

Friday, March 17, 2023

****PLEASE MUTE YOUR MICROPHONE****

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

Preamble

IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAS THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.



Preamble

"All meeting activity is being recorded via the webex platform. These proceedings are also being live streamed via YouTube.

All requests to speak on a particular matter via our website, email and phone number have been considered. We have also received emails from those who have provided written comment on a particular matter. Proper channels for comments are listed below.

Any and all communications with members of this body that are not communicated during a meeting of this body and/or do not follow procedures for public comment established by this body are unwelcome and will be disregarded.

Proper channels for public comment:

- Sending an e-mail to the <u>cityplanning@clevelandohio.gov</u> address with a comment or a letter
- Calling and/or leaving a message at 216-664-2210
- Sending a letter or dropping off comments at City Hall (601 Lakeside Avenue, Suite 501, Cleveland, OH 44114)



Call to Order and Roll Call



Approval of Minutes from Previous Meeting



Design Review Cases





March 17, 2023

NE2023-032 – Hitchcock Center New Construction: Seeking Final Approval

Project Address: 1227 Ansel Road

Project Representative: Brian Gerrity, Marous Brothers Construction

Note: the Planning Commission granted this item Schematic Design Approval with Conditions on February 17, 2023.

Incoroporate the DRAC's comments; applicant to submit a circulation plan and give consideration to how outdoor space can be used as an amenity for those transitioning out of the treatment center.

Committee Recommendation: Approved with **Conditions**:

1- Move the benched forward away from the fence or put something behind them to make them more secure



March 17, 2023

2- ADA compliant pavers/open space area

3- brick piers shall match the brick on the west facing side



HITCHCOCK CENTER

HITCHCOCK CENTER

SITE LOCATION MAP

SITE DEMOLITION NOTES

- 1. PRIOR TO STARTING DEMOLITION, THE CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND APPROVALS. 2. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES AND THE CITY
- OF CLEVELAND ON REMOVAL AND RELOCATION OF ALL UTILITIES AND SERVICE CONNECTIONS ABOVE AND BELOW GROUND. 3. CONTRACTOR SHALL MAINTAIN ACCESS TO AND UTILITY SERVICE FOR ALL ADJACENT BUSINESSES, AND NEIGHBORING PROPERTIES AT ALL TIMES. CONTRACTOR SHALL NOTIFY BUSINESS OWNERS AND NEIGHBORS OF ANY
- 4. ALL EXISTING DISTRIBUTION & TRANSMISSION POLES WITHIN THE LIMITS OF DEMOLITION SHALL BE REMOVED OR RELOCATED PER DIRECTION OF UTILITY COMPANY.

POTENTIAL DISTURBANCES 48 HOURS IN ADVANCE.

- 5. ANY ADDITIONAL UTILITY CONNECTIONS DISCOVERED DURING DEMOLITION AND CONSTRUCTION SHALL BE EVALUATED IN THE FIELD AND MAINTAINED OR ABANDONED AS DIRECTED BY THE OWNER.
- 6. ALL EXISTING WATER CONNECTIONS TO BE ABANDONED MUST BE REMOVED UP TO WATER MAIN AS DIRECTED BY CLEVELAND WATER DEPT.
- 7. REMOVE ALL ABOVE AND BELOW GRADE STRUCTURES ENCOUNTERED DURING DEMOLITION AS DIRECTED BY OWNER. SEE NOTE 12 FOR BACKFILL REQUIREMENTS.
- 8. THE EXPORT OF ALL SOIL AND PAVEMENT TO OFF-SITE LOCATIONS MUST BE APPROVED BY OWNER. CONTRACTOR TO PREPARE AN AREA ON-SITE FOR STOCKPILING AND COVERING WITH A TARP, ANY CONTAMINATED SOILS FOUND DURING CONSTRUCTION. NOTIFY OWNER IMMEDIATELY OF ANY CONTAMINATION FOUND DURING CONSTRUCTION.
- 9. LIMITS OF DEMOLITION/DISTURBANCE ARE CLEARLY NOTED ON THE DEMOLITION PLAN. ALL AREAS OUTSIDE THESE LIMITS SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY. CONSTRUCTION MATERIALS/VEHICLES/ETC. SHALL NOT BE DRIVEN OR STORED OUTSIDE OF THESE LIMITS WITHOUT CONSENT FROM THE OWNER.
- 10. BELOW GRADE CONSTRUCTION: COMPLETELY REMOVE FOUNDATION WALLS AND OTHER BELOW-GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS. THESE MATERIALS ARE NOT BE USED FOR MOUNDING.
- 11. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES.
- 12. USE SATISFACTORY SOIL MATERIALS CONSISTING OF DRAINED ODOT #304 LIMESTONE, OR ON-SITE SOILS, APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER.
- 13. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS AND ARE FREE DRAINING. 14. PLACEMENT OF FILL MATERIALS SHALL MEET OR EXCEED THE COMPACTION
- REQUIREMENTS AND SPECIFICATIONS NOTED IN THE SITE GRADING AND EARTHWORK NOTES BELOW. 15. AFTER FILL PLACEMENT AND COMPACTION, GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE FLOW TO SURFACE DRAINAGE STRUCTURES.
- 16. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- 17. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- 18. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- 19. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
- 20. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
- 21. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
- 22. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
- 23. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- 24. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- 25. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
- CONTRACTOR SHALL PAY CLOSE ATTENTION TO WORK WITHIN ROAD RIGHT OF WAYS DURING CONSTRUCTION AND COORDINATE ANY CONSTRUCTION ACTIVITIES WITH THE CITY OF CLEVELAND.
- ALL RESIDENTIAL WATER WELLS TO BE ABANDONED OR REMOVED PER ORC. AND THE STATE OF OHIO HEALTH DEPARTMENT REQUIREMENTS. LOCATION OF EXISTING WELLS HAVE NOT BEEN DETERMINED. BUT IT SHOULD BE ASSUMED THAT EACH PROPERTY HAS AT LEAST ONE WELL NEEDING ABANDONMENT/REMOVAL.
- 28. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES.
- 29. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR STORM INLET STRUCTURES, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
- 30. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY, AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- 31. LIMITS OF THE OWNER'S PROPERTY SHALL BE CLEARLY IDENTIFIED WITH FENCE AND/OR MARKERS PRIOR TO THE DEMOLITION OF VEGETATION NEAR PROPERTY LINES.
- 32. ALL SWPPP MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITY.

DATE

Marous Brothers

ESIGN BUILDER: 36933 VINE STREET WILLOUGHBY, OH 44094 marousbrothers.com 440-951-3904

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EXISTING SITE CONDITIONS AND DEMOLITION PLAN

ISSUANCE

HITCHCOCK CENTER

1227 Ansel Road, Cleveland, OH 44106

LOOKING SOUTHEAST ON ANSEL ROAD, NEAR DERBY AVENUE

LOOKING NORTHWEST ON ANSEL ROAD, NEAR ANN COURT

HITCHCOCK CENTER

1227 Ansel Road, Cleveland, OH 44106

PROJECT SITE FROM ANSEL

LOOKING NORTH ON EAST 89TH STREET

HITCHCOCK CENTER

1 ARCHITECTURAL SITE PLAN A001 1/16" = 1'-0"

Plant Schedule									
Кеу	Qty	Botanical / Common Name	Size	Cond.	Spacing				
		Trees							
AM	5	Ameliancher xg. 'Ballerina'/ Ballerina Serviceberry	6'	B&B	See Plan				
BN	6	Betula nigra 'Fox Valley' / Fox Valley River Birch	3'	B&B	See Plan				
СС	11	Cercis c. 'Flame Thrower'/ Flame Thrower Redbud	6'	No. 5	See Plan				
CCA	3	Carpinus caroliniana 'Autumn Fire'/ Autumn Fire Hornbeam							
LT	7	Liriodendron tulifera/ Tuliptree	2"	B&B	See Plan				
NY	6	Nyssa sylvatica/ Black Gum	2"	B&B	See Plan				
PLA	11	Platanus x acerfolia 'Bloodgood'/ Bloodgood London Planetree	3"	B&B	See Plan				
QA	2	Quercus alba bicolor/ Swamp White Oak	2"	B&B	See Plan				
		Shrubs							
СО	116	Cornus stolonifera 'Arctic Fire'/ Arctic Fire Dogwood	24"	No. 5	4' O.C.				
CS	23	Calycanthus f. 'Athens'/ Athens Sweetshrub	24"	No. 3	5' O.C.				
HP	11	Hydrangea p. 'Bobo' / Bobo Hydrangea	24"	No. 3	3.5' O.C.				
HYA	78	Hydrangea a. 'Annabelle' / Annabelle Hydrangea	24"	No. 3	4' O.C.				
HQ	43	Hydrangea q. 'Sikes Dwarf'/ Sikes Dwarf Oakleaf Hydrangea	24"	No. 5	3' O.C.				
IC	17	Ilex crenata 'Sky Box' / Sky Box Japanese Holly	24"	B&B	3' O.C.				
IT	26	Itea virginica 'Little Henry'/ Little Henry Sweetspire	30"	No. 3	3' O.C.				
JUN	35	Juniperus ch. 'Sea Green'/ Sea Green Juniper	30"	B&B	4' O.C.				
MY	15	Myrica pensylvanica 'Northern Bayberry'/ Northern Bayberry	30"	No. 5	5' O.C.				
VIB	4	Viburnum p. 'Newport' / Newport Viburnum	18"	No. 3	5' O.C.				
		Perennials							
ALC	125	Alchemilla m. 'Thriller'/ Thriller Lady's Mantle	Clump	No. 1	15" O.C.				
COR	36	Coreopsis 'Uptick Cream' / Cream Tickseed	Clump	No. 1	12" O.C.				
СХ	46	Carex pensylvanica/ Pennsylvania Sedge	Clump	No. 1	15" O.C.				
DEN	15	Dennstaedtia punctilobula/ Hay Scented Fern	Clump	No. 2	24" O.C.				
DES	18	Deschampsia Goldtau/ Gold Dew Tufted Hair Grass	Clump	No. 1	24" O.C.				
GER	89	Geranium 'Shepherd's Warning'/ Shepherd's Warning Geranium	Clump	No. 1	18" O.C.				

KEY

Scale: 3/8" : 1'-0"

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/2 QA

2 PLA

13 JUN -

12 MY

20 CS

BUILDING

116 CO

78 HYA

POND LEVEL

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FROM AMETCO.COM

7 CC

W

STRIP AROUND

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NOTES

- DIMENSIONS IN THE FIELD AND NOTIFY THE OWNER OR ARCHITECT OF DISCREPANCIES. 2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING
- PLANT QUANTITIES DETAILED ON PLAN. SCHEDULE PROVIDED FOR REFERENCE ONLY.
- AROUND EACH INDIVIDUAL TREE UNLESS TREES ARE INCORPORATED IN A PLANTING BED. 4. ANY PLANT MATERIAL SUBSTITUTIONS TO BE
- VERIFIED AND APPROVED BY OWNER OR CONSULTANT PRIOR TO INSTALLATION.

