

# City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

Dan Kulchytsky, Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3000

## CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

### 1. This request is made for the following property:

12020 York Road

Morel Landscaping

Address

483-06-003

Name of Occupant, Business or Tenant (if applicable)

GI: GENERAL INDUSTRIAL

Permanent Parcel Number

Zoning District and Ward

### 2. Property Owner of Parcel:

Rob Morel

12020 York Road, LLC

Name

12020 York Road, LLC

Name of Business (if applicable)

Morel Landscaping

Address

12020 York Road, North Royalton, 44133

Phone

rmorel@morelandscaping.com

City, State and Postal Code

Email (electronic mail)

### 3. This request is being made by the following responsible party (Owner / Authorized Representative):

SAME AS 2 ABOVE

Name

Name of Business (if applicable)

Address

Phone

City, State and Postal Code

Email (electronic mail)

### For Office Use Only

Date Application Submitted

Meeting Date Assigned

Identification Number Assigned

Application Fee

Payment Information (date, check number, cash, etc.)

Application Fee Received By

Other Application Fee Information

## CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

### 4. Narrative statement describing the project and its features:

PROPOSED 9000 SF BUILDING WITH PAVED PARKING LOT WITH CURBS. THE BUILDING WILL BE SPLIT INTO 3 or 4 UNITS FOR TENANTS. EACH UNIT WILL HAVE AN OFFICE, RESTROOM & WAREHOUSE SPACE. THE EXISTING GRAVEL/ASPHALT GRINDINGS AREA WILL RECEIVE NEW GRAVEL. THIS PROJECT WILL NOT INCREASE IMPERVIOUS AREA AND WILL NOT DISTURB OVER ONE ACRE.

Hours of operation: 8 am-6 pm

### 5. Applicant's Plan Request: (please mark appropriate box)

#### Commercial / Industrial / Residential:

- ☐ Preliminary Site Plan Approval  
☒ Final Site Plan Approval

#### Subdivision:

- ☐ Sketch Plan Approval  
☐ Preliminary Site Plan Approval  
☐ Final Site / Preliminary Plat Approval  
☐ Final Plat / Dedication Approval

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.



