



Beachwood Planning and Zoning Commission Meeting Agenda - Amended
Thursday, May 30, 2024, 6:30 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122

Agenda Items

1. Roll Call
2. Approval of Minutes of the April 25, 2024, Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission
2024-12 Debra S. Yasinow, on behalf of Jewish Federation of Cleveland, is requesting preliminary and final site plan approval for outdoor temporary signage located at 25701 Science Park Drive.
6. Planning and Zoning Commission
2024-2(A) Ryan Schmit, ThenDesign Architecture, on behalf of Beachwood Board of Education, is requesting final site plan approval for a proposed new school to be located at 25501 Bryden Road, Bryden Elementary School.
7. Planning and Zoning Commission
2024-4(A) Ryan Schmit, ThenDesign Architecture, on behalf of Beachwood Board of Education, is requesting final site plan approval for a proposed new school to be located at 24524 Hilltop Drive, Hilltop Elementary School.
8. Planning and Zoning Commission
2024-13 Matt Bedee, Middough, on behalf of BASF, is requesting preliminary site plan approval for a warehouse addition to be located at 23800 Mercantile Road.
9. Planning and Zoning Commission
2024-14 Melissa Reynolds, Rolan Brothers Fence Co., Inc., is requesting preliminary and final site plan approval for fence replacement along Cedar Road for property located at 24230 Community Drive.
10. Planning and Zoning Commission
2024-16 Marc Cohen, North Coast Architects, Inc., is requesting preliminary and final site plan approval for a one-story addition to the existing building at 24700 Highpoint Road, IHI IonBond, Inc.
11. Planning and Zoning Commission
2024-18 George Smerigan, City Planner, on behalf of Aleksandar and Mariya Geube, property owners, is requesting preliminary and final approval for the lot consolidation of PPN 741-34-010, 25771 Hurlingham Road, and PPN 741-34-011, City of Beachwood.

*****PENDING*****

1. Planning and Zoning Commission
2024-9 James B. Heller, on behalf of Beachwood Office LLC, property owner, is requesting preliminary and final approval for variance to permit ADA compatible residential units on the first floor of the building located at 23250 Chagrin Blvd.

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: _____

OWNER OF BUILDING: Jewish Federation of Cleveland **PHONE:** 216-593-2900

STREET ADDRESS: 25701 Science Park Drive

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Debra S. Yasinow **PHONE:** 216-593-2890

COMPANY OR FIRM: Jewish Federation of Cleveland

EMAIL: dyasinow@jewishcleveland.org

STREET ADDRESS: 25701 Science Park Drive

CITY/STATE/ZIP: Beachwood, OH 44122

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address): TBD

DESCRIPTION OF THE PROPERTY:

ADDRESS: 25701 Science Park Drive, Beachwood, OH 44122

TENANT NAME: Jewish Federation of Cleveland

PERMANENT PARCEL # _____ **-** _____ **-** _____ **PRESENT USE:** _____ **PROPOSED USE:** _____

PURPOSE OF APPLICATION: Renewal of Permit issued on Dec. 8, 2023. Request for an additional 180 days.

NATURE OF THE REQUEST (check as many as apply):

- ☐ Preliminary site plan approval
- ☐ Final site plan approval
- ☐ Lot split
- ☐ Lot consolidation
- ☐ Conditional use permit
- ☐ Rezoning
- ☐ Zoning text amendment

☒ **Other: Renewal of Permit issued on December 8, 2023. Request for an additional 180 days.**

☐ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.
Please explain reason for variance (must indicate a hardship):

Tragically, 129 of the men, women, and children abducted by Hamas on October 7, 2023 are still being held hostage. We pledge to keep their memory alive until they are returned home to Israel.

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. _____

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.

***** (OVER) CONTINUED ON BACK*****

- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission.

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<u>Zoning District</u>	<u>Fee</u>
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


SIGNATURE

Debra S. Yasinow
PRINTED NAME

04.22.24
DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. 2024-12 MEETING DATE: 5/30/24

FEE: RECEIPT # 2024-02873 AMOUNT \$ 785- DATE PAID 4/22/24

DEPOSIT: RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

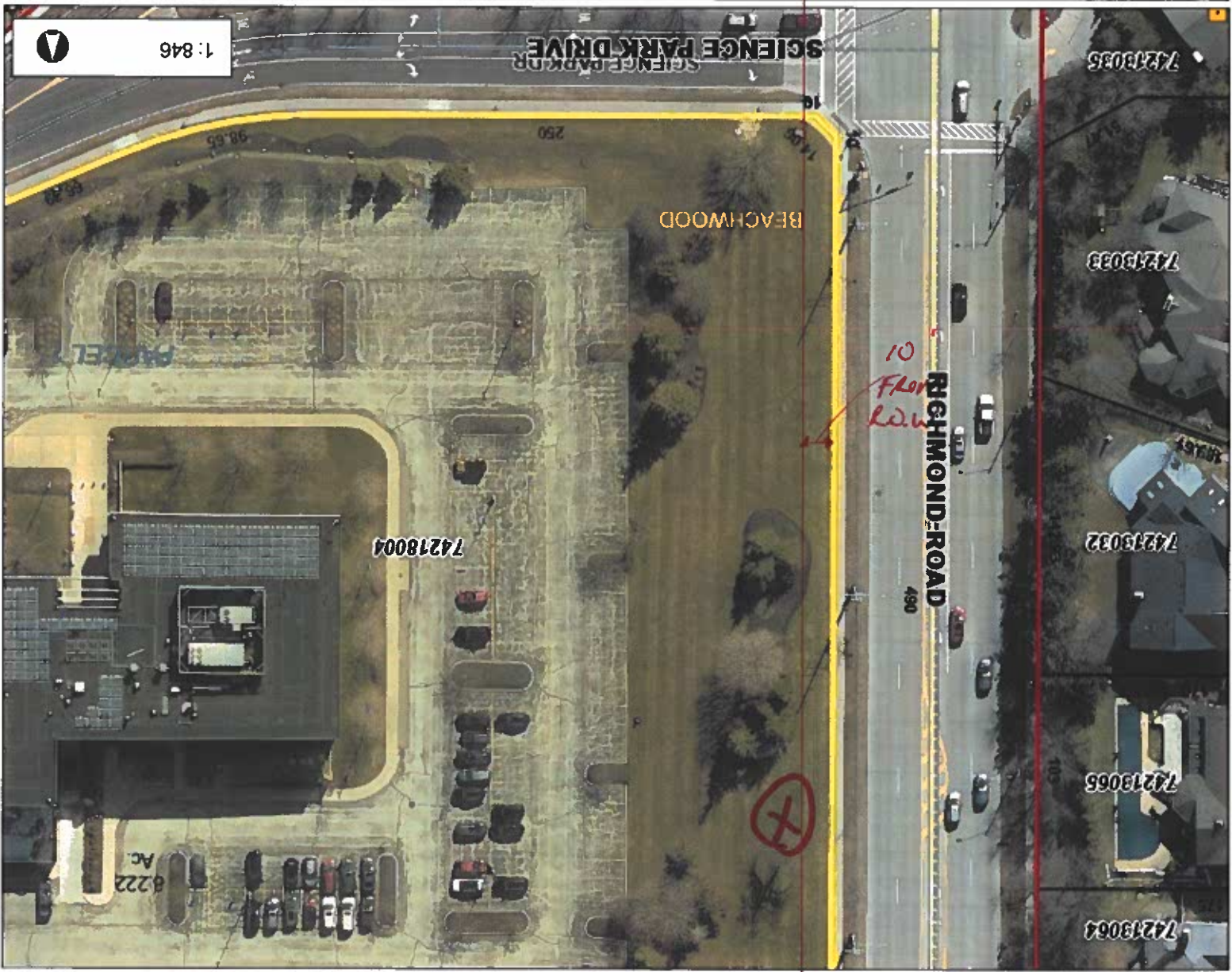
Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____



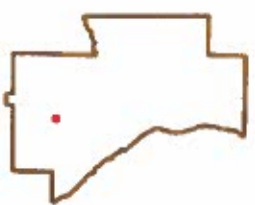
Cuyahoga County GIS Viewer



Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere
141 70 0 141 Feet
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

Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

- Date Created: 11/15/2023
- Legend**
- Parcel
 - Platted Centerline
 - Right Of Way
 - Municipalities



VCI # 45255

PO # NA

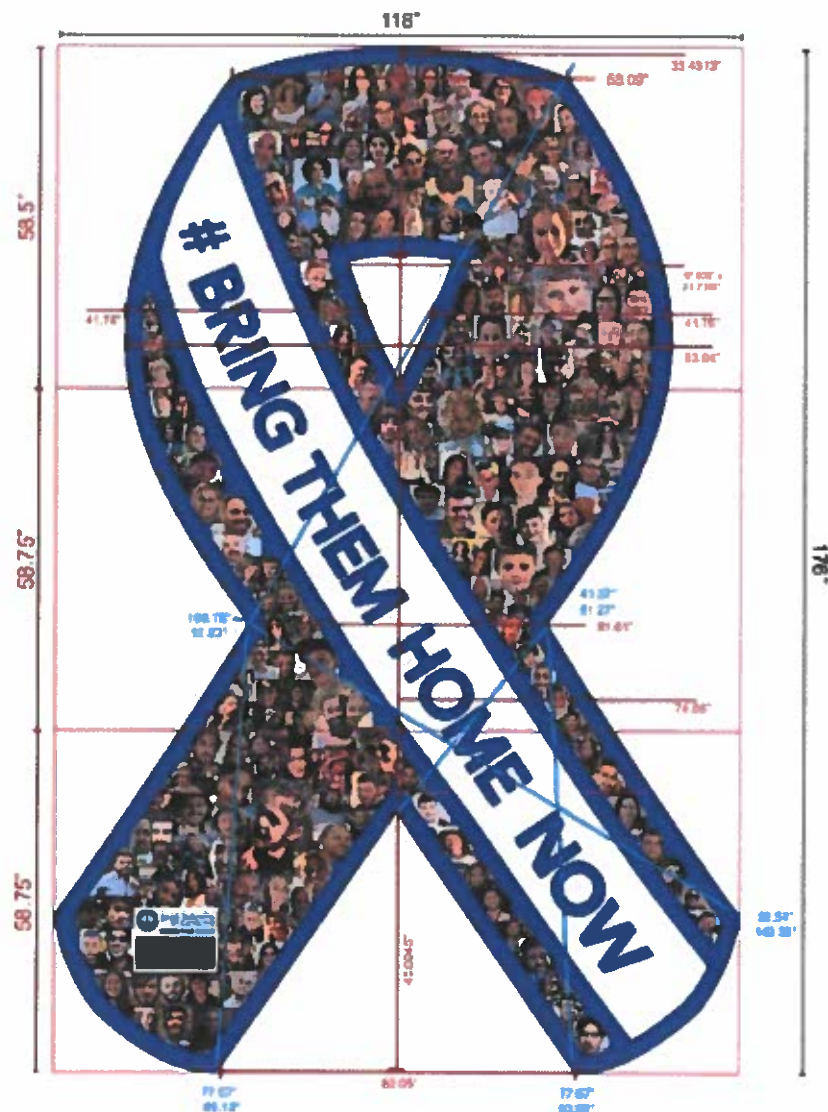
Code A

Ribbon Art

P1

P2

P3

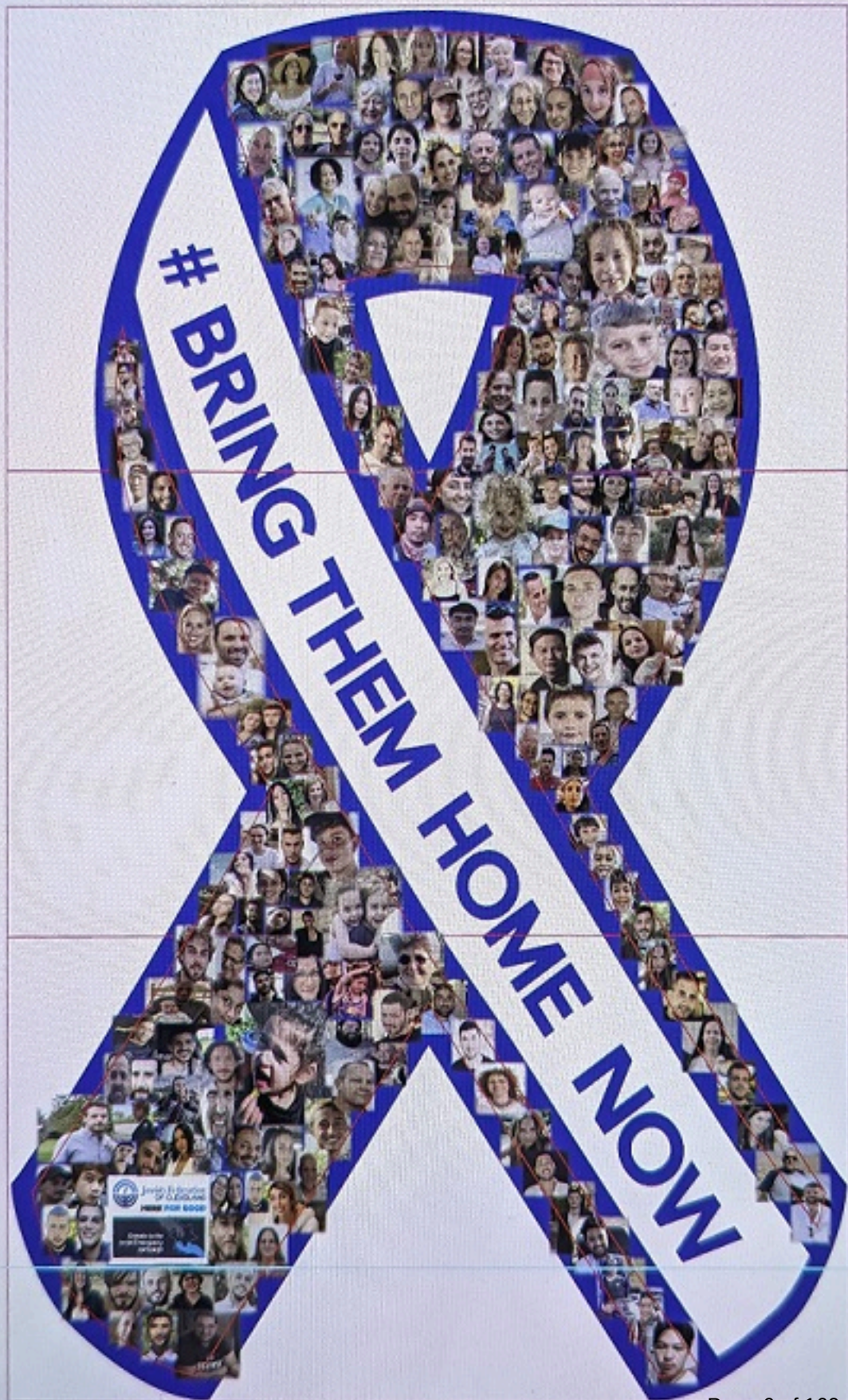


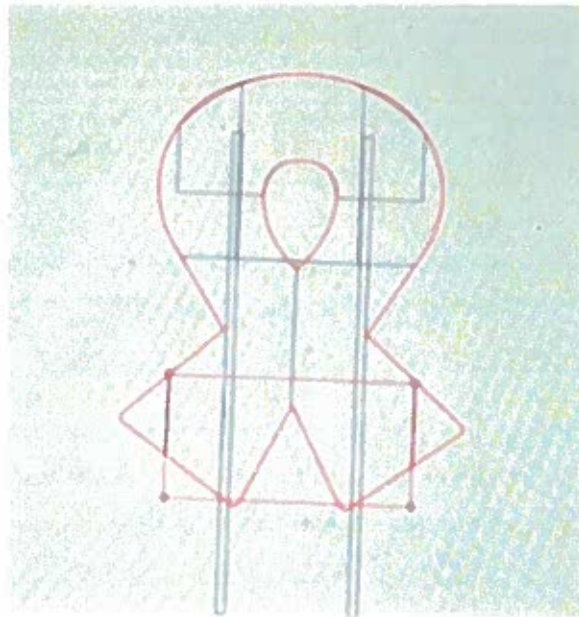
x2 each

ACM White 1/4"
Color 93-84-0-0 Blue



VCI 45255		
Arahe Chased Fairmont Temple		
PRODUCT DESCRIPTION		
Ribbon Art		
DATE	Per Table	
11/16/23	SN	Vista Color Imaging - 4720 Van Dyke Rd Brooklyn Heights, Ohio 44131 Phone (214) 651-2810



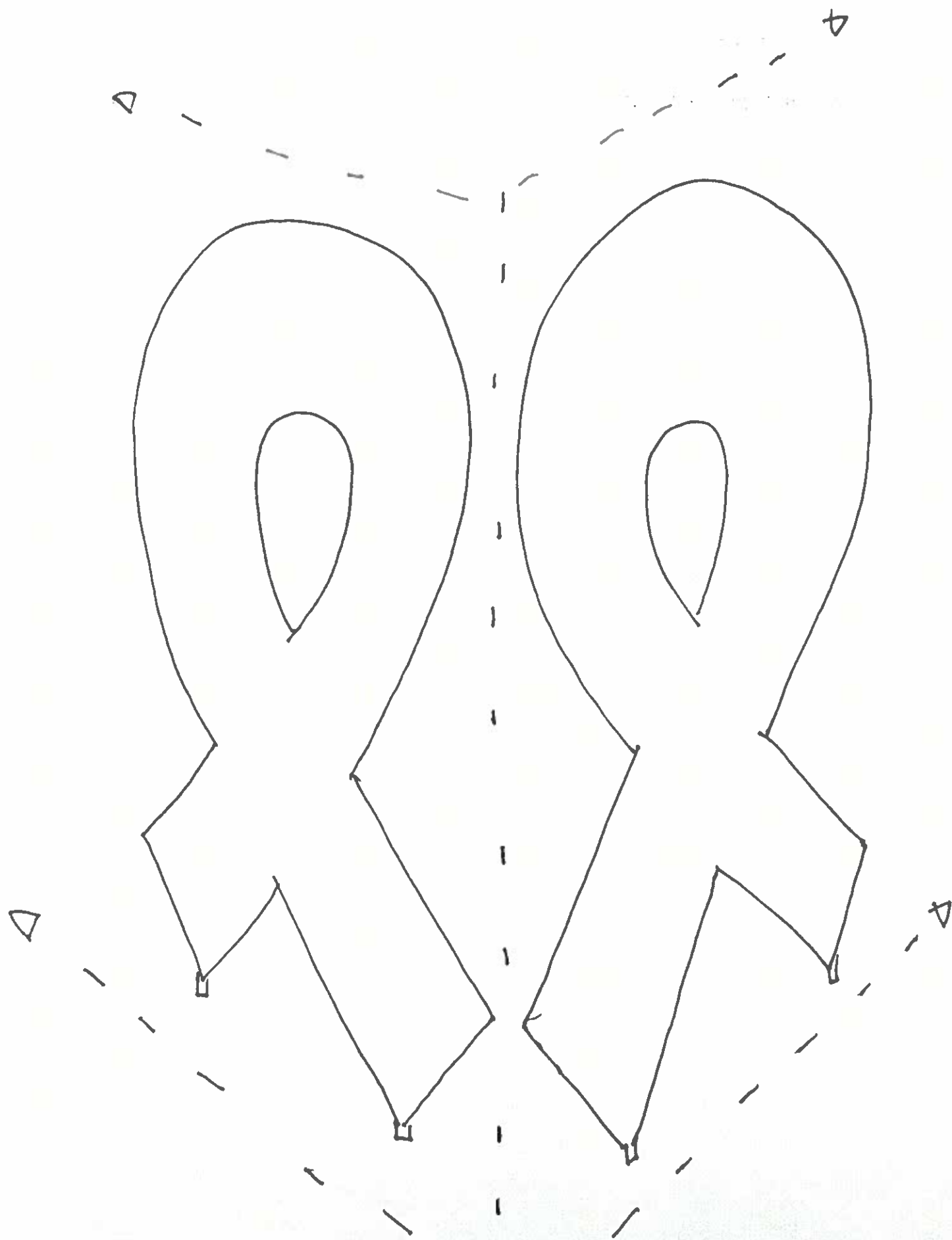


approx 15' high by 10' wide

off ground - 3-4'

Support - steel

ribbon - ASM composite (aluminum & vinyl)



Tactical Planning, LLC

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: May 8, 2024

RE: **P&Z 2024-12 Jewish Federation of Cleveland**
25701 Science Park Drive
Temporary Sign Time Extension



This request is for a time extension of 180 days for the previously approved temporary sign. The existing sign was granted a variance by City Council with a stipulation that it be removed after a specified time period. The applicant is seeking to extend the time period for an additional 180 days. The subject site is in the U-8A Office Building and Research District. The time extension will require modification of the previously approved variance. Since the variance and time stipulation were approved by City Council, the Commission will need to act in the form of a recommendation to City Council to extend the previously approved temporary sign variance for an addition 180 days.



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544

fax 216.518.5545

www.gpdgroup.com

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: May 30, 2024

Report Date: May 21, 2024

2022120.02

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 5

P & Z 2024-12 Debra S. Yasinow, on behalf of Jewish Federation of Cleveland, is requesting preliminary and final site plan approval for outdoor temporary signage located at 25701 Science Park Drive.

There are no Engineering comments on this application.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 05/20/2024
Re: P&Z # 2024-12 Signage

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has not questions or comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 04/26/24

OWNER OF BUILDING: Beachwood Board of Education PHONE: 216-464-2600

STREET ADDRESS: 24601 Fairmount Boulevard

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Ryan Schmit PHONE: 216-269-2266

COMPANY OR FIRM: tda

EMAIL: rschmit@thendesign.com

STREET ADDRESS: 4230 River Street

CITY/STATE/ZIP: Willoughby, OH 44022

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Ryan Schmit (rschmit@thendesign.com), Robert Hardis (rph@beachwoodschoools.org)

Ken Veon (kev@beachwoodschoools.org), Steve Zannoni (steven.zannoni@thompsonhine.com)

DESCRIPTION OF THE PROPERTY:

ADDRESS: 25501 BRYDEN RD, BEACHWOOD, OH, 44122 SUITE #

TENANT NAME: Bryden Elementary School

PERMANENT PARCEL # 742 - 13 - 039 PRESENT USE: school PROPOSED USE: school

PURPOSE OF APPLICATION: Final site plan approval.

Zoning setback and wetland setback variances were previously approved.

NATURE OF THE REQUEST (check as many as apply):

☐ Preliminary site plan approval

☒ Final site plan approval

☐ Lot split

☐ Lot consolidation

☐ Conditional use permit

☐ Rezoning

☐ Zoning text amendment

☐ Other

☐ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.

Please explain reason for variance (**must indicate a hardship**):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain.

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

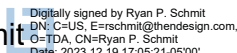
Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<u>Zoning District</u>	<u>Fee</u>
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


Ryan P. Schmit
SIGNATURE

Ryan P. Schmit
PRINTED NAME

04/26/2024
DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: _____ RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

Building Department
Brian Roenigk, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917

APPLICANT: Bryden Elementary School

P&Z:	ZONING DATA		DATE: 12/21/23
ZONING STANDARDS	REQUIRED	PROPOSED	VARIANCE
ZONING DISTRICT	U5	U5	
MINIMUM LOT AREA	18,000 sf	661,181 sf	
MINIMUM LOT FRONTAGE	100'	422'	
MINIMUM FRONT YARD BUILDING SETBACK	50'	499'	
MINIMUM SIDE YARD BUILDING SETBACK	20'	56'	
MINIMUM REAR YARD BUILDING SETBACK	40'	336'	
MAXIMUM BUILDING HEIGHT	40'	32'	
MINIMUM LANDSCAPED AREA	25% of total area = 165,295 sf		
MINIMUM PARKING SETBACKS	Front = 20' Side = 10' Rear = 20'	Front = 58' Side = 6' Rear = 611'	4' side
MINIMUM DRIVE AISLE	24'	24'	
MINIMUM PARKING STALL	9' x 20' = 180sf	9' x 20' 180sf	
MINIMUM OFF-STREET PARKING	32 classrooms x 2 = 64 2,250/200 = 12 76 total spaces	96 total spaces	
SITE DEVELOPMENT PLANS			

Bryden Elementary Existing Context Photos



Existing Perimeter - Southwest



Existing Perimeter - Northwest



Existing Perimeter - North Drive



Existing Perimeter - North



Existing Perimeter - North



Existing Perimeter - Northeast

Bryden Elementary Existing Context Photos



Existing Perimeter - East



Existing Perimeter - East



Existing Perimeter - East



Existing Perimeter - East



Existing Perimeter - East



Existing Perimeter - East

Bryden Elementary Existing Context Photos



Existing Perimeter - East



Existing Perimeter - East



Existing Perimeter - Southeast



Existing Perimeter - South



Existing Perimeter - Southwest

April 26, 2024

Mr. Brian Roenigk
City of Beachwood Building Commissioner
25325 Fairmount Blvd #1
Beachwood, OH 44122

Re: Bryden Elementary School

Beachwood, OH

Dear Mr. Roenigk:

This letter is in response to the Engineering Report dated January 9, 2024 discussed at the January 18th, 2024 Planning and Zoning Commission Meeting regarding Preliminary Plan review of the new Bryden Elementary School project.

- The 12" drainage pipe discussed at the meeting has been re-aligned, so that it no longer impacts the jurisdictional wetland.

If you have any further questions, please contact me.

Sincerely,

Thorson • Baker + Associates, Inc.

David L. Myers, P.E. & P.S
Department Manager – Civil Engineering Department



April 26, 2024

Mr. Brian Roenigk
City of Beachwood Building Commissioner
25325 Fairmount Blvd
Beachwood, OH 44122

Re: Bryden Elementary School

Beachwood, OH

Dear Mr. Roenigk:

This letter is in response to the Fire Prevention Bureau Report dated January 9th, 2024 discussed at the January 18th, 2024 Planning and Zoning Commission Meeting regarding Preliminary Plan review of the new Bryden Elementary School project.

1. Fire lanes have been provided around the building as discussed at the P & Z meeting on January 18th, 2024. In addition, there was a second meeting held at the Beachwood School Board Offices on April, 16th where fire lanes were discussed with fire department officials and approved.
2. A new FDC connection is indicated at the location of the new water service vault near Letchworth Road as discussed at the April 16th, 2024 meeting at the Beachwood School Board Offices.
3. Fire hydrants are located around the perimeter of the new building. The location of the fire hydrants were reviewed and approved by fire department officials at the April 16th, 2024 meeting at Beachwood School Board Offices.
4. No response required.

If you have any further questions, please contact me.

Sincerely,

Thorson • Baker + Associates, Inc.

David L. Myers, P.E. & P.S.
Department Manager – Civil Engineering Department

Site plan for the proposed Bryden Elementary School Building. The plan shows the building footprint, parking lot, and surrounding infrastructure. Key features include:

- Proposed Building:** Labeled "PROPOSED BRYDEN ELEMENTARY SCHOOL BUILDING".
- Parking Lot:** Labeled "PARKING LOT" with a "BUS" annotation and arrows pointing to a designated area.
- Storm Sewers:** Labeled "PROPOSED TEMPORARY SEDIMENT BASIN STORM SEWERS".
- Elevations:** Various points are marked with elevations, such as "RIM = 1227.54", "INV IN = 1220.64 (12') W", and "INV OUT = 1220.54 (12') S".
- Handwritten Annotations:** "BUS" and "PARENT" are written in red with arrows pointing to specific areas.
- Other Structures:** "The Vite Swimming Pool" and "County-City Building" are shown as existing structures.

tda

PLANNING SUBMISSION

April 26, 2024



SUPERINTENDENT

SCHOOL BOARD PRESIDENT

ASSISTANT SUPERINTENDENT

SCHOOL BOARD VICE PRESIDENT

TREASURER

SCHOOL BOARD

SCHOOL BOARD

SCHOOL BOARD



PROJECT MANAGER

PROJECT SUPPORT



PROJECT EXECUTIVE



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

BRYDEN ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOLS
5501 BRYDEN ROAD, BEACHWOOD, OH 44122

[illegible]

no.	description	date
Sheet Revisions		

04	PLANNING	04-26
03	DD	04-01
02	EARLY SITE	02-05

no.	description	date
-----	-------------	------

Design and construction documents are instruments of service in which the architect's responsibility is to define the project and to coordinate the design and construction of the building. The use of this design and construction documents for purposes other than the specific project named herein is strictly prohibited without express consent of the architect.

drawn by:
TDA

checked by:
TDA

sheet number:
CS1

job number:
23046

4230 RIVER ROAD
WILLOUGHBY, OH 44094
CONTACT: RYAN SCHMIT
rschmit@thendesign.com
440.269.2266

3030 W. STREETSBORO
RICHFIELD, OH 44286
CONTACT: DAVID MYERS
DMYERS@THORSONBAKER.COM
330.659.6688

3030 W. STREETSBORO
RICHFIELD, OH 44286
CONTACT: KYLE RICHARDS
KRICHARDS@THORSONBAKER.COM
330.659.6688

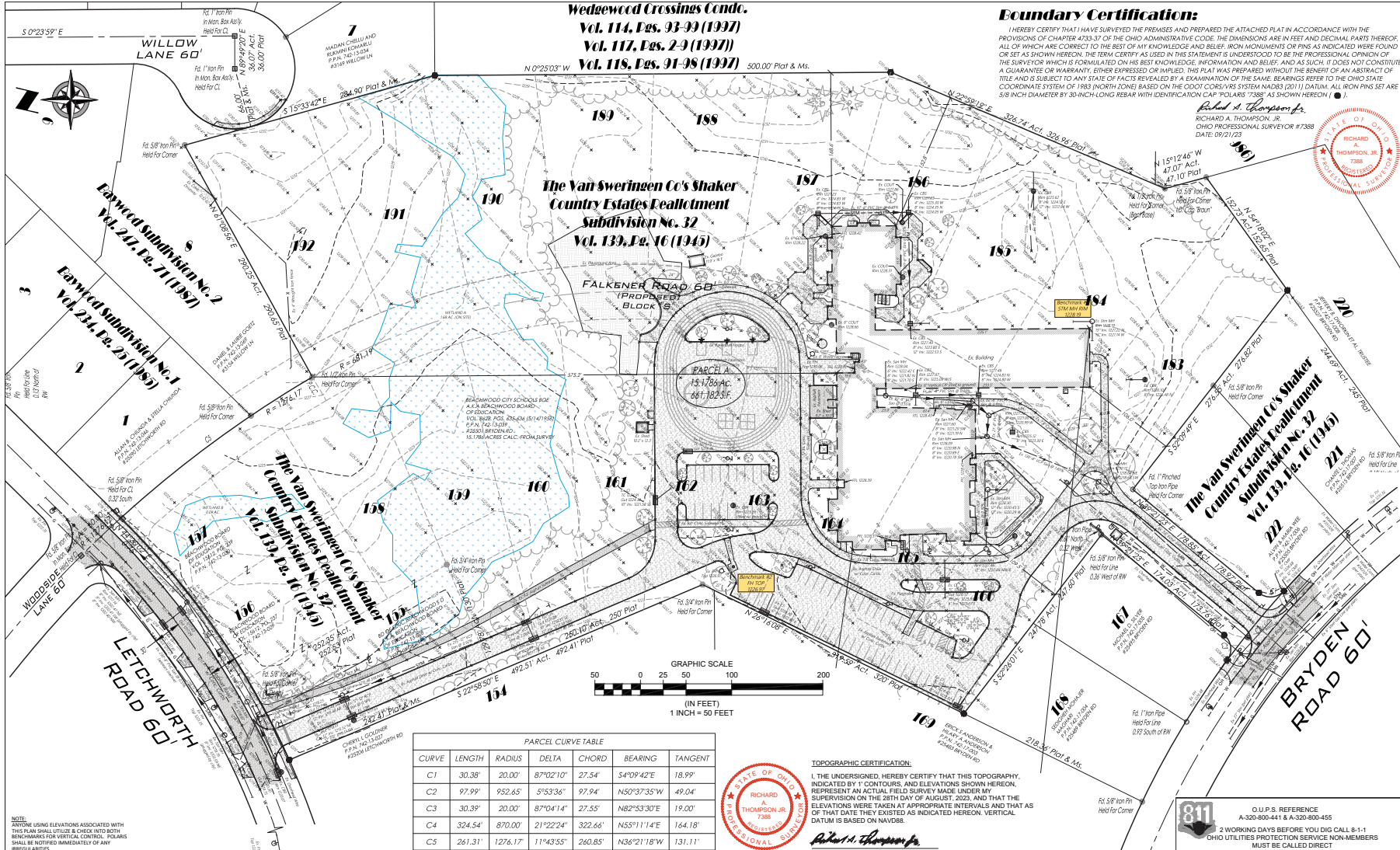
3030 W. STREETSBORO
RICHFIELD, OH 44286
CONTACT: ERIC FRITZ
EFRITZ@THORSONBAKER.COM
330.659.6688

3030 W. STREETSBORO
RICHFIELD, OH 44286
CONTACT: ERIC FRITZ
EFRITZ@THORSONBAKER.COM
330.659.6688

3030 W. STREETSBORO
RICHFIELD, OH 44286
CONTACT: ROBERT POLK
RTPOLK@THORSONBAKER.COM
330.659.6688

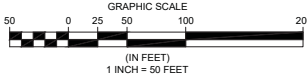
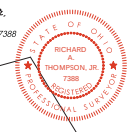
3030 W. STREETSBO
RICHFIELD, OH 44286
CONTACT: JAMES RIVARD
JRIVARD@THORSONBAKER.COM
330.659.6688

3113 W. RIVER ROAD,
MUSKEGON, MI 49445
CONTACT: JIM RIEMENSCHNEIDER
JIMR@JRAFOODSERVICEDESIGN.COM
616.454.4433



Boundary Certification:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4753.37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE GDOOT CONSERVATION SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 3/8 INCH DIAMETER BY 30-INCH LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388" AS SHOWN HEREON ().

Richard A. Thompson, Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 09/21/23



PARCEL CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	30.38'	20.00'	87°02'10"	27.54'	S47°09'42"E 18.99'
C2	97.99'	952.65'	5°53'36"	97.94'	N50°37'35"W 49.04'
C3	30.39'	20.00'	87°04'14"	27.55'	N82°53'30"E 19.00'
C4	324.54'	870.00'	21°22'24"	322.66'	N55°11'14"E 164.18'
C5	261.31'	1276.17'	11°43'55"	260.85'	N36°21'18"W 131.11'



TOPOGRAPHIC CERTIFICATION:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 1" CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF AUGUST, 2023, AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON. VERTICAL DATUM IS BASED ON NAVD83.

Richard A. Thompson, Jr.
RICHARD A. THOMPSON, JR., P.S. #7388

REV. NO.	DATE	BY

DATE: 2/19/24 DRAWN: SRR
SCALE: HOR: 1"=50' VERT: 1"=10'
FOLDER: DWG/Proj/Surveying
FILENAME: 23143 Survey Base
TAB: 01-Existing Conditions
BNDY CHK: XXX-xxx/20xx
BASE CHK: XXX-xxx/20xx

SYMBOL LEGEND	
Ex. Clean Out	Ex. Sanitary Manhole
Ex. Catch Basin	Ex. Sanitary Manhole
Ex. Prop. Catch Basin	Prop. Catch Basin
Ex. Yard Drain	Ex. Curb Inlet
Ex. Manhole	Ex. Gas Meter
Ex. Storm Manhole	Ex. Gas Meter
Prop. Storm Manhole	Ex. Gas Valve
Ex. Water Valve	Ex. Water Meter
Ex. Fire Hydrant	Prop. WL Valve
Well	Test Bore
Ex. Electrical Box	Ex. Guy Wire
Ex. Power Pole	Ex. Light Pole
Ex. Light Pole	Prop. Light Pole
Ex. Tree	Ex. Fire Tree
Ex. Bath	Ex. Mailbox
Ex. Sign	Ex. Telephone Box
Ex. Monument Box	Cable TV Box
Irrigation Valve	Sprinkler Control Box
Sprinkler Head	Traffic Signal Pole
Traffic Signal Pole	Traffic Signal Box

811 U.P.S. REFERENCE
A-320-800-441 & A-320-800-455
2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1
OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS MUST BE CALLED DIRECT

EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED HEREON. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED, WHERE PRACTICAL. HOWEVER, POLARIS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

NOTE: THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.

25501 BRYDEN ROAD

CITY OF BEACHWOOD-CUYAHOGA COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.

14600 CHARDON ROAD - SUITE D
MILL CREEK HILLS, OHIO 44130
PHONE: (440) 942-9722 (FAX)
www.polaris-es.com

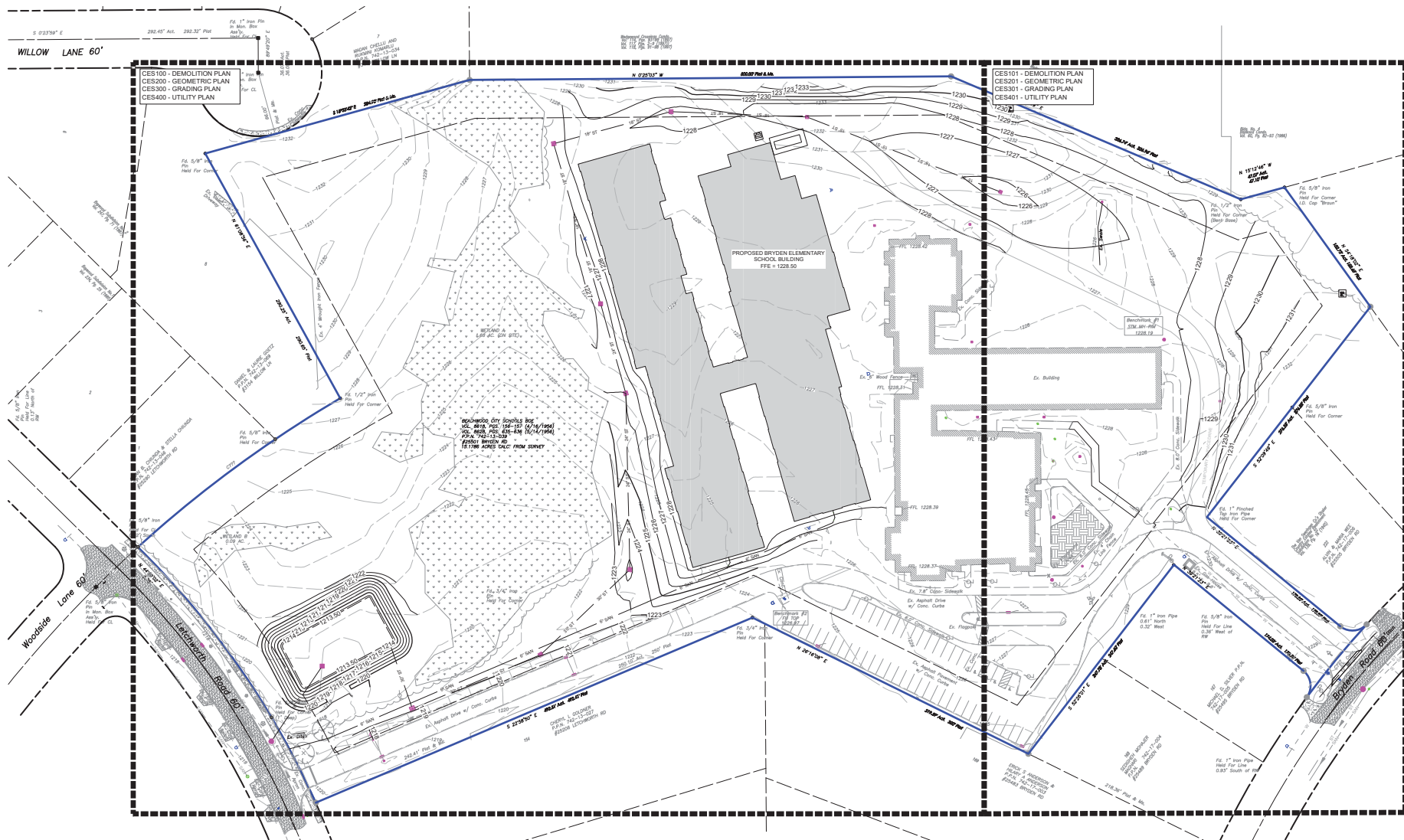
EXISTING CONDITIONS

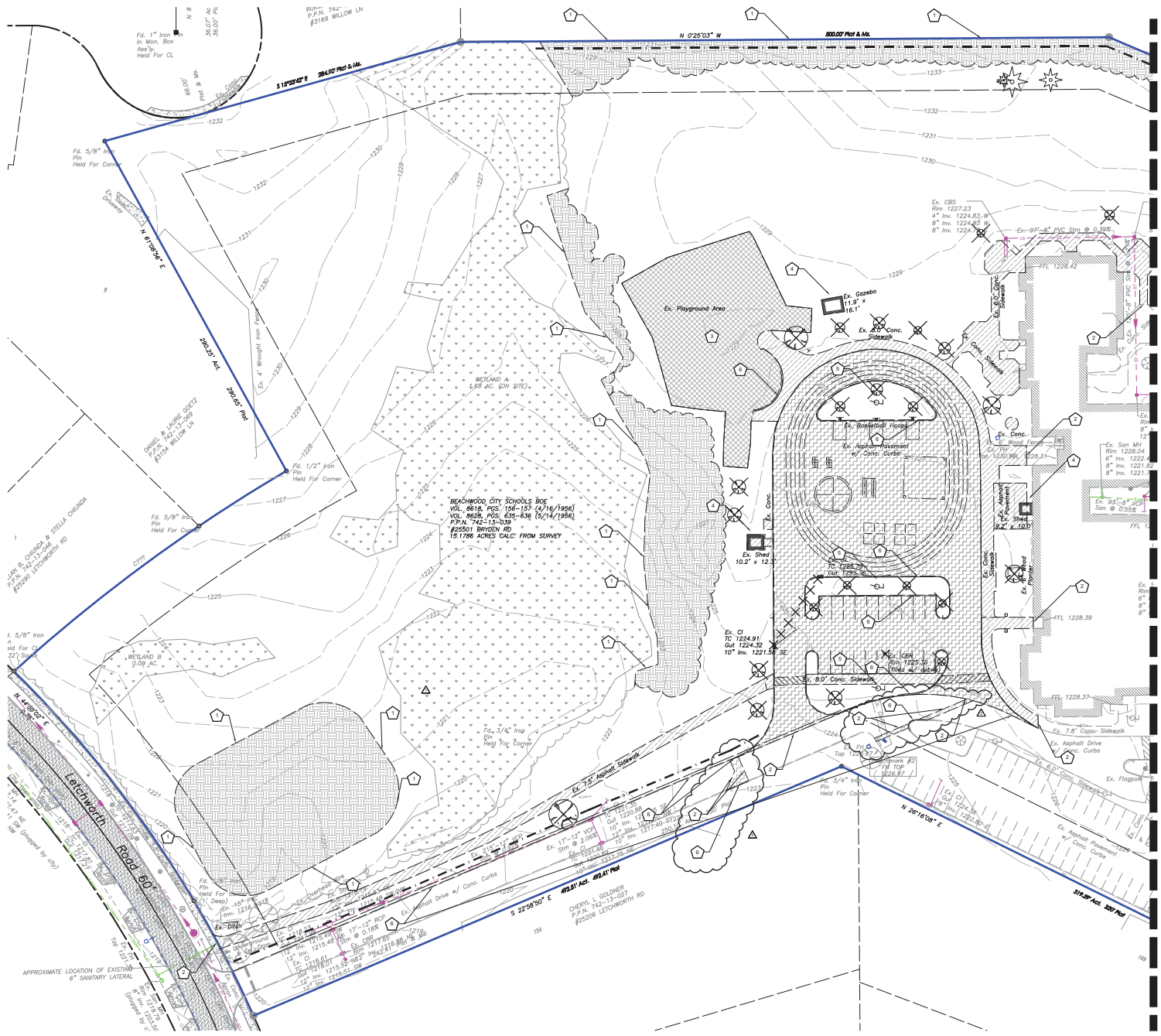
PREPARED FOR:
BEACHWOOD CITY SCHOOLS
2481 FAIRMOUNT RD.
BEACHWOOD, OHIO
PHONE: (440) 412-1748
CONTACT: KEN VEON

CONTRACT NO.

23143

SHEET	OF
01	01





- LEGEND**
- 6" HT CHAIN LINK CONSTRUCTION FENCE CONTRACTOR TO DETERMINE FINAL LOCATION OF FENCE AND GATES
 - UTILITY TO BE REMOVED
 - AREA TO BE DEMOLISHED
 - ASPHALT & BASE TO BE REMOVED
 - CONCRETE TO BE REMOVED
 - TREE CLEARING
 - TREE TO BE REMOVED BY CONTRACTOR
- KEY NOTES**
- LIMITS OF TREE REMOVAL
 - PROPOSED SAWCUT
 - PLAYGROUND EQUIPMENT TO BE RE-LOCATED. REFER TO LANDSCAPE ARCHITECTS PLANS.
 - SALVAGE EXISTING STRUCTURE AND PROVIDE TO OWNER FOR FUTURE USE.
 - REMOVE LIGHT PER ODOT ITEM 202.
 - REMOVE CONCRETE CURB PER ODOT ITEM 202.

MATCH LINE. SEE SHEET CES101

TBA
Thorson Baker Associates
3000 West Stephenson Road
Richmond, Ohio 45406
(513) 635-6666 FAX
(513) 635-6675 FAX

DEMOLITION PLAN
1" = 30'



tda
thendesign architecture

PROGRESS NOT FOR CONSTRUCTION
4/12/2024

BRYDEN ES
BEACHWOOD CITY SCHOOLS
2501 BRYDEN RD
BEACHWOOD, OH 44122

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	03/15/24	TD	TD
2	FOR CONSTRUCTION	03/15/24	TD	TD

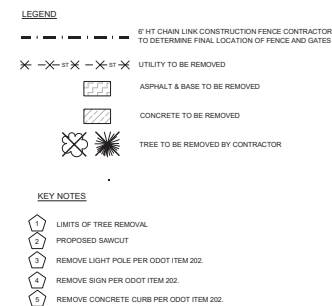
Sheet Revisions

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	03/15/24	TD	TD
2	FOR CONSTRUCTION	03/15/24	TD	TD

Project Issues

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	03/15/24	TD	TD
2	FOR CONSTRUCTION	03/15/24	TD	TD

DEMOLITION PLAN
CES100
00004

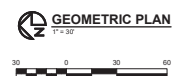


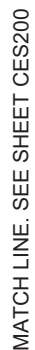


LEGEND	
	PROPOSED AGGREGATE. SEE AGGREGATE PAVEMENT DETAIL ON SHEET CE5600
	PROPOSED AGGREGATE. SEE CONSTRUCTION ENTRANCE DETAILS AND SPECIFICATIONS ON SHEET CE5703.
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET CE5600.
KEY NOTES 1. PROPOSED CONTRACTOR LAYDOWN AREA. TO BE IMPROVED WITH TEMPORARY AGGREGATE PAVEMENT. LIMITS TO BE DETERMINED BY CONTRACTOR.	

PROPOSED USE: U-5 PUBLIC AND INSTITUTIONAL

	<u>REQUIRED</u>	<u>PROVIDED</u>
MAX. BUILDING HEIGHT	40'	32'
MIN. STREET FRONTAGE	250'	422'
FRONT YARD BLDG. SETBACK	50'	499'
SIDE YARD BLDG. SETBACK	40'	50'
REAR YARD BLDG. SETBACK	40'	316'
SIDE YARD PARKING SETBACK	10'	60'
REAR YARD PARKING SETBACK	12'	60'
MAX. BUILDING COVERAGE	25%	10.5%
MIN. PLANTED AREA COVERAGE	25%	-
PARKING SPACE SIZE	180 SF.	230 SF.
DRIVE AISLE MIN 20'	24'	24'





ERICK S ANDERSON &
HILARY A ANDERSON
P.P.N. 742-17-003
#25483 BRYDEN RD

168
FEDIGHEH MOHAJER
GHARI 742-17
N. 39 BRYON

218.36' Plat & Ms.

Bldg. No. 4
Highland Condo
Vol. 60, Pg. 82-93 (1986)

N 15°12'46" W
47.00' Act.
47.10' Plot

Fd. 1/2" Iron
Pin
Held For Corner
(Bent Base)

Fd. 5/8" Iron
Pin
Held For Corner
I.D. Cap "Braun"

Act. 57 & 52 Plot

1 WEEK
006
80

ALVIN & MARJORIE
P.P.N. 742-17-
25505 BRYDEN

1952-

10'

170.05-Asph 170.02-B

/

 PROPOSED AGGREGATE. SEE CONSTRUCTION ENTRANCE DETAILS AND SPECIFICATIONS ON SHEET CES703.

 PROPOSED SIDEWALK CONCRETE PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET CES600.

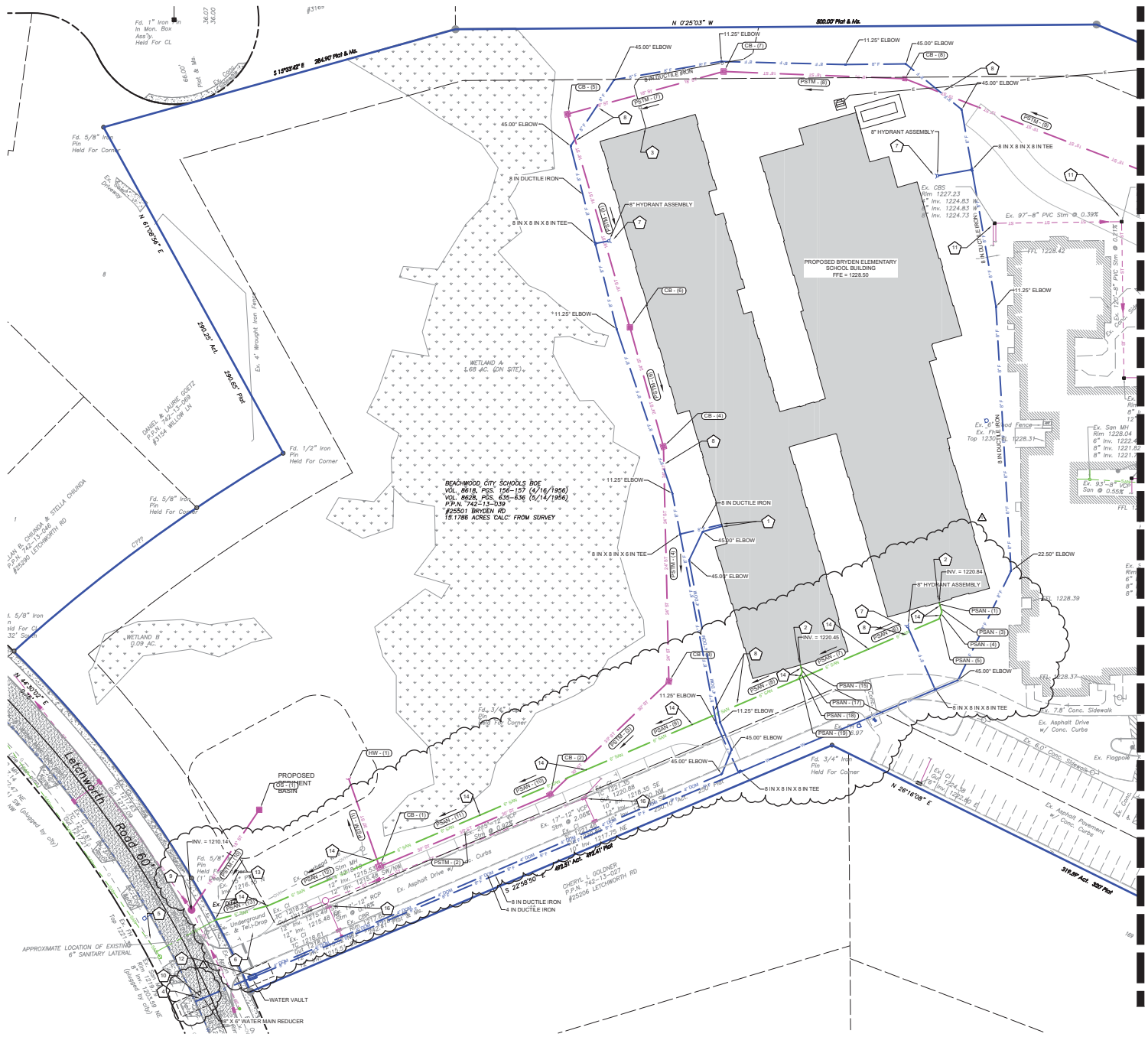
 PROPOSED RIGID PAVEMENT OPENING REPAIR. SEE DETAILS AND SPECIFICATIONS ON SHEET CES600.

- 1 PROPOSED CONTRACTOR LAYDOWN AREA. TO BE IMPROVED WITH TEMPORARY AGGREGATE PAVEMENT. LIMITS TO BE DETERMINED BY CONTRACTOR.
- 2 2' WIDE JERSEY BARRIERS SHOWN FOR REFERENCE.
- 3 FURNISH AND INSTALL ODOT TYPE 6 CONCRETE VERTICAL CURB. SEE DETAIL AND SPECIFICATIONS ON SHEET CES600.

TBA
Thorson + Baker + Associates
CONSULTING ENGINEERS
3030 West Streetboro Road (330) 659-6688 Ph.

Ohio Utilities Protection Service
Call 811
before you dig

 **GEOMETRIC PLAN**



- LEGEND**
- EXISTING SANITARY
 - EXISTING STORM
 - EXISTING WATER
 - PROPOSED ELECTRIC (SHOWN FOR HORIZONTAL ROUTING REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DETAILS AND SPECIFICATIONS.)
 - PROPOSED GAS (SHOWN FOR HORIZONTAL ROUTING REFERENCE ONLY. DETAILS AND SPECIFICATIONS PER GAS COMPANY REQUIREMENTS.)
 - PROPOSED SANITARY
 - PROPOSED STORM
 - PROPOSED WATER LINE. SEE DETAILS AND SPECIFICATIONS ON SHEET CES801.
 - PROPOSED DOMESTIC LINE. SEE DETAILS AND SPECIFICATIONS ON SHEET CES801.
 - PROPOSED CATCH BASIN (CB) CURB INLET (CI). SEE SHEET CES800 FOR DETAILS AND SPECIFICATIONS.
 - PROPOSED CLEANOUT (CO). SEE SHEET CES802 FOR DETAILS AND SPECIFICATIONS.

