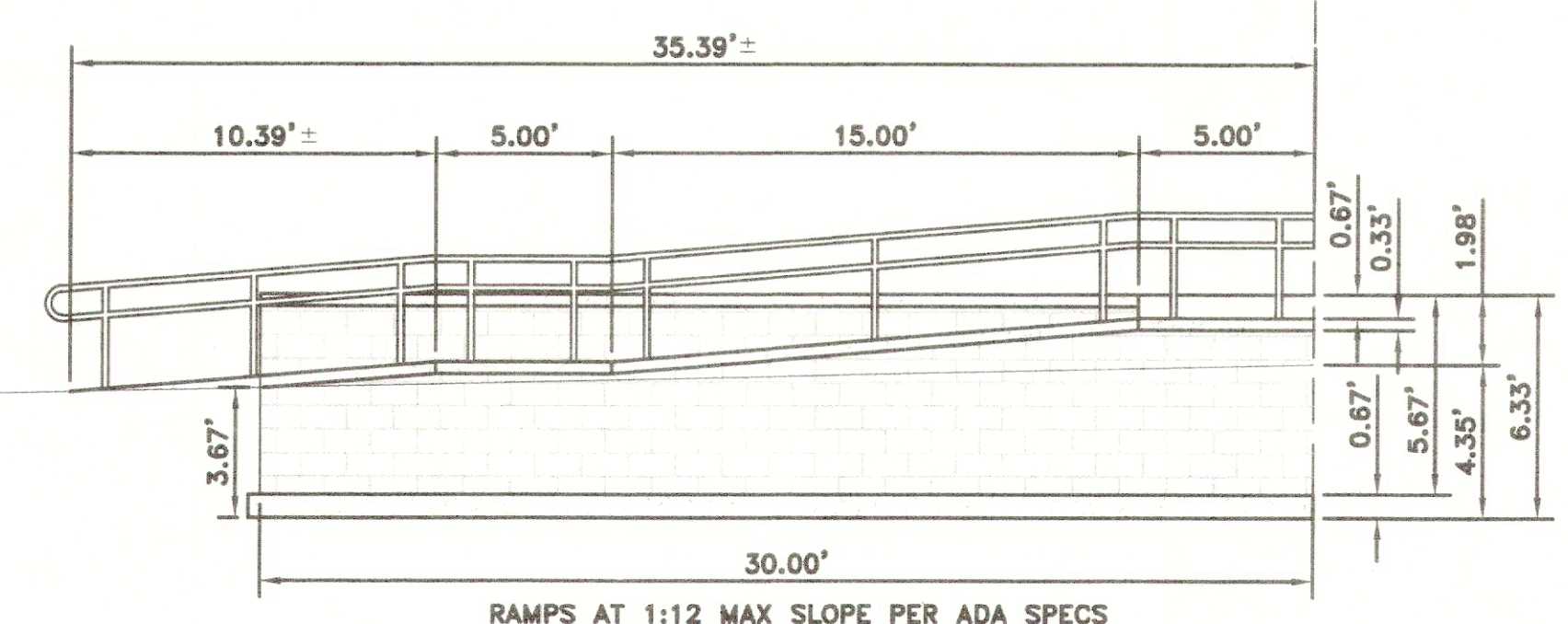
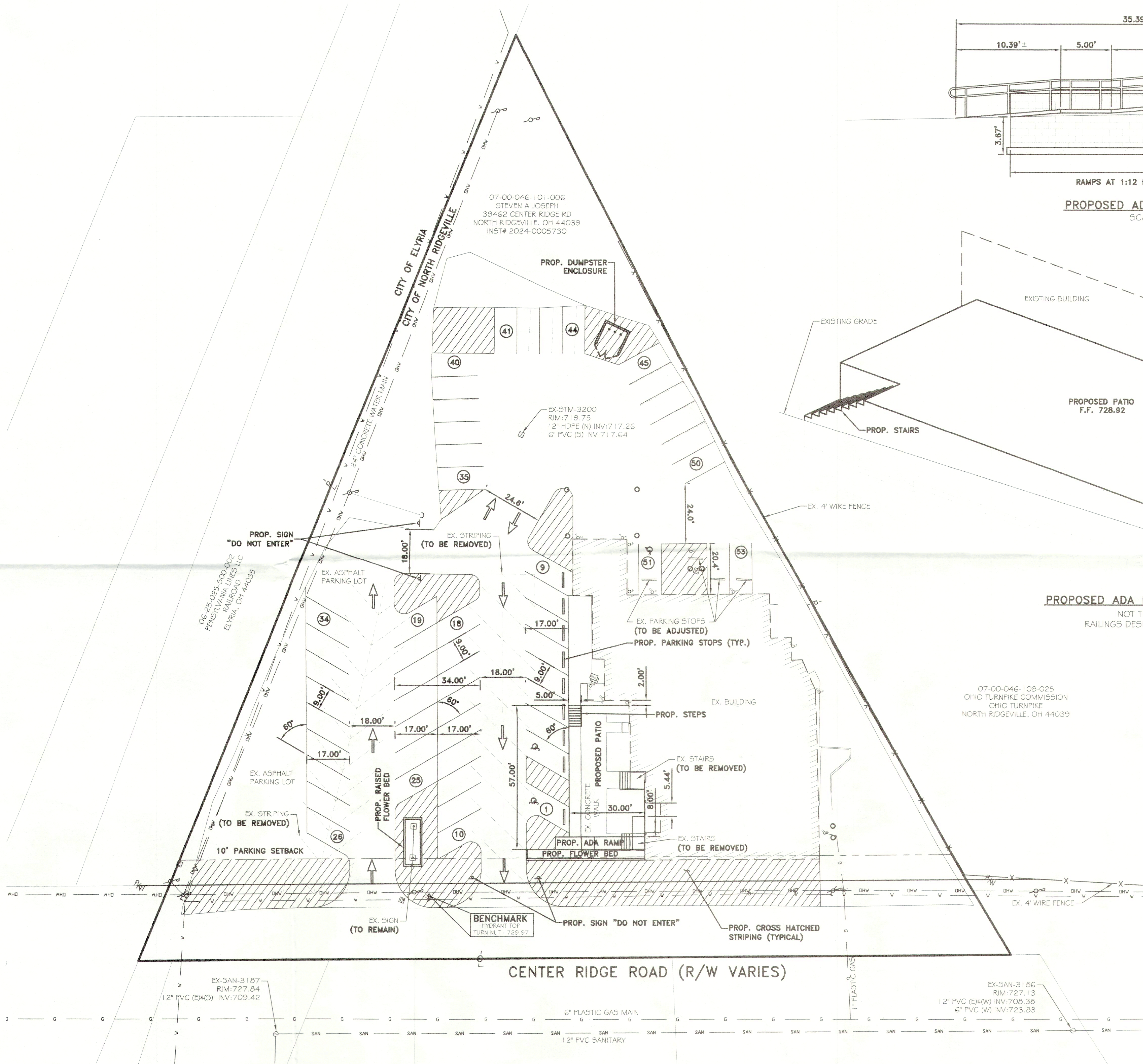
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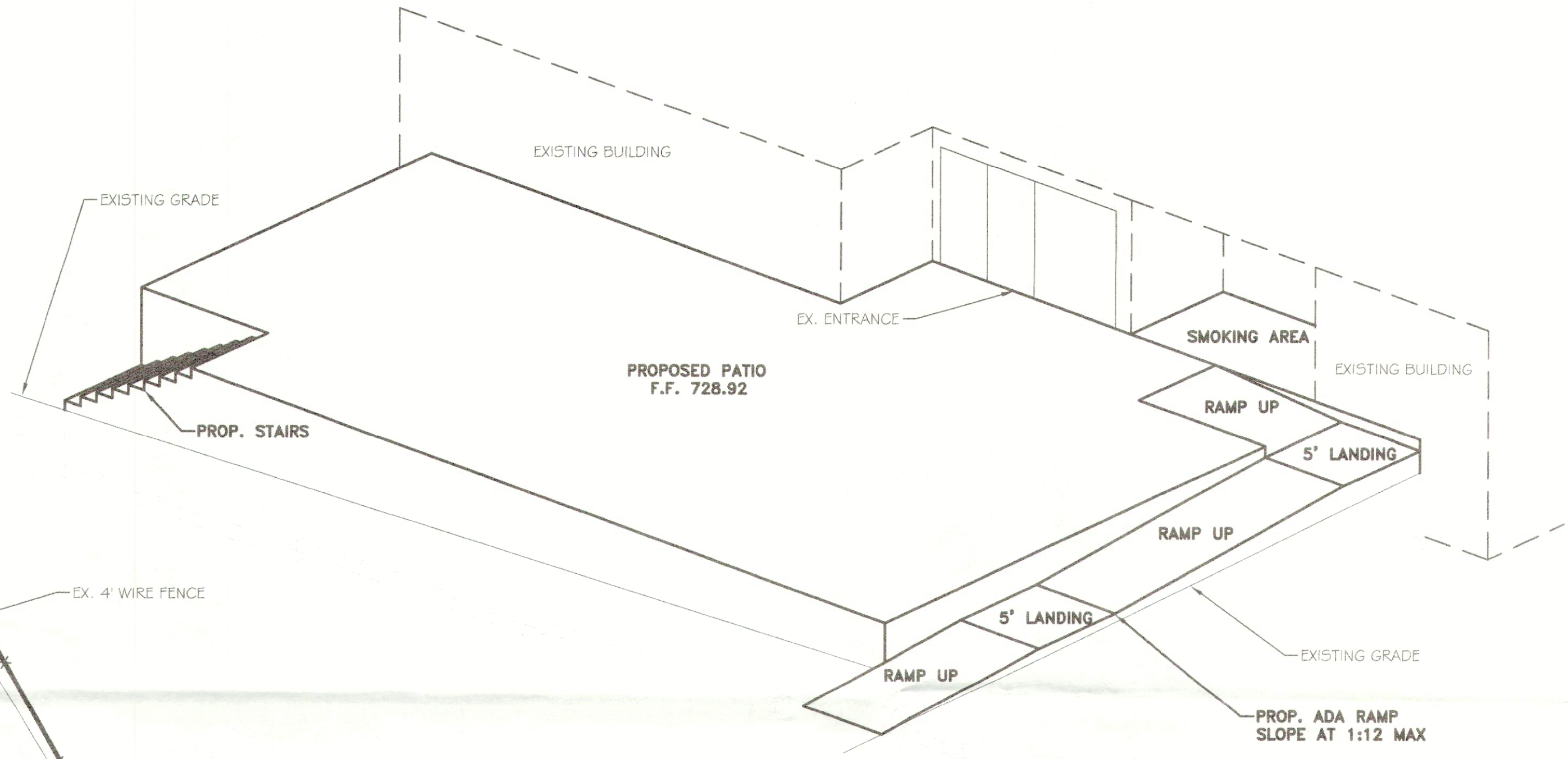
DATE

03-20-2024

04-11-2024



PROPOSED ADA RAMP SIDE VIEW
SCALE: 1" = 5'



PROPOSED ADA RAMP OVERALL VIEW
NOT TO SCALE
RAILINGS DESIGNED BY OTHERS

LEGEND OF SYMBOLS:

- CATCH BASIN
- DOWNSPOUT
- CLEANOUT
- YARD DRAIN
- GAS METER
- WATER SERVICE VALVE
- HYDRANT
- LIGHT POLE
- BOLLARD
- ELECTRIC BOX
- CABLE BOX
- MAIL BOX

LEGEND OF LINETYPES:

- CENTERLINE
- EX. PAVEMENT
- DITCH/CREEK/SWALE
- EX. SETBACK LINES
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. STORM
- EX. SANITARY
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- EX. OVERHEAD UTILITIES
- EX. TELEPHONE
- EX. U.G. ELECTRIC
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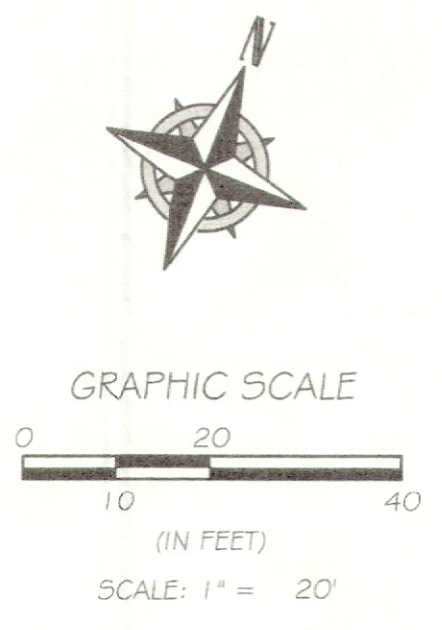
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LAND SURVEYING • ENGINEERING • TESTING	36821 SUGAR RIDGE ROAD	
42653 Oberlin-Elyria Road, Oberlin, Ohio 44074	NORTH RIDGEVILLE, OH 44039	
440-707-4014 • www.raftera.com • info@raftera.com		

SITE PLAN	
39462 CENTER RIDGE ROAD	
NORTH RIDGEVILLE, OH 44039	

DRAWN BY: JNY	
CHECKED BY: RAF	
RAF JOB No: 3361-23	

SHEET: 2.0

Planning Commission Application

RECEIVED

FEB 11 2025



SUBMITTAL INSTRUCTIONS AND PROCEDURES

Plan reviews will be carried out according to the processes described in the City's Zoning Code.

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PROJECT INFORMATION

32429

32425 Cook Rd, North Ridgeville, OH 44039

0700003102104, 0700003102045, 0700003102046

Location address

Parcel number(s)

Project type: ☒ Commercial/Industrial/Multi-Fam ☐ Prelim Major Subdivision ☐ Final Major Subdivision ☐ Lot Split

Project elements: ☒ New Construction ☐ Building Addition/Alteration ☐ Site Improvements ☒ Plat

Demo of existing building, consolidate 3 Parcels, and construct a new restaurant with Drive Thru

Project description

APPLICANT/AGENT INFORMATION

Phillip Meador, AIA, NCARB - Heights Venture Architects - on Behalf of Panda Express INC.

Name/Company

5741 Legacy Drive, Suite 320, Plano, TX 75024

Applicant address

281.854.6174

phillip.meador@hva.cc

Applicant phone

Applicant email

PROPERTY OWNER INFORMATION

Cook Road Properties LLC

Name/Company

7670 Tyler Boulevard, Mentor, OH 44060

Property owner address

(440) 951-4470

lance@osbornecapital.com

Property owner phone

Property owner email

Parcel: 0700003102104

AUTHORIZATION AND ACKNOWLEDGEMENT

✓ **Phillip Meador**
Applicant signature

Digitally signed by Phillip Meador
DN: cn=Phillip Meador, o=US, ou=Heights Venture Architects
LLP, email=Phillip.Meador@hva.cc
Date: 2025.01.24 08:43:53 -0500

✓ **[Signature]** Authorized Agent
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.	ACTION
	PPZ 2025-0335	
	1# 150.00 2018880	4.8.25 Denied

Planning Review

March 31, 2025

Project: Panda Express
Location: 32429 Cook Road
PPNs: 07-00-003-102-104, 07-00-003-102-045, 07-00-003-102-046
District: B-3 Highway Commercial District

Project Summary:

This proposal consists of a new drive through restaurant. Drive through restaurants are permitted in the B-3 Highway Commercial District.

The project site consists of three parcels on Cook Road zoned B-3, including the vacant lot to the east of Starbucks and two adjacent parcels to the east with an existing commercial building used for an auto repair business that will be demolished. The three parcels will be consolidated as part of the project. All surrounding property is similarly zoned B-3 District.

The 2,700 square foot building façade will be comprised of a combination of stone, composite cladding and EIFS. The proposed dumpster enclosure is shown constructed out of EIFS applied as a stucco product over masonry. A double drive through is shown. Code requires stacking for at least 10 vehicles and must be designed to allow vehicles to exit the waiting lane. A stacking exhibit should be provided and the applicant has provided an escape lane.

A detailed landscape plan is included in the submittal. The site plan shows a new ground sign in the area of an existing tree west of driveway that will need to be relocated (not removed) for sign placement. The lighting plan shows light levels that are generally code compliant. Parking lot lights will be mounted at 18 feet. No fixture cut sheets were provided for the pole lights or any building lights. A detailed sign package has not been submitted for review.

Currently, access along this stretch of Cook Road is frequent and poorly defined, not in conformance with access management standards. With this project, the curb cut to the auto repair building will be removed. Panda Express shows utilizing the existing curb cut shared with Starbucks and will share parking spaces and the drive aisle adjacent to the Starbucks drive through for circulation. Cross access is also provided between the Panda Express property and the commercial building to the east on Cook Road. There are numerous access and utility easements impacting this property and adjacent properties.

Code requires one parking space for every 100 square feet of area or one per three seats, whichever is greater. Based on square footage, 27 spaces are required and 40 spaces are provided. Three parking spaces are shown north of the building in the area between the two driveways to Cook Road. These spaces create the likelihood of conflict between vehicles traveling from Cook Road onto the property, the drive through traffic exiting the site and drivers backing out of these spaces. Given the excess of parking, these spaces can be removed without impacting the count. Sidewalks are required for any new

commercial construction. A sidewalk has been provided along with a pedestrian route to the building entrance. Bike parking is required for this use.

Truck turns were provided. The exhibit shows a 40-foot fire vehicle can traverse the site. A semi-truck, however, can only traverse the site successfully if various parking spaces are vacant. The applicant should clarify what type of vehicles provide delivery to Panda Express and Starbucks.

The applicant submitted a Traffic Impact Study, which recommended that a 100-foot eastbound right turn lane be constructed on Cook Road leading to the Starbucks/Cook driveway. That improvement has not been included in the Panda Express submission.

The city had the TIS reviewed by its consultants at Woolpert who have been recently engaged in the Lorain and Lear Nagle traffic study. Given the heavy traffic in this location and noting the minimal driveway spacing between the two curb cuts, Woolpert made several suggestions for potential improvements to access and onsite circulation. These included the potential of converting the west drive to right in, right out only and/or modifying the circulation plan to provide one way circulation to reduce the potential number of conflicts at the west driveway. Panda Express has not been amenable to discussing any changes to the proposed driveways or circulation patterns.

While the removal of one of the existing driveways to Cook Road is a benefit to access management, the future use of drive through restaurant is expected to generate significant traffic, adding to an already congested intersection. Therefore, driveway spacing, cross access and site circulation must be carefully considered.

Recommendations:

- Planning Commission should make lot consolidation a condition of approval.
- Where will loading/unloading take place? What kind of vehicles will make deliveries?
- Remove three parking spaces shown along Cook Road.
- Provide bike parking per 1285.03(c).
- Show vehicle stacking in drive through.
- Clarify where canopy with downlighting (MTL-2) would appear on elevation.
- Provide cut sheets of all proposed lighting fixtures.

Planning Review

February 25, 2025
Preliminary Review

Project: Panda Express
Location: 32429 Cook Road
PPNs: 07-00-003-102-104, 07-00-003-102-045, 07-00-003-102-046
District: B-3 Highway Commercial District

Project Summary:

This proposal consists of a new drive through restaurant. Drive through restaurants are permitted in the B-3 Highway Commercial District.

The project site consists of three parcels on Cook Road zoned B-3, including the vacant lot to the east of Starbucks and two adjacent parcels to the east with an existing commercial building used for an auto repair business that will be demolished. The three parcels will be consolidated as part of the project. All surrounding property is similarly zoned B-3 District.

The 2,700 square foot building façade will be comprised of a combination of stone, composite cladding and EIFS. The proposed dumpster enclosure is shown constructed out of EIFS. A double drive through is shown. Code requires stacking for at least 10 vehicles and must be designed to allow vehicles to exit the waiting lane.

The curb cut to the existing auto repair building will be removed. Panda Express will utilize the existing curb cut shared with Starbucks and will share some parking spaces and the drive aisle adjacent to the Starbucks drive through.

Cross access is also provided between the Panda Express property and the commercial building to the east on Cook Road. There is a 40-foot-wide access easement that runs north-south centered on the property line between Panda Express and the neighboring commercial building. In the easement area along the east property line, the Panda Express site and landscape plan show a strip of existing gravel to remain. Gravel is not a permitted paving surface. Given the complete redevelopment of the site, there is no ability for the applicant to claim a grandfather status of the gravel.

Code requires one parking space for every 100 square feet of area or one per three seats, whichever is greater. Based on square footage, 27 spaces are required and 42 spaces are provided. Four parking spaces are shown north of the building in the area between the two driveways to Cook Road. These spaces create the likelihood of conflict between vehicles traveling from Cook Road to the property, the drive through traffic exiting the site and drivers backing out of these spaces. Given the excess of parking, these spaces can be removed without impacting the count.

Sidewalks are required for any new commercial construction. Sidewalk should be provided along with a pedestrian route to the building entrance.

A detailed landscape plan is included in the submittal. It was provided to the City Arborist for review and comment. His comments are:

- Existing tree west of driveway will need to be moved for sign placement.
- Replace Flame Amur Maples with smaller species as to not interfere with overhead utilities: Red Bud or Japanese Maple varieties.
- Recommend a larger, shade producing species for the parking lot islands: London Plane trees.

The lighting plan shows light levels in excess of code allowances. The lighting designer should create separate calculation zones for the pedestrian areas around the building versus the open parking lot in order to make a better determination of deviation. No fixture cut sheets were provided.

Signage has been shown generally but a full package has not been submitted for review.

Recommendations:

- Provide rear elevation.
- Replace EIFS with masonry trash enclosure for long term durability.
- Provide exhibit showing drive through stacking.
- Provide truck turn exhibit.
- Provide sidewalk along frontage per 1024.01(c).
- Create calculation zones within the lighting plan to differentiate open parking lot from building entrances and pedestrian areas. Provide lighting cut sheets.
- Replace gravel strip with approved material.
- Remove four parking spaces shown along Cook Road.
- Provide bike parking per 1285.03(c).
- Show vehicle stacking in drive through.

Planning Commission

APPLICANT GUIDE

COMMISSION AUTHORITY

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APPLICATIONS

Commission meetings are held in Council Chambers at City Hall on the second Tuesday of each month starting at 7:00 p.m. Complete applications must be received at least 25 days prior to a regular meeting to appear on the agenda. To be considered complete, an application must be signed by the property owner, include the required fee and be accompanied by the required plans, exhibits and materials of the type and number listed in the application. All materials submitted become the property of the Commission.

FEES

See the Planning and Zoning Fee Schedule for a complete list of applicable fees for your project.

SUBMITTAL REQUIREMENTS

For residential subdivisions and other platting of property, applicant shall refer to the City's Subdivision Regulations for submittal requirements. For all other projects, Section 1243.05 of the Zoning Code contains the complete list of development plan requirements. Applicants shall submit information responsive to these requirements, as applicable and directed by city staff.

Note that a traffic impact study is required for all developments involving a new use, change of use and/or expansion of use based on trip generation rates and in accordance with the requirements of Chapter 1210.

All drawings for subdivision of property must have the seal of a licensed professional engineer or registered surveyor. Development plans should be stamped by a registered architect or licensed professional engineer. Plats shall be 24 by 36 inches in size. Site improvement plans shall be 22 by 34 inches in size.

NOTICE AND APPEARANCE

The Commission is required to give public notice ten days in advance of a meeting, as well as notice to all parties in interest, including owners of adjoining properties. Applicants and owners are required to attend the meeting where their application is considered.

APPLICANT PRESENTATION

Applicants are expected to submit any documents or information relevant to their request with their application. At the meeting, the applicant, owner or authorized agent (design professional, contractor, attorney, etc.) should be prepared to make a presentation of their project or request and answer questions of the Commission. Adjoining property owners or other interested parties may also make comment or ask questions. Any public comment or questions regarding a project are directed to the Commission chair.

RECEIVED

FEB 11 2025



Planning Commission Application

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PROJECT INFORMATION

32425 Cook Rd, North Ridgeville, OH 44039 0700003102104, 0700003102045, 0700003102046

Location address

Parcel number(s)

Project type: ☒ Commercial/Industrial/Multi-Fam ☐ Prelim Major Subdivision ☐ Final Major Subdivision ☐ Lot Split

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Project description

APPLICANT/AGENT INFORMATION

Phillip Meador, AIA, NCARB - Heights Venture Architects - on Behalf of Panda Express INC.

Name/Company

5741 Legacy Drive, Suite 320, Plano, TX 75024

Applicant address

281.854.6174

phillip.meador@hva.cc

Applicant phone

Applicant email

PROPERTY OWNER INFORMATION

BOBKOB 32425 LLC

Name/Company

4343 Thorn Ridge Circle, Cleveland, OH 44135

Property owner address

(216) 314-2419

texchp@yahoo.com

Property owner phone

Property owner email

Parcel: 0700003102045, 0700003102046

AUTHORIZATION AND ACKNOWLEDGEMENT

Phillip Meador

Digitally signed by Phillip Meador
DN: cn=Phillip Meador, c=US, o=Heights Venture Architects,
LLP, email=Phillip.Meador@hva.cc
Date: 2025.01.24 09:43:38 -0600

Applicant signature

Signed by:

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.	Planning Fee Paid	ACTION
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Planning Commission Comment Sheet



PROJECT INFORMATION

Panda Express Restaurant

Proposed project

32429 Cook Rd

Location

March 11, 2025

Meeting date

07-00-003-102-104, -045, -046

Parcel number

February 27, 2025

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

Detailed sign information required to determine if variances are required.

Zero footcandles required at property line for lighting.

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.

Planning Commission Comment Sheet



PROJECT INFORMATION

Panda Express Restaurant

Proposed project

32429 Cook Rd

Location

March 11, 2025

Meeting date

07-00-003-102-104, -045, -046

Parcel number

February 27, 2025

Comments due

RECOMMENDATIONS

Please contact Asst. Chief Mike Uhnak with the North Ridgeville Fire Department. To discuss the following code requirements:

- 1: OFC Rule 5 Fire Service Feature-
 - Section 506: Fire Department Lock Box
 - Section 503: Fire Access Roads
 - Section 507: Fire Protection Water Supply
- 2: OFC Rule 33 Fire Safety During Construction.
- 3: NFPA 241 Standard for Safeguarding Construction Operations.
- 4: Chapter 16 Fire Prevention North Ridgeville City Ordinance.
 - 1640.01: Fire Hydrants: All portions of the building must be within 300ft of a hydrant.

Respectfully:

Asst. Chief Mike Uhnak
North Ridgeville Fire Department
Muhnak@nridgeville.org
(440)653-6362

SUBMITTED BY

Mike Uhnak

Administrative officer signature

Assistant Fire Chief

Title

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Planning Commission Comment Sheet



PROJECT INFORMATION

Panda Express Restaurant

Proposed project

32429 Cook Rd

Location

March 24, 2025

Meeting date

07-00-003-102-104, -045, -046

Parcel number

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

- 1) Please explain the relationship between the two owners of the three parcels and provide the shared access agreement with the Starbucks property, for the existing driveway, and the property to the east for the proposed new driveway. *Not yet provided.*
- 2) Adding another access drive to the already congested Cook Road needs to be taken into consideration. There are currently times where the wait line for Starbucks is backed out onto Cook Road. There needs to be a consideration for one larger shared driveway, rather than adding an additional drive to the east. *Remains a concern based on sharing driveway with the property to the east.*
- 3) ~~There is concern about access to the dumpsters when there are parking spaces in front of the enclosure.~~ *Appreciate revision*
- 4) If approved the City will require a revised and updated stormwater management plan for the shared retention basin. *Needs to be provided for both benefitting properties, including water quality features.*
- 5) ~~Explain why there will be a strip of existing gravel drive on the east side of the site.~~
- 6) Stormwater calculations for the shared detention basin and water quality features will need to be reviewed with final submission. *Not yet provided*
- 7) Will patio seating be provided outside the building? *Not yet provided*
- 8) Describe the proposed parking arrangement between the new and existing businesses. *Not yet provided*

SUBMITTED BY

Administrative officer signature

Project Engineer

Title

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24 x 36
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B426201163-00B

Also call: OGPUPS @ 1-800-925-0988
(Ohio Oil & Gas Underground
Protection Service)
- or dial 8-1-1 -

ABBREVIATIONS

AFN.....	AUTOMATED FILING NO.
ASPH.....	ASPHALT
C. or CALC.....	CALCULATED
CL.....	CENTER LINE
CONC.....	CONCRETE
C.D.R.....	COUNTY DEED RECORD
C.M.R.....	COUNTY MAP RECORD
D.....	DEED
EX.....	EXISTING
FD.....	FOUND
FF EL.....	FINISH FLOOR ELEVATION
INSTR.....	INSTRUMENT
L/A.....	LIMITED ACCESS
MON.....	MONUMENT
O. or OBS.....	OBSERVED
PG.....	PAGE
CL or P/L.....	PROPERTY LINE
PPN.....	PERMANENT PARCEL NO.
PVM.....	PAVEMENT
R. or REC.....	RECORD
R/W.....	RIGHT OF WAY
SQ. FT.....	SQUARE FEET
U.....	USED
VOL.....	VOLUME
SAN.....	SANITARY
STM.....	STORM
WAT.....	WATER
INV.....	INVERT
PVC.....	POLYVINYL CHLORIDE
VCP.....	VITRIFIED CLAY PIPE
RCP.....	REINFORCED CONCRETE
PIPE.....	PIPE
CMP.....	CORRUGATED METAL PIPE
GUT.....	GUTTER
TC.....	TOP OF CURB

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.

The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Prior to excavation and/or demolition contact:
O.U.P.S. (Ohio Utilities Protection Service).