Applicant Signature



Printed Name and Title



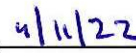
Date



Owner Signature



Printed Name and Title

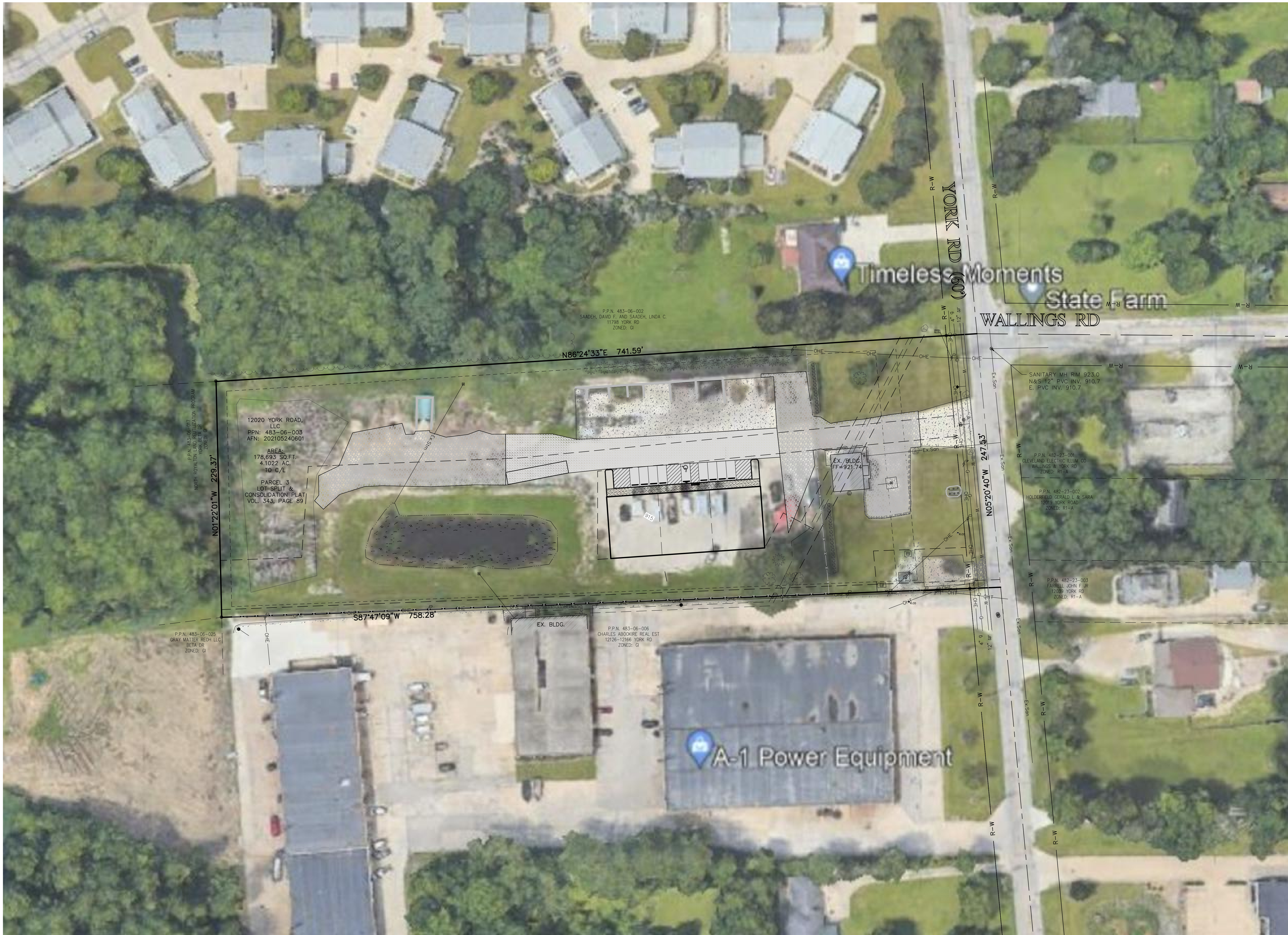


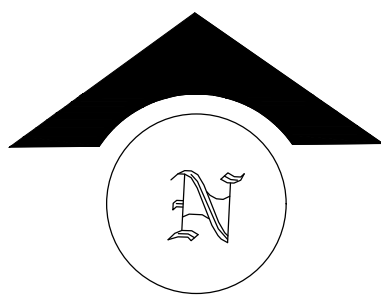
Date











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THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY MG CIVIL DESIGN, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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**MG**  
CIVIL DESIGN  
255 PARK PLACE  
CHAGRIN FALLS, OHIO 44022  
(216) 408-6074