- KEY NOTES**
- TERMINATE AND STUB WATER LINE.
 - TERMINATE AND STUB SANITARY LATERAL.
 - CONNECT TO EXISTING GAS LINE. COORDINATE WITH UTILITY COMPANY. SEE MECHANICAL PLANS FOR SIZES, ETC.
 - FURNISH AND INSTALL 8" TAPPING SLAVE AND VALVE. INSTALL WATER VALVE.
 - NOT USED.
 - FURNISH AND INSTALL WATER MAIN VAULT. SEE DETAILS AND SPECIFICATIONS ON SHEET CES801.
 - FURNISH AND INSTALL FIRE HYDRANT ASSEMBLY.
 - MAINTAIN MIN. 18" VERTICAL CLEARANCE BETWEEN SEWER LINE AND WATER LINE. LOWER WATERLINE AS REQUIRED.
 - CORE DRILL EXISTING STORM STRUCTURE. FILL AROUND PIPE PER ODOT ITEM 611.
 - FURNISH AND INSTALL 8" X 6" REDUCER.
 - ADJUST RIM OF EXISTING CATCH BASIN TO ACCOMMODATE FINISH GRADE ELEVATION OF CONSTRUCTION DRIVE AND CONTRACTOR LANDSCAPE AREA.
 - BORER WATER LINE BELOW LEITCHWORTH ROAD PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET CES801.
 - CONNECT SANITARY LINE TO EXISTING 8" SANITARY LATERAL WITH SANITARY RISER. SEE DETAILS AND SPECIFICATIONS ON SHEET CES802.
 - FURNISH AND INSTALL TEST TEE. SEE DETAIL ON SHEET CES802.
 - NOT USED.
 - REMOVE ODOT 3-A FRAME & GRATE. REPLACE W/ FLAT TOP. SET TOP ELEVATION TO FINISHED GRADE.

- NOTES:**
- ALL SEWER WORK IN THE R/W OF PUBLIC ROAD SHALL BE BACK FILLED WITH LHM.
 - MINIMUM SIZE OF SANITARY OR STORM SEWER LATERAL IS 6-INCH. USE SDR 35 UP TO 13 FEET DEEP AND USE SDR 26 FOR DEEPER DEPTHS. ALL SEWER WORK SHALL CONFORM TO THE COUNTY'S UNIFORM STANDARDS FOR SEWERAGE IMPROVEMENTS.
 - ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

MATCH LINE. SEE SHEET CES400



TBA
Thorson Baker Associates
3000 West Stephenson Road
Richmond, Ohio 45406
(513) 635-6666 FAX
(513) 635-6675 FAX



UTILITY PLAN
TBA
Sheet number
CES400
200004

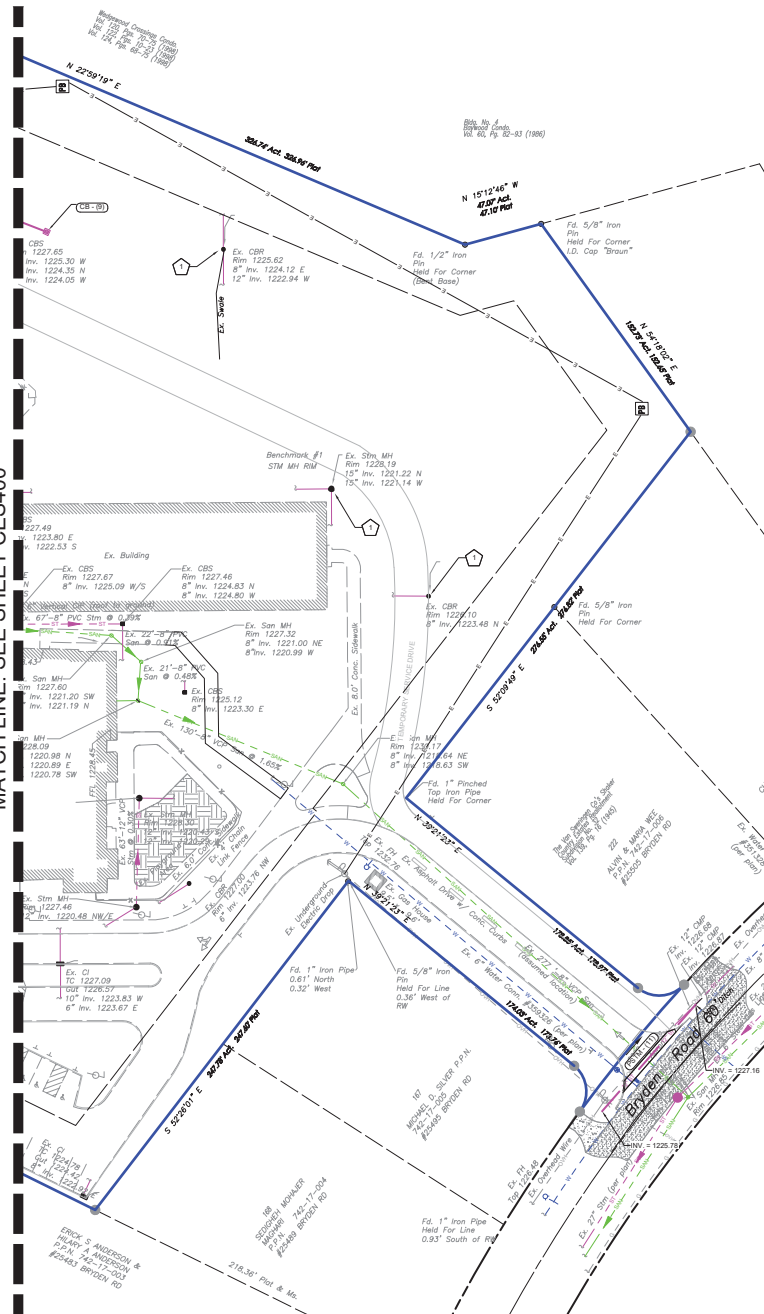
PROGRESS NOT FOR CONSTRUCTION 4/2/2024

t da
thendesign architecture

BRYDEN ES
BEACHWOOD CITY SCHOOLS
25001 BRYDEN RD
BEACHWOOD, OH 44122

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	03/22/24
2	FOR REVIEW	03/22/24
3	FOR REVIEW	03/22/24
4	FOR REVIEW	03/22/24
5	FOR REVIEW	03/22/24
6	FOR REVIEW	03/22/24
7	FOR REVIEW	03/22/24
8	FOR REVIEW	03/22/24
9	FOR REVIEW	03/22/24
10	FOR REVIEW	03/22/24
11	FOR REVIEW	03/22/24
12	FOR REVIEW	03/22/24
13	FOR REVIEW	03/22/24
14	FOR REVIEW	03/22/24
15	FOR REVIEW	03/22/24
16	FOR REVIEW	03/22/24
17	FOR REVIEW	03/22/24
18	FOR REVIEW	03/22/24
19	FOR REVIEW	03/22/24
20	FOR REVIEW	03/22/24
21	FOR REVIEW	03/22/24
22	FOR REVIEW	03/22/24
23	FOR REVIEW	03/22/24
24	FOR REVIEW	03/22/24
25	FOR REVIEW	03/22/24
26	FOR REVIEW	03/22/24
27	FOR REVIEW	03/22/24
28	FOR REVIEW	03/22/24
29	FOR REVIEW	03/22/24
30	FOR REVIEW	03/22/24
31	FOR REVIEW	03/22/24
32	FOR REVIEW	03/22/24
33	FOR REVIEW	03/22/24
34	FOR REVIEW	03/22/24
35	FOR REVIEW	03/22/24
36	FOR REVIEW	03/22/24
37	FOR REVIEW	03/22/24
38	FOR REVIEW	03/22/24
39	FOR REVIEW	03/22/24
40	FOR REVIEW	03/22/24
41	FOR REVIEW	03/22/24
42	FOR REVIEW	03/22/24
43	FOR REVIEW	03/22/24
44	FOR REVIEW	03/22/24
45	FOR REVIEW	03/22/24
46	FOR REVIEW	03/22/24
47	FOR REVIEW	03/22/24
48	FOR REVIEW	03/22/24
49	FOR REVIEW	03/22/24
50	FOR REVIEW	03/22/24
51	FOR REVIEW	03/22/24
52	FOR REVIEW	03/22/24
53	FOR REVIEW	03/22/24
54	FOR REVIEW	03/22/24
55	FOR REVIEW	03/22/24
56	FOR REVIEW	03/22/24
57	FOR REVIEW	03/22/24
58	FOR REVIEW	03/22/24
59	FOR REVIEW	03/22/24
60	FOR REVIEW	03/22/24
61	FOR REVIEW	03/22/24
62	FOR REVIEW	03/22/24
63	FOR REVIEW	03/22/24
64	FOR REVIEW	03/22/24
65	FOR REVIEW	03/22/24
66	FOR REVIEW	03/22/24
67	FOR REVIEW	03/22/24
68	FOR REVIEW	03/22/24
69	FOR REVIEW	03/22/24
70	FOR REVIEW	03/22/24
71	FOR REVIEW	03/22/24
72	FOR REVIEW	03/22/24
73	FOR REVIEW	03/22/24
74	FOR REVIEW	03/22/24
75	FOR REVIEW	03/22/24
76	FOR REVIEW	03/22/24
77	FOR REVIEW	03/22/24
78	FOR REVIEW	03/22/24
79	FOR REVIEW	03/22/24
80	FOR REVIEW	03/22/24
81	FOR REVIEW	03/22/24
82	FOR REVIEW	03/22/24
83	FOR REVIEW	03/22/24
84	FOR REVIEW	03/22/24
85	FOR REVIEW	03/22/24
86	FOR REVIEW	03/22/24
87	FOR REVIEW	03/22/24
88	FOR REVIEW	03/22/24
89	FOR REVIEW	03/22/24
90	FOR REVIEW	03/22/24
91	FOR REVIEW	03/22/24
92	FOR REVIEW	03/22/24
93	FOR REVIEW	03/22/24
94	FOR REVIEW	03/22/24
95	FOR REVIEW	03/22/24
96	FOR REVIEW	03/22/24
97	FOR REVIEW	03/22/24
98	FOR REVIEW	03/22/24
99	FOR REVIEW	03/22/24
100	FOR REVIEW	03/22/24

MATCH LINE. SEE SHEET CES400



STRUCTURE TABLE (PROPOSED STORM SEWER)					
STRUCTURE NAME	STRUCTURE TYPE	DETAILS	COORDINATES	FRAME	GRATE
CB - (1)	ODOT 2-4 CATCH BASIN	RIM = 1219.65 INV IN = 1214.03 (30.00' SE) INV OUT = 1213.93 (30.00' E)	N 68002.23 E 24230.16	EJW 5110	TYPE M3
CB - (2)	ODOT 2-3 CATCH BASIN	RIM = 1221.49 INV IN = 1215.11 (30.00' SE) INV OUT = 1215.01 (30.00' NW)	N 68069.10 E 24236.41	EJW 5110	TYPE M3
CB - (3)	ODOT 2-3 CATCH BASIN	RIM = 1222.76 INV IN = 1217.85 (24.00' S) INV IN = 1215.85 (24.00' E) INV OUT = 1215.75 (30.00' NW)	N 68076.48 E 24234.77	EJW 5110	TYPE M3
CB - (4)	ODOT 2-3 CATCH BASIN	RIM = 1226.00 INV IN = 1216.86 (24.00' E) INV OUT = 1216.76 (24.00' W)	N 68050.75 E 24237.89	EJW 5110	TYPE M3
CB - (5)	ODOT 2-3 CATCH BASIN	RIM = 1227.53 INV IN = 1218.41 (18.00' S) INV OUT = 1218.31 (18.00' W)	N 68055.02 E 24237.24	EJW 5110	TYPE M3
CB - (6)	ODOT 2-3 CATCH BASIN	RIM = 1228.01 INV IN = 1217.46 (18.00' E) INV OUT = 1217.36 (24.00' W)	N 68058.32 E 24230.85	EJW 5110	TYPE M3
CB - (7)	ODOT 2-3 CATCH BASIN	RIM = 1227.62 INV IN = 1219.14 (18.00' S) INV IN = 1223.04 (12.00' W) INV OUT = 1219.04 (18.00' N)	N 68033.78 E 24235.42	EJW 5110	TYPE M3
CB - (8)	ODOT 2-2B CATCH BASIN	RIM = 1227.67 INV IN = 1219.55 (15.00' S) INV OUT = 1219.55 (18.00' N)	N 68032.53 E 24234.82	EJW 5110	TYPE M3
CB - (9)	ODOT 2-2B CATCH BASIN	RIM = 1225.59 INV IN = 1221.03 (15.00' N) INV OUT = 1221.03 (30.00' W)	N 68091.66 E 24237.00	EJW 5110	TYPE M3
HW - (1)	ODOT HW 2.1 HALF HEIGHT HEADWALL	RIM = 1216.58 INV IN = 1213.50 (30.00' W)	N 68026.15 E 24239.62	N/A	N/A
CS - (1)	ODOT 2-3 CATCH BASIN	RIM = 1219.00 INV OUT = 1213.50 (18.00' NW)	N 68069.01 E 24234.55	EJW 5110	TYPE M3

PIPE TABLE (PROPOSED STORM SEWER)				
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL
PSM - (1)	30"	11 FT	0.60%	HDPE
PSM - (2)	30"	14 FT	0.67%	HDPE
PSM - (3)	30"	124 FT	0.50%	HDPE
PSM - (4)	24"	180 FT	0.50%	HDPE
PSM - (5)	18"	104 FT	0.50%	HDPE
PSM - (6)	24"	85 FT	0.50%	HDPE
PSM - (7)	18"	124 FT	0.50%	HDPE
PSM - (8)	18"	139 FT	0.50%	HDPE
PSM - (9)	18"	113 FT	0.50%	HDPE
PSM - (10)	18"	90 FT	3.57%	HDPE
PSM - (11)	18"	85 FT	-1.63%	PVC

PIPE TABLE (PROPOSED SANITARY SEWER)				
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL
PSAN - (1)	6"	2 FT	1.00%	PVC
PSAN - (2)	6"	4 FT	1.00%	PVC
PSAN - (3)	6"	2 FT	1.00%	PVC
PSAN - (4)	6"	2 FT	1.00%	PVC
PSAN - (5)	6"	2 FT	1.00%	PVC
PSAN - (6)	6"	59 FT	1.00%	PVC
PSAN - (7)	6"	59 FT	1.00%	PVC
PSAN - (8)	6"	89 FT	2.38%	PVC
PSAN - (9)	6"	89 FT	5.00%	PVC
PSAN - (10)	6"	89 FT	1.00%	PVC
PSAN - (11)	6"	89 FT	1.00%	PVC
PSAN - (12)	6"	89 FT	1.00%	PVC
PSAN - (13)	6"	40 FT	1.00%	PVC
PSAN - (14)	6"	2 FT	7.76%	PVC
PSAN - (15)	6"	2 FT	7.76%	PVC
PSAN - (16)	6"	3 FT	7.76%	PVC
PSAN - (17)	6"	3 FT	7.76%	PVC

LEGEND

- EXISTING GAS
- EXISTING OVERHEAD LINE
- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER
- PROPOSED STORM
- PROPOSED ELECTRIC

ROUTING REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DETAILS AND SPECIFICATIONS.

KEY NOTES

1. ADJUST RM OF EXISTING CATCH BASIN TO ACCOMMODATE FINISH GRADE ELEVATION OF CONSTRUCTION DRIVE AND CONTRACTOR LAYDOWN AREA.

- NOTES
- THE PROPOSED LATERAL CONNECTION SHALL BE MADE INTO THE EXISTING SANITARY SEWER AND SHALL BE DONE BY INSTALLING A NEW MANUFACTURED PVC 6"X6" WYE WITH PVC NO-HUB COUPLING IF EXISTING MAIN IS PVC OR USE STRONGBACK FERRICO IF VCP WITH NEW PVC WYE.
 - ALL SEWER WORK IN THE ROW OF PUBLIC ROAD SHALL BE BACK FILLED WITH LIME.
 - MINIMUM SIZE OF SANITARY OR STORM SEWER LATERAL IS 6-INCH. USE SDR 35 UP TO 13 FEET DEEP AND USE SDR 26 FOR DEEPER DEPTHS. ALL SEWER WORK SHALL CONFORM TO THE COUNTY'S UNIFORM STANDARDS FOR SEWERAGE IMPROVEMENTS.
 - ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

TBA
Thorson Baker Associates
3000 West Stephenson Road
Richmond, Ohio 45406
(614) 699-6666 FAX
(614) 699-6675 FAX

Call 811
before you dig

UTILITY PLAN
1" = 30'



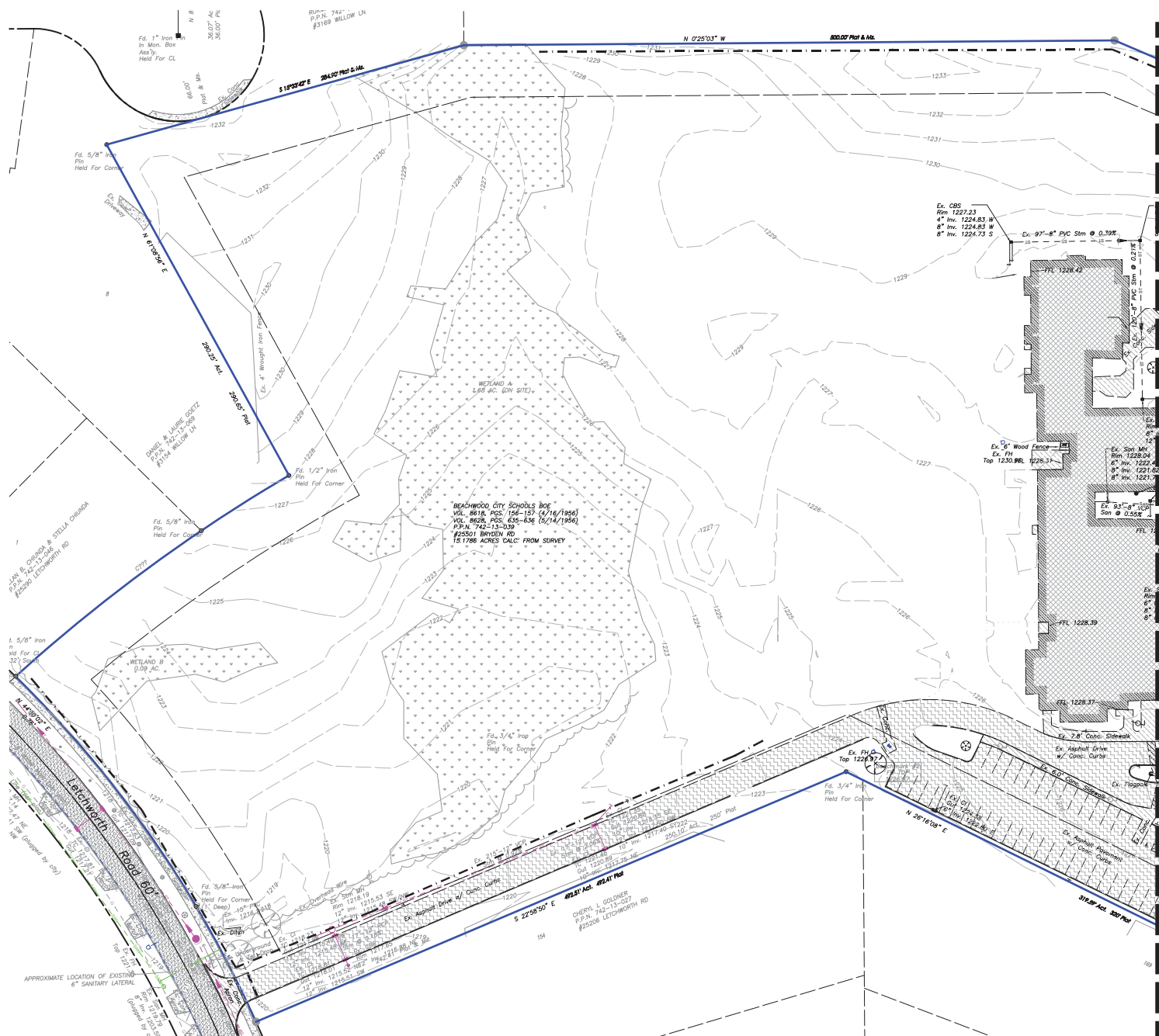
PROGRESS
NOT FOR
CONSTRUCTION
4/12/2024

t da
thendesign architecture

BYRYEN ES
BEACHWOOD CITY SCHOOLS
2501 BRYDEN RD
BEACHWOOD, OH 44122

NO.	DATE	DESCRIPTION
1	04/12/24	ISSUED FOR PERMIT
2	04/12/24	ISSUED FOR PERMIT
3	04/12/24	ISSUED FOR PERMIT
4	04/12/24	ISSUED FOR PERMIT
5	04/12/24	ISSUED FOR PERMIT
6	04/12/24	ISSUED FOR PERMIT
7	04/12/24	ISSUED FOR PERMIT
8	04/12/24	ISSUED FOR PERMIT
9	04/12/24	ISSUED FOR PERMIT
10	04/12/24	ISSUED FOR PERMIT
11	04/12/24	ISSUED FOR PERMIT
12	04/12/24	ISSUED FOR PERMIT
13	04/12/24	ISSUED FOR PERMIT
14	04/12/24	ISSUED FOR PERMIT
15	04/12/24	ISSUED FOR PERMIT
16	04/12/24	ISSUED FOR PERMIT
17	04/12/24	ISSUED FOR PERMIT
18	04/12/24	ISSUED FOR PERMIT
19	04/12/24	ISSUED FOR PERMIT
20	04/12/24	ISSUED FOR PERMIT
21	04/12/24	ISSUED FOR PERMIT
22	04/12/24	ISSUED FOR PERMIT
23	04/12/24	ISSUED FOR PERMIT
24	04/12/24	ISSUED FOR PERMIT
25	04/12/24	ISSUED FOR PERMIT
26	04/12/24	ISSUED FOR PERMIT
27	04/12/24	ISSUED FOR PERMIT
28	04/12/24	ISSUED FOR PERMIT
29	04/12/24	ISSUED FOR PERMIT
30	04/12/24	ISSUED FOR PERMIT
31	04/12/24	ISSUED FOR PERMIT
32	04/12/24	ISSUED FOR PERMIT
33	04/12/24	ISSUED FOR PERMIT
34	04/12/24	ISSUED FOR PERMIT
35	04/12/24	ISSUED FOR PERMIT
36	04/12/24	ISSUED FOR PERMIT
37	04/12/24	ISSUED FOR PERMIT
38	04/12/24	ISSUED FOR PERMIT
39	04/12/24	ISSUED FOR PERMIT
40	04/12/24	ISSUED FOR PERMIT
41	04/12/24	ISSUED FOR PERMIT
42	04/12/24	ISSUED FOR PERMIT
43	04/12/24	ISSUED FOR PERMIT
44	04/12/24	ISSUED FOR PERMIT
45	04/12/24	ISSUED FOR PERMIT
46	04/12/24	ISSUED FOR PERMIT
47	04/12/24	ISSUED FOR PERMIT
48	04/12/24	ISSUED FOR PERMIT
49	04/12/24	ISSUED FOR PERMIT
50	04/12/24	ISSUED FOR PERMIT
51	04/12/24	ISSUED FOR PERMIT
52	04/12/24	ISSUED FOR PERMIT
53	04/12/24	ISSUED FOR PERMIT
54	04/12/24	ISSUED FOR PERMIT
55	04/12/24	ISSUED FOR PERMIT
56	04/12/24	ISSUED FOR PERMIT
57	04/12/24	ISSUED FOR PERMIT
58	04/12/24	ISSUED FOR PERMIT
59	04/12/24	ISSUED FOR PERMIT
60	04/12/24	ISSUED FOR PERMIT
61	04/12/24	ISSUED FOR PERMIT
62	04/12/24	ISSUED FOR PERMIT
63	04/12/24	ISSUED FOR PERMIT
64	04/12/24	ISSUED FOR PERMIT
65	04/12/24	ISSUED FOR PERMIT
66	04/12/24	ISSUED FOR PERMIT
67	04/12/24	ISSUED FOR PERMIT
68	04/12/24	ISSUED FOR PERMIT
69	04/12/24	ISSUED FOR PERMIT
70	04/12/24	ISSUED FOR PERMIT
71	04/12/24	ISSUED FOR PERMIT
72	04/12/24	ISSUED FOR PERMIT
73	04/12/24	ISSUED FOR PERMIT
74	04/12/24	ISSUED FOR PERMIT
75	04/12/24	ISSUED FOR PERMIT
76	04/12/24	ISSUED FOR PERMIT
77	04/12/24	ISSUED FOR PERMIT
78	04/12/24	ISSUED FOR PERMIT
79	04/12/24	ISSUED FOR PERMIT
80	04/12/24	ISSUED FOR PERMIT
81	04/12/24	ISSUED FOR PERMIT
82	04/12/24	ISSUED FOR PERMIT
83	04/12/24	ISSUED FOR PERMIT
84	04/12/24	ISSUED FOR PERMIT
85	04/12/24	ISSUED FOR PERMIT
86	04/12/24	ISSUED FOR PERMIT
87	04/12/24	ISSUED FOR PERMIT
88	04/12/24	ISSUED FOR PERMIT
89	04/12/24	ISSUED FOR PERMIT
90	04/12/24	ISSUED FOR PERMIT
91	04/12/24	ISSUED FOR PERMIT
92	04/12/24	ISSUED FOR PERMIT
93	04/12/24	ISSUED FOR PERMIT
94	04/12/24	ISSUED FOR PERMIT
95	04/12/24	ISSUED FOR PERMIT
96	04/12/24	ISSUED FOR PERMIT
97	04/12/24	ISSUED FOR PERMIT
98	04/12/24	ISSUED FOR PERMIT
99	04/12/24	ISSUED FOR PERMIT
100	04/12/24	ISSUED FOR PERMIT

UTILITY PLAN
CES401
00004



LEGEND

6" HT CHAIN LINK CONSTRUCTION FENCE CONTRACTOR
TO DETERMINE FINAL LOCATION OF FENCE AND GATES

✕ - ✕ - ST ✕ - ✕ - ST ✕ UTILITY TO BE REMOVED

 AREA TO BE DEMOLISHED

 ASPHALT & BASE TO BE REMOVED

 CONCRETE TO BE REMOVED

 TREE CLEARING

KEY NOTES

- 1 LIMITS OF TREE REMOVAL
- 2 PROPOSED SAWCUT
- 3 PLAYGROUND EQUIPMENT TO BE RE-LOCATED.
REFER TO LANDSCAPE ARCHITECTS PLANS.
- 4 SALVAGE EXISTING STRUCTURE AND PROVIDE TO
OWNER FOR FUTURE USE.



 DEMOLITION PLAN
1" = 30'

100

30 0 30 60

PROGRESS
NOT FOR
CONSTRUCTION
4/26/2024

tda
thendesign architecture

BRYDEN ES
BEACHWOOD CITY SCHOOLS

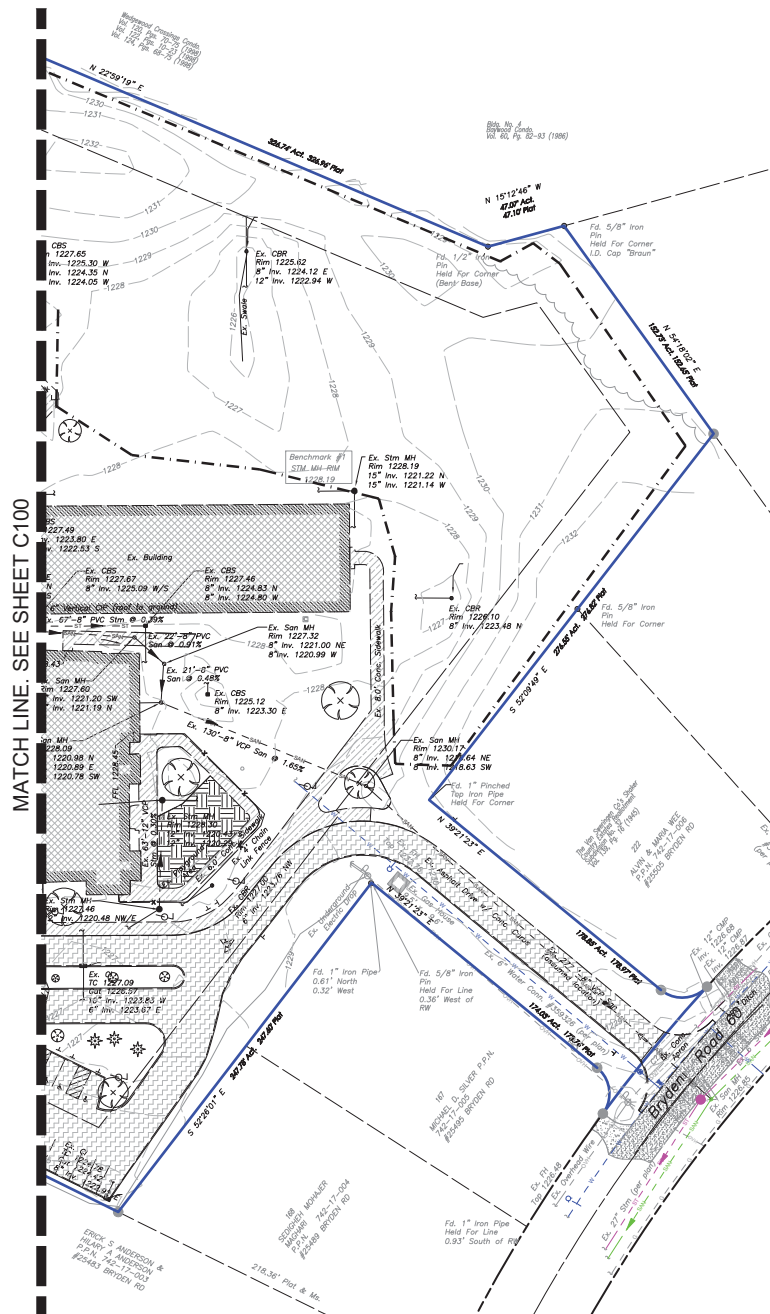
[illegible]

DEMOLITION PLAN

drawn by:
TBA
checked by:
TBA
sheet number:
C100
job number:
20084

F 160

160



- LEGEND**
- 6" HT CHAIN LINK CONSTRUCTION FENCE CONTRACTOR TO DETERMINE FINAL LOCATION OF FENCE AND GATES
 - UTILITY TO BE REMOVED
 - AREA TO BE DEMOLISHED
 - ASPHALT & BASE TO BE REMOVED
 - CONCRETE TO BE REMOVED
- KEY NOTES**
- 1 LIMITS OF TREE REMOVAL
 - 2 PROPOSED SAWCUT

TBA
Thorson-Baker + Associates
CONSTRUCTION ENGINEERS
3000 West Stephenson Road (330) 659-6666 FAX
Richfield, Ohio 44129 (330) 659-6675 FAX

DEMOLITION PLAN
1" = 32'



PROGRESS
NOT FOR
CONSTRUCTION
4/28/2024

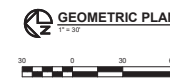
t da
thendesign architecture

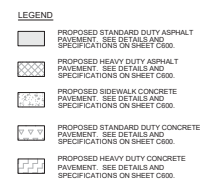
BRYDEN ES
BEACHWOOD CITY SCHOOLS
25501 BRYDEN RD
BEACHWOOD, OH 44122

NO.	DESCRIPTION	DATE
1	Sheet Revisions	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

DEMOLITION PLAN
1" = 32'

Drawn by: TBA
Checked by: TBA
Sheet number: C101
Date: 4/28/2024





Ohio Utilities Protection Service
Call 811
before you dig

PROGRESS
NOT FOR
CONSTRUCTION
4/26/2024

tda
thendesign architecture

BRYDEN ES
BEACHWOOD CITY SCHOOLS
25501 BRYDEN RD
BEACHWOOD, OH 44122

[illegible]

04	DD	04-01-34
03	EARLY SITE BID	02-23-34
02	EARLY SITE	08-26-34
01	SQ	12-01-23
No.	Description	Date
Project Issues		

design and construction documents are indicators of service are given in confidence and remain the property of the company. They shall not be used for any other purpose without the express consent of the company. If they are given after their specific project is completed, they shall be returned to the company without comment of the company and back to the company.

standard terms

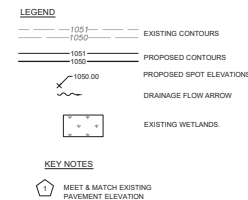
GEOMETRIC PLAN

drawn by:

checked by:

sheet number:

job number:



MATCH LINE: SEE SHEET C301

TBA
Thorson+Baker + Associates
CONSULTING ENGINEERS
3030 West Streetboro Road
Richfield, Ohio 44386
(330) 659-6688 Ph.
(330) 659-6675 Fax

Ohio Utilities Protection Service
Call 811
before you dig

GRADING PLAN
1" = 30'

30 0 30 60

PROGRESS
NOT FOR
CONSTRUCTION
4/26/2024

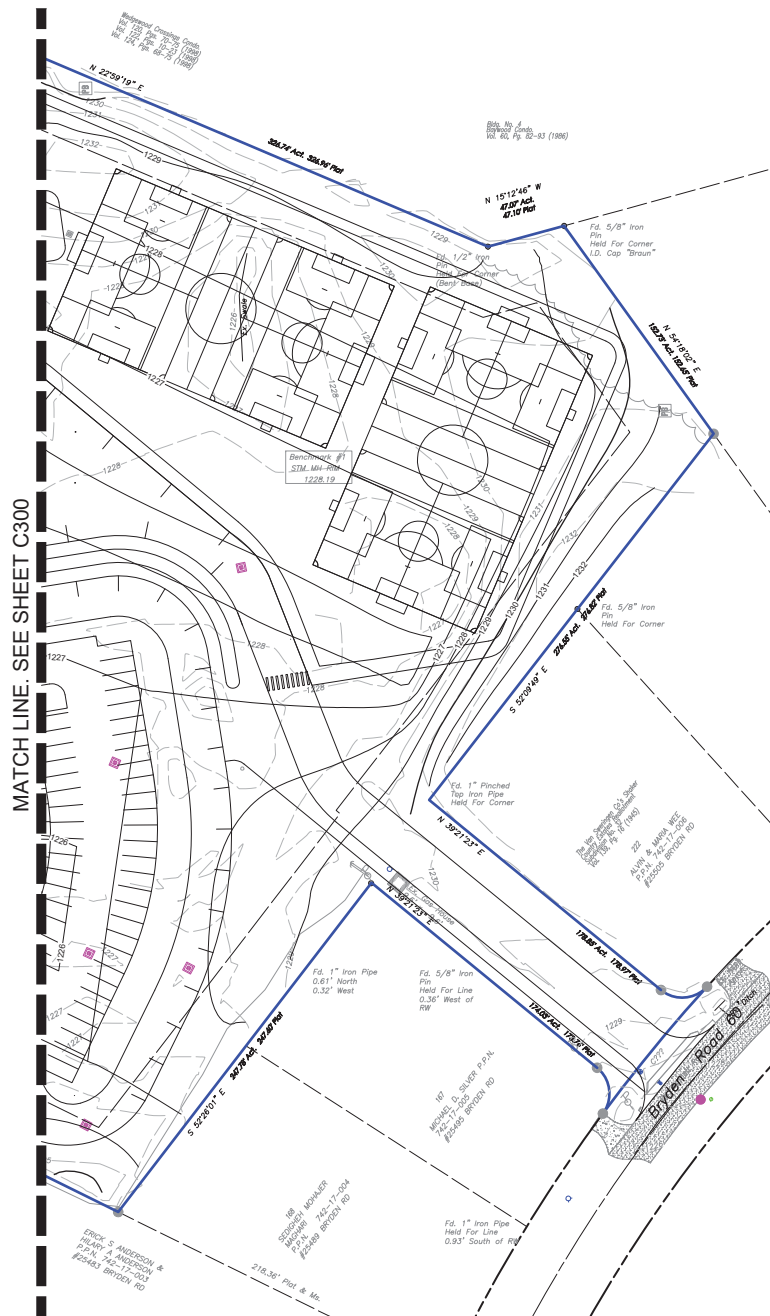
tda
thendesign architecture

BRYDEN ES
BEACHWOOD CITY SCHOOLS
25501 BRYDEN RD
BEACHWOOD, OH 44122

no.	description	date
Sheet Revisions		
04	DO	04-21-24
03	EARLY SITE INFO	02-28-24
02	EARLY SITE	02-26-24
01	SD	12-07-23
no.	description	date
Project Issues		

GRADING PLAN

[illegible]



- LEGEND**
- 1051 — EXISTING CONTOURS
 - 1050 — PROPOSED CONTOURS
 - 1051 — PROPOSED SPOT ELEVATIONS
 - 1049.00 — DRAINAGE FLOW ARROW
 - EXISTING WETLANDS
- KEY NOTES**
- MEET & MATCH EXISTING PAVEMENT ELEVATION



GRADING PLAN
1" = 32'



PROGRESS
NOT FOR
CONSTRUCTION
4/28/2024

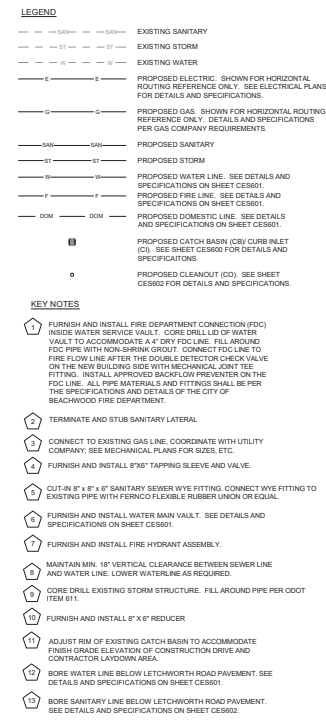
tda
thendesign architecture

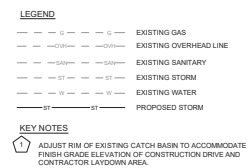
**BRYDEN ES
BEACHWOOD CITY SCHOOLS**
25501 BRYDEN RD
BEACHWOOD, OH 44122

NO.	DESCRIPTION	DATE
1	Sheet Revisions	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

GRADING PLAN

Drawn by: TBA
Checked by: TBA
Sheet number: C301
Date: 4/28/24





SANITARY SEWER NOTES (LOCAL AUTHORITY SHALL GOVERN)

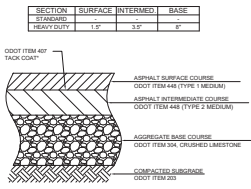
- ALL SANITARY SEWERS, MANHOLES AND APPURTENANCES SHALL BE CONSTRUCTED PER THE MATERIAL AND CONSTRUCTION SPECIFICATIONS OF THE LOCAL JURISDICTIONAL AGENCIES OR THE REQUIREMENTS OF DODOT CDD ITEM 611. THE MOST ELIGIBLE SHALL APPLY.
- ALL MANHOLES, CASTINGS AND PIPE WITNESS SHALL BE SET TO ELEVATIONS INDICATED ON THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY OF THE PAVING CONTRACTOR IN PAVED AREAS.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SEWERAGE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCIES AND TO PREVENT FLOODING.
- SEWERS SHALL BE INSTALLED DEEP ENOUGH TO RECEIVE WASTE FROM BASEMENT FLOORS AND TO PREVENT FLOODING.
- IF IT IS TO BE CONSTRUCTED BELOW THE SANITARY SEWERS, MANHOLES OR APPURTENANCES, COMPACTION TESTS WHICH MEET THE REQUIREMENTS OF THE JURISDICTIONAL AGENCIES SHALL BE REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION TESTING SHALL BE OBSERVED BY THE JURISDICTIONAL AGENCY, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF THE TESTS TO THE STATE STANDARDS AND FOR APPROVAL BEFORE CONSTRUCTION OF ANY SANITARY SEWER WITHIN SLO FLATS.
- ALL CONSTRUCTION STANDARDS, TESTING AND INSPECTION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTIONAL AGENCY, CDD EPA AND THE LOCAL JURISDICTIONAL AGENCIES AND TO PREVENT FLOODING (TO STATE STANDARDS).
- IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLETE ALL VIDEO, TELEVISION OR PHOTOGRAPHIC INSPECTION AS REQUIRED BY THE JURISDICTIONAL AGENCY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLETE ALL LEAKAGE TESTING AS REQUIRED BY THE JURISDICTIONAL AGENCY. THE CONTRACTOR SHALL BE LIMITED TO LOW PRESSURE AIR TESTING, HYDROSTATIC TESTING OR VACUUM TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING ALL DEFLECTION TESTING AS REQUIRED BY THE JURISDICTIONAL AGENCY INCLUDING BUT NOT LIMITED TO THE MANHOLES.

STORM SEWER NOTES (LOCAL AUTHORITY SHALL GOVERN)

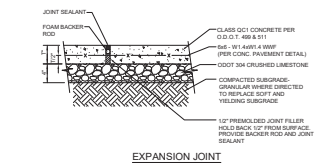
1. ON STRAIN SEVERALS, MANHOLES, CATCH BASINS AND APPURTENANCES SHALL BE CONSTRUCTED PER THE MATERIAL AND CONSTRUCTION SPECIFICATIONS OF THE LOCAL AGENCY OR, IN THE ABSENCE THEREOF, ON THE REQUIREMENTS OF 3007 CMR 611.01. THE MORE STRINGENT SHALL APPLY.
2. THE MINIMUM REQUIREMENTS FOR STRAIN DRAIN PIPE AND OTHER UNDERDRAINS, SHALL BE HOPES PER CODOT (ITEM 703.3) AS SPECIFIED, REINFORCED CONCRETE PIPE (RCP) PER CODOT (ITEM 703.3) AS SPECIFIED.
3. MANHOLES, CASTINGS AND PIPE INVERTS SHALL BE SET TO ELEVATIONS INDICATED IN THESE PLANS. THE FINAL ADJUSTMENT OF THE CASTING ELEVATIONS SHALL BE THE RESPONSIBILITY OF THE PAYING CONTRACTOR IN PAVED AREAS.
4. CURB INLETS, MANHOLES, AND CATCH BASINS SHALL BE CHANNIELED AS DIRECTED BY THE SURVEYOR OF HIGHWAYS.
5. ALL CATCH BASINS WITH PAVEMENT AREAS SHALL HAVE UNDERDRAINS AS DETAILED.
6. ARCHITECTURAL DRAWINGS SHOWING DOWNPOWPOINT LOCATIONS SHALL GOVERN WHEN IN CONFLICT WITH LOCATIONS SHOWN ON UTILITY PLAN. DOWNPOWPOINT LOCATIONS SHALL BE FIELD ADJUSTED IF NECESSARY TO PROVIDE AN UNIFORM SLOPE ON ALL ROOF DRAINS AND TO PROVIDE A CONNECTION LINE TO THE STREET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIE. ELEVATIONS GIVEN FOR TEES ARE FOR THE BRANCH CONNECTIONS, NOT FOR THE CONNECTION TO THE ARCHITECT'S DRAINAGE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIE. ELEVATIONS GIVEN FOR TEES ARE FOR THE BRANCH CONNECTIONS, NOT FOR THE CONNECTION TO THE ARCHITECT'S DRAINAGE SYSTEM.

WATER NOTES (LOCAL AUTHORITY SHALL GOVERN

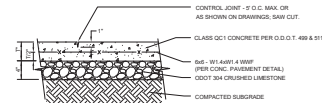
1. ALL WATER SERVICE AND WATER MAIN MATERIALS AND CONSTRUCTION SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS OF THE GOVERNING WATER AUTHORITY AND THE LOCAL FIRE AUTHORITY.
2. ALL PIPE, FITTINGS, VALVES, HYDRANTS, BACKFLOW PREVENTION, METERS AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WATER AUTHORITY AND LOCAL FIRE AUTHORITY.
3. ALL HYDRANTS, VALVE BOXES, METER PITS AND VALVES SHALL BE SET TO FINISH GRADE ELEVATION INDICATED IN THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS ARE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.
4. ALL PRESSURE TESTING AND CHLORINATION/DISINFECTION SHALL BE COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH THE WATER AUTHORITY AND LOCAL FIRE AUTHORITY REQUIREMENTS AND SHALL MEET OSHA AND AWWA STANDARDS.
5. ALL BEDDING AND BACKFILLING OF WATERLINE PIPE AND APPURTENANCES SHALL MEET THE REQUIREMENTS OF THE GOVERNING WATER AUTHORITY.
6. AT THE END OF EACH WORK DAY, THE CONTRACTOR SHALL PLUG ALL OPEN END PIPES WITH A WING TIGHT PLUS NUT AND WASHER.
7. THE CONTRACTOR SHALL NOTIFY THE LOCAL WATER AUTHORITY AT LEAST TWO WORKING DAYS BEFORE TAPPING THE EXISTING MAIN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WATER MAINS AND APPURTENANCES THEREOF WHEN CONSTRUCTING OR CONNECTING THE NEW WATER MAINS. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR MAY REQUIRE REPLACEMENT FITTINGS AT THE DISCRETION OF THE GOVERNING WATER AUTHORITY IF IT IS DETERMINED THEY WERE DISTURBED.
9. CONTRACTOR TO PROVIDE MINIMUM 18" VERTICAL CLEARANCE AND 6" HORIZONTAL CLEARANCE BETWEEN EXISTING WATER MAINS, WATER SERVICE PIPES AND OUTSIDE OF WATERLINE PIPE AT LOCATIONS. MINIMUM CLEARANCE BETWEEN SANITARY SEWER AND WATER LINES SHALL BE HORIZONTAL AND VERTICAL CLEARANCE SHALL BE 18" MINIMUM. ANY OBSTACLE OR DEFLECTED OR FITTINGS SHALL BE INSTALLED TO MAINTAIN STANDARD CLEARANCE.
10. THE FIRE PROTECTION CONTRACTOR/DESIGNER MUST VERIFY UTILITY, WATER FLOWS AND PRESSURES AT THE SITE PRIOR TO DESIGNING THE FIRE PROTECTION SYSTEM.
11. ALL REMOTE OR STANDARD FIRE DEPARTMENT CONNECTIONS, FIRE HYDRANTS AND FITTINGS SHALL MEET THE MINIMUM DESIGN AND CONSTRUCTION SPECIFICATIONS OF THE GOVERNING WATER AUTHORITY AND THE LOCAL FIRE AUTHORITY.
12. TRACER TAP OR TRACER TAP WITH WIRE SHALL BE INSTALLED ABOVE THE NEW WATER MAIN IN ACCORDANCE WITH THE GOV. GOVERNING WATER AUTHORITY.
13. THE REQUIRED COVER OVER WATER MAIN, FIRE SERVICE LINES AND DOMESTIC SERVICE LINES SHALL BE IN ACCORDANCE WITH THE GOV. GOVERNING WATER AUTHORITY.



ASPHALT PAVEMENT DETAIL



EXPANSION JOINT



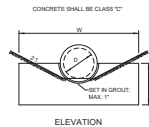
CONTROL JOINT

- NOTES:**
- 1/2" PREMOULD EXPANSION JOINT PER O.D.D.T. 755-53 - 47" O.C. MAX OR AS SHOWN ON DRAWINGS AT ALL CURBS, WALLS, SHALES AND OTHER FIXED OBJECTS.
 - CONTROL JOINT - 1/2" O.C. MAX OR AS SHOWN ON DRAWINGS.
 - CROSS SLOPE AT 1/8" PER FOOT MIN. TO DRAIN.
 - USE EDDING TOOL AT PERIMETER.
 - SIDEWALK PER O.D.D.T. 558-03.
 - SURFACE TO BE SEALED PER CDDT ITEM 512.
 - SLOPE OF SURGRADE SHALL FOLLOW SAME SLOPE AS PAVEMENT ABOVE AS NOTED ON GRADING PLAN.

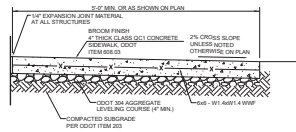
PAVEMENT JOINTS

DIMENSIONS			
DIAMETER	W	H	T
12"	2'-2"	3'-2"	12"
15"	2'-6"	3'-2"	12"
18"	2'-10"	3'-2"	12"
21"	3'-4"	3'-4"	12"
24"	4'-0"	3'-4"	12"
30"	5'-0"	3'-4"	12"

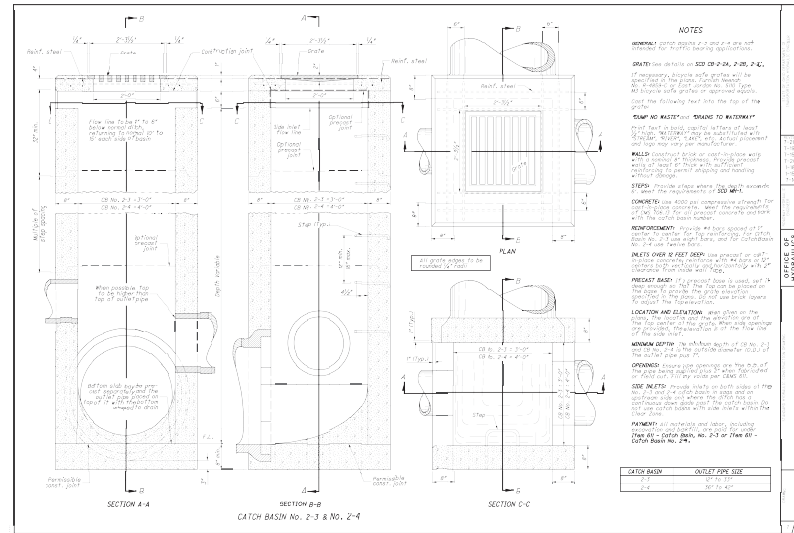
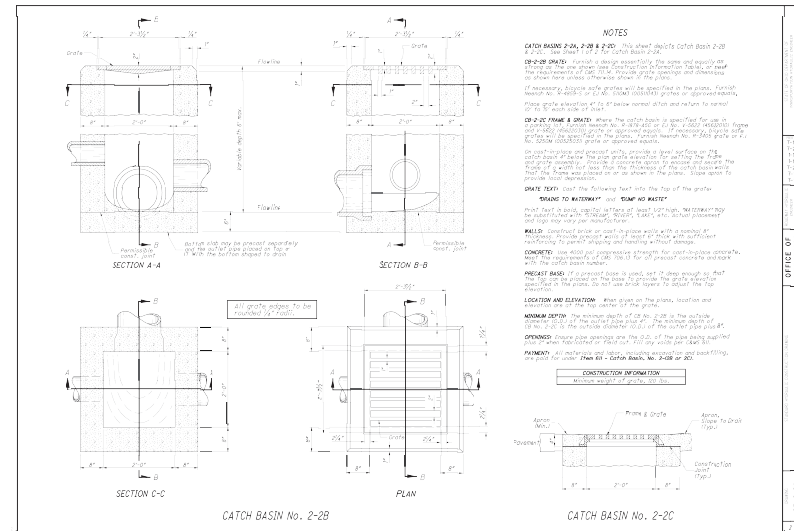
NOTE:
ANCHOR CABLE: ANCHOR CABLE FOR ANCHORING ENDS OF METAL OR PLASTIC PIPE SHALL MEET ASTM AND WIRE ROPE CLIPS SHALL BE GALVANIZED ACCORDING TO ASTM A55. COST OF ANCHOR CABLE & WIRE SHALL BE INCLUDED IN THE UNIT PRICE FOR THE HEADWALL.



HALF HEIGHT CONCRETE HEADWALL



CONCRETE SIDEWALK



PROGRESS
NOT FOR
4/26/2024

tda
thendesign architecture

HILLTOP ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOL DISTRICT
24524 HILLTOP DRIVE
BEACHWOOD, OH 44122

NO	DESCRIPTION	DATE
1	Sheet Revisions	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

NO	DESCRIPTION	DATE
1	Sheet Revisions	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

DETAILS
TBA
TBA
C600
00004

25501 BRYDEN ROAD
BEACHWOOD, OH 44122
APRIL, 2024

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

DATE _____



THE SWIFT PLAN WAS DEVELOPED TO CONTROL EROSION AND SEDIMENT PRIOR TO EXITING THE SITE. SEDIMENT WILL BE CONTROLLED WITHIN A SEDIMENT BASIN. SILT FENCE SHOULD BE PLACED AT THE BOTTOM OF THE SLOPES THAT WILL NOT BE TREATED WITHIN THE BASIN. SEE THE IMPLEMENTATION SCHEDULE & SEQUENCE OF MAJOR CONSTRUCTION OPERATIONS ON SHEET CES702. THE SCHEDULE SHOULD BE FOLLOWED TO MAINTAIN PROPER CONTROL OF EROSION AND SEDIMENT ON SITE. ALL DISTURBED AREAS WHERE CONSTRUCTION WILL CEASE FOR MORE THAN 14 DAYS MUST BE STABILIZED. SEEDING AND MULCHING SHOULD BE CONSISTENT WITH THE SOIL STABILIZATION REQUIREMENTS SECTION LOCATED ON SHEET CES703. SLOPES 3:1 OR GREATER REQUIRE EROSION CONTROL MATTING TO BE INSTALLED TO CONTROL EROSION.

APRIL 2024
JUNE 2026

GENERAL NOTES:
FOR REVISIONS/AMENDMENTS TO THE SWP3, CONTACT DAVID MYERS AT THORSON BAKER & ASSOCIATES AT 330-659-6688.

INSPECTION AND MODIFICATION REQUIREMENTS
A LOG DOCUMENTING GRADING AND STABILIZATION ACTIVITIES AS WELL AS AMENDMENTS TO THIS SWP3 SHALL BE MAINTAINED WITH THESE PLANS AND AVAILABLE ON-SITE.

A LOG OF SITE INSPECTION NEEDS TO BE KEPT. INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER A STORM EVENT GREATER THAN 1/2 INCH OF RAINFALL WITHIN A 24-HOUR DURATION. ALL MEASURES SHALL BE OBSERVED TO ENSURE CORRECT OPERATION, REPAIRS TO ANY DAMAGED DEVICE/STRUCTURE SHALL BE COMPLETED WITHIN 3 DAYS OF THE INSPECTION. PLANS ARE AVAILABLE ON-SITE.

CONFORMANCE STATEMENT
IMPLEMENTATION OF EROSION AND SEDIMENT CONTROLS WILL CONFORM TO CUYAHOGA COUNTY AND THE OHIO EPA CONSTRUCTION GENERAL PERMIT #OH0000006. IF CONFLICT EXISTS REGARDING EROSION AND SEDIMENT CONTROL IMPLEMENTATION, THE MORE RESTRICTIVE SHALL APPLY.

OWNER
BEACHWOOD CITY SCHOOL
DISTRICT
24601 FAIRMOUNT BLVD.
BEACHWOOD, OH 44122
PHONE: 216-464-2600



SOIL MAP

tda
thendesign architecture

25501 BRYDEN RD
BEACHWOOD, OH 44122

no.	description	date
Sheet Revisions		

04	DO	04-01-24
03	EARLY SITE BID	02-23-24
02	EARLY SITE	02-06-24

design and construction documents are instruments of service are given in confidence and reveal the property of third-party architecture. To the use of this design and construction documents for purposes other than the specific project named herein is prohibited without express written consent of the architect and his/her firm.

