



Beachwood Planning and Zoning Commission Meeting Agenda - Amended
Thursday, February 27, 2025, 6:30 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122

New Business

Agenda Items

1. Roll Call
2. Approval of Minutes of the January 30, 2025, Planning and Zoning Commission Meeting
3. Council Report
4. Citizen's Remarks
5. Planning and Zoning Commission
2025-5 Applicant is requesting a frontage determination of the building wall or façade to be used for calculating permissible sign area pursuant to BCO Section 1141.08, Measurement Standards, reversing the determination made by the previous Building Commissioner, for Primrose School of Beachwood, 23825 Commerce Park Road.
6. Planning and Zoning Commission
2024-44(A) Applicant has requested final site plan approval for building and play area additions at 26600 Shaker Blvd., Fuchs Mizrachi School.

Old Business

Agenda Items

1. Planning and Zoning Commission
2023-17 Applicant has requested preliminary site plan approval for residential development of cluster homes to be located at PPN 741-29-020, North Woodland Road (Fairmount Blvd).

Tabled

1. Planning and Zoning Commission
2024-27 Rezoning 2555 Edgewood Road, Beachwood, Ohio 44122 (PPN 741-08-036) and 2561 Edgewood Road, Beachwood, Ohio 44122 (PPN 741-08-037), from U-1 Single-Family Residential District to U-5 Public and Institutional District (Ordinance No. 2024-63, referred from Council 8/20/2024, Commission tabled on 9/26/2024).
2. Planning and Zoning Commission
2024-40 Review and possible vote on the Rules of Procedure for Beachwood Planning and Zoning Commission.
3. Planning and Zoning Commission
2024-48 Applicant is requesting preliminary site plan approval for a new residential apartment building to be located at 23250 Chagrin Blvd.



25325 Fairmount Blvd. • Beachwood, Ohio 44122

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

Email: Building@beachwoodohio.com

PLANNING & ZONING APPLICATION

Form must be completed or will not be processed

APPLICATION DATE: 01/27/2025

OWNER OF BUILDING: Jai Singh PHONE: 440-949-0232

STREET ADDRESS: 99 Yorkshire Drive

CITY/STATE/ZIP: Aurora, OH 44202

APPLICANT: Dan Wise PHONE: 216-570-2390

COMPANY OR FIRM: ADA Architects, Inc.

EMAIL: dwise@adaarchitects.com

STREET ADDRESS: 17710 Detroit Avenue

CITY/STATE/ZIP: Lakewood, Ohio 44107

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

Jai Singh (Owner), James Kassay (Architect, ADA Architects)

DESCRIPTION OF THE PROPERTY:

ADDRESS: 23825 Commerce Park Road SUITE #

TENANT NAME: Primrose School of Beachwood

PERMANENT PARCEL # 742 25 017 PRESENT USE: vacant PROPOSED USE: Daycare

PURPOSE OF APPLICATION: Seeking a frontage determination to increase the building's total allowable signage area from 67 s.f. to 270 s.f. (Main entry elevation in lieu of street elev.)

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 Frontage determination
- ☐ 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. Signage is proportional to the building scale and provides identification from the street and at the main entrance

***** CONTINUED ON NEXT PAGE *****

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

Dan Wise (ADA Architects)

PRINTED NAME

01/27/2025

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: _____



Cuyahoga County GIS Viewer



Date Created: 1/27/2025

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel
- Private Road

215 0 108 215 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
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP









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: February 10, 2025

RE: **P&Z 2025-5** **ADA Architects, Inc.**
Jai Singh
23825 Commerce Park Road
Frontage Determination



This request is for determination of frontage for signage purposes pursuant to Section 1141.08(e). The total amount of signage for a building is based upon the length of the front wall. Section 1141.08(e) defines the front wall as being the wall or façade that faces the principal street **or** contains the main entrance as determined by the Building Commissioner. A previous Building Commission made a determination that the front wall for signage purposes for the subject site was the wall facing the street, which is the shorter wall. There is a main entrance on the wall facing the parking lot, which would provide the applicant with greater signage.

In order to modify the previous determination, it applicant is requesting that the Commission reverse the determination and allow signage to be calculated based upon the larger wall length. Such a determination would operate in lieu of a sign area variance.

It is recommended that the Commission make a determination that the east wall with a main entrance facing the parking lot be considered the front wall for the purpose of calculating permitted sign area.



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: February 28, 2025

Report Date: February 14, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 5

P & Z 2025-05 Applicant is requesting a frontage determination of the building wall or façade to be used for calculating permissible sign area pursuant to BCO Section 1141.08, Measurement Standards, reversing the determination made by the previous Building Commissioner, for Primrose School of Beachwood, 23825 Commerce Park Road.

1. The Engineering Dept. has no comments on this item.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 02/11/2025
Re: P&Z # 2025-5 23825 Commerce Park (Signage)

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

1. The Fire Department has no 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: 01/31/2025

OWNER OF BUILDING: Fuchs Mizrahi School PHONE: 216-932-0220

STREET ADDRESS: 26600 Shaker Boulevard

CITY/STATE/ZIP: Beachwood , Ohio 44122

APPLICANT: Nick Dilisio PHONE: 216-767-2046

COMPANY OR FIRM: Bialosky

EMAIL: ndilisio@bialosky.com

STREET ADDRESS: 6555 Carnegie Ave.

CITY/STATE/ZIP: Cleveland, OH 44103

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

Nick Dilisio (ndilisio@bialosky), Ben Kweller (bkweller@bialosky.com),

Eric Greenberg (egreenberg@siteconsult.com)

DESCRIPTION OF THE PROPERTY:

ADDRESS: 26600 Shaker Boulevard SUITE #

TENANT NAME: Fuchs Mizrahi School

PERMANENT PARCEL # 742 - 04 - 002 PRESENT USE: School PROPOSED USE: Same

PURPOSE OF APPLICATION: Planning & Zoning Approval for building additions to school.

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**):

Given the building footprint and existing parking drive location, the generator and trash is difficult to access and difficult to construct the addition if located against the building / within the setback line.

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.
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(5)	Map Amendment	\$2,500.00

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SIGNATURE

Nick Dilisio

PRINTED NAME

01/31/2025

DATE

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

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

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

Preliminary Approval: _____
Date

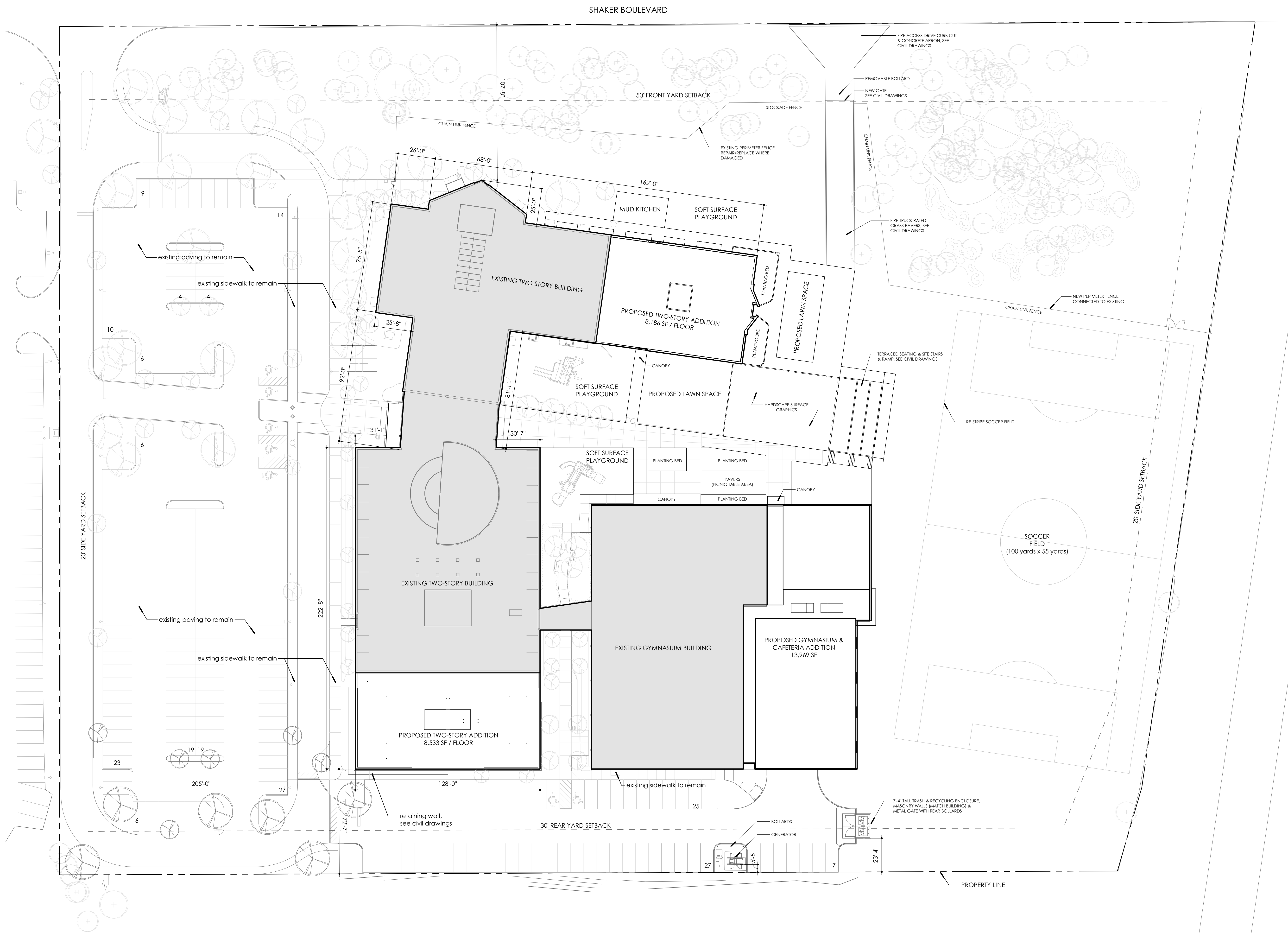
Final Approval: _____
Date

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

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

APPLICANT: Fuchs Mizrachi School

P&Z: City of Beachwood	ZONING DATA		DATE: 01/31/2025
ZONING STANDARDS	REQUIRED	PROPOSED	VARIANCE
ZONING DISTRICT	(U-5) Public & Institutional	Unchanged (a./r.)	
MINIMUM LOT AREA	3 Acres	Unchanged (addition/renovation)	
MINIMUM LOT FRONTAGE	250'-0"	268'-0"	
MINIMUM FRONT YARD BUILDING SETBACK	50'-0"	Unchanged	
MINIMUM SIDE YARD BUILDING SETBACK	20'-0"	Unchanged	
MINIMUM REAR YARD BUILDING SETBACK	30'-0"	New generator to property line = 5'-5" Trash enclosure to property line = 23'-4"	New generator & trash enclosure over setback line.
MAXIMUM BUILDING HEIGHT	40'-0"	39'-0"	
MINIMUM LANDSCAPED AREA	20% of total land area	30% of total land area	
MINIMUM PARKING SETBACKS	Front = 75'-0" Side = 50'-0" Rear = 50'-0"	Front = existing Side = existing Rear = existing	utilizing previously granted parking setback variance for side yard and rear yard
MINIMUM DRIVE AISLE	20' one way/24' two way	20' one way/24' two way	
MINIMUM PARKING STALL	9' x 18'	9' x 18'	
MINIMUM OFF-STREET PARKING	210 spaces	210 spaces	
SITE DEVELOPMENT PLANS	Public & Institutional	School Renovation	



1 Architectural Site Plan
1/32" = 1'-0"

ZONING DATA

Planning & Zoning Code:	City of Beachwood
Zoning Classification:	U-5 (Public & Institutional)
Maximum Building Height:	2 stories or 40 feet
Provided Building Height:	2 stories or 39 feet
Maximum Building Area:	25% lot coverage
Provided Building Area:	21% lot coverage
Minimum Lot Frontage:	250 feet
Provided Lot Frontage:	268 feet
Minimum Lot Area:	3 acres
Provided Lot Area:	10 acres
Minimum Landscaped Area:	25%

Setback Requirements:

Front Yard:	50 feet (20 for parking)
Side Yard:	20 feet (10 for parking)
Rear Yard:	30 feet (20 for parking)

Parking Requirements:

Required Parking Spaces:	210 spaces
Provided Parking Spaces:	210 spaces

Parking Calculations:

Child Day Care (per section 1155.02):	
One (1) space per required staff employee:	25 spaces
One (1) space for every twenty children, measured at maximum occupancy:	13 spaces
Primary School (per section 1144.07):	
21 classrooms(2 spaces / class rm):	42 spaces
Administrative office space(1 space per 200sf):	12 spaces
Secondary School (per section 1144.07):	
18 classroom(6 spaces / class rm):	108 spaces
Administrative office space(1 space per 200sf):	10 spaces

Existing / Previously Granted Variances:

Rear Yard Parking Setback

Variances:

Rear Yard Setback : dumpster enclosure and generator

Fuchs Mizrahi School Expansion

Project:

26600 Shaker Boulevard Beachwood, Ohio 44122

Kitchen Consultant:
The Wasserstrom Company
2777 Silver Dr.
Columbus, Ohio 43211
t: 614.737.8429

Civil Engineer:
Environmental Design Group
2814 Detroit Avenue
Cleveland, Ohio, 44113
t: 800.835.1390

MEP Engineer:
Bialosky
6555 Carnegie Avenue, Suite 200
Cleveland, Ohio, 44103
t: 216.752.8750
f: 216.752.9437

Structural Engineer:
Thorson Baker + Associates
3030 West Streetsboro Road
Richfield, Ohio, 44286
t: 330.659.6468

Owner:
Fuchs Mizrahi School
26600 Shaker Boulevard
Beachwood, Ohio, 44122
t: 216.932.0220

Seal:

PROGRESS SET

BIALOSKY

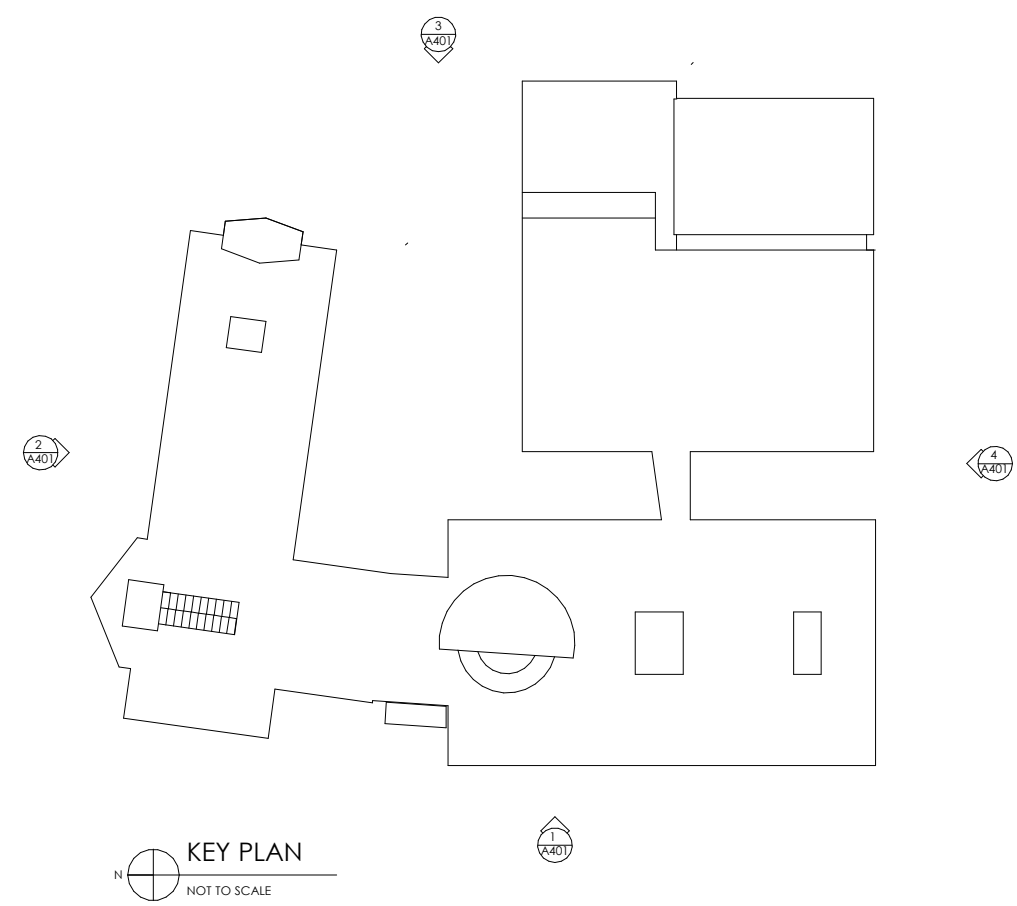
6555 Carnegie Avenue, Suite 200
Cleveland, Ohio, 44103
t: 216.752.8750
f: 216.752.9437
www.bialosky.com

Project No: 24-25
Drawn / Checked: SA-BK / ND

Issue: 90% DD Set 01.31.25

ARCHITECTURAL SITE PLAN
AS100

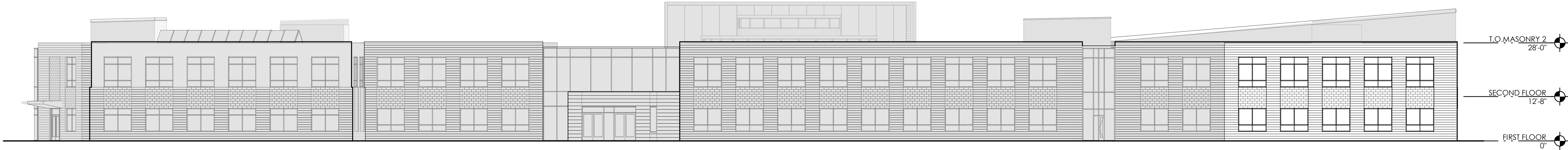
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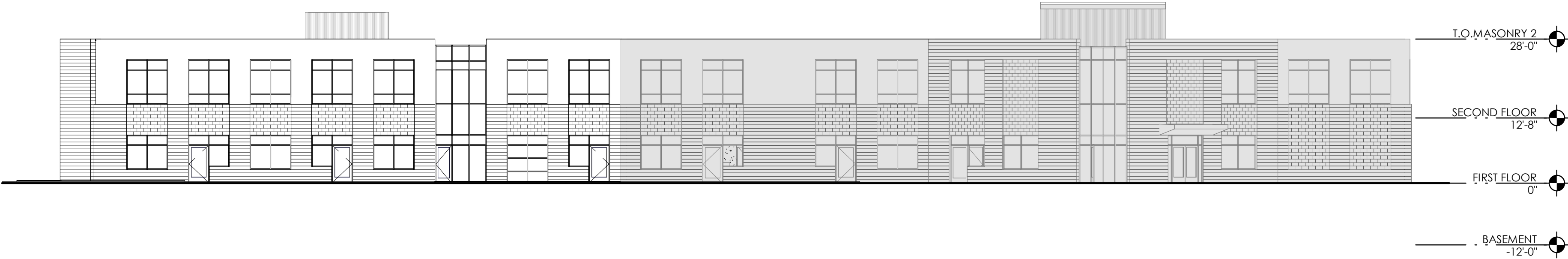
EXTERIOR FINISH LEGEND		
KEY	ITEM/MATERIAL	SIZE/TYPE/COLOR
A	4" x 8" x 16" concrete masonry veneer	ivory/smooth
B	4" x 8" x 16" concrete masonry veneer	ivory / split-face
C	Composite Stone Panel	dorset / riven matt
D	Hollow metal door and frame	color/finish to match alum. door and window system
E	Aluminum Storefront Window System	champagne
F	Aluminum Storefront Doors	champagne
G	Curtainwall System	champagne
H	Translucent Fiberglass Wall System w/ 12x12 grid pattern	white/white
I	Translucent Fiberglass Skylight System	white/white
J	Vertical Metal Roof Screen	slate gray
K	Vertical Metal Siding System	mesa gray
		MANUFACTURER
		Oberfields 'Design BLOK'
		Oberfields 'Design BLOK'
		Petrarch
		-
		Kawneer Trifab/VG 451 T
		Kawneer Insulclad 360
		Kawneer 1600 SS
		Kalwall
		Kalwall
		Cityscapes Envisor
		Butler

EXTERIOR FINISH LEGEND (cont.)		
KEY	ITEM/MATERIAL	SIZE/TYPE/COLOR
L	Metal Canopy	color/finish to match metal siding system
M	Metal Coping	color/finish to match window system
N	Metal Coping	color to match concrete masonry veneer
O	Metal Coping	color/finish to match metal siding system
P	Masonry Veneer Control joint - with sealant	color to match concrete masonry veneer
Q	Metal Louvers	color/finish to match metal siding system
R	Overflow Scupper	bronze, confirm with Architect
S	Standing Seam Metal Roof	solar white/prefinished
T	Frost slab	see structural drawings
U	Wall Mounted Light Fixture	see electrical drawings
V	Kitchen Exhaust Vent	see mechanical drawings
W	Overhead Glass Sectional Door	see mechanical drawings
		MANUFACTURER
		XXXX
		XXXX
		see spec.
		see spec.
		see spec.
		J.R. Smith
		Butler
		see structural drawings
		see electrical drawings
		see mechanical drawings

*All typical glazing to be insulated glazing system L= laminated glass T= tempered glass (all door glass / any glass directly adjacent to doors / any glass framed to ground level)



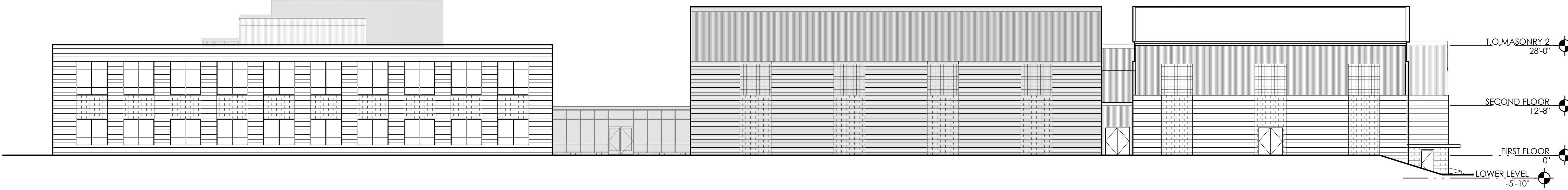
1 West Elevation
A401 1/16" = 1'-0"



2 North Elevation
A401 1/16" = 1'-0"



3 East Elevation
A401 1/16" = 1'-0"



4 South Elevation
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Project: Fuchs Mizrahi School Expansion

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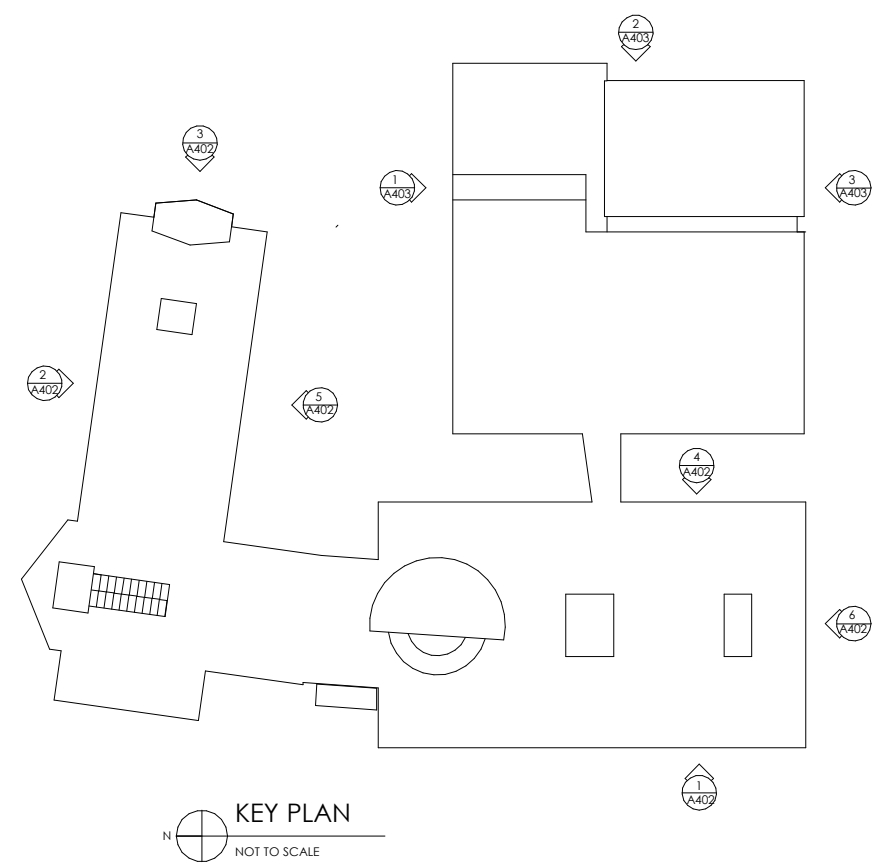
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Project No: 24-25
Drawn / Checked: Author / Checker

Issue: 90% DD Set 01.31.25

EXTERIOR
ELEVATIONS
A401

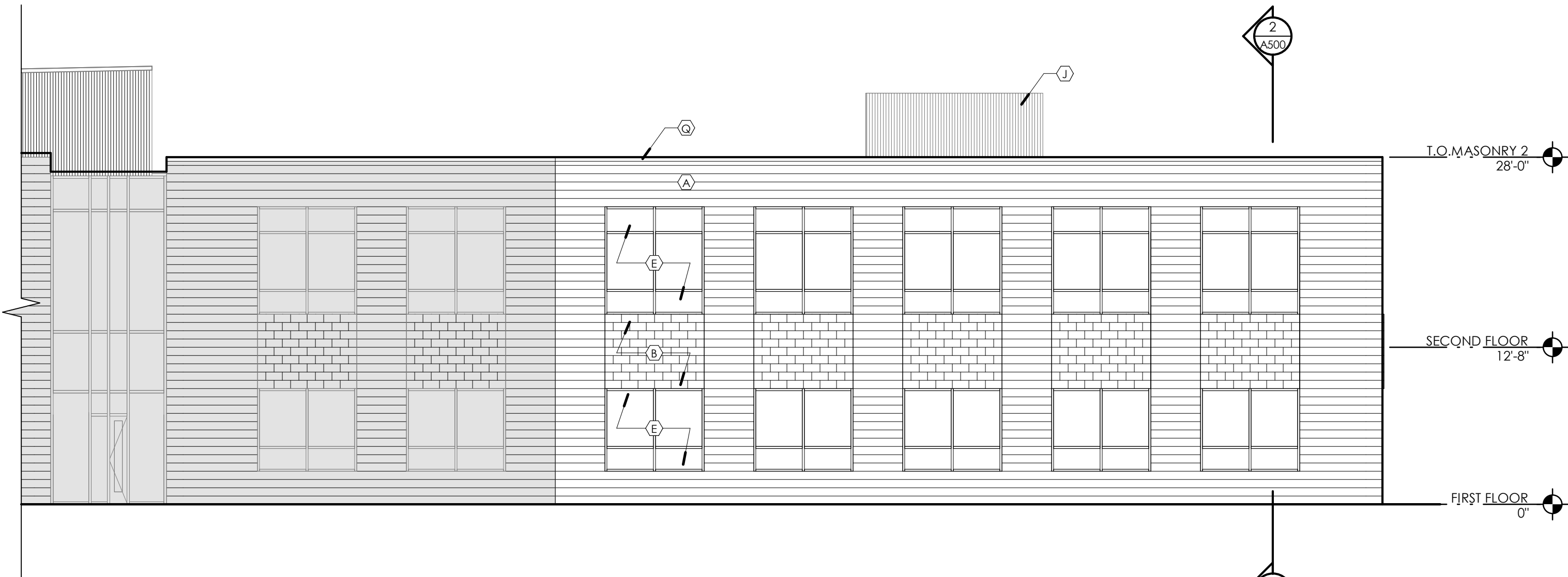
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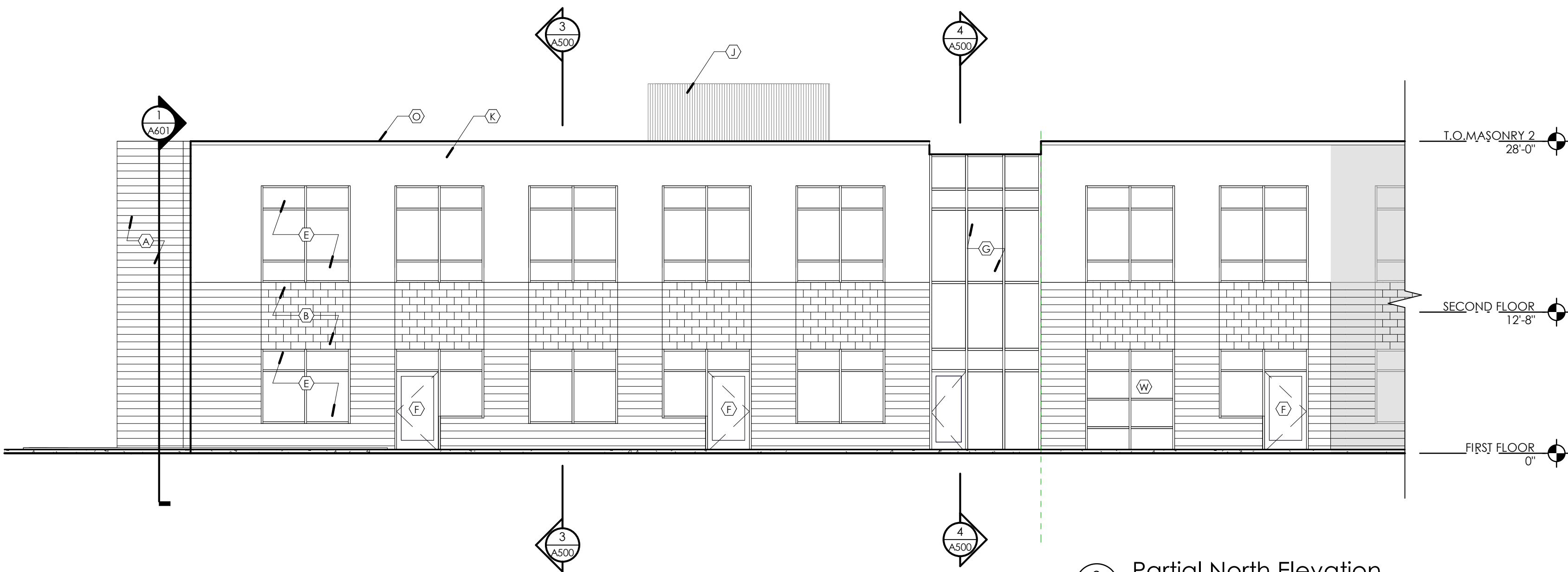
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		Petrarch
		-
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		Kalwall
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		Butler

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		XXXX
		XXXX
		see spec.
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		J.R. Smith
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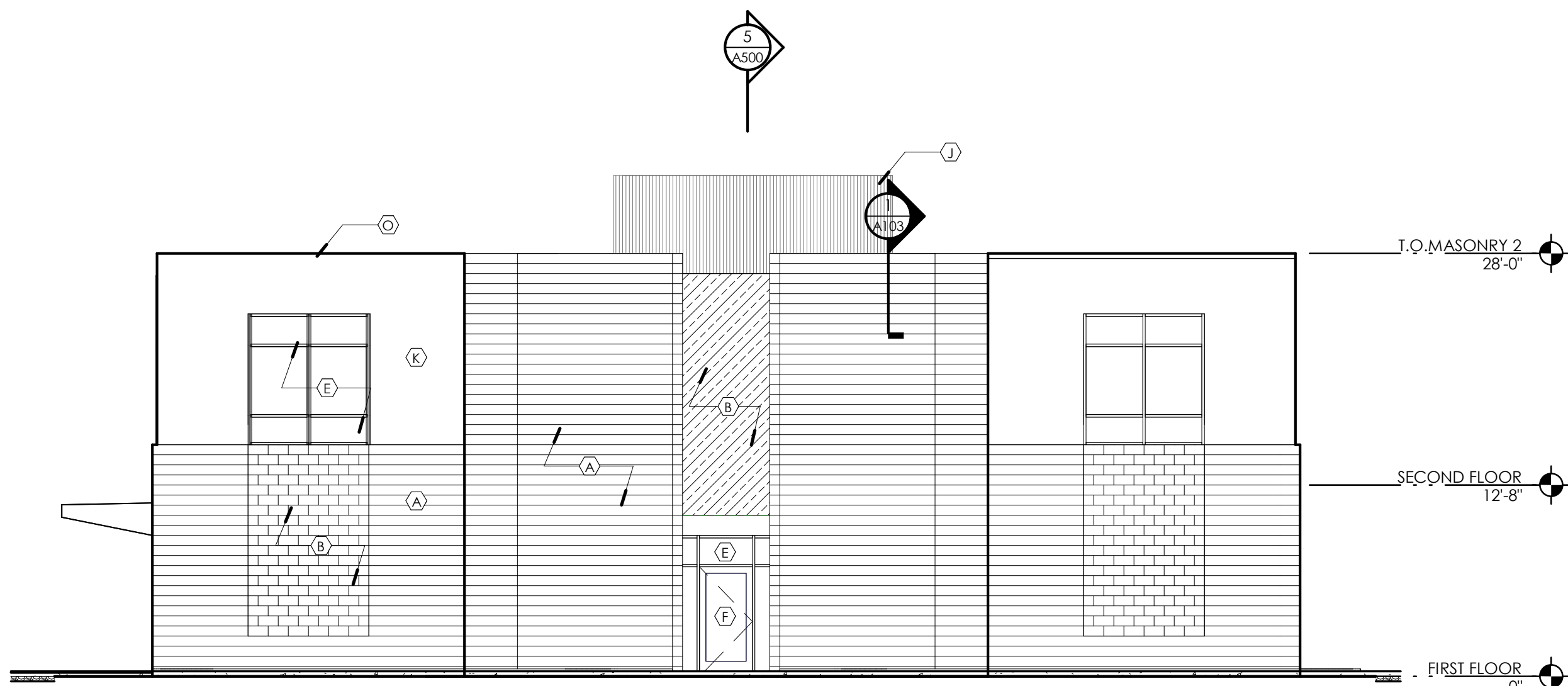
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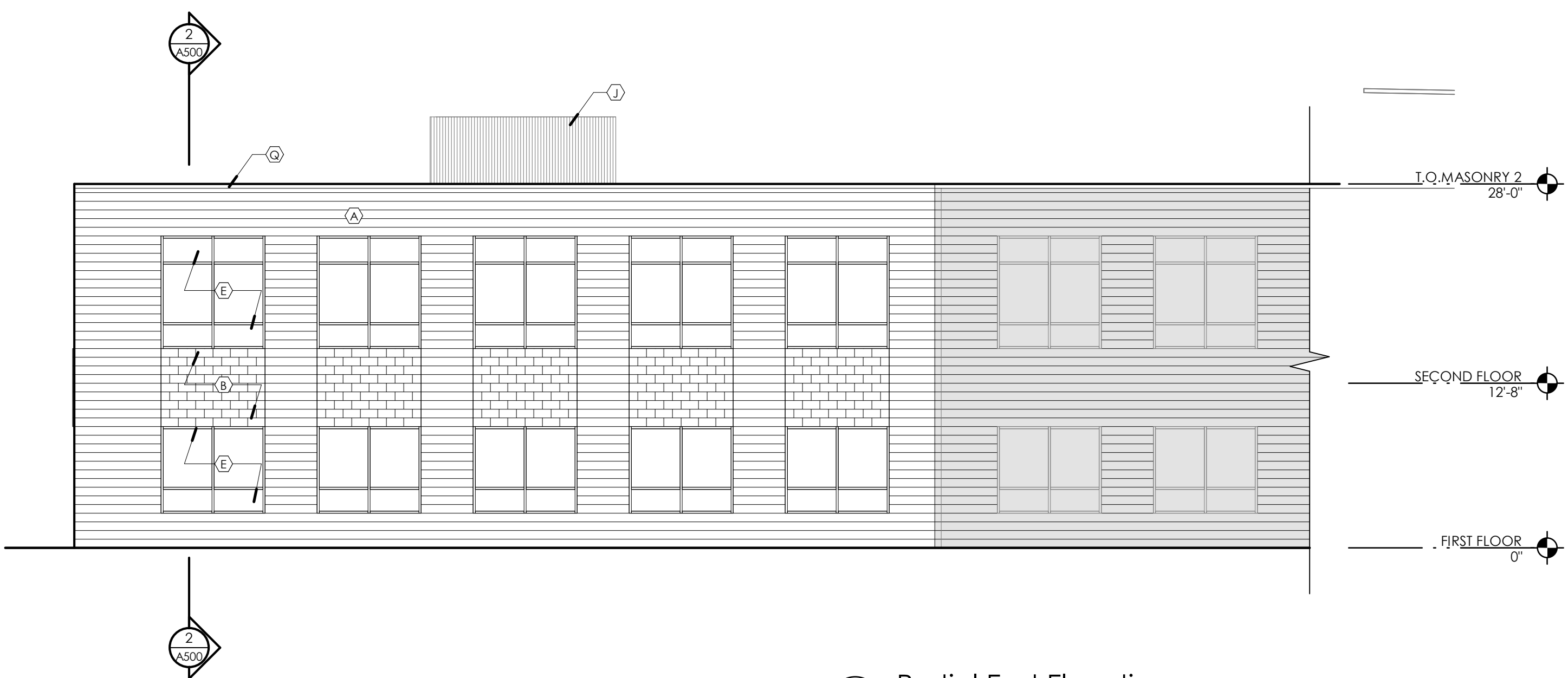
1 Partial West Elevation
1/8" = 1'-0"