12-06-24 Reva per Panda Attny. - Item 28
10-17-24 Submit to client

REV NO DATE DESCRIPTION

DWG NAME DRAWN BY CHKD BY JOB NO
15010-E TEW/JFK SJM 15010

PANDA - COOK ROAD
ALTA/ NSPS LAND TITLE SURVEY
CITY OF NORTH RIDGEVILLE, COUNTY OF CUYAHOGA, STATE OF OHIO

NEEF & ASSOCIATES
Professional Surveyors
6400 W. 150th St., Suite 100
Cleveland, OH 44120
Tel: 440.241.1100 Fax: 440.241.1110

SHEET NO.
1 OF 3

**SYMBOL LEGEND
(EXISTING)**

CL	CENTER LINE
PL	PROPERTY LINE
Z	CONSOLIDATED LOTS
IP	IRON PIN/PIPE FOUND
IP	IRON PIN SET
MB	MONUMENT BOX FOUND
DH	DRILL HOLE FOUND
DH	DRILL HOLE SET
IN	IRON NAIL FOUND
IN	IRON NAIL SET
EFH	EXISTING FIRE HYDRANT
ESP	EXISTING STAND PIPE
EWV	EXISTING WATER VALVE
EGV	EXISTING GAS VALVE
EICV	EXISTING IRRIGATION CONTROL VALVE
ECO	EXISTING CLEAM OUT
EDS	EXISTING DOWNSPOUT
EWLV	EXISTING WATER LINE VALVE
EWCS	EXISTING WATER CORP STOP
EGM	EXISTING GAS METER
EW	EXISTING WATER METER
EM	EXISTING ELECTRIC METER
ESI	EXISTING SQUARE INLET BASIN
ERI	EXISTING ROUND INLET BASIN
EYB	EXISTING YARD BASIN
EICIB	EXISTING CURB INLET BASIN
EIGIB	EXISTING GUTTER INLET BASIN
ESMB	EXISTING SQUARE MANHOLE
ECMB	EXISTING CABLE MANHOLE
EEM	EXISTING ELECTRIC MANHOLE
E	EXISTING ELECTRIC HAND HOLE
EGM	EXISTING GAS MANHOLE
ETM	EXISTING TELEPHONE MANHOLE
EW	EXISTING WATER MANHOLE
EMW	EXISTING MONITORING WELL
EF	EXISTING FLAG POLE
ES	EXISTING SIGNAL POLE
EP	EXISTING POWER POLE
EGA	EXISTING GUY ANCHOR
ELP	EXISTING LIGHT POLE
ESLP	EXISTING SQUARE LIGHT POLE
EL	EXISTING GROUND LIGHT
ERS	EXISTING RAILROAD SIGNAL
ETP	EXISTING TRAFFIC POLE
ETS	EXISTING TRAFFIC SIGNAL
ET	EXISTING TRANSFORMER
ECB	EXISTING CABLE BOX

LEGAL DESCRIPTION

PARCEL 1:

Situated in the City of North Ridgeville, County of Lorain and State of Ohio and being part of Original Ridgeville Township Lot No. 3, bounded and described as follows: Beginning in the original centerline of Cook Road at its intersection with the original centerline of Butternut Ridge Road; thence South 85° 59' East along the centerline of Cook Road, a distance of 275.08 feet to the place beginning of land hereafter described; thence continuing South 85° 59' East along the centerline of Cook Road, a distance of 51.00 feet to a point; thence South 4° 01' West and at right angles to the above line, a distance of 185.00 feet to an iron pin said line passes through an iron pin set 30.00 feet from the centerline of Cook Road; thence North 85° 59' West and parallel to the centerline of Cook Road, a distance of 51.00 feet to an iron pin; thence North 4° 01' East, a distance of 185.00 feet to the centerline of Cook Road and the place of beginning and containing within said bounds about 0.2165 acres of land, be the same more or less, but subject to all legal highways and easements and agreements of record as surveyed by Arnold T. Koeppe, Registered Surveyor No. 4308.

Permanent Parcel No.: 07-00-003-102-045

PARCEL 2:

Situated in the City of North Ridgeville, County of Lorain and State of Ohio and being part of Original Ridgeville Township Lot No. 3, bounded and described as follows: Beginning in the original centerline of Cook Road, at its intersection with the original centerline of Butternut Ridge Road; thence South 85° 59' East along the centerline of Cook Road, a distance of 328.08 feet to the place of beginning of land hereafter described; thence continuing South 85° 59' East along the centerline of Cook Road, a distance of 20.00 feet to a point; thence South 4° 01' West and at right angles to the above line, a distance of 185.00 feet to an iron pin; said line passes through an iron pin set 30.00 feet from the centerline of Cook Road; thence North 85° 59' West and parallel to the centerline of Cook Road, a distance of 20.00 feet to an iron pin; thence North 4° 01' East, a distance of 185.00 feet to the centerline of Cook Road and the place of beginning of the land herein described, be the same more or less, but subject to all legal highways and easements and agreements of record and in particular, a perpetual easement to Cleveland Builders Supply Co. as recorded in Volume 952, Page 800 Lorain County Records. Intending to convey 0.08 acres of land.

Permanent Parcel No.: 07-00-003-102-046

PARCEL 3:

Situated in the City of North Ridgeville, County of Lorain and State of Ohio and known as being part of Original Ridgeville Township Lot No. 3 and being further bounded and described as follows:

Beginning at a point at the intersection of the centerline of Lorain Road (Right of Way varies) (formerly known as Butternut Ridge Road), also known as State Route 10, where it intersects with the centerline of Cook Road (60 feet wide), also known as the Northerly line of Original Lot No. 3; Thence South 85°59'00" East, along the Northerly line of Original Lot No. 3 and the centerline of Cook Road a distance of 170.29 feet to the Principal Place of Beginning;

Thence South 85°59'00" East, continuing along the centerline of Cook Road, a distance of 104.79 feet to a point;

Thence South 04°01'00" West, passing through a 5/8" capped iron pin set at 30.00 feet, a distance of 185.00 feet to a 5/8" capped iron pin set;

Thence South 85°59'00" East a distance of 71.00 feet to a 5/8" capped iron pin set;

Thence South 04°01'00" West a distance of 85.77 feet to a 5/8" capped iron pin set;

Thence North 85°59'00" West a distance of 175.79 feet to a 5/8" capped iron pin set;

Thence North 04°01'00" East a distance of 270.77 feet, passing through a 5/8" capped iron pin set at 240.77 feet set on the Southerly right of way of Cook Road, to a point on the centerline of Cook Road and the Principal Place of Beginning, containing 0.7812 acres (34,484 square feet) of land, as described by Stephen Hovancsak & Associates, Inc. in January of 2021, under the direction of Thomas Coppola, Registered Surveyor No. 7880, State of Ohio, be the same more or less but subject to all legal highways.

The basis of bearing for this description being to as assumed meridian and used to denote angles only.

Permanent Parcel No.: 07-00-003-102-104

SURVEYOR'S NOTES

As to Item 9 of Table A of the Survey Requirements, there are 00 total striped parking spaces of which 00 are marked disabled spaces and 00 are standard spaces.

As to Item 16 of Table A of the Survey Requirements, there is NO observed evidence of current earth moving work, building construction or building additions.

As to Item 17 of Table A of the Survey Requirements, there are NO known changes in street right of way lines or observed evidence of recent street or sidewalk construction or repairs.

The Property has direct access to Cook Road, being a public right of way.

The property described hereon is the same as the property described in File Number: 241219ST dated September 28, 2024 at 07:00 AM issued by Stewart Title Company Company and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the

cluding the Premises are contiguous with each other and their most recent respective legal descriptions of

NAD83 (CORS96) Ohio State Plane Coordinate System,

RES
ACRES
RES
ACRES
ACRES
ACRES

PARCEL NO. PPN 07-00-003-102-028,
BJECT PARCEL AS SHOWN.

does not lie within a special flood hazard zone as shown on the Flood Insurance Rate Map of wet 18, 2008 and noted as Zone X.

SCHEDULE B, SECTION II

This survey coordinated with a title commitment for an ALTA Owner's Policy of Issuing Office File Number: 241219ST dated September 28, 2024 at 07:00 AM issued by Stewart Title Company Company.

AS TO PARCEL NO. 1 AND PARCEL NO. 2:

11. Easement from Harry Strauss and Mildred E. Strauss, to Ohio Edison Company recorded 11. May 9, 1960 in Volume 772, Page 141 of Lorain County Records.
DOES NOT AFFECT TITLE PARCELS.

12. Easement Agreement by and between Harry Strauss and Mildred E. Strauss, and L & M Properties Company recorded July 23, 1984 in Volume 882, Page 445 of Lorain County Records.
DOES NOT AFFECT TITLE PARCELS.

13. Easement from Mildred E. Strauss and Harry Strauss, to Ohio Edison Company recorded March 7, 1967 in Volume 941, Page 147 of Lorain County Records.
DOES NOT AFFECT TITLE PARCELS.

14. Reservation of an easement for water main purposes in Warranty Deed from Harry F. Strauss and Mildred E. Strauss, to The Cleveland Builders Supply Company, an Ohio corporation, recorded September 25, 1967 in Volume 952, Page 798 of Lorain County Records.
DOES NOT AFFECT TITLE PARCELS.

15. Easement for access and utility purposes from Harry F. Strauss and Mildred E. Strauss to The Cleveland Builders Supply Company, an Ohio corporation, recorded September 25, 1967 in Volume 952, Page 800 of Lorain County Records.
AFFECTS TITLE PARCELS AS SHOWN.

16. - 17. NOT A SURVEY MATTER

AS TO PARCEL NO. 3:

18. NOT A SURVEY MATTER

19. Easement from Harry Strauss and Mildred E. Strauss, to Ohio Edison Company recorded May 9, 1960 in Volume 772, Page 141 of Lorain County Records.
AFFECTS TITLE PARCEL AS SHOWN.

16. Easement Agreement by and between Harry Strauss and Mildred E. Strauss, and L & M Properties Company recorded July 23, 1984 in Volume 882, Page 445 of Lorain County Records.
DOES NOT AFFECT TITLE PARCEL.

21. Easement from Mildred E. Strauss and Harry Strauss, to Ohio Edison Company recorded March 7, 1967 in Volume 941, Page 147 of Lorain County Records.
AFFECTS TITLE PARCELS AS SHOWN - BLANKET IN NATURE - NOTHING TO PLOT

22. Reservation of an easement for water main purposes in Warranty Deed from Harry F. Strauss and Mildred E. Strauss, to The Cleveland Builders Supply Company, an Ohio corporation, recorded September 25, 1967 in Volume 952, Page 798 of Lorain County Records.
DOES NOT AFFECT TITLE PARCEL.

23. Easement for access and utility purposes from Harry F. Strauss and Mildred E. Strauss to The Cleveland Builders Supply Company, an Ohio corporation, recorded September 25, 1967 in Volume 952, Page 800 of Lorain County Records.
AFFECTS TITLE PARCEL AS SHOWN.

24. Restrictive covenants set forth in Grantor's Declaration of Restriction to Run with the Land by Osborne Co., Ltd., an Ohio corporation, recorded February 2, 2016 as Instrument No. 2016-0574081 of Lorain County Records.
RESTRICTIONS AFFECTS TITLE PARCES AS SHOWN - BLANKET IN NATURE - NOTHING TO PLOT

25. Restrictive covenants set forth in Grantor's Declaration of Restriction to Run with the Land by Osborne Co., Ltd., an Ohio corporation, recorded September 23, 2016 as Instrument No. 2016-0601951.

Note: Amended and Restated Grantor's Declaration of Restriction to Run with the Land recorded December 18, 2017 as Instrument No. 20170655547 of Lorain County Records.
DOES NOT AFFECT TITLE PARCEL.

26. Declaration of Easements by Osborne Co., Ltd., an Ohio corporation, recorded December 21, 2016 as Instrument No. 2016-0612812 of Lorain County Records.
DOES NOT AFFECT TITLE PARCEL.

27. Easement Agreement by and among 32499 North Ridge, LLC, NKL8 Ridgeville, LLC, and Cook Road Properties, LLC, recorded June 28, 2021 as Instrument No. 2021-0825657 of Lorain County Records.
TITLE PARCEL HAS RIGHTS TO THIS EASEMENT.

28. Easement with Covenants and Restrictions Affecting Land by and between NKL8 Ridgeville, LLC and Cook Road Properties, LLC recorded August 1, 2023 as Instrument No. 2023-0924147 of Lorain County Records.

Amended Easements with Covenants and Restrictions Affecting Land recorded September 13, 2023 as Instrument No. 2023-0928122 of Lorain County Records.
AFFECTS TITLE PARCEL AS SHOWN.

29. Easement from Cook Road Properties, LLC to Ohio Edison Company recorded March 25, 2024 as Instrument No. 2024-0007805 of Lorain County Records.
AFFECTS TITLE PARCEL AS SHOWN.

30. - 31. NOT A SURVEY MATTER

SURVEY CERTIFICATION

Panda Restaurant Group, Inc.; CFT NV Developments, LLC; Cherng Family Trust dated October 30, 1987, as amended; Panda Express, Inc., and their affiliated entities, successors, and assigns;
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof.
The field work was completed on September 20, 2024.

PRELIMINARY

Steven J. Metcalf
Registered Surveyor No. 8822-Ohio



October 18, 2024
Date

**CITY OF NORTH RIDGEVILLE
PLANNING COMMISSION**

Approval Granted	☒ Request Rejected
Refer For Council Approval:	
BZBA Approval Required:	
Other Conditions:	
DATE: 4-8-25	BY: [Signature]

N:\LAND DEVELOPMENT\Pro\15010-ALTA.dwg, 12/6/2024 12:35:36 PM, smetcalf

SYMBOL LEGEND (EXISTING)	
	CENTER LINE
	PROPERTY LINE
	CONSOLIDATED LOTS
	IRON PIN/PIPE FOUND
	IRON PIN SET
	MONUMENT BOX FOUND
	DRILL HOLE FOUND
	DRILL HOLE SET
	IRON NAIL FOUND
	IRON NAIL SET
	EXISTING FIRE HYDRANT
	EXISTING STAND PIPE
	EXISTING WATER VALVE
	EXISTING GAS VALVE
	EXISTING IRRIGATION CONTROL VALVE
	EXISTING CLEAN OUT
	EXISTING DOWNSPOUT
	EXISTING WATER LINE VALVE
	EXISTING WATER CORP STOP
	EXISTING GAS METER
	EXISTING WATER METER
	EXISTING ELECTRIC METER
	EXISTING SQUARE INLET BASIN
	EXISTING ROUND INLET BASIN
	EXISTING YARD BASIN
	EXISTING CURB INLET BASIN
	EXISTING GUTTER INLET BASIN
	EXISTING SQUARE MANHOLE
	EXISTING MANHOLE
	EXISTING CABLE MANHOLE
	EXISTING ELECTRIC MANHOLE
	EXISTING ELECTRIC HAND HOLE
	EXISTING GAS MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING WATER MANHOLE
	EXISTING MONITORING WELL
	EXISTING FLAG POLE
	EXISTING SIGNAL POLE
	EXISTING POWER POLE
	EXISTING GUY ANCHOR
	EXISTING LIGHT POLE
	EXISTING SQUARE LIGHT POLE
	EXISTING GROUND LIGHT
	EXISTING RAILROAD SIGNAL
	EXISTING TRAFFIC POLE
	EXISTING TRAFFIC SIGNAL
	EXISTING TRANSFORMER
	EXISTING CABLE BOX
	EXISTING UTILITY BOX (ELEC, TELE,)
	EXISTING TELEPHONE BOX
	EXISTING TRAFFIC BOX
	EXISTING BOLLARD
	EXISTING TRAFFIC SIGN
	EXISTING MAILBOX
	EXISTING TREE
	EXISTING HANDICAP PARKING
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATER LINE
	EX. FENCE
	EX. GAS LINE
	EX. UNDERGROUND ELECTRIC
	EX. UNDERGROUND TELEPHONE
	EX. OVERHEAD UTILITY LINE

LEGAL DESCRIPTION

PARCEL 1:

Situated in the City of North Ridgeville, County of Lorain and State of Ohio and being part of Original Ridgeville Township Lot No. 3, bounded and described as follows: Beginning in the original centerline of Cook Road at its intersection with the original centerline of Butternut Ridge Road; thence South 85° 59' East along the centerline of Cook Road, a distance of 275.08 feet to the place beginning of land hereafter described; thence continuing South 85° 59' East along the centerline of Cook Road, a distance of 51.00 feet to a point; thence South 4° 01' West and at right angles to the above line, a distance of 185.00 feet to an iron pin said line passes through an iron pin set 30.00 feet from the centerline of Cook Road; thence North 85° 59' West and parallel to the centerline of Cook Road, a distance of 51.00 feet to an iron pin; thence North 4° 01' East, a distance of 185.00 feet to the centerline of Cook Road and the place of beginning and containing within said bounds about 0.2165 acres of land, be the same more or less, but subject to all legal highways and easements and agreements of record as surveyed by Arnold T. Koepp, Registered Surveyor No. 4306.

Permanent Parcel No.: 07-00-003-102-045

PARCEL 2:

Situated in the City of North Ridgeville, County of Lorain and State of Ohio and being part of Original Ridgeville Township Lot No. 3, bounded and described as follows: Beginning in the original centerline of Cook Road, at its intersection with the original centerline of Butternut Ridge Road; thence South 85° 59' East along the centerline of Cook Road, a distance of 326.08 feet to the place of beginning of land hereafter described; thence continuing South 85° 59' East along the centerline of Cook Road, a distance of 20.00 feet to a point; thence South 4° 01' West and at right angles to the above line, a distance of 185.00 feet to an iron pin; said line passes through an iron pin set 30.00 feet from the centerline of Cook Road; thence North 85° 59' West and parallel to the centerline of Cook Road, a distance of 20.00 feet to an iron pin; thence North 4° 01' East, a distance of 185.00 feet to the centerline of Cook Road and the place of beginning of the land herein described, be the same more or less, but subject to all legal highways and easements and agreements of record and in particular, a perpetual easement to Cleveland Builders Supply Co. as recorded in Volume 952, Page 800 Lorain County Records. Intending to convey 0.08 acres of land.

Permanent Parcel No.: 07-00-003-102-046

PARCEL 3:

Situated in the City of North Ridgeville, County of Lorain and State of Ohio and known as being part of Original Ridgeville Township Lot No. 3 and being further bounded and described as follows:

Beginning at a point at the intersection of the centerline of Lorain Road (Right of Way varies) (formerly known as Butternut Ridge Road), also known as State Route 10, where it intersects with the centerline of Cook Road (60 feet wide), also known as the Northerly line of Original Lot No. 3; Thence South 85°59'00" East, along the Northerly line of Original Lot No. 3 and the centerline of Cook Road a distance of 170.29 feet to the Principal Place of Beginning;

Thence South 85°59'00" East, continuing along the centerline of Cook Road, a distance of 104.79 feet to a point;

Thence South 04°01'00" West, passing through a 5/8" capped iron pin set at 30.00 feet, a distance of 185.00 feet to a 5/8" capped iron pin set;

Thence South 85°59'00" East a distance of 71.00 feet to a 5/8" capped iron pin set;

Thence South 04°01'00" West a distance of 85.77 feet to a 5/8" capped iron pin set;

Thence North 85°59'00" West a distance of 175.79 feet to a 5/8" capped iron pin set;

Thence North 04°01'00" Eat a distance of 270.77 feet, passing through a 5/8" capped iron pin set at 240.77 feet set on the Southerly right of way of Cook Road, to a point on the centerline of Cook Road and the Principal Place of Beginning, containing 0.7912 acres (34,464 square feet) of land, as described by Stephen Hovancsek & Associates, Inc. in January of 2021, under the direction of Thomas Cappello, Registered Surveyor No. 7880, State of Ohio, be the same more or less but subject to all legal highways.

The basis of bearing for this description being to as assumed meridian and used to denote angles only.

Permanent Parcel No.: 07-00-003-102-104

SURVEYOR'S NOTES

As to Item 9 of Table A of the Survey Requirements, there are **00** total striped parking spaces of which **00** are marked disabled spaces and **00** are standard spaces.

As to Item 16 of Table A of the Survey Requirements, there is **NO** observed evidence of current earth moving work, building construction or building additions.

As to Item 17 of Table A of the Survey Requirements, there are **NO** known changes in street right of way lines or observed evidence of recent street or sidewalk construction or repairs.

The Property has direct access to Cook Road, being a public right of way.

The property described hereon is the same as the property described in File Number: 241219ST dated September 28, 2024 at 07:00 AM issued by Stewart Title Company Company and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

The boundary lines of the parcels collectively constituting the Premises are contiguous with each other and contain no gaps, gores or overlaps, as described in their most recent respective legal descriptions of record as provided to the undersigned.

BASIS OF BEARING

The **basis of bearings** for the premises surveyed is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401).

TOTAL LAND AREA

TITLE PARCEL 1 = 9,432 S.F. -- 0.2165 ACRES
(AREA WITHIN R/W) -- 1,530 S.F. -- 0.0351 ACRES

TITLE PARCEL 2 = 3,716 S.F. -- 0.0853 ACRES
(AREA WITHIN R/W) -- 600 S.F. -- 0.0138 ACRES

TITLE PARCEL 3 = 34,434 S.F. -- 0.7905 ACRES
(AREA WITHIN R/W) -- 3,138 S.F. -- 0.0720 ACRES

ENCROACHMENTS

(E1) EXISTING JERSEY WALL ON SOUTHERN PARCEL NO. PPN 07-00-003-102-028, 027 & 010 ENCROACHES 0.8' INTO SUBJECT PARCEL AS SHOWN.

FLOOD_ZONE CERTIFICATION

I hereby certify that the Title Parcel shown hereon **does not** lie within a special flood hazard zone according to the National Flood Insurance Program as shown on the Flood Insurance Rate Map of Community Panel Number **39093C0163D** dated **August 18, 2008** and noted as **Zone X**.

SCHEDULE B, SECTION II

This survey coordinated with a title commitment for an ALTA Owner's Policy of Issuing Office File Number: 241219ST dated September 28, 2024 at 07:00 AM issued by Stewart Title Company Company.

AS TO PARCEL NO. 1 AND PARCEL NO. 2:

- Easement from Harry Strauss and Mildred E. Strauss, to Ohio Edison Company recorded 11. May 9, 1960 in Volume 772, Page 141 of Lorain County Records.
DOES NOT AFFECT TITLE PARCELS.
- Easement Agreement by and between Harry Strauss and Mildred E. Strauss, and L & M Properties Company recorded July 23, 1964 in Volume 882, Page 445 of Lorain County Records.
DOES NOT AFFECT TITLE PARCELS.
- Easement from Mildred E. Strauss and Harry Strauss, to Ohio Edison Company recorded March 7, 1967 in Volume 941, Page 147 of Lorain County Records.
DOES NOT AFFECT TITLE PARCELS.
- Reservation of an easement for water main purposes in Warranty Deed from Harry F. Strauss and Mildred E. Strauss, to The Cleveland Builders Supply Company, an Ohio corporation, recorded September 25, 1967 in Volume 952, Page 796 of Lorain County Records.
DOES NOT AFFECT TITLE PARCELS.
- Easement for access and utility purposes from Harry F. Strauss and Mildred E. Strauss to The Cleveland Builders Supply Company, an Ohio corporation, recorded September 25, 1967 in Volume 952, Page 800 of Lorain County Records.
AFFECTS TITLE PARCELS AS SHOWN.
- 17. **NOT A SURVEY MATTER**

AS TO PARCEL NO. 3:

- NOT A SURVEY MATTER**
- Easement from Harry Strauss and Mildred E. Strauss, to Ohio Edison Company recorded May 9, 1960 in Volume 772, Page 141 of Lorain County Records.
AFFECTS TITLE PARCEL AS SHOWN.
- Easement Agreement by and between Harry Strauss and Mildred E. Strauss, and L & M Properties Company recorded July 23, 1964 in Volume 882, Page 445 of Lorain County Records.
DOES NOT AFFECT TITLE PARCEL.
- Easement from Mildred E. Strauss and Harry Strauss, to Ohio Edison Company recorded March 7, 1967 in Volume 941, Page 147 of Lorain County Records.
AFFECTS TITLE PARCEL AS SHOWN -- BLANKET IN NATURE -- NOTHING TO PLOT
- Reservation of an easement for water main purposes in Warranty Deed from Harry F. Strauss and Mildred E. Strauss, to The Cleveland Builders Supply Company, an Ohio corporation, recorded September 25, 1967 in Volume 952, Page 796 of Lorain County Records.
DOES NOT AFFECT TITLE PARCEL.
- Easement for access and utility purposes from Harry F. Strauss and Mildred E. Strauss to The Cleveland Builders Supply Company, an Ohio corporation, recorded September 25, 1967 in Volume 952, Page 800 of Lorain County Records.
AFFECTS TITLE PARCEL AS SHOWN.
- Restrictive covenants set forth in Grantor's Declaration of Restriction to Run with the Land by Osborne Co., Ltd., an Ohio corporation, recorded February 2, 2016 as Instrument No. 2016-0574081 of Lorain County Records.
RESTRICTIONS AFFECTS TITLE PARCES AS SHOWN -- BLANKET IN NATURE -- NOTHING TO PLOT
- Restrictive covenants set forth in Grantor's Declaration of Restriction to Run with the Land by Osborne Co., Ltd., an Ohio corporation, recorded September 23, 2016 as Instrument No. 2016-0601951.

Note: Amended and Restated Grantor's Declaration of Restriction to Run with the Land recorded December 18, 2017 as Instrument No. 20170655547 of Lorain County Records.
DOES NOT AFFECT TITLE PARCEL.
- Declaration of Easements by Osborne Co., Ltd., an Ohio corporation, recorded December 21, 2016 as Instrument No. 2016-0612812 of Lorain County Records.
DOES NOT AFFECT TITLE PARCEL.
- Easement Agreement by and among 32499 North Ridge, LLC, NKLB Ridgeville, LLC, and Cook Road Properties, LLC, recorded June 28, 2021 as Instrument No. 2021-0825657 of Lorain County Records.
TITLE PARCEL HAS RIGHTS TO THIS EASEMENT.
- Easement with Covenants and Restrictions Affecting Land by and between NKLB Ridgeville, LLC and Cook Road Properties, LLC recorded August 1, 2023 as Instrument No. 2023-0924147 of Lorain County Records.

Amended Easements with Covenants and Restrictions Affecting Land recorded September 13, 2023 as Instrument No. 2023-0929122 of Lorain County Records.
AFFECTS TITLE PARCEL AS SHOWN.
- Easement from Cook Road Properties, LLC to Ohio Edison Company recorded March 25, 2024 as Instrument No. 2024-0007805 of Lorain County Records.
AFFECTS TITLE PARCEL AS SHOWN.
- 31 **NOT A SURVEY MATTER**

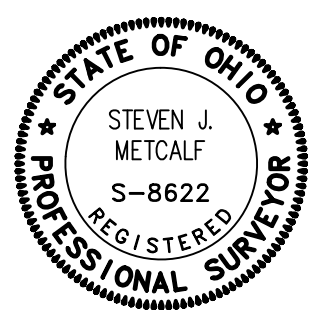
SURVEY CERTIFICATION

Panda Restaurant Group, Inc.; CFT NV Developments, LLC; Cherng Family Trust dated October 30, 1987, as amended; Panda Express, Inc., and their affiliated entities, successors, and assigns;
Fidelity National Title Insurance Company

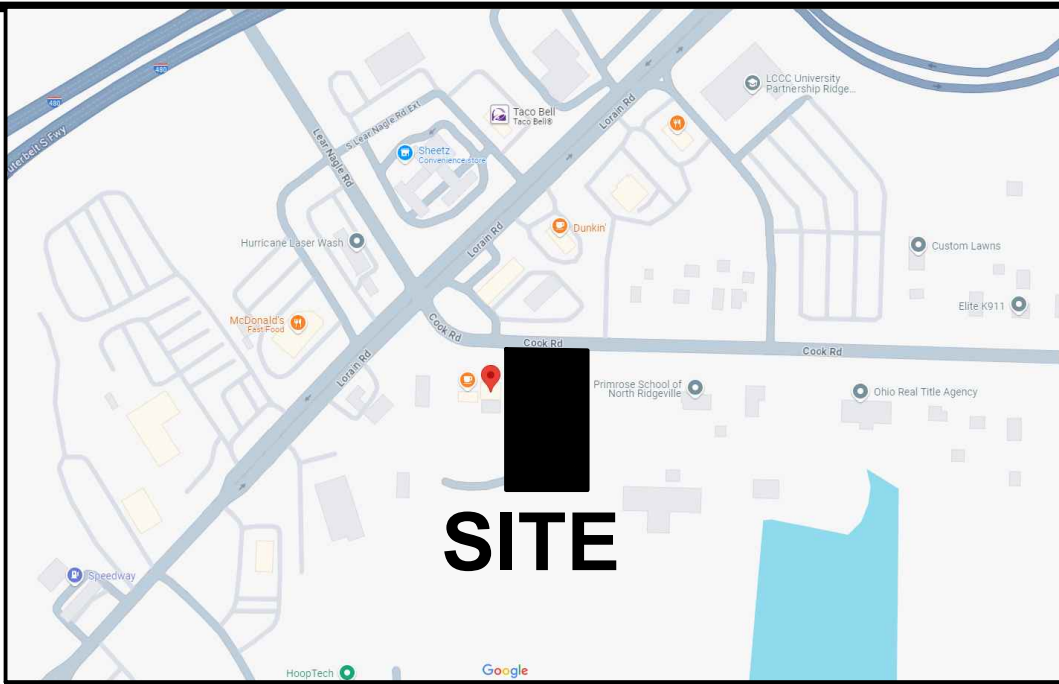
This is to certify that this map or plot and the survey on which it was based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof.
The field work was completed on **September 20, 2024**.