2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE 811 WWW.OUPS.ORG/IDIG OHIO UTILITIES PROTECTION SERVICE

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01 02/27/2023 PROGRESS

LANDSCAPE PLAN

COURTYARD ENLARGEMENT A

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2" BEDDING COURSE ASTM NO. 8 AGGREGATE, OR EQUIVALENT

17 HQ

CCA -

 JOINT MATERIAL ASTM NO. 8, 89, OR 9
 AGGREGATE, OR EQUIVALENT. SURFACE
 WATER FLOWS THROUGH IT. - MISTA PERMEABLE PAVERS FROM TECHO-BLOC.COM

 PERMALOC GEOEDGE RESTRAIN WITH CAPTURE
 PLATE. FASTEN LENGTHS TOGETHER AS INSTRUCTED BY MANUFACTURER

- 10" SPIRAL SPIKE, 12" O.C. (TYP.) 4" BASE COURSE ASTM NO. 57 AGGREGATE, OR EQUIVALENT - EXTEND SUBBASE 6" BEYOND EDGING - 6" SUBBASE COURSE. ASTM NO 2, 3, OR 4, OR EQUIVALENT - GEOTEXTILE ON BOTTOM OF SUBBASE AND SIDES OF SUBBASE

PATTERN 06.

Scale: 3/4" : 1'-0"

2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE 811 WWW.OUPS.ORG/IDIG OHIO UTILITIES PROTECTION SERVICE

3. PROVIDE A MIN. 3' DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE UNLESS TREES ARE INCORPORATED IN A PLANTING BED. 4. ANY PLANT MATERIAL SUBSTITUTIONS TO BE VERIFIED AND APPROVED BY OWNER OR CONSULTANT PRIOR TO INSTALLATION.

1. CONTRACTOR TO VERIFY CONDITIONS AND

DIMENSIONS IN THE FIELD AND NOTIFY THE OWNER OR ARCHITECT OF DISCREPANCIES.

2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT QUANTITIES DETAILED ON PLAN. SCHEDULE

PROVIDED FOR REFERENCE ONLY.

NOTES

SCALE: 1" = 10-0"0' 5' 10'

1":1'-0"

GRAVEL SPLASH STRIP

— 14 DES

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TREES		JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	
AM	Serviceberry												
BN	River Birch												
CC	Redbud												
CCA	Hornbeam												
LT	Tuliptree								į				
NY	Black Gum												
PLA	London Planetree												
QA	Swamp White Oak												

SHRU	JBS	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	۵
CO	Arctic Fire Dogwood												
CS	Sweetshrub	ļ							į – į				
HP	Bobo Hydrangea												
HQ	Oakleaf Hydrangea												
IC	Japanese Holly												
IT	Sweetspire							2					
JUN	Juniper												
MΥ	Northern Bayberry												
VIB	Viburnum												

GRAS	SES & PERENNIALS	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	. [
ALC	Lady's Mantle												
COR	Tickseed												
СХ	Pennsylvania Sedge												
DEN	Hay Scented Fern												
DES	Tufted Hair Grass												
GER	Geranium												

LANDSCAPE BLOOM CHART

NOTES

- 1. SEE LANDSCAPING PLANS FOR PROPOSED PLANTINGS.
- ANY TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING SITE DEMOLITION
 & CONSTRUCTION WITH THE DETAIL PROVIDED ON THIS SHEET.

- 1. Tree and natural area preservation shall be fenced prior to beginning clearing operations.
- 2. Fence materials shall be metal fence posts with two strands of high tensile wire, plastic fence or snow fence.
- 3. Signage shall clearly identify the tree and natural preservation area and state that no clearing or equipment is allowed within it. 4. Fence shall be placed as shown on plans and beyond the drip line or canopy of trees to be protected.
- 5. If any clearing is done around specimen trees it shall be done by cutting at ground level with hand held tools and shall not be grubbed or pulled out. No clearing shall be done in buffer strips or other preserved forested areas.
- 6. If any clearing is done around specimen trees it shall be done by cutting at ground level with hand held tools and shall not be grubbed or pulled out. No clearing shall be done in buffer strips or other preserved forested areas.
- 7. No filling or stockpiling of materials shall occur within the tree protection area, including deposition of sediment.

Specifications for Protection During Utility Installation

- Where utilities must run through a tree's dripline are, tunneling should be used to minimize root damage. Tunneling should be performed at a minimum depth of 24 inches for trees less than 12 inches in diameter or at a minimum depth of 36 inches for larger diameter trees.
- 2. Where tunneling will be performed within the dripline of a tree, the tunnel should be placed a minimum of 2 feet away from the tree trunk to avoid taproots.
- 3. Minimize excavation or trenching within the dripline of the tree. Route trenches around the dripline of trees. 4. Roots two inches or larger that are severed by trenching should be sawn off neatly in order to encourage new growth and discourage decay.
- 5. Soil excavated during trenching shall be piled on the side away from the tree.
- 6. Roots shall be kept moist while trenches are open and refilled immediately after utilities are installed or repaired

Marous Brothers

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ISSUANCE DATE

TREE PRESERVATION PLAN

634.80

mendment No	Description of the Amendment	Date of Amendment	Amendment Prep (Name & Title
	1	1	

Date Grading Activity Initiated	Description of Grading Activity	Date Grading Activity Ceased (Indicate Temporary of Permanent)	Date When Stabilization Measures Initiated	Description of Measures and
		•	•	

	: Name and Location:	Addis View Apartments E90th Street Cleveland,	Ohio			INVEN The mo
<u>Owner</u>	<u>Name and Address:</u>	THE INSPIRION GROUP 2020 CARNEGIE AVE. CLEVELAND, OHIO 44114				Col De Pai Me Asj
<u>Site De</u> Th	<u>escription:</u> (Nature an is project will consist	nd Types of Construction A of a four-story apartmen	ctivities) It building and ⁻	the installation of all	utilities to service the new	
bu So an foi	ilding, and asphalt par il disturbing activities d other erosion and r final planting and se	<u>'king lot as well as constru</u> will include: clearing and sediment controls; grading eding as shown on the Sto	<u>uction of a pad</u> grubbing; instal g; storm sewer; prm Water Pollut	ready site for a futur ling a stabilized const grading to pavement ion Prevention Plan.	r <u>e outlot.</u> truction entrance, perimeter, subgrade; and, preparation	Regular control records
<u>Site Ar</u> Th im	<u>'ea</u> e site is approximatel ₎ provements within the	y <u>1.47</u> acres of which <u>1</u> limits of disturbance take	<u>.47</u> acres will place off of th	be disturbed by const e project site in neigh	ruction activities. (Some nboring parking areas.)	the (N immedi Provide
Impervi Pr- 0 :	i <u>ous Area (Acres)</u> e-Construction 84 Ac (Impervious)	Post-Construction	(Full Build Out - s)	<u>- Ph 1 & 2)</u>		Tempor installe were no
0.6 1.4 57	52 Ac. (Pervious) 52 Ac. (Total) 57 Ac. (Total) 7.6% (Impervious)	0.27 Ac. (Pervious) 1.47 Ac. (Total) 81.9% (Impervious)				<u>TIMIN</u> As indic prior to
<u>Runoff</u> Pre-De	<u>Coefficient</u> velopment Run-off Cu	ırve Number (CN) — <u>90</u>				for mo Once c mulch.
	Soil Group D — Oper Soil Group D — Impe	n Space (Good) Cover ervious Cover	<u>Area (Ac.)</u> 0.62 0.84	<u>Curve Number</u> 80 98	<u>Area x Curve Number</u> 49.8 82.8	Disturbe controls
			1.47 Total		132.5 Total	SOIL ST
Post-D	evelopment Run-off C	urve Number (CN) – <u>95</u>	<u>Area (Ac.)</u>	<u>Curve Number</u>	<u>Area x Curve Number</u>	
	Soil Group D – Oper Soil Group D – Imp	n Space (Good) Cover ervious Cover	0.27 1.20	80 98	21.3 117.6	S
0 H T			1.47 Tota	I	138.9 Total	
<u>Soil Ty</u> A:	<u>pes</u> UsA —Urban land — E	<u>Elnora complex, nearly leve</u>	<u> </u>	of Site		<u>Runoff C</u> Meas
C: D:			%%	of Site of Site		from from area alon
<u>Prior L</u> Th	<u>and Use</u> e site was previously ₍	<u>a small buisness w/ parkin</u>	<u>g and a single</u>	family home.		Sediment
Th	ere are no wetlands o	r streams on or near this	site.			Stru more soils
<u>Sequena</u> Imr	<u>ce of Major Activities</u> plementation of ALL ne	ecessary erosion, sediment,	non-sediment	pollutant controls, sto	orm water management practices	settl and to b
or The	facilities, and post-co order of activities with	instruction best manageme Il be as follows:	nt practices to	be employed during e	ach operation of the sequence.	prac <u>Sedi</u> i
	 Install stabilized and inlet protec Clear and grub 	construction entrance, silt tion on all existing inlets. site.	fence,	10. Install building per this planse 11. Install proposed	foundation, pavement, and sidewalk et. d landscaping.	
	 Strip & stockpile Stabilize denude of lat construct 	e topsoil. d areas & stockpiles withir ion activity in that area.	n 7 days	12. Clean, Jet, & system to rem construction ad	Vac. installed underground detention ove any sediment build—up from site ctivities.	Timi
	 Demolish existing Commence earth Install undergrout 	g building and asphalt pave hwork activities. und utilities. Immediately in	ement. stall inlet	13. Remove all ten establishment (14. Reseed any dis	nporary sediment controls upon of permanent stabilization. sturbed areas.	<u></u>
	8. Finalize grade to is reached, imm	storm inlets are installed. o pavement subgrade. Once iediately install aggregate t	e subgrade base to all			
	runoff. 9. Apply temporary	v stabilization to all disturb	ed areas.			Seal
<u>Name c</u> The	<u>»f Receiving Waters</u> e site will ultimately dr	rain into the existing comb	ined sewer syste	em along E. 90th Stre	eet.	
<u>CONFC</u>	RMANCE STATE	<u>MENT</u>				<u>Silt</u>
lmplemen #OHC000 implemer	itation of sediment a 005 and City of C	and erosion controls will a	conform to the	Ohio EPA NPDES C	onstruction General Permit	
	ntation of sediment ar	Cleveland/Cuyahoga Count nd erosion controls, the m	y Codified Ord	linances. It a cont shall apply.	lict exists regarding the	Inlat
<u>GENER</u>	ntation of sediment ar	Cleveland/Cuyahoga Count nd erosion controls, the m	y Codified Ord hore restrictive s	dinances. It a cont shall apply.	lict exists regarding the	Inlet
GENER Notice of and grad	ntation of sediment ar AL NOTES: f Intent (NOI) must be ing.	Cleveland/Cuyahoga Count nd erosion controls, the m e submitted to the Ohio E	cy Codified Ord	dinances. If a cont shall apply. Permit 21 days prior	lict exists regarding the to the start of clearing	<u>Inlet</u> Surfe
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Area requiring temporary stabilization Time frame to apply erosion controls Any disturbed areas within 50 feet of a surface Within two days of the most recent disturbance if water of the State and not at final grade the area will remain idle for more than 14 days For all construction activities, any disturbed areas Within seven days of the most recent disturbance that will be dormant for more than 14 days but within the area less than one year, and not within 50 feet of a surface water of the State For residential subdivision, disturbed areas must be stabilized at least seven days prior to transfer of permit coverage for the individual lot(s) Disturbed areas that will be idle over winter Prior to onset of winter weather (November 1).

