



City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

David Smerek, Building Commissioner

Ian Russell
PC Secretary

PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance 1220.06, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a public hearing on **December 6, 2023** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

Randy Parsons, of MPG Architects, on behalf of Dean Costello, of TMRD, LTD., is seeking preliminary site plan approval for a 24,928 square foot building addition and associated parking lot expansion for an industrial building located at 9601 York Alpha Drive, also known as PPN: 483-15-008, in General Industrial (GI) District zoning.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, and on the City's website for review by interested parties.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: www.northroyalton.org/PlanningCommission

If you would like to be heard on the subject of this application but are not able to attend the meeting in person, please fill out and submit the Public Comment Form with any documents or photographs and return it to the Building Department no later than December 5th at 12:00 p.m. local time. The form is available on the Planning Commission page of the city website which can be found at the above link. PLEASE NOTE: THE PUBLIC COMMENT FORM MUST BE NOTARIZED IN ORDER TO BE READ INTO THE RECORD.

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Ian Russell
Planning Commission Secretary
11545 Royalton Road
North Royalton, Ohio 44133
November 21, 2023



City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

David Smerek, 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:

9601 York Alpha Dr., N. Royalton, OH 44133 Kent Corporation

Address

48315008

Permanent Parcel Number

Name of Occupant, Business or Tenant (if applicable)

GI - General Industrial

Zoning District and Ward

2. Property Owner of Parcel:

Dean Costello

Name

9601 York Alpha Drive

Address

North Royalton, Ohio 44133

City, State and Postal Code

TMRD, Ltd.

Name of Business (if applicable)

(440) 237-9286

Phone

dean.costello@kentcorporation.com

Email (electronic mail)

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

Randy Parsons

Name

3660 Embassy Parkway

Address

Fairlawn, Ohio 44333

City, State and Postal Code

MPG Architects

Name of Business (if applicable)

(330) 666-5770

Phone

randy@mpg-architects.com

Email (electronic mail)

For Office Use Only

10/30/2023
Date Application Submitted

\$300

Application Fee

12/6/2023
Meeting Date Assigned

Check # 21875
Payment Information (date, check number, cash, etc.)

PC23-19
Identification Number Assigned

I.R.
Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

This project looks to create an addition to an existing industrial use building. Both the existing structure and the proposed addition are pre-engineered metal buildings. The proposed addition will house an overhead crane and assembly/shipping area along with some office and break spaces. The project also encompasses an expansion of the available parking area in anticipation of future growth.

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.

	Randy Parsons, RA	10-30-2023
Applicant Signature	Printed Name and Title	Date
	DEAN Costello	10/30/2023
Owner Signature	Printed Name and Title	Date

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

6. Written Authority Form (complete this form if you are unable to be present at meeting).
(submit original – do not fax or email)

I, DEAN Costello (name) of KENT CORPORATION (CEO)
TMRD (PRESIDENT)
(company, if applicable), hereby certify that I/we are the OWNER
(owner(s), executor(s), etc.) of 9601 YORK ALPHA DR (property address or
permanent parcel number) and further verify that MPG ARCHITECTS (name
of representative) is authorized to represent my/our interests and make decisions on my/our behalf
when appearing before the North Royalton Planning Commission.

Dean Costello 11/1/23
Signature Date

Before me, a Notary Public in and for said county, personally appeared _____
who acknowledged that he or she did sign the foregoing instrument and the same is his or her free
act and deed.

In testimony whereof I have hereunto set my hand and official seal at Cuyahoga County,
Ohio on this 1 day of November, 2023.

Diana Hambleton
Notary Signature

Seal:

State of Ohio
County of Cuyahoga



Comm exp 7/25/32



Cuyahoga County GIS Viewer



Date Created: 11/3/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

1: 1,691



282 0 141 282 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

KENT CORPORATION - PEMB ADDITION

9601 YORK ALPHA DRIVE
NORTH ROYALTON, OH 44133
PRELIMINARY PLANNING REVIEW
PPN: 48315008

PRICING PRECAUTIONS

1. THIS PRELIMINARY SET IS PROVIDED SOLELY FOR PRICING PURPOSES FOR THE PRE-ENGINEERED METAL BUILDING SUPPLIER. THIS SET IS NOT FINAL AND CHANGES ARE POSSIBLE. NOT FOR USE AS CONSTRUCTION DRAWINGS.

APPLICABLE CODES

BUILDING CODE	2017 OHIO BUILDING CODE
PLUMBING CODE	2017 OHIO PLUMBING CODE
MECHANICAL CODE	2017 OHIO MECHANICAL CODE
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE
FIRE CODE	2017 OHIO FIRE CODE
FUEL GAS CODE	2015 INTERNATIONAL FUEL GAS CODE
ACCESSIBILITY	2017 OBC AND ANSI ICC A117.1-2009
ENERGY CONSERVATION	2012 IECC AND ASHRAE 90.1-2010

ZONING ANALYSIS

LOCATION:	CITY OF NORTH ROYALTON PPN: 48315008
SITE ZONING:	GI GENERAL INDUSTRIAL

DRAWING INDEX

GENERAL

G1.0 COVER SHEET

CIVIL

C0.0 ALTA / NSPS LAND TITLE SURVEY
C1.0 SITE PLAN
C2.0 GRADING PLAN
C3.0 GRADING DETAIL (NORTH)
C4.0 GRADING DETAIL (SOUTH)

STRUCTURAL

S0.0 STRUCTURAL GENERAL NOTES
S1.0 FOUNDATION PLAN

SKETCHES

AS1.0 SCHEMATIC SITE PLAN

SKETCHES

A1.1 FLOOR PLANS & AERIALS
A2.1 EXTERIOR ELEVATIONS

NOTE!
ALL MATERIALS AND/OR PRODUCTS
SELECTED FOR THIS PROJECT MUST BE
INSTALLED PER THE MANUFACTURER'S
SPECIFICATIONS, DETAILS, AND
REFERENCES. THESE REQUIREMENTS TAKE
PRECEDENCE OVER THE DRAWINGS AND
THE MATERIALS NOTED.