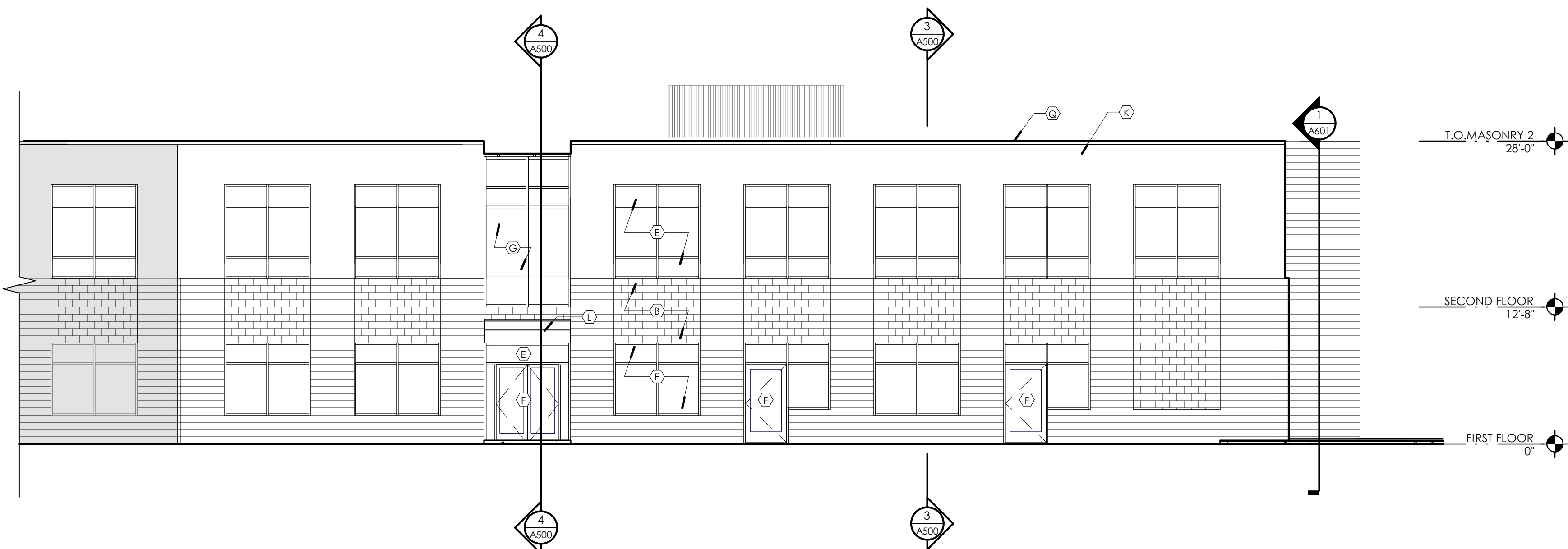
2 Partial North Elevation
1/8" = 1'-0"



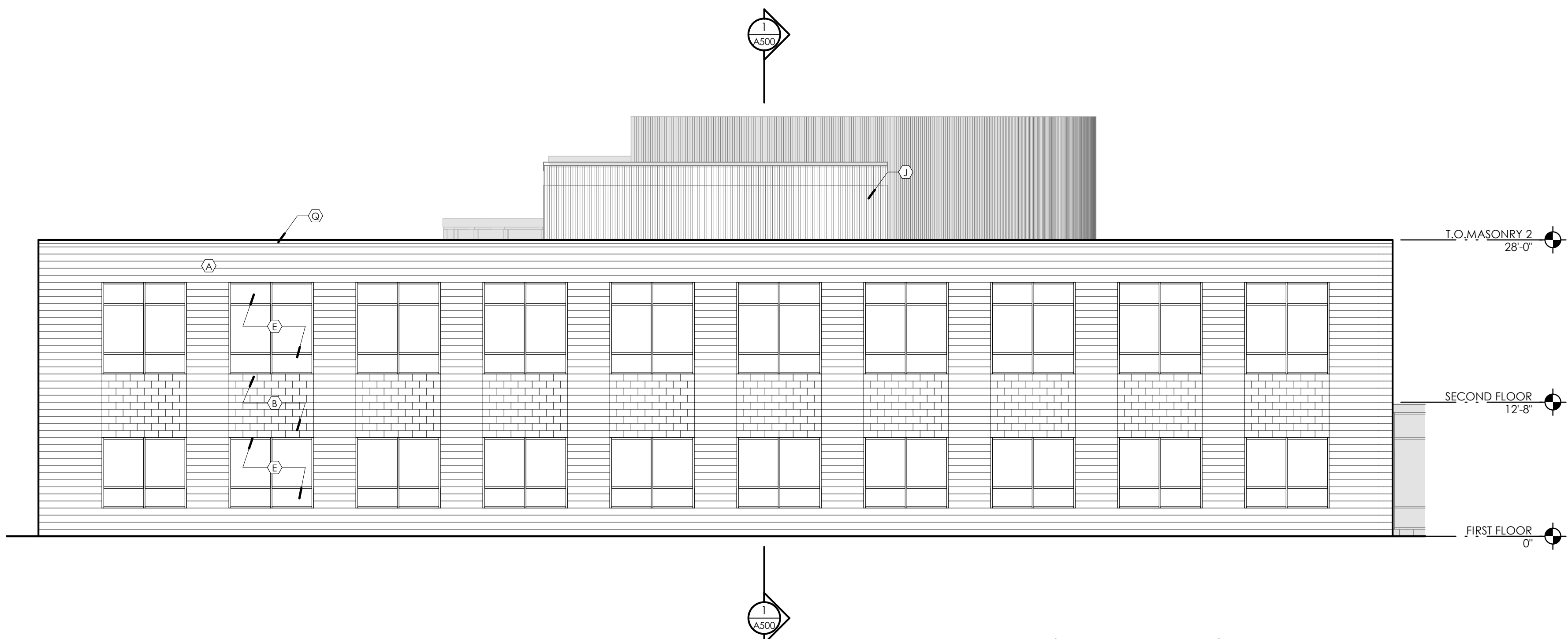
3 Partial East Elevation
1/8" = 1'-0"



4 Partial East Elevation
1/8" = 1'-0"



5 Partial South Elevation
1/8" = 1'-0"



6 Partial South Elevation
1/8" = 1'-0"

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MEP Engineer:
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Cleveland, Ohio, 44103
t: 216.752.8750
f: 216.752.9437

Structural Engineer:
Thorson Baker + Associates
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Richfield, Ohio, 44286
t: 330.659.6468

Owner:
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26600 Shaker Boulevard
Beachwood, Ohio, 44122
t: 216.932.0220

Seal:

PROGRESS SET

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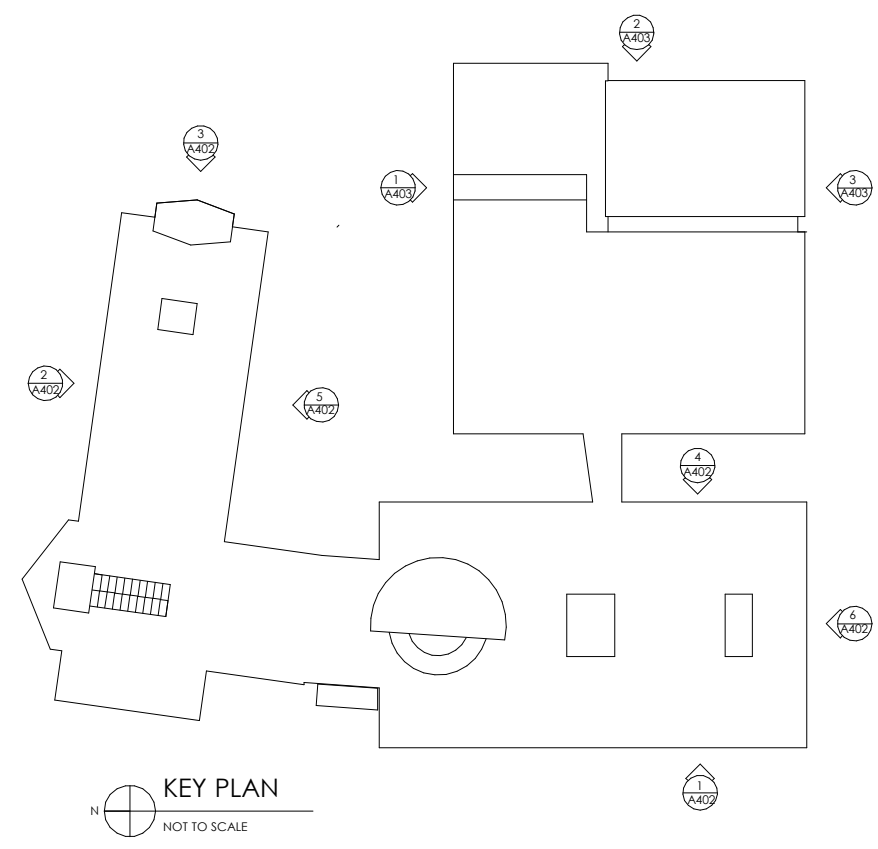
6555 Carnegie Avenue, Suite 200
Cleveland, Ohio, 44103
t: 216.752.8750
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Project No: 24-25
Drawn / Checked: Author / Checker

Issue: 90% DD Set 01.31.25

EXTERIOR ELEVATIONS
A402

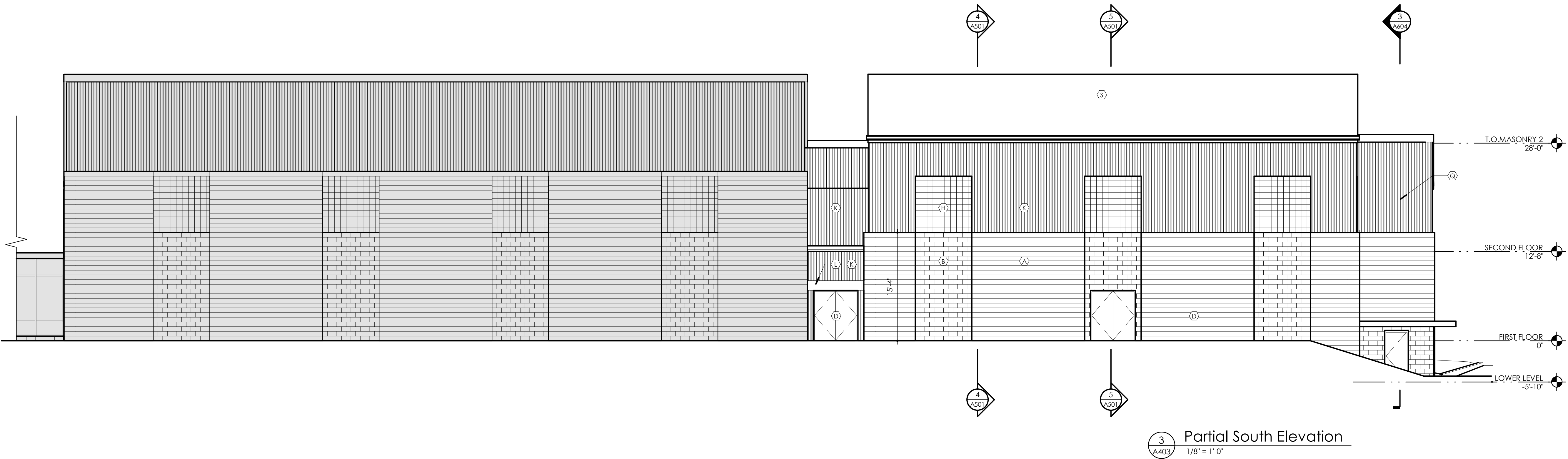
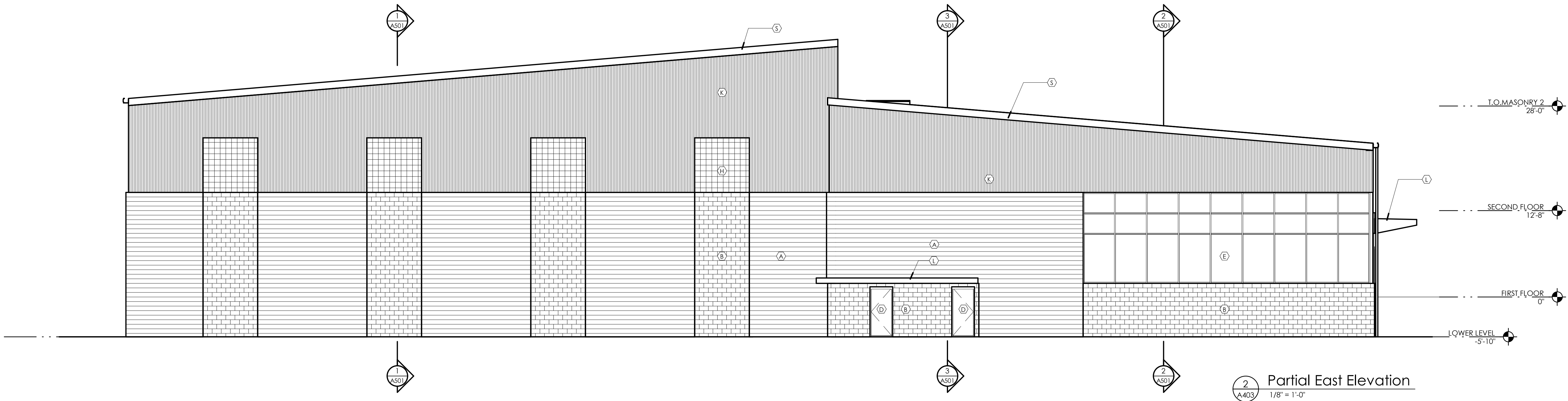
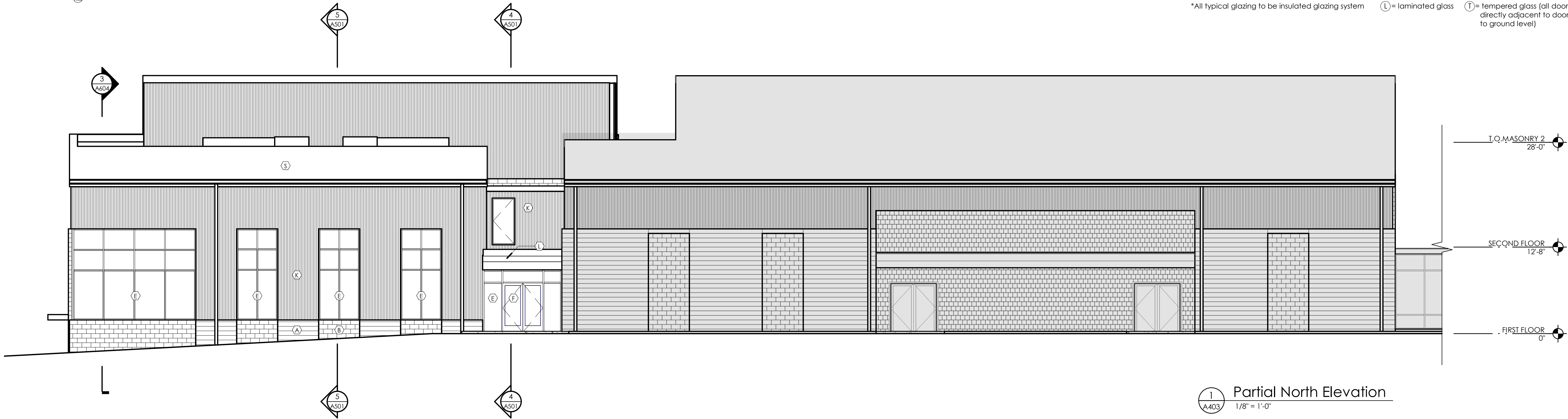
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EXTERIOR FINISH LEGEND		
KEY	ITEM/MATERIAL	SIZE/TYPE/COLOR
(A)	4" x 8" x 16" concrete masonry veneer	ivory/smooth
(B)	4" x 8" x 16" concrete masonry veneer	ivory/split-face
(C)	Composite Stone Panel	dorset / river matt
(D)	Hollow metal door and frame	color/finish to match alum. door and window system
(E)	Aluminum Storefront Window System	champagne
(F)	Aluminum Storefront Doors	champagne
(G)	Curtainwall System	champagne
(H)	Translucent Fiberglass Wall System w/ 12x12 grid pattern	white/white
(I)	Translucent Fiberglass Skylight System	white/white
(J)	Vertical Metal Roof Screen	slate gray
(K)	Vertical Metal Siding System	mesa gray
		MANUFACTURER
		Oberfields "Design BLOK"
		Oberfields "Design BLOK"
		Petrarch
		-
		Kawneer Trifab/VG 451 T
		Kawneer Insulclad 360
		Kawneer 1600 SS
		Kalwall
		Kalwall
		Cityscapes Enviroir
		Butler

EXTERIOR FINISH LEGEND (cont.)		
KEY	ITEM/MATERIAL	SIZE/TYPE/COLOR
(L)	Metal Canopy	color/finish to match metal siding system
(M)	Metal Coping	color/finish to match window system
(N)	Metal Coping	color to match concrete masonry veneer
(O)	Metal Coping	color/finish to match metal siding system
(P)	Masonry Veneer Control joint - with sealant	color to match concrete masonry veneer
(Q)	Metal Louvers	color/finish to match metal siding system
(R)	Overflow Scupper	bronze, confirm with Architect
(S)	Standing Seam Metal Roof	solar white/prefinished
(T)	Frost slab	see structural drawings
(U)	Wall Mounted Light Fixture	see electrical drawings
(V)	Kitchen Exhaust Vent	see mechanical drawings
(W)	Overhead Glass Sectional Door	see mechanical drawings
		MANUFACTURER
		XXXX
		XXXX
		see spec.
		see spec.
		see spec.
		see spec.
		J.R. Smith
		Butler
		see structural drawings
		see electrical drawings
		see mechanical drawings

*All typical glazing to be insulated glazing system (L)= laminated glass (T)= tempered glass (all door glass / any glass directly adjacent to doors / any glass framed to ground level)



Project: Fuchs Mizrahi School Expansion

26600 Shaker Boulevard Beachwood, Ohio 44122

Kitchen Consultant:
The Wasserstrom Company
2777 Silver Dr.
Columbus, Ohio 43211
t: 614.737.8429

Civil Engineer:
Environmental Design Group
2814 Detroit Avenue
Cleveland, Ohio, 44113
t: 800.835.1390

MEP Engineer:
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Structural Engineer:
Thorson Baker + Associates
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Richfield, Ohio, 44286
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PROGRESS SET

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EXTERIOR
ELEVATIONS
A403

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LIGHTING FIXTURE SCHEDULE								
MARK	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS	BALLAST(S)/CCT	WATTAGE	VOLTAGE	REMARKS
D3	HALO	HCDD-WPN13S15 25.C3.D.HCDD1R C/WFHCDA6MFR	6" SELECTABLE 1500-2500LM DIAMETER LED DOWNLIGHT. SPECULAR CLEAR/WHITE FLANGE FRAME/FITURE KIT - REFLECTOR - ACCESSORY ORDERED SEPARATELY. 5.5" MINIMUM PLENUM DEPTH. JUNCTION BOX FIXTURE KIT - WAVELINX PRO ENABLED. 0-10V DIMMING-UL WET		3500K	21 VA	277 V	
H8	METALUX	UHBS-2436.MV.L8 4050.U UHBS-CLR/CDL/A DAHUB	16" DIAMETER SELECTABLE HIGH BAY. DIE CAST, CLEAR REFLECTOR/CLEAR LENS COVER/HUB ADAPT. PROVIDE WHITE 3/4" STEM WITH HOOK, LOOP, CORD AND PLUG. 0-10V DIMMING - UL LISTED DAMP LABEL/IP654/IK08 IMPACT.	LED	4000K	235 VA	277 V	
LP4	CORELITE	13.CLB01.835.1D. UNV.STD-WAA-W -ES-AC48-T1/JB4F 1	4" LINEAR LED CLEAR TOP DIRECT 125%/INDIRECT 75% PENDANT - FLAT END CAPS 7/6" AFF. 9" WIDE X 2.5" HIGH SUSPENDED BY 3/64" AIRCRAFT CABLE. MATTE WHITE. SOFT DIFFUSE LENS. WAVELINX PRO SENSOR OR NODE AS CONFIGURED BY CLASSROOM. 150 DEVICES/WAC2. 0-10V DIMMI	LED	3500K	57 VA	277 V	
LP8	CORELITE	13.CLB01.835.1D. UNV.STD-WAA-W -ES-AC48-T1/JB-8 1	8" LINEAR LED CLEAR TOP DIRECT 125%/INDIRECT 75% PENDANT - FLAT END CAPS 7/6" AFF. 9" WIDE X 2.5" HIGH SUSPENDED BY 3/64" AIRCRAFT CABLE. MATTE WHITE. SOFT DIFFUSE LENS. WAVELINX PRO SENSOR OR NODE AS CONFIGURED BY CLASSROOM. 150 DEVICES/WAC2. 0-10V DIMMING - UL LISTED DAMP LABEL	LED	3500K	114 VA	277 V	
LP12	CORELITE	13.CLB01.835.1D. UNV.STD-WAA-W -ES-AC48-T1/JB-1 2FT	12" LINEAR LED CLEAR TOP DIRECT 25%/INDIRECT 75% PENDANT - FLAT END CAPS 7/6" AFF. 9" WIDE X 2.5" HIGH SUSPENDED BY 3/64" AIRCRAFT CABLE. MATTE WHITE. SOFT DIFFUSE LENS. WAVELINX PRO SENSOR OR NODE AS CONFIGURED BY CLASSROOM. 150 DEVICES/WAC2. 0-10V DIMMI	LED	3500K	172 VA	277 V	
LP16	CORELITE	13.CLB01.835.1D. UNV.STD-WAA-W -ES-AC48-T1/JB-1 4FT	16" LINEAR LED CLEAR TOP DIRECT 25%/INDIRECT 75% PENDANT - FLAT END CAPS 7/6" AFF. 9" WIDE X 2.5" HIGH SUSPENDED BY 3/64" AIRCRAFT CABLE. MATTE WHITE. SOFT DIFFUSE LENS. WAVELINX PRO SENSOR OR NODE AS CONFIGURED BY CLASSROOM. 150 DEVICES/WAC2. 0-10V DIMMI	LED	3500K	229 VA	277 V	
LP20	CORELITE	13.CLB01.835.1D. UNV.STD-WAA-W -ES-AC48-T1/JB-2 8FT	20" LINEAR LED CLEAR TOP DIRECT 25%/INDIRECT 75% PENDANT - FLAT END CAPS 7/6" AFF. 9" WIDE X 2.5" HIGH SUSPENDED BY 3/64" AIRCRAFT CABLE. MATTE WHITE. SOFT DIFFUSE LENS. WAVELINX PRO SENSOR OR NODE AS CONFIGURED BY CLASSROOM. 150 DEVICES/WAC2. 0-10V DIMMI	LED	3500K	286 VA	277 V	
LP24	CORELITE	13.CLB01.835.1D. UNV.STD-WAA-W -ES-AC48-T1/JB-2 4FT	24" LINEAR LED CLEAR TOP DIRECT 25%/INDIRECT 75% PENDANT - FLAT END CAPS 7/6" AFF. 9" WIDE X 2.5" HIGH SUSPENDED BY 3/64" AIRCRAFT CABLE. MATTE WHITE. SOFT DIFFUSE LENS. WAVELINX PRO SENSOR OR NODE AS CONFIGURED BY CLASSROOM. 150 DEVICES/WAC2. 0-10V DIMMI	LED	3500K	343 VA	277 V	
LP28	CORELITE	13.CLB01.835.1D. UNV.STD-WAA-W -ES-AC48-T1/JB-2 8FT	28" LINEAR LED CLEAR TOP DIRECT 25%/INDIRECT 75% PENDANT - FLAT END CAPS 7/6" AFF. 9" WIDE X 2.5" HIGH SUSPENDED BY 3/64" AIRCRAFT CABLE. MATTE WHITE. SOFT DIFFUSE LENS. WAVELINX PRO SENSOR OR NODE AS CONFIGURED BY CLASSROOM. 150 DEVICES/WAC2. 0-10V DIMMI	LED	3500K	400 VA	277 V	
P4	CORELITE	VLT.WB.1000.075 D.835.2.UNV.STD. WAA.W.AC48/T1 /JB.4	PENDANT MOUNTED ARCHITECTURAL LINEAR DIRECT/INDIRECT LED BAFFLED TIR OPTICS 4.2"W X 5" HIGH X 4" LONG. HIGH UNIVERSAL DRIVER 120-277V. WAVELINX PRO ENABLED. 0-10V DIMMING - UL LISTED DAMP LABEL.	LED	3500K	61 VA	277 V	
P16	CORELITE	VLT.WB.1000.075 D.835.2.UNV.STD. WAA.W.AC48/T1 /JB.16	PENDANT MOUNTED ARCHITECTURAL LINEAR DIRECT/INDIRECT LED BAFFLED TIR OPTICS 4.2"W X 5" HIGH X 16" LONG. HIGH UNIVERSAL DRIVER 120-277V. WAVELINX PRO ENABLED. 0-10V DIMMING - UL LISTED DAMP LABEL.	LED	3500K	245 VA	277 V	
P36	CORELITE	VLT.WB.1000.075 D.835.2.UNV.STD. WAA.W.AC48/T1 /JB.36	PENDANT MOUNTED ARCHITECTURAL LINEAR DIRECT/INDIRECT LED BAFFLED TIR OPTICS 4.2"W X 5" HIGH X 36" LONG. HIGH UNIVERSAL DRIVER 120-277V. WAVELINX PRO ENABLED. 0-10V DIMMING - UL LISTED DAMP LABEL.	LED	3500K	551 VA	277 V	
PA10	NEO-RAY	SA12.DP.C.795D. 8.35.C4.B/T1.W.1 0FO.1.U.DD.F.W.5 1.A1.SWPD1	PENDANT MOUNTED 12"HIGH ACOUSTIC LINEAR WITH FLUSH LENS. 5"W X 12" HIGH X 10" LONG. HIGH UNIVERSAL DRIVER 120-277V. WAVELINX PRO ENABLED. 0-10V DIMMING - UL LISTED DAMP LABEL	LED	3500K	67 VA	277 V	
PA12	NEO-RAY	SA12.DP.C.795D. 8.35.C4.B/T1.W.1 2FO.1.U.DD.F.W.5 1.A1.SWPD1	PENDANT MOUNTED 12"HIGH ACOUSTIC LINEAR WITH FLUSH LENS. 5"W X 12" HIGH X 12" LONG. HIGH UNIVERSAL DRIVER 120-277V. WAVELINX PRO ENABLED. 0-10V DIMMING - UL LISTED DAMP LABEL	LED	3500K	80 VA	277 V	
PA22	NEO-RAY	SA12.DP.C.795D. 8.35.C4.B/T1.W.2 2FO.1.U.DD.F.W.5 1.A1.SWPD1	PENDANT MOUNTED 12"HIGH ACOUSTIC LINEAR WITH FLUSH LENS. 5"W X 12" HIGH X 22" LONG. HIGH UNIVERSAL DRIVER 120-277V. WAVELINX PRO ENABLED. 0-10V DIMMING - UL LISTED DAMP LABEL	LED	3500K	147 VA	277 V	
PA24	NEO-RAY	SA12.DP.C.795D. 8.35.C4.B/T1.W.2 4FO.1.U.DD.F.W.5 1.A1.SWPD1	PENDANT MOUNTED 12"HIGH ACOUSTIC LINEAR WITH FLUSH LENS. 5"W X 12" HIGH X 24" LONG. HIGH UNIVERSAL DRIVER 120-277V. WAVELINX PRO ENABLED. 0-10V DIMMING - UL LISTED DAMP LABEL	LED	3500K	161 VA	277 V	
RL22	METALUX	22CGTS-L3C3	2X2 LED LAY-IN FLAT PANEL. BACK-UT FROSTED LENS BUILT-IN GRID CLIPS. CCT SELECTABLE. SELF-SENSING VOLTAGE 120-277. 0-10V DIMMING - UL LISTED DAMP	LED	3500K	41 VA	277 V	
RL24	METALUX	24CGTS-L3C3	2X4 LED LAY-IN FLAT PANEL. BACK-UT FROSTED LENS BUILT-IN GRID CLIPS. CCT SELECTABLE. SELF-SENSING VOLTAGE 120-277. 0-10V DIMMING - UL LISTED DAMP	LED	3500K	53 VA	277 V	
RPL5	NEO-RAY	S79PF.2.135.5.U.D D.1D.EP.W	5" LINEAR LED PERIMETER WALL SLOT. 12" DEEP X 9" HIGH X 5" SUSPENDED BY CEILING TIE WIRE. MATTE WHITE. CONTINUOUS WHITE REFLECTOR. FLAT END CLOSURE PLATES. MUST BE INSTALLED PRIOR TO FINISHING CEILING. 0-10V DIMMING - UL LISTED DAMP	LED	3500K	48 VA	277 V	
RPL6	NEO-RAY	S79PF.2.135.6.U.D D.1D.EP.W	6" LINEAR LED PERIMETER WALL SLOT. 12" DEEP X 9" HIGH X 6" SUSPENDED BY CEILING TIE WIRE. MATTE WHITE. CONTINUOUS WHITE REFLECTOR. FLAT END CLOSURE PLATES. MUST BE INSTALLED PRIOR TO FINISHING CEILING. 0-10V DIMMING - UL LISTED DAMP	LED	3500K	57 VA	277 V	
RPL7	NEO-RAY	S79PF.2.135.7.U.D D.1D.EP.W	7" LINEAR LED PERIMETER WALL SLOT. 12" DEEP X 9" HIGH X 7" SUSPENDED BY CEILING TIE WIRE. MATTE WHITE. CONTINUOUS WHITE REFLECTOR. FLAT END CLOSURE PLATES. MUST BE INSTALLED PRIOR TO FINISHING CEILING. 0-10V DIMMING - UL LISTED DAMP	LED	3500K	67 VA	277 V	
RPL8	NEO-RAY	S79PF.2.135.8.U.D D.1D.EP.W	8" LINEAR LED PERIMETER WALL SLOT. 12" DEEP X 9" HIGH X 8" SUSPENDED BY CEILING TIE WIRE. MATTE WHITE. CONTINUOUS WHITE REFLECTOR. FLAT END CLOSURE PLATES. MUST BE INSTALLED PRIOR TO FINISHING CEILING. 0-10V DIMMING - UL LISTED DAMP	LED	3500K	76 VA	277 V	
RPL9	NEO-RAY	S79PF.2.135.9.U.D D.1D.EP.W	9" LINEAR LED PERIMETER WALL SLOT. 12" DEEP X 9" HIGH X 9" SUSPENDED BY CEILING TIE WIRE. MATTE WHITE. CONTINUOUS WHITE REFLECTOR. FLAT END CLOSURE PLATES. MUST BE INSTALLED PRIOR TO FINISHING CEILING. 0-10V DIMMING - UL LISTED DAMP	LED	3500K	86 VA	277 V	
RPL10	NEO-RAY	S79PF.2.135.10.U. DD.1D.EP.W	10" LINEAR LED PERIMETER WALL SLOT. 12" DEEP X 9" HIGH X 10" SUSPENDED BY CEILING TIE WIRE. MATTE WHITE. CONTINUOUS WHITE REFLECTOR. FLAT END CLOSURE PLATES. MUST BE INSTALLED PRIOR TO FINISHING CEILING. 0-10V DIMMING - UL LISTED DAMP	LED	3500K	95 VA	277 V	
RPL14	NEO-RAY	S79PF.2.135.14.U. DD.1D.EP.W	14" LINEAR LED PERIMETER WALL SLOT. 12" DEEP X 9" HIGH X 14" SUSPENDED BY CEILING TIE WIRE. MATTE WHITE. CONTINUOUS WHITE REFLECTOR. FLAT END CLOSURE PLATES. MUST BE INSTALLED PRIOR TO FINISHING CEILING. 0-10V DIMMING - UL LISTED DAMP	LED	3500K	133 VA	277 V	
RPL15	NEO-RAY	S79PF.2.135.15.U. DD.1D.EP.W	15" LINEAR LED PERIMETER WALL SLOT. 12" DEEP X 9" HIGH X 15" SUSPENDED BY CEILING TIE WIRE. MATTE WHITE. CONTINUOUS WHITE REFLECTOR. FLAT END CLOSURE PLATES. MUST BE INSTALLED PRIOR TO FINISHING CEILING. 0-10V DIMMING - UL LISTED DAMP	LED	3500K	143 VA	277 V	
RPL16	NEO-RAY	S79PF.2.135.16.U. DD.1D.EP.W	16" LINEAR LED PERIMETER WALL SLOT. 12" DEEP X 9" HIGH X 16" SUSPENDED BY CEILING TIE WIRE. MATTE WHITE. CONTINUOUS WHITE REFLECTOR. FLAT END CLOSURE PLATES. MUST BE INSTALLED PRIOR TO FINISHING CEILING. 0-10V DIMMING - UL LISTED DAMP	LED	3500K	152 VA	277 V	
RW4	CORELITE	R6.WL.30L.8.35.L DS.UNV.4.T1.STD	6"W X 4"L LINEAR RECESSED LED LAY-IN FOR 1" T-BAR GRID. 5.75" X 3.75" HIGH. MATTE WHITE. FROSTED LINEAR PRISMATIC LENS. 0-10V DIMMING - UL LISTED DAMP LABEL	LED	3500K	24 VA	277 V	
S4	METALUX	4AWS.L3C3.UNV. WPS	4" LINEAR WRAP AROUND 3500K LED WALL. CEILING. OR SUSPENDED. SET TO HIGH LUMENS. POLYCARBONATE IK08 LENS. SELECTABLE LUMENS/CCT WITH CONDUIT HUBS. 0-10V 120V TO 5% DRIVER	LED	3500K	48 VA	277 V	
S8	LITHONIA	K8A8.LED.16C.53 0.40K.SYLM.VOL T.DMCG.HSD.D3B8 XD	8" DIAMETER EXTRUDED ALUMINUM BOLLARD. 30" HIGH. 4000K. 120-277V. 0-10V DIMMING. DARK BRONZE FINISH	LED	4000K	28 VA	277 V	
SL	LUMENWERX	V2SEALR.D.WET.E PDD.3W.80.350.4 0.XXXX.UNV.D.1 C.TF.XX.XX	WET LOCATION RATED RECESSED LINEAR LED. 120-277V. 0-10V DIMMING. LENGTH AS SHOWN ON DRAWINGS.	LED	4000K	508 VA	277 V	
SP	INVUE	CCP.VA5.740.U.T 4W.XX	DIE-CAST ALUMINUM HOUSING. MATCH EXISTING FINISH. MATCH EXISTING CONTROLS. MATCH EXISTING POLE HEIGHT.	LED	4000K	83 VA	277 V	
W	BEGA	B22241.K4.BR2	ALUMINUM EXTERIOR WALL LED. 120-277V. 0-10V DIMMING. DARK BRONZE FINISH	LED	3500K	6 VA	277 V	
X	SURE-LITES	CX.6.X.G	LED BRUSHED ALUM. EXIT SIGN/UNIVERSAL FACE. GREEN LETTER. (SURE-LITE CX SERIES). 12.7" X 2" X 9.2" HIGH WITH MOUNTING PLATE/UNIVERSAL DRIVER 120-277V.	-				

MECHANICAL AND PLUMBING EQUIPMENT CONNECTION SCHEDULE									
MARK	PANEL	CIRCUIT	CONNECTION	CONDUIT & WIRE SIZE	PHASE	AMPS	WATTAGE	VOLTAGE	REMARKS
RTU-07	H1G	2,4,6			3	54.0 A	44874 VA	480 V	
RTU-06	H1G	37,39,41			3	54.0 A	44874 VA	480 V	
HP-230-B	H1G	35			1	7.0 A	1939 VA	277 V	
HP-133-B	H1G	31			1	7.0 A	1939 VA	277 V	
HP-132-B	H1G	33			1	7.0 A	1939 VA	277 V	
HP-112-A	H1S	41			1	6.4 A	1773 VA	277 V	
HP-213-C	H1S	28			1	8.8 A	2438 VA	277 V	
HP-113-C	H1S	36			1	8.8 A	2438 VA	277 V	
HP-114-C	H1S	26			1	8.8 A	2438 VA	277 V	
HP-214-C	H1S	43			1	8.8 A	2438 VA	277 V	
HP-214-C	H1S	33			1	8.8 A	2438 VA	277 V	
HP-106-C	H1N	25			1	8.8 A	2438 VA	277 V	
HP-103-A	H1N	39			1	6.4 A	1773 VA	277 V	
HP-208-F	H1N	27,29,31			3	7.9 A	6565 VA	480 V	
HP-108-E	H1N	33,35,37			3	7.4 A	6149 VA	480 V	
HP-107-E	H1N	19,21,23			3	7.4 A	6149 VA	480 V	
HP-105-D	H1N	2,4,6			3	5.4 A	4487 VA	480 V	
HP-104-D	H1N	8,10,12			3	5.4 A	4487 VA	480 V	
HP-205-D	H1N	14,16,18			3	5.4 A	4487 VA	480 V	
HP-206-E	H1N	20,22,24			3	7.4 A	6149 VA	480 V	
HP-102-E	H1N	26,28,30			3	7.4 A	6149 VA	480 V	
HP-101-E	H1N	32,34,36			3	7.4 A	6149 VA	480 V	
HP-207-D	H1N	38,40,42			3	5.4 A	4487 VA	480 V	
HP-202-I	H1N	47,49,51			3	12.0 A	9972 VA	480 V	
HP-201-I	H1N	41,43,45			3	12.0 A	9972 VA	480 V	
HP-204-F	H1N	53,55,57			3	7.9 A	6565 VA	480 V	
HP-203-I	H1N	44,46,48			3	12.0 A	9972 VA	480 V	
HP-216-F	H1S	27,29,31			3	7.9 A	6565 VA	480 V	
HP-215-F	H1S	21,23,25			3	7.9 A	6565 VA	480 V	
HP-110-F	H1S	20,22,24			3	7.9 A	6565 VA	480 V	
HP-210-G	H1S	14,16,18			3	9.1 A	7562 VA	480 V	
HP-111-F	H1S	8,10,12			3	7.9 A	6565 VA	480 V	
HP-211-D	H1S	2,4,6			3	5.4 A	4487 VA	480 V	
HP-212-G	H1S	35,37,39			3	9.1 A	7562 VA	480 V	
HP-115-F	H1S	30,32,34			3	7.9 A	6565 VA	480 V	
HP-116-F	H1S	38,40,42			3	7.9 A	6565 VA	480 V	
HP-220-G	H1S	51,53,55			3	9.1 A	7562 VA	480 V	
HP-118-F	H1S	45,47,49			3	7.9 A	6565 VA	480 V	
HP-218-G	H1S	44,46,48			3	9.1 A	7562 VA	480 V	
HP-117-F	H1S	50,52,54			3	7.9 A	6565 VA	480 V	
HP-219-D	H1S	56,58,60			3	5.4 A	4487 VA	480 V	
HP-131-H	H1G	25,27,29			3	9.8 A	8144 VA	480 V	
HP-130-I	H1G	19,21,23			3	12.0 A	9972 VA	480 V	