**12020 YORK ROAD**

**SITE PLAN WITH AERIAL**

**REVISIONS**

03-01-22	SKETCH PLAN
03-11-22	PC SUBMITTAL

SCALE: 1" = 40 FEET



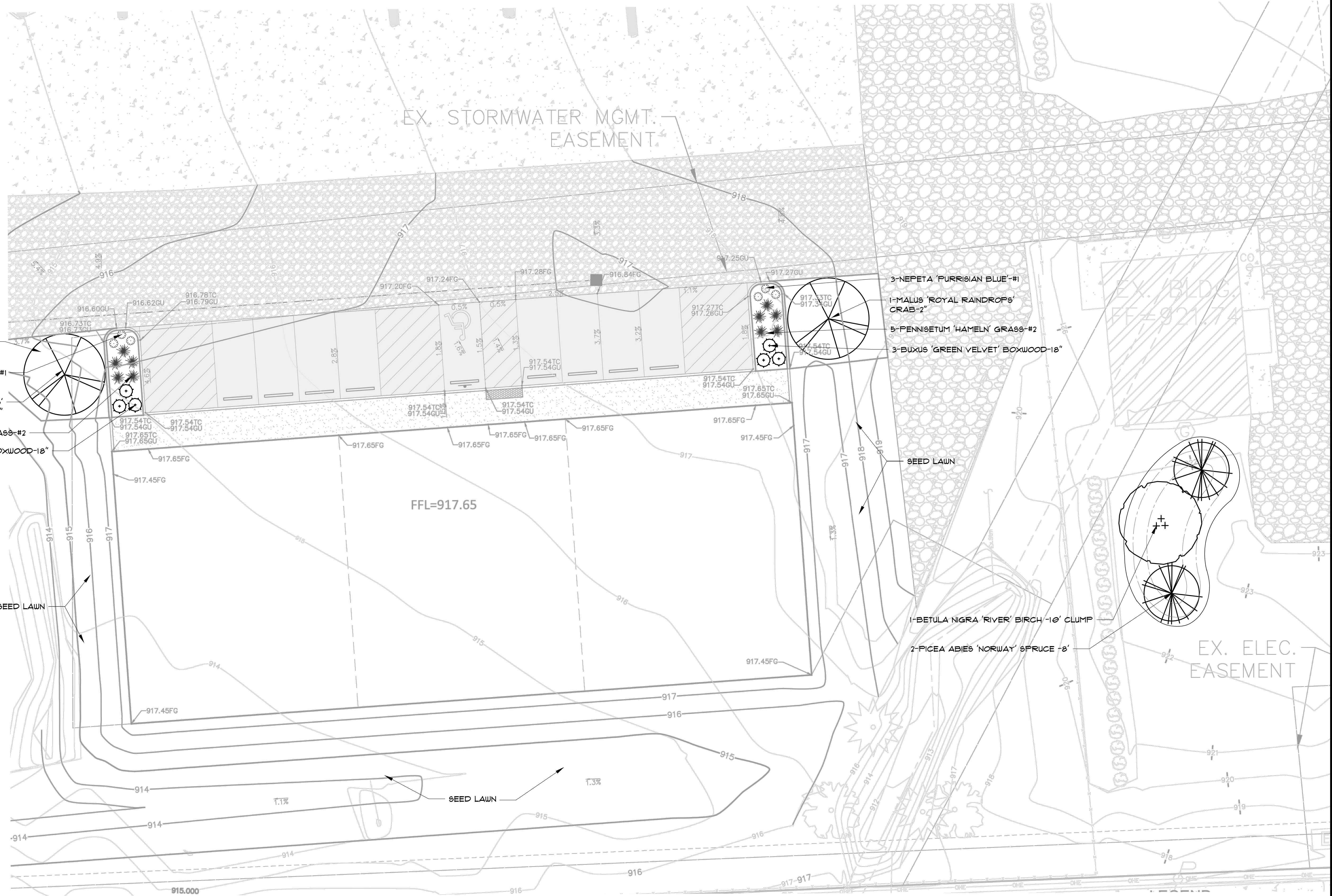
PROJECT NUMBER:  
22005

PROJECT ADDRESS:  
12020 YORK ROAD  
NORTH ROYALTON, OHIO

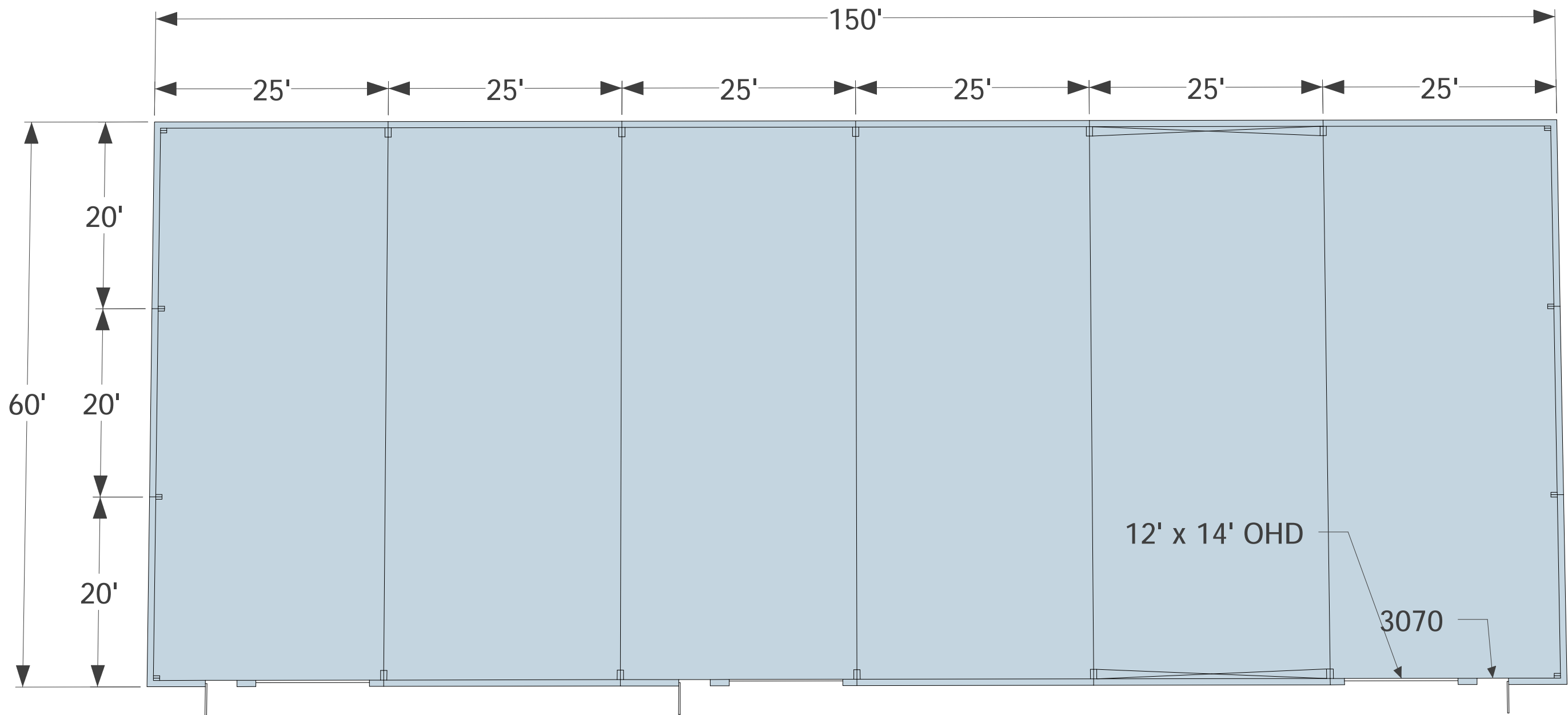
DATE:  
02/24/22