TBA
checked by:
TBA
sheet number:
C700
job number:
20084

design and construction documents are full records of service are given in confidence and remain the property of the design firm. These documents are not to be reproduced, copied, retransmitted, or used for any purpose other than the specific project named herein without the prior written consent of the design firm. (check one)

SWPPP SITE PLAN

sheet number:

drawn by: TBA

checked by: TBA

sheet number: C701

job number: 20064



SEDIMENT POLLUTANT CONTROLS (GENERAL NOTES):

- PERIMETER SEDIMENT CONTROLS (I.E. SEDIMENT TRAPS, SILT FENCE, COMPOST SOCKS, COMPOST BERMS, ETC.) SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING AND SHALL CONTINUE TO FUNCTION UNTIL UPLAND AREAS DRAINING TO THEM ARE PERMANENTLY STABILIZED, OR AS DIRECTED BY THE JURISDICTIONAL ENGINEER, OR DESIGNATED REPRESENTATIVE.
- NO EROSION AND SEDIMENT CONTROL BMP'S SHALL BE REMOVED FROM THE SITE PRIOR TO ADEQUATE PERMANENT STABILIZATION OF THE ASSOCIATED UPLAND DRAINAGE AREAS AND WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE JURISDICTIONAL ENGINEER OR DESIGNATED REPRESENTATIVE. UNLESS THEIR REMOVAL IS SPECIFICALLY PROVIDED FOR WITHIN THE SITE'S APPROVED PLAN.
- THERE SHALL BE NO SEDIMENT-LOADED OR TURBID DISCHARGES TO WATER RESOURCES OR WETLANDS RESULTING FROM DEWATERING ACTIVITIES. IF TRENCH OR GROUNDWATER CONTAINS SEDIMENT, IT MUST PASS THROUGH A SEDIMENT TRAP OR OTHER EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE PRIOR TO BEING DISCHARGED FROM THE CONSTRUCTION SITE. ALTERNATIVELY, SEDIMENT MAY BE REMOVED BY SETTLING IN PLACE OR BY DEWATERING INTO A SUMP PIT, FILTER BAG OR COMPARABLE PRACTICE. GROUND WATER DEWATERING WHICH DOES NOT CONTAIN SEDIMENT OR OTHER POLLUTANTS IS NOT REQUIRED TO BE TREATED PRIOR TO DISCHARGE. HOWEVER, CARE MUST BE TAKEN WHEN DISCHARGING GROUND WATER TO ENSURE THAT IT DOES NOT BECOME POLLUTANT-LOADED BY TRAVELING OVER DISTURBED SOILS OR OTHER POLLUTANT SOURCES.
- STREETS DIRECTLY ADJACENT TO CONSTRUCTION ENTRANCES AND RECEIVING TRAFFIC FROM THE DEVELOPMENT AREA, SHALL BE CLEANED DAILY TO REMOVE SEDIMENT TRACKED OFF-SITE. IF APPLICABLE, THE CATCH BASINS ON THE STREETS NEAREST TO THE CONSTRUCTION ENTRANCES SHALL ALSO BE CLEANED WEEKLY. BASED ON SITE CONDITIONS, THE JURISDICTIONAL ENGINEER, OR HIS DESIGNATED REPRESENTATIVE, MAY REQUIRE ADDITIONAL BEST MANAGEMENT PRACTICES TO CONTROL OFF-SITE TRACKING OF DUST.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OR REPRESENTATIVE, TO PROVIDE INSPECTION OF ALL EDC MEASURES IDENTIFIED IN THE SWPPP AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24-HOUR PERIOD BY THE END OF THE NEXT CALENDAR DAY. EXCLUDING WEEKENDS AND HOLIDAYS. INSPECTIONS WORK IS SCHEDULED, AND ONCE EVERY SEVEN CALENDAR DAYS, WHEN INSPECTIONS REVEAL THE NEED FOR REPAIR, REPLACEMENT, OR INSTALLATION OF EROSION AND SEDIMENT CONTROL BMP'S, THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:
 - WHEN PRACTICES REQUIRE REPAIR OR MAINTENANCE, THE BMP SHALL BE REPAIRED WITHIN 3 DAYS OF INSPECTION. EXCEPTION: SEDIMENT PONDS SHALL BE REPAIRED OR MAINTAINED WITH 10 DAYS OF INSPECTION.
 - WHEN PRACTICES FAIL TO PROVIDE THEIR INTENDED FUNCTION: A MORE APPROPRIATE BMP SHALL BE SELECTED AND IMPLEMENTED WITHIN 10 DAYS OF THE INSPECTION.
 - WHEN PRACTICES DEFECTED IN THE SWPP ARE NOT INSTALLED: THE BMP SHALL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION. IF THE INSPECTION REVEALS THAT THE BMP IS NOT NECESSARY, THE RECORD MUST CONTAIN AN EXPLANATION FOR THE DECISION.INSPECTION MUST BE COMPLETED BY A CERTIFIED PROFESSIONAL EROSION CONTROL (CPESC) OR CERTIFIED EROSION MANAGEMENT (CEM) STORMWATER SPECIALIST (CESWS) SHOULD THE SITE BECOME DOMINANT FOR AN EXTENDED PERIOD OF TIME AND IS ESTABLISHED A NAVIGABLE WAY BE SENT TO THE OHIO EPA TO REQUEST A MONTHLY INSPECTIONS. AFTER EVERY INSPECTION, A SIGNED CHECKLIST SHALL BE PROVIDED BY THE INSPECTOR.
- THE APPLICANT SHALL MAINTAIN FOR 3 YEARS FOLLOWING FINAL STABILIZATION, THE RESULTS OF THESE INSPECTIONS, THE NAMES AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTIONS, THE DATES OF INSPECTIONS, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE SWPP, A CERTIFICATION AS TO WHETHER THE FACILITY IS IN COMPLIANCE WITH THE SWPP, AND INFORMATION ON ANY INCIDENTS OF NON-COMPLIANCE DETERMINED BY THESE INSPECTIONS.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SPECIFIED ON THIS PLAN SHALL CONFORM WITH THE DETAILS AND SPECIFICATIONS OUTLINED IN THE CURRENT VERSION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES' "RAINWATER AND LAND DEVELOPMENT" MANUAL, OR AS SPECIFIED BY THE JURISDICTIONAL ENGINEER, OR DESIGNATED REPRESENTATIVE.
- EROSION AND SEDIMENT CONTROL PRACTICES NOT ALREADY SPECIFIED ON THIS PLAN MAY BE NECESSARY DUE TO UNFORESEEN ENVIRONMENTAL CONDITIONS AND/OR CHANGES IN DRAINAGE PATTERNS CAUSED BY EARTH-MOVING ACTIVITY. ADDITIONAL PRACTICES SHALL BE IMPLEMENTED AT THE DEVELOPER'S EXPENSE AS DIRECTED BY THE JURISDICTIONAL ENGINEER, OR DESIGNATED REPRESENTATIVE.
- NO STRUCTURAL SEDIMENT CONTROL (SILT FENCE, SEDIMENT TRAPS, ETC.) SHALL BE USED IN A WATER RESOURCE OR WETLAND, UNLESS THEIR USE IS SPECIFICALLY PROVIDED FOR WITHIN THE SITE'S APPROVED PLAN.
- SOIL STOCKPILES, TOPSOIL OR OTHERWISE, SHALL BE SITUATED AWAY FROM STREETS, SHOULDS, OR OTHER WATERWAYS AND SHALL BE SEEDED AND/OR MULCHED IMMEDIATELY.
- ON-SITE PERSONNEL SHALL TAKE ALL NECESSARY MEASURES TO COMPLY WITH APPLICABLE REGULATIONS REGARDING FUGITIVE DUST EMISSIONS, INCLUDING OBTAINING NECESSARY PERMITS FOR SUCH EMISSIONS. THE JURISDICTIONAL ENGINEER, OR DESIGNATED REPRESENTATIVE, MAY REQUIRE DUST CONTROL MEASURES, INCLUDING, BUT NOT LIMITED TO, THE USE OF WATER TRUCKS TO DUST DISTURBED AREAS, TAPPING STOCKPILES, TEMPORARY STABILIZATION OF DISTURBED AREAS, AND REGULATION OF THE SPEED OF VEHICLES ON THE SITE.
- ANY DISTURBED AREA NOT PAVED, SODDED, OR BUILT UPON SHALL HAVE A MINIMUM OF 8% UNIFORM VEGETATIVE COVER PRIOR TO FINAL INSPECTION AND IN THE OPINION OF THE JURISDICTIONAL ENGINEER OR DESIGNATED REPRESENTATIVE WILL BE MATURE ENOUGH TO CONTROL EROSION SATISFACTORILY AND SURVIVE SEVERE WEATHER.
- THE PROJECT IS SUBJECT TO THE CONDITIONS OF ARMY CORPS OF ENGINEER PERMIT NUMBER 2020-24. SPECIAL CONDITIONS INCLUDE:
 - THE PROJECT SITE LIES WITHIN RANGE OF THE INDIANA BAY, A FEDERALLY LISTED ENDANGERED SPECIES. AND THE NORTHERN LONGEARED BAT, A FEDERALLY LISTED THREATENED SPECIES. HABITAT INCLUDES FORESTS AND WOODLOTS CONTAINING POTENTIAL ROOSTS (I.E. LIVE TREES/LANDSCAPE GRASS GREATER THAN OR EQUAL TO 3-8" DBH AS WELL AS FENCIGROWS, RIPARIAN FORESTS, AND OTHER WOODY/SHRUBBY AREAS). WOODED AREAS MAY BE DENSE OR LOOSE AGGREGATES OF TREES WITH VARIABLE AMOUNTS OF CANOPY CLAUSE. INDIVIDUAL TREES MAY BE CONSIDERED AS POTENTIAL HABITAT IF THEY EXHIBIT CHARACTERISTICS OF A POTENTIAL ROOST TREE AND ARE LOCATED WITHIN 1,000' OF OTHER POTENTIAL ROOST TREES. THE CONTRACTOR IS TO PRESERVE WOODCE/CRESTED HABITATS EXHIBING ANY OF THE CHARACTERISTICS LISTED ABOVE WHEREVER POSSIBLE. SHOULD SUITABLE HABITAT BE PRESENT THAT CANNOT BE SAVED DURING CONSTRUCTION ACTIVITIES, ANY TREES GREATER THAN OR EQUAL TO 3-8" DBH WILL ONLY BE CUT BETWEEN OCTOBER 1 AND MARCH 31.
 - PROTECTIVE FENCING - THE CORPS OF ENGINEERS IS REQUIRING THAT HIGH VISIBILITY PROTECTIVE FENCING BE INSTALLED ALONG THE STUDY AREA BOUNDARY OF WETLAND A PRIOR TO THE START OF CONSTRUCTION TO KEEP THE CONTRACTOR FROM IMPACTING ADDITIONAL AREA OF WETLAND A.
 - CONSULT WITH THE PROJECT ENGINEER PRIOR TO ANY CHANGES TO THE APPROVED PLAN. CHANGES MUST BE CONVEYED TO AND APPROVED BY VALUE ZONING AND CUYAHOGA COUNTY SWCD PRIOR TO WORK.
 - SPILL AND BORROW ACTIVITY WILL TRIGGER A REVISION OF THE SWPP TO BE SUBMITTED TO VALUE ZONING AND CUYAHOGA COUNTY SWCD. SUCH ACTIVITY WILL NOT BE PERMITTED UNTIL REVISION IS RECEIVED/ APPROVED.

NON-SEDIMENT POLLUTANT CONTROLS (GENERAL NOTES):

- NOTE:
- ALL SANITARY WASTE SHALL BE COLLECTED FROM PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, AS REQUIRED BY LOCAL REGULATION.
 - THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:
 - AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
 - ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR APPROPRIATE CONTAINERS, AND, IF POSSIBLE, UNDER A TARP OR OTHER ENCLOSURE.
 - PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE MANUFACTURER'S LABEL. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
 - WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED BEFORE DISPOSING OF THE CONTAINER.
 - THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
 - THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.
 - IN ADDITION TO PREVIOUS NOTES, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
 - CONTRACTOR MUST CONTACT OHIO EPA AT 1-800-282-9378, THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE (LEPC) WITHIN 30 MINUTES OF A SPILL 25 GALLONS OR GREATER.
 - MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE POSTED AND SITE PERSONNEL MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
 - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE, BUT NOT LIMITED TO: BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, COFFERS, CAT LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY DESIGNED FOR THIS PURPOSE.
 - ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
 - THE SPILL AREA WILL BE KEPT WELL-VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
 - SPILLS OF TOXIC OR HAZARDOUS MATERIALS WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE.
 - THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
 - THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THEY WILL DESIGNATE SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ON SITE.

IMPLEMENTATION SCHEDULE & SEQUENCE OF MAJOR CONSTRUCTION OPERATIONS:

- NOTE:
- ALL SEDIMENT AND EROSION CONTROLS WILL BE INSTALLED WITHIN 7 DAYS OF ALL CLEARING AND GRUBBING OR THE PROPOSED CONSTRUCTION ACTIVITIES BEGIN.
- BEFORE ANY GRUBBING ACTIVITIES BEGIN:
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE
 - CONSTRUCT ORANGE CONSTRUCTION FENCING AS NECESSARY TO ENCLOSE SITE
 - INSTALL PERIMETER FILTER BERMS PER DETAIL
 - PROVIDE ORANGE CONSTRUCTION FENCING PROTECTION FOR AREAS TO REMAIN UNDISTURBED
 - CLEARING AND GRUBBING:
 - INSTALL REMAINING FILTER BERMS, PER PLAN REQUIREMENTS
 - CLEAR AND GRUB THE SEDIMENT BASIN/WATER QUALITY BASIN AREA
 - CONSTRUCT SEDIMENT BASIN/WATER QUALITY BASIN PER PLAN WITH OUTLET STRUCTURE, SUMMER, EROSION SWAP, SHUFFLES AND ASSOCIATED PUMP
 - INSTALL TEMPORARY DIVERSION SWALES TO DIRECT STORMWATER RUNOFF TO THE TEMPORARY SEDIMENT BASIN/S
 - CLEAR AND GRUB REMAINING AREAS DESIGNATED ON THE PLAN
 - CONSTRUCT CONCRETE WASHOUT AREA, VEHICLE FUELING AREA, CONSTRUCTION DUMPSTER AREA, AND SOIL, SANITARY, AND TOXIC WASTE AREA
 - STRIPPING AND STOCKPILING OF TOPSOIL:
 - STRIP TOPSOIL, WHERE APPLICABLE, AND PLACE IN DESIGNATED STOCKPILE AREA
 - CONSTRUCT FILTER BERM AROUND STOCKPILE
 - INSTALL SOIL STABILIZATION MEASURES AS NEEDED
 - DISTURBED AREAS WHERE CONSTRUCTION WILL CEASE FOR MORE THAN 14 DAYS WILL BE STABILIZED
 - MASS GRADING OPERATIONS:
 - BEFORE MASS GRADING OF SITE PER PLAN
 - INSTALL EROSION CONTROL MEASURES (ROCK DAMS, EROSION CONTROL MATTING, ETC.) PER PLAN REQUIREMENTS AS NEEDED
 - DISTURBED AREAS WHERE CONSTRUCTION WILL CEASE FOR MORE THAN 14 DAYS WILL BE STABILIZED
 - UTILITY CONSTRUCTION:
 - ENSURE COMPLETION OF SEDIMENT BASINS PRIOR TO ANY CONSTRUCTION OF STORMWATER MANAGEMENT STRUCTURES
 - CONSTRUCT SANITARY SERVICE AND WATERLINE, PER PLAN
 - CONSTRUCT STORM SEWER SYSTEM, INCLUDING HEADWALLS, CATCH BASINS, YARD DRAINS, AND ROCK CHANNELS, PROTECTION, PER PLAN
 - INSTALL INLET PROTECTION
 - INSTALL SOIL STABILIZATION MEASURES AS NEEDED
 - PAVING OPERATIONS:
 - CONSTRUCT ASPHALT AND CONCRETE PAVING, SIDEWALK, CURB
 - CLEAN AND RESET ALL UTILITY STRUCTURES TO FINAL GRADE
 - FINAL GRADING OPERATIONS:
 - CONSTRUCT CUYAHOGA COUNTY SOIL AND WATER CONSERVATION DISTRICT PRIOR TO REMOVAL OF TEMPORARY SEDIMENT AND EROSION CONTROLS. CUYAHOGA COUNTY SWCD TO EVALUATE SITE PRIOR TO REMOVAL.
 - REMOVE SEDIMENT AND EROSION CONTROLS
 - REMOVE BMPs FROM STORM INLETS AND FINALIZE PAVEMENT ACTIVITIES
 - REMOVE TEMPORARY CONCRETE WASHOUT AREA
 - REMOVE ALL TEMPORARY BMPs AND STABILIZE ANY AREAS DISTURBED BY THERE REMOVAL
 - PREPARE FINAL SEEDINGS AND LANDSCAPING
 - POST-GRADING OPERATIONS:
 - IMMEDIATE STABILIZATION OF TEMPORARY SEDIMENT BASIN / PERMANENT DETENTION BASIN
 - MONITOR PROGRESS OF SITE STABILIZATION
 - INSTALL BIO RETENTION CELL
 - RE-SEED AND REPAIR DAMAGED AREAS
 - MAINTAIN AND INSPECT ALL PERMANENT BMPs
 - PROJECT CLOSEOUT:
 - CONTACT VALUE ZONING AND NOTIFY THEM WHEN THE PROJECT IS COMPLETE AND BUILT PER THE APPROVED PLAN. VALUE ZONING WILL REQUIRE A CONSTRUCTION CERTIFICATION FOR PROJECT TO ASSURE IT WAS BUILT PER APPROVED PLAN PRIOR TO SITE CLOSEOUT
 - ONCE VALUE ZONING IS SATISFIED WITH PROJECT, CONTACT CUYAHOGA COUNTY SWCD FOR ASSISTANCE IN CLOSING OUT STATE / LOCAL CONSTRUCTION PERMITS ASSOCIATED WITH THE SWPP.

STRUCTURAL BMP LONG-TERM MAINTENANCE (GENERAL NOTES):

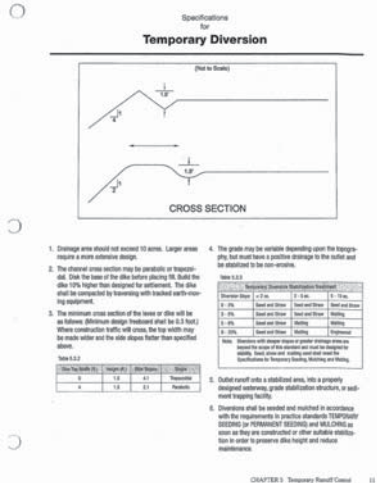
- THE OWNER AGREES TO MAINTAIN IN PRERPTUITY THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH APPROVED MAINTENANCE PLANS. A MAINTENANCE PLAN THAT WILL PERMIT THE STORM WATER MANAGEMENT PRACTICES TO PERFORM FOR THE PURPOSES FOR WHICH THEY WERE DESIGNED AND CONSTRUCTED. THIS INCLUDES ALL PIPES, STRUCTURES, IMPROVEMENTS, AND VEGETATION PROVIDED TO CONTROL THE QUANTITY AND QUALITY OF THE STORM WATER. COPIES OF THE MAINTENANCE AGREEMENT SHALL BE PROVIDED TO THE DESIGN ENGINEER AND/OR LOCAL AUTHORITIES.
 - NO ALTERATION TO THE WATER QUALITY/DETENTION BASINS WITHOUT APPROVAL FROM THE DESIGN ENGINEER.
 - THE OWNER SHALL PROVIDE A MAINTENANCE PLAN FOR EACH STORM WATER MANAGEMENT PRACTICE. THE MAINTENANCE PLANS SHALL INCLUDE A SCHEDULE FOR MONTHLY AND ANNUAL MAINTENANCE. THE OWNER SHALL MAINTAIN, UPDATE, AND STORE THE MAINTENANCE RECORDS FOR THE STORM WATER MANAGEMENT PRACTICES. THE SPECIFIC MAINTENANCE PLANS FOR EACH STORM WATER MANAGEMENT PRACTICE ARE AS FOLLOWS:

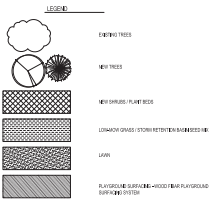
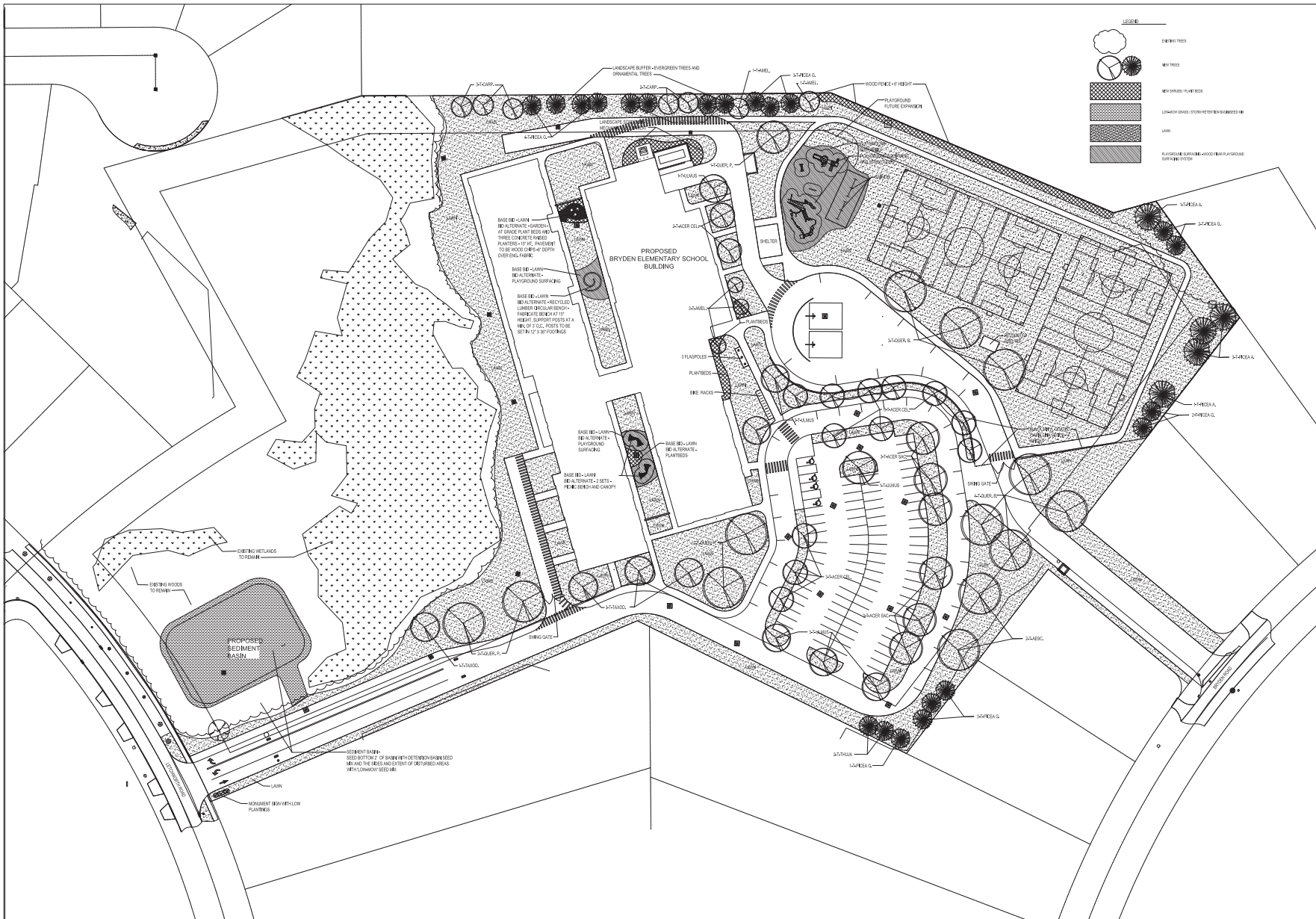
MAINTENANCE TO BE COMPLETED EVERY 3 MONTHS

 - REMOVE TRASH AND/OR ACCUMULATED SEDIMENT FROM POND AREA
 - REMOVE OBSTRUCTIONS IN INLET AND/OR OUTLET WITHIN POND
 - REMOVE DEBRIS AND SEDIMENT FROM INLET PIPES, OUTLET PIPES, AND STRUCTURES

MAINTENANCE TO BE COMPLETED YEARLY

 - REPAIR EROSION TO DITCH OR DRAINAGE OF THE POND
 - REPAIR AND/OR REPLACE DAMAGED STRUCTURES, SUCH AS CATCH BASINS, RISERS, PIPES AND HEADWALLS
 - MOW EMBANKMENTS AND REMOVE WOODY VEGETATION ON EMBANKMENTS
- YEARLY REPORT REQUIREMENTS
- BRIEF SHOWING GENERAL AREA OF BMP'S, SUMMARY OF ALL MAINTENANCE ACTIVITIES SINCE LAST ANNUAL INSPECTION, PHOTOS AND DESCRIPTION OF ALL BMP DESIGN FEATURES, INDICATION OF ANY DEVIATION FROM APPROVED PLAN FOR BMP, IDENTIFICATION OF IMPROVEMENTS NECESSARY TO RESTORE ORIGINAL DESIGN FUNCTION, MAINTENANCE ACTIVITIES REQUIRED IN THE NEXT 6 MONTHS, IDENTIFICATION AND CONTACT INFORMATION OF ENTITY RESPONSIBLE FOR BMP, AND IDENTIFICATION AND CONTACT INFORMATION FOR ENGINEER PREPARING THE REPORT, INCLUDING SIGNATURE AND SEAL.





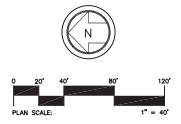
NOTE

- 1. DATA NOT SHOWN - FOR ALL RELEVANT DATA NOT SHOWN, SEE APPLICABLE CONTRACT DOCUMENTS.
- 2. MEASUREMENTS - CONTRACTOR SHALL VERIFY ALL MEASUREMENTS IN THE FIELD. NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCY UNCOVERED IN THE FIELD IMMEDIATELY, TO DETERMINE ANY MODIFICATIONS REQUIRED.
- 3. EXISTING UTILITIES - THE EXISTING UTILITY DATA SHOWN IS FOR REFERENCE INFORMATION ONLY AND DOES NOT SHOW ALL EXISTING UTILITY DATA. SEE UTILITY PLAN.
- 4. EXISTING TREES / PLANTS - ALL EXISTING PLANT MATERIALS MAY NOT BE SHOWN. REMOVE ALL PLANTS AS SHOWN ON THE DEMOLITION PLAN ONLY. PLANT MATERIALS WITHIN CONSTRUCTION ZONES SHALL BE MARKED AND ARCHITECT NOTIFIED TO DETERMINE IF REMOVAL OR RETENTION IS REQUIRED. REMOVE ADDITIONAL MATERIALS ONLY AS APPROVED BY ARCHITECT AND OWNER. ALL EXISTING PLANTS TO REMAIN WITHIN THE PROPERTY SHALL BE PROTECTED BY TREE PROTECTION FENCE OR SHALL BE EXCLUDED FOR THE CONSTRUCTION FENCED AREAS, AT A MINIMUM TO THE DRIP LINE OF THE TREE.

- 5. NEW PLANTINGS - CONTRACTOR SHALL LOCATE PLANT MATERIALS IN LOCATIONS AS SHOWN ON THE DRAWING FOR APPROVAL BY ARCHITECT. PRIOR TO DIGGING HOLES, ADJUST FINAL LOCATION TO AVOID FINAL LOCATION OF ALL UTILITIES AND LIGHTING. ALL TREES SHALL BE A MINIMUM OF 10' FROM FINAL LOCATIONS OF UTILITY AND LIGHT POLES.
- 6. MULCH - ALL NEW TREES AND SHRUBS SHALL RECEIVE A MIN. OF 2" DOUBLE SHREDDED BARK MULCH LAYER OVER PLANT BEDS AND TREE RINGS. PER DETAILS AND SPECIFICATIONS.
- 7. TOPSOIL - ALL SEEDING LAWN, BARN AND GRASS AREAS SHALL RECEIVE A MIN. OF 6" OF APPROVED TOPSOIL. ALL SHRUBS SHALL RECEIVE A MIN. OF 12" OF APPROVED PLANT BED MIX TOPSOIL. SEE SPECIFICATION - FINISHED GRADING, FOR ADDITIONAL REQUIREMENTS.
- 8. LAWN - ALL AREAS IDENTIFIED AS LAWN AND ALL AREAS WITHIN THE CONSTRUCTION LINES NOT TO BE FINISHED WITH PAVEMENT, WALKWAYS, STRUCTURES OR PLANT BEDS SHALL BE SEEDED TO LAWN. EXTEND LAWN SEEDED AREA AS NEED TO REPAIR ALL AREAS IMPACTED BY CONSTRUCTION.

- 9. SITE FURNISHINGS -
 - PICNIC SHELTER - SEE ARCHITECTURAL DRAWINGS
 - BIKE RACKS - BASES OF DESIGN - CERO BINE BIKE RACK, SURFACE MOUNT INSTALLATION ON CONCRETE PAVEMENT OR CONCRETE PAD, POWER COAT FINISH. PROVIDE AND INSTALL 10 BIKE RACKS NEAR MAIN ENTRANCE AS SHOWN. COLORS TO BE A RANGE OF STANDARD COLORS INCLUDING YELLOW, RED, ORANGE, BLUE, PURPLE AND GREEN.
 - TRASH & RECYCLING CONTAINERS - PROVIDE 5 SETS OF TWO CONTAINERS - INSTALL AT MAIN ENTRANCE, EACH PLAYGROUND AND EACH COURTYARD ON CONCRETE PAVEMENT OR CONCRETE PAD, BASES OF DESIGN.
 - FORMS - SURFACES: DISPATCH LITTER & RECYCLING RECEPTACLES. 30 GALLON CAPACITY, THINGED ONE ACCESS DOOR. SOLID CAST ALUMINUM CONSTRUCTION WITH POWDERCOAT FINISH. POLYETHYLENE LINERS, SURFACE MOUNT. LITTER OR RECYCLING GRAPHICS ON EACH CONTAINER.

CONTRACTOR SHALL EXERCISE CAUTION DURING ALL CONSTRUCTION OPERATIONS IN VICINITY OF UNDERGROUND UTILITIES, TRENCHES AND LOTS. CONTRACTOR SHALL REPORT ANY DISCREPANCY IMMEDIATELY TO THE CITY OF BEACHWOOD. CALL 616.641.1100-182-5764.



PROGRESS NOT FOR CONSTRUCTION 4/29/2024

tda
thendesign architecture

BRYDEN ES
BEACHWOOD CITY SCHOOLS
25001 BRYDEN RD
BEACHWOOD, OH 44122

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	04/29/24
2	CONSTRUCTION	05/15/24
3	CONSTRUCTION	06/01/24
4	CONSTRUCTION	06/01/24
5	CONSTRUCTION	06/01/24
6	CONSTRUCTION	06/01/24
7	CONSTRUCTION	06/01/24
8	CONSTRUCTION	06/01/24
9	CONSTRUCTION	06/01/24
10	CONSTRUCTION	06/01/24
11	CONSTRUCTION	06/01/24
12	CONSTRUCTION	06/01/24
13	CONSTRUCTION	06/01/24
14	CONSTRUCTION	06/01/24
15	CONSTRUCTION	06/01/24
16	CONSTRUCTION	06/01/24
17	CONSTRUCTION	06/01/24
18	CONSTRUCTION	06/01/24
19	CONSTRUCTION	06/01/24
20	CONSTRUCTION	06/01/24
21	CONSTRUCTION	06/01/24
22	CONSTRUCTION	06/01/24
23	CONSTRUCTION	06/01/24
24	CONSTRUCTION	06/01/24
25	CONSTRUCTION	06/01/24
26	CONSTRUCTION	06/01/24
27	CONSTRUCTION	06/01/24
28	CONSTRUCTION	06/01/24
29	CONSTRUCTION	06/01/24
30	CONSTRUCTION	06/01/24
31	CONSTRUCTION	06/01/24
32	CONSTRUCTION	06/01/24
33	CONSTRUCTION	06/01/24
34	CONSTRUCTION	06/01/24
35	CONSTRUCTION	06/01/24
36	CONSTRUCTION	06/01/24
37	CONSTRUCTION	06/01/24
38	CONSTRUCTION	06/01/24
39	CONSTRUCTION	06/01/24
40	CONSTRUCTION	06/01/24
41	CONSTRUCTION	06/01/24
42	CONSTRUCTION	06/01/24
43	CONSTRUCTION	06/01/24
44	CONSTRUCTION	06/01/24
45	CONSTRUCTION	06/01/24
46	CONSTRUCTION	06/01/24
47	CONSTRUCTION	06/01/24
48	CONSTRUCTION	06/01/24
49	CONSTRUCTION	06/01/24
50	CONSTRUCTION	06/01/24
51	CONSTRUCTION	06/01/24
52	CONSTRUCTION	06/01/24
53	CONSTRUCTION	06/01/24
54	CONSTRUCTION	06/01/24
55	CONSTRUCTION	06/01/24
56	CONSTRUCTION	06/01/24
57	CONSTRUCTION	06/01/24
58	CONSTRUCTION	06/01/24
59	CONSTRUCTION	06/01/24
60	CONSTRUCTION	06/01/24
61	CONSTRUCTION	06/01/24
62	CONSTRUCTION	06/01/24
63	CONSTRUCTION	06/01/24
64	CONSTRUCTION	06/01/24
65	CONSTRUCTION	06/01/24
66	CONSTRUCTION	06/01/24
67	CONSTRUCTION	06/01/24
68	CONSTRUCTION	06/01/24
69	CONSTRUCTION	06/01/24
70	CONSTRUCTION	06/01/24
71	CONSTRUCTION	06/01/24
72	CONSTRUCTION	06/01/24
73	CONSTRUCTION	06/01/24
74	CONSTRUCTION	06/01/24
75	CONSTRUCTION	06/01/24
76	CONSTRUCTION	06/01/24
77	CONSTRUCTION	06/01/24
78	CONSTRUCTION	06/01/24
79	CONSTRUCTION	06/01/24
80	CONSTRUCTION	06/01/24
81	CONSTRUCTION	06/01/24
82	CONSTRUCTION	06/01/24
83	CONSTRUCTION	06/01/24
84	CONSTRUCTION	06/01/24
85	CONSTRUCTION	06/01/24
86	CONSTRUCTION	06/01/24
87	CONSTRUCTION	06/01/24
88	CONSTRUCTION	06/01/24
89	CONSTRUCTION	06/01/24
90	CONSTRUCTION	06/01/24
91	CONSTRUCTION	06/01/24
92	CONSTRUCTION	06/01/24
93	CONSTRUCTION	06/01/24
94	CONSTRUCTION	06/01/24
95	CONSTRUCTION	06/01/24
96	CONSTRUCTION	06/01/24
97	CONSTRUCTION	06/01/24
98	CONSTRUCTION	06/01/24
99	CONSTRUCTION	06/01/24
100	CONSTRUCTION	06/01/24

DESIGN DEVELOPMENT
L-101
00004



CARP|NUS CAROL|N|ANA

[illegible]A photograph of a large, mature spruce tree with dense, dark green needles, standing in a forest. The tree is the central focus, with other trees and foliage visible in the background.

THE LITERATURE

A collection of 3D renderings of various playground equipment, including slides, climbing structures, and swings, arranged in a row. The equipment is shown in a light green and brown color scheme. The items include a small slide, a larger slide with a platform, a climbing structure with a circular frame, a large climbing structure with multiple slides, a swing set, and a small climbing structure. The equipment is shown from different angles, highlighting its design and features.

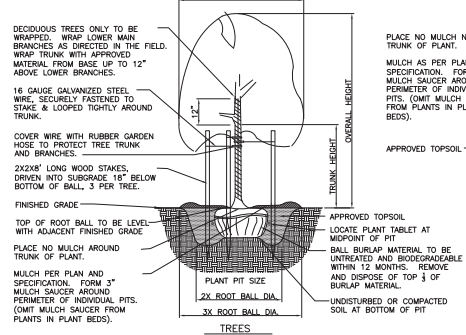
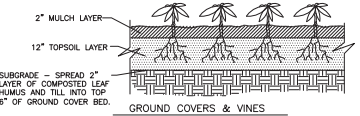
[illegible]

T-PICEA A.	PICEA ABIES	NORWAY SPRUCE	5	6' HT. B&D	60-70' HT. X 30" W.
T-PICEA G.	PICEA GLAUCA	WHITE SPRUCE	15	6' HT. B&D	40-60' HT. X 20-25" W.
T-THUJA	THUJA PLICATA	GIANT WESTERN ARBORVITAE	6	7' HT. B&D	35-50' HT. X 15-20" W.

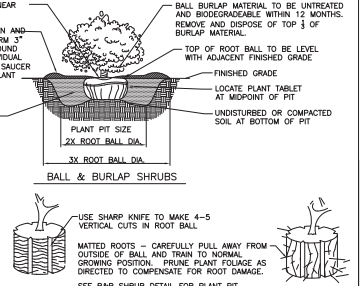
[illegible]

G-ANDRO.	ANDROPOGON GERARDII RED OCTOBER	RED OCTOBER BIG BLUESTEM	CLUMP NO. 2 CONT.	2-4' HT.
G-PANICUM.	PANICUM VIRGATUM SHENANDOAH	RED SWITCH GRASS	CLUMP NO. 2 CONT.	3-4' HT.

1. TOPSOIL BACKFILL FOR SHRUBS AND TREES SHALL BE WELL-MIXED WITH COARSE PEAT MATERIAL, 50% BY VOLUME AS APPROVED BEFORE PLANTING.
2. PLANT FERTILIZER - SHALL BE PLANT TABLETS (AGRIFORM 20-10-5 OR APPROVED EQUAL). USE (1) 21 TABLET FOR EACH $\frac{1}{2}$ " CAL. OF TREE SIZE AND EACH 1' HEIGHT OR SPREAD OF SHRUB SIZE.
3. ALL PLANTS TO CONFORM TO ANSI Z 60.1 (LATEST EDITION).



SCALE: NOT TO SCALE



PROGRESS
NOT FOR
CONSTRUCTION
4/29/2024

tda
thendesign architecture

BRYDEN ES
BEACHWOOD CITY SCHOOLS
26501 BRYDEN RD
BEACHWOOD, OH 44122

[illegible]

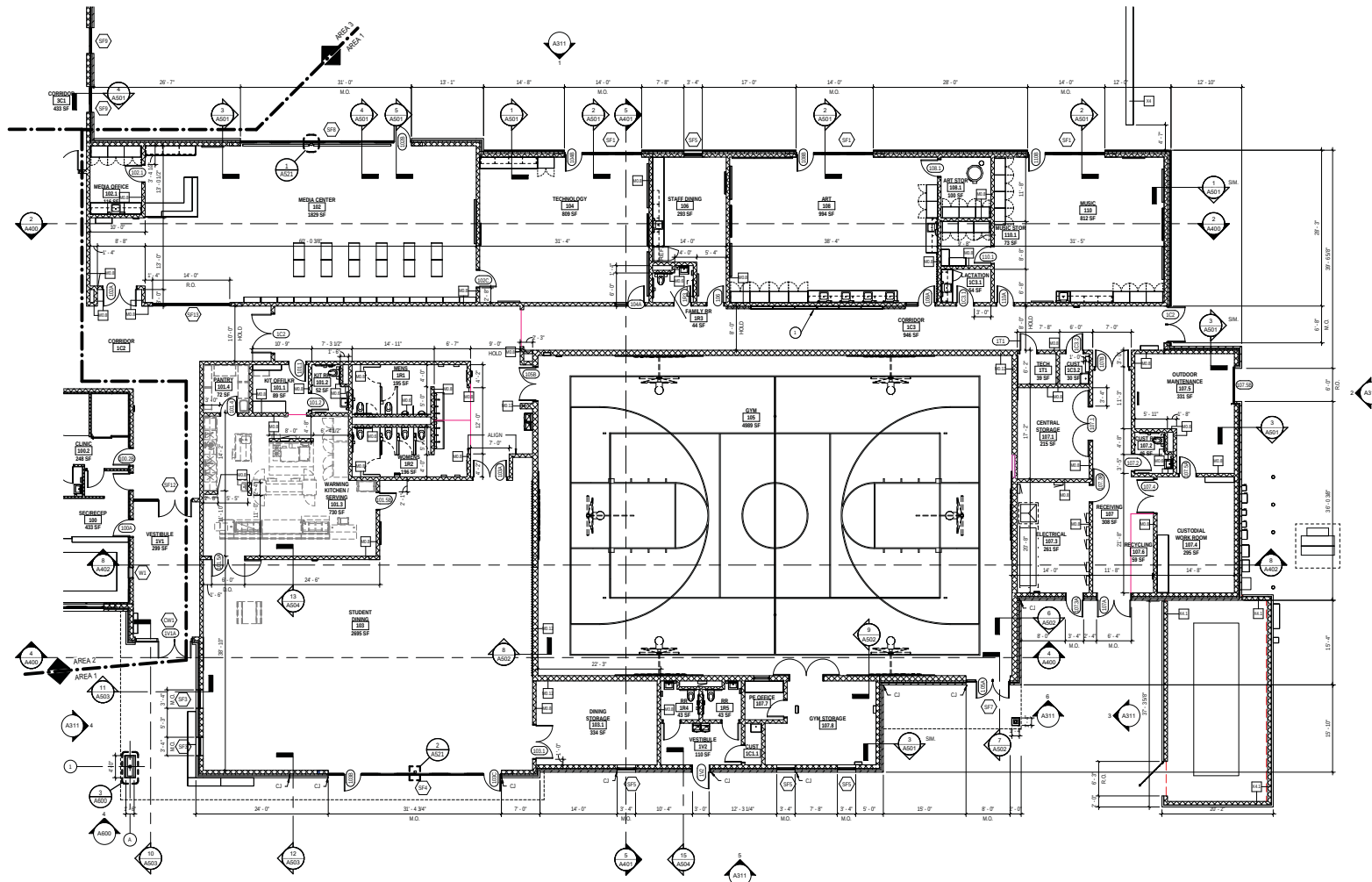
design and construction documents as instruments of service are the intellectual property of the architect. The property of the architect is the design and construction documents for projects other than the specific project named herein, and shall remain the property of the architect without express or implied consent of the client and its affiliates.

drawn by:
K&S
checked by:
K&S
sheet number:
L-102
job number:
20064

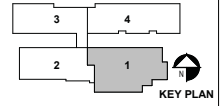
- GENERAL NOTES - ARCHITECTURAL**
1. FOR CASEWORK AND FURNITURE, SEE A100 and E2000.
 2. FOR CEILING PLANS, SEE A200.
 3. SEE ABOOS FOR DOOR SCHEDULE, TYPES, FRAMES & DETAILS.
 4. SEE ABOOS FOR WINDOW TYPES AND DETAILS.
 5. FOR OVERALL BUILDING DIMENSIONS, SEE A000 OVERALL PLANS.
 6. ALL DIMENSIONS ARE SHOWN TO CENTERS OF WALL UNLESS NOTED OTHERWISE.
 7. EXIST SCALE DRAWINGS: DIMENSIONS LOCATED ON PLANS, ELEVATIONS, AND DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
 8. DIMENSIONS SHALL BE FIELD-VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF CASEWORK. REFER TO CASEWORK NOTES FOR ADDITIONAL INFORMATION.
 9. FULLY RECESSED KNOB BONES TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR (KNOB BOX TYPE TO BE PER PER FIRE DEPARTMENT'S REQUIREMENTS). MOUNT AT 48" A.F.F.
 10. PROVIDE METAL STUD FRAMING AROUND ALL PENETRATIONS THRU METAL STUD PARTITIONS.
 11. ALL MASONRY WALLS TO BE TYPE "M2" UNLESS NOTED OTHERWISE.
 12. ALL STUD WALLS TO BE TYPE "S2" UNLESS NOTED OTHERWISE.

CODED NOTES - ARCH PLAN

1	Case
---	------



1 AREA 1 PLAN
A101-1 SCALE: 1/8" = 1'-0"



tda
thendesign architecture

**BRIDEN ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOLS**
25501 BRIDEN ROAD, BEACHWOOD, OH 44122

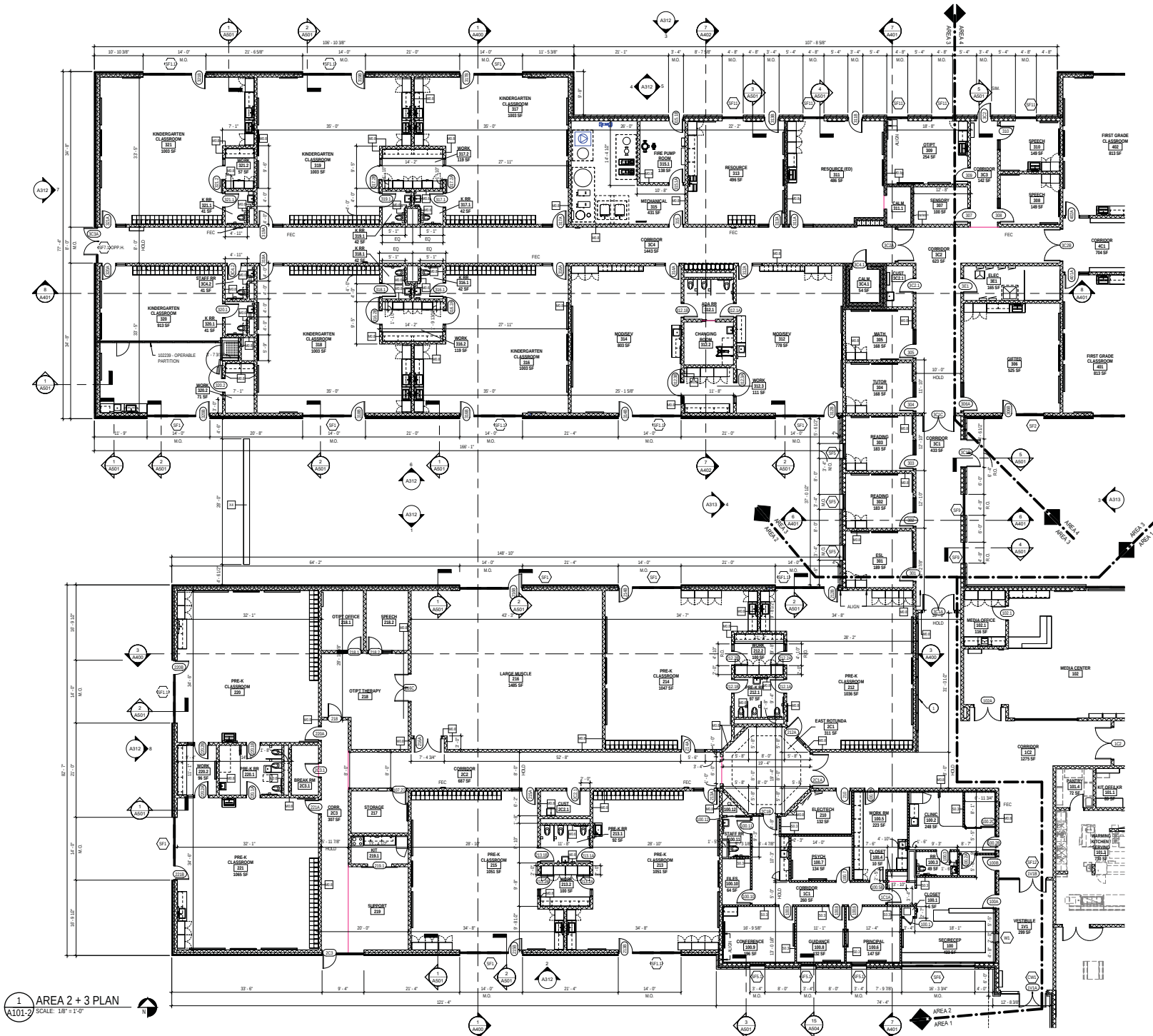
NO.	DESCRIPTION	DATE
1	PLANNING	10-26-2024
2	DESIGN	11-01-2024
3	DESIGN	11-01-2024
4	DESIGN	11-01-2024
5	DESIGN	11-01-2024
6	DESIGN	11-01-2024
7	DESIGN	11-01-2024
8	DESIGN	11-01-2024
9	DESIGN	11-01-2024
10	DESIGN	11-01-2024
11	DESIGN	11-01-2024
12	DESIGN	11-01-2024
13	DESIGN	11-01-2024
14	DESIGN	11-01-2024
15	DESIGN	11-01-2024
16	DESIGN	11-01-2024
17	DESIGN	11-01-2024
18	DESIGN	11-01-2024
19	DESIGN	11-01-2024
20	DESIGN	11-01-2024
21	DESIGN	11-01-2024
22	DESIGN	11-01-2024
23	DESIGN	11-01-2024
24	DESIGN	11-01-2024
25	DESIGN	11-01-2024
26	DESIGN	11-01-2024
27	DESIGN	11-01-2024
28	DESIGN	11-01-2024
29	DESIGN	11-01-2024
30	DESIGN	11-01-2024
31	DESIGN	11-01-2024
32	DESIGN	11-01-2024
33	DESIGN	11-01-2024
34	DESIGN	11-01-2024
35	DESIGN	11-01-2024
36	DESIGN	11-01-2024
37	DESIGN	11-01-2024
38	DESIGN	11-01-2024
39	DESIGN	11-01-2024
40	DESIGN	11-01-2024
41	DESIGN	11-01-2024
42	DESIGN	11-01-2024
43	DESIGN	11-01-2024
44	DESIGN	11-01-2024
45	DESIGN	11-01-2024
46	DESIGN	11-01-2024
47	DESIGN	11-01-2024
48	DESIGN	11-01-2024
49	DESIGN	11-01-2024
50	DESIGN	11-01-2024
51	DESIGN	11-01-2024
52	DESIGN	11-01-2024
53	DESIGN	11-01-2024
54	DESIGN	11-01-2024
55	DESIGN	11-01-2024
56	DESIGN	11-01-2024
57	DESIGN	11-01-2024
58	DESIGN	11-01-2024
59	DESIGN	11-01-2024
60	DESIGN	11-01-2024
61	DESIGN	11-01-2024
62	DESIGN	11-01-2024
63	DESIGN	11-01-2024
64	DESIGN	11-01-2024
65	DESIGN	11-01-2024
66	DESIGN	11-01-2024
67	DESIGN	11-01-2024
68	DESIGN	11-01-2024
69	DESIGN	11-01-2024
70	DESIGN	11-01-2024
71	DESIGN	11-01-2024
72	DESIGN	11-01-2024
73	DESIGN	11-01-2024
74	DESIGN	11-01-2024
75	DESIGN	11-01-2024
76	DESIGN	11-01-2024
77	DESIGN	11-01-2024
78	DESIGN	11-01-2024
79	DESIGN	11-01-2024
80	DESIGN	11-01-2024
81	DESIGN	11-01-2024
82	DESIGN	11-01-2024
83	DESIGN	11-01-2024
84	DESIGN	11-01-2024
85	DESIGN	11-01-2024
86	DESIGN	11-01-2024
87	DESIGN	11-01-2024
88	DESIGN	11-01-2024
89	DESIGN	11-01-2024
90	DESIGN	11-01-2024
91	DESIGN	11-01-2024
92	DESIGN	11-01-2024
93	DESIGN	11-01-2024
94	DESIGN	11-01-2024
95	DESIGN	11-01-2024
96	DESIGN	11-01-2024
97	DESIGN	11-01-2024
98	DESIGN	11-01-2024
99	DESIGN	11-01-2024
100	DESIGN	11-01-2024

Project Issues

10/26/2024
2/20/2025

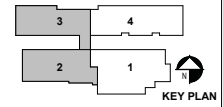
A101-1

10/26/2024
2/20/2025



1 AREA 2 + 3 PLAN
A101-2 SCALE: 1/8" = 1'-0"

- GENERAL NOTES - ARCHITECTURAL**
1. FOR CASEWORK AND FURNITURE, SEE A100 AND E0000.
 2. FOR CEILING PLANS, SEE A000.
 3. SEE A000 FOR DOOR SCHEDULE, TYPES, FRAMES & DETAILS.
 4. SEE A000 FOR WINDOW TYPES AND DETAILS.
 5. FOR OVERALL BUILDING DIMENSIONS, SEE A000 OVERALL PLANS.
 6. ALL DIMENSIONS ARE DRAWN TO FINISH FACE OF WALL UNLESS NOTED OTHERWISE.
 7. DO NOT SCALE DIMENSIONS. DIMENSIONS LOCATED ON PLANS, ELEVATIONS, AND DETAILS SHALL CONFORM TO FINISH SCALE. DETAILS IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
 8. DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF CASEWORK. REFER TO CASEWORK NOTES FOR ADDITIONAL INFORMATION.
 9. FULLY FINISHED ANCHOR BOLTS TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR ANCHOR BOLT TYPE TO BE PER PERMITS DEPARTMENT'S REQUIREMENTS. MOUNT AT 48" A.F.F.
 10. PROVIDE METAL STUD FRAMING AROUND ALL PENETRATIONS THRU METAL STUD PARTITIONS.
 11. ALL MASONRY WALLS TO BE TYPE "M8" UNLESS NOTED OTHERWISE.
 12. ALL STUD WALLS TO BE TYPE "S8" UNLESS NOTED OTHERWISE.
- CODING NOTES - ARCH PLAN**
1. Hatched



BRYDEN ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOLS
25501 BRYDEN ROAD, BEACHWOOD, OH 44122

NO.	DESCRIPTION	DATE
1	PLANNING	03-26-2024
2	DESIGN	04-23-2024
3	DESIGN	05-09-2024
4	DESIGN	05-09-2024
5	DESIGN	05-09-2024
6	DESIGN	05-09-2024
7	DESIGN	05-09-2024
8	DESIGN	05-09-2024
9	DESIGN	05-09-2024
10	DESIGN	05-09-2024
11	DESIGN	05-09-2024
12	DESIGN	05-09-2024
13	DESIGN	05-09-2024
14	DESIGN	05-09-2024
15	DESIGN	05-09-2024
16	DESIGN	05-09-2024
17	DESIGN	05-09-2024
18	DESIGN	05-09-2024
19	DESIGN	05-09-2024
20	DESIGN	05-09-2024
21	DESIGN	05-09-2024
22	DESIGN	05-09-2024
23	DESIGN	05-09-2024
24	DESIGN	05-09-2024
25	DESIGN	05-09-2024
26	DESIGN	05-09-2024
27	DESIGN	05-09-2024
28	DESIGN	05-09-2024
29	DESIGN	05-09-2024
30	DESIGN	05-09-2024
31	DESIGN	05-09-2024
32	DESIGN	05-09-2024
33	DESIGN	05-09-2024
34	DESIGN	05-09-2024
35	DESIGN	05-09-2024
36	DESIGN	05-09-2024
37	DESIGN	05-09-2024
38	DESIGN	05-09-2024
39	DESIGN	05-09-2024
40	DESIGN	05-09-2024
41	DESIGN	05-09-2024
42	DESIGN	05-09-2024
43	DESIGN	05-09-2024
44	DESIGN	05-09-2024
45	DESIGN	05-09-2024
46	DESIGN	05-09-2024
47	DESIGN	05-09-2024
48	DESIGN	05-09-2024
49	DESIGN	05-09-2024
50	DESIGN	05-09-2024
51	DESIGN	05-09-2024
52	DESIGN	05-09-2024
53	DESIGN	05-09-2024
54	DESIGN	05-09-2024
55	DESIGN	05-09-2024
56	DESIGN	05-09-2024
57	DESIGN	05-09-2024
58	DESIGN	05-09-2024
59	DESIGN	05-09-2024
60	DESIGN	05-09-2024
61	DESIGN	05-09-2024
62	DESIGN	05-09-2024
63	DESIGN	05-09-2024
64	DESIGN	05-09-2024
65	DESIGN	05-09-2024
66	DESIGN	05-09-2024
67	DESIGN	05-09-2024
68	DESIGN	05-09-2024
69	DESIGN	05-09-2024
70	DESIGN	05-09-2024
71	DESIGN	05-09-2024
72	DESIGN	05-09-2024
73	DESIGN	05-09-2024
74	DESIGN	05-09-2024
75	DESIGN	05-09-2024
76	DESIGN	05-09-2024
77	DESIGN	05-09-2024
78	DESIGN	05-09-2024
79	DESIGN	05-09-2024
80	DESIGN	05-09-2024
81	DESIGN	05-09-2024
82	DESIGN	05-09-2024
83	DESIGN	05-09-2024
84	DESIGN	05-09-2024
85	DESIGN	05-09-2024
86	DESIGN	05-09-2024
87	DESIGN	05-09-2024
88	DESIGN	05-09-2024
89	DESIGN	05-09-2024
90	DESIGN	05-09-2024
91	DESIGN	05-09-2024
92	DESIGN	05-09-2024
93	DESIGN	05-09-2024
94	DESIGN	05-09-2024
95	DESIGN	05-09-2024
96	DESIGN	05-09-2024
97	DESIGN	05-09-2024
98	DESIGN	05-09-2024
99	DESIGN	05-09-2024
100	DESIGN	05-09-2024

PROJECT ISSUES

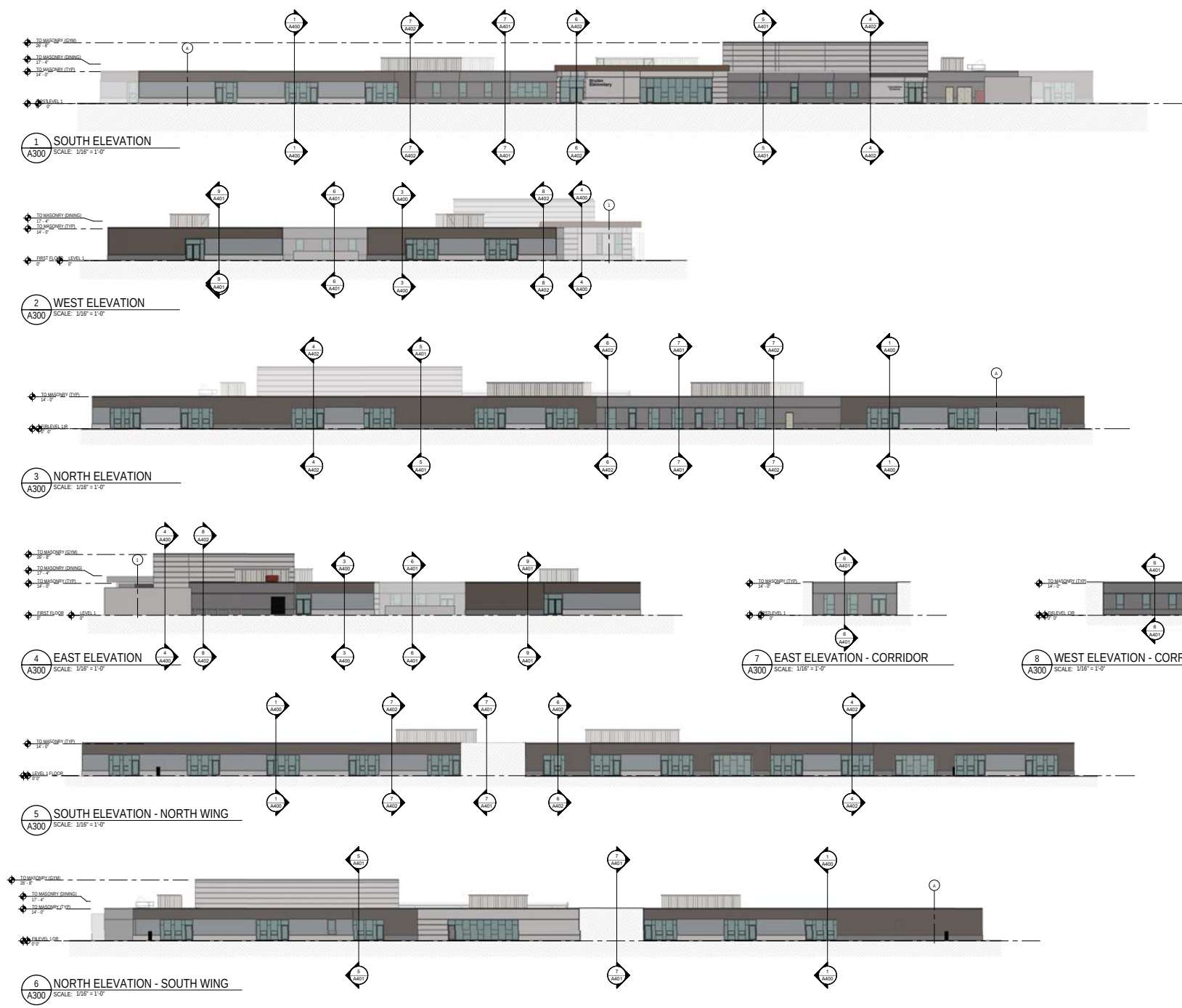
1. TDA
2. TDA
3. TDA
4. TDA
5. TDA
6. TDA
7. TDA
8. TDA
9. TDA
10. TDA
11. TDA
12. TDA
13. TDA
14. TDA
15. TDA
16. TDA
17. TDA
18. TDA
19. TDA
20. TDA
21. TDA
22. TDA
23. TDA
24. TDA
25. TDA
26. TDA
27. TDA
28. TDA
29. TDA
30. TDA
31. TDA
32. TDA
33. TDA
34. TDA
35. TDA
36. TDA
37. TDA
38. TDA
39. TDA
40. TDA
41. TDA
42. TDA
43. TDA
44. TDA
45. TDA
46. TDA
47. TDA
48. TDA
49. TDA
50. TDA
51. TDA
52. TDA
53. TDA
54. TDA
55. TDA
56. TDA
57. TDA
58. TDA
59. TDA
60. TDA
61. TDA
62. TDA
63. TDA
64. TDA
65. TDA
66. TDA
67. TDA
68. TDA
69. TDA
70. TDA
71. TDA
72. TDA
73. TDA
74. TDA
75. TDA
76. TDA
77. TDA
78. TDA
79. TDA
80. TDA
81. TDA
82. TDA
83. TDA
84. TDA
85. TDA
86. TDA
87. TDA
88. TDA
89. TDA
90. TDA
91. TDA
92. TDA
93. TDA
94. TDA
95. TDA
96. TDA
97. TDA
98. TDA
99. TDA
100. TDA

NO.	DESCRIPTION	DATE
1	Sheet Revisions	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

THIS DOCUMENT IS THE PROPERTY OF THENDesign ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THENDesign ARCHITECTURE. THE USER OF THIS DOCUMENT AGREES TO HOLD THENDesign ARCHITECTURE HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THENDesign ARCHITECTURE BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.