REMARKS:

1. --

EQUIPMENT CONNECTION KEY:

FDS: FUSED DISCONNECT SWITCH
WFPDS: WEATHER-PROOF FUSED DISCONNECT SWITCH

Civil Engineer:
Environmental Design Group
2814 Detroit Avenue
Cleveland, Ohio, 44113
t: 800.835.1390

MEP Engineer:
Bialosky
6555 Carnegie Avenue, Suite 200
Cleveland, Ohio, 44103
t: 216.752.8750
f: 216.752.9437

Structural Engineer:
Thorson Baker + Associates
3030 West Streetsboro Road
Richfield, Ohio, 44286
t: 330.659.6688

Owner:
Fuchs Mizrahi School
26600 Shaker Boulevard
Beachwood, Ohio, 44122
t: 216.932.0220

Seal:

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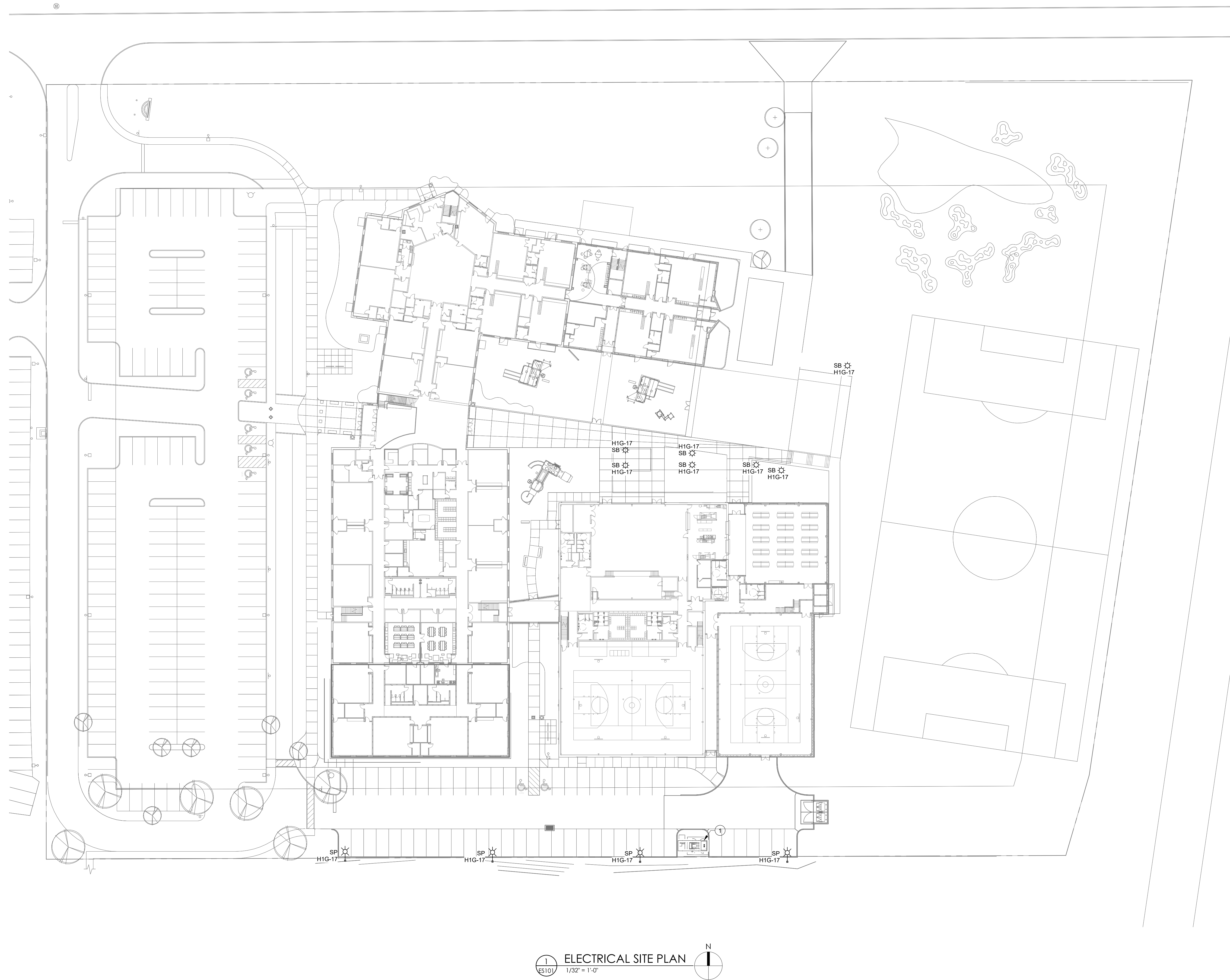
Project No: 24-25
Drawn / Checked: KMT / RRP

Issue: 90% DD Set 01.31.25

PROGRESS SET

BIALOSKY
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ELECTRICAL
SCHEDULES
E601



Civil Engineer:
Environmental Design Group
2814 Detroit Avenue
Cleveland, Ohio, 44113
t: 800.835.1390

Project:
Fuchs Mizrahi Sc
Building Additions



February 24, 2025

City of Beachwood
25325 Fairmount Blvd
Beachwood, Ohio 44122

ATTN: Brian Roenigk
Building Commissioner

Subject: Fuchs Mizrahi School Expansion
Response to Review #1 Comments

Dear Mr. Roenigk:

We have received review comments by Joseph Cuini, Consulting City engineer dated February 21, 2025 for the above-mentioned project. We are issuing revised drawings and stormwater management report in response to these comments. Below is a narrative summary of our responses to each comment:

1. Provide a wetland delineation report and USACE/OEPA correspondence for proposed JD and wetland impacts. Label all wetland categories on the plans.

Report provided

2. Please provide a copy of CWD approval for water work on site.

Copy provided

3. Please provide a copy of Cuyahoga County Department of Public Works approval for proposed sanitary work on site.

Copy provided

3. Please submit to plans to Cuyahoga County Soil and Water Conservation District for review.

Plans submitted

4. Near the center of the site, verify placement of Keynote #25 for water item to be removed. It appears to be on a portion of the water main to remain.

Keynote placement verified and updated

5. Keynotes 6, 26, 40, 42, 45, 50, 51, and 52 were not found in plan view.

Keynotes added to plan view or removed from keynotes

6. In the existing parking lot area south of the new Lower School/High School addition, verify keynotes for the following: a. Concrete sidewalk to stay should be labeled. b. Asphalt pavement to remain should be labeled. c. Verify the labels for existing light poles. d. Label existing sanitary to remain.

Keynote placement verified and updated

The community impact people.

CORPORATE

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Marietta, Ohio 45750

NEWARK OFFICE

33 West Main Street, Suite 206-A
Newark, Ohio 43055

envdesigngroup.com

7. List the slope on all areas of steep slope, including basin side slopes.

Slopes listed in steep areas and basin sides

8. Per City of Beachwood Codified Ordinances Section 1007.09(a)(5), provide one foot of freeboard about the 100-year peak water surface elevation.

The 100-year peak water surface elevation is 1138.99, The overflow into the wetland is 1139.00, the low point in the bank to the north is 1139.90 and would be the controlling elevation in the event that both the pond and the wetland are at capacity.

9. Move the label for "Mud and Kitchen Area". It is covering a proposed catch basin. Label this catch basin.

Labels moved and basin callout added

10. List the minimum vertical clearance between the waterlines and the existing and proposed storm and sanitary sewers.

Minimum vertical clearance note added

11. Please label the proposed catch basin that is located between CB#27 and MH#25.

Proposed catch basin labeled

12. SWPP Plan Note #4 references a sediment basin. No information for a sediment basin is provided in the plans. If a sediment basin will not be used, applicant needs to show that the silt fence and inlet protection provided do not exceed their design capacity. See Part III.G.2.d.ii of the NPDES Construction General Permit.

Note #4 was removed from plans

13. Provide wetland protection fence in the two areas along the east property line where the soccer field is adjacent to the wetlands.

Wetland protection fence added

14. Update SWPP Note #16 for Cuyahoga SWCD.

Notes were replaced with more current version

15. Update the Site Location Information and Site Description tables.

Tables updated

The community impact people.

16. Please use the critical storm method for peak flow rate control. See Section 1007.09 of the City of Beachwood Codified Ordinances for requirements.

Critical Storm Method was applied to

17. Please provide pre-developed and post-developed drainage area maps. Include the time of concentration paths.

Drainage maps and paths provided in revised report.

18. Please provide more detail as to how the elevations were adjusted between the HydroCAD model and the existing outlet structure detail on plan sheet C4.02. It does not appear that they were adjusted between the detail and model using a consistent numerical value.

Elevations were adjusted using the survey elevations from the structure. The weir elevation was revised to match the orifice elevations better.

19. The HydroCAD model should use a tailwater elevation. It shall not be set to free discharge. This basin is outletting into a closed storm system.

Tailwater elevation added

18. Please review the HydroCAD model for the pond outlet control. Verify that it is functioning as intended. For "Pond 4: Existing Outlet Manhole", the inflows match the outflows for all storm events. There is 0% attenuation

HydroCAD model adjusted

19. Storm Sewer Calculations: a. Please provide a map showing the drainage area to each catch basin. b. Please add the following structures to the storm sewer capacity calculations: CB#30, CB#29, and CB#27. c. Provide 25-year HGL check calculations. d. Continue the model all of the way to the outlet in the basin. Use the peak water surface elevation of the basin at the 25-year storm as the starting HGL for the calculations.

Calculations expanded and revised.

20. Please provide an updated operation and maintenance plan and long-term maintenance agreement for the changes proposed to the basin.

Updated operation and maintenance plan and long-term maintenance agreement provided

We are sending updated documents noted in the response letter. Let me know if you have any questions or need any additional information.

Sincerely,



Brian Uhlenbrock, P.L.A., A.S.L.A.,
Senior Project Manager

The community impact people.

BASIS OF BEARINGS

MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, MAG. 83, PER GPS OBSERVATIONS IN NOVEMBER, 2024.

DATUM

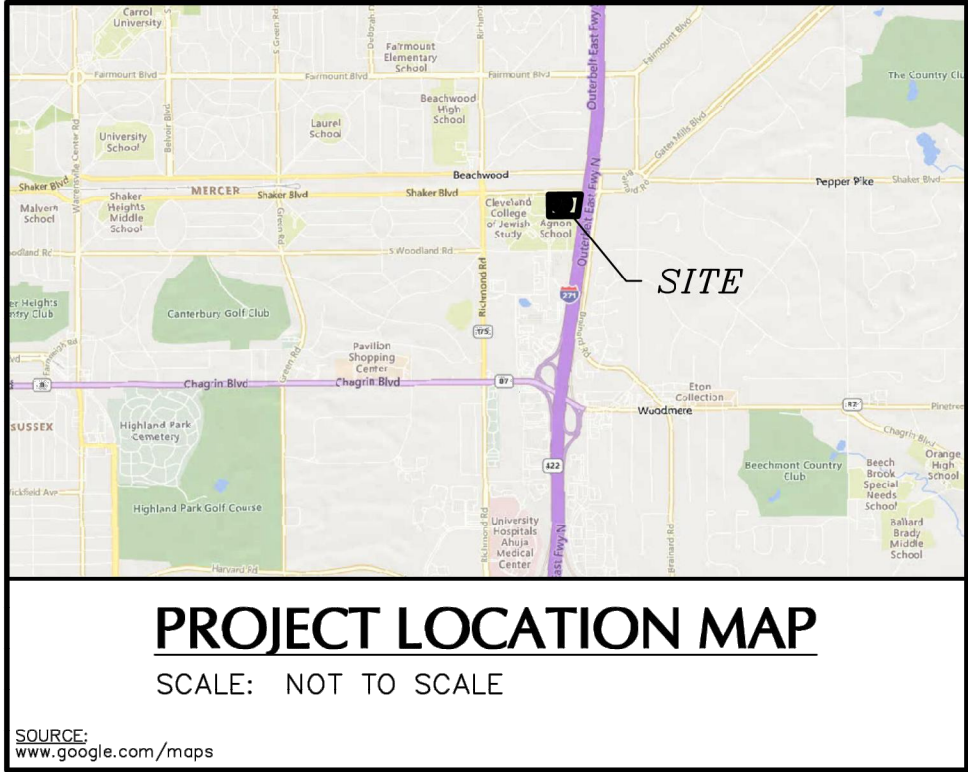
VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 11/06/2024

UTILITY INFORMATION

DESIGN TICKET B431701347-008
DIG. TICKET B431701344-008

SITE ADDRESS

26600 SHAKER BLVD.
BEACHWOOD, OH 44122



ZONING

AS PER THE CITY OF BEACHWOOD ZONING DISTRICTS MAP EFFECTIVE APRIL 2018, THE SUBJECT PARCEL IS ZONED U-5, PUBLIC AND INSTITUTIONAL. NO ZONING INFORMATION PROVIDED BY THE INSURER. FOR MORE INFORMATION SEE THE CITY OF BEACHWOOD, OHIO DEVELOPMENT CODE.

FLOOD CERTIFICATION

AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "CUYAHOGA COUNTY, OHIO AND INCORPORATED AREAS; PANEL 226 OF 375, MAP NUMBER 39035C0226E," WITH AN EFFECTIVE DATE OF DECEMBER 3, 2010, THE SUBJECT PARCEL IS LOCATED IN ZONE X (NOT SHADED). AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK

BM 1: REBAR W/ CAP, ELEV=1145.65
BM 2: REBAR W/ CAP, ELEV=1151.04

NOTES

- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH, THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.
- THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
 - PLAT OF SURVEY, CONSOLIDATION AND PARTITION, INSTRUMENT NUMBER 200809100087.
 - FUCHS MIZRACHI SCHOOL SITE UTILITY PLAN BY NEFF & ASSOCIATES, PROJECT NO. 05-48, RECEIVED ON DECEMBER 2, 2024.
 - AS-BUILT CAD FILE RECEIVED ON DECEMBER 2, 2024.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF NOVEMBER 2024.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- WETLANDS DELINEATION INFORMATION SHOWN WERE PROVIDED BY OTHERS, RECEIVED ON DECEMBER 4, 2024.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORD PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE COORDINATES PER GPS OBSERVATIONS. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

ANTHONY L. MAIONE, P.S.
PROFESSIONAL LAND SURVEYOR.
OH LIC. No. 8544



12/31/24	ADTL. TOPO AREAS	NO.1
Date	Description	No.
Revisions		

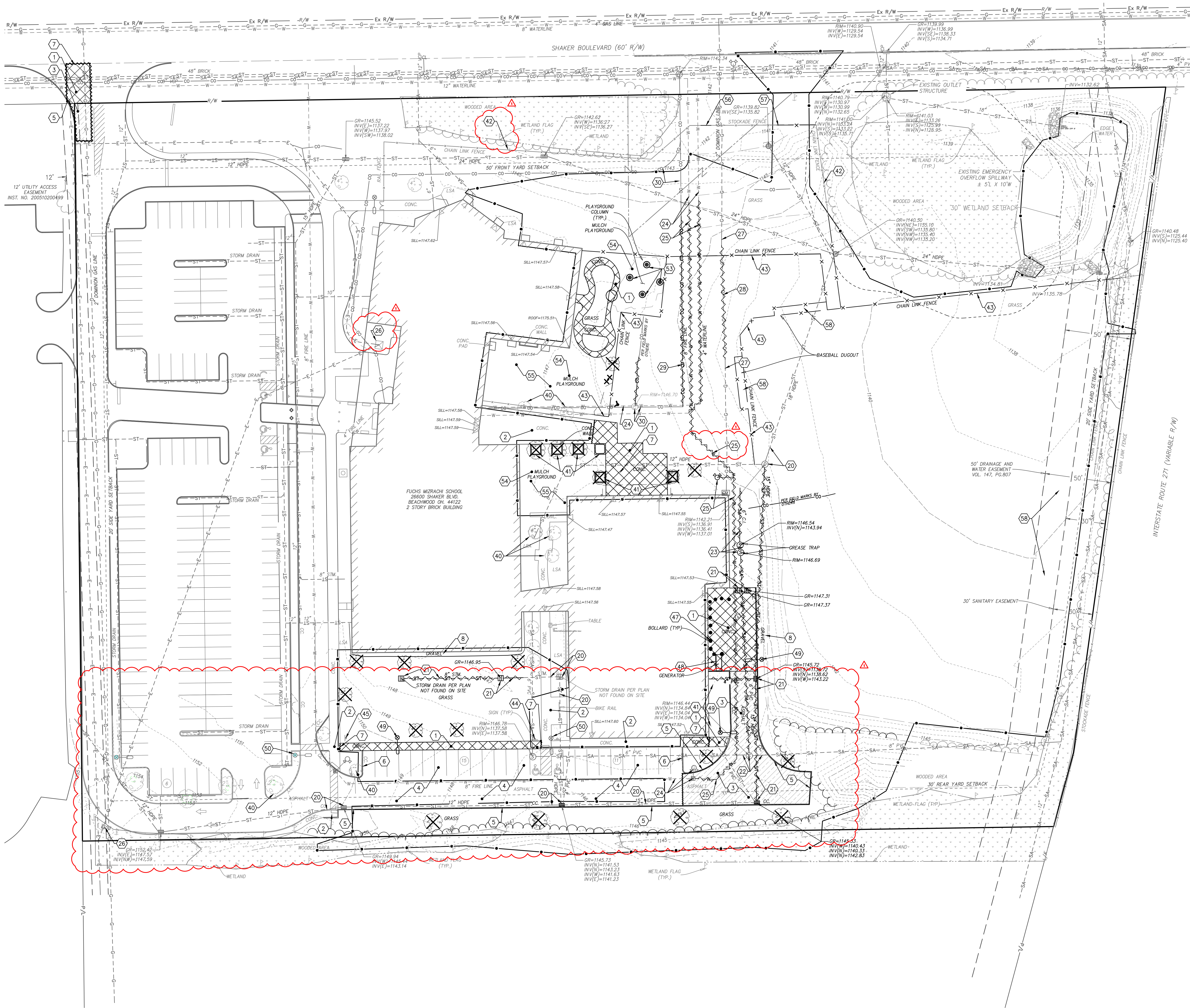
LANGAN Langan Engineering and Environmental Services, LLC. 6000 Lombardo Center, Suite 210 Cleveland, OH 44131 T: 216.328.3300 F: 216.328.3301 www.langan.com	Project FUCHS MIZRACHI SCHOOL SURVEY & WETLANDS BEACHWOOD OHIO CUYAHOGA COUNTY	Drawing Title BOUNDARY & TOPOGRAPHIC SURVEY	Project No. 400136501	VL101 Sheet 1 of 2
			Date JANUARY 9, 2025	
			Drawn By BLR	
			Checked By ALM	

Date: 1/9/2025 Time: 11:25 User: fpowers Style Table: Langan.stb Layout: VL101 Document Code: 400136501-0401-VL101-0101

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LANGAN

Project No. 400136501



EXISTING SITE AND DEMOLITION PLAN NOTES

- A. EXISTING CONDITIONS FOR THE PLAN ARE BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC DATED JANUARY 9, 2025. ADDITIONAL PAVEMENT AREAS NOT INCLUDED IN THE SURVEY HAVE BEEN SUPPLEMENTED WITH RECORD DRAWINGS AND AERIAL INTERPRETATION.
- B. NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES FOR UTILITY SHUTOFF, DISCONNECTION AND CAPPING ACTIVITIES.
- C. CONTACT OHIO UTILITIES PROTECTION SERVICE 48 HOURS PRIOR TO DIGGING (800) 362-2764.
- D. PROVIDE AND MAINTAIN NECESSARY MEANS AND METHODS TO PROTECT THE GENERAL PUBLIC, SITE ELEMENTS TO REMAIN, AND ADJACENT PROPERTY FROM INJURY OR DAMAGE THROUGHOUT THE COURSE OF THE WORK.
- E. COORDINATE DEMOLITION WORK WITH BACKFILL/GRADING OPERATIONS TO MINIMIZE THE DURATION SUBGRADES ARE EXPOSED TO WEATHER AND CONSTRUCTION ACTIVITIES. MINIMIZE AREAS OF VEHICULAR ACCESS IN NON-PAVED AREAS.
- F. REFER TO SOILS INVESTIGATION REPORT PREPARED BY ECS MIDWEST LLC, DATED JANUARY 9, 2025. ALL DEMOLITION AND GRADING WORK SHALL TAKE INTO ACCOUNT THE NATURE OF SOILS AND THE RECOMMENDATIONS CONTAINED IN THE REPORT IN EXECUTING THE WORK.
- G. ITEMS SCHEDULED FOR REMOVAL INCLUDE THE COMPLETE REMOVAL OF THEIR FOUNDATIONS, DRAINAGE COURSES, STUMPS AND ROOTS. UNLESS NOTED OTHERWISE, BACKFILL AND COMPACT CAVITIES CREATED BY REMOVING SUCH ITEMS WITH ACCEPTABLE MATERIAL. UTILITIES TO BE REMOVED SHALL HAVE STRUCTURES AND SERVICE LINES REMOVED TO THE NEXT SERVICEABLE ELEMENT, EVEN IF IT IS OUTSIDE THE CONSTRUCTION LIMITS.
- H. CONTRACTOR SHALL MOVE AND ADJUST EROSION CONTROL DEVICES TO MEET THE REQUIREMENTS PER THE STORM WATER POLLUTION PREVENTION PLAN AS WORK PROGRESSES. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL DEVICES AS REQUIRED TO COMPLY WITH REGULATORY REQUIREMENTS, OR ENVIRONMENTAL CONDITIONS.
- I. REFER TO SITE GRADING AND STORM WATER POLLUTION PREVENTION PLAN FOR GRADING AND EROSION CONTROL MEASURES.
- J. REFER TO SITE LAYOUT PLAN FOR DIMENSIONING OF PROPOSED SITE FEATURES.
- K. REFER TO SITE ELECTRICAL PLANS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION OF EXISTING ELECTRICAL LINES AND STRUCTURES.
- L. REMOVE AND REPLACE ANY SIDEWALKS OR CURBS THAT ARE CRACKED, BROKEN, OFF GRADE, DETERIORATED OR DAMAGED DUE TO CONSTRUCTION.
- M. ALL PAVEMENT, SIDEWALK, CURB, WALLS OR TRENCHES TO BE REMOVED SHALL BE SAWCUT FULL DEPTH TO NEAREST CONSTRUCTION JOINTS. ALL SAWCUTTING MUST BE DONE WET TO CONFORM TO THE OHIO EPA'S FUGITIVE DUST ACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MINIMIZE DUST AT ALL TIMES AND DURING ALL PHASES OF CONSTRUCTION. THIS MAY REQUIRE PERIODICALLY STABILIZING THE WORK AREA TO PREVENT EXPOSED SURFACES FROM BECOMING AIRBORNE.
- N. STORM/SANITARY SEWERS BETWEEN DEMOLISHED STRUCTURES, OR DEMOLISHED STRUCTURES AND EXISTING INVERTS TO BE CLOSED, WILL BE REMOVED.
- O. DEMOLITION OF STORM STRUCTURES INCLUDES REMOVAL OF STORM SEWER UP TO THE NEXT NEW OPERATIONAL POINT IN THE SYSTEM.
- P. EXISTING STORM SEWER TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AND AT NO ADDITIONAL COST TO THE OWNER.
- Q. PROTECT ALL TREES SHOWN TO REMAIN. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF ANY WORK. REFER TO PLANS FOR LOCATION AND QUANTITIES.
- R. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING PRIOR TO COMMENCEMENT OF ANY WORK. REFER TO LAYOUT PLANS FOR LOCATION.
- S. ALL VEGETATION WITHIN THE WORK LIMITS NOT DESIGNATED TO REMAIN OR TO BE RELOCATED SHALL BE REMOVED AND DISPOSED OF.
- T. UNLESS OTHERWISE NOTED TO BE RETURNED TO OWNER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE AND DISPOSE OF ALL ITEMS DESIGNATED FOR DEMOLITION IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS.

EXISTING SITE AND DEMOLITION PLAN KEYNOTES

- HARDSCAPE ITEMS:**
- EXISTING CONCRETE PAVEMENT AND AGGREGATE BASE TO BE REMOVED/DISPOSED OF.
 - EXISTING CONCRETE PAVEMENT TO REMAIN.
 - EXISTING ASPHALT PAVEMENT AND AGGREGATE BASE TO BE REMOVED/DISPOSED OF.
 - EXISTING ASPHALT PAVEMENT TO REMAIN.
 - EXISTING FULL DEPTH CURB TO BE REMOVED/DISPOSED OF.
 - EXISTING CURB TO REMAIN.
 - EXISTING CONCRETE/ASPHALT PAVEMENT TO BE SAWCUT.
 - EXISTING GRAVEL TO BE REMOVED/DISPOSED OF.

NUMBERS 9-19 NOT USED.

UTILITY ITEMS (SEE SITE UTILITY PLAN FOR COORDINATION)

- EXISTING STORM STRUCTURE/LINE TO REMAIN.
- EXISTING STORM STRUCTURE/LINE TO BE REMOVED/DISPOSED.
- EXISTING SANITARY STRUCTURE/LINE TO REMAIN.
- EXISTING SANITARY STRUCTURE/LINE TO BE REMOVED/DISPOSED.
- EXISTING WATER STRUCTURE/LINE TO REMAIN.
- EXISTING WATER STRUCTURE/LINE TO BE REMOVED/DISPOSED.
- EXISTING ELECTRIC STRUCTURE/LINE TO REMAIN.
- EXISTING GAS SERVICE STRUCTURE/LINE TO REMAIN.
- EXISTING GAS SERVICE STRUCTURE/LINE TO BE RELOCATED.
- EXISTING COMMUNICATION STRUCTURE/LINE TO BE REMOVED/DISPOSED OF.
- EXISTING COMMUNICATION STRUCTURE/LINE TO REMAIN.

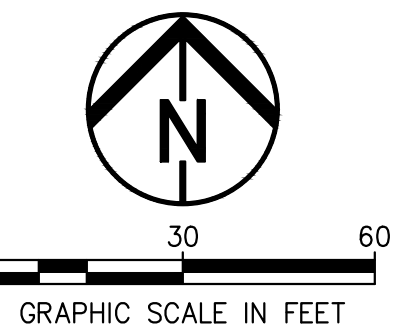
NUMBERS 31-39 NOT USED.

MISCELLANEOUS ITEMS

- EXISTING TREE/SHRUB TO REMAIN.
- EXISTING TREE/SHRUB/PLANTER TO BE REMOVED/DISPOSED OF.
- EXISTING FENCE/GATE TO REMAIN.
- EXISTING FENCE/GATE TO BE REMOVED/DISPOSED OF (REUSE MESH, POST, GATE AND HARDWARE FOR PLAYGROUND FENCE AS SHOWN ON LAYOUT PLAN).
- EXISTING SIGN TO REMAIN.
- EXISTING SIGN TO BE REMOVED, REINSTALL AFTER UTILITY WORK IS COMPLETED.
- EXISTING BOLLARD TO BE REMOVED/DISPOSED OF.
- EXISTING GENERATOR TO BE REMOVED AND RETURNED TO OWNER.
- EXISTING LIGHT POLE TO BE REMOVED/DISPOSED OF.
- EXISTING LIGHT POLE TO REMAIN.
- NOT USED.
- NOT USED.
- EXISTING PLAYGROUND COLUMN TO BE REMOVED/DISPOSED OF.
- EXISTING PLAYGROUND SURFACE MATERIAL TO BE REMOVED/DISPOSED OF.
- EXISTING PLAYGROUND EQUIPMENT TO BE REMOVED OR RELOCATED AS DIRECTED BY OWNER.
- REMOVE AND REPLACE DAMAGED STOCKADE FENCE PANEL. SEE 11/C5.00.
- REMOVE EXISTING STOCKADE FENCE FROM NEAREST POST THAT WILL ALLOW INSTALLATION OF A NEW BLACK CHAIN LINK FENCE.
- EXISTING BLEACHER EQUIPMENT, COORDINATE REMOVAL OR RELOCATION WITH OWNER.

EXISTING SITE AND DEMOLITION PLAN LEGEND

GENERAL		DEMOLITION	
	WORK LIMITS		CLEARING AND GRUBBING
	EXISTING PROPERTY BOUNDARY		CONCRETE PAVEMENT TO BE REMOVED
	EXISTING RIGHT OF WAY		ASPHALT PAVEMENT TO BE REMOVED AT FULL DEPTH
	EXISTING TREES OR TREE LINE		EXISTING TREE TO BE REMOVED
	EXISTING CONTOURS		SAWCUT
	EXISTING WETLAND		EXISTING UTILITY TO BE REMOVED
UTILITY STRUCTURES		UTILITY LINES	
	UTILITY POLE		GAS
	LIGHT POLE		STORM
	SANITARY STRUCTURE		SANITARY
	STORM STRUCTURE		WATER
	WATER STRUCTURE		ELECTRIC
	GAS STRUCTURE		COMMUNICATION
	ELECTRIC STRUCTURE		
	TELECOM STRUCTURE		



Project:
Fuchs Mizrahi School
Building Additions



Kitchen Consultant:

Civil Engineer:
Environmental Design Group
2814 Detroit Avenue
Cleveland, Ohio 44113
t: 800.835.1390

MEP Engineer:
Bialosky
6555 Carnegie Avenue, Suite 200
Cleveland, Ohio 44103
t: 216.752.8750
f: 216.752.9437

Structural Engineer:
Thorson Baker + Associates
3030 West Streetsboro Road
Richfield, Ohio 44286
t: 330.659.6688

Owner:
Fuchs Mizrahi School
26600 Shaker Boulevard
Beachwood, Ohio 44122
t: 216.932.0220

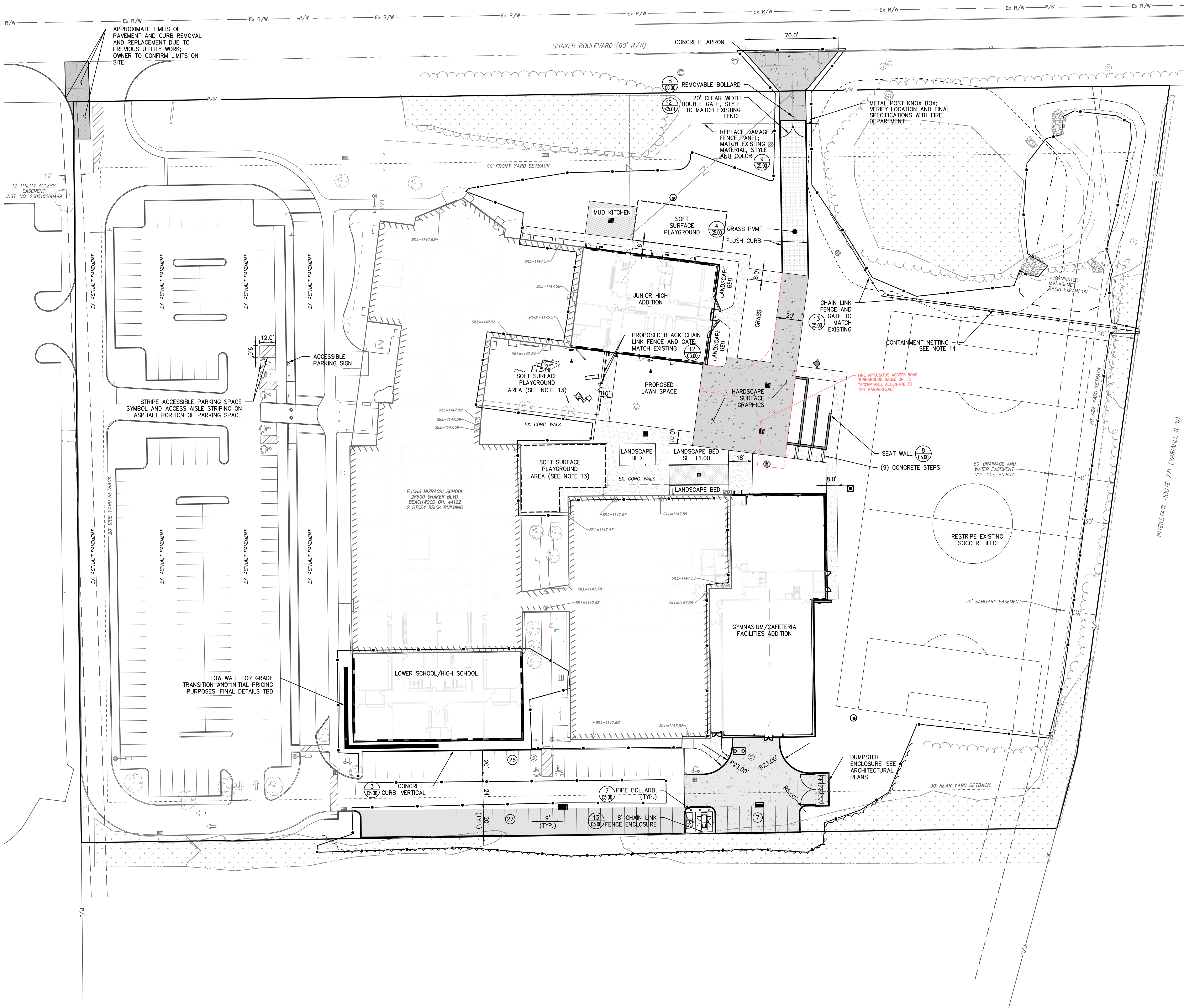
Seal:

BIALOSKY
6555 Carnegie Avenue, Suite 200
Cleveland, Ohio 44103
t: 216.752.8750
f: 216.752.9437
www.bialosky.com

Project No: 24-25
Drawn / Checked: AD/ BMU

Issue: 100% DD Set 02.14.25
City Comments 02.24.25

EXISTING SITE AND
DEMOLITION PLAN
V1.00



SITE LAYOUT PLAN NOTES

- EXISTING CONDITIONS ARE BASED ON SURVEY BY ENVIRONMENTAL DESIGN GROUP, LLC. ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACTIVITY.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR COORDINATION OF BUILDING LIMITS, EXTERIOR COLUMNS, FROST SLAB AND ETC. CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THESE ELEMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- UNLESS OTHERWISE SHOWN, ALL COORDINATE POINTS ARE GIVEN FROM THE CENTER POINT OF SITE ELEMENTS AND STRUCTURES. ALL DIMENSIONS ARE FROM FACE OF CURB.
- DO NOT SCALE FROM THE DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN EXISTING SITE CONTROLS AND SET NEW AS NEEDED.
- PRECISE LAYOUT SHALL BE DETERMINED BY A REGISTERED PROFESSIONAL SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- CONSTRUCTION NOTES AND TYPICALS MAY APPEAR ONLY ONCE ON THE DRAWING BUT APPLY TO ALL SIMILAR CONDITIONS.
- CONTRACTOR SHALL REPAIR OR REPLACE ALL PAVEMENT, UTILITIES AND LAWN/LANDSCAPE AREAS THAT ARE TO REMAIN THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- REFER TO SITE ELECTRICAL PLANS FOR SITE LIGHTING, POWER AND LOCATION OF ELECTRICAL BOXES/STRUCTURES.
- REFER TO MECHANICAL SHEETS FOR GENERATOR INFORMATION AND DETAILED LAYOUT OF COMPONENTS.
- REFER TO SITE UTILITY PLAN FOR UTILITY LAYOUT INFORMATION, PAVEMENT UNDERDRAINS AND OTHER STORM SEWER REQUIREMENTS.
- REFER TO THE ARCHITECTURAL PLANS FOR FROST SLAB REPLACEMENT FOR EXISTING DOORS IN THE WORK AREA.
- SOFT PLAYGROUND SURFACE MATERIAL AND NEW PLAYGROUND EQUIPMENT TO BE DELEGATED DESIGN BY PLAYGROUND SUPPLIER.
- CONTAINMENT NETTING SHALL BE 20' TALL WITH PULLEY SYSTEM TO RAISE AND LOWER NET. MESH SHALL BE #36 KNOTTED BLACK NYLON MESH WITH 3-1/2" SQUARE MESH AND 1/4" ROPE BORDER. ALL HARDWARE SHALL BE CORROSION RESISTANT. CONTAINMENT NETTING FOOTING SHALL BE DESIGNED BY CONTRACTOR'S PROFESSIONAL ENGINEER LICENSED IN OHIO.