GENERAL NOTES

- TO BE CONSTRUCTED UNDER 2017 OBC, LOCAL BUILDING INSPECTION DEPARTMENT MATERIALS AND CONSTRUCTION FOR SEWERAGE TO MEET LOCAL CODES. BUILDING MATERIALS AND CONSTRUCTION TO MEET LOCAL CODES AND THE OHIO BUILDING CODE. ALL PROPER PERMITS MUST BE OBTAINED FOR ALL CONSTRUCTION WORK (WHICH HAS BEEN APPROVED BY PROPER DEPARTMENTS) PRIOR TO ANY CONSTRUCTION. ALL CONTRACTORS, INCLUDING GENERAL, HVAC, ELECTRICAL AND PLUMBING MUST BE LICENSED TO DO WORK WITHIN THE GOVERNING MUNICIPALITY.
 - THE CONTRACTOR SHALL VERIFY ALL FIRE EXTINGUISHER LOCATIONS WITH THE LOCAL FIRE DEPARTMENT AND SHALL COMPLY WITH ALL NFPA AND FIRE DEPARTMENT REQUIREMENTS.
 - ALL DIMENSIONS ARE ROUGH DISTANCE FROM FACE OF STUD TO FACE OF STUD AND/OR MASONRY WALL(S), UNLESS NOTED OTHERWISE.
 - PROVIDE BEHIND WALL REINFORCING AND FRTW BLOCKING AS REQUIRED FOR ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESS, ETC.
 - ALL STUD WALLS NOT BUILT TO DECK ABOVE SHALL BE BRACED AS REQUIRED FOR LATERAL SUPPORT.
 - THESE DESIGNS AND ALL ITEMS DEPICTED HEREIN, WHETHER IN WRITING OR GRAPHICALLY, AS INSTRUMENTS OF PROFESSIONAL SERVICE, MAY NOT BE ALTERED OR CHANGED, IN ANY WAY, WITHOUT THE PRIOR KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT. ANY CHANGE MADE WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL VOID ALL SUCH DOCUMENTS AND INSTRUMENTS AND THE ARCHITECT WILL NOT BE PERSONALLY LIABLE FOR ANY DAMAGE, HARM OR LOSS CAUSED THEREBY.
 - THE VARIOUS DRAWINGS COMPRISING THIS SET OF DRAWINGS ARE INTERDEPENDENT AND MUST BE USED JOINTLY TO EXECUTE THE WORK.
 - WHERE DISCREPANCIES OCCUR BETWEEN FLOOR PLANS, DETAILS AND LARGER SCALE PLANS, CONTRACTOR SHALL CONSULT THE ARCHITECT FOR CLARIFICATION. WHERE DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL AND ALL OTHER DRAWINGS, CONTRACTOR SHALL CONSULT THE ARCHITECT FOR INTERPRETATIONS. AT TIME OF BIDDING, IF NO QUESTION IS POSED, BIDDER SHALL ASSUME WORST CASE SCENARIO COST AT THEIR RISK.
 - IF A FIRE ALARM SYSTEM IS REQUIRED WITHIN THE CODE DATA OF THIS PROJECT, THE FIRE ALARM CONTRACTOR SHALL DESIGN A COMPLETE FIRE ALARM SYSTEM PER OHIO BUILDING CODE SECTION 907 AND THE RELEVANT SECTIONS OF NFPA 72. IF THE BUILDING HAS AN EXISTING FIRE ALARM CONTROL PANEL, THE CONTRACTOR SHALL DESIGN AN EXPANSION OF THE EXISTING SYSTEM. ALL SUBSTANTIAL ELECTRICAL REQUIREMENTS ARE TO BE FULLY-COORDINATED WITH THE ELECTRICAL DESIGN PROFESSIONAL. THE CONTRACTOR SHALL PROVIDE COMPLETE FIRE ALARM SHOP DRAWINGS PER OBC SECTION 907.1.2. SUBMIT THE SHOP DRAWINGS TO THE AUTHORITY HAVING JURISDICTION, AND PROVIDE TO THE ARCHITECT FOR THEIR RECORDS.
 - IF A FIRE SUPPRESSION SYSTEM IS REQUIRED FOR THIS PROJECT, THE FIRE SUPPRESSION CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE FIRE SUPPRESSION SYSTEM - IN CONJUNCTION WITH THE FIRE HAZARD AND OCCUPANCY CLASSIFICATIONS OF THE STRUCTURE - PER THE 2017 OHIO BUILDING CODE SECTION 903 AND THE RELEVANT SECTIONS OF THE 2016 NFPA 13, INCLUDING ALL ALARM DEVICES AS REQUIRED.
- ALL ASPECTS OF THE FIRE SUPPRESSION DESIGN (NEW SYSTEM OR EXPANSION OF EXISTING SYSTEM) ARE TO BE PERFORMED BY THE FIRE SUPPRESSION CONTRACTOR. ANY SUPPRESSION PLANS WITHIN THE SET ARE FOR DEMONSTRATING DESIGN INTENT ONLY AND DOES NOT REPRESENT AN APPROVED SUPPRESSION DESIGN. THE DESIGNING CONTRACTOR SHALL SIZE THE COMPLETE FIRE LINE (FROM THE STREET), PRIVATE HYDRANT LINE(S), DODA, FDC(S), ALL WET AND DRY RISERS, ALL BRANCH PIPES, ALL STANDPIPES, AND ALL OTHER ASPECTS OF THE FIRE SUPPRESSION SYSTEM. NO PORTIONS OF THE FIRE SUPPRESSION SYSTEM (E.G. UNDERGROUND FIRE LINE) SHALL BE INSTALLED PRIOR TO THE SUPPRESSION CONTRACTOR'S DESIGN BEING APPROVED BY THE BUILDING DEPARTMENT AND REVIEWED BY THE OWNER, ARCHITECT, AND CIVIL ENGINEER.
- THE SUPPRESSION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE SYSTEM DESIGNED BY AN OHIO-CERTIFIED SUPPRESSION DESIGNER TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL - AND THE ARCHITECT FOR THEIR RECORDS - PRIOR TO PLACING AN ORDER OR INSTALLING ANY COMPONENTS. THE SUPPRESSION CONTRACTOR SHALL ALSO CONTACT THE LOCAL FIRE DEPARTMENT TO IDENTIFY AND FULFILL ALL SUBMISSION REQUIREMENTS THEY MAY HAVE. ALL SUBMISSIONS SHALL BE NO LATER THAN THE INITIAL FRAMING STAGE.
- EXISTING BUILDING INFORMATION IS BASED ON ORIGINAL CONSTRUCTION DOCUMENTS AND IS NOT INTENDED TO REPRESENT EXISTING "AS-BUILT" CONDITIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS.

