



Mr. Nick Sugar  
City Planner/Community Development  
1140 Terex Rd  
Hudson OH 44236

200 Laurel Lake Drive  
Hudson, OH 44236

330-650-0681  
Fax 330-655-1707

[www.laurellake.org](http://www.laurellake.org)

Re: Development of 14 Villas in 7 duplexes within the campus at  
Laurel Lake Retirement Community at 200 Laurel Lake Dr, in Hudson,  
OH

Hello Nick,

This letter is being sent to satisfy the Affidavit requirement as part of the Submittal for the upcoming Planning Commission Hearing on our above-mentioned project.

Project scope: 14 villas in 7 duplexes spread across various locations within our campus. Most are located along existing drives, and a few are located where a small driveway extension is needed.

Laurel Lake assumes full liability associated with this project.

The Consultants' team and Builder are as follows....

Architect of Record: RDL Architects Inc.  
2111 Chagrin Blvd, Suite 110  
Beachwood, OH 44122  
Contact: Eileen Nacht, AIA, LEED, AP, EDC.  
Studio Director  
216-752-4300

Design Architect, Programming & Strategic Planning:  
Shekhar Bhushan, NCARB  
5574 S Jasper Way  
Centennial CO 80015  
303-503-5600

Civil Engineer: Riverstone Survey  
3800 Lakeside Ave, Suite 100  
Cleveland OH 44114  
Contact: Jeff Jardine PE  
216-491-2000 ext. 211

Landscape Planner:

**The Mannik & Smith Group, Inc.**

1160 Dublin Road, Suite 100

Columbus, OH 43215

Nicklaus A. Fawver

Landscape and Site Designer

614-441-4222 ext. 1242 (Office)

330-807-7263 (Cell)

Mechanical/Electrical and Plumbing:

Denk Associates

503 East 200<sup>th</sup> Street

Cleveland OH 44119

Contact: Mike Denk PE

216-531-8880

Builder/Contractor: Boutique Homes LLC

7310 Valley View Rd

Hudson, OH 44236

Contact: Tracy Corpus

330-715-1865

Please feel free to contact me for any clarifications or additional information you may need.

Sincerely,



Andrew Lovano

Health Care Administrator

Laurel Lake Retirement Community

200 Laurel Lake Drive

Hudson Ohio, 44236

May 30, 2024  
Charlene Kulesza



CHARLENE B KULESZA  
Notary Public  
State of Ohio  
My Comm. Expires  
November 14, 2027

June 7, 2024

Mr. Nick Sugar, AICP, City Planner  
City of Hudson, Community Development  
1140 Terex Road,  
Hudson, Ohio 44236

Re: Laurel Lake Development Plan, 200 Laurel Lake Drive - NOI

Mr. Sugar

The proposed development of Laurel Lake will disturb more than 1 acre of land, and therefore prior to earth disturbing activities the owner will need to file a Notice of Intent (NOI) with the Ohio Environmental Protection Agency (Ohio EPA). The improvement plan includes a similar note on sheet C9.01. The Riverstone Company will work with Laurel Lake to ensure the NOI is submitted to the Ohio EPA, prior to construction.

Should you have any questions pertaining to this letter or any submittals please contact our office at your earliest convenience.

Sincerely,



Jeffrey. A. Jardine P.E.



## Asphalt Pavement Design Calculations (based on ODOT Flexible Pavement Design Manual)

Service Life	20	Years
CBR	5	
Subgrade Resilient Modulus	6000	PSI
Initial Reliability	4.5	
Terminal Reliability	2.5	
Design Serviceability Loss	2	
Reliability	85%	
Standard Deviation	0.49	

### Equivalent Loads

Vehicle	weight	Trips / Day	Equivalent Axle Load
Passenger Cars	4,000 lbs	150	410
Panel Truck	10,000 lbs	0	10.5
Semi Truck	20,000 lbs	0	0.656
Fire Truck	60,000 lbs	0.5	0.0081
Garbage Truck	60,000 lbs	0	0.008

### Total EAL

Passenger Cars	$150 \times 365 \text{ days/year} \times (20 \text{ year} / 410 \text{ EAL}) =$	2671
Panel Truck	$0 \times 365 \text{ days/year} \times (20 \text{ year} / 10.5 \text{ EAL}) =$	0
Semi Truck	$0 \times 365 \text{ days/year} \times (20 \text{ year} / 0.656 \text{ EAL}) =$	0
Fire Truck	$0.5 \times 365 \text{ days/year} \times (20 \text{ year} / 0.0081 \text{ EAL}) =$	450617
Garbage Truck	$0 \times 365 \text{ days/year} \times (20 \text{ year} / 0.008 \text{ EAL}) =$	0
<b>TOTAL ESAL</b>		453288
		0.453