SITE LAYOUT PLAN LEGEND

	STANDARD DUTY CONCRETE		WORK LIMITS
	HEAVY DUTY CONCRETE		PROPERTY BOUNDARY
	STANDARD DUTY ASPHALT		RIGHT OF WAY
	HEAVY DUTY ASPHALT		TREE LINE
	GRASS PAVERS		FENCE
	MASONRY PAVERS		CONTROL JOINT EXPANSION JOINT
	REMOVABLE BOLLARD		A ADA SIGN
	VAN ACCESSIBLE		B VAN ACCESSIBLE

UTILITY STRUCTURES	EXISTING	PROPOSED
SANITARY STRUCTURE		
CLEAN OUT		
UTILITY POLE		
ELECTRICITY STRUCTURE		
TELECOM STRUCTURE		
STORM MANHOLE		
CATCH BASIN		
HEAD WALL		
YARD DRAIN		
WATER VALVE		
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION		
LIGHT POLE		
GAS STRUCTURE		

Project:
Fuchs Mizrahi School
Building Additions

Environmental Design Group
AKRON / CLEVELAND / COLUMBUS
10 450 GRANT ST., AKRON, OH. 44311
P: 330.835.1390 F: 330.835.1390
WWW.ENVIRONMENTALDESIGNGROUP.COM

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Structural Engineer:
Thorson Baker + Associates
3030 West Streetsboro Road
Richfield, Ohio, 44286
t: 330.659.6688

Owner:
Fuchs Mizrahi School
26600 Shaker Boulevard
Beachwood, Ohio, 44122
t: 216.932.0220

Seal:

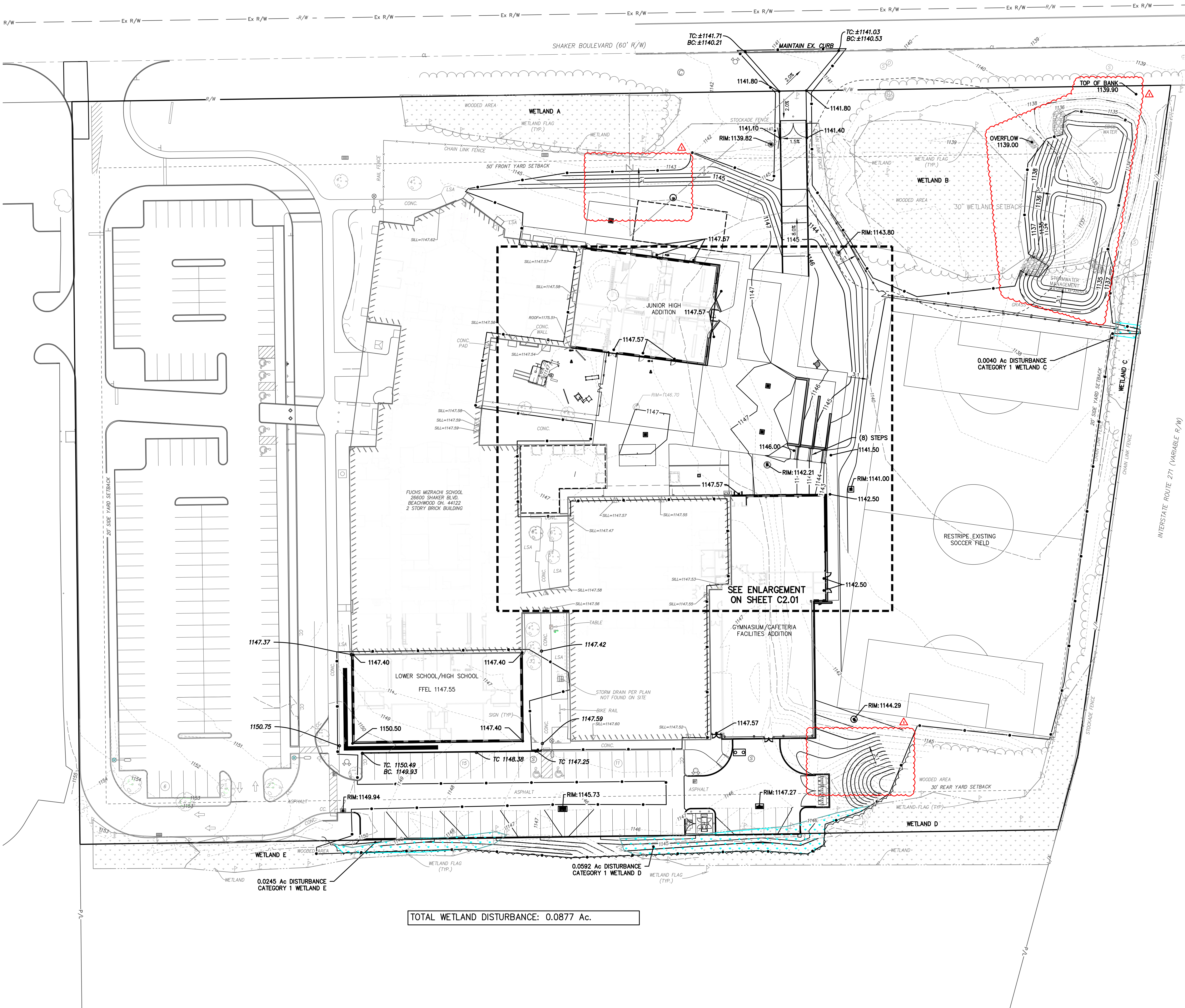
Project No: 24-25
Drawn / Checked:

Issue: 100% DD Set 02.14.25
City Comments 02.24.25

SITE LAYOUT PLAN

C1.00

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SITE GRADING PLAN NOTES

- EXISTING CONDITIONS ARE BASED ON SURVEY BY ENVIRONMENTAL DESIGN GROUP, LLC. ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACTIVITY.
- MAINTAIN UNIFORM AND POSITIVE SLOPES FOR ALL REGRADED SURFACES.
- ENGINEER TO APPROVE ROUGH GRADING PRIOR TO FINISH-GRADING AND TO APPROVE FINISH-GRADING OF SOIL SURFACE AREAS PRIOR TO SEEDING OR LANDSCAPING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO GRADE TO FINISH GRADE EXCEPT WHERE THE FUTURE BUILDING, PARKING AND WALKS ARE SHOWN. IN THESE AREAS THE CONTRACTOR SHALL GRADE TO SUBGRADE, (BOTTOM OF THE PAVEMENT AND 12" BELOW BUILDING FINISHED FLOOR ELEVATIONS). SEE LAYOUT PLAN FOR PAVEMENT TYPES.
- PRIOR TO CONSTRUCTION, PLACE EROSION CONTROL FENCING AS SHOWN ON THE AND AT THE DRIP LINE OF TREES TO REMAIN. DO NOT PARK OR STORE ANY VEHICLES, EQUIPMENT OR BUILDING MATERIALS WITHIN THE PROTECTED AREAS. OBTAIN FIELD APPROVAL FROM THE OWNER, ARCHITECT.
- SEED ALL DISTURBED AREAS WITH SPECIFIED SEED MIXTURE.
- CONSTRUCTION NOTES AND TYPICAL LABELS MAY APPEAR ONLY ONCE ON THE DRAWINGS, BUT APPLY TO ALL SIMILAR CONDITIONS.
- REFER TO SITE UTILITY PLANS FOR LOCATIONS AND ELEVATIONS OF PROPOSED UTILITY STRUCTURES.
- REFER TO LAYOUT PLAN FOR LOCATION OF BENCHMARK AND HORIZONTAL CONTROL POINTS.
- PRIOR TO EXCAVATION AND EARTHWORK OPERATIONS THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND PROPOSED GRADES AND REPORT ANY DISCREPANCIES TO THE OWNER. FIELD VERIFY LOCATIONS OF ALL BURIED UTILITIES AND DEPTHS AND REPORT ANY DISCREPANCIES TO OWNER.
- ACCESSIBLE PARKING SPACES SHALL NOT TO EXCEED 2% SLOPE IN ALL DIRECTIONS.
- ACCESSIBLE ROUTES SHALL NOT EXCEED 2% CROSS SLOPE AND 5% RUNNING SLOPE.

SITE GRADING PLAN LEGEND

GENERAL AND EXISTING LINE WORK AND SYMBOLS

	WORK LIMITS		PAVEMENT EDGE
	RIGHT OF WAY		TREE OR TREE LINE
	PARCEL LINES		EXISTING CONTOURS

EXISTING UTILITY SYMBOLS

	STORM STRUCTURES		ELECTRIC STRUCTURE
	SANITARY STRUCTURES		TELECOM STRUCTURE
	WATER STRUCTURES		GAS STRUCTURE
	UTILITY POLES		

PROPOSED LINE WORK, TAGS AND SYMBOLS

	PROP. SPOT ELEVATION		PROPOSED CONTOURS
	EX. SPOT ELEVATION		WALL TOP ELEV.
	CURB TOP ELEV.		WALL BOTTOM ELEV.

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Seal:

Project No: 24-25
Drawn / Checked: AD/ BMU

Issue: 100% DD Set 02.14.25
City Comments 02.24.25

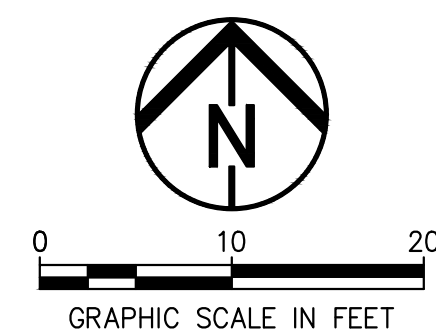
SITE GRADING PLAN

C2.00

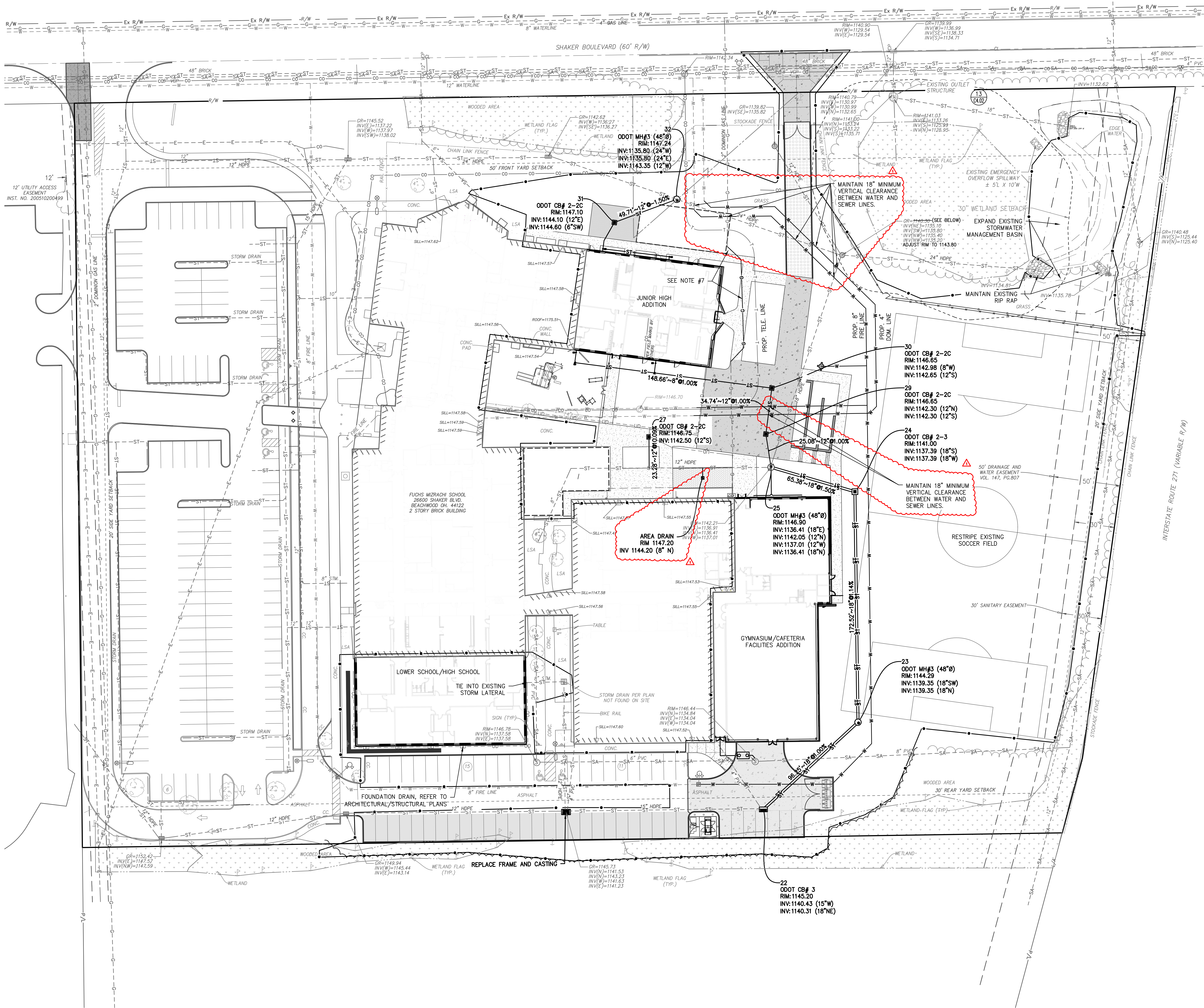
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SITE UTILITY PLAN NOTES

1. SEE PLUMBING AND MECHANICAL PLANS FOR UTILITY WORK WITHIN 5' OF THE BUILDING.
2. SEE SITE ELECTRICAL PLANS FOR ELECTRICAL SERVICE.
3. CONTRACTOR SHALL COORDINATE WITH DOMINION EAST OHIO GAS FOR SERVICE LINES.
4. CONTRACTOR SHALL CONFIRM GAS HOUSE LINE SIZE WITH PLUMBING AND DOMINION EAST OHIO GAS.
5. CATCH BASINS IN PAVED AREAS WILL HAVE FINGER DRAINS INTEGRAL TO THE INSTALLATION. SEE STRUCTURE DETAIL FOR ADDITIONAL INFORMATION.
6. ALL ROOF DRAINS ARE TO BE TIED INTO THE STORM SEWER. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION.
7. FIELD VERIFY EX. GAS LATERAL LOCATION AND RELOCATE EXISTING GAS LATERAL IF NEEDED, COORDINATE WITH BUILDING FOUNDATION WORK. (PROPOSED LOCATION WILL NEED TO BE VERIFIED BY UTILITY COMPANY)
8. MAINTAIN 18" MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SEWER LINES.

SITE UTILITY PLAN LEGEND

	UTILITY STRUCTURES	
	EXISTING	PROPOSED
WORK LIMITS		
PROPERTY BOUNDARY		
RIGHT OF WAY		
UTILITY LINES		
GAS		
STORM		
SANITARY		
WATER		
ELECTRIC		
SANITARY MANHOLE		
CATCH BASIN		
FULL HEIGHT HEADWALL		
HYDRANT		
LIGHT POLE STRUCTURE		
ELECTRICAL STRUCTURE		

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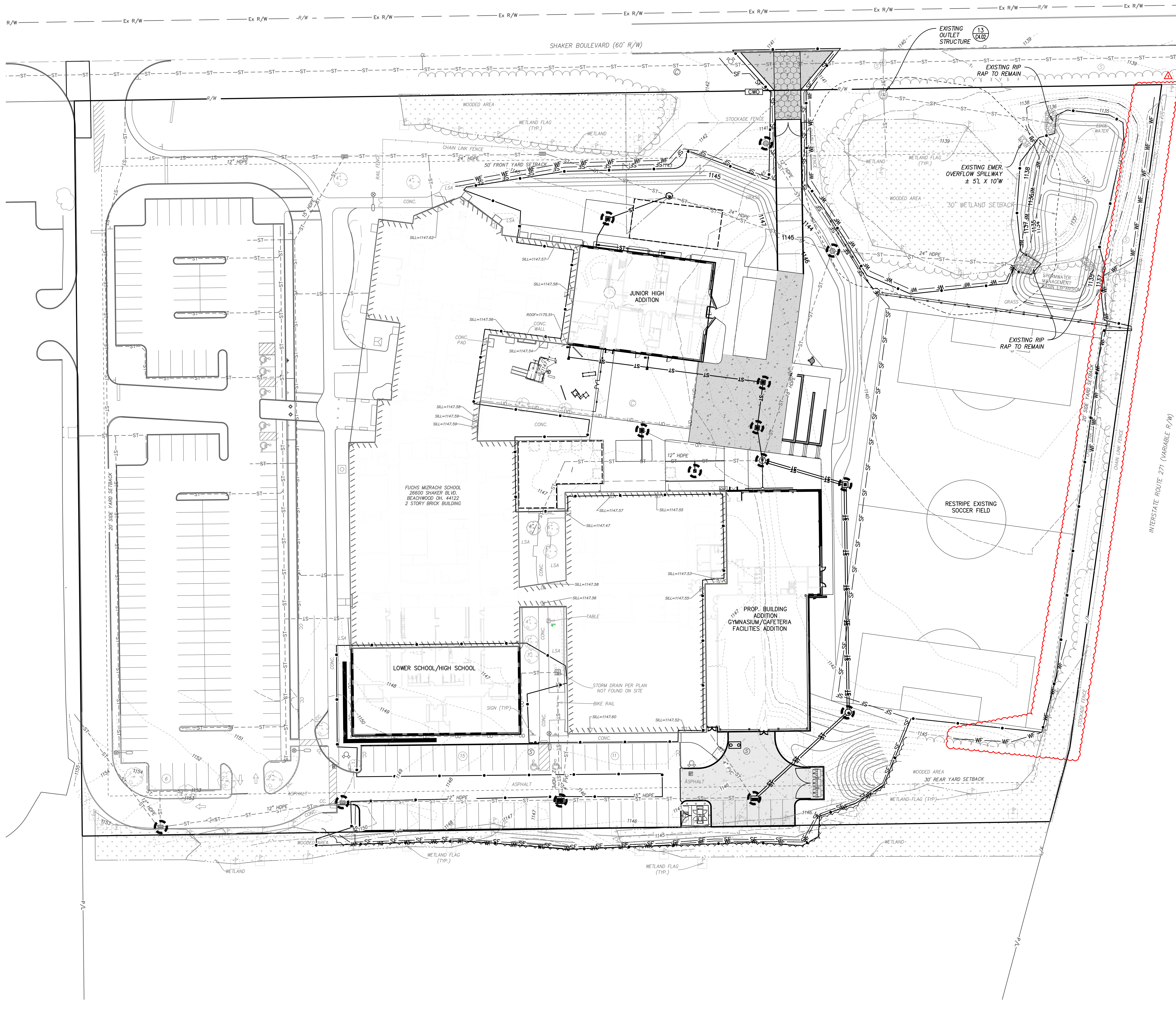
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SITE UTILITY PLAN

C3.00

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SWPP PLAN NOTES

1. THE SILT FENCE IS SHOWN AS LINE (---SF---) ON THE PLAN, CONTRACTOR SHALL INSTALL THE SILT FENCE IN SECTIONS PARALLEL WITH THE CONTOURS ON STEEPLY SLOPED AREAS TO ENSURE SEDIMENT IS TRAPPED BY SILT FENCE.
2. ALL DISTURBED AND PROPOSED SWALES SHALL HAVE DITCH EROSION PROTECTION ALONG THE ENTIRE LENGTH OF THE SWALE AS SHOWN ON THE DETAILS.
3. NO STOCK PILES OR CONCRETE WASHOUTS WITHIN DRAINAGE WAYS.

SWPP PLAN LEGEND

	UTILITY LINES	
	EXISTING	PROPOSED
WORK LIMITS	---	---
PROPERTY BOUNDARY	---	---
RIGHT OF WAY	---	---
TREE LINE	---	---
EXISTING CONTOURS	---	---
PROPOSED CONTOURS	---	---
SILT FENCE	---	---
SILT SOCK	---	---
WETLAND PROTECTION FENCE	---	---
TREE PROTECTION FENCE	---	---
TEMPORARY CONSTRUCTION DRIVE AND LAYDOWN AREA	---	---
SLOPE MATTING PROTECTION	---	---
CONCRETE WASHOUT STATION	---	---
INLET PROTECTION	---	---

	UTILITY STRUCTURES	
	EXISTING	PROPOSED
UTILITY MANHOLE / CONTROL STRUCTURE	●	●
CLEAN OUT	○	○
UTILITY POLE	■	■
STORM MANHOLE	■	■
CATCH BASIN	■	■
HEAD WALL	■	■
YARD DRAIN	■	■
WATER VALVE	■	■
FIRE HYDRANT	■	■
FIRE DEPARTMENT CONNECTION	■	■
LIGHT POLE	■	■

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SWPP PLAN

C4.00

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- CONSTRUCT IN ACCORDANCE WITH THESE PLANS, THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD CONSTRUCTION DRAWING DM-4.4, AND THE OHIO DEPARTMENT OF LAND DEVELOPMENT HANDBOOK (LATEST VERSION). THE IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) UNDER NPDES PERMIT #00C0000006. IF CONFLICTS EXIST REGARDING THE SOIL AND SEDIMENT CONTROL PRACTICES, THE MORE RESTRICTIVE SHALL APPLY.
2. STABILIZATION OF DISTURBED AREAS – DISTURBED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN SEVEN (7) DAYS IF THEY ARE TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN FOURTEEN (14) DAYS, FOR AREAS WITHIN FIFTY (50) FEET OF ANY LIVE STREAM, SOIL STABILIZATION PRACTICES SHALL BE INITIATED WITHIN TWO (2) DAYS ON ALL INACTIVE, DISTURBED AREAS. PERMANENT OR TEMPORARY SOIL STABILIZATION MATTING SHALL BE APPLIED TO DISTURBED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, WHEN SEASONAL CONDITIONS PROHIBIT THE APPLICATION OF TEMPORARY OR PERMANENT SEEDING, NEEDED FOR TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING AND MATTING SHALL BE USED.
3. INSTALL ALL EROSION/SEDIMENT CONTROL ITEMS BEFORE ANY CLEARING/GROUBING OF EARTHWORK HAS STARTED.
4. PROTECT UNDISTURBED AREAS THROUGHOUT CONSTRUCTION, DO NOT STORE EQUIPMENT, VEHICLES OR MATERIALS IN THESE PROTECTED AREAS.
5. SEEDING AND FERTILIZER FOR PERMANENT COVER SHALL BE AS SPECIFIED IN ODOT CMS ITEM 659.
6. MULCHING SHALL BE AS SPECIFIED IN ODOT CMS ITEM 659.
7. TOPSOILING SHALL BE AS SPECIFIED IN ODOT CMS ITEM 659.
8. EXCELSOR MATTING/EROSION CONTROL BLANKETS WILL BE USED ON TEMPORARY DIVERSION CHANNELS AND DITCHES GREATER THAN 1.5X AND ALL OTHER SLOPES STEEPER THAN 6X. EXCELSOR MATTING/GROUBING SHALL BE AS SPECIFIED IN DETAILS.
9. SILT FENCE AND/OR SILT SOCK SHALL BE AS DETAILED ON THE DRAWINGS.
10. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORMWATER RUNOFF.
11. OFF-SITE TRUCK TRACKING OF SEDIMENTS WILL BE MINIMIZED. ALL OFF-SITE TRACKING OF SEDIMENT SHALL BE CLEANED UP AS IT OCCURS.
12. SEDIMENT TRAPS AND BASINS WILL BE USED FOR TEMPORARY EROSION CONTROL.
13. OTHER EROSION CONTROL AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS.
14. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH CUYAHOGA S.W.C.D. PRIOR TO BEGINNING WORK.
15. TRUCK WASHOUT AND DISCHARGE OF SURPLUS WASH WATER ON SITE IS PERMITTED EXCLUSIVELY IN THE DESIGNATED AREA.
16. WINTERIZATION – ANY DISTURBED AREA THAT IS NOT GOING TO BE WORKED FOR 14 DAYS OR MORE MUST BE SEEDED AND MULCHED BY NOVEMBER 1 OR MUST HAVE A DORMANT SEEDING OR MULCH COVER APPLIED BETWEEN NOVEMBER 1 AND MARCH 1.
17. TRENCH WATER MUST BE PUMPED THROUGH A SEDIMENT SETTLING FACILITY OR EQUALLY EFFECTIVE DEVICE PRIOR TO DISCHARGE FROM THE SITE.
18. STAGING, STORAGE, FUELING AND VEHICLE PARKING ARE SHOWN ON THE SWPP PLAN. IF THE CONTRACTOR WANTS TO UTILIZE A DIFFERENT LOCATION FOR THESE FUNCTIONS HE SHALL REVISE THE SWPP PLAN AND SUBMIT IT TO CUYAHOGA S.W.C.D. FOR APPROVAL.
19. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES.
20. DISTURBED AREAS REMAINING DORMANT FOR OVER A YEAR AT THE FINAL GRADE WILL HAVE A PERMANENT COVER APPLIED WITHIN 7 DAYS OF LAST DISTURBANCE.

PERMANENT RECORDS OF MAINTENANCE AND INSPECTION MUST BE MAINTAINED THROUGHOUT CONSTRUCTION A MINIMUM OF ONCE EVERY 7 DAYS AND AFTER STORM EVENTS GREATER THAN 0.5 INCH IN A 24 HOUR PERIOD. PROVIDE NAME OF INSPECTOR, MAJOR OBSERVATIONS, DATE OF INSPECTION, CERTIFICATION OF COMPLIANCE AND CORRECTIVE MEASURES TAKEN.

- REPAIRS:
ANY EROSION CONTROL MEASURES, STRUCTURES, DEVICES, OR RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 7 DAYS.

BMPS THAT REQUIRE REPAIR OR MAINTENANCE, NON-SEDIMENT POND BMPS MUST BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT PONDS MUST BE REPAIRED OR CLEANED OUT WITHIN 10 DAYS OF INSPECTION.

IF A BMP DOES NOT MEET THE INTENDED FUNCTION, A NEW BMP SHALL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.

MISSING BMPs REQUIRED FOR INSTALLATION BY THE SWP3 WILL BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION.

MATERIAL MANAGEMENT PRACTICES:

OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUN-OFF. THE JOB SITE SUPERINTENDENT IS RESPONSIBLE FOR ENSURING THESE PRACTICES ARE FOLLOWED:

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 WHO 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.

- B. IF CONTAMINATED SOILS ARE FOUND ON SITE, ONE OF THE FOLLOWING METHODS SHALL BE USED TO PREVENT CONTAMINATION FROM BEING RELEASED:
- E. THE USE OF BERMS, TRENCHES, AND PITS TO COLLECT CONTAMINATED RUNOFF AND PREVENT DISCHARGES;
- F. PUMPING RUNOFF INTO A SANITARY SEWER (WITH PRIOR APPROVAL OF THE SANITARY SEWER OPERATOR) OR INTO A CONTAINER FOR TRANSPORT TO AN APPROPRIATE TREATMENT/DISPOSAL FACILITY
- G. COVERING AREAS OF CONTAMINATION WITH TARPS OR OTHER METHODS THAT PREVENT STORMWATER FROM COMING INTO CONTACT WITH THE MATERIAL.

ALL ACTIVITIES SHALL BE DOCUMENTED ON THE SWP3 INDICATING LOCATION OF CONTAMINATED SOIL AND METHODS USED FOR REMOVAL AND METHODS USED TO PREVENT CONTAMINATION.

9. THE MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, SOAPS AND SOLVENTS USED IN CLEANING VEHICLES, WASHOUT OF CONCRETE, PAINT OR STUCCO, FORM RELEASE OILS, OR CURING COMPOUNDS SHALL BE AWAY FROM STORMWATER DRAINAGE WAYS.
 10. FUEL TANKS MUST HAVE SECONDARY CONTAINMENT IN THE EVENT OF A LEAK OR SPILL.
 11. OPEN BURNING ON SITE IS A PROHIBITED ACTIVITY.
 12. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&D) WASTE SHALL BE DISPOSED OF AT AN OHIO EPA APPROVED C&D LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714 AND LOCAL REGULATIONS.
 13. CONTAINERS (E.G. DUMPSTERS, DRUMS) MUST BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. NOTE: ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF.
 14. ALL BRICK, HARDENED CONCRETE, AND SOIL WASTE MUST BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
 15. ALL DESIGNATED AREAS USED FOR FUELING OR PERFORMING VEHICLE MAINTENANCE MUST BE SEPARATED FROM WATERCOURCES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREAS.
 16. ALL DESIGNATED AREAS USED FOR RECEIVING CONCRETE CHUTE OR OTHER CONCRETE WASH WASTES MUST BE LOCATED AWAY FROM WATERCOURCES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREAS.
- PRODUCT SPECIFIC PRACTICES:**
8. PETROLEUM – PETROLEUM PRODUCTS WILL BE STORED IN CLEARLY LABELED TIGHTLY SEALED CONTAINERS. ANY ON SITE PETROLEUM STORAGE TANKS WILL HAVE A CONTAINMENT STRUCTURE AROUND IT FOR POTENTIAL SPILLS. DRIP PANS SHALL BE PROVIDED FOR ALL DISPENSERS. MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED WHEN ANY ASPHALT SUBSTANCES ARE USED ON SITE.
 9. FERTILIZERS – THE MANUFACTURER'S RECOMMENDED MINIMAL AMOUNTS SHALL BE APPLIED TO SOIL INTO THE SOIL TO LIMIT THE EXPOSURE TO STORMWATER. THE CONTENTS OF ANY PARTIALLY USED BAGS WILL BE TRANSFERRED TO SEALABLE PLASTIC BINS AND STORED UNDER COVER, AWAY FROM STORMWATER DRAINAGE WAYS.

DUST CONTROLS/SUPPRESSANTS
DUST CONTROL IS REQUIRED TO PREVENT NUISANCE CONDITIONS. DUST CONTROLS MUST NOT BE APPLIED IN A MANNER WHICH WOULD RESULT IN A DISCHARGE TO WATERS OF THE STATE. ISOLATION DISTANCES FROM BRIDGES, CATCH BASINS, AND OTHER DRAINAGE WAYS MUST BE OBSERVED. USED OIL MAY NOT BE APPLIED FOR DUST CONTROL.

THE CONTRACTOR SHALL FURNISH AND APPLY WATER FOR DUST CONTROL AS DIRECTED BY THE ENGINEER. COSTS SHALL BE INCLUDED IN EROSION CONTROL ITEMS ACCORDINGLY.

THE CONTRACTOR SHALL FURNISH AND APPLY WATER FOR DUST CONTROL AS DIRECTED BY THE ENGINEER. COSTS SHALL BE INCLUDED IN EROSION CONTROL ITEMS ACCORDINGLY.

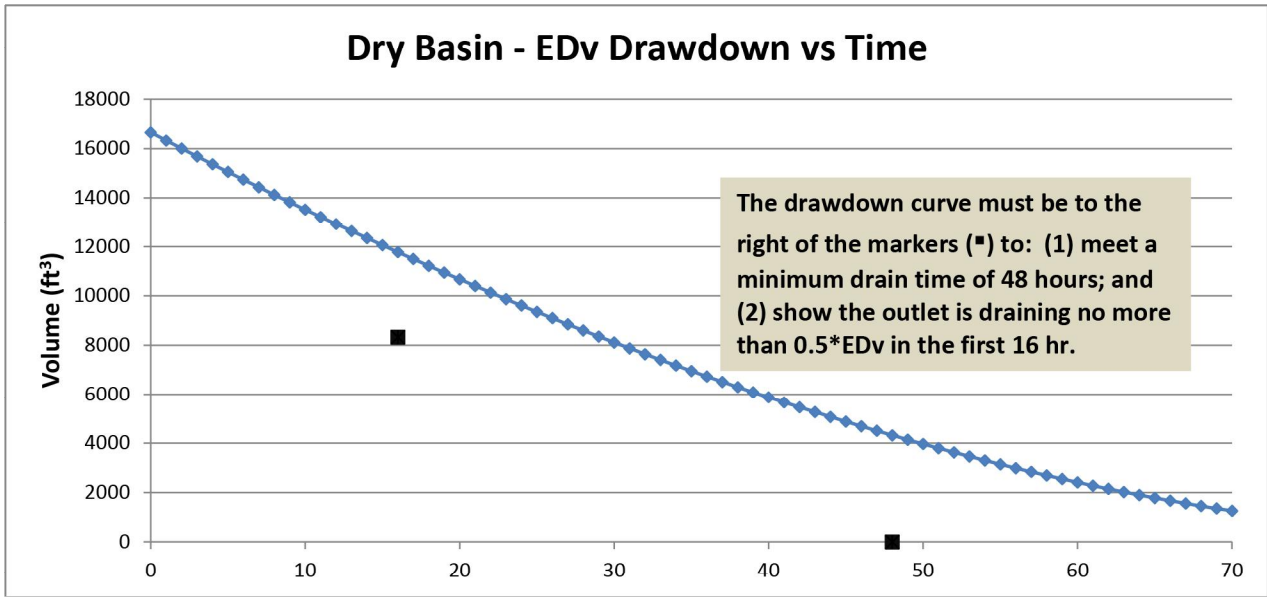
SITE DESCRIPTION				
MARK ONE		TOTAL AREA	=	10.0 AC
SUBDIVISION		PRE-DEV CURVE NO.	=	85
COMMERCIAL		POST DEV CURVE NO.	=	86
RESIDENTIAL		AREA TO BE CLEARED	=	0.50 AC
PUD		AREA TO BE EXCAVATED	=	2.50 AC
OTHER	● SCHOOL	PRE-DEV IMPERVIOUSNESS	=	49%
		POST DEV IMPERVIOUSNESS	=	52%

[illegible][illegible]

DRY EXTENDED DETENTION BASIN HAS BEEN SELECTED AS THE POST CONSTRUCTION STORMWATER MANAGEMENT STRUCTURAL PRACTICE TO TREAT SURFACE FLOW FROM ADJACENT PAVEMENTS. THIS IS AN EXPANSION OF AN EXISTING STORMWATER MANAGEMENT BASIN FOR NEW BUILDING ADDITIONS AND SITE IMPROVEMENTS. DRY EXTENDED DETENTION BASINS ARE SUITABLE FOR LARGER DRAINAGE AREAS AND IS THE MOST ECONOMICAL SINCE THE INFRASTRUCTURE IS ALREADY PRESENT ON SITE. ADDITIONALLY, THE FEATURE WILL NATURALLY INCORPORATE INTO THE LANDSCAPE.