OWNER

DEAN COSTELLO

9601 YORK ALPHA DRIVE
NORTH ROYALTON, OH
dean.costello@kentcorporation.com

ARCHITECT

MANN PARSONS GRAY ARCHITECTS

3660 EMBASSY PARKWAY
FAIRLAWN, OHIO 44333
mpg-architects.com



WETLANDS CONSULTANT

FLICKINGER GEOSERVICES GROUP

ERIK FLICKINGER
(330) 931-9124
flick@flickgeo.com

CIVIL CONSULTANT

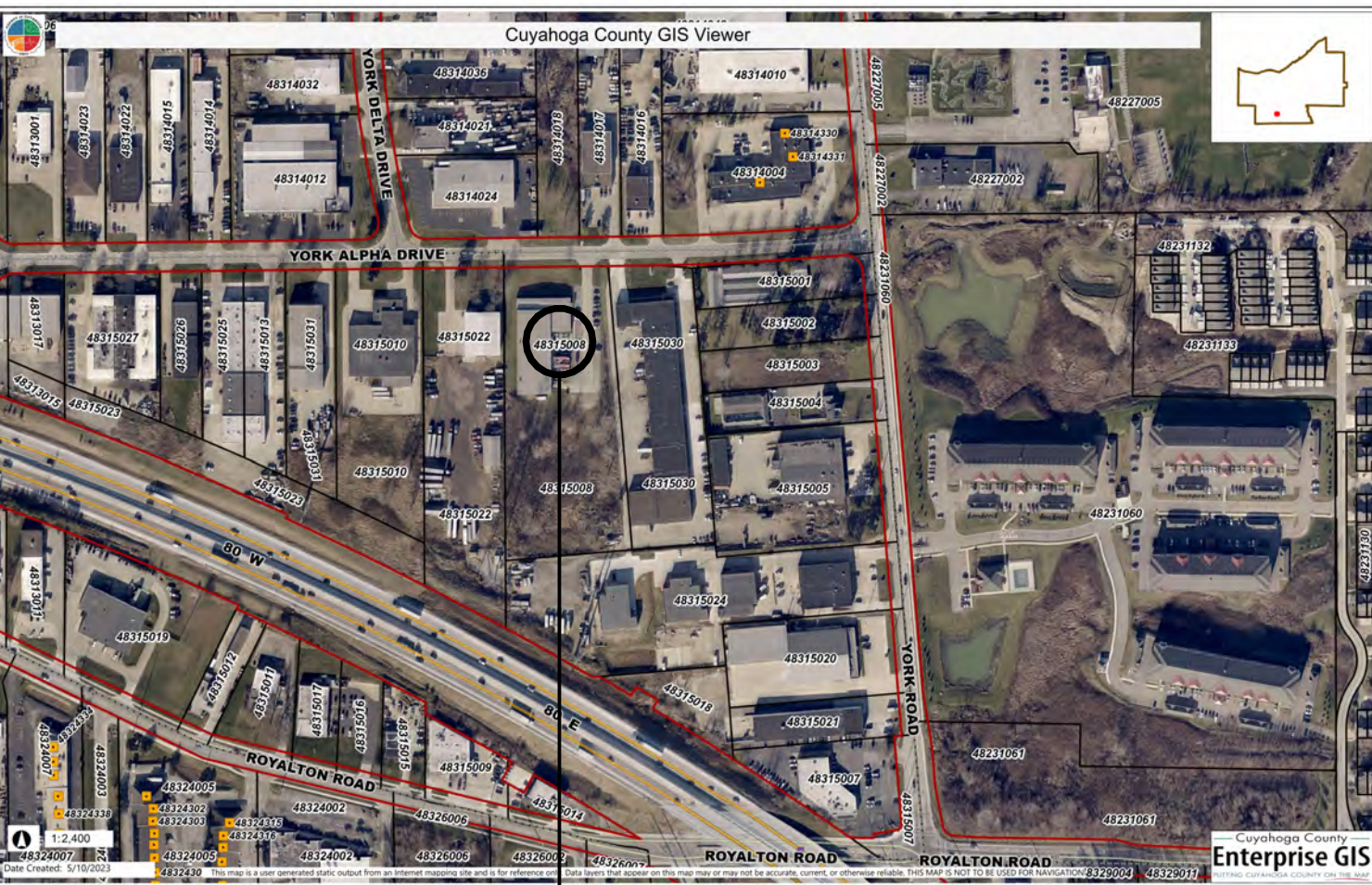
MG CIVIL DESIGN

255 PARK PLACE
CHAGRIN FALLS, OH 44022
barcikoski@mgcivil.com

STRUCTURAL CONSULTANT

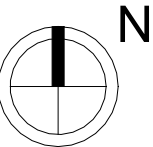
RISE STRUCTURAL GROUP

SHAWN GRAHAM
PITTSBURGH, PA 15237
risestructuralgroup.com



VICINITY MAP

SCALE: N.T.S.



PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

phone 330.666.5770

3660 Embassy Parkway
Fairlawn, OH 44333

mpg-architects.com



COVER SHEET

PROJECT #: 09823

DATE: NOVEMBER 21, 2023

KENT CORPORATION - PEMB ADDITION

9601 YORK ALPHA DRIVE
NORTH ROYALTON, OH 44133
PRELIMINARY PLANNING REVIEW

G1.0

Legal Description

Issuing Office File No.: SACC-1130

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio; and known as being part of Parcel No. 1 in the Re-Subdivision of Parcel "B" of Subdivision for Pasco Building Company, of part of Original Royalton Township Lot No. Section No. 8 as shown by the record plat in Volume 220 of Maps , Page 68 of Cuyahoga County Records and being further described as follows:

Beginning on the Southerly line of York-Alpha Drive (70 feet wide) at the Northwest corner of said Parcel No. 1;

Thence Easterly along the said Southerly line of York-Alpha Drive, 234.02 feet to a point;

Thence Southerly and parallel with the Easterly line of said Parcel No. 1, 678.09 feet to a point on the Southerly line of said Parcel No. 1;

Thence Westerly along the said Southerly line of said Parcel No. 1, 288.62 feet to the Southerly corner thereof;

Thence Northerly along the Westerly line of said Parcel No. 1, 697.29 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Notes Corresponding to Schedule B Part II

- 2.) All matters as shown including utility (rec'd) on three Plat of Phase I Dedication Plat for the Industrial Park Development City of North Royalton recorded in Volume 13371 Page 401 of Cuyahoga County Records.
- Affects Parcel and shown
- 3.) Easement from Pasco Building Co., a partnership to The Cleveland Electric Illuminating Company, an Ohio corporation, filed November 2, 1973, and recorded in Volume 13371 Page 401 of Cuyahoga County Records.
- Possible Affects Parcel and shown
- 4.) Underground Easement from Pasco Building Co.(A Partnership) to The Cleveland Electric Illuminating Company and The Ohio Bell Telephone Company, Ohio Corporations, filed September 10, 1974, and recorded in Volume 13667, Page 625 of Cuyahoga County Records.
- Affects Parcel and shown

SURVEYOR'S NOTES

The basis of bearing is the centerline of York Alpha Drive (South 88°-17'-00" West) as shown by Re-Subdivision of Parcel "B" of Subdivision for Pasco Building Company and Subdivision of Gordon Cartwright Parcel, recorded in Volume 220, Page 68 of Cuyahoga County Record.

The boundary does not close.

Land Area

Parcel 1	
Calculated	4.118 Ac. (179,371,951 Sq. Ft.)
Record	N/A

Max. Building Height: 22.5 Ft.

Parking Spaces

Normal spaces: 47
Handicapped spaces:0

FLOOD ZONE DESIGNATION
Zone X (Areas determined to be outside of the 0.2% annual chance floodplain)
Panel 284 of 375
Map Number 39035C0284E Effective Date December 3, 2010

Possible Encroachments

1 - none

ALTA/NSPS LAND TITLE SURVEY of P.P.N. 483-15-008

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio; and known as being part of Parcel No. 1 in the Re-Subdivision of Parcel "B" of Subdivision for Pasco Building Company, of part of Original Royalton Township Lot No. Section No. 8

SURVEY CERTIFICATION

JULY 7, 2023

This survey is made for the benefit of:
TMRD, Ltd., an Ohio limited liability company

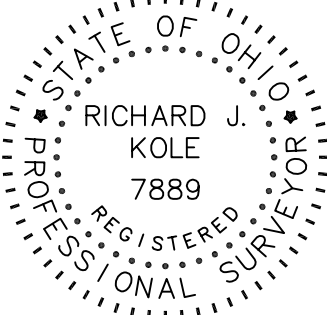
Based upon File No. 2210-COM Commitment Date: July 10, 2022, 7:59 am.