Strucural Number Coefficients	Depth (in)	SN
Asphalt Surface Course	0.43 1.5	0.645
Asphalt Intermediate Course	0.43 3.5	1.505
Asphalt Concrete Base 301	0.36 0	0
Aggregate Base	0.14 8	1.12
Aggregate Subbase	0.09 0	0
<b>TOTAL SN</b>		3.27

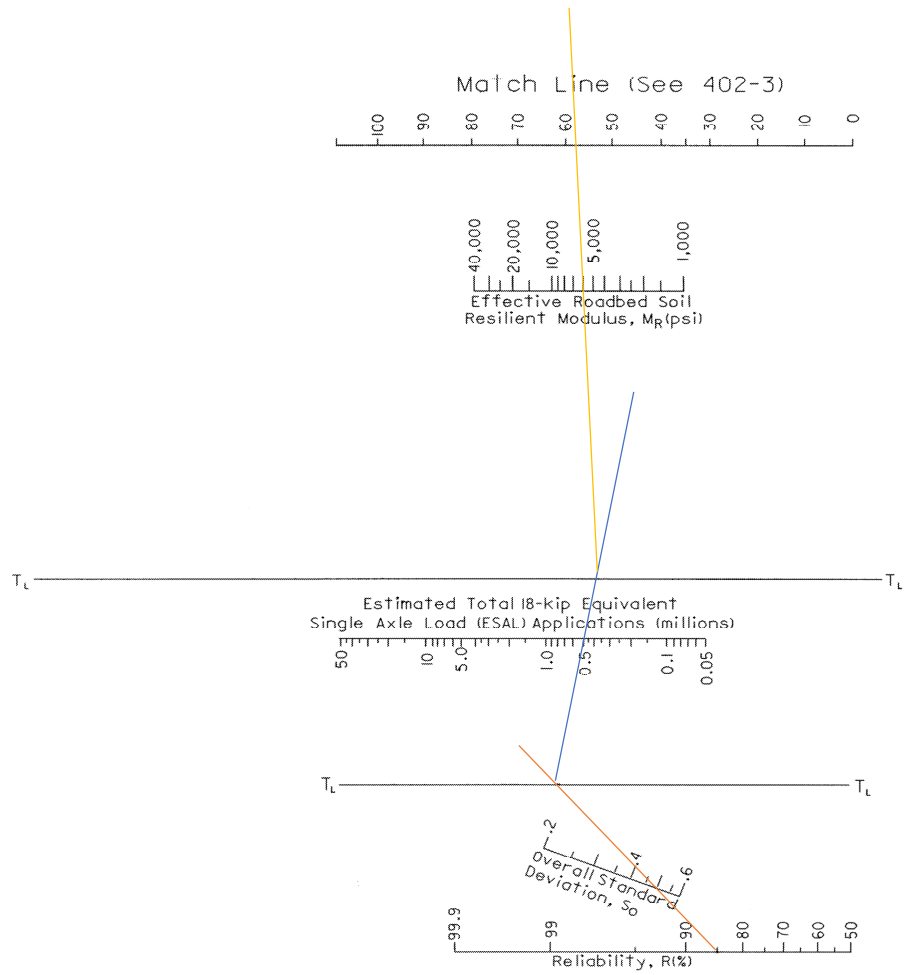
### ODOT Chart 402-3

SN	3.25
Calculated SN	3.27

Pavement Section SN is larger than minimum SN

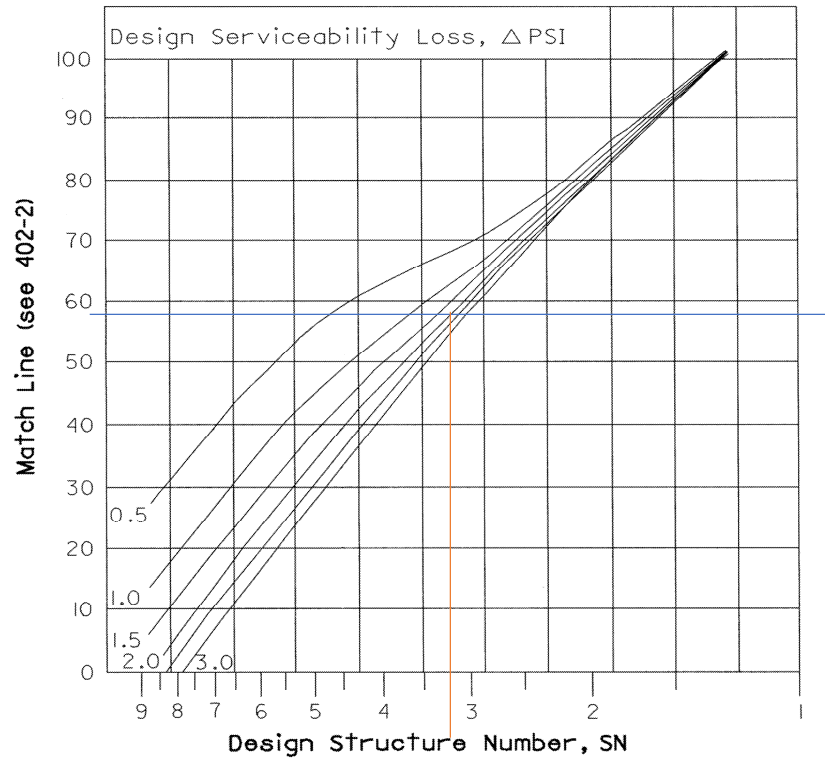
# Flexible Pavement Design Chart Segment 1

**402-2**  
July 2008  
Reference Section & Figure  
**402, 402-1(step 3)**



**Flexible Pavement Design Chart  
Segment 2**

**402-3**  
July 2008  
Reference Section & Figure  
402, 402-1(step 3)



rmk565 2/17/88

406004

GENERAL WARRANTY DEED

MEDIPLEX RETIREMENT VILLAGE OF HUDSON, INC., AN OHIO CORPORATION, (the "Grantor"), with a principal office in Cleveland, Ohio, for valuable consideration paid, grants, with general warranty covenants to LAUREL LAKE RETIREMENT COMMUNITY, INC., an Ohio Not-for-Profit Corporation, (the "Grantee"), whose tax mailing address is 10 West Streetsboro Street, Hudson, Ohio, the real property described on Exhibit A attached hereto and made a part hereof be the same, more or less, but subject to all legal highways.

To have and to hold the above granted and bargained real property, with the appurtenances thereunto belonging, unto the Grantee, its successors and assigns, forever, and the Grantor does for itself and its successors and assigns, covenant with the Grantee, its successors and assigns, that