[illegible]

Step 4 – Outlet Elevations and Storage Volumes			
WQ Orifice Invert Elevation	1133.24		
Elevation of Top of Edv =	1135.69		
Secondary Outlet Invert Elevation =	1135.71		OKAY
WQ Treatment Volume Provided, $V_{wq,treat}$ =	16,902	ft^3	
Treatment Vol Provided Relative to Edv, $V_{wq,treat}/Edv$ =	1.01		101% OKAY
Permanent Pool Volume Provided, PPV_p =	4,468	ft^3	
Forebay Volume Provided, $V_{forebay}$ =	2,262	ft^3	1.36
Is forebay volume below WQ outlet? (Yes or No)			136% OKAY
Permanent Micropool Volume Provided, V_{micro} =	2,206	ft^3	
Ratio V_{micro} Provided to $V_{wq,treat}$ Required =	1.32		132% OKAY
Sediment Storage Volume Provided, V_{sedim} =	4,468	ft^3	
Ratio V_{sedim} Provided to $V_{wq,treat}$ Required =	1.34		134% OKAY
Step 5 – Outlet (Orifice) Sizing			
Maximum Hydraulic Head, H_{max} =	2.45	ft	
Orifice Coefficient, C_d =	0.6		
Target (Minimum) Draw-down Time, T_d =	40	min	
Target Average Discharge, Q_{avg} =	0.10	cfs	
Average Hydraulic Head, H_{avg} =	1.23	ft	
Estimated Orifice Area, $A_{orifice}$ =	2.60	ft^2	0.018
Estimated Orifice Diameter, $D_{orifice}$ =	1.82	in	0.15
Design Orifice Diameter, $D_{orifice}$ =	1.50	in	0.13
Design Orifice Area, $A_{orifice}$ =	1.76	ft^2	0.018
Time to Completely Drain Edv, T_d =	>72	hr	must be ≥ 242 hr OKAY
Volume Drained in First 16 hr =	4,881	ft^3	
% of Edv =	29.3		must be $\leq 50\%$ OKAY



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Seal:

PROGRESS SET

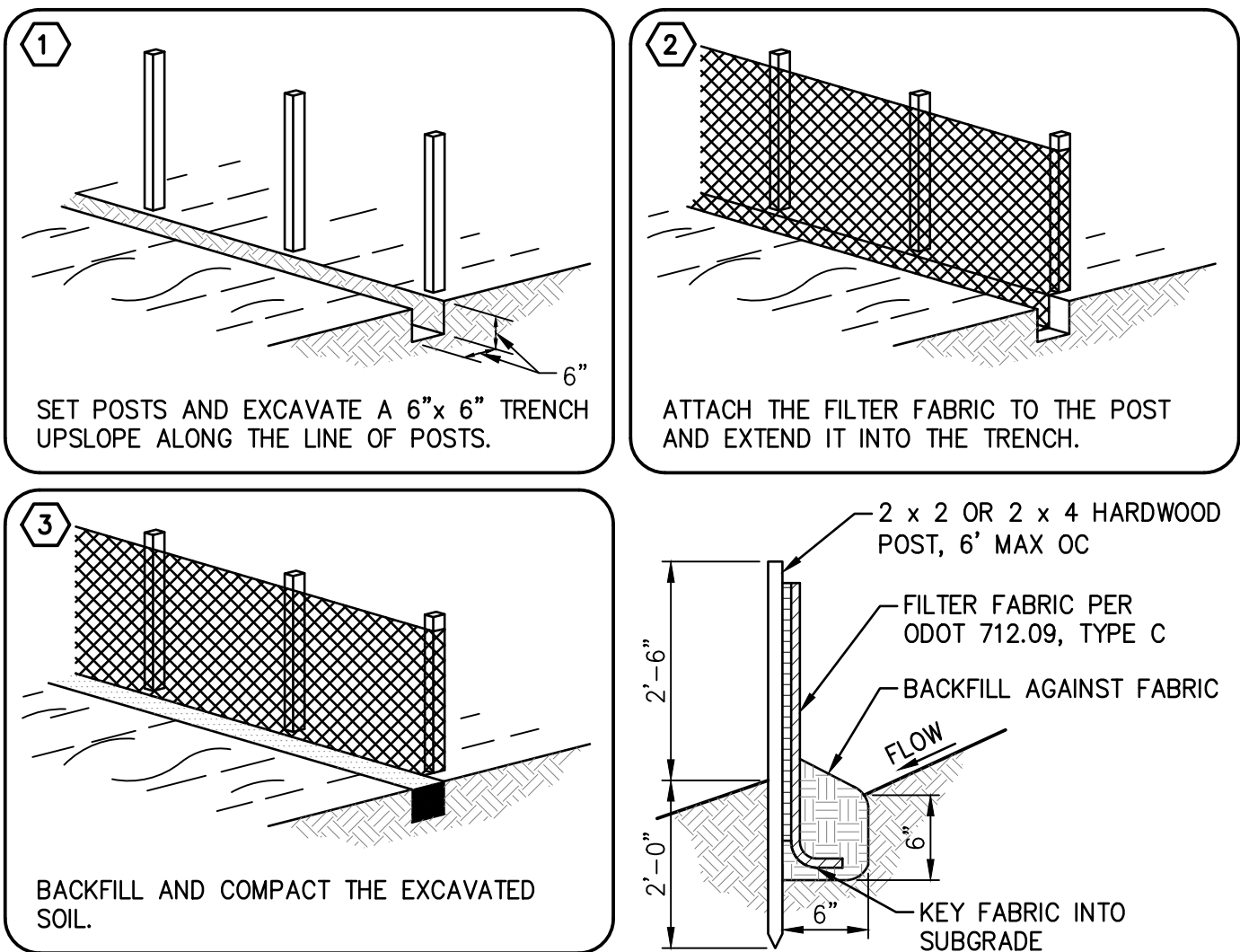
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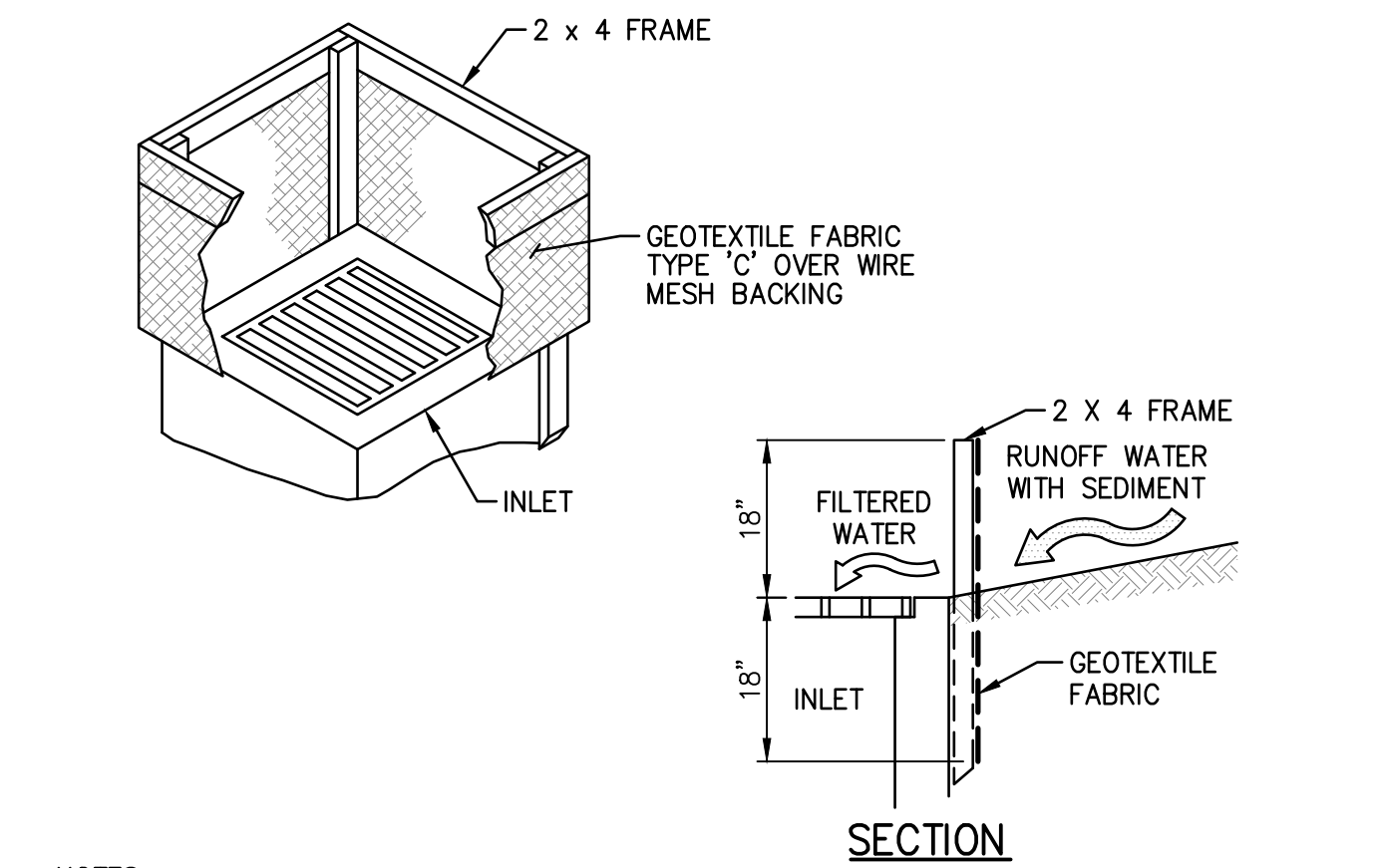
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	City Comments	02.24.25

SWPP NOTES

C4.01

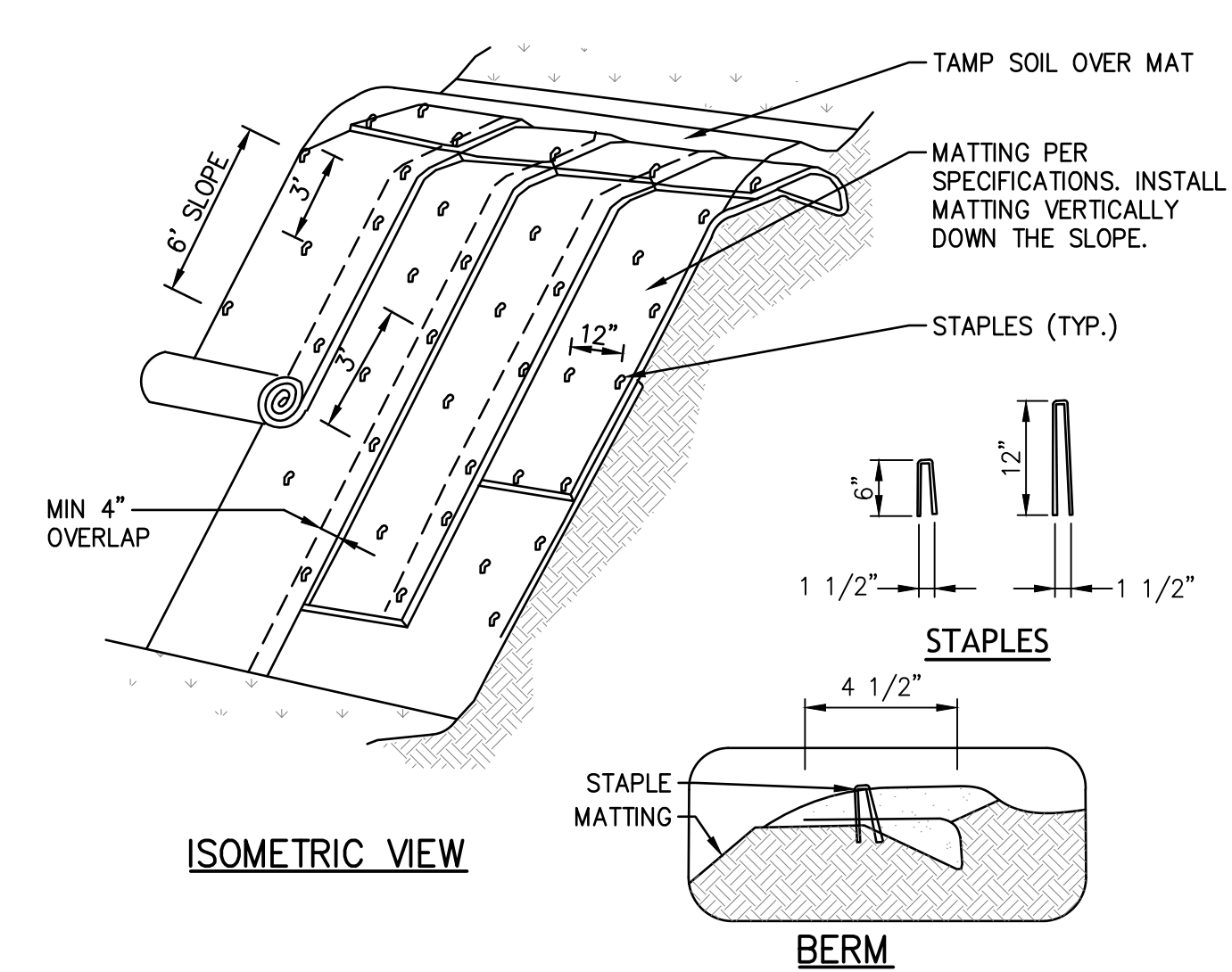


1 SILT FENCE INSTALLATION AND CONSTRUCTION
C4.02 NOT TO SCALE

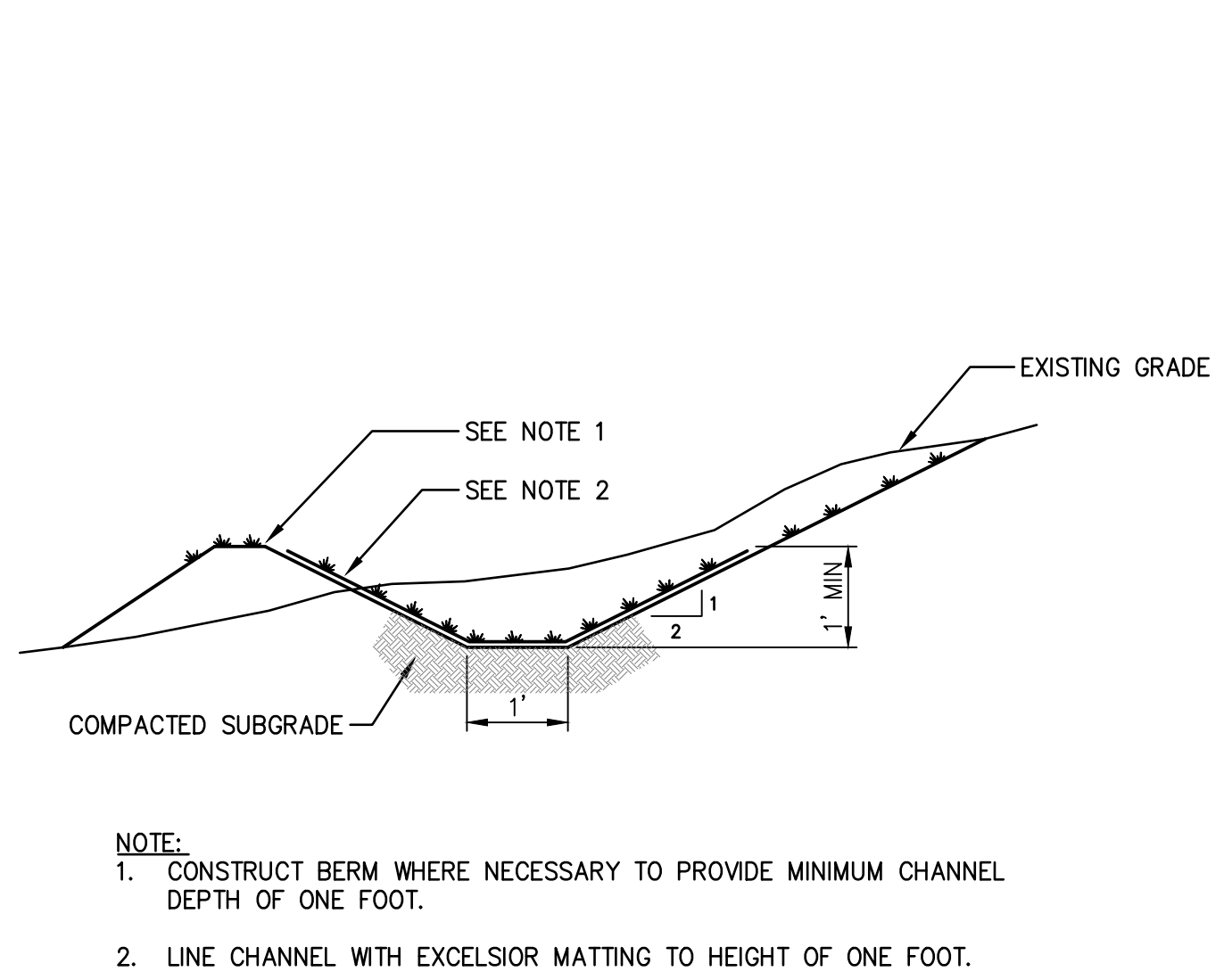


NOTES:
1. THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVER- LAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL.
2. THIS INLET PROTECTION TO BE USED IN DITCHES. FOR CURB STYLE INLETS, USE "DANDY BAG" OR APPROVED EQUAL.

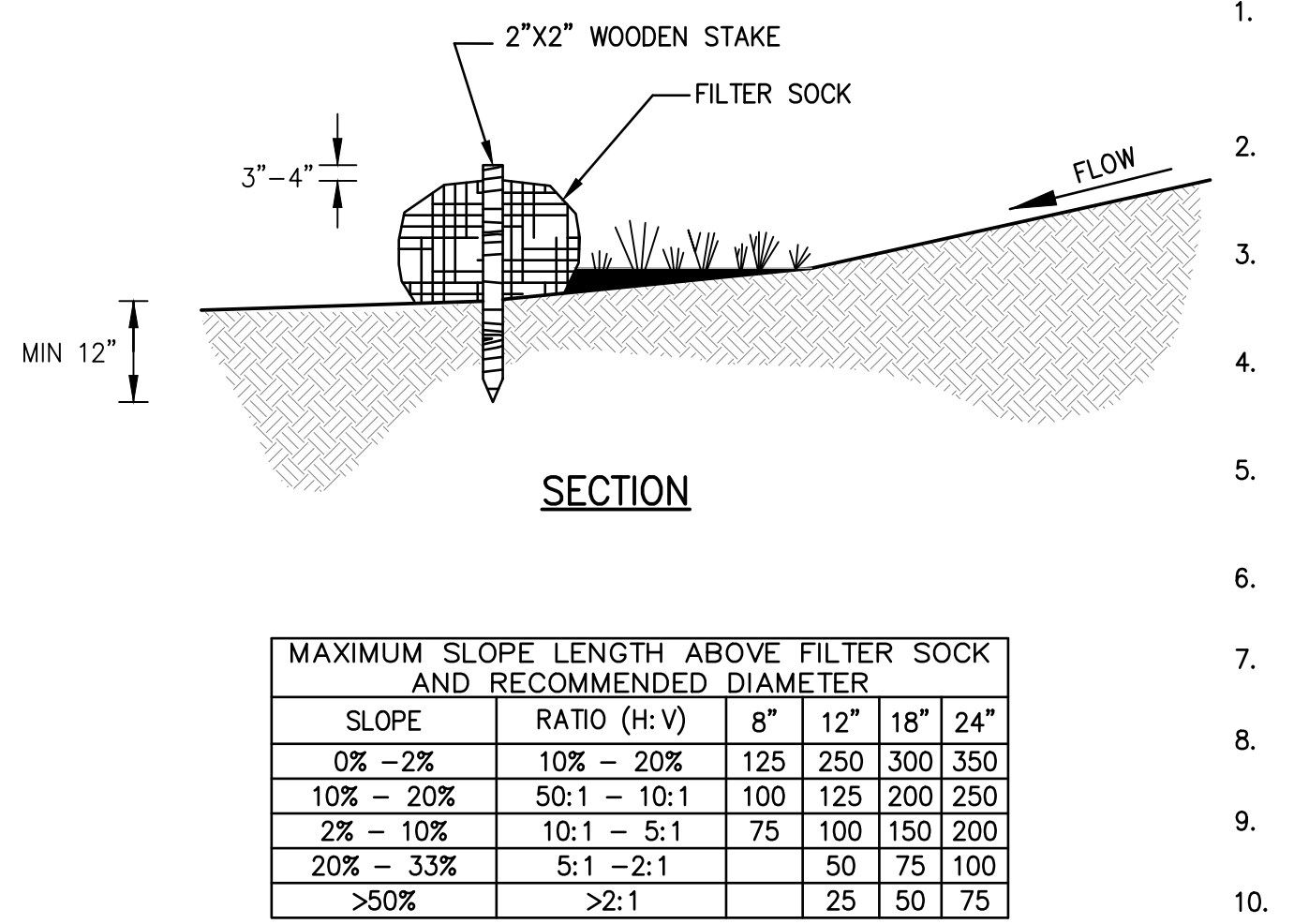
4 INLET PROTECTION - SILT FENCE
C4.02 NOT TO SCALE



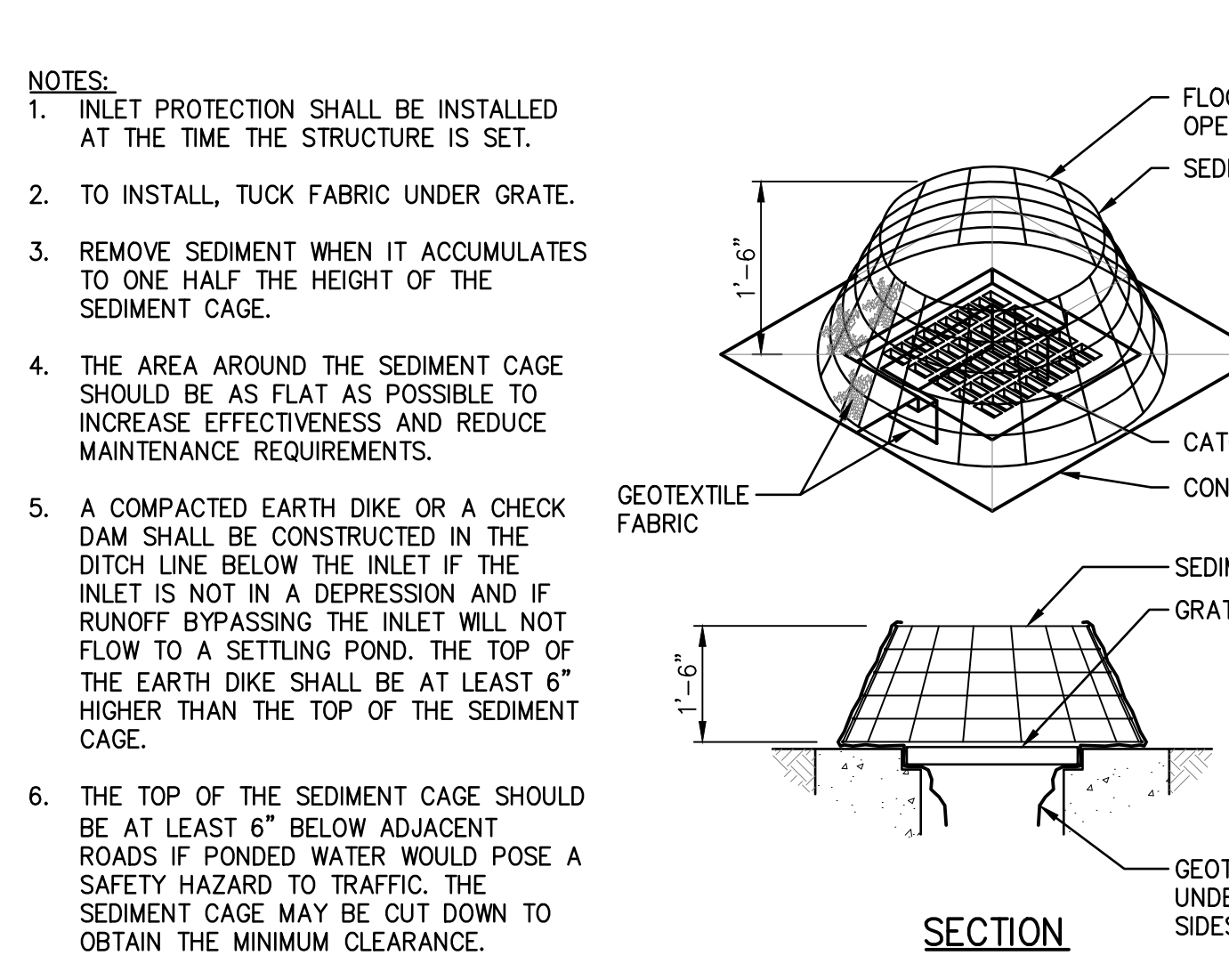
7 SLOPE PROTECTION MATTING
C4.02 NOT TO SCALE



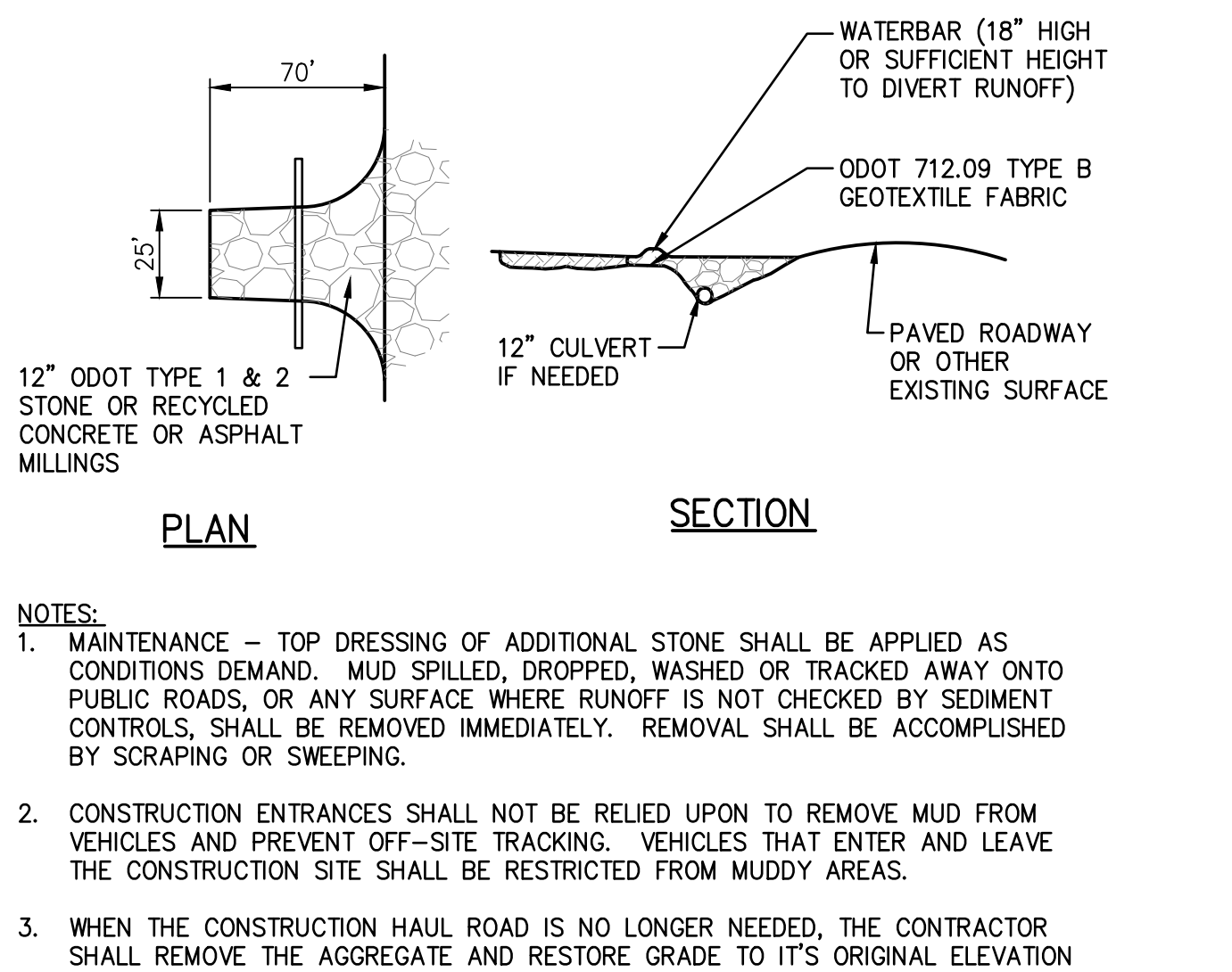
10 TEMPORARY DIVERSION CHANNEL
C4.02 NOT TO SCALE



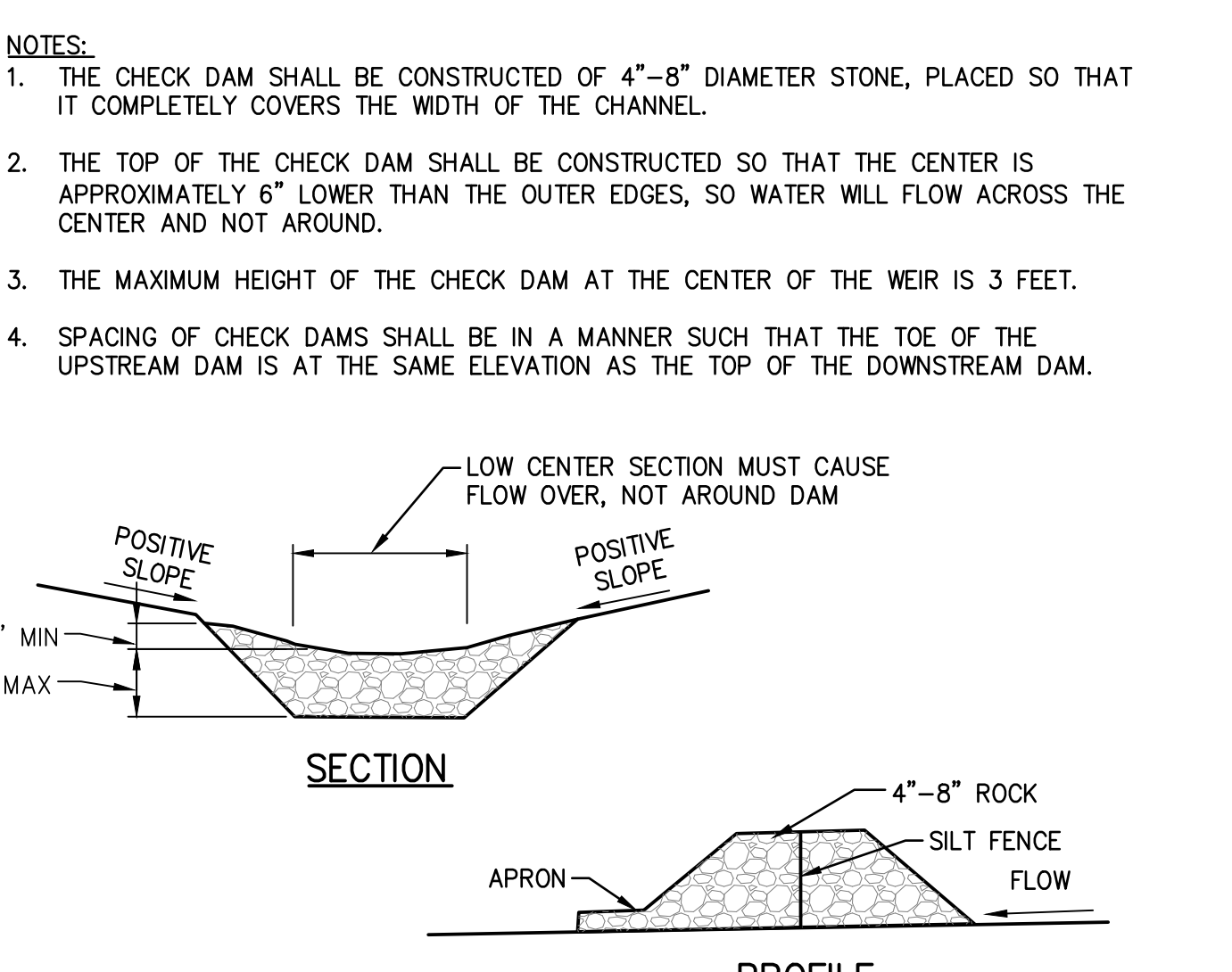
2 FILTER SOCK
C4.02 NOT TO SCALE



5 SEDIMENT CAGE INLET PROTECTION
C4.02 NOT TO SCALE



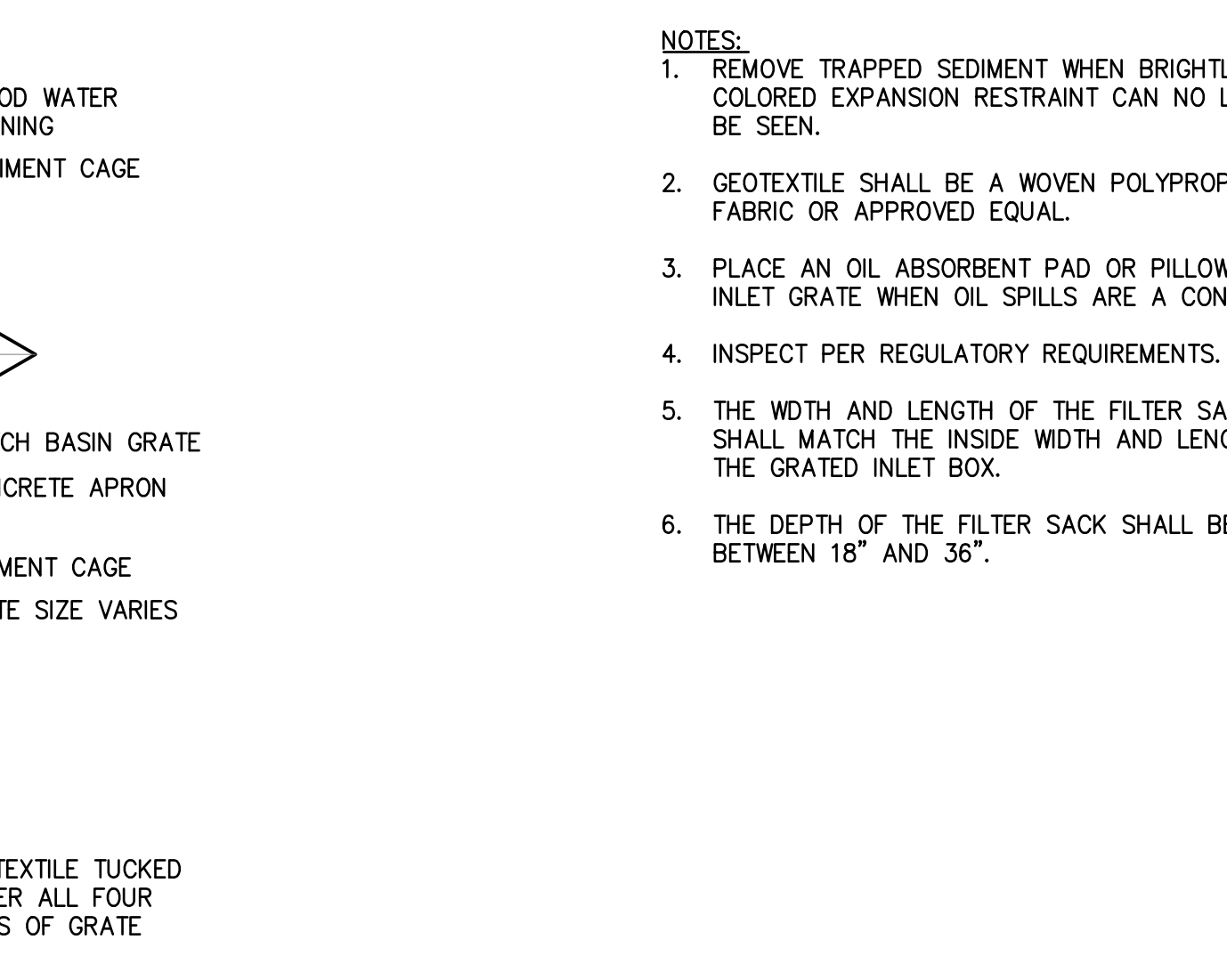
8 TEMPORARY CONSTRUCTION DRIVE
C4.02 NOT TO SCALE



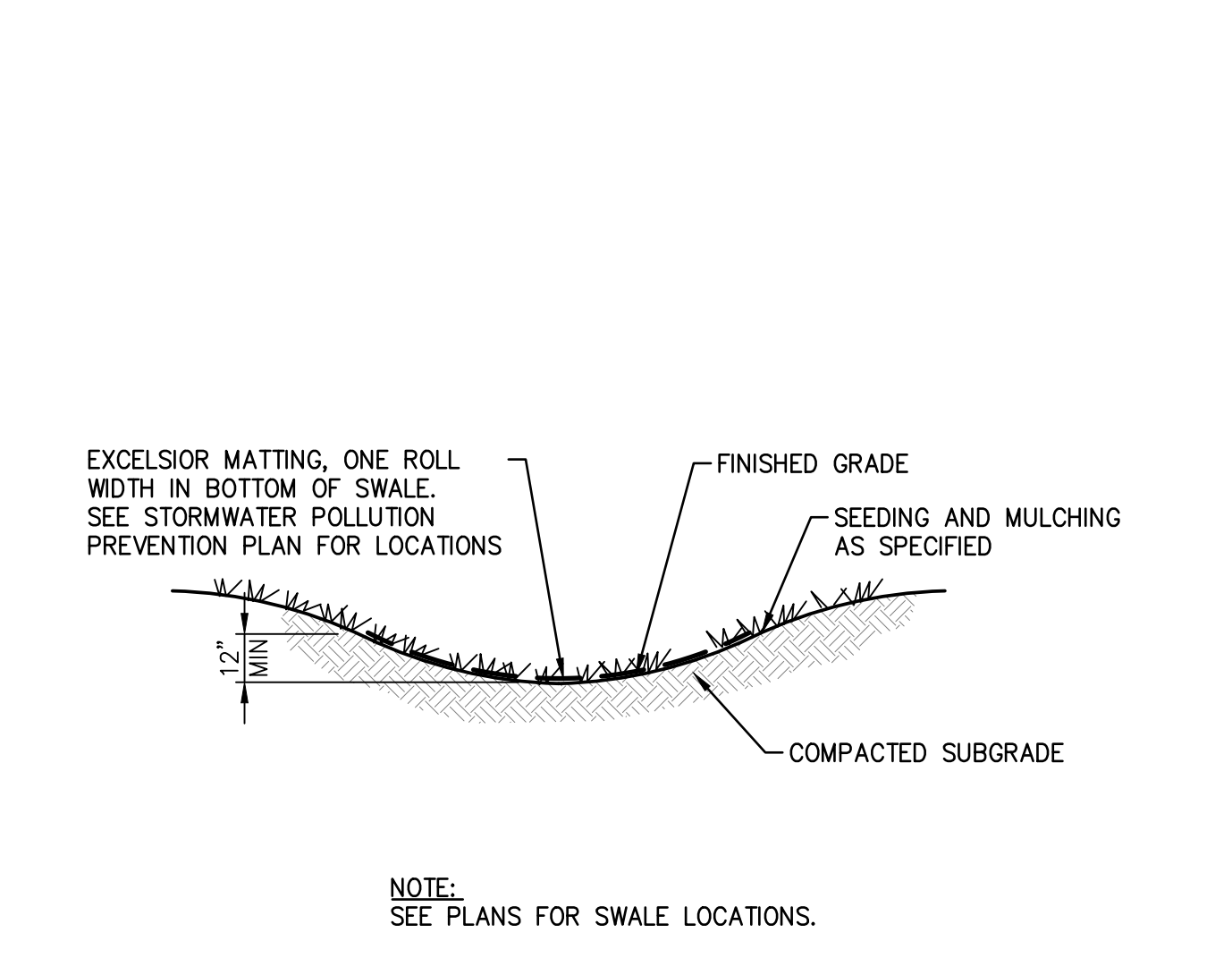
11 ROCK CHECK DAM
C4.02 NOT TO SCALE

NOTES:
1. MATERIALS - COMPOST USED FOR FILTER SOCKS SHALL BE WEED, PATHOGEN AND INSECT FREE AND FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. THEY SHALL BE DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATERIAL AND CONSIST OF A PARTICLES RANGING FROM 3/8" TO 2".
2. FILTER SOCKS SHALL BE 3 OR 5 MIL CONTINUOUS, TUBULAR, HOPE 3/8" KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS.
3. FILTER SOCK MUST BE A MINIMUM OF 12" INCH IN DIAMETER WHEN USED IN LIEU OF SILT FENCING. IT IS NOT PERMITTED TO USE 8-INCH COMPOST FILTER SOCK AS PERIMETER CONTROLS AS 12-INCH SOCK IS WHAT IS CONSIDERED EQUIVALENT TO SILT FENCING.
4. FILTER SOCKS WILL BE PLACED ON A LEVEL LINE ACROSS SLOPES, GENERALLY PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND AS NEEDED MIDSLOPE.
5. FILTER SOCKS INTENDED TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, SHALL BE SEEDED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.
6. FILTER SOCKS ARE NOT TO BE USED IN CONCENTRATED FLOW SITUATIONS OR IN RUNOFF CHANNELS.
7. ROUTINELY INSPECT FILTER SOCKS AFTER EACH SIGNIFICANT RAIN, MAINTAINING FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES.
8. REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER SOCKS WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE PRACTICE.
9. WHERE THE FILTER SOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
10. REMOVAL - FILTER SOCKS WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED IN SUCH AS WAY AS TO FACILITATE AND NOT OBSTRUCT SEEDINGS.