1. This is to certify that this map or plat and the survey on which it is 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 Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a) 13, 14, 16, 17 of Table A thereof.

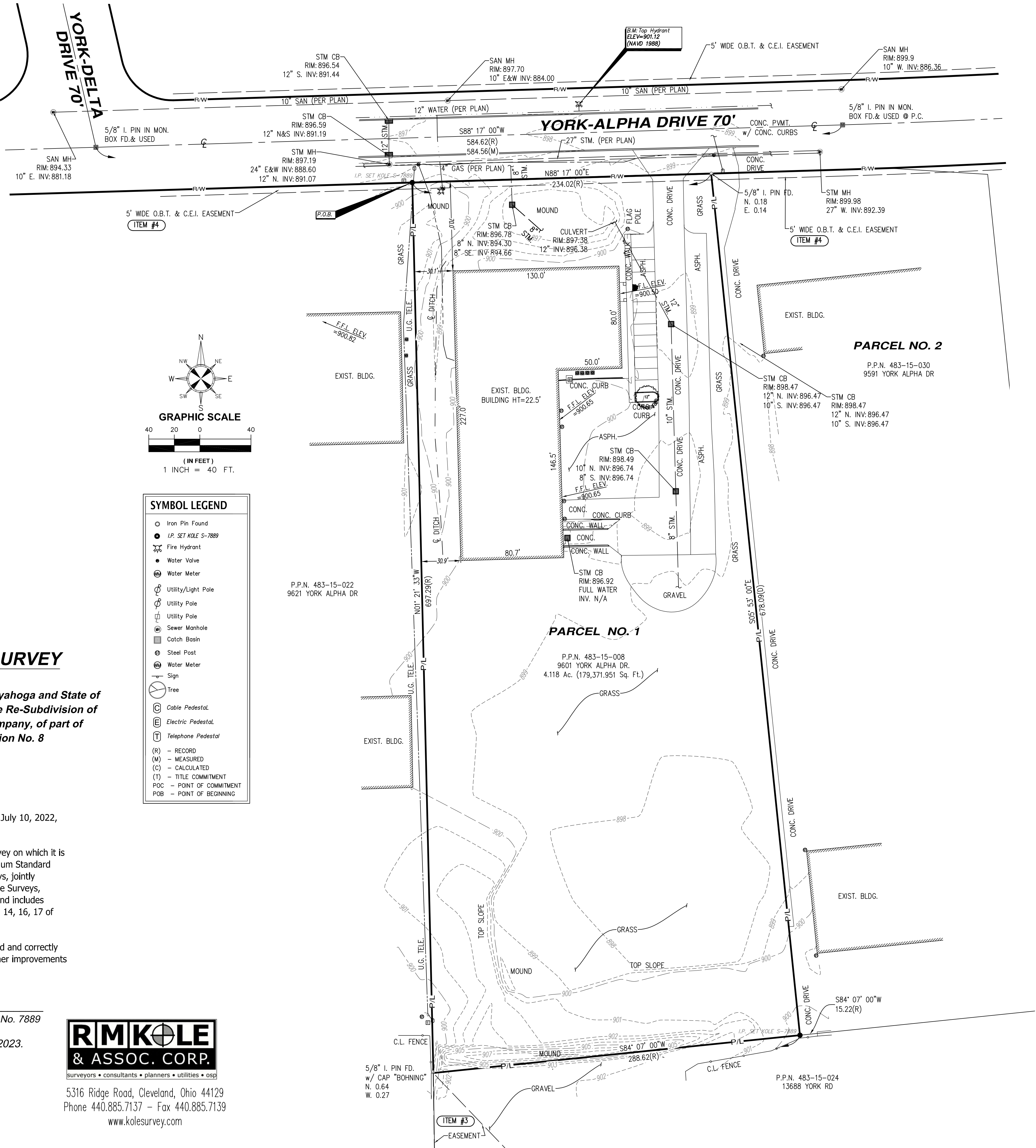
2. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the subject property.

Richard J. Kole - Professional Land Surveyor No. 7889

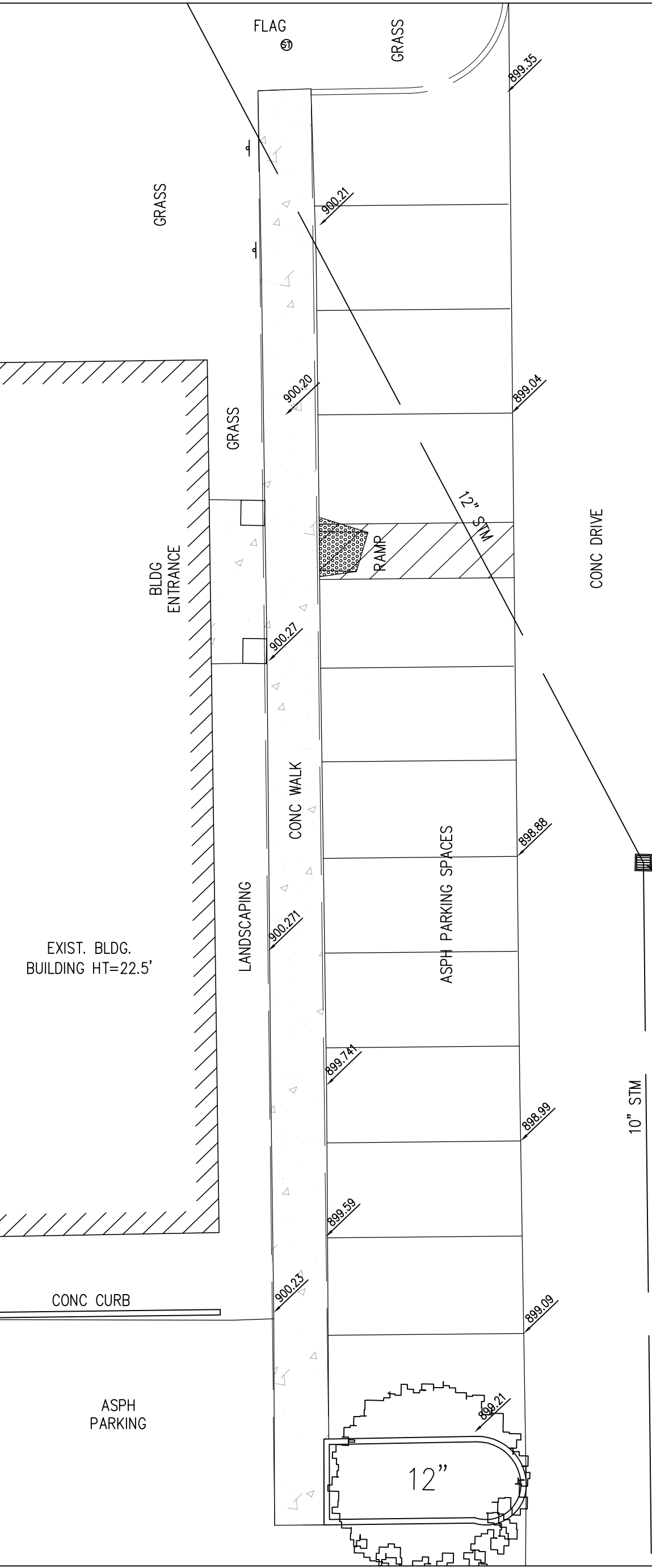
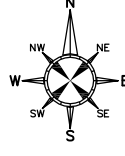
The field work was completed on June 30, 2023.
Date of Plat or Map: July 7, 2023