PRELIMINARY

Steven J. Metcalf
Registered Surveyor No. 8622-Ohio



October 18, 2024
Date



VICINITY MAP
NOT TO SCALE

OHIO
Utilities Protection
SERVICE
Call Before You Dig
1-800-362-2764
B426201163-00B

Also call: OGPUPS @ 1-800-925-0988
(Ohio Oil & Gas Underground Protection Service)

-- or dial 8-1-1--

ABBREVIATIONS

AFN..... AUTOMATED FILING NO.
ASPH..... ASPHALT
C. or CALC.... CALCULATED
CL..... CENTER LINE
CONC..... CONCRETE
C.D.R..... COUNTY DEED RECORD
C.M.R..... COUNTY MAP RECORD
D..... DEED
EX..... EXISTING
FD..... FOUND
FF EL..... FINISH FLOOR ELEVATION
INSTR..... INSTRUMENT
L/A..... LIMITED ACCESS
MON..... MONUMENT
O. or OBS.... OBSERVED
PG..... PAGE
PL or P/L..... PROPERTY LINE
PPN..... PERMANENT PARCEL NO.
PVMT..... PAVEMENT
R. or REC.... RECORD
R/W..... RIGHT OF WAY
SQ. FT..... SQUARE FEET
U..... USED
VOL..... VOLUME

SAN..... SANITARY
STM..... STORM
WAT..... WATER
INV..... INVERT

PVC..... POLYVINYL CHLORIDE
VCP..... VITRIFIED CLAY PIPE
RCP..... REINFORCED CONCRETE PIPE
CMP..... CORRUGATED METAL PIPE

GUT..... GUTTER
TC..... TOP OF CURB

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.

The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Prior to excavation and/or demolition contact:
O.U.P.S. (Ohio Utilities Protection Service).

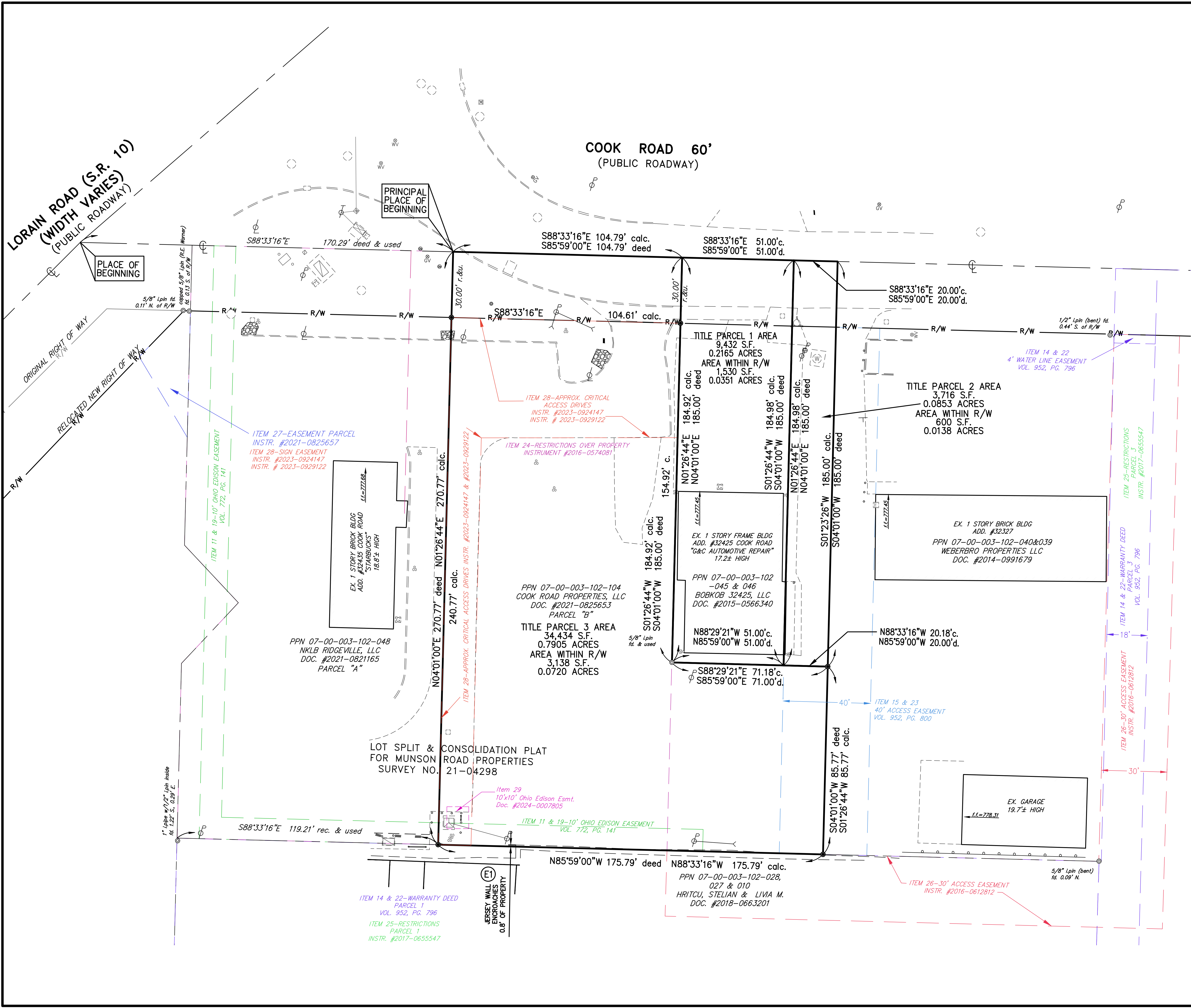
	12-06-24	Revs per Panda Attny. -- item 28	
	10-17-24	Submit to client	
REV NO	DATE	DESCRIPTION	
DWG NAME	DRAWN BY	CHECKED BY	JOB NO
15010-E	TEW/JFK	SJM	15010

PANDA - COOK ROAD
ALTA/ NSPS LAND TITLE SURVEY
CITY OF NORTH RIDGEVILLE, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers • Land Surveyors • Architects • Planners • Surveyors
6405 E. 12th Avenue • Suite 100 • Aurora, CO 80015
Tel: 440.884.5100 | Fax: 440.884.3104
www.neffr-assoc.com

SHEET NO.
1 OF 3

N:\LAND DEVELOPMENT\Pro\15010-ALTA.dwg, 12/6/2024 12:35:49 PM, smetcoif



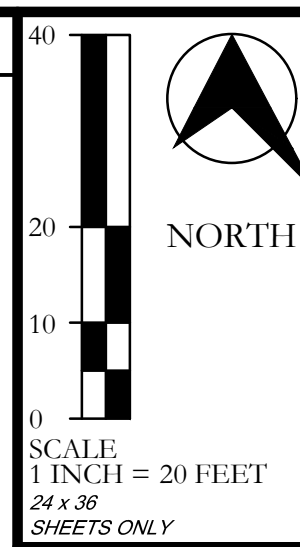
ABBREVIATIONS

AFN.....	AUTOMATED FILING NO.
ASPH.....	ASPHALT
C. or CALC....	CALCULATED
CL.....	CENTER LINE
CONC.....	CONCRETE
C.D.R.....	COUNTY DEED RECORD
C.M.R.....	COUNTY MAP RECORD
D.....	DEED
EX.....	EXISTING
FD.....	FOUND
FF EL.....	FINISH FLOOR ELEVATION
INSTR.....	INSTRUMENT
L/A.....	LIMITED ACCESS
MON.....	MONUMENT
O. or OBS.....	OBSERVED
PG.....	PAGE
R. or P/L.....	PROPERTY LINE
PPN.....	PERMANENT PARCEL NO.
PVMT.....	PAVEMENT
R. or REC.....	RECORD
R/W.....	RIGHT OF WAY
U.....	USED
VOL.....	VOLUME

SAN.....	SANITARY
STM.....	STORM
WAT.....	WATER
INV.....	INVERT
VCP.....	VITRIFIED CLAY PIPE
RCP.....	REINFORCED CONCRETE
PIPE.....	PIPE
HDPE.....	HIGH DENSIT
POLYETHYLENE	POLYETHYLENE

SYMBOL LEGEND (EXISTING)

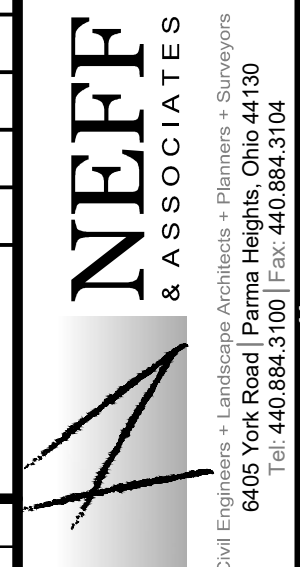
CL	CENTER LINE
PL	PROPERTY LINE
Z	CONSOLIDATED LOTS
IP	IRON PIN/PIPE FOUND
IP	IRON PIN SET
MB	MONUMENT BOX FOUND
DH	DRILL HOLE FOUND
DH	DRILL HOLE SET
IN	IRON NAIL FOUND
IN	IRON NAIL SET
EH	EXISTING FIRE HYDRANT
EWV	EXISTING WATER VALVE
EGV	EXISTING GAS VALVE
ECO	EXISTING CLEAN OUT
EDS	EXISTING DOWNSPOUT
EWCS	EXISTING WATER CORP STOP
EGM	EXISTING GAS METER
EWMT	EXISTING WATER METER
EEM	EXISTING ELECTRIC METER
ESI	EXISTING SQUARE INLET BASIN
ERI	EXISTING ROUND INLET BASIN
EGI	EXISTING GUTTER INLET BASIN
EM	EXISTING MANHOLE
EWMM	EXISTING WATER MANHOLE
EP	EXISTING POWER POLE
EYA	EXISTING GUY ANCHOR
ELP	EXISTING LIGHT POLE
EGLP	EXISTING GROUND LIGHT
ETP	EXISTING TRAFFIC POLE
ET	EXISTING TRANSFORMER
EUB	EXISTING UTILITY BOX (ELEC, TELE.)
ETB	EXISTING TRAFFIC BOX
EB	EXISTING BOLLARD
ET	EXISTING TRAFFIC SIGN
ES	EX. SANITARY SEWER
ES	EX. STORM SEWER
EW	EX. WATER LINE
EX	EX. FENCE
EL	EX. GAS LINE
UE	EX. UNDERGROUND ELECTRIC
UT	EX. UNDERGROUND TELEPHONE
OU	EX. OVERHEAD UTILITY LINE



ALTA/ NSPS LAND TITLE SURVEY

PANDA - COOK ROAD

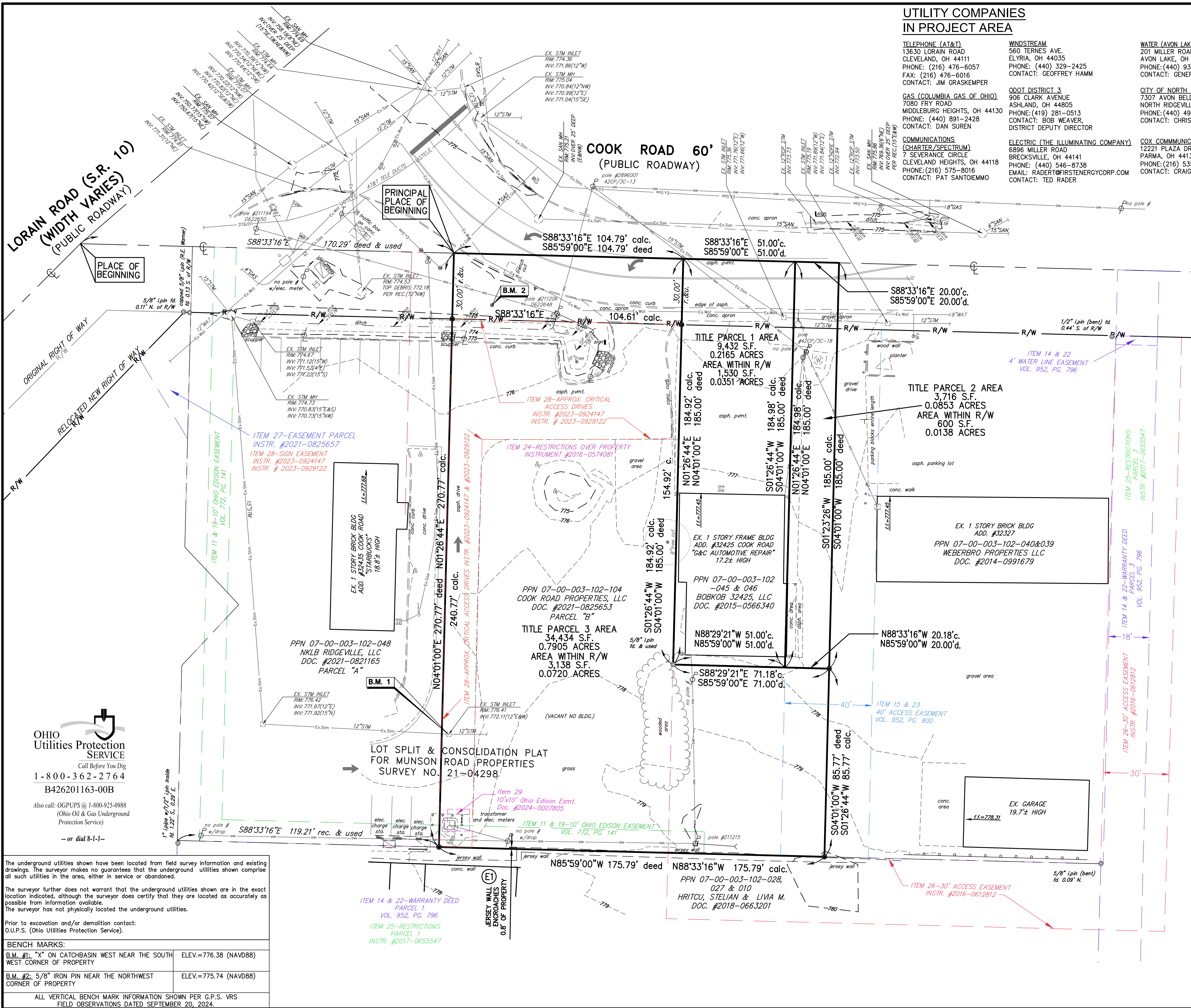
CITY OF NORTH RIDGEVILLE, COUNTY OF CUYAHOGA, STATE OF OHIO



REV NO	DATE	DESCRIPTION
12-06-24	Revs per Panda Attny. - item 28	
10-17-24	Submit to client	
DWG NAME	DRAWN BY	CHKD BY
15010-E	TEW/JFK	SJM
		JOB NO
		15010

SHEET NO.
2 OF 3

N:\LAND DEVELOPMENT\Pro\15010-ALTA.dwg, 12/6/2024 12:35:56 PM, smetcoif



UTILITY COMPANIES
IN PROJECT AREA

TELEPHONE (AT&T)
13630 LORAIN ROAD
CLEVELAND, OH 44111
PHONE: (216) 476-6057
FAX: (216) 476-6016
CONTACT: JIM GRASKEMPER

GAS (COLUMBIA GAS OF OHIO)
7080 FRY ROAD
MIDDLEBURG HEIGHTS, OH 44130
PHONE: (440) 891-2428
CONTACT: DAN SUREN

COMMUNICATIONS
(CHARTER/SPECTRUM)
7 SEVERANCE CIRCLE
CLEVELAND HEIGHTS, OH 44118
PHONE: (216) 575-8016
CONTACT: PAT SANTOEMMO

WINDSTREAM
560 TERNES AVE.
ELYRIA, OH 44035
PHONE: (440) 329-2425
CONTACT: GEOFFREY HAMM

ODOT DISTRICT 3
906 CLARK AVENUE
ASHLAND, OH 44805
PHONE: (419) 281-0513
CONTACT: BOB WEAVER,
DISTRICT DEPUTY DIRECTOR

ELECTRIC (THE ILLUMINATING COMPANY)
6896 MILLER ROAD
BRECKSVILLE, OH 44141
PHONE: (440) 546-8738
EMAIL: RADERT@FIRSTENERGYCORP.COM
CONTACT: TED RADER

WATER (AVON LAKE REGIONAL WATER)
201 MILLER ROAD
AVON LAKE, OH 44012
PHONE: (440) 933-6266
CONTACT: GENERAL

CITY OF NORTH RIDGEVILLE
7307 AVON BELDEN RD
NORTH RIDGEVILLE, OH 44039
PHONE: (440) 490-2084
CONTACT: CHRISTINA EAVENSON, P.E.

COX COMMUNICATIONS
12221 PLAZA DRIVE
PARMA, OH 44130
PHONE: (216) 535-3356
CONTACT: CRAIG SMITH

ABBREVIATIONS

AFN.....	AUTOMATED FILING NO.
ASPH.....	ASPHALT
C. or CALC.....	CALCULATED
CL.....	CENTER LINE
CONC.....	CONCRETE
C.D.R.....	COUNTY DEED RECORD
C.M.R.....	COUNTY MAP RECORD
D.....	DEED
EX.....	EXISTING
FD.....	FOUND
FF EL.....	FINISH FLOOR ELEVATION
INSTR.....	INSTRUMENT
L/A.....	LIMITED ACCESS
MON.....	MONUMENT
O. or OBS.....	OBSERVED
PG.....	PAGE
R. or P/L.....	PROPERTY LINE
PPN.....	PERMANENT PARCEL NO.
PMT.....	PAVEMENT
R. or REC.....	RECORD
R/W.....	RIGHT OF WAY
U.....	USED
VOL.....	VOLUME
SAN.....	SANITARY
STM.....	STORM
WAT.....	WATER
INV.....	INVERT
VCP.....	VITRIFIED CLAY PIPE
RCP.....	REINFORCED CONCRETE PIPE
HDPE.....	HIGH DENSIT POLYETHYLENE

SYMBOL LEGEND
(EXISTING)

CL	CENTER LINE
PL	PROPERTY LINE
Z	CONSOLIDATED LOTS
IP	IRON PIN/PIPE FOUND
IP	IRON PIN SET
MB	MONUMENT BOX FOUND
DH	DRILL HOLE FOUND
DH	DRILL HOLE SET
IN	IRON NAIL FOUND
IN	IRON NAIL SET
EH	EXISTING FIRE HYDRANT
EW	EXISTING WATER VALVE
EG	EXISTING GAS VALVE
EC	EXISTING CLEAN OUT
ED	EXISTING DOWNSPOUT
EW	EXISTING WATER CORP STOP
EG	EXISTING GAS METER
EW	EXISTING WATER METER
EE	EXISTING ELECTRIC METER
EW	EXISTING SQUARE INLET BASIN
EW	EXISTING ROUND INLET BASIN
EW	EXISTING GUTTER INLET BASIN
EM	EXISTING MANHOLE
EW	EXISTING WATER MANHOLE
EP	EXISTING POWER POLE
EG	EXISTING GUY ANCHOR
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EX	EX. FENCE
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ET	EX. UNDERGROUND TELEPHONE
OU	EX. OVERHEAD UTILITY LINE

OHIO
Utilities Protection
SERVICE

Call Before You Dig
1-800-362-2764
B426201163-00B

Also call: OGPUPS @ 1-800-925-0988
(Ohio Oil & Gas Underground
Protection Service)

-- or dial 8-1-1 --

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.

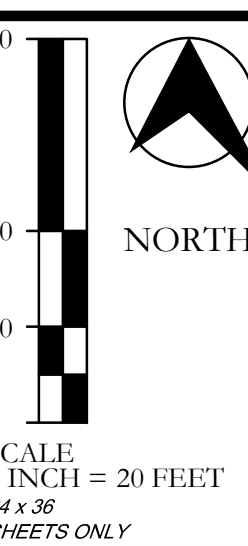
The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although the surveyor does certify that they are located as accurately as possible from information available.
The surveyor has not physically located the underground utilities.

Prior to excavation and/or demolition contact:
O.U.P.S. (Ohio Utilities Protection Service).

BENCH MARKS:

B.M. #1: "X" ON CATCHBASIN WEST NEAR THE SOUTH WEST CORNER OF PROPERTY	ELEV.=776.38 (NAVD88)
B.M. #2: 5/8" IRON PIN NEAR THE NORTHWEST CORNER OF PROPERTY	ELEV.=775.74 (NAVD88)

ALL VERTICAL BENCH MARK INFORMATION SHOWN PER G.P.S. VRS
FIELD OBSERVATIONS DATED SEPTEMBER 20, 2024.



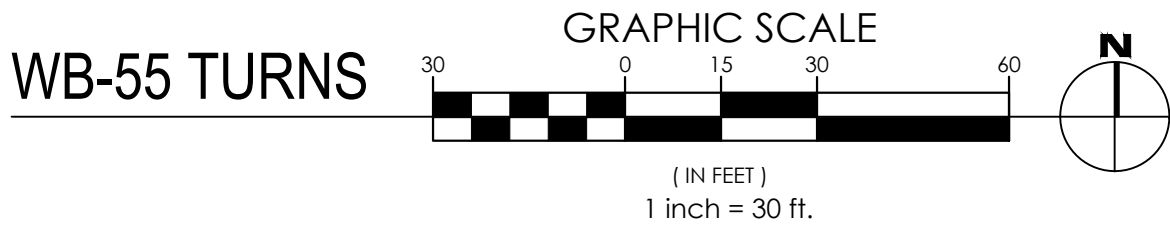
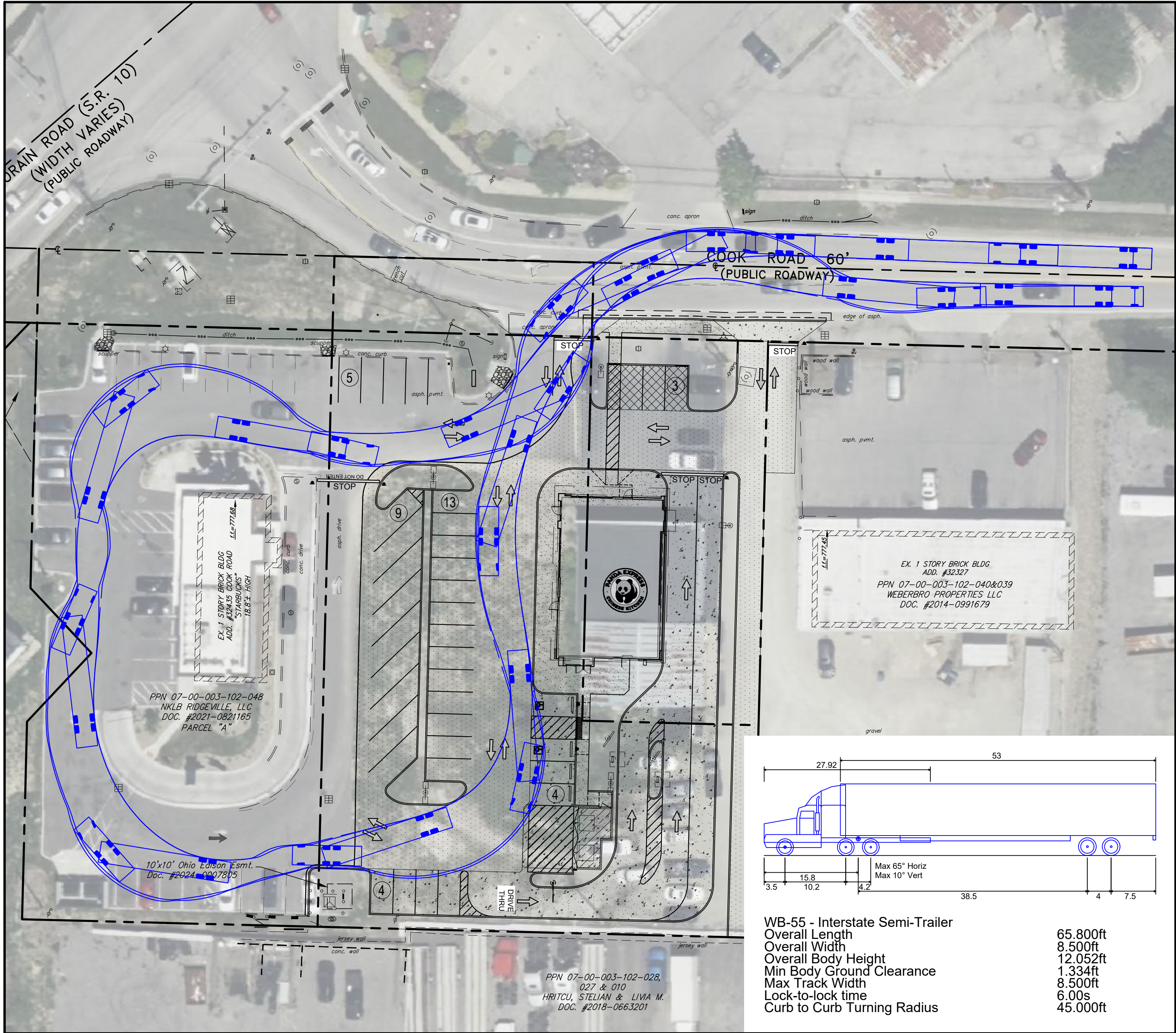
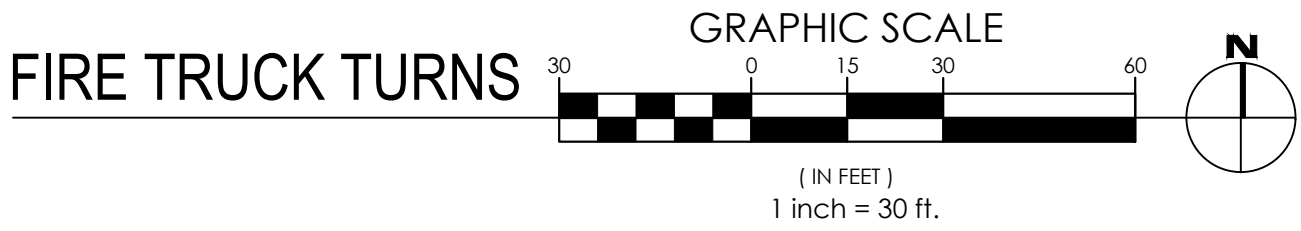
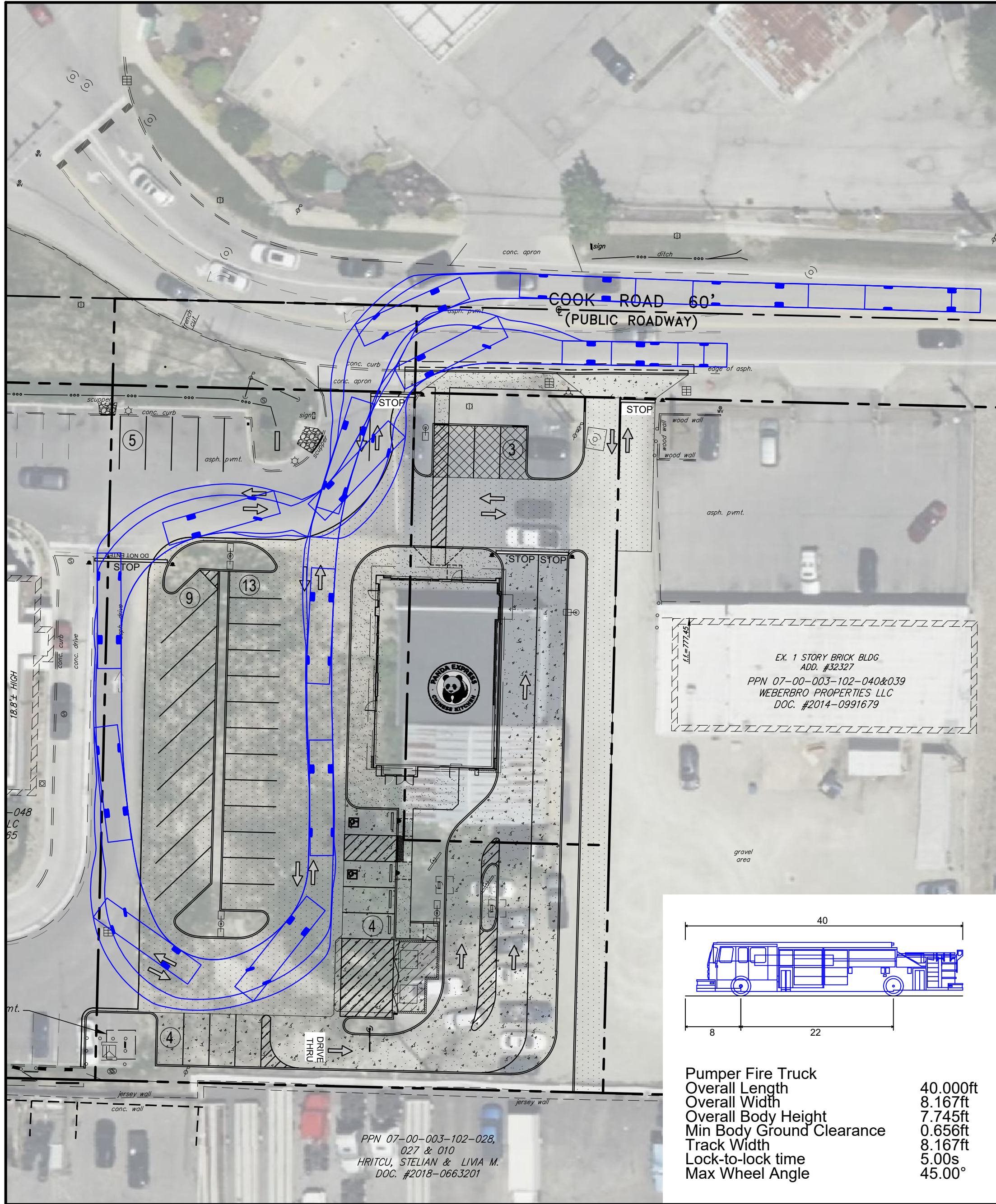
ALTA/ NSPS LAND TITLE SURVEY w/ TOPO & UTILITIES
PANDA - COOK ROAD
CITY OF NORTH RIDGEVILLE, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF
& ASSOCIATES
Civil Engineers, Surveyors, Architects & Planners
15010 Lorain Road, North Ridgeville, OH 44039
Tel: 440.884.5100 | Fax: 440.884.3104
www.neff-assoc.com

SHEET NO.
3 OF 3

REV NO	DATE	DESCRIPTION
12-06-24	Revs per Panda Attny. - item 28	
10-17-24	Submit to client	
DWG NAME	DRAWN BY	CHECKED BY
15010-E	TEW/JFK	SJM
	JOB NO	15010

User: lmarenohlik File: C:\Users\lmarenohlik\Documents\RTM Engineering Consultants LLC\0573.5115C-PX N Ridgeville OH\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\X01.0-TRUCK TURNING EXHIBIT.dwg Time: Mon 14, 2025 - 5:54pm



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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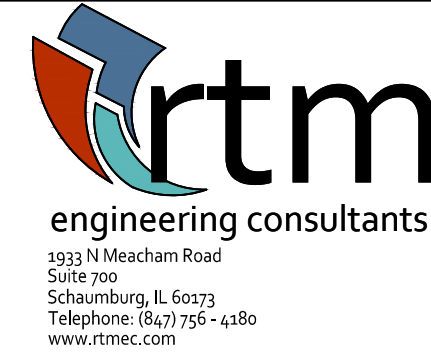
REVISIONS:

ISSUE DATE:

PLANNING	01-28-25
PLANNING	03-13-25

DRAWN BY: rtm

PANDA PROJECT #: D36943
PANDA STORE #: -
ARCH PROJECT #: 24120



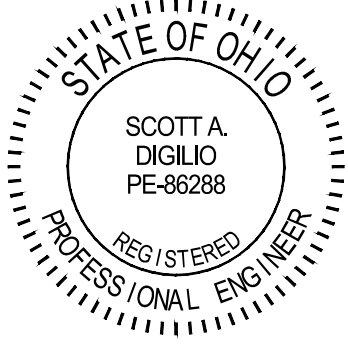
Heights Venture
ARCHITECTURE • DESIGN



PANDA EXPRESS
PANDA HOME R4
32429 COOK RD

NORTH RIDGEVILLE, OH 44039

TRUCK TURNING
EXHIBIT
X01.0





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REVISIONS:

[illegible]

ISSUE DATE:

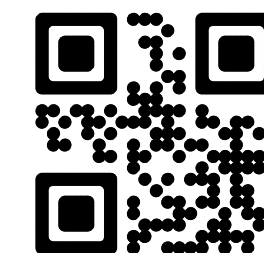
PLANNING	01-28-
PLANNING	03-13-

DRAWN BY: EDG

PANDA PROJECT #: D36943

PANDA STORE #:

ARCH PROJECT #: 24120

Heights Ventures
ARCHITECTURE • DESIGN

HOUS
1111 North Loop West, Suite
Houston, Texas 7
281.854

DAL
5741 Legacy Drive, Suite
Piano, Texas 7
281.854.