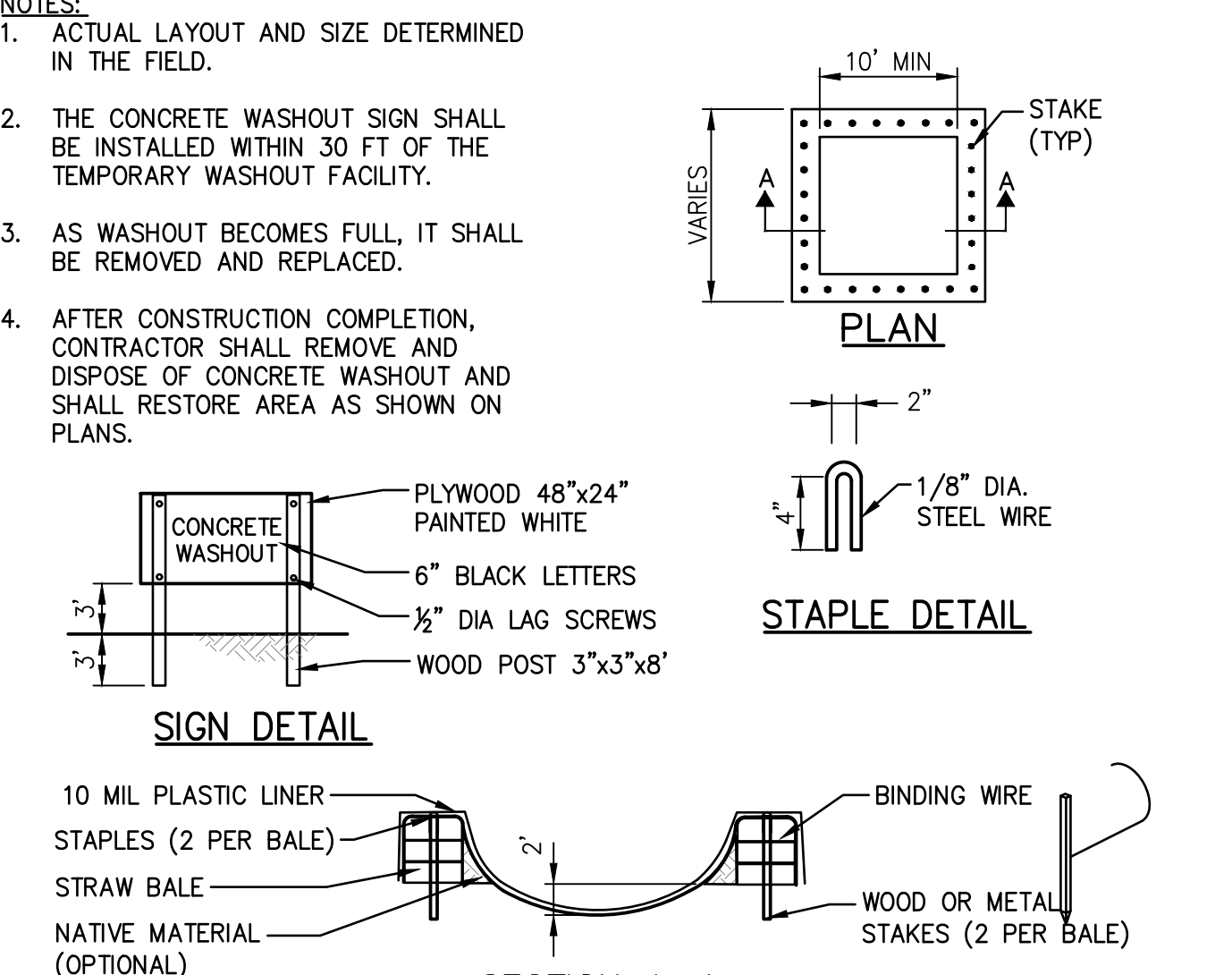
3 INLET PROTECTION DETAIL - CURB SACK
C4.02 NOT TO SCALE



6 INLET PROTECTION DETAIL - CATCH BASIN SACK
C4.02 NOT TO SCALE



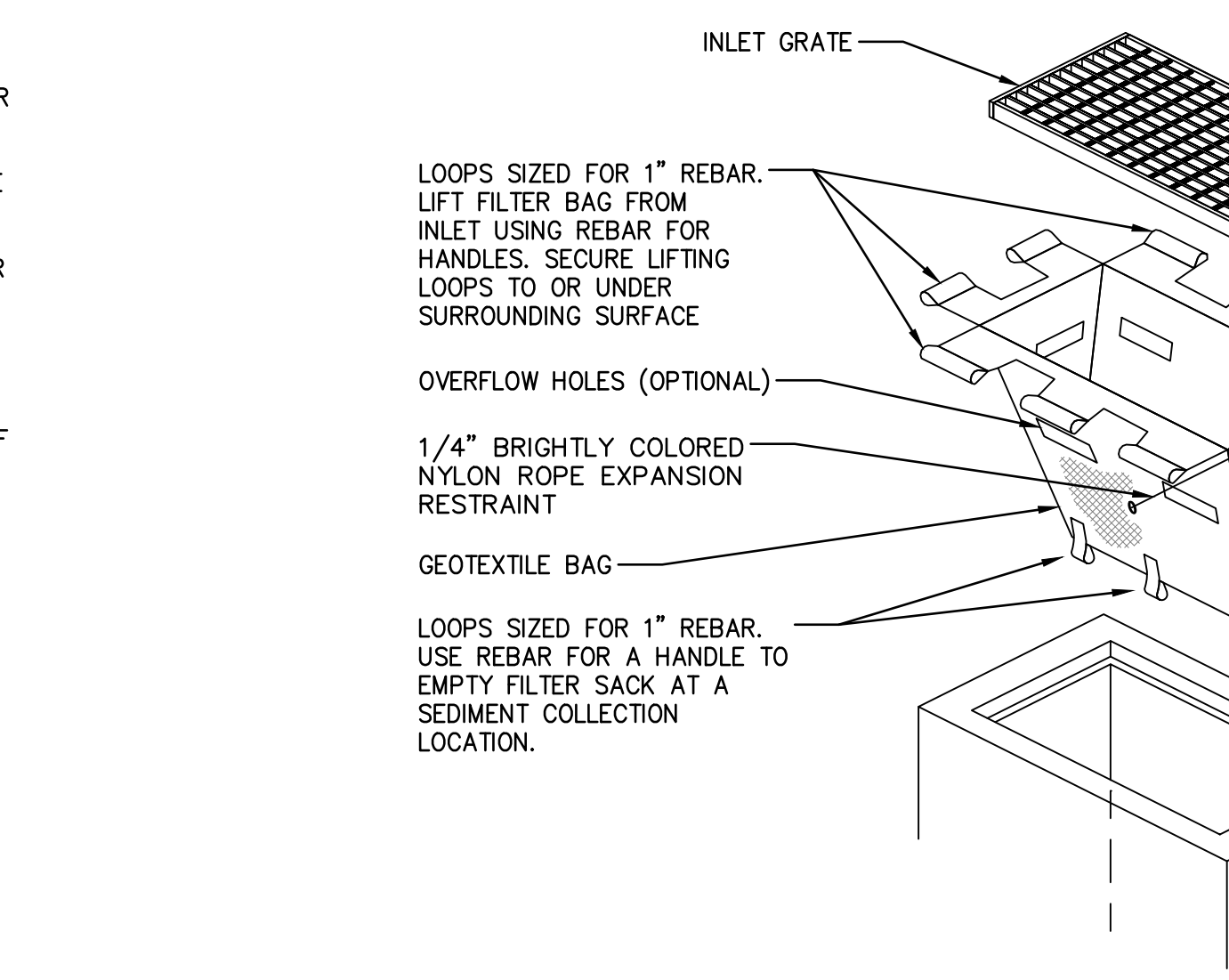
9 PARABOLIC GRASS SWALE
C4.02 NOT TO SCALE



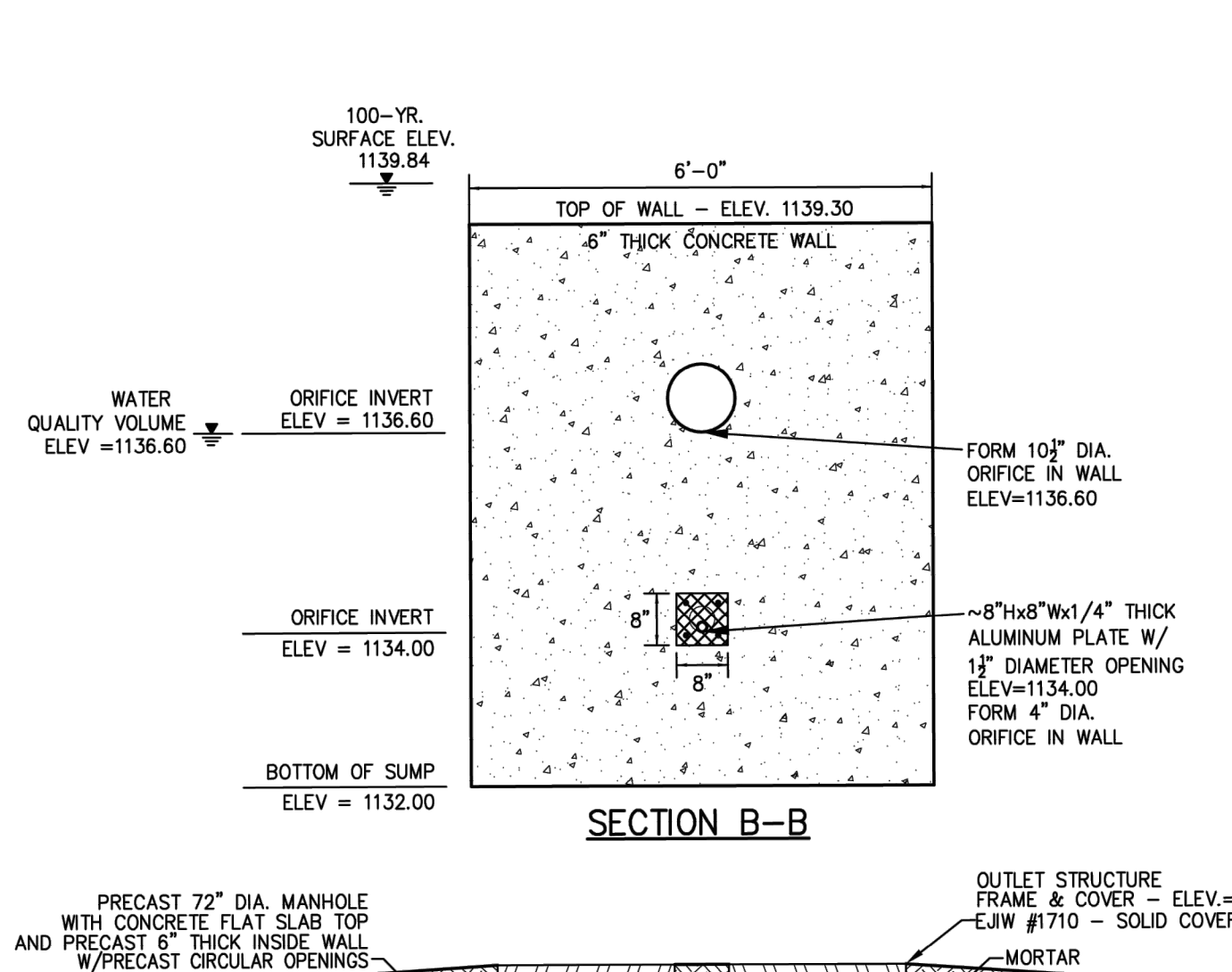
12 CONCRETE WASHOUT STATION
C4.02 NOT TO SCALE

NOTES:
1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC OR APPROVED EQUAL.
3. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH AND LENGTH OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH AND LENGTH OF THE GRATED INLET BOX.
6. THE DEPTH OF THE FILTER SACK SHALL BE BETWEEN 18" AND 36".

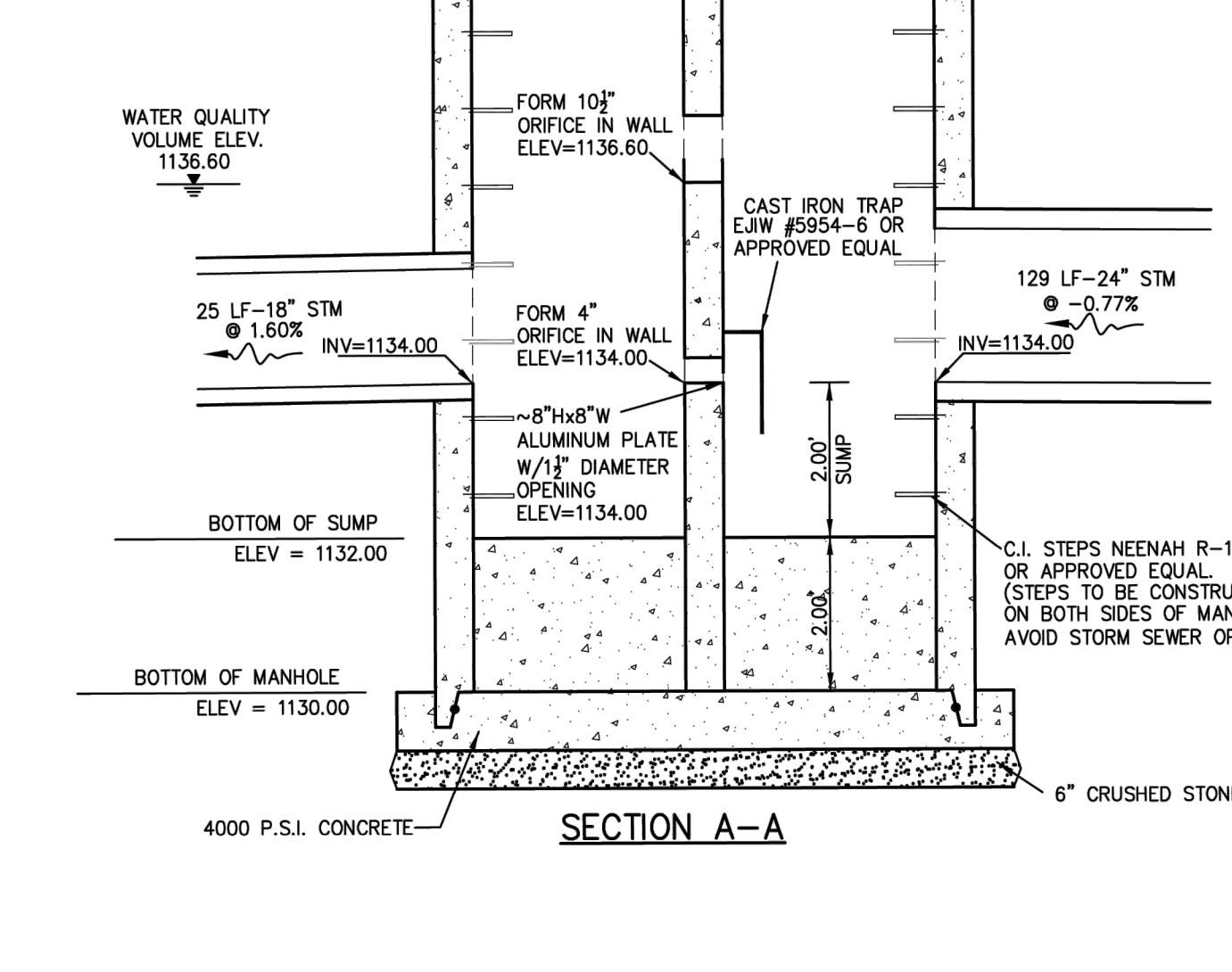
3 INLET PROTECTION DETAIL - CURB SACK
C4.02 NOT TO SCALE



6 INLET PROTECTION DETAIL - CATCH BASIN SACK
C4.02 NOT TO SCALE



9 PARABOLIC GRASS SWALE
C4.02 NOT TO SCALE



12 CONCRETE WASHOUT STATION
C4.02 NOT TO SCALE

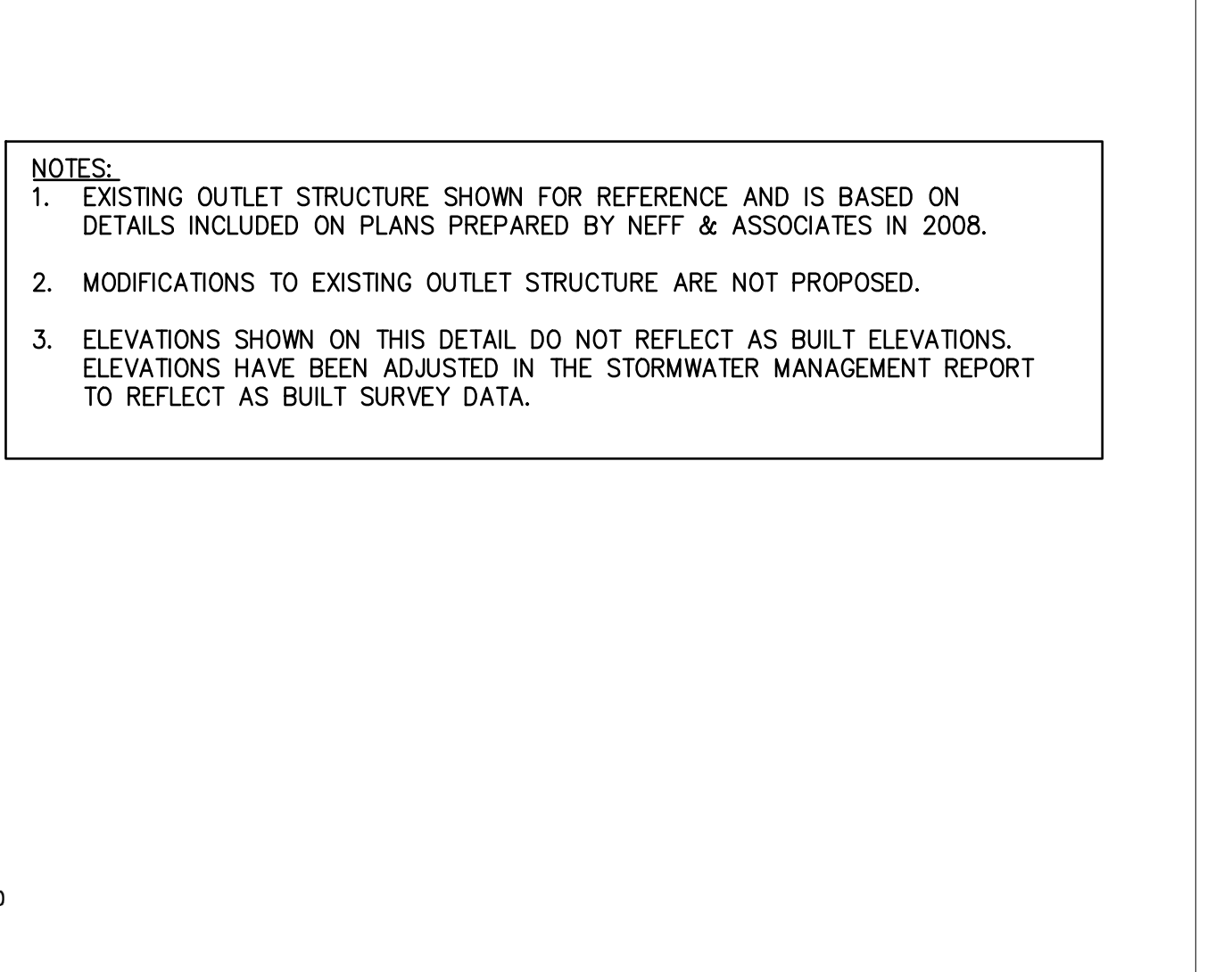
WOVEN MONOFILAMENT FABRIC SPECIFICATIONS			
MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	LBS	400 X 315
GRAB TENSILE ELONGATION	ASTM D 4632	%	15 X 15
PUNCTURE STRENGTH	ASTM D 4833	LBS	150
MULLEN BURST STRENGTH	ASTM D 3786	PSI	800
TRAPEZOID TEAR STRENGTH	ASTM D 4533	LBS	150 X 165
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751 US STD SIEVE		40
FLOW RATE	ASTM D 4491	GAL/MIN/FT²	70
PERMITTIVITY	ASTM D 4491	SEC⁻¹	0.90

HI-FLOW CURB SACK			
MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	LBS	365 X 200
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	LBS	90
MULLEN BURST STRENGTH	ASTM D 3786	PSI	450
TRAPEZOID TEAR STRENGTH	ASTM D 4533	LBS	115 X 75
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751 US STD SIEVE		40
FLOW RATE	ASTM D 4491	GAL/MIN/FT²	145
PERMITTIVITY	ASTM D 4491	SEC⁻¹	2.1

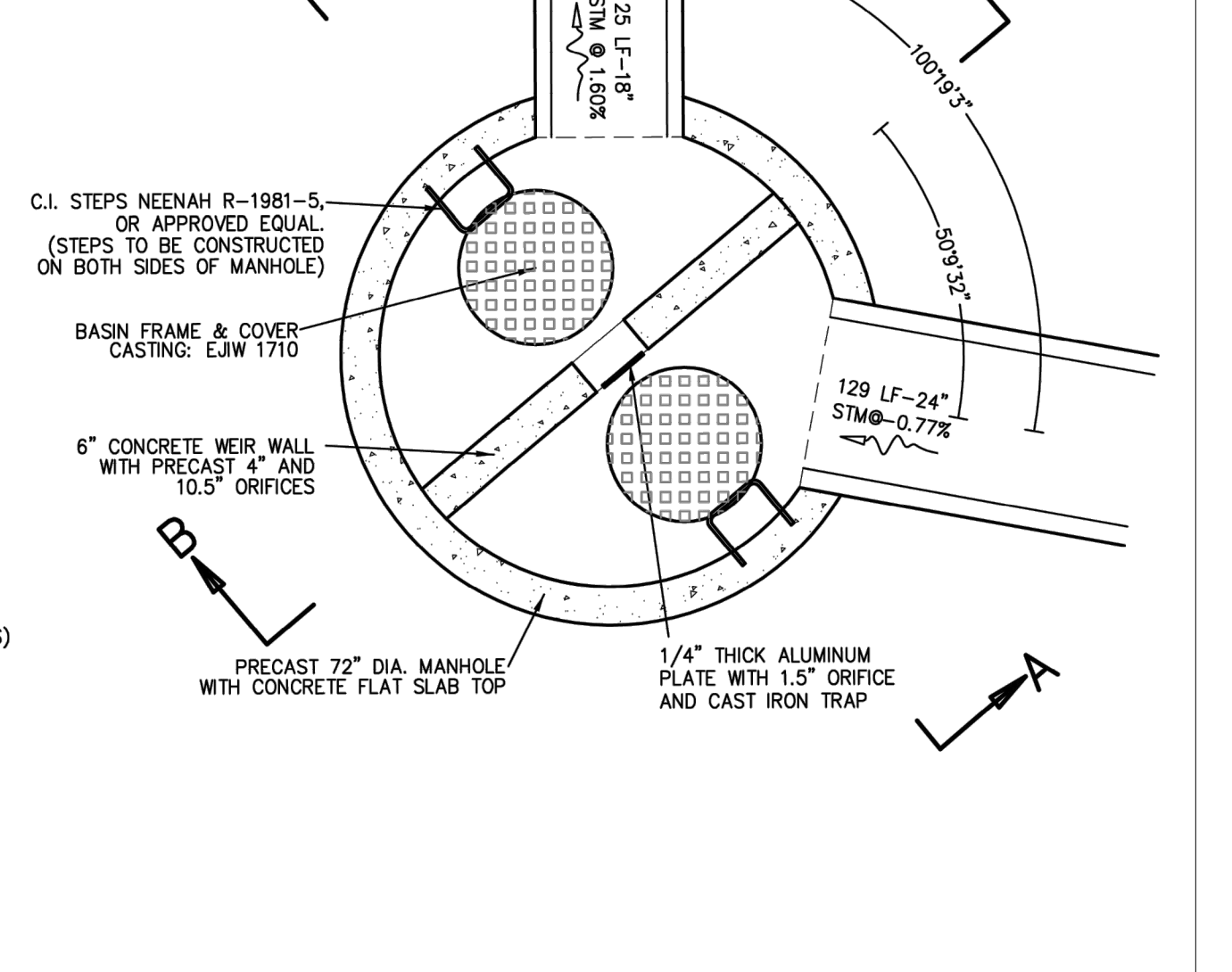
3 INLET PROTECTION DETAIL - CURB SACK
C4.02 NOT TO SCALE



6 INLET PROTECTION DETAIL - CATCH BASIN SACK
C4.02 NOT TO SCALE

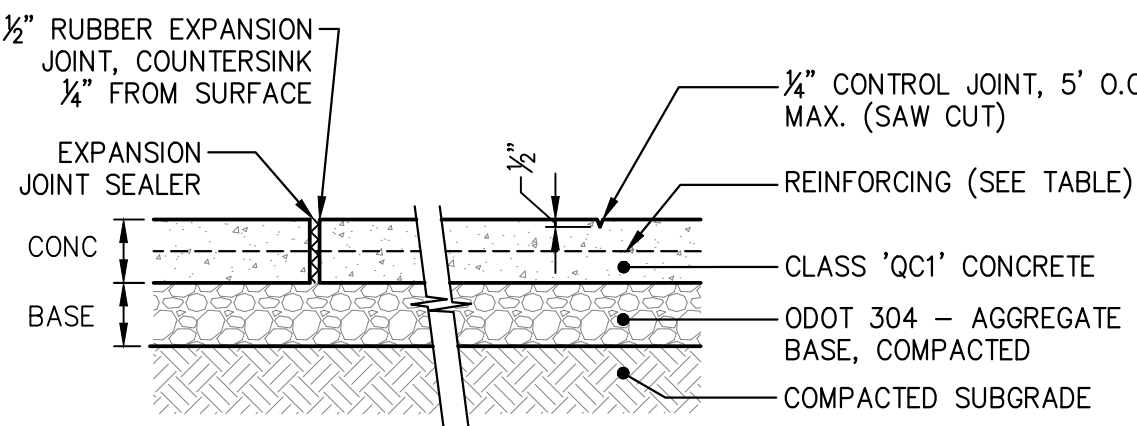


9 PARABOLIC GRASS SWALE
C4.02 NOT TO SCALE



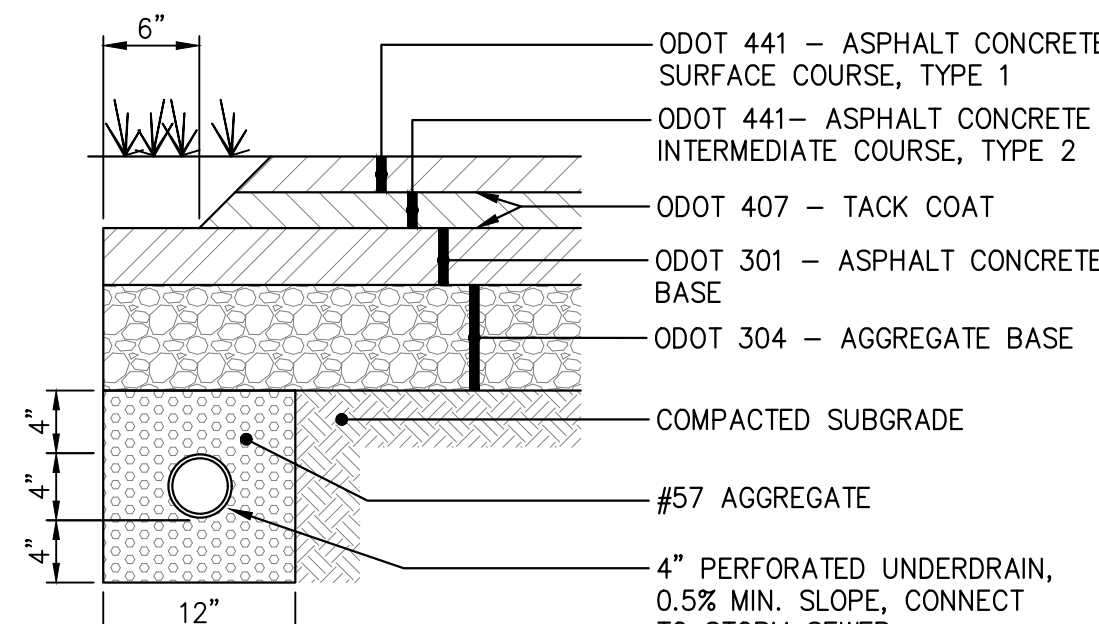
12 CONCRETE WASHOUT STATION
C4.02 NOT TO SCALE

- NOTES:
1. EXPANSION JOINT - 20" O.C. MAX. OR AS SHOWN ON DRAWINGS
2. EXPANSION JOINTS SHALL BE AT ALL CURBS, WALKS, WALLS AND OTHER FIXED OBJECTS.
3. CONTROL JOINT - AS SHOWN ON DRAWINGS.
4. CROSS SLOPE - 2% MAX, GRADE TO DRAIN.
5. MEDIUM BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL.
6. USE EDGING TOOL AT PERIMETER.

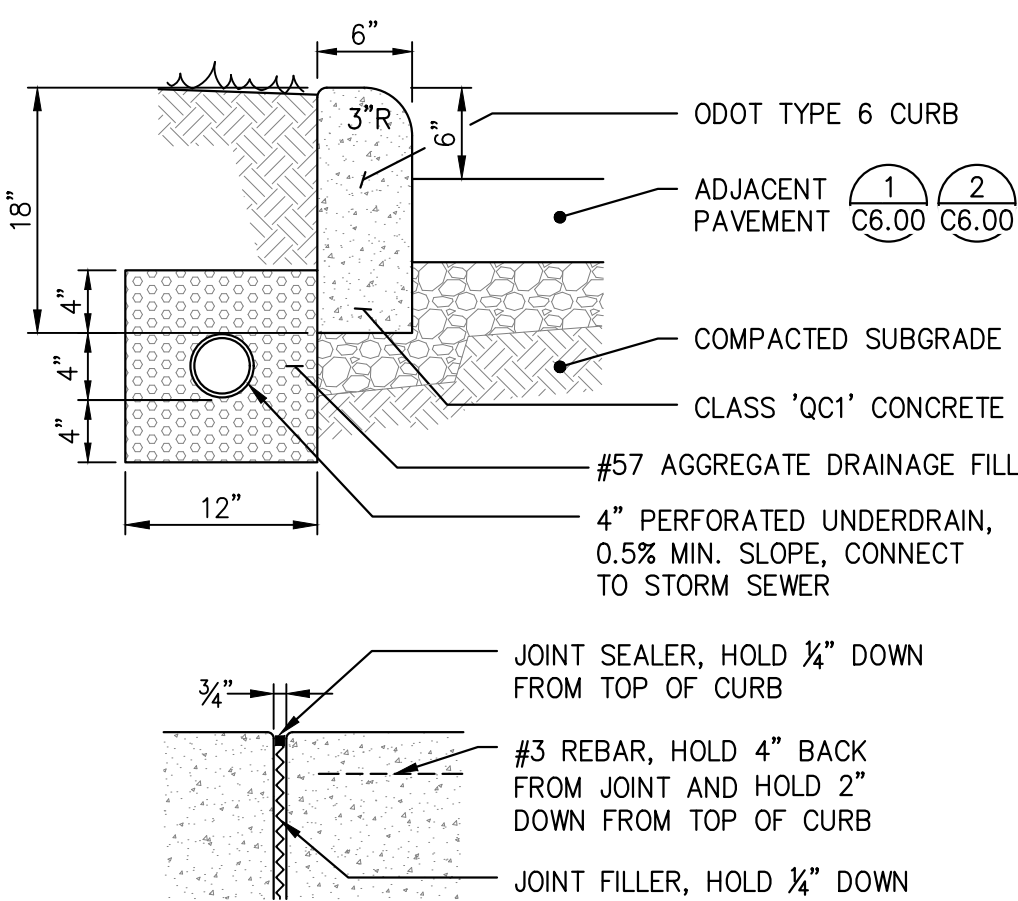


JOINTS

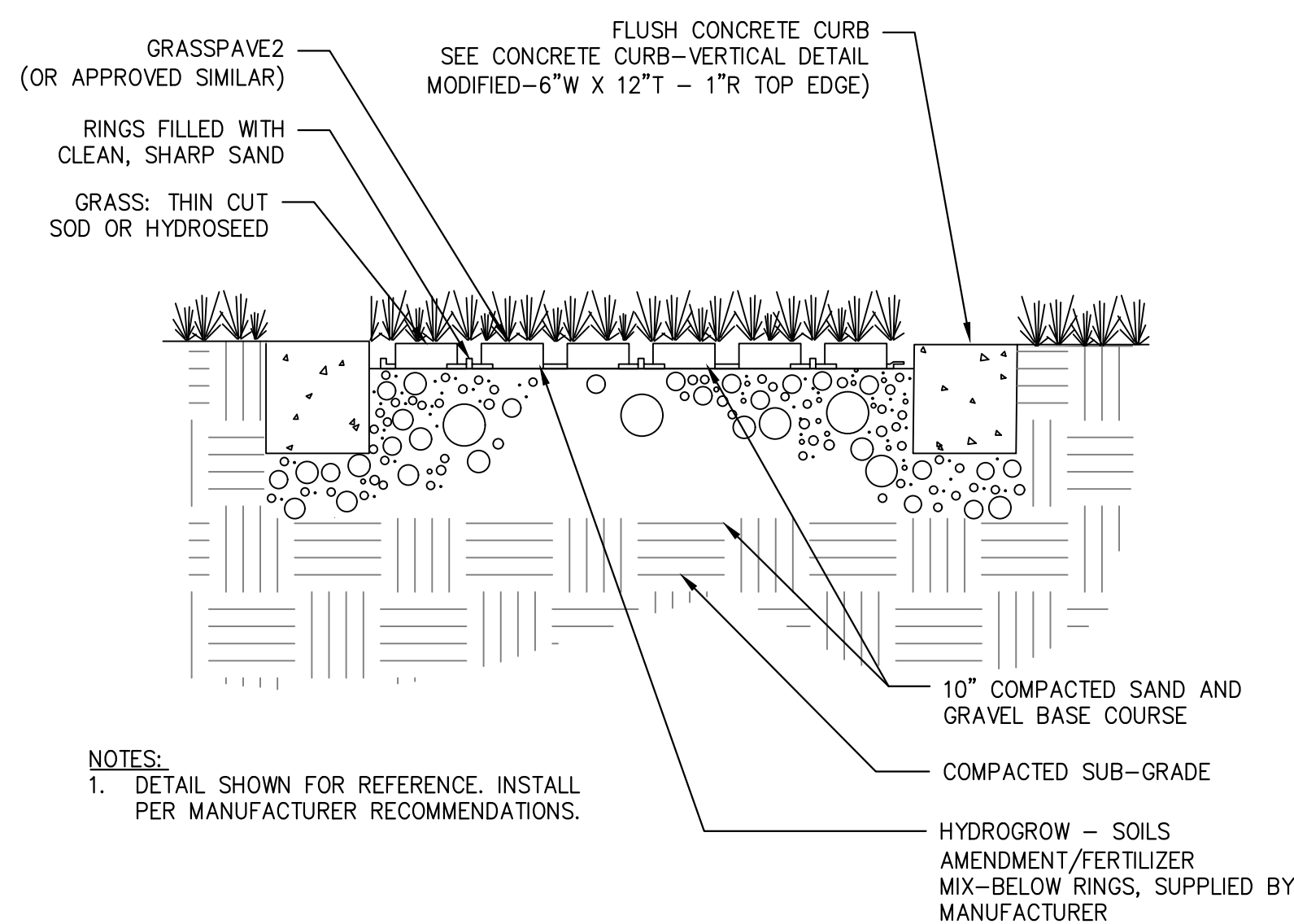
CONCRETE PAVEMENT	CONC	BASE	REINFORCING TYPE
STANDARD DUTY	4"	2"	NONE
HEAVY DUTY	6"	6"	6X6 - W4.0 x W4.0



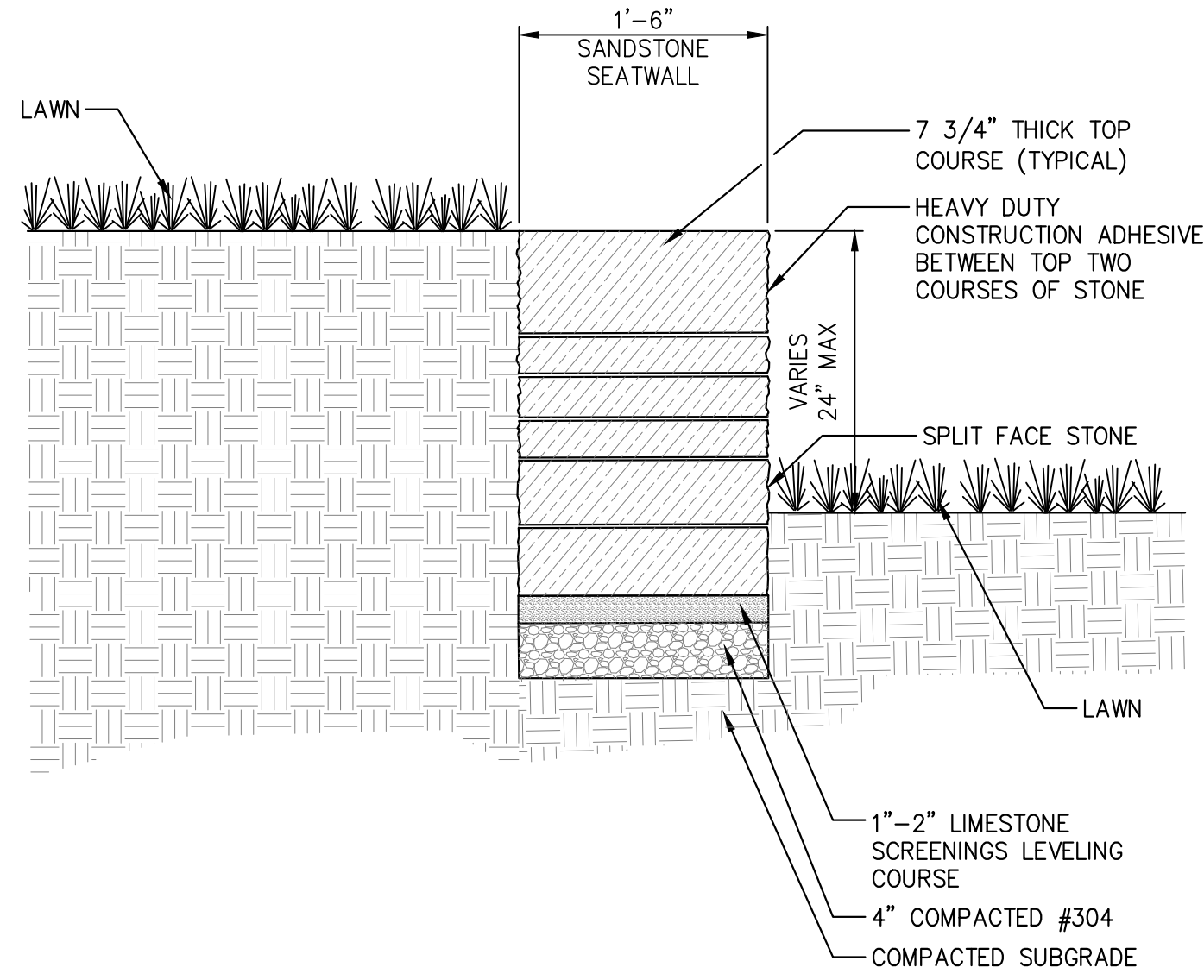
ASPHALT PAVEMENT	SURFACE COURSE	INTERM. COURSE	ASPHALT BASE	AGGREG. BASE
STANDARD DUTY	1-1/2"	2"	NONE	6"
HEAVY DUTY	1-1/2"	2"	3-1/2"	6"



VERTICAL CONTROL JOINT



- NOTES:
1. DETAIL SHOWN FOR REFERENCE. INSTALL PER MANUFACTURER RECOMMENDATIONS.