Overall Elevation

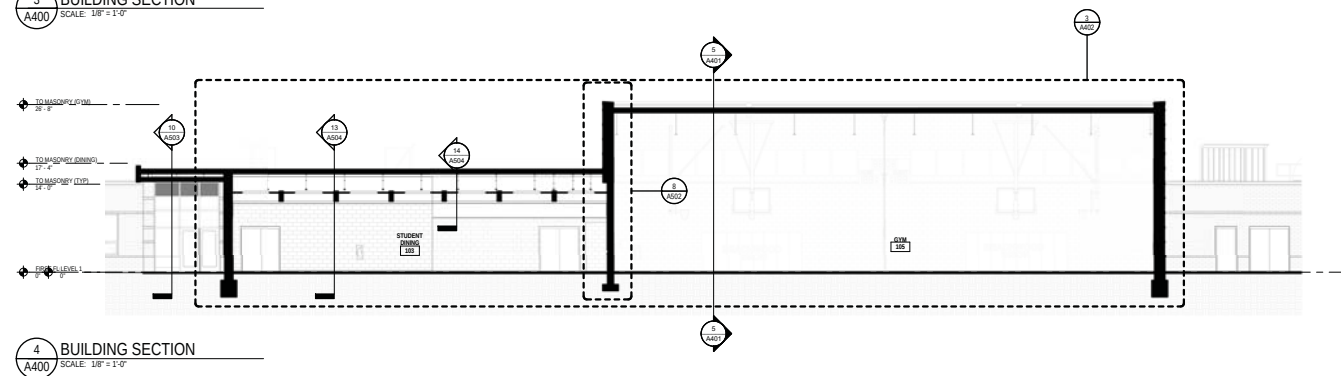
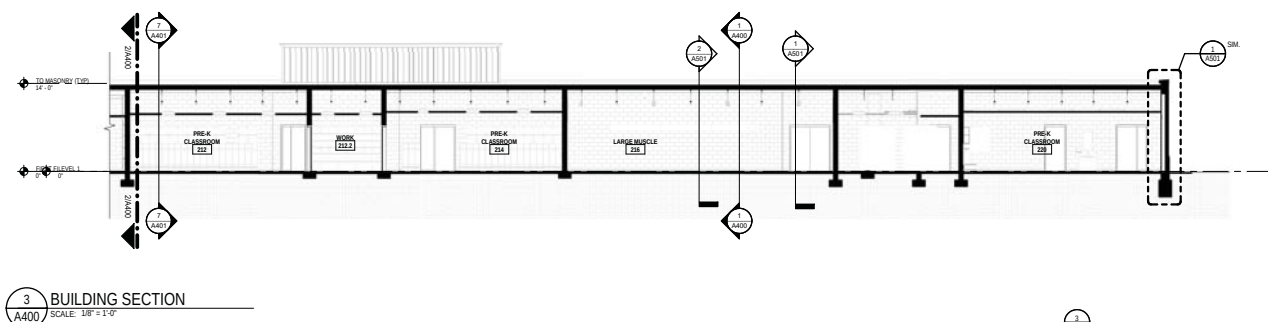
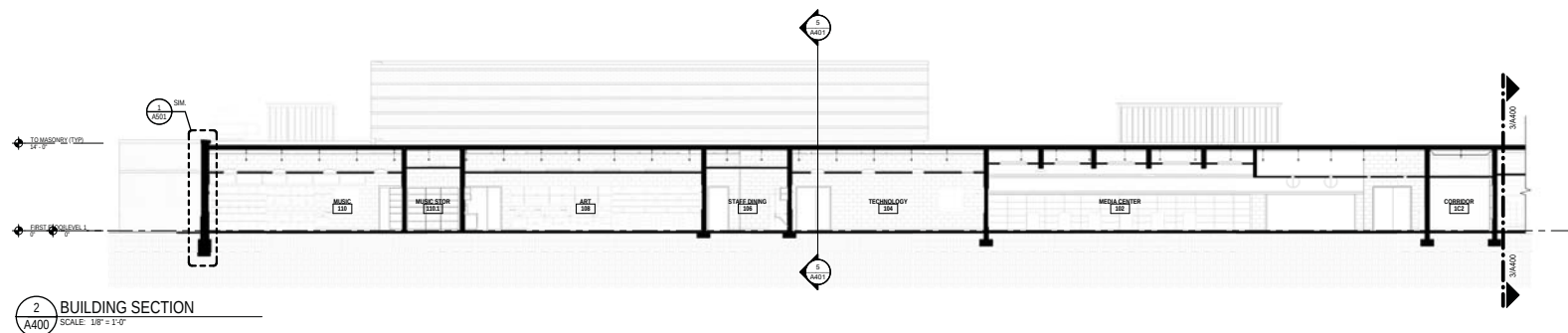
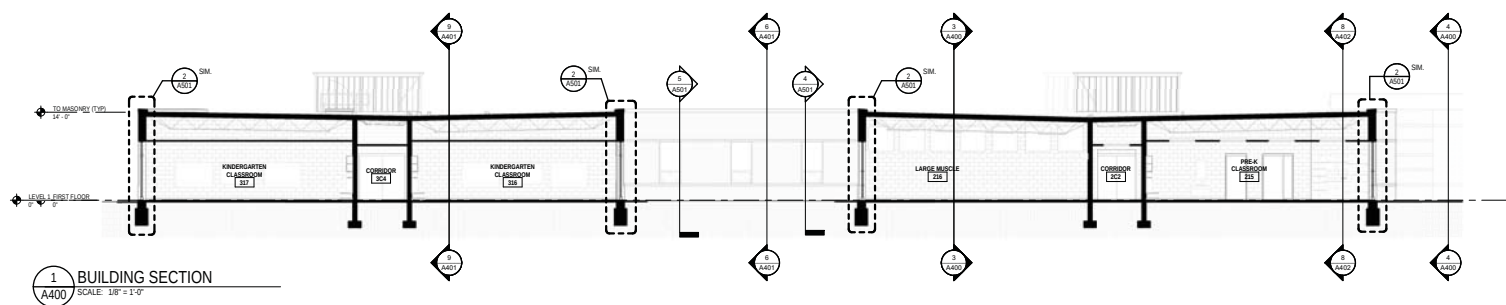
Drawn by: TDA
Checked by: TDA
Sheet number: A300
Revision: 2/20/20

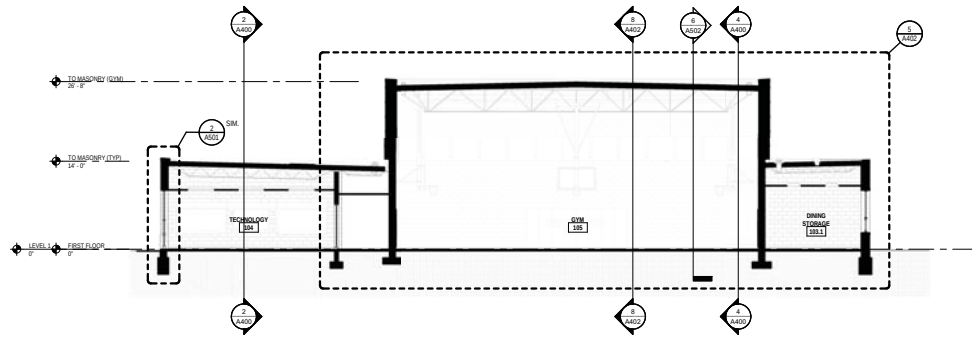


[illegible]

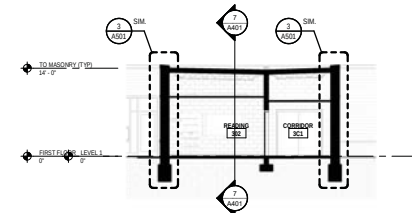
design and construction documents are reviewed and the project is then ready for construction. The use of this type of bonding is restricted to the use of the documents for the project for which they were prepared. The documents are not to be used for any other project. The documents are not to be used for any other project. The documents are not to be used for any other project.

drawn by:
TDA
checked by:
TDA
sheet number:
A400
job number:
23046

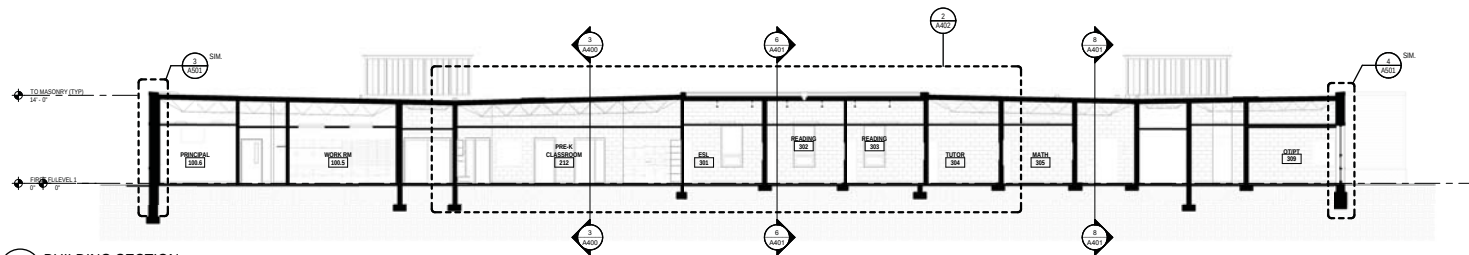




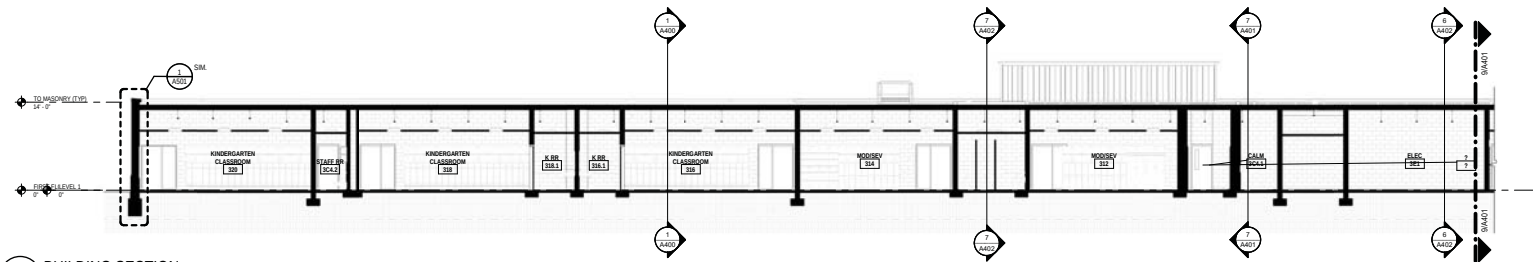
5 BUILDING SECTION
A401 SCALE: 1/8" = 1'-0"



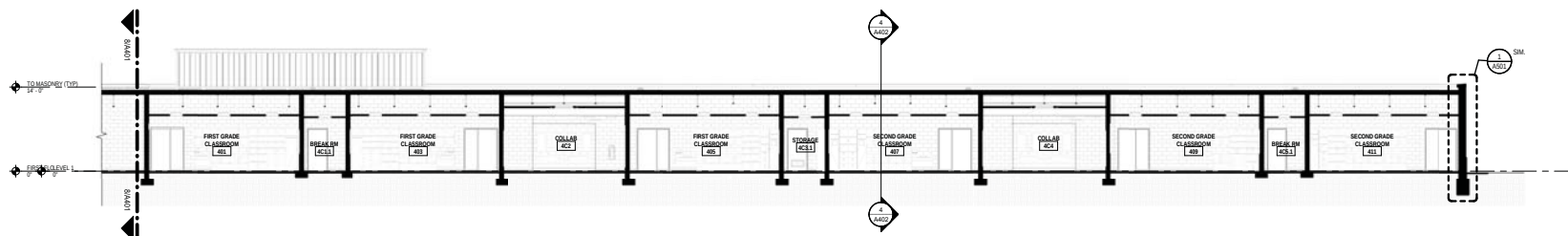
6 BUILDING SECTION
A401 SCALE: 1/8" = 1'-0"



7 BUILDING SECTION
A401 SCALE: 1/8" = 1'-0"



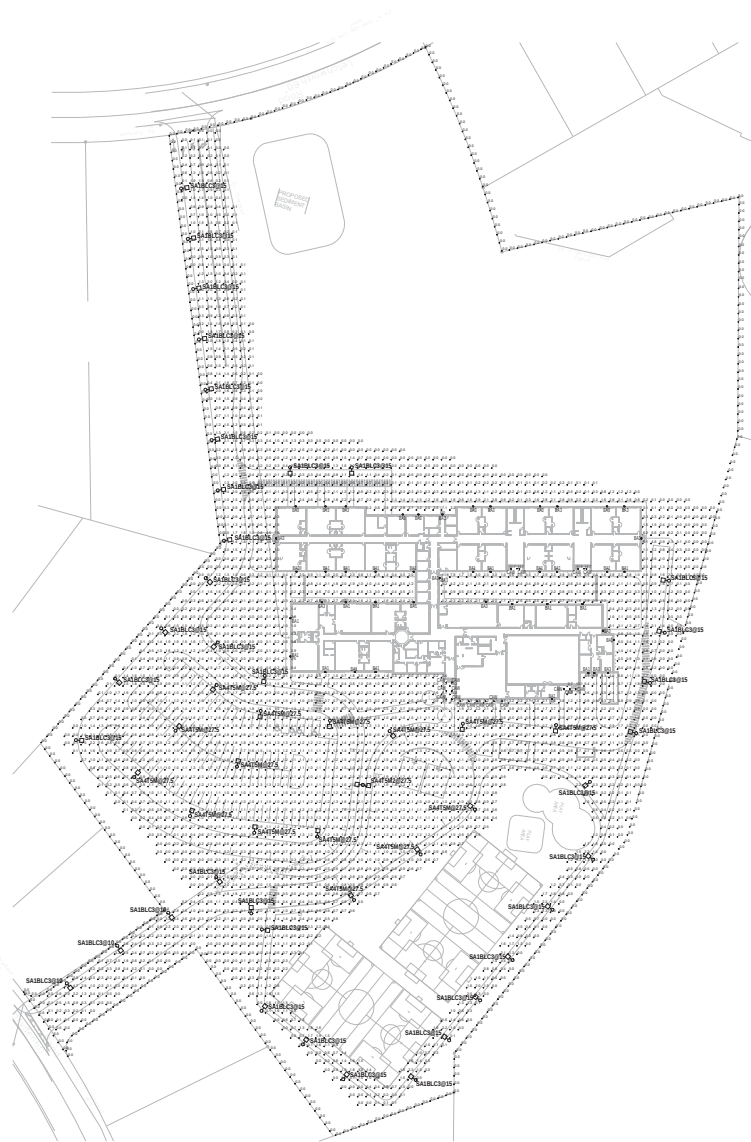
8 BUILDING SECTION
A401 SCALE: 1/8" = 1'-0"



9 BUILDING SECTION
A401 SCALE: 1/8" = 1'-0"

NO	DESCRIPTION	DATE
01	PLANNING	03-26-2020
02	DESIGN	04-03-2020
03	CONSTRUCTION	04-03-2020
04	REVISIONS	
05	REVISIONS	
06	REVISIONS	
07	REVISIONS	
08	REVISIONS	
09	REVISIONS	
10	REVISIONS	
11	REVISIONS	
12	REVISIONS	
13	REVISIONS	
14	REVISIONS	
15	REVISIONS	
16	REVISIONS	
17	REVISIONS	
18	REVISIONS	
19	REVISIONS	
20	REVISIONS	
21	REVISIONS	
22	REVISIONS	
23	REVISIONS	
24	REVISIONS	
25	REVISIONS	
26	REVISIONS	
27	REVISIONS	
28	REVISIONS	
29	REVISIONS	
30	REVISIONS	
31	REVISIONS	
32	REVISIONS	
33	REVISIONS	
34	REVISIONS	
35	REVISIONS	
36	REVISIONS	
37	REVISIONS	
38	REVISIONS	
39	REVISIONS	
40	REVISIONS	
41	REVISIONS	
42	REVISIONS	
43	REVISIONS	
44	REVISIONS	
45	REVISIONS	
46	REVISIONS	
47	REVISIONS	
48	REVISIONS	
49	REVISIONS	
50	REVISIONS	
51	REVISIONS	
52	REVISIONS	
53	REVISIONS	
54	REVISIONS	
55	REVISIONS	
56	REVISIONS	
57	REVISIONS	
58	REVISIONS	
59	REVISIONS	
60	REVISIONS	
61	REVISIONS	
62	REVISIONS	
63	REVISIONS	
64	REVISIONS	
65	REVISIONS	
66	REVISIONS	
67	REVISIONS	
68	REVISIONS	
69	REVISIONS	
70	REVISIONS	
71	REVISIONS	
72	REVISIONS	
73	REVISIONS	
74	REVISIONS	
75	REVISIONS	
76	REVISIONS	
77	REVISIONS	
78	REVISIONS	
79	REVISIONS	
80	REVISIONS	
81	REVISIONS	
82	REVISIONS	
83	REVISIONS	
84	REVISIONS	
85	REVISIONS	
86	REVISIONS	
87	REVISIONS	
88	REVISIONS	
89	REVISIONS	
90	REVISIONS	
91	REVISIONS	
92	REVISIONS	
93	REVISIONS	
94	REVISIONS	
95	REVISIONS	
96	REVISIONS	
97	REVISIONS	
98	REVISIONS	
99	REVISIONS	
100	REVISIONS	

LIGHTING FIXTURE SCHEDULE-SITE - PHOTOMETRIC									
TYPE	APPARENT LOAD	VOLTAGE	LAMP(S)		MANUFACTURER	CATALOG NUMBER	OTHER ACCEPTABLE MANUFACTURERS	DESCRIPTION	
			NO.	LAMP					
SBL	18 VA	277 V		LED (400K)	LITHONIA	NEOSLED P5-40R-BCR-VN-VOLT-SM-PR-XXXX	MCGRATH ESDON, HUBBELL, GARDCO, GE LIGHTING	EXTENDED LED TRI-PRISMATIC, WING POLE, SPECIFICATION GRADE, WITH 1 BELLEMINI OUTPUT, 4000K, VISUAL COMFORT WIDE OPTICS AND STANDARD FINISH PER ARCHITECT. NOTE: COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS PRIOR TO POUR-IN.	
SBL	23 VA	277 V		LED (400K)	LITHONIA	NEOSLED P5-40R-BCR-VN-VOLT-SM-PR-XXXX	MCGRATH ESDON, HUBBELL, GARDCO, GE LIGHTING	SAFELY TYPE "B" EXCEPT WITH 1000 LUMEN OUTPUT.	
CW	18 VA	277 V		LED (400K)	LITHONIA	LINE-40-LS-4R-LS-MVOLT-CG-2B-TRM	HALO, LIGHTOLIER, PRECITE, LITON, ATLANTIC	5' DIA. DOWNLIGHT WITH 1 LED LUMEN OUTPUT, 1500K, CLEAR OFFICE REFLECTOR WITH WHITE FLANGE, HET LOCATION LISTED AND 8-20V DIMMING.	
SAIBLCBQ15	33 VA	277 V		LED (400K)	LITHONIA	OSLO LED P5-40R-TCR-BCR-MVOLT-SPA-ALTA-PR-PR-ESD-XXXX W SSA-75-4C-ON-SAS-FRC-4D-XXXX	COOPER, PHILIPS, SPALDING, GE LIGHTING	SINGLE ARM MOUNTED LED FULL CUTOFF LUMINAIRE WITH (1) LED LIGHT BARE, 14 BELLEMINI, 5-10V WIRELESS DIMMING, ES TYPE TM DISTRIBUTION, EXTERNAL GLARE SHIELD, 4000K LED, ALUMINUM HOUSING, ALUMINUM DOOR FRAME WITH IMPACT RESISTANT TEMPERED GLASS LENS AND GASKETING, STANDARD FINISH AS SELECTED BY ARCHITECT AND 27V INTEGRAL DRIVER. PROVIDE WITH WIRELESS SENSOR WITH NARROW LENS FOR WIRELESS SITE LIGHTING DIMMING CONTROL. SYSTEM IN LIGHT-FIT IS BASE OF DESIGN. POLE SHALL BE 4" SQUARE STRAIGHT ALUMINUM, 15 FEET IN HEIGHT, 0.187" WALL THICKNESS AND SHALL INCLUDE ANCHOR BOLTS, BOLT COVER, VIBRATION DAMPERS AND GROUND LUG. POLE SHALL MATCH FINISH OF LUMINAIRE.	
SAIBLCBQ15	33 VA	277 V		LED (400K)	LITHONIA	OSLO LED P5-40R-TCR-BCR-MVOLT-SPA-ALTA-PR-PR-ESD-XXXX W SSA-75-4C-ON-SAS-FRC-4D-XXXX	COOPER, PHILIPS, SPALDING, GE LIGHTING	SINGLE ARM MOUNTED LED FULL CUTOFF LUMINAIRE WITH (1) LED LIGHT BARE, 14 BELLEMINI, 5-10V WIRELESS DIMMING, ES TYPE TM DISTRIBUTION, EXTERNAL GLARE SHIELD, 4000K LED, ALUMINUM HOUSING, ALUMINUM DOOR FRAME WITH IMPACT RESISTANT TEMPERED GLASS LENS AND GASKETING, STANDARD FINISH AS SELECTED BY ARCHITECT AND 27V INTEGRAL DRIVER. PROVIDE WITH WIRELESS SENSOR WITH NARROW LENS FOR WIRELESS SITE LIGHTING DIMMING CONTROL. SYSTEM IN LIGHT-FIT IS BASE OF DESIGN. POLE SHALL BE 4" SQUARE STRAIGHT ALUMINUM, 15 FEET IN HEIGHT, 0.187" WALL THICKNESS AND SHALL INCLUDE ANCHOR BOLTS, BOLT COVER, VIBRATION DAMPERS AND GROUND LUG. POLE SHALL MATCH FINISH OF LUMINAIRE.	
SAIBTCBQ15	38 VA	277 V		LED (400K)	LITHONIA	OSLO LED P5-40R-TCR-BCR-MVOLT-SPA-ALTA-PR-PR-ESD-XXXX W SSA-75-4C-ON-SAS-FRC-4D-XXXX	COOPER, PHILIPS, SPALDING, GE LIGHTING	SINGLE ARM MOUNTED LED FULL CUTOFF LUMINAIRE WITH (1) LED LIGHT BARE, 14 BELLEMINI, 5-10V WIRELESS DIMMING, ES TYPE TM DISTRIBUTION, EXTERNAL GLARE SHIELD, 4000K LED, ALUMINUM HOUSING, ALUMINUM DOOR FRAME WITH IMPACT RESISTANT TEMPERED GLASS LENS AND GASKETING, STANDARD FINISH AS SELECTED BY ARCHITECT AND 27V INTEGRAL DRIVER. PROVIDE WITH WIRELESS SENSOR WITH NARROW LENS FOR WIRELESS SITE LIGHTING DIMMING CONTROL. SYSTEM IN LIGHT-FIT IS BASE OF DESIGN. POLE SHALL BE 4" SQUARE STRAIGHT ALUMINUM, 15 FEET IN HEIGHT, 0.187" WALL THICKNESS AND SHALL INCLUDE ANCHOR BOLTS, BOLT COVER, VIBRATION DAMPERS AND GROUND LUG. POLE SHALL MATCH FINISH OF LUMINAIRE.	
SAIBTCBQ15	38 VA	277 V		LED (400K)	LITHONIA	OSLO LED P5-40R-TCR-BCR-MVOLT-SPA-ALTA-PR-PR-ESD-XXXX W SSA-75-4C-ON-SAS-FRC-4D-XXXX	COOPER, PHILIPS, SPALDING, GE LIGHTING	SINGLE ARM MOUNTED LED FULL CUTOFF LUMINAIRE WITH (1) LED LIGHT BARE, 14 BELLEMINI, 5-10V WIRELESS DIMMING, ES TYPE TM DISTRIBUTION, EXTERNAL GLARE SHIELD, 4000K LED, ALUMINUM HOUSING, ALUMINUM DOOR FRAME WITH IMPACT RESISTANT TEMPERED GLASS LENS AND GASKETING, STANDARD FINISH AS SELECTED BY ARCHITECT AND 27V INTEGRAL DRIVER. PROVIDE WITH WIRELESS SENSOR WITH NARROW LENS FOR WIRELESS SITE LIGHTING DIMMING CONTROL. SYSTEM IN LIGHT-FIT IS BASE OF DESIGN. POLE SHALL BE 4" SQUARE STRAIGHT ALUMINUM, 15 FEET IN HEIGHT, 0.187" WALL THICKNESS AND SHALL INCLUDE ANCHOR BOLTS, BOLT COVER, VIBRATION DAMPERS AND GROUND LUG. POLE SHALL MATCH FINISH OF LUMINAIRE.	



ND ELECTRICAL SITE PHOTOMETRIC PLAN
1" = 60'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.0 fc	16.3 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

TBA
Thorson-Baker + Associates
CONSULTING ENGINEERS
3030 West Stradbrook Road (330) 655-6868 PH
Buckeye, Ohio 44086 (330) 655-6870 FX

PROGRESS
NOT FOR
CONSTRUCTION
04/25/2024

t da
thendesign architecture

BRYDEN ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOLS
25501 BRYDEN ROAD, BEACHWOOD, OH 44122

NO	DESCRIPTION	DATE
Sheet Revisions		
NO	PLANNING	04/25/2024
NO	DESCRIPTION	DATE
Project Issues		

Notes:
1. All work shall be in accordance with the latest edition of the National Electrical Code (NEC) and all applicable local codes and ordinances.
2. All work shall be done in accordance with the manufacturer's instructions for the equipment and materials used.
3. All work shall be done in accordance with the latest edition of the National Electrical Code (NEC) and all applicable local codes and ordinances.
4. All work shall be done in accordance with the manufacturer's instructions for the equipment and materials used.
5. All work shall be done in accordance with the latest edition of the National Electrical Code (NEC) and all applicable local codes and ordinances.
6. All work shall be done in accordance with the manufacturer's instructions for the equipment and materials used.

ELECTRICAL SITE PHOTO METRIC PLAN

Drawn by: TBA
Checked by: TBA
Sheet number: E002
Scale: 00000

Page 58 of 160

Tactical Planning, LLC

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: May 11, 2024

RE: **P&Z 2024-2(A) ThenDesign Architecture
Beachwood Board of Education
Bryden School
Final Site Development Plan**



This request is for approval of the final site development plan. The property is zoned U-5 Public and Institutional District. The subject site is 15.18 acres. The applicant is proposing to construct a new elementary school that would accommodate grades Pre-K through 2. The proposed building is in the shape of an "H" with 32 classrooms and about 2,250 square feet of administrative offices. One leg of the H is a core area that would house a media center, cafeteria, gymnasium, and specialty classrooms such as art and music. The building has a maximum height of 32 feet, which conforms to the Code. The packet includes building floor plans as well as building elevations.

The site would be accessed from both Bryden Road and Letchworth Road. The driveways will remain basically in their existing locations. Buses would use the Bryden Road access, while parent drop-off and pick-up would be via Letchworth. The site plan indicates a total of 96 parking spaces which exceeds the minimum Code requirement. There are wetlands on the subject site which limit building location options. As part of preliminary site plan approval, the applicant was granted a setback variance from the wetland boundary for an emergency access drive and a parking setback variance from the western side lot line. With those variances the proposed final site plan complies with all building and parking setback requirements.

The proposed new building will be located generally in the center of the site with parking to the southwest of the building and play areas and ballfields to the southeast of the building. The site area north of the proposed building is

predominantly wetlands. In addition to ballfields, the site improvements include multiple play structures, swing sets, and a picnic shelter.

The applicant has provided a detailed landscaping plan that specifies the plant materials, the number of each, the initial planting size, and planting specifications as required by the Zoning Code. There is a combination of ornamental and evergreen trees proposed as well as a variety of shrubs. The landscaping plan also includes details for the various playground equipment. The landscaping plan includes a buffer area with a heavier concentration of trees along a portion of the eastern property line where the site abuts the homes on Willow Lane and the Wedgewood condominiums. The landscape plan appears to meet City standards.

The applicant has also provided a lighting photometric plan. The proposed lighting is all LED with full cut-off fixtures in compliance with the Zoning Code. The photometric plan indicates no light spillage beyond the boundaries of the subject site.

The final site appears to be compliant with the minimum standards of the U-5 Public and Institutional District, with the site plan submission requirements, and with the previously approved preliminary site development plan. It is recommended that the Planning and Zoning Commission grant final site development plan approval subject to compliance with the comments and recommendations of the City Engineer and Fire Department.

MEMORANDUM
CITY OF BEACHWOOD
PLANNING AND ZONING COMMISSION MEETING

Meeting Date: May 30, 2024

Report Date: May 20, 2024

2022120.02

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 6

P & Z 2024-02 Ryan Schmit, Then Design Architecture, on behalf of Beachwood Board of Education, is requesting final site plan approval for a proposed new school to be located at 25501 Bryden Road, Bryden Elementary School.

We have reviewed the plans submitted and we have already recommended approval of an early site package. The City Administration, Planning Director and City Engineer's office has met with the School Board and their design team several times over the past 4 months.

We are recommending final site plan approval subject to final engineering review of the final plans. The plans submitted are probably 90% complete and we feel comfortable recommending final site plan approval.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 05/22/2024
Re: P&Z # 2024-2A Final Site Plan (25501 Bryden)

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. Provide fire lane around structure as discussed in planning meeting. Minimum width of 22 feet.
2. Standpipe will be installed due to limited vehicle access. Location of standpipe and FDC to be determined by fire prevention.
3. Fire hydrants to be installed around structure. Location to be determined at plan submittal by fire prevention.
4. The fire department has no additional comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 04/26/24

OWNER OF BUILDING: Beachwood Board of Education PHONE: 216-464-2600

STREET ADDRESS: 24601 Fairmount Boulevard

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Ryan Schmit PHONE: 216-269-2266

COMPANY OR FIRM: tda

EMAIL: rschmit@thendesign.com

STREET ADDRESS: 4230 River Street

CITY/STATE/ZIP: Willoughby, OH 44022

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Ryan Schmit (rschmit@thendesign.com), Robert Hardis (rph@beachwoodschoools.org)

Ken Veon (kev@beachwoodschoools.org), Steve Zannoni (steven.zannoni@thompsonhine.com)

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24524 HILLTOP DR, BEACHWOOD, OH, 44122 SUITE # _____

TENANT NAME: Hilltop Elementary School

PERMANENT PARCEL # 741 - 12 - 051 PRESENT USE: school PROPOSED USE: school

PURPOSE OF APPLICATION: Final site plan approval.

Zoning setback variances were previously approved.

NATURE OF THE REQUEST (check as many as apply):

☐ Preliminary site plan approval

☒ Final site plan approval

☐ Lot split

☐ Lot consolidation

☐ Conditional use permit

☐ Rezoning

☐ Zoning text amendment

☐ Other _____

☐ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.

Please explain reason for variance (**must indicate a hardship**):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. _____

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

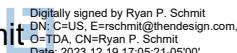
Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<u>Zoning District</u>	<u>Fee</u>
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


Ryan P. Schmit
SIGNATURE

Ryan P. Schmit
PRINTED NAME

04/26/2024
DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: _____ RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

Building Department
Brian Roenigk, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917

APPLICANT: Hilltop Elementary School

P&Z:	ZONING DATA		DATE: 12/21/23
ZONING STANDARDS	REQUIRED	PROPOSED	VARIANCE
ZONING DISTRICT	U5	U5	
MINIMUM LOT AREA	18,000 sf	546,844 sf	
MINIMUM LOT FRONTAGE	100'	121'	
MINIMUM FRONT YARD BUILDING SETBACK	50'	226'	
MINIMUM SIDE YARD BUILDING SETBACK	20'	29'	
MINIMUM REAR YARD BUILDING SETBACK	40'	134'	
MAXIMUM BUILDING HEIGHT	40'	32'	
MINIMUM LANDSCAPED AREA	25% of total area = 136,711 sf		
MINIMUM PARKING SETBACKS	Front = 20' Side = 10' Rear = 20'	Front = 257' Side = 70' Rear = 255'	
MINIMUM DRIVE AISLE	24'	24'	
MINIMUM PARKING STALL	9' x 20' = 180sf	9' x 20' = 180 sf	
MINIMUM OFF-STREET PARKING	29 classrooms x 2 = 58 2,250/200 = 12 70 total spaces	90 total spaces	
SITE DEVELOPMENT PLANS			

Hilltop Elementary Existing Context Photos



Existing Perimeter - Southwest



Existing Perimeter - West



Existing Perimeter - Northwest



Existing Perimeter - North



Existing Perimeter - Northwest



Existing Perimeter - North

Hilltop Elementary Existing Context Photos



Existing Perimeter - North



Existing Perimeter - Northeast



Existing Perimeter - Northeast



Existing Perimeter - East



Existing Perimeter - Southeast



Existing Perimeter - South

Hilltop Elementary Existing Context Photos



Existing Perimeter - South



Existing Perimeter - South



Existing Perimeter - South



Existing Perimeter - South



Existing Perimeter - South

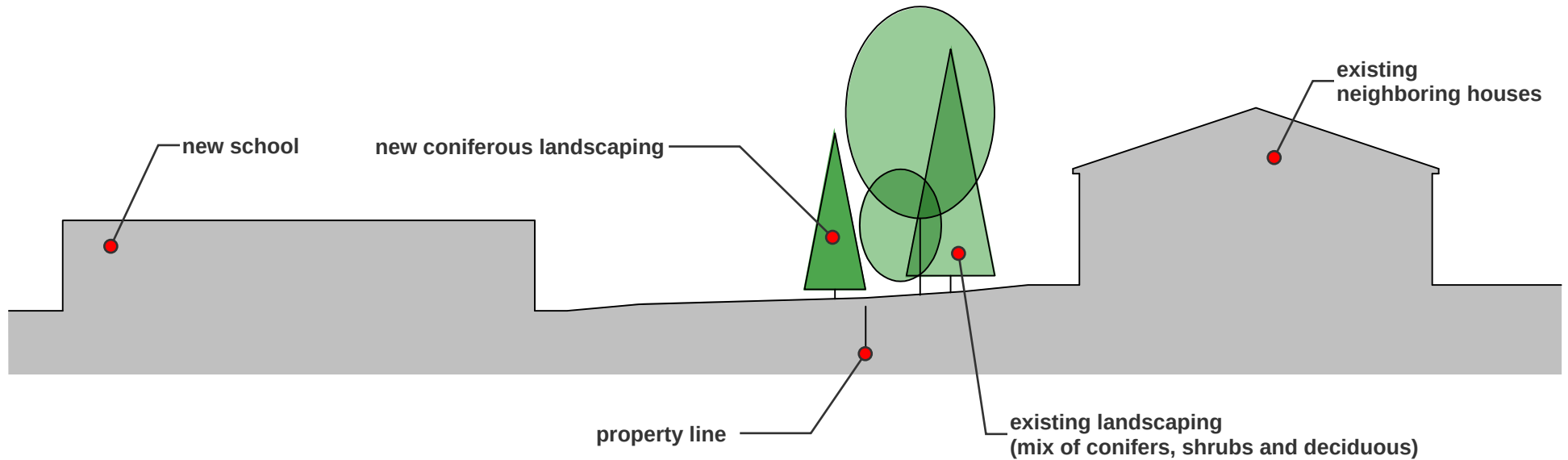


Existing Perimeter - West

Hilltop Elementary Existing Context Photos



Existing Periemter - West



WEST PROPERTY LINE - SITE SECTION

SCALE 1/2" = 1'-0"



April 26, 2024

Mr. Brian Roenigk
City of Beachwood Building Commissioner
25325 Fairmount Blvd
Beachwood, OH 44122

Re: Hilltop Elementary School

Beachwood, OH

Dear Mr. Roenigk:

This letter is in response to the Fire Prevention Bureau Report dated January 9th, 2024 discussed at the January 18th, 2024 Planning and Zoning Commission Meeting regarding Preliminary Plan review of the new Bryden Elementary School project.

1. Fire lanes have been provided around the building as discussed at the P&Z meeting on January 18th, 2024. In addition, there was a second meeting held at the Beachwood School Board Offices on April, 16th where fire lanes were discussed with fire department officials and approved.
2. A new FDC connection is indicated at the location of the new water service vault near Hilltop Drive as discussed at the April 16th, 2024 meeting at the Beachwood School Board Offices.
3. Fire hydrants are located around the perimeter of the new building. The location of the fire hydrants were reviewed and approved by fire department officials at the April 16th, 2024 meeting at Beachwood School Board Offices.
4. No response required.

If you have any further questions, please contact me.

Sincerely,

Thorson • Baker + Associates, Inc.

David L. Myers, P.E. & P.S.
Department Manager – Civil Engineering Department



HILLTOP ELEMENTARY

24524 HILLTOP DRIVE
BEACHWOOD, OH 44122

PLANNING SUBMISSION

04/26/2024



BEACHWOOD CITY SCHOOL DISTRICT

ROBERT HARDIS	SUPERINTENDENT	MEGAN WALSH	SCHOOL BOARD PRESIDENT
KEN VEON	ASSISTANT SUPERINTENDENT	JILLIAN DELONG	SCHOOL BOARD VICE PRESIDENT
MATTHEW BROWN	TREASURER	KIM ALLAMBY	SCHOOL BOARD
		DR. JOSEPHINE CHAN	SCHOOL BOARD
		WENDY LEATHERBERRY	SCHOOL BOARD



PROJECT MANAGEMENT CONSULTANTS

STEVE ZANNONI	PROJECT MANAGER
DOUG MYERS	PROJECT SUPPORT



HAMMOND CONSTRUCTION, INC.

BILL SHURMAN PROJECT EXECUTIVE



SITE LOCATION

VICINITY MAP
NOT TO SCALE



PROJECT SITE

SITE MAP
NOT TO SCALE



DRAWING LIST	
SHEET NUMBER	SHEET NAME
GENERAL	
CS1	COVER SHEET
SURVEY	
SI	EXISTING CONDITIONS (SURVEY)
CIVIL/MECHANICAL CONDITION	
CE1001	OVERALL PLAN
CE1100	SEWALATION PLAN
CE1101	SEWALATION PLAN
CE1200	GEOMETRIC PLAN
CE1300	GEOMETRIC PLAN
CE1301	GRADING PLAN
CE1302	GRADING PLAN
CE1400	UTILITY PLAN
CE1401	UTILITY CONNECTION DETAIL
CE1402	UTILITY CONNECTION DETAIL
CIVIL	
CO01	OVERALL PLAN
CO10	SEWALATION PLAN
CO11	SEWALATION PLAN
CO12	GEOMETRIC PLAN
CO13	GEOMETRIC PLAN
CO130	GRADING PLAN
CO131	GRADING PLAN
CO14	UTILITY PLAN
CO141	UTILITY PLAN
CO150	NOTES
CO151	KEY PLAN
CO152	SWAY DETAIL
CO153	STITCH DETAIL
CO154	SWAY DETAIL
CO155	SWAY DETAIL
CO156	SWAY DETAIL
CO157	SWAY DETAIL
CO158	SWAY DETAIL
CO159	SWAY DETAIL
CO160	SWAY DETAIL
CO161	SWAY DETAIL
CO162	SWAY DETAIL
CO163	SWAY DETAIL
CO164	SWAY DETAIL
CO165	SWAY DETAIL
CO166	SWAY DETAIL
CO167	SWAY DETAIL
CO168	SWAY DETAIL
CO169	SWAY DETAIL
CO170	SWAY DETAIL
CO171	SWAY DETAIL
CO172	SWAY DETAIL
CO173	SWAY DETAIL
CO174	SWAY DETAIL
CO175	SWAY DETAIL
CO176	SWAY DETAIL
CO177	SWAY DETAIL
CO178	SWAY DETAIL
CO179	SWAY DETAIL
CO180	SWAY DETAIL
CO181	SWAY DETAIL
CO182	SWAY DETAIL
CO183	SWAY DETAIL
CO184	SWAY DETAIL
CO185	SWAY DETAIL
CO186	SWAY DETAIL
CO187	SWAY DETAIL
CO188	SWAY DETAIL
CO189	SWAY DETAIL
CO190	SWAY DETAIL
CO191	SWAY DETAIL
CO192	SWAY DETAIL
CO193	SWAY DETAIL
CO194	SWAY DETAIL
CO195	SWAY DETAIL
CO196	SWAY DETAIL
CO197	SWAY DETAIL
CO198	SWAY DETAIL
CO199	SWAY DETAIL
CO200	SWAY DETAIL
CO201	SWAY DETAIL
CO202	SWAY DETAIL
CO203	SWAY DETAIL
CO204	SWAY DETAIL
CO205	SWAY DETAIL
CO206	SWAY DETAIL
CO207	SWAY DETAIL
CO208	SWAY DETAIL
CO209	SWAY DETAIL
CO210	SWAY DETAIL
CO211	SWAY DETAIL
CO212	SWAY DETAIL
CO213	SWAY DETAIL
CO214	SWAY DETAIL
CO215	SWAY DETAIL
CO216	SWAY DETAIL
CO217	SWAY DETAIL
CO218	SWAY DETAIL
CO219	SWAY DETAIL
CO220	SWAY DETAIL
CO221	SWAY DETAIL
CO222	SWAY DETAIL
CO223	SWAY DETAIL
CO224	SWAY DETAIL
CO225	SWAY DETAIL
CO226	SWAY DETAIL
CO227	SWAY DETAIL
CO228	SWAY DETAIL
CO229	SWAY DETAIL
CO230	SWAY DETAIL
CO231	SWAY DETAIL
CO232	SWAY DETAIL
CO233	SWAY DETAIL
CO234	SWAY DETAIL
CO235	SWAY DETAIL
CO236	SWAY DETAIL
CO237	SWAY DETAIL
CO238	SWAY DETAIL
CO239	SWAY DETAIL
CO240	SWAY DETAIL
CO241	SWAY DETAIL
CO242	SWAY DETAIL
CO243	SWAY DETAIL
CO244	SWAY DETAIL
CO245	SWAY DETAIL
CO246	SWAY DETAIL
CO247	SWAY DETAIL
CO248	SWAY DETAIL
CO249	SWAY DETAIL
CO250	SWAY DETAIL
CO251	SWAY DETAIL
CO252	SWAY DETAIL
CO253	SWAY DETAIL
CO254	SWAY DETAIL
CO255	SWAY DETAIL
CO256	SWAY DETAIL
CO257	SWAY DETAIL
CO258	SWAY DETAIL
CO259	SWAY DETAIL
CO260	SWAY DETAIL
CO261	SWAY DETAIL
CO262	SWAY DETAIL
CO263	SWAY DETAIL
CO264	SWAY DETAIL
CO265	SWAY DETAIL
CO266	SWAY DETAIL
CO267	SWAY DETAIL
CO268	SWAY DETAIL
CO269	SWAY DETAIL
CO270	SWAY DETAIL
CO271	SWAY DETAIL
CO272	SWAY DETAIL
CO273	SWAY DETAIL
CO274	SWAY DETAIL
CO275	SWAY DETAIL

[illegible]

Project Issues

design and construction documents are instruments of service and a written contract and are the property of the design professional. The use of this design and financial construction information for any other purpose without the specific written consent of the design professional is strictly prohibited. Any use of this financial construction information without the specific written consent of the design professional is strictly prohibited. Any use of this financial construction information without the specific written consent of the design professional is strictly prohibited.

Sheet name: **COVER SHEET**

ARCHITECT

 THENDESIGN ARCHITECTURE

4230 RIVER ROAD
WILLOUGHBY, OH 44094
CONTACT: RYAN SCHMIT
rschmit@thendesign.com
440.269.2266

CIVIL ENGINEER
THORSON BAKER + ASSC

3030 W STREETSBORO
RICHFIELD, OH 44286
CONTACT: DAVE MYERS
dmyers@thorsonbaker.com
330.659.6688

STRUCTURAL ENGINEER
THORSON BAKER + ASSC

3030 W STREETSBORO
RICHFIELD, OH 44286
CONTACT: KYLE RICHARDS
krichards@thorsonbaker.com
330.659.6688

MECHANICAL ENGINEER
THORSON BAKER + ASSC

3030 W STREETSBORO
RICHFIELD, OH 44286
CONTACT: ERIC FRITZ
efritz@thorsonbaker.com
330.659.6688

PLUMBING ENGINEER
THORSON BAKER + ASSC

3030 W STREETSBORO
RICHFIELD, OH 44286
CONTACT: ERIC FRITZ
efritz@thorsonbaker.com
330.659.6688

ELECTRICAL ENGINEER
THORSON BAKER + ASSC

3030 W STREETSBORO
RICHFIELD, OH 44286
CONTACT: ROB POLK
rpolk@thorsonbaker.com
330.659.6688

TECHNOLOGY DESIGNER
THORSON BAKER + ASSC

3030 W STREETSBORO
RICHFIELD, OH 44286
CONTACT: JIM RIVARD
jrivard@thorsonbaker.com
330.659.6688

KITCHEN DESIGNER
JRA
3113 W. RIVER ROAD
MUSKEGON, MI 49445
CONTACT: COURTNEY HANKIS
courtneyp@jrafoodservicedesign.com
616.454.4433

HILLTOP ELEMENTARY
BEACHWOOD CITY SCHOOL DISTRICT
24524 HILLTOP DRIVE
BEACHWOOD, OH 44122

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	37.36'	20.00'	107°01'33"	32.16'	S36°22'52"W	27.04'
C4	72.92'	57.25'	72°58'27"	68.09'	N53°37'08"W	42.34'

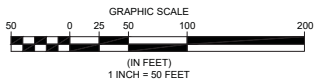
SYMBOL LEGEND	
● Ex. Clean Out	○ Guy Wire
■ Ex. Catch Basin	○ Power Pole
■ Prop. Catch Basin	○ Light Power Pole
○ Ex. Curb Inlet	○ Light Pole
○ Prop. Curb Inlet	○ Traffic Signal Pole
○ Ex. Yard Drain	○ Traffic Signal Box
○ Ex. Manhole	○ Cable TV Box
○ Ex. Sanitary Manhole	○ Electrical Box
○ Prop. Sanitary Manhole	○ Telephone (SAC) Box
○ Ex. Storm Manhole	○ Tree
○ Prop. Storm Manhole	○ Pine Tree
○ Storm Inlet MH	○ Bush
○ Ex. Water Valve	○ Yard Light
○ Prop. WL Valve	○ Gasline Marker
○ Water Meter	○ Power Transformer
○ Ex. Fire Hydrant	○ Irrigation Valve
○ Well	○ Sprinkler Control Box
○ Gas Valve	○ Sign
○ Gas Meter	○ Sprinkler Head
	○ Test Bore
	○ Guard Post
	○ Stump
	○ Mailbox

811 O.U.P.S. REFERENCE
A-300-800-751

2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1
OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS
MUST BE CALLED DIRECT

EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED HEREON. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED, WHERE PRACTICAL. HOWEVER, POLARIS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

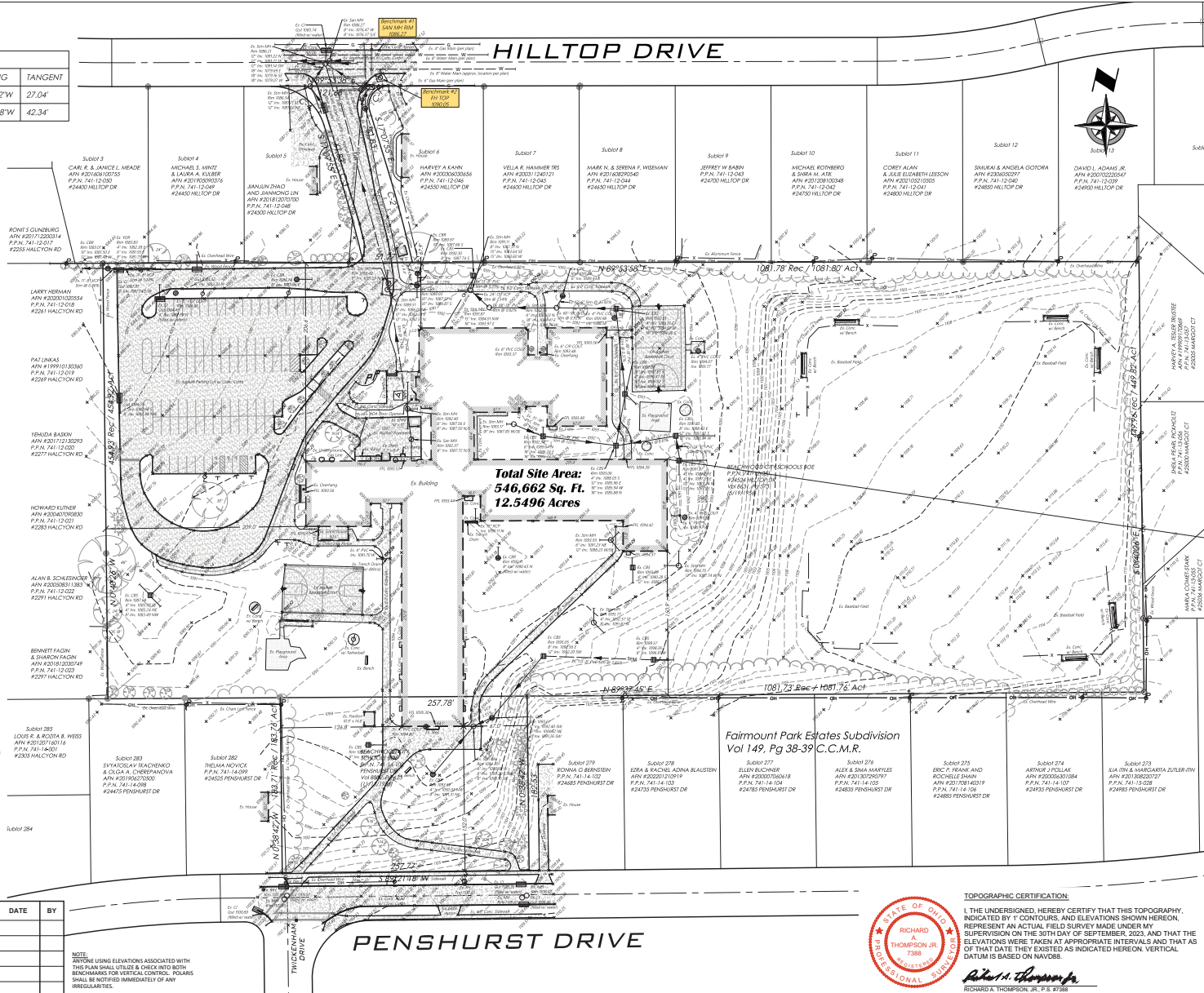
NOTE: THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.