at and until the ensealing of these presents, it is well seized of the above described real property, as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in the manner and form as written above, and that the same are free and clear from all encumbrances whatsoever except <sup>Subject to</sup> easements, conditions, restrictions, reservations and encumbrances of record, including but not limited to (i) the platted right-of-way recorded in Cabinet A, Slide 63 of Summit County Records, (ii) the platted right-of-way found in the plat of the Lake Forest Subdivision as recorded in Volume 38, Page 49 of Summit County Records, (iii) the restrictions, covenants and conditions contained in the warranty deed from Charles V. Wellman, et al., to Chester E. Thomas and Maria A. Thomas, dated August 24, 1945 being recorded in Volume 2211, Page 105, Summit County Records, (iv) the restrictions, covenants and conditions contained in an instrument recorded in Volume 487, Page 191 of Summit County Records, (v) a pole line easement from the S.H. Klienman Realty Company of Ohio to Ohio Edison Company, dated August 23, 1938, recorded in Volume 1766, Page 692 of Summit County Records, and

*Surety Title Agency, Inc.*  
ORDER NO. 7559.  
ESCROW NO. 87-611

024116

TRANSFERRED IN COMPLIANCE WITH	
EXEMPT SEC. 319.202 REV CODE	
Consideration	FEE
TIM DAVIS	BY <i>[Signature]</i>
County Auditor	Deputy Auditor

7592-509

(viii) taxes and assessments, both general and special, not currently due and payable.