SHEET NUMBER:  
**2 OF 2**

















**LISTED**  
**E489165**



**NAME: LED Wall Pack Light**

**P/N : RG-RWP02-80WAT1NA1-aaK**

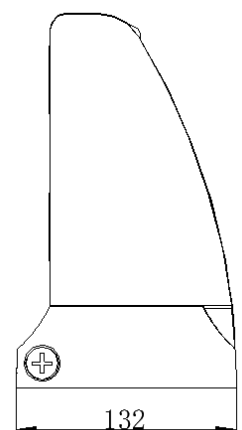
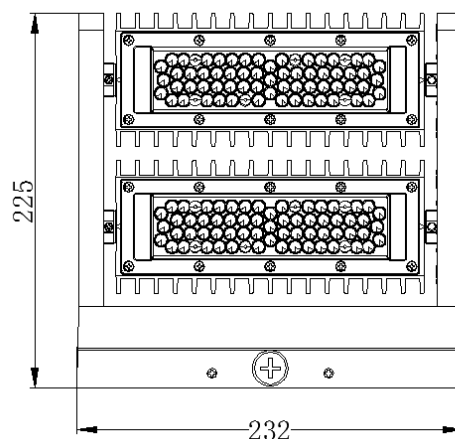
Note: "aaK" in the model name refers to CCT as below:  
40K=4000K, 50K=5000K, 57K=5700K