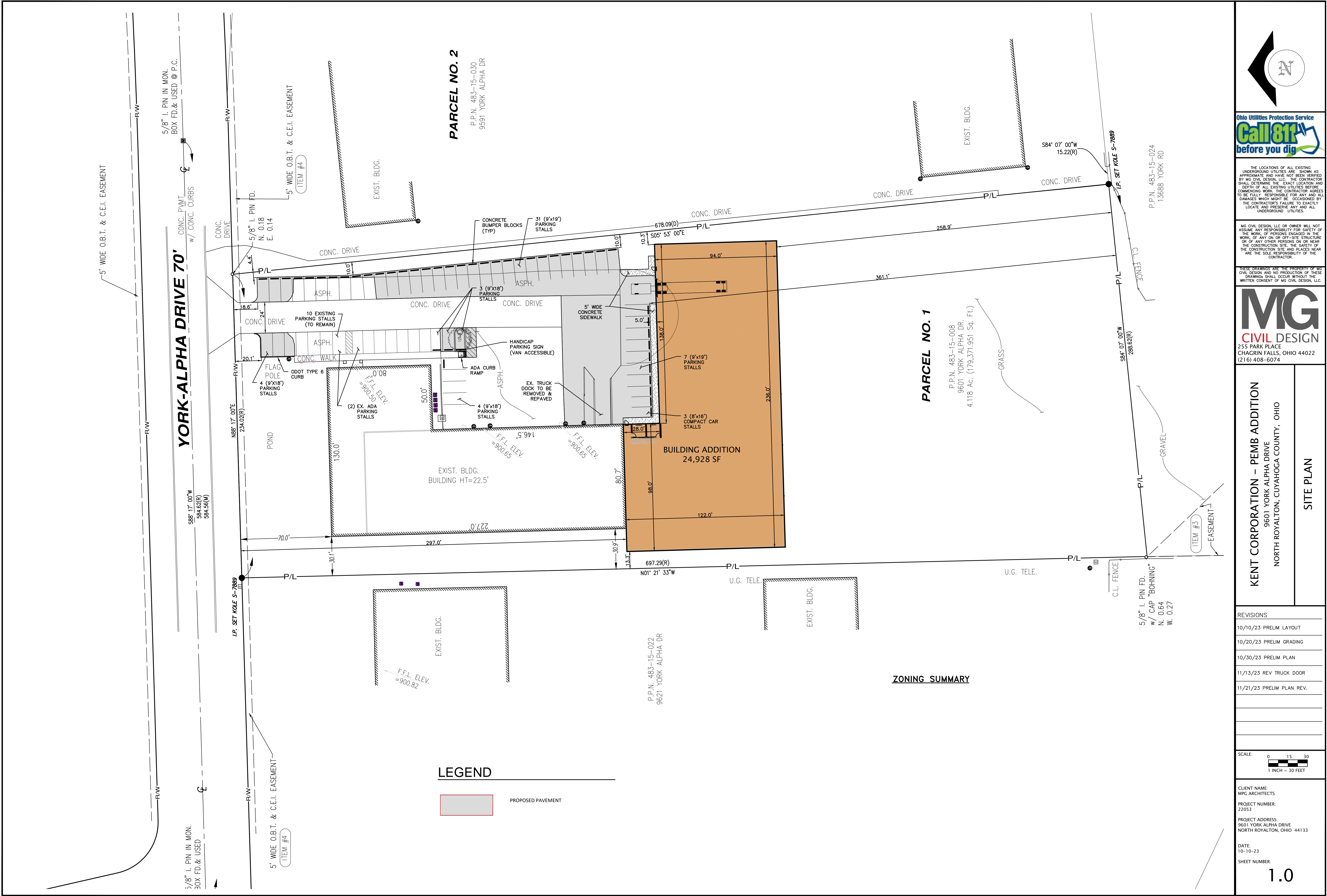
5316 Ridge Road, Cleveland, Ohio 44129
Phone 440.885.7137 - Fax 440.885.7139
www.kolesurvey.com



VICINITY MAP



SIDEWALK DETAIL



B.M. Top Hydrant
ELEV=901.12
(NAVD 1988)

12" WATER (PER PLAN)

YORK-ALPHA DRIVE 70'

I.P. SET KOLE S-7889

P.O.B.

MOUND

GRASS

DITCH

EXIST. BLDG.
BUILDING HT=22.5'

PR. STORM SEWER &
DOWNSPOUT
COLLECTORS

PROPOSED UNDERGROUND
DETENTION (STORMTECH
CHAMBERS)

PR. OUTLET
STRUCTURE

PR. 8" KOR-N-TEE
TO EX. 27" STM.
SEW.

STORMWATER NARRATIVE:

AN UNDERGROUND STORMTECH/ADS DETENTION SYSTEM IS PROPOSED TO MEET THE DETENTION REQUIREMENTS OF THE CITY OF NORTH ROYALTON. SINCE IT IS INFEASIBLE TO COMPLETELY SEPARATE THE NEW DRAINAGE AREA FROM THE EXISTING DRAINAGE AREA THAT DRAINS TO THE EXISTING DETENTION POND, THE DETENTION PROPOSAL IS TO SWAP EQUAL AREAS. THIS SITE PROPOSES TO ALLOW ALL OF THE PROPOSED PAVEMENT TO DRAIN TO THE EXISTING STORM SEWER SYSTEM & POND, IN EXCHANGE FOR ROOF AREA OF THE EXISTING BUILDING. SEE PLAN FOR EXISTING DOWNSPOUTS TO BE COLLECTED AND ROUTED TO THE PROPOSED STORMTECH SYSTEM.