Excepting and reserving unto the Grantor, its successors and assigns (A) all oil, gas and minerals located beneath the surface of the above described real property, together with the right to extract said oil, gas and minerals and the right of ingress, across and through, and egress from the above described real property, by pedestrian or vehicular means, and the right of reasonable occupation and possession of the surface of said real property as may be necessary for or incidental to the extraction of such oil, gas and minerals, and (B) an easement or easements, as the case may be, and in a manner as Grantor deems to be reasonably appropriate, on, under, across and over the real property described on Exhibit A (the "Servient Parcel"), including but not limited to an easement over the area described in Exhibit B attached hereto and made a part hereof and further shown on the map attached hereto as Exhibit C, for and to be used in the initial and ongoing development of a certain parcel of real property described in Exhibit D attached hereto and made a part hereof (the "Benefited Parcel"), which is adjacent to the Servient Parcel, for the purpose of, but not limited to, (x) the installation, maintenance, repair and replacement of above and underground utilities such as but not limited to gas, electric, sanitary and storm sewers and communications lines and/or cables, (y) obtaining pedestrian, vehicular or utility access to and from Boston Mills Road, (z) and providing surface and subsurface drainage; provided, however, that the Grantor shall consult with the Grantee regarding the location of the easement(s) described in subsection (B), and such easement(s) shall not unreasonably interfere with the use or marketing of the Servient Parcel by the Grantee, nor impair the Grantee's ability to operate the facility located thereon as a "hospital facility" as defined in Chapter 140 of the Ohio Revised Code, as amended from time to time;



and that the Grantor will warrant and defend the above described real property, with the appurtenances thereunto belonging to the Grantee its successors and assigns forever, against all lawful claims and demands whatsoever except as stated above.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and corporate seal by Patrick B. Styer its Treasurer and Joseph N. Casese its Vice President this 22nd day of February, 1988.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

MEDIPLEX RETIREMENT VILLAGE OF  
HUDSON, INC.

Robert D. Gesto

BY: [Signature]

\_\_\_\_\_

ITS: Treasurer

Donald W. Higgins

AND BY: [Signature]

\_\_\_\_\_

ITS: Vice President

IN THE STATE OF Massachusetts)  
NORFOLK COUNTY ) SS:

Before me, a Notary Public in and for said county and state, personally appeared the above named Mediplex Retirement Village of Hudson, Inc., by Patrick B. Styer, its Treasurer and by Joseph N. Casese, its Vice President who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation, and the free act and deed of each of them personally and as such officers.

In testimony whereof, I have hereunto set my hand and official seal, at Wellesley, MA, this 22nd day of February, 1988.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
SEPTEMBER 30, 1988

This instrument was prepared by:

ARTER & HADDEN  
1100 Huntington Building  
Cleveland, Ohio 44115

LEGAL DESCRIPTIONMEDIPLEX RETIREMENT VILLAGE OF HUDSON INC.

Situated in the Village of Hudson, County of Summit, State of Ohio, and known as being part of Lake Laurel Estate as shown by the plat recorded in Plat Cabinet A, Slide 63 of the Summit County Records and also being part of Original Hudson Township Lot Nos. 43, 52 & 53, bounded and described as follows:

Beginning on the southwesterly line of Boston Mills Rd. (County Highway No.32) (60 ft. wide) at the most northerly corner of land conveyed to Mediplex Retirement Village of Hudson, Inc. by deed recorded in Volume 6981, Page 777 of Summit County Records. Said corner being witnessed by an iron pin found south  $82^{\circ} 34' 56''$  West, 0.19 ft. therefrom;

Thence south  $50^{\circ} 12' 00''$  east, along the southwesterly line of Boston Mills Rd., 108.70 ft. to an iron pin set at a point of curvature;

Thence southeasterly along the southwesterly line of Boston Mills Rd., on an arc of a circle deflecting to the left, 352.19 ft. to an iron pin set at a point of tangency. Said arc having a radius of 984.93 ft. and a chord that bears south  $60^{\circ} 26' 38''$  east, a distance of 350.31 ft.;

Thence south  $70^{\circ} 41' 15''$  east, along the southwesterly line of Boston Mills Rd., 834.01 ft. to a iron pin set at a point of curvature;

Thence southeasterly along the southwesterly line of Boston Mills Rd., along an arc of a circle deflecting to the left 352.82 ft. to a point of tangency. Said arc having a radius of 1939.86 ft. and a chord that bears south  $75^{\circ} 53' 53''$  east a distance of 352.33 ft.;

Thence south  $81^{\circ} 06' 30''$  east, along the southwesterly line of Boston Mills Rd., 26.61 ft. to an iron pin found at the northeast corner of land conveyed to Mediplex Retirement Village of Hudson, Inc., as aforesaid;

Thence south  $3^{\circ} 44' 44''$  west, along the east line of land so conveyed to Mediplex Retirement Village of Hudson, Inc., 2276.69 ft. to the southeast corner thereof. Said corner being witnessed by a stone marked with a drill hole found south  $3^{\circ} 44' 44''$  west, 0.17 ft. therefrom;