DATE: 10/10/23 DRAWN: SBB
SCALE: HOR. 1"=50' VERT. 1"=10'
FOLDER: DWG/Proj. Surveying
FILENAME: 23144 Survey Base
TAB: 01-Existing Conditions
BNDY CHK: XXX-xxx/20xx
BASE CHK: XXX-xxx/20xx

REV. NO.	DATE	BY

NOTE:
ANYONE USING ELEVATIONS ASSOCIATED WITH THIS PLAN SHALL VERIFY AND CHECK BOTH BENCHMARKS FOR VERTICAL CONTROL. POLARIS SHALL BE NOTIFIED IMMEDIATELY OF ANY IRREGULARITIES.



24524 HILLTOP DRIVE

POLARIS ENGINEERING & SURVEYING, INC.
34625 CHARDON ROAD - SUITE D
HILLTOP DRIVE, OHIO 44024
www.polaris-es.com



EXISTING CONDITIONS

PREPARED FOR:
BEACHWOOD CPT SCHOOLS
2481 FAIRMOUNT RD.
BEACHWOOD, OHIO
PHONE: (440) 412-1748
CONTACT: KEN VEON

CONTRACT NO.

23144

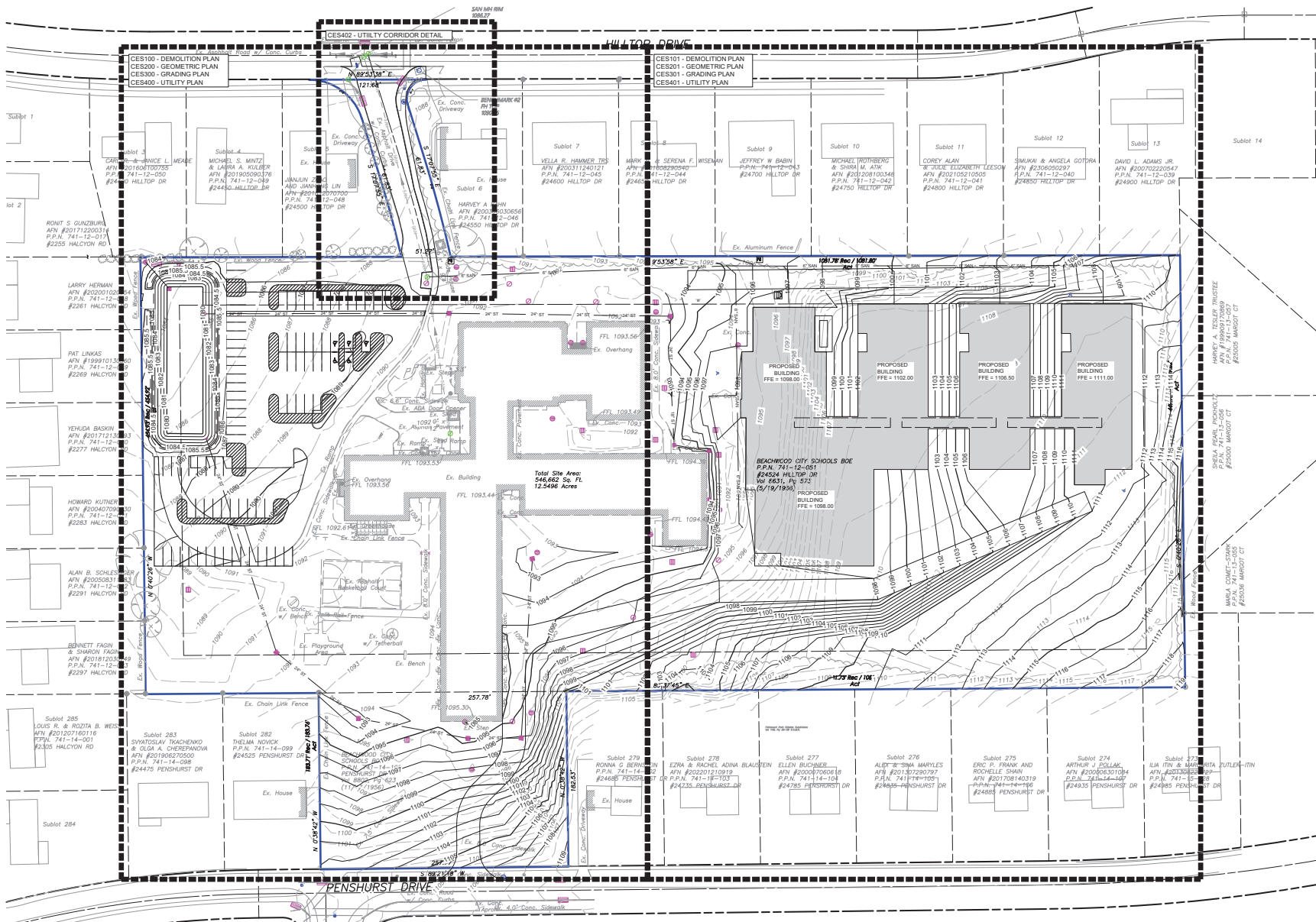
SHEET OF
01 01



TOPOGRAPHIC CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 1' CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION ON THE 30TH DAY OF SEPTEMBER, 2023, AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON. VERTICAL DATUM IS BASED ON NAVD83.

Richard A. Thompson, Jr.
RICHARD A. THOMPSON, JR., P.S. #7388



TBA
 Thorson-Baker Associates
 CONSULTING ENGINEERS
 3030 West Shedd Avenue Road
 Beachwood, Ohio 44122
 (330) 933-6668 Fax
 (330) 933-6675 Fax



PROGRESS NOT FOR CONSTRUCTION 4/19/2024

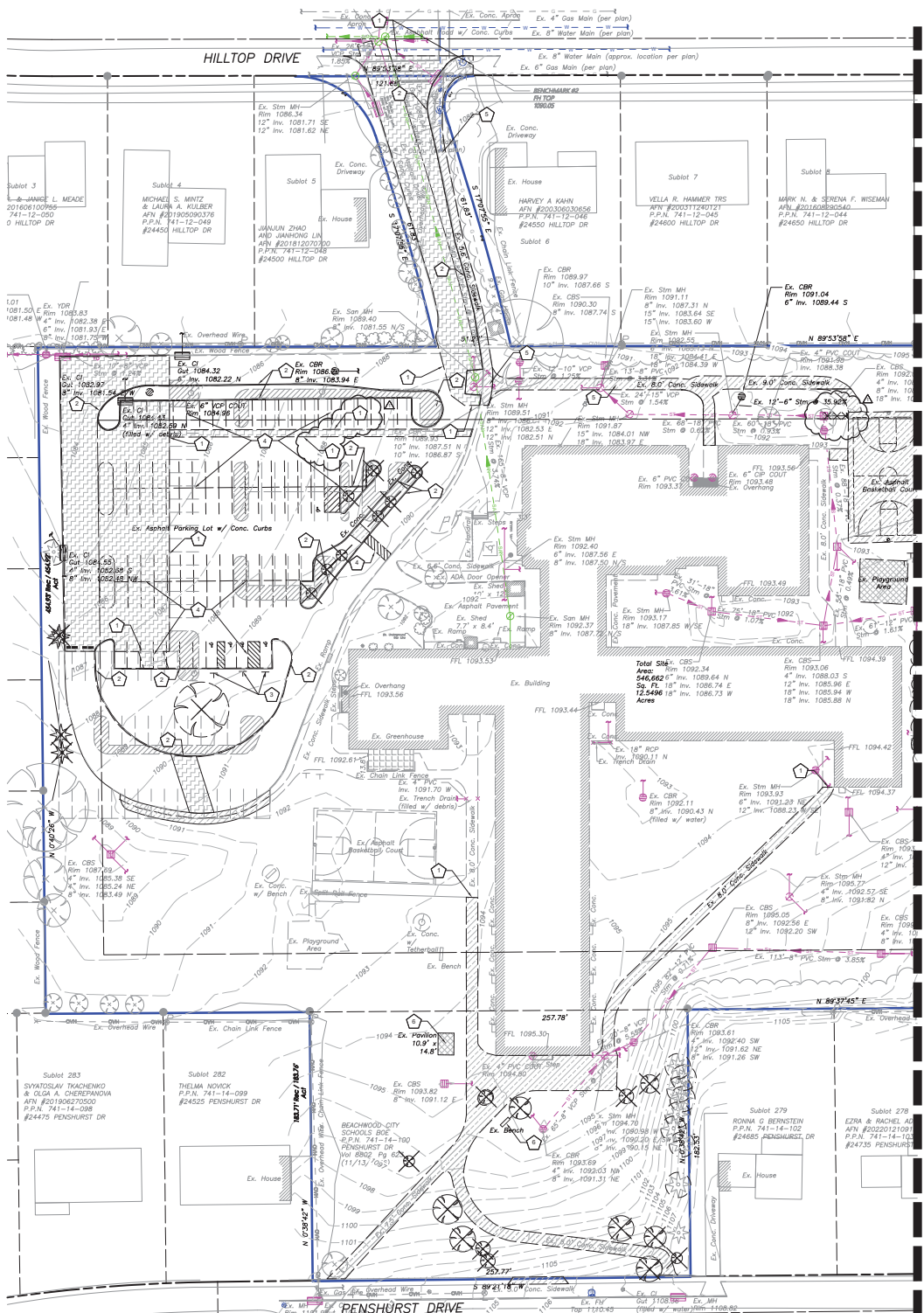
tada
 thendesign architecture

HILLTOP ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOL DISTRICT
 24524 HILLTOP DRIVE
 BEACHWOOD, OH 44122

NO.	DESCRIPTION	DATE
1	DESIGN	04/19/2024
2	REVISION	04/19/2024
3	REVISION	04/19/2024
4	REVISION	04/19/2024
5	REVISION	04/19/2024
6	REVISION	04/19/2024
7	REVISION	04/19/2024
8	REVISION	04/19/2024
9	REVISION	04/19/2024
10	REVISION	04/19/2024
11	REVISION	04/19/2024
12	REVISION	04/19/2024
13	REVISION	04/19/2024
14	REVISION	04/19/2024
15	REVISION	04/19/2024
16	REVISION	04/19/2024
17	REVISION	04/19/2024
18	REVISION	04/19/2024
19	REVISION	04/19/2024
20	REVISION	04/19/2024
21	REVISION	04/19/2024
22	REVISION	04/19/2024
23	REVISION	04/19/2024
24	REVISION	04/19/2024
25	REVISION	04/19/2024
26	REVISION	04/19/2024
27	REVISION	04/19/2024
28	REVISION	04/19/2024
29	REVISION	04/19/2024
30	REVISION	04/19/2024
31	REVISION	04/19/2024
32	REVISION	04/19/2024
33	REVISION	04/19/2024
34	REVISION	04/19/2024
35	REVISION	04/19/2024
36	REVISION	04/19/2024
37	REVISION	04/19/2024
38	REVISION	04/19/2024
39	REVISION	04/19/2024
40	REVISION	04/19/2024
41	REVISION	04/19/2024
42	REVISION	04/19/2024
43	REVISION	04/19/2024
44	REVISION	04/19/2024
45	REVISION	04/19/2024
46	REVISION	04/19/2024
47	REVISION	04/19/2024
48	REVISION	04/19/2024
49	REVISION	04/19/2024
50	REVISION	04/19/2024

OVERALL PLAN

CES001



MATCH LINE. SEE SHEET CES101

LEGEND

- 6" HT CHAIN LINK CONSTRUCTION FENCE CONTRACTOR TO DETERMINE FINAL LOCATION OF FENCE AND GATES
- UTILITY TO BE REMOVED
- AREA TO BE DEMOLISHED
- ASPHALT & BASE TO BE REMOVED
- CONCRETE TO BE REMOVED
- AGGREGATE TO BE REMOVED
- TREE PROTECTION 4" HT. ORANGE PVC CONSTRUCTION FENCE
- TREE TO BE REMOVED BY CONTRACTOR

KEY NOTES

- PROPOSED SAW CUT
- REMOVE CONCRETE CURB PER ODOT ITEM 202
- REMOVE SIGN PER ODOT ITEM 202
- REMOVE STRIPING PER ODOT ITEM 614.11 g.1.a
- REMOVE CONCRETE SIDEWALK CURB FOR UTILITY TRENCH PER ODOT ITEM 202
- REMOVING EXISTING STRUCTURE AND PROVIDE TO OWNER FOR FUTURE USE



DEMOLITION PLAN
Thorson-Baker - Associates
3020 West Street
P.O. Box 4400
Beachwood, Ohio 44024

Call 800 before you dig
Ohio Division of Public Safety
Call 800 before you dig

PROGRESS NOT FOR CONSTRUCTION
4/2/24

tda
thendesign architecture

**HILLTOP ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOL DISTRICT**

24524 HILLTOP DRIVE
BEACHWOOD, OH 44022

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	4/2/24

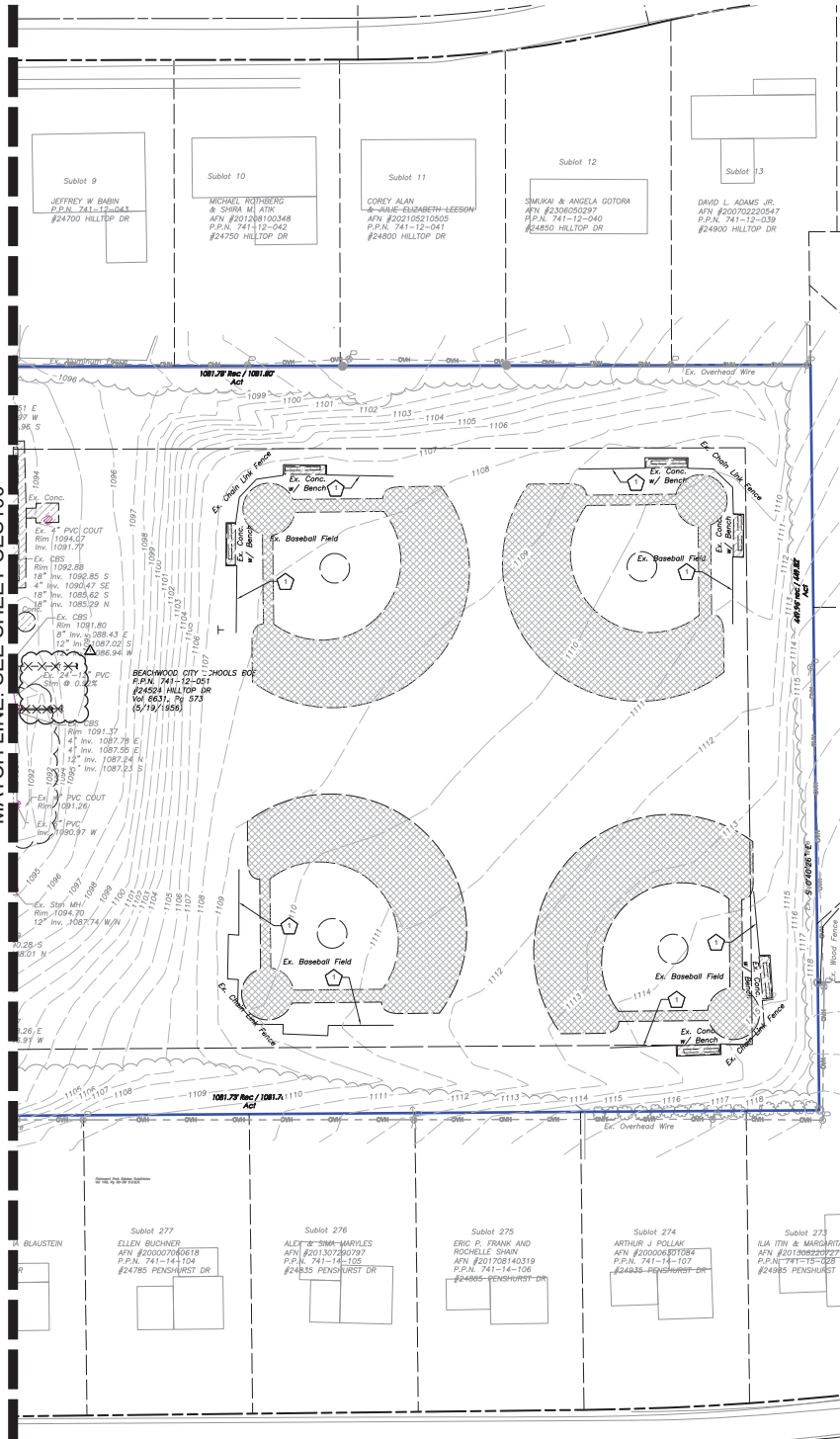
PROJECT DATA

Project Name: Hilltop Elementary School
Project Number: CES100
Project Location: 24524 Hilltop Drive, Beachwood, OH 44022

PROJECT TEAM

Owner: Beachwood City School District
Architect: Thorson-Baker - Associates
Engineer: Thorson-Baker - Associates

MATCH LINE - SEE SHEET CES100



LEGEND

- If HT CHAIN LINK CONSTRUCTION FENCE CONTRACTOR TO DETERMINE FINAL LOCATION OF FENCE AND GATES
- UTILITY TO BE REMOVED
- AREA TO BE DEMOLISHED
- TREE PROTECTION 4' HT. ORANGE PVC CONSTRUCTION FENCE
- TREE TO BE REMOVED BY CONTRACTOR

KEY NOTES

- 1 REMOVE FENCE PER ODOT ITEM 202.



TBA
Thorson-Baker Associates
20300 Street Street/Highway Road
Woodstock, Ohio 44099
(330) 659-6666 PH.
(330) 659-6675 FAX

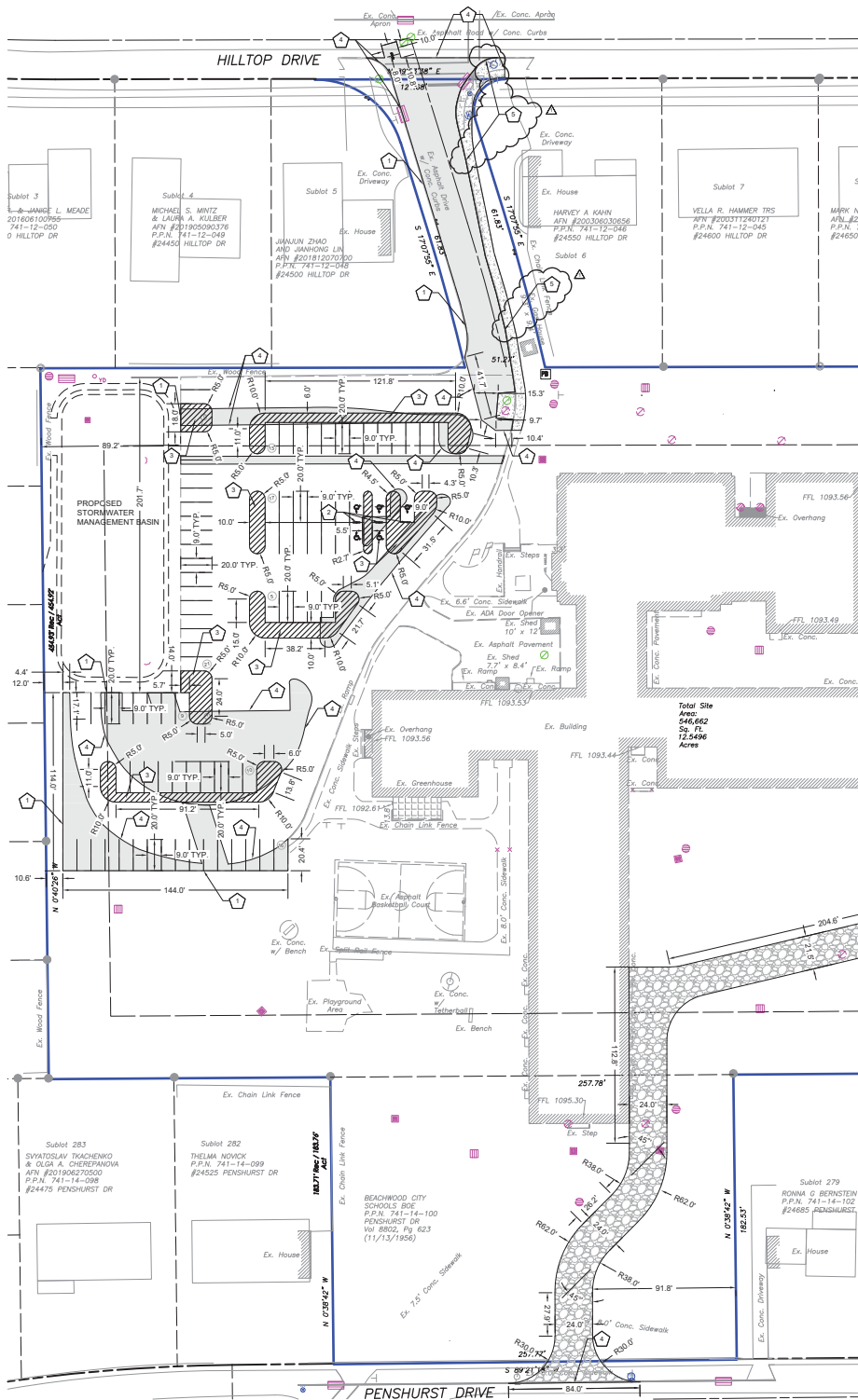


PROGRESS
NOT FOR
CONSTRUCTION
4/12/24

tada
thendesign architecture

HILLTOP ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOL DISTRICT
24624 HILLTOP DRIVE
BEACHWOOD, OH 44122

																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----



MATCH LINE: SEE SHEET CES201

LEGEND

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET CES600.
- PROPOSED SIDEWALK CONCRETE PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET CES600.
- PROPOSED AGGREGATE. SEE DETAILS AND SPECIFICATIONS ON SHEET CES703.

KEY NOTES

- 1 FURNISH AND INSTALL ASPHALT EDGE. SEE DETAIL ON SHEET CES600.
- 2 FURNISH AND INSTALL ADA PARKING SIGN PER CDOT ITEM 630 AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 3 FURNISH AND INSTALL PAVEMENT MARKING/STRIPE PER CDOT ITEM 640 AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 4 MEET AND MATCH EXISTING PAVEMENT.
- 5 FURNISH AND INSTALL INTEGRAL CONCRETE CURB & WALK. SEE DETAIL AND SPECIFICATIONS ON SHEET CES600 - DETAILS.

SITE DATA

ADDRESS: 24524 HILLTOP DR, BEACHWOOD, OH 44122
 ZONING DISTRICT: U-5 PUBLIC AND INSTITUTIONAL
 SITE AREA: 12.55 AC.
 CURRENT USE: U-5 PUBLIC AND INSTITUTIONAL
 PROPOSED USE: U-5 PUBLIC AND INSTITUTIONAL

	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT	40'	28'
MIN. STREET FRONTAGE	250'	51'
FRONT YARD BLDG. SETBACK	50'	40'
SIDE YARD BLDG. SETBACK	40'	130'
REAR YARD BLDG. SETBACK	40'	10'
SIDE YARD PARKING SETBACK	10'	130'
REAR YARD PARKING SETBACK	10'	125'
MAX. BUILDING COVERAGE	25%	62%
MIN. PLANTED AREA COVERAGE	25%	91'
PARKING SPACES	1	3
HANDICAP PARKING (1 PER 25 SPACES)	3	180 SF
PARKING SPACE SIZE	180 SF	24'
DRIVE AISLE	24'	



PROGRESS NOT FOR CONSTRUCTION 4/12/24

tda
thendesign architecture

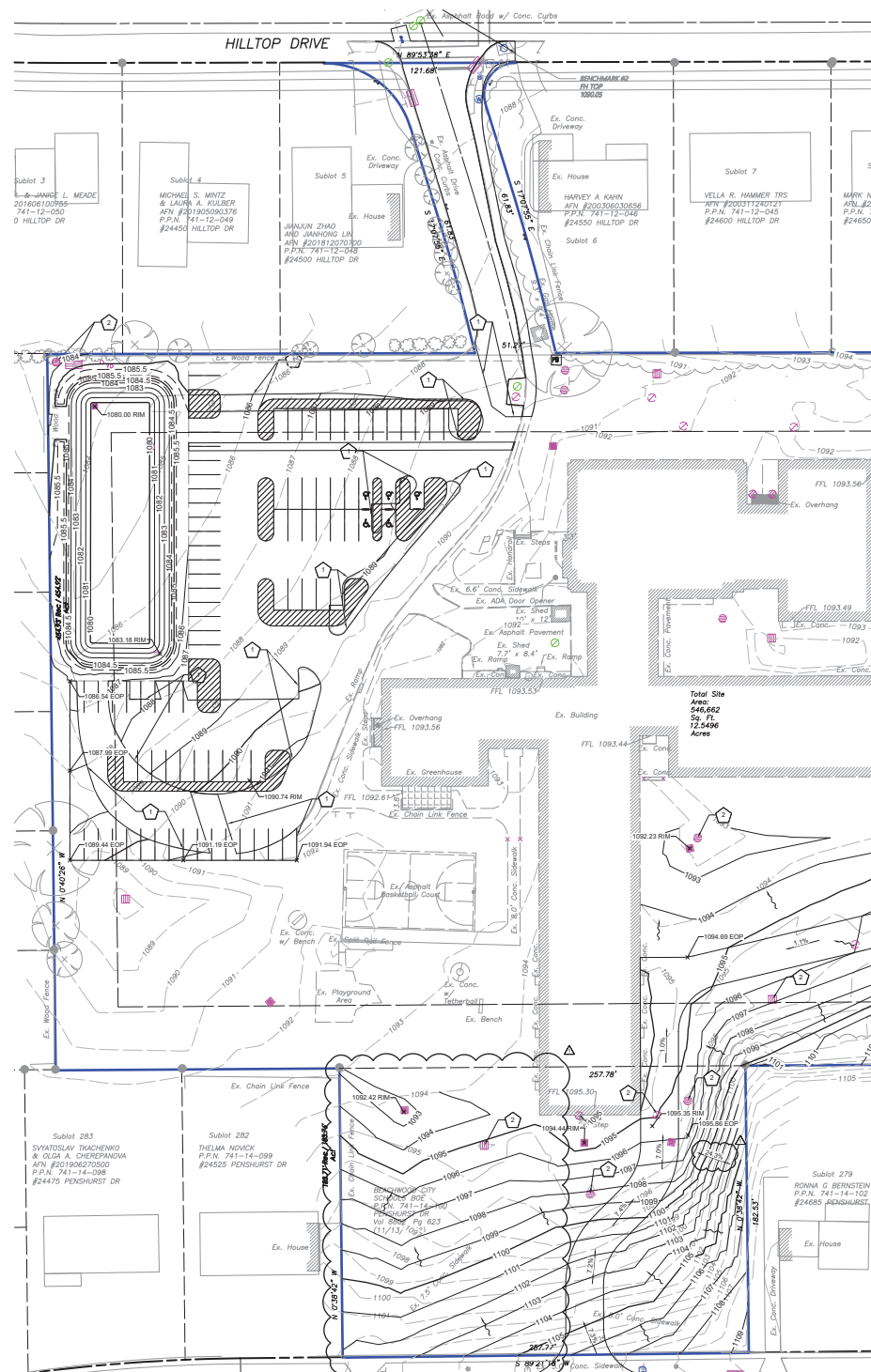
HILLTOP ELEMENTARY SCHOOL
 BEACHWOOD CITY SCHOOL DISTRICT
 24524 HILLTOP DRIVE
 BEACHWOOD, OH 44122

NO.	DESCRIPTION	DATE
1	BULLETIN 1	04/02/24
2	Sheet Revisions	
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

GEOMETRIC PLAN

CES200

00004



LEGEND



KEY NOTES

- 1 MEET AND MATCH EXISTING PAVEMENT
- 2 RAISE EXISTING STRUCTURES TO MATCH PROPOSED GRADE

PROGRESS
NOT FOR
CONSTRUCTION
4/3/2024

tda
the design architecture

HILLTOP ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOL DISTRICT

24524 HILLTOP DRIVE

BULLETIN 1			04-02
no	description	date	
Sheet Revisions			
04	00	04-01	
03	EARLY SITE MDY	02-23	
02	EARLY SITE	02-06	
01	07	12-01	
Project Name:			

GRADING PLAN

drawn by:
TBA

checked by:
TBA

sheet number:
CES300

job number:
20064

GRADING PLAN
 1" = 30'

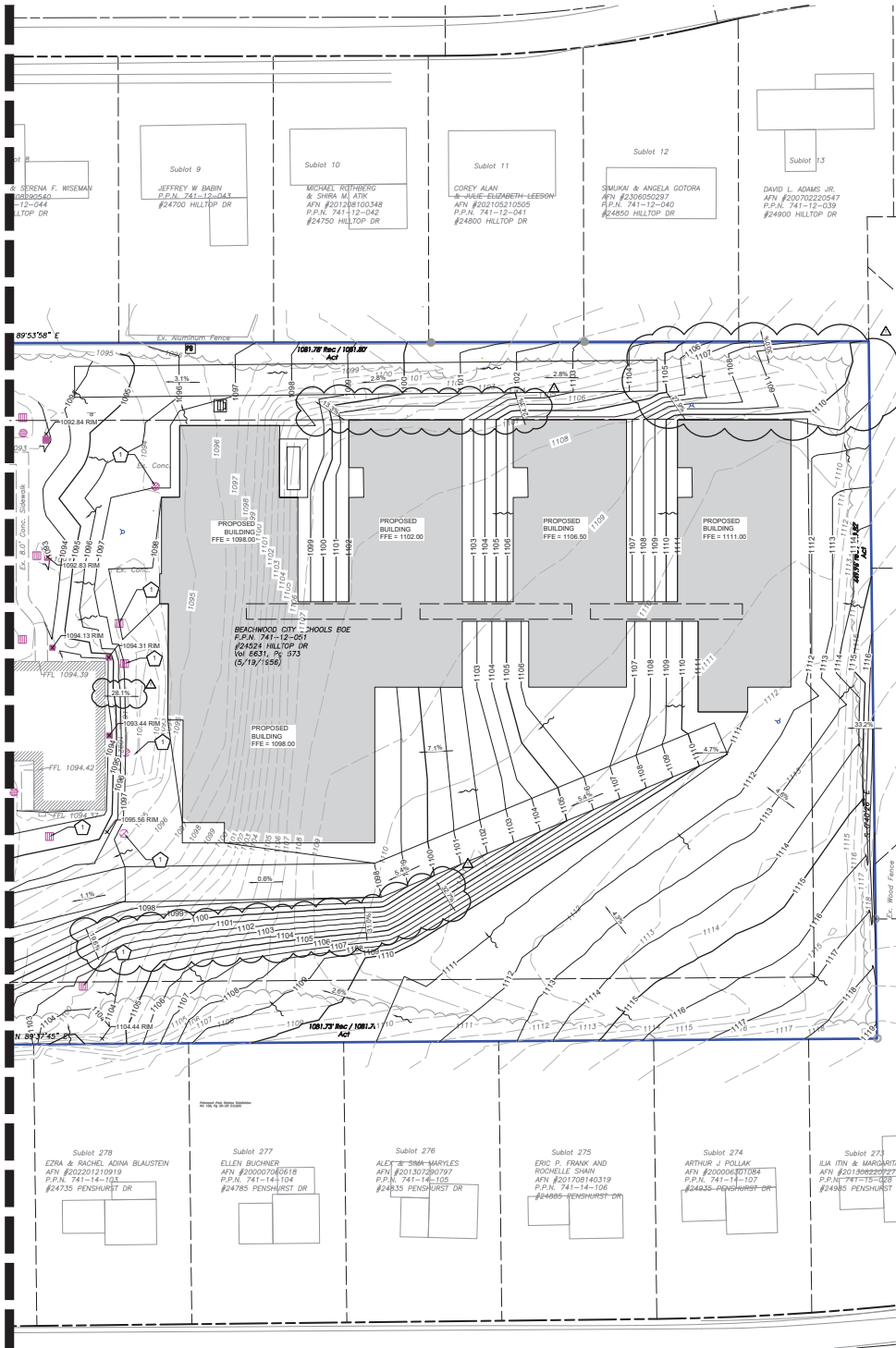
TBA
Thorson-Baker + Associates
CONSULTING ENGINEER

3030 West Streetsboro Road
Richfield, Ohio 44286

(330) 659-6068
(330) 659-0575

Ohio Utilities Protection Service
Call 811
before you dig

MATCH LINE. SEE SHEET CES300



- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATIONS
 - DRAINAGE FLOW ARROW
- KEY NOTES**
- RAISE EXISTING STRUCTURES TO MATCH PROPOSED GRADE.

GRADING PLAN



TBA
Thorson-Baker Associates
2020 Street Street/State Road
Woodstock, Ohio 44091
(330) 699-6000 PH.
(330) 699-6075 FAX

Call 811
before you dig
Ohio 811 Service
before you dig

PROGRESS
NOT FOR
CONSTRUCTION
4/12/24

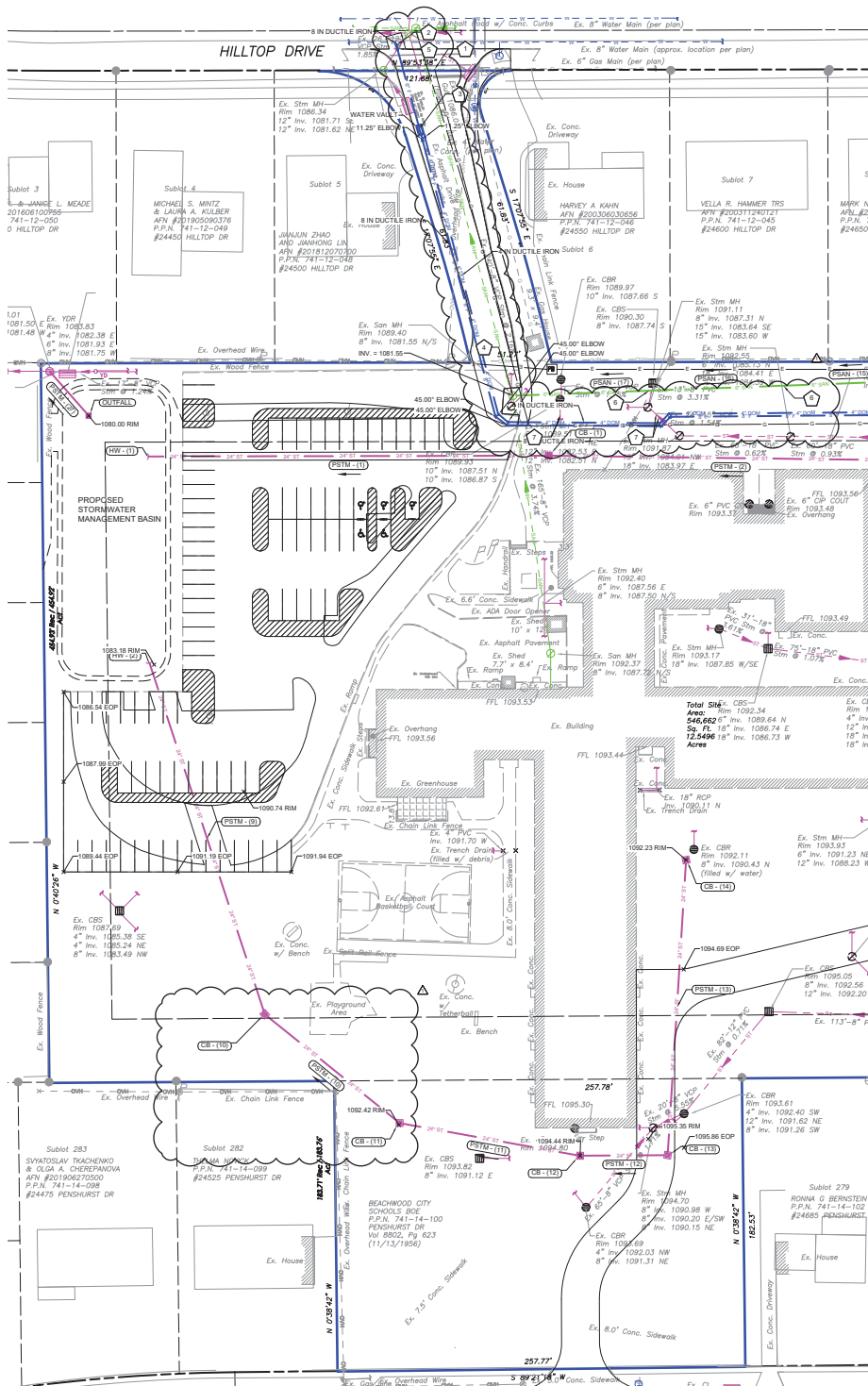
tda
thendesign architecture

HILLTOP ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOL DISTRICT
24624 HILLTOP DRIVE
BEACHWOOD, OH 44122

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04/12/24
2	REVISION	04/12/24
3	REVISION	04/12/24
4	REVISION	04/12/24
5	REVISION	04/12/24
6	REVISION	04/12/24
7	REVISION	04/12/24
8	REVISION	04/12/24
9	REVISION	04/12/24
10	REVISION	04/12/24
11	REVISION	04/12/24
12	REVISION	04/12/24
13	REVISION	04/12/24
14	REVISION	04/12/24
15	REVISION	04/12/24
16	REVISION	04/12/24
17	REVISION	04/12/24
18	REVISION	04/12/24
19	REVISION	04/12/24
20	REVISION	04/12/24
21	REVISION	04/12/24
22	REVISION	04/12/24
23	REVISION	04/12/24
24	REVISION	04/12/24
25	REVISION	04/12/24
26	REVISION	04/12/24
27	REVISION	04/12/24
28	REVISION	04/12/24
29	REVISION	04/12/24
30	REVISION	04/12/24
31	REVISION	04/12/24
32	REVISION	04/12/24
33	REVISION	04/12/24
34	REVISION	04/12/24
35	REVISION	04/12/24
36	REVISION	04/12/24
37	REVISION	04/12/24
38	REVISION	04/12/24
39	REVISION	04/12/24
40	REVISION	04/12/24
41	REVISION	04/12/24
42	REVISION	04/12/24
43	REVISION	04/12/24
44	REVISION	04/12/24
45	REVISION	04/12/24
46	REVISION	04/12/24
47	REVISION	04/12/24
48	REVISION	04/12/24
49	REVISION	04/12/24
50	REVISION	04/12/24
51	REVISION	04/12/24
52	REVISION	04/12/24
53	REVISION	04/12/24
54	REVISION	04/12/24
55	REVISION	04/12/24
56	REVISION	04/12/24
57	REVISION	04/12/24
58	REVISION	04/12/24
59	REVISION	04/12/24
60	REVISION	04/12/24
61	REVISION	04/12/24
62	REVISION	04/12/24
63	REVISION	04/12/24
64	REVISION	04/12/24
65	REVISION	04/12/24
66	REVISION	04/12/24
67	REVISION	04/12/24
68	REVISION	04/12/24
69	REVISION	04/12/24
70	REVISION	04/12/24
71	REVISION	04/12/24
72	REVISION	04/12/24
73	REVISION	04/12/24
74	REVISION	04/12/24
75	REVISION	04/12/24
76	REVISION	04/12/24
77	REVISION	04/12/24
78	REVISION	04/12/24
79	REVISION	04/12/24
80	REVISION	04/12/24
81	REVISION	04/12/24
82	REVISION	04/12/24
83	REVISION	04/12/24
84	REVISION	04/12/24
85	REVISION	04/12/24
86	REVISION	04/12/24
87	REVISION	04/12/24
88	REVISION	04/12/24
89	REVISION	04/12/24
90	REVISION	04/12/24
91	REVISION	04/12/24
92	REVISION	04/12/24
93	REVISION	04/12/24
94	REVISION	04/12/24
95	REVISION	04/12/24
96	REVISION	04/12/24
97	REVISION	04/12/24
98	REVISION	04/12/24
99	REVISION	04/12/24
100	REVISION	04/12/24

GRADING PLAN

CES301



MATCH LINE: SEE SHEET CES401

NEIGHBORING HOUSE LOCATIONS UPDATED

- LEGEND**
- EXISTING SANITARY
 - EXISTING STORM
 - EXISTING WATER
 - PROPOSED ELECTRIC, SHOWN FOR HORIZONTAL ROUTING REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DETAILS AND SPECIFICATIONS.
 - PROPOSED GAS, SHOWN FOR HORIZONTAL ROUTING REFERENCE ONLY. DETAILS AND SPECIFICATIONS PER GAS COMPANY REQUIREMENTS.
 - PROPOSED SANITARY
 - PROPOSED STORM
 - PROPOSED WATER LINE. SEE DETAILS AND SPECIFICATIONS ON SHEET CES001.
 - PROPOSED FINE LINE. SEE DETAILS AND SPECIFICATIONS ON SHEET CES001.
 - PROPOSED DOMESTIC LINE. SEE DETAILS AND SPECIFICATIONS ON SHEET CES001.
 - PROPOSED GAS METER. SHOWN FOR REFERENCE ONLY. FINAL LOCATION, DETAILS AND SPECIFICATIONS TO BE DETERMINED BY GAS COMPANY.
 - PROPOSED CATCH BASIN (CB) CURB INLET (CI). SEE SHEET CES001 FOR DETAILS AND SPECIFICATIONS.
 - PROPOSED CLEANOUT (CO). SEE SHEET CES002 FOR DETAILS AND SPECIFICATIONS.

- KEY NOTES**
1. CONNECT TO EXISTING GAS LINE. COORDINATE WITH UTILITY COMPANY. SEE MECHANICAL PLANS FOR SIZES, ETC.
 2. FURNISH AND INSTALL 8"X8" TAPPING SLEEVE AND VALVE.
 3. FURNISH AND INSTALL WATER MAIN VAULT. SEE DETAILS AND SPECIFICATIONS ON SHEET CES001.
 4. CORE DRILL EXISTING SANITARY STRUCTURE. FILL AROUND PIPE PER CDDOT ITEM 611.
 5. FURNISH AND INSTALL 8"X6" REDUCER.
 6. FURNISH AND INSTALL TEST TEE. SEE DETAIL ON SHEET CES002.
 7. MAINTAIN MIN. 18" VERTICAL CLEARANCE BETWEEN SEWER LINE AND WATER LINE. LOWER WATERLINE AS REQUIRED.

- NOTES**
1. THE PROPOSED LATERAL CONNECTION SHALL BE MADE INTO THE EXISTING SANITARY SEWER AND SHALL BE DONE BY INSTALLING A NEW MANUFACTURED PVC RIBBON WITH PVC NO-HUB COUPLING IF EXISTING MAIN IS PVC OR USE STRONGBACK TERRAZO IF VCP WITH NEW PVC PIPE.
 2. ALL SEWER WORK IN THE R/W OF PUBLIC ROAD SHALL BE BACK FILLED WITH LBM.
 3. MINIMUM SIZE OF SANITARY OR STORM SEWER LATERAL IS 6-INCH USE 80# 35 UP TO 13 FEET DEEP AND USE 80# 28 FOR DEEPER DEPTHS. ALL SEWER WORK SHALL CONFORM TO THE COUNTY'S UNIFORM STANDARDS FOR SEWERAGE IMPROVEMENTS.
 4. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

UTILITY PLAN
1"=30'



TBA
Thorson-Baker Associates
20200 Westwood Road
Westwood, Ohio 44091
(330) 659-6000
(330) 659-6071 Fax

Call 811
before you dig

PROGRESS
NOT FOR
4/12/24

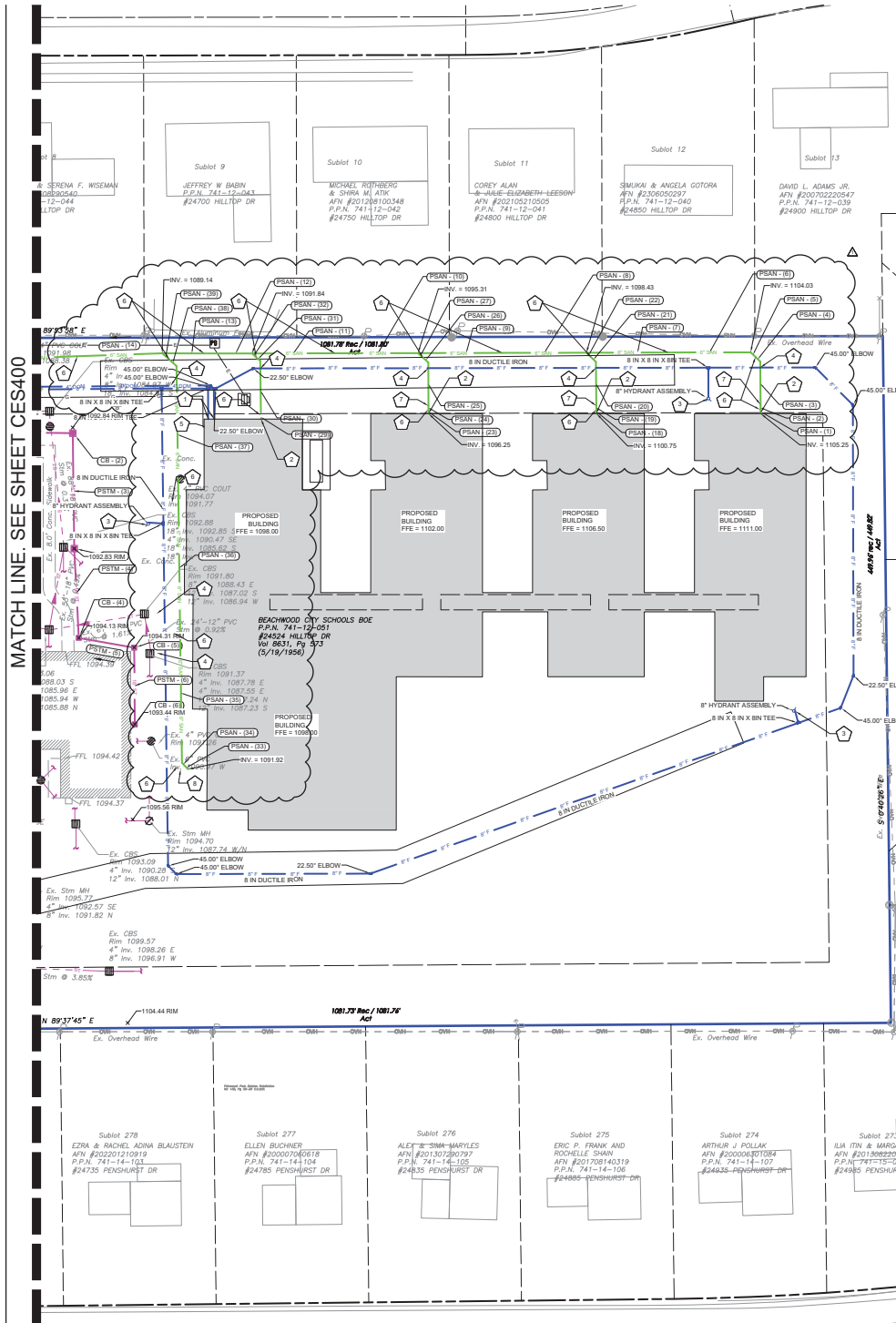
tda
thendesign architecture

HILLTOP ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOL DISTRICT
24524 HILLTOP DRIVE
BEACHWOOD, OH 44122

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/22/24
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	

UTILITY PLAN
1"=30'

MATCH LINE. SEE SHEET CES400



STRUCTURE TABLE (PROPOSED STORM SEWERS)					
STRUCTURE NAME	STRUCTURE TYPE	DETAILS	COORDINATES	FRAME	GRATE
CB - (1)	ODOT 2-3 CATCH BASIN	RIM = 1091.48 INV IN = 1085.63 (24.00' S) INV OUT = 1085.42 (24.00' W)	N 688482.01 E 2249699.28	EJW 5110	TYPE M3
CB - (2)	ODOT 2-3 CATCH BASIN	RIM = 1092.77 INV IN = 1086.88 (24.00' S) INV OUT = 1086.75 (24.00' W) INV OUT = 1086.78 (18.00' E)	N 688479.00 E 2241109.63	EJW 5110	TYPE M3
CB - (3)	ODOT 2-3 CATCH BASIN	RIM = 1092.83 INV IN = 1087.86 (18.00' S) INV OUT = 1087.26 (24.00' N)	N 688403.40 E 2241200.61	EJW 5110	TYPE M3
CB - (4)	ODOT 2-2B CATCH BASIN	RIM = 1094.13 INV IN = 1088.26 (18.00' S) INV OUT = 1088.16 (18.00' N)	N 688344.91 E 2241203.57	EJW 5110	TYPE M3
CB - (5)	ODOT 2-2B CATCH BASIN	RIM = 1094.31 INV IN = 1088.54 (18.00' S) INV OUT = 1088.44 (18.00' W)	N 688336.41 E 2241236.90	EJW 5110	TYPE M3
CB - (6)	ODOT 2-2B CATCH BASIN	RIM = 1093.44 INV IN = 1088.79 (18.00' N) INV OUT = 1088.24 (24.00' N)	N 688288.24 E 2241240.28	EJW 5110	TYPE M3
CB - (10)	ODOT 2-3 CATCH BASIN	RIM = 1091.62 INV IN = 1083.09 (24.00' SE) INV OUT = 1083.09 (24.00' N)	N 688126.85 E 2240789.73	EJW 5110	TYPE M3
CB - (11)	ODOT 2-3 CATCH BASIN	RIM = 1092.52 INV IN = 1083.54 (24.00' E) INV OUT = 1083.64 (24.00' NW)	N 688030.08 E 2240875.00	EJW 5110	TYPE M3
CB - (12)	ODOT 2-3 CATCH BASIN	RIM = 1094.44 INV IN = 1084.22 (24.00' E) INV OUT = 1084.22 (24.00' W)	N 688038.41 E 2240889.12	EJW 5110	TYPE M3
CB - (13)	ODOT 2-3 CATCH BASIN	RIM = 1096.12 INV IN = 1084.22 (24.00' N) INV OUT = 1084.49 (24.00' W)	N 688038.79 E 2241044.51	EJW 5110	TYPE M3
CB - (14)	ODOT 2-3 CATCH BASIN	RIM = 1092.23 INV IN = 1085.53 (18.00' E) INV OUT = 1085.43 (24.00' S)	N 688026.41 E 2241056.10	EJW 5110	TYPE M3
HW - (1)	ODOT 2.1 HALF HEIGHT HEADWALL	RIM = 1094.58 INV IN = 1081.00 (24.00' E)	N 688481.47 E 2240716.17	???	???
HW - (2)	ODOT 2.1 HALF HEIGHT HEADWALL	RIM = 1094.50 INV IN = 1081.00 (24.00' S)	N 688350.98 E 2240716.85	???	???
OUTFALL	ODOT 2-2B CATCH BASIN	RIM = 1080.00 INV OUT = 1075.47 (18.00' NW)	N 688007.27 E 2240676.39	EJW 5110	TYPE M3

PIPE TABLE (PROPOSED STORM SEWERS)					
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL	
PSM - (1)	24"	352 FT	1.75%	HDPE	
PSM - (2)	24"	227 FT	0.50%	HDPE	
PSM - (3)	24"	73 FT	0.50%	HDPE	
PSM - (4)	18"	56 FT	0.50%	HDPE	
PSM - (5)	18"	35 FT	0.50%	HDPE	
PSM - (6)	18"	49 FT	0.50%	HDPE	
PSM - (8)	24"	333 FT	0.50%	HDPE	
PSM - (10)	24"	196 FT	0.50%	HDPE	
PSM - (11)	24"	113 FT	0.50%	HDPE	
PSM - (12)	24"	52 FT	0.50%	HDPE	
PSM - (13)	24"	184 FT	0.50%	HDPE	
PSM - (17)	18"	36 FT	0.50%	HDPE	

PIPE TABLE (PROPOSED SANITARY SEWERS)					
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL	
PSAN - (1)	4"	2 FT	1.35%	PVC	
PSAN - (2)	4"	2 FT	1.35%	PVC	
PSAN - (3)	6"	29 FT	1.35%	PVC	
PSAN - (4)	6"	4 FT	4.21%	PVC	
PSAN - (5)	6"	4 FT	7.73%	PVC	
PSAN - (6)	6"	53 FT	6.15%	PVC	
PSAN - (7)	6"	53 FT	4.27%	PVC	
PSAN - (8)	6"	55 FT	1.00%	PVC	
PSAN - (9)	6"	55 FT	4.60%	PVC	
PSAN - (10)	6"	54 FT	0.83%	PVC	
PSAN - (11)	6"	54 FT	5.00%	PVC	
PSAN - (12)	6"	31 FT	4.99%	PVC	
PSAN - (13)	6"	27 FT	4.99%	PVC	
PSAN - (14)	6"	55 FT	2.43%	PVC	
PSAN - (15)	6"	84 FT	2.43%	PVC	
PSAN - (16)	6"	84 FT	2.43%	PVC	
PSAN - (17)	6"	84 FT	2.43%	PVC	
PSAN - (18)	4"	2 FT	6.60%	PVC	
PSAN - (19)	4"	2 FT	5.00%	PVC	
PSAN - (20)	6"	29 FT	6.15%	PVC	

PIPE TABLE (PROPOSED SANITARY SEWERS)					
PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL	
PSAN - (21)	6"	4 FT	1.00%	PVC	
PSAN - (22)	6"	4 FT	1.00%	PVC	
PSAN - (23)	4"	2 FT	2.16%	PVC	
PSAN - (24)	4"	2 FT	2.16%	PVC	
PSAN - (25)	6"	28 FT	2.16%	PVC	
PSAN - (26)	6"	4 FT	0.50%	PVC	
PSAN - (27)	6"	4 FT	0.50%	PVC	
PSAN - (28)	6"	2 FT	0.54%	PVC	
PSAN - (29)	6"	35 FT	0.50%	PVC	
PSAN - (31)	6"	3 FT	0.54%	PVC	
PSAN - (32)	6"	3 FT	1.04%	PVC	
PSAN - (33)	6"	2 FT	0.50%	PVC	
PSAN - (34)	6"	2 FT	1.00%	PVC	
PSAN - (35)	6"	84 FT	1.00%	PVC	
PSAN - (36)	6"	84 FT	1.00%	PVC	
PSAN - (37)	6"	89 FT	1.00%	PVC	
PSAN - (38)	6"	6 FT	1.00%	PVC	
PSAN - (39)	6"	6 FT	1.00%	PVC	

LEGEND

- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER
- PROPOSED ELECTRIC - SHOWN FOR HORIZONTAL ROUTING REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DETAILS AND SPECIFICATIONS.
- PROPOSED GAS - SHOWN FOR HORIZONTAL ROUTING REFERENCE ONLY. DETAILS AND SPECIFICATIONS PER GAS COMPANY REQUIREMENTS.
- PROPOSED SANITARY
- PROPOSED STORM
- PROPOSED WATER LINE - SEE DETAILS AND SPECIFICATIONS ON SHEET CES601.
- PROPOSED FIRE LINE - SEE DETAILS AND SPECIFICATIONS ON SHEET CES601.
- PROPOSED DOMESTIC LINE - SEE DETAILS AND SPECIFICATIONS ON SHEET CES601.
- PROPOSED GAS METER, SHOWN FOR REFERENCE ONLY. FINAL LOCATION, DETAILS AND SPECIFICATIONS TO BE DETERMINED BY GAS COMPANY.
- PROPOSED CATCH BASIN (CB) CURB INLET (CI). SEE SHEET CES600 FOR DETAILS AND SPECIFICATIONS.
- PROPOSED CLEANOUT (CO). SEE SHEET CES602 FOR DETAILS AND SPECIFICATIONS.