P.P.N. 483-15-022
9621 YORK ALPHA DR

EARTHWORK NOTES:

- TOPSOIL SHALL BE STRIPPED WITHIN ALL DISTURBED AREAS OF THE SITE & STOCKPILED OR REMOVED FROM SITE. TOPSOIL SHALL BE SCREENED AND RESPREAD (3" MIN) ON ALL DISTURBED AREAS THAT ARE NOT IN PAVEMENT & WITHIN LAWN/AREAS TO BE SEEDED. THE REMAINDER OF TOPSOIL SHALL BE REMOVED FROM SITE.
- ALL EARTHWORK OPERATIONS (INCLUDING SITE PREPARATION, FILL PLACEMENT & PAVEMENT/FOUNDATION PREPARATION) FOR THIS PROJECT SHALL BE PER RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT OR AS DIRECTED BY AN ON-SITE GEOTECHNICAL ENGINEER. AN ON-SITE GEOTECHNICAL ENGINEER SHALL OVERSEE THE EARTHWORK OPERATIONS FOR TESTING OF FOUNDATION & PAVEMENT BEARING CAPACITIES, IDENTIFICATION OF INADEQUATE SOILS & UNDERCUT AREAS, AND TO WITNESS PROOFROLLS, ETC.

LEGEND

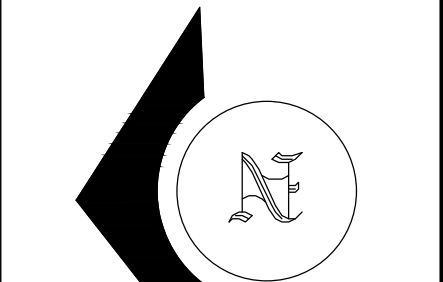
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SWALE
	EXISTING CATEGORY 2 WETLAND
	PROPOSED WETLAND FILL/IMPACT (0.489 ACRES)
	PROPOSED PAVEMENT

PR. CATCH BASIN,
STORM SEWER &
DOWNSPOUT
COLLECTORS (TYP)

LIMITS OF WETLAND
IMPACT, 15' FROM
BUILDING
IMPACT=0.49 ACRES

FINISHED FLOOR=900.65

T. BLDG.



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.

MG CIVIL DESIGN, LLC OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR ANY ON OR OFF-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THESE DRAWINGS ARE THE PROPERTY OF MG CIVIL DESIGN AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF MG CIVIL DESIGN, LLC.

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

KENT CORPORATION - PEMB ADDITION
9601 YORK ALPHA DRIVE
NORTH ROYALTON, CUYAHOGA COUNTY, OHIO

GRADING PLAN

REVISIONS

10/10/23	PRELIM LAYOUT
10/20/23	PRELIM GRADING
10/30/23	PRELIM PLAN
11/13/23	REV TRUCK DOOR
11/21/23	PRELIM PLAN REV.

SCALE: 0 10 20
1 INCH = 20 FEET

CLIENT NAME:
MPG ARCHITECTS
PROJECT NUMBER:
22053
PROJECT ADDRESS:
9601 YORK ALPHA DRIVE
NORTH ROYALTON, OHIO 44133

DATE:
10-10-23
SHEET NUMBER:

2.0

NORTH ROYALTON ZONING REQUIREMENTS:

PARKING SPACE SIZE: 9'x19' STANDARD
*COMPACT SPACE (VERIFY): 8'x16'

aisle width: 24'

NUMBER OF SPACES: 1 PER EMPLOYEE (ONE SHIFT)

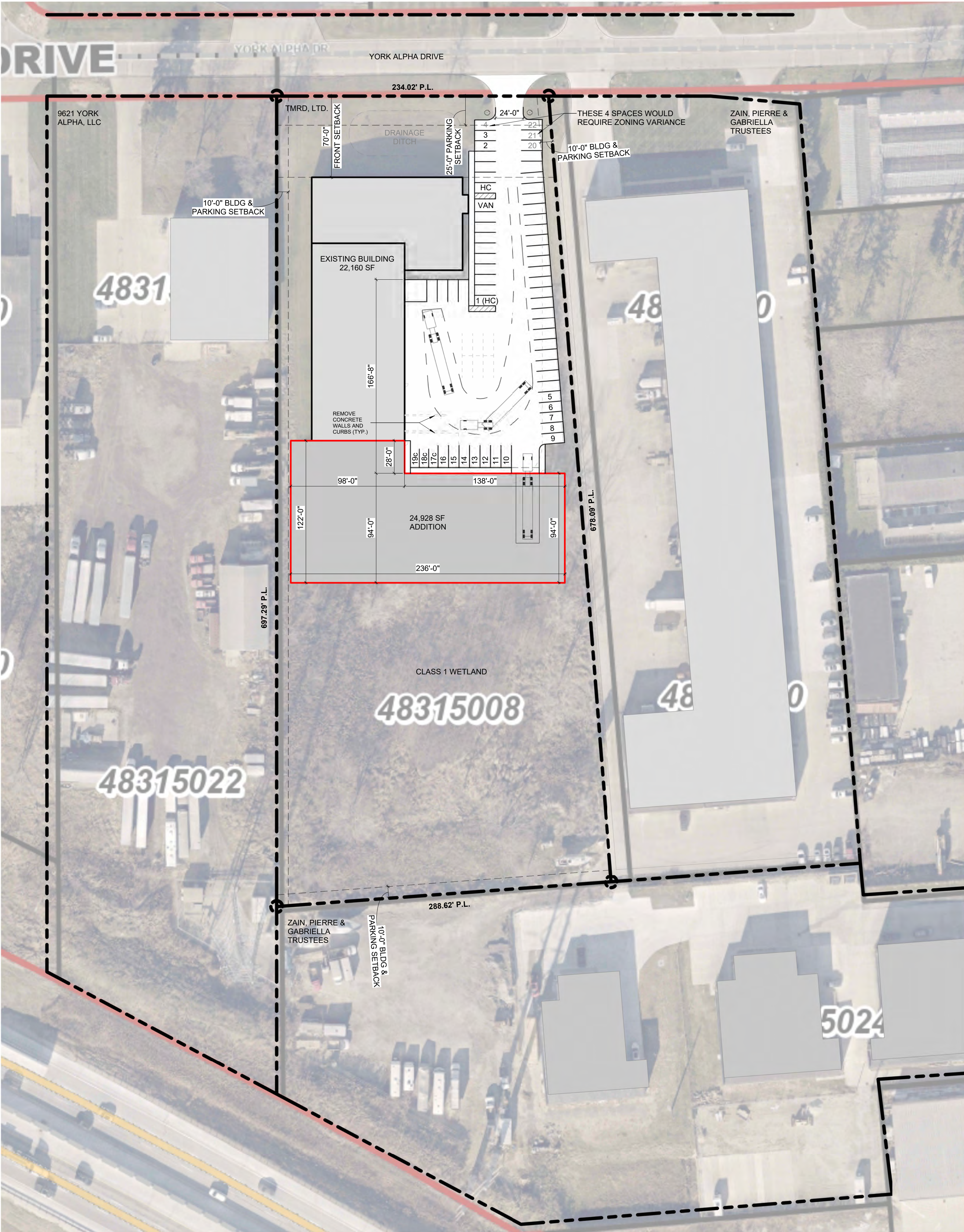
CURRENT:
EMPLOYEES = 49
PARKING = 46
PROPOSED:
EMPLOYEES = 60 (+11)
PARKING = 58 (+12)*
SPACES LOST = (-6)
SPACES ADDED = (+18)*
W/ VARIANCE (+4) = 62 (+16)*