1 CONCRETE PAVEMENT

C5.00 NOT TO SCALE

2 ASPHALT PAVEMENT

C5.00 NOT TO SCALE

3 CONCRETE CURB - VERTICAL

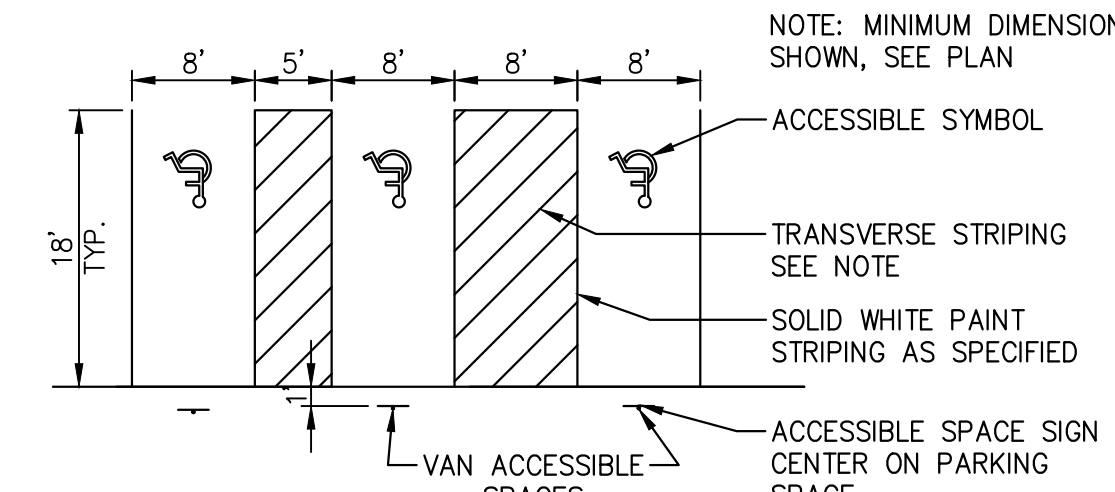
C5.00 NOT TO SCALE

4 GRASS PAVER

C5.00 NOT TO SCALE

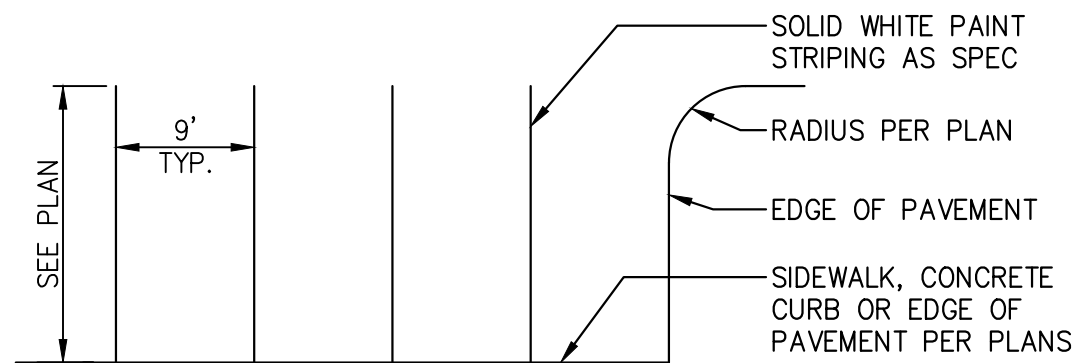
5 SEAT WALL

C5.00 NOT TO SCALE

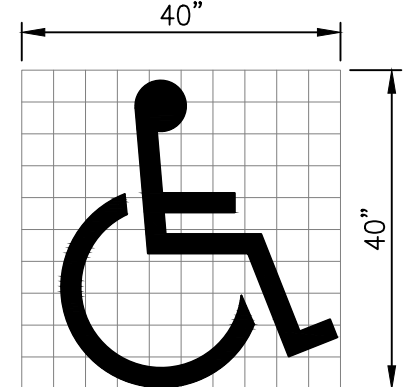


ACCESSIBLE PARKING SPACE LAYOUT

NOTE: TRANSVERSE STRIPING TO BE 4" WIDE AT 45° ANGLE AND 2' O.C.

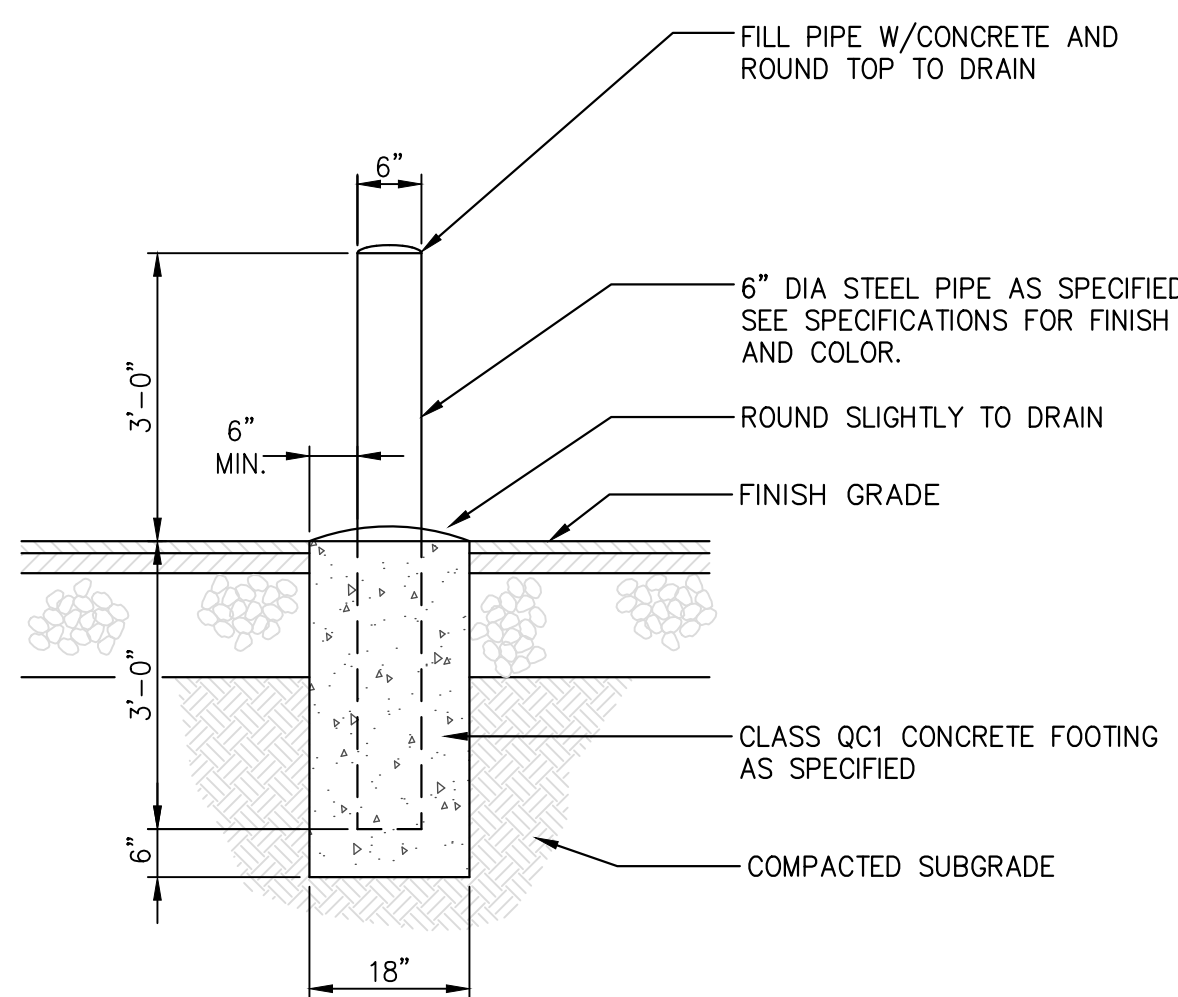


STANDARD PARKING SPACE LAYOUT



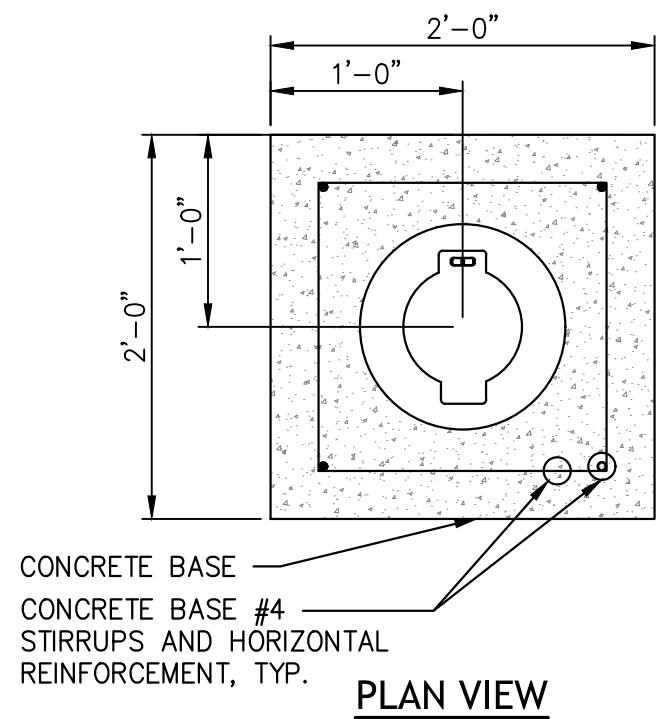
ACCESSIBLE SYMBOL LAYOUT

GRID FOR LAYOUT ONLY, EACH SQUARE EQUALS 4" x 4"

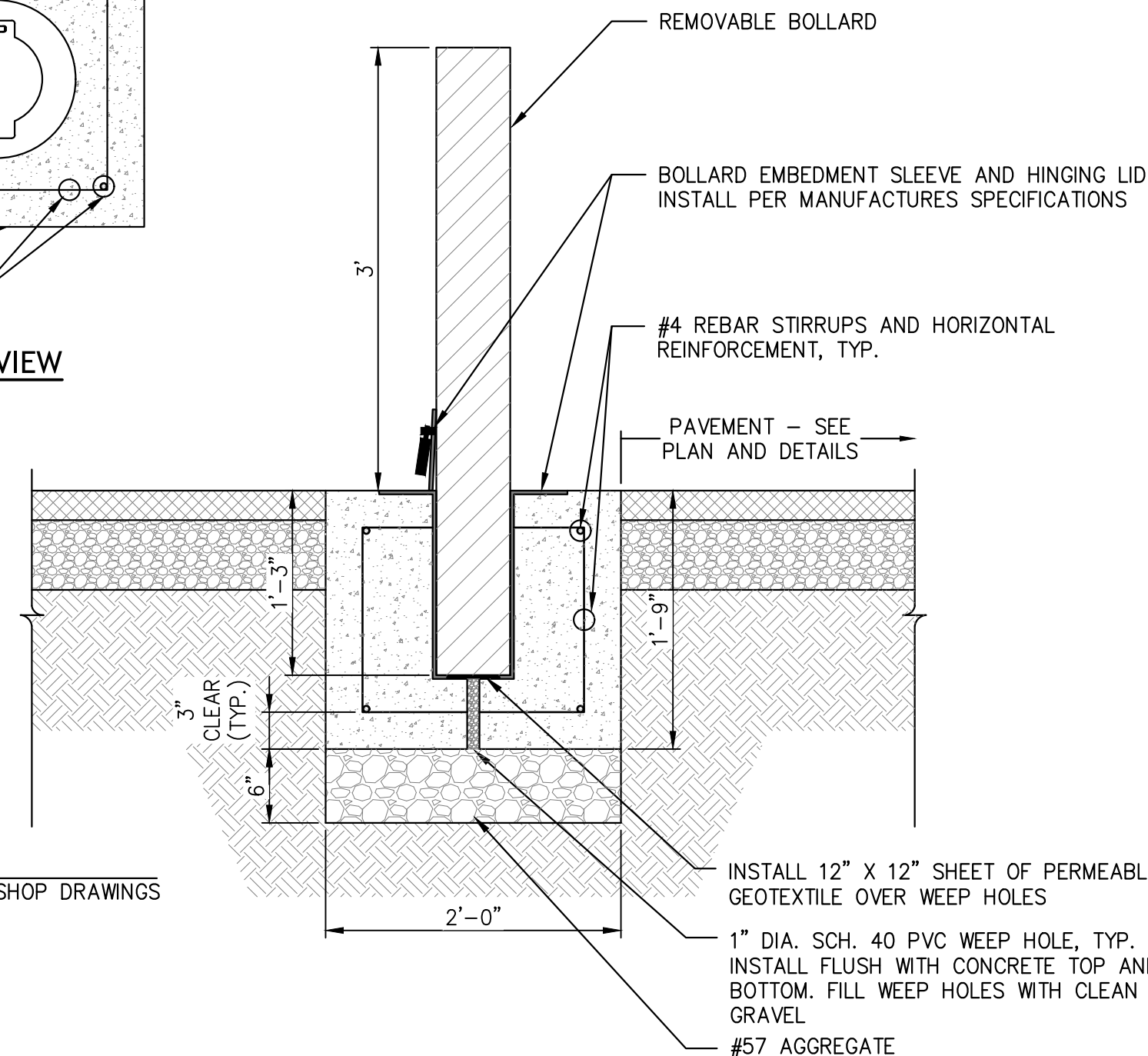


7 PIPE BOLLARD DETAIL

C5.00 NOT TO SCALE



PLAN VIEW



- NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF BOLLARDS.

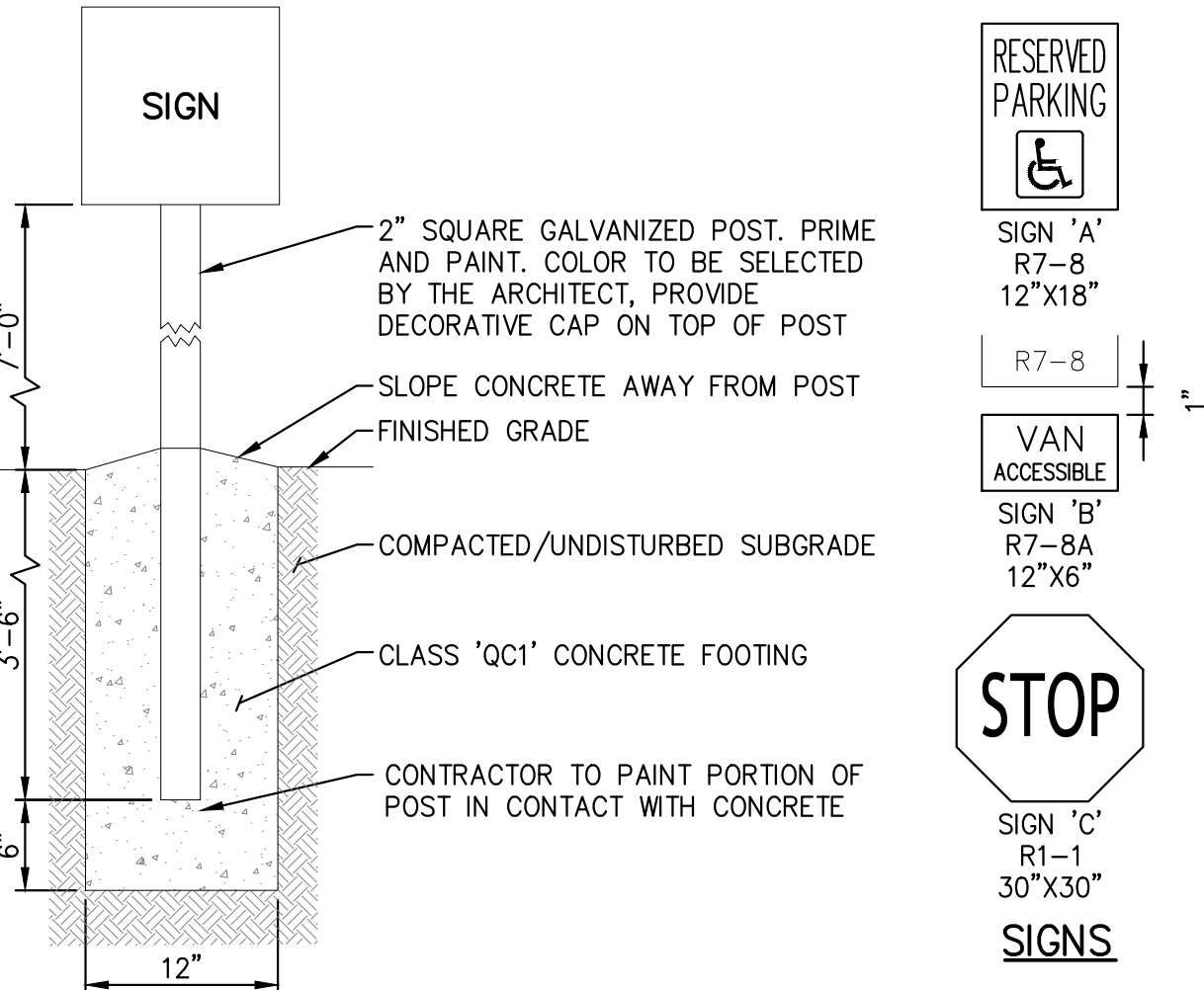
8 REMOVABLE BOLLARD

C5.00 NOT TO SCALE



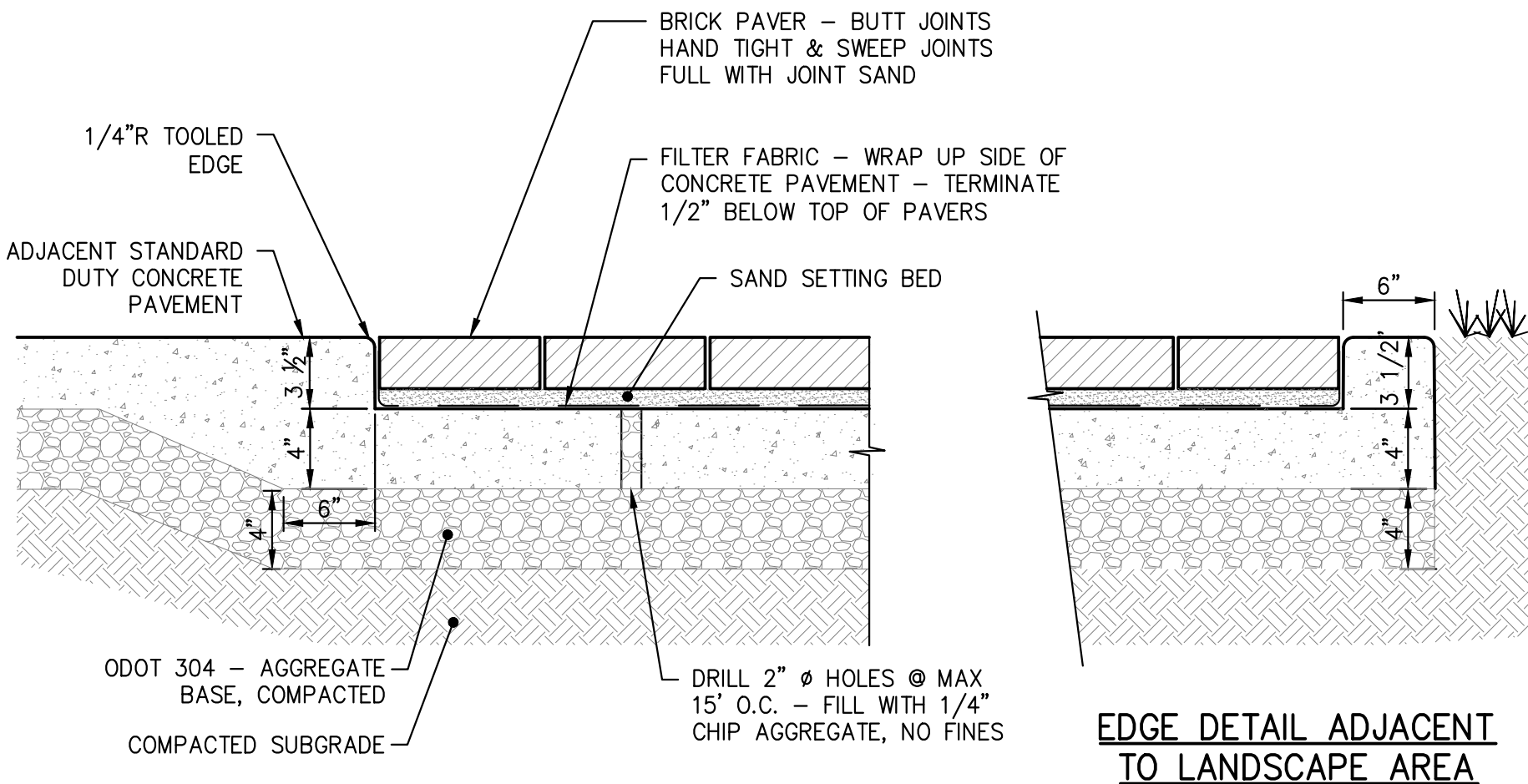
9 DAMAGED FENCE PANEL TO BE REPLACED

C5.00 NOT TO SCALE



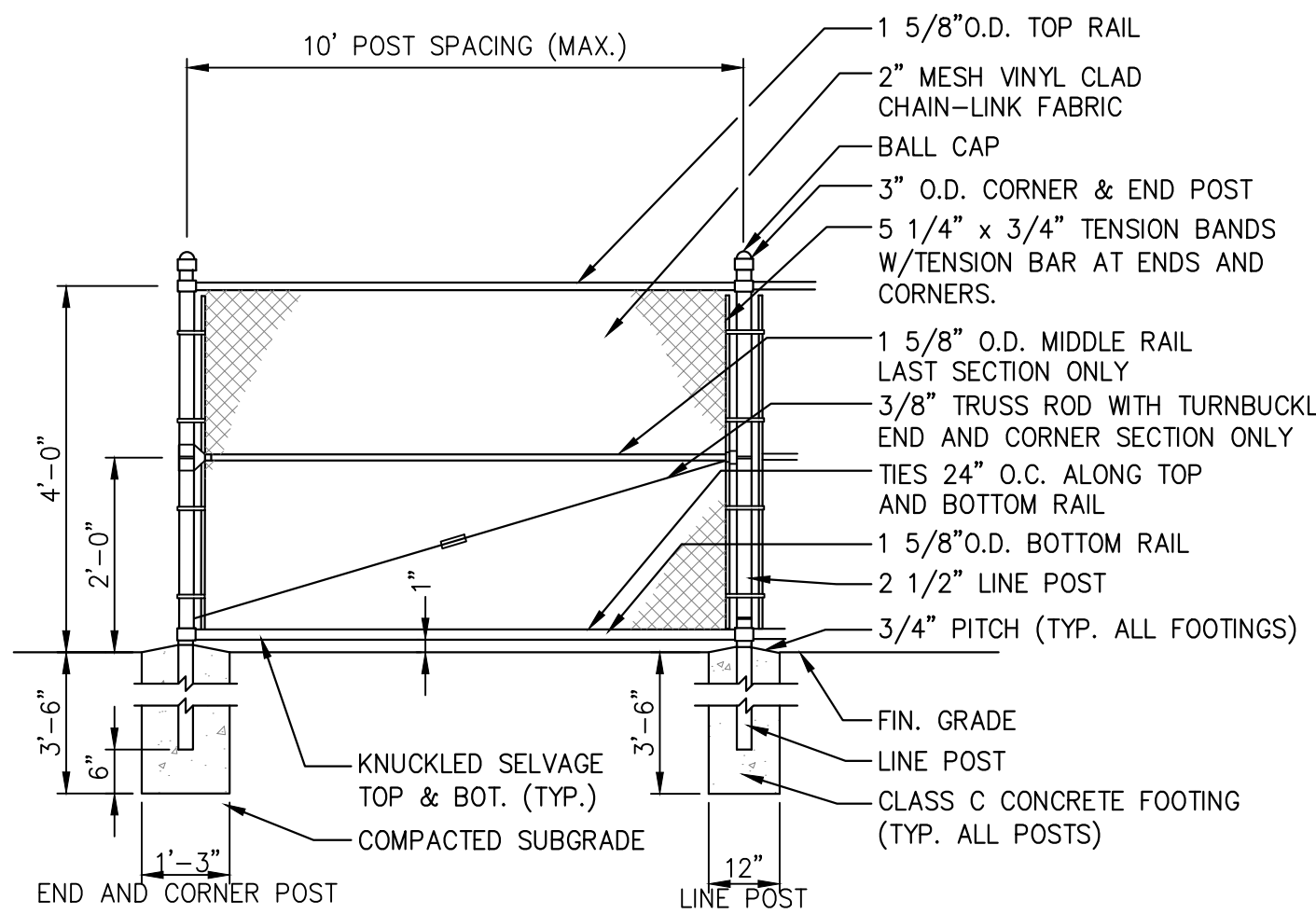
10 TRAFFIC SIGNS

C5.00 NOT TO SCALE



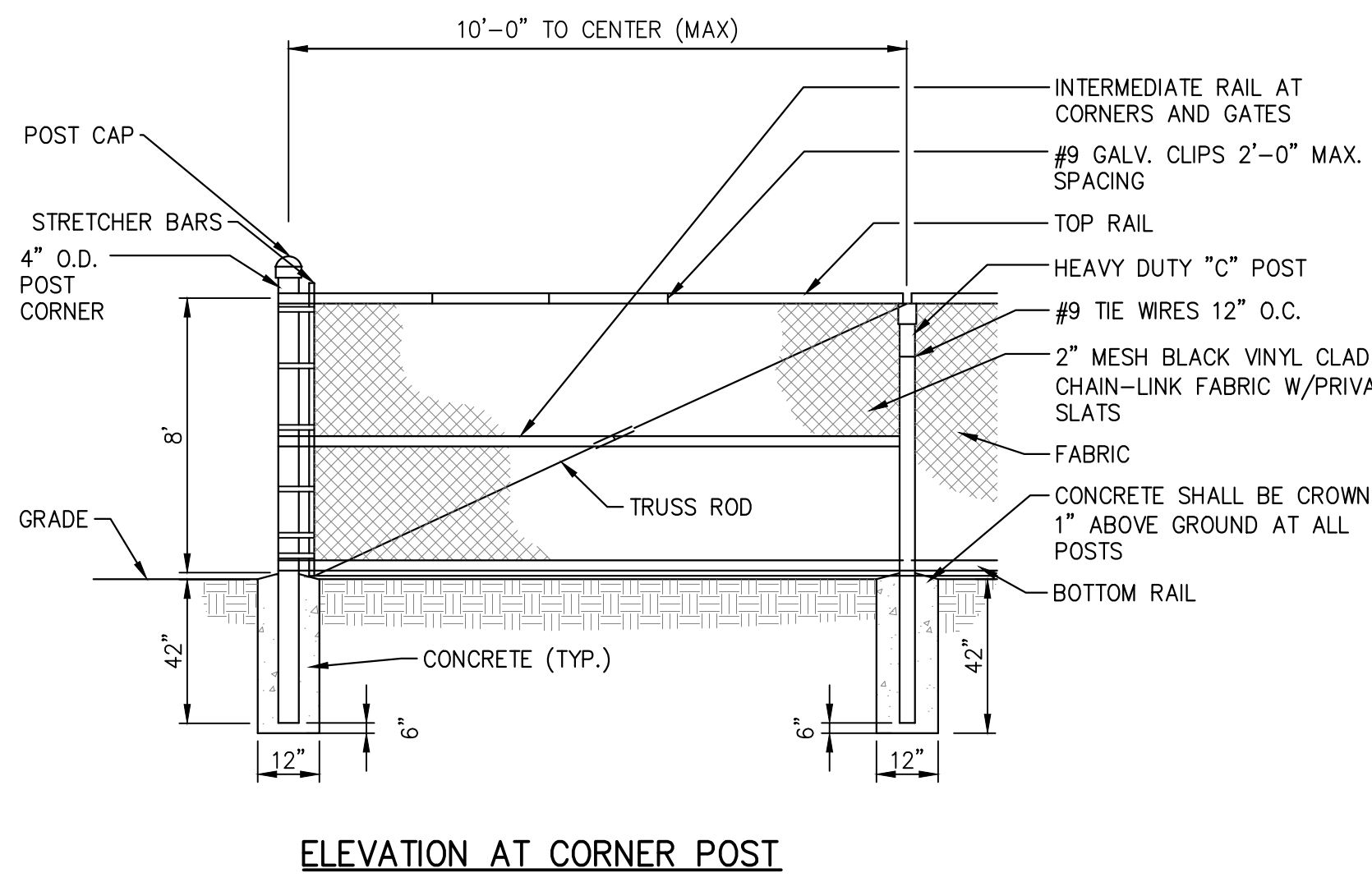
11 MASONRY PAVERS

C5.00 NOT TO SCALE



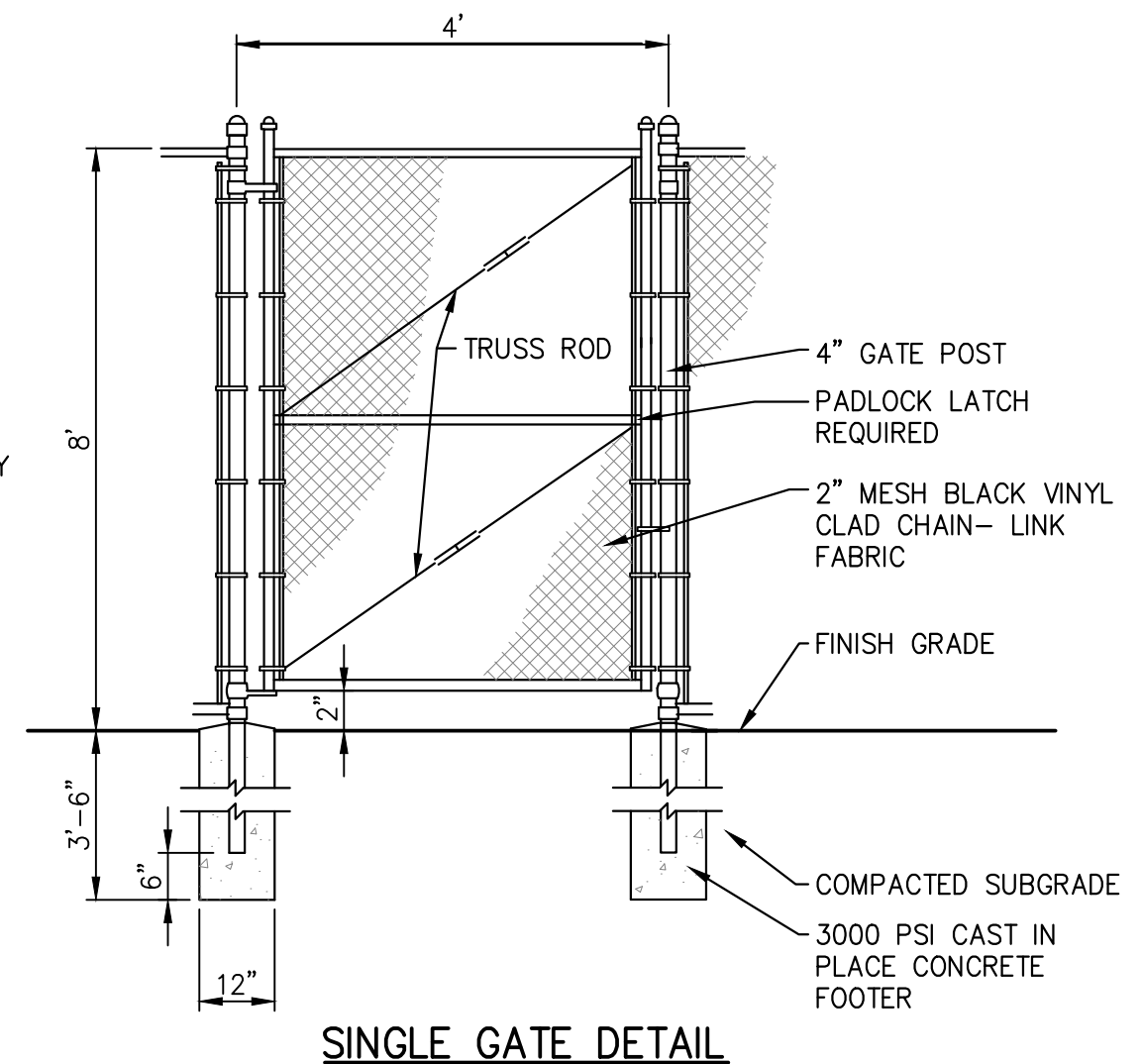
12 4' CHAIN LINK FENCE DETAIL

C5.00 NOT TO SCALE



13 8' CHAIN LINK FENCE AND SINGLE GATE DETAIL

C5.00 NOT TO SCALE



SINGLE GATE DETAIL

Project:
Fuchs Mizrahi School
Building Additions

26600 Shaker Boulevard Beachwood, Ohio 44122



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Project No: 24-25
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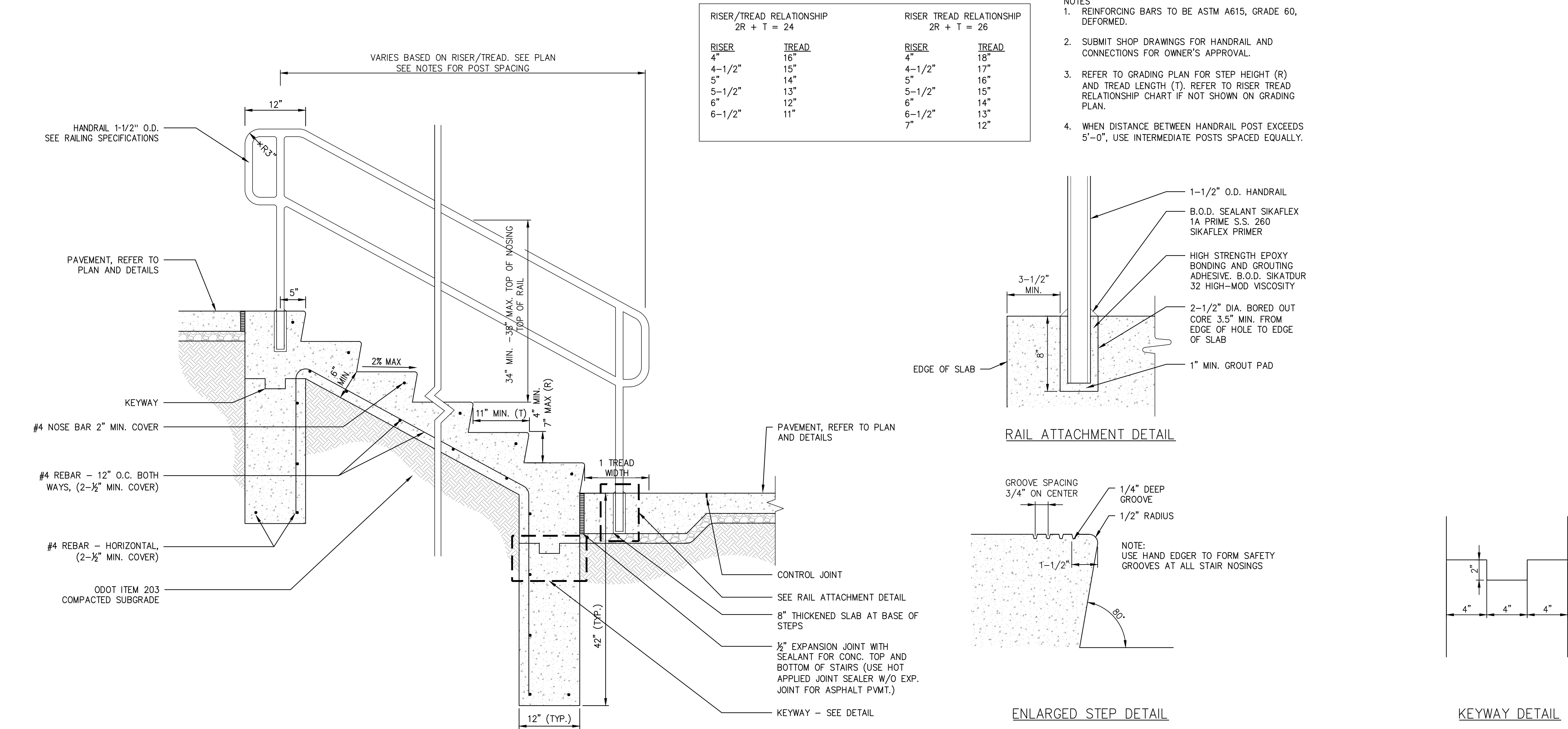
Issue: 100% DD Set 02.14.25
City Comments 02.24.25

CONSTRUCTION
DETAILS

C5.00

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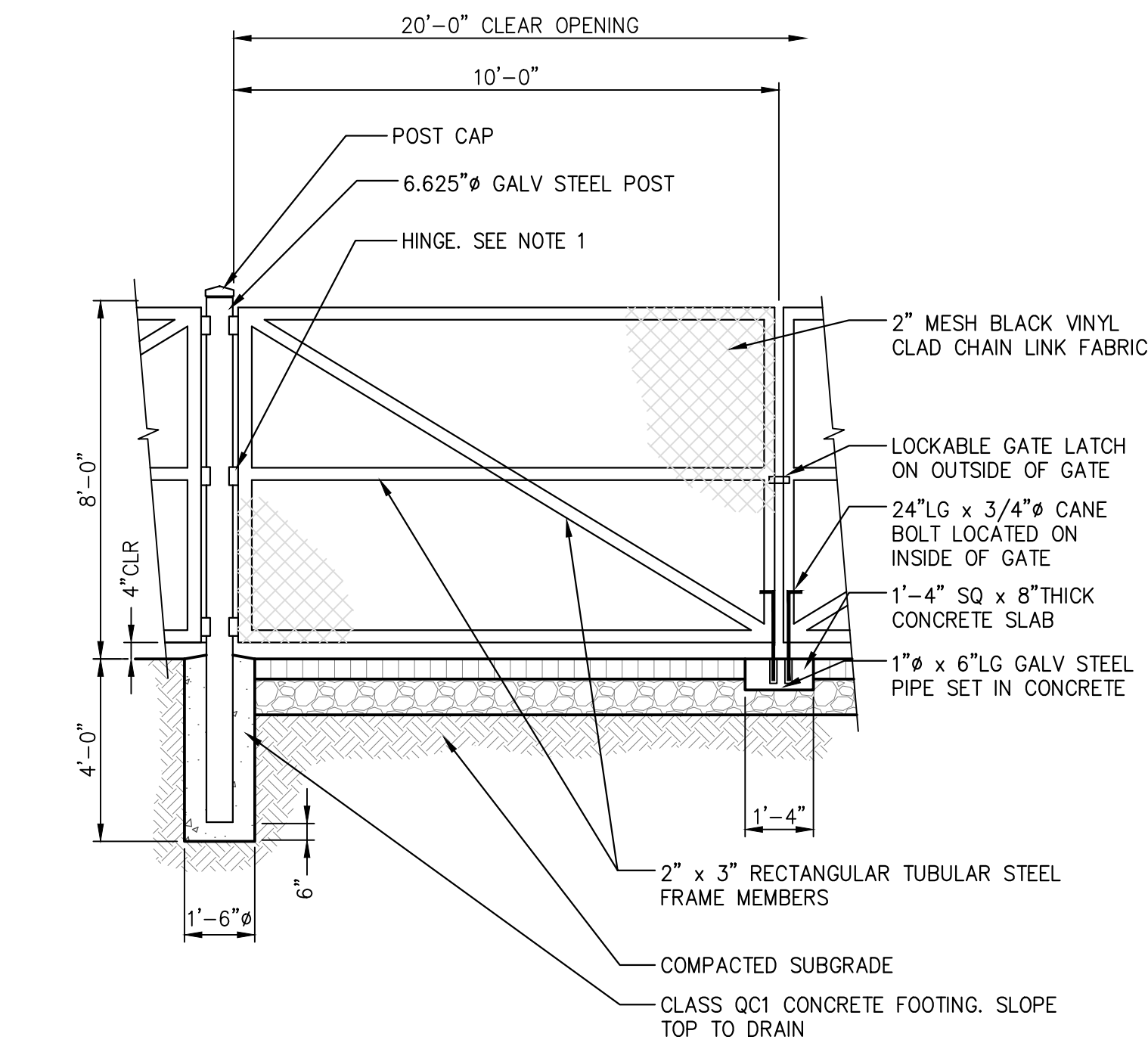


1 CONCRETE STAIRS WITH RAILING

NOT TO SCALE

NOTES:

1. GATE HINGE TO BE HEAVY DUTY, INDUSTRIAL TYPE HINGE. WELD HINGE TO POST AND GATE FRAME ALLOW FOR 120° MIN GATE SWING. SEE DETAIL.
2. ALL GATE MEMBERS TO BE BLACK VINYL CLAD TO MATCH EXISTING FENCING ON SITE.



