211-01-006
RHINO HOLDING GROUP LLC

VIKING PARKWAY ROAD
(60' WIDE)

PID: 211-02-015
BEACON WESTLAKE LLC

211-01-005
KENNEDY VIKING PROPERTY
INVESTMENTS IV, LLC

0' 30' 60' 90'
GRAPHIC SCALE (IN FEET)

NORTH

60' SIDEWALK EASEMENT

10' UTILITY EASEMENT

WETLAND 'A'
1.11 Ac (ON SITE)

FIRE ACCESS LANE

FIRE ACCESS LANE

FF=631.8

FF=632.4

FF=633.0

FLEXIBLE TENANT
SPACE 'A'
9,600 SF
(PHASE 1)

FLEXIBLE TENANT
SPACE 'B'
9,600 SF
(PHASE 1)

FLEXIBLE TENANT
SPACE 'C'
9,600 SF
(PHASE 2)

50' FRONT YARD

1 READ-TREE

PID: 211-03-007
BEACON WESTLAKE LLC

VIKING PARKWAY ROAD
(60' WIDE)

NORTHMOOR
WORKSHOP
FF=632.0
5,000 SF
(PHASE 1)

WETLAND 'B'
0.02 AC (ON SITE)

WETLAND 'C'
0.05 Ac (ON SITE)

25' WETLAND SETBACK

PID: 211-03-001
VANTAGE POINTE - WESTLAKE LLC
IN 200007070858
9.699 AC. (REC)
9.697 AC. (MEASURED)

50' REAR YARD

25' SIDE YARD

PID: 211-04-001
KENNEDY VIKING PROPERTY INVESTMENTS V, LLC
IN 201802050501
3.2 AC.

PID: 211-03-002
CUYAHOGA COMMUNITY COLLEGE DISTRICT
IN 201108260527
4.194 AC.

PID: 211-03-005
31060 CLEMENS RD, LLC
IN 202008180675
0.803 AC.

PID: 211-04-006
CUYAHOGA COMMUNITY COLLEGE DISTRICT
IN 201206010681
5.839 AC.

a.100 a.200 a.300 a.400 a.500 a.600

SURVEYING + CIVIL + STRUCTURAL
31913 Cook Road | North Ridgeville | Ohio | 44039
A&R Project No. 2502-07

aodk

STATE OF OHIO
GREGORY C. ALBER
E-68328
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
08/11/2026

AODK, INC. = [A.: 14394 Detroit Avenue, Lakewood, OH 44107] • [P.: 216.771.1920] • [F.: 216.771.1797] • [W.: www.aodkinc.com]]

GREGORY C. ALBER, P.E. :: LICENSE NO. :: 62323
EXPIRATION DATE :: 12.31.2027

ARCHITECTURE OFFICE :: DAVID KREBS

PROJECT TITLE:: VIKING PARKWAY

PROJECT:: NORTHMOOR STUDIOS
VIKING PARKWAY
WESTLAKE, OH 44145

ISSUE/DATE::

SD Pricing Set	07.24.26
Addendum 1	08.12.26

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JOB NO:: 25.19

SHEET TITLE:: GRADING PLAN

SHEET NO:: c4.1