CHIC.
3333 Warrenville Road, Suite
Lisle, Illinois 6
281 854

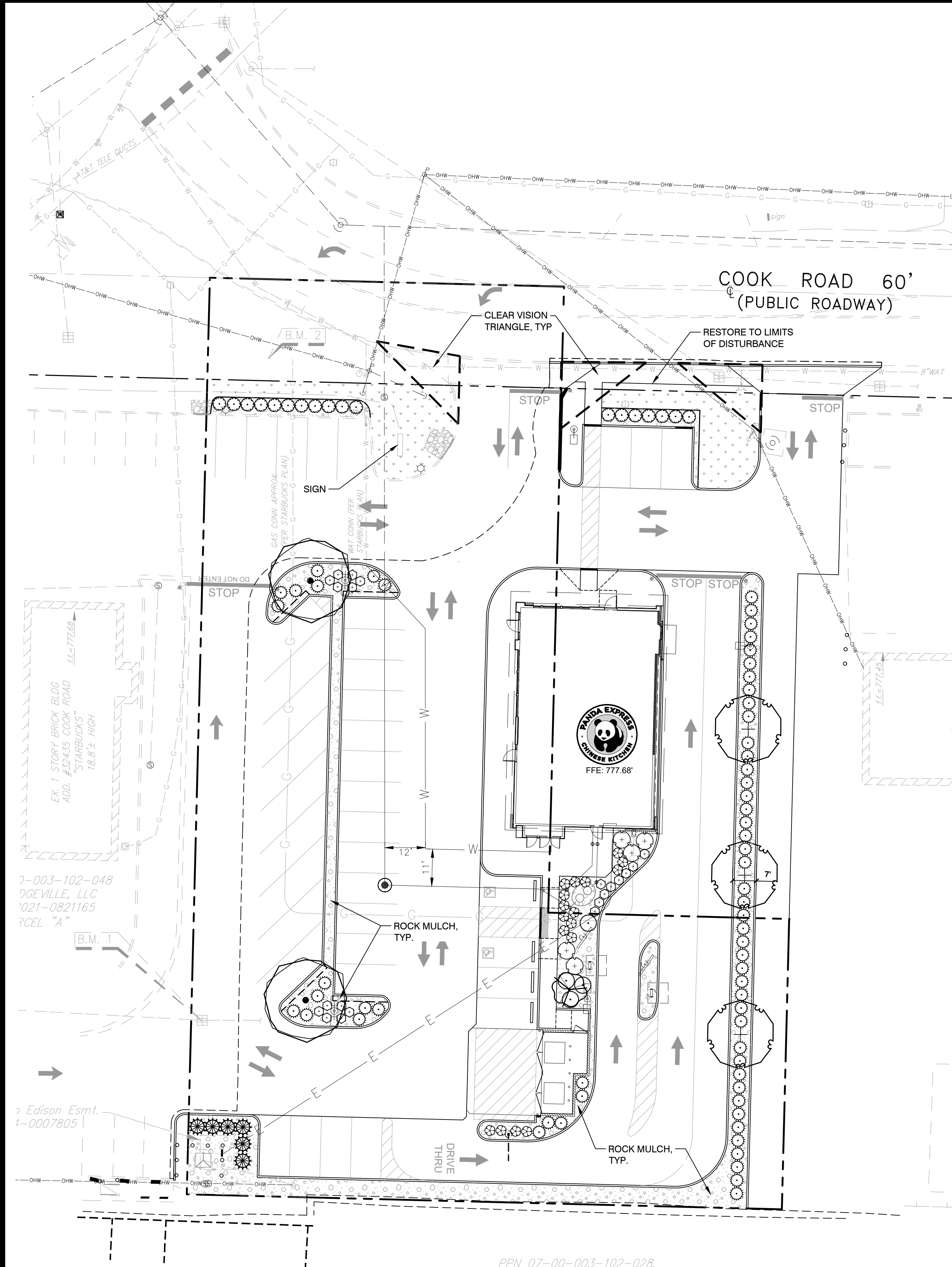
PANDA HOME R4

32429 COOK RD

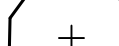
NORTH RIDGEVILLE, OH 44039

LANDSCAPE PLAN

PANDA HOME R4



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	MIN. SIZE
TREES					
	AA	2	Acer x freemanii 'Jeffersred' Autumn Blaze® Freeman Maple	Cont. or F.G.	2" CAL
	CC	1	Cercis canadensis 'Covey' Lavender Twist® Eastern Redbud	B&B	2" CAL
	GP	3	Ginkgo biloba 'PNI 2720' Princeton Sentry® Maidenhair Tree	2" Cal.	B&B
	JS	6	Juniperus chinensis 'Spartan' Spartan Juniper	Cont. or F.G.	6' HT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	MIN. SIZE	SPACING
--------	------	-----	-------------------------	------	-----------	---------

SHRUBS						
	BM	5	Buddleja x 'Miss Molly' Miss Molly Butterfly Bush	5 gal.	24" HT	60" o.c.
	IG	62	Ilex glabra 'Shamrock' Inkberry	3 gal.	18" HT	48" o.c.
	JB	4	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 gal.	24" SPD	60" o.c.
	SG	21	Spiraea japonica 'Goldmund' Goldmund Japanese Spirea	3 gal.	18" HT	36" o.c.
	SL	17	Spiraea japonica 'Little Princess' Little Princess Japanese Spirea	3 gal.	18" HT	36" o.c.
	TM	18	Taxus x media 'Densiformis' Dense Yew	5 gal.	24" HT	48" o.c.

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	MIN. SIZE
--------	------	-------------------------	------	-----------

GROUND COVERS			
	TURF	Poa pratensis Kentucky Bluegrass	sod
ROCK / STONE			
	RR	1-1/2" River Rock River Rock mulch	4" depth

LANDSCAPE CALCULATIONS

ZONING:	B3 - HIGHWAY COMMERCIAL
FRONT YARD LANDSCAPING	
10' MIN. PLANTING STRIP	PROVIDED
<i>PARKING LOT SCREENING IN FRONT YARD</i>	
ROW OF SHRUBS PROVIDED AS REQUIRED	
COMMERCIAL DISTRICT LANDSCAPING	
<i>TREES: 1 PER 50 LF OF BUILDING</i>	
TREES REQUIRED: 225/50=	5 TREES
TREES PROVIDED:	5 TREES

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 4" THICK LAYER OF RIVER COBBLE, 1/2" DIA., OVER LANDSCAPE FABRIC (ANY APPROVED) IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

GENERAL GRADING AND PLANTING NOTES

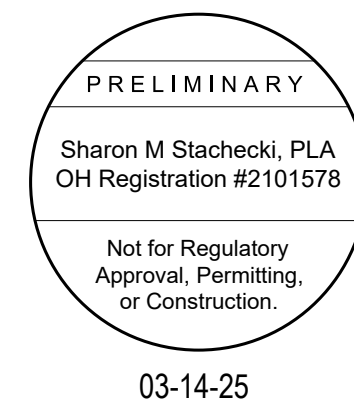
1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PLANT SPECIFICATIONS AND PLANT QUANTITIES ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT AND TOWNSHIP LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

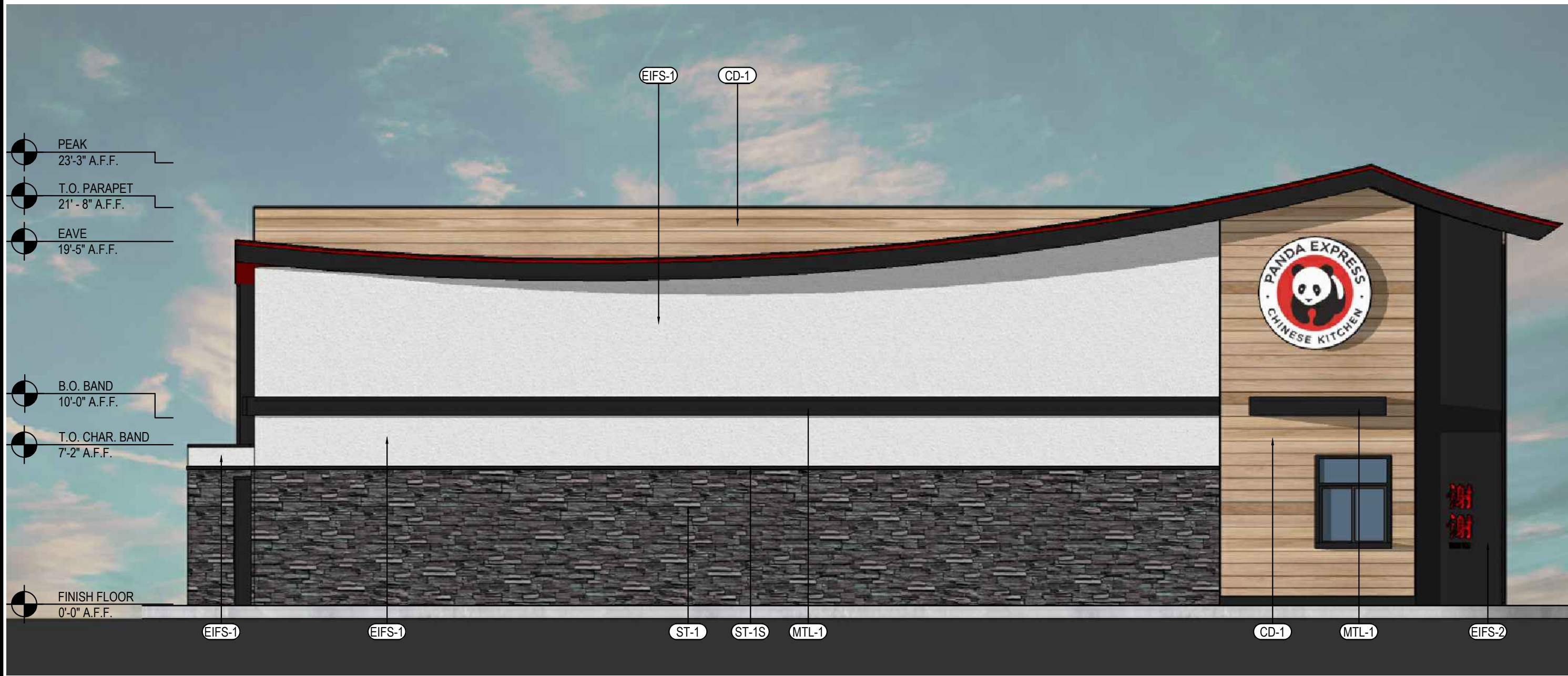
IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.





DRIVE THRU ELEVATION 5
Scale= 3/16" - 1'0" A-202



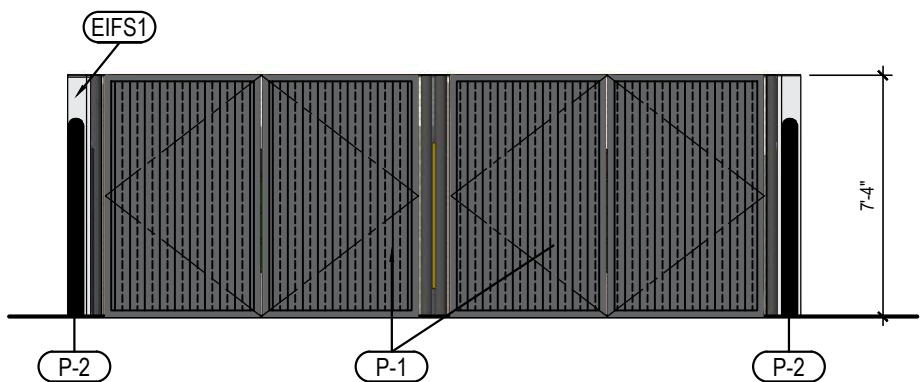
FRONT ELEVATION 2
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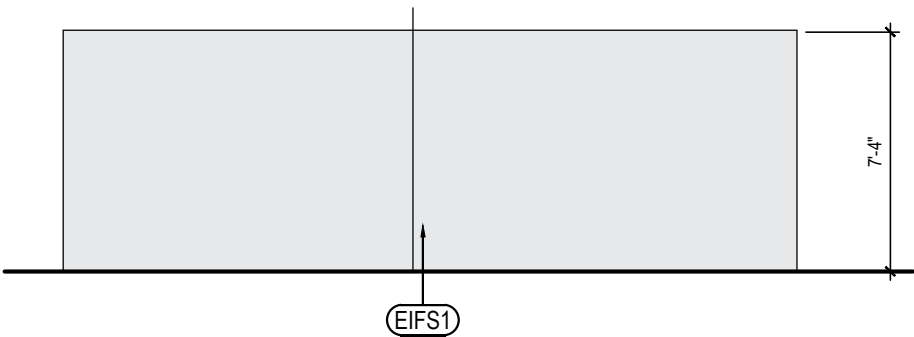
ENTRY ELEVATION 4
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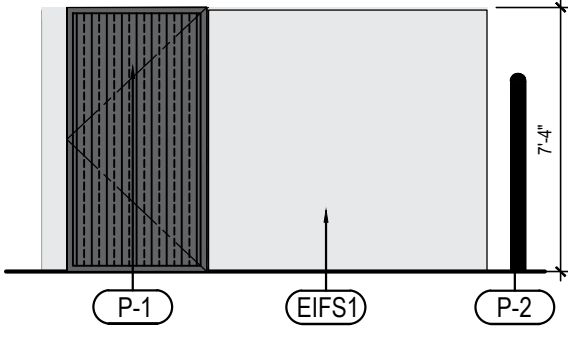
PERSPECTIVE RENDER 3
Scale= NTS A-202



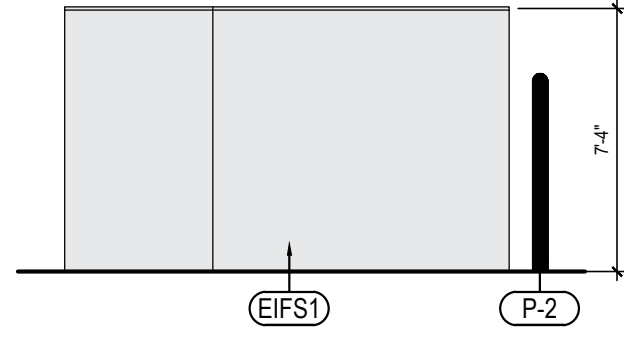
TRASH ENCLOSURE FRONT



TRASH ENCLOSURE BACK



TRASH ENCLOSURE SIDE



TRASH ENCLOSURE SIDE

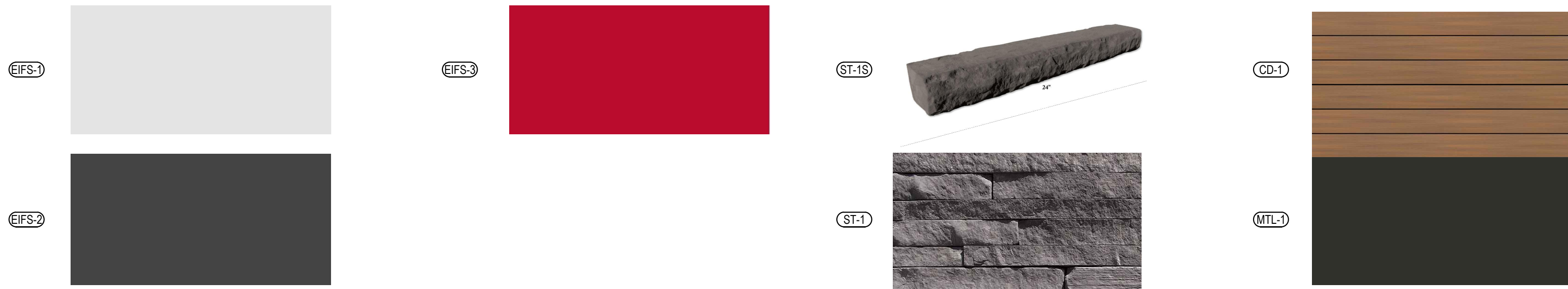
NO	MFG#	COLOR
EIFS-1	STOTHERM ESSENCE SYSTEM - EIFS	SW 7646 FIRST STAR
P-1	SW 7069 IRON ORE	
P-2	PAINT SAFETY YELLOW	

TRASH ENCLOSURE ELEVATIONS 3
Scale= NTS A-202

EXTERIOR FINISH SCHEDULE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
EIFS-1	STO	STOTHERM ESSENCE SYSTEM - EIFS	SW 7646 FIRST STAR	FINE	BUILDING BODY
EIFS-2	STO	STOTHERM ESSENCE SYSTEM - EIFS	SW7069 IRON ORE	FINE	EIFS ACCENT BAND
EIFS-3	STO	STOTHERM ESSENCE SYSTEM - EIFS	PANTONE COLOR 200C-RED	-FINE	EIFS BEHIND TRELLIS
ST-1S	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8\"/>
ST-1	CORONADO STONE PRODUCTS	STRIP STONE	BLACKFOREST	-	WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8\"/>
CD-1	FIBERON	WILDWOOD	BAMBOO	-	COMPOSITE CLADDING - CONTACT: MARIA SCHOLLER 419.704.5924 EMAIL: maria.scholler@fiberoncladding.com
MTL-2	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK-7C	SATIN FINISH	CANOPY WITH LED WITH DOWN LIGHT AROUND BUILDING
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS SW 7069IRON ORE"	-	CAP FLASHING

MATERIALS



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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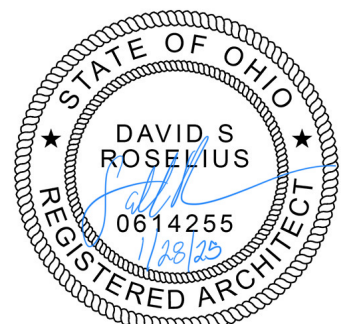
REVISIONS:

ISSUE DATE:

PLANNING SET	01-28-25

DRAWN BY:

PANDA PROJECT #: S8-26-D36943
PANDA STORE #: D36943
ARCH PROJECT #: 24120



Heights Venture
ARCHITECTURE • DESIGN

HOUSTON
1111 North Loop West, Suite 800
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A-202

EXTERIOR
COLOR ELEVATIONS

PANDA EXPRESS



S8-26-D36943

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VICINITY MAP

Scale= NTS

G-001



KEY PLAN

Scale= NTS

G-001

GENERAL		PLANNING		
G.001	TITLE SHEET	01.28.25		
CIVIL				
C02.0	DEMOLITION			
C03.0	SITE PLAN			
C03.1	STAKING PLAN			
C04.0	UTILITY PLAN			
C05.0	GRADING AND DRAINAGE PLAN			
LANDSCAPING				
LP01.01	LANDSCAPE PLAN			
ARCHITECTURAL				
A-202	EXTERIOR ELEVATIONS COLORED			
A-203	SIGNAGE			
	SITE PHOTOMETRICS			



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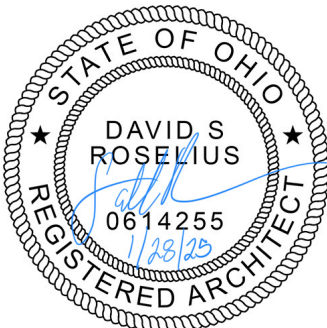
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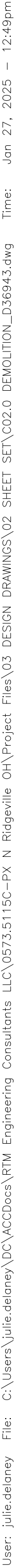
TITLE SHEET

PANDA HOME R4

SHEET INDEX

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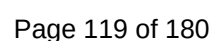
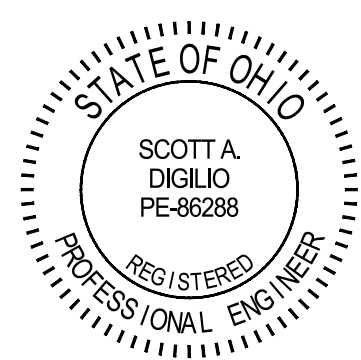


DEMO ITEMS SHOWN IN BLUE

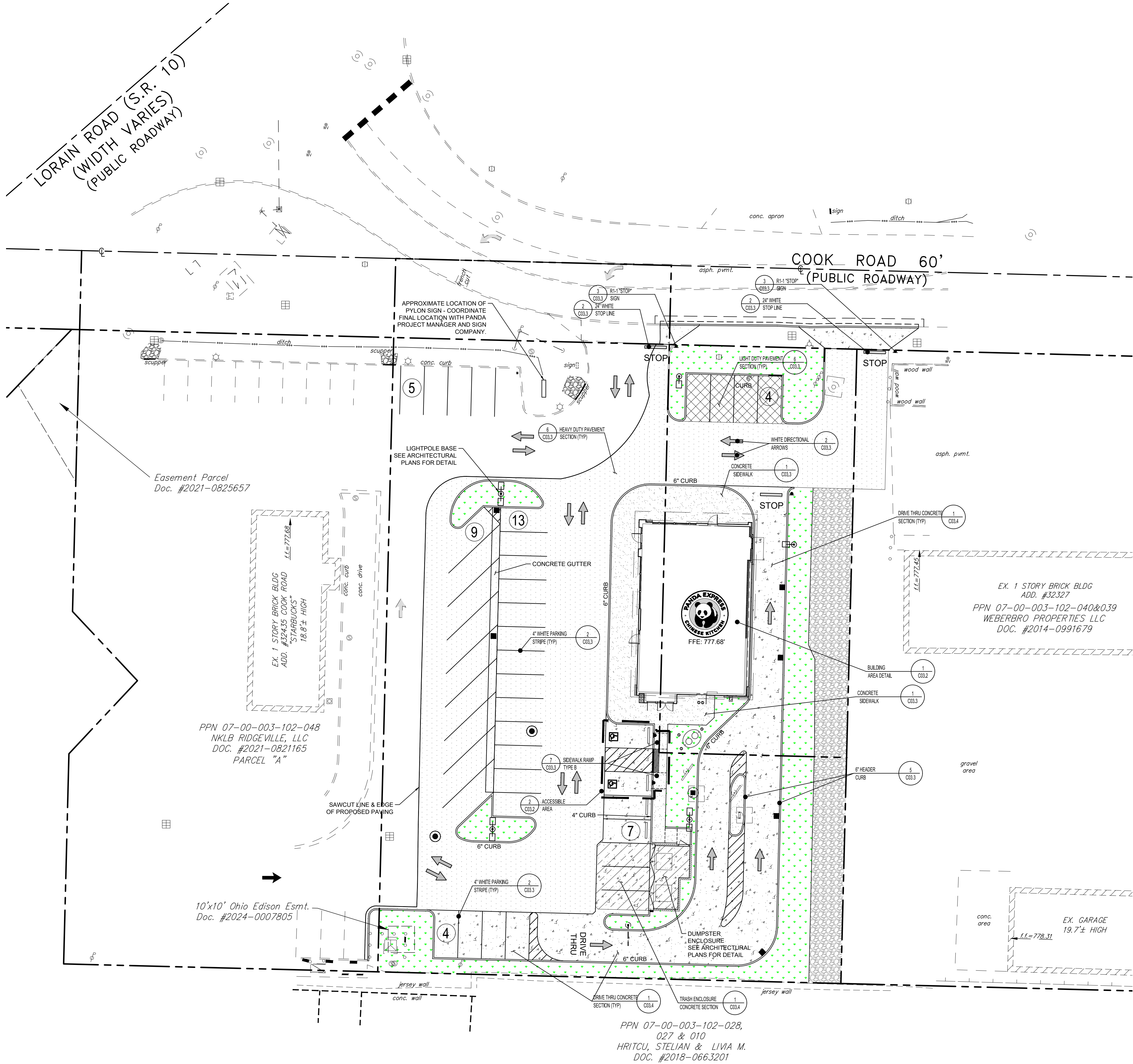
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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User: julia.delaney File: C:\Users\julia.delaney\Documents\Drawings\02 SHEET SET\C03.0-SITE PLAN 3.D36843.dwg Time: Jan 26, 2025 6:59pm



SITE PLAN

SITE INFORMATION

JURISDICTION: NORTH RIDGEVILLE, OHIO

PROPOSED PARKING
REGULAR 40
HANDICAP 2
TOTAL = 42

DRIVE AISLE WIDTH: 24'

PAVING NOTES

ALL GEOTECHNICAL PAVING SECTIONS ARE PER SEPARATE
GEOTECHNICAL ENGINEERING REPORT BY TERRACON.

SITE NOTES

1. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SIGNING, STRIPING AND BUILDING DETAILS.
2. ALL STRIPING SHALL BE WHITE STRIPING APART FROM ADA.
3. WHEEL STOPS TO BE RUBBER, NOT CONCRETE.
4. STANDARD BOLLARDS SHALL BE PLACED AT BUILDING DT LANE BUILDING CORNER AND AT DT WINDOW. BOLLARDS SHALL HAVE THERMOPLASTIC COVER.
5. CONCRETE SHALL BE PLACED BETWEEN BACK OF CURB AND FACE OF BUILDING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.