* INCLUDES 3 COMPACT SPACES FOR EVS OR MOTORCYCLES

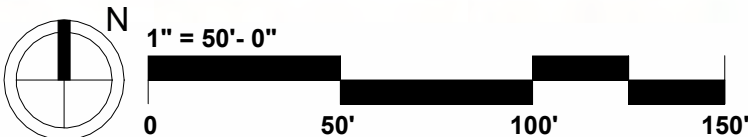
MINIMUM SETBACKS:
FRONT (ABUTTING INDUSTRIAL ROAD) = 70' BUILDING, 25' PARKING
SIDE (NO ADJACENT RESIDENTIAL) = 10' BUILDING, 10' PARKING
REAR (NO ADJACENT RESIDENTIAL) = 10' BUILDING, 10' PARKING

OCCUPANT LOAD (CODE CALCULATION FOR ADDITION ONLY)
BUSINESS (OFFICES) = 33
MANUFACTURING (SHOP) = 76
TOTAL = 109

VARIANCES REQUIRED:
1. PARKING SETBACK
2. COMPACT PARKING SPACES



1 PLAN PROPOSED SITE DEVELOPMENT
1" = 50'-0"



PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

REVISIONS

MPG ARCHITECTS
MANN • PARSONS • GRAY
3660 Embassy Parkway
Fairlawn, OH 44333
phone 330.666.5770
mpg-architects.com

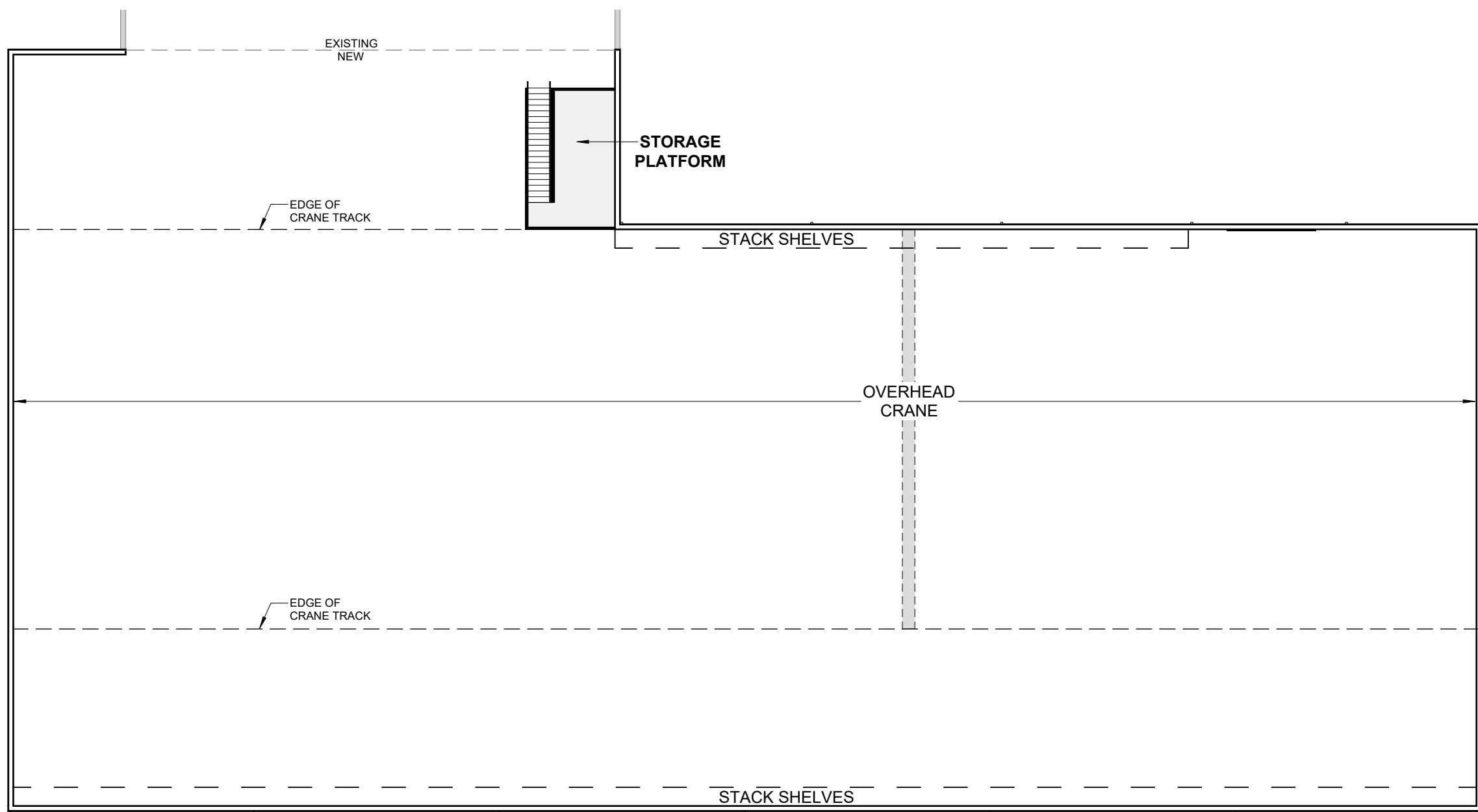
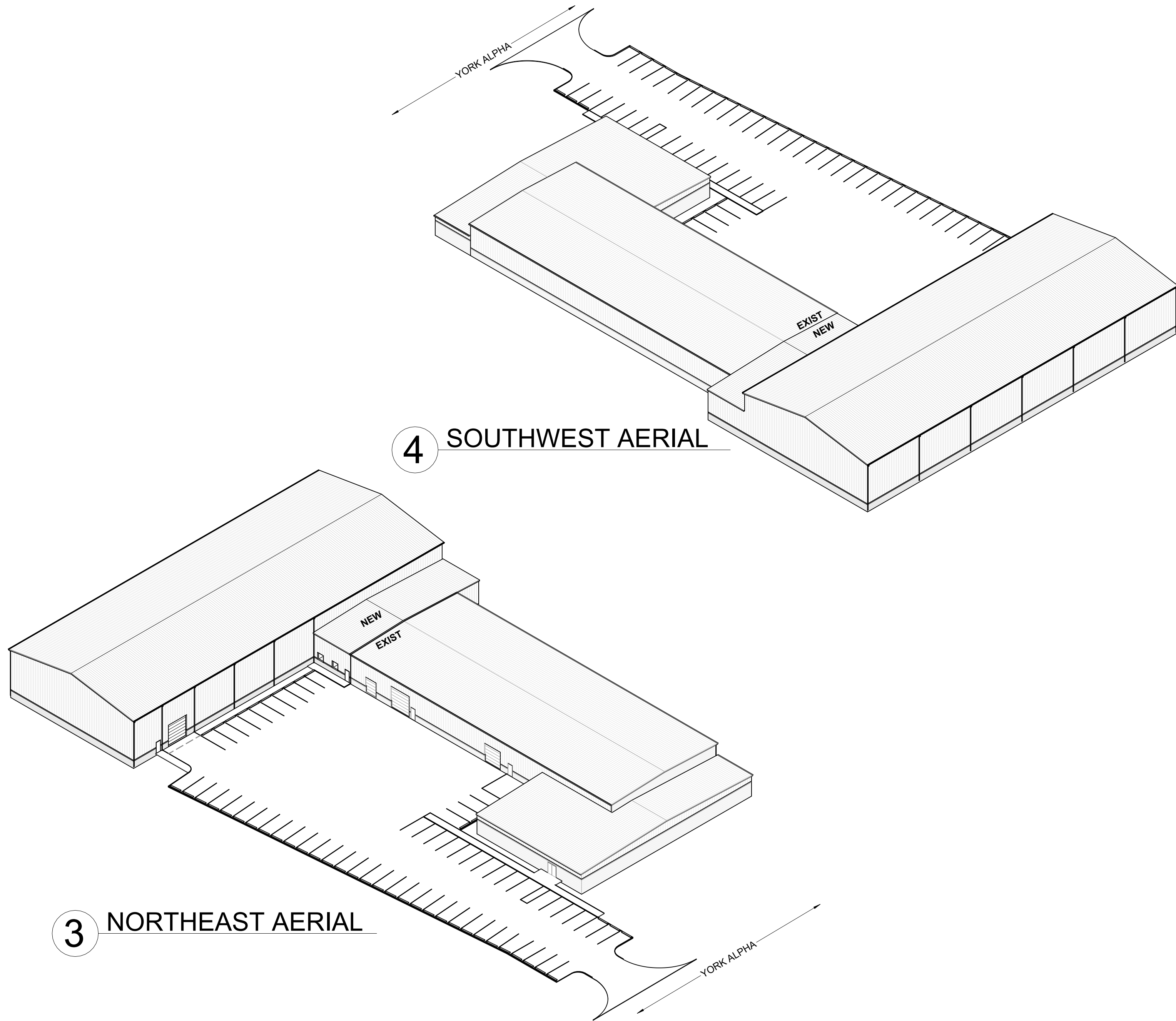
SCHEMATIC SITE PLAN