Thence north  $86^{\circ} 28' 41''$  west along a south line of land so conveyed to Mediplex Village of Hudson Inc., 917.51 ft. to a stone marked with a drill hole found at a southwest corner thereof;

Thence north  $3^{\circ} 42' 40''$  east along a west line of land so conveyed, 363.59 ft. to an iron pipe found at a corner thereof;

Thence north  $86^{\circ} 19' 35''$  west along a south line of land so conveyed, 1933.72 ft. to an iron pipe found at a southwest corner thereof;

Thence north  $3^{\circ} 43' 57''$  east along a west line of land so conveyed, 1712.10 ft. to an iron pin found at the southwest corner of a 4.5900 acre parcel of land shown on the plat of survey for property split and reconsolidation for Mediplex Retirement Village of Hudson, Inc., as recorded in Plat Cabinet C, Slide 723 of Summit County Records;

-1-

44-11, 12, & 16

TIM DAVIS  
COUNTY AUDITOR

FEB 23 1988

TRANSFERRED

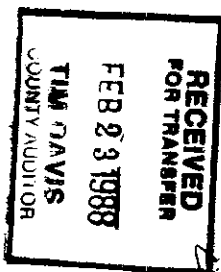


EXHIBIT A  
Page 1 of 2

Thence north  $83^{\circ} 10' 29''$  east along the southerly line of said 4.5900 acre parcel, 253.02 ft. to an iron pin found;

Thence north  $37^{\circ} 55' 36''$  east along the southeasterly line of said 4.5900 acre parcel, 648.64 ft. to the north line of land so conveyed to Mediplex Retirement Village of Hudson, Inc., at the most southerly corner of land conveyed to Joseph P. Ditchman, Jr., by deed recorded in Volume 6451, Page 737 of Summit County Records;

Thence north  $82^{\circ} 34' 56''$  east, along the north line of land so conveyed to Mediplex Retirement Village of Hudson, Inc., 671.66 ft. to the place of beginning, containing 146.6997 acres of land, more or less, according to a survey prepared by Carl L. Craddock, Registered Surveyor No. 5762, for and on behalf of Bock & Clark, under Project No. 87260, dated February 10, 1988 and subject to all legal highways.

The bearing used in this description are referred to an assumed meridian and are used to denote angles only.

# Braun - Prenosil Associates, Inc.

547 East Washington Street Chagrin Falls, Ohio 44022 Tel. 247-8670

D.A. Braun, P.E., P.S.

J. Prenosil, P.S.

December 24, 1987

## LEGAL DESCRIPTION FOR MEDIPLEX OF 30 FOOT WIDE SANITARY SEWER EASEMENT

Situated in the Village of Hudson, County of Summit and State of Ohio, and known as being part of Original Hudson Township Lot 52 and bounded and described as follows:

Beginning in the most Westerly corner of land described in deed to Joseph P. Ditchman, Jr. recorded in Volume 6451. Page 737 of Summit County Deed Records, said place of beginning being distant South  $78^{\circ} 51' 05''$  West 671.47 feet, measured along the Southerly line of land so described in deed to Joseph P. Ditchman, Jr., from the Southwesterly line of Boston Mills Road (60 feet wide), said place of beginning also being the most Easterly corner of 4.5900 Acres of land described in deed to Mediplex Retirement Village of Hudson, Inc., recorded in Volume , Page of Summit County Deed Records;

Thence South  $34^{\circ} 11' 45''$  West, along the Southeasterly line of land so described in deed to Mediplex Retirement Village of Hudson, Inc., a distance of 4.78 feet to the principal place of beginning of the easement hereintended to be described:

Thence South  $45^{\circ} 59' 14''$  East a distance of 592.60 feet;

Thence South  $44^{\circ} 00' 46''$  West a distance of 30.00 feet;

Thence North  $45^{\circ} 59' 14''$  West a distance of 587.40 feet to the Southeasterly line of land described in deed to Mediplex Retirement Village of Hudson, Inc., as aforesaid;

Thence North  $34^{\circ} 11' 45''$  East, along the Southeasterly line of land so described in deed to Mediplex Retirement Village of Hudson, Inc., a distance of 30.44 feet to the principal place of beginning.