2 VEHICLE GATE DETAIL

NOT TO SCALE

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City Comments 02.24.25

CONSTRUCTION DETAILS

C5.01

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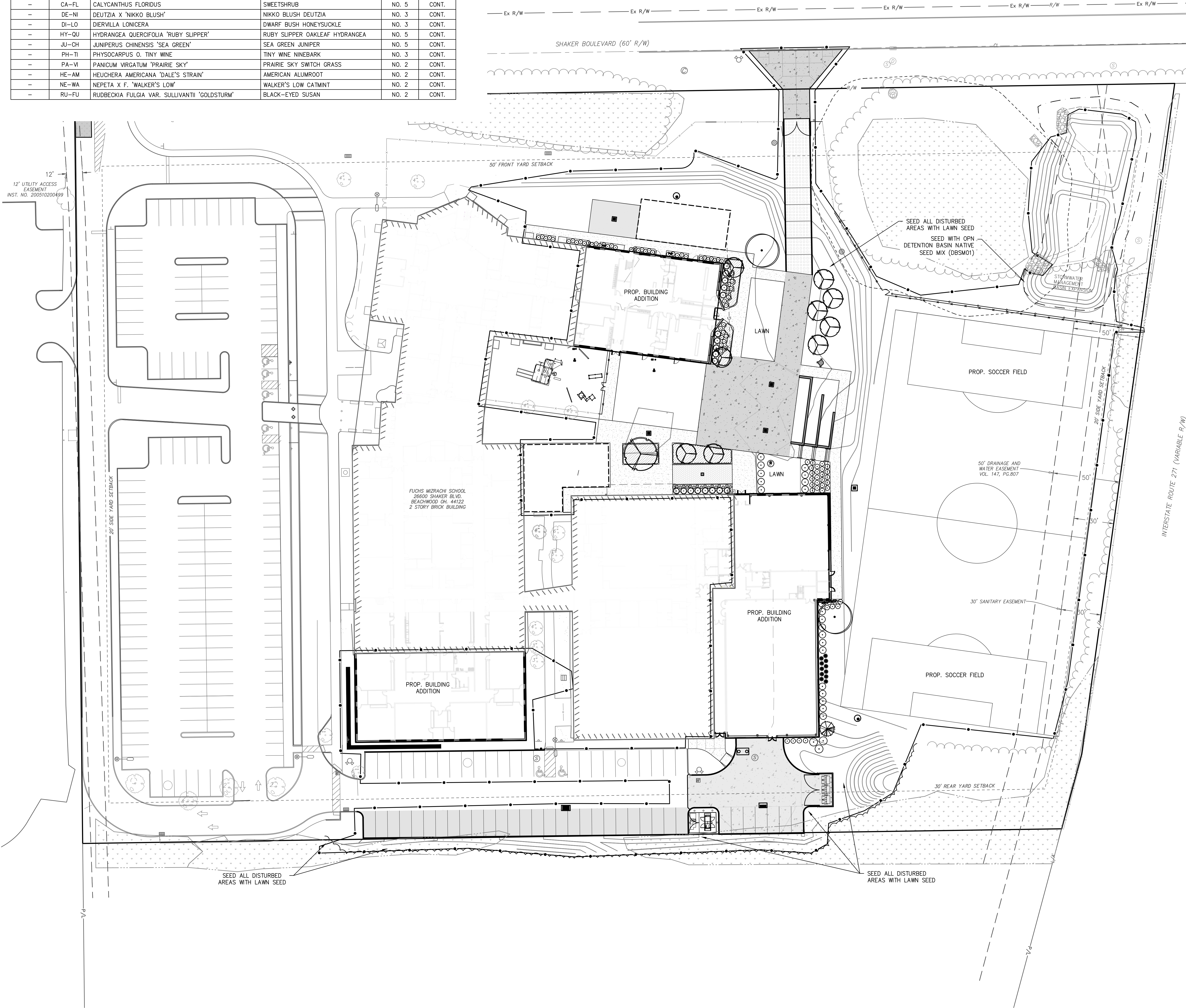
Issue:	100% DD Set	02.14.25
	City Comments	02.24.25

CONSTRUCTION DETAILS

C5.02

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PLANT MATERIAL LIST					
QTY.	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
-	AM-LA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B&B
-	CE-CA	CERCIS CANADENSIS	EASTERN REDBUD	6" HT.	CLUMP
-	HA-VI	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	4" HT.	B&B
-	PI-BA	PICEA P. 'BABY BLUE EYES'	BABY BLUE EYES BLUE SPRUCE	6" HT.	B&B
-	UL-AM	ULMUS AMERICANA 'JEFFERSON'	JEFFERSON AMERICAN ELM	2.5" CAL.	B&B
-	CA-FL	CALYCANTHUS FLORIDUS	SWEETSHRUB	NO. 5	CONT.
-	DE-NI	DEUTZIA X 'NIKKO' BLUSH'	NIKKO BLUSH DEUTZIA	NO. 3	CONT.
-	DI-LO	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	NO. 3	CONT.
-	HY-QU	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPER'	RUBY SLIPPER OAKLEAF HYDRANGEA	NO. 5	CONT.
-	JU-CH	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	NO. 5	CONT.
-	PH-TI	PHYSOCARPUS O. TINY WINE	TINY WINE NINEBARK	NO. 3	CONT.
-	PA-VI	PANICUM VIRGATUM 'PRAIRIE SKY'	PRAIRIE SKY SWITCH GRASS	NO. 2	CONT.
-	HE-AM	HEUCHERA AMERICANA 'DALE'S STRAIN'	AMERICAN ALUMROOT	NO. 2	CONT.
-	NE-WA	NEPETA X F. 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 2	CONT.
-	RU-FU	RUDBECKIA FULGIA VAR. SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	NO. 2	CONT.



LANDSCAPE PLAN NOTES

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING.
- ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- MAINTENANCE OF PLANT MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL PLANT MATERIALS ARE ACCEPTED BY OWNER. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO WATERING, WEEDING, PEST CONTROL, AND OTHER ACTIONS AS REQUIRED TO MAINTAIN PLANT MATERIALS IN A HEALTHY CONDITION.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

LANDSCAPE PLAN LEGEND

	SHADE TREE		WORK LIMITS
	ORNAMENTAL TREE		PROPERTY BOUNDARY
	EVERGREEN TREE		RIGHT OF WAY
	DECIDUOUS SHRUB		TREE LINE
	EVERGREEN SHRUB		
	ORNAMENTAL GRASS		
	PERENNIALS/ GROUNDCOVER		

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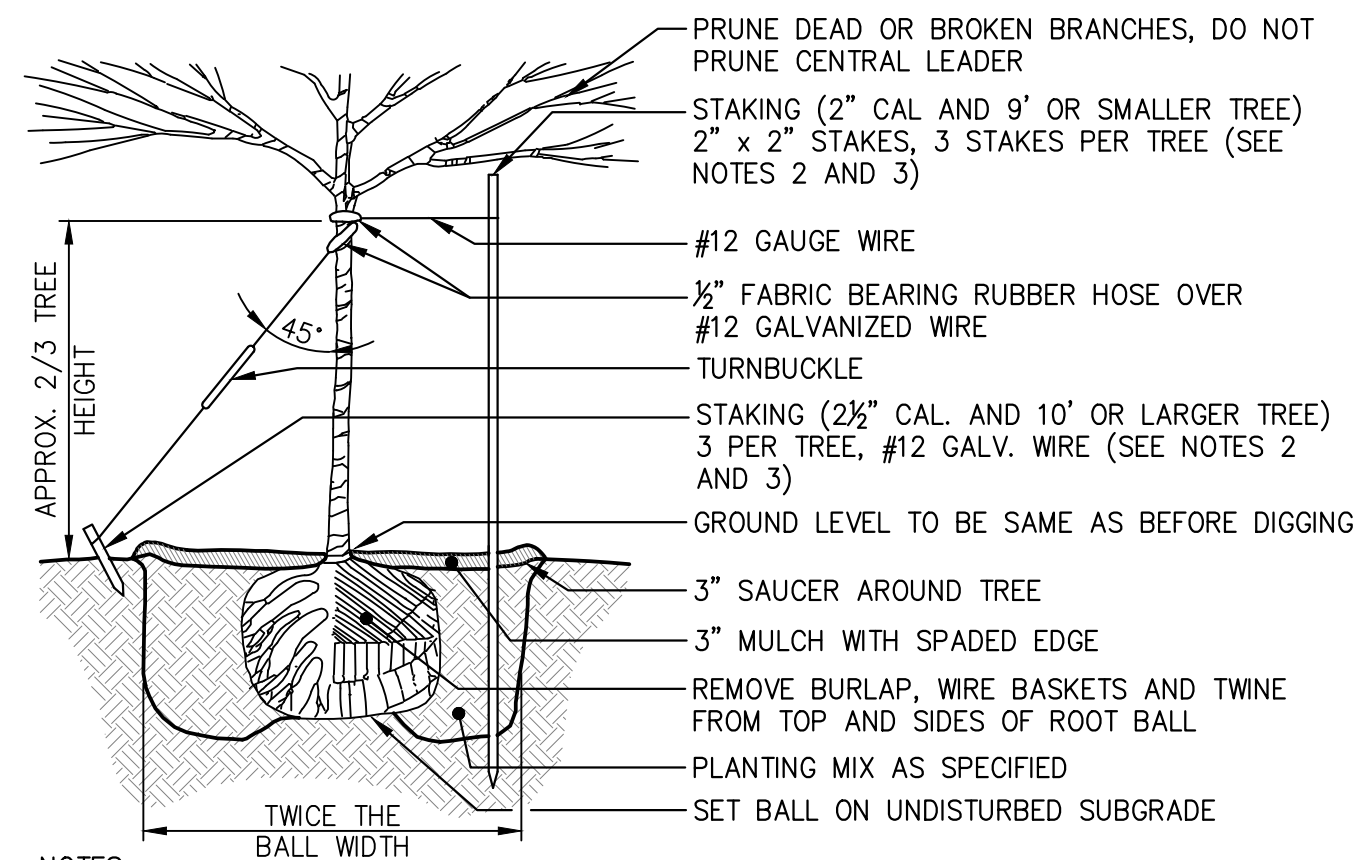
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LANDSCAPE PLAN

L1.00

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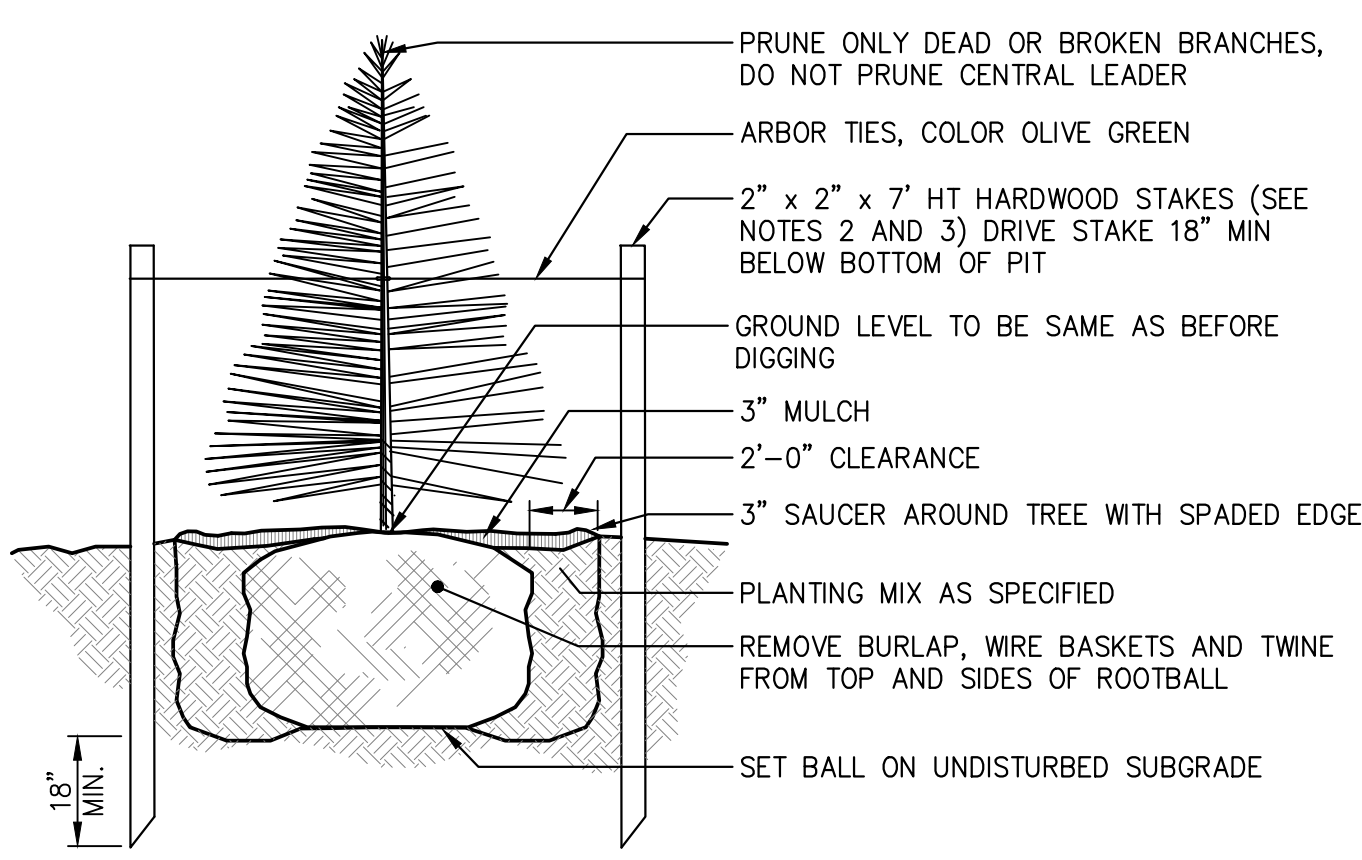


NOTES:

1. REMOVE BURLAP, WIRE BASKETS AND TWINE FROM TOP AND SIDES OF ROOT BALL. CENTER TREE IN HOLE SET TOP OF BALL 1" ABOVE FINISH GRADE.
2. STAKING AND GUYING TREES IS OPTIONAL, HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLED TREES STAYING PLUMB AND STABLE. IF A NON-STAKED TREE MOVES OUT OF PLUMB DURING THE WARRANTY PERIOD THE CONTRACTOR SHALL STRAIGHTEN AND STAKE THE TREE AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL RETURN TO REMOVE ALL STAKES, GUYS & ASSOCIATED HARDWARE ON THE TREES ONE YEAR AFTER STAKING OR PER THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.

1 DECIDUOUS TREE PLANTING

2.00 NOT TO SCALE

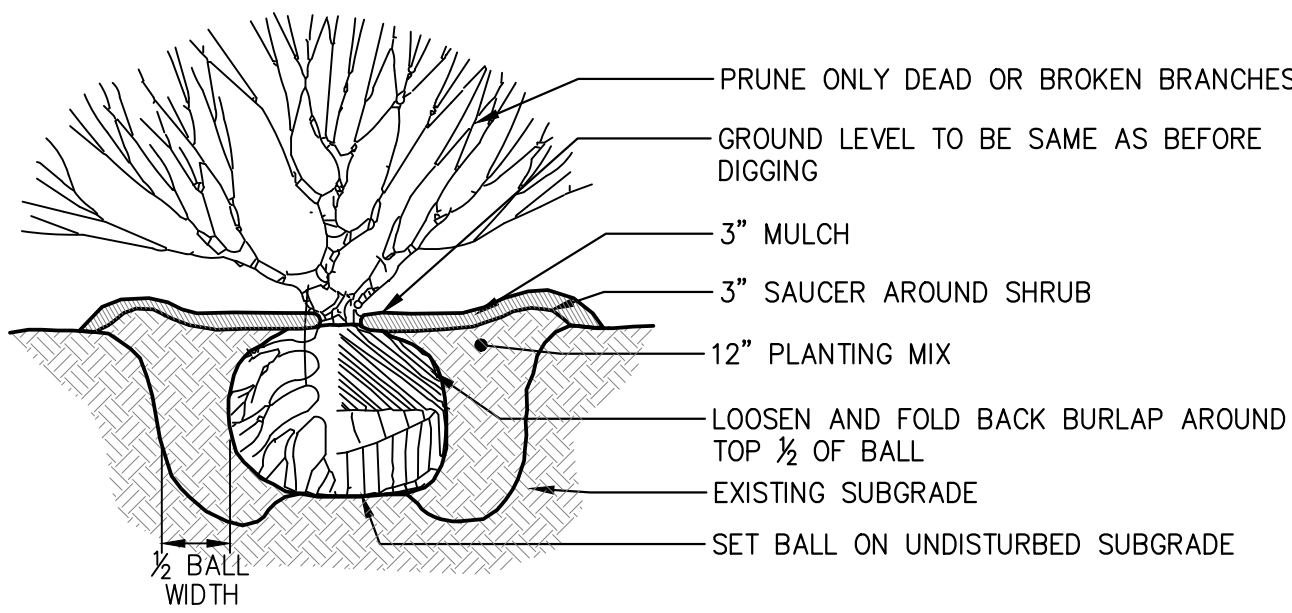


NOTES:

1. REMOVE BURLAP, WIRE BASKETS AND TWINE FROM TOP AND SIDES OF ROOT BALL. CENTER TREE IN HOLE SET TOP OF BALL 1" ABOVE FINISH GRADE.
2. STAKING AND GUYING TREES IS OPTIONAL, HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLED TREES STAYING PLUMB AND STABLE. IF A NON-STAKED TREE MOVES OUT OF PLUMB DURING THE WARRANTY PERIOD THE CONTRACTOR SHALL STRAIGHTEN AND STAKE THE TREE AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL RETURN TO REMOVE ALL STAKES, GUYS & ASSOCIATED HARDWARE ON THE TREES ONE YEAR AFTER STAKING OR PER THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE.

2 EVERGREEN TREE PLANTING

2.00 NOT TO SCALE

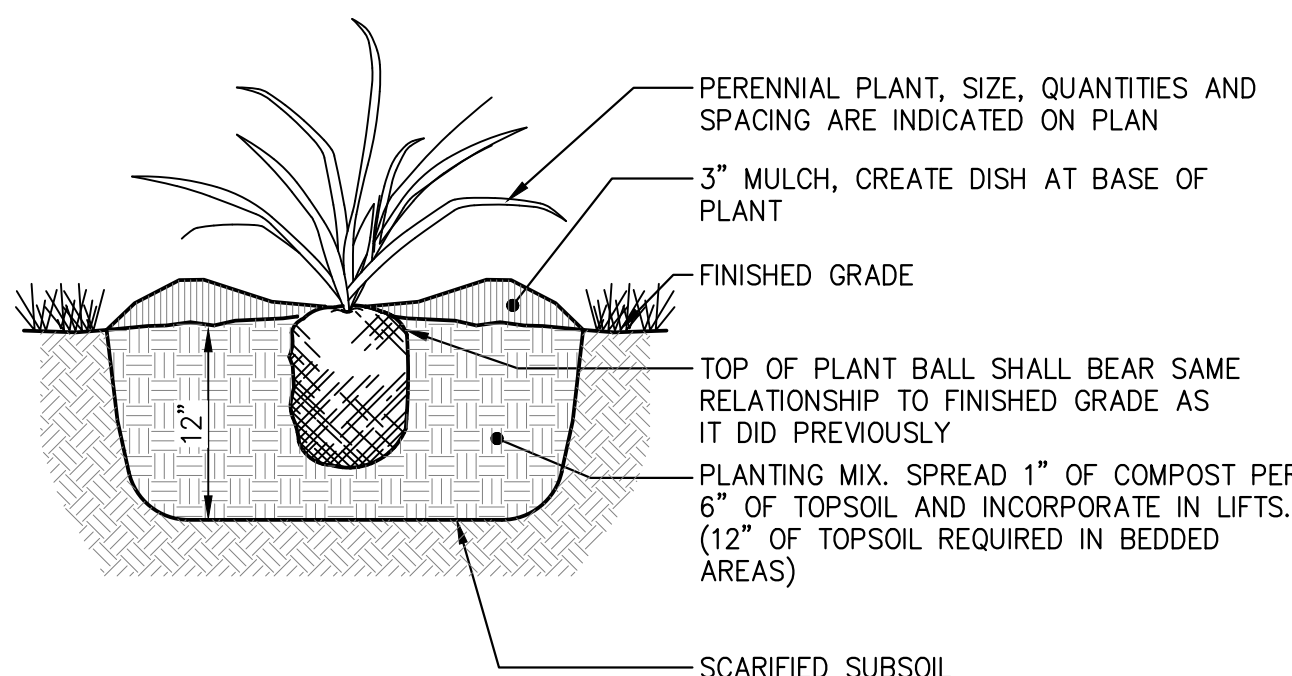


NOTES:

1. PLANTING MIX TO CONSIST OF 1" COMPOST PER 6" OF TOPSOIL.
2. COMPOST SHALL CONSIST OF STERILIZED, COMPOSTED MATERIAL (SWEET PEAT OR OTHER APPROVED EQUAL). CONTRACTOR SHALL SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF PLANTS.
3. MULCH TO FORM CONTINUOUS SHRUB BEDS.

3 SHRUB PLANTING

2.00 NOT TO SCALE



NOTE:

- COMPOST SHALL CONSIST OF STERILIZED, COMPOSTED MATERIAL (SWEET PEAT OR OTHER APPROVED EQUAL). CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF PLANTS.

4 PERENNIAL PLANTING

2.00 NOT TO SCALE

Project: **Fuchs Mizrahi School**
Building Additions

26600 Shaker Boulevard Beachwood, Ohio 44122



Kitchen Consultant:

Civil Engineer:
Environmental Design Group
2814 Detroit Avenue
Cleveland, Ohio, 44113
t: 800.835.1390

MEP Engineer:
Bialosky
6555 Carnegie Avenue, Suite 200
Cleveland, Ohio, 44103
t: 216.752.8750
f: 216.752.9437

Structural Engineer:
Thorson Baker + Associates
3030 West Streetsboro Road
Richfield, Ohio, 44286
t: 330.659.6688

Owner:
Fuchs Mizrahi School
26600 Shaker Boulevard
Beachwood, Ohio, 44122
t: 216.932.0220

Seal:

PROGRESS SET

BIALOSKY
6555 Carnegie Avenue, Suite 200
Cleveland, Ohio, 44103
t: 216.752.8750
f: 216.752.9437
www.bialosky.com

Project No: 24-25
Drawn / Checked: AD/ BMU

Issue: 100% DD Set 02.14.25
City Comments 02.24.25

LANDSCAPE DETAILS

L2.00

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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: February 10, 2025

RE: **P&Z 2024-44(A) Bialosky
Fuchs Mizrachi School
26600 Shaker Boulevard
Final Site Development Plan**



This request is for final site development plan approval for the expansion of the existing school. The subject site is in the U-5 Public and Institutional District. The applicant is proposing to construct three (3) additions to the existing building. The northern addition is a two-story classroom addition with 8,168 square feet per floor. The southern addition is also a two-story classroom addition that consists of 8,533 square feet per floor. The eastern addition is a high one-story addition to the gymnasium and cafeteria. This addition is 13,969 square feet and includes a partial mezzanine.

The final site development plan is in conformance with the previously approved preliminary plan. The final plan includes a fire access drive from Shaker Boulevard that is gated to restrict access to emergency vehicles only. The site development plan indicates that a portion of the dumpster enclosure extends into the required 30 feet rear building setback. Given that the enclosure is not a building, the Commission can simply determine that the proposed 23.33 feet setback is adequate as part of the site plan approval. The applicant has also noted that the emergency generator is located 5.5 feet from the rear lot line. It should be noted that Section 1312.04(b) permits generators to be located 10 feet from a non-residential lot line. Moving the generator northward to meet the setback would place it in the parking drive aisle. The Planning and Zoning Commission has final authority to grant the generator setback variance.

The applicant has provided building elevations, a site lighting plan, and a landscaping plan. The landscaping and lighting plans conform to City standards. The applicant has also provided site grading and storm water management plans.

P&Z 2024-44(A)
Bialosky
Fuchs Mizrachi School
26600 Shaker Boulevard
Final Site Development Plan
February 10, 2025
Page 2

It is recommended that the Commission grant final site development plan approval with the following findings and 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 1312.04(b) with regard to the minimum required setback of a generator from a non-residential property line.
2. Granting a variance of 4.5 feet to Section 1312.04(b) to permit the generator to be setback 5.5 feet from the rear property line in lieu of the Code required 10 feet.
3. That the dumpster enclosure may be 23.33 feet from the rear lot line.
4. Compliance with any comments of the City Engineer and Fire Department.



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Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

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www.gpdgroup.com

MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: February 27, 2025

Report Date: February 25, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM NO. 6

P & Z 2024-44(A) Applicant has requested final site plan approval for building and play area additions at 26600 Shaker Blvd., Fuchs Mizrachi School

1. The Engineering Dept. has reviewed the final plans and the follow-up revisions to the plans, and we hereby recommend approval. There will be some minor administrative follow-up before final permitting, but we recommend final approval at this time.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Chief
Date: 2/11/2025
Re: 2024-44(A) 26600 Shaker Blvd. (Playground)

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

1. The Fire Department has no 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: 8/5/2024

OWNER OF BUILDING: POCKET LAND, LLC PHONE: 216-591-1942

STREET ADDRESS: 0 Vacant Land / Northwoodland

CITY/STATE/ZIP: Beachwood OH 44124

APPLICANT: POCKET LAND DEVELOPMENT, LLC PHONE: 216-591-1942

COMPANY OR FIRM: KEYSTONE COMPANIES

EMAIL: Info@KeystoneHomes.com

STREET ADDRESS: 3187 Old Branch Rd

CITY/STATE/ZIP: Pepper Pike, OH 44124

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

David Kaplan Dave@oliverarchitect.com
Andrew Gutierrez Info@KeystoneHomes.com

DESCRIPTION OF THE PROPERTY:

ADDRESS: 0 / Northwoodland Rd SUITE # _____

TENANT NAME: _____

PERMANENT PARCEL # 741-24-020 PRESENT USE: Residential PROPOSED USE: U1A1 Cluster

PURPOSE OF APPLICATION: to propose a cluster community of 5 homes on 233 acres

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):

trying to get 3.5 units per acre, rezoning site for variance
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. This property has originally intended to be developed with Barnwood Glen cluster

***** (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


PRINTED NAME

8/5/2024
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
William Griswold, Building Commissioner
Phone (216) 292-1914 • Fax (216) 292-1917

D

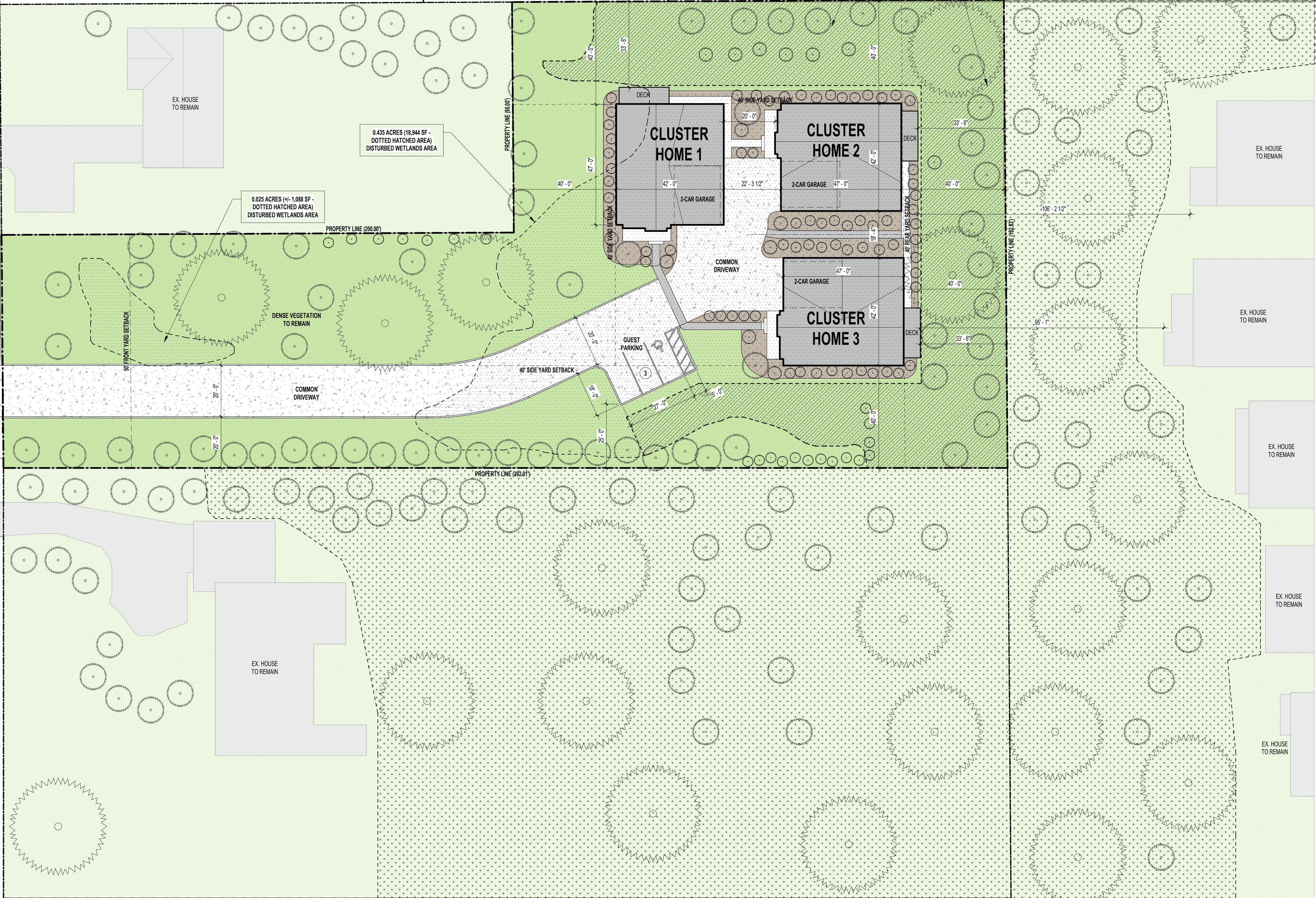
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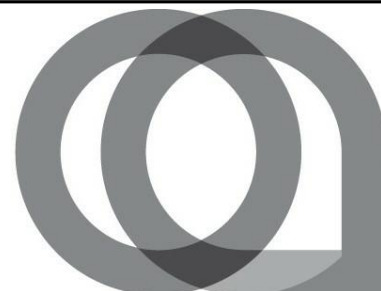
FAIRMOUNT BLVD. E

FAIRMOUNT BLVD. W



1 SITE PLAN - PROPOSED
1" = 20'-0"

PROJECT TEAM:



ARCHITECT:
Oliver Architecture
7100 Euclid Avenue #200
Cleveland, OH 44103
216.245.2661
www.oliverarchitect.com

PRELIMINARY
NOT FOR CONSTRUCTION

KEYSTATE HOMES

NEW CLUSTER HOME DEVELOPMENT

FAIRMOUNT BLVD. BEACHWOOD, OHIO

PLANNING & ZONING 2/27/2025

ISSUE DATE

SITE PLAN -
PROPOSED

SCALE:
1" = 20'-0"
PRINT DATE:
1/31/2025 10:21:05 AM

SHEET:
G-103

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: February 13, 2025

RE: **P&Z 2023-17 Keystate Homes
Fairmount Boulevard
Cluster Alternate
Preliminary Site Development Plan Approval**



This request is for preliminary site development plan approval to develop 1.22 acres located on the north side of Fairmount Boulevard zoned U-1 Single Family District as a Cluster Alternate development pursuant to the provisions of Chapter 1114. The Cluster Alternate provisions were developed to permit flexible residential designs that make efficient use of land to provide additional housing in the city.

The applicant has revised the plan and is now seeking to construct three (3) detached single family dwellings on a shared private access drive. There would be a single curb cut on Fairmount Boulevard. The drive is approximately 250 feet in length. The setback variances required on the previous plan have been eliminated as noted on the attached box score. This proposed project backs up to the Fairwood Glen cluster development. The applicant has provided preliminary house plans and elevations. The proposed dwellings are all two-stories with total livable floor areas of around 3,000 square feet. Each unit has a two-car attached garage.

The plan as submitted is now compliant with the spirit and intent of Chapter 1114. Should the Commission grant approval, the applicant will need to return to the Commission with a final site development plan, including all engineering design information, and final building elevations.

Approval is recommended 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 1114.02(d) regarding minimum acreage.
2. Granting a variance to Section 1114.02(d) to permit a development of 1.22 acres.

ZONING STANDARDS	REQUIRED	PROPOSED	VARIANCE
ZONING DISTRICT	U-1 Cluster Development Alternate	U-1 Cluster Development Alternate	
MINIMUM LOT AREA	2.0 Acre	1.22 Acre	0.78 Acres
MAXIMUM DENSITY	3.5 Dwelling Units / Acre	3.0 Dwelling Units / Acre	
MINIMUM LIVABLE FLOOR AREA	2,400 Sq. Ft.	3,080 Sq. Ft.	
MINIMUM FRONT YARD BUILDING SETBACK	50 Feet	50 Feet	
MINIMUM BUILDING SEPARATION	Side to Side = 15 Feet Side to Rear = 30 Feet	Side to Side = 18 Feet Side to Rear = N/A	
MINIMUM BUILDING SETBACK FROM PROPERTY BOUNDARIES	40 Feet	40 Feet	
MAXIMUM BUILDING HEIGHT	35 Feet	27 Feet	
MINIMUM PARKING REQUIRED	2 Enclosed Spaces and 1 Unenclosed Space	2 Enclosed Spaces and 1 Unenclosed Space	
MINIMUM DRIVEWAY SETBACK FROM BOUNDARY	20 Feet	20 Feet	
MINIMUM OPEN SPACE	25% or 13,286 Sq. Ft.	50%+	



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MEMORANDUM

CITY OF BEACHWOOD

PLANNING AND ZONING COMMISSION MEETING

Meeting Date: February 28, 2025

Report Date: February 14, 2025

2025120.01

To: Mr. Brian Roenigk
Building Commissioner

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

AGENDA ITEM – Old Business

P & Z 2023-17 Applicant has requested preliminary site plan approval for residential development of cluster homes to be located at PPN 741-29-020, North Woodland Road (Fairmount Blvd).

We have reviewed this application and recommend preliminary approval, subject to the following:

1. US Army Corps approval of the modification/mitigation of the protected wetlands on the site. Without that approval this project cannot move forward. The burden is on the applicant to get this approval. The City of Beachwood does not have jurisdiction over wetlands and will require written notification from the Army Corps and Ohio EPA when this matter gets resolved.
2. Utilities and Storm water management are not shown. These items must be clearly defined with the final site plan submittal in accordance with the City of Beachwood Codified Ordinances. Note: the following utilities require separate permits:
 - a. Water- Cleveland Water Dept. approval is required.
 - b. Sanitary Sewer – Cuyahoga Sanitary Engineer approval is required.
 - c. Gas and Electric – These approvals come from the Utility owners.
3. Storm water management of erosion and sediment during construction must also be included in the final site plan submittal.

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Matthew Domonkos, Assistant Fire Chief
Date: 2-11-2025
Re: P&Z # 23-17 (PPN 741-29-020) Preliminary site plans

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

Cul-De-Sac Area should provide enough area for purpose of turn-around of Emergency Vehicles:

Measured to centerline of inside tire -	35.78 feet
Measured to centerline of outside tire -	31.84 feet
Curb to curb turning radius -	32.53 feet
Wall to wall turning radius -	37.26 feet

Fire Hydrant installed in cul-de-sac area (TBD by fire prevention)

Matthew Domonkos

Assistant Fire Chief