KEY NOTES

1. TERMINATE AND STUB WATER LINE.
2. FURNISH AND INSTALL STRAIGHT FLUSH HOLE TEE. SEE DETAIL ON SHEET CES602.
3. FURNISH AND INSTALL 8" FIRE HYDRANT ASSEMBLY.
4. MAINTAIN MIN. 18" VERTICAL CLEARANCE BETWEEN SEWER LINE AND WATER LINE. LOWER WATERLINE AS REQUIRED.
5. CONNECT TO EXISTING GAS LINE. COORDINATE WITH UTILITY COMPANY. SEE MECHANICAL PLANS FOR NOTES ETC.
6. FURNISH AND INSTALL TEST TEE. SEE DETAIL ON SHEET CES602.
7. FURNISH AND INSTALL SDR 35 TO SDR 40 PVC GASKETED SOLID SLEEVE COUPLING.
8. FURNISH AND INSTALL STRAIGHT FLUSH HOLE TEE. SEE DETAIL ON SHEET SHEETNUMBERNOTITLE.

NOTES:

1. THE PROPOSED LATERAL CONNECTION SHALL BE MADE INTO THE EXISTING SANITARY SEWER AND SHALL BE DONE BY INSTALLING A NEW MANUFACTURED PVC BOXE WYE WITH PVC NO-HUB COUPLING IF EXISTING MAIN IS PVC OR USE STRENGTH BACK FERRODIP VCP WITH NEW PVC WYE.
2. ALL SEWER WORK IN THE R/W OF PUBLIC ROAD SHALL BE BACK FILLED WITH LHM.
3. MINIMUM SIZE OF SANITARY OR STORM SEWER LATERAL IS 6 INCH. USE SDR 35 UP TO 13 FEET DEEP AND USE SDR 26 FOR DEEPER DEPTHS. ALL SEWER WORK SHALL CONFORM TO THE COUNTY'S UNIFORM STANDARDS FOR SEWERAGE IMPROVEMENTS.
4. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

NEIGHBORING HOUSE LOCATIONS UPDATED

UTILITY PLAN

30 0 30 60

Thorsen-Baker Associates

3030 Street Street/Highway Road (330) 659-6666 PH (330) 659-6671 FAX

Call 811 before you dig

UTILITY PLAN

Project Issues

TBA

TBA

Sheet number

CES401

00004

PROGRESS NOT FOR CONSTRUCTION 4/2/2024

tda the design architecture

HILLTOP ELEMENTARY SCHOOL

BEACHWOOD CITY SCHOOL DISTRICT

24524 HILLTOP DRIVE
BEACHWOOD, OH 44122

UTILITY PLAN

Project Issues

TBA

TBA

Sheet number

CES401

00004



 EXISTING GAS
 EXISTING OVERHEAD LINE
 EXISTING SANITARY
 EXISTING STORM
 EXISTING WATER
 PROPOSED GAS, SHOWN FOR HORIZONTAL ROUTING
 REFERENCE ONLY. DETAILS AND SPECIFICATIONS
 PER GAS COMPANY REQUIREMENTS
 EXISTING SANITARY
 PROPOSED STORM
 PROPOSED FIRE LINE, SEE DETAILS AND
 SPECIFICATIONS ON SHEET C56501
 PROPOSED DOMESTIC LINE, SEE DETAILS
 AND SPECIFICATIONS ON SHEET C56501
 PROPOSED GAS METER, SHOWN FOR
 REFERENCE ONLY. FINAL LOCATION,
 DETAILS AND SPECIFICATIONS TO BE
 DETERMINED BY GAS COMPANY
 PROPOSED GATCH BASIN (CB) CURB INLET
 (SEE SHEET C56600 FOR DETAILS AND
 SPECIFICATIONS)
 PROPOSED CLEANOUT (CO), SEE SHEET
 C56600 FOR DETAILS AND SPECIFICATIONS

[illegible]

design and are given in order to facilitate the use of the documents for the design and construction of the project.

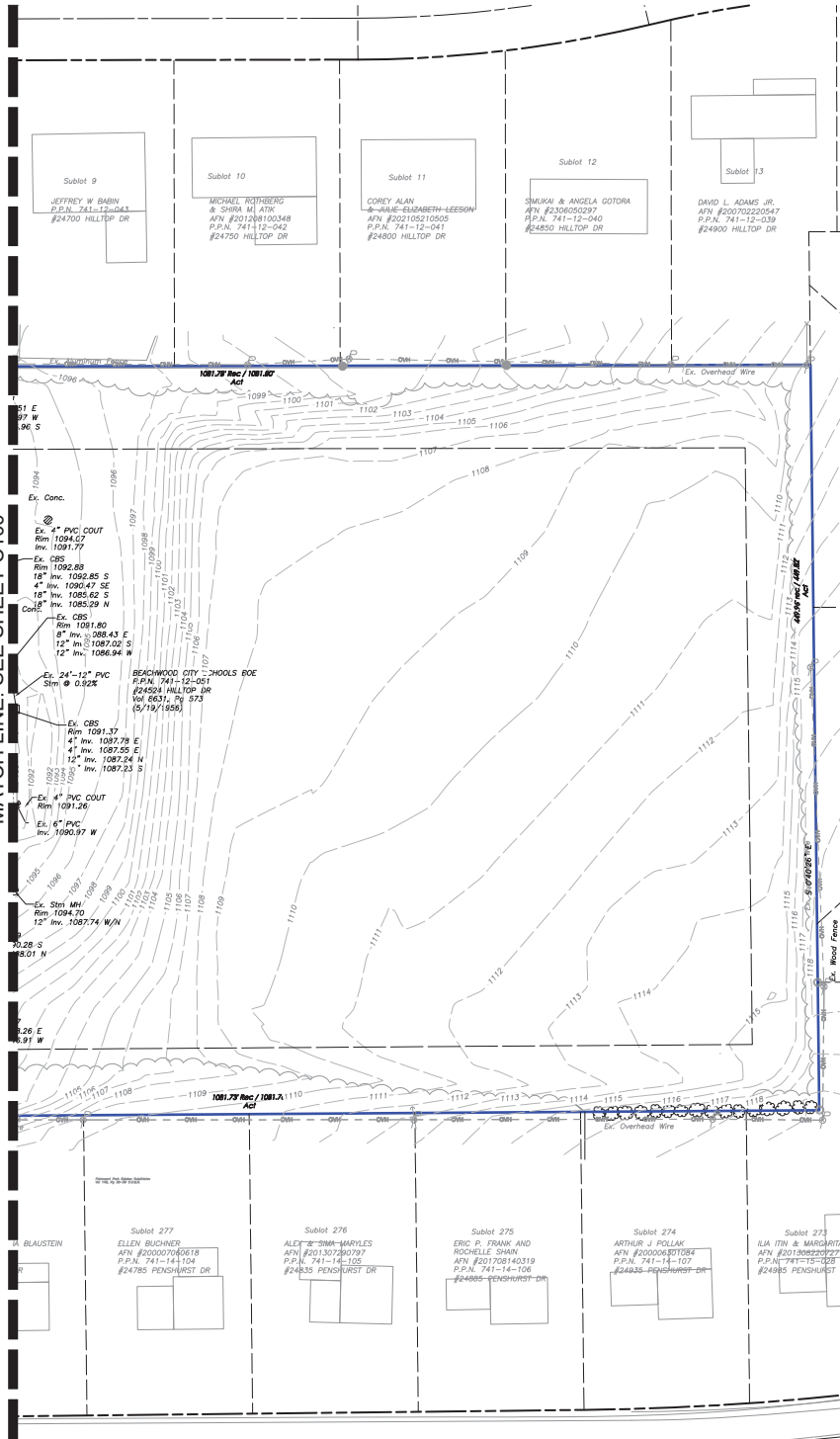
drawn by: **TBA**

checked by: **TBA**

sheet number: **CES402**

job number: **20064**

MATCH LINE - SEE SHEET C100



- LEGEND**
- 4' HT CHAIN LINK CONSTRUCTION FENCE CONTRACTOR TO DETERMINE FINAL LOCATION OF FENCE AND GATES
 - AREA TO BE DEMOLISHED
 - TREE PROTECTION 4' HT, ORANGE PVC CONSTRUCTION FENCE
 - TREE TO BE REMOVED BY CONTRACTOR
- KEY NOTES**
- REMOVE FENCE PER CDD ITEM 202.



TBA
Thorson-Baker Associates
2000 West Street
Westport, Ohio 44091
(330) 659-6000
(330) 659-6075 Fax

Call 811
before you dig
Ohio 811 Service
before you dig

PROGRESS NOT FOR CONSTRUCTION
4/26/2024

tda
thendesign architecture

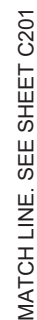
HILLTOP ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOL DISTRICT
24624 HILLTOP DRIVE
BEACHWOOD, OH 44122

NO.	DESCRIPTION	DATE
1	Sheet Revisions	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

DEMOLITION PLAN

Sheet No. **C101**

Sheet Number **20004**



	PROPOSED STANDARD DUTY ASPHALT PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C600.
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C600.
	PROPOSED SIDEWALK CONCRETE PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C600.
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C600.
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C600.

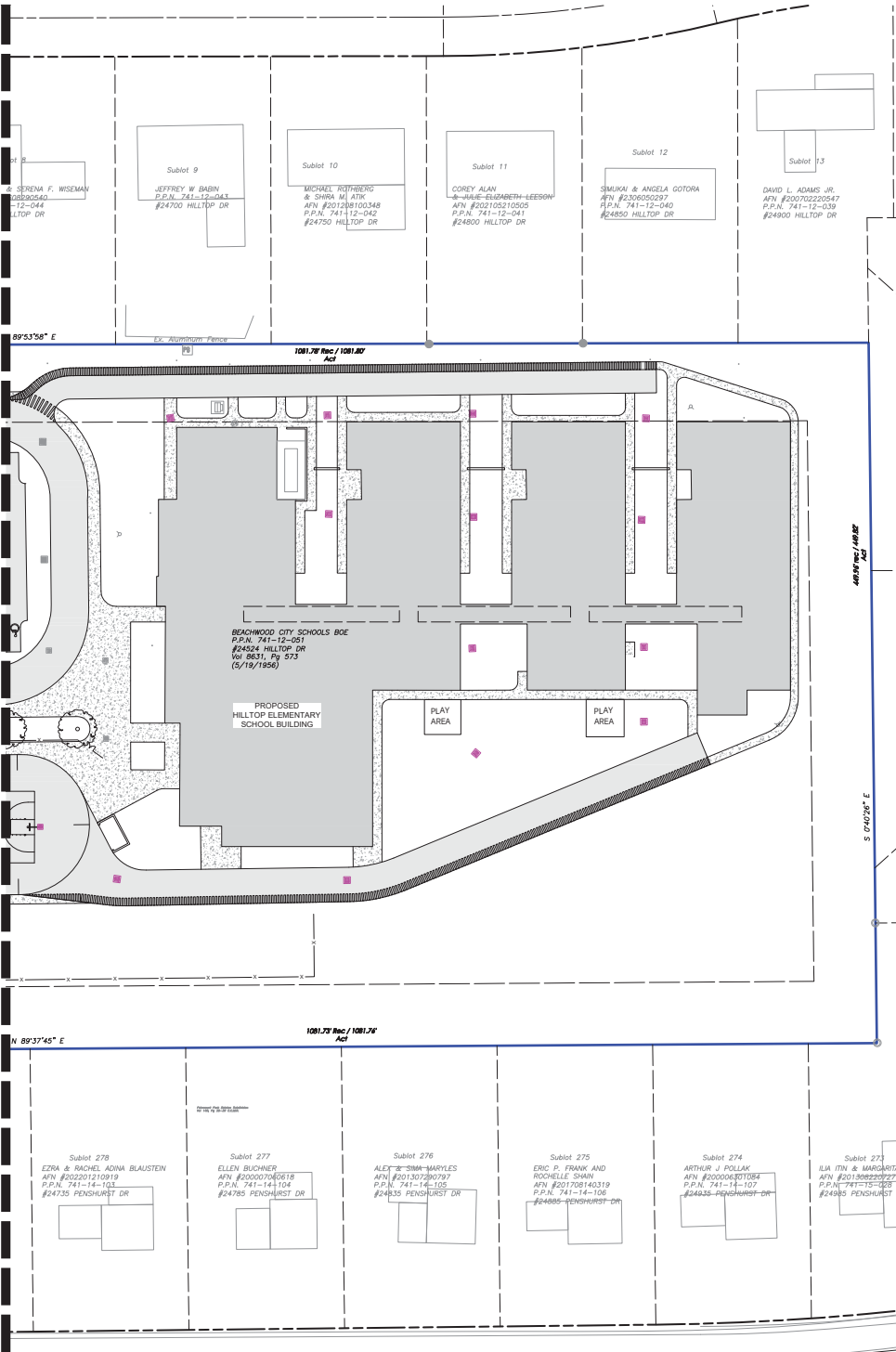
 PROPOSED MONUMENT SIGN LOCATION. SEE ARCHITECTURAL PLANS FOR DETAILS & SPECIFICATIONS.

PROPOSED USE: U-5 PUBLIC AND INSTITUTIONAL

	<u>REQUIRED</u>	<u>PROVIDED</u>
MAX. BUILDING HEIGHT	47'	
MIN. STREET FRONTAGE	250'	257'
FRONT YARD BLDG. SETBACK	50'	51'
SIDE YARD BLDG. SETBACK	40'	40'
REAR YARD BLDG. SETBACK	47'	130'
SIDE YARD PARKING SETBACK	10'	11'
REAR YARD PARKING SETBACK	10'	130'
MAX. BUILDING COVERAGE	25%	13%
MIN. PLANTED AREA COVERAGE	25%	62%
PARKING SPACES		91
HANDICAP PARKING (1 PER 25 SPACES)	3	
PARKING SPACE SIZE:	180 SF.	180 SF.
DRIVE AIR F	24"	24"



MATCH LINE. SEE SHEET C200



- LEGEND**
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT - SEE DETAILS AND SPECIFICATIONS ON SHEET C200.
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT - SEE DETAILS AND SPECIFICATIONS ON SHEET C200.
 - PROPOSED SIDEWALK CONCRETE PAVEMENT - SEE DETAILS AND SPECIFICATIONS ON SHEET C200.
 - PROPOSED STANDARD DUTY CONCRETE PAVEMENT - SEE DETAILS AND SPECIFICATIONS ON SHEET C200.
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT - SEE DETAILS AND SPECIFICATIONS ON SHEET C200.

GEOMETRIC PLAN



TBA
Thorson-Baker Associates
CONSULTING ENGINEERS
3030 Street Street/Route Road
Westland, Ohio 44092
(330) 659-6000 PH.
(330) 659-6075 FAX

Call 811
before you dig
Ohio 811 Service
before you dig

PROGRESS
NOT FOR
CONSTRUCTION
4/26/2024

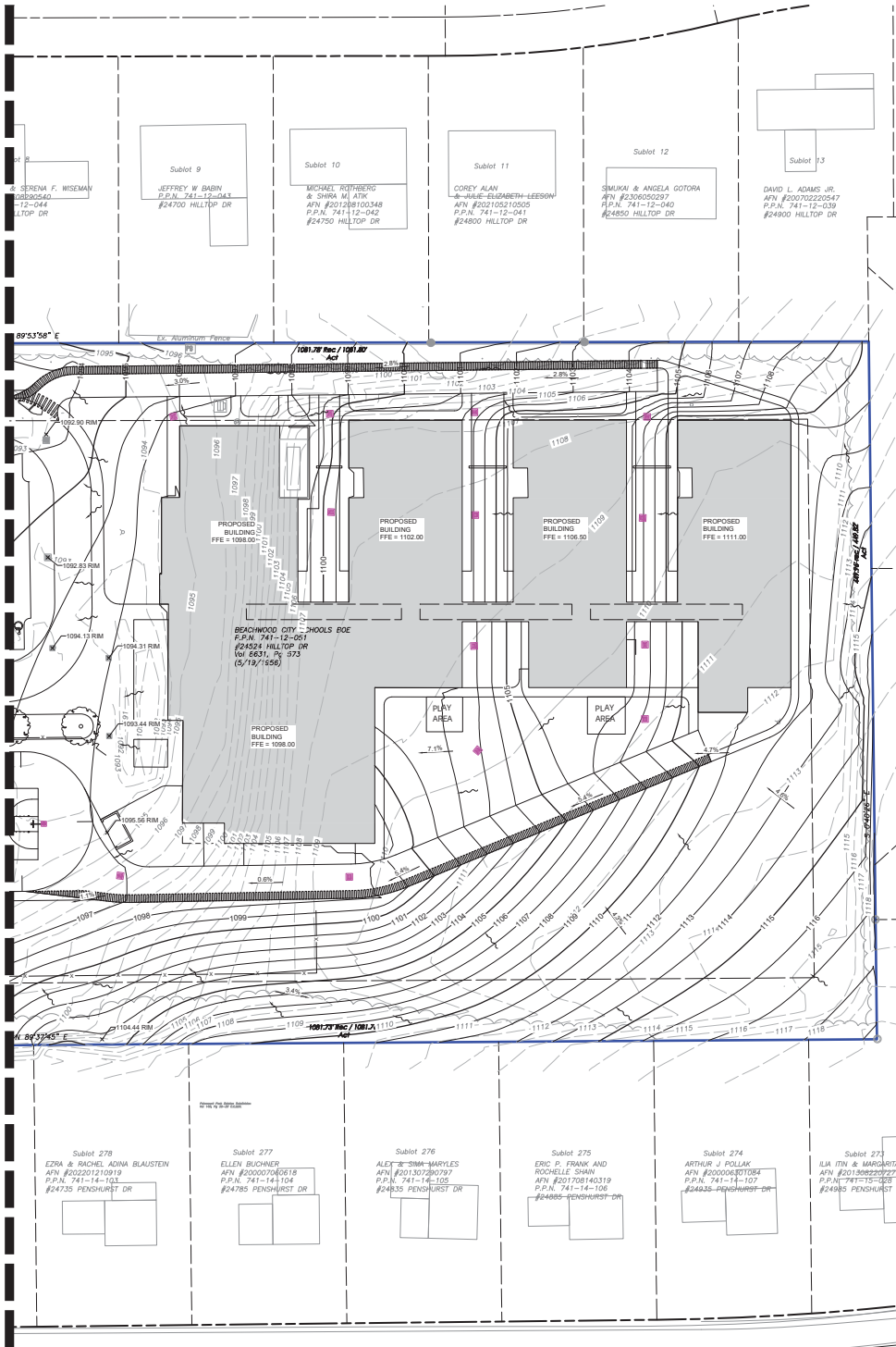
tda
thendesign architecture

HILLTOP ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOL DISTRICT
24624 HILLTOP DRIVE
BEACHWOOD, OH 44122

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	
21	REVISION	
22	REVISION	
23	REVISION	
24	REVISION	
25	REVISION	
26	REVISION	
27	REVISION	
28	REVISION	
29	REVISION	
30	REVISION	
31	REVISION	
32	REVISION	
33	REVISION	
34	REVISION	
35	REVISION	
36	REVISION	
37	REVISION	
38	REVISION	
39	REVISION	
40	REVISION	
41	REVISION	
42	REVISION	
43	REVISION	
44	REVISION	
45	REVISION	
46	REVISION	
47	REVISION	
48	REVISION	
49	REVISION	
50	REVISION	
51	REVISION	
52	REVISION	
53	REVISION	
54	REVISION	
55	REVISION	
56	REVISION	
57	REVISION	
58	REVISION	
59	REVISION	
60	REVISION	
61	REVISION	
62	REVISION	
63	REVISION	
64	REVISION	
65	REVISION	
66	REVISION	
67	REVISION	
68	REVISION	
69	REVISION	
70	REVISION	
71	REVISION	
72	REVISION	
73	REVISION	
74	REVISION	
75	REVISION	
76	REVISION	
77	REVISION	
78	REVISION	
79	REVISION	
80	REVISION	
81	REVISION	
82	REVISION	
83	REVISION	
84	REVISION	
85	REVISION	
86	REVISION	
87	REVISION	
88	REVISION	
89	REVISION	
90	REVISION	
91	REVISION	
92	REVISION	
93	REVISION	
94	REVISION	
95	REVISION	
96	REVISION	
97	REVISION	
98	REVISION	
99	REVISION	
100	REVISION	

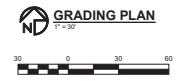
GEOMETRIC PLAN
TBA
TBA
C201
4/26/2024

MATCH LINE. SEE SHEET C300



- LEGEND**
- E --- E --- EXISTING ELECTRIC
 - G --- G --- EXISTING GAS
 - OH --- OH --- EXISTING OVERHEAD LINE
 - SAN --- SAN --- EXISTING SANITARY
 - ST --- ST --- EXISTING STORM
 - W --- W --- EXISTING WATER
 - SAN --- SAN --- PROPOSED SANITARY
 - ST --- ST --- PROPOSED STORM
 - W --- W --- PROPOSED WATER LINE
 - 1051 --- 1051 --- EXISTING CONTOURS
 - 1050 --- 1050 --- EXISTING CONTOURS
 - 1051 --- 1051 --- PROPOSED CONTOURS
 - 1050 --- 1050 --- PROPOSED CONTOURS

- KEY NOTES**
- 1 RAISE EXISTING STRUCTURES TO MATCH PROPOSED GRADE.



TBA
Thorson-Baker Associates
3030 West Street
Westland, Ohio 44092
(330) 659-6000
(330) 659-6075 Fax

Call 811
before you dig
Ohio 811 Service
before you dig

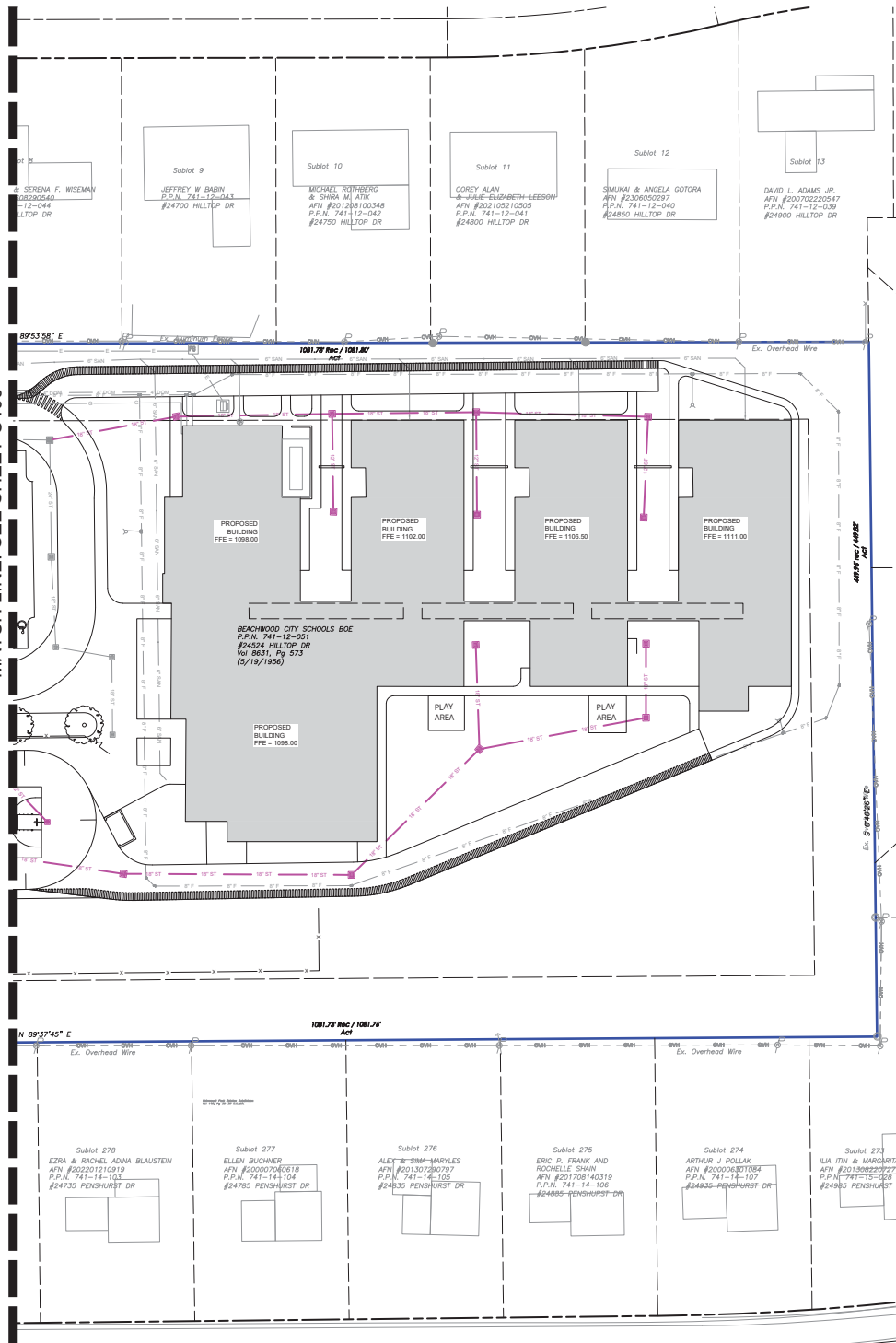
PROGRESS NOT FOR CONSTRUCTION
4/26/2024

tda
thendesign architecture

HILLTOP ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOL DISTRICT
24524 HILLTOP DRIVE
BEACHWOOD, OH 44122

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04/26/2024
2	FOR REVIEW	04/26/2024
3	FOR REVIEW	04/26/2024
4	FOR REVIEW	04/26/2024
5	FOR REVIEW	04/26/2024
6	FOR REVIEW	04/26/2024
7	FOR REVIEW	04/26/2024
8	FOR REVIEW	04/26/2024
9	FOR REVIEW	04/26/2024
10	FOR REVIEW	04/26/2024
11	FOR REVIEW	04/26/2024
12	FOR REVIEW	04/26/2024
13	FOR REVIEW	04/26/2024
14	FOR REVIEW	04/26/2024
15	FOR REVIEW	04/26/2024
16	FOR REVIEW	04/26/2024
17	FOR REVIEW	04/26/2024
18	FOR REVIEW	04/26/2024
19	FOR REVIEW	04/26/2024
20	FOR REVIEW	04/26/2024
21	FOR REVIEW	04/26/2024
22	FOR REVIEW	04/26/2024
23	FOR REVIEW	04/26/2024
24	FOR REVIEW	04/26/2024
25	FOR REVIEW	04/26/2024
26	FOR REVIEW	04/26/2024
27	FOR REVIEW	04/26/2024
28	FOR REVIEW	04/26/2024
29	FOR REVIEW	04/26/2024
30	FOR REVIEW	04/26/2024
31	FOR REVIEW	04/26/2024
32	FOR REVIEW	04/26/2024
33	FOR REVIEW	04/26/2024
34	FOR REVIEW	04/26/2024
35	FOR REVIEW	04/26/2024
36	FOR REVIEW	04/26/2024
37	FOR REVIEW	04/26/2024
38	FOR REVIEW	04/26/2024
39	FOR REVIEW	04/26/2024
40	FOR REVIEW	04/26/2024
41	FOR REVIEW	04/26/2024
42	FOR REVIEW	04/26/2024
43	FOR REVIEW	04/26/2024
44	FOR REVIEW	04/26/2024
45	FOR REVIEW	04/26/2024
46	FOR REVIEW	04/26/2024
47	FOR REVIEW	04/26/2024
48	FOR REVIEW	04/26/2024
49	FOR REVIEW	04/26/2024
50	FOR REVIEW	04/26/2024
51	FOR REVIEW	04/26/2024
52	FOR REVIEW	04/26/2024
53	FOR REVIEW	04/26/2024
54	FOR REVIEW	04/26/2024
55	FOR REVIEW	04/26/2024
56	FOR REVIEW	04/26/2024
57	FOR REVIEW	04/26/2024
58	FOR REVIEW	04/26/2024
59	FOR REVIEW	04/26/2024
60	FOR REVIEW	04/26/2024
61	FOR REVIEW	04/26/2024
62	FOR REVIEW	04/26/2024
63	FOR REVIEW	04/26/2024
64	FOR REVIEW	04/26/2024
65	FOR REVIEW	04/26/2024
66	FOR REVIEW	04/26/2024
67	FOR REVIEW	04/26/2024
68	FOR REVIEW	04/26/2024
69	FOR REVIEW	04/26/2024
70	FOR REVIEW	04/26/2024
71	FOR REVIEW	04/26/2024
72	FOR REVIEW	04/26/2024
73	FOR REVIEW	04/26/2024
74	FOR REVIEW	04/26/2024
75	FOR REVIEW	04/26/2024
76	FOR REVIEW	04/26/2024
77	FOR REVIEW	04/26/2024
78	FOR REVIEW	04/26/2024
79	FOR REVIEW	04/26/2024
80	FOR REVIEW	04/26/2024
81	FOR REVIEW	04/26/2024
82	FOR REVIEW	04/26/2024
83	FOR REVIEW	04/26/2024
84	FOR REVIEW	04/26/2024
85	FOR REVIEW	04/26/2024
86	FOR REVIEW	04/26/2024
87	FOR REVIEW	04/26/2024
88	FOR REVIEW	04/26/2024
89	FOR REVIEW	04/26/2024
90	FOR REVIEW	04/26/2024
91	FOR REVIEW	04/26/2024
92	FOR REVIEW	04/26/2024
93	FOR REVIEW	04/26/2024
94	FOR REVIEW	04/26/2024
95	FOR REVIEW	04/26/2024
96	FOR REVIEW	04/26/2024
97	FOR REVIEW	04/26/2024
98	FOR REVIEW	04/26/2024
99	FOR REVIEW	04/26/2024
100	FOR REVIEW	04/26/2024
101	FOR REVIEW	04/26/2024
102	FOR REVIEW	04/26/2024
103	FOR REVIEW	04/26/2024
104	FOR REVIEW	04/26/2024
105	FOR REVIEW	04/26/2024
106	FOR REVIEW	04/26/2024
107	FOR REVIEW	04/26/2024
108	FOR REVIEW	04/26/2024
109	FOR REVIEW	04/26/2024
110	FOR REVIEW	04/26/2024
111	FOR REVIEW	04/26/2024
112	FOR REVIEW	04/26/2024
113	FOR REVIEW	04/26/2024
114	FOR REVIEW	04/26/2024
115	FOR REVIEW	04/26/2024
116	FOR REVIEW	04/26/2024
117	FOR REVIEW	04/26/2024
118	FOR REVIEW	04/26/2024
119	FOR REVIEW	04/26/2024
120	FOR REVIEW	04/26/2024
121	FOR REVIEW	04/26/2024
122	FOR REVIEW	04/26/2024
123	FOR REVIEW	04/26/2024
124	FOR REVIEW	04/26/2024
125	FOR REVIEW	04/26/2024
126	FOR REVIEW	04/26/2024
127	FOR REVIEW	04/26/2024
128	FOR REVIEW	04/26/2024
129	FOR REVIEW	04/26/2024
130	FOR REVIEW	04/26/2024
131	FOR REVIEW	04/26/2024
132	FOR REVIEW	04/26/2024
133	FOR REVIEW	04/26/2024
134	FOR REVIEW	04/26/2024
135	FOR REVIEW	04/26/2024
136	FOR REVIEW	04/26/2024
137	FOR REVIEW	04/26/2024
138	FOR REVIEW	04/26/2024
139	FOR REVIEW	04/26/2024
140	FOR REVIEW	04/26/2024
141	FOR REVIEW	04/26/2024
142	FOR REVIEW	04/26/2024
143	FOR REVIEW	04/26/2024
144	FOR REVIEW	04/26/2024
145	FOR REVIEW	04/26/2024
146	FOR REVIEW	04/26/2024
147	FOR REVIEW	04/26/2024
148	FOR REVIEW	04/26/2024
149	FOR REVIEW	04/26/2024
150	FOR REVIEW	04/26/2024
151	FOR REVIEW	04/26/2024
152	FOR REVIEW	04/26/2024
153	FOR REVIEW	04/26/2024
154	FOR REVIEW	04/26/2024
155	FOR REVIEW	04/26/2024
156	FOR REVIEW	04/26/2024
157	FOR REVIEW	04/26/2024
158	FOR REVIEW	04/26/2024
159	FOR REVIEW	04/26/2024
160	FOR REVIEW	04/26/2024
161	FOR REVIEW	04/26/2024
162	FOR REVIEW	04/26/2024
163	FOR REVIEW	04/26/2024
164	FOR REVIEW	04/26/2024
165	FOR REVIEW	04/26/2024
166	FOR REVIEW	04/26/2024
167	FOR REVIEW	04/26/2024
168	FOR REVIEW	04/26/2024
169	FOR REVIEW	04/26/2024
170	FOR REVIEW	04/26/2024
171	FOR REVIEW	04/26/2024
172	FOR REVIEW	04/26/2024
173	FOR REVIEW	04/26/2024
174	FOR REVIEW	04/26/2024
175	FOR REVIEW	04/26/2024
176	FOR REVIEW	04/26/2024
177	FOR REVIEW	04/26/2024
178	FOR REVIEW	04/26/2024
179	FOR REVIEW	04/26/2024
180	FOR REVIEW	04/26/2024
181	FOR REVIEW	04/26/2024
182	FOR REVIEW	04/26/2024
183	FOR REVIEW	04/26/2024
184	FOR REVIEW	04/26/2024
185	FOR REVIEW	04/26/2024
186	FOR REVIEW	04/26/2024
187	FOR REVIEW	04/26/2024
188	FOR REVIEW	04/26/2024
189	FOR REVIEW	04/26/2024
190	FOR REVIEW	04/26/2024
191	FOR REVIEW	04/26/2024
192	FOR REVIEW	04/26/2024
193	FOR REVIEW	04/26/2024
194	FOR REVIEW	04/26/2024
195	FOR REVIEW	04/26/2024
196	FOR REVIEW	04/26/2024
197	FOR REVIEW	04/26/2024
198	FOR REVIEW	04/26/2024
199	FOR REVIEW	04/26/2024
200	FOR REVIEW	04/26/2024
201	FOR REVIEW	04/26/2024
202	FOR REVIEW	04/26/2024
203	FOR REVIEW	04/26/2024
204	FOR REVIEW	04/26/2024
205	FOR REVIEW	04/26/2024
206	FOR REVIEW	04/26/2024
207	FOR REVIEW	04/26/2024
208	FOR REVIEW	04/26/2024
209	FOR REVIEW	04/26/2024
210	FOR REVIEW	04/26/2024
211	FOR REVIEW	04/26/2024
212	FOR REVIEW	04/26/2024
213	FOR REVIEW	04/26/2024
214	FOR REVIEW	04/26/2024
215	FOR REVIEW	04/26/2024
216	FOR REVIEW	04/26/2024
217	FOR REVIEW	04/26/2024
218	FOR REVIEW	04/26/2024
219	FOR REVIEW	04/26/2024
220	FOR REVIEW	04/26/2024
221	FOR REVIEW	04/26/2024
222	FOR REVIEW	04/26/2024
223	FOR REVIEW	04/26/2024
224	FOR REVIEW	04/26/2024
225	FOR REVIEW	04/26/2024
226	FOR REVIEW	04/26/2024
227	FOR REVIEW	04/26/2024
228	FOR REVIEW	04/26/2024
229	FOR REVIEW	04/26/2024
230	FOR REVIEW	04/26/2024
231	FOR REVIEW	04/26/2024
232	FOR REVIEW	04/26/2024
233	FOR REVIEW	04/26/2024
234	FOR REVIEW	04/26/2024
235	FOR REVIEW	04/26/2024
236	FOR REVIEW	04/26/2024
237	FOR REVIEW	04/26/2024
238	FOR REVIEW	04/26/2024
239	FOR REVIEW	04/26/2024
240	FOR REVIEW	04/26/2024
241	FOR REVIEW	04/26/2024
242	FOR REVIEW	04/26/2024
243	FOR REVIEW	04/26/2024
244	FOR REVIEW	04/26/2024
245	FOR REVIEW	04/26/2024
246	FOR REVIEW	04/26/2024
247	FOR REVIEW	04/26/2024
248	FOR REVIEW	04/26/2024
249	FOR REVIEW	04/26/2024
250	FOR REVIEW	04/26/2024
251	FOR REVIEW	04/26/2024
252	FOR REVIEW	04/26/2024
253	FOR REVIEW	04/26/2024
254	FOR REVIEW	04/26/2024
255	FOR REVIEW	04/26/2024
256	FOR REVIEW	04/26/2024
257	FOR REVIEW	04/26/2024
258	FOR REVIEW	04/26/2024
259	FOR REVIEW	04/26/2024
260	FOR REVIEW	04/26/2024
261	FOR REVIEW	04/26/2024
262	FOR REVIEW	04/26/2024
263	FOR REVIEW	04/26/2024
264	FOR REVIEW	04/26/2024
265	FOR REVIEW	04/26/2024
266	FOR REVIEW	04/26/2024
267	FOR REVIEW	04/26/2024

MATCH LINE. SEE SHEET C400



- LEGEND**
- EXISTING STORM
 - PROPOSED GAS, SHOWN FOR HORIZONTAL ROUTING REFERENCE ONLY. DETAILS AND SPECIFICATIONS PER GAS COMPANY REQUIREMENTS.
 - PROPOSED SANITARY
 - PROPOSED STORM
 - PROPOSED WATER LINE. SEE DETAILS AND SPECIFICATIONS ON SHEET C5501.
 - PROPOSED GAS METER. SHOWN FOR REFERENCE ONLY. FINAL LOCATION, DETAILS AND SPECIFICATIONS TO BE DETERMINED BY GAS COMPANY.
 - PROPOSED CATCH BASIN (CB) CURB INLET (CI). SEE SHEET C5502 FOR DETAILS AND SPECIFICATIONS.
 - PROPOSED CLEANOUT (CO). SEE SHEET C5502 FOR DETAILS AND SPECIFICATIONS.

- KEY NOTES**
- TERMINATE AND STUB WATER LINE.
 - TERMINATE AND STUB SANITARY LATERAL.
 - FURNISH AND INSTALL 1" FIRE HYDRANT ASSEMBLY.
 - MAINTAIN MIN. 18" VERTICAL CLEARANCE BETWEEN SEWER LINE AND WATER LINE. LOWER WATERLINE AS REQUIRED.
 - CONNECT TO EXISTING GAS LINE. COORDINATE WITH UTILITY COMPANY. SEE MECHANICAL PLANS FOR SIZES, ETC.



HILLTOP ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOL DISTRICT
24524 HILLTOP DRIVE
BEACHWOOD, OH 44122

NO.	DESCRIPTION	DATE
1	Sheet Revisions	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

UTILITY PLAN

Sheet No. **C401**

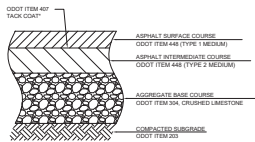
Project Name: **HILLTOP ELEMENTARY SCHOOL**

Project Location: **BEACHWOOD CITY SCHOOL DISTRICT**

Project Date: **4/26/2024**

Project Status: **NOT FOR CONSTRUCTION**

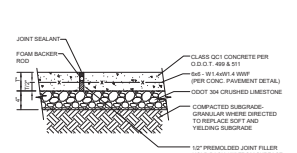
SECTION	SURFACE	INTERMED	BASE
1 (LIGHT)	1"	3"	8"
2 (HEAVY)	1"	3"	8"



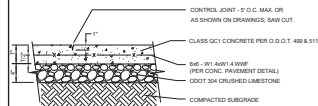
SLAB IS NOT PERMITTED IN SURFACE OR INTERMEDIATE COURSES

1. TACK COAT ONLY REQUIRED WHEN SURFACE COURSE IS REPAIRED IN 4 HOURS OR MORE AFTER INTERMEDIATE COURSE.
2. SLOPE OF SUBGRADE SHALL FOLLOW DASH SLOPE AS NOTED ON DRAWING PLAN.

ASPHALT PAVEMENT DETAIL



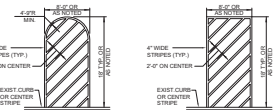
EXPANSION JOINT



CONTROL JOINT

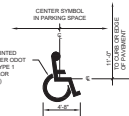
1. 1/2\"/>

PAVEMENT JOINTS

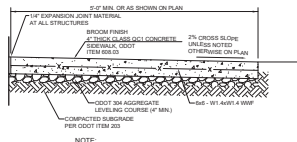


1. STRIP COLOR TO BE WHITE OR MATCH OTHER PARKING SPACE STRIP.
2. IF NO CURB OR CENTER STRIP, PAINT 4\"/>

STRIPING DETAIL



ACCESSIBLE SYMBOL DETAIL

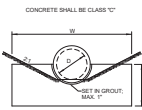


1. SURFACE TO BE SEALED PER CDDT ITEM 512.
2. SLOPE OF SUBGRADE SHALL FOLLOW DASH SLOPE AS NOTED ON DRAWING PLAN.

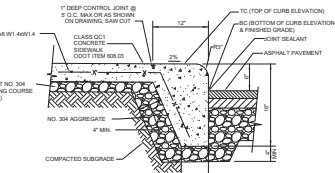
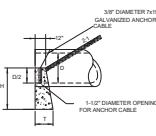
CONCRETE SIDEWALK

DIMENSIONS	W	D	T
12"	2'-0"	3'-0"	12"
18"	2'-0"	3'-0"	12"
24"	2'-0"	3'-0"	12"
30"	2'-0"	3'-0"	12"

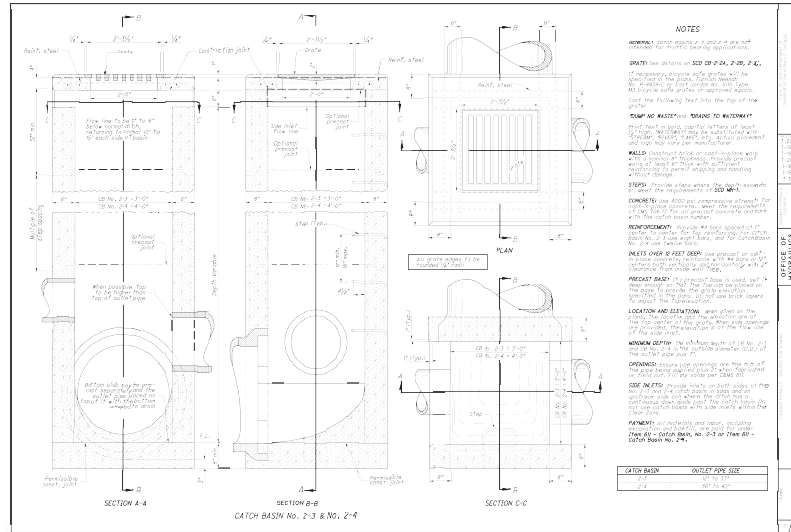
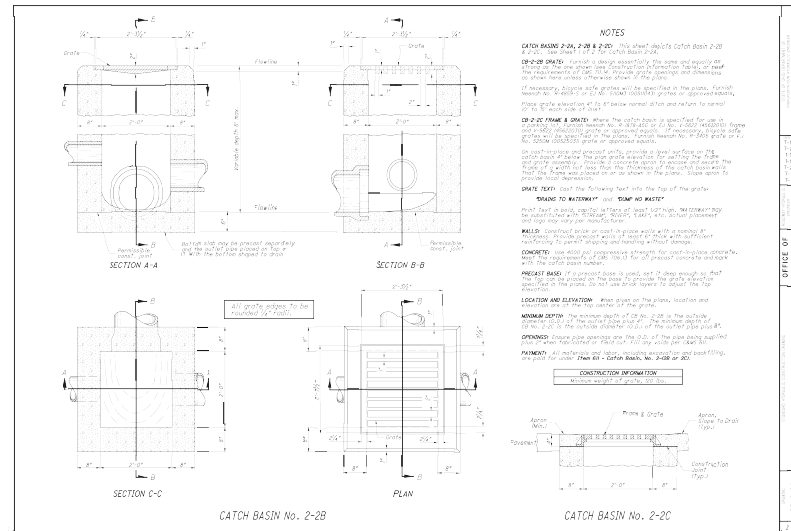
1. 1/2\"/>



HALF HEIGHT CONCRETE HEADWALL



INTEGRAL CONCRETE CURB AND WALK



PROGRESS
NOT FOR
4/26/2024

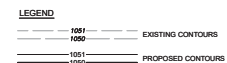
tda
thendesign architecture

HILLTOP ELEMENTARY SCHOOL
BEACHWOOD CITY SCHOOL DISTRICT
24524 HILLTOP DRIVE
BEACHWOOD, OH 44122

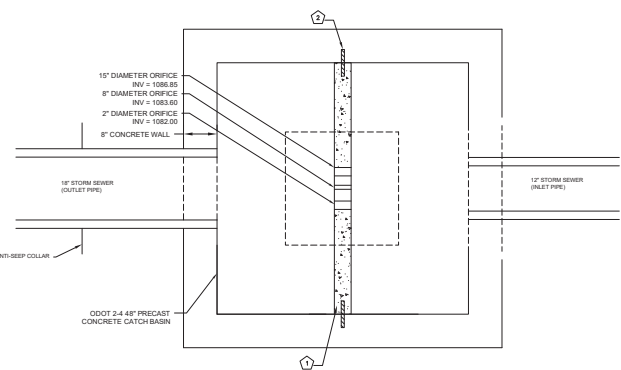
NO	DESCRIPTION	DATE
1	Sheet Revisions	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

NO	DESCRIPTION	DATE
1	Sheet Revisions	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

C600



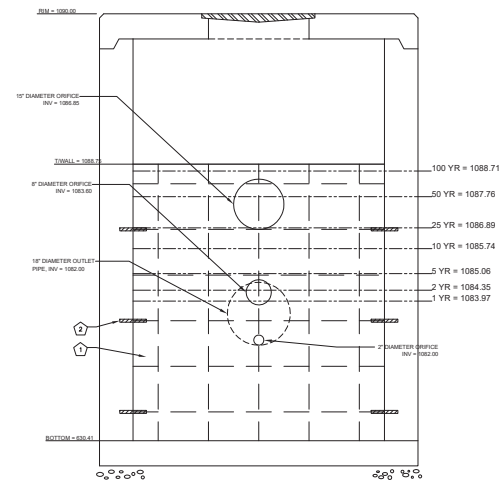
SEE OUTLET OS - (1) DETAIL THIS SHEET



GENERAL NOTES:

1. INLET & OUTLET PIPES TO & FROM THE OUTLET CONTROL STRUCTURE SHALL BE HAVE WATERTIGHT CONNECTIONS WHERE PIPES PENETRATE THE WALL OF THE STRUCTURE.
2. PROVIDE AN ANTI-SEEP COLLAR ON THE OUTLET PIPE FROM THE OUTLET CONTROL STRUCTURE. SEE DETAIL ON THIS SHEET.
3. WEIR WALL JOINTS AND WEIR WALL TO STRUCTURE WALL JOINTS SHALL BE WATERTIGHT.

ODOT 2-4 CATCH BASIN



OUTLET STRUCTURE CATCH BASIN OS-1

[illegible]

PROPOSED LAYOUT

PROPOSED ELEVATIONS

NOTES

1. ISOLATOR ROW PLUS (SEE DETAIL)

2. IN PLACE MINIMUM 1" OF AGGREGATE BENEATH ALL CHAMBERS AND UNDERNEATH CHAMBER FEET FOR SOIL PROTECTION AT ALL CHAMBER ROW PLUS

3. BED LIMITS

4

UNDERDRAIN DETAIL

5

MC-SERIES END CAP INSERTION DETAIL

6

MC-7200 CROSS SECTION DETAIL

7

MC-7200 TECHNICAL SPECIFICATION

PART #	STUB	B	C
MC-7200-100	10' (3048 mm)	42.54' (1297 mm)	5.00' (1524 mm)
MC-7200-120	12' (3658 mm)	48.57' (1480 mm)	5.00' (1524 mm)
MC-7200-140	14' (4268 mm)	54.60' (1663 mm)	5.00' (1524 mm)
MC-7200-160	16' (4878 mm)	60.63' (1848 mm)	5.00' (1524 mm)
MC-7200-180	18' (5488 mm)	66.66' (2033 mm)	5.00' (1524 mm)
MC-7200-200	20' (6098 mm)	72.69' (2218 mm)	5.00' (1524 mm)
MC-7200-220	22' (6708 mm)	78.72' (2403 mm)	5.00' (1524 mm)
MC-7200-240	24' (7318 mm)	84.75' (2588 mm)	5.00' (1524 mm)
MC-7200-260	26' (7928 mm)	90.78' (2773 mm)	5.00' (1524 mm)
MC-7200-280	28' (8538 mm)	96.81' (2958 mm)	5.00' (1524 mm)
MC-7200-300	30' (9148 mm)	102.84' (3143 mm)	5.00' (1524 mm)
MC-7200-320	32' (9758 mm)	108.87' (3328 mm)	5.00' (1524 mm)
MC-7200-340	34' (10368 mm)	114.90' (3513 mm)	5.00' (1524 mm)
MC-7200-360	36' (10978 mm)	120.93' (3698 mm)	5.00' (1524 mm)
MC-7200-380	38' (11588 mm)	126.96' (3883 mm)	5.00' (1524 mm)
MC-7200-400	40' (12198 mm)	132.99' (4068 mm)	5.00' (1524 mm)
MC-7200-420	42' (12808 mm)	139.02' (4253 mm)	5.00' (1524 mm)
MC-7200-440	44' (13418 mm)	145.05' (4438 mm)	5.00' (1524 mm)
MC-7200-460	46' (14028 mm)	151.08' (4623 mm)	5.00' (1524 mm)
MC-7200-480	48' (14638 mm)	157.11' (4808 mm)	5.00' (1524 mm)
MC-7200-500	50' (15248 mm)	163.14' (4993 mm)	5.00' (1524 mm)
MC-7200-520	52' (15858 mm)	169.17' (5178 mm)	5.00' (1524 mm)
MC-7200-540	54' (16468 mm)	175.20' (5363 mm)	5.00' (1524 mm)
MC-7200-560	56' (17078 mm)	181.23' (5548 mm)	5.00' (1524 mm)
MC-7200-580	58' (17688 mm)	187.26' (5733 mm)	5.00' (1524 mm)
MC-7200-600	60' (18298 mm)	193.29' (5918 mm)	5.00' (1524 mm)
MC-7200-620	62' (18908 mm)	199.32' (6103 mm)	5.00' (1524 mm)
MC-7200-640	64' (19518 mm)	205.35' (6288 mm)	5.00' (1524 mm)
MC-7200-660	66' (20128 mm)	211.38' (6473 mm)	5.00' (1524 mm)
MC-7200-680	68' (20738 mm)	217.41' (6658 mm)	5.00' (1524 mm)
MC-7200-700	70' (21348 mm)	223.44' (6843 mm)	5.00' (1524 mm)
MC-7200-720	72' (21958 mm)	229.47' (7028 mm)	5.00' (1524 mm)
MC-7200-740	74' (22568 mm)	235.50' (7213 mm)	5.00' (1524 mm)
MC-7200-760	76' (23178 mm)	241.53' (7398 mm)	5.00' (1524 mm)
MC-7200-780	78' (23788 mm)	247.56' (7583 mm)	5.00' (1524 mm)
MC-7200-800	80' (24398 mm)	253.59' (7768 mm)	5.00' (1524 mm)
MC-7200-820	82' (25008 mm)	259.62' (7953 mm)	5.00' (1524 mm)
MC-7200-840	84' (25618 mm)	265.65' (8138 mm)	5.00' (1524 mm)
MC-7200-860	86' (26228 mm)	271.68' (8323 mm)	5.00' (1524 mm)
MC-7200-880	88' (26838 mm)	277.71' (8508 mm)	5.00' (1524 mm)
MC-7200-900	90' (27448 mm)	283.74' (8693 mm)	5.00' (1524 mm)
MC-7200-920	92' (28058 mm)	289.77' (8878 mm)	5.00' (1524 mm)
MC-7200-940	94' (28668 mm)	295.80' (9063 mm)	5.00' (1524 mm)
MC-7200-960	96' (29278 mm)	301.83' (9248 mm)	5.00' (1524 mm)
MC-7200-980	98' (29888 mm)	307.86' (9433 mm)	5.00' (1524 mm)
MC-7200-1000	100' (30498 mm)	313.89' (9618 mm)	5.00' (1524 mm)

8

MC-7200 TECHNICAL SPECIFICATION

PART #	STUB	B	C
MC-7200-100	10' (3048 mm)	42.54' (1297 mm)	5.00' (1524 mm)
MC-7200-120	12' (3658 mm)	48.57' (1480 mm)	5.00' (1524 mm)
MC-7200-140	14' (4268 mm)	54.60' (1663 mm)	5.00' (1524 mm)
MC-7200-160	16' (4878 mm)	60.63' (1848 mm)	5.00' (1524 mm)
MC-7200-180	18' (5488 mm)	66.66' (2033 mm)	5.00' (1524 mm)
MC-7200-200	20' (6098 mm)	72.69' (2218 mm)	5.00' (1524 mm)
MC-7200-220	22' (6708 mm)	78.72' (2403 mm)	5.00' (1524 mm)
MC-7200-240	24' (7318 mm)	84.75' (2588 mm)	5.00' (1524 mm)
MC-7200-260	26' (7928 mm)	90.78' (2773 mm)	5.00' (1524 mm)
MC-7200-280	28' (8538 mm)	96.81' (2958 mm)	5.00' (1524 mm)
MC-7200-300	30' (9148 mm)	102.84' (3143 mm)	5.00' (1524 mm)
MC-7200-320	32' (9758 mm)	108.87' (3328 mm)	5.00' (1524 mm)
MC-7200-340	34' (10368 mm)	114.90' (3513 mm)	5.00' (1524 mm)
MC-7200-360	36' (10978 mm)	120.93' (3698 mm)	5.00' (1524 mm)
MC-7200-380	38' (11588 mm)	126.96' (3883 mm)	5.00' (1524 mm)
MC-7200-400	40' (12198 mm)	132.99' (4068 mm)	5.00' (1524 mm)
MC-7200-420	42' (12808 mm)	139.02' (4253 mm)	5.00' (1524 mm)
MC-7200-440	44' (13418 mm)	145.05' (4438 mm)	5.00' (1524 mm)
MC-7200-460	46' (14028 mm)	151.08' (4623 mm)	5.00' (1524 mm)
MC-7200-480	48' (14638 mm)	157.11' (4808 mm)	5.00' (1524 mm)
MC-7200-500	50' (15248 mm)	163.14' (4993 mm)	5.00' (1524 mm)
MC-7200-520	52' (15858 mm)	169.17' (5178 mm)	5.00' (1524 mm)
MC-7200-540	54' (16468 mm)	175.20' (5363 mm)	5.00' (1524 mm)
MC-7200-560	56' (17078 mm)	181.23' (5548 mm)	5.00' (1524 mm)
MC-7200-580	58' (17688 mm)	187.26' (5733 mm)	5.00' (1524 mm)
MC-7200-600	60' (18298 mm)	193.29' (5918 mm)	5.00' (1524 mm)
MC-7200-620	62' (18908 mm)	199.32' (6103 mm)	5.00' (1524 mm)
MC-7200-640	64' (19518 mm)	205.35' (6288 mm)	5.00' (1524 mm)
MC-7200-660	66' (20128 mm)	211.38' (6473 mm)	5.00' (1524 mm)
MC-7200-680	68' (20738 mm)	217.41' (6658 mm)	5.00' (1524 mm)
MC-7200-700	70' (21348 mm)	223.44' (6843 mm)	5.00' (1524 mm)
MC-7200-720	72' (21958 mm)	229.47' (7028 mm)	5.00' (1524 mm)
MC-7200-740	74' (22568 mm)	235.50' (7213 mm)	5.00' (1524 mm)
MC-7200-760	76' (23178 mm)	241.53' (7398 mm)	5.00' (1524 mm)
MC-7200-780	78' (23788 mm)	247.56' (7583 mm)	5.00' (1524 mm)
MC-7200-800	80' (24398 mm)	253.59' (7768 mm)	5.00' (1524 mm)
MC-7200-820	82' (25008 mm)	259.62' (7953 mm)	5.00' (1524 mm)
MC-7200-840	84' (25618 mm)	265.65' (8138 mm)	5.00' (1524 mm)
MC-7200-860	86' (26228 mm)	271.68' (8323 mm)	5.00' (1524 mm)
MC-7200-880	88' (26838 mm)	277.71' (8508 mm)	5.00' (1524 mm)
MC-7200-900	90' (27448 mm)	283.74' (8693 mm)	5.00' (1524 mm)
MC-7200-920	92' (28058 mm)	289.77' (8878 mm)	5.00' (1524 mm)
MC-7200-940	94' (28668 mm)	295.80' (9063 mm)	5.00' (1524 mm)
MC-7200-960	96' (29278 mm)	301.83' (9248 mm)	5.00' (1524 mm)
MC-7200-980	98' (29888 mm)	307.86' (9433 mm)	5.00' (1524 mm)
MC-7200-1000	100' (30498 mm)	313.89' (9618 mm)	5.00' (1524 mm)

24524 HILLTOP DRIVE
BEACHWOOD, OH 44122
APRIL, 2024

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

DATE _____



Exc - ELLSWORTH-URBAN LAND COMPLEX
MgS - MAHONING-SILT LOAM
MrS - MAHONING-URBAN LAND COMPLEX
UrS - URBAN LAND-MAHONING COMPLEX

SOIL MAP
N.T.S.