Engineers...Surveyors



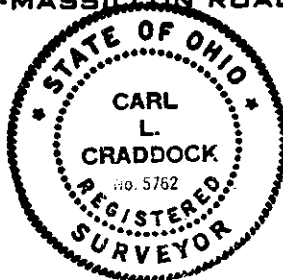
Exhibit B



**BOCK & CLARK**

537 NO. CLEVELAND-MASSILLON ROAD AKRON, OHIO 44313

Consulting Engineers  
 Land Surveying  
 Development Planning  
 Topographic Surveys  
 Oil & Gas Well Mapping  
 Location Services



Akron: (216) 666-7578  
 Cleveland: (216) 589-4947  
 Canton: (216) 452-2226  
 Ohio Wats: 800-362-8996

Description for  
 Mediplex Retirement Village of Hudson, Inc.

Project No. 87260  
 December 18, 1987

Situated in the Village of Hudson, County of Summit and State of Ohio; And Known as being part of Lake Laurel Estate as shown by the plat recorded in Plat Cabinet A, Slide 63, of the Summit County Records and also being part of Original Hudson Township Lot No. 52, bounded and described as follows:

Beginning on the northerly line of said Lake Laurel Estate, at the most southerly corner of land conveyed to Joseph P. Ditchman, Jr. by deed recorded in Volume 6451, Page 737 of the Summit County Records. Said corner being South 78° 51' 05" West 671.47 feet, as measured along said northerly line of Lake Laurel Estate, from an iron pin at the most northerly corner thereof on the southwesterly line of Boston Mills Road, County Highway No. 32 (60 feet wide);

Thence South 34° 11' 45" West, along the southwestly prolongation of the northwesterly line of land so conveyed to Joseph P. Ditchman, Jr., 648.65 feet to an iron pin set at the point of intersection of said southwestly prolongation and the northeasterly prolongation of the most southerly line of land conveyed to Mediplex Retirement Village of Hudson, Inc. by deed recorded in Volume 6981, Page 779 of the Summit County Records;

Thence South 79° 26' 39" West along said northeasterly prolongation 253.00 feet to an iron pin set on the west line of said Lake Laurel Estate at a southeast corner of land so conveyed to Mediplex Retirement Village of Hudson, Inc.

Thence North 00° 00' 02" West along said west line of Lake Laurel Estate 462.00 feet to a stone marked with a drill hole found at the northwest corner of said Lake Laurel Estate;

EXHIBIT D

Page 1 of 3

OHIO • FLORIDA • KENTUCKY • PENNSYLVANIA

Thence North 78° 51' 05" East along said northerly line of Lake Laurel Estate 625.07 feet to the place of beginning and containing 4.5900 Acres of Land, more or less, according to a survey prepared by Carl L. Craddock, Registered Surveyor No. 5762, for and in behalf of Bock & Clark under Project No. 87260 dated December 21, 1987, and subject to all legal highways.

The bearings used in this description are referred to an assumed meridian and are used to denote angles only.

Carl L. Craddock

Carl L. Craddock  
Registered Surveyor No. 5762

7592- 517

(5)

## LEGAL DESCRIPTION

PARCEL NO.2:

Situated in the Village of Hudson, County of Summit, State of Ohio, and known as being a part of Original Lots #52 & #62, formerly in Hudson Township and further bounded and described as follows:

Beginning at an iron pin found at the southwest corner of Original Lot #62 of Hudson Township;

Thence north  $00^{\circ}21'35''$  west 990.65 ft. to an iron pin found on the southerly right of way line of Boston Mills Rd. (C.H. 32, 60 ft. r/w);

Thence south  $57^{\circ}52'51''$  east 1755.77 ft. along the southerly right of way of Boston Mills Rd. to the P.C. of a curve;

Thence along the arc of a curve to the right 182.68 ft. to an iron pin found, said curve is also the southerly right of way line of Boston Mills Rd. and has a radius of 5699.58 ft. a central angle of  $01^{\circ}50'11''$ , a chord of 182.67 ft. and a chord bearing of south  $56^{\circ}57'48''$  east;

Thence south  $34^{\circ}10'24''$  west 489.78 ft. to an iron pin found;

Thence south  $78^{\circ}51'05''$  west 625.26 ft. to a marked stone found at the northwest corner of the Lake Forest Subdivision as recorded in Plat Book 38, Pages 49 thru 63;

Thence south  $00^{\circ}00'31''$  east 462.00 ft. along the east line of said Lake Forest Subdivision to a tee post set in a marsh area;

Thence south  $79^{\circ}24'58''$  west 517.44 ft. to a point, and passing over an iron pin found north  $79^{\circ}24'58''$  east 4.05 ft. from this point;

Thence north  $00^{\circ}17'33''$  west 1125.17 ft. to an iron pin found at the northeast corner of the Pettitt Bros. Farm Allotment (Plat Book 19, Page 76 & 77);

Thence north  $89^{\circ}53'22''$  west 231.09 ft. to the iron pin found at the place of beginning, containing 39.2079 acres of land more or less, but subject to all legal highways or easements of record.