Where vegetative stabilization techniques may cause structural instability or are otherwise unobtainable, alternative stabilization techniques must be employed.

Permanent Stabilization of Conveyance Channels

Operators shall undertake special measures to stabilize channels and outfalls and prevent erosive flows. Measures may include: seeding, dormant seeding, mulching, erosion control matting, sodding, riprap, natural channel design with bioengineering techniques or rock check dams.

ENTORY FOR POLLUTION PREVENTION PLAN

materials or substances listed below are expected to be present onsite during construction: Concrete Fertilizers

Petroleum Based Products

Cleaning Solvents

Detergents Paints (enamel and latex) Metal Studs

PECTION NOTES

ular inspection (by a qualified personnel) and maintenance will be provided for all erosion and sediment rol practices. Inspections are to be performed until the Notice of Termination (N.O.T.) is filed. Permanent rds of maintenance and inspections must be kept throughout the construction period and for 3 years after (N.O.T.) is filed with the Ohio E.P.A. Inspections must be made a minimum of once every 7 days and ediately after storm events greater than 0.5 inches of rain in a 24 hour period by a qualified inspector. ide name of inspector, major observations, date of inspection and corrective measures taken.

porary BMPs shall be repaired within 3 days of being identified as deficient. New temporary BMPs shall be alled within 10 days of identifying that a current BMP is not functioning as intended. Temporary BMPs that e not installed shall be installed within 10 days of being identified as missing.

ING OF CONTROLS/MEASURES

ndicated in the Sequence of Major Activities, stabilized construction entrance and silt fence will be constructed to clearing or grading of any other portions of the site. Areas where construction activity temporarily ceases more than 14 days will be stabilized with a temporary seed and mulch within 7 days of the last disturbance. construction activity ceases permanently in an area, that area will be stabilized with permanent seed and . After the entire site is stabilized, the accumulated sediment will be removed.

urbed areas that are to remain dormant for over 1 year or at final grade shall have permanent erosion rols applied within 7 days.

<u>L PROTECTION CHART</u>

STABILIZATION TYPE	J	F	М	Α	Μ	J	J	Α	S	0	Ν	D
PERMANENT SEEDING				٠	\bullet	*	*	*	\bullet	•		
DORMANT SEEDING		۲	\bullet							\bullet	•	\bullet
TEMPORARY SEEDING			\bullet	•		*	*	*	•			
SODDING			**	**	**	**	**	**	**			
MULCHING	\bullet	ullet	\bullet	•			•	\bullet	•		•	

* – IRRIGATION NEEDED ** - IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SOD IS APPLIED

f Control Practices

leasures shall be implemented which control the flow of runoff from disturbed areas so as to prevent erosion om occurring. Such practices may includes: rock check dams, pipe slope drains, diversions to direct flow away om exposed soils, and protective grading practices. These practices shall divert runoff away from disturbed reas and steep slopes where practicable. Velocity dissipation devices shall be placed at discharge locations long the length of any outfall channel to provide non—erosive flow velocity from the structure to a water ourse so that the natural physical and biological characteristics and functions are maintained and protected.

ent Control Practices

tructural practices shall be used to control erosion and trap sediment from a site remaining disturbed for nore than 14 days, which store runoff allowing sediments to settle and/or divert flows away from exposed oils or otherwise limit runoff from exposed areas. Such practices may include, among others: sediment ettling ponds, silt fences, earth diversion dikes or channels which direct runoff to a sediment settling pond, nd storm drain inlet protection. All sediment control practices must be capable of ponding runoff in order o be considered functional. Earth diversion dikes or channels alone are not considered a sediment control ractice unless those are used in conjuction with a sediment settling pond.

ediment Control Practices: (Implemented in this plan)

Sediment Settling Ponds Silt Fences

Earth Diversion Channels Other _____

Sediment control structures shall be functional throughout the course of earth disturbing activity. Sediment basins and perimeter sediment barriers shall be implemented prior to grading and within seven days from the start of grubbing. They shall continue to function until the up slope development area is restabilized. As construction progresses and the topography is altered, appropriate controls must be constructed or existing controls altered to address the changing drainage patterns. <u>ediment Settling Ponds</u>

A sediment settling pond is required for any one of the following conditions: • Concentrated storm water runoff (e.g., storm sewer or ditch)

• Runoff from drainage areas, which exceed the design capacity of silt fence or other sediment barriers • Runoff from drainage areas that exceed the design capacity of inlet protection • Runoff from common drainage locations with 10 or more acres of disturbed land.

ilt Fence and Diversions

Sheet flow runoff from denuded areas shall be intercepted by silt fence or diversions to protect adjacent properties and water resources from sediment transported via sheet flow. Where intended to provide sediment control, silt fence shall be placed on a level contour down slope of the disturbed area. <u>nlet Protection</u>

Inlet protection shall be used to minimized sediment laden water entering the active storm sewer system. <u>urface Waters of the State Protection</u>

If construction activities disturb areas adjacent to surface waters of the State, structural practices shall be implemented on site to protect all adjacent surface waters of the State from the impacts of sediment runoff. No structural sediment controls (e.g., the installation of silt fence or a sediment settling sediment pond) shall be used in a surface water of the State. For all construction activities immediately adjacent to surface waters of the State, it is recommended that a setback of at least 25-feet, as measured from the ordinary high water mark of the surface water, be maintained in its natural state as a permanent buffer.

_ EROSION/SEDIMENTATIO	EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE																						
GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE																							
TRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ост	
DRARY CONSTRUCTION ENTRANCE																							
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ENT CONTROL BASINS																							
& STOCKPILE TOPSOIL																							
H GRADE																							
A FACILITIES																							
CONSTRUCTION																							
ANENT CONTROL STRUCTURES																							
GRADING																							
CAPING/SEED/FINAL STABILIZATION																							
RACTOR SHALL UPDATE THE TABLE BY I		GTH	IF AP		ARI F	ACTI	NTIF	S AS	PRO.	IFCT	PRO	GRES	SES										

RACTOR SHA SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

NTENANCE/INSPECTION PROCEDURES

on and Sediment Control Inspection and Maintenance Practices

These are the inspection and maintenance practices that will be used to maintain erosion and sediment:

Less than <u>100%</u> of the site will be denuded at one time.

• All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.

• All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.

• Built up sediment will be removed from silt fence when it has reached one-third the height of the • Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached

to the fence posts, and to see that the fence posts are firmly in the ground. • Diversion dikes will be inspected and any breaches promptly repaired.

• Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.

• A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector. The site superintendent will select individuals who will be responsib for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.

Non-Stormwater Discharges

period:

It is expected that the following non-stormwater discharges will occur from the site during the construction

• Water from water line flushings.

• Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred). • Uncontaminated groundwater (from dewatering excavation).

• There shall be no sediment-laden discharges to surface waters resulting from dewatering activities. It is recommended that if a trench or ground water contains sediment that it must pass through an effective sediment control device prior to being discharged from the construction site. **Dewatering Procedures**

Should dewatering be required, e.g., from trenches, etc,. during construction, all water shall be pumped to the temporary sediment basins, if possible, before being released to downstream channels, storm sewers. etc. If a temporary sediment basin is not shown on the plan, or not achievable for dewatering, the water shall be pumped into a sediment trap or through sediment bags onto a relatively flat surface away from inlet basins, streams. etc.

SPILL PREVENTION

Material Management Practices

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff. Good Housekeeping

- An effort will be made to store only enough product required to do the job.
- All materials stored on—site will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- The site superintendent will inspect daily to ensure proper use and disposal of materials on-site.

<u>Hazardous Products</u>

These practices are used to reduce the risks associated with hazardous materials: • Products will be kept in original containers unless they are not resealable.

- Original labels and material safety data will be retained; they contain important product information.
- If surplus product must be disposed of, manufacturers' or Local and State recommended methods
- for proper disposal will be followed.

Emergency Contact Information In the event of a spill of petroleum fuel over 25 gallons, the contractor shall contact the Ohio EPA at

1-800-282-9378, the <u>Cleveland Fire Department at (216) 664-6800.</u>

- POST-CONSTRUCTION INSPECTION PROCEDURE
- 1. The property owner or its authorized representative(s) is responsible for the inspection of the newly installed structures for outlet damage, proper flow, and sediment accumulations.
- 2. Maintenance costs, if inspected by the owner or the owner's representative(s), will be paid by the owner.
- 3. The site shall be maintained per the Post-Construction Maintenance Plan following the submittal of the
- 4. Regular inspections, especially following major storm events, will require an inspection report that shall be kept by the owner and submitted, if required, to the <u>Cleveland Engineers Office</u>.

VEGETATION MAINTENANCE PLAN

- This is a suggested schedule only, Vegetative needs may vary depending on site conditions. Some maintenance needs include:
 - -pH adjustment (as required) -pruning
 - -pest control
- -thatch and weed removal Thatch removal includes the following unwanted woody seedlings in shoreline areas: -Cottonwood (Populous deltoides)
- -Willow (Salix spp.) -Silver Maple (Acer saccharinum)
- Weed removal includes the following species detrimental to wetland plantings: -Common Reed (Phragmites australis) -Cattails (Typha spp.)
- -Purple Loosestrife (Lythrum salicaria)

When removing the Purple Loosestrife it is important to remove the large root systems as well as the plant prior to flowering (June through September). The plant and its parts should be immediately placed in a bag to prevent further spread of the species. If this procedure is not possible, regular remove the flower heads before seeds are dispersed. If Weed growth exceeds 10" in height in seeded areas trim or mow to 4". Do not cut areas where live plants

were installed.

LONG TERM MAINTENANCE PLAN

Typical Maintenance Activity For The Underground Detention System The Inspirion Group will be responsible for the long term maintenance of the underground system. This is a suggested schedule only, depending on rainfall and site conditions, the need for maintenance my vary. Monthly: Clean trash and debris from outlet structure. Address any accumulation of hydrocarbons. Annually: Inspect outlet structure for proper flow. Monitor sediment accumulations in structure & isolator row(s). 3-7 Years: Remove sediment as needed.*

- 15-20 Years: Monitor sediment throughout isolator rows and clean as the rows becomes eutrophic or system volume is reduced significantly.
- * This preservation operation should be scheduled when the forecast calls for dry weather, and in conjunction with any scheduled vegetation maintenance to allow all disturbed or damaged areas to be properly restored.

POST-CONSTRUCTION STRUCTURAL BMPs

<u>Vegetative Controls</u>	(Check those that apply
Forested Buffer Strip Constructed Wetlands Swales Turf Reinforcement Mats Preserving Natural Vegetation Rain Gardens Grass—Lined Channels and Swales Grass Filter Strips Filter Berms Other	
Infiltration Controls	
Infiltration Trenches Dry Wells Sand & Organic Filters Porous Pavement Infiltration Drainfields Infiltration Basins Other	
<u>Treatment Controls</u>	
Separators Filtration Devices Catch Basin Inserts Catch Basin Skimmers Hydrodynamic Separators Bioretention Other	
POST-CONSTRUCTION	
<u>NON-STRUCTURAL BMPs</u>	(Check those that apply to this SWPP Plan)
Education Materials School Storm Water Programs Public Meeting & Citizen Groups Illicit Discharge Detection Programs Regulatory Ordinances BMP Operation & Maintenance Requi Street Sweeping, Catch Basin Cleanir Yardwaste Controls Recycling & Pollution Prevention Pro- Alum Injection On-Lot Treatment Buffer Zones Open Space Design Urban Forestry Conservation Ordinances Eliminating Curbs and Gutters Green Parking Alternative Turn-A-Arounds	rements grams

Alternative Pavers Zoning Other

_____ Description and Rationale for the Post-Construction BMP(s) Used in This Plan 1. See Post-Construction BMP Water Quality Design Rationale below.