THENDesign ARCHITECTS
4230 RIVER STREET
WILLOUGHBY, OH 44094
PHONE: (440) 296-2266

[illegible]

design and construction documents as instruments of service are not the property of the project owner. The architect's continuing ownership of the documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Perich Design and Architecture, Inc.

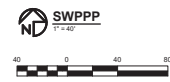
Print name: **SWPPP**

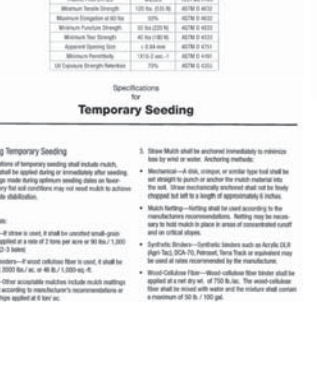
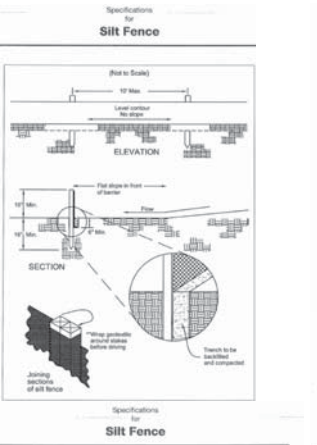
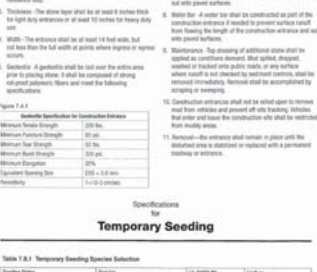
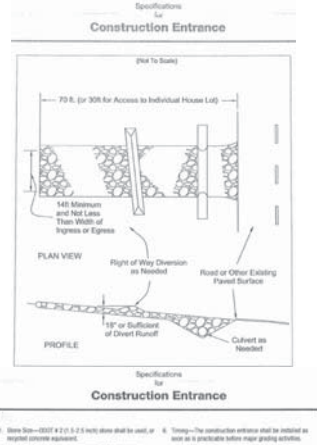
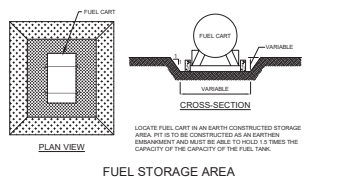
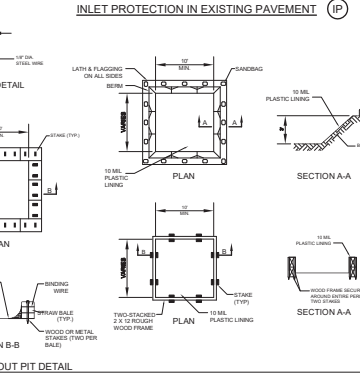
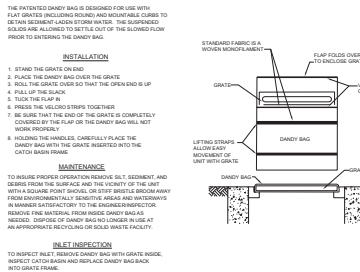
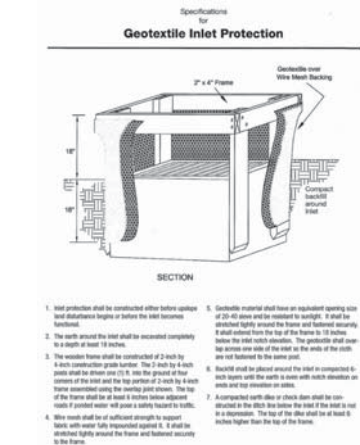
drawn by:
TBA

checked by:
TBA

sheet number:
C700

job number:
20064





NO.	DESCRIPTION	DATE
1	Sheet Revisions	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

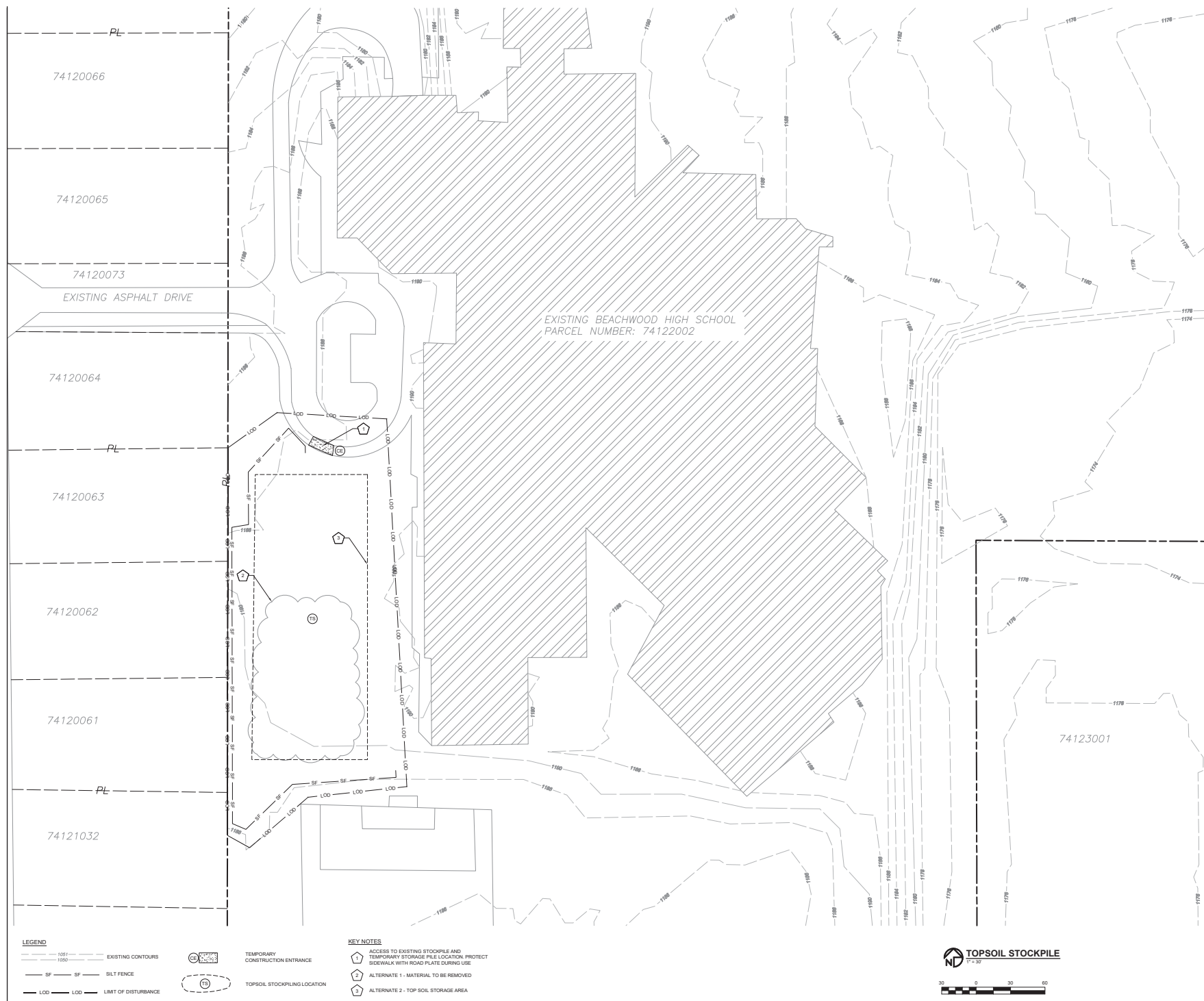
Page 102 of 160

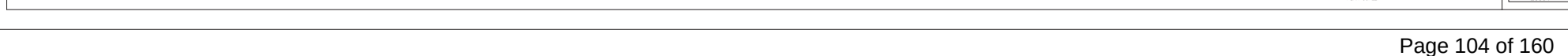
[illegible]

STOCKPILE

Company Name	Share Price	Market Capitalization	Revenue	Profit	Dividend Yield	P/E Ratio	Beta	Analyst Rating	Target Price
Apple Inc.	\$170.00	\$2.6T	\$260B	\$90B	0.5%	28x	1.2	Strong Buy	\$200.00
Microsoft Corp.	\$140.00	\$2.3T	\$190B	\$70B	0.8%	25x	1.1	Buy	\$160.00
Amazon.com Inc.	\$130.00	\$1.8T	\$150B	\$50B	0.0%	35x	1.3	Hold	\$140.00
Google LLC	\$120.00	\$1.6T	\$140B	\$60B	0.0%	30x	1.1	Strong Buy	\$150.00
Facebook Inc.	\$110.00	\$1.4T	\$120B	\$40B	0.0%	32x	1.2	Buy	\$130.00
NVIDIA Corp.	\$100.00	\$1.2T	\$100B	\$30B	0.0%	40x	1.4	Strong Buy	\$120.00
Alphabet Inc.	\$90.00	\$1.1T	\$90B	\$35B	0.0%	28x	1.1	Buy	\$110.00
Oracle Corp.	\$80.00	\$1.0T	\$80B	\$25B	0.5%	22x	1.0	Hold	\$90.00
Salesforce.com Inc.	\$70.00	\$900M	\$70B	\$20B	0.0%	30x	1.2	Buy	\$85.00
LinkedIn Corp.	\$60.00	\$800M	\$60B	\$15B	0.0%	35x	1.3	Strong Buy	\$75.00
Twitter Inc.	\$50.00	\$700M	\$50B	\$10B	0.0%	40x	1.4	Hold	\$60.00
Slack Technologies Inc.	\$40.00	\$600M	\$40B	\$8B	0.0%	38x	1.3	Buy	\$50.00
Docker Inc.	\$30.00	\$500M	\$30B	\$5B	0.0%	30x	1.2	Strong Buy	\$40.00
Kubernetes Inc.	\$20.00	\$400M	\$20B	\$3B	0.0%	25x	1.1	Buy	\$25.00
OpenAI Inc.	\$10.00	\$300M	\$10B	\$1B	0.0%	20x	1.0	Strong Buy	\$15.00
Anthropic Inc.	\$5.00	\$200M	\$5B	\$0.5B	0.0%	15x	0.9	Buy	\$7.50
Cohere Inc.	\$2.50	\$100M	\$2.5B	\$0.25B	0.0%	10x	0.8	Strong Buy	\$3.75
Stability AI Inc.	\$1.25	\$50M	\$1.25B	\$0.125B	0.0%	8x	0.7	Buy	\$1.875
Midjourney Inc.	\$0.625	\$25M	\$0.625B	\$0.0625B	0.0%	6x	0.6	Strong Buy	\$0.9375
DALL-E 2 Inc.	\$0.3125	\$12.5M	\$0.3125B	\$0.03125B	0.0%	4x	0.5	Buy	\$0.46875
OpenAI GPT-4 Inc.	\$0.15625	\$6.25M	\$0.15625B	\$0.015625B	0.0%	3x	0.4	Strong Buy	\$0.234375

drawn by: F
TBA
checked by:
TBA
sheet number:
CES706
job number:
20064





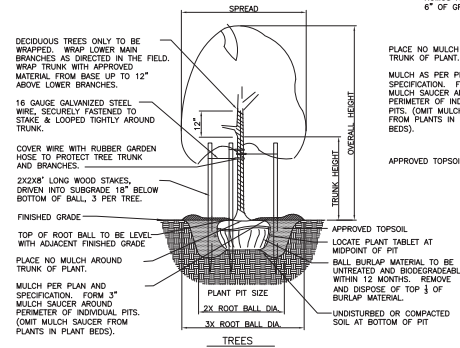
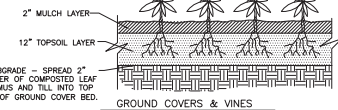
[illegible]

T-PICEA A.	PICEA ABIES	NORWAY SPRUCE	7	6' HT., B&B	60-70' HT. X 30" W.
T-PICEA G.	PICEA GLAUCA	WHITE SPRUCE	28	6' HT., B&B	40-60' HT. X 20-28" W.
T-THUJA	THUJA PLICATA "GREEN GIANT"	GIANT WESTERN ARBORVITAE	16	6' HT., B&B	25-30' HT. X 8-10" W.

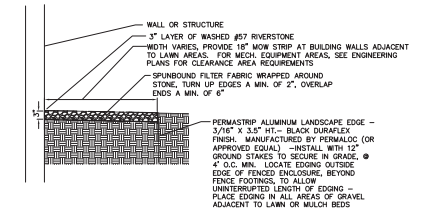
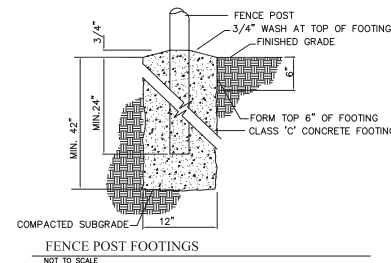
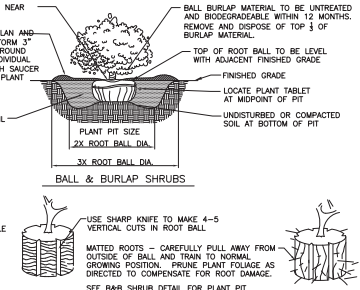
[illegible]

G-ANDRO.	ANDROPOGON GERARDII 'RED OCTOBER'	RED OCTOBER BIG BLUESTEM	CLUMP NO. 2 CONT.	2-4 FT.
G-PANICUM.	PANICUM VIRGATUM 'SHERANDOAH'	RED SWITCH GRASS	CLUMP NO. 2 CONT.	3-4 FT.

1. TOPSOIL BACKFILL FOR SHRUBS AND TREES SHALL BE WELL-MIXED WITH COARSE PEAT MATERIAL, 50% BY VOLUME AS APPROVED BEFORE PLANTING
2. PLANT FERTILIZER - SHALL BE PLANT TABLETS (AGRIFORM 20-10-5 OR APPROVED EQUAL). USE (1) 21 TABLET FOR EACH 1/2" CAL. OF TREE SIZE AND EACH 1' HEIGHT OR SPREAD OF SHRUB SIZE.
3. ALL PLANTS TO CONFORM TO ANSI Z 60.1 (LATEST EDITION).



SCALE: NOT TO SCALE



GENERAL NOTES - ARCHITECTURAL

1. FOR CASEWORKS AND FURNITURE, SEE A210S AND G220S.
2. FOR CEILING PLANS, SEE A200.
3. SEE SHEET A800 FOR DOOR SCHEDULE & DETAILS.
4. SEE SHEET A800 FOR WINDOW TYPES.
5. FOR OVERHALL BUILDING DRAWINGS, SEE A200 OVERALL PLANS.
6. ALL DIMENSIONS ARE DRAWING TO FINISH OF WALL UNLESS NOTED OTHERWISE.
7. DO NOT SCALE DIMENSIONS. DIMENSIONS LOCATED ON PLANS, ELEVATIONS, AND SECTION SHOWN ARE TO BE USED. SMALL SCALE DIMENSIONS IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DIMENSIONS FROM THE ARCHITECT BEFORE BEING COMING WITH CONSTRUCTION.
8. DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF THE MEMBER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL INFORMATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL BY THE CONTRACTOR ANCHOR BOLTS TO BE USED IN FIELD DEPARTMENTS OF JOINTS AT 4'-0" ON C.C.
10. PROVIDE METAL STUD FRAMING AROUND ALL PENETRATIONS THRU METAL PARTITIONS.
11. ALL MASONRY WALLS TO BE TYPE "W8" UNLESS NOTED OTHERWISE.
12. ALL MASONRY WALLS TO BE TYPE "W8" UNLESS NOTED OTHERWISE.

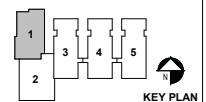
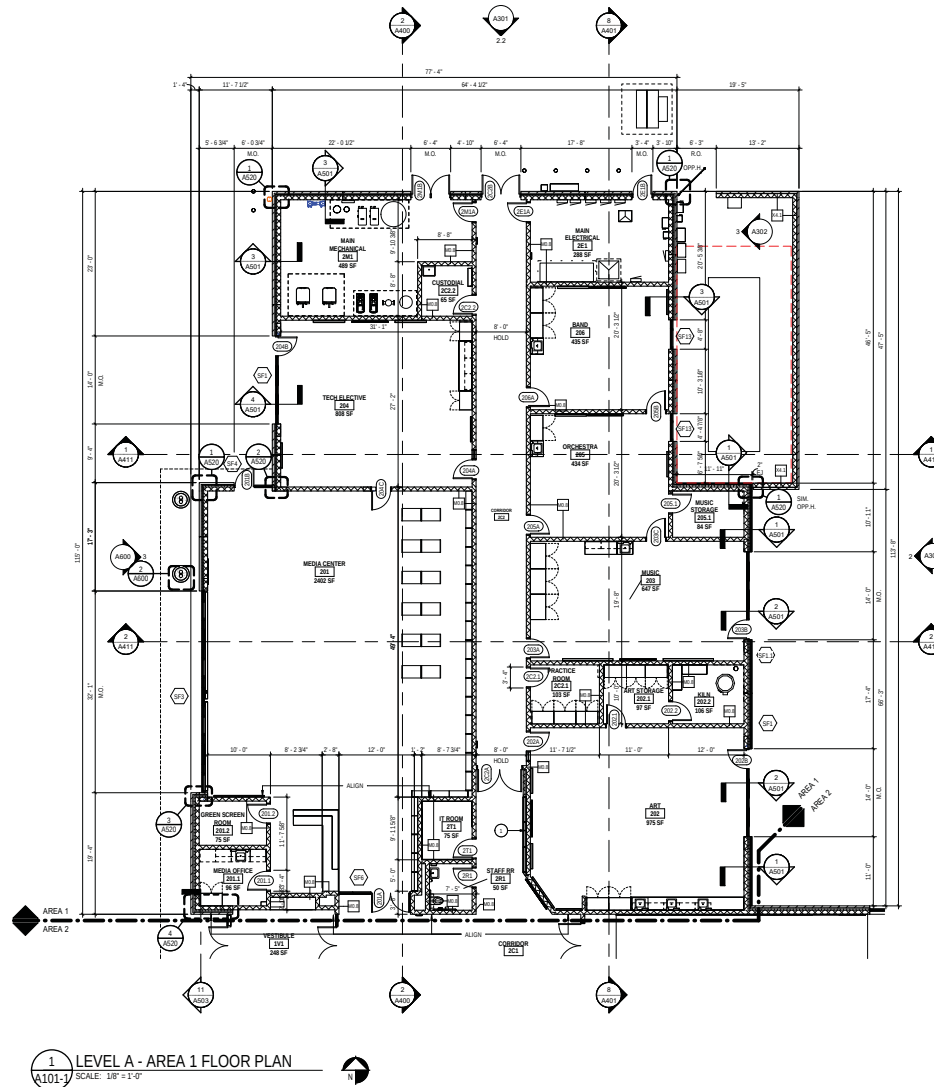


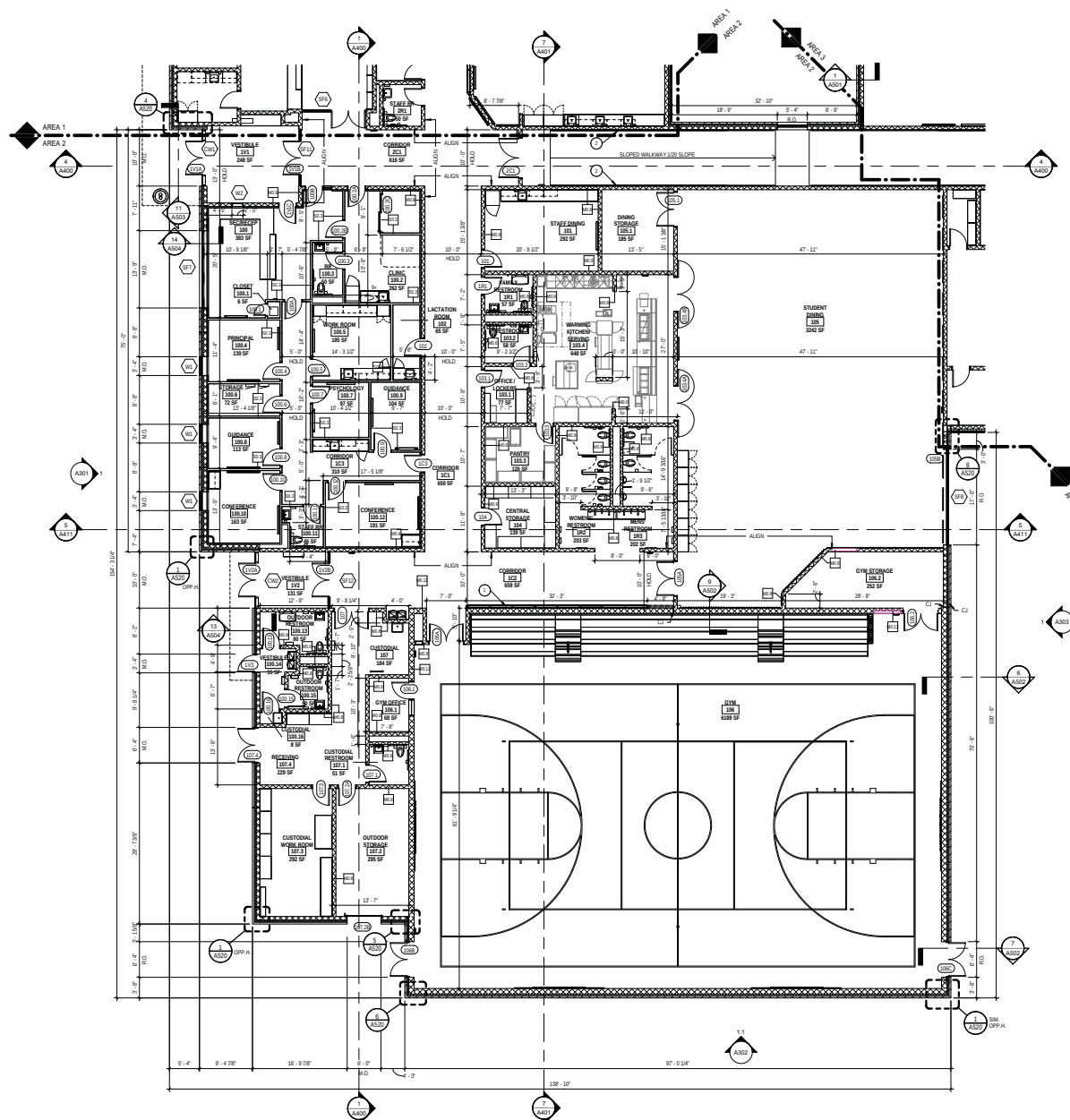
HILLTOP ELEMENTARY
BEACHWOOD CITY SCHOOL DISTRICT
24524 HILLTOP DRIVE
BEACHWOOD, OH 44122

[illegible]

Abstract and introduction describe an instrument of service area
 and the results of the study from the perspective of the service
 area. The abstract also describes the use of this design and some construction
 details for the instrument. The use of this design and some construction
 details for the instrument are discussed for various other than the specific project in mind.
 The instrument is available for download, and the instrument is available in a format
 of the instrument is available for download.

drawn by:
TDA
checked by:
TDA
sheet number:
A101-1
job number:
23046





CODED NOTES - ARCH PLAN	
1	DISPLAY CASE
2	TYPICAL WALL MOUNTED HANDRAIL, SEE DETAIL J203.1

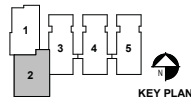
GENERAL NOTES - ARCHITECTURAL	
1.	FOR CASEWORK AND FURNITURE, SEE A101-1 AND A101-2.
2.	FOR CEILING PLANS, SEE A101-3.
3.	SEE SHEET A101-4 FOR DOOR SCHEDULE & DETAILS.
4.	SEE SHEET A101-5 FOR WINDOW TYPES.
5.	FOR OVERALL BUILDING DIMENSIONS, SEE A101-1 OVERALL PLANS.
6.	ALL DIMENSIONS ARE DRAWN TO FINISH OF WALL UNO.
7.	DO NOT SCALE DRAWINGS. DIMENSIONS LOCATED ON PLANS, ELEVATIONS, AND DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
8.	DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF CASEWORK. REFER TO CASEWORK NOTES FOR ADDITIONAL INFORMATION.
9.	FULLY RECEIVED INDEX BOXES TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR UNLESS BOX TYPE TO BE PER FIRE DEPARTMENT'S REQUIREMENTS. MOUNT AT 48" A.F.F.
10.	PROVIDE METAL STUD FRAMING AROUND ALL PENETRATIONS THRU METAL STUD PARTITIONS.
11.	ALL MASONRY WALLS TO BE TYPE "M6.0" UNO.
12.	ALL STUD WALLS TO BE TYPE "S1.0" UNO.



HILLTOP ELEMENTARY
BEACHWOOD CITY SCHOOL DISTRICT
24524 HILLTOP DRIVE
BEACHWOOD, OH 44122

NO.	DESCRIPTION	DATE
Sheet Revisions		
1	PLUMBING	02/26/2024
2	ME	02/26/2024
3	ME	02/26/2024
4	ME	02/26/2024
5	ME	02/26/2024
6	ME	02/26/2024
7	ME	02/26/2024
8	ME	02/26/2024
9	ME	02/26/2024
10	ME	02/26/2024
11	ME	02/26/2024
12	ME	02/26/2024
13	ME	02/26/2024
14	ME	02/26/2024
15	ME	02/26/2024
16	ME	02/26/2024
17	ME	02/26/2024
18	ME	02/26/2024
19	ME	02/26/2024
20	ME	02/26/2024
21	ME	02/26/2024
22	ME	02/26/2024
23	ME	02/26/2024
24	ME	02/26/2024
25	ME	02/26/2024
26	ME	02/26/2024
27	ME	02/26/2024
28	ME	02/26/2024
29	ME	02/26/2024
30	ME	02/26/2024
31	ME	02/26/2024
32	ME	02/26/2024
33	ME	02/26/2024
34	ME	02/26/2024
35	ME	02/26/2024
36	ME	02/26/2024
37	ME	02/26/2024
38	ME	02/26/2024
39	ME	02/26/2024
40	ME	02/26/2024
41	ME	02/26/2024
42	ME	02/26/2024
43	ME	02/26/2024
44	ME	02/26/2024
45	ME	02/26/2024
46	ME	02/26/2024
47	ME	02/26/2024
48	ME	02/26/2024
49	ME	02/26/2024
50	ME	02/26/2024
51	ME	02/26/2024
52	ME	02/26/2024
53	ME	02/26/2024
54	ME	02/26/2024
55	ME	02/26/2024
56	ME	02/26/2024
57	ME	02/26/2024
58	ME	02/26/2024
59	ME	02/26/2024
60	ME	02/26/2024
61	ME	02/26/2024
62	ME	02/26/2024
63	ME	02/26/2024
64	ME	02/26/2024
65	ME	02/26/2024
66	ME	02/26/2024
67	ME	02/26/2024
68	ME	02/26/2024
69	ME	02/26/2024
70	ME	02/26/2024
71	ME	02/26/2024
72	ME	02/26/2024
73	ME	02/26/2024
74	ME	02/26/2024
75	ME	02/26/2024
76	ME	02/26/2024
77	ME	02/26/2024
78	ME	02/26/2024
79	ME	02/26/2024
80	ME	02/26/2024
81	ME	02/26/2024
82	ME	02/26/2024
83	ME	02/26/2024
84	ME	02/26/2024
85	ME	02/26/2024
86	ME	02/26/2024
87	ME	02/26/2024
88	ME	02/26/2024
89	ME	02/26/2024
90	ME	02/26/2024
91	ME	02/26/2024
92	ME	02/26/2024
93	ME	02/26/2024
94	ME	02/26/2024
95	ME	02/26/2024
96	ME	02/26/2024
97	ME	02/26/2024
98	ME	02/26/2024
99	ME	02/26/2024
100	ME	02/26/2024

1	PLUMBING	02/26/2024
2	ME	02/26/2024
3	ME	02/26/2024
4	ME	02/26/2024
5	ME	02/26/2024
6	ME	02/26/2024
7	ME	02/26/2024
8	ME	02/26/2024
9	ME	02/26/2024
10	ME	02/26/2024
11	ME	02/26/2024
12	ME	02/26/2024
13	ME	02/26/2024
14	ME	02/26/2024
15	ME	02/26/2024
16	ME	02/26/2024
17	ME	02/26/2024
18	ME	02/26/2024
19	ME	02/26/2024
20	ME	02/26/2024
21	ME	02/26/2024
22	ME	02/26/2024
23	ME	02/26/2024
24	ME	02/26/2024
25	ME	02/26/2024
26	ME	02/26/2024
27	ME	02/26/2024
28	ME	02/26/2024
29	ME	02/26/2024
30	ME	02/26/2024
31	ME	02/26/2024
32	ME	02/26/2024
33	ME	02/26/2024
34	ME	02/26/2024
35	ME	02/26/2024
36	ME	02/26/2024
37	ME	02/26/2024
38	ME	02/26/2024
39	ME	02/26/2024
40	ME	02/26/2024
41	ME	02/26/2024
42	ME	02/26/2024
43	ME	02/26/2024
44	ME	02/26/2024
45	ME	02/26/2024
46	ME	02/26/2024
47	ME	02/26/2024
48	ME	02/26/2024
49	ME	02/26/2024
50	ME	02/26/2024
51	ME	02/26/2024
52	ME	02/26/2024
53	ME	02/26/2024
54	ME	02/26/2024
55	ME	02/26/2024
56	ME	02/26/2024
57	ME	02/26/2024
58	ME	02/26/2024
59	ME	02/26/2024
60	ME	02/26/2024
61	ME	02/26/2024
62	ME	02/26/2024
63	ME	02/26/2024
64	ME	02/26/2024
65	ME	02/26/2024
66	ME	02/26/2024
67	ME	02/26/2024
68	ME	02/26/2024
69	ME	02/26/2024
70	ME	02/26/2024
71	ME	02/26/2024
72	ME	02/26/2024
73	ME	02/26/2024
74	ME	02/26/2024
75	ME	02/26/2024
76	ME	02/26/2024
77	ME	02/26/2024
78	ME	02/26/2024
79	ME	02/26/2024
80	ME	02/26/2024
81	ME	02/26/2024
82	ME	02/26/2024
83	ME	02/26/2024
84	ME	02/26/2024
85	ME	02/26/2024
86	ME	02/26/2024
87	ME	02/26/2024
88	ME	02/26/2024
89	ME	02/26/2024
90	ME	02/26/2024
91	ME	02/26/2024
92	ME	02/26/2024
93	ME	02/26/2024
94	ME	02/26/2024
95	ME	02/26/2024
96	ME	02/26/2024
97	ME	02/26/2024
98	ME	02/26/2024
99	ME	02/26/2024
100	ME	02/26/2024



1 LEVEL A - AREA 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

1. FOR THERMAL VALUES OF WALLS, SEE A500.
2. FOR THERMAL VALUES OF ROOF, SEE A303.
3. LARGE SCALE VIEWS TAKE PRECEDENCE OVER SMALLER SCALE VIEWS. REFER TO LARGER SCALE VIEWS FOR MORE DETAILED INFORMATION.



Overall Building Sections

1. FOR THERMAL VALUES OF WALLS, SEE A500.
2. FOR THERMAL VALUES OF ROOF, SEE A303.
3. LARGE SCALE VIEWS TAKE PRECEDENCE OVER SMALLER SCALE VIEWS. REFER TO LARGER SCALE VIEWS FOR MORE DETAILED INFORMATION.





Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	0.8 fc	20.8 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Tactical Planning, LLC

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: May 15, 2024

RE: **P&Z 2024-4(A) ThenDesign Architecture
Beachwood Board of Education
Hilltop School
Final Site Development Plan**



This request is for approval of the final site development plan. The property is zoned U-5 Public and Institutional District. The applicant is proposing to construct a new elementary school that would accommodate grades 3 – 5. The proposed plan provides for 29 classrooms as well as an office wing of approximately 2,400 square feet, a media center of about 2,887 square feet, a cafeteria, and a gymnasium. The offices, media center, cafeteria, and gymnasium are grouped together in the western most wing of the building. Going eastward there are three classroom wings.

The site would be accessed from both Hilltop Drive and Penshurst Drive. Buses would use the Penshurst Drive access, while parent drop-off and pick-up would be via Hilltop Drive. The site plan indicates a total of 90 parking spaces, which exceeds the minimum Code requirement. The building is located on the eastern portion of the site with the parking in the center. The site plan includes outdoor play areas, including soccer and baseball/softball fields and playground equipment. The play areas and fields are located on the western end of the site.

There is a significant grade change on the site from rising from east to west. The applicant has located the taller portions of the building to the west with the shorter elements to the east. As a result, while ground grades rise going to the east, the roof elevation at the eastern end, which has a height of 14 feet, is basically the same as the taller elements at the western end, which are 27 feet in height.

The applicant has provided a photometric lighting plan. All of the proposed lighting is LED with full cut-off fixtures in compliance with the Code. The photometric plan shows no light spillage beyond the boundaries of the subject site.

The applicant has provided a detailed landscaping plan that specifies the number, species, and initial planting size of all proposed plant materials. The overall plan is a combination of ornamental and evergreen trees with a variety of shrubs. The landscape plan also includes details for the various playground equipment. Planting size of trees is 6 feet for evergreens and 2-inch caliper for ornamental, which is consistent with City standards.

The applicant provided a sight line study at the eastern end of the property for the two houses on the Margot Court cul-de-sac. As noted above, the eastern wall of the building is 14 feet in height. The school site then rises two (2) feet from the rear wall to the property line. The two houses on Margot Court have finished grades that are approximately four (4) feet higher than that property line, so the ground grade at the houses is about six (6) feet higher than at rear of the school. The edge of the deck of the nearest house is approximately 71 feet from the rear wall of the school. The result is a height differential of eight (8) feet over a distance of 71 feet. The rear wall of the building is approximately 170 feet long.

The landscape plan proposes a screen buffer for the two houses that includes fifteen (15) evergreen trees (6 Norway Spruce, 6 White Spruce, and 3 Bald Cypress). It is recommended that to create a more effective buffer sooner, the applicant add six (6) additional spruce trees to the buffer and that the planting size of the trees within this buffer area be increased to eight (8) feet in height. The remainder of the screen buffers appear adequate as proposed.

The final site development t plan appears to be compliant with the minimum standards of the U-5 Public and Institutional District and with the previously approved preliminary site plan. It is recommended that the Commission grant final site development plan approval subject to the following:

1. Compliance with the comments and recommendations of the City Engineer and Fire Department; and
2. Revision of the landscape plan to increase the number and size of trees in the eastern screen buffer as noted.



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544

fax 216.518.5545

www.gpdgroup.com

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: May 30, 2024

Report Date: May 21, 2024

2022120.02

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 7

P & Z 2024-04 (A) Ryan Schmit, Then Design Architecture, on behalf of Beachwood Board of Education, is requesting final site plan approval for a proposed new school to be located at 24524 Hilltop Drive, Hilltop Elementary School.

We have reviewed the plans submitted and recommend final site plan approval, contingent upon receiving final plans to complete our review.

We have already recommended an early site package approval for preliminary work to proceed. Once a complete set of final plans are submitted we will review for final permits.

Fire Prevention Bureau

P&Z Report

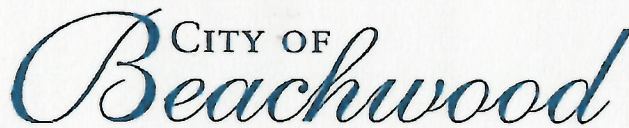
To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 05/20/2024
Re: P&Z # 2024-4A Final Site Plan (24524 Hilltop Dr.)

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. Provide fire lane around structure as discussed in planning meeting. Minimum width of 22 feet.
2. Standpipe will be installed due to limited vehicle access. Location of standpipe and FDC to be determined by fire prevention.
3. Fire hydrants to be installed around structure. Location to be determined at plan submittal by fire prevention.
4. The fire department has no additional comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief



25325 Fairmount Blvd • Beachwood, Ohio 44122

Phone (216) 292-1914 • Fax (216) 292-1917

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: Apr 29, 2024

OWNER OF BUILDING: BASF PHONE: 216-464-5710

STREET ADDRESS: 23800 Mercantile Road

CITY/STATE/ZIP: BEACHWOOD, OH 44112

APPLICANT: ROBERT PRUNCHAK PHONE: 609-954-3297

COMPANY OR FIRM: BASF

EMAIL: rob.prunchak@basf.com

STREET ADDRESS: 23800 Mercantile Road

CITY/STATE/ZIP: BEACHWOOD, OH 44112

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Matt Bedee, RA MIDDOUGH Representing BASF

DESCRIPTION OF THE PROPERTY:

ADDRESS: 23800 Mercantile Road SUITE # _____

TENANT NAME: BASF

PERMANENT PARCEL # 742-24012 PRESENT USE: B/S1 PROPOSED USE: B/S1

PURPOSE OF APPLICATION: Addition of a 5,000 SF warehouse,
700 SF Dumpster pad, 256 SF Equipment Pad, STORMWATER RETENTION BASIN

NATURE OF THE REQUEST (check as many as apply):

- ☒ Preliminary site plan approval
- ☐ Final site plan approval
- ☐ Lot split
- ☐ Lot consolidation
- ☐ Conditional use permit
- ☐ Rezoning
- ☐ Zoning text amendment
- ☐ Other _____
- ☒ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.

Please explain reason for variance (must indicate a hardship):

AVAILABLE PARKING IS ADEQUATE FOR FACILITY HEADCOUNT

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain. _____

***** (OVER) CONTINUED ON BACK *****

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

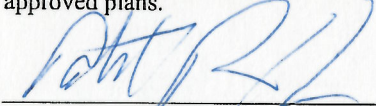
Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<u>Zoning District</u>	<u>Fee</u>
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.


SIGNATURE

Robert Puchak
PRINTED NAME

04/25/2024
DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

Building Department
Brian Roenigk, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917

Primary Owner The Harshaw Chemical Company
Property Address 23800 Mercantile RD Beachwood,OH 44122
Tax Mailing Address c/o BASF Corporation 100 Park Avenue FLORHAM PARK, NJ 07932
Description 59 NWP 658.91FT N OF HIGHPOINT RD
Property Class RESEARCH AND DEVELOPMENT FACILITIES
Parcel Number 742-24-012
Taxset Beachwood
Tax Year 2023

Assessed Values		Market Values		Flags	
Land Value	\$384,370	Land Value	\$1,098,200	Owner Occupancy Credit	N
Building Value	\$939,120	Building Value	\$2,683,200	Homestead Reduction	N
Total Value	\$1,323,490	Total Value	\$3,781,400	Foreclosure	N
Homestead Value	\$			Cert. Pending	N
				Cert. Sold	N
				Payment Plan	N
Half Year Charge Amounts		Rates		Escrow	
Gross Tax	\$80,540.98	Full Rate	123.26	Escrow	N
Less 920 Reduction	\$28,616.84	920 Reduction Rate	.350798	Payment Amount	\$.00
Sub Total	\$51,924.14	Effective Rate	80.020588		
10% Reduction Amount	\$.00				
Owner Occupancy Credit	\$.00				
Homestead Reduction Amount	\$.00				
Total Assessments	\$463.32				
Half Year Net Taxes	\$52,387.46				

		Charges	Payments	Balance Due
Tax Balance Summary		\$104,774.92	\$104,774.92	\$.00
2023 (pay in 2024) Charge and Payment Detail				
Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood	1st half tax	\$51,924.14	\$51,924.14	\$.00
	1ST HALF BALANCE	\$51,924.14	\$51,924.14	\$.00
	2nd half tax	\$51,924.14	\$51,924.14	\$.00
	2ND HALF BALANCE	\$51,924.14	\$51,924.14	\$.00
C100030C-SEWER MAINTENANCE	1st half tax - 2023	\$231.66	\$231.66	\$.00
	1ST HALF BALANCE	\$231.66	\$231.66	\$.00
	2nd half tax - 2023	\$231.66	\$231.66	\$.00
	2ND HALF BALANCE	\$231.66	\$231.66	\$.00
C100030S-Sewer Maintenance	1st half tax - 2023	\$231.66	\$231.66	\$.00
	1ST HALF BALANCE	\$231.66	\$231.66	\$.00
	2nd half tax - 2023	\$231.66	\$231.66	\$.00
	2ND HALF BALANCE	\$231.66	\$231.66	\$.00
2023 Taxes		Charges	Payments	Balance Due
Tax Balance Summary		\$104,774.92	\$104,774.92	\$.00

Disclaimer: Information included on this report is believed to be accurate but is not guaranteed. Cuyahoga County is not liable for errors or omissions. Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.**

APPLICANT: BASF

P&Z:	ZONING DATA		DATE: 4/23/24
ZONING STANDARDS	REQUIRED	PROPOSED	VARIANCE
ZONING DISTRICT	U8	no change	none
MINIMUM LOT AREA	1 acre	no change	none
MINIMUM LOT FRONTAGE	150 ft	no change	none
MINIMUM FRONT YARD BUILDING SETBACK	100 ft	no change	none
MINIMUM SIDE YARD BUILDING SETBACK	individual not less 20 ft, combined not less than 80ft	no change	none
MINIMUM REAR YARD BUILDING SETBACK	not less than 50 ft	no change	none
MAXIMUM BUILDING HEIGHT	42 ft	proposed building will be less than 25 ft height	none
MINIMUM LANDSCAPED AREA	all portions of yards are developed as lawns and maintained	all portions of yards are developed as lawns and maintained	none
MINIMUM PARKING SETBACKS	Front = 11 ft Side = 3 ft Rear = 30 ft	Front = no change Side = no change Rear = no change	none
MINIMUM DRIVE AISLE	24 ft	no change	none
MINIMUM PARKING STALL	9 ft wide, 20 ft long	no change	none
MINIMUM OFF-STREET PARKING	based on 1 ps per 400sf =182 spaces current parking 114 ps for 81	proposed parking 110 ps for 90 employees	
SITE DEVELOPMENT PLANS			

Existing Site Aerial 23800 Mercantile Road

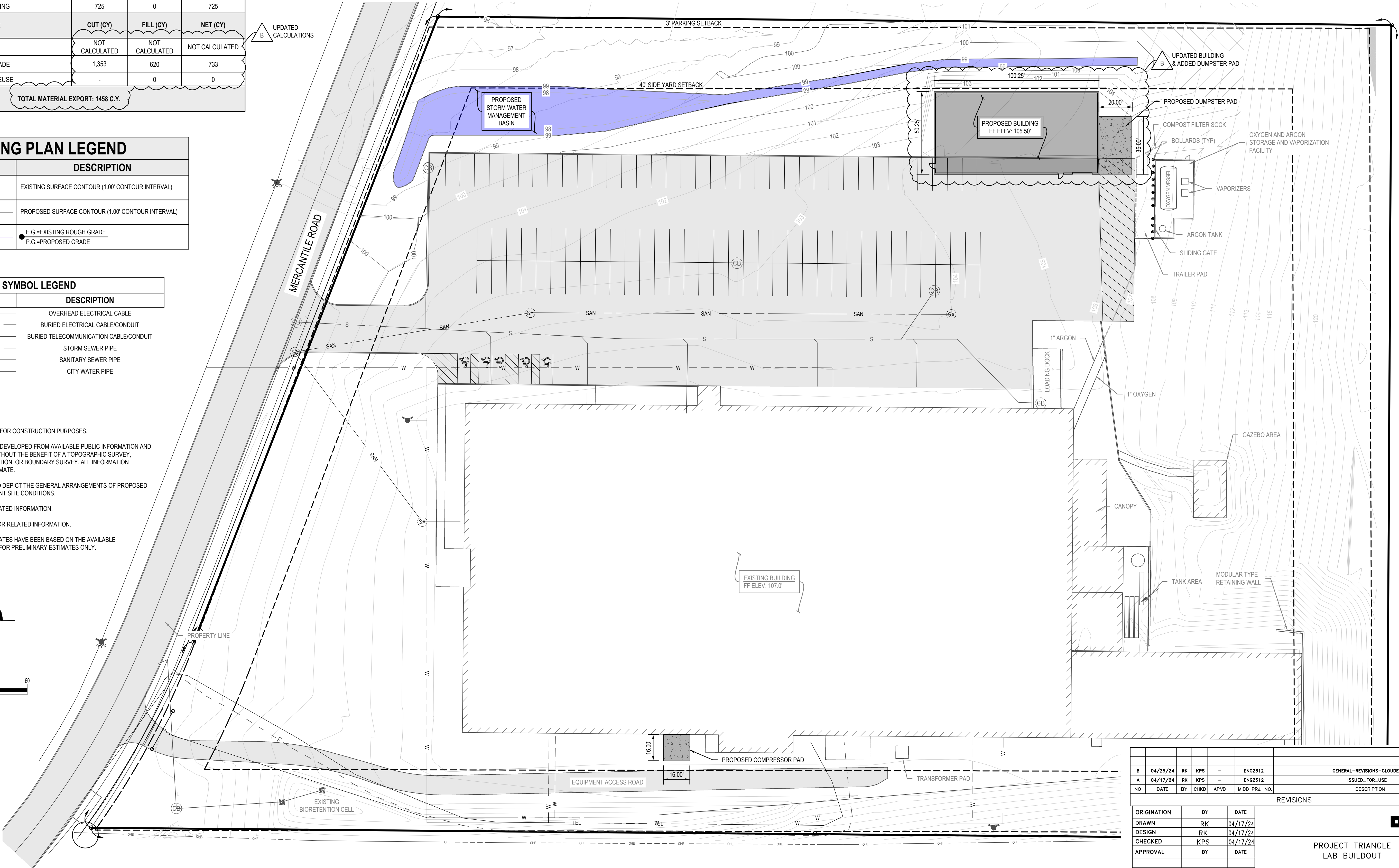
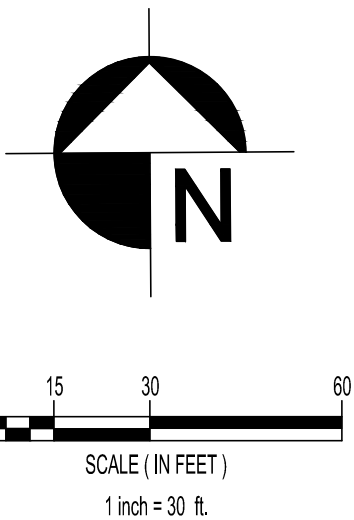


EARTHWORK QUANTITY ESTIMATE			
SURFACE PREPERATION	CUT (CY)	REUSE (CY)	WASTE (CY)
TOPSOIL HANDLING	725	0	725
EARTHWORK	CUT (CY)	FILL (CY)	NET (CY)
BEDROCK	NOT CALCULATED	NOT CALCULATED	NOT CALCULATED
SOIL TO SUBGRADE	1,353	620	733
SURFACE SOIL REUSE	-	0	0
TOTAL MATERIAL EXPORT: 1458 C.Y.			

GRADING PLAN LEGEND	
SYMBOL / ID	DESCRIPTION
	EXISTING SURFACE CONTOUR (1.00' CONTOUR INTERVAL)
	PROPOSED SURFACE CONTOUR (1.00' CONTOUR INTERVAL)
	XXX.XX' E.G.
	XXX.XX' P.G.
	E.G.=EXISTING ROUGH GRADE P.G.=PROPOSED GRADE

LINE SYMBOL LEGEND	
EXISTING	DESCRIPTION
	OHE OVERHEAD ELECTRICAL CABLE
	E BURIED ELECTRICAL CABLE/CONDUIT
	TEL BURIED TELECOMMUNICATION CABLE/CONDUIT
	S STORM SEWER PIPE
	SAN SANITARY SEWER PIPE
	W CITY WATER PIPE

- GENERAL NOTE:
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 - THIS CONCEPTUAL SITE PLAN WAS DEVELOPED FROM AVAILABLE PUBLIC INFORMATION AND CLIENT REFERENCE DRAWINGS WITHOUT THE BENEFIT OF A TOPOGRAPHIC SURVEY, UNDERGROUND UTILITY INVESTIGATION, OR BOUNDARY SURVEY. ALL INFORMATION SHOULD BE CONSIDERED APPROXIMATE.
 - THE INTENT OF THE DRAWING IS TO DEPICT THE GENERAL ARRANGEMENTS OF PROPOSED WORK IN RELATION TO THE CURRENT SITE CONDITIONS.
 - SEE BUILDING DRAWINGS FOR RELATED INFORMATION.
 - SEE COMPRESSOR PAD DETAILS FOR RELATED INFORMATION.
 - THE EARTHWORK QUANTITY ESTIMATES HAVE BEEN BASED ON THE AVAILABLE INFORMATION AND ARE PROVIDED FOR PRELIMINARY ESTIMATES ONLY.



ISSUED FOR PRELIMINARY
PLANNING AND ZONING REVIEW
APRIL 29, 2024

B	04/25/24	RK	KPS	-	ENG2312	GENERAL-REVISIONS-CLOUDED			
A	04/17/24	RK	KPS	-	ENG2312	ISSUED_FOR_USE			
NO	DATE	BY	CHKD	APVD	MDDO PRJ. NO.	DESCRIPTION			
REVISIONS									
ORIGINATION					BY	DATE	 PROJECT TRIANGLE LAB BUILDOUT CONCEPTUAL SITE PLAN		
DRAWN		RK	04/17/24						
DESIGN		RK	04/17/24						
CHECKED		KPS	04/17/24						
APPROVAL		BY	DATE						
</									

Tactical Planning, LLC

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: May 9, 2024

RE: **P&Z 2024-13** **RA Middough**
BASF
23800 Mercantile Road
Site Development Plan Approval



This request is for preliminary site development plan approval for a new warehouse building to be located north of the existing building. The subject site is in the U-8 Industrial and Office Mixed-Use District. The existing facility consists of 82,025 square feet. The proposed new building is 5,000 square feet and would bring the total building area on the site to 87,025 square feet. The subject site is still well within the permitted building ground coverage. The new building would be located at the north east corner of the parking lot. The site plan indicates a new dumpster pad located directly behind the new building and between the new building and the storage tank compound. The site development plan also includes a new compressor pad to be located on the south side of the main building.

It appears that four (4) parking spaces will be eliminated to accommodate construction of the proposed building. Since the site currently has 114 improved parking spaces, the parking count would drop to 110 spaces. In 2013, the City granted BASF a parking variance of 94 spaces. As a result, the site has the equivalent of 204 parking spaces. The Code required parking is 196 spaces.

Based on the attached Box Score, the proposed preliminary site development plan will conform to the minimum requirements of the U-8 District

It is recommended that the Planning and Zoning Commission grant preliminary site development plan approval subject to compliance with the comments and recommendations of the City Engineer.