LEGEND

	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	CONCRETE DRIVE THRU AND PARKING AREA
	CONCRETE FOR TRASH ENCLOSURE
	CONCRETE SIDEWALK
	GRAVEL
	LANDSCAPE PERVIOUS AREA
	(E) PROPERTY LINE
	TRAFFIC FLOW DIRECTION/ STRIPING WHERE NOTED



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PANDA HOME R4

LORAIN RD & COOK RD

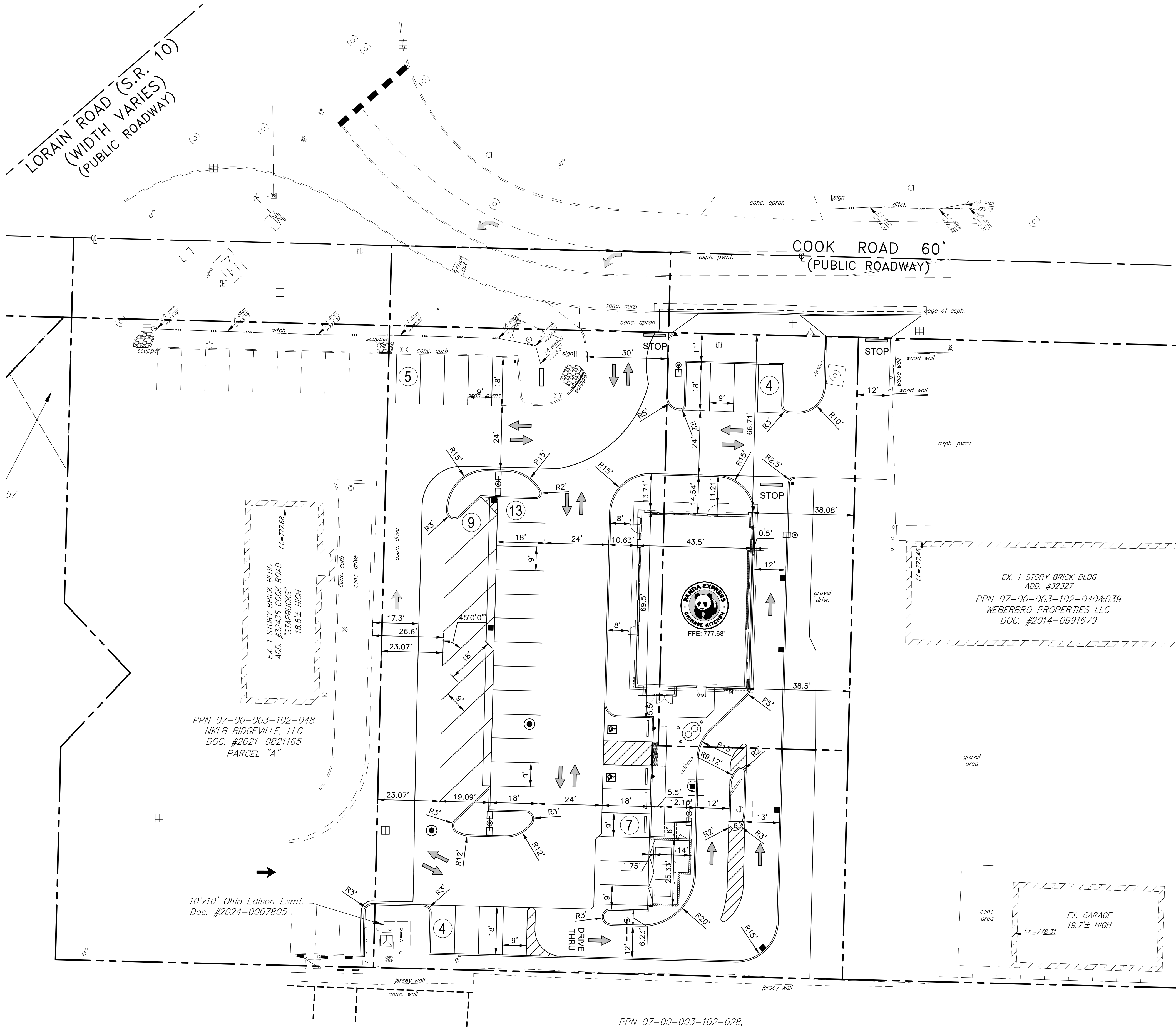
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SITE PLAN

C03.0

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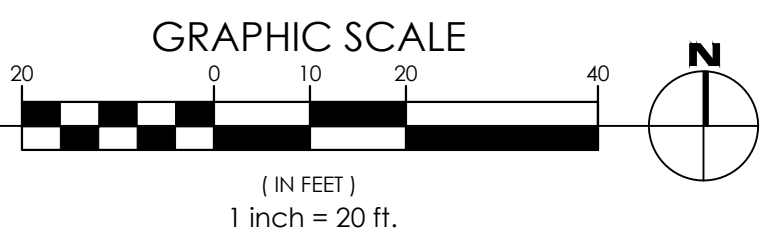
User: julia.delaney File: C:\Users\julia.delaney\Documents\RTM Engineering Consultants, LLC\0573.5115C-PX-N Ridgeville OH\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C03.0-SITE PLAN 3.D36843.dwg Time: Jan 27, 2025 - 1:21 pm



STAKING NOTES

1. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.

STAKING PLAN



PPN 07-00-003-102-028,
027 & 010
HRITCU, STELIAN & LIVIA M.
DOC. #2018-0663201

EX. 1 STORY BRICK BLDG
ADD. #32327
PPN 07-00-003-102-040&039
WEBERBRO PROPERTIES LLC
DOC. #2014-0991679

PPN 07-00-003-102-048
NKL B RIDGEVILLE, LLC
DOC. #2021-0821165
PARCEL "A"

10'x10' Ohio Edison Esmt.
Doc. #2024-0007805

EX. GARAGE
19.7'± HIGH
LL=778.31



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PANDA HOME R4

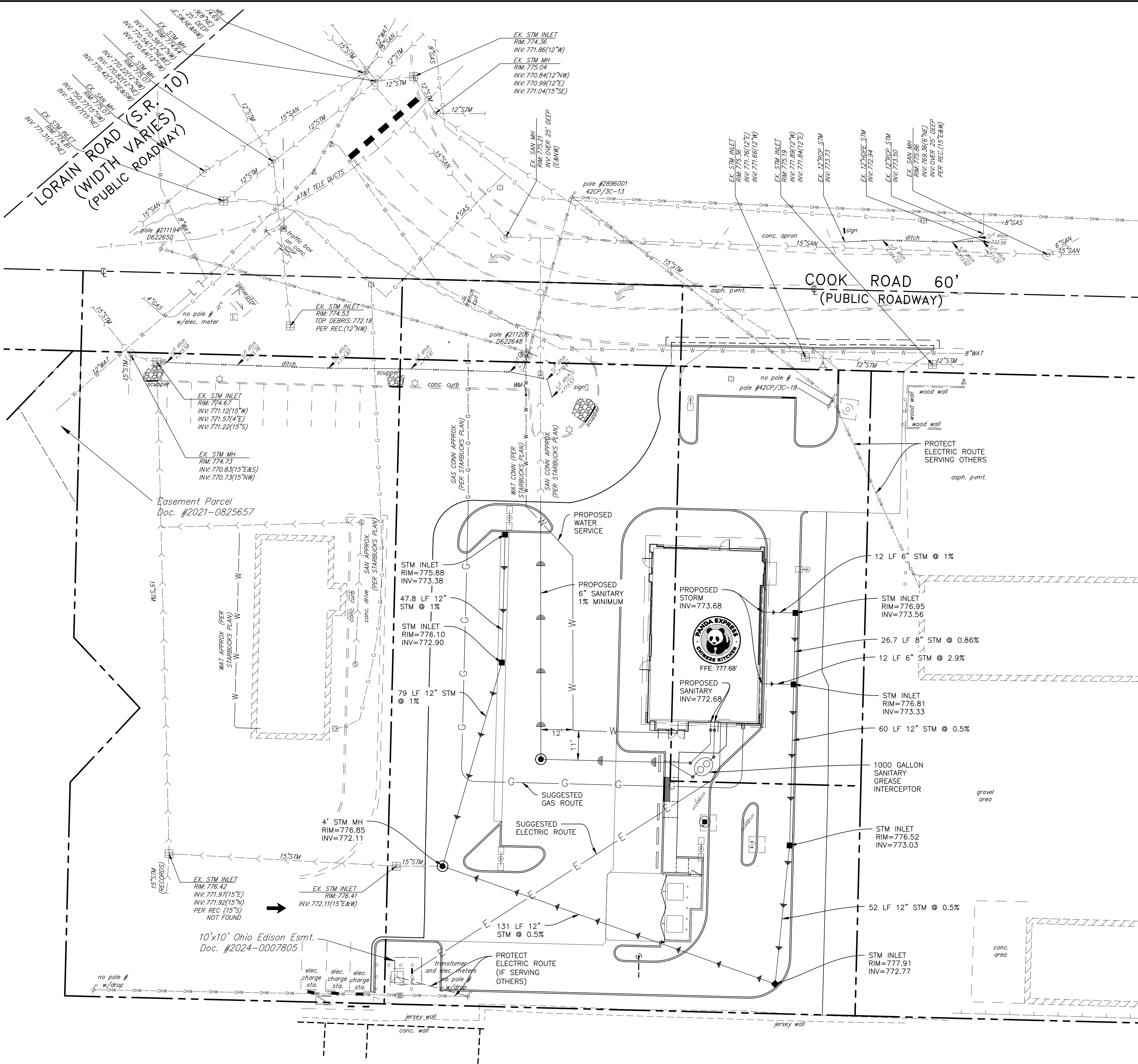
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STAKING PLAN

C03.1

PANDA HOME R4



NOTES:

- EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
- CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT NOT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
- VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
- SEE SPECIFICATIONS ON SHEET C01.3 AND C01.4 FOR ALL STORM, SANITARY, AND WATER PIPE AND STRUCTURE SPECIFICATIONS.
- ALL UTILITY TIE DIMENSIONS ARE FROM CENTER OF UTILITY AND TO BACK OF CURB WHEN TIED TO CURB LINES, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO INSPECT EXISTING SEWER AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT EXISTING PIPE IS IN GOOD WORKING CONDITION. CONTRACTOR TO REPAIR AS REQUIRED.
- CONTRACTOR TO NOTIFY OWNER/ENGINEER IF CONFLICTS OCCUR.
- NEW OPENING/CONNECTIONS TO EXISTING MANHOLE/STRUCTURES SHALL BE CORE-DRILLED.
- TEST PITS MUST BE EXCAVATED IN ADVANCE OF CONSTRUCTION IN ORDER TO CONFIRM DEPTH AND LOCATION OF EXISTING UTILITIES. NO ADDITIONAL PAYMENT WILL BE MADE FOR TEST PIT EXCAVATION.
- ALL NEW STORM STRUCTURES SHALL HAVE ADA COMPATIBLE OPEN LIDS, PER JURISDICTION STANDARDS.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT ETC., THAT MAY BE REQUIRED.
- CONTRACTOR SHALL COORDINATE GAS, ELECTRIC AND TELEPHONE CONDUIT, PIPING, AND CONDUCTOR REQUIREMENTS WITH MEP PLANS AND UTILITY PROVIDER PRIOR TO INSTALLATION.
- STREET ASPHALT PAVEMENT SHALL BE RESTORED IN ACCORDANCE WITH DOT REQUIREMENTS AND STANDARDS.

LEGEND:

EXISTING	PROPOSED	EXISTING	PROPOSED
SANITARY SEWER	—●—●—●—	CATCH BASIN/INLET	⊙
SANITARY SERVICE	—●—●—●—	STORM MANHOLE	⊙
STORM SEWER	—●—●—●—	SANITARY MANHOLE	⊙
STORM SERVICE	—●—●—●—	VALVE BOX/VAULT	⊙
WATERMAIN	—W—W—W—	FIRE HYDRANT	⊙
GAS MAIN	—G—G—G—	B-BOX	⊙
FIBER OPTIC LINE	—FO—FO—FO—	LIGHTS (SEE BLDG PLANS)	⊙
ELECTRIC LINE	—E—E—E—		
OVERHEAD WIRES	—OHW—OHW—OHW—		
TELEPHONE LINE	—T—T—T—		



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UTILITY PLAN

C04.0



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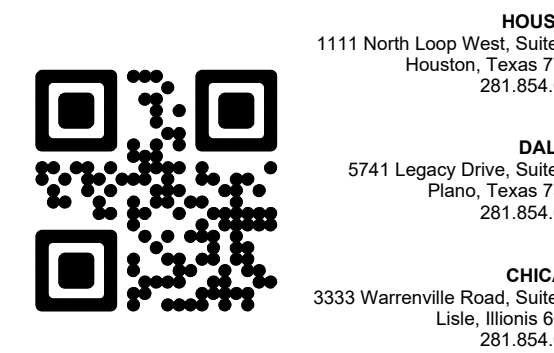
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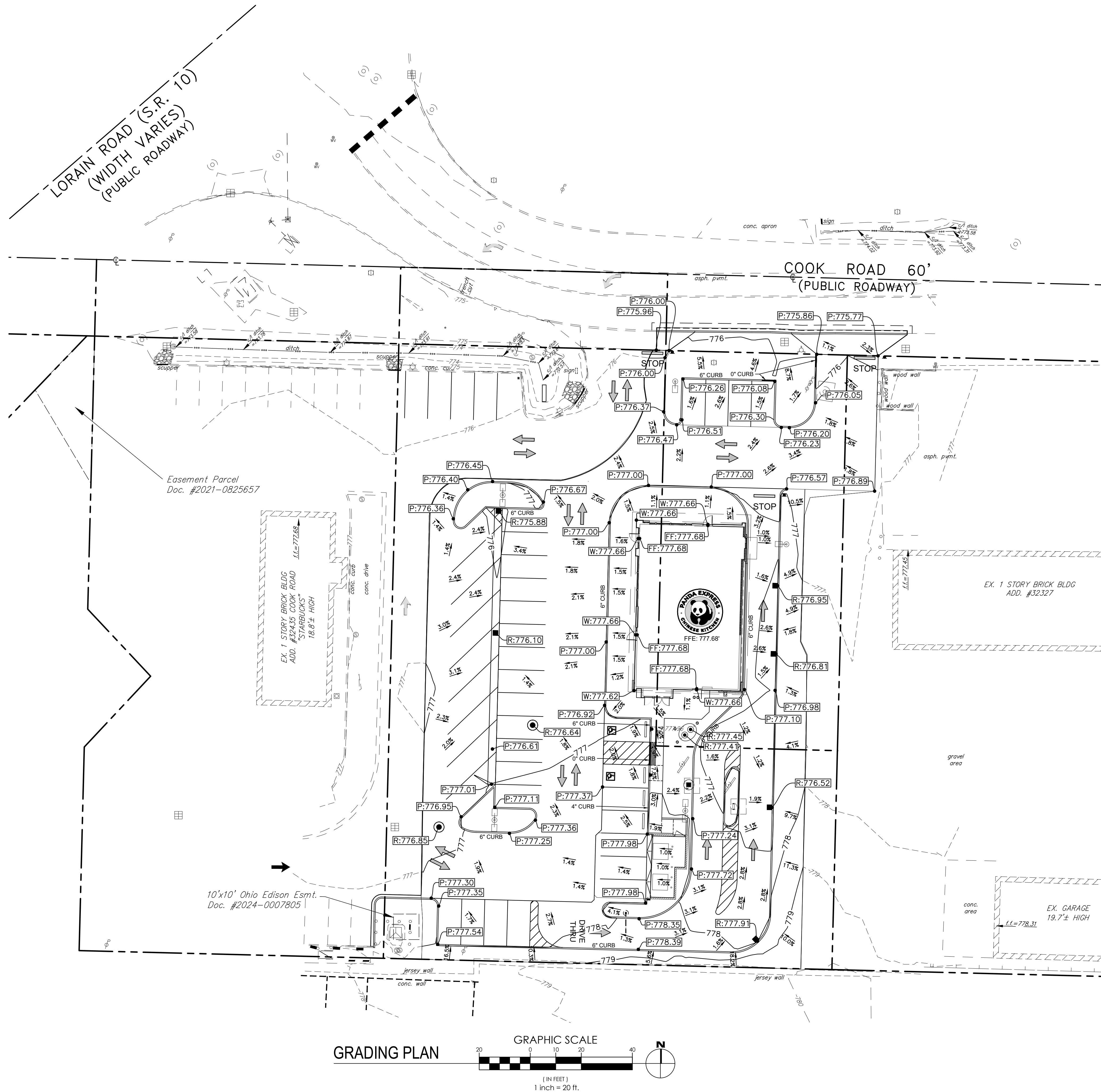


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GRADING PLAN

C05.0

PANDA HOME R4 Page 122



GRADING LEGEND		
DESCRIPTION	EXISTING	PROPOSED
SPOT ELEVATION	x XXX.XX	P:XX.XX
CONTOUR LINE	--- 600 ---	— 600 —
FLOW ARROW	1.21% 	1.21% 
STORM CATCHBASIN OR INLET		

FF:XXX.XX OR FFE XXX.XX	FINISHED FLOOR
FL:XXX.XX	FLOWLINE
G:XXX.XX	TOP OF GROUND
P:XXX.XX	PAVEMENT
R:XXX.XX	RIM
W:XXX.XX	TOP OF WALK
TC:XXX.XX	TOP OF CURB

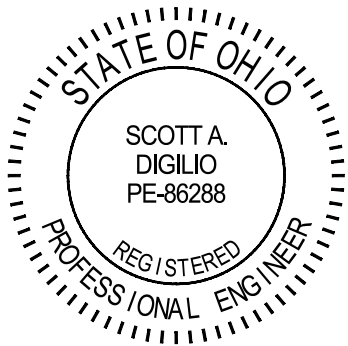
GRADING NOTES

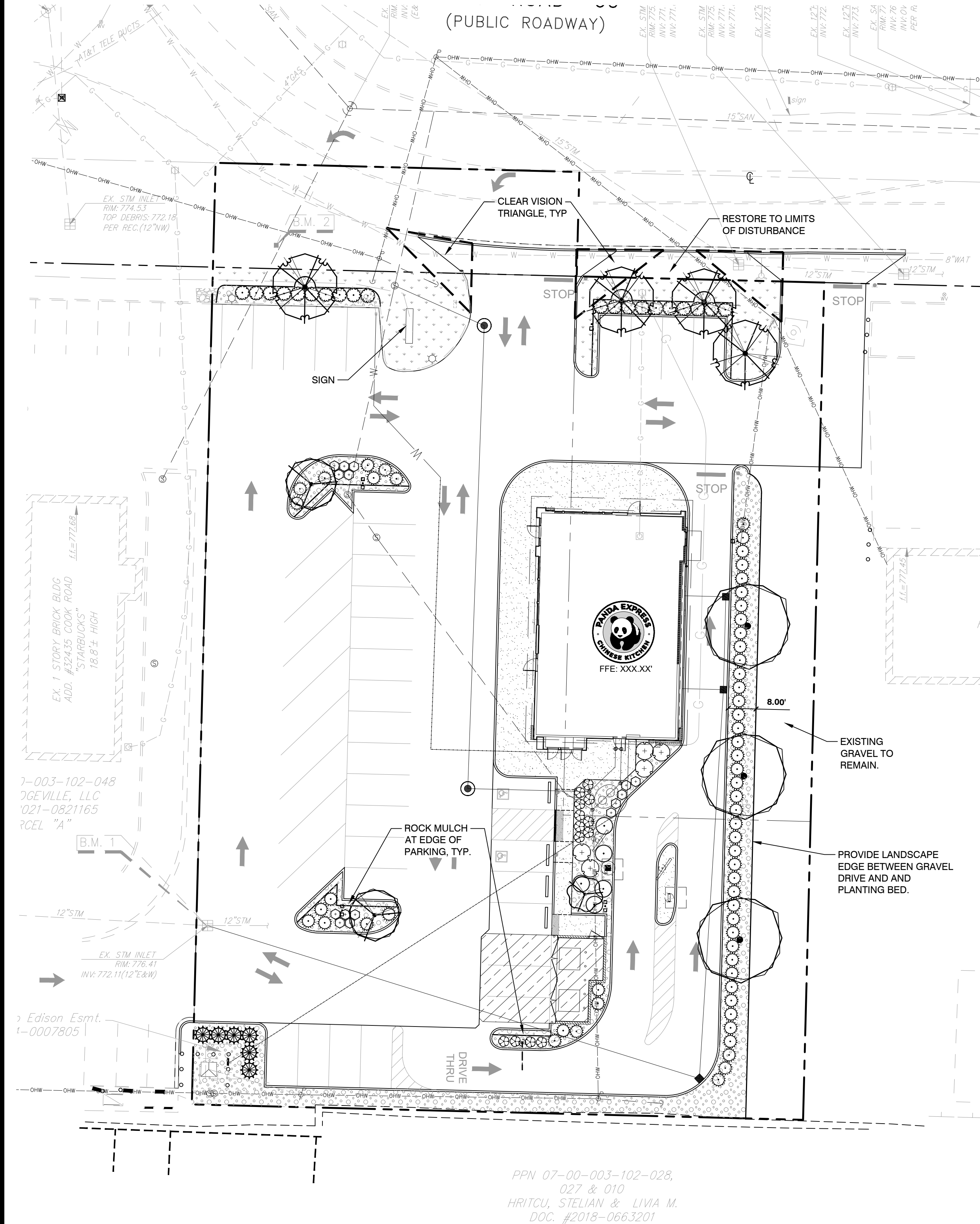
1. ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. PROPOSED ELEVATIONS SHOWN ON PROPOSED CURB LINES ARE FLOW LINE ELEVATIONS UNLESS NOTED OTHERWISE. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATIONS.
3. CONTRACTOR SHALL FIELD VERIFY GRADES IN THE LOCATIONS INDICATED AT THE TIME OF CONSTRUCTION. CARE SHALL BE TAKEN TO MATCH EXISTING GRADES AT PROPERTY LINE TO ENSURE A SMOOTH TRANSITION BETWEEN PROPOSED ASPHALT PAVEMENT AND ADJACENT PROPERTY.

HYDROLOGY STATEMENT

ONSITE STORMWATER RUN-OFF WILL SURFACE FLOW OR SURFACE FLOW TO INLETS THAT LEAD TO UNDERGROUND PIPE SYSTEM.

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
TREES					
	AF	3	Acer ginnala 'Flame' Flame Amur Maple	B&B	2" CAL
	AA	3	Acer x freemanii 'Jeffersred' Autumn Blaze® Freeman Maple	B&B	2" CAL
	CC	1	Cercis canadensis 'Covey' Lavender Twist® Eastern Redbud	B&B	2" CAL
	CW	2	Cercis canadensis 'WFHnoli' Northern Lites™ Redbud	Cont. or F.G.	2" CAL
	JS	6	Juniperus chinensis 'Spartan' Spartan Juniper	Cont. or F.G.	6' HT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING
SHRUBS						
	BM	5	Buddleja x 'Miss Molly' Miss Molly Butterfly Bush	5 gal.	24" HT	60" O.C.
	IG	60	Ilex glabra 'Shamrock' Inkberry	3 gal.	18" HT	48" O.C.
	JB	5	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 gal.	24" SPD	60" O.C.
	SG	15	Spiraea japonica 'Goldmound' Goldmound Japanese Spirea	3 gal.	18" HT	36" O.C.
	SL	13	Spiraea japonica 'Little Princess' Little Princess Japanese Spirea	3 gal.	18" HT	36" O.C.
	TM	20	Taxus x media 'Densiformis' Dense Yew	5 gal.	24" HT	48" O.C.

SYMBOL	CODE	BOTANICAL / COMMON NAME	NOTES
GROUND COVERS			
	TURF	Poa pratensis Kentucky Bluegrass	sod
ROCK / STONE			
	RR	1-1/2" River Rock River Rock mulch	4" depth

LANDSCAPE CALCULATIONS

ZONING:	B3 - HIGHWAY COMMERCIAL
FRONT YARD LANDSCAPING 10' MIN. PLANTING STRIP	PROVIDED
STREET TREES: 1 PER 40 LF COOK RD (176 LF)	
TREES REQUIRED: 176/40=	4 TREES
TREES PROVIDED:	4 TREES *
* 1 STREET TREES PROVIDED BEYOND THE 10 FT PLANTING STRIP DUE TO UTILITY CONFLICTS	
PARKING LOT SCREENING IN FRONT YARD ROW OF SHRUBS PROVIDED AS REQUIRED	
COMMERCIAL DISTRICT LANDSCAPING	
TREES: 1 PER 50 LF OF BUILDING	
TREES REQUIRED: 228/50=	5 TREES
TREES PROVIDED:	5 TREES

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT AND TOWNSHIP LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 4" THICK LAYER OF RIVER COBBLE, 1"-2" DIA., OVER LANDSCAPE FABRIC (ANY APPROVED) IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



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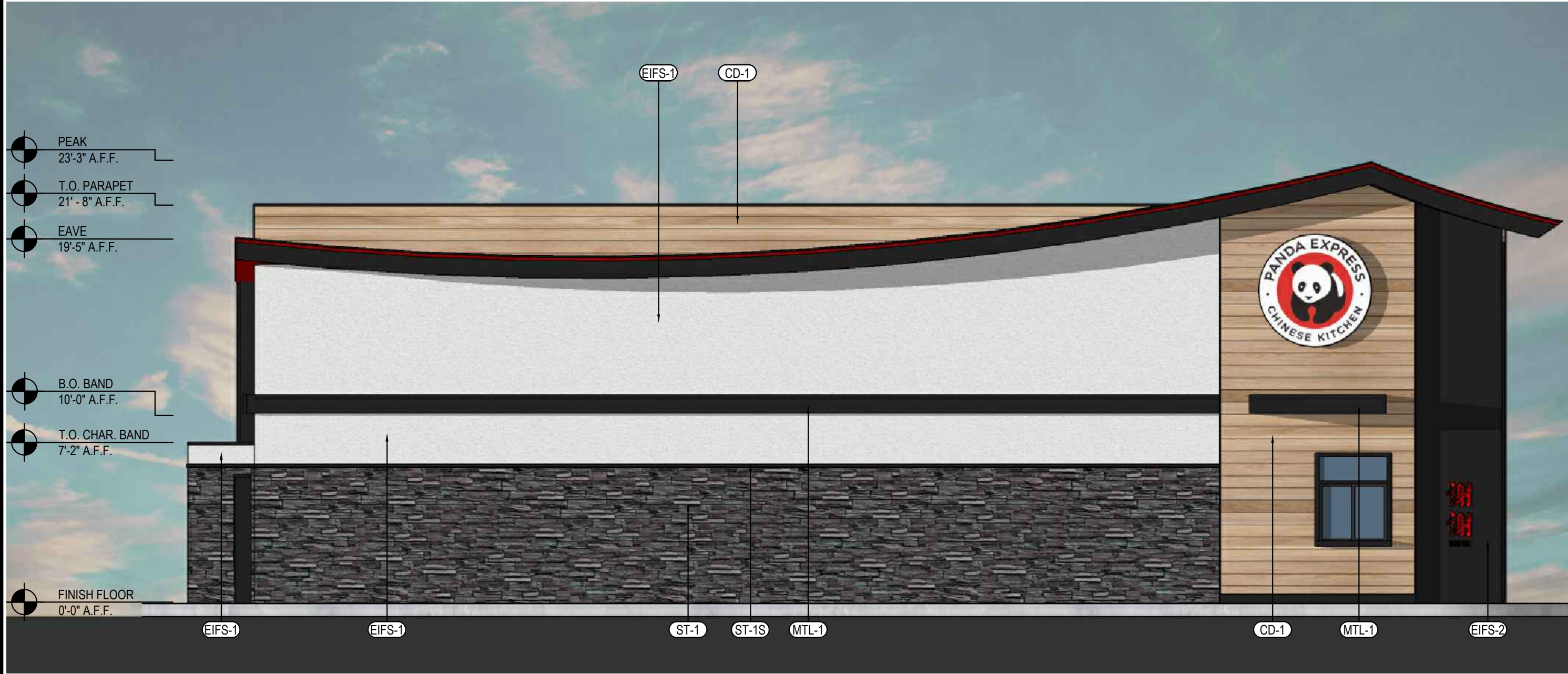
LORAIN RD & COOK RD

NORTH RIDGEVILLE, OH, 44039

L01.0

LANDSCAPE PLAN

PANDA HOME R4



DRIVE THRU ELEVATION 5
Scale= 3/16" - 1'0" A-202



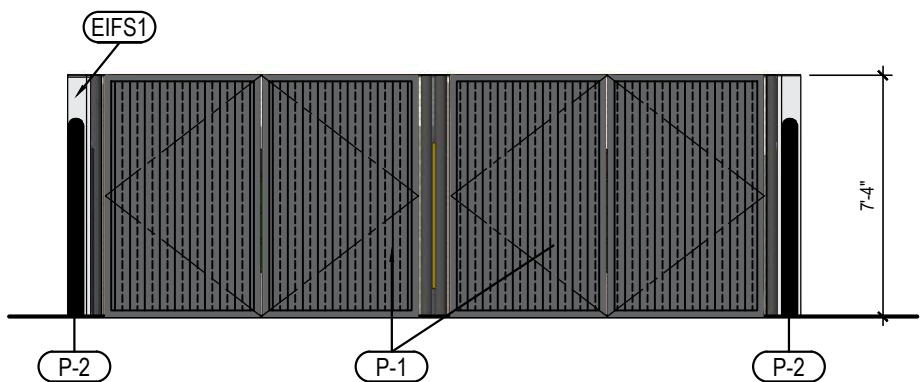
FRONT ELEVATION 2
Scale= 3/16" - 1'0" A-202



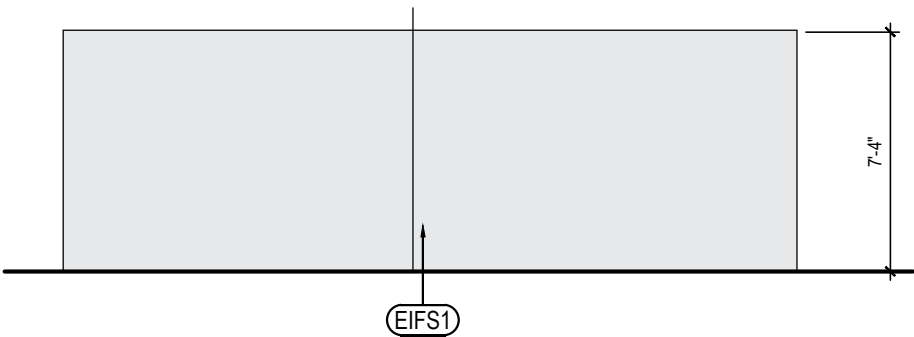
ENTRY ELEVATION 4
Scale= 3/16" - 1'0" A-202