## Advantage:

- UL certificate, DLC Premium
- IP65 Internal driver
- Input voltage 100-277VAC
- No UV or IR in the beam
- Easy to install and operate
- Energy saving, long lifespan
- Instant start, NO humming
- Green and eco-friendly without mercury

## Application:

- ◆ entrance lighting, courtyard lighting
- ◆ Industrial lighting, Outdoor landscape lighting
- ◆ Buildings, hotels, hospitals, schools
- ◆ Wall lighting area and so on





## Product Specifications

Product name	LED Wall Pack Light
Part No	RG-RWP02-80WAT1NA1-aaK
Dimension	232 x 132 x 225 mm

## Technical Characteristic

Color temperature	4000K、5000K、5700K
CRI	>72
Lumen	10400-11200LM
Lumen Efficacy	130-140LM/W
Input Power	80W
Viewing Angle	60°
Input Voltage	100-277VAC 50/60Hz
Driver	Rugged Grade Brand
PF	>0.9
Waterproof Rating	IP65

## Materials

LED Brand	LUMILEDS
LED Type	LUXEON 3030 2D
LED QTY	98 PCS
Housing	Aluminum
Housing color	Black

## Others

Operating Temperature	-20℃ O 45℃
Operating Humidity	20%-90% RH
Storage Temperature	-30℃ TO 80℃
Storage Humidity	10%-95%
Application	Indoor / Outdoor
Safety Certification	UL
Warranty Time	5 Years



**DLC 4.2 + DLC Premium Rated**

**Over 135 Lumens per Watt**

**Model#** RG-RWP02-80WAT1NA1-50K

**Manufacturer:** [RuggedGrade](#)  
**Brand:** RuggedGrade  
**Technical Requirements Version:** 4.2  
**Date Qualified:** 01/12/2018  
**Product ID:** PLPCXZTXBSJD

**Categorization**

**Main:** Outdoor Luminaires  
**General Application:** High Output  
**Primary Use:** Outdoor Full-Cutoff Wall-Mounted Area Luminaires

**Classification:** Premium  
**Is Parent Product:** No  
**DLC Family Code:** ZAZZUB  
**Listing Status:** Listed

[View Notes](#)

Reported Data

Zonal Lumens

Spacing Criteria

Product Features

Version History

Family Data

**Light Output:** 10875 lm  
**Wattage:** 80.41 W  
**Efficacy:** 135.24 lm/W  
**Power Factor:** 0.94  
**CCT:** 5000 K  
**CRI:** 71.4  
**Total Harmonic Distortion:** 12.15 %