As surveyed by James N. Connor, Registered Surveyor #4570 in March, 1984.

EXHIBIT D

Page 3 of 3



012 - 0021

COUNTY OF SUMMIT  
VOL 592 PG 509-519  
RECEIVED FOR RECORD

88 FEB 23 AM 11:04

RECORDED FEB 24 1988  
RALPH JAMES - RECORDER  
CO. OF SUMMIT OHIO

406004

H 20  
11  
12

2.2388 RE  
MAY 1988  
BY THE MAY 1988

7592-519

*Medley  
Recreation Village  
of Hudson, Ohio.  
+  
Lured Lake  
Recreation  
Community etc.*

28.00



January 10, 2025

Administrator  
LAUREL LAKE RETIREMENT COMMUNITY, INC.  
200 LAUREL LAKE DRIVE  
HUDSON, OH 44236

Facility Type: RESIDENTIAL CARE  
Facility ID: 1903R  
Capacity: 67

Dear Facility Administrator:

This renewal confirmation letter approves your facility to continue to operate through January 2026; unless the license is revoked pursuant to Chapter 119. of the Ohio Revised Code or voided at your request.

CROWN CENTER AT LAUREL LAKE  
200 LAUREL LAKE DRIVE  
HUDSON, OH 44236

For online information regarding the licensure process, e.g. forms, rules (Ohio Administrative Code (OAC)) and regulations (Ohio Revised Code (ORC)), visit the Ohio Department of Health web site at <http://www.odh.ohio.gov>. Questions regarding the licensure process may be directed to our e-mail address, [liccert@odh.ohio.gov](mailto:liccert@odh.ohio.gov) or by calling Charlene Valentine, Licensure Specialist, at (614) 466-7713.

Sincerely,

Bill Robbins, Section Chief  
Bureau of Regulatory Operations

# Nursing Home/Residential Care Facility Annual Renewal

Ohio Department of Health - Office of Health Assurance and Licensing  
Section 3721.07 of the Ohio Revised Code

<b>Facility type</b> <input checked="" type="checkbox"/> Nursing Home <input type="checkbox"/> Residential care facility		<b>Home ID #</b> 1903N	<b>Capacity</b> 75
<b>Facility name</b> CROWN CENTER AT LAUREL LAKE			
<b>Facility address</b> 200 LAUREL LAKE DRIVE			
<b>City</b> HUDSON	<b>Zip</b> 44236	<b>County</b> SUMMIT	
<b>Facility phone #</b> (330)655-1402		<b>Fax #</b> (330)655-1701	
<b>Facility e-mail address</b> Alovano@laurellake.org		<b>Administrator's e-mail address</b> Alovano@laurellake.org	
<b>Administrator's name</b> ANDREW C LOVANO			<b>NHA license #</b> 7508-4

Business entity officers/partners	
<b>President</b> MR DAVID A OSTER	<b>Partner</b>
<b>Vice president</b>	<b>Partner</b>
<b>Secretary</b>	<b>Partner</b>
<b>Treasurer</b>	<b>Partner</b>

	Yes	No
Have you or any partner or officer been convicted of a felony or a crime of moral turpitude?		X
Have you or any partner or officer of this facility engaged in practices that could be construed as immoral?		X
Is the operator financially able to operate this facility for the next 12 months?	X	

If additional detail was provided regarding the responses above, it is attached for your reference.

SPECIALIZED CARE PROGRAM	- Specialized care or services your facility provides:	N/A
<input type="checkbox"/> ADULT DAY CARE <input type="checkbox"/> COMA TREATMENT <input type="checkbox"/> DIALYSIS <input type="checkbox"/> MENTAL HEALTH <input type="checkbox"/> PEDIATRIC CARE <input type="checkbox"/> TRAUMA BRAIN INJURY PROGR	<input type="checkbox"/> AMYOTROPHIC LATERAL SCLER <input type="checkbox"/> DEAF OR HEARING IMPAIRED <input type="checkbox"/> HOSPICE SERVICE <input type="checkbox"/> NEUROLOGICAL PROGRAM <input type="checkbox"/> RESPIRATOR/VENTILATOR CAR <input checked="" type="checkbox"/> ALZHEIMERS DISEASE	

I swear or affirm that the information provided herein, and any attachments hereto, have been prepared or carefully reviewed by me and constitute a truthful and correct disclosure of all information herein. I certify that the undersigned is the operator (if the operator is an individual), the president or other officer (if the operator is a corporation), a partner (if the operator is a partner), or an authorized agent of the operator.