The following good housekeeping practices will be followed onsite during the construction project:

Manufacturers' recommendations for proper use and disposal will be followed.

-reseeding (in particular after maintenance of forebay and micro pool if disturbances have occurred)

POST-CONSTRUCTION STRUCTURAL BMPs (cont'd)

SINUCIUNAL DIVIFS	
Runoff Controls	(Check those that app to this SWPP Plan)
Minimize Clearing Land Grading Permanent Diversions Detention Basin Retention Basin Sediment Basin Water Quality Pond Wet Ponds Dry Extended Detention Construction Entrances Rip—Rap Check Dams Stabilize Drainage Ways Dust Control Level Spreader Conveyance Channel Outlet Protection Subsurface drainage Other	Ponds X
<u>Erosion Controls</u>	
Stabilize Exposed Soil Chemical Stabilization Mulching Permanent Seeding Sodding Soil Roughening Other	X
<u>Stream Channel Constructio</u>	n and Restoration
Eddy Rocks Deflectors Gravel Riffle Multi—Stage Channel Rock Check Streambank Stabilization Vortex Rock Weir	

Other

POST-CONSTRUCTION STORM WATER MANAGEMENT

ANTICIPATED IMPACTS ON WATER QUALITY. ETC. (Reference p. 20 of Ohio EPA's NPDES Permit)

(Rev. April, 2018) Post-construction practices shall provide for perpetual maintenance of runoff quality and quantity. Refer to Maintenance & Inspection Procedure section.

- Runoff quantity will be controlled by a proposed underground detention system. Runoff quality during construction will be maintained by filtration through a subsurface geotextile
- filter system within the underground detention system. Refer to description of post-construction BMPs listed below.
- Maintenance plan shall ensure that pollutants collected within structural post-construction practices will be disposed of in accordance with local, state, and federal regulations.

POST-CONSTRUCTION BMP WATER QUALITY DESIGN

The Ohio EPA's general permit for construction requires the implementation of post-construction BMPs on all projects where the larger common plan of development or site disturbs one or more acres. For new development the Ohio EPAs general construction permit requires that structural post-construction BMPs be provided on any projects where the larger common plan of development or site will result in 5 or more acres of disturbance. Structural BMPs must provide extended detention of the water quality volume. In addition, an extra 20% of the WQv must be provided within the area of the BMP where pollutants will accumulate to provide storage for these pollutants.

For redevelopment projects, the Ohio EPA's general permit requires that either (a) a 20% net reduction of site impervious area, (b) structural BMPs be provided to treat 20% of the WQv, or (c) a combination of (a) and (b) that has the same net effect.

<u>Rationale</u>

REDEVELOPMENT ANALYSIS

The project proposes to treat runoff from the proposed redevelopment site thru an underground detention system that utilizes filtration (underground detention system 1).

The proposed underground detention system 1 treats water from a drainage area of 2.20 acres. This treatment exceeds the required tributary runoff for treatment needed in order to satisfy requirements. Water quality calculations for the proposed site can be found below:

SWP3 LEGEND

- — — EX. 1' CONTOUR PROP. 1' CONTOUR -XXX-PROP. 5' CONTOUR
- Concrete wash station must be established on site and clearly defined with signage.
 Washout area may consist of an excavated pit or dumpster sized appropriately for anticipated concrete waste. Concrete should be recycled when possible.
 Concrete wash water shall not be allowed to flow to streams, ditches, storm drains, or any other waste.
- streams, ditches, storm drains, or any other waste conveyance (use impermeable liner if there is a threat of discharge to water resource or stormwater conveyance).
 Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged

IN RIGHT-OF-WAY ROADWAY CATCH BASINS, USE ADS FLEXSTORM (OR APROVED EQUIVALENT) THAT PROVIDES AN OVERFLOW FOR HEAVY RAIN EVENTS TO PREVENT PONDING ON ROADWAY.

Inlet protection shall be constructed either before upslope land disturbance begins or before the inlet becomes 1. functional. Geotextile and/or wire material shall be placed over the top of the storm sewer and approximately six (6) inches of 2-inch or smaller clean aggregate placed on top. Extra support for geotextile is provided by placing hardware cloth or wire mesh across the inlet cover. The wire should be no larger than $\frac{1}{2}$ " mesh and should extend an extra 12 inches across the top and sides of the inlet cover. Maintenance must be preformed regularly, especially after storm events. When clogging of the stone or aeotextile occurs, the material must be removed and replaced.

Wire Mesh between

1. Place 4-inch by 8-inch by 12-inch concrete blocks lengthwise on their sides in a single row around the perimeter of the inlet, with the ends of adjacent blocks abutting. The height of the barrier can be varied, depending upon the design needs, by stacking combinations of the same size blocks. The barrier of blocks should be at least 12-inches high but no greater than 24-iches high. Wire mesh should be placed over the outside vertical face (webbing) of the concrete blocks to prevent stone from being washed through the block cores. Hardware cloth or comparable wire mesh with $\frac{1}{2}$ -inch openings should be used.

SECTION

Two-inch stone should be piled against the wire to the top of the block barrier, as shown above. 4. If the stone filter becomes clogged with sediment so that it no longer adequately performs its function, pull stone away from the blocks, clean and/or replace.

ŚF Silt Fence Description

Silt fence is a sediment-trapping practice utilizing a geotextile fence, topography and sometimes vegetation to cause sediment deposition. Silt fence reduces runoff's ability to transport sediment by ponding runoff and dissipating small rills or concentrated flow into uniform sheet flow. Silt fence is used to prevent sediment-laden sheet runoff from entering into downstream creeks and sewer systems.

- Silt fence shall be constructed before upslope land disturbance begins.
- All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions that may carry concentrated flows to the silt fence are dissipated along its length. Ends of the silt fence should be brought upslope slightly so that water ponded by
- the silt fence will be prevented from flowing around the ends. 4. Silt fence shall be placed on the flattest area available.
- 5. Where possible, vegetation shall be preserved for 5 feet (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence. The height of the silt fence shall be a minimum of 16 inches above the original 6.
- ground surface. The silt fence shall be placed in an excavated or sliced trench cut a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine,
- slicing machine, or other suitable device that will ensure an adequate uniform trench depth. 8. The silt fence shall be placed with the stakes on the downslope side of the
- geotextile. A minimum of 8 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric. Seams between sections of silt fence shall be spliced together only at a support
- post with a minimum 6—in. overlap prior to driving into ground, (see detail). 10. Maintenance — Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under the fabric or around the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be preformed, as appropriate: 1) the layout of the silt fence shall be changed, 2) accumulated sediment shall be removed, or 3) other practices shall be installed.
- Sediment deposits shall be routinely removed when the deposit reaches approximately one-half the height of the silt fence.
- Silt fences shall be inspected after each rainfall and at least daily during prolonged rainfall. The location of the existing silt fence shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.

Criteria for Silt Fence Materials

1. Fence post - The length shall be a minimum of 32 inches. Wood post will be 2-by-2-in. nominal dimensioned hardwood of sound quality. They shall be free of knots, splits, and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water

2. Silt fence fabric - See chart below.

Fabric Properties	Values	Test Method
Minimum Tensile Strength	120 lbs (535 N)	ASTM D4632
Maximum Elongation at 60 lbs	50%	ASTM D4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D4533
Apparent Opening Size	<u><</u> 0.84 mm	ASTM D4751
Minimum Permittivity	1X10-2 sec1	ASTM D4491
UV Exposure Strength Retention	70%	ASTM D4355

Description Specifications for Construction Entrance

EROSION CONTROL BLANKETING

LL AREAS WHERE SLOPE IS STEEPER THAN 3:1, OR AS SHOWN ON THE PLAN, SHALL ECEIVE EROSION CONTROL BLANKETING SUCH AS NORTH AMERICAN GREEN S75BN OR APPROVED EQUAL. BLANKETING SHALL BE INSTALLED AND STAPLED AS SPECIFIED BY THE MANUFACTURE (SEE DETAIL BELOW). SEEDING WITH EROSION CONTROL BLANKETING TO BE INSTALLED FOLLOWING COMPLETION OF EARTHWORK ACTIVITIES.

- 1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC
- 2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET
- 3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- 4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
- 5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED) EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCEN FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

Temporary seedings establish temporary cover on disturbed areas by planting appropriate rapidly growing annual grasses or small grains. Temporary seeding provides erosion control on areas in between construction operations. Grasses, which are quick growing, are seeded and usually mulched to provide prompt, temporary soil stabilization. It effectively minimizes the area of a construction site prone to erosion and should be used everywhere the sequence of construction operations allows vegetation to be established.

Temporary Seeding Species Selection							
eeding Dates	Species	Lb./1000 ft2	Lb./Acre				
l to August 15	Oats	3	128 (4 Bushel)				
	Tall Fescue	1	40				
	Annual Ryegrass	1	40				
	Perennial Ryegrass	1	40				
	Tall Fescue	1	40				
	Annual Ryegrass	1	40				
	Annual Ryegrass	1.25	55				
	Perennial Ryegrass	3.25	142				
	Creeping Red Fescue	0.4	17				
	Kentucky Bluegress	0.4	17				
	Oats	3	128 (3 Bushel)				
	Tall Fescue	1	40				
	Annual Ryegrass	1	40				
16th to November	Rye	3	112 (2 Bushel)				
	Tall Fescue	1	40				
	Annual Ryegrass	1	40				
	Wheat	3	120 (2 Bushel)				
	Tall Fescue	1	40				
	Annual Ryegrass	1	40				
	Perennial Rye	1	40				
	Tall Fescue	1	40				
	Annual Ryegrass	1	40				
	Annual Ryegrass Perennial Ryegrass Creeping Red Fescue Kentucky Bluegress	1.25 3.25 0.4 0.4	40 40 40				
er 1 to Feb. 29	Use mulch only or d	ormant seeding					

Note: Other approved species may be substituted.

Structural erosion and sediment control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site. Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 21 days or greater. hese idle areas shall be seeded within 7 days after grading. The seedbed should be pulverized and loose to ensure the success of establishing vegetation. Temporary seeding should not be postponed if ideal seedbed preparation is not possible. Soil Amendments - Temporary vegetation seeding rates shall establish adequate stands of vegetation, which may require the use of soil amendments. Base rates for lime and fertilizer shall be used. Seeding Method - Seed shall be applied uniformly with a cyclone spreader, drill, cultipacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or cultipacker. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and

Applications of temporary sedding shall include mulch, which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates on favorable, very flat soil conditions may not need mulch to achieve adequate stabilization. • Straw — If straw is used, it shall be unrotted small—grain straw applied at a rate of 2 tons/acre or 90 lbs./1,000 sq.—ft. • Hydroseeders — If wood cellulose fiber is used, it shall be used at 2,000 lbs./ac. or 46 lb./1,000 sq.-ft.