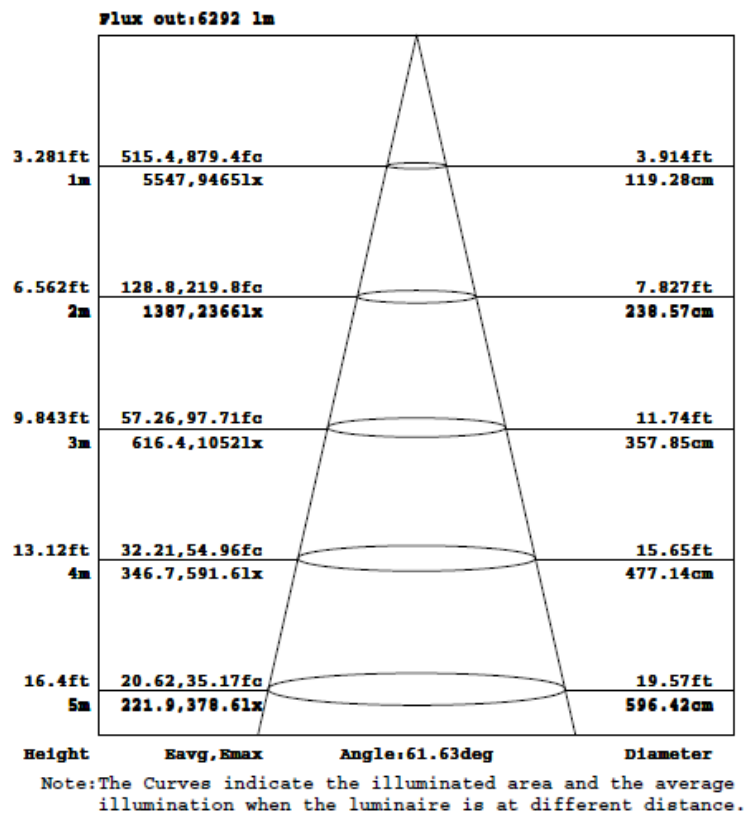
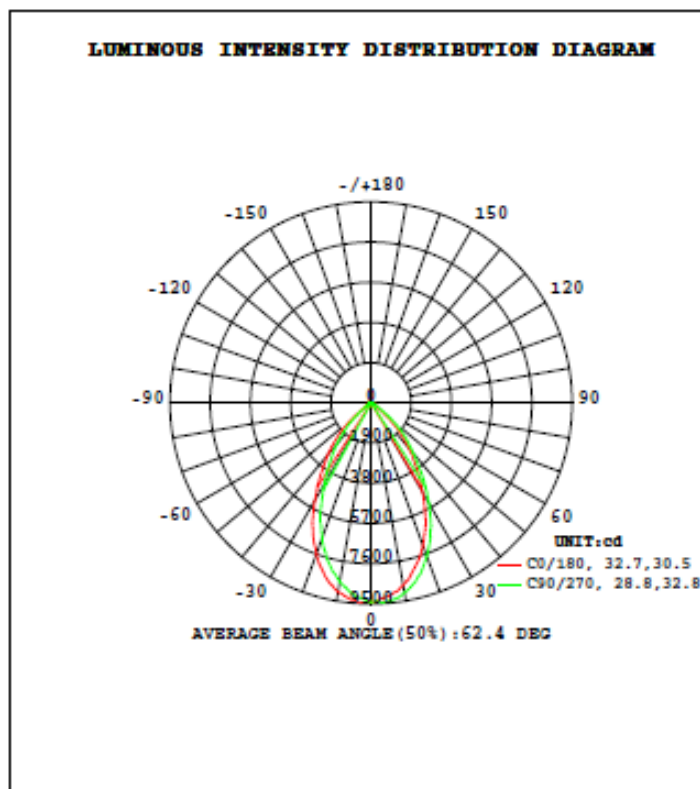
**Easy Install with Removeable Plate - Light heads can be Individually Roasted**