PROJECT #: 09823 DATE: NOVEMBER 21, 2023

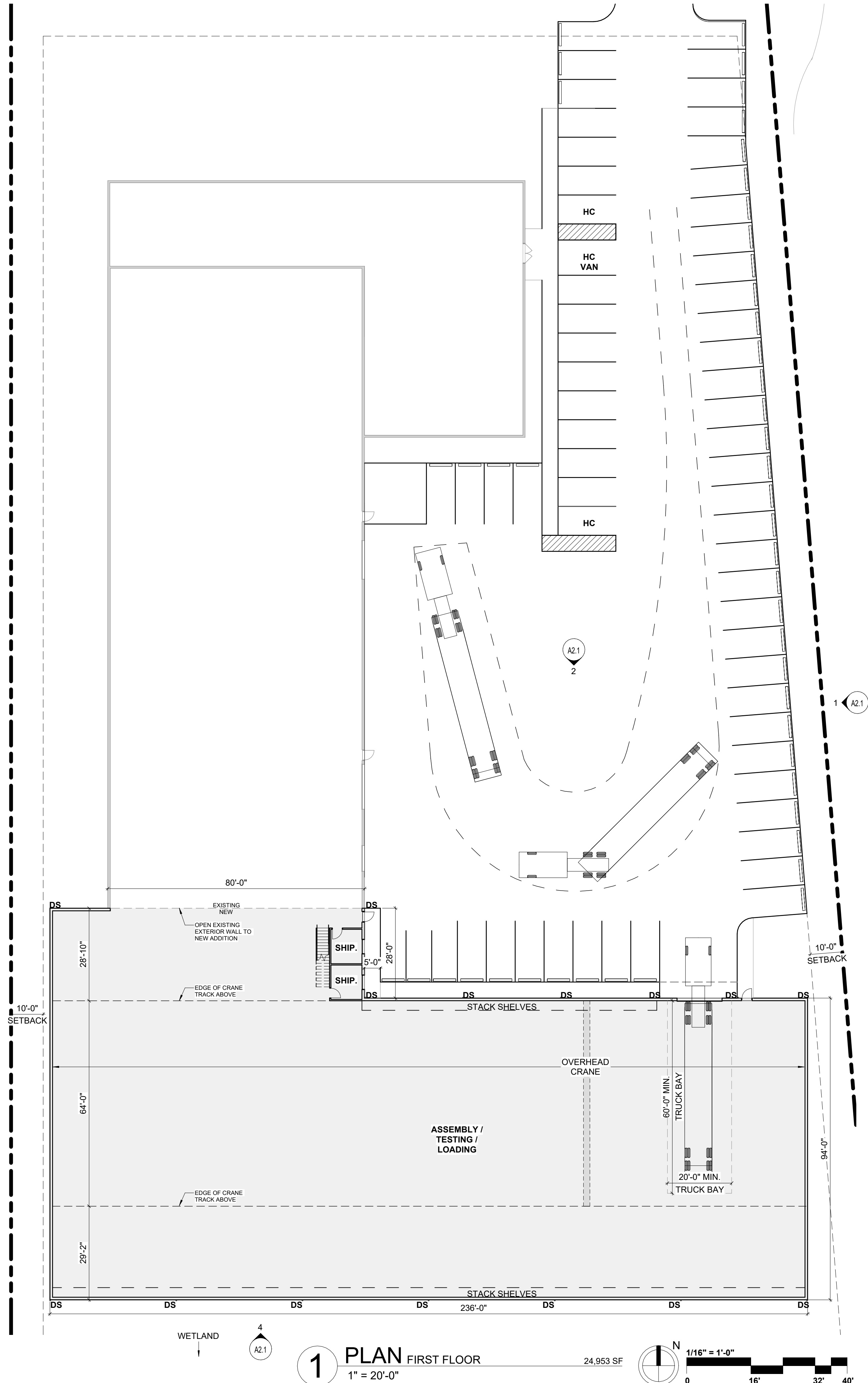
KENT CORPORATION - PEMB ADDITION

9601 YORK ALPHA DRIVE
NORTH ROYALTON, OH 44133
PRELIMINARY PLANNING REVIEW

AS1.0



2 PLAN MEZZANINE
1" = 20'-0" 247 SF



1 PLAN FIRST FLOOR
1" = 20'-0" 24,953 SF

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

REVISIONS

phone 330.666.5770
3660 Embassy Parkway
Fairlawn, OH 44333
MANN • PARSONS • GRAY
ARCHITECTS
mpg-architects.com

FLOOR PLANS & AERIALS

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A1.1

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EXTERIOR ELEVATIONS

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