ZONING STANDARDS	REQUIRED	PROPOSED	VARIANCE
ZONING DISTRICT	U-8	U-8	
MINIMUM LOT AREA	1.0 Acres	7.47 Acres	
MAXIMUM BUILDING GROUND COVERAGE	40% or 130,158 Sq. Ft.	26.7% or 87,025 Sq. Ft.	
MINIMUM FRONT YARD BUILDING SETBACK	100 Feet	100 Feet	
MINIMUM SIDE YARD BUILDING SETBACK	20 Feet and 80 Feet Combined	40 Feet and 80 Feet Combined	
MINIMUM REAR YARD BUILDING SETBACK	50 Feet	50 Feet	
MAXIMUM BUILDING HEIGHT	42 Feet	22 Feet	
MINIMUM OPEN SPACE	5% of land area	Complies	
MINIMUM PARKING SETBACKS	Front = 11 Feet Sides = 3 Feet Rear = 30 Feet	Front = 25 Feet Side = 80 Feet Rear = 150 Feet	
MINIMUM OFF-STREET PARKING	196 Spaces	110 Existing Spaces <u>94 Space Variance</u> 204 Spaces	



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544

fax 216.518.5545

www.gpdgroup.com

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: May 30, 2024

Report Date: May 21, 2024

2024120.01

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 8

P & Z 2024-13 Matt Bedee, Middough, on behalf of BASF, is requesting preliminary site plan approval for a warehouse addition to be located at 23800 Mercantile Road.

This project is recommended for preliminary site plan approval. Proposed grading and storm water management will be reviewed prior to final approval.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 05/20/2024
Re: P&Z # 2024-13 23800 Mercantile

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has not questions or comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief



25325 Fairmount Blvd • Beachwood, Ohio 44122

Phone (216) 292-1914 • Fax (216) 292-1917

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 4-29-2024

OWNER OF BUILDING: JOSEPH IRELAND PHONE: 216-906-7471

STREET ADDRESS: 24230 COMMUNITY DRIVE

CITY/STATE/ZIP: BEACHWOOD OHIO 44122

APPLICANT: MELISSA REYNOLDS PHONE: 216-631-2111

COMPANY OR FIRM: ROLEN BROTHERS FENCE CO INC

EMAIL: SALES@ROLENBROTHERSFENCE.COM

STREET ADDRESS: 3445 WEST 86TH ST

CITY/STATE/ZIP: CLEVELAND OHIO 44102

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

MELISSA REYNOLDS SALES@ROLENBROTHERSFENCE.COM

JOSEPH IRELAND

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24230 COMMUNITY DRIVE SUITE #

TENANT NAME: OWNER OCCUPIED

PERMANENT PARCEL # 741 - 12 - 002 PRESENT USE: PROPOSED USE:

PURPOSE OF APPLICATION: REQUEST VARIANCE TO REPLACE 6' HIGH WOOD FENCE
ALONG CHAGRIN BLVD.

NATURE OF THE REQUEST (check as many as apply):

- ☐ Preliminary site plan approval
- ☐ Final site plan approval
- ☐ Lot split
- ☐ Lot consolidation
- ☐ Conditional use permit
- ☐ Rezoning
- ☐ Zoning text amendment
- ☐ Other
- ☒ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.

Please explain reason for variance (must indicate a hardship):

EXISTING FENCE IN DISREPAIR.REQUEST VARIANCE TO REPLACE IT.

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain.

***** (OVER) CONTINUED ON BACK*****

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

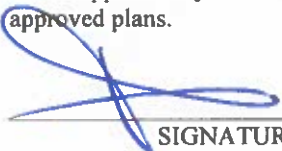
Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<u>Zoning District</u>	<u>Fee</u>
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.

 _____
SIGNATURE

_____ MELISSA REYNOLDS _____
PRINTED NAME

_____ 4-29-24 _____
DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: _____ RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____ Date _____ Final Approval: _____ Date _____

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

Building Department
Brian Roenigk, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917

Primary Owner IRELAND, JOSEPH B & IRELAND, CHANNA F
Property Address 24230 Community DR Beachwood,OH 44122
Tax Mailing Address IRELAND, JOSEPH B 24230 COMMUNITY DR BEACHWOOD, OH 44122
Description 9 UNION 0015 ALL
Property Class SINGLE FAMILY DWELLING
Parcel Number 741-12-002
Taxset Beachwood
Tax Year 2023

Assessed Values		Market Values		Flags	
Land Value	\$36,750	Land Value	\$105,000	Owner Occupancy Credit	Y
Building Value	\$241,640	Building Value	\$690,400	Homestead Reduction	N
Total Value	\$278,390	Total Value	\$795,400	Foreclosure	N
Homestead Value	\$			Cert. Pending	N
				Cert. Sold	N
				Payment Plan	N
Half Year Charge Amounts		Rates		Escrow	
Gross Tax	\$16,941.42	Full Rate	123.26	Escrow	N
Less 920 Reduction	\$7,803.17	920 Reduction Rate	.454801	Payment Amount	\$.00
Sub Total	\$9,138.25	Effective Rate	67.201265		
10% Reduction Amount	\$679.15				
Owner Occupancy Credit	\$169.78				
Homestead Reduction Amount	\$.00				
Total Assessments	\$136.46				
Half Year Net Taxes	\$8,425.78				

		Charges	Payments	Balance Due
Tax Balance Summary		\$16,851.54	\$8,611.29	\$8,240.25
2023 (pay in 2024) Charge and Payment Detail				
Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood	1st half tax	\$8,289.32	\$8,289.32	\$.00
	1ST HALF BALANCE	\$8,289.32	\$8,289.32	\$.00
	2nd half tax	\$8,289.32	\$185.51	\$8,103.81
	2ND HALF BALANCE	\$8,289.32	\$185.51	\$8,103.81
C100030C-SEWER MAINTENANCE	1st half tax - 2023	\$68.23	\$68.23	\$.00
	1ST HALF BALANCE	\$68.23	\$68.23	\$.00
	2nd half tax - 2023	\$68.22	\$.00	\$68.22
	2ND HALF BALANCE	\$68.22	\$.00	\$68.22
C100030S-Sewer Maintenance	1st half tax - 2023	\$68.23	\$68.23	\$.00
	1ST HALF BALANCE	\$68.23	\$68.23	\$.00
	2nd half tax - 2023	\$68.22	\$.00	\$68.22
	2ND HALF BALANCE	\$68.22	\$.00	\$68.22
2023 Taxes	Charges		Payments	Balance Due
Tax Balance Summary	\$16,851.54		\$8,611.29	\$8,240.25

Disclaimer: Information included on this report is believed to be accurate but is not guaranteed. Cuyahoga County is not liable for errors or omissions. Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.**



Cuyahoga County GIS Viewer



Date Created: 4/30/2024

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

223 0 112 223 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



CUYAHOGA COUNTY, Ohio

Web Mapping Application

Search by address, Owner last name, or Parcel number

Basic Tools

Navigation

Measurement and Markup

Identify and Query

Additional Data Tools



Tool Labels



Home



Identify



Initial View



Print



Export



Share



EagleView



Google Street
View

Basic Tools

Survey Parcel (1)

☆ Survey Parcel 74112002

[See parcel details in MyPlace](#)

Owner: IRELAND, JOSEPH B & IRELAND, CHANNA F
Address: 24230 COMMUNITY DR, BEACHWOOD, OH,
44122

[Search Recorded Documents](#)

[View Building Sketch](#)

I want to...

[Help Guide](#)



Displaying 1 - 1 (Total: 1)

◀ ◀ Page 1 of 1 ▶ ▶



Layers



Survey Parcel (1)

**Joseph Ireland
24260 Community Drive
Beachwood 44122**

The existing fence along Cedar Rd is old, in disrepair and needs to be replaced. Replacing exactly the way it is installed is not within today's code. The fence has been there for 20+ years. The current owners purchased the property in 2017 when the fence was already old and already on its way to needing to be replaced and were unaware of changes in code that would affect that.

The current code requires it to be 20' off road and the existing fence is approximately 12' off road. Landscaping and trees do not make moving it back the additional 8' feasible. The fence has been in place for over 20 years and the landscaping is formed around its current position.

The current code also does not allow for it to pass the house or allow solid fences, but the way the house is situated on the property doesn't allow the fence to give the coverage from the main road the owner requires. A semi-private fence also does not give the privacy from the busy main road the owner requires.

Current code does not allow a property to have fence that is not uniform in color, material, and design. The current fence on the front property line is a split rail fence and on the side line (facing Cedar) is a privacy fence. Both fences are uniform in color (natural wood) and material (wood) and only differ in design. Both fences have been on the property for over 20 years.

REMOVE AND REPLACE 181' OF 6' HIGH WOOD PRIVACY FENCE.
ALL POSTS SET IN CONCRETE.

JOSEPH IRELAND (OWNER)
24230 COMMUNITY DRIVE
BEACHWOOD 44122
216-906-7471



SCALE: 1"=40'

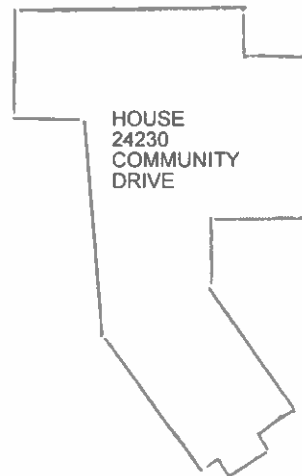
XXXX = PROPOSED
REPLACEMENT
FENCE

OOOO = EXISTING
SPLIT RAIL
FENCE

O = TREES
NEAR
FENCE

REAR
296.37'

SIDE 174.91'



HOUSE
24230
COMMUNITY
DRIVE

DRIVEWAY

FRONT

COMMUNITY
DRIVE

SIDE 181.93'

CEDAR ROAD





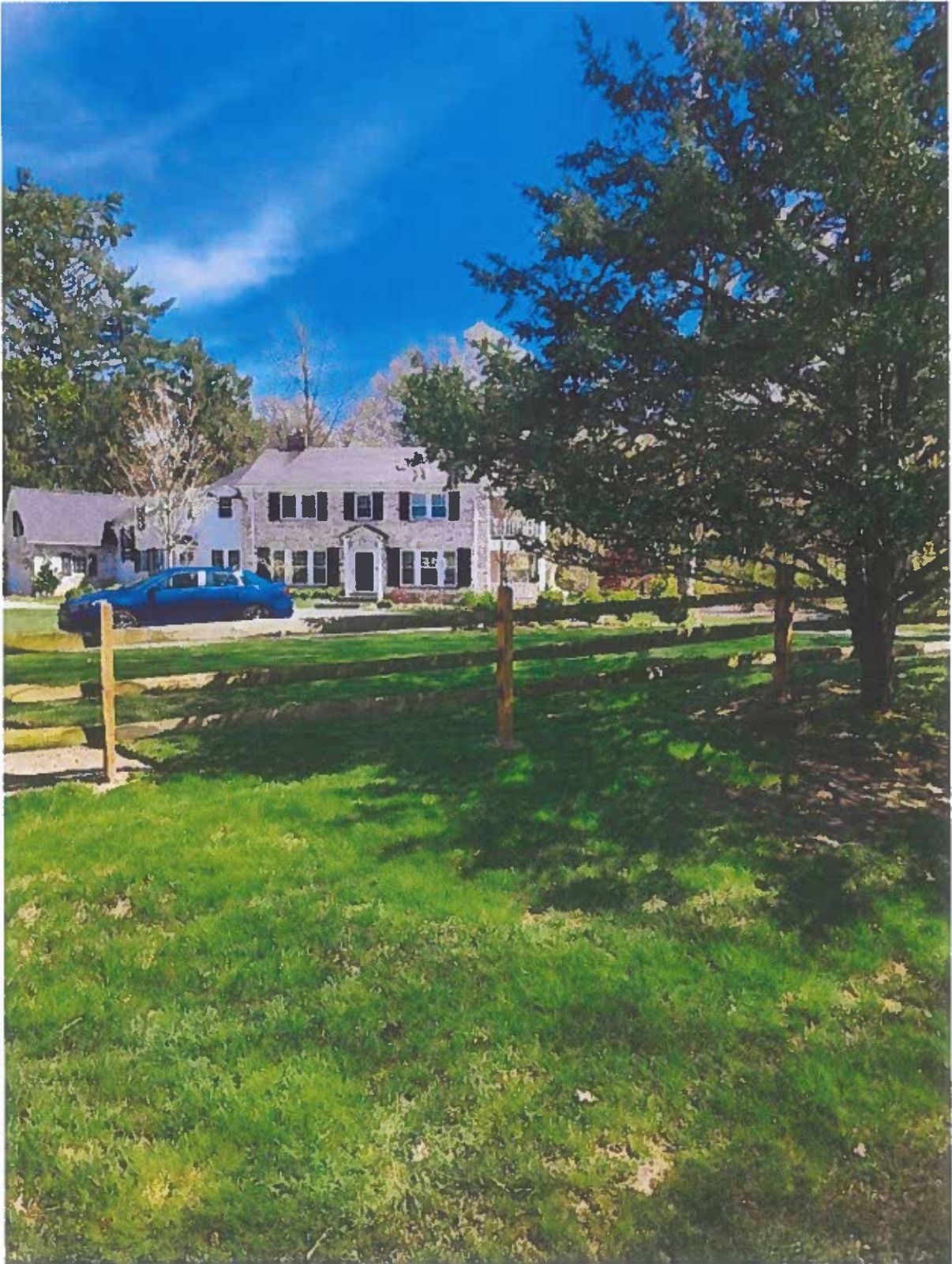


Image capture: Sep 2009 © 2024 Google













Tactical Planning, LLC

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: May 9, 2024

RE: **P&Z 2024-14** **Roland Brothers Fence Co.**
Joseph Ireland
24230 Community Drive
Fence Variance



This request is for several variances to permit the replacement of an existing solid privacy fence six (6) feet in height to be placed along the Cedar Road frontage of the subject site. The subject property is zoned U-1 Single Family Residential District. The applicant states that the existing solid wooden fence has been in place for 20 years but is in poor repair and he desires to replace it in kind. The subject site is a corner lot that also has frontage on Community Drive. The fence on the Community Drive frontage is a split rail fence four (4) feet in height.

Code Sections 1146.02(b), 1146.02(d)(4), 1146.02(d)(8), and 1146.02(d)(9) in combination require that fences in front yards be only ornamental in style; that fences in front yards meet certain setback requirements; that fencing on a property be uniform in design, material and color; and that solid fence are prohibited.

In this instance, there are several factors that are either unique to the subject site or that constitute mitigating factors relative to a variance. The fact that a solid wooden fence is existing on the subject site and has been in place for many years is not a generally existing condition that sets this property apart from others. The fact that there are two different fence types has occurred in many locations in the City where neighbors tie fences to the existing fences of the neighbors. Those situations have not adversely impacted neighborhoods. Cedar Road carries extremely high traffic volumes and the desire to buffer the noise is understandable. Finally, the subject site is directly across the street from a substantial commercial operation in Legacy Village. In fact, the subject site is opposite an entrance to the shopping center and is subject to the constant sweep of headlights exiting the center.

P&Z 2024-14
Roland Brothers Fence Co.
Joseph Ireland
24230 Community Drive
Fence Variance
May 9, 2024
Page 2

It is my opinion that there are sufficient unique characteristics to the subject site to set it apart from other properties in the general area and in the same zoning district and that no being able to replace the existing fence in kind and in place would constitute a practical difficulty for the property owner.

There it is recommended that the Commission approve the replacement of the existing fence with a solid wooden fence pursuant to the following:

1. Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Sections 1146.02(b) and 1146.02(d) with regard to the location and design of fences in front yards.
2. Granting a variance to Code Sections 1146.02(b) and 1146.02(d) to permit the installation of 181 feet of wooden privacy fence to be placed in the same location as the existing fence which is to be removed.



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544

fax 216.518.5545

www.gpdgroup.com

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: May 30, 2024

Report Date: May 21, 2024

2024120.01

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 9

P & Z 2024-14 Milissa Reynolds, Rolan Brothers Fence Co. Inc., is requesting preliminary site plan approval for fence replacement along Cedar Road for property located at 24230 Community Drive.

There are no Engineering Comments on this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 05/20/2024
Re: P&Z # 2024-14 24230 Community (Fence)

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has not questions or comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 3 May 2024

OWNER OF BUILDING: 24700 Highpoint LLC PHONE: 216.464.2140

STREET ADDRESS: 23945 Mercantile Road, Suite N

CITY/STATE/ZIP: Beachwood, OH 44122

APPLICANT: Marc Cohen PHONE: 216.464.7494 x.14

COMPANY OR FIRM: North Coast Architects, Inc.

EMAIL: northcoastarchitects@windstream.net

STREET ADDRESS: 23215 Commerce Park Road, Suite 316

CITY/STATE/ZIP: Beachwood, OH 44122

PRESENTER(S) TO APPEAR AT THE P&Z MEETING (include name & email address):

Marc Cohen

northcoastarchitects@windstream.net

DESCRIPTION OF THE PROPERTY:

ADDRESS: 24700 Highpoint Road SUITE #

TENANT NAME: IHI IonBond Inc.

PERMANENT PARCEL # 742 - 24 - 015 PRESENT USE: U-8 PROPOSED USE: U-8

PURPOSE OF APPLICATION: site plan approval for 858 sf. 1 story addition to existing building

NATURE OF THE REQUEST (check as many as apply):

☐ Preliminary site plan approval

☒ Final site plan approval

☐ Lot split

☐ Lot consolidation

☐ Conditional use permit

☐ Rezoning

☐ Zoning text amendment

☐ Other

☐ Request for a variance.

Must provide a "Box Score" indicating permitted area, distance, etc. and requested area, distance, etc. with application.

Please explain reason for variance (**must indicate a hardship**):

Are there any special issues regarding this application that should be brought to the attention of the Planning Commission and Staff? If so, please explain.

Planning & Zoning Submission Requirements:

- Attach site plan of the proposed development with details such as square footage, height, purpose.
- Attach an aerial photo depicting the property and surrounding area (these are available online via County Auditor's GIS website or Google Earth).
- Attach copy of the Auditor's Report from the Cuyahoga County website indicating the real estate taxes for the property have been paid on a current basis.
- Any Planning & Zoning application which requires Council approval must have a representative attend the scheduled Council meeting.

Planning & Zoning Submission Filing Fees & Deposits:

A non-refundable filing fee in the amount of thirty-five dollars (\$35.00) shall be paid to the City for each application submitted to the Planning and Zoning Commission; and...

A cash fee in the amount set forth in the following schedule shall be submitted in addition to the filing fee listed in subsection (a) hereof, at the time of application to the Planning and Zoning Commission and/or Council:

	<u>Zoning District</u>	<u>Fee</u>
(1)	U-1, A-1 / U-1, A-2 / U-2 / U-2A / Variances Includes all applications to the Planning Commission and/or Council except applications for lot splits and/or consolidations plats, easement applications, and any application required to be recorded with the County Recorder's Office.	\$300.00
(2)	All other Zoning Districts for site development plan review (new building/addition)	\$5,000.00
(3)	All lot split and/or consolidation plats, easements, and any application required to be recorded with the County Recorder's Office	\$1,500.00
(4)	For all Zoning Districts, excepting U-1, A-1/U-1, A-2/U-2/ and U-2A, all other applications, including, but not limited to: special use permits, conditional use permits, variances, text amendments, or similar or harmonious use	\$750.00
(5)	Map Amendment	\$2,500.00

We, the building owner and/or applicant, with our signature below, hereby agree to follow specifically the plans submitted to and approved by the Planning and Zoning Commission and do agree to construct said building(s) as depicted on said approved plans.

Marc Cohen
Digitally signed by Marc Cohen
Date: 2024.05.03 08:58:20 -04'00'
SIGNATURE

Marc H. Cohen
PRINTED NAME

3 May 2024
DATE

*****OFFICE USE ONLY*****

PLANNING & ZONING COMMISSION - P&Z No. _____ MEETING DATE: _____

FEE: RECEIPT # _____ AMOUNT \$ _____ DATE PAID _____

Preliminary Approval: _____
Date

Final Approval: _____
Date

Recommendation to Council: ☐ YES ☐ NO Meeting Date: _____

Building Department
Brian Roenigk, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917

Primary Owner	24700 HIGHPOINT LLC
Property Address	24700 Highpoint RD Beachwood,OH 44122
Tax Mailing Address	24700 HIGHPOINT LLC 23945 MERCANTILE RD SUITE N. BEACHWOOD, OH 44122
Description	59 HIPTRD S/L 4 WP 0003 ALL 74224016
Property Class	MANUFACTURING AND ASSEMBLY LIGHT
Parcel Number	742-24-015
Taxset	Beachwood
Tax Year	2023

Assessed Values

Land Value	\$112,880
Building Value	\$210,250
Total Value	\$323,130
Homestead Value	\$

Market Values

Land Value	\$322,500
Building Value	\$600,700
Total Value	\$923,200

Flags

Owner Occupancy Credit	N
Homestead Reduction	N
Foreclosure	N
Cert. Pending	N
Cert. Sold	N
Payment Plan	N

Half Year Charge Amounts

Gross Tax	\$19,664.08
Less 920 Reduction	\$6,986.80
Sub Total	\$12,677.28
10% Reduction Amount	\$0.00
Owner Occupancy Credit	\$0.00
Homestead Reduction Amount	\$0.00
Total Assessments	\$250.14
Half Year Net Taxes	\$12,927.42

Rates

Full Rate	123.26
920 Reduction Rate	.350798
Effective Rate	80.020588

Escrow

Escrow	N
Payment Amount	\$0.00

	Charges	Payments	Balance Due
Tax Balance Summary	\$25,854.82	\$25,011.97	\$842.85

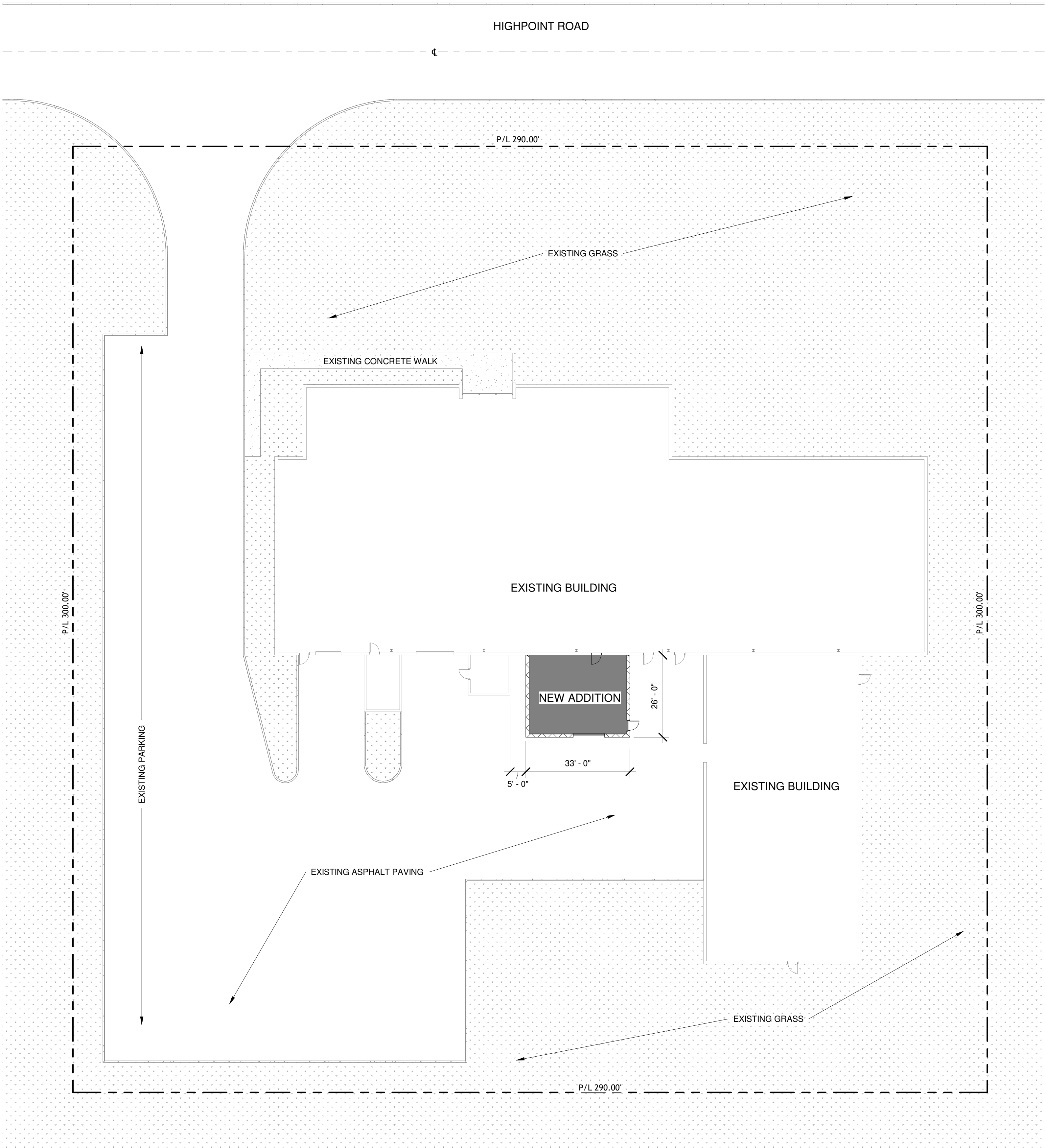
2023 (pay in 2024) Charge and Payment Detail

Taxset	Charge Type	Charges	Payments	Balance Due
Beachwood				
	1st half tax	\$12,677.28	\$12,677.28	\$0.00
	1ST HALF BALANCE	\$12,677.28	\$12,677.28	\$0.00
	2nd half tax	\$12,677.28	\$12,084.55	\$592.73
	2ND HALF BALANCE	\$12,677.28	\$12,084.55	\$592.73
C100030C-SEWER MAINTENANCE				
	1st half tax - 2023	\$125.07	\$125.07	\$0.00
	1ST HALF BALANCE	\$125.07	\$125.07	\$0.00
	2nd half tax - 2023	\$125.06	\$0.00	\$125.06
	2ND HALF BALANCE	\$125.06	\$0.00	\$125.06
C100030S-Sewer Maintenance				
	1st half tax - 2023	\$125.07	\$125.07	\$0.00
	1ST HALF BALANCE	\$125.07	\$125.07	\$0.00
	2nd half tax - 2023	\$125.06	\$0.00	\$125.06
	2ND HALF BALANCE	\$125.06	\$0.00	\$125.06

2023 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$25,854.82	\$25,011.97	\$842.85

Disclaimer: Information included on this report is believed to be accurate but is not guaranteed. Cuyahoga County is not liable for errors or omissions. Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.





N

↑

1

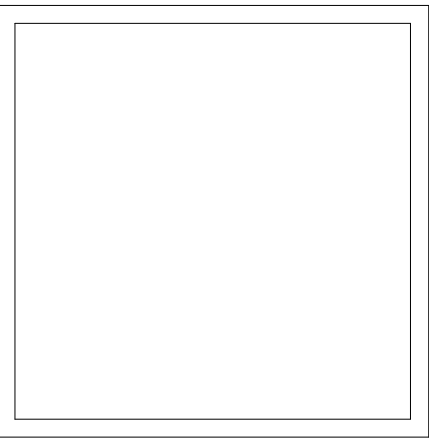
SP-1

SITE PLAN

1" = 20'-0"

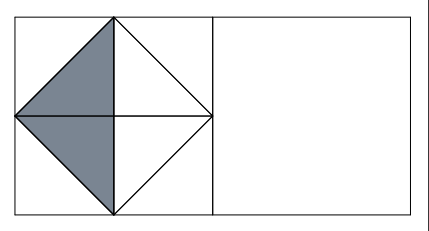
APPLICANT: IONBOND

P&Z:	ZONING DATA		DATE:
ZONING STANDARDS	REQUIRED	PROPOSED	VARIANCE
ZONING DISTRICT	U-8 INDUSTRIAL & OFFICE MIXED USE	U-8 INDUSTRIAL & OFFICE MIXED USE	
MINIMUM LOT AREA	1 ACRE	86,555 S.F., 1.994 ACRE	
MINIMUM LOT FRONTAGE	150'	290' (EXISTING)	
MINIMUM FRONT YARD BUILDING SETBACK	75'	75' (EXISTING)	
MINIMUM SIDE YARD BUILDING SETBACK	50' TOTAL / 10' MIN.	64' + 19'=83' TOTAL (EXISTING)	
MINIMUM REAR YARD BUILDING SETBACK	40'	40'-8" (EXISTING)	
MAXIMUM BUILDING HEIGHT	42'	20' (EXISTING BUILDING) 17'-8" (NEW ADDITION)	
MINIMUM LANDSCAPED AREA	5%	EXISTING	
MINIMUM PARKING SETBACKS	Front = 11' Side = 3' Rear = 3'	Front = 59'-6" (EXISTING) Side = 10' (EXISTING) Rear = 10' (EXISTING)	
MINIMUM DRIVE AISLE	20'	24' (EXISTING)	
MINIMUM PARKING STALL	9' x 20', 180 S.F.	10' x 20', 200 S.F. (EXISTING)	
MINIMUM OFF-STREET PARKING	1/400 S.F.	20 (EXISTING)	
SITE DEVELOPMENT PLANS			



23215 COMMERCE PARK ROAD
SUITE 316
BEACHWOOD, OHIO 44122

NORTH
COAST
ARCHITECTS, INC.



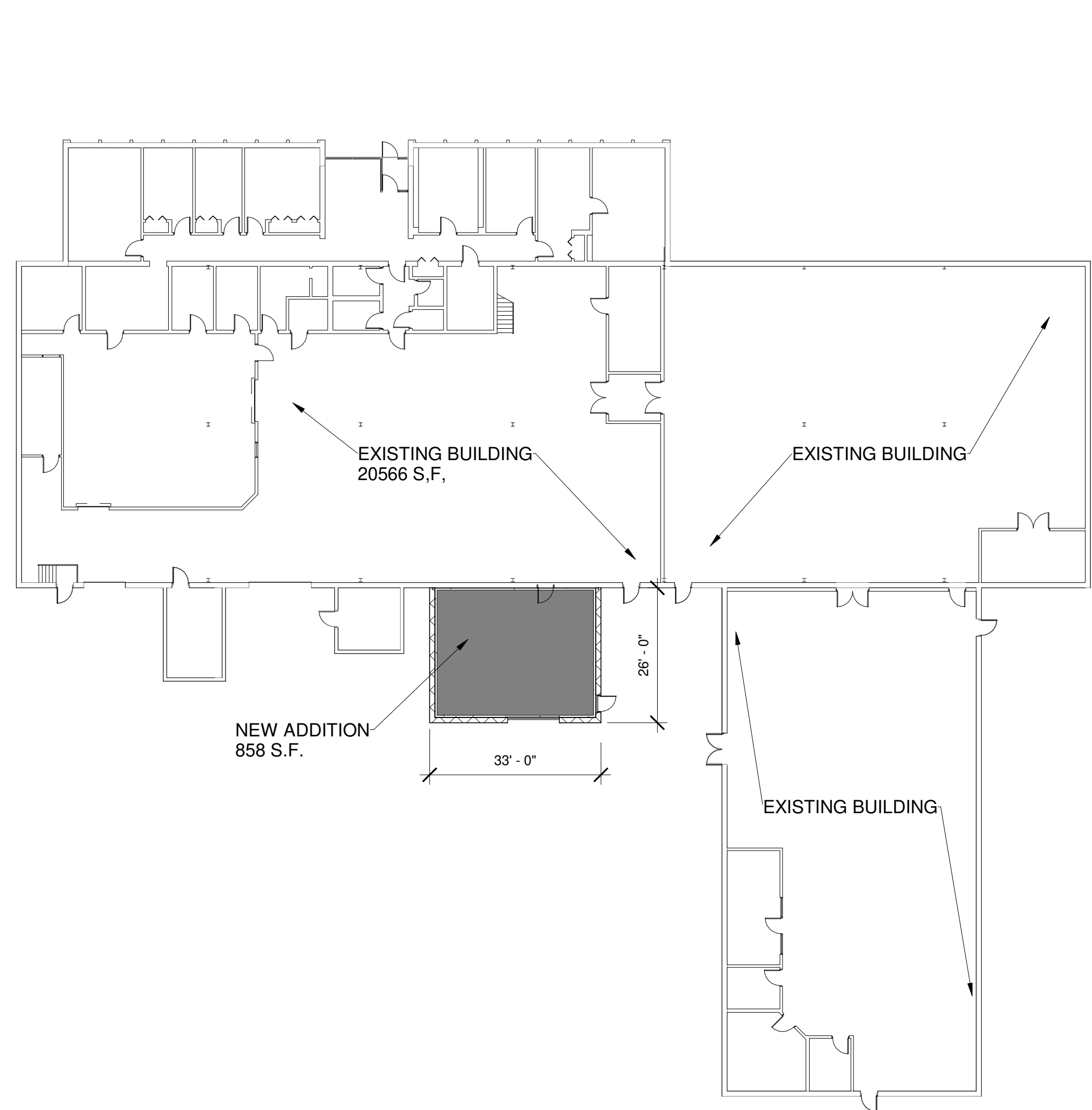
PROPOSED ADDITION FOR:
IONBOND
24700 HIGHPOINT ROAD
BEACHWOOD, OHIO 44122

2404

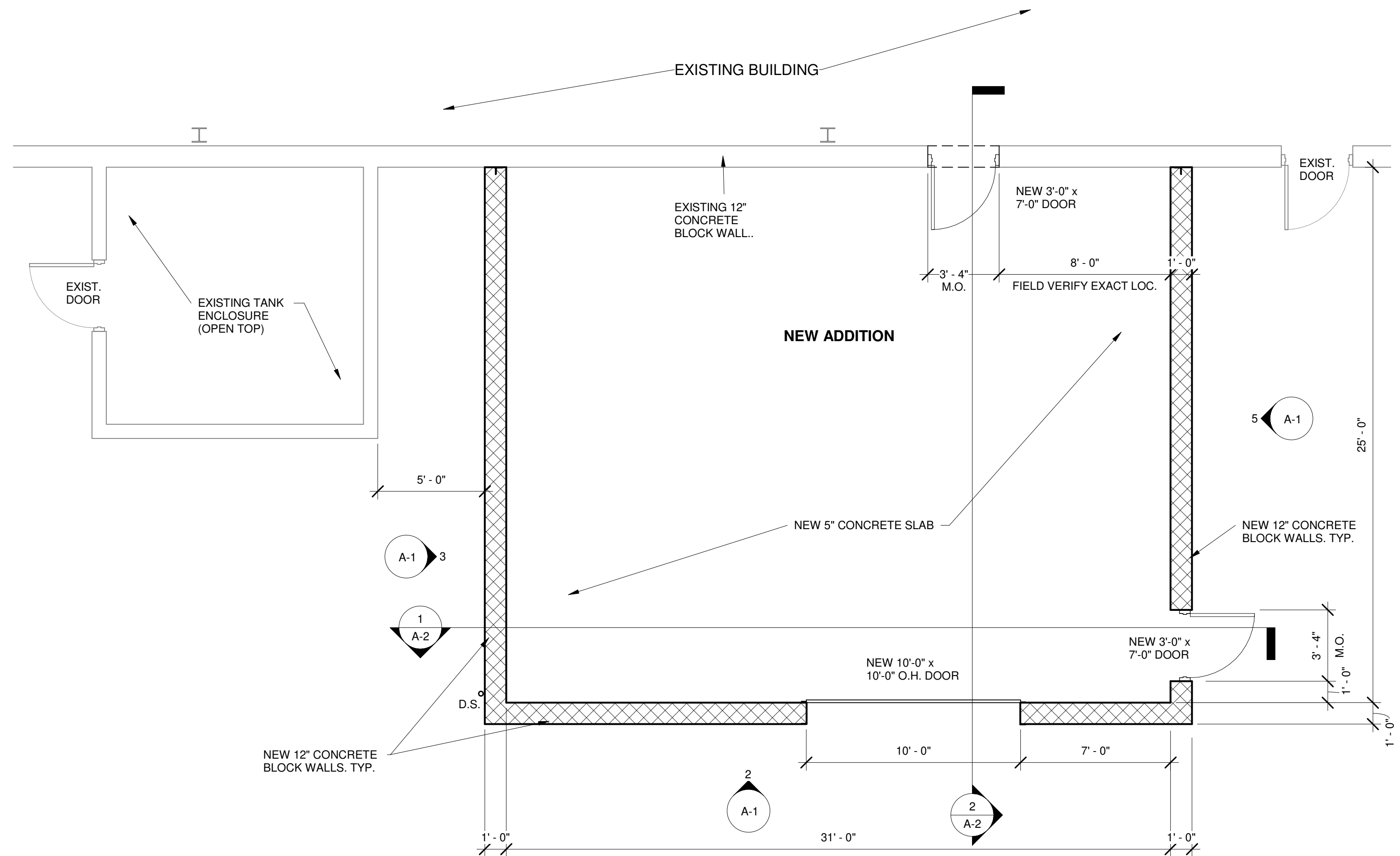
SITE PLAN

DATE: 05/03/2024
ISSUE: PC MEETING

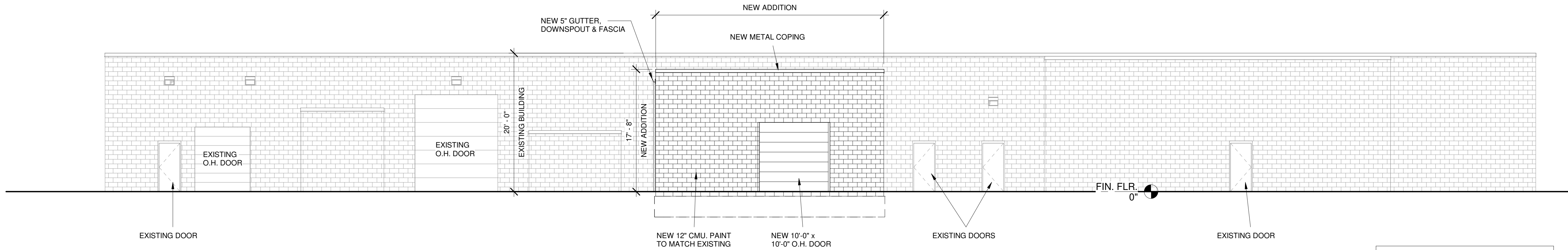
SP-1



4
A-1
OVERALL BUILDING PLAN
1" = 20'-0"

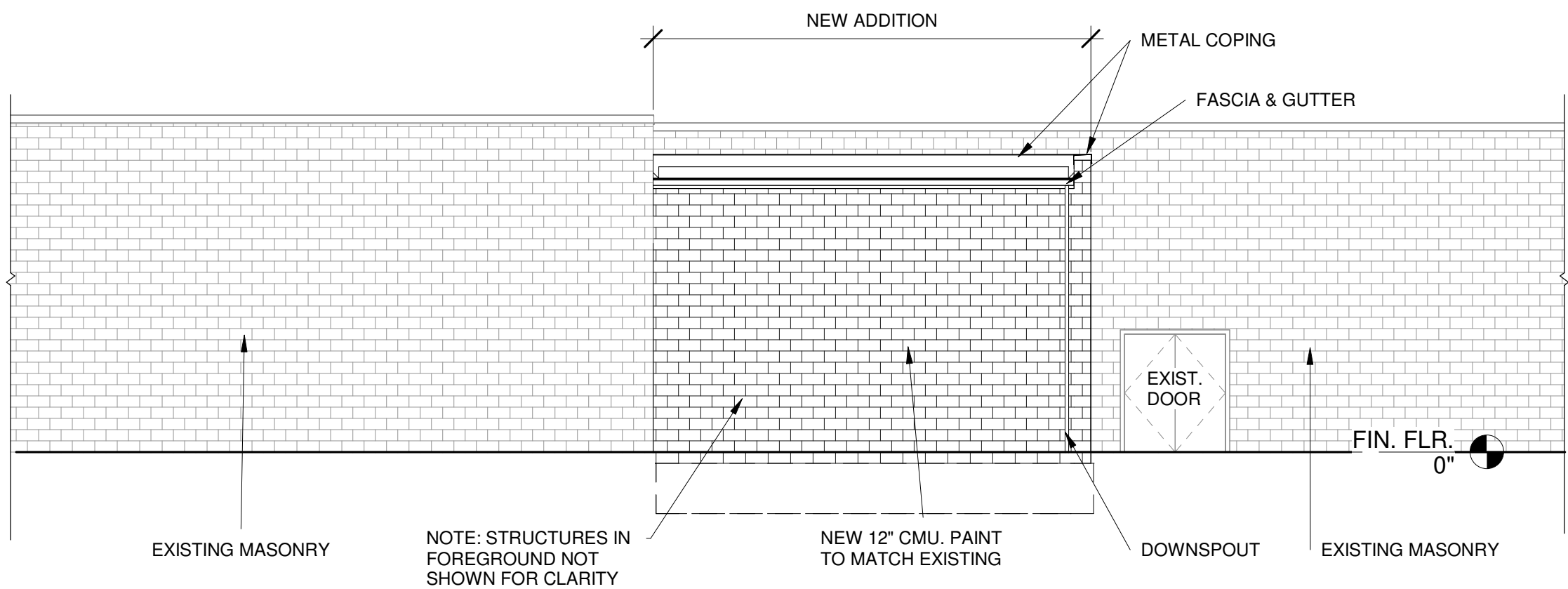


N
1
A-1
FLOOR PLAN
1/4" = 1'-0"

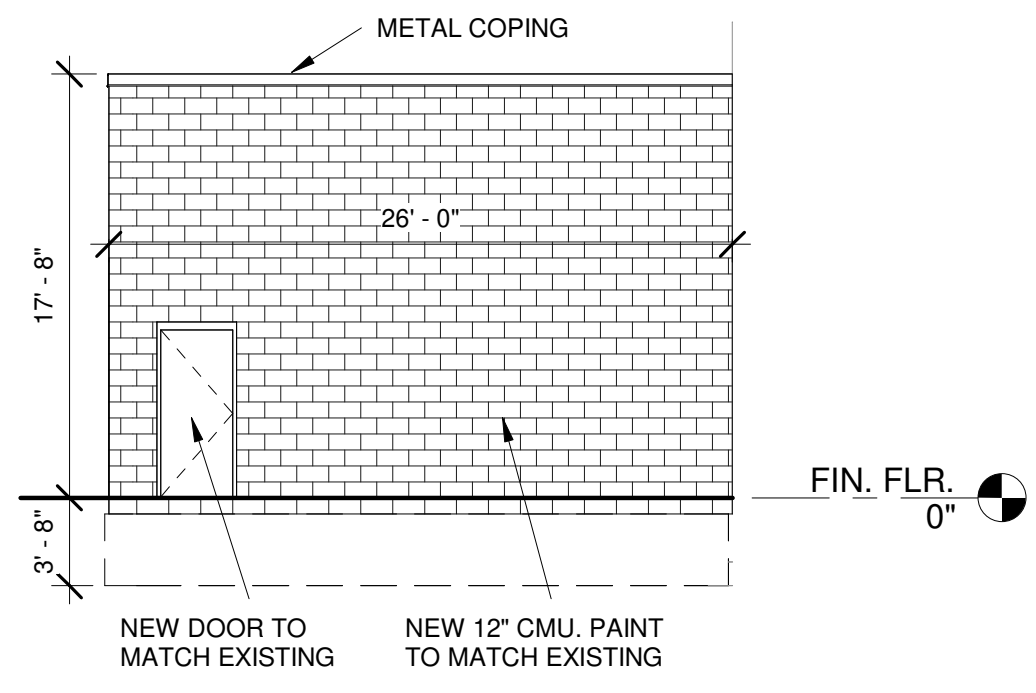


2
A-1
SOUTH ELEVATION
1/8" = 1'-0"

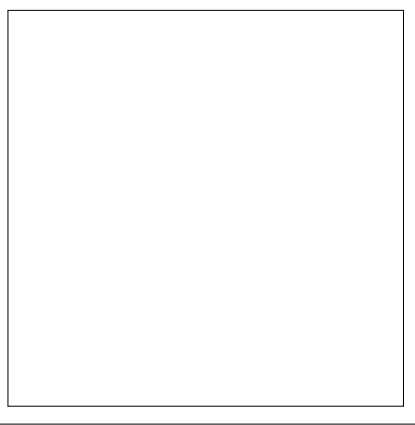
NOTE:
ALL NEW MATERIALS &
COLORS TO MATCH EXISTING.



3
A-1
WEST ELEVATION
1/8" = 1'-0"

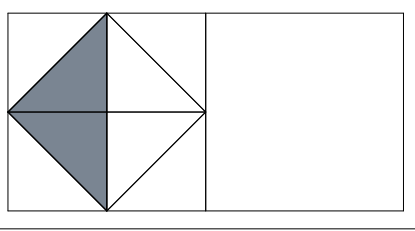


5
A-1
EAST ELEVATION
1/8" = 1'-0"



23215 COMMERCE PARK ROAD
SUITE 316
BEACHWOOD, OHIO 44122
PHONE: 216-464-7494

**NORTH
COAST
ARCHITECTS, INC.**



PROPOSED ADDITION FOR:
IONBOND
24700 HIGHPOINT ROAD
BEACHWOOD, OHIO 44122

FLOOR PLAN & ELEVATIONS

2404

DATE: 05/03/2024
ISSUE: PC MEETING

A-1

Tactical Planning, LLC

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood Planning Commission

FROM: George Smerigan, City Planner

DATE: May 8, 2024



RE: **P&Z 2024-16 North Coast Architects, Inc.**
24700 Highpoint, LLC
24700 Highpoint Road
Site Development Plan Approval

This request is for site development plan approval for an 858 square feet one-story addition to the existing building. The subject site is in the U-8 Industrial and Office Mixed-Use District. The applicant proposes to construct the addition on the rear of the existing building between an existing overhead door and a man door. Because the addition is in the interior of the L-shaped building, there is no impact on building setbacks. The 858 square feet addition will bring the total building area to 18,800 square feet and the building ground coverage to approximately 22%, which is well within the Code permitted 40%. The area of the proposed addition is already paved so there should be minimal impact with regard to storm runoff. The site plan provides for 20 existing parking spaces.

Based on a total building area of 18,800 square feet, the applicant is required to provide 47 parking spaces. In August of 2001, a variance was granted for the property permitting the land banking of 23 parking spaces, which would bring the provided parking to 43 spaces. Given the history of the site, it appears unlikely that the property will ever need the additional four (4) spaces.

It is recommended that the Commission recommend to City Council final site development plan approval subject to the following stipulations:

1. Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1144.07(a) with regard to the number of required parking spaces.
2. Granting a variance of four (4) spaces to Section 1144.07(a) to permit the total number of required parking spaces to be 43 in lieu of the required 47 spaces.
3. Compliance with the comments of the City Engineer.



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544

fax 216.518.5545

www.gpdgroup.com

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: May 30, 2024

Report Date: May 21, 2024

2024120.01

To: Mr. Brian Roenigk
Building Commissioner

From: Joseph R. Ciuni, P.E. P.S.
City Engineer

AGENDA ITEM NO. 10

P & Z 2024-16 **Marc Cohen, North Coast Architects, is requesting preliminary and final site plan approval for a one story addition to the existing building at 24700 Highpoint Road, IHI IonBond Inc.**

We hereby recommend approval of this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 05/20/2024
Re: P&Z # 2024-16 24700 Highpoint- Ion Bond

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. All current life safety systems in structure must continue in addition.

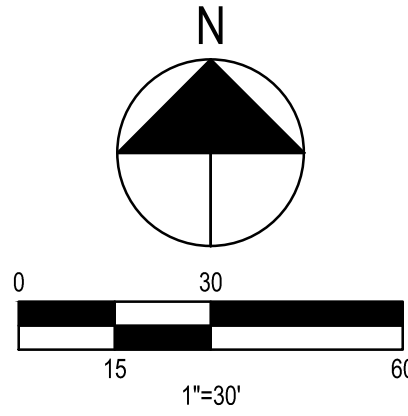
Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief

LOT CONSOLIDATION PLAT

SITUATED IN THE CITY OF BEACHWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO

AND KNOWN AS BEING PART OF RESIDUE BLOCK "E" IN A REALLOTMENT OF PART OF THE VAN SWERINGEN COMPANY'S SHAKER COUNTY ESTATES NO. 33 PART OF ORIGINAL WARRENSVILLE TOWNSHIP LOT 30 AS RECORDED IN VOLUME 139, PAGE 7 OF CUYAHOGA COUNTY MAP RECORDS AND OTHER LANDS IN ORIGINAL WARRENSVILLE TOWNSHIP LOT NUMBER 30



BASIS OF BEARING:
STATE PLANE, GRID NORTH, NAD 83 (2011),
OH NORTH ZONE
ESTABLISHED VIA GPS OBSERVATION

APPROVALS:
THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BEACHWOOD, OHIO BY RESOLUTION ADOPTED THIS _____ DAY OF _____, 2024.

CHAIRMAN

SECRETARY

THIS PLAT IS APPROVED BY THE MAYOR OF THE CITY OF BEACHWOOD, OHIO THIS _____ DAY OF _____, 2024.

MAYOR

THIS PLAT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF BEACHWOOD, OHIO, FOR RECORD PURPOSES ONLY THIS _____ DAY OF _____, 2024.

CLERK OF COUNCIL

OWNER'S ACCEPTANCE:

I, _____, OWNER OF THE PROPERTY SHOWN HEREON, DO HEREBY ASSENT TO AND ADOPT THIS CONSOLIDATION PLAT OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST INDIVIDUALLY AND IN THE CAPACITY INDICATED HEREON.

SIGNATURE _____ DATE _____

NAME

TITLE

STATE OF OHIO)
COUNTY OF CUYAHOGA)

EXECUTED AND ACKNOWLEDGED BEFORE ME BY _____ THIS _____ DAY OF _____, 2024.

MY COMMISSION EXPIRES: _____

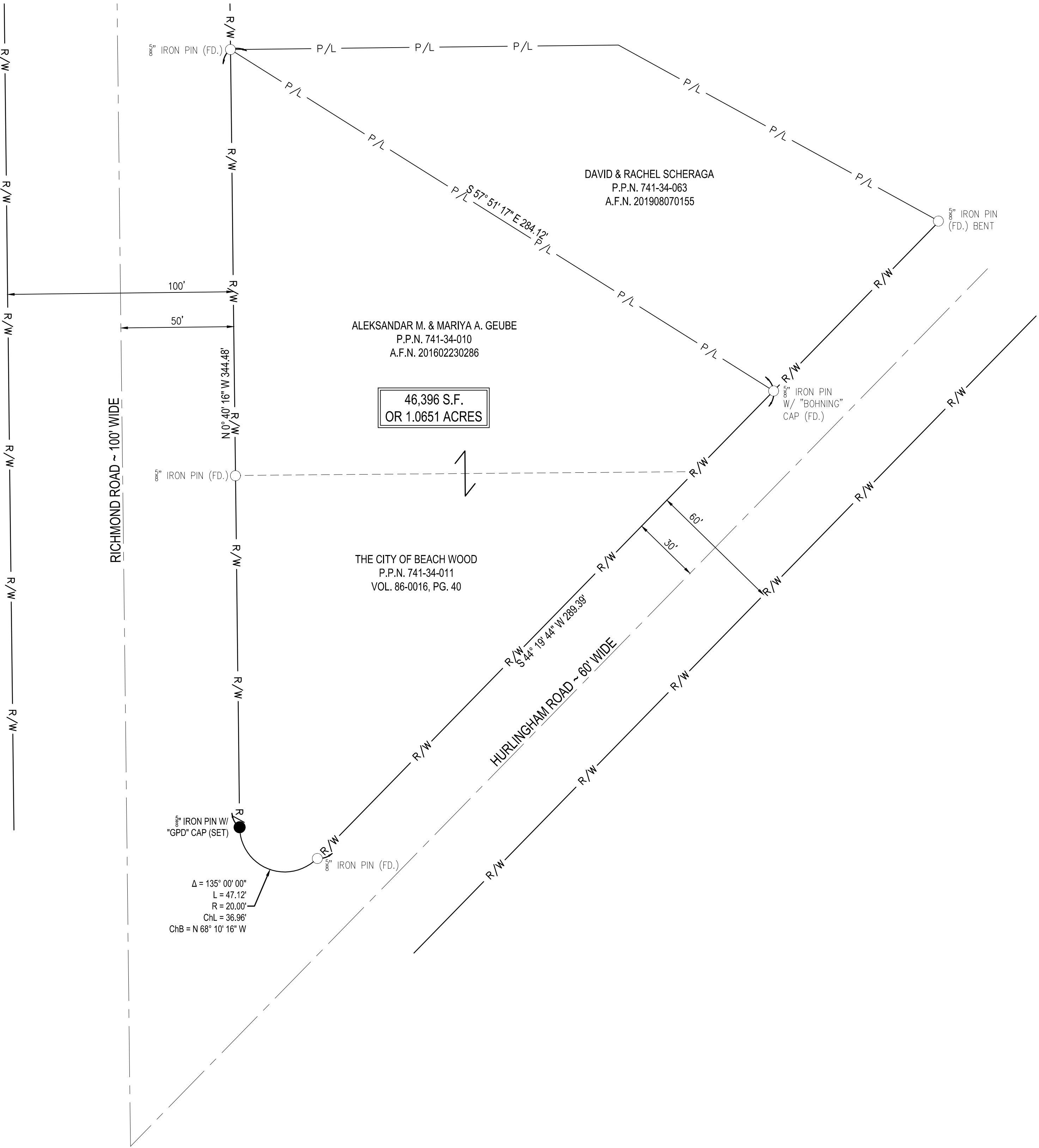
NOTARY PUBLIC

LEGEND:

PARCEL BOUNDARY ——— P/L ——— P/L ———
REMOVED PARCEL BOUNDARY - - - - -
PUBLIC RIGHT OF WAY ——— R/W ——— R/W ———
CENTERLINE - - - - -
IRON PIN FOUND AS NOTED ○
IRON PIN SET AS NOTED ●

PLAT INTENTION:

THE INTENT OF THIS PLAT IS TO CONSOLIDATE PPN 741-34-010 AND PPN 741-34-011.



SURVEYOR'S CERTIFICATION AND CITY ENGINEER'S APPROVAL

THIS PLAT WAS PREPARED AND RECOMMENDED BY THE ENGINEER OF THE CITY OF BEACHWOOD, OHIO. I HEREBY DECLARE THIS TO BE A TRUE DELINEATION OF A CORRECT FIELD SURVEY PREPARED UNDER MY SUPERVISION. MONUMENTS WERE FOUND OR SET AS SHOWN HEREON. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

JOSEPH R. CIUNI _____ DATE _____
REGISTERED SURVEYOR/CITY ENGINEER

REV.	DATE	DESCRIPTION

CITY OF BEACHWOOD
25325 FAIRMOUNT BOULEVARD
BEACHWOOD, OH 44122

LOT CONSOLIDATION PLAT

ISSUED FOR:
PERMIT
BID
CONSTRUCTION
RECORD

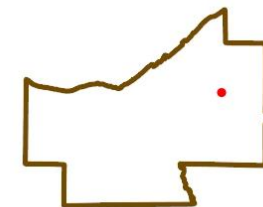
PROJECT MANAGER	DESIGNER
ARP	SMF

JOB NO.
2023119.07

SV-101



Cuyahoga County GIS Viewer



Date Created: 5/16/2024

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel



112 0 56 112 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

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 05/20/2024
Re: P&Z # 2024-18 24230 Lot consolidation

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Department has not questions or comments at this time.

Matthew Domonkos

Matthew Domonkos
Assistant Fire Chief