## Light Distribution Testing Parameters

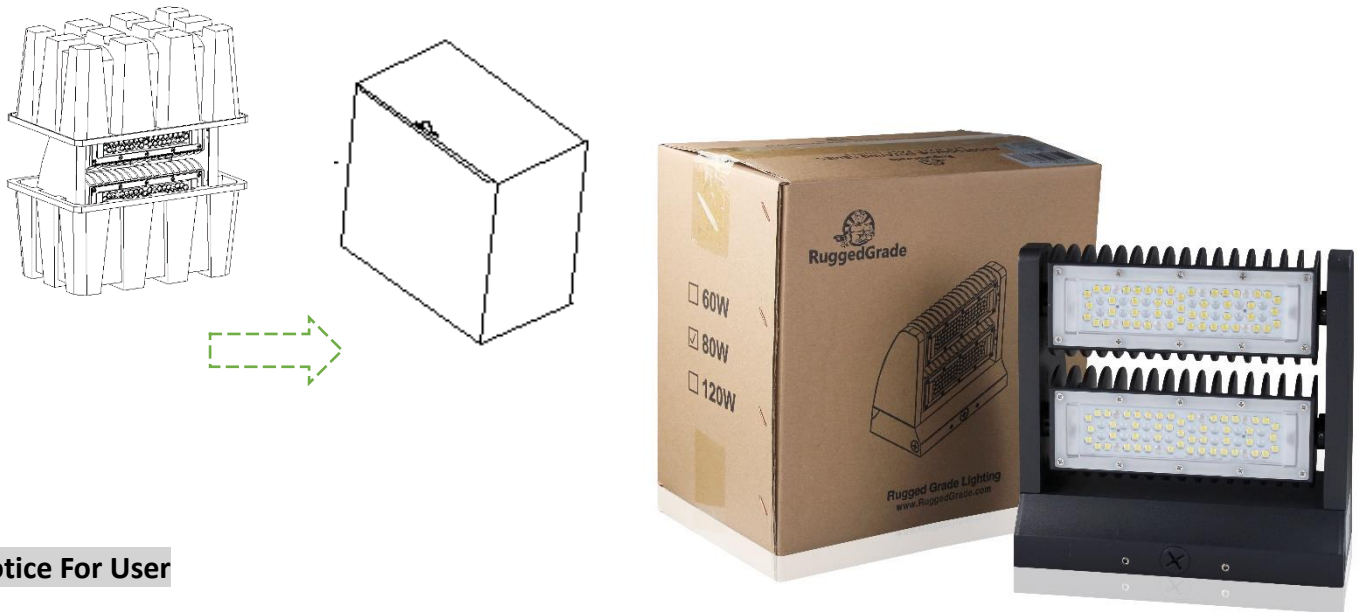
DATA OF LAMP		PHOTOMETRIC DATA				Eff: 134.11 lm/W
MODE		Imax(cd)	9471	S/MH(C0/180)		0.96
NOMINAL POWER(W)	80	LOR(%)	100.0	S/MH(C90/270)		0.86
RATED VOLTAGE(V)	120	TOTAL FLUX(lm)	10793	$\eta$ UP,DN(C0-180)		0.1, 52.7
NOMINAL FLUX(lm)	10793.5	CIE CLASS	DIRECT	$\eta$ UP,DN(C180-360)		0.1, 47.1
LAMPS INSIDE	1	$\eta$ up(%)	0.2	CIBSE SHR NOM		0.75
TEST VOLTAGE(V)	120.0	$\eta$ down(%)	99.8	CIBSE SHR MAX		0.95



## Package

**Lamps Net Weight: 3.12kg / pcs**

	Size	Qty/Carton	Weight/Carton
Outer box	390*300*290mm	2	7.9 kg



## Notice For User

- ◆ Please turn off power before install or change assembly parts.
- ◆ The input voltage and lamps should be matched, after connecting the power line, Please make sure the wiring section is insulated.
- ◆ No-professionals, must not install and disassemble the lamps.

## Trouble Shootings

Troubles	Check points
Flickering of the light	Turn off the power and turn on again in 3 minutes. If same phenomena occur, then call agencies
Out of working	Please check the connection