Other — Other acceptable mulches include mulch mattings applied according to manufacturer's recommendations or wood Straw mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods: Mechanical — A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches. • Mulch Netting - Netthing shall be used according to manufacturer's recommendations. Netting may be necessary to hold mulchin place in areas of concentrated runoff and on critical slopes. • Synthetic Binders - Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Track or equivalent may be used at rates recommended by the manufacturer. • Wood-Cellulose Fiber - Wood -cellulose fiber binder shall be applied at a net dry wt. of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 aal.

Description

Perennial vegetation is established on areas that will not be re-disturbed for periods longer than 12 months. Permanent seeding includes site preparation, seedbed preparation, planting seed, mulching, irrigation and maintenance.

Permanent vegetation is used to stabilize soil, reduce erosion, prevent sediment pollution, reduce runoff by promoting infiltration, and provide storm water quality benefits offered by dense grass cover.

Specifications for Permanent Seeding

Site Preparation

- 1. Subsoiler, plow, or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or
- fracture. Subsoiling shall not be done on slip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.
- 2. The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.
- 3. Topsoil shall be applied where needed to establish vegetation.

Seedbed Preparation

- 1. Lime Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 pounds per 1.000-sa. ft. or 2 tons per acre.
- 2. Fertilizer Fertilizer shall be applied as recommended by a soil test. In place of a soil test, fertilizer shall be applied at a rate of 25 pounds per 1,000-sq. ft. or 1000 pounds per acre of a 10-10-10 or 12-12-12 analyses.
- 3. The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 inches. On sloping land, the soil shall be worked on the contour.

Seeding Dates and Soil Conditions

Seeding should be done March 1 to May 31 or August 1 to September 30. If seeding occurs outside of the above specified dates, additional mulch and irrigation may be required to ensure a minimum of 80% germination. Tillage for seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

Dormant Seedings

1. Seedings should not be made from October 1 through November 20. During this period, the seeds are likely to germinate but probably will not be able to survive the winter.

- 2. The following methods may be used for "Dormant Seeding" • From October 1 through November 20, prepare the seedbed, add the required amounts of lime and fertilizer, then mulch and anchor. After November 20, and before March 15, broadcast the selected seed mixture. Increase the seeding rates by 50% for this type of
- From November 20 through March 15, when soil conditions permit, prepare the seedbed, lime and fertilize, apply the selected seed mixture, mulch and anchor. Increase the seeding rates by 50% for this type of seeding.
- Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydro-seeder (slurry
- may include seed and fertilizer) on a firm, moist seedbed.
- Where feasible, except when a cultipacker type seeder is used, the seedbed should be firmed following seeding operations with a cultipacker, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.

Mulchina

1. Mulch material shall be applied immediately after seeding. Dormant seeding shall be mulched. 100% of the ground surface shall be covered with an approved material. 2. Materials:

- Straw If straw is used it shall be unrotted small-grain straw applied at the rate of 2 tons per acre or 90 pounds (two to three bales) per 1.000-sa. ft. The mulch shall be spread uniformly by hand or mechanically applied so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000-sq.-ft.
- sections and spread two 45-lb. bales of straw in each section. • Hydroseeders – If wood cellulose fiber is used, it shall be applied at 2000 lb./ac. or 46 lb./1.000 sg.-ft.
- Other Other acceptable mulches include rolled erosion control mattings or blankets applied according to manufacturer's recommendations or wood chips applied at 6 tons per acre.
- 3. Straw and Mulch Anchoring Methods:
- Straw mulch shall be anchored immediately to minimize loss by wind or water. • Mechanical – A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped
- but, generally, be left longer than 6 inches. • Mulch Netting - Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on
- critical slopes. • Asphalt Emulsion – Asphalt shall be applied as recommended by the manufacture or at the rate of 160 gallons per acre.
- Synthetic Binders Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equivalent may be used at rates specified by the manufacturer.
- pounds per acre. The wood cellulose fiber shall be mixed with water with the mixture containing a maximum of 50 pounds cellulose per 100 gallons of water.

Irriaation Permanent seeding shall include irrigation to establish vegetation during dry weather or on adverse site conditions, which require adequate moisture for seed germination and plant growth.

Irrigation rates shall be monitored to prevent erosion and damage to seeded areas from excessive

	Seed	ing Rate			
Seed Mix	Lbs./Acre	Lbs./1,000 Sq. Feet	Notes:		
		General Use	•		
Creeping Red Fescue Domestic Ryegrass Kentucky Bluegrass	20-40 10-20 20-40	1/2-1 1/4-1/2 1/2-1	For close mowing & for waterways with <2.0 ft/sec velocity		
Tall Fescue	40-50	1-1 1/4			
Turf-type (dwarf) Fescue	90	2 1/4			
	Steep I	Banks or Cut Slopes			
Tall Fescue	40-50	1-1 1/4			
Crown Vetch Tall Fescue	10-20 20-30	1/4-1/2 1/2-3/4	Do not seed later than August		
Flat Pea Tall Fescue	20-25 20-30	1/2-3/4 1/2-3/4	Do not seed later than August		
	Road	Ditches and Swales			
Tall Fescue	40-50	1-1 1/4			
Turf-type (Dwarf) Fescue Kentucky Bluegrass	90 5	2 1/4 0.1			
		Lawns			
Kentucky Bluegrass Perennial Ryegrass	100-200	2 2			
Kentucky Bluegrass Creeping Red Fescue	100-200	2 1-1/2	For shaded areas		

Note: Other approved species may be substituted.

• Wood Cellulose Fiber - Wood cellulose fiber shall be applied at a net dry weight of 750

Dust Control Description

Dust control involves preventing or reducing dust from exposed soils and other surfaces during land disturbing, demolition and construction activities to reduce the presence of airborne substances which may present health hazards, traffic safety problems or harm animal or plant life. Specifications for Dust Control

- 1. Vegetative cover and/mulch Apply temporary or permanent seeding and mulch to areas that will remain idle for over 21 days. Saving existing trees and large shrubs will also reduce soil and air movement across disturbed areas. See Temporary Seeding; Permanent Seeding; Mulching Practices; and Tree and Natural Area Protection practices. 2. Watering - Spray site with water until the surface is wet before and during grading and repeat
- as needed, especially on haul roads and other heavy traffic routes. Watering shall be done at a rate that prevents dust but does not cause soil erosion. Wetting agents shall be utilized according to manufacture's instructions.

3. Spray-On Adhesives - Apply adhesives according to the following table or manufacture's instructions.

Adhesive	Water Dilution (Adhesive: Water)	Nozzle Type	Application Rate Gal./Ac.		
Latex Emulsion	12.5:1	Fine	235		
Resin in Water Acrylic Emulsion (No—Traffic)	4:1	Fine	300		
Acrylic Emulsion (No—Traffic)	7:1	Coarse	450		
Acrylic Emulsion (Traffic)	3.5:1	Coarse	350		

4. Stone - Graded roadways and other suitable areas will be stabilized using crushed stone or coarse gravel as soon as practicable after reaching an interim or final grade. Crushed stone or coarse gravel can be used as a permanent cover to provide control of soil emissions. 5. Barriers - Existing windbreak vegetation shall be marked and preserved. Snow fencing or other

- suitable barrier may be placed perpendicular to prevailing air currents at intervals of about 15 times the barrier height to control air currents and blowing soil. 6. Calcium Chloride – This chemical may be applied by mechanical spreader as loose, dry granules
- or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage. Application rates should be strictly in accordance with supplier's specified 7. Operation and Maintenance – When Temporary Dust Control measures are used; repetitive
- treatment should be applied as needed to accomplish control. 8. Street Cleaning - Paved areas that have accumulated sediment from construction should be cleaned daily, or as needed, utilizing a street sweeper or bucket-type endloader or scraper.

Topsoil Restoration/Replacement Description

Topsoiling occurs during grading operations as the upper most organic layer of soil is stripped and stockpiled from areas being graded and subsequently replaced on the newly graded areas. Topsoil provides a more suitable arowing medium than subsoil or on areas with poor moisture, low nutrient levels, undesirable pH, or in the presence of other materials that would inhibit establishment of vegetation. Replacing topsoil helps plant growth by improving the water holding capacity and nutrient content and consistency of the soils. Specifications for Topsoil Restoration/Replacement

Salvaging and Stockpiling

1. Determine the depth and suitability of topsoil at the site. (For help, contact your local SWCD office to obtain a county soil survey report).

- 2. Prior to stripping topsoil, install appropriate downslope erosion and sedimentation controls such as sediment traps and basins. 3. Remove the soil material no deeper than what the county soil survey describes as "surface
- soil" (ie. A or Ap horizon). 4. Construct stockpiles in accessible locations that do not interfere with natural drainage. Install appropriate sediment controls to trap sediment such as silt fence immediately adjacent to the
- stockpile or sediment traps or basins downstream of the stockpile. Stockpile side slopes shall not exceed a ratio of 2:1. 5. If topsoil is stored for more than 21 days, it should be temporary seeded, or covered with a tarp.

Topsoil Specifications for Respread:

Prior to respreading topsoil to site, any existing stockpiles material, or any imported topsoil material must meet the following specifications:

- Topsoil shall have a loam, silt loam, or sandy loam texture.
- Clay content of topsoil must be less than 20%.
- 3. Organic matter content must be >5% (by weight) determined by loss-on-ignition or eauivilent test. 4. Bulk density (dry, settled - after placement & wetting) must be within the following ranges:
 - Silt Loam Topsoil 1.20-1.35 g/cm³ (75.0-85.0 lb/ft³)
 - $1.25 1.40 \text{ g/cm}^3 (78.0 87.5 \text{ lb/ft}^3)$ Loam Topsoil
 - Sandy Loam Topsoil 1.30-1.45 g/cm³ (81.0-90.5 lb/ft³)

5. The soil profile to a depth of 12" must have penetration resistance less than 200 psi (1.4 MPa). (As measured by a cone penetrometer inserted at 0.8 in/s (2 cm/s))

Upon verification of topsoil that meets the above specifications, top should should be spread to a minimum 6" depth of loose, fraiable soil. Immediately after spreading of topsoil, all areas shall be seeded, sodded, or planted.