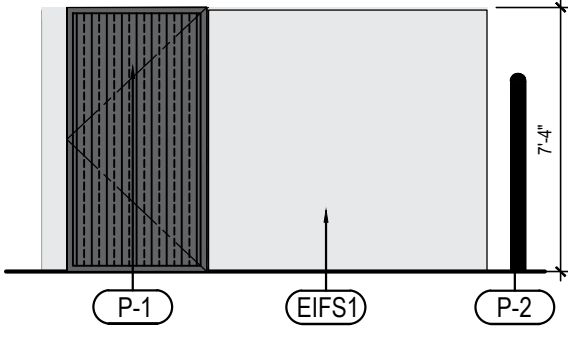
PERSPECTIVE RENDER 3
Scale= NTS A-202



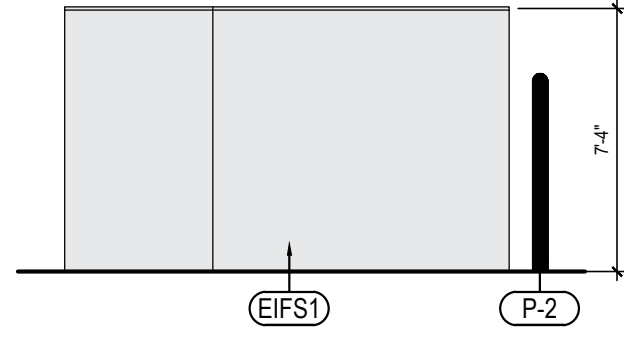
TRASH ENCLOSURE FRONT



TRASH ENCLOSURE BACK



TRASH ENCLOSURE SIDE



TRASH ENCLOSURE SIDE

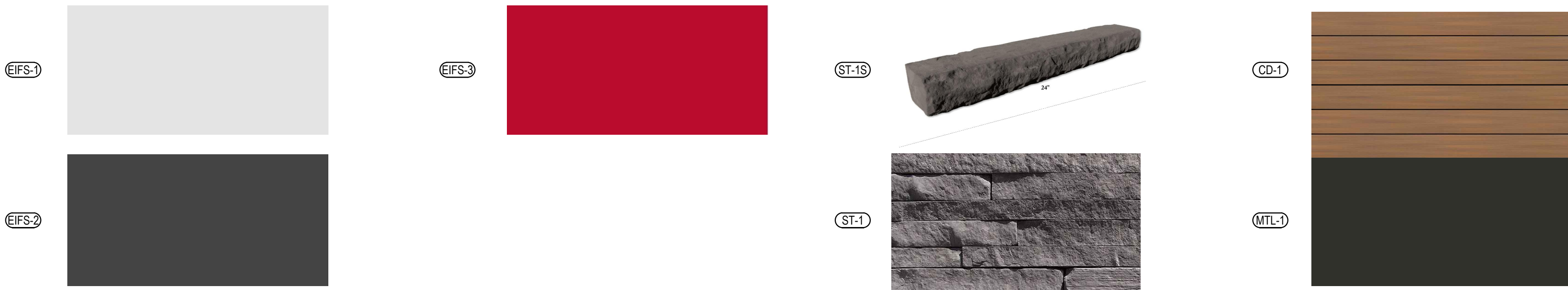
NO	MFG#	COLOR
EIFS-1	STOTHERM ESSENCE SYSTEM - EIFS	SW 7646 FIRST STAR
P-1	SW 7069 IRON ORE	
P-2	PAINT SAFETY YELLOW	

TRASH ENCLOSURE ELEVATIONS 3
Scale= NTS A-202

EXTERIOR FINISH SCHEDULE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
EIFS-1	STO	STOTHERM ESSENCE SYSTEM - EIFS	SW 7646 FIRST STAR	FINE	BUILDING BODY
EIFS-2	STO	STOTHERM ESSENCE SYSTEM - EIFS	SW7069 IRON ORE	FINE	EIFS ACCENT BAND
EIFS-3	STO	STOTHERM ESSENCE SYSTEM - EIFS	PANTONE COLOR 200C-RED	-FINE	EIFS BEHIND TRELLIS
ST-1S	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	STRIP STONE	BLACKFOREST	-	WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS MFG: ARGOS, COLOR: CHARCOAL
CD-1	FIBERON	WILDWOOD	BAMBOO	-	COMPOSITE CLADDING - CONTACT: MARIA SCHOLLER 419.704.5924 EMAIL: maria.scholler@fiberoncladding.com
MTL-2	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK-7C	SATIN FINISH	CANOPY WITH LED WITH DOWN LIGHT AROUND BUILDING
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS SW 7069IRON ORE"	-	CAP FLASHING

MATERIALS



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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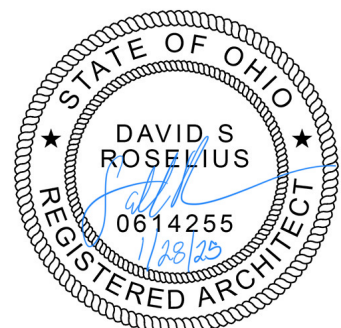
REVISIONS:

ISSUE DATE:

PLANNING SET	01-28-25

DRAWN BY:

PANDA PROJECT #: S8-26-D36943
PANDA STORE #: D36943
ARCH PROJECT #: 24120



Heights Venture
ARCHITECTURE • DESIGN

HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77005
281.854.6100

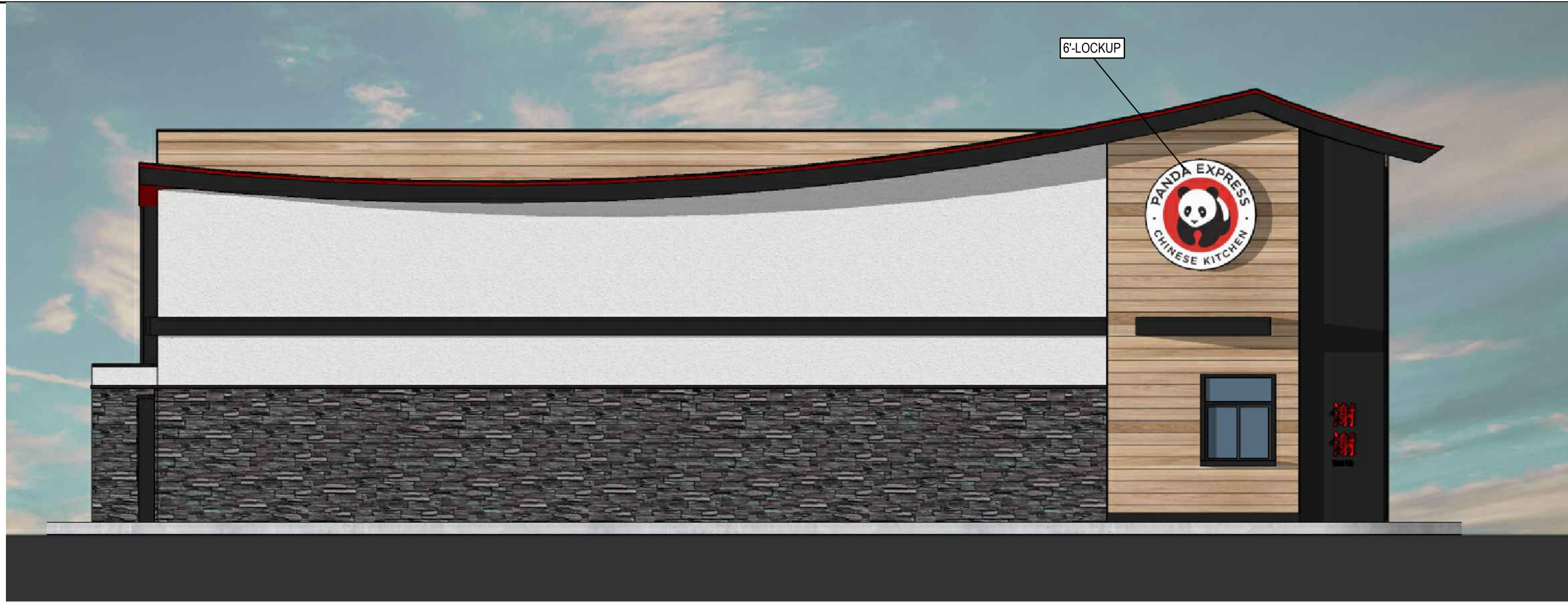
DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas 75024
281.854.6100

CHICAGO
3333 Warrenville Road, Suite 200
Lisle, Illinois 60532
281.854.6100

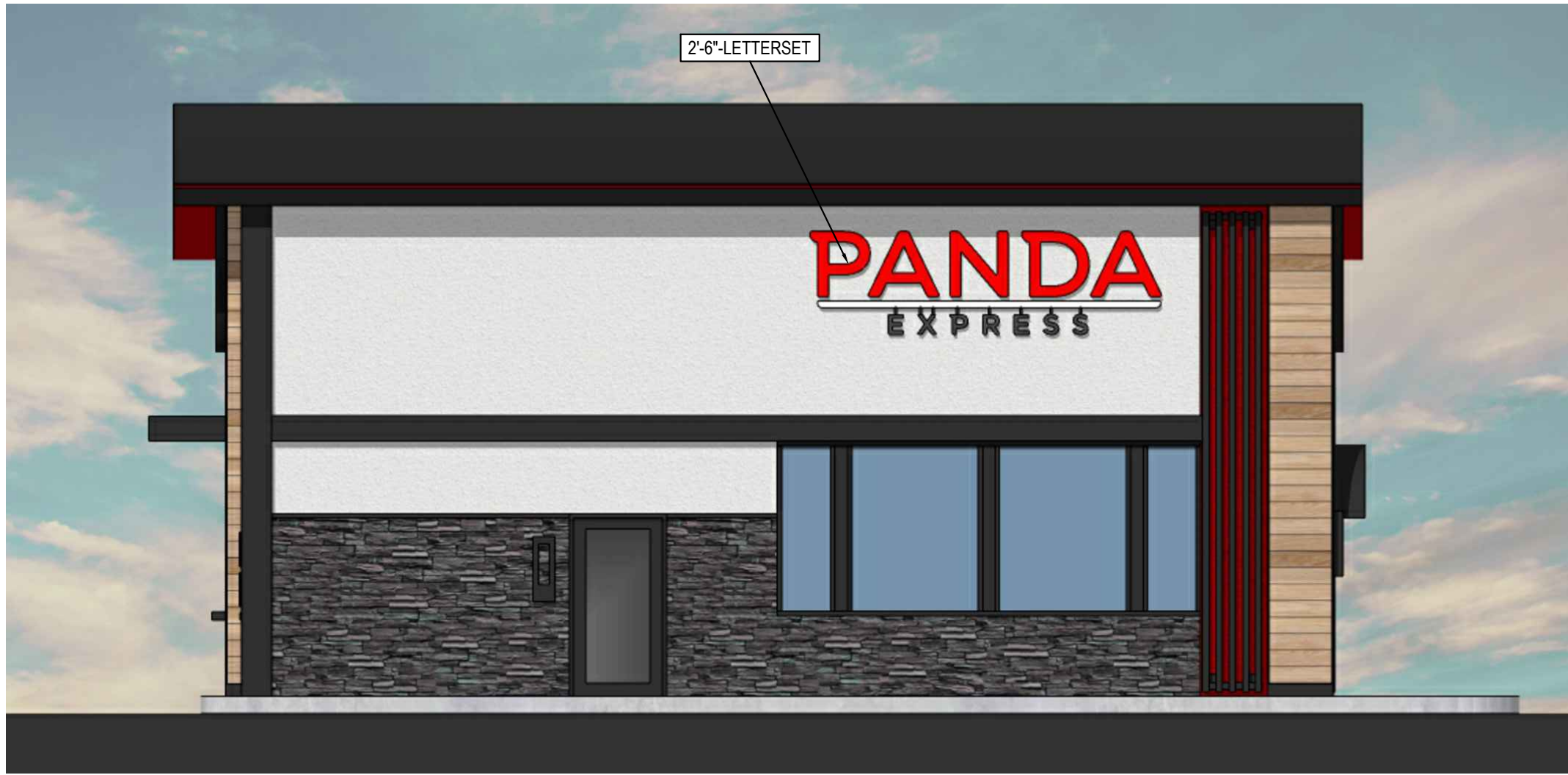
PANDA EXPRESS
PANDA HOME R3
32425 COOK ROAD
N. RIDGEVILLE, OH 44039

A-202

EXTERIOR
COLOR ELEVATIONS



DRIVE THRU ELEVATION 6
Scale= 3/16" - 1'0" A-203



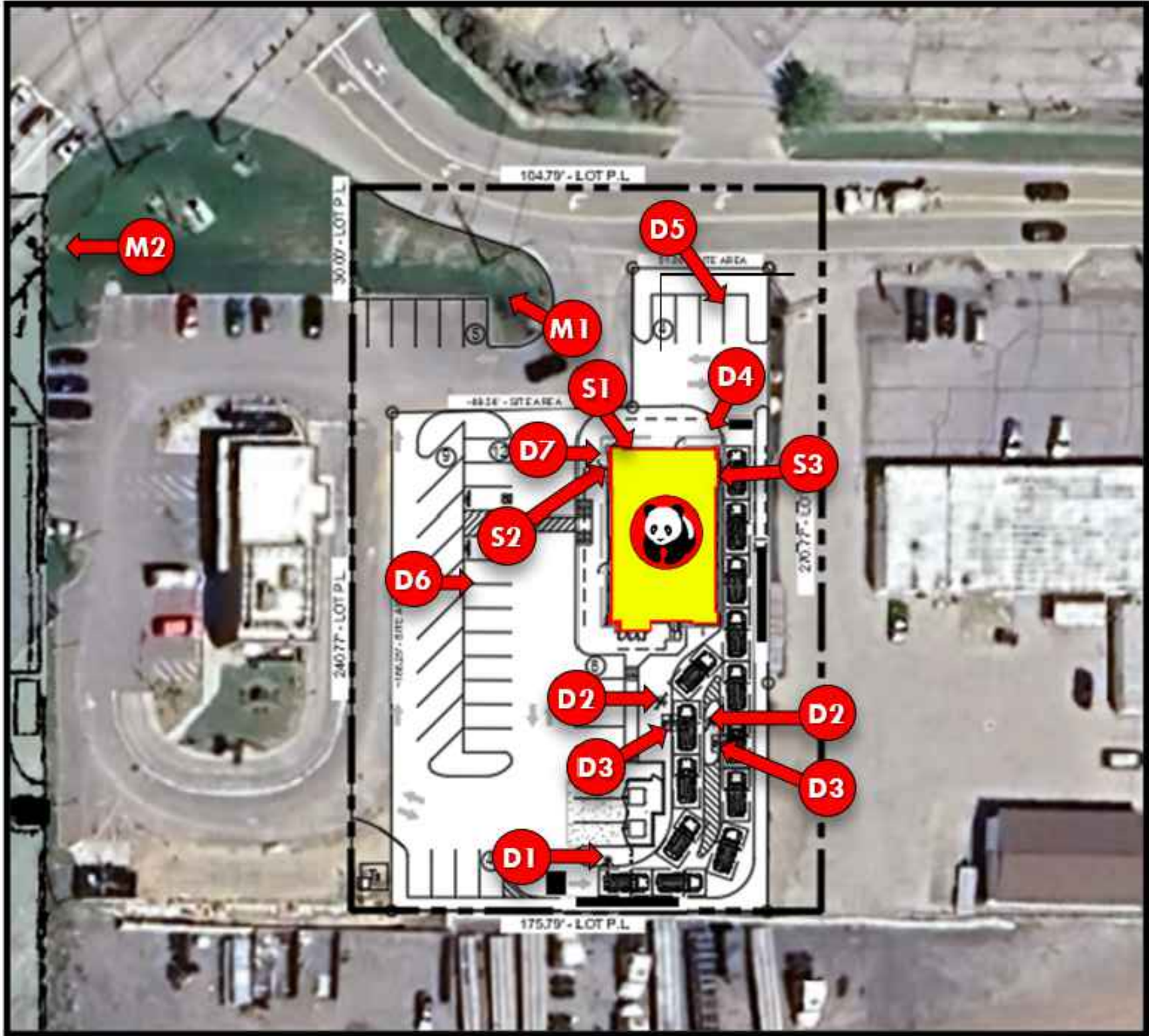
FRONT ELEVATION 3
Scale= 3/16" - 1'0" A-203



ENTRY ELEVATION 5
Scale= 3/16" - 1'0" A-203



PERSPECTIVE 2
Scale= 3/16" - 1'0" A-203



KEY SIGNAGE ON SITE 4
Scale= NTS A-203



PROPOSED SIGNAGE 1
Scale= NTS A-203



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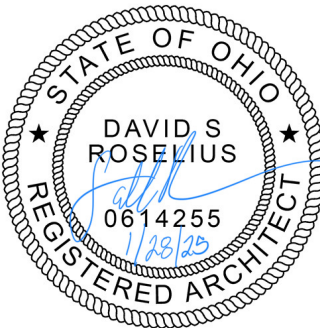
REVISIONS:

ISSUE DATE:

PLANNING SET	01-28-25

DRAWN BY:

PANDA PROJECT #: S8-26-D36943
PANDA STORE #: D36943
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Heights Venture
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281.854.6100

CHICAGO
3333 Warrenville Road, Suite 200
Lisle, Illinois 60532
281.854.6100

PANDA EXPRESS
PANDA HOME R3
32425 COOK ROAD

N. RIDGEVILLE, OH 44039

A-203

EXTERIOR COLOR ELEVATIONS
PROPOSED SIGNAGE

EQUIPMENT SCHEDULE

PLUMBING										ELECTRICAL										DESCRIPTION									
FS - INDIRECT CONNECTION TO FLOOR SINK										D - DIRECTION CONNECTION										O - OWNER (PANDA EXPRESS, INC.)									
D - DIRECT CONNECTION										C - OUTLET (REF. MFR FOR TYPE)										K - KITCHEN									
RH - ROUGH-IN HEIGHT (TO CENTER OF CONNECTION)										FSO - FLOOR STUB OUT										EC - ELECTRICAL CONTRACTOR									
										DC - DROPPED CORD										(E) - EXISTING									
GAS										CONNECTION										UC - UNDER COUNTER									
KSTU	RH	SIZE	TYPE	SIZE	TYPE	SIZE	RH	SIZE	TYPE	WATT	PH	HP	VOLTS	REMARKS	DIMENSIONS W" x D" x H" (Ø x H)	MANUFACTURER	MODEL NO	DESCRIPTION	NO.	QTY	UNIT								
														SERVICE COUNTER TABLE ASSEMBLY, SEE ARCH. ELEV'S & DTLS	SEE PLAN	KEC	PER MFG	SS 19 WELL SERVICE TABLE	1F	0									
														3-PAN PART OF SERVICE COUNTER TABLE ASSEMBLY & INCLUDES SS FRAME, GLASS, HARDWARE, LIGHTS & HEATERS	44"x18"x17"	KEC	PER MFG	44IN SNEEZE GUARD ASSEMBLY	1S2B1	0									
														4-PAN PART OF SERVICE COUNTER TABLE ASSEMBLY & INCLUDES SS FRAME, GLASS, HARDWARE, LIGHTS & HEATERS	58"x18"x17"	KEC	PER MFG	58IN SNEEZE GUARD ASSEMBLY	1S2B2	0									
														BUILT-INTO SERVICE COUNTER TABLE ASSEMBLY, SEE ARCH. ELEV'S & DTLS	SEE PLAN	KEC	PER MFG	SS BUILT-IN RICE WARMER HOLDER FRONT POSITION	1S3A	0									
														SEE ARCH. ELEV'S & DTLS	41/24"x12"x24 1/2"	KEC	PER MFG	SS CASHIER UIC DOUBLE POS	2Q2	0									
														13"	15 3/4" DIA	I/O CONTROLS CORP	ABC-066-14	INDUCTION WELL WARMER 14IN	3F	0									
														13"	12 1/8" DIA	I/O CONTROLS CORP	ABC-066-10	INDUCTION WELL WARMER 10IN	3G	0									
														24"	30"x30"x38"	CORNELIUS	ENDURO 250	BEVERAGE DISPENSER COUNTERTOP MOUNT	4A	0									
														66"	18"x17 1/2"x12"	VELBILT	16-2172	WATER BOOSTER	4S3	0									
															38"x20"x48"	VELBILT	15-2824P 3"	BEVERAGE BAG IN BOX RACK	4S4	0									
															22" DIA	ESPRIGAS	C02 TANK	4D1	0										
																C02METER.COM	R4D-0102-6	C02 MONITOR & DISPLAY	4D51	0									
																40 1/2"x3 1/2"x4 1/2"	KEC	PER MFG	SS ICE BIN COLD PAN UIC CABINET	5C	0								
																38"x21"x7"	KEC	PER MFG	SS ICE BIN COLD PAN & BOTTLE DISPLAY RACK	5C52	0								
																78 1/2"x6 1/4"x1 1/2"	KEC	PER MFG	SS 10 WELL SERVICE TABLE DRIVE-THRU	6H	0								
																20"x22"x26"	KEC	PER MFG	SS HAND SINK CABINET & COUNTERTOP	7Q	0								
																60"x30"x26"	KEC	PER MFG	SS PACKING STATION CABINET & COUNTERTOP	8J	0								
																	KEC	PER MFG	SS CASHIER BEV. CAB., HAND SINK, & COUNTERTOP	9C	0								
																	KEC	PER MFG	ICED TEA BREWER	9D	0								
																	KEC	PER MFG	825 LB ICE CUBE MACHINE FOR BEVERAGE DISPENSER	10K	0								
																	KEC	PER MFG	REMOTE CONDENSER FOR BEVERAGE DISPENSER	10K51	0								
																	KEC	PER MFG	BEVERAGE BUBBLER	13A	0								
																	KEC	PER MFG	SS 98" CHINESE ENTREE WOK RANGE (L & R)	20N	0								
																	KEC	PER MFG	SS 98" CHINESE ENTREE WOK RANGE (L & R)	20N	0								
																	KEC	PER MFG	SS 42" CHINESE CM-FR WOK RANGE (L & R)	20O	0								
																	KEC	PER MFG	SS 42" CHINESE CM-FR WOK RANGE (L & R)	20O	0								
																	KEC	PER MFG	SS 42" CHINESE CM-FR WOK RANGE (L & R)	20O	0								
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																	KEC	PER MFG	SS 42" CHINESE CM-FR WOK RANGE (L & R)	20O	0								

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING
100 DINING ROOM	100	1200 3/4" X 24" TILE 1402 MLAY	1111 TILE SIZE: REF. SCHEDULE 1200 3/4" X 24" TILE 1111 FULL TILE	C4 2 X 2 ARMSTRONG, ULTIMA C3 GYP BOARD W/ PAINT 6252S
101 SERVING AREA	101	S1 PLAN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS WP1 FRP PANEL	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102 DRIVE-THRU STATION	102	S1 PLAN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS WP1 FRP PANEL	C2 2 X 4 SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
103 KITCHEN	103	S1 PLAN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS WP1 FRP PANEL	C2 2 X 4 SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
104 KITCHEN PREP.	104	S1 PLAN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS WP1 FRP PANEL	C2 2 X 4 SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
105 WALK-IN COOLER	105	S1 PLAN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/8" RADIUS EXT 6.5.	ALUMINUM GALVANIZED STAINLESS STEEL
106 WALK-IN FREEZER	106	S1 PLAN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/8" RADIUS EXT 6.5.	ALUMINUM GALVANIZED STAINLESS STEEL
107 MEN'S ROOM	107	1108 FULL TILE SCHULTER	1108 TILE	C3 GYP BOARD W/ 6252S SMOOTH WASHABLE PAINT
108 WOMEN'S ROOM	108	1108 FULL TILE SCHULTER	1108 TILE	C3 GYP BOARD W/ 6252S SMOOTH WASHABLE PAINT
109 VESTIBULE	109	1108 FULL TILE SCHULTER	1108 TILE	C3 GYP BOARD W/ 6252S SMOOTH WASHABLE PAINT
110 NOT USED	110	1108 FULL TILE SCHULTER	1108 TILE	C3 GYP BOARD W/ 6252S SMOOTH WASHABLE PAINT
111 ENTRY VESTIBULE	111	1108 FULL TILE SCHULTER	1108 TILE	C3 GYP BOARD W/ 6252S SMOOTH WASHABLE PAINT

DOOR & HARDWARE SCHEDULE

CONTRACTOR TO PURCHASE DOOR HARDWARE & FRAME DIRECTLY FROM PANDA'S NATIONAL ACCOUNT SUPPLIER. SUPPLIER TO PROVIDE ALL STORING DOOR HARDWARE, P-AM DOORS & FRAMES AND HMI DOORS & FRAMES

CONTACT FOR QUOTING, ORDERING & LOGISTICS
APRIL WILKINS, PROJECT MANAGER
800.887.4307 EXT. 300 PHONE
AprilW@cofnet.com, panda@cofnet.com

ADDITIONAL CONTACTS:
THOMAS DOWNING, SALES MANAGER, ThomasD@cofnet.com, 800.887.4307 EXT. 118
DOUG ANDERSON, DIR. ARCH. DESIGN & HIGHS, DougA@cofnet.com, 800.887.4307 EXT. 209

NO.	SYMBOL	SIZE	FRAME	FACE/EDGE	THK.	COR.	LITE	RTO	REMARKS
1	ALUMINUM	3'6" X 7'0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	110	WALKER COUNTER TOP SYSTEM PULL ON EXTERIOR SIDE BY LOCKNET
2	ALUMINUM	3'6" X 7'0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	110	WALKER COUNTER TOP SYSTEM PULL ON EXTERIOR SIDE BY LOCKNET
3	GLASS	3'6" X 7'0"	H.MTL.	PLASTIC LAM. PRE-FINISHED	1 3/4"	SOLID	-	-	WALKER COUNTER TOP SYSTEM PULL ON EXTERIOR SIDE BY LOCKNET
4	NOT USED	-	-	-	-	-	-	-	WALKER COUNTER TOP SYSTEM PULL ON EXTERIOR SIDE BY LOCKNET
5	HOLLOW METAL	3'6" X 7'0"	H.MTL.	PAINTED	1 3/4"	INSUL.	-	-	WALKER COUNTER TOP SYSTEM PULL ON EXTERIOR SIDE BY LOCKNET
6	HOLLOW METAL	3'6" X 7'0"	H.MTL.	PAINTED	1 3/4"	INSUL.	-	-	WALKER COUNTER TOP SYSTEM PULL ON EXTERIOR SIDE BY LOCKNET
7	HOLLOW METAL	3'6" X 7'0"	H.MTL.	PAINTED	1 3/4"	INSUL.	-	-	WALKER COUNTER TOP SYSTEM PULL ON EXTERIOR SIDE BY LOCKNET
8	ALUMINUM	3'6" X 7'0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	110	WALKER COUNTER TOP SYSTEM PULL ON EXTERIOR SIDE BY LOCKNET
9	ALUMINUM	3'6" X 7'0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	110	WALKER COUNTER TOP SYSTEM PULL ON EXTERIOR SIDE BY LOCKNET

INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE

WALL SCHEDULE

NO.	DESCRIPTION
1	3/8" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
2	3/8" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
3	3/8" 20GA. METAL STUD WALLS W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
4	3/8" 20GA. METAL STUD LOW WALL W/ 5/8" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACEPOST @ CORNERS AND @ 48" O.C.
5	3/8" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
6	3/8" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
7	3/8" 20GA. METAL STUD LOW WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACEPOST @ CORNERS AND @ 48" O.C. REF. ELEV. & DTLS FOR HGT
8	3/8" 20GA. METAL STUD LOW WALL W/ 5/8" TYPE "X" GYP. BOARD ONE SIDE. T.O.W. @ 30" A.F.F.
9	3/8" 20GA. METAL STUD FURRING W/ 5/8" TYPE "X" GYP. BOARD ON ONE SIDE
10	3/8" 20GA. METAL STUD FURRING W/ 5/8" TYPE "X" GYP. BOARD ON ONE SIDE

INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE. REF. 100-104 FOR PARTITION DETAILS.

WALL PANEL SCHEDULE

NO.	MANUFACTURER	DESCRIPTION	MFG #	FINISH	REMARK
1	FAIRY BOOTH CANOPY	100-104	100-104	100-104	100-104
2	CRIME COMPOSITES INC.	P.P. THICKNESS: 1/8"	100-104	100-104	100-104
3	KEC	S.S. PANEL (22 GA)	WP2	BRUSHED FINISH	FURNISHED BY G.C. INSTALLED BY G.C.
4	KEC	S.S. PANEL (22 GA)	WP3	4" DIAMOND PATTERN FINISH	FURNISHED BY G.C. INSTALLED BY G.C.

INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE

SPECIAL SURFACE SCHEDULE

NO.	MANUFACTURER	DESCRIPTION	MFG #	STAIN/COLOR	FINISH	REMARK
1	DAITL	ARTIFICIAL QUARTZ	0003	BROADWAY BLACK	POLISHED	SERVICE COUNTER & DRINK STATION PROVIDED BY PX. INSTALLED BY G.C.