Print/type name of undersigned Andrew Lovano, LNHA Title Administrator  
 Signature (EIDC Online Submission) Date 1/3/2025 9:36:10AM

## ODH USE ONLY

Date received	Receipt number	Tracking number	Fee amount	Renewal year 2025
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# Nursing Home/Residential Care Facility Annual Renewal

Ohio Department of Health - Office of Health Assurance and Licensing

Section 3721.07 of the Ohio Revised Code

## ( Addendum page )

### Additional Mailing Information:

200 Laurel Lake Dr.  
Hudson, OH, 44236

### Additional Operator/Classification Information:

**Operator Name:** LAUREL LAKE RETIREMENT COMMUNITY, INC.  
**Address:** 200 Laurel Lake Dr.  
**City:** Hudson  
**State:**  
**Phone:** (330)655-1777

### Additional Building Information:

Has this home undergone any structural or additions made to building during the past year?

NO

**Details:**

N/A

### Additional Entity/Ownership Information:

**Business Entity Type:**

☐ Limited liability  
☒ Corporation  
☐ Other:

☐ Individual  
☐ Association

☐ Partnership

### Additional Officers

ANDREW C LOVANO (Title: DIRECTOR)

### Additional Individual Owners

### Additional Corporate Owners

LAUREL LAKE RETIREMENT COMMUNITY, INC. (Corporate  
Owner)

### Additional Partners

**Supporting Documentation:**

**Document Type:** SFM

**Method of Delivery Type:** Upload

**Sent By:** ANDREW.LOVANO on 1/3/2025 9:35:45 AM

**Inspection Date:** 08/08/2024

**On your most recent State Fire Marshal report, did you have any citations?** Yes

**Were all of the citations corrected?** Yes

**Date citations were corrected:** 08/08/2024

\*\*\* Document attached to this Email \*\*\*

**Additional Suitability Information**



Division of State Fire Marshal  
Code Enforcement Bureau

## Fire Safety Inspection Report

Inspection #ANU-2494640

31-77-1903  
LAUREL LAKES  
200 Laurel Lake  
Hudson, Ohio, 44236

A Fire Safety Inspection of the above facility was conducted on August 08, 2024, in accordance with the 2017 Ohio Fire Code by **Doug Barker, 3211**. The inspection was conducted with **Eric R.**

Total Violations: 2  
Corrected: 2  
Uncorrected: 0

All violations shall be corrected as listed. Further enforcement orders may be issued if violations are not corrected.

### Inspection Details

The following areas, including but not limited to, were inspected:

- Entire Property

The record of maintenance of all fire protection systems, were reviewed and any violations were noted, for the following, including but not limited to:

- Fire Extinguishers
  - Hood Suppression System(s)
  - Fire alarm System(s)
  - Sprinkler System(s)
  - Generator(s)
  - Smoke Detectors(s)
- Received email from Eric with violation corrections

### Violations

Violation 1 - Inspection, Maintenance and Testing Records - Corrected on 08-08-2024



**Description:** Inspection, maintenance and testing records for the fire protection system(s) were not properly maintained, present and available for review by the fire code official.

OAC 1301:7-7-09 (A)(6)(b), OFC 901.6.2 ,OAC 1301:7-7-01 (G)(2)(a), OFC 107.2.1

- Need copies of annual testing

**Corrective Action:** Make available all inspection and testing records for the fire protection system(s).

**Violation 2 - Horizontal/Vertical Sliding/Rolling Fire Doors Not Inspected/Tested - Corrected on 08-08-2024**

**Description:** The horizontal and/or vertical sliding and/or rolling fire doors are not being inspected and tested annually.

OAC 1301:7-7-07 (C)(4), OFC 703.4

- Rolling fire doors need annual testing

**Corrective Action:** The horizontal and/or vertical sliding and/or rolling fire doors shall be inspected and tested annually.



**\*\*This report is subject to change by the State Fire Marshal. If substantive changes are made to this report the owner/representative will receive a copy of the revised document\*\***

## Signatures

**Doug Barker,3211  
August 08, 2024**

**Eric R  
August 08, 2024**