FIXTURE SC LOCATION: PARKING LOTS

FIXTURE SC LOCATION: SIDEWALKS

FIXTURE SB LOCATION: BUILDING EXTERIOR

SITE ELECTRICAL NOTES

- EXACT LOCATIONS OF PARKING LOT LIGHTING FIXTURES SHALL BE COORDINATED WITH APPROVED ARCHITECTURAL SITE PLAN AND PARKING LOT LAYOUT ALL LIGHTING FIXTURES PROJECTING TOWARD ADJACENT RESIDENTIAL AREAS MUST BE
- PROPERLY SHIELDED TO PREVENT LIGHT SOURCE FROM EXTENDING INTO THIS AREA. THE LUMINAIRE MANUFACTURER SHALL PROVIDE COMPUTER GENERATED POINT BY POINT
- FOOTCANDLE CALCULATIONS ALONG WITH THEIR SHOP DRAWINGS SUBMITTAL. THE FORMAT OF THIS POINT BY POINT CALCULATION SHALL BE IN THE FORM OF AN OVERLAY OF THE ENTIRE PARKING AREA WITH CALCULATED POINTS 25 FEET ON CENTER.
- ALL SITE LIGHTING POLES SHALL BE DESIGNED TO WITHSTAND 100 MPH WINDS WITH A 1.3 GUST FACTOR. ELECTRICAL CONTRACTOR SHALL INSTALL EACH LIGHTING POLE PLUMB AND TRUE. ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY LEVELING SHIMS.
- ELECTRICAL CONTRACTOR SHALL BACKFILL ALL ELECTRICAL TRENCHES USING CLEAN FILL MATERIAL FREE OF ORGANIC CONTAMINATIONS AND OTHER DELETERIOUS MATTER. PLACE BACKFILL MATERIAL IN 8" THICK LAYERS WITH EACH LIFT COMPACTED AT NEAR OPTIMUM MOISTURE CONTENT. COMPACT LIFTS TO ACHIEVE A MINIMUM IN PLACE DENSITY OF 95%
- OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698. ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND
- UTILITIES, AND DRAINAGE PRIOR TO TRENCHING OR AUGERING FOR POLE BASE (TYPICAL). WHERE THE UTILITY TRANSFORMER AND/OR METERING SHALL BE INSTALLED PAD-MOUNTED IN A PAVED AREA ACCESSIBLE TO VEHICULAR TRAFFIC. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL CONCRETE FILLED BOLLARDS AROUND ALL SUCH ELECTRICAL EQUIPMENT. PROVIDE BOLLARDS AT ALL ACCESSIBLE CORNERS OF EQUIPMENT WITH ADDITIONAL BOLLARDS IN BETWEEN AS REQUIRED FOR A MAXIMUM SPACING OF 4'-0" O.C. VERIFY EXACT LOCATION OF BOLLARDS WITH ENGINEER PRIOR TO INSTALLATION. MAINTAIN ALL REQUIRED CLEARANCE AND ACCESS REQUIREMENTS PER

POWER COMPANY, CODE AND LOCAL AUTHORITY HAVING JURISDICTION.

CONSTRUCTION

DESIGN BUILDER: 36933 VINE STREET WILLOUGHBY, OH 44094 marousbrothers.com 440-951-3904

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	0.0	+0.0	+0.0	+0.0	⁺ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	+ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	+0.0	+0.0	+0.0	⁺ 0.1
	0.0	+0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1
	0.0	+0.0	⁺ 0.0	+0.0	⁺ 0.0	+0.0	⁺ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	/ +0.1	⁺ 0.1	⁺ 0.1
	0.0	+0.0	+0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.1	+0.1	⁺ 0.1	⁺ 0.1
	0.0	+0.0	⁺ 0.0	+0.0	⁺ 0.0	+0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.1	0.1	+0.1	⁺ 0.1	⁺ 0.2
	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1	+ +	⁺ 0.1	⁺ 0.2
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	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 +	0.0	0.1	0.1	0.1	0.2	0/3
	0.0	+0.0	0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+ 0.1	+0.1	+0.1	0.1	0.2	0.3
	0.0	+0.0	+0.0	+0.0	+0.0	+ 0.0	+0.0	+ 0.0	+0.0	+ 0.0	+ 0.0	+0.0	+0.0	+ 0.0	+0.0	+0.1	+0.1	+0.1	+0.2	+0.2	+0.3
	0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.1	+0.1	+0.1	+0.1	+0.2	+0.2	+0.3
	0.0	+0.0	+ 0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	⁺ 0.0	+ 0.0	+ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.2	⁺ 0.2	⁺ 0.3
	0.0	+0.0	+ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.2	⁺ 0.2	⁺ 0.3
	0.0	+0.0	⁺ 0.0	+ 0.0	⁺ 0.0	+0.0	+0.0	+0.0	+0.0	+0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.2	⁺ 0.2	⁺ 0.2				
	0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.0	+0.1	+0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.2	+0.2				
	0.0	+0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	+0.1	+0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.2	+0.2
	0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.1	⁺ 0.1	10.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.2	+0.2
	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.2	/ ⁺ 0.2
	0.0	0.0	0.0 ⁺	+ 0.0	0.0 ⁺	0.0 ⁺	0.0 ⁺	0.0 ⁺	⁺ 0.0	0.0 ⁺	⁺ 0.0	0.0	/ 0.1	/0.1/ +	0.1	0.1	0.1	0.1	+ +	0/2 +	+
	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	+0.0	0.1 +0.1	0.1	0.1	0.1	0.1	0.1	0.2	+0.2	0.2
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	0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	⁺ 0.1	+0.1	+0.1	+0.1	+0.1	+0.1	+0.2	+0.2	⁺ 0.2
	0.0	+0.0	+ 0.0	+ 0.0	+0.0	+ 0.0	+ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.ø	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.2	+0.2	⁺ 0.2
	0.0	+0.0	+ 0.0	+ 0.0	⁺ 0.0	+ 0.0	+ 0.0	+ 0.0	⁺ 0.0	+0.0	+0.0	+0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.2	+0.2	0.2
	0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	+ 0.0	+0.0	+0.0	+0.0	+0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.2	+0.2	⁺ 0.2
	0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.0	/ ⁺ 0.0	+0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.2	+0.2	⁺ 0.2
	0.0	+0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.0	⁷ 0.0	+0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.2	⁺ 0.2	⁺ 0.2
	0.0	+0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.2	+0.2	+0.2
	0.0	0.0	⁺ 0.0	"0.0 +	⁺ 0.0	0.0	⁺ 0.0	⁺ 0.0	0.0 +	⁺ 0.0	⁺ 0.0	0.0	⁺ 0.1	0.1	⁺ 0.1	⁺ 0.1	0.1	*0.1	*0.2	⁺ 0.2	⁺ 0.2
	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 +	+0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.01		ED0.2E	+0.2E	: 042 +
	0.0	+0.0	+0.0	+ 0.0	+0.0	+ 0.0	+0.0	+0.0	+0.0	+ 0.0	+ 0.0	+ 0.0	+ 0.0	+ 0.1	+0.1	+0.1	70.1	+0.1	+0.2	+0.2	+ 0.2
	0.0	+0.0	+0.0	+0.0	⁺ 0.0	+0.0	+0.0	+0.0	/+ _{0.0}	+0.0	⁺ 0.0	+0.0	⁺ 0.0	+0.1	+0,1	+0.1	+0.1	+0.1	+0.2	+0.2	+0.2
	0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	+0.1	⁺ 0.1	+0.1	+0.1	+0.1	+0.2	⁺ 0.2	⁺ 0.3
	0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	+0.0	+0.1	⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.1	+0.2	⁺ 0.2	⁺ 0.3
	0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.1	+0.1	[†] 0.1	[†] 0.1	⁺ 0.1	⁺ 0.2	⁺ 0.2	⁺ 0.3
	0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	70.0	+0.1	+0.1	⁺ 0.1	+0.1	⁺ 0.1	+0.2	+0.2	⁺ 0.3
	0.0	⁺ 0.0	⁺ 0.0	+ +	⁺ 0.0	⁺ 0.0	/ ⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	†0,0	⁺ 0.1	/ ⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+ +	⁺ 0.2	
	0.0	'0.0	'0.0	'0.0 +	'0.0	10/0	'0.0	'0.0	'0.0	'0.0	'0.0	0.0	0.0	'0/1	'0.1	¹ 0/1	'0.1	'0.1	'0.1	'0.2	0.2 LOCA
	0.0	0.0	0.0	0.0	+0.0	+0.0	0.0	0.0	0.0	0.0	+0.0	+0.0	0.0	+0.0	0.1 +0.1	+0.1	0.1	0.1	0.1	0.2	0.2
	0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+ 0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.1	+ 0.1	+ 0.1	+ 0.1	+0.1	+ 0.1	+0.2
	0.0	+0.0	+0.0	+0,0	⁺ 0.0	⁺ 0.0	+ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	0.0	+0.0	+0.0	+ 0.0	+0.1	+ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.1	+0.2
	0.0	⁺ 0.0	70.0	[†] 0.0	+ 0.0	+ 0.0	+ 0.0	+ 0.0	⁺ 0.0	+0.0	+0.0	+0.0	+0.0	⁺ 0.0	+ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.4	idt <mark>or</mark> ig
	0.0	+0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0,0	/+ _{0.0}	+0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.1	+ SE +0.1	RVICE 0.1
	0.0	+0.0	+0.0	40.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	+0,0	+0.0	+0.0	+0.0	+0.0	⁺ 0.0	+ 0.0	⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1
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	0.0	+0.0	+0.0	+0.0	⁺ 0.0	+0.0	+0.0	+0.0	+0.0	⁺ 0.0	[†] 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.0	+0.1	+0.1	⁺ 0.1	⁺ 0.1
	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	*0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1	+	+
	0.0	0.0 to c	0.0	0.0	0.0	0.0	0.0	0.0 +	0.0 /	Ø.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1
	0.0	+0.0	0.0 +0.0	0.0	0.0	0.0 +0.0	0.0	+0.0	+0.0	ν.υ + _{0.0}	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1 +0.1	0.1 +0.1	0.1 +0.1	0.1 + 0.1
	0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+ 0.0	+0.0	+0.0	+ 0.0	+0.0	+0.1	+0.1	+0.1	+0.1
	0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0,0	+0.0	/+ _{0.0}	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.1	+0.1	+0.1	⁺ 0.1
	0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	+0.0	+0,0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.1				
	0.0	+0.0	⁺ 0.0	+0.0	+0.0	+0.0	/ ₊ 0.0	[†] 0.0	+0.0	+0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.1	+0.1	⁺ 0.1	+0.1	+0.1	⁺ 0.1
	0.0	+0.0	⁺ 0.0	+0.0	⁺ 0.0	+0.0	+0.0	+0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1
	0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	+0.0	+0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1
	0.0	+0.0	⁺ 0.0	+0.0	+0.0	⁺ 0.0	[†] 0.0	⁺ 0.0	[†] 0.0	⁺ 0.0	+0.0	⁺ 0.0	+0.0	+0.1	+0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.1	⁺ 0.1	+0.2
	0.0	⁺ 0.0	⁺ 0.0	+ +	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	+ +	⁺ 0.1	⁺ 0.1	+ +	⁺ 0.2	⁺ 0.2
	0.0	0.0	0.0	0.0 +	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 ⁺	0.1	0.1	0.1	0.1	0.1	0.2	0.2 +	0.2	0.3
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	0.0	+ 0.0	+ 0.0/	+0.0	+0.0	+ 0.0	+0.0	+ 0.0	+ 0.0	+ 0.0	+ 0.1	+ 0.1	+ 0.1	+ 0.1	70.1	+0.2	+ 0.2	+0.3	+ 0.4	+0.4	+ 0.6
	0.0	+0.0	+0.0	+0.0/	/+ 0.0	+0.0/	/+ _{0.0}	+0.0	+0.0	+0.0	+0.1	+0.1	+0.1	+0.1/	+ 0.1	+0.2	+0.3	+0.3	+0.4	+0.5	+0.7
	0.0	+0.0	+ 0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.1	+0.2	+0.2	⁺ 0.3	+0.4	[†] 0.5	+0.6	+ 0.8
	0.0	+0.0	+ 0.0	0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.0	+0.0	+0.0	+0.1	⁺ 0.1	+0.1	/+0.1	⁺ 0.2	+0.2	⁺ 0.3	+0.4	+0.6	⁺ 0.7	⁺ 0.9
	0.0	+0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.1	+0.1	+0.1	+0.1	⁺ 0.1	⁺ 0.2	0.2	⁺ 0.3	+0.4	0.6	+ 0.8	+ 0.9
	0.0	+0.0	0.0	+0.0	+0.0	⁺ 0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.1	+0.1	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.2	+0.3	+0.3	⁺ 0.5	+0.6	0.8	⁺ 0.9
	0.0	+0.0	†0.0 +	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.1	+0.1	+0.1	+0.1	+0.1	+0.2	+0.3	+0.3	+0.5	+0.6	+0.8	+0.9
	0.0	0.0	0.0 ⁺	0.0 +	0.0	0.0 +	0.0 +	0.0 +	0.0 +	0.1	0.1	0.1	0.1	0.1 +	0.2 +	0.2 +	0.3 +	0.4 +	0.6	0.8	0.9 +
	0.0	0.0	0.0	0.0	0.0	0.0	0.0 +	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.2	0.2 +	0.3	0.4	0.5 +0.5	0.7	0.9
1	J	0.0	0.0	0.0	5.0	2.0	5.0	0.0	J.U	J.U	0.1	5.1	0.1	0.1	5.2	J.Z	1.0	0.4		5.0	0.0