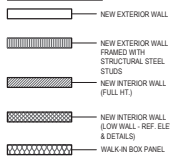
INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE

PAINT SCHEDULE

NO.	MANUFACTURER	MFG #	COLOR	FINISH	REMARK
1	SHERWIN WILLIAMS	SW 7065	ARGOS	PRO INDUSTRIAL WATERBASED ACRYLIC URETHANE SEMI-GLOSS	REAR SERVICE DOOR, INTERIOR SIDE
2	SHERWIN WILLIAMS	SW 6252	ICE CUBE	SUPERPAINT INTERIOR SATIN	RESTROOM & RESTROOM VESTIBULE CEILING, DINING ROOM SOFFIT
3	SHERWIN WILLIAMS	SW 2850	CHELSEA GRAY	SUPERPAINT INTERIOR SATIN	DINING RM. WALLS, RESTROOM VESTIBULE WALLS
4	SHERWIN WILLIAMS	SW 7069	IRON ORE	PRO INDUSTRIAL WATERBASED ACRYLIC URETHANE GLOSS	RESTROOM DOOR FRAMES
5	SHERWIN WILLIAMS	SW 7069	IRON ORE	SUPERPAINT INTERIOR SATIN	FRONT & UNDERSIDE OF SERVICE LINE & BACK OF SERVICE LINE SOFFIT
6	SHERWIN WILLIAMS	SW 7069	IRON ORE	PRO INDUSTRIAL WATERBASED ACRYLIC URETHANE SEMI-GLOSS	SERVICE DOORS, EXTERIOR SIDE

SUPPLIED BY G.C. USE SHERWIN WILLIAMS NATIONAL ACCOUNT #P9086. CONTACT DENSE MATHENY 657.236.8418. dense.matheny@sherwin.com

WALL LEGEND



NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY PX-INSTALLED BY G.C.
1. PANEL DIVIDERS AT WP3
2. INSIDE CORNER AT WP3 TO WP2
3. FLASHING AT TOP OF BASE WP3
4. WP2 PIECE AT LENGTH OF WALL

NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY G.C. INSTALLED BY G.C.
5. INSTALL 18 GA STAINLESS STEEL CORNER GUARD & WALL CAP INSIDE KITCHEN WITH 2" SIDE RETURNS
6. 18 GA. STAINLESS STEEL CORNER GUARD - 4" HIGH
7. 18 GA. STAINLESS STEEL CORNER GUARD - ALL AROUND PERIMETER OF OPENING - FRAME TO BE WELDED WITH MITERED CORNERS TO FORM SINGLE UNIT.

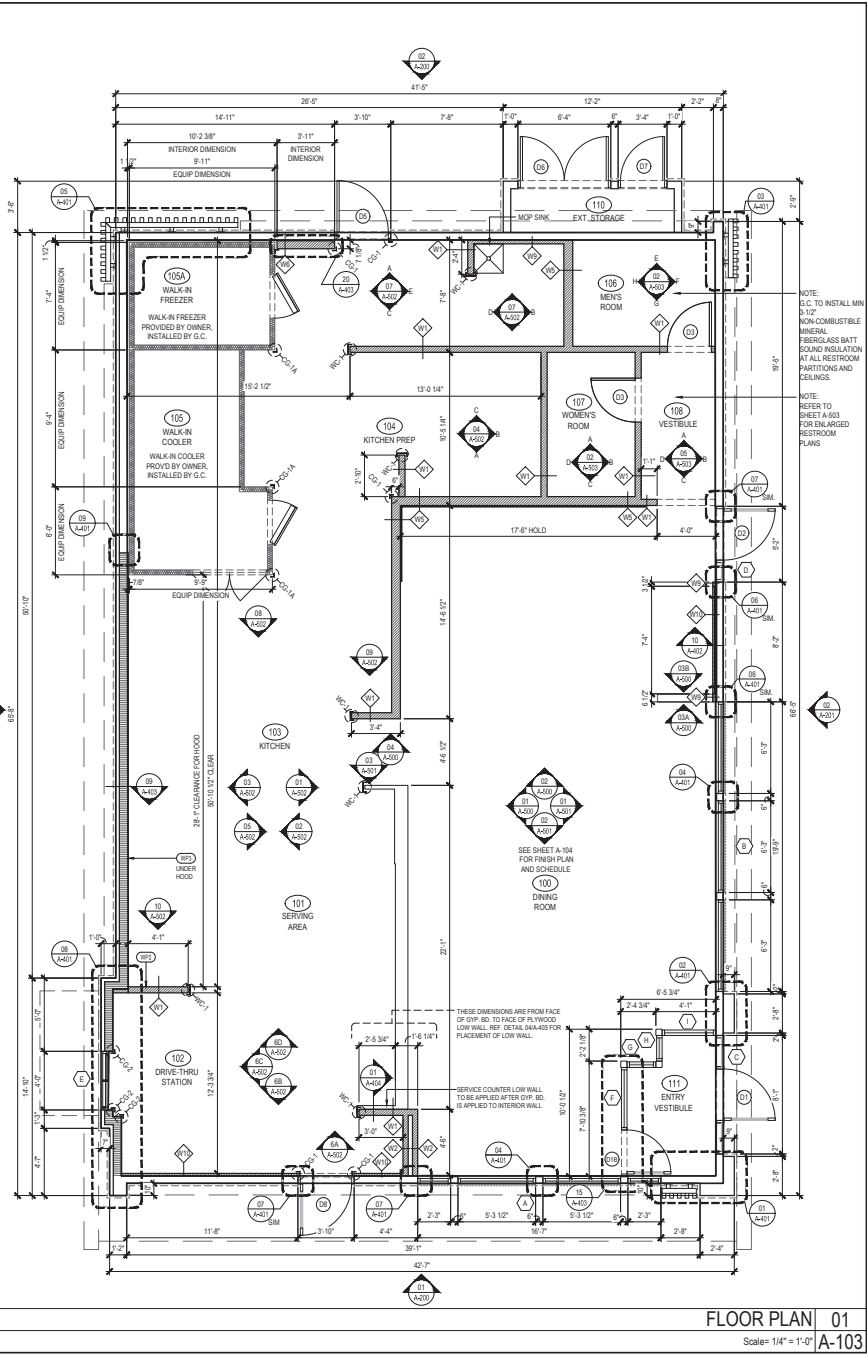
ALL OTHER STAINLESS STEEL BY G.C.

NOTE!!!!!!!!!!!!!!

*ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD

NOTE:

CONTRACTOR TO NOTIFY 3rd PARTY VENDOR, PER THE VENDOR LIST, FOR WALL PRE-TREAT BEFORE CLOSING WALLS



FLOOR PLAN | 01
Scale: 1/4" = 1'-0"



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangements and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DESCRIPTION	DATE
1	PLANNING	01-28-25

ISSUE DATE:

PLANNING 01-28-25

DRAWN BY:

MA

PANDA PROJECT #: D36943

PANDA STORE #: -

ARCH PROJECT #: 24120



Heights Venture
ARCHITECTURE + DESIGN



PANDA EXPRESS
PANDA HOME R2
LORAIN RD & COOK RD
NORTH RIDGEVILLE, OH, 44039

A-103

FLOOR PLAN

PANDA HOME R4

DATE:	<u>April 21, 2025</u>	1 ST READING:	<u>April 21, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

RESOLUTION NO. 2025-66

A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING AND DEVELOPMENT TO MAKE APPLICATION TO LORAIN COUNTY ON BEHALF OF THE CITY OF NORTH RIDGEVILLE FOR CDBG FUNDING FOR THE AURENSEN, NOLL AND BEHM ROAD WATERLINE REPLACEMENT PROJECT; FURTHER AUTHORIZING FUNDS FOR LOCAL MATCH; FURTHER AUTHORIZING THE MAYOR TO ACCEPT THE FUNDING, IF AWARDED, AND TO EXECUTE A CONTRACT WITH LORAIN COUNTY.

WHEREAS, the City of North Ridgeville is eligible to apply for Community Development Block Grant (CDBG) funds through Lorain County for projects that address critical infrastructure needs in low and moderate income (LMI) block groups; and

WHEREAS, the City of North Ridgeville Water Asset Study shows that the waterlines along Aurensen, Noll and Behm Roads were installed in the 1960s and are identified as having a moderate to high probability of failure; and

WHEREAS, the administration wishes to pursue CDBG funding through Lorain County to replace waterlines in this qualifying neighborhood in one or more phases of construction; and

WHEREAS, it is the desire of this Council to authorize the City of North Ridgeville's application to Lorain County for the CDBG Program and to authorize the Mayor to accept the funding, if awarded.

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

SECTION 1. City Council hereby authorizes the Director of Planning and Development to submit an application to Lorain County for Community Development Block Grant (CDBG) funds.

SECTION 2. City Council approves the use of City funds for local match and further authorizes the Mayor to accept funding and execute a contract and any and all other necessary documents, if funding is awarded.

SECTION 3. Grant funds received shall be deposited into and used from the appropriate fund.

SECTION 4. 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 5. 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>April 21, 2025</u>	1 ST READING:	<u>April 21, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

RESOLUTION NO. 2025-67

A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT A GRANT FROM THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE TAYLOR PARKWAY RESURFACING PROJECT.

WHEREAS, the Ohio Department of Transportation (ODOT) uses the Jobs & Commerce Economic Development Program (JCED) to assist local jurisdictions with transportation projects that promote job creation and private sector investment in Ohio; and

WHEREAS, ODOT has offered funding to the City of North Ridgeville through the JCED Program for public roadway improvements related to the job creation project of RUF Briquetting on Taylor Parkway; and

WHEREAS, ODOT has approved an allocation of up to \$150,000 to the City of North Ridgeville for the resurfacing of Taylor Parkway, covering up to 29 percent of eligible roadwork costs.

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

SECTION 1. The Mayor is hereby authorized to accept the funding award and to execute a grant agreement with the Ohio Department of Transportation.

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 §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>April 21, 2025</u>	1 ST READING:	<u>April 21, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>Dispensed</u>
REFERRED BY:	<u></u>	3 RD READING:	<u>Dispensed</u>
		ADOPTED:	<u>April 21, 2025</u>
		EMERGENCY:	<u>April 21, 2025</u>

Amend the floor 04-21-2025

ORDINANCE NO. 2025-68

AN ORDINANCE AMENDING ORDINANCE NUMBER 2024-139 OF THE CITY OF NORTH RIDGEVILLE, OHIO, PROVIDING APPROPRIATIONS FOR THE PERIOD COMMENCING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025 AND DECLARING AN EMERGENCY.

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, 2025 and ending December 31, 2025, Ordinance No. 2024-139 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 appropriate 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	14,000	5,300	-	19,300
Total General Fund		14,000	5,300	-	19,300
<u>Special Revenue Funds</u>					
247	Safetyville	-	1,200	-	1,200
265	Ambulance	-	5,000	-	5,000
267	State Grant Fund	-	500,000	-	500,000
Total Special Revenue Funds		-	506,200	-	506,200
<u>Capital Project Funds</u>					
410	Capital Projects	-	(500,000)	-	(500,000)
Total Capital Project Funds		-	(500,000)	-	(500,000)
Total All Funds		14,000	11,500	-	25,500

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 is hereby declared to be an emergency measure, the emergency being in order to provide the Department of Finance with the necessary financial resources. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: April 21, 2025

{{t:s;r;y;o:"President";w:106;h:25;}}

Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST : {{t:s;r;y;o:"Clerk of Council";w:106;h:25;}}

Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: {{t:t;r;y;o:"Mayor";l:"date";w:50;h:12;v:"0f4827a308018f98b11ae3923104685ff0c03070";}}

{{t:s;r;y;o:"Mayor";w:106;h:25;}}

Kevin Corcoran
MAYOR

DATE:	<u>April 21, 2025</u>	1 ST READING:	<u>April 21, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

RESOLUTION NO. 2025-xx

**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>
KeyMark	3/5/2025	12/30/2024	40,457.00	FileHold electronic data management software

DATE:	<u>April 21, 2025</u>	1 ST READING:	<u>April 21, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>Dispensed</u>
REFERRED BY:	<u></u>	3 RD READING:	<u>Dispensed</u>
		ADOPTED:	<u>April 21, 2025</u>
		EMERGENCY:	<u>April 21, 2025</u>

ORDINANCE NO. 2025-70

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH THE LORAIN COUNTY LAND REUTILIZATION CORPORATION TO ACQUIRE CERTAIN VACANT LAND ON RIDGEVIEW BOULEVARD AND DECLARING AN EMERGENCY.

WHEREAS, the City desires to acquire three (3) vacant lots formerly known as 6091 Ridgeview Boulevard and identified in the Lorain County Records as Permanent Parcel Nos. 07-00-020-125-023, 07-00-020-125-024 and 07-00-020-125-052; and

WHEREAS, the real property is being acquired from the Lorain County Land Reutilization Corporation for municipal purposes at no cost.

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

SECTION 1. The Mayor is hereby authorized to enter into a vacant land purchase agreement with the Lorain County Land Reutilization Corporation; said parcels are identified in the Lorain County Records as Permanent Parcel Nos. 07-00-020-125-023, 07-00-020-125-024 and 07-00-020-125-052.

SECTION 2. This purchase shall be consummated in such manner and on such terms as the Director of Law may approve in substantially the same form as the Agreement attached hereto and marked as Exhibit 1.

SECTION 3. 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 4. This Ordinance is hereby declared to be an emergency measure, the emergency being in order to accept the real property being acquired from the Lorain County Land Reutilization Corporation for municipal purposes at no cost. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: April 21, 2025

{{t:s;r:y;o:"President";w:106;h:25;}}

Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST : {{t:s;r:y;o:"Clerk of Council";w:106;h:25;}}

Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: {{t:t;r:y;o:"Mayor";l:"date";w:50;h:12;v:"0f4827a308018f98b11ae3923104685ff0c03070";}}

{{t:s;r:y;o:"Mayor";w:106;h:25;}}

Kevin Corcoran
MAYOR

Exhibit 1:

VACANT LAND PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (this "Agreement") is made by and between the Lorain County Land Reutilization Corporation ("Seller"), and the Purchaser or Purchasers identified below (the "Purchaser"), as of the last date set forth below (the "Effective Date").

Purchaser: City of North Ridgeville

Purchaser Tax Address: 7307 Avon Belden Rd., North Ridgeville, OH 44039

Purchase Price: \$ 0.00

Property: 07-00-020-125-023, 07-00-020-125-024 & 07-00-020-125-052
Parcel(s)
(3) Vacant lots formerly known as 6091 Ridgeview Blvd. North Ridgeville, OH 44039
Address(es)

Special Notes: _____

Acknowledgments

By initialing below, Purchaser acknowledges that they have read and understood the following terms and will abide by them as a condition of this Agreement.

- The Property is being sold "as is" – meaning in its current condition. Purchaser will be responsible for all future repair and upkeep of the Property. The Land Bank will make any repairs to the Property going forward.
- Purchaser is responsible for the payment of future property taxes on the Property. These future property taxes may include special tax assessments, including for sidewalk construction or utility services, which Purchaser must also pay.

(Purchaser Initials) _____

INTENDING TO BE LEGALLY BOUND, Seller and Purchaser have entered into this Agreement as of the Effective Date. Purchaser acknowledge that they have read and understood the attached Terms and Conditions and accept these Terms and Conditions as part of this Agreement.

SELLER**PURCHASER(S) SIGNATURE(S)**

 Lorain County Land Reutilization Corporation

Date: _____

 Date: _____

10. Waiver of Liability and Assumption of Risk. Purchaser waives any right to file a mechanic's lien against the Property for any work related to the right of entry and inspection granted by Seller. Purchaser expressly assumes all risks associated with entering, inspecting, accessing, or in any way utilizing the Property prior to closing. By assuming the risk of injury in connection with the entry, inspection, access or utilization of the Property, Purchaser expressly releases Seller from any and all liability for any damages or injury that Purchaser incurs in connection with any activities undertaken on or around the Property.
11. Indemnification from Liability for Environmental Hazards. Seller, its Directors, officers, employees, and agents make no representations whatsoever regarding the existence of any potential environmental hazards in or around the Property, and Purchaser waives any claims or liability against Seller for any harmful effects resulting from the Property, including without limitation: Lead Based Paint, Asbestos, Urea-Formaldehyde Foam Insulation, Radon Gas, Mold or Black Mold, Soil Contamination, Underground Storage Tanks, or any other potentially toxic substances or materials.
12. Remedies in Event of Default. If Purchaser defaults on this Agreement, Seller may pursue all remedies available at law. Purchaser shall in no way be entitled to remedies in equity, expectancy damages, lost profits or consequential damages. Risk of loss shall remain on Seller until the earlier of closing or Purchaser's possession.
13. Assignment; Choice of Law. This Agreement is not assignable by either party without the written consent of the other. This Agreement is governed under Ohio law and disputes arising under this Agreement shall be heard in the Lorain County Court of Common Pleas jurisdiction.



[Remainder of this page left intentionally blank]

DATE:	<u>April 21, 2025</u>	1 ST READING:	<u>April 21, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>Dispensed</u>
REFERRED BY:	<u></u>	3 RD READING:	<u>Dispensed</u>
		ADOPTED:	<u>April 21, 2025</u>
		EMERGENCY:	<u>April 21, 2025</u>

ORDINANCE NO. 2025-70

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH THE LORAIN COUNTY LAND REUTILIZATION CORPORATION TO ACQUIRE CERTAIN VACANT LAND ON RIDGEVIEW BOULEVARD AND DECLARING AN EMERGENCY.

WHEREAS, the City desires to acquire three (3) vacant lots formerly known as 6091 Ridgeview Boulevard and identified in the Lorain County Records as Permanent Parcel Nos. 07-00-020-125-023, 07-00-020-125-024 and 07-00-020-125-052; and

WHEREAS, the real property is being acquired from the Lorain County Land Reutilization Corporation for municipal purposes at no cost.

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

SECTION 1. The Mayor is hereby authorized to enter into a vacant land purchase agreement with the Lorain County Land Reutilization Corporation; said parcels are identified in the Lorain County Records as Permanent Parcel Nos. 07-00-020-125-023, 07-00-020-125-024 and 07-00-020-125-052.

SECTION 2. This purchase shall be consummated in such manner and on such terms as the Director of Law may approve in substantially the same form as the Agreement attached hereto and marked as Exhibit 1.

SECTION 3. 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.

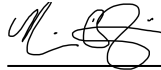
SECTION 4. This Ordinance is hereby declared to be an emergency measure, the emergency being in order to accept the real property being acquired from the Lorain County Land Reutilization Corporation for municipal purposes at no cost. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: April 21, 2025



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Apr 23, 2025



Kevin Corcoran
MAYOR

Exhibit 1:

VACANT LAND PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (this "Agreement") is made by and between the Lorain County Land Reutilization Corporation ("Seller"), and the Purchaser or Purchasers identified below (the "Purchaser"), as of the last date set forth below (the "Effective Date").

Purchaser: City of North Ridgeville

Purchaser Tax Address: 7307 Avon Belden Rd., North Ridgeville, OH 44039

Purchase Price: \$ 0.00

Property: 07-00-020-125-023, 07-00-020-125-024 & 07-00-020-125-052
Parcel(s)
(3) Vacant lots formerly known as 8091 Ridgeview Blvd. North Ridgeville, OH 44039
Address(es)

Special Notes: _____

Acknowledgments

By initialing below, Purchaser acknowledges that they have read and understood the following terms and will abide by them as a condition of this Agreement.

- The Property is being sold "as is" – meaning in its current condition. Purchaser will be responsible for all future repair and upkeep of the Property. The Land Bank will make any repairs to the Property going forward.
- Purchaser is responsible for the payment of future property taxes on the Property. These future property taxes may include special tax assessments, including for sidewalk construction or utility services, which Purchaser must also pay.

(Purchaser Initials) _____

INTENDING TO BE LEGALLY BOUND, Seller and Purchaser have entered into this Agreement as of the Effective Date. Purchaser acknowledge that they have read and understood the attached Terms and Conditions and accept these Terms and Conditions as part of this Agreement.

SELLER**PURCHASER(S) SIGNATURE(S)**

 Lorain County Land Reutilization Corporation

Date: _____

 Date: _____

10. Waiver of Liability and Assumption of Risk. Purchaser waives any right to file a mechanic's lien against the Property for any work related to the right of entry and inspection granted by Seller. Purchaser expressly assumes all risks associated with entering, inspecting, accessing, or in any way utilizing the Property prior to closing. By assuming the risk of injury in connection with the entry, inspection, access or utilization of the Property, Purchaser expressly releases Seller from any and all liability for any damages or injury that Purchaser incurs in connection with any activities undertaken on or around the Property.
11. Indemnification from Liability for Environmental Hazards. Seller, its Directors, officers, employees, and agents make no representations whatsoever regarding the existence of any potential environmental hazards in or around the Property, and Purchaser waives any claims or liability against Seller for any harmful effects resulting from the Property, including without limitation: Lead Based Paint, Asbestos, Urea-Formaldehyde Foam Insulation, Radon Gas, Mold or Black Mold, Soil Contamination, Underground Storage Tanks, or any other potentially toxic substances or materials.
12. Remedies in Event of Default. If Purchaser defaults on this Agreement, Seller may pursue all remedies available at law. Purchaser shall in no way be entitled to remedies in equity, expectancy damages, lost profits or consequential damages. Risk of loss shall remain on Seller until the earlier of closing or Purchaser's possession.
13. Assignment; Choice of Law. This Agreement is not assignable by either party without the written consent of the other. This Agreement is governed under Ohio law and disputes arising under this Agreement shall be heard in the Lorain County Court of Common Pleas jurisdiction.



[Remainder of this page left intentionally blank]

DATE:	<u>March 17, 2025</u>	1 ST READING:	<u>March 17, 2025</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></u>
		EFFECTIVE:	<u></u>

ORDINANCE NO. 2025-48

AN ORDINANCE CREATING A NEW *CHAPTER 1470 TENTS* OF THE NORTH RIDGEVILLE BUILDING AND HOUSING CODE.

WHEREAS, temporary tents are commonly used for a variety of purposes, including outdoor activities, festivals and other special events; and

WHEREAS, the improper use or installation of temporary tents can present significant risks to public safety, including but not limited to creation of fire hazards, structural instability, obstruction of pedestrian pathways and interference of traffic flow; and

WHEREAS, tents and temporary structures in Ohio are regulated by the Ohio Building Code; and

WHEREAS, the Administration proposes to create supplemental local regulations and create a permitting process to provide guidance to those intending to erect a temporary tent in the City of North Ridgeville; and

WHEREAS, it is the desire of Council to amend these Codified Ordinances to protect the public health, safety and welfare.

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

SECTION 1. A new *Chapter 1470 Tents* of the North Ridgeville Building and Housing Code be adopted which reads in its entirety as set forth in the document attached to this Ordinance as **Exhibit A**.

SECTION 2. The following permit fees shall be added to the schedule in Section 1444.03: tents under 400 square feet - \$25; tents 400 square feet and greater - \$80.

SECTION 3. 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

Exhibit A

CHAPTER 1470. TENTS

- 1470.01 Applicability.
- 1470.02 Permit required.
- 1470.03 Additional requirements.
- 1470.99 Penalty.

1470.01 Applicability.

Temporary tents may only be erected in the City of North Ridgeville in accordance with the requirements of this Chapter, the Ohio Building Code and the Ohio Fire Code. Tents are subject to additional requirements and limitations, as applicable, imposed by the North Ridgeville Planning and Zoning Code and the North Ridgeville Business Regulation Code.

1470.02 Permit required.

- (a) Permit Required. Approval is required for all tents over 120 square feet erected on private property or on public property in conjunction with a Special Event Permit. Application shall be made on a form provided by the Chief Building Official. Permit applications for tents 400 square feet or greater must be accompanied by construction drawings stamped by a design professional.
- (b) Exemptions. Tents used exclusively for recreational camping purposes and tents less than 400 square feet that are accessory to a residential dwelling are exempt from the permit requirements of this section.
- (b) Fee. Permit fees are established in Chapter 1444.

1470.03 Additional requirements.

- (a) Duration. No tent may be erected for a period longer than thirty (30) consecutive days.
- (b) Material. Any tent must be of flame-retardant material, meeting the requirements of the current edition of NFPA 701.
- (c) Cooking. No cooking with open flame, charcoal or other solid fuels is permitted under any tent. Only cooking explicitly approved by North Ridgeville Fire Prevention shall be permitted.
- (d) Obstructions. No owner or tenant of any commercial establishment shall place a tent in a manner that obstructs or unreasonably impairs motor vehicle traffic or the use of any pedestrian walkway or accessible route.

1470.99 Penalty.

A violation of this section shall constitute a minor misdemeanor. For purposes of this paragraph, each day during which such violation continues shall constitute a separate violation and punishable as a distinct minor misdemeanor.

CHAPTER 1470. TENTS

- 1470.01 Applicability.
- 1470.02 Permit required.
- 1470.03 Additional requirements.
- 1470.99 Penalty.

1470.01 Applicability.

Temporary tents may only be erected in the City of North Ridgeville in accordance with the requirements of this Chapter, the Ohio Building Code and the Ohio Fire Code. Tents are subject to additional requirements and limitations, as applicable, imposed by the North Ridgeville Planning and Zoning Code and the North Ridgeville Business Regulation Code.

1470.02 Permit required.

- (a) Permit Required. Approval is required for all tents over 120 square feet erected on private property or on public property in conjunction with a Special Event Permit. Application shall be made on a form provided by the Chief Building Official. Permit applications for tents 400 square feet or greater must be accompanied by construction drawings stamped by a design professional.
- (b) Exemptions. Tents used exclusively for recreational camping purposes and tents less than 400 square feet that are accessory to a residential dwelling are exempt from the permit requirements of this section.
- (b) Fee. Permit fees are established in Chapter 1444.

1470.03 Additional requirements.

- (a) Duration. No tent may be erected for a period longer than thirty (30) consecutive days.
- (b) Material. Any tent must be of flame-retardant material, meeting the requirements of the current edition of NFPA 701.
- (c) Cooking. No cooking with open flame, charcoal or other solid fuels is permitted under any tent. Only cooking explicitly approved by North Ridgeville Fire Prevention shall be permitted.
- (d) Obstructions. No owner or tenant of any commercial establishment shall place a tent in a manner that obstructs or unreasonably impairs motor vehicle traffic or the use of any pedestrian walkway or accessible route.

1470.99 Penalty.

A violation of this section shall constitute a minor misdemeanor. For purposes of this paragraph, each day during which such violation continues shall constitute a separate violation and punishable as a distinct minor misdemeanor.

DATE:	March 17, 2025	1 ST READING:	March 17, 2025
INTRODUCED BY:		2 ND READING:	
REFERRED BY:		3 RD READING:	
		ADOPTED:	
		EMERGENCY:	

ORDINANCE NO.

AN ORDINANCE CREATING A NEW *CHAPTER 1470 TENTS* OF THE NORTH RIDGEVILLE BUILDING AND HOUSING CODE.

WHEREAS, temporary tents are commonly used for a variety of purposes, including outdoor activities, festivals and other special events; and

WHEREAS, the improper use or installation of temporary tents can present significant risks to public safety, including but not limited to creation of fire hazards, structural instability, obstruction of pedestrian pathways and interference of traffic flow; and

WHEREAS, tents and temporary structures in Ohio are regulated by the Ohio Building Code; and

WHEREAS, the Administration proposes to create supplemental local regulations and create a permitting process to provide guidance to those intending to erect a temporary tent in the City of North Ridgeville; and

WHEREAS, it is the desire of Council to amend these Codified Ordinances to protect the public health, safety and welfare.

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

SECTION 1. A new *Chapter 1470 Tents* of the North Ridgeville Building and Housing Code be adopted which reads in its entirety as set forth in the document attached to this Ordinance as **Exhibit A**.

SECTION 2. The following permit fees shall be added to the schedule in Section 1444.03: tents ~~under 400 square feet~~ - \$25; each additional tents ~~400 square feet and greater~~ - \$8010.

SECTION 3. 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 1470. TENTS

- 1470.01 Applicability.
- 1470.02 Permit required.
- 1470.03 Additional requirements.
- 1470.99 Penalty.

1470.01 Applicability.

Temporary tents may only be erected in the City of North Ridgeville in accordance with the requirements of this Chapter, the Ohio Building Code and the Ohio International Fire Code. Tents are subject to additional requirements and limitations, as applicable, imposed by the North Ridgeville Planning and Zoning Code and the North Ridgeville Business Regulation Code.

1470.02 Permit required.

- (a) Permit Required. Approval is required for all tents over ~~120-400~~ square feet erected on private property or on public property in conjunction with a Special Event Permit, unless otherwise exempted in section (b). Application shall be made on a form provided by the Chief Building Official. Permit applications ~~for tents 400 square feet or greater~~ must be accompanied by construction drawings stamped by a design professional.
- (b) Exemptions~~Exceptions~~.
 - (1) Tents used exclusively for recreational camping purposes, and
 - (2) Tents less than 400 square feet that are accessory to a residential dwelling are exempt from the permit requirements of this section open on all sides that comply with all of the following:
 - i. Individual tents having a maximum size of 700 square feet.
 - ii. The aggregate area of multiple tents placed side by side without a fire break clearance of 12 feet, not exceeding 700 square feet total.
 - ~~(b)iii.~~ A minimum clearance of 12 feet to all other structures and tents.
- (b) Fee. Permit fees are established in Chapter 1444.

1470.03 Additional requirements.

- (a) Duration. No tent may be erected for a period longer than thirty (30) consecutive days.
- (b) Material. Any tent must be of flame-retardant material, meeting the requirements of the current edition of NFPA 701.
- (c) Cooking. No cooking with open flame, charcoal or other solid fuels is permitted under any tent. Only cooking explicitly approved by North Ridgeville Fire Prevention shall be permitted.
- (d) Obstructions. No owner or tenant of any commercial establishment shall place a tent in a manner that obstructs or unreasonably impairs motor vehicle traffic or the use of any pedestrian walkway or accessible route.

1470.99 Penalty.

A violation of this section shall constitute a minor misdemeanor. For purposes of this paragraph, each day during which such violation continues shall constitute a separate violation and punishable as a distinct minor misdemeanor.