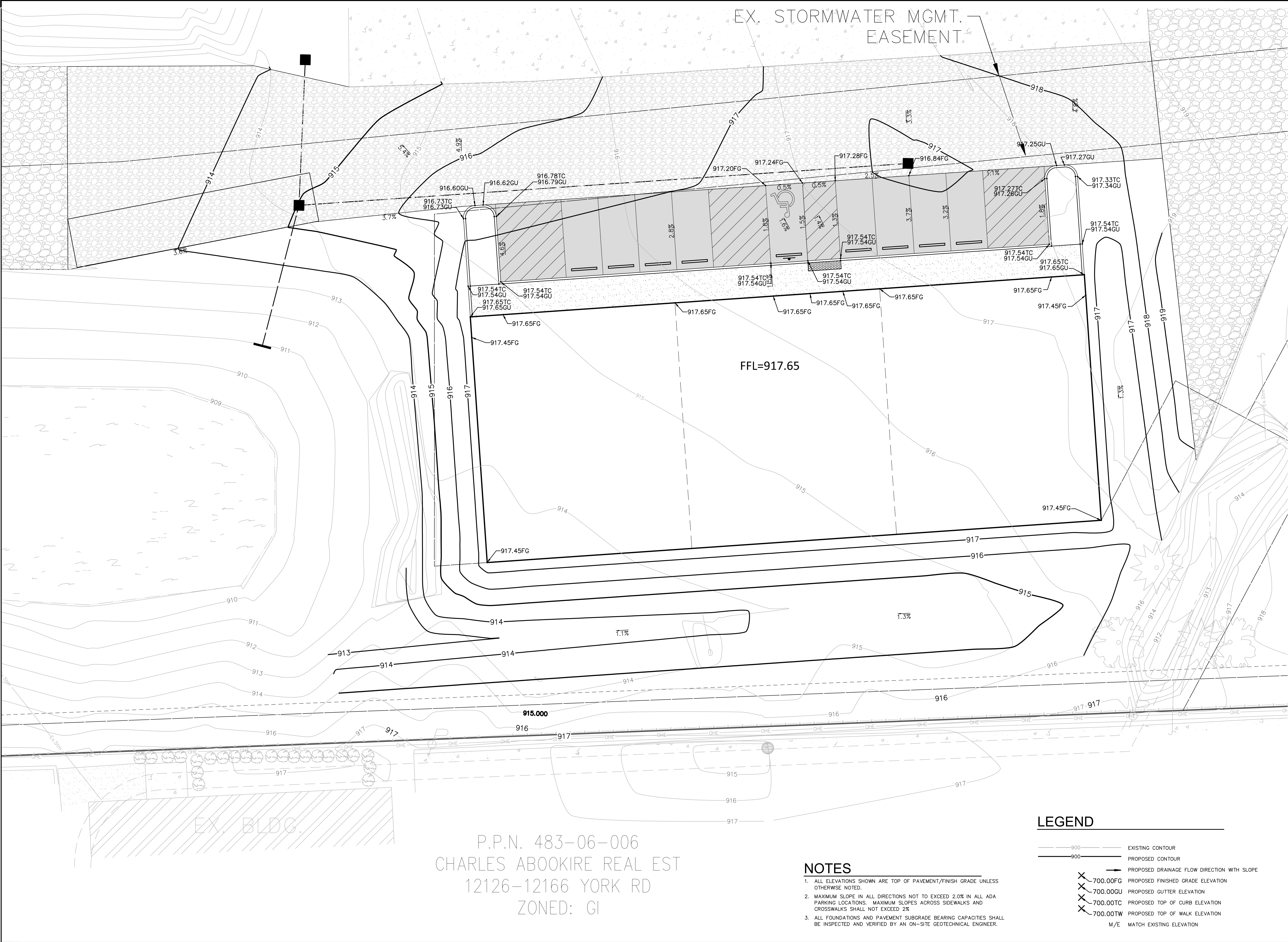


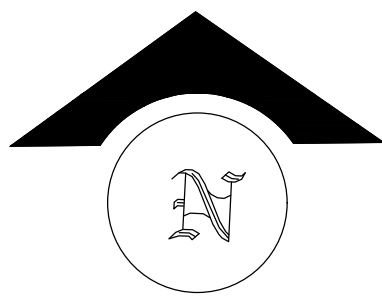













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GRADING PLAN

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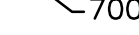
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2 OF 2

NOTES

- ALL ELEVATIONS SHOWN ARE TOP OF PAVEMENT/FINISH GRADE UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ALL DIRECTIONS NOT TO EXCEED 2.0% IN ALL ADA PARKING LOCATIONS. MAXIMUM SLOPES ACROSS SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2%.
- ALL FOUNDATIONS AND PAVEMENT SUBGRADE BEARING CAPACITIES SHALL BE INSPECTED AND VERIFIED BY AN ON-SITE GEOTECHNICAL ENGINEER.

LEGEND

- |   |   |
|---|---|
|  | EXISTING CONTOUR                            |
|  | PROPOSED CONTOUR                            |
|  | PROPOSED DRAINAGE FLOW DIRECTION WITH SLOPE |
|  | 700.00FG PROPOSED FINISHED GRADE ELEVATION  |
|  | 700.00GU PROPOSED GUTTER ELEVATION          |
|  | 700.00TC PROPOSED TOP OF CURB ELEVATION     |
|  | 700.00TW PROPOSED TOP OF WALK ELEVATION     |
|  | M/E MATCH EXISTING ELEVATION                |