 Description
 Symbol
 Avg
 Max
 Min

 Calc Zone #8
 +
 1.0 fc
 42.3 fc
 0.0 fc

AVERAGE F.C. LEVEL ALONG SIDEWALK = 0.7

	Schedui	e								
Max/Min Avg/Min	Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
N/A N/A				6	COOPER LIGHTING SOLUTIONS - INVUE (FORMERLY EATON)	ICS-E03-LED-E1-T2	ICON SITE SMALL LED LUMINAIRE (3) LIGHTBARS WITH AccuLED OPTICS - TYPE 2	63	131	0.95
		SA2								
Plan View Scale - 1" = 15	ft									
		SA2 H		1	COOPER LIGHTING SOLUTIONS - INVUE (FORMERLY EATON)	ICS-E03-LED-E1-T2-HSS	ICON SITE SMALL LED LUMINAIRE (3) LIGHTBARS WITH AccuLED OPTICS - TYPE 2 W/ HOUSE SIDE SHIELD	63	69	0.95
		SA5		2	COOPER LIGHTING SOLUTIONS - INVUE (FORMERLY EATON)	ICS-E04-LED-E1-5WQ	ICON SITE SMALL LED LUMINAIRE (4) LIGHTBARS WITH AccuLED OPTICS - TYPE 5 SQUARE WIDE	84	136	0.95
				50					4454	0.20
	\bigcirc	SB1		50	СТ	CYL6630KMVDCWCLR-P	6" Cylinder, Series 6, 3000K/80CRI,Wide Specular Alzak Reflector,120-277V, Triac/ELV/0-10V Driver	1	4154	0.28
Note 1. Fixture type "SB1" is ConTech Lighting CYL6140KCMVDUPXWW. An IES file for this fixture is not currently available, so a similar fixture with adjusted lumen output was used in this calculation.	•	SC5		8	COOPER LIGHTING SOLUTIONS - INVUE (FORMERLY EATON)	ARB-B2-LED-D1-T5	ARBOR OUTDOOR ARCHITECTURAL POST TOP 70 CRI, 4000K LEDS AND TYPE V OPTIC	8	567	0.95
	\bigcirc	SD		8	Lithonia Lighting	LDN6 40/10 LO6AR LSS	6IN LDN, 4000K, 1000LM, CLEAR, SEMI- SPECULAR REFLECTOR, CRI80	1	952	0.95

+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0
+ 0 0	+ 0 0	+ 0 0	+ 0 0	+ 0 0	+ 0 0	+0 0
+0.0	+	+0.0	+0.0	+0.0	+0.0	+
0.0	U.U +	0.0 +	0.0 +	0.0 +	0.0 +	0.0 +
0.0	0.0 +	0.0	0.0	0.0	0.0	+ 0.0
0.0	[°] 0.0	0.0 [`]	[°] 0.0	0.0	0.0	0.0
⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.0	+0.0
+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	+0.0
+0.0	+0.0	+0.0	+0.0	+0.0	⁺ 0.0	+0.0
+0.0	⁺ 0.0	⁺ 0.0	+ 0.0	+0.0	⁺ 0.0	+0.0
+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0
+0.0	+ 0.0	+ 0.0	+ 0.0	+ 0.0	⁺ 0.0	+0.0
+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+
+	+	+	+	+	+	+
0.0	0.0	0.0	0.0	0.0	0.0	0.0
⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	[−] 0.0 _{""g}
+0.0	⁺ 0.0	+0.0	+0.0	+0.0	+0.0	+0.0
⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.0	+0.0
⁺ 0.1	⁺ 0.0	⁺ 0.0	+0.0	+0.0	+0.0	+0.0
+0.1	+0.1	+0.0	+0.0	+0.0	+0.0	+0.0
+ 0.1	+0.1	+0.1	+0.0	+0.0	+0.0	^{/+} 0.0
+01	+0 1	+0 1	+0.0	+0.0	+0.0	+0.0
+	+	+	0.0 +	v.u	v.u +	+
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[°] 0.1	0.1	0.1	0.1	0.0	0.0	0.0
⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.0	⁺ 0.0	⁺ 0.0
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⁺ 0.1	+0.1	+0.1	+0.1	⁺ 0.1	⁺ 0.0	+0.0
⁺ 0.1	+0.1	+0.1	⁺ 0.1	+0.0	+0.0	+ 0.0
+0.1	+0.1	⁺ 0.1	+0.1	+0.1	+0.0	+0.0
⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.0	+0.0
+0.2	+0.1	+0.1	+0.1	+0.1	+0.0	+
+	v.1	υ.Ί +	υ.Ί +	U.1 +	0.0 +	0.0 +_
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0.2	0.2	0.1	0.1	0.1	0.1	0.0
+0.3	⁺ 0.2	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+0.0
+0.3	⁺ 0.2	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1	+0.1
+0.4	+0.3	⁺ 0.2	+0.1	⁺ 0.1	⁺ 0.1	+0.1
+0.5	+0,3	⁺ 0.2	+0.1	⁺ 0.1	⁺ 0.1	+0.1
0.6	+0.4	+0.2	+0.1	⁺ 0.1	⁺ 0.1	+0.1
+0.6	+04	+03	+02	+ 0 1	+ 0 1	+0 1
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U.6 +	U.4 +,	0.3 +,	0.2 +	U.1 +_	U.1	U.1 +
0.7	0.5	0.3	0.2	0.1 +	0.1 +	0.1 +
⁺ 0.6	⁺ 0.5	⁺ 0.3	⁺ 0.2	⁺ 0.1	⁺ 0.1	⁺ 0.1
+0.6	+0.4	+0.3	+0.2	+0.1	⁺ 0.1	+0.1
+0.6	+0.4	⁺ 0.3	+0.2	⁺ 0.1	⁺ 0.1	+0.1
0.6	+0,4	⁺ 0.2	+0.1	⁺ 0.1	⁺ 0.1	+0.1
+0.5	+0.3	⁺ 0.2	+0.1	⁺ 0.1	⁺ 0.1	+0.1
+0.4	+0.3	+0.2	+0.1	+0.1	+0.1	+0.1
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0.3	0.2	0.2	0.1	0.1	0.1	0.0
⁺ 0.2	⁺ 0.2	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.0
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+0.2	⁺ 0.2	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1	+0.0
+0.2	⁺ 0.2	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1	+0.0
+0.2	+0.2	⁺ 0.1	+0.1	+0.1	+0.1	⁺ 0.0
+0.2	+0.2	+0.1	+0.1	+0.1	+ 0.1	-+0.n
+0.2	+0.2	+01	+01	+0.1	+0.1	+
+0.2	+	+	+	v. ۱ +	v. ۱ +	+
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0.2	0.2	0.1	0.1	0.1 +	0.1 +	0.0 +
0.2	0.2	0.1	⁻ 0.1	⁻ 0.1	⁺ 0.1	⁺ 0.0
+0.3	⁺ 0.2	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1	+0.0
+0.3	⁺ 0.2	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1	+0.0
+0.3	⁺ 0.2	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1	+0.0
+0.4	⁺ 0.2	⁺ 0.1	+0.1	⁺ 0.1	⁺ 0.1	+0.0
+0.4	⁺ 0.2	+0.1	+0.1	⁺ 0.1	⁺ 0.1	+0.0
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+0.3	+0.2	⁺ 0.1	+0.1	+0.1	0.0	+0.0
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+0.2	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.0	⁺ 0.0
+ 0.2	+ 0.1	+ 0.1	+ 0.1	+ 0.0	+ 0.0	⁺ 0.0
+0.1	+0.1-	⁺ 0.1	+ 0.1	+0.0	+0.0	- ⁺ 0.0
+0 1	(+0 1) +01	+01	+0.0) 0.0 ⁺	+ 0 0
+	+	+0.1	+	+0.0	+0.0	= +
U.1 +	U.1 +	U.1 +	U.0 +	U.0 +	U.0 +	U.0 +
0.1 ⊥	0.1 +	0.1 +	0.0	0.0	0.0	- 0.0 _
⁺ 0.1	⁻⁷ 0.1	0.1	0.0	0.0	0.0	0.0

СС	COLOR LEGEND					
	TREATMENT SUITES - RESIDENTIAL TREAMENT BUILDING					
	COMMON AND ADMINISTRATION AREAS - RESIDENTIAL TREAMENT BUILDING					
	BACK OF HOUSE - RESIDENTIAL TREATMENT BUILDING					
	UNITS - SUPPORTIVE HOUSING BUILDING					
	COMMON AREAS - SUPPORTIVE HOUSING BUILDING					
	BACK OF HOUSE - SUPPORTIVE HOUSING BUILDING					
	CIRCULATION - BOTH BUILDINGS					

PAGE 9

СС	COLOR LEGEND					
	TREATMENT SUITES - RESIDENTIAL TREAMENT BUILDING					
	COMMON AND ADMINISTRATION AREAS - RESIDENTIAL TREAMENT BUILDING					
	BACK OF HOUSE - RESIDENTIAL TREATMENT BUILDING					
	UNITS - SUPPORTIVE HOUSING BUILDING					
	COMMON AREAS - SUPPORTIVE HOUSING BUILDING					
	BACK OF HOUSE - SUPPORTIVE HOUSING BUILDING					
	CIRCULATION - BOTH BUILDINGS					

Marous Brothers CONSTRUCTION

February 27, 2023

PAGE 10

4 EAST ELEVATION - PARTIAL A600 1/8" = 1'-0"

HITCHCOCK CENTER

1227 Ansel Road, Cleveland, OH 44106

1 NORTH ELEVATION A600 1/8" = 1'-0"

EX1	FERIOR MATERIALS SCHEDU
NO.	ITEM / MATERIAL
1	MODULAR FACE BRICK VENEER, COLOR 1, RUNNING BOND PATTERN
2	FIBER CEMENT PANEL, FLAT
3	FIBER CEMENT PANEL, WOOD GRAIN APPEARANCE
4	FIBER CEMENT PANEL, RIBBED
5	PREFINISHED ALUMINUM COMPOSITE PANEL SYSTEM
6	VINYL SIDING, COLOR 1
7	VINYL SIDING, COLOR 2
8	PREFINISHED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED G
9	VINYL WINDOW WITH CLEAR, INSULATED, LOW-E GLAZING
(10)	GALVANIZED HOLLOW METAL DOOR AND FRAME, PAINTED
(11)	PREFINISHED ALUMINUM COPING
(12)	MONARCH THRU-WALL BRICK, COLOR 1, RUNNING BOND PATTERN
(12)	MONARCH BRICK, COLOR 2, RUNNING BOND PATTERN
(14)	CAST STONE CAP
(15)	GALVANIZED STEEL COLUMN, PAINTED
(16)	VINYL PATIO DOOR WITH CLEAR, INSULATED, LOW-E GLAZING
(17)	PIN MOUNTED ILLUMINATED SIGNAGE
(18)	LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
(19)	CHAIN LINK GATE, BLACK VINYL COATED