DATE:	<u>March 17, 2025</u>	1 ST READING:	<u>March 17, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>April 21, 2025 Amended</u>
REFERRED BY:	<u>Committee of the Whole</u>	3 RD READING:	<u>Dispensed</u>
		ADOPTED:	<u>April 21, 2025</u>
		EFFECTIVE:	<u>May 21, 2025</u>

COW on 04-07-2025
Amended on the floor on 04-21-2025

ORDINANCE NO. 2025-48

AN ORDINANCE CREATING A NEW *CHAPTER 1470 TENTS OF THE NORTH RIDGEVILLE BUILDING AND HOUSING CODE.*

WHEREAS, temporary tents are commonly used for a variety of purposes, including outdoor activities, festivals and other special events; and

WHEREAS, the improper use or installation of temporary tents can present significant risks to public safety, including but not limited to creation of fire hazards, structural instability, obstruction of pedestrian pathways and interference of traffic flow; and

WHEREAS, tents and temporary structures in Ohio are regulated by the Ohio Building Code; and

WHEREAS, the Administration proposes to create supplemental local regulations and create a permitting process to provide guidance to those intending to erect a temporary tent in the City of North Ridgeville; and

WHEREAS, it is the desire of Council to amend these Codified Ordinances to protect the public health, safety and welfare.

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

SECTION 1. A new *Chapter 1470 Tents* of the North Ridgeville Building and Housing Code be adopted which reads in its entirety as set forth in the document attached to this Ordinance as **Exhibit A**.

SECTION 2. The following permit fees shall be added to the schedule in Section 1444.03: tent - \$25; each additional tent - \$10.

SECTION 3. 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 4. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: April 21, 2025



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Apr 23, 2025



Kevin Corcoran
MAYOR

Exhibit A**CHAPTER 1470. TENTS**

- 1470.01 Applicability.
- 1470.02 Permit required.
- 1470.03 Additional requirements.
- 1470.99 Penalty.

1470.01 Applicability.

Temporary tents may only be erected in the City of North Ridgeville in accordance with the requirements of this Chapter, the Ohio Building Code and the International Fire Code. Tents are subject to additional requirements and limitations, as applicable, imposed by the North Ridgeville Planning and Zoning Code and the North Ridgeville Business Regulation Code.

1470.02 Permit required.

- (a) Permit Required. Approval is required for all tents over 400 square feet erected on private property or on public property in conjunction with a Special Event Permit, unless otherwise exempted in section (b). Application shall be made on a form provided by the Chief Building Official. Permit applications must be accompanied by construction drawings stamped by a design professional.
- (b) Exceptions.
 - a. Tents used exclusively for recreational camping purposes.
 - b. Tents open on all sides that comply with all of the following:
 - i. Individual tents having a maximum size of 700 square feet.
 - ii. The aggregate area of multiple tents placed side by side without a fire break clearance of 12 feet, not exceeding 700 square feet total.
 - iii. A minimum clearance of 12 feet to all other structures and tents.
- (b) Fee. Permit fees are established in Chapter 1444.

1470.03 Additional requirements.

- (a) Duration. No tent may be erected for a period longer than thirty (30) consecutive days.
- (b) Material. Any tent must be of flame-retardant material, meeting the requirements of the current edition of NFPA 701.
- (c) Cooking. No cooking with open flame, charcoal or other solid fuels is permitted under any tent. Only cooking explicitly approved by North Ridgeville Fire Prevention shall be permitted.
- (d) Obstructions. No owner or tenant of any commercial establishment shall place a tent in a manner that obstructs or unreasonably impairs motor vehicle traffic or the use of any pedestrian walkway or accessible route.

1470.99 Penalty.

A violation of this section shall constitute a minor misdemeanor. For purposes of this paragraph, each day during which such violation continues shall constitute a separate violation and punishable as a distinct minor misdemeanor.

DATE:	<u>April 7, 2025</u>	1 ST READING:	<u>April 7, 2025 Amended</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>April 21, 2025</u>
REFERRED BY:	<u> </u>	3 RD READING:	<u> </u>
	<u> </u>	ADOPTED:	<u> </u>
		EMERGENCY:	<u> </u>

ORDINANCE NO. 2025-61

**AN ORDINANCE AMENDING ORDINANCE 2025-1 EXHIBIT “A”
BY CHANGING THE JOB TITLE OF “CHIEF PROSECUTOR” TO
“~~CHIEF PROSECUTOR/ASSISTANT LAW DIRECTOR~~ ASSISTANT
LAW DIRECTOR/CHIEF PROSECUTOR”.**

WHEREAS, the position of Chief Prosecutor was created in January 2025 by Ordinance 2025-1; and

WHEREAS, the Administration desires to change the job title to ~~Chief Prosecutor/Assistant Law Director~~ Assistant Law Director/Chief Prosecutor.

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

SECTION 1. Ordinance 2025-1 Exhibit A is hereby amended by changing the job title of Chief Prosecutor to ~~Chief Prosecutor/Assistant Law Director~~ Assistant Law Director/Chief Prosecutor.

SECTION 2. All other sections, terms and provisions of Ordinance No. 2025-1 and Exhibit A not specifically modified or affected by this amending Ordinance shall remain in full force and effect.

SECTION 3. 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 4. 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: Full Time Employee Classifications

	<u>From</u>	<u>To</u>	<u>Pay Type</u>
Office of Mayor			
Mayor	<i>See Ord. 6064-2023</i>		Salary
Administrative Assistant to Mayor	63,000.00	78,161.00	Hourly
Administrative Assistant	54,144.00	67,159.00	Hourly
Finance Department			
Director of Finance	105,393.00	146,387.00	Salary
Assistant Director of Finance	75,637.00	108,215.00	Salary
Payroll Administrator	66,884.00	82,989.00	Hourly
Accounts Payable Clerk	56,357.00	69,901.00	Hourly
Administrative Assistant	54,144.00	67,159.00	Hourly
Law Department			
<i>Assistant Director of Law/Chief Prosecutor</i>	91,603.00	109,729.00	Salary
Assistant Director of Law/Prosecutor	91,603.00	109,729.00	Salary
Clerk of Mayor's Court	47,512.00	85,318.00	Salary
Administrative Assistant	54,144.00	67,159.00	Hourly
Public Works Department			
Director of Public Works	105,393.00	146,387.00	Salary
Streets Foreman	80,974.00	100,510.00	Hourly
Water and Sewage Foreman	80,974.00	100,510.00	Hourly
Stormwater Foreman	80,974.00	100,510.00	Hourly
Grounds Maintenance Foreman	80,974.00	100,510.00	Hourly
Superintendent of FCWWTP	81,495.00	133,753.00	Salary
Assistant Superintendent of FCWWTP	87,905.00	109,126.00	Hourly
Laboratory Manager	65,332.00	78,173.00	Hourly
French Creek Class IV Foreman	85,068.00	105,600.00	Hourly
French Creek Class III Foreman	82,231.00	102,072.00	Hourly
French Creek Foreman	80,974.00	100,510.00	Hourly
Administrative Assistant	54,144.00	67,159.00	Hourly
Arborist	55,744.00	77,662.00	Hourly
Community Services Department			
Director of Community Services	105,393.00	146,387.00	Salary
Director of Parks and Recreation	62,616.00	91,490.00	Salary
Recreation Services Administrator	51,500.00	72,100.00	Hourly
Program Supervisor	41,349.00	62,115.00	Hourly
Administrator of Office of Older Adults	52,086.00	80,865.00	Salary
Case Manager	51,406.00	63,714.00	Hourly
Information Technology Manager	81,161.00	119,036.00	Salary
Information Technology Specialist	67,244.00	83,438.00	Salary
Planning and Development Department			
Director of Planning and Development	105,393.00	146,387.00	Salary
Office Administrator	57,385.00	71,287.00	Salary
City Engineer	93,091.00	121,200.00	Salary
Assistant City Engineer	89,603.00	107,055.00	Salary
Civil Engineer II (PE)	82,243.00	99,233.00	Salary
Civil Engineer I (EI)	70,340.00	85,166.00	Salary
Chief Resident Project Representative	79,538.00	94,904.00	Hourly
Chief Building Official	91,670.00	115,790.00	Salary
Assistant Chief Building Official	84,460.00	98,880.00	Salary
Zoning Inspector	56,650.00	72,100.00	Hourly
Communications Coordinator	57,385.00	71,287.00	Salary
Police Department			
Fire Department			
Administrative Assistant	56,382.00	72,364.00	Hourly
Office of Council			
Assistant Clerk of Council	60,576.00	75,155.00	Salary
Deputy Clerk of Council	54,144.00	67,150.00	Hourly

Effective 1/6/2025

DATE:	<u>April 7, 2025</u>	1 ST READING:	<u>April 7, 2025</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></u>

ORDINANCE NO. 2025-63

**AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE
FOR BIDS AND ENTER INTO A CONTRACT, ACCORDING TO
LAW AND IN A MANNER PRESCRIBED BY LAW, WITH THE
LOWEST AND BEST BIDDER FOR FULL DEPTH CONCRETE
PAVEMENT REPLACEMENT AND OTHER APPURTENANCES.**

WHEREAS, sections of our concrete roadway network are failing and no longer meet proper standards of engineering for the health, safety, and economy for vehicles and pedestrian traffic; and

WHEREAS, the total estimated cost of full depth concrete pavement replacement, including inspection, for the above referenced roadways is \$1,000,000.00; and

WHEREAS, plans and bidding documents will be available in the City of North Ridgeville Engineering Department for 2025 Full Depth Concrete Pavement Replacement project; and

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

SECTION 1. The Mayor is hereby authorized to advertise for bids and enter into a contract with the lowest and best bidder, according to law, and in a manner prescribed by law, to furnish and install full depth concrete pavement, repair services and other appurtenances, in an amount not to exceed \$1,000,000.00.

SECTION 2. The cost of the 2025 Full Depth Pavement Replacement project shall be charged to and paid from the appropriate City funds.

SECTION 3. 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 4. 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>March 17, 2025</u>	1 ST READING:	<u>March 17, 2025</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></u>
		EFFECTIVE:	<u></u>

ORDINANCE NO. 2025-51

AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE 2025 CRACK SEAL PROJECT AND OTHER APPURTENANCES.

WHEREAS, the City of North Ridgeville Service Department has identified the need to crack seal various roadways throughout the City of North Ridgeville that need such routine maintenance; and

WHEREAS, this routine maintenance project will prolong the life of the pavements along the various roadways; and

WHEREAS, the estimated amount of lane miles to be crack sealed with this project is approximately 50 lane miles; and

WHEREAS, bidding documents and specifications will be prepared and made available by the Engineering Division for this project.

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

SECTION 1. The Mayor of the City of North Ridgeville, Ohio, is hereby authorized to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2025 Crack Seal Project and other appurtenances in an amount not to exceed \$150,000.00.

SECTION 2. The cost for said project shall be paid 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 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 4. 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: March 17, 2025
INTRODUCED BY: Mayor Corcoran
REFERRED BY: _____

1ST READING: March 17, 2025
2ND READING: _____
3RD READING: _____
ADOPTED: _____
EMERGENCY: _____
EFFECTIVE: _____

ORDINANCE NO. 2025-53

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF
NORTH RIDGEVILLE, OHIO, TO ADVERTISE FOR BIDS AND
NEGOTIATE CONTRACT(S) FOR A TWELVE-MONTH PERIOD,
ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW,
FOR THE PURCHASE OF ROADWAY MATERIALS TO BE USED
BY THE CITY OF NORTH RIDGEVILLE, OHIO.**

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

SECTION 1. The Mayor is hereby authorized to advertise for bids according to law, and in a manner prescribed by law, for the purchase of roadway materials such as asphalt concrete, sand, limestone, concrete, including application charges and delivery charges.

SECTION 2. The Mayor is hereby authorized to negotiate contract(s) for the above materials with the lowest and best bidder(s).

SECTION 3. The cost of said roadway materials shall be charged to and paid from the appropriate City funds in accordance with use consumption.

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

DATE:	<u>March 17, 2025</u>	1 ST READING:	<u>March 17, 2025</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></u>
		EFFECTIVE:	<u></u>

ORDINANCE NO. 2025-54

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE
CITY OF NORTH RIDGEVILLE TO ADVERTISE FOR
BIDS AND NEGOTIATE A CONTRACT ACCORDING TO
LAW AND IN A MANNER PRESCRIBED BY LAW FOR
THE RENTAL OF EQUIPMENT AND RELATED
SERVICES FOR ROAD REPAIR AND MAINTENANCE TO
BE USED BY THE SERVICE DEPARTMENT.**

WHEREAS, the rental of equipment and services for road repair and maintenance is needed for the City of North Ridgeville Service Department's Street Paving Program, which is scheduled to begin in April 2025, and end in November 2025.

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

SECTION 1. The Mayor is hereby authorized to advertise for bids and negotiate a contract according to law and in the manner prescribed by law for the rental of equipment and related services, as listed in Exhibit A attached hereto and incorporated as if rewritten herein, for road repair and maintenance to be used by the Service Department.

SECTION 2. The rental costs are not to exceed the amount appropriated and shall be charged to and paid from the appropriate City funds.

SECTION 3. 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 4. 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**TRUCK RENTAL & EQUIPMENT RENTAL SPECIFICATIONS/BID FORM**
INCLUDING OPERATOR WHERE STATED

The following is a list of possible equipment needed for the City of North Ridgeville Service Department's Street paving program, which is scheduled to begin April 2025, and should be completed by November 2025, weather permitting. For each listed item, state whether the equipment is available during that time period. If availability is limited, state the dates that the equipment is available.

All prices shall include mobilization.

A. TRUCKS**1) TANDEM AXLE**

Driver included for excavation and
material handling\$ _____/hour

Availability: _____

2) TRI-AXLE

Driver included for excavation and
material handling\$ _____/hour

Availability: _____

3) TACK COAT DISTRIBUTOR W/ OPERATOR.....\$ _____/hour

Availability: _____

Terms: _____

4) RENTAL OF 250 GALLON TAG-ALONG TACK

KETTLE.....\$ _____/week

B. EQUIPMENT RENTAL

1) CAT PR105, or equivalent..... \$ _____/hour
\$ _____/week

Availability: _____

2) WIRTGEN 1000, or equivalent

Capable of milling asphalt or concrete from 12" to 40" wide

In a single pass at depths of 1" to 7" w/self-loading capabilities

with operator \$ _____/hour

Availability: _____

NAME OF BIDDER _____

3) DOZER

CAT D-6 or equivalent

Model _____ \$ _____/hour

Make _____ \$ _____/week

Availability: _____

4) CAT D-8 or equivalent

Model _____ \$ _____/hour

Make _____ \$ _____/week

Availability: _____

5) ROAD WIDENER

Model _____ \$ _____/hour

Make _____ \$ _____/week

Availability: _____

COST OF OPERATOR..... \$ _____/week

Terms: _____

NAME OF BIDDER _____

- 6) TYMCO, or equivalent, REGENERATED AIR SWEEPER,
WITH SELF-LOADING CAPABILITIES, W/OPERATOR

Model _____ \$ _____/hour

Make _____ \$ _____/week

Availability: _____

Minimum Hours Required: _____

- 7) SELF-PROPELLED VAC-ALL, or equivalent, W/OPERATOR

Model _____ \$ _____/hour

Make _____ \$ _____/week

Availability: _____

NAME OF
BIDDER _____

DATE:	<u>March 17, 2025</u>	1 ST READING:	<u>March 17, 2025</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></u>
		EFFECTIVE:	<u></u>

ORDINANCE NO. 2025-55

**AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 1010
ENGINEERING PERMITS AND FEES IN THE STREETS, UTILITIES AND PUBLIC
SERVICES CODE.**

WHEREAS, Chapter 1010 of the Codified Ordinances establishes engineering permit requirements and associated fees to ensure proper regulation and oversight of construction activities; and

WHEREAS, the City seeks to update Chapter 1010 to ensure adequate cost recovery for services provided and enhance clarity in engineering permit and inspection requirements; and

WHEREAS, the proposed amendments will additionally modify procedures and requirements for deposits in cases of extended grading completion timelines; and

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

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

SECTION 1. Chapter 1010 *Engineering Permits and Fees* shall be amended as set forth in the document attached to this Ordinance as **Exhibit A**.

SECTION 2. All other ordinances or parts of ordinances or resolutions that are inconsistent or in conflict with the newly amended and adopted chapter are likewise repealed to the extent of such inconsistency or conflict only.

SECTION 3. 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 4. 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 1010 ENGINEERING PERMITS AND FEES

1010.01 Permit fees

Applicable fees shall be collected by the City Engineer prior to issuance of a permit. The fee for those miscellaneous engineering permits specified in this section shall be as follows:

(a)	Apron, curb cut	\$80
(b)	Backflow preventer	\$80
(c)	Culvert pipe/ditch enclosure	\$80
(d)	Downspouts	\$80
(e)	Grading	\$80
(f)	Lawn sprinkler/irrigation system	\$80
(g)	Oversized trucks	\$30
(h)	Sanitary lateral and/or clean out	\$80
(i)	Sanitary sewer tap-in at main	See Chapter 1044
(j)	Sidewalk	\$80
(k)	Small cell wireless facility	\$250
(l)	Storm sewer	\$80
(m)	Street opening	See Chapter 1020
(n)	Tree clearing (1 + acre)	\$150
(o)	<u>Tree planting or removal (public/ROW)</u>	<u>\$80</u>
(op)	Water meter	\$80
(pq)	Water	
(1)	Water tap at main	See Chapter 1046
(2)	Service connection	See Chapter 1046

1010.02 Additional fees

- (a) Credit card fee. A convenience fee may be applied to any credit card transaction in an amount sufficient to cover the City's administrative cost of processing payment.
- (b) Work without permit. Where work for which a permit is required is started prior to obtaining such permit, the fees required by such permit shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of this chapter or other applicable codes.

1010.03 Plan reviews and inspections

- (a) Residential subdivision. Developers proposing to construct a new residential subdivision shall be responsible for engineering plan review and inspection costs as follows:
 - (1) Plan review deposit. Each applicant shall be required to deposit funds with the City Engineer for purposes of plan review at the time of permit application. Such deposit shall be \$2,000 plus \$90 per lot.
 - (2) Fees for plan review. Charges against the plan review deposit shall be based on the actual time spent in review of improvement plans and revisions to plans by city personnel or the actual cost of such services provided by an outside plan reviewer. Costs of city personnel will be computed on the basis of the rates on file with the Clerk of Council.
 - (3) Inspection deposit. At the time of permit issuance, the permit holder shall deposit a sum of money with the City for engineering inspection services as required in the developer's agreement.

- (4) Fees for inspections. Charges against the inspection deposit shall be based on the actual time spent inspecting construction work by city personnel. Costs of city personnel will be computed on the basis of the rates on file with the Clerk of Council.
- (b) Individual dwelling. Builders proposing to construct a new residential dwelling shall be responsible for engineering plan review and inspection costs as follows:
 - (1) Plan review and inspection fees. Each applicant shall pay a fee of \$425 at the time of permit application for required plan reviews and inspections including SWP3, grading, topographical survey and as-built plans. After approval is granted of the topographical survey, the applicant shall pay an additional plan review fee of \$100 for any changes to the topographical survey.
 - (2) Reinspection deposit. At the time of permit issuance, the permit holder shall deposit \$500 with the City for engineering reinspections. When extra engineering inspections are made necessary by reason of deficient or defective work or otherwise through fault or error on the part of a permit holder or their employees, each and every further engineering inspection shall be deemed a reinspection, the cost of which shall be assessed to the applicant. Any unused funds deposited shall be refunded to the applicant once a project has received all final approvals.
 - (3) Fees for reinspection. Extra inspections shall be charged against the deposit at the rate of \$100 per inspection.
- (c) Commercial, multi-family, industrial or other site plan. Developers proposing to construct a new commercial, multi-family or industrial project shall be responsible for engineering plan review and inspection costs as follows:
 - (1) Plan review deposit. Each applicant shall be required to deposit funds with the City Engineer for purposes of plan review at the time of permit application. For new construction, such deposit shall be \$2,500 for the first acre plus \$500 for each additional acre or fraction thereof of the total project site. For additions and alterations, such deposit shall be calculated at the same rate based upon disturbed area.
 - (2) Fees for plan review. Charges against the plan review deposit shall be based on the actual time spent in review of improvement plans and revisions to plans by city personnel or the actual cost of such services provided by an outside plan reviewer. Costs of city personnel will be computed on the basis of the rates on file with the Clerk of Council.
 - (3) Inspection deposit. At the time of permit issuance, the permit holder shall deposit \$500 per acre or fraction thereof of the total project site with the City for engineering inspections.
 - (4) Fees for inspections. Charges against the inspection deposit shall be based on the actual time spent inspecting construction work by city personnel. Costs of city personnel will be computed on the basis of the rates on file with the Clerk of Council.
- (d) Additional funds. Should any deposits required in (a) through (c) above be exhausted, the City may require additional deposits to be made by the applicant. No certificate of occupancy shall be issued until all fees are paid in full.

1010.04 Completion of final grading

- (a) Prior to the issuance of a certificate of occupancy, and at the time of final grade inspection for any newly constructed residential dwelling or commercial building, the owner or contractor shall first submit to the City Engineer an attestation sealed by an Ohio registered surveyor affirming that the final site elevations and building locations are in accordance with previously approved grading plans, permits and authorizations relating to the subject project.
- (b) Seeding and/or mulching shall comply with the approved grading plan. Seeding shall include a uniform perennial vegetative cover as approved by the City Engineer. Acceptable mulching includes straw, burlap,

erosion-control matting or as otherwise approved by the City Engineer. The main purpose of seeding and/or mulching shall be to control soil erosion and reduce storm water runoff associated with bare soil.

- (c) Within 21 calendar days, weather permitting, after approval of the final grading, the owner will seed and mulch all bare soil and plant trees. In the meantime, appropriate methods must be utilized by the owner to control soil erosion, such as bales of straw, straw mulch or other approved methods. Upon timely request made to the City Engineer, tree planting may be postponed to a date certain, not to exceed six months after approval of the final grading, if the postponement is found to be necessary due to seasonal climate concerns in order to ensure and promote the viability of the tree species.
- (d) If any provision of this section is in conflict with the Ohio Environmental Protection Agency's regulations, including, but not limited to, the Storm Water Pollution Prevention Plan (SWP3), the more stringent regulations shall apply.

1010.05 Cash deposit ~~or bond~~ to guarantee completion of grade

- (a) Where completion of the Final Grade Checklist prior to occupancy of any newly constructed residential dwelling or commercial building is not feasible due to weather or unforeseen conditions, the builder and property owner (or purchaser, if ownership has not yet transferred from the builder) may request an extension of time to perform the work. Such request shall be made in writing on a form provided by the City Engineer.
- ~~(b) In lieu of finished grade completion prior to occupancy of any newly constructed residential dwelling or commercial building~~Where an extension is approved by the City Engineer, the builder or owner/purchaser shall furnish a \$5,000 cash deposit ~~or a \$5,000 bond~~ for up to the first acre plus \$1,000 for each additional acre thereafter of disturbed area (minimum \$5,000 not to exceed \$25,000), guaranteeing the completion of the finished grade and installation of all required landscaping no later than six months after issuance of the conditional certificate of occupancy. Once the final grade is completed, the certificate of occupancy shall be updated and reissued.
- ~~(b) The builder shall have the ability to have a revolving performance bond on file with the City per phase. The revolving bonds may not exceed \$25,000 per builder per phase.~~
- (c) If an owner/purchaser chooses to submit the deposit ~~or bond~~ required in subsection (a), they are acknowledging responsibility for the completion of work, even though it may contradict a separate agreement with their builder.
- (d) Permits for projects requiring establishment of finished grade (fences, accessory structures, etc.) shall not be issued until such time final grading is complete and approved by the City Engineer.
- (e) If work final grading is not completed within the required timeframe, the bond or deposit required in this section shall be forfeited to the City which may cause the work to be completed and the cost of such work in excess of the deposit or bond, if any, shall be assessed to the property taxes in the form of a lien.
- (f) Whoever violates any provisions of this section is guilty of a misdemeanor of the fourth degree. The imposition of penalties shall not preclude the City from pursuing civil remedies against the builder and/or owner to ensure completion of final grade or taking other action against the builder, including revocation of the builder's contractor registration certificate.

1010.06 Fire hydrant use permits

- (a) Permit required. No person shall use water from street hydrants without a permit issued by the City Engineer. The applicant shall submit a completed rental agreement with required fees and deposits prior to obtaining the permit and the hydrant meter and backflow preventer assembly.
- (b) Fees. Each applicant will be charged an administrative fee of \$150 and a maintenance fee of \$100.

- (c) Deposit. Each applicant shall be required to deposit \$2,250 for use of the City's equipment. Charges against the deposit shall include actual water usage costs and the costs associated with making any necessary repairs for damage to the equipment. A \$50 charge against the deposit shall be made for each month, or fraction thereof, the equipment is not returned after the rental agreement term expires. Should the deposit required in this section be insufficient to cover these charges, the applicant will be responsible for paying the balance within 30 days of returning the equipment.

DATE:	<u>March 17, 2025</u>	1 ST READING:	<u>March 17, 2025</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>April 7, 2025</u>
REFERRED BY:	<u></u>	3 RD READING:	<u>April 21, 2025</u>
		ADOPTED:	<u>April 21, 2025</u>
		EFFECTIVE:	<u>May 21, 2025</u>

Amended on the floor on 04-21-2025

ORDINANCE NO. 2025-55

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 1010 ENGINEERING PERMITS AND FEES IN THE STREETS, UTILITIES AND PUBLIC SERVICES CODE.

WHEREAS, Chapter 1010 of the Codified Ordinances establishes engineering permit requirements and associated fees to ensure proper regulation and oversight of construction activities; and

WHEREAS, the City seeks to update Chapter 1010 to ensure adequate cost recovery for services provided and enhance clarity in engineering permit and inspection requirements; and

WHEREAS, the proposed amendments will additionally modify procedures and requirements for deposits in cases of extended grading completion timelines; and

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

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

SECTION 1. Chapter 1010 *Engineering Permits and Fees* shall be amended as set forth in the document attached to this Ordinance as **Exhibit A**.

SECTION 2. All other ordinances or parts of ordinances or resolutions that are inconsistent or in conflict with the newly amended and adopted chapter are likewise repealed to the extent of such inconsistency or conflict only.

SECTION 3. 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 4. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: April 21, 2025



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Apr 23, 2025



Kevin Corcoran
MAYOR

Exhibit A:

CHAPTER 1010 ENGINEERING PERMITS AND FEES**1010.01 Permit fees**

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1010.04 Completion of final grading

- (a) Prior to the issuance of a certificate of occupancy, and at the time of final grade inspection for any newly constructed residential dwelling or commercial building, the owner or contractor shall first submit to the City Engineer an attestation sealed by an Ohio registered

surveyor affirming that the final site elevations and building locations are in accordance with previously approved grading plans, permits and authorizations relating to the subject project.

(b) Seeding and/or mulching shall comply with the approved grading plan. Seeding shall include a uniform perennial vegetative cover as approved by the City Engineer. Acceptable mulching includes straw, burlap, erosion-control matting or as otherwise approved by the City Engineer. The main purpose of seeding and/or mulching shall be to control soil erosion and reduce storm water runoff associated with bare soil.

(c) Within 21 calendar days, weather permitting, after approval of the final grading, the owner will seed and mulch all bare soil and plant trees. In the meantime, appropriate methods must be utilized by the owner to control soil erosion, such as bales of straw, straw mulch or other approved methods. Upon timely request made to the City Engineer, tree planting may be postponed to a date certain, not to exceed six months after approval of the final grading, if the postponement is found to be necessary due to seasonal climate concerns in order to ensure and promote the viability of the tree species.

(d) If any provision of this section is in conflict with the Ohio Environmental Protection Agency's regulations, including, but not limited to, the Storm Water Pollution Prevention Plan (SWP3), the more stringent regulations shall apply.

1010.05 Cash deposit to guarantee completion of grade

(a) Where completion of the Final Grade Checklist prior to occupancy of any newly constructed residential dwelling or commercial building is not feasible due to weather or unforeseen conditions, the builder and property owner (or purchaser, if ownership has not yet transferred from the builder) may request an extension of time to perform the work. Such request shall be made in writing on a form provided by the City Engineer.

(b) Where an extension is approved by the City Engineer, the builder or owner/purchaser shall furnish a \$5,000 cash deposit for up to the first acre plus \$1,000 for each additional acre thereafter of disturbed area (minimum \$5,000 not to exceed \$25,000), guaranteeing the completion of the finished grade and installation of all required landscaping no later than six months after issuance of the certificate of occupancy.

(c) If an owner/purchaser chooses to submit the deposit required in subsection (b), they are acknowledging responsibility for the completion of work, even though it may contradict a separate agreement with their builder.

(d) Permits for projects requiring establishment of finished grade (fences, accessory structures, etc.) shall not be issued until such time final grading is complete and approved by the City Engineer.

(e) If final grading is not completed within the required timeframe, the deposit required in this section shall be forfeited to the City.

(f) Whoever violates any provisions of this section is guilty of a misdemeanor of the fourth degree. The imposition of penalties shall not preclude the City from pursuing civil remedies against the builder and/or owner to ensure completion of final grade or taking other action against the builder, including revocation of the builder's contractor registration certificate.

1010.06 Fire hydrant use permits

(a) Permit required. No person shall use water from street hydrants without a permit issued by the City Engineer. The applicant shall submit a completed rental agreement with required fees and deposits prior to obtaining the permit and the hydrant meter and backflow preventer assembly.

(b) Fees. Each applicant will be charged an administrative fee of \$150 and a maintenance fee of \$100.

(c) Deposit. Each applicant shall be required to deposit \$2,250 for use of the City's equipment. Charges against the deposit shall include actual water usage costs and the costs associated with making any necessary repairs for damage to the equipment. A \$50 charge against the deposit shall be made for each month, or fraction thereof, the equipment is not returned after the rental agreement term expires. Should the deposit required in this section be insufficient to cover these charges, the applicant will be responsible for paying the balance within 30 days of returning the equipment.