_ FIRST FLOOR 100' - 0"

SECOND FLOOR 112' - 0"

FOURTH FLOOR 132' - 0"

FIRST FLOOR 100' - 0"

_____<u>FOURTH FLOOR</u> 132' - 0" •

____T.<u>O. WALL</u>_____ 144' - 0"-_____

ULE GLAZING

T.O. STAIR 153' - 8"

____T.<u>O. WALL</u>______

3 WEST ELEVATION A601 1/8" = 1'-0"

HITCHCOCK CENTER

1227 Ansel Road, Cleveland, OH 44106

FIRST FLOOR 100' - 0"

SECOND FLOOR 112' - 0"

T.O. WALL 144' - 0"

FIRST FLOOR 100' - 0"

SECOND FLOOR 112' - 0" -(14)

<u>FOURTH FLOOR</u> 132' - 0"

THIRD FLOOR 122' - 0"

_____T.O. <u>STAIR</u>______ 153' - 8"-_____

_ T<u>.O</u>. <u>WALL</u> 144' - 0"

 FIRST FLOOR

<u>FOURTH FLOOR</u> 132' - 0"

T.O. ELEVATOR OVERRUN 147' - 4" T<u>.O. WALL</u> 144' - 0"

EXTERIOR MATERIALS SCHEDULE

MODULAR FACE BRICK VENEER, COLOR 1, RUNNING BOND PATTERN

PREFINISHED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING

FIBER CEMENT PANEL, WOOD GRAIN APPEARANCE

PREFINISHED ALUMINUM COMPOSITE PANEL SYSTEM

VINYL WINDOW WITH CLEAR, INSULATED, LOW-E GLAZING

GALVANIZED HOLLOW METAL DOOR AND FRAME, PAINTED

MONARCH BRICK, COLOR 2, RUNNING BOND PATTERN

LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS

MONARCH THRU-WALL BRICK, COLOR 1, RUNNING BOND PATTERN

VINYL PATIO DOOR WITH CLEAR, INSULATED, LOW-E GLAZING

NO. ITEM / MATERIAL

FIBER CEMENT PANEL, FLAT

FIBER CEMENT PANEL, RIBBED

VINYL SIDING, COLOR 1

VINYL SIDING, COLOR 2

CAST STONE CAP

PREFINISHED ALUMINUM COPING

GALVANIZED STEEL COLUMN, PAINTED

PIN MOUNTED ILLUMINATED SIGNAGE

CHAIN LINK GATE, BLACK VINYL COATED

(1)

(2)

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4

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(7)

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(12)

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(14)

(15)

(16)

(17)

(18)

(19)

HITCHCOCK CENTER

1227 Ansel Road, Cleveland, OH 44106

PERSPECTIVE FROM THE NORTH

PERSPECTIVE FROM THE SOUTH

HITCHCOCK CENTER

--PELLA 250 SERIES

-INDIANA CAST STONE CHARCOAL

BELDEN BRICK 661 VELOUR

MATERIAL BOARD

HITCHCOCK CENTER

1227 Ansel Road, Cleveland, OH 44106

MATERIAL BOARD

BELDEN BRICK

Committee Recommendation: Approved with **Conditions**:

1- Move the benched forward away from the fence or put something behind them to make them more secure

- 2- ADA compliant pavers/open space area
- 3- brick piers shall match the brick on the west facing side

Staff Report

Special Presentations – Public Art

March 17, 2023

NW2023-006 – Guatemala Mural: Seeking Final Approval Location: 2966 West 25th Street Representative: Tessa LeBaron, Artist

Committee Recommendation: Approved

Recommendations:

- Include artist signatures and year of installation in discreet location
- If budget allows, provide plaque with description of cultural significance and symbols found in mural and funders; similar fabrication to plaque on adjacent building with mural by Natalie Lanese (sp?)

March 17, 2023

Suggestions:

- Study final placement and design of kites; consider adjusting kites to include thin line/string; consider relocating kites to the right hand side or reduce size
- Alterations to the bird; Consider adjusting the details of bird to better match color scheme in real life
- Provide solid band at bottom +/- 4"-6" due to effects of weather/ground debris
- Integration of garage door into mural

Project Title: Guatemala Mural

Location: 2966 West 25th street, Cleveland, OH

Clark-Fulton Neighborhood

By Tessa LeBaron 440.789.9298 tess.lebaron@gmail.com

lural nd, OH

Funding:

Neighborhood Connections

Partners:

- Tessa LeBaron: leader visual artist residing right down the street from the Clark-Fulton neighborhood. Tessa has completed over 30 murals in Northeast Ohio in the past five years. She has an art studio located at Negative Space gallery in Cleveland where she paints, hosts art exhibits and fosters relationships within the community.

- Paige K: Visual artist and landscaper in Cleveland. Paige utilizes her surroundings to visualize her art pieces and has completed multiple murals in Cleveland. She has combined both her visual art and landscaping experience into landscape design.

- Hector Castellanos Lara is a Cleveland artist who grew up in Guatemala. He is a multimedia artist that works with acrylic ink, paper mache, chalk art and has done past mural work. Hector is involved with community members and promotes art and culture such as the Day of the Dead parade in Cleveland. He currently has an art studio in the Hildebrandt building which is located in the Clark-Fulton Neighborhood.

- Shawn Mishak: a poet, artist, writer, curator, musician, journalist and filmmaker. He currently covers visual arts for Cleveland Scene Magazine. He has been making art and curating art shows in Cleveland since 2000.

Neighborhood Feedback:

Located in the Clark-Fulton area. Requested and approved by building owner Gary Grace. Encouraged and in collaboration with artist Hector Castellanos Lara.

Location: Between 2966 West 25th street and 2515 Erin Ave, Cleveland, OH 44113 Right off of West 25th street, across from the PIVOT Art Center

Artist:Tessa LeBaron **Building Owner: Gary Grace**

Plan: My vision for the mural to be displayed at 2966 West 25th street, located in the Clark-Fulton neighborhood will be inspiring, cultural and celebrate diversity. The aim is to embrace culture, specifically Guatemalan culture while elevating the neighborhood with beauty and vitality.

The artwork will convey what nature has to offer; growth and progression while representing the vibrant art scene in Cleveland

The wall now: Dimensions: 80 feet wide x 15 feet high

Pedestrian view going south

View from PIVOT center

Tessa LeBaron - mural artist - past public artwork in Northeast ohio

Q

Final design

Guatemala is best known for its volcanic landscape, fascinating Mayan culture and the colorful colonial city of Antigua. My vision for the mural is to depict the natural landscape and colorful plants such as vibrant hibiscus, graceful gerbera flowers and the tall elegant calla lilies in the foreground. I would also like to include the country's symbolic bird; the Resplendent quetzals which are also known as Guatemalan quetzals. This will represent freedom, self-expression, integrity, and progression. The background depicts La Feria de Barriletes Gigantes, (the Festival of the Giant Kites). The handmade kites fly in the sky to honor loved ones and the departed. The hills are layered with patterns similar to the Mayan textile designs that are seen in many weaving traditions native to the country.

March 17, 2023

Committee Recommendation: Approved

Recommendations:

- Include artist signatures and year of installation in discreet location
- If budget allows, provide plaque with description of cultural significance and symbols found in mural and funders; similar fabrication to plaque on adjacent building with mural by Natalie Lanese (sp?)

Suggestions:

- Study final placement and design of kites; consider adjusting kites to include thin line/string; consider relocating kites to the right hand side or reduce size
- Alterations to the bird; Consider adjusting the details of bird to better match color scheme in real life
- Provide solid band at bottom +/- 4"-6" due to effects of weather/ground debris
- Integration of garage door into mural

Staff Report

Mandatory Referrals

February 17, 2023

Ordinance No. 250-2023 (Introduced by Councilmembers Starr, Kelly, Bishop and Griffin – by departmental request): Authorizing the Director of Public Works to enter into an agreement with the U.S. Soccer Foundation to accept a donation of two mini-pitch soccer fields with sponsor logos, with components that include lighting, fencing, goals, benches, ADA-compliant access, and lockable storage at each location. Needs to be Approved with Stated Amendment.

Ordinance No. 282-2023 (Introduced by Councilmembers Griffin, Bishop and Hairston – by departmental request): Authorizing the Director of Capital Projects to enter into a maintenance, inspection and repair agreement with and to issue a permit to the Cleveland Clinic Foundation to encroach into the public right-of-way above East 89th Street by constructing, installing, using, and maintaining an overhead pedestrian bridge.

City Planning Commission

Friday, March 17th, 2023

Richard J. Switalski, PE Administrative Manager Mayor's Office of Capital Projects Division of Engineering & Construction

Building Cleveland

Ordinance No. 282-2023 An emergency ordinance authorizing the Director of Capital Projects to issue an encroachment permit to the Cleveland Clinic Foundation for an overhead pedestrian bridge

Authorizes

- Enter into a maintenance, inspection, and repair agreement with the Cleveland Clinic Foundation
- Issuance of a permit to the Cleveland Clinic Foundation to encroach into the public right of way of East 89th Street by installing, using, and maintaining said bridge

Building Cleveland

Ordinance No. 282-2023

Proposed Neurological Institute

Ordinance No. 282-2023

Portion of encroachment exhibit

Ordinance No. 282-2023

Proposed pedestrian bridge elevations

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Engineering

Administrative Approvals

March 17, 2023

Ordinance No. 251-2023 (Introduced by Councilmembers Spencer, Bishop, Hairston and Griffin – by departmental request): Authorizing the Director of Capital Projects to accept a gift of real estate from The NRP Group LLC, or its designee, for purposes of planning, designing, and constructing a trail to connect the Cleveland Lakefront Bikeway to Herman Park.

March 17, 2023

Ordinance No. 252-2023 (Introduced by Councilmembers Bishop and Griffin – by departmental request): Authorizing the Director of Capital Projects to enter into one or more agreements with the Ohio Department of Transportation for the installation, maintenance, and ownership of signage within the State and United States Bike Route System within the City limits.

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March 17, 2023

Ordinance No. 293-2023 (Introduced by Councilmembers Bishop and Griffin by departmental request): Determining the method of making the public improvement of mechanical and façade improvements to City Hall; authorizing the Director of Capital Projects to enter into one or more contracts for the making of the improvement.

Old Business

Director's Report

March 17, 2023

Departmental Updates

• New job posting: Major Transportation Projects Coordinator

March-April CPC calendar

- March 31
- April 21

There will not be a meeting on April 7 - City Hall is closed for Good Friday.

March 17, 2023

Zoning Code Updates

- We are aiming for a release of the updated Townhouse Code draft at the March 31 Planning Commission meeting
- All other zoning code updates are TBD

Adjournment

